EXECUTIVE SUMMARY

The overall project involves the development of signage and landscaping for IKEA Elizabeth, located at 1000 IKEA Drive, City of Elizabeth, New Jersey.

OVERALL SITE LAYOUT

The project includes the following elements:

1. **Double-Sided Pylon Sign**
   - Area: 300 SF
   - Height: 35'
   - Vertical Dim.: 12'
   - Horizontal Dim.: 25'
   - Clearance: N/A
   - Quantity: 3

2. **Single-Sided Pylon Sign**
   - Area: 300 SF
   - Height: 35'
   - Vertical Dim.: 12'
   - Horizontal Dim.: 25'
   - Clearance: N/A
   - Quantity: 3

3. **Vehicle Wayfinding Sign**
   - Area: 300 SF
   - Height: 35'
   - Vertical Dim.: 12'
   - Horizontal Dim.: 25'
   - Clearance: N/A
   - Quantity: 3

4. **Double-Sided Pylon Sign**
   - Area: 1,500 SF
   - Height: 75'
   - Vertical Dim.: 50'
   - Horizontal Dim.: 30'
   - Clearance: 25'
   - Quantity: 1

5. **Flag Signs**
   - Area: 56.25 SF
   - Vertical Dim.: 4.5'
   - Horizontal Dim.: 12.5'
   - Quantity: 10

**SIGNAGE CHART***

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Area</th>
<th>Height</th>
<th>Width</th>
<th>Qty</th>
</tr>
</thead>
<tbody>
<tr>
<td>Double-Sided Pylon Sign</td>
<td>300 SF</td>
<td>35'</td>
<td>25'</td>
<td>3</td>
</tr>
<tr>
<td>Single-Sided Pylon Sign</td>
<td>300 SF</td>
<td>35'</td>
<td>25'</td>
<td>3</td>
</tr>
<tr>
<td>Vehicle Wayfinding Sign</td>
<td>300 SF</td>
<td>35'</td>
<td>25'</td>
<td>3</td>
</tr>
<tr>
<td>Double-Sided Pylon Sign</td>
<td>1,500 SF</td>
<td>75'</td>
<td>30'</td>
<td>1</td>
</tr>
<tr>
<td>Flag Signs</td>
<td>56.25 SF</td>
<td>4.5'</td>
<td>12.5'</td>
<td>10</td>
</tr>
</tbody>
</table>

*SIGNAGE PROVISIONS FOR THE SITE WERE SUBSTITUTED AS PER THE GENERAL DEVELOPMENT PLAN RESOLUTION AS CONTAINED IN EXHIBIT E OF THE PILOT AGREEMENT.*

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**NOTES**

1. Design options were based on a single aspect orientation and the goals of the City of Elizabeth.
2. The interior clearance is measured to the interior face of the building.
3. The exterior clearance is measured to the exterior face of the building.
4. The sign faces are marked as applicable for angles with a base over 90 degrees.

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**DISTANCE FROM FINISHED GRADE TO BOTTOM OF DISPLAY**

According to the City of Elizabeth Ordinance Section 17.48.010, for double-faced signs, only one display face shall be measured in computing the total sign area.
DEMOLITION - EXISTING POLE SIGN ALONG NORTH AVENUE EAST

PROPOSED - PYLON SIGN ALONG NORTH AVENUE EAST (SIGN #1)

DEMOULATION - EXISTING POLE SIGN ALONG IKEA DRIVE

PROPOSED - PYLON SIGN ALONG IKEA DRIVE (SIGN #2)
DESTRUCTION - JUNCTION ACCESS ROAD OFF IKEA DRIVE  

PROPOSED VEHICULAR WAYFINDING SIGN ALONG IKEA DRIVE (SIGN #3)  

EXISTING/PROPOSED SIGNAGE  

NEW JERSEY TURNPIKE  

PROPOSED DOUBLE SIDED PYLON SIGN AT PARKING AREA (SIGN #6)  

3 Executive Drive, Suite 340  
Somerset, NJ 08873  
t: 732 537 0811  f: 732 537 0831
PROPOSED PYLON SIGN ALONG NORTH AVENUE EAST (SIGN #1)

PROPOSED Pylon sign along IKEA Drive (Sign #2)

PROPOSED VEHICLE WAYFINDING SIGN ALONG IKEA DRIVE (SIGN #3)

PROPOSED DOUBLE SIDED Pylon sign at parking area (SIGN #4)
EXISTING AND PROPOSED LANDSCAPE PLAN

NEW JERSEY TURNPIKE

IKEA DRIVE

REPLACEMENT LANDSCAPE SCHEDULE

<table>
<thead>
<tr>
<th>TREE SPECIES</th>
<th>COMMON NAME</th>
<th>TIES TO BE REPLACED</th>
<th>CALIPER</th>
<th>HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCUST</td>
<td>GLEDITSIA TRIACANTHOS F. INERMIS</td>
<td>46</td>
<td>8&quot;-10&quot;</td>
<td>30'-40'</td>
</tr>
</tbody>
</table>

NEW JERSEY TURNPIKE

IKEA DRIVE

PROPOSED LANDSCAPE SCHEDULE

<table>
<thead>
<tr>
<th>PLANT SPECIES</th>
<th>COMMON NAME</th>
<th>PROPOSED PLANTS</th>
<th>SPREAD</th>
<th>HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwarfburning Bush</td>
<td>EUONYMUS ALATUS</td>
<td>46</td>
<td>3'</td>
<td>3'</td>
</tr>
</tbody>
</table>