



Unique History ... Vibrant Future

CITY OF DUPONT
Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

NOTICE OF DECISION

Type III Sign Variance

West Coast Storage/Ace Hardware

Decision: Approval, subject to conditions

DuPont File No: PLNG2019-008

Date of Decision: April 11, 2019

PROPOSAL: Sign variances for sign letter height for three signs located on the east/west and south faces of the Ace/Hardware/West Coast Indoor Storage Building.

LOCATION: Located at 1585 McNeil Street, DuPont, WA 98327.

CITY CONTACT: Jeffrey S. Wilson, AICP, Community Development Director, City of DuPont, 1700 Civic Drive, DuPont, WA 98327-9603 | Office: (253) 912-5393 or email: jwilson@dupontwa.gov

Based on the Findings and Analysis, the Hearing Examiner finds that the requests are approved as follows, "The variance requests for the West Coast signs are approved as proposed in Ex. H. Lettering for the Ace sign is authorized to a maximum height of 34.62 inches and the sign may be placed on either the Center Drive frontage or the south elevation. If the letter height of the Ace sign exceeds the maximum allowed by the sign code, the combined area of the Ace and West Coast sign facing Center Drive shall not exceed the maximum sign area authorized for the Center Drive wall".

For further information regarding the proposal contact Jeff Wilson at City Hall or see:
<http://www.dupontwa.gov/index.aspx?nid=451>

APPEALS:

Pursuant to DMC 25.175.060(6), the city's final decision on an application may be appealed by a party of record with standing to file a land use petition in Pierce County superior court. Such petition must be filed within 21 days after issuance of the decision, as provided in Chapter [36.70C](#) RCW




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BEFORE THE HEARING EXAMINER FOR THE CITY OF DUPONT

RE: West Coast Storage/Ace Hardware
Building Sign Variance

FINAL DECISION

File No. PLNG 2019-009.8

Jew

SUMMARY

The Applicant has requested approval of three variances for the placement of one Ace Hardware sign and two West Coast Self-Storage signs on the West Coast Storage and Ace Hardware building located at 1585 McNeil Street. All three variances seek to exceed applicable height limits to the signs, which are a maximum of 14 inches in height for the West Coast signs and 24 inches in height for the Ace sign. The Applicant proposes a West Coast sign along Center Dr. with a maximum of 32.64 inch lettering, a West Coast sign along McNeil St. with 22.75 inch lettering and an Ace Hardware sign along the south elevation with 48 inch lettering. The Ace Hardware variance application is denied in part, with maximum letter height to not exceed 32.64 inches. The two variances for the West Coast Storage Signs are approved.

A major problem with the variance request is the presumption that buildings facing I-5 should have signs visible from I-5. The sign code does make special concessions for building visibility along I-5, but this is self-limiting by simply authorizing a capped increase in letter height for signs facing I-5. Authorizing sign variances for increases in letter height because an I-5 facing sign isn't adequately visible from I-5 would create the absurd situation where buildings facing I-5 would be granted variances for progressively higher lettering the further they're located from I-5. The cumulative impacts of such a precedent on the visual landscape would be materially detrimental to the public welfare in that it would eviscerate the highly restricted and localized signage authorized by the sign code.

Another major problem with the variance application is that a large part of its justification is based upon

ORIGINAL



1 nonconforming¹ signs authorized in the same zoning district. As discussed in the conclusions of law,
2 such an analysis is precisely what is not allowed in assessing a variance request. Sign code letter height
3 is set based upon zoning district. If the City Council has amended its sign code to reduce sign height
4 for a particular district, it did so because it found the authorized heights to be too high. As logically
5 pointed out by the courts, to use the old heights to justify the perpetuation of those heights for new signs
6 undermines the Council's intent to reduce them. The courts do authorize nonconforming uses to justify
7 variances when they don't serve to undermine Council intent, but those circumstances are nowhere near
8 evident for this application.

9 A final problem with the variance application is the argument that the Ace sign needs to be larger since
10 it's so far removed from street frontage. The sign code already makes allowances for that situation by
11 authorizing free standing signs that can be placed at street frontage. With the free standing sign available
12 to it, the Ace store has the ability² to advertise both on Center Drive with a wall mounted sign and along
13 McDonald's drive with a free standing sign. Given this ability to advertise on two street frontages, Ace
14 is not in a position to assert that the sign code deprives it of a reasonable opportunity to advertise along
15 street frontage.

16 Although many of the factors identified by the Applicant and staff are not grounds for authorizing the
17 requested variances, there are unique circumstances that do justify granting the variances in part.
18 Specifically, street trees and adjoining travel speed both limit sign visibility in a manner that wasn't
19 anticipated in the sign code. It must be acknowledged that the only way to place effective wall mounted
20 signage along Center Drive and McNeil Street is to place them at a height above the trees. This added
21 height in turn necessitates greater letter height to maintain visibility. The 35 mph speed along Center
22 Drive, which is faster than most City streets, also justifies greater height since drivers have less time to
23 read the sign. For the reasons identified in the Findings of Fact, it is determined that the West Coast
24 signs proposed by the Applicant have letter heights that are the minimum necessary to accommodate
25 these special circumstances. It is also recognized that the Ace store could place its sign on the Center
26 Drive facing wall. If it were to do so, of course, it too would also qualify for the increase in letter height
requested for the West Coast sign. It is further recognized that placing the Ace sign in its proposed
location, on the south elevation as opposed to the Center Drive wall, would still provide visibility to
Center Drive. Since sign clutter is reduced by placing the Ace on the south elevation as opposed to the
Center Drive wall, this variance decision authorizes the placement of what otherwise would be
authorized on the Center Drive wall on the south elevation instead. However, since the only reason that

¹ Staff testified that they did not know if the signs used for comparison were legal nonconforming signs or signs approved by a variance. If approved by a variance, some weight would be given those variance decisions as a precedent. However, the Applicant has the burden of proof in establishing compliance with variance criteria. In the absence of any evidence that the larger signs were approved by variance, it will be presumed they were authorized under prior codes.

² Given that the Ace store appears to be in a shared parking arrangement to use the parking between it and McDonald's Drive, it's unclear from the record whether Ace has the private property right to place a sign along McDonald's Drive. However, the Applicant has the burden of proof in qualifying for a variance. If Ace doesn't have the ability to place a sign along one of its street frontages, it was up to Ace to establish that fact.

1 letter height is authorized to exceed sign code maximums on the south façade is because the same sign
2 could be placed on the Center Drive façade, the area of the Ace sign in combination with the Center
3 Drive West Coast sign may not exceed the total sign area authorized for the Center Drive wall if the Ace
4 sign lettering exceeds sign code maximum height.

5 TESTIMONY

6 *[This summary is only provided for the convenience of the reader, to provide an understanding of the*
7 *testimony presented at the hearing. The summary of testimony is not to be construed as containing any*
8 *findings of fact or conclusions of law, or as indicating what information the examiner found pertinent*
9 *or significant.]*

10 Lisa Klein, City of Dupont contract planner, summarized the staff report. Jeff Wilson, Community
11 Development Director, emphasized that an important factors in assessing the need for signs is road speed.
12 He also noted that the total amount of signage proposed is less than what's authorized by the sign code.

13 George Bowlds, Applicant, noted he supports the staff recommendation. He noted that he's reduced the
14 sign size for the sign area variance to make his proposal consistent with the staff recommendation, which
15 puts the entire sign area devoted to signs at 40% less than authorized by the code. Ex. H contains updated
16 renderings that depict the reduced sign home. He noted that if the proposed signs complied with code
17 requirements the signs would be extremely small and cars would have to slow down to read them creating
18 a safety hazard and slowing traffic. Precedent has already been set for sign variances for the ACU sign,
19 the Pizza Hut logo, the Home2Suites. Granting the variance would also be consistent with the
20 comprehensive plan since that would assure consistency in sign design in the area.

21 Kate Walsh, resident, noted she stood by her written comments. She noted Ace and the storage company
22 knew what they were getting into when they decided to build in Dupont. Sign restrictions were all in
23 the code, as were the trees and road speeds. The so called prominent commercial area to the north is all
24 one story buildings. The owner of the nail place in the north development is upset because her business
25 is completely in the shadow of the Ace building. The children's learning center is also one story and is
26 cast in shadow. The proposal doesn't balance with the surrounding area. As far as safety concerns, the
27 Ace building is the only five story building in the area. Everyone will know which one the Ace store is.
28 Concerns of public safety are implausible. The invocation of balance with the comprehensive plan is
29 destroyed because of the building, which takes away from small town charm.

30 Jeffery Lippert, resident, noted that the ACU sign is an aberration. It was calculated under different
31 regulations. The ACU is much closer to I-5. The Home2Suites sign is in a completely different area of
32 time, in the outskirts of Dupont Station outside the downtown area, nearly a mile away from downtown.
33 The Pizza Hut sign is not prominent. The Children's Courtyard sign is right in the front of the building
34 and can no longer be seen because of the Ace building. Since the large signs identified in the staff report
35 are not valid comparisons, the Applicant would not be deprived of rights available to others if the

1 variances are denied. He noted that the sentiment of the Dupont citizenry is for applying the code
2 uniformly and that there is near universal if not universal objection to the requested variance applications.
3 The large sign on the southern side cannot be seen from I-5. The only place it can be seen is from Center
4 Drive. The sign may be proportional to the building but it is not congruent to other signs on Center
5 Drive. It will be an eye sore.

6 Floyd Churchill, resident, noted he appreciates staff's work and the concerns of the public.

7 Lisa Klein, in rebuttal, noted the Ace building is not five stories tall as testified but only three stories.
8 Signage area is based upon linear feet of a building, not the overall area of the building. A one story
9 with the same linear feet as a three story building would be given the same amount of total sign area.
10 Staff had been unable to determine whether or not the ACU had been approved under a different code.
11 As to visibility from I-5, the exit ramp does impede visibility but staff was able to verify that the sign
12 will be visible from I-5.

13 In rebuttal, Ted Danek, Applicant representative, noted the Applicant does care about community
14 concerns and that's why they drastically reduced the letter height for the sign facing the residences.

15 Mr. Wilson noted that with the revised Ex. H, the fourth variance request for exceeding sign area is no
16 longer necessary. Letter height will be reduced for the sign facing the residences, but still needs a
17 variance.

18 EXHIBITS

- 19 A. Staff Report with Attachments 1-12.
- 20 B. March 24, 2019 from Judy Norris
- 21 C. March 25, 2019 email from Drew Bowlds
- 22 D. March 25, 2019 email from Jeffrey Lippert
- 23 E. March 25, 2019 email from Karen Nolan
- 24 F. March 26, 2019 email from Bridget King
- 25 G. March 26, 2019 email from Kathy Preston
- 26 H. Applicant Sign renderings

FINDINGS OF FACT

Procedural:

1. Applicant. The Applicant is George D. Bowlds, WCSS DuPont WA LLC, 7802 76th Ave NW, Gig Harbor, WA 98335.
2. Hearing. A hearing on the subject application was held in Dupont City Hall on March 28, 2019.

1
2 3. Project/Site Description. The Applicant has requested approval of three³ variances for the
3 placement of one Ace Hardware sign and two West Coast Self-Storage signs on the West Coast Storage
4 and Ace Hardware building located at 1585 McNeil Street. The proposed variances are to DMC
25.116.120(3), which imposes the lettering height limits identified below:

- 5 1. Ace Hardware Sign proposed for the south building elevation.
6 Request to increase the maximum sign letter height from 24-inches
7 for signs facing Interstate-5 to 48-inches.
8 2. West Coast Self-Storage sign proposed for the north (facing McNeil
9 Street) building elevation. Request to increase maximum sign letter
10 height from 14-inches to 22.75-inch letter height for the text of the
11 sign and a 38.31-inch height for the logo.
12 3. West Coast Self-Storage sign proposed for the west (facing Center
13 Drive) building elevation. Request to increase maximum sign letter
14 height from 14-inches to 32.64-inch letter height for the text of the
15 sign and a 54.95-inch height for the logo.

16 4. Surrounding uses/Sign Visibility. The Ace Hardware and West Coast Self Storage property is
17 located on the southeast corner of the Center Drive and McNeil Street intersection, a busy and prominent
18 commercial intersection. Center Drive serves as the dividing line for two commercial areas, DuPont
19 Station to the east and McNeil Station to the west. The posted speed limit on Center Drive is 35 mph
20 and on McNeil Street is 25 mph. The commercial buildings along Center Drive and McNeil Street are
21 screened by mature street trees. In particular, along Center Drive there are two rows of street trees.

22 The Ace Hardware sign is located on the south elevation where it will be visible to drivers exiting
23 Interstate 5 and drivers traveling north on Center Drive. It will also be visible from other commercial
24 areas and the shared parking lot in DuPont Station located south of the building. The Ace sign and Ace
25 building entryway does not have street frontage, but rather fronts on a shared parking lot.

26 As testified by several project opponents and as depicted in the photographs of Ex. A, att. 5 and
12, the Applicant's building is comparatively larger than most other commercial buildings in the vicinity
of the project site. The signs in the vicinity are also mostly much smaller than those proposed by the
Applicant, with exceptions such as those listed in the staff report.

5. Adverse Impacts. As mitigated, there are no significant adverse impacts associated with the
proposal. The increased sign height requested by the Applicant serves to improve upon traffic safety

³ The staff report identifies four variance requests. At the hearing the Applicant withdrew one of his variance requests, which was a request to exceed the maximum sign area for the West Coast sign along McNeil Street. The Applicant reduced its proposed maximum letter height for the sign along McNeal St. from 32.64 inches to 22.75 inches. The resulting sign area was thus made consistent with applicable sign code area requirements, eliminating the need for the fourth variance.

1 and congestion impacts by reducing distracted driving and the need to reduce speed to read the signs.
2 Public opposition is largely based upon the opinion that the large signs are not consistent with the small
3 town character of Dupont. It is debatable whether preserving small town character is a valid objective
4 for application of the variance criteria, given that the purpose clause of the City's sign code,
5 DMC25.116.020, doesn't mention preservation of small town character as an objective of the sign code.
6 Rather the purpose clause is focused upon maintaining a healthy and strong business district and
7 generally promoting public health, safety and welfare. No mention is made of protecting the City from
8 adverse aesthetic impacts. However, to the extent that aesthetics is a valid consideration, the limited
9 variance approvals will not create any significant aesthetic impacts. The proposed height of the signs
10 has been significantly reduced by both the staff recommendations and this decision. As noted in the staff
11 report, the size of the signs is consistent with numerous other signs in the vicinity, the Applicant is using
12 significantly less sign area than the maximum authorized and the size of the signs are dwarfed by size of
13 the Applicant's buildings, which are significantly larger than surrounding buildings. Approval of the
14 variance request will also not create a precedent that would significantly undermine the height
15 requirements of the sign code, since the circumstances of the variance are relatively unique, i.e. complete
16 obfuscation of building facades by street trees located along two street frontages involving buildings tall
17 enough to place signs above the tree line. Beyond the modest impact created by the variance requests
18 as approved, there are no other significant adverse impact reasonably ascertainable from the proposal.

12 6. Minimum Necessary. The lettering height proposed for the two West Coast signs is the
13 minimum necessary to provide effective visibility along Center Drive and McNeil St. Street trees along
14 both streets would obscure any wall mounted signs placed below the tops of the trees. Further, as
15 testified by staff, the 35 mph speed limit for Center Drive is unusually high for a street located close to
16 businesses in Dupont and the higher speed necessitates larger signs due to the reduced time that drivers
17 have to read them. Staff have determined that the proposed letter height of 32 inches for Center Drive
18 is necessary to safely and effectively advertise at the height necessary to place the signs above street
19 trees with the 35 mph speed of Center Drive. Beyond the expertise of staff as professional planners,
20 there is no expert evidence to support this position, but the renderings submitted by the Applicant do
21 support the concept that the signs would be difficult to see at any smaller size. Given the expertise of
22 staff, the Applicant's renderings and the absence of any evidence to the contrary, it is determined that
23 the maximum 32.64" letter height proposed by the Applicant is the minimum necessary for safe and
24 effective signage and is authorized on that basis for frontage along Center Drive. The same reasoning
25 applies to the 22.75 inch high lettering proposed for the frontage along McNeil St. Since the speed limit
26 along McNeil Street is only 25 mph as opposed to 35 mph along Center Drive, the reduced lettering
proposed by the Applicant adequately adjusts for the reduced speed.

CONCLUSIONS OF LAW

1. Authority. DMC 25.175.010 classifies variance applications as Type III permits. DMC
25.175.010(2)(b) provides that the hearing examiner shall hold a hearing and issue a final decision for
Type III permit applications.

1 2. Zoning/Comprehensive Plan Designations. The Comprehensive Plan Designation is Mixed Use
2 District. The Zoning Map designation is Mixed Use District-2.

3 3. Review Criteria. DMC 25.160.050 governs the criteria for variance approval. Applicable criteria
4 are quoted in italic below and applied via associated conclusions of law.

5 **DMC 25.160.050 (1):** *The proposed variance will not amount to a rezone nor authorize any use not
6 allowed in the land use district;*

7 4. The criterion is met. The Applicant proposes no change in use and only seeks to exceed sign
8 lettering height restrictions.

9 **DMC 25.160.050 (2):** *Special conditions and circumstances exist which are peculiar to the land such
10 as size, shape, topography or location, not applicable to other land in the same land use district,
11 demonstrating that literal interpretation of this title would deprive the property owner of rights
12 commonly enjoyed by other properties similarly situated in the same zoning district under the terms of
13 this title;*

14 5. The criterion is met. As outlined in Finding of Fact No. 6, the presence of street trees and the
15 relatively high speed limit of Center Drive create the need for the variance requests. As explained in the
16 Summary section of this decision, these special circumstances also justify authorizing a letter height of
17 32.64 inches for the proposed Ace sign on the south elevation of the building.

18 6. Nonconforming Signs Not Valid Basis for Evaluation Special Privileges. As explained in the
19 Summary section of this decision, the existence of other nonconforming signs with similar or greater
20 letter height does not support a finding of no special privilege. Case law generally prohibits a comparison
21 to other nonconforming uses to assess special circumstances. *See Ling v. Whatcom County Board of
22 Adjustment*, 21 Wn. App. 497 (1978). The judicial reasoning for this conclusion is compelling – if a
23 City amends its zoning code to depart from current development patterns, that objective can be seriously
24 undermined if variance Applicants are allowed to rely upon an existing nonconforming development
25 patterns to perpetuate it. An exception to this principle is laid out in *Sherwood v. Grant County*, 40 Wn.
26 App. 496 (1985). *Sherwood* dealt with a variance application to place a mobile home in a zoning district
that prohibited mobile homes. The court found acceptable “special circumstances” because the project
site was located near numerous other mobile homes, some of them nonconforming within the same
zoning district. The court found *Sherwood* distinguishable from *Ling* because it found the *Sherwood*
project site to be in a “unique” location where a high concentration of mobile home parks predominated
the landscape, thus precluding the “domino effect” that was of concern in *Ling*. 40 Wn. App. at 499.

Ling and *Sherwood* can be reconciled by a determination of whether a nonconforming condition is indeed
“special” (or “unique” as referenced in *Sherwood*). If the circumstance is special, it by definition does
not arise very often and therefore on that basis will not set a precedent that will apply to numerous other
properties and thereby undermine the objectives of the development standard subject to the variance.
This interpretation is consistent with the general concept of variances, which is to provide an out for
“special” development circumstances that were not reasonably anticipated in the zoning code, while
leaving more generally applicable unanticipated situations to the legislative amendment process. There

1 is nothing special about the nonconforming use situation as it pertains to the requested variance
2 applications. If the staff report use of nonconforming signs were found to be an acceptable justification
3 for sign variance requests, the variances approved by this decision would be added to staff's
4 nonconforming use matrix, creating an even more compelling reason to approve future sign variance
5 applications. Such a scenario is exactly the "domino effect" the Ling holding was designed to prevent.

6 **DMC 25.160.050 (3):** *The special conditions and circumstances noted in subsection (2) of this section
7 are not the result from the actions of the Applicant or property owner;*

8 7. The criterion is met. The trees and speed limits identified in Conclusion of Law No. 5 are the
9 result of City requirements and actions and do not result from the actions of the Applicant.

10 **DMC 25.160.050 (4):** *Granting of the variance requested will not confer a special privilege that is
11 denied other properties in the same land use district;*

12 8. The criterion is met. As outlined in the Summary section of this decision, to the extent that the
13 Applicant seeks to enhance visibility of its signs beyond street frontage, that is seeking a special
14 privilege. However, the objective of maintaining visibility along street frontage is a privilege protected
15 by the sign code and that would be lacking for this project if the variance were denied due to the presence
16 of trees and higher speed limit. For these reasons, as modified by this decision, the granting of the
17 variance would not confer any special privileges.

18 **DMC 25.160.050 (5):** *The granting of the variance will not be materially detrimental to the public
19 welfare or injurious to the property or improvements in the vicinity and district in which the subject
20 property is situated; and*

21 9. The criterion is met. As determined in Finding of Fact No. 5, there are no significant adverse
22 impacts associated with the proposal as approved. Therefore, approving the variance application will
23 not be materially detrimental to the public or other properties or improvements.

24 **DMC 25.160.050 (6):** *The requested variance does not go beyond the minimum necessary to afford
25 relief.*

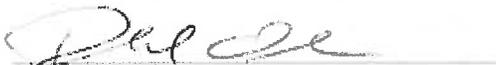
26 10. The criterion is met. For the reasons outlined in Finding of Fact No. 6, the requested variance is
the minimum necessary to afford relief.

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DECISION

The variance requests for the West Coast signs are approved as proposed in Ex. H. Lettering for the Ace sign is authorized to a maximum height of 34.62 inches and the sign may be placed on either the Center Drive frontage or the south elevation. If the letter height of the Ace sign exceeds the maximum allowed by the sign code, the combined area of the Ace and West Coast sign facing Center Drive shall not exceed the maximum sign area authorized for the Center Drive wall.

Decision issued April 11, 2019.


Phil A. Olbrechts

Hearing Examiner

Appeal Right and Valuation Notices

DMC 25.175.010 provides that this decision, as a Type III decision, is final, subject to appeal to Pierce County Superior Court. Appeals are governed by Chapter 36.70C RCW.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

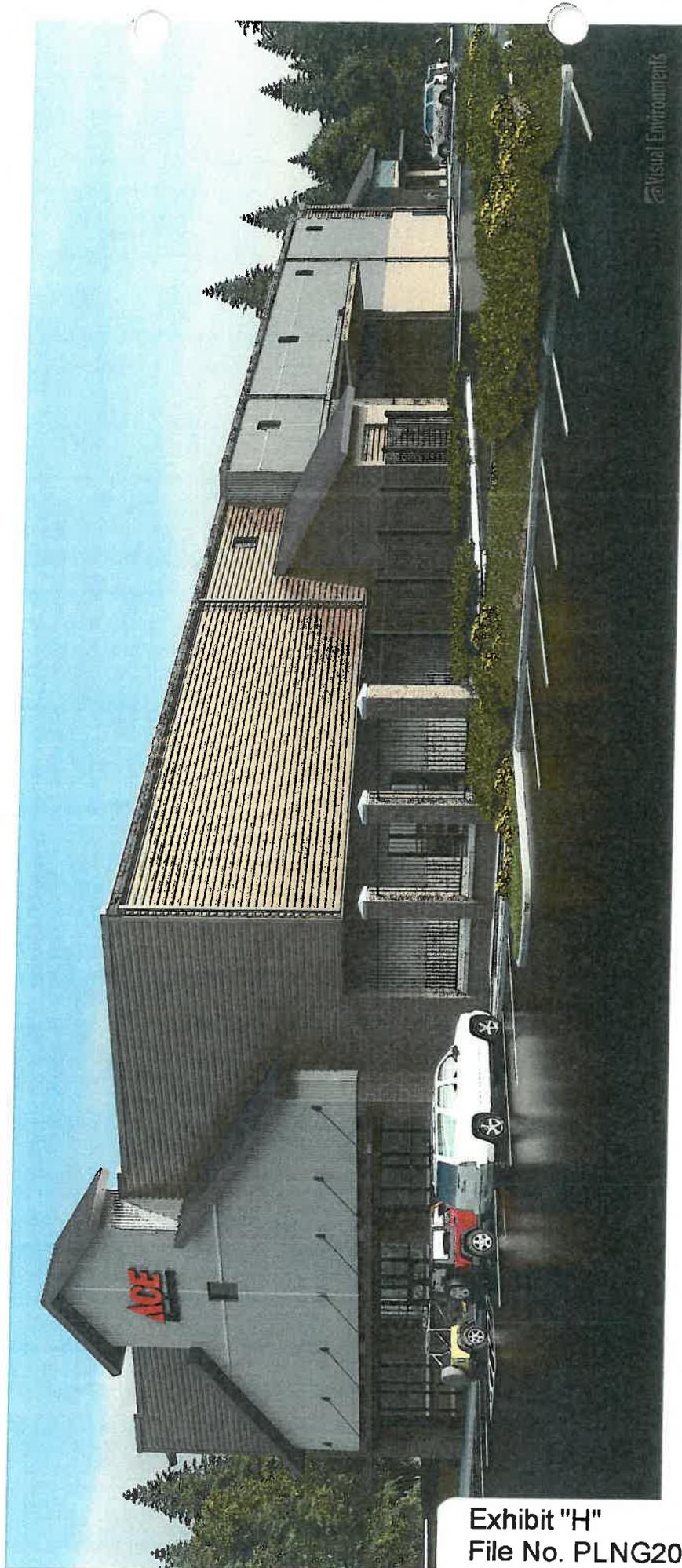


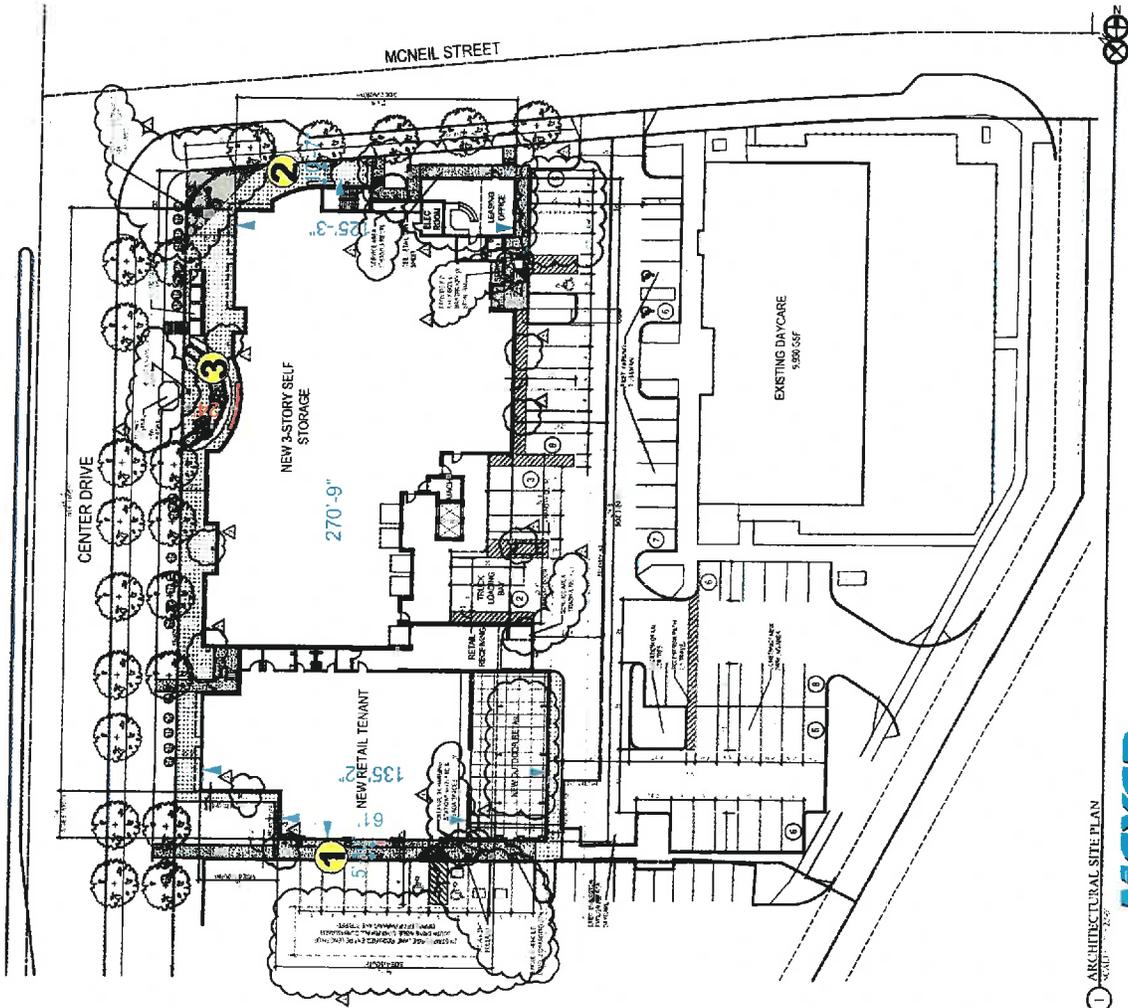
Exhibit "H"
File No. PLNG2019-008



Visual Environments
3/25/10



0' 10' 20'
Site Plan



1 ARCHITECTURAL SITE PLAN



West Coast Self Storage
1585 McNeil St
Dupont, WA

Job Name: West Coast Self Storage
Site Address: 1585 McNeil St, Dupont, WA
Sales Rep.: M.A.
Scale: noted
Date: 10.17.17
File Name: West Coast Self Storage sign layout
Phone: (360) 424-1235 FAX: (360) 424-4212 WEB: www.meyersign.com

NOTE: This Color Drawing is a simulation of the proposed colors and should be verified with actual materials.

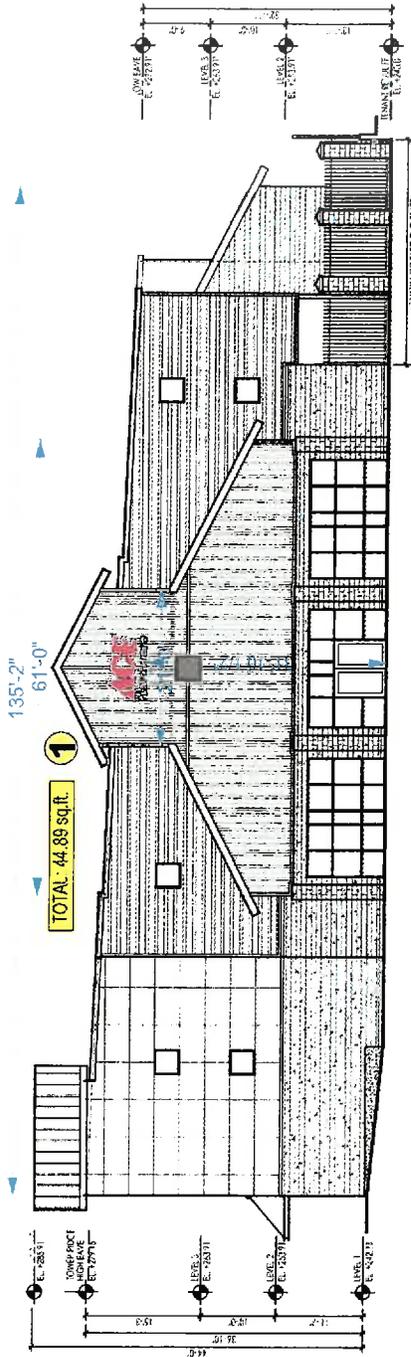
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CLIENT APPROVAL
DATE APPROVED
SIGNATURE

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PHOTORENDERING DEPICTING SIGN PLACEMENT ONLY; N.T.S.



3 SOUTH ELEVATIONS (ACE ENTRY FROM PARKING)
SCALE: 1/16" = 1'-0"

Attachment Details N.T.S.

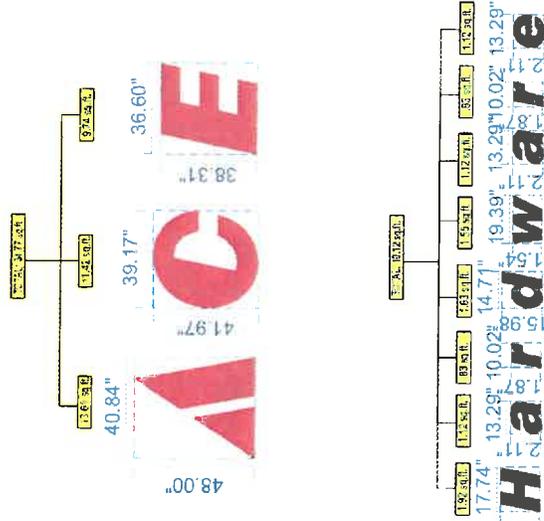


TOTAL: 44.89 sq.ft.

One New Set Illuminated Trimcap Channel Letters

Channel letters faces for "ACE" red plex with 1" black trimcap and 4" black returns
Channel set to be flush mounted on building fascia.
Illuminate with white LED's as required.

Channel letters faces for "Hardware" black plex with 1" black trimcap and 4" black returns
Channel set to be flush mounted on building fascia.
Illuminate with white LED's as required.



Flush mount to building fascia
structural frame using
#12 3" stainless steel self tapping screws

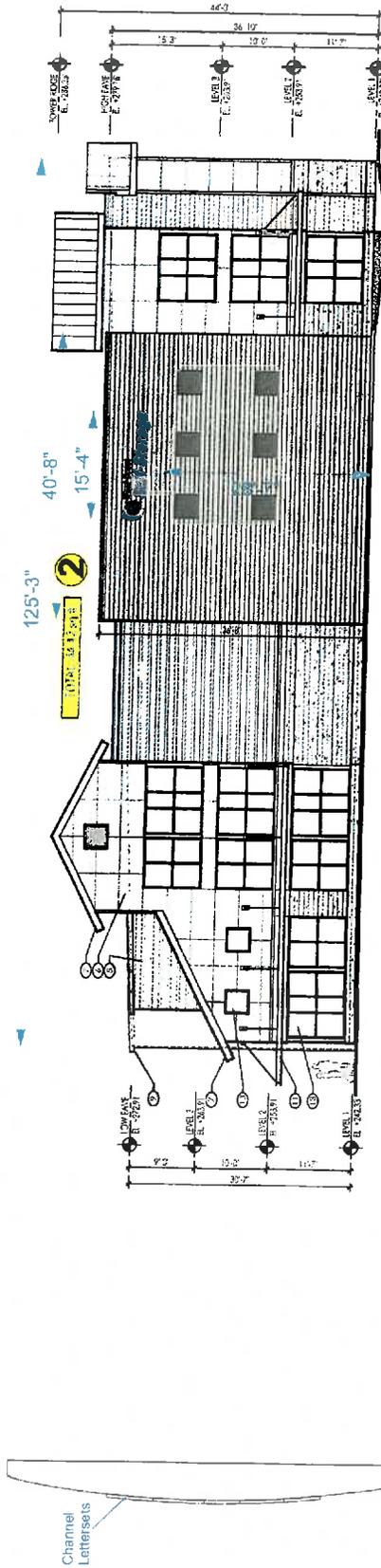
Job Name: West Coast Self Storage
Site Address:
Sales Rep.: M.A.
2668 Hwy 89 S. Mount Vernon, WA 98273
Phone: (360) 424-1252 FAX: (360) 424-5212 WEB: www.meyersign.com
Scale: noted
Date: 10.17.17 7.30.18
File Name: West Coast Self Storage sign layout
Design #: 8000



NOTE: This Color Drawing is a simulation of the proposed colors and should be verified with actual materials.
APPROVED AS IS APPROVED W/ CHANGES AS MARKED
CLIENT APPROVAL DATE APPROVED _____
SIGNATURE _____
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Unauthorized use, reproduction, and/or display shall render the infringer liable for up to \$150,000 in Statutory Damages, plus attorneys fees and costs, for each infringement, under the U.S. Copyright Act [17 U.S.C. 412 & 504]

Top View - N.T.S.



2 NORTH ELEVATION (FACING McNEIL STREET)
Scale: 1/16" = 1'-0"

PHOTORENDERING DEPICTING SIGN PLACEMENT ONLY; N.T.S.



Attachment Details N.T.S.

1/4" Anchor Screws 3"
Screwed into CMU block (lapcon or similar)

One New Set Illuminated Trimcap Channel Letters and Logo

Channel letters faces for "West Coast" and "Self-Storage" white plex with 1" black trimcap and 4" black returns with applied translucent vinyl. Channel set to be flush mounted on concave building fascia. Illuminate with white LED's as required.

Map logo shape to be custom channel shape with white plex face with 1" black trimcap and 4" black returns, to be flush mounted on building fascia. Illuminate with white LED's as required.

"The neighborhood expert!" and line to be non-illuminated 1/4" ACM painted to match logo (color T.B.D.)

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



Job Name: West Coast Self Storage
 Site Address:
 Sales Rep.: M.A.
 2608 Hwy 99 S, Mount Vernon, WA 98273
 Phone: (360) 424-1325 FAX: (360) 424-5212 WEB: www.meyersign.com
 Designer: LC
 Date: 10.17.17 7:30.18
 Revised: 3.25.19
 Design #: 8000

Scale: noted
 Date: 10.17.17 7:30.18
 Revised: 3.25.19
 Design #: 8000

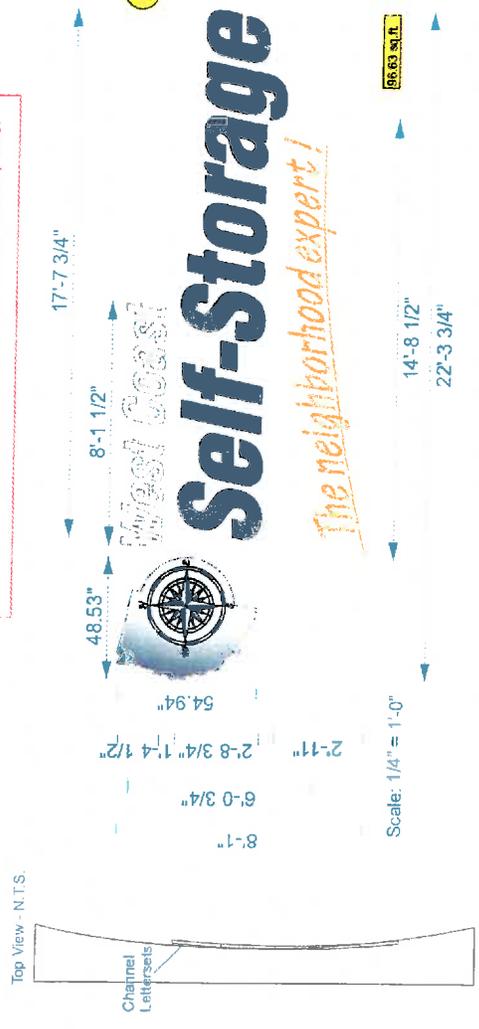
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1 WEST ELEVATION (FACING CENTER DRIVE)
Scale: 1/18" = 1'-0"

PHOTO RENDERING DEPICTING SIGN PLACEMENT ONLY; N.T.S.



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

3 One New Set Illuminated Trimcap Channel Letters and Logo
Channel letters faces for "West Coast" and "Self-Storage" white plex with 1" black trimcap and 4" black returns with applied translucent vinyl. Channel set to be flush mounted on concave building fascia. Illuminate with white LED's as required.
Map logo shape to be custom channel shape with white plex face with 1" black trimcap and 4" black returns. To be flush mounted on building fascia. Illuminate with white LED's as required.



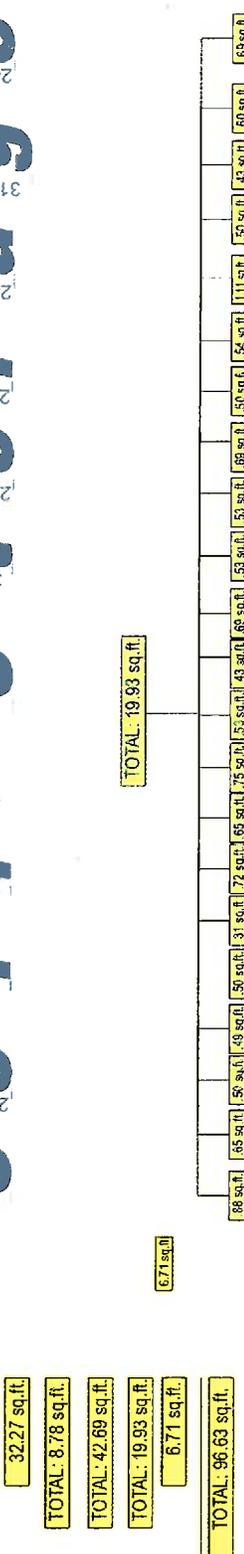
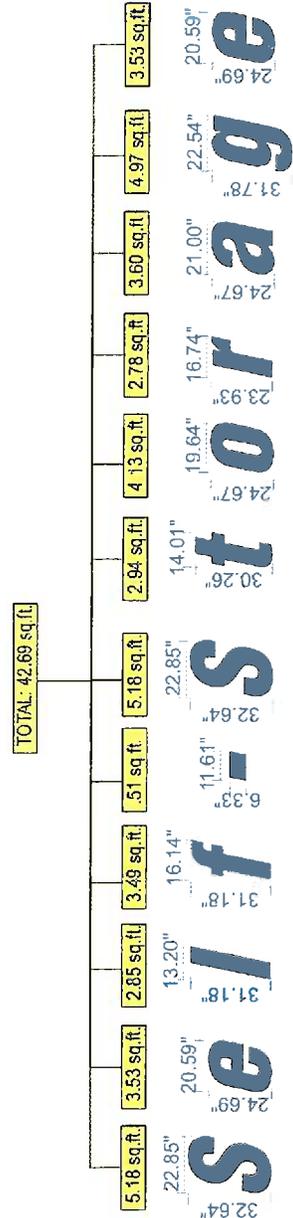
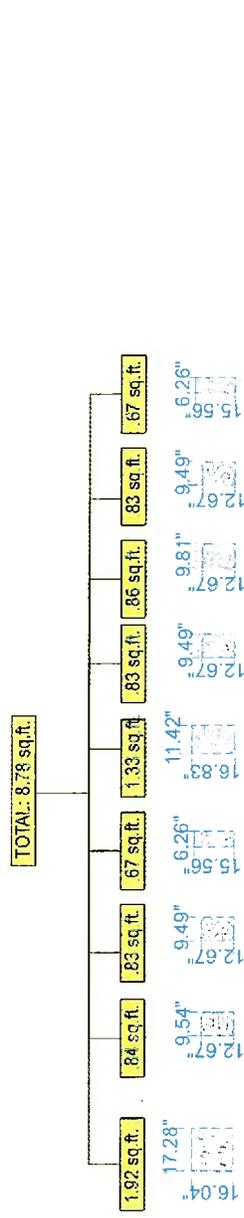
1/4" Anchor Screws 2" screwed into CMU block (topcon or similar).

"The neighborhood expert!" and line to be non-illuminated 1/4" ACM painted to match logo (color T.B.D.)



Job Name: West Coast Self Storage
 Site Address: Designer: L.C.
 Date: 10.17.17 7.30.18
 Sales Rep.: M.A. File Name: West Coast Self Storage sign layout
 2808 Hwy 99 S., Mount Vernon, WA 98273 Phone: (360) 424-1325 FAX: (360) 424-5212 WEB: www.meyersign.com
 Design #: 8000

NOTE: This Color Drawing is a simulation of the proposed colors and should be verified with actual materials.
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Self-Storage

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 Sales Rep: M.A.
 Scale: noted
 Date: 10.17.17
 File Name: West Coast Self Storage sign layout
 Phone: (360) 424-1325 FAX: (360) 424-5212 WEB: www.meyersign.com
 Designer: L.C.
 Revised: 2.25.19
 Design #: 8000

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