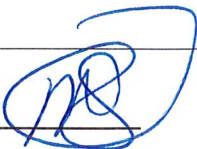




**City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025**

Summary

Agenda Date:	September 17, 2020	Application ID:	SN 2020-07
Project:	Extra Space Self Storage	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	SAFstor Pines, LLC	Agent:	AA Sign Lines – Francesco Falchetti
Location:	18900 Pines Boulevard		
Existing Zoning:	C-1 (Commercial)	Existing Land Use:	Commercial
Reference Applications:	SP 2018-11, SUB 2018-01, ZC 2018-01		
Applicant Request:	Installation of one monument sign and three wall signs		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board	☐ City Commission	
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description / Background

Francesco Falchetti, agent, is requesting approval for the installation of one monument sign and the installation of three wall signs for a new self-storage facility located at 18900 Pines Boulevard. The proposed signage is the result of rebranding to Extra Space Storage.

In 2018, zoning change 2018-01 was approved rezoning the property from B-3 (General Business) to C-1 (Commercial with restrictive covenants). The site was approved as self-storage facility (SAFStor) in 2019 through site plan SP 2018-11. Included within the site plan approval was the following signage, one 23 square foot monument sign, two 48.5 square foot wall signs and one 1.5 square foot directional sign. The site is currently under construction, no signs have been installed.

SIGNAGE:

The applicant is proposing to install a 7' tall monument sign located on the northwest corner of the site adjacent to Pines Boulevard. The proposed sign will have 22 square feet of white copy reading, "ExtraSpace Storage". The following colors are proposed for the sign:

- Main Body: SW 6923 (Festival Green)
- Sign Background: SW 7067 (City Scape)
- Text: White

Simpson's Stopper will be planted around the base of the sign.

Additionally, the applicant is proposing to install the following wall signs

- A 60 square foot internally illuminated channel letter wall sign on the north elevation of the building. The sign will read, "Extra Space Storage" in white copy.
- A 3.6 square foot internally illuminated channel letter sign on the west elevation of the building. The sign will read, "Office" in black copy.
- A 5.6 square foot internally illuminated channel letter sign on the west elevation of the building. The sign will read, "Loading" in black copy.

As a freestanding building, 120 square feet of wall signage is allowed, as well as one 24 square foot monument sign.

No other signage or modifications are proposed for the site.

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

Enclosed:

- Unified Development Application
- Memo from Planning Division (8/19/20)
- Memo from Fire Prevention (8/19/20)
- Memo from Zoning Administrator (8/17/20)
- Memo from Zoning Administrator (8/12/20)
- Memo from Planning Division (8/12/20)

Memo from Fire Prevention (8/11/20)
Memo from Engineering Division (8/10/20)
Sign Plan
Subject Site Aerial Photo



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

City of Pembroke Pines

Received

Pre Application Meeting Date: _____

Plans for DRC _____

Planner: AUG 3 2020

Indicate the type of application you are applying for:

- | | |
|---|---|
| ☐ Appeal* | ☒ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☐ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark N/A.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Cole Project #: PRJ 20 n/a Application #: SN 2020-07

Date Submitted: 08 / 03 / 2020 Posted Signs Required: (n/a) Fees: \$ 757⁰⁰

SECTION 1-PROJECT INFORMATION:Project Name: SAFSTOR Pembroke PinesProject Address: 18900 Pines Blvd. Pembroke Pines FL, 33029

Location / Shopping Center: _____

Acreage of Property: 9.143 Acres Building Square Feet: 148,518 SFFlexibility Zone: _____ Folio Number(s): 513913010090; 513913010100Plat Name: SAFSTOR Land Co. Traffic Analysis Zone (TAZ): _____**Legal Description:**

The East 1/2 of tracts 33, 34 and 35, less the East 220 feet of said tracts, in Section 13, Township 51 South, Range 39 East, of FLORIDA FRUIT LAND COMPANY's SUBDIVISION NO1, according to the plat thereof, recorded in Plat Book 2, page 17, of the public records of Miami-Dade County, Florida, less road right-of way; said lands situate, lying and being in Broward County, Florida

Has this project been previously submitted? Yes

☒ No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: SAFStor Pines, LLC

Owner's Address: 444 Seabreeze BLVD Suite 840 Daytona Beach FL 32118

Owner's Email Address: andrew@safstor.com

Owner's Phone: 386.234.2200 Owner's Fax: 386.234.2100

Agent: AA Sign Lines - Francesco Falchetti

Contact Person: Francesco Falchetti

Agent's Address: 5601 Powerline Rd, Suite 405, Fort Lauderdale FL 33309

Agent's Email Address: aassignlines@earthlink.net

Agent's Phone: 954-776-5290 Agent's Fax: 954-776-5318

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning C-1 & A-1

Land Use / Density: _____

Use: Commercial

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: Residential

South: Residential

East: Commercial

West: Agriculture

ADJACENT LAND USE PLAN

North: Single Family Residential

South: Single Family Residential

East: Mini Warehouse, Commercial

West: Church

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Installation of 4 Wall Signs and 1 Monument Sign for Extra Space Storage

SECTION 7- PROJECT AUTHORIZATION

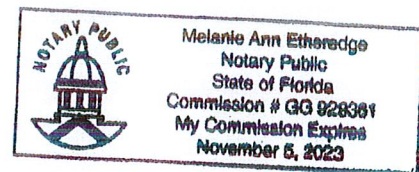
OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Owner

7.9.20
Date

Sworn and Subscribed before me this 9 day
of July, 20 20



Fee Paid

Signature of Notary Public

November 5, 2023
My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent

Francesco Falchetti

Date

08-03-2020

Sworn and Subscribed before me this 3rd day
of August, 20 20



Fee Paid

Signature of Notary Public

12/05/2023
My Commission Expires

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 19, 2020
To: SN 2020-07 file
From: Cole Williams, Planner / Zoning Technician
Re: Extra Space Storage

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: M. Testagrossa, Prevention Captain
(954) 499-9560

PROJECT NAME: Extra Space Storage

REFERENCE #: SN 2020 - 07

DATE REVIEWED: 08/19/2020

**CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT
STANDARDS**

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THE
SITE PLAN REVIEW.

MEMORANDUM

August 17, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2020-07 (Extra Space Storage (FKA SafStor))

All of my comments regarding the above Sign Plan have been satisfied.

MEMORANDUM

August 12, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2020-07 (Extra Space Storage (FKA SafStor))

The following are my comments regarding the above Sign Plan:

1. Per City Code, this site is restricted to a total of 120 sq. ft. of signage with 60 sq. ft. the maximum square footage of wall signage allowed on the primary façade.
2. Proposed plan shows 65.6 sq. ft. (60 sq. ft. "ExtraSpaceStorage" & 5.6 sq. ft. "Loading") on the primary facade. Sign #2 must be removed or reduced to 1.5 sq. ft. as a Directional Sign; or Primary Sign can be reduced so total of both signs does not exceed 60 sq. ft.
3. Proposed monument sign face cannot be vinyl only, must have pan formed or punch through style letter face.
4. Landscaping, installed at 24" high, must be placed around base of monument sign.
5. Address must be provided on monument sign with minimum 6" numbers.
Note: The address does not count against allowed square footage.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 12, 2020
To: SN 2020-07 file
From: Cole Williams, Planner / Zoning Technician
Re: Extra Space Storage

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide material board for all colors to be used on the monument sign. Physical paint chips are required
2. Monument sign must be either pan formed or have routed letters.
3. Landscape needs to be installed around the base of the monument sign. Landscaping must be a minimum of 24" in height and have a 12" spread at the time of installation.
4. The site is permitted to have a maximum of 120 square feet of signage. However no more than 60 square feet is permitted on the primary façade. Either sign 1 will need to be reduced or If sign two was decreased to no great than 1.5 square feet that sign can be viewed as directional/informational and would not count towards the total.
5. Are any other ground signs being installed?

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY Daniel Almaguer, Assistant Fire Marshal
Dalmaguer@ppines.com, (954) 499-9557

PROJECT NAME: Extra Space Storage
REFERENCE #: SN 2020 -07
DATE REVIEWED: 08/11/2020

CONTINGENT APPROVAL

THESE ITEMS DO NOT CONFORM TO THE CITY OF PEMBROKE PINES OR OTHER REGULATIONS:

1. Sign #5 appears to possibly be obstructing a Fire Hydrant. Please depict existing Fire Hydrant on your plans near this proposed location on Sheet 2:9.

NOTE: No signage, tree, bush, hedge, or shrub, shall be planted within 15 feet diameter of a hydrant and located such that the hydrant shall be fully visible from the street. **COPP CO 93.25 (F)**

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

DRC REVIEW FORM



August 10, 2018

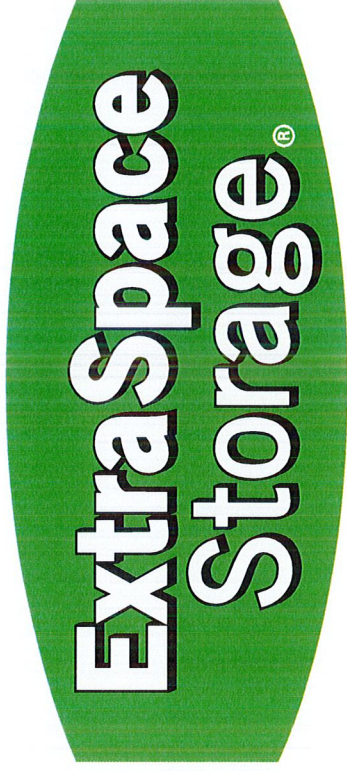
PROJECT: *EXTRA SPACE STORAGE MONUMENT SIGN (18900 PINES BOULEVARD)*
CITY REFERENCE NUMBER: *SN 2020-07*

To: Cole Williams, Planning and Zoning Technician
Planning and Economic Development Department

From: John L. England, P.E.
Environmental Services/Engineering Division, Public Services Department
(954) 518-9046

RECOMMENDATIONS:

The Environmental Services/Engineering Division takes 'No Exception' to the proposed Monument Sign and the proposed project/application is hereby recommended for 'Consideration' by the Planning and Zoning Board.



Pembroke Pines
18900 Pines Blvd
Pembroke Pines FL 33029



SITE



SQUARE FEET

SIGN 1 **ExtraSpaceStorage** 60

SIGN 2 **OFFICE** 3.6

SIGN 3 **LOADING** 5.6

SIGN 4 **ExtraSpaceStorage** 22.0

Pembroke Pines

Address 18900 Pines Blvd

City Pembroke Pines

State FL 33029

Account Representative:

Rick Cox

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo

Notes

- * All electrical components shall be UL listed.
- * Signage shall be installed in accordance with the applicable code.
- * Included in the drawings per N.E.C. Code 410.6.
- * Type to be used - metallic insulated scabbie
- * Disconnect switch as per N.E.C. Code 400.5

Designer JS / JW

Design # Vx1100534 R4

Original Date 11/22/19

Revision Date 08/13/20

All electrical components shall be UL listed.

Signage shall be installed in accordance with the applicable code.

Included in the drawings per N.E.C. Code 410.6.

Type to be used - metallic insulated scabbie

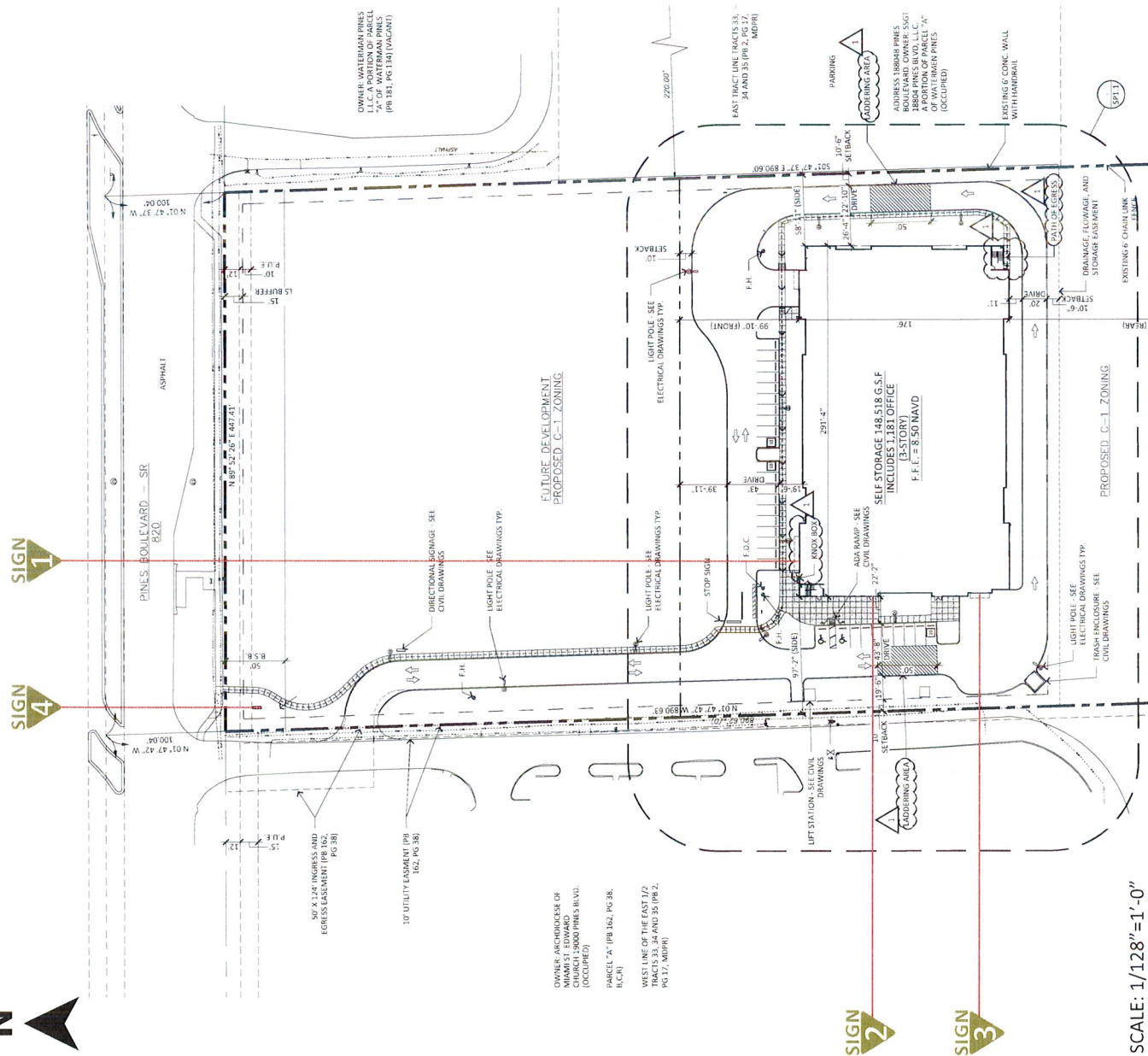
Disconnect switch as per N.E.C. Code 400.5



sign & lighting

2:9

This proposal is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo



SCALE: 1/128"=1'-0"



Address 18900 Pines Blvd
City Pembroke Pines
State FL 33029

Account Representative:
Rick Cox

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Notes

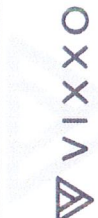
- • • •

Designer	JS / JW
Design #	Vx1100534 R4
Original Date	11/22/19
Revision Date	08/13/20

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards.

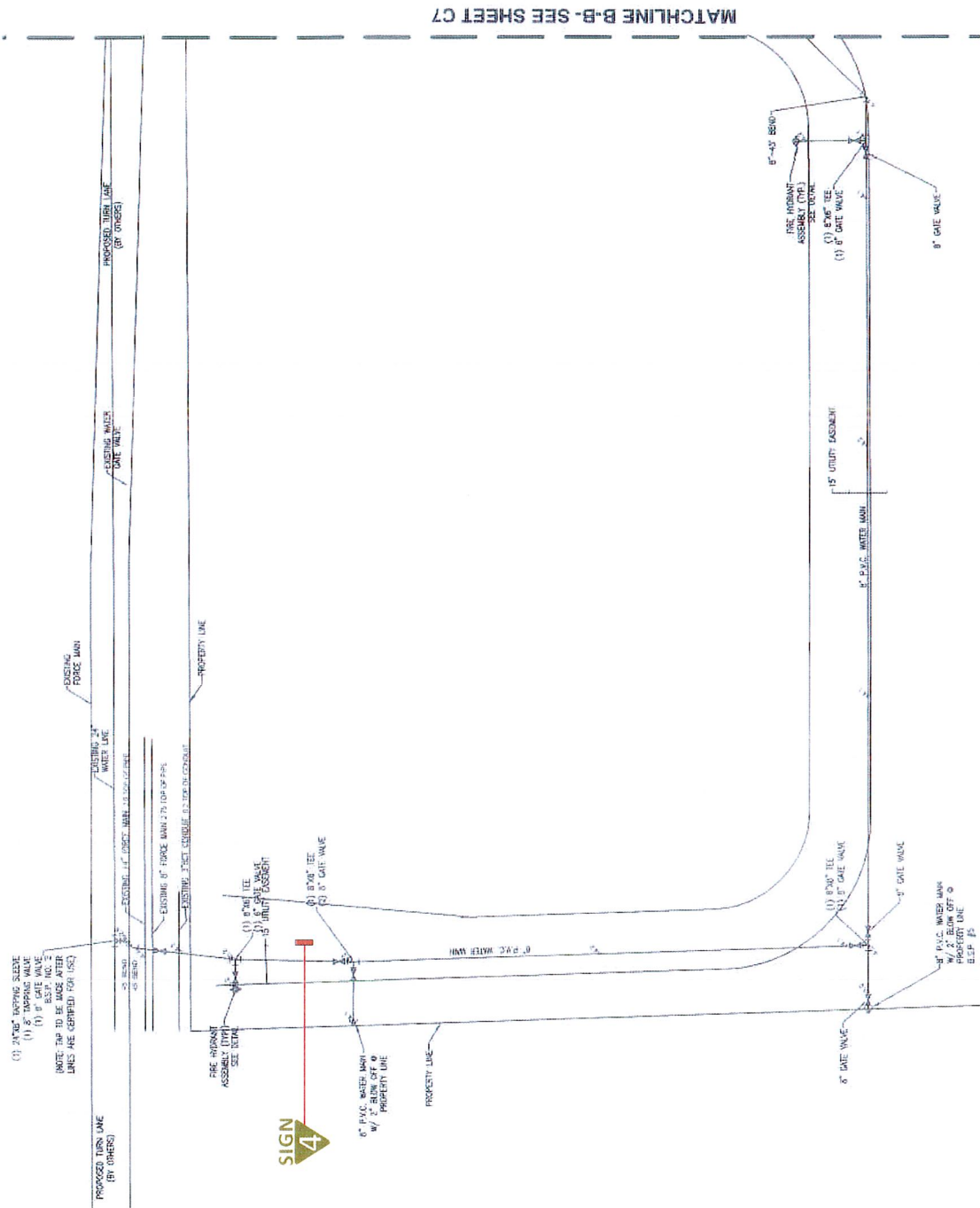


- * All electrical components shall be U.L. listed.
 * Signs shall be grounded per N.E.C. Article 250.
 * Insulated conductors as per N.E.C. Code 310.8.
 * Type to be used - metallic insulated scabbie
 * Disconnect switch as per N.E.C. Code 600.6



similarity

9.3



SCALE: 1/64"=1'-0"

ELEVATION



SCOPE OF WORK:
Manufacture and install Custom 60 sf channel letters white faces r/w
placement centered on North elevation right side top floor

SQUARE FEET CALCULATIONS			
Allowable	Existing	Proposed	
60	0	60	



Pembroke Pines

Address 18900 Pines Blvd
City Pembroke Pines
State FL 33029

Account Representative:
Rick Cox

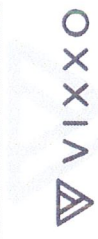
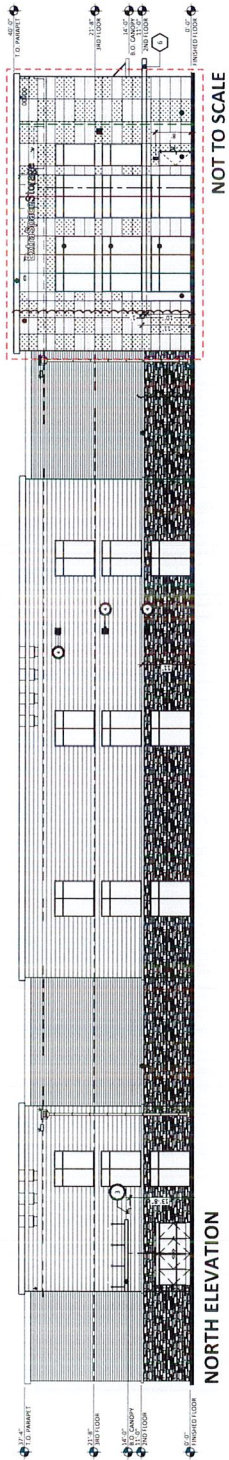
This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo

Notes

Designer JS / JW
Design # Vx100534 R4
Original Date 11/22/19
Revision Date 08/13/20

All electrical components shall be U.L. listed.

- * Specified components shall be U.L. listed.
- * Insulated conductors in per N.E.C. Code 410.6
- * Type to be used - metallic, insulated, non-metallic
- * Disconnect switch as per N.E.C. Code 400.5



sign & lighting

4:9

This permit is given to help the other parties who are not responsible for the design, which may be used as a guide for building for permit and installation. The design is not a contract and is not a guarantee of performance. The design is not a contract and is not a guarantee of performance.

A	B	SQUARE FEET
1	1	1
2	1	2
3	1	3
4	1	4
5	1	5
6	1	6
7	1	7
8	1	8
9	1	9
10	1	10
1	2	2
2	2	4
3	2	6
4	2	8
5	2	10
6	2	12
7	2	14
8	2	16
9	2	18
10	2	20
1	3	3
2	3	6
3	3	9
4	3	12
5	3	15
6	3	18
7	3	21
8	3	24
9	3	27
10	3	30
1	4	4
2	4	8
3	4	12
4	4	16
5	4	20
6	4	24
7	4	28
8	4	32
9	4	36
10	4	40
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2	5	10
3	5	15
4	5	20
5	5	25
6	5	30
7	5	35
8	5	40
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10	5	50
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2	6	12
3	6	18
4	6	24
5	6	30
6	6	36
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8	6	48
9	6	54
10	6	60
1	7	7
2	7	14
3	7	21
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6	7	42
7	7	49
8	7	56
9	7	63
10	7	70
1	8	8
2	8	16
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4	8	32
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9	9	81
10	9	90
1	10	10
2	10	20
3	10	30
4	10	40
5	10	50
6	10	60
7	10	70
8	10	80
9	10	90
10	10	100



2'-4 3/8"	25'-2"	60
-----------	--------	----

60



Pembroke Pines

18900 Pines Blvd

Pembroke Pines

FL 33029

Account Representative:

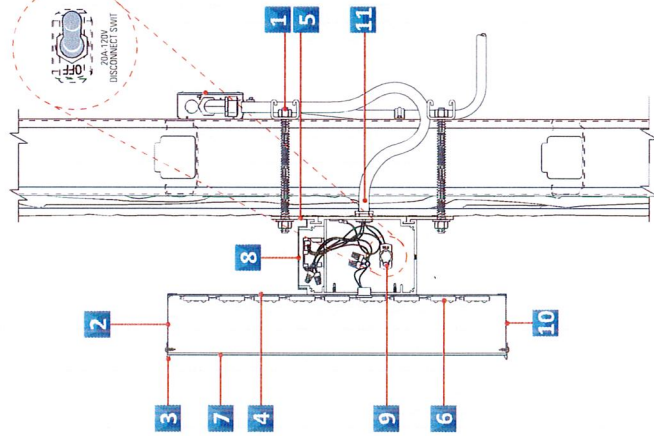
Rick Cox

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixco.

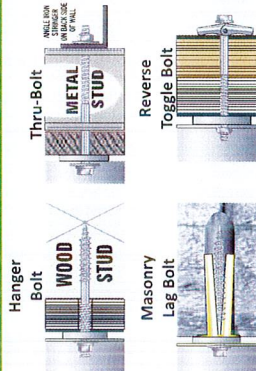
SPECIFICATION

- 1** NON-CORROSIVE INSTALLATION HARDWARE:
GALVANIZED
- 2** 5" FABRICATED ALUMINUM LETTER RETURNS
SEE MFG. NOTE FOR GAUGE. GLOSS BLACK
PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- 3** TRIM CAP RETAINER
DOVE GRAY
- 4** FLAT ALUMINUM BACK
- 5** ¾" THICK METAL FLAT BAR FOR
A SECURE INSTALLATION
- 6** USLED DIODE MODULE WHITE
3/16" #7328 ACRYLIC FACE
WHITE
- 8** LOW VOLTAGE ELECTRONIC POWER SUPPLY
MOUNTED IN A 7 ¼" X 7 ¼" EXTRUDED .050
ALUM. RACEWAY SUPPORT/WIRING BOX
PAINTED **SW 6803 DANUBE**
- 9** VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
- 10** ¾" WEEP HOLES (2) TWO PER LETTER
- 11** GROUNDED WALL PASS-THRU
SEALED WATER TIGHT. WHIP ON LEFT SIDE.

SECTION DETAIL



MOUNTING DETAILS



*All Hardware to be

MANUFACTURING NOTES

CHANNEL LETTER SETS SMALLER THAN 48"
WILL BE CONSTRUCTED USING
.040 ALUMINUM RETURNS
& .063 ALUMINUM BACKS

CHANNEL LETTER SETS 48"-71"
WILL BE CONSTRUCTED USING .063 ALUMINUM
RETURNS & .090 ALUMINUM BACKS

REGISTRATION MARK TO BE BLACK VINYL ON
ALUMINUM TAB ATTACHED TO BACK OF
"e" CHANNEL FITTER.

COLOR SCHEDULE

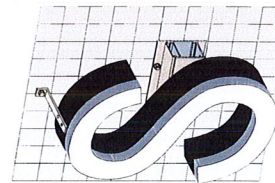


ELECTRICAL REQUIREMENT

L.E.D. POWER SUPPLY AMPS	"USLED" WHITE L.E.D. MODULES 24V "ADVANCE" POWER SUPPLY 0.79A
CIRCUITS	(1) 20A-120V
DISCONNECT	(1) 20A-120V

BRACING DETAIL

WHEN NEEDED SUPPORTS
TO BE .090" ALUMINUM
PAINTED TO MATCH RW
POP-RIVETED TO RETURN
(FACING UP TO HIDE
FROM SIGHT)



59

5
6
7
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15

VIXXO



- * All electrical components shall be U.L. Listed.
- * Signs shall be grounded per N.E.C. Article 250.
- * Insulated conductors as per N.E.C. Code 310.8.
- * type to be used - metallic insulated sealable

Designer

Design #

Original D

Revision [

All electrical scans to be completed in a 11.1 second

ELEVATION



SCOPE OF WORK:

Manufacture and install OFFICE C/L on canopy



SCOPE OF WORK:

Manufacture and install LOADING channel letters on canopy

SQUARE FEET CALCULATIONS			
Allowable	Existing	Proposed	
3.6	0	3.6	

SQUARE FEET CALCULATIONS			
Allowable	Existing	Proposed	
5.6	0	5.6	



Pembroke Pines

Address 18900 Pines Blvd
City Pembroke Pines
State FL 33029

Account Representative:
Rick Cox

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes

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-
-

Designer JS / JW
Design # Vx1100534 R4
Original Date 11/22/19
Revision Date 08/13/20

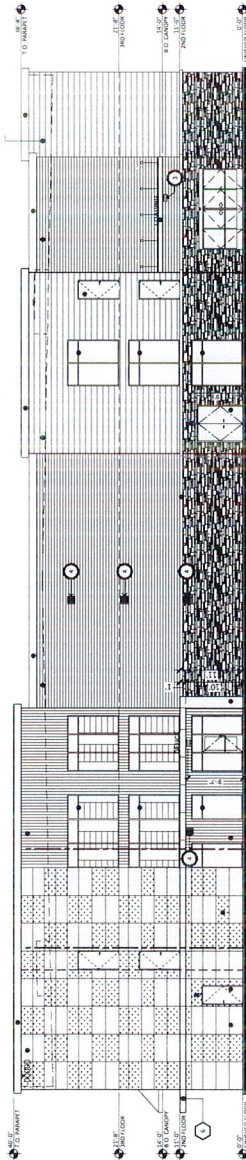
All electrical components shall be UL Listed.
All electrical components shall be listed and labeled per N.E.C. Code 600.5.
All electrical components shall be listed and labeled per N.E.C. Code 600.5.
All electrical components shall be listed and labeled per N.E.C. Code 600.5.



sign & lighting

6:9

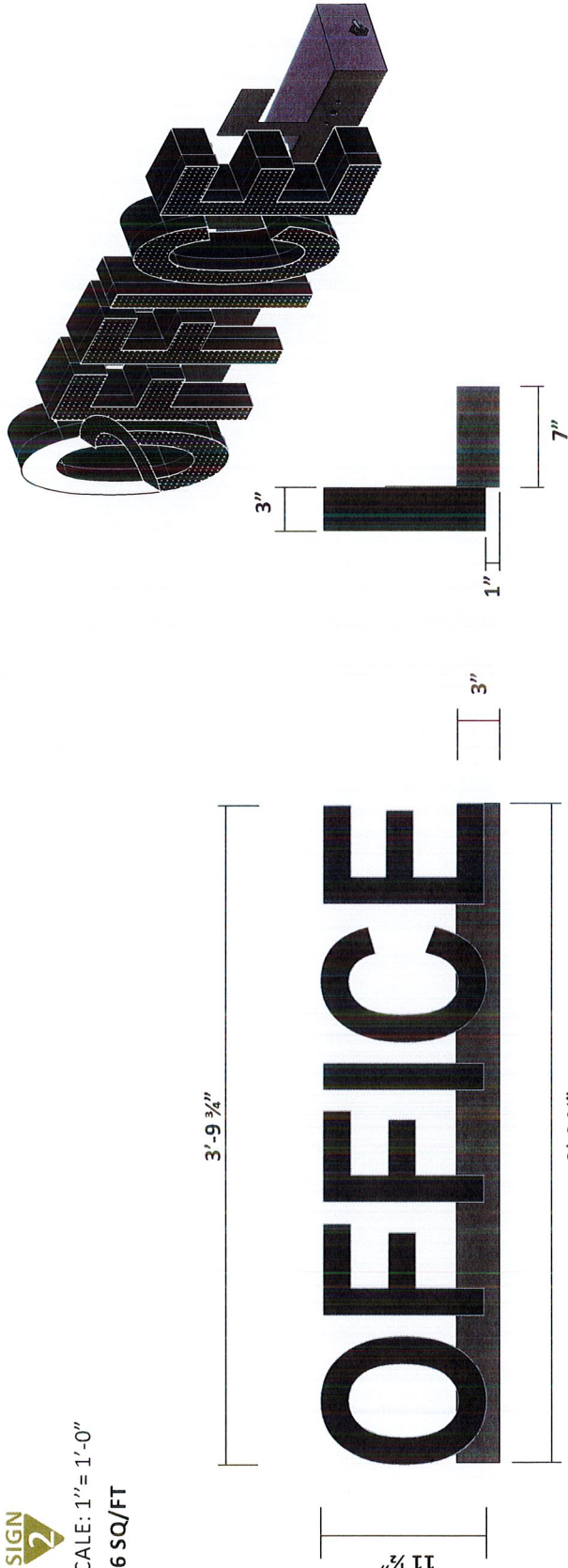
The manufacturer of this sign is not responsible for any damage to the sign or the building it is attached to, which may occur as a result of using the sign and lighting. The manufacturer is not responsible for any damage to the building it is attached to, which may occur as a result of using the sign and lighting.



CANOPY OFFICE SIGN



SCALE: 1" = 1'-0"
3.6 SQ/FT



Pembroke Pines
Address 18900 Pines Blvd
City Pembroke Pines
State FL 33029

Account Representative:
Rick Cox

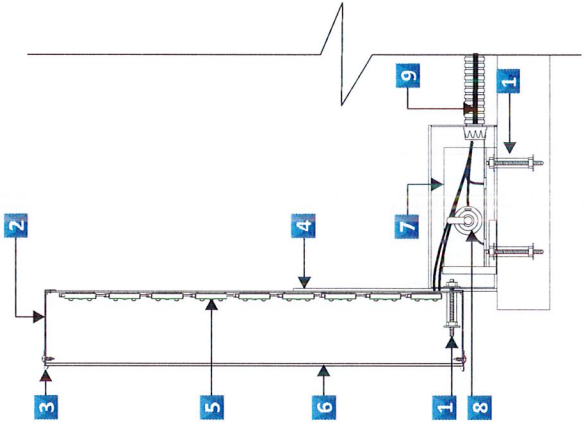
This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes

SPECIFICATIONS

- 1 NON-CORROSIVE #10 1/4" PITCH SCREW GALVANIZED
- 2 3" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- 3 TRIM CAP RETAINER
- 4 FLAT ALUMINUM BACK MOUNTED TO 1/2 HEIGHT ALUMINUM PLATE ATTACHED BY NON-CORROSIVE #10 1/4" PITCH SCREW - GALVANIZED
- 5 USLED DIODE MODULE WHITE
- 6 3/16" #2447 ACRYLIC FACE WITH 1ST SURFACE BLACK PERFORATED VINYL
- 7 LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 0.063" ALUM. RACEWAY SUPPORT / WIRING BOX (3" X 7" X 45 3/4") PAINTED SW7069 - IRON ORE
- 8 VISIBLE DISCONNECT SWITCH
- 9 DEDICATED ELECTRICAL IN FLEX CONDUIT SEALED WATER TIGHT AT WALL PENETRATIONS.

SECTION



COLOR SCHEDULE

IRON ORE #7069 IRON ORE

BLACK PMS BLACK #2500-022 perforated

WHITE

Designer JS / JW
Design # Vx1100534 R4
Original Date 11/22/19
Revision Date 08/13/20

All electrical components shall be UL listed and meet or exceed N.E.C. standards.

UL LISTED nect

* All electrical components shall be UL listed.
* Signs shall be grounded per N.E.C. Article 250.
* Insulated conductors as per N.E.C. Code 310.6.
* Type to be used - metallic insulated flexible.
* Disconnect switch as per N.E.C. Code 400.9.



sign & lighting

7:9

The purchaser agrees to hold the seller harmless against any claims for damages, which may arise out of the use of the sign, and the seller shall be responsible for the design, construction, installation, and maintenance of the sign, and the seller shall be responsible for the sign's performance.

ExtraSpace[®]
Storage[®]

Technical drawing of a 3D letter sculpture. The letters are black with a white dot pattern. Dimensions are shown in inches: 1" (height of the base), 3" (width of the base), 3" (height of the letters), and 7" (total height including the base). A scale is provided: SCALE: 1/2" = 1'-0". The text "5.6 SQ/FT" is also present.

Pembroke Pines	
Address	18900 Pines Blvd
City	Pembroke Pines
State	FL 33029
Account Representative:	
Rick Cox	

COLOR SCHEDULE

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Designer	JS / JW
Design #	Vx1100534 R4
Original Date	11/22/19
Revision Date	08/13/20

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards.

* All electrical components shall be UL listed.
 * Sign shall be grounded per N.E.C. Article 250.
 * Insulated conductors as per N.E.C. Code 310.8.
 * Type to be used - metallic insulated sheath.
 * Disconnect switch as per N.E.C. Code 400.5.

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9.8

MONUMENT SIGN

SPECIFICATIONS

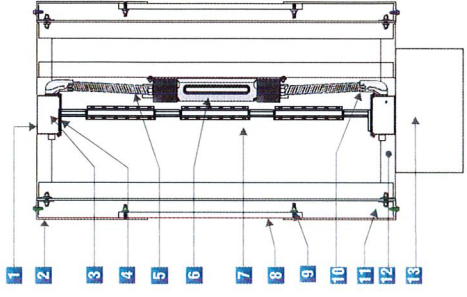
SIDE SECTION VIEW



ROUTED ALUMINUM FACES PAINTED GREEN
BACKED BY 3/16" WHITE ACRYLIC
BLACK DROP SHADOW APPLIED TO SURFACE OF
ALUMINUM AROUND COPY



- 1 .080" ALUMINUM CABINET PAINTED SW 7067 CITY SCAPE
- 2 .125 ALUMINUM PAINTED GREEN WITH ROUTED OUT COPY & BACKED BY 3/16" WHITE ACRYLIC
BLACK DROP SHADOW APPLIED TO SURFACE OF ALUMINUM AROUND COPY
- 3 WATER TIGHT WIREWAYS
- 4 MOUNTING FLANGE
- 5 FLEXIBLE CONDUIT
- 6 POWER SUPPLY (SIZE & LOCATION WILL VARY)
- 7 WHITE LED LIGHTING SYSTEM
- 8 WHITE ACRYLIC
- 9 WELDED STUDS
- 10 FLEX CONNECTORS
- 11 90° CLIPS
- 12 2" x 2" x 3/16" ANGLE FRAME
- 13 POLE COVER PAINTED SW 7067 CITY SCAPE



Pembroke Pines
Address 18900 Pines Blvd
City Pembroke Pines
State FL 33029

Account Representative:
Rick Cox

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Notes

Designer JS / JW
Design # Vx1100534 R4
Original Date 11/22/19
Revision Date 08/13/20

All electrical wiring to be completed in accordance with the National Electrical Code (NEC) and all other applicable codes.

UL LISTED

3M HP VINYL #10
3M HP VINYL #12

COLOR SCHEDULE

GREEN SW 6823 FESTIVAL GREEN

GREY SW 7067 CITY SCAPE

BLACK PMS BLACK #2500-022
3M HP VINYL #12

WHITE 3M HP VINYL #10



SCALE: 1/2" = 1'

DIMENSIONS

A	B	C	D	E	F	RETAINER	SQ/FT
7'-0"	3'-2"	1'-10 3/4"	9 7/8"	11 3/8"	3'-8 1/2"	1"	22

DEPTHS

PIPE SIZE (SCHEDULE 40)	CABINET	POLE COVER
4"	24"	18"

* Cabinet Depth(s) listed are the minimums, depths could be greater pending illumination source and existing pipe size(s)
* Pole Cover is required to fit the largest existing pipe at location, with the Cabinet depth allowing for the custom pole cover depth

sign & lighting
9:9

