



VII. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Amended Sign Package

Meeting Date: February 24, 2014

From: Purvi Patel
Project Planner

Location: North side of North Outer 40 Road, east of Boone's Crossing

Applicant: Taubman Prestige Outlets of Chesterfield, LLC

Description: **Chesterfield Outlets:** A request for an Amended Sign Package to modify sign criteria for the Chesterfield Outlets development located on the north side of North Outer 40 Road, east of Boone's Crossing.

PROPOSAL SUMMARY

The Taubman Prestige Outlets of Chesterfield, LLC, has submitted a request for an amendment to the previously approved Sign Package for the Chesterfield Outlets development. The request seeks modifications to wall signs on several building facades of the center; specifically adding, relocating and amending the size and locations of sign area. However, the ratio of wall sign area / façade area, 7.5%, will remain the same as previously approved.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

St. Louis County zoned the subject site "NU" Non-Urban District in 1965. On November 21, 2011, the City of Chesterfield approved Ordinance 2682, which zoned the subject site from an "NU" Non-Urban District to a "PC" Planned Commercial District.

Subsequent to the change in zoning, a Site Development Plan was submitted proposing a 468,882 square foot outlet retail center on the site. The plan was approved by the City of Chesterfield on March 26, 2012; two minor amendments to the plan were approved in October 2012 and July 2013.

The Sign Package for this development was approved by the Planning Commission on February 25, 2013, with one condition that the total wall signage not exceed 7.5% of the cumulative façade area of all exterior elevations. Following the meeting, the applicant submitted square footage totals for the elevations, as well as allowable signage. This document was attached to the approved Sign Package.



Figure One: Aerial image of site

Submittal Overview

The proposed modifications to the Sign Package include larger, more defined sign band areas, as well as sign areas in the entry corridors of the center and window signs on the southern buildings' elevations visible from the parking fields and North Outer 40 Road.

The previously approved Sign Package had a continuous three (3) foot tall sign band along the southern, eastern and western buildings plus tower signs on these buildings. However, the visible façades of the mall entrance corridors were not included in the total sign calculations nor were the total façade areas. Due to their prominent visibility from the parking fields and North Outer 40 Road, the proposed revision includes these areas and therefore there is an increase in the total façade area for the site. Signage on the first fifty (50) feet (approximately) of the east and west elevations of Buildings C, D, H, J, K, M, and N is included in this revised Sign Package. Figure Two below shows the previously approved sign area for Building M in blue and the proposed sign areas in red.

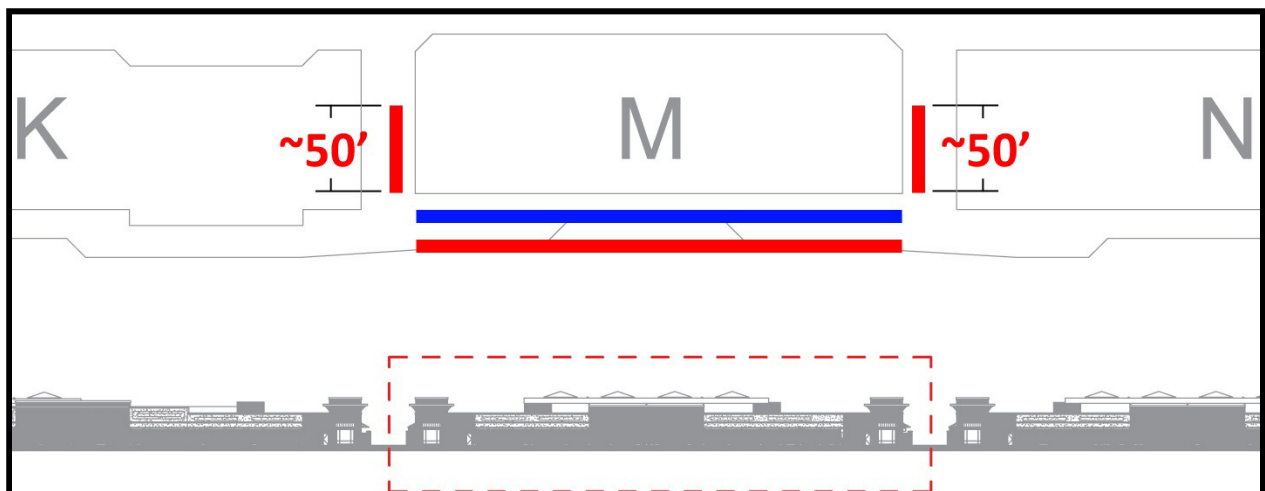


Figure Two: Previously approved sign area for Building M shown in blue and the proposed sign area shown in red

For additional clarification, Figure Three below depicts the sign band area previously approved on the south elevation and Figure Four depicts locations proposed in this amendment. Some of the sign locations highlighted in this image were not included in the first sign package; areas such as the windows and the visible façades of the mall entrance corridors.



Figure Three: Red line depicts the approximate location of the Existing permitted sign band along the south elevation



Figure Four: Sign areas proposed in amendment are shown in red; some areas were not included in the previous approval such as the window signs and sign areas along the entry corridor visible from the parking fields and North Outer 40 Road (approximately 50 feet of the corridor).

Additionally, the applicant is proposing more defined sign areas in this amendment versus the continuous band in the previous approval. This change has allowed the applicant to increase the height of the sign bands proposed on the southern, eastern and western buildings plus tower signs on these buildings.

The revision also includes window signage on the south, east and west elevations of Buildings A, C, D, H, J, K, M and N. The approved Sign Package did not include window signage on the façades visible from the parking areas; however, at this time the applicant is including up to forty (40) percent of window signage on these façades.

It is important to note that while individual sign band areas may change in total size, **the previously approved ratio of total wall sign area to total façade area will remain as previously approved at 7.5%. This includes all wall mounted signage and the requested maximum forty (40) percent of window signage on the exterior façades.**

Signage on the interior portion of the development will continue to be treated similar to signage at the Chesterfield Mall and would not be subject to the review of the City of Chesterfield.

STAFF ANALYSIS AND RECOMMENDATION

Staff has reviewed the proposed changes to the approved Sign Package and believes the changes are consistent with the original Sign Package approved for the site.

After reviewing the proposed Sign Package for Chesterfield Outlets, Staff does not have any outstanding comments on the submittal. Staff recommends approval of the submittal as submitted.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Sign Package for Chesterfield Outlets."
- 2) "I move to approve the Amended Sign Package for Chesterfield Outlets....." (Conditions may be added, eliminated, altered or modified)

Attachments: Proposed Amended Sign Package

CC: Planning and Development Services Director



Taubman Prestige Outlets of Chesterfield

Environmental Graphics

Exterior Signage

12 February 2014



prepared by:

Selbert Perkins Design Collaborative
2 North Riverside Plaza, Suite 1475
Chicago, IL 60606
T 312 876 1839 F 312 993 0167

STATEMENT OF INTENT: Proposed changes to original package are noted either in red font or by a red callout bubble.

Taubman Prestige Outlets Chesterfield is a "Mall" without a roof. As such, all the signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Taubman Prestige Outlets Chesterfield - Signage Narrative

Taubman Prestige Outlets Chesterfield (TPOC) is a new shopping concept under construction on North Outer Rd 40, just east of the intersection of Boone's Crossing & Interstate 64/Highway 40.

The sign package for TPOC was designed and tailored to integrate both into the surrounding environment and the architectural design of the project. The materials & colors from the architectural palette have been integrated directly into the sign program. The stone base featured on most of the sign types is the same stone material being utilized in the architecture. The painted aluminum framework used throughout the sign system is a craftsman styled theme which relates directly to the architectural design.

Programmatically, sign locations were only located at major vehicular & pedestrian decision points. By locating the signs strategically, these signs reduce confusion to the motorist & pedestrian allowing traffic throughout the site to flow smoothly. Several signs typically allowed in the City of Chesterfield Sign regulations are not included in the proposed sign package to reduce visual clutter and not distract from the proposed identification and wayfinding sign types in the sign package. The signs typically allowed but not included are informational signs, accessory signs, incidental signs, temporary signs (including banners, now open & human), attention getting devices including balloons, festoons & beacons, prohibited signs & real estate signs.

Sign forms follow the function of the specific sign type. The main priority of the sign program is to provide information in a clear and concise manner to both vehicular & pedestrian traffic. The intent is to reduce visual clutter on the site and on the sign elements themselves. Wayfinding sign backgrounds are white with dark text to provide adequate contrast for maximum legibility of sign messages. Colors are used as decorative accents to relate to the architectural palette and add visual interest and attractiveness at the pedestrian level.

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.



All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.

Sign lighting in all instances complies with City of Chesterfield requirements. LED lighting is integrated within all illuminated sign types and in no instances is light projected directly into the dark sky. Brightness levels will be controlled to fit within the City of Chesterfield requirements.

Flagpoles programmed in the Site Development Plan are not for commercial use.

Construction Sign

Location of Construction Sign will be provided and will adhere to the City of Chesterfield requirements for "Future Use of Site" signs. Note that through the course of construction, the location of the sign may change due to construction/build out areas needing to shift over time. Sign would potentially be moved to areas where active construction is not being performed. Sign will have clear line-of-sight from Eastbound & Westbound traffic on I-64 and will be setback a minimum of 4'-0" from the property line.

Freestanding Major Identification Signs (A01)

Freestanding Major Identification signs have been programmed at the major vehicular entrances off North Outer Road 40 to alert motorists of where the major entries into the project are located.

Sign fits within Section 1003.168C.2(2)(c) - Sign height is 8'-5" and is setback 20'-0" (west location) to between 244'-0" and 260'-0" (south locations) from the minimum yard requirement.

Sign location is within of line-of-sight boundary as indicated on sheet SDP-C11 from the recorded Site Development Plan.

The stone base on the Freestanding Major Identification Sign is the same material being utilized in the architectural design. Sign is integrated into the site Landscape Design.

Taubman Prestige Outlets Chesterfield - Signage Narrative

Freestanding Direction Signs (B01)

Freestanding direction signs have been programmed at the major vehicular decision points throughout the site.

Sign locations are within the line-of-sight boundary as indicated on sheet SDP-C 11 from the recorded Site Development Plan.

Wall Signs / Tenant Identity (A03)

The proposed sign area outlined in the Sign Package is for the center as a whole and tenant placement within these areas is subject to developer / landlord approval.

No building mounted signs are proposed in the Sign Package facing the North Parking Area / Levee Trail.

Wall mounted signage, including up to 40% of each display window, located on the exterior facades of the project will not exceed 7.5% of the cumulative façade area of all four exterior facades. The four facades include the North, South, East & West facades, as well as partial "interior" facades visible from surface parking area. The cumulative area for all four exterior facades is 133,429 SQ. FT. Exterior facing wall-mounted signage will not exceed a total area of 10,007 SQ. FT. total.

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.



All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.

Square Footage Totals

March 2013

Justin Wyse
Senior Planner
City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017



Mr. Wyse,

Per your request for clarification regarding the Taubman Prestige Outlets of Chesterfield Sign Package, please understand that the cumulative 7.5% of facade area is applied to the constructed facade area for each phase.

Phase 1 Facade Area (under construction currently)

East Elevation: 5,479 SF
West Elevation B: 2,007 SF
West Elevation H: 2,199 SF
South Elevation: 37,859 SF
North Elevation: 35,218 SF

PHASE 1 TOTAL: 82,762 SF

PHASE 1 ALLOWABLE WALL SIGNAGE: 6,207.15 SF

Phase 1 & 2 Facade Area

East Elevation: 5,479 SF
West Elevation: 4,755 SF
South Elevation: 55,358 SF
North Elevation: 49,468 SF

PHASE 1 & 2 TOTAL: 115,060 SF

PHASE 1 & 2 ALLOWABLE WALL SIGNAGE: 8,629.5 SF

thank you,

John Lutz

www.selbertperkins.com

2 a riverside plaza, suite 1475
chicago, il 60606
T 312.876.1839 | F 312.993.0167



February 2014

EXISTING SIGNAGE

South Elevation H: 103 SF
East Elevation H: 36 SF
West Elevation K: 44.5 SF
South Elevation K: 89 SF
South Elevation M: 20.7 SF
West Elevation N: 22.2 SF
South Elevation N: 313.6 SF
South Elevation P: 71.7 SF

EXISTING SIGNAGE: 700 SF

ALLOWABLE SIGNAGE

+ West Elevation A*: 4,954 SF
South Elevation A*: 4,176 SF
East Elevation C*: 1,200 SF
West Elevation C*: 1,400 SF
South Elevation C*: 6,400 SF
East Elevation D*: 1,200 SF
West Elevation D*: 1,200 SF
South Elevation D*: 6,400 SF
East Elevation H: 1,406 SF
West Elevation H: 1,406 SF
South Elevation H: 8,671 SF
East Elevation J: 1,238 SF
West Elevation J: 1,238 SF
South Elevation J: 4,134 SF
East Elevation K: 1,414 SF
West Elevation K: 1,414 SF
South Elevation K: 8,725 SF
East Elevation M: 1,208 SF
West Elevation M: 1,208 SF
South Elevation M: 6,843 SF
East Elevation N: 1,413 SF
West Elevation N: 1,402 SF
South Elevation N: 7,328 SF
East Elevation P: 5,958 SF
South Elevation P: 2,205 SF

North Elev. Ph 1: 14,250 SF
North Elev. Ph 2*: 35,218 SF

133,429 SF

133,429 x 0.075 = 10,007 SF ALLOWABLE WALL SIGNAGE

*Denotes Phase 2 Elevation

Construction Sign (Qty: 1)

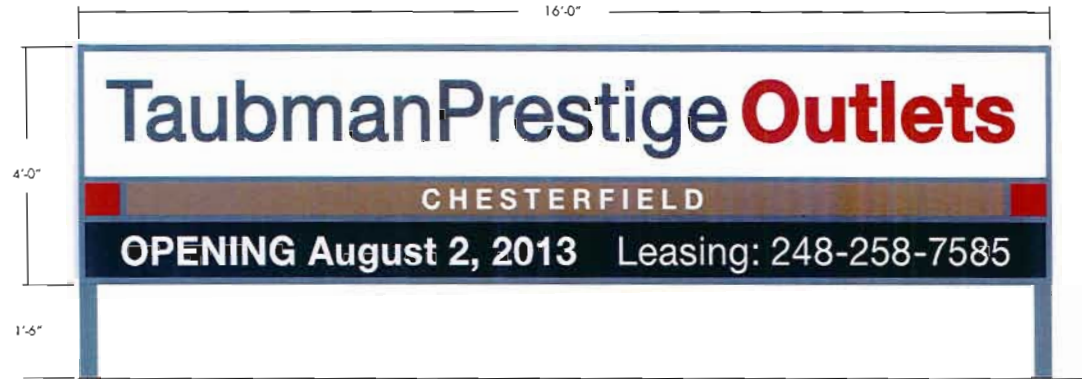
Future Use Sign Narrative:

Taubman Prestige Outlets Chesterfield (TPOC) is a new shopping concept under construction on North Outer Rd 40, just east of the intersection of Boone's Crossing & Interstate 64/Highway 40.

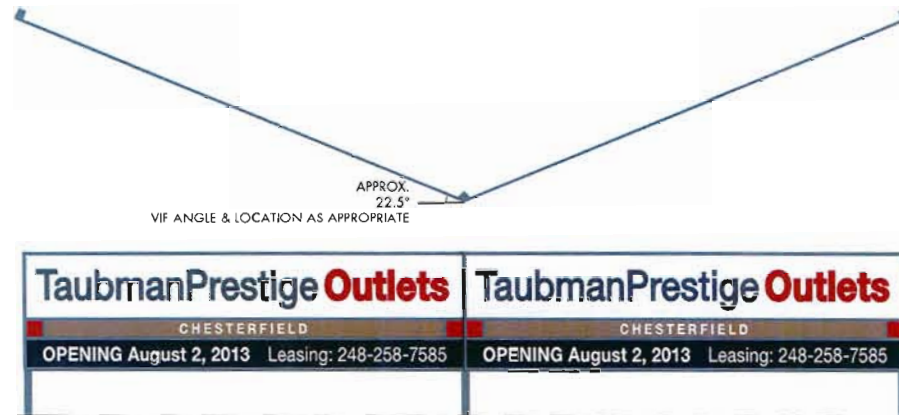
In the Spring of 2012, TPOC installed a 32 square foot "future use" sign on the site facing Interstate 64/Highway 40 as a means to identify the center's location, identify the project, create interest and display leasing opportunity and contact information pertaining to the project.

Due to the distance and speed of the vehicles travelling on Interstate 64/Highway 40, the 32 square foot sign is largely unreadable. In an attempt to provide a more readable visual image to the vehicles travelling +/- 60 miles per hour on Interstate 64/Highway 40, TPOC would like to increase the size of the future use sign to 128sq/ft (2 - 4' x 16'). We believe that increasing the size of the sign will greatly improve the legibility for passing motorists.

The sign will be constructed in a manner consistent with the City of Chesterfield Sign Regulations and assembled from high quality materials that will be maintained at this high quality appearance throughout the project's construction period. At such time of the center's Grand Opening, this sign will be removed in accordance with guideline set forth in the City of Chesterfield Sign Regulations.



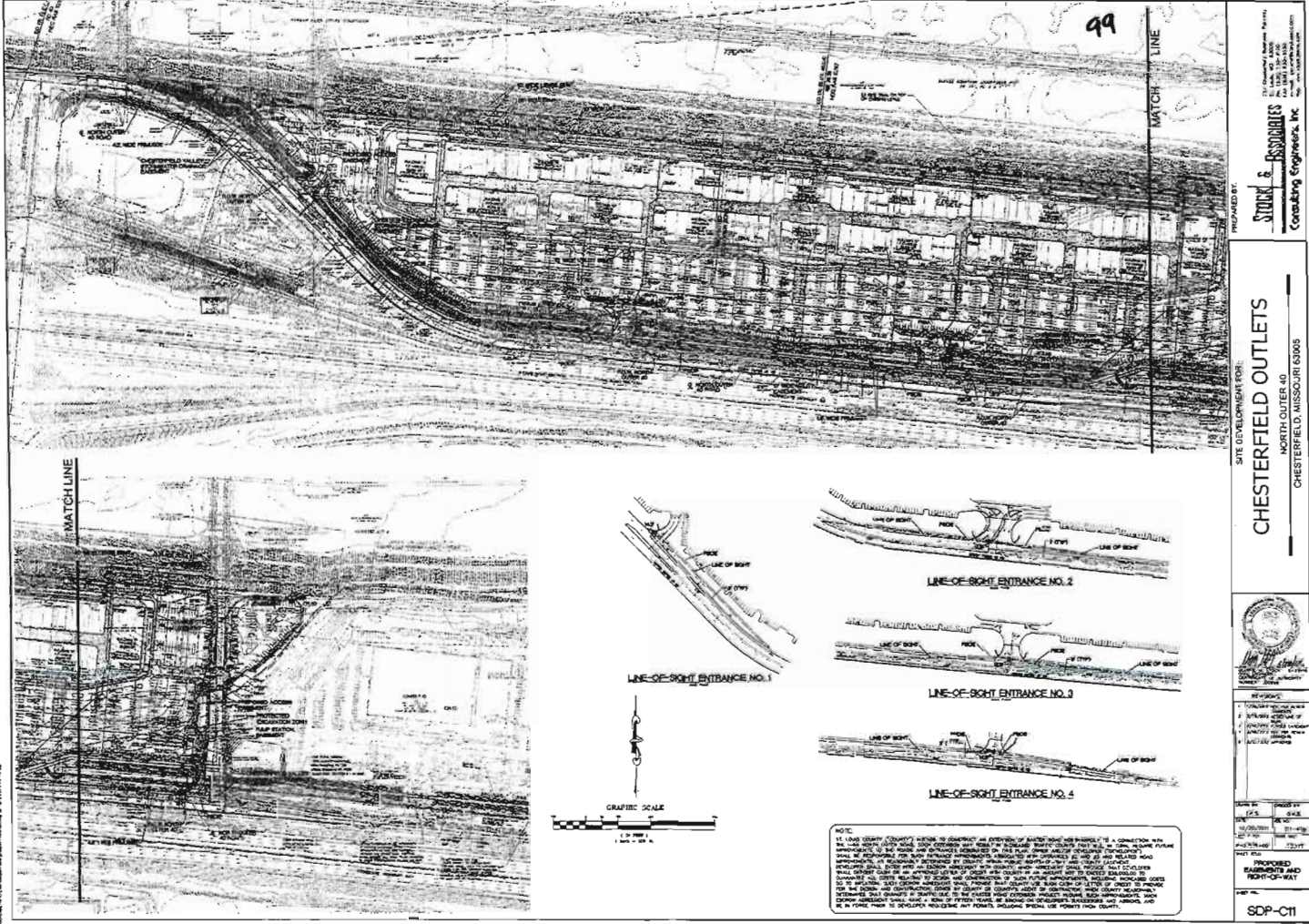
2 CONSTRUCTION SIGN - EXPANDED (SINGLE SIDE)
SCALE: 1/2" = 1'-0"



1 CONSTRUCTION SIGN - ELEVATION
SCALE: 1/2" = 1'-0"
(TOTAL AREA=128SF)



SDP-C11 (FOR REFERENCE)



STUCK & RESOURCES
 Consulting Engineers, Inc.

SITE DEVELOPMENT FOR:
CHESTERFIELD OUTLETS
 NORTH OUTER 40
 CHESTERFIELD, MISSOURI 63005

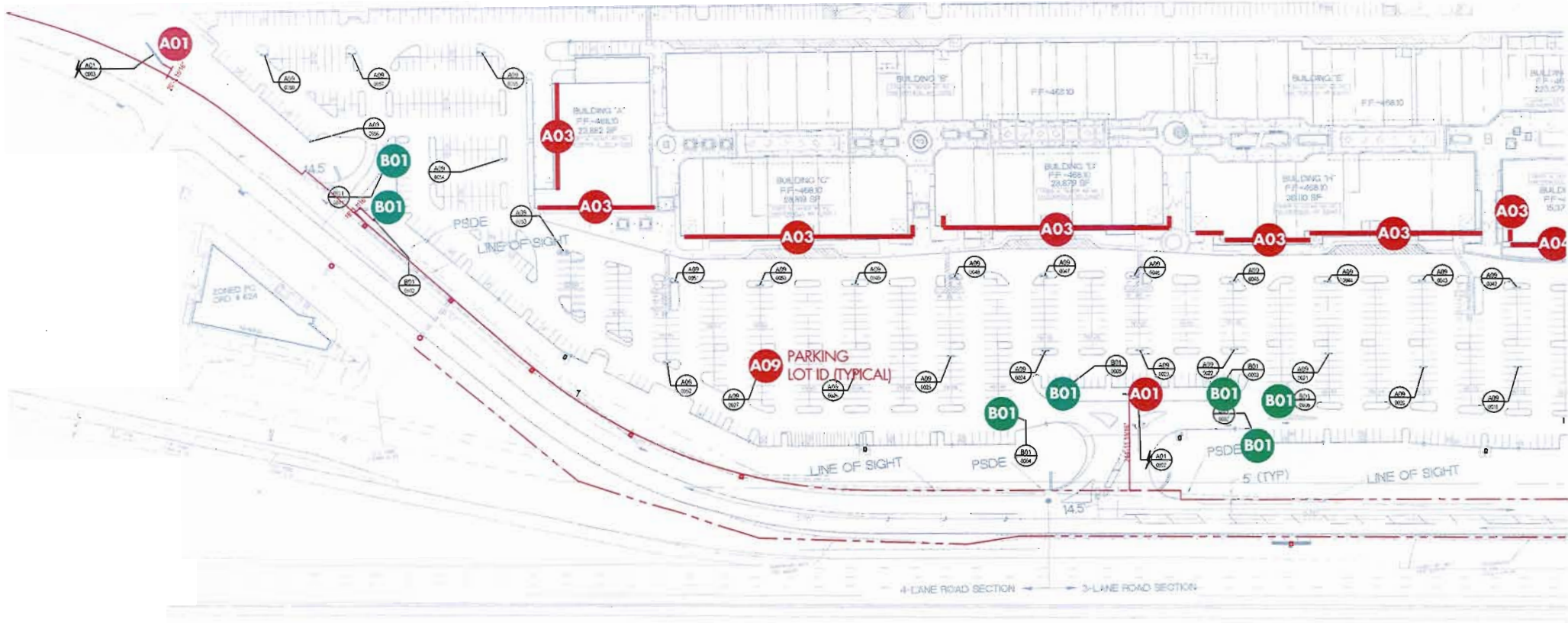


PROJECT NO.	SDP-C11
DATE	02/12/02
DESIGNER	STUCK & RESOURCES
REVISION	01
DATE	02/12/02
SCALE	AS SHOWN
TITLE	SIGNAGE PLAN
PROJECT NO.	SDP-C11
PROJECT	CHESTERFIELD OUTLETS
CLIENT	Taubman
LOCATION	North Outer 40
CITY	Chesterfield, MO
STATE	MO
COUNTY	St. Louis
DATE	02/12/02
SCALE	AS SHOWN
TITLE	SIGNAGE PLAN
PROJECT NO.	SDP-C11

NOTICE:
 THE CITY OF CHESTERFIELD HAS REVIEWED AND APPROVED THIS PLAN AND ALL INFORMATION CONTAINED HEREIN FOR CONFORMANCE WITH THE CITY OF CHESTERFIELD ZONING ORDINANCES AND THE CITY OF CHESTERFIELD SIGNAGE ORDINANCES. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR THE COMPLETION OF THE PROJECT DESCRIBED HEREIN. THE CITY OF CHESTERFIELD DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR THE COMPLETION OF THE PROJECT DESCRIBED HEREIN. THE CITY OF CHESTERFIELD DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR THE COMPLETION OF THE PROJECT DESCRIBED HEREIN. THE CITY OF CHESTERFIELD DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR THE COMPLETION OF THE PROJECT DESCRIBED HEREIN.



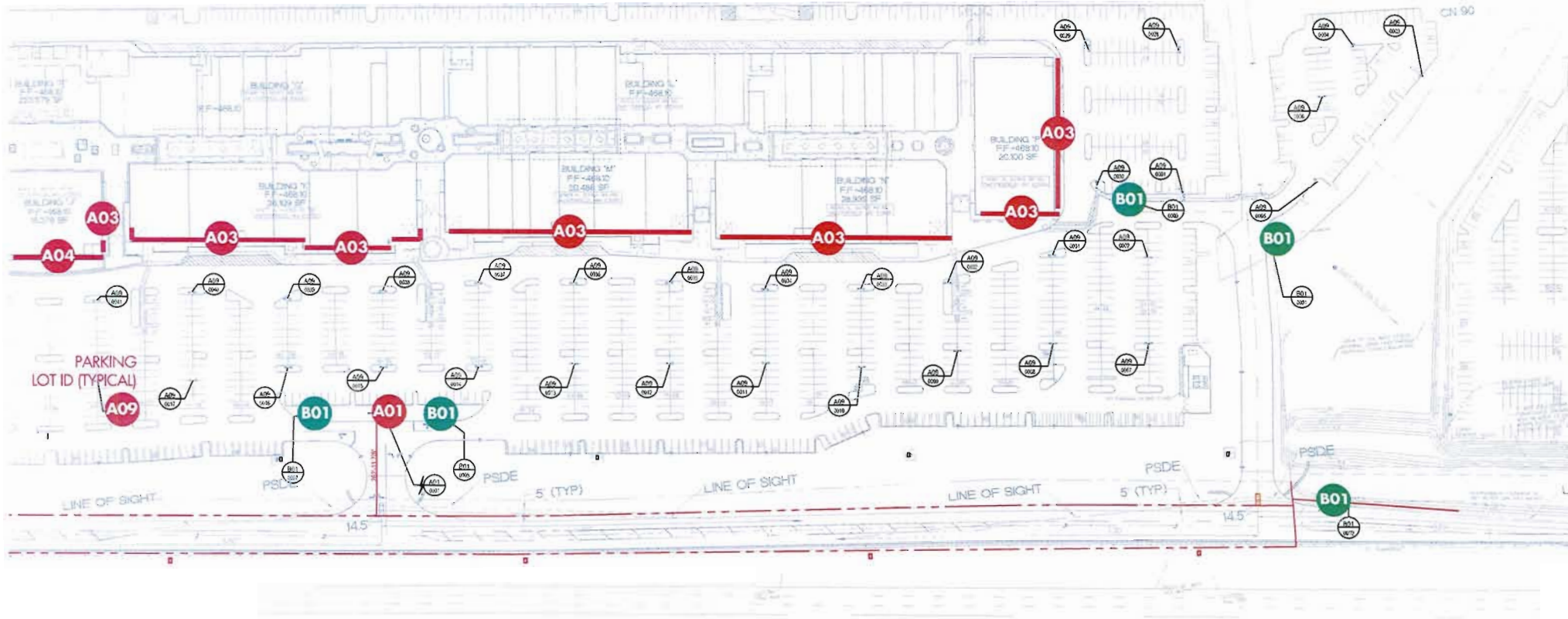
Sign Location Plan - Site (west)



2 SIGN LOCATION PLAN - SITE (WEST)
1" = 70'-0"



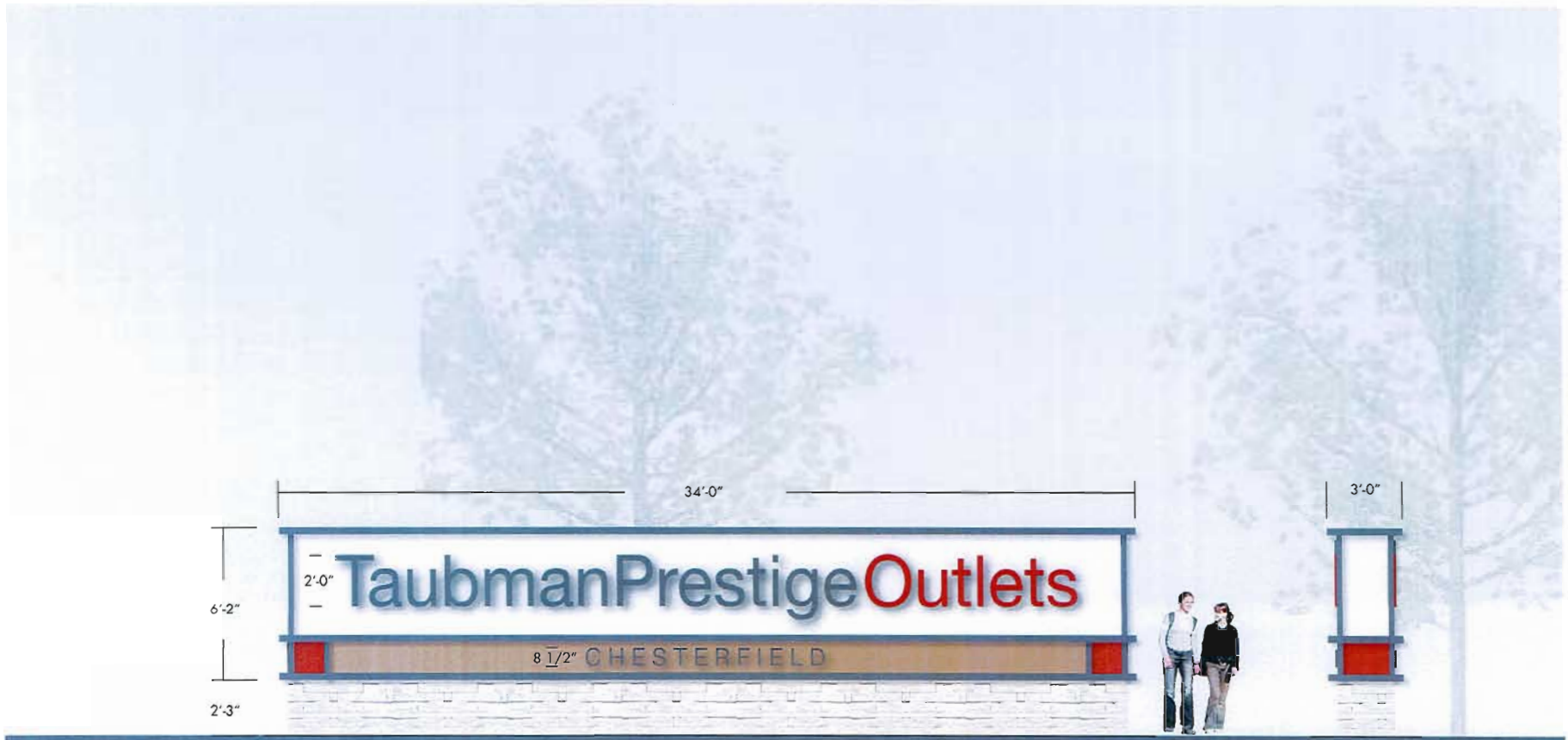
Sign Location Plan - Site (east)



1 SIGN LOCATION PLAN - SITE (EAST)
1" = 70'-0"



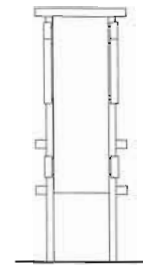
A01 - Major Entry Identity (Qty: 3)



A1 MAJOR ENTRY IDENTITY



A01 - Detail



4 PLAN
EG-210 SCALE: 1/4" = 1'-0"

3 SECTION
EG-210 SCALE: 1/4" = 1'-0"



COLORS
GREY: PMS 425C
RED: PMS 186C
BROWN: PMS 874C

POWER FOR SIGN TO BE PROVIDED AT 277V;
PROVIDE INTERNAL SIGN TRANSFORMER

FABRICATOR TO ENSURE LIGHTING OUTPUT
CONFORMS TO CITY OF CHESTERFIELD
ORDINANCE REQUIREMENT

CUSTOM FABRICATED & PAINTED METAL SIGN
CABINET & FRAME
FACE ILLUMINATED, 3" THK PAINTED LETTERS,
"TAUBMAN PRESTIGE" & "CHESTERFIELD" TO BE
DARK GREY DURING DAY & LIT WHITE AT
NIGHT; "OUTLET" LETTERS TO BE PAINTED RED &
LIT RED AT NIGHT; LETTERS ARE NOT TO HAVE
TRIM CAPS

TRANSLUCENT RED COLORED ACRYLIC
SQUARES INTERNALLY ILLUMINATED VIA LED

INTEGRATED STONE VENEER BASE; COORD.
VENEER TYPE W/ ARCH PACKAGE AS SPECIFIED
FOR MALL BUILDINGS

ENTIRE SIGN ASSEMBLY MECHANICALLY
ANCHORED INTO GROUND & FOUNDATION
AS REQUIRED

CONCEAL & COORDINATE ALL ELECTRICAL
CONDUITS, FASTENERS, HARDWARE ETC.

SIGN & RELATED COMPONENTS, FOUNDATION
TO BE ENGINEERED BY A LICENSED ENGINEER
IN THE STATE OF MISSOURI, IN ACCORDANCE
WITH THE WIND LOAD AND SEISMIC CRITERIA
INCLUDED IN THE STRUCTURAL DRAWINGS, AS
NECESSARY TO PREVENT SWAY OR MOVE-
MENT. SIGN FABRICATOR TO COORDINATE
W/ ALL RELATED TRADES, DISCIPLINES CON-
CEAL ALL POWER REQUIREMENTS ELECTRICAL
WIRING, FASTENERS, HARDWARE ETC.

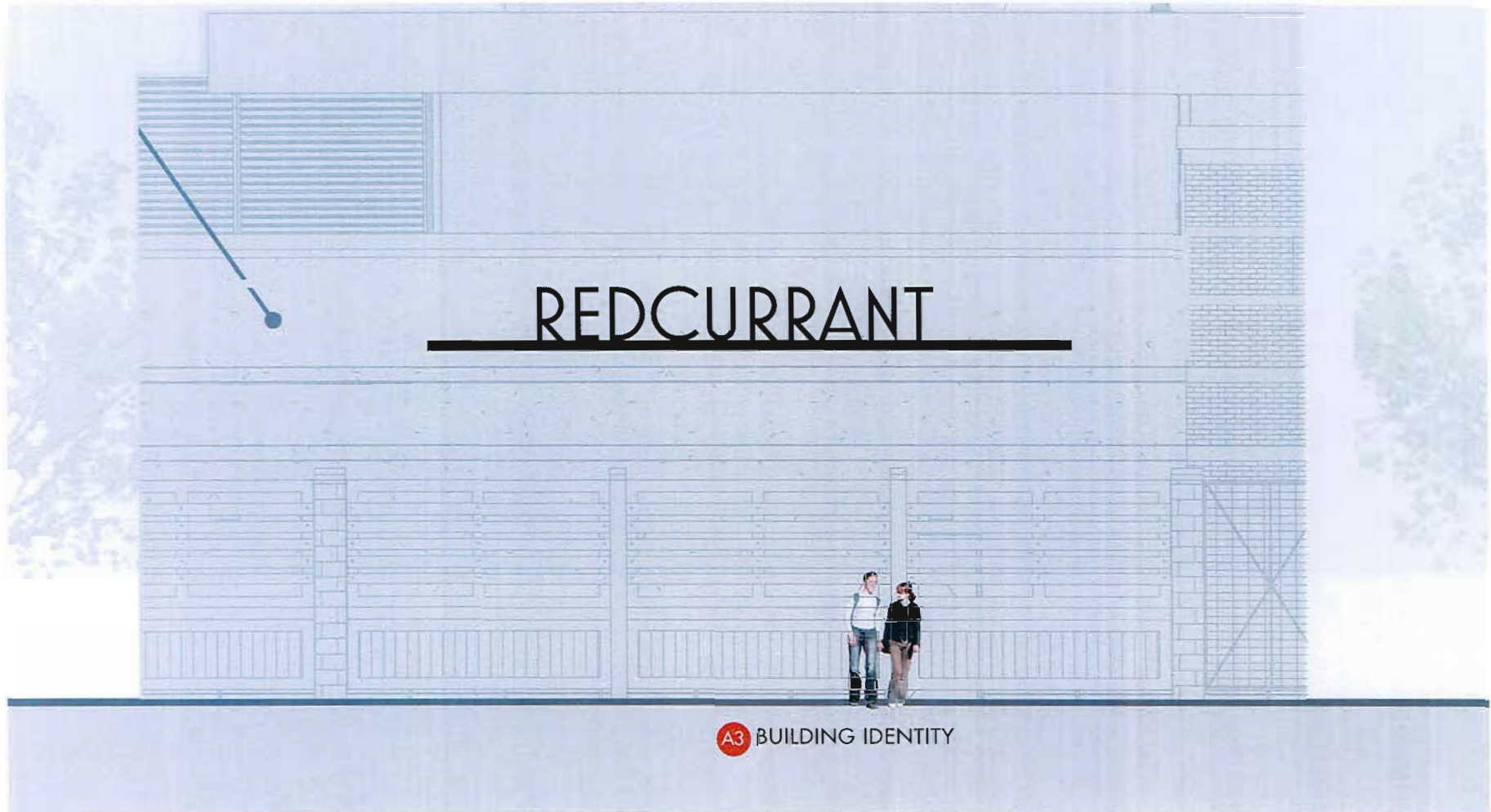
ALL ILLUMINATION TO BE EVEN WITHOUT HOT
SPOT

1 A01 - MAJOR ENTRY ID
EG-210 SCALE: 1/4" = 1'-0"

2 SIDE
EG-210 SCALE: 1/4" = 1'-0"



A03 - Building Identity (Qty: TBD)



WALL MOUNTED SIGNAGE LOCATED ON THE EXTERIOR FACADES OF THE PROJECT WILL NOT EXCEED 7.5% OF THE CUMULATIVE FACADE AREA OF ALL FOUR EXTERIOR FACADES. THE FOUR FACADES INCLUDE THE NORTH, SOUTH, EAST & WEST FACADES, AS WELL AS PARTIAL "INTERIOR" FACADES VISIBLE FROM SURFACE PARKING AREA. THE CUMULATIVE AREA FOR ALL FOUR EXTERIOR FACADES IS 92,722 SQ. FT. EXTERIOR FACING WALL-MOUNTED SIGNAGE WILL NOT EXCEED A TOTAL AREA OF 6,954.2 SQ. FT. TOTAL.

A03 - Detail



SIGN SIZES, COLOR, LOGO & TEXT VARY ACCORDING TO TENANT & LOCATION; MOUNTING CONDITIONS MAY VARY, SIGN FABRICATOR TO COORDINATE W/ ALL RELATED TRADES & DISCIPLINES



DIMENSIONS VARY ACCORDING TO LOGO

POWER FOR SIGN TO BE PROVIDED AT 277V, PROVIDE INTERNAL SIGN TRANSFORMER

SIGN & RELATED COMPONENTS TO BE ENGINEERED BY A LICENSED ENGINEER IN THE STATE OF MISSOURI, IN ACCORDANCE WITH THE WIND LOAD AND SEISMIC CRITERIA INCLUDED IN THE STRUCTURAL DRAWINGS, AS NECESSARY TO PREVENT SWAY OR MOVEMENT. SIGN FABRICATOR TO COORDINATE W/ ALL RELATED TRADES, DISCIPLINES CONCEAL ALL POWER REQUIREMENTS ELECTRICAL WIRING, FASTENERS, HARDWARE ETC.

EXISTING
INTERNALLY ILLUMINATED FACE LIT CHANNEL LETTER W/ TRANSLUCENT ACRYLIC FACE; NO TRIM CAP, SEAMLESS FACE & RETURN DETAILS

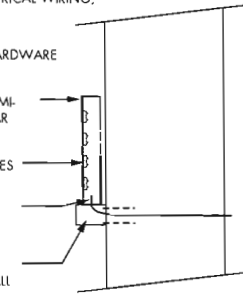
CONCEAL ALL FASTENERS, HARDWARE ETC.

5" THK, OPEN CHANNEL ALUMINUM LETTER FORMS W/ CLEAR LEXAN BACK

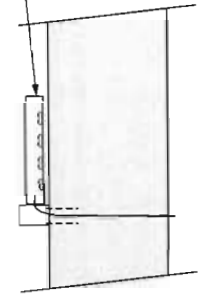
EMBEDDED LED LIGHT MODULES

CONCEALED ELECTRICAL PROVISION

SIGN SHELF & ENTIRE SIGN ASSEMBLY MOUNTED TO WALL MECHANICALLY



OPTION 2A - HALO LIT



OPTION 2B - FACE LIT

13
A03 - TENANT ID
OP2 - ELEVATION
EG-210 SCALE: 1/8" = 1'-0"

SIGN SIZES, COLOR, LOGO & TEXT VARY ACCORDING TO TENANT & LOCATION; MOUNTING CONDITIONS MAY VARY, SIGN FABRICATOR TO COORDINATE W/ ALL RELATED TRADES & DISCIPLINES



DIMENSIONS VARY ACCORDING TO LOGO

POWER FOR SIGN TO BE PROVIDED AT 277V, PROVIDE INTERNAL SIGN TRANSFORMER

14
OP2 - DETAIL
EG-210 SCALE: 3/8" = 1'-0"

SIGN & RELATED COMPONENTS TO BE ENGINEERED BY A LICENSED ENGINEER IN THE STATE OF MISSOURI, IN ACCORDANCE WITH THE WIND LOAD AND SEISMIC CRITERIA INCLUDED IN THE STRUCTURAL DRAWINGS, AS NECESSARY TO PREVENT SWAY OR MOVEMENT. SIGN FABRICATOR TO COORDINATE W/ ALL RELATED TRADES, DISCIPLINES CONCEAL ALL POWER REQUIREMENTS ELECTRICAL WIRING, FASTENERS, HARDWARE ETC.

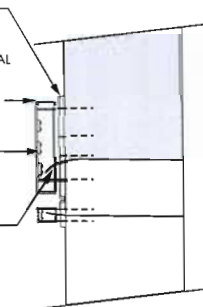
CONCEAL ALL FASTENERS, HARDWARE ETC.

APPROX. 3/8" THK OVERSIZE ESCUTCHEON BACK PLATE, MOUNTED FLUSH TO WALL, CONCEAL MOUNTING & ELECTRICAL CONDUITS ETC.

5" THK, OPEN CHANNEL ALUMINUM LETTER FORMS W/ CLEAR LEXAN BACK

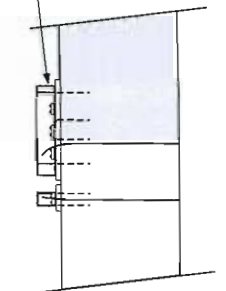
EMBEDDED LED LIGHT MODULES

CONCEALED ELECTRICAL PROVISION



OPTION 1A - HALO LIT

INTERNALLY ILLUMINATED FACE LIT CHANNEL LETTER W/ TRANSLUCENT ACRYLIC FACE; NO TRIM CAP, SEAMLESS FACE & RETURN DETAILS



OPTION 1B - FACE LIT

10
A03 - TENANT ID
OP1 - ELEVATION
EG-210 SCALE: 1/8" = 1'-0"

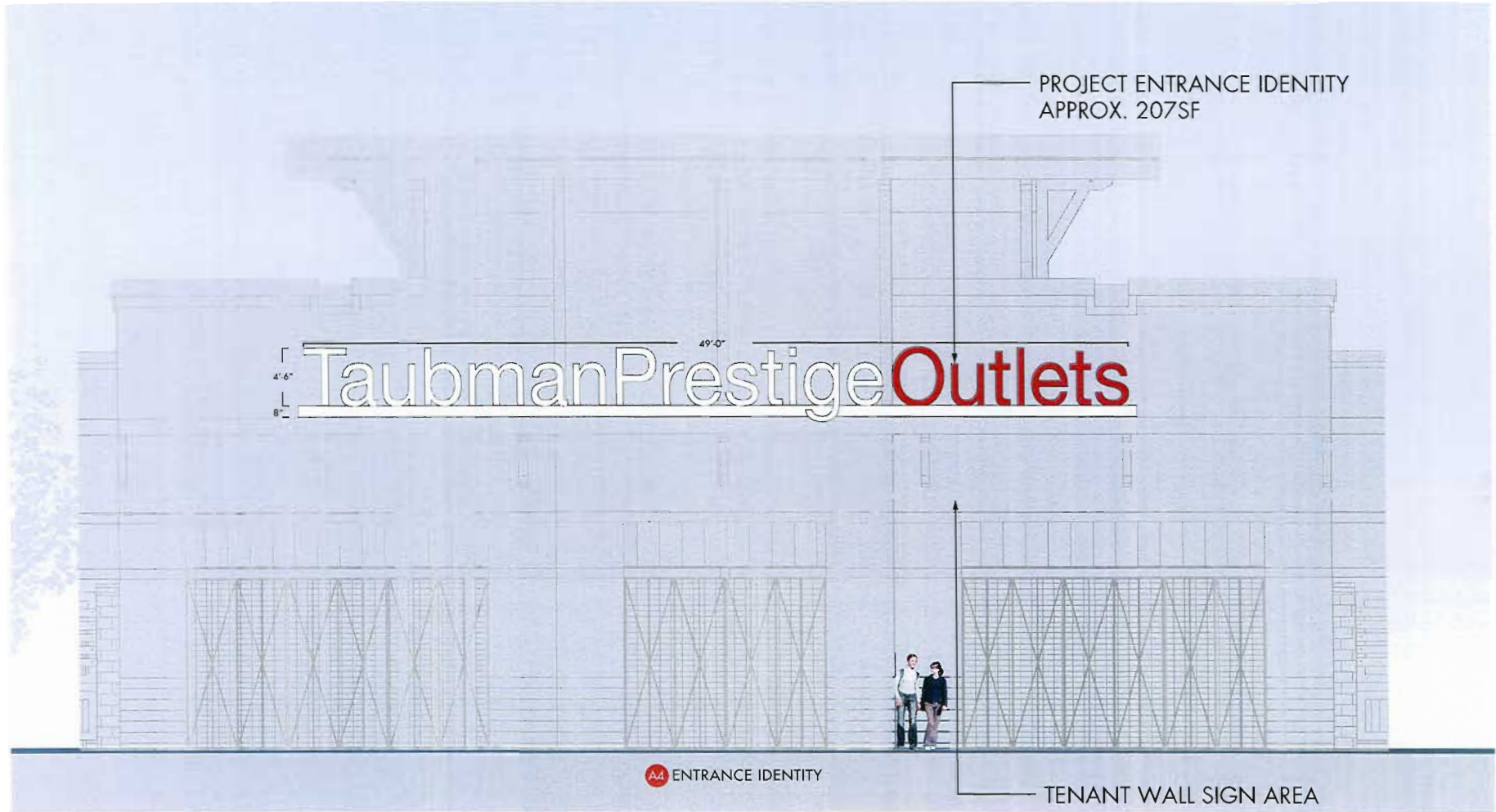
WALL MOUNTED SIGNAGE LOCATED ON THE EXTERIOR FACADES OF THE PROJECT WILL NOT EXCEED 7.5% OF THE CUMULATIVE FACADE AREA OF ALL FOUR EXTERIOR FACADES. THE FOUR FACADES INCLUDE THE NORTH, SOUTH, EAST & WEST FACADES, AS WELL AS PARTIAL "INTERIOR" FACADES VISIBLE FROM SURFACE PARKING AREA. THE CUMULATIVE AREA FOR ALL FOUR EXTERIOR FACADES IS 92,722 SQ. FT. EXTERIOR FACING WALL-MOUNTED SIGNAGE WILL NOT EXCEED A TOTAL AREA OF 6,954.2 SQ. FT. TOTAL.

11
OP1 - DETAIL
EG-210 SCALE: 3/8" = 1'-0"

12
OP1 - SECTION
EG-210 SCALE: 3/8" = 1'-0"



A04 - Entrance Identity (Qty: 1)



WALL MOUNTED SIGNAGE LOCATED ON THE EXTERIOR FACADES OF THE PROJECT WILL NOT EXCEED 7.5% OF THE CUMULATIVE FACADE AREA OF ALL FOUR EXTERIOR FACADES. THE FOUR FACADES INCLUDE THE NORTH, SOUTH, EAST & WEST FACADES, AS WELL AS PARTIAL "INTERIOR" FACADES VISIBLE FROM SURFACE PARKING AREA. THE CUMULATIVE AREA FOR ALL FOUR EXTERIOR FACADES IS 92,722 SQ. FT. EXTERIOR FACING WALL-MOUNTED SIGNAGE WILL NOT EXCEED A TOTAL AREA OF 6,954.2 SQ. FT. TOTAL.

A04 - Detail



19 DETAIL
EG-210 SCALE: 1/2" = 1'-0"

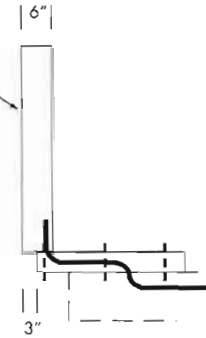
FACE ILLUMINATED, 6" THK PAINTED LETTERS, "OUTLET" LETTERS TO BE PAINTED RED & LIT RED AT NIGHT. LETTERS ARE NOT TO HAVE TRIM CAPS

"OUTLETS" LETTER RETURNS PAINTED WHITE

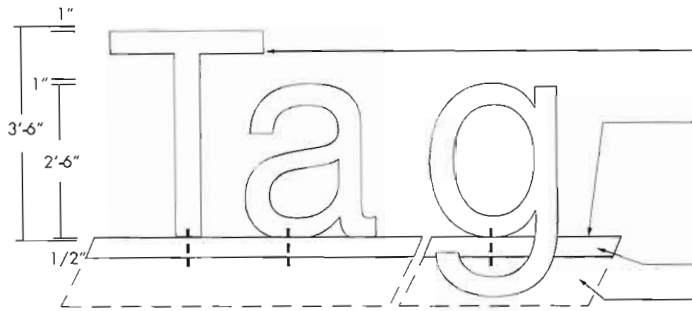
COLORS
RED: PMS 186C

POWER FOR SIGN TO BE PROVIDED AT 277V, PROVIDE INTERNAL SIGN TRANSFORMER

FABRICATOR TO ENSURE LIGHTING OUTPUT CONFORMS TO CITY OF CHESTERFIELD ORDINANCE REQUIREMENT



20 SIDE
EG-210 SCALE: 1/2" = 1'-0"



17 DETAIL
EG-210 SCALE: 1/2" = 1'-0"

FACE ILLUMINATED, 6" THK PAINTED LETTERS, "TAUBMAN PRESTIGE" TO BE PAINTED WHITE & LIT WHITE AT NIGHT, LETTERS ARE NOT TO HAVE TRIM CAPS

ENTIRE SIGN ASSEMBLY IS MOUNTED TO 4" THK SIGN RAIL & MOUNTED TO SCHEDULED ARCHITECTURAL CANOPY

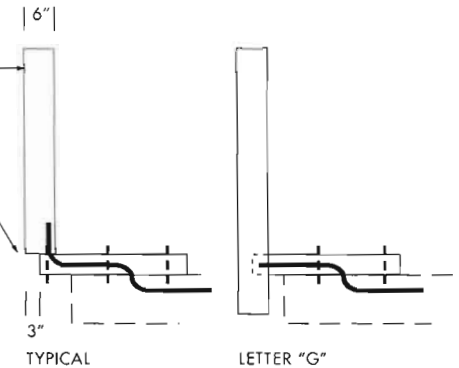
CONCEAL ALL MOUNTING HARDWARE & ELECTRICAL CONDUITS WITHIN METAL RAIL

"TAUBMAN PRESTIGE" LETTER RETURNS PAINTED RED

SIGN RAIL

FABRICATOR TO COORDINATE W/ SCHEDULED ARCHITECTURAL CANOPY

SIGN & RELATED COMPONENTS TO BE ENGINEERED BY A LICENSED ENGINEER IN THE STATE OF MISSOURI, IN ACCORDANCE WITH THE WIND LOAD AND SEISMIC CRITERIA INCLUDED IN THE STRUCTURAL DRAWINGS, AS NECESSARY TO PREVENT SWAY OR MOVEMENT. SIGN FABRICATOR TO COORDINATE W/ ALL RELATED TRADES, DISCIPLINES CONCEAL ALL POWER REQUIREMENTS ELECTRICAL WIRING, FASTENERS, HARDWARE ETC.



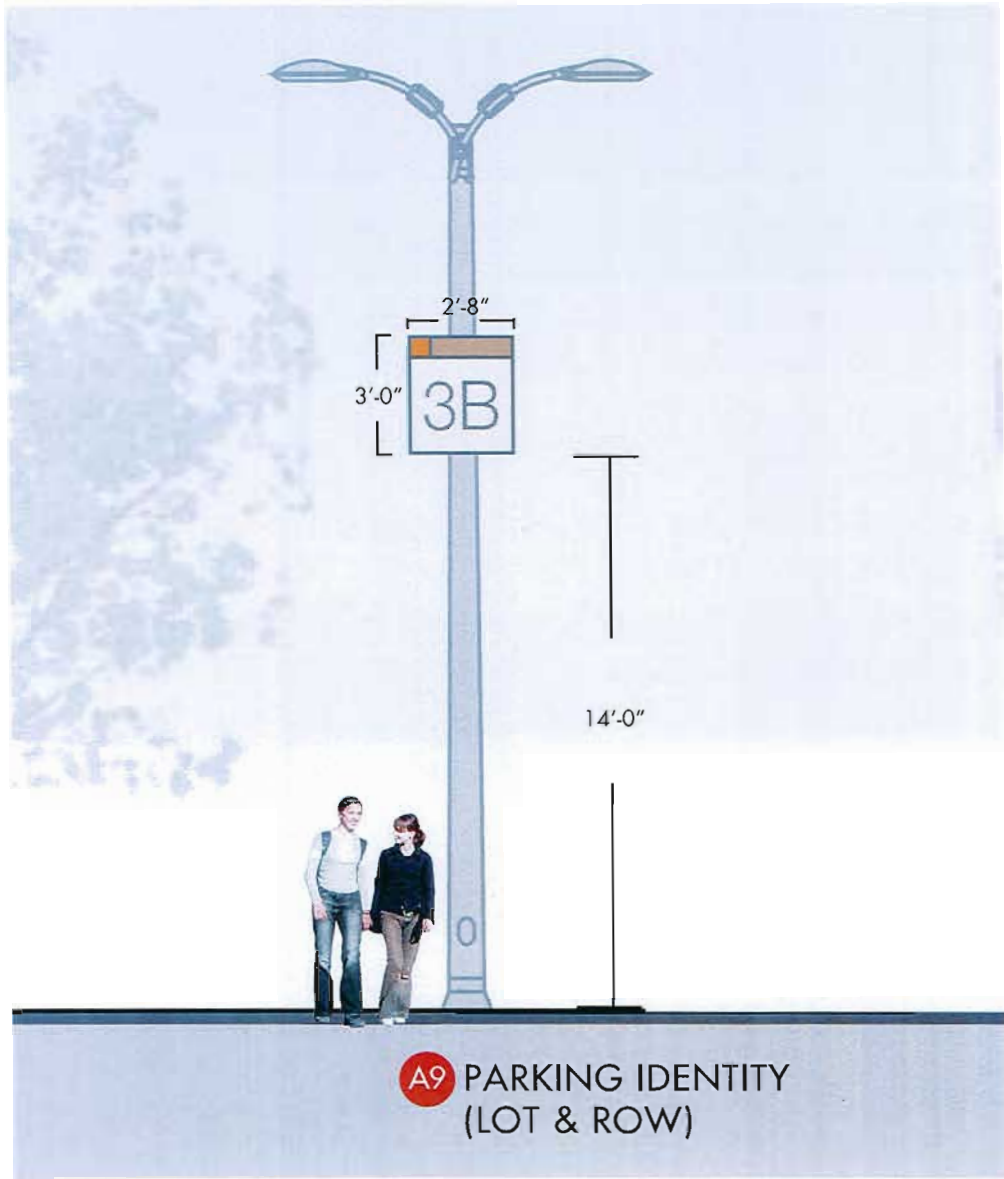
18 SIDE
EG-210 SCALE: 1/2" = 1'-0"



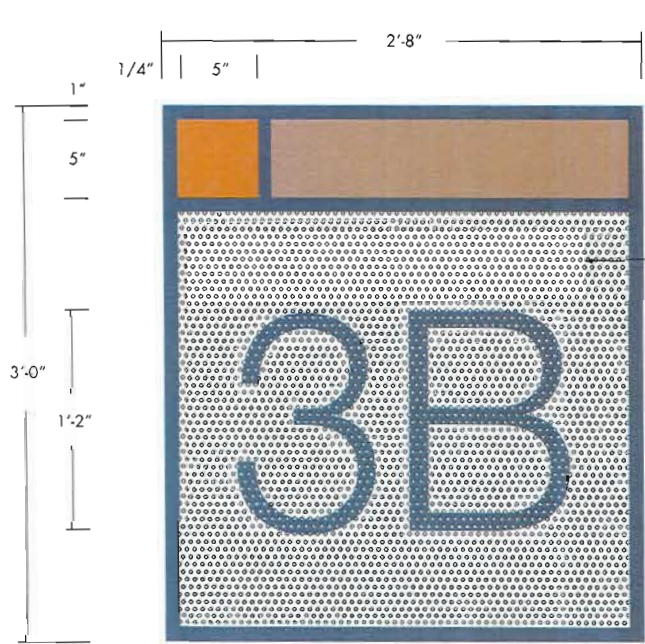
WALL MOUNTED SIGNAGE LOCATED ON THE EXTERIOR FACADES OF THE PROJECT WILL NOT EXCEED 7.5% OF THE CUMULATIVE FACADE AREA OF ALL FOUR EXTERIOR FACADES. THE FOUR FACADES INCLUDE THE NORTH, SOUTH, EAST & WEST FACADES, AS WELL AS PARTIAL "INTERIOR" FACADES VISIBLE FROM SURFACE PARKING AREA. THE CUMULATIVE AREA FOR ALL FOUR EXTERIOR FACADES IS 92,722 SQ. FT. EXTERIOR FACING WALL-MOUNTED SIGNAGE WILL NOT EXCEED A TOTAL AREA OF 6,954.2 SQ. FT. TOTAL

16 A04 - BUILDING ID
EG-210 SCALE: 1/4" = 1'-0"

A09 - Parking Identity (Qty: 58)



A09 - Detail



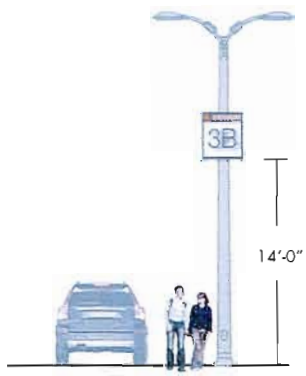
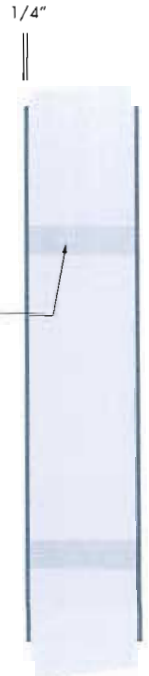
COLORS
 GREY: PMS 425C
 BROWN: PMS 874C
 ORANGE: PMS ORANGE 021C

PAINTED PERFORATED METAL SIGN PANEL W/
 SURFACE SCREENED GRAPHICS

ENTIRE SIGN ASSEMBLY MECHANICALLY
 MOUNTED LIGHT POLE W/ METAL STRAPS; 2
 SIGNS PER LIGHT POLE

CONCEAL ALL FASTENERS, HARDWARE ETC.

SIGN & RELATED COMPONENTS TO BE ENGI-
 NEERED BY A LICENSED ENGINEER IN THE
 STATE OF MISSOURI, IN ACCORDANCE WITH
 THE WIND LOAD AND SEISMIC CRITERIA
 INCLUDED IN THE STRUCTURAL DRAWINGS, AS
 NECESSARY TO PREVENT SWAY OR MOVE-
 MENT. SIGN FABRICATOR TO COORDINATE
 W/ ALL RELATED TRADES, DISCIPLINES CON-
 CEAL ALL FASTENERS, HARDWARE ETC.



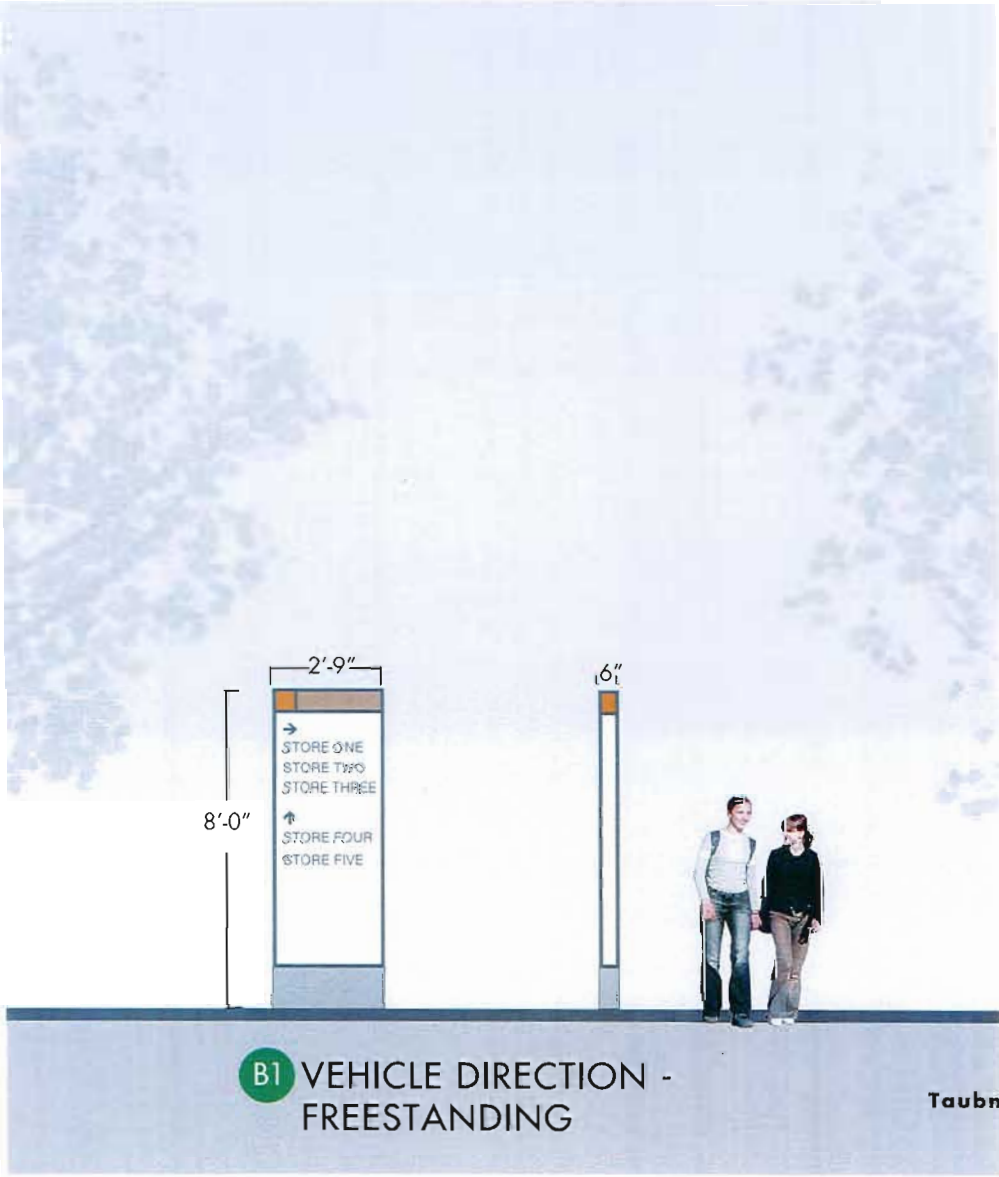
CONTEXT

3 A09 - PARKING ID
 EG-212 SCALE: 1 1/2"=1'-0"

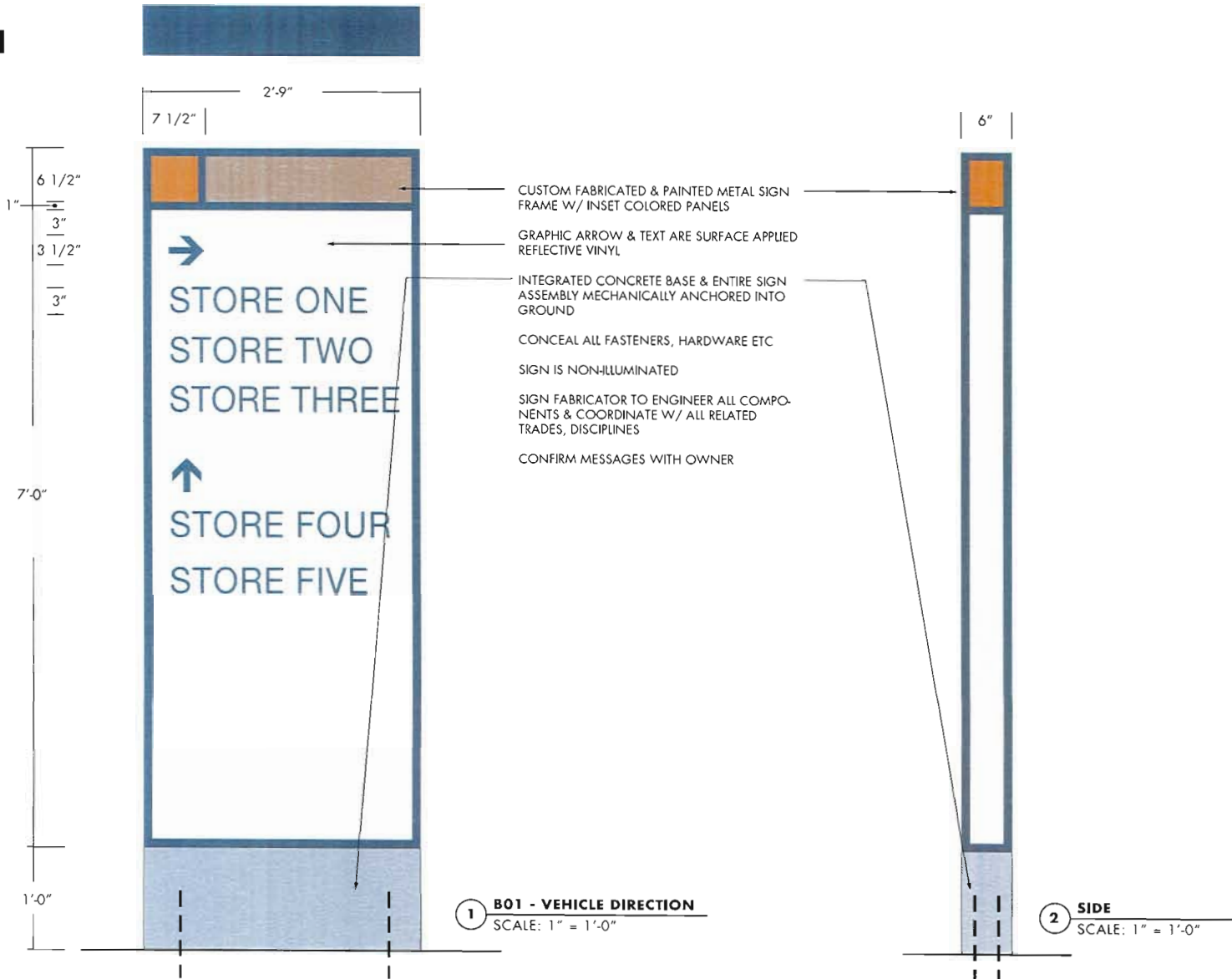
4 SIDE
 EG-212 SCALE: 1 1/2"=1'-0"



B01 - Vehicle Direction - Freestanding (Qty: 12)

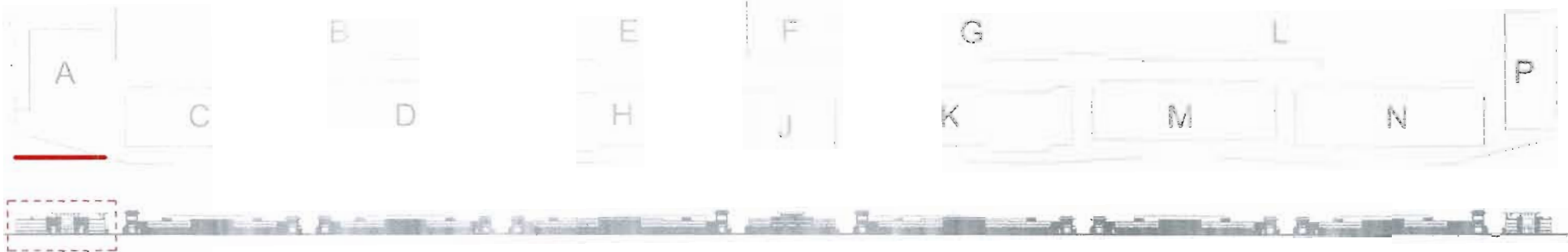


B01 - Detail



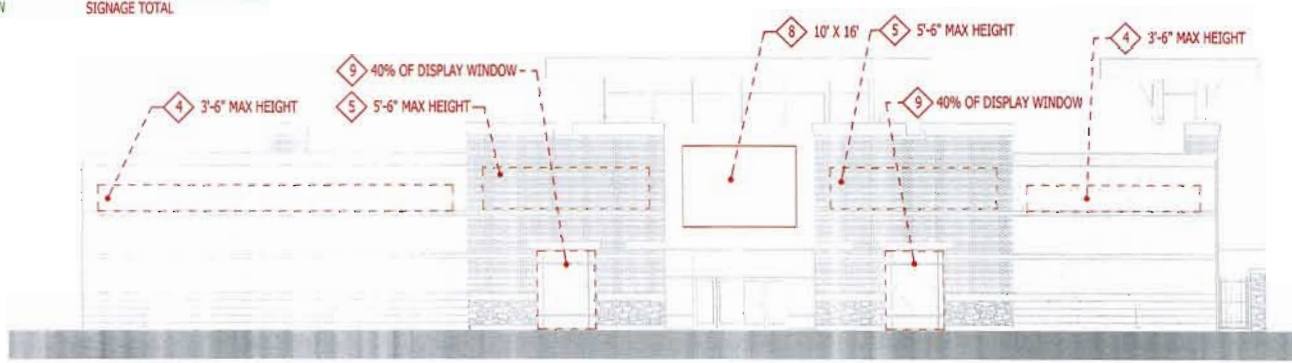
Building A

Phase 2 Phase 1



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- ① 2' X 12'
 - ② 3'-6" X 10'
 - ③ 4' X 12'
 - ④ 3'-6" MAX HEIGHT
 - ⑤ 5'-6" MAX HEIGHT
 - ⑥ 7' X 12'
 - ⑦ 8' X 16'
 - ⑧ 10' X 16'
 - ⑨ 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 A South
1/16" = 1'-0"

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.



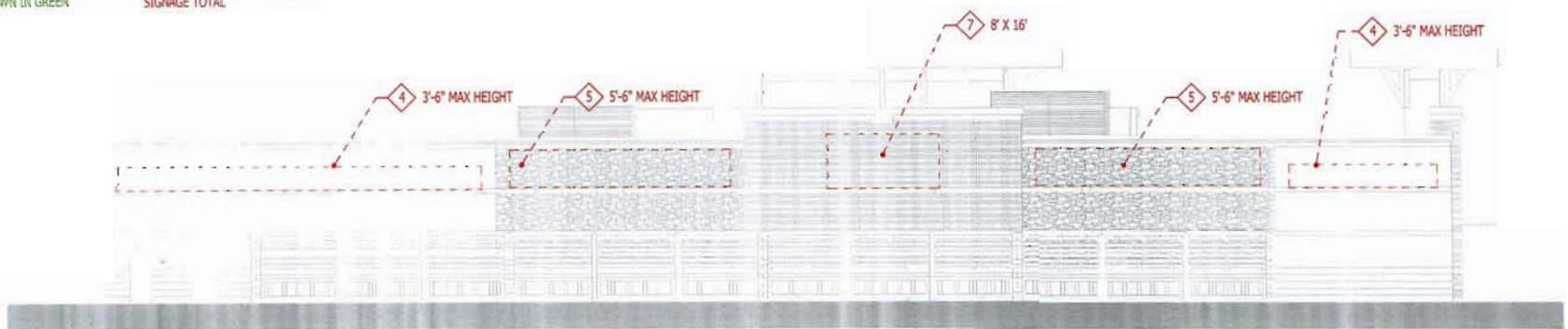
Building A - Continued

Phase 2 Phase 1



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 12' | 9 40% OF DISPLAY WINDOW
WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 A West
1/16" = 1'-0"

NOTES:

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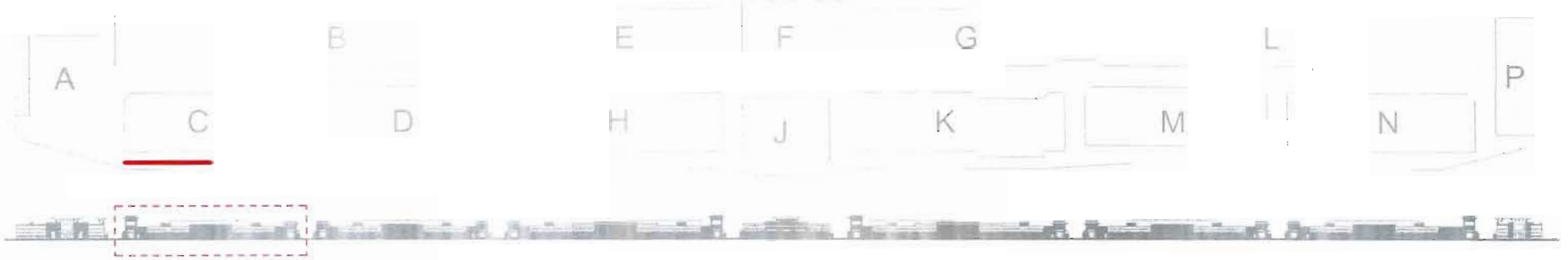


**Taubman Prestige Outlets of Chesterfield
Environmental Graphics**

Exterior Signage - 12 February

Building C

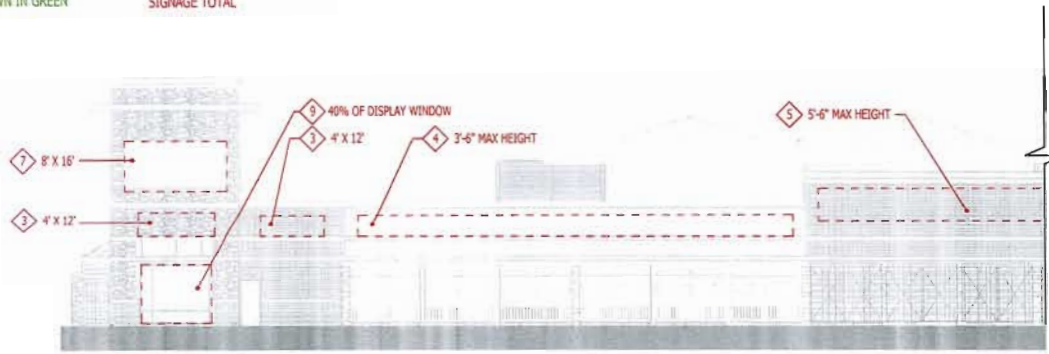
Phase 2 Phase 1



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- ① 2' X 12'
- ② 3'-6" X 10'
- ③ 4' X 12'
- ④ 3'-6" MAX HEIGHT
- ⑤ 5'-6" MAX HEIGHT
- ⑥ 7' X 17'
- ⑦ 8' X 16'
- ⑧ 10' X 16'
- ⑨ 40% OF DISPLAY WINDOW
WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 C South (West)
1/16" = 1'-0"

NOTES:

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Building C - Continued

Phase 2 Phase 1



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
 - 2 3'-6" X 10'
 - 3 4' X 12'
 - 4 3'-6" MAX HEIGHT
 - 5 5'-6" MAX HEIGHT
 - 6 7' X 17'
 - 7 8' X 16'
 - 8 10' X 16'
 - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 C South (East)
1/16" = 1'-0"

NOTES:

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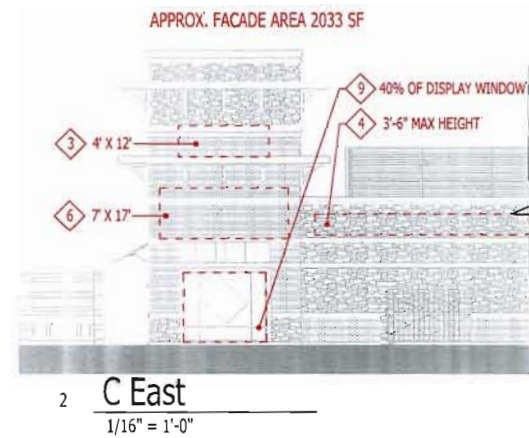
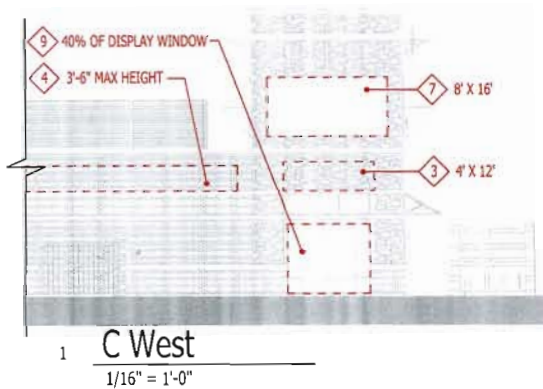
Building C - Continued

Phase 2 Phase 1



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- ① 2' X 12'
 - ② 3'-6" X 10'
 - ③ 4' X 12'
 - ④ 3'-6" MAX HEIGHT
 - ⑤ 5'-6" MAX HEIGHT
 - ⑥ 7' X 17'
 - ⑦ 8' X 16'
 - ⑧ 10' X 16'
 - ⑨ 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



NOTES:

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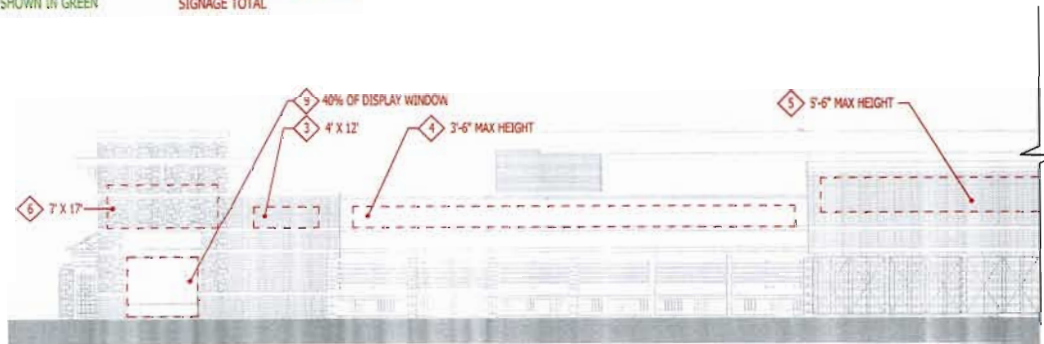
Building D

Phase 2 Phase 1



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 17' | 9 40% OF DISPLAY WINDOW
WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 D South (West)
1/16" = 1'-0"

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

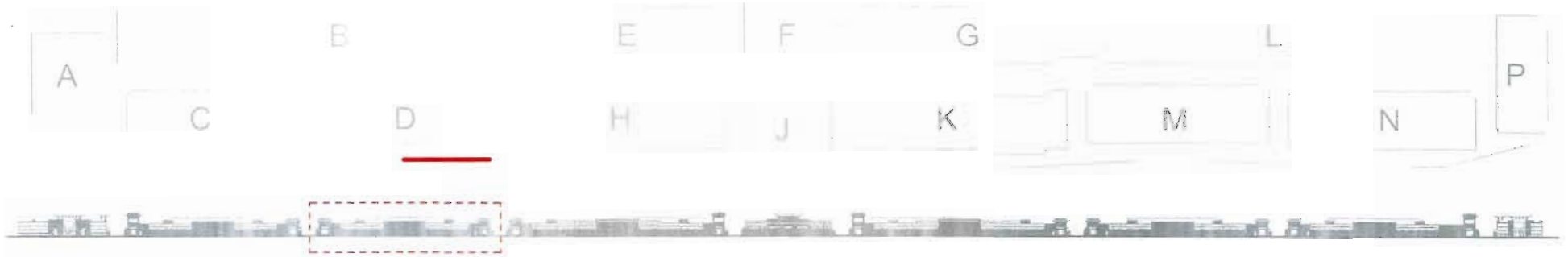
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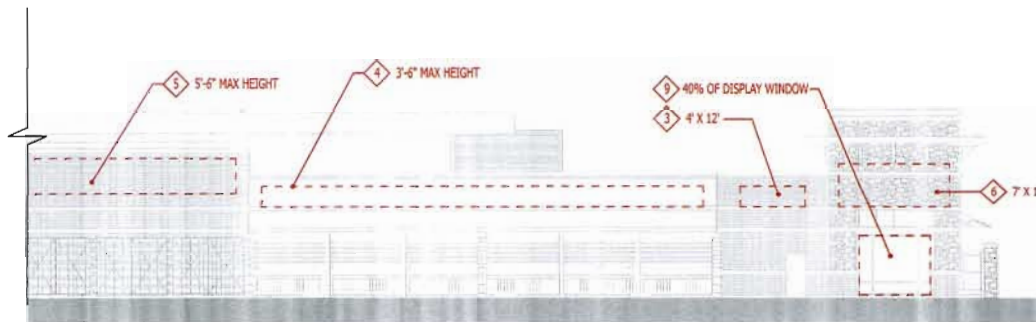
Building D - Continued

Phase 2 Phase 1



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 17' | 9 40% OF DISPLAY WINDOW
WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 D South (East)
1/16" = 1'-0"

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.



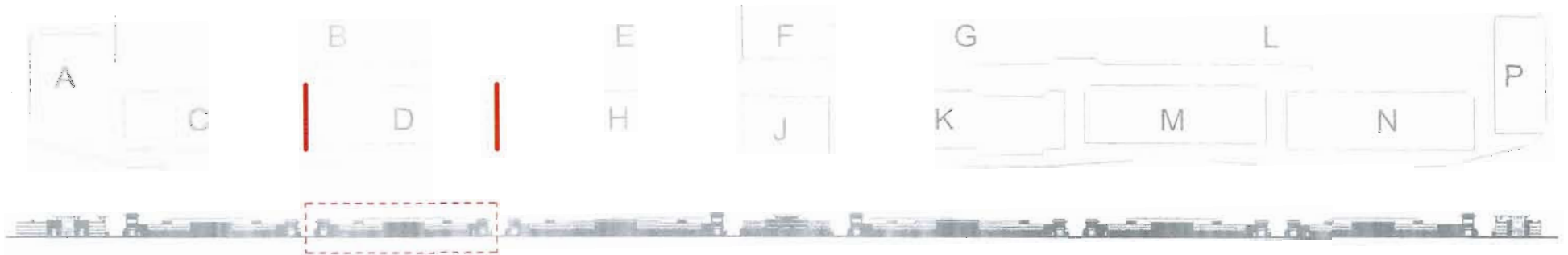
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Taubman Prestige Outlets of Chesterfield
Environmental Graphics
 Exterior Signage - 12 February

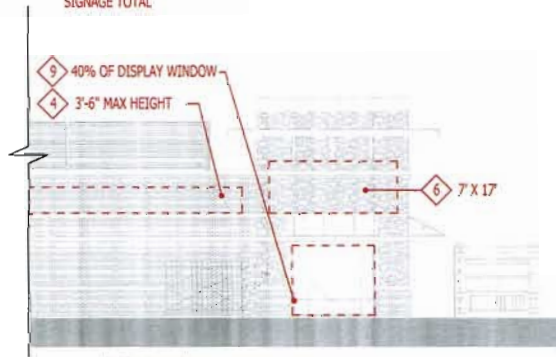
Building D - Continued

Phase 2 Phase 1

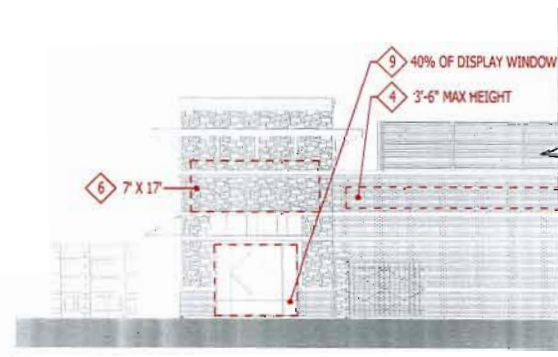


SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
 - 2 3'-6" X 10'
 - 3 4' X 12'
 - 4 3'-6" MAX HEIGHT
 - 5 5'-6" MAX HEIGHT
 - 6 7' X 17'
 - 7 8' X 16'
 - 8 10' X 16'
 - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 **D West**
1/16" = 1'-0"



2 **D East**
1/16" = 1'-0"

NOTES:

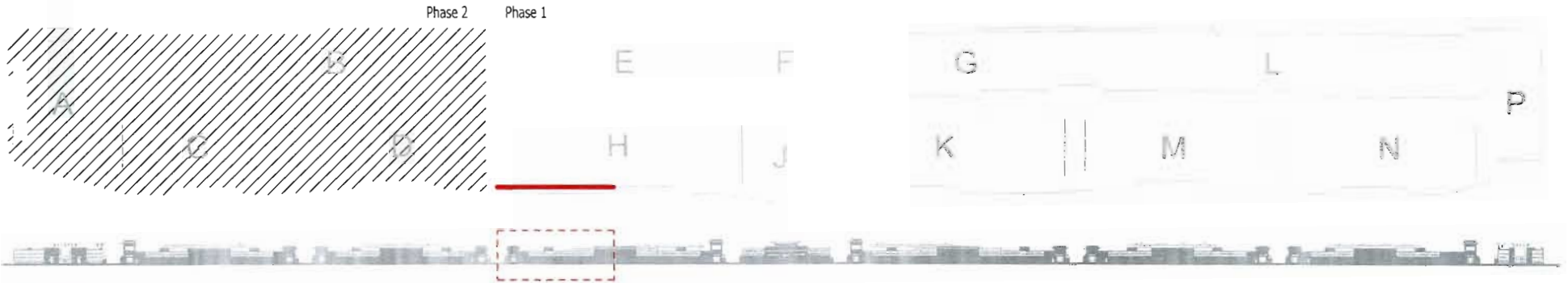
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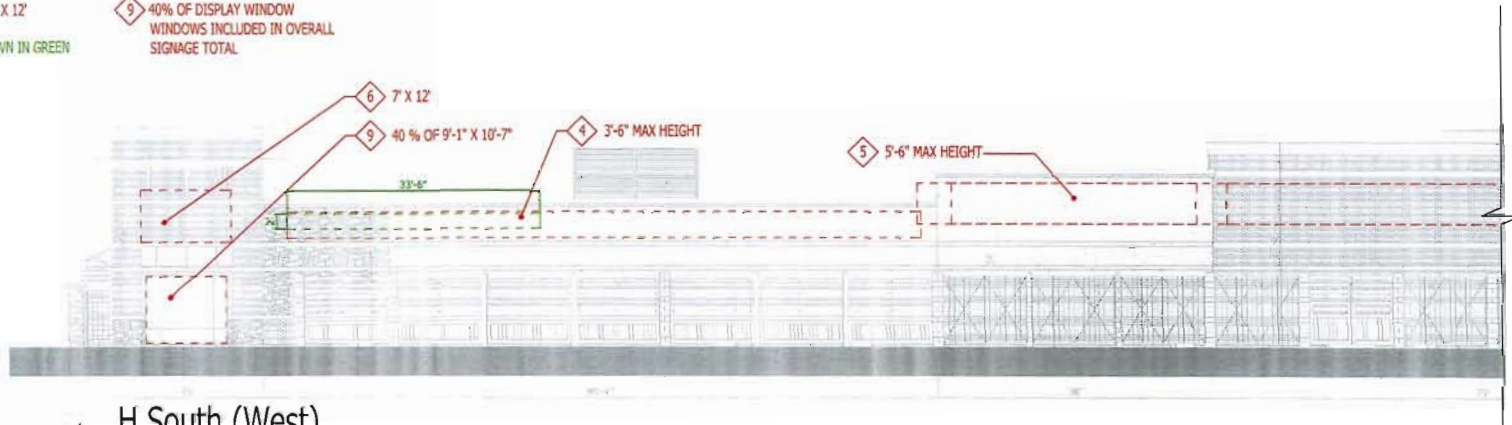


Building H



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
 - 2 3'-6" X 10'
 - 3 4' X 12'
 - 4 3'-6" MAX HEIGHT
 - 5 5'-6" MAX HEIGHT
 - 6 7' X 12'
 - 7 8' X 16'
 - 8 10' X 16'
 - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 H South (West)
1/16" = 1'-0"

NOTES:

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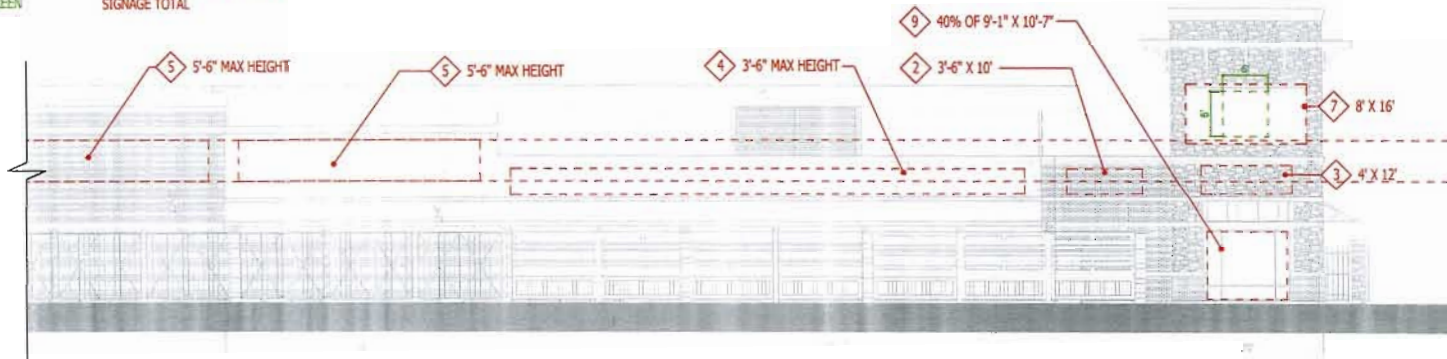


Building H - Continued



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
 - 2 3'-6" X 10'
 - 3 4' X 12'
 - 4 3'-6" MAX HEIGHT
 - 5 5'-6" MAX HEIGHT
 - 6 7' X 12'
 - 7 8' X 16'
 - 8 10' X 16'
 - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 H South (East)
1/16" = 1'-0"

NOTES:

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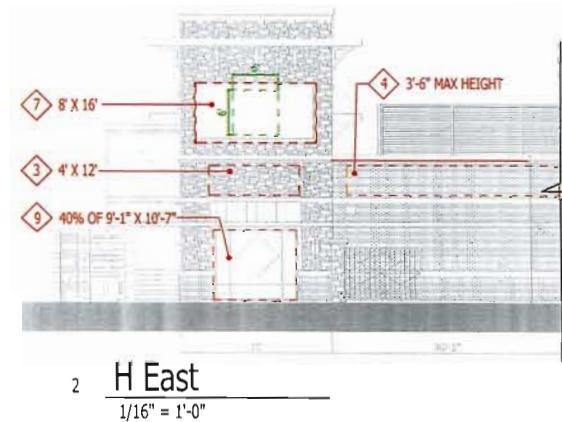
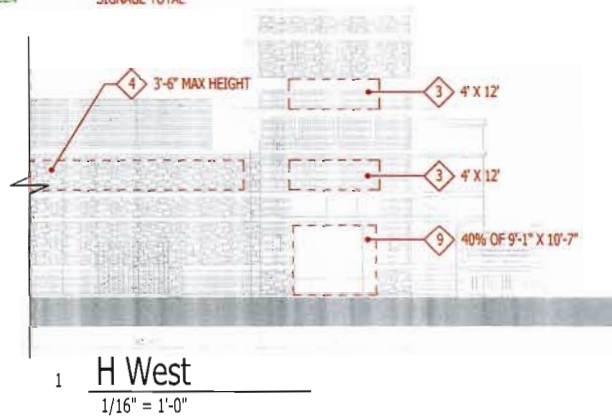


Building H - Continued



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
 - 2 3'-6" X 10'
 - 3 4' X 12'
 - 4 3'-6" MAX HEIGHT
 - 5 5'-6" MAX HEIGHT
 - 6 7' X 12'
 - 7 8' X 16'
 - 8 10' X 16'
 - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



NOTES:

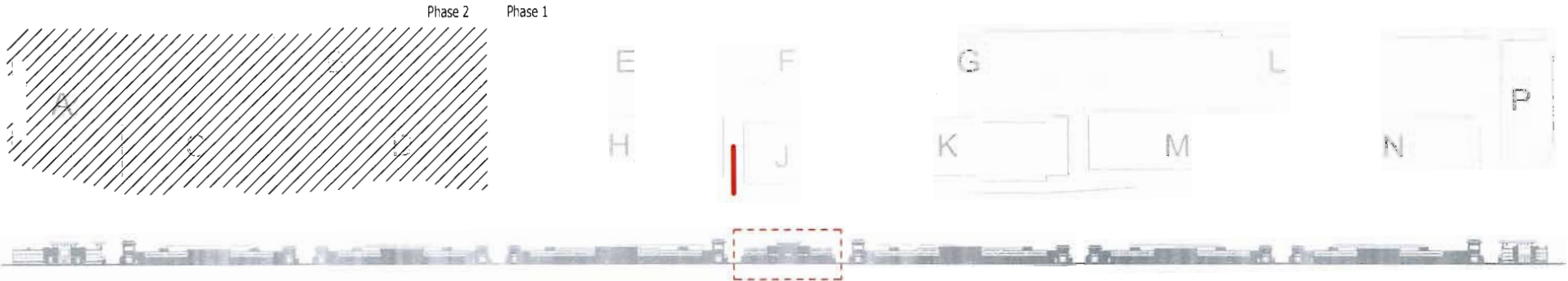
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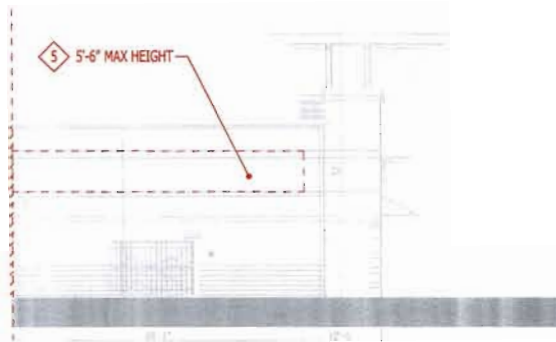


Building J



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 12' | 9 40% OF DISPLAY WINDOW
WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 J West

1/16" = 1'-0"

NOTES:

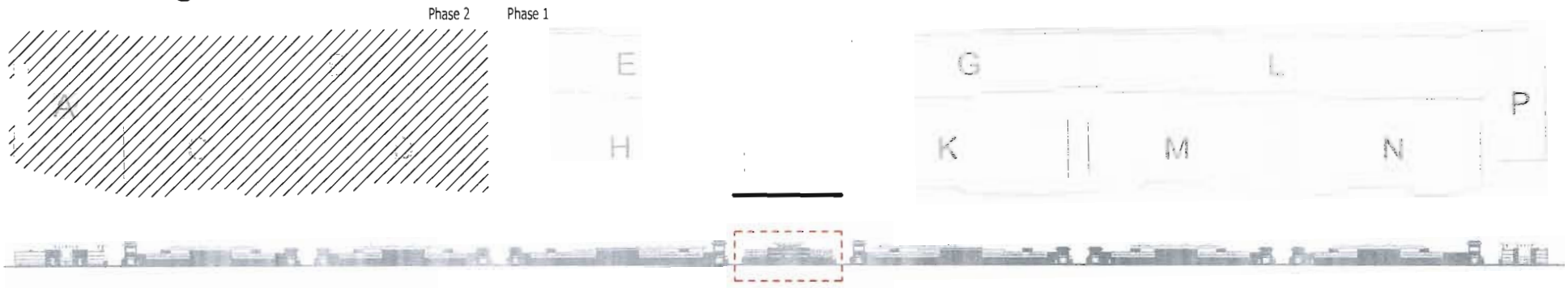
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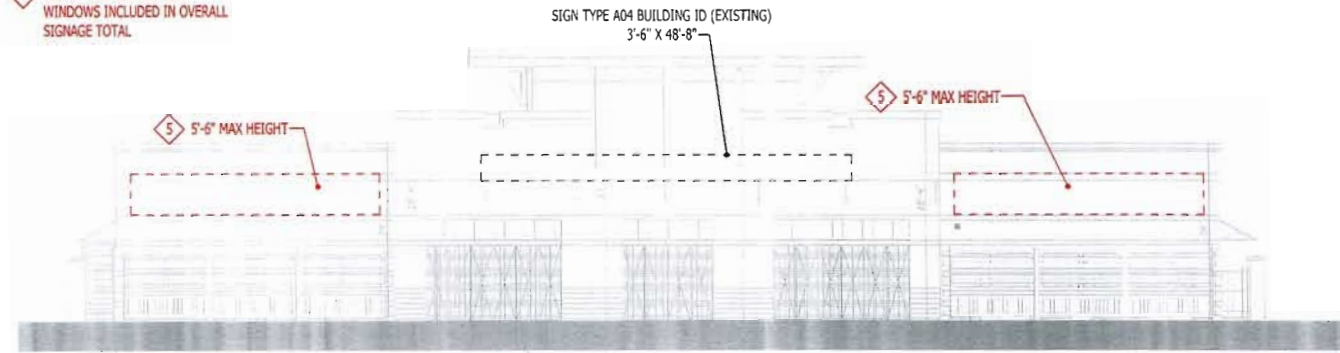


Building J - Continued



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
 - 2 3'-6" X 10'
 - 3 4' X 12'
 - 4 3'-6" MAX HEIGHT
 - 5 5'-6" MAX HEIGHT
 - 6 7' X 12'
 - 7 8' X 16'
 - 8 10' X 16'
 - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 **J South**
1/16" = 1'-0"

NOTES:

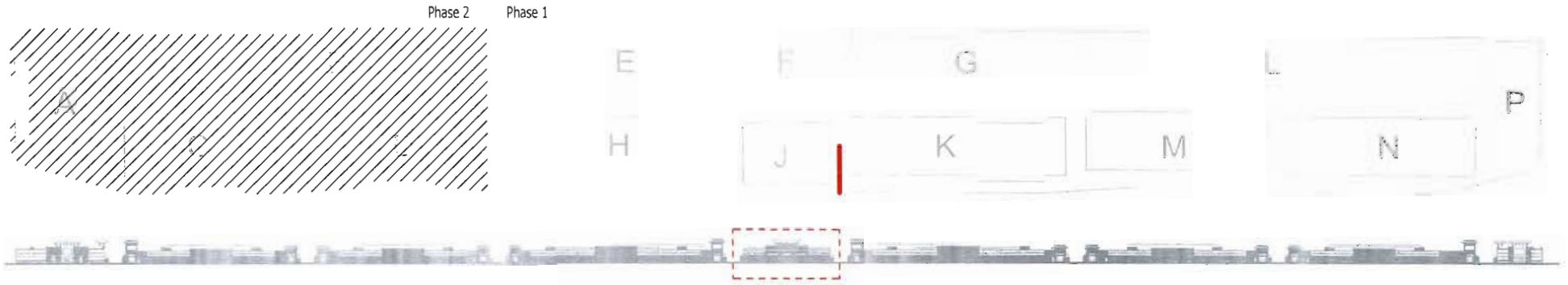
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Building J - Continued



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
 - 2 3'-6" X 10'
 - 3 4' X 12'
 - 4 3'-6" MAX HEIGHT
 - 5 5'-6" MAX HEIGHT
 - 6 7' X 12'
 - 7 8' X 16'
 - 8 10' X 16'
 - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 J East

1/16" = 1'-0"

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

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Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.

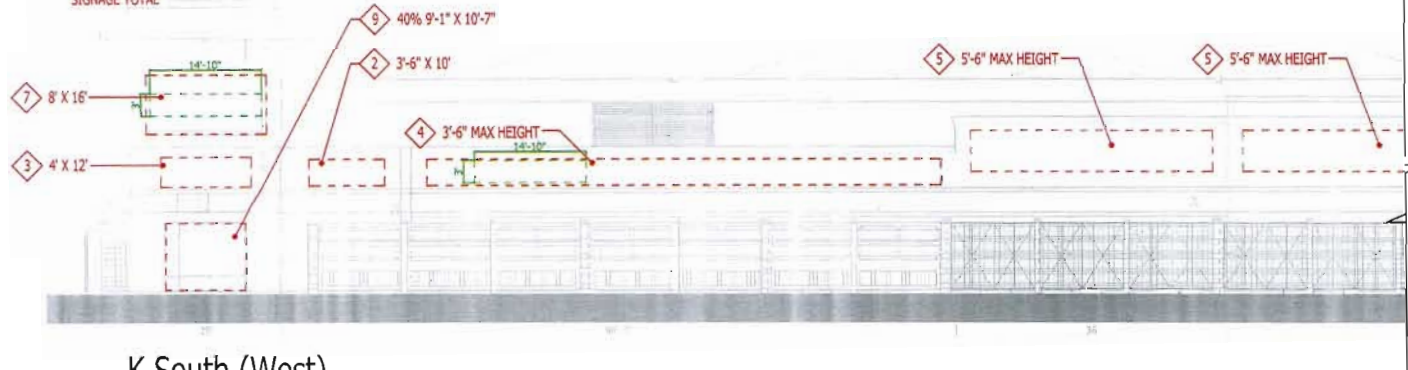


Building K



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
 - 2 3'-6" X 10'
 - 3 4' X 12'
 - 4 3'-6" MAX HEIGHT
 - 5 5'-6" MAX HEIGHT
 - 6 7' X 12'
 - 7 8' X 16'
 - 8 10' X 16'
 - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 K South (West)
1/16" = 1'-0"

NOTES:

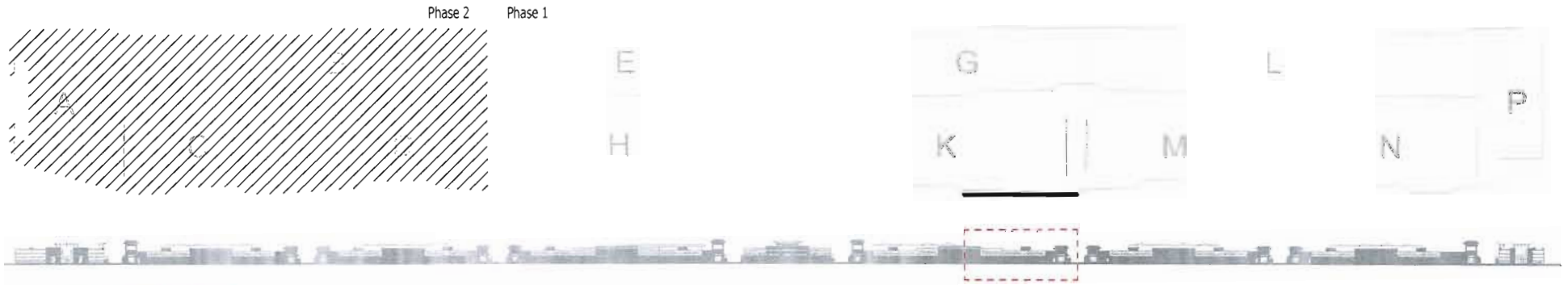
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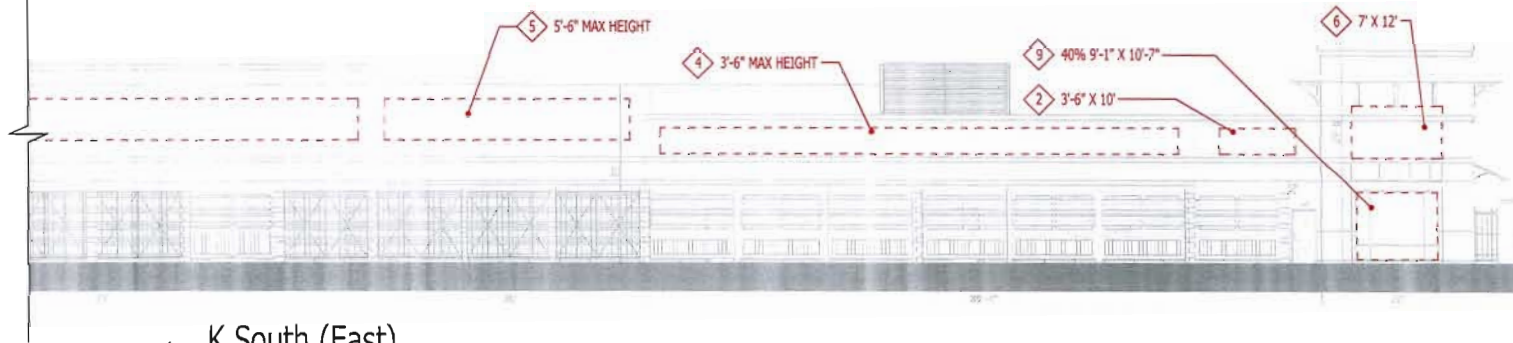


Building K - Continued



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-5" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 12' | 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 K South (East)
1/16" = 1'-0"

NOTES:

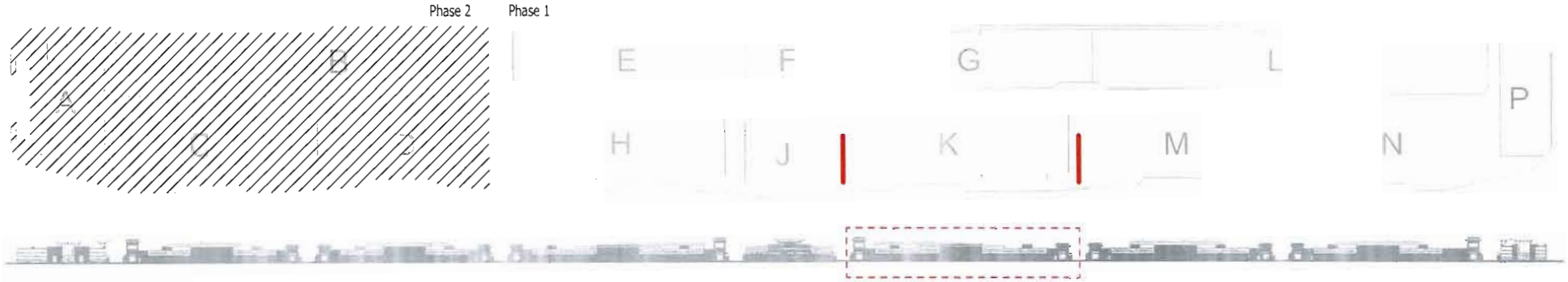
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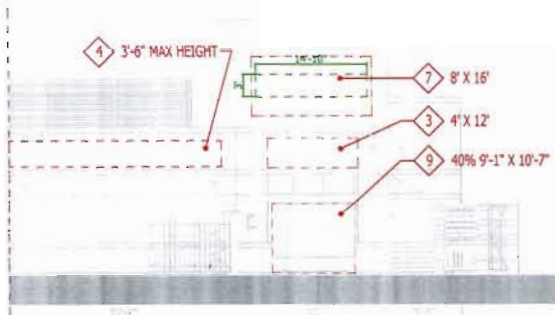


Building K - Continued



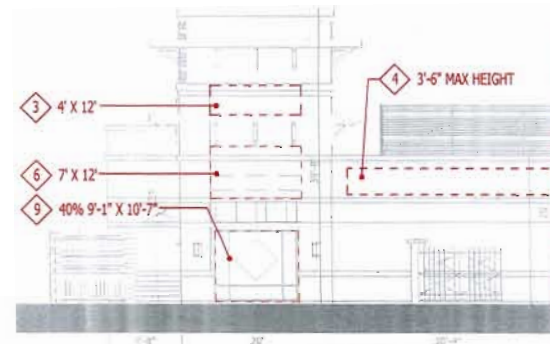
SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
 - 2 3'-6" X 10'
 - 3 4' X 12'
 - 4 3'-6" MAX HEIGHT
 - 5 5'-6" MAX HEIGHT
 - 6 7' X 12'
 - 7 8' X 16'
 - 8 10' X 16'
 - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 **K West**

1/16" = 1'-0"



2 **K East**

1/16" = 1'-0"

NOTES:

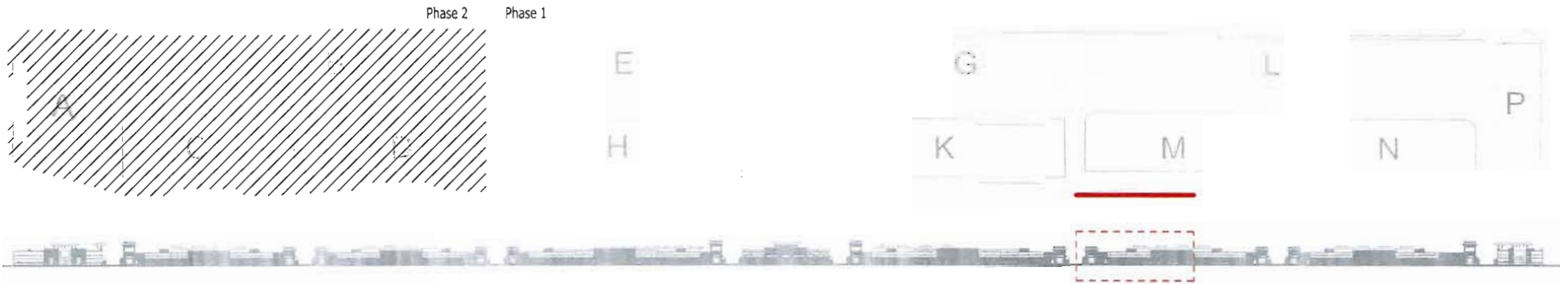
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Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.

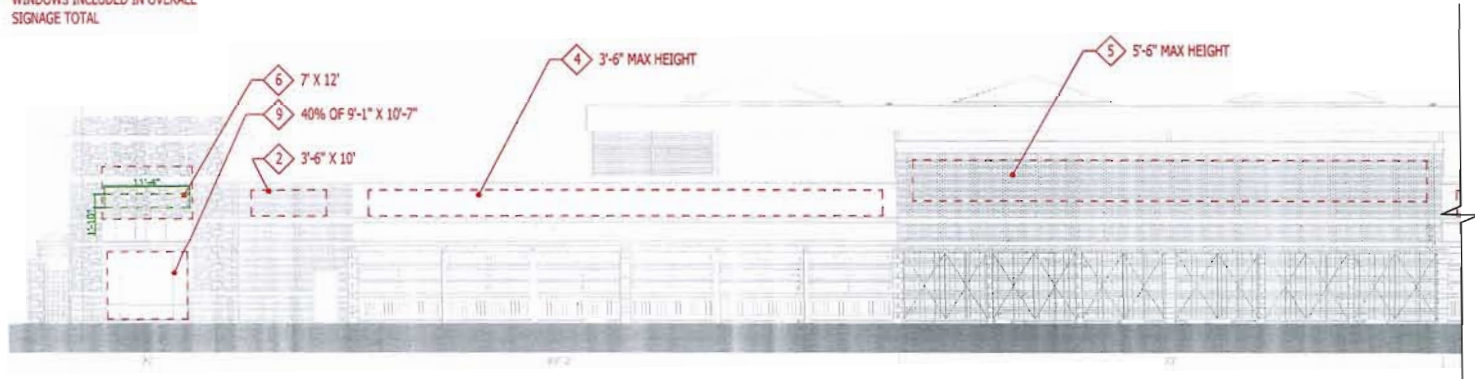


Building M



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7 X 12' | 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 M South (West)

1/16" = 1'-0"

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

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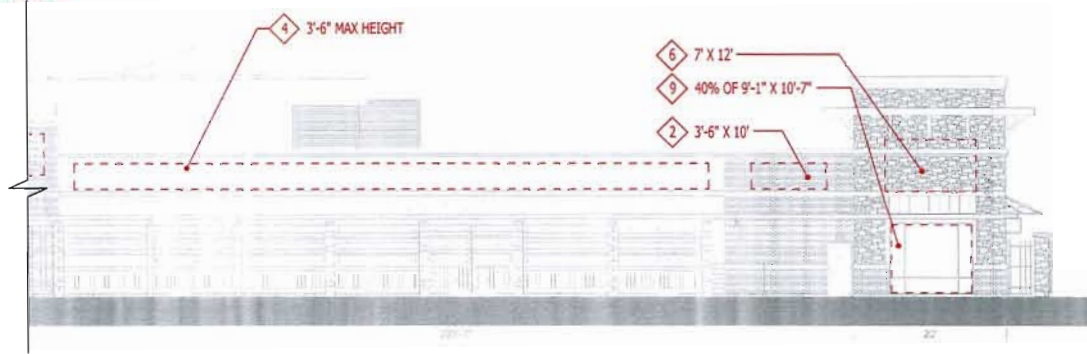


Building M - Continued



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 12' | 9 40% OF DISPLAY WINDOW
WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 M South (East)

1/16" = 1'-0"

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

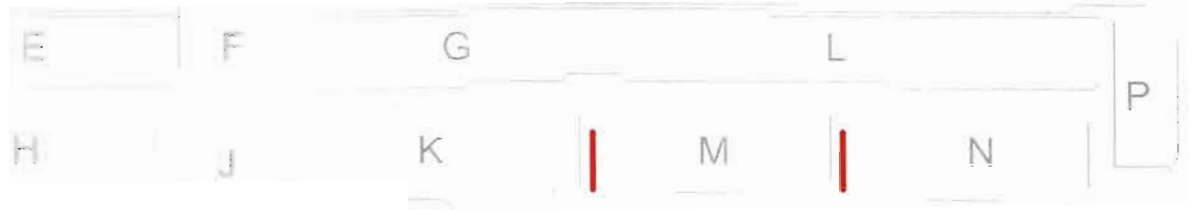
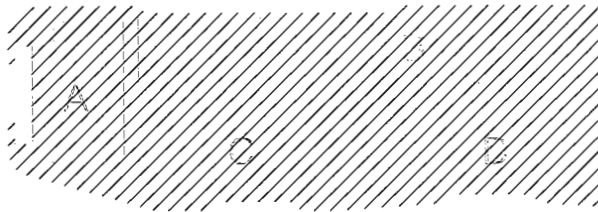
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Building M - Continued

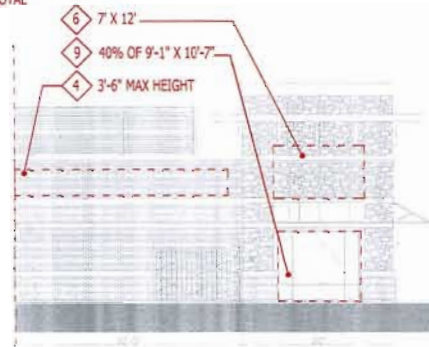
Phase 2 Phase 1



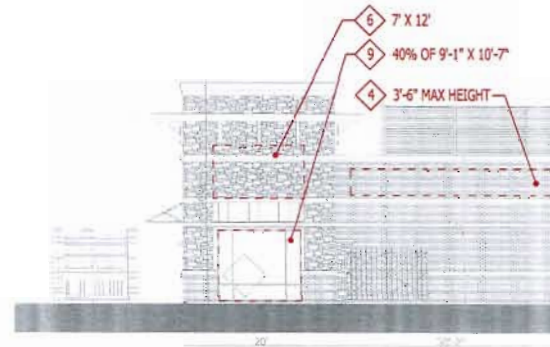
SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
- 2 3'-6" X 10'
- 3 4' X 12'
- 4 3'-6" MAX HEIGHT
- 5 5'-6" MAX HEIGHT
- 6 7' X 12'
- 7 8' X 16'
- 8 10' X 16'
- 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 M West
1/16" = 1'-0"



2 M East
1/16" = 1'-0"

NOTES:

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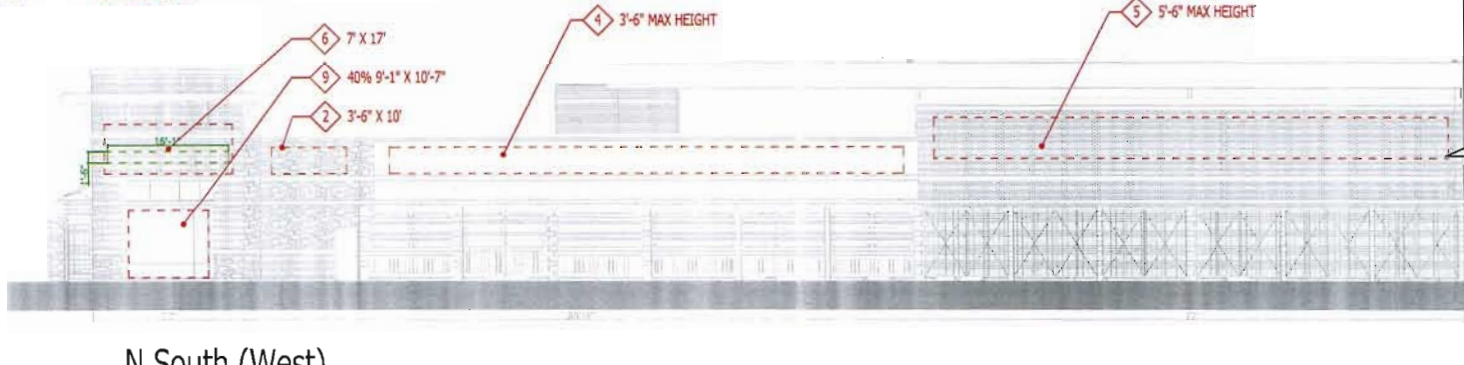


Building N



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 12' | 9 40% OF DISPLAY WINDOW
WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 N South (West)
1/16" = 1'-0"

NOTES:

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Building N - Continued



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
 - 2 3'-6" X 10'
 - 3 4' X 12'
 - 4 3'-6" MAX HEIGHT
 - 5 5'-6" MAX HEIGHT
 - 6 7' X 12'
 - 7 8' X 16'
 - 8 10' X 16'
 - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 N South (East)
1/16" = 1'-0"

NOTES:

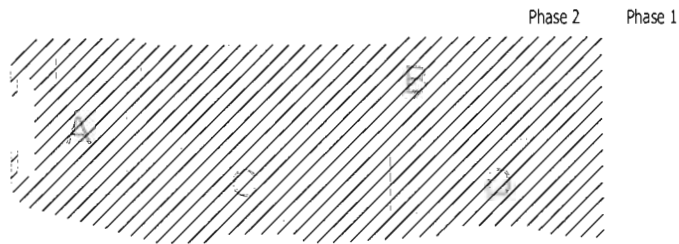
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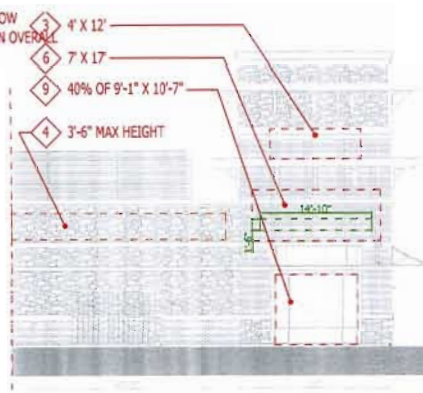
Building N - Continued



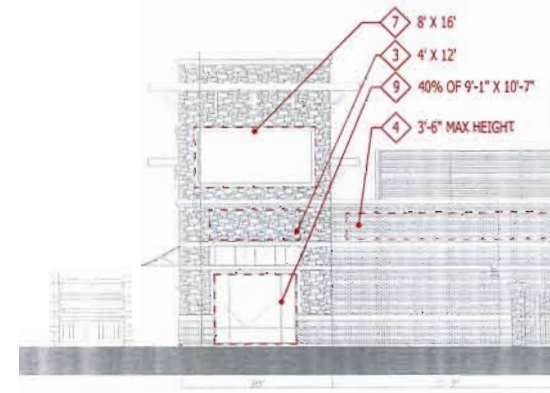
SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
- 2 3'-6" X 10'
- 3 4' X 12'
- 4 3'-6" MAX HEIGHT
- 5 5'-6" MAX HEIGHT
- 6 7 X 12'
- 7 8' X 16'
- 8 10' X 16'
- 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 N West
1/16" = 1'-0"



2 N East
1/16" = 1'-0"

NOTES:

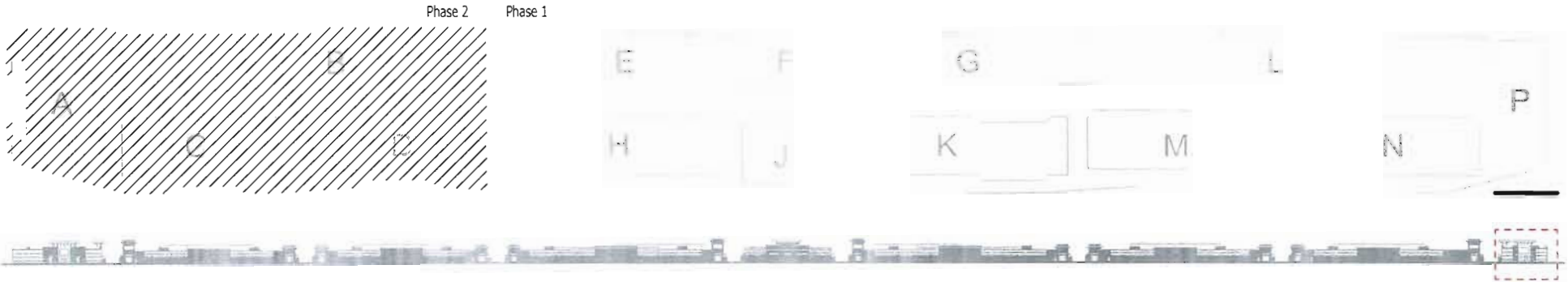
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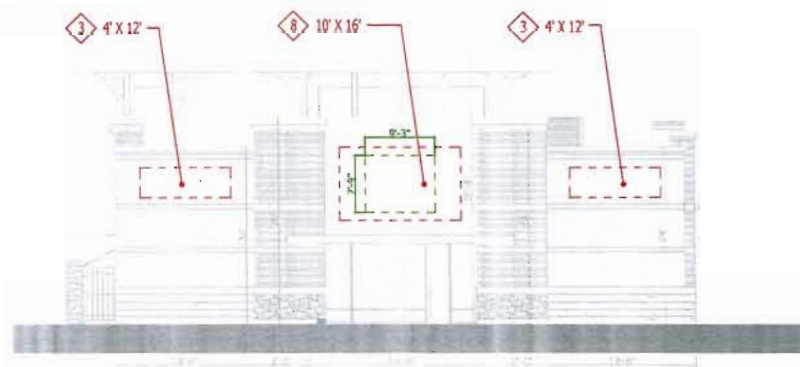


Building P



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
 - 2 3'-6" X 10'
 - 3 4' X 12'
 - 4 3'-6" MAX HEIGHT
 - 5 5'-6" MAX HEIGHT
 - 6 7' X 12'
 - 7 8' X 16'
 - 8 10' X 16'
 - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



2 P South 1/16" = 1'-0"

NOTES:

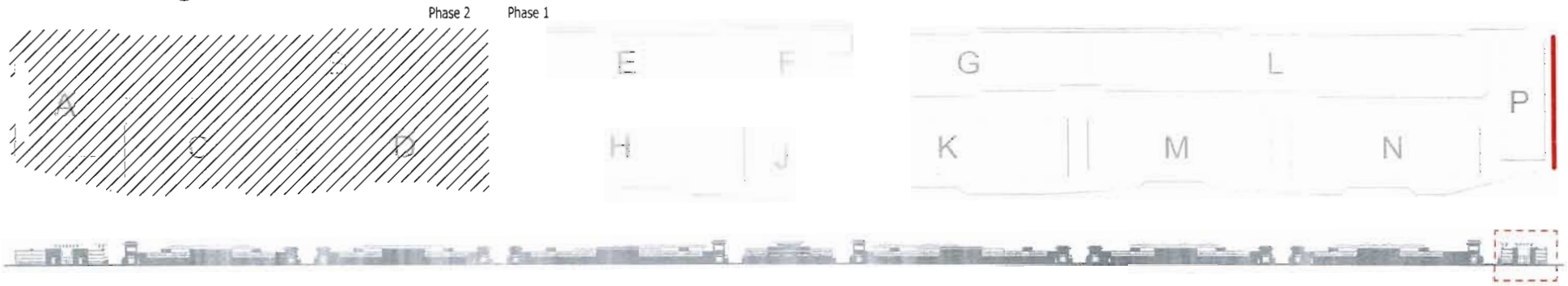
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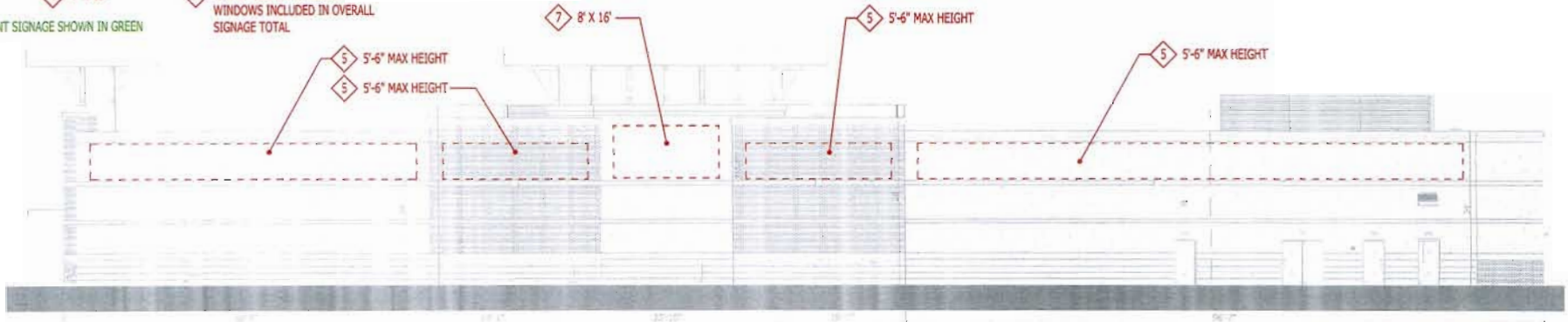


Building P - Continued



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
 - 2 3'-6" X 10'
 - 3 4' X 12'
 - 4 3'-6" MAX HEIGHT
 - 5 5'-6" MAX HEIGHT
 - 6 7' X 12'
 - 7 8' X 16'
 - 8 10' X 16'
 - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 P East
1/16" = 1'-0"

NOTES:

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