

**MINUTES OF THE MEETING OF THE JERSEY VILLAGE
PLANNING AND ZONING COMMISSION**

May 8, 2019 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON MAY 8, 2019 AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

A. The meeting was called to order in at 6:04 p.m. and the roll of appointed officers was taken. Commissioners present were:

Rick Faircloth, Chairman
Debra Mergel, Vice Chairman

Barbara Freeman, Commissioner
Courtney Standlee, Commissioner

Commissioners Joseph Paul, Jennifer McCrea, and Ty Camp were not present at this meeting.

Andrew Mitcham, Council Liaison, was not present at this meeting.

Staff in attendance: Lorri Coody, City Secretary; City Manager, Austin Bless; and Christian Somers, Building Official.

B. Consider approval of the minutes for the meeting held on April 22, 2019.

Commissioner Freeman moved to approve the minutes of the meeting held on April 22, 2019. Commissioner Standlee seconded the motion. The vote follows:

Ayes: Commissioners Mergel, Freeman, and Standlee
Chairman Faircloth

Nays: None

The motion carried.

C. Discuss and take appropriate action on the proposal to amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.

Christian Somers, Building Official, introduced the item. He explained that the City is proposing an amendment to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments.

The amendment is needed to provide for the installation of masonry skirts made of stucco that is integrally colored or otherwise finished with a coating. It also prohibits the use of CMU with the exception that split-face concrete blocks, integrally colored or otherwise finished with a coating, may be utilized for the construction of veneer skirts for slab on grade home elevations.

The Commission engaged in discussion about the proposed amendment. There was concern that the coating and finish on the stucco may erode during a flood, leaving the skirting unsightly. Building Official Somers explained that once beyond the shock of the flood, if damaged, the concrete would be

considered as “slab” and as such, it can only be 8 inches. Accordingly, the homeowner would have to recoat or refinish the stucco. It would be a maintenance requirement.

There was also discussion about the possibility of a homeowner’s flood insurance covering the costs for these type repairs. The consensus of the Commission was that it would be covered by insurance. The Commission also discussed the finish for garages and whether garages would be raised as part of the elevation process. In response, Mr. Somers explained how the change would affect garages.

With no further discussion on the matter, Commissioner Standlee moved to prepare a Preliminary Report for presentation to City Council on May 13, 2019 recommending amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments. Commissioner Freeman seconded the motion. The vote follows:

Ayes: Commissioners Mergel, Freeman, and Standlee
Chairman Faircloth

Nays: None

The motion carried.

A copy of the Commission’s Preliminary Report regarding the Sec. 14-101(c) amendment is attached to and made a part of these minutes as Exhibit “A.”

D. Discuss and take appropriate action on the proposal to amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.

Christian Somers, Building Official, introduced the item. He explained that the City is proposing an amendment to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

This amendment will make it necessary that any updates or new construction on commercial property that abuts a residential zoning district must have an obscuring wall. Currently the ordinance provides this requirement but only when a commercial property abuts a residential lot. The proposed amendment will change the ordinance from residential lot to residential district.

The Commission engaged in discussion about the areas of the City that will be affected by this change. Mr. Somers gave a listing of the properties. Most were located along US HWY 290 that abut zoning District A. There was discussion about the soundwall that TXDOT is building. Mr. Somers explained that it will not come all the way down to the Joe Meyers property, but it is expected that Joe Myers will be remodeling its property. With this change, the remodeling will require that Joe Myers build an obscuring wall.

The Commission briefly discussed the affects this ordinance change would have on City right of way and sound wall access. Mr. Somers explained that this would not be an issue.

With no further discussion on the matter, Commissioner Standlee moved to prepare a Preliminary Report for submission to City Council on May 13, 2019 recommending an amendment to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts. Commissioner Mergel seconded the motion. The vote follows:

Ayes: Commissioners Mergel, Freeman, and Standlee
Chairman Faircloth

Nays: None

The motion carried.

A copy of the Commission's Preliminary Report regarding the Sec. 14-88(a)(19)(a) amendment is attached to and made a part of these minutes as Exhibit "B."

E. Consider the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

Christian Somers, Building Official, introduced the item. He explained that an application has been submitted by Dynamic Signs Systems and Marketing LLC, filed on behalf of the Jersey Village Development Group, LLC, for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

This item is brought before the Commission in accordance with Section 14-261 of the Code of Ordinances, which states that a comprehensive signage plan, which is an alternative to strict compliance with various sign requirements of this article, may be submitted and approved by the Planning and Zoning Commission should such plan provide a harmonious benefit to development of the city. The plan would have to be approved by both the Commission and the developer. The developer would have to conform to the requirements, which are set forth by the Commission.

The Commission discussed the location of the property requesting the Alternative Comprehensive Signage Plan. It also discussed the difference between an LED sign and a NEON sign, considering brightness and aesthetics.

Building Official Somers explained that digital signs are only permitted to change every 5 minutes and there is no regulations for NEON or candle lumens.

Mr. Somers briefly explained the four (4) building zones as follows:

- Zone A – A single occupancy, detached ER Clinic to have ER Signage;
- Zone B – Office facility with additional signage;
- Zone C – Rental to be occupied by a tenant with an end cap; and
- Zone D – Restaurant

Discussion was had concerning the pros and cons of the proposed plan. The signage being requested was also reviewed and discussed. There was some concern by the Commission that the occupants of the buildings in Zones C and D are not yet known.

The Commission reviewed the proposed plan in detail. There was discussion about WGLS. This type of signage is window graphics. The Commission also discussed the large number of signs being requested. Some felt it was too many.

The Commission went through the plan, reviewing pages 49, 50, and 51 of the meeting packet and identified the following changes their discussions produced:

Page 49

- The following sentence was added to item 1: To conform with the 2018 IECC Table C 405.4.2 (1) exterior lighting zones as a lighting zone 2.
- Item 2(j) was amended to read: Tenant spaces located on the end cap of buildings A, C, D or on a corner that has storefront facing two directions are permitted to have a total of two signs (one sign facing each direction.)
- Item 3 was amended to read: All building mounted graphics and signage, whether interior or exterior, shall be at least eight (8) feet apart in any direction.

Page 50

- The header for Exterior Window Graphics at the bottom of the page was amended to read: EXTERIOR WINDOW GRAPHICS (REFER WINDOW GRAPHIC LAYOUT STANDARD AKA, WBL5)(A, C, D).
- Item 2 was added to the Exterior Window Graphics section as follows: All WGLS shall be mounted at least 8 feet in any direction from all other WGLS and building mounted signage.

Page 51

The header for Interior Window Graphic at the top of the page was amended to read: INTERIOR WINDOW GRAPHICS & SIGNAGE (ZONES A, C, D).

In making these amendments to the plan, the Commission discussed sandwich boards. The applicant explained how the signs will be used. There was concern about the signs blocking the walkway. The applicant stated that the signs would be brought in each night. Mr. Somers explained that sandwich boards are not permitted in Jersey Village without an Alternative Comprehensive Signage Plan.

The large marquee sign “EMERGENCY ROOM” was discussed. The applicant explained that this sign was needed for the ambulance drop-off. Some members of the Commission felt that the sign was misleading.

There was additional discussion about NEON and LED lights. Mr. Somers explained lighting for security. He also talked about wattage. The applicant explained that LED Lights today are controllable in that there is an auto dim feature for night and day elements. The dimming is controlled via software. The Commission discussed adding language to control lighting.

With no further discussion on the matter, Commissioner Mergel moved to approve the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village

Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas as amended by the Commission. Commissioner Freeman seconded the motion. The vote follows:

Ayes: Commissioners Mergel, Freeman, and Standlee
Chairman Faircloth

Nays: None

The motion carried.

A copy of the Alternative Comprehensive Signage Plan for the property located at 17030 NW Freeway, Houston, Texas is attached to and made a part of these minutes as Exhibit "C."

- F. Consider the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.**

This item is a duplicate of item E and was not called.

G. Adjourn

There being no further business on the Agenda the meeting adjourned 7:25 p.m.



Lorri Coody, City Secretary

EXHIBIT A

Planning and Zoning Commission Minutes

May 8, 2019

Preliminary Report Section 14-101 (c) – Veneer Standards



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
PRELIMINARY REPORT – TEXT CHANGE – SECTION 14-101(c)**

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District), to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments.

This preliminary change to the City’s comprehensive zoning ordinance is more specifically detailed in the proposed ordinance attached as Exhibit “A.”

The next step in the process as required by Section 14-84(c)(2)(b) of the Jersey Village Code of Ordinances is for Council to call a joint public hearing with the Planning and Zoning Commission.

Respectfully submitted, this 8th day of May 2019.

s/R. T. Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



EXHIBIT A
TO THE
PLANNING AND ZONING
COMMISSION'S
PRELIMINARY REPORT

ORDINANCE NO. 2019-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-101 REGULATIONS FOR DISTRICT A (SINGLE-FAMILY DWELLING DISTRICT) TO REVISE SUBSECTION (C) TO LIMIT THE TYPES OF MASONRY THAT MAY BE USED FOR VENEER TREATMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to limit the types of masonry that may be used for veneer treatments; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments; and

WHEREAS, the City Council of the City of Jersey Village now deems that such requested amendment to the zoning ordinance is in accordance with the comprehensive plan and is appropriate to grant; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS:

Section 1. That the facts and matter set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c) in Section 14-101 Regulations for District A (single-family dwelling district), by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-101. Regulations for district A (single-family dwelling district).

....

(c) *Construction.* The exterior walls on all residences in district A shall be a least 75 percent masonry construction to the top elevation line of the building sides of the first floor. Slab on grade home elevations must install masonry ~~construction~~ **skirts** to cover the sub-slab void or crawlspace, below exterior walls. The style and quality of all carports, detached private garages and freestanding structures constructed after a certificate of occupancy shall conform to the original structure; provided, however, that only utility structures may have metal facades.

- (1) Masonry construction may include brick, stucco, or stone material. **Stucco must be integrally colored or otherwise finished with a coating.**
- (2) Use of CMU for exterior wall veneers **is prohibited in this district, except that split-face concrete blocks, integrally colored or otherwise finished with a coating, may be utilized for the construction of veneer skirts for slab on grade home elevations.** EIFS is prohibited.

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2019.

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary

EXHIBIT B

Planning and Zoning Commission Minutes

May 8, 2019

Preliminary Report Section 14-88 (a) (19) - Screening



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
PRELIMINARY REPORT – TEXT CHANGE – SECTION 14-88(a)(19)(a)**

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

This preliminary change to the City’s comprehensive zoning ordinance is more specifically detailed in the proposed ordinance attached as Exhibit “A.”

The next step in the process as required by Section 14-84(c)(2)(b) of the Jersey Village Code of Ordinances is for Council to call a joint public hearing with the Planning and Zoning Commission.

Respectfully submitted, this 8th day of May 2019.

s/R. T. Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



EXHIBIT A

TO THE

PLANNING AND ZONING

COMMISSION'S

PRELIMINARY REPORT

ORDINANCE NO. 2019-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 1 GENERALLY, SECTION 14-88 REGULATIONS THAT APPLY FOR ALL DISTRICTS TO REVISE SUBSECTION (A)(19)(A) TO PROVIDE FOR SCREENING OF COMMERCIAL DEVELOPMENT FROM RESIDENTIAL ZONING DISTRICTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments; and

WHEREAS, the City Council of the City of Jersey Village now deems that such requested amendment to the zoning ordinance is in accordance with the comprehensive plan and is appropriate to grant; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS:

Section 1. That the facts and matter set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (a) in Section 14-88 Regulations that apply for all zoning districts, by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-88. Regulations that apply for all zoning districts.

....

(a) *General regulations.*

....

(19) Screening.

....

a. For development of nonresidential lots directly abutting and adjacent to residential ~~lots~~ **zoning districts**, an obscuring wall shall be required. The required wall shall be located inside the nonresidential lot lines abutting and adjacent to the residential ~~lots~~ **zoning districts**; provided, however, where a masonry wall has been constructed in a residential subdivision abutting nonresidential lots prior to development of the nonresidential lots, the masonry wall in the residential lots shall serve as the required screen and shall meet all requirements required of screens on nonresidential lots. Where a masonry wall of at least six feet in height exists in the residential lots abutting a nonresidential development, the nonresidential developer shall provide a buffer yard one and one-half times the width required elsewhere in this Code with two times the landscaping requirements in lieu of a second masonry wall.”

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2019.

ATTEST:

Mayor

Lorri Coody, City Secretary

EXHIBIT C

Planning and Zoning Commission Minutes

May 8, 2019

**Alternative Signage Plan Approval
17030 Northwest Freeway, Houston, Texas 77040**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
ALTERNATIVE COMPREHENSIVE SIGNAGE PLAN
VILLAGE ER PHASE I PLAZA
17030 NORTHWEST FREEWAY, HOUSTON, TEXAS 77040**

The Planning and Zoning Commission has met in order to review the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

After review and discussion, the Commissioners find that the proposed Alternative Comprehensive Signage Plan provides a harmonious benefit to the development of the City consistent with the requirements of Section 14-261 of the City’s Code.

Accordingly, the Commission approves the request of Dynamic Signs Systems and Marketing LLC filed on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

The approved plan is more specifically detailed in the attached Exhibit “A.”

Signed and approved this the 8th day of May, 2019.

s/R. T. Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



Exhibit A
Planning and Zoning Approval
Alternative Comprehensive Signage Plan
Village ER Phase I Plaza

Planning and Zoning Recommendation Alternative Comprehensive Signage Plan Village ER Phase I Plaza

LEGAL: RESERVE BLK 1

PROPERTY DESCRIPTION: JERSEY NORTHWEST SEC 2 R/P

ADDRESS: 17030 NORTHWEST FWY HOSUTON, TX 77040

BUILDING ZONES (A,B,C D): (REFER TO ALTERNATIVE SIGN PLAN ZONE LAYOUTS)

1. Proposed signage shall be in conformance with the city of Jersey Village sign ordinance Articles X. -SIGNS SEC 14-240—14-262 including any amendments. Plus Sec. 14-309 (b) (6) with exception to either a Redbud or Dynamic Crape Myrtle Flowering Tree and subject to one flowering tree if landscape space area is not able to host two flowering trees. To conform with the 2018 IECC Table C 405.4.2(1) exterior lighting zones as a lighting zone 2.
2. Further restrictions to all new wall signs after the date of approval of this document shall be:
 - a. For Tenants less than 3,000 square feet, maximum nominal letter height is 26”.
 - b. For Tenants greater than 3,000 square feet, maximum nominal letter height is 32”.
 - c. Tenants less than 6,000 square feet 32” and maximum coverage shall not exceed 45% of wall area.
 - d. Tenants over 6,000 square feet: 36" and maximum coverage shall not exceed 42% of wall area.
 - e. Tenants over 12,000 square feet: 42" and maximum coverage shall not exceed 34% of wall area.
 - f. Tenants over 24,000 square feet: 48" and maximum coverage shall not exceed 25% of wall area.
 - g. Tenant logos are allowed.
 - i. 42” for Tenants over 6,000 square feet
 - ii. 48” for Tenants over 12,000 square feet
 - iii. 54” for Tenants over 24,000 square feet
 - h. Letters/logo will be individually mounted unless special approval for raceway/wire way mounted. If installation is on wire way, all wire ways shall be entirely concealed behind the required silhouette background border. All wireway/race way mounts will be required to have matching paint colors to fascia area as to appear hidden in background. Poor color distortion will require repainting by tenant, or landlord will charge for service to be performed.
 - i. All signs shall have shopping center owner written approval prior to city sign permit review.
 - j. Tenant spaces located on the end cap of buildings A, C, and D, or on a corner that has storefront facing two directions are permitted to have a total of two signs (one sign facing each direction).
 - k. The location of the Tenant sign shall be based on a sign zone provided by Landlord. The sign zone will typically be located directly above the Tenant’s storefront, however in certain situations (for ideal spacing between signs or to fit the architecture of the building), sign zones are permitted to impede over an adjacent storefront.
3. All building mounted graphics and signage, whether interior or exterior, shall be at least eight (8) feet apart in any direction.

SIGN CONTRACTOR REGULATIONS:

1. Tenants are required to use a licensed sign contractor registered with the City of Jersey Village to perform all manufacturing, installation, and service maintenance needs.
2. Tenant Sign Contractors must be licensed and insured within the State of Texas. It is required by the State of Texas that all electrical signage be provided by a licensed Texas Electrical Sign Master with and approved Texas Sign Electrical Master License.
3. All work conducted on tenant spaces with regards to signage will adhere to the most up-to-date regulations and codes from the National Electrical Code.

BUILDING ZONES (A,B,C,D): (REFER TO ALTERNATIVE SIGNAGE PLAN LAYOUT)

1. Building zones (A & D) shall be considered as single occupant detached commercial building on individual lots for the purposes of sign permitting as long as current lessee occupies said structure.
2. Building zones (B & C) shall be considered as multi-tenant buildings on individual lots for purpose of sign permitting as long as current lessee occupies said structure.

GROUND SIGNS - SIGN A

1. One free-standing multitenant sign may be erected along the NORTHWEST FREEWAY corridor frontage road per list property address. The maximum height shall be 35'. The NORTHWEST FREEWAY frontage multi-Tenant pylon sign must be a minimum of 50' apart from an accent property ground sign.
2. A full color electronic message center shall be permitted on multi-tenant ground signs located along NORTHWEST FREEWAY. No animated, rotating, or scrolling messages will be allowed. Each message must not change more often than every five (5) minutes, or a longer time frame if required by state or federal law. Standard brightness limits for display (both day and night) will be automatically adjusted by the display's light sensing technology. Temporary messages should not be considered as permanent signage or counted against any sign counts.
3. Maximum square footage for a free-standing pylon sign must be less than 1000 square feet in area.
4. Must follow Sec. 14-309 (b) (6) with exception to either a Redbud or Dynamic Crape Myrtle Flowering Tree and subject to one flowering tree if landscape space area is not able to host two flowering trees.
5. Multi-tenant panels shall be of routed aluminum face, not less than .125' with white acrylic backer panel of at least 3/16". Acrylic backer panel shall fasten with welded all-thread and nuts plus all-thread as have an over sized hole pass through to allow for heat expansion. Backer panel shall be allowed to have translucent vinyl overlay pending landlord approval.
6. Illumination of ground sign shall be maintained and outages fixed within 7 days unless ordered repaired parts required. If electronic message center is installed landlord must guarantee illumination is either at 95% full tolerance on LED modules otherwise maintenance is required to bring to full illumination. If electronic message center is not repairable a new electronic message center must be installed or existing electronic message center is to be removed and signage space re-engineered to display another tenant space or filled in to keep beautification of sign.
7. Vacant tenant panels shall be removed and a matching painted .125" aluminum tenant panel with routed wording "lease space available plus #number" or solid panel is to be installed in vacant tenant panel space. Discoloration of replaced panel cannot be more than 3 shades off existing pylon color background. If color of tenant panel is out of tolerance it will be required to be repainted to keep beautification of signage.

BANNERS

1. Temporary "coming soon" and "now open" banners shall be permitted on the building for no more than thirty (30) days.
2. Banners for the purpose of marketing vacant spaces shall be permitted indefinitely, however no more than five (5) banners at any one time shall be permitted, per multitenant plaza.
3. Storefront banners must not exceed 6' in height x 80% of the storefront width for building zones.
4. Pole Banners not allowed

EXTERIOR WINDOW GRAPHICS (REFER WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS) (for buildings A, C, D)

1. Company name, logo, suite number, and hours of operation are permitted on the storefront glass in a location outlined on Exhibit "WGLS". No other exterior window graphics are permitted to be displayed on the outside of the glass unless approved written consent of landlord is provided. Location of graphics is generalized on provided Exhibit "WGLS".
2. All "WGLS" shall be mounted at least 8ft. in any direction from all other "WGLS" and building mounted signage.

INTERIOR WINDOW GRAPHICS & SIGNAGE (ZONES A,C,D)

1. Any single poster or window graphic must be applied inside the storefront glass and should not exceed 48 square feet.
2. The total of all posters and window graphics are not permitted to exceed 50% of the total area of storefront glass, specific to per lessee net occupied space(s).
3. Window graphic artwork must be in a professional manner and digitally printed by a sign company. Hand written signs and messages are prohibited on glass.
4. Tenants/Businesses that are currently in non-conformance with the current sign code and this proposed document will be notified by Landlord and shall be required to comply within thirty (30) days after the approval of this document.
5. Each Tenant/Business is permitted to have illuminated signs displayed inside the storefront glass in accordance with the following: (OPEN signs excluded from count and limited to 6 sq.ft).
 - a. Retail/Service oriented businesses with less than 20' of frontage shall be limited to two (2) illuminated signs.
 - b. Retail/Service oriented businesses 21' or greater of storefront width shall be allowed one (1) illuminated sign for every 10' of storefront width.
 - c. Restaurants with less than 30' of frontage shall be limited to three (3) illuminated signs
 - d. Restaurants with 30' or greater of storefront width shall be allowed one (1) illuminated sign for every 12.5' of storefront.
6. Illuminated signs shall not exceed 36" x 48" and should be spaced at least 8' apart from one another. .

SIDEWALK / SANDWICH BOARD SIGNS (REFER TO WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS)

1. Sidewalk/Sandwich board signs are permitted only for retail, service, or restaurant uses.
2. Tenants/Businesses that qualify to display a sidewalk/sandwich board are limited to 12 days per calendar month. Exception is weekends.
3. The size shall be limited to 12 square feet per sign face per business, and may not exceed 4 feet in height.
4. A minimum of 6 feet of sidewalk shall remain clear.
5. Chalkboards may be used for daily changing of messages.
6. Reader boards (electronic and non-electric) shall be prohibited.
7. Displays must be brought inside prior to closing hours.

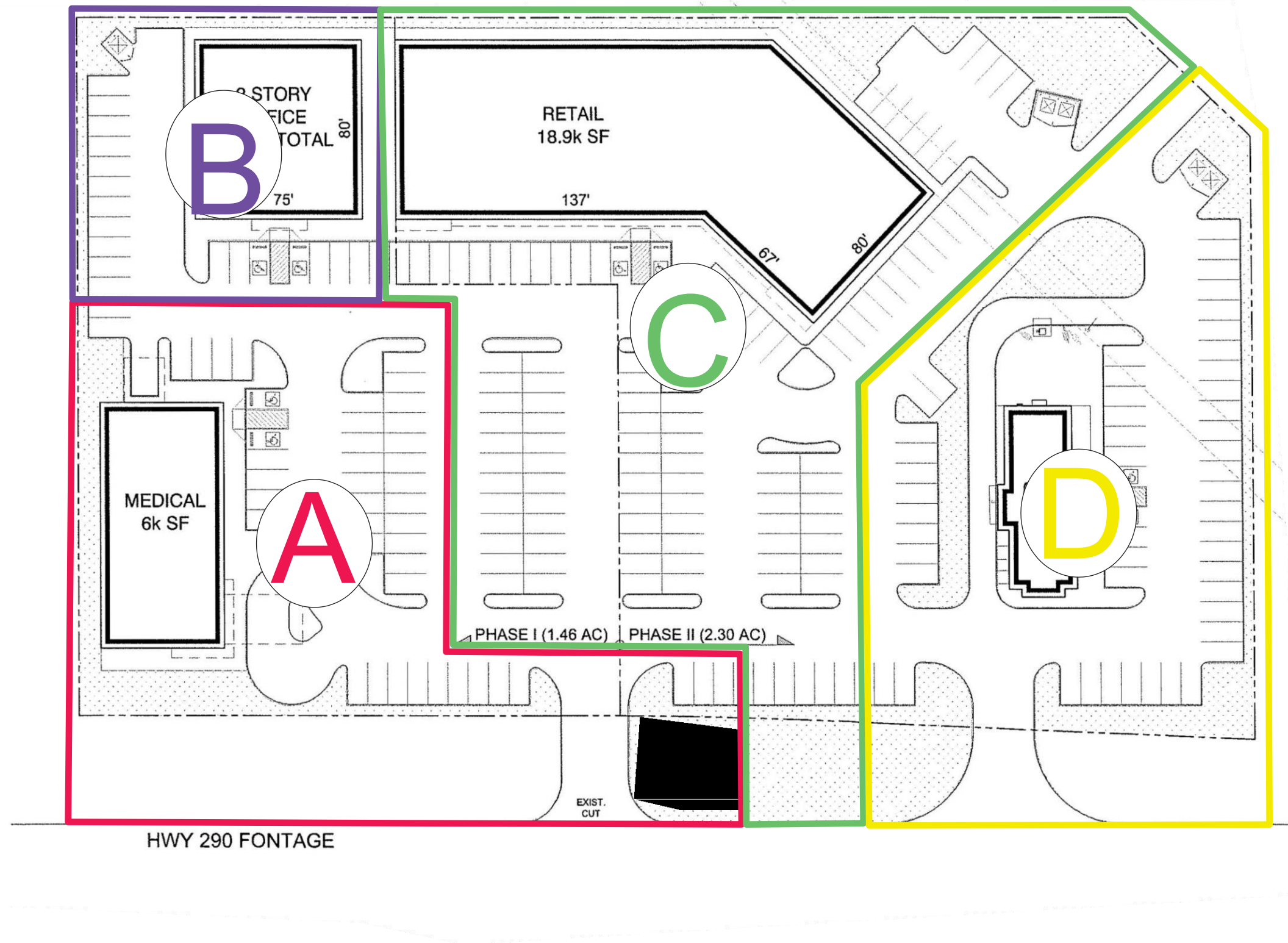
ADDITIONAL EXCEPTIONS AND ZONING CODE ORDINANCES NOTED BELOW;

1. All Zones (A,B,C,D) shall calculate wall space area for wall signage; based on the NET wall area, with exception to the architectural elements of the wall. Each side of building structure may have wall signage.
2. All Zones (A,B,C, D) are allowed to have wall signage on the rear facing indicated wall as detailed below;
 - a. Zone A; Rear facing wall is indicated as the wall that is facing 2 story building in Zone B
 - b. Zone B; Rear facing wall is indicated as the wall that is facing single storing retail building in Zone C
 - c. Zone C; Rear facing wall is indicated as the Northeast facing wall parallel to Northwest Freeway
 - d. Zone D; Rear facing wall is indicated as the Southeast facing wall perpendicular to Northwest Freeway
3. All Zones (A,B,C,D) window hours of operation must be in font style Arial Bold. They must also be made with white vinyl, and applied to the exterior of the glass window. Company name and logo can follow company design and does not require to be of white vinyl. Company name is required to be on entry door of lessee main entrance. Company name above hours is option but limited to match white vinyl only as per hours of operation and in font style Arial Bold. Hours of operation white vinyl and option Company name in white vinyl must conform to the sizes listed in WGLS.
4. Zone B: WGLS exception rule with two story buildings is that only Lessee tenant can advertise their services and products within their designated window space area. Lessee's cannot share window space advertising space. Graphics must be in alignment with services and products provided by said Lessee.
5. Zone A, B, C: WGLS exception rule is window space graphics must be within lessee window space provided

windows. Must advertise services or products that pertain solely to their business. Lessee graphics cannot advertise for other businesses within their window space unless it aligns with their services or products.

Alternative Signage Plan Zone Layouts

- ZONE A █
- ZONE B █
- ZONE C █
- ZONE D █



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: _____ DATE: _____

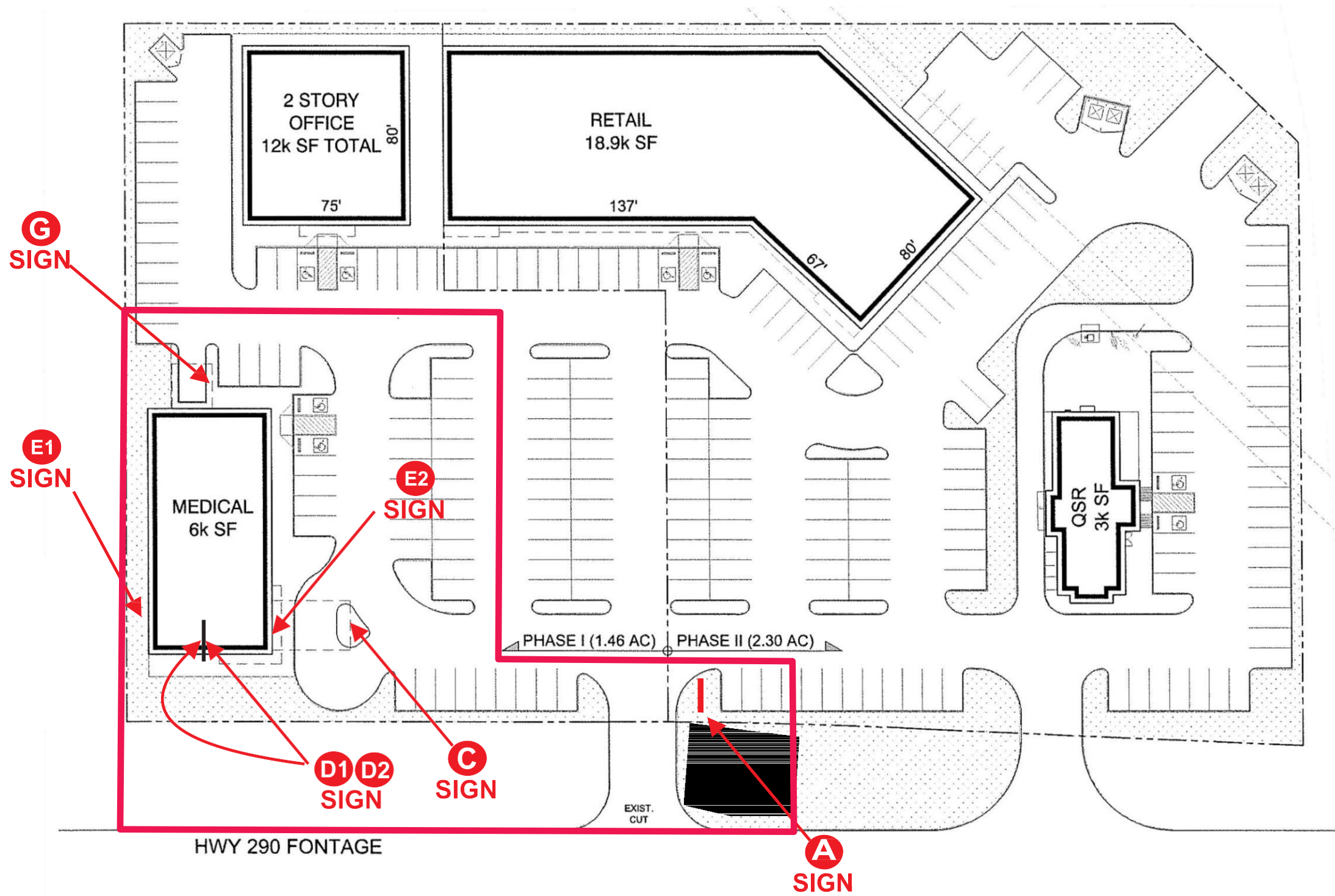
TITLE: _____ DATE: _____

ZONE A: SIGNAGE

Site Plan:

17030 Northwest Freeway
Houston, TX 77040

KEY ELEMENTS



A
SIGN

C
SIGN

D
SIGN

●
SIGN

G
SIGN
(REAR WALL)

A VILLAGE EMERGENCY CENTER

VILLAGE
ER 24HR

**EMERGENCY
ROOM**

AMBULANCE DROP OFF



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

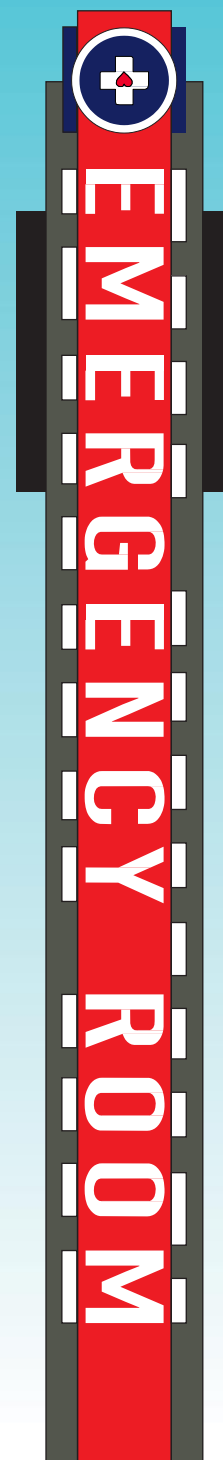
ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: _____ DATE: _____

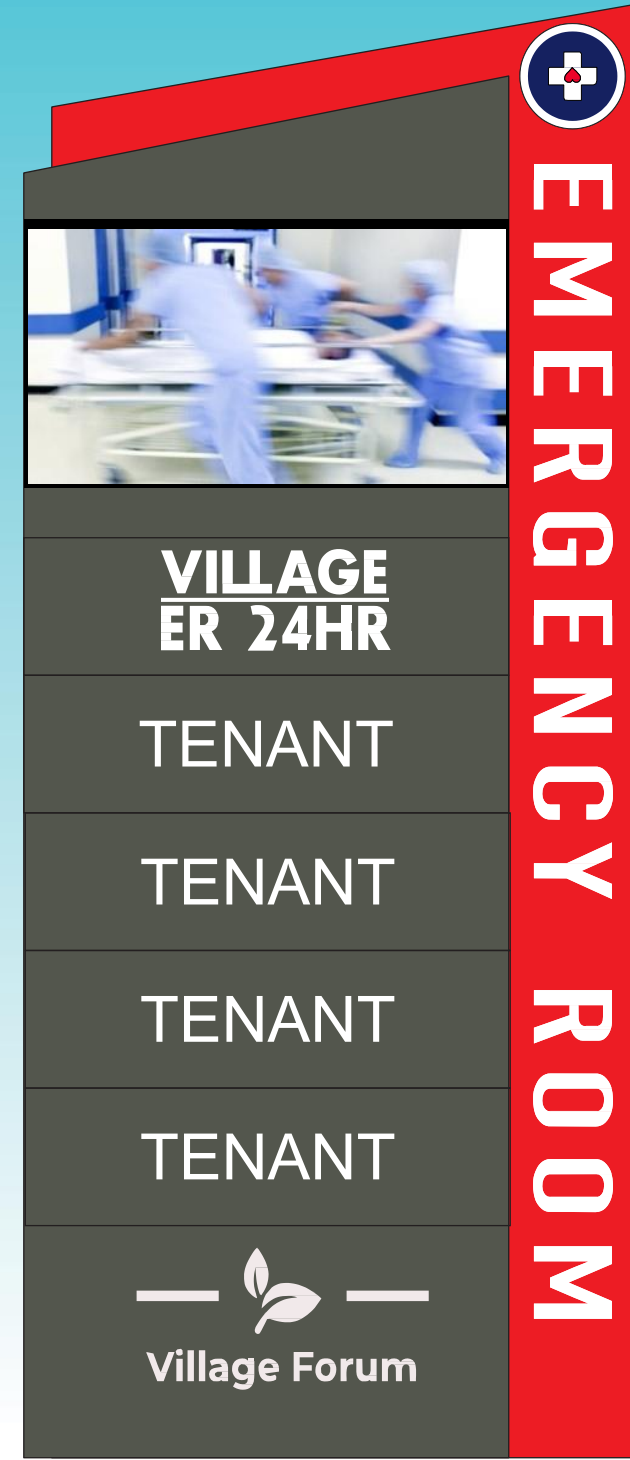
TITLE: _____ DATE: _____



SIDE A



SIDE C
ROAD VIEW



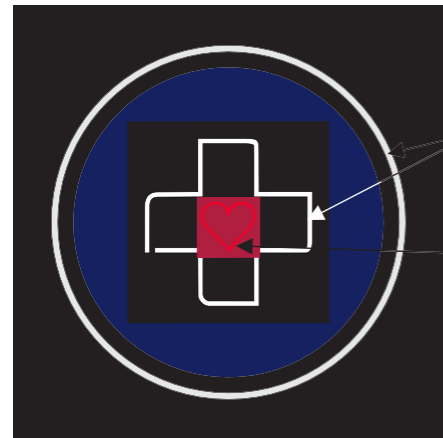
SIDE B



17030 Northwest Freeway
Houston, TX 77040

ILLUMINATION EXAMPLES

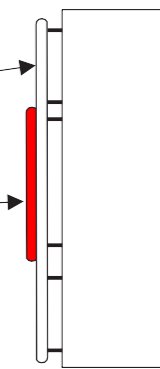
NEON CROSS



FRONT VIEW

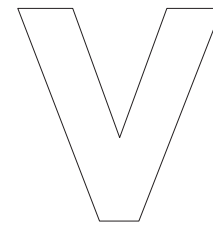
WHITE NEON

RED NEON

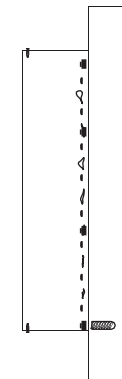


SIDE VIEW

CHANNEL LETTER



FRONT VIEW

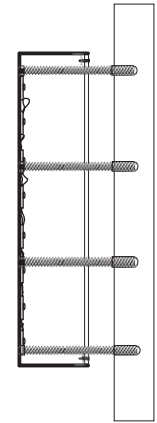


SIDE VIEW

REVERSE PAN CHANNEL LETTER

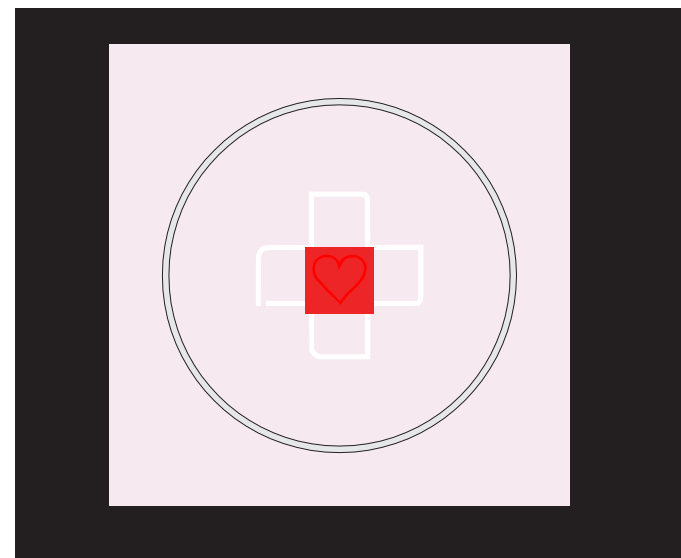


FRONT VIEW



SIDE VIEW

ILLUMINATION



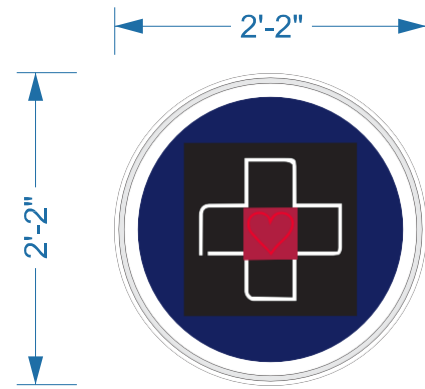
ILLUMINATION



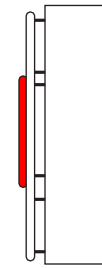
ILLUMINATION



NEON LOGO SIGN TYPE A. D. E.
 FACE: .063 ALUMINUM
 5" DEEP RETURNS .063 ALUMINUM - WHITE
 PAINTED WHITE - WITH REFLECTIVE
 BLUE AND RED VINYL

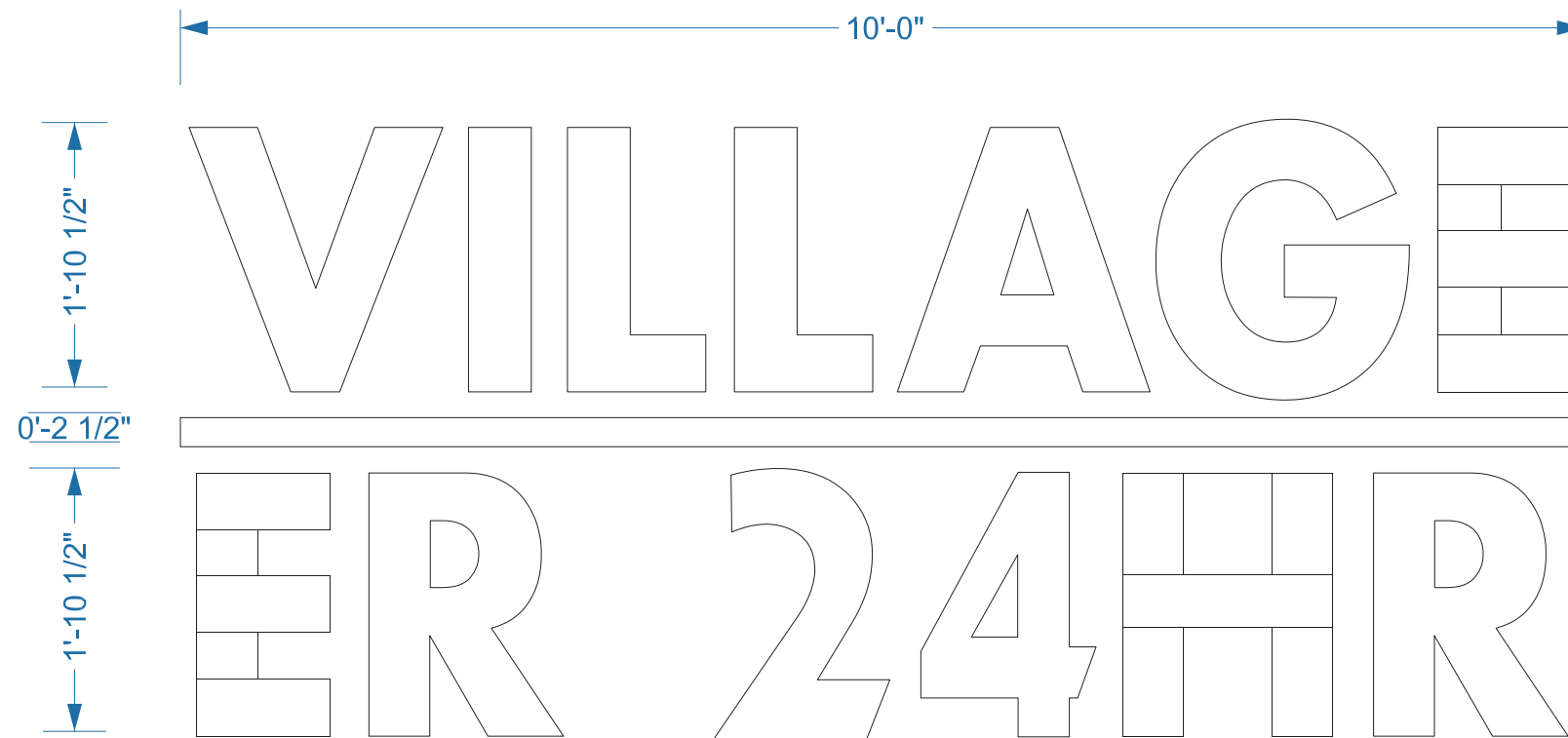


FRONT VIEW



SIDE VIEW

ILLUMINATED CHANNEL LETTERS SIGN TYPE A. D.
 FACE: 3/16" WHITE ACRYLIC
 5" DEEP RETURNS
 PAINTED WHITE - WITH REFLECTIVE
 BLUE AND RED VINYL



FRONT VIEW



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

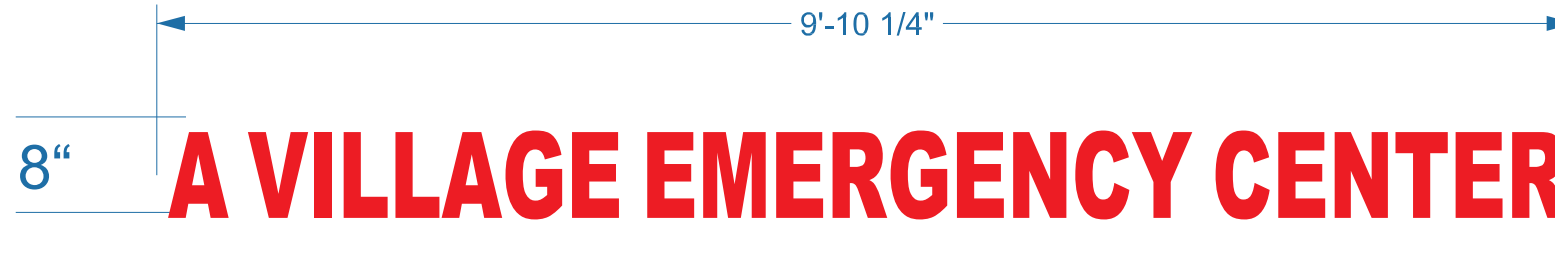
ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: _____ DATE: _____

TITLE: _____ DATE: _____

SIGN TYPE C

LETTERS: 8" TALL .25" ALUMINUM
PAINT RED



SIGN TYPE E

FACE: 3/16" RED ACRYLIC
5" DEEP RETURNS .063 ALUMINUM - WHITE
1" WHITE TRIMCAP - WHITE L.E.D.

FRONT VIEW



FRONT VIEW



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

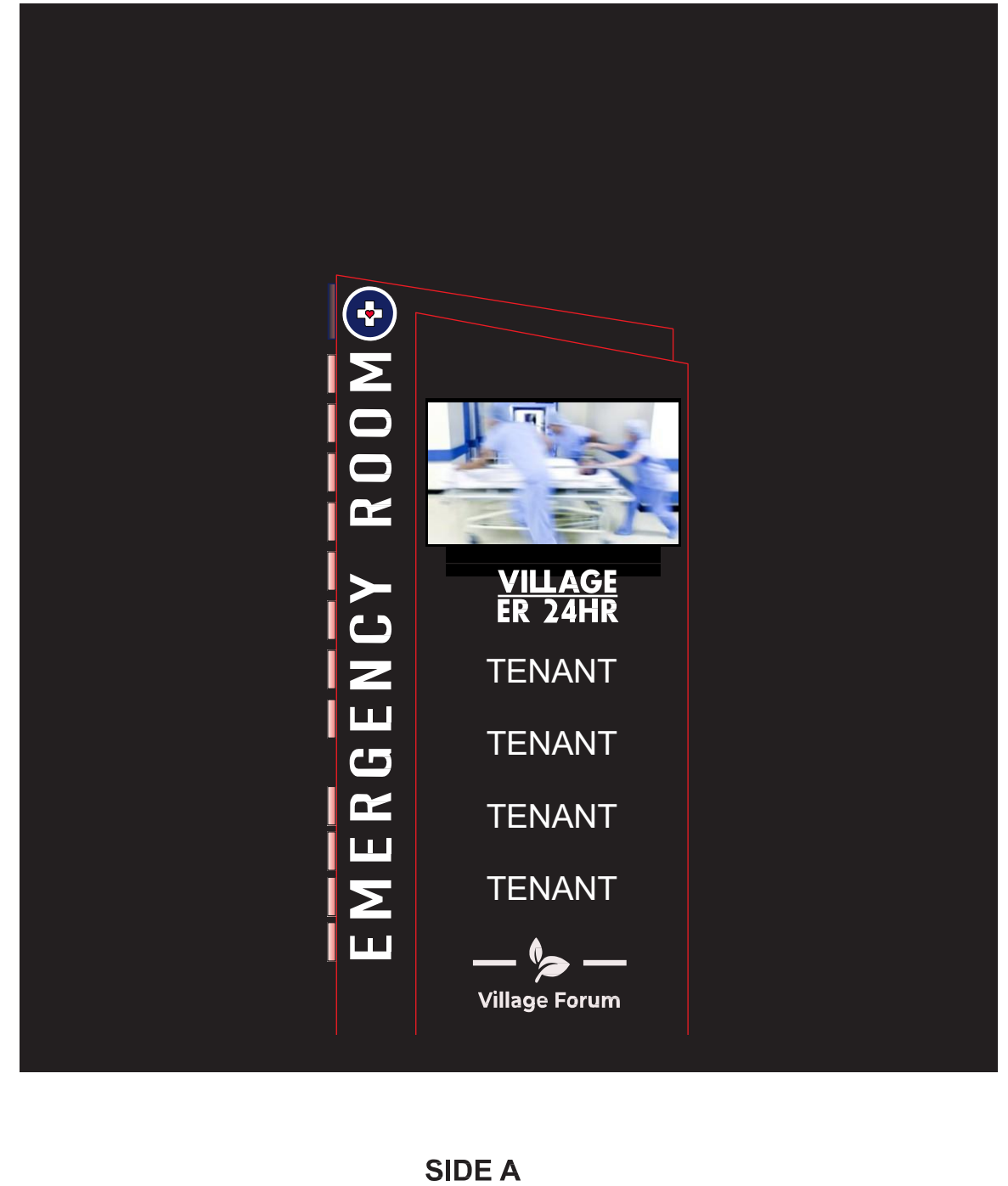
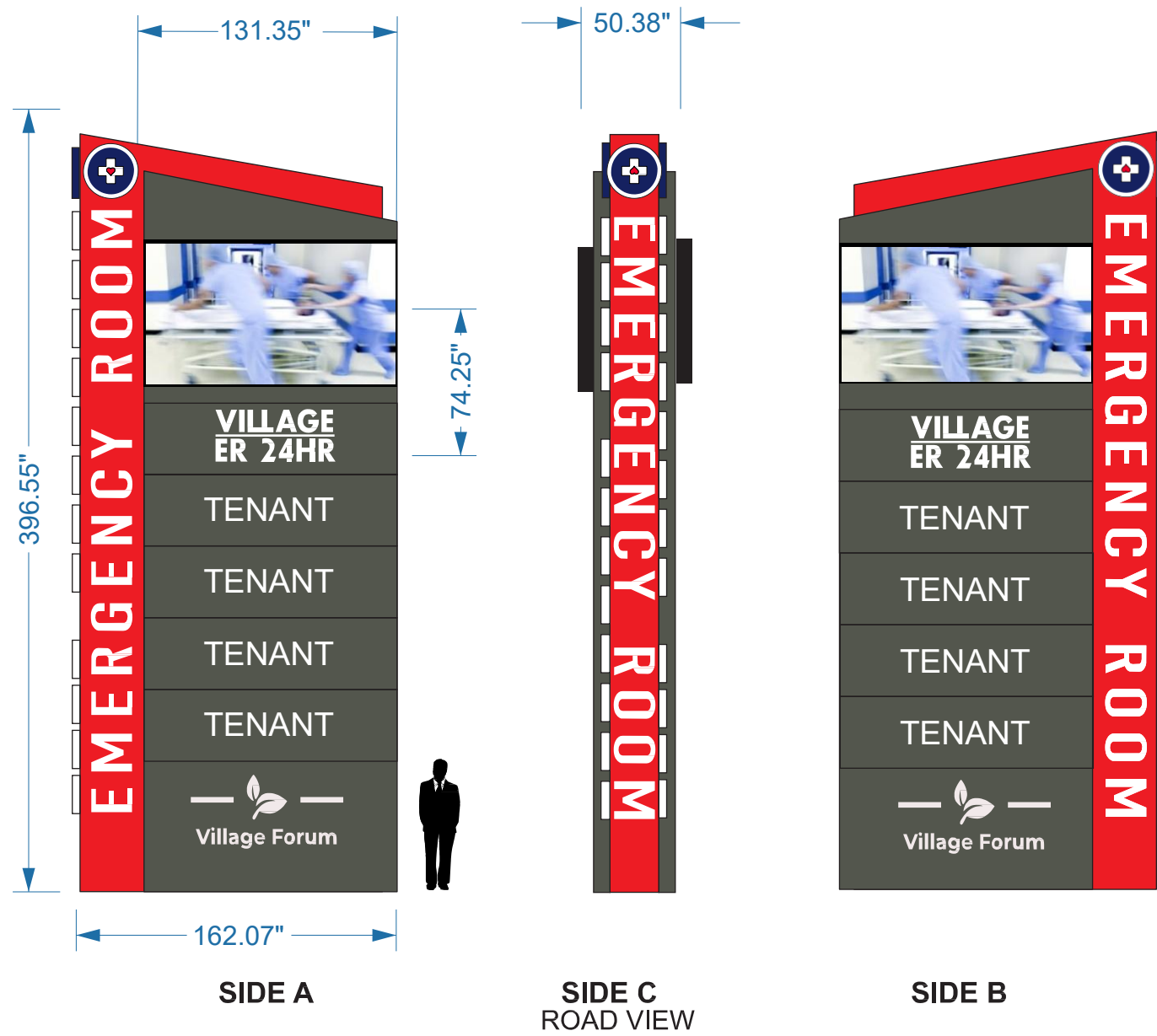
SIGNATURE: _____ DATE: _____

TITLE: _____ DATE: _____

SIGN A

NEON LOGO
 L.E.D. GRAPHIC DISPLAY DOUBLE SIDED
 ILLUMINATED CHANNEL LETTERS - VILLAGE ER
 ILLUMINATED CHANNEL LETTERS - EMERGENCY ROOM - FREEWAY SIDE
 CENTER LOGO - ILLUMINATED REVERSE PAN CHANNEL LETTERS

*Optional: Neon boarder lighting



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: _____ DATE: _____

TITLE: _____ DATE: _____

SIGN C

INTERNALLY ILLUMINATED CHANNEL LETTERS WITH RED ACRYLIC FACES

SIGN D (1,2)

NEON LOGO
ILLUMINATED CHANNEL LETTERS - VILLAGE ER 24 HR

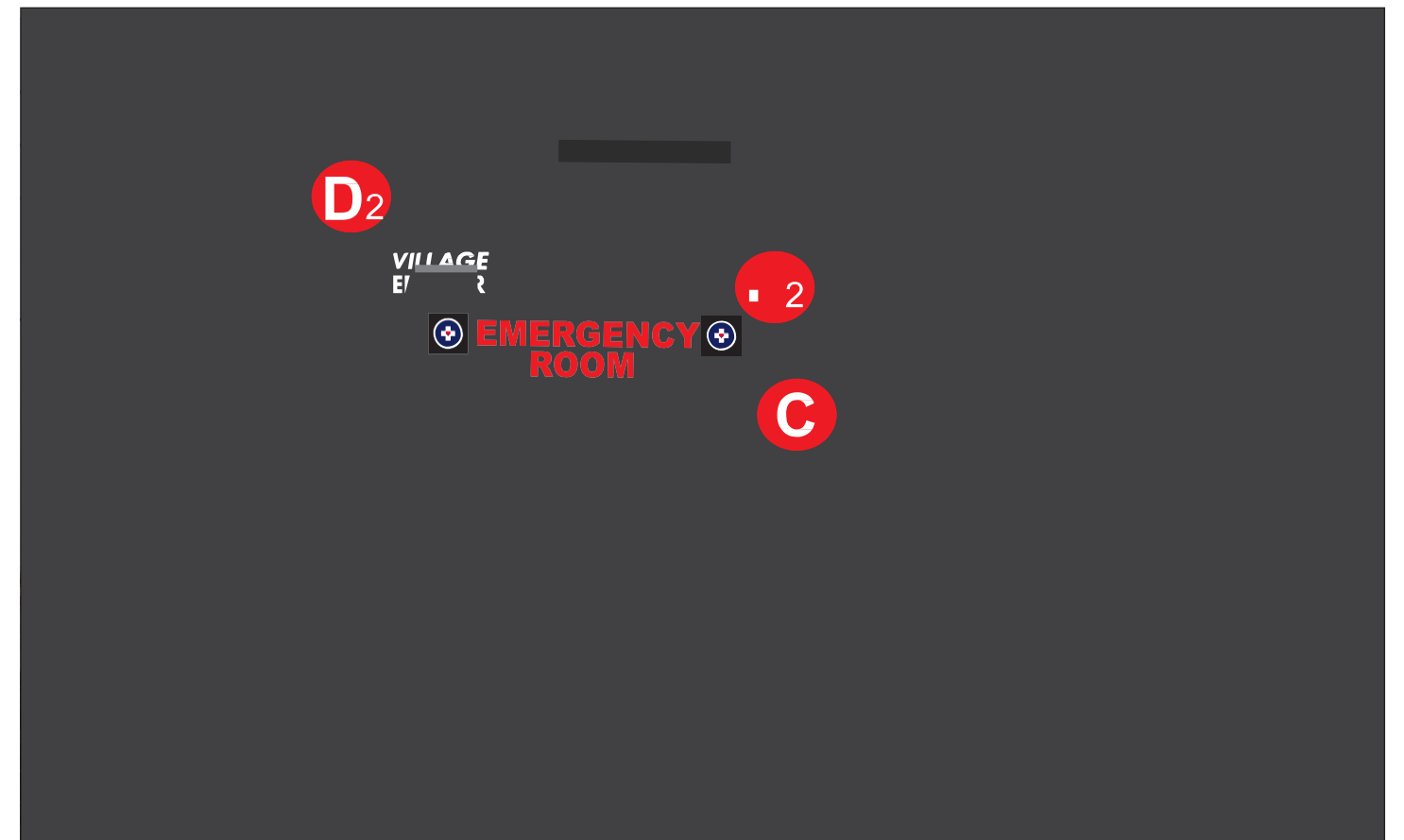
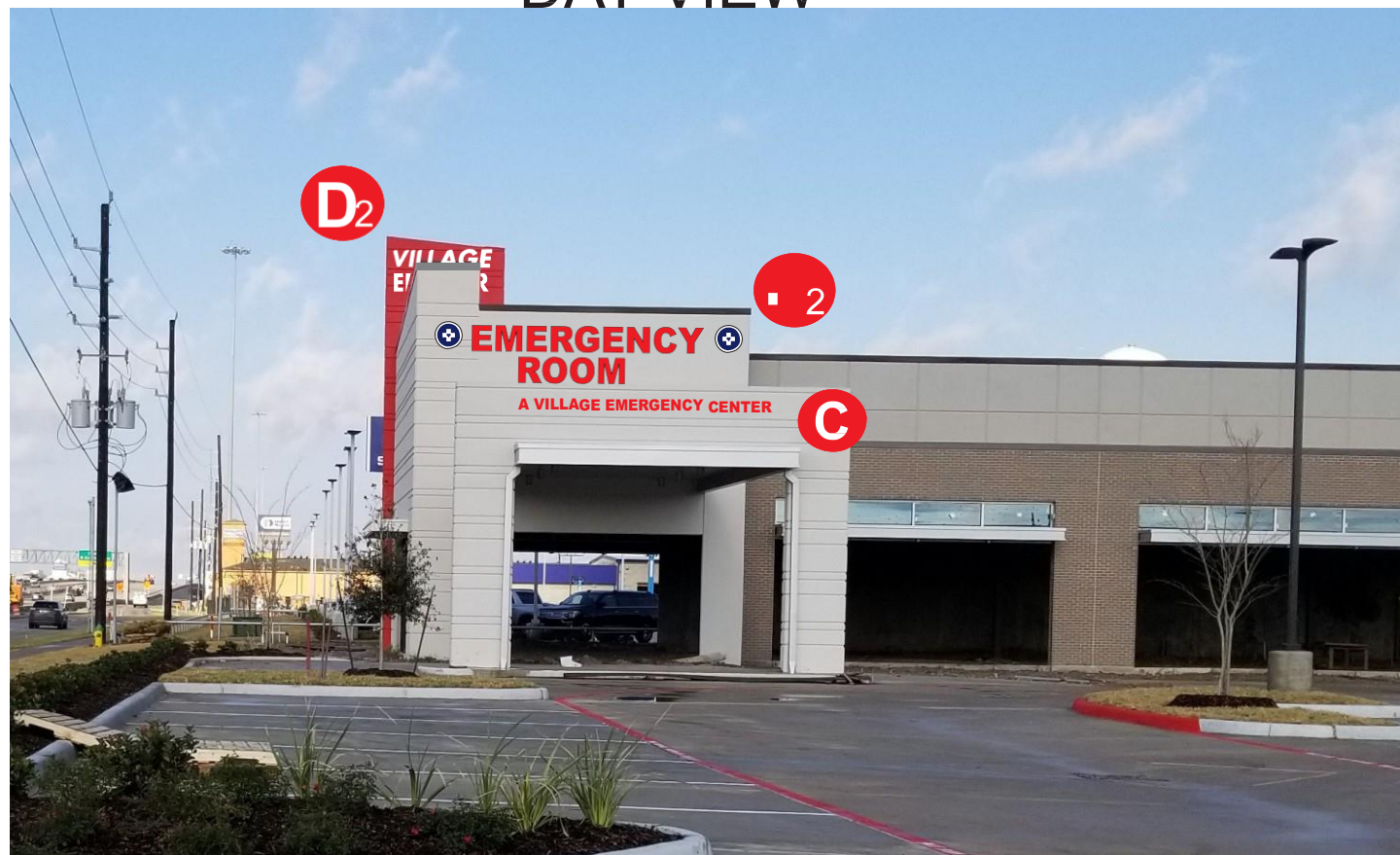
SIGN E (1,2)

NEON LOGO
ILLUMINATED CHANNEL LETTERS - EMERGENCY ROOM

DAY VIEW



DAY VIEW



NIGHT VIEW



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: _____ DATE: _____

TITLE: _____ DATE: _____

SIGN G

Aluminum welded cabinet with translucent vinyl copy 1st surface.
LED internal illumination
White acrylic face with Red translucent vinyl

DAY VIEW



NIGHT VIEW



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

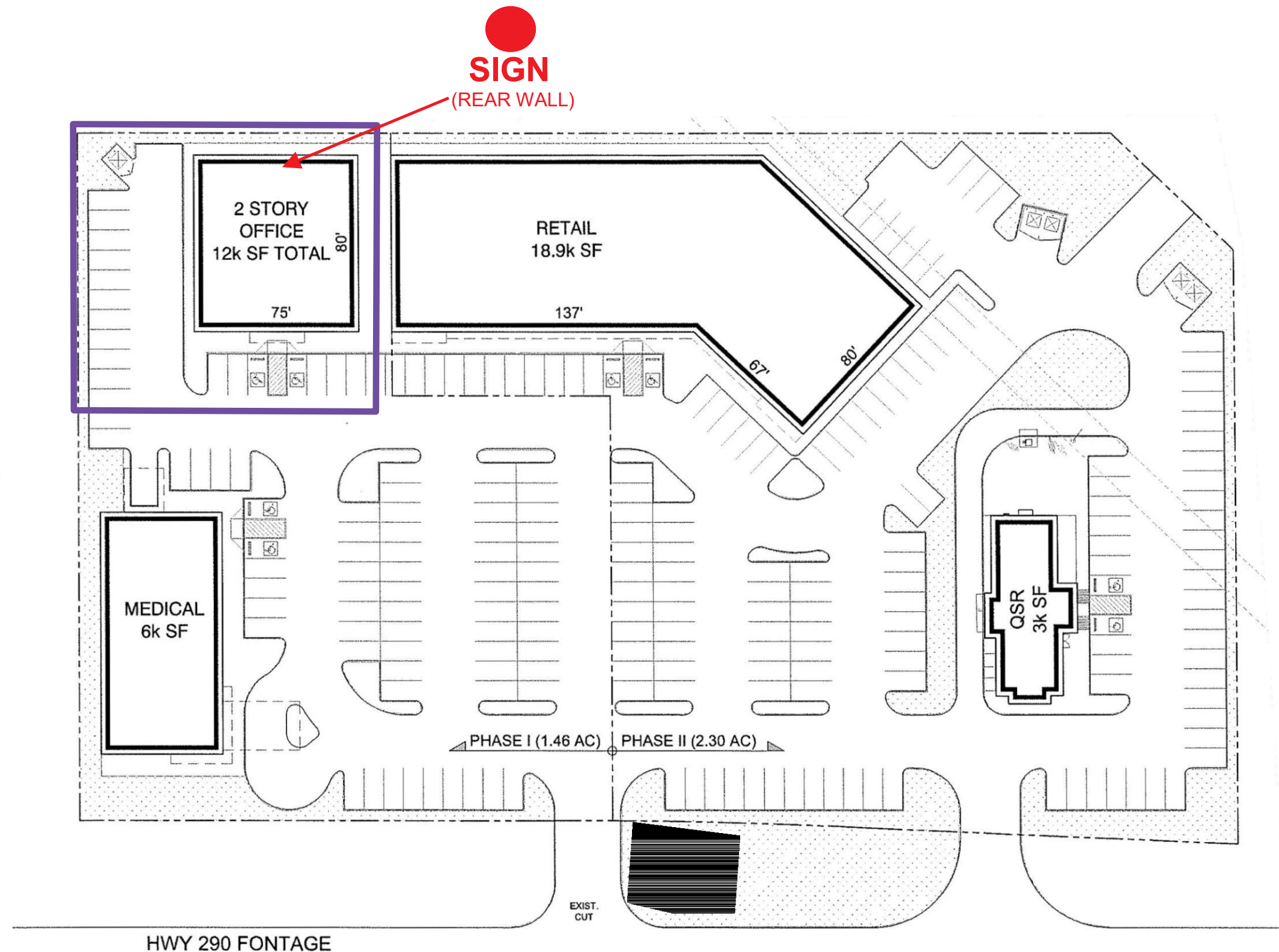
ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: _____ DATE: _____

TITLE: _____ DATE: _____

ZONE B: SIGNAGE STANDARD DESIGN REFERENCE

ZONE B 



A
SIGN

B
SIGN

C
SIGN

D
SIGN


SIGN
(REAR WALL)

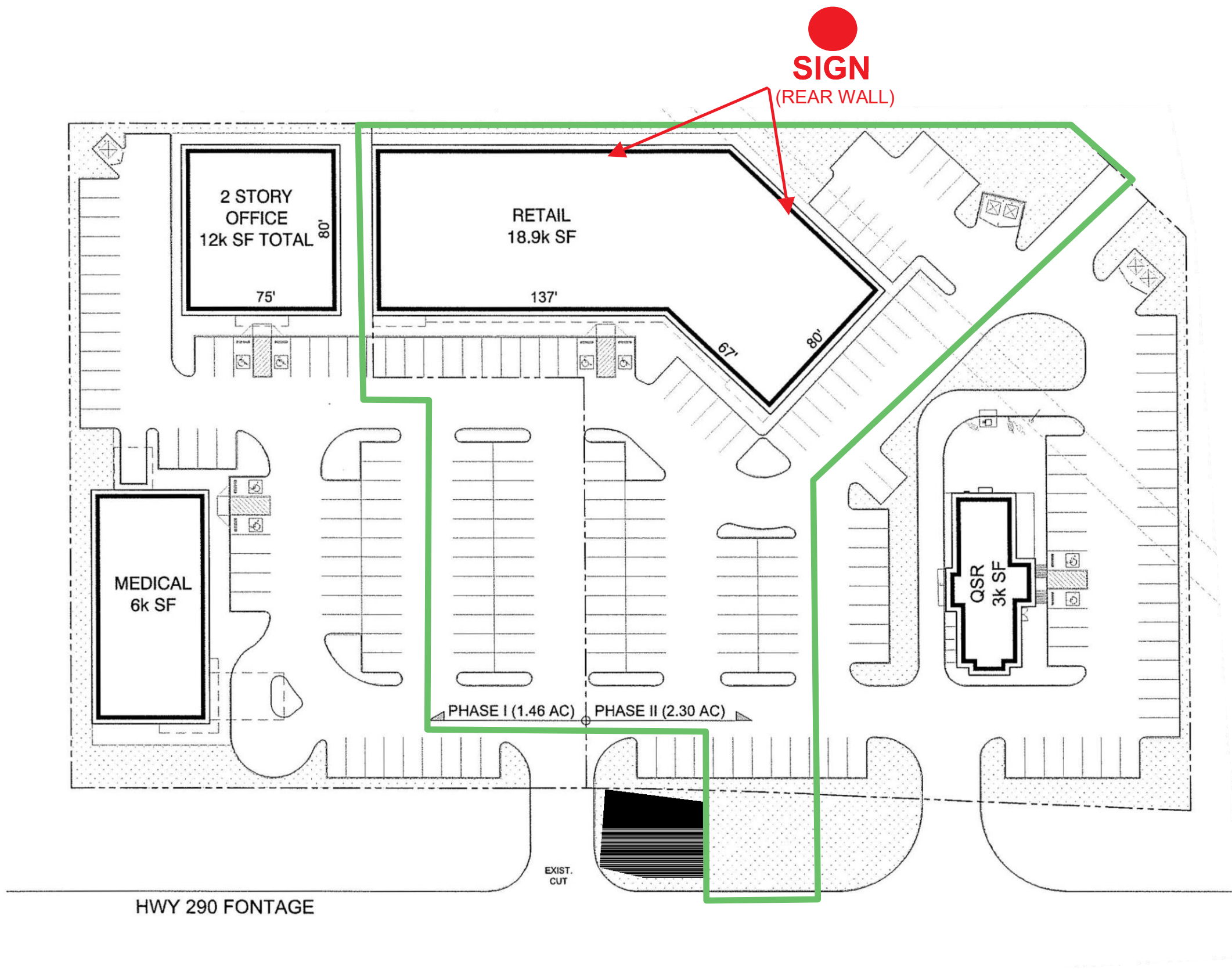


THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

TITLE: _____ DATE: _____

ZONE C: SIGNAGE STANDARD DESIGN REFERENCE

ZONE C 



A
SIGN

B
SIGN

C
SIGN

D
SIGN


SIGN
(REAR WALL)



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

TITLE: _____ DATE: _____

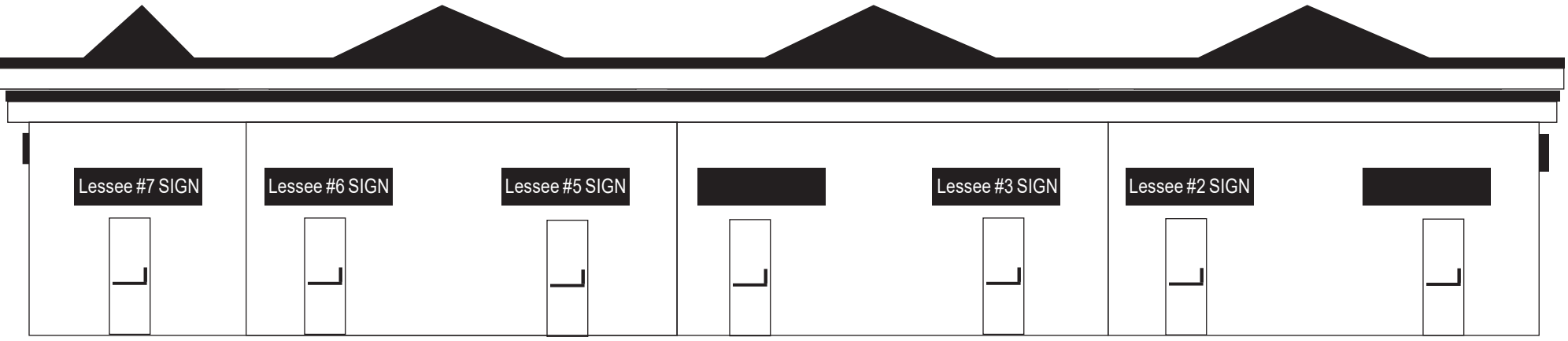
ZONE C: SIGNAGE STANDARD DESIGN REFERENCE



Front Elevation Example



Side Elevation Example



Rear Elevation Example

Retail Multitenant Building

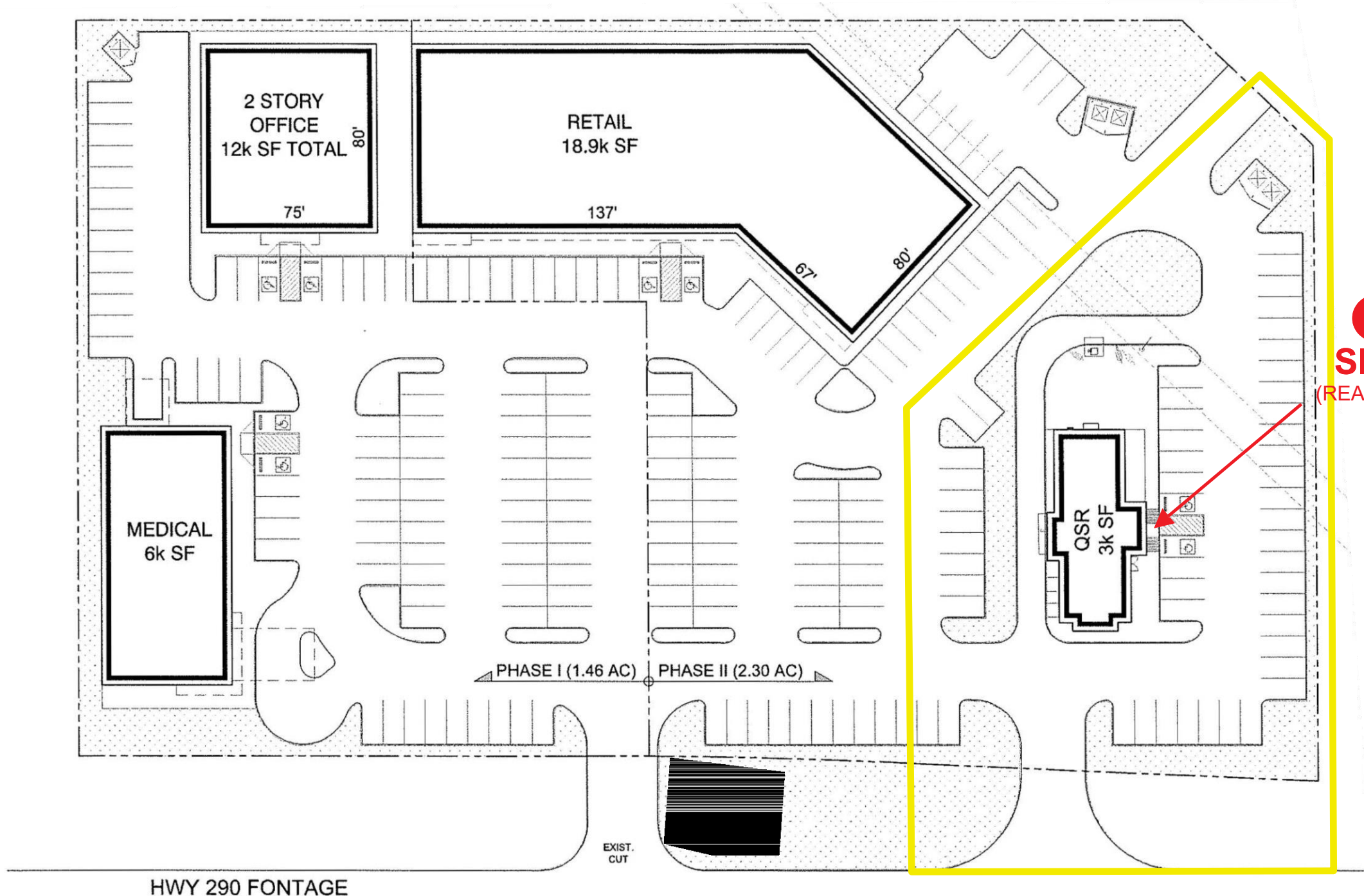


THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

TITLE: _____ DATE: _____

ZONE D: SIGNAGE STANDARD DESIGN REFERENCE

ZONE D 



A
SIGN

B
SIGN

C
SIGN

D
SIGN

SIGN
(REAR WALL)

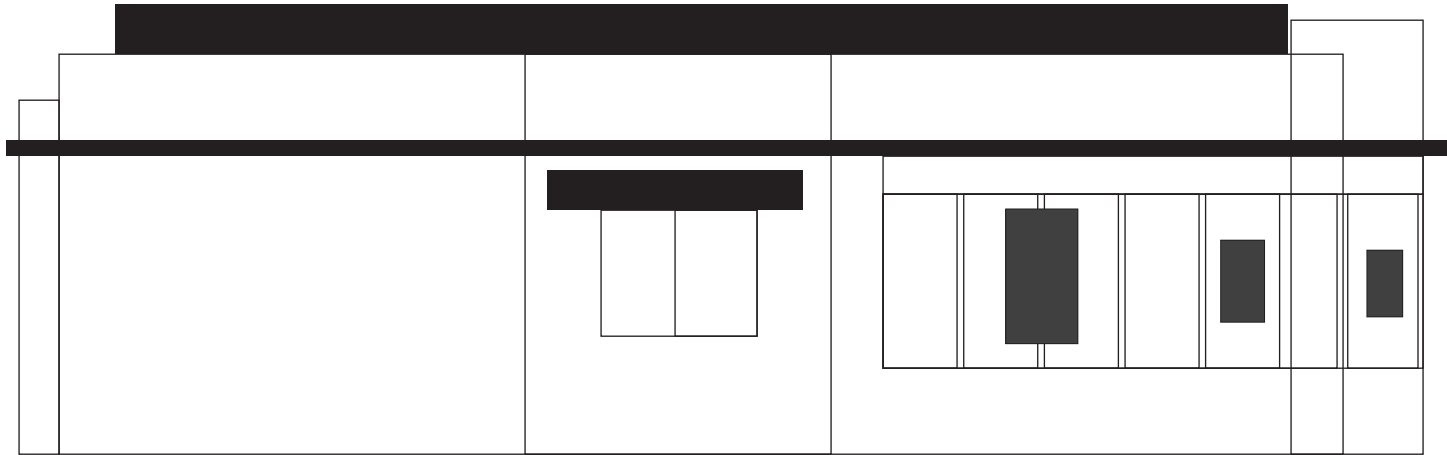
HWY 290 FONTAGE



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON
SIGNATURE: _____ DATE: _____
TITLE: _____ DATE: _____

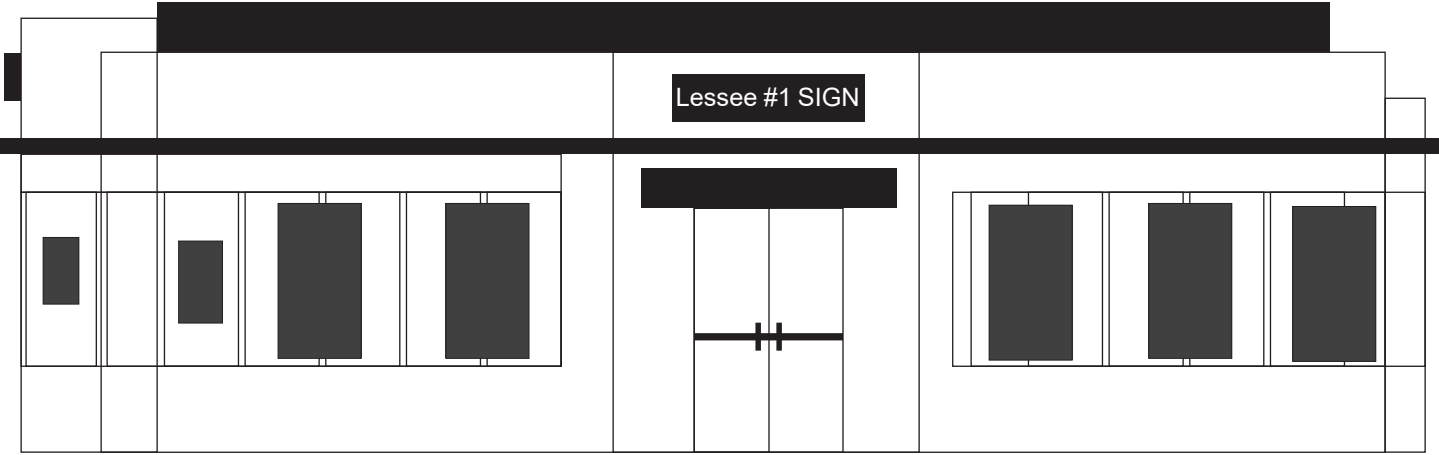
ZONE D: SIGNAGE STANDARD DESIGN REFERENCE



Front Elevation Example



Side Elevation Example



Read Elevation Example

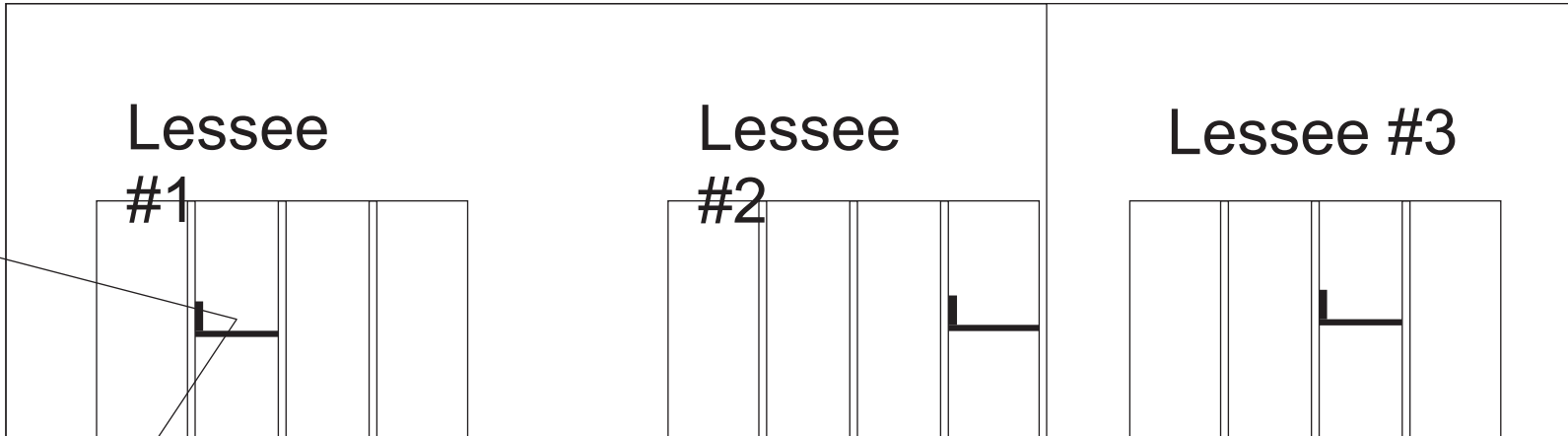
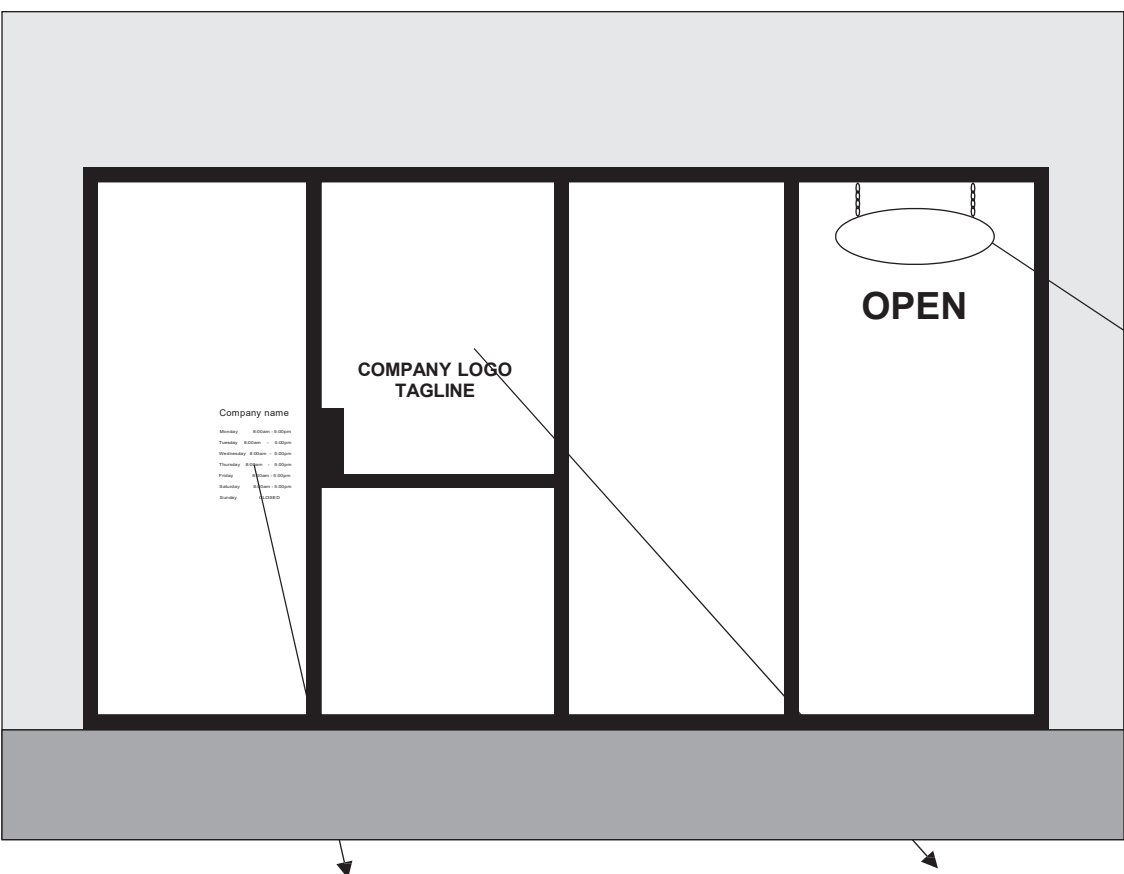


THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

TITLE: _____ DATE: _____

WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS

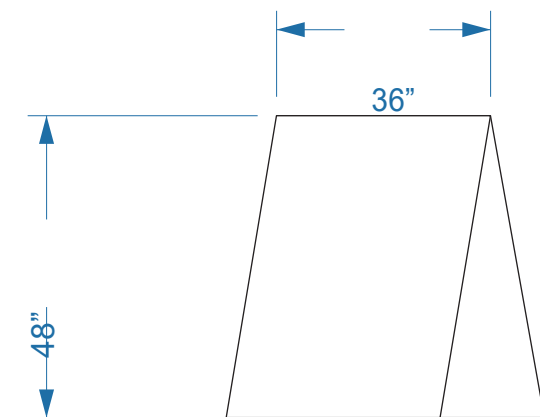
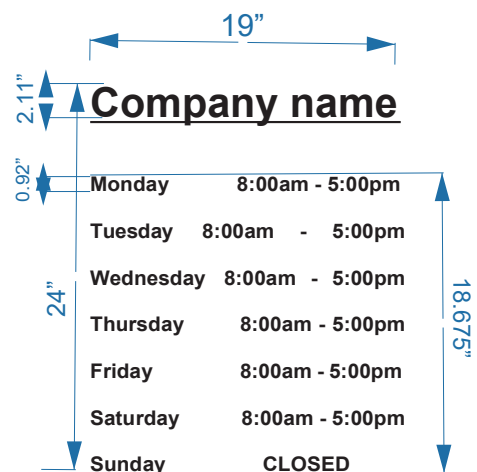
Standard Entry Way Design



Retail Multitenant Building

ILLUMINATED OPEN SIGN

Company required entry way vinyl name and(or) logo



sidewalk/sandwich sign example



ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: _____ DATE: _____

TITLE: _____ DATE: _____

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.