



AGENDA
PLANNING COMMISSION
COUNCIL BLUFFS PUBLIC LIBRARY, MEETING ROOM A
400 WILLOW AVENUE, COUNCIL BLUFFS, IA
Tuesday, September 10, 2019 - 6:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES**
- 5. PROOF OF PUBLICATION**
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**

A. Case #PC-02-002(M)

Public hearing on the request of MAC Ventures, LLC, represented by the Iowa West Foundation, to amend the adopted planned commercial development plan for properties legally described as Lots 1 and 2, and Outlot 1, Plaza at the MARCC, relative to signage. Location: 20 and 40 Arena Way.

B. Case #PC-03-001(M)

Public hearing on the request of AMC Theaters, represented by Brandon McGeehan, to amend the adopted planned commercial development plan for property legally described as Lot 1, Bluffs Vision II Subdivision, Replat 1, relative to signage. Location: 3220 23rd Avenue.

- 8. OTHER BUSINESS**
- 9. ADJOURNMENT**

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 328-4629 at least 48 hours before the meeting.

Planning Commission Communication

Department: Community
Development

Case/Project No.: Case #PC-02-
002(M)

Case #PC-02-002(M)

Council Action: 9/10/2019

Submitted by: Chris Meeks,
Planner

Description

Public hearing on the request of MAC Ventures, LLC, represented by the Iowa West Foundation, to amend the adopted planned commercial development plan for properties legally described as Lots 1 and 2, and Outlot 1, Plaza at the MARCC, relative to signage. Location: 20 and 40 Arena Way.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Case #PC-02-002(M) Staff Report & Attachments	Other	9/4/2019

Planning Commission Communication

Department: Community Development CASE# PC-02-002(M1) Applicant: Iowa West Foundation Representative: Pete Tulipana 4201 River's Edge Parkway, Suite 400 Council Bluffs, IA 51501 Owner: MAC Ventures, LLC 25 Main Place, Suite 550 Council Bluffs, IA 51503 Representative: Design8 Studios Attn: Chuck Wiethop 5801 N. 90 th Street Omaha, NE 68134	Resolution No.	Planning Commission Meeting: 9/10/2019
Subject/Title		
Amend the approved planned commercial development plan for Lots 1 and 2 and part of Outlot 1, Plaza at the MARCC relative to signage. Location: 20 and 40 Arena Way		
Background/Discussion		
<p>The Community Development Department has received an application from the Iowa West Foundation and Design8 Studios to amend Plaza at the MARCC planned commercial development plan, relative to signage. The Plaza at the MARCC planned commercial development plan was originally approved by Resolution No. 02-96 by City Council on March 25, 2002, with the landscaping plan being approved by Resolution No. 02-153 by the City Council on June 10, 2002. An amendment to these approved development plans was approved by Resolution No. 19-23 by the City Council on January 28, 2019.</p> <p>The applicant has proposed this request to allow the use of a more modern signage design with the goal of increasing the visibility of the tenants of the buildings. The Iowa West Foundation states the use of the updated signage and greater awareness of the businesses in the area will help attract additional tenants to the building and will help with the economic growth of the Mid-America Center Area as a whole. The Iowa West Foundation, as the owner of the property, has indicated they will approve any new signage for the building prior to a tenant applying for a signage permit from the City.</p> <p>CURRENT ZONING & LAND USE - The subject property is zoned Planned Commercial, and is within the RO/Recreation-Tourism Overlay District. The current zoning is consistent with the proposed development. The land surrounding the subject properties is also zoned P-C/Planned Commercial and is located within the RO/Recreation-Tourism Overlay District. The subject properties are immediately South of the Mid-America center and is North of Bass Pro Shop.</p>		

CITY DEPARTMENTS AND UTILITIES – All appropriate City departments and utilities were notified of the proposed signage amendment. No adverse comments were received from any City department or utility regarding the request.

COMMENTS - The previously approved attached signage plan, as described in Resolution No. 02-96 shall hereby be revoked, with the following being adopted as the signage plan for the properties described as Lots 1 and 2 and part of Outlot 1, Plaza at the MARCC. The following standards are what was submitted by the applicant in the Letter of Intent (Attachment B), with comments from the Community Development Department following in italics.

1. Signs will be mounted directly on the fascia or wall area above the public entrance to the tenant space, which appears to be 4' high. *The Community Development Department will also allow signs to be mounted above the 4 foot high fascia area, so long as the signs do not extend beyond the top of the parapet wall.*
2. Individual, internally illuminated channel letters and logo identifying the tenant. Front lit or Halo lit channel letters only, utilizing modern internal illumination. Day/Night channel letters are allowed. *No Comments*
3. Maximum height of lettering/logo is 36". *No Comments*
4. Maximum length is 65% of the linear frontage of the fascia/wall area above the bay and between brick columns. *The Community Development Department has no issues with allowing signage to extend beyond 65% of the linear frontage of the fascia area above each bay so long as all signage stays between the brick columns below.*
5. The owner shall approve the design of all tenant signs, including colors and size, prior to submitting sign permit applications to the City. *All owner reviews shall be conducted prior to the application for a signage permit from the City of Council Bluffs.*
6. Each bay shall be limited to a TOTAL of 70 square feet of signage to be split between front and rear of the building. *Tenants of multiple bays will be allowed 70 square feet of signage for each leased bay.*
7. Signage on the rear of the building shall match the signage on the front entrance to each bay. Size of the signage on the rear of the building shall be sized as to fall within the maximum allowable square footage of signage. Signage on the rear of the building can be larger than the front of the building, provided it falls within the maximum allowable square footage. *Because many bays can be operated with main entrances on both sides of the building, determining a front and rear of a building should not be necessary. Signage on both sides of the building are subject to the same maximum signage area, and the signs design shall match with the exception of size.*
8. Signs shall be measured from top to bottom of the letter, extending the length of the sign. The open space between the individual letters is included in the measurement. The logo, if applicable, shall be measured separately from the letters. *No Comments*
9. The use of temporary mobile signage placed at or near the front or rear entrance shall be allowed, to be in place only during operating hours of the tenant. The temporary signage shall be limited to ONE 'sandwich board' A-frame type sign with a maximum sign area of 3 feet in height and 2 feet in width. The temporary signage shall be limited to an overall dimension of 4 feet high by 3 feet wide. The temporary signage may NOT be placed in such a manner as to impede patrons walking throughout The Plaza. The temporary signage must be placed within 6 feet of the exterior wall of the building. *Per Section 15.33.070-Prohibited Signs of the Zoning Ordinance (Municipal Code), A-Frame signs are considered prohibited, however, allowing them in this walkable pedestrian-friendly area could bring additional interest to businesses and generate more customer traffic. Allowing A-frame signs could be allowed with the approval of this development plan. A-Frame Signs*

shall be allowed on each side of the building, a maximum of two for each tenant. The sign shall not be placed in such a manner to impede patrons from walking on sidewalks, and all ADA required sidewalk widths shall be maintained. Temporary mobile signage shall be placed within 6 feet of the exterior wall of the building. The A-frame sign shall also be made primarily of wood or metal or a like material (plastic A-frame signs will not be allowed).

10. Entrance door glass signage is allowed to identify the proper entrance for each tenant. To be constructed of adhesive backed vinyl only. The entrance door glass signage can be multi-colored and include the stylized type and logo of the tenant, phone number, as well as hours of operation. Each bay/suite number must be placed at the top of the entrance door glass using adhesive backed white vinyl that is no more than 4 inches in height. *Entrance door glass signage shall be exempt from the review of the Community Development Department.*
11. The use of window graphics is allowed, provided it does not totally block the view to the outside, from the inside of the building. The window graphics can be constructed of perforated adhesive backed vinyl or individual letters constructed of adhesive backed vinyl. The use and design of window graphics must be approved by the owner of the property prior to installation. *Each tenant space shall be allowed window graphics that will cover a maximum of 50% of the total window area for the side of the building the graphics are to be located. Per Section 15.33.080 – Exempt Signs of the Municipal Code (Zoning Ordinance), Window Signs are exempt from zoning review, however, in this district regulating window signs will create an environment more pleasing to pedestrians.*
12. No additional signage shall be allowed without consideration by the Planning Commission and City Council approval. *Signage outside of what is approved with this report will require an amendment to this development plan.*

Additionally, the Community Development Department has the following comments:

1. It appears all existing signage on the subject properties are in compliance with above proposed standards, meaning no changes to current signage will be required.
2. The addition of blade signs underneath the covered walkway/outdoor seating area could help orient customers walking in the plaza area. Blade signs shall only be located underneath the covered area directly above an entrance to a tenant space, and shall be a maximum of 1 foot tall by 3 feet in width. Blade signs shall maintain a 9 foot vertical clearance over the sidewalk below.
3. There appears to be 11 bays on both buildings, meaning that each building would have a total of 770 square feet of signage to be split between the front and rear of the building.

Recommendation

The Community Development Department recommends approval of the requested changes to the adopted development plan relative to signage for Lots 1 and 2 and part of Outlot 1, Plaza at the MARCC, City of Council Bluffs, Pottawattamie County, Iowa, as they are proposed on Attachment C.

Attachment A: Case Map

Attachment B: Letter of Intent

Attachment C: Development Standards as proposed by the Community Development Dept.

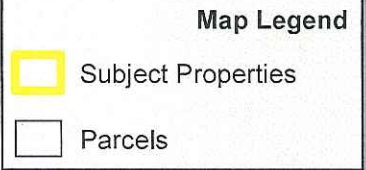
Attachment D: Existing Signage Inventory

Attachment E: Dimensions of Signage for Each Type of Bay

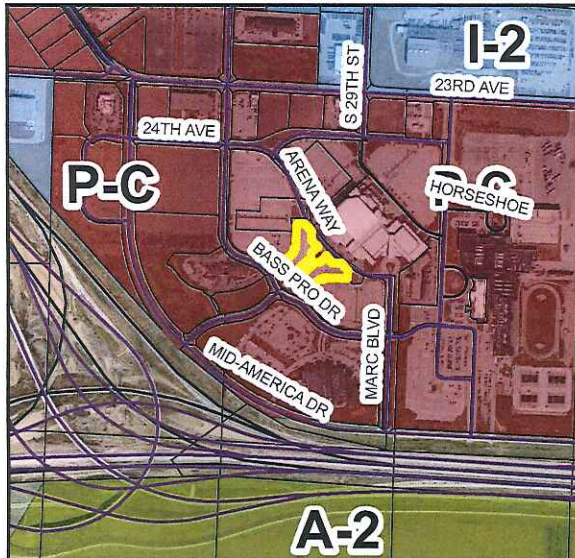
Attachment F: Proposed New Signage

Prepared by: Chris Meeks, Planner

ATTACHMENT A
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASE #PC-02-002(M1) LOCATION/ZONING MAP



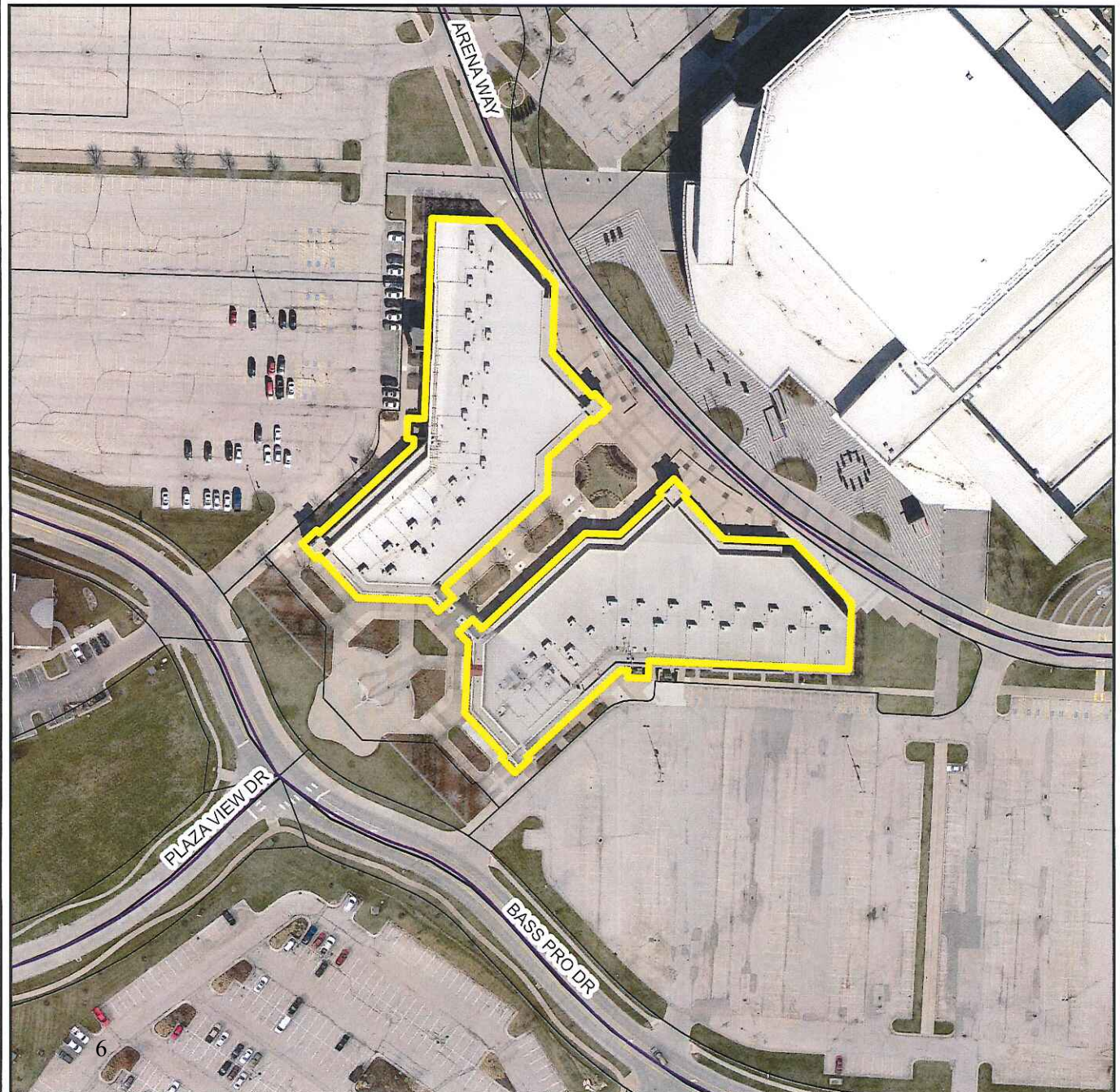
0 70 140
1 Inch = 141 Feet



Last Amended: 8/19/19

Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

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Amendment to Signage Plan for The Plaza at the M.A.R.C.C.

Iowa West Foundation, property manager of The Plaza at the M.A.R.C.C., proposes to amend the Signage Plan specifics of the Development Plan for the property. Maintaining awareness of the property as well as awareness of the individual tenants situated on the property is a goal of Iowa West Foundation. By amending the Signage Plan, Iowa West Foundation endeavors to increase that awareness through the use of modern signage design and construction for each tenant leasing space within the property.

Amending the Signage Plan will raise awareness to the function of the properties at 20-40 Arena Way. Identifying existing tenants with proper signage allows potential customers to be aware of who and what businesses offer goods and services at 20-40 Arena Way. With proper signage, existing tenants can be more visible to the community, and as such, potential tenants can view The Plaza at M.A.R.C.C. as a viable option for opening a new business or secondary location to expand business. The potential for development on the property will be increasing with the addition of newly constructed businesses now in place, as well as current new and future construction. With new businesses, comes new customers. Allowing those new customers to see what The Plaza at the M.A.R.C.C. has to offer. Properly constructed and placed signage will only add to the potential for growth of the development itself, and the area in general.

The Amendment includes the following,

1. Signs will be mounted directly on the fascia or wall area above the public entrance to the tenant space, which appears to be 4' high.
2. Individual, internally illuminated channel letters and logo identifying the tenant. Front lit or Halo lit channel letters only, utilizing modern internal illumination. Day/Night channel letters are allowed.
3. Maximum height of lettering/logo is 36".
4. Maximum length is 65% of the linear frontage of the fascia/wall area above the bay and between brick columns.
5. The owner shall approve the design of all tenant signs, including colors and size, prior to submitting sign permit applications to the City.
6. Each bay shall be limited to a TOTAL of 70 square feet of signage to be split between front and rear of the building.
7. Signage on the rear of the building shall match the signage on the front entrance to each bay. Size of the signage on the rear of the building shall be sized as to fall within the maximum allowable square footage of signage. Signage on the rear of the building can be larger than the front of the building, provided it falls within the maximum allowable square footage.
8. Signs shall be measured from top to bottom of the letter, extending the length of the sign. The open space between the individual letters is included in the measurement. The logo, if applicable, shall be measured separately from the letters.
9. The use of temporary mobile signage placed at or near the front or rear entrance shall be allowed, to be in place only during operating hours of the tenant. The temporary signage shall be limited to ONE 'sandwich board' A-frame type sign with a maximum sign area of 3 feet in height and 2 feet in width. The temporary signage shall be limited to an overall dimension of 4 feet high by 3 feet wide. The temporary signage may NOT be placed in such a manner as to impede patrons walking throughout The Plaza. The temporary signage must be placed within 6 feet of the exterior wall of the building.

10. Entrance door glass signage is allowed to identify the proper entrance for each tenant. To be constructed of adhesive backed vinyl only. The entrance door glass signage can be multi-colored and include the stylized type and logo of the tenant, phone number, as well as hours of operation. Each bay/suite number must be placed at the top of the entrance door glass using adhesive backed WHITE vinyl that is no more than 4 inches in height.
11. The use of window graphics is allowed, provided it does not totally block the view to the outside, from the inside of the building. The window graphics can be constructed of perforated adhesive backed vinyl or individual letters constructed of adhesive backed vinyl. The use and design of window graphics must be approved by the owner of the property prior to installation.
12. No additional signage shall be allowed without consideration by the Planning Commission and City Council approval.

It is with this Amendment, that Iowa West Foundation hopes to provide the entire area surrounding the Mid-America Center with new economic growth. With new businesses being constructed on the surrounding properties, and the potential for visitors to the area, fully developing The Plaza at the M.A.R.C.C will provide the City a destination for travelers, and residents alike.

Attachment C:

Proposed Development Standards

1. Signs will be mounted directly on the fascia or wall area above the public entrance to the tenant space. Signs shall be mounted between the top of the parapet wall and the top of the brick lower wall or bottom of canopy side wall (depending on tenant space). Signs shall be mounted between the brick columns on the fascia/wall area above the bay.
2. Individual, internally illuminated channel letters and logo identifying the tenant. Front lit or Halo lit channel letters only, utilizing modern internal illumination. Day/Night channel letters are allowed.
3. Maximum height of lettering/logo is 36".
4. Each bay shall be limited to a total of 70 square feet of signage to be split between front and rear of the building. Tenants of multiple bays will be allowed 70 square feet of signage for each leased bay.
5. Signage on both sides of the building are subject to the same maximum signage area, and the signs design shall match with the exception of size. Signage on the building must fall within the cumulative maximum signage total for each tenant space.
6. Signs shall be measured from top to bottom of the letter, extending the length of the sign. The open space between the individual letters is included in the measurement. The logo, if applicable, shall be measured separately from the letters.
7. One A-Frame Sign with a maximum size of 4 feet in height and 3 feet in width shall be allowed on each side of the building, a maximum of two for each tenant. The sign shall not be placed in such a manner to impede patrons from walking on sidewalks, and all ADA required sidewalk widths shall be maintained. Temporary mobile signage shall be placed within 6 feet of the exterior wall of the building. The A-frame sign shall also be made primarily of wood or metal or a like material (plastic A-frame signs will not be allowed).
8. Window graphics shall be allowed with a maximum coverage of 50% of the total window area for the side of the building the graphics are to be located. The window graphics can be constructed of perforated adhesive backed vinyl or individual letters constructed of adhesive backed vinyl.
9. Blade signs are allowed to be located underneath the covered walkway/outdoor seating area. Blade signs shall only be located underneath the covered area directly above an entrance to a tenant space, and shall be a maximum of 1 foot tall by 3 feet in width. Blade signs shall maintain a 9 foot vertical clearance over the sidewalk below.

Amendment to Signage Plan for The Plaza at the M.A.R.C.C.

Existing sign inventory

Prepared by Design8 Studios - August 2019





13' 4"
1' 3" 16.8ft² 1' 3"
13' 4"

60 Anna Way
Suite 1

Twist Care
CONCEPTS

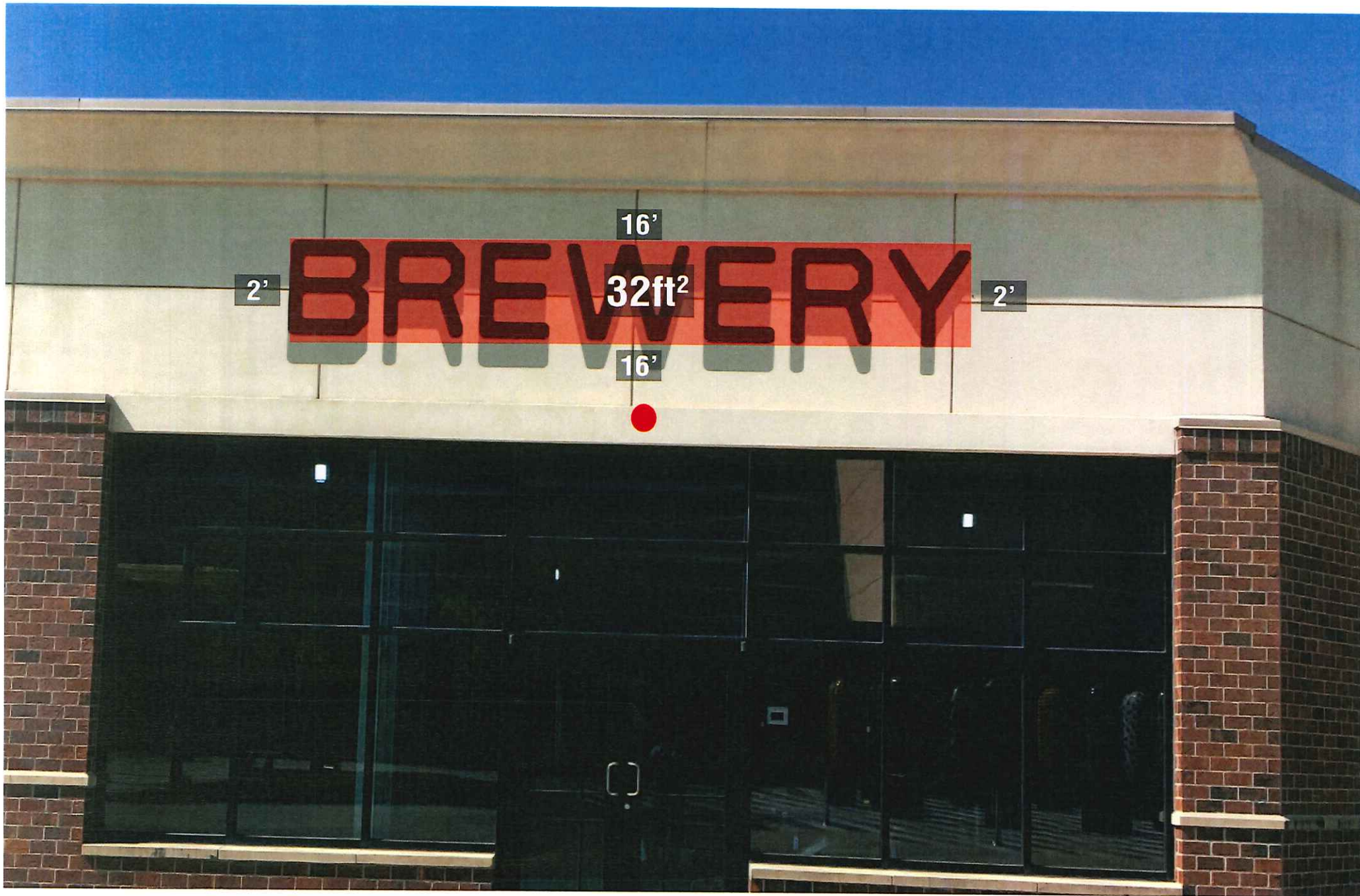
Twist Care
CONCEPTS

329-1863

















Amendment to Signage Plan for The Plaza at the M.A.R.C.C.

**Bay space front and rear
sign band photos and dimensions**

Prepared by Design8 Studios - August 2019





















Amendment to Signage Plan for The Plaza at the M.A.R.C.C.

**Proposed new signage
mock-up renderings**

Prepared by Design8 Studios - August 2019



 **TENANT** *Sign*

 **TENANT SIGN**









Planning Commission Communication

Department: Community
Development

Case/Project No.: Case #PC-03-
001(M)

Case #PC-03-001(M)

Council Action: 9/10/2019

Submitted by: Moises Monrroy,
Planner

Description

Public hearing on the request of AMC Theaters, represented by Brandon McGeehan, to amend the adopted planned commercial development plan for property legally described as Lot 1, Bluffs Vision II Subdivision, Replat 1, relative to signage. Location: 3220 23rd Avenue.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Case #PC-03-001(M) Staff Report & Attachments	Other	9/4/2019

Planning Commission Communication

Department: Community Development Case #PC-03-001(M) Applicant: AMC Theaters Attn: Brandon McGeehan 11500 Ash Street Leakwood, KS 66211 Owner: Realty Income Corporation 1995 El Camino Real San Diego, CA 92130	Resolution No. _____	Planning Commission: 9/10/19
Subject/Title Request: Public hearing on the request of AMC Theaters, represented by Brandon McGeehan, to amend the adopted planned commercial development plan for Lot 1, Bluffs Vision II Subdivision Replat 1 relative to attached signage. Location: 3220 23 rd Avenue		
Background/Discussion <p>The Community Development Department has received an application from AMC Theaters, represented by Brandon McGeehan, to amend the adopted planned commercial development plan for Lot 1, Bluffs Vision II Subdivision Replat 1, relative to attached signage. The AMC Council Bluffs 17 (formerly Star Cinema Movie Theater) planned commercial development plan was adopted through Resolution No. 02-97 by City Council on March 25, 2002 and was amended on April 21, 2003 (Resolution No. 03-88) to incorporate landscaping and signage. As per Resolution 03-88, the maximum total permitted attached sign area is 312 square feet. The existing attached signage consists of the 144-square foot ‘AMC’ sign and the 132-square foot ‘IMAX’ sign, to a total attached sign area of 276 square feet.</p> <p>The applicant proposes to install additional signage for their Dolby Cinema auditorium. The proposed signage consists of lettering attached to the south elevation of the building, at the opposite end of the ‘IMAX’ sign. The ‘DOLBY’ letters would be 5 feet tall and extend 22 feet, resulting in 110 square feet of sign area. ‘CINEMA’ would be placed beneath ‘DOLBY’ and measure 11 feet in length by 2 feet in height for a 22 square foot sign. The proposed ‘DOLBY CINEMA’ signage would bring the total attached sign area to 408 square feet, exceeding the maximum permitted 312 square feet of sign area.</p> <p><u>Current Zoning & Land Use</u> The subject property is zoned P-C/Planned Commercial District and is located within the RO/Recreation-Tourism Overlay. Surrounding properties are also zoned P-C and found within the RO Overlay. The subject property is adjacent to the Plumrose USA building to the north, Joe’s Karting and Holiday Inn Express & Suites to the east, XPO Logistics to the south, and Reading Truck Equipment, Microtel Inn & Suites and My Place Hotel to the west.</p> <p><u>City Departments and Utilities</u> All appropriate City departments and utilities were notified of the proposed signage amendment. No adverse comments were received from any City department or utility regarding the request.</p>		

Comments

1. AMC Theaters has partnerships with both IMAX and Dolby. To ensure fairness, the 'DOLBY CINEMA' signage would encompass the same sign area as the existing 'IMAX' sign (132 square feet) and would be used to promote the theater's Dolby Cinema auditorium, similar to how the existing 'IMAX' sign promotes the IMAX theater.
2. The Community Development Department has no objections to the requested amendment. The additional signage is proportionate to the existing attached signage and the façade of the building, thus there will not be an adverse impact on the aesthetics of the AMC Council Bluffs 17 and the surrounding properties within the RO Overlay.
3. Proposed attached signage is in conformance with the wall sign regulations established in Section 15.33.100(a)(1) of the Council Bluffs Municipal Code (Zoning Ordinance).

Development Plan

The previously approved signage plan as described in the planned commercial development plan for Lot 1, Bluffs Vision II Subdivision Replat 1, as adopted on April 21, 2003, shall remain in effect, except as modified below:

1. The maximum total permitted attached sign area shall not exceed 408 square feet.

Recommendation

The Community Development Department recommends approval of the proposed amendment to the adopted planned commercial development plan for Lot 1, Bluffs Visions II Subdivision Replat 1 to increase the total permitted attached sign area to 408 square feet.

Attachments

Attachment A: Location and Zoning Map
Attachment B: Letter of Intent
Attachment C: Signage Plan

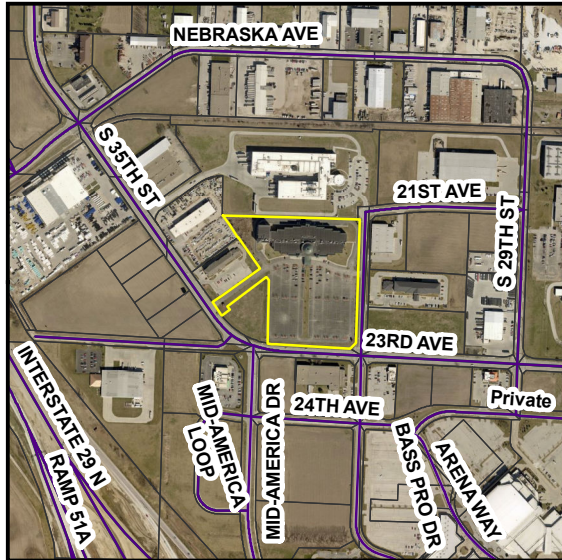
Prepared by: Moises Monrroy, Planner, Community Development Department

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #PC-03-001(M) LOCATION/ZONING MAP

Legend

 Subject Property

0 100 200
1 Inch = 208 Feet

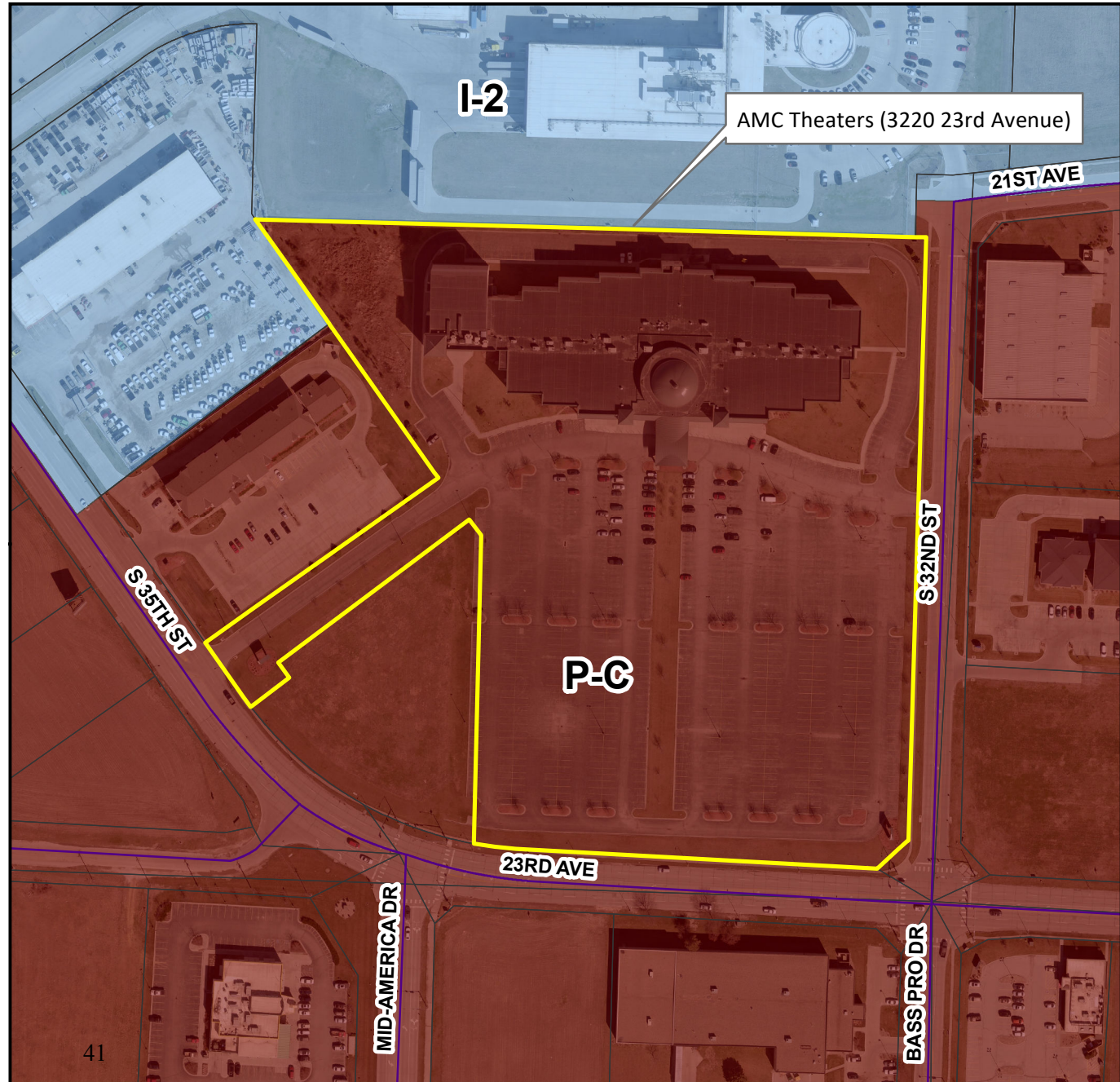


Last Amended: 8/16/19



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

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ATTACHMENT B

To Whom It May Concern,

I am writing to give you quick summary and explanation as to why we are applying for an amended development plan for our theatre.

We are currently installing Dolby Cinema exterior signage at the theatres that we have installed this premium experience. This experience is similar in concept to IMAX as it is an enhanced sight & sound auditorium in comparison traditional auditoriums. We are treating both IMAX and Dolby Cinema equal since we have partnerships with both. In our partnership with Dolby, we have decided to pursue the exterior signage for the building to help educate the public about the experience and their options when selecting tickets. We are making the Dolby Cinema signage the same square footage as all existing IMAX signage at each location in order to treat all partners equal. We currently have 276 s.f. of signage on the building (144 s.f. AMC and 132 s.f. IMAX), leaving us only 36 sf for the Dolby Cinema sign. This is the last signage piece that we are looking to add for this location so there will not be another request to amend the development plan.

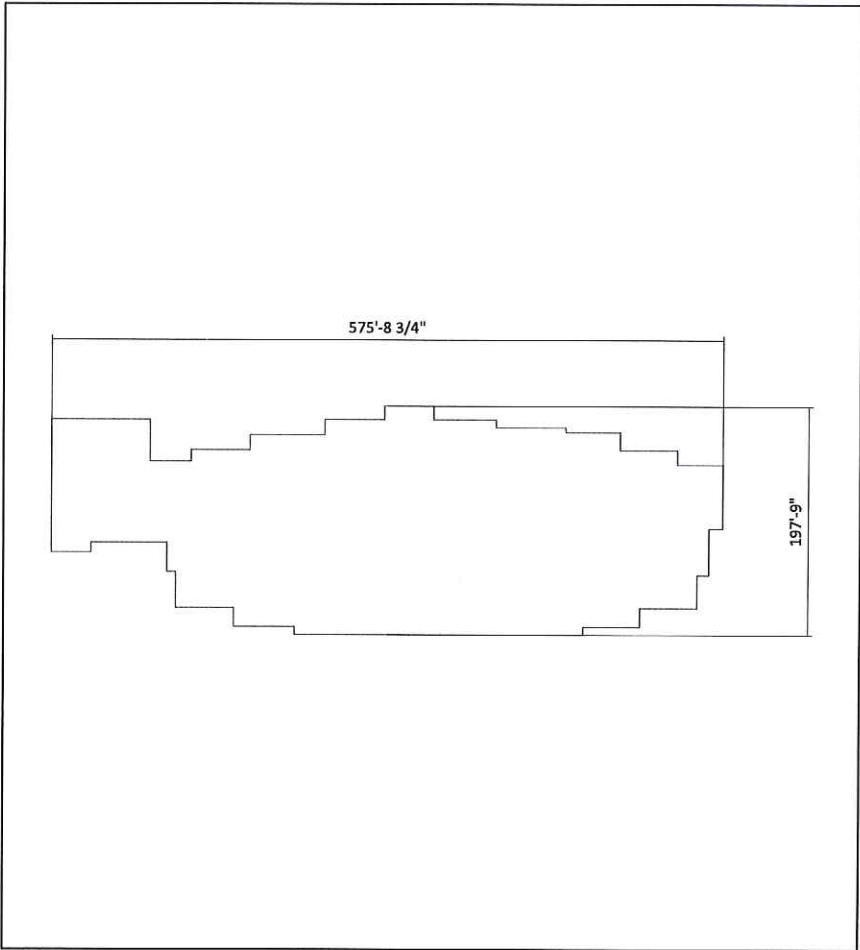
I appreciate your time and assistance in helping us accomplish our goal in order to keep this theatre a successful business in your city. If you have any questions, don't hesitate to contact me.

Kindest Regards,



Brandon McGeehan
Manager, Capital Projects
Facilities, Sight & Sound
Office: 913-213-2434
Cell: 314-397-9066
One AMC Way
11500 Ash Street, Leawood, KS 66211
email: bmcgeehan@amctheatres.com

ATTACHMENT C



WIRE FRAME VIEW

N.T.S.



SITE LOCATION - AERIAL VIEW

STORE #61956

SCALE: 1/128" = 1'-0"



Design #	0621177A
Sheet	1 of 3
Client	AMC COUNCIL BLUFFS 17
Address	3720 23RD. AVE. COUNCIL BLUFFS, IA 51501
Acct. Rep.	STAN MACRUM
Coordinator	MELANIE DELEON
Designer	B. DAVIS
Date	02/11/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

CHANDLER SIGNS
chandler signs.com

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14201 Sovereign Road #101
Fort Worth, TX 76155
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San Antonio
17315 San Pedro Ave
Ste 200
San Antonio, TX 78232
(214) 441-1111 Fax (214) 441-1112

West Coast
3720 Executive Village Dr
Ste 210
Vista, CA 92081
(760) 734-1700 Fax (760) 734-1712

Northeast US
2101 Tower Road
Suite 201
Longville, NY 14026
(516) 897-8800 Fax (516) 897-8870

Florida
2444 Sand Hill Pkwy Circle
Oviedo, FL 32767
(407) 441-1111 Fax (407) 441-1112

Georgia
111 Woodstone Place
Doraville, GA 30034
(770) 734-1700 Fax (770) 734-1712

South Texas
PO BOX 112, 106 South Drive
Portland, TX 78374
(512) 441-1111 Fax (512) 441-1112

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**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED
IN ACCORDANCE WITH ARTICLE 685 OF THE
NATIONAL ELECTRICAL CODE AND SHALL
BE INSTALLED IN ACCORDANCE WITH THE
PROPER REQUIREMENTS OF THE CODE.
SIGN WILL MEET UL LISTING.



EXISTING ELEVATION

SCALE: 1/64" = 1' - 0"



PROPOSED ELEVATION

SCALE: 1/64" = 1' - 0"



Design #	0621177A
Sheet	2 of 3
Client	AMC COUNCIL BLUFFS 17
Address	3220 23RD. AVE. COUNCIL BLUFFS, IA 51501
Acct. Rep. Coordinator	STAN MACRUM MELANIE DELEON
Designer	B. DAVIS
Date	02/11/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	



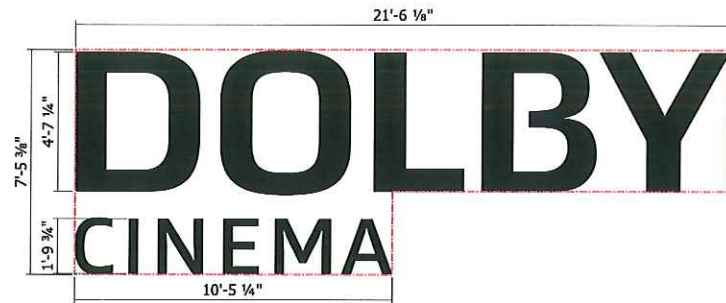
chandler signs.com	
National Headquarters	34201 Sovereign Road #101 Fort Worth, TX 76155 (817) 441-1111 fax (817) 441-1114
San Antonio	17113 San Pedro Ave Ste 200 San Antonio, TX 78232 (214) 441-1111 fax (214) 441-1114
West Coast	3125 Executive Ridge Dr Ste 100 Vista, CA 92081 (760) 744-1111 fax (760) 744-1114
Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 491-1111 fax (502) 491-1114
Florida	2184 Sand Hill Point Circle Deerport, FL 33837 (813) 441-1111 fax (813) 441-1114
Georgia	313 Woodstone Place Doraville, GA 30534 (770) 754-1111 fax (770) 754-1114
South Texas	PO BOX 125 126 Dorval Drive Portland, TX 78374 (361) 441-1111 fax (361) 441-1114

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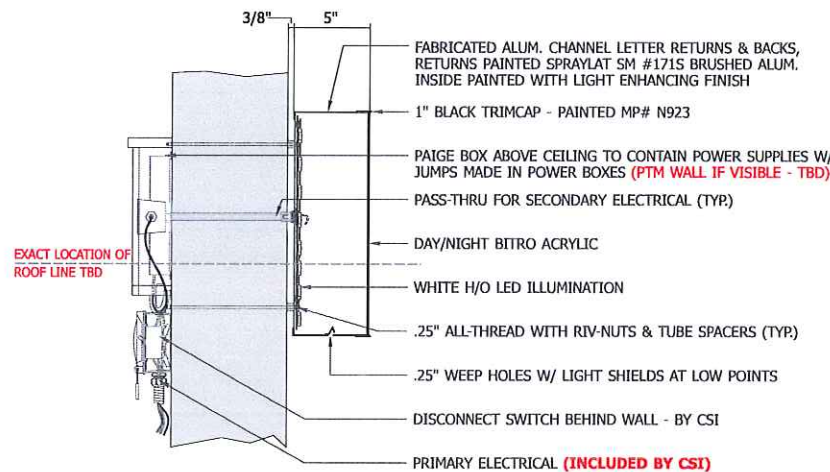
**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED
IN ACCORDANCE WITH ALL RULES OF THE
NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE ELECTRICAL CODES. THE INSTALLER
PROVIDES WORKING & BONDING OF THE SIGN,
SIGN AND, NEAR BY, FACILITY.





DOLBY FRONT-LIT LETTERS - BLACK SCALE: 1/4" = 1'-0"
 ONE (1) REQUIRED - MANUFACTURE AND INSTALL SQ. FT.: 129.74



REMOTE "DOLBY CINEMAS" LETTER SECTION - EXTERIOR N.T.S.

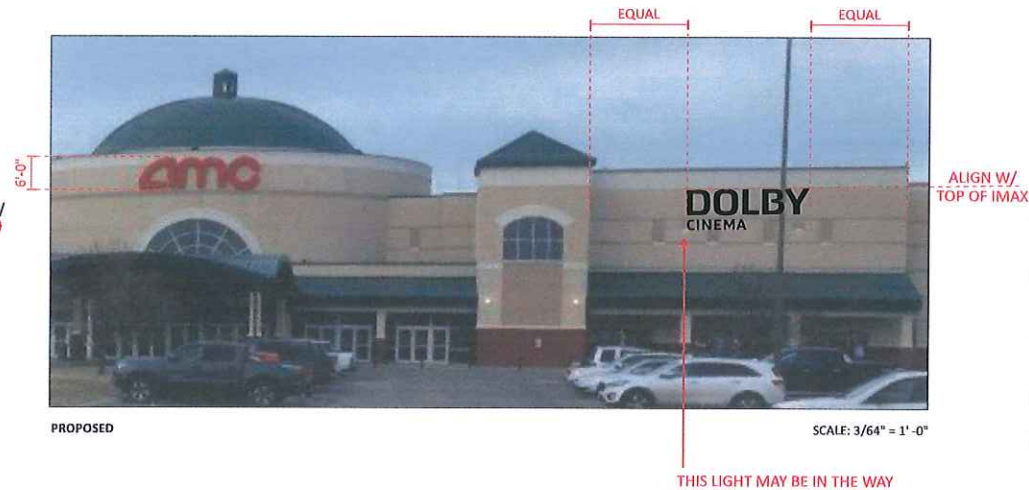
WATERPROOF DISCONNECT SWITCH REQUIRED
 (1) 20 AMP. 120V CIRCUIT REQUIRED

SEAL ALL WALL PENETRATIONS WATERTIGHT



EXISTING

SCALE: 3/64" = 1'-0"



PROPOSED

SCALE: 3/64" = 1'-0"

NOTE: LETTERS ARE NOT IN TO 40% SQUARE FOOT RANGE
 BUT MATCH IMAX SQUARE FOOTAGE

VERIFY WALL AND LETTER DIMENSIONS
 VERIFY ACCESS BEHIND WALL FOR SERVICE & INSTALL
 VERIFY IF VISIBLE TO PUBLIC & OBTAIN PHOTO OF INTERIOR BEHIND WALL,
 VERIFY HEIGHT FROM FLOOR TO BOTTOM OF ROOF & DROP CEILING, & TOP OF PARAPET TO ROOF



Design #	0621177A
Sheet	3 of 3
Client	AMC COUNCIL BLUFFS 17
Address	3220 23RD. AVE. COUNCIL BLUFFS, IA 51501
Acct. Rep.	STAN MACRUM
Coordinator	MELANIE DELEON
Designer	B. DAVIS
Date	02/11/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	



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**FINAL ELECTRICAL
 CONNECTION BY
 CUSTOMER**
 THIS SIGN IS INTENDED TO BE INSTALLED
 IN ACCORDANCE WITH THE NATIONAL ELECTRICAL
 CODE (NEC) AND THE NATIONAL ELECTRICAL CODE
 AND THE ELECTRICAL CODE OF THE STATE OF
 IOWA. THE SIGN IS NOT TO BE USED FOR
 PURPOSES OTHER THAN THE INTENDED
 PURPOSES OF THE SIGN.
 SIGN WILL BEAR A LABEL