

**COMPREHENSIVE TENANT SIGNAGE PROGRAM**  
SLIFER SMITH & FRAMPTON CENTER  
BENCHMARK ROAD AVON, CO

Original program April 1994  
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SUMMARY OF TENANT SIGNAGE:

**FIRST FLOOR TENANTS:**

FIRST FLOOR TENANTS ARE PERMITTED TWO SIGNS, ONE ON EACH SIDE OF THE BUILDING. EACH TO HAVE A MAXIMUM OF 30 SQ. FEET.

**LIT SIGN OPTION:**

BUSINESS NAME IN THE LIT OPTION SHALL BE REVERSE PAN CHANNEL LETTERS, PMS GREEN #330U WITH SECONDARY COPY EITHER REVERSE PAN CHANNEL LETTERS OR DIMENSIONAL CUT METAL LETTERS, SAME PMS COLOR, STUD MOUNTED 1/2" OFF THE WALL.

**NON-LIT SIGN OPTION:**

BUSINESS NAME AND SECONDARY COPY TO BE PMS GREEN #330U STUD MOUNTED 1/2" OFF THE WALL

**GARDEN LEVEL TENANTS**

GARDEN LEVEL TENANTS MAY HAVE ONE 16 SQUARE FOOT SIGN (2' X8') TO BE CENTERED OVER THE DOORWAY TO THE UNIT. BASE MATERIAL TO BE SANDBLASTED TEXTURE INTO 1 1/2" URETHANE SIGN FOAM MOUNTED INTO A METAL CHANNEL FRAME OFFSET 6" FROM THE BUILDING. THE BACKGROUND COLOR SHALL THE SAME TAN AS BUILDING COLOR SIMILAR TO PMS #4545U. THE LETTERS SHALL BE A MINIMUM 1/4" THICK METAL, PAINTED PMS GREEN #330U, AND BE STUD MOUNTED 1/2" OFFSET FROM THE PANEL.

GARDEN LEVEL TENANTS WILL ALSO BE PERMITTED A 4 SQUARE FOOT SIGN 12" X 48" TO BE HUNG PERPENDICULAR TO THE FRONT DOOR.

THE SIGN WILL BE MADE OF URETHANE SIGN FOAM OR REDWOOD, AND BE SANDBLASTED OR CARVED WITH THE BUSINESS NAME AND LOGO. COLORS TO BE TAN BACKGROUND, THE BUILDING COLOR #4545U, AND GREEN PMS #330U LETTERS.

See following for complete details:

## **GENERAL REQUIREMENTS:**

1. ALL TENANTS AND OWNERS WILL SUBMIT TO THE CONDOMINIUM ASSOCIATION DRAWINGS AND SPECIFICATIONS FOR ALL PROPOSED SIGNAGE. WRITTEN APPROVAL IS NEEDED PROR TO SUBMISSION TO THE TOWN OF AVON FOR PERMITTING.

2. ALL IMPROVEMENTS WILL BE MAINTAINED BY THE CONDOMINIUM OWNER, AND UPON VACATING BY A TENANT, THE EXISTING SIGNAGE WILL BE REMOVED AND ALL HOLES AND DISCOLORIZATION WILL BE PROMPTLY AND PROFESSIONALLY REPAIRED. (BY THE CONDOMINIUM OWNER) THE CONDOMINIUM ASSOCIATION WILL HAVE THE RIGHT TO PERFORM SUCH WORK, IF NOT DONE BY THE CONDOMINIUM OWNER IN A TIMELY OR PROFESSIONAL MANNER AND LIEN THE PROPERTY FOR ALL COSTS INCURRED.

3. ALL WORKMANSHIP AND SPECIFICATIONS WILL COMPLY WITH ALL GOVERNMENT REGULATIONS.

4. THE COST OF OBTAINING PERMITS AND APPROVALS WILL BE THAT OF THE CONDOMINIUM OWNER.

5. ALL FIRST FLOOR OCCUPANTS ARE REQUIRED TO HAVE SIGNAGE, AND THAT SIGNAGE IS TO BE IN CONFORMITY WITH THE APPROVED SIGN PLAN.

## **B. SIGNAGE SPECIFICATION**

### **1. FIRST FLOOR TENANT SIGNAGE:**

TENANT IDENTIFICATION WILL BE IN AREAS INDICATED ON **EXHIBITS 1 & 2**. FIRST FLOOR TENANT SIGNS WILL HAVE OPTION OF LIT OR NON-LIT SIGNAGE:

**LIT SIGN OPTION** CONSIST OF REVERSE PAN CHANNEL LETTERS, GREEN IN COLOR PMS 330U AND MAY CONSIST OF TEXT AND LOGOS WITH THE LOGOS COMPRISING A MAXIMUM HEIGHT OF 35% OF THE ACTUAL SIGNAGE. MAXIMUM HEIGHT SHALL BE 26" AND MAXIMUM WIDTH SHALL BE 60% OF THE SPACE FRONTAGE. (SEE EXHIBIT 3) MAXIMUM LETTER HEIGHT FOR A SINGLE LINE OF TYPE SHALL BE 20". A MAXIMUM OF TWO LINES OF COPY SHALL BE ALLOWED IN WHICH CASE A MINIMUM HEIGHT SHALL BE 8", AND A MAXIMUM SHALL BE 16" PER LINE. THE TOTAL HEIGHT OF THE TWO SIGNS SHALL NOT BE GREATER THAN 26".

THE TEXT PORTION MAY CONSIST OF A BUSINESS NAME AND THE NATURE OF THE BUSINESS. THE BUSINESS NAME SHALL BE A MINIMUM 50% OF THE SIGN SQUARE FOOTAGE. THE NATURE OF THE BUSINESS PORTION MAY BE ILLUMINATED OR NOT, AT THE OPTION OF THE BUSINESS. IF NOT ILLUMINATED THE TEXT SHALL BE PAINTED METAL LETTERS WITH GREEN PMS330U STUD MOUNTED 1/2" OFF THE WALL. **(SEE EXHIBIT 3)**

**NON LIT OPTION** THESE SIGNS CONSIST OF DIMENSIONAL CUT OUT LETTERS, GREEN IN COLOR PMS 330U AND MAY CONSIST OF TEXT AND LOGOS WITH THE LOGOS COMPRISING A MAXIMUM HEIGHT OF 35% OF THE ACTUAL SIGNAGE. MAXIMUM HEIGHT SHALL BE 26" AND MAXIMUM WIDTH SHALL BE 60% OF THE SPACE FRONTAGE. MAXIMUM LETTER HEIGHT FOR A SINGLE LINE OF TYPE SHALL BE 20". A MAXIMUM OF TWO LINES OF COPY SHALL BE ALLOWED IN WHICH CASE A MINIMUM HEIGHT SHALL BE 8", AND A MAXIMUM SHALL BE 16" PER LINE. THE TOTAL HEIGHT OF THE TWO SIGNS SHALL NOT BE GREATER THAN 26".

THE TEXT PORTION MAY CONSIST OF A BUSINESS NAME AND THE NATURE OF THE BUSINESS. THE BUSINESS NAME SHALL BE A MINIMUM 50% OF THE SIGN SQUARE FOOTAGE. THE NATURE OF THE BUSINESS PORTION MAY BE ILLUMINATED OR NOT, AT THE OPTION OF THE BUSINESS. IF NOT ILLUMINATED THE TEXT SHALL BE PAINTED METAL LETTERS WITH GREEN PMS330U STUD MOUNTED 1/2" OFF THE WALL. **(SEE EXHIBIT 4)**

A TENANT MAY HAVE TWO SIGNS (ONE ON THE NORTH AND ONE ON THE SOUTH ELEVATION) IF THEIR SPACE IS SUBDIVIDED THE TENANTS MAY SHARE THE SIGN SPACE.

TYPE STYLES AND LOGOS SHALL BE UP TO TENANT SELECTION, BUT WRITTEN CONDOMINIUM ASSOCIATION APPROVAL IS REQUIRED TO INSURE COMPATABILITY WITH THE FIRST CLASS IMAGE THAT THE TOWN OF AVON SQUARE COMPLEX IS MAINTAINING.

IF A FIRST FLOOR BUSINESS OCCUPIES MORE THAN ONE SPAC, THAT TENANT CAN USE THE SQUARE FOOTAGE ALLOWANCE FOR THE FIRST SPACE PLUS 50% OF EACH OF THE SQUARE FOOTAGE ALLOWANCE FOR EACH ADDITIONAL SPACE OCCUPIED.

ALL WINDOW SIGNAGE SHALL CONFORM TO THE CURRENT TOWN OF AVON PERMITTED SIGNAGE. COLORS, SIZE AND PLACEMENT SHALL FIRST REQUIRE WRITTEN PERMISSION FROM THE CONDOMINIUM ASSOCIATION TO INSURE COMPATABILITY OF SUCH SIGNAGE WITH THE FIRST CLASS IMAGE THAT THE TOWN OF AVON SQUARE COMPLEX IS MAINTAINING.

## **2. GARDEN LEVEL SIGNAGE**

EACH TENANT ON THE GARDEN LEVEL MAY HAVE A SIGN FACE OF 16 SQ. FT., WITH PLACEMENT AS SHOWN IN EXHIBIT 5. THESE SIGNS WILL BE EXTERNALLY ILLUMINATED. MATERIAL FOR THE SIGN SHALL BE SANDBLASTED URETHANE SIGNFOAM, 1 ½" THICK WITH THE BACKGROUND TO BE TAN COLOR SIMILAR TO THE BUILDING PMS 4545U, AND THE TEXT AND LOGO TO BE GREEN PMS 330U. TENANTS CAN UTILIZE ANY COMBINATION OF LOGO AND TEXT WITH THE WRITTEN APPROVAL OF THE CONDOMINIUM ASSOCIATION.

IF A GARDEN LEVEL TENANT OCCUPIES MORE THAN ONE SPACE, THEY SHALL BE ALLOWED THE SQUARE FOOTAGE FOR THE PRIMARY SPACE PLUS THE SIGN FACE AREA FOR EACH ADDITIONAL UNIT. THE SIGNS SHALL BE PLACED IN THE AREAS INDICATED IN **EXHIBIT 5**.

## **3. SECOND LEVEL TENANTS**

SECOND LEVEL TENANTS ARE NOT PERMITTED EXTERIOR OR WINDOW SIGNAGE.

## **4. TEMPORARY SIGNAGE**

AFTER APPROVAL OF A PERMANENT SIGN BY THE TOWN OF AVON, THE TENANT CAN UTILIZE A TEMPORARY BANNER. THE COLOR SHALL BE TAN SIMILAR TO THE BUILDING COLOR, THE COPY WILL BE A GREEN SIMILAR TO PMS 330U COLOR AND THE COPY , SIZE, LAYOUT AND TYPESTYLE SHALL BE SIMILAR TO THAT APPROVED IN THE PERMANENT SIGNAGE.

THE TEMPORARY BANNER MAY BE USED FOR A MAXIMUM OF 60 DAYS DURING THE THE MANUFACTURING OF THE PERMANENT SIGNAGE ONCE APPROVED BY THE TOWN OF AVON. (**SEE EXHIBIT 6**)

NO OTHER TEMPORARY SIGNS MAY BE USED, INCLUDING SALE SIGNS.