

# *City of Brisbane*

## *Planning Commission Agenda Report*

TO: Planning Commission For the Meeting of 1/23/14

FROM: Ken Johnson, Senior Planner, via John Swiecki, Community Development Director

SUBJECT: **5000 Sierra Point Parkway**; Sign Review application SR-1-14 for four illuminated wall signs, with 3.5 ft. high by 40.8 ft. wide text, and one 7 ft. high by 6.7 ft. wide by 1.7 ft. thick illuminated monument sign, for DoubleTree by Hilton to replace the existing Radisson signs. Anna Beavers for MC Sign Company, applicant; Brisbane Lodging LP, owner (APN: 007-163-030).

**Request:** DoubleTree by Hilton requests approval of new signs at 5000 Sierra Point Parkway to replace the existing Radisson signs. The proposal includes replacement of the lighted wall signs located on each of the four sides of the building, within the raceway at the top edges of the building, and the lighted monument sign at the driveway entrance to the site along Shoreline Court. The signs are subject to the Revised General Sign Standards, Koll Center Sierra Point (Sign Program), which is a part of the Sierra Point Design Guidelines. The proposed wall signs are wider than prescribed in the Sign Program and would replace the existing signs at the same locations. The proposed monument sign would replace the existing sign at the same location and although it is lower in height and width than the maximum allowed (and lower than the existing sign) it is thicker than prescribed in the Sign Program. The Sign Program and Design Guidelines allow for Planning Commission approval of proposed signs for hotels which exceed the dimensions otherwise prescribed in the Sign Program.

**Recommendation:** Conditionally approve Sign Review SR-1-14 per the staff memorandum with attachments, via adoption of Resolution SR-1-14, with Exhibit A containing the findings and conditions of approval.

**Environmental Determination:** Signs are categorically exempt from the provisions of the California Environmental Quality Act per Section 15311 of the State CEQA Guidelines. The exceptions to the categorical exemptions referenced in Section 15300.2 do not apply.

**Applicable Code Sections:** Per Brisbane Municipal Code Section 17.36.030, a Sign Permit is required for new signs. Per BMC Section 17.36.050 Sierra Point has established a Sign Program, under the Sierra Point Design Guidelines, which details the sign provisions for the Sierra Point zoning district. Findings required for approval of the proposed signs are contained in BMC Section 17.36.060.D and the Sign Program and are outlined below.

**Analysis and Findings:** Brisbane Municipal Code Section 17.36.060.D and the Sign Program contain several findings for Sign Review approval. The findings are shown in italics as follows:

1. *"All advertising signs must conform to the requirements of Table 17.36.020 and Figure 17.36.020A, unless specifically exempted in this chapter." (BMC Section 17.36.060.D.1)*

Signs at Sierra Point are subject to the Sign Program and are therefore specifically exempted from the requirements of Table 17.36.020 and Figure 17.36.020A.

2. *"For all advertising signs subject to permit approval by the zoning administrator or the planning commission, it must also be found that: a. The sign complies with all applicable city ordinances; and b. The sign does not conflict with the building scale, colors, materials, architectural details and styles found in the specific neighborhood or area of the city in which the sign is proposed to be located." (BMC Section 17.36.060.D.2)*

The proposed signs would comply with all applicable City ordinances, with the condition that they are subject to a building permit. Also, the signs would not conflict with the building or the neighborhood/area of the City.

Monument Sign: The proposed monument sign, to be located at the driveway entrance, would be at the same location as the existing sign. It would consist of a brown aluminum cabinet with a white polycarbonate surround, lettering and logo for DoubleTree by Hilton and blue and gold lettering for Xebec restaurant. At 7 ft. in height from grade it would be 1 ft. shorter than the existing 8 ft. Radisson sign. It would be in scale and fit well with the building. As shown in the applicant's depictions, the sign would be angled on the top and on one side, which adds interest and reduces its overall height effect. Note that the Sign Program allows for the sign at the Shoreline Court entrance to be up to 8 ft. in height, per Sign Program Amendment SR-5-00. The proposed internal lighting is also consistent with the internal lighting that was previously approved for this location and with the Sign Program. The thickness and width maximums for a monument sign are 15 in. and 85 in. respectively. While the proposed sign would conform to the width, at 80¼ in. wide, its proposed thickness would be 20 inches.

The Sierra Point Design Guidelines/Sign Program allows the Planning Commission to approve the sign although the width exceeds the 15 inches specified in the Sign Program. In this case, the sign is layered, as viewed from the side. The brown aluminum cabinet has a sandwich effect on both sides of the white polycarbonate surround and if a reduction in width were required to make it 15 inches, it would lessen the aesthetic appeal that is created by this design. There would be no negative impacts from the additional 5 in. thickness.

Wall Signs: The wall sign materials are proposed to be brushed aluminum casements and vinyl faces with brown or white day/night colors with individual lighted letters which would stand off the side of the building.

Since the name, "DoubleTree by Hilton" is a long name, it necessitates wider wall signs than the standard provided in the Sign Program. Although the overall sign would be wider than the sign program standards, the individual letters would be shorter and the overall sign area would be less than the maximum allowed in the sign program.

For the wall signs, the sign program designates zones by distances from the U.S. 101 freeway so that those signs farthest from the freeway may be larger than those that are close, to maintain their visibility and readability. This site is within Zone 1, the closest zone to the freeway, which allows for building sign lettering of 5 ft. high by 35 ft. 3 in. wide (an area of 175.25 sq. ft.). The proposed signs would be 3.5 ft. high by 40.8 ft. wide for an overall area of 142.8 sq. ft. For reference, the existing Radisson signs are up to 8 ft. high by 34 ft. wide. The sign program allows for Planning Commission approval of exceptions to the maximum dimensions and area for hotel signage if the Planning Commission makes the following two findings:

3. *"The larger size is necessary to provide adequate legibility of the signage" (Sign Program, Building Mounted Standards, Section 6.1.3); and*

This finding is specifically addressing the wall signs and the proposed signs are necessary to provide adequate legibility.

As detailed above, due to the long name of the hotel operator, DoubleTree by Hilton, wider than the standard wall sign widths are necessary. If the width specified in the sign program were applied to the proposed signs it would result in lettering heights of 3 feet, instead of 3.5 ft., which is 2 feet under the maximum of 5 feet. The result would be signs that would be more difficult to read for the intended viewers and would not meet the intent of the Sign Program.

4. *"The signage is designed so as to substantially fit within the building's architectural elements or details" (Sign Program, Building Mounted Standards Section 6.1.3)*

This finding is specifically addressing the wall signs and the proposed signs do fit with the building's architectural elements and details, as shown in the applicant's depictions of the signs on the building. As previously stated, the signs would be at the same locations as the existing signs and fit well within the upper raceway of the building façade. The type, scale and color of the lettering, both daytime and night-time, would fit well with the building. The individual letters would be attached to the building and individually lit as called for in the sign program.

The signs would appear dark brown in the daytime against the light brown building and white at night.

5. *"For illuminated or kinetic signs, it must also be found that: a. The sign does not produce glare; and b. The sign does not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties; and c. The sign does not otherwise cause a public nuisance." (BMC Section 17.36.060.D.5)*

All five of the proposed signs will be illuminated, but not kinetic, and none will produce a glare or distraction for motorists, or otherwise cause a nuisance.

Monument Sign: The monument sign is proposed to be of the same type and location as the existing monument sign and 1 ft. lower in height, at 7 ft. in height instead of the existing 8 ft.. As with the existing sign and consistent with the sign program, it will be internally lit. So the lettering will appear at night-time and the background will remain dark. As required by the sign program, the signs will not be allowed to be flashing, nor shall the signs be allowed to have exposed lighting.

Wall Signs: As described above, the proposed wall signs are designed to have individually, internally lit letters that are in keeping with their location and consistent with the sign program. Again, as required by the sign program, the signs will not be allowed to be flashing, nor shall the signs be allowed to have exposed lighting.

Additional findings are contained in BMC Sections 17.36.060.D.3, 4 and 6, but do not apply, since they relate to off-site directional signs, portable signs and applications for a sign program.

Finally, this application was submitted the Building, Public Works and Fire Departments for comments and no issues of concern were raised. However, prior to installation of any of the signs a building permit would be required.

**Attachments:**

Draft Resolution SR-1-14 with Findings and Conditions of Approval  
Project Summary Table  
Applicant's Plans  
Staff Photos



## EXHIBIT A

**Action Taken:** Conditionally approved Sign Review Permit SR-9-00 per the staff memorandum with attachments, via adoption of Resolution SR-9-00.

### Findings:

1. The signs are not subject to the requirements of Table 1 and Figure 1, since they are subject to a sign program and are therefore specifically exempted, per Brisbane Municipal Code Section 17.36.050.B.
2. The signs will comply with all applicable City ordinances, in that per BMC Section 17.36.030.F.1, given that a building permit will be required to install the new signs in compliance with the Uniform Building Code and the signs are subject to and comply with the Sierra Point Sign Program, a part of the Sierra Point Design Guidelines.
3. The wall and monument signs will not conflict with the building scale, colors, materials, architectural details and styles found in the specific neighborhood or area of the city in which the sign is proposed to be located.
4. The larger size wall signs are necessary to provide adequate legibility of the signage.
5. The larger size wall signage is designed so as to substantially fit within the building's architectural elements or details.
6. The illuminated signs will not produce glare, will not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties, and will not otherwise cause a public nuisance.

### Conditions of Approval:

- A. Prior to installation of the signs, a building permit shall be obtained through the Brisbane Building Department, via separate permit application.
- B. The signs colors, typeface, locations and dimensions shall comply with the applicant's submitted plans, except that consistent with the Sign Program, Section 8.1, the wall sign lettering shall have a maximum stand-off depth of 9 inches, per the Sign Program.
- C. The signs shall be maintained in good repair and shall not have exposed lighting.
- D. The signs shall not be flashing or otherwise alternate on and off, except to come on during the night and off at day-time.

- E. The lighting shall maintained at an illumination level such that they will not produce a glare or present a distraction or hazard.
- F. The monument sign is to be located outside the public right-of-way.
- G. Minor modifications may be approved by the Planning Director in conformance with the requirements of the Municipal Code.
- H. This Sign Review Permit shall expire one year from its effective date (at the end of the 10-day appeal period) if a building permit has not yet been issued for the approved project.

**Project Summary**  
**“DoubleTree by Hilton” Sign Review SR-1-14**  
**5000 Sierra Point Parkway**

**Wall Signs:**

	Max. Vertical	Max. Horizontal	Max. Area
<b>Sign Program Standard for Zone 1</b>	5 ft.	35 ft. 3 in	176.25 sq. ft.
	Vertical	Horizontal	Area
<b>Four Proposed “DoubleTree by Hilton”</b>	3.5 ft.	40.8 ft.*	142.8 sq. ft.

**Monument Sign:**

	Max. Height	Max. Width	Max. Thickness
<b>Sign Program</b>	8 ft.**	85 in.	15 in.
	Height	Width	Thickness
<b>One Proposed “DoubleTree by Hilton &amp; Xebec”</b>	7 ft.	80 ¼ in.	20 in.*

Notes:

Sign Program refers to “Revised General Sign Standards, Koll Center Sierra Point” including the “Koll Center Sierra Point Building Mounted Signage Standards”

\*The Planning Commission may approve larger dimensions than specified as detailed in the agenda report.

\*\*The maximum height for the proposed location was established per SR-5-00.





**SITE & VICINITY AERIAL**  
**5000 SIERRA POINT PARKWAY**

G.1-9



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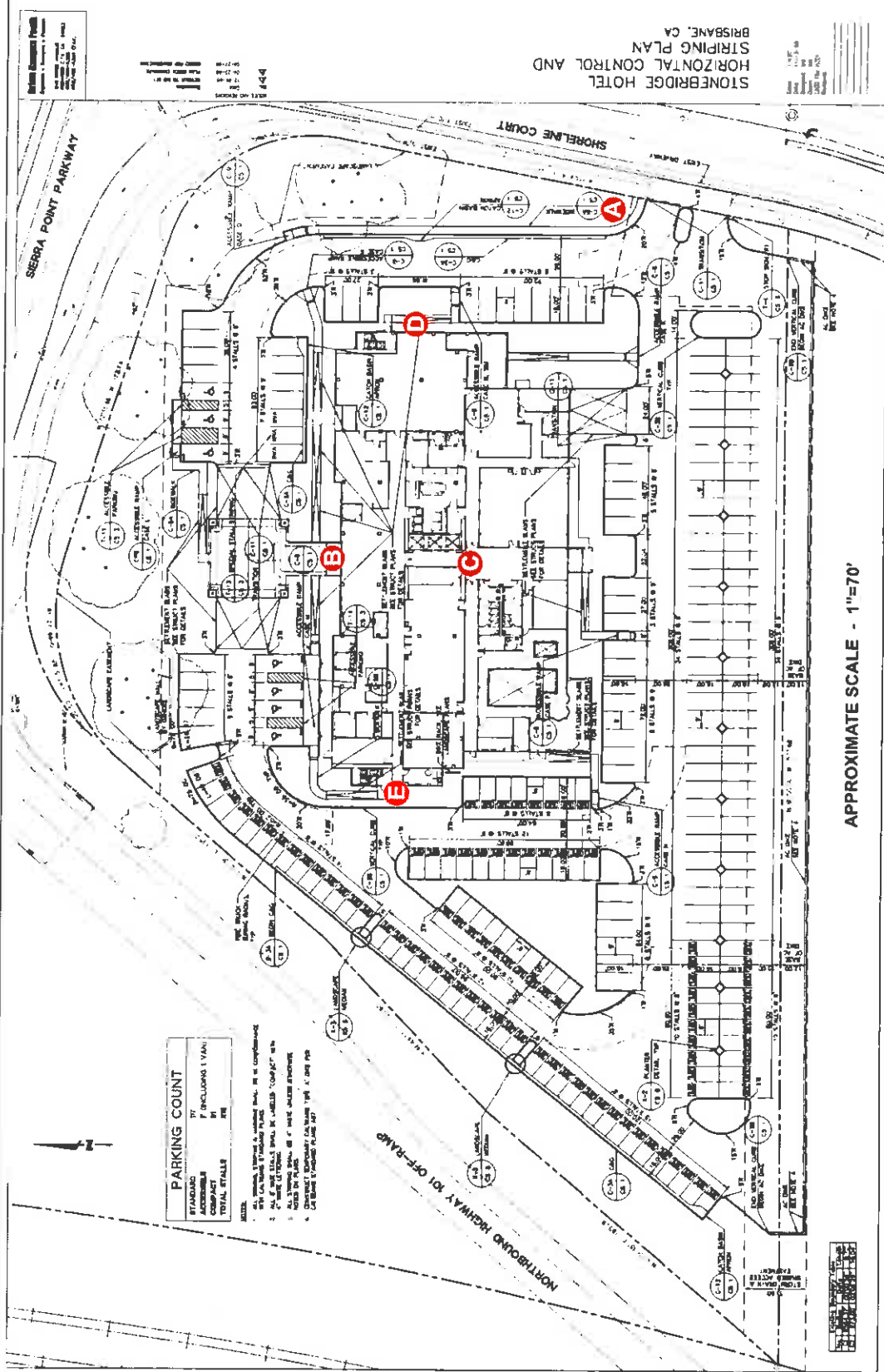
DATE: 01.08.14  
 SCALE: AS NOTED  
 SALES: R. MAIL MAN  
 DRAWN BY: STROUP  
 CLIENT: DOUBLE TREE  
 LOCATION: BRISBANE, CA  
 DRAWING #: D111-Hilbrbck-A-NSP

NOTES:

DATE: REVISIONS:

CUSTOMER APPROVAL:

DATE:



STONEBRIDGE HOTEL  
 STRIPING PLAN  
 BRISBANE, CA

APPROXIMATE SCALE - 1"=70'

- SIGN A - M30T D/F Monument Sign as in drawing MONr3.
- SIGN B - 42" Double Tree and 14 1/8" By Hilton letter set as in drawing CL1r2.
- SIGN C - 42" Double Tree and 14 1/8" By Hilton letter set as in drawing CL2r1.
- SIGN D - 42" Double Tree and 14 1/8" By Hilton letter set as in drawing CL3r1.
- SIGN E - 42" Double Tree and 14 1/8" By Hilton letter set as in drawing CL4r1.





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DATE: 01.08.14  
 SCALE: AS NOTED  
 SALES: B. MAILMAN  
 DRAWN BY: STROUP  
 CLIENT: DOUBLE TREE  
 LOCATION: BRISBANE, Q.  
 DRAWING #:  
 DTH-BrbbaucA-MON-1 pg. 1

NOTES:

REVISIONS:  
 1. 01.08.14 REVEAL RESTAURANT COPY.  
 2. 08.13 REVEAL BETWEEN D/I & RESTAURANT COPY.  
 3. 08.14 BACK TO LABELED D/I & NIGHTLY TEAM.

CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_

INTERNALLY ILLUMINATED W/ GE POWER STRIP  
 ALUMINUM REVEALS PAINTED TO MATCH  
 PMS 583C GREEN.  
 ALUMINUM FABRICATED BASE  
 PAINTED TO MATCH PMS 4695C BROWN.

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL. A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.

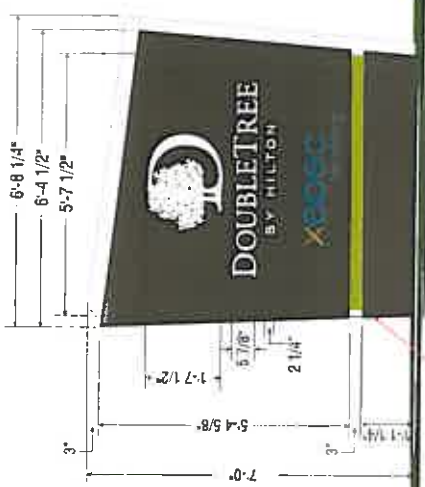
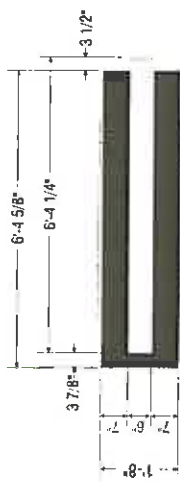
**\*\*\* EXISTING SIGN TO BE REMOVED AND NEW SIGN TO BE MOUNTED TO EXISTING STEEL SUPPORT. FIELD SURVEY REQUIRED TO DETERMINE EXISTING STEEL SUPPORT AND SIGN DIMENSIONS.**

**\*\*\* SEE PAGE #2 FOR PROPOSED PLACEMENT OF SIGN.**

ALUMINUM FABRICATED D/F CABINET  
 PAINTED TO MATCH PMS 4695C BROWN.  
 POLYCARBONATE SURROUND  
 WHITE POLYCARBONATE  
 INTERNALLY ILLUMINATE W/ WHITE GE POWER STRIP

.125" (3.2mm) ALUM. FACE W/ ROUTED GRAPHICS  
 Logo & All Copy:  
 3/4" Clear acrylic w/ 1/2" projection, Second Surface Diffuser  
 First Surface Print.

RESTAURANT COPY LOGO .125" (3.2mm) ALUM. FACE  
 W/ ROUTED COPY  
 BACKED WITH .177" WHITE ACRYLIC WITH VINYL FIRST SURFACE  
 COLORS FORTH-COMING UPON APPROVAL OF CONCEPT



End View

Opposite Elevation

**TALLER END TO FACE STREET**  
 (ILLUMINATED ACCENT TO FACE PROPERTY)

**TALLER END TO FACE STREET**  
 (ILLUMINATED ACCENT TO FACE PROPERTY)

PRINTED "SKYHOLE" DETAILS



1ST SURFACE 11 LAYER DIGITAL PRINTING  
 1ST LAYER - 3M L0350-20 PRINTED BLACK  
 2ND LAYER - 3M L0350-114 PRINTED DT BROWN  
 3RD LAYER - 3M 3619 OVERLAMINATE  
 11/17/14 10:55 AM  
 11/17/14 10:55 AM

**M30T ILLUMINATED D/F MONUMENT SIGN**

SCALE: 3/8" = 1'-0"

**SIGN A**

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DATE: 01.08.14  
 SCALE: AS NOTED  
 SALES: B. MAHLMAN  
 DRAWN BY: STENOUP  
 CLIENT: DOUBLE TREE  
 LOCATION: BRISBANE, CA  
 DRAWING #:  
 DT11-Br1baac-A-MONT3 pg.2

NOTES:

DATE:	REVISION:
02.06.13	RESTAURANT COPY
02.06.13	REVEAL BETWEEN DLS RESTAURANT COPY
03.06.14	BACK TO LABELLED 'A' & NIGHT VIEW

CUSTOMER APPROVAL: \_\_\_\_\_  
 DATE: \_\_\_\_\_



EXISTING SIGNAGE - NOT TO SCALE



PROPOSED SIGNAGE - NOT TO SCALE

**\*\*\* EXISTING SIGN TO BE REMOVED AND NEW SIGN TO BE MOUNTED TO EXISTING STEEL SUPPORT. FIELD SURVEY REQUIRED TO DETERMINE EXISTING STEEL SUPPORT.**

**\*\*\* SEE PAGE #3 FOR APPROXIMATE DAY / NIGHT VIEW COMPARISON.**



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DATE: 01.06.14  
 SCALE: AS NOTED  
 SALES: B. MAILMAN  
 DRAWN BY: STROUP  
 CLIENT: DOUBLE TREE  
 LOCATION: BRISBANE, CA  
 DRAWING #: D111-BrbaneCA-MONe3 pg. 3

NOTES:

DATE:	REVISIONS:
12.05.13	RESTAURANT COPY
12.06.13	REVAL BETWEEN 11 & 12.06.13 RESTAURANT COPY
01.06.14	BACK TO LABELLED "V & NIGHTVIEW"

CUSTOMER APPROVAL:

DATE:



APPROXIMATE NIGHTTIME VIEW - NOT TO SCALE



APPROXIMATE DAYTIME VIEW - NOT TO SCALE







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DATE: 01.08.14  
 SCALE: AS NOTED  
 SALES: B. MAILMAN  
 DRAWN BY: STROUP  
 CLIENT: DOUBLE TREE  
 LOCATION: BRISBANE, CA  
 DRAWING #: DTL-BrbnsrCA-CL1r2 PG. 2

NOTES:

DATE	REVISIONS
01.08.13	SHOWED ON ELEVATION
01.08.14	LABELLED "B" & SHOWED DAYTIME / NIGHTTIME VIEWS

CUSTOMER APPROVAL:

DATE:



NORTH ELEVATION (NIGHTTIME) - NOT TO SCALE



NORTH ELEVATION (DAYTIME) - NOT TO SCALE



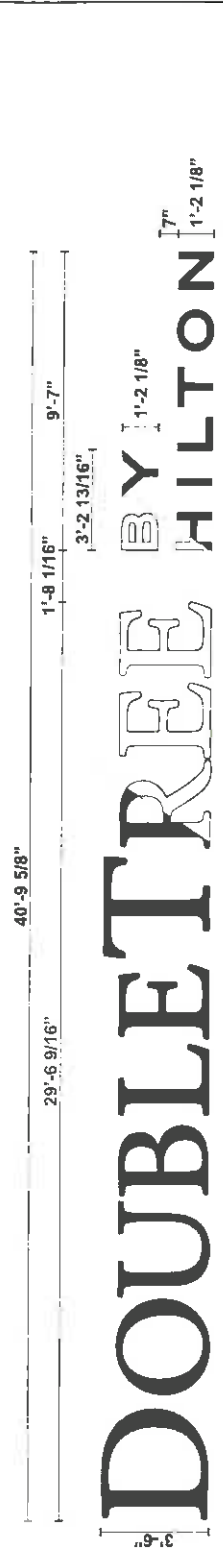
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DATE: 01.06.14  
 SCALE: AS NOTED  
 SALES: B. MAHMAN  
 DRAWN BY: STROUP  
 CLIENT: DOUBLE TREE  
 LOCATION: BRISBANE, CA  
 DRAWING #: DTL-Brisbane-CA-CL2-1 pg. 1

NOTES:

DATE: REVISIONS:  
 01.06.14 LABELLED AND SHAWED DAYLINE / NIGHTLINE  
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CUSTOMER APPROVAL: \_\_\_\_\_  
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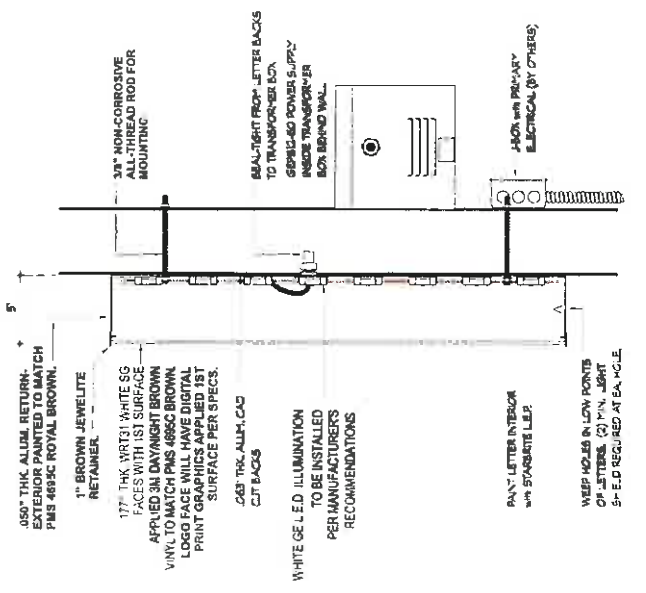
LETTER DISPLAY (LIGHT COLOR WALL) SCALE - 1/4"=1'

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.

- 5" DEEP LETTERS (REMOTE POWER SUPPLIES).
- .050" X 5" WHITE / WHITE ALUMINUM RETURNS - EXTERIOR PAINTED TO MATCH PMS 4895C ROYAL BROWN.
- .063" WHITE ALUM. CAD CUT BACKS.
- .177" THK. WRT31 WHITE SG FACES WITH FIRST SURFACE APPLIED 3M VDN14935 DUAL COLOR BROWN VINYL (LOGO HAS DIGITAL PRINT).
- 1" BROWN JEWELITE TRIMCAP RETAINERS.
- INTERNALLY ILLUMINATED WITH GE POWER WHITE LED'S (2 PER FOOT).
- U.L. LABELS REQ'D. (INSTALL IN ACCORDANCE WITH NEC).

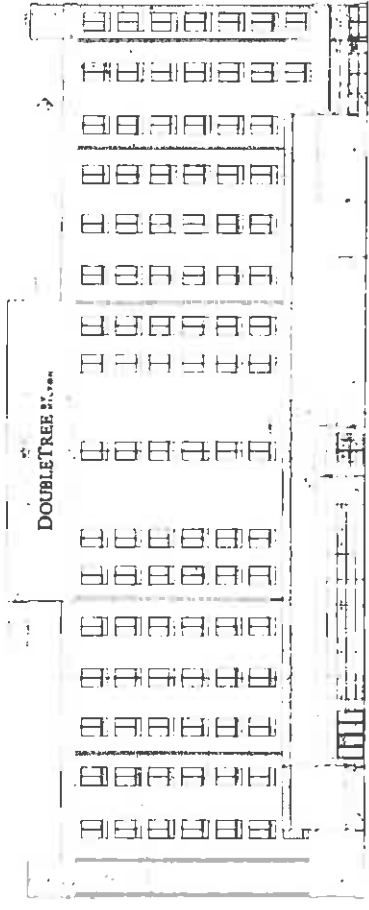
\*\*\* SEE PAGE #2 FOR APPROXIMATE DAYTIME / NIGHTTIME VIEWS OF LETTER SET.

\*\*\* VERIFY ACCESS BEHIND WALL BEFORE MOVING FORWARD WITH REMOTE POWER SUPPLIES.



WHITE LED LOGO / LETTER SECTION - REMOTE POWER SUPPLIES - NOT TO SCALE

U.L. LABELS REQUIRED  
 INSTALL IN ACCORDANCE WITH NEC



SOUTH ELEVATION - SCALE - 1/32"=1'







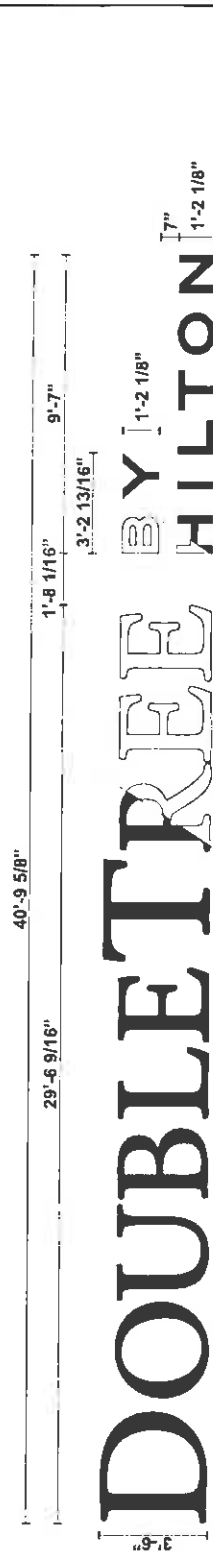
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DATE: 01/08/14  
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 CLIENT: DOUBLE TREE  
 LOCATION: BRISBANE, CA  
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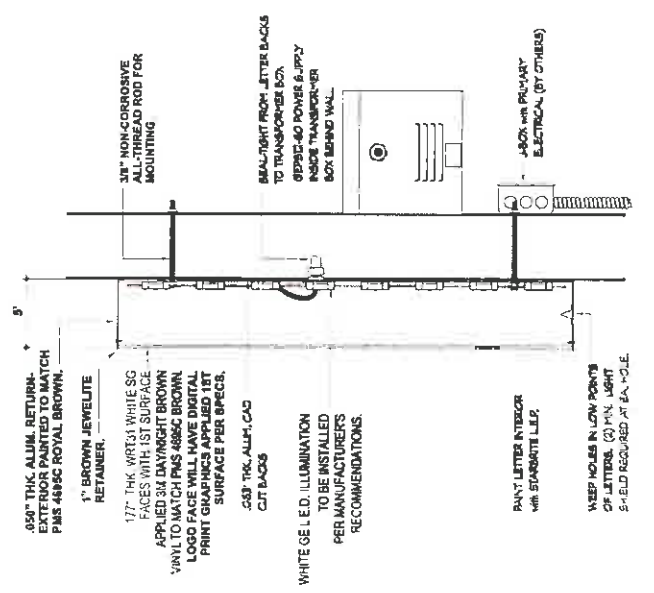
LETTER DISPLAY (LIGHT COLOR WALL) SCALE - 1/4"=1'

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.

5" DEEP LETTERS (REMOTE POWER SUPPLIES).  
 .050" X 5" WHITE / WHITE ALUMINUM RETURNS - EXTERIOR PAINTED TO MATCH PMS 4695C ROYAL BROWN.  
 .063" WHITE ALUM. CAD CUT BACKS.  
 .177" THK. WRT31 WHITE SG FACES WITH FIRST SURFACE APPLIED 3M VDN14935 DUAL COLOR BROWN VINYL (LOGO HAS DIGITAL PRINT).  
 1" BROWN JEWELITE TRIMCAP RETAINERS.  
 INTERNALLY ILLUMINATED WITH GE POWER WHITE LED'S (2 PER FOOT).  
 U.L. LABELS REQ'D. (INSTALL IN ACCORDANCE WITH NEC).

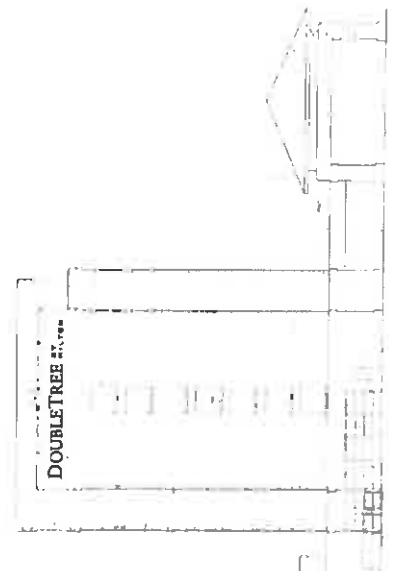
\*\*\* SEE PAGE #2 FOR APPROXIMATE DAYTIME / NIGHTTIME VIEWS OF LETTER SET.

\*\*\* VERIFY ACCESS BEHIND WALL BEFORE MOVING FORWARD WITH REMOTE POWER SUPPLIES.



WHITE L.E.D. LOGO / LETTER SECTION - REMOTE POWER SUPPLIES - NOT TO SCALE

U.L. LABELS REQUIRED  
 INSTALL IN ACCORDANCE WITH NEC



EAST ELEVATION - SCALE - 1/32"=1'



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DATE: 01.08.14  
SCALE: AS NOTED  
SALES: B. MAHJAN  
DRAWN BY: STROUP  
CLIENT: DOUBLE TREE  
LOCATION: BRISBANE, CA  
DRAWING #:  
DT14-Brisbane-CA-CL1.r1 PG. 2

NOTES:

DATE: 01.08.14  
REVISIONS:  
1. REVISED TO SHOW DAYTIME LIGHTING  
2. REVISED TO SHOW NIGHTTIME LIGHTING

CUSTOMER APPROVAL:

DATE:



EAST ELEVATION (NIGHTTIME) - NOT TO SCALE



EAST ELEVATION (DAYTIME) - NOT TO SCALE

40'-9 5/8"

29'-6 9/16"

1'-8 1/16"

9'-7"

3'-2 13/16"

# DOUBLETREE

# BY HILTON

LETTER DISPLAY (LIGHT COLOR WALL) SCALE - 1/4"=1'

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.

5" DEEP LETTERS (REMOTE POWER SUPPLIES).

.050" X 5" WHITE / WHITE ALUMINUM RETURNS - EXTERIOR PAINTED TO MATCH PMS 4695C ROYAL BROWN.

.063" WHITE ALUM. CAD CUT BACKS.

.177" THK. WRT31 WHITE SG FACES WITH FIRST SURFACE APPLIED 3M VDN14935 DUAL COLOR BROWN VINYL (LOGO HAS DIGITAL PRINT).

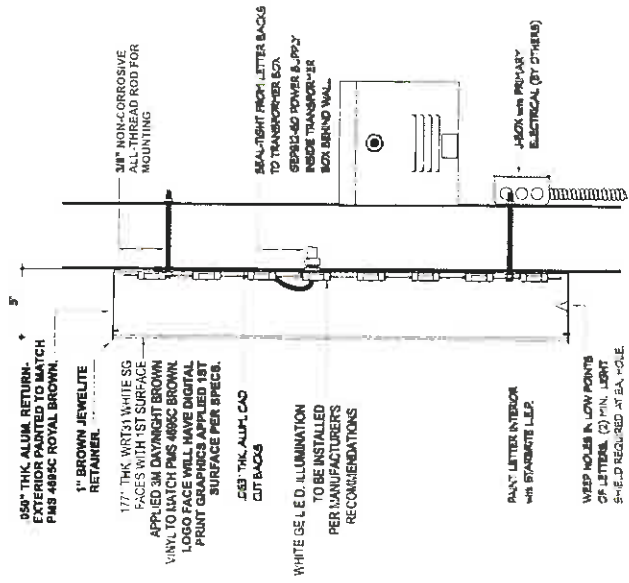
1" BROWN JEWELITE TRIMCAP RETAINERS.

INTERNALLY ILLUMINATED WITH GE POWER WHITE LED'S (2 PER FOOT).

U.L. LABELS REQ'D. (INSTALL IN ACCORDANCE WITH NEC).

\*\*\* SEE PAGE #2 FOR APPROXIMATE DAYTIME / NIGHTTIME VIEWS OF LETTER SET.

\*\*\* VERIFY ACCESS BEHIND WALL BEFORE MOVING FORWARD WITH REMOTE POWER SUPPLIES.



WHITE LED LOGO / LETTER SECTION - REMOTE POWER SUPPLIES - NOT TO SCALE

U.L. LABELS REQUIRED  
INSTALL IN ACCORDANCE WITH NEC



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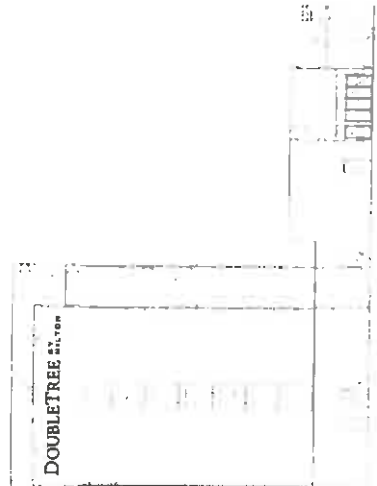
DATE: 01/08/14  
SCALE: AS NOTED  
SALES: B. MAHMAN  
DRAWN BY: STROUP  
CLIENT: DOUBLE TREE  
LOCATION: BRISBANE, CA  
DRAWING #: DT11-BrisbaneCA-C-14r1 pg. 1

NOTES:

DATE	REVISIONS:
01/08/14	ISSUED FOR PERMIT & SHOWN TO ARCHITECT & NIGHTTIME VIEWS.

CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_



WEST ELEVATION - SCALE - 1/32"=1'

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DATE: 01.08.14

SCALE: AS NOTED

SALES: B. MAILMAN

DRAWN BY: STROUP

CLIENT: DOUBLE TREE

LOCATION: BRISBANE, CA

DRAWING #:

DT11-BrissaneCA-CL-trl pg. 2

NOTES:

DATE: 01.08.14  
 REVISIONS: 1. REVISED TO SHOW DAYTIME NIGHTTIME VIEWS.

CUSTOMER APPROVAL:

DATE:



WEST ELEVATION (DAYTIME) - NOT TO SCALE



WEST ELEVATION (NIGHTTIME) - NOT TO SCALE





Photo from Shoreline Ct.

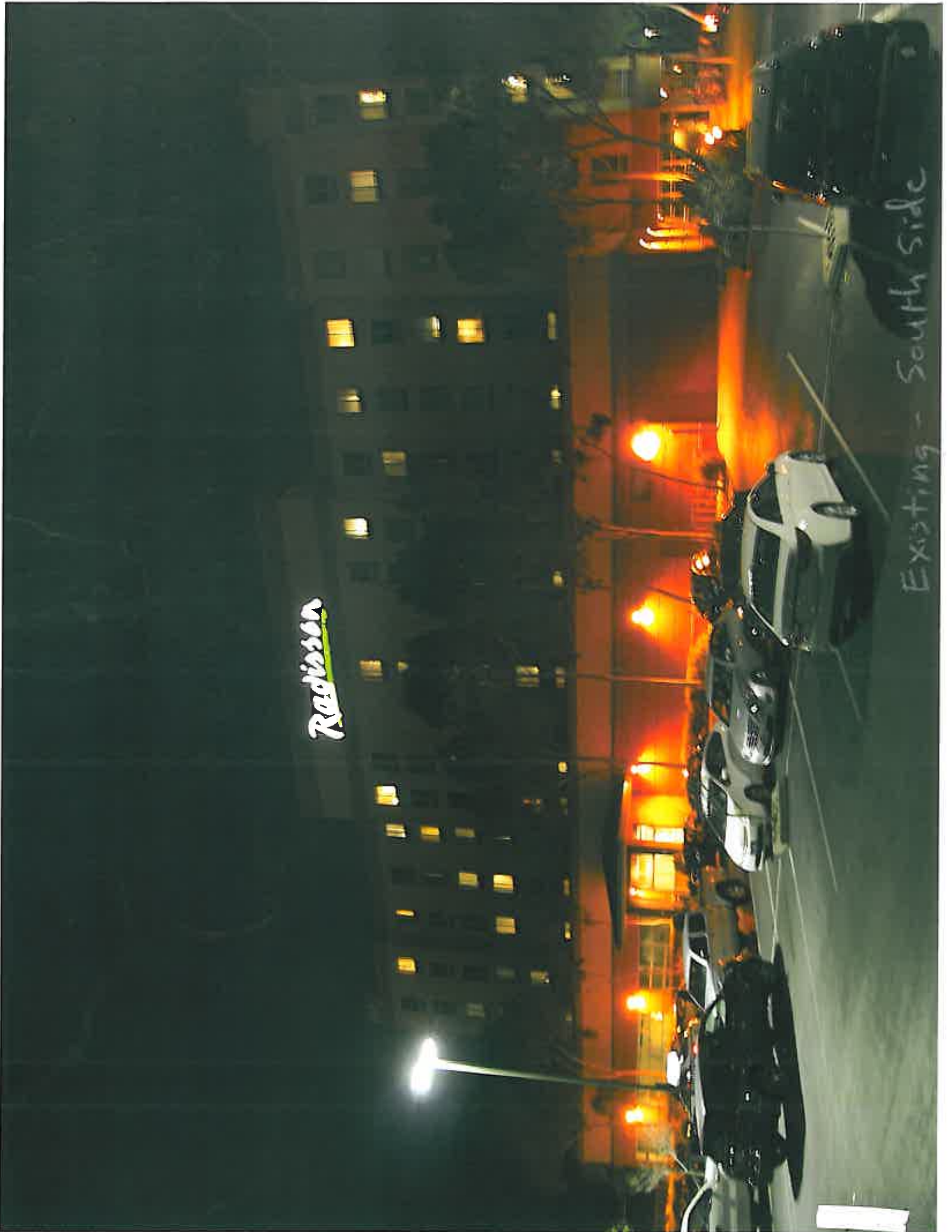
G.1-22.



G.1-23







Existing - South side

Site Location  
(Redesign Sign)

