

# **Copestone Landlord's Sign Criteria**

408 E. 43rd St. Garden City, Idaho

These criteria have been established for the purpose of maintaining a high standard for a professional building. Conformance to the sign criteria will be strictly enforced. Any nonconforming or unapproved signs installed must be brought into conformance at the expense of the tenant pursuant to the tenant's lease. All signage shall adhere to the specifications, locations, and details provided in this Sign Criteria and in compliance with all governmental requirements.

## **A. General Requirements**

- 1.** All signs will be designed and constructed in compliance with all local Sign and Building Codes and ordinances at time of the permit application, and in accordance with the sign criteria. Should Landlord's criteria be more restrictive than acceptable codes and ordinances, Landlord's criteria shall prevail. Nothing in this criterion shall imply, a waiver of requirements by the local authorities.
- 2.** Each tenant shall submit or cause to be submitted to the Landlord for approval before fabrication color copies of scale drawings, indicating the placement size, layout design, and color of any proposed signs, including all storefront, lettering and/or graphics.
- 3.** The landlord shall approve or disapprove, in writing, all signed submittals prior to installation. Said approval shall not be unreasonably withheld. Landlord will endeavor to communicate and approval, or disapproval, as the case may be, within ten (10) working days of receipt of submittals.
- 4.** Tenant shall be responsible for obtaining sign permits and for all expenses associated with construction, installation and maintenance of tenant's building signage, tenant's pylon/monument signage, and/or tenant sign copy on any pylon/monument signs, if any.
- 5.** Tenant shall be responsible for all maintenance, repair, replacement, and monthly operating cost of any common sign structure of which the tenant's sign copy is affixed, pursuant to Tenant's lease.
- 6.** At the end of Tenant's lease term, or at the time Tenant vacates the lease premises, whichever first occurs, Tenant will remove its sign copy from any pylon/monument signs, if applicable, and extruded cabinet sign, or any part thereof, and will patch and repair any damage to the building or pylon/monument sign structure to Landlord satisfaction.

## **B. General Specifications**

- 1.** All power supplies, transformers, wiring, and other equipment shall be concealed behind the exposed fascia.
- 2.** Sign content shall be limited to Tenant's trade name and/or logo identifying the business or service located or provided herein, subject to approval under A.3.
- 3.** Upon approval by Landlord, Tenant will contract with a reputable sign company to install any applicable signs.

4. Tenant shall be responsible for any damage caused by Tenant's sign contractor, or by its agents or employees.

### **C. Design Specifications**

1. Each Retail Tenant is allowed (1) single face (non-illuminated) sign mounted on a steel frame attached to the existing "C" channel on deck above. The background is brushed aluminum composite with a raised black logo and white COPESTONE "C." The tenant area stands off the background using 1" brushed aluminum fasteners and can be made of any of the following durable materials; Aluminum Composite, Aluminum, Steel or Exterior Grade Hardwood (ie: ipe, teak, some composites) and have lettering or logo that provide contrast and interest. All elements must be approved by the landlord.

2. The allowable sign area is dictated by the Garden City sign code for SD1.

3. All signs shall bear the U. L. label and be connected and installed in compliance with all local sign and building Codes and Ordinances

### **D. Miscellaneous Requirements**

1. No installation will be permitted until Tenant has received written approval from Landlord, along with a copy of Tenant's detailed signed drawing with Landlord's approval affixed hereto.

2. Applicant must secure approval of Landlord prior to submitting a request for a sign permit from the City of Garden City, ID.

### **E. Prohibited Signage**

1. Any building signage that does not comply under C.1&2.

2. Advertising placards, banners, pennants, names insignia, trademarks, or other descriptive material, affixed or mounted upon the glass panes and supports of show windows and doors, or upon the exterior walls of buildings without first obtaining approval from Landlord.

3. Temporary free-standing signage such as sandwich boards, metal lawn signs and vehicle mounted signage displayed in the parking lot or landscaped common areas without prior approval of Landlord. Temporary professionally-produced grand opening signs or banners shall be permitted to be displayed for periods not to exceed thirty (30) consecutive days, or as provided for under the tenant lease, after first obtaining approval from Landlord.



**Additional/Revised Material Submittal Form**

Submittal Date: \_\_\_\_\_

Rec'd by: \_\_\_\_\_

6015 Glenwood Street ☐ Garden City, Idaho 83714 ☐ Phone 208/472-2921 ☐ Fax 208/472-2926☐  
 building@gardencityidaho.org ☐ Inspection Hotline Phone 208/472-2920 ☐ [www.gardencityidaho.org](http://www.gardencityidaho.org)

**PROJECT INFORMATION**

Permit (File) Number: DSRFY2024-0016 Design Professional in Charge: \_\_\_\_\_

Project Name: Copestone

Project Address: 408 E. 43rd St. Garden City, Idaho, 83714

Contact email: Andrew Sirokman Contact Phone: 208-345-4343

**\*\*\*Applicant is responsible for notifying ACHD for any changes that affect design\*\*\***

Required number of additional or revised plans submitted (1 electronic copy is required as well):

- Please only submit new or revised materials. Re-submitting materials that have not been revised will incur additional review fees.
- Electronic copy - Grading or Civil Sheets(no building) Electronic copy - *only sheets with changes*
- Electronic Copies Only - Residential Building/Nonresidential Building - *individual sheets pdf and labeled*
- Electronic Copies - Design Review, Planning and Zoning, or City Council review documents

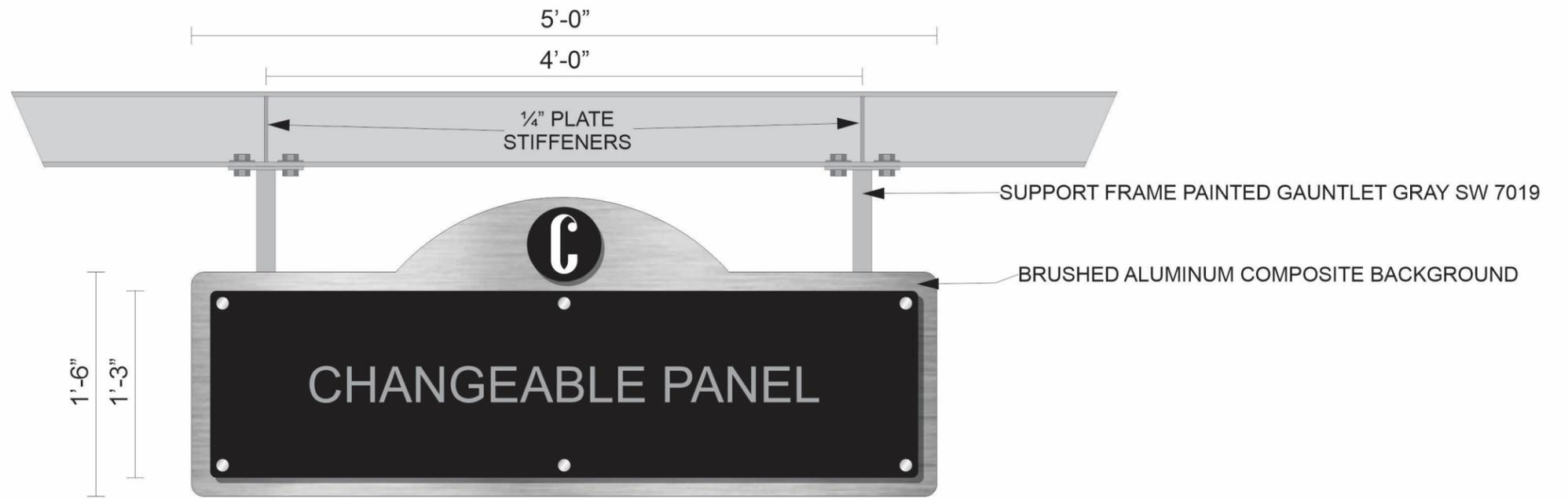
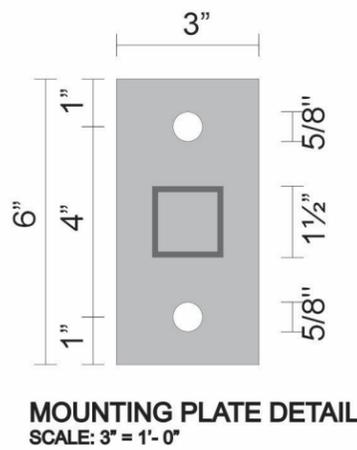
**\*\*\*Provide the page/sheet number and description of what changes are made\*\*\***

**\*\*Additional sheet can be submitted also\*\***

1. The retail tenant signs have been redesigned to fit within the SD1 sign code criteria for a Distinctive
2. Material sign. The brushed aluminum background has a unique shape and goes well with the
3. building aesthetic. We included the "COPESTONE C" as a branding element. The CHANGEABLE
4. PANEL allows future retail tenants to choose how they wish to represent their business.
5. Guidelines to aid this choice are laid out in the "Copestone Landlord's Sign Criteria."
6. \_\_\_\_\_

**Who requested Change:**

- Building Reviewer - Idaho Division of Building Safety
- Engineer Reviewer
- Environmental Reviewer (erosion sediment/pretreatment)
- Fire Reviewer
- Planning Reviewer
- Sewer Reviewer
- Water Reviewer
- Other: \_\_\_\_\_



TYPICAL SIGN WEIGHT = 220 Lbs.±

SIGN AREA SHOWN = 8 Sq. Ft.

**(B) FRONT ELEVATION @ TYPICAL SINGLE FACE (NON-ILLUMINATED) TENANT SIGN**  
SCALE: 1" = 1'-0"

(2) NEW SINGLE FACE (NON-ILLUMINATED) TENANT SIGNS  
 SHAPED BACKGROUNDS ARE BRUSHED ALUMINUM COMPOSITE WITH RAISED BLACK LOGO WITH WHITE COPESTONE "C"  
 RAISED (CHANGEABLE) PANEL TO BE MADE OF APPROVED DURABLE MATERIALS (ALUMINUM COMPOSITE, ALUMINUM, STEEL OR EXTERIOR GRADE HARDWOOD)  
 ATTACHED USING 1" BRUSHED ALUMINUM STAND-OFF FASTENERS  
 1½" SQ. TUBE SUPPORT FRAME PAINTED GAUNTLET GRAY SW 7019 PLATE MOUNTED TO EXISTING "C" CHANNEL USING (4) 1/2" BOLTS WITH WASHERS



EAST ELEVATION - 43rd STREET  
SCALE: 1/16" = 1'-0"

FRONTAGE AREA = 11,623 Sq. Ft.

