

Inverness Metropolitan District
On-Site Signage Guidelines
October 2013



PREPARED
BY



Inverness Business Park has established a complete system of exterior signage. The system is designed to make the Park more efficient by informing, directing and controlling residents and visitors, while enhancing the appearance of Inverness by meeting the same high standards of aesthetic quality as the community itself. All signage, temporary as well as permanent, is to be designed and constructed in compliance with this guideline. All signs shall be maintained and kept in working order at all times.

The following elements are part of the signage system:

1. Building Monument Signs
2. Highway Building Monument Signs
3. Broker Signs
4. Directional / Informational Signs
5. Tenant / Owner ID Signs
6. Regulatory Signs
7. Tenant Directory Signs
8. Office Building Mounted Identification Signs
9. Flags

Each type of sign is discussed in this document.

The Inverness Planning and Architectural Control Committee (IPACC) oversees adherence to the signage system. Design for any proposed sign(s) must be submitted to IPACC for review and approval. Incorporated in the signage design should be details of design, materials, lettering/layout, location, mounting details, size, color and lighting.

Signage plans are to be submitted to:

Inverness Planning and Architectural Control Committee
188 Inverness Drive East Suite 150
Englewood, Colorado 80112
303-649-9857

Submissions must include:

- 1" = 1' sign face layout and fabrication detail
- 1" = 1' shop drawing from sign fabricator. The shop drawing shall properly display the actual grade occurring across the sign.
- A site plan showing the location of the sign(s). If the location of the sign is shown on the original landscape plan, the applicant shall submit a copy of the appropriate part of the land of the landscape plan. If the sign is not shown on the original landscape plan, the landscape plan shall be updated to show the proper sign location. The plan must clearly show the County required vision triangle at intersections. The site plan shall also show any easements in the vicinity of the proposed sign location.

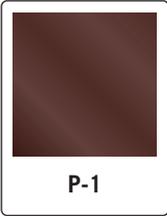
The individuals and/or companies submitting plans will be notified by IPACC if any changes or adjustments are necessary and will receive written notification when the plans are approved.

As it is impossible to anticipate all signage needs, IPACC shall reserve the right to modify these guidelines or to require additional criteria and/or information. IPACC's decision on all sign matters shall be considered final.

IPACC has established a schedule of review fees for signage. This fee schedule is available from the IPACC office.

These guidelines are subject to change. Please contact IPACC for latest set of guidelines prior to submitting any proposal.

Paints & Finishes



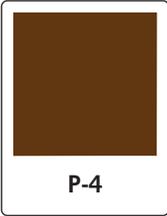
P-1
Matthews
MP56334
Choco Bronze
Metallic



P-2
Matthews
MP41254
Touch O Bronze
Metallic

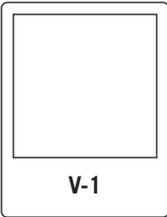


P-3
Matthews
MP20159
Etruscan Bronze
Metallic



P-4
Matthews
MP12184
SIS Brown

Vinyl & Silkscreening



V-1
Avery
White Reflective
A7801-R

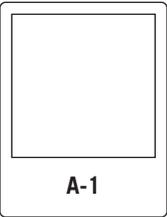


V-2
Avery
Brown
UC 900-995-0

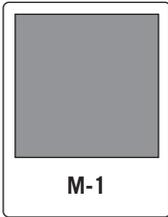
Miscellaneous



S-1
Saw Cut
Lyons Red Sandstone
Cleft Face



A-1
White Frosted
Translucent Acrylic

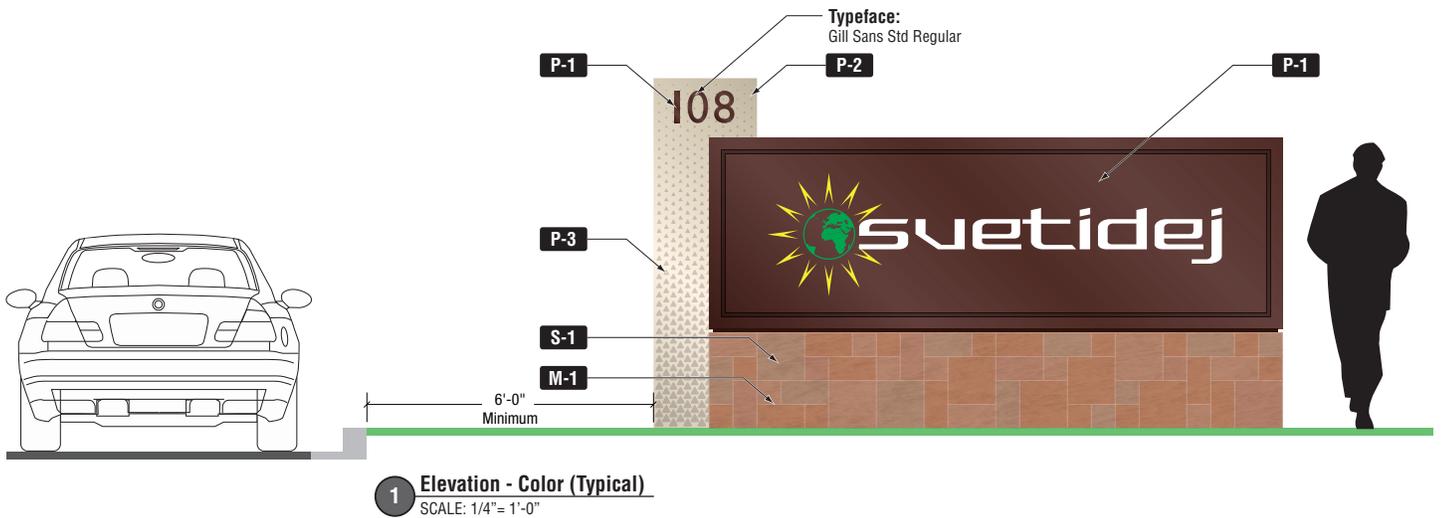


M-1
Grout
Custom Building Products
#370 "Dove Gray"

General Notes

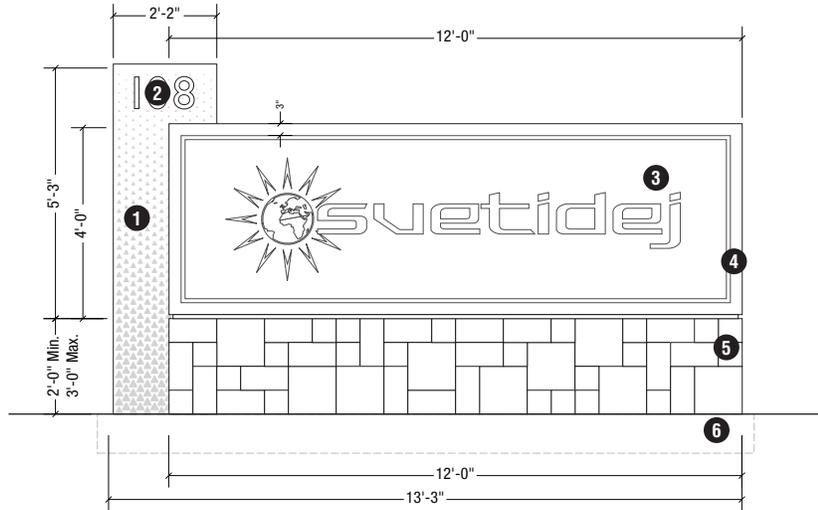
All paints and finishes to be Matthews acrylic polyurethane.

This is the principal sign identifying the name of each building site and/or the name(s) of the company(s) occupying the building(s) and the building address (number and street) in a consistent location and typeface on the sign. The sign is to be placed along the street near the site's major auto driveway entrance. In most cases, one address sign per site is sufficient and normally, only one address sign is allowed. The exception may be those cases where a site has more than one major vehicular entrance on different roadways bordering the site or where the nature of the site is such that IPACC determines that more than one sign is desirable for proper identification.



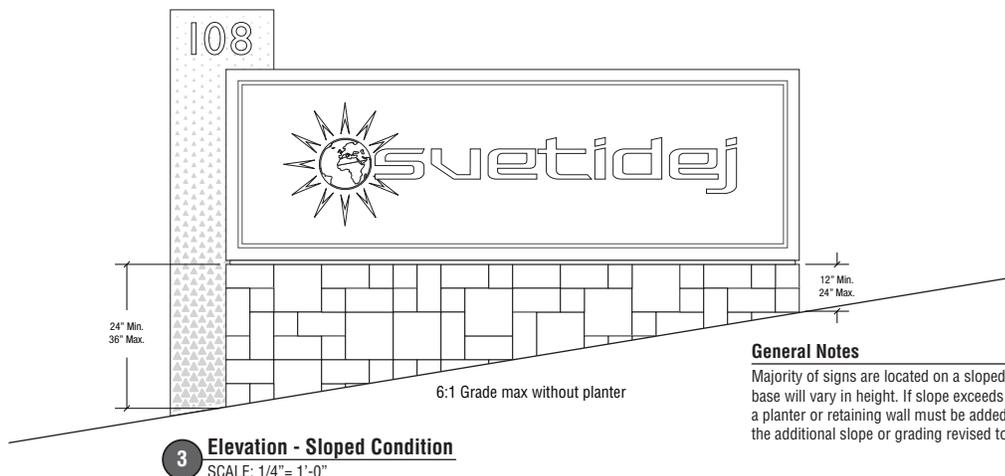


1 Plan
SCALE: 1/4" = 1'-0"



2 Elevation
SCALE: 1/4" = 1'-0"

- 1. Fabricated aluminum sign cabinet painted P-2 with frisk pattern painted P-3
- 2. Halo illuminated 1/2" push-thru acrylic numbers with .080" aluminum face painted P-1
- 3. Changeable sign face painted P-1 with routed tenant logo and acrylic backer (A-1)
- 4. Fabricated aluminum sign cabinet painted P-1
- 5. 3/4" thick saw-cut Colorado Red Sandstone facing in a random ashlar pattern with 1/4" raked and compacted mortar joints
- 6. Foundation as required



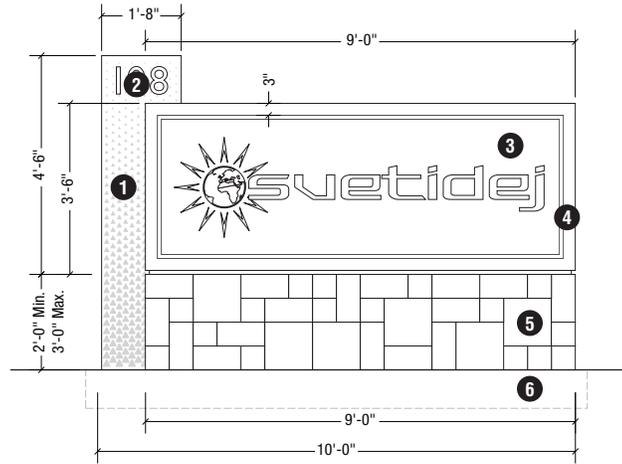
3 Elevation - Sloped Condition
SCALE: 1/4" = 1'-0"

General Notes

Majority of signs are located on a sloped site. Sandstone base will vary in height. If slope exceeds dimensions shown, a planter or retaining wall must be added to accommodate the additional slope or grading revised to reduce slope.

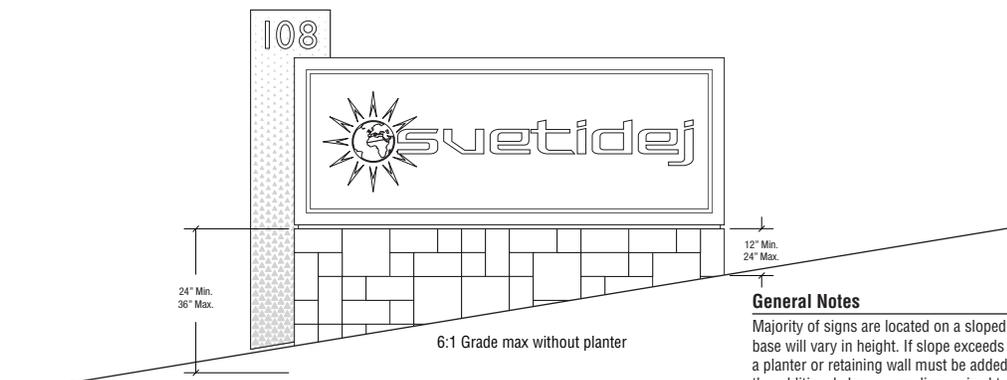


1 Plan
SCALE: 1/4" = 1'-0"



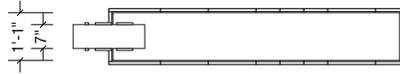
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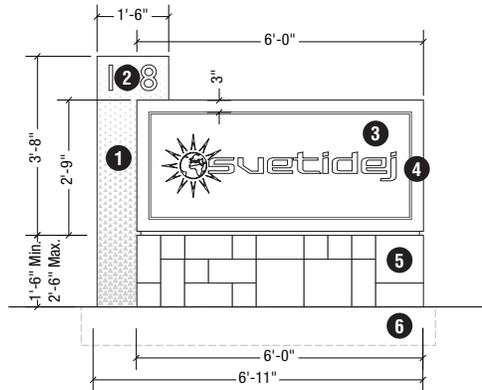


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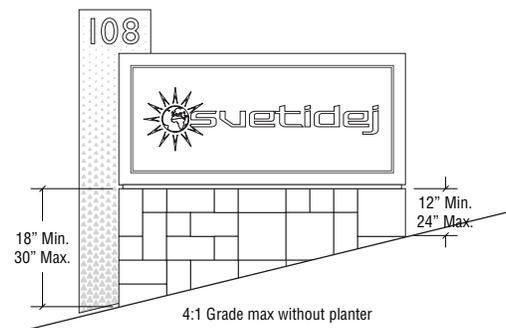


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SCALE: 1/4" = 1'-0"



2 Elevation
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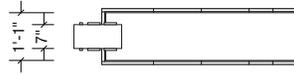
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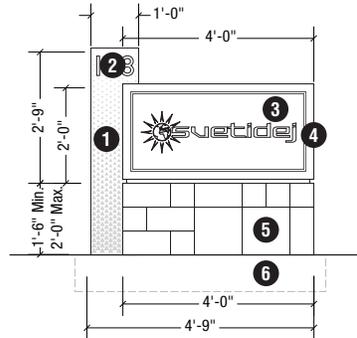
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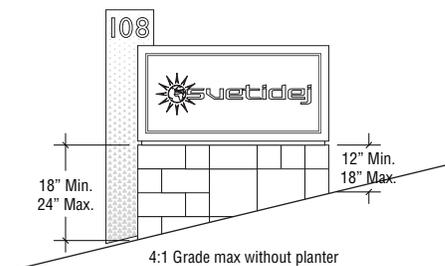


1 Plan
SCALE: 1/4" = 1'-0"



2 Elevation
SCALE: 1/4" = 1'-0"

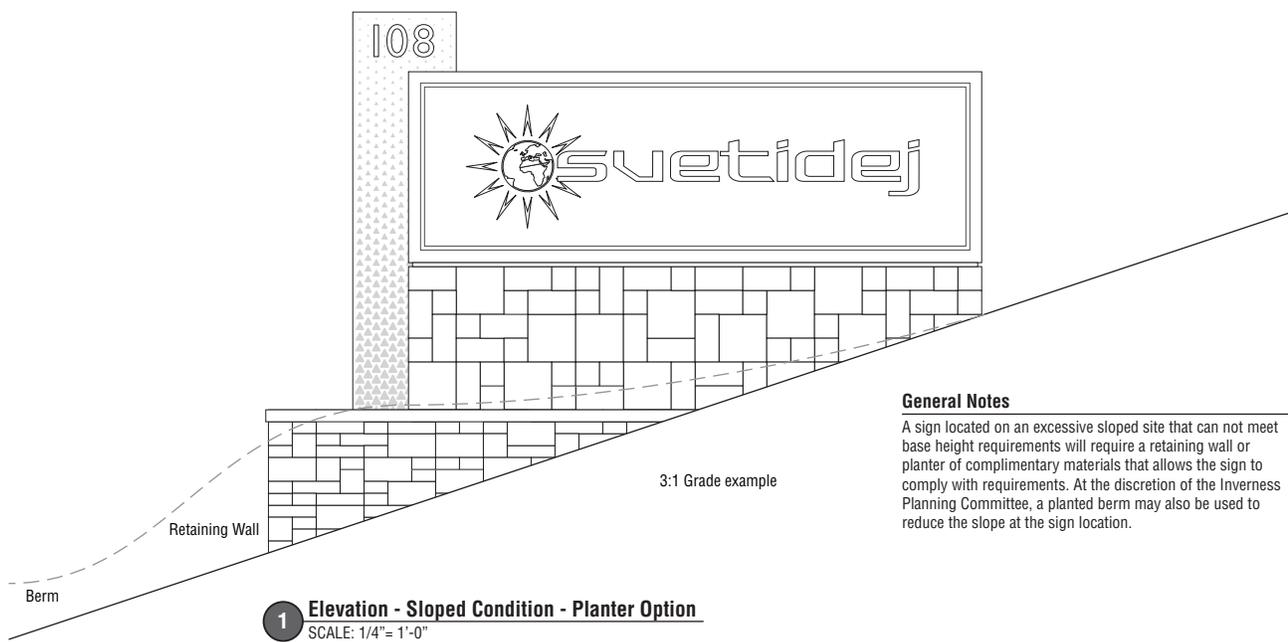
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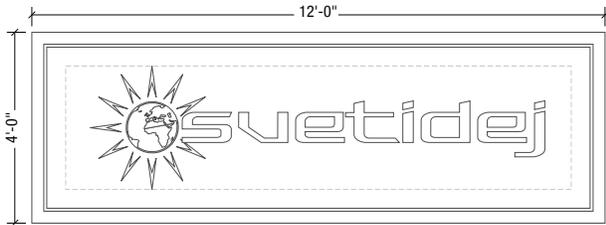
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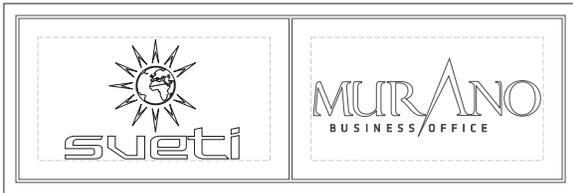
General Notes
A sign located on an excessive sloped site that can not meet base height requirements will require a retaining wall or planter of complimentary materials that allows the sign to comply with requirements. At the discretion of the Inverness Planning Committee, a planted berm may also be used to reduce the slope at the sign location.



12' Sign with one (1) tenant
 Tenant Sign Face: 11' 4-1/2" x 3' 4-1/2"
 Tenant Graphic Area: 10' 7" x 2' 7" (4-3/4" boarder)
 15" Max Cap Height / 3" Min Cap Height



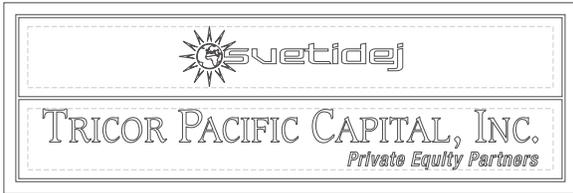
12' Sign with three (3) tenant
 Upper Tenant Sign Face: 11' 4-1/2" x 1' 7-7/8"
 Upper Tenant Graphic Area: 11' 0" x 1' 3-3/8" (2-1/4" boarder)
 Lower Tenant Sign Face: 5' 7-7/8" x 1' 7-7/8"
 Lower Tenant Graphic Area: 5' 3-3/8" x 1' 3-3/8" (2-1/4" boarder)
 9" Max Cap Height / 3" Min Cap Height



12' Sign with two (2) tenant
 Tenant Sign Face: 5' 7-7/8" x 3' 4-1/2"
 Tenant Graphic Area: 4' 10-3/8" x 2' 7" (4-3/4" boarder)
 9" Max Cap Height / 3" Min Cap Height



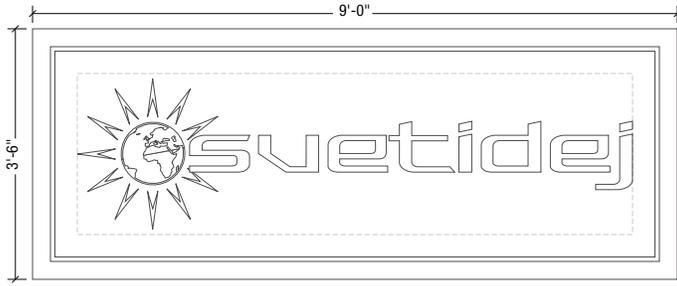
12' Sign with four (4) tenant
 Tenant Sign Face: 5' 7-7/8" x 1' 7-7/8"
 Tenant Graphic Area: 5' 3-3/8" x 1' 3-3/8" (2-1/4" boarder)
 9" Max Cap Height / 3" Min Cap Height



12' Sign with two (2) tenant
 Tenant Sign Face: 11' 4-1/2" x 1' 7-7/8"
 Tenant Graphic Area: 11' 0" x 1' 3-3/8" (2-1/4" boarder)
 9" Max Cap Height / 3" Min Cap Height

General Notes
 Sign Cabinet is 12' 0" x 4' 0" with 3/4" revels between Tenant Sign Faces and Sign Cabinet

1 Elevation - 12' Sign Face
 SCALE: 1/4" = 1'-0"



9' Sign with one (1) tenant

Tenant Sign Face: 8' 4-1/2" x 2' 10-1/2"
 Tenant Graphic Area: 7' 9" x 2' 3" (3-3/4" boarder)
 12" Max Cap Height / 3" Min Cap Height



9' Sign with three (3) tenant

Upper Tenant Sign Face: 8' 4-1/2" x 1' 4-7/8"
 Upper Tenant Graphic Area: 8' 1" x 1' 1-3/8" (1-3/4" boarder)
 Lower Tenant Sign Face: 4' 1-7/8" x 1' 4-7/8"
 Lower Tenant Graphic Area: 3' 10-3/8" x 1' 1-3/8" (1-3/4" boarder)
 9" Max Cap Height / 3" Min Cap Height



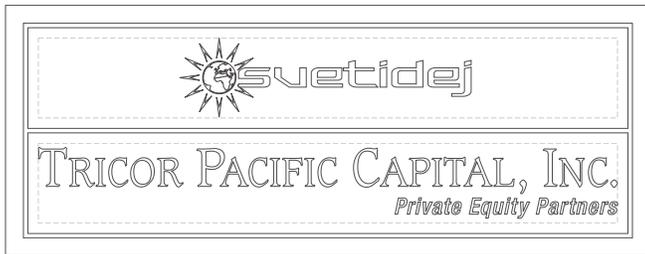
9' Sign with two (2) tenant

Tenant Sign Face: 4' 1-7/8" x 2' 10-1/2"
 Tenant Graphic Area: 3' 8-3/8" x 2' 5" (2-3/4" boarder)
 9" Max Cap Height / 3" Min Cap Height



9' Sign with four (4) tenant

Tenant Sign Face: 4' 1-7/8" x 1' 4-7/8"
 Tenant Graphic Area: 3' 10-3/8" x 1' 1-3/8" (1-3/4" boarder)
 9" Max Cap Height / 3" Min Cap Height



9' Sign with two (2) tenant

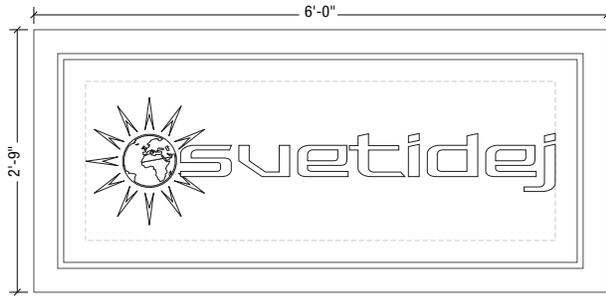
Tenant Sign Face: 8' 4-1/2" x 1' 4-7/8"
 Tenant Graphic Area: 8' 1" x 1' 1-3/8" (1-3/4" boarder)
 7" Max Cap Height / 3" Min Cap Height

General Notes

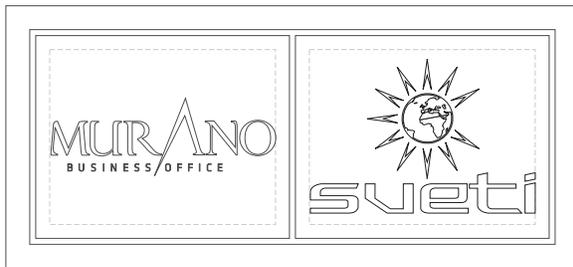
Sign Cabinet is 9' 0" x 3' 6" with 3/4" reveals between Tenant Sign Faces and Sign Cabinet

1 Elevation - 9' Sign Face

SCALE: 3/8" = 1'-0"



6' Sign with one (1) tenant
 Tenant Sign Face: 5' 4-1/2" x 2' 1-1/2"
 Tenant Graphic Area: 4' 11" x 1' 8" (2-3/4" boarder)
 8" Max Cap Height / 3" Min Cap Height



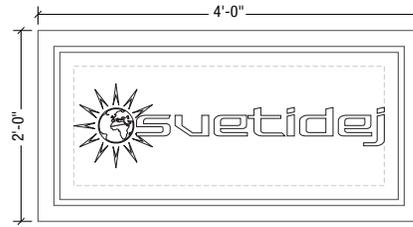
6' Sign with two (2) tenant
 Tenant Sign Face: 2' 7-7/8" x 2' 1-1/2"
 Tenant Graphic Area: 2' 4-3/8" x 1' 10" (1-3/4" boarder)
 6" Max Cap Height / 3" Min Cap Height



6' Sign with two (2) tenant
 Tenant Sign Face: 5' 4-1/2" x 1' 3/8"
 Tenant Graphic Area: 5' 2" x 0' 9-7/8" (1-1/4" boarder)
 4.5" Max Cap Height / 3" Min Cap Height

General Notes
 Sign Cabinet is 6' 0" x 2' 9" with 3/4" revels between Tenant Sign Faces and Sign Cabinet

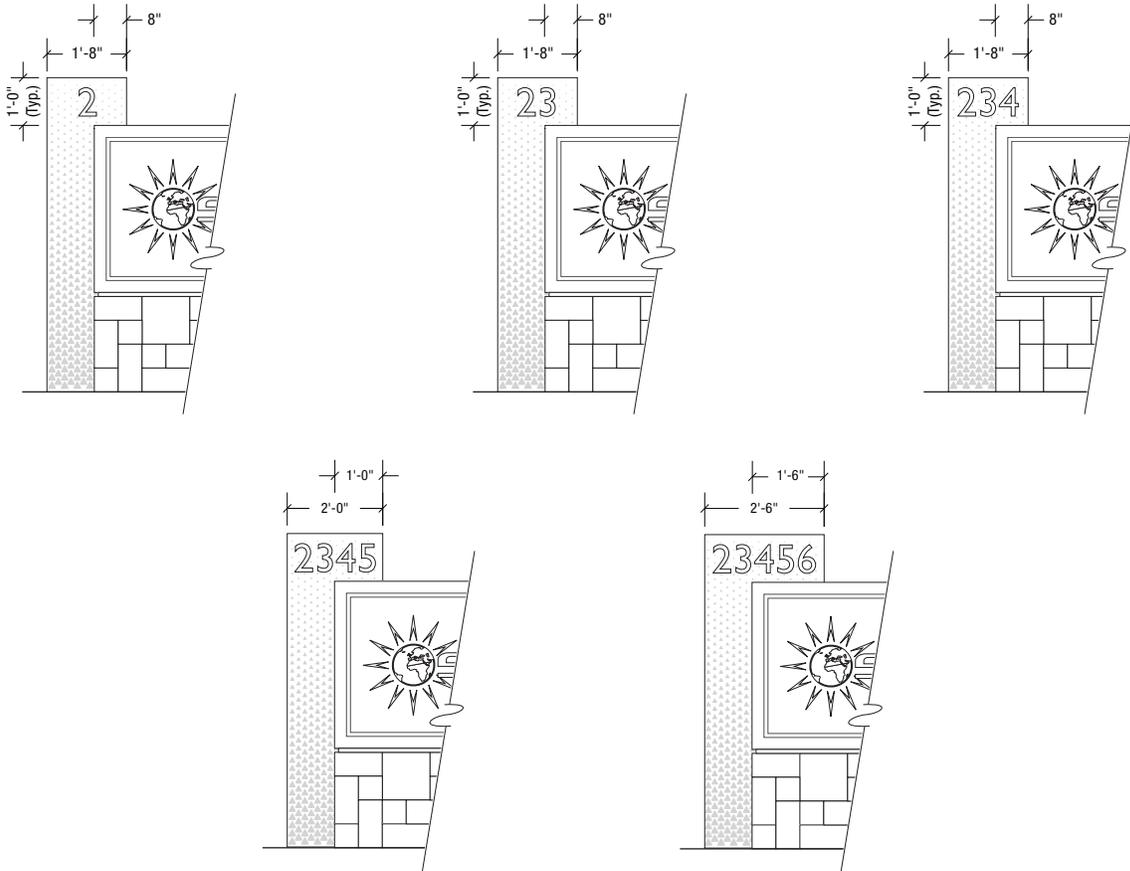
1 Elevation - 6' Sign Face
 SCALE: 1/2"= 1'-0"



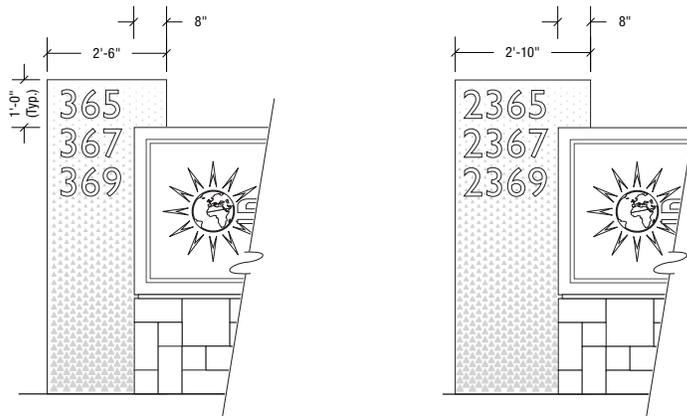
4' Sign with one (1) tenant
 Tenant Sign Face: 3' 6-1/2" x 1' 6-1/2"
 Tenant Graphic Area: 3' 3" x 1' 3" (1-3/4" boarder)
 5" Max Cap Height / 3" Min Cap Height

General Notes
 Sign Cabinet is 4' 0" x 2' 0" with 3/4" revels between Tenant Sign Faces and Sign Cabinet

2 Elevation - 4' Sign Face
 SCALE: 1/2"= 1'-0"

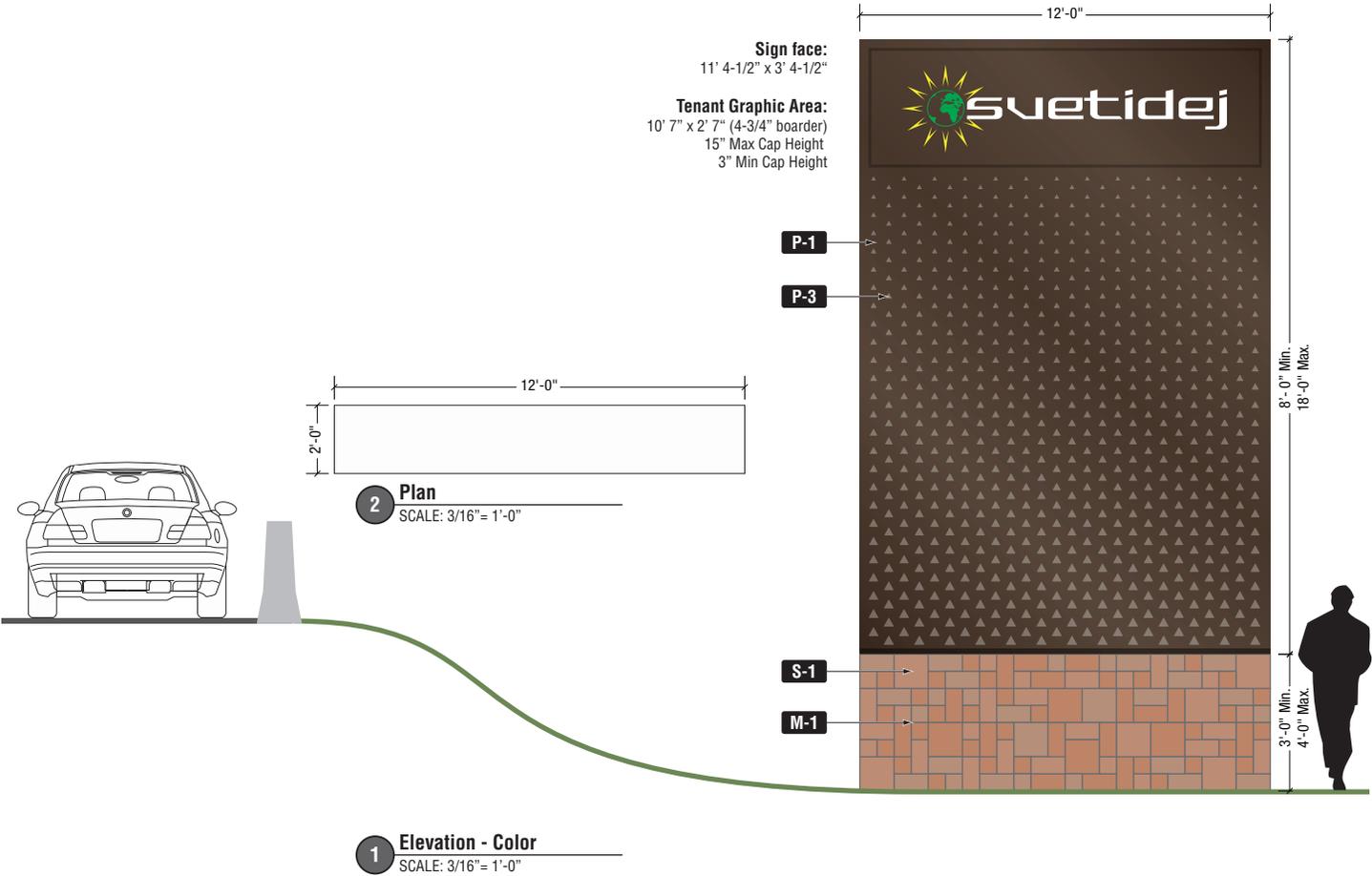


1 Single Address Options
SCALE: 1/4" = 1'-0"

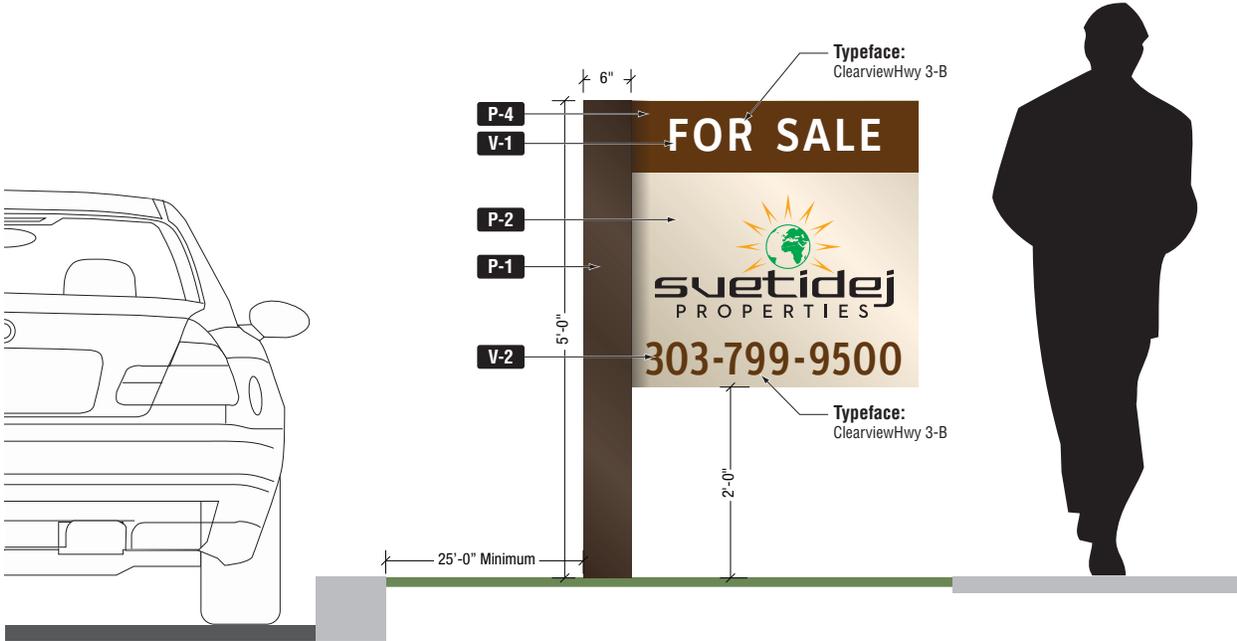


2 Multiple Address Options
SCALE: 1/4" = 1'-0"

Those buildings with highway frontage may have signage designed to identify a major occupant for the motorist on the highway. The signs are special purpose and are allowed only for major building occupants. Only one sign per building and one occupant per sign is allowed. Major occupants who have multiple buildings on one property or multiple properties will be allowed only one highway building monument sign.

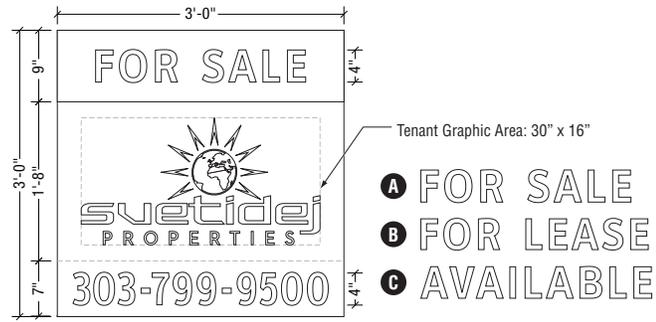


Broker signs placed on the property are to be removed after the specific purpose they have served has been satisfied. Examples of such signs are For Sale, For Lease, and Available.

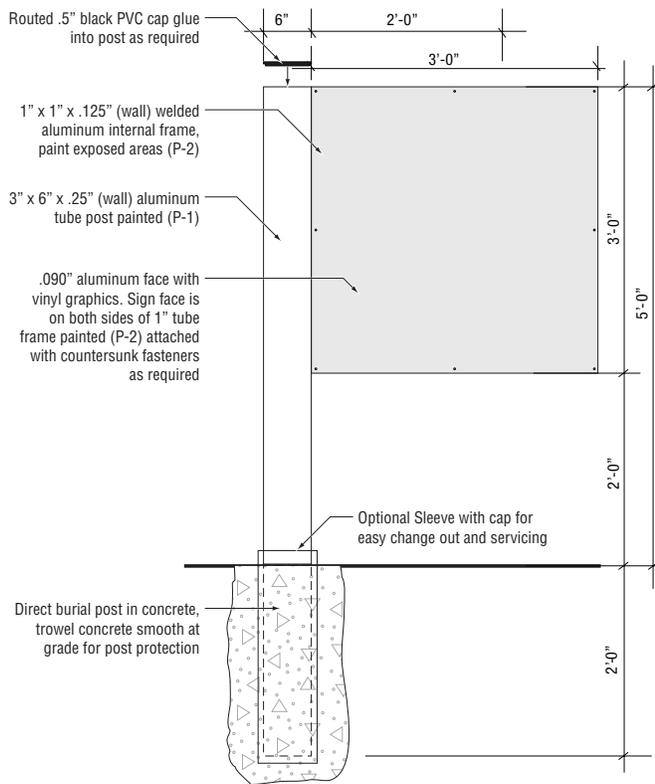


1 Elevation - Color
SCALE: 1/2" = 1'-0"

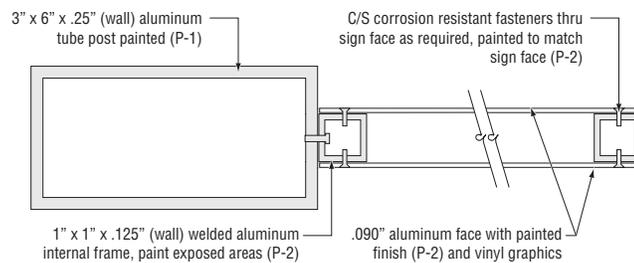
General Notes
One sign is permitted per site to be located parallel to the street at least 25 feet from the street curb.
No sign may be mounted on buildings or walls.



1 Graphic Detail
SCALE: 1/2" = 1'-0"

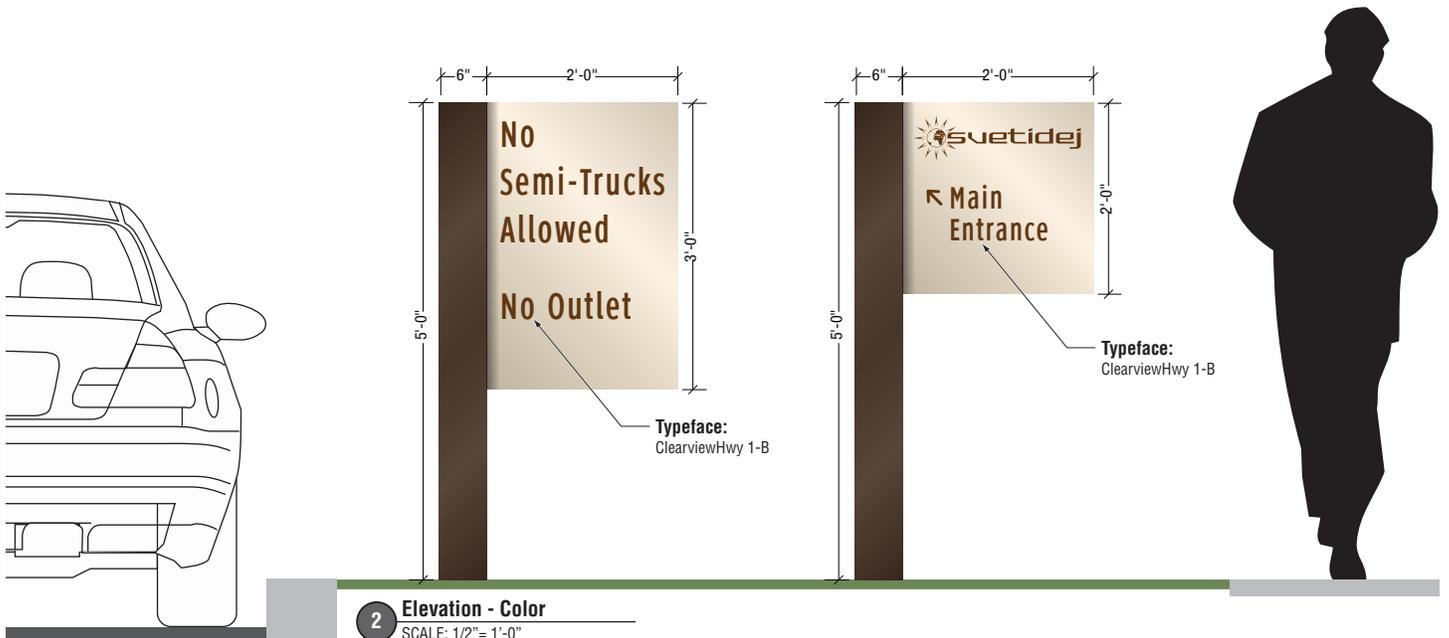
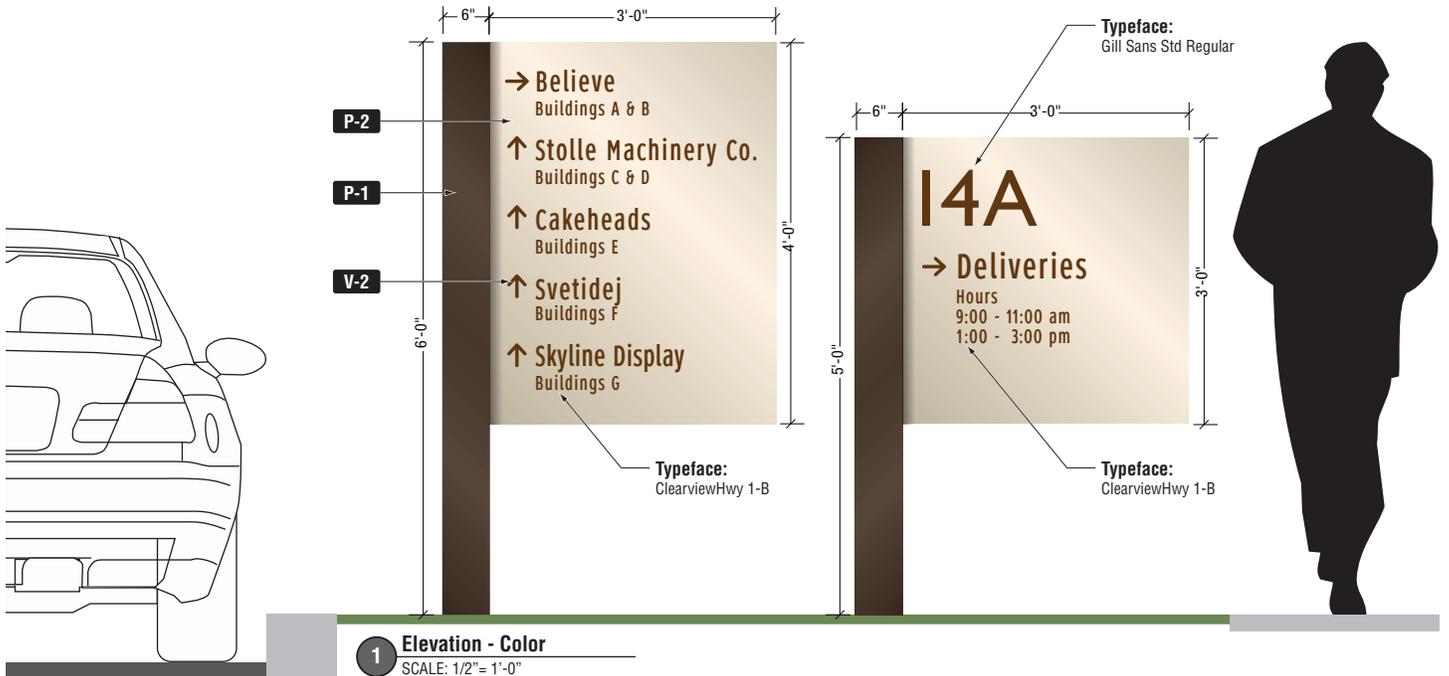


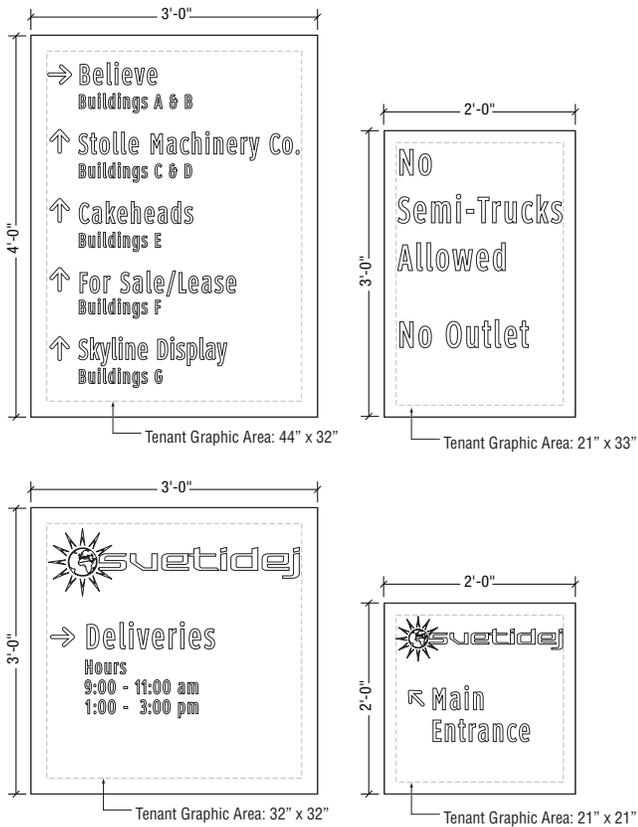
2 Elevation
SCALE: 1/2" = 1'-0"



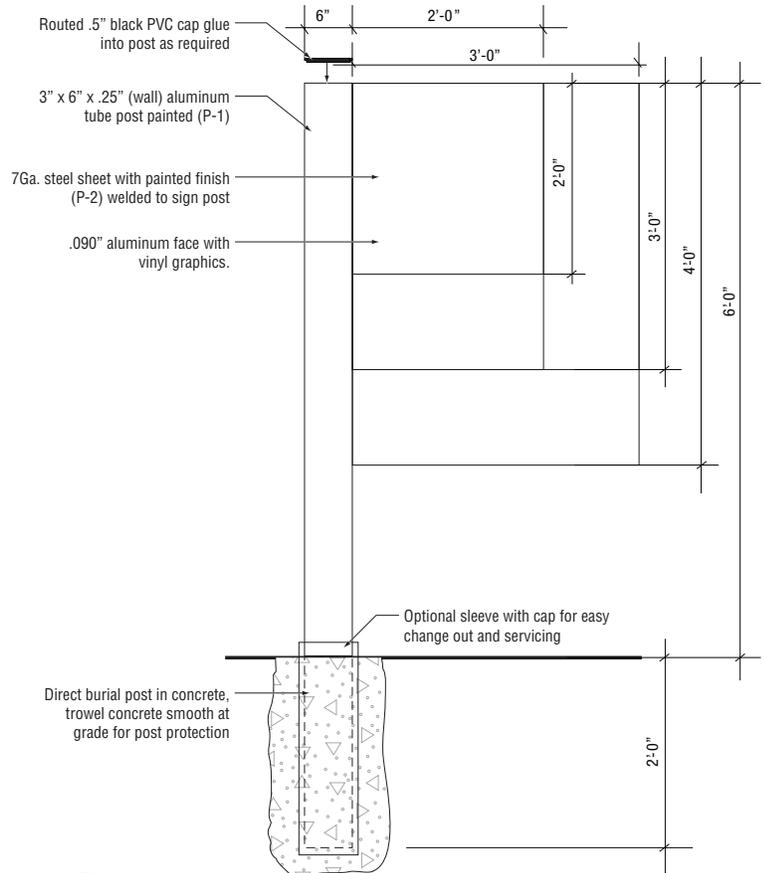
3 Section
SCALE: 1:4

Directional / informational signage includes instructions to visitors, vendors, customers, directional signage, designated parking areas, and driveway entrance signs. This type of sign shall be located internal to the site and along the site's internal circulation driveway.



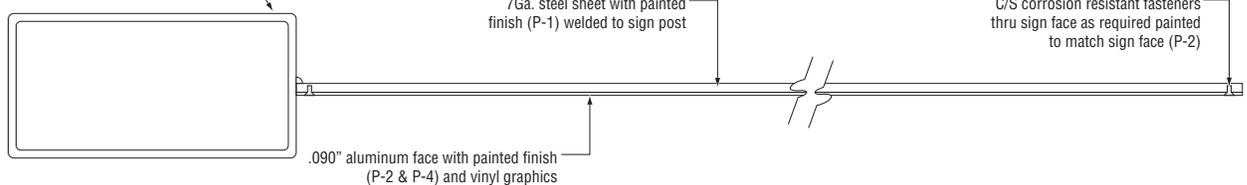


1 Elevation - Sign Face
SCALE: 1/2" = 1'-0"



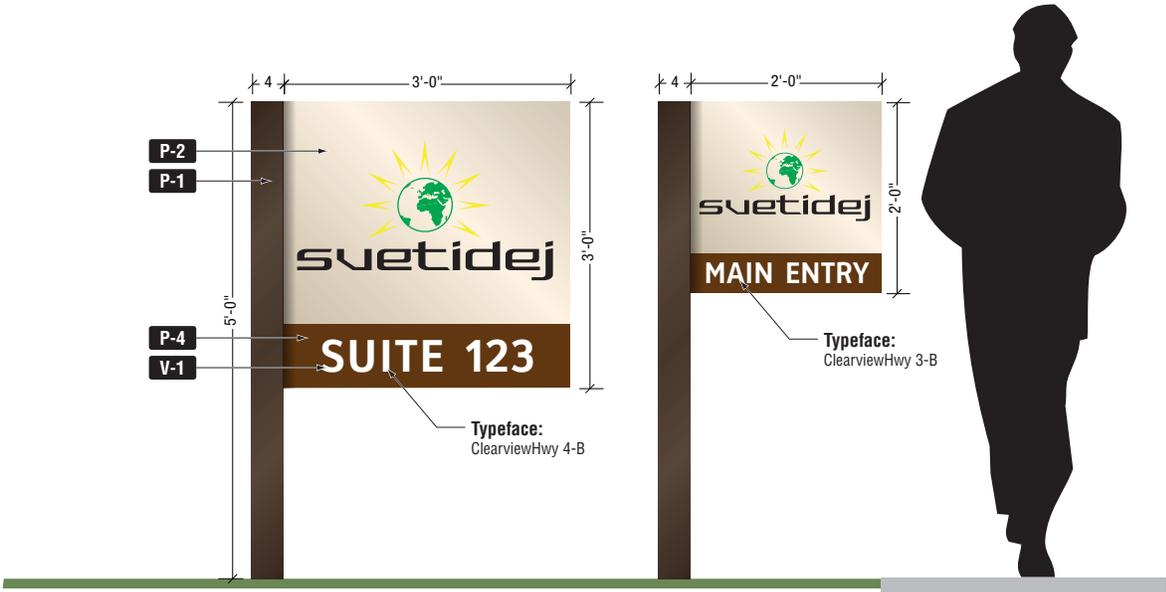
2 Elevation
SCALE: 1/2" = 1'-0"

3" x 6" Steel tube sign post. Sign post shall be galvanized (after fabrication), pickled and then powdercoated (P-1)

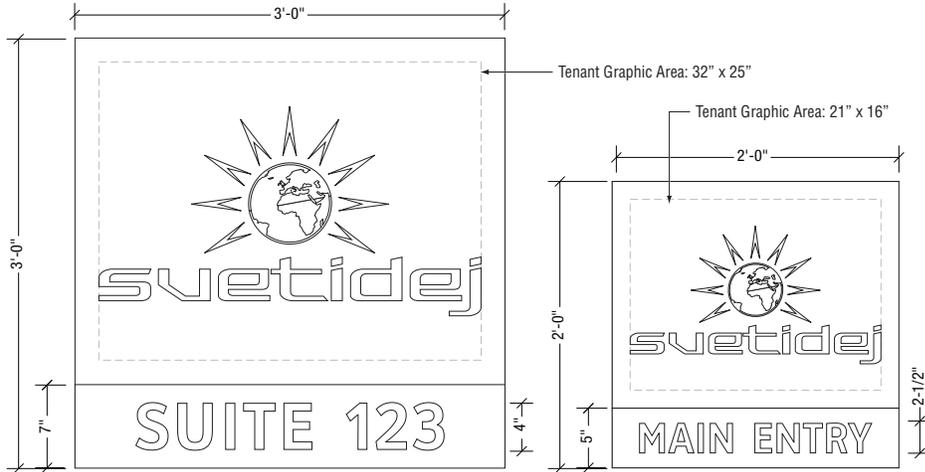


3 Section
SCALE: 3" = 1'-0"

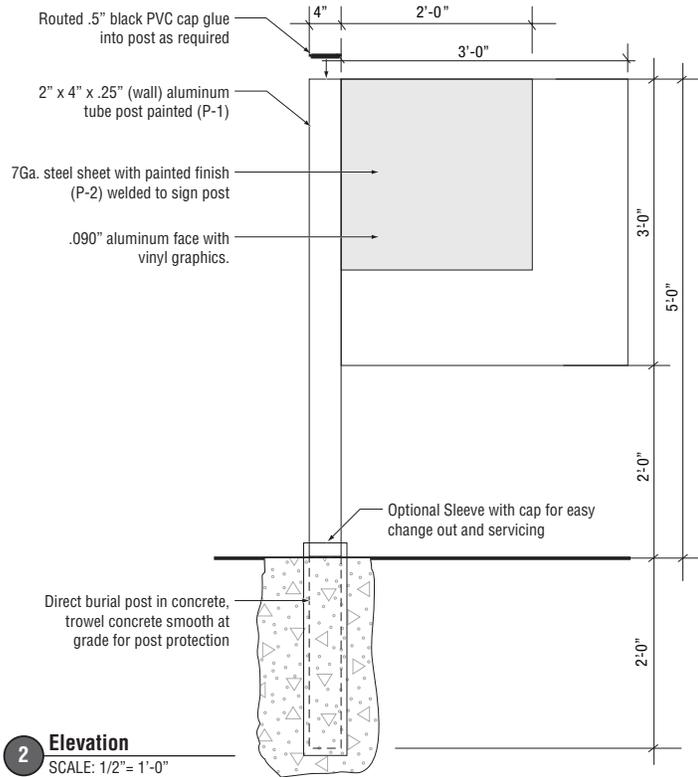
The purpose of the tenant / owner identification sign is to provide a means of identifying the location of tenants in a multi-entry type building. The tenant sign is located adjacent to the exterior front door access to the tenant's leased space. Vinyl cut graphics applied to glass door or sidelight are not allowed without specific IPACC approval.



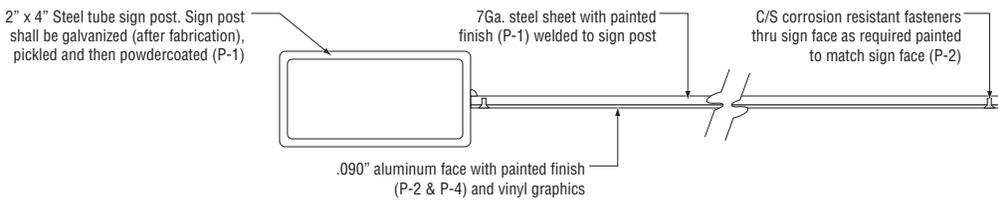
1 Elevation - Color
SCALE: 1/2" = 1'-0"



1 Elevation - Sign Face
SCALE: 3/4" = 1'-0"

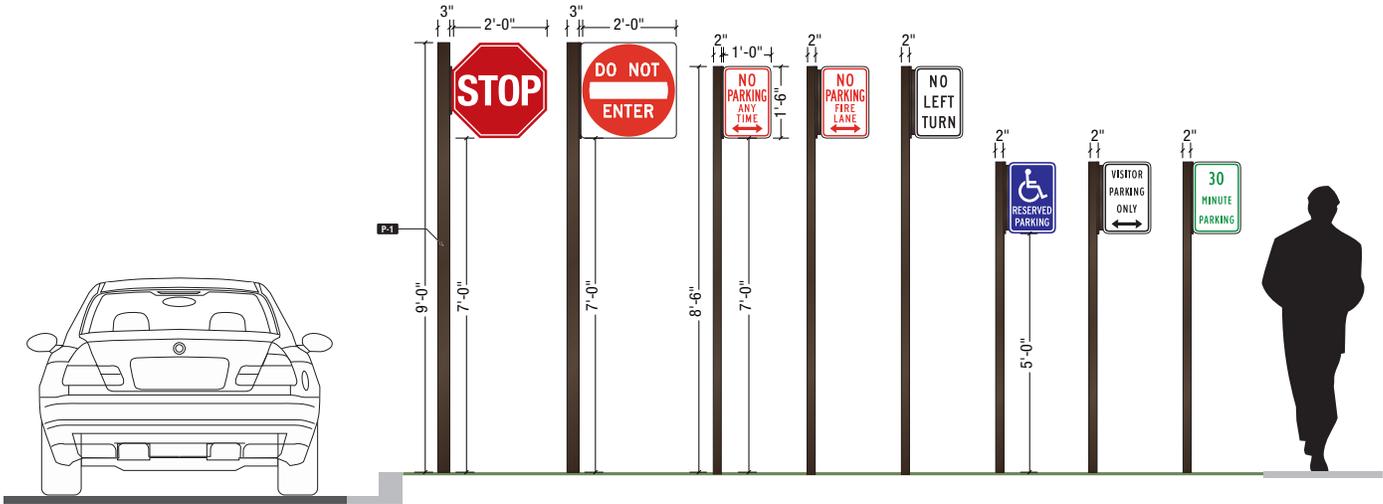


2 Elevation
SCALE: 1/2" = 1'-0"



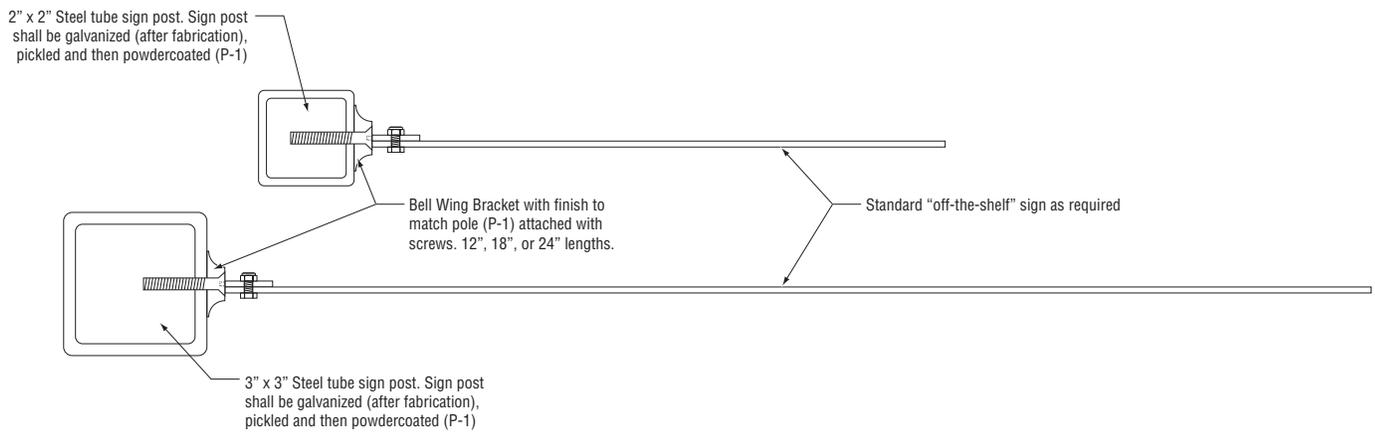
3 Section
SCALE: 3" = 1'-0"

Regulatory signs are traffic signs intended to instruct road users on what they may or may not do under a given set of circumstances. This type of sign shall be located internal to the site and along the site's internal circulation driveway. These signs may also inform visitors of parking rules and prohibited activities.



1 Elevation - Color
SCALE: 1/4" = 1'-0"

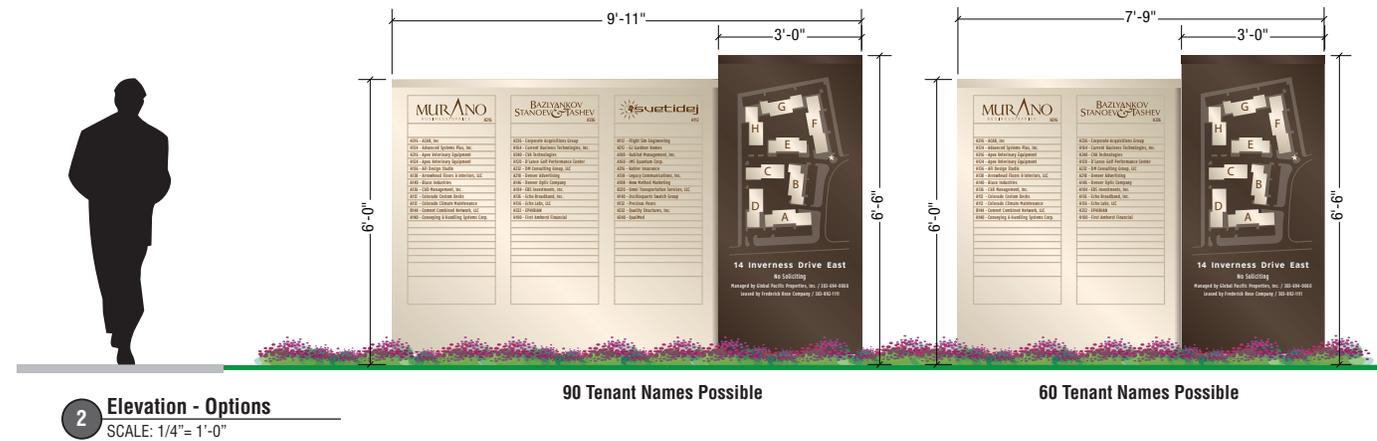
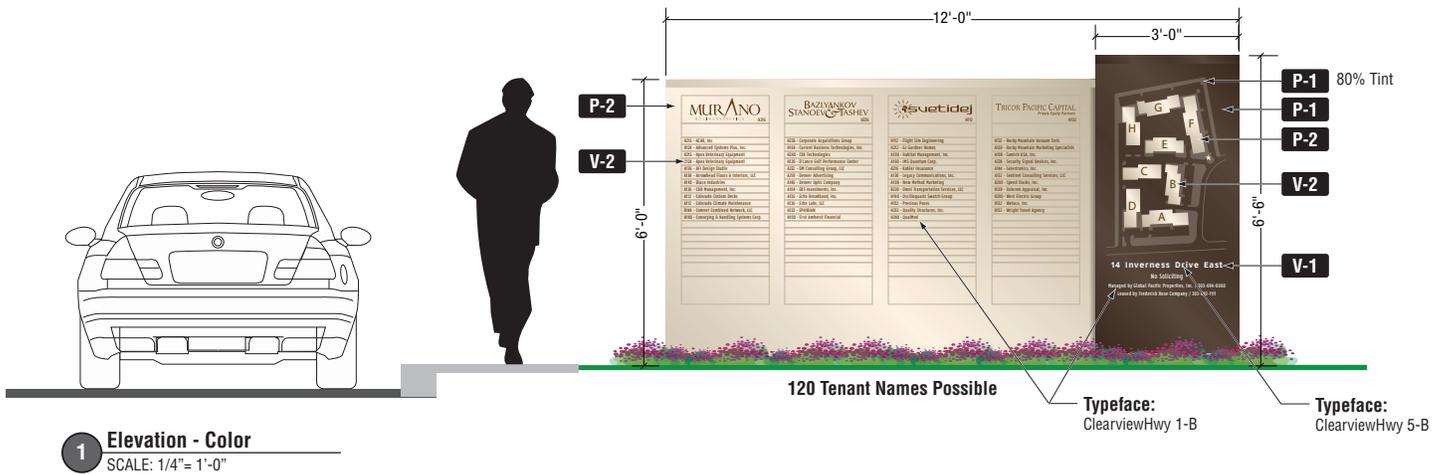
General Note
Messages may vary

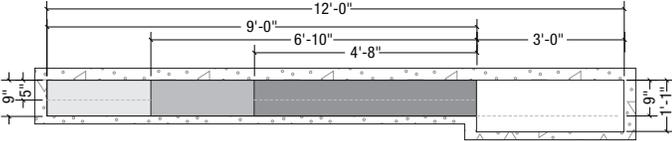


1 Sections
SCALE: 1:4

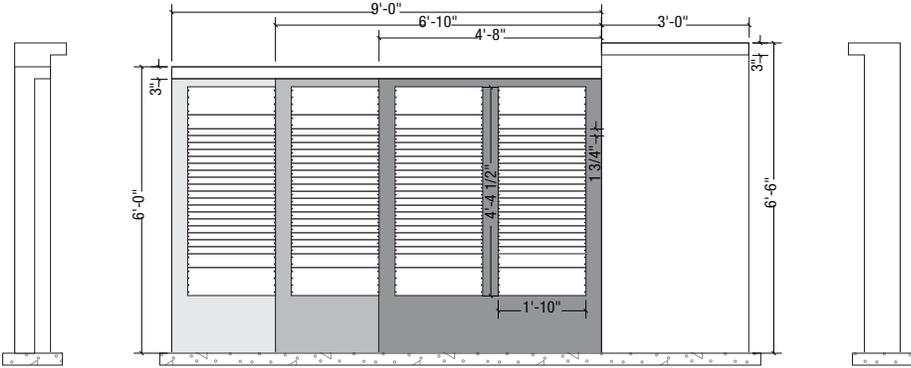
The purpose of the tenant directory signs is to provide a means of identifying tenants and their location in a multi-building development.

This directory sign shall list all tenants that qualify for a tenant sign at their entry. Only company names and logos, in a consistent typeface (ClearviewHwy) are allowed. This type of sign is to be located internal to the site, back from the street near the major auto driveway entrance. In most cases, one directory sign per site is sufficient and normally, only one directory sign is allowed. The exception may be those cases where a site has more than one major vehicular entrance on different sides of the site or where the nature of the site and adjacent roadways is such that IPACC determines that more than one sign is desirable for proper identification.





1 Plan
SCALE: 1/2" = 1'-0"

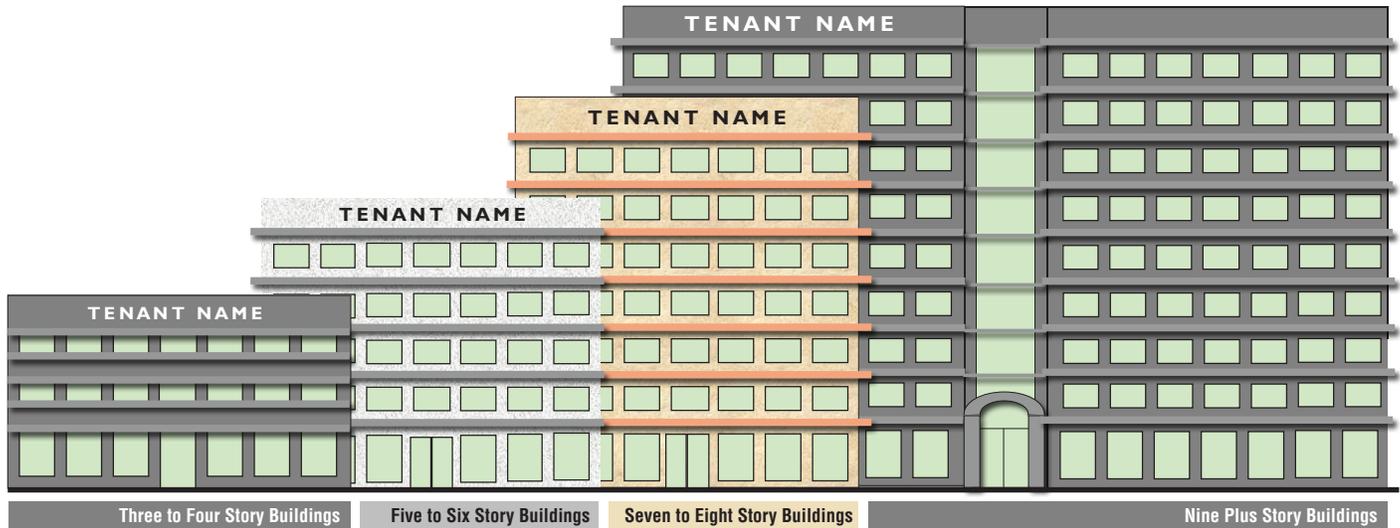


2 Elevation
SCALE: 1/4" = 1'-0"

On-building signage is intended as a privilege for major tenants who are high profile companies that both have and require exposure to I-25 or E-470. Limited on-building signage is considered to be a prestigious benefit for the tenant / owner while excessive signage is considered to be a detriment.

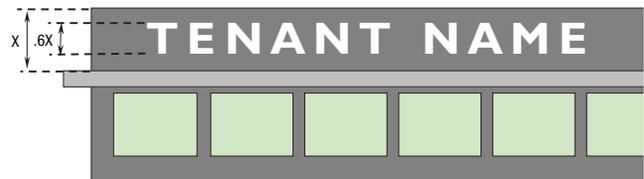
General Note

The Inverness Planning and Architectural Control Committee reserves the right to approve minor variations to Building Mounted Identification Signs providing that they meet the spirit and intent of these guidelines.



1 Elevation
SCALE: NTS

Number of Stories	Allowable Letter Height	Maximum Allowable Area
Three to Four	22 inches	100 sf
Five to Six	26 inches	120 sf
Seven to Eight	30 inches	140 sf
Nine or More	34 inches	160 sf



2 Elevation
SCALE: NTS

General Specification:

- A. Limited to buildings with a minimum of three stories and 75,000 gross square feet.
- B. Limited to owner or tenant occupying 35,000 sf or more.
- C. Limited to one sign per building and must be oriented to and clearly visible and discernible from either I-125 or E-470.
- D. A logo may be included in color to the extent that it represents no more than 20% of the submitted signage area.
- E. Cannot be located on elevations facing residential property.
- F. Raceways connecting letter forms are not permitted.
- G. Cabinet/box signs are not permitted.
- H. High intensity neon or LED illumination is not permitted.
- I. Vacuum formed acrylic sign faces or letters are not permitted.
- J. The capital size of the letters cannot exceed 60% of the height of parapet on to which they are being applied.
- K. Copy is limited to a logo and a single line of text with the company or building name.
- L. When a sign is removed, the mounting wall must be returned to its original state. There should be no visual evidence that a sign has been removed.

Acceptable Fabrication methods:

- Reverse metal pan channel letters with halo illumination. Color of illumination is to be white. Neon or LED light is permitted.
- If building is of a dark color value, the color/finish of the letter forms are to be white. If building is of a light color value, the letter forms are to be black.
- Matthews acrylic polyurethane sign paints or an approved equal are to be used.

Logo Usage:

- IPACC shall determine whether a submittal is to be considered a name or a logo.
- Logo may be up to 80% of parapet height.
- Logos may be in corporate colors with IPACC approval. The logo or color portion may not exceed 20% of the total overall sign length.

IPACC allows for grouping of up to 3 flag poles on corporate plazas. Only a corporate flag, State of Colorado flag and U.S. flag are allowed and must meet the following criteria.

Temporary decorative flags or banners for special events or promotions on or around commercial or retail sites must receive approval from IPACC before installation.

General Specification:

- A. Flag size cannot exceed 6'x10'
- B. Flag pole for 6' x 10' (largest allowed) cannot exceed a height of 50' above the finished building grade established by IPACC.

If flag poles used are under 40', the largest flag that can be displayed is 5' x 8'.
- C. Displaying flags in the hierarchy is encourage, the U.S. flag being the tallest with the state and corporate flags displayed below.
- D. Corporate flag must be limited to trade name and logo.
- E. The use of high quality fabric and craftsmanship is required.
- F. Cable, grommets, and flags must be consistently maintained. Tattered, faded and soiled flags must be replaced at regular intervals.
- G. Ground lighting of flags is encouraged.
- H. Flag poles attached to or projecting from buildings are not permitted. Only ground set poles are allowed.
- I. Owners/fabricators are required to submit one set of construction documents showing the proposed location of the flag(s), lighting, etc., on the approved landscape/grading plan to IPACC for approval prior to ordering poles and installation.

