

Uniform Sign Plan (USP)

High House Office Center

08-USP-002

The Uniform Sign plan provides basic sign criteria for a site. A sign permit application must be submitted and a permit issued prior to installation of a sign.

USP identifier:	08-USP-002
Applicant	High House Office Center Associates, LLC PO Box 97608 Raleigh, NC 27624
Location:	1100 and 1150 NW Maynard Road and High House Road; Wake Co. REAL ID: 0040035
Date USP established:	February 14, 2008
Last modified:	February 14, 2008 December 11, 2009 – Added optional wall sign for tenants with two center entrances June 30, 2010 – Added option for two tenants sharing a single entrance.

General Provisions
<p>Tenant shall submit shop drawings to the High House Office Center Condominium Association for approval. Drawings must show size of all letters, spacing, materials, mounting methods, and overall size dimensions in relation to lease frontage.</p> <p>Content of all signs shall be limited to letters designating the store name, type and specialty. No advertising, symbols, or logos, other than the store name, shall be used without approval of the High House Office Center Condominium Association.</p> <p>Fabrication, installation and operation of all signs shall be subject to the following restrictions: No flashing, moving, or blinking illumination shall be permitted No animation shall be permitted.</p> <p>The following types of signs are prohibited:</p> <ul style="list-style-type: none"> • Outrigger signs • Moving signs • Rooftop Signs • Iridescent signs <p>No signs shall be fabricated or installed without approval of the High House Office Center Condominium Association, and without an approved sign permit from the Town of Cary.</p> <p>The High House Office Center Condominium Association reserves the right to make any variation in the document as seen fit in the interest of the tenant or tenants. Any revision must be approved by the Town of Cary.</p>

A sign may be erected, placed, painted, created or maintained in the Town of Cary only in conformance with standards, procedures, and other requirements of the Town's Sign Ordinance and/or any applicable Uniform Sign Plan (USP) for the property where the sign is located.

In situations where the specifications of a previously approved Uniform Sign Plan conflict with the currently adopted Sign Ordinance provisions, then the specifications in the approved Uniform Sign Plan shall control. Where a previously approved Uniform Sign Plan does not contain specifications on signage attributes, including but not limited to height, colors, placement, etc., then the provisions in the currently adopted Sign Ordinance shall control. Further, a previously approved Uniform Sign Plan which lacks specific signage attribute specifications (including but not limited to height, colors, placement, etc.) may not be amended to include such specifications unless such amendment is in accord with the currently adopted Sign Ordinance.

A Uniform Sign Plan may be amended by filing a new sign plan with the Planning Department. Any new or amended Uniform Sign Plan (including those for planned unit developments) shall include a schedule for bringing into conformance, within 90 days, all signs not conforming to the proposed plan. This shall apply to all properties governed by said plan.

Principal Ground (Monument) Sign	
Quantity	Per Land Development Ordinance
Location	At entrances to site; per Land Development Ordinance
Materials	Brick Monument Wall: Brick and Mortar to match Building Sign Panel: 1/8" aluminum back panel; PVC letters Sign to mount recessed into brick monument work via aluminum studs and adhesive
Size	Aluminum back panel: 34" X 85.5" X.125" .5" Thick PVC letters and .5" extrusion border Letter height Minimum: 6" Letter height Maximum: 20"
Colors	Background: MM 217.60 BASF Metallic Champagne Text & border: Black with medium clear finish
Illumination	Non-illuminated
Other	Letter Style: Cheltenham ITC Bold BT Sign to mount recessed into customer supplied brick monument work via aluminum studs and adhesive
Photo	

Wall Signs Type A (Entrance Elevations)	
Quantity	One per tenant
Location	Centered above entrances
Materials	Aluminum panel with 1" returns PVC Letters Aluminum border to be mechanically fastened to sign panel. PVC text to be double sided tape mounted to sign panel. Signs to mount via aluminum angle rails screwed to building fascia.
Size	Tenants with a single entrance: Panel size 80" X 22" (12 square feet) Minimum Letter Height two inches (2") Maximum Letter Height 14 inches (14")
	Tenants controlling two center entrances in a building may be up to 16 feet in length and 22 inches tall (29.28 square feet)
	Tenants who share one exterior entrance: Two Panels up to 80" Wide and 10" tall
Colors	Background: BASF Metallic Champagne MM 217.60 Text and Raised Border: Black with medium clear finish
Illumination	Non-illuminated
Other	Letter Style: Cheltenham ITC Bold BT Signs are limited to trade name only
Photo (Tenants with two entrances)	 <p>Qty. 1) Single-sided aluminum box sign with 1" returns and surface-applied HP Black vinyl graphics. Rail Mount to eifs.</p>

Wall Signs Rear Elevations	
Quantity	One per tenant as allowed per Cary Land Development Ordinance
Location	Located in roof gable over individual tenant space

Wall Signs Rear Elevations	
Materials	Pan Type Aluminum with 1" returns PVC Letters Signs to mount via aluminum rails screwed to building fascia
Size	Panel size 65" X 18" (8.1 square feet) Minimum Letter Height 6" Maximum Letter Height 14"
Colors	Background: BASF Metallic Champagne (MM 217.60) Border & Text: Black with medium clear finish
Illumination	Non-Illuminated
Other	Letter Style: Cheltenham ITC Bold BT

Window Signs (Also permitted on Glass Doors)	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Adhesive back vinyl
Size:	Not to exceed 25% of glass area per elevation
Colors:	Window/Door colors must be approved by the High House Office Center Condominium Association.
Illumination:	none
Other:	none
Photo(s): *	

* Note: photos and diagrams are for illustrative purposes, and do not intend to represent every sign on the property.