



## Planning Commission Staff Report

Date: October 13, 2010

Case No.: SP 10-006

Type: Sign Program

Applicant: Best Signs, Inc.

Location: 111 South Sunrise Way

APN: 508-100-053

General Plan: TRC (Tourist Resort Commercial)

Zone: Section 14 Master Plan - RA (Resort Attraction)

From: Craig A. Ewing, AICP, Director of Planning Services

Project Planner: David A. Newell, Associate Planner

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### **PROJECT DESCRIPTION:**

The proposed project is a sign program for the commercial complex located at 111 South Sunrise Way. The proposed sign program will establish guidelines for all future signage for the complex and individual tenants.

### **RECOMMENDATION:**

That the Planning Commission approve as submitted Case No. SP 10-006 to allow the implementation of a sign program for the commercial complex located at 111 South Sunrise Way, subject to the attached conditions of approval.

**PRIOR ACTIONS:**

On September 20, 2010, the sign program was reviewed by the Architectural Advisory Committee (AAC) and by a vote of 4-2-1 (opposed King & Wexler; abstain Parker) recommended approval of the following signage:

1. Two free-standing monument signs as proposed;
2. Two main signs for Rite Aid as proposed (No additional secondary signage for this building);
3. Four main signs for Eisenhower as proposed (No additional secondary signage for this building);

The applicant has stated that they would like to proceed with all of the signage as originally submitted.

**BACKGROUND:**

The subject site is approximately 3.81-acres in size and bounded by streets on three sides: East Tahquitz Canyon Way on the north, South Sunrise Way on the east, and Arenas Road on the south. To the west, the property abuts a vacant lot.

On November 27, 2008, the Planning Commission approved the Conditional Use Permit to construct a medical office building and pharmacy on the subject site. The medical office building has been completed on the southerly portion of the property and the pharmacy building is under construction on the northerly portion of the property.

Surrounding land uses, Zoning, and General Plan designations are detailed below:

	<b>Land Use</b>	<b>General Plan</b>	<b>Zoning</b>
North	Vacant (Future Shopping Center)	TRC (Tourist Resort Commercial)	Section 14 Master Plan – RA (Resort Attraction)
South	Assisted Living Facility	HDR (High Density Residential)	Section 14 Master Plan – HR (High Density Residential)
East	Commercial Shopping Center	NCC (Neighborhood / Community Commercial)	C-1 (Central Retail Business Zone)
West	Vacant	TRC (Tourist Resort Commercial)	Section 14 Master Plan – RA (Resort Attraction)

**ANALYSIS:**

Sign programs are required for all buildings with more than one (1) tenant. The 3.81-acre site contains two buildings with one tenant in each building. Due to the size of the commercial complex and the potential for multi-tenanted buildings, staff determined that a sign program may be the appropriate request for signage. Should the Planning

Commission determine otherwise, the project should be continued and the applicant will be required to submit separate signage applications.

According to Section 93.20.10(C)(6) of the Palm Springs Zoning Code (PSZC), "*Sign programs shall integrate with the architecture of the building complex, including such elements as size, color, location and construction material.*" A sign program may be approved which varies from the specific limitations of the sign ordinance.

The applicant has submitted multiple signage types for this building complex. These signs include monument signs, main signs, accessory / convenience signs, safety directional signs and temporary signs. Some of this signage is inconsistent with the sign ordinance. The applicant has indicated that some of the signage may be installed at a future date. Staff has analyzed the proposed and future signage below.

### **Proposed Signage**

#### Monument Signs

The sign ordinance allows commercial complexes in excess of 3½ acres the following signage:

*"one (1) identification sign on each street frontage. Such signs shall not extend beyond the property or into the right-of-way and shall be used solely to identify the center. The allowable sign area shall be ten (10) square feet of sign per acre to a maximum area of fifty (50) square feet per face. Signs shall not exceed a maximum height of eight (8) feet."*

The subject property is 3.81 acres in size and has three street frontages. The sign program proposes two monument signs on two of the frontages. The allowable sign area is thirty-eight square feet and the sign program proposes thirty square feet of sign area on each side of the double-faced monument signs. The proposed height of the monument signs are 8 feet 10 inches. Therefore, the only deviation is the height which exceeds eight feet. Staff believes that this deviation is acceptable given that it's minor and allows for design creativity which incorporates the architectural elements of the buildings.

#### Medical Office (Eisenhower) Signs

The sign program proposes the following signage for the medical office building located on the southerly portion of the property:

<b>Sign #</b>	<b>Description</b>	<b>Sign Type</b>	<b>Quantity</b>	<b>Permitted</b>
Primary Sign W	½" Cast Acrylic – Non Illuminated	Main Sign & Accessory Signs	1	No
Primary Sign N	All Aluminum LED Reverse Lit Channel Letters – Logo Front / Back	Main Sign	1	No

Sign #	Description	Sign Type	Quantity	Allowed
Primary Sign E	All Aluminum LED Reverse Lit Channel Letters – Logo Front / Back	Main Sign	2	Yes
Primary Sign S	All Aluminum LED Reverse Lit Channel Letters – Logo Front / Back			
Secondary Sign N	Primary Care & Lab Services - Aluminum LED Reverse Lit Channel Letters	Accessory Signs	1 each	No
Secondary Sign E	Primary Care & Imaging - Aluminum LED Reverse Lit Channel Letters	Accessory Signs	1 each	No
Secondary Sign S	Primary & Lab Services - Aluminum LED Reverse Lit Channel Letters	Accessory Signs	1 each	No

The applicant would be permitted one main sign per street frontage and certain accessory signs at the entrance to the building, pursuant to Section 93.20.05 of the sign ordinance.

**Primary Signs “W” & “N”** above face a parking lot and are not normally permitted by the sign ordinance. Additionally, **Primary Sign “W”** above includes accessory signage that should be located on the entry door, on the building adjacent to the entry door, or inside the glass window nearest to the entry and should not exceed two square feet in size, as required by Section 93.20.05 of the sign ordinance. **Secondary Signs “N”, “E” and “W”** above are not normally permitted by the sign ordinance.

*Conclusion:* The AAC recommended approval of **Primary Signs “W”, “N”, “E” and “S”**, and excluded the **Secondary Signs “N”, “E” and “S”**. Staff agrees with the AAC’s recommendation and believes that this will represent the least departure from the standards of the sign ordinance necessary for the effectiveness of the program for this building. Staff has included a condition in the draft resolution that all **Secondary Signs** be removed from the sign program.

Should the property owner wish to convert the building to a multi-tenanted building, staff has included a condition in the draft resolution that requires the property owner to submit an amendment to the sign program prior to approval of a tenant improvement for such purposes.

Pharmacy (Rite Aid) Signs

The sign program proposes the following signage for the pharmacy building located on the northerly portion of the site:

Sign #	Description	Sign Type	Quantity	Permitted
1a, 1b	36" Primary Channel Letter Set w/ 45" Shield	Main Sign	2 each	No
2	24" Reverse Pan Channel Pharmacy Letters			
3a	11" GNC Live Well Channel Letter Set	Accessory Sign	1	No
3b	11" Drive Thru Channel Letter Set	Accessory Sign	1	No
3c	11" Liquor Channel Letter Set	Accessory Sign	1	No
4a	20' OAH Pylon w/ EMC	Main Sign, Accessory Sign & Time / Temp. Display Sign	4	No
4b	20' OAH Pylon w/ Readerboard	Main Sign, Accessory Sign & Attraction Board	4	No
5a, 5b	Non-Illum. "Coming Soon" Sign	Temporary Sign	2	Yes

As stated previously, the applicant would be permitted one main sign per street frontage and certain accessory signs at the entrance to the building, pursuant to Section 93.20.05 of the sign ordinance.

Sign #s "1a", "1b" and "2" above are considered one main sign. The sign program proposes two main signs for Rite Aid. The size of these main signs exceeds the maximum sign area permitted by the sign ordinance. See the table below:

Building Street Frontage	Lineal Feet of Building Frontage	Sign Area Permitted	Main Sign Area Proposed
Tahquitz Canyon Way	107 Lineal Feet	63 square feet	138 square feet
South Sunrise Way	163 Lineal Feet	95 square feet	138 square feet

Sign #s "3a", "3b" and "3c" above are considered accessory signs that are not permitted at this size and location. This type of signage is limited to two square feet and must be located on the entry door, on the building adjacent to the entry door, or inside the glass window nearest to the entry.

The applicant has stated that Sign #s "4a" and "4b" are no longer proposed as part of the sign program. (A condition is provided in the draft resolution that requires these signs be eliminated from the sign program prior to any issuance of sign permits for this property.)

Sign #s "5a" and "5b" are considered temporary signs. The applicant indicated that these signs were no longer part of the sign program during the AAC meeting; however, staff conducted a site visit since that time and these signs have been installed. Staff accepts these signs as part of the sign program and has included a condition of approval that these signs be removed prior to issuance of certificate of occupancy.

**Conclusion:** The AAC recommended approval of the two main signs (Sign #s “1a”, “1b” and “2”) as submitted, but recommended that the accessory signs (Sign #s “3a”, “3b” and “3c”) be eliminated from the sign program. Staff agrees with the AAC’s recommendation and believes that this will represent the least departure from the standards of the sign ordinance necessary for the effectiveness of the program for this building. Staff has included a condition that the accessory signs (Sign #s “3a”, “3b” and “3c”) be removed from the sign program prior to issuance of any sign permits.

**Future Signage**

The sign program indicates future signage for the Rite Aid Pharmacy building as follows:

Sign #	Description	Sign Type	Quantity
6, 7	13" Drive Thru Pharmacy Bldg Letterset w/ Arrow	Directional Sign	2
8	13" Drive Thru Pharmacy Bldg Letterset w/o Arrow	Directional Sign	1
9a	8" Non-Illum. Clearance 10'-0" or 9'-6"	Safety & Convenience Sign	1
9b	8" Non-Illum. Pick-up	Safety & Convenience Sign	1
9c	8" Non-Illum. Drop-off	Safety & Convenience Sign	1
9d	8" Non-Illum. Exit Only	Safety & Convenience Sign	1
9e	18" Non-Illum. Exit Only	Safety & Convenience Sign	1
10	Non-Illuminated Directional	Safety & Convenience Sign	1
11	Non-Illuminated Directional	Safety & Convenience Sign	1

The above signage pertains to a drive-through facility which is not approved, nor allowed by the Section 14 Master Plan. Staff has included a condition in the draft resolution that this signage be eliminated from the sign program prior to issuance of any sign permits. Should an amendment to the Master Plan be approved and a Conditional Use Permit issued for a drive-through facility, the applicant will have to amend the sign program to allow any future drive-through signage.

**REQUIRED FINDINGS:**

A sign program may be approved which varies from the specific limitations of the sign ordinance. Based on the aforementioned staff recommendations, five deviations would be approved as part of this sign program:

**Monument Signs**

1. Increase in monument sign height from eight feet maximum to eight feet and ten inches.
2. Accessory signage is permitted on main sign for one tenant.

**Medical Office (Eisenhower) Building Signage**

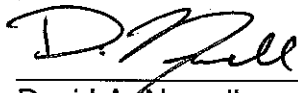
3. Two additional main signs – one on the east and north elevations of the building.

**CONCLUSION:**

The program has received a recommendation of approval from the Architectural Advisory Committee, and staff has provided a recommendation for the required findings. Therefore, staff is recommending approval of the proposed sign program, Case SP 10-006, as conditioned in the draft resolution.

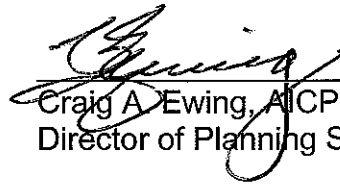
**ENVIRONMENTAL ASSESSMENT:**

Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt under Section 15311(a) (Accessory Structures).



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David A. Newell  
Associate Planner



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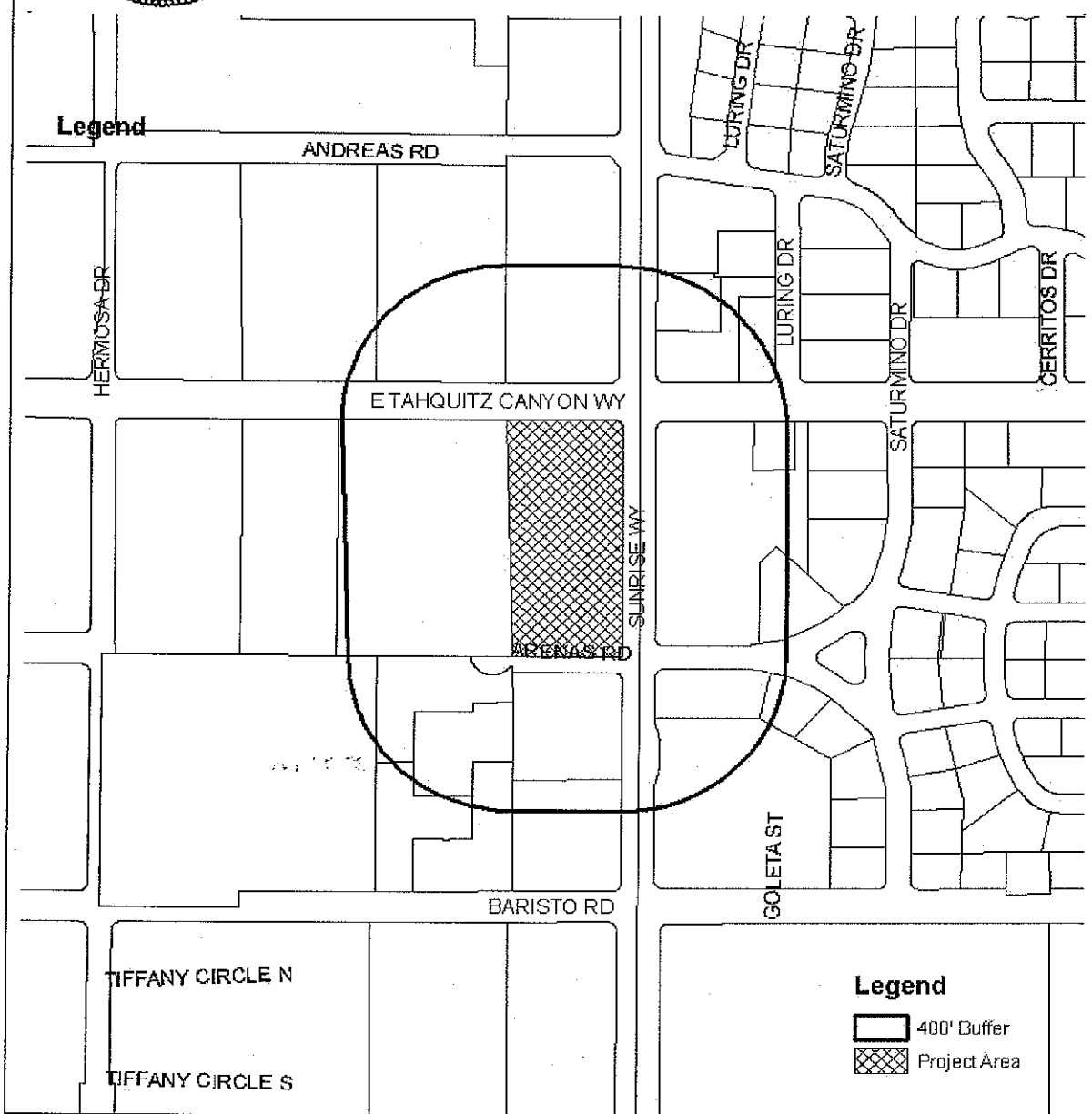
Craig A. Ewing, AICP  
Director of Planning Services

**ATTACHMENTS:**

- 1) 400' Radius Map
- 2) Draft Resolution with Conditions of Approval
- 3) Proposed Sign Program



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** SP 10-006

**APPLICANT:** Best Signs, Inc.

**DESCRIPTION:** Best Signs, Inc. for a sign program for the property located at 111 South Sunrise Way, Zone RA (Section 14 Specific Plan), Section 14. (DN)



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE SP 10-006, ALLOWING THE IMPLEMENTATION OF A SIGN PROGRAM FOR THE PROPERTY LOCATED AT 111 SOUTH SUNRISE WAY.

WHEREAS, Best Signs, Inc. (the "Applicant"), has filed an application with the City pursuant to Section 93.20.05 of the Sign Ordinance for a sign program located at 111 S. Sunrise Way, APN: 508-100-053 , Zone RA (Resort Attraction – Section 14 Master Plan), Section 14; and

WHEREAS, notice of public meeting of the Planning Commission of the City of Palm Springs to consider Case No. SP 10-006 was given in accordance with applicable law; and

WHEREAS, on September 20, 2010, a public meeting on the application for an architectural recommendation was held by the Architectural Advisory Committee in accordance with applicable law; and

WHEREAS, on October 13, 2010, a public meeting on the application for architectural approval was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorical Exempt as a Class 11 exemption (accessory structures) pursuant to Section 15311(a) of the CEQA Guidelines; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorical Exempt under Section 15311(a)(Accessory Structures).

Section 2: Section 93.20.09 stipulates three findings that are required for a sign program to be approved that deviates from the strict provisions of the Sign Ordinance. The Planning Commission finds that:

- 1) *Due to the physical characteristics of the property and the orientation and design of the structures on the property, strict application of the regulations of the sign ordinance will not give adequate visibility to the signage.*

The subject property is a 3.81-acre site with two large buildings surrounded by parking and landscaping. The northerly building is setback approximately one hundred feet from right-of-way. The southerly building is near Sunrise Way and Arenas Road. Given the size and layout of the property, an increase in signage for the buildings will allow users to easily identify services offered while on- or off-site. Therefore, strict application of the sign ordinance would not otherwise provide adequate visibility to the signage.

- 2) *The approved program will be compatible with the design of the property and will represent the least departure from the standards of the sign ordinance necessary for the effectiveness of the program.*

The approved program will allow a unified and consistent design for each building, and the monument signs will tie the commercial center's architecture together. The deviations of increased signage will represent the least departure from the sign ordinance while providing adequate signage for the complex and individual tenants.

- 3) *The approved program is compatible with the surrounding property and not contrary to the purpose of the sign ordinance.*

The subject property has frontage on three streets – Tahquitz Canyon Way, Sunrise Way and Arenas Road. Tahquitz Canyon Way and Sunrise Way are Major Thoroughfares, and Arenas Road is a Local Street, as designated by the General Plan. Two monument signs are proposed on the Major Thoroughfares and although one may be permitted by the sign ordinance, no monument sign is proposed on the Local Street. The focus of signage is towards the major streets and towards the users within the interior of the property. Therefore, the approved program is compatible with the surrounding property and not contrary to the purpose of the sign ordinance.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. SP 10-006, subject to those conditions set forth in Exhibit A.

ADOPTED this 13<sup>th</sup> day of October, 2010.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Craig A. Ewing, AICP  
Director of Planning Services

## Exhibit A

Case No. SP 10-006

Sign Program

Eisenhower & Rite Aid Pharmacy  
111 South Sunrise Way  
APN: 508-100-053

October 13, 2010

### CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

### PROJECT SPECIFIC CONDITIONS

- PSP 1. Prior to issuance of any sign permits, the applicant shall revise the sign program as follows:
- Eisenhower Medical Building – Remove all **Secondary Signs**, including “N”, “E” and “S” from the elevations and exhibits.
  - Rite Aid Pharmacy Building – Remove Sign #s “3a”, “3b” and “3c” (GNC, Drive-through and Liquor channel letter signs) from the elevations and exhibits.
  - Rite Aid Pharmacy Building – Remove Sign #s “4a” and “4b” (pylon signs) from the elevations and exhibits.
- The revised sign program must be submitted to the Planning Department prior to issuance of any sign permits.
- PSP 2. The property owner, or representative, shall submit an amendment to the sign program prior to the approval of a tenant improvement for a multi-tenanted building.
- PSP 3. Rite Aid Pharmacy Sign #s “5a” and “5b” shall be removed from the property prior to issuance of certificate of occupancy of this building.
- PSP 4. Rite Aid Pharmacy future signage, referenced as Sign #s “6”, “7”, “8”, “9a”, “9b”, “9c”, “9d”, “9e”, “10” and “11”, shall be removed from the exhibits prior to issuance of any sign permits.

PSP 5. Real estate signage shall be consistent with Section 93.20.07 of the Zoning Code.

#### **ADMINISTRATIVE CONDITIONS**

ADM 1. The proposed development of the premises shall conform to all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, or any other City Codes, ordinances and resolutions which supplement the zoning district regulations.

ADM 2. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case SP 10-006. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

ADM 3. The decision of the Planning Commission may be appealed to the City Council pursuant to Chapter 2.05 of the Palm Springs Municipal Code.

#### **PLANNING DEPARTMENT CONDITIONS**

PLN 1. It shall be the sole responsibility of the owner of the property and/or tenant or agent to restore all mounting surfaces (i.e. walls, facades, windows, railings, etc.) to a condition closest to the original condition upon removal of any sign from the premises.

PLN 2. Approval shall be valid based on the sign amortization schedule in section 93.20.11 of the Palm Springs Zoning Ordinance.

PLN 3. All signs shall comply with the Uniform Building Code regulations.

- PLN 4. All non-approved signage must be removed as part of this approval.
- PLN 5. The Planning Services Department may require the reduction of light intensity and glare from any signage, or the removal of such signage, that poses a nuisance or harm.
- PLN 6. The applicant shall provide all tenants with a copy of the sign program and all Conditions of Approval for this project.

**BUILDING DEPARTMENT CONDITIONS**

- BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

**END OF CONDITIONS**

# EXTERIOR SIGN PROGRAM

**SHEET INDEX**

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- PAGE 2: PRIMARY AND SECONDARY ILLUMINATED CHANNEL LETTER  
PLACEMENT / NORTH ELEVATION
- PAGE 3: PRIMARY AND SECONDARY ILLUMINATED CHANNEL LETTER  
PLACEMENT / SOUTH ELEVATION
- PAGE 4: INDIVIDUAL CAST ACRYLIC LETTERS  
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NORTH, SOUTH EAST AND WEST ELEVATIONS
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- PAGE 10: TENANT MONUMENT DETAILS
- PAGE 11: SITE PLAN

**RITE AID  
SIGN SURVEY SUBMITTAL**

PAGES 1-18

APPROVALS

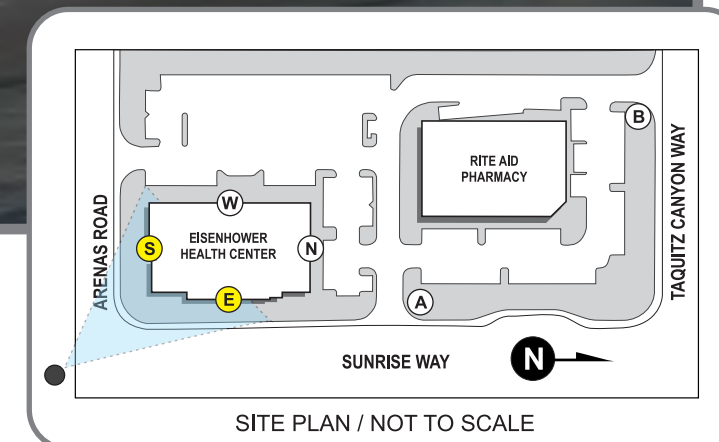


**PALM SPRINGS HEALTH CENTER BUILDING IDENTIFICATION**

<p><b>EISENHOWER HEALTH CENTER</b> PALM SPRINGS MEDICAL OFFICE BUILDING 111 S. SUNRISE WAY PALM SPRINGS, CA 92264</p>	<p><b>BESTSIGNS</b> INCORPORATED 800-50-SIGNS www.bestsignsinc.com CONTRACTORS LIC. NO. 524483</p>	<p>1550 S. Gene Autry Trail Palm Springs, CA 92264 TEL: (760) 320-3042 FAX: 760-320-2090</p>	
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# REVERSE CHANNEL LETTERS

VIEW FROM: E. ARENAS RD AND S. SUNRISE WAY



Client:  
**EISENHOWER MEDICAL CENTER**

Project:  
**PALM SPRINGS HEALTH CENTER  
BUILDING IDENTIFICATION**

Project Address:  
**SUNRISE WAY /  
TAHQUITZ CANYON  
PALM SPRINGS CA**

Account Representative:  
**JIM CROSS**

Designer:  
**JIM CROSS**

Date:  
**AUGUST 25, 2010**

Scale:  
**NTS**

File name:  
**E/Eisenhower/SunriseMedical/  
sign\_program\_01**

Revisions:

Client Approval:



1550 S. Gene Autry Trail  
Palm Springs, CA 92264

TEL: (760) 320-3042  
FAX: 760-320-2090



CONTRACTORS LIC. NO. 524483

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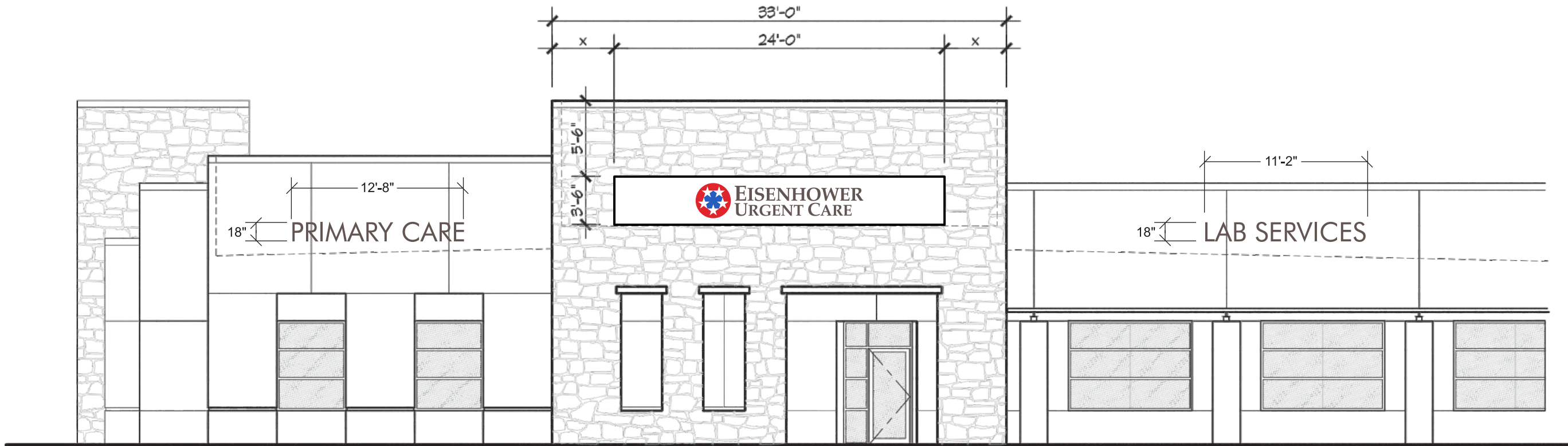
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Drawing No. **1**



REVERSE CHANNEL LETTERS

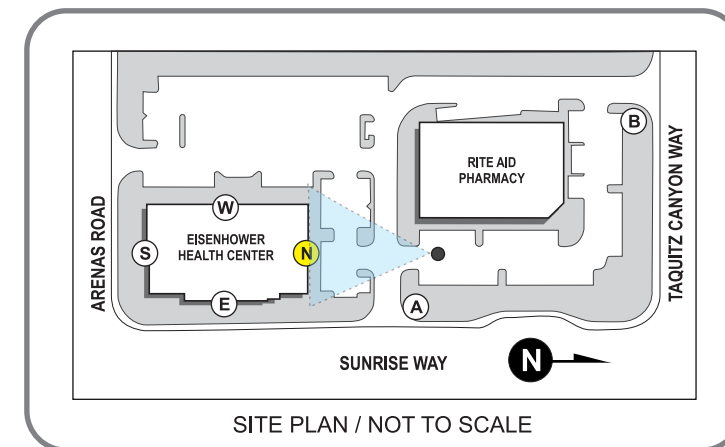
NORTH ELEVATION VIEW/SIDE PARKING



SCALE - 1/8" = 1'.0"



SCALE - 1/16" = 1'.0"



Client:  
EISENHOWER MEDICAL CENTER

Project:  
PALM SPRINGS HEALTH CENTER  
BUILDING IDENTIFICATION

Project Address:  
SUNRISE WAY /  
TAHQUITZ CANYON  
PALM SPRINGS CA

Account Representative:  
DARNELL REED

Designer:  
JIM CROSS

Date:  
JULY 8, 2010

Scale:  
AS SHOWN

File name:  
E/Eisenhower/SunriseMedical/  
sign\_program\_01

Revisions:

Client Approval:



800-50-SIGNS www.bestsignsinc.com

1550 S. Gene Autry Trail  
Palm Springs, CA 92264

TEL: (760) 320-3042  
FAX: 760-320-2090



CONTRACTORS LIC. NO. 524483

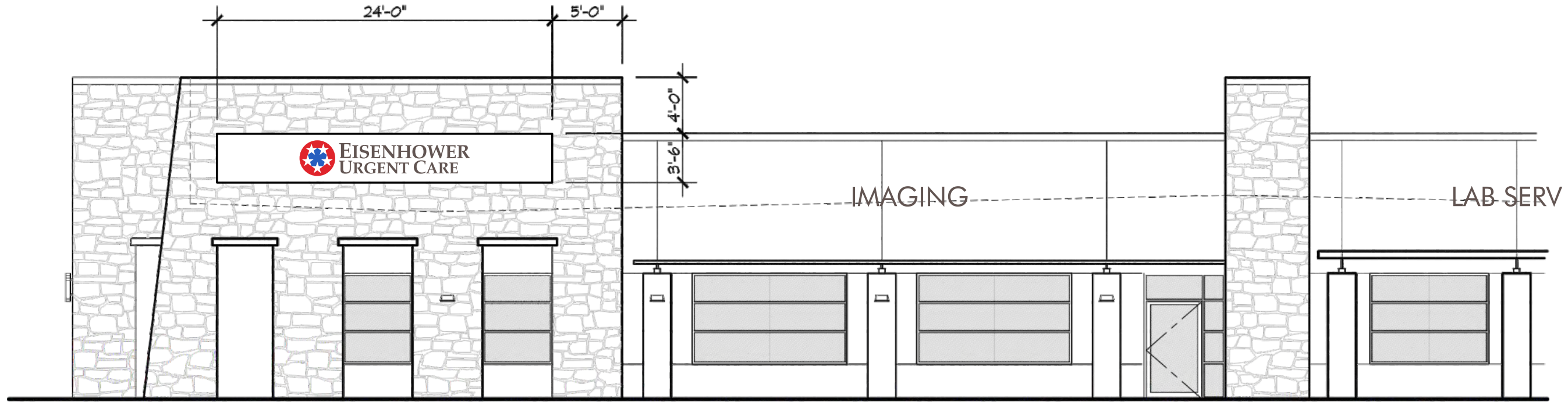
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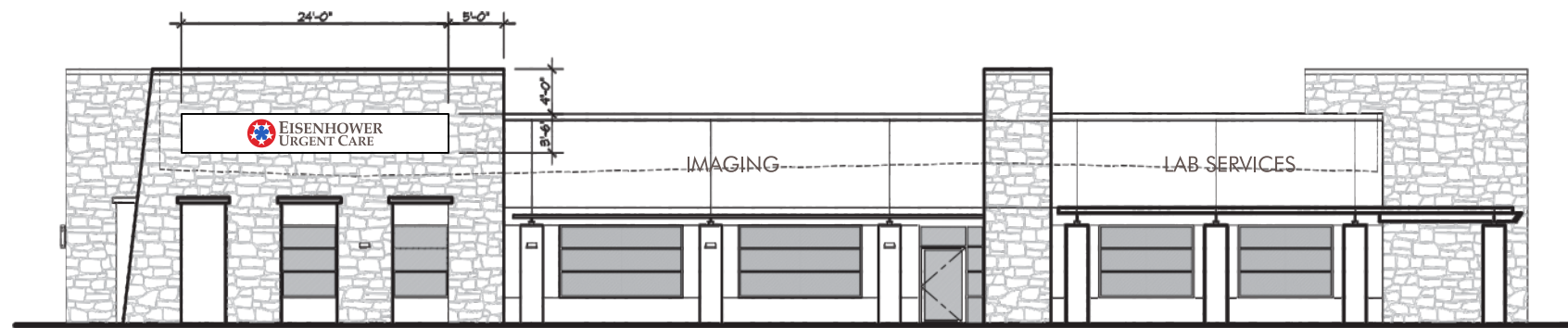
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ILLUMINATED REVERSE CHANNEL LETTERS

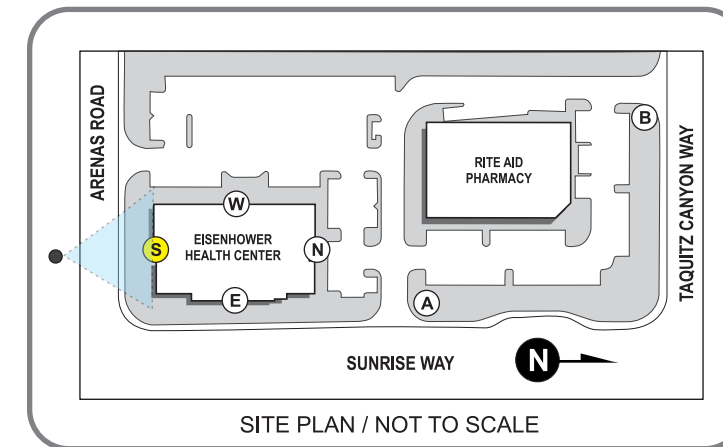
SOUTH ELEVATION VIEW/ARENAS RD



SCALE - 1/8" = 1'.0"



SCALE - 1/16" = 1'.0"



SITE PLAN / NOT TO SCALE

Client:  
EISENHOWER MEDICAL CENTER

Project:  
PALM SPRINGS HEALTH CENTER  
BUILDING IDENTIFICATION

Project Address:  
SUNRISE WAY /  
TAQUITZ CANYON  
PALM SPRINGS CA

Account Representative:  
DARNELL REED

Designer:  
JIM CROSS

Date:  
JULY 8, 2010

Scale:  
AS SHOWN

File name:  
E/Eisenhower/SunriseMedical/  
sign\_program\_01

Revisions:

Client Approval:



800-50-SIGNS www.bestsignsinc.com

1550 S. Gene Autry Trail  
Palm Springs, CA 92264

TEL: (760) 320-3042  
FAX: 760-320-2090



CONTRACTORS LIC. NO. 524483

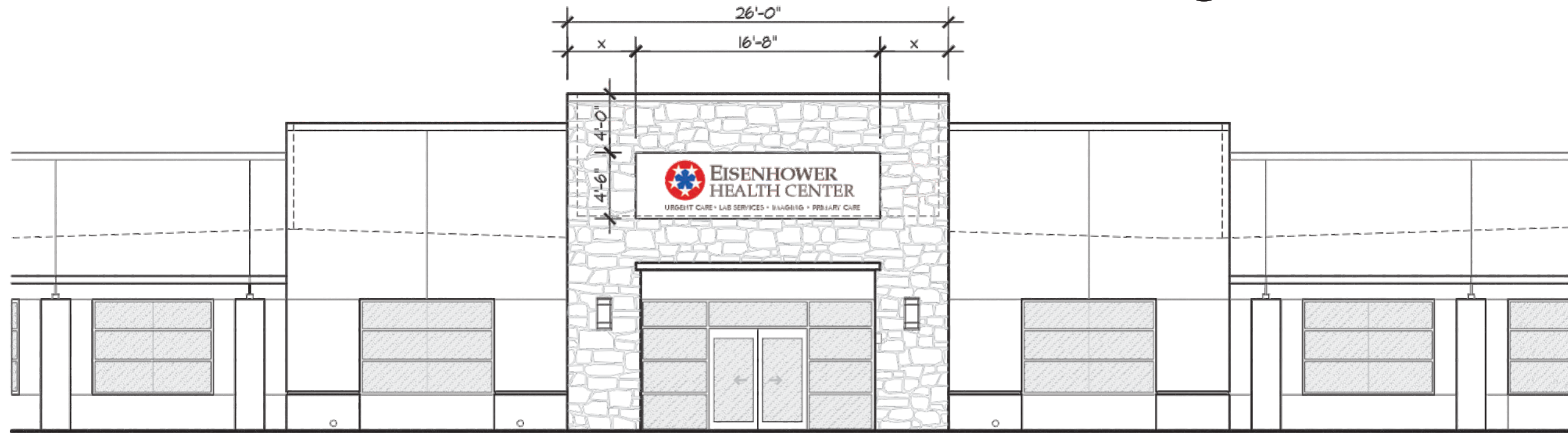
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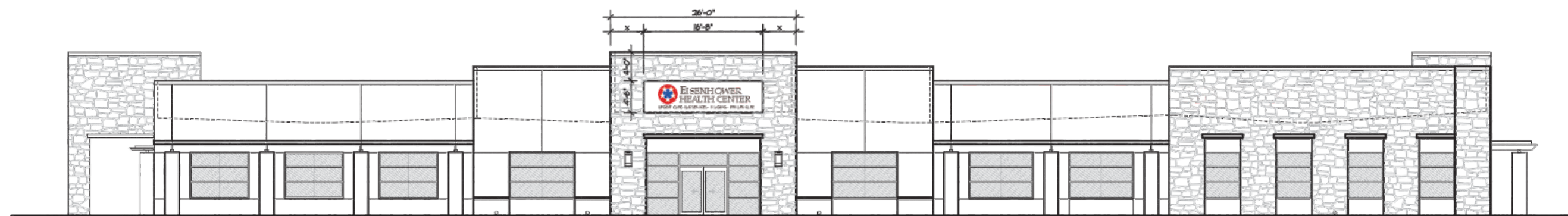
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INDIVIDUAL CAST ACRYLIC LETTERS

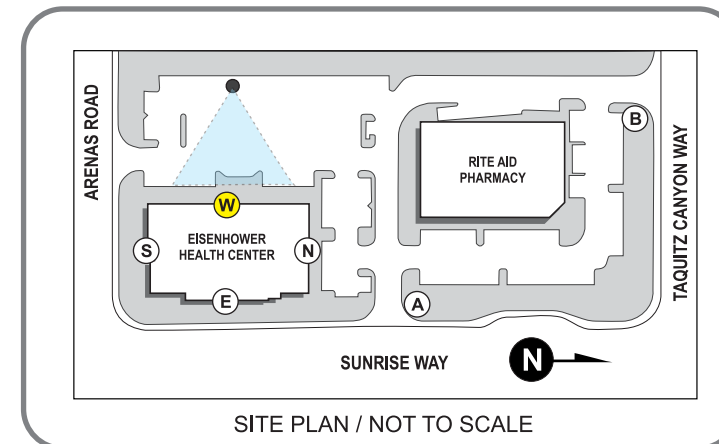
WEST ELEVATION VIEW / ENTRANCE



SCALE - 1/8" = 1.0"



SCALE - 1/16" = 1.0"



SITE PLAN / NOT TO SCALE

Client:  
EISENHOWER MEDICAL CENTER

Project:  
PALM SPRINGS HEALTH CENTER  
BUILDING IDENTIFICATION

Project Address:  
SUNRISE WAY /  
TAHQUITZ CANYON  
PALM SPRINGS CA

Account Representative:  
DARNELL REED

Designer:  
JIM CROSS

Date:  
JULY 8, 2010

Scale:  
AS SHOWN

File name:  
E/Eisenhower/SunriseMedical/  
sign\_program\_01

Revisions:

Client Approval:



1550 S. Gene Autry Trail  
Palm Springs, CA 92264

TEL: (760) 320-3042  
FAX: 760-320-2090



CONTRACTORS LIC. NO. 524483

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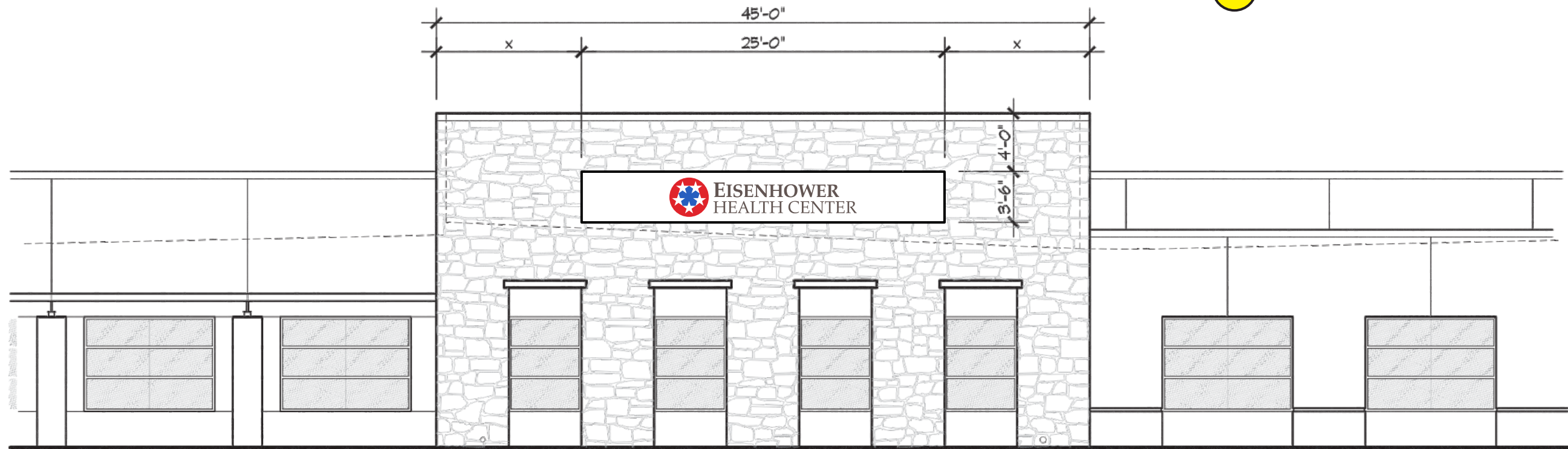
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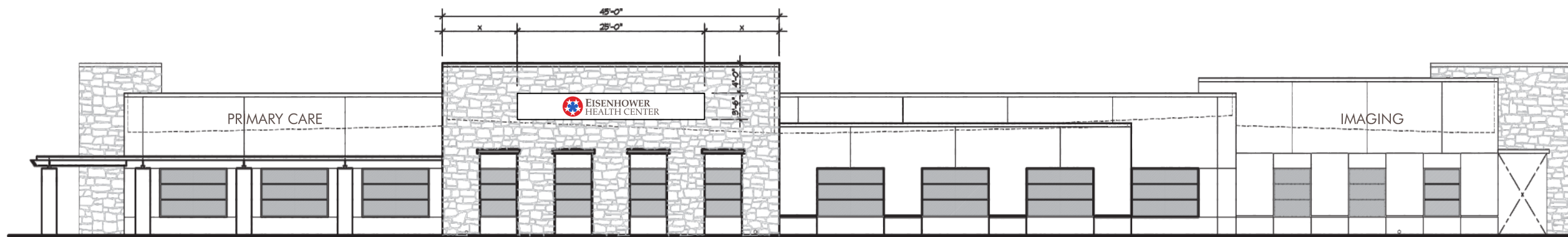
ILLUMINATED REVERSE CHANNEL LETTERS

EAST ELEVATION VIEW / SUNRISE WAY

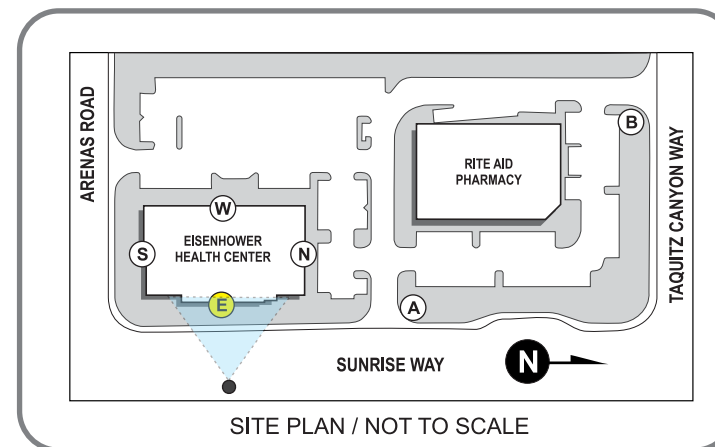
E



SCALE - 1/8" = 1'-0"



SCALE - 1/16" = 1'-0"



Client:  
EISENHOWER MEDICAL CENTER

Project:  
PALM SPRINGS HEALTH CENTER  
BUILDING IDENTIFICATION

Project Address:  
SUNRISE WAY /  
TAHQUITZ CANYON  
PALM SPRINGS CA

Account Representative:  
DARNELL REED

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Date:  
JULY 8, 2010

Scale:  
AS SHOWN

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Revisions:

Client Approval:



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Palm Springs, CA 92264  
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PRIMARY SIGNAGE DETAILS

ALL ELEVATIONS

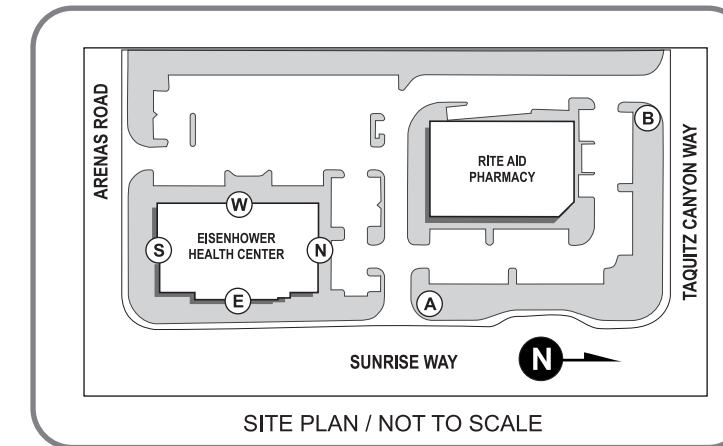
**E** EAST ELEVATION - SUNRISE WAY  
ALL ALUM LED REVERSE LIT CHANNEL LETTERS - LOGO FRONT / BACK LIT

35.5 SF SIGNAGE  
200' LINEAR FRONTAGE



**W** WEST ELEVATION - ENTRANCE  
1/2" CAST ACRYLIC - NON ILLUMINATED

45.8 SF SIGNAGE  
200' LINEAR FRONTAGE



**S** SOUTH ELEVATION - ARENAS ROAD  
ALL ALUM LED REVERSE LIT CHANNEL LETTERS - LOGO FRONT / BACK LIT

34.2 SF SIGNAGE  
132' LINEAR FRONTAGE



**N** NORTH ELEVATION - SIDE PARKING  
ALL ALUM LED REVERSE LIT CHANNEL LETTERS - LOGO FRONT / BACK LIT

34.2 SF SIGNAGE  
132' LINEAR FRONTAGE



Client:  
**EISENHOWER MEDICAL CENTER**

Project:  
**PALM SPRINGS HEALTH CENTER  
BUILDING IDENTIFICATION**

Project Address:  
**SUNRISE WAY /  
TAHQUITZ CANYON  
PALM SPRINGS CA**

Account Representative:  
**DARNELL REED**

Designer:  
**JIM CROSS**

Date:  
**JULY 8, 2010**

Scale:  
**AS SHOWN**

File name:  
**E/Eisenhower/SunriseMedical/  
sign\_program\_01**

Revisions:

Client Approval:



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Palm Springs, CA 92264  
TEL: (760) 320-3042  
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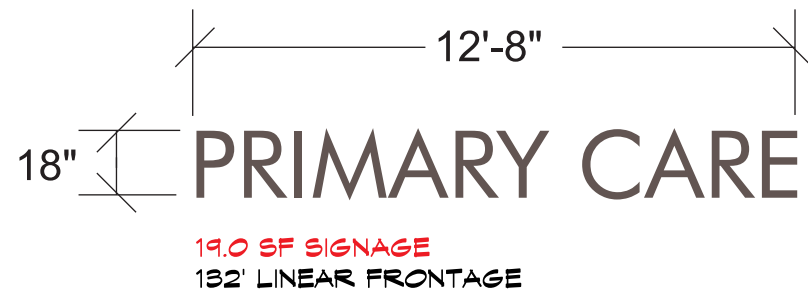
SECONDARY SIGNAGE DETAILS

ALL ELEVATIONS

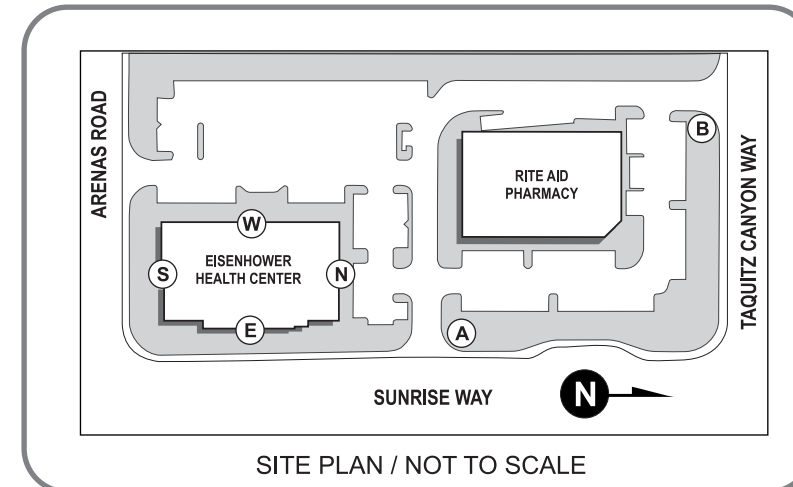
**(E)** EAST ELEVATION - SUNRISE WAY  
ALL ALUM LED REVERSE LIT CHANNEL LETTERS



**(N)** NORTH ELEVATION - SIDE PARKING  
ALL ALUM LED REVERSE LIT CHANNEL LETTERS



**(S)** SOUTH ELEVATION - ARENAS ROAD  
ALL ALUM LED REVERSE LIT CHANNEL LETTERS



Client:  
EISENHOWER MEDICAL CENTER

Project:  
PALM SPRINGS HEALTH CENTER  
BUILDING IDENTIFICATION

Project Address:  
SUNRISE WAY /  
TAHQUITZ CANYON  
PALM SPRINGS CA

Account Representative:  
DARNELL REED

Designer:  
JIM CROSS

Date:  
JULY 8, 2010

Scale:  
AS SHOWN

File name:  
E/Eisenhower/SunriseMedical/  
sign\_program\_01

Revisions:

Client Approval:



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TEL: (760) 320-3042  
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CONTRACTORS LIC. NO. 524483

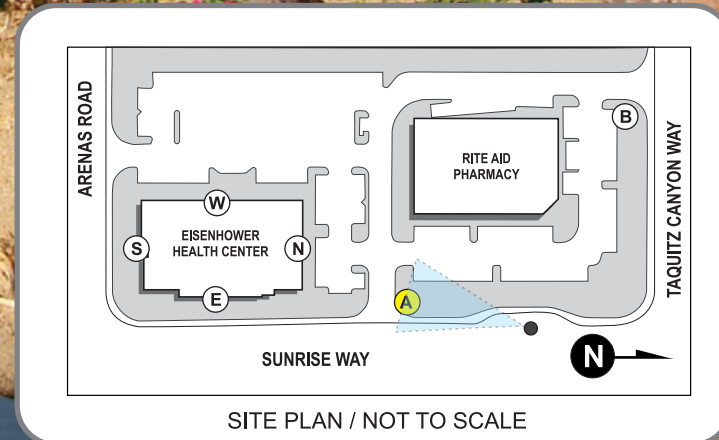
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# Illuminated Monument Sign

SUNRISE WAY ENTRY



Client:  
**EISENHOWER MEDICAL CENTER**

Project:  
**TENANT MONUMENT SIGN**

Project Address:  
**SUNRISE WAY / TAHQUITZ CYN  
PALM SPRINGS CA**

Account Representative:  
**JIM CROSS**

Designer:  
**JRC**

Date:  
**AUGUST 24, 2010**

Scale:  
**NTS**

File name:  
**E/EMC/SunriseMedical/  
monument\_082410**

Revisions:

Client Approval:



1550 S. Gene Autry Trail  
Palm Springs, CA 92264

TEL: (760) 320-3042  
FAX: 760-320-2090



CONTRACTORS LIC. NO. 524483

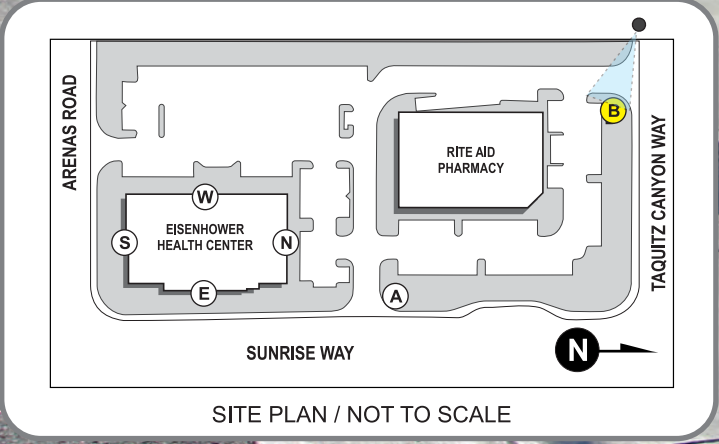
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# Illuminated Monument Sign

E. TAHQUITZ CANYON WAY ENTRY **B**



Client:  
**EISENHOWER MEDICAL CENTER**

Project:  
**TENANT MONUMENT SIGN**

Project Address:  
**SUNRISE WAY / TAHQUITZ CYN  
PALM SPRINGS CA**

Account Representative:  
**JIM CROSS**

Designer:  
**JRC**

Date:  
**AUGUST 24, 2010**

Scale:  
**NTS**

File name:  
**E/EMC/SunriseMedical/  
monument\_082410**

Revisions:

Client Approval:



1550 S. Gene Autry Trail  
Palm Springs, CA 92264

TEL: (760) 320-3042  
FAX: 760-320-2090



CONTRACTORS LIC. NO. 524483

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# PROJECT MONUMENT SIGN (2 QTY) - TAHQUITZ CANYON ENRTY & SUNRISE WAY ENTRY

SIGN TO BE OF ALL ALUMINUM CONSTRUCTION WITH STEEL POLE SUPPORT -  
BSI TO PROVIDE WORKING DRAWINGS AND STRUCTURAL ENGINEERING UPON APPROVAL OF DESIGN CONCEPT AND ASSOCIATED COSTS FOR FABRICATION AND INSTALLATION

Client:  
**EISENHOWER MEDICAL CENTER**

Project:  
**TENANT MONUMENT SIGN**

Project Address:  
**SUNRISE WAY / TAHQUITZ CYN  
PALM SPRINGS CA**

Account Representative:  
**JIM CROSS**

Designer:  
**JRC**

Date:  
**AUGUST 24, 2010**

Scale:  
**1/2" = 1'.0"**

File name:  
**E/EMC/SunriseMedical/  
monument\_082410**

Revisions:

Client Approval:



1550 S. Gene Autry Trail  
Palm Springs, CA 92264

TEL: (760) 320-3042  
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CONTRACTORS LIC. NO. 524483

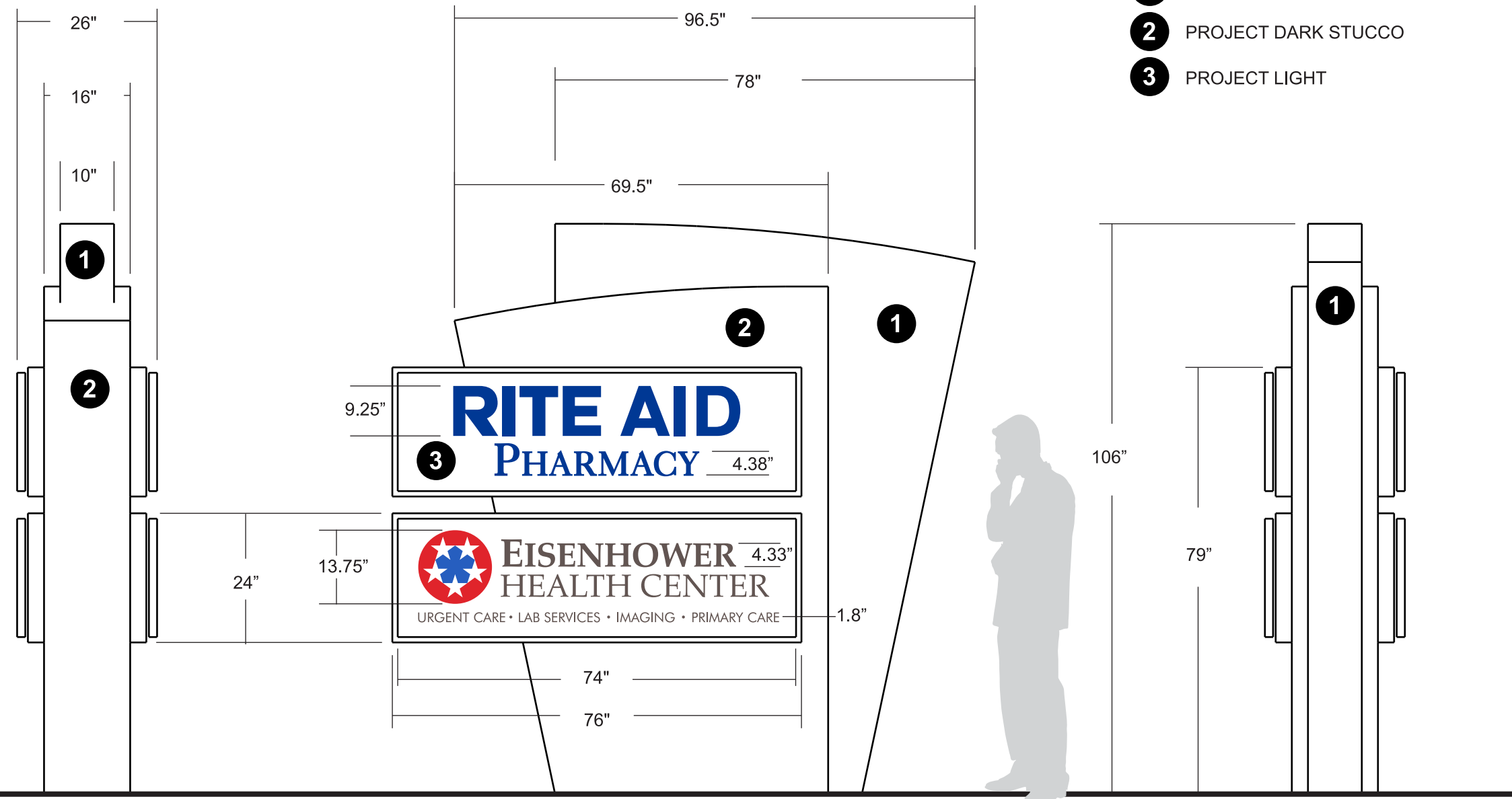
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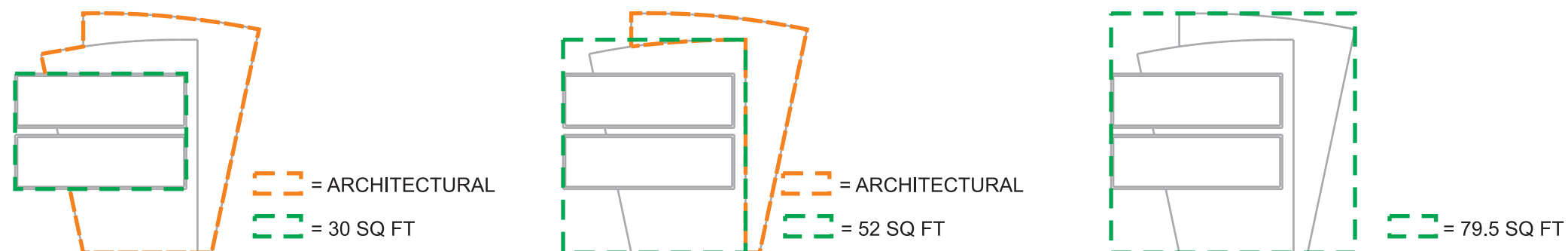
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Drawing No. **10**

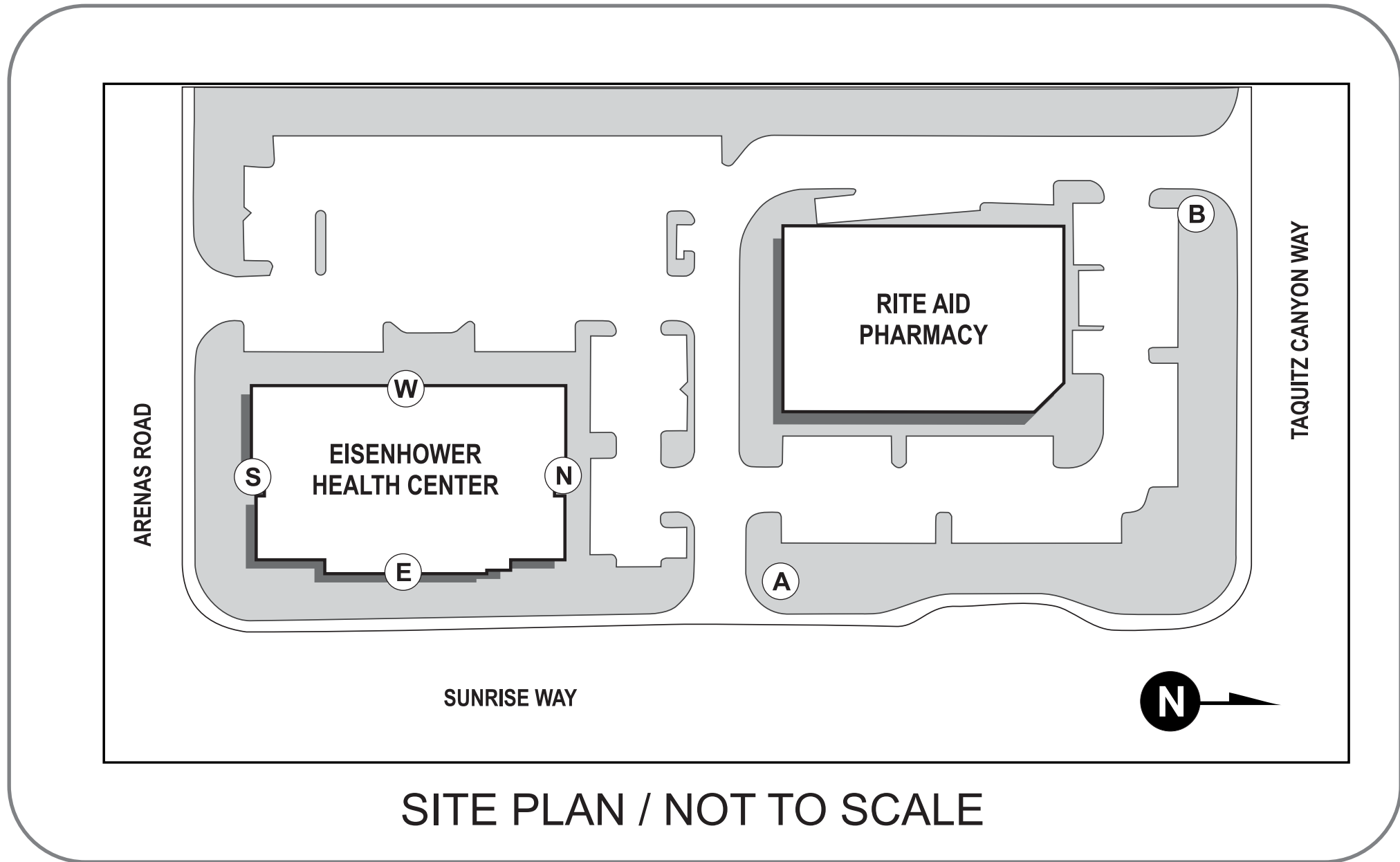
- 1** PROJECT STONE
- 2** PROJECT DARK STUCCO
- 3** PROJECT LIGHT



■ SQUARE FOOTAGE CALCULATIONS TO BE DETERMINED BY CITY OF PALM SPRINGS PLANNING DEPARTMENT



Scale: 3/16" = 1'.0"



SITE PLAN / NOT TO SCALE

- Ⓝ REVERSE CHANNEL LETTERS - NORTH ELEVATION
- Ⓢ REVERSE CHANNEL LETTERS - SOUTH ELEVATION
- ⓔ REVERSE CHANNEL LETTERS - EAST ELEVATION
- ⓔ INDIVIDUAL CAST ACRYLIC LETTERS - WEST ELEVATION
- Ⓐ TENANT MONUMENT - SUNRISE WAY ENTRY
- Ⓑ TENANT MONUMENT - TAHQUITZ CANYON WAY ENTRY

Client:  
EISENHOWER MEDICAL CENTER

Project:  
TENANT MONUMENT SIGN

Project Address:  
SUNRISE WAY / TAHQUITZ CYN  
PALM SPRINGS CA

Account Representative:  
JIM CROSS

Designer:  
JRC

Date:  
SEPTEMBER 08, 2010

Scale:  
NONE

File name:

Revisions:

Client Approval:



1550 S. Gene Autry Trail  
Palm Springs, CA 92264

TEL: (760) 320-3042  
FAX: 760-320-2090



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# **SIGN SURVEY SUBMITTAL**

**Palm Springs, CA**

**REVISED 08.17.10**

**RECEIVED**

SEP 08 2010

PLANNING SERVICES  
DEPARTMENT

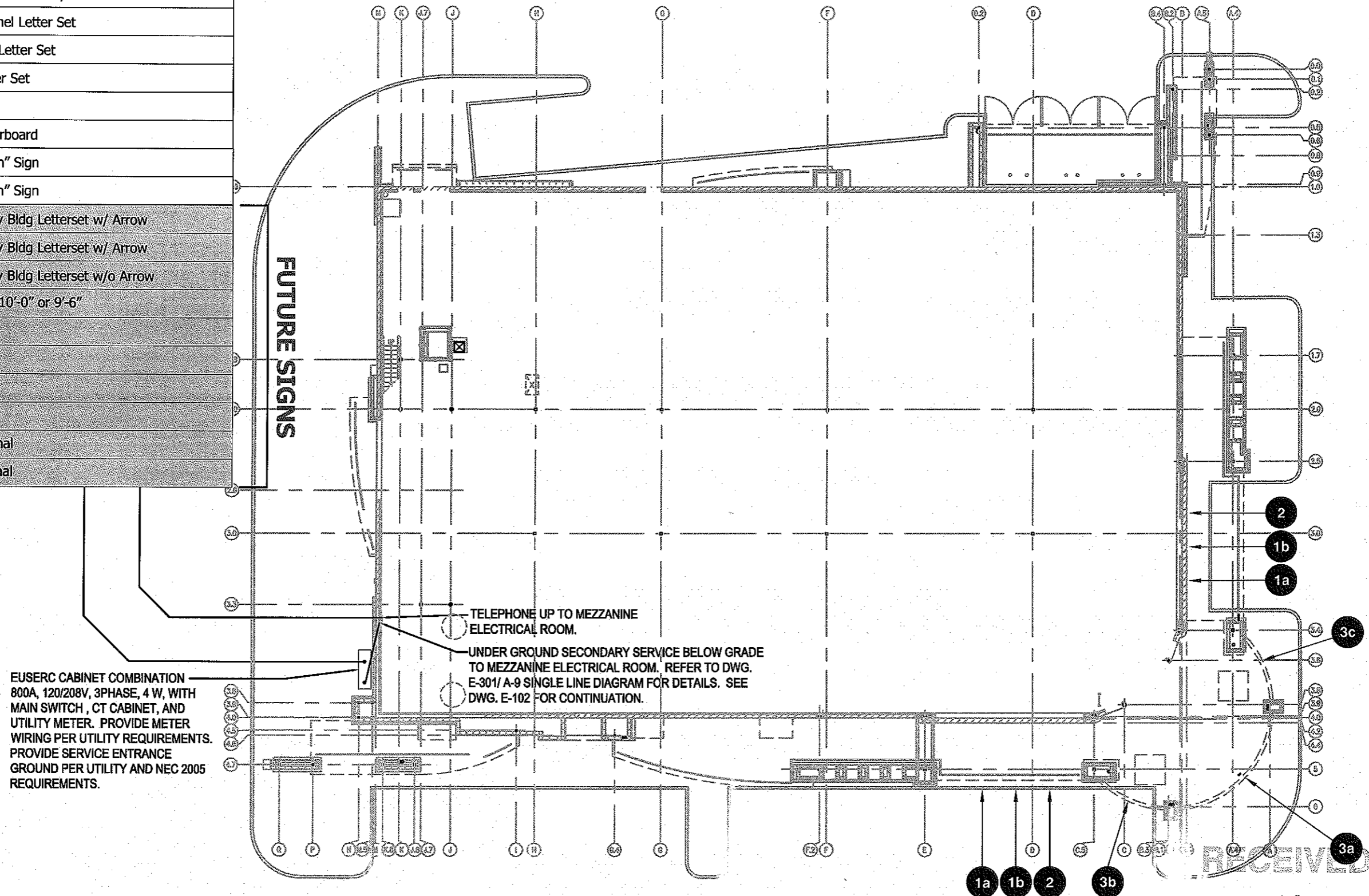
# SITE PLAN

## SIGN LEGEND

Sign #	Description
1a, 1b	36" Primary Channel Letter Set w/ 45" Shield
1a, 1b	36" Primary Channel Letter Set w/ 45" Shield
2	24" Reverse Pan Channel Pharmacy Letters
2	24" Reverse Pan Channel Pharmacy Letters
3a	11" GNC Live Well Channel Letter Set
3b	11" Drive Thru Channel Letter Set
3c	11" Liquor Channel Letter Set
4a	20' OAH Pylon w/ EMC
4b	20' OAH Pylon w/ Readerboard
5a	Non-Illum. "Coming Soon" Sign
5b	Non-Illum. "Coming Soon" Sign
6	13" Drive Thru Pharmacy Bldg Letterset w/ Arrow
7	13" Drive Thru Pharmacy Bldg Letterset w/ Arrow
8	13" Drive Thru Pharmacy Bldg Letterset w/o Arrow
9a	8" Non-Illum. Clearance 10'-0" or 9'-6"
9b	8" Non-Illum. Pick-up
9c	8" Non-Illum. Drop-off
9d	8" Non-Illum. Exit Only
9e	18" Non-Illum. Exit Only
10	Non-Illuminated Directional
11	Non-Illuminated Directional

SITES TBD:

- 5a Non-Illum. "Coming Soon" Sign
- 5a Non-Illum. "Coming Soon" Sign
- 4a 20' OAH Pylon w/ EMC
- 4b 20' OAH Pylon w/ Readerboard



**JONES SIGN**

1711 Scheuring Road De Pere, WI 54115  
 Tel: 920-983-6700 Fax: 920-983-9145  
 www.jonessign.com

**PROJECT**

**RITE AID**

111 Sunrise Way  
 Palm Springs, CA 92262

**CUSTOMER APPROVAL**

Authorized Signature \_\_\_\_\_

X \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

**REVISIONS**

1	
2	
3	
4	
5	
6	
7	

**REPRESENTATIVE**

Jason Mengert

**DRAWN BY**

Rhoda Schley-Diny

**DATE**

08.17.10

**SCALE**

NTS

**SHEET**

5 of 18

**DRAWING #**

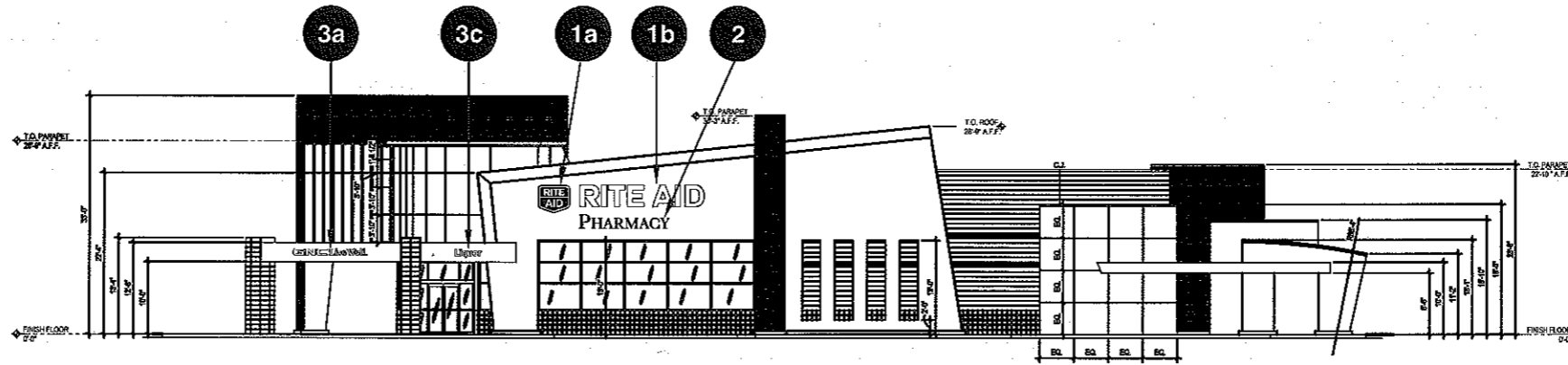
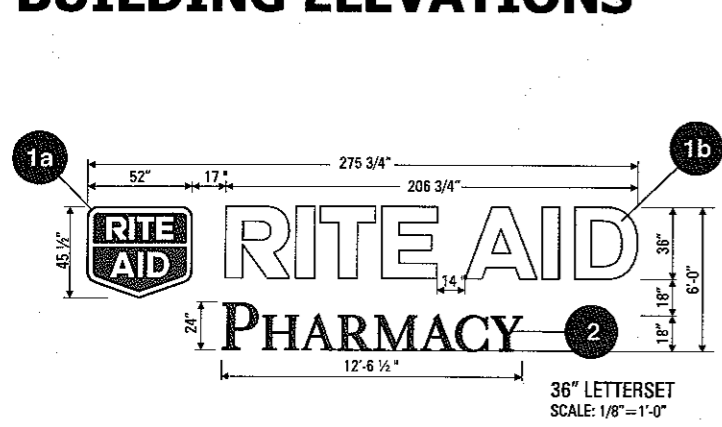
75635

RECEIVED

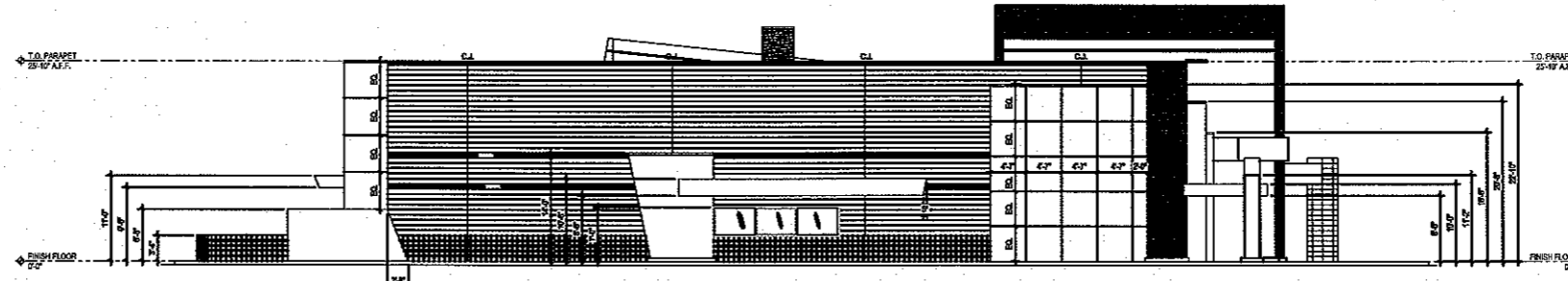
SEP 08 2010

PLANNING SERVICES DEPARTMENT

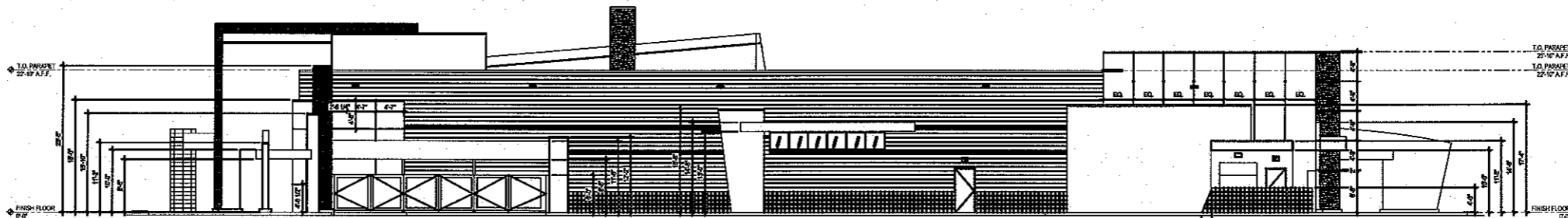
# BUILDING ELEVATIONS



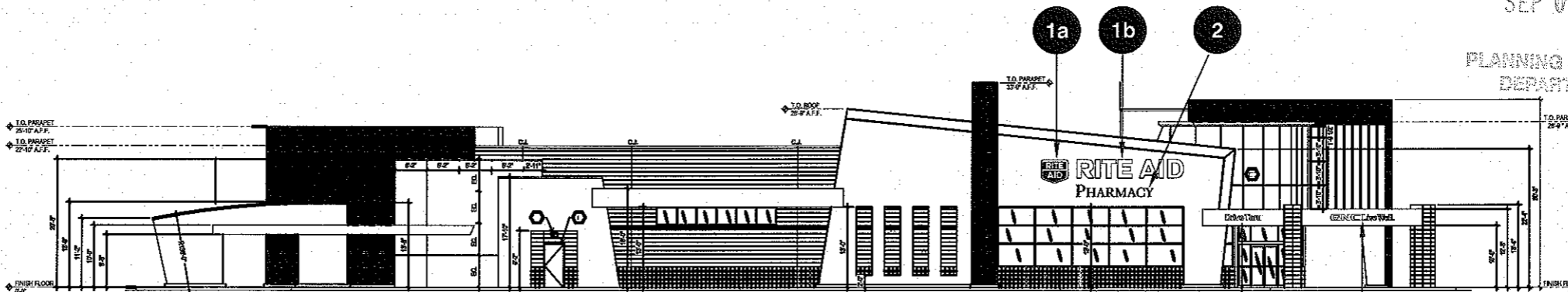
EXTERIOR ELEVATION - SHORT SIDE FRONT  
SCALE: 1/24"=1'-0"



EXTERIOR ELEVATION - SHORT SIDE REAR  
SCALE: 1/24"=1'-0"



EXTERIOR ELEVATION - LONG SIDE REAR  
SCALE: 1/24"=1'-0"



EXTERIOR ELEVATION - LONG SIDE FRONT  
SCALE: 1/24"=1'-0"



**JONES SIGN**

1711 Scheuring Road De Pere, WI 54115  
Tel: 920-983-6700 Fax: 920-983-9145  
www.jonessign.com



PROJECT



111 Sunrise Way  
Palm Springs, CA 92262

CUSTOMER APPROVAL

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

REVISIONS

1	
2	
3	
4	
5	
6	
7	

REPRESENTATIVE

Jason Mengert

DRAWN BY

Rhoda Schley-Diny

DATE

08.17.10

SCALE

1/24"=1'-0"

SHEET

6 of 18

DRAWING #

75635

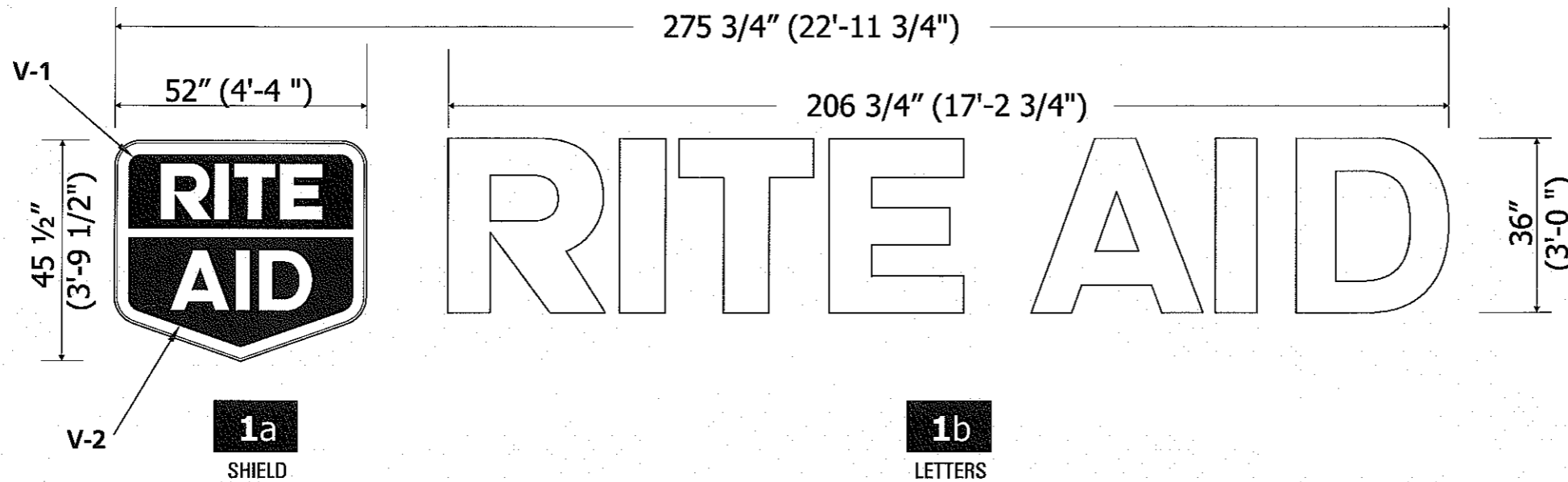
RECEIVED

SEP 08 2010

PLANNING SERVICE DEPARTMENT

**PRIMARY ILLUMINATED 36" CHANNEL LETTERSET W/ SHIELD (Qty: 2)**

SQUARE FOOTAGE	
45 1/2" SHIELD:	=16.43 SQ.FT.
36" LETTERS:	=51.69 SQ.FT.
TOTAL:	=68.12 SQ.FT.
LOGO BOXED:	=87.09 SQ.FT.



Finishes	
Paint	
	P-1 Akzo Nobel to match 2500-2870 Blue
	P-2 Akzo Nobel Standard White
Vinyl	
	V-1 Arlon 2500-2870 Blue
	V-2 Arlon 2500-2283 Red

**Shield Logo**

**Faces**  
White SG-410 .150 Lexan.

**Returns**  
.040 pre-finished White/White aluminum letter coil letter locked to .063 aluminum letter backs. Letter faces secured to letter returns with 3/8" x 1 1/2" F-Trim. Paint letters and F-trim Akzo-Nobel White P-2. Paint inside of letters AKZO Bright White reflective finish.

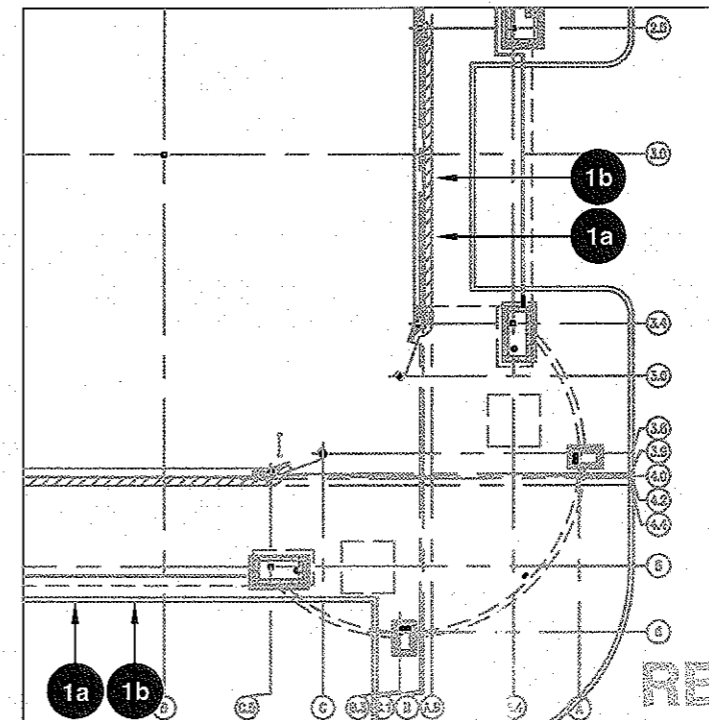
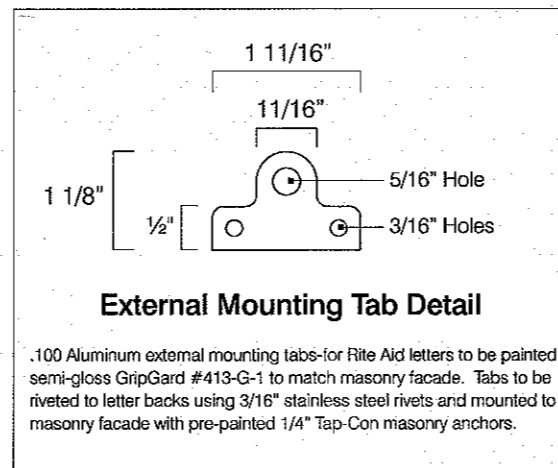
**Illumination**  
Gelcore Power White 2 per foot with power supply self-contained within the channel letter or shield. Disconnect switch on each letter.

**Rite Aid Letters**

**Faces**  
White SG-410 .150 Lexan.

**Returns**  
.040 pre-finished Blue/White aluminum letter coil letter locked to .063 aluminum letter backs. Letter faces secured to letter returns with 3/8" x 1 1/5" F-Trim. Paint letters and F-trim Akzo-Nobel paint to match P-1. Paint inside of letters AKZO Bright White reflective finish.

**Illumination**  
Gelcore Power White 2 per foot with power supply remote within the building. Disconnect switch on transformer can.



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Tel: 920-983-6700 Fax: 920-983-9145  
www.jonessign.com

**PROJECT**

111 Sunrise Way  
Palm Springs, CA 92262

**CUSTOMER APPROVAL**

Authorized Signature  
X \_\_\_\_\_  
Date: \_\_\_/\_\_\_/\_\_\_

**REVISIONS**

1	
2	
3	
4	
5	
6	
7	

**REPRESENTATIVE**  
Jason Mengert

**DRAWN BY**  
Rhoda Schley-Diny

**DATE**  
08.17.10

**SCALE**  
3/8"=1'

**SHEET**  
7 of 18

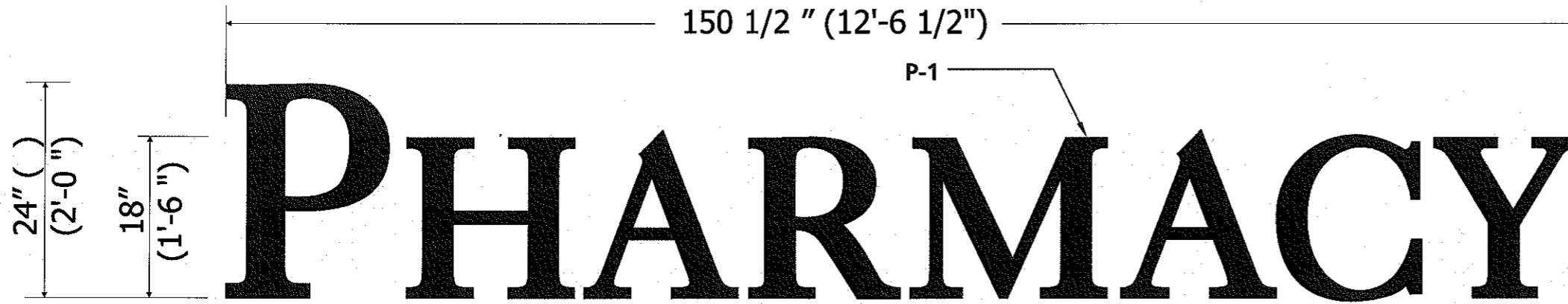
**DRAWING #**  
75635

SEP 08 2010

PLANNING SERVICES  
DEPARTMENT

**SECONDARY 'PHARMACY' REVERSE ILLUMINATED CHANNEL LETTERSET (Qty: 2)**

SQUARE FOOTAGE	
24" P:	= 3.08 SQ.FT.
18" HARMACY:	= 16.63 SQ.FT.
<b>TOTAL:</b>	<b>= 19.71 SQ.FT.</b>
LOGO BOXED:	= 25.08 SQ.FT.



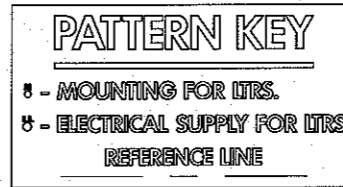
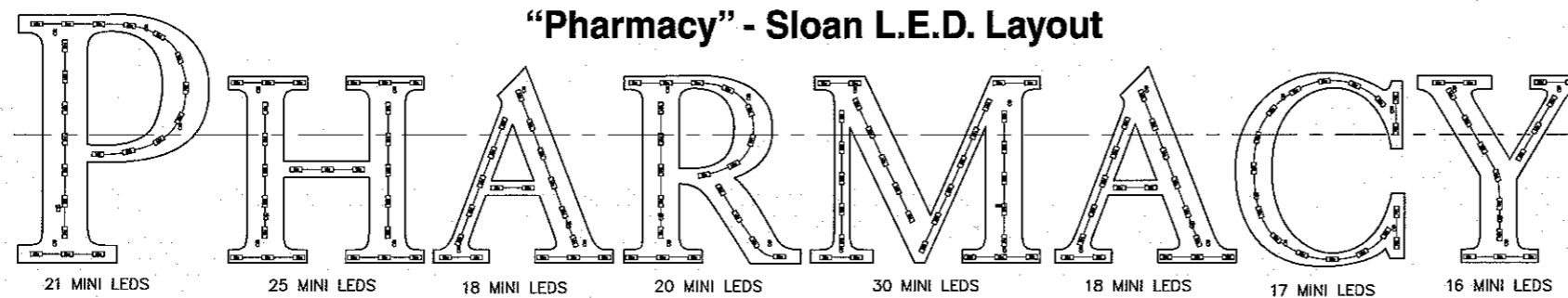
Faces  
P-1

Returns  
2" deep, Alum., P-1

Notes: Backs are Clear Poly w/White vinyl diffuser 3M 3635-70. Paint inside letters AKZO Bright White reflective finish.

**Illumination (Halo)**  
Sloan mini white LEDs. Note: Peg letters off wall 1 5/8" for proper illumination.

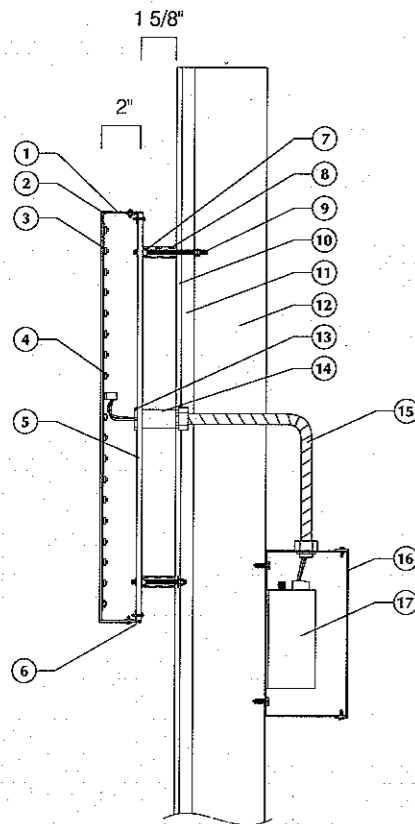
**2**



Not To Scale

165 MINI LEDs / DUEL 84 POWER SUPPLY  
(LEG #1 - P,H,A,& R) (LEG #2 - M,A,C,& Y)

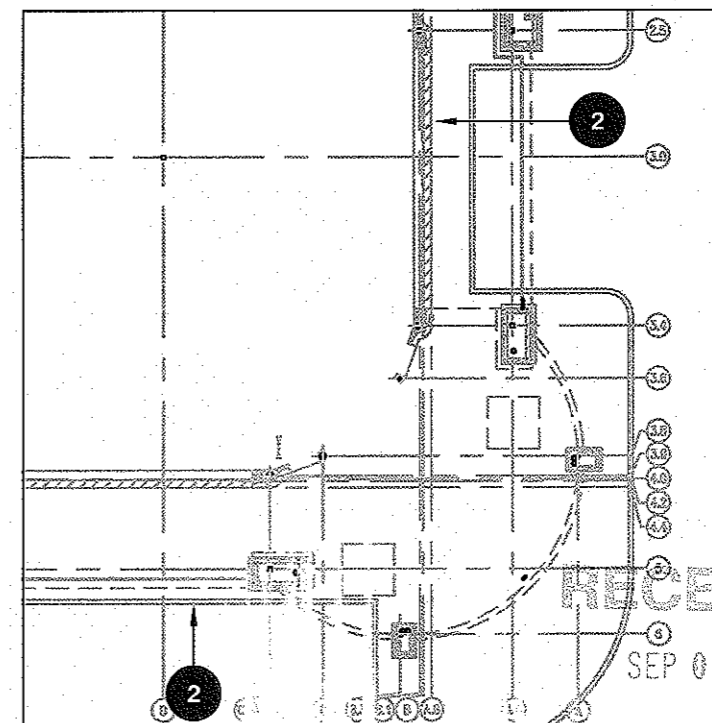
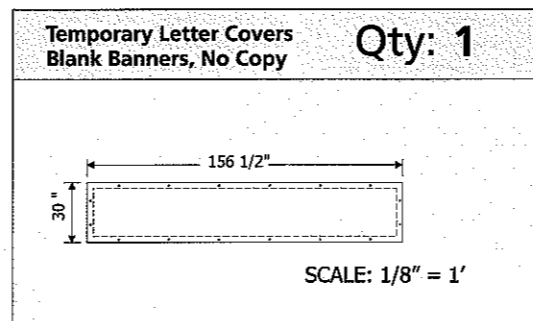
NOTE: BACK OF LED ATTACHED TO LETTER FACE LIGHT  
EMITTING TOWARDS WALL CUSTOMER IS NOT WORRIED ABOUT HOT SPOTS



- 1 .063 Aluminum letter returns welded to backside of letter face.
- 2 Spot welds as needed.
- 3 .125 Aluminum letter faces.
- 4 Sloan mini white LEDs siliconed to letter backs.
- 5 .125 Clear lexan backs attached to returns with angle clips.
- 6 #6 x 1/2" blue s.m. stainless steel fasteners w/ angle clips.
- 7 #10 - 24 Aluminum insert nut.
- 8 3/8" x 18 Gauge aluminum tube spacer.
- 9 Anchors as required.
- 10 Facade by others.
- 11 Plywood sheathing by others.
- 12 Vertical steel stud every 16" O.C. by others.
- 13 1/2" Chase nipple.
- 14 1/2" Aluminum electrical coupling.
- 15 3/8" Liquidtight flexible conduit w/ twist-in connectors.
- 16 4" x 8" x 18" JIC box.
- 17 Low voltage LED power supplies (120 volt circuit req'd).

Note: Building dimensions and exact construction of decor band to be verified by sign installer prior to installation of signs. All penetrations to be sealed with BIOSTOP 500+ Intumescent Firestop Sealant to meet NEC #300.21, ASTM #E814, UL #1479 and UL #2079 standards.

**Finishes**  
Paint  
P-1 Akzo Nobel to match 2500-2870 Blue



**JONES SIGN**  
1711 Scheuring Road De Pere, WI 54115  
Tel: 920-983-6700 Fax: 920-983-9145  
www.jonessign.com

**PROJECT**  
**RITE AID**  
111 Sunrise Way  
Palm Springs, CA 92262

**CUSTOMER APPROVAL**  
Authorized Signature  
X \_\_\_\_\_  
Date: \_\_\_/\_\_\_/\_\_\_

**REVISIONS**

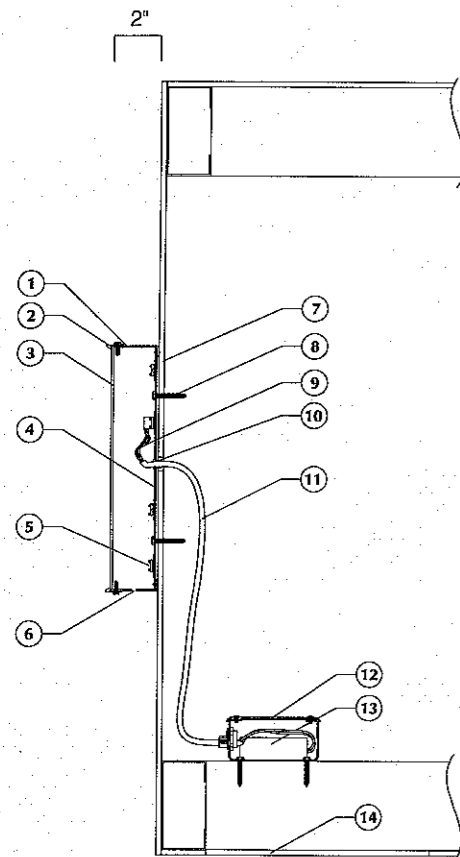
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**REPRESENTATIVE**  
Jason Mengert  
**DRAWN BY**  
Rhoda Schley-Diny  
**DATE**  
08.17.10  
**SCALE**  
3/4"=1'  
**SHEET**  
8 of 18  
**DRAWING #**  
75635

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# 11" ANCILLARY LETTERSETS (LED ILLUMINATED)

<b>3a</b>		<b>9.3 SQ. FT</b> Scale 3/8" = 1' <b>QTY: 1</b>
<b>3b</b>		NOTE: WIREWAY ON "I" TO BE PAINTED GRIP GUARD BLUE TO MATCH SURFACE <b>5.18 SQ. FT</b> Scale 3/8" = 1' <b>QTY: 1</b>
<b>3c</b>		<b>3.3 SQ. FT</b> Scale 3/8" = 1' <b>QTY: 1</b>



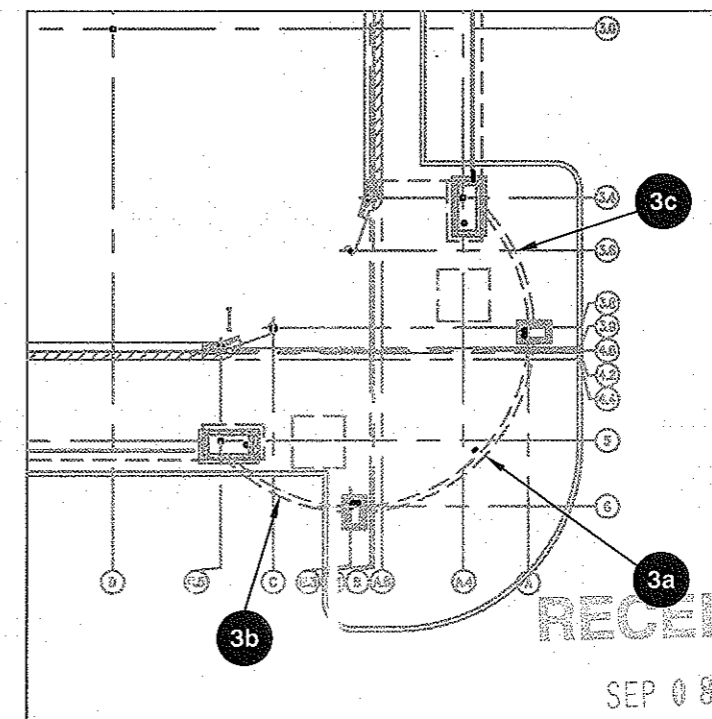
LETTERS	MATERIAL LIST
1	.040 Aluminum letter returns.
2	Blue Jewelite trim cap.
3	White Lexan face.
4	.090 Alum. back.
5	Sloan white LEDs siliconed to letter backs
6	1/4" Weep holes at low points of letters.
7	Alucabond band (access panel below each letterset).
8	Anchors as required. (See hardware chart.)
9	Low voltage wiring from power supply.
10	Electrical hole with 3/8" plastic grommet.
11	High voltage rated flexible wire sleeve.
12	4" x 4" x 2 1/4" Junction box.
13	Low voltage LED power supplies (120 volt circuit reqd)
14	Removable panel for access to electric.

Faces  
White Lexan

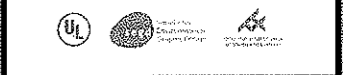
Trim Cap  
3/4" Blue Jewelite

Returns  
Fab. .040 alum., 2" deep, paint GripGuard Blue TM Caton 2870, semi gloss finish.  
.090 Alum. letter backs. Note: Paint inside letters AKZO Bright White reflective finish

Illumination  
Sloan White LEDs



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 111 Sunrise Way  
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 Authorized Signature  
 X \_\_\_\_\_  
 Date: \_\_\_/\_\_\_/\_\_\_

**REVISIONS**

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**REPRESENTATIVE**  
 Jason Mengert  
**DRAWN BY**  
 Rhoda Schley-Diny  
**DATE**  
 08.17.10  
**SCALE**  
 As Noted  
**SHEET**  
 9 of 18  
**DRAWING #**  
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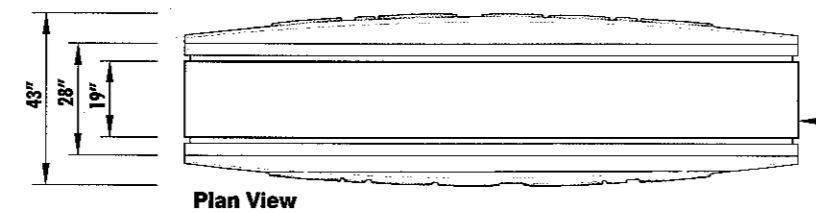
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# 20' OAH PYLON SIGN W/ EMC

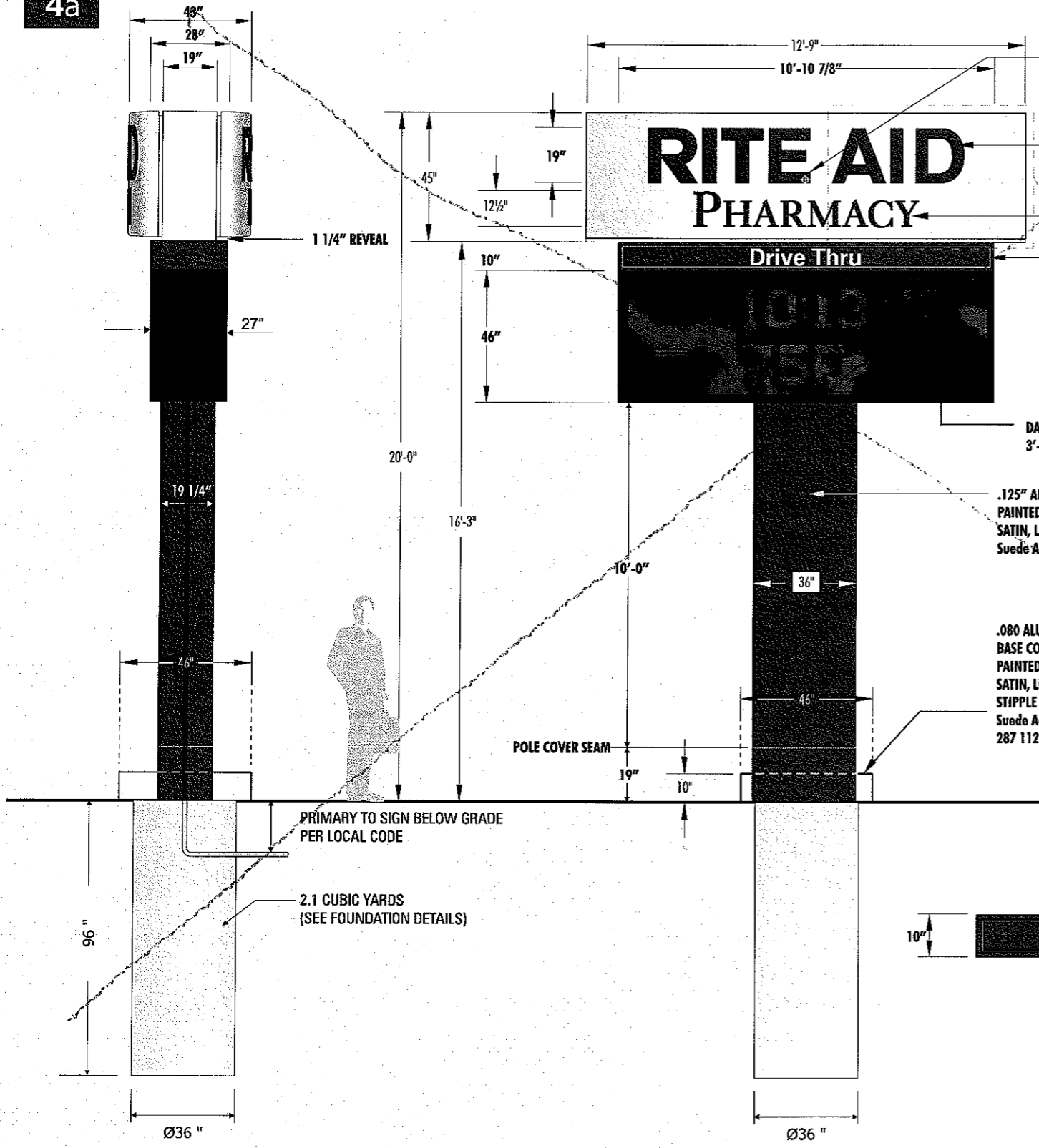
SQUARE FOOTAGE	
PRIMARY CABINET:	=47.81 SQ.FT.
ANCILLARY CABINET:	=09.06 SQ.FT.
EMC:	=41.82 SQ.FT.
<b>TOTAL:</b>	<b>=98.69 SQ.FT.</b>

TOP CABINET: 6.90 AMPS  
 DRIVE THRU: 4.40 AMPS  
 EMC (x2): 7.42 AMPS  
 EMC: 7.42 AMPS  
 TOTAL AMPS: 26.14 AMPS



PRIMARY CABINET, .080" ALUMINUM RETAINER & FILLER RIVETED TO 12 GA. FORMED STEEL FRAME PAINTED AKZO NOBEL SATIN WHITE P-2

4a

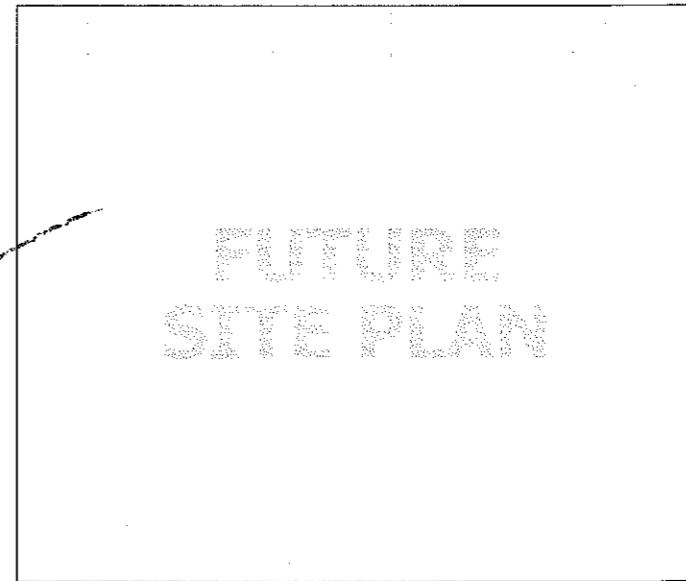


LOCATE BUMPER BEHIND LOWEST LEG OF "E" BRAKE FORMED ALUMINUM STRAP W/ 1/4" X 20" THREADED ROD AND 3/4" DIA. STUD PAD.

.150" FORMED SOLAR GRADE POLYCARBONATE w/ EMBOSSED RITE AID COPY (PHARMACY IS FLAT). V-1 TRANSLUCENT VINYL APPLIED 1st SURFACE

NOT EMBOSSED ARLON TRANSLUCENT VINYL APPLIED 1st SURFACE V-1

ANCILLARY CABINET PAINTED P-1 / GLOSS FINISH FLAT SGC-100 WHITE LEXAN FACES



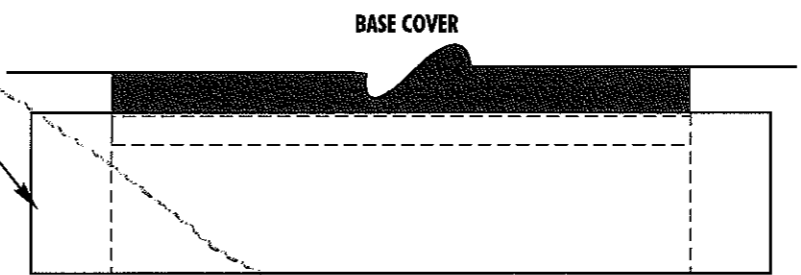
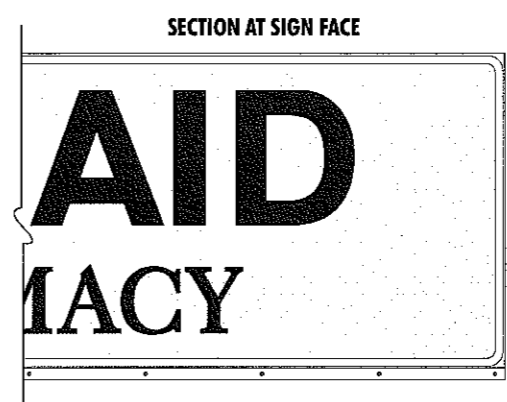
**RITE AID**  
**PHARMACY**

Drive Thru

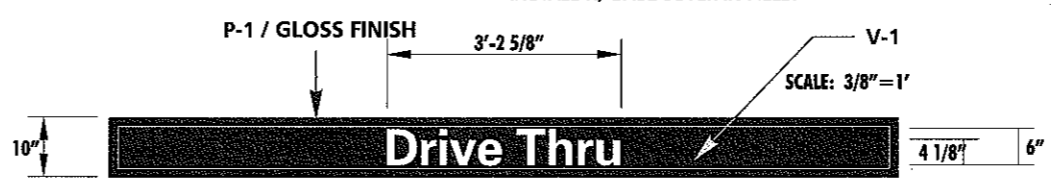
DAKTRONICS EMC  
 3'-7 9/16" x 10'-10 7/8" x 8"

.125" ALUM. CLADDING  
 PAINTED P-1  
 SATIN, LIGHT STIPPLE FINISH  
 Suede Additive 287 112SP (medium)

.080 ALUMINUM  
 BASE COVER  
 PAINTED P-1  
 SATIN, LIGHT STIPPLE FINISH  
 Suede Additive 287 112SP (medium)



MOUNTING ANGLE CLIPS SHIPPED SEPARATE FROM POLE COVER. INSTALL w/ BASE COVER IN-FIELD.



Finishes	
Paint	
P-1 Akzo Nobel to match 2500-2870 Blue Medium Suede Additive 287-112SP on pole and base cover only	
P-2 Akzo Nobel Satin White	
P-3 Akzo Nobel White Primer	
V-1 Arlon 2500-2870 Blue	

TEMPORARY VINYL COVERS QTY: 2

RITE AID PHARMACY TEMPORARY SIGN COVER  
 Calon 102 White low tac opaque vinyl  
 FOR PYLON ONLY TO COVER THE WORD "PHARMACY"

Scale: 1/4" = 1'

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PROJECT

**RITE AID**  
 111 Sunrise Way  
 Palm Springs, CA 92262

CUSTOMER APPROVAL

Authorized Signature  
 X \_\_\_\_\_  
 Date: \_\_\_/\_\_\_/\_\_\_

REVISIONS

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REPRESENTATIVE  
 Jason Mengert

DRAWN BY  
 Rhoda Schley-Diny

DATE  
 08.17.10

SCALE  
 1/4"=1'-0"

SHEET  
 10 of 18

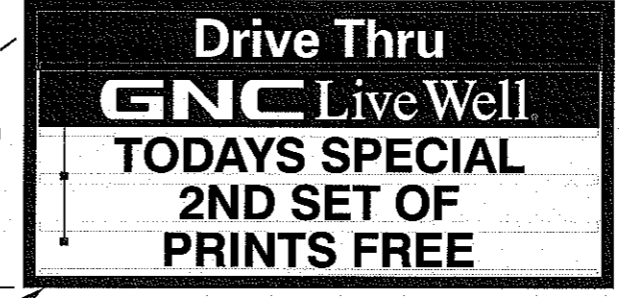
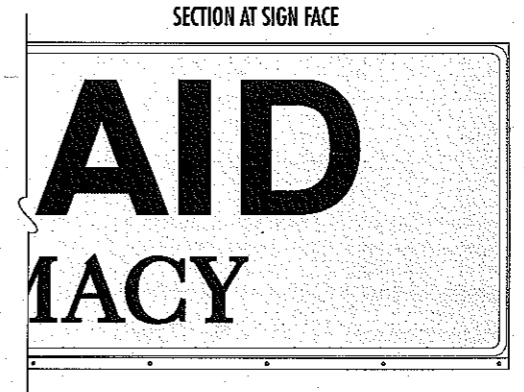
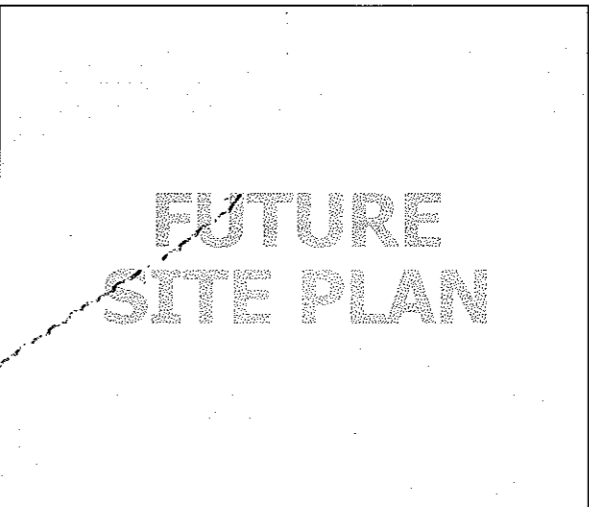
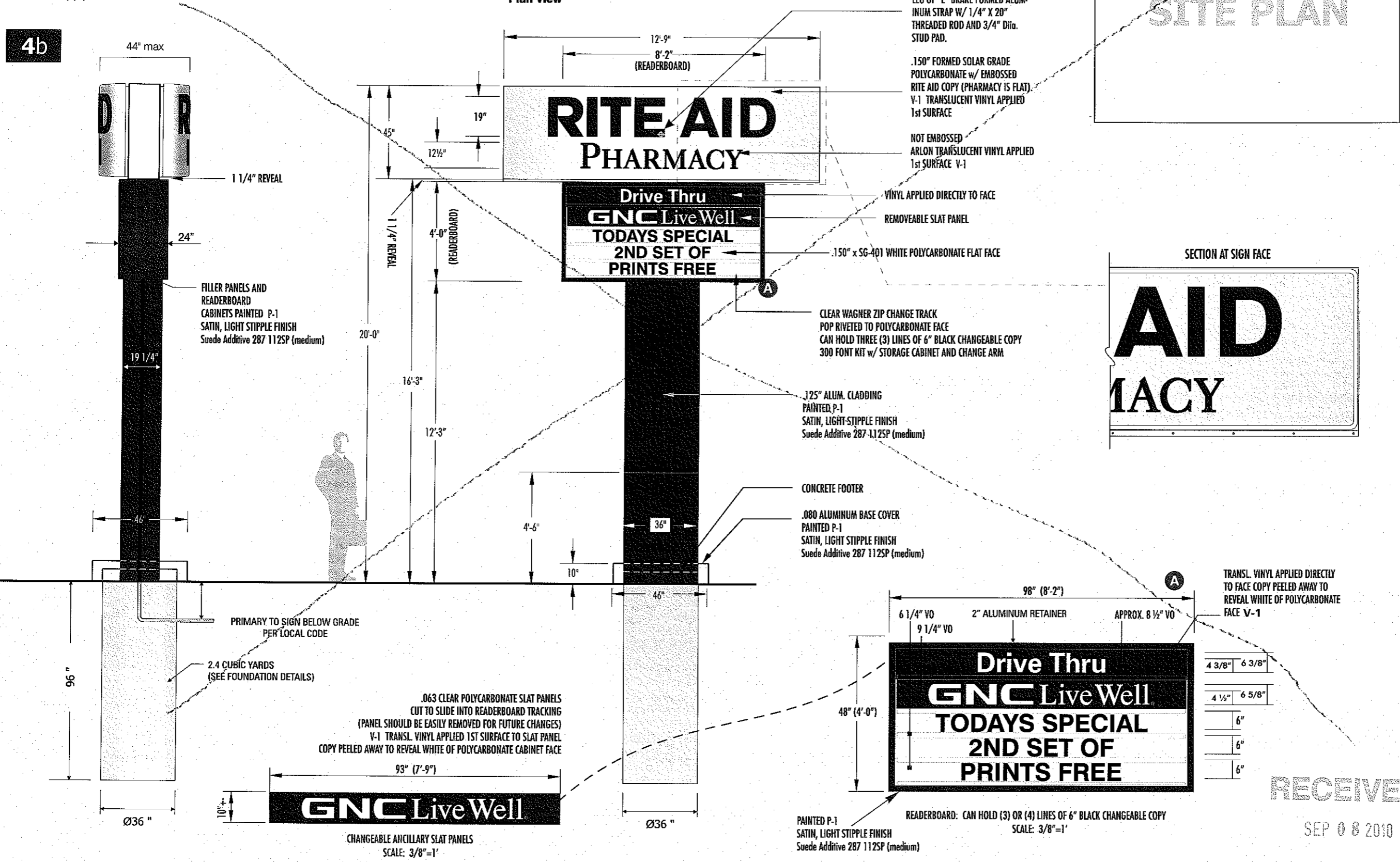
DRAWING #  
 75635

# 20" OAH PYLON w/ READERBOARD

SQUARE FOOTAGE	
PRIMARY CABINET:	=47.81 SQ.FT.
READERBOARD:	=32.00 SQ.FT.
<b>TOTAL:</b>	<b>=79.81 SQ.FT.</b>

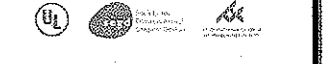
READERBOARD: (1) D/F CABINET

**4b**



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Date: \_\_\_/\_\_\_/\_\_\_

REVISIONS

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REPRESENTATIVE

Jason Mengert

DRAWN BY

Rhoda Schley-Diny

DATE

08.17.10

SCALE

1/4"=1'-0"

SHEET

11 of 18

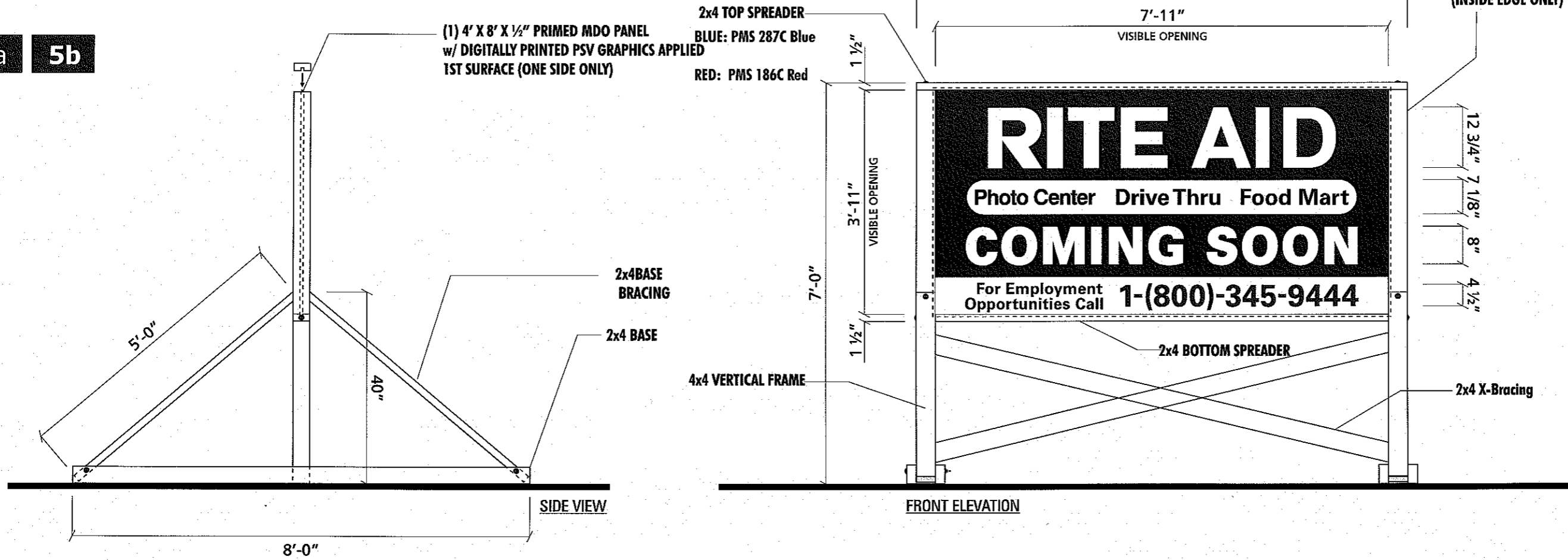
DRAWING #

75635

**D/F "Coming Soon" SITE SIGN (NON-LIT) Qty: (1)**

SQUARE FOOTAGE	
TOTAL:	=32 SQ.FT.

**5a 5b**



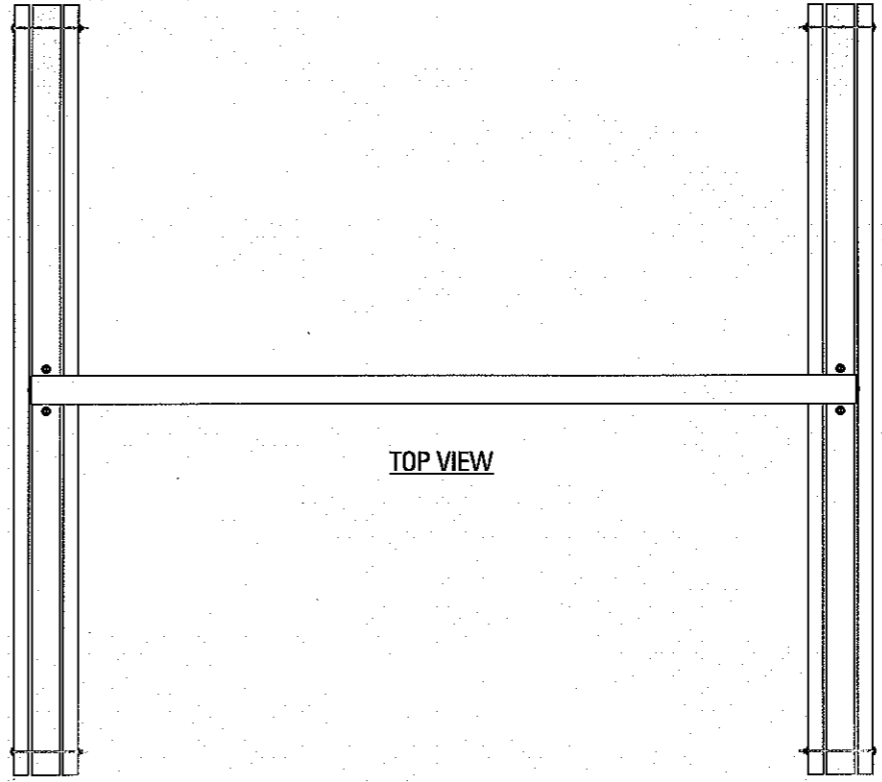
GRAPHICS SUPPLIED BY JONES SIGN  
 (4) 4' x 8' DIGITALLY PRINTED PSV (CIRCLE GRAPHICS)  
 SHIPPED TO SUB  
 (2) GRAPHICS APPLIED TO EACH D/F SIGN STRUCTURE

SITE SIGN CONSTRUCTED BY SUB  
 ALL WOOD SUPPORT PIECES PAINTED WHITE  
 ALL FASTENERS TO BE GALVONIZED

MATERIALS PER SIGN STRUCTURE:  
 PANEL: (1) 4" x 8" x 1/2" PRIMED MDO  
 BASE: (4) 2" x 4" x 8"  
 BASE BRACING: (2) 2" x 4" x 10'  
 CROSS BRACING: (2) 2" x 4" x 10' (CUT TO 98 3/4")  
 VERTICAL FRAME: (2) 4" x 4" x 8' (CUT TO 82 1/2")  
 TOP SPREADER: (1) 2" x 4" x 10' (CUT TO 102")  
 BOTTOM SPREADER: (1) 2" x 4" x 8' (CUT TO 95")

Finishes  
 Vinyl  
 V-1 Digital Print

**FUTURE  
 SITE PLAN**



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**PROJECT**

**RITE AID**  
 111 Sunrise Way  
 Palm Springs, CA 92262

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 X \_\_\_\_\_  
 Date: \_\_\_/\_\_\_/\_\_\_

**REVISIONS**

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**REPRESENTATIVE**  
 Jason Mengert

**DRAWN BY**  
 Rhoda Schley-Diny

**DATE**  
 08.17.10

**SCALE**  
 1/2"=1'

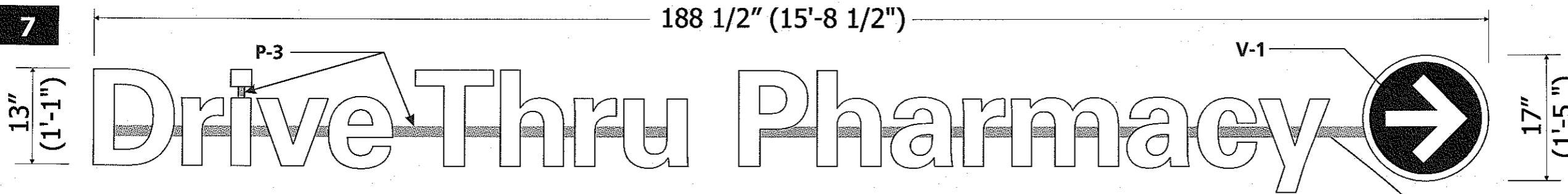
**SHEET**  
 12 of 18

**DRAWING #**  
 75635

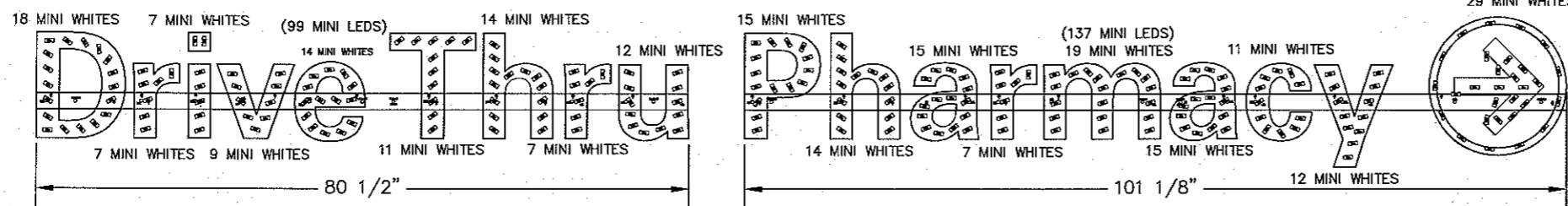
13" CHANNEL LETTER SET "Drive Thru Pharmacy" w/ Arrow (LED ILLUMINATED)

FUTURE SIGNS

6 7



SQUARE FOOTAGE  
TOTAL: = 15.7 SQ.FT.



(236 MINI LEDS TOTAL - 2 WATERPROOF 60 POWER SUPPLY)  
(PS #1 - DRIVETHRU / PS #2 - PHARMACY W/ ARROW)

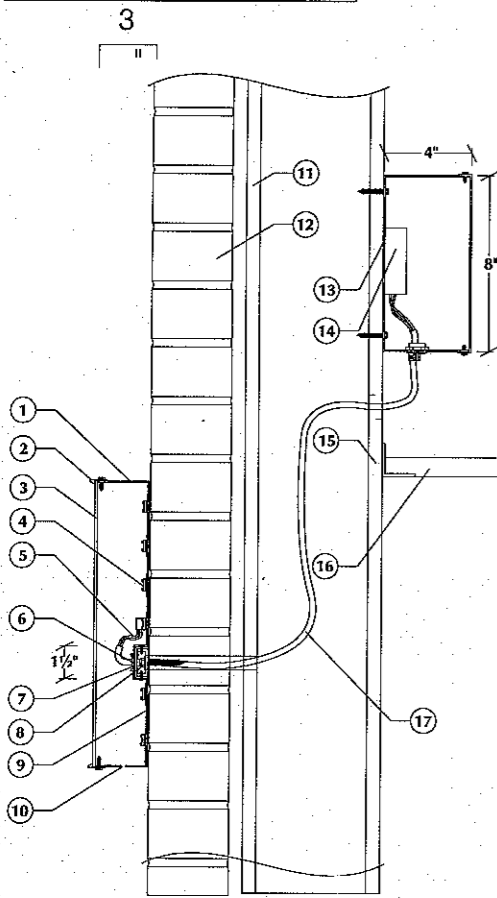
DRIVE THRU PHARMACY W/ ARROW ON WIREWAY

Not To Scale

**Wireways**  
Fabricated 1" x 2" x 1/8" aluminum which is flush with the back of the channel letters.  
Raceway passes thru the letters.  
Paint to match GripGuard #415-C-2 Tan to match #2195 Roadside.

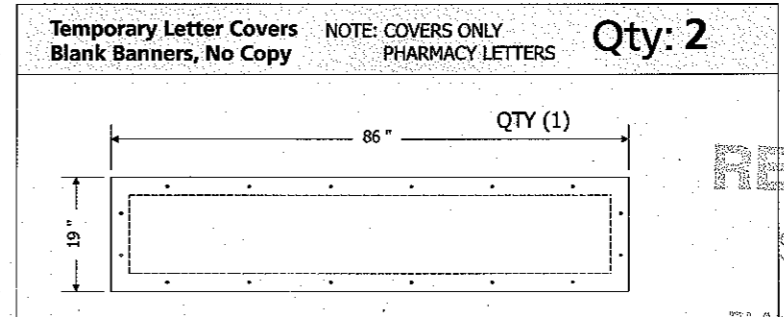
Access to rear of facade to be by others.  
Note: Building dimensions and exact construction of decor band to be verified by sign installer prior to installation of signs. All penetrations to be sealed with BIOSTOP 500+ Intumescent Firestop Sealant to meet NEC #300.21, ASTM #E814, UL #1479 and UL #2079 standards.

FUTURE SITE PLAN



LETTERS	MATERIAL LIST
1	3" x .040 pre-finished White/White aluminum letter coil letter locked to aluminum letter backs. P-1 ( letters only )
2	1" Blue jewelite trim cap painted P-1
3	.125 #2447 White plex faces
4	Sloan Mini White LED's siliconed to letter backs
5	Low voltage wiring from power supply.
6	Pre-drilled electrical hole w/plastic grommet.
7	Aluminum raceway.
8	Masonry fasteners (min. 3 per raceway).
9	.063 pre-finished black/white aluminum backs
10	1/4" Weep holes at low points of letters.
11	Sheathing by others.
12	Building facade.
13	4" x 8" x 18" JIC box.
14	Low voltage LED power supplies (120 volt circuit req'd).
15	Interior Sheathing by others.
16	Interior drop ceiling.
17	High voltage rated flexible wire sleeve.

- Finishes**
- Paint
    - P-1 Akzo Nobel to match 2500-2870 Blue
    - P-2 Akzo Nobel Standard White
    - P-3 Akzo Nobel - GripGuard #415-C-2 Tan
  - Vinyl
    - V-1 Arlon 2500-2870 Blue



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X \_\_\_\_\_  
Date: \_\_\_/\_\_\_/\_\_\_

REVISIONS

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REPRESENTATIVE  
Jason Mengert

DRAWN BY  
Rhoda Schley-Diny

DATE  
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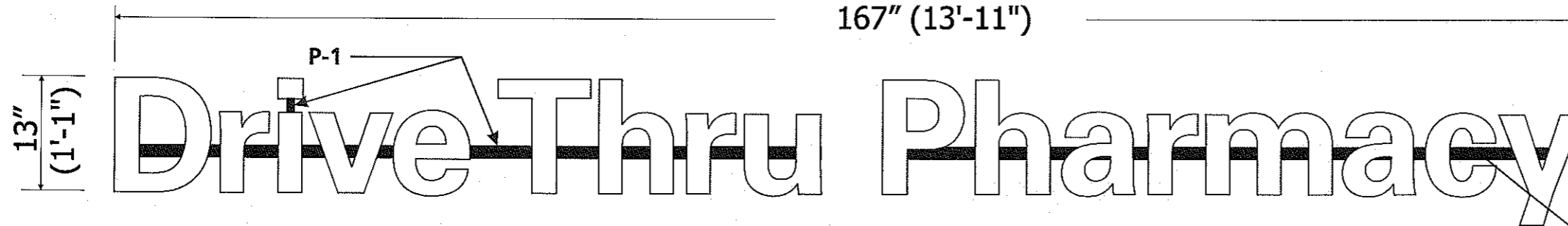
SCALE  
3/4"=1'-0"

SHEET  
13 of 18

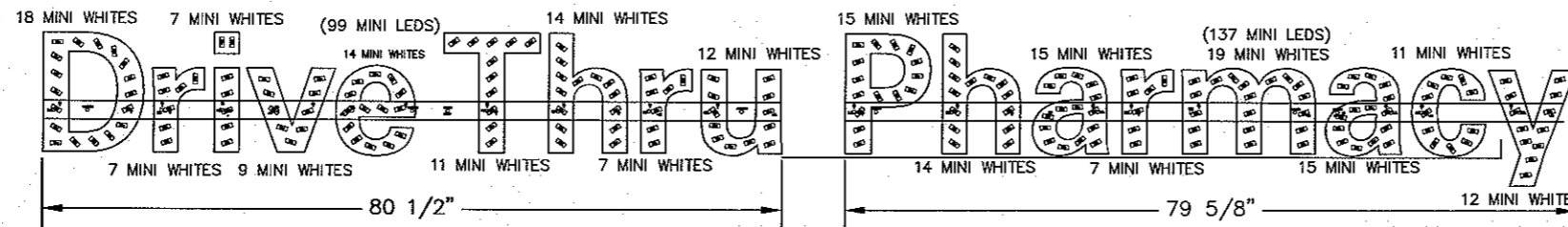
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**SQUARE FOOTAGE**  
TOTAL: =15.1 SQ.FT.



(207 MINI LEDS TOTAL - 2 WATERPROOF 60 POWER SUPPLY)  
(PS #1 - DRIVETHRU / PS #2 - PHARMACY)

DRIVE THRU PHARMACY WIREWAY

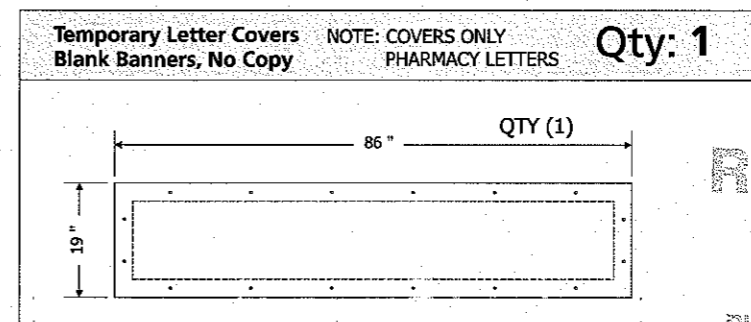
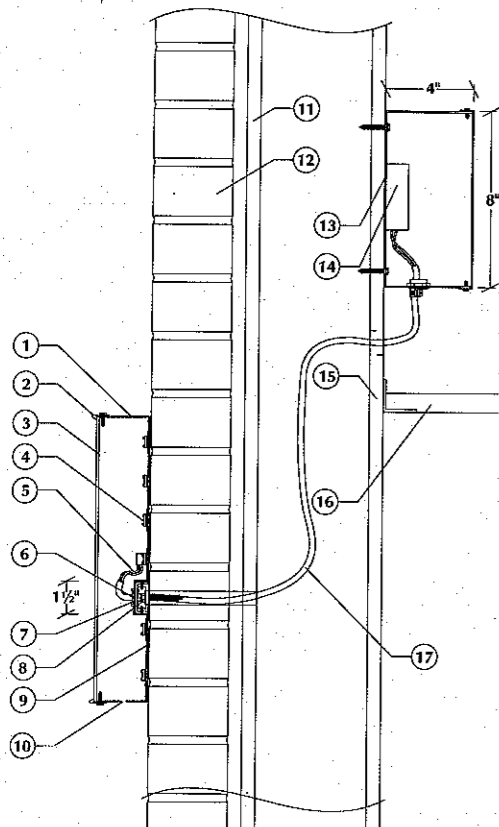
FUTURE  
SITE PLAN

Wireways  
Fabricated 1" x 2" x 1/8" aluminum which is flush with the back of the channel letters.  
Raceway passes thru the letters.  
Painted P-1.

Access to rear of facade to be by others.  
Note: Building dimensions and exact construction of decor band to be verified by sign installer prior to installation of signs. All penetrations to be sealed with BIOSTOP 500+ Intumescent Firestop Sealant to meet NEC #300.21, ASTM #E814, UL #1479 and UL #2079 standards.

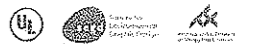
**Finishes**  
Paint  
P-1 Akzo Nobel to match 2500-2870 Blue

LETTERS	MATERIAL LIST
1	3" x .040 pre-finished White/White aluminum letter coil letter locked to aluminum letter backs. P-1 ( letters only )
2	1" Blue jewelite trim cap painted P-1
3	.125 #2447 White plex faces
4	Sloan Mini White LED's siliconed to letter backs
5	Low voltage wiring from power supply.
6	Pre-drilled electrical hole w/plastic grommet.
7	Aluminum raceway.
8	Masonry fasteners (min. 3 per raceway).
9	.063 pre-finished black/white aluminum backs
10	1/4" Weep holes at low points of letters.
11	Sheathing by others.
12	Building facade.
13	4" x 8" x 18" JIC box.
14	Low voltage LED power supplies (120 volt circuit req'd).
15	Interior Sheathing by others.
16	Interior drop ceiling.
17	High voltage rated flexible wire sleeve.



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CUSTOMER APPROVAL

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

REVISIONS

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
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REPRESENTATIVE

Jason Mengert

DRAWN BY

Rhoda Schley-Diny

DATE

08.17.10

SCALE

3/4"=1'-0"

SHEET

14 of 18

DRAWING #

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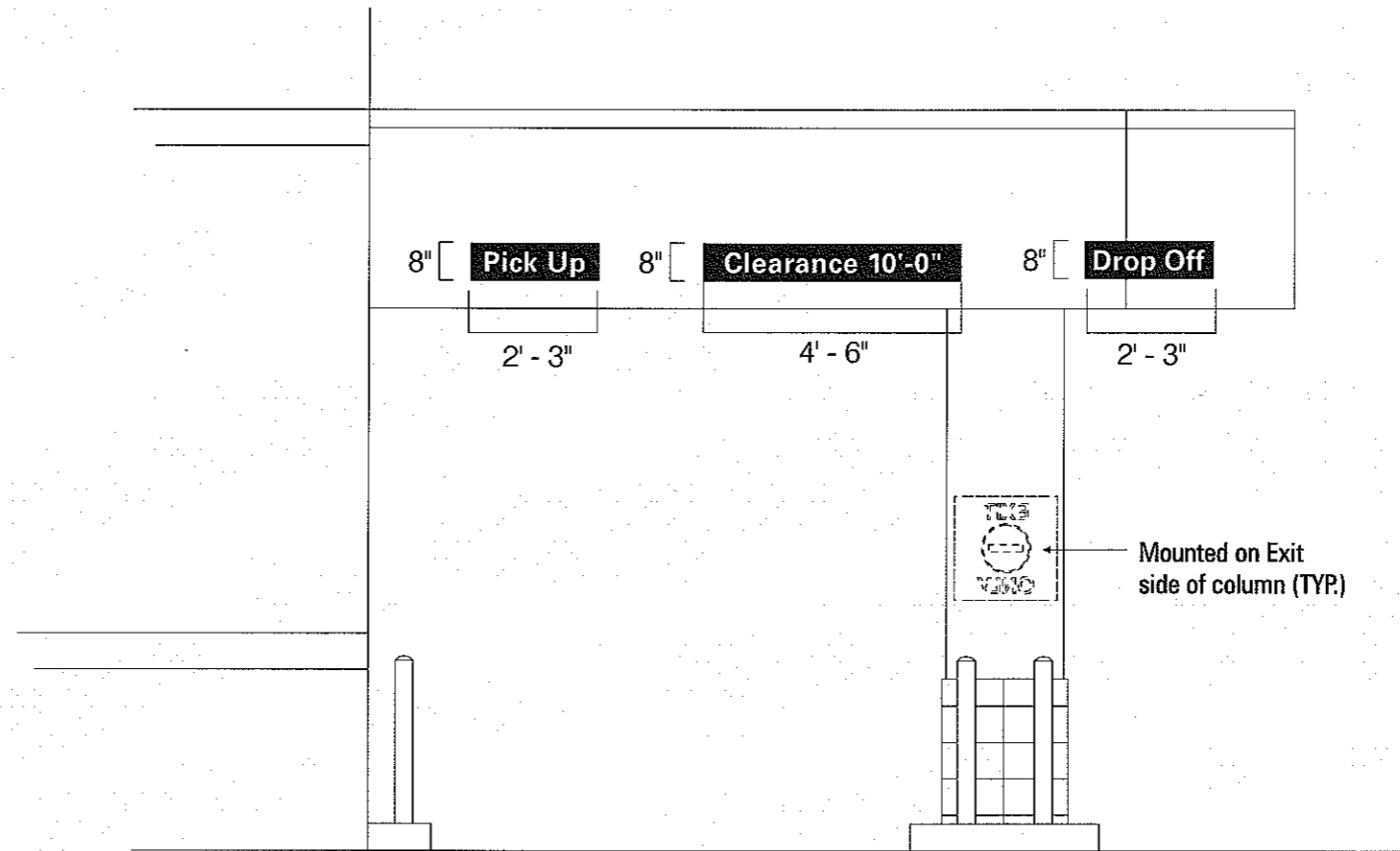
SEP 08 2010

PLANNING SERVICES  
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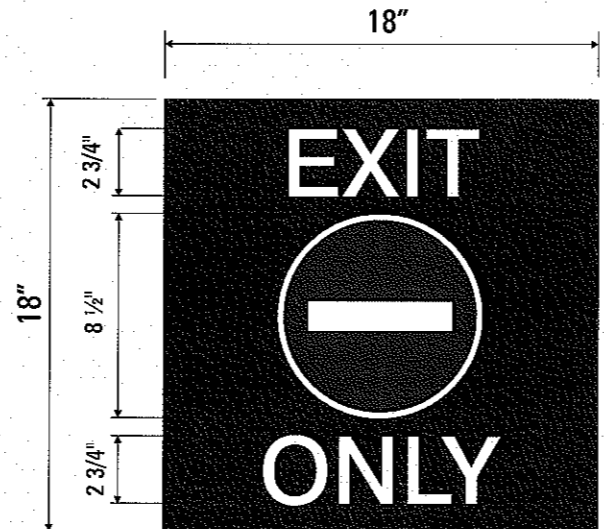
**FLAT CUT ALUMINUM CANOPY SIGNS**

**FUTURE SIGNS**

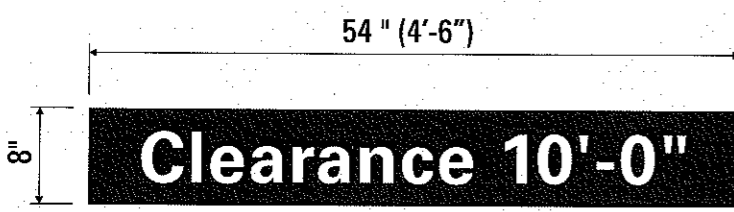
NON-ILLUMINATED DT CANOPY SIGNS		QTY: 1 Each
<b>9a</b>	54" (4'-6") 8" Clearance 10'-0"	3 sq ft Scale 3/8" = 1'
<b>9b</b>	27" (2'-3") 8" Pick Up	1.5 sq ft
<b>9c</b>	27" (2'-3") 8" Drop Off	1.5 sq ft
<b>9d</b>	27" (2'-3") 8" Exit Only	1.5 sq ft
<b>9e</b>	18" x 18" EXIT ONLY	2.25 sq ft



TYPICAL CANOPY ELEVATION



SCALE: 1 1/2" = 1'



SCALE: 3/4" = 1'

**Panel**  
 .125 Flat aluminum, paint GripGuard Blue  
 TM Calon II 2870, semi gloss finish.

**Copy**  
 Scotchlite Reflective White vinyl 480-10 (verify)

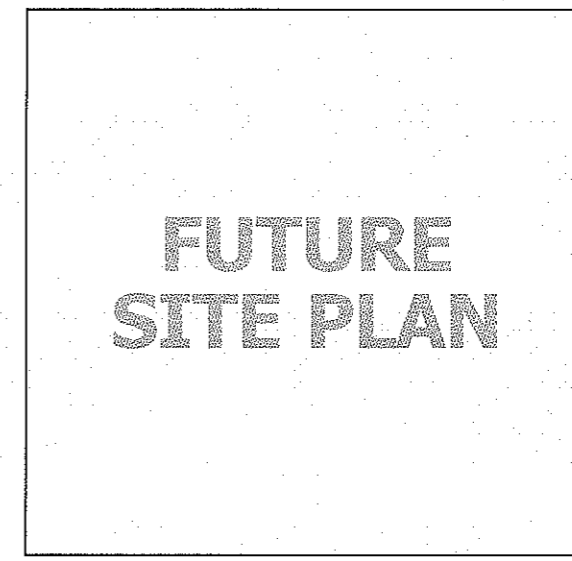
**SF Traffic Control Sign**

**Bkgd**  
 .125 Alum., paint GripGuard Blue  
 TM Calon II 2870 (front and back).  
 Semi gloss finish. P-1

**Copy**  
 Scotchlite Reflective White vinyl  
 3M 480-10 (verify). V-2

**Symbol**  
 Red Reflect vinyl 3M 480-82  
 w/White Reflective vinyl detail  
 3M 480-10 (verify). V-3

- Finishes**
- Paint
    - P-1 Akzo Nobel to match 2500-2870 Blue
  - Vinyl
    - V-1 Arlon 280-10 White
    - V-2 280-10 White Reflective
    - V-3 280-72 Red Reflective



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PROJECT



111 Sunrise Way  
 Palm Springs, CA 92262

CUSTOMER APPROVAL

Authorized Signature

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Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

REVISIONS

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REPRESENTATIVE

Jason Mengert

DRAWN BY

Rhoda Schley-Diny

DATE

08.17.10

SCALE

As Noted

SHEET

15 of 18

DRAWING #

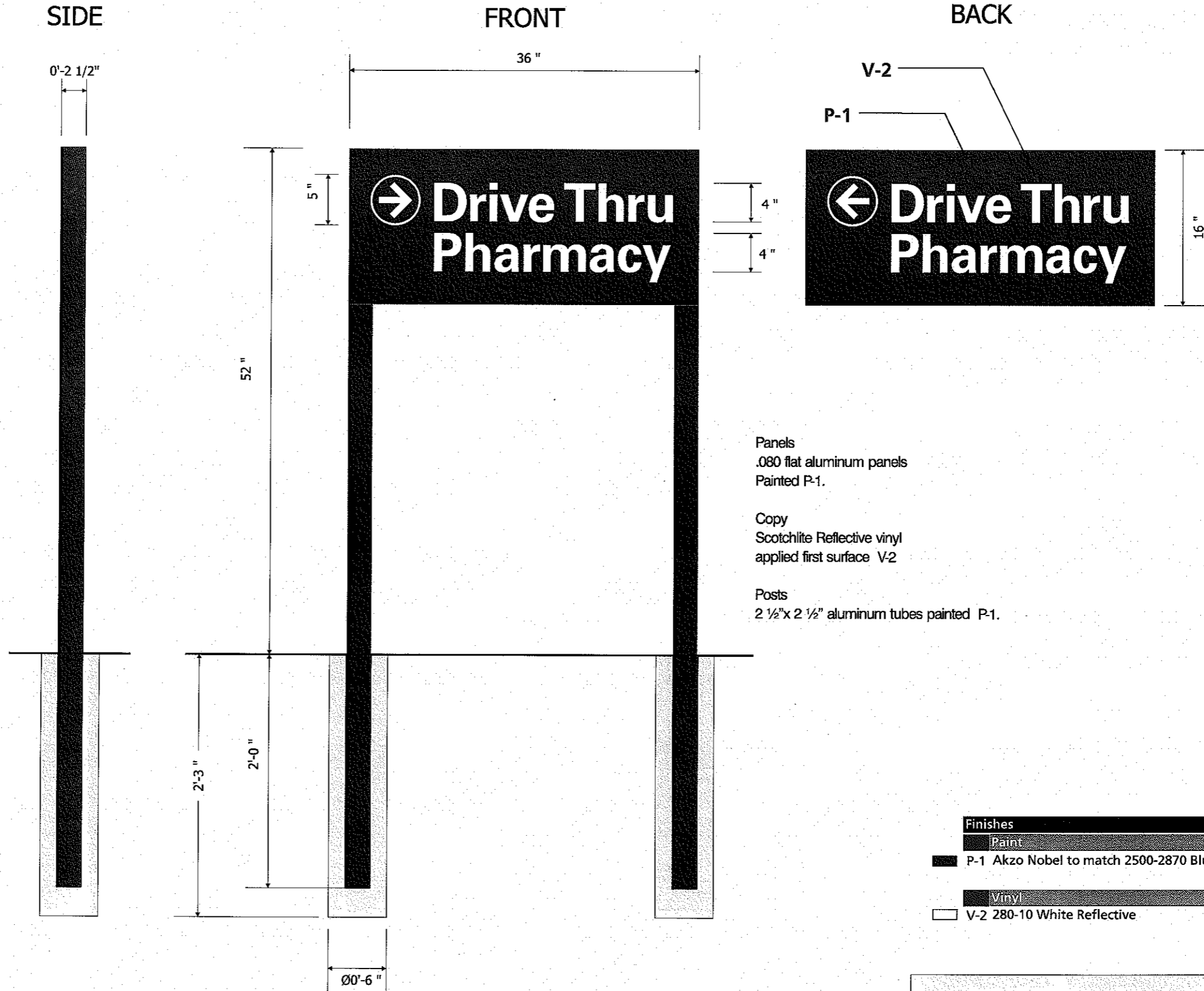
75635

**D/F DIRECTIONAL SIGNS**

**10** D/F DIRECTIONAL SIGN  
NON-ILLUMINATED QTY: 1

**11** D/F DIRECTIONAL SIGN  
NON-ILLUMINATED QTY: 1

**FUTURE SIGNS**



**Panels**  
.080 flat aluminum panels  
Painted P-1.

**Copy**  
Scotchlite Reflective vinyl  
applied first surface V-2

**Posts**  
2 1/2"x 2 1/2" aluminum tubes painted P-1.

Finishes	
Paint	P-1 Akzo Nobel to match 2500-2870 Blue
Vinyl	V-2 280-10 White Reflective

**TEMPORARY VINYL COVERS**

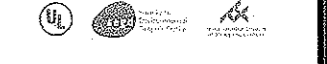
NO COPY QTY: 3

26 7/8"  
6 3/8"

CALON 124 SAPPHIRE BLUE  
LOW TAC OPAQUE VINYL

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**REPRESENTATIVE**  
Jason Mengert

**DRAWN BY**  
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**DATE**  
08.17.10

**SCALE**  
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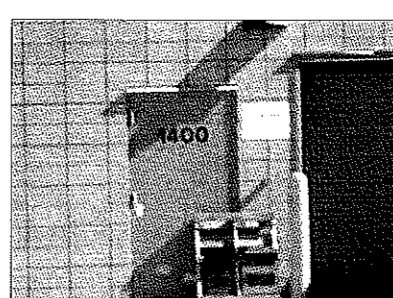
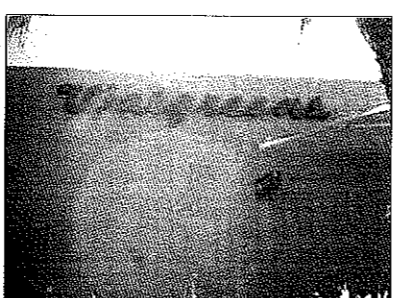
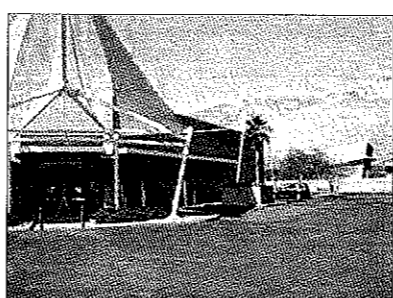
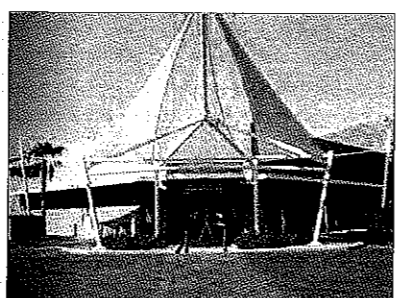
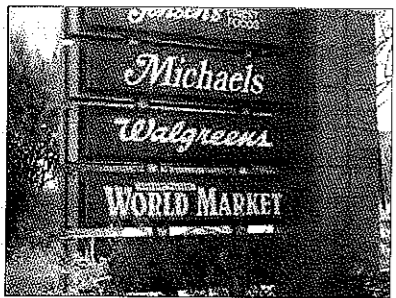
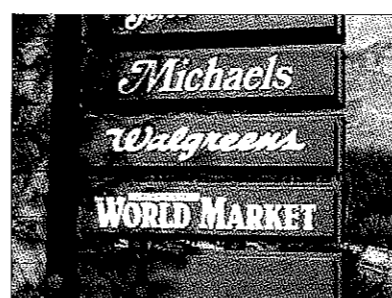
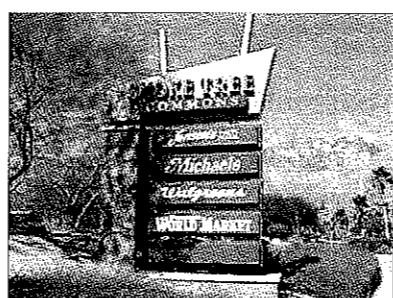
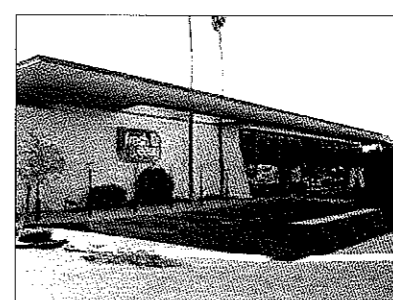
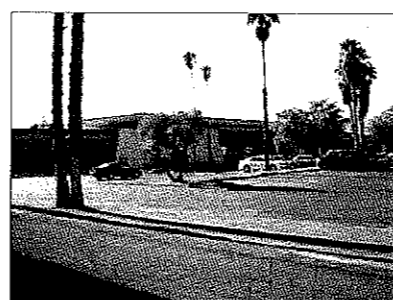
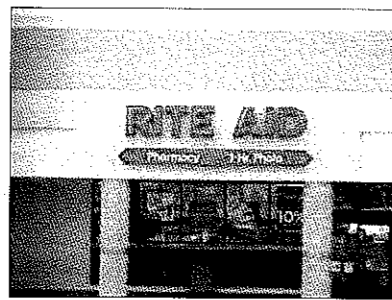
**SHEET**  
16 of 18

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FUTURE  
SITE PLAN

FUTURE  
SITE PLAN

**SURVEY PHOTOS**



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Jason Mengert

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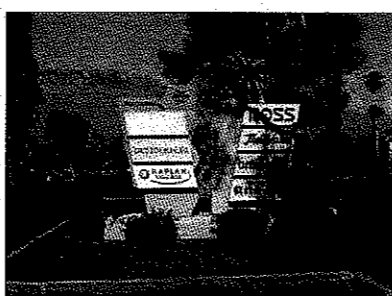
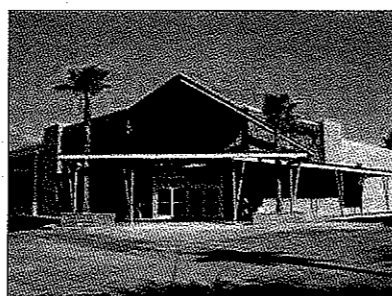
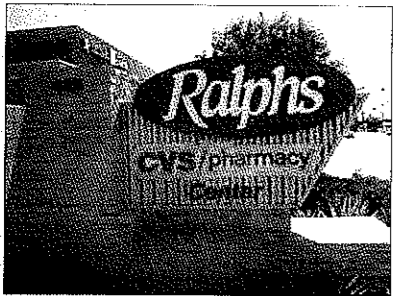
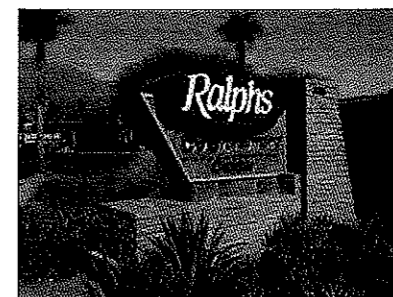
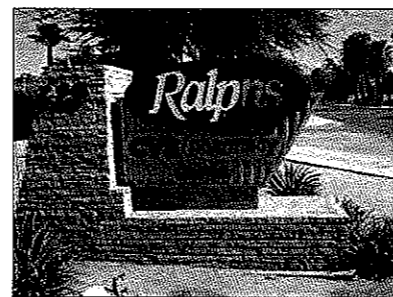
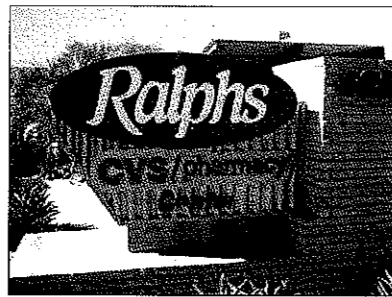
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