



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Sign Package

Meeting Date: August 12, 2019

From: Andrew Stanislav, Planner *AS*

Location: North side of Clayton Road at its intersection with Village Green Parkway

Description: **Village Green, Sign Package:** A request for a Sign Package for the Village Green Subdivision located on the north side of Clayton Road at its intersection with Village Green Parkway (20R321430, 20R340772, 20R342257, 20R342266).

PROPOSAL SUMMARY

Hardman Signs, on behalf of FLT Hunters Glen, LLC, has submitted a request for a Sign Package for the Village Green Subdivision located on the north side of Clayton Road at its intersection with Village Green Parkway. In accordance with the Unified Development Code (UDC), if approved the proposed Sign Package would serve as specific regulations pertaining to signage for this subdivision.

The purpose of a Sign Package is to provide comprehensive and complementary signage throughout a development. The UDC states that “in order to encourage superior design, quality and character, comprehensive Sign Packages allow for specialized review of signs and flexibility from standard signage requirements.” Currently, the UDC does not permit identification signage within the Village Green subdivision. Residential subdivision identification signs are only permitted at each main entrance to a subdivision, and the Village Green subdivision has one main entrance at the intersection of Village Green Parkway and Clayton Road.



Figure 1: Subject Site Aerial Image

This Sign Package is being requested for two reasons: 1) to permit existing legal non-conforming signs for each community in the Village Green subdivision in accordance with the UDC, and 2) to allow the Hunter’s Glen community to pursue a rebranding effort and install/replace identification signs in accordance with the UDC.

HISTORY

The property comprising the Village Green Subdivision was rezoned from the “NU” Non-Urban District to the “R-2” Residence District and the “R-6” Residence District with a Planned Environment Unit (PEU) by St. Louis County in 1969 via County Ordinances 5293 and 5294. St. Louis County Ordinance 8993 was later approved in 1979 to amend the PEU to include additional multi-family units within a 5.62 acre tract of land. Built over several phases, the Village Green Subdivision presently is comprised of mostly multi-family dwellings with amenities, although there are single-family detached units along the northern and western boundaries.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The predominant land uses and zoning for surrounding properties are described below:

Direction	Zoning	Land Use
North	“R2” Residence District	Single-family residential
East	N/A	<i>Municipality of Town & Country</i>
West	“R3” Residence District	Single-family residential
West	“NU” Non-Urban District	Single-family residential
West	“R1A” Residence District	Single-family residential
South	N/A	<i>Municipality of Town & Country</i>

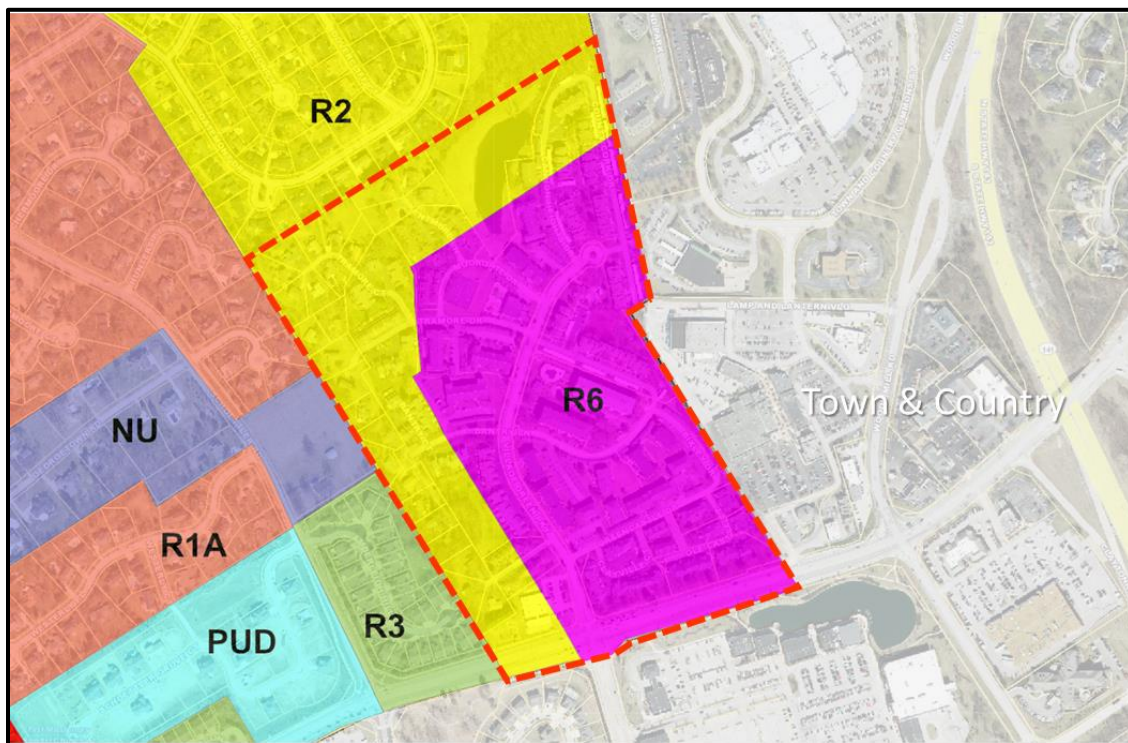


Figure 2: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

There is one specific Plan Policy pertaining to signage at the subject site that has been adopted as part of the Comprehensive Plan:

- **Plan Policy 3.4.1 Preserve Aesthetics and Public Safety** – To preserve the high aesthetic quality and public safety interests along the corridor and other major highways/roads, signs of ever-increasing size, brightness and garishness should be prohibited.

The Comprehensive Plan serves as the City’s guiding document in implementing the Community’s vision for development and ensuring that the aesthetics and placement of signage is of high quality.

SUBMITTAL OVERVIEW

This Sign Package is being requested for two reasons: 1) to permit existing legal non-conforming signs for each community in the Village Green subdivision in accordance with the UDC, and 2) to allow the Hunter’s Glen community to pursue a rebranding effort and install/replace identification signs in accordance with the UDC. All other signage will conform to the requirements established in the Unified Development Code (UDC).

This Sign Package covers the area of three multi-family communities within the Village Green Subdivision as identified by the applicant in their submittal and depicted in Figure 3 below.



Figure 3: Apartment Communities in Village Green Subdivision

The proposed Sign Package is primarily classified into **three sign categories**: Main Identity, Secondary Identity, and Directional/Information signs, all of which are freestanding signs.

Main Identity signs are limited to one (1) freestanding sign per multi-family development up to six (6) feet in height and 50 square feet per sign face.

Secondary Identity signs are limited to one (1) additional freestanding sign per multi-family development up to six (6) feet in height and 32 square feet per sign face.

Directional/Informational signs are also included in this Sign Package not to exceed ten (10) square feet and six (6) feet in height, in accordance with the UDC.

STAFF ANALYSIS

The purpose of this Sign Package request is to allow identification signs for the apartment communities located within the Village Green Subdivision.

In total, there are ten existing signs within the area covered by the proposed Sign Package (with the identification sign at Clayton Road counted as two separate signs). The applicant is proposing nine signs in their request, six of which are existing and are to remain in their current condition. Two additional signs are proposed to replace existing signage, and one new sign is proposed where one currently does not exist. Two of the ten existing signs are to be removed without being replaced.

Overall, approximately 169.8 square feet of signage exists among the ten existing signs between the three apartment communities. The nine proposed signs in the Sign Package comprise approximately 159.4 square feet, which is an overall reduction in signage by 10.42 square feet.

Existing Signs

The Unified Development Code (UDC) only permits identification signs at each main entrance to the subdivision, as described below:

- **Section 31-04-05F.7** – *Residential subdivision identification signs. Residential subdivisions of ten (10) lots/units or more shall be permitted a subdivision identification sign at each main entrance to the subdivision and may include the name or logo or both of the subdivision. Such sign shall not exceed fifty (50) square feet in outline area per face, nor extend more than six (6) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher.*

Under the current regulations, the Village Green Subdivision is permitted one (1) identification sign at the main entrance at Village Green Parkway and Clayton Road. All existing identification signs within the Village Green Subdivision are legal non-conforming, as they were installed prior to the City's incorporation. The existing identification sign at the main entrance off of Clayton Road is also considered legal non-conforming as it exceeds the square footage currently permitted by the UDC. Additionally, all three directional signs included in this Sign Package are in compliance with the height and size requirements of the UDC.

Signs per Classification

The applicant is proposing three classifications of signage in their request: Main Identity, Secondary Identity, and Directional/Informational signage.

Three **Main Identity** signs are proposed in this Sign Package. Of these three signs, two are existing and are proposed to remain in their current condition, and one is proposed to replace an existing sign as illustrated in Figure 4 below. The size and height proposed for these three signs are compliant with the requirements of the UDC; however, the location of these signs within the subdivision renders them legal non-conforming. These signs are identified as C, E, and F in Figure 7 later in this report.

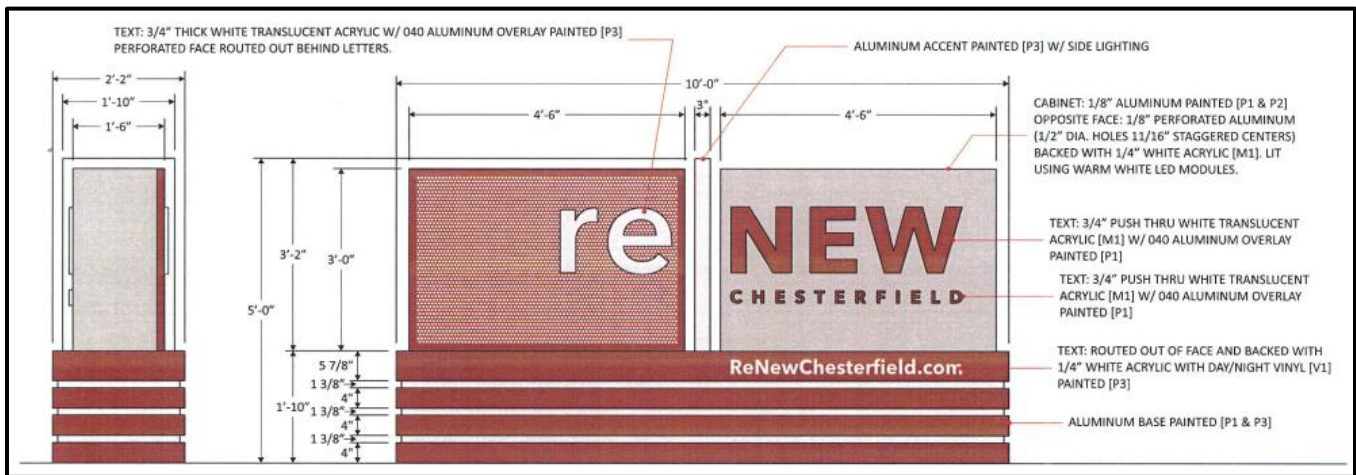


Figure 4. Proposed Main Identity Sign Replacement

Three **Secondary Identity** signs are proposed in this Sign Package. The sign at the main entrance off of Clayton Road is proposed to be considered as two separate signs of 29.17 square feet each and classified as special Secondary Identity signs in terms of the proposed Sign Package language. One side of this sign is proposed to remain as existing, while the other side is proposed to be replaced with a new sign of the same dimensions as existing as depicted in Figure 5 below. For the purposes of this report, this sign at Clayton Road will be considered two separate signs as proposed by the applicant.

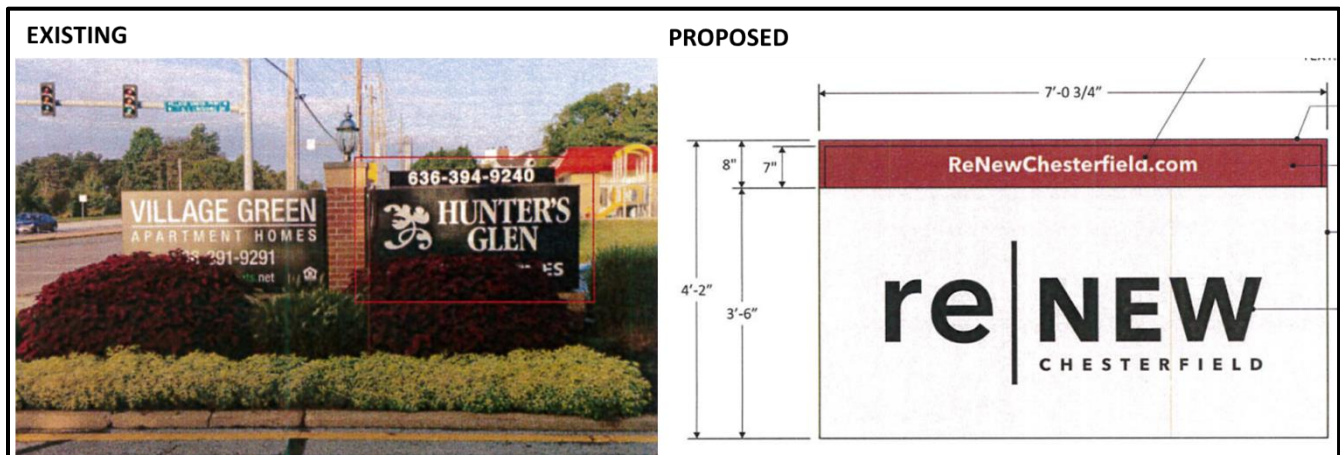


Figure 5. Proposed partial sign replacement at Clayton Road

The third sign proposed in this category is a new sign to be located in the landscape island of the cul-de-sac at the terminus of Village Green Parkway of 19.33 square feet and four feet tall. Additionally, all Secondary Identity signage is to not be externally illuminated, and these signs are identified as A1, A2, and G in Figure 7 on the following page, and sign G is detailed below.



Figure 6. Proposed Cul-de-sac Sign

Three **Directional/Information** signs are proposed in this Sign Package. All three of these signs are existing and are proposed to remain unchanged. Two of the three signs are in compliance with the UDC requirements for directional signage, though the third sign is considered legal non-conforming solely because it is located in the sight distance triangle and is six (6) feet tall, which is above the three (3) foot maximum height limit. The size of all three directional signs are compliant with the UDC maximum of ten (10) square feet and are identified as B, D, and H in Figure 7 on the following page.

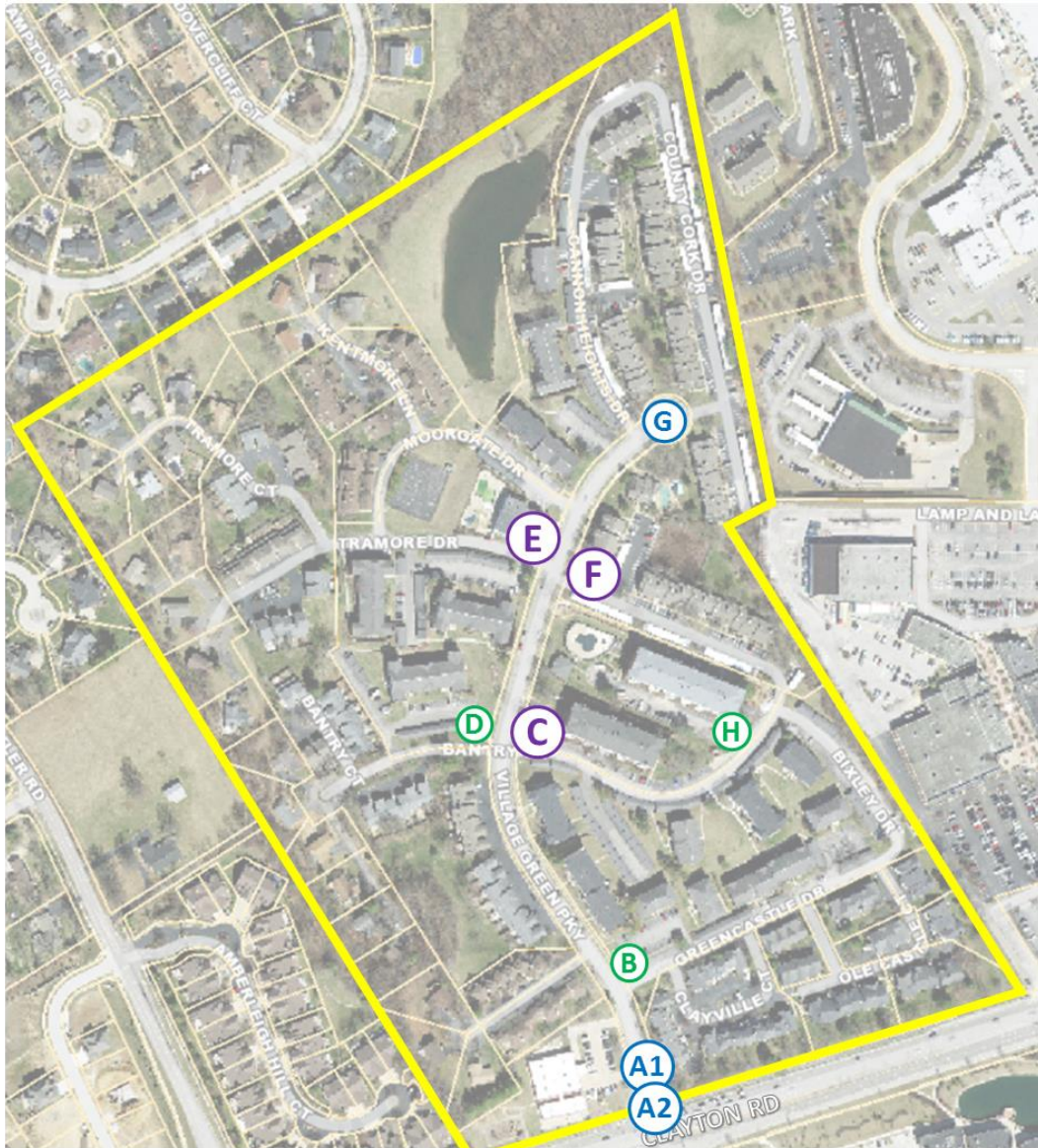
Signs per Community

Of the signs mentioned above in the previous section of this report, they are diversified among the three apartment communities within the subdivision as previously identified. As proposed in this Sign Package, all four signs belonging to Village Green Apartments are existing and are to remain unchanged, including one Main Identity, one Secondary Identity (part of the monument sign at Clayton Road), and two Directional signs, all totaling approximately 60.5 square feet. The Manors at Village Green community has two signs, one Main Identity and one Directional, both of which are also existing and are to remain unchanged and total 15.5 square feet.

Currently, the former Hunter's Glen Apartments (rebranded as ReNew Chesterfield) has four signs totaling 93.82 square feet and include one Main Identity, one Secondary Identity, and two Directional signs. In this Sign Package, this apartment community is proposed to have a total of three signs totaling 83.4 square feet (a decrease of 10.42 square feet) to include one Main Identity, two Secondary Identity (one being part of the monument sign at Clayton Road), and no Directional signs.

Summary

Figure 7 on the following page depicts the locations of the signs included in this Sign Package and identifies the classification, existing dimensions, and proposed conditions for each sign as labeled.



Sign ID	Type	Existing Dimensions	Proposed
C	Main ID	4', 10 sq. ft.	Remain as Existing
E	Main ID	4.7', 15.33 sq. ft.	Remain as Existing
F	Main ID	5', 46.31 sq. ft.	5', 34.9 sq. ft.
A1	Secondary ID	6', 29.17 sq. ft.	6', 29.17 sq. ft.
A2	Secondary ID	6', 29.17 sq. ft.	Remain as Existing
G	Secondary ID	-	4', 19.33 sq. ft.
B	Directional	4', 8 sq. ft.	Remain as Existing
D	Directional	4', 8 sq. ft.	Remain as Existing
H	Directional	6', 5.5 sq. ft.	Remain as Existing

Figure 7. Summary of Signs Included in Sign Package

Sign Packages

The purpose of a sign package, which serves as the mechanism for allowing modifications to the UDC sign regulations, is to provide comprehensive, complementary, and unified signage throughout a development. The UDC states that “in order to encourage superior design, quality and character, comprehensive sign packages allow for specialized review of signs and flexibility from standard signage requirements.”

The UDC includes the following review factors that are to be considered by the Planning Commission when discussing the appropriateness of the requested flexibility in sign criteria:

1. The physical impact of the proposed comprehensive sign package;
2. The quality of the proposed comprehensive sign package; and
3. Mitigation of unfavorable conditions such as excessive signs, light spillover from signs, height, and other related conditions and potentially negative impacts.

The applicant’s narrative in conjunction with the stated purpose of the sign regulations, sign package review criteria, and policies of the Comprehensive Plan all work together to create the foundation for the Planning Commission’s review and consideration of the submittal.

RECOMMENDATION

Staff has reviewed the proposed Sign Package for the Village Green Subdivision and all required items have been included. The UDC provides the Planning Commission discretion in considering this Sign Package as there is not concrete criteria in which to review. As such, Staff recommends that the Planning Commission take action on this request.

MOTION

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

- 1) “I move to approve (or deny) the Sign Package for the Village Green Subdivision.”
- 2) “I move to approve the Sign Package for the Village Green Subdivision with the following conditions.....” (conditions may be added, eliminated, altered or modified)

Attachments: Sign Package Submittal

Comprehensive Sign Package
Village Green Subdivision

1) Purpose

- a. The purpose of this sign plan is to encourage excellence and creativity in the design of signs and provide comprehensive, complementary and unified signage throughout the Village Green Subdivision. This sign package shall allow each multifamily development to have and maintain proper signage for identification and concise directional information designed to facilitate traffic flow.

2) Scope

- a. On the effective date of the Comprehensive Sign Package all signs, except existing, shall conform the restrictions laid forth within.
- b. When sign illumination is desired, it shall be arranged so as not to cast light directly from any source of illumination on any public right-of-way or on adjoining properties in the Village Green Subdivision.
- c. All tenants, businesses, owners within the development shall receive a copy of the Comprehensive Sign Package from the owner at the time of Lease/Sale
- d. Any signage not specifically identified in the Comprehensive Sign Package shall conform to Section 04-05 of the Unified Development Code
- e. Landscaping around freestanding signs should keep within the aesthetics of the neighborhood.

3) Identification signs.

- a. Each multi-family development may have no more than one (1) freestanding business sign facing each roadway on which the lot has frontage within the Village Green subdivision regardless of how many buildings upon the lot.
- b. The height of all identification signs shall not exceed six (6) feet when located within the minimum front yard setback.
- c. A freestanding sign shall not exceed six (6) feet in height above the average existing finished grade at the base of the sign, or the elevation of the adjacent street, whichever is higher. The total outline area per face shall not exceed fifty (50) square feet for Main ID or thirty-two (32') for a secondary sign.
- d. The bottom of the sign face shall not exceed a height of three (3) feet above the average existing grade at the base of the sign, or the elevation of the adjacent street, whichever is higher.
- e. Illumination level, color, and type shall conform to section 04-03 of the Unified Development Code.

4) Miscellaneous.

- a. The multi-family developments may have one additional identity sign so long as the second sign is no closer than 350 feet from the first identity sign. This sign cannot exceed 32 square feet in outline area and must be non-illuminated
- b. Existing signs located at the main entrance to the Village Green Subdivision on Clayton Rd shall conform to the following
 1. May only advertise the location of two multi-family developments at any time.
 2. Each multi-family development sign may not exceed thirty-two (32) square feet of outline area

3. May not be externally illuminated
 4. Any change to the signage must go through normal permitting process and approval by the City of Chesterfield. If signage is changing to advertise a different address located within the Village Green Subdivision, written consent from current advertiser must be provided with a notarized signature from the current property owner.
- c. Existing signs to be replaced at a future time shall conform with the regulations of the Sign Package.

Freestanding Signage

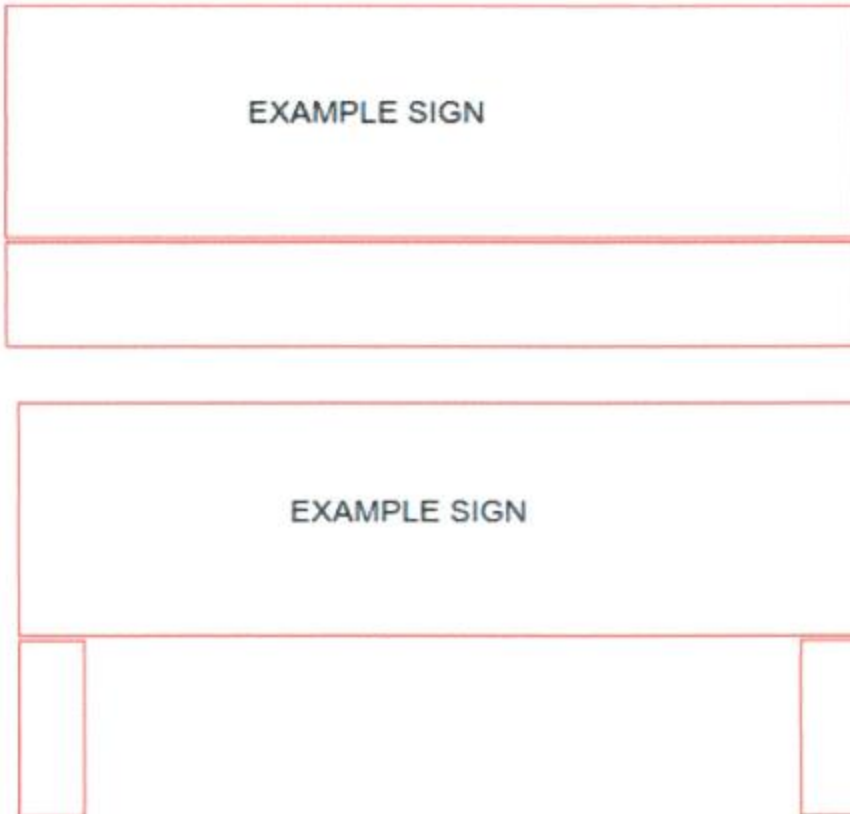
Examples

Main Identity



Shall not Exceed 50 Square feet if freestanding.
No taller than 6ft per Comprehensive Sign Package restrictions
May be Illuminated

Second Identity



Shall not Exceed 32 Square feet
No taller than 6ft per Comprehensive Sign Package restrictions
May be Illuminated

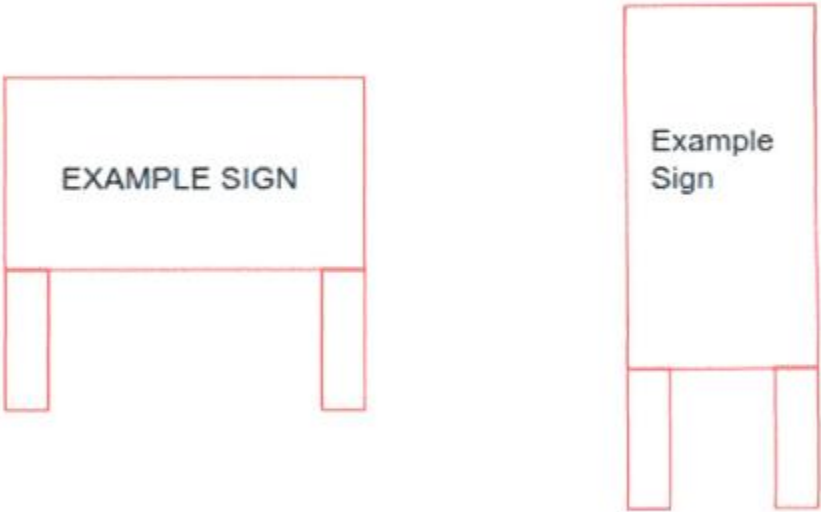
- 5) Informational and Directional Signage.
 - a. Informational and directional signs shall not exceed ten (10) square feet in outline area per facing. Freestanding informational signs shall not extend more than six (6) feet above the elevation of the adjacent street or elevation of the average existing finished grade at the base of the sign, whichever is higher.
 - b. Each informational and directional sign shall set forth the location of or directions to parking or buildings located on the premises or regulating the flow of traffic. Signs may

also contain the name and logo of the development they are meant for. Directional and informational signs may not contain any other advertising, logos, or characters that are not associated with the property they are providing information or directions to or on.

- c. No informational sign shall be located on or over a public right-of-way without approval of the City of Chesterfield or other applicable departments
- d. Informational and Directional signs may not be illuminated

Informational and Directional Signage

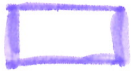


Examples

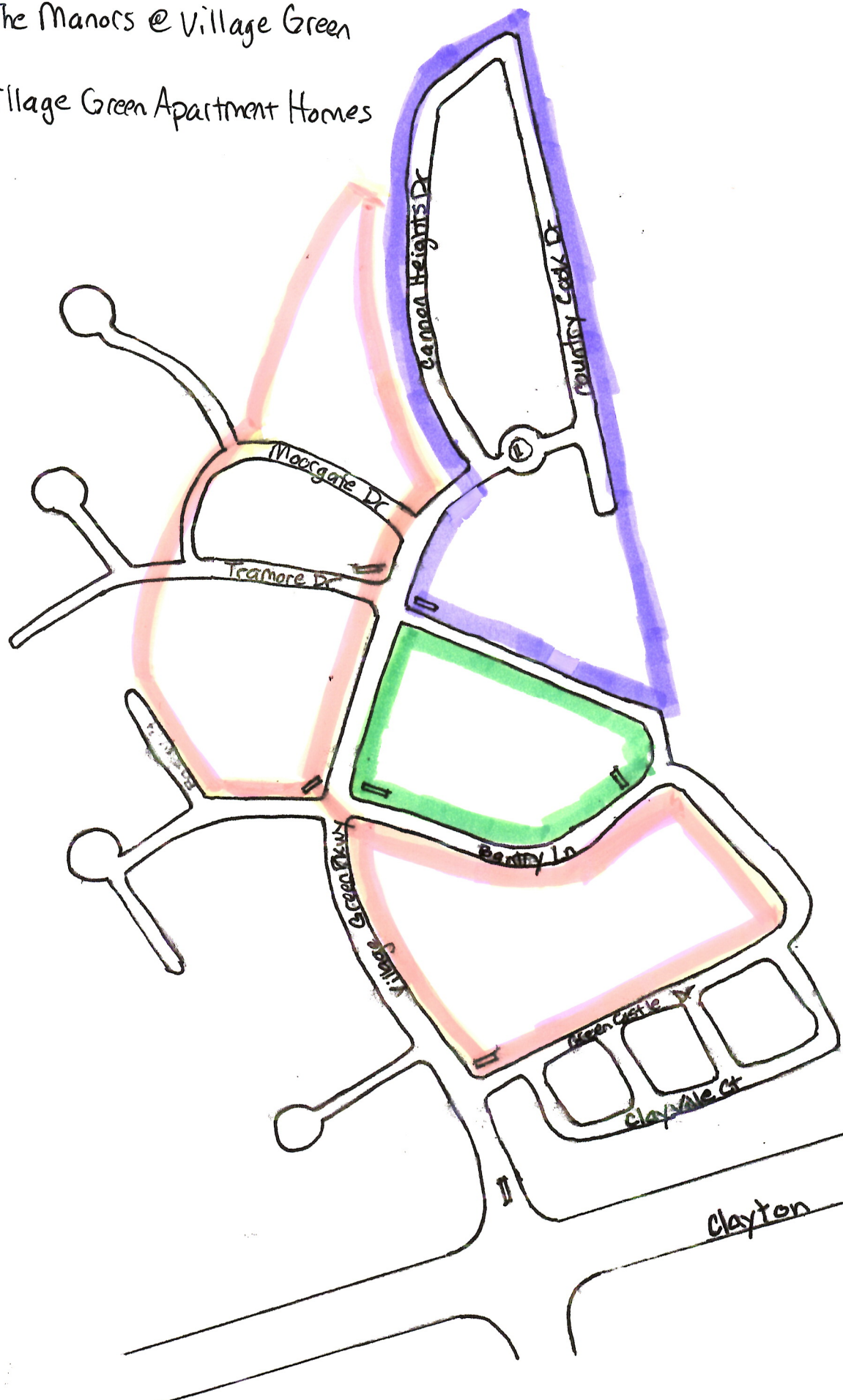


Shall not Exceed 10 Square feet
No taller than 6ft per Comprehensive Sign Package restrictions if freestanding.
Cannot be illuminated.

- 6) The Table below represents what is allowed by the current City Code and what is allowed for the subdivision per property so long as they follow the restrictions within the Comprehensive Sign Plan (CSP)

	Village Green Apartments		The Manors at Village Green		ReNew	
	City	CSP	City	CSP	City	CSP
Main Identity	No	Yes	No	Yes	No	Yes
Secondary Identity	No	Yes	No	Yes	No	Yes
Directional Signs	Yes	Yes	Yes	Yes	Yes	Yes
Existing Clayton Signage	Face Change Only	Yes	Face Change Only	Yes	Face Change Only	Yes

-  - Hunters Glen / Renew
-  - The Manors @ Village Green
-  - Village Green Apartment Homes

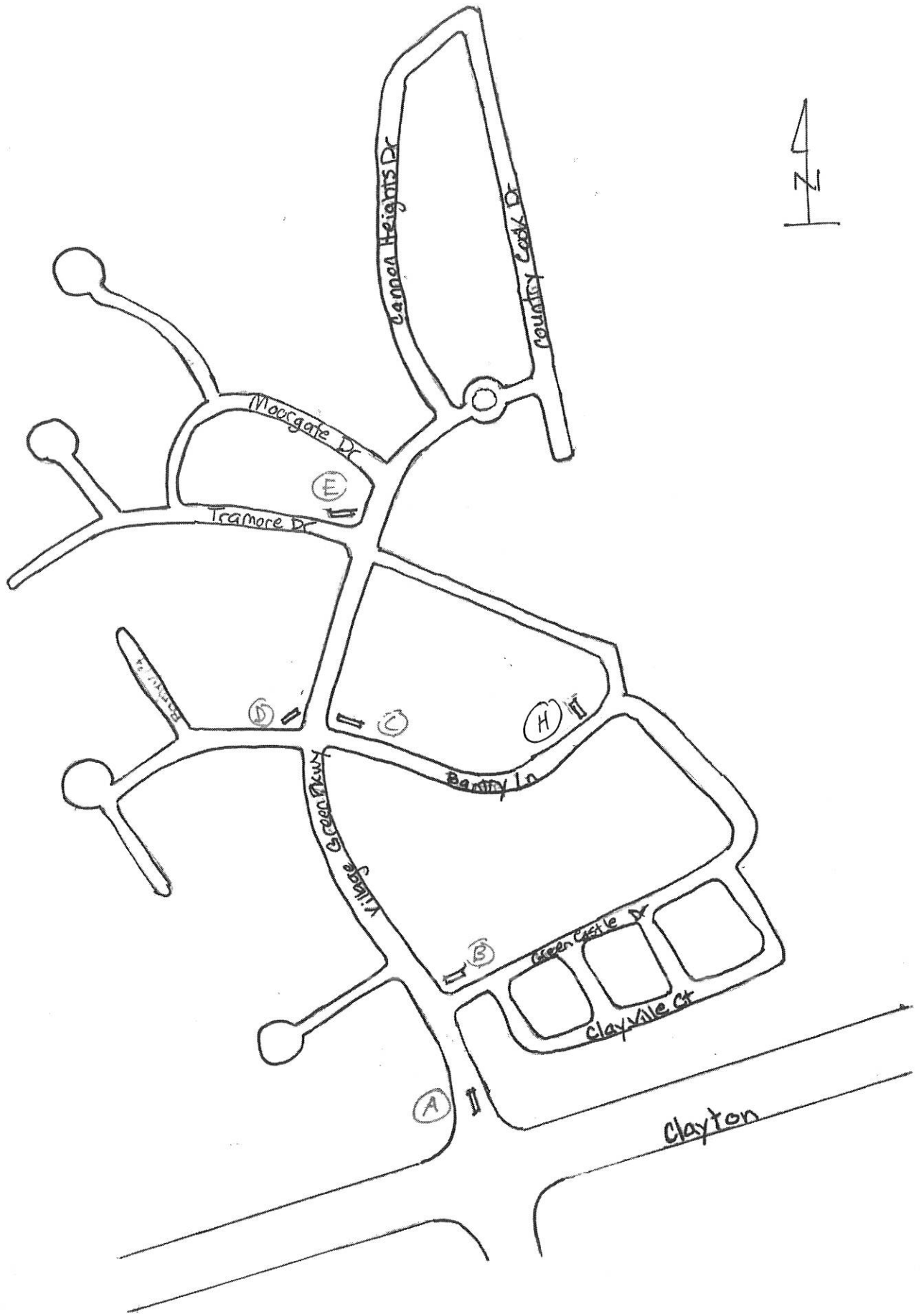


clayton

Appendix A

Existing Signs (6)

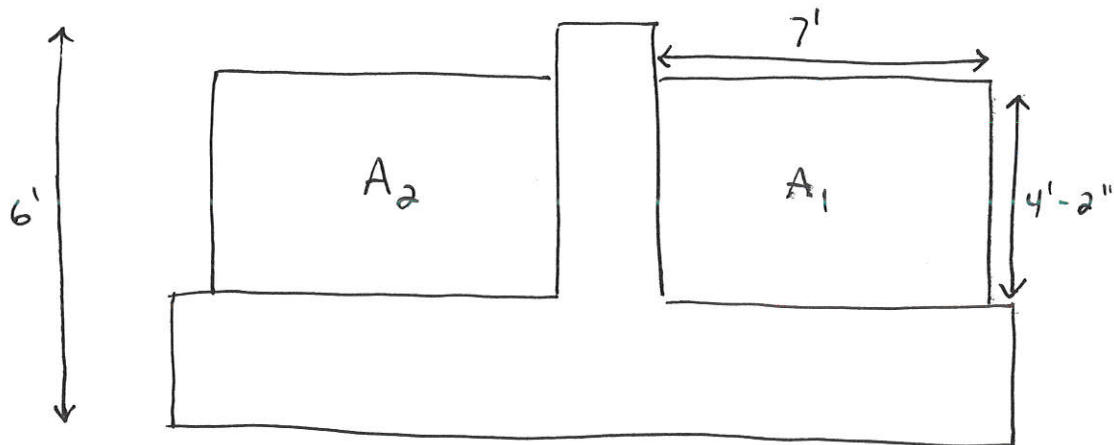
Existing Sign Location Site Plan



Sign A



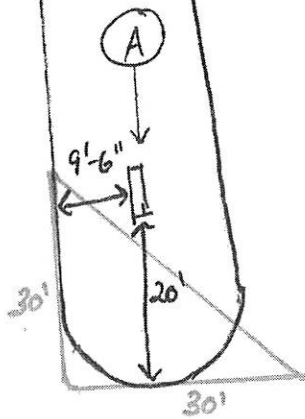
Type: Secondary ID (2)



Note: Village Green cabinet to remain 'As-Is'
Hunters Glen cabinet to be removed



Village Green Plwy

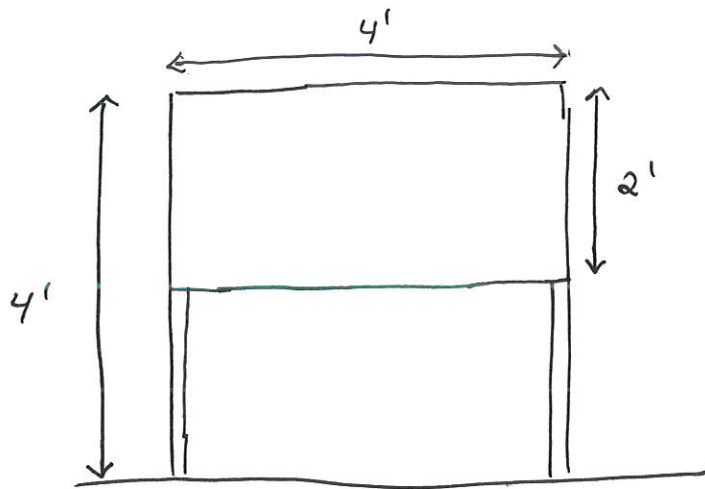


Clayton Rd

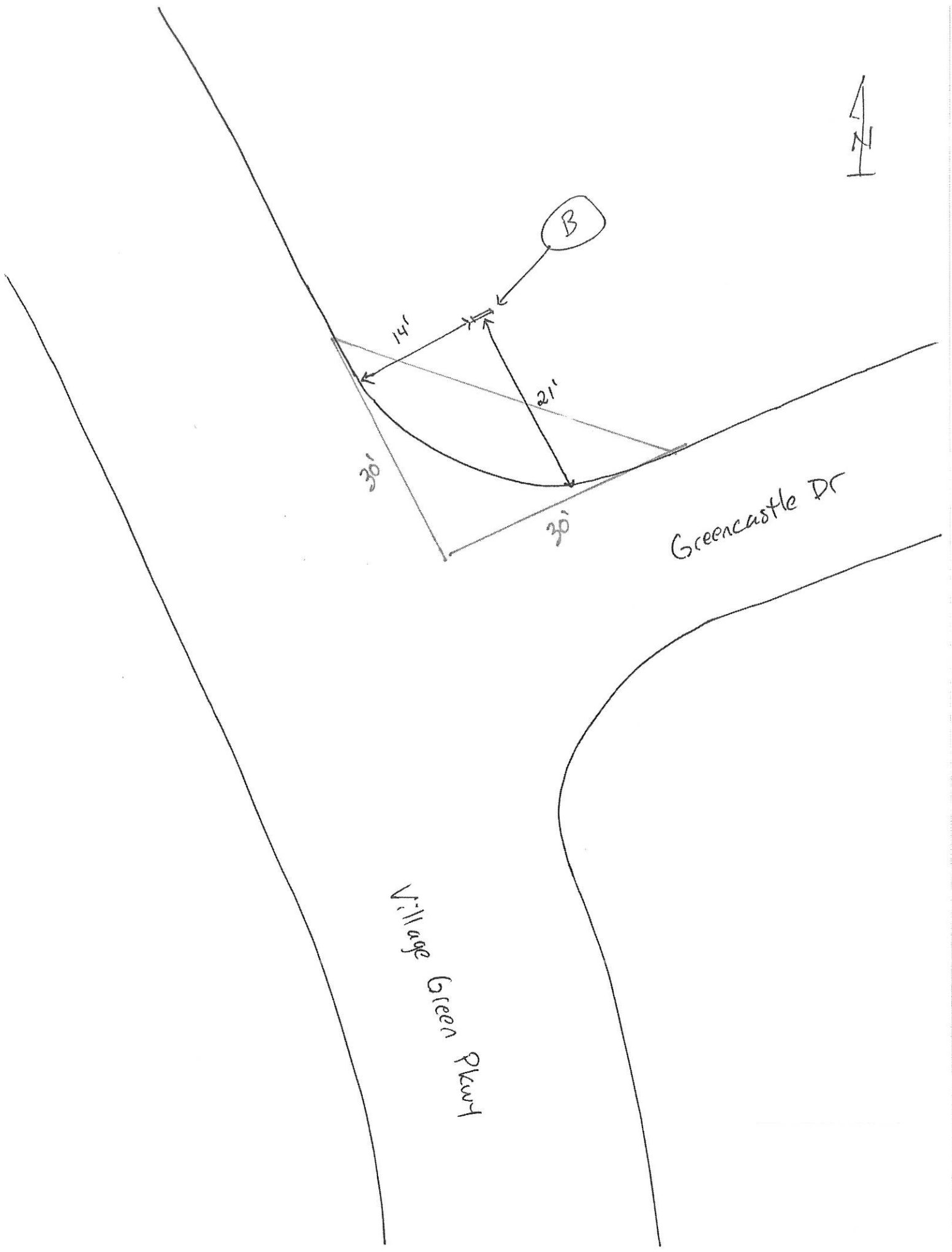
Sign (B)



Type: Directional



Note: To remain 'As-Is'



B

Greencastle Dr

Village Green Plaz

14'

21'

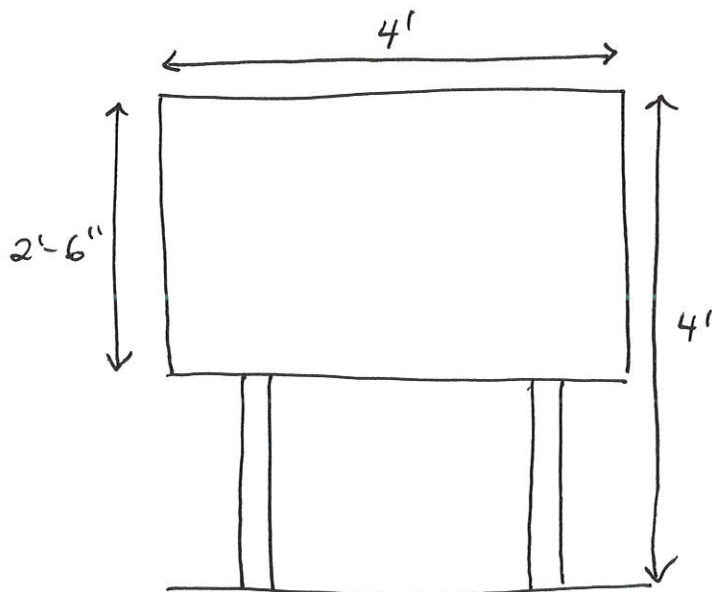
30'

30'

Sign C



Type: Main ID



Note: To remain 'As-Is'



Village Green Pkwy

30'

21'

30'

8'

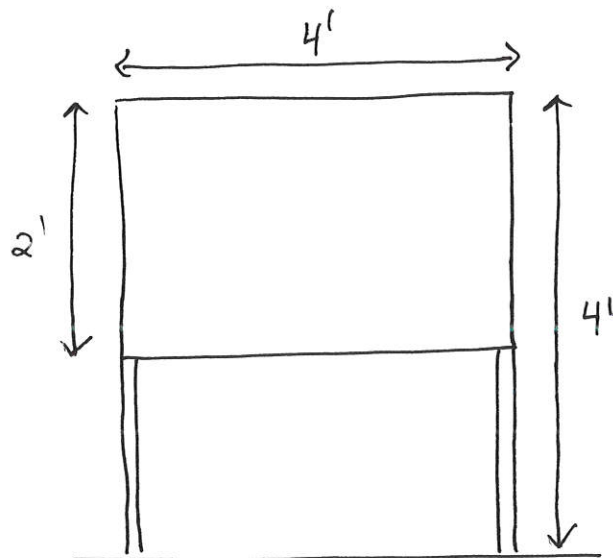


Bantry Ln

Sign D



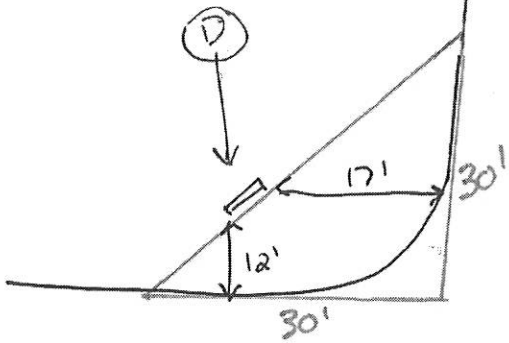
Type: Directional



Note: To remain 'As-Is'



Village Green Alley



Bantry Ln

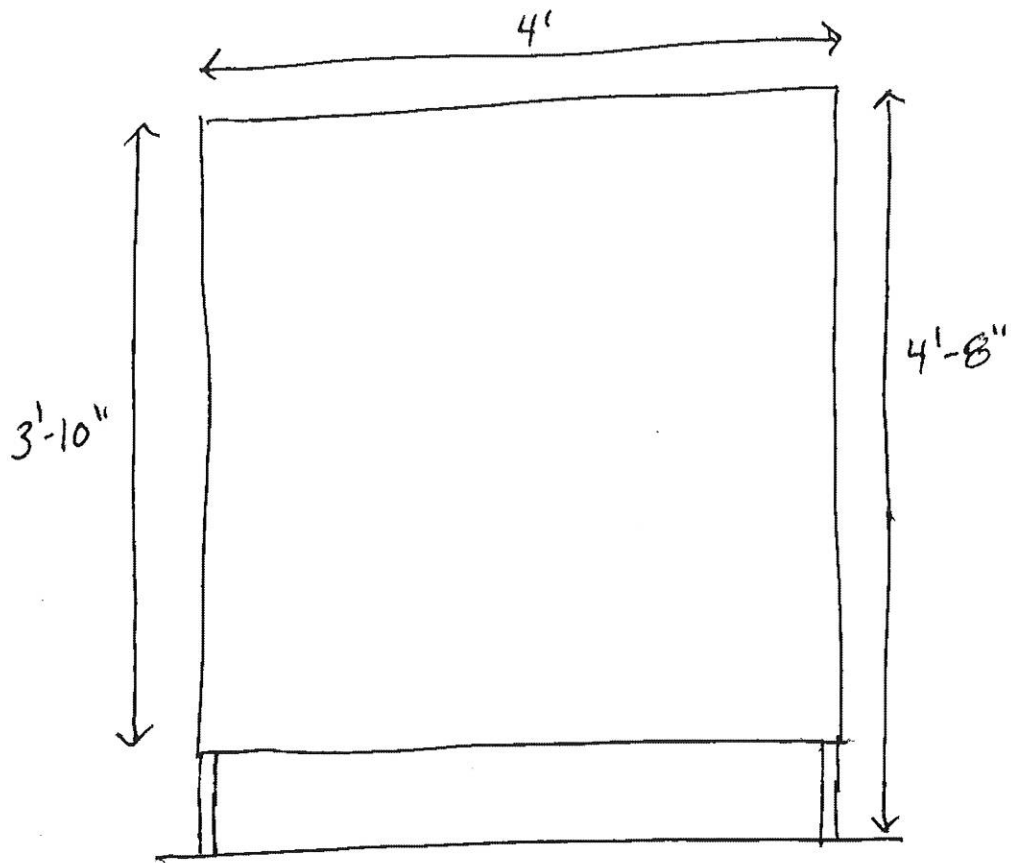
Sign E



48"x46"

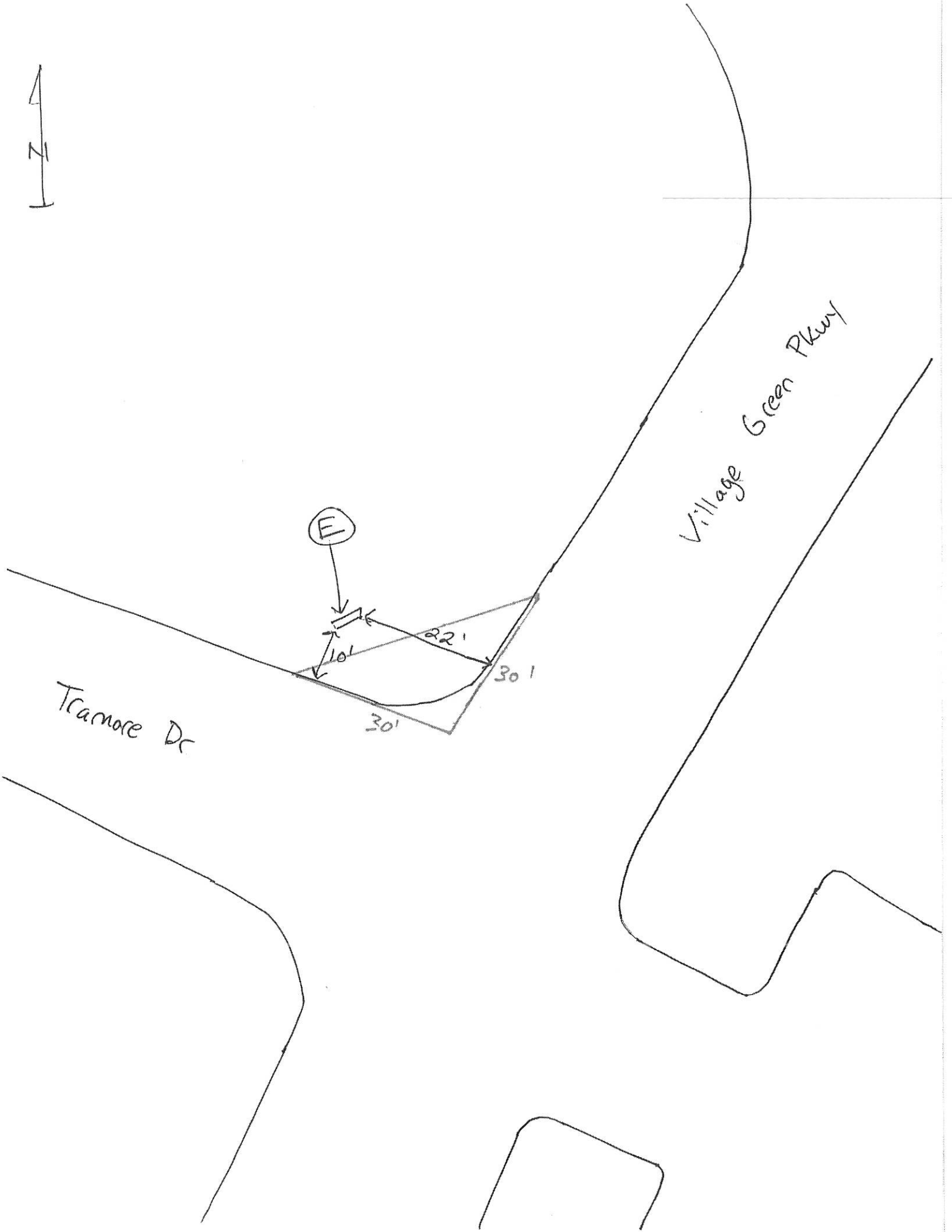
1 sided tramore
and village green
10ft from road

Sign E



Type: Main ID

Note: To remain 'As-Is'



Village Green Pkwy

Tramore Dr

E

10'

22'

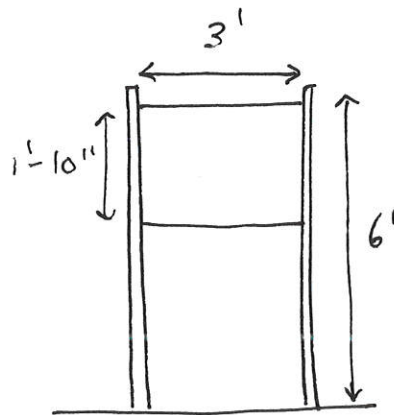
30'

30'

Sign H



Type: Directional

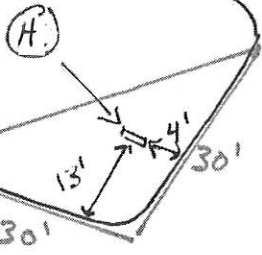


Note: To remain 'As-Is'

Tramore Dr



Bixley Dr



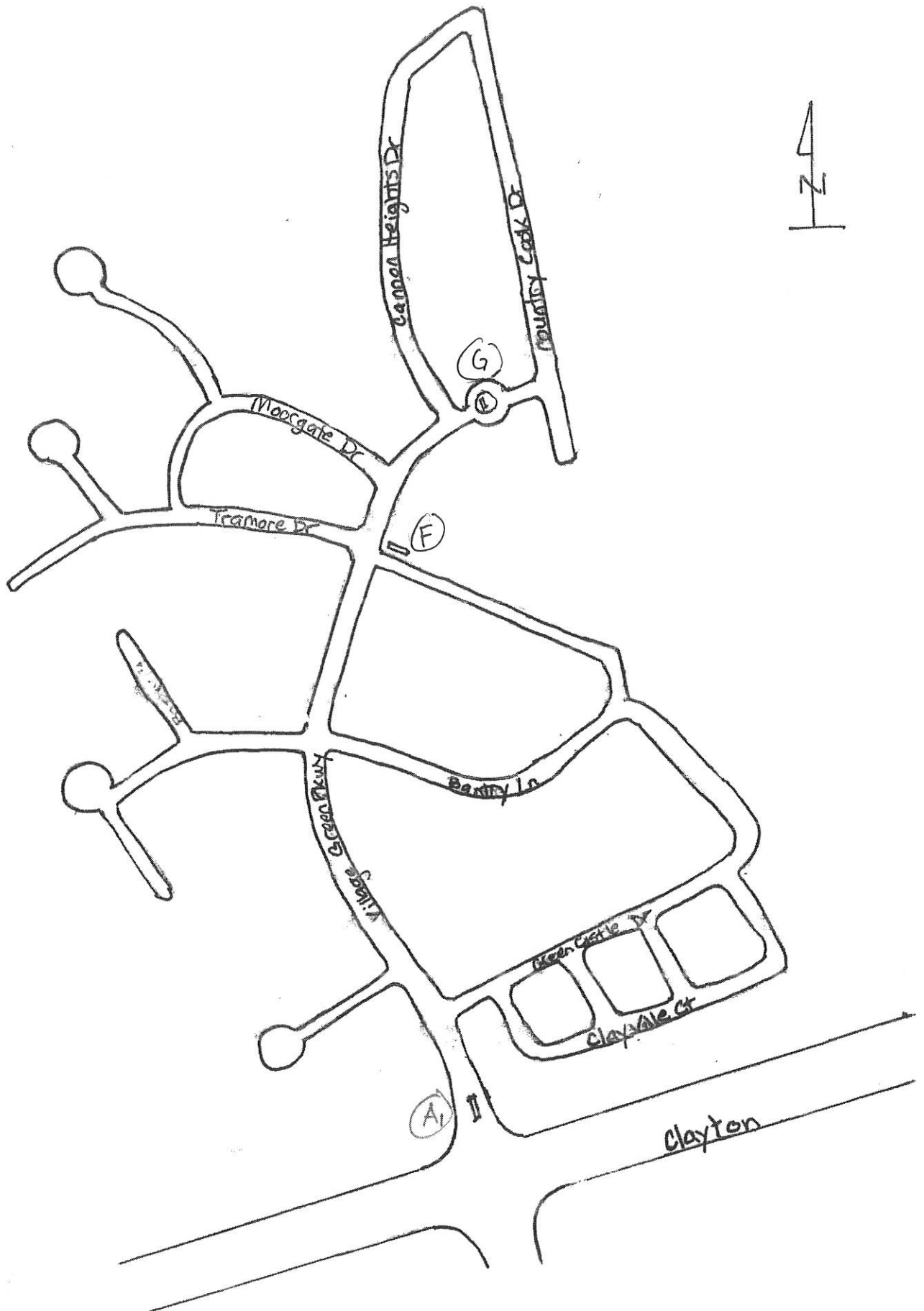
Bantry Ln

Bantry Ln

Appendix B

Proposed New Signage (3)

New Proposed Signage Site Plan

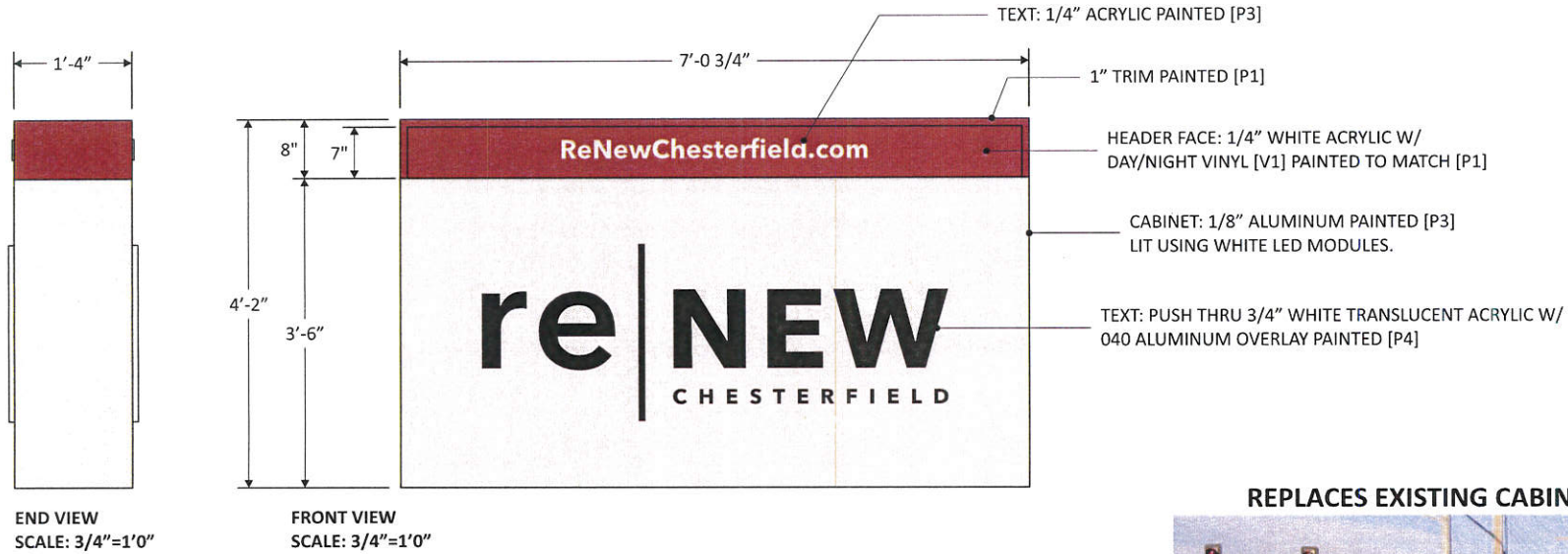


Sign A1

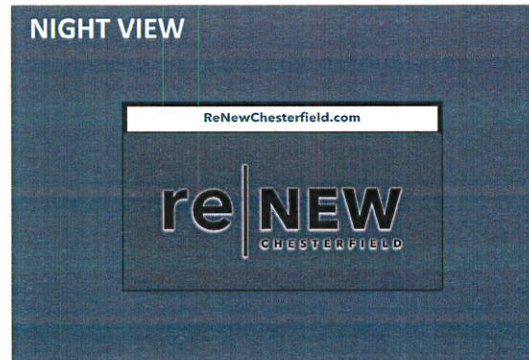
SIGN TYPE: EX.2 | SECONDARY IDENTITY

QTY. 1 DOUBLE FACE

NOTE: OPPOSITE VIEW WILL BE THE SAME AS FRONT VIEW



REPLACES EXISTING CABINET ON BRICK STRUCTURE

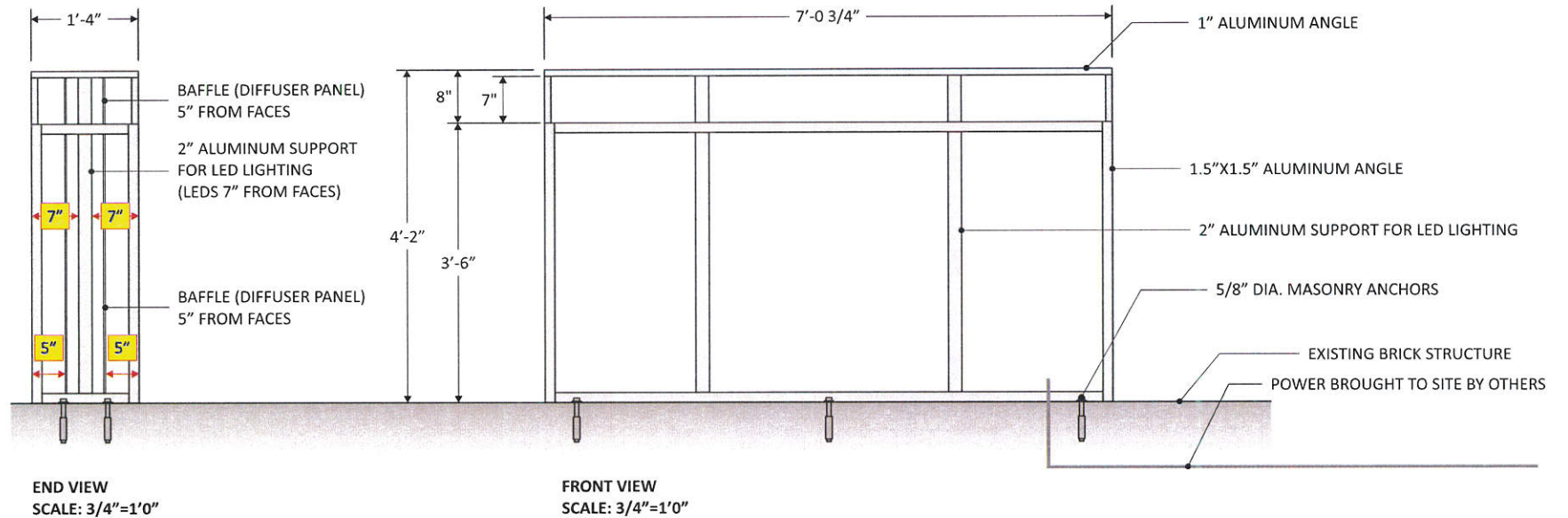


PROJECT FILENAME: RENEW CHESTERFIELD 2182121

SIGN TYPE: EX.2 | SECONDARY IDENTITY

FABRICATION DETAILS

FIELD SURVEY REQUIRED FOR FINAL ATTACHMENT METHOD



VOLT: 120V. LOAD: 2.2 AMP

HARDMAN SIGNS MUST BE NOTIFIED OF OTHER VOLTAGES PRIOR TO MANUFACTURE. A DEDICATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS ARE TO BE PROVIDED BY CUSTOMER.

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS

E496516

____V ____A ____HZ

DATE: _____

Suitable for wet locations.

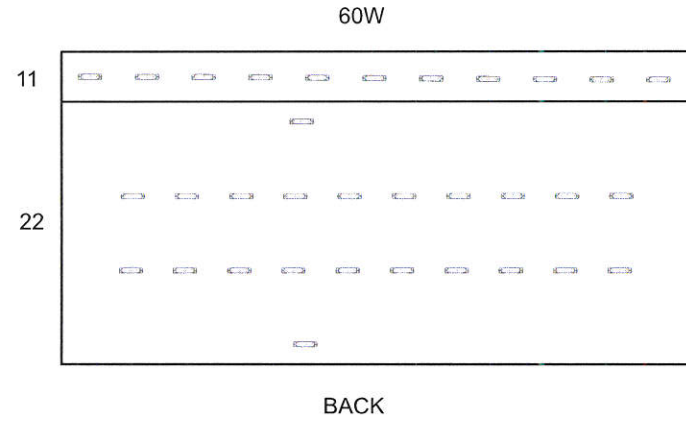
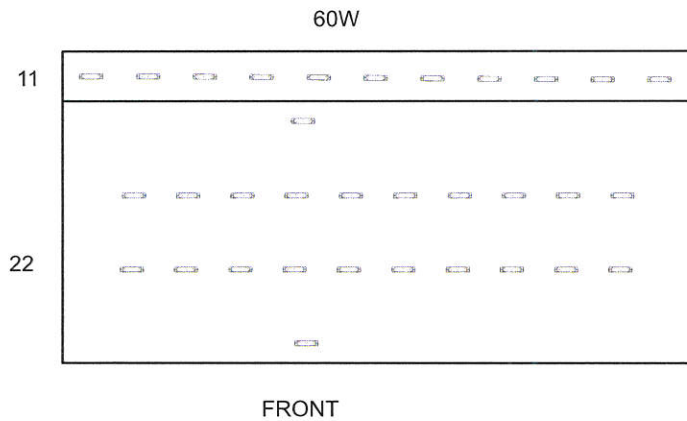
PROJECT FILENAME: RENEW CHESTERFIELD 2182121

SIGN TYPE: EX.2 | SECONDARY IDENTITY

ELECTRICAL DETAILS

NOTE:
 SPACE ROWS @ 10" O.C.
 MAX MODS PER SERIES: 25
 50 MODULES PER 60W PS
 MOUNT BAFFLES 5" FROM FACE

SIGN HEIGHT 42" X 84.75"	SIGN DEPTH 16"	FACE MATERIAL ACRYLIC
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AMP DRAW: 2.2A

ESTIMATED PRODUCT PER SIGN
 FACE LIT
 (66) TRUE WHITE QWIK MOD 3 MODULES (PL-QM3-TW200-P)
 44FT TRUE WHITE QWIK MOD 3 MODULES
 (2) 60W POWER SUPPLIES (PL-60-12-U)

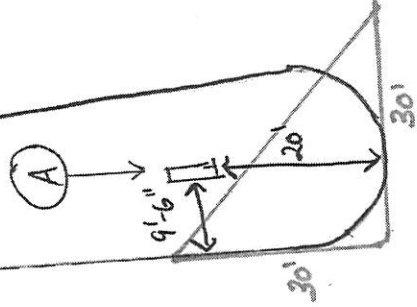
CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.
 Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer.

DETAIL VIEW
 SCALE: NONE

PROJECT FILENAME: RENEW CHESTERFIELD 2182121



Village Green Pkwy



Clayton Rd

Sign F

CLIENT

REDWOOD CONSTRUCTION

PROJECT

RENEW CHESTERFIELD

CHESTERFIELD, MO

CREATED: 10-23-2018 | PROJECT NUMBER: 2182121



Hardman Signs

ARCHITECTURAL SIGNAGE & GRAPHICS

REP: JULIE BROWN | DESIGNER: STEVE SIMS

PALETTE/MATERIALS

PAINT COLORS:



P1

BALERO
SW7600



P2

SILVERPLATE
SW7649



P3

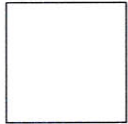
SNOWBOUND
SW7004



P4

STANDARD
CARBON BLACK
N929SP

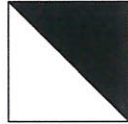
MATERIALS:



M1

WHITE
ACRYLIC

VINYL COLORS:



V1

DAY/NIGHT
VINYL

TYPEFACES

AVENIRNEXT LT PRO MEDIUM:

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890!@#\$%^&*()

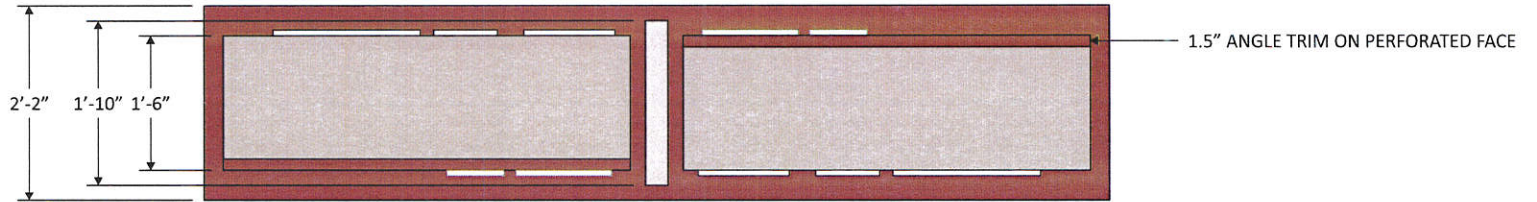
PROJECT FILENAME: RENEW CHESTERFIELD 2182121

SIGN TYPE: EX.1 | MAIN IDENTITY

QTY. 1 DOUBLE FACE

NOTE: OPPOSITE VIEW WILL BE THE SAME AS FRONT VIEW

TOP VIEW
SCALE: 3/4"=1'0"



TEXT: 3/4" THICK WHITE TRANSLUCENT ACRYLIC W/ 040 ALUMINUM OVERLAY PAINTED [P3]
PERFORATED FACE ROUTED OUT BEHIND LETTERS.

ALUMINUM ACCENT PAINTED [P3] W/ SIDE LIGHTING

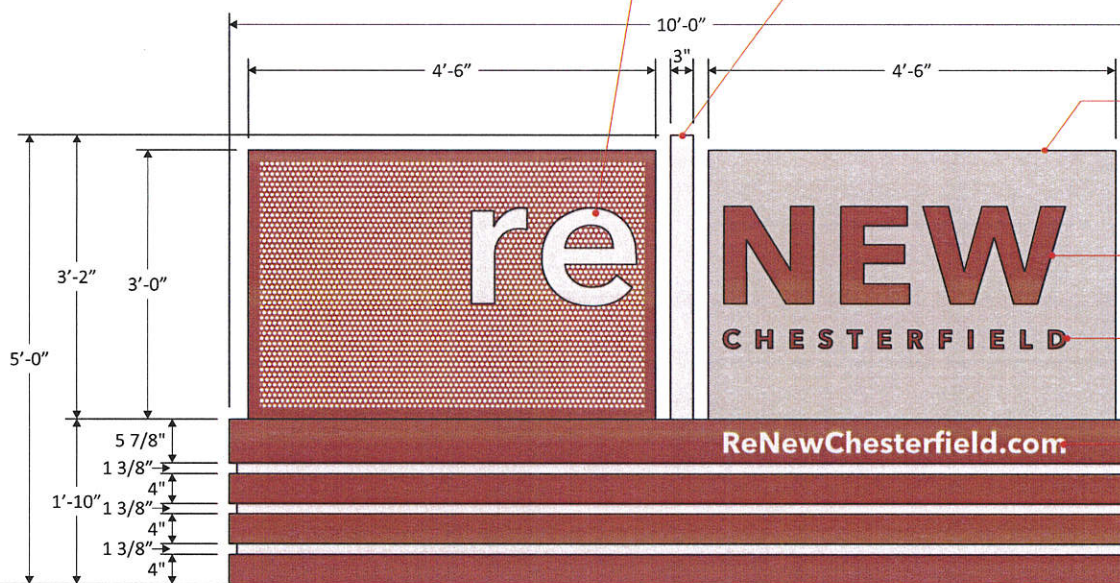
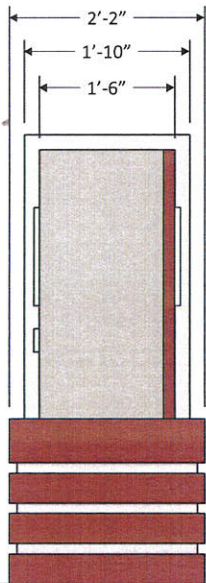
CABINET: 1/8" ALUMINUM PAINTED [P1 & P2]
OPPOSITE FACE: 1/8" PERFORATED ALUMINUM
(1/2" DIA. HOLES 11/16" STAGGERED CENTERS)
BACKED WITH 1/4" WHITE ACRYLIC [M1]. LIT
USING WARM WHITE LED MODULES.

TEXT: 3/4" PUSH THRU WHITE TRANSLUCENT
ACRYLIC [M1] W/ 040 ALUMINUM OVERLAY
PAINTED [P1]

TEXT: 3/4" PUSH THRU WHITE TRANSLUCENT
ACRYLIC [M1] W/ 040 ALUMINUM OVERLAY
PAINTED [P1]

TEXT: ROUTED OUT OF FACE AND BACKED WITH
1/4" WHITE ACRYLIC WITH DAY/NIGHT VINYL [V1]
PAINTED [P3]

ALUMINUM BASE PAINTED [P1 & P3]



END VIEW
SCALE: 3/4"=1'0"

FRONT VIEW
SCALE: 3/4"=1'0"

PROJECT FILENAME: RENEW CHESTERFIELD 2182121

NIGHT VIEW

SIDE A

SIDE B



ReNewChesterfield.com

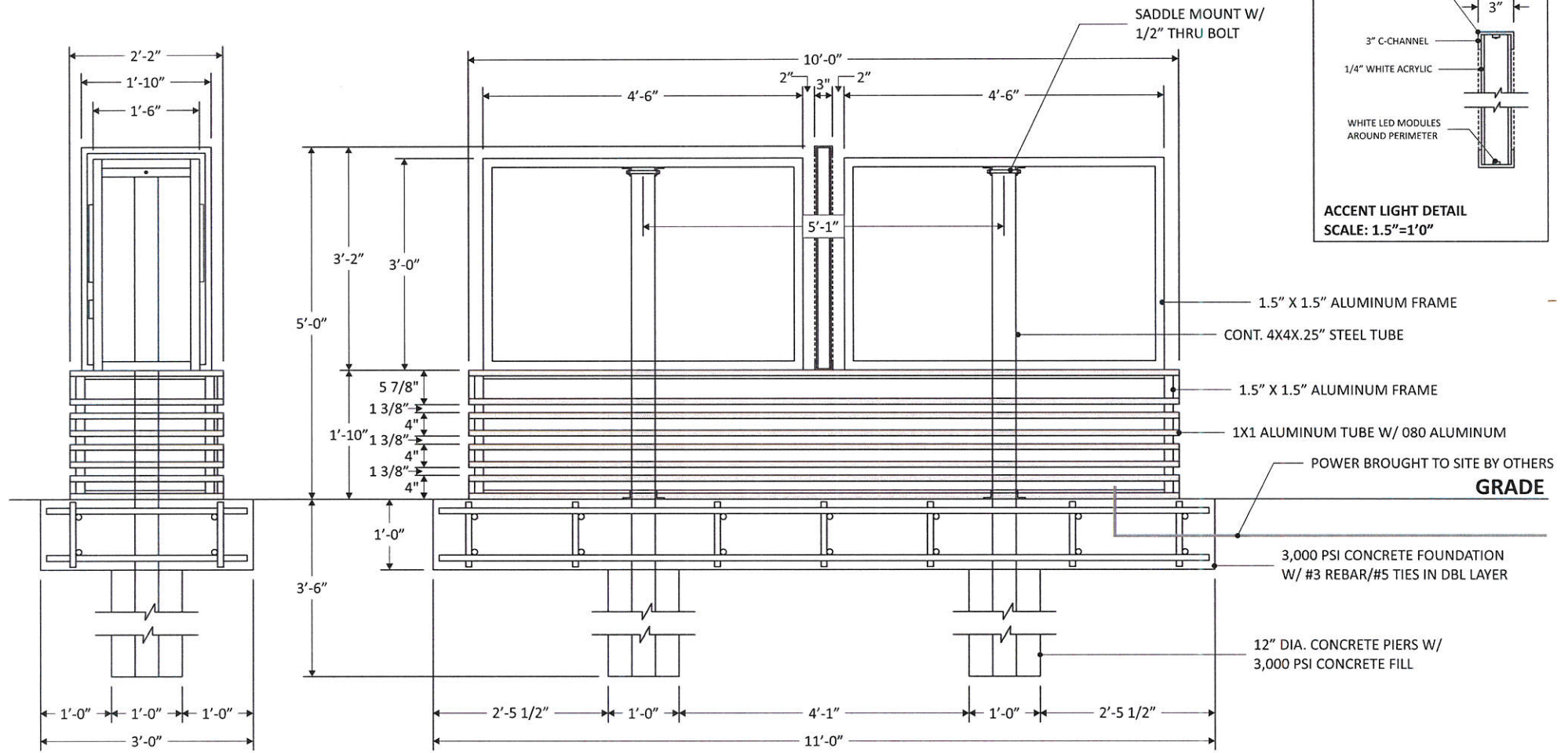


ReNewChesterfield.com

PROJECT FILENAME: RENEW CHESTERFIELD 2182121

SIGN TYPE: EX.1 | MAIN IDENTITY

FABRICATION DETAILS

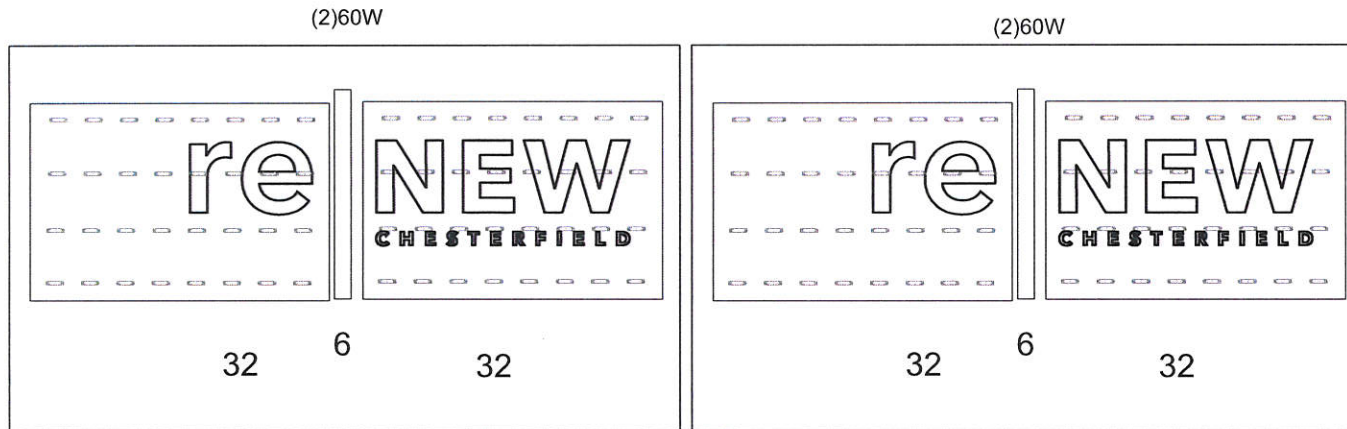


SIGN TYPE: EX.1 | MAIN IDENTITY (MAIN CABINETS)

ELECTRICAL DETAILS

NOTE:
 SPACE ROWS @ 10" O.C.
 MAX MODS PER SERIES: 25
 50 MODULES PER 60W PS
 MOUNT BAFFLES 5" FROM FACE

SIGN HEIGHT 36" X 120"	SIGN DEPTH 18"	FACE MATERIAL ACRYLIC
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VOLT: 120V. LOAD: 4.4 AMP

HARDMAN SIGNS MUST BE NOTIFIED OF OTHER VOLTAGES PRIOR TO MANUFACTURE. A DEDICATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS ARE TO BE PROVIDED BY CUSTOMER.

Hardman Signs
 ARCHITECTURAL SIGNAGE & GRAPHICS

E496516

____V ____A ____HZ
 DATE: _____
 Suitable for wet locations.

AMP DRAW: 4.4A

ESTIMATED PRODUCT PER SIGN
 FACE LIT
 (140) TRUE WHITE QWIK MOD 3 MODULES (PL-QM3-TW200-P)
 94FT TRUE WHITE QWIK MOD 3 MODULES
 (4) 60W POWER SUPPLIES (PL-60-12-U)

CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.
 Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer.

DETAIL VIEW
 SCALE: NONE

PROJECT FILENAME: RENEW CHESTERFIELD 2182121

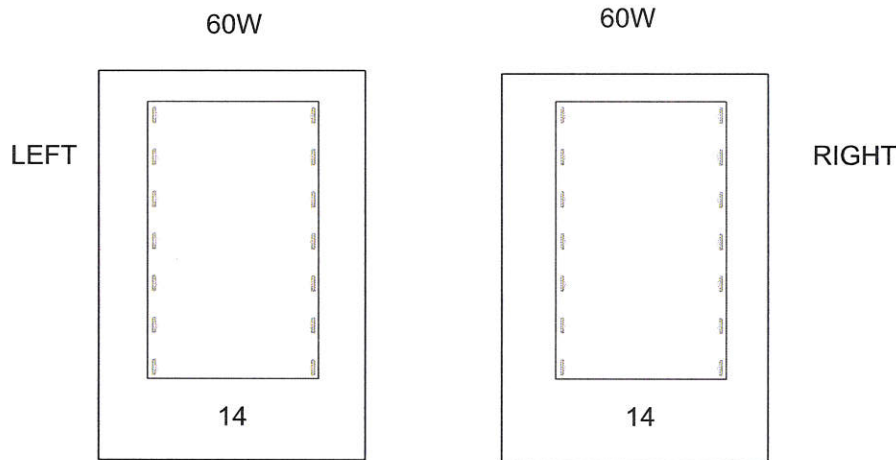
SIGN TYPE: EX.1 | MAIN IDENTITY (ACCENT CABINET)

ELECTRICAL DETAILS

NOTE:

24 MODULES PER 60W PS

SIGN HEIGHT 38" x 22"	SIGN DEPTH 4.5"	FACE MATERIAL ACRYLIC
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VOLT: 120V. LOAD: 2.2 AMP

HARDMAN SIGNS MUST BE NOTIFIED OF OTHER VOLTAGES PRIOR TO MANUFACTURE. A DEDICATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS ARE TO BE PROVIDED BY CUSTOMER.

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS

E496516

____V ____A ____HZ
DATE: _____

Suitable for wet locations.

AMP DRAW: 2.2A

ESTIMATED PRODUCT PER SIGN
FACE LIT

(28) STREET FIGHTER POD HO MODULES (PL-OP2-PD2-P-TW)
14FT TRUE WHITE STREET FIGHTER POD HO
(2) 60W POWER SUPPLIES (PL-60-12-U)

CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.

Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer.

DETAIL VIEW
SCALE: NONE

PROJECT FILENAME: RENEW CHESTERFIELD 2182121

Sign G

CLIENT REDWOOD CONSTRUCTION

PROJECT RENEW CHESTERFIELD
CHESTERFIELD, MO

CREATED: 12-12-18 | PROJECT NUMBER: 2182425



Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS

REP: JULIE BROWN | DESIGNER: RAFAEL

PALETTE/MATERIALS

PAINT COLORS:



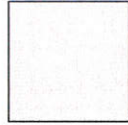
P1

BALERO
SW7600



P2

SILVERPLATE
SW7649



P3

SNOWBOUND
SW7004



P4

STANDARD
CARBON BLACK
N929SP

TYPEFACES

AVENIR NEXT LT PRO MEDIUM:

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890!@#\$%^&*()

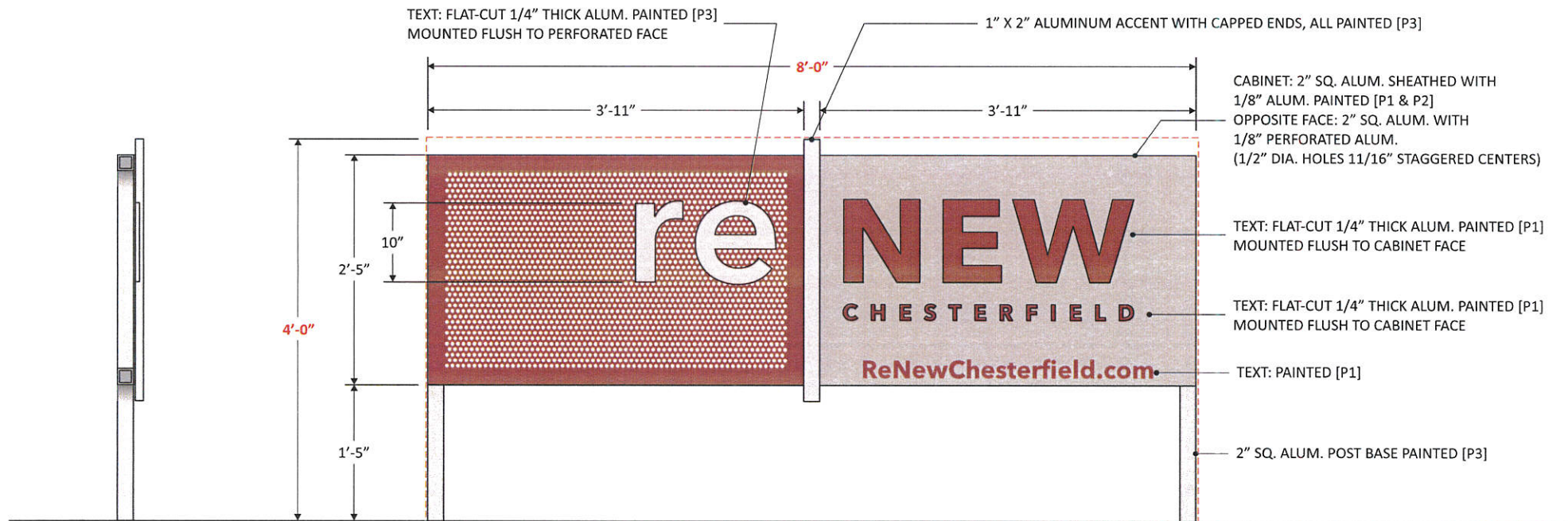
PROJECT FILENAME: RENEW CHESTERFIELD 2182425

SIGN TYPE: EX.1 | ADDITIONAL NON-LIGHTED IDENTITY STRUCTURE - *Secondary ID Sign*

QTY. 1 SINGLE FACE

48" X 96" = 32 TOTAL SQ FT

TOP VIEW
SCALE: 1"=1'0"



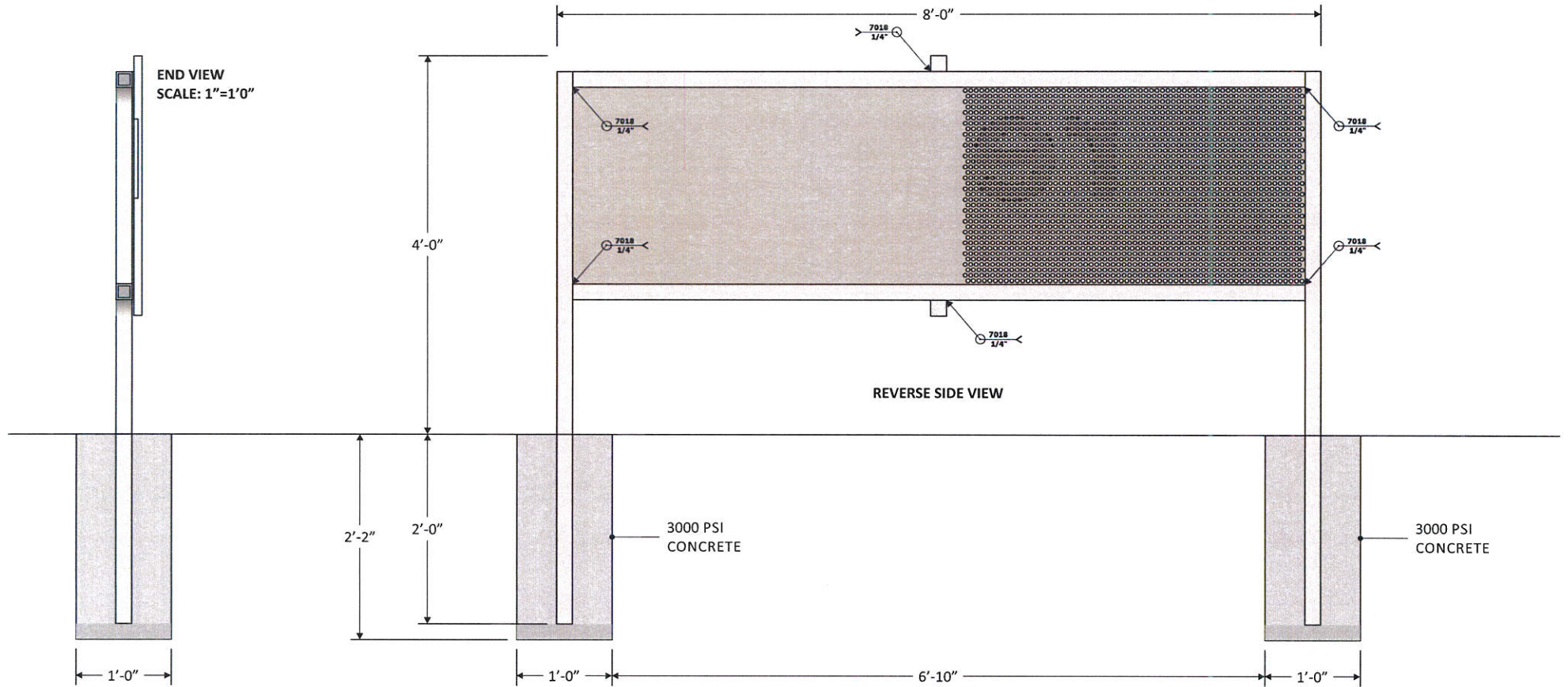
END VIEW
SCALE: 1"=1'0"

FRONT VIEW
SCALE: 1"=1'0"

PROJECT FILENAME: RENEW CHESTERFIELD 2182425

SIGN TYPE: EX.1 | ADDITIONAL NON-LIGHTED IDENTITY STRUCTURE DETAILS

**NOTE: ALL WELDS WITH 7018 1/4" ELECTRODE
FULL WELD TO 2" X 3/16" ANGLE ALUM. SIGN FRAME**

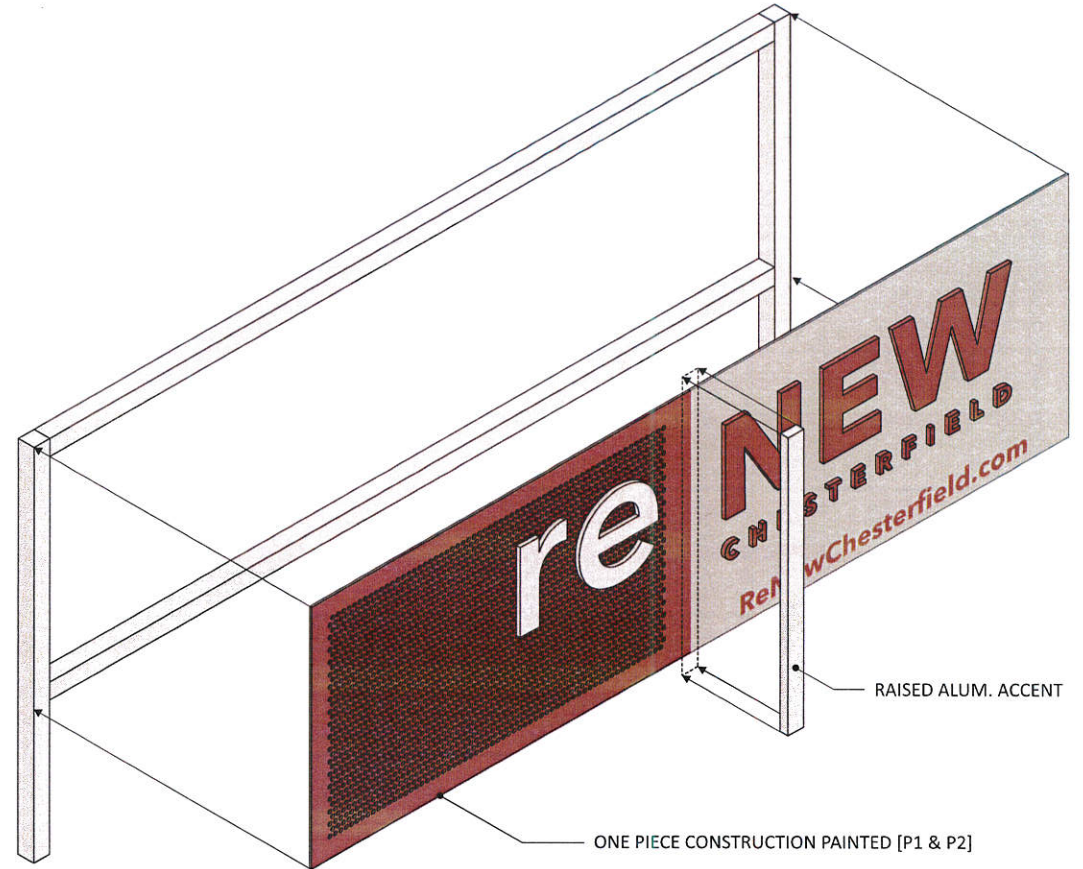


**FRONT VIEW
SCALE: 1"=1'0"**

PROJECT FILENAME: RENEW CHESTERFIELD 2182425

SIGN TYPE: EX.1 | ADDITIONAL NON-LIGHTED IDENTITY STRUCTURE

ISO METRIC & EXPLODED VIEWS



ISO METRIC VIEW
SCALE: NONE

PROJECT FILENAME: RENEW CHESTERFIELD 2182425

REDWOOD CONSTRUCTION | RENEW CHESTERFIELD

THESE SIGN DESIGNS ARE THE SOLE PROPERTY OF HARDMAN SIGNS AND MAY NOT BE USED FOR BIDDING PURPOSES. THE OWNERSHIP OF THESE DESIGNS WILL BE TRANSFERRED TO THE LISTED CLIENT IN THE EVENT THAT SIGNS ARE PURCHASED FROM HARDMAN SIGNS. IF THE ARTWORK IS USED WITHOUT COMMENT, YOU WILL BE INVOICED FOR THE DESIGN FEE (\$2,500.00 MINIMUM).

REV. DATE: 12/12/2018

Page 5 of 6

SIGN TYPE: EX.1 | ADDITIONAL NON-LIGHTED IDENTITY STRUCTURE PLACEMENT

PROPOSED NEW SIGN AND APPROX. PLACEMENT



PLACEMENT VIEW
SCALE: NONE

PROJECT FILENAME: RENEW CHESTERFIELD 2182425

REDWOOD CONSTRUCTION | RENEW CHESTERFIELD

THESE SIGN DESIGNS ARE THE SOLE PROPERTY OF HARDMAN SIGNS AND MAY NOT BE USED FOR BIDDING PURPOSES. THE OWNERSHIP OF THESE DESIGNS WILL BE TRANSFERRED TO THE LISTED CLIENT IN THE EVENT THAT SIGNS ARE PURCHASED FROM HARDMAN SIGNS. IF THE ARTWORK IS USED WITHOUT CONSENT, YOU WILL BE INVIOLATED FOR THE DESIGN FEE (\$2,500.00 MINIMUM).

REV. DATE: 12/12/2018

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