

SIGN PACKAGE CRITERIA

DATE	10/16/09
PROJECT NAME	Grigio Metro
PROJECT ADDRESS	1811 E. Apache Boulevard
TYPE	Wall sign: Reverse pan-channel letters Blade sign: Soffit mount
ILLUMINATION	Wall sign: Halo-illuminated with white LEDs or white neon Blade sign: Exterior lighting to match standard detail. Light output maximum equal to 50 watt incandescent bulb no greater than 6 lumens.
MATERIAL	Aluminum
CONSTRUCTION	Wall sign: 5" return Blade sign: Brushed aluminum panel. Standard frame provided by landlord.
LETTER STYLE	Open
LOGO	Restricted to 25% of sign area – DRC policy.
COLOR	Wall sign: Face color: Open Returns shall match MP1804 "Cool Metallics" Blade sign: Structural supports will be CL3177N "Boundary". Panel shall be brushed aluminum ID copy: Open
SIZE RESTRICTION	Wall sign: Signage is limit to 80% or less of the horizontal and vertical backgrounds. Per envelope elevation, no sign shall exceed 36". Blade sign: 6 s.f. maximum area. Sign copy shall not exceed 80% of horizontal and vertical background.
INSTALLATION	See site plan and elevations. Must provide stamped structural calculations and details for all building mounted and flag mounted signs that extend greater than sixteen (16) inches from the face of the building.
WINDOW SIGNAGE	Window signs are restricted to 25% of the individual window in which the sign is located.
CENTER ID	
MAJOR/PAD TENANT VARIATION	

SIGN PACKAGE CRITERIA



SIGN LOCATION PLAN

SIGNAGE KEY

ID SIGNAGE

- A.1 - Primary Building ID
- A.2 - Secondary Building ID
- A.3 - Secondary Building ID (pedestrian)
- B - Building ID/Address
- C - Parking Garage ID

DIRECTIONAL (Exterior)

- D.1 - Freestanding
- D.2 - Primary Flag Mount
- D.3 - Secondary Flag Mount

REGULATORY

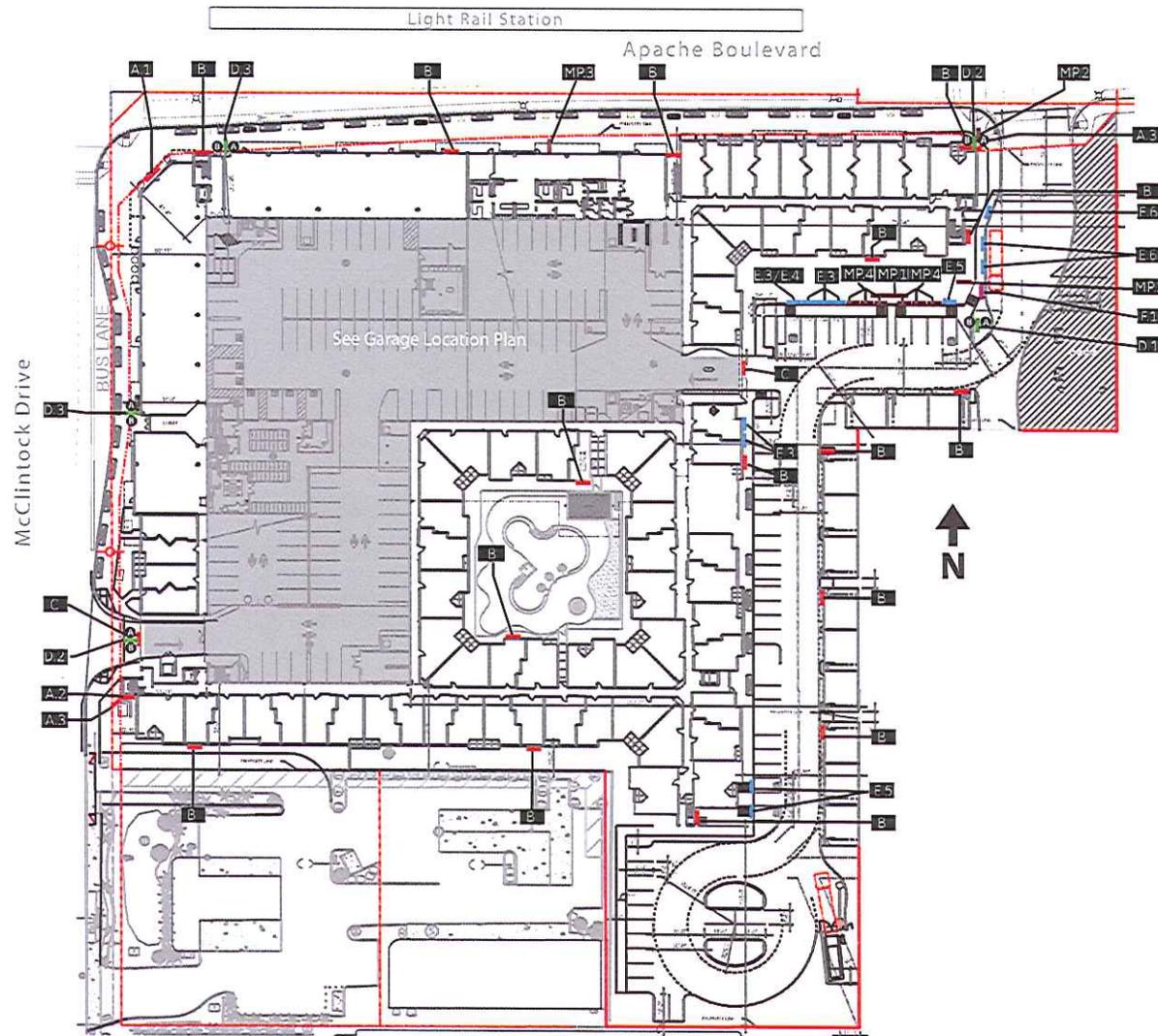
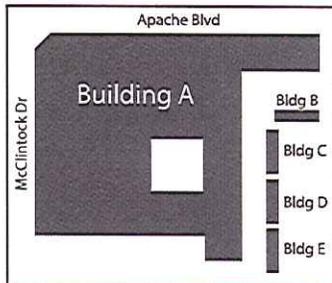
- E.1 - Vehicular Informative
- E.2 - Pedestrian Informative
- E.3 - Kiss & Ride
- E.4 - HC Accessible
- E.5 - HC Van Accessible
- E.6 - No Parking/Deliveries
- E.7 - Stop
- E.8 - Motorcycle Parking
- E.9 - Bicycle Parking

DIRECTORY

- F.1 - Address Directory

MARKETING PATH

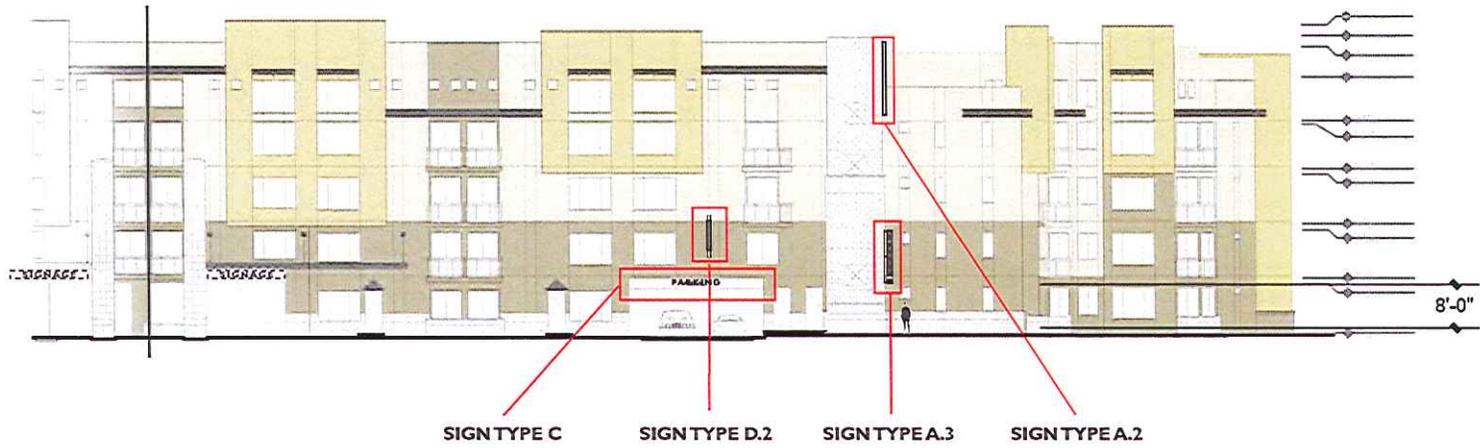
- MP.1 - Membership Centre Signage
- MP.2 - Membership Centre Directional
- MP.3 - Membership Centre ID
- MP.4 - Future Member Parking



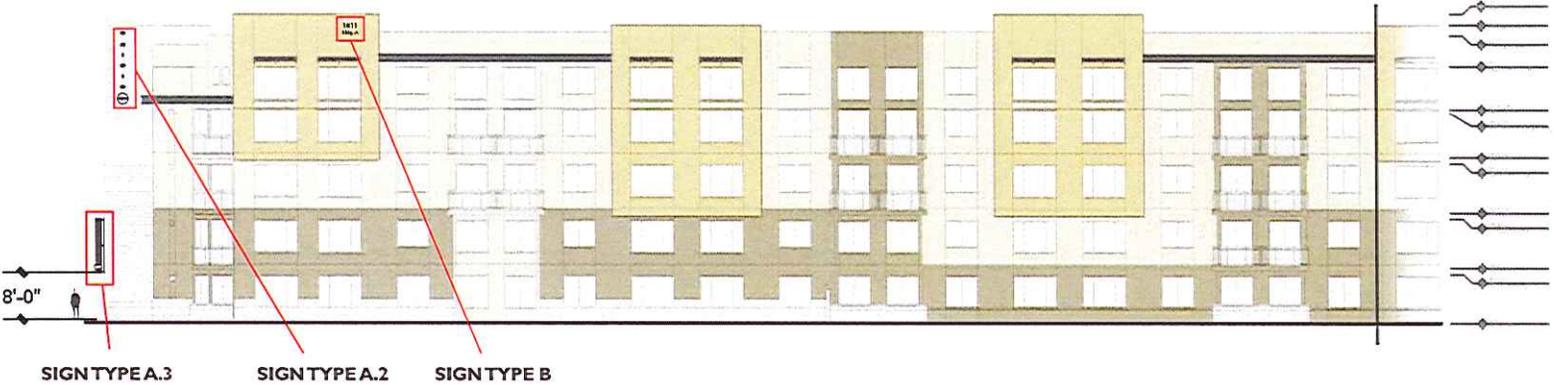
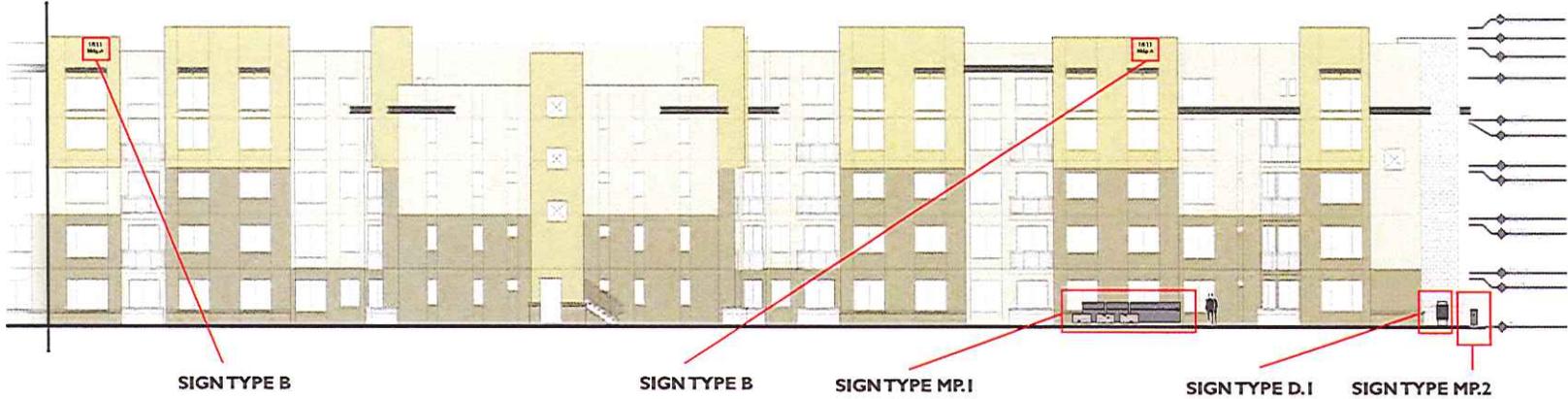
NORTH ELEVATION - Signage Locations



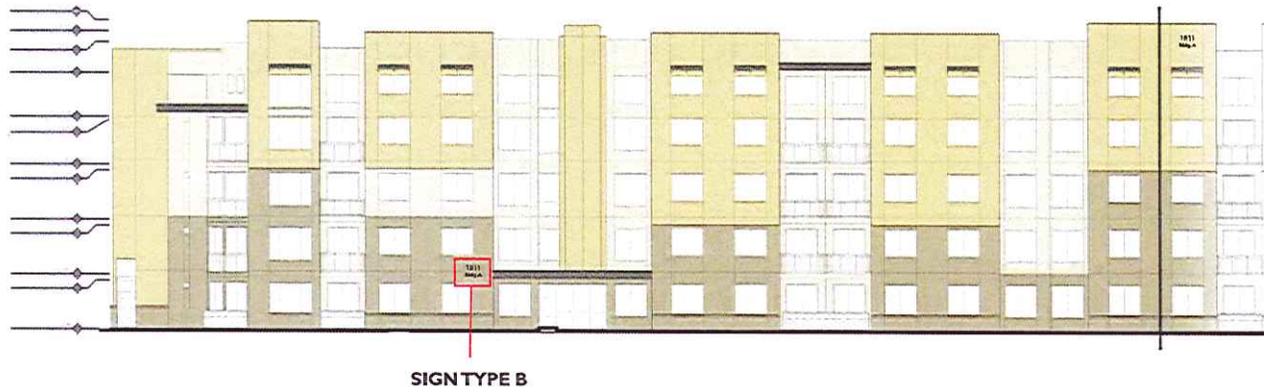
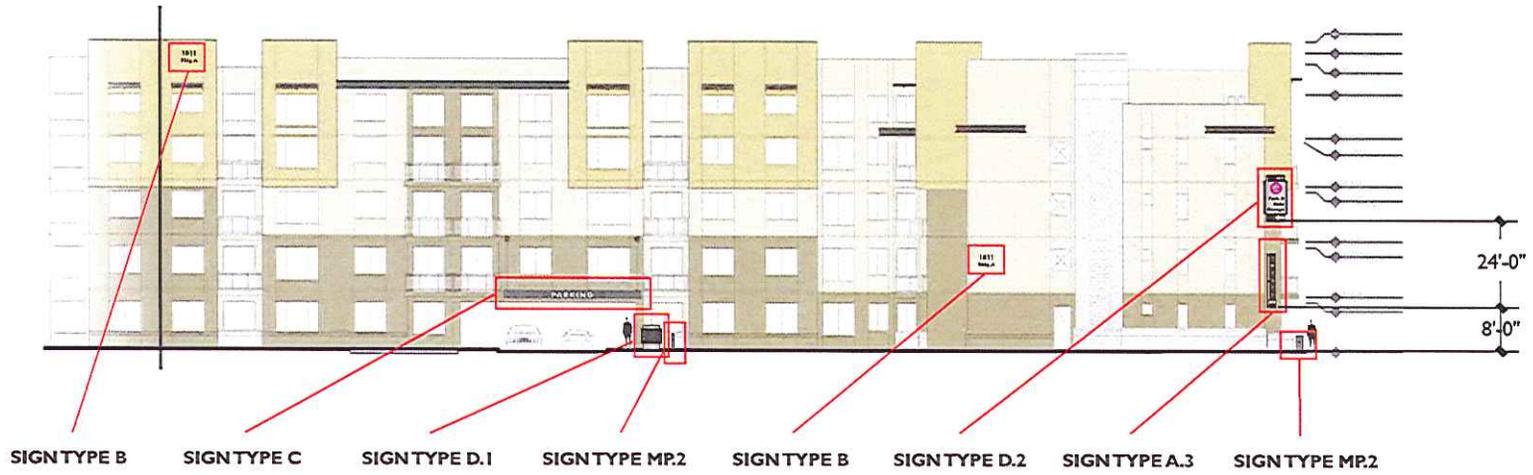
WEST ELEVATION - Signage Locations



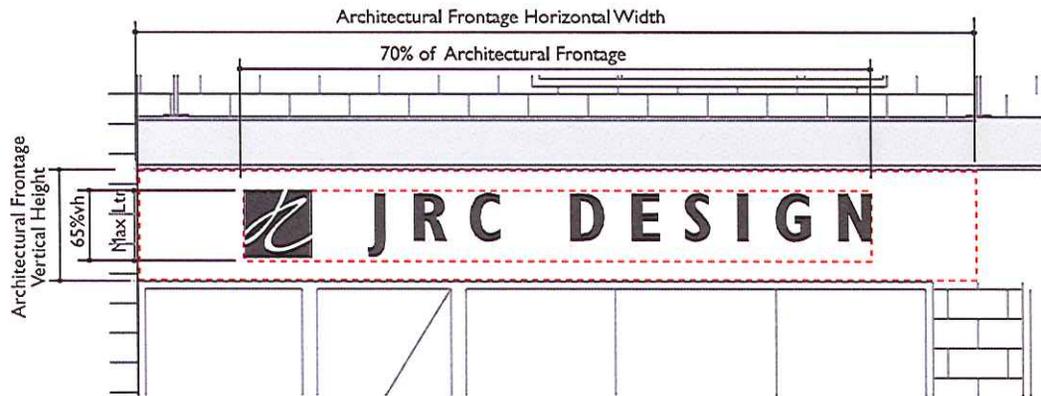
SOUTH ELEVATION - Signage Locations



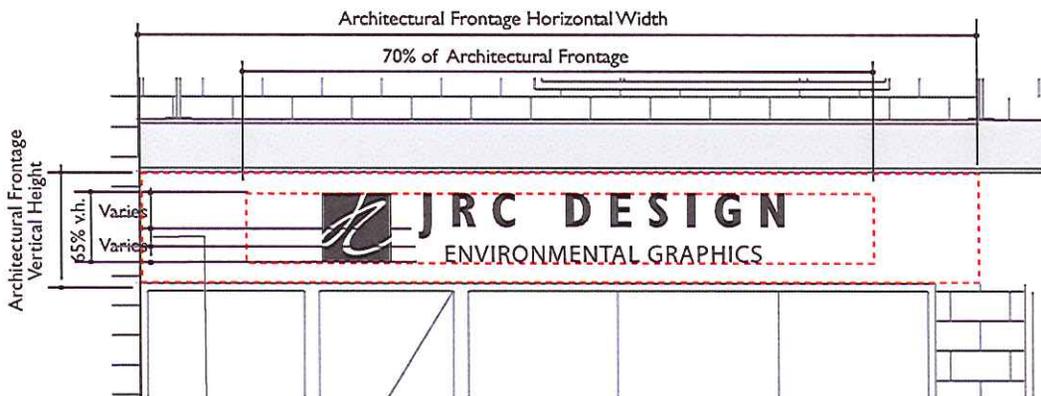
EAST ELEVATION - Sign Locations



RETAIL TENANT SIGNAGE - Wall Sign Criteria



Single Line Layout



Multiple Line Layout

Retail Wall Signage - Criteria

SCALE • 1/4"=1'-0"

SPECIFICATIONS

Sign envelopes are to be defined as “the area upon the architectural elevation that is available for sign placement.” the architectural frontage is the length of a tenants elevation defined by fenestrations or other elements that interrupt the continuous line of that elevation. In no event shall any sign envelope exceed seventy percent (70%) of the width of the architectural frontage or sixty-five percent (65%) of the available height.

A minimum of 1/2 the letter height shall be used between all multiple lines of signage layouts.

SIGN PLACEMENT

Tenant signs shall be centered horizontally and vertically within the architectural frontage on which it is placed. Signage shall be located over/within tenant’s leased space. Final tenant locations are to be per the owner’s discretion.

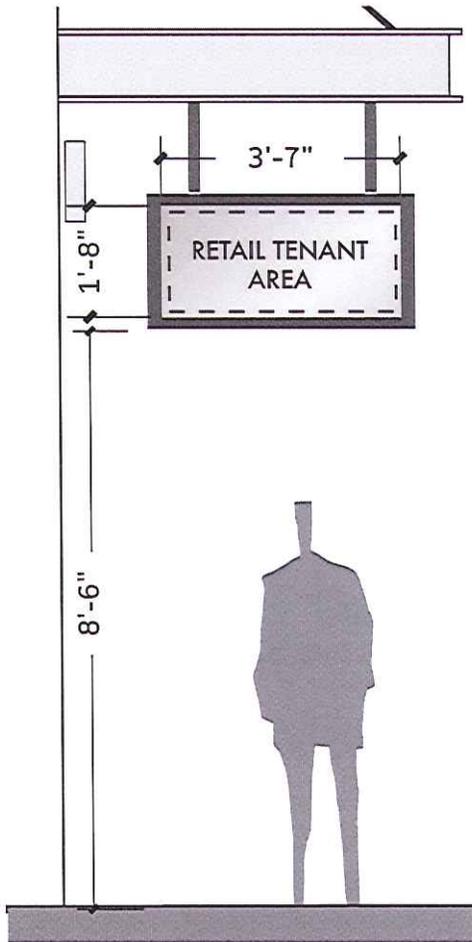
All retail wall signage shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.

SIGN AREA

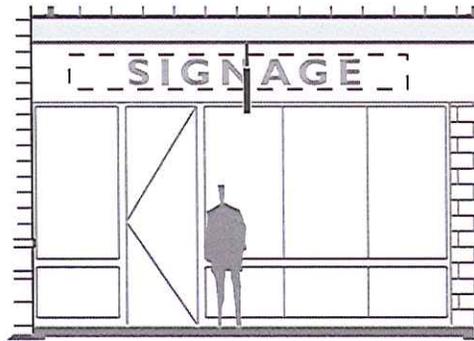
Allowable area for any one business shall be forty (40) square feet plus one (1) square foot of area per foot of business frontage beyond that.



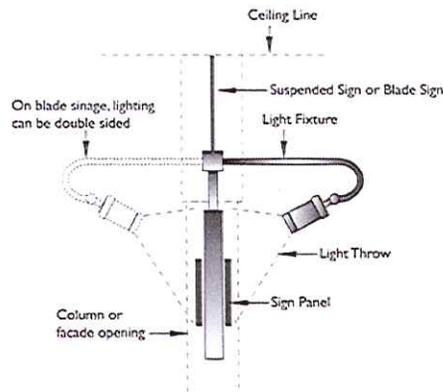
RETAIL SIGNAGE - Blade Signage



Typical Blade Sign Elevation
SCALE • 3/8"=1'-0"



Typical Blade Sign Placement
SCALE • NTS



Example Blade Lighting
SCALE • NTS

SPECIFICATIONS

Pedestrian oriented only signs – All Tenants will be allowed one (1) arcade sign. Tenants with more than one public entry will be allowed a maximum of two (2) arcade signs only if the entries are on different elevations.

Each Tenant will be allowed to use their corporate identity and colors within the designated sign area.

Standard frame and lighting specifications will be provided by the Landlord. Cost of the frame and lighting will be the responsibility of the tenant. Fabrication and installation of all frames and blade signs to be done by a single fabricator specified by the Landlord. All lighting used to be of single style and light out-put, specified by the Landlord.

Bottom of sign—Minimum 8'-0" above finished floor. Orientated perpendicular to storefront.

Maximum square footage shall be 6 s.f. and shall not count against the tenant's aggregate square footage allotment.

Signage may be indirectly or non-illuminated.

COLORS

Structure/Supports: Colorlife CL 3177N *Boundary*

Panel: Brushed aluminum (horizontal finish)

ID Copy: Per tenants corporate standard

