

Aerial Photo



WESTOAK



WESTOAK

MASTER SIGN PLAN

1. Existing tenant wall signage, monument signs and real estate signs are not required to adhere to section 405.950 K of the Zoning Ordinance, Article VIII, Sign Regulations.
2. Covered Walkway signs will continue to be allowed at the existing size of 10" x 36".
3. Any future illuminated sign with a boxed display shall conform to section 405.920, Letter F, number 3, with a notation that the color of the negative space can be any color during the daytime view, but will be opaque at night when illuminated.
4. All future single tenant wall signage and stand alone tenant wall signage will be calculated using the previous Creve Coeur allowance: All channel letter signs will be boxed off into a rectangular shape encompassing the entire sign and then that sign area will be multiplied by 2/3 to give a final sign area.

WESTOAK

CURRENT TENANTS

Bldg.	Tenants
1	<ul style="list-style-type: none"> ① Chipotle Mexican Grill ② Open Tenant ③ Dierbergs ④ Jamba Juice ⑤ The Joint ⑥ Fantastic Sam's ⑦ West Oak Cleaners ⑧ UPS Store ⑨ The Great Frame Up ⑩ Hair Salon for Men ⑪ Nail Art ⑫ Sally Beauty Supply
2	<ul style="list-style-type: none"> ⑬ Adelman Travel ⑭ GNC ⑮ Cookies by Design ⑯ Pizza Hut ⑰ Foot Healers ⑱ Once Upon a Child ⑲ AAA Insurance ⑳ Creve Cover Dentistry ㉑ Clarkson Eyecare ㉒ Jimmy Johns ㉓ CBW ㉔ Nudo House ㉕ Granite City Food & Brewery
3	<ul style="list-style-type: none"> ㉖ Verizon Wireless
Parking <ul style="list-style-type: none"> ① West Oak Parking Total Site Acreage: 13.988	



WESTOAK MONUMENT

Existing monument signs were approved by previous sign code. Any future monument sign panels must be in compliance with the prevailing Creve Coeur code.



Monument (existing)
West



Monument (existing)
South

WESTOAK REAL ESTATE SIGN

Existing real estate sign was approved by previous sign code. Any future real estate signs must be in compliance with the prevailing Creve Coeur code.



Monument (existing)

WESTOAK ANCHOR TENANT

Existing anchor tenant wall signage was approved by previous sign code. Any future anchor tenant wall signage shall not exceed 471.8 square feet



Dierbergs (existing)



LuLu Chinese Express (existing)



Florist & Gifts (existing)



First Bank (existing)

WESTOAK SINGLE TENANT WALL SIGNAGE

Existing tenant wall signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.



Chipotle (existing)



Proposed to be Open Tenant



Jamba Juice (existing)
The Joint (existing)



Fantastic Sam's (existing)
West Oak Cleaners (existing)



The UPS Store (existing)



The Great Frame Up (existing)
Hair Salon for Men (existing)



Nail Art (existing)
Sally Beauty (existing)



Adelman Travel (existing)
GNC (existing)
Cookies by Design (existing)



Pizza Hut (existing)
Foot Healers (existing)



Once Upon a Child (existing)



AAA Insurance (existing)



Creve Couer Dentistry (existing)



Clarkson Eyecare (existing)



Jimmy Johns (existing)
CBW (existing)



Open Tenant



Granite City (existing)



Granite City (existing)

WESTOAK STAND-ALONE TENANT WALL SIGNAGE

Existing stand-alone wall signage was approved by previous sign code. An future signage will be calculated per notes on page 2 of master sign plan.

Under new Creve Coeur sign code, tenants are allowed no more than two signs per establishment. Under previous code Verizon Wireless was permitted to have four signs under old Creve Coeur sign code. All future tenants will be limited to no more than two.



Verizon (existing)
East



Verizon (existing)
North



Verizon (existing)
South



Verizon (existing)
West

WESTOAK COVERED WALKWAY SIGNS

Each tenant is permitted one covered walkway sign. Existing signs are 10'h X 36" w. Future covered walkway signs will be permitted in order to maintain a consistency throughout the center.



Covered Walkway
Signs

WESTOAK

CURRENT SIGNAGE

Monument
● Tenant Sign Panels

Real Estate
● Real Estate Information Sign

Anchor Tenant
● Facades/Wall Signs

Tenants
● Facades/Wall Signs



WESTOAK

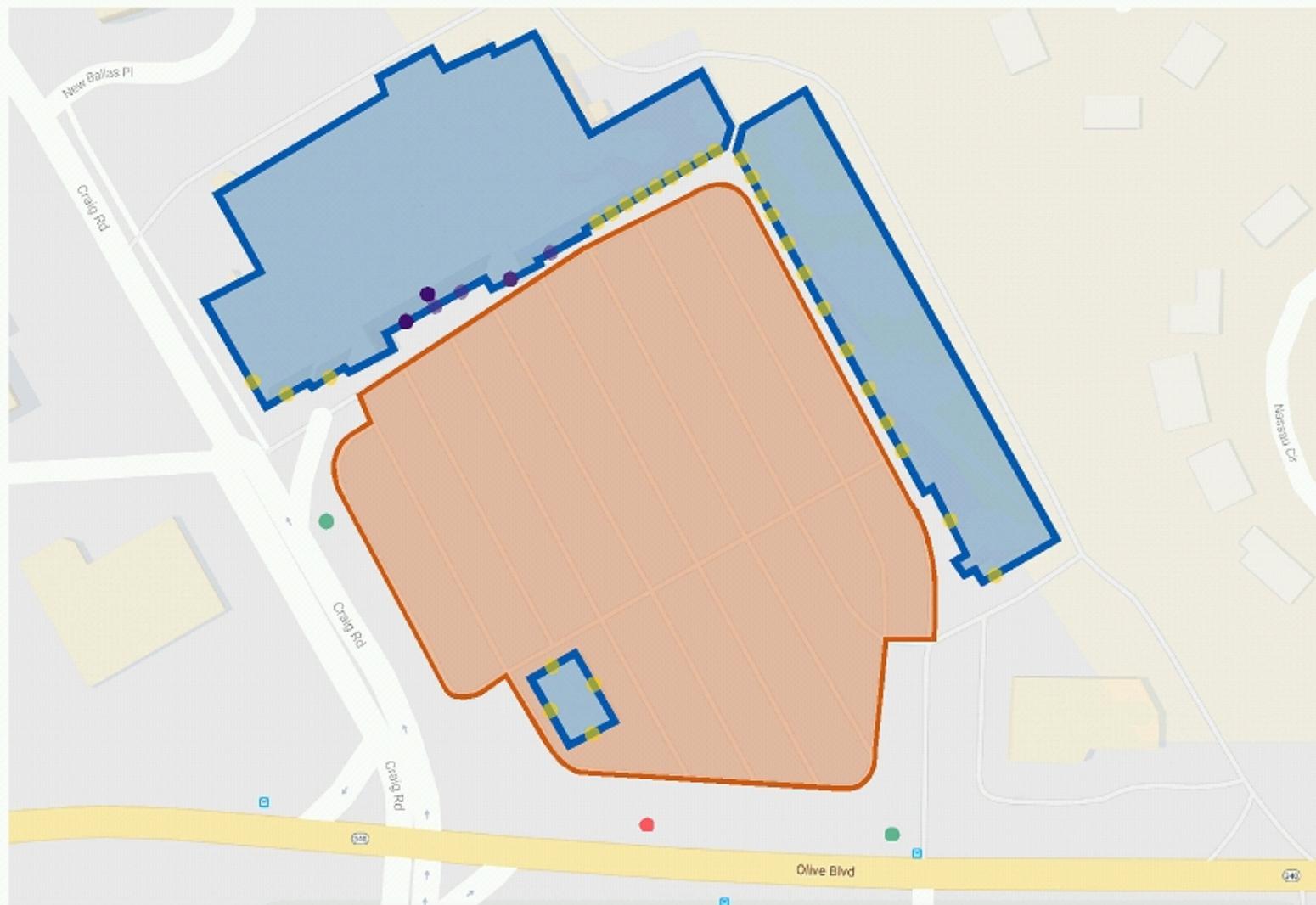
PROPOSED SIGNAGE

Monument
● Tenant Sign Panels

Real Estate
● Real Estate Information Sign

Anchor Tenant
● Facades/Wall Signs

Tenants
● Facades/Wall Signs



WESTOAK
EXISTING SIGNS



Existing Signage 261.8 Sqft



Existing Signage 44.2 Sqft



Existing Signage 58.7 Sqft



Existing Signage 58.5 Sqft



Existing Signage 28.8 Sqft

Total Existing Sign Area - 472 Sqft

WESTOAK
PROPOSED SIGNS



Existing Signage 261.8 Sqft



Existing Signage 25 Sqft



Existing Signage 19.4 Sqft



Existing Signage 28.2 Sqft



Existing Signage 58.7 Sqft



Existing Signage 58.5 Sqft

Total Proposed Sign Area - 471.8 Sqft



 Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.

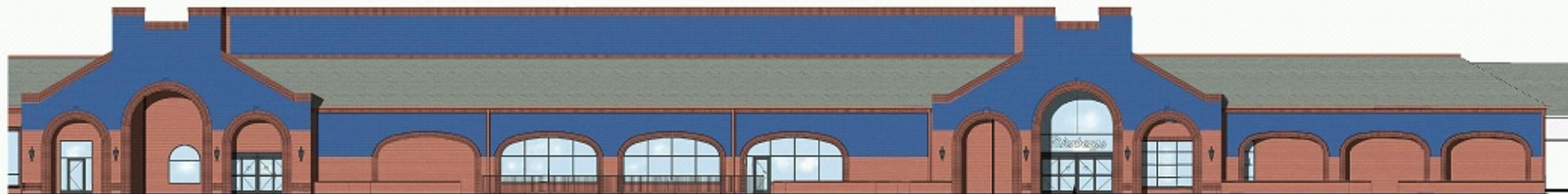
The tenant in the corner unit, on the end of the building facing Craig Rd, may elect to place a second sign on the side elevation facing Craig Rd. They may use no more than 49% of their total allowable signage, as explained above for the secondary signage. The square footage used for this sign will be deducted from their total signage allowance.



 Indicates allowable sign locations.

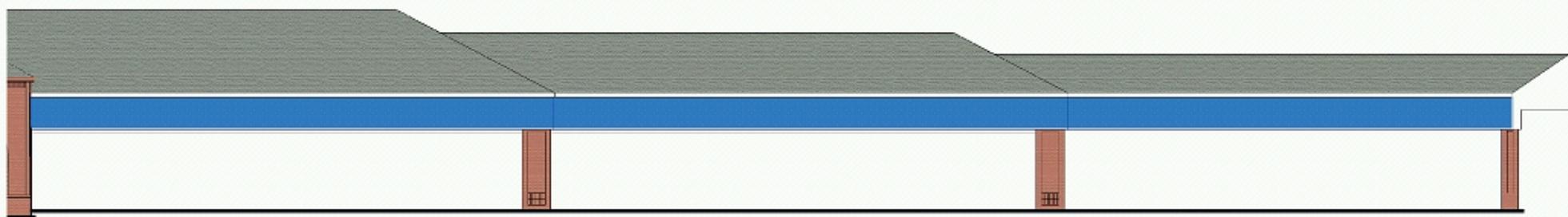
Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.

The tenant in the corner unit, on the end of the building facing Craig Rd. may elect to place a second sign on the side elevation facing Craig Rd. They may use no more than 49% of their total allowable signage, as explained above for the secondary signage. The square footage used for this sign will be deducted from their total signage allowance.



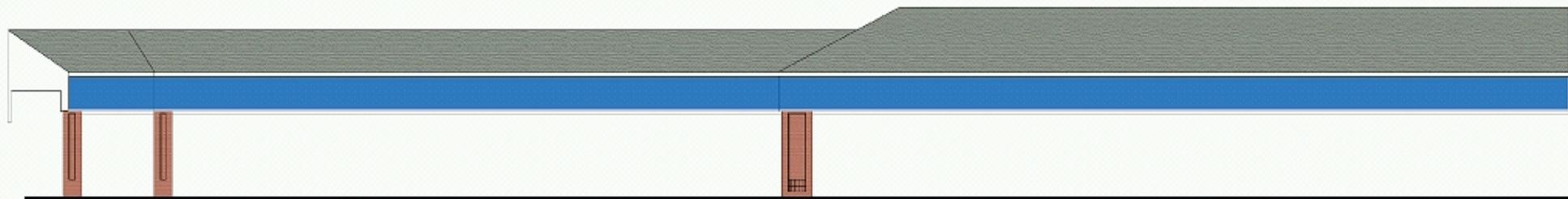
 Indicates allowable sign locations.

Existing anchor wall signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.



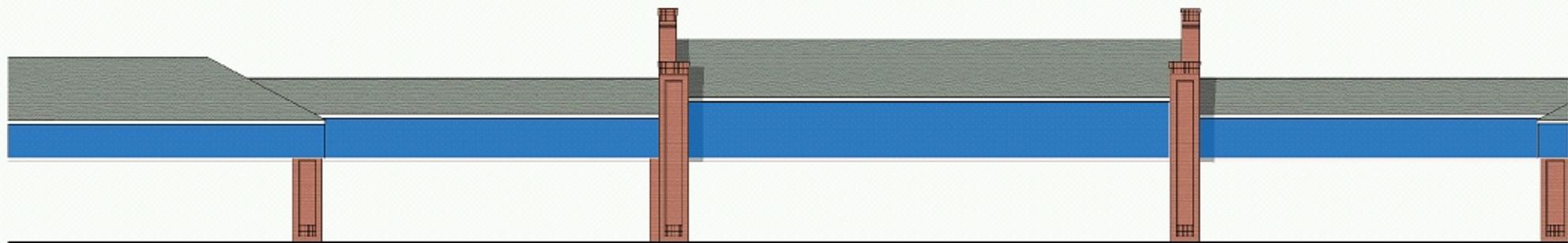
 Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.



 Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.



 Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.



 Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.

The tenant in the corner unit, or end of building facing Olive Blvd., may elect to place a second sign on the side elevation facing Olive Blvd. They may use no more than 49% of their total allowable signage, as explained above for the secondary signage. The square footage used for this sign will be deducted from their total signage allowance.



 Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.

The tenant in the corner unit, or end of building facing Olive Blvd., may elect to place a second sign on the side elevation facing Olive Blvd. They may use no more than 49% of their total allowable signage, as explained above for the secondary signage. The square footage used for this sign will be deducted from their total signage allowance.



East



West



North



South

 Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.

The tenant in the stand-alone unit, may elect to place a second sign on another elevation. They may use no more than 49% of their total allowable signage, as explained above for the secondary signage. The square footage used for this sign will be deducted from their total signage allowance.

Under new Creve Coeur sign code, tenants are allowed no more than two signs per establishment. Under previous code Verizon Wireless was permitted to have four signs under old Creve Coeur sign code. All future tenants will be limited to no more than two.