



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
PALM VALLEY OVERLAY DISTRICT
May 16, 2024 Public Meeting
ARCCC 2024-05 Rita's Italian Ice

To: Architectural Review Committee
Staff: Brandon Tirado, Planner
Date: May 16, 2024

Applicant: Crystal Scroggins
McNeill Signs, Inc.
27 Enterprise Dr.
Bunnell FL, 32110

Location: 840 A1A N. Suite 150
FLUM: Caballos Del Mar DRI
Zoning: Planned Unit Development, Ordinance 1975-15, as amended

Applicable Standards: [St. Johns County Land Development Code, Section 3.06](#)

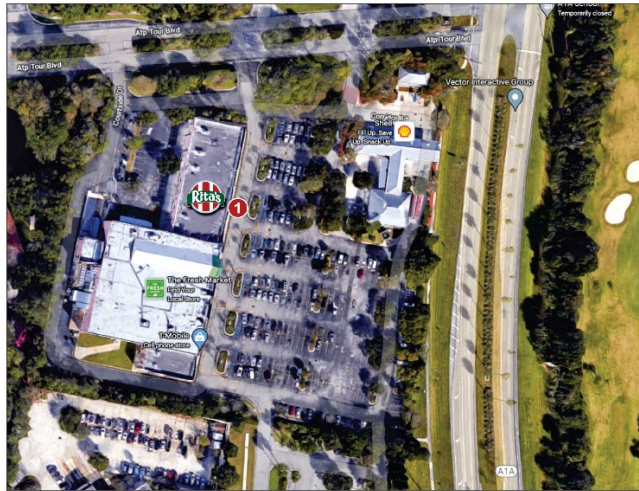
Summary of Request: Applicant is requesting design approval for a proposed 23.9 square foot wall sign for a Rita's Italian Ice, located specifically at 840 A1A N., Suite 150 within the Corridors Shopping Plaza.

Staff Review

Planning Division: The newly proposed Rita's Italian Ice is located within the Corridors Shopping Plaza on the west side of State Road A1A N., approximately 0.05 miles north of the intersection of Palm Valley Road and SR A1A N. Staff is bringing this sign to the ARC due to the color combination, utilizing both black and white channel lettering with black returns, as opposed to the standard white channel lettering with black returns, which is more commonly seen throughout the plaza. Section 3.06.09.A.12.b states, "Any Wall, Awning or Window Sign reface up to twenty-four (24) square feet or any Hanging sign up to eight (8) square feet or portion thereof in size provided the colors closely match any colors associated with the Building and text type and sizes are similar to other ARC approved signage located on existing Wall Signs on the same Building."

Proposed Site Location:

Site Plan
Proposed

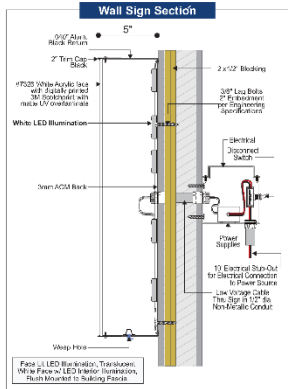
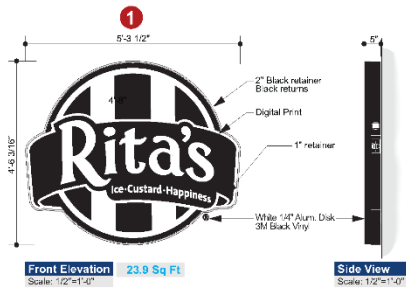


1 Custom Illuminated Brand Mark

Industries 967-2553 industries.com	Copyright © 2024 Allen Industries, Inc. All rights reserved. This drawing is intended for informational purposes only. It is not to be used for construction or production release without the express written consent of Allen Industries, Inc. The design shown on this drawing is the property of Allen Industries, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Allen Industries, Inc.	Client: Rita's Address: 840 A1A North, Ste 150 Ponte Verde FL 32082	Date: 09/26/23 Estimate #: E11803 Job #: J0006988 Project #: RTA_J0006988_Ponte Verde_FL_209	Sheet: 2 of 5 Date: 09/26/23 Description: House Status: DE Location: LL	Client Review Status DE: Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision. DE: Client Signature: _____ DE: Approval Date: _____
	Copyright © 2024 Allen Industries, Inc. All rights reserved. This drawing is intended for informational purposes only. It is not to be used for construction or production release without the express written consent of Allen Industries, Inc. The design shown on this drawing is the property of Allen Industries, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Allen Industries, Inc.	Client: Rita's Address: 840 A1A North, Ste 150 Ponte Verde FL 32082	Date: 09/26/23 Estimate #: E11803 Job #: J0006988 Project #: RTA_J0006988_Ponte Verde_FL_209	Sheet: 2 of 5 Date: 09/26/23 Description: House Status: DE Location: LL	Client Review Status DE: Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision. DE: Client Signature: _____ DE: Approval Date: _____

Proposed Sign Wall Sign Renderings:

1 CUSTOM Illuminated Brand Mark



Hardware Mounting Chart	
Note:	Threaded Rod will be Provided Standard for All. Other Hardware is to be Provided by the Installer As Req.
Signs and Raceways:	3/8" Zinc Plated Steel Threaded Rod Thru Wall
	3/8" Lag Bolts
	3/8" Toggle Bolts
Letters:	1/4" Zinc Plated Steel Threaded Rod Thru Wall
	1/4" x 2-1/4" Tapcones
	Flathead Sign mass Screws

- Color Specifications**
 - Black Trim Cap
 - Black Coil Stock
 - White Acrylic
- Vinyl Specifications**
 - 3M Digital Print
- Paint Specifications**
 - Mattwhite Semi-Gloss White

- General Specifications:**
 - Faces: .177" White Acrylic w/ 1st Surface Vinyl Graphics w/ 2" Black Trim Cap
 - Returns: .040" Black Aluminum Attached to Back
 - Backs: 3mm ACM Backs - Pre-Finished White
 - Items: White LEDs as required by manufacturer; Remote Power Supplies
 - Wall Type: TBD
 - Install: Signs Anchored Flush Mounted to Wall as Required Per Wall Construction
 - Electrical: Actual # of Circuits to be determined by Licensed Electrical Contractor. (1) 20 AMP Circuit, 120 Volts

Allen Industries
EFLU NUMBER 255520

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF A1A AND THE NATIONAL ELECTRICAL CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

PROPERTY CONNECTIONS

Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

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Client: Rita's
Address: 840 A1A North, Ste 150
Ponte Verde FL 32082

Date:	09/26/23	Estimate #:	E11803	Job #:	J0006988	Sheet #:	3 of 5
File Name:	RTA_J0006988_Ponte Verde_FL_209						
Status:	House	Design:	DE	Print:	LL	Date:	09/26/23

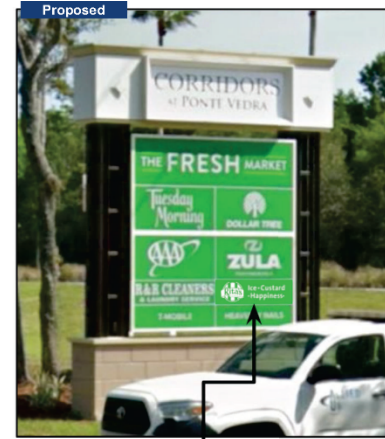
#	Date	Description	Initial	Client Review Status
1	03/24/2024		DE	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
2	03/24/2024		DE	
3	04/01/2024		DE	
4	04/02/2024		DE	
5	04/02/2024		DE	
6	07/02/2024		DE	

Proposed Monument Sign Renderings:



Elevation View
Scale: 1/32" = 1'-0"

Monument Tenant Vinyl Graphics



Vinyl Specifications

TBV

General Specifications:

Face: 1st Surface 3M Vinyl film on 150 White Polycarbonate
Quantity: 2

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	Address: 848 A1A North, Ste 150 Ponte Vedra FL 32082	File Name: RTA_J0006988_Ponte Vedra FL_209	Sales: House	Design: DE	PL: LL	1: 05/13/24	2: 05/13/24	3: 04/11/24	4: 04/22/24	5: 04/25/24		6: 04/19/24	205
													206
													207
													208
													209

Applicable Standards:

LDC Section 3.06.09.A in parts & C– 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.
12. Administrative Approval of Specific Signage
 - a. Any ground sign reface thirty-two (32) square feet in size or portion thereof, provided the colors closely match any colors associated with the building and text type/sizes are similar to other ARC approved signage located on the ground sign face.
 - b. Any Wall, Awning or Window Sign reface up to twenty-four (24) square feet or any Hanging sign up to eight (8) square feet or portion thereof in size provided the colors closely match any colors associated with the Building and text type and sizes are similar to other ARC approved signage located on existing Wall Signs on the same Building.
 - c. Any Directional ground sign two (2) square feet or less in size.
 - d. Any wall, awning, ground, hanging, and/or window identification sign within a Unified Sign Plan that is approved by the ARC.

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.

11. Temporary Window Signs

Signs for the purpose of advertising a particular type of services, products, or events shall be regulated as follows:

a. The Sign or Signs shall be temporary and may be attached or applied to the inside surface of the window. Any Sign within two (2) feet of the glass is considered a window Sign.

b. The total window Sign coverage is limited to fifteen percent (15%) of the total window space.

c. A temporary window Sign must be removed within thirty (30) days of installation.

12. When Construction or modification of a Building commences, one (1) Sign may be erected on the street side of the property, but shall be a temporary Sign and shall be removed when the Building has been completed. Such Sign shall not exceed one (1) square foot of face area.

Warning Signs for safety are to be temporary and removed once the danger period has passed. Such Signs shall not exceed one (1) square foot of face area.

Staff review shows there are no open comments on this application.

Attached for consideration are:

- Application
- Owners Authorization
- Renderings

CORRESPONDENCE

Staff has not received any phone calls or emails 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 2024-05 Rita's Italian Ice**, as described within the application, provided:

1. The request complies with Section 3.06.00 of 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 2024-05 Rita's Italian Ice**, provided:

1. The request does not comply with Section 3.06.00 of 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 Property ID No (Strap)

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:



Owner's Authorization Form

Daniel Scroggins/DBA McNeill Signs, Inc.

is hereby authorized TO ACT ON BEHALF OF

NNN Ponte Vedra DL Owner LP 100%

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Overlay District Review

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated (), have been notified of the proposed sign

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

Don Hamilton

Print Name

Don Hamilton AS Agent

Signature of Owner

Print Name

Telephone Number

904 677 6177

STATE OF FLORIDA COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 9th day of FEBRUARY, 2024, by Don Hamilton as agent for NNN Ponte Vedra DL Owner LP 100% as



Brittany Zenni Notary Public, State of Florida Name: Brittany Zenni My Commission Expires: 01/31/2026 My Commission Number is: HH222446

Personally Known [X] OR Produced Identification

Type of Identification Produced Revised August 30, 2011



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

Type of Proposed Signage (including existing and proposed)

Sign	Existing	New	Maintenance	Type	Height	Width	Sq. Ft.	Internally Illuminated	
								Yes	No
1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WALL	4' 7 1/4"	10' 6"	20.58	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>

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

Describe Type and Color of External Lighting

NA

Provide National Recognized Testing Lab (NRTL) Number: A12 003451; A12 003452

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".

Owner's Signature _____ McNeill Signs, Inc.
 Print Company's Name _____
 By Owner's Agent (if any) (including Contractor) _____
 Contractor's Signature _____ ES12001719
 License Number _____

STATE OF FLORIDA
 COUNTY OF Flagler

STATE OF FLORIDA
 COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of December, 2023 by Daniel Scroggins as _____ for _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of December, 2023 by Daniel Scroggins as _____ for _____

Notary Public, State of Florida
 Name: SHADIA SUGEY CANCINO
 My Commission Expires: Commission # HH 360130
 My Commission Number: My Comm. Expires Feb 8, 2027
 Bonded through National Notary Assn.

Notary Public, State of Florida
 Name: SHADIA SUGEY CANCINO
 My Commission Expires: Commission # HH 360130
 My Commission Number: My Comm. Expires Feb 8, 2027
 Bonded through National Notary Assn.

Personally Known OR Produced Identification _____
 Type of Identification Produced _____

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

	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.



Rita's
840 A1A North, Ste 150
Ponte Verde FL
April 10, 2024

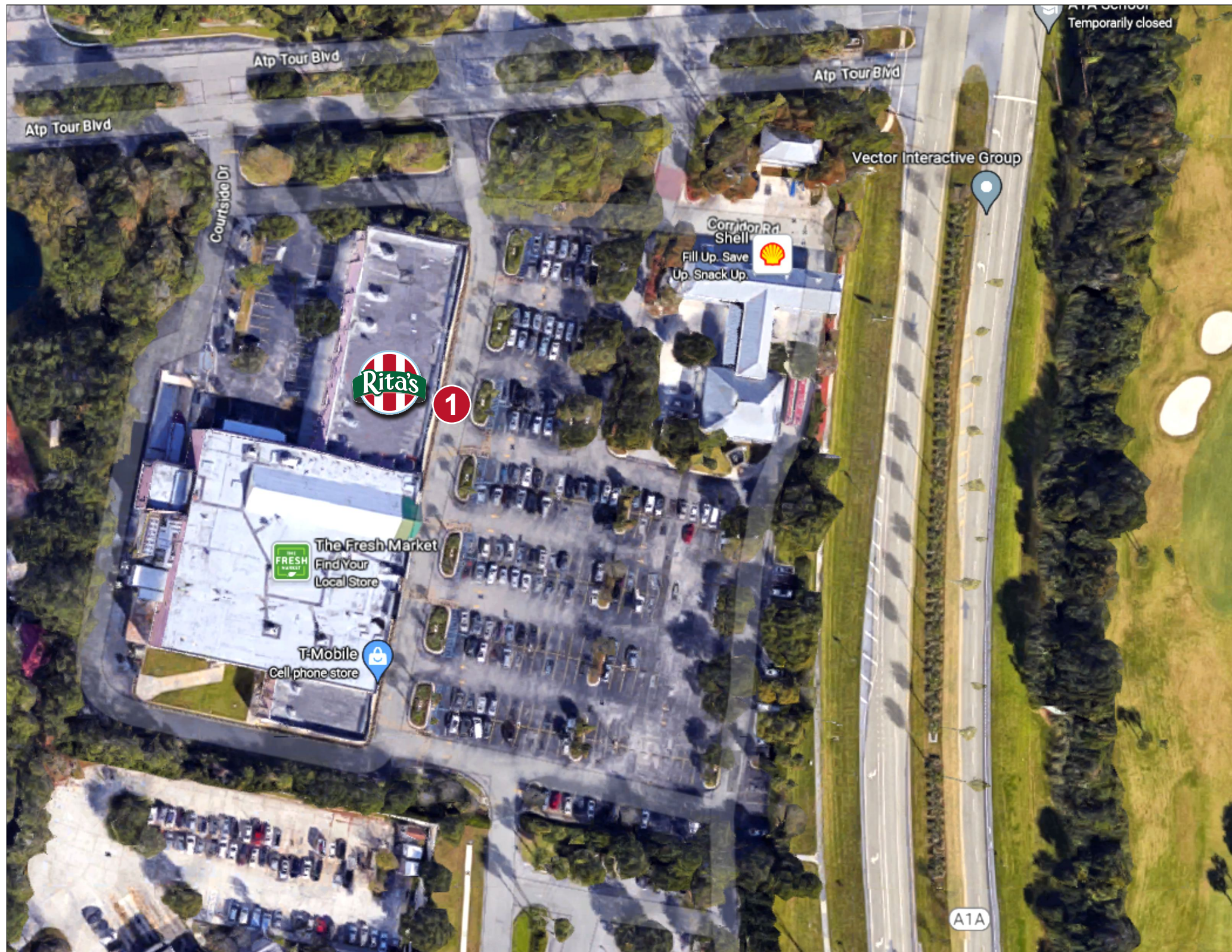
Allen Industries

YOUR BRAND AT ITS BEST™

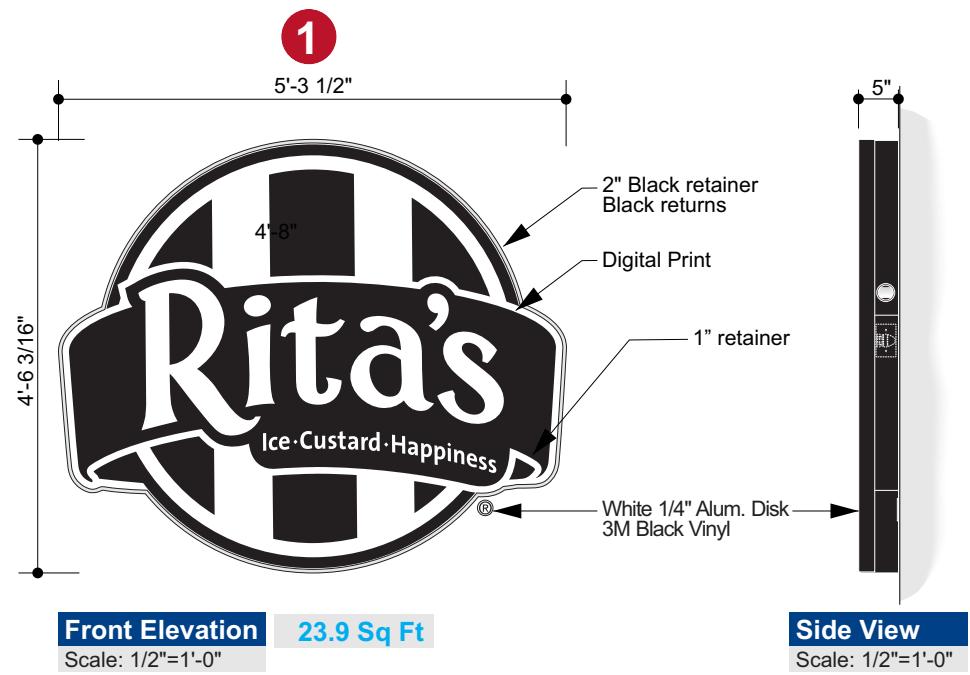
1-800-967-2553
www.allenindustries.com

Customer Approval / Signature

Signature: _____ Date: _____

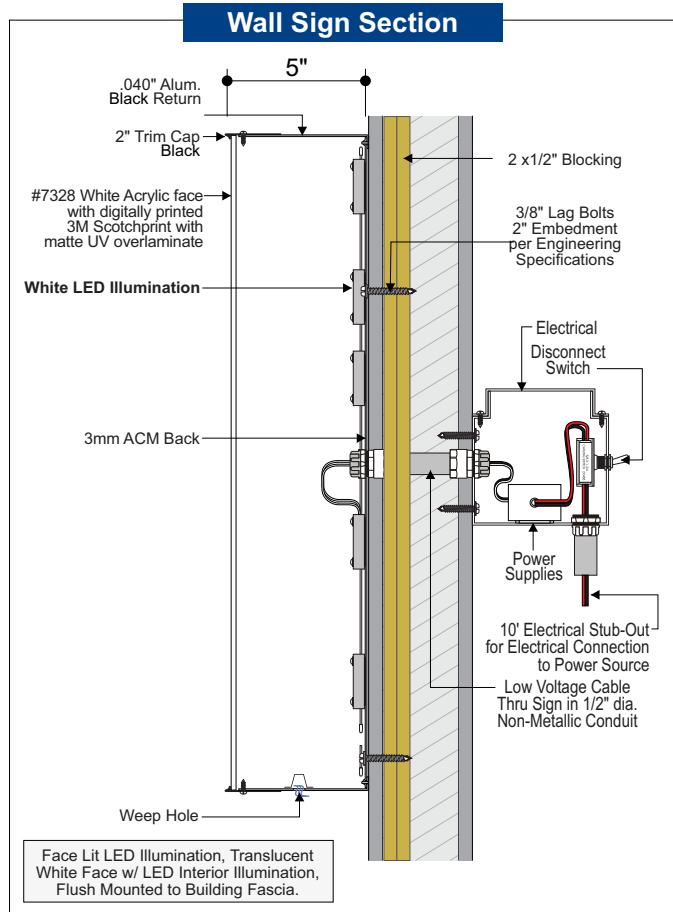


1 Custom Illuminated Brand Mark

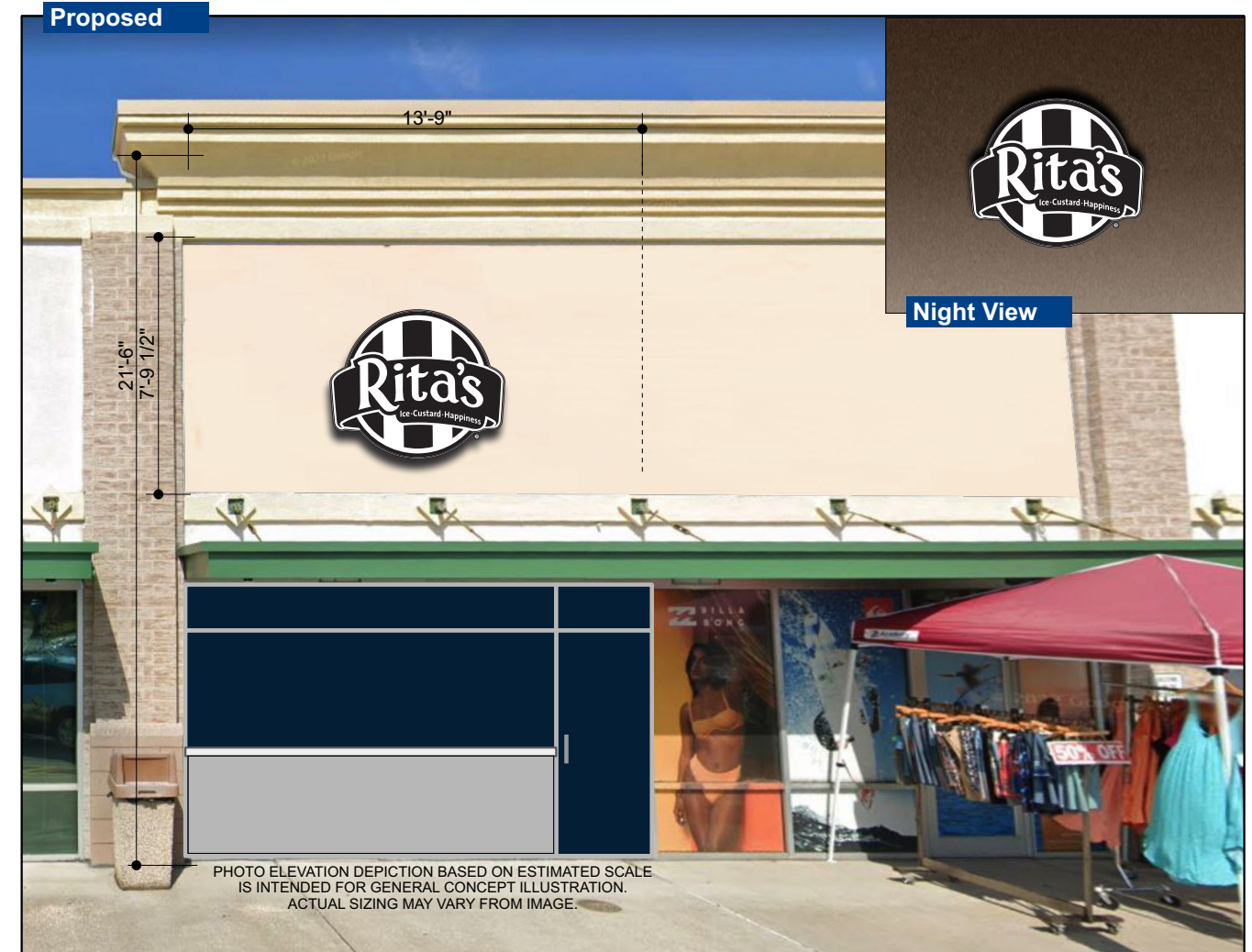


Front Elevation 23.9 Sq Ft
Scale: 1/2"=1'-0"

Side View
Scale: 1/2"=1'-0"



Hardware Mounting Chart			
Note: Threaded Rod will be Provided Standard for All. Other Hardware Is to be Provided by the Installer As Req.	Masonry	Wood	Metal
Signs and Raceways			
3/8" Zinc Plated Steel Threaded Rod Thru Wall	•	•	•
3/8" Lags with Shields	•		
3/8" Lag Bolts		•	
3/8" Toggle Bolts			•
Letters			
1/4" Zinc Plated Steel Threaded Rod Thru Wall	•	•	•
1/4" x 2-1/4" Tapcons	•		
Flathead Stainless Screws			•



Color Specifications

- Black Trim Cap
- Black Coil Stock
- White Acrylic

Vinyl Specifications

- 3M Digital Print

Paint Specifications

- Matthews Semi-Gloss White

General Specifications:

Faces: .177" White Acrylic w/ 1st Surface Vinyl Graphics w/ 2" Black Trim Cap

Returns: .040" Black Aluminum Attached to Back

Backs: 3mm ACM Backs - Pre-Finished White

Illum: White LEDs as required by manufacturer; Remote Power Supplies

Wall Type: TBD

Install: Signs Anchored Flush Mounted to Wall as Required Per Wall Construction

Electrical: Actual # of Circuits to be determined by Licensed Electrical Contractor, (1) 20 AMP Circuit, 120 Volts

Allen Industries LISTED MET E212503 Electric Sign Complies with UL48 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. GROUNDED ELECTRICAL CONNECTIONS

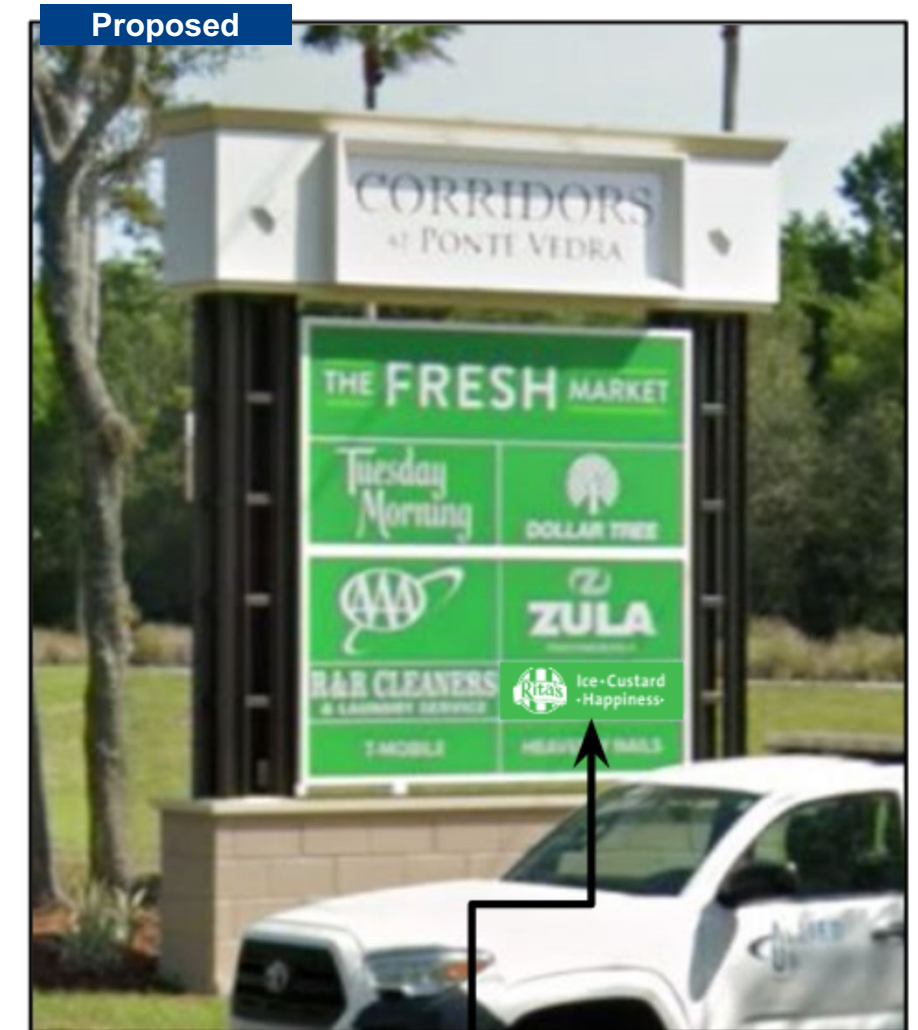
#	Date	Description
1	03/13/24	204
2	03/18/24	205
3	04/01/24	206
4	04/02/24	207
5	04/05/24	208
6	04/10/24	209

Initial	Client Review Status
DE	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
DE	
DE	
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	Client Signature: _____
	Approval Date: _____

Monument Tenant Vinyl Graphics



Elevation View
Scale: 1 1/2" = 1'-0"



Proposed



Vinyl Specifications

TBV

General Specifications:

Face: 1st Surface 3M Vinyl film on .150 White Polycarbonate

Quantity: 2