



Los Angeles Department of City Planning
200 North Spring Street
Los Angeles, CA 90012

PUBLIC NOTICE

WESTWOOD COMMUNITY DESIGN REVIEW BOARD

Board Members: Doug Dworsky, Bob Mirdamadi, James Grant, Adam Moos Alex Wu, Michael Metcalfe, Julia Shuart

Date: December 7, 2016
Time: 6:00 p.m.

Location: Belmont Village Senior Living Westwood
10475 Wilshire Blvd. 90024 (Free Parking)

AGENDA

1. Call to Order (Chair)
2. Review of Agenda
3. Planning Department Staff Communication
4. Public Hearing:
 - a. **DIR-2016-2734-DRB-SPP (921 & 923 Westwood Blvd.)- FINAL REVIEW** for a sign installation and façade improvements to an existing neighborhood retail use within a cultural resource. Continued from the meeting of November 16, 2016. **(Applicant's Representatives: Chris DeCarlo, Bergman KPRS)**
 - b. **DIR-2016-3952-DRB-SPP (10914 W. Kinross Ave.) – FINAL REVIEW** for a façade remodel to an existing neighborhood retail use within a cultural resource. The proposed remodel is located at the rear of the building along the alley including a new wood enclosure for a new transformer and existing trash bins. **(Applicant's Representative: Jim Brooks, TOPA Management)**
 - c. **DIR-2016-4038-DRB-SPP-COA (10933 W. Weyburn Ave.) FINAL REVIEW** for a sign installation, facade improvements, and a change of use from Restaurant to a Financial Service Center within a cultural resource. **(Applicant's Representative: Thomas McCarthy, Little)**
5. Discussion and Action
6. Public Comment Period*
7. Adjourn

Next meeting: **December 21, 2016** (Pending submission of new casework)

*The DRB shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter and jurisdiction of the DRB. Individual testimony within the public comment period shall be limited to three (3) minutes per person and up to ten (10) minutes per subject. However, the DRB chairperson has the discretion to modify the time allotted on each subject, to each speaker and the number of speakers per subject. **Items may be called in any order at the discretion of the DRB chairperson. EVERY PERSON WISHING TO ADDRESS THE BOARD DURING THE MEETING MUST COMPLETE A SPEAKER'S CARD AND SUBMIT IT TO THE CITY PLANNING STAFF.**

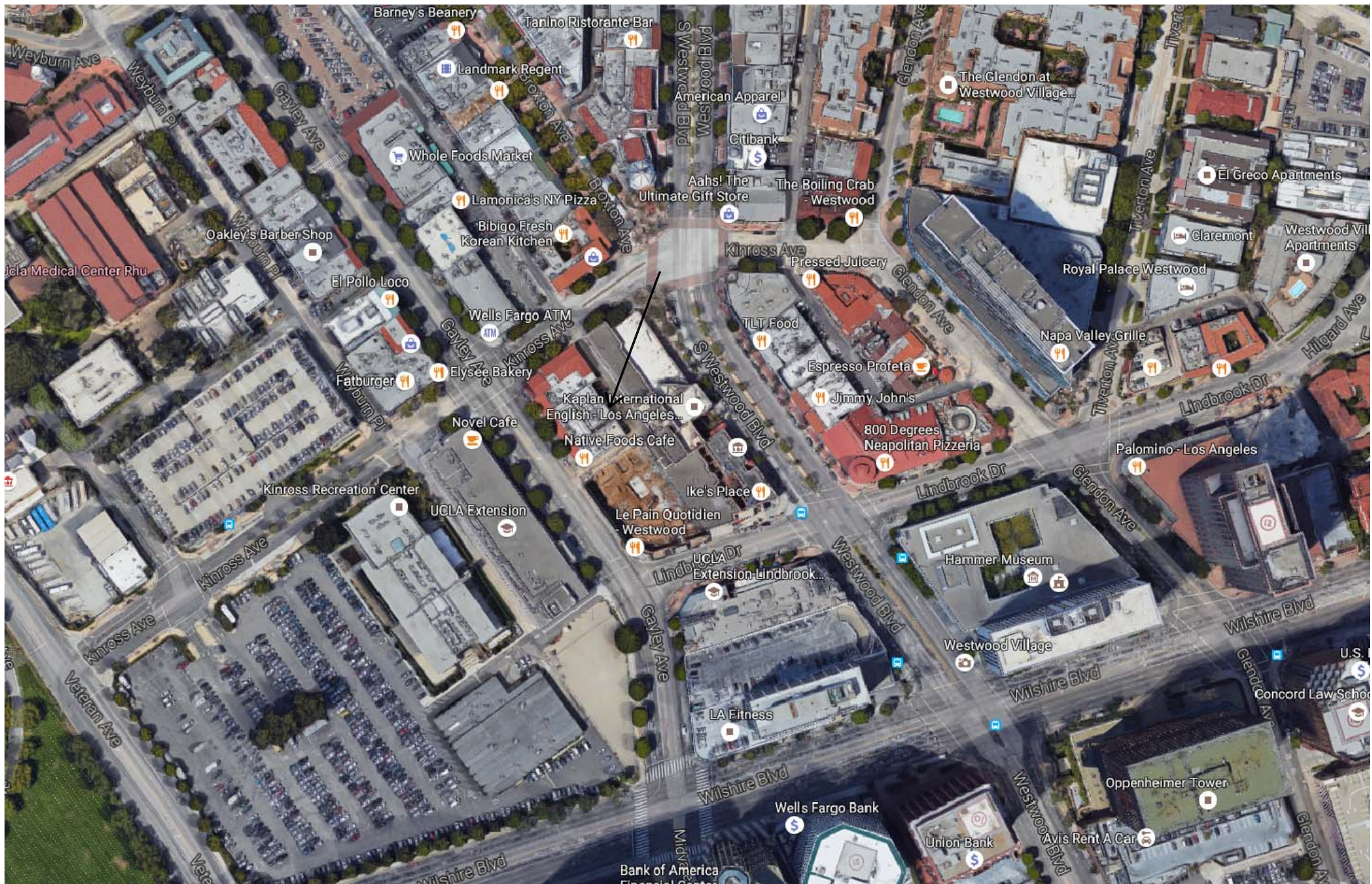
Under the provisions of the Brown Act (Gov. Code Sec. 54959-54960), the Westwood Community Design Review Board is a "legislative body" and must: 1) Conduct all quorum meetings in public; and 2) Post all agenda items or issues considered for discussion seventy-two (72) hours before public meetings. Public notices are posted at the Offices of the Planning Department, the lobby of City Hall East, at the appropriate Council Office, and on the Planning Department Website:

- **Department of City Planning** City Hall Room 721, 200 N. Spring Street, Los Angeles, CA 90012 **Internet:** <http://cityplanning.lacity.org>
Staff Contact: Matthew Quan **Tel:** 213.978.1320 **Fax:** 213.978.1320 **E-mail:** matthew.quan@lacity.org
- **Council District Office (CD #5)** 822 S. Robertson Blvd., Suite 102 Los Angeles, CA 90035 **Tel.** 310.289.0353

PLANS AND MATERIALS OFFICIALLY SUBMITTED FOR THE ABOVE REFERENCED CASES CAN BE MADE AVAILABLE FOR REVIEW AT THE DEPARTMENT OF CITY PLANNING OFFICE AND THE COUNCIL DISTRICT OFFICE.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on the matters delivered to this agency at or before the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three (3) working days prior to the meeting by calling the staff person referenced in this notice. *Traductores u otro tipo de servicio puede ser proveído si se solicita. Para asegurar que este tipo de servicio sea disponible, favor de solicitarlos por lo menos 3 días (72 horas) antes de la audiencia llamando al teléfono mencionado.*

[**DIR:** Director of Planning Determination; **DRB:** Design Review Board; **SPP:** Specific Plan Project Permit Compliance; **SPPA:** Specific Plan Project Permit Adjustment; **COA:** Certificate of Appropriateness; **DB:** Density Bonus]



BLUEPRINT OFFICE EXTERIOR REMODEL



SHEET NAME:
VICINITY MAP

10914-B KINROSS AVENUE
LOS ANGELES, CA

PROJECT NUMBER:
16051
DATE:
OCTOBER 12, 2016

PAGE
A1

ZIMAS PUBLIC

Generalized Zoning

10/12/2016

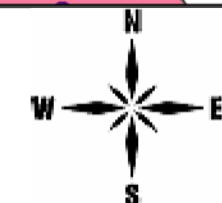
City of Los Angeles
Department of City Planning



Address: 10914 W KINROSS AVE
APN: 4363023027
PIN #: 132B149 98

Tract: TR 10600
Block: 9
Lot: 6
Arb: None

Zoning: C4-2D-O
General Plan: Community Commercial



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BLUEPRINT OFFICE EXTERIOR REMODEL



NADEL
ARCHITECTS

SHEET NAME:
ZIMAS MAP

10914-B KINROSS AVENUE
LOS ANGELES, CA

PROJECT NUMBER:
16051
DATE:
OCTOBER 12, 2016

PAGE

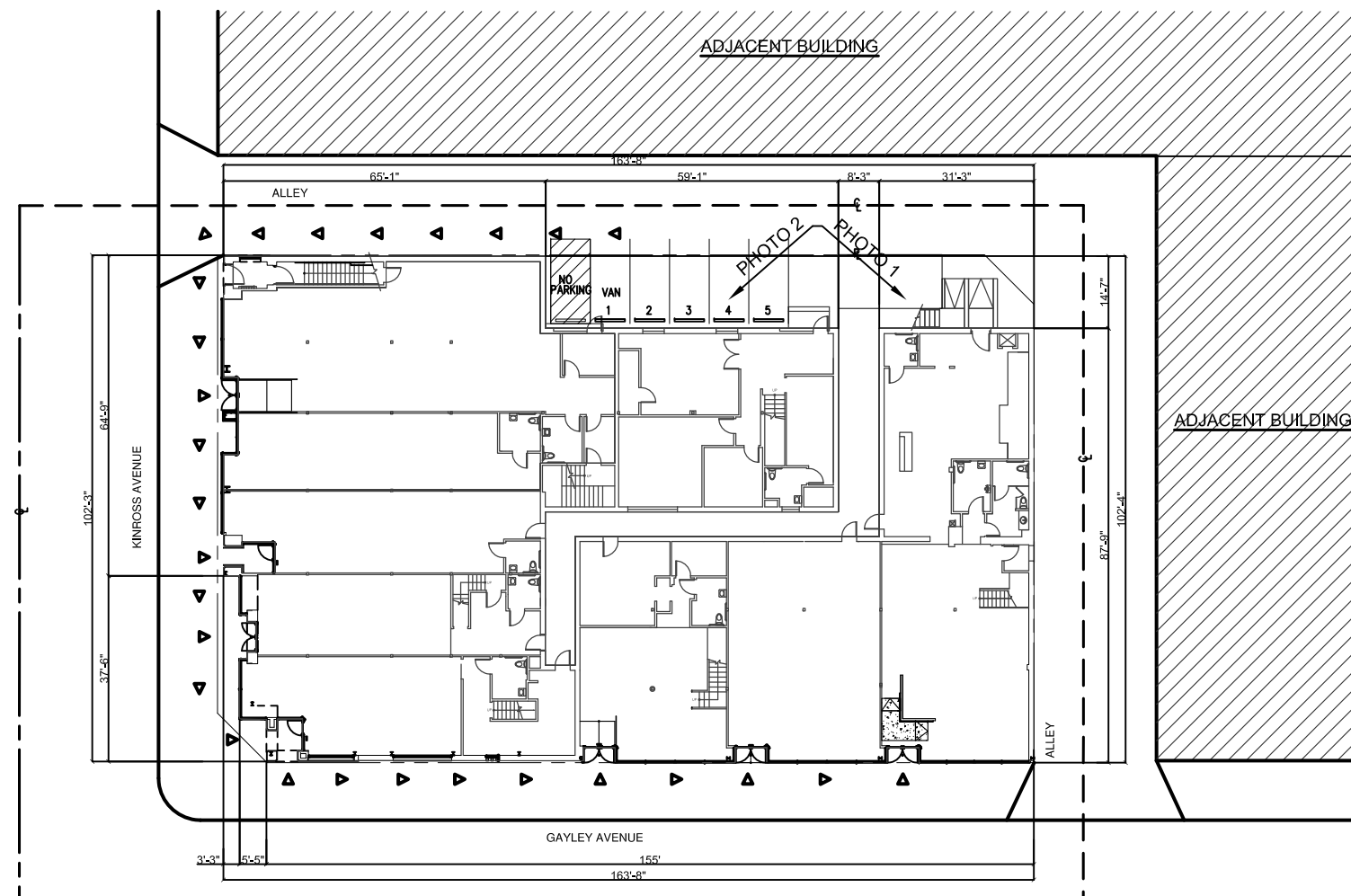
A2



PHOTO 1



PHOTO 2



BLUEPRINT OFFICE EXTERIOR REMODEL



SHEET NAME:
SITE PLAN AND COLORED PHOTOS

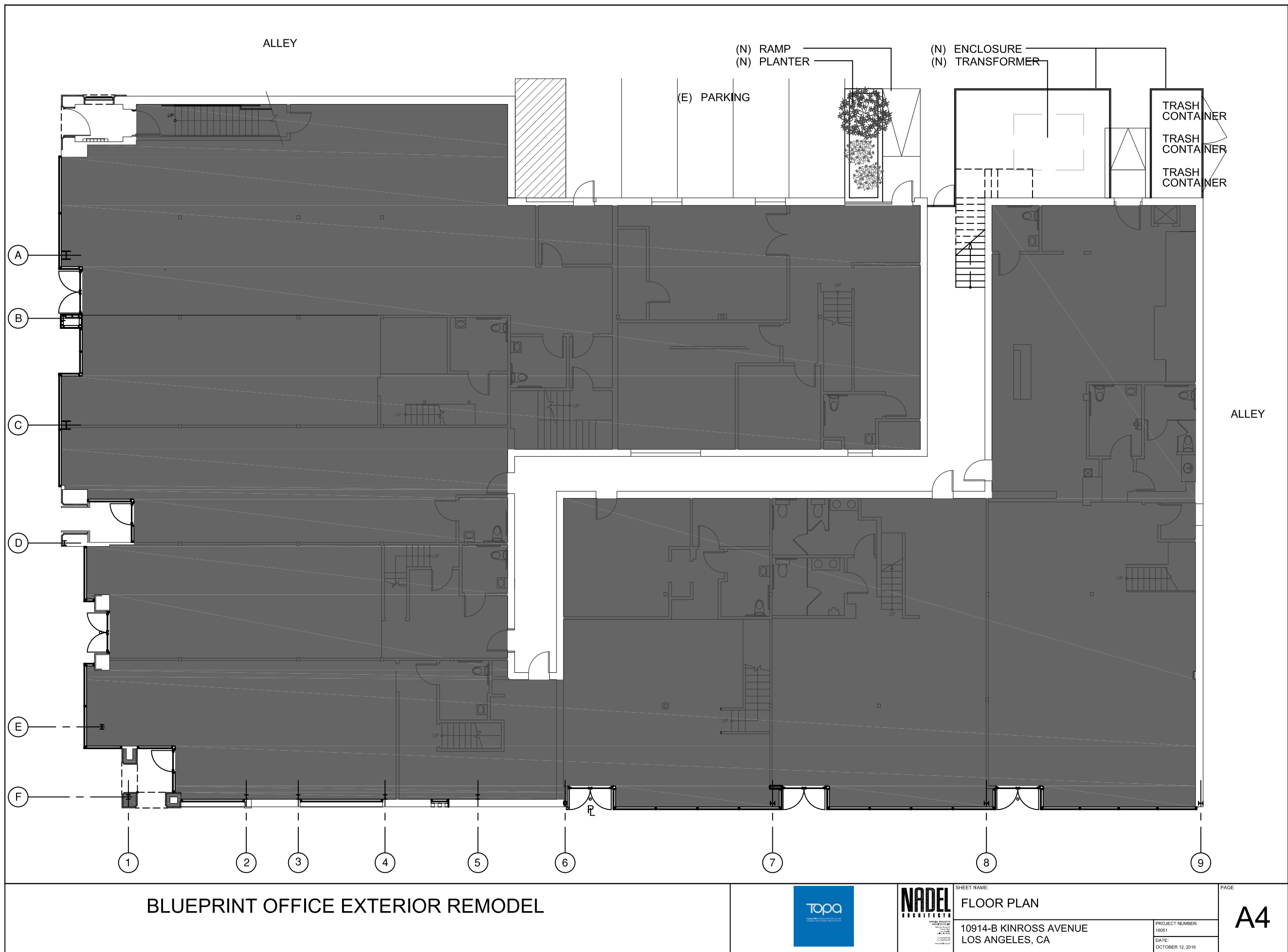
10914-B KINROSS AVENUE
LOS ANGELES, CA

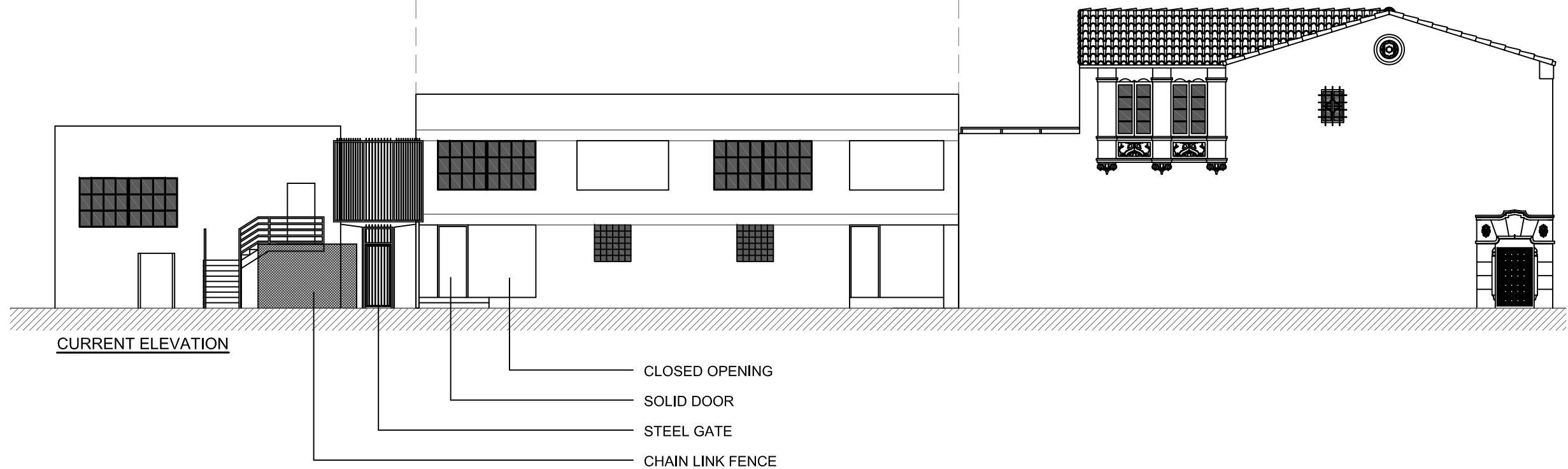
PROJECT NUMBER:
16051

DATE:
OCTOBER 12, 2016

PAGE

A3





BLUEPRINT OFFICE EXTERIOR REMODEL



SHEET NAME:
EXISTING ELEVATION

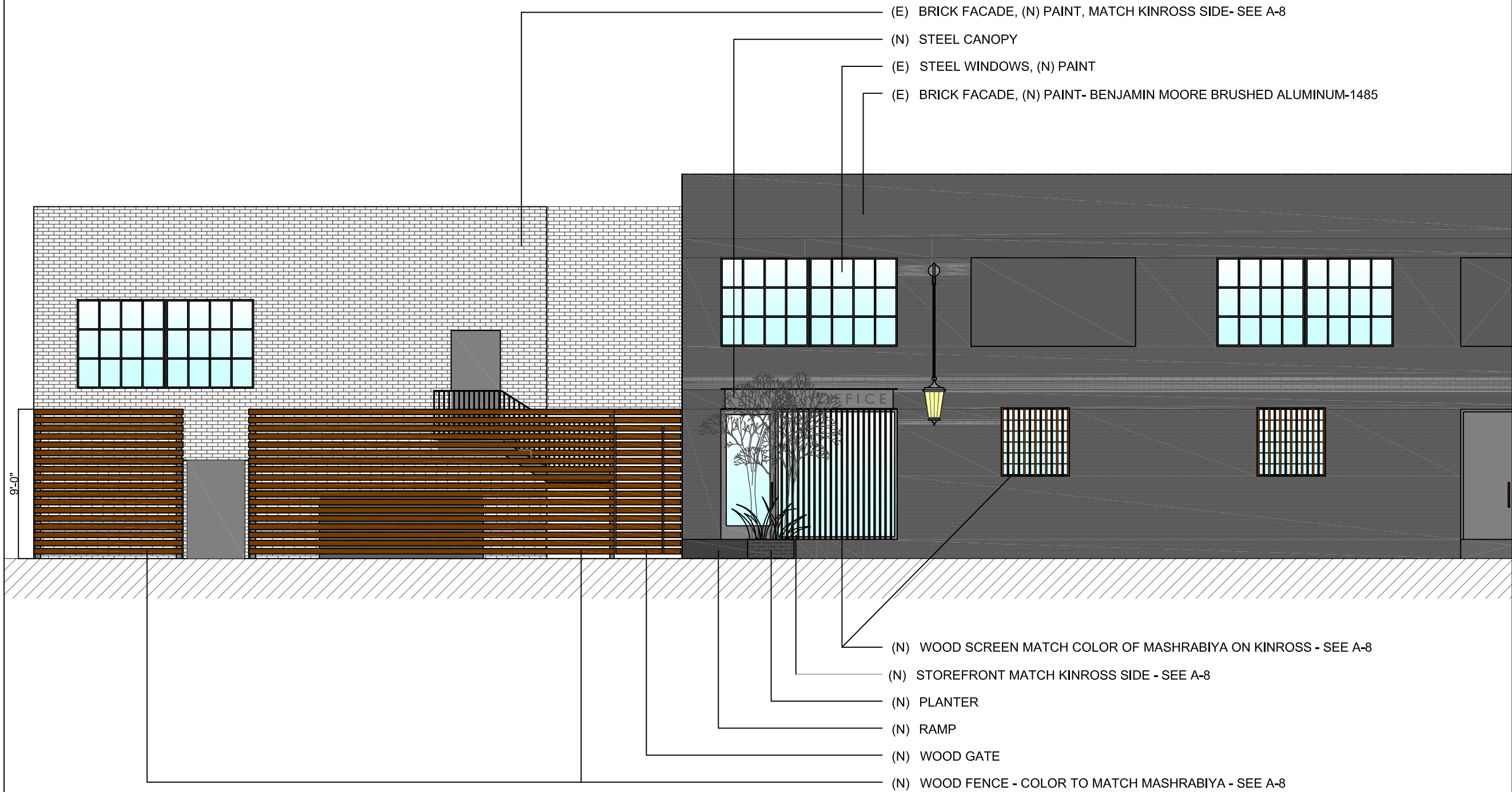
10914-B KINROSS AVENUE
LOS ANGELES, CA

PROJECT NUMBER:
16051

DATE:
OCTOBER 12, 2016

PAGE

A5



BLUEPRINT OFFICE EXTERIOR REMODEL



| | |
|--|---------------------------|
| SHEET NAME: ENLARGED PROPOSED ALLEY ELEVATION | |
| 10914-B KINROSS AVENUE LOS ANGELES, CA | PROJECT NUMBER: 16051 |
| | DATE: OCTOBER 12, 2016 |



BLUEPRINT OFFICE EXTERIOR REMODEL



| | |
|--|---|
| SHEET NAME: KINROSS ELEVATION FOR REFERENCE | |
| 10914-B KINROSS AVENUE LOS ANGELES, CA | PROJECT NUMBER: 16051 DATE: OCTOBER 12, 2016 |



WESCOM - WESTWOOD VILLAGE

Tenant Improvement

**10933 W WEYBURN AVE.
LOS ANGELES, CA 90024**

WESCOM Credit Union

Wescom Credit Union
5601 E. La Palma Ave.
Anaheim, CA. 92807
Tel: (888) 493-7266
Attention: Dan Moore
E-mail: dmoore@wescom.org

LiTTLE

Architect
1300 Dove Street, Suite 100
Newport Beach, CA 92660
Tel: 949.698.1400
Attention: DaMarlon Carter
E-mail: dcarter@littleonline.com

Elro Sign Company

Sign Vendor
400 West Walnut St.
Gardena, CA 90248
Tel: 310.380.8419
Attention: Dan Materman
E-mail: danmaterman@elrosigns.com

Architect Project # 623 5007 00

PROJECT INFORMATION

PROJECT ADDRESS: 10933 W WEYBURN AVE.
LOS ANGELES, CA 90024

PROJECT NAME: WESCOM WESTWOOD

PROJECT TYPE: TENANT IMPROVEMENT

PROJECT OCC.: BUSINESS

PROJECT USE: BANK

PROJECT SIZE: 2500 SF

APN: 4363018010

ZONING: C4-2D-0

DESIGN OCC. LOAD: 25

NARRATIVE

THE WESCOM CREDIT UNION AT WESTWOOD BRANCH PROPOSES A CHANGE OF USE FROM THE EXISTING RESTAURANT CLASSIFICATION, TO A FINANCIAL SERVICE USE; ALSO REFERRED TO AS A NEIGHBORHOOD SERVICE.

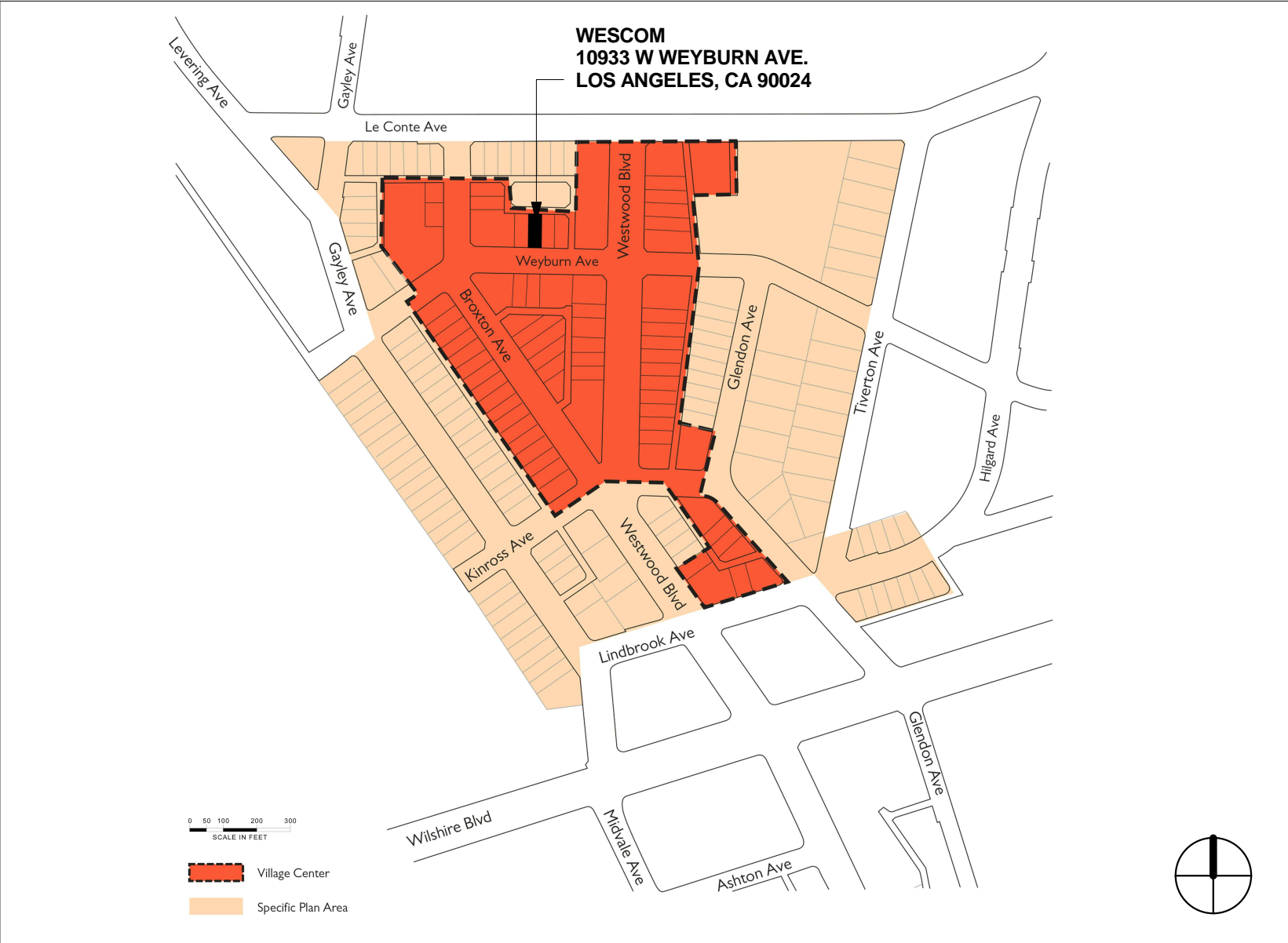
THIS IS A TENANT IMPROVEMENT TO AN EXISTING BUILDING. THE MAJORITY OF THE PROPOSED WORK IS INTERIOR AND INCLUDES NEW WALL PARTITIONS, LIGHTING, MILLWORK, AND FINISHES.

PROPOSED EXTERIOR WORK INCLUDES A NEW STOREFRONT SYSTEM AT THE STREET LEVEL ONLY, ALLOWING FOR AN ACCESSIBLE ENTRY TO THE SPACE AS REQUIRED PER AUTHORITY HAVING JURISDICTION. OTHER PROPOSED EXTERIOR WORK INCLUDES NEW BRAND SIGNAGE AS ILLUSTRATED, NEW CANOPY FABRIC TO MATCH THE EXISTING CANOPY, AND REPAINTING THE EXISTING STOREFRONT TO LIKE-NEW CONDITION WITH PAINT COLOR-MATCHED TO THE EXISTING FACADE.

WESCOM
Credit Union



VICINITY MAP



DRAWING INDEX

| | |
|-------|-------------------------------|
| A000 | COVER |
| A001 | PROJECT INFORMATION |
| A002 | ZIMAS MAP |
| A003 | SITE PLAN |
| A004 | FLOOR PLAN |
| A005 | SITE PHOTOGRAPHS |
| A006 | EXISTING STOREFRONT ELEVATION |
| A007 | PROPOSED STOREFRONT ELEVATION |
| A008 | PROPOSED STOREFRONT RENDERING |
| A009 | STOREFRONT SECTION |
| A0010 | EXISTING ROOF PLAN |

HISTORIC INFORMATION

HISTORIC BLDG. NAME: CHAPMAN BUILDING
ORIGINAL ARCHITECT: ARTHUR HALVES
ORIGINAL CONSTRUCTION: 1936

PROJECT DIRECTORY

TENANT:
WESCOM CREDIT UNION
5601 E. LA PALMA AVE.
ANAHEIM, CA 92807
ATTENTION: DAN MOORE
EMAIL: dmoore@wescom.org

ARCHITECT:
LITTLE
1300 DOVE ST., SUITE 100
NEWPORT BEACH, CA 92660
ATTENTION: DAMARLON CARTER
EMAIL: dcarter@littleonline.com

SIGN VENDOR:
ELRO SIGN COMPANY
400 WEST WALNUT ST.
GARDENA, CA 90248
ATTENTION: DAN MATERMAN
EMAIL: danmaterman@elrosigns.com

BUILDING DEPARTMENT:
CITY OF LOS ANGELES - BUILDING & SAFETY
201 N. FIGUEROA ST #4
LOS ANGELES, CA. 90012



ZIMAS SITE INFORMATION

ADDRESS: 10933 W WEYBURN AVE.
LOS ANGELES, CA 90024

APN: 4363018010

PIN #: 135B149 585

TRACT: TR 10600

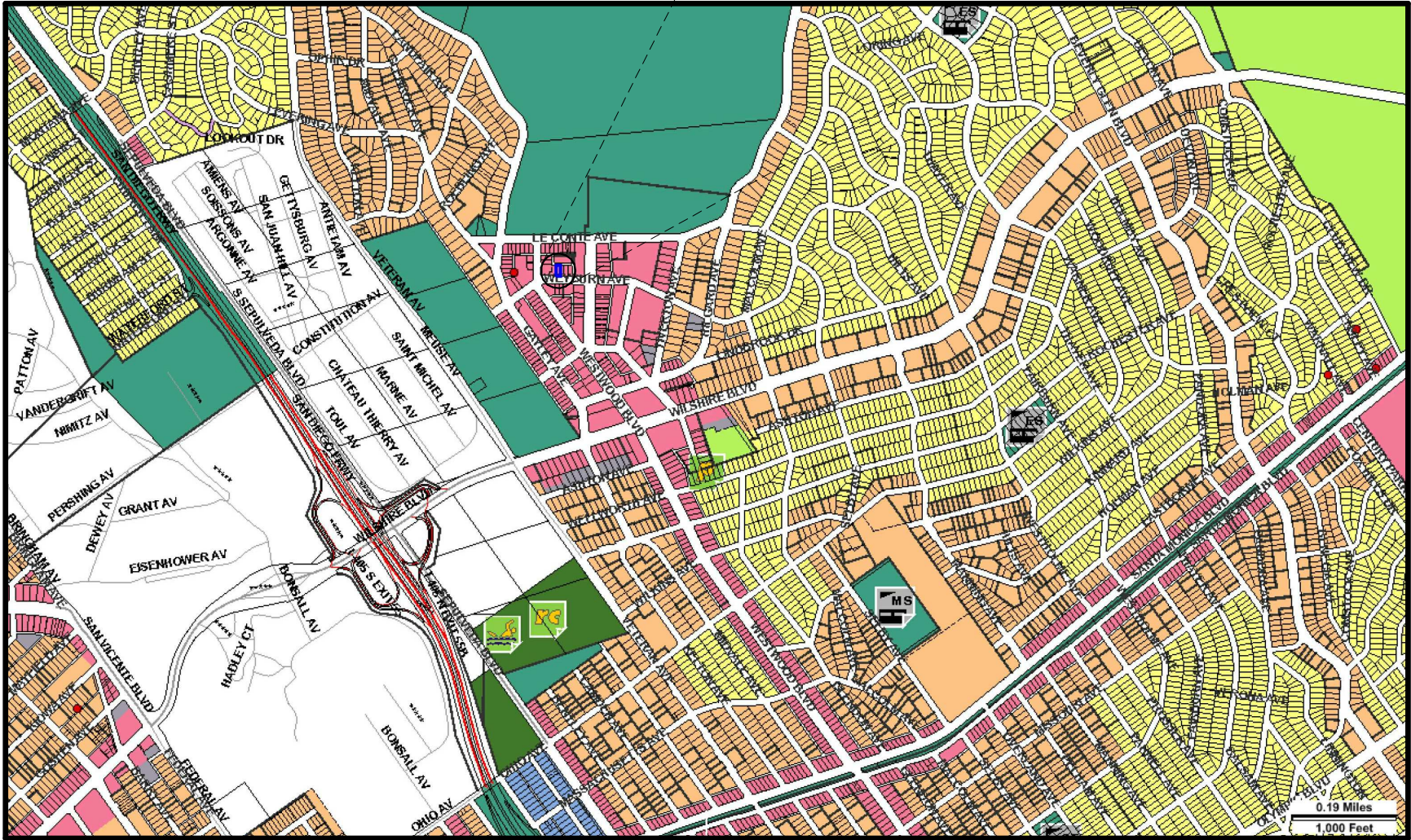
BLOCK: 2

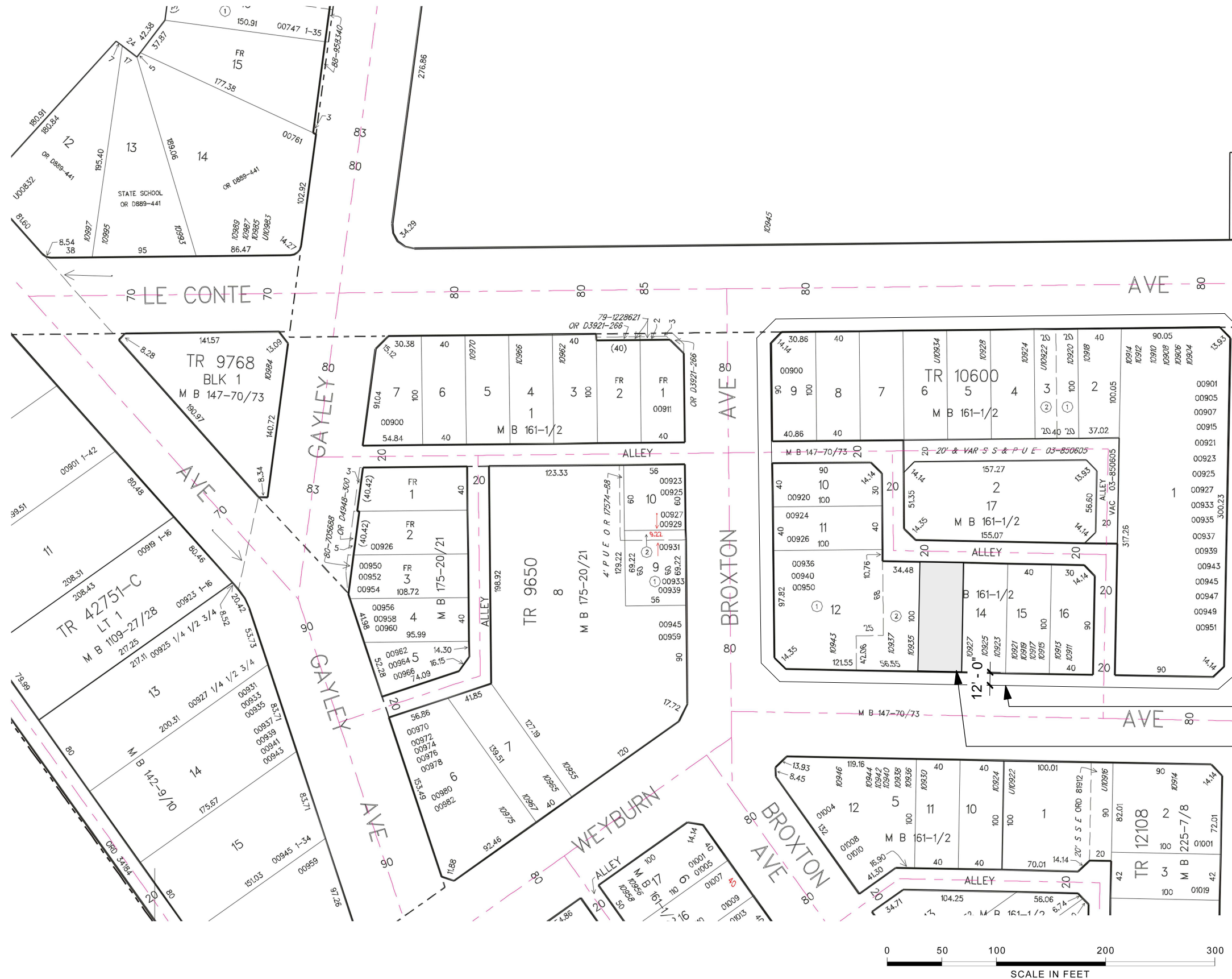
LOT: 13

ARB: NONE

ZONING: C4-2D-0

GENERAL PLAN: COMMUNITY COMMERCIAL





EXISTING 12'-0"
SIDEWALK

PROPOSED
WESCOM CREDIT
UNION



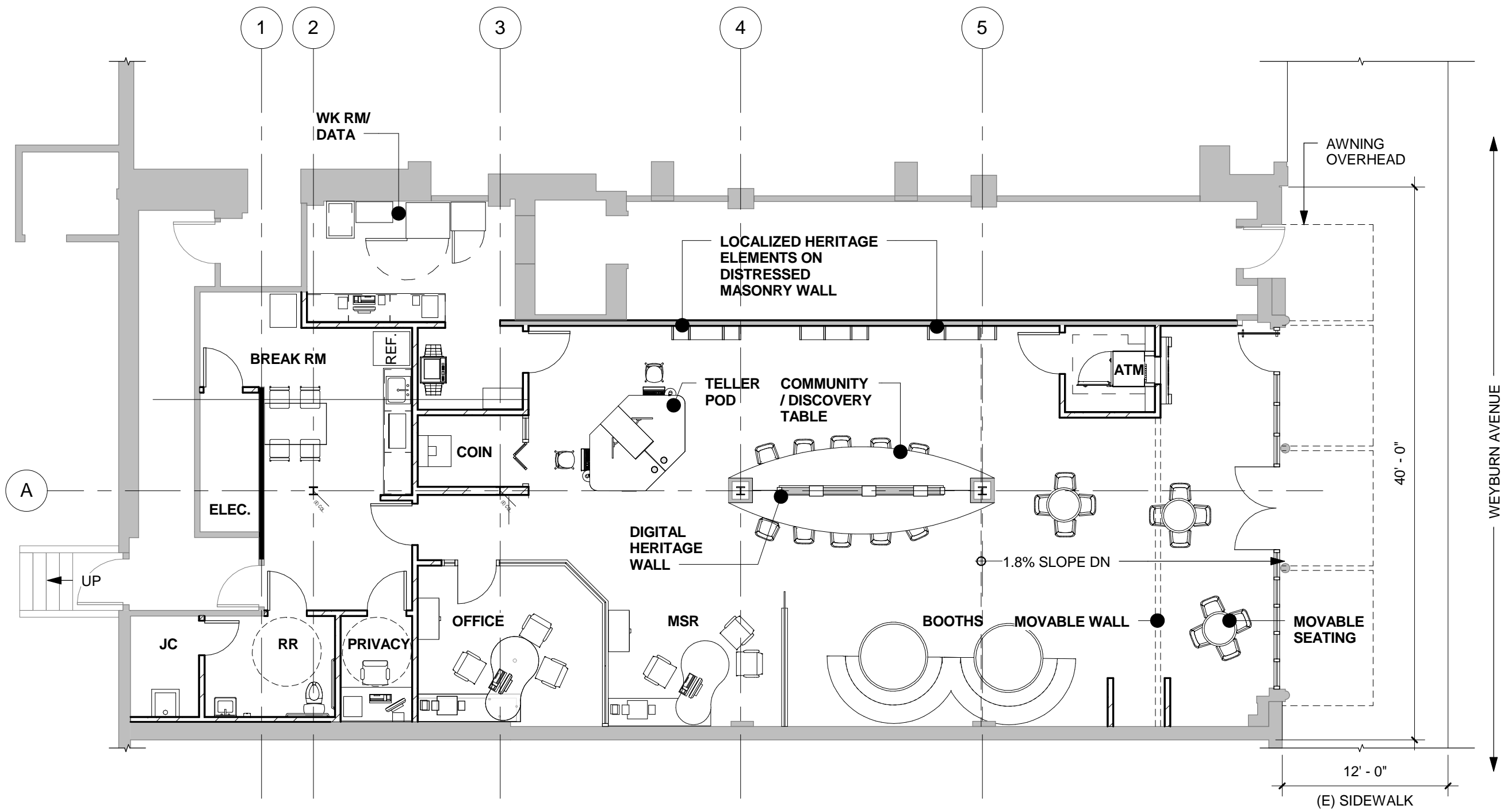
10933 W WEYBURN AVE.
LOS ANGELES, CA 90024

| SITE PLAN

08.11.16

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

1300 Dove St. Suite 100
Newport Beach, CA 92660
T: 949.698.1400 F: 949.698.1433
www.littleonline.com



1 FLOOR PLAN
A004 1/8" = 1'-0"

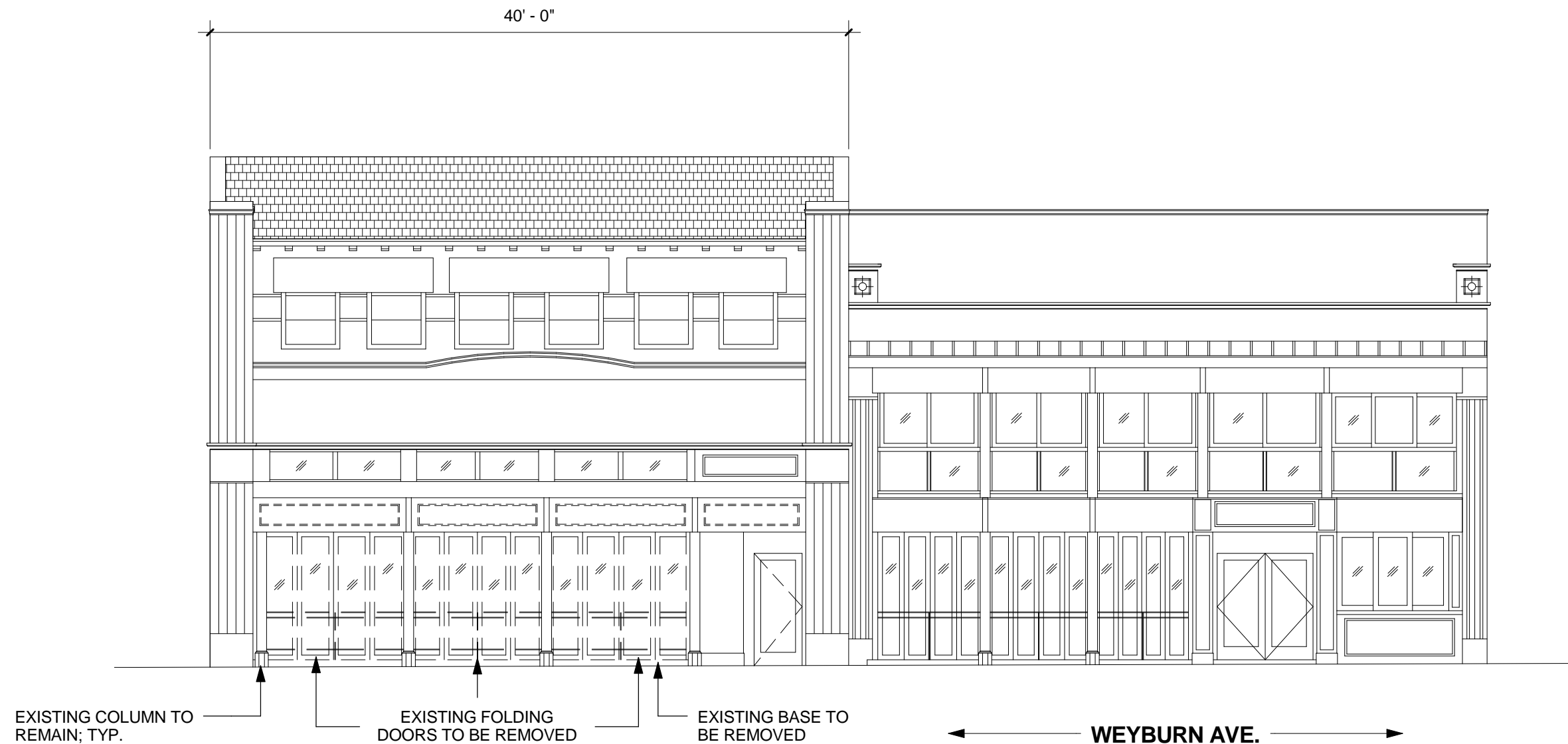


SUBJECT SITE; 10933 W WEYBURN AVE.

NOTE:
NO OTHER FINANCIAL SERVICES CURRENTLY LOCATED ALONG SOUTHERN PORTION OF BLOCK #2 AT WEYBURN AVENUE.



WEYBURN AVE.
TRACT 10600 / BLOCK #2

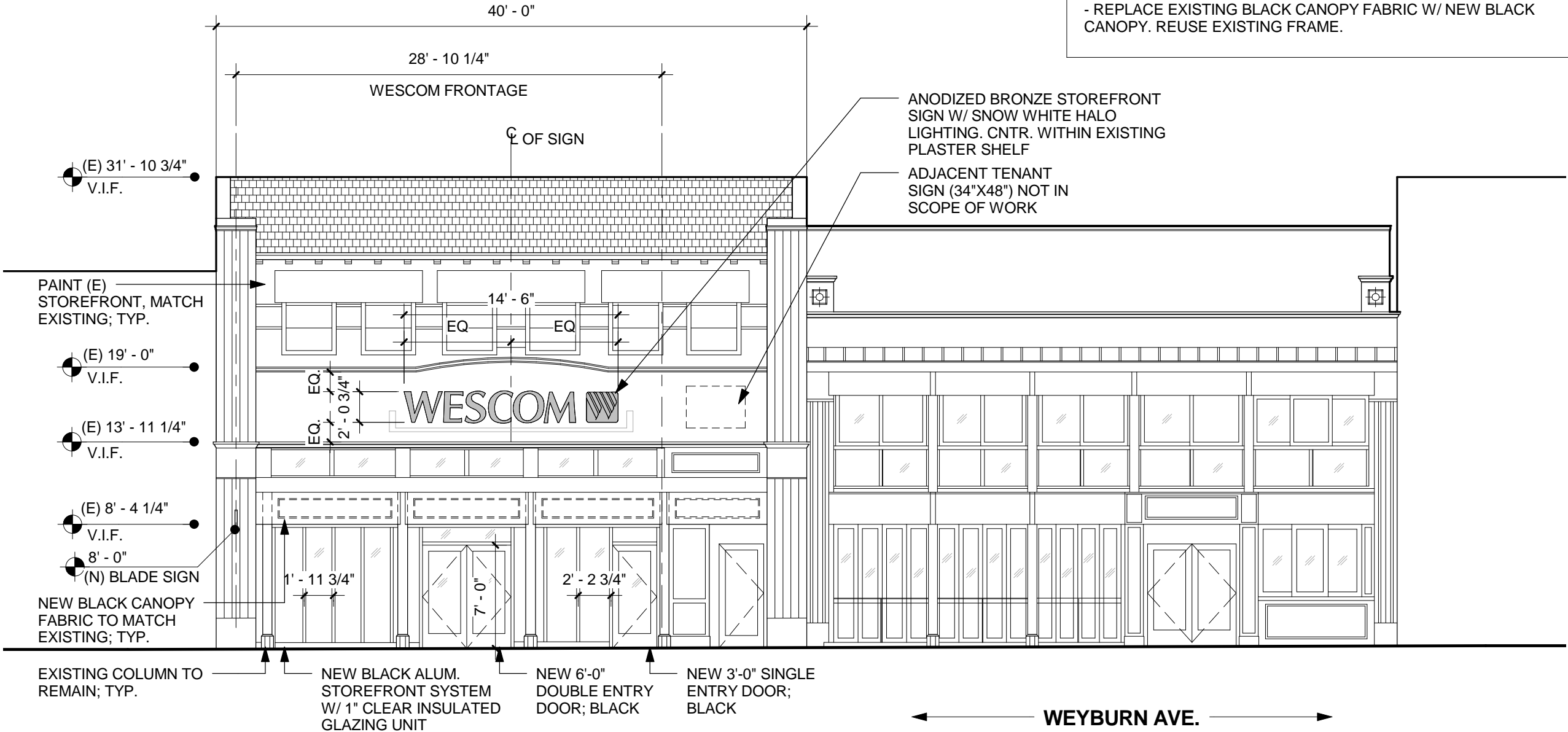


1
A006

EXISTING STOREFRONT ELEV
1/8" = 1'-0"

EXTERIOR SCOPE OF WORK:

- REPLACEMENT OF EXISTING FOLDING DOORS W/ NEW BLACK ALUMINUM STOREFRONT SYSTEM FOR ACCESSIBLE ENTRY.
- EXISTING STOREFRONT REPAINTED TO 'LIKE NEW' CONDITION. COLOR MATCH EXISTING.
- NEW PRIMARY SIGN PER SIGN DRAWINGS.
- NEW NON-ILLUMINATED BLADE SIGN PER SIGN DRAWINGS.
- REPLACE EXISTING BLACK CANOPY FABRIC W/ NEW BLACK CANOPY. REUSE EXISTING FRAME.



1 PROPOSED STOREFRONT ELEV.
A007 1/8" = 1'-0"

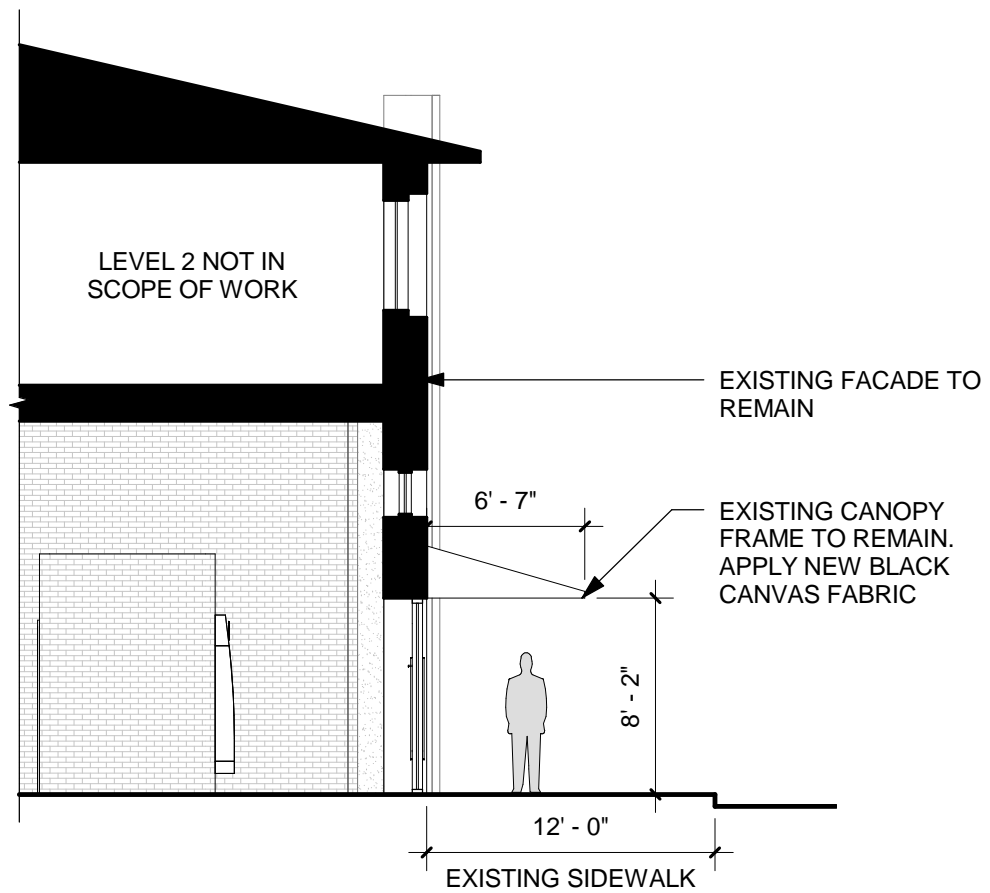


PROPOSED STOREFRONT



EXISTING STOREFRONT





1 STOREFRONT SECTION
A009 1/8" = 1'-0"



SITE PLAN

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CALIFORNIA
400 West Walnut Street, Gardena, CA 90248
(800) 927-4555 • Fax (310) 380-7451

GEORGIA
1640 Sands Place SE Suite A / Marietta, GA 30067
Toll Free: (877) 367-3576 • Fax (770) 952-4710

REVISIONS

| NO. | COMMENTS | DATE |
|-----|---|----------|
| A | revise sign 1, show other tenant sign placeholder per TD-PB | 05/16/16 |
| B | add awning graphics per TD-PB | 06/21/16 |
| C | add blade sign, delete awning graphic per City-PB | 07/05/16 |
| D | aggregate of all signs nte 43.25 sf per City-PB | 07/06/16 |
| E | add new elevations per TM -PB | 08/23/16 |
| F | revise sign 1 & 2 per N.C.-PB | 09/12/16 |
| | | |
| | | |

Client **Wescom Credit Union**

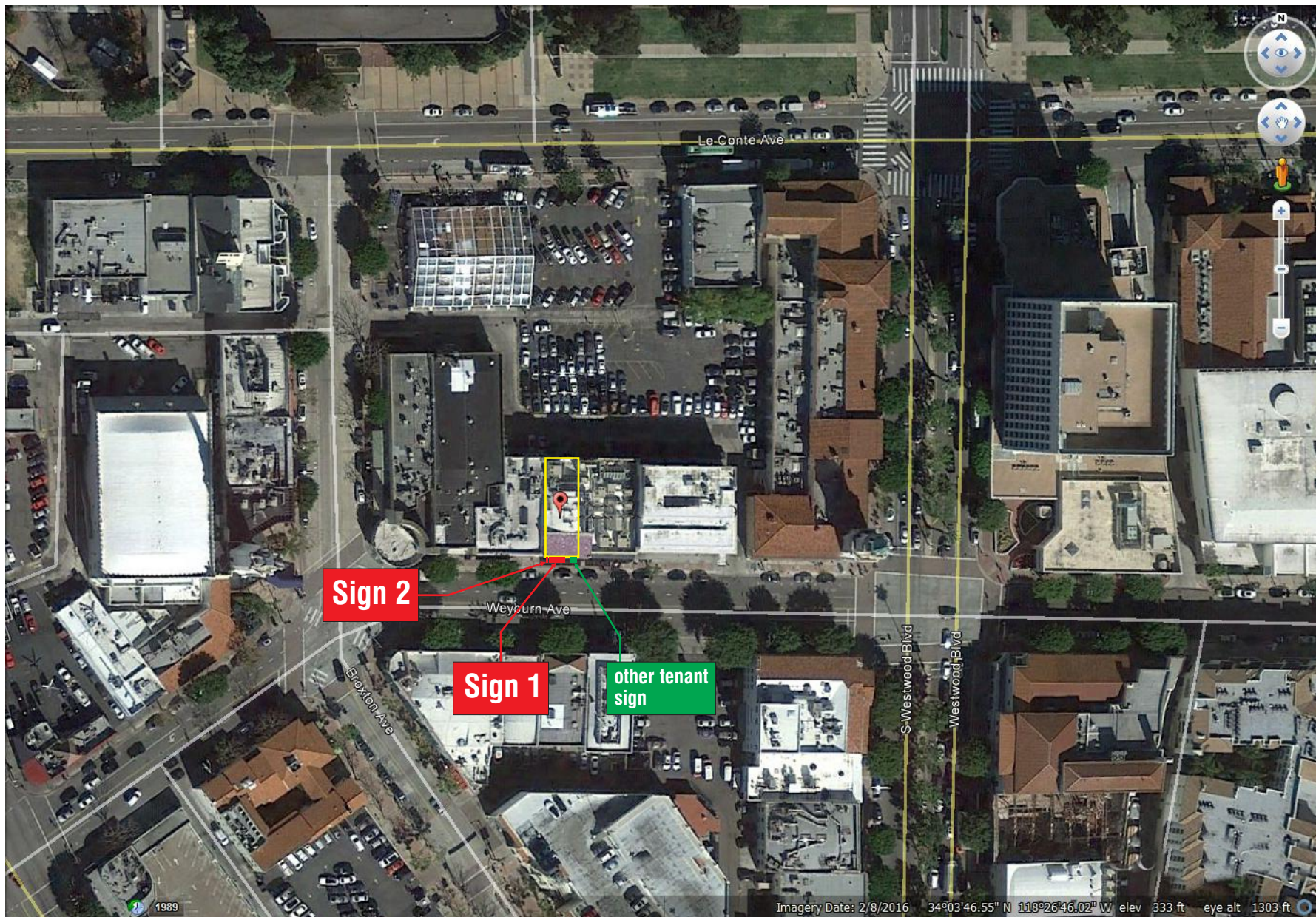
Address **10933 Weyburn Ave., Los Angeles CA 90024**

Design No. **15114** Store No. _____

Scale: **AS NOTED** Sheet **1** of **6**

Drawn By: **PB** Date **04/26/16**

Approved By: _____ Date _____



SITE PLAN

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Client **Wescom Credit Union**

Address **10933 Weyburn Ave., Los Angeles CA 90024**

Design No. **15114**

Store No. _____

Scale: **AS NOTED**

Sheet **2** of **6**

Drawn By: **PB** Date **04/26/16**

Approved By: _____ Date _____

Sign 1

Reverse LED lit Channel letters and logo (remote power supply).

Qty 1.

Scale: 3/8"=1'

Sq Ft: 29.9 (Code: aggregate of all signs nte 43.25 sf)

Field Verify Sign Area & Dimensions.

COLOR SPECIFICATIONS:

 Wescom Brand
Anodized Dark Bronze

 White
white acrylic
7328



(Code: aggregate of all signs nte 43.25 sf)

Sign 1 Sq Ft: 29.9

Sign 2 Sq Ft: 3.1

Total Sq Ft: 33



existing conditions - South Elevation



proposed conditions - South Elevation

Scale: 1/16"=1'

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REVISIONS

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Client **Wescom Credit Union**
Address **10933 Weyburn Ave., Los Angeles CA 90024**
Design No. **15114** Store No. _____
Scale: **AS NOTED** Sheet **3** of **6**
Drawn By: **PB** Date **04/26/16**
Approved By: _____ Date _____

Sign 1 - Letter Section Details

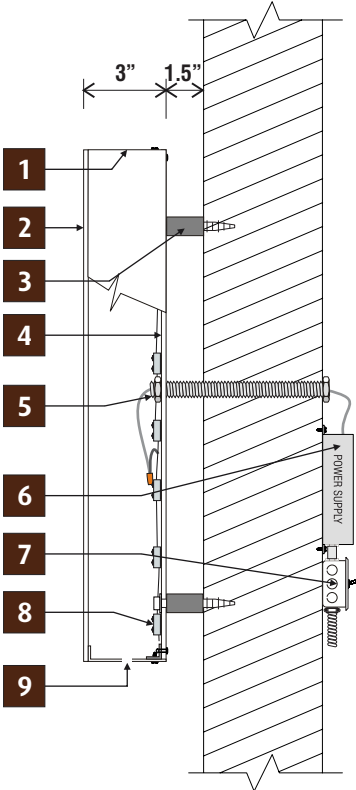
Reverse LED lit Channel letters and logo (remote power supply).

Qty 1.
Scale: nts
Sq Ft: 29.9

ALL BUILDING PENETRATIONS TO BE SEALED WATERTIGHT.

| UL 48 Standard Table 4.10 | | | | | | |
|---------------------------|---------------------------|--------|-------------------------|---------|--------------------------|---------|
| Voltage range V | Uninsulated to insulated, | | Insulated in insulated, | | Insulated to dead metal, | |
| | mm | (in) | mm | (in) | mm | (in) |
| 0 – 600 | not applicable | | not applicable | | not applicable | |
| 601 – 1,000 | 19.1 | (0.75) | 6.4 | (0.252) | 3.2 | (0.126) |
| 1,001 – 2,500 | 19.1 | (0.75) | 9.5 | (0.375) | 6.4 | (0.252) |
| 2,501 – 5,000 | 19.1 | (0.75) | 12.7 | (0.50) | 6.4 | (0.252) |
| 5,001 – 10,000 | 28.4 | (1.12) | 19.1 | (0.75) | 9.5 | (0.375) |
| 10,001 – 15,000 | 38.1 | (1.50) | 25.4 | (1.00) | 12.7 | (0.50) |

COLOR SPECIFICATIONS:



- 0.063" ALUMINUM RETURNS WELDED TO FACES (SANDED & SMOOTH), PAINTED ANODIZED DARK BRONZE.
- 0.080" ALUMINUM ALUMINUM FACES PAINTED ANODIZED DARK BRONZE.
- 1.5" LONG ALUMINUM SPACERS PAINTED TO MATCH WALL. #10 SCREWS LONG ENOUGH TO PENETRATE WALL BACKING (VERIFY WALL CONSTRUCTION).
OPTIONAL MOUNTING HARDWARE: 1. THREADED ROD WITH CLIPS WITH NUTS & WASHERS ON INSIDE OF WALL, 2. TOGGLE BOLTS.
- 3/16" CLEAR POLYCARBONATE BACKS.
- 1/2" QUIK CONNECT INSULATED BUSHING 49L9 W/ LOW VOLTAGE WIRE FROM POWER SUPPLY TO EACH SECTION.
- LOW VOLTAGE POWER SUPPLY & LOCK-ABLE DISCONNECT SWITCH ATTACHED. POWER SUPPLY GROUND WIRE TO BE CONNECTED TO CIRCUIT GROUND WIRE PER LOCAL CODE.
- 120V PRIMARY POWER TO BE WITHIN 5 FEET OF THE CENTER OF THE SIGN.
- INTERNALLY ILLUMINATED LETTERS W/ WHITE LED'S VHB TAPED TO POLYCARBONATE BACKS.
- MINIMUM (2) 1/4" DIAMETER WEEP HOLES IN LOW POINTS OF EACH LETTER.

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Section Detail-LETTERS
UL listed & labeled sign-OUTDOOR WET LOCATION SIGN

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| | | |
| | | |

Client **Wescom Credit Union**
Address **10933 Weyburn Ave., Los Angeles CA 90024**
Design No. **15114** Store No. _____
Scale: **AS NOTED** Sheet **4** of **6**
Drawn By: **PB** Date **04/26/16**
Approved By: _____ Date _____

Sign 1 - Logo Section Details

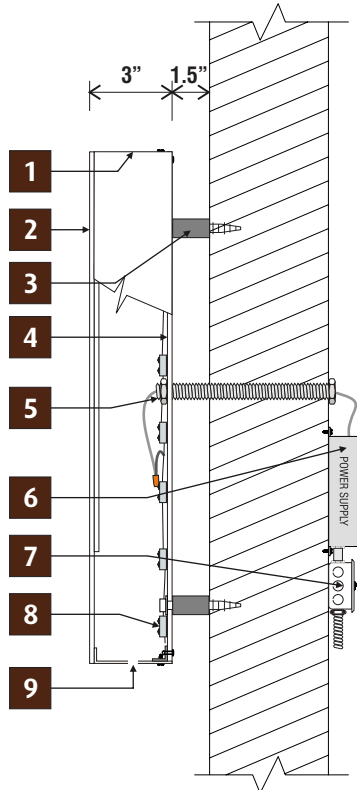
Reverse LED lit Channel letters and logo (remote power supply).

Qty 1.

Scale: nts

Sq Ft: 29.9

ALL BUILDING PENETRATIONS TO BE SEALED WATERTIGHT.



1 0.063" ALUMINUM RETURNS WELDED TO FACES (SANDED & SMOOTH), PAINTED ANODIZED DARK BRONZE.

2 0.080" ALUMINUM ALUMINUM FACES WITH CNC ROUTED WHITE STRIPES BACKED WITH WHITE ACRYLIC, PAINTED ANODIZED DARK BRONZE.

3 1.5" LONG ALUMINUM SPACERS PAINTED TO MATCH WALL. #10 SCREWS LONG ENOUGH TO PENETRATE WALL BACKING (VERIFY WALL CONSTRUCTION).
OPTIONAL MOUNTING HARDWARE: 1. THREADED ROD WITH CLIPS WITH NUTS & WASHERS ON INSIDE OF WALL, 2. TOGGLE BOLTS.

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6 LOW VOLTAGE POWER SUPPLY & LOCK-ABLE DISCONNECT SWITCH ATTACHED. POWER SUPPLY GROUND WIRE TO BE CONNECTED TO CIRCUIT GROUND WIRE PER LOCAL CODE.

7 120V PRIMARY POWER TO BE WITHIN 5 FEET OF THE CENTER OF THE SIGN.

8 INTERNALLY ILLUMINATED LETTERS W/ WHITE LED'S VHB TAPED TO POLYCARBONATE BACKS.

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Section Detail-LETTERS

UL listed & labeled sign-OUTDOOR WET LOCATION SIGN

UL 48 Standard Table 4.10

| Voltage range V | Uninsulated to insulated, | | Insulated in insulated, | | Insulated to dead metal, | |
|--------------------|---------------------------|--------|-------------------------|---------|--------------------------|---------|
| | mm | (in) | mm | (in) | mm | (in) |
| 0 - 600 | not applicable | | not applicable | | not applicable | |
| 601 - 1,000 | 19.1 | (0.75) | 6.4 | (0.252) | 3.2 | (0.126) |
| 1,001 - 2,500 | 19.1 | (0.75) | 9.5 | (0.375) | 6.4 | (0.252) |
| 2,501 - 5,000 | 19.1 | (0.75) | 12.7 | (0.50) | 6.4 | (0.252) |
| 5,001 - 10,000 | 28.4 | (1.12) | 19.1 | (0.75) | 9.5 | (0.375) |
| 10,001 - 15,000 | 38.1 | (1.50) | 25.4 | (1.00) | 12.7 | (0.50) |

COLOR SPECIFICATIONS:

 Wescom Brand
Anodized Dark Bronze

 White
white acrylic
7328

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CALIFORNIA
400 West Walnut Street, Gardena, CA 90248
(800) 927-4555 • Fax (310) 380-7451

GEORGIA
1640 Sands Place SE Suite A / Marietta, GA 30067
Toll Free: (877) 367-3576 • Fax (770) 952-4710

REVISIONS

| NO. | COMMENTS | DATE |
|-----|---|----------|
| A | revise sign 1, show other tenant sign placeholder per TD-PB | 05/16/16 |
| B | add awning graphics per TD-PB | 06/21/16 |
| C | add blade sign, delete awning graphic per City-PB | 07/05/16 |
| D | aggregate of all signs nte 43.25 sf per City-PB | 07/06/16 |
| E | add new elevations per TM -PB | 08/23/16 |
| F | revise sign 1 & 2 per N.C.-PB | 09/12/16 |

Client **Wescom Credit Union**

Address **10933 Weyburn Ave., Los Angeles CA 90024**

Design No. **15114** Store No. _____

Scale: **AS NOTED** Sheet **5** of **6**

Drawn By: **PB** Date **04/26/16**

Approved By: _____ Date _____

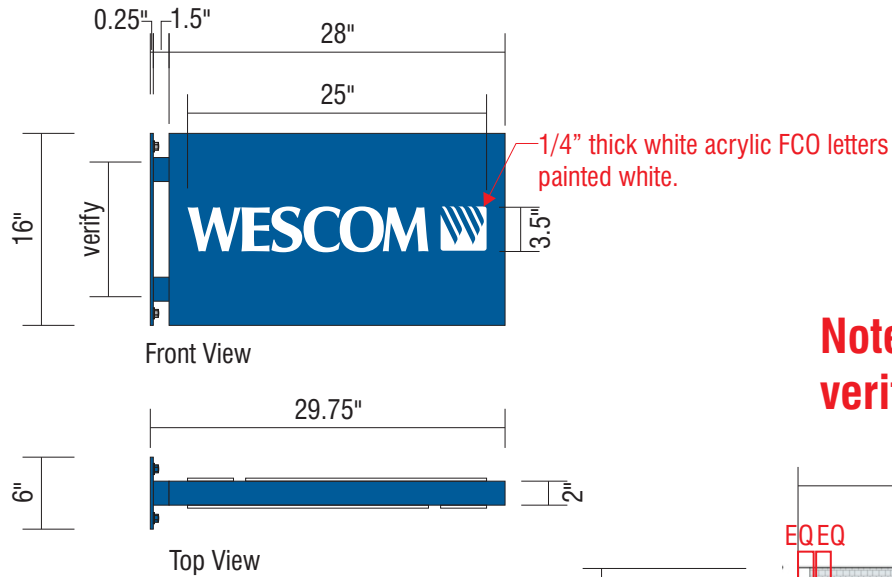
Sign 2

Custom-D/F Blade Sign (NON-ILLUMINATED)

Qty 1.

Scale: 3/4" = 1'

Sq Ft: 3.1 (Code: aggregate of all signs nte 43.25 sf)



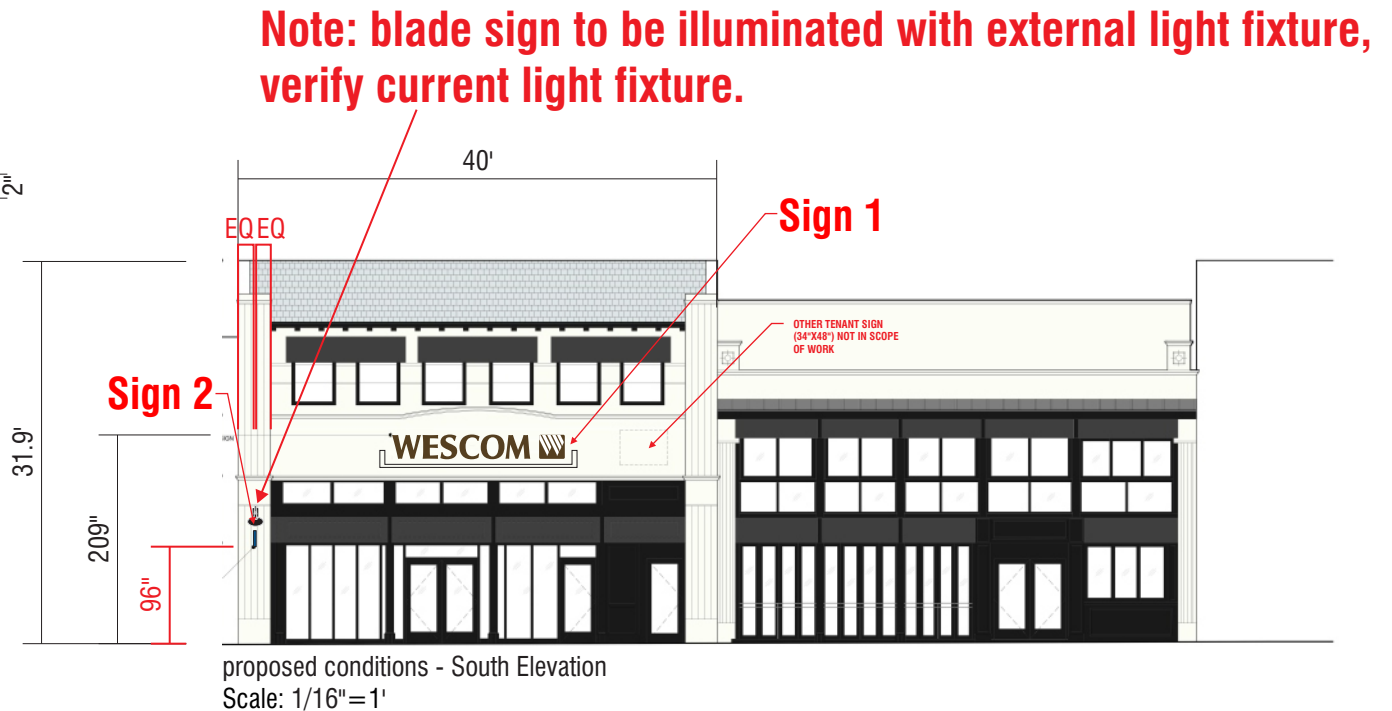
(Code: aggregate of all signs nte 43.25 sf)

Sign 1 Sq Ft: 29.9

Sign 2 Sq Ft: 3.1

Total Sq Ft: 33

COLOR SPECIFICATIONS:



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Client **Wescom Credit Union**
Address **10933 Weyburn Ave., Los Angeles CA 90024**
Design No. **15114** Store No. _____
Scale: **AS NOTED** Sheet **6** of **6**
Drawn By: **PB** Date **04/26/16**
Approved By: _____ Date _____