

City of Newburyport Zoning Board of Appeals
Application for a SIGN VARIANCE

Petitioner: Beth Israel Lahey Health, Anna Jaques Hospital

Mailing Address: 25 Highland Ave., Newburyport, MA 01950

Phone: 978-314-8865 Email: dfowler@ajh.org

Property Address: 25 Highland Ave. Newburyport, MA 01950

Map and Lot(s): 33/44 Zoning District: GMAC

Book and Page(s): 01649/0547

Owner(s) Name: Beth Israel Lahey Health, Anna Jaques Hospital

Mailing Address (if different): _____

Brief description of request: Existing sign above outpatient entrance being relocated as part of addition requires relief in new location due to height off ground.

A variance is required due to:

- Lighting Sign Type (freestanding, roof sign, etc.)
 Size Other: Existing Sign #2 relocation
 Location

Existing Sign(s):

	Sign #1	Sign #2	Sign #3
Area (s.f.)	57 s.f. (aproximately)	33.4 s.f. (approximately)	
Dimensions:	2.25' x 20' and 1.875' x 7	1.5' x 22.27' (approx.)	
Height:	31.6 ft	10.6 ft (approximately)	
Type (free standing, wall, projecting, roof)	Wall	Wall	
Method of support:	Wall mountings	Wall mountings	
Method of illumination:	Back Lighting	Back Lighting	
Material:	Acrylic Plastic	Acrylic Plastic	

Total # of existing signs: 2 Total existing sign area: 94.5 s.f.

City of Newburyport Zoning Board of Appeals Application for a SIGN VARIANCE


Proposed Sign(s):


	Sign #1	Sign #2	Sign #3
Area (s.f.)	33.3 s.f. (approximately)	8 s.f. (approximately)	33.4 s.f. (approximately)
Dimensions:	2.16' x 15.42'	0.75' x 10.66'	2'2"x 15'-4 7/8"
Height:	19.16 ft.	2.75 ft.	25 ft. (per relocation)
Type (free standing, wall, projecting, roof)	Wall	Wall	Wall
Method of support:	Wall mountings	Wall mountings	Wall mountings
Method of illumination:	Back Lighting	Back Lighting	Back Lighting
Material:	Acrylic Plastic	Acrylic Plastic	Acrylic Plastic

Total # of existing signs: 4 Total existing sign area: 74.7 s.f.

Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Planning Office does not absolve the petitioner from this responsibility. The petitioner shall be responsible for all expenses for the filing, publication, and legal notification. Failure to comply with the application requirements, as cited herein and in the Zoning Board Rules and Regulations may result in a dismissal by the ZBA of this application as incomplete.

Petitioner's and Land Owner's signature(s):


2/5/2020


2/5/2020



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

By Hand

February 7, 2020

Zoning Board of Appeals
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Beth Israel Lahey Health Systems, Anna Jaques Hospital,
Request for Dimensional Variance for Sign Location

Dear Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents Beth Israel Lahey Health Systems, Anna Jaques Hospital (the "Applicant") in this application and their permitting for major site plan review and modification to a City Council Special Permit for an addition to the Hospital. More specifically, the Applicant proposes to add approximately 11,000 +/- square feet on the southerly and eastern sides of the operating facilities of the Property, including the renovation of the associated entrance area. (collectively, the "Project").

This new addition will increase the size of the existing operation rooms, allow for the reconfiguring of operating facilities, preparation, recovery, and support spaces, as well as entrance and lobby expansion. The project is needed as a result of increased technology being used especially in Orthopedics, as well as the need to more clearly delineate the main entrance to the hospital to create a more inviting atmosphere. The proposed work will result in 6664 sq. ft. of interior renovations and 3302 sq. ft. of cosmetic upgrades as well as construction of the addition.

The Project will allow the Facility to be more competitive, and better enable it to continue as a viable and successful part of the Newburyport economy and community as a whole. As recently as the 2017 City of Newburyport Master Plan, Anna Jaques Hospital was recognized as "being Newburyport's largest employer" in an "ever expanding medical services industry." Indeed, the Master Plan also shows the growth forecast of the "Health Care, Social Services, Public Sector & Education" Sector as "High to Very High" with one main concern being "Continued health and community support for Anna Jaques Hospital." The proposed addition will allow Anna Jaques Hospital to continue to contribute to the City's growing economy and help address concerns regarding the support needed for the hospital in the future. As you are aware, the cost to undertake the proposed renovations is significant. Additionally, it is no secret that health care generally is extremely volatile and small community hospitals are faced with ever growing demands with fewer resources available to address those demands.

In order to remain competitive and continue to be a vital part of our community, the Hospital must continue to improve its facilities and technological capabilities. It is with

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

this background in mind, that the Hospital is now undertaking the project. With all projects, it is necessary to raise significant funds in order to allow construction to move forward. As a result, the current project includes the installation of two (2) major donor signs on the exterior addition: one above the new main entrance and another on the nearby wall of the new terrace being created. An additional existing sign is being relocated above the outpatient entrance. These signs signify these donors' importance to the continued improvement of the Hospital. These signs are more specifically shown on Exhibit B. For the purpose of this Application, the sign noted as the Capolupo Outpatient Entrance requires a variance as it exceeds the allowable placement of twenty (20) feet off of the ground. This sign is being relocated from its existing location to a new location above the new outpatient entrance being created by the addition.

The Project, and the various components thereof, is shown in detail on a site plan prepared by Allen & Major Associates, Inc., dated January 8, 2020 annexed hereto as Exhibit A. Additionally, and specific to this application, the Applicant is proposing to locate a major donor sign above the main entrance 19.16 feet above grade. Another sign, located on the terrace wall nearby, will be 2.75 feet above grade. Lastly, the sign being relocated above the new Outpatient Entrance will be twenty-five (25) feet above grade. These are all more specifically shown on Exhibit B. All three signs will be backlit.

Importantly, the proposed signs only face the rear parking lot of the hospital, are located on the southeastern side of the building, and are not visible from the public way or surrounding private properties. The signs are of significant importance as they recognize the generosity of major donors to the Hospital, without which, improvements such as this project would not be possible.

A. The conditions and circumstances related to soil conditions, shape or topography of the land that are unique to the Applicant's lot, structure or building and do not apply to the neighboring lands, structures or buildings in the same district.

The hospital structure and location on the Property was largely determined by the original construction and placement of the main building in 1904 and its relationship to the neighborhood generally. Since that time, in an effort to reduce impacts on the neighborhood and expand the hospital to meet the growing needs of the greater Newburyport area, additions to the original structure were located to the rear of the original building. Additionally, in working with the City of Newburyport, a water tower was located on the hospital property to the west of the Property. This constraint coupled with the location of the helipad to the rear of the building which prevents signage from going on the rear most wall of the building, have provided unique hardships with determining any new configuration of needed additional structures.

Specifically, the topography around the south east elevation of the building is depressed at the entrance of the former service area and is unique to this property and not to the neighboring lands, structures or building areas. Similarly, the location of the helipad, both in its former and new location, was driven by pre-existence of the tall pine trees that surround the Property. Finally, given that the highest elevation in the area is located on site and is where the city determined to be the best location for the water tower. All of these natural features are unique to this Property and they are constraints which are applicable only to the Property and not those in the surrounding neighborhood.

These conditions and circumstances are unique to the hospital, as until recently, it was completely surrounded by residential neighborhoods wherein such facilities and public services such as the water tower are not an impediment to use of each residential lot.

B. Facts that make up the substantial hardship, financial or otherwise, which result from literal enforcement of the applicable zoning restrictions.

Without the ability to locate the signs in appropriate locations which provide proper recognition to major donors to the Project would impede the ability of the Hospital to undertake the Project as it may be hindered in raising the requisite funds to finance the Project. It goes without saying that it is important for entities such as the Hospital to raise private funds in order to improve their facilities and to stay competitive. The recognition of those donors is very important in fundraising success. The only location for this recognition, given the constraints of the Property is at the proposed location on the Southeast façade. To enforce the signage height limitation literally would create a substantial hardship to the Hospital.

C. The placement of the signs in the proposed location will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the district.

While there is one other medical facility in the district, it will unlikely be seeking further signage which cannot meet the ordinance requirements. Further, given that the Newburyport Medical Center is a newer facility it does not have the same constraints with which the hospital is faced. Otherwise, there are no other similarly situated properties which have the same limitations upon them given that the remainder of the properties are residential in nature and zoned accordingly.

D. Facts relied upon to support a finding that relief sought will be desirable and without substantial detriment to the public good.

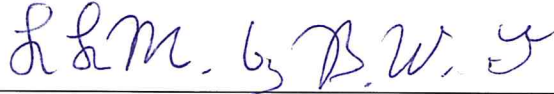
The relief sought will be desirable and without substantial detriment to the public good as the proposed signs recognize major donors of renovations to the Hospital, the benefit of which has previously been set forth. Namely, the donation will assist in allowing the largest employer in the City to remain competitive and provide state of the art medical care. Additionally, given the location of the signs they will not be visible from a public way or nearby residential property owners, and therefore will not be a substantial detriment to the public good. To the contrary, allowing the recognition of major donors in appropriate locations will assist in the renovation proceeding and will be of substantial benefit to the neighborhood and the public generally.

Wherefore, the Applicant requests the Board determine, that a variance to section VIII-D shall be granted and the Applicant shall be permitted to locate the signs in accordance with the plan dated January 3, 2020 by JACA Architects, titled Beth Israel Lahey Health Anna Jaques Hospital OR Building Expansion because:

- due to the conditions and circumstances which are unique to the Applicant's lot, namely the topography which allowed for the placement of the water tower by the city and the pine trees which inhibit other locations for the helipad, which circumstances do not apply to neighboring lots; and
- that a strict application of the ordinance would prohibit the placement of signs properly recognizing donors who play a vital role in the success of the hospital by allowing the renovations to be undertaken; and
- the unique conditions are not the result of action by the Applicant; and

- the relief approved will not constitute a grant of a special privilege as there are not other properties with similar circumstances nor will it be a detriment to the public good as the signs will not be visible from the public ways or nearby residential properties

Respectfully Submitted
Beth Israel Lahey Health Systems,
Anna Jaques Hospital Inc.
By Its Attorney

Handwritten signature in blue ink, appearing to read "L & M, by B. W. G".

Lisa L. Mead

25 HIGHLAND AVE

Location 25 HIGHLAND AVE

MBLU 39/ 44/ //

Owner ANNA JAQUES HOSPITAL

Assessment \$55,393,200

PID 2379

Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$50,979,800	\$4,413,400	\$55,393,200

Owner of Record

Owner ANNA JAQUES HOSPITAL
 Co-Owner
 Address 25 HIGHLAND AVENUE
 NEWBURYPORT, MA 01950

Sale Price \$0
 Certificate
 Book & Page 01649/0547
 Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
ANNA JAQUES HOSPITAL	\$0		01649/0547	

Building Information

Building 1 : Section 1

Year Built: 1997
 Living Area: 207,982

Building Attributes	
Field	Description
STYLE	Hospital
MODEL	Commercial
Stories:	3
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet

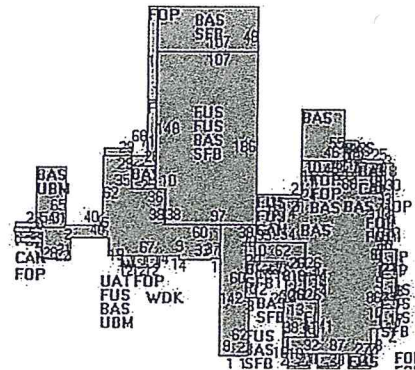
Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPotos/\01\0>)

Building Layout

Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	Central
Bldg Use	NPROFIT 94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	SUS-CEIL/MN WL
Rooms/Prtns	ABOVE AVERAGE
Wall Height	14
% Comn Wall	



(<http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketc>)

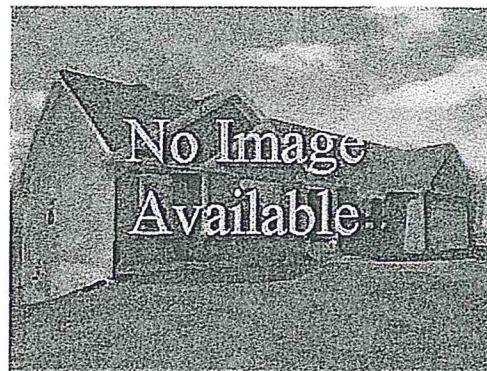
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	96,877	96,877
BAS	First Floor	69,175	69,175
SFB	Base, Semi-Finished	52,412	41,930
CAN	Canopy	761	0
FEP	Porch, Enclosed	886	0
FOP	Porch, Open	4,662	0
UAT	Attic	9,620	0
UBM	Basement, Unfinished	11,980	0
WDK	Deck, Wood	336	0
		246,709	207,982

Building 2 : Section 1

Year Built: 2011
Living Area: 12,470

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Hospital
MODEL	Commercial
Stories:	1
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPPhotos//defau>)

Building Layout

AC Type	None
Bldg Use	NPROFIT 94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	NONE
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	20
% Corn Wall	



(<http://images.vgsi.com/photos/NewburyportMAPhotos/Sketc>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	12,470	12,470
		12,470	12,470

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
	GENERATOR	1	\$0	1	
FPL2	FIREPLACE 1.5 ST	1 UNITS	\$2,000	1	
ATM1	AUTOMATC TELLR	1 UNITS	\$19,000	1	
SPR1	SPRINKLERS-WET	268825 S.F.	\$696,800	1	
ELV3	ELEVATOR COMM GD	2 UNITS	\$184,300	1	

Land

Land Use

Use Code 9400
Description NPROFIT 94

Land Line Valuation

Size (Acres) 14.58
Depth 0
Assessed Value \$4,413,400

Outbuildings

Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	
PAV1	PAVING-ASPHALT			248025 S.F.	\$285,200	1	
LT5	MERC VAP/FLU			45 UNITS	\$21,400	1	
LT6	W/DOUBLE LIGHT			7 UNITS	\$6,700	1	
FGR1	GARAGE-AVE			273 S.F.	\$3,800	1	
PAT1	PATIO-AVG			273 S.F.	\$1,200	1	
	HELICOP PAD			1	\$37,500	1	
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1	

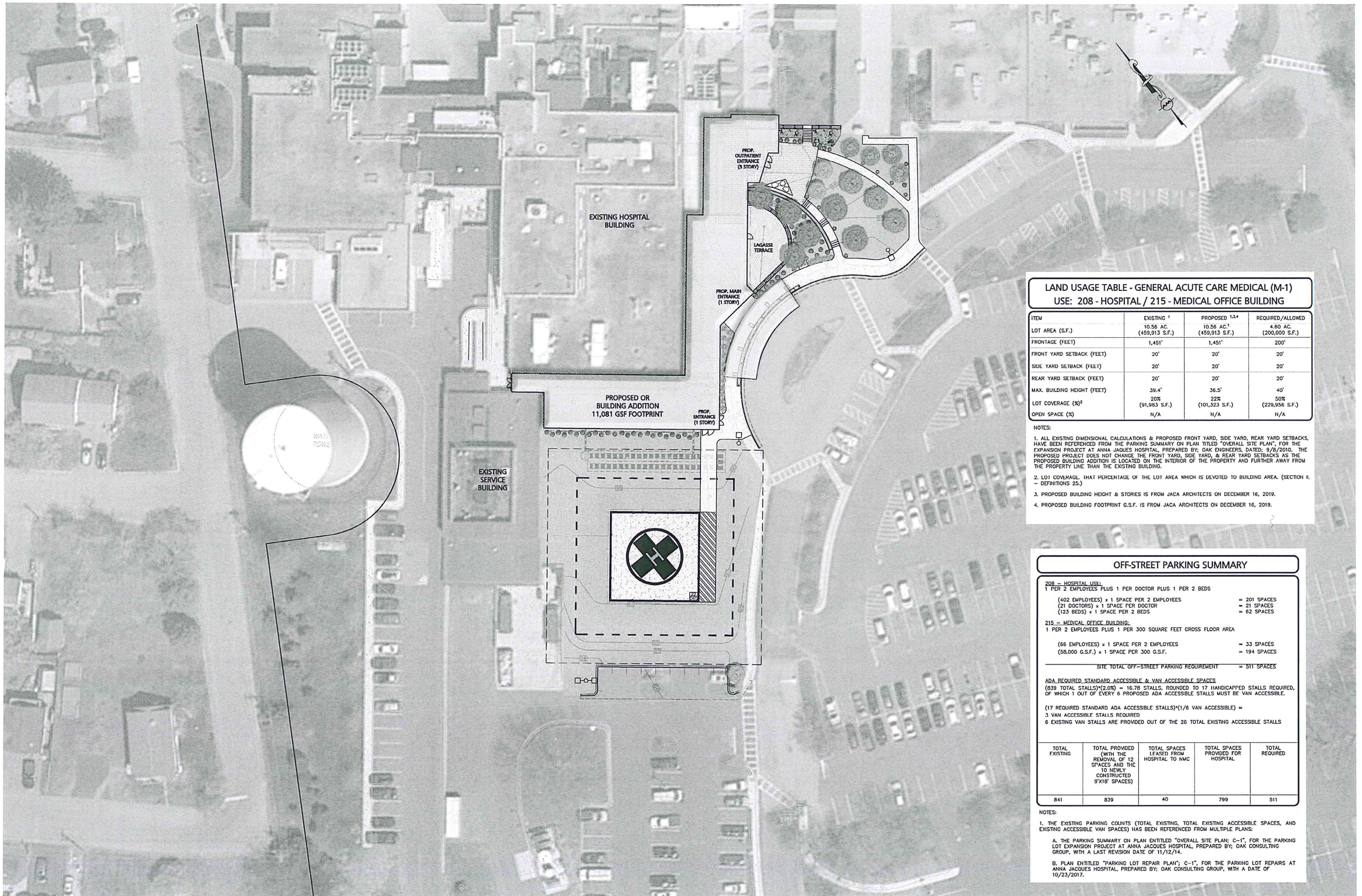
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			27 S.F.&HGT	\$700	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$49,986,400	\$4,413,400	\$54,399,800

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Exhibit A: Site Plan by
Allen and Major
Associates, Inc.



**LAND USAGE TABLE - GENERAL ACUTE CARE MEDICAL (M-1)
USE: 208 - HOSPITAL / 215 - MEDICAL OFFICE BUILDING**

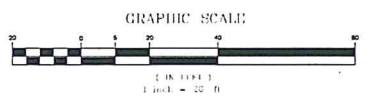
ITEM	EXISTING ¹	PROPOSED ^{1,2,4}	REQUIRED/ALLOWED
LOT AREA (S.F.)	10.56 AC. (459,913 S.F.)	10.56 AC. ¹ (459,913 S.F.)	4.60 AC. (200,000 S.F.)
FRONTAGE (FEET)	1,451'	1,451'	200'
FRONT YARD SETBACK (FEET)	20'	20'	20'
SIDE YARD SETBACK (FEET)	20'	20'	20'
REAR YARD SETBACK (FEET)	20'	20'	20'
MAX. BUILDING HEIGHT (FEET)	39.4'	36.5'	40'
LOT COVERAGE (%) ²	20% (91,983 S.F.)	22% (101,323 S.F.)	50% (229,956 S.F.)
OPEN SPACE (%)	N/A	N/A	N/A

- NOTES:
1. ALL EXISTING DIMENSIONAL CALCULATIONS & PROPOSED FRONT YARD, SIDE YARD, REAR YARD SETBACKS, HAVE BEEN REFERENCED FROM THE PARKING SUMMARY ON PLAN TITLED "OVERALL SITE PLAN", FOR THE EXPANSION PROJECT AT ANNA JACQUES HOSPITAL, PREPARED BY: OAK ENGINEERS, DATED: 9/8/2010. THE PROPOSED PROJECT DOES NOT CHANGE THE FRONT YARD, SIDE YARD, & REAR YARD SETBACKS AS THE PROPOSED BUILDING ADDITION IS LOCATED ON THE INTERIOR OF THE PROPERTY AND FURTHER AWAY FROM THE PROPERTY LINE THAN THE EXISTING BUILDING.
 2. LOT COVERAGE: THAT PERCENTAGE OF THE LOT AREA WHICH IS DEVOTED TO BUILDING AREA. (SECTION II - DEFINITIONS 25.)
 3. PROPOSED BUILDING HEIGHT & STORIES IS FROM JACA ARCHITECTS ON DECEMBER 16, 2019.
 4. PROPOSED BUILDING FOOTPRINT G.S.F. IS FROM JACA ARCHITECTS ON DECEMBER 16, 2019.

OFF-STREET PARKING SUMMARY

208 - HOSPITAL USE:				
1 PER 2 EMPLOYEES PLUS 1 PER DOCTOR PLUS 1 PER 2 BEDS				
(402 EMPLOYEES) x 1 SPACE PER 2 EMPLOYEES	=	201 SPACES		
(21 DOCTORS) x 1 SPACE PER DOCTOR	=	21 SPACES		
(123 BEDS) x 1 SPACE PER 2 BEDS	=	62 SPACES		
215 - MEDICAL OFFICE BUILDING:				
1 PER 2 EMPLOYEES PLUS 1 PER 300 SQUARE FEET GROSS FLOOR AREA				
(66 EMPLOYEES) x 1 SPACE PER 2 EMPLOYEES	=	33 SPACES		
(58,000 G.S.F.) x 1 SPACE PER 300 G.S.F.	=	194 SPACES		
SITE TOTAL OFF-STREET PARKING REQUIREMENT = 511 SPACES				
ADA REQUIRED STANDARD ACCESSIBLE & VAN ACCESSIBLE SPACES				
(839 TOTAL STALLS) x (2.0%) = 16.78 STALLS, ROUNDED TO 17 HANDICAPPED STALLS REQUIRED, OF WHICH 1 OUT OF EVERY 6 PROPOSED ADA ACCESSIBLE STALLS MUST BE VAN ACCESSIBLE.				
(17 REQUIRED STANDARD ADA ACCESSIBLE STALLS) x (1/6 VAN ACCESSIBLE) =				
3 VAN ACCESSIBLE STALLS REQUIRED				
6 EXISTING VAN STALLS ARE PROVIDED OUT OF THE 26 TOTAL EXISTING ACCESSIBLE STALLS				
TOTAL EXISTING	TOTAL PROVIDED (WITH THE REMOVAL OF 12 SPACES AND THE 10 NEWLY CONSTRUCTED 9'X16' SPACES)	TOTAL SPACES LEASED FROM HOSPITAL TO NMC	TOTAL SPACES PROVIDED FOR HOSPITAL	TOTAL REQUIRED
841	839	40	799	511

- NOTES:
1. THE EXISTING PARKING COUNTS (TOTAL EXISTING, TOTAL EXISTING ACCESSIBLE SPACES, AND EXISTING ACCESSIBLE VAN SPACES) HAS BEEN REFERENCED FROM MULTIPLE PLANS:
 - A. THE PARKING SUMMARY ON PLAN ENTITLED "OVERALL SITE PLAN: C-1", FOR THE PARKING LOT EXPANSION PROJECT AT ANNA JACQUES HOSPITAL, PREPARED BY: OAK CONSULTING GROUP, WITH A LAST REVISION DATE OF 11/12/14.
 - B. PLAN ENTITLED "PARKING LOT REPAIR PLAN", C-1", FOR THE PARKING LOT REPAIRS AT ANNA JACQUES HOSPITAL, PREPARED BY: OAK CONSULTING GROUP, WITH A DATE OF 10/23/2017.



Beth Israel Lahey Health
Anna Jacques Hospital

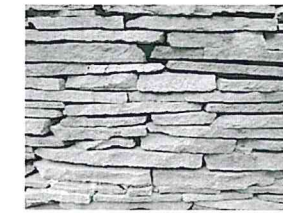
Anna Jacques Hospital Expansion
25 Highland Avenue
Newburyport, Massachusetts

Exhibit B: Scaled
drawings indicating
dimensions of the
proposed signs and
building façade by JACA
Architects

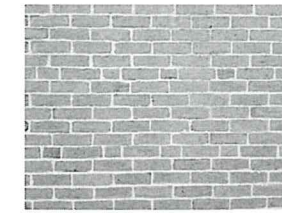
BUILDING MATERIALS



3. GLASS



2. GRAY-GREEN SLATE



1. RED BRICK

Beth Israel Lahey Health
Anna Jaques Hospital

Anna Jaques Hospital
OR Building Expansion
25 Highland Ave, Newburyport, MA 01950

Architect
JACA
architects

9 Billing Road
North Quincy, MA 02171
Tel. 617.769.6300
Fax. 617.769.6399

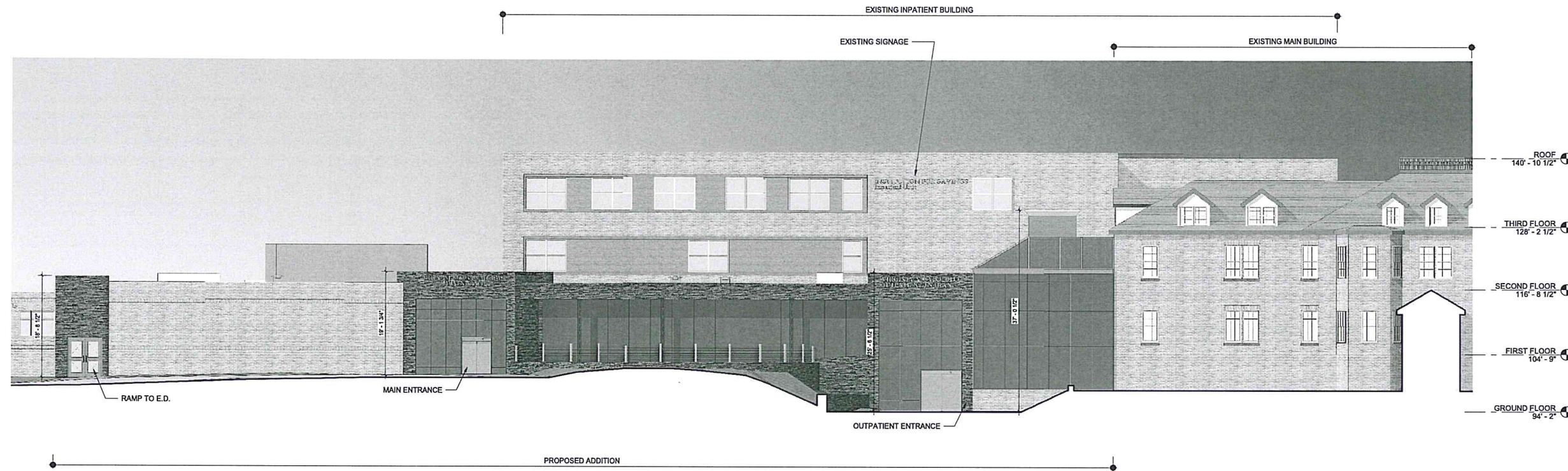
Consultants

MEP/FP ENGINEER
R.W. Sullivan Engineering
529 Main St. Suite 203
Boston, MA 02129
Tel. 617.533.8227

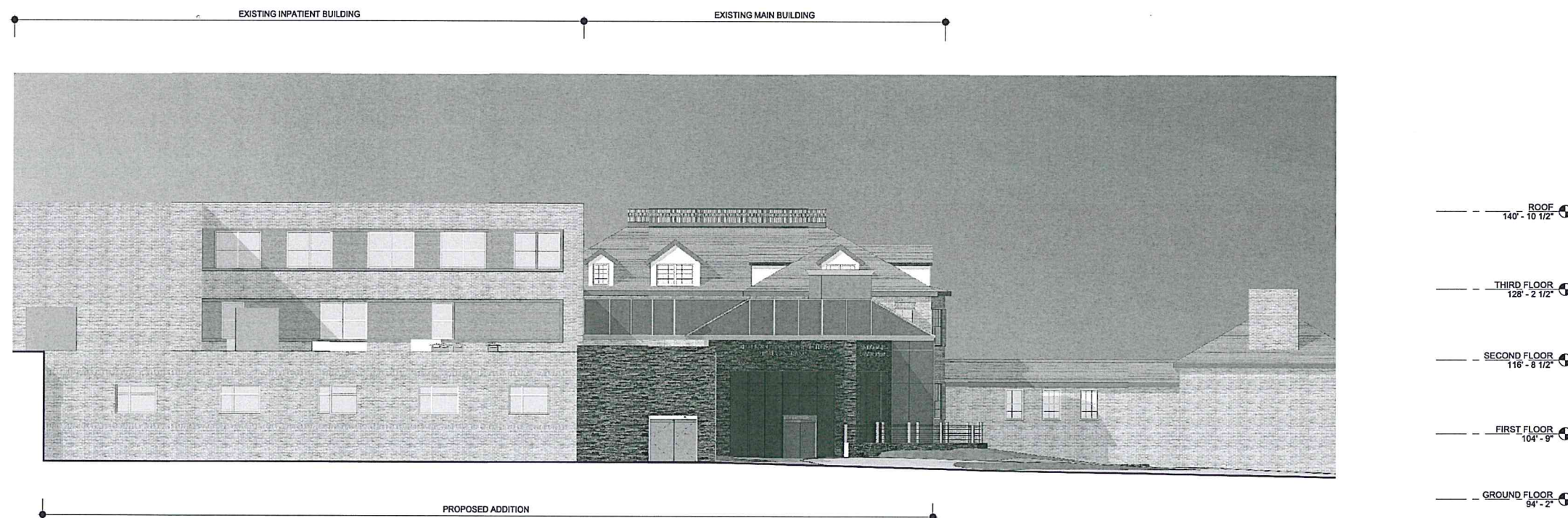
STRUCTURAL ENGINEER
Schlick Engineering, LLC
10 Main Street
Lakewood, MA 02347
Tel. 774.419.3796

CIVIL ENGINEER
Allen & Major Associates, Inc.
100 Commerce Way, Suite 5
Woburn, MA 01801
Tel. 781.535.6889

CONSTRUCTION MANAGER
Bond Brothers
10 Cabot Road, Suite 300
Methuen, MA 02845
Tel. 617.387.3400

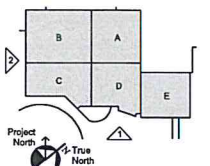


1 SOUTH EXTERIOR ELEVATION - PRESENTATION
1/8" = 1'-0"



2 WEST EXTERIOR FACADE
1/8" = 1'-0"

Key Plan



ISSUE	DATE
SITE PLAN REVIEW	01/03/2020

Mark	Revision	Date



Drawing Title
BUILDING ELEVATIONS

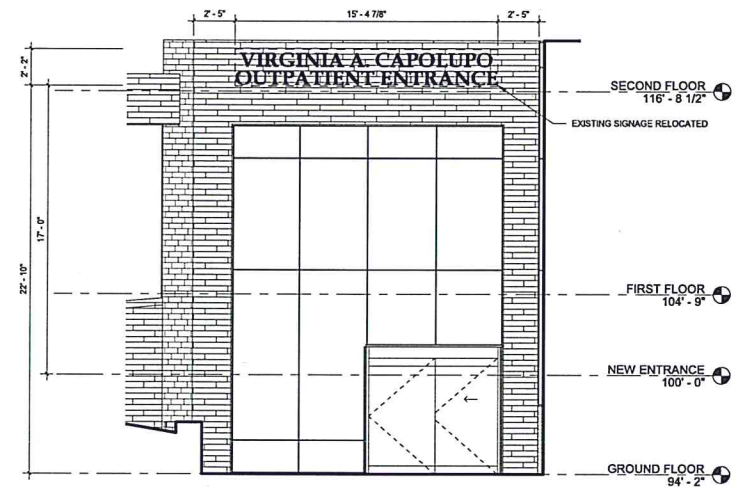
Scale 1/8" = 1'-0"

Drawing Number

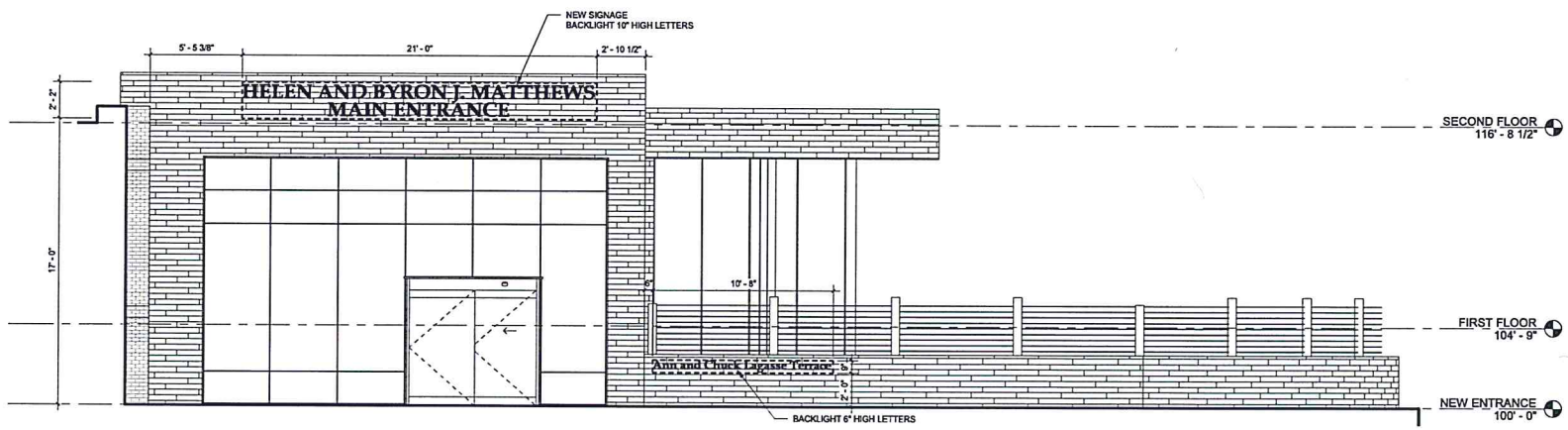
A4

Project Number 190042

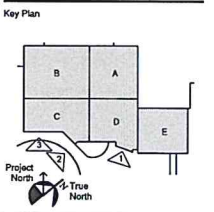
- Consultants
- MEP/FP ENGINEER**
RWS
R.W. Sullivan Engineering
529 Main St, Suite 203
Boston, MA 02129
Tel. 617.523.8227
 - STRUCTURAL ENGINEER**
SE
Schick Engineering, LLC
10 Main Street
Lakeville, MA 02347
Tel. 774.419.3796
 - CIVIL ENGINEER**
AM
Allen & Major Associates, Inc.
100 Commerce Way, Suite 5
Woburn, MA 01801
Tel. 781.935.6859
 - CONSTRUCTION MANAGER**
BOND
Bond Brothers
10 Cabot Road, Suite 300
Malden, MA 02155
Tel. 617.387.3400



1 ELEVATION OF OUTPATIENT ENTRANCE SIGNAGE
1/4" = 1'-0"



2 ELEVATION OF MAIN ENTRANCE SIGNAGE
1/4" = 1'-0"



ISSUE	DATE
SITE PLAN REVIEW	01/03/2020

Mark	Revision	Date



Drawing Title
SIGNAGE ELEVATIONS

Scale 1/4" = 1'-0"

Drawing Number

A5

Project Number 190042

Exhibit C: Renderings
showing locations of
signs on completed
project





HELEN AND BYRON J. MATTHEWS
MAIN ENTRANCE

Ann and Chuck Lagasse Terrace

VIRGINIA A. CAPOLUPO OUTPATIENT ENTRANCE

