



**DENVER**  
THE MILE HIGH CITY

**Community Planning and Development**  
Denver Landmark Preservation

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## STAFF BRIEF

This document is the staff's comparison of the Secretary of the Interiors Standards for Rehabilitation, Design Guidelines for Denver Landmark Structures and Districts, the Landmark Preservation Ordinance (Chapter 30, Revised Municipal Code) and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the commission's deliberation of the proposed application. Guidelines are available at [www.denvergov.org/preservation](http://www.denvergov.org/preservation)

<b>Project:</b>	#2018-COA-024	<b>LPC Meeting:</b>	February 6, 2018
<b>Address:</b>	2590 Welton (also known as 2560 Welton)	<b>Staff:</b>	Brittany Bryant
<b>Historic Dist/DLM:</b>	Five Points Historic Cultural District		
<b>Year structure built:</b>	C.2015-2016		
<b>Council District:</b>	#9 Albus Brooks		
<b>Applicant:</b>	ArtHouse Designs – Zach Kotel		

### Project Scope Under Review:

Signage – Wall Project ID signage, two window signs, one projecting parking sign, and two plaque signs for DURA and the Lydian

<b>Sign Types:</b>	<b>Locations:</b>
Sign A- Project ID Sign	Welton St. façade at building entrance, interior to site
Sign D- Projecting Parking Sign	26 <sup>th</sup> Street façade, at garage entrance
Sign E- Window Graphics	Welton Street
Sign J & J.1- Plaque signs	Welton Street, one interior to site and one at building chamfer.

<b>Sign Types &amp; Program:</b>	<b>Materials &amp; Illumination:</b>
Sign A- Project ID Sign	Brushed aluminum reverse channel letters. Halo illuminated with white illumination and center push-through accent lighting
Sign D- Projecting Parking Sign	Aluminum constructed cabinet. Push-thru accent lighting around cabinet edge and "P" and "parking"
Sign E- Window Graphics	Vinyl graphics in "bright gold." No illumination
Sign J & J.1- Plaque signs	Cast bronze. No illumination

### Staff Summary:

The proposed sign types are limited to three wall mounted signs, one projecting sign, and two vinyl window graphics for the new development at 2590 Welton Street-The Lydian. Signage is compatible with the Five Points Historic Cultural District and will be of high quality construction.

### Excerpted from Design Guidelines for Denver Landmark Structures & Districts, January 2016

<b>Sign Planning &amp; Design Standards &amp; Guidelines: Location</b>	<b>Meets Standards &amp; Guidelines</b>	<b>Comments</b>
<p><b><u>Standards:</u></b>  <b>6.3 New signs shall be consistent with traditional sign pattern locations.</b>  <b>6.4 Sign locations shall emphasize and reinforce a building's architecture.</b>  <b>6.5 No two projecting sign forms (shaped and blade) shall be used for the same business along the street frontage.</b></p>	Yes	Proposed signage is consistent with traditional sign pattern locations and newly approved signs within the Five Points Historic Cultural District. One projecting blade sign is proposed. All future projecting signs should also be blade signs.

<p><b><u>Guidelines:</u></b>  <b>6.8 Locate signs on commercial buildings consistent with traditional sign patterns.</b>  <i>a. Locate signs at the Pedestrian Level of the building at or near the business entry.</i>  <i>» For infill construction, the Pedestrian Level in Five Points corresponds to the Building Base.</i>  <i>b. Place a sign above or near the primary entrance to an establishment, preferably in a traditional location such as a sign band or in large storefront windows</i>  <i>c. Integrate signs into the architectural design of new buildings, particularly sign bands and canopies at building entries.</i></p>	<p>Yes</p>	<p>All signage is located at the pedestrian level no signage is above the building base. All signs are located near the primary entrance in which they are associated with. For example the “Lydian” wall sign is in the building alcove that allows access to the building lobby for the tenants above the ground floor retail.</p>
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<b>Sign Planning &amp; Design Standards &amp; Guidelines: Character, Materials, and Scale</b>	<b>Meets Standards &amp; Guidelines</b>	<b>Comments</b>
<p><b><u>Standards:</u></b>  <b>6.13 Signs shall be designed to enhance impact on the pedestrian realm, not to maximize square footage or number of signs allowed by zoning.</b>  <b>6.14 Signs shall be Human Scaled rather than automobile-oriented to reinforce the pedestrian-scale of the cultural district.</b>  <b>6.15 Signs shall be fabricated out of high-quality materials and finishes.</b>  <b>6.16 Sign shall be designed to with materials that integrate with the architectural features on the building facade.</b>  <b>6.17 Signs with plastic faces or plastic formed shapes shall not be used in the cultural district.</b></p>	<p>Yes</p>	<p>Signage for the use is limited to 3, one wall sign and two window graphics. Other proposed signage is a 7 square foot projecting sign for parking and two 0.5 square feet plaque signs for DURA and an ID plaque for the Lydian Building. The DURA and Lydian plaque would be classified as commemorative plaques and the projecting parking sign would be classified as way finding. The plaque and projecting parking signs require review, however, they don't count towards sign allowance. All signage is human scaled.</p>
<p><b><u>Guidelines:</u></b>  <b>6.19 Create signs using high-quality materials and finishes that complement the durable materials found on historic buildings.</b>  <i>a. Use permanent, durable materials such as metals, metal composites, and other high-quality materials.</i>  <i>b. Avoid using reflective materials.</i>  <i>c. Create well crafted signs of high quality construction with durable finishes.</i></p>	<p>Yes</p>	<p>Proposed signage is wall sign and projecting sign are constructed out of aluminum. Plaque signs are constructed out of bronze. Window graphics will be vinyl. Signs will be of quality construction and design and appropriate materials for their use.</p>

<b>Sign Planning &amp; Design Standards &amp; Guidelines: Illumination</b>	<b>Meets Standards &amp; Guidelines</b>	<b>Comments</b>
<p><b><u>Standards:</u></b>  <b>6.24 Sign lighting shall be integrated into the design of the sign or facade.</b>  <b>6.25 Internally-lit plastic or glowing box signs shall not be used in the cultural district.</b></p>	<p>Yes</p>	<p>Proposed illumination is integrated into the fabrication of the sign. No exposed conduit, races, or junction boxes will be visible. Signs featuring</p>

<p><b>6.26 Exposed conduit, races or junction boxes shall not be installed on the primary elevations of a building.</b></p>		<p>illumination are fabricated out of aluminum.</p>
<p><b><u>Guidelines:</u></b>  <b>6.27 Locate and design sign illumination to minimize impacts on a historic building and its surrounding context.</b>  <i>a. Use halo, push-through letters, LED, or neon for lighting signs, if possible.</i>  <i>b. Direct lighting toward a sign from an external shielded lamp when integral sign lighting is not possible.</i>  <i>c. Use a warm color of light, similar to daylight.</i>  <i>d. Locate the light source for signs so that it is not visible on a building facade.</i>  <b>6.28 Sign lighting should not cast light onto adjacent properties or upper floor residential windows.</b></p>	<p>Yes</p>	<p>Proposed illumination will be halo illumination with a push-through detail in the center of the letter for “Lydian” wall sign and around the sign cabinet for the projecting parking sign. Warm white lighting will be used and will not cast light onto adjacent properties or upper floor residential windows.</p>

<p><b>Sign Types: Projecting Signs-Blade</b></p>	<p><b>Meets Standards &amp; Guidelines</b></p>	<p><b>Comments</b></p>
<p><b><u>Standards:</u></b>  <b>6.54 Projecting blade signs shall be designed to be creative and either feature iconic typology, integrated creative lighting, or abstracted interpretations of literal forms.</b>  <b>6.56 Do not use a projecting blade sign in combination with a shaped sign.</b></p>	<p>Yes</p>	<p>Proposed blade sign will have iconic design, integrated lighting and will be cohesive with the building branding.</p>
<p><b><u>Guidelines:</u></b>  <b>6.57 Encourage creatively designed projecting blade signs.</b>  <i>a. Craft built-up and cut-out imagery, as well as objects projecting outside of the rectangle or circle, to create an artful appearance.</i>  <i>b. Use more ornate brackets consistent with building architecture to reinforce a specific design.</i>  <b>6.58 Projecting blade signs should be located to enhance the building image.</b>  <i>a. Blade signs are appropriate adjacent to primary entries.</i></p>	<p>Yes</p>	<p>Proposed signage will have an art deco appearance with raised metallic gold details against a black bronze background. Proposed sign will be located adjacent to the garage entrance on 26<sup>th</sup> Street.</p>

<p><b>Sign Types: Wall</b></p>	<p><b>Meets Standards &amp; Guidelines</b></p>	<p><b>Comments</b></p>
<p><b><u>Standards:</u></b>  <b>6.60 Wall signs shall be designed to fit within architectural details when sign bands are not present.</b>  <b>6.61 Do not design a wall sign that projects in front of architectural details.</b></p>	<p>Yes</p>	<p>Proposed wall sign is located on an interior alcove face, just above the ground floor cornice and metal canopy defining the street edge.</p>





# THE LYDIAN at FIVE POINTS

EXTERIOR SIGNAGE & WAYFINDING - LANDMARK APPLICATION

December 8, 2017



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**CONFLUENCE**  
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Creating Exceptional Places™  
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**PALISADE PARTNERS | CONFLUENCE CO.**

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ALL CONTENT OF THIS DOCUMENT IS SUBJECT TO THE DESIGN INTENT REQUIREMENTS OUTLINED ELSEWHERE IN THE DOCUMENT. REFER TO THE FABRICATOR PERFORMANCE & MATERIALS REQUIREMENTS, QUANTITIES & SUBMITTALS AND MATERIALS & FINISHES SECTIONS OF THIS DOCUMENT FOR FURTHER DETAILS.

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# FABRICATOR PERFORMANCE & MATERIAL REQUIREMENTS

This document has been assembled by Arthouse Design with the expectation that the fabricator will meet or exceed the following quality and performance requirements. The acceptance of these drawings by the Fabricator constitutes agreement to comply with the following conditions. The Owner will hold the Fabricator to these requirements as part of their contract obligations.

## 1. GENERAL

### A. Proprietary Information Non-Disclosure Agreement:

All ideas, designs, arrangements and plans indicated or presented by these drawings are the property of the Owner, and were created for use in connection with the specified project. The information in this document is confidential and shall not be disseminated to anyone other than Arthouse Design, the Owner, or the Fabricator's personnel necessary to execute the contract, without the written permission of Arthouse Design and the Owner.

In addition, the Fabricator must request and receive written approvals from both the Owner and Arthouse Design to use images of any completed element. The Fabricator is responsible for ensuring that credit, indicating Arthouse Design as the Designer will accompany all images and articles related to the project. The Owner may have additional requirements or restrictions for which the Fabricator is also responsible.

### B. Design Intent Drawings

The "design intent" drawings contained in this document are for the sole purpose of expressing visual design intent and are not intended for construction purposes. All aspects of fabrication, installation, and any resulting working drawings, shop drawings, submittals and contract documents are the responsibility of the Fabricator.

Within the design intent drawings:

- All written dimensions take precedence over dimensions otherwise implied by drawing scale, figures, etc.
- Large scale details take precedence over the smaller scale drawings.
- Specific recommendations for materials, colors, and content take precedence over representations shown in drawings.

## 2. PRE-FABRICATION REQUIREMENTS

### A. Proposal

Copies of all pricing and bid information shall be sent to the Owner and Arthouse Design. The Fabricator shall base their proposal on the performance of all items of service including labor, materials, equipment, and resources required to complete fabrication and installation of the specified work. Full compliance with the these Fabricator Performance and Material Requirements will be required.

The Fabricator is encouraged to make recommendations for specific changes if they will improve the quality or cost-effectiveness of fabrication while preserving Arthouse Design's visual design intent. However, any such recommendations must be approved in writing by the Owner and Arthouse Design at the time of bid. Should the Fabricator

be contracted based on a proposal that assumes substitutions that have not been properly approved, the Fabricator shall be responsible for providing all elements as originally indicated at their own expense.

The Fabricator shall have a licensed structural, electrical and civil engineer as part of their team, or as a sub-consultant.

### B. Shop Drawings

The Fabricator shall submit detailed shop drawings of all fabricated items to the Owner and Arthouse Design. This submission shall consist of three hard copy sets of detailed drawings that indicate all materials, finishes, construction details, lighting requirements, installation details, and artwork, including locations of all material seams. Drawings shall include elevations, plans, sections, and notes as required to clearly convey fabrication intent.

The shop drawings will be reviewed for aesthetic appearance and compatibility with the overall visual design intent. Upon review, the Fabricator shall make all requested revisions and resubmit as required. A complete set of approved shop drawings (noted "No Exceptions Taken" or "Exceptions as Noted") must be received from both the Owner and Arthouse Design before production may begin.

### C. Submittals/Samples

The Fabricator is responsible for providing submittals to the Owner and Arthouse Design as required per "Quantities & Submittals" section of this document. Arthouse Design will review samples for aesthetic appearance and compatibility with adjacent conditions. Compliance with other requirements is the exclusive responsibility of the Fabricator.

All materials, finishes, and content are subject to revision until final submittals have been approved. A complete set of approved submittals must be received from both the Owner and Arthouse Design before fabrication may begin. Required submittals must be issued in an adequate time frame to allow review, adjustments, and approval without delaying the project schedule.

If requested, samples shall include the following:

- Paint and Finishes: samples of each specified project paint color and finish, texture as required, and applied to final specified material as indicated.
- Vinyl Sheeting: samples of each project vinyl color. Machine cutout letters and vinyl letters.
- Digital Prints: Full color sections of each digital print at final size and resolution, printed on the final specified material. Full color samples of each digital print in its entirety at reduced size and scaled to fit printed on final specified material.
- Copy and Text Layouts: Half size black and white printed samples of each message layout including copy, symbols and sign panel boundary; layouts shall be labeled with sign type, location and side as required. Layouts will use exact project fonts and symbols and show exact spacing and positioning of all elements required on sign. Fonts and symbols will be solid black; outlines will not be accepted.
- Fonts and Symbols: Each project font consisting of a full alpha-numeric character set (upper and lower case) printed in black and white.

## 3. FABRICATION & INSTALLATION REQUIREMENTS

### A. Permitting & Regulation Compliance

The Fabricator is responsible for securing and paying for all permits, insurances, inspections, and tests required by governmental agencies. The Fabricator is also responsible for verifying and ensuring compliance with all current IBC, ADA, OSHA, environmental regulations, and all other applicable governing code requirements. All required resolutions or revisions to construction details must be approved by the Owner and Arthouse Design prior to production.

It is the Fabricator's responsibility to comply with all applicable Municipal, Building and Electrical Codes of governmental agencies having jurisdiction.

### B. Structural Requirements

The Fabricator shall follow Arthouse Design drawings for exterior visual appearance, but designs of internal structure, engineered connections, mounting assemblies, and foundations are by the Fabricator and their responsibility. Structural design shall utilize self-supportive framing and prevent irregularities in exposed surfaces.

- The Fabricator shall provide the Owner and/or the General Contractor (GC) with a list of support and/or blocking requirements, and approximate weights for each element as required no later than twenty-one days after final shop drawing approval.

- The Fabricator shall provide the Owner and/or the GC with calculations for all structural members and foundations sealed by certified engineers registered in the state of installation, prior to fabrication.

### C. Electrical Requirements

Design of all electrical components is by the Fabricator. All transformers and electrical hardware shall be concealed (i.e. non-audible and non-visible to pedestrian and vehicular traffic). The Fabricator shall ensure all electrical components are easily accessible for maintenance and servicing.

All necessary point-of-connection coordination is the responsibility of the Fabricator. All connections must be in compliance with the requirements of the NEC and all other applicable governing code requirements. All necessary electrical components and assemblies are to be Underwriters Laboratories (UL) listed, or approved by a nationally recognized testing lab, and meet or exceed the standards set by UL's most current Standards for Sign Safety. Illuminated signs shall bear the UL inside the sign cabinet.

All electrical components shall be warranted against failure for at least ninety days. Within the warranty period, defective electrical components are to be replaced by the Fabricator within forty-eight hours of notice by the Owner and/or the GC. Should the Fabricator fail to replace defective components within the specified time, these items may be replaced by others at the Fabricator's expense.

Deliverables:

- The Fabricator shall provide the Owner and/or the GC with a list of electrical requirements for each element no later than twenty-one days after final shop drawing approval.

# THE LYDIAN

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### GENERAL NOTES

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**D. Vinyl**

All vinyl sheeting shall match exactly the color, finish, and durability of the manufacturer's product as noted. Unless otherwise noted, all vinyl sheeting shall be installed in strict accordance with the manufacturer's specifications to provide the highest level of ultraviolet light resistance, weatherability, and overall longevity for both the materials indicated, and the environmental conditions of the final install locations.

Vinyl sheeting shall be warranted against color fading, UV damage, delamination, or peeling for a period of five years from date of Owner's acceptance.

**E. Digital Prints**

All high resolution digital output must provide the highest level of ultraviolet light resistance, weatherability, and overall longevity for both the materials indicated and the environmental conditions of the final install locations. Unless otherwise noted, digital prints shall have a minimum resolution of 200 dpi.

Printed products shall be warranted against color fading, UV damage, delamination, or peeling for a minimum of five years from date of the Owner's acceptance.

**IV. PROJECT COMPLETION**

**A. Review & Punch List**

The Fabricator shall notify both Arthouse Design and the Owner in writing when all work is completed. Upon notice, Arthouse Design will review all work according to their contract with the Owner and prepare a punch list outlining incomplete or unsatisfactory items. The repair or replacement of work outlined on the punch list shall be coordinated between the Fabricator and the Owner.

**B. Final Deliverables**

Upon the Owner's acceptance of the work, the Fabricator shall provide the Owner with three copies of a complete service and maintenance manual for all products and finishes installed under their contract. This manual shall include, but is not limited to, product specifications such as manufacturer information, contact names and addresses, warranty information, technical data, and routine maintenance recommendations for light fixtures, electrical components, paint, finishes, and all other applicable items.

**C. Warranties**

All warranty periods shall begin on the date of the Owner's acceptance of the work. All warranties shall include the materials and labor required to replace defective components. Unless otherwise stated above, all installed elements shall be warranted against manufacturer defects for a minimum of one year and all installed elements shall be warranted against defects in installation or workmanship for a minimum of three years.

The Fabricator is responsible for locating all existing utilities, including all landscaping materials and equipment.

Deliverables:

- The Fabricator shall provide the Owner and/or the GC with templates and patterns as required no later than twenty-one days after final shop drawing approval.

**I. Safety & Responsibility**

The Fabricator shall be responsible for providing barricade or protective coverings as necessary to safeguard the public and property during the performance and duration of their work. The Fabricator shall be fully responsible for any injuries to the public or damage to the buildings, site, and adjacent objects during installation. The Fabricator shall be responsible for cleaning up all work areas upon the completion of work on a daily basis.

All installed items shall be left in a clean and as-new condition. The Fabricator shall be fully responsible for the security and quality of all equipment, materials, and installed components until they have been reviewed and accepted by the Owner.

Any damaged or disturbed pre-existing conditions (i.e. landscaping, building surfaces, etc.) shall be replaced or repaired with "in kind" materials and brought back to as new condition.

**III. MATERIAL STANDARDS**

All materials, hardware, and finishes used to fabricate any and all components shall be new (i.e. not previously used or operated in any other application) and from the most recent manufacturer's production supply.

**A. Paints & Finishes**

All paints and finishes shall match exactly the color, finish, and texture noted in Materials & Finishes section. Unless otherwise noted, all pretreats, primers, coatings, and finishes shall be applied in strict accordance with the paint manufacturer's specifications to provide the highest level of ultraviolet light resistance, weatherability, and overall longevity for both the materials indicated, and the environmental conditions of the final install locations.

Paints & finishes shall be warranted against color fading, UV damage, cracking, peeling, blistering, and other defects in materials or workmanship for a minimum of five years from date of Owner's acceptance.

**B. Metals**

Metals shall be the best commercial quality for the purposes specified and free from defects impairing strength, durability, or appearance. Unless otherwise noted, all visible seams are to be continuously welded, filled and ground smooth. All sheet metal shall have brake formed edges with radii not greater than sheet thickness. All metals must be treated to prevent corrosion and staining of other finishes.

**C. Fasteners**

Unless otherwise noted, all exposed fasteners shall be lamper-proof, resistant to oxidation and other corrosion, and painted to match adjacent surfaces. Concealed fasteners must be resistant to oxidation and other corrosion to prevent staining of other finishes.

**D. Lighting**

The Fabricator shall follow Arthouse Design drawings for visual appearance, but design of internal structure, fixtures, mounting assemblies, and provisions for ventilation is by the Fabricator. The Fabricator shall ensure all lighting components are easily accessible for maintenance and servicing. Unless otherwise noted, the interior of all illuminated enclosures shall be painted matte white to increase reflectivity. All lighting components shall be constructed per recognized national standards, and/or specific manufacturer's recommendations.

All neon components shall be warranted against failure for at least three years, and all other lighting components shall be warranted for at least ninety days. Within the warranty periods, failed lighting components are to be replaced by the Fabricator within forty-eight hours of notice by the Owner and/or GC. Should the Fabricator fail to replace defective components within the specified time, these items may be replaced by others at the Fabricator's expense.

**E. Site/Grading Requirements**

For exterior ground mounted signs the Fabricator shall follow Arthouse Design's drawings for exterior visual appearance. If the grading is going to be impacted, civil engineering drawings shall be provided by the Fabricator. All below grade designs for structure, engineered connections, mounting assemblies, and foundations are by the Fabricator and their responsibility.

**F Labeling**

Visible labels, manufacturer's or otherwise, code permitting, shall not appear on any completed element. The placement of any required labels must be approved by Arthouse Design prior to application and installation.

**G. Artwork & Fonts**

Arthouse Design will provide the Fabricator with layout guidelines and electronic artwork as required, however all final copy layouts are the responsibility of the Fabricator.

The Fabricator shall legally acquire at their own expense all project fonts from the specified distributors. Arthouse Design will not provide copies of licensed fonts.

When stock imagery is used, Arthouse Design will provide the Fabricator with the image specifications and a low resolution electronic file for placement. The purchasing of high resolution final images, licensing, and all applicable fees are the responsibility of the Owner or the Fabricator. All acquired images shall be registered in the Owner's name.

**H. On-Site Coordination**

All locations shown in the enclosed location plans are approximate. The Fabricator is responsible for field verification and coordination of all final locations. The Fabricator shall notify the Owner and Arthouse Design of any discrepancies between Arthouse Design drawings, location plans, or message schedule, and field conditions prior to installation. All required resolutions or revisions to construction details must be approved by the Owner and Arthouse Design prior to production.

The Fabricator's installation responsibilities include the provision of any required footings, anchor bolts, or fastenings. All point-of-connection coordination is the responsibility of the Fabricator.



# THE LYDIAN

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## ON THIS PAGE:

MATERIALS & FINISHES

### PAINT & FINISHES

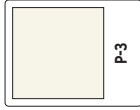
All paints and finishes shall match exactly the color, finish, and texture as noted.



**P-1**  
Matthew's Paint  
33653  
Black Stallion



**P-2**  
Matthew's Paint  
20509  
Forty-Niner Gold  
Metallic



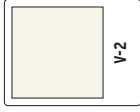
**P-3**  
Matthew's Paint  
03246  
Ivory Memento

### VINYL COLORS

All vinyl sheeting shall match exactly the color, finish, and durability of the manufacturers product as noted.



**V-1**  
Avery  
SC 900-Z13-M  
Bright Gold



**V-2**  
Avery  
HP 700-920-0  
62200  
Beige

### OTHER MATERIALS

All materials shall match exactly the color, finish, and durability of the manufacturers product as noted.



**M-1**  
AluMet Supply  
Gold Satin (Anodized)  
2095

Package Issue Date  
12.08.17

Sheet Revision Date  
05.02.16



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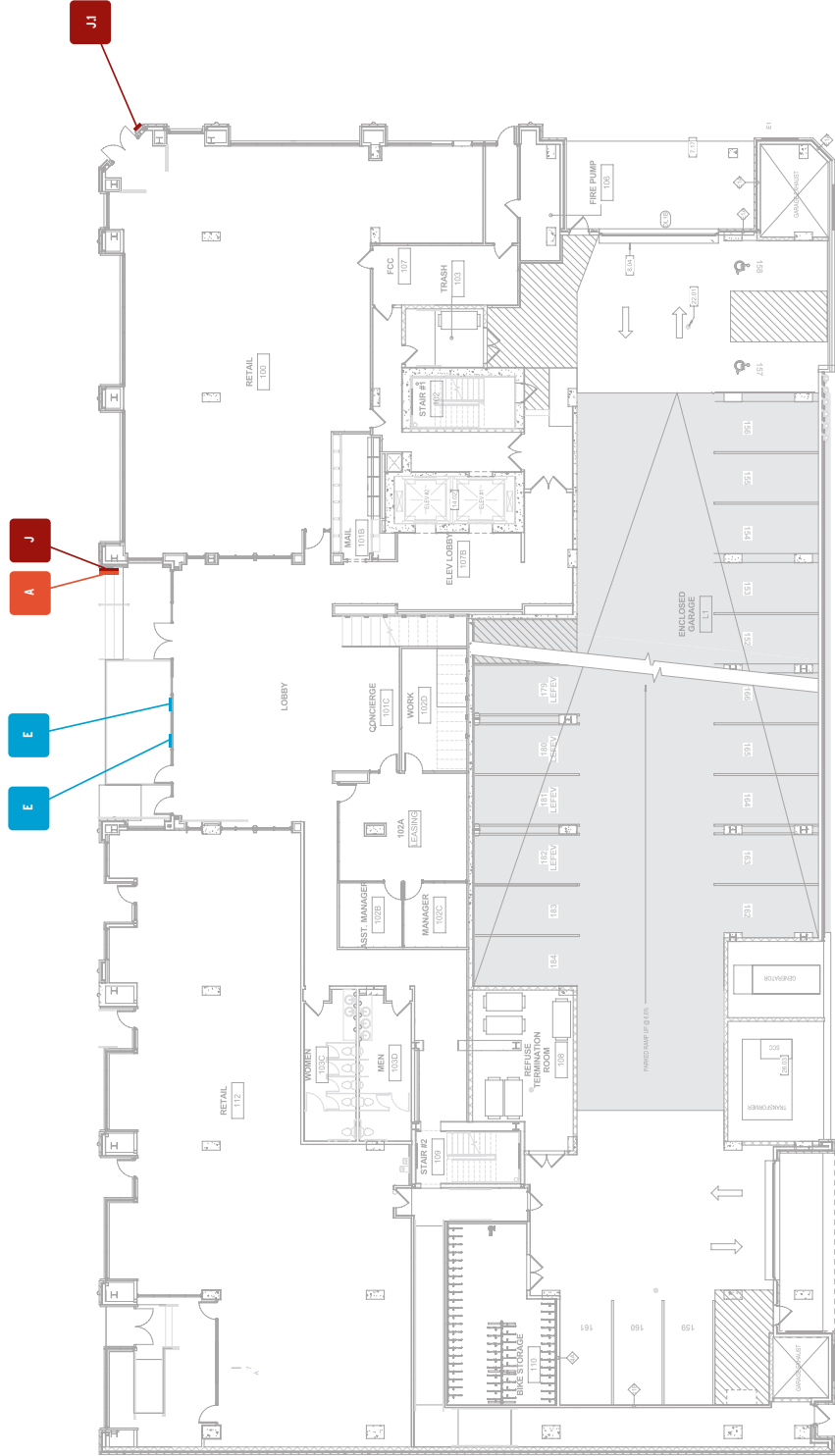
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# EXTERIOR LOCATION PLAN

## THE LYDIAN

### SIGN TYPE LEGEND

- A** Sign Type A: Project ID Sign
- E** Sign Type E: Window Graphics
- J** Sign Type J: Plaque Sign
- J1** Sign Type J.1: DURA Plaque Sign



### SYMBOL KEY

- 129** Location Number
- A** Sign Type

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# WEST (WELTON) ELEVATION THE LYDIAN

## SIGN TYPE LEGEND

- A Sign Type A: Project ID Sign
- E Sign Type E: Window Graphics
- J Sign Type J: Plaque Sign
- JJ Sign Type J.I: DURA Plaque Sign

## SYMBOL KEY

- 129 Location Number
- A Sign Type

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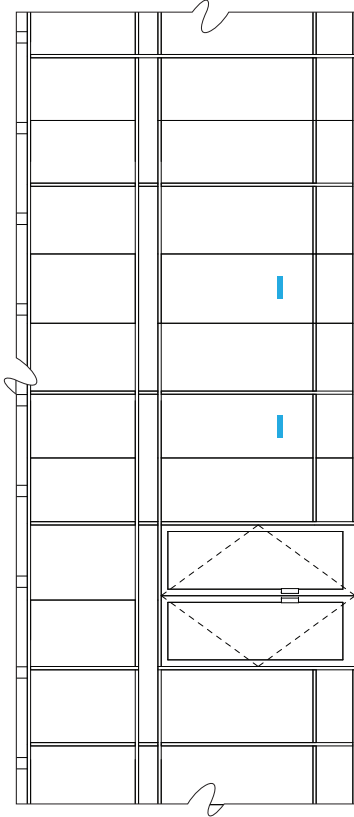
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2 - West (Welton) Elevation - Detail  
Scale: NTS



1 - West (Welton) Elevation  
Scale: 1:250

# SOUTH ELEVATIONS

## THE LYDIAN

### SIGN TYPE LEGEND

- A Sign Type A: Project ID Sign
- E Sign Type E: Window Graphics
- J Sign Type J: Plaque Sign
- JJ Sign Type J.t: DURA Plaque Sign

### SYMBOL KEY

- 129 Location Number
- A Sign Type

Package Issue Date  
12.08.17

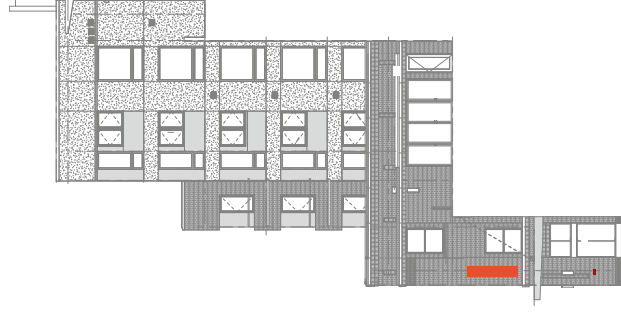
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**2** Plaza South Elevation  
Scale: 1:250



*No project identification signage will be included on the South elevation.*

**1** South Elevation  
Scale: 1:250

# NORTH (26th) ELEVATION

## THE LYDIAN

### SIGN TYPE LEGEND

- A Sign Type A: Project ID Sign
- E Sign Type E: Window Graphics
- J Sign Type J: Plaque Sign
- JJ Sign Type J.I: DURA Plaque Sign

### SYMBOL KEY

- 129 Location Number
- A Sign Type

Package Issue Date  
12.08.17

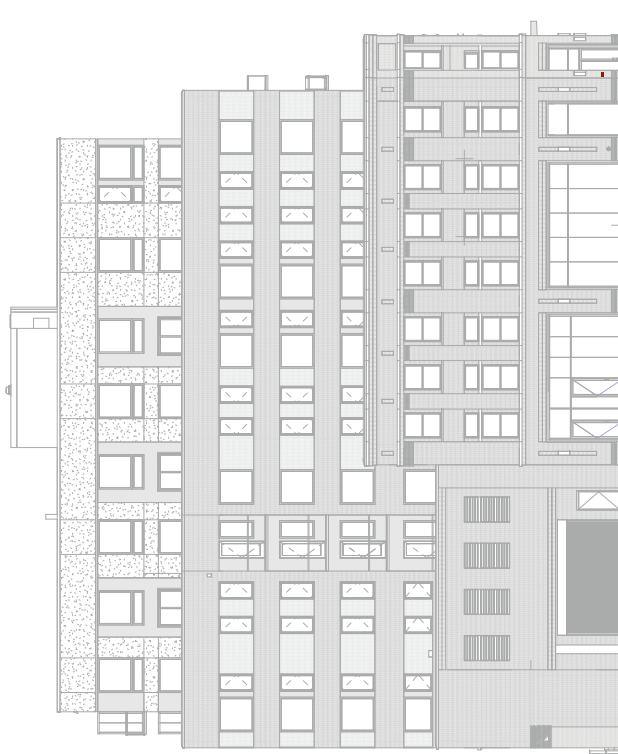
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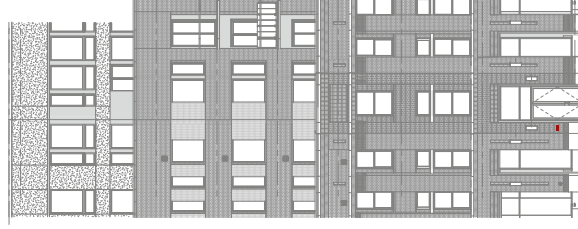
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No project identification signage will be included on the North (26th) elevation.

**1** North (26th) Elevation  
Scale: 1:250



**2** North West Elevation - Chamfer Corner  
Scale: 1:250



# THE LYDIAN

PALISADE PARTNERS | CONFLUENCE CO.

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## ON THIS PAGE:

NEIGHBORHOOD CONTEXT PRECEDENT IMAGERY

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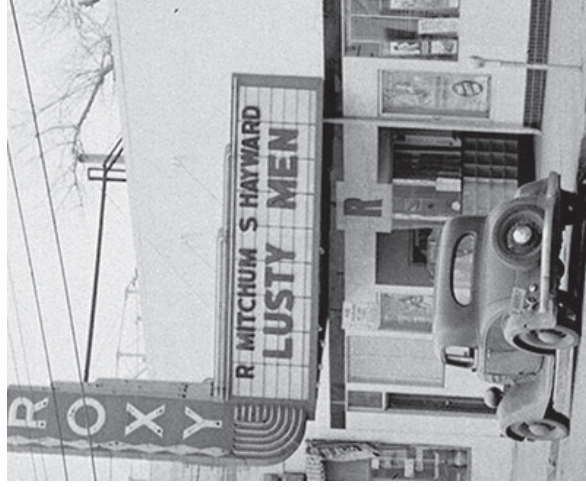
Sheet Revision Date  
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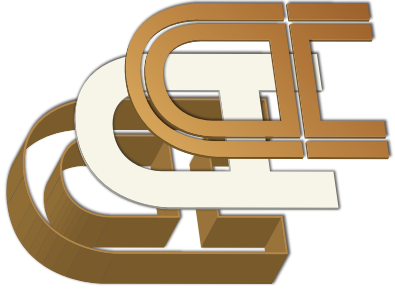
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# PROJECT ID SIGN

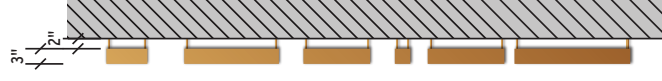
## THE LYDIAN



5 Sign Type A: Project ID Sign - Exploded Letter Detail  
Scale: NTS



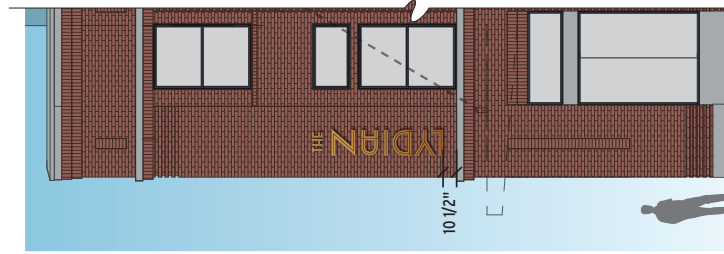
3 Sign Type A: Project ID Sign  
Scale: 1/2" = 1' - 0"



4 Sign Type A: Project ID Sign - Side View  
Scale: 1/2" = 1' - 0"



2 Sign Type A: Project ID Sign - Night View  
Scale: 1/8" = 1' - 0"



1 Sign Type A: Project ID Sign - Elevation  
Scale: 1/8" = 1' - 0"

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PROJECT:  
THE LYDIAN

PROJECT ADDRESS/LOCATION:

FILE PATH:  
THE LYDIAN / 74263 /  
A ILLUMINATED IDENTITY AI

JOB NUMBER:  
74263

SALES PERSON:  
ANGIE HEISARLING

PROJECT MANAGER:  
JIM DEON

DRAWN BY: DATE DRAWN:  
ANDREW TRUNFIO 9/15/17

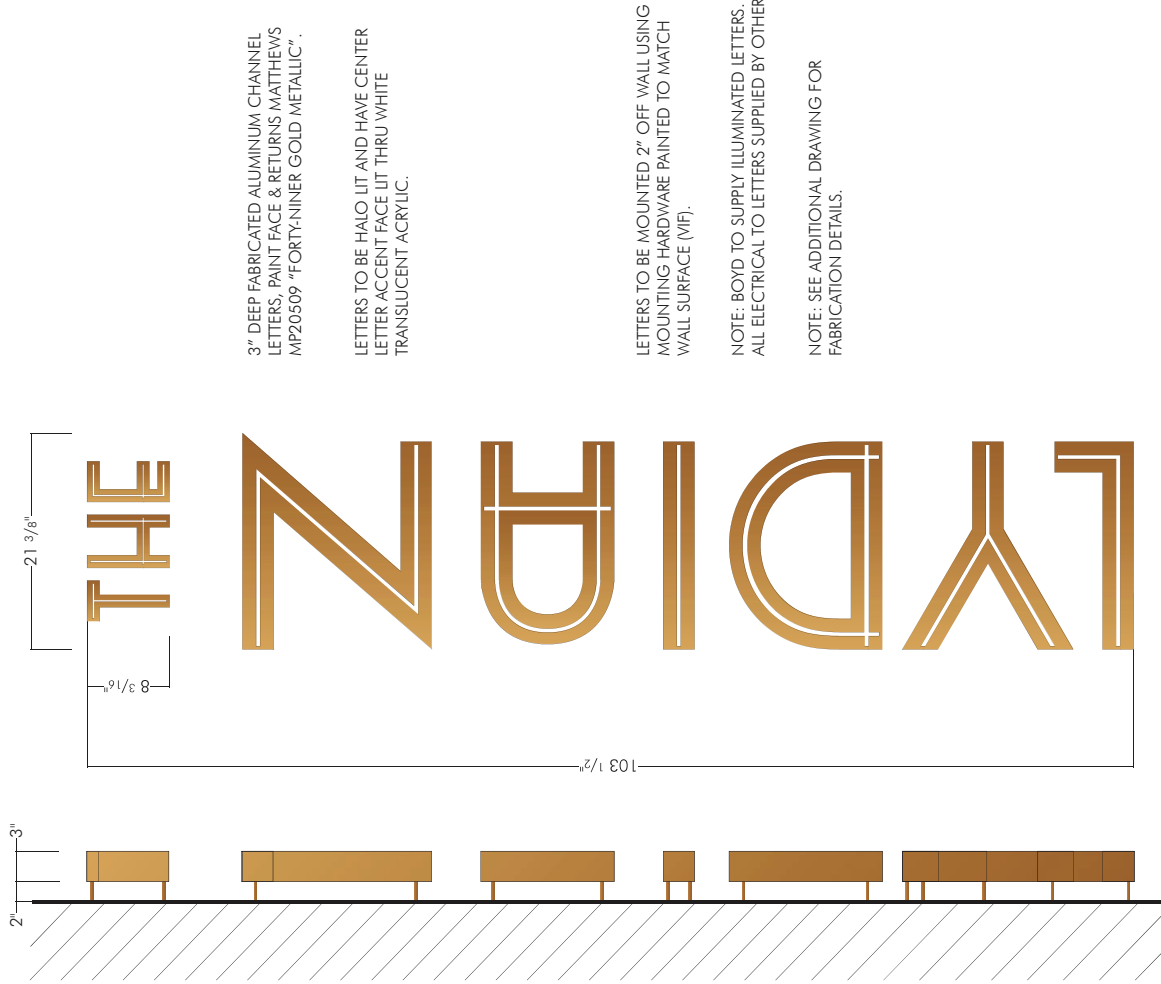
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3" DEEP FABRICATED ALUMINUM CHANNEL LETTERS, PAINT FACE & RETURNS MATTHEWS MP20509 "FORTY-NINER GOLD METALLIC".

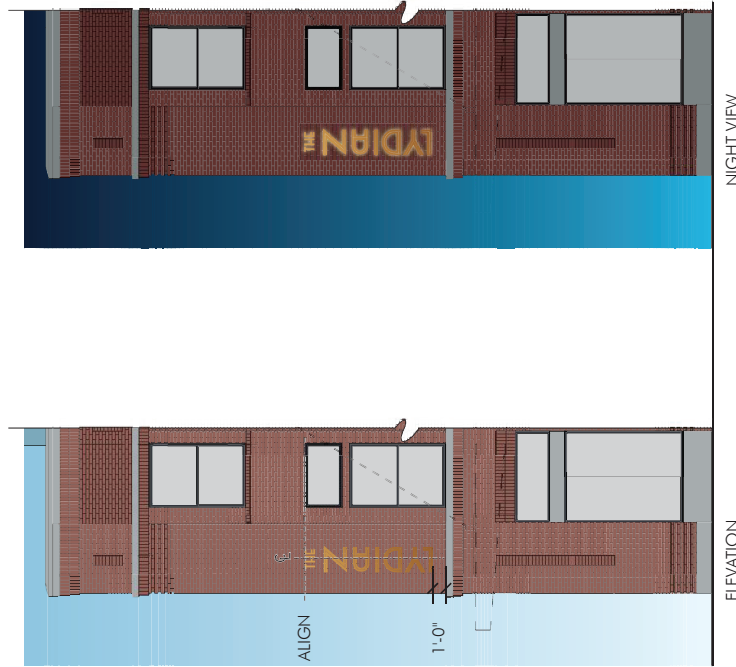
LETTERS TO BE HALO LIT AND HAVE CENTER LETTER ACCENT FACE LIT THRU WHITE TRANSLUCENT ACRYLIC.

LETTERS TO BE MOUNTED 2" OFF WALL USING MOUNTING HARDWARE PAINTED TO MATCH WALL SURFACE (MF).

NOTE: BOYD TO SUPPLY ILLUMINATED LETTERS. ALL ELECTRICAL TO LETTERS SUPPLIED BY OTHERS.

NOTE: SEE ADDITIONAL DRAWING FOR FABRICATION DETAILS.

A ILLUMINATED IDENTITY, WALL MOUNT, QTY. 1 SET  
SCALE: 1" = 1'-0"



A ILLUMINATED IDENTITY, PLACEMENT  
SCALE: NOT TO SCALE



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 THE INDIAN

PROJECT ADDRESS/LOCATION:

FILE PATH:  
 THE INDIAN / 74263 /  
 A FABRICATION DETAIL A

JOB NUMBER:  
 74263

SALES PERSON:  
 ANGLE HENSARLING

PROJECT MANAGER:  
 JIM DEBORN

DRAWN BY: DATE DRAWN:  
 DOM HERITAGE 7/11/17

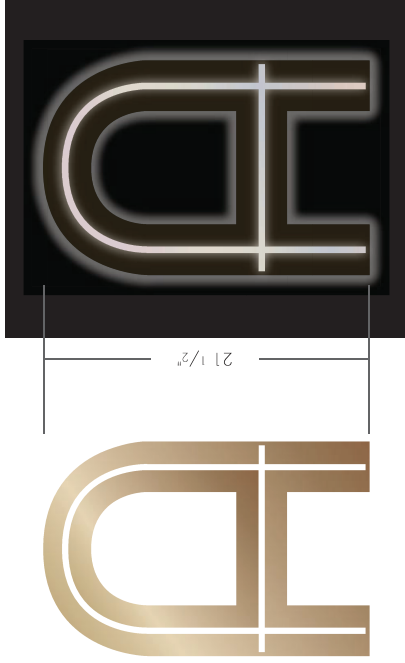
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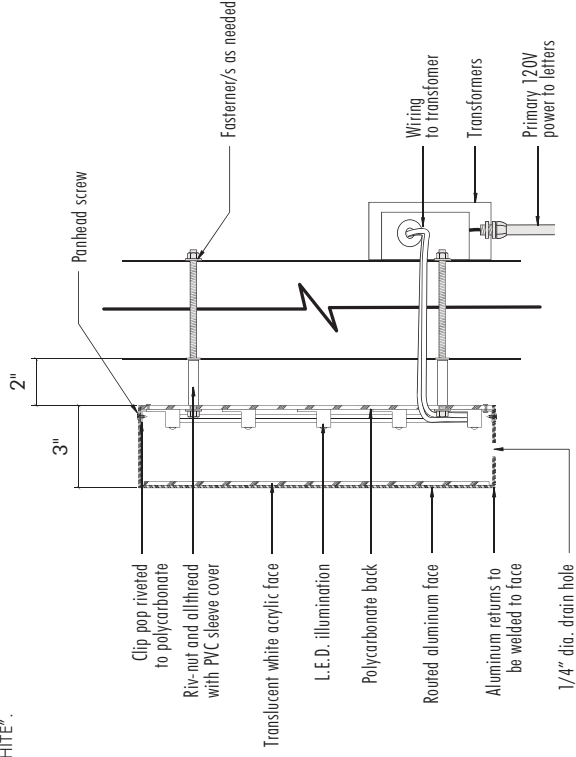


DAY VIEW  
 SCALE: 1/8" = 1"

NIGHT (ILLUMINATED) VIEW  
 SCALE: 1/8" = 1"

POLYCARBONATE BACKER WITH  
 LEDs APPLIED TO FACE  
 TRANSLUCENT WHITE ACRYLIC FACE

3" DEEP ALUMINUM CHANNEL  
 LETTER, PAINT P2 ON ALL VISIBLE  
 SIDES.  
 PAINT INTERIOR OF LETTER "WHITE".

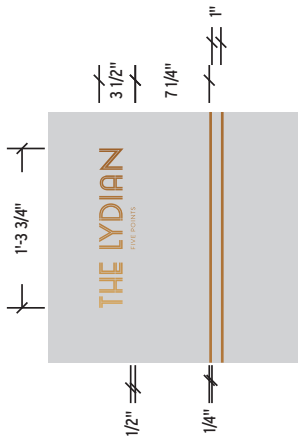


A HALO-LIT CHANNEL LETTER WITH ROUTED FACE (EXAMPLE FABRICATION)  
 SCALE: NOT TO SCALE

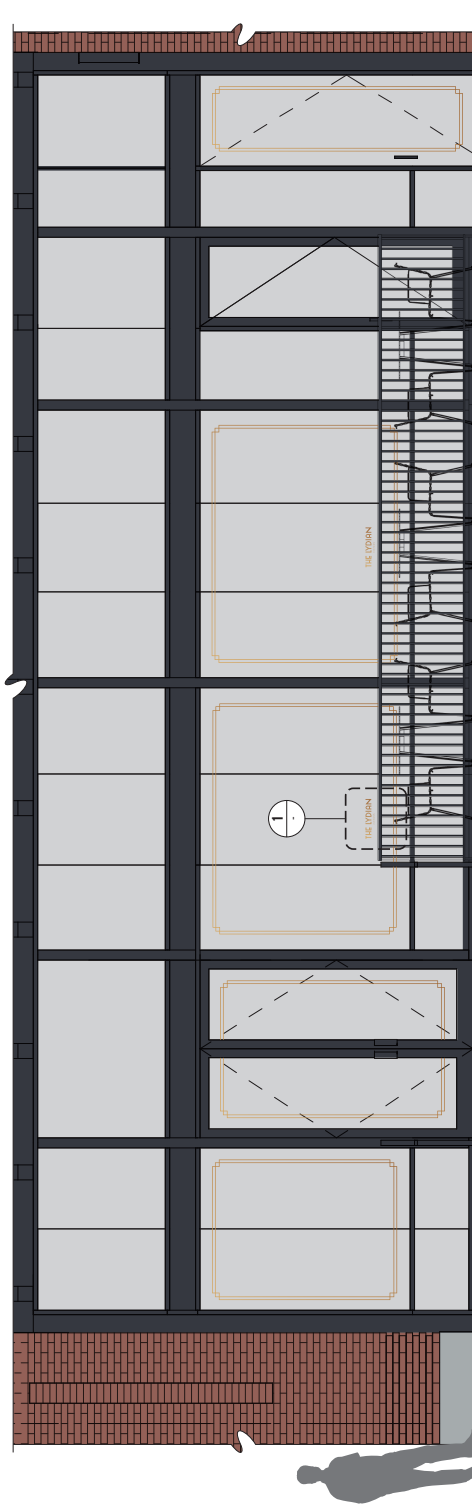
A HALO-LIT CHANNEL LETTER WITH ROUTED FACE (EXPLODED VIEW)  
 SCALE: NOT TO SCALE

# WINDOW GRAPHICS

## THE LYDIAN



1 Sign Type E: Window Graphics - Detail  
Scale: 1" = 1' - 0"



2 Sign Type E: Window Graphics - Installation  
Scale: 1/4" = 1' - 0"

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FILE PATH:  
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E WINDOW GRAPHICS.AI

JOB NUMBER:  
74263

SALES PERSON:  
ANGELA HENSARLING

PROJECT MANAGER:  
JIM DERON

DRAWN BY:  
BRIAN TAFOYA

DATE DRAWN:  
9/18/17

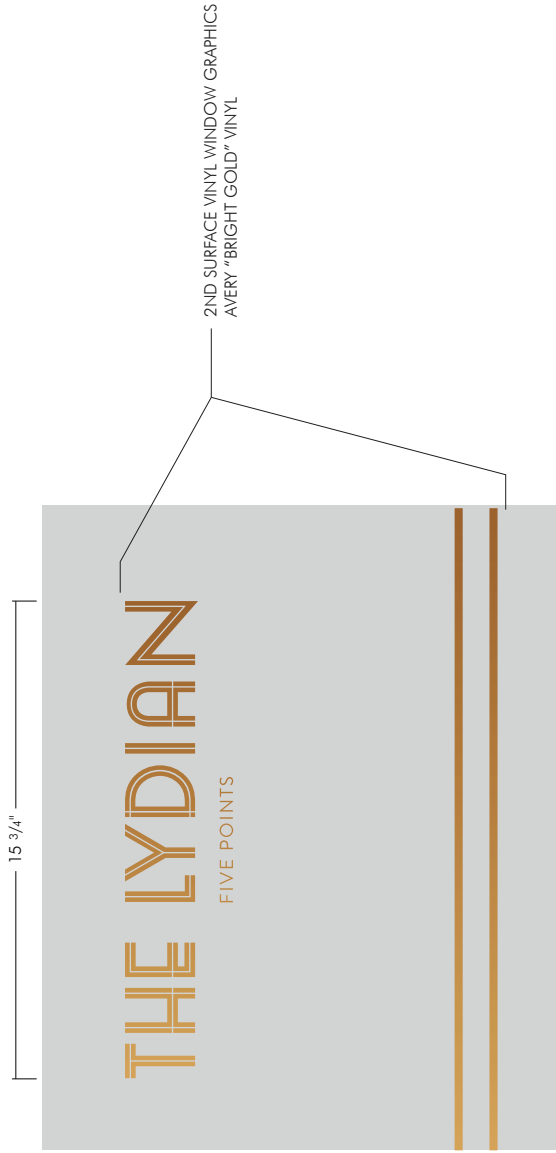
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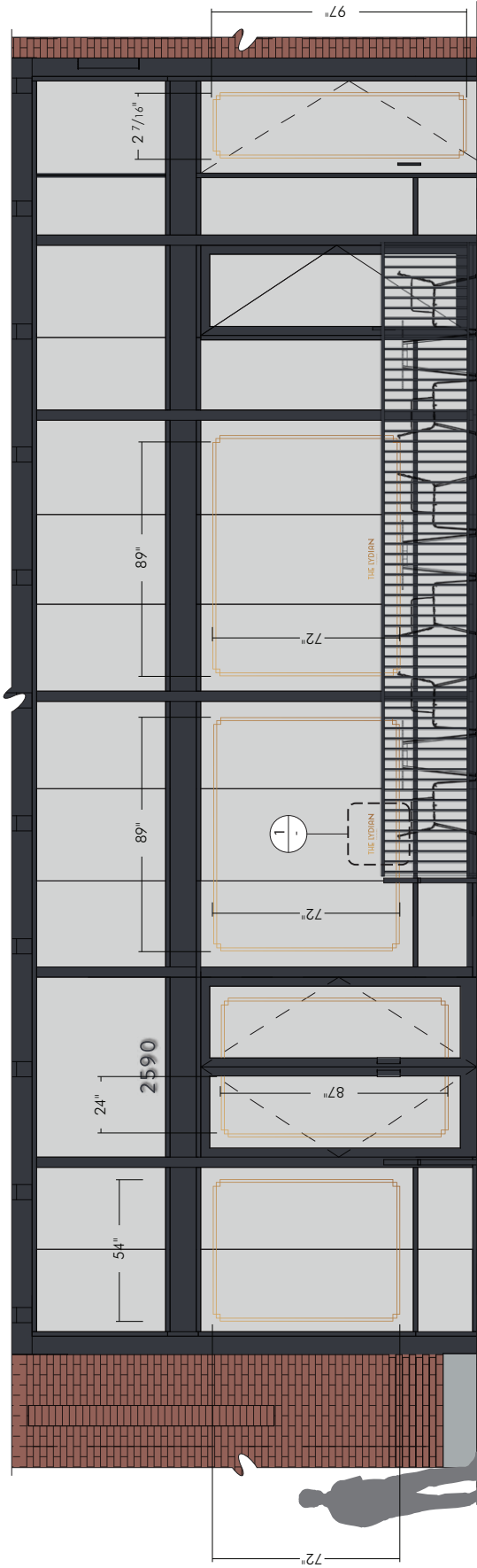
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2ND SURFACE VINYL WINDOW GRAPHICS  
AVERY "BRIGHT GOLD" VINYL

**E** WINDOW GRAPHICS, GLASS MOUNT, QTY. 2, SINGLE FACE  
SCALE: 1 1/2" = 1'-0"

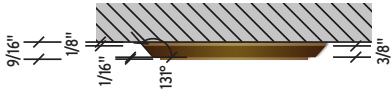


# PLAQUE SIGNS

## THE LYDIAN



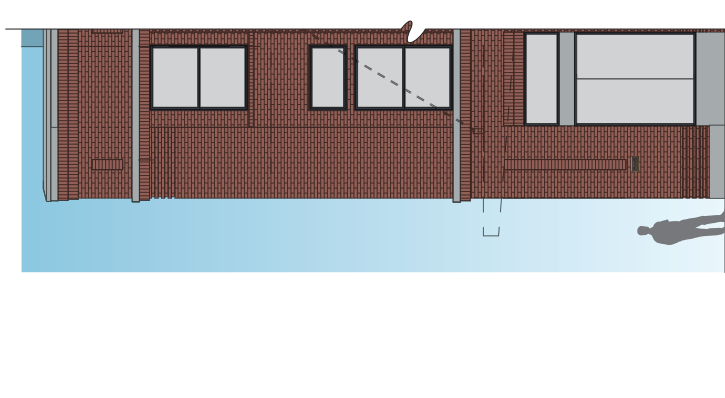
1 Sign Type J: Plaque Sign  
- Scale: 3" = 1' - 0"



2 Sign Type J: Plaque Sign - Side View  
- Scale: 3" = 1' - 0"



3 Sign Type J: DURA Plaque Sign  
- Scale: 3" = 1' - 0"



4 Sign Type J: Plaque Signs - Install Detail  
- Scale: 1/8" = 1' - 0"

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PROJECT MANAGER:  
JIM DEROIN

DRAWN BY:  
BRIAN TAFOYA

DATE DRAWN:  
9/18/17

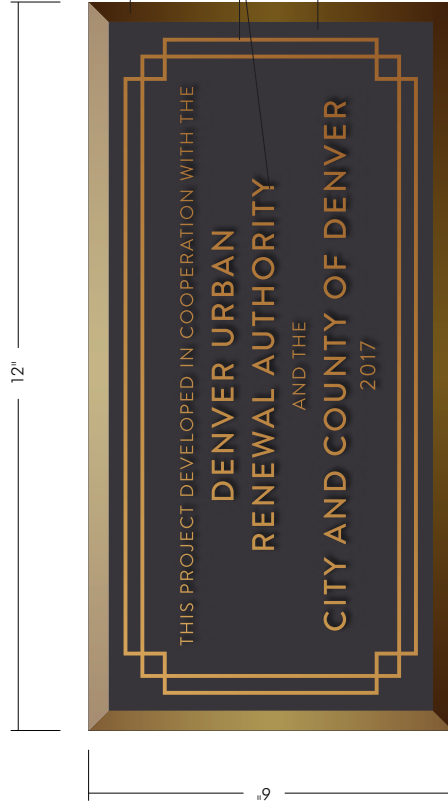
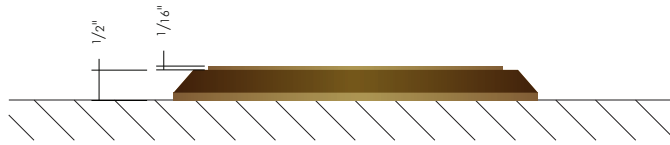
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1/2" THICK MATTHEWS CAST BRONZE,  
TYPE E. BEVELED EDGE BORDER.

1/16" RAISED PIN LINE AND TEXT WITH HORIZONTAL  
SATIN GRAIN BRUSH.

MATTHEWS D. DARKENED BRONZE M-313  
PEBBLE BACKGROUND WITH  
DIAMOND SHIELD CLEAR COAT

J.1  
DURA PLAQUE, WALL MOUNT, QTY. 2, SINGLE FACE  
SCALE: HALF SIZE