ALLEZ APARTMENTS
RETAIL SIGNAGE GUIDELINES

I) GENERAL

A. Intention

1) It is intended that the signage of the retail spaces at Allez Apartments shall be developed in an imaginative and varied manner. Sign size, proportion, color, type, materials and location of Tenant's signage must be carefully considered by Tenant. Although previous and current signage practices of Tenant will be considered, they will not govern signs to be installed in this retail development.

B. Review and Approval of Tenant Signage

1) Landlord's approval of Tenant's Contract Documents for the leased premises does not constitute its' approval of any signage. Signs shall conform to the sign criteria as outlined herein as well as the applicable sections of the City of Redmond Zoning Code. Tenant should refer to the City of Redmond Zoning Code, Chapter 21.44 Signs, for information on the applicable Land Use Codes. Tenant shall bear complete responsibility to ensure compliance to all municipal regulatory requirements. Landlord's written approval of Tenant's sign shop drawings and necessary municipal permits must be in place prior to sign fabrication. Landlord approval of tenant signage proposal does not in any way waive this requirement or transfer responsibility away from Tenant. Tenant shall bear the cost and expense of such signs, permits, electrical, time clocks, and related installation.

2) Tenant shall submit three (3) copies of sign shop drawings and specifications for Landlord's review, comment and approval prior to sign fabrication. Shop drawings shall indicate vertical and horizontal dimensions of sign in relation to Tenant's storefront, including but not limited to specifying colors, materials, method of attachment and construction details. Submittal shall also include a signage weight analysis.

3) These Retail Signage Guidelines are part of the Allez Apartments Signage Program approved by the City of Redmond Design Review Board. Any deviations from these guidelines may require revision of the sign program with the city. Tenant is responsible for all costs related to sign program revision with the city.

C. Signage Location and Quantity

The location and quantity of signs shall be determined for each retail tenant as follows:

1) Each tenant may install one Storefront Identification Sign as described in Section II, Paragraph B.1) below.

2) Tenants may also install one Blade Sign as described in Section II, Paragraph B.2) below.

3) Sign location should be in accordance with the EXHIBIT A – TENANT SIGNAGE LOCATION PLAN or as approved by the landlord.

II) SIGNAGE CRITERIA

A. General Requirements Applicable To All Signs:

1) All signs must be in compliance with the City of Redmond Zoning Code. Applicable city signage permits are the responsibility of the Tenant and a copy of all approved permits must be submitted to the landlord prior to fabrication.

2) One (1) Storefront Identification sign is allowed on each Tenant storefront elevation. This Storefront Identification sign shall be mounted above the canopy near the outer edge of the canopy support structure. In addition each Tenant is allowed one (1) Blade Sign located below the canopy structure.

3) Tenant signs may be internally or externally illuminated and shall be of one of the types indicated hereafter. If Tenant elects to utilize external illumination, light fixture specifications, quantities and mounting locations must be submitted and approved in writing by Landlord.

4) Except as specifically described hereafter, all signs shall have concealed attachment devices, clips, wiring, transformers, lamps, tubes (except neon), and ballasts.

5) Storefront Identification and Blade Signs shall be limited to Tenant's trade name as approved in its' lease.

6) The extreme outer limits of sign letters and components shall fall within the specific signage location areas, as shown in EXHIBIT A – TENANT SIGNAGE LOCATION PLAN, unless specifically approved otherwise.

7) Storefront Identification sign shall be located above the canopy and generally be horizontally centered on the canopy within the tenants frontage; final installation location is subject to review and approval by Landlord.

8) The use of corporate crests, shields, logo, insignia, or other decorative or corporate elements shall be permitted only if used in context with the storefront and sign design and specifically approved in writing by Landlord.

9) If Tenant's signs will be located in areas subject to direct sunlight, care should be taken in the selection of sign type and design to assure natural light will not negatively affect the design intent or sign legibility. Neon signs or signs without a contrasting background or those of a reflective material are some which may require special treatment.

10) Temporary signs, banners, or promotional materials, with the exception of sandwich boards, are not permitted by the City of Redmond Zoning Code, and shall not be placed on the exterior of the building or upon the building site.

11) Tenants may display portable sandwich board signs during business hours with approval of the landlord. Quantity and location must comply with the City of Redmond Zoning Code.

12) Tenant shall retain full responsibility for the structural integrity of all signage installed by tenant or on tenant's behalf, including the veracity of materials, fasteners and quality of all work performed.

13) The names, stamps or decals of manufacturer, installers or maintainers, including UL labels, shall not be visible except as required by City of Redmond Zoning Code.

14) All exterior signs shall be weather tight with weep holes as required.

B. Permitted Sign Types

1) Storefront Identification Sign

Tenant storefront identification sign may be one of the following sign types:

(a) Non-Illuminated Dimensional Canopy Sign

(i) Total sign face area shall not exceed sixty (60) square feet and be located within the area shown in EXHIBIT A – TENANT SIGNAGE LOCATION PLAN.
(ii) Maximum sign height is thirty (30) inches.
(iii) Total sign thickness shall be no more than six (6) inches.
(iv) Individual letters and/or logos should be sized per the design specs shown in EXHIBIT B – RETAIL CANOPY SIGN LETTER SPECS, unless specifically approved otherwise.
(v) Sign shall not have a solid background panel. Elements should be bottom rail mounted or attached to a low profile raceway.
(vi) Sign shall be a contiguous unit capable of mounting with a minimum of two attach points.
(vii) Sign shall be designed with a minimum amount of exposed fasteners and support structure on the back of the sign.
(viii) Back of sign elements shall be same color/finish as front of element or painted to match canopy support structure.
(ix) Sign weight shall not exceed 8 pounds per linear foot. Tenant shall submit a weight analysis to landlord for approval.

(b) Silhouette (Halo Type) Illuminated Canopy Sign

(i) Total sign face area shall not exceed sixty (60) square feet and be located within the area shown in EXHIBIT A – TENANT SIGNAGE LOCATION PLAN.
(ii) Maximum sign height is thirty (30) inches.
(iii) Total sign thickness shall be no more than six (6) inches.
(iv) Individual letters and/or logos should be sized per the design specs shown in EXHIBIT B – RETAIL CANOPY SIGN LETTER SPECS, unless specifically approved otherwise.
(v) Sign shall not have a solid background panel. Elements should be bottom rail mounted or attached to a low profile raceway.
(vi) Individual letters/logos may have separate background pieces to reveal halo lighting. Individual background piece shall be no more than 25% larger than the letter/logo and should generally be the same shape. Backer should be opaque and it shall not be a surface which will reflect the image of lamps contained within letters.
(vii) All lamps must be fully concealed within letter so as not to be visible from any location accessible to the public.
(viii) The rear face of each letter shall be no more than two (2) inches from the background surface.
(ix) Standoff brackets shall be center mounted so as not to be visible to the public.
(x) Sign shall be a contiguous unit capable of mounting with two attach points.
(xi) Sign shall be designed with a minimum amount of exposed fasteners and support structure on the back of the sign.
(xii) Back of sign elements shall be same color/finish as front of element or painted to match canopy support structure.
(xiii) Sign weight shall not exceed 8 pounds per linear foot. Tenant shall submit a weight analysis to landlord for approval.

(c) Illuminated Pan Channel Letters

(i) Total sign face area shall not exceed sixty (60) square feet.
(ii) Total sign thickness shall be no more than six (6) inches.
(iii) Individual letters and/or logos should be sized per the design specs shown in EXHIBIT B – RETAIL CANOPY SIGN LETTER SPECS, unless specifically approved otherwise.
(iv) Letters shall be mounted on a low profile, enamel metal raceway of a color matching the awning support structure.
(v) All ballasts, transformers, and wiring shall be enclosed within such raceway
(vi) All lamps must be fully concealed within letter so as not to be visible from any location accessible to the public or apartment residents.
(vii) Sign shall be a contiguous unit capable of mounting with two attach points.
(viii) Sign shall be designed with a minimum amount of exposed fasteners and support structure on the back of the sign.
(ix) Sign weight shall not exceed 8 pounds per linear foot. Tenant shall submit a weight analysis to landlord for approval.

2) Blade Sign

Tenant blade sign shall be the following sign type:

(a) Non-Illuminated Dimensional Blade Sign

(i) Blade sign must be two faced. Use of dimensional letters and logos (1/2" max thickness) is encouraged.
(ii) Blade sign shall not exceed six (6) square feet of area per face and may not extend outward beyond the canopy structure.
(iii) Blade sign clearance must be a minimum of 8 feet above sidewalk.
(iv) Blade sign thickness shall not exceed four (4) inches.
(v) Blade sign attachment hardware shall be provided by the Tenant.
(vi) Attachment hardware should be designed and fabricated in a manner consistent with the character of the signage and building façade.
(vii) Sign weight shall not exceed 75 pounds. Tenant shall submit a weight analysis to landlord for approval.

(b) Illuminated Dimensional Blade Sign

(i) Blade sign must be two faced. Use of dimensional letters and logos (1/2" max thickness) is encouraged.
(ii) Blade sign shall not exceed six (6) square feet of area per face and may not extend outward beyond the canopy structure.
(iii) Blade sign clearance must be a minimum of 8 feet above sidewalk.
(iv) Blade sign thickness shall not exceed six (6) inches.
(v) Lighting may be internal or external.
(vi) Blade sign attachment hardware and lighting shall be provided by the Tenant.
(vii) Attachment hardware and lighting should be designed and fabricated in a manner consistent with the character of the signage and building façade.
(viii) The background surface for signs must be opaque and it shall not be a surface which will reflect the image of illumination lamps or fixtures.
(ix) Sign weight shall not exceed 75 pounds. Tenant shall submit a weight analysis to landlord for approval.

C. Prohibited Sign Types

The following signage types are expressly prohibited:

1) Any signage prohibited by City of Redmond Zoning Code;
2) Box or cabinet type signs with clear or translucent face;
3) Signs with flashing, blinking, noise-making, or moving elements;
4) Hand-written signs;
5) Signs which are constructed with stencil kits;
6) Promotional posters, paper or other temporary advertising signage intended to market specific brands (e.g. promotional beer posters) except as specifically approved in writing by the Landlord

D. Additional Requirements For Illuminated Signs:

1) Tenant shall be responsible for providing whatever electrical service elements are required to legally and efficiently power their signage.

2) Tenant illumination levels and hours of illumination may be restricted per the City of Redmond Zoning Code. Specifically, the East facing storefront identification sign for Retail Space 2 (sign R3 on Exhibit A – Signage Location Plan) shall only be illuminated during business operating hours. Halo type illumination is strongly recommended for this location.

3) All wiring, ballasts, and transformers shall be enclosed behind the existing fascia or within sign cabinet and shall under no circumstances be exposed.

4) For neon signs, neon shall be 12 millimeter, 60 milliamps with accessories and mounting of a type so as to be as hidden and unobtrusive as possible. All exposed metal surfaces shall be painted. Non-lighted sections shall be painted to match background.

5) Tenant shall continuously maintain and promptly replace any broken, inoperative, defective, burned out or flickering neon, LED or other bulb elements within five (5) calendar days after outage occurs, or upon notice by Landlord. Landlord shall be the sole judge as to whether an exposed neon element needs replacement.

6) Landlord reserves the right to remove or replace broken, inoperative, defective or burned out lighting elements at Tenant's sole expense if not repaired within seven (7) days after written notice to Tenant.

E. Signs Within Stores And At Storefronts

1) Tenant shall be permitted to place signage in storefront windows behind the glass, including illuminated and/or exposed neon, only if such signs are permanent in nature and are professionally prepared and attached. No moving or flashing elements will be permitted. Maximum size shall not exceed 10% of the glass area to which the signage is placed.

2) Operating hours or information otherwise identifying customer or service entrances will be permitted provided such letters are no larger than 3" in height. The location, quality, color, and font type are subject to Landlord's approval.

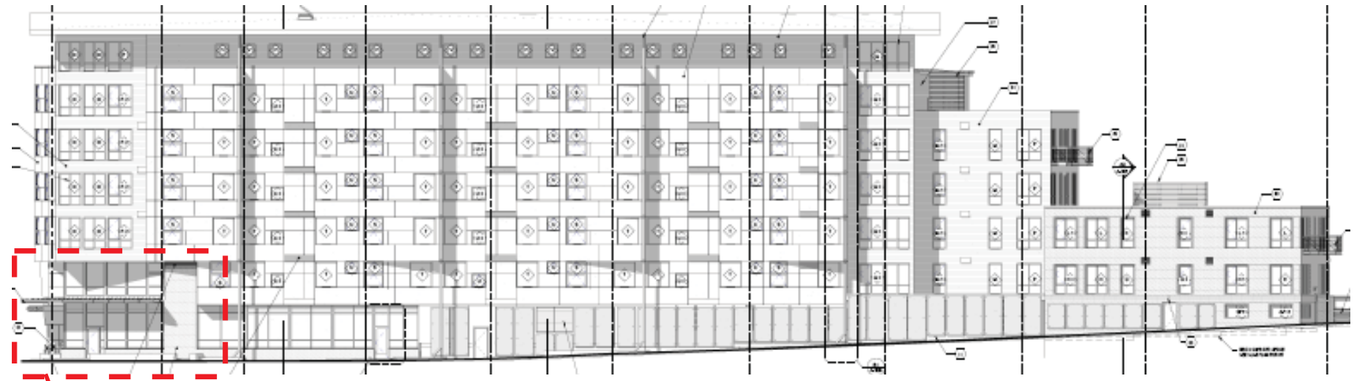
3) Temporary signage and posters advertising sales or other promotional events will be permitted within storefront windows so long as such signs are professionally prepared and remain in the window for no more than two (2) consecutive weeks or as approved in writing by Landlord.

4) Address numbers shall be provided by the Landlord.

5) Tenant agrees to remove any signs in show windows and storefronts which Landlord deems inappropriate, unprofessional or otherwise objectionable in Landlord's sole judgment.

Exhibit A - Tenant Signage Location Plan

Retail Space 1



North Elevation

Exhibit A - Tenant Signage Location Plan

Retail Space 2

East Elevation

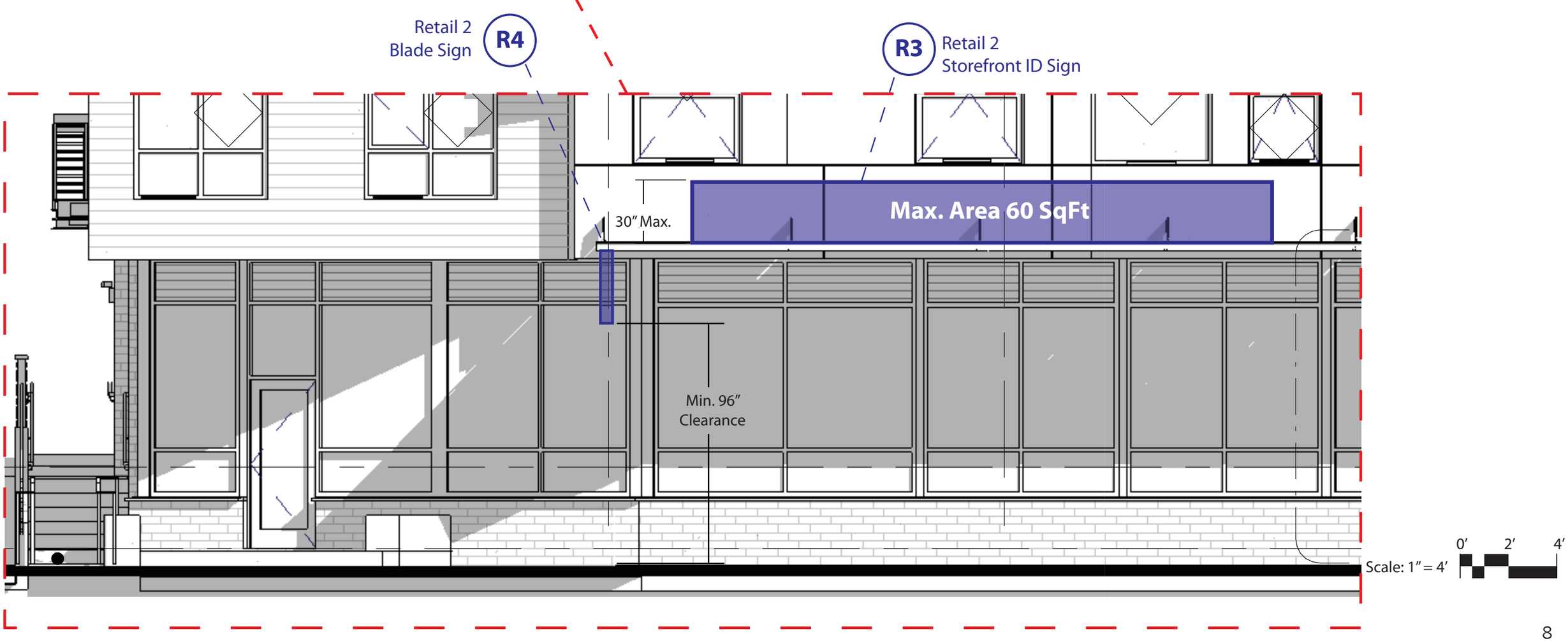
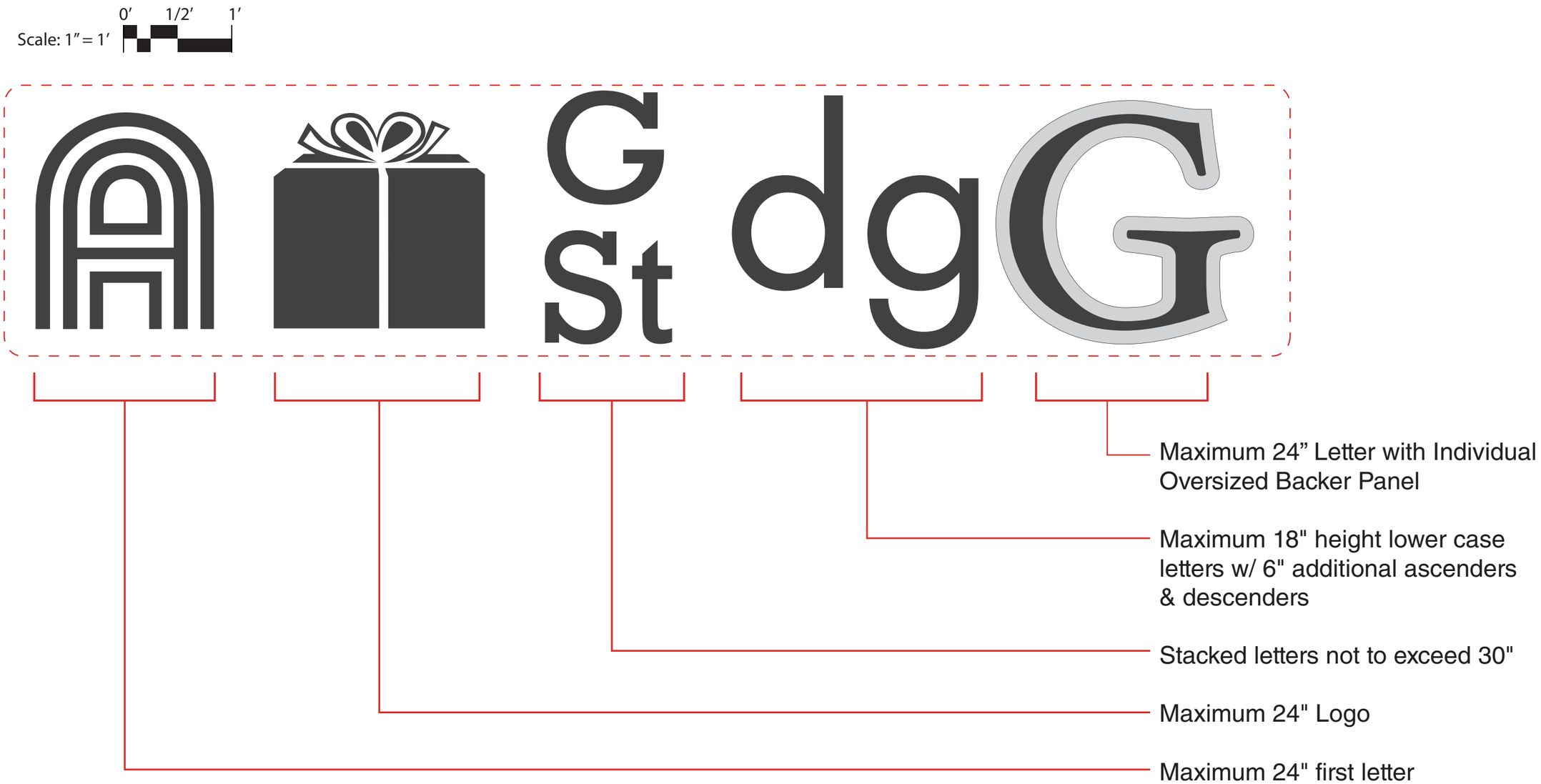


Exhibit B - Retail Canopy Sign Letter Specs



allez

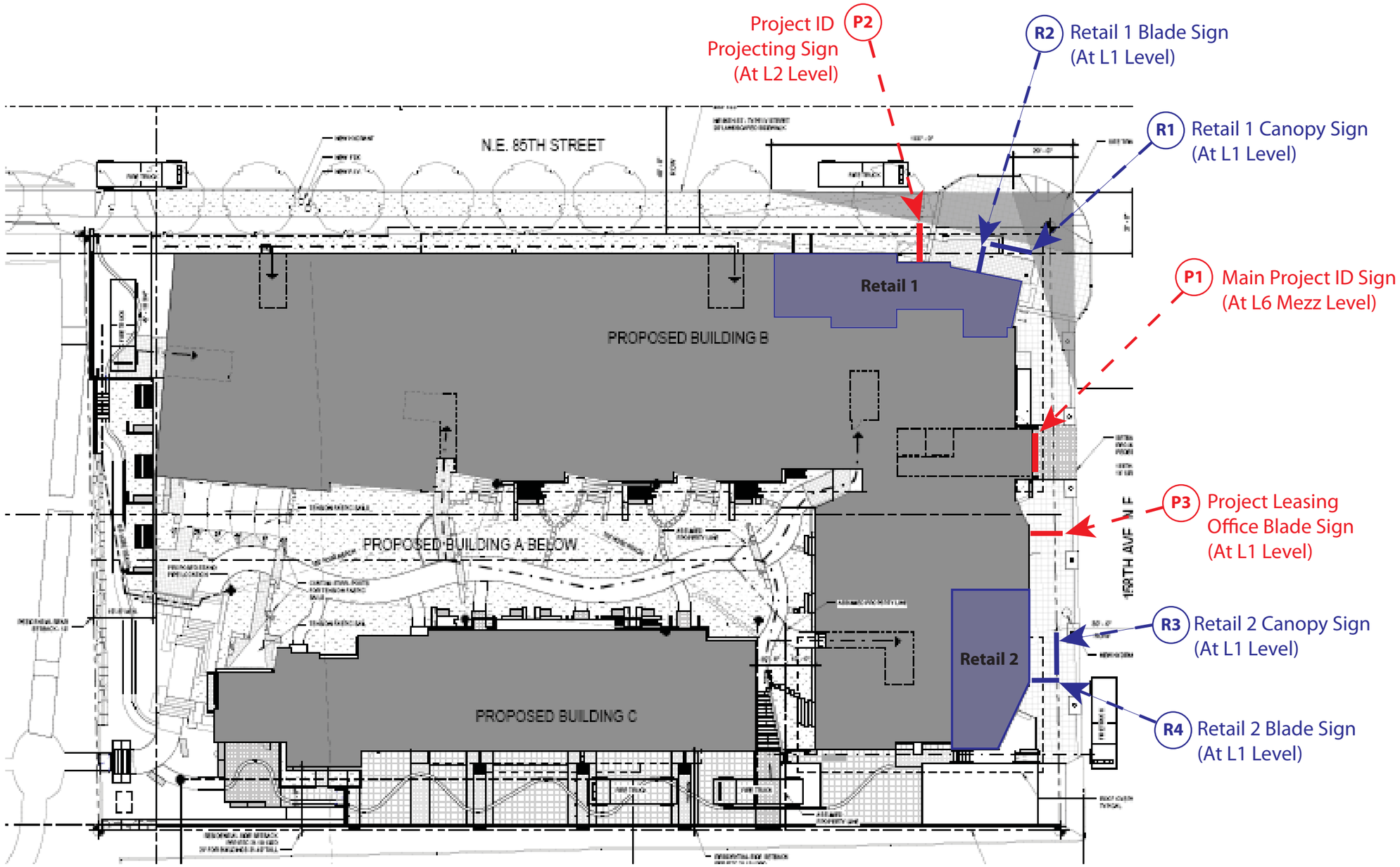
Allez Apartments Sign Program

October 21, 2013

island dog
SIGNS LLC

Allez Apartments Sign Program

Site Plan



Property Address: 8397 158th Ave NE, Redmond, WA 98052
Parcel Number: 7198900010
Zoning Code: SMT

Signage Type Key

Px Project Level Signage

Rx Retail Level Signage

island dog SIGNS LLC
425.844.2333
P.O. Box 1177, Duvall, WA 98019-1177
www.islanddogsigns.com

Client : Burnstead Construction

Contact : Scott Hall

e. scott@burnstead.com
t. 425.454.1900

Date: 10.21.13

Revisions:
- Approved as is ☐
- Approved with revisions ☐
- Redesign & resubmit ☐

Filename: 130608 Allez Apts Signage Program.pdf

Drawn By:

Approved By:

Date:

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Allez Apartments Sign Program

Site Location Matrix

Sign Location	Sign Type	Description	Building Elevation	Façade Area	Allowable Area	Requested Area
P1	Wall Sign	Main Project ID	East	10,785 SqFt	300 SqFt	51 SqFt
P2	Projecting Sign	Project ID Projecting Sign	North	16,285 SqFt	15 SqFt / Face	13 SqFt / Face
P3	Blade Sign	Leasing Office Blade Sign	East	10,785 SqFt	6 SqFt / Face	6 SqFt / Face
R1	Canopy Sign	Retail 1 Canopy Sign	North	1,125 SqFt	169 SqFt	60 SqFt
R2	Blade Sign	Retail 1 Blade Sign	North	1,125 SqFt	6 SqFt / Face	6 SqFt / Face
R3	Canopy Sign	Retail 2 Canopy Sign	East	730 SqFt	109 SqFt	60 SqFt
R4	Blade Sign	Retail 2 Blade Sign	East	730 SqFt	6 SqFt / Face	6 SqFt / Face

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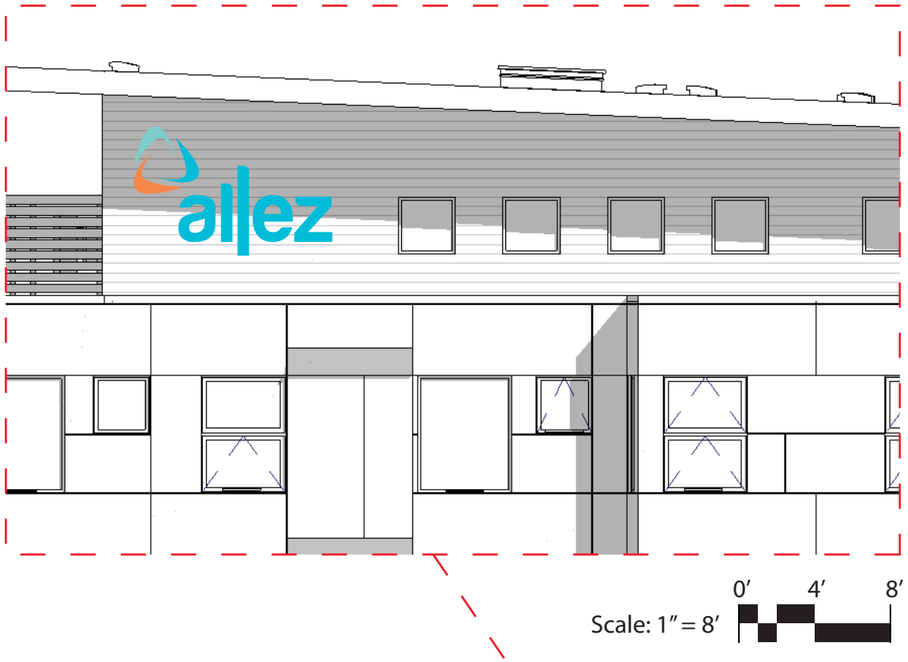
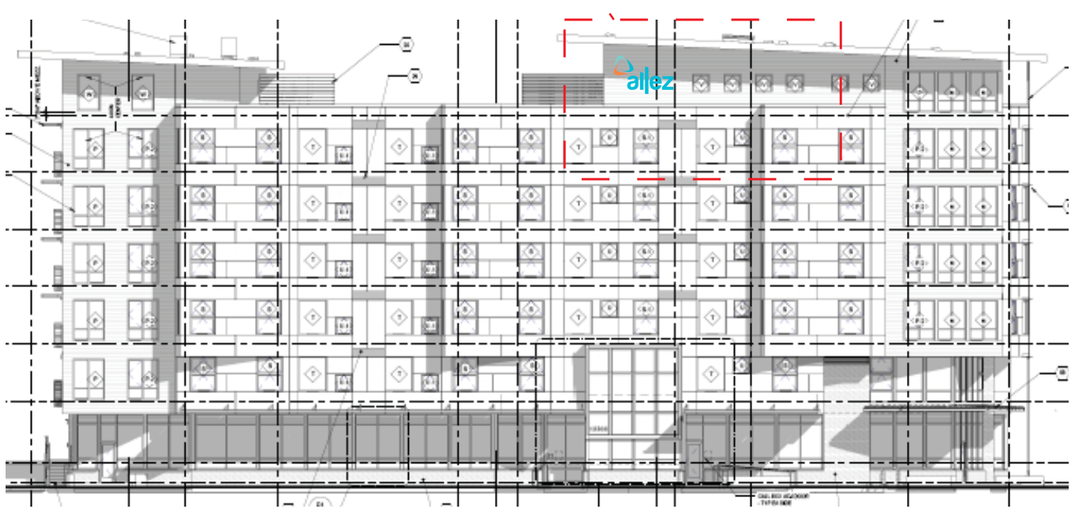
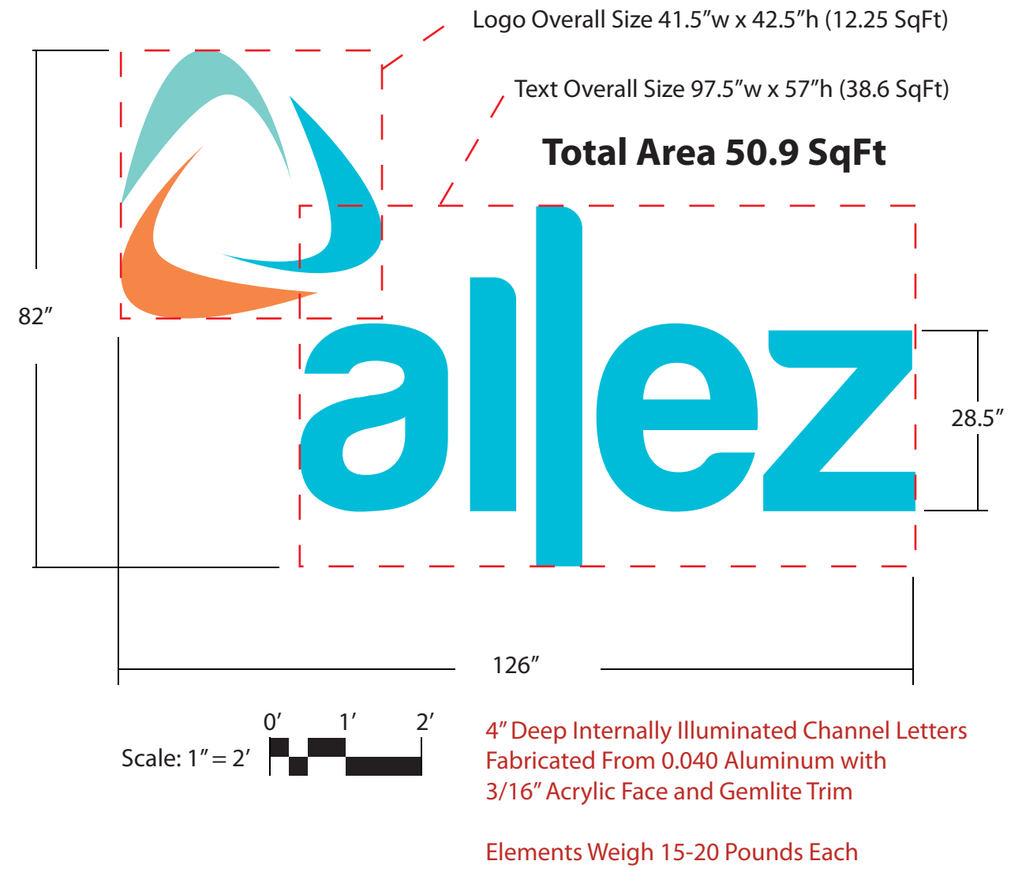
P1 Main Project ID Wall Sign



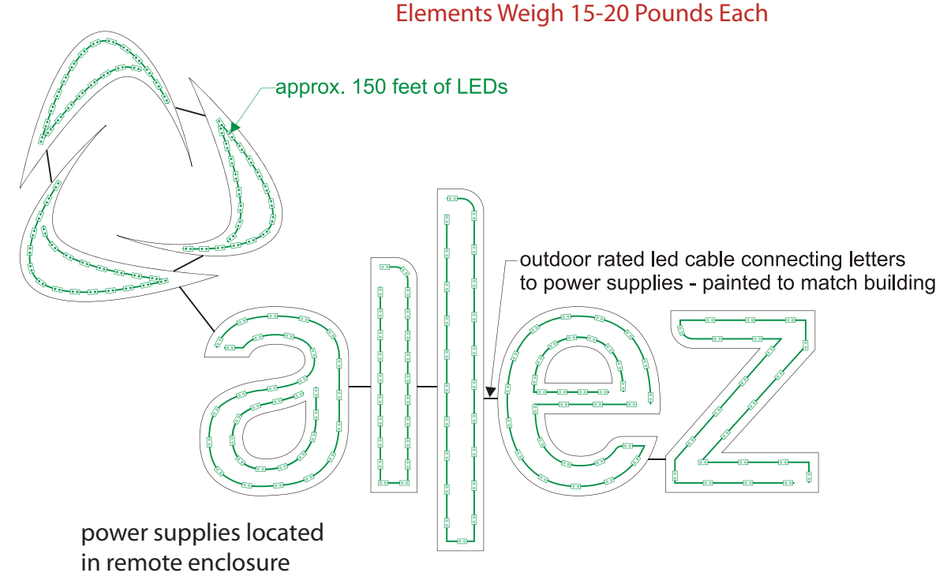


East Elevation



4″ Deep Internally Illuminated Channel Letters Fabricated From 0.040 Aluminum with 3/16″ Acrylic Face and Gemlite Trim

Elements Weigh 15-20 Pounds Each



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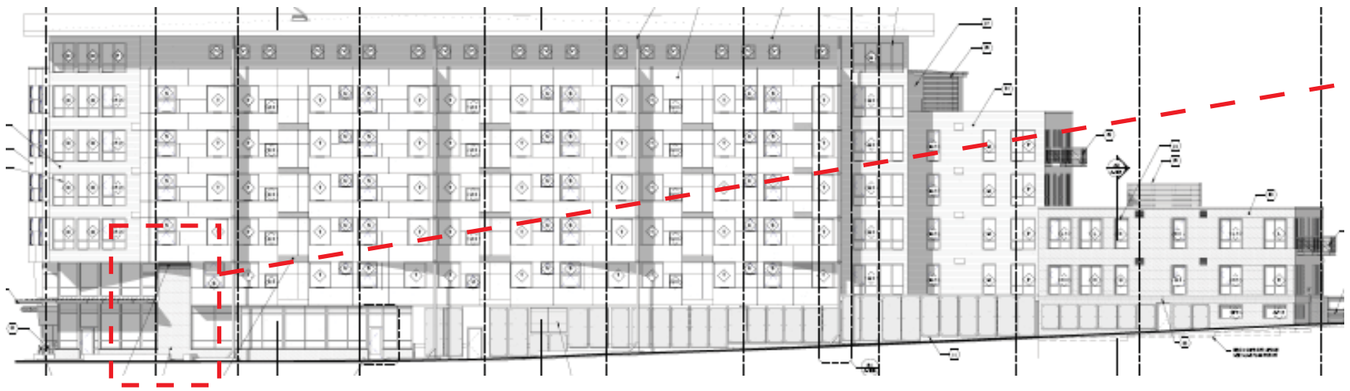
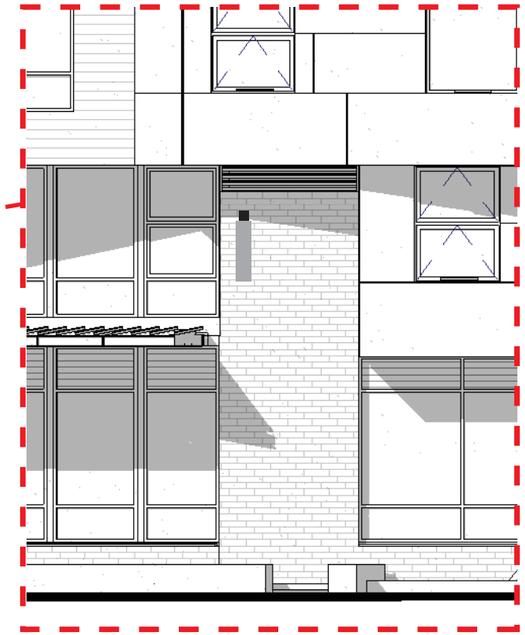
Allez Apartments Sign Program

P2 Project ID Projecting Sign



North Elevation



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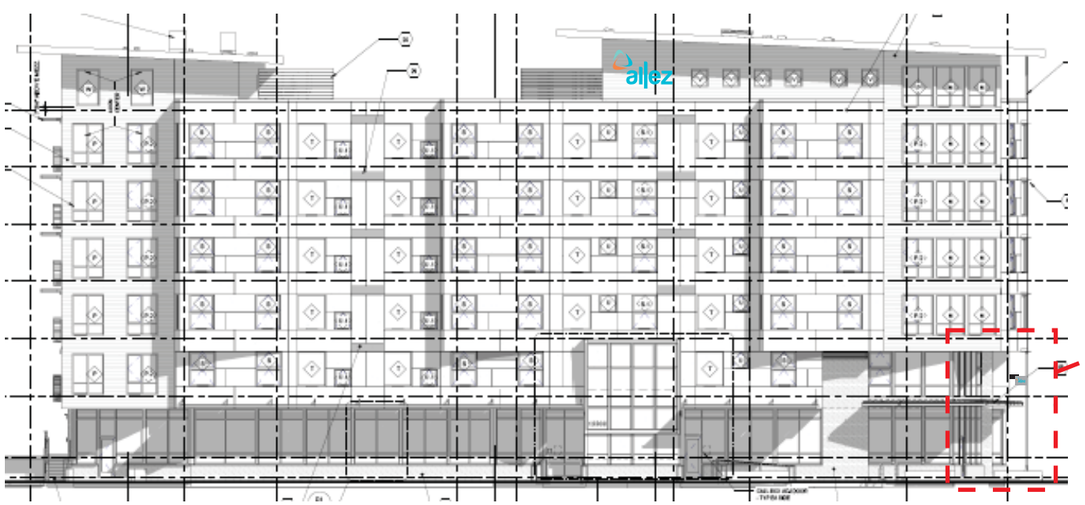
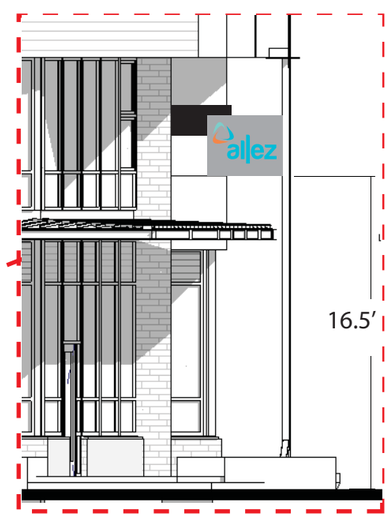


East Elevation



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Scale: 1″ = 8′

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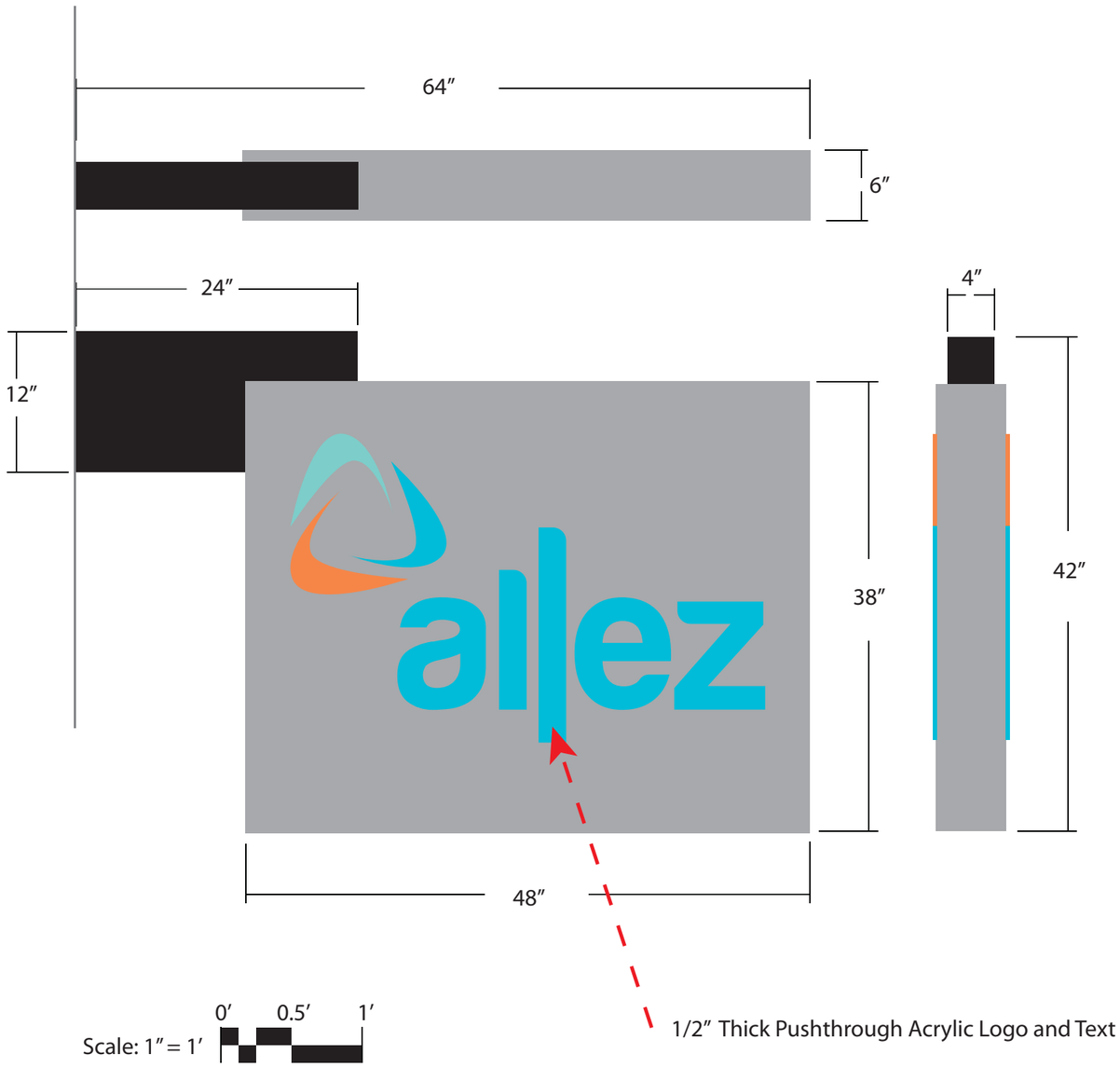
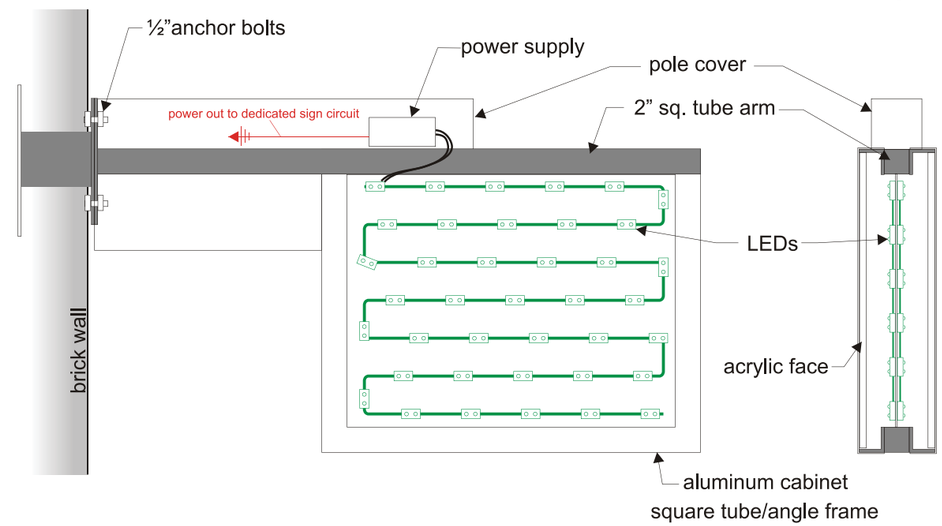
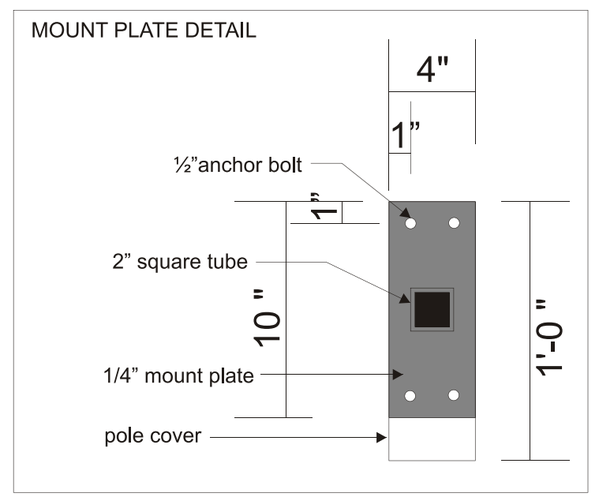
P2 Project ID Projecting Sign



DETAIL DRAWING





Estimated Weight = 150 to 175 Pounds

Total Sign Face Area = 12.67 SqFt.

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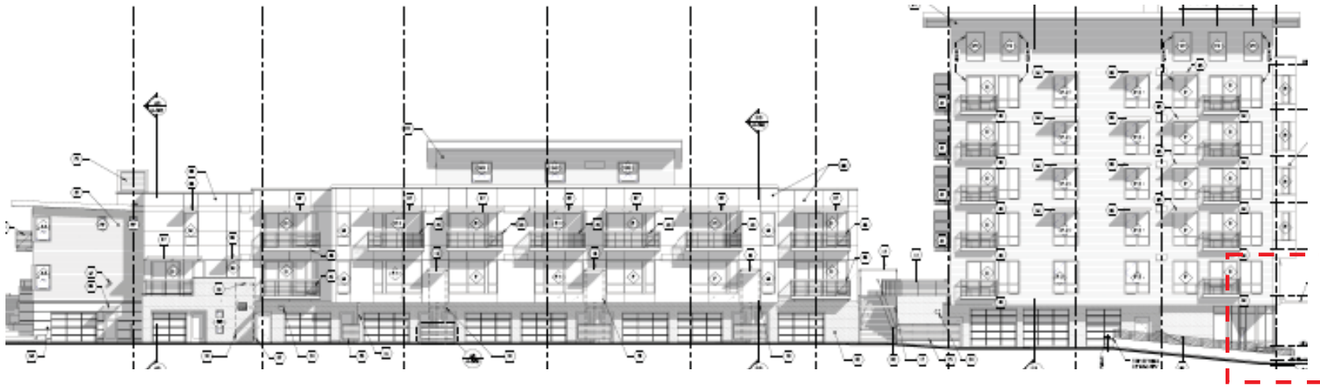
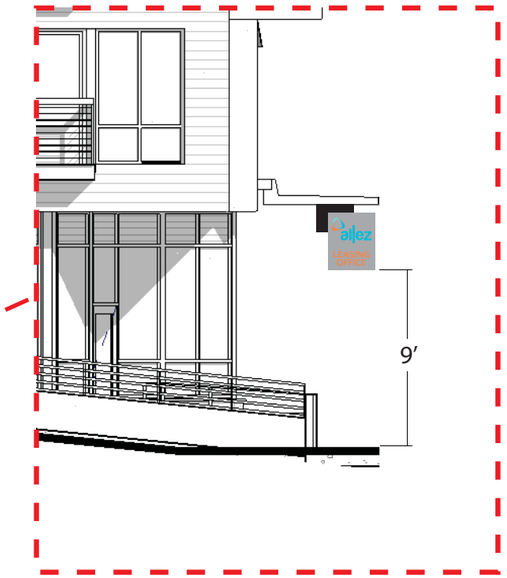
Allez Apartments Sign Program

P3 Leasing Office Blade Sign



South Elevation



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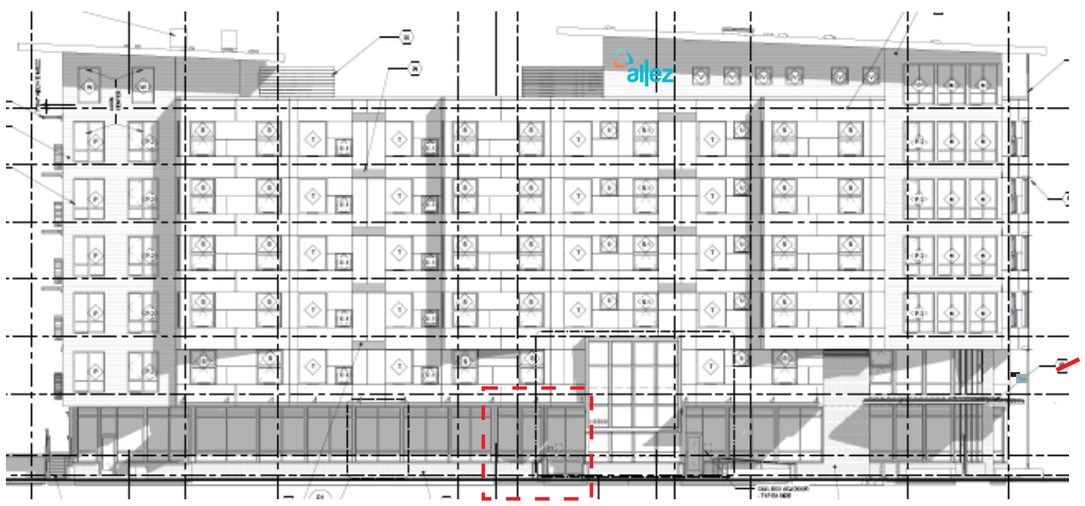
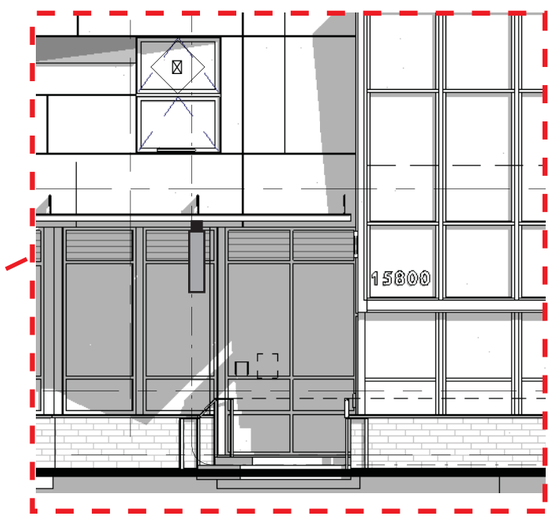


East Elevation



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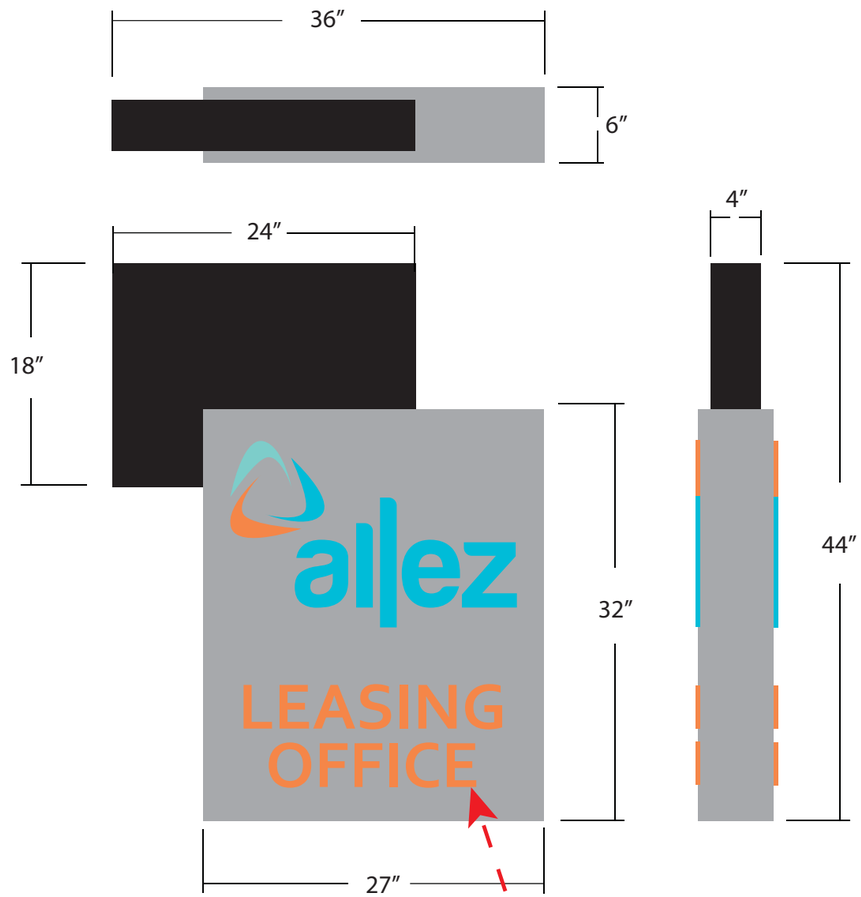
Allez Apartments Sign Program

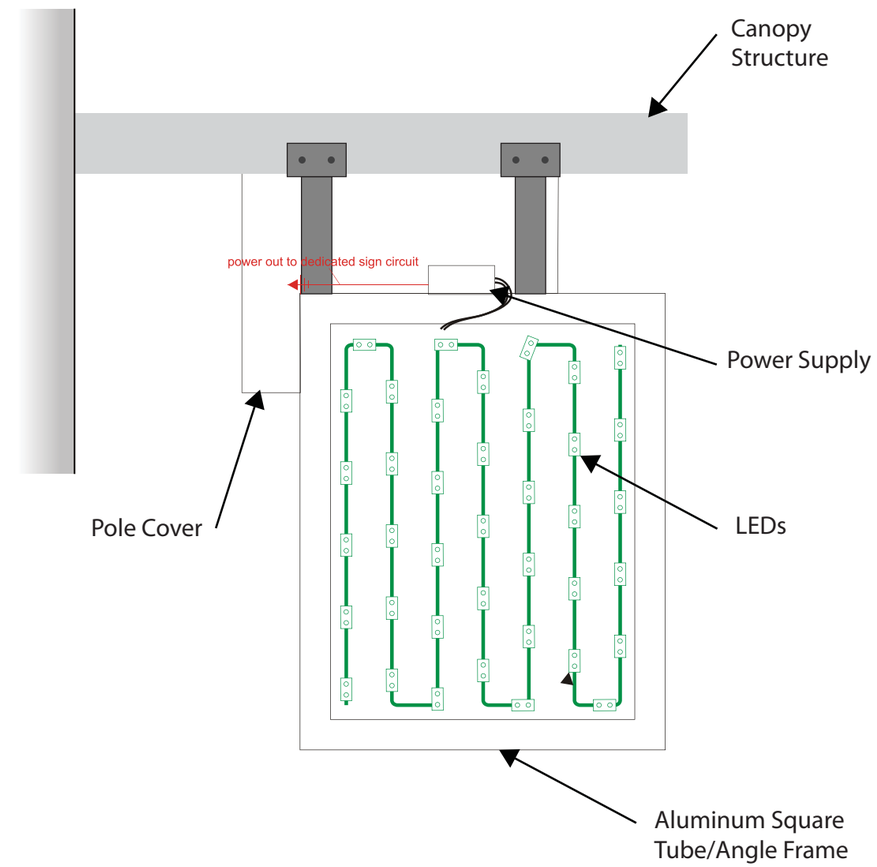
P3 Leasing Office Blade Sign



Scale: 1″ = 2′ (0′, 0.5′, 1′)

1/2″ Thick Pushthrough Acrylic Logo and Text

DETAIL DRAWING



Estimated Weight = 75 to 100 Pounds

Total Sign Face Area = 6.0 SqFt.

island dog SIGNS LLC
425.844.2333
P.O. Box 1177, Duvall, WA 98019-1177
www.islanddogsigns.com

Client : Burnstead Construction

Contact : Scott Hall

e. scott@burnstead.com
t. 425.454.1900

Date: 10.21.13

Revisions:
- Approved as is ☐
- Approved with revisions ☐
- Redesign & resubmit ☐

Filename: 130608 Allez Apts Signage Program.pdf

Drawn By:

Approved By:

Date:

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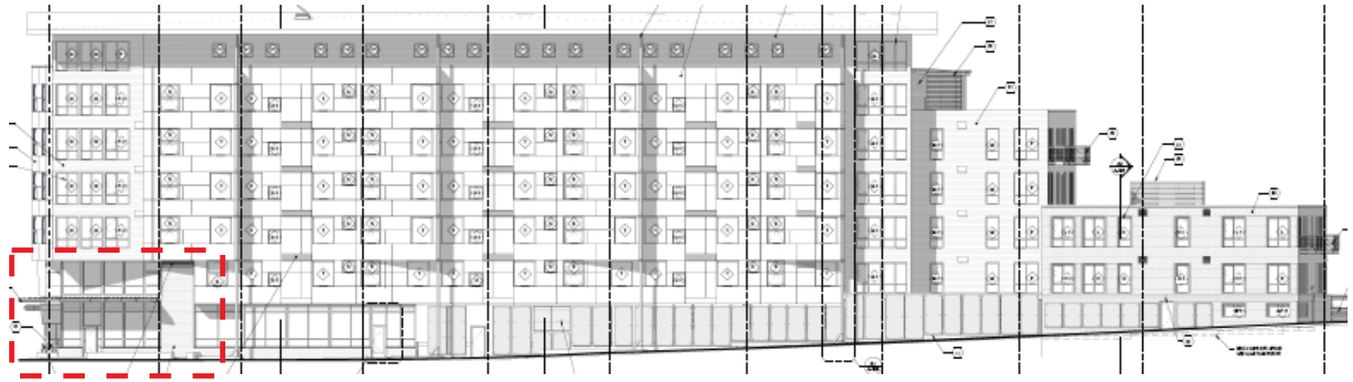
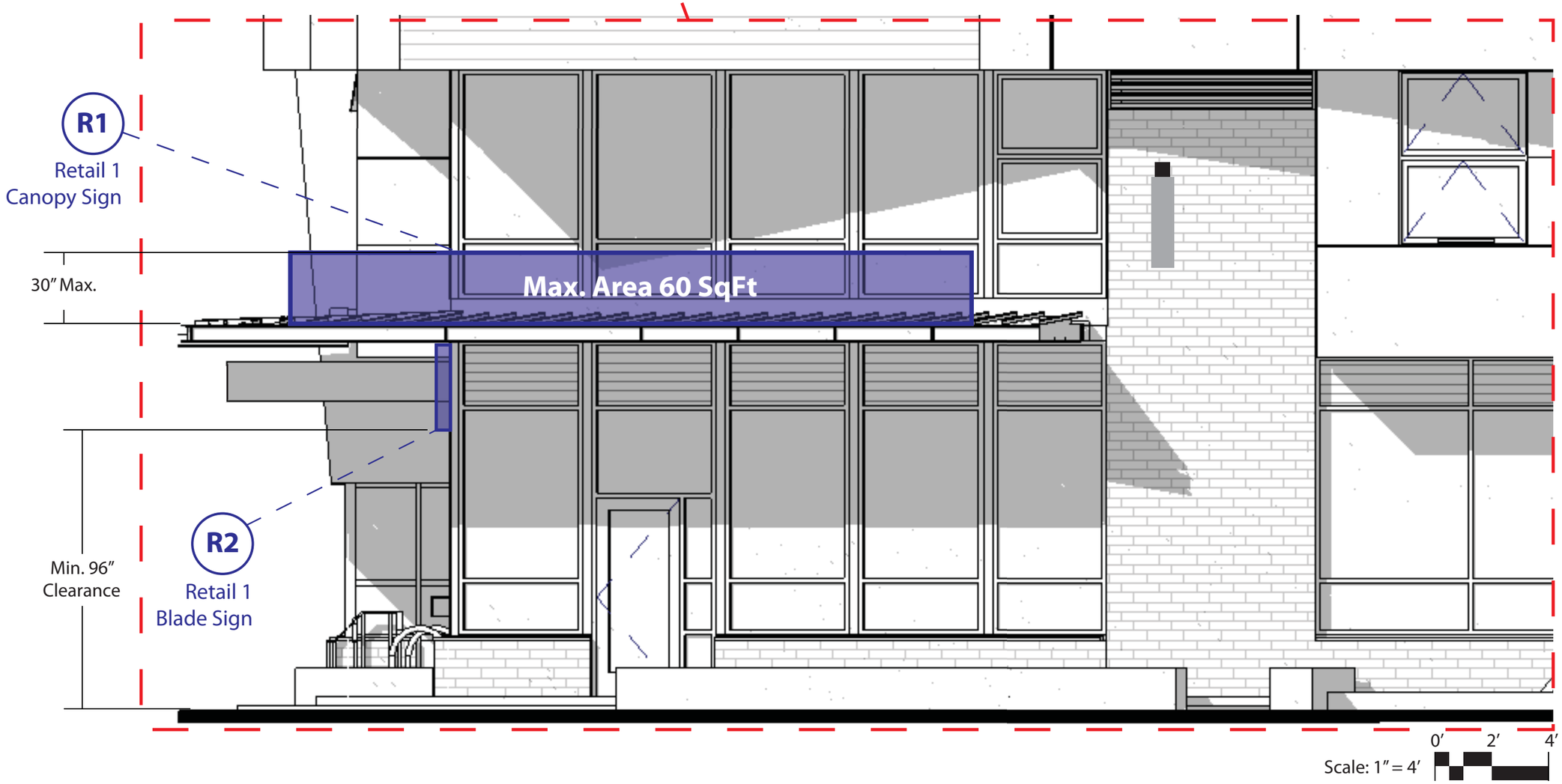
Allez Apartments Sign Program

R1 R2 Retail 1 Signage

SEE SIGN PROGRAM GUIDELINES DOCUMENT FOR ADDITIONAL DETAILS AND RESTRICTIONS



North Elevation



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Allez Apartments Sign Program

R3 R4 Retail 2 Signage

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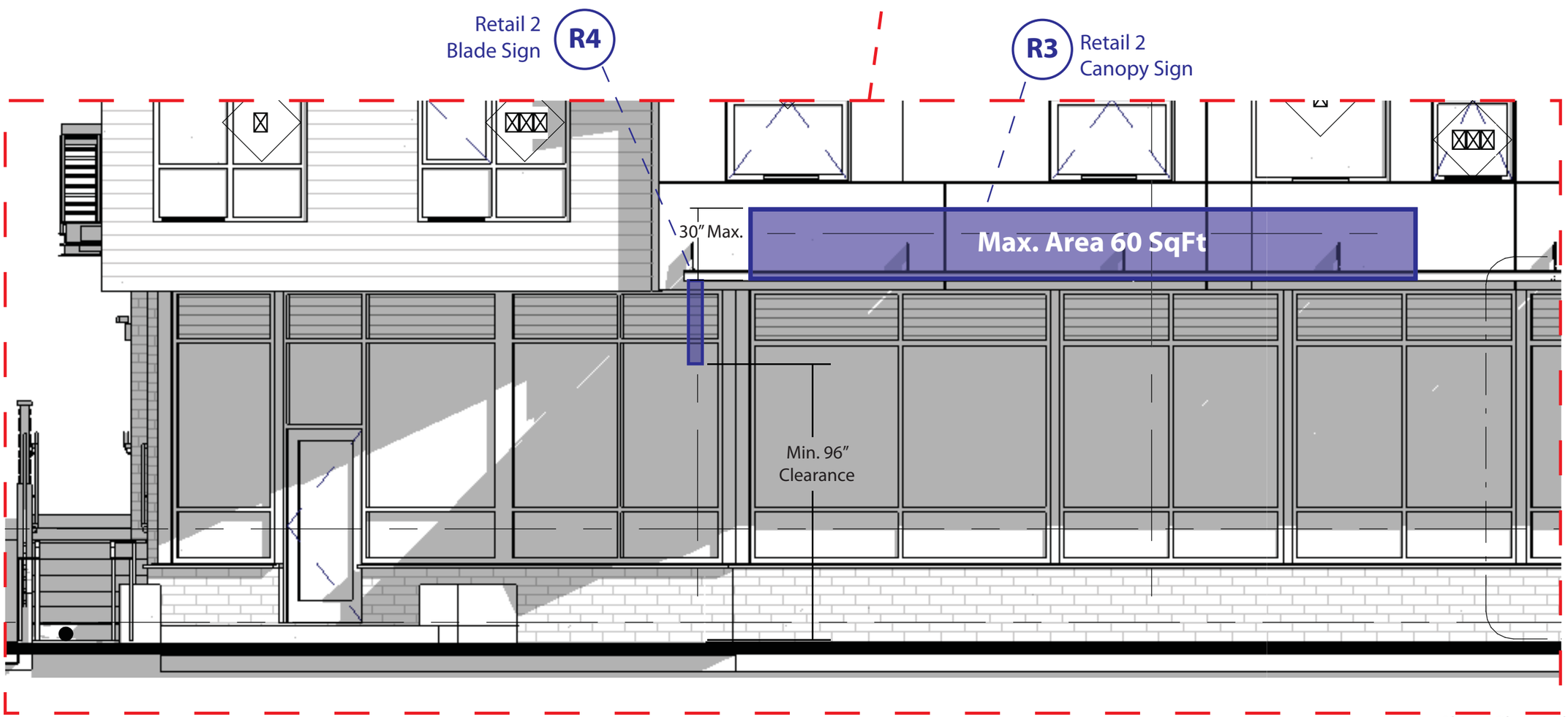
East Elevation



Scale: 1″ = 4′ (0′ 2′ 4′)

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Allez Apartments Sign Program

Retail Canopy Sign Letter Specifications

Scale: 1″ = 1′ 0′ 1/2′ 1′

Maximum 24” Letter with Individual Oversized Backer Panel

Maximum 18" height lower case letters w/ 6" additional ascenders & descenders

Stacked letters not to exceed 30"

Maximum 24" Logo

Maximum 24" first letter

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