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S I G N P R O G R A M

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*Baldwin Park California*

 PROJECT DIRECTORY

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5850 CANOGA AVENUE,  
SUITE 650  
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 TABLE OF CONTENTS

TITLE	1
PROJECT DIRECTORY	2
SUBMITTALS & APPROVALS	3
CONSTRUCTION REQUIREMENTS	4
SIGNAGE SPECIFICATIONS	5
PROHIBITED SIGNS	6
CROSS SECTIONS	7
SITE PLAN	8-15
 <u>WALL SIGNS</u>	
TENANT SIGN SPECIFICATIONS	16-17
TENANT'S ELEVATIONS	18-22
 <u>GROUND SIGNS</u>	
PYLON DISPLAYS	23
MONUMENT DISPLAYS	24-26
CORNER MONUMENT DISPLAY	27-28
 <u>MISCELLANEOUS SIGNS</u>	
BLADE SIGN DISPLAY	29

## A INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the City.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required City permits.



## B LANDLORD/TENANT REQUIREMENTS

1. Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition.



## C GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be LED, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits will be allowed.
10. Signs must be made of durable rust -inhibiting materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed raceways are not permitted unless they are an integral part of the overall sign design. In such cases, the raceway color must also be a specific color which is an integral part of the overall sign design.
16. Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.
17. Bird control devices on wall signs, monument signs, hanging signs or any other signs within the commercial center is prohibited.



## SHOP TENANT SIGNAGE SPECIFICATIONS:

The intent of this criteria is to insure a standardized uniform style throughout the center while encouraging the creativity of typographical and iconic elements to develop interest and style. Signs must be architecturally compatible with the entire center.

### STOREFRONT SIGNAGE

The following types of construction will be allowed:

- Acrylic face channels
- Acrylic face icons and logos

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend beyond the envelope limits provided that the overall allocated square footage is not exceeded. In other words, these areas shall be calculated individually and added to the "boxed" area for the main sign body. (See diagram below)



Descending letter element

Descender: (The part of the lowercase letters, such as g, p, and y, which extends below the other lowercase letters)

Irregular shaped icons & logos should be considered in sign design for increased visual impact.

Sign Face Area is measured from imaginary straight lines (not to exceed eight (8) lines) drawn around the entire copy or grouping of letters, words, and/or symbols. There shall be no exception for the descending or ascending letter, words or symbol elements.



## **E** PROHIBITED SIGNS:

1. Signs constituting a Traffic Hazard:  
No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Signs in Proximity to Utility Lines:  
Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.
3. Signs painted directly on a building surface will not be permitted.
4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.
5. There shall be no signs that are flashing, moving or audible.
6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached exhibit for tenants.
7. Vehicle Signs:  
Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are use for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited.( I.e. Delivery trucks with tenant signage is OK!)
8. Light Bulb Strings:  
External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.

9. Banners & Pennants Used for Temporary Advertisement Purposes:  
Temporary flags, banners or pennants constituting as architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landlord's and City's permits and approval.

10. Billboard Signs are not permitted.

11. The use of permanent "sale" signs are prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.

12. No standard plex faced cabinet construction allowed.

## **F** ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

## **G** INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

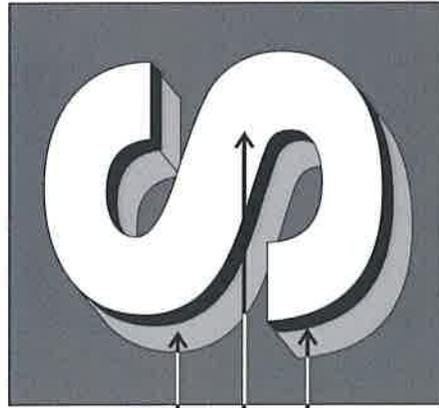
## **H** MAINTENANCE:

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times. Otherwise, landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary.

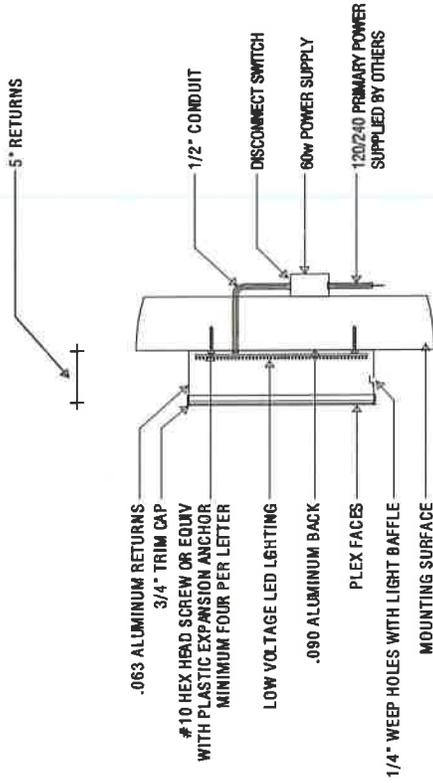
## SIGN CONSTRUCTION

Illuminated PLEX FACED CHANNELS with THROUGH FACE ILLUMINATION. Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Faces use any color of translucent Lexan with any color of trim cap. Illuminate with any color of LED's.. Paint aluminum channel any color.

NOTE: All signs may utilize digital vinyl printing on faces of illuminated or non illuminated surfaces.



**EXAMPLE OF LEXAN FACED CHANNEL**

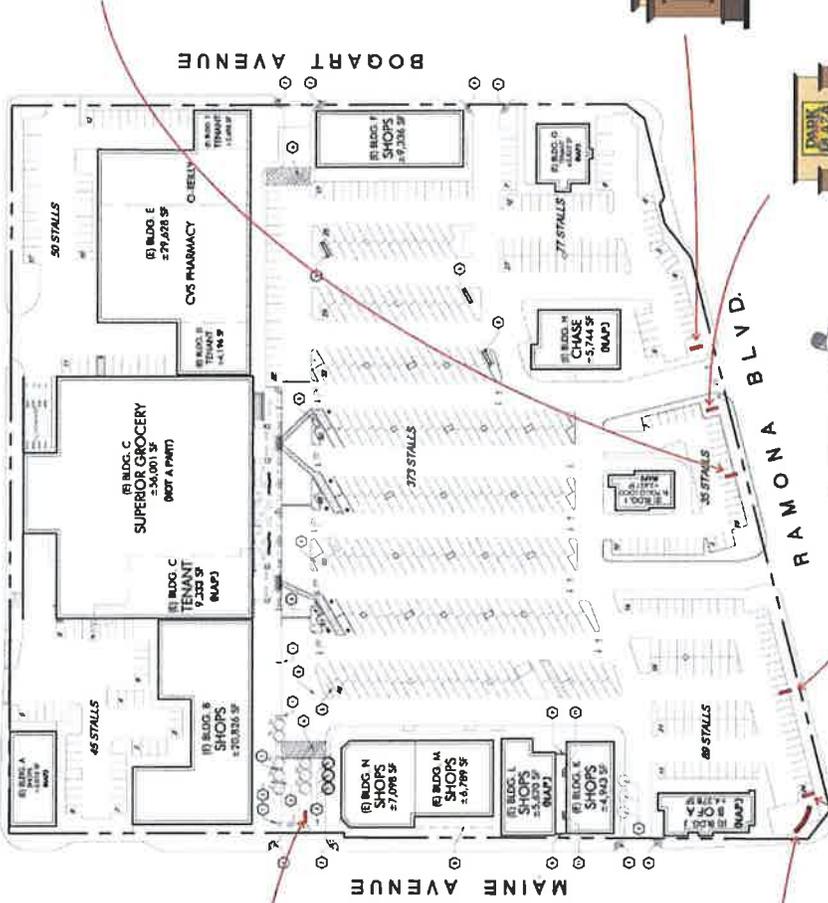


**SECTION**

**SIGN TO BE UL APPROVED AND BEAR UL LABEL**

## **PLEX FACED CHANNEL LETTERS WITH LED ILLUMINATION**

PALMROSE STREET



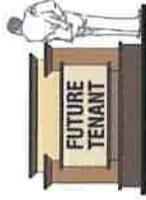
B



D



A



C3



E



C2

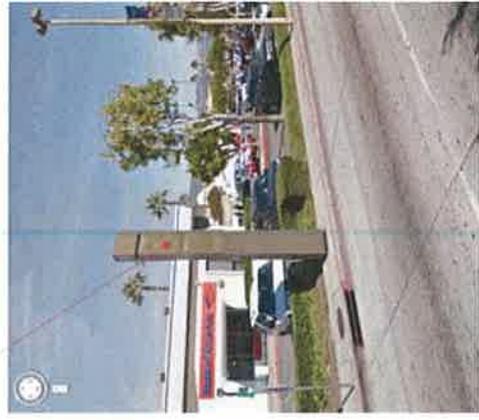
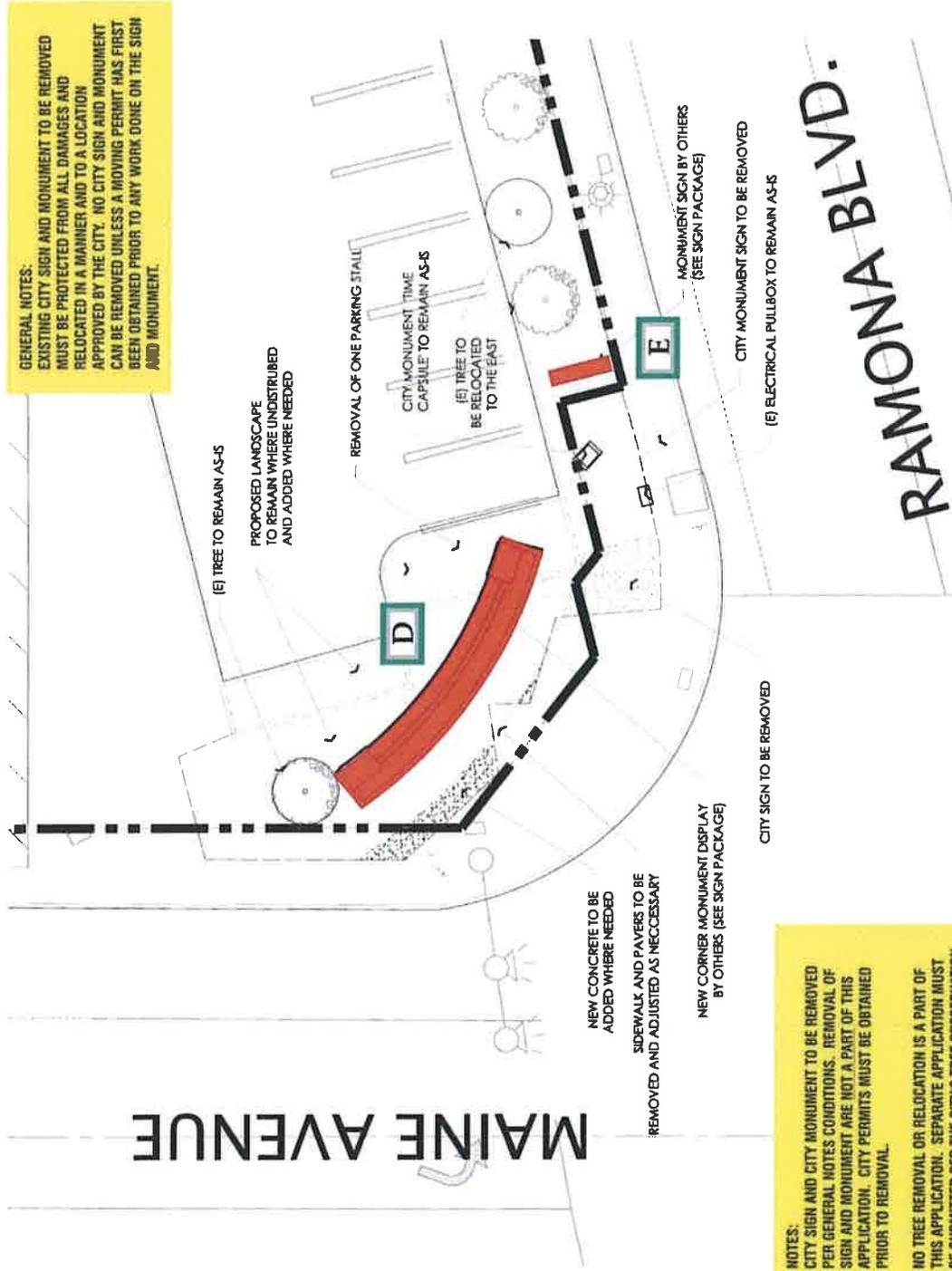


C1

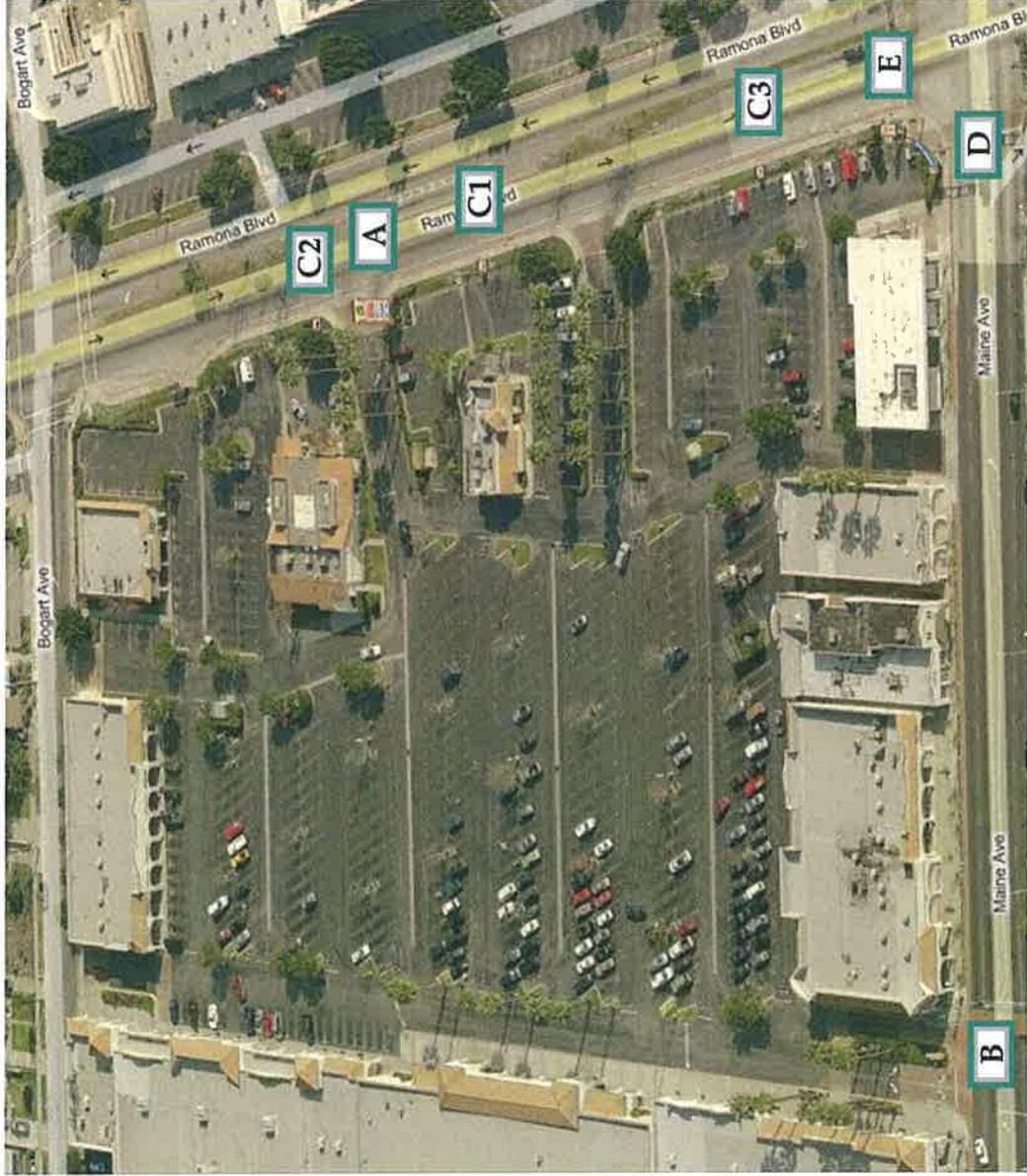
SITE PLAN

# PARK PLAZA SIGN PROGRAM

OCTOBER 05, 2012 JC



**PARK PLAZA SIGN PROGRAM**



**SITE PLAN**

OCTOBER 05, 2012 JC

**PARK PLAZA SIGN PROGRAM**



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## Tenants Hierarchy

Tenants are classified by size based on the following criteria:

Classification Name	Leasable Area range
Anchor	18,000 SF and over
Major Tenant	7,000 SF to 17,999 SF
Freestanding Pads	N/A
Major Shops	3,000 SF to 6,999 SF
Shops	Less than 2,999 SF

## Signs Hierarchy and Criteria

All signs shall conform to the following Criteria:

### 1) General

- Size: If sign located on Primary Building Frontage: 1.5 SF/LF of Tenant Frontage  
If sign located on Secondary Building Frontage: 1.0 SF/LF of Tenant Frontage
- Construction: Plex faced channel allowed, Can signs are not permitted.
- Copy: Tenant name and Logo only. No advertisement or slogan permitted
- Typeface: Custom logo and type permitted
- Color: Custom color permitted

## 2) Tenant Specific

### a) When Located on Primary Building Frontage

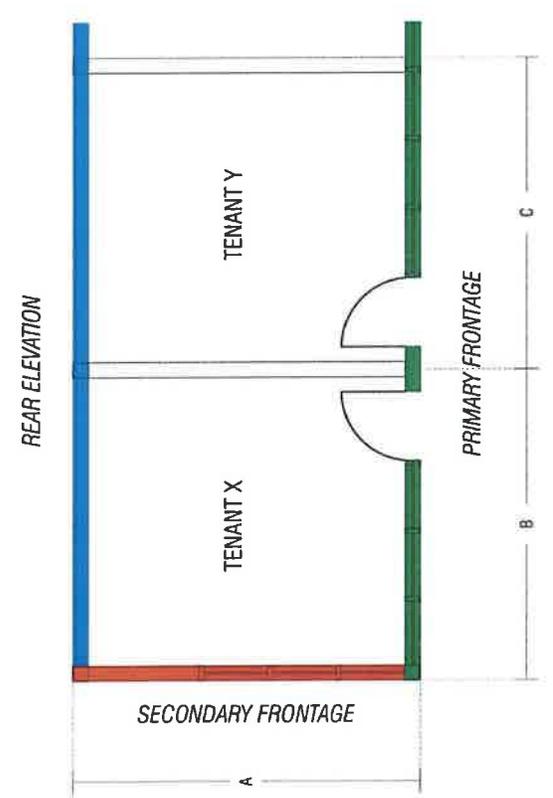
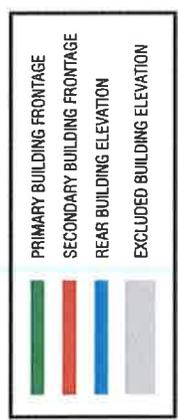
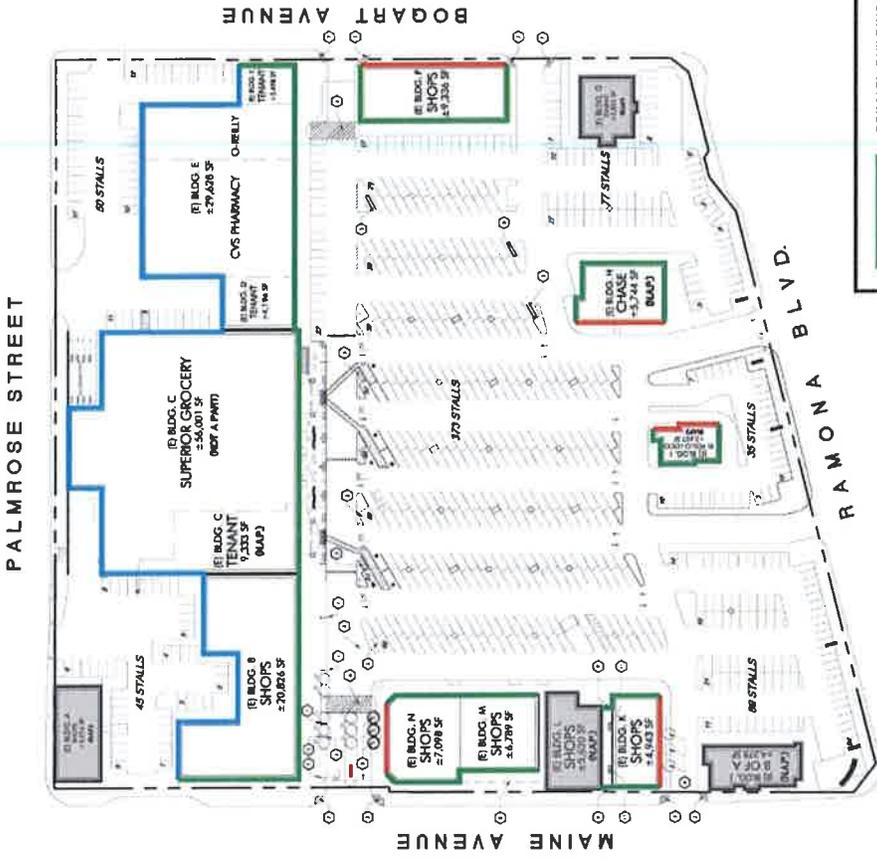
Classification Name	Height	Length	Illumination
<b>Anchor</b>			
Main Sign	60" Max	75% of Tenant Frontage	Internal Only
Accessory Sign	24" Max	50% of Tenant Frontage	Internal Only
<b>Major Tenant</b>			
Freestanding Pads	42" Max	50% of Tenant Frontage	Internal Only
Major Shops	42" Max	50% of Tenant Frontage	Internal Only
Shops	30" Max	75% of Tenant Frontage	Internal Only

### b) When Located on Secondary Building Frontage

Classification Name	Height	Length	Illumination
<b>Anchor</b>			
Main Sign	42" Max	60% of Tenant Frontage	Internal Only
Accessory Sign	Not permitted		
<b>Major Tenant</b>			
Freestanding Pads	30" Max	50% of Tenant Frontage	Internal Only
Major Shops	30" Max	40% of Tenant Frontage	Internal Only
Shops	24" Max	30% of Tenant Frontage	Internal Only

### c) When Located on Back Building Frontage

Classification Name	Height	Length	Illumination
Any Tenant	24" Max	30% of Tenant Frontage	Not permitted



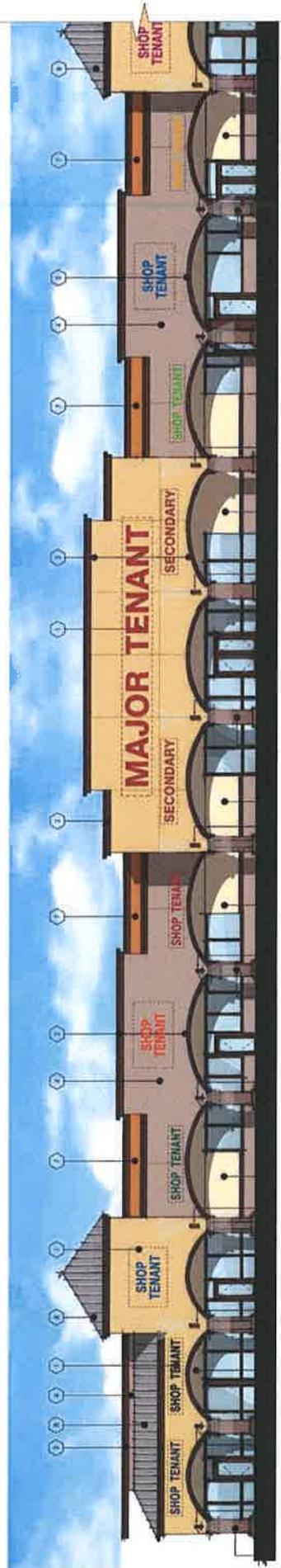
**SAMPLE SIGN AREA CALCULATION:**

- TENANT X:
  - PRIMARY FRONTAGE = B x 1.5 SQ.FT.
  - SECONDARY FRONTAGE = A x 1.0 SQ.FT.
  - REAR ELEVATION = B x 1.0 SQ.FT.
- TENANT Y:
  - PRIMARY FRONTAGE = C x 1.5 SQ.FT.
  - REAR ELEVATION = C x 1.0 SQ.FT.



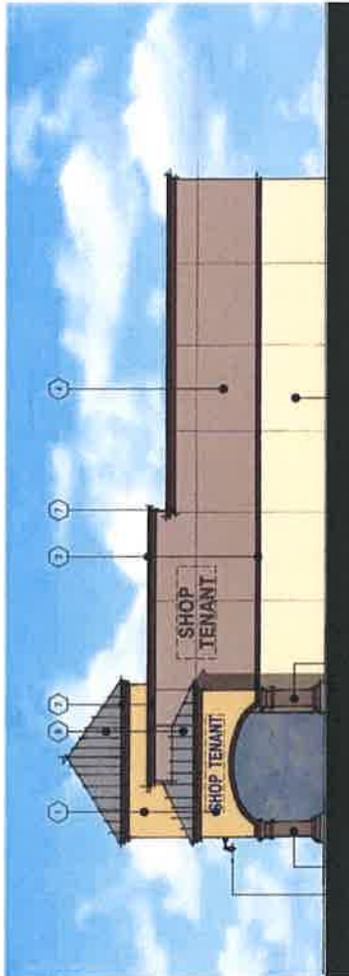
**PARK PLAZA SIGN PROGRAM**

NOTES:  
 ELEVATION DRAWINGS ARE FOR SIGN LOCATION ONLY  
 AND SHALL NOT BE USED FOR SIGN AREA CALCULATION.  
 MAXIMUM TOTAL COMBINED SIGN AREA SHALL BE  
 BASED ON LINEAR FRONTAGE ONLY.



SOUTH ELEVATION (BUILDING D & E)

SCALE: 1/16" = 1'-0"



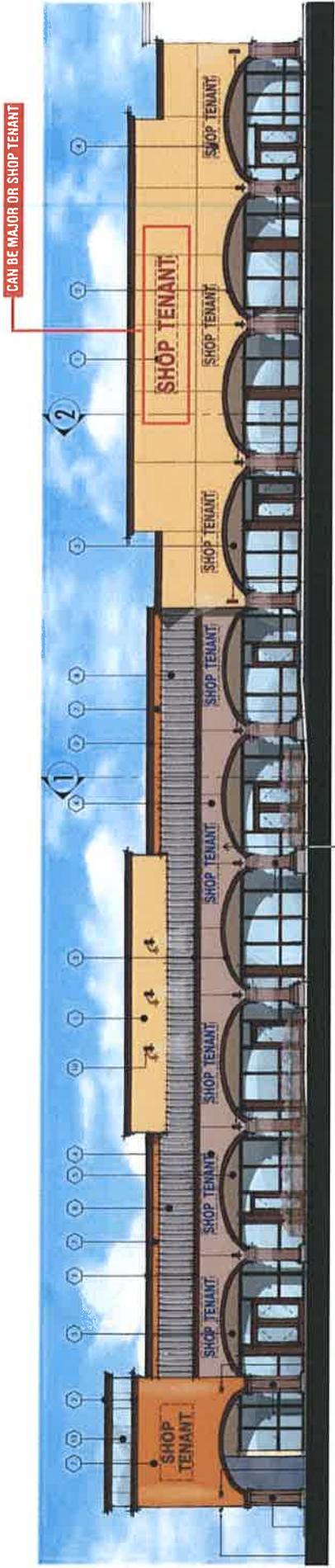
EAST ELEVATION (BUILDING D & E)

SCALE: 1/16" = 1'-0"



**PARK PLAZA SIGN PROGRAM**

NOTES:  
 ELEVATION DRAWINGS ARE FOR SIGN LOCATION ONLY  
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 MAXIMUM TOTAL COMBINED SIGN AREA SHALL BE  
 BASED ON LINEAR FRONTAGE ONLY.



SOUTH ELEVATION (BUILDING B)

ALTERNATE POSITION-TYP

SCALE: 1/16" = 1'-0"



WEST ELEVATION (BUILDING B)

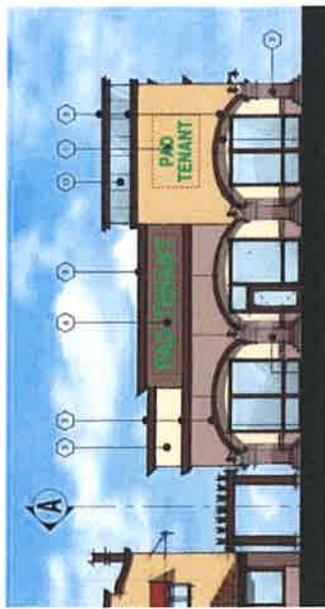
ALTERNATE POSITION-TYP

SCALE: 1/16" = 1'-0"

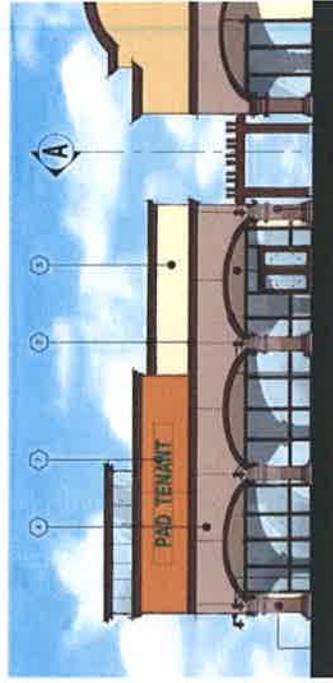


**PARK PLAZA SIGN PROGRAM**

NOTES:  
 ELEVATION DRAWINGS ARE FOR SIGN LOCATION ONLY  
 AND SHALL NOT BE USED FOR SIGN AREA CALCULATION.  
 MAXIMUM TOTAL COMBINED SIGN AREA SHALL BE  
 BASED ON LINEAR FRONTAGE ONLY.

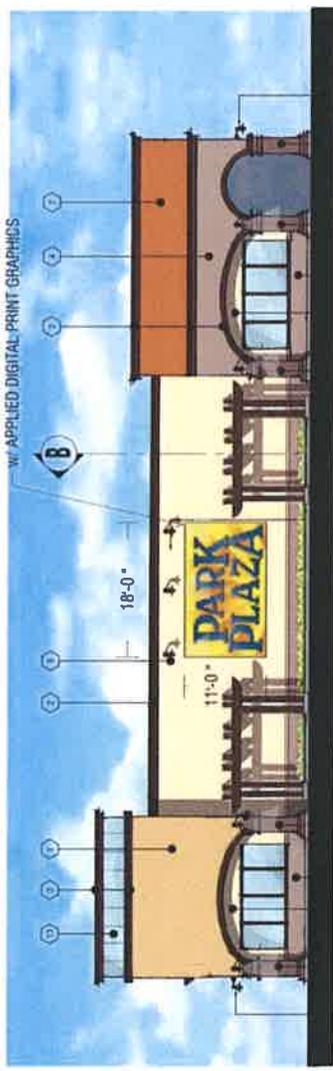


WEST ELEVATION (BUILDING K) SCALE: 3/32" = 1'-0"



EAST ELEVATION (BUILDING K) SCALE: 1/16" = 1'-0"

FABRICATED NON-ILLUMINATED  
 WALL SIGN W/ PANAFLEX FACE  
 W/ APPLIED DIGITAL PRINT GRAPHICS



SOUTH ELEVATION (BUILDING K)

SCALE: 1/16" = 1'-0"

**PARK PLAZA SIGN PROGRAM**

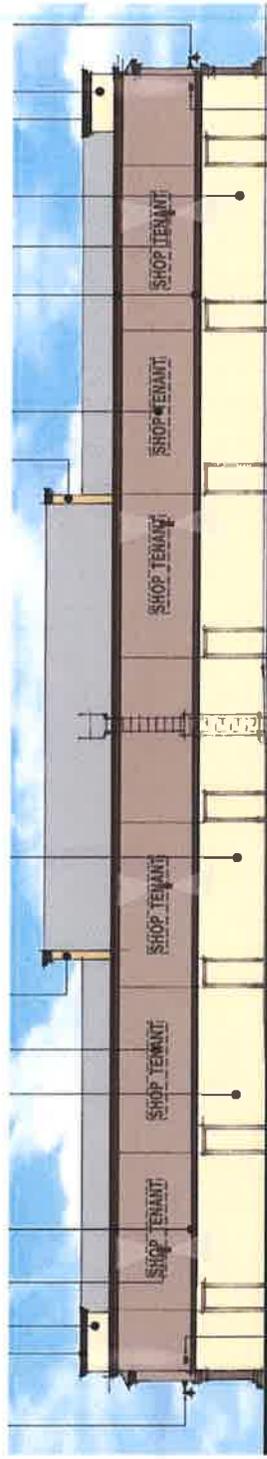




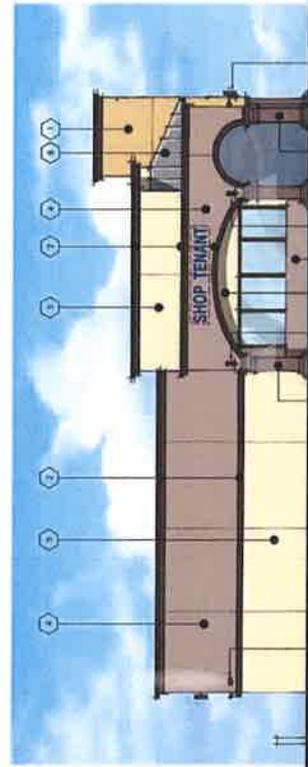
WEST ELEVATION (BUILDING F)  
SCALE: 1/16" = 1'-0"

ALTERNATE POSITION-TYP

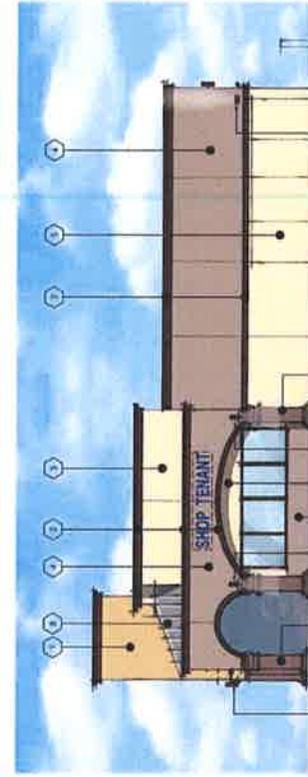
NOTES:  
ELEVATION DRAWINGS ARE FOR SIGN LOCATION ONLY  
AND SHALL NOT BE USED FOR SIGN AREA CALCULATION.  
MAXIMUM TOTAL COMBINED SIGN AREA SHALL BE  
BASED ON LINEAR FRONTAGE ONLY.



EAST ELEVATION (BUILDING F)  
SCALE: 1/16" = 1'-0"



NORTH ELEVATION (BUILDING F)  
SCALE: 1/16" = 1'-0"



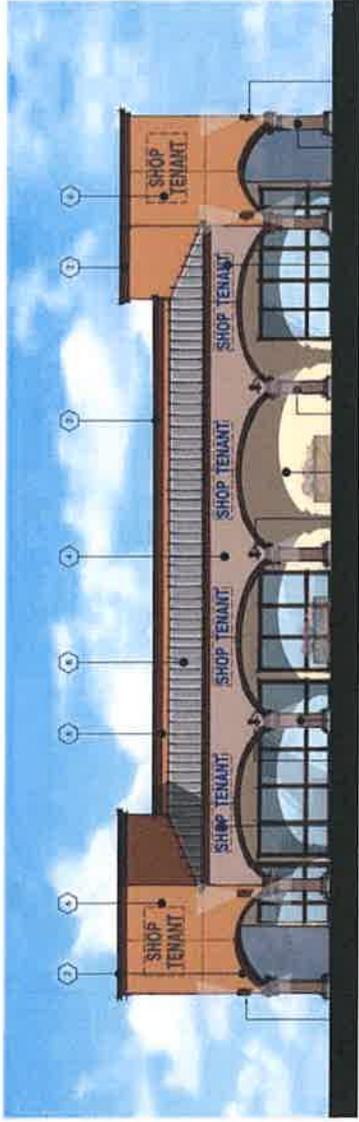
SOUTH ELEVATION (BUILDING F)  
SCALE: 1/16" = 1'-0"

## PARK PLAZA SIGN PROGRAM



EAST ELEVATION (BUILDING M & N)

SCALE: 1/16" = 1'-0"



NORTH ELEVATION (BUILDING N)

SCALE: 1/16" = 1'-0"

NOTES:  
ELEVATION DRAWINGS ARE FOR SRM LOCATION ONLY  
AND SHALL NOT BE USED FOR SIGN AREA CALCULATION.  
MAXIMUM TOTAL COMBINED SRM AREA SHALL BE  
BASED ON LINEAR FRONTAGE ONLY.



WEST ELEVATION (BUILDING M & N)

SCALE: 1/16" = 1'-0"

## PARK PLAZA SIGN PROGRAM

# DEDICATED  
CIRCUITS: 4  
AMPS: 20  
VOLTS: 120

	DANN EDWARDS DES296 "GRANDOLU"
	DANN EDWARDS DES111 "SMORES"
	DANN EDWARDS DES001 "RIVER ROCKS"
	DANN EDWARDS DES003 "BLACK WALNUT"
	DANN EDWARDS DES142 "FLOATING FEATHER"

**COLOR PALETTE**

ALUMINUM TRIM WITH  
LIGHT STO FINISH

NEW DOUBLE FACED  
INTERNALLY ILLUMINATED  
ALUMINUM PYLON SIGN  
WITH LIGHT STO FINISH

ALUMINUM BACKGROUND  
PANEL WITH PLEX FACED  
CHANNEL LETTERS

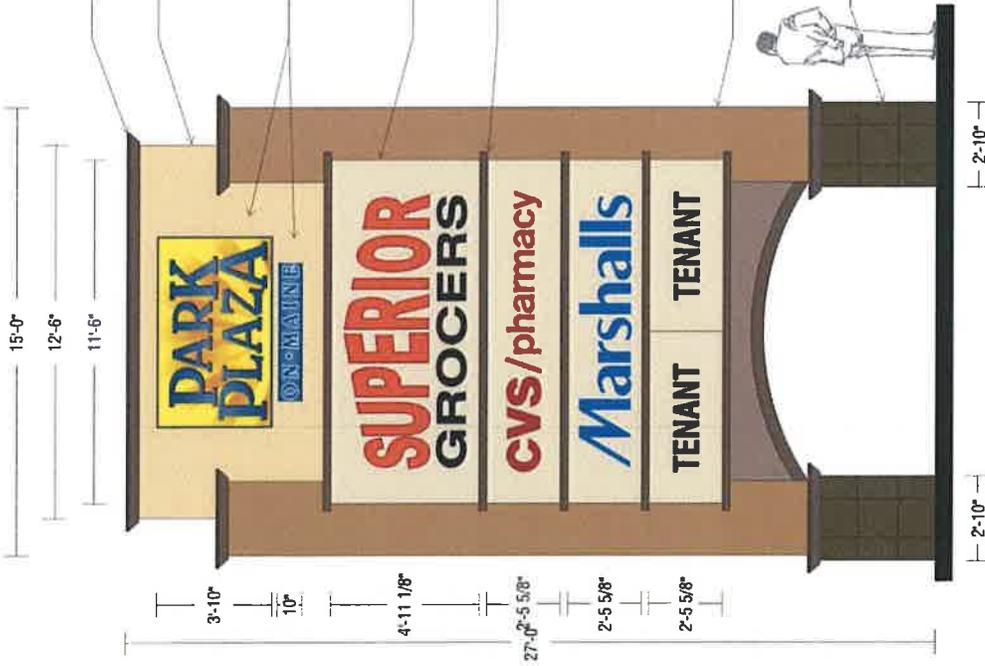
ALUMINUM TENANT CABINETS  
WITH ROUTED OUT & PUSH-  
THRU 1/2" PLEX GRAPHICS

ALUMINUM TRIM WITH LIGHT  
STO FINISH

**NOTES:**  
1. ACTUAL CONDITIONS TO BE  
FIELD VERIFIED PRIOR TO  
MANUFACTURING.  
2. ACTUAL TENANTS TO BE  
DETERMINED.

ALUMINUM POLE COVERS  
WITH LIGHT STO FINISH

ALUMINUM BASE WITH  
16"x16" MULTI-SUNSET  
EMSER SLATE TILE



PROPOSED PHOTO LAYOUT SCALE: PROPORTIONATE

**A** NEW D/E INTERNALLY ILLUMINATED PYLON SIGN W/ EXISTING FOOTINGS SCALE: 1/4" = 1'-0"

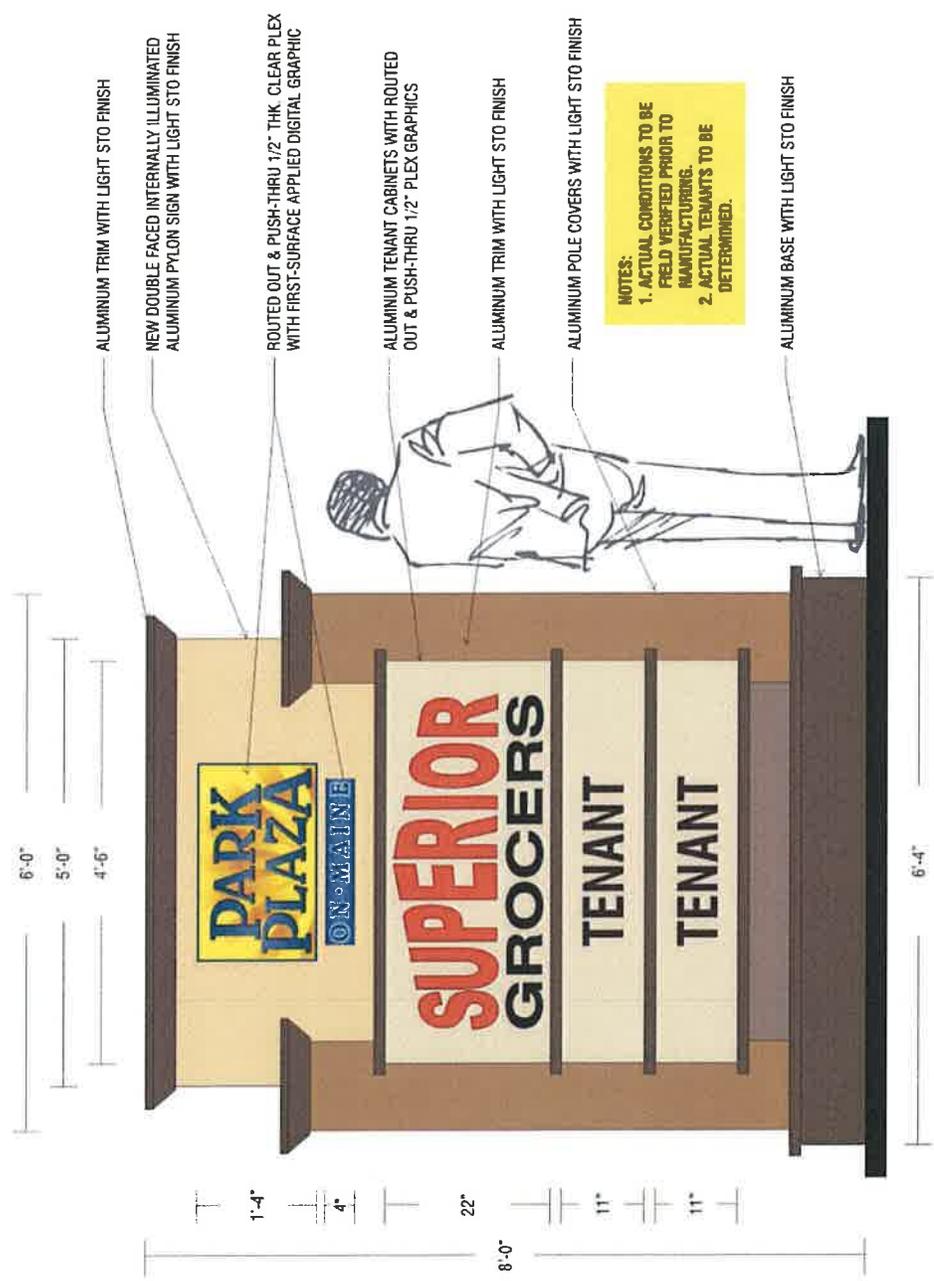
**PARK PLAZA SIGN PROGRAM**



DEDICATED CIRCUITS: 1  
AMPS: 20  
VOLTS: 120

	DANN EDWARDS DES296 "GRANOLA"
	DANN EDWARDS DE6111 "SMORES"
	DANN EDWARDS DE6061 "RIVER ROCKS"
	DANN EDWARDS DE6063 "BLACK WALNUT"
	DANN EDWARDS DE6142 "FLORING FEATHER"

**COLOR PALETTE**

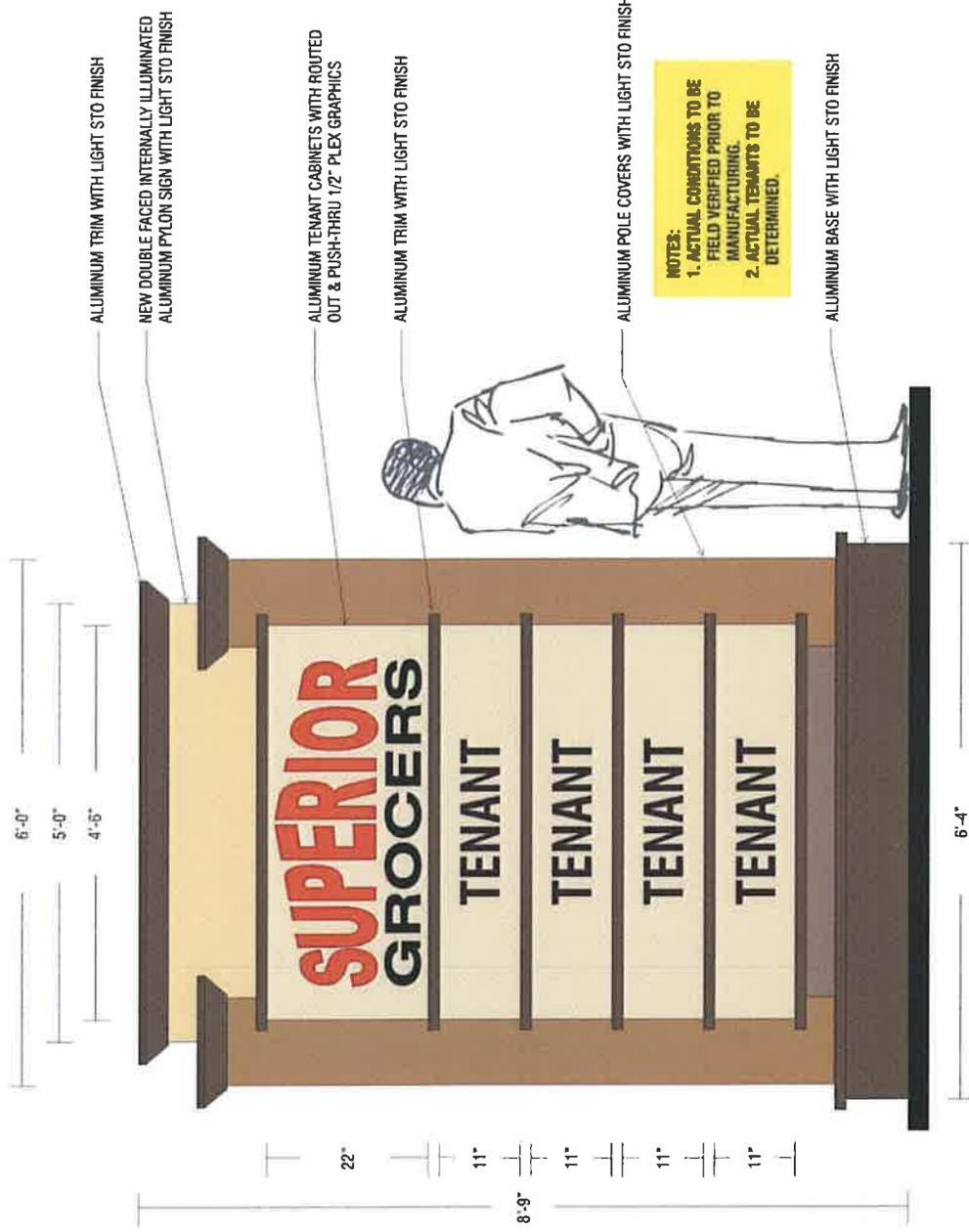


**B** NEW DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT SIGN DISPLAY SCALE: 3/4" = 1'-0"

MONUMENT DISPLAYS

**PARK PLAZA SIGN PROGRAM**

OCTOBER 05, 2012 JC



COLOR PALETTE	
	DUNN EDWARDS DES296 "GRANDOLA"
	DUNN EDWARDS DE6111 "SMORES"
	DUNN EDWARDS DE6061 "RIVER ROCKS"
	DUNN EDWARDS DE6063 "BLACK WALNUT"
	DUNN EDWARDS DE6142 "FLOATING FEATHER"



PROPOSED SIGNAGE

**NOTES:**  
 1. ACTUAL CONDITIONS TO BE FIELD VERIFIED PRIOR TO MANUFACTURING.  
 2. ACTUAL TENANTS TO BE DETERMINED.

**E** NEW DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT SIGN DISPLAY      SCALE: 3/4" = 1'-0"

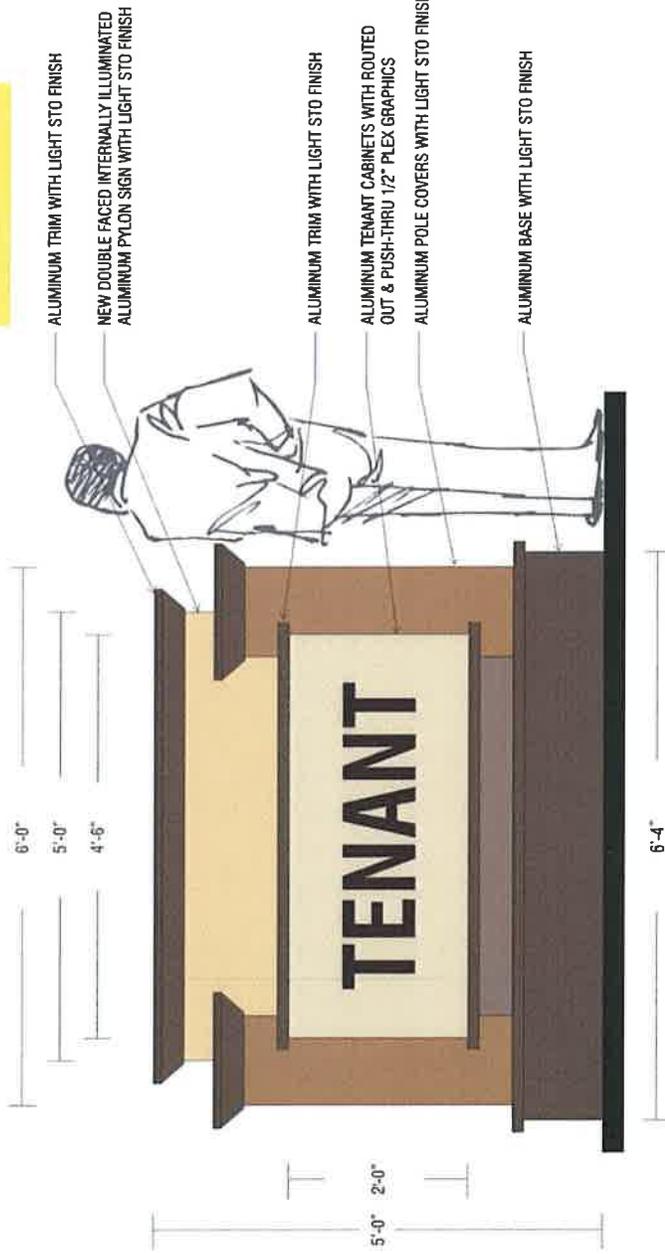
## PARK PLAZA SIGN PROGRAM

	DUNN EDWARDS DE5296 "GRANOLA"
	DUNN EDWARDS DE5111 "S'MORES"
	DUNN EDWARDS DE0061 "RIVER ROCKS"
	DUNN EDWARDS DE0063 "BLACK WALNUT"
	DUNN EDWARDS DE6142 "FLOATING FEATHER"

**COLOR PALETTE**

**# DEDICATED CIRCUITS: 1**  
**AMPS: 20**  
**VOLTS: 120**

**NOTES:**  
 1. ACTUAL CONDITIONS TO BE FIELD VERIFIED PRIOR TO MANUFACTURING.  
 2. ACTUAL TENANTS TO BE DETERMINED.



**C1 C2 C3** NEW DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT SIGN DISPLAY

SCALE: 3/4" = 1'-0"

MONUMENT DISPLAYS

**PARK PLAZA SIGN PROGRAM**

OCTOBER 05, 2012 JC



**C1**

PROPOSED SIGNAGE



**C2**

PROPOSED SIGNAGE

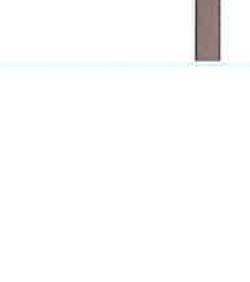


**C3**

PROPOSED SIGNAGE



5'-1" 0"  
4'-3 1/2" 0"  
1'-2 1/2" 0"  
1'-1 1/2" 0"  
2'-0" 0"



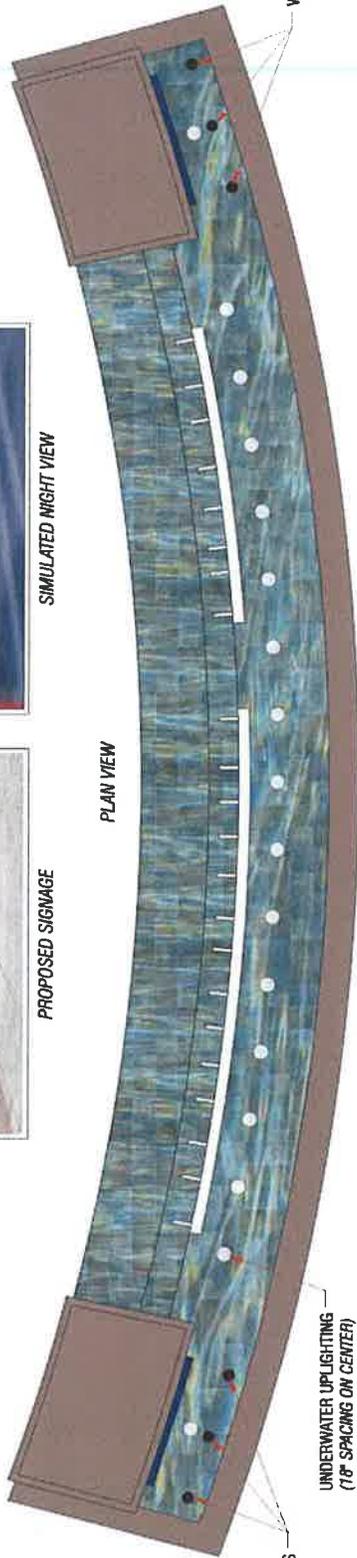
END VIEW



SIMULATED NIGHT VIEW



PROPOSED SIGNAGE



PLAN VIEW

DUNN EDWARDS DE6061  
"RIVER ROCKS"

WATER JETS

UNDERWATER UP LIGHTING  
(18" SPACING ON CENTER)

34'-6"  
25'-0"

4'-0"  
3'-0 1/2"

EXTERNALLY-ILLUMINATED ALUMINUM  
PAN CHANNEL LETTERS POWDER COATED  
WHITE W/ STAINLESS STEEL MOUNTING  
HARDWARE

MADURA GOLD GRANITE SLAB FINISH

BALDWIN PARK

ALUMINUM STRUCTURE  
WITH MADURA GOLD  
GRANITE SLAB  
FINISH (BY OTHERS)

EXTERNALLY-ILLUMINATED  
PAINTED PAN CHANNEL  
DISPLAY W/ CLEAR COAT  
FINISH

FOUNTAIN STRUCTURE  
(BY OTHERS)

5'-1"  
22"  
16"  
4'-0" 5 1/2"  
16"

SCALE: 3/8" = 1'-0"

D NEW SINGLE FACED RADIOUS CORNER FOUNTAIN DISPLAY



CORNER MONUMENT DISPLAY

PARK PLAZA SIGN PROGRAM

OCTOBER 05, 2012 JC

# UNDERWATER LIGHT SPECIFICATION SHEET

## MODEL: 5217 - 12V SERIES: Specialty Lights SPECIFICATIONS:

**HOUSING:** Injection-molded, glass-reinforced Rylton™ R-4 composite for strength & high UV stability - warranted for ten years against corrosion.

**LENS COVER:** Clear, tempered, shock & heat resistant, soda lime glass lens - crowned (convex) to avoid collection of underwater debris on lens. Optical effect lenses are available, please see accessories column on fixture ordering information.

**FINISH:** Available in black only.

**SOCKET/LAMP HOLDER:** Top grade ceramic socket with nickel contacts, stainless steel springs, & Teflon-jacketed wire leads.

**LENS:** Clear, tempered, shock & heat resistant, soda lime glass lens - crowned (convex) to avoid collection of underwater debris on lens. Optical effect lenses are available; see accessories column on fixture ordering information chart.

**LAMP TYPE:** MR-16 Halogen - 50W maximum. LN-20 BAB/FG (20W) Standard.

**DIMENSIONS:** (See back page for LED lamp specifications)

**MOUNTING:** Fully adjustable mounting bracket, to provide precise light aiming, mounted on a cement counter weight base for stable placement underwater.

**FASTENERS:** All fasteners are stainless steel.

**WIRING:** Prewired with a fifteen-foot pigtail of 18-3 double jacketed, water-resistant cable including a green ground wire in accordance with Underwriters Laboratories (UL) standards. Connectors for a required above-water connection are also included.

All Vista luminaires are **MADE IN THE U.S.A.**

**Caution:** Follow installation instructions as well as local electrical codes when installing underwater fixtures. Underwater fixtures are **NOT** for use in swimming pools or spas.

In an effort to improve product design U.S.T.E. reserves the right to modify the specifications of the fixture.

## SPECIFICATION SHEET

### LED LAMP SPECIFICATIONS (if applicable):

**LAMP TYPE:** Limited Rebel High Output LED with Vista exclusive smart-driver, powered to operate for 50,000 hours.

**OPTICS:** Integral high-efficiency optics available in spot through flood beam spreads.

**ELECTRICAL:** Input voltage range 5-15V AC, regulated to achieve uniform illumination throughout the cable run of fixtures; integral surge & reverse polarity protection.

### FIXTURE ORDERING INFORMATION

**TO ORDER FIXTURE:** Select appropriate choice from each column as in the following example  
**EXAMPLE:** UW-5217-B-BAB/FG-RL

MOUNTING	CATALOG NO.	FINISH	LAMP	ACCESSORIES
UW- Underwater	5217	B- Black	(Please see lamp order code column on lamp guide, Vista product catalog)	CBL- Crowned Cool Blue lens CFR- Crowned Frosted lens S1- Spread lens DBL- Dark Blue lens GL- Dark Green lens RL- Red lens YL- Amber lens HL- Honeycomb louver

Fixtures shipped with standard lamp, unless otherwise specified.  
 Note: Underwater fixtures **NOT** for use in swimming pools or spas.