

SIGNAGE DESIGN GUIDELINES

Building address, Suite number, and Tenant Identification Directory

CORPORATE GARDENS

GERMANTOWN, TENNESSEE

(AS APPROVED BY THE DESIGN REVIEW COMMISSION, FEBRUARY 28, 2017)

SUBMITTED BY
CORPORATE GARDENS CONDOMINIUM ASSOCIATION
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GENERAL REQUIREMENTS

The purpose of this Manual is to define and specify the exterior signage criteria, as it pertains to Building Address, Suite Number, and Tenant Identification, for Corporate Gardens in Germantown, Tennessee. As a part of this application, we are requesting that the City of Germantown Design Review Commission grant the Department of Economic and Community Development the authority to approve the signs for all buildings within Corporate Gardens which meet the approved center guidelines and the City of Germantown Sign Ordinance. There will be two different types of sign design within Corporate Gardens. One for the interior office buildings (AREA 1) and another for the street frontage retail buildings, consisting of 9030, 9056, & 9076 Poplar Pike and 3093 & 3075 Forest Hill Irene Road (AREA 2) as shown on a Site Plan attached. There shall be no canopies or awnings, with or without signage, allowed on the exterior of any building unless approved by the City of Germantown Design and Review Commission and Corporate Gardens Condominium Association. Any proposed signage that does not comply with this sign policy must be approved by the Design Review Commission under a separate application. Any sign request presented to the Germantown Department of Economic and Community Development must be accompanied by a letter from Corporate Gardens Condominium Association with a 'Letter of Approval' from the Corporate Gardens Board of Directors.

Once signs are approved by the City of Germantown Department of Economic and Community Development, the applicants must obtain a sign permit from the Memphis and Shelby County Office of Construction Code Enforcement prior to erecting any proposed sign.

TENANT/ BUILDING IDENTIFICATION SIGNS

AREA 1 - Office Buildings (as shown in elevations and on site plan)

Each building shall be permitted a Tenant/ Building Identification sign per Tenant up to a maximum of two (2) signs per public entrance, not to exceed more than two of the same sign per building. These signs will be located next to the major public entrance doors and project no more than two (2) inches from the face of the building. All of the Tenant Identification signs will be 18" x 24" (3 square feet) with sign content restricted to tenant name and suite number. Tenant/ Building signs shall be located at a height of approximately four (4) feet above the surrounding grade and directly adjacent to the entrance. The name of the business shall be the primary element of the sign. Lettering shall not exceed five (5) inches in height. The Tenant/ Building signs will not be illuminated. No additional signs and/or information will be approved by the city of Germantown Design Review Commission without the joint request of Corporate Gardens Condominium Association.

Directories

Where more than two (2) Tenants occupy a building, or where tenants do not have an exterior entrance or do not qualify for an exterior sign, each building shall be permitted an exterior Directory sign. There shall be one (1) Directory permitted per major public entrance, not to exceed two (2) Directories per building. Each Directory shall be 24" x 36" (6 square feet). Directory lettering shall not exceed two (2) inches in height. Directory signs will not be illuminated. Directory signs shall be located at a height of approximately four (4) feet above the surrounding grade and directly adjacent to the entrance.

Building Street Address Numbers

There shall be Building Identification Numbers for each address. Building address numbers shall be above the entrance door. (Areas 1 and 2)

Directional Signs

- There will be no directional signs.

Typography and Letter/Number Height

The main Tenant Sign will be within the allotted signage space. Tenants shall be permitted to use their standard typography logo script and logos (provided logos meet the City of Germantown Sign Ordinance).

The letters shall be raised. Tenant/ Building Identification Sign lettering shall not exceed 6 inches in height. Directory Sign lettering shall not exceed 2 inches in height. Building Street Address Numbers shall be 6 inches in height.

Materials

The materials of the signs shall be of cast aluminum with an antique finish. The backgrounds of the signs shall be a textured finish of dark bronze. All signs must have a clear protective coating so as to protect them from the elements.

AREA 2 - Retail (as shown on elevations and in site plan)

Each Tenant main sign unit must fit within the signage space above the tenant premises (as shown in the elevations for AREA 2). Tenants shall be permitted to use their standard typography logo script and logos (provided logos meet the City of Germantown Sign Ordinance). Owner/Tenant signs shall be located at a height of approximately twelve (12) feet above the surrounding grade. The sign panel background color shall be Sherwin Williams 'Iron Ore' SW7069 Satin finish.

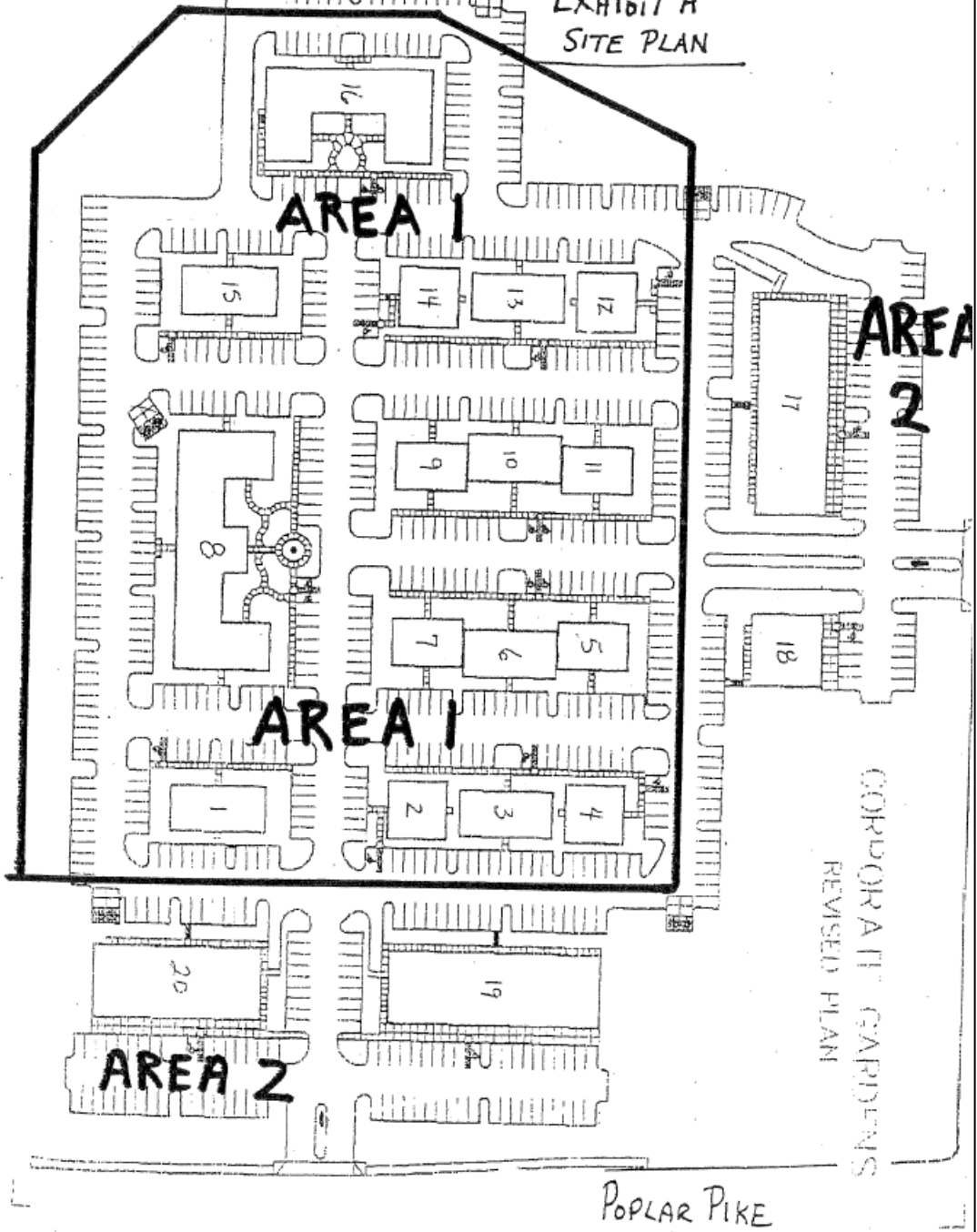
The name of the business shall be the primary element of the sign. Lettering and logos shall not exceed ten (10) inches in height or one (1) inch in depth. Lettering and logo materials shall consist of PVC lettering with concealed fasteners

Letters in the sign panel shall be;

PALAIS WHITE SHERWIN WILLIAMS - SW2429 (SAME AS CORNICE
COLOR)

The Owner/Tenant signs will not be back lighted. Additional signs and/or information will be allowed as long as primary sign and additional signage comply with City of Germantown Sign Ordinance of a maximum total sign area of 75 square feet, or one square foot for each lineal foot of building wall on which sign is erected, whichever is the smaller sign area. Other sign materials or colors will not be approved by the City of Germantown Design Review Commission without the joint request of Corporate Gardens Condominium Association.

EXHIBIT "A"
SITE PLAN



AREA 1 - INTERIOR BUILDINGS
AREA 2 - STREET FRONTAGE BUILDINGS