

**AGREEMENT BETWEEN
THE CITY OF SUGAR LAND, TEXAS AND
SUGAR CREEK CENTER PROPERTY OWNERS ASSOCIATION**

This Agreement (Agreement) is entered into between the City of Sugar Land, Texas (City) and the Sugar Creek Center Property Owners Association (Association).

Background

The Association is a property owners' association created for the Sugar Creek Center community located within the City. By Resolution No. 20-03 the City Council of the City of Sugar Land adopted a Council Policy Regarding Participation With Community-Based Organizations in Capital Improvement Projects Using 4B Corporation Funds (Policy). Under the Policy, in 2022 the Association submitted an application requesting that the Sugar Land 4B Corporation (SL4B) assist with funding entryway signage improvements to be located at the entrances to the Sugar Creek Center Office Park at: (1) US Hwy. 90A and Commerce Green Blvd.; (2) US Hwy. 59 and Commerce Green Blvd.; and (3) US Hwy. 59 and Sugar Creek Center Blvd. The SL4B adopted Resolution No. SL4B-R-23-01 approving funding for the entryway signage improvements. The City and the Association desire to enter into this Agreement to establish the terms of the entryway signage improvements.

Agreement

In consideration of the promises of each, the parties agree as follows:

1. Definitions. In this Agreement:

Agreement means this Agreement between the City of Sugar Land, Texas and the Sugar Creek Center Property Owners Association.

Application means the Sugar Land 4B Corporation Joint CIP Program Application 2023 submitted by the Association to the City on or about October 13, 2022.

Association means the Sugar Creek Center Property Owners Association, its successors and assigns.

City means the City of Sugar Land, Texas.

Consent to Encroachment means the Consent to Encroachment granted by the City to the Association, allowing the Improvements to be constructed and maintained within the ROWs, according to the terms thereof, which are attached as Exhibit A.

Improvements mean the entryway signage improvements to be located at the entrances to the Sugar Creek Center Office Park at: (1) US Hwy. 90A and Commerce Green Blvd.; (2) US Hwy. 59 and Commerce Green Blvd.; and (3) US Hwy. 59 and Sugar Creek Center Blvd., which are

located within City right-of-way (ROW), the depiction and specifications of which are shown in the attached Exhibit B, which is incorporated into this Agreement.

ROWS means: (1) that certain tract or parcel of land situated in the George Brown & Charles Belknap League, Abstract No. 15, in Fort Bend County Texas; and being Commerce Green Blvd., a 6.999 acre right of way as created by the plat of SUGAR CREEK CENTER, as recorded under File No. 1175338 of the Fort Bend County Plat Records (the "Commerce Green ROW"); and (2) that certain tract or parcel of land situated in the George Brown & Charles Belknap League, Abstract No. 15, in Fort Bend County Texas; and being Sugar Creek Center Blvd., a 5.505 acre right of way as created by the plat of SUGAR CREEK CENTER, as recorded under File No. 1175338 of the Fort Bend County Plat Records (the "Sugar Creek Center ROW") (collectively, the Commerce Green ROW and the Sugar Creek Center ROW are the "ROWS").

2. Effective Date and Term. This Agreement is effective on the latest date of the parties' signatures and ends on the date the City makes payment to Association as provided in this Agreement.

3. Installation. The Association will own and may install, maintain, and replace the Improvements within the ROWs in compliance with this Agreement, the Consent to Encroachment, the City's ordinances, and other applicable laws and regulations. The Association will enter into a contract(s) with contractor(s) to construct the Improvements. The Association must obtain any permits and pay any fees required by the City or other governmental entities relating to the installation of the Improvements within the ROWs, including any permits or fees required for working in City right-of-way.

4. Maintenance. After construction and installation, the Association must maintain and keep the Improvements in good condition and repair and in compliance with the Consent to Encroachment, the City's ordinances, and other laws.

5. City Reimbursement for Improvements. Upon completion of the Improvements, the Association will submit to the City:

- (a) Copies of all required permits obtained for installation of the Improvements;
- (b) Copies of receipts, cleared checks, bank statements, or a combination thereof, showing that all the contractor(s) have been paid a total amount of at least \$211,535.00.
- (c) A letter from the Association President warranting that the Improvements have been completed according the requirements of this Agreement; and
- (d) Photographs of the completed Improvements.

The City will make one payment of \$75,000.00 to the Association within 30 days of the City's review and approval of the documents and photographs listed above.

6. Consent to Encroachment. This Agreement is not effective until the City and the Association have executed the Consent to Encroachment and the Association has filed it of record

in the Fort Bend County, Texas Official Public Records.

7. Termination.

- (a) If the Association fails to substantially begin work to install the Improvements within 60 days of the effective date of this Agreement, the City's city manager may terminate this Agreement by giving the Association at least 10 days' written notice of termination prior to the date of termination.
- (b) The City may terminate this Agreement as provided in this paragraph if the Association fails to comply with any provision of this Agreement. The City will give the Association notice of the default in writing citing the terms of the Agreement that have been breached and what action the Association must take to cure the default. If the Association fails to cure the default as specified in the notice within 30 days after receiving the notice (or such longer period as may be necessary provided that the Association promptly begins curing the default and diligently continues such efforts to completion), the City's city manager may terminate this Agreement by written notice to the Association, specifying the date of termination.

8. Notices. All notices required under this Agreement must be in writing and may be sent by: (a) delivering the notice in person; (b) depositing the notice in the U. S. Mail, certified or registered, return receipt requested, postage prepaid; (c) by depositing the notice with Federal Express or another nationally recognized courier service for next day delivery; or (d) sending the notice by telefax with confirming copy sent by mail. Notice is deemed effective when received by the Party to be notified. All notices must be sent or delivered to the following addresses or as the City or the Association may hereafter designate by written notice:

City: City of Sugar Land
2700 Town Center Boulevard North
Sugar Land, Texas 77479
Attn: City Manager

With a Copy To: City of Sugar Land
2700 Town Center Boulevard North
Sugar Land, Texas 77479
Attn: Economic Development

Association: Sugar Creek Center Property Owners Association
2500 Tanglewilde, Suite 306
Houston, TX 77063
Attn: Harry Green

9. Binding Agreement. This Agreement is binding on the Association, its successors, assigns and grantees.

10. Law Governing and Venue. This Agreement is governed by the law of the State of Texas and a lawsuit may only be prosecuted on this Contract in a court of competent jurisdiction located in or having jurisdiction in Fort Bend County, Texas.

11. Entire Agreement. This Agreement represents the entire agreement between the City and the Association and supersedes all prior negotiations, representations, or contracts, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

12. Severability. If a court finds or rules that any part of this Agreement is invalid or unlawful, the remainder of the Agreement continues to be binding on the parties.

CITY OF SUGAR LAND

Michael W. Goodrum, City Manager

Date: _____

**SUGAR CREEK CENTER PROPERTY
OWNERS ASSOCIATION**

By: HARRY GREEN
Title: PRESIDENT
Date: 1/21/2023

ATTEST:

Thomas Harris, III, City Secretary

Approved as to Form:

Dawn Shea Smith

Attachments:

- Exhibit A - Consent to Encroach
- Exhibit B - Improvements

EXHIBIT A

Consent to Encroach

(See Attached)

CONSENT TO ENCROACHMENT

The City of Sugar Land, Texas (City) has rights-of-way (ROW) across, over, under, and on the real properties (Property) in Fort Bend County, Texas, described as follows:

That certain tract or parcel of land situated in the George Brown & Charles Belknap League, Abstract No. 15, in Fort Bend County Texas; and being Commerce Green Blvd., a 6.999 acre right of way as created by the plat of SUGAR CREEK CENTER, as recorded under File No. 1175338 of the Fort Bend County Plat Records (the "Commerce Green ROW"); and

That certain tract or parcel of land situated in the George Brown & Charles Belknap League, Abstract No. 15, in Fort Bend County Texas; and being Sugar Creek Center Blvd., a 5.505 acre right of way as created by the plat of SUGAR CREEK CENTER, as recorded under File No. 1175338 of the Fort Bend County Plat Records (the "Sugar Creek Center ROW")

(collectively, the Commerce Green ROW and the Sugar Creek Center ROW are the "ROWS").

Sugar Creek Center Property Owners Association (Association) is requesting permission to install entryway signage (Improvements) within: (1) the Commerce Green ROW located at the intersections of Commerce Green Blvd. and US Hwy. 90A and Commerce Green Blvd. and US Hwy. 59; and (2) the Sugar Creek Center ROW located at the intersection of Sugar Creek Center Blvd. and US Hwy. 59, as generally described and shown in Exhibit A (Encroachment Areas).

The Association has requested, and the City has agreed, to give its written consent to the Association maintaining the Improvements within the Encroachment Areas of the ROWs under the conditions of this Consent to Encroachment. The Association's Improvements (as more fully defined below) and the Encroachment Areas are as shown in Exhibit A, attached to and incorporated herein by reference.

In consideration of the granting of this Consent to Encroachment, the Association agrees as follows:

1. The City's consent to encroachment is limited to entryway signage that meets the requirements of, and are constructed and maintained in compliance with, the City's ordinances and regulations, and any permits issued by the City for the entryway signage (Improvements). The Improvements will be located within the Encroachment Areas as described above and generally shown in Exhibit A. The Association will not enlarge, reconstruct, or replace the Improvements without the City's prior written approval.
2. After construction of the Improvements, the Association must perpetually maintain and keep the Improvements within the ROWs in good condition and repair, including the cost of maintenance, removal or replacement of the Improvements.

3. **SUGAR CREEK CENTER PROPERTY OWNERS ASSOCIATION WILL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, AND EMPLOYEES, FROM AND AGAINST ALL CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS, AND LIABILITY OF EVERY KIND, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES, FOR INJURY TO OR DEATH OF ANY PERSON, OR FOR DAMAGE TO ANY PROPERTY, ARISING OUT OF OR IN CONNECTION WITH THE CONSTRUCTION, REPAIR, MODIFICATION, USE OR EXISTENCE OF THE IMPROVEMENTS WITHIN THE ROWS.**
4. The City may remove or alter the Improvements if it determines that removal or alteration is necessary to properly maintain, repair, replace, relocate, alter its facilities or to make proper use of the ROWs. **SUGAR CREEK CENTER PROPERTY OWNERS ASSOCIATION RELEASES THE CITY, ITS OFFICERS, EMPLOYEES, AND CONTRACTORS, FROM ANY LIABILITY FOR THE REMOVAL, ALTERATION, OR DAMAGE CAUSED TO THE IMPROVEMENTS BY THEIR REMOVAL OR ALTERATION, OR BY THE PRESENCE OR MALFUNCTIONING OF THE CITY'S ROWS, REGARDLESS OF WHETHER THE CITY'S NEGLIGENCE MAY CAUSE OR CONTRIBUTE TO SUCH LOSS OR DAMAGE.**
5. The Association must comply with the federal, state and City ordinances and regulations.
6. This Consent to Encroachment shall be binding on the Association's successors, assigns and grantees.
7. Nothing herein shall be construed to be waiver of any restrictions or ordinance, nor shall it be construed to be a waiver of any permits or approval of any third parties, governmental or otherwise, for the construction of structures except as herein provided.
9. The Association agrees to pay to the City the amount of any costs the City incurs in (i) maintaining or repairing any public improvements as a result of the encroachments; and (ii) removing, altering or relocating the Improvements as allowed by this Consent to Encroachment. The Association will pay to the City the costs within 30 days of the date the City sends a written request for payment of the costs, which will specifically describe the costs incurred as to labor, equipment, and other expenses.
9. This Consent to Encroachment shall not be effective until the Association provides for an executed copy thereof to be recorded in the Real Property Records of Fort Bend County. After recordation, the Association shall provide a copy of the recorded instrument to the City.

[Remainder of Page Left Intentionally Blank]

[Signature Pages Follow]

CITY OF SUGAR LAND:

Michael W. Goodrum, City Manager

Date: _____

STATE OF TEXAS

§

§

COUNTY OF FORT BEND

§

This instrument was acknowledged before me on the ____ day of _____, 2023,
by Michael W. Goodrum, City Manager, on behalf of the City of Sugar Land, Texas.

Notary Public, State of Texas

Notary's name (printed):

Notary's commission expires:

Approved as to Form:

DAnn Shea Smith

ASSOCIATION:

Sugar Creek Center Property Owners Association

By: _____

Print Name: HARRY GREEN

Title: President

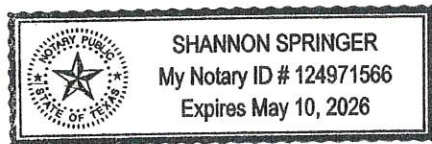
Date: 1/23/2023

STATE OF TEXAS

Harris ss
COUNTY OF ~~FORT BEND~~

§
§
§

This instrument was acknowledged before me on the 23 day of January, 2023,
by Harry Green, President of Sugar Creek Center
Property Owners Association.



Shannon Springer
Notary Public, State of Texas

Notary's name (printed):

Shannon Springer

Notary's commission expires:

5-10-26

Attachment: Exhibit A - Encroachment Areas & Improvements

EXHIBIT A

Encroachment Areas & Improvements

(See Attached)



Sugar Creek Center

Monument Replacement Environmental Graphics Program Detail Drawings & Location Plans

Bid Issue • 12 September 2022



Location:	Sugar Land, Texas
Client:	HMG Interests
Architect:	N/A
Project Number:	79901.00

Table of Contents

Project Standards

Project Notes.....	STD.1.0
Project Logos, Typefaces, Pictograms, Materials and Colors	STD.2.0
Finish Schedule and Specifications	STD.3.0

Exterior Detail Drawings

Demo Existing Signage	EDWG.1.0
Demo Existing Signage	EDWG.2.0
MEI Main Entrance Identity	EDWG.3.0
MEI Main Entrance Identity	EDWG.3.1
SEI Secondary Entrance Identity.....	EDWG.4.0
TEI Tertiary Identity	EDWG.5.0
EIL Entrance Identity Letterforms.....	EDWG.6.0

Exterior Location Plans

SIP Site.....	ELOC.1.0
---------------	----------

ISSUE	DATE	#	DESCRIPTION	REV
07 Sept 2022	1		Final Review Issue	
12 Sept 2022	12		Red Line	

DISCLAIMER
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design, and were created, evolved, and developed for the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of FMG Design. Violation of these conditions shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions on the job. FMG Design shall be held harmless from any conditions, dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEETNAME

Table of Contents

DATE	PROJECT NO
12 September 2022	FMG 79901.00

SHEETNO

TOC.1.0

Note: The term Graphics Contractor applies to any entity who performs or is awarded all or part of the fabrication or installation to conform to the design documents, for this project. In some instances the term may apply to the same entity.

GENERAL NOTES ABOUT BID SUBMITTAL

Refer to Project Manual

GENERAL NOTES FOR FABRICATION AND INSTALLATION OF THIS PROJECT

1. Do not scale the drawings. All sign copy should be considered to be representative and is subject to change. Refer to final message schedule for final copy on all signs.
2. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. The Graphics Contractor shall coordinate all required portions of work in contract scope.
3. The Graphics Contractor shall conform to these drawings and specifications and submit to the Graphic Designer samples for all finishes included in their scope of work before commencement of such work.
4. For the purpose of bidding process, proprietary names identifying items of work are used solely to describe the standard of the product or the color of the finish, unless the items of work are explicitly noted as not having an equal. Graphics Contractor shall secure approval of any substitutions from the Graphic Designer. Any items approved for substitution should be submitted to the Graphic Designer for final approval.
5. All dimensions are to the exterior face of the finished material unless otherwise noted. All elevations are noted from finished floor elevations.
6. All dimensions of existing work and all dimensions required for work that is connected with work in place shall be verified by the Graphics Contractor. In addition, the Graphics Contractor shall verify all finishes and notify the Graphic Designer of any discrepancies before performing any work.
7. The Graphics Contractor shall notify the Graphic Designer of any discrepancies in the fabrication documents immediately and shall not proceed or allow sub-fabricators to work in those areas until said discrepancies are resolved.
8. When changes are required, for any reason, notify the Graphic Designer before performing any work. Changes which alter the contract documents must have the approval of the Graphic Designer and Architect before commencement of such work. Changes which modify the contract amount must have the approval of the Graphic Designer and Owner before commencement of such work.
9. All graphics and colors provided must conform to scale, specifications, and PMS numbers where provided.

10. All work shall be done in accordance with all applicable codes and to the highest standards of trade practice. Refer to Project Manual.

11. Prior to commencing any work, the Graphics Contractor who is awarded all or part of fabrication and/or installation shall review with the Owner, Architect and the Graphic Designer, the phasing of their work and secure approval of all parties. Submit to the Architect and the Graphic Designer a master schedule of the awarded work one(1) week after the contract signing.

12. All interior finish and trim materials are to meet Class III flame spread ratings of 76 to 200, as per applicable code.

13. Graphics Contractor is responsible for obtaining and paying for all applicable permits and certificates required of their work.

14. The Graphics Contractor shall warrant that all merchandise is free of defects in material or workmanship and shall provide Owner with a warranty to replace or repair any merchandise that fails to conform to above for a period of no less than one (1) year from date of final acceptance.

15. The Graphics Contractor shall coordinate all blocking for required signage with the General Contractor. The Graphics Contractor shall provide and install such blocking as required unless previously provided by General Contractor.

16. The Graphics Contractor shall patch and repair all existing surfaces as required prior to applying new finishes. All openings, voids, or unfinished surfaces created by removal or alteration of existing work, shall be closed or patched and finished as necessary to match existing continuous surfaces or new finishes required.

17. All hangers, channels, rods and other misc. support steel shall be installed by the Graphics Contractor as necessary for the support of suspended equipment (signage) and shall be fastened to the existing structure in such a manner as to not compromise its existing structural integrity or fire rating.

18. The Graphics Contractor shall keep the site work area(s) clear of unnecessary debris; and shall keep all work area(s) secured when unattended for the duration of the installation period.

19. The Graphics Contractor shall clean the site of all unnecessary debris and clean all glass, chrome, and any other items before vacating the site and final Owner sign-off.

20. The Graphics Contractor will be required to have all structural elements and attachments of exterior signs stamped by an engineer licensed within the State of the completed work. The Graphics Contractor is to coordinate with the General Contractor, Structural Engineer on Project and Graphic Designer to meet requirements and standard and approved methods of fabrication.

21. All signage design and construction are to comply with the interpretation of the ADAAG and with applicable State and Municipal Building and Fire Codes. The Graphics Contractor is responsible for the verification of the ADAAG compliance and advising the Graphic Designer and Owner of any conflicts identified.

22. The Graphics Contractor is responsible for removal of all existing signage and coordinating with Owner on wall repair at all existing signage locations.

QUALIFIERS

The graphic design requirements shown by the details on these sign type drawing documents are for design intent only and intended to establish basic dimensions of units or modules, profiles and sight lines of members, and appearance. Within these limitations, the Graphics Contractor is responsible for fabrication of the entire system, and to make whatever modifications of, and additions to the details as may be required. Maintain the visual design concept as shown, including members sizes, profiles and alignment of components as accurately as possible.

The Graphics Contractor shall supplement the general design shown with detailed shop drawings for the Graphic Designer's review. The shop drawings shall include major aspects of the system proposed, such as sections, shapes and connections of components and joints, how temperature movement is handled, venting, and anchorage to structure.

All ideas, design arrangements, or plans indicated or represented by these drawings are owned by, and remain the sole property of the Graphic Designer. No ideas, designs, arrangements, or plans shall be disclosed to any other person, firm, or corporation for any purpose whatsoever without the written consent of the Graphic Designer.

All Artwork and Drawings required under the scope of these documents are to become the sole property of the Owner at the completion of the contract, with all original, or created artwork or drawings to be surrendered to the Owner at the end of fulfillment of the contract or sooner if requested in writing from the Owner.

All Artwork and Drawings are not to be reproduced or circulated for use outside the scope of this contract without written consent of the Owner. Failure to do so will result in legal action to the fullest extent of the law.

PROJECT LOGOS

Sugar Creek Center

Horizontal

Sugar Creek Center

Slacked

MATERIAL FINISHES

M1

Black Absolute
Honed Granite
(Material Sample
provided by FMG
for match)

M2

Aluminum (Painted)

M3

Milky White Acrylic
#2447

M4

#4 Vertical Brushed
Aluminum Veneer

M5

Frosted Blue/Green
Glass

PAINT COLORS

P1

Match to Matthews Paint
MP07 T02
"Deep River"

P2

Match to Matthews Paint
MP16214
"Grey Palma Metallic"

P3

Match to Matthews
MP 281 500SP
High Reflective White

Client requests the use of Kynar paint products with color matches as noted.
Alternate paint manufacturers/products can be submitted for review.

Sugar Creek
Center

Environmental Graphics Program
Construction Intent Document

FMG
DES
IGN
FMG DESIGN INC.
101 CRAWFORD ST.
STUDIO 1A
HOUSTON, TEXAS
77002-2144, USA
713.222.3979 office
713.222.6899 fax
fmgsign.com

ISSUE DATE	#	DESCRIPTION	REV
02 Sept 2022	1	Final Review Issue	
12 Sept 2022	12	Red Issue	

DISCLAIMER
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design, and were created, evolved, and developed by FMG Design, and are not to be used on the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of FMG Design. All other manufacturers' drawings over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions on the job. FMG Design shall be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEETNAME
Project Standards
Project Logos, Typefaces, Pictograms, Materials & Colors

DATE	PROJECT NO
12 September 2022	FMG 79901.00

SHEET NO

STD.2.0

FINISH SCHEDULE

Ref. No.	Material/Color	Manufacturer	Notes/Finish
M1	Black Absolute Honed Granite	Any Approved	Match Spec Provided
M2	Aluminum (Painted)	Any Approved	Match Spec Provided
M3	Milky White Acrylic #2447	Any Approved	Match Spec Provided
M4	#4 Vertical Brushed Aluminum Veneer	Any Approved	Match Spec Provided
M5	Frosted Blue/Green Glass	Any Approved	Match Spec Provided
P1	Match Mathews Paint MP07102 "Deep River"	Kynar or Any Approved	Acrylic Polyurethane, Eggshell
P2	Match Mathews Paint MP18214 "Grey Patina Metallic"	Kynar or Any Approved	Acrylic Polyurethane, Eggshell
P3	Match Mathews Paint MP281500SP "High Reflective White"	Kynar or Any Approved	Acrylic Polyurethane, Eggshell

SPECIFICATIONS / NOTES

- Graphics Contractor is to coordinate all work with the General Contractor.
- Graphics Contractor is required to submit three (3) 4" x 4" x 1/8" thick acrylic samples of each of the specified colors/materials on primer/material base indicated per details to the Graphic Designer for review and approval. Failure to comply with sample submission may cause rejection and/or refabrication of signage.
- If a color or material is to match a logo element or material specified by others, Graphics Contractor is to match specs exactly.
- Standard cleaning, prefinishing and application of filler or primer required.
- Alternate versions, such as metallic paint or reflective vinyl, may exist in some applications. Refer to details.
- Provide two (2) layers of protective matte clear coat on all visible surfaces. Provide control sample for approval.
- Finish spray paint surfaces with protective UV Protective inhibitors on all exposed faces of exterior painted surfaces.
- Specialty finish requires oversized samples for Designer/Owner approval.
- Milky white diffuser sheets may be used.

Paint Supplier Codes

PMS refers to Pantone Matching System manufactured by Pantone Inc.

Imron refers to paints manufactured by DuPont Paint Company (1.800.533.1313).

MAP refers to paints manufactured by Mathews Paint Company (1.800.323.6593).

ICI refers to paints manufactured by Imperial Chemical Industries PLC (1.800.432.8678).

Kynar refers to Kynar 500 PVDF (polyvinylidene fluoride) resin based paints manufactured by Arkema Inc.

Apply per Manufacturers Guidelines for warranty of finish and color fastness. Minimum standard practice to include primer coat plus two (2) finish coats.

*Sugar Creek
Center*

Environmental Graphics Program
Construction Intent Document

FMG
DES
IGN

FMG DESIGN INC.
181 CRAWFORD ST.
STUDIO 1A
HOUSTON, TEXAS
77002-2144, USA
713.222.8970 • fax
713.222.8699 • www
fmgdesign.com

REVISION	#	DESCRIPTION	REV
02 Sept 2022	1	Final Review Issue	
12 Sept 2022	12	Red Issue	

DISCLAIMER

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the responsibility of the Client. They were created, selected, and approved for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation without the written consent of FMG Design. Written dimensions on these drawings shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions shown. If any discrepancy exists, the contractor shall be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEETNAME

Project Standards
Finish Schedule and
Specifications

DATE	PROJECT NO
12 September 2022	FMG 79501.00

SHEET NO

STD.3.0

Sugar Creek Center

Environmental Graphics Program
Construction Intent Document

FMG
DESIGN
INC.

FMG DESIGN INC.
801 CRAWFORD ST.
STUDIO 1A
HOUSTON, TEXAS
77057-1474 USA
713.222.7979 office
713.222.6699 fax
fmgdesign.com

ISSUE DATE	DESCRIPTION	REV.
02 Sept 2022	1 - Final Review Issue	
12 Sept 2022	12 - Bid Issue	

DISCLAIMER

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design, and were created, evolved, and developed for the project. No part of this drawing, including the project name, ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of FMG Design, Inc. All drawings and specifications shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions on the job. FMG Design shall be responsible for any errors, omissions, and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEETNAME

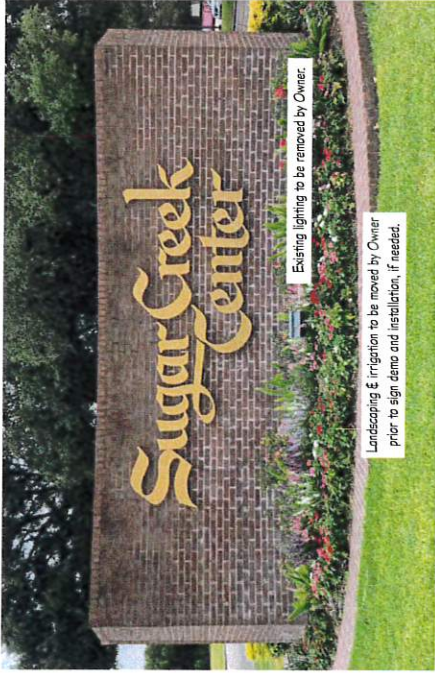
Demo
Existing Signs

DATE	PROJECT NO.
12 September 2022	FMG79301.00

SHEETNO

E.DWG.1.0

© 2021 FMG Design Inc.

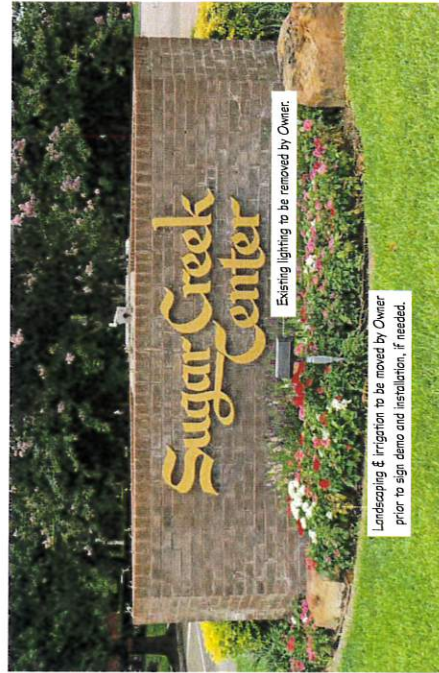


1 Existing Main Entrance Identity (MEI)

2

Existing Main Entrance Identity (MEI)

Brick structure, foundation and existing letterforms to be removed by Signage Contractor. Electrical equipment, landscaping and irrigation to be removed and relocated by Owner prior to sign demolition.



3 Existing Secondary Entrance Identity (SEI)

4 Existing Secondary Entrance Identity (SEI)



Sugar Creek
Center

Environmental Graphics Program
Construction Intent Document

FMG
DESIGN
INC.

FMG DESIGN INC.
181 CRAWFORD ST.
STUDIO 1A
HOUSTON, TEXAS
77002-2144, USA
713.222.7979 office
713.222.8899 fax
fmgsignage.com

ISSUE	DATE	#	DESCRIPTION	REV
12 Sept 2022	1	Final Review Issue		
12 Sept 2022	12	Red Issue		

DISCLAIMER

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of FMG Design, and were created, evolved, and developed by FMG Design, and are not to be used for any other project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of FMG Design. Contractors shall verify all drawings shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions on the job. FMG Design shall be responsible for the accuracy of the dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEETNAME

Demo
Existing Signs

DATE	PROJECT NO
12 September 2022	FMG 75901.00

SHEET NO
E.DWG.2.0

© 2021 FMG Design Inc.

Brick structure, foundation and existing letterforms to be removed by Signage Contractor. Electrical equipment, landscaping and irrigation to be removed and relocated by Owner prior to sign demolition.



1 Existing Tertiary Entrance Identity (TEI)



2 Existing Entrance Identity Letterforms (EI)

NOTES

This is a double-sided sign.

1. Cabinet to be 1/8" thick aluminum M2. Adding around internal aluminum frame structure and painted to match P1. All internal framing and surfaces to be painted to match P3.

Sign cabinet to be internally illuminated by a bank of white LED modules and remote transformers, with sufficient LED modules to provide light, even illumination.

The Signage Contractor is to provide the appropriate conduit and hardware for all penetrations and all penetrations are to be completely sealed and watertight.

Estimated Power Supply Requirements:
(1)- 20 AMP 110v or 277v dedicated lines, incorporated into building EMS.

The Signage Contractor to provide all required remote transformers and electrical connections.

Sign cabinet to have access panel for maintaining lighting hardware. Panel to be weather proof sealed with countersunk, tamper resistant, non-removable fasteners painted to match background.

Sign cabinet to have a photo cell sensor.

Field verify each location and coordinate primary electrical to each location with the landlord or owner of the facility. Hook up to be provided by Signage Contractor.

2. Accent to be 2" deep acrylic or glass to match M5. Signage Contractor to make a recommendation between the two materials for longevity, illumination and maintenance purposes.

3. Letterforms to be 1" thick acrylic M3 with a metal veneer to match M4 on the first surface. Letterforms to have 7/8" projection from the face of the sign.

Letterforms to be solvent glued to an additional 1/8" thick back diffuser panel for mounting. Laminated pieces to be push-in sealed face of sign and the back diffuser panel to be mechanically fastened thru three studs on interior side of sign can.

Typetyle: Logo provided by Graphics Consultant.

4. Base of sign to have applied stone veneer to match M1.

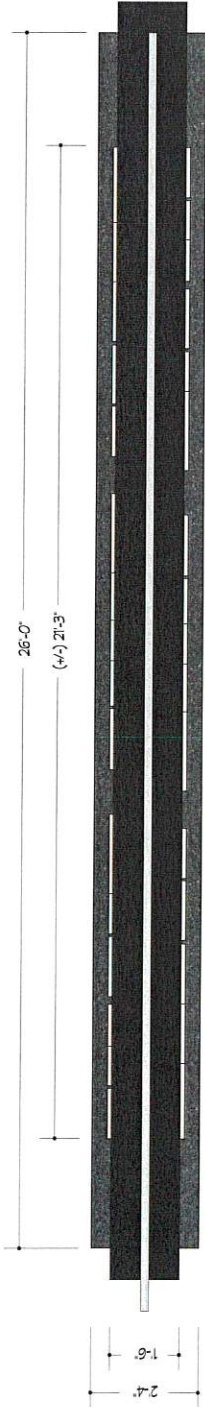
5. All exposed surfaces to be painted are to be finished smooth, primed and painted with a semi-gloss finish. All edges and corners to be slightly eased on crisp, clean, 90° returns.

6. The Signage Contractor to be responsible for the removal of existing signage prior to the installation of signage for this project. Signage Contractor to coordinate with Owner for the execution of this work and to guarantee a smooth and orderly transition. The Signage Contractor is required to remove all excavated soil and clean surrounding area affected by installation.

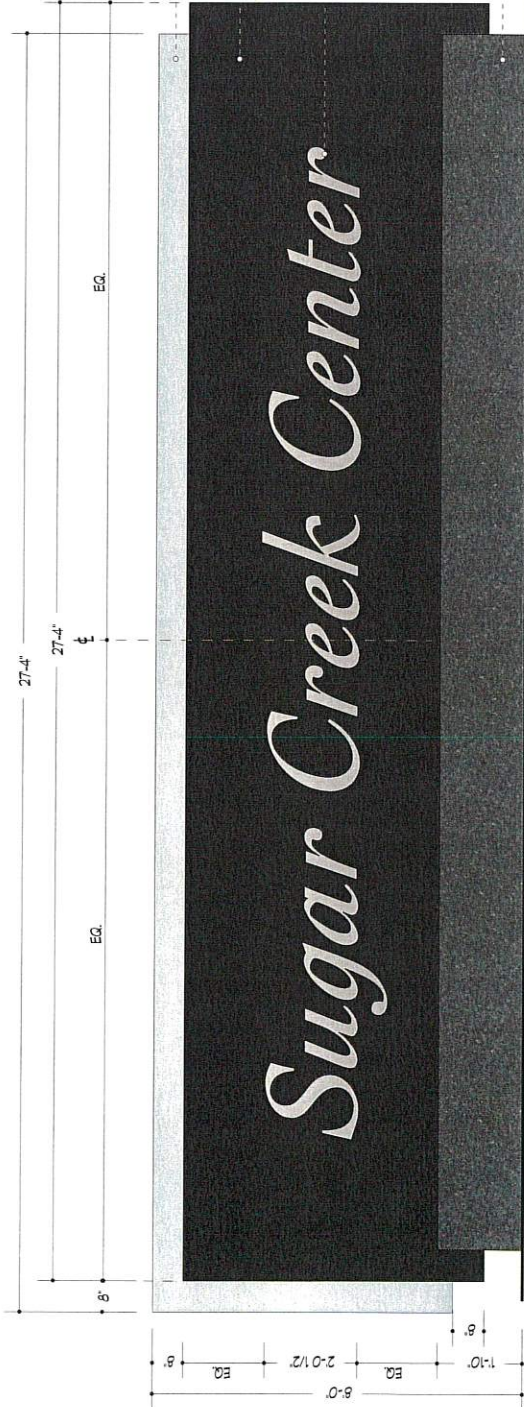
7. The Signage Contractor is responsible for the complete fabrication and installation of all components of this signage and is to include the cost to obtain all permits necessary to install. The Signage Contractor is to submit detailed shop drawings including all fabrication, engineering, electrical and insulation components. Actual mounting situations may vary by location. Mounting locations may have additional piping, cables or other material that may hinder installation.

The Signage Contractor is responsible to field verify each location for all existing conditions and dimensions at the mounting location prior to submitting detailed shop drawings and copy layouts to determine if modifications or additional support is required or the size of the sign is to be adjusted.

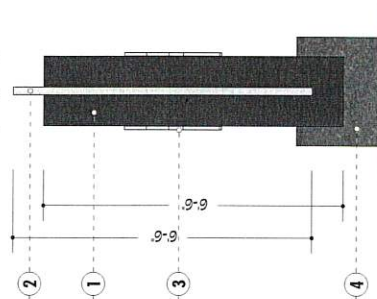
8. Landscape bed around the base of the sign by Others.



3 Top View
Scale: 3/8" = 1'-0"



1 Front View - Main Entrance Identity (MEI)
Scale: 3/8" = 1'-0"



2 Side View
Scale: 3/8" = 1'-0"

Sugar Creek
Center

Environmental Graphics Program
Construction Intent Document

FMG
DES
IGN
101 CHAMFORD ST.
STUDIO 1A
HOUSTON, TEXAS
77062-2144, USA
713.222.8999 office
713.222.8999 fax
fmgdesign.com

ISSUE DATE	DESCRIPTION	REV
02 Sept 2021	1 Final Review Issue	
12 Sept 2021	12 Red Issue	

DISCLAIMER

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of FMG Design, and were created, evolved, and developed for, revised, and developed for the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of FMG Design, Inc. Violation of these drawings shall have precedents over scaled dimensions; contractors shall field verify and be responsible for all dimensions and conditions on the job. FMG Design shall be responsible for any errors, omissions, dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEETNAME

MEI

Main Entrance Identity

DATE	PROJECT NO
12 September 2021	FMG 79901.00

SHEET NO

E.DWG.3.0

© 2021 FMG Design Inc.

Sugar Creek Center

Environmental Graphics Program
Construction Intent Document

FMG DESIGN INC.
101 CRAWFORD ST.
STUDIO 1A
HOUSTON, TEXAS
77002-2144, USA
713.222.7979 office
713.222.8899 fax
fmgsignage.com

ISSUE	DATE	DESCRIPTION	REV.
12 Sept 2022	1	Final Review Issue	
12 Sept 2022	12	Red trace	

DISCLAIMER
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design, and were created, evolved, and developed by FMG Design, and are not to be used in the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of FMG Design. If any person, firm, or corporation uses any part of these drawings, they shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions on the job. FMG Design shall be responsible for any variations from the dimensions and conditions indicated by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEETNAME
MEI
Main Entrance Identity

DATE	PROJECT NO.
12 September 2022	FMG 79901.00

SHEET NO.
E.DWG.3.1

© 2021 FMG Design Inc.



1 Day View - MEI



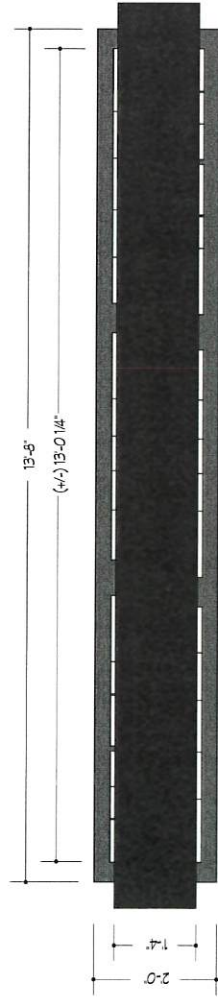
2 Night View - MEI



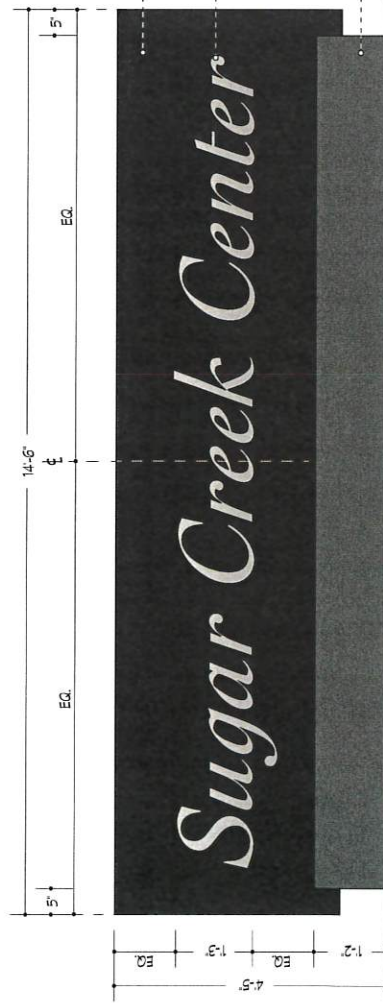
4 Day View



5 Night View



3 Top View
Scale: 1/2" = 1'-0"



1 Front View - Secondary Entrance Identity (SEI)
Scale: 1/2" = 1'-0"

2 Side View
Scale: 1/2" = 1'-0"

NOTES

This is a double-sided sign.

- Cabinet to be 1/8" thick aluminum M2 cladding around internal aluminum frame structure and painted to match P1. All internal framing and surfaces to be painted to match P3.
Sign cabinet to be internally illuminated by a bank of white LED modules and remote transformers, with sufficient LED modules to provide bright, even illumination.
The Signage Contractor is to provide the appropriate conduit and insulators for all penetrations and all penetrations are to be completely sealed and watertight.
Estimated Power Supply Requirements:
(1) 20 AMP 110v or 277v dedicated lines, incorporated into building EMS.
The Signage Contractor to provide all required remote transformers and electrical connections.
Sign cabinet to have access panel for maintaining lighting hardware. Panel to be weather-proof sealed with countersunk, tamper resistant, non-corrosive fasteners painted to match background.
Sign cabinet to have a photoelectric sensor.
Field verify each location and coordinate primary electrical to each location with the landlord or owner of the facility. Hook up to be provided by Signage Contractor.
- Letterforms to be 1" thick acrylic M3 with a raised veneer to match M4 on the first surface. Letterforms to have 7/8" projection from the face of the sign.
Letterforms to be solvent glued to an additional 1/8" thick back diffuser panel for mounting. Laminated pieces to be push-thru routed face of sign can and the back diffuser panel to be mechanically fastened thru blind studs on interior side of sign can.
Typeset: Logo provided by Graphics Consultant.
Base of sign to be 1/8" thick aluminum M2 cladding around internal aluminum frame structure and painted to match P2.
All exposed surfaces to be painted are to be finished smooth, primed and painted with a semi-gloss finish.
All edges and corners to be slightly eased on crisp, clean, 90° returns.
The Signage Contractor to be responsible for the removal of existing signage prior to the installation of signage for this project. Signage Contractor to coordinate with Owner for the execution of this work and to guarantee a smooth and orderly transition. The Signage Contractor is required to remove all excavated soil and debris surrounding area effected by installation.
- The Signage Contractor is responsible for the complete fabrication and installation of all components of this signage and is to include the cost to obtain all permits necessary to install. The Signage Contractor is to submit detailed shop drawings indicating all fabrication, engineering, electrical and installation components. Actual mounting situations may vary by location. Mounting locations may have additional piping, cables or other material that may hinder installation.

The Signage Contractor is responsible to field verify each location for all existing conditions and dimensions at the mounting location prior to submitting detailed shop drawings and copy layouts to determine if modifications or additional support is

DISCLAIMER

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design, and were created, conceived, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation without the express written permission of FMG Design. Written dimensions on these drawings shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions for the project. FMG Design shall not be liable for any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEET NAME

SEI

Secondary Entrance Identity

DATE	PROJECT NO.
12 September 2022	FMG 19501.00

SHEET NO.

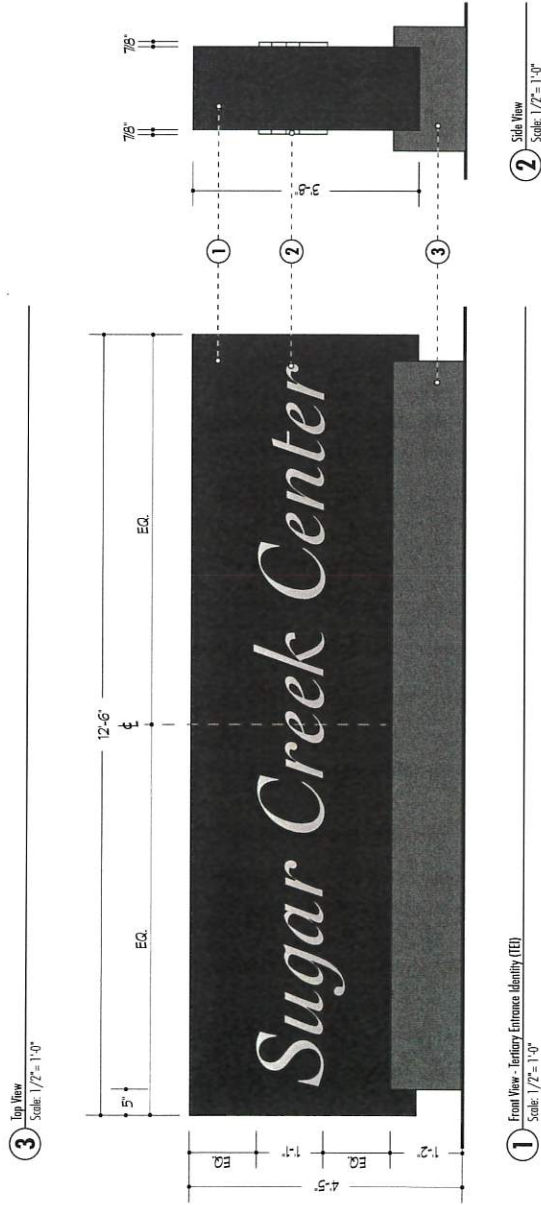
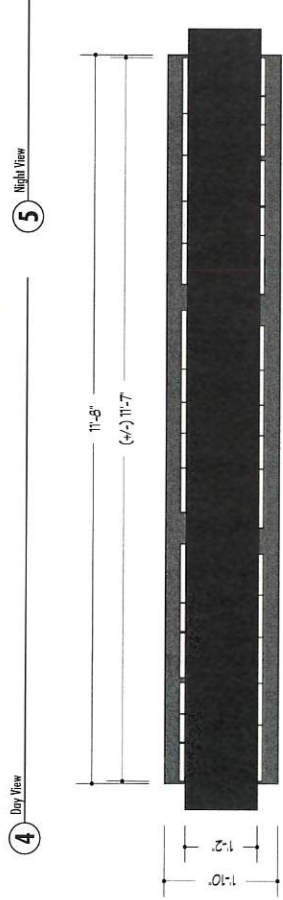
E.DWG.4.0

Sugar Creek Center

Environmental Graphics Program Construction Intent Document

FMG DESIGN INC.
101 CRAWFORD ST.
STUDIO 14
HOUSTON, TEXAS
77062-5144, USA
713.222.7979
info@mgdesign.com

ISSUE DATE	#	DESCRIPTION	REV
07 Sep 2022	1	Final Review Issue	
12 Sep 2022	12	Red Issue	



Sugar Creek Center

Environmental Graphics Program
Construction Detail Document

FMG DESIGN INC.
1400 WOODWARD ST.
HOUSTON, TEXAS 77002-2444
713.222.7570
fmgsign.com

DATE	DESCRIPTION	REV
02 April 2022	1. First Review Issue	
12 April 2022	12. Bid Issue	

DECLARATION

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design, and will be used only for the project and for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation without the prior written consent of the undersigned. The undersigned hereby certifies that the drawings were prepared by the undersigned or under the direct supervision of the undersigned. The undersigned shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions of work. The undersigned shall be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEET NAME

EIL
Entrance Identity
Letterforms

DATE	PROJECT NO
12 September 2022	FMG 79901.00

SHEET NO

E.DWG.6.0

© 2021 FMG Design Inc.

NOTES:

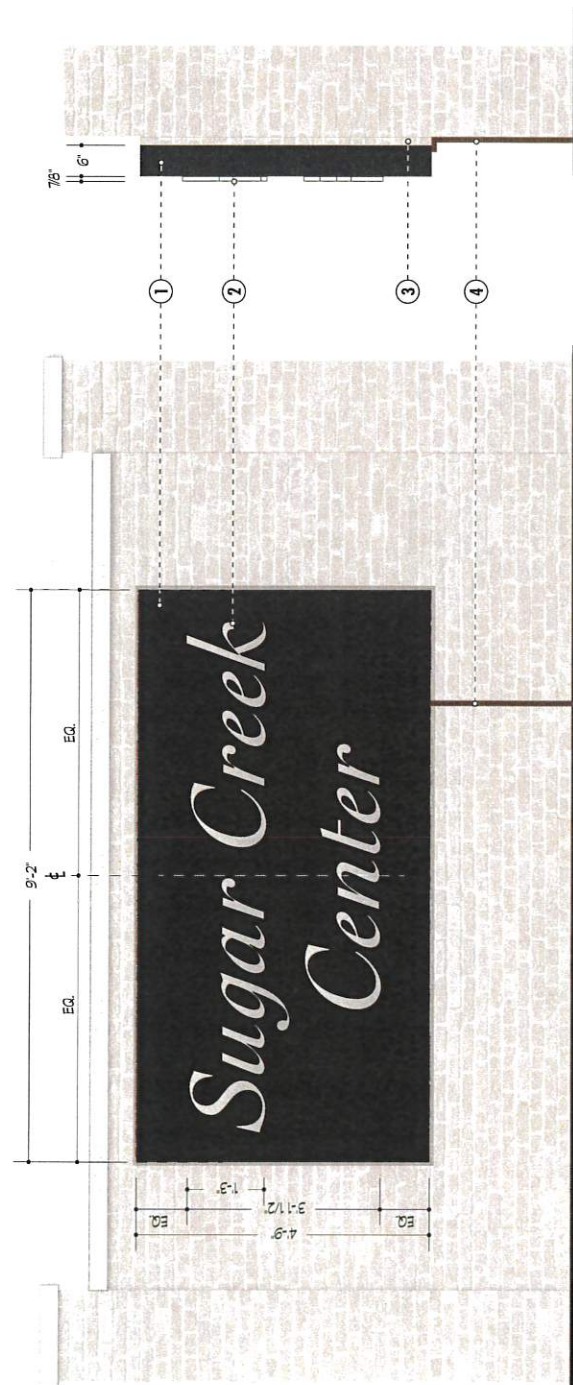
- Cabinet to be 1/8" thick aluminum M2, cladding around internal aluminum frame structure and painted to match P2. All internal framing and surfaces to be painted to match P3.
Sign cabinet to be internally illuminated by a bank of white LED modules and remote transformers, with sufficient LED modules to provide bright, even illumination.
The Signage Contractor is to provide the appropriate conduit and insulators for all penetrations and all penetrations are to be completely sealed and watertight.
Estimated Power Supply Requirements:
(1)- 20 AMP 110v or 277v dedicated lines, incorporated into building BMS.
The Signage Contractor to provide all required remote transformers and electrical connections.
Sign cabinet to have access panel for maintaining lighting hardware. Panel to be weather-proof sealed with countersunk, tamper resistant, non-corrosive fasteners painted to match background.
Sign cabinet to have a photoeye sensor.
Field verify each location and coordinate primary electrical to each location with the landlord or owner of the facility. Hook up to be provided by Signage Contractor.
- Letterforms to be 1" thick acrylic M3 with a metal veneer to match M4 on the first surface. Letterforms to have 7/8" projection from the face of the sign.
Letterforms to be solvent glued to an additional 1/8" thick back diffuser panel for mounting. Laminated pieces to be push thru central face of sign can and the back diffuser panel to be mechanically fastened thru blind studs on interior side of sign can.
Typeset: Logo provided by Graphics Consultant.
Existing brick wall protrusion to be field measured prior to fabrication of cabinet to verify dimensions. Cabinet sizing to be same proportions as existing brick protrusion.
Electrical conduit to be run down the face of the brick wall and connected to existing electrical components. Existing external lighting to be removed by Client. The conduit must have a protective sleeve painted to match the color of the brick. Color match should be made during the field survey.
All exposed surfaces to be painted are to be finished smooth, primed and painted with a semi-gloss finish.
All edges and corners to be slightly eased on crisp, clean, 90° returns.
The Signage Contractor to be responsible for the removal of existing signage prior to the installation of signage for this project. Signage Contractor to coordinate with Owner for the execution of this work and to guarantee a smooth and orderly transition. The Signage Contractor is required to remove all excavated soil and debris surrounding area effected by installation.
- The Signage Contractor is responsible for the complete fabrication and installation of all components of this signage and is to include the cost to obtain all permits necessary to install. The Signage Contractor is to submit detailed shop drawings, including all fabrication, engineering, electrical and installation components. Actual mounting situations may vary by location. Mounting locations may have additional piping, cables or other material that may hinder installation.
The Signage Contractor is responsible to field verify each location for all existing conditions and dimensions at the mounting location prior to submitting detailed shop drawings and copy layouts to determine if modifications or additional support is required or the size of the sign is to be adjusted.
- Landscape bed around the base of the sign by Others.



4 Night View



3 Day View



1 Front View - Entrance Identity Letterforms (EIL)
Scale: 1/2" = 1'-0"

2 Side View
Scale: 1/2" = 1'-0"

Sugar Creek Center

Environmental Graphics Program
Construction Intent Document

FMG
DESIGN
INC.

FMG DESIGN INC.
101 CRAWFORD ST.
SUITE 100
DALLAS, TEXAS 75201
713.272.1899
fmgdesign.com

ISSUE DATE	DESCRIPTION	REV
03 Sept 2022	1 Final Review Issue	
13 Sept 2022	12 Bid Issue	

DISCLAIMER

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design, and were created and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written consent of FMG Design. Without limitation, FMG Design drawings shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions on the job. FMG Design shall be responsible for the accuracy of the dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEET NAME

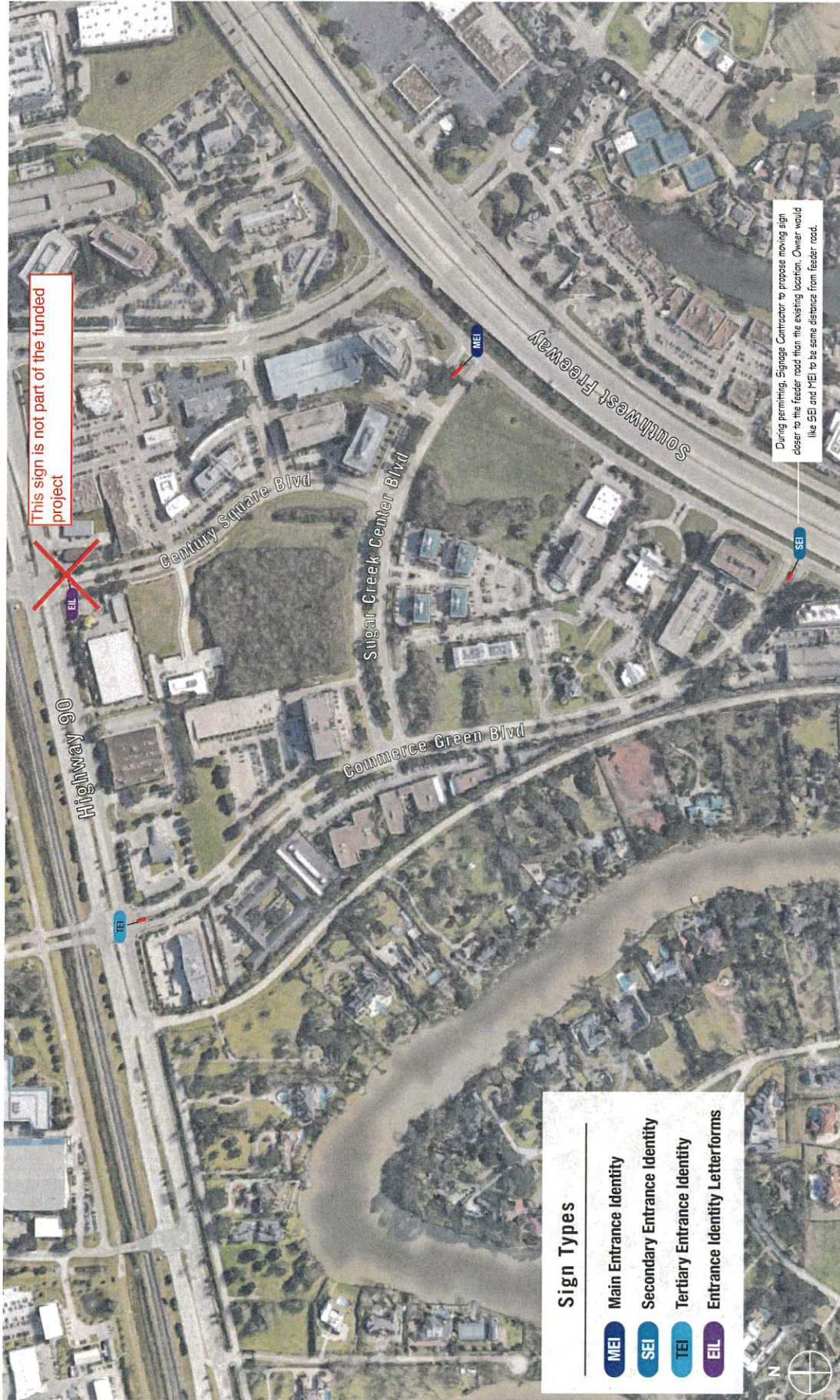
Sign Location Plan
Site

DATE	PROJECT NO
12 September 2022	FMG 19601.00

SHEET NO

E.LOC.1.0

© 2021 FMG Design Inc.



This sign is not part of the funded project

During permitting, Signage Contractor to propose moving sign closer to the feeder road than the existing location. Owner would like SEI and MEI to be same distance from feeder road.

Sign Types

- MEI** Main Entrance Identity
- SEI** Secondary Entrance Identity
- TEI** Tertiary Entrance Identity
- EIL** Entrance Identity Letterforms

EXHIBIT B

Improvements

(See Attached)

Sugar Creek Center
Environmental Graphics Program
Sugar Land, Texas

SECTION A3 – Bid Form for Environmental Graphics Program

Project: **Sugar Creek Center**
 Environmental Graphics Program
 Sugar Land, Texas

Client: HMG Interests, Inc.

 Hardman Signs
(Graphics Contractor Name)

Environmental Graphics - Pricing - The undersigned agrees to perform the complete project work for the lump sum:

*** One hundred thirty five thousand three hundred sixty six and sixty three**

_____ Dollars	(\$ <u>135,366.63</u>)
(Amount written in words)	(Amount in figures)

*this governs

The undersigned affirms that he/she has carefully examined the bid documents, drawings and the project manual of the project listed above, dated 09-12-22 including addendum(s) numbered n/a and has examined all conditions affecting the project.

In submitting this pricing, the undersigned agrees to:

- a) Holding the pricing open for acceptance for the time period specified in the instruction to bidders.
- b) Accept the right of the client to reject any or all pricing; waive formalities; and to accept the pricing which the client considers most advantageous.
- c) Enter into and execute a contract, if awarded on the basis of the submitted bid, and furnish performance and payment bonds, at client's expense, if requested.
- d) Accomplish the contract work in accordance with the contract documents.
- e) Complete the contract work within the contract time.
- f) No advance payments will be made by the client, nor will the client pay any cost or expenses incurred by the bidder in connection with the preparation of this bid.

Sugar Creek Center
Environmental Graphics Program
Sugar Land, Texas

SECTION A3 – Bid Form for Environmental Graphics Program

The sum total of the above unit costs shall equal the bid total on A3.1.

Date	<u>9-19-2022</u>	Signature	<u>Shannon Pate</u>
		(Typed Name)	<u>Shannon Pate</u>
		Signature	<u></u>
		(Type Name)	<u></u>

(Seal)
(If Company is a Corporation)

Name of Corporation, Partnership or Joint Venture:

Hardman Signs

END OF SECTION A3

From: [Harry Green](#)
To: [Jonathan Soriano](#)
Subject: Fwd: Sugar Creek HOA
Date: Wednesday, October 12, 2022 1:04:42 PM

----- Forwarded message -----

From: **Issac V** <issac@iproelectric.com>
 Date: Tue, Oct 11, 2022 at 6:18 PM
 Subject: Sugar Creek HOA
 To: Harry Green <Hgreen@hmginterests.com>

IPro Electric, LLC					
TECL 35843 TMEL 522228					
832-518-6334					
issac@iproelectric.com					
	Customer:	Harry Green		Submitted By:	Issac Velasquez
	Project Name:	Sugar Creek HOA		Date:	08/16/22
	Job Location:	Sugarland, TX			
We hereby propose to provide materials and labor to include the following:					
Item	QTY	Description			Total
		Move "Electrical Service" from monument sign to new location.			
		Includes the following:			
		1st Location:			
1	1	Run underground feeders in PVC conduit		8,850.00	8,850.00
2	1	Materials and labor for 120/277V "new" service equipment		7,058.00	7,058.00
3	1	30KW transformer		2,805.00	2,805.00
4	1	City of Sugarland Electrical Permit		600.00	600.00
				TOTAL:	19,313.00
		2nd Location:			
1	1	Run underground feeders in PVC conduit		8,850.00	8,850.00
2	1	Materials and labor for 120/277V "new" service equipment		7,058.00	7,058.00
3	1	30KW transformer		2,805.00	2,805.00
4	1	City of Sugarland Electrical Permit		600.00	600.00
				TOTAL:	19,313.00
		Contengencies: The following items will be determined			
		"as needed" once work has began.			
1	2	Bore under street for conduit		2,970.00	5,940.00

1	2	Re-route existing circuits to "each" new location		1,800.00	3,600.00
		Website :			
		www.license.state.tx.us/complaints			
Payment to be made as follows:					
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance					
ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. IPro Electric is authorized to do the work as specified above. Payments will be made as outlined above.					
		Signature		Date	

Sent from my iPad

--



Harry M. Green

President

2500 Tanglewilde, Suite 306

Houston, Texas 77063

O: 713-953-9800

M: 713-201-8118

F: 713-953-7257

Hgreen@hmginterests.com

Commercial: www.hmginterests.com

Residential: www.greenresidential.com

CONFIDENTIALITY NOTICE: The content of this e-mail, along with any attachments, is covered by state and federal law governing electronic communications and may contain confidential and legally privileged information. The information is intended only for the use by the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this e-mailed information is strictly prohibited. If you have received this e-mail in error, please contact "Harry M. Green Interests, Inc." and delete the e-mail and any attachments from all computers.



Proposal #254724

Date: 10/12/2022

From: Shelby Taylor

Proposal For

KenWood & Associates, P.C.
14090 Southwest Freeway
Suite 200
Sugar Land, TX 77478

main:
mobile:

Location

Commerce Green/Hwy 90
Sugarland, TX 77478

Sugar Creek Center POA: Sugar Creek Center Landscape
Enhancement at Monument Signs

Terms: Net 30

ITEM DESCRIPTION

AMOUNT

General Enhancement Service (RENAME)

Client Notes

****Specifications of project is still to be decided upon between Yellowstone Landscape and Sugar Creek Center****

SUBTOTAL \$27,716.54

Signature

SALES TAX \$2,286.61

x

TOTAL \$30,003.15

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

Shelby Taylor
staylor@yellowstonelandscape.com

Title: _____

Date: _____



Sugar Creek Center

Monument Replacement

Environmental Graphics Program

Detail Drawings & Location Plans

Bid Issue • 12 September 2022



Location: Sugar Land, Texas
Client: HMG Interests
Architect: N/A
Project Number: 79901.00

Table of Contents

Project Standards

Project Notes.....STD.1.0

Project Logos, Typefaces, Pictograms, Materials and ColorsSTD.2.0

Finish Schedule and Specifications.....STD.3.0

Exterior Detail Drawings

Demo Existing SignageE.DWG.1.0

Demo Existing SignageE.DWG.2.0

MEI Main Entrance IdentityE.DWG.3.0

MEI Main Entrance IdentityE.DWG.3.1

SEI Secondary Entrance Identity.....E.DWG.4.0

TEI Tertiary IdentityE.DWG.5.0

EIL Entrance Identity Letterforms.....E.DWG.6.0

Exterior Location Plans

SIP Site.....E.LOC.1.0

ISSUE DATE	DESCRIPTION	REV
05 Sept 2022	1	Final Review Issue
15 Sept 2022	12	Red Issue

DISCLAIMER

All Ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design Inc. and are created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any project other than that for which they were created without the written permission of FMG Design Inc. Written dimensions on these drawings shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions on the drawings and shall be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEET NAME

Table of Contents

DATE	PROJECT NO
12 September 2022	FMG 75901.00

SHEET NO

TOC.1.0

Note: The term Graphics Contractor applies to any entity who performs or is awarded all or part of the fabrication or installation to conform to the design documents, for this project. In some instances the term may apply to the same entity.

GENERAL NOTES ABOUT BID SUBMITTAL

Refer to Project Manual

GENERAL NOTES FOR FABRICATION AND INSTALLATION OF THIS PROJECT

1. Do not scale the drawings. All sign copy should be considered to be representative and is subject to change. Refer to final message schedule for final copy on all signs.
2. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. The Graphics Contractor shall coordinate all required portions of work in contract scope.
3. The Graphics Contractor shall conform to these drawings and specifications and submit to the Graphic Designer samples for all finishes included in their scope of work before commencement of such work.
4. For the purpose of bidding process, proprietary names identifying items of work are used solely to describe the standard of the product or the color of the finish, unless the items of work are explicitly noted as not having an equal. Graphics Contractor shall secure approval of any substitutions from the Graphic Designer. Any items approved for substitution should be submitted to the Graphic Designer for final approval.
5. All dimensions are to the exterior face of the finished material unless otherwise noted. All elevations are noted from finished floor elevations.
6. All dimensions of existing work and all dimensions required for work that is connected with work in place shall be verified by the Graphics Contractor. In addition, the Graphics Contractor shall verify all finishes and notify the Graphic Designer of any discrepancies before performing any work.
7. The Graphics Contractor shall notify the Graphic Designer of any discrepancies in the fabrication documents immediately and shall not proceed or allow sub-fabricators to work in those areas until said discrepancies are resolved.
8. When changes are required, for any reason, notify the Graphic Designer before performing any work. Changes which alter the contract documents must have the approval of the Graphic Designer and Architect before commencement of such work. Changes which modify the contract amount must have the approval of the Graphic Designer and Owner before commencement of such work.
9. All graphics and colors provided must conform to scale, specifications, and PMS numbers where provided.

10. All work shall be done in accordance with all applicable codes and to the highest standards of trade practice. Refer to Project Manual.

11. Prior to commencing any work, the Graphics Contractor who is awarded all or part of fabrication and/or installation shall review with the Owner, Architect and the Graphic Designer, the phasing of their work and secure approval of all parties. Submit to the Architect and the Graphic Designer a master schedule of the awarded work one(1) week after the contract signing.

12. All interior finish and trim materials are to meet Class III Flame spread ratings of 76 to 200, as per applicable code.

13. Graphics Contractor is responsible for obtaining and paying for all applicable permits and certificates required of their work.

14. The Graphics Contractor shall warrant that all merchandise is free of defects in material or workmanship and shall provide Owner with a warranty to replace or repair any merchandise that fails to conform to above for a period of no less than one (1) year from date of final acceptance.

15. The Graphics Contractor shall coordinate all blocking for required signage with the General Contractor. The Graphics Contractor shall provide and install such blocking as required unless previously provided by General Contractor.

16. The Graphics Contractor shall patch and repair all existing surfaces as required prior to applying new finishes. All openings, voids, or unfinished surfaces created by removal or alteration of existing work, shall be closed or patched and finished as necessary to match existing continuous surfaces or new finishes required.

17. All hangers, channels, rods and other misc. support steel shall be installed by the Graphics Contractor as necessary for the support of suspended equipment (signage) and shall be fastened to the existing structure in such a manner as to not compromise its existing structural integrity or fire rating.

18. The Graphics Contractor shall keep the site work area(s) clear of unnecessary debris; and shall keep all work area(s) secured when unattended for the duration of the installation period.

19. The Graphics Contractor shall clean the site of all unnecessary debris and clean all glass, chrome, and any other items before vacating the site and final Owner sign-off.

20. The Graphics Contractor will be required to have all structural elements and attachments of exterior signs stamped by an engineer licensed within the State of the completed work. The Graphics Contractor is to coordinate with the General Contractor, Structural Engineer on Project and Graphic Designer to meet requirements and standard and approved methods of fabrication.

21. All signage design and construction are to comply with the interpretation of the ADAAG and with applicable State and Municipal Building and Fire Codes. The Graphics Contractor is responsible for the verification of the ADAAG compliance and advising the Graphic Designer and Owner of any conflicts identified.

22. The Graphics Contractor is responsible for removal of all existing signage and coordinating with Owner on wall repair at all existing signage locations.

QUALIFIERS

The graphic design requirements shown by the details on these sign type drawing documents are for design intent only and intended to establish basic dimensions of units or modules, profiles and sight lines of members, and appearance. Within these limitations, the Graphics Contractor is responsible for fabrication of the entire system, and to make whatever modifications of, and additions to the details as may be required. Maintain the visual design concept as shown, including members sizes, profiles and alignment of components as accurately as possible.

The Graphics Contractor shall supplement the general design shown with detailed shop drawings for the Graphic Designer's review. The shop drawings shall include major aspects of the system proposed, such as sections, shapes and connections of components and joints, how temperature movement is handled, venting, and anchorage to structure.

All ideas, design arrangements, or plans indicated or represented by these drawings are owned by, and remain the sole property of the Graphic Designer. No ideas, designs, arrangements, or plans shall be disclosed to any other person, firm, or corporation for any purpose whatsoever without the written consent of the Graphic Designer.

All Artwork and Drawings required under the scope of these documents are to become the sole property of the Owner at the completion of the contract, with all original, or created artwork or drawings to be surrendered to the Owner at the end of fulfillment of the contract or sooner if requested in writing from the Owner.

All Artwork and Drawings are not to be reproduced or circulated for use outside the scope of this contract without written consent of the Owner. Failure to do so will result in legal action to the fullest extent of the law.

PROJECT LOGOS

Sugar Creek Center

Horizontal

Sugar Creek Center

Stacked

MATERIAL FINISHES



M1
Black Absolute
Honed Granite
(Material Sample
provided by FMG
for match)



M2
Aluminum (Painted)



M3
Milky White Acrylic
#2447



M4
#4 Vertical Brushed
Aluminum Veneer



M5
Frosted Blue/Green
Glass

PAINT COLORS



P1
Match to Matthews
NP07102
"Deep River"



P2
Match to Matthews Paint
MP18214
"Grey Patina Metallic"



P3
Match to Matthews
MP 281 500SP
High Reflective White

Client requests the use of Kynar paint products with color matches as noted.
Alternate paint manufacturers/products can be submitted for review.

Sugar Creek
Center

Environmental Graphics Program
Construction Incent Document

FMG
DES
IGN

FMG DESIGN INC
801 CRAWFORD ST
STUDIO 1A
HOUSTON, TEXAS
77063-3444, USA
713.222.7879
713.222.6889
fmgdesign.com

ISSUE DATE	DESCRIPTION	REV
02 Sept 2022	1	Final Review Issue
12 Sept 2022	12	Set Issue

DISCLAIMER

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design, and were created, evolved, and developed for the project. No other person or entity shall be responsible for the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of FMG Design. When dimensions on these drawings shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions on the job. FMG Design shall be responsible for any errors and omissions in these drawings and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

Project Standards
Project Logos, Typefaces, Pictograms, Materials & Colors

DATE	PROJECT NO
12 September 2022	FMG 75901.00

SHEET NO

STD.2.0

FINISH SCHEDULE

Ref. No.	Material/Color	Manufacturer	Notes/Finish
M1	Black Absolute Honed Granite	Any Approved	Match Spec Provided
M2	Aluminum (Painted)	Any Approved	Match Spec Provided
M3	Milky White Acrylic #2447	Any Approved	Match Spec Provided
M4	#4 Vertical Brushed Aluminum Veneer	Any Approved	Match Spec Provided
M5	Frosted Blue/Green Glass	Any Approved	Match Spec Provided
P1	Match Matthews Paint MP07102 "Deep River"	Kynar or Any Approved	Acrylic Polyurethane, Eggshell
P2	Match Matthews Paint MP18214 "Grey Patina Metallic"	Kynar or Any Approved	Acrylic Polyurethane, Eggshell
P3	Match Matthews Paint MP281500SP "High Reflective White"	Kynar or Any Approved	Acrylic Polyurethane, Eggshell

SPECIFICATIONS/NOTES

- Graphics Contractor is to coordinate all work with the General Contractor.
- Graphics Contractor is required to submit three (3) 4" x 4" x 1/8" thick acrylic samples of each of the specified colors/materials on primer/material base indicated per details to the Graphic Designer for review and approval. Failure to comply with sample submission may cause rejection and/or refabrication of signage.
- If a color or material is to match a logo element or material specified by others, Graphics Contractor is to match specs exactly.
- Standard cleaning, prefinishing and application of filler or primer required.
- Alternate versions, such as metallic paint or reflective vinyl, may exist in some applications. Refer to details.
- Provide two (2) layers of protective matte clear coat on all visible surfaces. Provide control sample for approval.
- Finish spray point surfaces with protective UV Protective inhibitors on all exposed faces of exterior painted surfaces.
- Specialty finish requires oversized samples for Designer/Owner approval.
- Milky white diffuser sheets may be used.

Paint Supplier Codes

PMS refers to Pantone Matching System manufactured by Pantone Inc.

Imron refers to paints manufactured by DuPont Paint Company (1.800.533.1313).

MAP refers to paints manufactured by Matthews Paint Company (1.800.323.6593).

ICI refers to paints manufactured by Imperial Chemical Industries PLC (1.800.432.8678).

Kynar refers to Kynar 500 PVDF (polyvinylidene fluoride) resin based paints manufactured by Arkema Inc.

Apply per Manufacturers Guidelines for warranty of finish and color fastness. Minimum standard practice to include primer coat plus two (2) finish coats.

Sugar Creek
Center

Environmental Graphics Program
Construction Intent Document

FMG
DES
IGN

FMG DESIGN INC.
101 CRAWFORD ST.
STUDIO 1A TEXAS
77063-3444, USA
713.222.2079, phone
713.222.6693, fax
fmgdesign.com

ISSUE DATE	DESCRIPTION	REV
05 Sept 2022	1. Final Review Issue	
13 Sept 2022	12. Bid Issue	

DISCLAIMER

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design, and were created, conceived, and developed for use only in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written consent of FMG Design. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall field verify and be responsible for all dimensions and conditions on the job. FMG Design shall be released of any liability for the dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEET NAME

Project Standards
Finish Schedule and
Specifications

DATE	PROJECT NO.
12 September 2022	FMG 19901.00

SHEET NO.

STD.3.0

© 2021 FMG Design Inc.

Sugar Creek Center

Environmental Graphics Program
Construction Intent Document

FMG
DESIGN
INC.

FMG DESIGN INC.
191 CRAWFORD ST.
SUITE 100
HOUSTON, TEXAS
77003-2144, USA
713.222.1970 office
713.222.6699 fax
fmgdesign.com

DATE	#	DESCRIPTION	REV
02 Sept 2022	1	Final Review Issue	
12 Sept 2022	12	Red Issue	

DISCLAIMER

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design, and were developed and created for the use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the prior written consent of FMG Design. Written dimensions on these drawings shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions on the job. FMG Design shall be responsible for all dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEETNAME

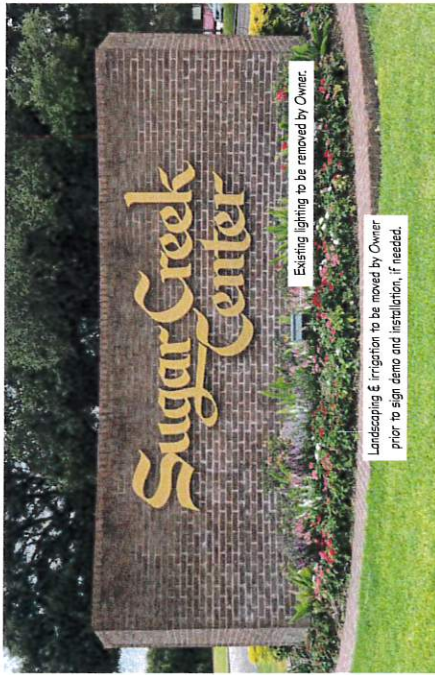
Demo
Existing Signs

DATE	PROJECT NO.
12 September 2022	FMG 79901.00

SHEETNO

E.DWG.1.0

© 2021 FMG Design Inc.



1 Existing Main Entrance Identity (MEI)



2 Existing Main Entrance Identity (MEI)

Brick Structure, foundation and existing letterforms to be removed by Signage Contractor. Electrical equipment, landscaping and irrigation to be removed and relocated by Owner prior to sign demolition.



3 Existing Secondary Entrance Identity (SEI)



4 Existing Secondary Entrance Identity (SEI)

Sugar Creek
Center

Environmental Graphics Program
Construction Intent Document

FMG
DES
IGN

FMG DESIGN INC.
101 CRAWFORD ST.
STUDIO A
HOUSTON, TEXAS
77062-3444, USA
713.222.7679
713.222.6699
fmgdesign.com

REVISION	DATE	DESCRIPTION	REV
02	Sep 2022	1	Final Review Issue
10	Sep 2022	12	Set Issue

DISCLAIMER

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design, Inc. and were created, conceived, designed, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written consent of FMG Design, Inc. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall field verify and be responsible for all dimensions and conditions shown. Any design shall be scaled off any conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEET NAME

Demo
Existing Signs

DATE	PROJECT NO.
12 September 2022	FMG 19901.00

SHEET NO.

E.DWG.2.0

© 2021 FMG Design Inc.

Brick Structure, Foundation and existing letterforms to be removed by Signage Contractor. Electrical equipment, landscaping and irrigation to be removed and relocated by Owner prior to sign demolition.



1 Existing Tertiary Entrance Identity (ITI)



2 Existing Entrance Identity (EI)

Sugar Creek Center

Environmental Graphics Program Construction Intent Document

FMG DESIGN INC.
101 CRAWFORD ST.
STUDIO 1A
HOUSTON, TEXAS
77062-2144, USA
713.222.7979 office
713.222.6699 fax
fmgsign.com

ISSUE DATE	DESCRIPTION	REV
02 Sep 2022	1. Final Review Issues	
12 Sep 2022	12. Red Issues	

4. Base of sign to have applied stone veneer to match M1.
5. All exposed surfaces to be painted are to be finished smoothly, primed and painted with a semi-gloss finish. All edges and corners to be slightly eased on crisp, clean, 90° returns.
6. The Signage Contractor is responsible for the removal of existing signage prior to the installation of signage for this project. Signage Contractor to coordinate with Owner for the execution of this work and to guarantee a smooth and orderly transition. The Signage Contractor is required to remove all excavated soil and clean surrounding area affected by installation.
7. The Signage Contractor is responsible for the complete fabrication and installation of all components of this signage and is to include the cost to obtain all permits necessary to install. The Signage Contractor is to submit detailed shop drawings indicating all fabrication, engineering, electrical and installation components. Actual mounting situations may vary by location. Mounting locations may have additional piping, cables or other material that may hinder installation.
8. The Signage Contractor is responsible to field verify each location for all existing conditions and dimensions at the mounting location prior to submitting detailed shop drawings and copy layouts to determine if modifications or additional support is required or the size of the sign is to be adjusted.
9. Landscape bed around the base of the sign by others.

2. Accent to be 7" deep acrylic or glass to match M5. Signage Contractor to make a recommendation between the two materials for longevity, illumination and maintenance purposes.

3. Letterforms to be 1" thick acrylic M3 with a metal veneer to match M4 on the first surface. Letterforms to have 7/8" projection from the face of this sign.

Letterforms to be solvent glued to an additional 1/8" thick back diffuser panel for mounting. Laminated pieces to be push-fit into milled face of sign can and the back diffuser panel to be mechanically fastened thru blind studs on interior side of sign can.

Typeset/Type: Logo provided by Graphics Consultant.

Estimated Power Supply Requirements:
(1) 20 AMP 110v or 277v dedicated lines, incorporated into building EMS.

The Signage Contractor to provide all required remote transformers and electrical connections.

Sign cabinet to have access panel for maintaining lighting hardware. Panel to be weather-proof sealed with countersunk, tamper resistant, non-corrosive fasteners painted to match background.

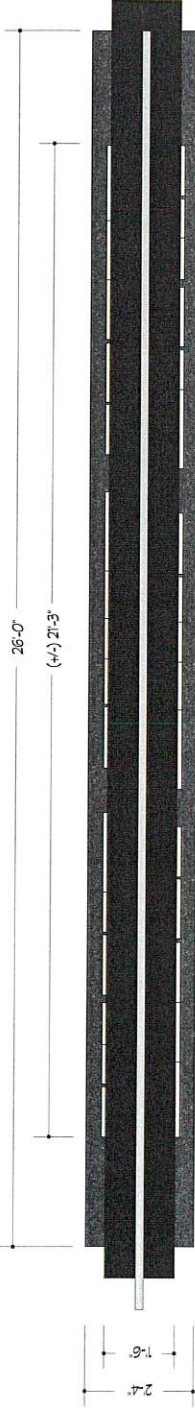
Sign cabinet to have a photocell sensor.

Field verify each location and coordinate primary electrical to each location with the landlord or owner of the facility. Hook up to be provided by Signage Contractor.

1. Cabinet to be 1/8" thick aluminum M2 cladding around internal aluminum frame structure and painted to match P1. All internal framing and surfaces to be painted to match P3.

Sign cabinet to be internally illuminated by a bank of white LED modules and remote transformers, with sufficient LED modules to provide bright, even illumination.

The Signage Contractor is to provide the appropriate conduit and insulators for all penetrations and all penetrations are to be completely sealed and watertight.



3 Top View
Scale: 3/8" = 1'-0"



1 Front View - Main Entrance Identity (MEI)
Scale: 3/8" = 1'-0"

2 Side View
Scale: 3/8" = 1'-0"

DISCLAIMER
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design, Inc. and were prepared by FMG Design, Inc. for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation without the written permission of FMG Design. Written dimensions on these drawings shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all differences and conditions for all dimensions and conditions of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEET NAME
MEI
Main Entrance Identity

DATE	PROJECT NO
12 September 2022	FMG 75901.00

SHEET NO
E.DWG.3.0

Sugar Creek
Center

Environmental Graphics Program
Construction Intent Document

FMG
DES
IGN

FMG DESIGN INC.
101 CRAWFORD ST.
STUDIO 1A
HOUSTON, TEXAS
77002-2144, USA
713.222.8939 office
713.222.8939 fax
fmgsdgn.com

ISSUE DATE	#	DESCRIPTION	REV
02 Sep 2022	1	Final Review Issue	
12 Sep 2022	12	Red Issue	

DISCLAIMER

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of FMG Design, and were created, evolved, and developed for the use of the client in the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of FMG Design. The drawings and specifications shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions on the job. FMG Design shall be responsible for any errors and omissions and conditions shall be by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEETNAME

MEI
Main Entrance Identity

DATE	PROJECT NO
12 September 2022	FMG 79901.00

SHEET NO

E.DWG.3.1

© 2021 FMG Design Inc.



1 Day View - MEI



2 Night View - MEI

Sugar Creek Center

Environmental Graphics Program
Construction Item Document

FMG DESIGN INC
101 CRAWFORD ST
STUDIO A, TEXAS
77003-144, USA
713.222.7879
info@fmgdesign.com

ISSUE DATE	DESCRIPTION	REV
02 Sept 2022	1. Final Review Issue	
12 Sept 2022	12. Bid Issue	

DISCLAIMER

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design, and were created, evolved, and developed for, on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written consent of FMG Design. Without dimensions on these drawings shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions on the job. FMG Design shall be held harmless and released from all dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEET NAME

SEI

Secondary Entrance Identity

DATE	PROJECT NO
12 September 2022	FMG 19901.00

SHEET NO

E.DWG.4.0

© 2021 FMG Design Inc

NOTES

This is a double-sided sign.

1. Cabinet to be 1/8" thick aluminum M2 cladding around internal aluminum frame structure and painted to match P1. All internal framing and surfaces to be painted to match P3.

Sign cabinet to be internally illuminated by a bank of white LED modules and remote transformers, with sufficient LED modules to provide bright, even illumination.

The Signage Contractor is to provide the appropriate conduit and insulators for all penetrations and all penetrations are to be completely sealed and watertight.

Estimated Power Supply Requirements:
(1)- 20 AMP 110v or 277v dedicated lines, incorporated into building EMS.

The Signage Contractor to provide all required remote transformers and electrical connections.

Sign cabinet to have access panel for maintaining lighting hardware. Panel to be weather-proof sealed with counter-sunk, bumper resistant, non-corrosive fasteners painted to match background.
Sign cabinet to have a photo-sensor.

Field verify each location and coordinate primary electrical to each location with the landlord or owner of the facility. Hook up to be provided by Signage Contractor.

2. Letterforms to be 1" thick acrylic M3 with a metal vee-seal to match M4 on the first surface. Letterforms to have 7/8" projection from the face of the sign.

Letterforms to be solvent glued to an additional 1/8" thick back diffuser panel for mounting. Laminated pieces to be push thru sealed face of sign and the back diffuser panel to be mechanically fastened thru blind studs on interior side of sign can.

Typeset: Logo provided by Graphics Consultant.

3. Base of sign to be 1/8" thick aluminum M2 cladding around internal aluminum frame structure and painted to match P2.

4. All exposed surfaces to be painted are to be finished smooth, primed and painted with a semi-gloss finish.

All edges and corners to be slightly eased on crisp, clean, 90° returns.

5. The Signage Contractor to be responsible for the removal of existing signage prior to the installation of signage for this project. Signage Contractor to coordinate with Owner for the execution of this work and to guarantee a smooth and orderly transition. The Signage Contractor is required to remove all excavated soil and clean surrounding area effected by installation.

6. The Signage Contractor is responsible for the complete fabrication and installation of all components of this signage and is to include the cost to obtain all permits necessary to install. The Signage Contractor is to submit detailed shop drawings indicating all fabrication, engineering, electrical and installation components. Actual mounting situations may vary by location. Mounting locations may have additional piping, cables or other material that may hinder installation.

The Signage Contractor is responsible to field verify each location for all existing conditions and dimensions at the mounting location prior to submitting detailed shop drawings and copy layouts to determine if modifications or additional support is



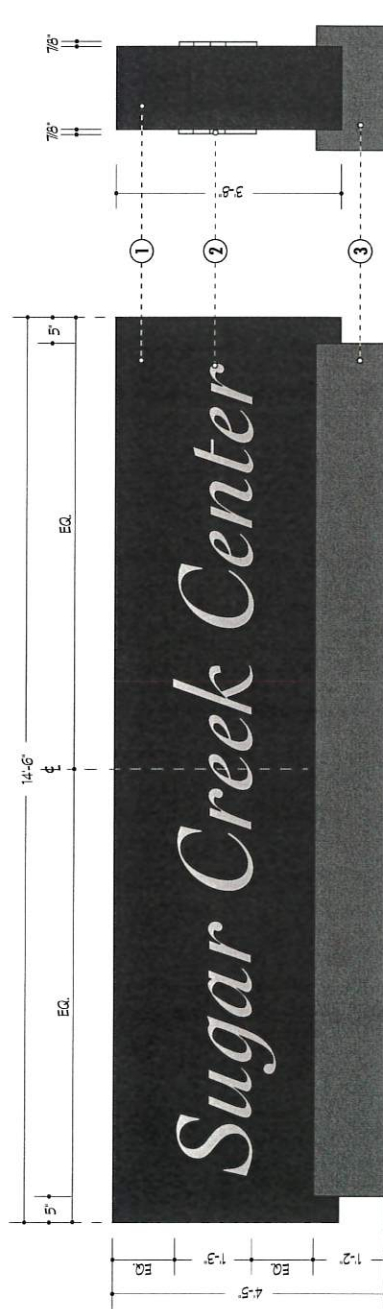
Day View



Night View



Top View
Scale: 1/2" = 1'-0"



Front View - Secondary Entrance Identity (SEI)
Scale: 1/2" = 1'-0"

Side View
Scale: 1/2" = 1'-0"

Sugar Creek Center

Environmental Graphics Program Construction Intent Document

FMG DESIGN INC. 101 CRAWFORD ST. STUDIO 1A HOUSTON, TEXAS 77002-2144, USA 713.222.7179 office 713.222.6699 fax fmg@fmgdesign.com

DATE	#	DESCRIPTION	REV
03 Sept 2022	1	Final Review Issue	
13 Sept 2022	12	Red Issue	

DISCLAIMER

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the responsibility for their use, modification, evolution, and development for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed for any person, firm, or corporation without the written permission of FMG Design. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall field verify and be responsible for the accuracy of all dimensions and conditions shown on this set. FMG Design shall be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEET NAME

EIL Entrance Identity Letterforms

DATE	PROJECT NO
12 September 2022	FMG 19501.00

SHEET NO

E.DWG.6.0

© 2021 FMG Design Inc.

NOTES:

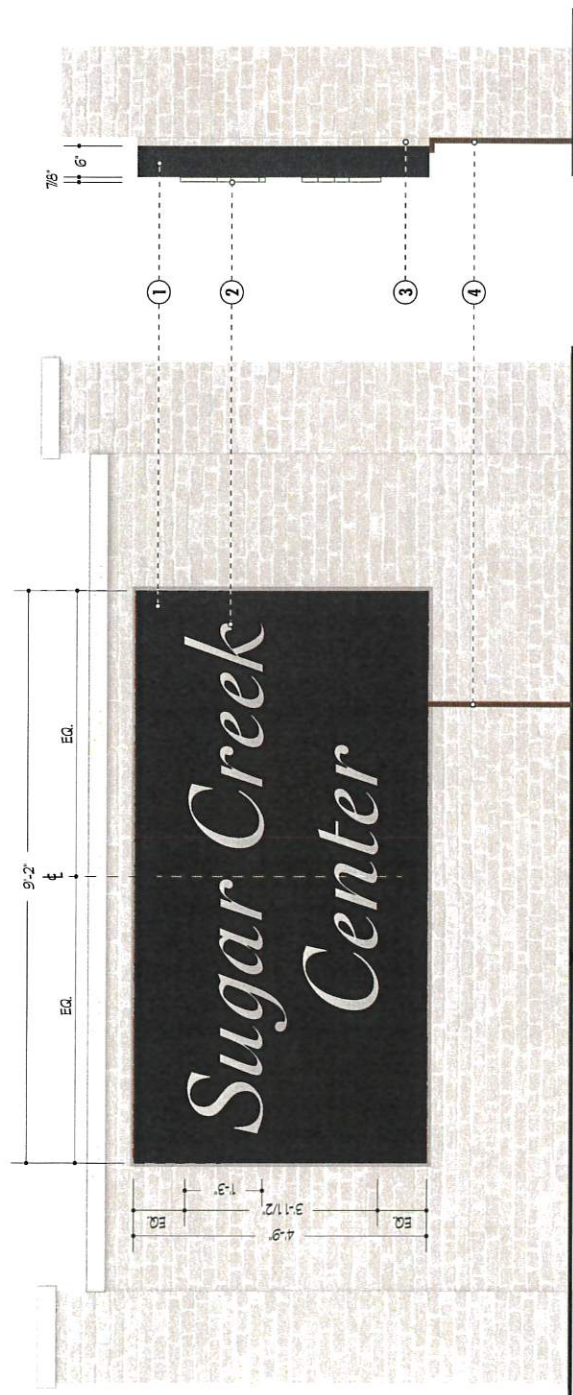
- Cabinet to be 1/8" thick aluminum M2 cladding around internal aluminum frame structure and painted to match P2. All internal framing and surfaces to be painted to match P3.
- Letterforms to be 1" thick acrylic M3 with a metal veneer to match M4 on the first surface. Letterforms to have 7/8" projection from the face of the sign.
- Letterforms to be solvent glued to an additional 1/8" thick back diffuser panel for mounting. Laminated pieces to be push-thru routed face of sign can and the back diffuser panel to be mechanically fastened thru blind studs on interior side of sign can.
- Typeset type: Logo provided by Graphics Consultants.
- Existing brick wall provision to be field measured prior to fabrication of cabinet to verify dimensions. Cabinet sizing to be same proportions as existing brick protrusion.
- Electrical conduit to be run down the face of the brick wall and connected to existing electrical components. Existing external lighting to be removed by Client. The cabinet must have a protective sleeve painted to match the color of the brick. Color match should be made during the field survey.
- All exposed surfaces to be painted are to be finished smooth, primed and painted with a semi-gloss finish.
- All edges and corners to be slightly eased on crisp, clean, 90° returns.
- The Signage Contractor to be responsible for the removal of existing signage prior to the installation of signage for this project. Signage Contractor to coordinate with Owner for the execution of this work and to guarantee a smooth and orderly transition. The Signage Contractor is required to remove all excavated soil and debris surrounding area affected by installation.
- The Signage Contractor is responsible for the complete fabrication and installation of all components of this signage and is to include the cost to obtain all permits necessary to install. The Signage Contractor is to submit detailed shop drawings indicating all fabrication, engineering, electrical and installation components. Actual mounting situations may vary by location. Mounting locations may have additional piping, cables or other material that may hinder installation.
- The Signage Contractor is responsible to field verify each location for all existing conditions and dimensions at the mounting location prior to submitting detailed shop drawings and copy layouts to determine if modifications or additional support is required or the size of the sign is to be adjusted.
- Landscape bed around the base of the sign by Others.



4 Night View



3 Day View



2 Side View Scale: 1/2" = 1'-0"

1 Front View - Entrance Identity Letterforms (EIL) Scale: 1/2" = 1'-0"

Sugar Creek Center

Environmental Graphics Program
Construction Intent Document

FMG
DESIGN
INC.

FMG DESIGN INC.
101 CRAWFORD ST
SUITE 1A
HOUSTON, TEXAS
77057-1444, USA
713.227.6589 office
713.227.6589 fax
fmgdesign.com

ISSUE DATE	#	DESCRIPTION	REV
02 Sep 2022	1	Final Review Issue	
12 Sep 2022	12	Red Issue	

DISCLAIMER

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of FMG Design, and were created, conceived, and developed for, owned by, and developed for the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the express written permission of FMG Design. Violation of these provisions shall have precedence over scaled dimensions, contractors shall field verify and be responsible for all dimensions and conditions on the job. FMG Design shall be liable for the accuracy of the dimensions and conditions shown by these drawings. Shop details must be submitted to FMG Design for final approval prior to fabrication.

SHEETNAME

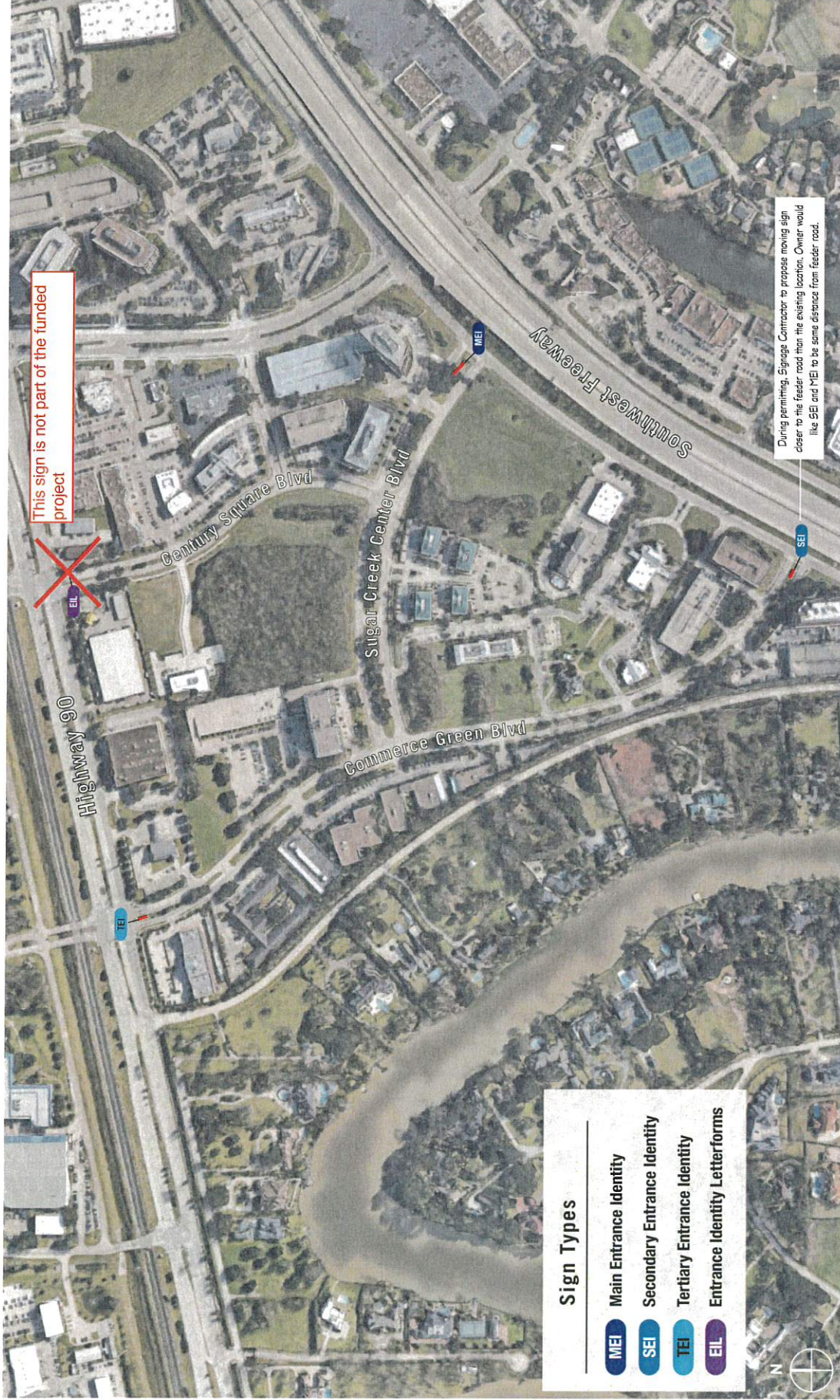
Sign Location Plan Site

DATE	PROJECT NO
12 September 2022	FMG 79901.00

SHEET NO

E.LOC.1.0

© 2021 FMG Design Inc.



This sign is not part of the funded project

During permitting, Signage Contractor to propose moving sign closer to the feeder road than the existing location. Owner would like SEI and MEI to be some distance from feeder road.

Sign Types

- MEI** Main Entrance Identity
- SEI** Secondary Entrance Identity
- TEI** Tertiary Entrance Identity
- EIL** Entrance Identity Letterforms