

**CITY OF MACEDONIA
BOARD OF ZONING AND BUILDING CODE APPEALS
MEETING AGENDA
February 15, 2023**

Time: 6:30 p.m.

1. Call to Order
2. Roll Call: Mr. Shellko, Mr. Pilato, Mr. Ferraro, Mr. Ioffreda, Mr. Scott
3. Approval of Minutes
 - a. Cases 684-688

4. NEW BUSINESS:
Case #689

Ross McArthur
on behalf of Panda Express
8253 Golden Link Blvd
Northfield, OH 44067

The Board of Zoning and Building Code Appeals will hear a request for an area variance at 8253 Golden Link Blvd. The variance request is to sections 1179.03(f)(2) and 1179.03(f)(5) regarding maximum sign area regulations and corner lots and side and rear entrances. The applicant is requesting a variance of 28.24 square feet to have a 187.01 square foot wall sign on the south building elevation.

Miscellaneous - Chairman and Vice Chairman election for 2023

If you approve of the above-mentioned use of said property, or, if such use is thought by you to be injurious to your premises or contrary to the public interest, please file a statement by letter or email stating your viewpoint to the Building Department no later than **two** business days before the meeting. You may also contact the Building Department at 330-468-8364. All public comments received to the City will be discussed during the conference call.

If you know of any affected property owners who may be interested, but who may not have read this notice, please inform them of this meeting.

If you are not interested in this matter, please disregard this notice.

-Macedonia Board of Zoning and Building Code Appeals



City of Macedonia

The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056
(330) 468-8360 • FAX (330) 468-8396

INTEROFFICE MEMO

To: Zoning Board of Appeals
From: Chris Hall
Subject: Sign Variance Request for Panda Express
For Consideration by the Board on December 14, 2022
Cc: Mayor Molnar, Bob Rodic, Rachael Gambatese
Date: November 2, 2022

Applicant: Ross McArthur, Allen Industries, representing Panda Express
Location: 8253 Golden Link Boulevard
Request: Applicant is requesting an “*area variance*” allowing a wall sign on the south building elevation which is not considered secondary frontage.
Standards: **Ordinance 1179.03**
(f) Maximum Area Regulations.
(2) The maximum permitted area for identification signs is two square feet for each lineal foot of building frontage.
(5) The primary frontage shall be the portion of a frontage that serves as the main access point to a building or building unit. A **site/building will be considered to have secondary frontage when any of the following site/building characteristics are present:**
A. The subject site is a corner lot;
B. The primary parking area is not located adjacent to a public street; and,
C. The building or unit has walls with ingress and egress that do not face the public street.
Ordinance 1179.07(f)(1):
(1) Corner lots and side and rear entrances. For any use which is on a corner lot or has a customer entrance facing a parking lot (when such parking lot does not face the main street), the maximum allowable area for identification signs may be increased for each such additional frontage. The increase for each such frontage shall be equal to forty percent (400/4) of the allowable sign area if the additional frontage were considered the principal frontage.



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INTEROFFICE MEMO

Findings: The maximum allowable sign area for the site is **158.77** square feet (See attached City Planner memo dated October 16, 2022). The total requested sign area is as follows:

Monument Sign:	45.0 sq. ft.
North Elevation:	34.01 sq. ft.
South Elevation:	36.0 sq. ft.
East Elevation:	36.0 sq. ft.
West Elevation:	<u>36.0 sq. ft.</u>

TOTAL: 187.01 sq. ft.

Board's Action: The Board is to consider applicant's request for an area variance to 1179.03(f)(2) and 1179.03(f)(5) allowing a wall sign on the south building elevation (not considered secondary frontage) for a total sign area of 187.01 square feet when 158.77 square feet is allowed.



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Building/Engineering/Zoning/Planning Department

**APPLICATION FOR HEARING BEFORE THE
 MACEDONIA ZONING BOARD OF APPEALS**

See instruction page for more information. Appellant is to provide NINE (9) copies of site plans, pictures, etc., and a written statement. (Residential fee: \$100.00; Commercial fee: \$200.00)

Address of Property Involved: Panda Express 8261 Golden Link Blvd

Nature of Request: Allow a Panda Express sign on buildings rear (south) elevation

Applicant Name or Agent Therefore: Ross McArthur

Applicant Address: 321 Elk Ln McGaheysville VA 22840

Applicant Phone: 760-274-4325 Applicant Email: p2u@usa.com

Property Owner Name: CFT NV Developments LLC
 (if different from applicant)

Property Owner Address: 8253 Golden Link Blvd

Property Owner Phone: 760-274-4325 Property Owner Email: p2u@usa.com

SIGNATURE OF APPELLANT. (AUTHORIZATION OF PROPERTY OWNER REQUIRED IF DIFFERENT FROM APPLICANT)

Ross McArthur Date: 10.18.2022

By my signature, I attest to the accuracy of all statement on this form

OFFICIAL USE ONLY

Received Date: _____ Case Number: _____

Variance Requested: _____

The Zoning Board of Appeals meets at 6:30 p.m. on the third Wednesday of each month in Council Chambers at Macedonia City Hall located at 9691 Valley View Road. Meeting dates are subject to change. Contact the Building Department at (330) 468-8364.

★ Service ★ Commitment ★ Pride ★

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: Panda Express – Signage Approval

DATE: October 16, 2022

I have reviewed an application dated September 1, 2022 (including sign illustrations) in connection with this request and offer the Planning Commission with the following comments for their consideration:

Background

Panda is currently constructing a 2,381 square foot restaurant on vacant land previously occupied by the Golden Corral. Two development sites were created from the property, with Panda located to the eastern half on its own approximate one-acre site. The western vacant portion of the site is open for future development and is noted so on the proposed ground monument sign. The subject site is located in the Crossings at Golden Link shopping center.

Analysis - Signage

- 1) According to Section G 1 of the Crossings Criteria, the ground monument sign cannot exceed 45 square feet and 10 feet in height. As proposed, the sign is 4.5'x10' (45 sq.ft.) and 10 feet tall. Therefore, the sign complies with the limitations for the development.
- 2) The following wall signs are being proposed:
 - a. north building elevation = a 34.01 square foot sign;
 - b. south building elevation = a 36 square foot sign;
 - c. east building elevation = a 36 square foot sign; and
 - d. west building elevation = a 36 square foot sign.

The sign area being proposed is **142.01** square feet, and when combined with the ground monument sign the total area is **187.01**.

Section 1179.03 (f) (2) of the Macedonia Planning and Zoning Code permits two square feet of identification signage for each lineal foot of building frontage. According to the applicant, the building has three frontages: the primary frontage (as identified by the applicant) is 61.25 feet, the secondary frontage is 45.33 feet and the applicant states there is a rear frontage that contains 40.69 feet. The primary frontage is provided 122.5 square feet of sign area, while the secondary frontage is provided 36.27 square feet because this frontage is reduced by 40% the main frontage as identified in the Code. Combined, the primary and secondary frontage results in **158.77** square feet of permissible sign area.

For the rear frontage to qualify for sign area, it must have a customer entrance. If a rear customer entrance exists, this frontage (along Golden Link Blvd.) is provided an additional 32.55 square feet of sign area based on the same 40% calculation noted above. This new total results in **191.32** square feet

of total permissible sign area for the site and 187.01 square feet is being proposed. Therefore, if the rear frontage along Golden Link has a customer entrance, then the proposal can be approved as submitted.

If the rear frontage does not have a customer entrance, then one of two things will need to occur. First, the other signs can be reduced in area to ensure compliance with the 158.77 square foot limitation. Absent this, a second option is to seek a variance from the Board of Zoning Appeals (BZA).

The proposal also includes various other instructional/directional signage to alert customers of the drive-thru entrance and other on-site areas they need to be aware of when entering the property. Generally, these signs are acceptable and can be approved by the Planning Commission pursuant to Section 1179.05 (a) (8) of the Code so long as the signs are less than four square feet. The exact sign area of each instructional sign must be confirmed by the applicant to ensure compliance. However, one concern with the instructional is noted.

The Planning Commission has historically permitted logos to be utilized on ordering menu boards, which is present in this application. However, the Commission has not permitted logos to be present on instructional signs and 1179.05 (a) (8) specifically prohibits them on these signs. At least one of the instructional signs, the drive-thru clearance bar, contains the Panda Express name. This logo/identification must be eliminated for the signage to be approved without a variance.

Recommendation

If the applicant can confirm the presence of a rear customer entrance, the total sign area is acceptable. Absent the rear customer entrance, the area will need to be reduced to comply with the 158.77 square foot limitation or seek a variance from the BZA. Moreover, the identification sign on the drive-thru clearance car must be eliminated to avoid the need for a variance. Finally, confirmation is needed to ensure that the instructional signage is four square feet or less in order for these signs to be exempt and approvable by the Planning Commission.

Please do not hesitate to contact me with any questions.

**MACEDONIA PLANNING COMMISSION
OCTOBER 17, 2022
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:33 p.m.

MEMBERS PRESENT:

Planning Commission: Mr. Westbrooks, Mr. Schiavone, Mr. Cox, and Mr. Wallenhorst.

ABSENT: Mr. Roberts

City Planner: Mr. Frantz

City Fire Inspector: Mr. Kalish

Building Commissioner: Bob Rodic

APPROVAL OF THE SEPTEMBER 19, 2022 PLANNING COMMISSION MEETING MINUTES.

Mr. Schiavone motioned to approve, Mr. Wallenhorst seconded, Mr. Westbrooks agreed, and Mr. Cox abstained.

PROPOSED CONDITIONAL USE PERMIT TO CONSTRUCT SELF-STORAGE UNITS IN A G-1 DISTRICT.

Mr. Kress and Mr. Valante were present. Mr. Frantz made his comments. Mr. Kress gave an overview of the project. Mr. Frantz made his comments. Mr. Kalish commented that per 2017 Ohio fire code a secondary driveway or emergency access is required with the square footage of the building and 300 feet spacing for fire hydrants per the city code. The secondary driveway was discussed. Mr. Kalish requested that the fire hydrants be inside the fence. Mr. Westbrooks motioned to approve the Conditional Use permit with stipulations to: Additional landscaping per the City Planner memo, a lease agreement to allow the fire dept to do inspections, notation of no outdoor storage and a 500-foot setback is allowed. Mr. Cox seconded, Mr. Cox and Mr. Wallenhorst agreed.

PROPOSED PRELIMINARY PLAN APPROVAL FOR SMART SELF STORAGE UNITS LOCATED AT 8231 BAVARIA RD.

Mr. Kress and Mr. Valante were present. Mr. Frantz made his comments. The wetland impact was discussed and is in the process of being permitted. Mr. Frantz discussed the landscaping, focusing on the terrain and easements with the property to the North that is in Twinsburg, and the landscaping in the front of the property. The barrier free parking space was discussed as well as the drive isle. Mr. Frantz commented that the applicant could apply to the BZA to eliminate the parking lot. Mr. Valente stated that if BZA disapproves the elimination of the parking lot that they would go back to the co compliant parking lot. Mr. Valente commented that the chain link fence will be from the northeast building H down to building D and will not go around the entire property. Mr. Frantz requested a cross section view of the fence and how it gets constructed onto the future proposal. The lighting was discussed. Mr. Frantz requested the City Architectural Advisor review the plans. Mr. Westbrooks motioned to approve the preliminary plans subject to the City Planner and Fire Inspectors comments. Mr. Cox seconded, Mr. Wallenhorst and Mr. Schiavone agreed.

PROPOSED CONDITIONAL USE PERMIT TO DETERMINE A COMPATIBLE USE FOR TRAILER SALES IN A G-1 INDUSTRIAL DISTRICT.

Mr. Startzenbach and Mr. Henning were present and gave an overview of what they were planning, stating that they are a trailer sales company currently located in oakwood village and would like to move to Macedonia. Mr. Frantz made his comments. The Planning Commission has identified that the trailer sales is a permitted use in a general industrial district.

PROPOSED CONCEPTUAL SITE APPROVAL FOR JOHN'S TRAILER COMPANY LOCATED ON PARCEL NUMBER 3313343.

Mr. Sartzenbach and Mr. Henning were present and commented that the plans are conceptual and the wet land study has not been done yet and gave an overview of the plans. Mr. Cox questioned if they saw Mr. Frantz's comments stating that they couldn't display trailers any closer than 300 feet away from the road. Mr. Sartzenbach stated he was more concerned if they would be allowed to develop the property. Mr. Frantz made his comments. Parking the trailers closer to the road was discussed. Mr. Frantz stated that there was no action needed on a conceptual plan

PROPOSED SIGNAGE FOR BURNS INDUSTRIAL & EQUIPMENT LOCATED AT 8155 ROLL & HOLD PKWY.

Mr. Fridrich with North coast Signs was present and gave an overview of the project. Mr. Frantz made his comments. Mr. Wallenhorst motioned to approve with no spacing between the sign and that the same grey color used throughout the sign. Mr. Schiavone seconded, Mr. Westbrooks and Mr. Cox Agreed.

PROPOSED AWNINGS FOR I-HOP LOCATED AT 613 E. AURORA RD.

Mr. Farnsworth with Archer Signs was present and gave an overview of the project. Mr. Frantz stated that the two wall signs were not acceptable and Mr. Farnsworth stated that it was no longer there. Mr. Westbrooks read Ms. Shultz's memo. The metal awnings and the colors were discussed. Mr. Wallenhorst commented black would look better but has no issues with the blue metal awning. Mr. Wallenhorst motioned to approve the awnings subject to the Architectural Advisors recommendations only using blue awnings at the main entrance with the rest being black metal. Mr. Westbrooks seconded. Mr. Cox discussed the color blue with the applicant and the applicant responding that the blue is the branding color. Mr. Wallenhorst motioned to amend the last motion to approve the blue metal awnings as being acceptable and with the Macedonia sign with I-Hop on it on the side is not approved. Mr. Cox seconded, Mr. Westbrooks and Mr. Schiavone agreed.

PROPOSED SIGNAGE FOR PANDA EXPRESS LOCATED AT 8253 GOLDEN LINK BLVD.

Mr. Mc Arthur was present. Mr. Frantz made his comments. Mr. Mc Arthur stated that there is an emergency exit in the rear (south) of the building but not a customer entrance. Mr. Frantz stated that the other signs would need to be reduced in size or the applicant could seek a variance in order to have the sign on the building at the south exit. Mr. Mc Arthur stated that the logo on the heading bar can be removed. The monument sign was discussed. Mr. Wallenhorst stated that he would like to see brick go all the way across the bottom of the monument. Mr. Westbrooks motioned to approve the signage with the following additions: The elimination of the C, signage on the South side, applicant needs to confirm the 4ft size is met for the instructional signs, no signage on the clearance bar, and the brick base is the width of the monument sign. Mr. Wallenhorst seconded, Mr. Schiavone and Mr. Cox agreed.

PROPOSED FAÇADE CHANGE TO THE T.J. MAXX STORE FRONT AT GATEWAY PLAZA LOCATED AT 500 E. AURORA RD.

Mr. Greenburg, Mr. Cospers, and Mr. Cipriani were present. Mr. Frantz made his comments. Mr. Frantz made his comments. The colors were discussed. There was much discussion of the corner tower. Mr. Wallenhorst commented that the Burlington store front and the corner tower was to be completed within the same time frame. A development agreement was discussed to ensure that the tower was completed. Mr. Rodic commented that he would touch base with the Law Director regarding the

Development agreement. Mr. Wallenhorst motioned to approve as submitted with the City Planner comments, elimination of the column signs, applicant to supply Burlington's white next to China White for review and approval. Mr. Cox seconded, Mr. Cox and Mr. Westbrooks agreed.

MISCELLANEOUS:

Mr. Wallenhorst motioned to amend and the previously approved December 20, 2021 Gateway constructions plans approval to add a condition that if the remainder of the building (including the rt 8 side) architecture is not reviewed and by December 31, 2022 then a letter of credit or bond will need to be put in place through a development agreement with the owner and the City. Mr. Westbrooks seconded. Mr. Cox and Mr. Schiavone agreed.

ADJOURNMENT:

Mr. Schiavone motioned to adjourn at approximately 7:30 p.m. Mr. Wallenhorst seconded, and all were in favor.

RECEIVED

NOV 01 2022

CITY OF MACEDONIA
BUILDING DEPARTMENT



10.10.2022

Panda Express
8253 Golden Link
Blvd
Northfield OH

City of Masedonia OH

Narrative:

1-Panda Express is requesting a relief from the development standard established by the **Zoning Ordinance- 1179.03 SIGN AREA MEASUREMENT AND BASIC REGULATIONS..**

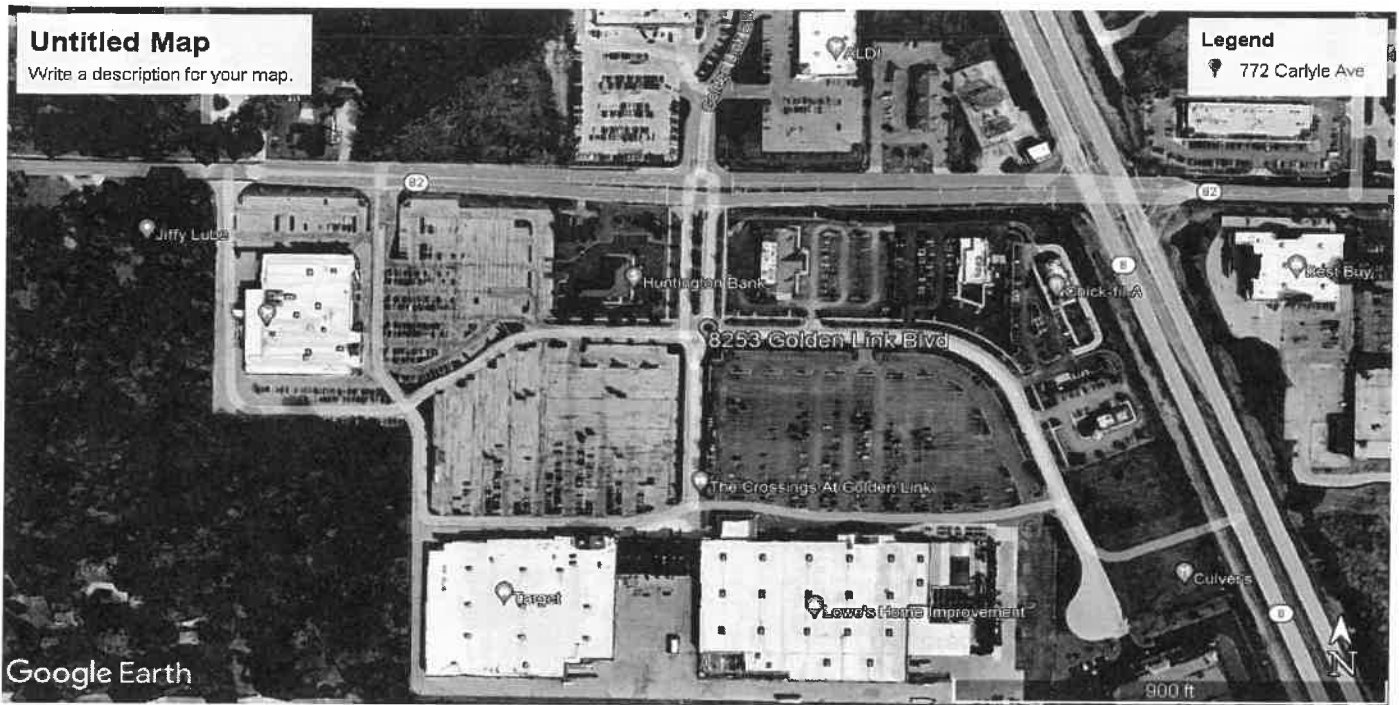
2- The physical position of our property in proximity to the major roadways, the advanced tree growth and the high rate of speed are causing our customer undue hardship in their ability to easily find our location from inside the plaza.

The inconsistency in sign location is a deviation to our National Sign Standard laid out across the country.

3-Our building is position facing North towards Golden Link Blvd. a 4-lane roadway. There are 5 entrances into the plaza. Unless a customer came into the mall off our entrance there is a very strong possibility they will miss our restaurant and circle around the parking lot in an attempt to find our entrance.

4-The speed throughout the plaza is 25 mph. If our customer misses these turns, they must drive 300 yards to the next turn and drive an addition 1/3 mile to find our location.

5-We are asking to add an illuminated, 6' x 6' Panda Express sign on the Rear Elevation of our building to improve the site lines to the most critical intersection in the area.



Top View of Facility



Approaching from the South



Approaching from the East

By approving our request, this would add consistency to the definition laid out by the City Ordinance, plus be more visibly compatible with other local retail businesses, while preventing a less hazardous traffic and noise situation.

This authorization would not be materially detrimental to the public welfare of the general public or to persons residing and working in the immediate area.

We are respectfully requesting a favorable decision in approving our application.

Ross McArthur
Executive Director
McGaheysville VA 22804
p2u@usa.com
760-274-4325

Variance Request

Panda Express
8253 Golden Link Blvd
Northfield OH



Panda Express
Proposed Brand Book Package
Northfield, OH 44067
September 02, 2022



1-800-967-2553
www.allenindustries.com

RECEIVED
NOV 01 2022
CITY OF MACEDONIA
BUILDING DEPARTMENT

Customer Approval / Signature

Signature: _____ Date: _____

Code Summary & Proposed Signage

PANDA BUILDING	LOCATION	HEIGHT	WIDTH	AGGREGATE LOT SF	MAX SF ALLOWED PER FRONTAGE	PROPOSED
C	REAR - 6' LOCK UP	6'	6'		38	36

Code Summary

Aggregate SF is to include all Wall, Projecting, and Freestanding Signage.

****Building Frontage per Macedonia Sign Code is defined as follows:**

The length of the building wall that faces a public street, that faces a public parking lot, or that contains a public entrance to the uses therein shall be considered the building frontage. Only one outside wall of any business may be considered the primary frontage.**

For any use which is on a corner lot or has a customer entrance facing a parking lot (when such parking lot does not face the main street), the maximum allowable area for identification signs may be increased for each such additional frontage. The increase for each such frontage shall be equal to forty percent (40/4) of the allowable sign area if the additional frontage were considered the principal frontage. However, no sign area on any bonus frontage shall exceed one (1) square foot per lineal foot of frontage, or in any case, exceed seventy-five (75) square feet

AGGREGATE CALCULATIONS FOR PANDA LOT:

Primary Frontage (2 SF/LF) + Additional Frontage (2 SF/LF x 40%) = Aggregate for Lot
 122.5 SF + 36.27 SF + 32.55 SF = 191.32 SF

Long Front (Primary Frontage): 61.25 LF x 2 SF/LF = 122.5 SF

Short Front (Secondary Frontage): 45.333 LF x 2 SF/LF = 90.67 SF

Rear (Additional Frontage): 40.69 SF x 2 SF/LF = 81.38 SF x 40% = 32.55 SF

AGGREGATE CALCULATIONS FOR FUTURE CFT BUILDING:

Primary Frontage (2 SF/LF) + Additional Frontage (2 SF/LF x 40%) = Aggregate for Lot

WALL SIGNS:

Per the Golden Link Sign Criteria, Wall Signs are to follow the City of Macedonia Signage Code

Max SF: NTE 75 SF per Sign

Max Qty: 1 per building frontage

MONUMENT:

****Material must be compatible with building materials.****

Max SF: 45 SF (counts against the lot aggregate)

Max Height: 10' OAH above average natural grade

Max Qty: 1

5' set back from ROW and Entrance/Exit Drive

DIRECTIONAL SIGNS:

Max SF: 4 SF

Max OAH: 4 ft

Does not count toward property aggregate.

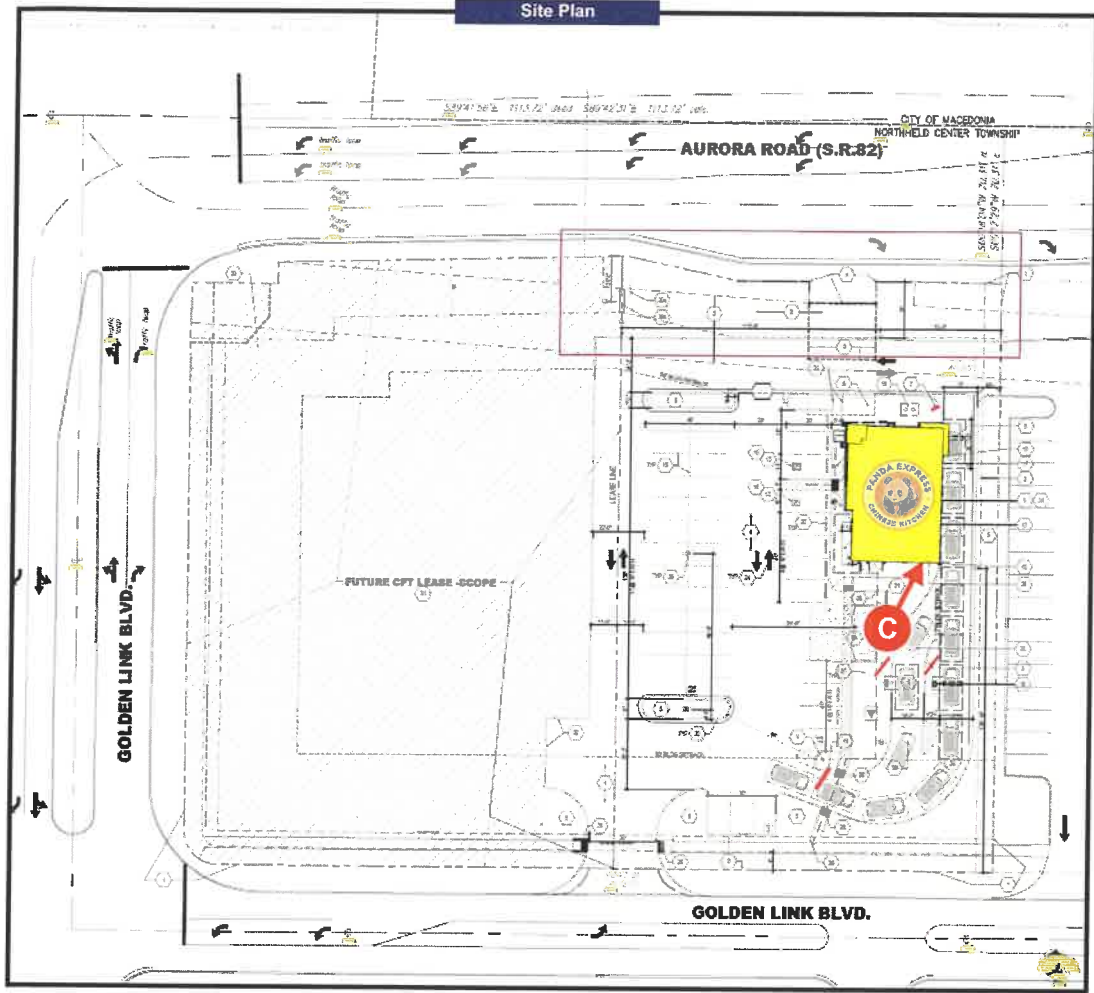
Planning Commission Approval Required

MENU BOARD:

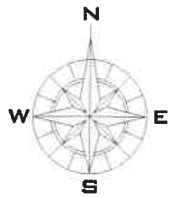
Planning Commission Approval Required - No Set Regulations

CLEARANCE BAR / OCU:

Planning Commission Approval Required - No Set Regulations

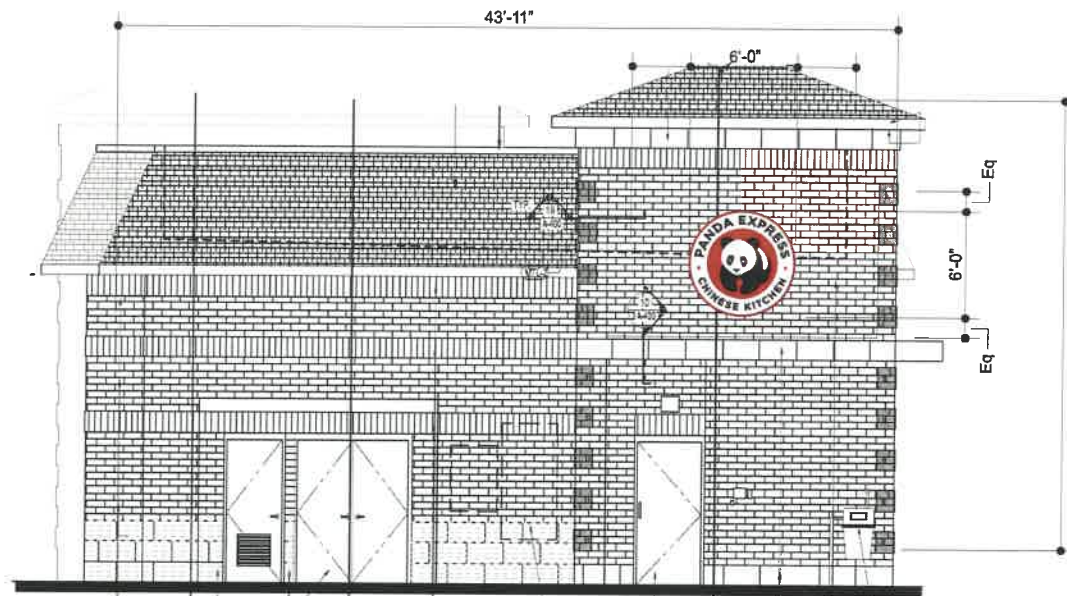


C 6'-0" Lockup
1 Sign Will Require A Variance



#	Date	Description	Initial
1	12/17/21	S1 Location on Site Plan	T.F.D.
2	01/18/22	Revised Brick on Monument & add option	FK
3	01/28/22	Add option 3 to Monument	FK
4	02/08/22	Remove Monument options 1 & 2	AB
5	02/10/22	Update Item A	AB
6	08/02/22	Added Engineering	T.F.D.

South Elevation



34 Sq Ft of sign face area

Sign mounted 12' off grade to bottom of sign

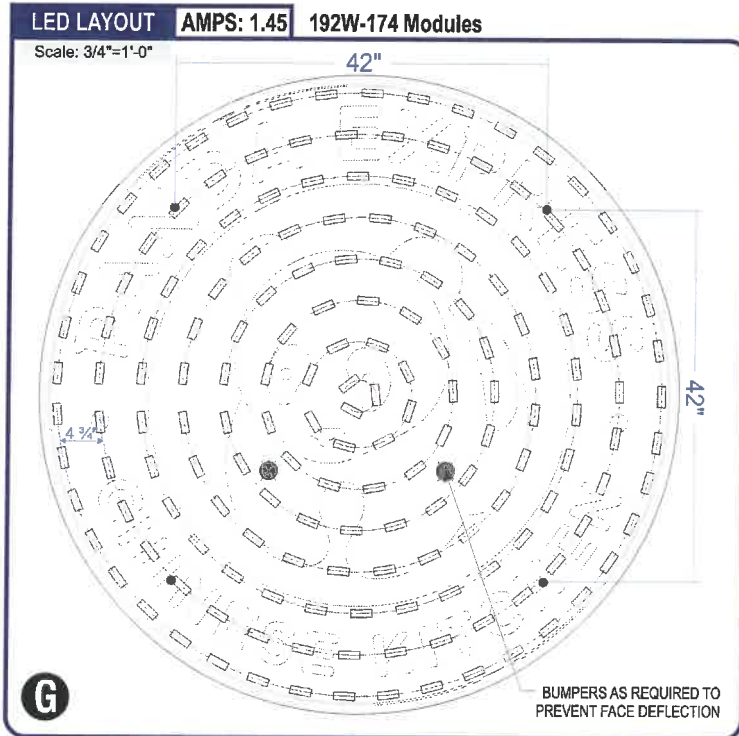
Rear Elevation
Scale: 1/8"=1'-0"

#	Date	Description	Initial
1	12/17/21	S1 Location on Site Plan	T.F.D.
2	01/18/22	Revised Brick on Monument & add option	FK
3	01/28/22	Add option 3 to Monument	FK
4	02/08/22	Remove Monument options 1 & 2	AB
5	02/10/22	Update Item A	AB
6	09/02/22	Added Engineering	T.F.D.

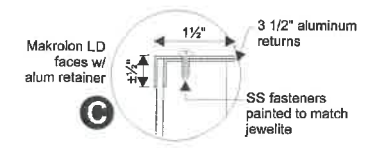


Front Elevation
Scale: 3/4"=1'-0"

Logo - 28.25 Sq Ft
Overall - 36.00 Sq Ft

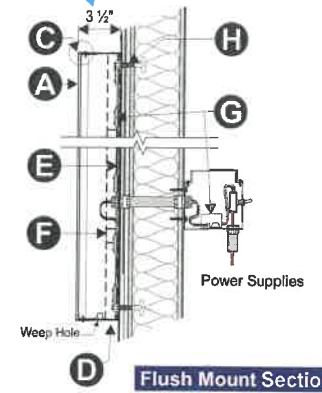


6'-0" Plex Face Lit Lockup
LED Lighted



4'-0" AND OVER LOGO

4'-0" AND OVER: 3 1/2" DEEP
3'-6" AND UNDER: 3" DEEP



Flush Mount Section
Scale: 1"=1'-0"

Color Specifications

- PMS Black 7C
- Makrolon #7328 White/White

All paint finishes to be Satin unless otherwise specified

Vinyl Specifications

- 3M 180C-22 Black
- 3M 3630-33 Translucent Red

NOTES:
1.) bumpers as per needed to be placed behind back vinyl to prevent shadows
2.) remote power

Allen Industries UL Listed Electric Sign, Complies with UL48 CSA C22.2 No.207 **GROUNDING CONNECTIONS**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

A

PLEX FACE MATERIAL
MANUFACTURER: BAYER MAKROLON
SIZE/THICKNESS: .177"
COLOR: (B27) #7328 WHITE LD POLYCARBONATE
FINISH: GLOSS
NOTES:
BUMPERS AS REQUIRED TO PREVENT FACE DEFLECTION

B

GRAPHIC APPLICATION
COLOR: 1ST SURFACE DECORATED TRANSLUCENT VINYL IN PROJECT COLORS

C

RETAINER
LOGOS 3" AND UNDER:
1" JEWELITE BLACK PMS 7C
LOGOS 4" AND OVER:
FABRICATED ALUMINUM, FACE PAINTED TO MATCH PROJECT RED RETURN PAINTED PMS BLACK 7C TO MATCH RETURNS
RETAINER FACE TO HAVE MINIMUM OVERLAP NEEDED TO CONTAIN LOGO FACE

D

RETURN MATERIAL
FABRICATED ALUMINUM CONSTRUCTION
SIZE/THICKNESS:
4'-0" AND OVER: 3 1/2" X .063"
3'-6" AND UNDER: 3" X .063"
COLOR: PAINTED PMS BLACK 7C
FINISH: GLOSS
NOTES:
INTERIOR PAINTED ULTRA WHITE (MIN 85 BRIGHTNESS);
BAFFLED DRAIN HOLES

E

BACKING MATERIAL
FABRICATED ALUMINUM CONSTRUCTION
SIZE/THICKNESS: .080"
COLOR: ULTRA WHITE
FINISH: GLOSS
NOTES:
MIN 85 BRIGHTNESS

F

FRAMING MATERIAL
MATERIAL: ALUMINUM
SIZE/THICKNESS: 1" x 1" x .125"
COLOR: NONE
FINISH: NONE
NOTES:
WELD TO RETURNS

G

LED ILLUMINATION
MANUFACTURER: AA LED
MODEL/ITEM #: LS-MZ0612 / HLG-240h-12
COLOR: EXO LED COLD WHITE
QUANTITY: (174) 174W / 1.45 AMPS
POWER SUPPLY: 1-192W (12V)
NOTES:
VERSION 2; 4 YEARS PARTS & LABOR WARRANTY w/ UL APPROVED DRIVER
ELEC OUT TO BE CENTERED IN SIGN, 6" FROM BASE

H

ATTACHMENT
FLUSH MOUNT:
3/8" LIBERTY ("T" STYLE)
TOGGLES OR EQUIVALENT