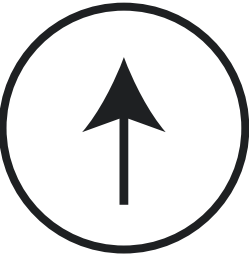


TRADER JOE'S

1220 17th STREET
SUITE 100
MIAMI BEACH, FL 33139

FINAL SUBMITTAL - 11/5/18



Project #17468



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SITE PLAN - OVERALL 1ST FLOOR

TRADER JOE'S

1220 17th STREET
SUITE 100
MIAMI BEACH, FL 33139

SITE MAP - 2 of 17

- SIGN A
- SIGN B
- SIGN C
- SIGN D
- SIGN E

DAY RENDERING (CORNER WEST AVE & 17TH)
SCALE: 3/32" ~ 1'0"

NOTE

BUILDING SIGNAGE: Tenant shall be allowed to install its Trade Marked Red sign. Landlord shall provide Tenant a coordinated (size, materials and colors complimentary) sign band areas that are coordinated with Tenant's sign plan and free of visible scoring, joints, and heavy textures. Landlord shall provide electrical conduit per Tenant's plans at each sign location for sign power. Conduit to terminate at a junction box centered on the sign band and mounted within 36" of the perimeter wall sign areas.

NOTES:

TREES NOT TO OBSTRUCT VIEW OF SIGNS. NOT TO EXCEED LEVEL OF EYEBROW.

NOTES:

APROX. 22'H TRAFFIC POLE INSET INTO CANOPY

Project #17468

- SIGN A
- SIGN B
- SIGN C
- SIGN D
- SIGN E

DUSK RENDERING (CORNER WEST AVE & 17TH)
SCALE: 3/32" ~ 1'0"

NOTE

BUILDING SIGNAGE: Tenant shall be allowed to install its Trade Marked Red sign. Landlord shall provide Tenant a coordinated (size, materials and colors complimentary) sign band areas that are coordinated with Tenant's sign plan and free of visible scoring, joints, and heavy textures. Landlord shall provide electrical conduit per Tenant's plans at each sign location for sign power. Conduit to terminate at a junction box centered on the sign band and mounted within 36" of the perimeter wall sign areas.

NOTES:

TREES NOT TO OBSTRUCT VIEW OF SIGNS. NOT TO EXCEED LEVEL OF EYEBROW.



NOTES:

APROX. 22'H TRAFFIC
POLE INSET INTO CANOPY

Project #17468



Project #17468

- SIGN A
- SIGN B
- SIGN C
- SIGN D

WEST ELEVATION (WEST AVE)
SCALE: 3/32" = 1'0"

NOTE

BUILDING SIGNAGE: Tenant shall be allowed to install its Trade Marked Red sign. Landlord shall provide Tenant a coordinated (size, materials and colors complimentary) sign band areas that are coordinated with Tenant's sign plan and free of visible scoring, joints, and heavy textures. Landlord shall provide electrical conduit per Tenant's plans at each sign location for sign power. Conduit to terminate at a junction box centered on the sign band and mounted within 36" of the perimeter wall sign areas.



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WEST ELEVATION
TRADER JOE'S

1220 17th STREET
SUITE 100
MIAMI BEACH, FL 33139

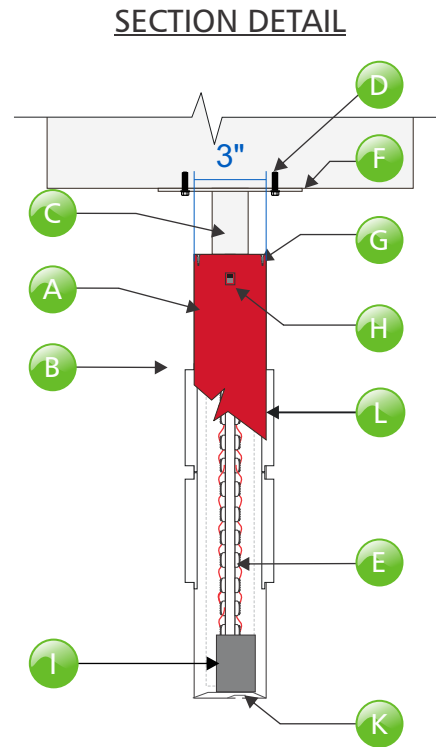
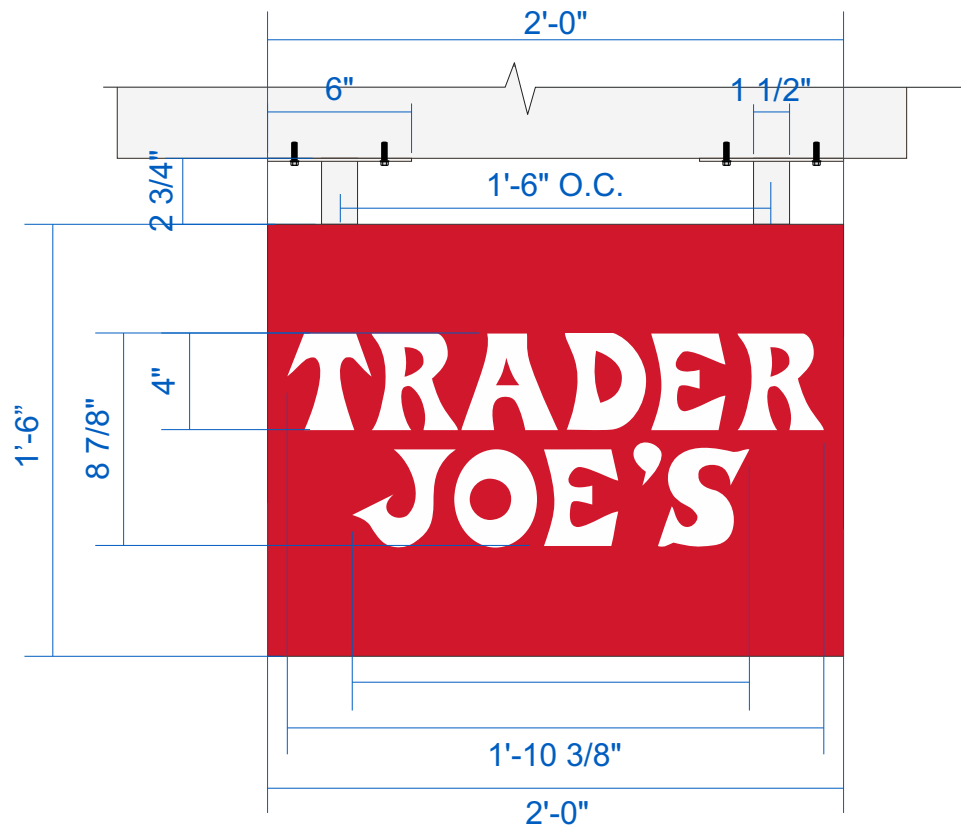
SIGN A, B, C & D
- 6 of 17

SIGN A
QTY (1)

DOUBLE FACED HANGING BLADE SIGN

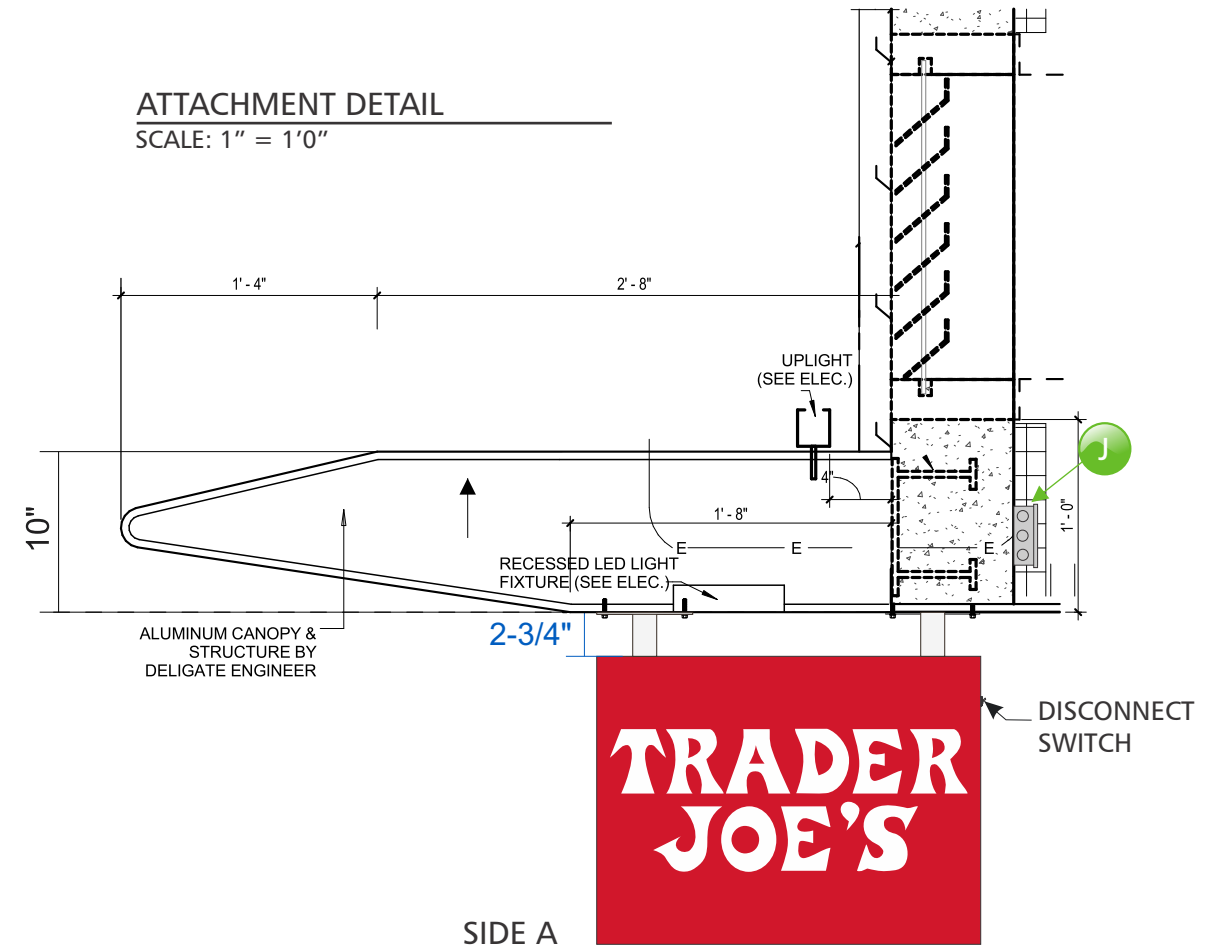
SCALE: 1 1/2" = 1'-0"

3.00 sq. ft.



ATTACHMENT DETAIL

SCALE: 1" = 1'-0"



NOTES:

DEDICATED 120V/20AMP AC CIRCUIT IS REQUIRED AND TO BE WITHIN 6' OF THE SIGN, PROVIDED BY OTHERS PRIOR TO SIGN INSTALLATION

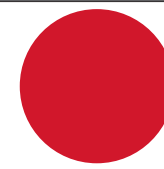
NOTES:

ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED. UL LABELS TO BE LOCATED AT DISCONNECT SWITCH IF REQUIRED.

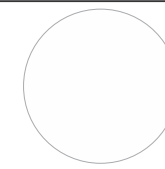
- A .080" 3"D Aluminum returns, .080" Aluminum route face PTM PMS 186C Satin
- B 1/2" clear acrylic push thru w/ translucent white film first surface. Back of letter to have 60% diffuser film applied second surface. Letter to have 1/4" flange w/ 1/4" exposed illuminated letters.
- C 1 1/2" x 1 1/2"x 1/8" Aluminum tubes welded to bracket, PTM UC72638 SRI 95 Graham White
- D Non-Corrosive 1/4"-20 tap bolts with fender washers & nuts. mounting hardware may vary to suit wall conditions. Seal all connections.
- E White LED Strip or equivalent

- F 3/8" - 6"x6" Aluminum mounting plate UC72638 SRI 95 Graham White
- G Countersunk screws
- H Disconnect Switch
- I Self contained LED Power Supply
- J 120V Primary power junction box by others prior to installation
- K 1/4" Diameter drain holes with light baffles
- L Aluminum frame

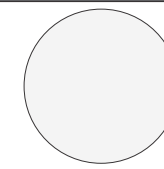
Color Key



PMS 186C
Red Satin



White
Translucent
Acrylic



Uc72638 SRI 95
Graham White

SIDE B



Project #17468



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DETAIL

TRADER JOE'S

1220 17th STREET

SUITE 100

MIAMI BEACH, FL 33139

SIGN A & E - 7 of 17

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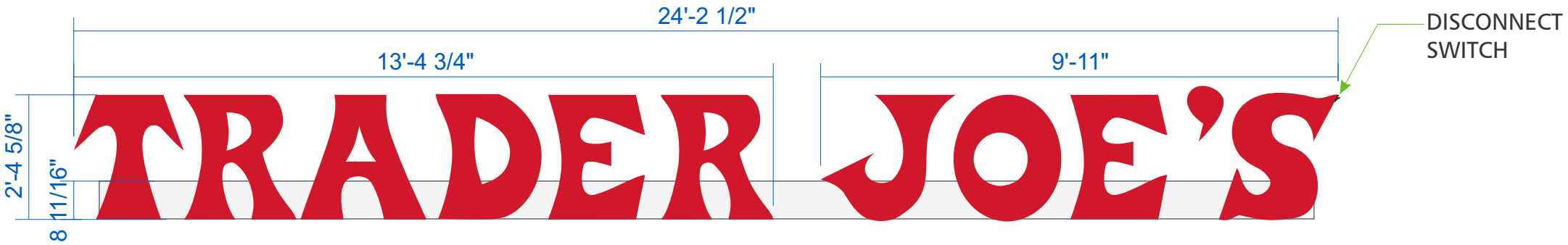
SIGN B
QTY(1)

FACE ILLUMINATED CHANNEL LETTERS ON RACEWAY
SCALE: 3/8" = 1'0"

57.74 sq. ft.

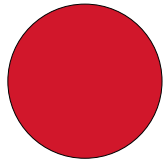
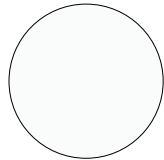
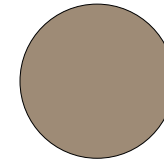
SECTION DETAIL
SCALE: 1" = 1'0"

NOTES:
ALL DETAILS TO BE
CONFIRMED BY
ENGINEERING

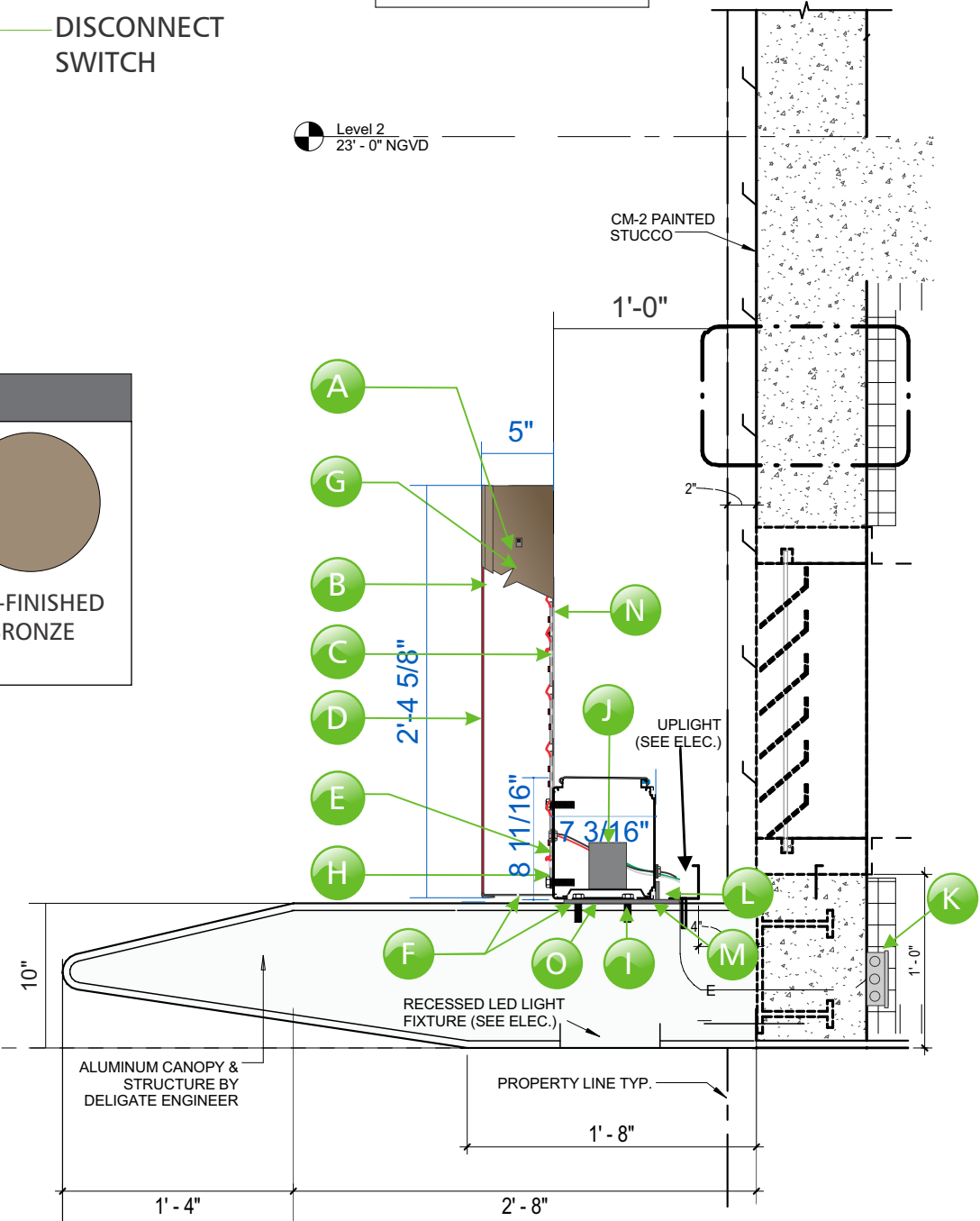


NOTES:
ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED.
UL LABELS TO BE LOCATED AT DISCONNECT SWITCH

NOTES:
ELECTRICAL WIRING FROM SIGN WILL NEED TO BE
WIRED INTO THE PRIMARY ELECTRICAL SOURCE.
DEDICATED 120V AC CIRCUIT REQUIRED AND TO BE
PROVIDED BY OTHERS PRIOR TO SIGN INSTALLATION

COLOR KEY		
		
2793 RED HIGH IMPACT ACRYLIC	UC72638 SRI 95 GRAHAM WHITE	PRE-FINISHED BRONZE

- | | |
|--|---|
| A .040 5"D dark bronze anodized aluminum returns | H Red LEDs |
| B 1" continuous jewelite bronze anodized trim cap | I 3/8" dia tap bolts with hex nuts and lock washers to secure raceway and sign to canopy (Method of attachment TBD) Seal all connections, TYP. |
| C .063 aluminum backs w/ white inside. | J LED self contained power supplies |
| D 1/8" high impact #2793 red acrylic face | K 120V Primary Power Junction Box By Others |
| E Mount letters to 8 11/16" H x 7 3/16"W raceway PTM UC72638 SRI95 Graham White | L 1 1/2" steel angle supports |
| F 1/4" Diameter Drain Hole (min. 2 Per Letter) | M 1/4" Aluminum plate at attachment points |
| G Disconnect switch | N Reinforced finished backs PTM Bronze to match returns. |
| | O 1/4" Aluminum plate at attachment points |

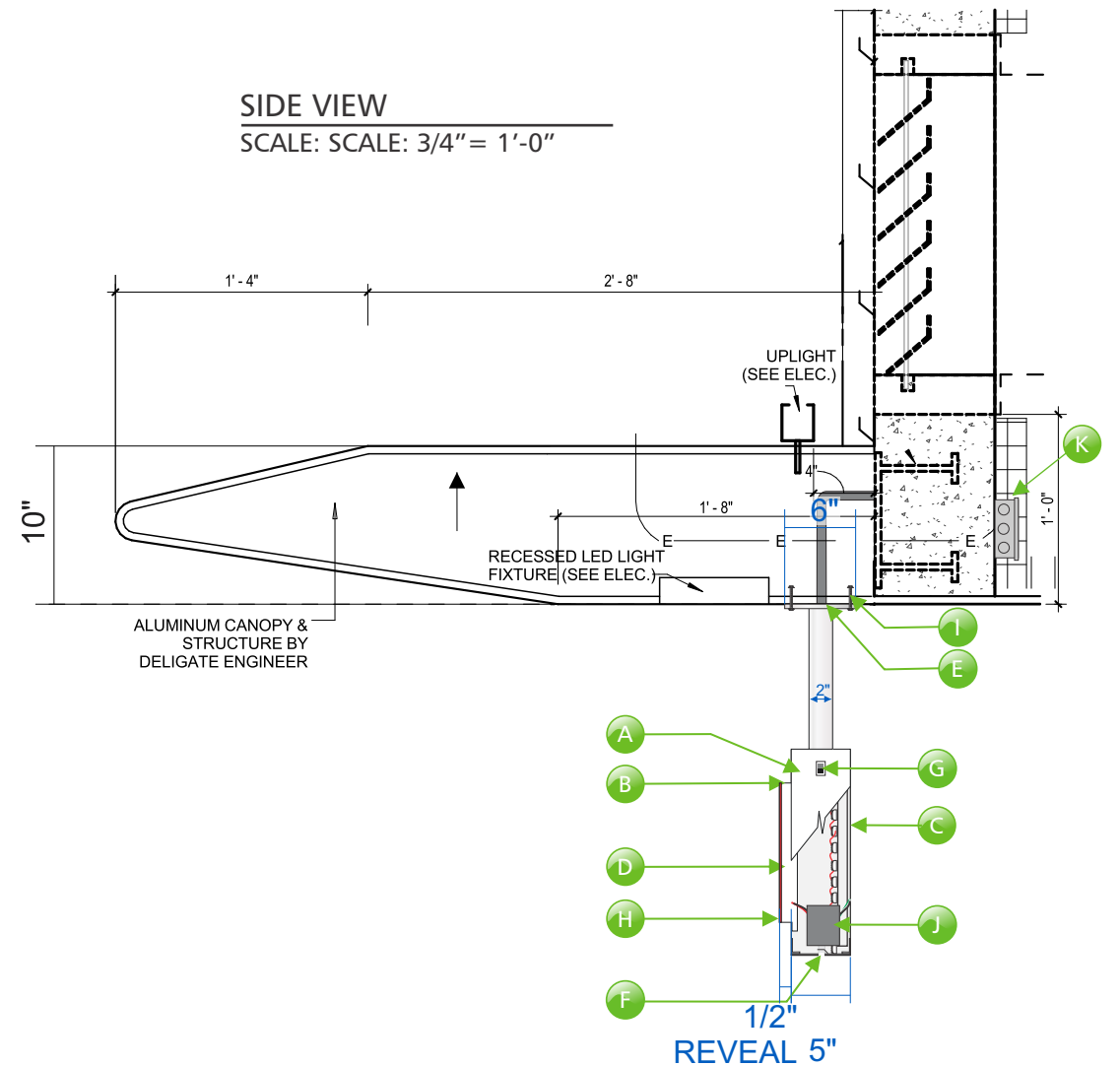
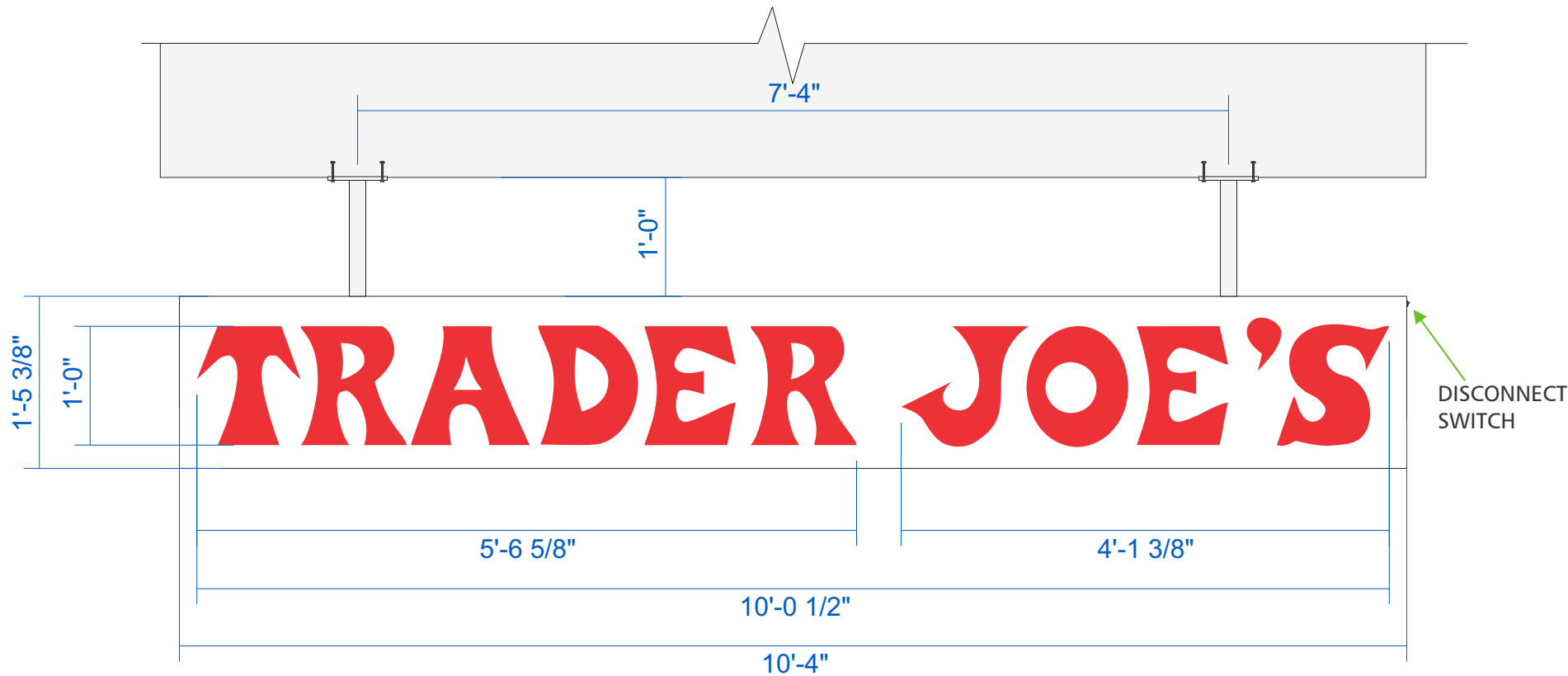


Project #17468

SIGN C
QTY (1)

LED ILLUMINATED PUSH THRU PENDANT SIGN
SCALE: 3/4" = 1'-0"

14.96 sq. ft.



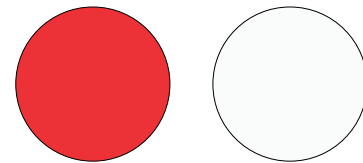
NOTES:

DEDICATED 120V/20AMP AC CIRCUIT IS REQUIRED AND TO BE WITHIN 6' OF THE SIGN, PROVIDED BY OTHERS PRIOR TO SIGN INSTALLATION

NOTES:

ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED. UL LABELS TO BE LOCATED AT DISCONNECT SWITCH IF REQUIRED.

COLOR KEY



TRANSLUCENT UC72638 SRI 95
3M 3630-53 GRAHAM WHITE

- A .080" 5"D Aluminum returns PTM White satin finish
- B .080" Aluminum routed face PTM White satin finish
- C 3mm ACM backs with white inside.
- D 1/2" clear acrylic push thru w/ translucent Red film first surface. Back of letter to have 60% diffuser film applied second surface. Letter to have 1/4" flange w/ 1/2" exposed illuminated letters.
- E 3/8"- 6"x6" Aluminum mounting plate/(2) 12"L VIF 1/4" hollow aluminum poles 2" x 2" PTM UC72638 SRI 95 Graham White
- F 1/4" Diameter Drain Hole (min. 2 Per Letter)
- G Disconnect switch
- H Red LEDs
- I Mounting hardware non-corrosive to suit canopy conditions
- J LED self contained power supplies
- K 120V Primary Power Junction Box By Others

Project #17468



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DETAIL

TRADER JOE'S

1220 17th STREET
SUITE 100
MIAMI BEACH, FL 33139

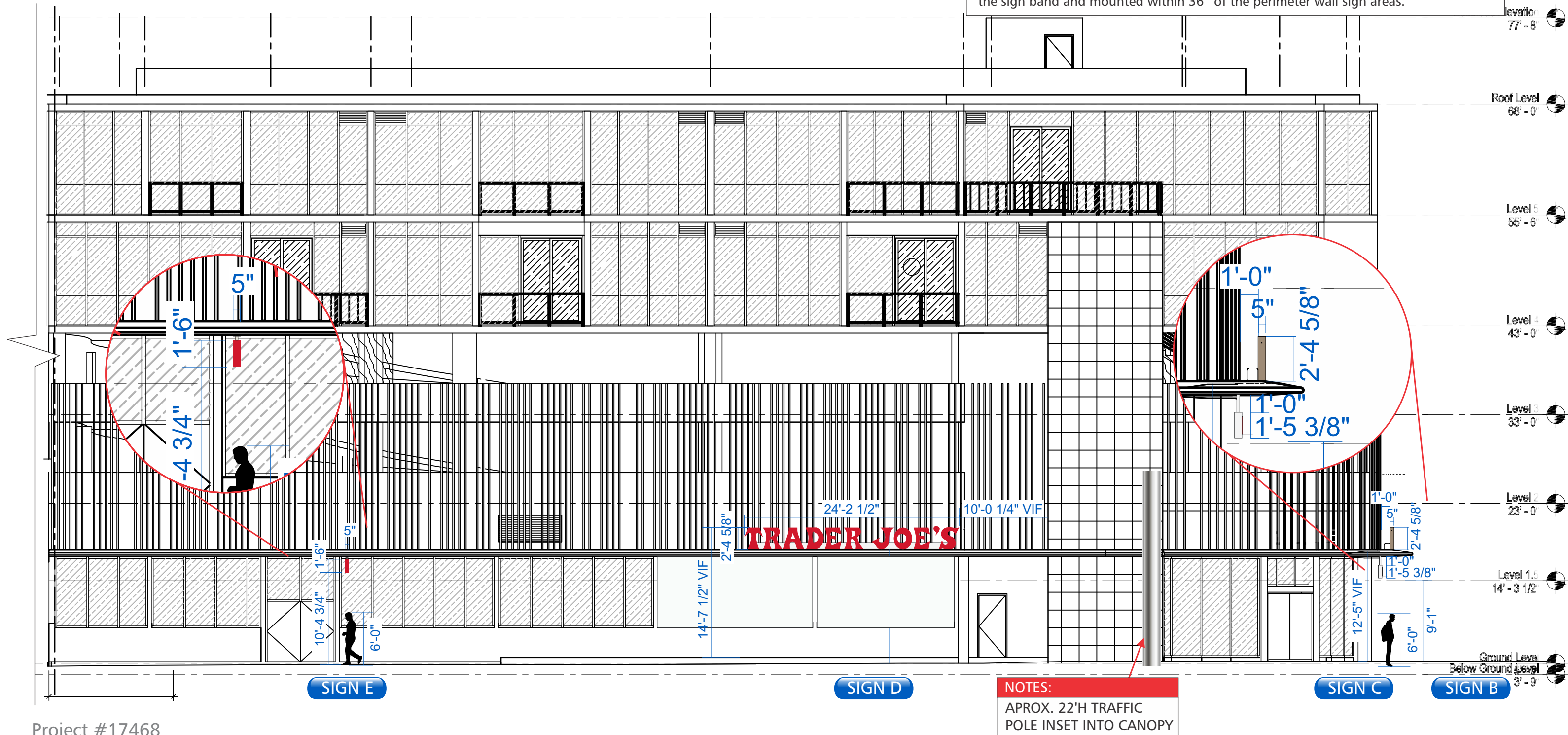
SIGN C - 9 of 17

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SIGN E

SCALE: $3/32'' = 1'0''$

BUILDING SIGNAGE: Tenant shall be allowed to install its Trade Marked Red sign. Landlord shall provide Tenant a coordinated (size, materials and colors complimentary) sign band areas that are coordinated with Tenant's sign plan and free of visible scoring, joints, and heavy textures. Landlord shall provide electrical conduit per Tenant's plans at each sign location for sign power. Conduit to terminate at a junction box centered on the sign band and mounted within 36" of the perimeter wall sign areas.



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NORTH ELEVATION

TRADER JOE'S

1220 17th STREET
SUITE 100
MIAMI BEACH, FL 33139

SIGNS B, C, D & E
- 10 of 17

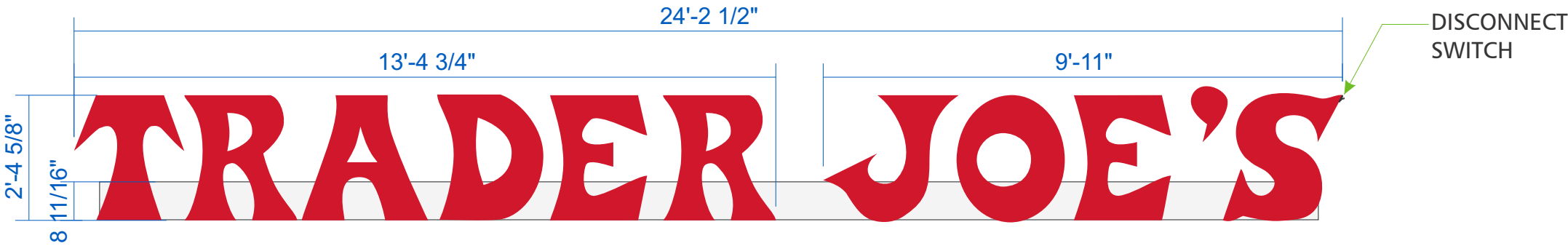
SIGN D
QTY(1)

FACE ILLUMINATED CHANNEL LETTERS ON RACEWAY
SCALE: 3/8" = 1'0"

57.74 sq. ft.

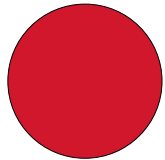
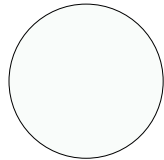
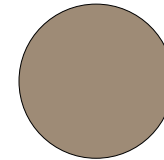
SECTION DETAIL
SCALE: 1" = 1'0"

NOTES:
ALL DETAILS TO BE
CONFIRMED BY
ENGINEERING

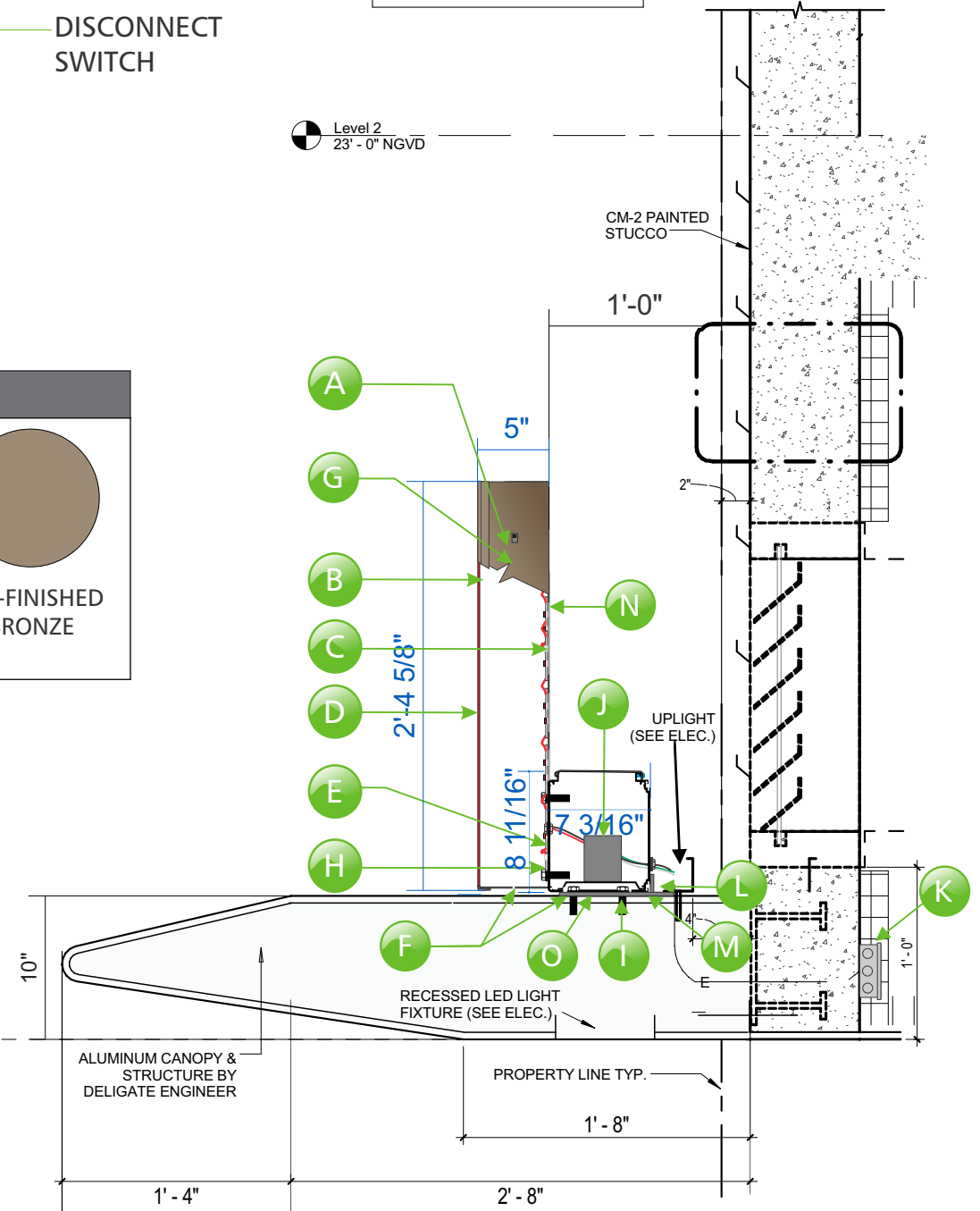


NOTES:
ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED.
UL LABELS TO BE LOCATED AT DISCONNECT SWITCH

NOTES:
ELECTRICAL WIRING FROM SIGN WILL NEED TO BE
WIRED INTO THE PRIMARY ELECTRICAL SOURCE.
DEDICATED 120V AC CIRCUIT REQUIRED AND TO BE
PROVIDED BY OTHERS PRIOR TO SIGN INSTALLATION

COLOR KEY		
		
2793 RED HIGH IMPACT ACRYLIC	UC72638 SRI 95 GRAHAM WHITE	PRE-FINISHED BRONZE

- | | |
|--|---|
| A .040 5"D dark bronze anodized aluminum returns | H Red LEDs |
| B 1" continuous jewelite bronze anodized trim cap | I 3/8" dia tap bolts with hex nuts and lock washers to secure raceway and sign to canopy (Method of attachment TBD) Seal all connections, TYP. |
| C .063 aluminum backs w/ white inside. | J LED self contained power supplies |
| D 1/8" high impact #2793 red acrylic face | K 120V Primary Power Junction Box By Others |
| E Mount letters to 8 11/16" H x 7 3/16"W raceway PTM UC72638 SRI95 Graham White | L 1 1/2" steel angle supports |
| F 1/4" Diameter Drain Hole (min. 2 Per Letter) | M 1/4" Aluminum plate at attachment points |
| G Disconnect switch | N Reinforced finished backs PTM Bronze to match returns. |
| | O 1/4" Aluminum plate at attachment points |

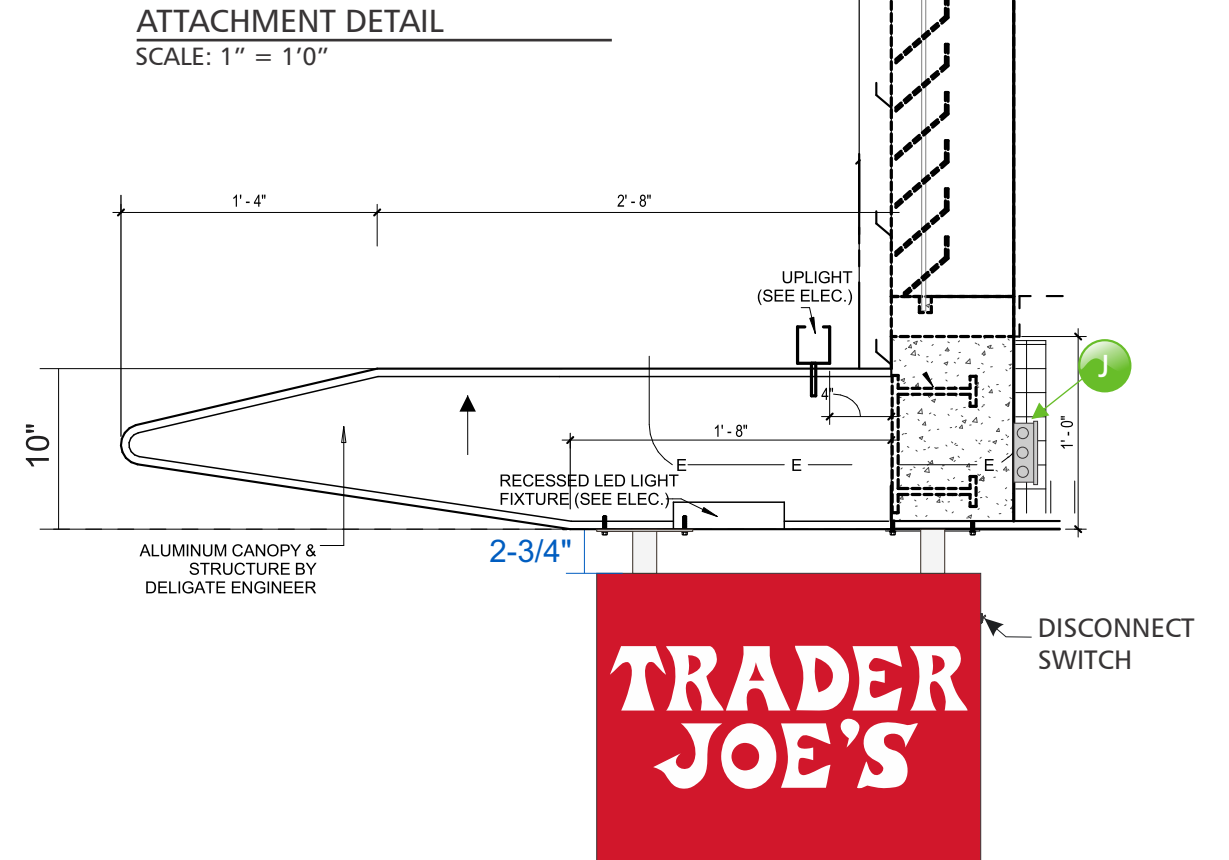
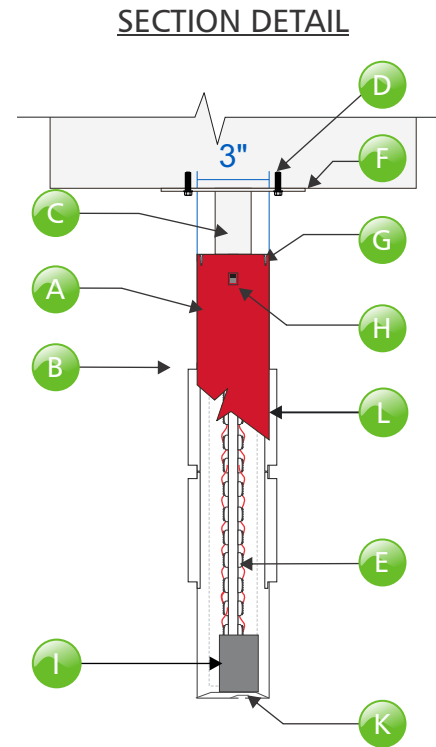
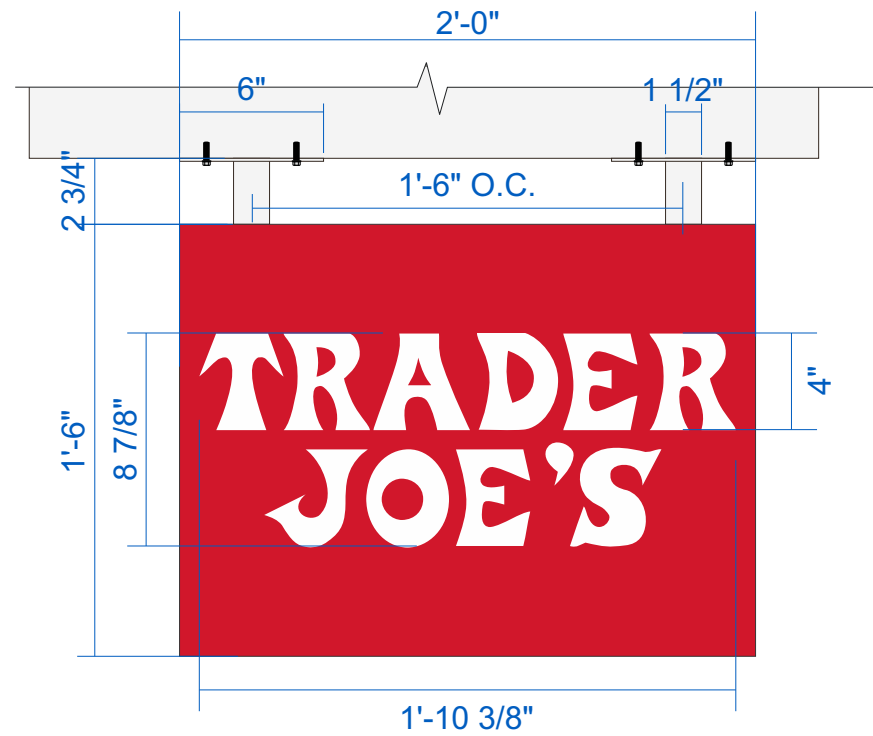


Project #17468

SIGN E
QTY (1)

DOUBLE FACED HANGING BLADE SIGN
SCALE: 1" = 1'-0"

3.00 sq. ft.



NOTES:

DEDICATED 120V/20AMP AC CIRCUIT IS REQUIRED AND TO BE WITHIN 6' OF THE SIGN, PROVIDED BY OTHERS PRIOR TO SIGN INSTALLATION

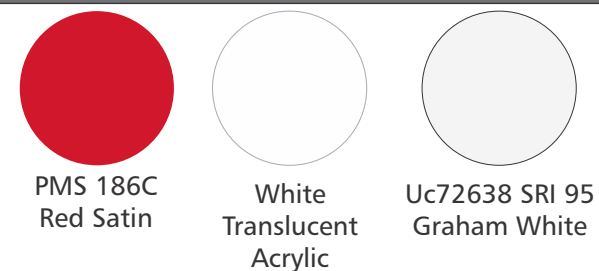
NOTES:

ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED. UL LABELS TO BE LOCATED AT DISCONNECT SWITCH IF REQUIRED.

- A .080" 3"D Aluminum returns, .080" Aluminum route face PTM PMS 186C Satin
- B 1/2" clear acrylic push thru w/ translucent white film first surface. Back of letter to have 60% diffuser film applied second surface. Letter to have 1/4" flange w/ 1/4" exposed illuminated letters.
- C 1 1/2" x 1 1/2"x 1/8" Aluminum tubes welded to bracket, PTM UC72638 SRI 95 Graham White
- D Non-Corrosive 1/4"-20 tap bolts with fender washers & nuts. mounting hardware may vary to suit wall conditions. Seal all connections.
- E White LED Strip or equivalent

- F 3/8"- 6"x6" Aluminum mounting plate UC72638 SRI 95 Graham White
- G Countersunk screws
- H Disconnect Switch
- I Self contained LED Power Supply
- J 120V Primary power junction box by others prior to installation
- K 1/4" Diameter drain holes with light baffles
- L Aluminum frame

Color Key



SIDE A



SIDE B



Project #17468



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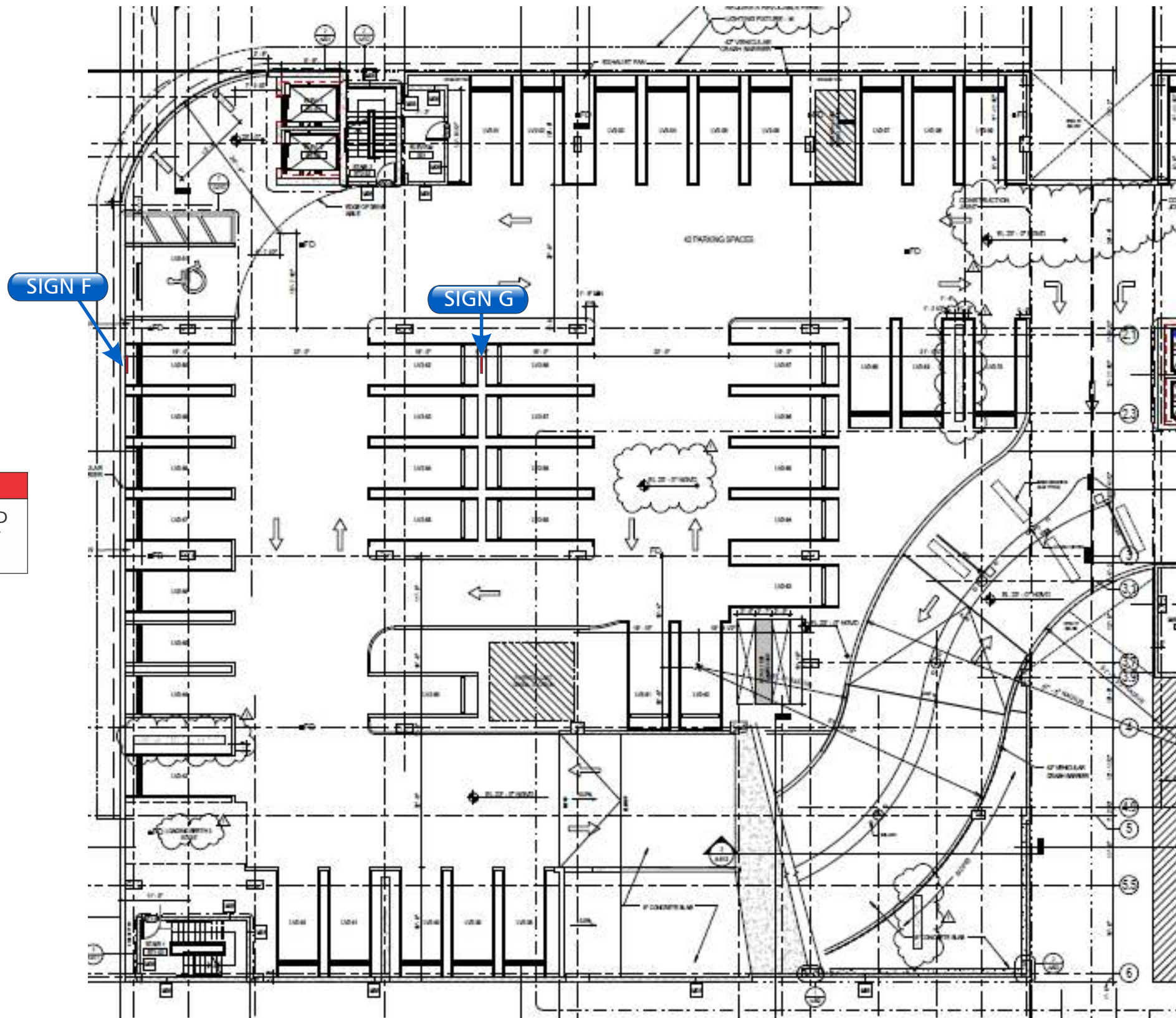
DETAIL

TRADER JOE'S

1220 17th STREET
SUITE 100
MIAMI BEACH, FL 33139

SIGN E - 12 of 17

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NOTES:
 QUANTITY, LOCATIONS AND
 METHOD OF ATTACHMENT
 FOR PARKING SIGNS TBD

Project #17468

SITE PLAN - PARKING 2ND FLOOR

TRADER JOE'S

1220 17th STREET
 SUITE 100
 MIAMI BEACH, FL 33139

SITE MAP - 13 of 17

SIGN F

PARKING SIGN (WALL & POST)

1.50 sq. ft.

SIGN G

QTY (1ea.)

NOTES:

QUANTITY, LOCATIONS AND
METHOD OF ATTACHMENT
FOR PARKING SIGNS TBD



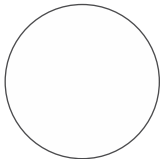
NOTES:

- POST (K-153-8M): Green Baked Enamel Posts medium weight
- Baked enamel coating for a durable outdoor life and helps prevent rust.
 - Green posts are medium weight and best for signs that are 12" x 18" or smaller.
 - Posts are predrilled with holes that are 1" on center and have a diameter of 3/8"
 - Convenient, pre-drilled holes makes it easy to position sign properly.
 - NCHRP 350 compliant, and approved for use nationwide.

Color Key



PMS RED
186C



White

Project #17468



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RENDERING

TRADER JOE'S

1220 17th STREET

SUITE 100

MIAMI BEACH, FL 33139 SIGN G & H - 14 of 17

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EXISTING SITE CONDITIONS



EXISTING SITE CONDITIONS



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SURVEY PHOTOS

TRADER JOE'S

1220 17th STREET
SUITE 100
MIAMI BEACH, FL 33139

SURVEY - 15 of 17

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EXISTING SITE CONDITIONS



EXISTING SITE CONDITIONS



Project #17468

CODE:

WALL SIGN: 0.75 sq ft for every linear feet of street frontage
Max Area is 100 sq ft, Min 15 sq ft. Must be less than 1'-0" projection off building
PROJECTING SIGNS: Max 15 sq ft. in area. Blade sign can be non-illuminated and max of 3 sq.ft. All projecting signs need Variance.

WEST AVE: Allowed 76 sq. ft.

SIGN A: 3.00 sq. ft.

SIGN B: 57.74 sq. ft.

SIGN C: 14.96 sq. ft.

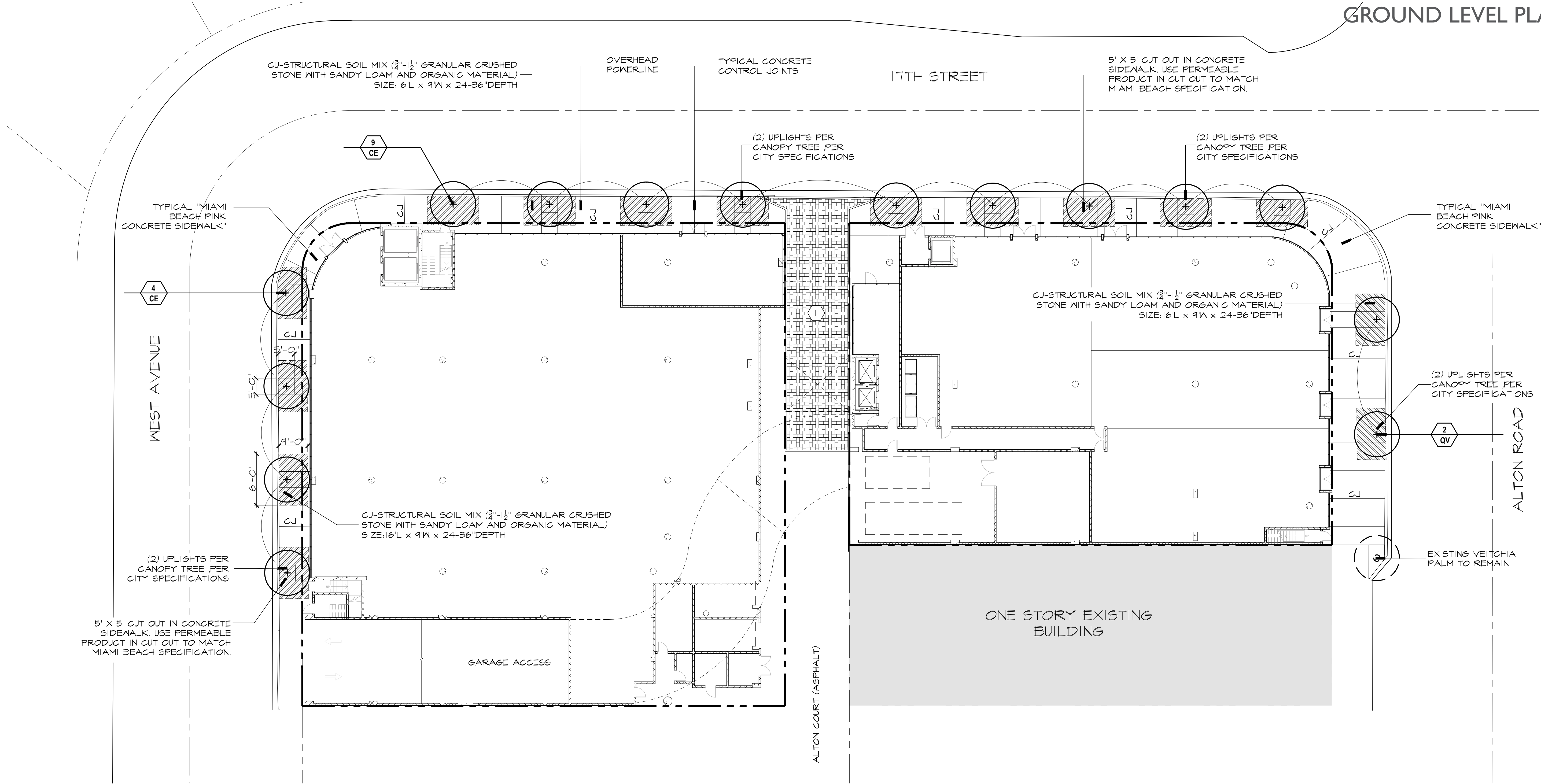
TOTAL PROPOSED 75.70 SF

17TH STREET: Allowed 67 sq.ft.

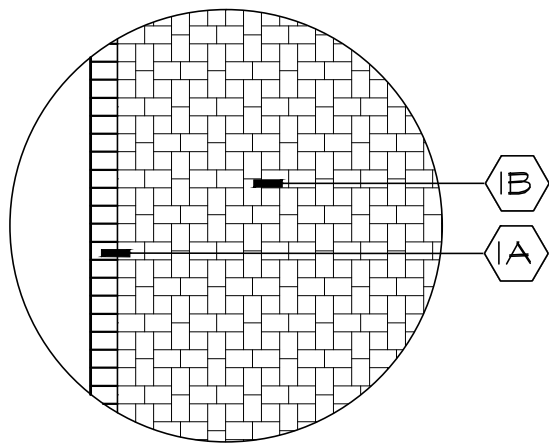
SIGN D: 57.74 sq. ft.

SIGN E: 3.00 sq. ft.

TOTAL PROPOSED 60.74



PAVING MATERIAL SCHEDULE:



- 1 ALLEY/DRIVEWAY
NTS
- (A) BORDER: BELGARD MODULINE SERIES PAVER, 6"x9" ROWLOCK SOLDIER COURSE, 80mm (3 $\frac{1}{8}$ ") COMMERCIAL TRAFFIC COLOR: GRANITE (GRAY BLEND)
- (B) BORDER: BELGARD MODULINE SERIES PAVER, 6"x6" AND 6"x9" IN 90 K-PATTERN, 80mm (3 $\frac{1}{8}$ ") COMMERCIAL TRAFFIC COLOR: GRANITE (GRAY BLEND)

