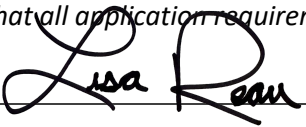




BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number **225-22**

GENERAL	Date of Application _____ Property Location _____ Description of Project _____ _____ _____
CONTACT INFORMATION	Applicant Name _____ Address _____ City _____ State _____ Zip _____ Phone _____ Email _____ Property Owner Name _____ Address _____ City _____ State _____ Zip _____ Phone _____ Email _____
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> TC-OV <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u></u> Date _____
OFFICIAL USE	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>200</u> Meeting Date <u>8/14/25</u> Check Box when Fee Paid <input type="checkbox"/>

Z25-22

Hotel and Event Center Signs

Property Owner: Legacy Hotel of Medina LLC

Applicant: Lisa Reau

Location: 257 South Court Street and 226 South Elmwood Avenue

Zoning: C-2 (Central Business)

Request: Sign Variance to Section 1147.07(b)(4) to allow backlit signs and Section 1147.15(c) to allow both ground signs and building signs, building signs larger than permitted, and a building sign on non-building frontage

LOCATION AND SURROUNDING USES

The subject property encompasses 1.48 acres located between South Court Street and South Elmwood Avenue. Adjacent properties include the following uses:

- North – Retail and Parking
- East – Retail and Entertainment
- South – Fitness Center and Parking
- West – Parking and Residential



BACKGROUND/PROPOSED APPLICATION

The property is the future site of Legacy Hotel and Locale at the Legacy event center. The current proposal is signage for both facilities.

The applicant is proposing the following signs:

Sign	Building	Facade	Text	Type	Size	Lighting
E01	Legacy Hotel	East	Legacy	Awning	23.1 sq. ft.	Internal
E02	Legacy Hotel	East	Tribute Portfolio	Identification	1 sq. ft.	None
E4.1	Legacy Hotel	East	Lily Jean's	Awning	13.5 sq. ft.	None
E03	Legacy Hotel	South	Legacy	Wall	85.2 sq. ft.	Backlit
E05	Legacy Hotel	South	Privato	Wall	17.3 sq. ft.	Backlit
E06	Legacy Hotel	North	La Vista	Projecting	3.5 sq. ft.	None
E07	Legacy Hotel	North	Legacy Main Ent.	Instructional	1 sq. ft.	None
E08	Locale @ the Legacy	East	LL	Wall	51.8 sq. ft.	Backlit
E09	Locale @ the Legacy	West	LL	Wall	95.8 sq. ft.	Backlit
E10	Locale @ the Legacy	South	Locale @ the Legacy	Wall	190 sq. ft.	None
E13	Near S. Elmwood St.	-	Locale @ the Legacy	Ground	12.0 sq. ft.	None
E11,12,14	Parking Lot	-	Miscellaneous	Instructional	5.3 sq. ft.	None

ILLUMINATED SIGNS (SECTION 1147.07(b)(4))

Section 1147.07(b)(4) states that internal illumination shall be prohibited for all signs in the Historic District.

As noted in the table above, the "Legacy" wall sign (E01) is internally illuminated. In addition, the "Legacy" wall sign (E03), "Privato" wall sign (E05), and two "LL" wall signs (E08 & E09) are backlit.

Signs are either non-illuminated, externally illuminated, or internally illuminated. Though backlit signs do not fall into a clear classification, staff has determined that backlit signs are considered internally illuminated, thus requiring a variance.

WALL SIGNS (SECTION 1147.15(c))

Section 1147.15(c) includes numerous regulations for signs in the Historic District. The section includes the following regulations regarding ground and building signs, building sign area, and building signs on frontages:

Ground and Building Signs

Building signs (wall or awning) are only permitted in lieu of a ground sign. Both ground and building signs are proposed.

Building Sign Area

One building sign is permitted on the primary frontage up to 1 sq. ft. per 1 ft. of building width and one building sign is permitted on the secondary frontage up to 1 sq. ft. per 4 ft. of building width.

The 57 ft. wide building allows a 57 sq. ft. sign on the primary frontage and a 19 sq. ft. sign on the secondary frontage. The applicant may choose which is the primary frontage and which is the secondary frontage.

The Locale at the Legacy includes a 51.8 sq. ft. "LL" wall sign on the east facade (E08) and a 95.8 sq. ft. "LL" wall sign (E09) on the west facade :

- East facade as the primary frontage - The "LL" sign on the east facade (E08) is compliant. The "LL" sign on the west facade (E09) is not compliant with 19 sq. ft. permitted and 95.8 sq. ft. proposed.
- West facade as the primary frontage - Neither "LL" sign is compliant.
The east facade sign (E08) has 19 sq. ft. permitted and 51.8 sq. ft. proposed.
The west facade sign (E09) has 57 sq. ft. permitted and 95.8 sq. ft. proposed.

Building Sign on Frontages

Building signs are only permitted on primary and secondary frontages. The south side of Locale at the Legacy building is not considered a frontage as it does not have a public entrance or face a street.

The 190 sq. ft. “Locale at the Legacy” wall sign (E10) is located on the south side of the Locale at the Legacy building. If the south side of the building were considered a primary frontage, which it is not, it would be permitted a 105 sq. ft. wall sign.

FACTORS APPLICABLE TO SIGN VARIANCES (SECTION 1107.08(i))

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and a sign variance should be granted:

- A. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;
- B. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions;
- C. Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities;
- D. A sign that exceeds the allowable height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the premises or building;
- E. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood;
- F. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign; and/or
- G. The variance will be consistent with the general spirit and intent of this Ordinance.

APPLICANT’S RESPONSES TO FACTORS APPLICABLE TO SIGN VARIANCES

The applicant’s responses to the Factors Applicable to Sign Variances include, but are not limited to, the following:

Section 1147.04(b)(4) – Internal Illumination

- A compliant sign would be blocked from view as non-illuminated or externally illuminated signs would be difficult to discern due to the site layout and surrounding shadows.
- Meeting the code requirement would alter important site features and external light fixtures would require multiple attachments to the buildings’ facades, cluttering historically sensitive architectural features.
- The variance is consistent with the spirit and intent of the ordinances as the signs respect the historic area by balancing historic preservation with the practical needs of the site.

Section 1147.15(c) – Allow both ground signs and building signs, building signs larger than permitted, and a building sign on non-building frontage

- A compliant sign would be blocked from view as the signs are set back from South Elmwood Street and partially obstructed by landscaping and structures.
- The requested sign area is appropriate as the buildings have long facades with visibility from multiple sides and the proposed signs are proportionate to the buildings’ scale.
- The variance is consistent with the spirit and intent of the ordinances as the signs are harmonious, respect the area’s historic character, and provide necessary wayfinding.

FACTORS APPLICABLE TO AREA OR SIZE-TYPE VARIANCES ("PRACTICAL DIFFICULTY")

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

B. Whether the variance is substantial;

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

E. Whether the property owner purchased the property with knowledge of the zoning restrictions;

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

Date: July 16, 2025

To: Historic Preservation Board, Planning Commission, Board of Zoning Appeals
The City of Medina, Ohio
132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Subject: Variance Request for The Legacy Exterior Signage at 257 S Court Street, Medina, Ohio 44256

To: City of Medina Historic Preservation Board, Planning Commission, and Board of Zoning Appeals

On behalf of the development and design team for The Legacy Hotel project, we respectfully submit this letter to request a series of sign-related variances for consideration. The Legacy is a significant and carefully planned addition to Medina's Historic District, bringing with it a thoughtfully designed hospitality program that includes a boutique hotel, signature restaurant, public coffee and cocktail bar, rooftop bar and an event center.

Each component of this project has been designed with attention to the architectural character and walkability of the neighborhood, while also meeting the functional needs of a modern, multi-use property. Our goal in requesting these variances is to ensure that wayfinding, safety, public access, and visitor experience are supported through clear, well-placed signage that is consistent with the spirit and intent of the City's code, even when code limits may not fully accommodate the unique program and scale of this site.

The following variance requests are made to allow proper designation of entrances, clarity for pedestrian and vehicular traffic, and enhanced visibility for public-facing amenities. We've provided detailed justification for each request, guided by the standards outlined in Section 1147 and grounded in architectural appropriateness, operational function, and contextual fit within the Historic District.

Variance Request 2 – Internal Illumination for Signage in Historic District

Code Section: 1147.07(b)(4)

Requested Variance:

- A. Illuminated Signage in the Historic District not permitted
 - Variance Requested for **E01, E03, E05, E08, E09**

Justification and Criteria Response:

A. Would a code-compliant sign obstruct visibility or create safety issues?

No. A conforming sign without internal lighting would not create an obstruction, but it would reduce nighttime visibility, creating potential confusion for motorists and increased traffic risk.

B. Would a compliant sign be blocked from view due to buildings, trees, or other obstructions?

Yes. During nighttime hours, externally lit or non-illuminated signs would be difficult to discern due to site layout and surrounding shadows. Internal lighting improves visibility from a distance.

C. Would meeting the code require removing or altering important site features (e.g., trees, historic elements)?

Yes. Adding external lighting fixtures would require multiple visible attachments to the building façade, cluttering historically sensitive architectural features and increasing light pollution.

D. Is the requested sign size or height more appropriate due to the building's large scale or frontage?

Yes. The building's scale and multi-sided access points require clear, easily readable signage at night. Subtle halo- and edge-lit styles offer elegance and legibility without excess brightness.

E. The exception shall not adversely impact the character or appearance of the building, lot, or neighborhood.

Correct. The illumination style was selected specifically for its understated quality. It enhances safety and aesthetics without compromising the historic context.

F. Is the variance the minimum necessary to ensure visibility, readability, or reasonable use?

Yes. Only select signs are illuminated, and the lighting methods used are minimal and architectural in style. This variance ensures necessary function without overreach.

G. Is the variance consistent with the overall spirit and intent of the ordinance?

Yes. The signage respects the historical district while serving the modern needs of hospitality guests and event traffic. The proposed solution balances historic preservation with practicality.

Variance Request 1 – Multiple and Oversized Signs for Locale at the Legacy (Event Center)

Code Section: 1147.15(c)

Requested Variances:

- A. Use of both a freestanding and wall sign, where only one is permitted
 - **E09:** (p. 18) Double “L” wall sign on west face
 - **E13:** (p. 23) “Locale at The Legacy” freestanding road-facing directional sign
- B. Wall sign exceeding the permitted area for secondary frontage
 - **E08:** (p.20) Double “L” wall sign on east face at 51.8 sq. ft. (Code allows 12 sq. ft.)
- C. Wall sign on a non-building frontage
 - **E10:** (p. 21) “Locale at The Legacy” wall sign on south face at 190.6 sq. ft.

Justification and Criteria Response:

A. Would a code-compliant sign obstruct visibility or create safety issues?

Not applicable. No obstruction or safety hazard would result from a conforming sign, but a lack of adequate signage could confuse drivers and increase sudden stops or erratic turns.

B. Would a compliant sign be blocked from view due to buildings, trees, or other obstructions?

Yes. The building is significantly set back from South Elmwood and partially shielded by landscaping and adjacent structures. A conforming wall sign would be difficult to see from the public right-of-way, hindering visibility and wayfinding.

C. Would meeting the code require removing or altering important site features (e.g., trees, historic elements)?

All signage is designed to match the building and historic surroundings. No negative impact to Yes. To meet the size and location restrictions, signs would need to be relocated or reduced in size, making them less visible and potentially requiring reconfiguration of landscape features or guest pathways.

D. Is the requested sign size or height more appropriate due to the building’s large scale or frontage?

Yes. The building has long façades on multiple sides. The proposed signs are proportionate to this scale, maintaining balance and legibility without overwhelming the architecture.

E. The exception shall not adversely impact the character or appearance of the building, lot, or neighborhood.

Correct. All proposed signage uses materials, fonts, and scale in keeping with the architecture and surrounding district. Signs enhance rather than detract from the visual environment.

F. Is the variance the minimum necessary to ensure visibility, readability, or reasonable use?

Yes. Each sign is intentionally limited in number and scale to maximize effectiveness without excess. The dual use of wall and freestanding signs is essential for visibility from multiple approach angles.

G. Is the variance consistent with the overall spirit and intent of the ordinance?

Yes. The intent of the code is to maintain visual harmony while permitting necessary identification. The proposed signage respects the historic character and provides needed wayfinding for guests and service vendors.

Conclusion

In conclusion, we recognize and deeply respect the intent of Medina's historic district zoning and signage codes. We believe the variance requests presented here strike an appropriate balance between maintaining the character and charm of the Historic District and meeting the practical needs of a destination property designed to serve the public, stimulate economic vitality, and enhance the overall visitor experience in downtown Medina.

Each sign has been thoughtfully designed to fit its architectural context and support wayfinding, branding, and public access. These requests are modest in scope, reasonable in purpose, and aligned with the broader goals of preserving the integrity of our city while welcoming new energy and investment.

We appreciate your time, consideration, and continued partnership on this transformative project for the City of Medina.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lisa Reau". The ink is dark and the signature is fluid, with the first name "Lisa" and last name "Reau" clearly distinguishable.

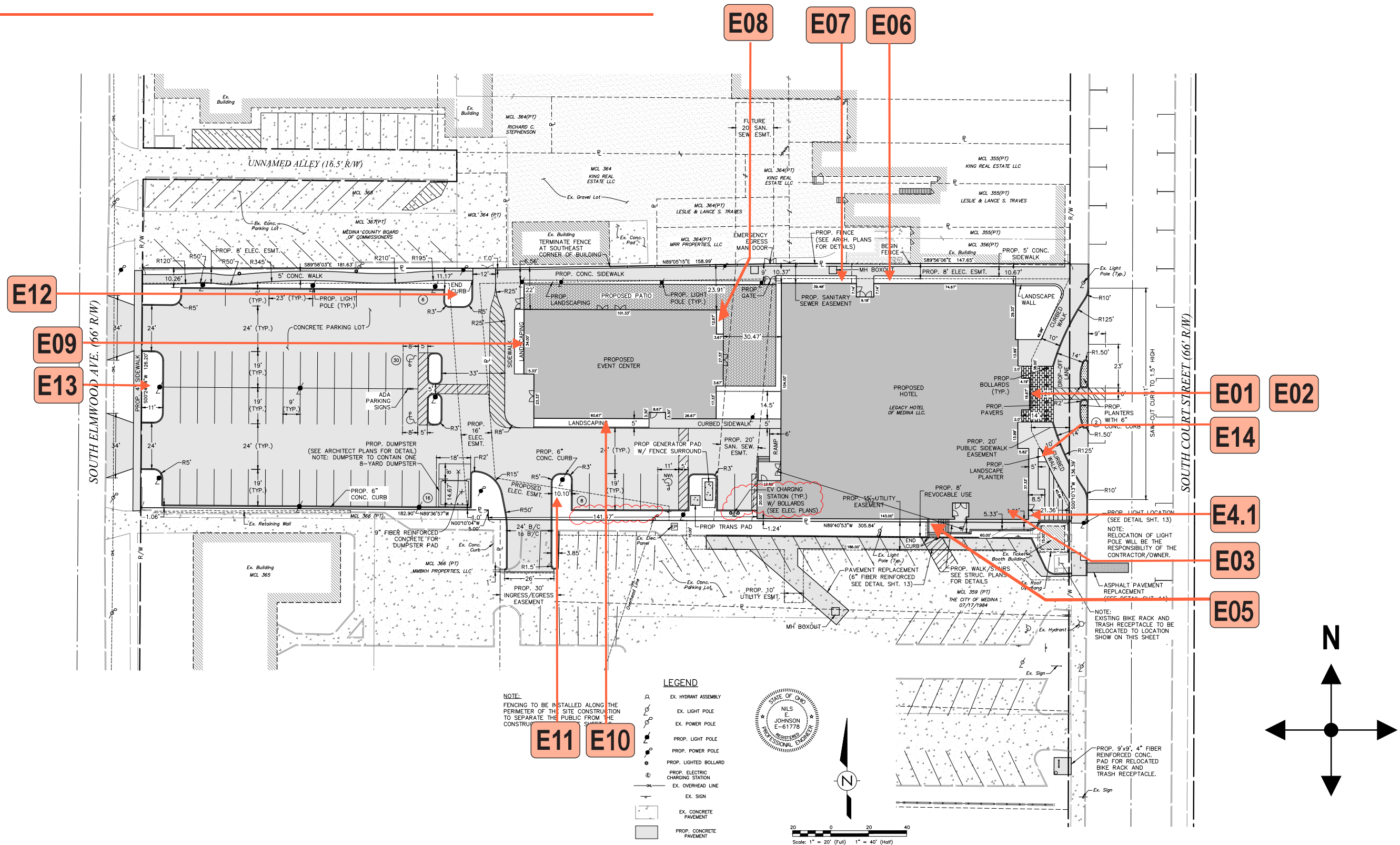
Lisa Reau
Marketing & Communications Director
Autonomy Capital Group
LReau@AutonomyCapitalGroup.com
407-595-7590

Attachments:

1. Proposed Sign Locations and Schematics
2. Sign Variance Application

SITE PLAN

NTS - Not to Scale

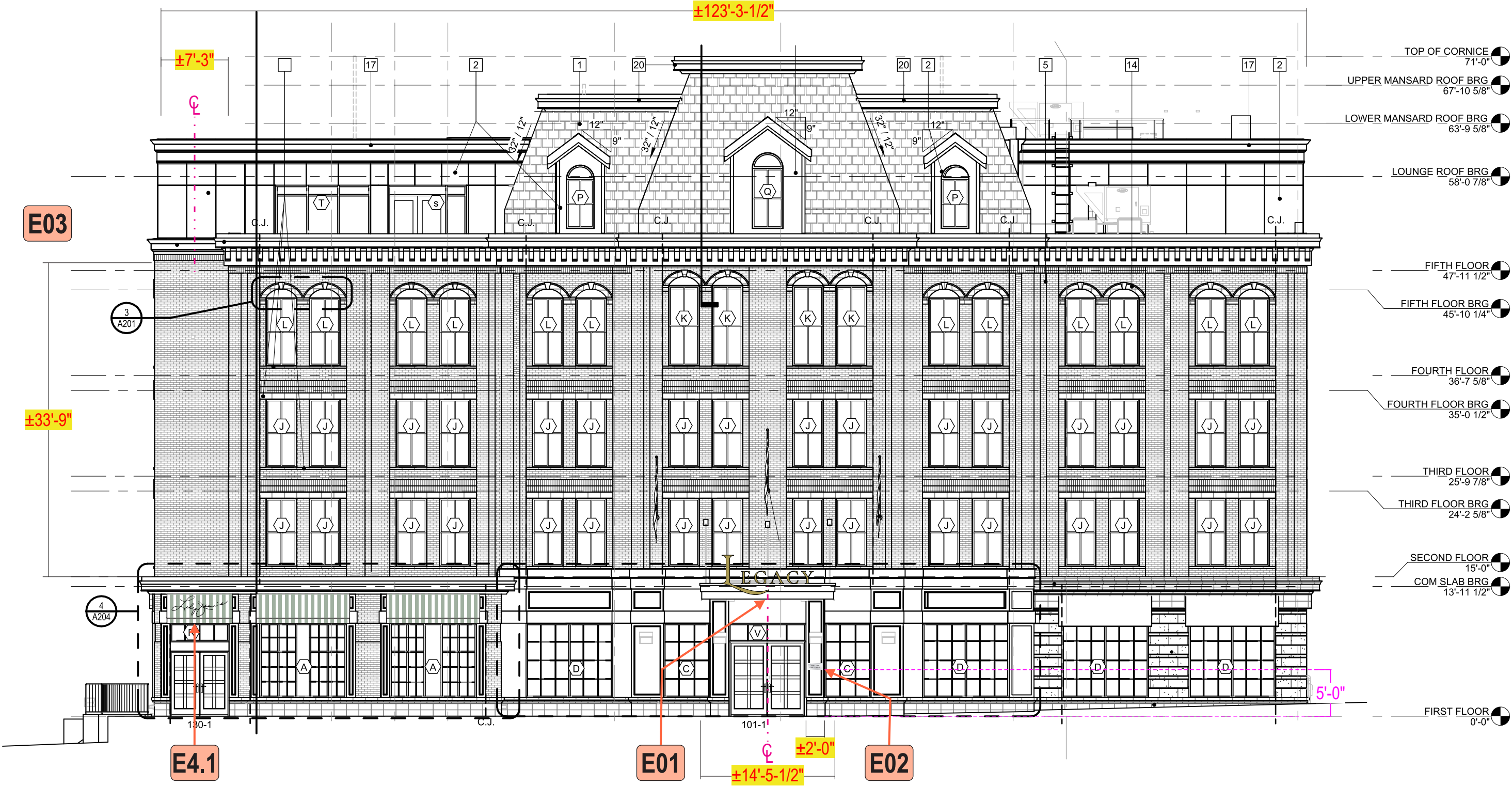


Legacy Hotel
East (Front)
Elevation

EAST ELEVATION

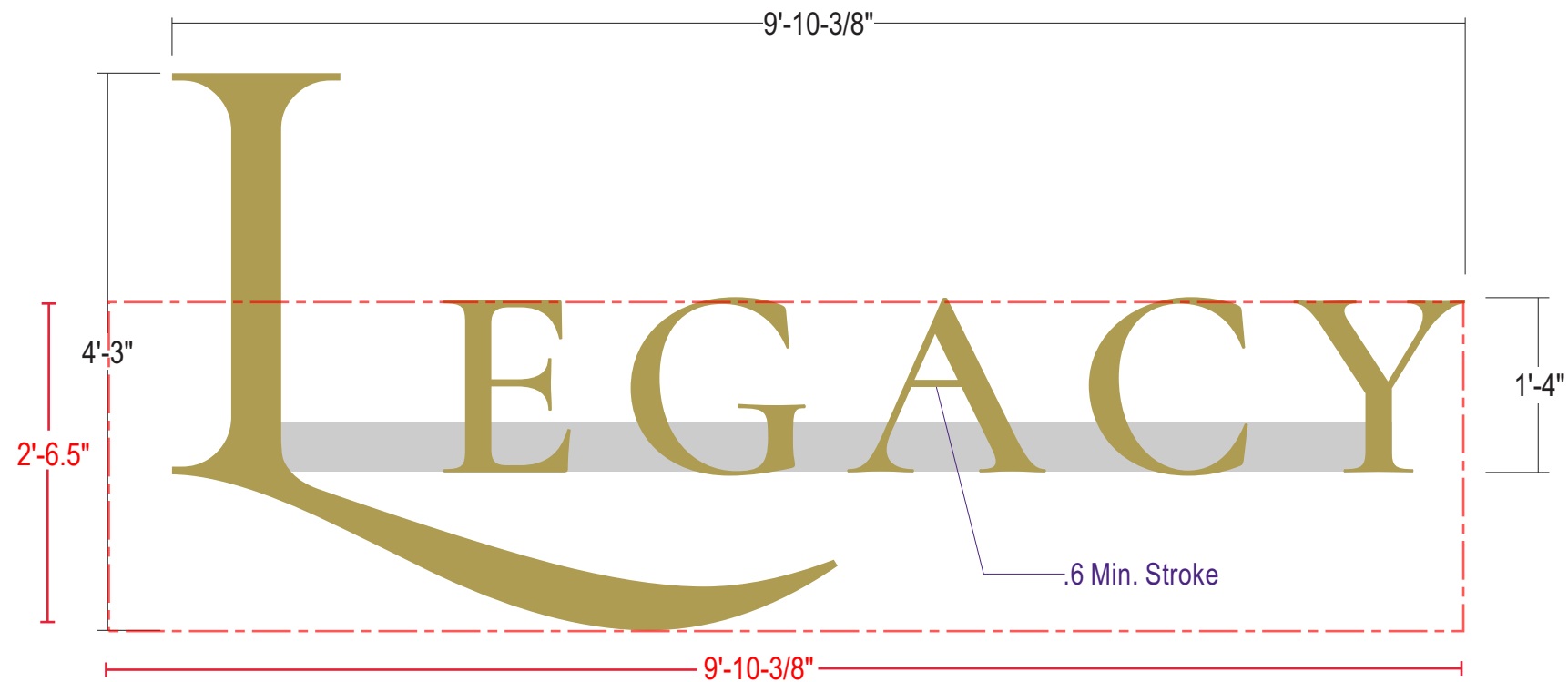
3/32" = 1'-0"

ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN





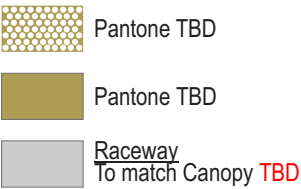




Design Intent



COLOR PALETTE



Paint finish to be satin unless otherwise specified

ALL SPECIFICATION TO BE DETERMINED

- FACES: .177" #2406 white acrylic w/ surface applied dual color film - Gold
Will illuminated White at night
- TRIMCAP: "L" - 2" jewelite trimcap w/ clips at min. 12" o/c; painted Gold
"egacy" - 1" jewelite trimcap; painted Gold
- RETURNS: 3" Deep .063 alum. returns pre finished white interior / exterior painted Gold
- BACKS: .080 alum. insides painted Reflective white;
reinforced with vertical supports as needed - **PER MFG REVIEW**
- ILLUM.: Principal Sloan White LED's as required by manufacturer;
Power supplies housed within raceway
- RACEWAY: 5"h X 3-1/2"d Eastern Metal extruded aluminum raceway or approved
equivalent to house all electrical components; Painted to match canopy
- INSTALL: Letters mechanically fastened to raceway; Raceway thru bolted flush to wall surface into
approved blocking; 12" standard length of min 3/8" threaded rod will be supplied unless
otherwise noted
- QUANTITY: (1) ONE SET REQUIRED

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

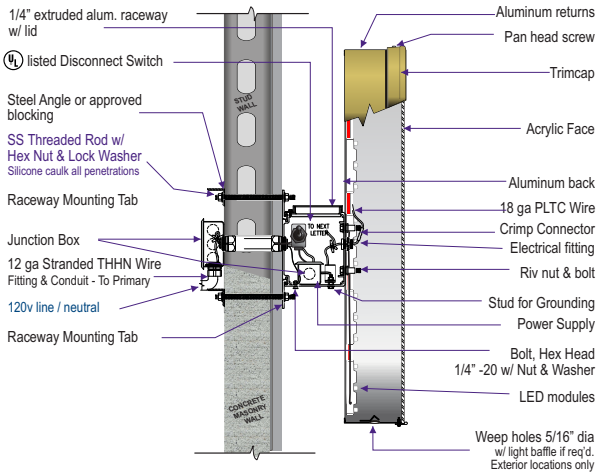
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

SIMULATED NIGHT VIEW



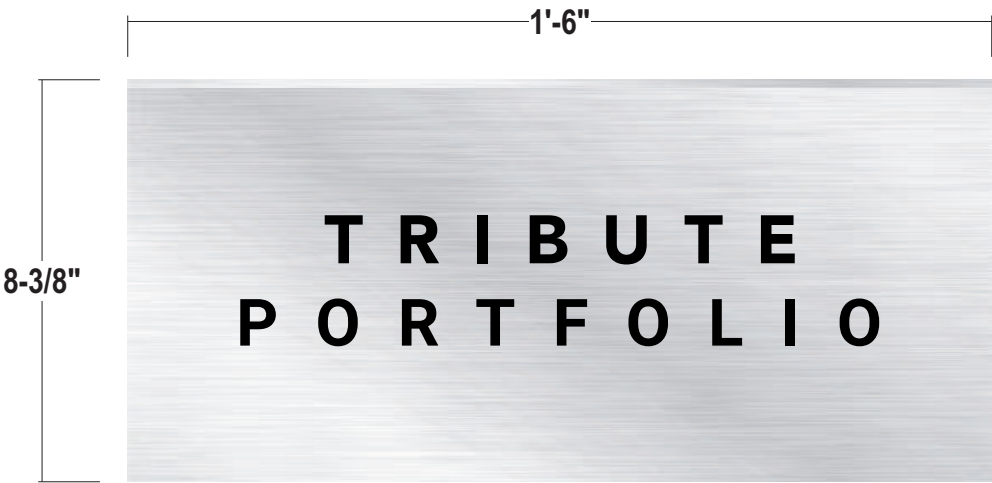
FACE LIT | RACEWAY| GENERIC INSTALL



***MOUNTING METHOD:**
(Use appropriate method following wall inspection)
Thru bolt - all thread fasteners w/ wood blocking or angle iron stringer
Toggle bolts w/ hollow core- plywood backing
Kwik Bolts or Expansion lag bolts & shields w/ solid concrete



ALL ELECTRICAL COMPONENTS TO BE UL LISTED, APPROVED AND MARKED PER N.E.C. 600-4. ALL TO BE ELECTRICALLY GROUNDING PER N.E.C. 250. ALL POWER SUPPLIES TO BE FUSED PER U.L. 18, 70.1.1. OVERCURRENT AND SHORTING PER N.E.C. 250.48, 402-41-48. SIGN TO MEET N.E.C. AND U.L. 48 STANDARDS FOR ELECTRICAL SIGNS (GROUNDING & BONDING) AS PER N.E.C. 250.48 & NEC 600-7.



1/4" Thick Stainless Steel Plaque

PLAQUE: 1/4" (6mm) thick stainless steel alloy plaque

GRAPHICS: Etched 1/8" deep and filled black graphics **TBC**

INSTALL: Plaque to have studs to backside of panel as required for flush mounting;
All penetrations filled with silicone

QUANTITY: (1) ONE REQUIRED FOR EAST ENTRANCE DOOR

COLOR PALETTE

Black

Paint finish to be satin unless otherwise specified

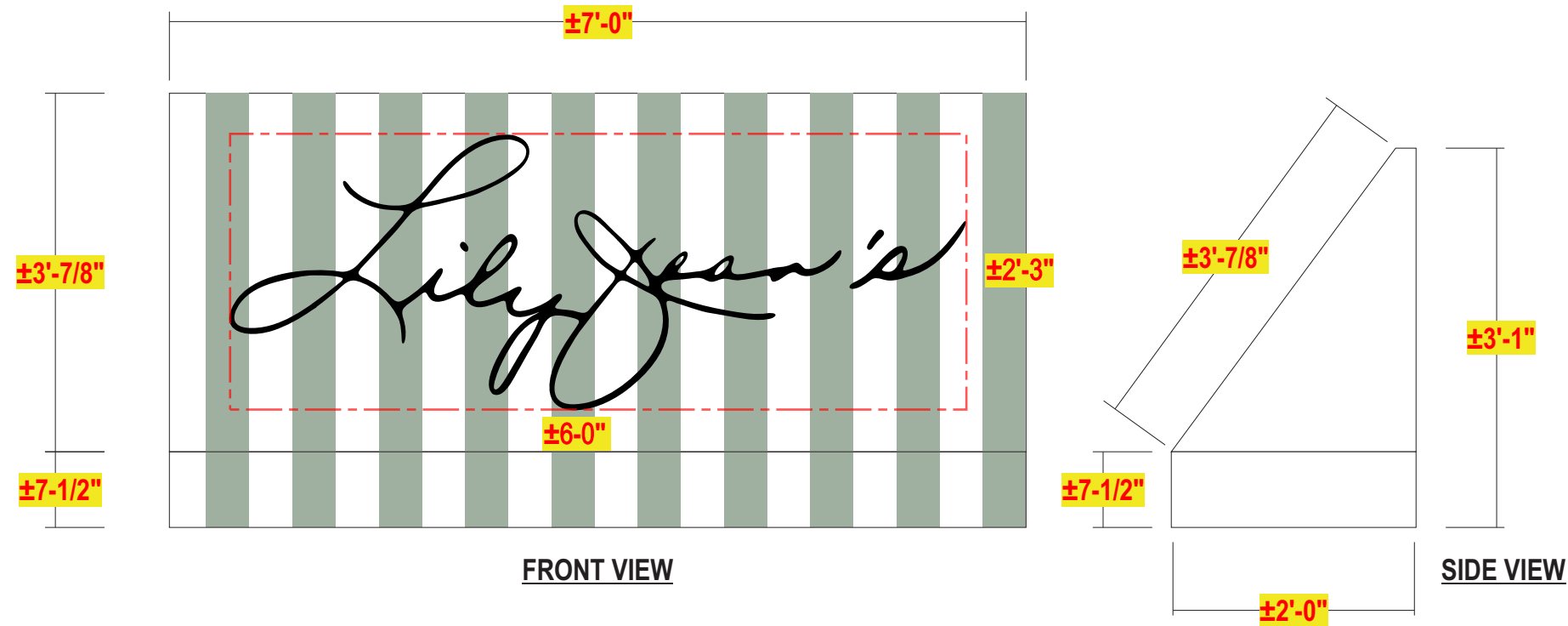
E4.1

NON-ILLUMINATED SHED AWNING

AWN30.f

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

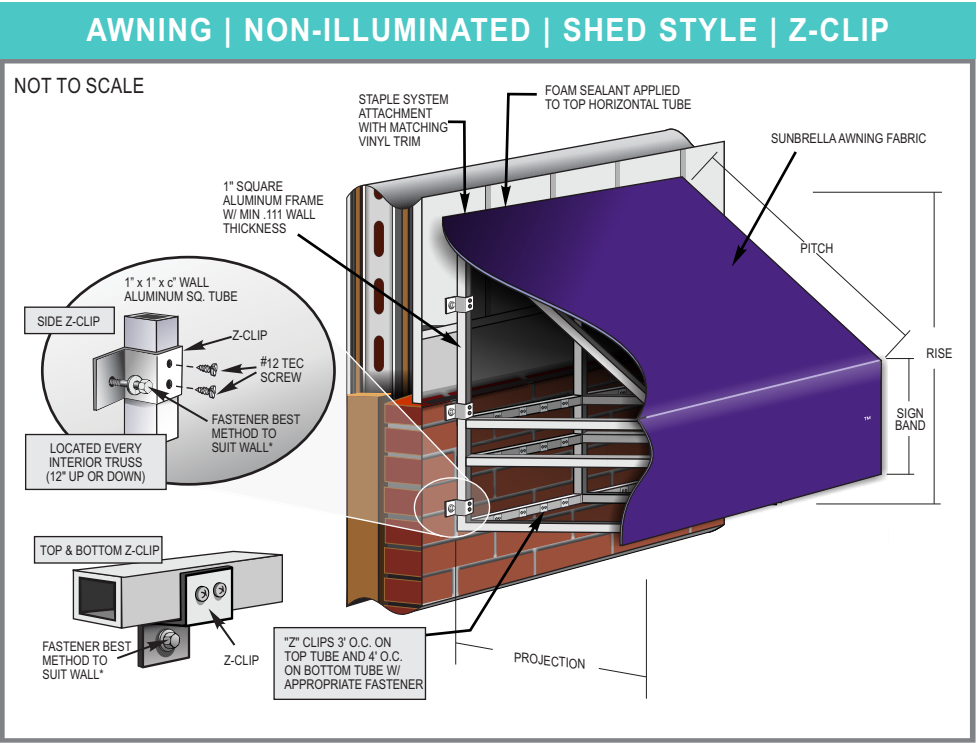
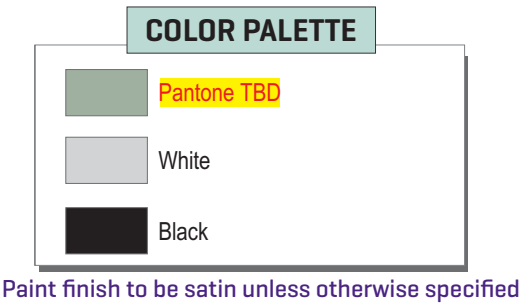
13.5 square feet



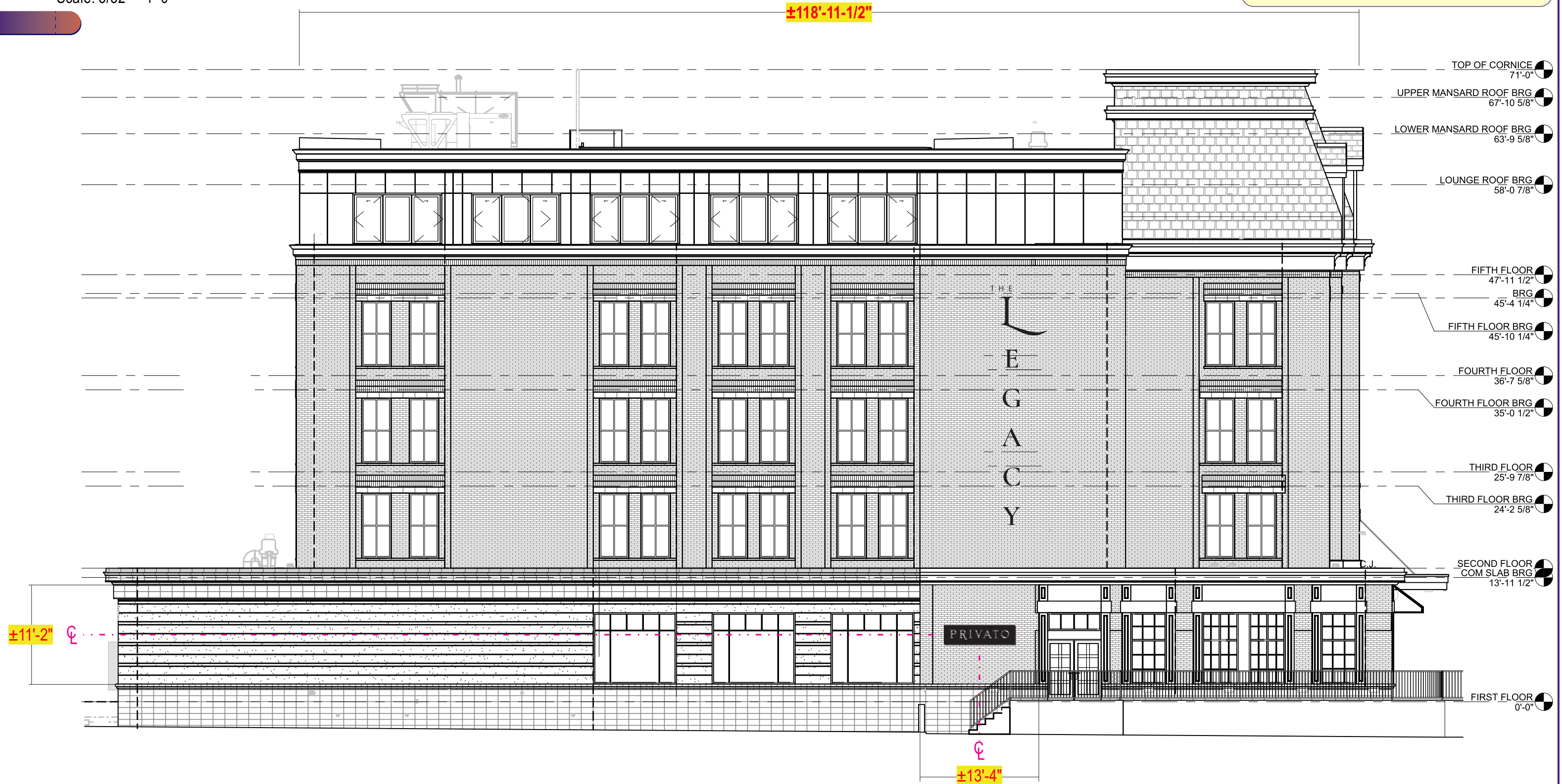
Design Intent



- FRAME:
- 1" x 1" Aluminum Square Tube Frame
- FABRIC:
- White Sunbrella fabric material with open bottom
- GRAPHICS:
- Heat Transferred Vinyl Graphics
- INSTALL:
- Thru bolted to wall using z-clips and min. 3/8" all thread into blocking
- QUANTITY:
- (1) ONE REQUIRED



Legacy Hotel
South (Side)
Elevation









PRIVATO

Y

E03

HALO LIT REVERSE CHANNELS

Scale: 1/4"=1'-0"

HL17.i.so

85.2 square feet

Artwork will likely need to be increased in stroke for manufacturing
To be determined when artwork is provided

COLOR PALETTE

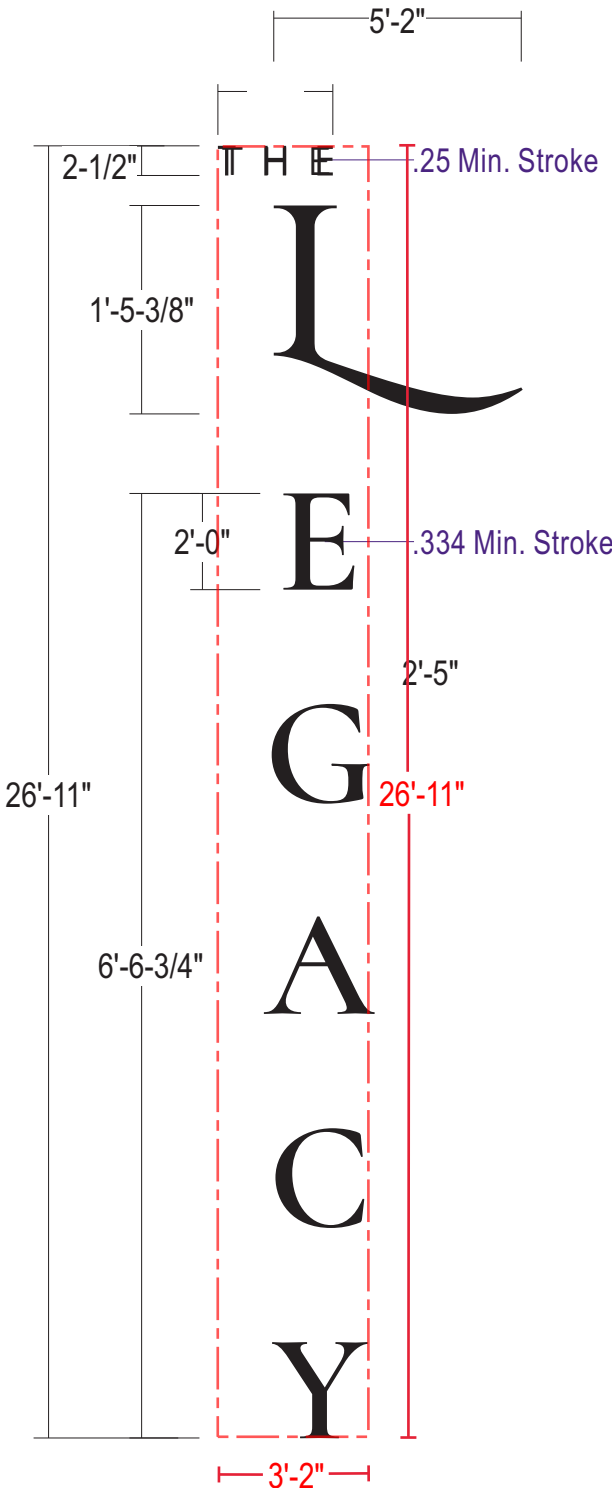
Black

3M 3635-70
60% Diffuser

Spacers:
To match sign band

Paint finish to be satin unless otherwise specified

- FACES: .090" aluminum faces painted Black
- RETURNS: 3" deep .063 aluminum returns;
Returns welded to faces; All welds sanded smooth painted Black
- BACKS: .177" Clear polycarbonate w/ applied White diffuser film to diffuse LED's
- ILLUM.: Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- INSTALL: Thru bolted to wall surface with 1-1/2" stand offs into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided and painted to match sign band
- QUANTITY: (1) ONE SET REQUIRED



ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

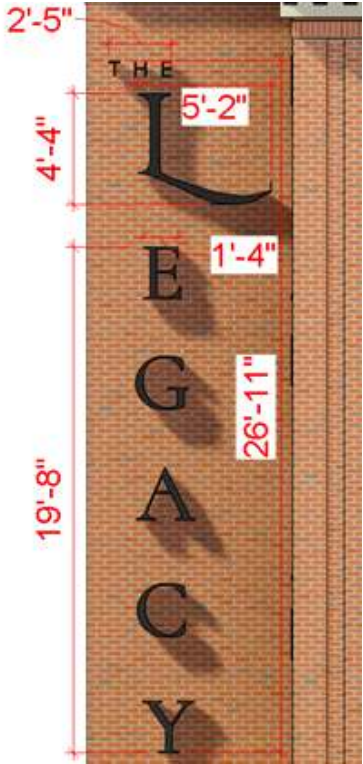
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

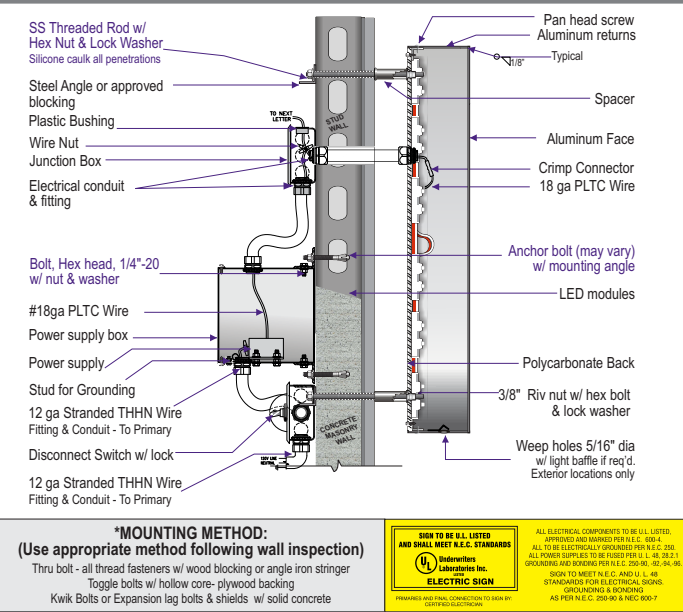
SIMULATED NIGHT VIEW



Design Intent



HALO LIT LED | REMOTE, STANDOFF | GENERIC INSTALL





Design Intent

- FACES:** .090" aluminum faces painted black
- RETURNS:** Returns welded to faces; All welds sanded smooth painted black
3" deep .063 aluminum returns
- BACKS:** .177" Clear polycarbonate w/ applied White diffuser film to diffuse LED's
- ILLUM.:** Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- INSTALL:** Thru bolted to wall surface with 1-1/2" stand offs into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided and painted to match sign band
- QUANTITY:** (1) ONE PANEL REQUIRED

COLOR PALETTE	
	Black
	3M 3635-70 Diffuser 60%
	Spacers: To match sign band

Paint finish to be satin unless otherwise specified

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

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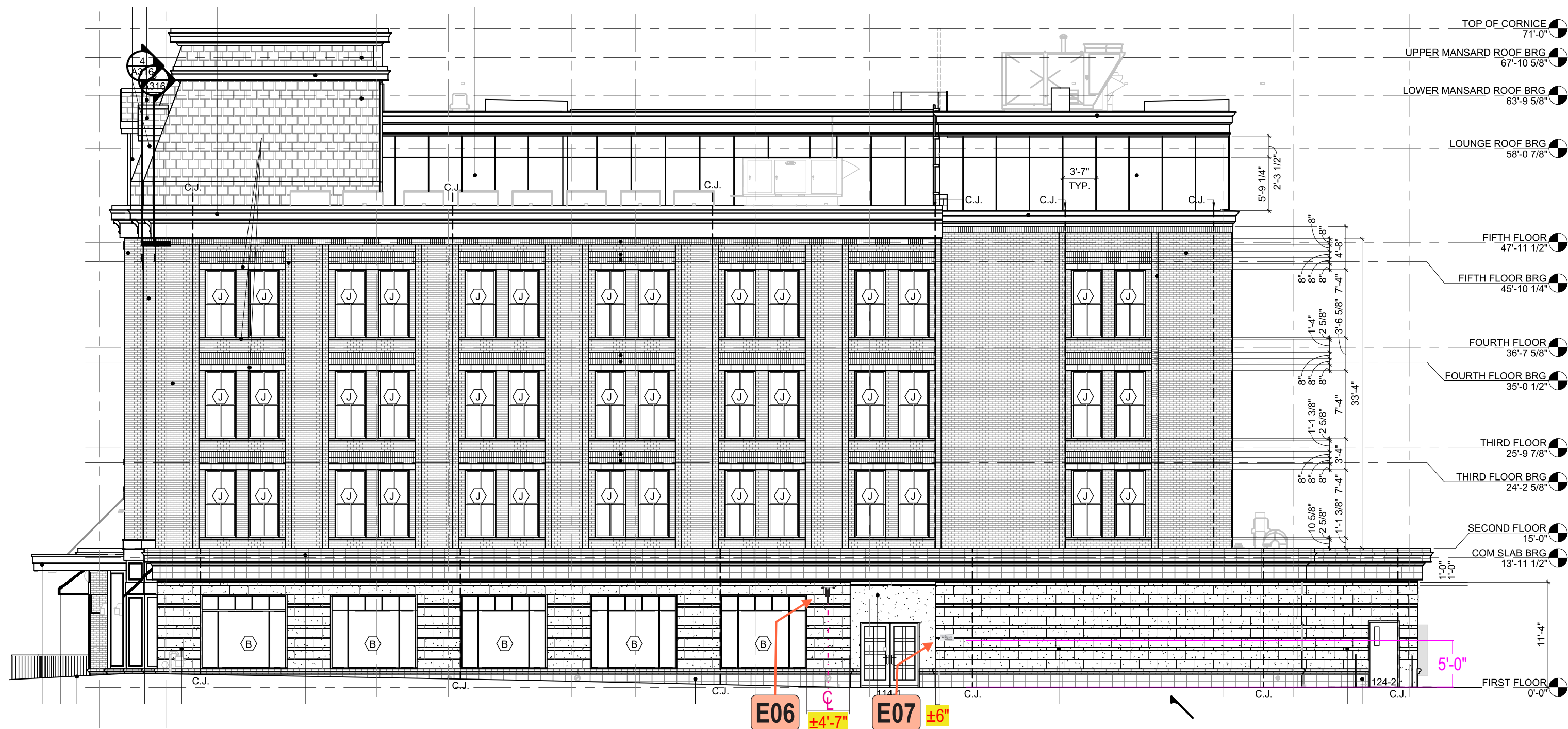
SIMULATED NIGHT VIEW

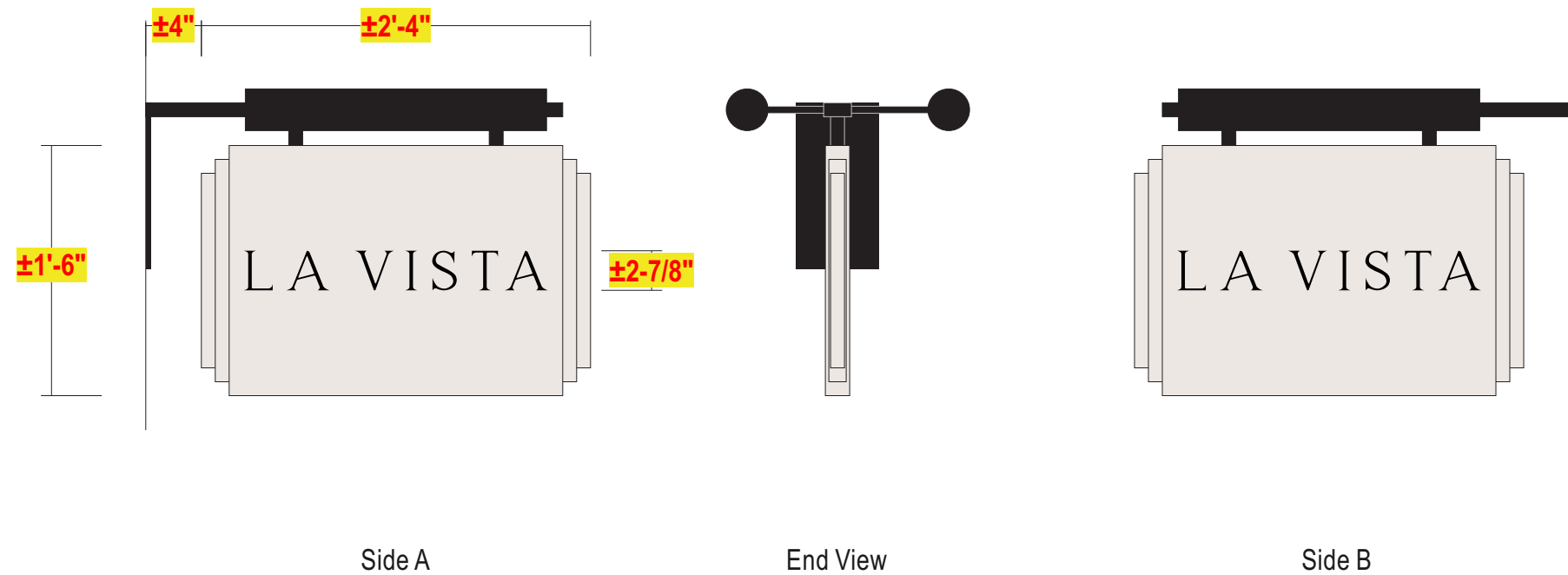


Legacy Hotel
North (Side)
Elevation

$$3/32'' = 1'-0''$$

±118'-11-1/2"





ALL SPECIFICATION TO BE DETERMINED

- CABINET:

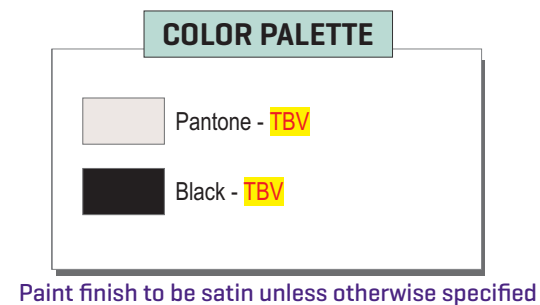
Fabricated alum. blade 1-3/4" deep .090 aluminum skin - painted TBD
- GRAPHICS:

Surface applied Black die cut vinyl graphics to match color shown
(2) Two sets required
- LIGHT BAR:

Illuminated light bars (2) total; mounted to wall bracket
- INSTALL:

Square aluminum mounting tube -secured to cabinet as required;
Tube welded to aluminum mounting plates; Thru bolted to wall surface
using all thread into blocking as required 12" standard length of
threaded rod will be supplied unless otherwise noted; 3/8" threaded
rod into blocking or Stratus approved equivalent
- QUANTITY:

(1) ONE REQUIRED



Paint finish to be satin unless otherwise specified

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.





1/4" Thick Stainless Steel Plaque

PLAQUE: 1/4" (6mm) thick stainless steel alloy plaque

GRAPHICS: Etched 1/8" deep and filled black graphics **TBC**

INSTALL: Plaque to have studs to backside of panel as required for flush mounting;
All penetrations filled with silicone

QUANTITY: (1) ONE REQUIRED FOR NORTH ENTRANCE DOOR

COLOR PALETTE

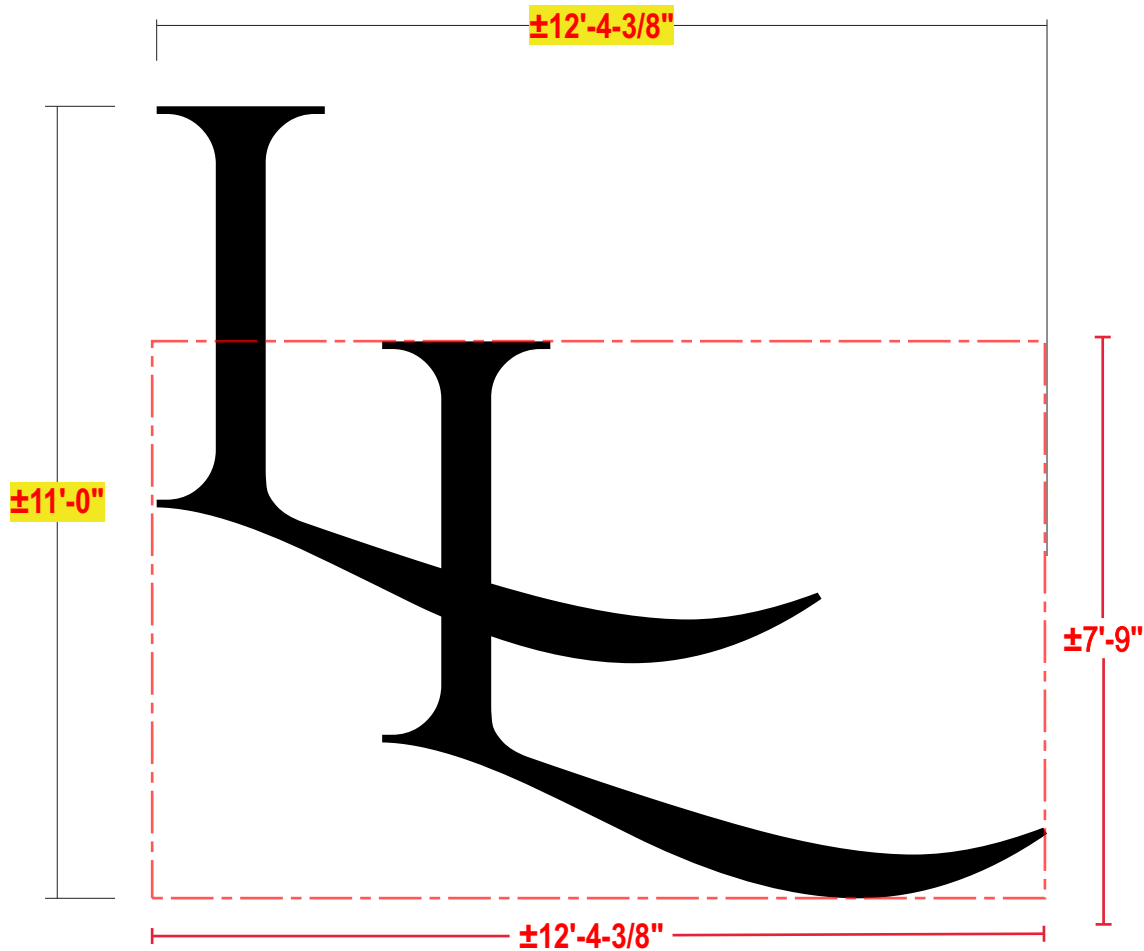
Black - **TBV**

Paint finish to be satin unless otherwise specified

Locale at the Legacy
West (Front) and
South (Side)
Elevations







- FACES: .125" aluminum faces painted Black
- RETURNS: 3" deep .090 aluminum returns;
Returns welded to faces; All welds sanded smooth painted Black
- BACKS: .177" Clear polycarbonate w/ applied White diffuser film to diffuse LED's
- ILLUM.: Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- INSTALL: Thru bolted to wall surface with 1-1/2" stand offs into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided and painted to match sign band
- QUANTITY: (1) ONE SET REQUIRED

COLOR PALETTE

Black

3M 3635-70
60% Diffuser

Spacers:
To match sign band

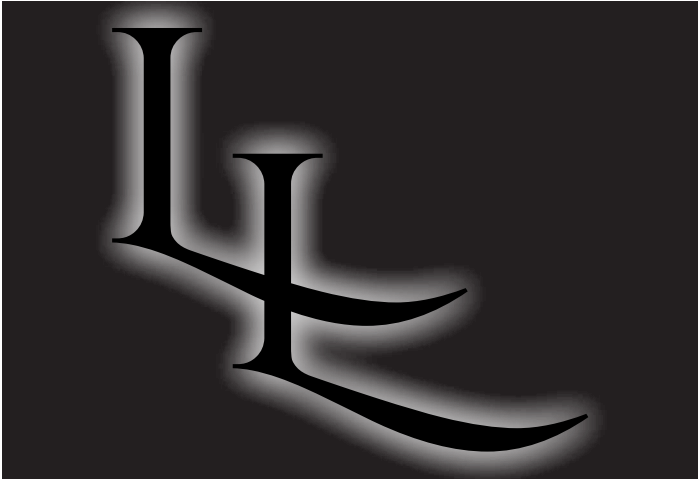
Paint finish to be satin unless otherwise specified

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

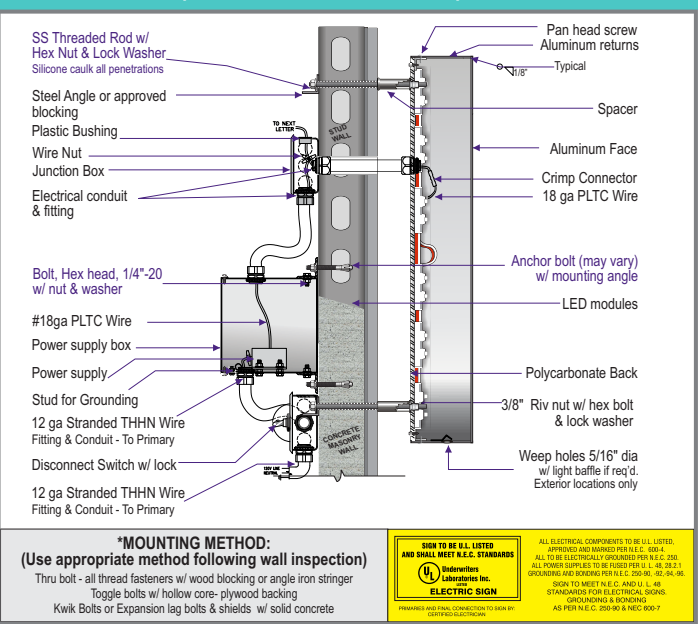
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

SIMULATED NIGHT VIEW



HALO LIT LED | REMOTE, STANDOFF | GENERIC INSTALL



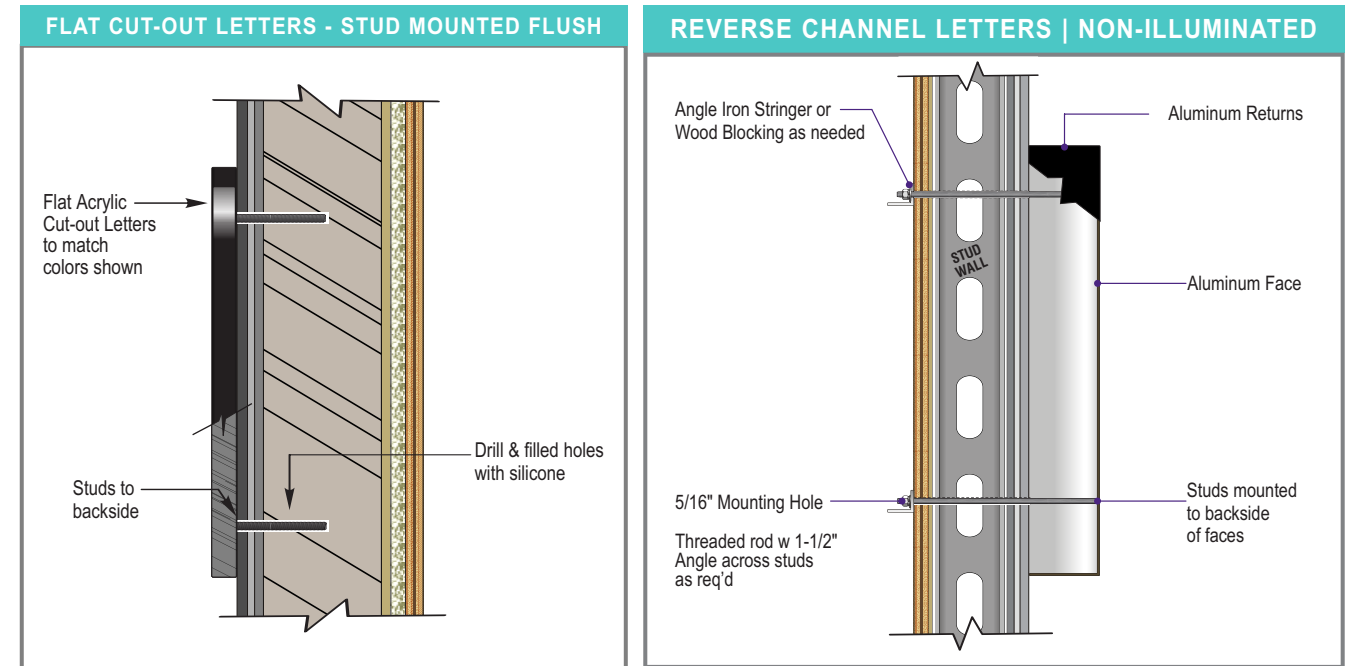
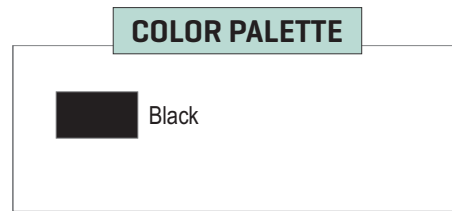


LOCALE

- FACES:** .125" aluminum faces painted black
- RETURNS:** 5" deep .090 aluminum returns; Returns welded to faces; All welds sanded smooth painted black
- INSTALL:** Threaded studs mounted to backside of letters for thru bolt mount into approved blocking;
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;

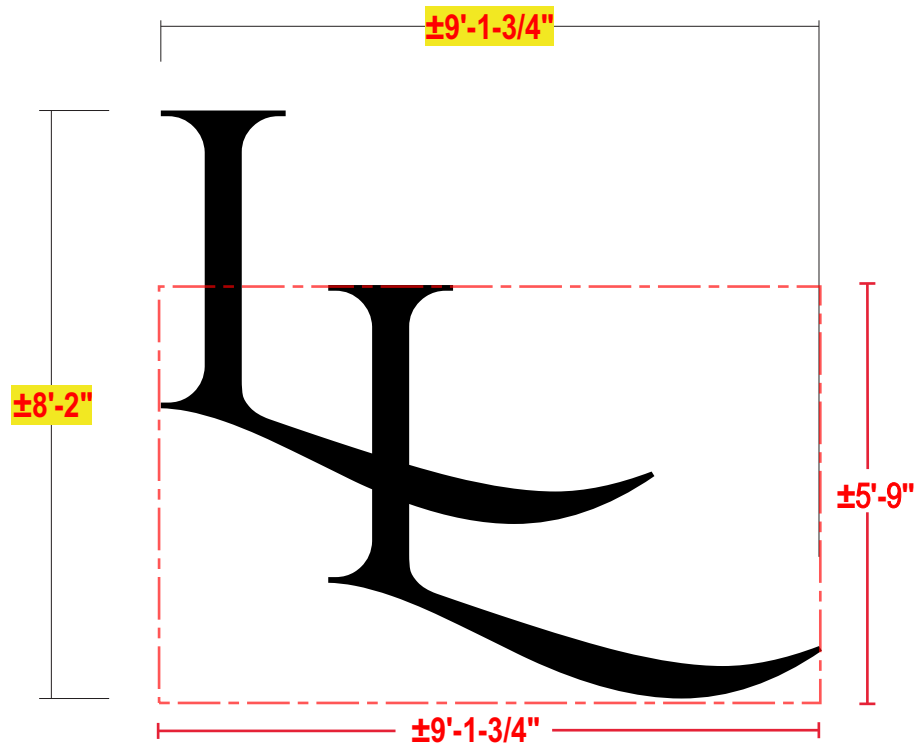
AT THE LEGACY

- GRAPHICS:** 3/8" thick flat cut out black acrylic
- INSTALL:** Studs to backside of graphics for flush mounting
- QUANTITY:** (1) ONE SET REQUIRED



Locale at the Legacy
East (Rear)
Elevations





COLOR PALETTE

Black

3M 3635-70
60% Diffuser

Spacers:
To match sign band

Paint finish to be satin unless otherwise specified

- FACES: .125" aluminum faces painted Black
- RETURNS: 3" deep .090 aluminum returns;
Returns welded to faces; All welds sanded smooth painted Black
- BACKS: .177" Clear polycarbonate w/ applied White diffuser film to diffuse LED's
- ILLUM.: Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- INSTALL: Thru bolted to wall surface with 1-1/2" stand offs into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided and painted to match sign band
- QUANTITY: (1) ONE SET REQUIRED

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

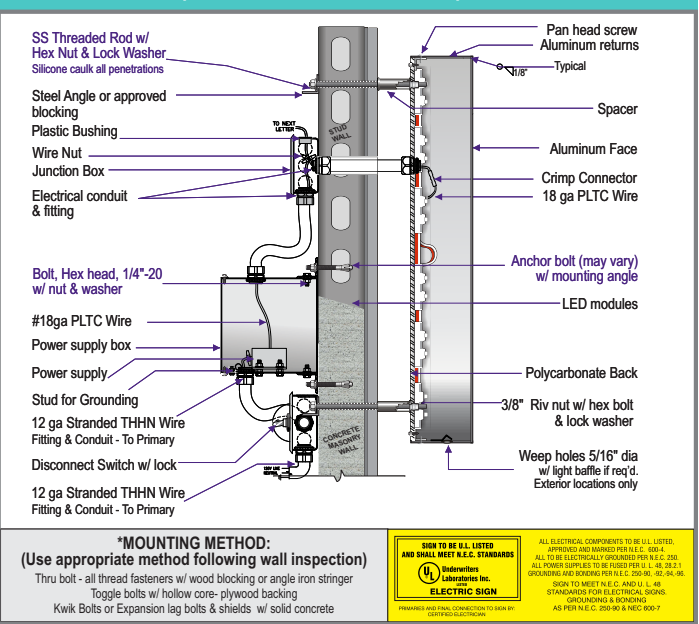
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

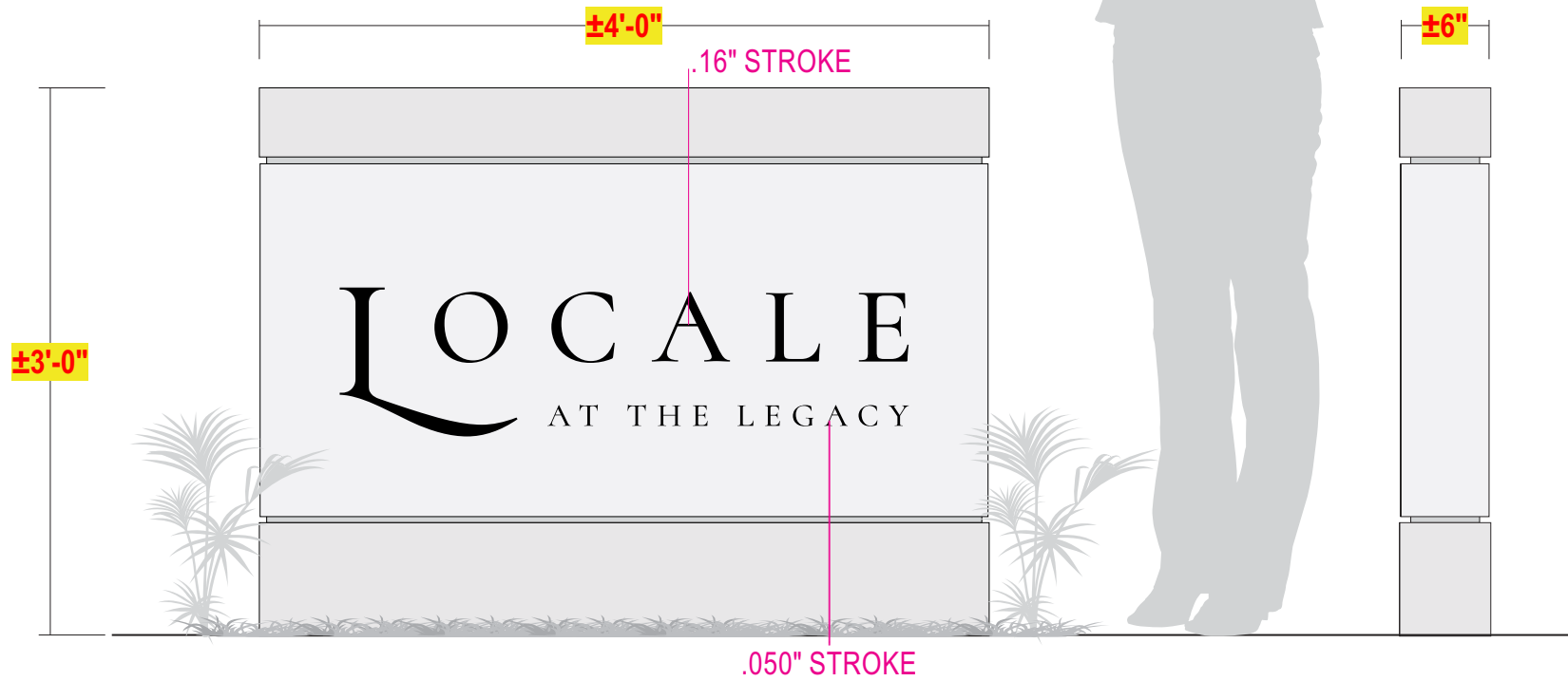
SIMULATED NIGHT VIEW



HALO LIT LED | REMOTE, STANDOFF | GENERIC INSTALL



Ground and Instructional Signs



ALL SPECIFICATION TO BE DETERMINED

CABINET: 6" deep fab'd aluminum cabinet w/ .090" alum. skin;
All exposed surfaces painted **TBD**




GRAPHICS: First Surface applied black vinyl graphics

REVEAL: .090" alum. w/ bent up construction; Painted **TBD**

INSTALL: Direct burial installation as required by city code
and engineering requirements;
ENGINEERING AND FOUNDATION DETAILS TBD

QUANTITY: (1) ONE D/F NON-ILLUMINATED MONUMENT REQUIRED

COLOR PALETTE

	3M 7725-12 Process Black C
	Pantone - TBD
	Pantone - TBD




Paint finish to be satin unless otherwise specified

ALL SPECIFICATION TO BE DETERMINED

- CABINET:** 4" deep fabricated alum. cabinet w/ .090 aluminum skin - painted TBD
- GRAPHICS:** Surface applied Black die cut vinyl graphics to match color shown
- SUPPORTS:** Steel supports - Size to be determined by Engineering
- INSTALL:** Direct burial installation as required by city code and engineering requirements;
ENGINEERING AND FOUNDATION DETAILS TBD
- QUANTITY:** (1) ONE REQUIRED



SIDE VIEW

COLOR PALETTE	
	Black
	Pantone - TBD
	Pantone - TBD

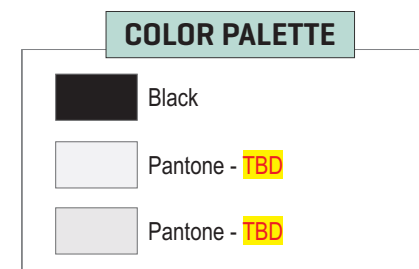
Paint finish to be satin unless otherwise specified

ALL SPECIFICATION TO BE DETERMINED

- CABINET:** 4" deep fabricated alum. cabinet w/ .090 aluminum skin - painted TBD
- GRAPHICS:** Surface applied Black die cut vinyl graphics to match color shown
- SUPPORTS:** Steel supports - Size to be determined by Engineering
- INSTALL:** Direct burial installation as required by city code and engineering requirements;
ENGINEERING AND FOUNDATION DETAILS TBD
- QUANTITY:** (1) ONE REQUIRED



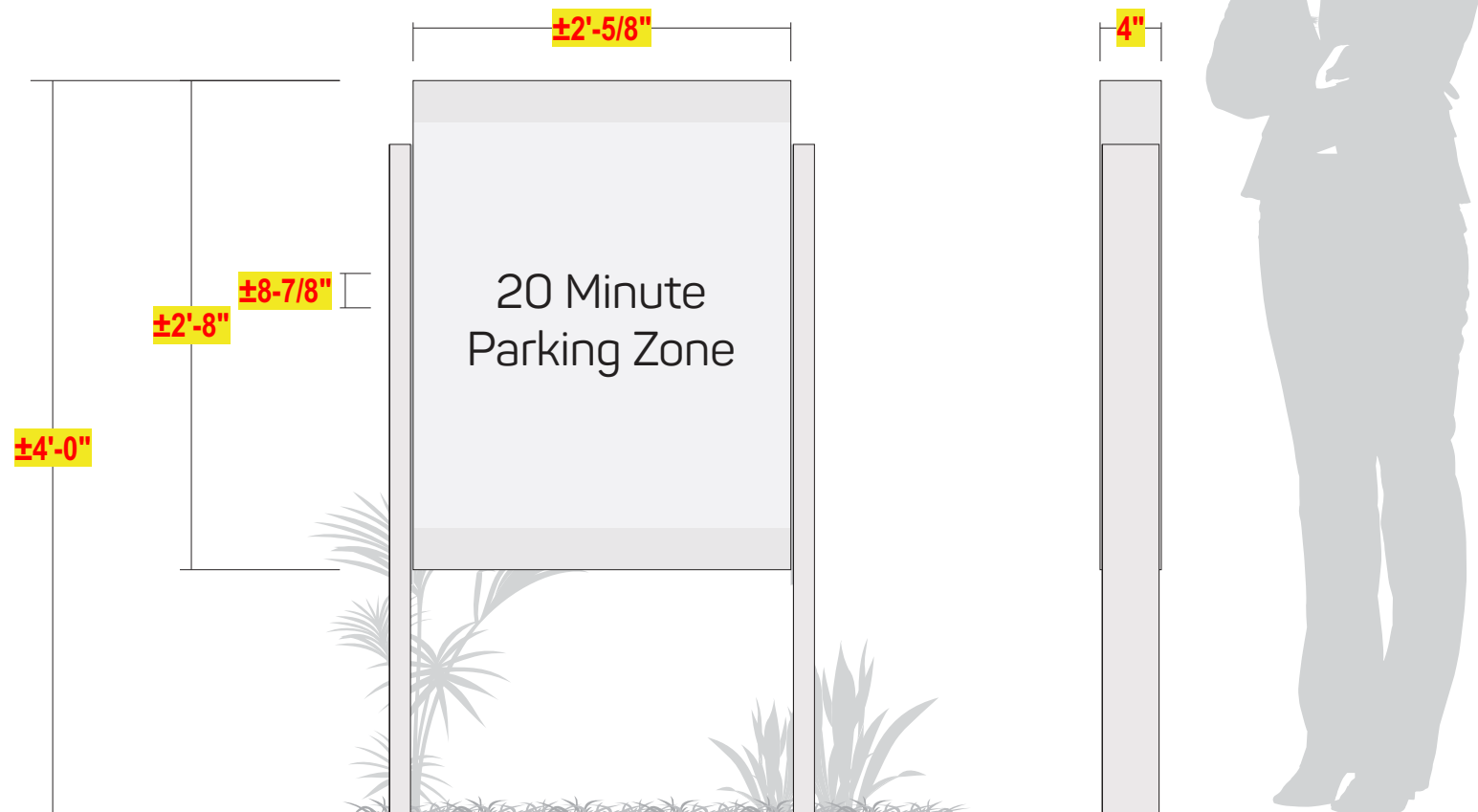
SIDE VIEW



Paint finish to be satin unless otherwise specified

ALL SPECIFICATION TO BE DETERMINED

- CABINET:** 4" deep fabricated alum. cabinet w/ .090 aluminum skin - painted TBD
- GRAPHICS:** Surface applied Black die cut vinyl graphics to match color shown
- SUPPORTS:** Steel supports - Size to be determined by Engineering
- INSTALL:** Direct burial installation as required by city code and engineering requirements;
ENGINEERING AND FOUNDATION DETAILS TBD
- QUANTITY:** (1) ONE REQUIRED



SIDE VIEW

COLOR PALETTE	
	Black
	Pantone - TBD
	Pantone - TBD

Paint finish to be satin unless otherwise specified