

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p><b>AGENDA</b> <b>LODI</b> <b>SITE PLAN &amp;</b> <b>ARCHITECTURAL</b> <b>REVIEW COMMITTEE</b></p>	<p><b><u>REGULAR SESSION</u></b> WEDNESDAY, JANUARY 27, 2010 @ 5:15 PM</p>
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For information regarding this agenda please contact:

**Kari Chadwick @ (209) 333-6711**  
**Community Development Secretary**

*NOTE: All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.*

1. ROLL CALL
2. MINUTES – “December 9, 2009”
3. REVIEW ITEMS
  - a. Request for Site Plan and Architectural Review Committee approval to renovate an existing Applebee’s Restaurant located at 2442 West Kettleman Lane. (Applicant, Tarlos & Associates, on behalf of Applebee’s Restaurant; File # 09-SP-07).
4. COMMENTS BY THE PUBLIC
5. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

*\*\*NOTICE:* Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

**Right of Appeal:**

If you disagree with the decision of the committee, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public meeting, may appeal.

Pursuant to Lodi Municipal Code Section 17.81.070, actions of the Site Plan and Architectural Review Committee may be appealed to the Planning Commission by filing, within ten (10) business days, a written appeal with the Community Development Director and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: Community Development Director, City Hall 1<sup>st</sup> Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6711.

**SITE PLAN AND ARCHITECTURAL  
REVIEW COMMITTEE SPECIAL MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, DECEMBER 9, 2009  
MINUTES**

***DRAFT***

**1. CALL TO ORDER / ROLL CALL**

The Regular Site Plan and Architectural Review Committee meeting of December 9, 2009 was called to order by Chair Selleseth at 5:15 p.m.

Present: Committee Members – Kiser, Slater, Stafford and Chair Selleseth

Absent: Committee Members – Reyes.

Also Present: Community Development Director and Assistant Planner Bereket.

**2. MINUTES**

a) September 9, 2009 minutes approved, motion by Kiser, second by Slater.

**3. REVIEW ITEMS**

a) **Request for Site Plan and Architectural Review Committee approval to renovate an existing building located at 530 West Kettleman Lane. (Applicant, Kohl's; File # 09-SP-05).**

Mr. Bereket presented and briefly described scope of the project. Mr. Bereket stated the applicant and City staff met to discuss project in early 2009. At that time, the applicants proposed exterior improvement, new landscaping, and site improvements (parking lot stripping) and expressed their desire to complete the work in time for their planned grand opening in October of 2009. During the permitting process, additional alterations were made mostly in response to City comments, which dealt with path of travel to public right-of-way, handicap accessible parking stalls, and installation of bike racks. Mr. Bereket stated administrative decision to permit those alterations was made in consideration for the applicant's schedule and urgency. Mr. Bereket stated building permits have been issued to authorize these alterations and work has been completed. Kohl's is now open for business.

The applicant's architect, Mr. Scott Uher, briefly described the proposed additional façade alterations. Mr. Uher stated the bulk of the proposed work came about in response to customer inputs. He stated that customers often complained the entrance doors located on the eastern elevation aren't available to the public. As result, Kohl's decided to close that entrance to eliminate the confusion.

After Mr. Scott Uher's presentation, the Committee asked few questions about the project. Commissioner Kiser asked if the applicants would consider placing a sign informing customers where the entrance doors are located? Mr. Uher stated if the doors on eastern elevations are eliminated as the proposed project would do, there would be no need for signage. However, if the SPARC committee felt it was necessary, he stated his clients would not object. Mr. Kiser stated the improvements implemented by the applicants are extensive and commendable. However, he expressed his concern the poor state of the landscape and what could be done to improve it. Mr. Uher stated that irrigation system has been repaired and that he would inform his clients that the trees should be pruned. He

agreed with Mr. Kiser the trees needed attention. Chair Selleseeth stated he has been to Kohl's and was impressed by the changes that have taken place.

**DRAFT**

**3. COMMENTS BY THE PUBLIC**

SPARC Member Slater asked which City department to contact in case of City code violation. Mr. Bereket stated such concerns should be directed to the Code Enforcement Division of the Lodi Police Department.

**MOTION / VOTE:**

On motion of SPARC member Slater, second by SPARC Member Stafford, the request for Site Plan and Architectural Review Committee approval to renovate an existing building located at 530 West Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

The vote was as follows:

- Ayes: Kiser, Slater, Stafford and Chair Selleseeth
- Noes: None.
- Absent: Reyes

**4. ADJOURNMENT**

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:35p.m.

ATTEST:

Immanuel Bereket  
Assistant Planner



MEMORANDUM, City of Lodi, Community Development Department

To: Site Plan and Architectural Review Committee  
From: Immanuel Bereket, Assistant Planner, Community Development Department  
Date: January 27, 2010  
Subject: Request for Site Plan and Architectural Review Committee approval to renovate an existing Applebee's Restaurant located at 2442 West Kettleman Lane. (Applicant, Tarlos & Associates, on behalf of Applebee's Restaurant; File # 09-SP-07).

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**RECOMMENDATION**

Staff recommends the Site Plan and Architecture Review Committee approve the request of Tarlos & Associates, on behalf of Applebee's Restaurant, to renovate exterior of an existing building located at 2442 West Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

**SUMMARY**

The applicant proposes exterior renovation of an existing Applebee's Restaurant located at 2442 West Kettleman Lane. The applicant proposes to re-paint the exterior of the building, remove the existing canvas awnings and replace them with aluminum awnings, remove and replace existing wall lightings, and remove and replace signs. The site and architecture of the building was reviewed and approved by SPARC in 1995. Per the Lodi Municipal Code (LMC) and earlier entitlements, renovation of this building is permitted, subject to Site Plan and Architectural Review Committee (SPARC) approval and does not require amendment to existing or additional entitlements. The project is consistent with City design standards. Staff recommends approval of the project.

**BACKGROUND**

The project site is within the Sunwest Plaza, which includes Wal-Mart, JCPenny, restaurants and various shops. The pad site for the restaurant is located at the northwest corner of the shopping center, adjacent to a gas station. The restaurant is visible from Kettleman Lane. Available City records indicate there are no outstanding code violations. Current review is limited to the architectural design of Applebee's building and does not include the use or operational aspects of this building, which are addressed through existing entitlements.

**ANALYSIS**

Applebee's building is within the Sunwest Plaza, an existing shopping center located at the southeast corner of Lower Sacramento Road and Kettleman Lane. The shopping center contains a variety of stores ranging in sizes. The site is zoned Commercial Shopping(CS), as are adjacent parcels to the north and west. The building stands parallel to Kettleman Lane. Primary entrance is provided from the southern elevation and has various secondary access points provided throughout the building. A double trash enclosure is provided on this side of the building in the parking lot area. The building features canvas awnings on windows and entryways. The building is of a desert contemporary design, utilizing a flat roof and tile roofing accents. The building is in stucco smooth finish in light gray color. The building height varies from 20'-8" to 22-feet. The Specific Plan and Zoning Code limit structure height to 35-feet. The applicant proposes to implement exterior renovation and tenant improvements. There will be no work done to the landscaping and parking lot areas.

As shown on the plans, the applicant proposes to re-paint the body of the building red color. Metal awnings are shown over all exposed windows and doors. All awnings are aluminum except for flash-mounted yellow material provided beneath the metal awnings to accentuate the awnings. The building entrances and windows are emphasized with metal awnings and indirect lightening. The existing accent trims and recesses will be highlighted with brown color and metal copings in gray color. The dining area will be restricted to interior of the building and no outdoor dining area is being proposed. A refuse enclosure has been provided and is readily accessible for service. The refuse enclosure will be painted to match the color of the new building.

The Sunwest Plaza has sign program approved with previous entitlements. The program identifies building-mounted sign locations for all approved building elevations. The sign program provides guidelines for lettering square footage, stating that the all signs are limited to single line copy and shall be confined to the designated sign locations. The City of Lodi monument sign provisions limit one monument sign per shopping center except that shopping centers of ten acres or more may have two freestanding identification signs subject to review and approval by Planning Commission. The Sunwest Plaza has two freestanding signs, one on Kettleman Lane and one on Lower Sacramento Road. The applicant has submitted a conceptual sign plan for the restaurant. Because the various uses in the shopping center area are separate developments, individual signs have been approved over the years. The applicant proposes wall mounted business identification signs to replace the existing signs. The proposed signs are identical to the standard which is Applebee's white and green individual letter signs with their red apple logo on top. These are proposed over the entry on the north and east elevations.

Staff has reviewed the proposed exterior improvement for consistency with the City's rules and existing entitlements and determined that the project meets the requirements established by the City. The proposed architecture is consistent with the design and scale of adjacent buildings and incorporates the same elements of recently renovated Applebee buildings throughout California. Approval of the project would not interfere with existing shopping center traffic and pedestrian circulation plans that are required under existing entitlements. The applicant's request affords the Site Plan and Architectural Committee (SPARC) an opportunity to review the proposed alteration. The proposed façade improvements significantly alter existing architectural features and elevations. Because the subject property is within a shopping center and was a subject of SPARC actions previously, staff feels SPARC must review and approve the proposed alterations that are beyond maintenance level improvements.

The applicant's request has been reviewed by various City departments. All departments recommend approval of the project. The project is compatible with the site, neighboring buildings and surroundings and promotes harmonious transitions in scale and character between different buildings within the shopping center. The project consists of renovation of an existing building located in an existing shopping center. There will be no increase in building floor area or location and building height will remain consistent with existing conditions. Proposed design, materials and business identification signs are consistent with other recently approved colors along Kettleman Lane. Based upon City evaluation and analysis, staff recommends that the Site Plan and Architectural Review Committee adopt the findings of this report and approve the proposed renovation and addition of a building located at 2442 West Kettleman Lane, subject to SPARC Common Conditions and Supplemental Conditions.

### **SPARC COMMON CONDITIONS**

1. The parking and driveway design shall conform to City of Lodi parking lot design standards.
2. Directional signs or arrows shall be provided where necessary.

3. All on and off-site improvements shall be installed as per Public Works, Utility and Fire Department requirements.
4. Building mounted signs shall be consistent with the City of Lodi sign regulations.

The above requirements constitute a list of conditions most often required by the Site Plan and Architectural Review Committee (SPARC) in its review of plans. Staff's recommendations unique to the proposed office building are listed below in Supplemental Conditions.

### **SUPPLEMENTAL CONDITIONS**

In addition to the Committee's Common Design Requirements, staff recommends approval of the site plan and architectural request of Tarlos & Associates, on behalf of Applebee's Restaurant to renovate an existing building located at 2442 West Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

1. The project proponent will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this permit, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. The project proponent shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Committee shall require an action by the Site Plan and Architectural Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
3. The applicant shall submit plans for building permit to allow the proposed façade alterations. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2007 California Building Code.
4. The applicant shall submit plans for building permit to allow the proposed façade alterations. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2007 California Building Code.
5. The applicant shall submit building sprinkler plan with the along with the building permit.
6. The project proponent shall ensure that exterior building mounted light fixtures do not spill light onto adjacent properties. Flashing, shimmering and/or rotating lights shall not be permitted. The applicant shall submit lighting program along with building permit plans. The said plan shall show a lighting plan for the entire site showing the height, location and lamp style and details of the proposed lightings to be used, including photometric contours.
7. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director but shall not be reduced in amount.
8. Final exterior materials and colors shall be consistent with what is shown on the SPARC plans and be approved by the Community Development Director prior to issuance of building permit.
9. All signs shall comply with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be

individual channel letters or the equivalent. No exposed raceway shall be permitted with the signage. All identification signs shall require a building permit.

10. No flashing, moving, animated, temporary signs or banners shall not be permitted
11. Prior to reliance on this conditional approval, the applicant shall sign an affidavit, stating that the applicant has read, understands and will comply with the above conditions. This affidavit shall be returned to the City of Lodi Planning Division prior to issuance of a building permit.
12. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

Respectfully Submitted,

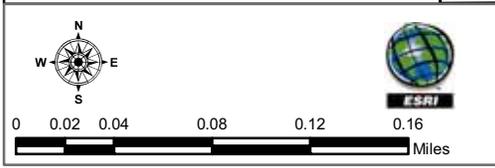
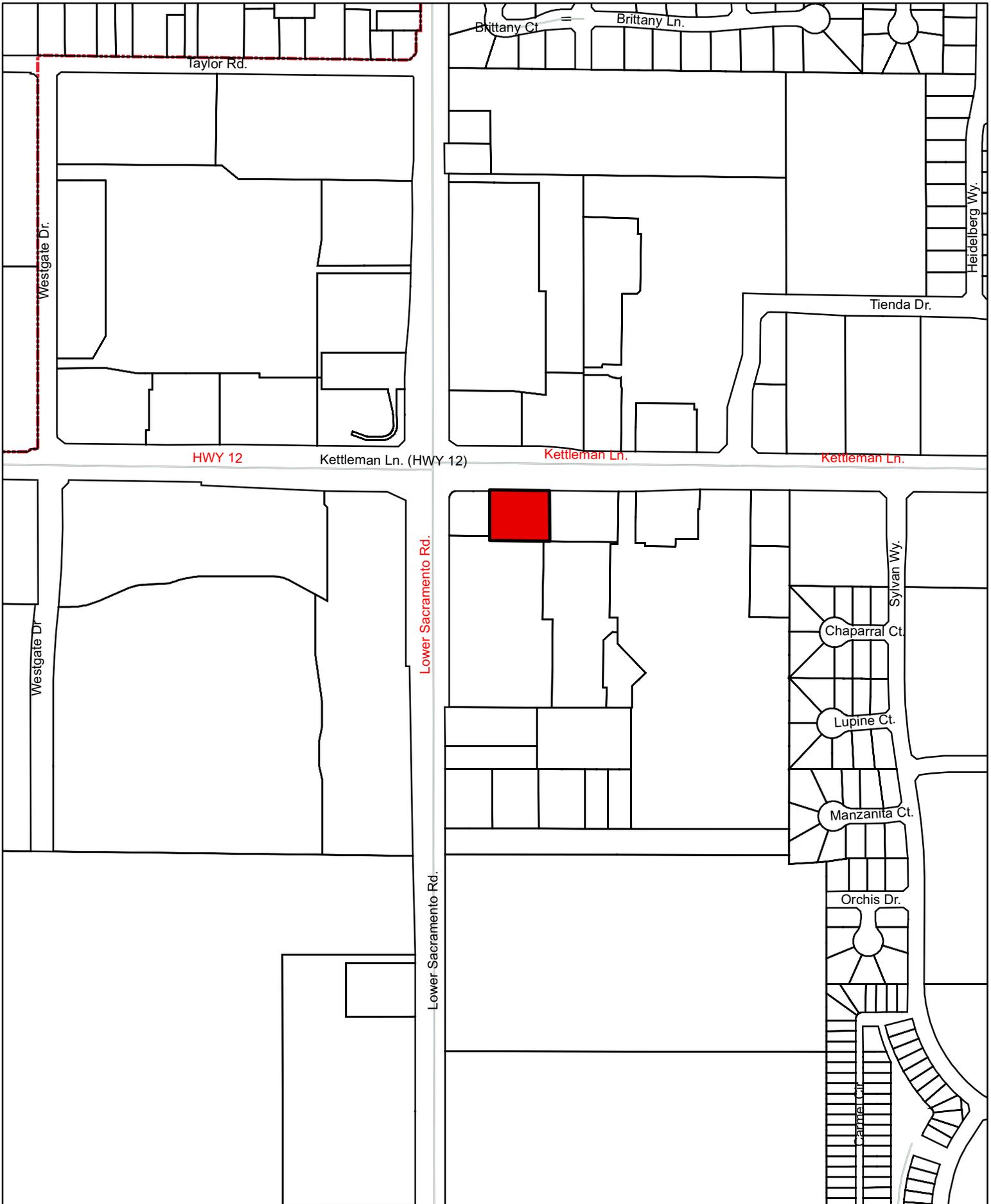
Concur,

Immanuel Bereket  
Assistant Planner

Konradt Bartlam  
Community Development Director

**EXHIBITS:**

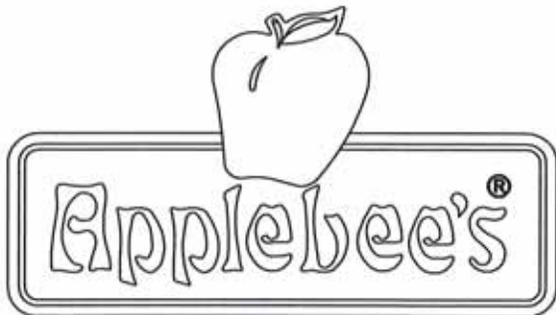
- A. Vicinity Map
- B. Material and Color Pallet
- C. Existing and Proposed Elevations
- D. Awning and Sign Elevations



**Vicinity Map**  
 Applebee's Restaurant  
 2242 West Kettleman Lane  
 Lodi, CA 95240

**Legend**

Applebee's Restaurant

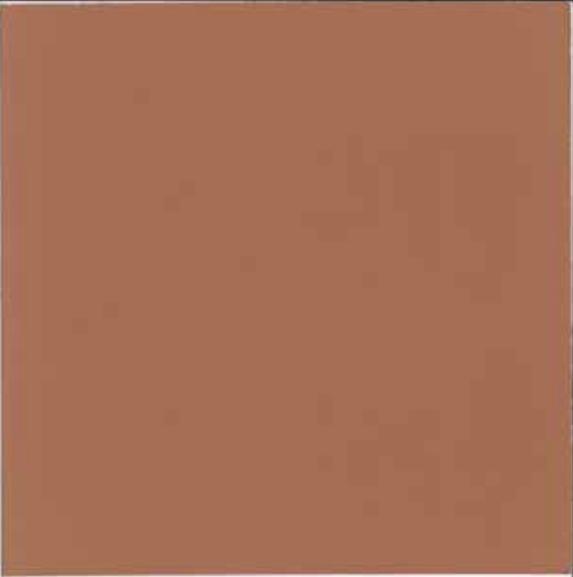


**Neighborhood Grill & Bar**

MATERIAL BOARD  
SUNWEST PLAZA  
KETTLEMAN LANE  
LODI, CA.



A - PRIMARY WALL COLOR  
SHERWIN WILLIAMS - 'SPICY HUE' SW6342



B - TRIM  
SHERWIN WILLIAMS - 'DECOROUS AMBER' SW0007



C - METAL COPING, ENTRANCE DOOR, METAL ROOF  
SHERWIN WILLIAMS - 'URBANE BRONZE' SW7048



**TARLOS & ASSOCIATES**

ARCHITECTS - ENGINEERS  
A.I.A. - A.R.A.

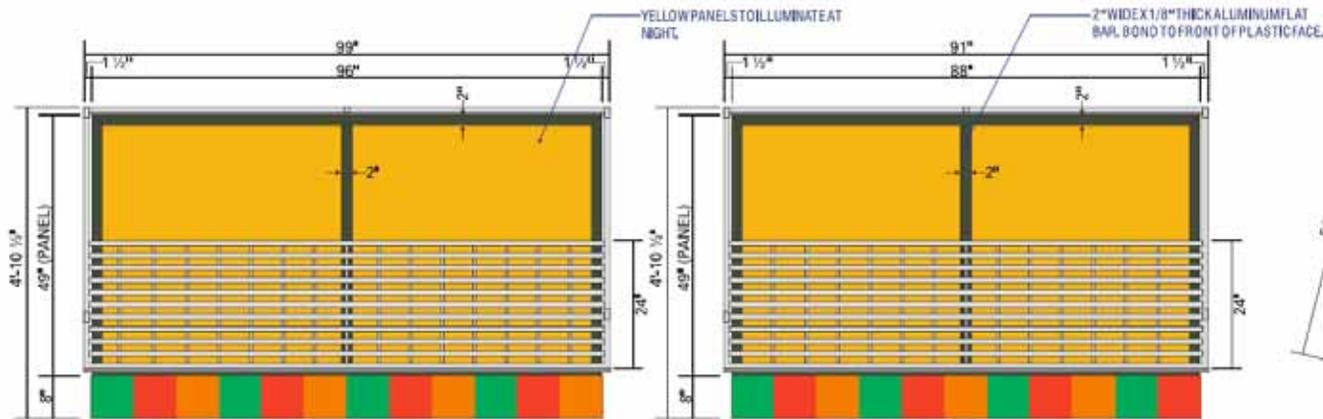
17802 MITCHELL FAX (949) 250-1578  
IRVINE, CA. 92614 TEL. (949) 250-4117



PROPOSED ELEVATION



**EXISTING NORTHERN ELEVATION (ADJACENT TO KETTLEMAN LANE)**



**1** GRIDAWNINGFRONTDETAILS

**SPECIFICATIONS:**  
THREE(3) INTERNALLY ILLUMINATED GRID AWNINGS, AWNINGS TO BE CENTERED OVER WIDOWS. ALL PAINTS TO BE POWDER COATED.

**2** GRIDAWNINGFRONTDETAILS

**SPECIFICATIONS:**  
ONE(1) INTERNALLY ILLUMINATED GRID AWNINGS, AWNINGS TO BE CENTERED OVER WIDOWS, ALL PAINTS TO BE POWDER COATED.



**3** GRIDAWNINGSIDEDETAIL

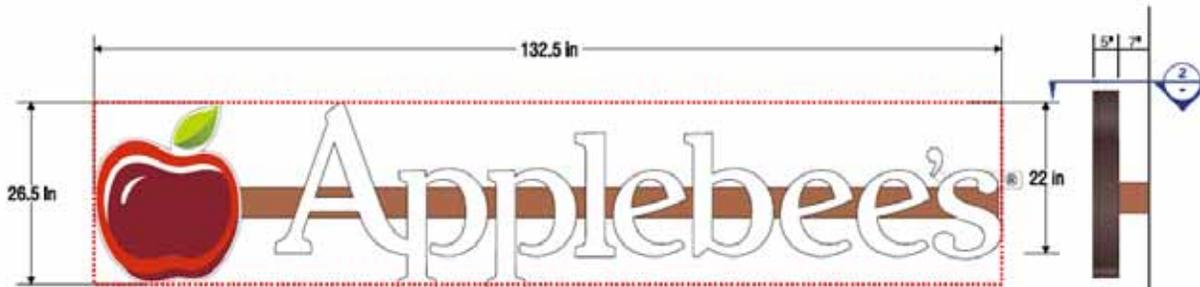
- 1"X2"ALUMINUMTUBING,ALLWELDED FRAME,FINISHTO BE SPRAYEDSILVER METALLICPOWDERCOATED
- C-CHANNELBOLTED TO WALL AND GRID FRAME TO SCREW INTO C-CHANNEL FROM TOP
- 1 1/2" THICK, EDGE LIT PANEL (120VOLT) TO HAVE GOLDEN YELLOW TRANSLUCENT VINYL APPLIED TO FIRST SURFACE.
- 1"ALUMINUM ANGLE SLATS WELDED TO FRAME WITH 1/2"ALUMINUM VERTICAL RODS, FINISH TO BE SPRAYED SILVER METALLIC POWDER COATED.
- 1"X2" SUPPORT BRACKETS WELDED TO 1/4" MOUNTING PLATES, FINISH TO BE SPRAYED SILVER METALLIC POWDER COATED. MOUNTING HARDWARE TO BE DETERMINED BY WALL TYPE.
- .065 BREAK-FORMED ALUMINUM PANEL AT BOTTOM 1" DEEP CLIP MOUNTED TO WALL, ALL COLORS TO BE POWDER COATED, SHOE-BOX PANEL OVER BACK PANEL, BACK PANEL TO BE MOUNTED FLUSH TO WALL WITH TAP-CON, SHOE-BOX TOP PANEL OVER BACK PANEL AND ZAP-SCREWS SIDES, PAINT ALL HEADS TO MATCH.



**PROPOSED FRONT ELEVATION**

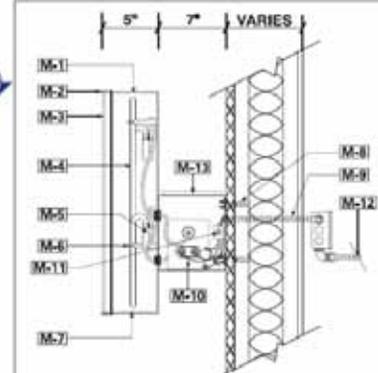


**EXISTING FRONT ELEVATION**



**1** LETTER DETAIL

SPECIFICATIONS:  
 ONE (1) SET OF FRONT LIT, ILLUMINATED, PLEX FACE CHANNEL LETTERS ON RACEWAY.  
 TOTAL SQUARE FEET = 24.3



**2** LETTER SECTION  
 SCALE: NOT TO SCALE

SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SPECIFICATIONS	
MATERIAL	DESCRIPTION
M1	ALUMINUM RETURNS AND BACKS. FINISH TO BE DARK BRONZE 313. INSIDE OF LETTERS TO BE WHITE.
M2	* DARK BRONZE 313 JEWELITE TRIM-CAPS.
M3	WHITE PLASTIC FACES. LOGO TO HAVE TRANSLUCENT VINYL APPLIED TO FRONT SURFACE.
M4	15mm 6500 WHITE NEON TUBING WITH IN LETTERS & LOGO.
M5	DOUBLE BACK ELECTRODES WITH ULL, APPROVED ELECTRODE BOOTTS AND 15000 VOLT GTO WIRE.
M6	STANDARD TUBE SUPPORTS.
M7	1/4" WEEP HOLES AS REQUIRED.
M8	MOUNTING HARDWARE (TYPE DEPENDS ON WALL CONSTRUCTION).
M9	1/2" FLEX CONDUIT. USE SEALITE IF EXPOSED TO WEATHER.
M10	30 M.A. NORMAL POWER FACTOR TRANSFORMERS. NOTE: COLD WEATHER REQUIRE 60 M.A. HIGH POWER FACTOR (120 VOLT) TRANSFORMERS.
M11	20 AMP DISCONNECT SWITCH.
M12	PRIMARY ELECTRICAL LEADS. POWER TO SIGN BY OTHERS.
M13	ALUMINUM RACEWAY. FINISH TO MATCH BUILDING.

**UL REQUIRED** **nec**

**CIRCUITS REQUIRED**  
 ONE (1) 20 AMP, (120 VOLT) CIRCUIT DEDICATED TO SIGN ONLY

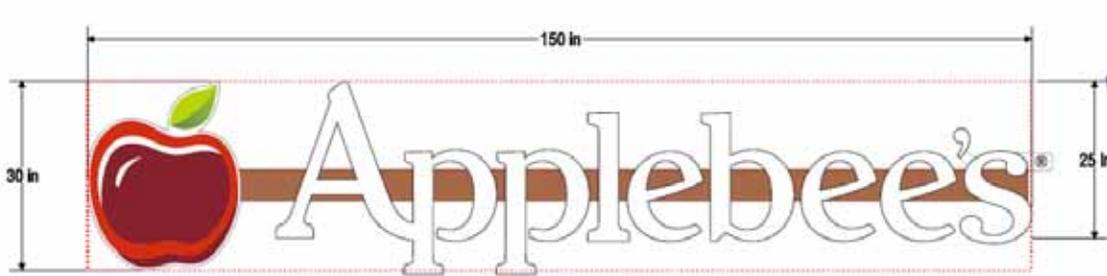
3M 3630-73 DARK RED VINYL	ORACAL D30 DARK RED VINYL	DIGITALLY PRINTED TRANS. VINYL	7328 WHITE PLASTIC FACES	313 DARK BRONZE RETURNS	313 DARK BRONZE JEWELITE	RACEWAY TO MATCH BUILDING T.B.D.



**3** PROPOSED RIGHT ELEVATION

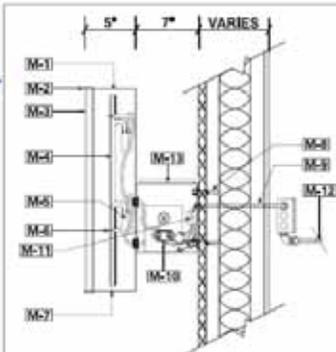


**4** EXISTING RIGHT ELEVATION



1 LETTER DETAIL

SPECIFICATIONS:  
 ONE (1) SET OF FRONT LIT, ILLUMINATED, PLEX FACE CHANNEL LETTERS ON RACEWAY,  
 TOTAL SQUARE FEET = 31.25



2 LETTER SECTION  
 SCALE: NOT TO SCALE

SIGN MUST BE GROUNDED IN COMPLIANCE WITH  
 ARTICLE 400 OF THE NATIONAL ELECTRIC CODE.

SPECIFICATIONS:	
PLEX FACE CHANNEL LETTERS & LOGO MOUNTED ON RACEWAYS.	
MATERIAL	DESCRIPTION
M1	ALUMINUM RETURNS AND BACKS, FINISH TO BE DARK BRONZE 313. INSIDE OF LETTERS TO BE WHITE.
M2	1" DARK BRONZE 313 JEWELITE TRIM-CAPS,
M3	WHITE PLASTIC FACES, LOGO TO HAVE TRANSLUCENT VINYL APPLIED TO FRONT SURFACE.
M4	15mm 6500 WHITE NEON TUBING WITH IN LETTERS & LOGO,
M5	DOUBLE BACK ELECTRODES WITH UL, APPROVED ELECTRODE BOOTS AND 15000 VOLT GTO WIRE, STANDARD TUBE SUPPORTS,
M7	1/4" WEEP HOLES AS REQUIRED.
M8	MOUNTING HARDWARE (TYPE DEPENDS ON WALL CONSTRUCTION).
M9	1/2" FLEX CONDUIT, USE SEALTITE IF EXPOSED TO WEATHER,
M10	30 M.A. NORMAL POWER FACTOR TRANSFORMERS. NOTE: COLD WEATHER REQUIRE 60 M.A. HIGH POWER FACTOR (120 VOLT) TRANSFORMERS.
M11	20 AMP DISCONNECT SWITCH,
M12	PRIMARY ELECTRICAL LEADS, POWER TO SIGN BY OTHERS,
M13	ALUMINUM RACEWAY, FINISH TO MATCH BUILDING.

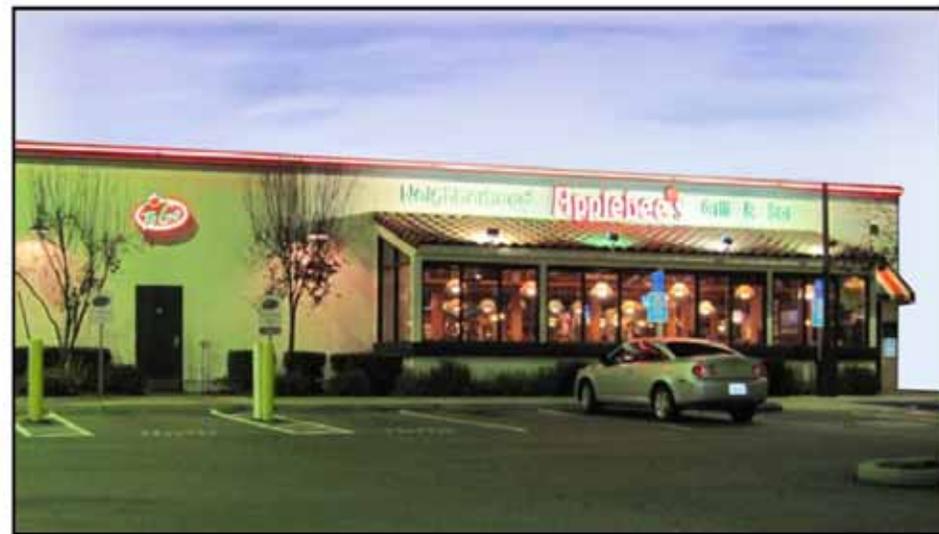


**CIRCUITS REQUIRED**  
 ONE (1) 20 AMP  
 (120 VOLT)  
 CIRCUIT DEDICATED  
 TO SIGN ONLY

-   
 3M 3630-73  
 DARK RED  
 VINYL
-   
 ORACAL 030  
 DARK RED  
 VINYL
-   
 DIGITALLY  
 PRINTED  
 TRANS. VINYL
-   
 7328 WHITE  
 PLASTIC  
 FACES
-   
 313 DARK  
 BRONZE  
 RETURNS
-   
 313 DARK  
 BRONZE  
 JEWELITE
-   
 RACEWAY  
 TO MATCH  
 BUILDING T.B.D.



2 PROPOSED LEFT ELEVATION



1 EXISTING LEFT ELEVATION

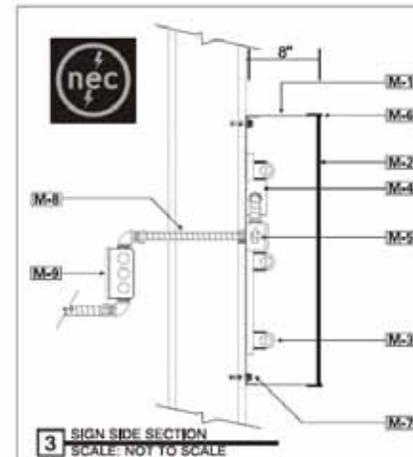


**1** SIGN FRONT DETAIL  
SCALE: 1"=1'-0"

SPECIFICATIONS:  
8" DEEP, INTERNALLY ILLUMINATED WALL CABINET WITH WHITE PLASTIC FACE AND DIGITALLY PRINTED VINYL GRAPHIC APPLIED TO FIRST SURFACE.  
BOXED SQUARE FEET = 10.0



**2** SIGN SIDE DETAIL  
SCALE: 1"=1'-0"



**3** SIGN SIDE SECTION  
SCALE: NOT TO SCALE

MATERIAL	DESCRIPTION
M1	CABINET TO HAVE ALUMINUM SIDES AND BACK OVER INTERNAL ANGLE, ALL WELDED FRAME. FINISH TO BE SPRAYED DARK BRONZE 313.
M2	3/16" WHITE PLASTIC FACE WITH DIGITALLY PRINTED TRANSLUCENT VINYL PRINT APPLIED TO FIRST SURFACE.
M3	800 M.A. HIGH OUTPUT FLUORESCENT ILLUMINATION, LAMPS HORIZONTAL 12" ON CENTER.
M4	120 VOLT HIGH OUTPUT BALLASTS.
M5	120 VOLT DISCONNECT SWITCH ON SIDE OF CABINET.
M6	1" DARK BRONZE JEWELITE TRIM-CAP.
M7	MOUNTING HARDWARE (TYPE DEPENDING ON WALL CONSTRUCTION).
M8	1/2" CONDUIT.
M9	J-BOX AND PRIMARY CONNECTION, PRIMARY ELECTRICAL TO SIGN TO BE BY OTHERS.

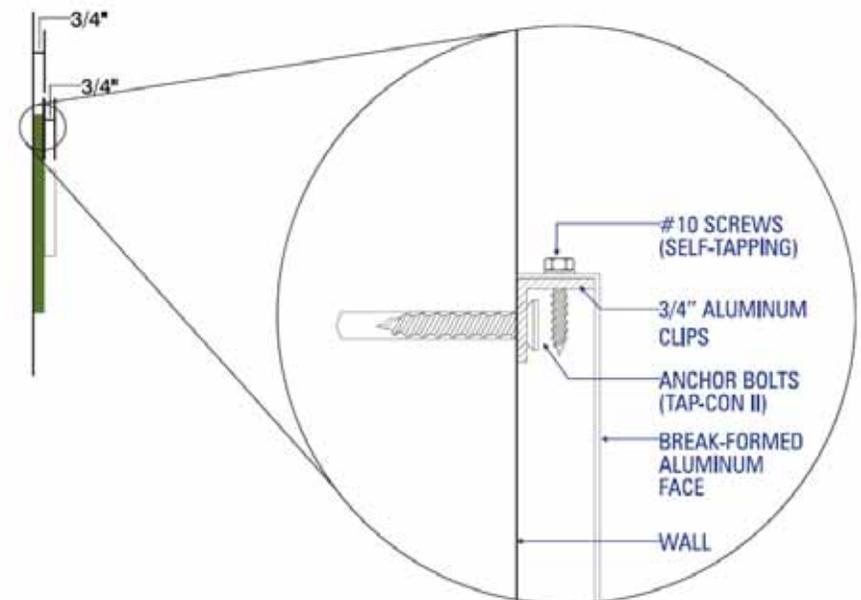
 REQUIRED	SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE	<b>CIRCUITS REQUIRED</b> ONE (1) 20 AMP, 120 VOLT CIRCUIT REQUIRED
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**3** PROPOSED LEFT ELEVATION



**4** EXISTING LEFT ELEVATION



**1** SIGN DETAIL  
SCALE: 1"=1'-0"

SPECIFICATIONS:  
ONE (1) SINGLE-FACE, NON-ILLUMINATED BREAK-FORMED ALUMINUM WALL PANEL,  
WITH 3/4" THICK CUT-OUT WHITE PLASTIC LETTERS MOUNTED FLUSH TO PANEL.

-  7328 WHITE PLASTIC
-  CABINETS PMS575C DARK GREEN

**2** SIGN MOUNTING DETAIL  
SCALE: NOT TO SCALE



**4** PROPOSED FRONT ELEVATION



**5** EXISTING FRONT ELEVATION