



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	September 11, 2025	Application ID:	MSC 2025-0022
Project:	SPG – Coach	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	FR Pembroke Gardens LLC	Agent:	Jennifer Zhao
Location:	525 SW 145 th Terrace	Commission District:	4
Existing Zoning:	MXD (Mixed Use Development)	Existing Land Use:	Commercial
Reference Applications:	ZC 2024-0002, ZC 2024-0003, MSC 2018-04; MSC 2013-17; MSC 2007-41, SP 2006-27, ZC 2006-07, ZC 2005-04, SUB 2005-03, SP 2005-36, PH 2004- 10		
Applicant Request:	Architectural and signage modifications to an existing tenant bay		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board ☐ City Commission		
Reviewed for the Agenda:	Director: <u></u> Assistant Director: <u></u>		

Project Description / Background

Jennifer Zhao, agent, is requesting approval for facade and sign modifications to the new Coach retail store (formerly Kara New York) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Coach will be located within building 7000.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). On August 6, 2025, the City Commission approved ZC2024-0002, amending the zoning designation from PCD (Planned Commercial Development) to MXD (Mixed Use Development). At the same hearing, the Commission also approved ZC2024-0003, amending the Planned District Guidelines.

Architectural modifications were last made to the tenant bay in 2018 (MSC 2018-04). The tenant bay is now being divided into two separate bays 523 and 525. Coach is taking over Bay 525. A separate application will be processed for Bay 523 once a tenant is determined.

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors and materials for the storefront building:

- Main Body: PT-2 Balboa Mist Paint
- Accents and Trim: Benjamin Moore Hazelwood 1005
- Paint existing storefront to match M-31 Bronze Metal
- New Concrete Tile Base (CONC-2)
- Installation of two black awnings.

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 20.21 square foot reverse lit individual channel letter sign reading, "Coach" in black copy.
- Two, 5.5 square foot awning signs reading, "Coach" in white copy.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007, meeting. Staff has reviewed the proposed changes by the applicant and found them to follow the approved PCD guidelines.

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

Enclosed: Unified Development Application
Memo from Planning Division (8/28/25)
Memo from Planning Division (8/12/25)
Miscellaneous Plan
Subject Site Aerial Photo



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development

City Center - Third Floor

601 City Center Way

Pembroke Pines, FL 33025

Phone: (954) 392-2100

<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☐ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☒ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark **N/A**.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - _____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$ _____

SECTION 1-PROJECT INFORMATION:Project Name: Coach (Tenant)Project Address: 525 S.W. 145th Terrace, Space 7145, Pembroke Pines, FL, 33027 (Tenant Address)Location / Shopping Center: Shops at Pembroke GardensAcreage of Property: _____ Building Square Feet: 3,500 (Tenant SF)Flexibility Zone: _____ Folio Number(s): 5140 15 05 0010Plat Name: Shops at Pembroke Gardens Traffic Analysis Zone (TAZ): _____Legal Description: SHOPS AT PEMBROKE GARDENS 176-101 B PARCEL AHas this project been previously submitted? ☐ Yes ☒ No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: FR PEMBROKE GARDENS LLC

Owner's Address: 900 Rose Avenue Suite 200 N. Bethesda, MD 20852

Owner's Email Address: amiles@federalrealty.com CC: aalvarez@federalrealty.com

Owner's Phone: 301-802-9217 Owner's Fax: _____

Agent: Coach (Tenant)

Contact Person: Jennifer Zhao

Agent's Address: 10 Hudson Yards, 18th Fl, New York, NY 10001

Agent's Email Address: jzhao8@tapestry.com

Agent's Phone: 917-923-7020 Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: N/A

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

PROPOSED

Zoning: N/A

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

ADJACENT ZONING

North: N/A

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: N/A

South: _____

East: _____

West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): ☐ Variance ☐ Zoning Appeal ☐ Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

(Provide description of project and detail 3 changes)

Storefront Changes

1) Install new concrete tile base at the storefront beneath the storefront glazing system

2) Paint Existing Storefront Mullions and Doors to Match M-31

Gold in Store - Custom Gold Color that Matches Store Fixtures

3) Paint Existing Storefront Facade to PT-2 to Match Interior of Store - The Existing Storefront Facade to match

Coach Signature Interior Store Color to tie together Coach's

Light Bronze Concept

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Letter of Authorization Incl.

Signature of Owner

Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee Paid

Signature of Notary Public

My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Tenant

8/22/2025

Signature of Agent

Date

Sworn and Subscribed before me this 22nd day

of August, 2025

DANA W. BRYAN
Notary Public, State of New Jersey
Comm. # 50117337
My Commission Expires 11/22/2029

Fee Paid

Signature of Notary Public

11/22/2029
My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Coach

Authorized Representative: Jennifer Zhao - Project Manager

Application Number: _____

Application Request: _____

I, Jennifer Zhao (print Applicant/Authorized Representative name), on behalf of Coach (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.



8/22/2025

Signature of Applicant or Applicant's
Authorized Representative

Date

Jennifer Zhao

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 28, 2025
To: MSC 2025-0022
From: Julia Aldridge, Planner / Zoning Technician
Re: SPG- Coach

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 19, 2025
To: MSC 2025-0024
From: Julia Aldridge, Planner / Zoning Technician
Re: Rowan @ 417 SW 145th Terrace

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Three significant architectural changes to elevation of store front need to be done with new tenant buildouts. Signage does not count as one of these.
2. Show height of building (highest point and along the roofline) on elevations. Black and white elevations do not show variation in storefront building height.
3. Existing neutral piers and black awnings over rear doors must remain unchanged. Provide notes confirming such.
4. Only one paint color is specified on the plans, but the color elevations show a different accent color. Please clarify/ provide details of trim color.
5. Provide tenant bay frontage measurement on elevations.
6. Sign matrix is showing 8'-10 $\frac{3}{4}$ " of linear frontage for the awning signs, however the plans show canopies are 17' and 15'-2" in length. Please clarify.
7. Storefront elevations for awning are showing different dimensions for wall sign. Please update.
8. Is any lighting being proposed? If so, provide details of all façade lighting. Provide a cut sheet of any fixtures on the exterior of the building.
9. Is a blade sign being installed? Additional approval process, application fees and meeting may be required if proposed at a later date.
10. Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.
11. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
12. Resubmittal must include an itemized response to all comments made by DRC members.
13. Further comments may apply.

If you have any questions, please contact me at jaldridge@ppines.com.

THE SHOPS AT PEMBROKE
GARDENS, PEMBROKE PINES
527 SW 145TH TERRACE
PEMBROKE PINES, FL 33027
UNIT #: 7145
COACH

Shops at Pembroke Gardens

527 SW 145th Terrace, Pembroke Pines, FL 33027

Susan Ross
(561) 376-5869
sross@federalrealty.com

INTERSTATE 75

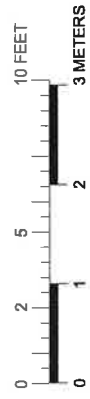
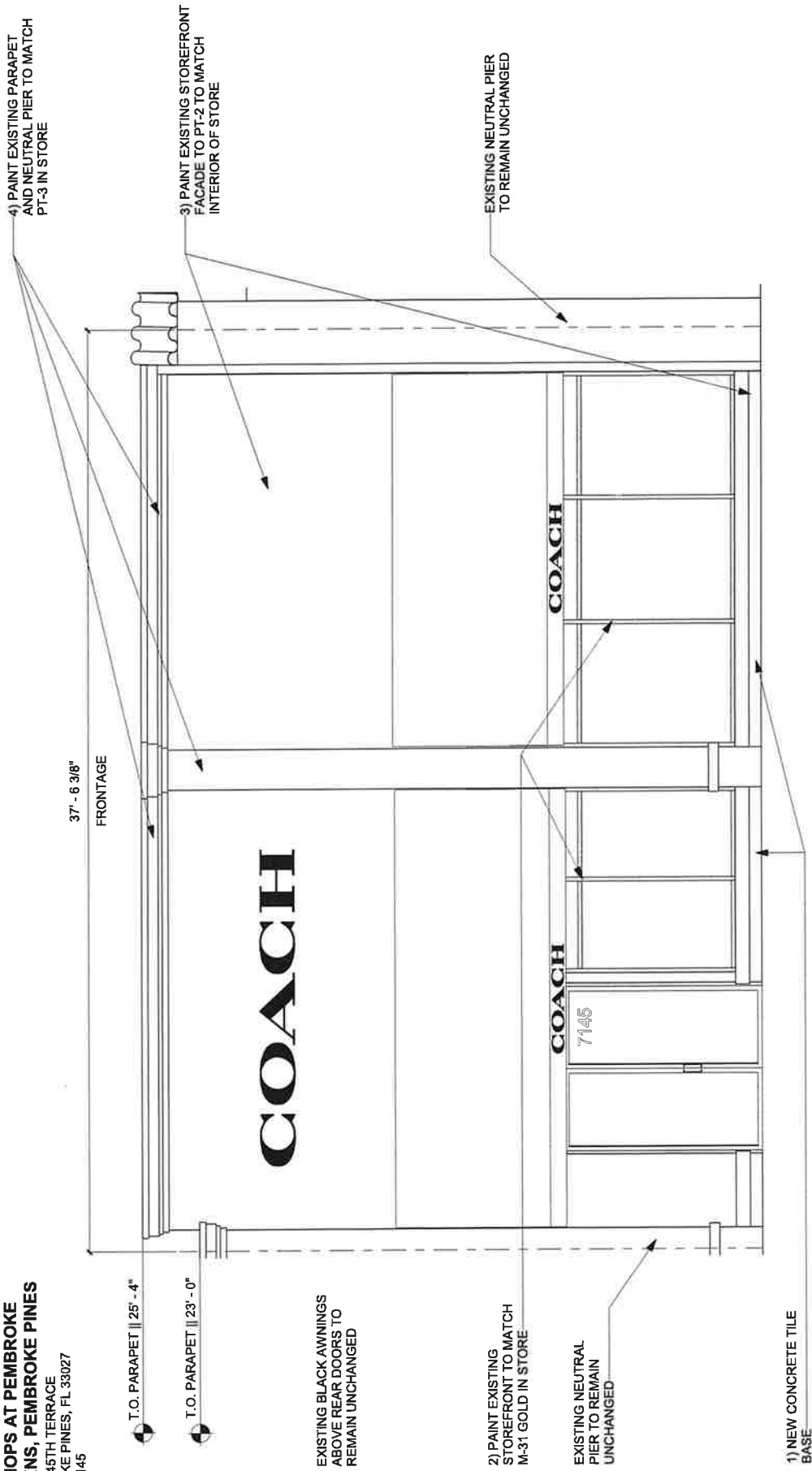


The parties acknowledge that this plan is for identification purposes only and does not constitute any contract, representation, or warranty. The parties agree that this plan is for identification purposes only and does not constitute any contract, representation, or warranty. The parties agree that this plan is for identification purposes only and does not constitute any contract, representation, or warranty.

federalrealty.com/pembroke-gardens

FEDERAL
REALTY

THE SHOPS AT PEMBROKE
GARDENS, PEMBROKE PINES
527 SW 145TH TERRACE
PEMBROKE PINES, FL 33027
UNIT #: 7145
COACH



1/4" = 1'-0"

THE SHOPS AT PEMBROKE
GARDENS, PEMBROKE PINES
527 SW 145TH TERRACE
PEMBROKE PINES, FL 33027
UNIT #: 7145
COACH

PEMBROKE PINES, FL RENDERINGS

COH - PEMBROKE GARDENS

4) PAINT EXISTING
PARAPET AND
NEUTRAL PIER TO
MATCH PT-3 IN STORE

3) PAINT EXISTING
STOREFRONT FACADE
TO PT-2 TO MATCH
INTERIOR OF STORE



2) PAINT EXISTING
STOREFRONT TO
MATCH M-31 GOLD IN
STORE

1) NEW CONCRETE TILE
BASE

STOREFRONT - OPTION 03

THE SHOPS AT PEMBROKE
GARDENS, PEMBROKE PINES
527 SW 145TH TERRACE
PEMBROKE PINES, FL 33027
UNIT #: 7145
COACH

COACH

Storefront Finishes



M-31
Bronze Metal



PT-2
Balboa Mist Paint



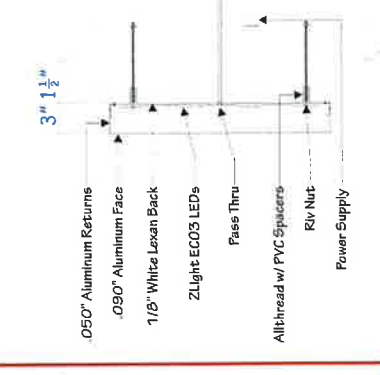
Black Fabric
Awnings



CONC-2
Concrete Tile Base



PT-3
Hazelwood

Job Name: Coach Mail: Pembroke Gardens Address: Location: Pembroke Pines, FL Space#: 7145 Print#: 54647-0101 S.F. Length: Salesperson: C. Montoya		 5 4 6 4 7 0 1 0 1		2109 Lalayette Rd. • Ft. Oglethorpe, GA 30742 • Ph: (706) 866-999 • Sales Fax: (706) 866-4400		VICTORY SIGN INDUSTRIES																			
Reverse Channel Halo Lit Letters *Letter stroke modified for manufacturing.				COACH 13' - 5 3/4"																					
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Released	Initial	Time																							
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Target																									
Commit																									
Special Instructions:				Landlord Review FEDERAL 1995 PROPERTY/TENANT NAME: Shops at Pembroke Gardens / Coach THIS SUBMITTAL IS: ☐ APPROVED ☒ APPROVED AS NOTED - SEE COMMENTS SPECIFIC SHEETS HERETO ☐ NOT APPROVED ☐ REVISE & RESUBMIT ☐ PROCESS FOR CONSTRUCTION LANDLORD'S APPROVAL OF TENANT DRAWINGS SHALL IN NO WAY BE CONSTRUED TO MODIFY THE TERMS OF THE LEASE AGREEMENT. DATE: July 24, 2025 LANDLORD'S REPRESENTATIVE SIGNATURE: 																					
Exterior Qty: 1 Faces & Returns: Black Gloss LEDs: White 3000K Standoff Color: TBD				UL Labels Section Labels Req'd (1) Label only Fraction Corner: Fraction Color: This Product is Listed by Underwriters Laboratories Inc. (UL) and Bears the Mark INSTALL IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.																					
Customer Approval Signature: _____ Title: _____				Landlord Approval Signature: _____ Title: _____																					
Use Plenum Wire				COACH 13' - 5 3/4"																					
Diagram:																									

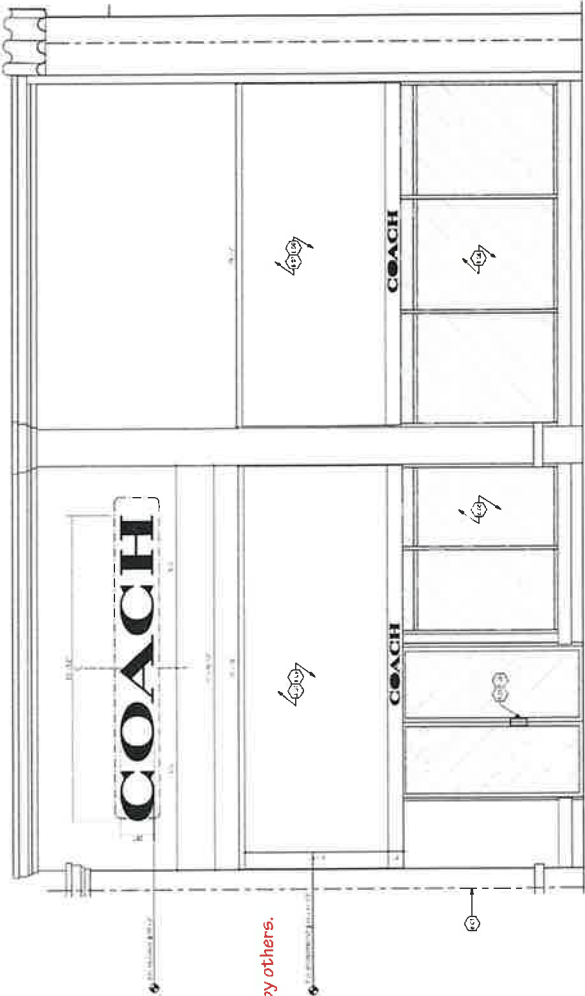
THE SHOPS AT PEMBROKE
GARDENS, PEMBROKE PINES
527 SW 145TH TERRACE
PEMBROKE PINES, FL 33027
UNIT #: 7145
COACH

Job Name: Coach
Mail: Pembroke Gardens
Address:
Location: Pembroke Pines, FL
Space#: 7145
Print#: 54647-0101 Elev A
S.F. Length:
Salesperson: C. Montoya

2109 Lafayette Rd. • Ft. Oglethorpe, GA 30742 • PH: (706) 866-7959 • Sales Fax: (706) 866-4400

VICTORY
SIGN INDUSTRIES

Sign Elevation



Date: 7/17/2025 By: NR Scale: 3/16" = 1' VSI Prints: 54647-0101 Elev A

This design and drawing shown is the property of Victory Sign Industries, LLC. No trademark or copyright shall be made to any person, firm or corporation without prior written approval.

Job Name: Coach
Mail: Pembroke Gardens
Address:
Location: Pembroke Pines, FL
Space#: 7145
Print#: 54647-0101 Elev B
S.F. Length:
Salesperson: C. Montoya

2109 Lalayette Rd. • Ft. Oglethorpe, GA 30742 • Ph: (706) 866-7999 • Sales Fx: (706) 866-4400

VICTORY
SIGN INDUSTRIES

Sign Elevation

Landlord Standard Sign Requirements:

- *Tenant's sign contractor shall provide certificate of insurance per the requirement of the Tenant's Lease prior to delivery and installation of signage.
- *Tenant's Sign Contractor shall provide Landlord a copy of the sign and electrical permit.
- *Tenant and/or Tenant's Sign Contractor are responsible for any all permits related to the signage.
- *Tenant responsible for the sign inspection and closing out all signage permits.
- *Final approval subject to authority having jurisdiction.
- *Any changes made to these drawings must be resubmitted to Landlord for review and approval.
- *Tenant's sign contractor shall protect the existing landscaping, other signs and fascia panels from damage during the sign installation. It is assumed there is NO current damage
- *Tenant's Sign Contractor shall provide the Landlord Rep a minimum 48 hours prior notice of delivery / installation.
- *Sign installation shall be performed off hours so as not to impede the Shopping Center traffic and pedestrian access.

**Awning by others.*

Date: 7/17/2025

By: NR

Scale: 1/8" = 1'

VSI Prints: 54647-0101 Elev B

This design and elevation shows is the property of Victory Sign Industries, Ltd. No reproduction or disclosure shall be made to any person, firm or corporation without prior written approval.

Landlord Review FEDERAL 1991

PROPERTY/TENANT NAME:
Shops at Pembroke Gardens / Coach

THIS SUBMITTAL IS:

☐ APPROVED

☒ APPROVED AS NOTED - SEE COMMENTS SPECIFIC TO THIS SUBMITTAL

Resubmit awning profile only

☐ NOT APPROVED

☐ REVISE & RESUBMIT

☐ PROCESS FOR CONSTRUCTION

LANDLORD'S APPROVAL OF TENANT DRAWINGS SHALL IN NO WAY BE CONSTRUED TO MODIFY THE TERMS OF THE LEASE AGREEMENT

DATE: **JULY 24, 2025**

LANDLORD'S REPRESENTATIVE SIGNATURE:
[Signature]

Architectural drawing of the storefront elevation. The drawing shows two large glass windows with 'COACH' signage. Dimensions are provided for the windows and the overall elevation.

76" AFF

8" AFF

96" [8'-0"] AFF

204" [17'-0"] VIF #1

182" [15'-2"] VIF #2

Storefront Elevation

Location: Coach -
Shops At Pembroke Gardens
52% S.W. 145TH Terrace, 7145
Pembroke Pines, FL 33027

Job #:

Revisions:

No.	Date	Description
0	07/01/25	Preliminary

Contact: Curtis LaRose

Designer: Curtis LaRose

COMMERCIAL DIVISION

38 Pond Lane Suite B
Middlebury, VT 05753
Tel: 802-388-7309
Fax: 802-388-9625

THE SHOPS AT PEMBROKE
GARDENS, PEMBROKE PINES
527 SW 145TH TERRACE
PEMBROKE PINES, FL 33027
UNIT #: 7145
COACH

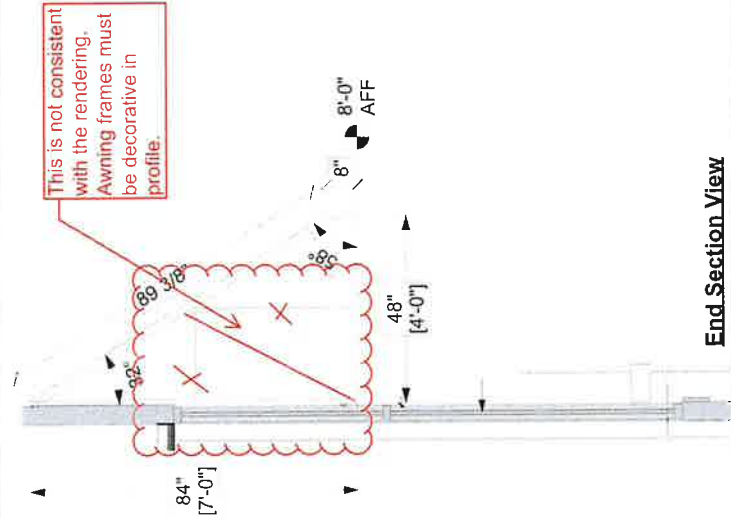
Notes:

- Frame: 1" x 1" x 1/8" 6061 T6 Aluminum Tube
- Fabric: Sunbrella #6008 Black.
- Fabric Attachment: T-5 Top, Wrap and Tek Remainder
- Fasteners Black.
- Frames Powder Coated Black.
- Full Fabric Sides.

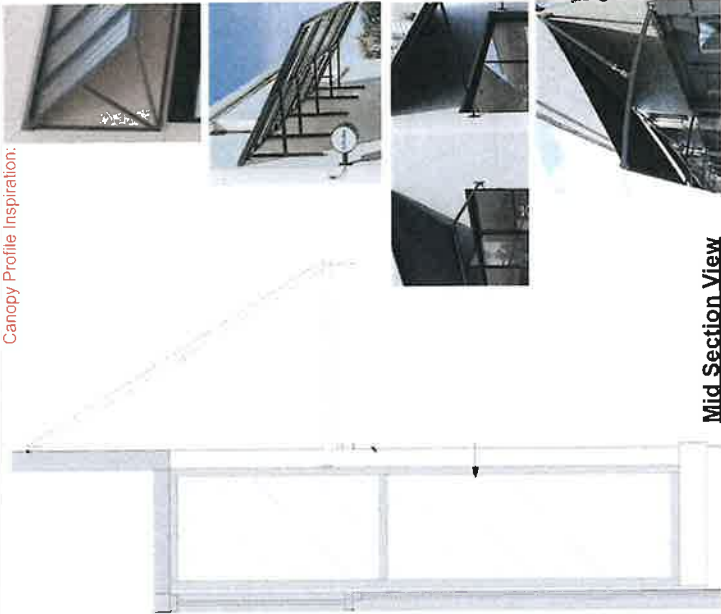


Graphics:

- 6" Tall Logo On Valance, Antique White Logo.
- Centered on Awning



End Section View



Mid Section View

Canopy Profile Inspiration:



Location: Coach-Gardens
527 SW 145TH Terrace
Pembroke Pines, FL 33027

Job #

Revisions:	
No.	Description
0	07/01/25 Preliminary

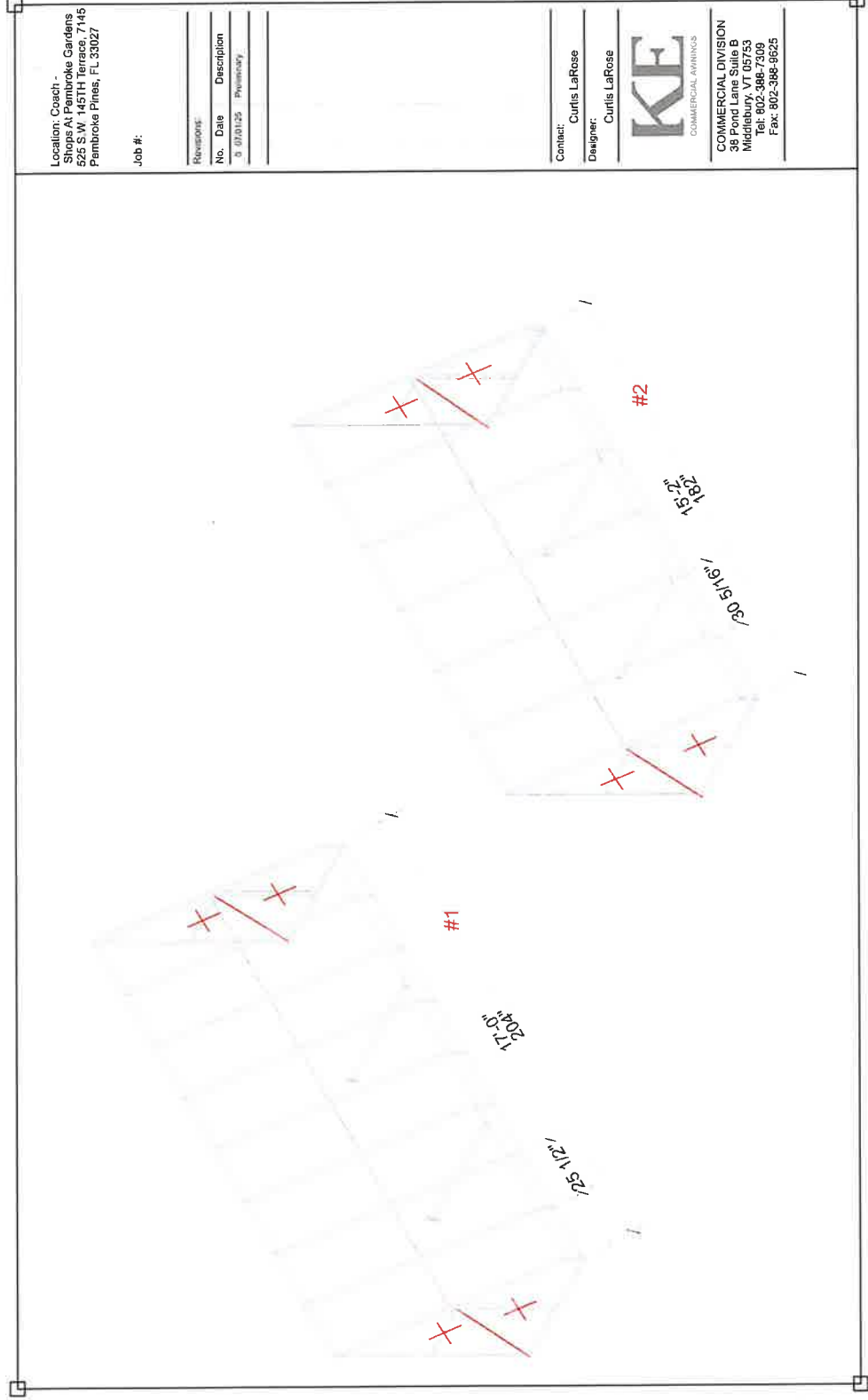
Contact: Curtis LaRose

Designer: Curtis LaRose

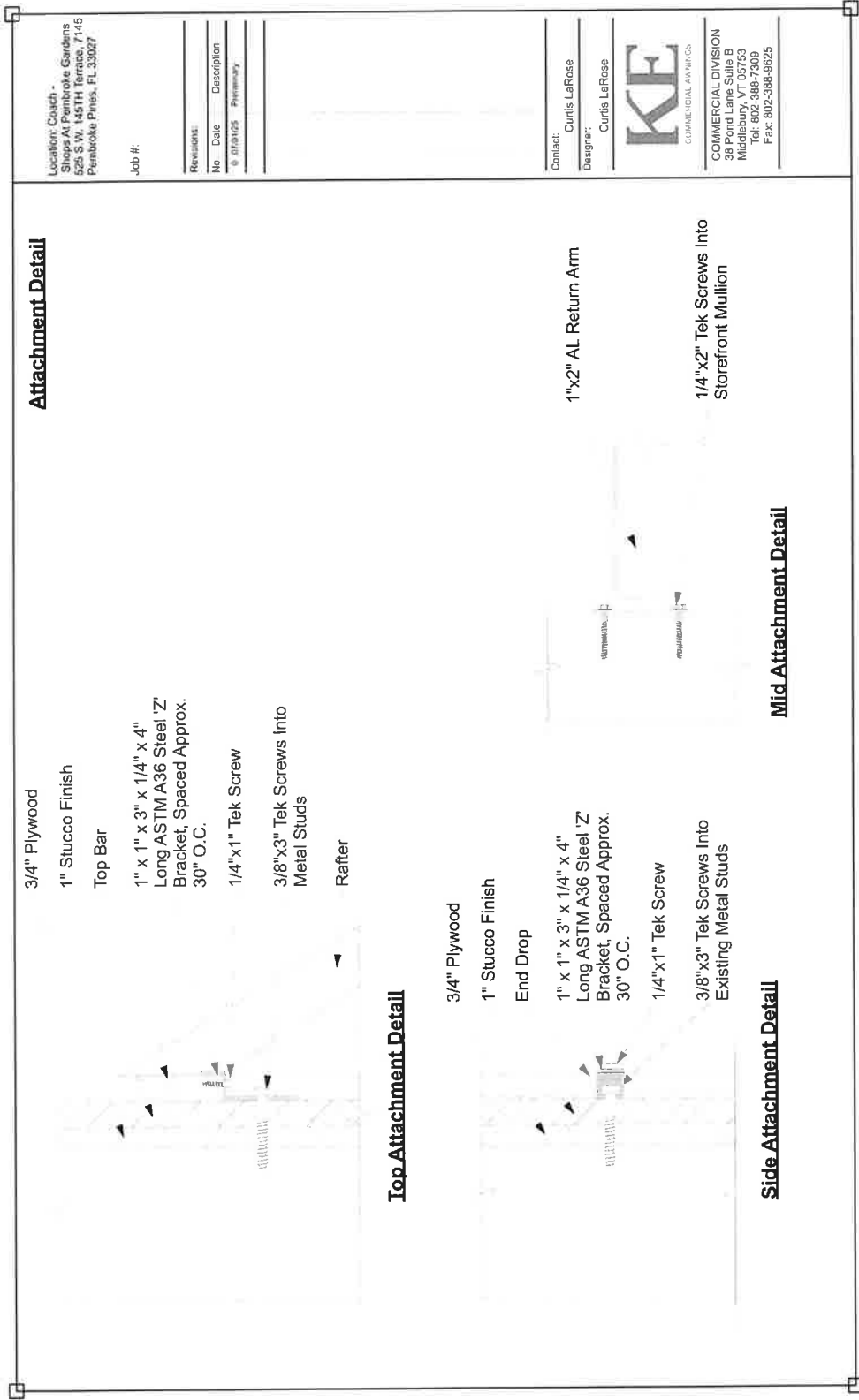


COMMERCIAL DIVISION
38 Pond Lane Suite B
Middlebury VT 05753
Tel: 802-348-7309
Fax: 802-388-9625

**THE SHOPS AT PEMBROKE
GARDENS, PEMBROKE PINES**
527 SW 145TH TERRACE
PEMBROKE PINES, FL 33027
UNIT # 7145
COACH



THE SHOPS AT PEMBROKE
GARDENS, PEMBROKE PINES
527 SW 145TH TERRACE
PEMBROKE PINES, FL 33027
UNIT #: 7145
COACH



THE SHOPS AT PEMBROKE
GARDENS, PEMBROKE PINES
527 SW 145TH TERRACE
PEMBROKE PINES, FL 33027
UNIT #: 7145
COACH

SPG – SIGNAGE CRITERIA MATRIX

Tenant Name: **Coach**
Revision Date: **7/28/2025**

Wall Signage Criteria

- Two Square Feet of graphic area per linear foot of storefront for a wall sign
- Letters cannot exceed 36" tall for tenants less than 10,000 SF; (100SF Total Signage)
- For end cap units, an additional 20% of the store front sign area is allowed
- See guidelines for "Four Corners Tenants" and Tenants over 10,000 SF
- Wall signs must be located between 15' and 24' (A.F.F.) for retail retailers
- Signs shall not exceed 80% of the sign band
- 3 Letter Styles permitted. Internally illuminated channel letters flush mounted

Non illuminated PVC or aluminum with other light source
Internally illuminated reverse channel letters

Linear Feet of Frontage: **37'-2"**

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Primary Wall Sign	1	20.21	18" x 13' 5-3/4"	18"	24' x 37' 2"	19'	Black	Reverse Lit Channel Letters
Secondary Wall Sign (Endcap)								
Total	1	20.21						

Non-Wall Signage Criteria

- One Square Foot of graphic area per linear foot of canopied frontage
- Non illuminated Blade sign limited to 2'-0" x 3'-0" and minimum of 7'-0" A.F.F.
- Does not contribute to non-wall signage SF
- Blade signage not exceed 20% of the window area with no individual sign greater than 12 SF
- Clear band along window from 2'-0" to 6'-0" A.F.F.

Linear Feet of Frontage: **32'-2"**

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Blade Sign(s)								
Awning Sign(s)	2	5.5 00	6" x 53-3/8"	6"	8"	8"	white	Coach Font
Wall Plaques	2	11						
Total								
Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Total Window Area		Total (Sq Ft)	Color	Description-Style
Window Sign/Display								
Total								

A.F.F. = At Finished Floor

SUBJECT SITE AERIAL PHOTO

SPG – Coach (MSC 2025-0022)

