

✧ METROPOLITAN SIGN PLAN



Approved 2/18/08
Signage package for
METROPOLITAN south of
the Charlotte-Towhee Avenue
(Formerly Independence Blvd.)
ZAM







This Application is Solely For The Purpose Of Amending The Approved Sign Plan For Portions Of The Metropolitan Development
Proposed Amendments To The Sign Plan Are Designated By Black Bold Face Type

Sign Plan Amendment 6/19/2017

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This Application is Solely For The Purpose Of Amending The Approved Sign Plan For Portions Of The Metropolitan Development
Sign Plan Amendment 6/19/2017

				TITLE	REVISIONS			APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
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Introduction

This is the signage exhibit for (and an addendum to) the petition for MUDD-O for proposed mixed-use development in the Midtown area of Charlotte, NC by Pappas Properties, LLC , Colonial Properties and Collett & Associates.

As evidenced by all submitted components, significant effort has been made to create a dense, urban environment that succeeds in "disguising" large retail components which are more typically sited with acres of ground level parking.

The success of such a diverse mix of retail and business tenants, along with residential occupants, presents a unique communication and aesthetic challenge. This solution uses a high-density, richly urban mix of signs, banners, etc. to communicate to the public at large the exciting multiple functions and benefits "packed" on one site.

■
**Special Note from
Charlotte Planning Commission:**
"Staff is supportive of permitting administrative approval; content on a specific sign design, location and plan, for up to a 25% increase of allowed square footage or wall space, percentage based on unique, unusual and special circumstances."

The physical configuration of this "stratified" development presents unique communication challenges, both for its tenants and residents, and the visiting public, which suggest an "urban" density of signage. Such a mix of components required the "options" to the modest standard MUDD allowances depicted within.

Generally, the sign provisions outlined in Chapter 13 of the City of Charlotte Zoning Ordinance for Businesses (B1 & B2) and Shopping Centers, would meet the needs of the public and most tenants of this site, as they have for other enterprises within the City. However, this development's unique "layered" configuration of diverse tenants, the public's limited visual access, and its "indirect" physical access, especially in the cases of its larger retail tenants, called for specific considerations which follow the spirit if not always the present letter of more typical sign provisions.



The conditions of this project and the options allowed by MUDD-O are unique and are not intended to set precedents for any future project.

Rezoning Application: This Application Is For Changes To The Sign Plans Only

This request provides a solution for Branding the Development and encouraging marketing solutions for the Retail Tenants. The primary purpose for this request is to assure the success of the Development and the Retail Businesses in a unified and aesthetically pleasing manner.

Sign Plan Amendment 6/19/2017

Proposed Amendments To The Sign Plan Are Designated By Black Bold Face Type

<div><div><div>LITTLE</div><div>DIVERSIFIED ARCHITECTURAL CONCEPTS</div></div><div><div>COLLETT & ASSOCIATES</div></div><div><div>COLONIAL</div><div>PROPERTIES</div></div></div>			TITLE			REVISIONS			APPROVAL		ISSUE DATE	SIGN TYPE	PAGE
			Metropolitan/SOI: Introductory			1. 00.00.00 3. 00.00.00 5. 00.00.00			Changes & Resubmittal: _____		12.05.07		2
						2. 00.00.00 4. 00.00.00 6. 00.00.00			Approved with Changes: _____				
									Approved: _____				

Building A

Wall Sign Note:

Any Tenant (and/or the Landlord, in the case of Project ID wall signs) may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft. max., no matter what total square footage is allowed, may extend up to 4" away from building but may not extend above the building's parapet.

Corner Orientation Sign with Vehicular & Pedestrian Directional Graphics for On & Off-Premise tenants limited to 8 sq.ft. per sign, attached to the building.

Proposed Project ID Graphics
55 sq.ft. total (as shown)- Individual halo-illuminated channel letters mounted on architectural building feature. Sign also to be located on opposite side of building feature.

NOTE: Project ID Graphics/Sign - 110 sq.ft. total allowed for individual letters, based on previously approved signage exhibit package. This allowable sign area to be utilized and divided into (2) Project Identity Signs on both sides of architectural building feature.

Project ID Graphics/Sign and Tenant ID Wall Signs
300 sq.ft. total (330 sq.ft. if individual letters/characters are used, an increase of 10%). Square footage allotments per Tenant(s) to be determined by Landlord.

Tenant Loading Entrance Sign(s) (35 sq.ft. maximum over each door, 38.5 sq.ft. if individual letters are used, an increase of 10%)

Location not to be limited to this depiction

Upper Level Tenant Wall Signs
for each Upper-Level Tenant 10% of leased building face, 200 sq.ft. total maximum (220 sq.ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of a parallel wall sign, with the same square footage allowed for wall signs, however this type of sign is limited to a 75 sq.ft. maximum.

Locations are only suggested by these depictions

(not used)

First Floor/Street Level Tenant Wall Signs for each Street-Level Tenant 10% of leased building face, 100 sq.ft. total maximum (110 sq.ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of a parallel wall sign, with the same square footage allowed for wall signs, however this type of sign is limited to a 75 sq.ft. maximum. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

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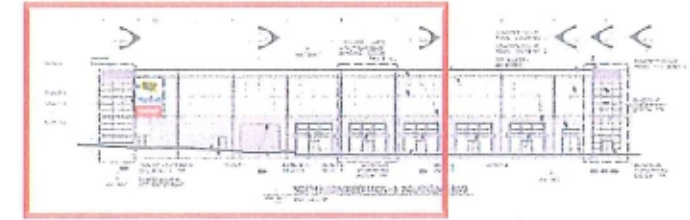
Typical:
Flag(s)/Banner(s)
Non-commercial decorative flag(s)/banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction.

Tenant Awnings
for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.

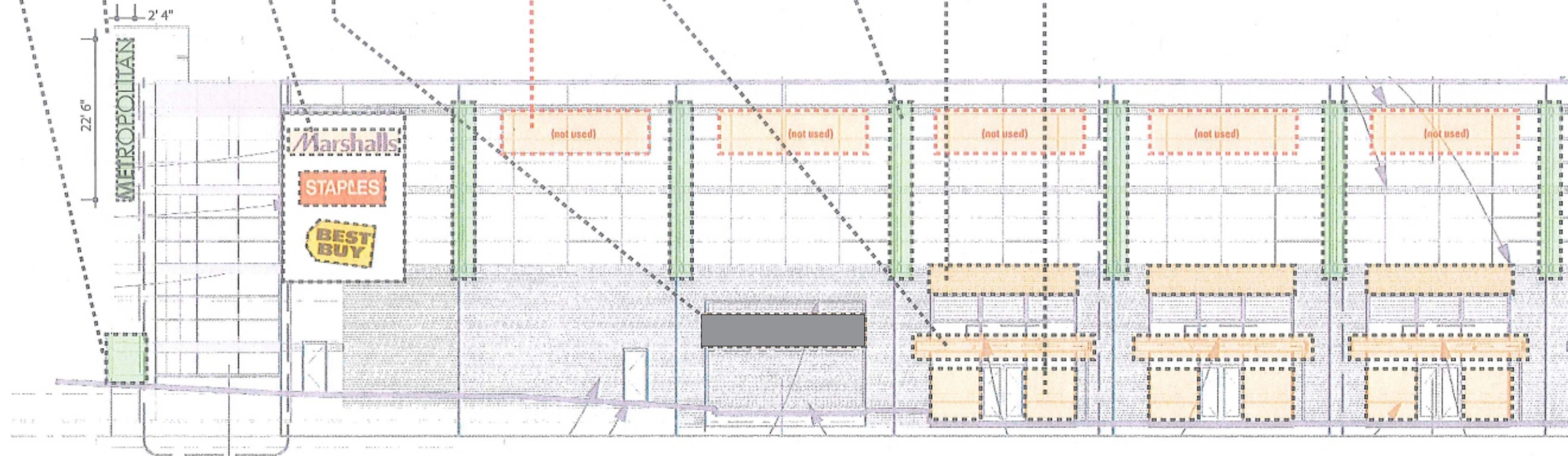
Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of created vinyl graphics for street level retail will be encouraged.

Area Shown



Potential Tenant Signage Area/Zone

Potential Site Signage Area/Zone



<p>C1- Marshall's 100 SF</p>	<p>D1- Staples 100 SF</p>	<p>B1- Best Buy 100 SF</p>
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1
AA4.1/AA2.1

NORTH BUILDING ELEVATION - S. INDEPENDENCE BLVD.

SCALE: 1/16" = 1'-0"

Sign Plan Amendment 6/19/2017

Tenant Loading Entrance Sign(s) (35 sq.ft. maximum over each door, 38.5 sq.ft. if individual letters are used, an increase of 10%)

Location not to be limited to this depiction

First Floor/ Street Level tenant Wall Signs for each Street Level Tenant 10% of leased building face, 100 sq.ft. total maximum (110 sq.ft. total maximum if individual letters/ characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of a parallel wall sign, with the same square footage allowed for wall signs, however this type of sign is limited to a 75 sq.ft. maximum. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

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Typical Flag(s)/Banner(s) Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

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Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of created vinyl graphics for street level retail will be encouraged.

Upper Level Tenant Wall Signs for each Upper-Level Tenant 10% of leased building face, 200 sq.ft. total maximum (220 sq.ft. total maximum if individual letters/ characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of a parallel wall sign, with the same square footage allowed for wall signs, however this type of sign is limited to a 75 sq.ft. maximum.

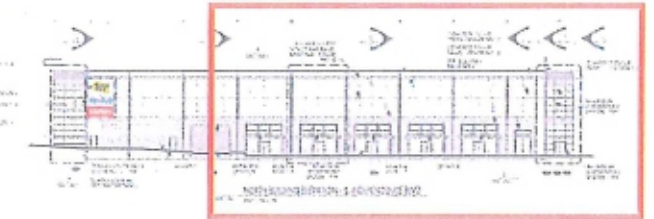
Locations are only suggested by these depictions

(not used)

Project ID Graphics/ Sign 100 sq.ft. total, 110 sq.ft. if individual letters/ characters are used, an increase of 10%.

NOTE: This allowable area/location, indicated in earlier submission - to be utilized in new location, see page 5 of this package.

Area Shown



Potential Tenant Signage Area/Zone

Potential Site Signage Area/Zone



1
AA.1 | AA2.1

NORTH BUILDING ELEVATION - S. INDEPENDENCE BLVD.

SCALE: 1/16" = 1'-0"

Sign Plan Amendment 6/19/2017

LITTLE
ARCHITECTURAL CONSULTING



COLLETT & ASSOCIATES

COLONIAL
PROPERTY GROUP

TITLE

Metropolitan/SOI: Building A | Partial North Elevation

REVISIONS

1. 00.00.00	3. 00.00.00	5. 00.00.00
2. 00.00.00	4. 00.00.00	6. 00.00.00

APPROVAL

Changes & Resubmittal: _____
Approved with Changes: _____
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ISSUE DATE

12.05.07

SIGN TYPE

PAGE

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Corner Orientation Sign with Vehicular & Pedestrian Directional Graphics for On & Off-Premise tenants limited to 8 sq. ft. per sign, attached to the building.

Wall Sign Note: Any Tenant (and/or the Landlord, in the case of Project ID wall signs) may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq. ft. max., no matter what total square footage is allowed, may extend up to 4' away from building but may not extend above the building's parapet.

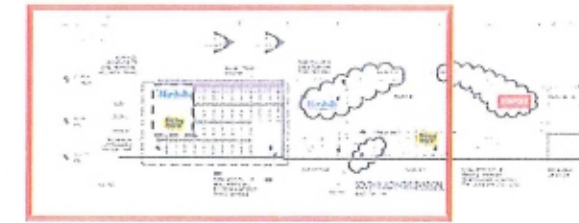
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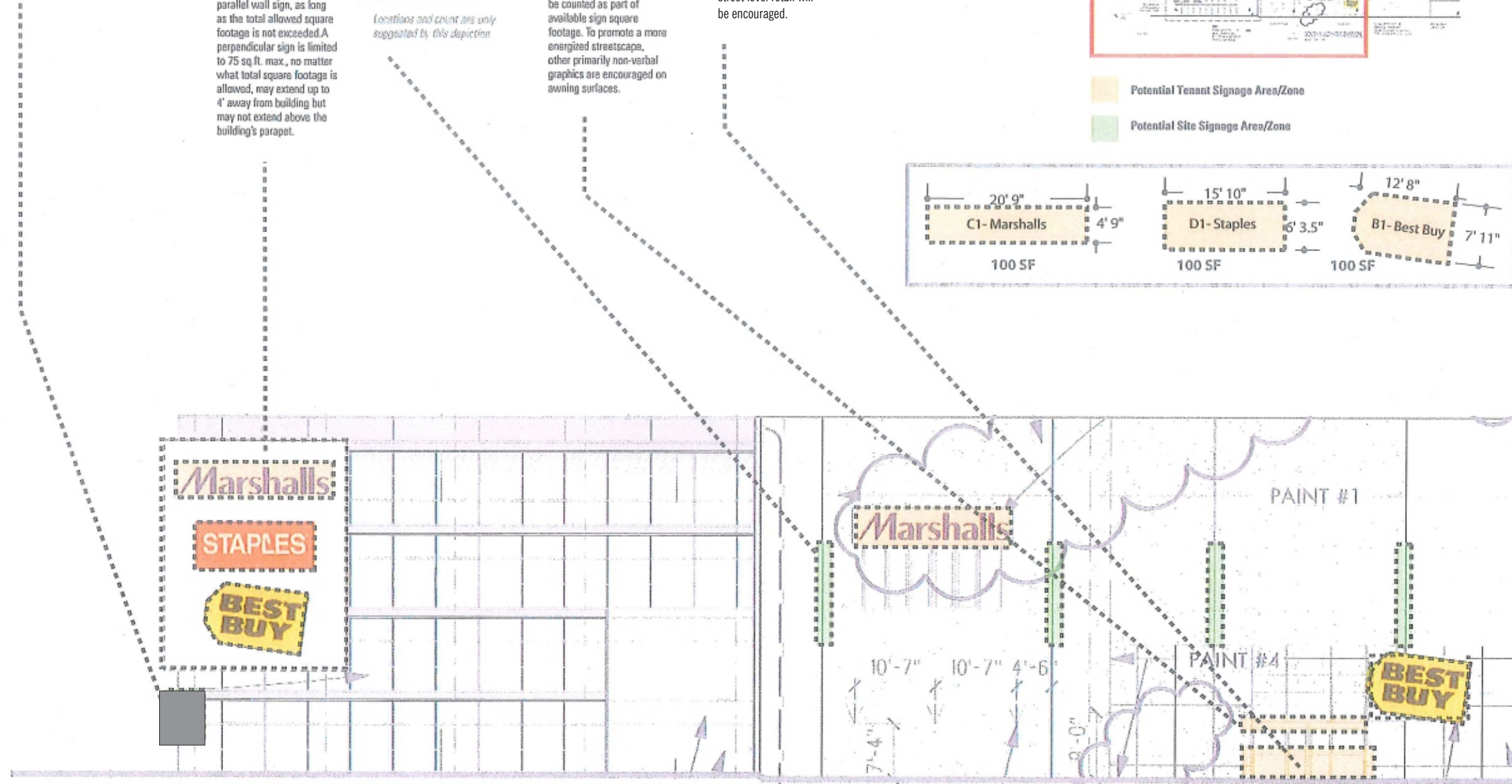
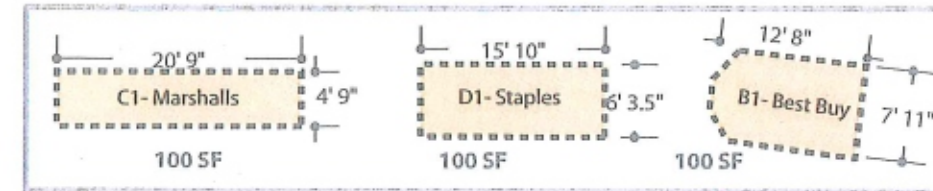
Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of created vinyl graphics for street level retail will be encouraged.

Area Shown



Potential Tenant Signage Area/Zone

Potential Site Signage Area/Zone



INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017

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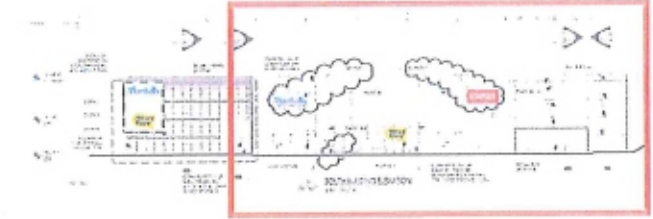
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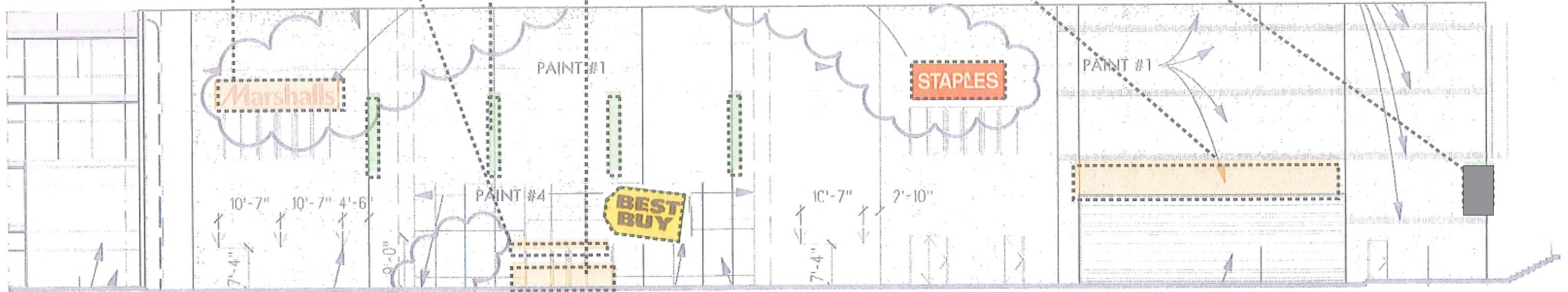
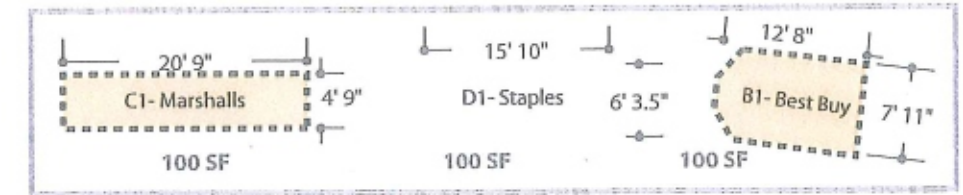
Tenant Loading Entrance Sign(s) (35 sq. ft. maximum over each door, 38.5 sq. ft. if individual letters are used, an increase of 10%)
Location not to be limited to this depiction

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Area Shown



Potential Tenant Signage Area/Zone
Potential Site Signage Area/Zone



INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017

<div>LITTLE</div> <div>STRATEGIC ARCHITECTURAL CONSULTING</div>	<div></div> <div></div>	TITLE	REVISIONS			APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
		Metropolitan/SOI: Building A Partial South Elevation	1. 00.00.00	3. 00.00.00	5. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		8
			2. 00.00.00	4. 00.00.00	6. 00.00.00				

Pedestrian Access Project Entrance Sign/Information 25 sq.ft. sign not to exceed 12 ft. in height at pedestrian access point along Kings Drive

Location/ configuration not to be limited to this depiction

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Tenant Names To enliven this otherwise "dead" street level wall (internally flanked with an access area) Tenants leasing space within this structure not tangent to this outer wall will be allowed to post their names and/or related logo components along edge of the architectural "eyebrows" (32 sq. ft. per window maximum) Landlord to determine which Tenants are allowed to use these spaces.

Locations are only suggested by this depiction

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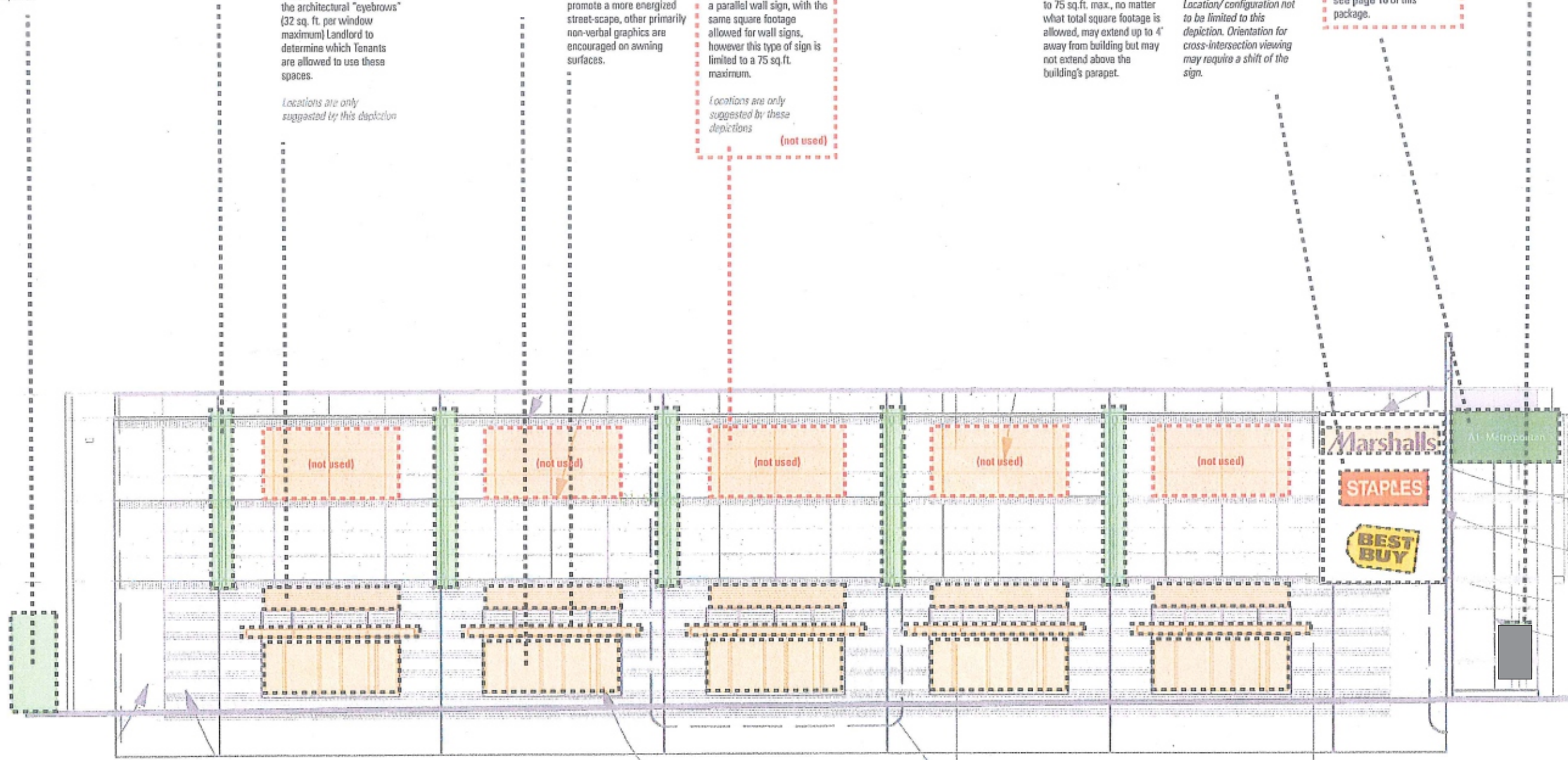
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Potential Tenant Signage Area/Zone

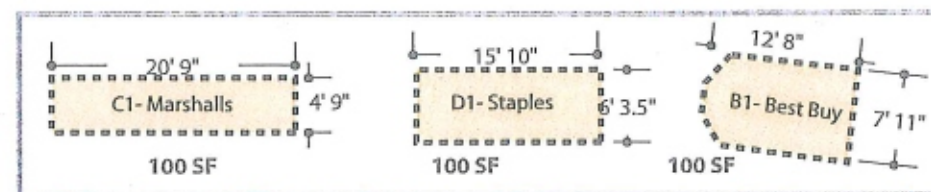
Potential Site Signage Area/Zone



AA4.1 | AA2.1

EAST BUILDING ELEVATION - S. KINGS DRIVE

SCALE: 1/16" = 1'-0"



Sign Plan Amendment 6/19/2017

LITTLE
OVERSEAS ARCHITECTURAL CONSULTING



COLLETT & ASSOCIATES

COLONIAL
PROPERTIES TRUST

TITLE

Metropolitan/SOI: Building A | East Elevation

REVISIONS

1. 00.00.00	3. 00.00.00	5. 00.00.00
2. 00.00.00	4. 00.00.00	6. 00.00.00

APPROVAL

Changes & Resubmittal: _____
Approved with Changes: _____
Approved: _____

ISSUE DATE

12.05.07

SIGN TYPE

PAGE

9

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Proposed Project ID Graphics
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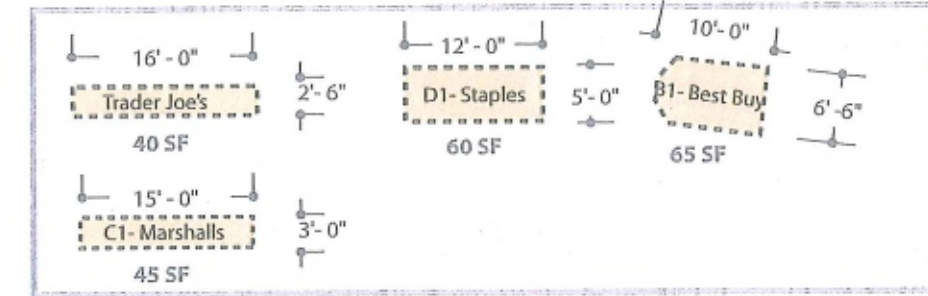
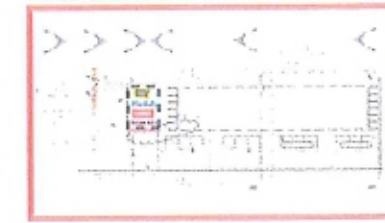
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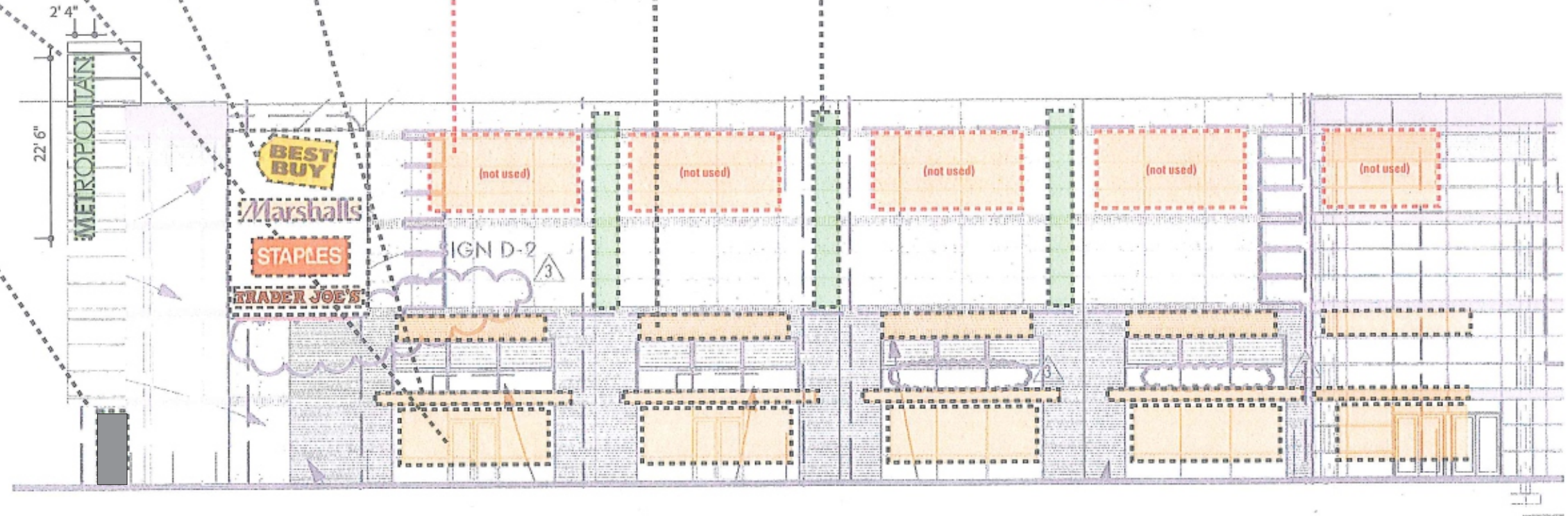
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Area Shown



Potential Tenant Signage Area/Zone
Potential Site Signage Area/Zone



4
AA4.1 AA2.1

WEST BUILDING ELEVATION - MAIN STREET

SCALE: 1/16" = 1'-0"

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017

LITTLE
UNIVERSITY ARCHITECTURAL CONSULTING



COLLETT & ASSOCIATES

COLONIAL
PROPERTIES TRUST

TITLE

Metropolitan/SOI: Building A | West Elevation w/ 100SF Metrop. Sign

REVISIONS

1.	00.00.00	3.	00.00.00	5.	00.00.00
2.	00.00.00	4.	00.00.00	6.	00.00.00

APPROVAL

Changes & Resubmittal: _____
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10

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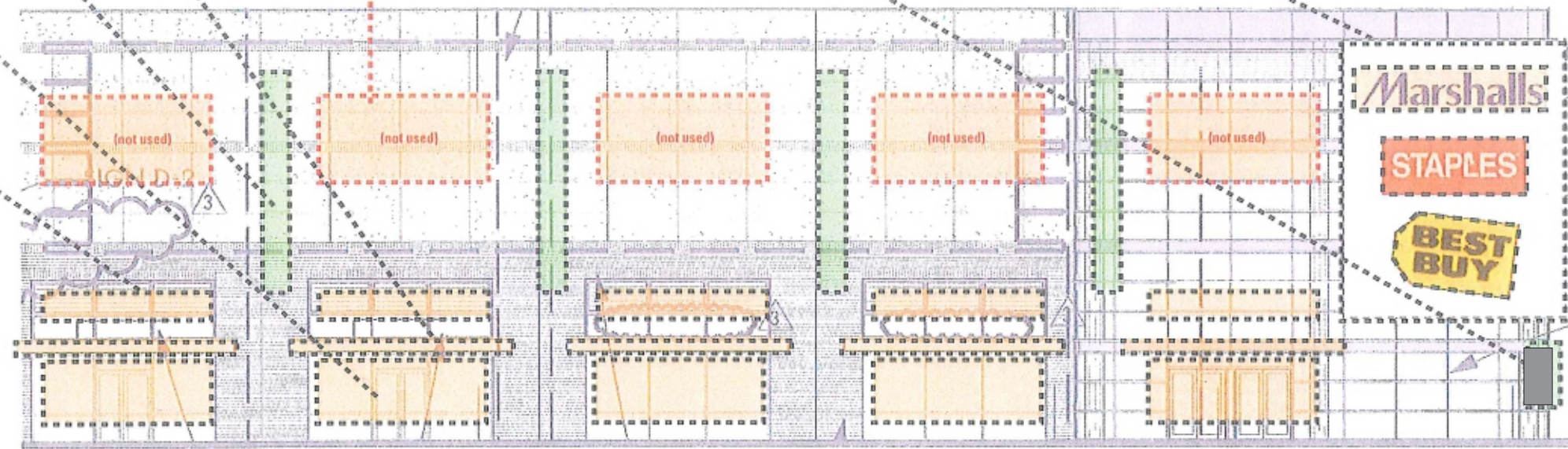
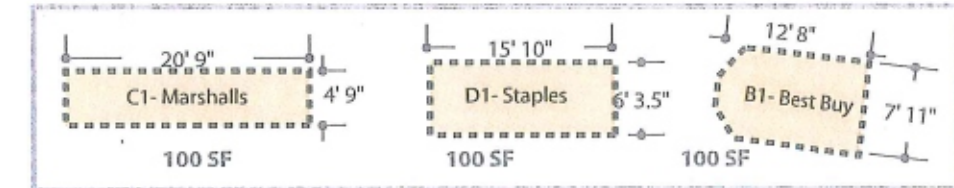
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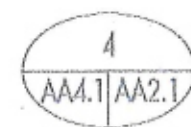
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Potential Tenant Signage Area/Zone
Potential Site Signage Area/Zone



INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY



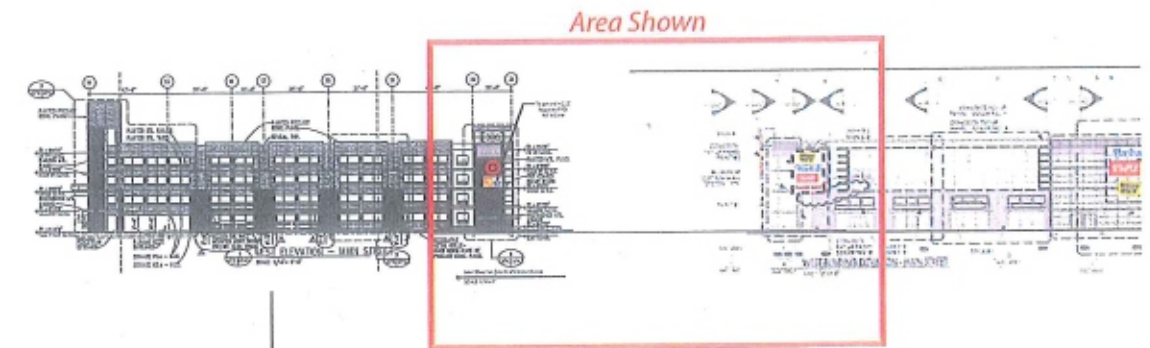
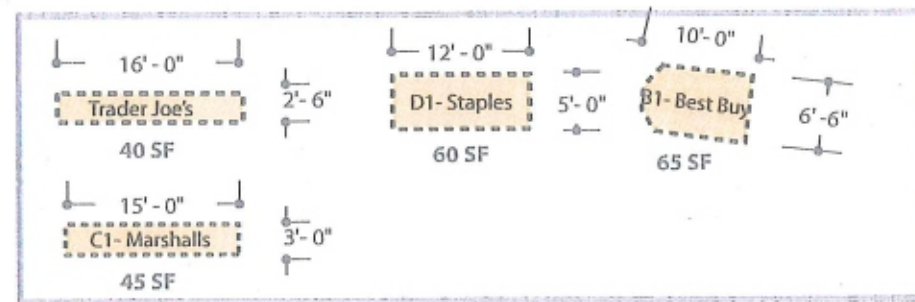
WEST BUILDING ELEVATION - MAIN STREET

SCALE: 1/16" = 1'-0"

Sign Plan Amendment 6/19/2017

		TITLE Midtown/SOI: Building A Partial West Elevation	REVISIONS 1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	APPROVAL Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	ISSUE DATE 12.05.07	SIGN TYPE	PAGE 11
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NOI and SOI Viewpoints

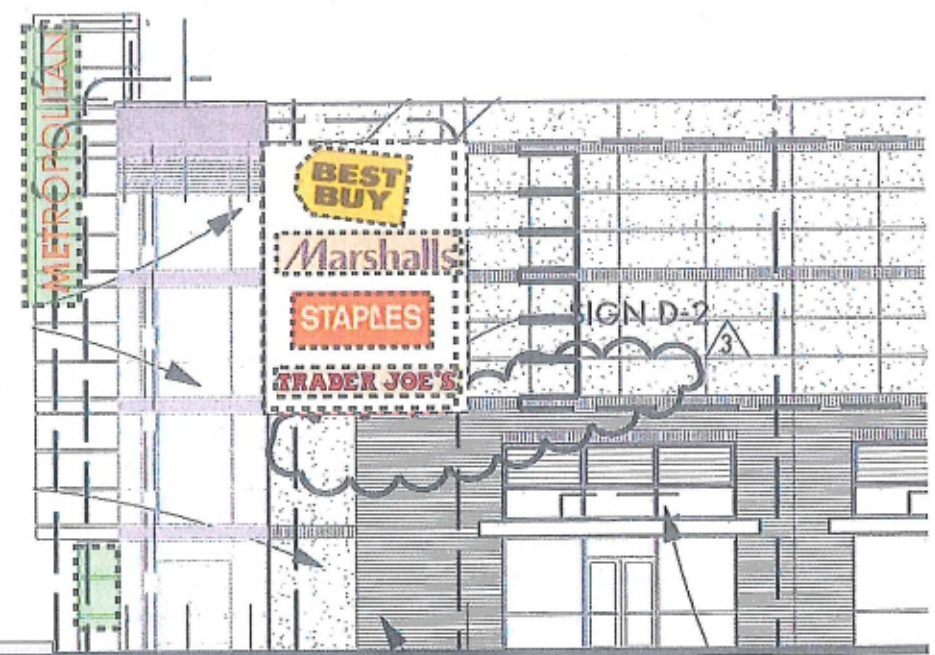
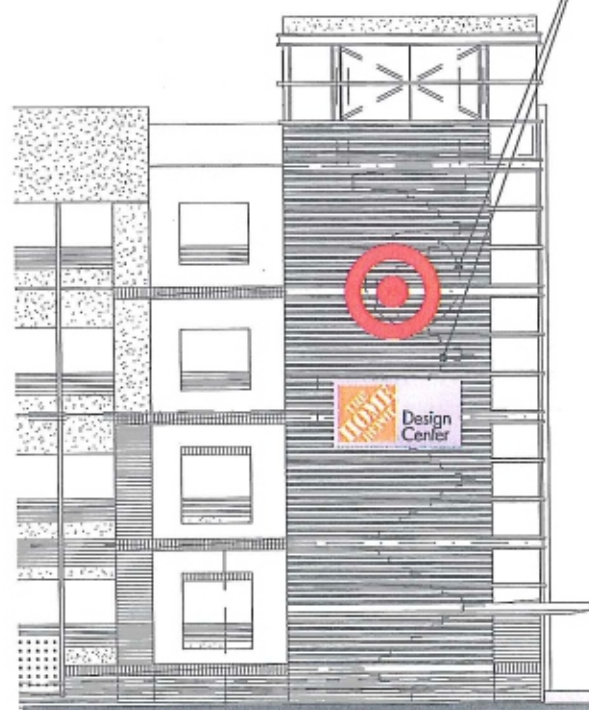


Building to Building 129'-4 1/2"

Road Width 61'-7"

Island Width 10'-9 1/2"

Target and HDDC logos are FPO. Not to Scale

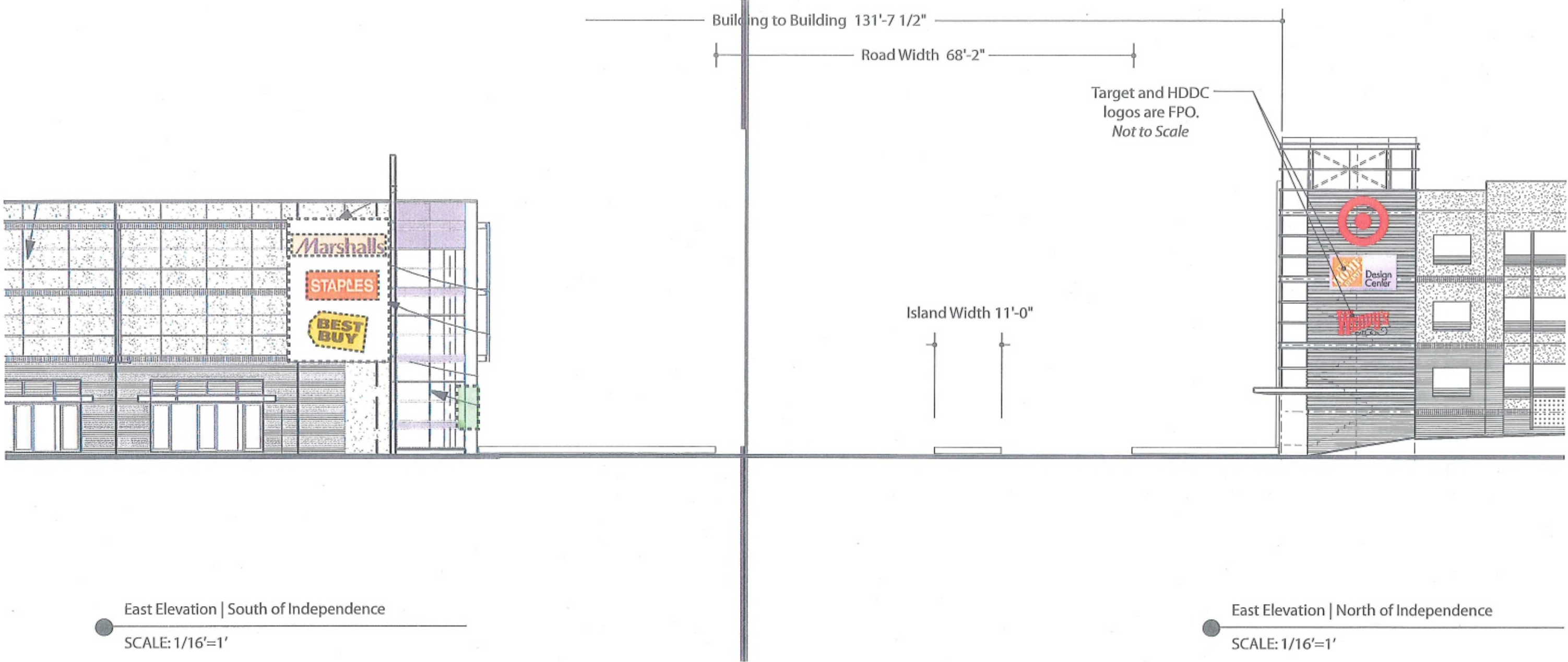
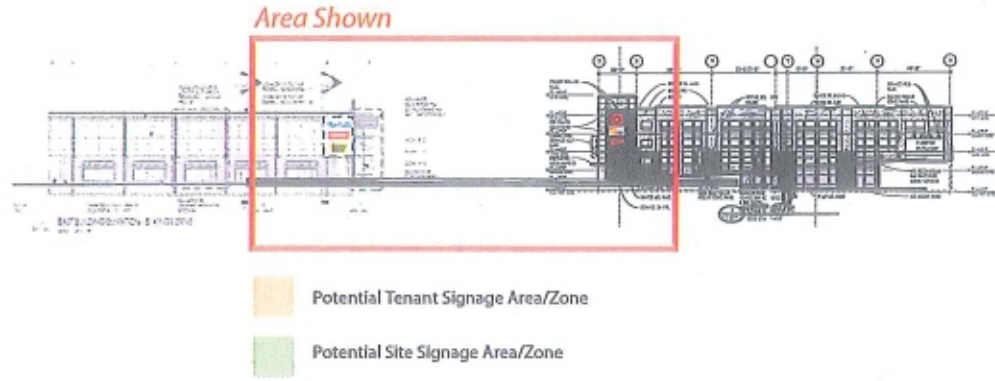
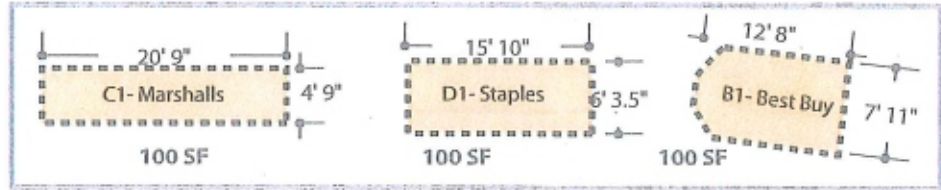


West Elevation | North of Independence

SCALE: 1/16' = 1'

West Elevation | South of Independence

SCALE: 1/16' = 1'



East Elevation | South of Independence
SCALE: 1/16"=1'

East Elevation | North of Independence
SCALE: 1/16"=1'

Building B

First Floor/Street Level Tenant Wall Signs for each Street-Level Tenant 10% of leased building face, 100 sq. ft. total maximum (110 sq. ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq. ft. max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq. ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq. ft.

Locations are only suggested by these depictions

Typical: Flag(s)/Banner(s)
Non-commercial decorative flag(s)/banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction

Upper Level Tenant Wall Signs for each Upper-Level Tenant 10% of leased building face, 300 sq. ft. total maximum (330 sq. ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq. ft. max., no matter what total square footage is allowed.

Locations are only suggested by these depictions

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of creative vinyl graphics for street level retail will be encouraged.

Identity Signage 320 square feet (353 square feet if individual letters are used, an increase of 10%). One sign per building face located at the top of the building.

Pedestrian Access Project Entrance Sign/Information Kiosk 25 sq. ft. sign not to exceed 12 ft. in height at pedestrian access point near Parking entry.

Locations & configurations on "Main Street" not to be limited to this depiction

Upper Level Tenant Wall Signs for each Upper-Level Tenant 10% of leased building face, 300 sq. ft. total maximum (330 sq. ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq. ft. max., no matter what total square footage is allowed.

Locations are only suggested by these depictions

Tenant Loading Entrance Sign(s) (35 sq. ft. maximum over each door, 38.5 sq. ft. if individual letters are used, an increase of 10%)

Location not to be limited to this depiction

Potential Tenant Signage Area/Zone
Potential Site Signage Area/Zone



NORTH ELEVATION
Scale: 1/8" = 1'-0"



SOUTH ELEVATION
Scale: 1/8" = 1'-0"

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017

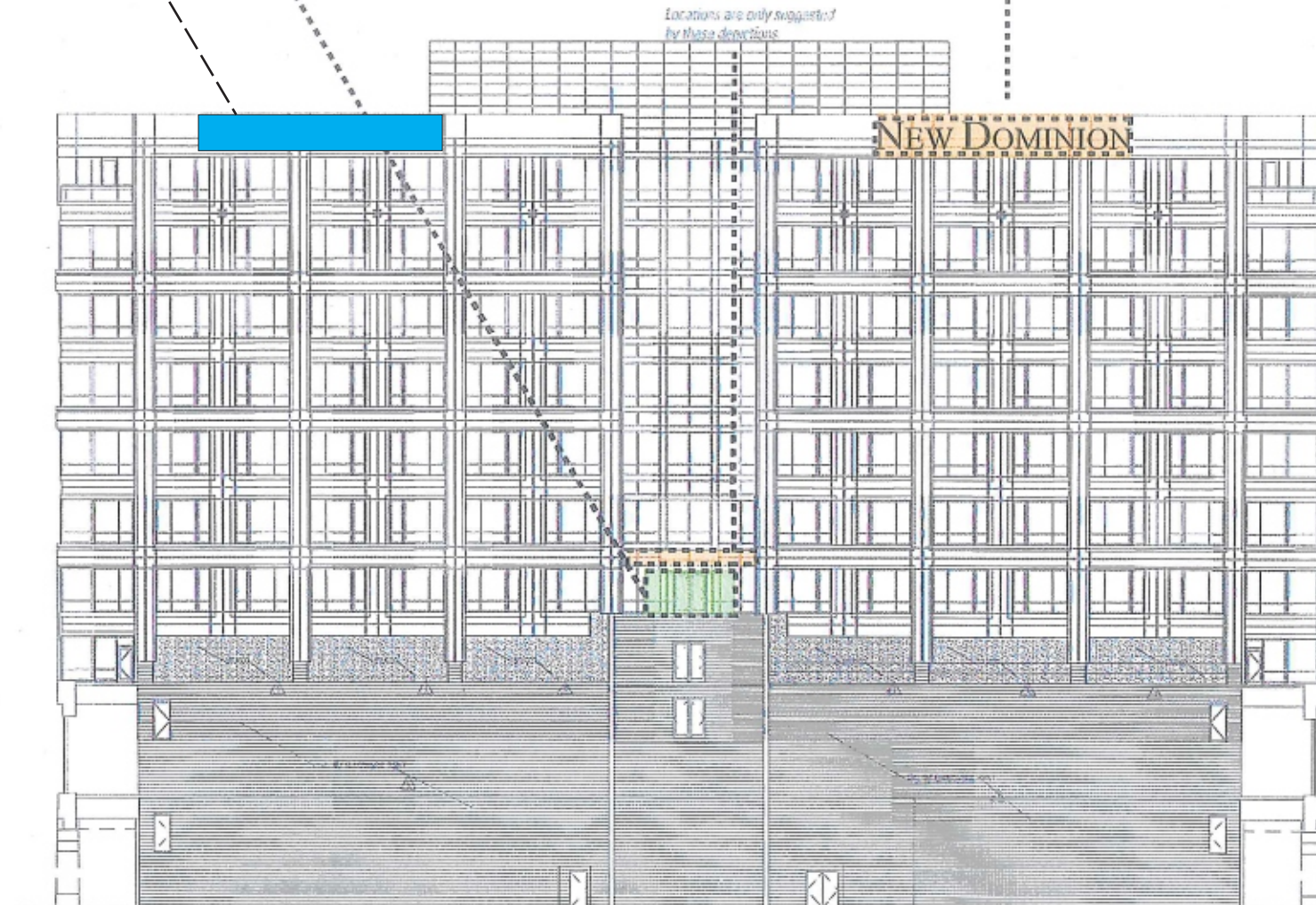
Identity signage 320 square feet
(353 square feet if individual letters
are used, an increase of 10%).
One sign per building face
located at the top of the building.

Project ID Graphics/Sign
and Tenant ID Wall Signs
300 sq.ft. total (330 sq.ft. if
individual letters/
characters are used, an
increase of 10%). Square
footage allotments per
Tenant(s) to be determined
by Landlord.
Location/configuration not
to be limited to this
depiction. Orientation for
cross-intersection viewing
may require a shift of the
sign.

First Floor/Street Level
Tenant Wall Signs for
each Street-Level Tenant
10% of leased building
face, 100 sq.ft. total
maximum (110 sq.ft. total
maximum if individual
letters/characters are used,
an increase of 10%). A
Tenant may elect to have a
perpendicular sign in lieu of,
or in addition to a parallel
wall sign, as long as the
total allowed square footage
is not exceeded. A
perpendicular sign is limited
to 75 sq. ft. max., no matter
what total square footage is
allowed. Small
perpendicular wall signs,
primarily for pedestrian
viewing, not exceeding 4
sq.ft., will also be allowed.
Square footage of these
signs will be deducted from
a Tenant's allowed sign
sq.ft.

Office Building Identity
(200 sq.ft., 220 sq.ft. if
individual letters are used,
an increase of 10%) one
sign per building face Up to
75 sq.ft. of this allowance
may be used as a
street-level sign to identify
this building (otherwise
hidden from Kings Drive
passersby) with
Administrative approval.

Potential Tenant Signage Area/Zone
Potential Site Signage Area/Zone



INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017

EAST ELEVATION
2017.05.07

TITLE

Metropolitan/SOI: Bldg. B | East Elevation

REVISIONS

1. 00.00.00	3. 00.00.00	5. 00.00.00
2. 00.00.00	4. 00.00.00	6. 00.00.00

APPROVAL

Changes & Resubmittal: _____
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Approved: _____

ISSUE DATE

12.05.07

SIGN TYPE

PAGE

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LITTLE
DEVELOPER ARCHITECTURAL REPRESENTATION



COLLETTE & ASSOCIATES

COLONIAL
PROPERTIES INC.

Identity signage 320 square feet
(353 square feet if individual letters
are used, an increase of 10%).
One sign per building face
located at the top of the building.

Typical: Flag(s)/Banner(s)
Non-commercial decorative
flag(s)/banner(s) affixed to
permanent pole(s) or bracket(s)
with graphics that are
non-tenant related (not
requiring a permit).

*Locations and count are only
suggested by this depiction*

Upper Level/Tenant Wall
Signs for each Upper-Level
Tenant 10% of leased building
face, 300 sq. ft. total maximum
(330sq.ft. total maximum if
individual letters/characters are
used, an increase of 10%). A
Tenant may elect to have a
perpendicular sign in lieu of, or
in addition to a parallel wall
sign, as long as the total
allowed square footage is not
exceeded. A perpendicular sign
is limited to 75sq. ft. max., no
matter what total square
footage is allowed.

*Locations are only suggested by
these depictions.*

First Floor/Street Level
Tenant Wall Signs for each
Street-Level Tenant 10% of
leased building face, 100 sq. ft.
total maximum (110 sq. ft. total
maximum if individual
letters/characters are used, an
increase of 10%). A Tenant may
elect to have a perpendicular
sign in lieu of, or in addition to a
parallel wall sign, as long as the
total allowed square footage is
not exceeded. A perpendicular
sign is limited to 75 sq. ft. max.,
no matter what total square
footage is allowed. Small
perpendicular wall signs,
primarily for pedestrian viewing,
not exceeding 4 sq. ft., will also
be allowed. Square footage of
these signs will be deducted
from a Tenant's allowed sign
sq. ft.

*Locations are only suggested by
these depictions*

Pedestrian Access Project
Entrance Sign/Information
Kiosk 25 sq. ft. sign not to
exceed 12 ft. in height at
pedestrian access point near
Parking entry.

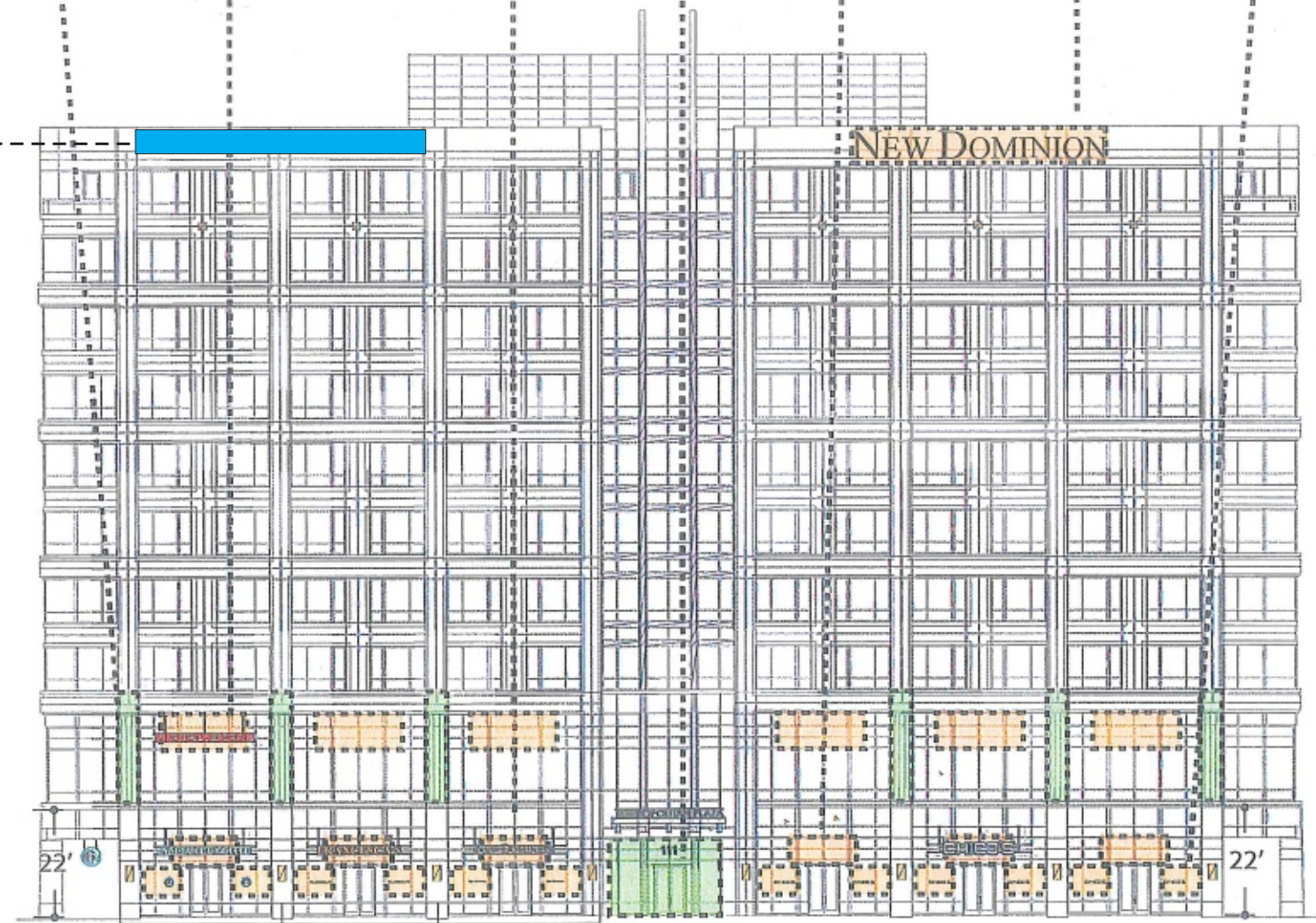
*Locations & configurations are
"Main Street" not to be limited
to this depiction*

Tenant Awnings for each
Street-Level Tenant (graphics on
valances and entire awning
surface). Tenant name is limited to
2 ft. in height if used on awning
(not counting valance) and will be
counted as part of available sign
square footage. To promote a more
energized streetscape, other
primarily non-verbal graphics are
encouraged on awning surfaces.

Office Building Identity
(200 sq. ft., 220 sq. ft. if
individual letters are used, an
increase of 10%) one sign per
building face Up to 75 sq. ft. of
this allowance may be used as
a street-level sign to identify
this building.

Tenant Window Graphics for
each street level Tenant
(graphics may cover 100%
of the window surface.) Use
of created vinyl graphics for
street level retail will
be encouraged

Potential Tenant Signage Area/Zone
Potential Site Signage Area/Zone



INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017

LITTLE
SHARED ARCHITECTURAL CONCEPTS



COLLETT &
ASSOCIATES

COLONIAL
PROPERTIES TRUST

TITLE

Metropolitan/SOI: Bldg. B | West Elevation

REVISIONS

1. 00.00.00	3. 00.00.00	5. 00.00.00
2. 00.00.00	4. 00.00.00	6. 00.00.00

APPROVAL

Changes & Resubmittal: _____
Approved with Changes: _____
Approved: _____

ISSUE DATE

12.05.07

SIGN TYPE

PAGE

18

Building C

Residential Building Identification Sign 10% of building face, 100 sq.ft. total maximum, 110 sq.ft. total maximum if individual letters/ characters are used, an increase of 10%. A perpendicular sign in lieu of a parallel wall sign is an option, with the same square footage allowed for a wall sign, however this sign type is limited to a 75 sq.ft. maximum.

Location is only suggested by this depiction

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the window surface.) Use of creative vinyl graphics for street level retail will be encouraged

Typical: Flag(s)/Banner(s) Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction

Potential Tenant Signage Area/Zone

Potential Site Signage Area/Zone



NOTE: GARAGE SECTION NOT SHOWN FOR CLARITY

4 NORTH ELEVATION
A2.1 A4.1
SCALE: 1/16" = 1'-0"

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017

Typical:
Flag(s)/Banner(s)
 Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction

Tenant Wall Signs for each Tenant, 10% of leased building face, 100 sq.ft. total maximum, 110 sq.ft. total maximum if individual letters/characters are used, an increase of 10%. A Tenant may elect to have a perpendicular sign in lieu of a parallel wall sign, with the same square footage allowed for wall signs, however this sign type is limited to a 75 sq.ft. maximum.

Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

Locations are only suggested by these depictions

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the window surface.) Use of creative vinyl graphics for street level retail will be encouraged

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.

Residential Building Identification Sign 10% of building face, 100 sq.ft. total maximum, 110 sq.ft. total maximum if individual letters/ characters are used, an increase of 10%. A perpendicular sign in lieu of a parallel wall sign is an option, with the same square footage allowed for a wall sign, however this sign type is limited to a 75 sq.ft. maximum.

Location is only suggested by this depiction

Potential Tenant Signage Area/Zone
 Potential Site Signage Area/Zone



2
 A2.1 | A4.1

SOUTH ELEVATION AT BAXTER
 SCALE: 1/16" = 1'-0"

Sign Plan Amendment 6/19/2017

LITTLE
 DIVANIER ARCHITECTURAL CONSULTING



COLLETTE ASSOCIATES

COLONIAL
 PROPERTY GROUP

TITLE

Metropolitan/SOI: Bldg. C | South Elevation

REVISIONS

1. 00.00.00	3. 00.00.00	5. 00.00.00
2. 00.00.00	4. 00.00.00	6. 00.00.00

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ISSUE DATE

12.05.07

SIGN TYPE

PAGE

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Typical:
Flag(s)/Banner(s)
Non-commercial decorative
flag(s)/ banner(s) affixed to
permanent pole(s) or
bracket(s) with graphics that
are non-tenant related (not
requiring a permit).

*Locations and count are only
suggested by this depiction*

**Residential Building
Identification Sign**
10% of building face,
100 sq.ft. total maximum,
110 sq.ft. total maximum if
individual letters/characters
are used, an increase of 10%. A perpendicular sign
in lieu of a parallel wall sign
is an option, with the same
square footage allowed for
a wall sign, however this
sign type is limited to a 75
sq.ft. maximum.

*Location is only suggested
by this depiction*

**Tenant Wall Signs for each
Tenant, 10% of leased building
face, 100 sq.ft. total maximum,
110 sq.ft. total maximum if
individual letters/ characters
are used, an increase of 10%.** A Tenant may elect to have a
perpendicular sign in lieu of a
parallel wall sign, with the
same square footage allowed
for wall signs, however this
sign type is limited to a 75
sq.ft. maximum. Small
perpendicular wall signs,
primarily for pedestrian
viewing, not exceeding 4
sq.ft., will also be allowed.
Square footage of these signs
will be deducted from a
Tenant's allowed sign sq.ft.

*Locations are only suggested
by these depictions*

**Tenant Awnings for each
Retail Tenant (graphics on
valances and entire awning
surface). Tenant name is
limited to 2 ft. in height if
used on awning (not
counting valance) and will
be counted as part of
available sign square
footage. To promote a more
energized street-scape,
other primarily non-verbal
graphics are encouraged on
awning surfaces.**

**Tenant Window Graphics for
each street level Tenant**
(graphics may cover 100%
of the window surface.) Use
of creative vinyl graphics for
street level retail will
be encouraged.

Depictions represent suggested
potential area only, not actual
quantities or coverage.



1
A2.1 | A4.1

EAST ELEVATION AT SOUTH KINGS DRIVE

SCALE: 1/16" = 1'-0"

Sign Plan Amendment 6/19/2017

Typical:
Flag(s)/Banner(s)
Non-commercial decorative
flag(s)/ banner(s) affixed to
permanent pole(s) or
bracket(s) with graphics that
are non-tenant related (not
requiring a permit).

*Locations and count are only
suggested by this depiction*

**Tenant Awnings for each
Street-Level Tenant**
(graphics on valances and
entire awning surface).
Tenant name is limited to 2
ft. in height if used on
awning (not counting
valance) and will be
counted as part of available
sign square footage. To
promote a more energized
streetscape, other primarily
non-verbal graphics are
encouraged on awning
surfaces.

**Tenant Window Graphics for
each street level Tenant**
(graphics may cover 75%
of the window surface.) Use
of creative vinyl graphics for
street level retail will
be encouraged.

Depictions represent suggested
potential area only, not actual
quantities or coverage.

**Tenant Wall Signs 10% of
leased building face, 100 sq.ft.
total maximum (110 sq.ft. total
maximum if individual
letters/characters are used, an
increase of 10%) for each
Street-Level Tenant, and 300
sq.ft. (330sq.ft. total maximum if
individual letters/ characters are
used, an increase of 10%) for
each Upper-Level Tenant. A
Tenant may elect to have a
perpendicular sign in lieu of, or
in addition to a parallel wall
sign, as long as the total allowed
square footage is not exceeded.
A perpendicular sign is limited to
75 sq.ft. max., no matter what
total square footage is allowed.
Small perpendicular wall signs,
primarily for pedestrian viewing,
not exceeding 4 sq.ft., will also
be allowed for Street Level
Tenants. Square footage of these
signs will be deducted from a
Tenant's allowed sign sq.ft.**

*Locations are only suggested by
these depictions*



3
A2.1 A4.1

WEST ELEVATION AT MAIN STREET

SCALE: 1/16" = 1'-0"

Sign Plan Amendment 6/19/2017

Building D
(elevations to be developed)

Building E

Tenant Wall Signs for each Tenant, 10% of leased building face, 100sq.ft. total maximum per "level" (for each lower- and upper- level Tenant in any true 2-story structure) OR an aggregate total square footage maximum of 200sq. ft. for Tenants of any building appearing to be 2-stories but actually having only one. In all instances, any sign is limited to 100sq.ft. (If individual letters/characters are used, a sign may increase the allowed square footage by 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft.max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

Locations are only suggested by these depictions

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.





Potential Tenant Signage Area/Zone
 Potential Site Signage by Area/Zone



BLDG. E NORTH ELEVATION

SCALE: 1"=20'

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

<div>LITTLE QUANTITIES ARCHITECTURAL CONSULTING</div>		<div><div>COLLETTI & ASSOCIATES</div></div> <div><div>COLONIAL PROPERTIES</div></div>	<div>TITLE</div> <div>Metropolitan/SOI: Bldg. E North Elevation</div>	<div>REVISIONS</div> <table><tr><td>1. 00.00.00</td><td>3. 00.00.00</td><td>5. 00.00.00</td></tr><tr><td>2. 00.00.00</td><td>4. 00.00.00</td><td>6. 00.00.00</td></tr></table>	1. 00.00.00	3. 00.00.00	5. 00.00.00	2. 00.00.00	4. 00.00.00	6. 00.00.00	<div>APPROVAL</div> <div>Changes & Resubmittal: _____</div> <div>Approved with Changes: _____</div> <div>Approved: _____</div>	<div>ISSUE DATE</div> <div>12.05.07</div>	<div>SIGN TYPE</div>	<div>PAGE</div> <div>26</div>
1. 00.00.00	3. 00.00.00	5. 00.00.00												
2. 00.00.00	4. 00.00.00	6. 00.00.00												

Tenant Wall Signs for each Tenant, 10% of leased building face, 100sq.ft. total maximum per "level" (for each lower- and upper- level Tenant in any true 2-story structure) OR an aggregate total square footage maximum of 200sq. ft. for Tenants of any building appearing to be 2-stories but actually having only one. In all instances, any sign is limited to 100sq.ft. (If individual letters/characters are used, a sign may increase the allowed square footage by 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft. max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

Locations are only suggested by these depictions

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.

Potential Tenant Signage Area/Zone
Potential Site Signage by Area/Zone



BLDG. E SOUTH ELEVATION

SCALE: 1"=20'

TITLE

Metropolitan/SOI: Bldg. E | South Elevation

REVISIONS

1. 00.00.00	3. 00.00.00	5. 00.00.00
2. 00.00.00	4. 00.00.00	6. 00.00.00

APPROVAL

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ISSUE DATE

12.05.07

SIGN TYPE

PAGE

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LITTLE
OVERSIGHT ARCHITECTURAL CONSULTING



COLLETT &
ASSOCIATES

COLONIAL
PROPERTIES TRUST

Tenant Wall Signs for each Tenant, 10% of leased building face, 100sq.ft. total maximum per "level" (for each lower- and upper- level Tenant in any true 2-story structure) OR an aggregate total square footage maximum of 200sq. ft. for Tenants of any building appearing to be 2-stories but actually having only one. In all instances, any sign is limited to 100sq.ft. (if individual letters/characters are used, a sign may increase the allowed square footage by 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft.max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

Locations are only suggested by these depictions

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scapes, other primarily non-verbal graphics are encouraged on awning surfaces.

Pedestrian Access Project Entrance Sign/Information Kiosk 25 sq.ft. sign not to exceed 12 ft. in height at pedestrian access point adjacent to Greenway

Locations & configurations on "Main Street" not to be limited to this depiction

Tenant Loading Entrance Sign(s) (35 sq.ft. maximum over each door, 38.5 sq.ft. if individual letters are used, an increase of 10%)

Location not to be limited to this depiction

Potential Tenant Signage Area/Zone
Potential Site Signage by Area/Zone



BLDG. E EAST ELEVATION

SCALE: 1"=20'

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

TITLE

Metropolitan/SOI: Bldg. E | East Elevation

REVISIONS

1. 00.00.00	3. 00.00.00	5. 00.00.00
2. 00.00.00	4. 00.00.00	6. 00.00.00

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SIGN TYPE

PAGE

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LITTLE
SUSTAINABLE ARCHITECTURAL CONSULTING



COLLETTE
ASSOCIATES

COLONIAL
PROPERTY TRUST

Tenant Wall Signs for each Tenant, 10% of leased building face, 100sq.ft. total maximum per "level" (for each lower- and upper- level Tenant in any true 2-story structure) OR an aggregate total square footage maximum of 200sq. ft. for Tenants of any building appearing to be 2-stories but actually having only one. In all instances, any sign is limited to 100sq.ft. (If individual letters/characters are used, a sign may increase the allowed square footage by 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft.max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

Locations are only suggested by these depictions

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.

Pedestrian Access Project Entrance Sign/Information Kiosk 25 sq.ft. sign not to exceed 12 ft. in height at pedestrian access point adjacent to Greenway.

Locations & configurations on "Main Street" not to be limited to this depiction

Potential Tenant Signage Area/Zone

Potential Site Signage by Area/Zone



6 BLDG. E WEST ELEVATION
EFA4.1
SCALE: 1"=20'

Building F



Typical: Flag(s)/Banner(s)
Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction

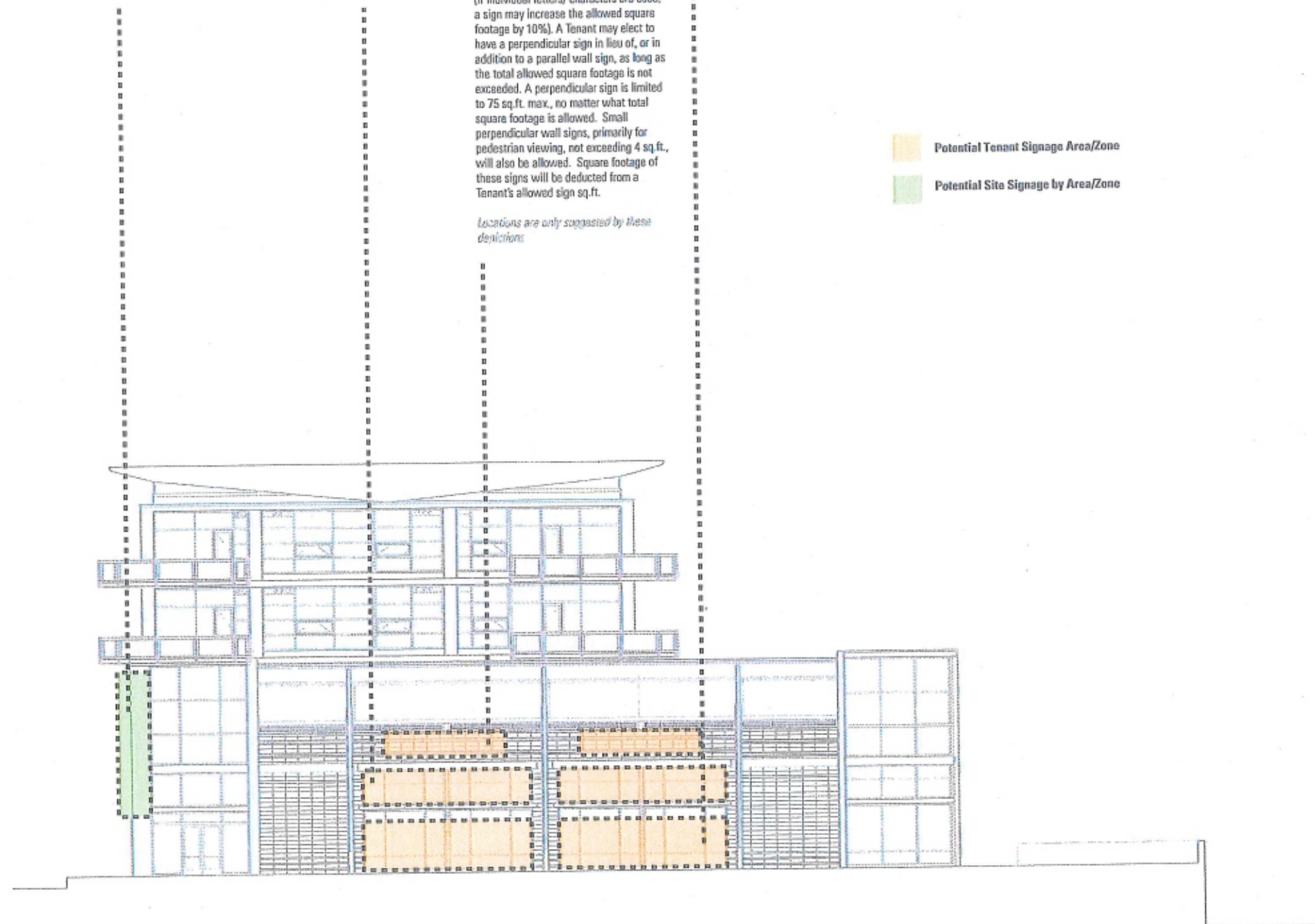
Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.

Tenant Wall Signs for each Tenant, 10% of leased building face, 100 sq.ft. total maximum per "level" (for each lower- and upper- level Tenant in any true 2-story structure) OR an aggregate total square footage maximum of 200 sq.ft. for Tenants of any building appearing to be 2-stories but actually having only one. In all instances, any sign is limited to 100 sq.ft. (If individual letters/ characters are used, a sign may increase the allowed square footage by 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft. max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

Locations are only suggested by these depictions

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of creative vinyl graphics for street level retail will be encouraged

Potential Tenant Signage Area/Zone
Potential Site Signage by Area/Zone



BLDG. F NORTH ELEVATION
SCALE: 1"=20'

Sign Plan Amendment 6/19/2017

Typical: Flag(s)/Banner(s)Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction

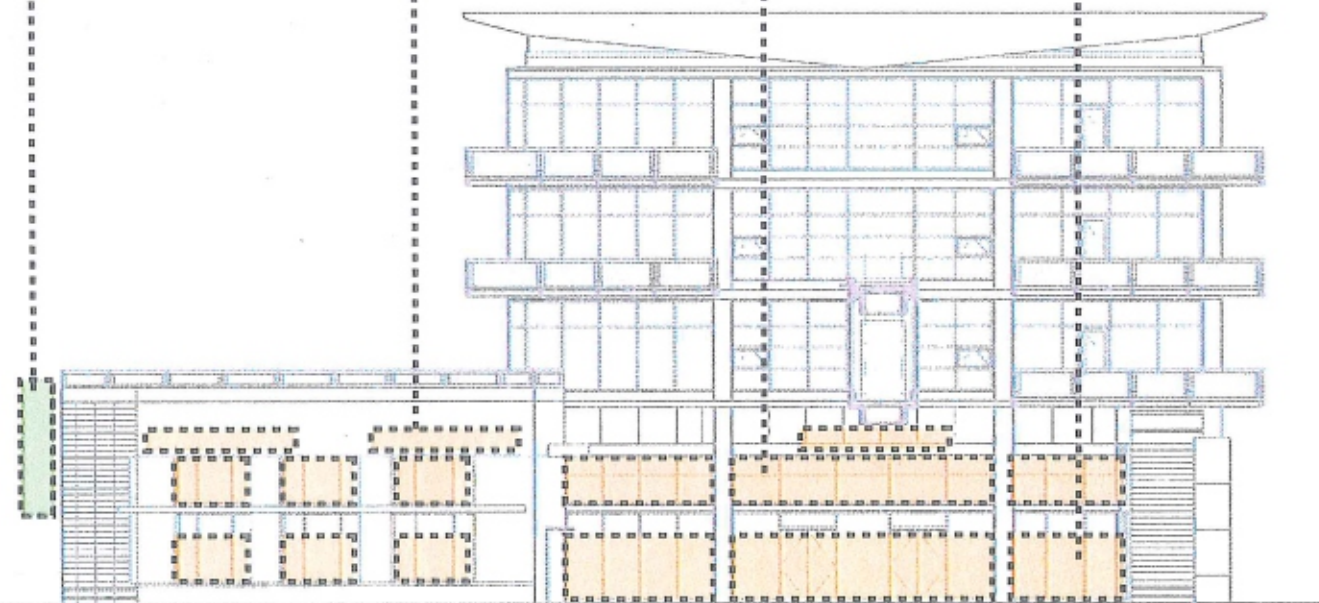
Tenant Wall Signs for each Tenant, 10% of leased building face, 100 sq. ft. total maximum per "level" (for each lower- and upper-level Tenant in any true 2-story structure) OR an aggregate total square footage maximum of 200 sq. ft. for Tenants of any building appearing to be 2-stories but actually having only one. In all instances, any sign is limited to 100 sq. ft. (If individual letters/characters are used, a sign may increase the allowed square footage by 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq. ft. max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq. ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq. ft.

Locations are only suggested by these depictions

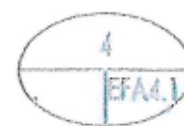
Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of creative vinyl graphics for street level retail will be encouraged

Potential Tenant Signage Area/Zone
Potential Site Signage by Area/Zone



INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY



BIDG. F SOUTH ELEVATION

SCALE: 1"=20'

Sign Plan Amendment 6/19/2017

<div><div><div>LITTLE</div><div>OVERSEAS ARCHITECTURAL CONSULTING</div></div><div><div><div></div><div></div></div><div>COLLETTE & ASSOCIATES</div></div><div><div><div></div><div></div></div><div>COLONIAL</div><div>RENOVATION IDEAS</div></div></div>		<div>TITLE</div> <div>Metropolitan/SOI: Bldg. F South Elevation</div>	<div>REVISIONS</div> <div><div>1. 00.00.003. 00.00.005. 00.00.00</div><div>2. 00.00.004. 00.00.006. 00.00.00</div></div>	<div>APPROVAL</div> <div><div>Changes & Resubmittal: _____</div><div>Approved with Changes: _____</div><div>Approved: _____</div></div>	<div>ISSUE DATE</div> <div>12.05.07</div>	<div>SIGN TYPE</div> <div></div>	<div>PAGE</div> <div>32</div>
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Tenant Wall Signs for each Tenant, 10% of leased building face, 100 sq.ft. total maximum per "level" (for each lower- and upper-level Tenant in any true 2-story structure) OR an aggregate total square footage maximum of 200 sq.ft. for Tenants of any building appearing to be 2-stories but actually having only one. In all instances, any sign is limited to 100 sq.ft. (If individual letters/ characters are used, a sign may increase the allowed square footage by 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft. max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

Locations are only suggested by these depictions

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scene, other primarily non-verbal graphics are encouraged on awning surfaces.

Typical: Flag(s)/ Banner(s) Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

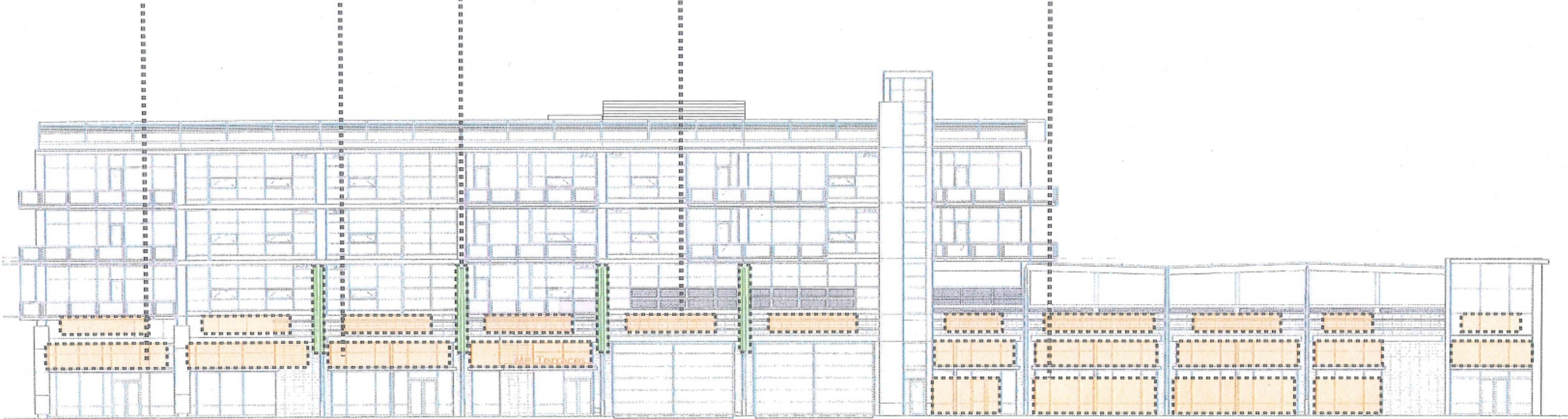
Locations and count are only suggested by this depiction

Tenant Loading Entrance Sign(s) (35 sq.ft. maximum over each door, 38.5 sq.ft. if individual letters are used, an increase of 10%)

Location not to be limited to this depiction

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of creative vinyl graphics for street level retail will be encouraged

Potential Tenant Signage Area/Zone
Potential Site Signage by Area/Zone






BLDG. F EAST ELEVATION

SCALE: 1"=20'

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017

			TITLE	REVISIONS			APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
			Metropolitan/SOI: Bldg. F East Elevation	1. 00.00.00	3. 00.00.00	5. 00.00.00	Changes & Resubmittal: _____	12.05.07		33
				2. 00.00.00	4. 00.00.00	6. 00.00.00	Approved with Changes: _____			
							Approved: _____			

Locations are only suggested by these depictions

100

Locations and count are only suggested by this depiction

Depictions represent suggested potential area only, not actual quantities or coverage.

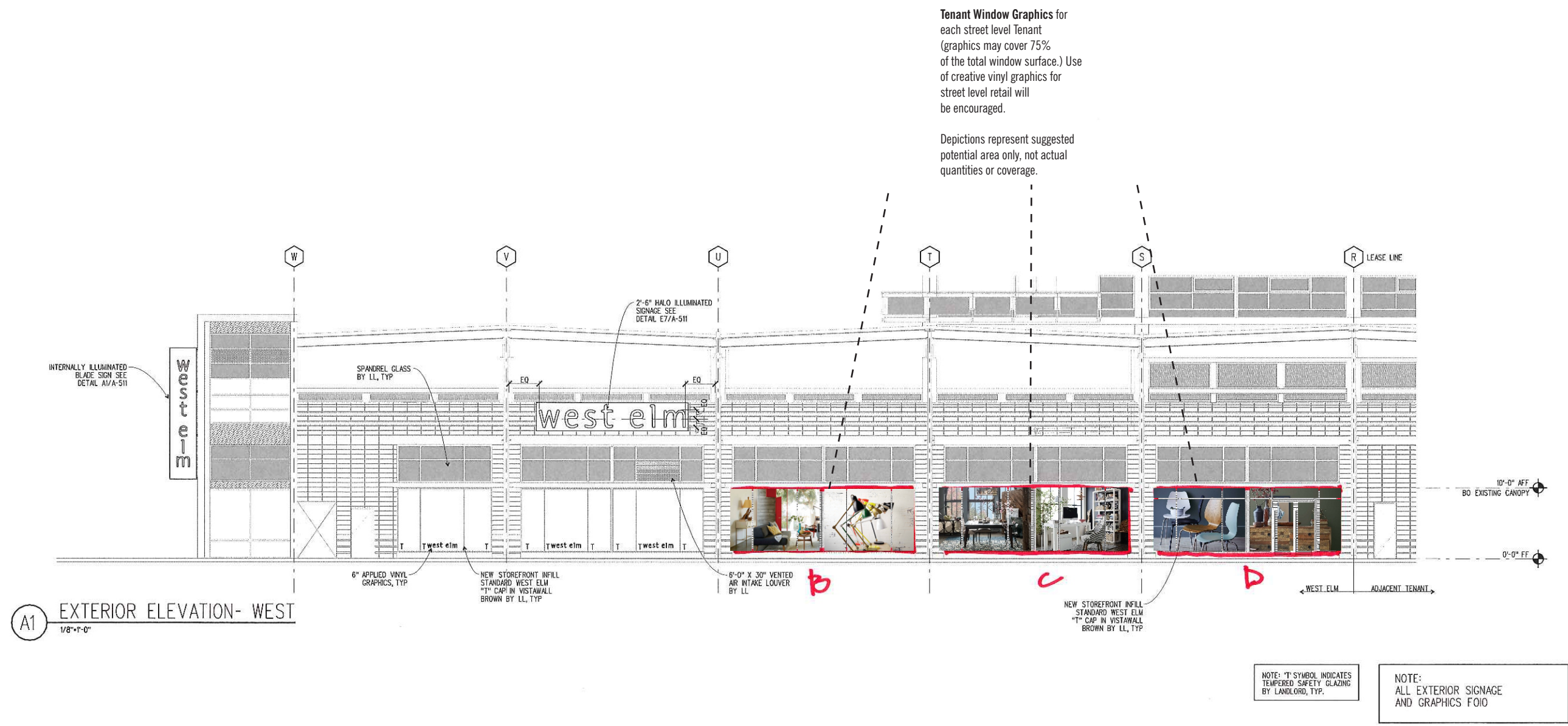
Potential Tenant Signage Area/Zone

Potential Site Signage by Area/Zone



A pie chart with a horizontal line and a vertical line meeting at the center. The top half is labeled '6' and the bottom half is labeled 'EFA.1'.

SCALE: 1"=20'



6 BLDG. F WEST ELEVATION
EFAA.1 SCALE: 1"=20'

Sign Plan Amendment 6/19/2017

LITTLE OVERSEER ARCHITECTURAL CONSULTING		TITLE Metropolitan/SOI: Bldg. F West Elevation	REVISIONS 1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	APPROVAL Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	ISSUE DATE 12.05.07	SIGN TYPE	PAGE 35
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Building P

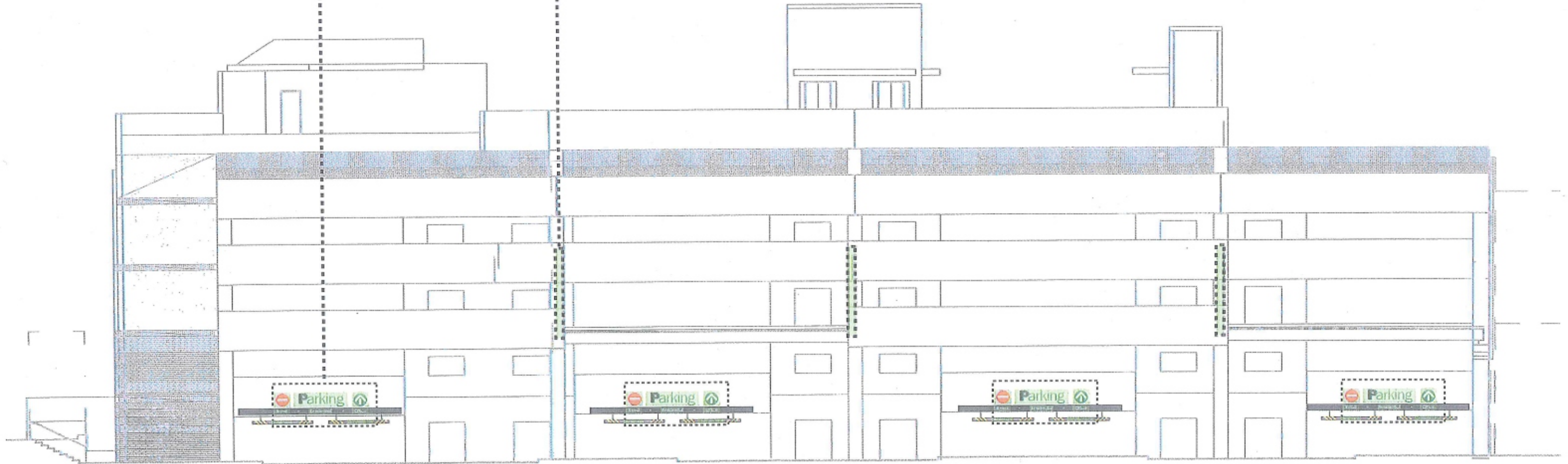
Parking Deck Entrance Sign Wall &/or Perpendicular Sign no lower than 9'-0" from grade, extending no more than 4'-0" from Building, not extending above parapet of Deck, no greater than 75 sq.ft.

Location & configuration are only suggested by this depiction

Typical Flag(s)/Banner(s) Non-commercial decorative flag(s)/banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).





Locations and count are only suggested by this depiction

Potential Tenant Signage Area/Zone
Potential Site Signage Area/Zone



2 NORTH ELEVATION
PA 4.1
SCALE: 1/16" = 1'-0"

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

  			TITLE	REVISIONS			APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
			Metropolitan/SOI: Bldg. P North Elevation	1. 00.00.00	3. 00.00.00	5. 00.00.00	Changes & Resubmittal: _____	12.05.07		37
				2. 00.00.00	4. 00.00.00	6. 00.00.00	Approved with Changes: _____			
							Approved: _____			

LITTLE
OVERSIGHT ARCHITECTURAL CONSULTING



COLLETTI & ASSOCIATES

COLONIAL
COMMERCIAL DESIGN

Parking Deck Entrance Sign Wall &/or Perpendicular Sign no lower than 9'-0" from grade, extending no more than 4'-0" from Building, not extending above parapet of Deck, no greater than 75 sq.ft..

Location & configuration are only suggested by this depiction

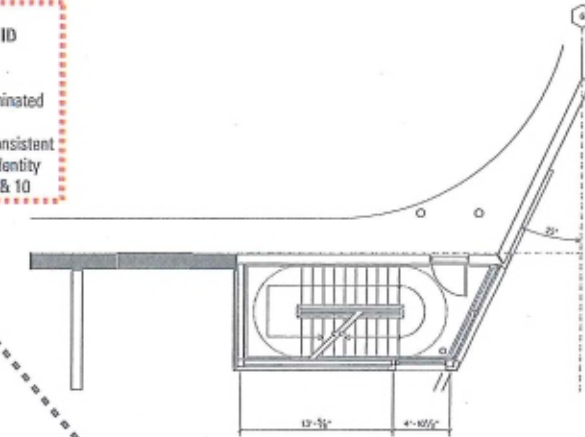
Typical: Flag(s)/Banner(s) Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related [not requiring a permit].

Locations and count are only suggested by this depiction

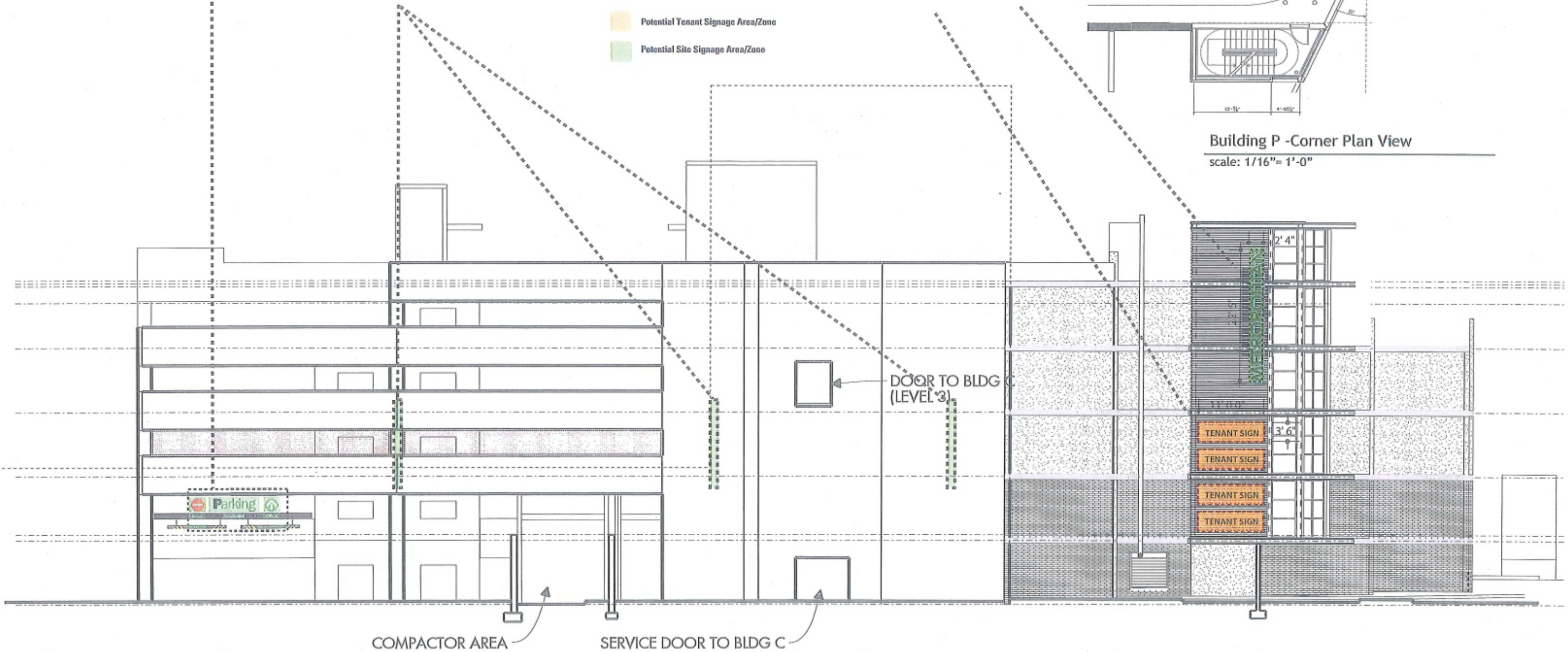
Potential Tenant Signage Area/Zone
Potential Site Signage Area/Zone

Proposed Primary Tenant ID Wall Signs
38.5 sq. ft total per tenant / 154 sq. ft total overall.

Proposed Project ID Graphics
55 sq. ft. total
Individual halo-illuminated channel letters.
Size of sign to be consistent with other project identity signs - see pages 5 & 10



Building P -Corner Plan View
scale: 1/16"= 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

LITTLE
NATIONAL ARCHITECTURAL CONSULTING



COLLETTI & ASSOCIATES

COLONIAL
COMMERCIAL DESIGN GROUP

TITLE

Metropolitan/SOI: Bldg. P | South Elevation

REVISIONS

1. 00.00.00	3. 00.00.00	5. 00.00.00
2. 00.00.00	4. 00.00.00	6. 00.00.00

APPROVAL

Changes & Resubmittal: _____
Approved with Changes: _____
Approved: _____

ISSUE DATE

12.05.07

SIGN TYPE

PAGE

38

Parking Entrance Sign
75 sq.ft. maximum (83 sq.ft. if individual letters are used, an increase of 10%).

Location is only suggested by this depiction

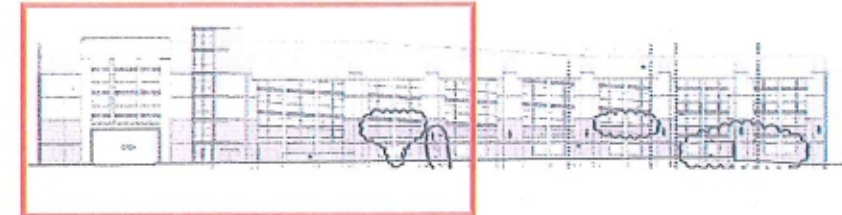
Pedestrian Access Project Entrance Sign and/or Information Kiosk
25 sq.ft. sign not to exceed 12 ft. in height at pedestrian access point along Kings Drive

Location is only suggested by this depiction

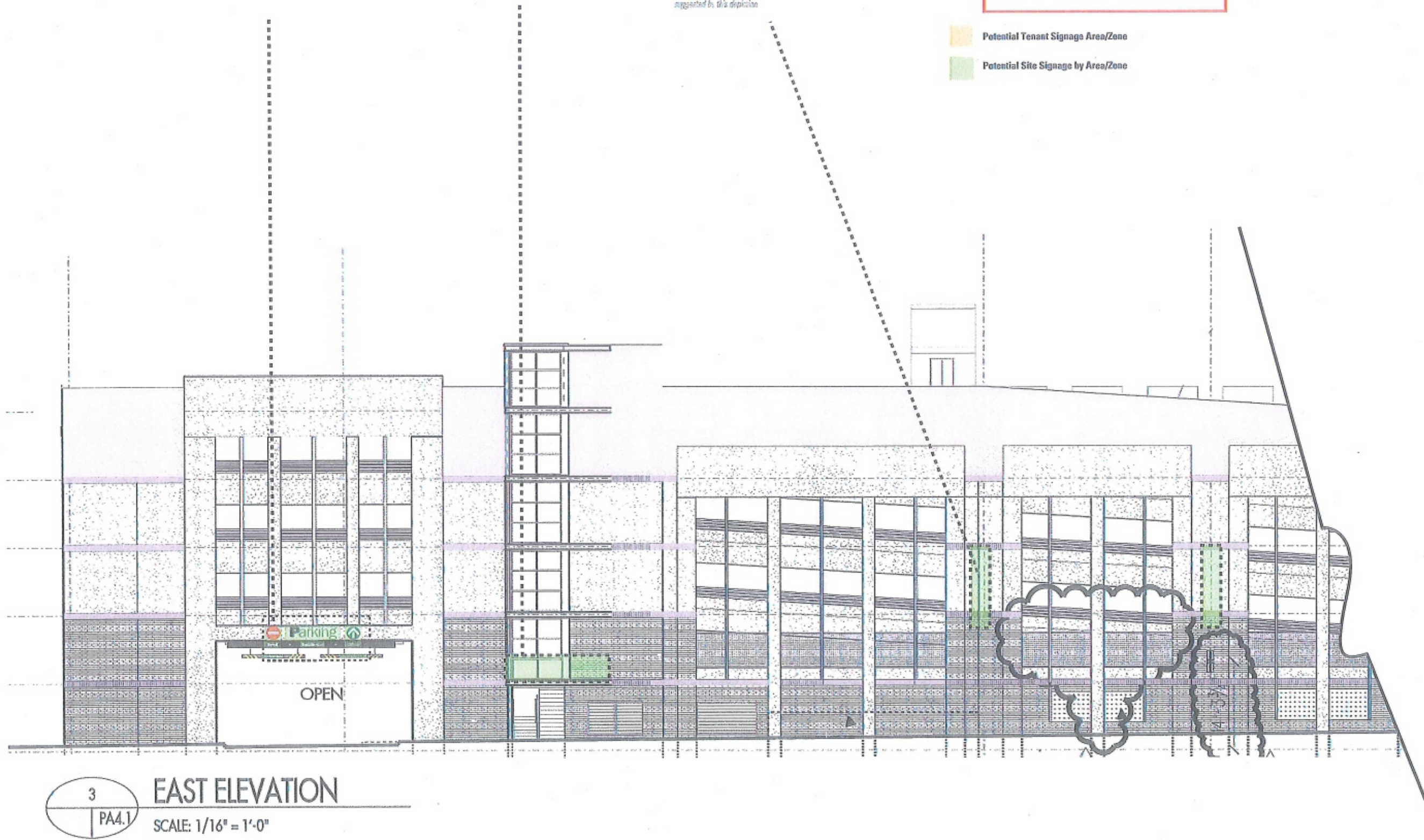
Typical:
Flag(s)/Banner(s)/Non-commercial decorative flag(s)/banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction

Area Shown



- Potential Tenant Signage Area/Zone
- Potential Site Signage by Area/Zone



3
PA4.1
EAST ELEVATION
SCALE: 1/16" = 1'-0"

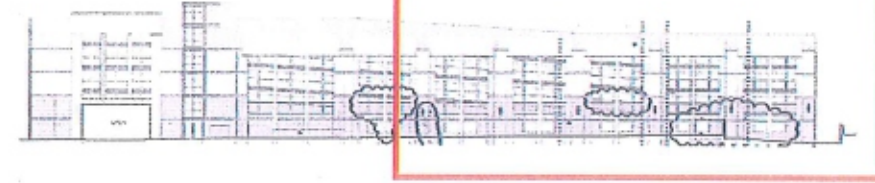
Typical:
Flag(s)/Banner(s)/Non-commercial decorative flag(s)/banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

(Location and count are only suggested by this depiction)

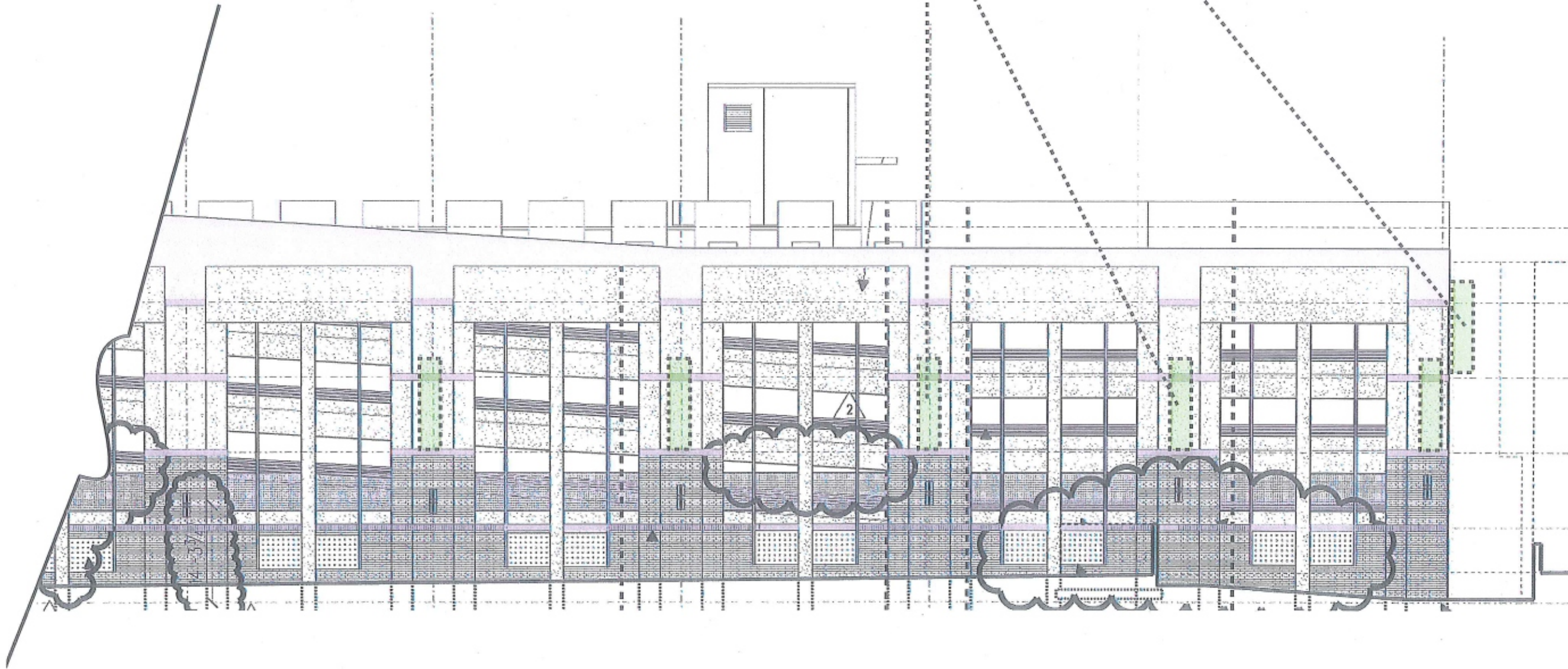
Parking Entrance Sign
75 sq. ft. maximum (83 sq. ft. if individual letters are used, an increase of 10%).

(Location is only suggested by this depiction)

Area Shown



Potential Tenant Signage Area/Zone
Potential Site Signage by Area/Zone

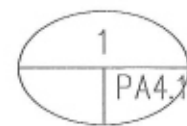
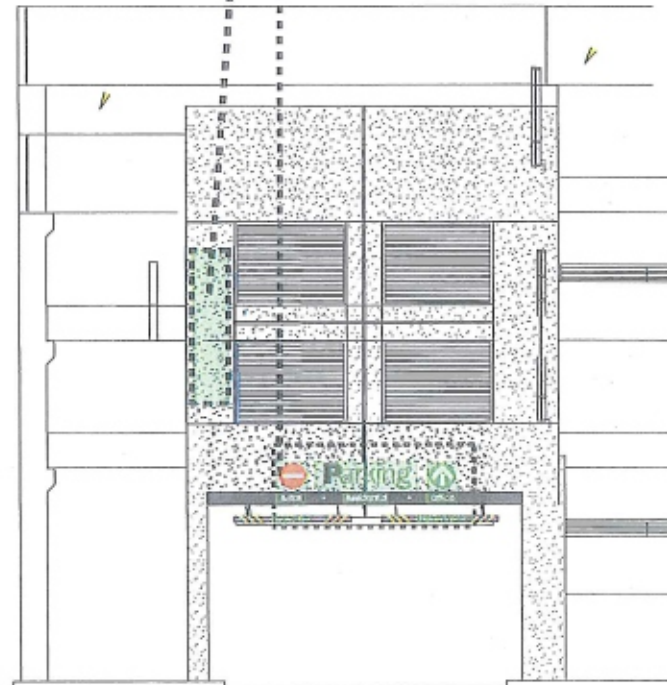


Area Shown



Parking Entrance Sign
75 sq.ft. maximum
(83 sq.ft. if individual letters are used, an increase of 10%).

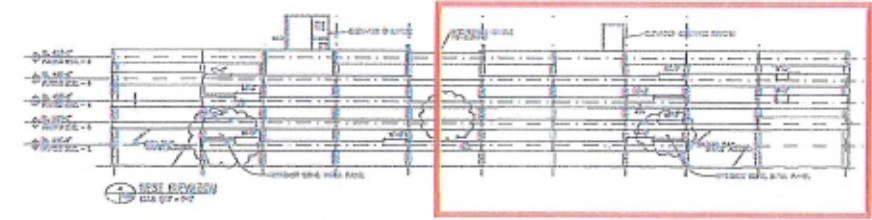
Location is only suggested by this depiction.



PARTIAL WEST ELEVATION

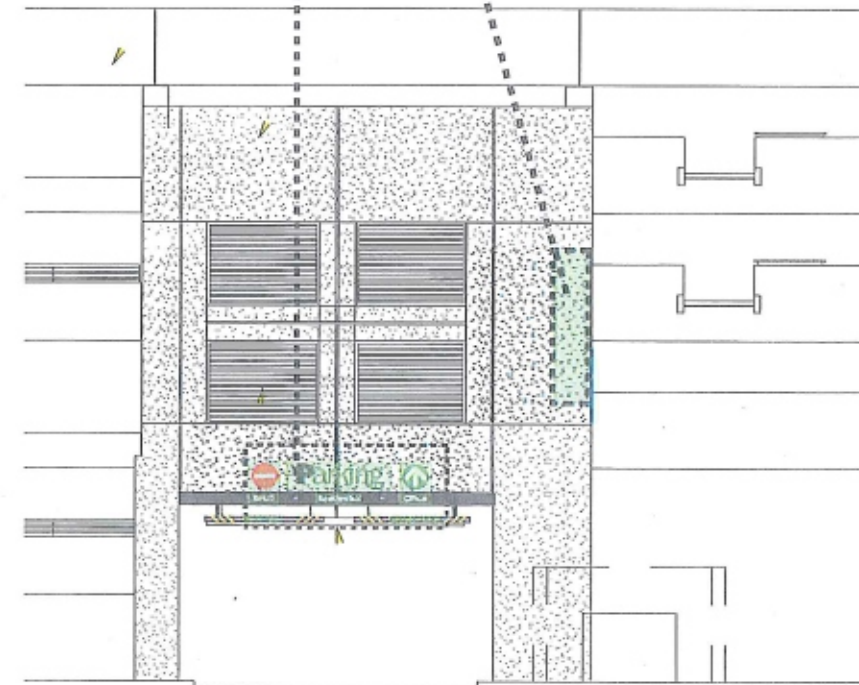
SCALE: 1/16" = 1'-0"

Area Shown



Parking Entrance Sign
75 sq.ft. maximum
(83 sq.ft. if individual letters are used, an increase of 10%).

Location is only suggested by this depiction.



PARTIAL WEST ELEVATION

SCALE: 1/16" = 1'-0"

Potential Tenant Signage Area/Zone
Potential Site Signage by Area/Zone

LITTLE
APPLICATED ARCHITECTURAL CONSULTING



COLLETT
ASSOCIATES

COLONIAL
COMMERCIAL DESIGN

TITLE

Metropolitan/SOI: Bldg. P | West (North/Right) Elevation

REVISIONS

1. 00.00.00	3. 00.00.00	5. 00.00.00
2. 00.00.00	4. 00.00.00	6. 00.00.00

APPROVAL

Changes & Resubmittal: _____
Approved with Changes: _____
Approved: _____

ISSUE DATE

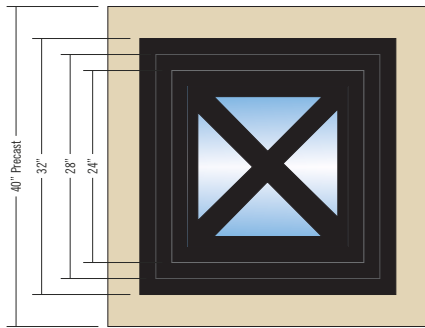
12.05.07

SIGN TYPE

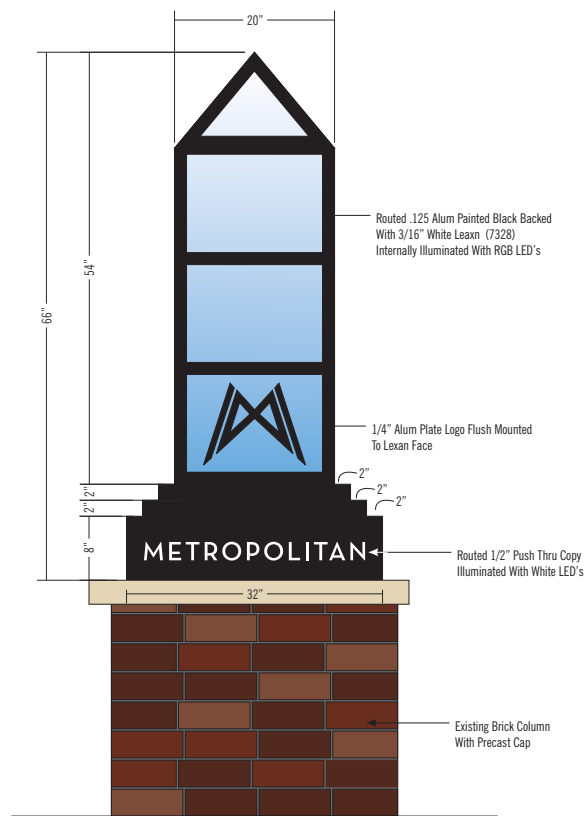
PAGE

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Branded Entry Features



Plan Elevation



Internally Illuminated Four Sides Obelisk Painted Black With White Acrylic Faces 1/4" Alum Plate Logo & Push Thru Copy

Entry Features For The Development Entrances
Concept Rendering. The Actual Entry Feature Style And Shape May Vary



As shown on the above rendering, two obelisks with signage may be located on the site at the entrance into the site from Charlottetowne Avenue, with one obelisk with signage being located on the southwest corner of the intersection at Chatlottetowne Avenue and Metropolitan Avenue, and the second obelisk with signage being located on the southeast corner of the intersection of Charlottetowne Avenue and Metropolitan Avenue.

Sign Plan Amendment Branded Entry Feature 6/19/2017