VILLAGE OF KEY BISCAYNE

Office of the Village Manager

Village Council
Robert L. Vernon, *Mayor*
Jorge E. Mendia, *Vice Mayor*
Michael Davey
Enrique Garcia
Steve Liedman
Thomas Thornton
Patricia Weinman

Village Manager
Jacqueline R. Menendez

DT: February 16, 2007

TO: Honorable Mayor and Members of the Village Council

FR: Jacqueline R. Menendez, Village Manager

RE: 200 Crandon Boulevard: Variance and Sign Program Applications

RECOMMENDATION

The applicant has filed two (2) applications with regard to signage at a new shopping center located at 200 Crandon Boulevard. The first request involves seven (7) variances related to signage. The second request is a Sign Program which sets forth the design criteria for signs should the variances be approved.

As indicated in the attached Staff report, the Building, Zoning, and Planning Director has recommended in favor of two (2) of the seven (7) sign variances and against the Sign Program. The Director has recommended a Sign Program should the Council wish to approve signage in advance of the applicant's intended opening of the shopping center in March.

ANALYSIS

The attached Staff report prepared by the Building, Zoning, and Planning Director presents a detailed analysis of the application based upon the review criteria as set forth in the Zoning and Land Development Regulations.

VILLAGE OF KEY BISCAYNE

Department of Building, Zoning and Planning

Village Council
Robert L. Vernon, *Mayor*
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Thomas Thornton
Patricia Weinman

Director
Jud Kurlancheek, AICP

Chief Building Official
Eugenio M. Santiago, P.E.

DT: February 16, 2007

TO: Jacqueline R. Menendez, Village Manager

FR: Jud Kurlancheek, AICP, Director
Building, Zoning, and Planning Department

RE: 200 Crandon Boulevard: Variance and Sign Program Applications

APPLICATION SUMMARY

Request	Approval of Two Applications 1. Approval of Seven (7) Variances Regarding the Proposed Signs (RV - 21) 2. Sign Program for a Shopping Center
Applicant	Tesaurus Holdings Incorporated
Site Address	200 Crandon Boulevard
Comprehensive Plan	Commercial
Zoning District	C-1 Light Intensity Commercial
Size of Site	
File Number	RV 21 Variance Application and SIGN - 04 Sign Program
Recommendation	Approval of Sign Variances 1 and 7 and denial of 2-6 Denial of the Sign Program

EXPLANATION AND ANALYSIS

The Request: The applicant has filed two (2) applications with regard to signage at a new shopping center located at 200 Crandon Boulevard. The first request involves seven (7) variances related to the signage and the second is Sign Program which sets forth the design criteria for the signs should the variances be approved.

The Sign Variances are listed below:

1. To permit signs on the front of the building for stores which do not face the front of the property (Section 30-195(2).
2. To waive the requirement that signs must face a public street in order to install a wall sign on south side of the property (Section 30-195(2).
3. To waive the requirement that signs use reverse channel letters in order to permit flat signs (Section 30-195(2).
4. To waive the requirement that signs be uniform in order to permit signs with different fonts, colors, and sizes (Section 30-197(a)(1).
5. To exceed the 32 sq. ft. maximum size for a directory sign in order to permit a directory sign with 44 sq. ft. (Section 30-195(5).
6. To exceed the 4 sq. ft. maximum size for an instructional sign in order to permit a 4.3 sq. ft. instructional sign facing Fernwood Road (Section 30-195(7).
7. To waive the prohibition of projecting signs in order to permit projecting signs facing the interior courtyard.

Variance Review Criteria: The Village's Zoning Ordinance provides for the granting of variance(s) subject to a finding that the petition meets the following criteria:

Criteria 1 Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.

Analysis: The shopping center is designed with storefronts that face an interior corridor although two stores have windows that face the terrace over looking Crandon Boulevard. The sign regulations are designed for shopping centers that do not use interior courtyards as the entrances to the stores. As such, variance requests 1 and 7 are consistent with this review criteria. The remaining variances contradict the Villages sign policies as implemented through the zoning ordinance which require a consistent design and appearance of all signs in a shopping center.

Finding: Consistent for requests 1 and 7 and inconsistent for requests 2-6.

Criteria 2 Is compatible with the surrounding land uses and would not be detrimental to the community.

Analysis: Request No. 1 would permit stores which do not front on Crandon

Boulevard to have signs on a wall that faces Crandon Boulevard. Request No. 7 would permit projection signs on storefront walls which face the interior courtyard. Neither of these signs would result in a detrimental impact to the community.

Requests 2 through 6, would permit larger than permitted signs and signs that which would have an inconsistent designs. As such, there would be negative impact on the appearance of the community. All of the other shopping centers have consistent sign designs.

Finding: Consistent for requests 1 and 7 and inconsistent for requests 2 through 6.

The Proposed Sign Program

The proposed sign program includes the following elements:

1. Approval of a 20 sq. ft. monument sign facing Crandon Boulevard.
2. Approval of 6 flat wall signs facing Crandon Boulevard with sign areas ranging from 12.6 sq. ft. to 21 sq. ft. and with varying letter styles, font sizes, and colors as set forth on the plans.
3. To permit signage using company logos as set forth on the plans.
4. To permit one directory sign facing Crandon Boulevard as set forth on the plans.
5. To permit 2 building identification signs with a maximum size of 19.6 sq. ft., one facing Crandon Boulevard and one facing Fernwood Road.
6. To permit one projecting sign per storefront as set forth on the plans.
7. To permit two instructional signs with a maximum size of 4.3 sq. ft. with copy reading "Parking" and "Exit" for the garage as set forth on the plans.
8. All signs are non-illuminated.

Analysis: The Council has established sign programs for all of the shopping centers in the Village. All of the signs have consistent letter size, design, illumination or non-illumination letter coloring. The result of each program has been signage that is easy to read and without being garish. The proposed sign program is inconsistent with every sign program that has been approved by the Village. Different fonts, colors, lettering, and overall design results in signage that is reminiscent of shopping centers located along corridors which compete for the drivers attention. This is not the situation along Crandon Boulevard where the Village has spent over $ 10,000,000 to create an ambiance that has been characterized in the Crandon Boulevard as "laid back elegance".

Staff has been advised that the project is nearing completion with occupancy in late March. In order to assist in the opening of the stores with signage, Staff has recommended that the Council approve the below sign program. Otherwise, the applicant will have to submit another program with a public hearing on April 24. The March 20 hearing date is reserved for the Sonesta project.

1. Reverse Channel back lite letters shall be used. The letters can be illuminated or non-illuminated. Staff shall approve the color of letters. Tagline signage is permitted with a maximum letter height of 6 inches with the font and color to match the main sign for each establishment.
2. Letter height shall be 12 inches facing Crandon Boulevard for 4 signs with no sign exceeding 30 sq. ft. The sign area includes the main and tagline signs for each store.
3. Projecting signs can face the interior courtyard with a maximum projection of 4 ft. and letter height of 6 inches. The signs shall have one consistent color and one contrasting color for the letters. The maximum sign area for each sign shall not exceed 5 sq. ft.
4. The design and color of the directory sign as set forth in the plans are approved however the size shall not exceed the maximum allowed.
5. The round "Key Colony Sign" as set forth in the plans is approved.
6. A monument sign is prohibited as it would provide signage that is all ready allowed on the building or in the sign directory.
7. Signage facing Fernwood Road shall be non-illuminated and as shown on page 10 of the plans with copy reading "Exit" and "Parking". The sign over the rear entrance shall be as shown on page 9 of the plans and shall not be illuminated. This sign shall use reverse channel letters and have the same color as the signs facing Crandon Boulevard with a letter height not to exceed 8.5 inches as shown on the plans.

RECOMMENDATION

It is recommended that:

A. Sign Variances 1 and 7 be approved and 2-6 be denied.

B. That the Sign Program be denied. Staff recommends a sign program with the following design regulations:

1. Reverse Channel back lite letters shall be used. The letters can be illuminated or non-illuminated. Staff shall approve the color of letters. Tagline signage is permitted with a maximum letter height of 6 inches with the font and color to match the main sign for each establishment.
2. Letter height shall be 12 inches facing Crandon Boulevard for 4 signs with no sign exceeding 30 sq. ft. The sign area includes the main and tagline signs for each store.
3. Projecting signs can face the interior courtyard with a maximum projection of 4 ft. and letter height of 6 inches. The signs shall have one consistent color and one contrasting color for the letters. The maximum sign area for each sign shall not exceed 5 sq. ft.
4. The design and color of the directory sign as set forth in the plans are approved however the size shall not exceed the maximum allowed.
5. The round "Key Colony Sign" as set forth in the plans is approved.
6. A monument sign is prohibited as it would provide signage that is all

ready allowed on the building or in the sign directory.

7. Signage facing Fernwood Road shall be non-illuminated and as shown on page 10 of the plans with copy reading "Exit" and "Parking". The sign over the rear entrance shall be as shown on page 9 of the plans and shall not be illuminated. This sign shall use reverse channel letters and have the same color as the signs facing Crandon Boulevard with a letter height not to exceed 8.5 inches as shown on the plans.

VILLAGE OF KEY BISCAYNE

Department of Building, Zoning and Planning

Village Council
Robert Oldakowski, *Mayor*
Jorge E. Mendia, *Vice Mayor*
Martha Fdez-León Broucek
Carol Diaz-Castro
Mortimer Fried
James L. Peters
Robert L. Vernon
Jud Kurlancheek, AICP
Director

Eugenio M. Santiago, P.E.
Chief Building Official

PLANNING AND ZONING APPLICATION

Date Filed: 2-8-07
RV -21
File # SIGN-04
to be completed by staff

1. REQUEST FOR:

( ) SUPERVISORY VARIANCE	( ) AMENDMENT TO ZONING ORDINANCE
( ) ADMINISTRATIVE VARIANCE	( ) SPECIAL EXCEPTION
( ) REGULATORY VARIANCE	( ) AMENDMENT TO THE COMPREHENSIVE PLAN
( ) SITE PLAN APPROVAL	( ) ZONING DISTRICT CHANGE
( ) UNUSUAL USE	
(X)OTHER Approval of a Multitenant Center sign program pursuant to Sec. 28-9 of the Code	

Explain your request:

See attached Letter of Intent.

2. Street Address of Property: 200 Crandon Blvd., Key Biscayne, Florida
Legal Description: Lot(s) See Exhibit "A" Block:
Subdivision

3. Name of Applicant: Tesaurus Holdings, Inc.
Mailing Address of Applicant: 240 Crandon Blvd., Unit 110, Key Biscayne, FL 33149

4. Name of Property Owner if Different from Applicant: N/A
Address of Property Owner if Different from Applicant: _____

Business Telephone: _____ Home Fax: _____

5. Contact Person: Name: Carter McDowell, Esq. affiliated with the law firm of Bilzin Sumberg Baena Price & Axelrod LLP
Address: 200 S. Biscayne Blvd. Suite 2500, Miami, Florida 33131
Phone Number: 305-350-2355 Fax: 305-351-2239

6. Name/address of anyone else who should receive notice of the hearing?

Carter N. McDowell, Esq. 200 S Biscayne Blvd. Suite 2500, Miami, Florida 33131

7. If applicant is owner, indicate date purchased: March 14, 1997

8. If applicant is lessee, indicate date leased N/A Years _____

9. Is there an option to purchase the property? Yes ( ) No (X)

10. Is the request the result of a violation notice? No If yes, attach a copy of the violation.

11. Existing use of property Shopping Center. If residential, how many apartments _____ hotel units _____. If commercial, how many sq. ft. _____ in your space. Single family home? Yes ( ) No (x)

12. If this application pertains to an Appeal of an Administrative Decision, indicate the basis of the appeal. (If necessary attach additional explanation)
N/A

13. If this is a request for a variance, the Code requires that you substantiate why this request should be granted. In order to do this properly, please indicate how your request complies with the following standards:

(a) Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.

See Letter of Intent

(b) Is compatible with the surrounding land uses and would not be detrimental to the community.

See Letter of Intent

14. If this is a request for any other type of application, please see staff for a listing of the evaluation criteria.

15. All supporting data and exhibits submitted with this application become a permanent part of the public records.

16. If you are a lobbyist as described in the Village Code, please contact the Village Clerk at 305 365 5506.

SUPERVISORY VARIANCES ONLY

The Supervisory procedure requires the nearest abutting property owner to approve your request and your certification that the work was not performed by you. Your signature on this application constitutes your certification that you did not perform the work. The next step is to request the nearest property owner to sign below or provide a letter approving your request. Their signature certifies that they have read this application and approves of the request.

ABUTTING PROPERTY OWNER AFFIDAVIT

I, the undersigned, have read or have had read to me the information applicable for a request for a Supervisory Variance from the Zoning Regulations. I fully understand that by subscribing my name to the below consent form that I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant.

_____	N/A	_____
Date	Name (Type or Print)	Signature

Address_____

ADMINISTRATIVE VARIANCES ONLY

The Administrative Variance procedures require all abutting property owners to approve your request. The attached map will assist you in identifying who must sign the below petition. It is suggested you meet with staff prior to circulating your petition.

ABUTTING PROPERTY OWNER AFFIDAVIT

I, the undersigned, have read or have had read to me the information applicable for a request for and Administrative Variance from the Zoning Regulations. I fully understand that by subscribing my name to the below consent form that I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant.

_____	N/A	_____
Date	Name (Type or Print)	Signature

Address_____

_____	_____	_____
Date	Name (Type or Print)	Signature

Address_____

_____	_____	_____
Date	Name (Type or Print)	Signature

Address_____

Date	Name (Type or Print)	Signature

Address_____

Date	Name (Type or Print)	Signature

Address_____

Date	Name (Type or Print)	Signature

Address_____

If you need additional signatures please use the above format.

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the Zoning Regulations. (I)(we) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(we) understand that the application and attachments become part of the official records of the Village and are not returnable.

Signature of Applicant:_____ Date_____

Signature of Owner:_____ Date 10-23-06

Application Received by:_____ Date 2-8-07

Approved by: Pequa Valley Council approval Date_____

AFFIDAVITS

Complete one or more of the following that relates to your request.

Tenant or Owner Affidavit (if tenant is applicant then owner must sign owner/power of attorney affidavit)

I, N/A, being first duly sworn, depose and say that I am the owner/tenant of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all supplemental data attached to and made a part of the application are honest and true to the best of my knowledge and belief.

I, _____, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Signature of Applicant Sworn to (or affirmed) and subscribed before me this 23rd day of October, 2006, by Joseph Kiene (name of person making statement).

BEVERLEY KERR
Notary Public - State of Florida
My Commission Expires Oct 3, 2007
Commission # DD241430
Bonded By National Notary Assn.

Signature of Notary Public - State of Florida

BEVERLEY KERR
Print, Type, or Stamp
Commissioned Name of Notary Public

Personally Known TO ME OR Produced Identification _____
Type of Identification Produced _____

********** **********

CORPORATION AFFIDAVIT

I, Joseph Kiene, being first duly sworn, depose and say that I am the Executive Vice President of Tesaurus Holdings, Inc. of the aforesaid corporation, and as such, have been authorized by the corporation to file this application and all supplemental data attached to and made a part of this application are honest and true to the best of our knowledge and beliefs that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing.

I, Joseph Kiene, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

TESAURUS HOLDINGS, INC., a Florida for profit corporation

By: _____

Name: Joseph Kiene
Title: Executive Vice President
Date: October 23, 2006

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
Sworn to (or affirmed) and subscribed before me this 23rd day of October, 2006, by Joseph Kiene (name of person making statement)/

BEVERLEY KERR
Notary Public - State of Florida
My Commission Expires Oct 3, 2007
Commission # DD241430
Bonded By National Notary Assn.

_____
Signature of Notary Public - State of Florida
BEVERLEY KERR
Print, Type, or Stamp
Commissioned Name of Notary Public

Personally Known TO ME OR Produced Identification _____
Type of Identification Produced _____

OWNER/POWER OF ATTORNEY AFFIDAVIT

I, Joseph Kiene, as Executive Vice President, on behalf of Tesaurus Holdings, Inc., being duly sworn, depose and say that I am the owner of the described real property and that I am aware of the nature and effect the request for: regulatory variance relative to my property, which is hereby made by me OR I am here by authorizing Carter N. McDowell, Esq., affiliated with the law firm of Bilzin Sumberg Baena Price & Axelrod LLP to be my legal representative before the Village Council.

I, Joseph Kiene, as Executive Vice President, on behalf of Tesaurus Holdings, Inc., hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

TESAURUS HOLDINGS, INC., a Florida for profit corporation

By: _____

Name: Joseph Kiene
Title: Executive Vice President
Date: October 23, 2006

BEVERLEY KERR
Notary Public - State of Florida
My Commission Expires Oct 3, 2007
Commission # DD241430
Bonded By National Notary Assn.

_____
Signature of Notary Public - State of Florida
BEVERLEY KERR
Print, Type, or Stamp
Commissioned Name of Notary Public

Personally Known TO ME OR Produced Identification _____
Type of Identification Produced _____

Bilzin Sumberg
ATTORNEYS AT LAW

Alexandra L. Deas, Esq.
Tel 305.350.7241
Fax 305.351.2176
adeas@bilzin.com

February 8, 2007

VIA HAND-DELIVERY

Mr. Judd Kurlancheek, Director
Building, Zoning and Planning Department
Village of Key Biscayne
85 West McIntyre Street
Key Biscayne, Florida 33149

Re: Key Colony Plaza
200 Crandon Boulevard, Key Biscayne, Florida

Dear Mr. Kurlancheek:

This law firm represents the owner, Tesaurus Holdings, Inc. (the "Applicant"), of the property located at 200 Crandon Boulevard, Key Biscayne, Florida (the "Property"). The Applicant is constructing a shopping center, Key Colony Plaza, on the Property.

Section 30-197 of the Key Biscayne Code of Ordinances (the "Code") requires the owner of multi-tenant centers to receive Village Council approval for a "uniform sign graphics criteria" for shopping centers. Please accept the enclosed sign package and plans for the Council's approval for a "uniform sign graphics criteria" for the Property. The package includes a set of plans as prepared The Bugdal Group indicating where the signs will be located including the specifications of each sign.

Pursuant to the criteria in the Code under Section 30-197(b) established for the Village Manager's review, we respectfully request your favorable recommendation for our sign package. In reference to the criteria set forth in subsection (b), each sign does not contain more than five items. Each sign merely identifies the tenant or shopping center name. Secondly, the entrance feature is not designed to effectively increase the size of a sign. The signs are large enough to provide sufficient visibility to identify the Property. Thirdly, all signs are clearly legible to enable pedestrians and those traveling by vehicle to identify the Property. Clear Identification of the Property is necessary to ensure the safety of pedestrians and those traveling by vehicle. From the Crandon Boulevard perspective, the proposed package contains the building identification sign, identification of the main tenants on the wall and a monument sign on Crandon to provide identity of the Property. Fourth, the signs are not placed on any decorative architectural features of the building. Fifth, the material and colors of the signs are compatible with the materials and colors of the building. The Applicant proposes signs which will identify the Property but will also complement the character of the building. Finally, the signs will not be illuminated on any side

facing residential properties. Further, the illumination of other buildings by externally illuminated signs will not be any brighter than the standard for parking lot and grounds lighting. In summary, the attached plans satisfy all of the design review criteria provided in the Code to consider the proposed sign package.

Thank you for your consideration of our request and please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

Alexandra Deas

Alexandra L. Deas

cc: Joseph Kiene (via facsimile)
Ron Oprzadek (via facsimile)
Wilfredo Borroto (via facsimile)
Carter McDowell, Esq.

EXTERIOR ENVIRONMENTAL
WAYFINDING SYSTEM

KEY COLONY PLAZA

CONTENTS

Page 1 ..... Contents List of Wayfinding Document
Page 2 ..... Symbols and Text
Page 3 ..... Exterior East Elevation Building Identity
Page 4 ..... Exterior West Elevation Building Identity
Page 5 ..... Exterior South Elevation Building Identity
Page 6 ..... ExteriorTenant Emblem Detail
Page 7 ..... Exterior Tenant Listing
Page 8 ..... Exterior Tenant Listing Detail
Page 9 ..... Exterior West Elevation Building Identity
Page 10 ..... Exterior West Elevation Parking Details
Page 11 ..... Exterior Monument
Page 12 ..... Exterior Monument Detail
Page 13 ..... Exterior Monument Calculations
Page 14 ..... Exterior Emblem / Letterform Details
Page 15 ..... Exterior Signage Calculations

SIGN TYPES		PAGES
EBL	Exterior Building Letters	4,14
EM	Exterior Monument	11,12,13
ETE	Exterior Tenant Emblem	3, 6
ETI	Exterior Tenant Identity	3, 14, 15
ETL	Exterior Tenant Listing	3, 7 8

ADOBE TYPEFONT. TRAJAN

ABCDEFGHIJKLMNOP QRSTUVWXYZ ,.!-"'()&

LETTERFORM / SYMBOLS / EMBLEM

FABRICATION INSTALLATION NOTES.

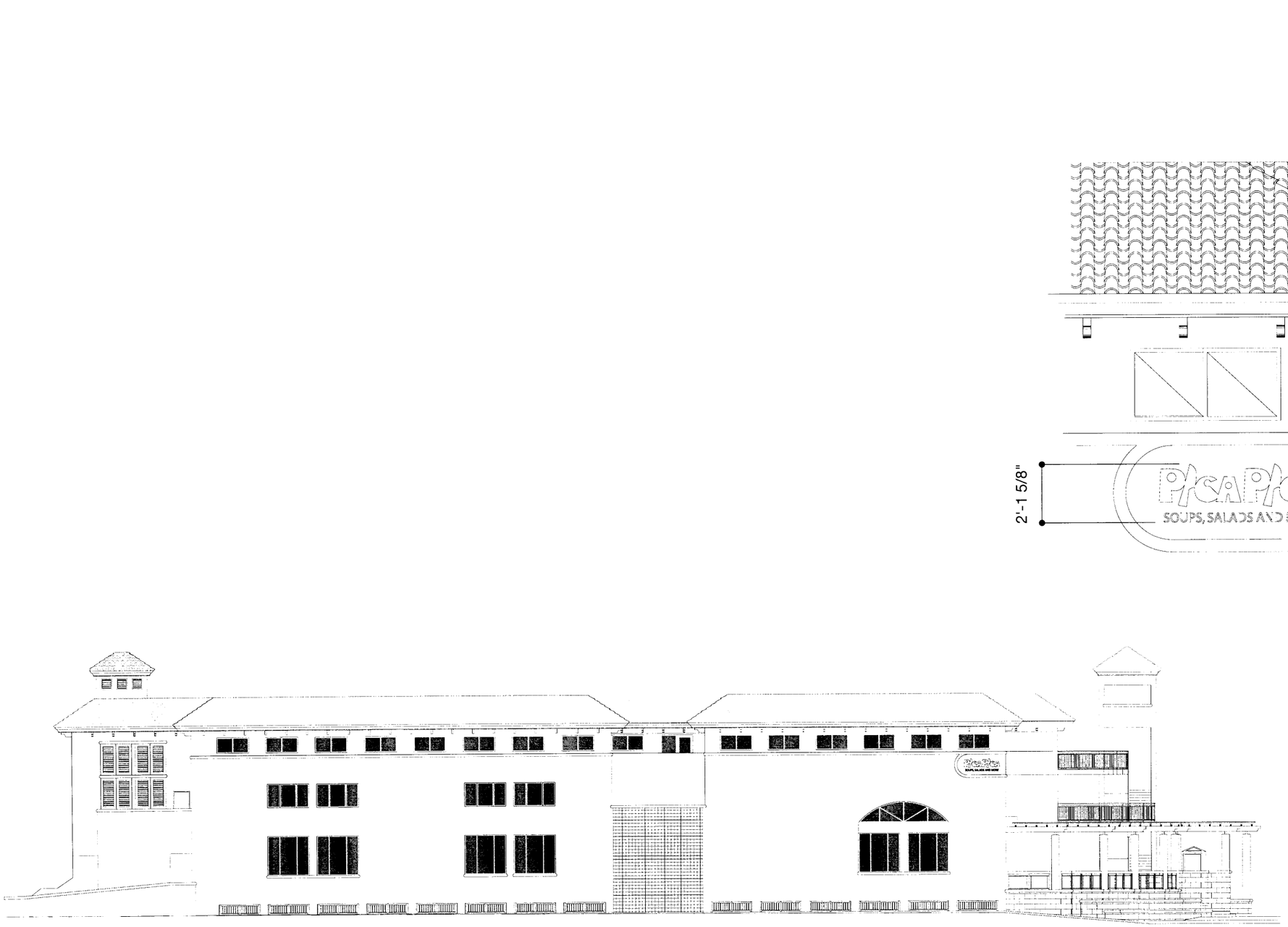
The drawings presented in this document are for visual and aesthetic presentation only. The detail drawings are presented for visual fabrication intent and do not represent approved fabrication or installation procedures or methods.

The fabricator shall inspect the premises, evaluate all existing bullding conditions and review the wayfinding drawings. The fabricator will be required to have all fabrication detail documents sealed by a structural engineer licensed in the State of Florida. The sealed drawings shall comply to all State, City and local codes.

Architects and designers review and approval of drawings for aesthetic purposes do not supercede sealed structural documents. Architect and designer assume no liability for construction design, fabrication or installation procedures.

TENANT IDENTITY .....REFER TO PAGE 13, 14
TENANT LISTING ..... REFER TO PAGE 7, 8

REFER TO PAGES 9,10



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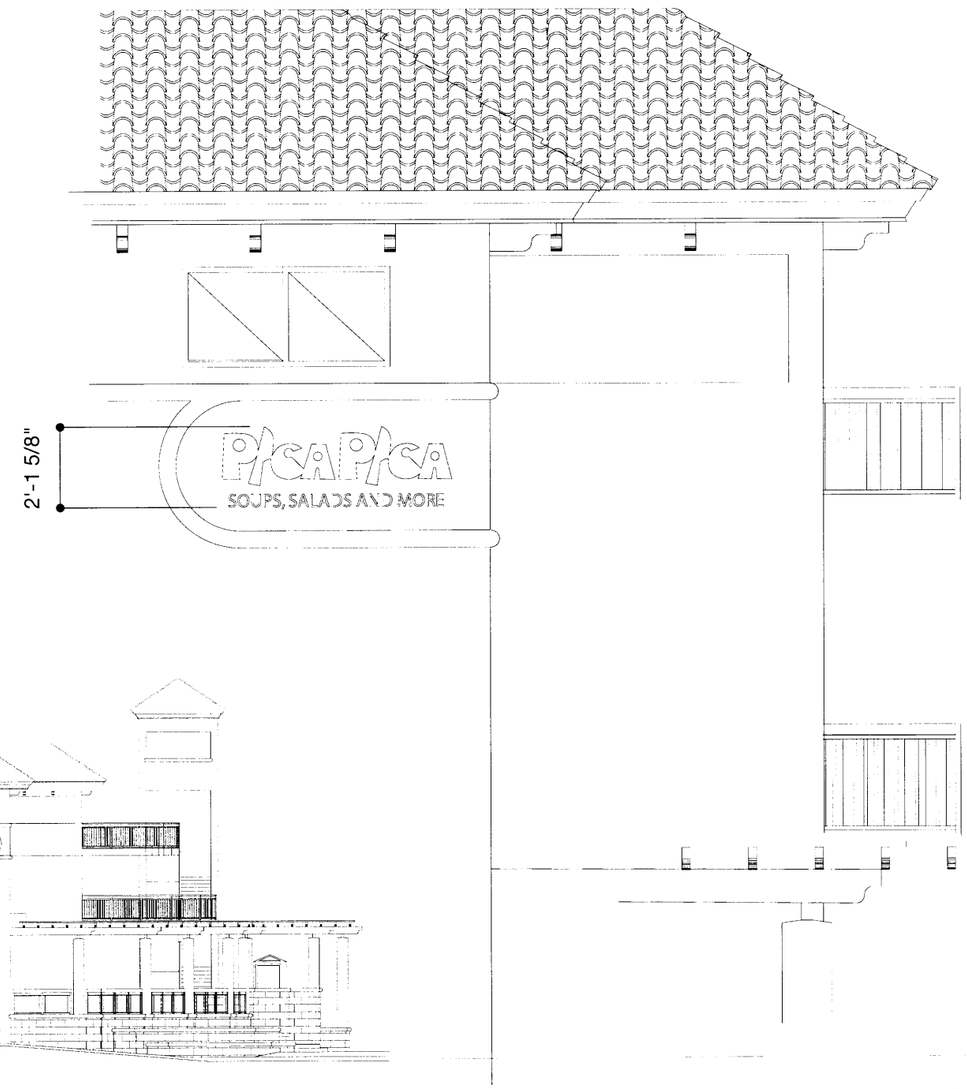
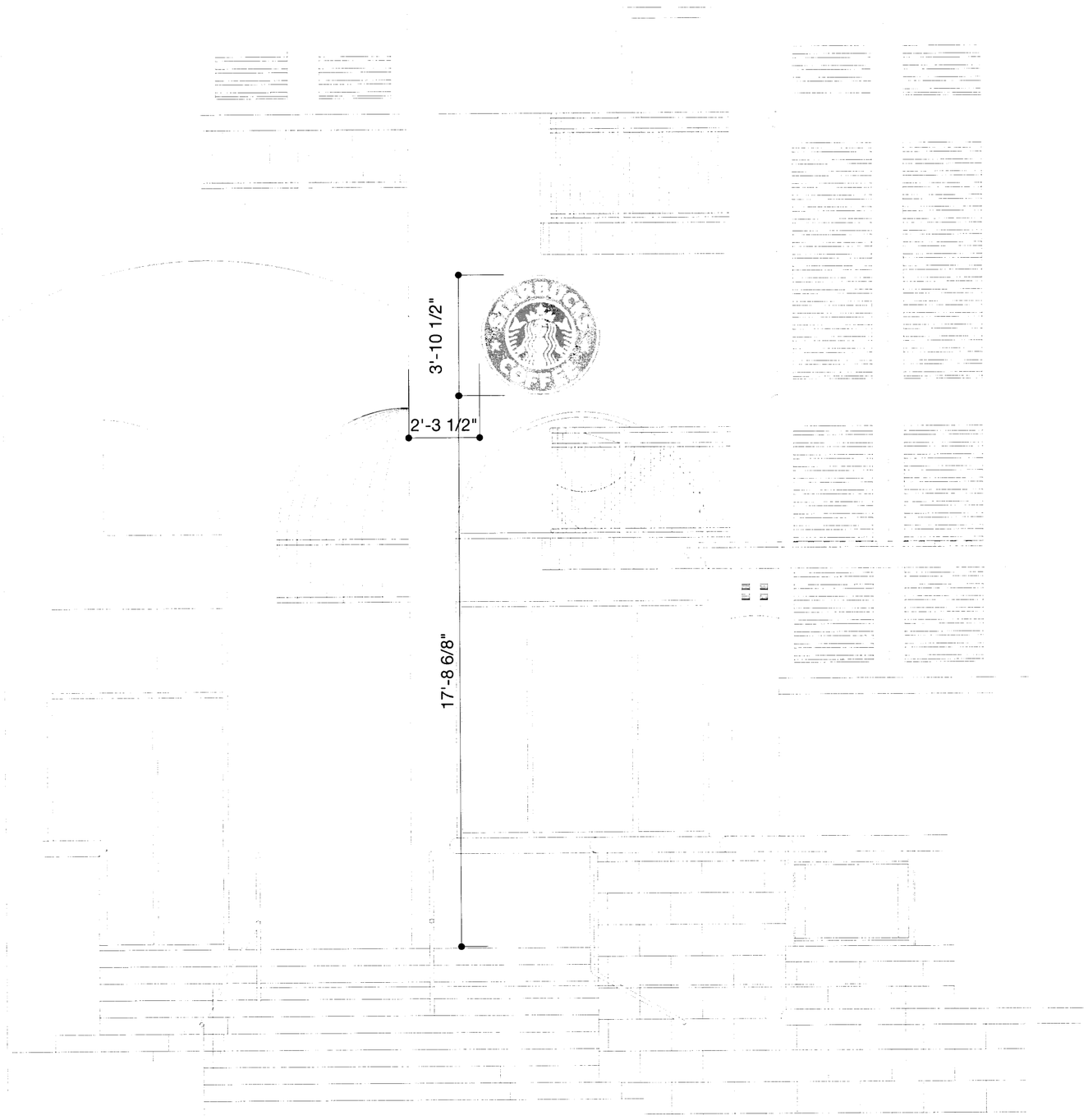


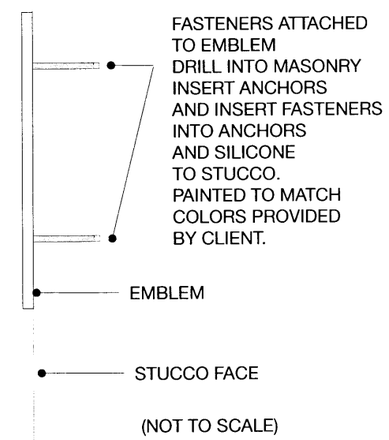
SIGN TYPE: ETI

SCALE
1/4" = 1'-0"

SOUTH ELEVATION

REFER TO PAGE 14



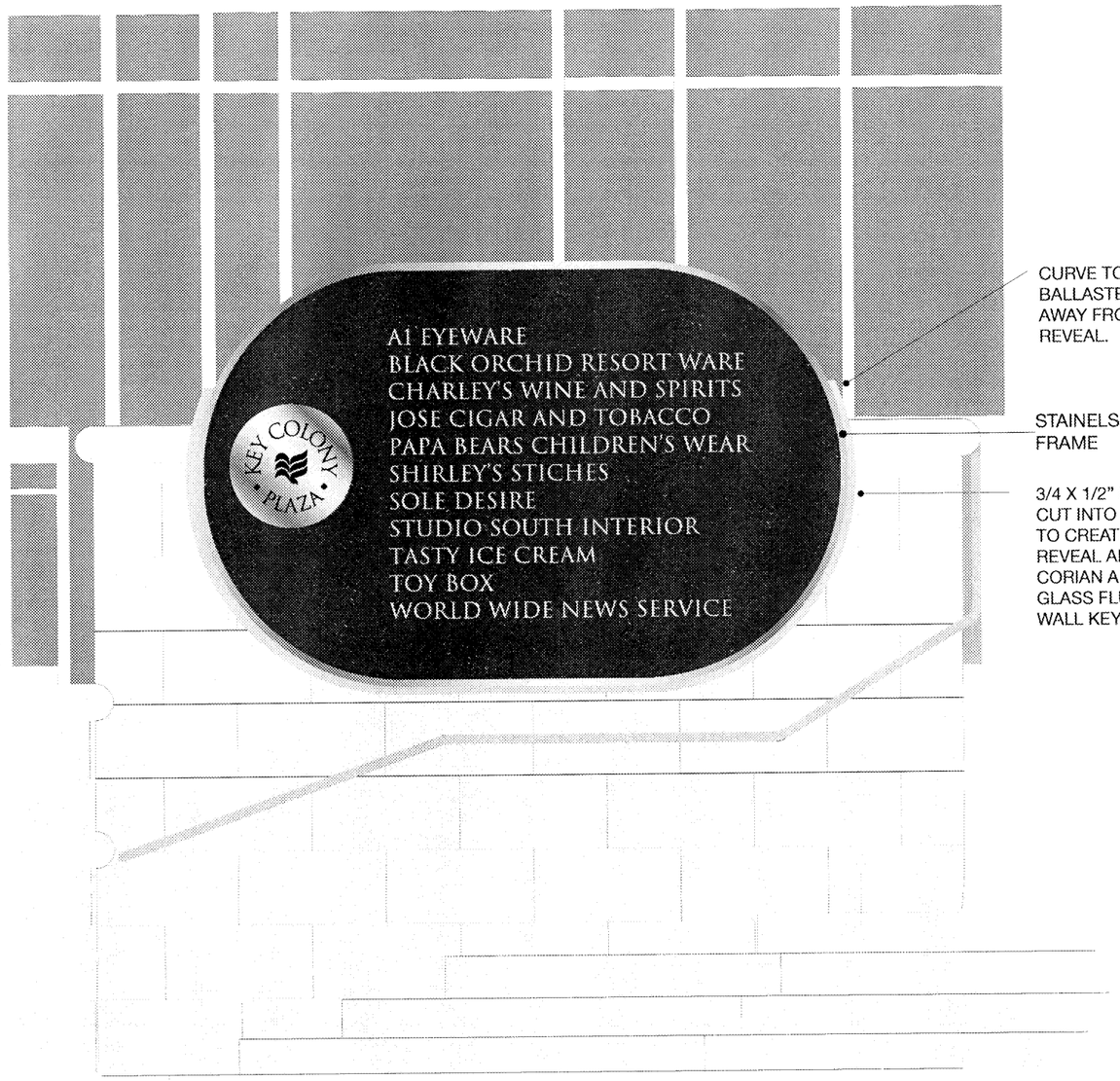


ETE SIDE DETAIL

SIGN TYPE: ETE

EAST ELEVATION DETAIL

TENANT IDENTITY.....REFER TO PAGES 3, 15



CURVE TOP BALLASTER AWAY FROM REVEAL.

STAINELSS STEEL FRAME

3/4 X 1/2" DEEP SHAPE CUT INTO KESTONE TO CREATE 3/4" REVEAL AROUND CORIAN AND HAVE GLASS FLUSH WITH WALL KEYSTONE.

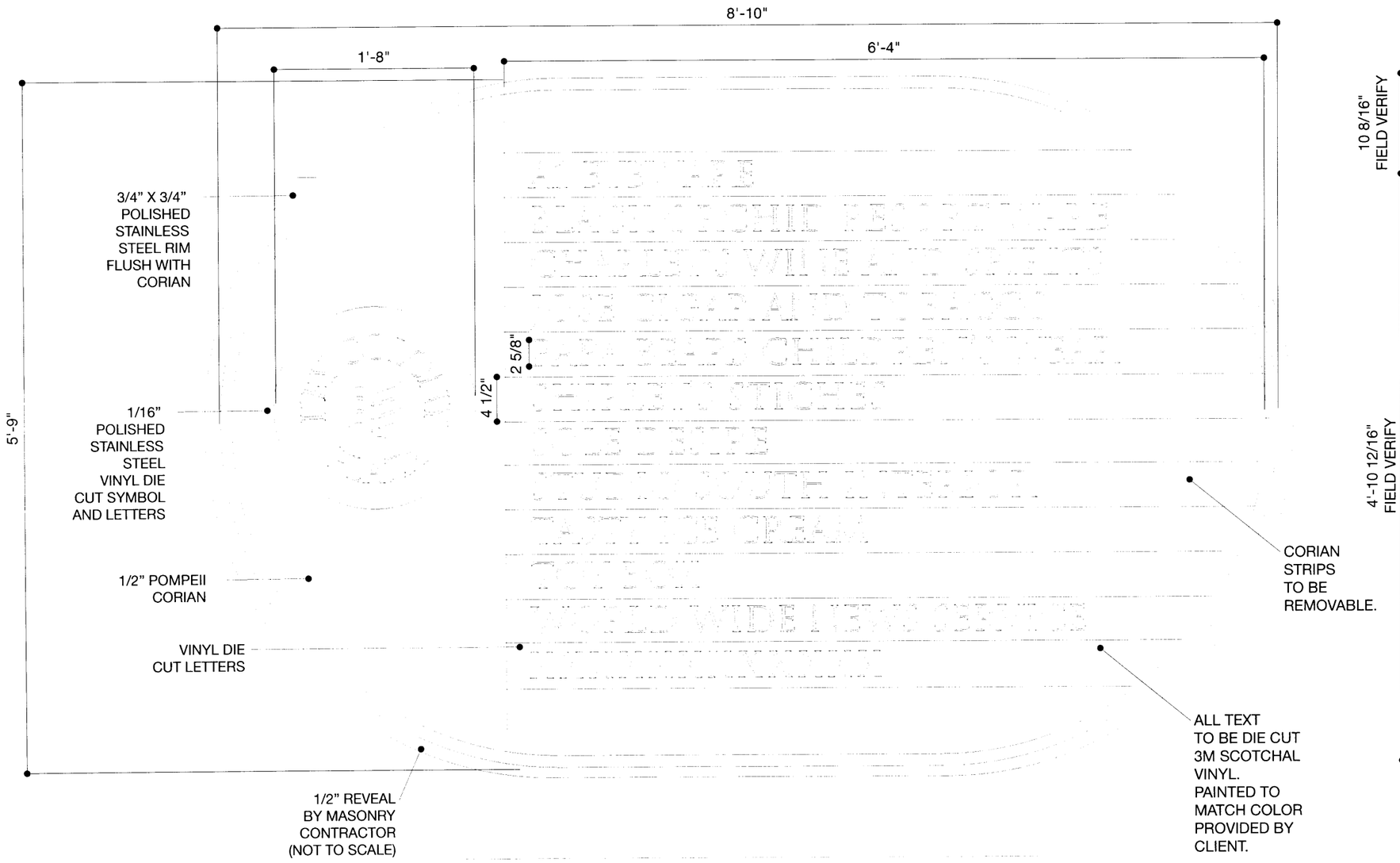
TOP VIEW OF KEYSTONE CUTAWAY

SIGN TYPE: ETL

ELEVATION

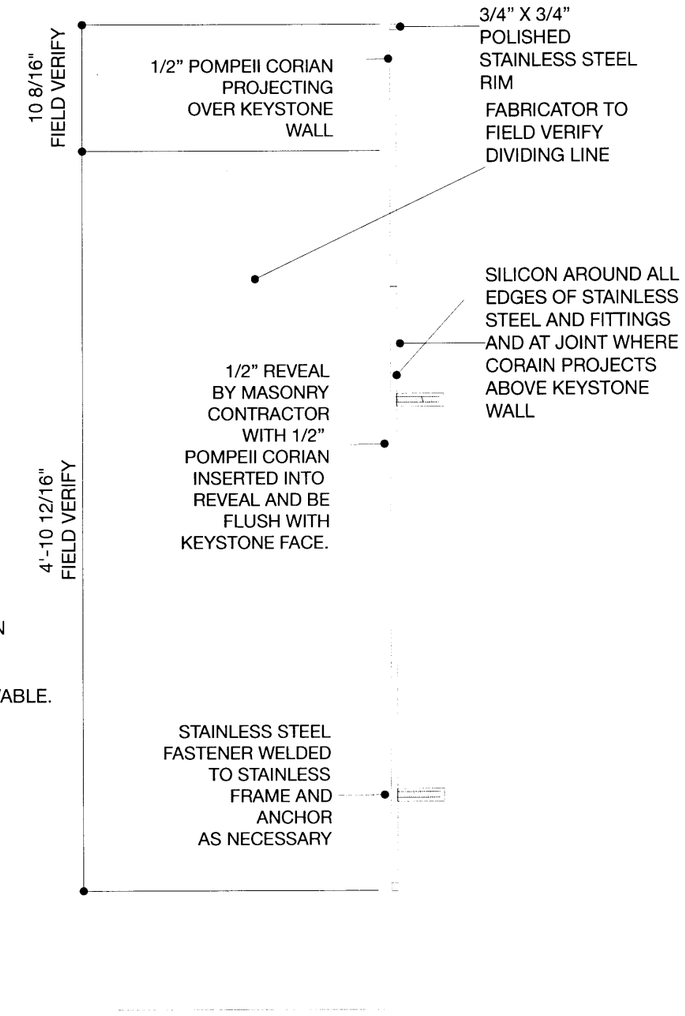
TENANT DIRECTORY LISTING REFER TO PAGES 3, 8,15

SCALE
1/2" = 1'-0"



SIGN TYPE: ETL

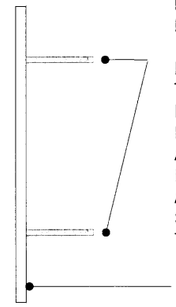
ELEVATION



ETL DETAIL

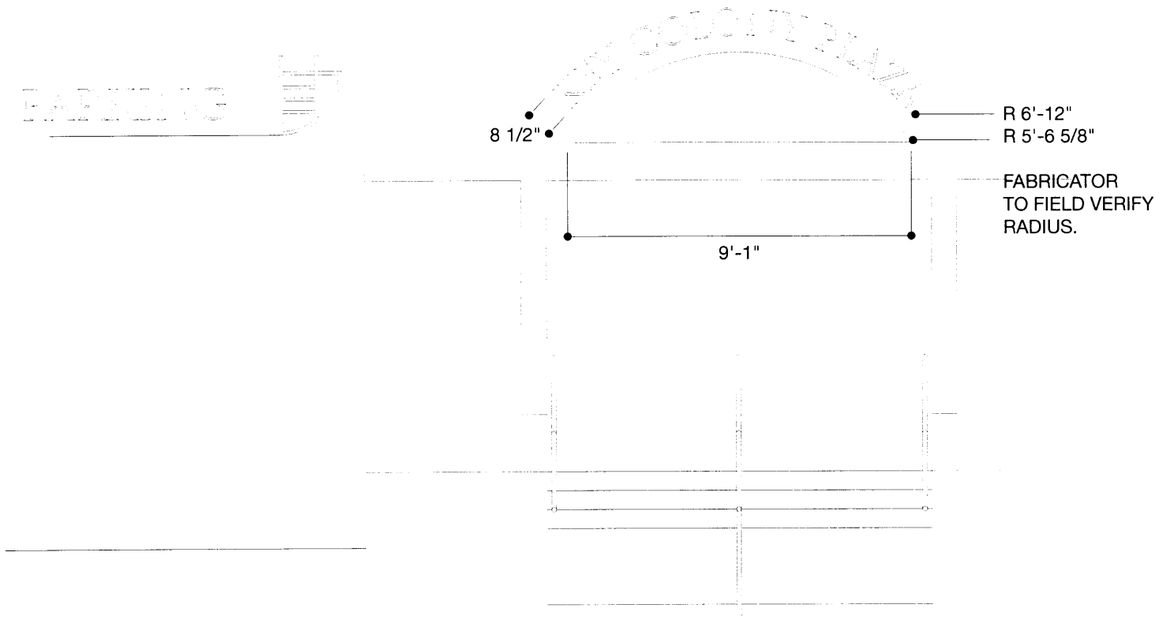
TENANT DIRECTORY LISTING REFER TO PAGE 3, 7, 15

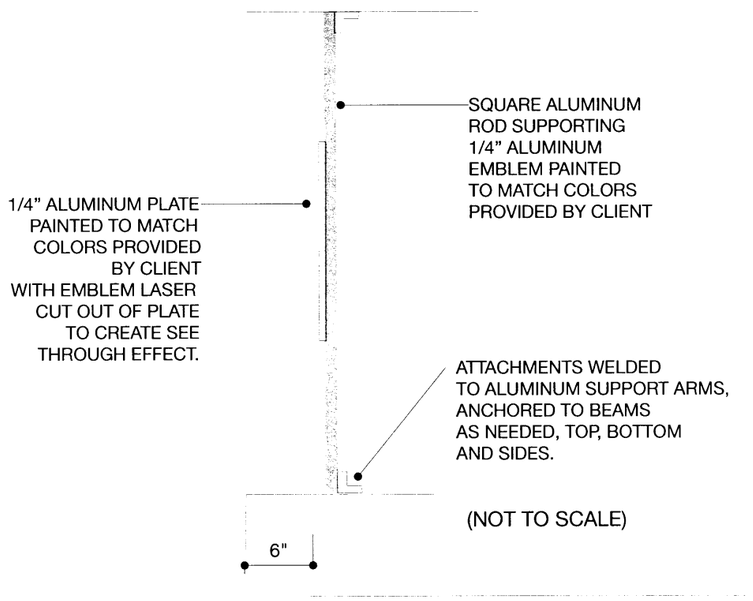
SCALE
1" = 1'-0"



(NOT TO SCALE)

EBL SIDE DETAIL





(NOT TO SCALE)

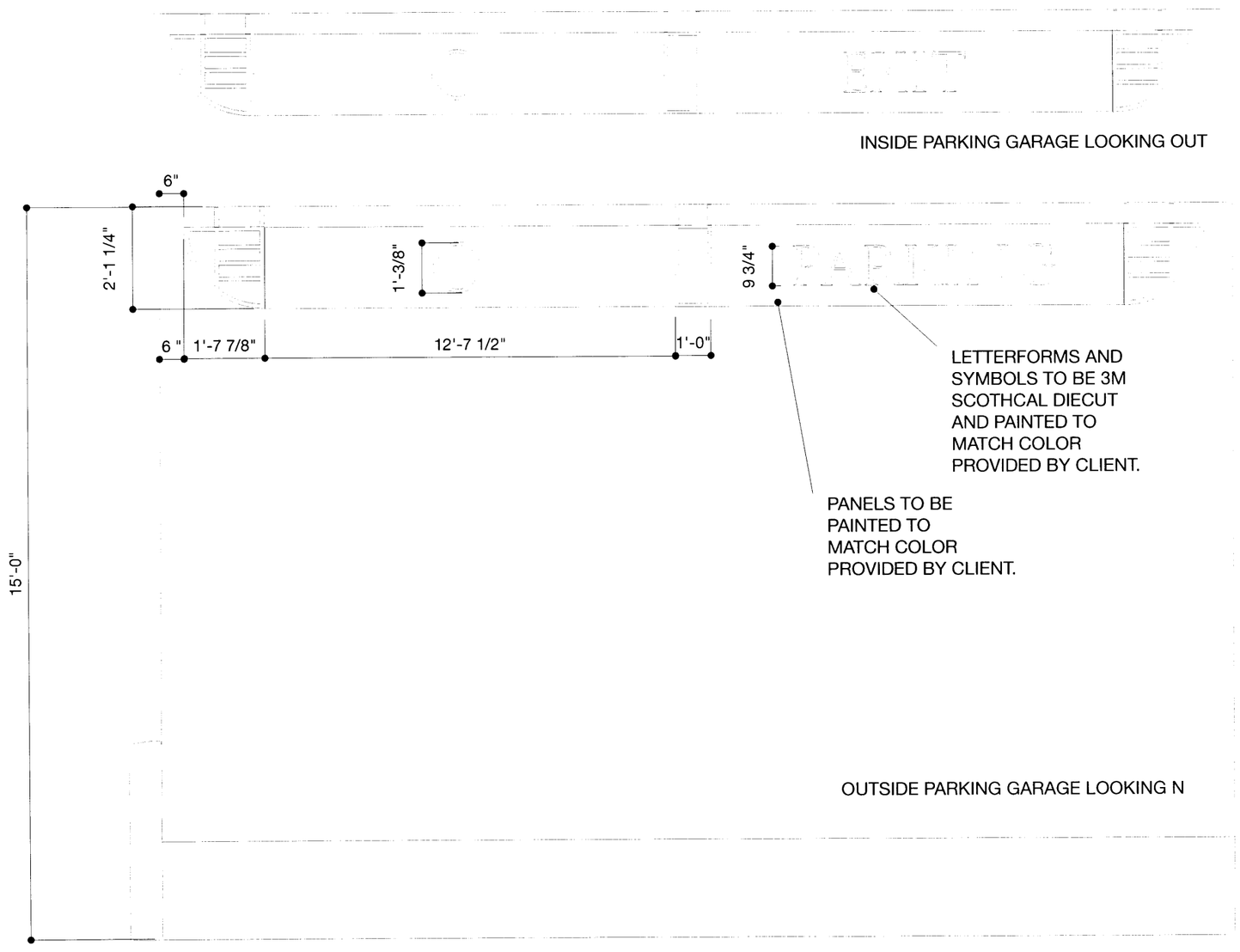
SIGN TYPE: EBL, TO

ELEVATION DETAIL

TO SIDE DETAIL

SCALE
1/4" = 1'-0"

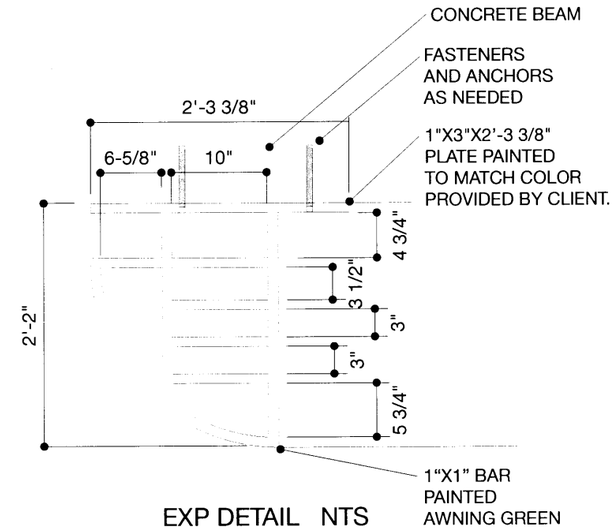
BUILDING IDENTITY ELEVATION ..... REFER TO PAGE 4



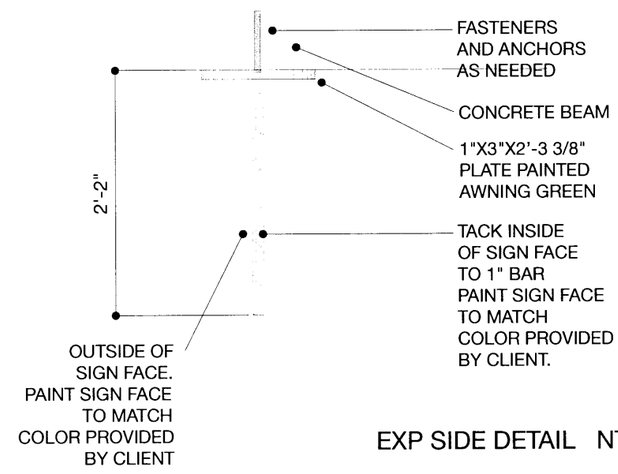
SIGN TYPE: EXP1, EXP2

ELEVATION

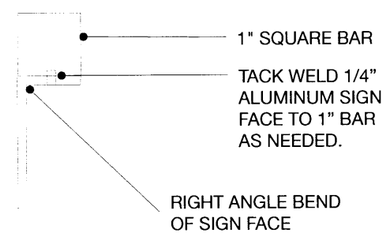
SCALE
3/8" = 1'-0"



EXP DETAIL NTS

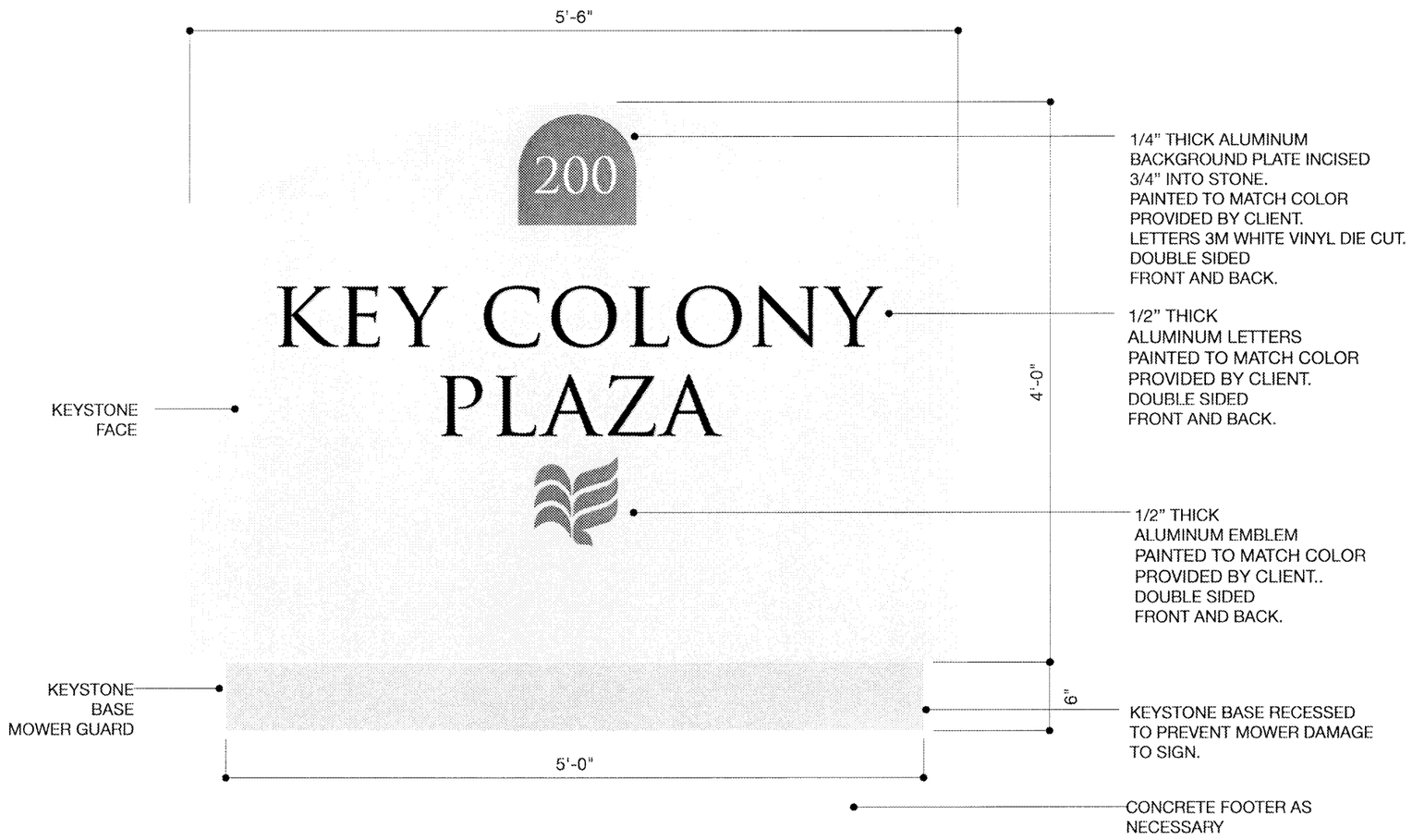


EXP SIDE DETAIL NTS



EXP TOP VIEW DETAIL (NTS)

BUILDING IDENTITY ELEVATION ..... REFER TO PAGE 4

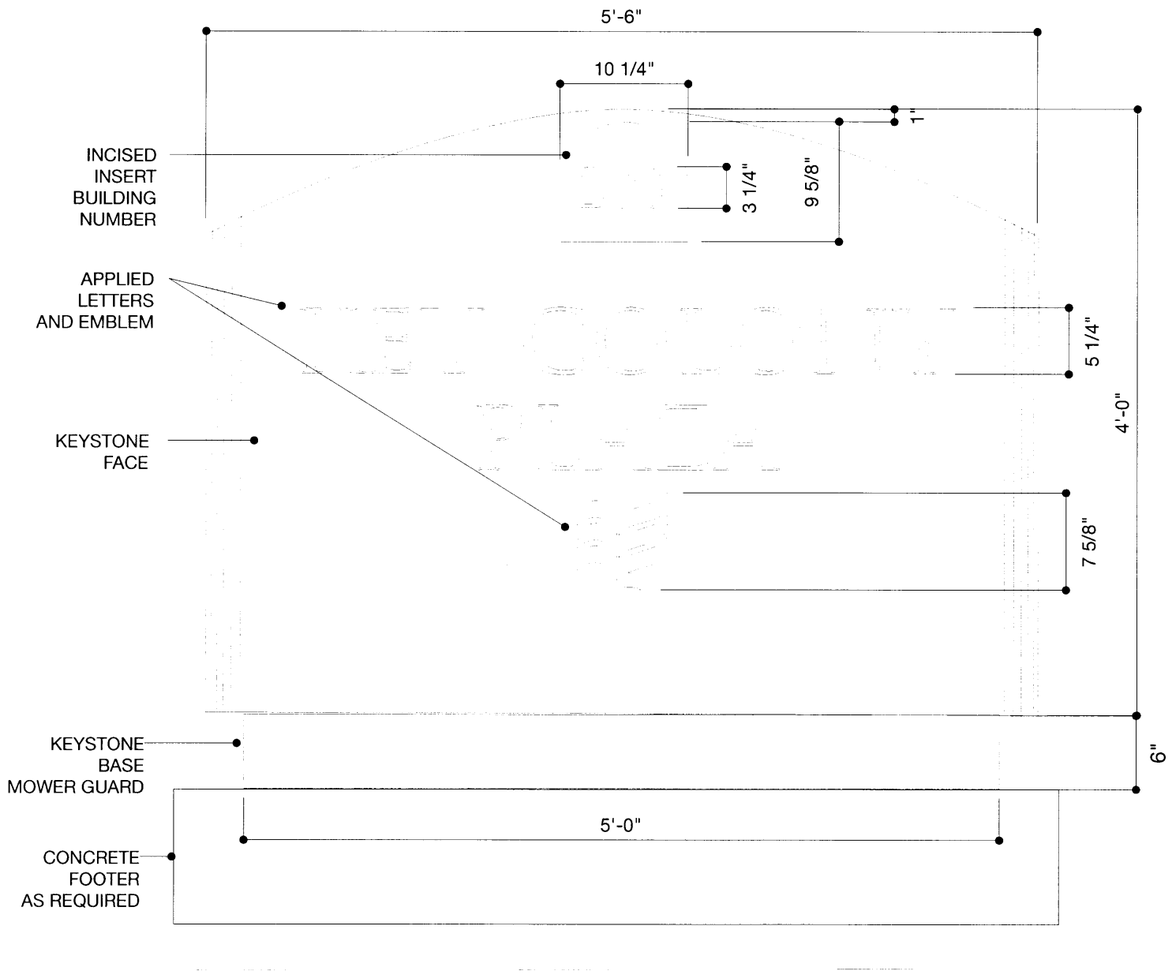


SIGN TYPE: EM

ELEVATION

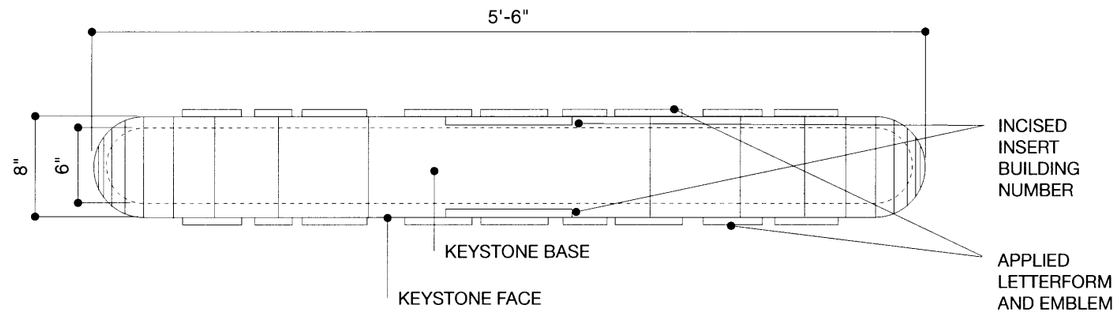
SCALE
1" = 1'-0"

REFER TO PAGES 12, 15

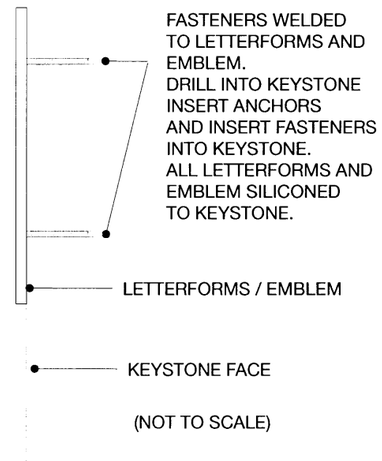


SIGN TYPE: EM

ELEVATION DETAIL



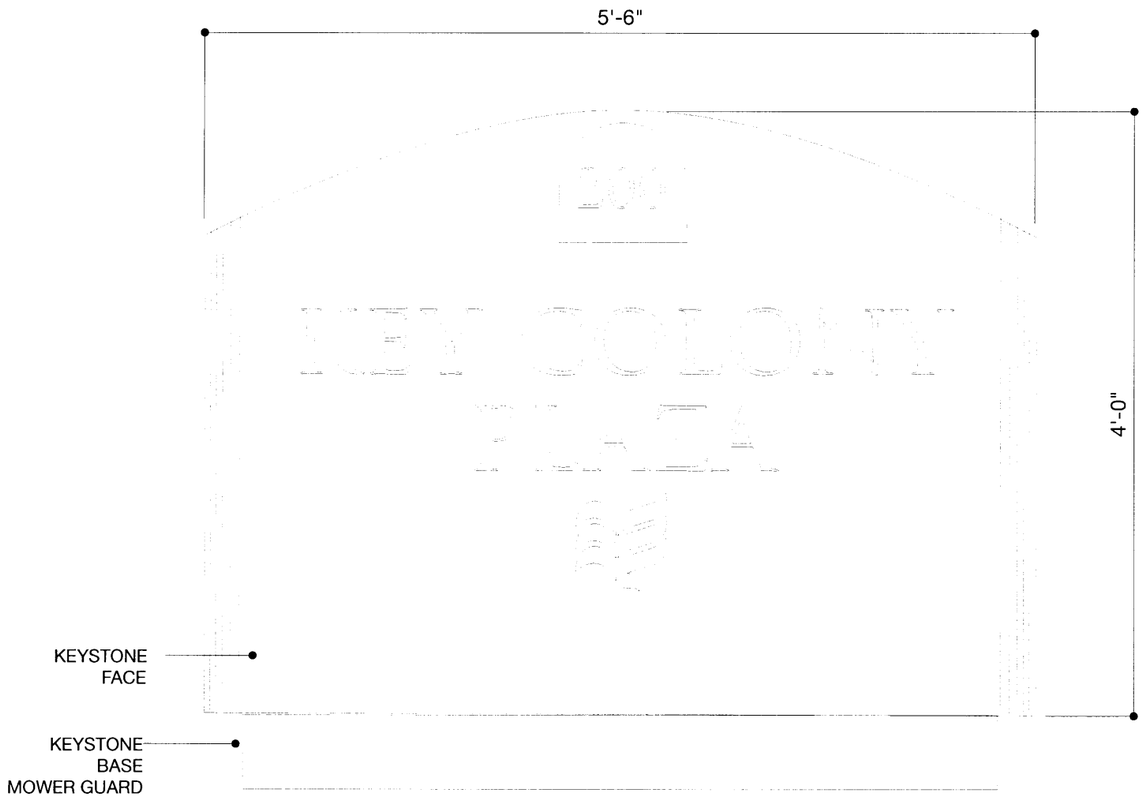
TOP VIEW DETAIL



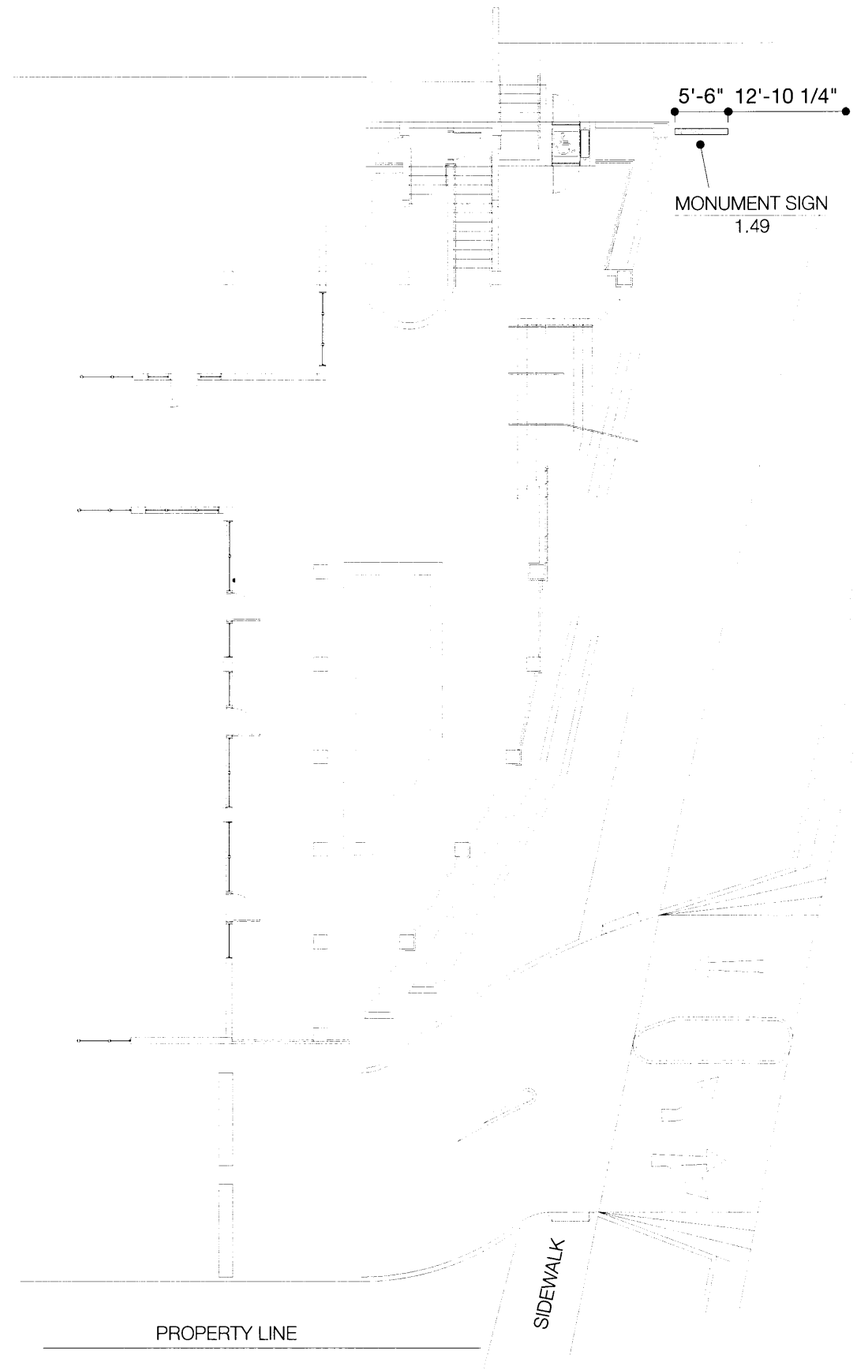
LETTERFORM / EMBLEM SIDE DETAIL

SCALE
1" = 1'-0"

REFER TO PAGE 11, 15

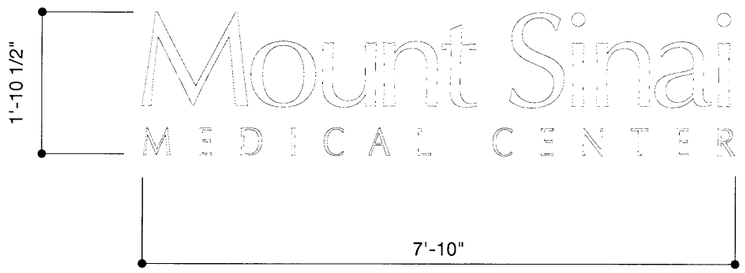


MONUMENT SIGN
20 SQUARE FEET
5'6" X 4'0"
CALCULATED WITHIN
ARC RADIUS

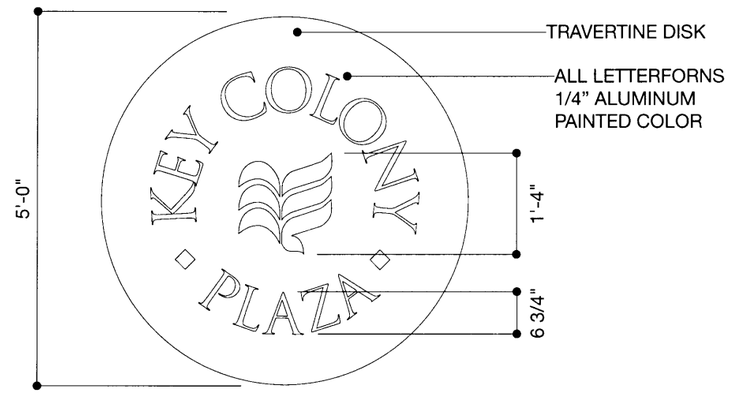


SCALE: 1""=1'

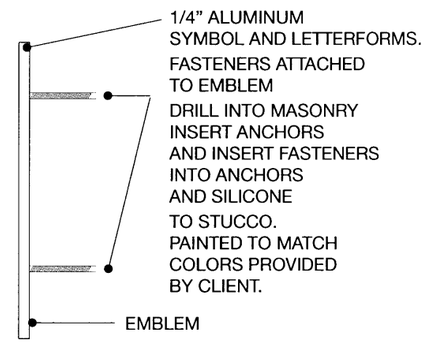
REFER TO PAGES 11, 12



E.10 / ETI TYPICAL OF ALL FACADE SIGNS

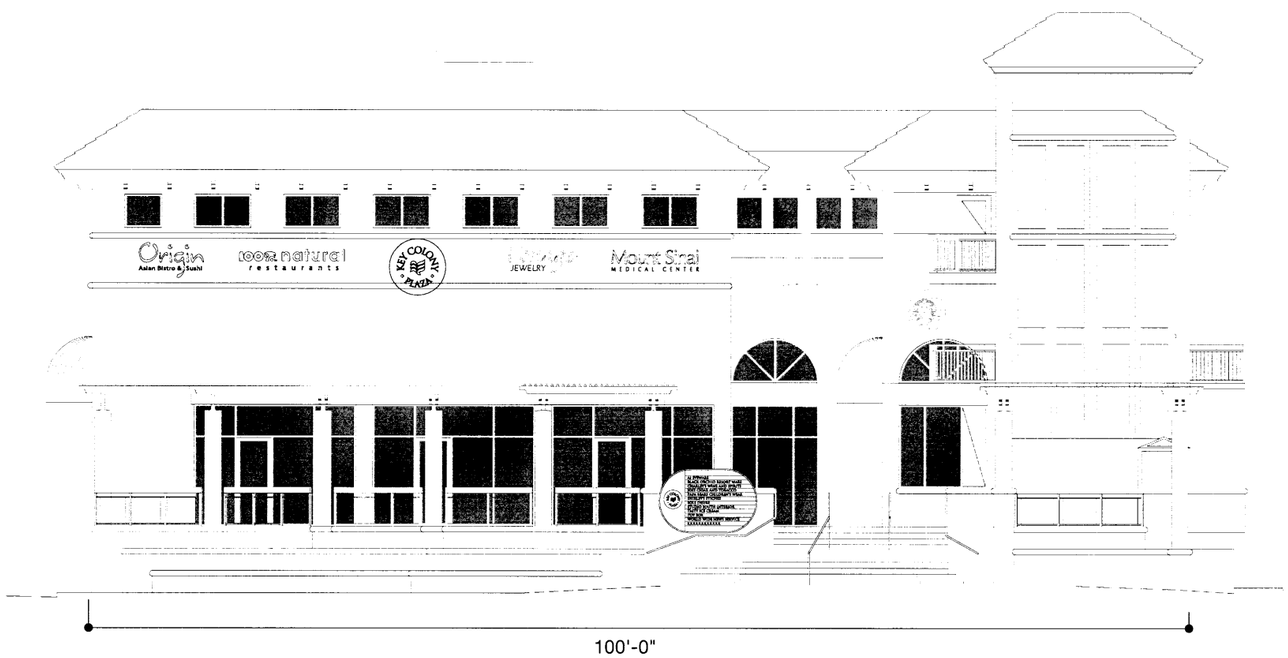


E.151 / ETI



(NOT TO SCALE)

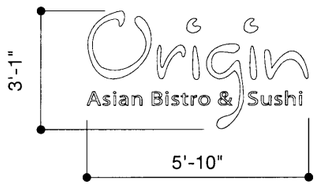
ETE SIDE DETAIL



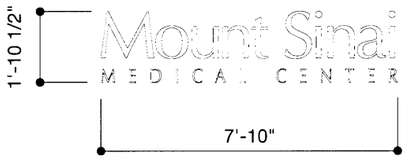
SCALE: NTS

ALLOWABLE SQUARE FEET OF SIGNAGE PER SIGN ORDINANCE: 1.5 SQUARE FEET FOR EACH ONE LINEAL FOOT OF BUILDING FRONTAGE.
FORMULA: 1.5 SQUARE FEET FOR EACH ONE LINEAL FOOT X 100 LINEAL FEET (BUILDING FRONTAGE) =150 SQUARE FEET OF SIGNAGE ALLOWED.

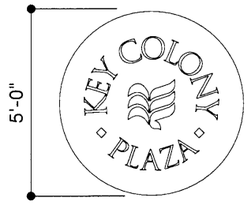
TOTAL SIGNAGE AREA PROPOSED = 159.11 SQUARE FEET



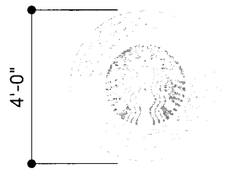
E.12 / ETI 21 SQUARE FEET



E.10 / ETI 20.4 SQUARE FEET

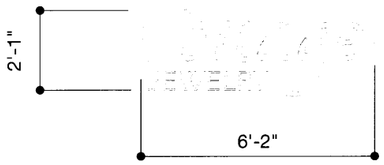


E.151 / ETI 19.6 SQUARE FEET
CIRCUMFERENCE

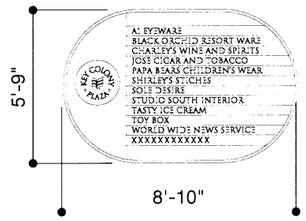


E.8 / ETI 12.6 SQUARE FEET
CIRCUMFERENCE

E.13 / ETI 15.7 SQUARE FEET

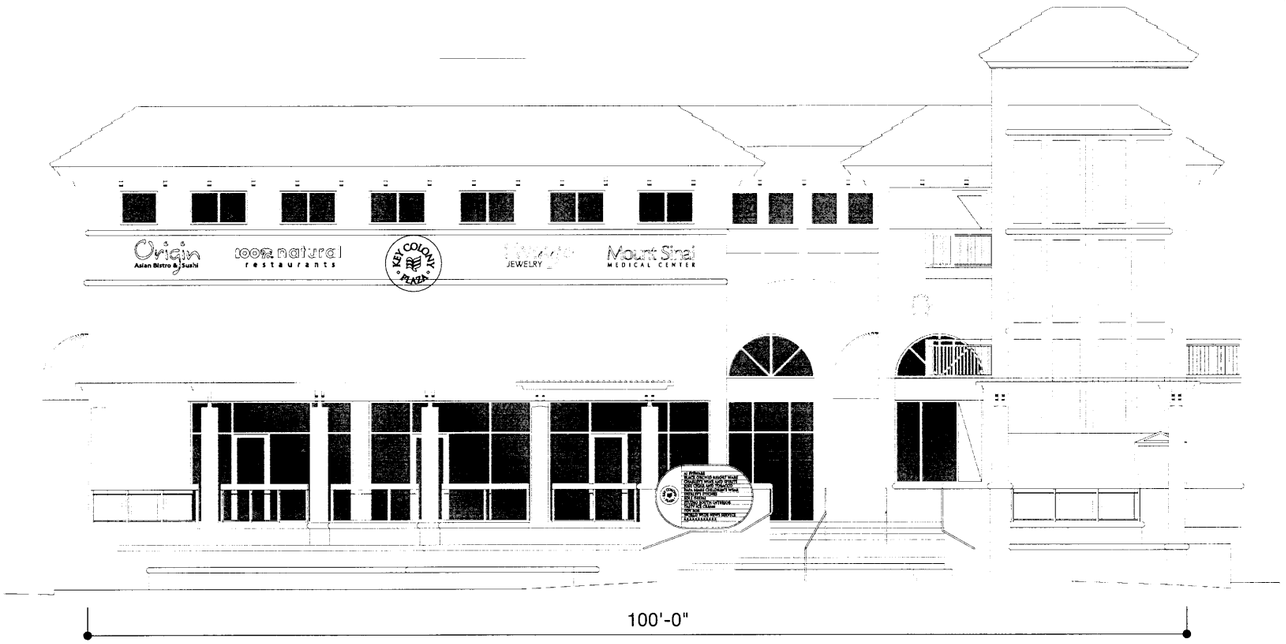
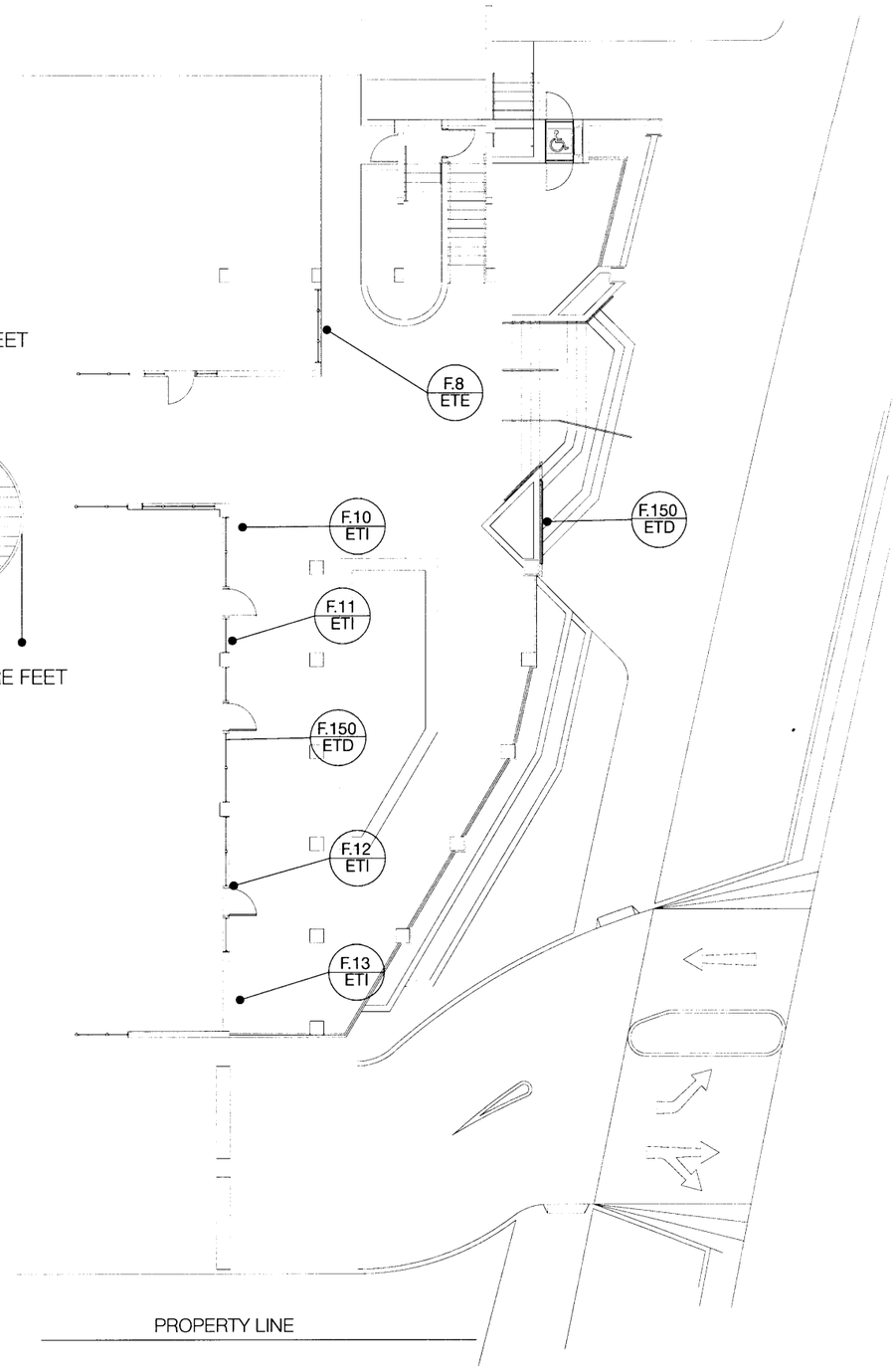


E.11 / ETI 16.5 SQUARE FEET



E.150 / ETD 44 SQUARE FEET
NTS

SCALE: 1/4"=1'



SCALE: NTS