

**Master Sign Plan (MSP)
Patel Brothers Building
800 E. Chatham Street
11-MSP-002**

These guidelines are published for informational purposes. A sign permit application must be submitted and a permit issued prior to installation of a sign.

MSP identifier:	11-MSP-002
Location:	800 E. Chatham Street
Date USP established:	April 25, 2011
Last modified:	April 25, 2011 August 9, 2011

General Provisions of Uniform Sign Plan for this project	
	Landlord's approval is required for sign permit approval

A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with standards, procedures, exemptions 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 specific 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.

Wall Signs -Anchor Tenant	
Quantity:	Two
Location:	Above Main Entrances
Materials:	Illuminated Channel Letters on a raceway. Aluminum returns and back with Jewelite plex faces.
Colors	Channel Letter Faces Dark Green (to match PMS 356 C) and white. Raceway to match building facade
Size:	1.25 square feet per lineal foot of building frontage.
Fonts Style:	Subject to Landlord's approval

Wall Signs – secondary tenants	
Quantity:	One per tenant (maximum of three additional signs on the building)
Location:	On elevation facing E Chatham Street
Materials:	Individual channel letters to match Anchor Tenant sign or aluminum pan signs with vinyl copy. Note: All signs must be consistent.
Colors	Channel Letters: White faces with Dark Green (PMS 356 C) trim and returns OR Pan Signs: Dark Green (PMS 356 C) background and white copy
Size:	1.25 square feet per linear foot of building frontage.
Fonts Style:	Subject to Landlord's approval

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