

Landlord's Standard Sign Criteria

3840 W. Chinden Blvd., Garden City, ID

This criteria has 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 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 permit application, and in accordance with this Sign Criteria. Should Landlord's criteria be more restrictive than applicable 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 sign submittals prior to installation. Said approval will not be unreasonably withheld. Landlord will endeavor to communicate an 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 costs of any common sign structure of which the tenant's sign copy is affixed, pursuant to tenant's lease.
6. All signs shall be constructed and installed, including electrical hook-up, at the Tenant's expense.
7. At the end of Tenant's lease term or at the time Tenant vacates the leased premises, whichever first occurs, Tenant will remove its sign copy from any pylon/monument signs, if applicable, and fascia sign, or any part thereof, and will patch and repair any damage to the building or pylon/monument sign structure to landlord's 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 or logo identifying the business or service located or provided therein, 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. Illuminated building signs shall be internally illuminated utilizing either individual pan channel letters with trim cap or reverse pan channel letters with halo illumination, or a combination of internal illumination and halo illumination. Returns shall be sheet metal or sheet aluminum, primed and painted.

Non-illuminated individual letters 5 inches tall or less to have ½” minimum depth: 6 inches or taller letters to have 1” minimum depth. All letters shall be installed on 1” – 2” stand-offs.

Illuminated bullet cabinets may be used at Landlord’s discretion for copy that is not large enough for illuminated individual letters. Internally illuminated bullet cabinets shall be subordinate in size to the overall illuminated individual letter sign design and size. Bullet cabinets may be internally illuminated or have a combination of internal illumination and halo illumination.

2. Sign contractor will stub conduit through fascia for connection to primary feeds provided by builder’s electrician if during construction or other electrician if no other construction is being done at the time the sign is approved by the Landlord. Conduit is to be centrally located behind the overall electric portion of sign design. Sign electrical connections shall be made by all tenants to tenant’s metered service, unless common area time clock system is provided by Landlord.

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

4. All penetrations of the building structure (to include fascia) required for sign installation shall be sealed in a watertight condition. If at any time during Tenant’s occupancy of the leased premises, water is found leaking into the building via penetrations from Tenant’s sign then Tenant, at Tenant’s sole expense, shall make the necessary repairs in a timely manner to stop water leakage.

5. The allowable sign area is dictated by the Nampa Sign Code and at the discretion of the Landlord.

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 sign 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 Nampa, ID.

E. PROHIBITED SIGNAGE

1. Non-illuminated, flat panel signs.

2. Logos or lettering glued or silicone directly to the building.

3. Projecting signs (signs perpendicular to building fascia).

4. Single face, illuminated cabinets (can signs) as stand-alone sign.

5. Utilization of exposed raceway.

6. Animated, flashing or audible signs

7. Signage extending above building roof line, or signage outside any designated sign band areas.

8. Signage painted on exterior building surfaces or sign boards.

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

10. 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.

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Examples of Allowed Sign Types



Internally illuminated channel letters



Halo illuminated Reverse Pan Channel Letters with halo and face-lit bullet cabinet with push thru letters. - A bullet cabinet will be allowed only as a smaller portion of the overall sign design for copy that is too small to manufacture as illuminated pan channel letters. Bullet cabinets may be face-illuminated, halo illuminated or both.



Face illuminated and halo illuminated channel letters



Non-illuminated dimensional letters on stand-offs



Non-illuminated dimensional letters on stand-offs

Golden West Signs in Boise, ID, is an approved sign vendor for the building. Please contact Virginia Cunningham at 208-631-9687 or Virginia@goldenwestsigns.com for a consultation, non-binding sign quote and sign renderings or with any questions you may have regarding this sign program.