





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

Summary

Agenda Date:	October 8, 2020	Application ID:	MSC 2020-12
Project:	Public Storage	Project Number:	N/A
Project Planner:	Joseph Yaciuk, Planning Administrator		
Owner:	Public Storage Inc.	Agent:	Mark Brenchley
Location:	1611 South Douglas Road		
Existing Zoning:	C-1 (Commercial)	Existing Land Use:	Commercial
Reference Applications:	SP 2008-16, SP 2006-31, SN 2006-11, SP 2003-39, SP 2002-41, SUB 2001-06		
Applicant Request:	Color and sign modifications to the existing storage building		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		

Project Description / Background

Mark Brenchley is requesting approval of for color and sign modifications to the Public Storage building at 1611 South Douglas Road. On June 15, 2020, Public Storage Inc., was cited by Code compliance for modifying the exterior elevation of the building without Planning and Zoning Board approval (Citation #119742). Passage of this application will bring the Public Storage property into compliance.

The City Commission at its January 15, 2003 meeting approved the underlying URI Commercial site plan (SP 2002-44), consisting of a self storage facility, gas station, and two grassed areas for future development. The following other applications of significance were processed on the site:

- SP 2003-39 – Sidewalk relocation.
- SN 2006-11 – Public storage sign

On August 14, 2008, the Planning and Zoning Board approved a similar color change application (SP 2008-16) as part of the rebranding of the storage building to Public Storage. The color change was approved by the Board subject to the northern elevation being painted all Cobblestone (Tan).

BUILDINGS / STRUCTURES:

The applicant is proposing the following color change to the self storage bay:

- Main Body – MP#27794 “Winter Mood”
- Trim / Accent Bands – MP#83460 “Roller Coaster”
- Parapet/Loading Area Canopy, Standing Seam Metal Roof, South and West Elevation Sign Band and Architectural Medallions – BRP1501 “Orange”

SIGNAGE:

The following signs are proposed for the Public Storage as a result of this application:

Attached building Signs:

West Elevation – A 52.3 square foot illuminated channel letter sign displaying, “Public Storage” in white letters on an orange raceway. A 2.7 square foot non-illuminated acrylic sign displaying, “Rental Office”

South Elevation – A 52.3 square foot illuminated channel letter sign displaying the Business Name in white letters on an orange raceway.

East Elevation – A 7.5 square foot non-illuminated acrylic sign displaying, “Loading” on the loading dock canopy.

Ground Directional Signs:

A 1.5 square foot directional sign to be located at the Douglas Road entry to the site. The sign background and base will be dark gray with orange and white copy.

A 1.5 square foot directional sign to be located in a parking island to the south and east of the existing storage building. The sign background and base will be dark gray with orange and white copy.

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

Enclosed: Miscellaneous Plan Application
Code Citation #119742
Planning and Zoning Board Minutes (8/14/08)
Memo from Zoning Administrator (9/14/20)
Memo from Planning Division (9/14/20)
Photos of Existing Conditions
Miscellaneous Plan
Site Aerial



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.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input checked="" type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- 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: Joe Lauren Project #: PRJ 20 N/A Application #: MSC 2020-12

Date Submitted: 09/09/2020 Posted Signs Required: (N/A) Fees: \$ 1,037

SECTION 1-PROJECT INFORMATION:

Project Name: Public Storage sign reimaging and trim painting of building

Project Address: 1611 S. Douglas Road, Pembroke Pines, Florida

Location / Shopping Center: _____

Acreage of Property: 4.6 ac. Building Square Feet: 33,124 SF

Flexibility Zone: _____ Folio Number(s): 5141 21 24 0020

Plat Name: URI Commercial #1 172-106 B Traffic Analysis Zone (TAZ): _____

Legal Description: A PORTION OF PARCEL A, DESCRIBED AS: BEG. AT NW COR PARCEL A, THENCE E 646.28 ALG N/L TO P/C, THENCE SELY ARC DIST 39.31', THENCE SLY ALG E/L 249.55', THENCE WLY 300.91', THENCE SW 10.68', THENCE SLY 36.72', THENCE W 303.06', THENCE SLY 57.16', THENCE W 67.15', THENCE NE 96.71', THEN N 281.93' TO PT OF BEG.

Has this project been previously submitted? Yes No **XX**

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: Public Storage Inc.(Dept PT FL-25722)

Owner's Address: PO Box 25025 Glendale, CA. 91221

Owner's Email Address: jherrero@publicstorage.com

Owner's Phone: 646.327.9429 Owner's Fax: _____

Agent: Mark Brenchley

Contact Person: Mark Brenchley

Agent's Address: 3790 Beacon Ridge Way, Clermont, Florida 34711

Agent's Email Address: wcfpermits.markb@gmail.com

Agent's Phone: 435.512.6833 Agent's Fax: n/a

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

PROPOSED

Zoning: C-1

Zoning: no change

Land Use / Density: Low 3-5 du/ac.

Land Use / Density: no change

Use: Retail/storage

Use: no change

Plat Name: URI Commercial #1 172-106B

Plat Name: no change

Plat Restrictive Note: n/a

Plat Restrictive Note: n/a

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: RS-7

North: Low Density

South: RS-7

South: Low density

East: C-1

East: Low Comm-3-5

West: B3-A

West: Med to High density 16-25

DESCRIPTION OF MISCELLANEOUS APPLICATION ON PAGE 5 OF 6

-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)

REIMAGE WALL SIGNS:

West Elevation (abutting 89th Ave.): "Public Storage" wall sign #1 52.4 SF (22' wide X 4'5" high)
South Elevation (facing Pembroke Rd.) "Public Storage" wall sign #2 52.4 SF (22'wide X 4"5" high)

Add small directional signs to walls:

West Elevation: "Rental Office" sign #5 2.71 SF sign copy only, white letters applied to wall

East Elevation: "Loading" sign #6 7.5 SF sign copy, white letters applied to wall

Install 2 small on-site Freestanding directional signs: signs #3 & 4, 1.5 SF sign area., 2'5" tall

MINIMAL PAINT PROPOSAL:

South elevation: paint orange trim banding at top of wall only (PPG BRP1501-PS101 Orange)

West Elevation: paint orange trim banding at top of wall and fascia of office overhang and office door trim system as shown on page 7 of 9 (PPG BRP1501-PS101 Orange)

East Elevation: paint orange trim banding at top of wall and on the fascia of the office/loading overhang as shown on page 8 of 9 (PPG BRP1501-PS101 Orange)

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

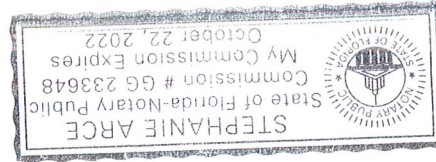
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Cindy Gould 7/7/20
Signature of Owner Date

Sworn and Subscribed before me this 7 day
of July, 20 20

Stephanie Arce 10/22/22
Signature of Notary Public My Commission Expires

Fee Paid

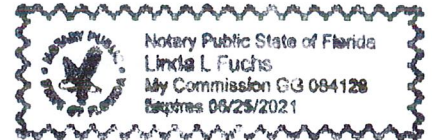


AGENT CERTIFICATION

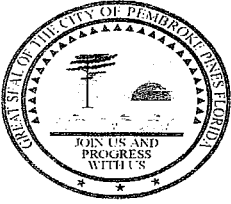
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Marcus Marchlew 9.7.2020
Signature of Agent Date

Sworn and Subscribed before me this 8th day
of Sept, 20 20



\$900 [Signature] 6-25-2021
Fee Paid Signature of Notary Public My Commission Expires



City of Pembroke Pines
Police Department, Code Compliance Division
18400 Johnson Street, Pembroke Pines, FL 33029
954-431-4466

CORRECTION NOTICE

Doc No. 119742

Date:	06/15/2020
Folio:	514121240020
Recipient:	PUBLIC STORAGE INC DEPT PT FL-25722
Address:	PO BOX 25025 GLENDALE, CA 91221

A physical inspection at 1611 S DOUGLAS RD, PEMBROKE PINES, FL 33025 #BDP disclosed the following violation(s) of the Property maintenance Code:

Chapter	Section	Description	Days Comply
CHAPTER 155: ZONING CODE	155.388 WHEN BUILDING PERMIT REQUIRED; ISSUANCE	exterior modifications done without the Planning & Zoning Board approval	30

Notes/Mean of Correction:

Must contact the Planing & Zoning Board to get approval for exterior modifications done. Please contact Cole Williams at cwilliams@ppines.com

Please be advised that this inspection by the Code Compliance Department was made on 6/15/2020

Joseph Libio	HAND DELIVERY TO:
--------------	-------------------

The following member of staff spoke:

David Frank, Administrative Services Director
Joseph Yaciuk, Assistant Planner

The following members of the public spoke:

Kimberly Collazo, representing the petitioner
John Henney, representing the petitioner

On a motion by Vice Chairman Jacob, seconded by Member Girello, to approve, as recommended by staff, the AT&T at Pembroke Lakes Mall site plan amendment (SP 2008-15), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Alternate Member Lippman

NAY: None

Motion Passed

3. **SP 2008-16, Public Storage**, 1611 Douglas Road, site plan amendment.

Chairman Rose advised that this is a quasi-judicial matter. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff report and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

Robert Gemma, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Gemma addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan amendment.

The following staff report was entered for the record:

Robert Gemma, agent for Public Storage, is requesting a color change to the existing self storage building located at 1611 Douglas Road. The applicant proposes the following changes as a result of this application:

North Elevation (Rear of Building – Facing Residential)

- Repaint building trim and eyebrows from Green to Cobblestone (Tan)
- Repaint trim along parapet roof line from Green to Orange, Yellow, and Plum stripes.
- Repaint accent squares from Green to Plum.
- Repaint metal fence from Green to Black.

East Elevation (Facing Residential)

- Repaint trim and eyebrows from Green to Cobblestone (Tan)
- Repaint overhang stripe over exit from Green to Orange, Yellow, and Plum stripes.
- Repaint accent squares from Green to Plum.

South Elevation (Main Entrance Facing Pembroke Road)

- Repaint building trim and eyebrows from Green to Cobblestone (Tan)
- Repaint trim along parapet roof line from Green to Orange, Yellow, and Plum stripes.
- Repaint accent squares from Green to Plum.
- Repaint entry roof (at southwest corner) from Green to Orange.

West Elevation (Facing Palm Avenue)

- Repaint building trim and eyebrows from Green to Cobblestone (Tan)
- Repaint trim along parapet roof line from Green to Orange, Yellow, and Plum stripes.
- Repaint accent squares from Green to Plum.
- Repaint metal fence from Green to Black.

Staff Recommendation: Approval subject to the following:

1. The proposed Orange, Yellow and Plum stripes on the building to be approved for the south and west elevations (street side, non-residential) only. All Orange, Yellow, and Plum stripes proposed on the north and east elevation of the building (facing residential) to be Repainted Cobblestone (Tan).
2. The entry roof at the southwest corner of the building to be painted a dark tan color, in lieu of the proposed orange, to complement the existing building color profile.
The following members of the Planning and Zoning Board spoke:

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

Chairman Rose entered the following affected party form into the record:

Marie French, 1400 SW 88 Avenue, in favor of petition/with concerns

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Alternate Member Lippman

The following member of staff spoke:

Joseph Yaciuk, Assistant Planner

The following member of the public spoke:

Robert Gemma, representing the petitioner

On a motion by Alternate Member Lippman, seconded by Member Girello, to approve as recommended by staff, the following vote was recorded:

AYE: Member Girello, Alternate Member Lippman

NAY: Chairman Rose, Vice Chairman Jacob, Member Gonzalez

Motion Failed

Vice Chairman Jacob moved to defer this item to the August 28, 2008 meeting. Motion died for lack of second.

The following members of staff spoke:

David Frank, Administrative Services Director
John Hearn, Assistant City Attorney

The following member of the public spoke:

Robert Gemma, representing the petitioner

On a motion by Member Gonzalez, seconded by Member Girello, to approve, as requested by the petitioner, the Public Storage site plan amendment (SP 2008-16); subject to the northern elevation being painted all Cobblestone (Tan), the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Alternate Member Lippman

NAY: Vice Chairman Jacob

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

4. **SP 2008-12, McDonald's**, 1430 N University Drive, site plan application.

Craig McDonald, representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan application.

September 14, 2020

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-12 (Public Storage)

All of my comments have been satisfied.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 14, 2020
To: MSC 2020-12 file
From: Joe Yaciuk, Planning Administrator
Re: Public Storage

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

All of my comments have been addressed

Current Condition – Public Storage 9/30/2020



West Elevation



South Elevation



East Elevation



North Elevation



SITE PLAN
NOT TO SCALE

PAINTING CODE:
Planning & Zoning Board approval required to change signage and paint per Christian.

- Conceptual Artwork
All Sizes are Estimated Until Technically Verified
- Technical Artwork
- Designed per Redlines

DESIGN SIGN STATUS - MAIN ID WALL SIGNS									
SIGN #	LOCATION	SIGN TYPE	CODE ALLOWANCE	PROPOSED SQ FT	TECHNICALLY VERIFIED	CUSTOMER EXCEPTION APPROVAL	COMMENTS		
1	WEST ELEVATION	CHANNEL LTRS ILLUM. ON RACEWAY	60.0	52.3	X				
2	SOUTH ELEVATION	CHANNEL LTRS ILLUM. ON RACEWAY	60.0	52.3	X				
TOTAL BUILDING SIGN AREA ALLOWED - MAX 120 SF FOR ALL SIGNS / WEST ELEV. - 60 SF / SOUTH ELEV. - 60 SF TOTAL NUMBER OF BUILDING SIGNS ALLOWED - NOT REGULATED, CANNOT EXCEED 120 SF TOTAL FOR ALL SIGNS									
DESIGN SIGN STATUS - FREESTANDING SIGNS									
3	LOCATED OFF OF SW 89TH AVENUE	D/F DIRECTIONAL	1.5	1.5	X				
4	LOCATED OFF OF PEMBROKE ROAD	D/F DIRECTIONAL	1.5	1.5	X				
TOTAL FREESTANDING SIGN AREA ALLOWED - MAX 1.5 SF PER DIRECTIONAL TOTAL NUMBER OF FREESTANDING SIGNS ALLOWED - REGULATED BY PLANNING AND ZONING BOARD									
DESIGN SIGN STATUS - SECONDARY WALL SIGNS / DIRECTIONALS / PANELS									
5	WEST ELEVATION	FCO COPY - NON-ILLUM.	60.0	2.7	X				
6	EAST ELEVATION	FCO COPY - NON-ILLUM.	60.0	7.5	X				

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printer colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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16265 Star Road Nampa, ID 83887 - toll free: 800.592.8058 - tele: 208.945.4020
www.imagenational.com

CLIENT: PUBLIC STORAGE
Site: SITE #25722
1611 South Douglas Road
Pembroke Pines, FL 33025

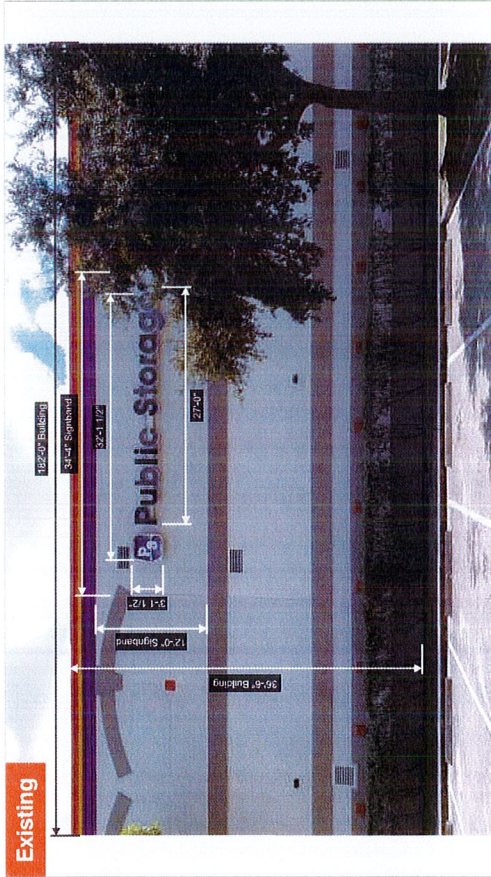
DESIGN NUMBER: TG-0641-20
FILE LOCATION: PBS-25722-Pembroke Pines FL J081520-RE-OPTION 3**Page No.** 1 of 9

DATE: 08/15/20
DESIGNER: EBD / DF
ACCOUNT MANAGER: HS

DRAWING TYPE: Technical
REV:

OPTION 3 - MINIMAL PAINT

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Existing

WEST ELEVATION (OFFICE) -
- REMOVE AND DISCARD SIGN

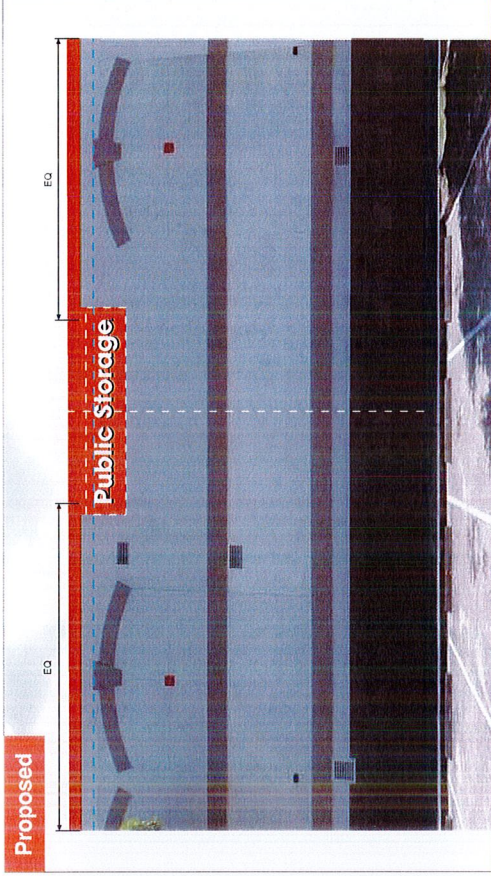
EXISTING SF: 72.28 SF

View from SW 89th Avenue



Special Notes

Letter height cannot exceed 48". Planning & Zoning Board approval required to change signage and sign location. Sign must be visible to the right of all traffic. Sign proposed as largest possible due to lot aggregate.



Proposed

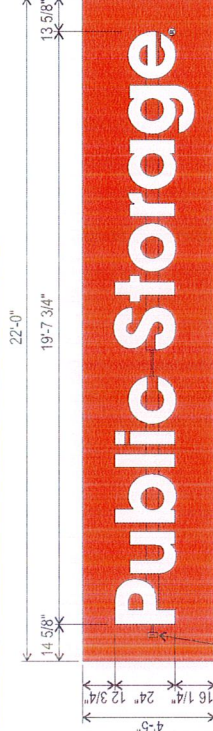
WEST ELEVATION (OFFICE) -
- INSTALL ILLUMINATED CHANNEL LETTERS - RACEWAY

NOTE: PAINTING BY OTHERS

ALLOWED SF: 60 SF for this elevation, lot aggregate is 120 SF.

PROPOSED SF: 52.3 SF

NOTE:
Any deviations from location reference to call Image National on Site Direction.



EXTERNAL DISCONNECT SWITCH
INSTALLED ON EXTERIOR WALL
NEXT TO RACEWAY (BY INSTALLER)

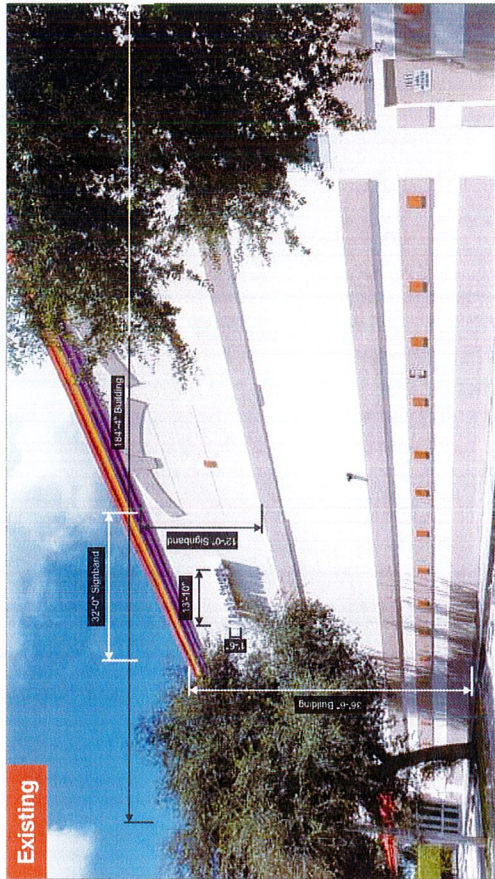
1 ILLUMINATED CHANNEL LETTERS - RACEWAY
SCALE: 1/4"=1'-0"
LETTER AREA (BOXED) - 52.3 SF

MINIMUM CLEAR SPACE REQUIRED - 4'-5" X 22'-0"

OPTION 3 - MINIMAL PAINT

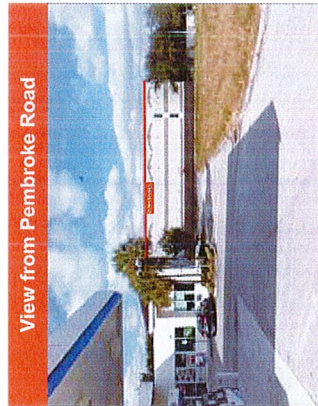
<p>image national signs in ...bringing your image to light! 16265 Star Road Naples, ID 83887 - call free: 800.592.8058 - tele: 208.345.0020 www.imagenational.com</p>		<p>Client: PUBLIC STORAGE Site: SITE #25722 1611 South Douglas Road Pembroke Pines, FL 33025</p>	<p>Design Number: Date: 08/15/20 Designer: EBD Account Manager: GS</p>	<p>File Location: P85-25722-Pembroke Pines FL-081520-RE-OPTION 3 Drawing type: Technical Rev:</p>	<p>Page No. 2 of 9</p>
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It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will vary from actual paint finish and color. Providing a sample of the paint you wish to match or a Milliflex paint color formula will minimize the differences. Letter height cannot exceed 48". Planning & Zoning Board approval required to change signage and sign location. Sign must be visible to the right of all traffic. Sign proposed as largest possible due to lot aggregate. © 2019 Image National Inc. This design is an original work of authorship by Image National, Inc. (Image) which owns the copyright protection by the copyright law of the United States Title 17, U.S. Code. All rights are reserved by image and with the use of this design is authorized by image in writing. image owns the exclusive right to its reproduction in copies in graphic form or as a sign. To preserve image's works based upon the design, it prohibits the design, its reproduction, copies of the design by sale or other transfer of ownership, and its display in any public place.

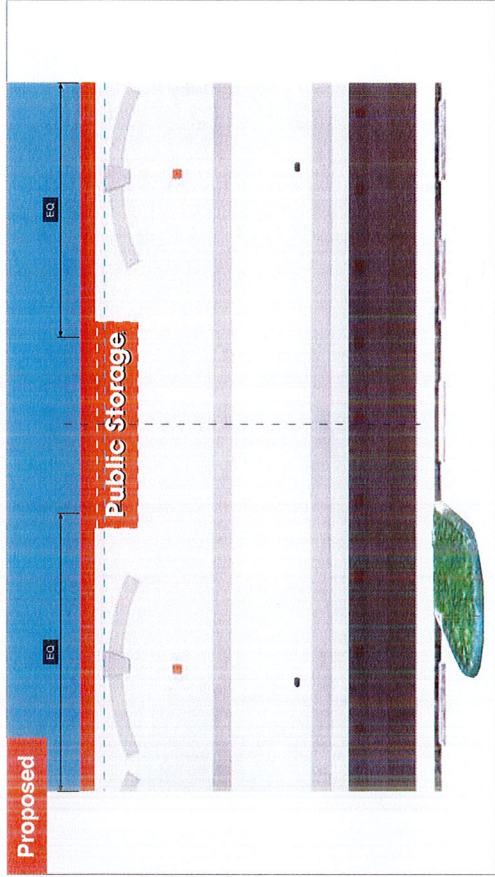


SOUTH ELEVATION (OFFICE) -
- REMOVE AND DISCARD SIGN

EXISTING SF: 71.88 SF



View from Pembroke Road



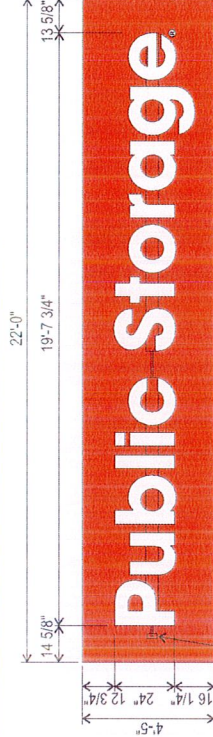
SOUTH ELEVATION (OFFICE) -
- INSTALL ILLUMINATED CHANNEL LETTERS - RACEWAY

NOTE: PAINTING BY OTHERS

ALLOWED SF: 60 SF for this elevation, lot aggregate is 120 SF.

PROPOSED SF: 52.3 SF

NOTE:
Any deviations from location reference to call Image National on Site Direction.



EXTERNAL DISCONNECT SWITCH
INSTALLED ON EXTERIOR WALL
NEXT TO RACEWAY (BY INSTALLER)

2 ILLUMINATED CHANNEL LETTERS - RACEWAY
SCALE: 1/4"=1'-0"
LETTER AREA (BOXED) - 52.3 SF

MINIMUM CLEAR SPACE REQUIRED - 4'-5" X 22'-0"

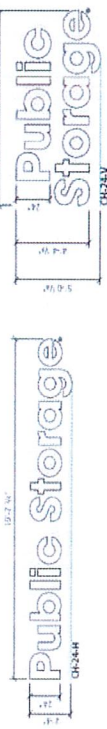
Special Notes
Letter height cannot exceed 48". Planning & Zoning Board approval required to change signage and paint per Christian. Tree will need to be removed to allow sign to be visible to all traffic. Sign proposed as largest possible due to lot aggregate.

OPTION 3 - MINIMAL PAINT

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and print media colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a McWhorter paint color formula will minimize the differences.

<p>image national signs ...bringing your image to light! 16265 Star Road Nampa, ID 83887 - toll free: 800.592.8058 - tele: 208.345.0020 www.imagenational.com</p>	<p>CLIENT: PUBLIC STORAGE</p> <p>Site: SITE #25722 1611 South Douglas Road Pembroke Pines, FL 33025</p>	<p>Design Number:</p> <p>Date: 08/15/20</p> <p>Designer: EBD</p> <p>Account Manager: GS</p>	<p>File Location: P85-25722-Pembroke Pines FL-081520-RE-OPTION 3</p> <p>Page No.: 3 of 9</p>
	<p>U.S. & P.R. - All signs conform to UL-487 (61 labeled accordingly) & must comply with UL-411 (flame retardant) - all signs must be CULS in accordance with requirements of article 901 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.</p> <p>IMPACT PLANT - UL #433195-0101</p>	<p>FILE LOCATION: P85-25722-Pembroke Pines FL-081520-RE-OPTION 3</p> <p>DATE: 08/15/20</p> <p>DESIGNER: EBD</p> <p>ACCOUNT MANAGER: GS</p>	<p>FILE LOCATION: P85-25722-Pembroke Pines FL-081520-RE-OPTION 3</p> <p>Page No.: 3 of 9</p>

CH-24-H
 CH-24-V
 CHR-24-H
 CHR-24-V



Public Storage

Material Breakdown	
Modules	24VPS
P	6
U	8
B	4
L	4
I	4
C	6
S	7
T	4
O	6
R	3
A	7
E	10
G	7

Can Depth 5"	LED Loc. From Face N/A	ILLUMINATION FACE LIT	Power Supply Location REMOTE	Primary Circuit (120 VAC) 1.1 Amps	Total Module Watts 49.30 Watts	Total System Watts 58.66 Watts	Sign Area 51.91 Sq Ft	Energy Usage 1.13 Watts/Sq Ft
CH-24-H & CH-24-V; THE SAME ESTIMATION WORKS FOR 71K POWERSTRIP ALSO			ESTIMATE FOR SINGLE FACED SIGN			SKU 93653671	Quantity 79 Mod 53 Ft	
<p>1) THE GRAPHICS ABOVE ARE FOR REFERENCE ONLY and should not be used for commercial quotation or bid without validation. The material estimates for Tetra® LED Systems are based upon our engineering standards and information provided pertaining to font, letter height, can depth, face material, and any special instructions provided by the customer.</p> <p>2) LED MODULE PLACEMENT AND QUANTITY IS AN APPROXIMATION ON ONLY. The sign manufacturer must verify module placement and quantity to ensure even illumination.</p> <p>3) Final material quantities for estimation purposes and construction on the job must be verified by the sign manufacturer. O.E.N. (owner specify) before installation for acceptable color, illumination, intensity, & functionality.</p> <p>4) All signs should be tested as complete units (including correct Tetra® power supply) before installation for acceptable color, illumination, intensity, & functionality.</p> <p>5) For detailed information and instructions refer to the applicable Tetra® product found under: https://products.currentbvnae.com/</p>								
TECHNICAL SUPPORT: 888-694-3533 / 216-266-2419 EMAIL: currentsupport@ge.com			Drawn By: MT Checked By: SD Date: 9/11/18			Job Name: Public Storage Customer Name:		
			Drwg #: 077251 - 17 Rev A			PAGE 1 OF 1		

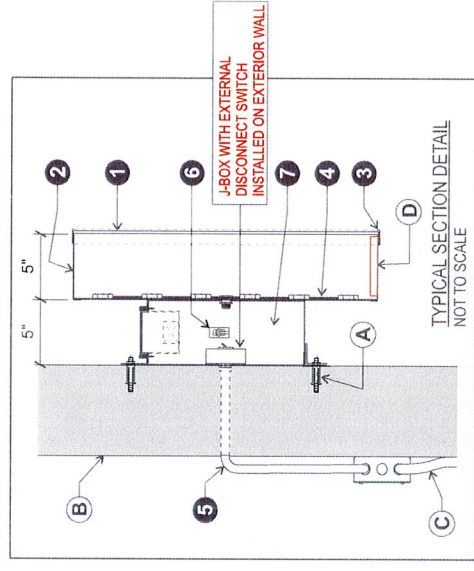
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 WWW.imagenational.com

CLIENT: PUBLIC STORAGE
 SITE: SITE #25722
 1611 South Douglas Road
 Pembroke Pines, FL 33025

DESIGN NUMBER: 08/26/20
 DESIGNER: EBD
 ACCOUNT MANAGER: GS

FILE LOCATION: P8852512620BHPKME-P4166516-04-2002NFS
 DRAWING TYPE: Technical
 REV: 3
 4 of 9

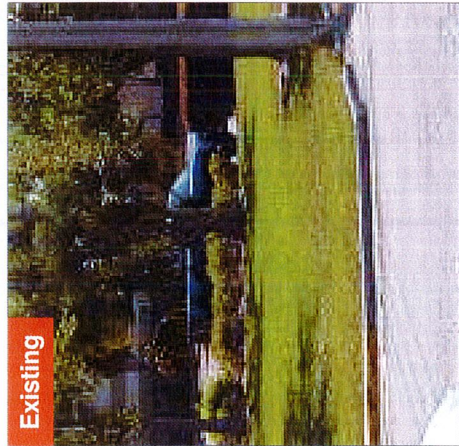
OPTION 3 - MINIMAL PAINT



- ### INSTALL
- A. Non-Corrosive Securement Using Appropriate Mounting Hardware
 - B. Blocking as Required per Location
 - C. 20 amp 120v Circuits Required (Supplied by others than Image National)
 - D. 1/4" Weep Holes and Baffle as Required

If is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

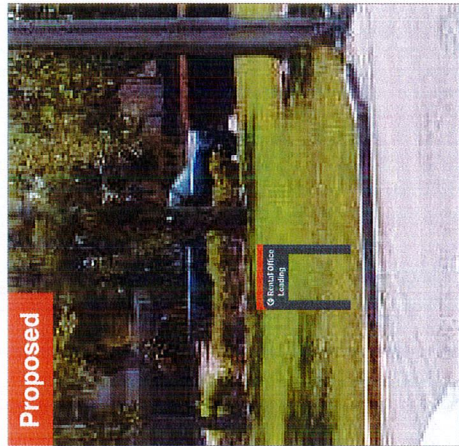
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Existing

NO EXISTING DIRECTIONAL SIGN

Existing SF: N/A



Proposed

D/F DIRECTIONAL
INSTALL DIRECTIONAL SIGN

ALLOWED SF: Max 1.5 SF
PROPOSED SF: 1.5 SF
ALLOWED OAH: 8'-6" Tall

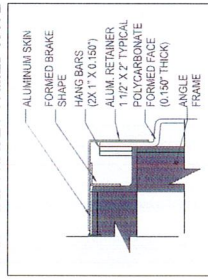


SITE PLAN DETAIL
SCALE: TBD

Special Notes

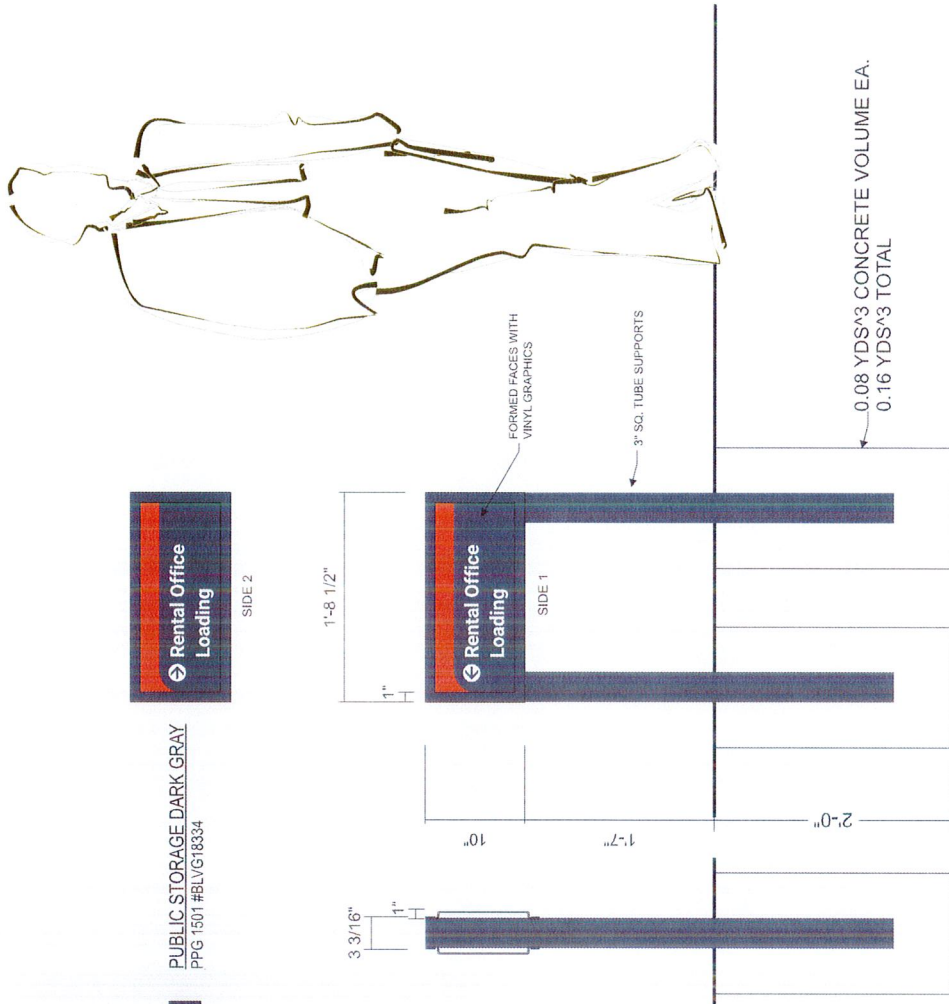
No commercial copy. Proposed will exceed allowance for a directional, variance required. Planning and Zoning board approval required to update signage per Christian.

POLYCARBONATE FORMED FACE



FORMED FACE SECTION DETAIL
SCALE: NTS

NOTE:
Any deviations from location reference to call image National on Site Direction.



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

NEW D/F DIRECTIONAL SIGN - NON-ILLUMINATED
SCALE: 1"=1'-0"

OPTION 3 - MINIMAL PAINT

If it is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and stain from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

<p>image national signs ...bringing your image to light! 16265 Star Road Nampa, ID 83887 - toll free: 800.592.8058 - tele: 208.345.4020 www.imagenational.com</p>	<p>Client: PUBLIC STORAGE Site: SITE #25722 1611 South Douglas Road Pembroke Pines, FL 33025</p>	<p>Design Number: 3 Date: 08/15/20 Designer: EBD Account Manager: GS</p>	<p>File Location: PBS-25722-Pembroke Pines FL-081520-RE-OPTION 3 Drawing type: Technical Rev:</p>	<p>Page No. 5 of 9</p>
	<p>UL LISTED UL #433195-001 U.S. & P.R. - All signs conform to UL-462 (813 allowed accordingly) & must comply with UL-411 (813 allowed accordingly). This sign is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. Includes proper grounding and bonding of the sign.</p>			

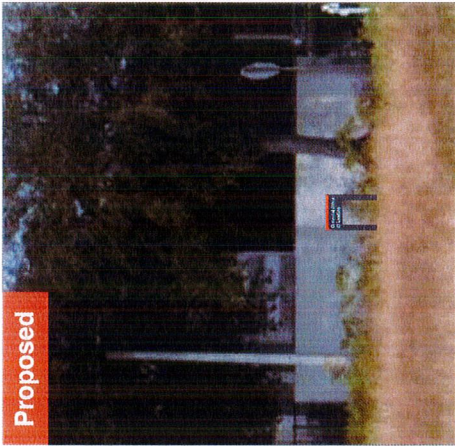
Existing



NO EXISTING DIRECTIONAL SIGN

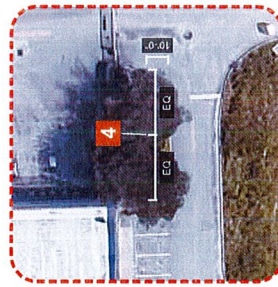
Existing SF: N/A

Proposed



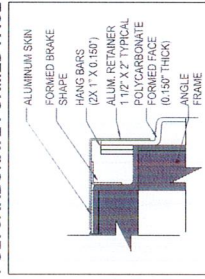
D/F DIRECTIONAL
INSTALL DIRECTIONAL SIGN

ALLOWED SF: Max 1.5 SF
PROPOSED SF: 1.5 SF
ALLOWED OAH: 8'-6" Tall



SITE PLAN DETAIL
SCALE: TBD

POLYCARBONATE FORMED FACE



FORMED FACE SECTION DETAIL
SCALE: NTS

Special Notes
No commercial copy. Proprietor will exceed allowances for a directional, variance required. Plans and specifications are subject to change without notice.
CUSTOM SIGN CONSTRUCTION SHOWN IS A CITY REQUIREMENT

NOTE:
Any deviations from location reference to call image National on Site Director.

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and print media colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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U.I. #433195-001
IMAPA PLANT

U.S. & P.R. - All signs conform to UL-407 (UL listed accordingly) & must comply with UL-411 (UL listed accordingly). Canada - all signs must be CAN listed (UL listed accordingly). All signs must meet or exceed all requirements of applicable local National Electrical Code and/or applicable local codes.

CLIENT: PUBLIC STORAGE

Site:
SITE #25722
1611 South Douglas Road
Pembroke Pines, FL 33025

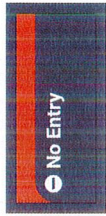
Design Number:

Date: 08/15/20
Designer: EBD
Account Manager: GS

FILE LOCATION: P85-25722-Pembroke Pines FL-481520-RE-OPTION 3

Drawing type: Technical
Rev:

OPTION 3 - MINIMAL PAINT



SIDE 2

PUBLIC STORAGE DARK GRAY
PPG 1501 #BLVG18334

1'-8 1/2"



SIDE 1

FORMED FACES WITH VINYL GRAPHICS

3" SQ. TUBE SUPPORTS

0.08 YDS³ CONCRETE VOLUME EA.
0.16 YDS³ TOTAL

3 3/16"

1"

10"

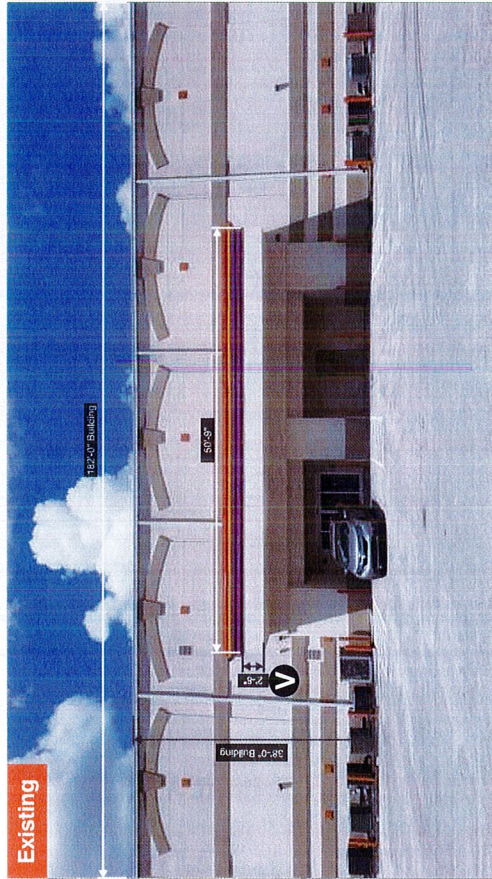
1'-7"

2'-0"

1'-0"

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

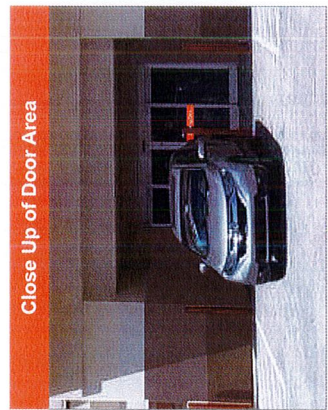
NEW D/F DIRECTIONAL SIGN - NON-ILLUMINATED
SCALE: 1"=1'-0"



Existing

EAST ELEVATION (OFFICE) -
- NO EXISTING SIGNAGE

EXISTING SF: N/A



Close Up of Door Area

Special Notes
Planning & Zoning Board approval required to update signage & paint per Christian. Sign 6 to be permitted as well sign. Will exceed dimensional allowance.



Proposed

EAST ELEVATION (OFFICE) -
- INSTALL FCO COPY LETTERS - NON-ILLUMINATED

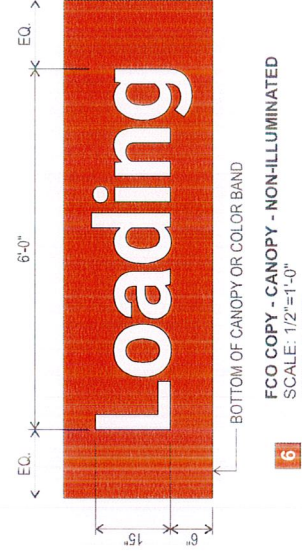
NOTE: PAINTING BY OTHERS

ALLOWED SF: 66 SF for this elevation, 1st aggregate is 129 SF, Letter height cannot exceed 48"
PROPOSED SF: 7.5 SF

NOTE:
Any deviations from location reference to call Image National on Site Direction.

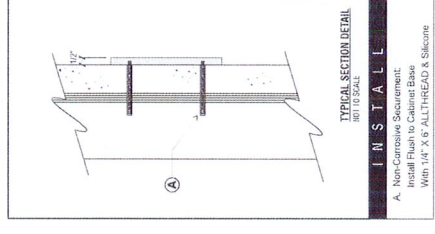
Loading

FLUSH MOUNT TO WALL WITH (28) 1/4" X 6" STUDS & SILICONE



FCO COPY - CANOPY - NON-ILLUMINATED
SCALE: 1/2"=1'-0"
AREA: 7.5 SF

1/2" THICK WHITE ACRYLIC CUT OUT LETTERS WITH FIRST SURFACE REFLECTIVE WHITE VINYL. INSTALL ON FACE OF CANOPY WITH STUDS



TYPICAL SECTION DETAIL
NOT TO SCALE
INSTALL
A. Non-Corrosive Securement: Image National Castors With 1/4" X 6" ALTHREPOD & Silicone

OPTION 3 - MINIMAL PAINT

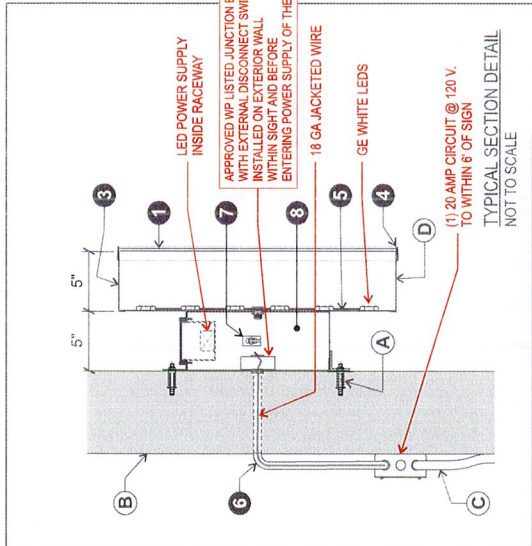
It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Millstone paint color formula will minimize the differences.

Design Number:	Design Number:	File Location: P85-25722-Pembroke Pines FL J8150-RE-OPTION 3	Page No.:
Date: 08/15/20	Date: 08/15/20	Drawing type: Technical	8 of 9
Designer: EBD	Designer: EBD	Rev.:	
Account Manager: GS	Account Manager: GS		

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INADRA PLANT
UL #433935-001
U.S. & P.R. - All signs conform to UL-482 (81 labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CUS in accordance with requirements of article 604 of the National Electrical Code and/or applicable local codes. Outdoor signs require grounding and bonding of the sign.

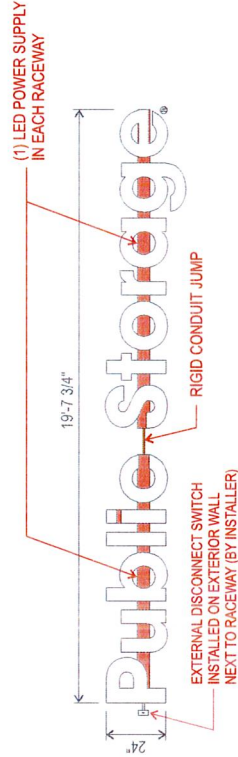
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ITEM #	DESCRIPTION
1	Plex White 3/16"
2	Alum Coat D40 x 5.3 Black/WHI (LETTER FACES)
3	Trim Cap, Jewelrite 1.0\" Black (RETURNS)
4	Alum .080 White (BACKS)
5	Flex Alum Contbutt 1/2"
6	Disconnect switch & Photocell - Left End of Raceway
7	Metal Raceway
8	Metal Raceway

ITEM #	DESCRIPTION
A.	Non-Corrosive Securement Using Appropriate Mounting Hardware
B.	Concrete Wall
C.	20 amp 120v Circuits Required (supplied by others than Image National)
D.	1/4\" Weep Holes as Required

APPROVED FASTENER SCHEDULE
FOR USE WITH WOOD OR EIFS WALL SYSTEMS (EXCLUDING TIP)
FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE
FOR USE WITH CONCRETE, MASONRY AND BRICK
FOR USE WITH CONCRETE, MASONRY AND BRICK



1 2 ILLUMINATED CHANNEL LETTERS - RACEWAY
SCALE: 1/4\"=1'-0"

POWER SUPPLIES	(2) GEPS24-60UVA
TOTAL AMPS	2.2 @ 120 V. (1) 20 AMP CIRCUIT REQ'D

1 LETTER FACE: MATERIAL: 3/16\" CLEAR ACRYLIC OR 150 CLEAR POLYCARBONATE FIRST SURFACE 3M 9935-70 DIFFUSER FILM & 3660 CLEAR OVERLAMINATE FILM	2 RETURNS: MATERIAL: 5\" D40 OR .050 PRE-PAINTED BLACK ALUMINIUM	3 TRIM CAP: MATERIAL: 1\" JEWELRITE COLOR: BLACK
4 BACKS: MATERIAL: PRE-PAINTED WHITE 3MM ACM PANELS	5 ILLUMINATION: MATERIAL: GE WHITE L.E.D. ILLUMINATION	6 ELECTRICAL: REMOTE: T.B.D. AMPS @ 120 V.

OPTION 3 - MINIMAL PAINT

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CLIENT: PUBLIC STORAGE

CLIENT: MAMPA PLANT -
UL #43315-001

SITE: SITE #25722
1611 South Douglas Road
Pembroke Pines, FL 33025

DESIGN NUMBER: File Location: P85-2572-2-Pembroke Pines-FL-181520-06-OPTION 3

DATE: 08/15/20

DESIGNER: EBD

ACCOUNT MANAGER: GS

PAGE No. 9 of 9

(MSC 2020-12)

