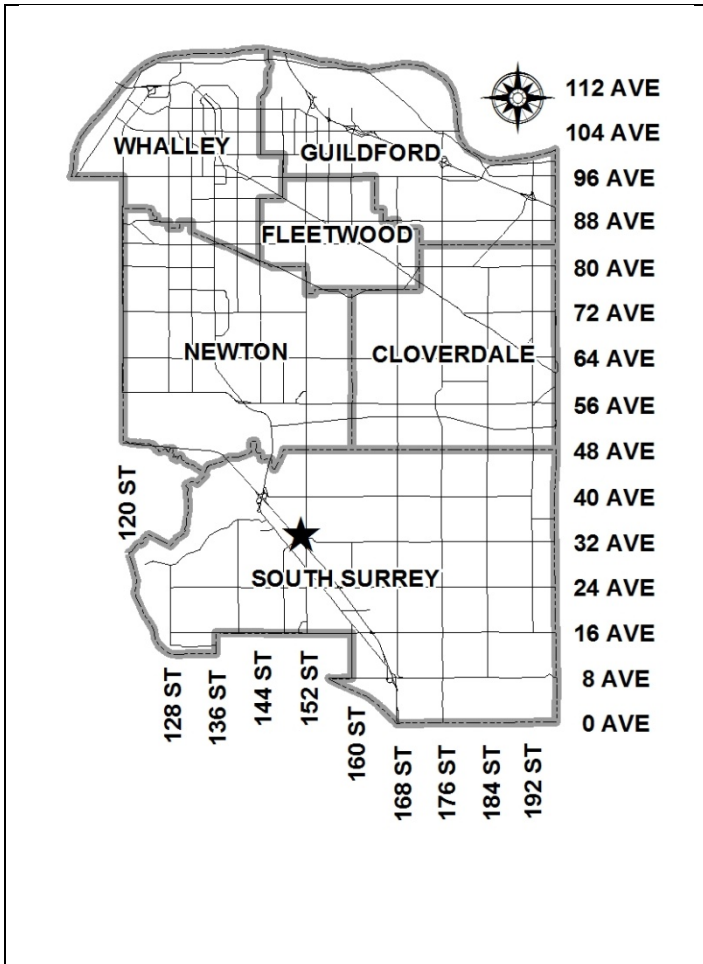


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0168-00

Planning Report Date: May 27, 2013



**PROPOSAL:**

- Development Permit
- Development Variance Permit

in order to permit a variety of freestanding and fascia identification signs within a comprehensive residential development on multiple lots.

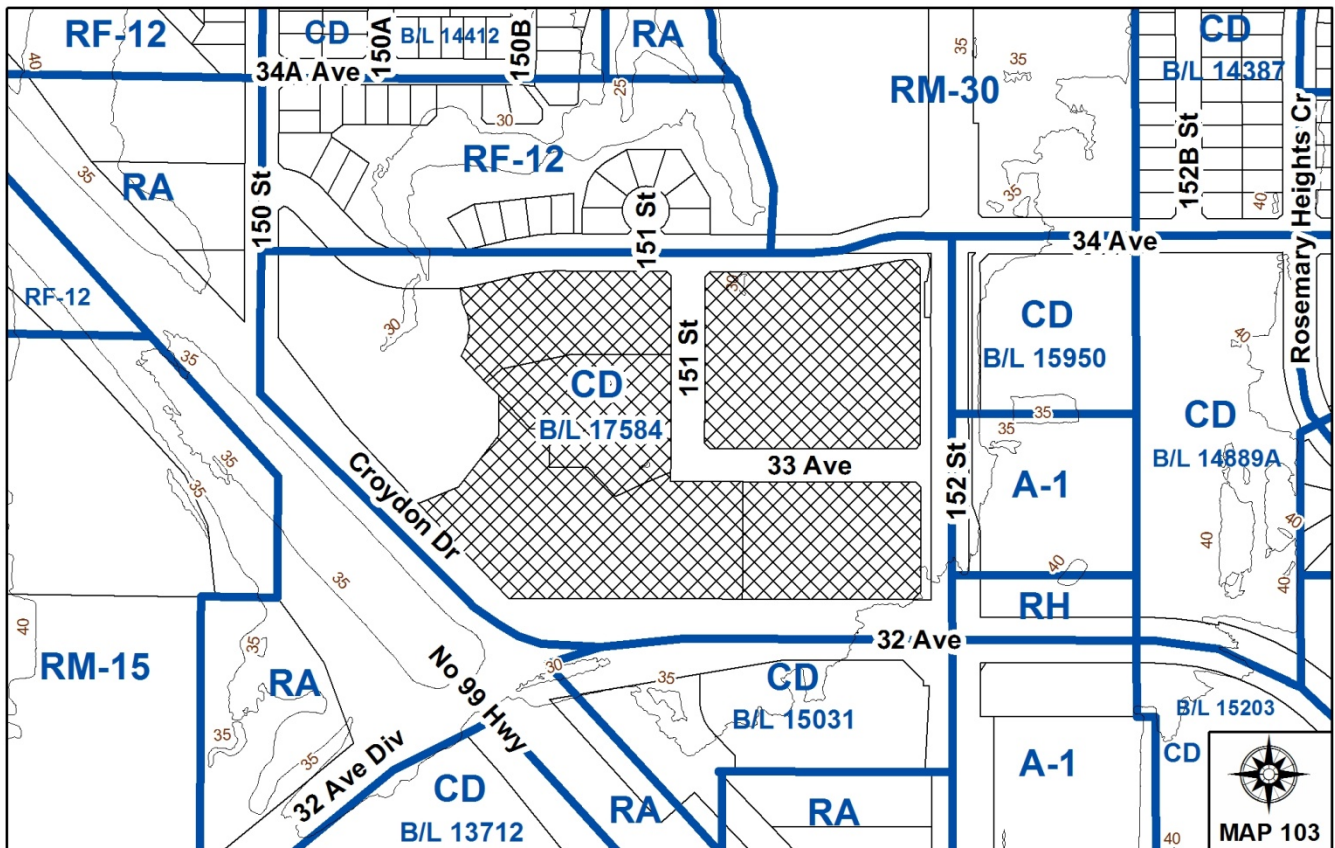
**LOCATION:** 3399, 3323 and 3350 - 151 Street; and 15100 and 15168 - 33 Avenue

**OWNER:** Polygon Harvard Gardens Ltd., Inc. No. 877466

**ZONING:** CD (By-law No. 17584)

**OCP DESIGNATION:** Multiple Residential

**NCP DESIGNATION:** Apartments (6-storey max),  
 Apartments (4-storey max),  
 Townhouse (30 upa max),  
 Indoor/Outdoor Amenity Space



### RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The proposed identification signs are located at key gateway and entry locations for way-finding purposes and to help create a sense of entry and community identity.
- The site is a large, comprehensive residential community on multiple lots. The proposed signs are located at key gateway and entry locations and as such the number of signs is not considered excessive.
- The scale of the signage is appropriate for the residential townhouse and apartment building context.
- The signs are proposed to be a high standard of architectural design and material quality. The signs will complement the character of the residential development.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0168-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0168-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum number of identification signs per lot from 1 to 6 on the property located at 3350 - 151 Street;
  - (b) to increase the maximum number of identification signs per lot from 1 to 3 on the property located at 15168 - 33 Avenue;
  - (c) to increase the maximum number of identification signs per lot from 1 to 2 on the property located at 15100 - 33 Avenue;
  - (d) to increase the maximum number of identification signs per lot from 1 to 2 on the property located at 3399 - 151 Street;
  - (e) to increase the maximum allowable total signage area for an identification sign from 2.3 square metres (24 sq.ft.) to 3.7 square metres (40 sq.ft.) on the properties located at 3350 - 151 Street, 3323 - 151 Street, and 15168 - 33 Avenue; and
  - (f) to increase the maximum allowable total signage area for an identification sign from 2.3 square metres (24 sq.ft.) to 3.0 square metres (32 sq.ft.) on the property located at 15100 - 33 Avenue.

**REFERRALS**

Engineering:                                      The Engineering Department has no objection to the proposed signage.

**SITE CHARACTERISTICS**

**Existing Land Use:**                      Comprehensive residential development on 5 lots (Polygon Harvard Gardens) under construction.

**Adjacent Area:**

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 34 Avenue):	Single family lots and Townhouses	Multiple Residential & Urban/Garden Apartments & Single Family Small Lots	RM-30 and RF-12

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 152 Street):	Seniors residential development	Multiple Residential/ Institutional & Garden Apartments (3 storey)	CD
South (Across 32 Avenue):	Restaurant and car wash	Commercial/Commercial	CD
West (Across Highway 99):	Townhouses	Urban/Townhouse (15 upa)	RM-15

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is the comprehensive residential development project by Polygon (Polygon Harvard Gardens), located at the northwest corner of 152 Street and 32 Avenue. The site is within the Rosemary Heights West Neighbourhood Concept Plan (NCP) area.
- In September 2012, Council approved the necessary Neighbourhood Concept Plan (NCP) Amendment and Rezoning to facilitate development of Polygon's comprehensive residential development project, which consists of 550 multiple residential units (510 apartments units and 40 townhouses) in a variety of building forms including townhouses, 4-storey and 6-storey apartment buildings, and indoor and outdoor amenity space (File No. 7911-0241-00). The project comprises 5 individual titled lots.
- At the same time, Council also approved a generalized Development Permit for the project, which established the overall site plan, form and character, design guidelines and landscaping for this project, and a detailed Development Permit for Phase 1, which consists of 40 -townhouse units and a 4-storey apartment building located in the north-westerly portion of the project (File No. 7911-0242-00).
- In February 2013, Council approved a Development Permit for Phase 2 of the project, which is the amenity phase. The amenity phase consists of an 895 square metre (9,600 sq.ft.) indoor amenity building and a variety of outdoor amenity features.
- Construction of Phase 1 and Phase 2 of the project is underway. Development Permits for future phases of the project will be presented to Council in the near future.

### Proposed Identification Signage

- The applicant has submitted the subject Development Permit (DP) and Development Variance Permit (DVP) application to permit a variety of identification signs for the project. The proposed identification signs are intended to identify the name of the project (Harvard Gardens), as well as the name and address of the individual buildings.

### DESIGN PROPOSAL AND REVIEW

- A total of 14 identification signs are proposed for the project in a combination of freestanding and fascia sign types. The signs are proposed to be located at key gateway and building entry locations on all of the 5 lots comprising the project site.
- Free-standing monument signs, identifying the name of the project "Harvard Gardens" are proposed to be located at the main entry locations to the project, to act as gateway features (Signs 1 to 6 and 14 on the plan attached in Appendix II). The two largest monument signs are proposed at the main intersections with 152 Street, one at 32 Avenue Diversion and another at 34 Avenue. Smaller monument signs are proposed on either side of 33 Avenue at the intersection with 152 Street, on either side of 151 Street at the intersection with 34 Avenue, and along the internal drive-aisle from the 32 Avenue Diversion.
- All of these "Harvard Gardens" monument signs are designed as high quality architectural features to complement the architectural character of the residential development. The sign structure is curved and is clad in brick with decorative fencing elements and custom light fixtures. The signage is comprised of three elements, a black metal sign plate in the centre with "Harvard Gardens" in gold lettering, and 2 smaller black metal sign plates on either side with a gold "H" logo.
- Another freestanding monument sign is proposed at the entry to the townhouse component of the project on 3399 – 151 Street (Sign 7 on the plan attached in Appendix II). This sign will straddle the drive-aisle entry into the townhouse site and will identify the name (Laureates Walk) and address of the townhouse site. This sign is also designed as a high quality architectural feature with brick cladding, decorative fencing elements and trellis feature. The sign is comprised of 5 elements, 2 black metal plates with the name and address of the townhouse site in gold lettering, and 3 smaller black metal plates with "L" logo.
- The maximum height of the freestanding signs is 2.5 metres (8.5 ft.) above finished grade.
- Fascia identification signs are proposed at the entry doors to all of the apartment buildings and the amenity building (Signs 8 to 13 on the plan attached in Appendix II). The signage form is consistent with the freestanding signage program, with the name and address of the building and logos in gold lettering on black metal sign panels. The fascia signage will tie in appropriately with the architecture of the buildings.
- It is noted that for By-law interpretation purposes staff have considered the separate sign panel components (i.e. the name panel, address panel, and logo panels) as comprising one identification sign even though these sign panel components are separated on the sign structure or building façade.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The Surrey Sign By-law (By-law No. 13656) permits one identification sign per lot in residential zones to identify the name, address and number of a building or site. The identification sign cannot exceed 2.3 square metres (24 sq.ft.) in size and can be either a freestanding sign or fascia sign.

- The applicant is proposing more than one fascia sign per lot within the Polygon development. A total of 6 signs are proposed for 3350 – 151 Street, 3 signs are proposed for 15168 – 33 Avenue, and 2 signs are proposed for 3399 – 151 Street and 15100 – 33 Avenue. One sign is proposed for 3323 – 151 Street, which complies with the By-law.
- In addition, the sign area for proposed identification signs at 3350 – 151 Street, 3323 – 151 Street, 15168 – 33 Avenue, and 15100 – 33 Avenue exceed the 2.3 square metre (24 sq.ft.) sign area maximum under the Sign By-law. The sign area for the largest of the signs on 3350 – 151 Street, 3323 – 151 Street, and 15168 – 33 Avenue is 3.7 square metres (40 sq.ft.) and the largest of the signs on 15100 – 33 Avenue is 3.0 square metres (32 sq.ft.). The sign area for the signage proposed at 3399 – 151 Street is 2.3 square metres (24 sq.ft.), which complies with the by-law.
- A Development Variance Permit (DVP) is therefore requested to increase the maximum number of allowable identification signs per lot, and to increase the maximum allowable signage area for identification signs, to accommodate the proposed signage program.

Applicant's Reasons:

- The proposed identification signs are located at key gateway and entry locations for way-finding purposes and to help create a sense of entry and community identity.

Staff Comments:

- The site is a large, comprehensive residential community on multiple lots. The proposed signs are located at key gateway and entry locations and as such the number of signs is not considered excessive.
- The scale of the signage is appropriate for the residential townhouse and apartment building context.
- The signs are proposed to be a high standard of architectural design and material quality. The signs will complement the character of the residential development.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Signage Plan
Appendix III	Development Variance Permit No. 7912-0168-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural Plans prepared by Rositch Hemphill Architects and dated May 6, 2013.

*Original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

RG/da/kms

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DRV 5/23/13 12:57 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

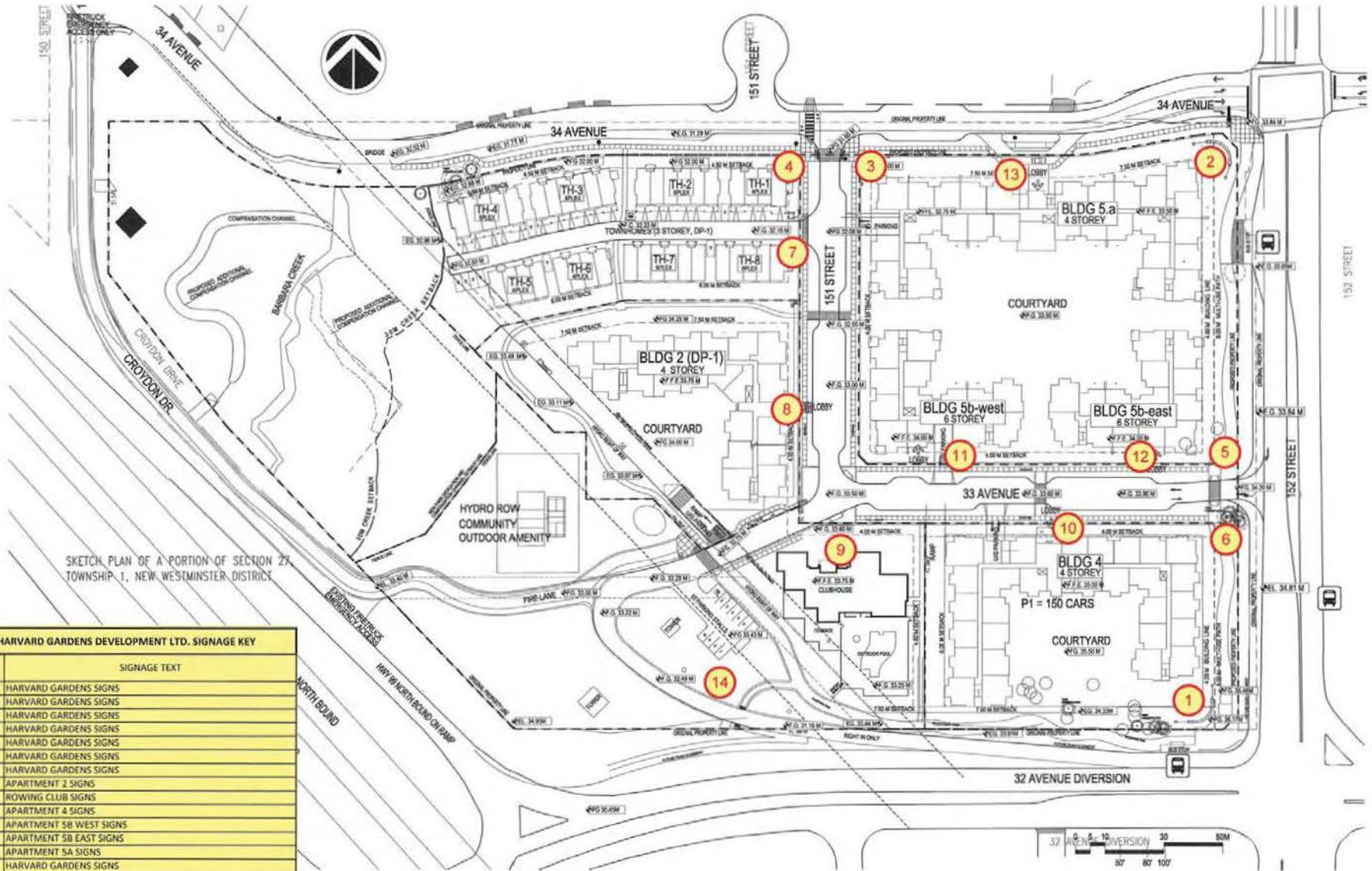
1. (a) Agent:      Name:                    Kevin Shoemaker  
    Polygon Harvard Gardens Ltd.  
    Address:                    1333 - West Broadway, Unit 900  
    Vancouver, BC V6H 4C2  
  
    Tel:                             604-871-4283  
    Fax:                             604-871-4120
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:            3399 – 151 Street  
    3323 – 151 Street  
    3350 – 151 Street  
    15100- 33 Avenue  
    15168 – 33 Avenue
  
  - (b)      Civic Address:            3399 – 151 Street  
    Owner:                      Polygon Harvard Gardens Ltd., Inc. No. 877466  
    PID:                            028-955-102  
    Lot 1 Section 27 Township 1 New Westminster District Plan EPP23195
  
  - (c)      Civic Address:            3323 – 151 Street  
    Owner:                      Polygon Harvard Gardens Ltd., Inc. No. 877466  
    PID:                            028-955-111  
    Lot 2 Section 27 Township 1 New Westminster District Plan EPP23195
  
  - (d)      Civic Address:            3350 – 151 Street  
    Owner:                      Polygon Harvard Gardens Ltd., Inc. No. 877466  
    PID:                            028-955-145  
    Lot 5 Section 27 Township 1 New Westminster District Plan EPP23195
  
  - (e)      Civic Address:            15100 – 33 Avenue  
    Owner:                      Polygon Harvard Gardens Ltd., Inc. No. 877466  
    PID:                            028-955-129  
    Lot 3 Section 27 Township 1 New Westminster District Plan EPP23195
  
  - (f)      Civic Address:            15168 – 33 Avenue  
    Owner:                      Polygon Harvard Gardens Ltd., Inc. No. 877466  
    PID:                            028-955-137  
    Lot 4 Section 27 Township 1 New Westminster District Plan EPP23195



3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7912-0168-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

# APPENDIX II



SKETCH PLAN OF A PORTION OF SECTION 27, TOWNSHIP 1, NEW WESTMINSTER DISTRICT

POLYGON HARVARD GARDENS DEVELOPMENT LTD. SIGNAGE KEY	
SIGN LOCATION	SIGNAGE TEXT
1	HARVARD GARDENS SIGNS
2	HARVARD GARDENS SIGNS
3	HARVARD GARDENS SIGNS
4	HARVARD GARDENS SIGNS
5	HARVARD GARDENS SIGNS
6	HARVARD GARDENS SIGNS
7	HARVARD GARDENS SIGNS
8	APARTMENT 2 SIGNS
9	ROWING CLUB SIGNS
10	APARTMENT 4 SIGNS
11	APARTMENT 5B WEST SIGNS
12	APARTMENT 5B EAST SIGNS
13	APARTMENT 5A SIGNS
14	HARVARD GARDENS SIGNS

**RHA**  
**Rositch Hemphill Architects**  
 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G2  
 1 604 689 8002 1 604 689 1095 www.rharchitects.com

PROJECT:  
**HARVARD GARDENS**  
 32nd & 151st STREET, SURREY, B.C.

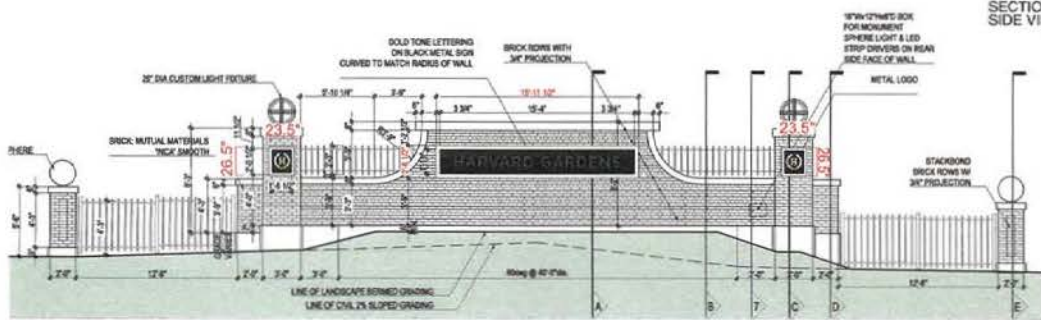
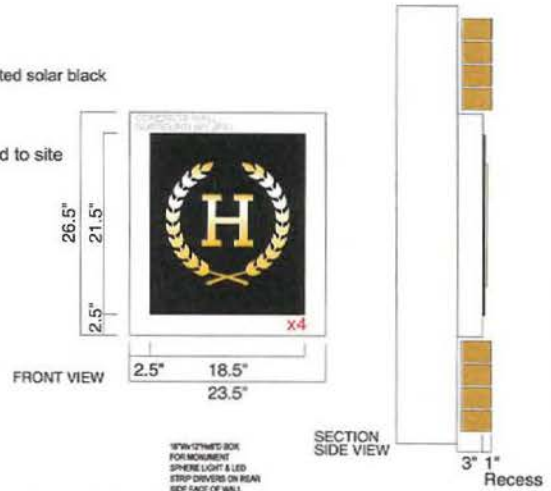
DRAWING TITLE:  
**HARVARD GARDEN OVERALL SITE  
 MONUMENT LOCATION PLAN**

DATABASE:  
 PROJECT NO:  
 DATE:  
 SCALE:  
 DRAWN BY:  
 DWG. / DETAIL NO:

2013-05-06  
 as shown  
 AY

**Logo Size:** 18.5"W x 21.5"H  
**Template Size:** 23.5"W x 26.5"H  
**Material:** 3" Thick concrete backer  
 1/4" thick aluminum sign backer  
 1/4" thick aluminum graphics welded to face of aluminum backer and powder coated solar black  
 Graphics finished with 23K gold leaf  
**Installation:** Exterior - Aluminum sign pin mounted to concrete  
 - Concrete pin mounted to recess in concrete columns  
 - 3/4" Thick pressure treated plywood templates to be provided to site

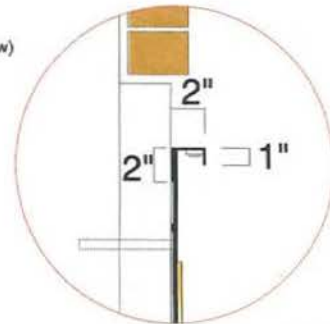
**Quantity:** 4



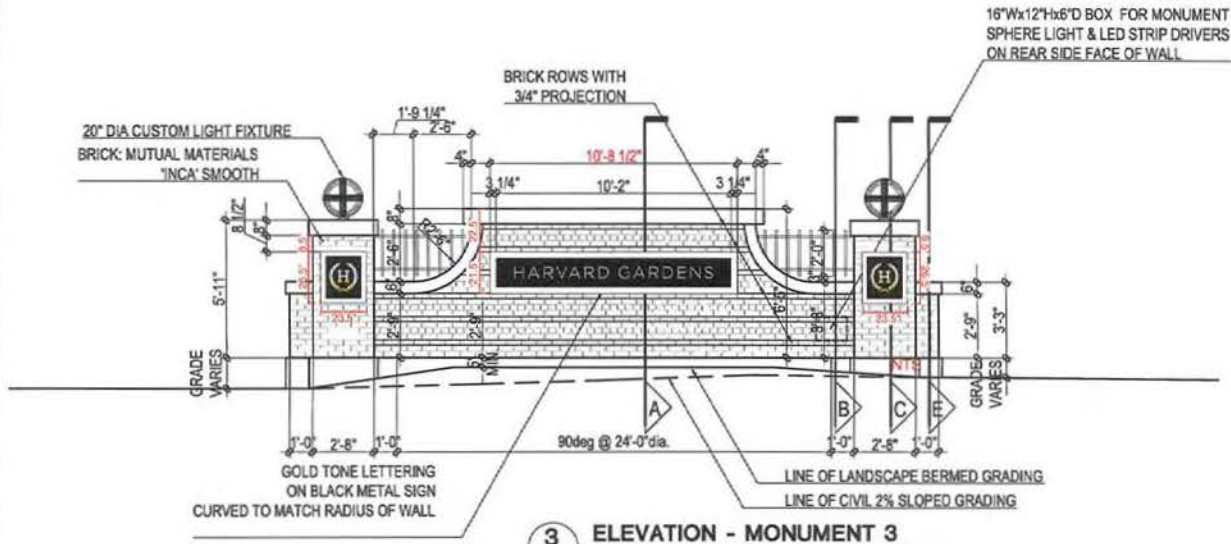
Monument 1 Elevation - NTS

**Sign Size:** 184" x 23"  
**Material:** 1/4" thick aluminum plate, curved to outer wall radius (20'-0") and powder coated solar black  
 1/4" thick aluminum letters, finished with 23K gold leaf  
 1" x 2" x 2" aluminum u-channel secured to back of sign at top for LED lighting above  
 Warm White LEDs in u-channel with 12volt wire leads located at top right corner of sign (as shown below)  
**Installation:** Exterior - Pin mounted to concrete portion of wall (set in 1")  
**Quantity:** 2

**NOTE:** 1) Two (2) 12 volt wires to come out at top right corner of sign (1" o.c. of sign)  
 2) Transformer supplied in waterproof box by JPA (Box dimensions: 7.75" x 3.5" x 15")  
 3) Electrical hook-up by client







**3 ELEVATION - MONUMENT 3**

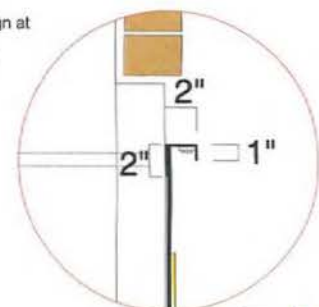
**Sign Size:** 122" x 15"

**Material:** 1/4" thick aluminum plate  
 1/4" thick aluminum letters welded to face of aluminum plate and curved to outer wall radius (12'-0")  
 Powder coated solar black, letters finished with 23K gold leaf on face  
 1" x 2" x 2" aluminum u-channel (curved to wall radius), powder coat solar black and secured to back of sign at top for LED lighting above  
 Warm White LEDs in u-channel with 12volt wire leads located at top right corner of sign (as shown below)

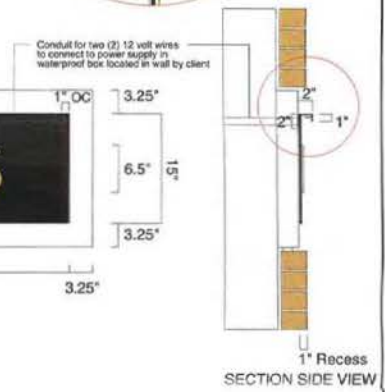
**Installation:** Exterior - Pin mounted to concrete portion of wall (set in 1")  
 See elevation on page 3

**Quantity:** 1

**NOTE:** 1) Two (2) 12 volt wires to come out at top right corner of sign (1" o.c. of sign)  
 2) Transformer supplied in waterproof box by JPA (Box dimensions: 1.75" x 3.5" x 15")  
 3) Electrical hook-up by client



**FRONT VIEW**



**SECTION SIDE VIEW**

**Logo Size:** 18.5"W x 21.5"H

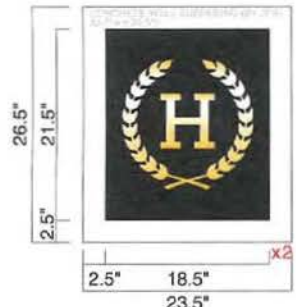
**Template Size:** 23.75"W x 26.75"H

**Material:** 3" Thick concrete backer  
 1/4" thick aluminum sign backer  
 1/4" thick aluminum graphics welded to face of aluminum backer and powder coated solar black  
 Graphics finished with 23K gold leaf

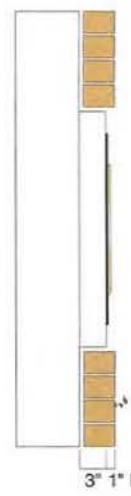
**Installation:** Exterior - Aluminum sign pin mounted to concrete  
 - Concrete pin mounted to recess in concrete columns  
 - 3/4" Thick pressure treated plywood templates to be provided to site

See elevation on page 3

**Quantity:** 2



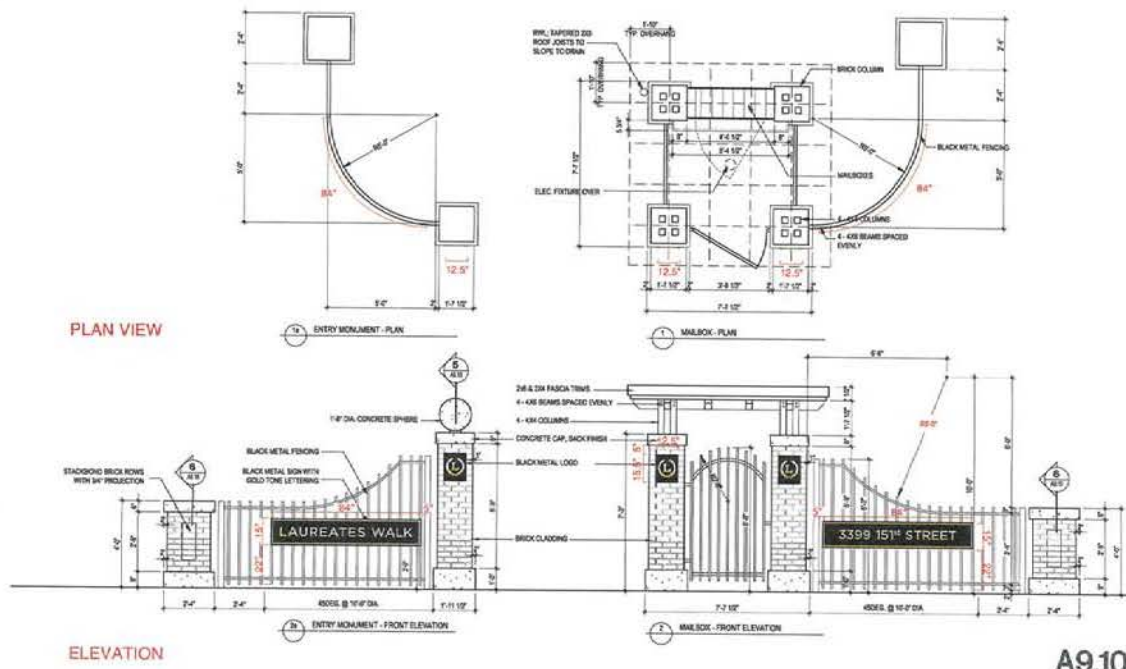
**FRONT VIEW**



**Sideview.**

**3" 1" Recess**

**SIGNAGE AT LOCATIONS 3, 4, 5, 6 AND 14**



A9.10

Size: 84" w x 15" h

Material: 1/4" Thick black aluminum backer (rolled to fence radius 5'-0")

1/4" Thick aluminum border and letters (rolled to radius), welded to backer, black sides and 23K gold leaf faces, clear coat finish

1/8" Thick black aluminum back backer (rolled to radius)

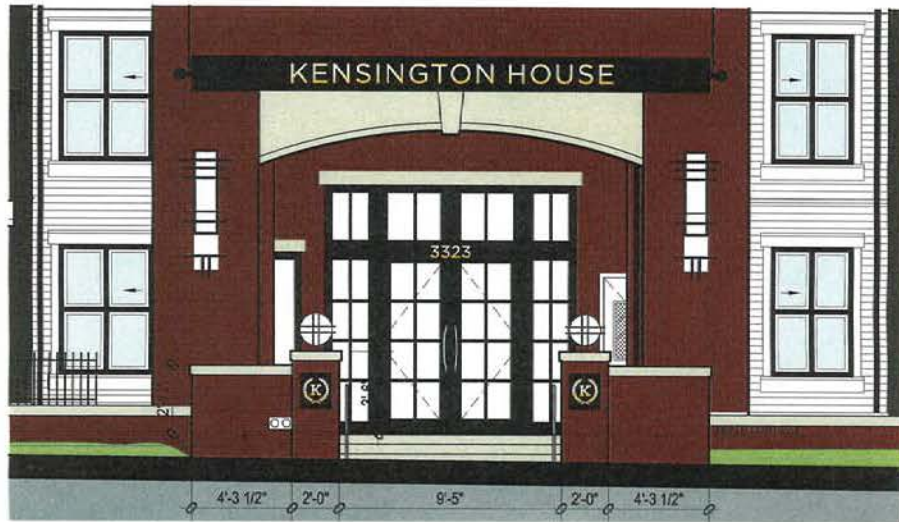
Note - back backer to be sized slightly smaller than sign backer

Installation: Exterior - Mounted to metal fencing (sign backer mounted thru face of fencing to existing plate and back backer mounted to back side to conceal bolts)  
See elevation on page 3

Quantity: 2 total (1 of each)



x3







**Size:** Existing C-Channel: 20"H x 206"W / Lettering: 10"H x 116.3"W  
**Material:** 1/4" thick brushed (<-->) aluminum letters, black sides and 23K gold leaf faces, clear coat finish  
 LED strip in black U-channel along bottom  
 Typeface: Gotham Book  
**Installation:** Exterior - Pin-mounted to existing C-channel above entrance  
 See page 3 for elevation.  
**Quantity:** 1 set

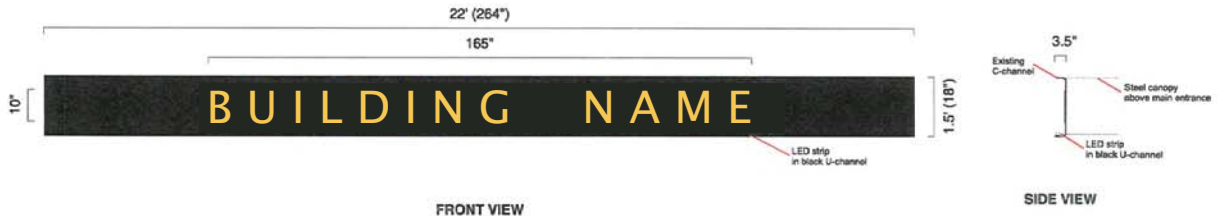


**Size:** 22.3"W x 6.0"H  
**Material:** 1/4" thick brushed (<-->) aluminum letters, black sides and 23K gold leaf faces, clear coat finish  
 Typeface: Gotham Book  
**Installation:** Exterior - Pin-mounted to cap on double door frame  
 See page 3 for elevation.  
**Quantity:** 1 set





SAMPLE BUILDING ELEVATION



LOGO "LETTER" TBD



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

**APPENDIX III**  
**APPENDIX III**

NO.: 7912-0168-00

Issued To: POLYGON HARVARD GARDENS LTD., INC. NO. 877466  
("the Owner")

Address of Owner: 900 - 1333 West Broadway  
Vancouver, BC  
V6H 4C2

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-955-102  
Lot 1 Section 27 Township 1 New Westminster District Plan EPP23195  
3399 - 151 Street

Parcel Identifier: 028-955-111  
Lot 2 Section 27 Township 1 New Westminster District Plan EPP23195  
3323 - 151 Street

Parcel Identifier: 028-955-129  
Lot 3 Section 27 Township 1 New Westminster District Plan EPP23195  
15100 - 33 Avenue

Parcel Identifier: 028-955-137  
Lot 4 Section 27 Township 1 New Westminster District Plan EPP23195  
15168 - 33 Avenue

Parcel Identifier: 028-955-145  
Lot 5 Section 27 Township 1 New Westminster District Plan EPP23195  
3350 - 151 Street

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

In Section 23 (2) of Part 4 Signs in Residential Zones, the maximum number of identification signs per lot is increased from 1 to 6 for the property located at 3350 – 151 Street, from 1 to 3 for the property located at 15168 – 33 Avenue, and from 1 to 2 for the properties located at 15100 – 33 Avenue and 3399 – 151 Street; and

In Section 23 (2) of Part 4 Signs in Residential Zones, the maximum sign area for each identification sign is increased from 2.3 square metres (24 sq.ft.) to 3.7 square metres (40 sq.ft.) for the properties located at 3350 – 151 Street, 3323 – 151 Street, and 15168 – 33 Avenue, and from 2.3 square metres (24 sq.ft.) to 3.0 square metres (32 sq.ft.) for the property located at 15100 -33 Avenue.

4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the signage shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

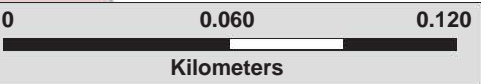
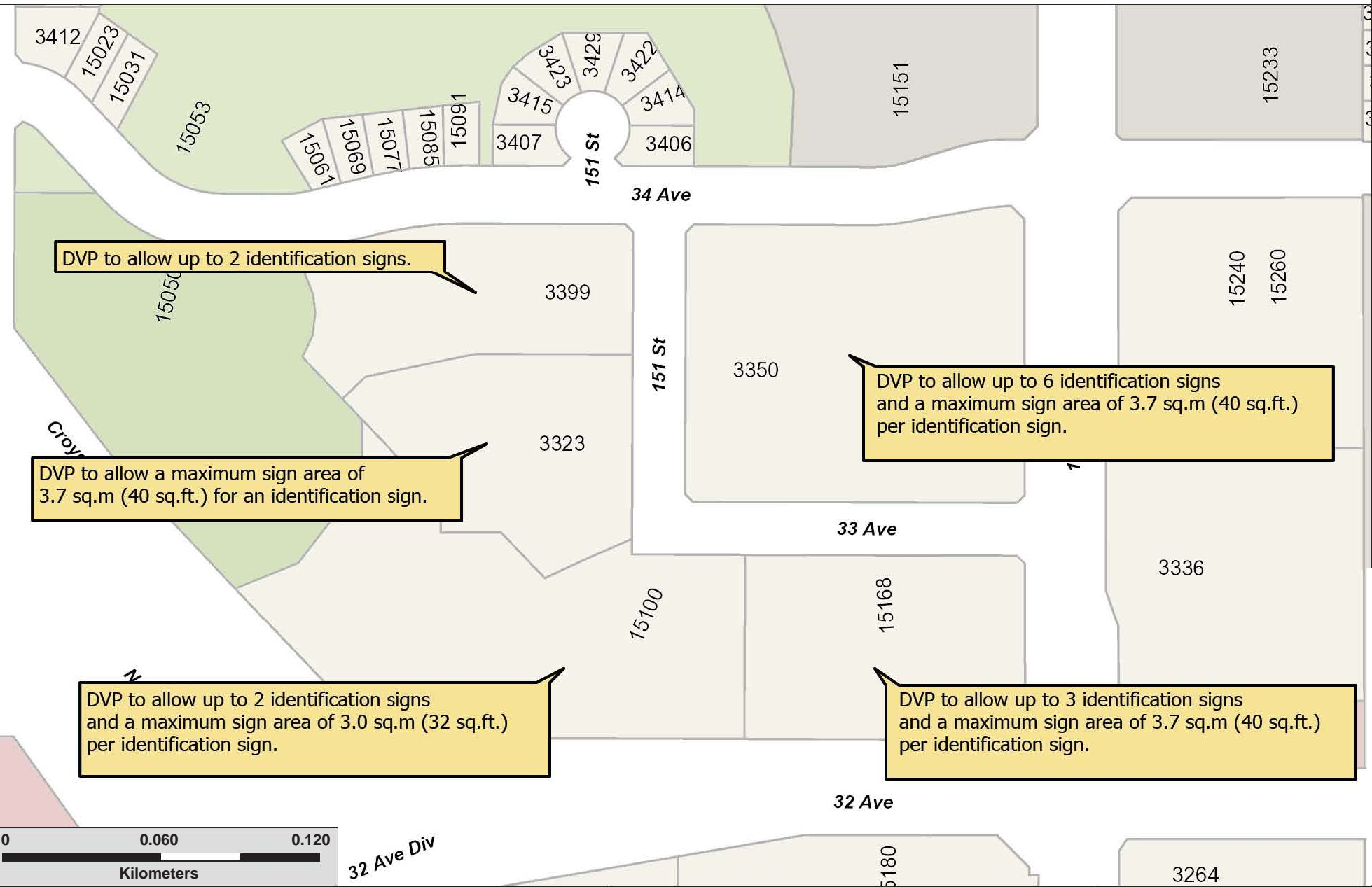
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



32 Ave Div

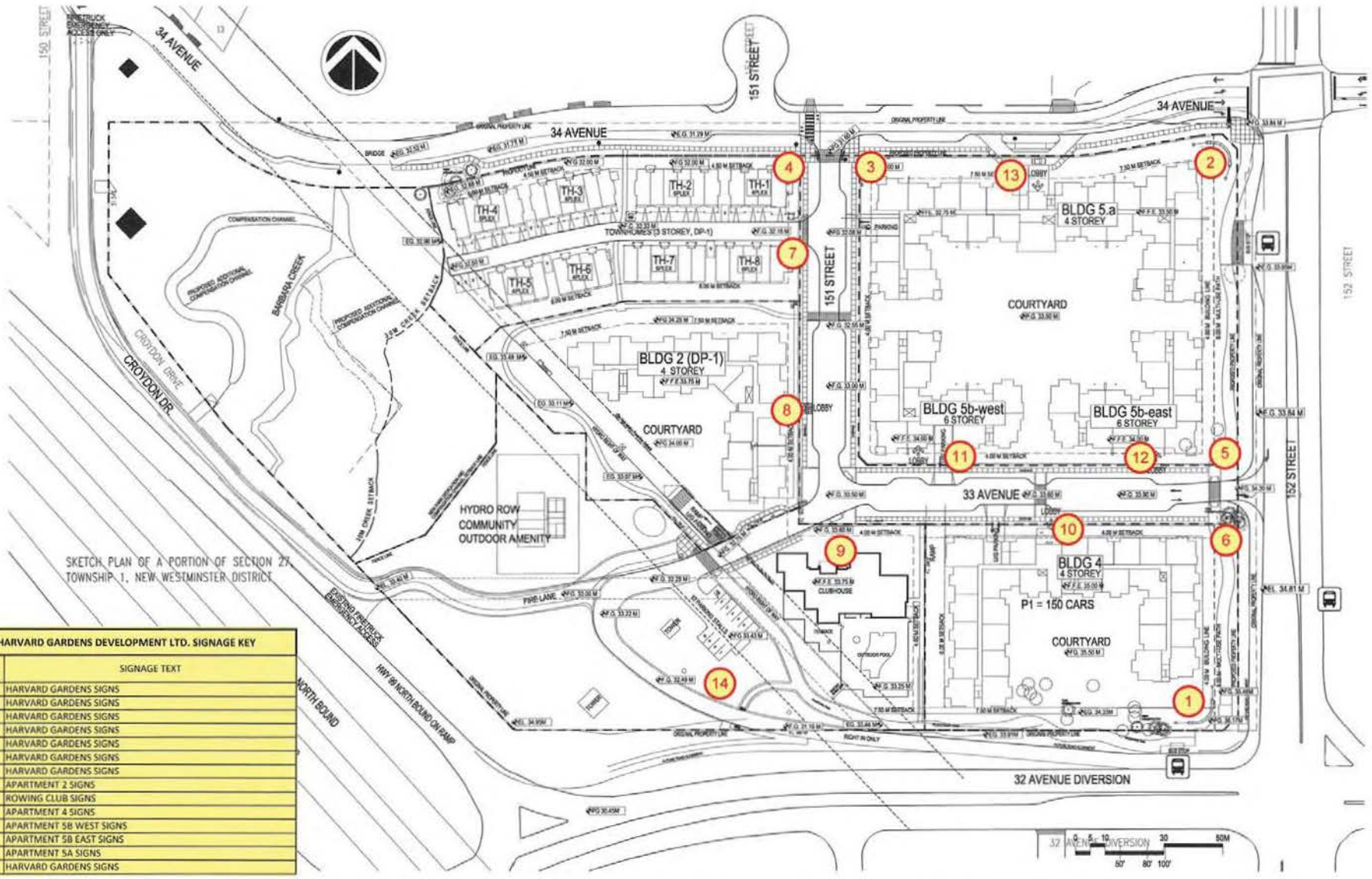
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1: 2,000

Map created on: May-22-13

SCHEDULE A



SKETCH PLAN OF A PORTION OF SECTION 27  
TOWNSHIP 1, NEW WESTMINSTER DISTRICT

POLYGON HARVARD GARDENS DEVELOPMENT LTD. SIGNAGE KEY	
SIGN LOCATION	SIGNAGE TEXT
1	HARVARD GARDENS SIGNS
2	HARVARD GARDENS SIGNS
3	HARVARD GARDENS SIGNS
4	HARVARD GARDENS SIGNS
5	HARVARD GARDENS SIGNS
6	HARVARD GARDENS SIGNS
7	HARVARD GARDENS SIGNS
8	APARTMENT 2 SIGNS
9	ROWING CLUB SIGNS
10	APARTMENT 4 SIGNS
11	APARTMENT 5B WEST SIGNS
12	APARTMENT 5B EAST SIGNS
13	APARTMENT 5A SIGNS
14	HARVARD GARDENS SIGNS

**RHA**  
Rositch Hemphill Architects  
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G2  
1 604 689 8002 1 604 689 5295 www.rharchitects.com

PROJECT:  
**HARVARD GARDENS**  
32nd & 151st STREET, SURREY, B.C.

DRAWING TITLE:  
**HARVARD GARDEN OVERALL SITE  
MONUMENT LOCATION PLAN**

DATABASE:  
PROJECT NO:  
DATE:  
SCALE:  
DRAWN BY:  
DWG. / DETAIL NO:

2013-05-06  
as shown  
AY

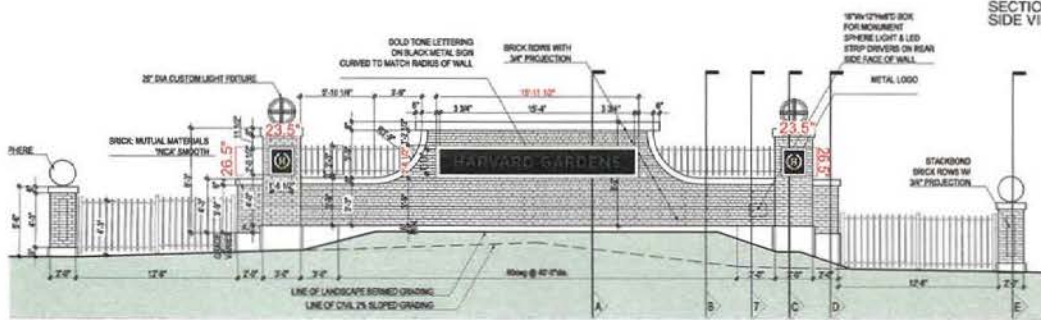
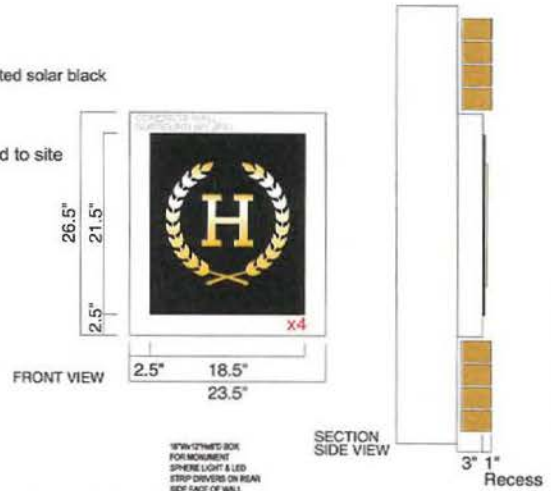
This drawing is an instrument of service in the province of British Columbia and may not be reproduced without the firm's permission. All information shown on this drawing is for use in the specific project and shall not be used elsewhere without written permission from the architect. Architects and their staff are responsible for all dimensions on the plan and the client shall be liable for any dimensions not otherwise shown on drawing.



**Logo Size:** 18.5"W x 21.5"H  
**Template Size:** 23.5"W x 26.5"H  
**Material:** 3" Thick concrete backer  
 1/4" thick aluminum sign backer  
 1/4" thick aluminum graphics welded to face of aluminum backer and powder coated solar black  
 Graphics finished with 23K gold leaf

**Installation:** Exterior - Aluminum sign pin mounted to concrete  
 - Concrete pin mounted to recess in concrete columns  
 - 3/4" Thick pressure treated plywood templates to be provided to site

**Quantity:** 4



Monument 1 Elevation - NTS

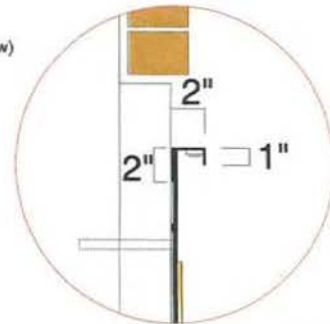
**Sign Size:** 184" x 23"

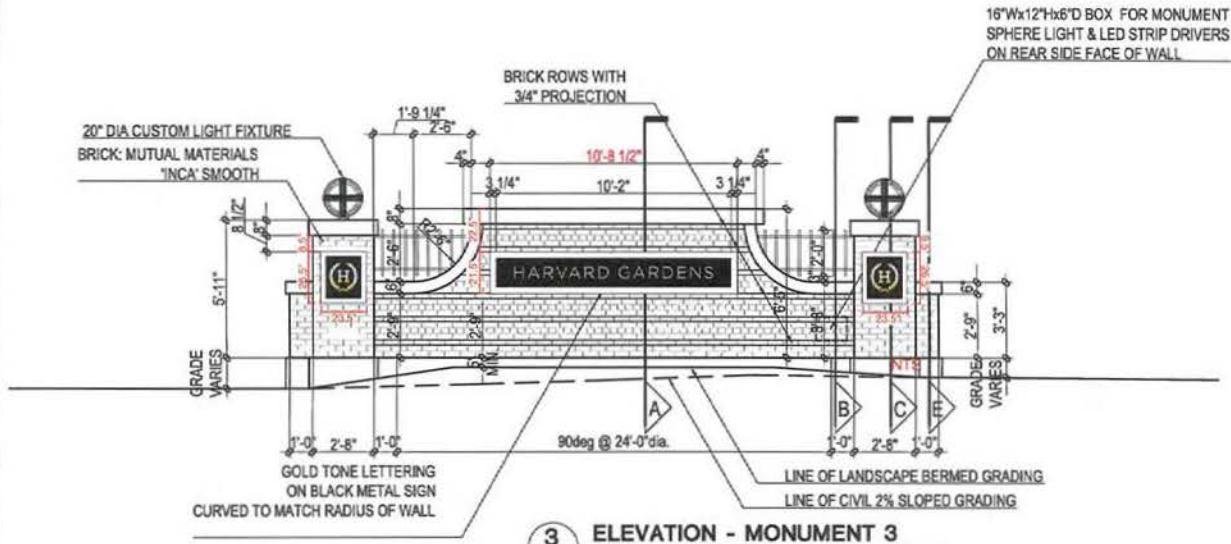
**Material:** 1/4" thick aluminum plate, curved to outer wall radius (20'-0") and powder coated solar black  
 1/4" thick aluminum letters, finished with 23K gold leaf  
 1" x 2" x 2" aluminum u-channel secured to back of sign at top for LED lighting above  
 Warm White LEDs in u-channel with 12volt wire leads located at top right corner of sign (as shown below)

**Installation:** Exterior - Pin mounted to concrete portion of wall (set in 1")

**Quantity:** 2

**NOTE:** 1) Two (2) 12 volt wires to come out at top right corner of sign (1" o.c. of sign)  
 2) Transformer supplied in waterproof box by JPA (Box dimensions: 7.75" x 3.5" x 15")  
 3) Electrical hook-up by client





**3 ELEVATION - MONUMENT 3**

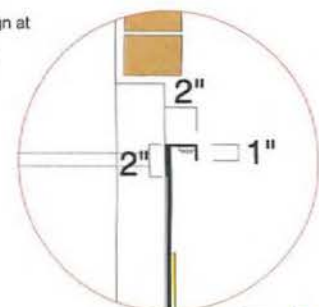
**Sign Size:** 122" x 15"

**Material:** 1/4" thick aluminum plate  
 1/4" thick aluminum letters welded to face of aluminum plate and curved to outer wall radius (12'-0")  
 Powder coated solar black, letters finished with 23K gold leaf on face  
 1" x 2" x 2" aluminum u-channel (curved to wall radius), powder coat solar black and secured to back of sign at top for LED lighting above  
 Warm White LEDs in u-channel with 12volt wire leads located at top right corner of sign (as shown below)

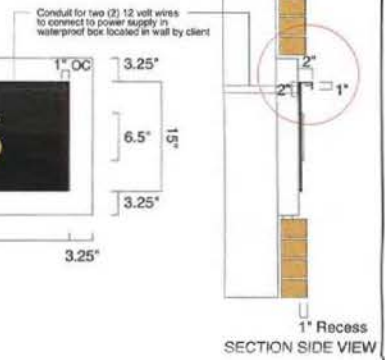
**Installation:** Exterior - Pin mounted to concrete portion of wall (set in 1")  
 See elevation on page 3

**Quantity:** 1

**NOTE:** 1) Two (2) 12 volt wires to come out at top right corner of sign (1" o.c. of sign)  
 2) Transformer supplied in waterproof box by JPA (Box dimensions: 1.75" x 3.5" x 15")  
 3) Electrical hook-up by client



**FRONT VIEW**



**SECTION SIDE VIEW**

**Logo Size:** 18.5"W x 21.5"H

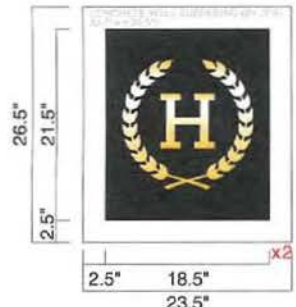
**Template Size:** 23.75"W x 26.75"H

**Material:** 3" Thick concrete backer  
 1/4" thick aluminum sign backer  
 1/4" thick aluminum graphics welded to face of aluminum backer and powder coated solar black  
 Graphics finished with 23K gold leaf

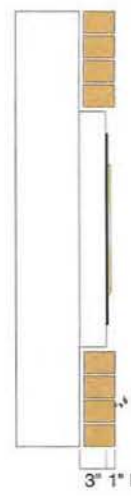
**Installation:** Exterior - Aluminum sign pin mounted to concrete  
 - Concrete pin mounted to recess in concrete columns  
 - 3/4" Thick pressure treated plywood templates to be provided to site

See elevation on page 3

**Quantity:** 2



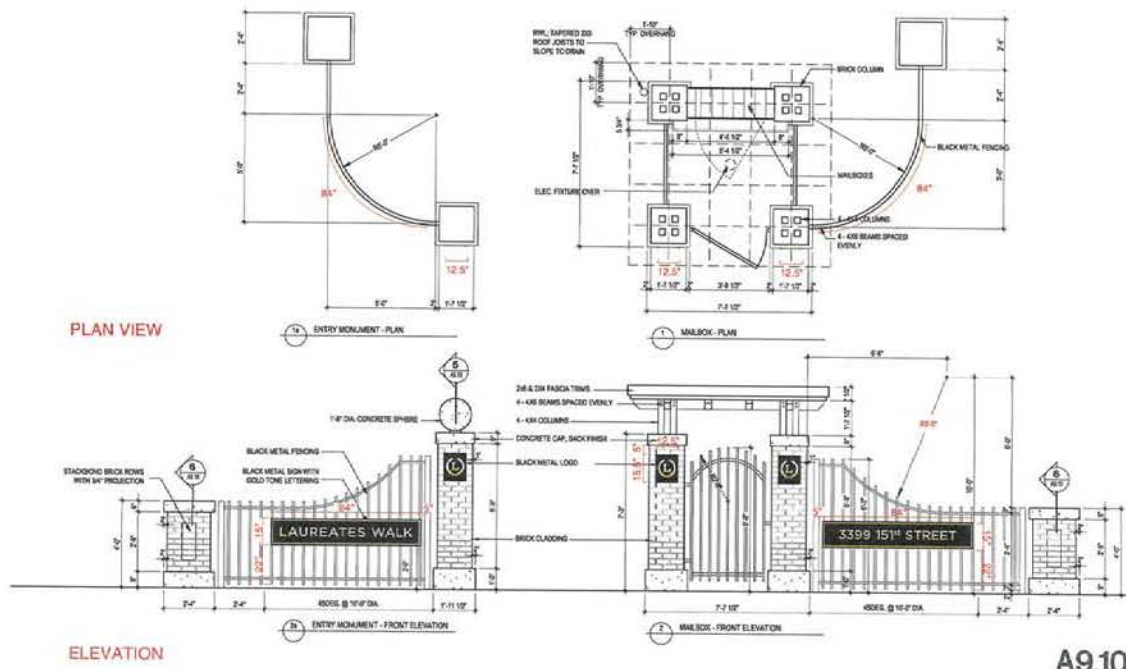
**FRONT VIEW**



**Sideview.**

**3" 1" Recess**

**SIGNAGE AT LOCATIONS 3, 4, 5, 6 AND 14**



A9.10

**Size:** 84" w x 15" h

**Material:** 1/4" Thick black aluminum backer (rolled to fence radius 5'-0")

1/4" Thick aluminum border and letters (rolled to radius), welded to backer, black sides and 23K gold leaf faces, clear coat finish

1/8" Thick black aluminum back backer (rolled to radius)

Note - back backer to be sized slightly smaller than sign backer

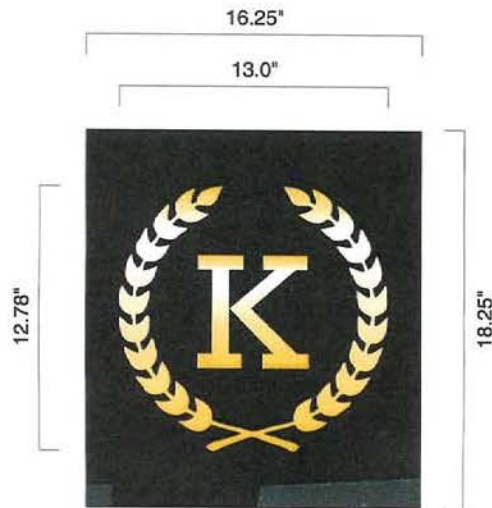
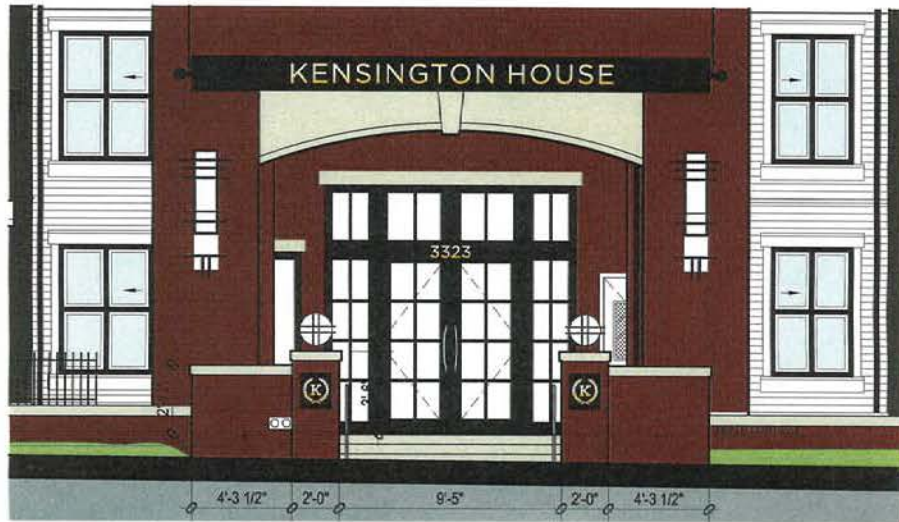
**Installation:** Exterior - Mounted to metal fencing (sign backer mounted thru face of fencing to existing plate and back backer mounted to back side to conceal bolts)  
See elevation on page 3

**Quantity:** 2 total (1 of each)



x3









**Size:** Existing C-Channel: 20"H x 206"W / Lettering: 10"H x 116.3"W  
**Material:** 1/4" thick brushed (<-->) aluminum letters, black sides and 23K gold leaf faces, clear coat finish  
 LED strip in black U-channel along bottom  
 Typeface: Gotham Book  
**Installation:** Exterior - Pin-mounted to existing C-channel above entrance  
 See page 3 for elevation.  
**Quantity:** 1 set

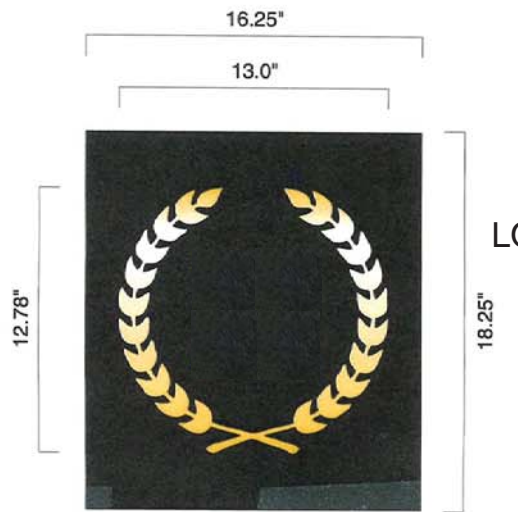


**Size:** 22.3"W x 6.0"H  
**Material:** 1/4" thick brushed (<-->) aluminum letters, black sides and 23K gold leaf faces, clear coat finish  
 Typeface: Gotham Book  
**Installation:** Exterior - Pin-mounted to cap on double door frame  
 See page 3 for elevation.  
**Quantity:** 1 set





SAMPLE BUILDING ELEVATION



LOGO "LETTER" TBD

