



## #2018-11 Crystal Point Final PUD Amendment – TJ MAXX Project Review for Planning and Zoning Commission

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<b><u>Meeting Date:</u></b>	March 21, 2018
<b><u>Request:</u></b>	Final Planned Unit Development Amendment to allow exterior changes including a variation to allow 333 square feet of signage to the facade.
<b><u>Location:</u></b>	5764 Northwest Highway
<b><u>Acreage:</u></b>	Approximately 23,000-square-foot tenant space
<b><u>Existing Zoning:</u></b>	B-2 PUD General Commercial
<b><u>Surrounding Properties:</u></b>	North: B-2 PUD General Commercial South: B-2 PUD General Commercial East: B-2 PUD General Commercial West: B-2 PUD General Commercial
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

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### **Background:**

- The Crystal Point Shopping Center was built and annexed to Crystal Lake in the 1970s. It started as an enclosed mall with various stores and parking on both sides of the buildings. Today it is occupied by big box tenants like Best Buy, Bed, Bath & Beyond and The Fresh Market.
- Recently PUD Amendments were approved for Steinhafels and ULTA in this center. ULTA will locate in the other portion of this former Sports Authority space.
- TJ Maxx is moving from the Country Corners shopping center to this location. This space is slightly smaller than their current space.

### **Development Analysis:**

#### **Land Use/Zoning**

- The site is zoned B-2 PUD General Commercial. This is the most appropriate zoning district for retail uses.
- The land use map shows the area as Commerce. This is an appropriate land use designation for retail development.

PUD Changes

- Renovations to the façade include removal of the two end circular columns. The renovation would also include removal of the top band of windows and creating a larger façade and sign area.



- A new red top cap would be added and the large red awning would be reduced to a thinner red awning band.
- All new storefront windows and entryway would be created.
- The proposed renovations would comply with the Design Standards and create a more unified look to the center as a whole.
- TJ Maxx is also requesting new signs totaling 333 square feet. The Sports Authority space was permitted 353 square feet of signage, ULTA used 103 square feet of this, leaving 250 square feet for TJ Maxx.
- The TJ Maxx is requesting:

Main Wall Sign	222 square feet
Side Wall Sign	100 square feet
Canopy Blade Sign	3 square feet
2 Column Signs	8 square feet (total)

**Findings of fact:**

**FINAL PLANNED UNIT DEVELOPMENT AMENDMENT**

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow the exterior façade and signage changes. The purpose of a Planned Unit Development is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow

substantial flexibility in planning and designing a proposal. The proposed amendment enhances the character of the center and allows for a new and unique design for this specific tenant.

### **Planned Unit Development Variations**

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Specific variation as part of the PUD

The petitioner is asking for a variation for signage in conjunction with their PUD request.

Article 4-1000 Sign Variation to allow 333 square feet of wall signage.

- This site is a PUD and the former Sports Authority was granted 353 square feet of signage. Now the space is a two-tenant space and so additional variations are warranted.

### **Comprehensive Land Use Plan 2020 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future retail and service businesses. The following goals are applicable to this request:

#### Land Use - Commerce

**Goal:** Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

**Supporting Action:** Promote, retain and attract businesses that provide a diverse tax base.

#### Economic Development – Revitalize and Enhance Key Commercial Areas

**Goal:** Establish funding sources and work with property owners to assist with and encourage the redevelopment of commercial areas.

**Recommended Conditions:**

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (IRC Retail Centers, received 02/23/18)
  - B. Narrative (PFDA Architects, dated 02/21/18, received 02/22/18)
  - C. Elevation with Signage (PFDA Architects, dated 02/13/18, received 02/22/18)
2. The overall planned unit development approval and all subsequent amendments are still in effect, as applicable.
3. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

2018-11 TJ Maxx – 5764 Northwest Hwy



# City of Crystal Lake Development Application

Office Use Only  
File # 2018

11

Project Title: TJ MAXX - CRYSTAL POINT MALL

**RECEIVED**  
FEB 23 2018  
BY: \_\_\_\_\_

**Action Requested**

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                     | <input type="checkbox"/> Preliminary PUD                 |
| <input type="checkbox"/> Comprehensive Plan Amendment   | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review          | <input type="checkbox"/> Rezoning                        |
| <input type="checkbox"/> Final PUD                      | <input type="checkbox"/> Special Use Permit              |
| <input checked="" type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation                       |
| <input type="checkbox"/> Final Plat of Subdivision      | <input type="checkbox"/> Other                           |

**Petitioner Information**

Name: JEFFREY BROWNELL - PFDA ARCHITECTS, INC.  
Address: 2803 BUTTERFIELD ROAD, SUITE 340  
OAK BROOK, IL 60523  
Phone: 312.795.1245  
Fax: 312.795.6123  
E-mail: jbrownell@pfdainc.com

**Owner Information (if different)**

Name: PAM SULLINS - IRC RETAIL CENTERS  
Address: 814 COMMERCE DRIVE, SUITE 300  
OAK BROOK, IL 60523  
Phone: 630.451.8559  
Fax: 630.812.7999  
E-mail: sullins@ircetailcenters.com

**Property Information**

Project Description: FACADE REMODEL FOR A NEW TJ MAXX TENANT IN A FORMER SPORTS AUTHORITY  
TENANT SPACE. REMODEL INCLUDES NEW STOREFRONT WINDOWS, MODIFICATIONS TO THE E.I.F.S. TRIM &  
SECONDARY SIGN.

Project Address/Location: 5764 NORTHWEST HIGHWAY - FORMER SPORTS AUTHORITY BUILDING,  
CRYSTAL POINT MALL - CRYSTAL LAKE, IL

PIN Number(s): 19-04-351-009

**Development Team**

Please include address, phone, fax and e-mail

**Developer:** IRC RETAIL CENTERS - PAM SULLINS

**Architect:** PFDA ARCHITECTS, INC. - JEFFREY BROWNELL

**Attorney:** N/A

**Engineer:** N/A

**Landscape Architect:** N/A

**Planner:** ELIZABETH MAXWELL


**Surveyor:** AMERICAN SURVEYING & MAPPING

**Other:** \_\_\_\_\_

**Signatures**

JEFFREY BROWNELL		2/22/2018
<b>PETITIONER: Print and Sign name (If different from owner)</b>		<b>Date</b>

**As owner of the property in question, I hereby authorize the seeking of the above requested action.**

PAM SULLINS,		2/22/2018
<b>OWNER: Print and Sign name</b>		<b>Date</b>

**NOTE:** If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

**PUBLIC NOTICE**  
**BEFORE THE PLANNING AND**  
**ZONING COMMISSION**  
**OF THE CITY OF CRYSTAL LAKE,**  
**MCHENRY COUNTY, ILLINOIS**  
**IN THE MATTER OF THE PETITION**  
**OF IRC Retail Centers LLC**

**LEGAL NOTICE**

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Jeff Brownell, on behalf of Pam Sullins with IRC Retail Centers LLC, for a Final Planned Unit Development Amendment, relating to the property at 5764 Northwest Highway in Crystal Lake, Illinois 60014. PIN: 19-04-351-009.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to the exterior architecture and appearance of the facade including a variation for the signage, pursuant to Article 4-500, Article 4-1000 and Article 9-200 E. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday March 21, 2018, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Tom Hayden, Chairperson  
Planning and Zoning Commission  
City of Crystal Lake

(Published in the Northwest Herald  
on March 6, 2018) 1512717





## **PUD Amendment Scope of work Narrative;**

### **Proposed TJ Maxx**

**Crystal Point Shopping Center  
5764 Northwest Hwy.  
Crystal Lake, IL 60014**

Following is a Landlord scope of work construction narrative for the proposed TJ Maxx tenant who will occupy the eastern 23,027sf of the former Sports Authority building at Crystal Point shopping center in Crystal Lake Illinois. The Landlord work will include full interior build-out, new utilities, and new entry façade modifications of existing Sports Authority with new storefront and vestibule.

### **Existing Building;**

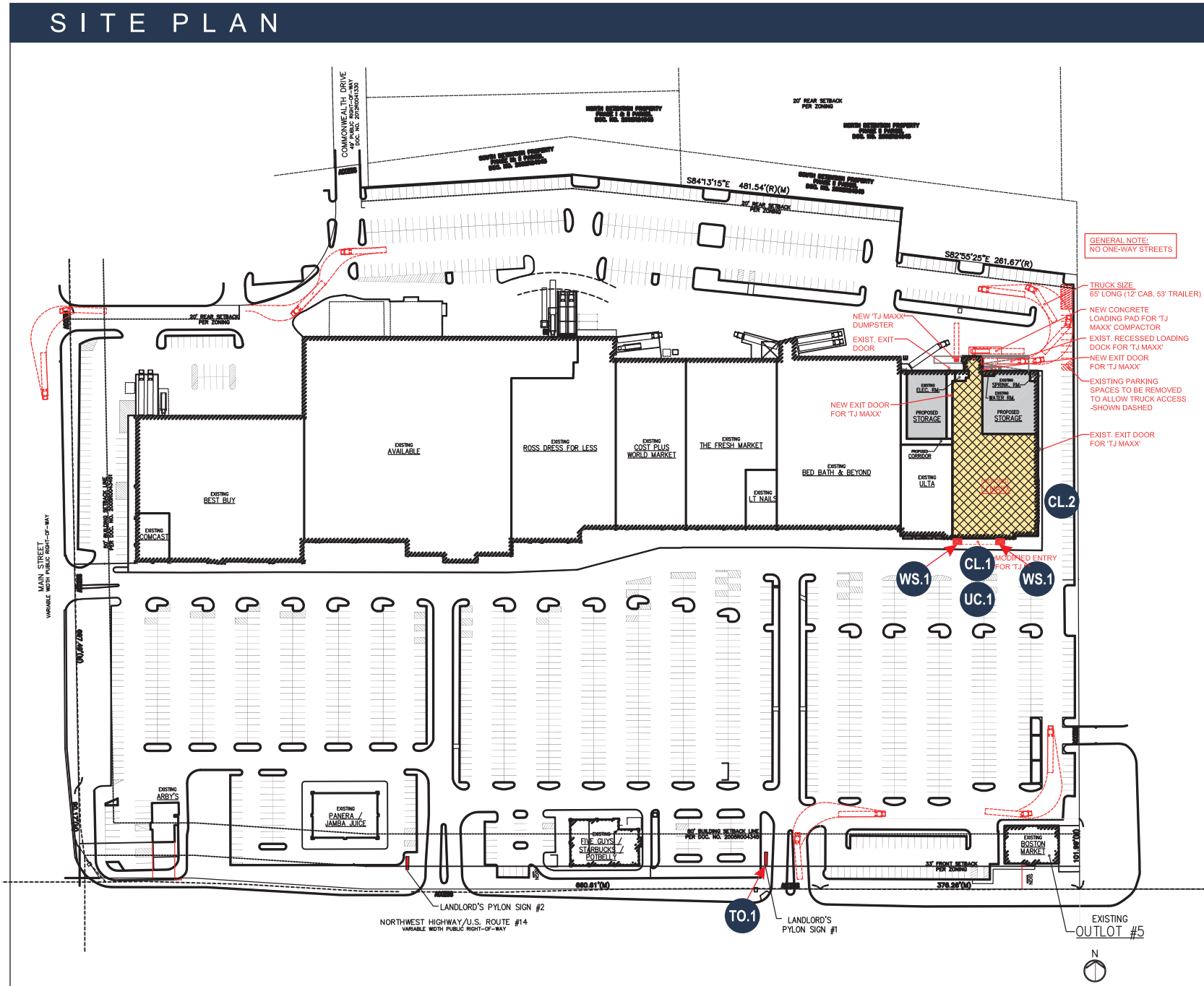
The existing building is a one-story retail building formerly occupied by Sports Authority which is part of an in-line shopping center. The Sports Authority built-out and latest façade remodel work was completed in 1997. The shell building is constructed with 12” wide concrete block perimeter bearing walls on poured concrete foundations. The existing space has a recessed loading dock.

### **Proposed Exterior Alterations;**

The front elevation of the building will be modified to eliminate the low cantilevered flat canopy and high clear story windows. The existing EIFS sign band will be filled-in to lower down to the new 10’ storefront height. The round steel columns flanking the existing entry will be boxed in with new EIFS piers. A new clear anodized aluminum storefront system with slider doors will be provided. The tenant would also like a new side wall sign facing east toward the Sam’s parking area similar to what Ross has installed on their tenant space. Total signage including a new 222 sf entry wall sign, a new 100 sf side wall sign, a new 3 sf under canopy blade sign, and (2) new small 4 sf column signs will equal a total sign area of 333 sf.

The rear elevation modifications will include a new concrete compactor pad location and man door access from the loading dock.

# TJ·maxx



### WORK SCOPE

CL.1	6'-0" FACE-LIT CHANNEL LETTERS <i>Fabricate &amp; Install</i>	(1) Req'd
CL.2	4'-0" FACE-LIT CHANNEL LETTERS <i>Fabricate &amp; Install</i>	(1) Req'd
UC.1	D/F ILLUMINATED UNDER CANOPY SIGN <i>Fabricate &amp; Install</i>	(1) Req'd
WS.1	S/F NON-ILLUMINATED COLUMN SIGNS <i>Fabricate &amp; Install</i>	(2) Req'd
TO.1	D/F PYLON SIGN TENANT PANELS <i>Fabricate &amp; Install</i>	(2) Req'd

### CODE ALLOWANCE

City of Crystal Lake  
Zoning Class: B-2 PUD

Wall Signs: What was previously there or what the new agreement will be with landlord.

Ground Sign: Replacement tenant panel will require a permit.

Projecting Signs: Not permitted in this use area.

Banners: Allowed - 32 Sq. Ft. - Permits needed

PAB: Allowed - 32 Sq. Ft. - Permits needed

Permit Fees and turnaround: 2 week process / fee assessed and paid at time of issuance. / valid 6 months / One time renewal-no fee

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JOB #: 229687-R0  
DATE: 02.23.2018  
DESIGNER: H. MOLES  
SALES REP:  
PROJ MGR: K. WAGNER

REV.	DATE	BY	DESCRIPTION
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10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	QC APPROVED By Richard Story at 2:24 pm

**TJ·maxx**

TJ Maxx  
Route 14 & Main Street  
Crystal Point  
Crystal Lake, IL 60014  
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER  
**0.0**

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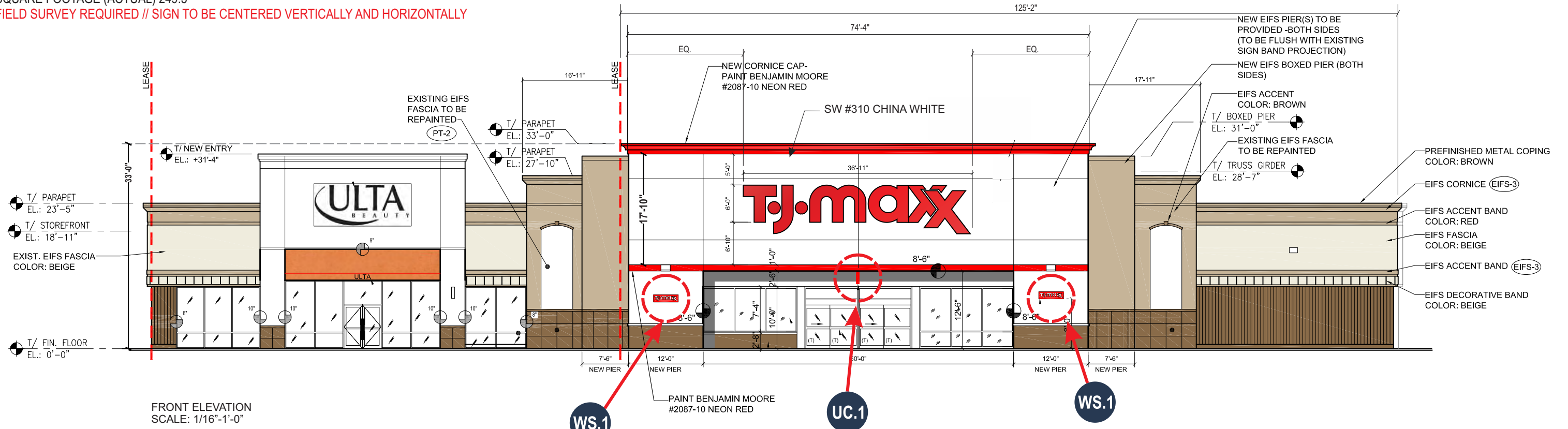
# CL.1 6'-0" FACE LIT CHANNEL LETTERS (REMOTE) (Qty 1)TJ1CL72-443-5L

SQUARE FOOTAGE ALLOWED BY CODE: WHAT WAS PREVIOUSLY THERE OR WHAT THE NEW AGREEMENT WILL BE WITH LANDLORD.

SQUARE FOOTAGE (BOXED): 291.5

SQUARE FOOTAGE (ACTUAL) 249.5

FIELD SURVEY REQUIRED // SIGN TO BE CENTERED VERTICALLY AND HORIZONTALLY



## SPECIFICATIONS

- 5" DEEP CHANNEL LETTERS
- BLACK RETURNS
- 2" BLACK TRIMCAP
- #2793 RED PLEX FACES
- RED LED ILLUMINATION

### COLORS/FINISHES

- 3/16" THK. #2793 RED PLEX FACES.
- .040" ALUM. RETURNS BLACK.
- 2" BLACK. JEWELITE TRIM CAP.



NTS

<p><b>JONES SIGN</b> Your Vision. Accomplished. WWW.JONESSIGN.COM</p>	<p><b>JOB #: 229687-R0</b> DATE: 02.23.2018 DESIGNER: H. MOLES SALES REP: PROJ MGR: K. WAGNER</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>2</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	00.00.00	XX	XXXX	2	00.00.00	XX	XXXX	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	<p>CLIENT APPROVAL _____ DATE _____</p> <p>LANDLORD APPROVAL _____ DATE _____</p> <p>QC </p>		<p>TJ Maxx Route 14 &amp; Main Street Crystal Point Crystal Lake, IL 60014</p>	<p>SHEET NUMBER <b>1.0</b></p>
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SQUARE FOOTAGE (BOXED): 291.5

SQUARE FOOTAGE (ACTUAL) 249.5

FIELD SURVEY REQUIRED // SIGN TO BE CENTERED VERTICALLY AND HORIZONTALLY



FRONT VIEW  
SCALE: 3/16"=1'-0"

SIDE VIEW

### SPECIFICATIONS

1. FABRICATED FACE LIT CHANNEL LETTERS WITH 2" BLACK TRIM CAP & A-1
2. LETTER RETURNS FINISHED TO MATCH P-1

### COLORS/FINISHES

- P-1 BLACK
- A-1 #2793 RED ACRYLIC FACES



BOXED SQ. FOOTAGE - 291.5 SQ. FT.



ACTUAL SQ. FOOTAGE - 249.5 SQ. FT.

### ELECTRICAL NOTES:

- U.L. LISTED
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH "NEC" REF. SECTION 600 TO MEET LOCAL CODE.
- ALL ELECTRICAL SIGN SECTIONS TO HAVE U.L. LABELS IN ACCORDANCE WITH "NEC" 600.3 AND MANUFACTURERS LABEL LOCATED NEXT TO DISCONNECT SWITCH
- ALL NON-CURR/BWENT CARR/BWYING METAL PARTS OF SIGN SHALL BE GROUNDED & BONDED IN ACCORDANCE WITH "NEC" 250
- SPlicing OF CONDUCTORS SHALL BE MADE IN JUNCTION BOXES OR SIMILAR METAL ENCLOSURES
- AT THE POINT THAT ELECTRICAL CABLE PASSES THRU THE SIGN BOX, IT SHALL PASS THRU A U.L. LISTED GROMMET.
- FINAL PRIMARY HOOK-UP BY SIGN INSTALLER WHERE ALLOWED BY CODE.

- .040" ALUMINUM RETURNS BLACK PRE-FINISHED EXTERIOR W/ WHITE INTERIOR . RETURNS LETTER LOCK/STAPLED TO .063 BACKS W/ ADHESIVE SILICONE TO PREVENT LIGHT LEAKS AND WATER PENETRATION.
- 2" BLACK JEWELITE TRIMCAP CHEMICALLY WELDED TO FACE W/ #8 PAN HEAD SCREWS AS NEEDED. TYP. @ ALL LETTERS.
- 3/8" Ø GALVANIZED THRU BOLT W/ ALUMINUM SPACER INTO BLOCKING BEHIND WALL. FINAL HARDWARE DETERMINED BY ACTUAL WALL CONSTRUCTION.
- PREFERRED MOUNTING 2"x 2" x 3/16" ANGLE MOUNTING CLIPS (MIN 4 PER LTR REQ'D) HELD W/ 3/8" GALV. THRU BOLTS W/ METAL SPACER SILICONE CAULK SEALAT WALL PENETRATIONS) ALL H'WARE CONTINGENT ON ACTUAL WALL CONSTRUCTION. PROVIDE BLOCKING AS REQUIRED
- 1/2" Ø WATER TIGHT WALL BUSTER @ WIRE PENETRATIONS. ALL ELECTRICAL PENETRATIONS MUST BE FILLED WITH DAP @ RELY-ON @ LATEX POLYMER CAULK FINISHED TO MATCH ADJACENT FASCIA COLOR AS REQUIRED.
- MINIMUM 18 AWG. LOW VOLTAGE WIRES.
- RED LED MODULES.
- POWER SUPPLY HOUSED IN POWER SUPPLY BOX (OR EQUAL),W/ MINIMUM IP67 RATING AND U.L. RECOGNIZED. FINAL PLACEMENT TBD
- 120V 20 AMP SINGLE POLE U.L. RECOGNIZED DISCONNECT SWITCH ON OUTSIDE POWER SUPPLY BOX. UL LABEL APPLIED ADJACENT TO SWITCH.

3/16" THK. #2793 RED TRANSLUCENT ACRYLIC FACE.

WEEP HOLES AS REQUIRED FOR EACH LOW POINT IN LETTER

PRIMARY FEED JUNCTION BOX, POWER MUST BE WITHIN 6' OF SIGN'S FINAL PLACEMENT @ TIME OF INSTALL. FINAL HOOK-UP BY SIGN INSTALLER WHERE PERMITTED BY LOCAL CODE. (BY OTHERS)

CHANNEL LETTER - VERTICAL SECTION  
SCALE: 3"=1'-0"

<p><b>JONES SIGN</b> Your Vision. Accomplished. WWW.JONESSIGN.COM</p>	<p>JOB #: <b>229687-R0</b> DATE: 02.23.2018 DESIGNER: H. MOLES SALES REP: PROJ MGR: K. WAGNER</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>2</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	00.00.00	XX	XXXX	2	00.00.00	XX	XXXX	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	<p>CLIENT APPROVAL _____ DATE _____</p> <p>LANDLORD APPROVAL _____ DATE _____</p> <p>QC </p>		<p>TJ Maxx Route 14 &amp; Main Street Crystal Point Crystal Lake, IL 60014</p> <p>DESIGN PHASE: CONCEPTUAL</p>	<p>SHEET NUMBER</p> <p><b>1.1</b></p>
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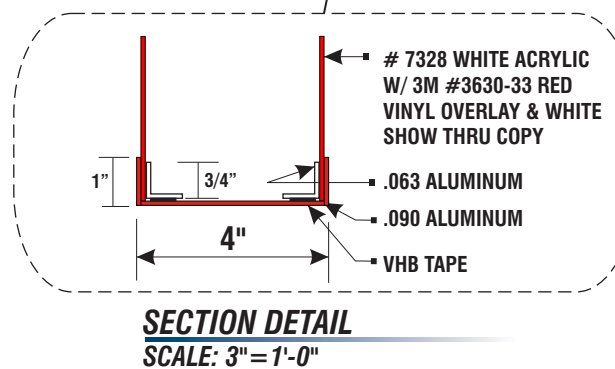
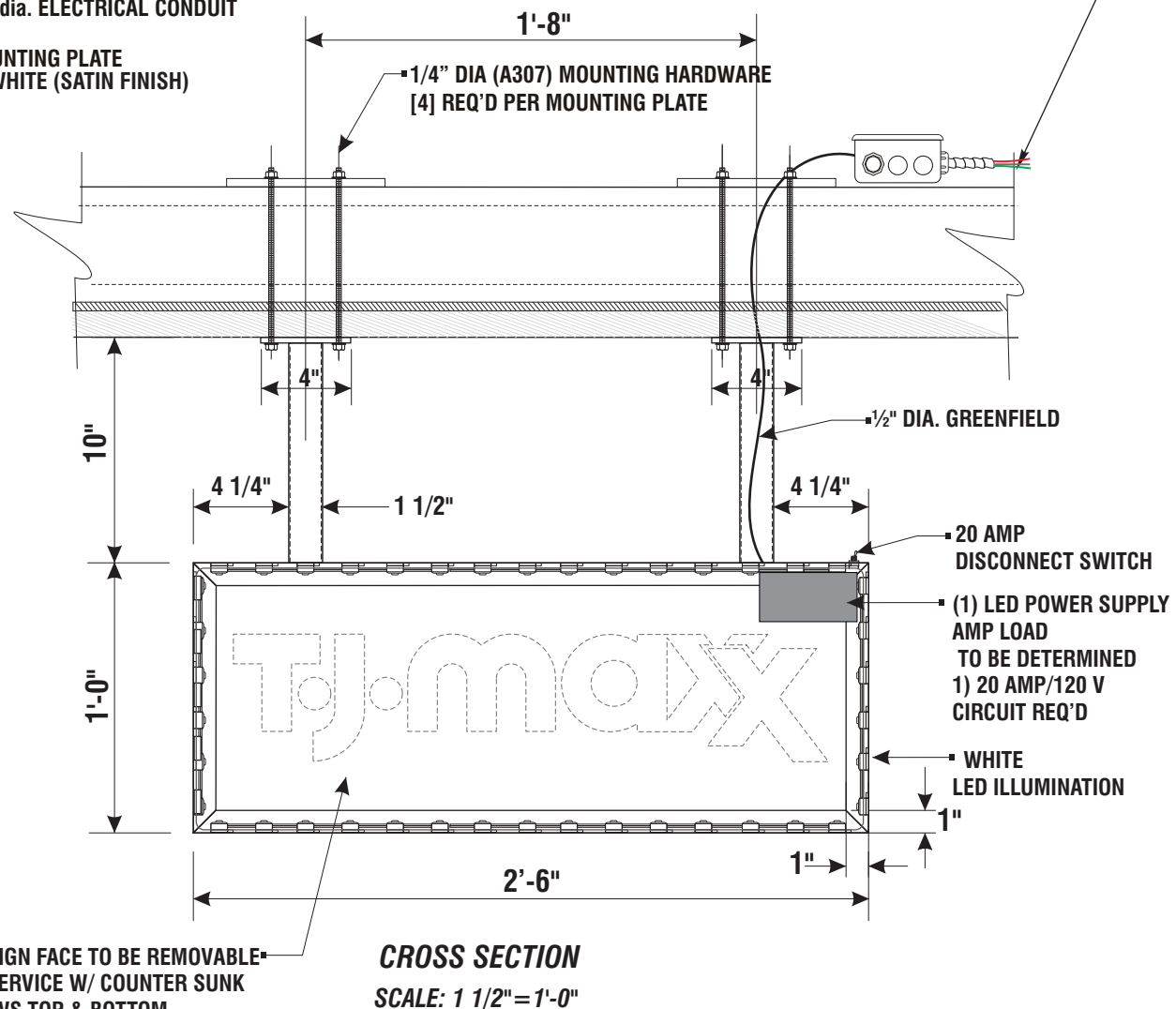
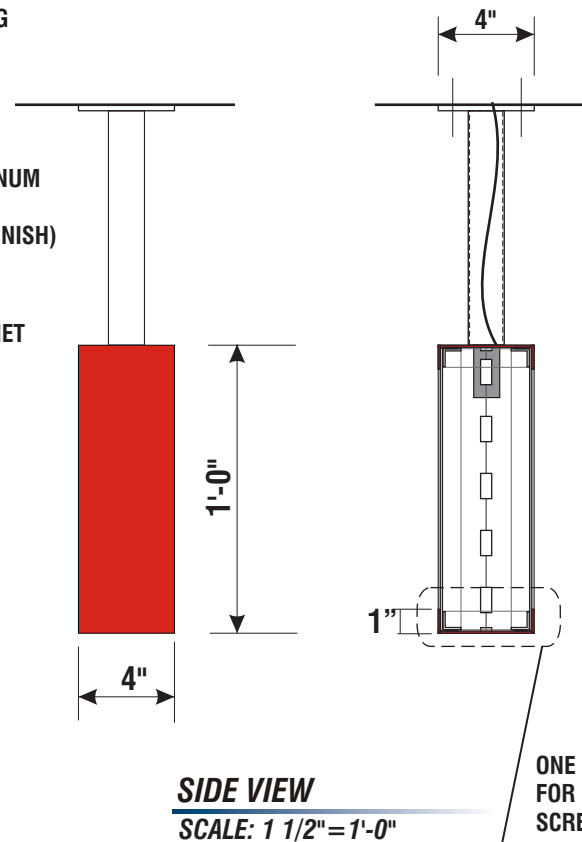
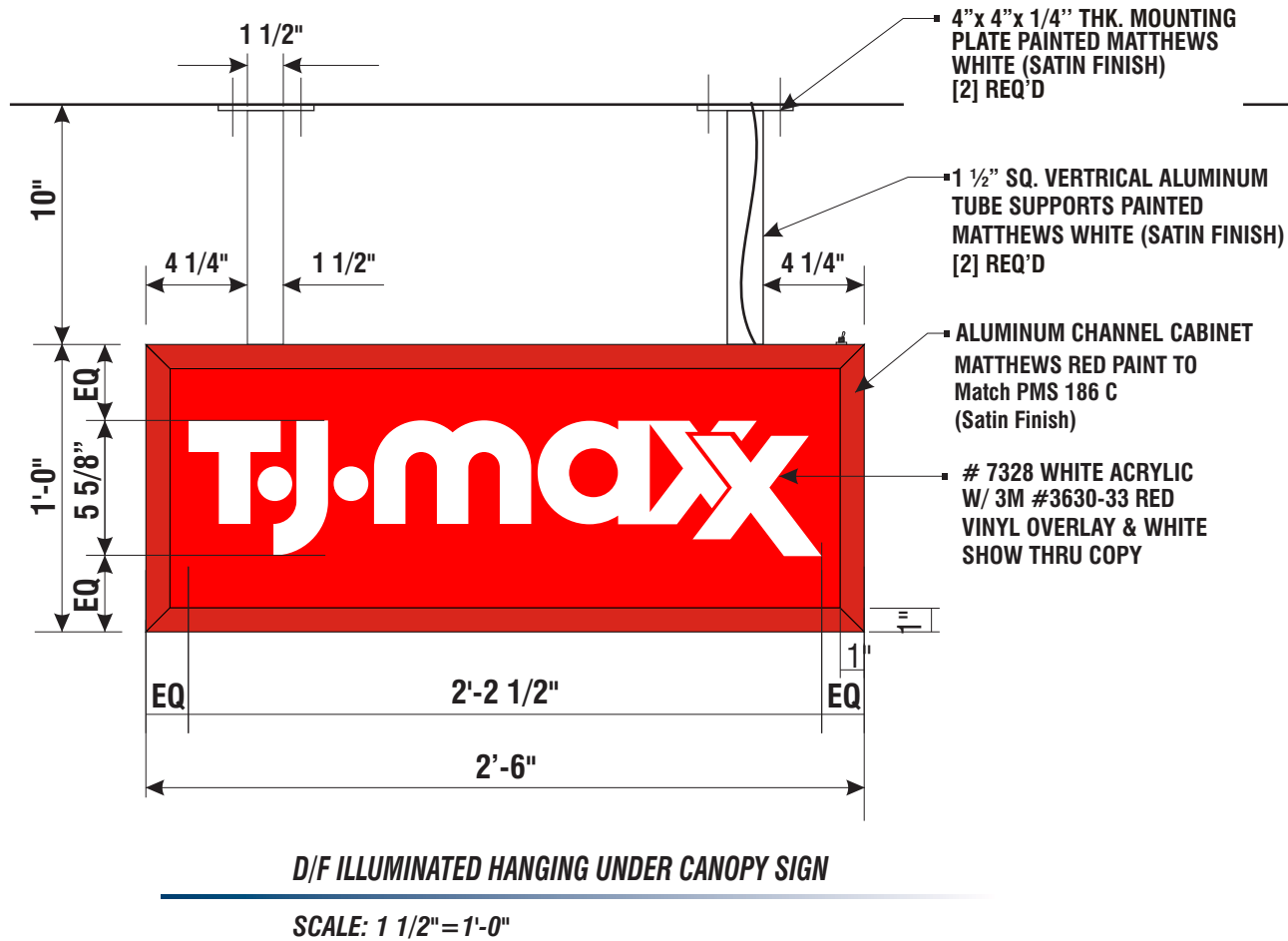
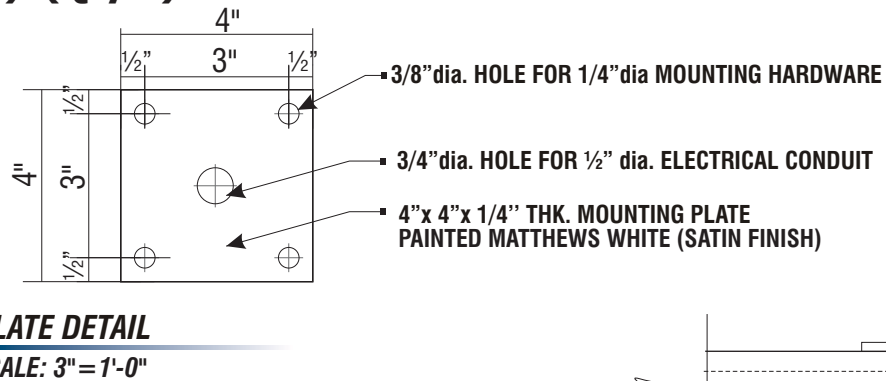
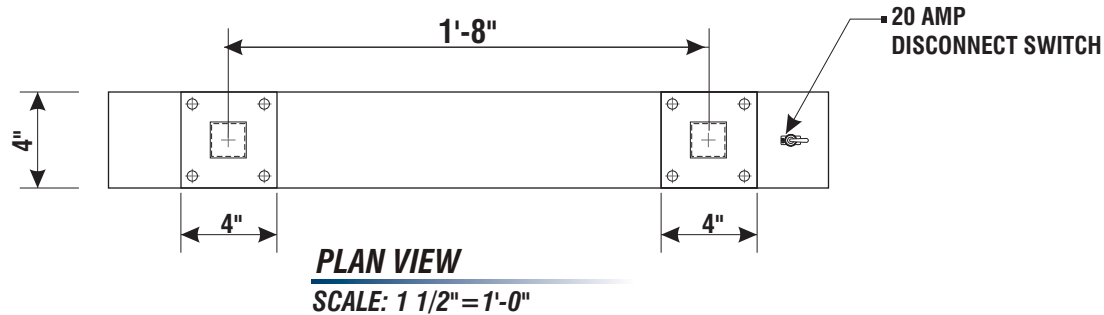
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# UC.1 D/F ILLUMINATED UNDER CANOPY SIGN (TJ2UC12-30-4L) (Qty 1)





SQUARE FOOTAGE: BOX: 2.5

FIELD SURVEY REQUIRED

PRIMARY POWER PROVIDED TO AREA BY OTHERS.  
HOOK-UP BY SIGN INSTALLER WHERE ALLOWED  
BY LOCAL CODE PROVIDED POWER IS IN THE  
VICINITY OF SIGN AT TIME OF INSTALLATION.



**FABRICATE & INSTALL NEW D/F ILLUMINATED UNDER CANOPY SIGN:**  
-3/16" thk. WHITE ACRYLIC FACES #7328  
W/ 3M #3630-33 RED VINYL OVERLAY & WHITE SHOW THRU COPY  
-BRIGHT WHITE LED ILLUMINATION  
-PAINT VERTICAL SUPPORTS: MATTHEWS WHITE (SATIN FINISH)

	3M #3630-33 TRANSLUCENT RED VINYL		ACRYLIC #7328 WHITE
	MATTHEWS RED Enamel Cabinet Paint Match RED VINYL (Satin Finish)		VINYL WHITE

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JOB #: 229687-R0  
DATE: 02.23.2018  
DESIGNER: H. MOLES  
SALES REP:  
PROJ MGR: K. WAGNER

REV.	DATE	BY	DESCRIPTION
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9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
QC APPROVED  
By Richard Story at 2:24 pm



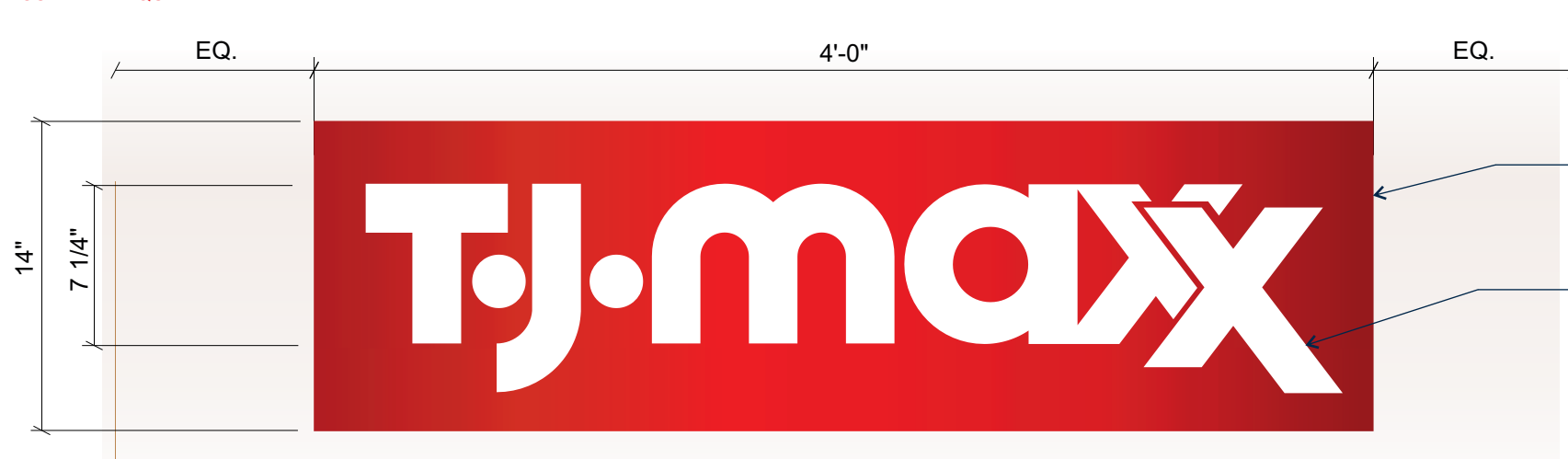
TJ Maxx  
Route 14 & Main Street  
Crystal Point  
Crystal Lake, IL 60014  
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER  
**1.2**

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# WS.1 4' NON-ILLUMINATED COLUMN SIGNS (Qty 4) TJ1WS14-48X

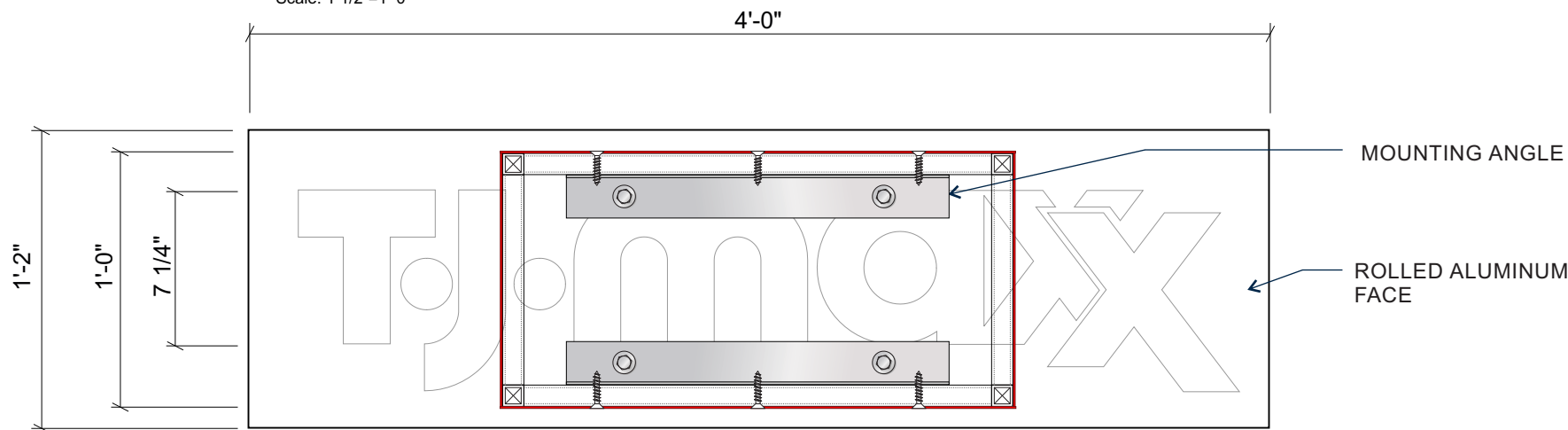
SQUARE FOOTAGE: 4.67  
FIELD SURVEY REQUIRED



**COLUMN SIGN - FRONT VIEW**  
Scale: 1 1/2"=1'-0"



**COLUMN SIGN - SIDE VIEW**  
Scale: 1 1/2"=1'-0"



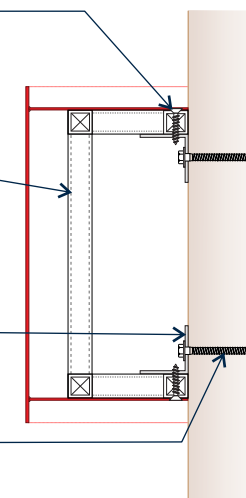
**COLUMN SIGN - FRAME DETAIL**  
Scale: 1 1/2"=1'-0"

#10 FLAT HEAD SCREWS INTO MOUNTING ANGLE. MINIMUM (6) REQ'D.. PAINTED TO MATCH

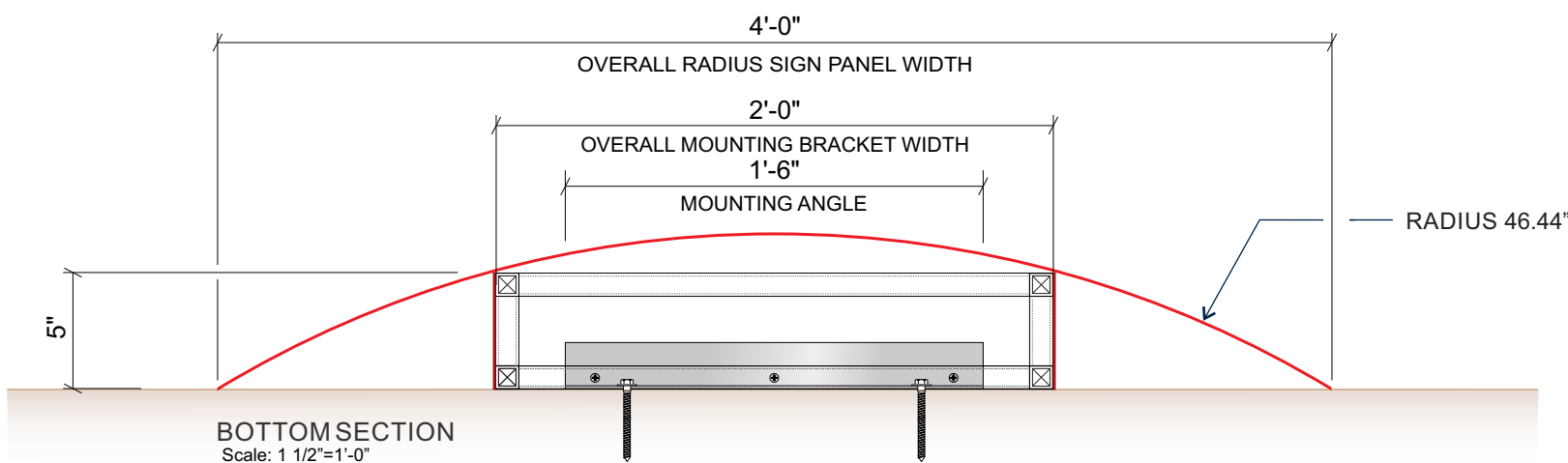
1" X 1" X 1/8" ALUMINUM FRAME W/ RECESSED .063 TOP & BOTTOM & .125" THK. ROLLED

2" X 2" X 18" LONG X 1/8" MOUNTING ANGLE. (2) REQ'D.

#10 LAG SCREWS W/ PLASTIC SHIELDS INTO COLUMN. MINIMUM (2) REQ'D. PER MOUNTING ANGLE



**COLUMN SIGN - VERTICAL SECTION**  
SCALE: 1 1/2"=1'-0"



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JOB #: 229687-R0  
DATE: 02.23.2018  
DESIGNER: H. MOLES  
SALES REP:  
PROJ MGR: K. WAGNER

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10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	QC APPROVED By Richard Story at 2:24 pm

**T.J. maxx**

TJ Maxx  
Route 14 & Main Street  
Crystal Point  
Crystal Lake, IL 60014

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

1.3

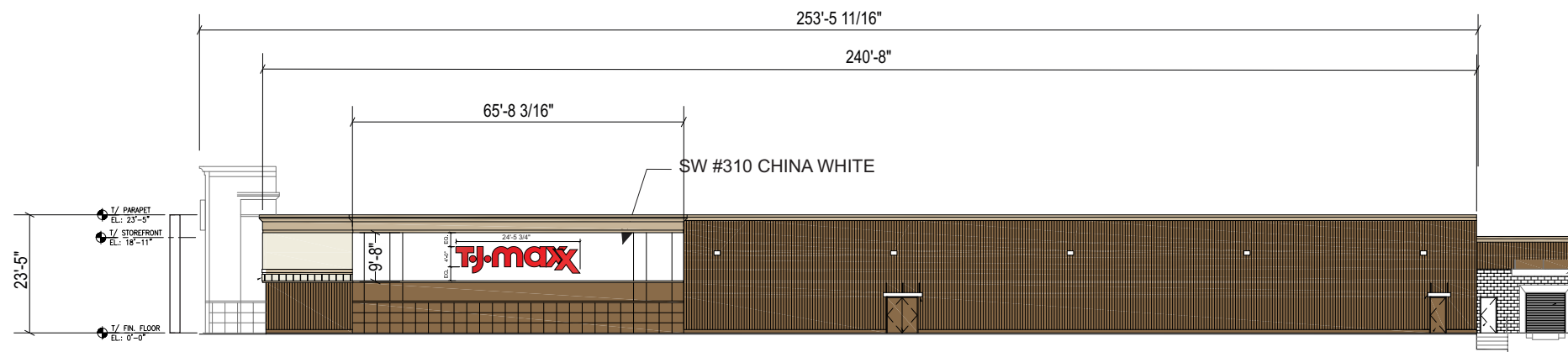
# CL.2 4'-0" FACE LIT CHANNEL LETTERS (Qty. 1) TJ1CL48-295-5L

SQUARE FOOTAGE ALLOWED BY CODE: 15% WALL AREA (219.5) BOXED

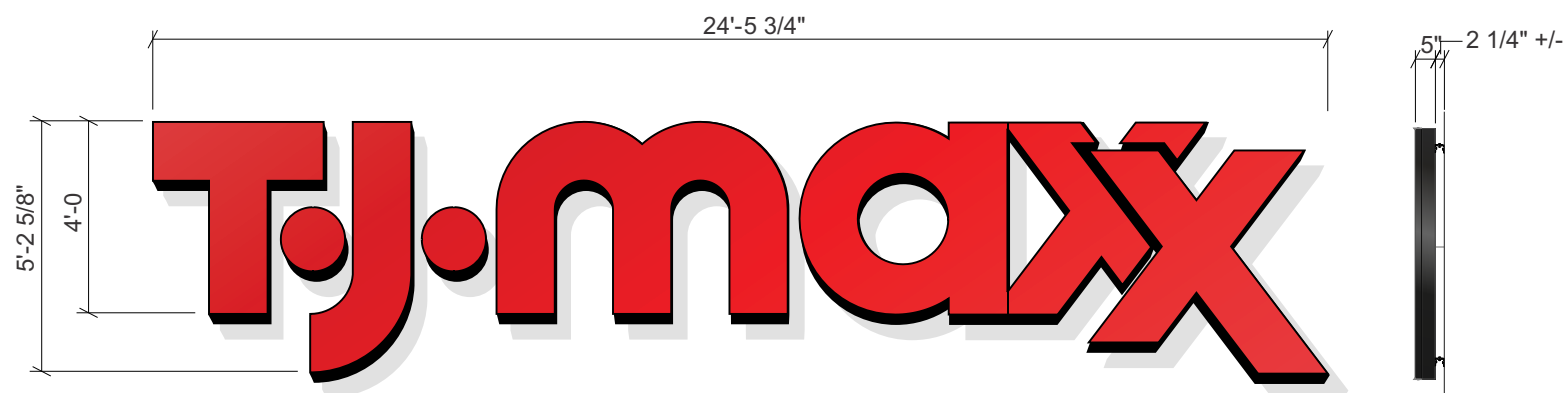
SQUARE FOOTAGE (BOXED): 130.4

SQUARE FOOTAGE (ACTUAL) 112.3

FIELD SURVEY REQUIRED // SIGN TO BE CENTERED VERTICALLY AND HORIZONTALLY



FRONT ELEVATION  
SCALE: 1/32"=1'-0"



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

SIDE VIEW

**SPECIFICATIONS**

1. 5" DEEP CHANNEL LETTERS
2. BLACK RETURNS
3. 1" BLACK TRIMCAP
4. #2793 RED PLEX FACES
5. RED LED ILLUMINATION

**COLORS/FINISHES**

- 3/16" THK. #2793 RED
- .040 ALUM. RETURNS BLACK
- 1" BLACK JEWELITE TRIM CAP



EVENING VIEW

NTS

<b>JONES SIGN</b> Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: <b>229687-R0</b> DATE: 02.23.2018 DESIGNER: H. MOLES SALES REP: PROJ MGR: K. WAGNER	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>2</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	00.00.00	XX	XXXX	2	00.00.00	XX	XXXX	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____ QC <span style="float: right;">QC APPROVED <small>By Richard Story at 2:24 pm</small></span>		TJ Maxx Route 14 & Main Street Crystal Point Crystal Lake, IL 60014 DESIGN PHASE: CONCEPTUAL	SHEET NUMBER <h1 style="font-size: 2em;">2.0</h1>
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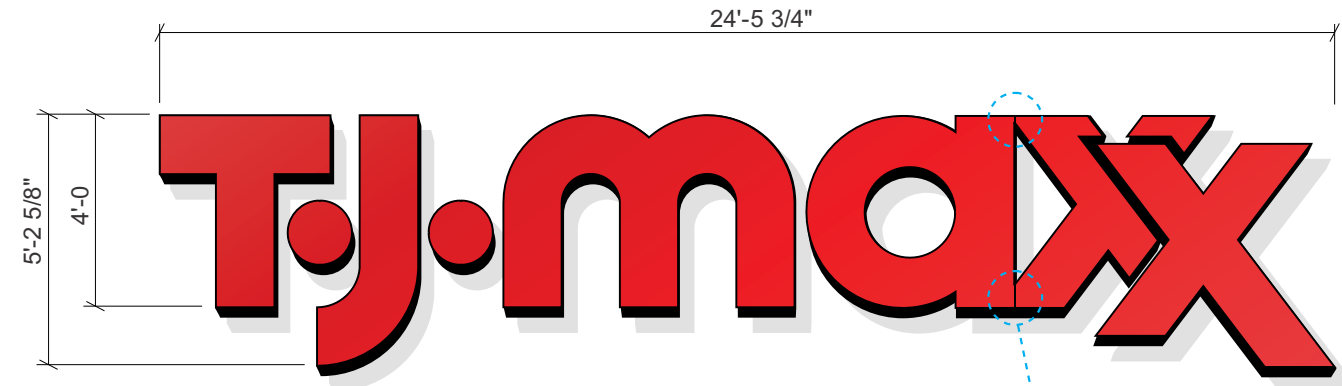
# CL.2 4'-0" FACE LIT CHANNEL LETTERS (Qty. 1) TJ1CL48-295-5L

SQUARE FOOTAGE ALLOWED BY CODE: 15% WALL AREA (219.5) BOXED

SQUARE FOOTAGE (BOXED): 130.4

SQUARE FOOTAGE (ACTUAL) 112.3

FIELD SURVEY REQUIRED // SIGN TO BE CENTERED VERTICALLY AND HORIZONTALLY



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

ENLARGED LETTER SPACING  
TRIM CAP DETAIL. INDIVIDUAL LETTERS  
TO BE INSTALLED TO APPEAR AS ONE.

### SPECIFICATIONS

- FABRICATED FACE LIT CHANNEL LETTERS WITH 1" BLACK TRIM CAP & A-1
- LETTER RETURNS FINISHED TO MATCH P-1

### COLORS/FINISHES

- P-1 BLACK
- A-1 #2793 RED ACRYLIC FACES



BOXED SQ. FOOTAGE - 130.4 SQ. FT.



ACTUAL SQ. FOOTAGE - 112.3 SQ. FT.

### ELECTRICAL NOTES:

- U.L. LISTED
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH "NEC" REF. SECTION 600 TO MEET LOCAL CODE.
- ALL ELECTRICAL SIGN SECTIONS TO HAVE U.L. LABELS IN ACCORDANCE WITH "NEC" 600.3 AND MANUFACTURERS LABEL LOCATED NEXT TO DISCONNECT SWITCH
- ALL NON-CURR/BWENT CARR/BWYING METAL PARTS OF SIGN SHALL BE GROUNDED & BONDED IN ACCORDANCE WITH "NEC" 250
- SPlicing OF CONDUCTORS SHALL BE MADE IN JUNCTION BOXES OR SIMILAR METAL ENCLOSURES
- AT THE POINT THAT ELECTRICAL CABLE PASSES THRU THE SIGN BOX, IT SHALL PASS THRU A U.L. LISTED GROMMET.
- FINAL PRIMARY HOOK-UP BY SIGN INSTALLER WHERE ALLOWED BY CODE.

- .040" ALUMINUM RETURNS BLACK PRE-FINISHED EXTERIOR W/ WHITE INTERIOR . RETURNS LETTER LOCK/STAPLED TO .063 BACKS W/ ADHESIVE SILICONE TO PREVENT LIGHT LEAKS AND WATER PENETRATION.
- 1" BLACK JEWELITE TRIMCAP CHEMICALLY WELDED TO FACE W/ #8 PAN HEAD SCREWS AS NEEDED. TYP. @ ALL LETTERS.
- 3/8" Ø GALVANIZED THRU BOLT W/ ALUMINUM SPACER INTO BLOCKING BEHIND WALL. FINAL HARDWARE DETERMINED BY ACTUAL WALL CONSTRUCTION.
- PREFERRED MOUNTING 2"x 2" x 3/16" ANGLE MOUNTING CLIPS (MIN 4 PER LTR REQ'D) HELD W/ 3/8" GALV. THRU BOLTS W/ METAL SPACER SILICONE CAULK SEALAT WALL PENETRATIONS) ALL H'WARE CONTINGENT ON ACTUAL WALL CONSTRUCTION. PROVIDE BLOCKING AS REQUIRED
- 1/2" Ø WATER TIGHT WALL BUSTER @ WIRE PENETRATIONS. ALL ELECTRICAL PENETRATIONS MUST BE FILLED WITH DAP @ RELY-ON @ LATEX POLYMER CAULK FINISHED TO MATCH ADJACENT FASCIA COLOR AS REQUIRED.
- MINIMUM 18 AWG. LOW VOLTAGE WIRES.
- RED LED MODULES.
- POWER SUPPLY HOUSED IN POWER SUPPLY BOX (OR EQUAL),W/ MINIMUM IP67 RATING AND U.L. RECOGNIZED. FINAL PLACEMENT TBD
- 120V 20 AMP SINGLE POLE U.L. RECOGNIZED DISCONNECT SWITCH ON OUTSIDE POWER SUPPLY BOX. UL LABEL APPLIED ADJACENT TO SWITCH.

3/16" THK. #2793 RED TRANSLUCENT ACRYLIC FACE.

WEEP HOLES AS REQUIRED FOR EACH LOW POINT IN LETTER

PRIMARY FEED JUNCTION BOX, POWER MUST BE WITHIN 6' OF SIGN'S FINAL PLACEMENT @ TIME OF INSTALL. FINAL HOOK-UP BY SIGN INSTALLER WHERE PERMITTED BY LOCAL CODE. (BY OTHERS)

CHANNEL LETTER - VERTICAL SECTION  
SCALE: 3"=1'-0"

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JOB #: 229687-R0  
DATE: 02.23.2018  
DESIGNER: H. MOLES  
SALES REP:  
PROJ MGR: K. WAGNER

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CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	QC APPROVED By Richard Story at 2:24 pm



TJ Maxx  
Route 14 & Main Street  
Crystal Point  
Crystal Lake, IL 60014

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

2.1



# TO.1 D/F TENANT PANEL REFACE (Qty 2) TJ1TOXX-XX-1X

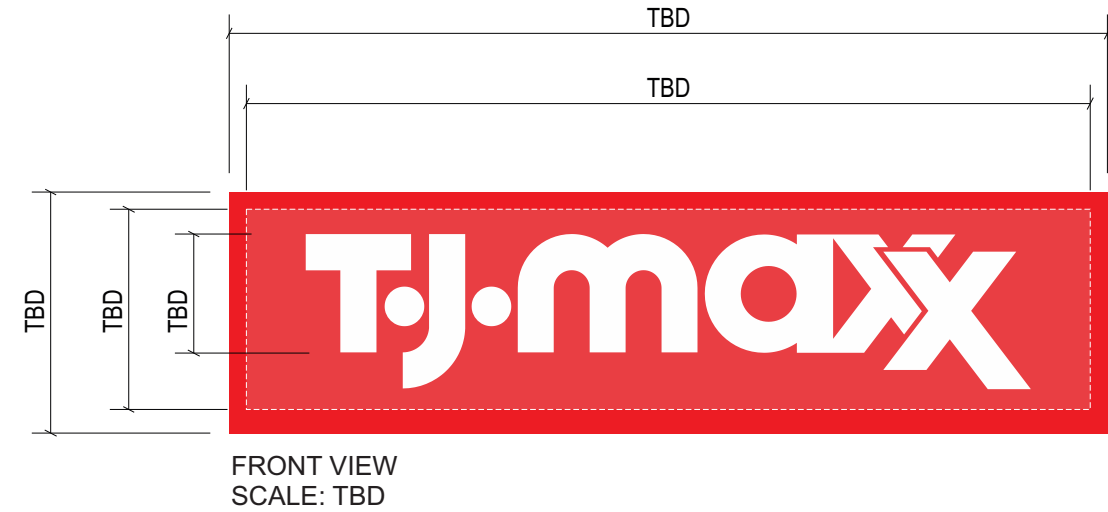
SQUARE FOOTAGE: TBD  
FIELD SURVEY REQUIRED



EXISTING  
SCALE: NTS



PROPOSED  
SCALE: NTS



NIGHT VIEW  
SCALE: NTS

**SPECIFICATIONS**

- 1. FABRICATE & INSTALL 3/16" WHITE LEXAN FACE WITH RED VINYL BACKGROUND AND WHITE COPY WEEDED OUT

**COLOR / FINISHES**

- WHITE LEXAN
- #3630-33 RED VINYL

<p><b>JONES SIGN</b> Your Vision. Accomplished. WWW.JONESSIGN.COM</p>	<p>JOB #: <b>229687-R0</b> DATE: 02.23.2018 DESIGNER: H. MOLES SALES REP: PROJ MGR: K. WAGNER</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>2</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	00.00.00	XX	XXXX	2	00.00.00	XX	XXXX	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>CLIENT APPROVAL</td> <td>DATE</td> </tr> <tr> <td>LANDLORD APPROVAL</td> <td>DATE</td> </tr> <tr> <td>QC</td> <td>QC APPROVED <small>By Richard Story at 2:24 pm</small></td> </tr> </table>	CLIENT APPROVAL	DATE	LANDLORD APPROVAL	DATE	QC	QC APPROVED <small>By Richard Story at 2:24 pm</small>		<p>TJ Maxx Route 14 &amp; Main Street Crystal Point Crystal Lake, IL 60014</p> <p>DESIGN PHASE: CONCEPTUAL</p>	<p>SHEET NUMBER</p> <p style="font-size: 2em;"><b>3.0</b></p>
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**NOTE: Building Signs, Under-Canopy Signs & Column Signs To Be Purchased And Installed By TJX Contractor**



Storefront / End View

Storefront / Simulated Daytime View



Storefront / Simulated Nighttime View

**TJ·maxx**

TJX Companies

client

Sign/Branding Program

presentation

01/02/13

date created:

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**CLIENT APPROVAL**

- APPROVED
- APPROVED AS NOTED
- REVISE AND RESUBMIT

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.



**SIGNS**  
SERVICES

signsandservicesco.com

1.800.743.6942

SHEET #

# 5.0 Under Canopy Signs

## 5.1 Fabrication Specifications Interior-Illuminated Hanging Under-Canopy Signs

### SPECIFICATIONS FOR FABRICATION AND INSTALLATION:

Aluminum Blade Sign with Acrylic Plastic Faces & Vinyl Overlay

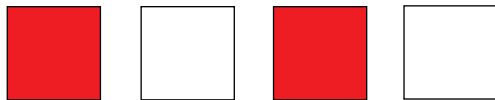
- Acrylic Plastic Faces: 3/16" Thick Plexiglas
- Logo Lettering: Computer-Cut Sign Vinyl
- Installation: Under Building Canopy near Storefront Entrance Doors
- Sign Illumination: Bright White LED Internal Illumination
- LED Type: Sloan V-Series Bright White L.E.D. Modules
- Power Supply (60 Watt) (120 Volt)

### COLOR SPECIFICATIONS:

- Sign Faces: #7328 Translucent White Acrylic Plastic Faces
- Vinyl Overlay: #3630-33 Red Translucent Vinyl on White Acrylic Faces
- Paint Sign Cabinet: To Match #3630-33 Red Matthews (Satin Finish)
- Paint Vertical Supports: Matthews White (Satin Finish)

(OR)

- Vinyl Overlay: #3630-33 Red Vinyl on White Acrylic Faces
- Paint Sign Cabinet: Matthews White (Satin Finish)
- Paint Vertical Supports: Matthews White (Satin Finish)



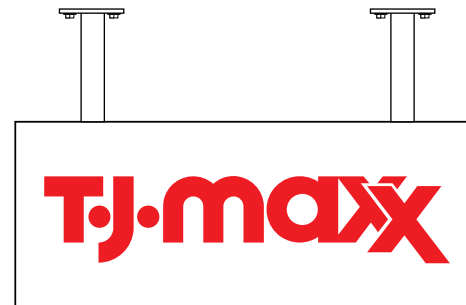
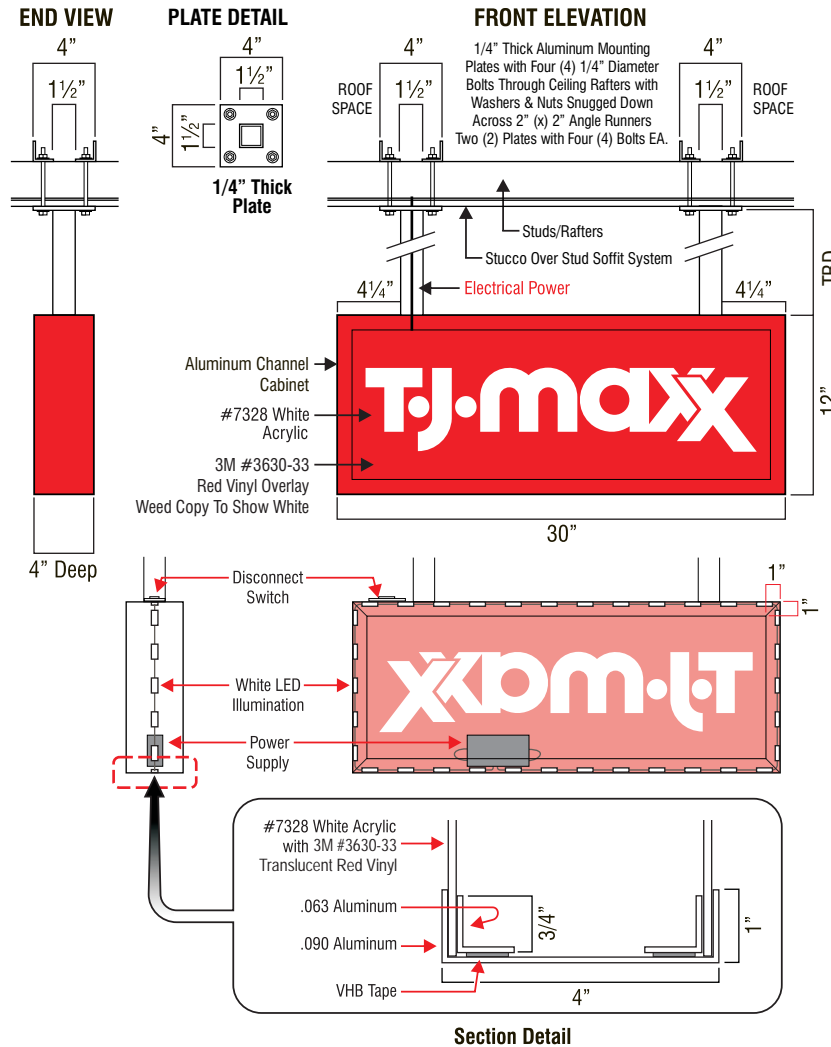
MATTHEWS Red Enamel Cabinet Paint Match Red Vinyl (Satin Finish)  
 MATTHEWS White Enamel Supports Paint (Satin Finish)  
 CALON #3630-33 Translucent Red Vinyl Overlay  
 ACRYLIC FACE #7328 White Translucent

White on Red Color Specifications



MATTHEWS White Enamel Cabinet & Painted Sign Supports (Satin Finish)  
 CALON #3630-33 Translucent Red Vinyl Overlay  
 ACRYLIC FACE #7328 White Translucent

Red on White Color Specifications



Red on White FRONT ELEVATION

TJ-maxx

TJX Companies

client

Sign/Branding Program

presentation

02/01/13

date created:

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### CLIENT APPROVAL

- APPROVED
- APPROVED AS NOTED
- REVISE AND RESUBMIT

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.



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SHEET #

5.1

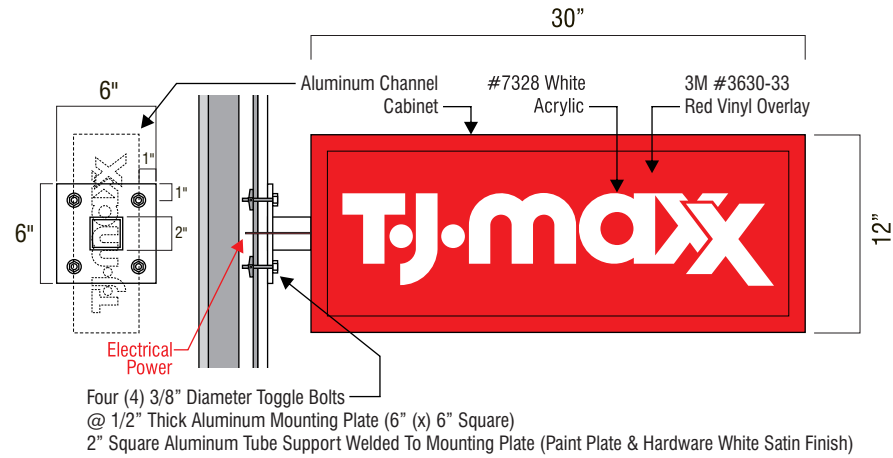
# 5.0 Under Canopy Signs

## 5.2 Fabrication Specifications Interior-Illuminated Projecting Under-Canopy Signs



END VIEW

FRONT ELEVATION



### SPECIFICATIONS FOR FABRICATION AND INSTALLATION:

#### Aluminum Blade Sign with Acrylic Plastic Faces & Vinyl Overlay

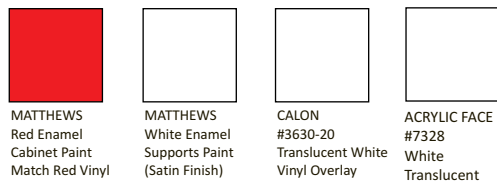
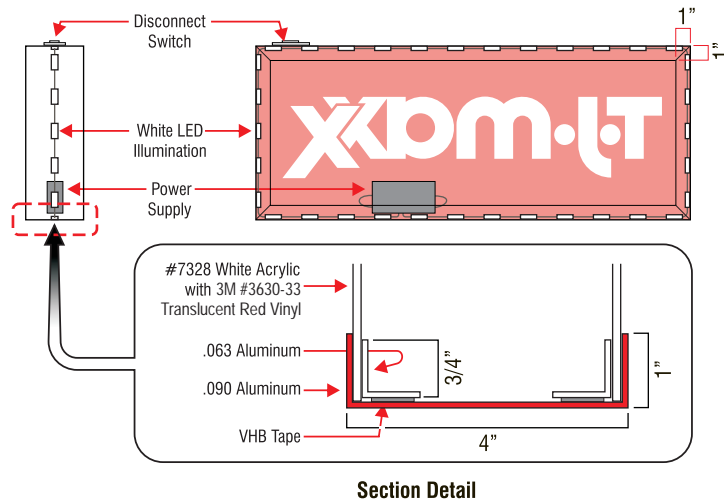
- Acrylic Plastic Faces: 3/16" Thick Plexiglas
- Logo Lettering: Computer-Cut Sign Vinyl
- Installation: Under Building Canopy near Storefront Entrance Doors
- Sign Illumination: Bright White LED Internal Illumination
- LED Type: Sloan V-Series Bright White L.E.D. Modules
- Power Supply (60 Watt) (120 Volt)

### COLOR SPECIFICATIONS:

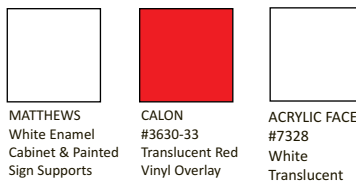
- Sign Faces: #7328 Translucent White Acrylic Plastic Faces
- Vinyl Overlay: #3630-33 Red Translucent Vinyl on White Acrylic Faces
- Paint Sign Cabinet: To Match #3630-33 Red Matthews (Satin Finish)
- Paint Vertical Supports: Matthews White (Satin Finish)

(OR)

- Vinyl Overlay: #3630-33 Red Vinyl on White Acrylic Faces
- Paint Sign Cabinet: Matthews White (Satin Finish)
- Paint Vertical Supports: Matthews White (Satin Finish)



White on Red Color Specifications



Red on White Color Specifications



Red on White FRONT ELEVATION

TJ-maxx

TJX Companies

client

Sign/Branding Program

presentation

02/01/13

date created:

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5.2

# 5.0 Under Canopy Signs

## 5.3 Fabrication Specifications Non-Illuminated Hanging Under-Canopy Signs

### SPECIFICATIONS FOR FABRICATION AND INSTALLATION:

Aluminum Blade Sign with Aluminum Faces & Vinyl Overlay

- Aluminum Faces: .063" Thick Aluminum
- Logo Overlay: Computer-Cut Sign Vinyl, Weed Copy to show White
- Installation: Under Building Canopy near Storefront Entrance Doors

### COLOR SPECIFICATIONS:

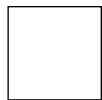
- Sign Faces: Aluminum Painted Matthews White (Satin Finish)
- Vinyl Overlay: #3630-33 Red Translucent Vinyl on White Aluminum Faces
- Paint Sign Cabinet: To Match #3630-33 Red Matthews (Satin Finish)
- Paint Vertical Supports: Matthews White (Satin Finish)

(OR)

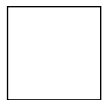
- Vinyl Letters: #3630-33 Red Vinyl Lettering on White Aluminum Faces
- Paint Sign Cabinet: Matthews White (Satin Finish)
- Paint Vertical Supports: Matthews White (Satin Finish)



MATTHEWS Red Enamel Cabinet Paint Match Red Vinyl (Satin Finish)



MATTHEWS White Enamel Supports Paint (Satin Finish)



CALON #3630-20 Translucent White Vinyl Overlay



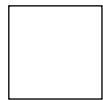
ALUMINUM FACE White Enamel Supports Paint (Satin Finish)



MATTHEWS White Enamel Cabinet & Painted Sign Supports (Satin Finish)



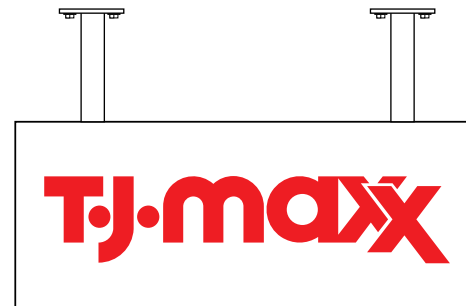
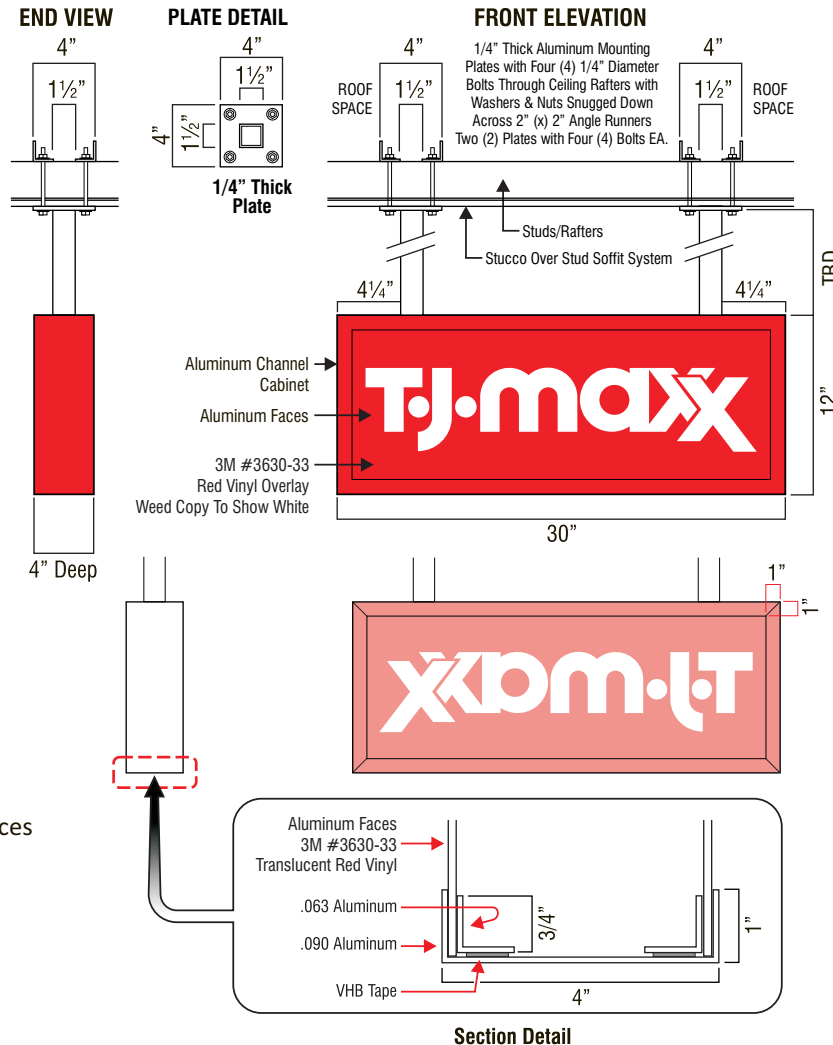
CALON #3630-33 Translucent Red Vinyl Overlay



ALUMINUM FACE White Enamel Supports Paint (Satin Finish)

White on Red Color Specifications

Red on White Color Specifications



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5.3

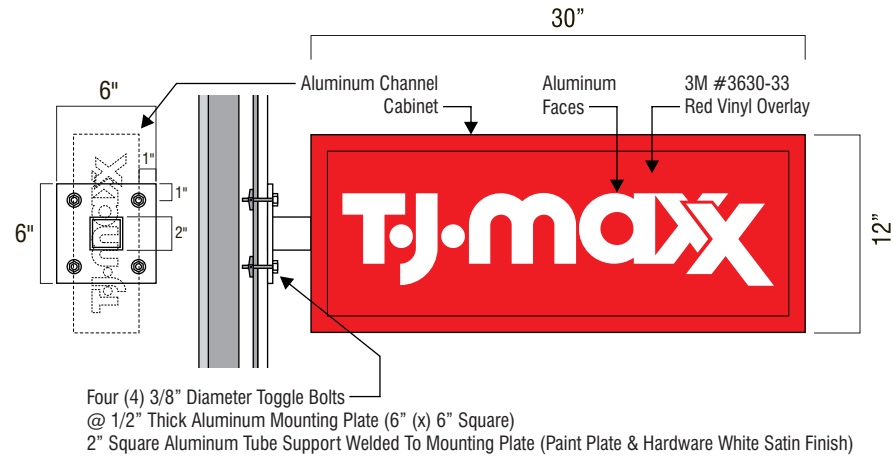
# 5.0 Under Canopy Signs

## 5.4 Fabrication Specifications Non-Illuminated Projecting Under-Canopy Signs



END VIEW

FRONT ELEVATION



### SPECIFICATIONS FOR FABRICATION AND INSTALLATION:

Aluminum Blade Sign with Aluminum Faces & Vinyl Overlay

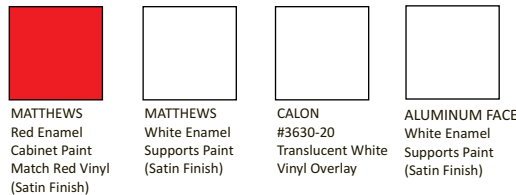
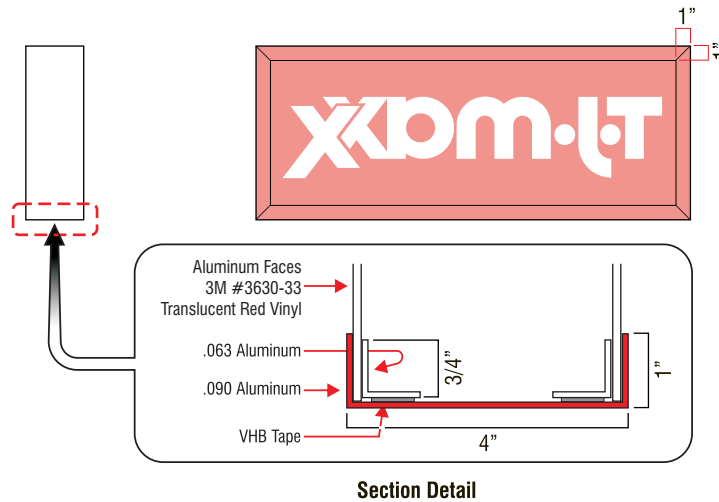
- Aluminum Faces: .063" Thick Aluminum
- Logo Overlay: Computer-Cut Sign Vinyl, Weed Copy to show White
- Installation: Under Building Canopy near Storefront Entrance Doors

### COLOR SPECIFICATIONS:

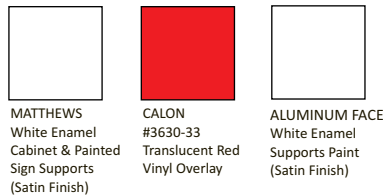
- Sign Faces: Aluminum Painted Matthews White (Satin Finish)
- Vinyl Overlay: #3630-33 Red Translucent Vinyl on White Aluminum Faces
- Paint Sign Cabinet: To Match #3630-33 Red Matthews (Satin Finish)
- Paint Vertical Supports: Matthews White (Satin Finish)

(OR)

- Vinyl Letters: #3630-33 Red Vinyl Lettering on White Aluminum Faces
- Paint Sign Cabinet: Matthews White (Satin Finish)
- Paint Vertical Supports: Matthews White (Satin Finish)



White on Red Color Specifications



Red on White Color Specifications



Red on White FRONT ELEVATION

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5.4

# 6.0 ColumnSigns

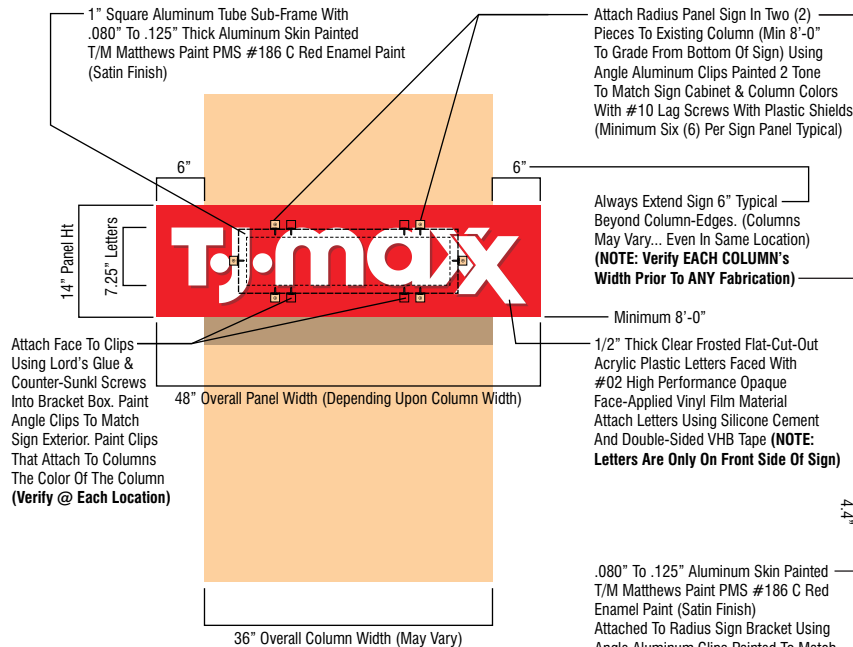
## 6.1 Fabrication Specifications Non-Illuminated Projecting Column Signs

**NOTE: Column Signs Purchased & Installed  
By TJX Contractor.**

**Option 1: 36" Column**

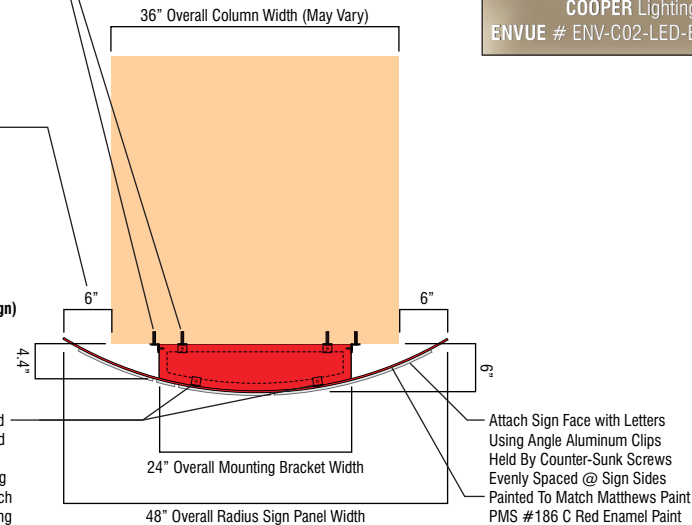
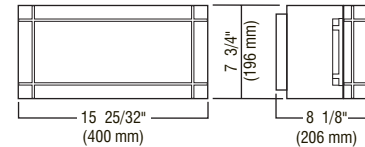


Radius Non-Illuminated Column Sign Concept (White on Red)

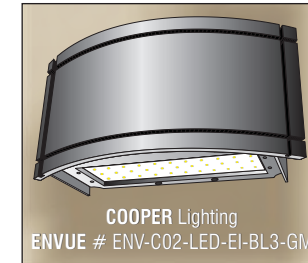


Radius Panel Sign Elevation Scale: 1/2" = 1'-0"

### DIMENSIONS



Radius Panel Sign Plan View Scale: 1/2" = 1'-0"



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# 6.0 ColumnSigns

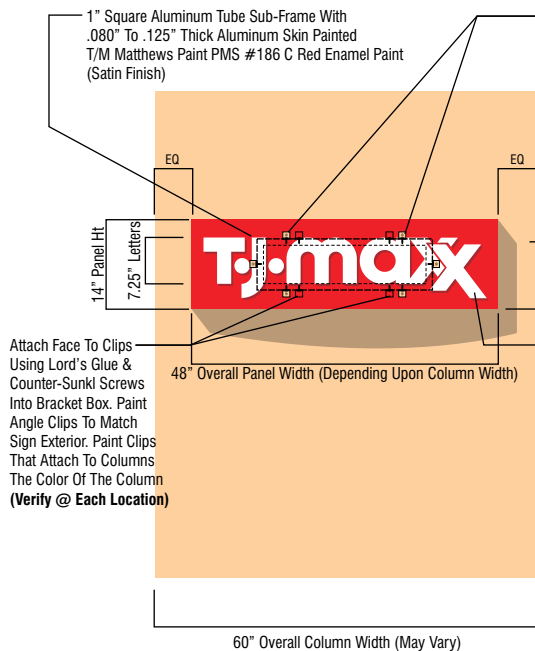
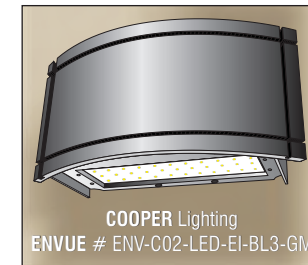
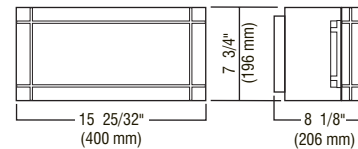
## 6.1 Fabrication Specifications Non-Illuminated Projecting Column Signs

**NOTE: Column Signs Purchased & Installed  
By TJX Contractor.**

**Option 2: 60" Column**



### DIMENSIONS



**Radius Panel Sign Elevation Scale: 1/2" = 1'-0"**

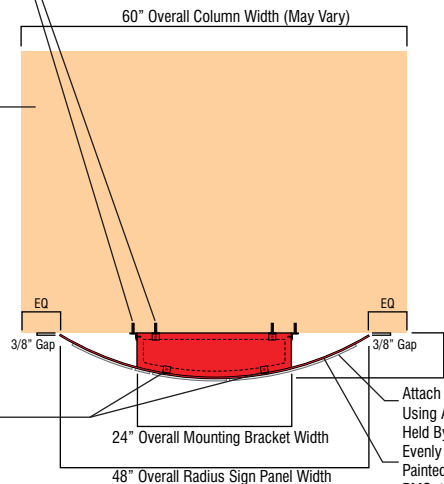
Attach Radius Panel Sign In Two (2) Pieces To Existing Column (Min 8'-0" To Grade From Bottom Of Sign) Using Angle Aluminum Clips Painted 2 Tone To Match Sign Cabinet & Column Colors With #10 Lag Screws With Plastic Shields (Minimum Six (6) Per Sign Panel Typical)

**NOTE: Verify EACH COLUMN'S Width Prior To ANY Fabrication**

Minimum 8'-0"

1/2" Thick Clear Frosted Flat-Cut-Out Acrylic Plastic Letters Faced With #02 High Performance Opaque Face-Applied Vinyl Film Material Attach Letters Using Silicone Cement And Double-Sided VHB Tape (**NOTE: Letters Are Only On Front Side Of Sign**)

.080" To .125" Aluminum Skin Painted T/M Matthews Paint PMS #186 C Red Enamel Paint (Satin Finish) Attached To Radius Sign Bracket Using Angle Aluminum Clips Painted To Match Sign Exterior (Satin Finish) Attach Using Counter-Sunk Screws Into Bracket-Box Attach Face To Clips Using Lord's Glue



**Radius Panel Sign Plan View Scale: 1/2" = 1'-0"**

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TJX Companies

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**SHEET #**



**DESCRIPTION**

Entri LED features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Cooper Lighting's proprietary LED LightBAR™ technology and AccuLED optical systems, Entri LED offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL and cUL listed for use in wet locations.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

**SPECIFICATION FEATURES**

**Construction**

**HOUSING:** Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. Housing and heat sink are designed to offer various options for down lighting, up lighting or a combination of both up and down. **FACEPLATE / DOOR:** One-piece die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one (1) flush mount die-cast aluminum latch on housing side panel. Door closure and seal is ensured through a robust and positive retention bale latch which upon closing can be heard through distinct sound. **GASKET:** One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. Silicone wire way plug on housing back wall seals incoming electrical leads to prevent moisture and dust entry. **LENS:** Uplight lens is impact resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

**Optics**

**DISTRIBUTION:** Primary downlight distribution offers a choice of six (6) high efficiency AccuLED optical systems, featuring patented designs that maximize light collection and directional distribution onto the application region. Each optical lens is precision manufactured via injection molding then precisely arranged and sealed on the board media. Optional uplight LED distribution features a diffuse soft glow for enhancing architectural scenes or accentuating structural features. **LEDs:** High output LEDs, 50,000+ hours life at >70% lumen maintenance, offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

**Electrical**

**DRIVER:** LED drivers are potted and heat sunk for optimal performance and prolonged life. Standard drivers feature electronic universal voltage (120-277V/50-60hz), greater than 0.9 power factor, less than 20% harmonic distortion and feature ambient temperature range of +40°C (104°F) down to minimum starting temperature of -30°C (-22°F). Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. Options to control light levels, energy savings and egress capabilities (battery pack and separate circuit) are available. All LED LightBARS™ and drivers are mounted to a primary mounting plate and are easily replaced by use of quick disconnects for ease of wiring.

**Mounting**

**JUNCTION BOX:** Standard with zinc plated quick-mount junction box plate that mounts directly to 4" J-Box. LightBARS mount facing downward. Fixture slides over mounting plate and is secured with two (2) stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and through branch wiring. Entri LED is approved for mounting on combustible surfaces.

**Finish**

Housing is finished in 5 stage super premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

**Warranty**

Entri LED features a 5 year limited warranty.



**ENV  
ENTRI  
LED  
ROUND  
REVEALS**

**1 - 2 LightBARS  
Solid State LED**

**ARCHITECTURAL WALL  
LUMINAIRE**

**SustainabLEDesign™**



**CERTIFICATION DATA**

40°C Ambient Temperature Rating  
U.L. and cUL Listed  
ISO 9001  
IP66 LightBARS  
ARRA Compliant  
LM79 / LM80 Compliant

**ENERGY DATA**

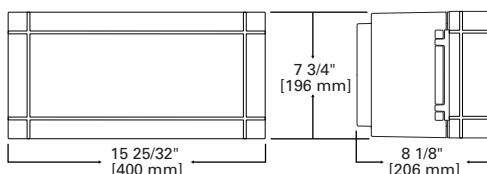
**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60hz, 347V/60hz,  
480V/60hz  
-30°C Minimum Temperature

**SHIPPING DATA**

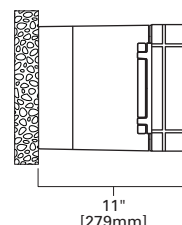
**Approximate Net Weight:**  
16 lbs. (7.3 kgs.)



**DIMENSIONS**



**CONDUIT MOUNT / BATTERY BACK BOX**



POWER AND LUMENS BY BAR COUNT

# of Bars	System Watts	Type BL2 Lumens	Type BL3 Lumens	Type BL4 Lumens	Ambient Temperature	Lumen Multiplier
1 Bar	26	1,626	1,823	1,918	10°C	1.04
2 Bars	53	3,252	3,647	3,836	15°C	1.03
					25°C	1.00
					40°C	0.96

Options	System Watts	Lumens
ULG	8	315

NOTE: Lumen values based upon 4000K CCT, 350mA drive current, 25°C ambient operating temperature.

ORDERING INFORMATION

Sample Number: ENV-B02-LED-E1-BL3-GM



**Product Family**

ENV: Entri Round Reveals

**Number of Lightbars** <sup>1, 2</sup>

- B01: [1] 21 LED LightBAR
- B02: [2] 21 LED LightBARs
- C01: [1] 7 LED LightBARs
- C02: [2] 7 LED LightBARs

**Lamp Type**

LED: Solid State Light Emitting Diodes

**Voltage**

- E1: Electronic (120-277V)
- 347: 347V
- 480: 480V

**Distribution**

- BL2: Type II w/Back Light Control
- BL3: Type III w/Back Light Control
- BL4: Type IV w/Back Light Control
- GZW: Wall Grazer Wide
- SLL: 90 Degree Spill Light Eliminator Left
- SLR: 90 Degree Spill Light Eliminator Right

**Finish** <sup>3</sup>

- BK: Black
- AP: Grey
- BZ: Bronze
- WH: White
- DP: Dark Platinum
- GM: Graphite Metallic

**Options** <sup>4</sup>

- ULG: Uplight Glow
- PC: Button Type Photocell (Available in 120V, 208V, 240V, and 277V)
- WG: Wire Guard
- 2L: Two Circuits<sup>5</sup>
- TP: Tamper Resistant Hardware
- LCF: LightBAR Cover Plate Matches Housing Finish
- 7060=70 CRI/6000K CCT<sup>6</sup>
- 8030=80 CRI/3000K CCT<sup>6</sup>
- OSB=Occupancy Sensor with<sup>7</sup> Back Box
- BBB=Battery Pack with Back<sup>8</sup> Box (Specify 120 or 277)
- CWB=Cold Weather Battery<sup>9</sup> Pack with Back Box (Specify 120 or 277)

**Accessories** <sup>10</sup>

- VA2001-XX: Thru-Way Conduit Adaptor Box
- VA6172: Wire Guard
- VA6173: Tamper Resistant Driver Bits
- MA1253: 10kV Circuit Module Replacement

- Notes:**
- 1 Standard 4000 K CCT and greater than 70 CRI. LightBARS for downlight use only.
  - 2 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
  - 3 Custom and RAL color matching available upon request. Consult your customer service representative for further information.
  - 4 Add as suffix in the order shown.
  - 5 Low-level output varies by bar count, consult factory. Not available with 347V or 480V. Available with 2 Bars (B02 or C02) only.
  - 6 Consult customer service for lead times and lumen multiplier.
  - 7 Available with B02 or C02, only (1) LightBAR on street side will be wired to sensor. Time Delay factory setting 15 minutes. When ordered with Option PC, both light bars will be connected to photocell as primary switching means. Standard sensor lens covers 8-foot mount height, 360-degree coverage, maximum 48-foot diameter. Not available in all configurations or with BBB or CWB options.
  - 8 Specify 120 or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates (1) lightbar for 90 minutes. Not available in all configurations or with OSB option. Consult factory.
  - 9 Specify 120 or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates (1) lightbar for 90 minutes. Not available in all configurations or with OSB option.
  - 10 Order separately, replace XX with color suffix.

OWNER:



**IRC**  
**RETAIL CENTERS**  
814 COMMERCE DRIVE  
SUITE 300  
OAK BROOK, IL 60523

PROJECT:

**T.J. maxx**  
STORE # T.B.D.  
LANDLORD'S  
SHELL SCOPE

CRYSTAL POINT MALL  
5774 NORTHWEST HIGHWAY  
(U.S. ROUTE 14 & MAIN ST.)  
CRYSTAL LAKE, IL 60014

SHEET TITLE:  
AS-BUILT \ PROPOSED  
FRONT ELEVATION

NO.	DATE	DESCRIPTION
02.13.18		ELEVATION REVISIONS
02.12.18		NEW PIER ENCLOSURES
02.08.18		SIDE ELEVATION
02.05.18		PRE-PLANNING RESUB.
01.26.18		PRE-PLANNING REVIEW

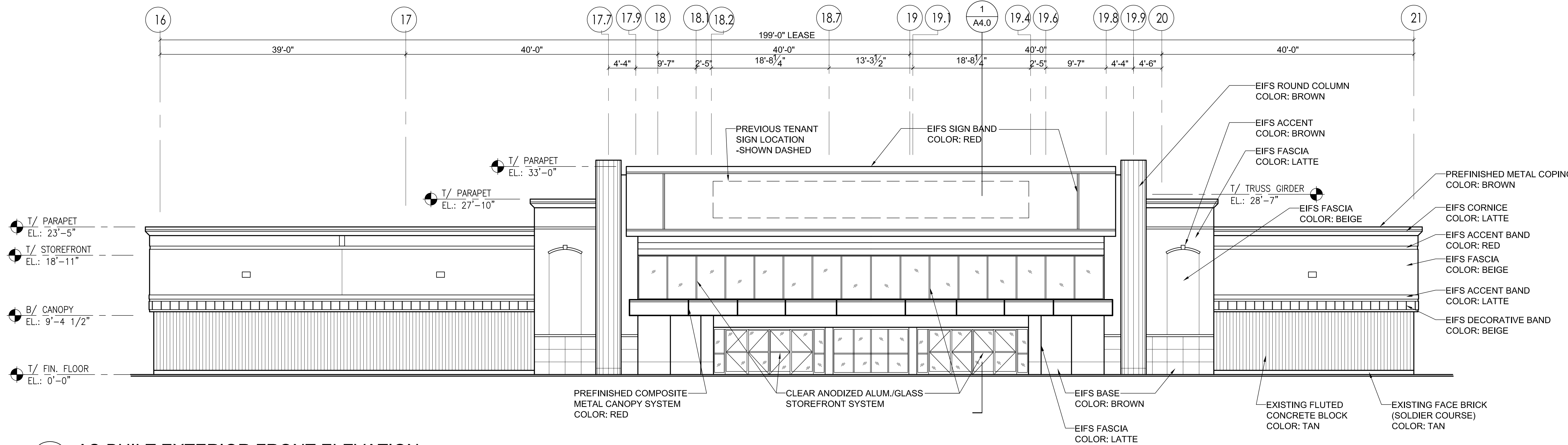
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DRAWN BY: CHECKED BY:

SHEET:

**EL-1**

JOB NO. 18004



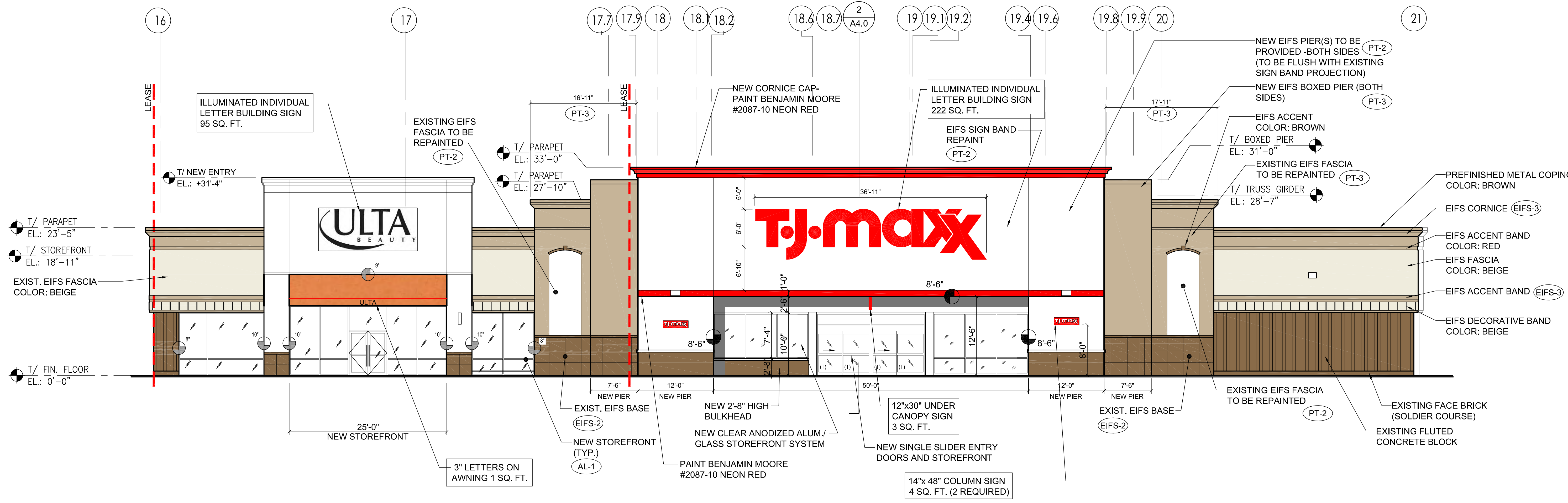
**1 AS-BUILT EXTERIOR FRONT ELEVATION**  
EL-1 SCALE: 3/32"=1'-0"

SIGN SUMMARY	
*ULTA* PRIMARY ENTRY SIGN	95
*ULTA* LETTERS ON AWNING	1
*TJMAXX* PRIMARY ENTRY SIGN	222
*TJMAXX* (2) COLUMN SIGNS	8
*TJMAXX* UNDER CANOPY SIGNS	3
*TJMAXX* SECONDARY SIGNS	100
TOTAL AREA:	429

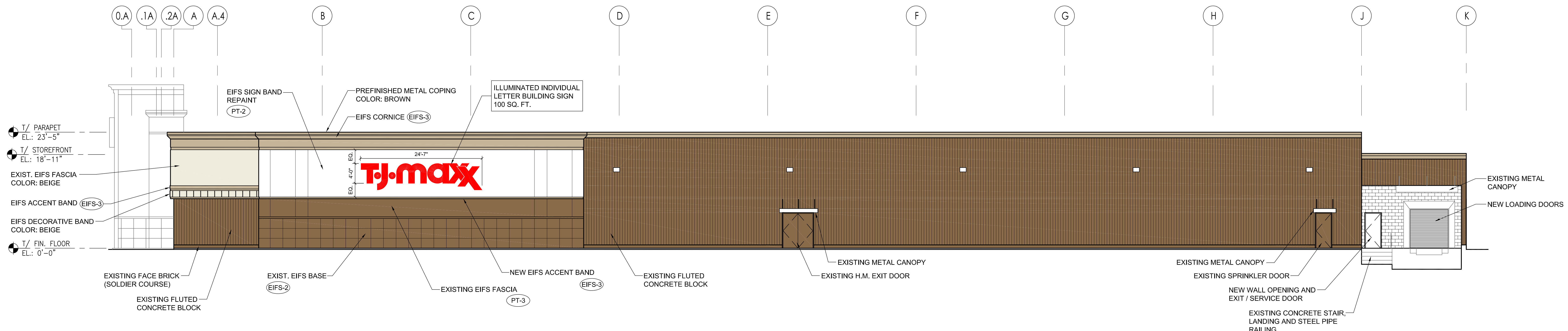
\*ALLOWABLE SIGN AREA = 303 SQ. FT.

MATERIAL LEGEND		
DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
(EFS-1)	EXTERIOR INSULATION AND FINISH SYSTEM (FIELD) COLOR: MATCH SHERWIN WILLIAMS #7005 PURE WHITE TEXTURE: SANDBLAST FINISH	DRYVIT CORP.
(EFS-2)	EXTERIOR INSULATION AND FINISH SYSTEM (PIER BASE) COLOR: MATCH SHERWIN WILLIAMS #0061 TANBARK TEXTURE: SANDBLAST FINISH	DRYVIT CORP.
(EFS-3)	EXTERIOR INSULATION AND FINISH SYSTEM (CORNICE & ACCENT) COLOR: SHERWIN WILLIAMS #6107 NOMADIC DESERT TEXTURE: SANDBLAST FINISH	DRYVIT CORP.
(AW-1)	OPEN ENDED AWNING - SUNBRELLA FABRIC COLOR: PERSIAN MELON. STYLE #14334-0000, PART #721439 WITH WHITE VINYL LETTERS AND STRIPE FRAME COLOR: RAL 2011	SUNBRELLA
(AL-1)	CLEAR ANODIZED ALUMINUM 1 3/4" X 4 1/2" 10048-400 STOREFRONT SYSTEM WITH 1" INSUL. CLEAR GLASS (TO MATCH EXISTING) - TEMPERED AS REQUIRED	KAWNEER
(PT-1)	EXTERIOR ELASTOMERIC PAINT (FLUTED BLOCK) COLOR: SHERWIN WILLIAMS #0061 TANBARK	SHERWIN WILLIAMS
(PT-2)	EXTERIOR PAINT (SIGN BAND) COLOR: SHERWIN WILLIAMS #310 CHINA WHITE	SHERWIN WILLIAMS
(PT-3)	EXTERIOR PAINT (PIERS) COLOR: SHERWIN WILLIAMS #310 CHINA WHITE	SHERWIN WILLIAMS
(MTL-1)	PREFINISHED METAL COPING - COLOR "STONE WHITE"	PETERSEN ALUMINUM CORP. 1005 TONNE ROAD ELK GROVE VILLAGE, IL 60007 (800) 722-2523

GENERAL NOTE:  
GENERAL CONTRACTOR TO VERIFY W/ OWNER FOR ALL FINISHES, COLORS &  
MANUFACTURERS TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO WORK.

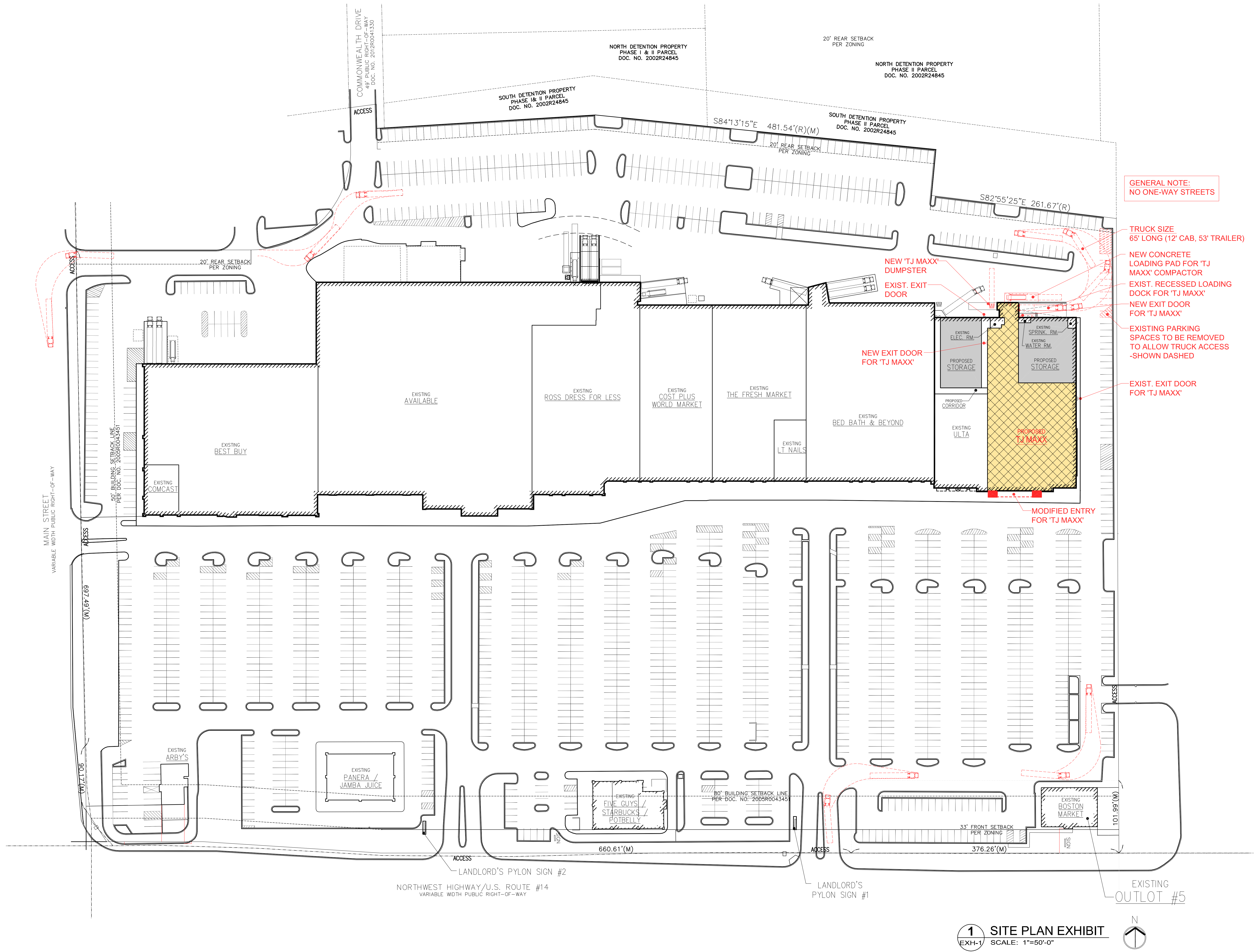


**2 PROPOSED EXTERIOR FRONT ELEVATION**  
EL-1 SCALE: 3/32"=1'-0"



**3 PROPOSED EXTERIOR SIDE ELEVATION**  
EL-1 SCALE: 3/32"=1'-0"

# TJ MAXX SITE EXHIBIT



GENERAL NOTE:  
NO ONE-WAY STREETS

- TRUCK SIZE  
65' LONG (12' CAB, 53' TRAILER)
- NEW CONCRETE  
LOADING PAD FOR TJ  
MAXX' COMPACTOR
- EXIST. RECESSED LOADING  
DOCK FOR TJ MAXX'
- NEW EXIT DOOR  
FOR TJ MAXX'
- EXISTING PARKING  
SPACES TO BE REMOVED  
TO ALLOW TRUCK ACCESS  
-SHOWN DASHED
- EXIST. EXIT DOOR  
FOR TJ MAXX'

**1** SITE PLAN EXHIBIT  
EXH-1 SCALE: 1"=50'-0"



2803 BUTTERFIELD RD.  
SUITE 340  
OAK BROOK, IL 60523  
TEL: (312) 795-1245  
FAX: (312) 795-6123



**IRC  
RETAIL CENTERS**  
814 COMMERCE DRIVE  
SUITE 300  
OAK BROOK, IL 60523

PROJECT:  
**TJ-maxx**  
STORE # T.B.D.  
LANDLORD'S  
SHELL SCOPE

CRYSTAL POINT MALL  
5774 NORTHWEST HIGHWAY  
(U.S. ROUTE 14 & MAIN ST.)  
CRYSTAL LAKE, IL 60014

SHEET TITLE:  
SITE PLAN

NO.	DATE	DESCRIPTION
02.05.18		PRE-PLANNING RESUB.
01.26.18		PRE-PLANNING REVIEW

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DRAWN BY: CHECKED BY:

SHEET:

**SP1.0**

JOB NO. 18004

NO.	DATE	DESCRIPTION
02.13.18		ELEVATION REVISIONS
02.12.18		NEW PIER ENCLOSURE
02.08.18		SIDE ELEVATION
02.05.18		PRE-PLANNING RESUB.
01.26.18		PRE-PLANNING REVIEW
NO.	DATE	DESCRIPTION

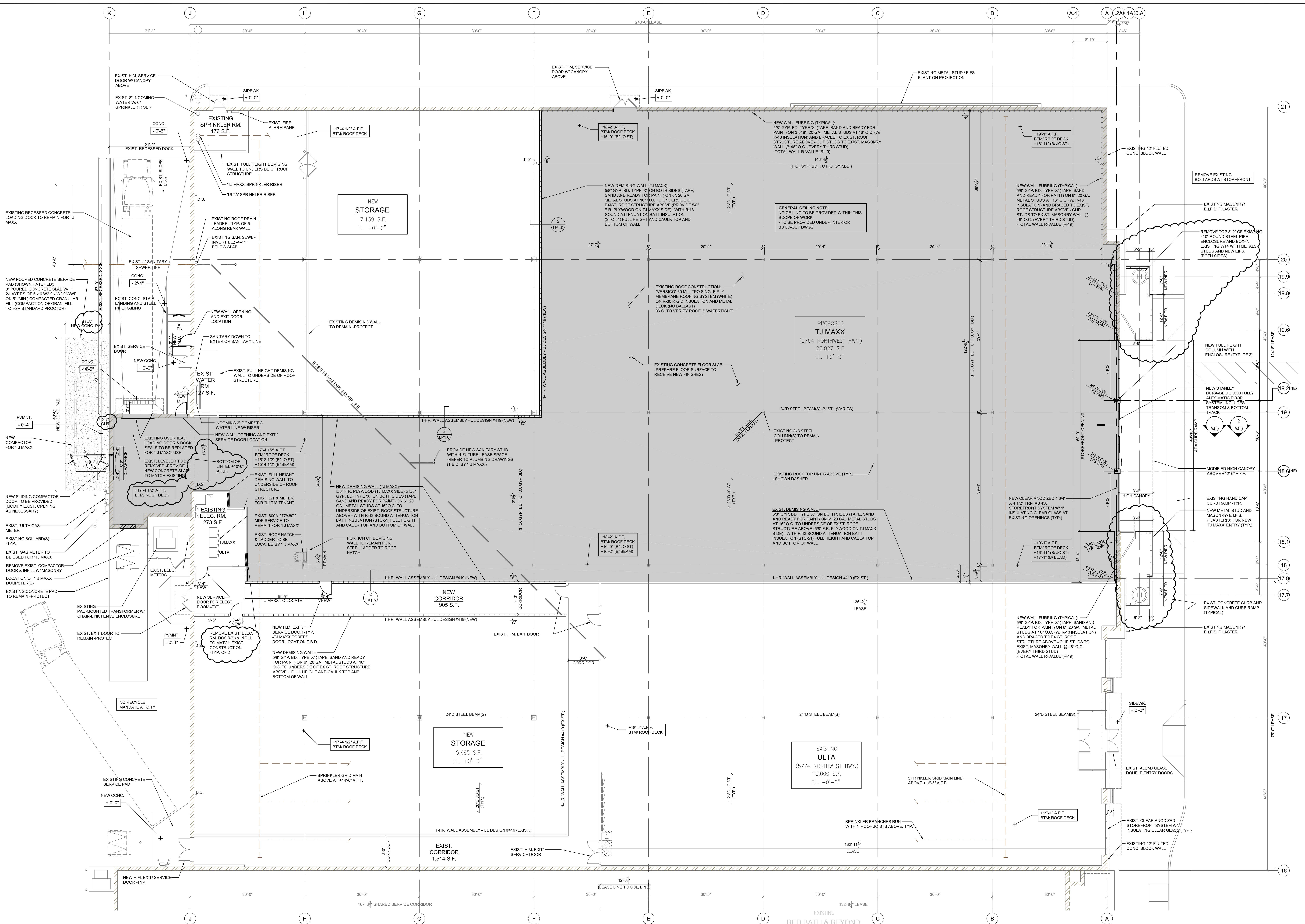
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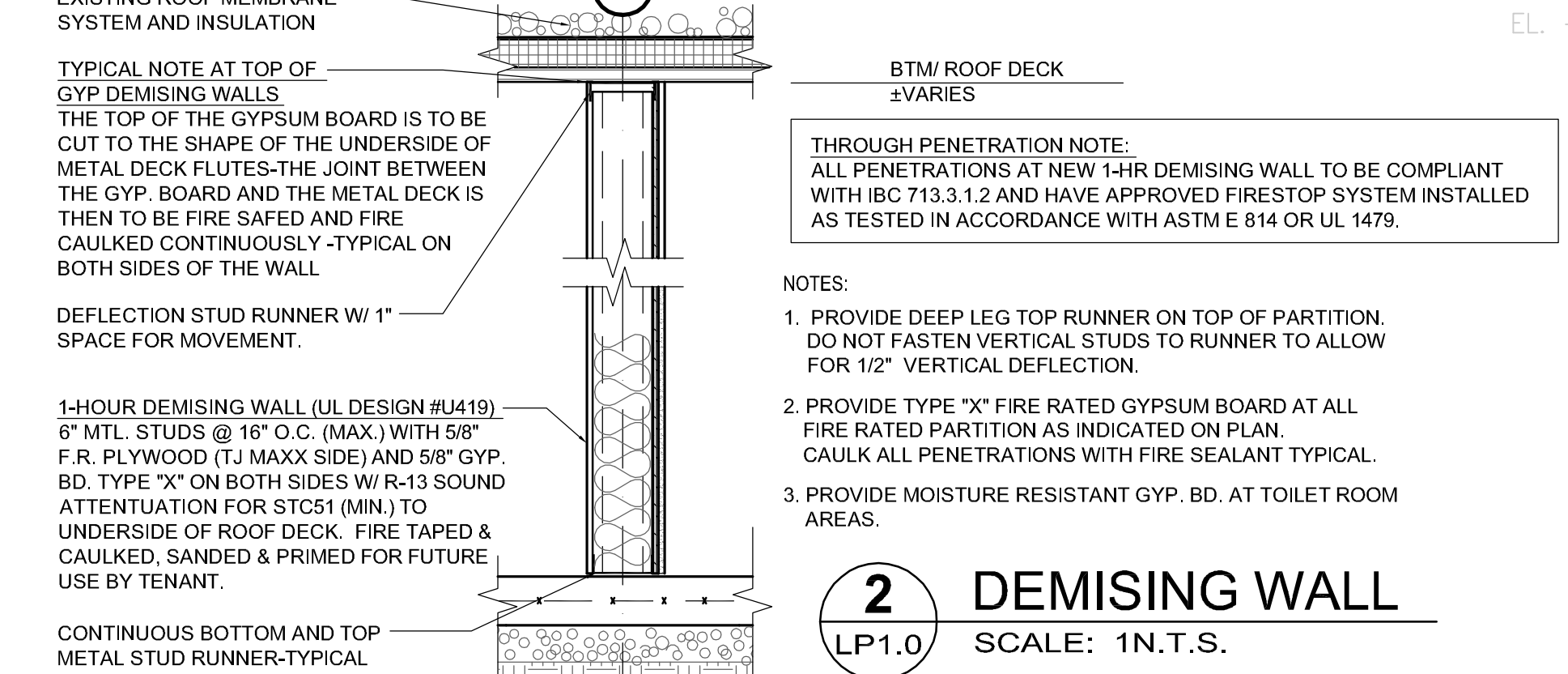
SHEET:

**LP1.0**

JOB NO. 18004



CODE REVIEW DATA	
<b>A. BUILDING CRITERIA</b>	<b>D. EXISTING REQUIRED AND PROVIDED: (OCCUPANT LOAD x 0.15" PER PERSON IN SPRINKLERED BLDG.)</b>
BUILDING CODE: BUILDING - 2006 INTERNATIONAL BUILDING CODE	TOTAL BUILDING EXISTING REQUIRED (768 OCCUPANTS x .15) OCCUPANTS.....115.2" (3 EXITS REQUIRED)
PLUMBING - 2014 ILLINOIS STATE PLUMBING CODE	(TABLE 1015.1)
BUILDING USE: RETAIL SALES	TOTAL BUILDING EXISTING PROVIDED.....288" (OK)
OCCUPANCY: (N) MERCANTILE	(6 EXITS PROVIDED)
CONSTRUCTION TYPE: TYPE III-B, FULLY SPRINKLERED	FRONT MAIN ENTRY DOOR.....104"
1-STORY MERCANTILE BUILDING WITH NO BASEMENT. STRUCTURE CONSISTS OF CONCRETE FOOTINGS	REAR EXIT DOOR.....34"
& FOUNDATIONS, LOAD BEARING MASONRY WALLS & INTERIOR STEEL COLUMNS.	
OPEN WEB STEEL JOISTS SUPPORTING A SINGLE PLY MEMBRANE ROOF OVER RIGID INSULATION & METAL DECK.	
<b>B. ALLOWABLE AREA:</b>	<b>E. PLUMBING FIXTURE REQUIREMENTS: (G.L.A. / 100 S.F. FOR OCCUPANTS - MEN &amp; WOMEN)</b>
TOTAL BUILDING AREA PROVIDED.....23,027 S.F.	TOTAL PLUMBING OCCUPANT LOAD (23,027 S.F. / 100 S.F./F.).....230.27 MEN / 115 WOMEN
TOTAL AREA ALLOWED.....12,500 S.F.	MEN.....288" (OK)
(PER TABLE 505)	WOMEN.....115" (OK)
<b>C. OCCUPANT LOAD:</b>	WATER CLOSETS - 2 REQUIRED (101-200 OCCUPANTS)
MERCANTILE AT 30 SQ. FT. PER PERSON (23,027 / 30).....768	LAVATORY.....1 REQUIRED (1-200 OCCUPANTS)
(TOTAL OCCUPANTS)	URINAL.....1 REQUIRED (1-200 OCCUPANTS)
	1 DRINKING FOUNTAIN REQUIRED
	1 SERVICE SINK REQUIRED



**1 PROPOSED FLOOR PLAN**  
SCALE: 1/8"=1'-0"

**2 DEMISING WALL**  
SCALE: 1"=1'-0"

NOTES:

1. PROVIDE DEEP LEG TOP RUNNER ON TOP OF PARTITION DO NOT FASTEN VERTICAL STUDS TO RUNNER TO ALLOW FOR 1/2" VERTICAL DEFLECTION.
2. PROVIDE TYPE "X" FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS AS INDICATED ON PLAN.
3. PROVIDE MOISTURE RESISTANT GYP. BD. AT TOILET ROOM AREAS.



SPIRIT HALLOWEEN

ROSS

**SPIRIT HALLOWEEN**



