



**GROWTH MANAGEMENT DEPARTMENT STAFF REPORT**  
**PALM VALLEY OVERLAY DISTRICT**  
**November 6, 2023 Public Meeting**  
**ARCCC 2023-04 Public Storage**

**To:** Architectural Review Committee  
**Staff:** Brandon Tirado, Planner  
**Date:** October 26, 2023

**Applicant:** Jennifer Ronneburger  
9061 Woodlark Terrace  
Boynton Beach FL, 33472

**Location:** 5200 Palm Valley Road  
**FLUM:** Commercial  
**Zoning:** Planned Special District (PSD)

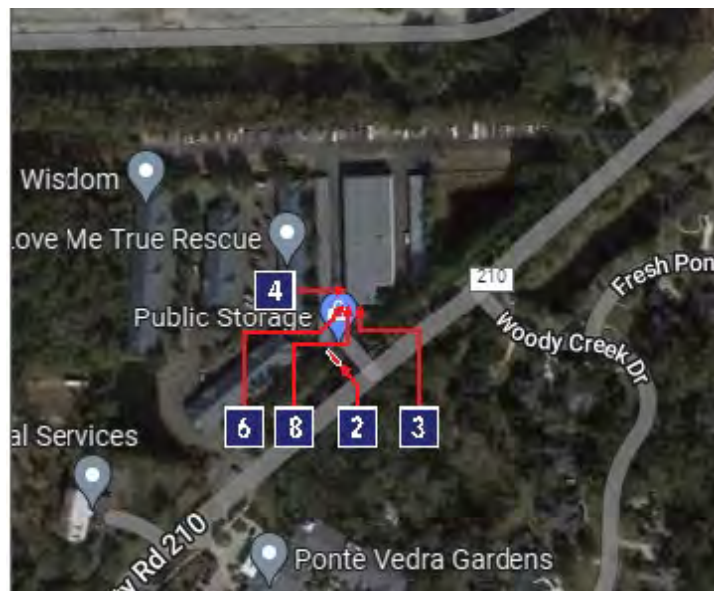
**Applicable Standards:** [Ordinance 1995-20](#), as amended, [Ordinance 1998-46](#)  
[St. Johns County Land Development Code, Section 3.06](#)

**Summary of Request:** Applicant is Requesting design approval for new wall and ground signs, within the property boundaries of the Public Storage facility located at 5200 Palm Valley Rd., which is a part of the Ponte Vedra Storage Center PSD. The applicant has confirmed they will be providing physical color/material samples for the Board to review at the hearing.

The applicant is proposing the addition of approximately four (4) wall/directional signs and updating the existing ground sign present at the existing Public Storage facility. The applicant also is proposing the removal of two existing overhangs to potentially accommodate some of the proposed wall signage.

**Staff Review**

**Planning Division:** The Public Storage property is located west of Palm Valley Road, approximately .65 miles southwest of the intersection of Palm Valley Road and A1A N. The location of the proposed signage is designated on the overall site plan provided below:



The proposed colors and materials of the various signage appear to be consistent with LDC Section 3.06.09 Signage, and 3.06.11 Architectural Design Standards. The proposed design and colors appear subdued and in harmony with the overall expectations of the Palm Valley Overlay District. Planning Staff does have one open comment regarding the lighting on the proposed updated ground sign. The existing ground sign has an upward facing light fixture. The applicant is proposing to continue using the existing light fixture, however, Section 3.06.13 Lighting Criteria states the following, "...Site lighting shall be of low-intensity, shall be of white light which does not distort colors and shall not spill over into adjoining properties, roadways or in any way interfere with the vision of oncoming motorists. Specifically, lighting shall be downward facing full cut-off, no higher than twenty (20) feet and shall have a maximum illumination level of 0.30 footcandles at ground level at the lot line."

EXISTING CONDITIONS



PROPOSED CONDITIONS



- SPECIAL NOTES**
- REMOVE EXISTING CABINET AND POLE COVER
  - REUSE EXISTING STEEL POST & CONCRETE FOOTER
  - REUSE EXISTING LIGHT FIXTURE
- CITY CODE & ALLOWANCES**
- DO NOT EXCEED 50 SQ. FT. MAXIMUM HEIGHT OF SIGN

MONUMENT @ PALM VALLEY RD. - OPTION 1  
SCALE: 1/12" = 1'-0"  
EXISTING SQ. FT.: 32.3  
ALLOWED SQ. FT.: 50  
PROPOSED SQ. FT.: 42.5



2 CUSTOM - NON ILLUMINATED D/F MONUMENT SIGN  
SCALE: 1/4" = 1'-0"

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<p>image national signs ...bringing your image to light! 19265 Star Rd., Nashville, TN 37217-5911   Tel: 615.887.9000   Fax: 615.887.9001 imagenation.com</p>	<p>BANNER SIGNAGE 11440 Highway 101, Suite 100 Houston, TX 77037-1401 Tel: 281.486.4600   Fax: 281.486.4601 www.banner-signage.com</p>	Client: PUBLIC STORAGE	Design Number:	File: PBS-28088-PonteVedraBeach-FL-081723-09	Page No.
		Site: SITE # 28088 5200 PALM VALLEY RD. PONTE VEDRA BEACH, FL 32082	Date: 08/17/23 Designer: Sb / AF Account Manager: JG		7 of 10

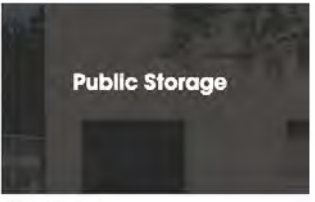
EXISTING CONDITIONS



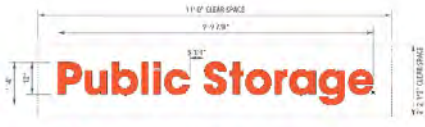
PROPOSED CONDITIONS



SOUTH ELEVATION - OPTION 1  
SCALE: 1/32" = 1'-0"  
PROPOSED SQ. FT.: 13.0



SIMULATED NIGHT VIEW  
SCALE: N.T.S.



3 CUSTOM - ILLUMINATED CHANNEL LETTERS - REMOTE  
SCALE: 1/2" = 1'-0"

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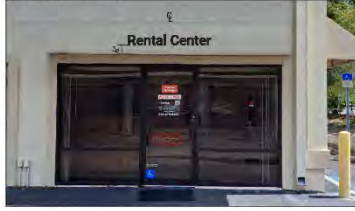
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EXISTING CONDITIONS



WEST ELEVATION  
SCALE: 1/4" = 1'-0"  
AREA: 2.7 SQ. FT.

PROPOSED CONDITIONS



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

<p>image national signs ...bringing your image to light!</p> <p>16285 Shaw Rd., Nampa, ID 83687   Tel: (208) 852-8056   Fax: (208) 545-4020 imagenational.com</p>	<p>NEMA PLANT DL #432186-01</p> <p>U.S. &amp; F.C. (U.S.) PATENT &amp; TRADEMARK OFFICE REGISTERED PATENT # 7,980,000 U.S. PATENT &amp; TRADEMARK OFFICE REGISTERED PATENT # 7,980,000 U.S. PATENT &amp; TRADEMARK OFFICE REGISTERED PATENT # 7,980,000 U.S. PATENT &amp; TRADEMARK OFFICE REGISTERED PATENT # 7,980,000</p>	Client: PUBLIC STORAGE	Design Number:	File: PBS-28088-PonteVedraBeachFL081723-R9	Page No.
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EXISTING CONDITIONS



SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

PROPOSED CONDITIONS



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

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### Applicable Standards:

#### LDC Section 3.06.04 – Development Standards and Criteria

A.5: Exterior lighting for safety and security shall be kept to a minimum consistent with reasonable safety requirements of the particular business or Structure. Safety and security lights, other than low-wattage lights or ground-area lights, shall not be directly visible from adjacent residential properties. See additional lighting criteria in 3.06.13. Lighting criteria for the protection of marine turtles and their hatchlings defined in Section 4.01.09 shall be followed accordingly. The use of solar power should be explored to supply electricity to fixtures.

LDC Section 3.06.09 – Signage

All multi-family and commercial Signs shall be permitted in the Palm Valley Overlay District only in accordance with the provisions of this Section.

A. General provisions applying to all subject signage in the Palm Valley Overlay District

1. All ground signs shall be a wide-based monument style. Pylon signs are only permitted when monument styles cannot be adequately located due to site constraints as determined by the ARC. The tops of ground Signs shall not be more than twelve (12) feet above the adjacent highway grade or eight (8) feet above the site grade, whichever is less.
2. Where a single Building, or group of related Buildings contains more than one (1) store or business front, all wall Signs shall be of similar style and shall be compatible and uniform in terms of size, color and any lighting.
3. The color and materials of Signs shall be compatible with the architectural style, color and materials of the related commercial or multi-family Building. Any icons that are not similar to and compatible with the architectural style, color, and materials of the related commercial and multi-family building shall be restricted to a maximum fifteen percent (15%) of the advertising display area of the sign, unless additional area is approved by the ARC.
4. The location and dimensions of Wall Signs shall maintain compatibility with architectural materials, finishes and features of the Building.
5. New Ground Signs and alterations to existing Ground Signs requiring an ARC review shall be externally illuminated with downward facing fixtures and hours of illumination must cease no later than 30 minutes after business closing, unless additional time is approved by the ARC.
6. In construing the provisions of this Section, messages not exceeding six (6) inches in height erected within or upon doors and windows shall not be counted in computing the number of Signs.
7. Exterior exposed neon tubing in any fashion shall be prohibited. All other interior Window Signs shall be subject to the provisions set forth in Section 3.06.09.C.12 of this Code.
8. Wall Signs shall be mounted directly upon wall surfaces, and shall not be mounted upon raceways or other protrusions from the wall surface.
9. Where feasible, as determined by the approval authority, all ground signs shall use shrubs that are twenty-four (24) inches in height at the time of planting around the base of the sign. These shall be planted within thirty (30) days of sign installation approval by the County.
10. Any lighting shall be white in color for all signs, unless different lighting is required by the County for purposes of protecting turtles. Signs using external lighting must conceal and shield the lighting.

C. Number and size of Signs permitted for Commercial properties

1. For all Uses permitted in the Multi-family Zoning Districts the same regulations as in the Multi-family Zoning Districts shall apply in the Commercial Zoning Districts of the Palm Valley Overlay District.
2. In addition to the above Signs, a commercial use is allowed one permanent wall Sign not to exceed twenty-four (24) square feet and may be allowed on each street side of the Building.
3. Where a Building is divided into units for several businesses, one permanent (1) wall Sign as specified above is authorized for each such business, not to exceed twenty-four (24) square feet in advertising display area. In addition, each business located therein may have one double-faced hanging Sign under covered walkways with maximum dimensions two (2) feet vertical by four (4) feet horizontal.
4. One (1) awning Sign may be substituted, on the front elevation of the Building, for a wall Sign. A window identification Sign may be substituted for a wall Sign. Either sign shall not exceed twenty-four (24) square feet in advertising display area.
5. One (1) on-site ground Sign of the following maximum sizes, in addition to wall Signs, may be installed when used in connection with a business conducted on the premises, and shall be on-site. Said Sign may be double-faced and shall not create a traffic hazard or endanger the public safety.
  - a. For Uses occupying five (5) acres or less, one (1) On-Site Sign, not to exceed thirty-two (32) square feet per Sign face, may be located on each street frontage.
  - b. For shopping/office centers occupying more than five (5) acres, one (1) On-Site Sign not to exceed sixty (60) square feet per Sign Face, may be located on each street frontage.
6. For office and professional Buildings with multiple tenants, one (1) additional sign which may be used for directory purposes not exceeding fifteen (15) square feet per face area.
7. Signs installed with molded letters shall be measured at the most extreme limits of length and width and the area shall be computed from these measurements for conformance to the face area limitations.

8. On-premise Temporary Signs may be installed in addition to the above limits provided the face surface of the Sign shall not be greater than sixteen (16) square feet and limited to one (1) Sign per Parcel of land, store or office Building. Temporary Signs must be removed within 5 days from the date the event or project has ended.
9. Signs may be supported by foundations, the height of which may not exceed four (4) feet. Use of dirt, sand or other material to elevate the height of the Sign on a mound is prohibited. The maximum height to the top of the Sign or mounting surface for molded letters shall be eight (8) feet.
10. For traffic safety purposes on-site Directional ground Signs within property lines shall be limited to two (2) square feet per Sign.

LDC Section 3.06.11 – Architectural Design Standards

The pleasing and compatible relationship of architecture along Palm Valley Overlay District Delineated Roadways is of important public concern. The architectural design of Structures and their materials and colors must be visually harmonious with the overall appearance, history and cultural heritage of St. Johns County, and also with natural Land forms and existing vegetation. Compatibility with existing adjacent Structures and other approved Development Plans must also be considered. The intent of these standards is not to restrain diversity or innovative architecture, but to reduce incompatible and adverse impacts, and to insure an aesthetically pleasing environment. To accomplish this, the following standards shall apply to the review of proposed Buildings, renovations, and related site improvements.

LDC Section 3.06.13 – Lighting Criteria

Architectural lighting shall be recessed under roof overhangs or generated from a concealed light source, or low-level light fixtures. Site lighting shall be of low-intensity, shall be of white light which does not distort colors and shall not spill over into adjoining properties, roadways or in any way interfere with the vision of oncoming motorists. Specifically, lighting shall be downward facing full cut-off, no higher than twenty (20) feet and shall have a maximum illumination level of 0.30 footcandles at ground level at the lot line.

Staff review shows there are no open comments on this application at the time of writing this staff report. This item has been rescheduled from the 10/18/2023 PVARC Meeting due to a lack of quorum. A Pre-application Meeting was not held with the Planning Division.

Attached for consideration are:

- Application
- Owners Authorization
- Site Plan
- Renderings
- Colors and Materials Details
- Ord. 1998-46

**CORRESPONDENCE**

Staff has not received any phone calls or letters regarding the proposal as of the writing of this Staff Report.

**SUGGESTED ACTION TO APPROVE**

The Design Review Board may consider a motion to approve **ARCCC 2023-04 Public Storage**, as described within the application, provided:

1. The request complies with the St. Johns County Land Development Code relating to design standards and is consistent with the intent and purpose of the Palm Valley Zoning and Overlay Regulations.

**SUGGESTED ACTION TO DENY**

The Design Review Board may consider a motion to deny **ARCCC 2023-04 Public Storage**, provided:

1. The request does not comply with the St. Johns County Land Development Code; the proposed design standards are not compatible with the purpose and intent of the Palm Valley Zoning and Overlay Regulations.



**Application for Overlay District Review**  
 Growth Management Department  
 Planning and Zoning Section  
 4040 Lewis Speedway, St. Augustine, FL 32084  
 Phone: 904.209.0675; Fax: 904.209-0576

Date  Overlay District

Applicant  Phone Number

Address  Fax Number

City  State  Zip Code  E-mail

Project Name

Project Address & Location

Type of Review  Commercial Use  Multi-family Use  Other:

The Project Involves  New Building  Changes to an existing Building  Exterior Repainting  Signage (Individual)  
 Check all that apply  Unified Sign Plan  Fences / Walls  Parking / Lighting  Landscaping / Buffers  
 Other:

Describe Project and work proposed to be done (Provide additional information by attachment as needed)

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:  
 Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s)

Contact Information of person to receive all correspondence if different than applicant:

Phone Number   Fax Number   E-mail   
 Postal Address  Name   
 City  State  Zip Code

Please notify the Planning and Zoning Section at 904.209.0675 if you need any special assistance or accommodations to attend the meeting or if you have any questions concerning this application.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:



# Application for Sign Permit

St. Johns County Permitting Center  
 4040 Lewis Speedway  
 St. Augustine, FL 32084

For Building: 904.827.6800; Fax: 904.827.6849; E-mail: bldcodes@sjcfl.us  
 For Planning: 904.209.0675; Fax: 904.209.0576; E-mail: plandept@sjcfl.us

**Note: A separate clearance sheet is required for each ground sign**

Date  Contractor's License Number  Overlay District

Please Print Valuation of Proposed Signage \$  (Labor and Materials) Property ID Number

Property Owner(s)  Phone

Address  Fax

City  State  Zip Code  Phone

Are there any owners not listed  No  Yes If yes please list on separate sheet to be included with your application

Applicant  Phone

Address  Fax

City  State  Zip Code  E-mail

Job Address

Name of Business

Please list below any applications currently under review or recently approved which may assist in the review of this application  
 N/A

Type of Proposed Signage (including existing and proposed)

Sign	Existing	New	Maintenance	Type	Height	Width	Sq. Ft.	Internally Illuminated	
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Freestanding monument	5'	7' 7 7/8"	30.6	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall sign	2' 2 1/2"	11'	24.29	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall sign	1' 4 3/4"	2' 10 3/8"	4	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/> Yes	<input type="checkbox"/> No
10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/> Yes	<input type="checkbox"/> No

Size of Canopy Signs (if applicable) \_\_\_\_\_ Feet; \_\_\_\_\_ Inches; (Height) \_\_\_\_\_ Feet; \_\_\_\_\_ Inches; (Width)

Describe Type and Color of External Lighting

[Empty box for describing external lighting]

Provide National Recognized Testing Lab (NRTL) Number: \_\_\_\_\_

Owner's Affidavit: I certify that all forgone information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

**Warning to Owner: Your failure to record a "Notice of Commencement" may result in you paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or attorney before recording your "Notice of commencement".**

Public Storage

Owner's Signature

*Patience Shaffer*

Print Company's Name

By Owner's Agent (if any) (including Contractor)

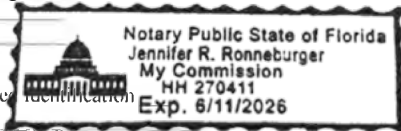
*Rachel Walton* ES12001924  
Contractor's Signature License Number

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of February, 2023, by Patience Shaffer as

for Public Storage

Notary Public, State of Florida  
Name: Jennifer Ronneburger  
My Commission Expires:  
My Commission Number is:



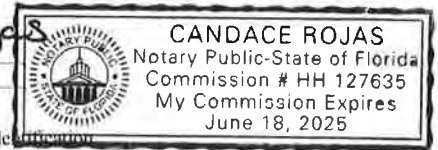
Personally Known  OR Produced Identification  
Type of Identification Produced \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22nd day of February, 2023, by Rachel Walton as

for FCSE

Notary Public, State of Florida  
Name: Candace Rojas  
My Commission Expires:  
My Commission Number is:



Personally Known  OR Produced Identification  
Type of Identification Produced \_\_\_\_\_

**Official Use Only**

Once the application is signed off by the Planning & Zoning Section it will be forwarded to the Building Services Division

Planning & Zoning Section

Building Services Division

	Signed	Date
Incomplete Application		
Complete Application		
Zoning & Comp. Plan		
Approved / Disapproved		

	Signed	Date
Incomplete Plans and Drawings		
Complete Plans and Drawings		
Approved		

FINAL APPROVAL: \_\_\_\_\_

Signature, Authorized County Official

**Notice:** Should the provisions of St. Johns County Ordinance No. 99-51, as amended, relating to the regulations of signage or sign permitting be found unconstitutional by a court of competent jurisdiction, this St. Johns county Sign Permit Application shall immediately revert to and become a BUILDING PERMIT under the State Minimum Building Codes, Chapter 553, Florida Statutes, as amended, and as duly adopted by St. Johns County through Ordinance enactment.



**PS LPT PROPERTIES INVESTORS  
CERTIFICATE OF SECRETARY**

The undersigned, Nathaniel A. Vitan, hereby certifies that he is the duly elected, qualified and acting Corporate Secretary of PS LPT Properties Investors, a Maryland real estate investment trust (the “Company”), with access to the books and records of the Company, and its affiliates, and that:

1. Storage Trust Properties, L.P., a Delaware limited partnership, (“Storage Trust”) is the owner of record of that certain property located at 5200 Palm Valley Road, Ponte Vedra Beach, FL 32082-3200 the “Property”).
2. The Company is the General Partner of Storage Trust, and, as General Partner of Storage Trust, the Company is authorized and empowered to act on behalf of Storage Trust.
3. Each of the individuals listed on below, acting alone, is hereby authorized on behalf of the Company to: (a) request and obtain any building plans, site plans, certificates of occupancy, licenses, permits, or other plans, drawings or documents which may be on file with any governmental authority relating to signage at the Property, including copies thereof, (b) execute and deliver the following documents to the extent required in connection with the installation or development of signage on the Property: permit applications, notices of commencement, and such other documents as may be required by the city, county or state in which the Property is located in order to install or develop such signage on the Property, and (c) pick up or retrieve copies or originals of any such documents from the offices of the applicable governmental authorities:

	<u>Name</u>	<u>Company</u>
1.	Fitz Williams	Public Storage
2.	Matthew Torrance	Public Storage
3.	Thomas Hesse	Public Storage
4.	Eric Levine	Public Storage
5.	Richard Zarelli	Public Storage
6.	Jennifer Ronneburger	Go Permit
7.	Patience Shaffer	Go Permit
8.	Emily Lopez	Interstate Signcrafters
9.	Diana Kravitz	Art Sign
10.	Shari Dillard	Art Sign
11.	Harley Spratt	Image National Signs
12.	Jenny Goossens	Image National Signs
13.	Adam Tardiff	Image National Signs

14.	David Delellis	Signs of Tampa Bay
15.	Roberto Hiller	Signs of Tampa Bay
16.	Ric Everett	Sign Star
17.	Jorge Quintero	Eastern Signs
18.	William Tindall	American Lighting & Sign
19.	Ric Everett	Sign Star
20.	Jorge Quintero	Eastern Signs
21.	Fred Towle	ECM Consulting
22.	Janine Towle	ECM Consulting
23.	Seda Limon	Interstate Sign & Light
24.	Kristy White	Scout Services
25.	Tiffany Edwards	Scout Services
26.	Dan Waddell	Scout Services
27.	Rob Kennedy	Lauretano Signs
28.	Morgan Daniels	Yesco (Reno)
29.	John Clemente	East Coast Sign Company
30.	Keith White	National Sign & Lighting
31.	Curtis Martin	Flexlume

4. This certificate remains in effect for one year unless a notice or certificate of revocation is issued earlier.

IN WITNESS WHEREOF, the undersigned has signed this certificate on this 15 day of December, 2022.

---

Nathaniel A. Vitan  
Secretary

## Acknowledgment

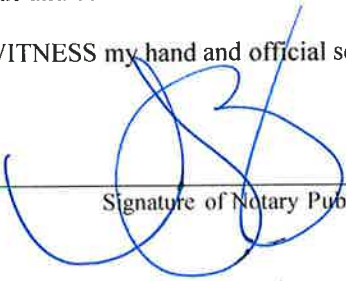
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

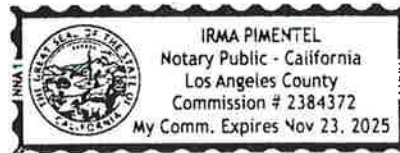
On December 15, 2022 before me, Irma Pimentel, Notary Public, personally appeared, Nathaniel A. Vitan, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

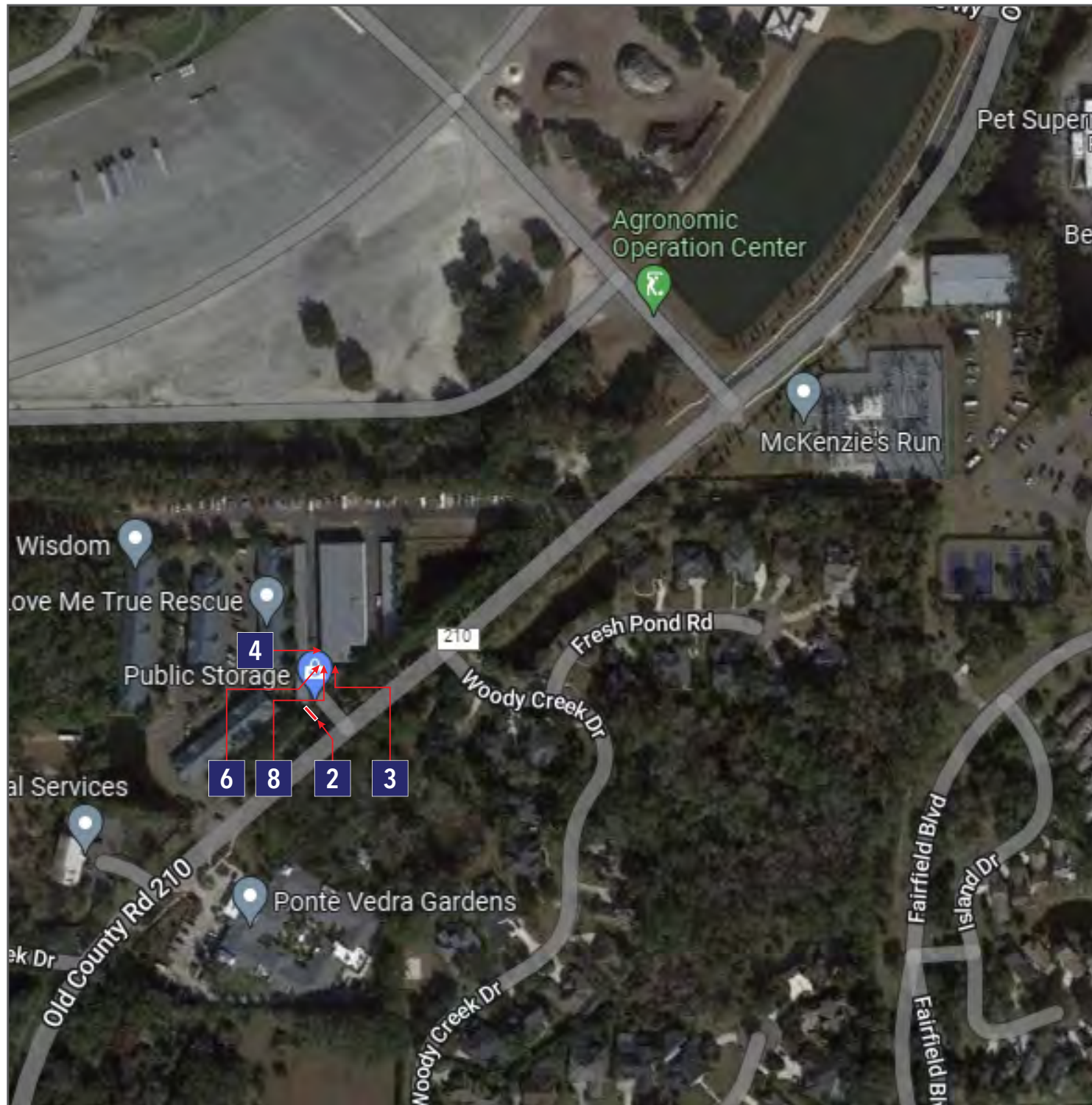


Signature of Notary Public



Seal





AERIAL VIEW  
SCALE: N.T.S.

DESIGN SIGN STATUS - MAIN ID WALL SIGNS			
SIGN #	LOCATION	SIGN TYPE	TECHNICALLY VERIFIED
3	SOUTH ELEVATION	T.B.D.	

DESIGN SIGN STATUS - FREESTANDING SIGNS			
2	PALM VALLEY ROAD	D/F MONUMENT SIGN - NON ILLUMINATED	

DESIGN SIGN STATUS - SECONDARY WALL SIGNS / DIRECTIONALS / PANELS			
4	WEST ELEVATION	FCO LETTERS - RENTAL CENTER	X
6	SOUTH ELEVATION	FCO ADDRESS NUMBERS	X
8	SOUTH ELEVATION	WALL MOUNTED DIRECTIONAL SIGN	X

DRAWING TYPE

CONCEPTUAL

TECHNICAL

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

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Client: PUBLIC STORAGE  
Site: SITE # 28088  
5200 PALM VALLEY RD.  
PONTE VEDRA BEACH, FL 32082

Design Number:

Date: 08/17/23

Designer: Sb / AF

Account Manager: JG

File: PBS-28088-PonteVedraBeachFL-081723-R9

Page No.

**Public Storage**

2 of 10

EXISTING CONDITIONS

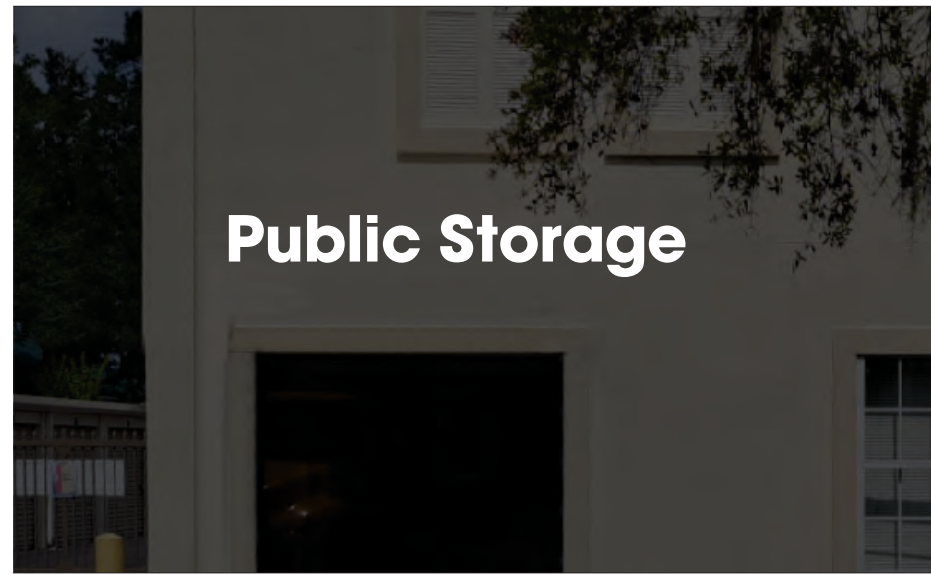


SOUTH ELEVATION - OPTION 1

SCALE: 3/32" = 1'-0"

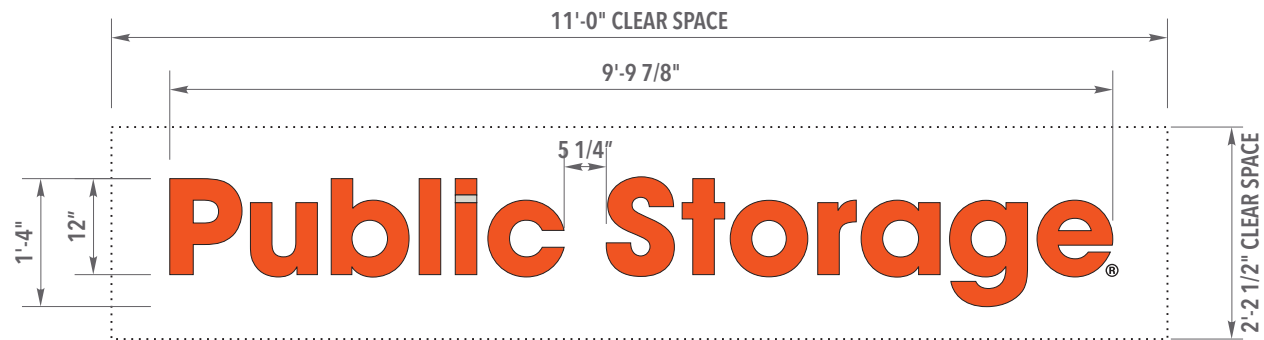
PROPOSED SQ. FT.: 13.0

PROPOSED CONDITIONS



SIMULATED NIGHT VIEW

SCALE: N.T.S.



**3** CUSTOM - ILLUMINATED CHANNEL LETTERS - REMOTE  
SCALE: 1/2" = 1'-0"



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		<p><b>Site:</b> SITE # 28088 5200 PALM VALLEY RD. PONTE VEDRA BEACH, FL 32082</p>	<p><b>Date:</b> 08/17/23</p> <p><b>Designer:</b> Sb / AF</p> <p><b>Account Manager:</b> JG</p>		<p><b>5 of 10</b></p>

**EXISTING CONDITIONS**



**PROPOSED CONDITIONS**



**SPECIAL NOTES**

- REMOVE EXISTING CABINET AND POLE COVER
- REUSE EXISTING STEEL POST & CONCRETE FOOTER
- REUSE EXISTING LIGHT FIXTURE

**CITY CODE & ALLOWANCES**

- DO NOT EXCEED 50 SQ. FT. MAXIMUM HEIGHT OF 5FT

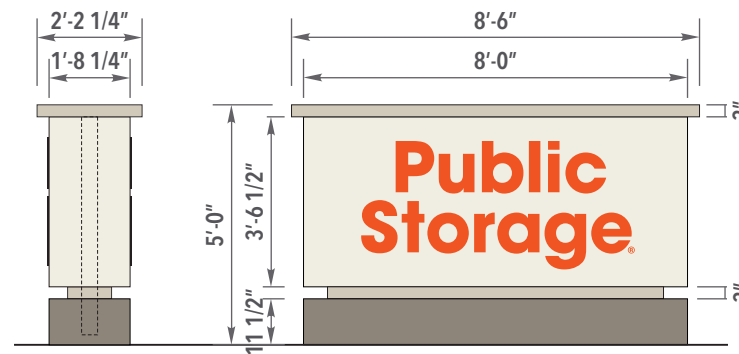
**MONUMENT @ PALM VALLEY RD. - OPTION 1**

SCALE: 1/2" = 1'-0"

EXISTING SQ. FT.: 32.3

ALLOWED SQ. FT.: 50

PROPOSED SQ. FT.: 42.5



**2 CUSTOM - NON ILLUMINATED D/F MONUMENT SIGN**  
SCALE: 1/4" = 1'-0"

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		<p><b>Site:</b> SITE # 28088 5200 PALM VALLEY RD. PONTE VEDRA BEACH, FL 32082</p>	<p><b>Date:</b> 08/17/23</p> <p><b>Designer:</b> Sb / AF</p> <p><b>Account Manager:</b> JG</p>		<p><b>7 of 10</b></p>

EXISTING CONDITIONS



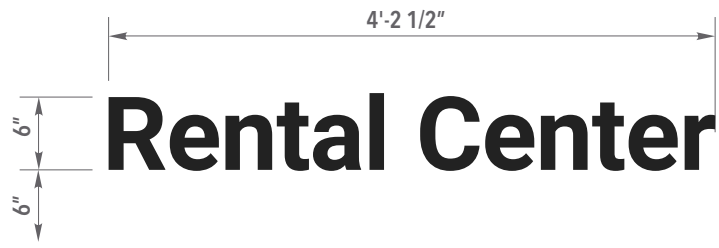
PROPOSED CONDITIONS



WEST ELEVATION

SCALE: 1/4" = 1'-0"

AREA: 2.7 SQ. FT.



**4** CUSTOM - FCO LETTERS - WALL MOUNTED  
SCALE: 3/4" = 1'-0"

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		Site: SITE # 28088 5200 PALM VALLEY RD. PONTE VEDRA BEACH, FL 32082	Date: 08/17/23		9 of 10
			Designer: Sb / AF		
		Account Manager: JG			



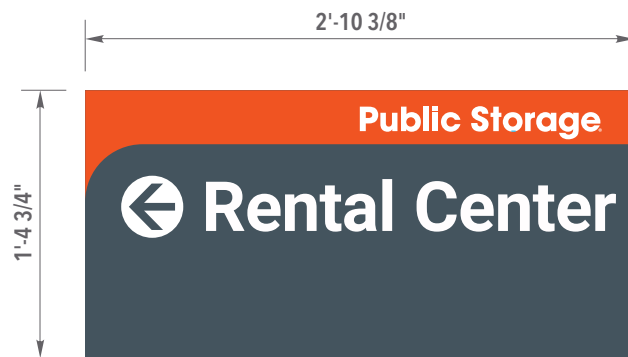
EXISTING CONDITIONS



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

PROPOSED CONDITIONS



**8** WALL MOUNTED DIRECTIONAL SIGN - NON ILLUMINATED  
SCALE: 1" = 1'-0" 4.0 SQ. FT.



**6** FCO ADDRESS NUMBERS  
SCALE: 3/4" = 1'-0" 1.4 SQ. FT.

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		<p><b>Site:</b> SITE # 28088 5200 PALM VALLEY RD. PONTE VEDRA BEACH, FL 32082</p>	<p><b>Date:</b> 08/17/23</p>		<p><b>10 of 10</b></p>
			<p><b>Designer:</b> Sb / AF</p>		
		<p><b>Account Manager:</b> JG</p>			



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**Site:** SITE # 28088  
 5200 PALM VALLEY RD.  
 PONTE VEDRA BEACH, FL 32082

**Design Number:**  
**Date:** 08/17/23  
**Designer:** Sb / AF  
**Account Manager:** JG

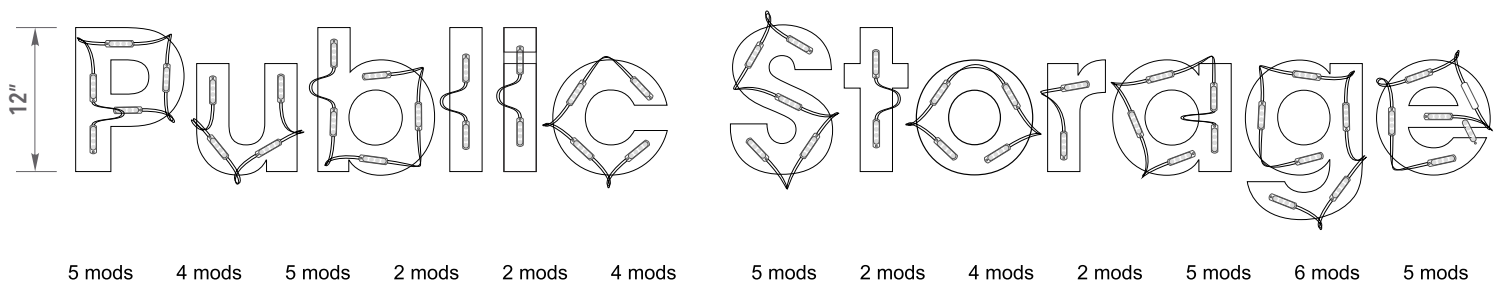
**File:** PBS-28088-PonteVedraBeachFL-081723-R9

**Public Storage**

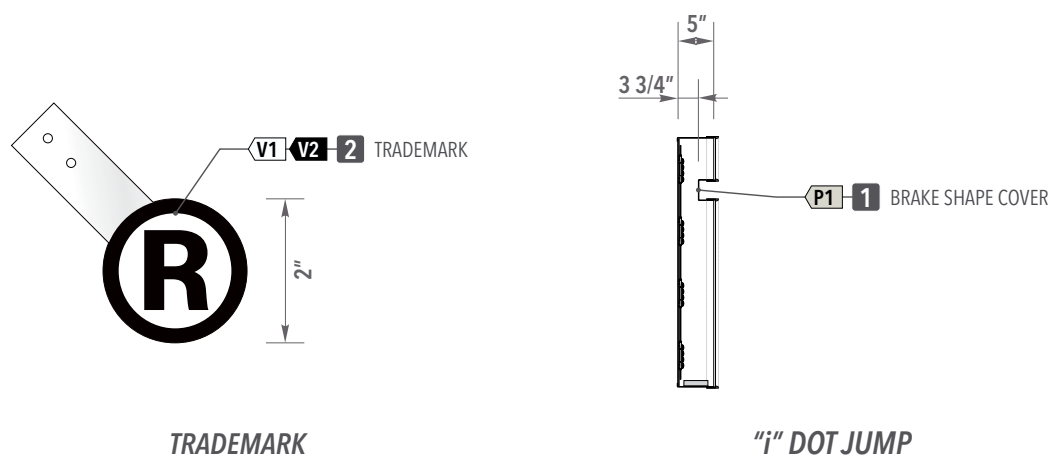
**Page No.**  
 R



**3** CUSTOM - ILLUMINATED CHANNEL LETTERS - REMOTE **OPTION 1**  
 SCALE: 1/2" = 1'-0"



**LED LAYOUT**  
 SCALE: 3/4" = 1'-0"



**TRADEMARK DETAIL & "i" DOT JUMP SECTION DETAIL**  
 NOT TO SCALE

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**Site:** SITE # 28088  
 5200 PALM VALLEY RD.  
 PONTE VEDRA BEACH, FL 32082

**Design Number:**  
 Date: 08/17/23  
 Designer: Sb / AF  
 Account Manager: JG

**File:** PBS-28088-PonteVedraBeachFL-081723-R9

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**FABRICATION SPECIFICATIONS**

<b>1</b>	<b>PAN CHANNEL</b>	FACE COLOR	.150 WHITE POLYCARBONATE
		TRIM CAP COLOR	BLACK
		TRIM CAP SIZE	1"
		RETURN	.040 OR .050 ALUMINUM
		RETURN COLOR	PRE-PAINTED BLACK
		RETURN DEPTH	
		BACKS	3MM ACM
		LED	(51) GE GEMX2471-W1S TETRA miniMAX
		POWER SUPPLY ELECTRICAL	(1) GE PS24-100U-NA 1.1 AMPS @ 120V
		WATTS	31.62
LUMENS	5100		
VINYL	PER COLOR KEY (V3)		
<b>2</b>	<b>TRADEMARK</b>	MATERIAL	.150 CLEAR POLY
		VINYL	PER COLOR KEY (V1 & V2)

**GENERAL NOTES**

**N** PAINT ANY EXISTING J-BOX OR CONDUIT TO MATCH WALL SURFACE. ANY PENETRATIONS INSIDE STORAGE UNITS ARE REQUIRED TO BE INSTALLED USING SEALTIGHT AND INSTALLATION ABOVE THE ROOFLINE MUST INSTALL USING RACEWAYS. EITHER TO BE SUPPLIED BY INSTALLER.

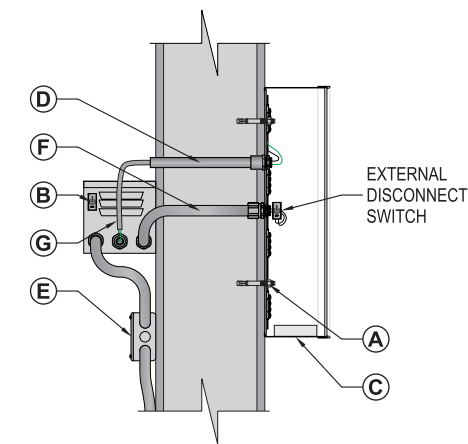
**COLOR KEY**

<b>P1</b>	PAINT	T.B.D.
<b>V1</b>	VINYL	3M WHITE
<b>V2</b>	VINYL	3M BLACK
<b>V3</b>	VINYL	PERFORATED VINYL PAINTED PPG PS 101 ORANGE

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

**'CUSTOM' DESCRIPTION**

PERFORATED VINYL FACE



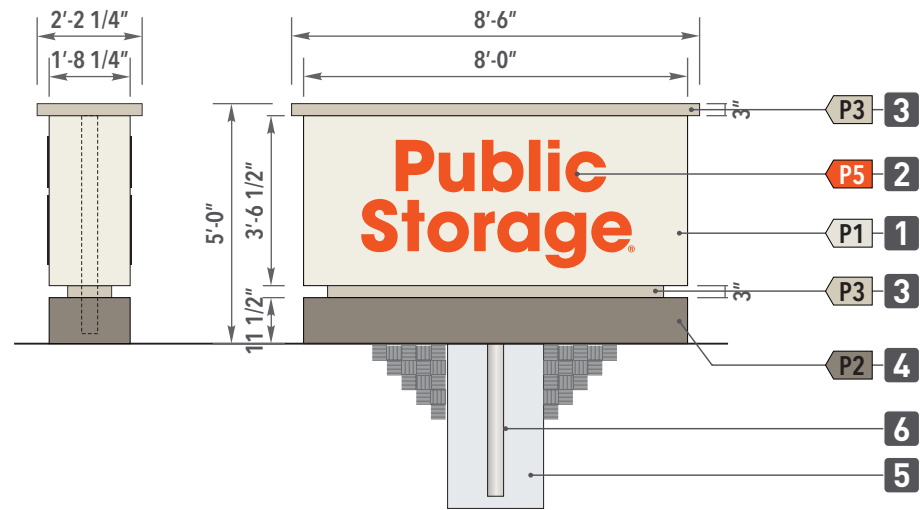
**TYPICAL SECTION DETAIL**  
 SCALE: 3/4" = 1'-0"

**INSTALL**

- A. Non-Corrosive Securement Using Appropriate Mounting Hardware Painted to Match Background.
- B. Disconnect Switch at Transformer Can.
- C. 1/4" Ø Drain Holes Required in Letter Returns & Retainers w/ Baffles as required.
- D. 1/2" (MFG) Plastic Pass-Through.
- E. 20 amp 120 V. Circuits Required (Brought to within 6' of sign BY OTHERS).
- F. 6'-0" x 1/2" Flexible Conduit for External Switch.
- G. Grounded/Bonded Wire Connection from Letter to T-Can.

**APPROVED FASTENER SCHEDULE**

	3/8" - 1/2" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1 1/2" MIN PENETRATION (EXCLUDING TIP)
	1/4" - 3/8" THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	3/8" RED HEAD L.D.T. (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE. EMBED A MIN. OF 2 1/2".
	3/8" DIA. HILTI HIT ROD WITH HY150 MAX ADHESIVE	FOR USE WITH CONCRETE. EMBED A MIN. OF 2"
	3/8" DIA. HILTI HIT ROD WITH HY20 ADHESIVE	FOR USE WITH MASONRY AND BRICK. EMBED A MIN. OF 3 3/8"
	3/8" DIA. HILTI HIT ROD WITH HY20 ADHESIVE	FOR USE WITH CONCRETE BLOCK. EMBED A MIN. OF 2"
	3/8" DIA. HILTI HCL SLEEVE ANCHOR	FOR USE WITH CONCRETE, MASONRY AND BRICK. EMBED A MIN. OF 3 3/8".
	3/8" DIA. LAG WITH 3/8" SHIELD & WASHER	FOR USE WITH CONCRETE, MASONRY AND BRICK - EMBED A MIN. OF 2"
	#10 (3") HEX SCREW W/ FENDER WASHER INTO PLASTIC WALL ANCHOR	USE WITH CONCRETE, MASONRY & BRICK. FOR USE WITH SMALL/LIGHTWEIGHT LETTERS & CABINETS



**2** CUSTOM - NON ILLUMINATED D/F MONUMENT SIGN **OPTION 1**  
SCALE: 1/4" = 1'-0"

**FABRICATION SPECIFICATIONS**

<b>1</b>	<b>CABINET</b>	<b>CONSTRUCTION</b>	ALUMINUM ANGLE FRAME/SKIN
		<b>TYPE</b>	D/F
		<b>PAINT COLOR</b>	PER COLOR KEY
		<b>FINISH</b>	MEDIUM STUCCO
<b>2</b>	<b>FCO LETTERS</b>	<b>ILLUMINATION</b>	EXTERNAL ILLUMINATION
		<b>MATERIAL</b>	1/2" ACRYLIC
		<b>COLOR</b>	PER COLOR KEY (P2)
<b>3</b>	<b>ROOF/REVEAL</b>	<b>MOUNTING</b>	#10 x 3/8" C.S. SCREWS
		<b>CONSTRUCTION</b>	ALUMINUM ANGLE FRAME/SKIN
		<b>TYPE</b>	D/F
<b>4</b>	<b>BASE</b>	<b>PAINT COLOR</b>	PER COLOR KEY (P3)
		<b>FINISH</b>	SMOOTH FINISH
		<b>CONSTRUCTION</b>	ALUMINUM ANGLE FRAME/SKIN
<b>5</b>	<b>FOOTER</b>	<b>TYPE</b>	EXISTING
		<b>CONSTRUCTION</b>	ALUMINUM ANGLE FRAME/SKIN
		<b>TYPE</b>	D/F
<b>6</b>	<b>UPRIGHT</b>	<b>PAINT COLOR</b>	PER COLOR KEY (P2)
		<b>FINISH</b>	MEDIUM STUCCO
		<b>CONSTRUCTION</b>	ALUMINUM ANGLE FRAME/SKIN
<b>6</b>	<b>UPRIGHT</b>	<b>TYPE</b>	6" EXISTING STEEL PIPE

**NOTES**

**N**

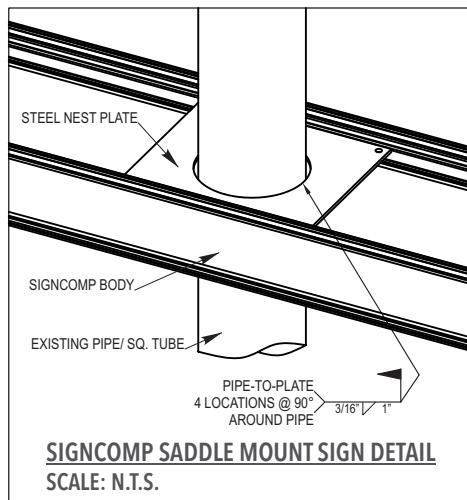
**COLOR KEY**

<b>P1</b>	<b>PAINT</b>	PPG WINTER MOOD
<b>P2</b>	<b>PAINT</b>	PPG ROLLER COASTER
<b>P3</b>	<b>PAINT</b>	PPG MOTH GRAY
<b>P4</b>	<b>PAINT</b>	BLACK
<b>P5</b>	<b>PAINT</b>	PPG PS 101 ORANGE

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

**'CUSTOM' DESCRIPTION**

CUSTOM PAINT FOR MONUMENT AND LETTERS



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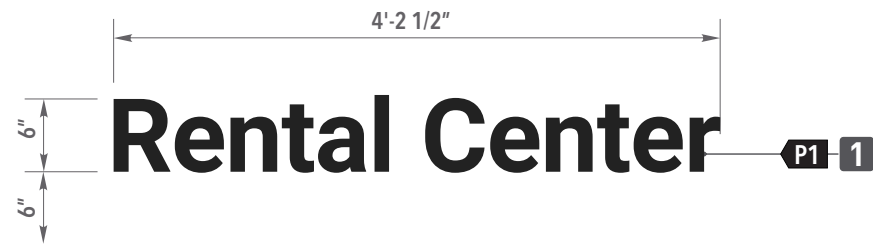
<b>Client:</b> PUBLIC STORAGE	<b>Design Number:</b>
<b>Site:</b> SITE # 28088 5200 PALM VALLEY RD. PONTE VEDRA BEACH, FL 32082	<b>Date:</b> 08/17/23
	<b>Designer:</b> Sb / AF
	<b>Account Manager:</b> JG

**File:** PBS-28088-PonteVedraBeachFL-081723-R9

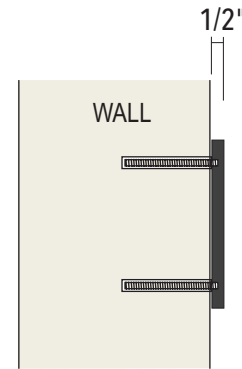
**Page No.**

**Public Storage**

**D**



**4** CUSTOM - FCO LETTERS - WALL MOUNTED  
SCALE: 3/4" = 1'-0"



SIDE SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"

**FABRICATION SPECIFICATIONS**

<b>1</b> FCO LETTERS	MATERIAL	1/2" CLEAR ACRYLIC
	COLOR	PER COLOR KEY (P1)
	MOUNTING	1/4" x 6" STUDS

**NOTES**

**N** MOUNTING HARDWARE PAINTED TO MATCH BACKGROUND OF SIGN.

**COLOR KEY**

<b>P1</b> PAINT	<b>BLACK</b>
-----------------	--------------

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

**'CUSTOM' DESCRIPTION**

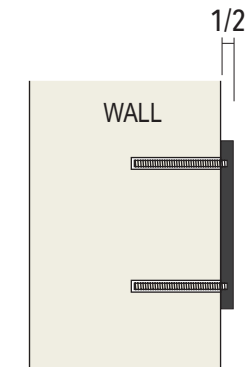
CUSTOM PAINT FOR LETTERS  
CUSTOM SIZE LETTERS ON "RENTAL OFFICE"



**5** FCO ADDRESS NUMBERS  
SCALE: 3/4" = 1'-0"



**6** FCO ADDRESS NUMBERS  
SCALE: 3/4" = 1'-0"



SIDE SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"

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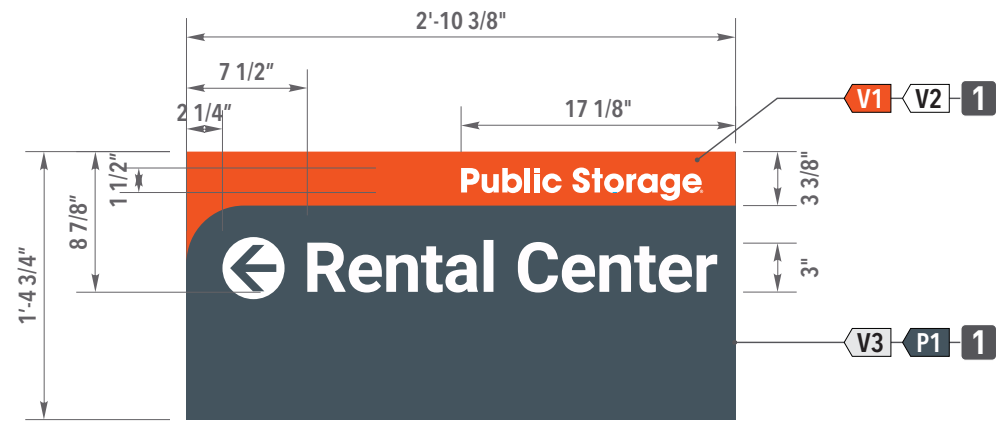
**UL** UNDERWRITERS LABORATORIES ELECTRIC SIGN  
NAMPA PLANT - UL #433195-001  
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**Design Number:**  
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**Account Manager:** JG

**File:** PBS-28088-PonteVedraBeachFL-081723-R9  
**Public Storage**

**Page No.**  
**D**



**8** WALL MOUNTED DIRECTIONAL SIGN - NON ILLUMINATED  
SCALE: 1" = 1'-0"

**FABRICATION SPECIFICATIONS**

<b>1</b>	<b>CABINET</b>	<b>CONSTRUCTION</b>	FABRICATED ALUMINUM
		<b>TYPE</b>	D/F
		<b>PAINT COLOR</b>	PER COLOR KEY (P1)

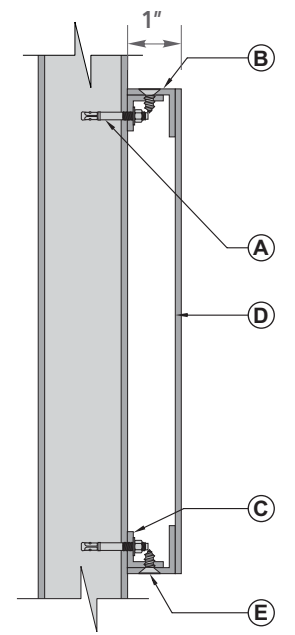
**NOTES**

**N** PAINT ATTACHMENT HARDWARE TO MATCH BACKGROUND OF SIGN.

**COLOR KEY**

<b>V1</b>	<b>VINYL</b>	<b>3M ENVISION 3730-3109 PUBLIC STORAGE ORANGE</b>
<b>V2</b>	<b>VINYL</b>	<b>3M 180C-10 OPAQUE WHITE</b>
<b>V3</b>	<b>VINYL</b>	<b>3M IJ5100R-10 REFLECTIVE WHITE</b>
<b>P1</b>	<b>PAINT</b>	<b>TO MATCH PMS 431</b>

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.



**TYPICAL SECTION DETAIL**  
SCALE: 3" = 1'-0"

**INSTALL**

- A. Non-Corrosive Securement Using Appropriate Mounting Hardware.
- B. Aluminum Frame
- C. Aluminum Mounting Frame.
- D. Aluminum Face
- E. C.S. Sheet Metal Screw.

**APPROVED FASTENER SCHEDULE**

Fastener	Fastener Description	Application
	3/8" - 1/2" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1 1/2" MIN PENETRATION (EXCLUDING TIP)
	1/4" - 3/8" THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	3/8" RED HEAD L.D.T. (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE. EMBED A MIN. OF 2 1/2".
	3/8" DIA. HILTI HIT ROD WITH HY150 MAX ADHESIVE	FOR USE WITH CONCRETE. EMBED A MIN. OF 2"
	3/8" DIA. HILTI HIT ROD WITH HY20 ADHESIVE	FOR USE WITH MASONRY AND BRICK. EMBED A MIN. OF 3 3/8"
	3/8" DIA. HILTI HIT ROD WITH HY20 ADHESIVE	FOR USE WITH CONCRETE BLOCK. EMBED A MIN. OF 2"
	3/8" DIA. HILTI HCL SLEEVE ANCHOR	FOR USE WITH CONCRETE, MASONRY AND BRICK. EMBED A MIN. OF 3 3/8".
	3/8" DIA. LAG W/ 3/8" SHIELD & WASHER	FOR USE WITH CONCRETE, MASONRY AND BRICK - EMBED A MIN. OF 2"
	#10 (3") HEX SCREW W/ FENDER WASHER INTO PLASTIC WALL ANCHOR	USE WITH CONCRETE, MASONRY & BRICK. FOR USE WITH SMALL/LIGHTWEIGHT LETTERS & CABINETS

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

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NAMPA PLANT -  
UL #433195-001

U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

**Client:** PUBLIC STORAGE  
**Site:** SITE # 28088  
5200 PALM VALLEY RD.  
PONTE VEDRA BEACH, FL 32082

**Design Number:**

**Date:** 08/17/23

**Designer:** Sb / AF

**Account Manager:** JG

**File:** PBS-28088-PonteVedraBeachFL-081723-R9

**Page No.**

**Public Storage**

**D**

## DESIGN CALCULATIONS

FOR

### **PUBLIC STORAGE #28088** **#8: CHANNEL LETTERS ON BACKER** 5200 Palm Valley Rd – Ponte Vedra Beach

#### GENERAL NOTES:

1. Design is in accordance with the Florida Building Code 7th Edition (2020) for use within and outside the High Velocity Hurricane Zone (HVHZ).
2. Wind loads have been calculated per the requirements of ASCE 7-16 as shown herein.
3. These engineering calculations pertain only to the structural integrity of those systems, components, and/or other construction explicitly specified herein and/or in accompanying engineering drawings. The existing host structure (if any) is assumed to be in good condition, capable of supporting the loaded system, subject to building department approval. No warranty, either expressed or implied, is contained herein.
4. System components shall be as noted herein. All references to named components and installation shall conform to manufacturer's or industry specifications as summarized herein.
5. Where site conditions deviate from those noted herein, revisions may be required or a separate site-specific engineering evaluation performed.
6. Aluminum components in contact with steel or embedded in concrete shall be protected as prescribed in the 2015 Aluminum Design Manual, Part 1. Steel components in contact with, but not encased in, concrete shall be coated, painted, or otherwise protected against corrosion.
7. Engineer seal affixed hereto validates structural design as shown only. Use of this specification by contractor, et. Al, indemnifies and saves harmless this engineer for all costs & damages including legal fees & appellate fees resulting from deviation from this design.

This document has been digitally signed and sealed by Christian Langley, PE on the date noted in this digital signature. Printed copies of this document are not considered signed & sealed, & the signature must be verified on any electronic copies.

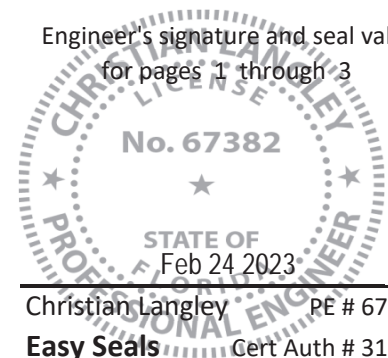
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Pg 3	Anchor Design

Engineer's signature and seal valid  
for pages 1 through 3



# ASCE 7-16 Design Wind Loads

## WALL-MOUNTED SIGNS

### Building Specs

V = 130 mph *Basic wind speed (Vult)*  
 Exposure C

ASD Load Combo Coeff: 0.6

### Calculations

$\alpha = 9.5$  *3-sec gust speed power law exponent*  
 $z_g = 900'$  *Nominal ht. of atmos. boundary layer*  
 $G_{cpi} = 0$  *Internal pressure coeff*

Kd = 0.85 *Directionality factor*  
 Kzt = 1.0 *Topographic factor*  
 Ke = 1.0 *Ground elevation factor*  
 A = 10 sq ft *Tributary area*

<b>130 mph - Exp "C"</b>						
<b>WALL-MOUNTED SIGNS</b>						
SIGN HEIGHT	ASD WIND PRESSURES		Kh = Kz	qz	GCp (4)	GCp (5)
	CENTER (Zone 4)	CORNER (Zone 5)				
15 ft	20.6 psf	26.2 psf	0.85	18.7	-1.10	-1.40
20 ft	21.9 psf	27.9 psf	0.90	19.9	-1.10	-1.40
25 ft	22.9 psf	29.2 psf	0.95	20.9	-1.10	-1.40
30 ft	23.8 psf	30.3 psf	0.98	21.7	-1.10	-1.40
35 ft	24.6 psf	31.3 psf	1.01	22.4	-1.10	-1.40
40 ft	25.3 psf	32.2 psf	1.04	23.0	-1.10	-1.40
45 ft	26.0 psf	33.0 psf	1.07	23.6	-1.10	-1.40
50 ft	26.5 psf	33.8 psf	1.09	24.1	-1.10	-1.40
55 ft	27.1 psf	34.5 psf	1.12	24.6	-1.10	-1.40
60 ft	27.6 psf	35.1 psf	1.14	25.1	-1.10	-1.40
70 ft	23.3 psf	46.6 psf	1.17	25.9	-0.90	-1.80
80 ft	24.0 psf	48.0 psf	1.21	26.6	-0.90	-1.80
90 ft	24.6 psf	49.2 psf	1.24	27.3	-0.90	-1.80
100 ft	25.1 psf	50.3 psf	1.27	27.9	-0.90	-1.80
110 ft	25.6 psf	51.3 psf	1.29	28.5	-0.90	-1.80
120 ft	26.1 psf	52.2 psf	1.32	29.0	-0.90	-1.80
130 ft	26.6 psf	53.1 psf	1.34	29.5	-0.90	-1.80
140 ft	27.0 psf	54.0 psf	1.36	30.0	-0.90	-1.80
150 ft	27.4 psf	54.7 psf	1.38	30.4	-0.90	-1.80
175 ft	28.3 psf	56.6 psf	1.42	31.4	-0.90	-1.80
200 ft	29.1 psf	58.2 psf	1.46	32.3	-0.90	-1.80
250 ft	30.5 psf	61.0 psf	1.53	33.9	-0.90	-1.80



## Wall Sign Anchor Design

### Structure Dimensions & Loading

Design wind pressure:	<b>P = 30.3 psf</b>
Sign type:	Backer Panel
Sign size:	<b>A = 24.3 sqft</b> (entire panel)
Wall material:	Masonry (ASTM C90, 1,500 psi min)
Anchor type/size:	1/4" Tapcon
	Ref: ITW Tapcon, catalog
	Min Embedment: 1"
	Min edge dist: 4"                      Min Spacing: 4"
Anchor tensile capacity:	<b>Tcap = 125.0 lb</b> (per anchor)

### Check Anchors for Pullout

Total Reaction:	Rt = 738 lb	... = P*A (entire panel)
No. of anchors req'd:	n = 5.9	total anchors                      ... = Rt/cap

**Total anchors required: 6 total anchors balanced over panel**

**OK, typical anchor option shown. Limit to min (8) total.  
Ref anchor schedule for other anchor options.**

## DESIGN CALCULATIONS

FOR

### **PUBLIC STORAGE #28088** **#2: REPL CABINET AT MONUMENT** 5200 Palm Valley Rd – Ponte Vedra Beach

**GENERAL NOTES:**

1. Design is in accordance with the Florida Building Code 7th Edition (2020) for use within and outside the High Velocity Hurricane Zone (HVHZ).
2. Wind loads have been calculated per the requirements of ASCE 7-16 as shown herein, except where noted otherwise.
3. These engineering calculations pertain only to the structural integrity of those systems, components, and/or other construction explicitly specified herein and/or in accompanying engineering drawings. The existing host structure (if any) is assumed to be in good condition, capable of supporting the loaded system, subject to building department approval. No warranty, either expressed or implied, is contained herein.
4. System components shall be as noted herein. All references to named components and installation shall conform to manufacturer's or industry specifications as summarized herein.
5. Where site conditions deviate from those noted herein, revisions may be required or a separate site-specific engineering evaluation performed.
6. Aluminum components in contact with steel or embedded in concrete shall be protected as prescribed in the 2015 Aluminum Design Manual, Part 1-A. Steel components in contact with, but not encased in, concrete shall be coated, painted, or otherwise protected against corrosion.
7. Engineer seal affixed hereto validates structural design as shown only. Use of this specification by contractor, et. Al, indemnifies and saves harmless this engineer for all costs & damages including legal fees & appellate fees resulting from deviation from this design.

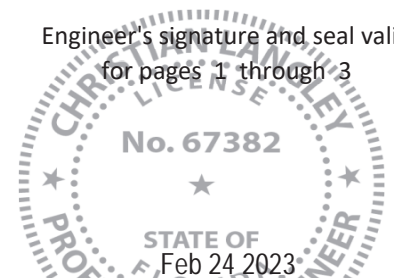
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Engineer's signature and seal valid for pages 1 through 3



Christian Langley PE # 67382  
**Easy Seals** Cert Auth # 31124

# ASCE 7-16 Design Wind Loads

## FREESTANDING SOLID SIGNS AND WALLS (AT GRADE)

### Building Specs

V = 130 mph *Basic wind speed (Vult)*  
 Exposure C

Risk Category 1 Structure  
 ASD Load Combo Coeff: 0.6

### Calculations

$\alpha = 9.5$  *3-sec gust speed power law exponent*  
 $z_g = 900'$  *Nominal ht. of atmos. boundary layer*  
 G = 0.85

Kd = 0.85 *Directionality factor*  
 Kzt = 1.0 *Topographic factor*  
 Ke = 1.0 *Ground elevation factor*  
 Cf = 1.55 *Force Coefficient*  
*...Width / Height ratio  $\geq 0.5$*

130 mph - Exp "C"	
Signs at grade	
W/Ht Ratio $\leq 0.5$	
SIGN HEIGHT	DESIGN WIND PRESSURES
15 ft	± 24.7 psf
18 ft	± 25.6 psf
20 ft	± 26.2 psf
30 ft	± 28.6 psf
35 ft	± 29.5 psf
40 ft	± 30.3 psf
45 ft	± 31.1 psf
50 ft	± 31.8 psf
55 ft	± 32.4 psf
60 ft	± 33.0 psf
70 ft	± 34.1 psf
80 ft	± 35.1 psf
90 ft	± 36.0 psf
100 ft	± 36.8 psf
110 ft	± 37.5 psf
120 ft	± 38.2 psf
130 ft	± 38.9 psf
140 ft	± 39.5 psf
150 ft	± 40.1 psf
175 ft	± 41.4 psf
200 ft	± 42.6 psf
250 ft	± 44.6 psf

$K_h = K_z$	$q_z$
0.85	18.7
0.88	19.5
0.90	19.9
0.98	21.7
1.01	22.4
1.04	23.0
1.07	23.6
1.09	24.1
1.12	24.6
1.14	25.1
1.17	25.9
1.21	26.6
1.24	27.3
1.27	27.9
1.29	28.5
1.32	29.0
1.34	29.5
1.36	30.0
1.38	30.4
1.42	31.4
1.46	32.3
1.53	33.9

# Foundation Design Check (Existing Structure)

Comparison of Reactions Under Proposed Signage vs Existing Signage

## Structure Dimensions & Loading

Design wind pressure:  $P = 24.7$  psf  
 Overturning Safety Factor:  $\Omega = 1.5$  ... FBC 1807.2.3

## Existing Signage

Sign area 1:  $A1 = 32.3$  sq ft ... tributary area 1 for each footer (e.g. sign)  
 Height of applied force above grade:  $h1 = 2.0$  ft ... height of area 1 centroid  
 Sign area 2:  $A2 = 0.0$  sq ft ... tributary area 2 for each footer (e.g. post)  
 Height of applied force above grade:  $h2 = 0.0$  ft ... height of area 2 centroid

### Overturning Moment:

$$Mne = P*(A1*h1+A2*h2)$$

**Mne = 1.6 kip-ft**

## Proposed Signage

Sign area 1:  $A1 = 30.6$  sq ft ... tributary area 1 for each footer (e.g. sign)  
 Height of applied force above grade:  $h1 = 2.0$  ft ... height of area 1 centroid  
 Sign area 2:  $A2 = 0.0$  sq ft ... tributary area 2 for each footer (e.g. post)  
 Height of applied force above grade:  $h2 = 0.0$  ft ... height of area 2 centroid

### Overturning Moment:

$$Mnp = P*(A1*h1+A2*h2)$$

**Mnp = 1.5 kip-ft**

**Mnp < Mne OK**

## DESIGN CALCULATIONS

FOR

### **PUBLIC STORAGE #28088** **#3: DIRECTIONAL PANEL**

5200 Palm Valley Rd – Ponte Vedra Beach

**GENERAL NOTES:**

1. Design is in accordance with the Florida Building Code 7th Edition (2020) for use within and outside the High Velocity Hurricane Zone (HVHZ).
2. Wind loads have been calculated per the requirements of ASCE 7-16 as shown herein.
3. These engineering calculations pertain only to the structural integrity of those systems, components, and/or other construction explicitly specified herein and/or in accompanying engineering drawings. The existing host structure (if any) is assumed to be in good condition, capable of supporting the loaded system, subject to building department approval. No warranty, either expressed or implied, is contained herein.
4. System components shall be as noted herein. All references to named components and installation shall conform to manufacturer's or industry specifications as summarized herein.
5. Where site conditions deviate from those noted herein, revisions may be required or a separate site-specific engineering evaluation performed.
6. Aluminum components in contact with steel or embedded in concrete shall be protected as prescribed in the 2015 Aluminum Design Manual, Part 1. Steel components in contact with, but not encased in, concrete shall be coated, painted, or otherwise protected against corrosion.
7. Engineer seal affixed hereto validates structural design as shown only. Use of this specification by contractor, et. Al, indemnifies and saves harmless this engineer for all costs & damages including legal fees & appellate fees resulting from deviation from this design.

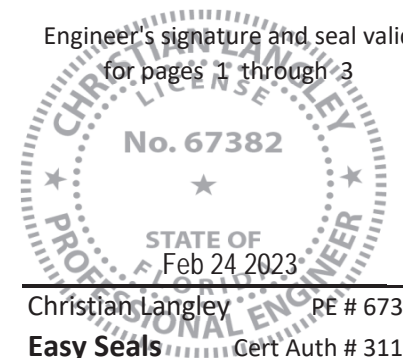
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Engineer's signature and seal valid for pages 1 through 3



# ASCE 7-16 Design Wind Loads

## WALL-MOUNTED SIGNS

### Building Specs

V = 130 mph *Basic wind speed (Vult)*  
 Exposure C

ASD Load Combo Coeff: 0.6

### Calculations

$\alpha = 9.5$  *3-sec gust speed power law exponent*  
 $z_g = 900'$  *Nominal ht. of atmos. boundary layer*  
 $G_{cpi} = 0$  *Internal pressure coeff*

Kd = 0.85 *Directionality factor*  
 Kzt = 1.0 *Topographic factor*  
 Ke = 1.0 *Ground elevation factor*  
 A = 10 sq ft *Tributary area*

<b>130 mph - Exp "C"</b>						
<b>WALL-MOUNTED SIGNS</b>						
SIGN HEIGHT	ASD WIND PRESSURES		Kh = Kz	qz	GCp (4)	GCp (5)
	CENTER (Zone 4)	CORNER (Zone 5)				
15 ft	20.6 psf	26.2 psf	0.85	18.7	-1.10	-1.40
20 ft	21.9 psf	27.9 psf	0.90	19.9	-1.10	-1.40
25 ft	22.9 psf	29.2 psf	0.95	20.9	-1.10	-1.40
30 ft	23.8 psf	30.3 psf	0.98	21.7	-1.10	-1.40
35 ft	24.6 psf	31.3 psf	1.01	22.4	-1.10	-1.40
40 ft	25.3 psf	32.2 psf	1.04	23.0	-1.10	-1.40
45 ft	26.0 psf	33.0 psf	1.07	23.6	-1.10	-1.40
50 ft	26.5 psf	33.8 psf	1.09	24.1	-1.10	-1.40
55 ft	27.1 psf	34.5 psf	1.12	24.6	-1.10	-1.40
60 ft	27.6 psf	35.1 psf	1.14	25.1	-1.10	-1.40
70 ft	23.3 psf	46.6 psf	1.17	25.9	-0.90	-1.80
80 ft	24.0 psf	48.0 psf	1.21	26.6	-0.90	-1.80
90 ft	24.6 psf	49.2 psf	1.24	27.3	-0.90	-1.80
100 ft	25.1 psf	50.3 psf	1.27	27.9	-0.90	-1.80
110 ft	25.6 psf	51.3 psf	1.29	28.5	-0.90	-1.80
120 ft	26.1 psf	52.2 psf	1.32	29.0	-0.90	-1.80
130 ft	26.6 psf	53.1 psf	1.34	29.5	-0.90	-1.80
140 ft	27.0 psf	54.0 psf	1.36	30.0	-0.90	-1.80
150 ft	27.4 psf	54.7 psf	1.38	30.4	-0.90	-1.80
175 ft	28.3 psf	56.6 psf	1.42	31.4	-0.90	-1.80
200 ft	29.1 psf	58.2 psf	1.46	32.3	-0.90	-1.80
250 ft	30.5 psf	61.0 psf	1.53	33.9	-0.90	-1.80

# Wall Sign Anchor Design

## Structure Dimensions & Loading

Design wind pressure: **P = 30.3 psf**

Sign type: Sign Panel

Sign size: **A = 4.0 sqft** (entire panel)

Wall material: **Masonry** (ASTM C90, 1,500 psi min)

Anchor type/size: **1/4" Tapcon**

Ref: ITW Tapcon, catalog

Min Embedment: **1"**

Min edge dist: **4"**                      Min Spacing: **4"**

Anchor tensile capacity: **Tcap = 125.0 lb** (per anchor)

## Check Anchors for Pullout

Total Reaction: **Rt = 121 lb**                      ... = P\*A (entire panel)

No. of anchors req'd: **n = 1.0** total anchors                      ... = Rt/cap

**Total anchors required: 1 total anchors balanced over panel**

**OK, typical anchor option shown. Limit to min (4) total.**  
**Ref anchor schedule for other anchor options.**