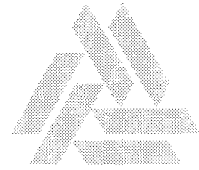


INVERNESS BUSINESS PARK
Park Standards



INVERNESS
Park Standards

Inverness Logo and Typeface

Inverness Business Park has established a graphic identity and developed guidelines for its usage. The Inverness logo is made up of a custom font and uniquely rendered symbol. No attempt should be made to change the logotypes, construction, proportions or font. Art work can be obtained on disk from IPACC.



INVERNESS

Univers bb
for use on guide signs
and signal arms

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

Univers 55 horizontal scale 90%
for use on street signs

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

Standard Arrow



INVERNESS Park Standards

Wayfinding Sign System

Inverness has developed a signage system to help first time visitors find their destinations as efficiently as possible. The sign standards balance the desire for a quality aesthetic architectural and urban environment with the communications and wayfinding needs of retail, commercial and business residents and visitors. The intent of these standards is to promote the business success of the entire community.

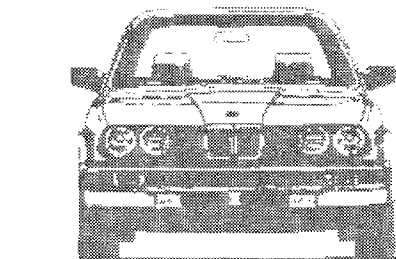
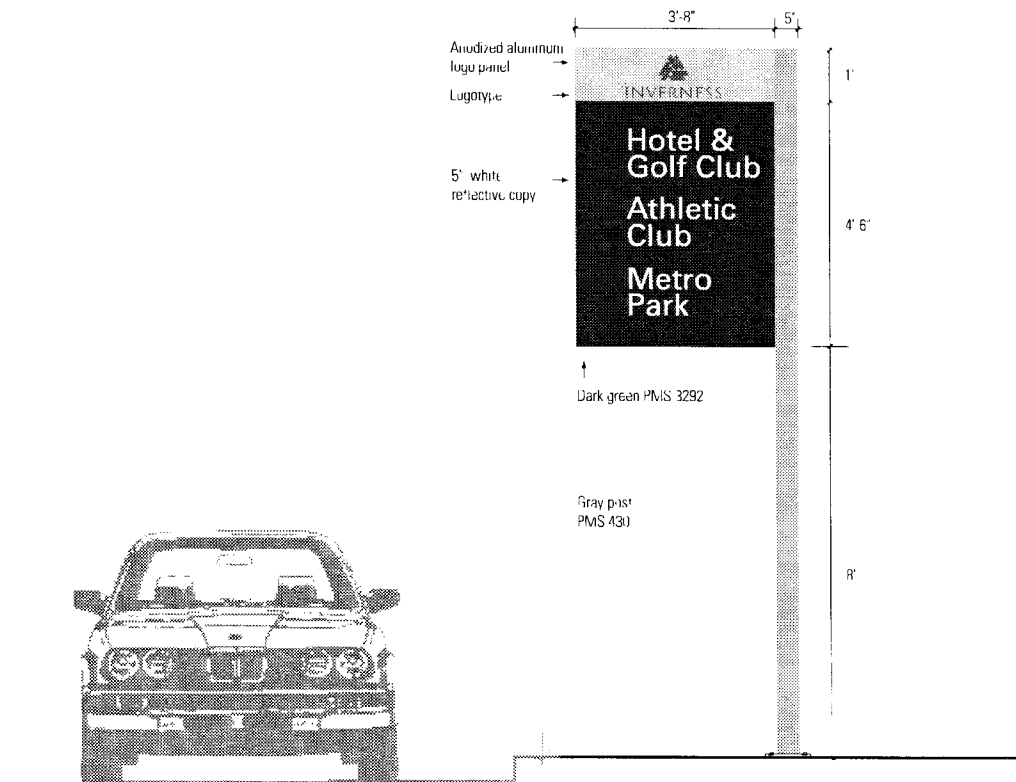
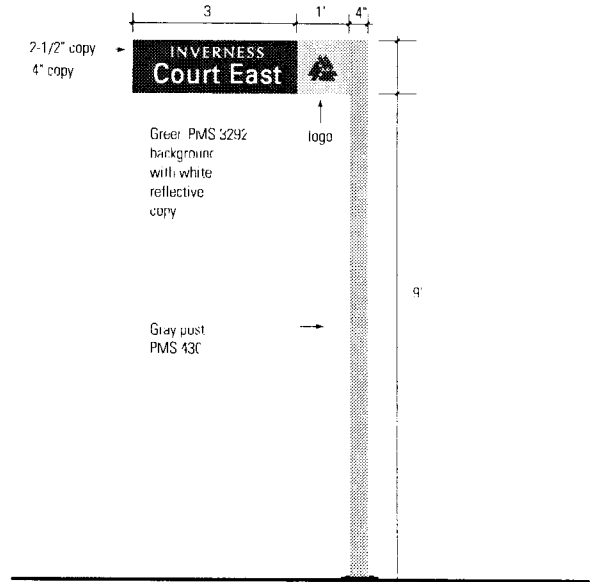
Sign Colors:

Color 1: Posts, medium gray to match TIGAR-Drylac powder coat RAL 7045 or match pms 430

Color 2: Signface, dark green to match TIGAR-Drylac powder coat RAL 6026 or match pms 3292

Color 3: Logotype silkscreened on silver logo panel dark gray to match PMS 431

Color 4: Copy white reflective



Traffic Regulatory Signs

Guidelines have been developed for all traffic and regulatory signs and have been approved by Arapahoe and Douglas County.

Sign backgrounds for regulatory signs in Douglas County, (all areas of Inverness south of County Line Road), are required to use 3M Scotchlite™ high intensity reflective sheeting.

Arapahoe County at this time only requires engineering grade reflective backgrounds.

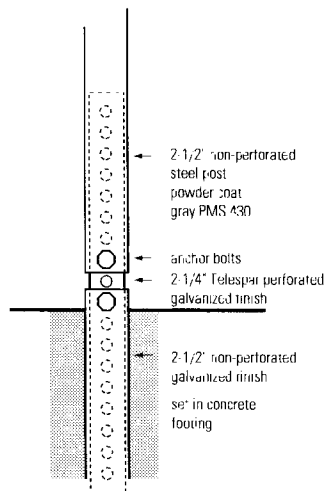
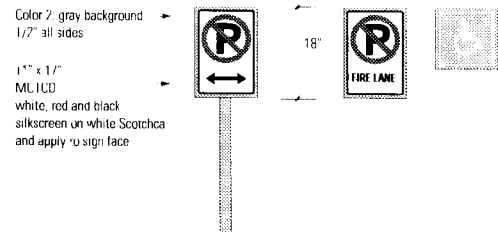
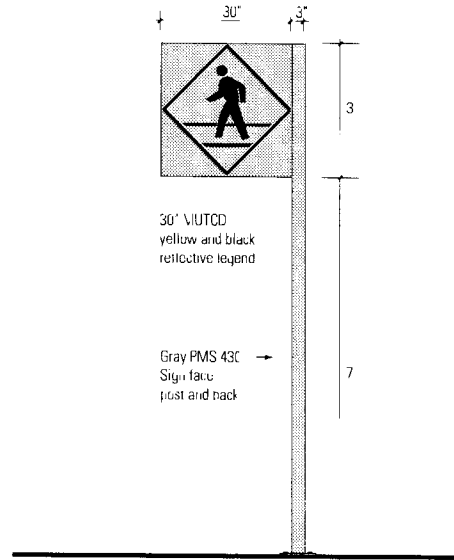
High intensity reflective backgrounds are becoming the standard for all traffic control devices, and it is recommended that any new regulatory signage added anywhere in Inverness meet the the high intensity requirement.

Non-perforated Telspar™ posts are to be used.

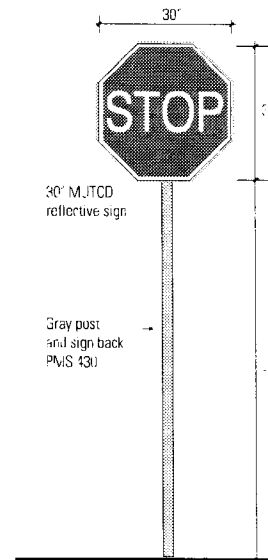
All traffic sign posts must be break-a-way (see detail).

Sign Colors:

Color 1: Posts, signface and backs, medium gray to match TIGAR-Drylac powder coat RAL 7045 or match pms 430



Break-a-way Detail



INVERNESS
Park Standards

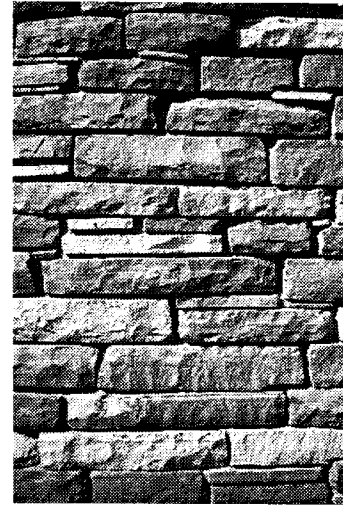
Retaining Wall at Sidewalk Locations

Inverness Business Park has developed a range of landscape treatments as part of a larger master planning effort that includes the I-25 and Dry Creek Road identity signage.

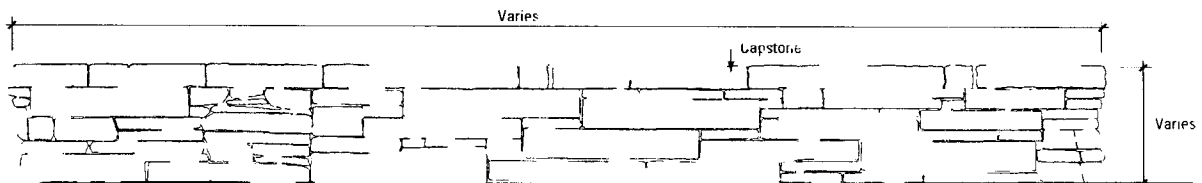
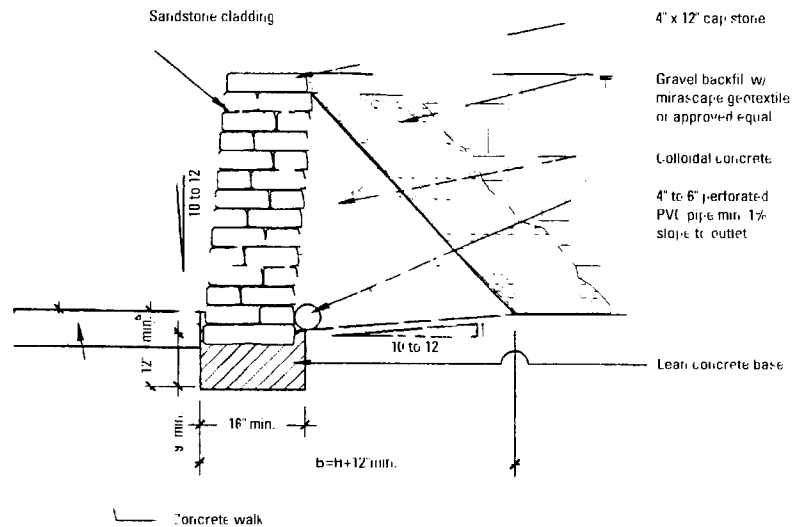
As part of that effort a sandstone landscape wall detail has been developed as a prototype to deal with difficult grading situations often associated with sidewalks, building landscape areas, or other landscape applications within the park where retaining walls are required.

The design and materials employed are consistent with the project identification signs at I-25 and Dry Creek Road and are intended to be part of a larger landscape vocabulary that will be used throughout the Park.

The walls shall be constructed from Lyons Red Sandstone with coursing as shown on the accompanying details. The detail can be adapted for either retaining or free-standing applications.



Coursing Detail



INVERNESS
Park Standards

Lighting

Inverness Business Park has developed a standard for street and parking lot lighting.

Specification:

Street Light

FIXTURE: GARDCO® CA-2213-QUAD-UN

Painted to match

TIGAR Drylac® powdercoat
color RAL 7039

LAMP: 400MH MOGUL H.O. HOR

COLOR: Inverness Gray

POLE: 07TRS-25-11-D1-UN
(tapered round steel)

Luminar and pole
to be supplied with a
clear coat over paint finish

Parking Lot Light

PREFERRED FIXTURE:

KIM® Entablature or
GARDCO® Square Form 10

ACCEPTABLE FIXTURE:

EMCO® Infinity II
EMCO® Ecolume ECA
Quality Lighting SJ and SJH

LAMP: 250MH lamp with
type 3 distribution

COLOR: Black

POLE: 4" round or square pole;
pole height and spacing to be determined
on an individual basis

