

Platform

RETAIL TENANT SIGNAGE GUIDELINES

June 2020

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Platform Introduction

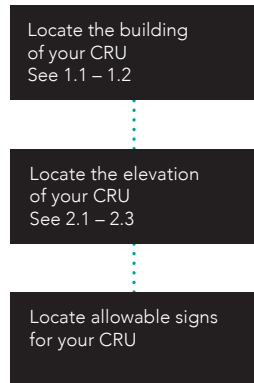
This Tenant Guideline for Platform contains material to help facilitate and encourage quality signage solutions. It contains criteria to assist a tenant, designer, engineer and contractor in understanding and responding to a lease agreement.

The following pages contain illustrative examples, standards and criteria which will assist you, your architect, designer, engineer and contractor in understanding the signage requirements of the City. They are intended to be used as a guide to assist you to develop compelling signage designs that meet landlord criteria, create an outstanding retail presentation and further the community feel of this project.

Thank you for your attention to these matters.

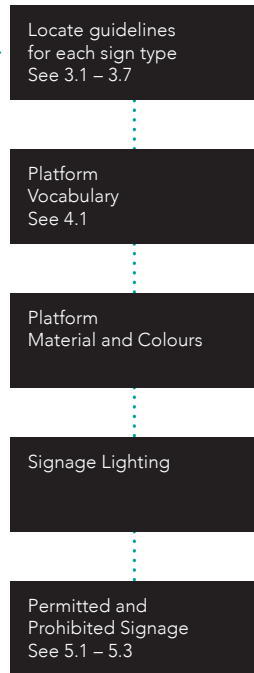
Step 1

Determine allowable signage for your CRU



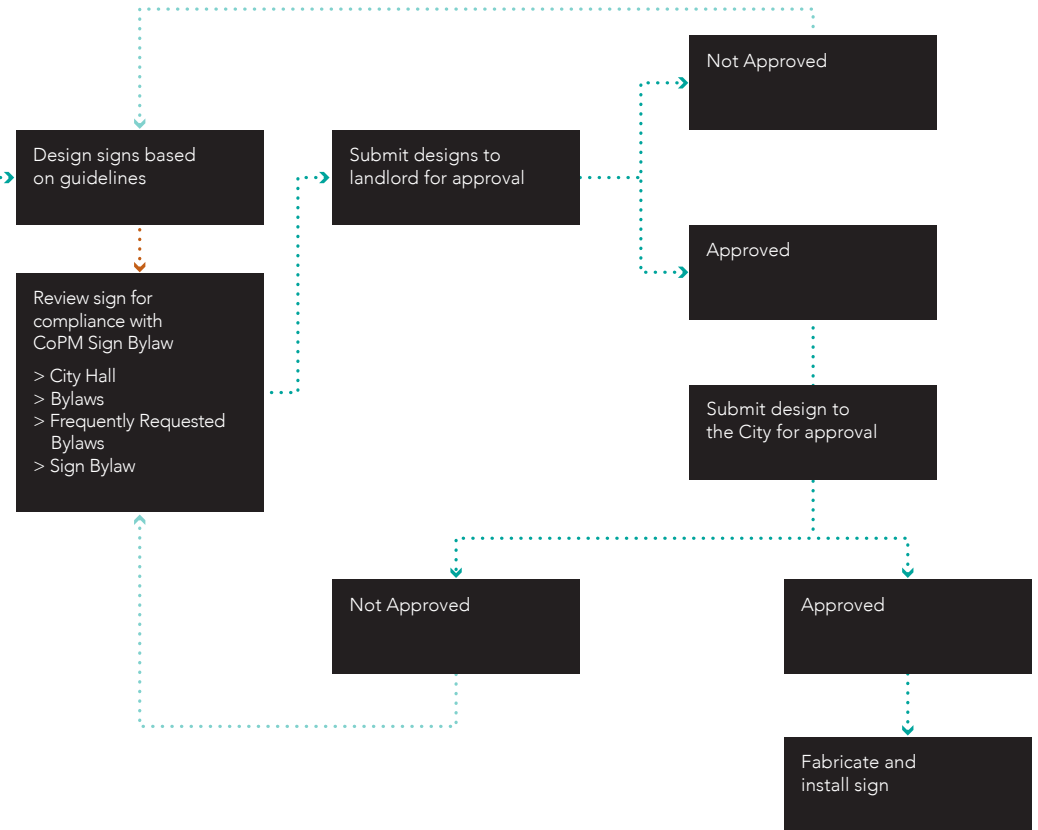
Step 2

Understand design guidelines for signage and different sign types

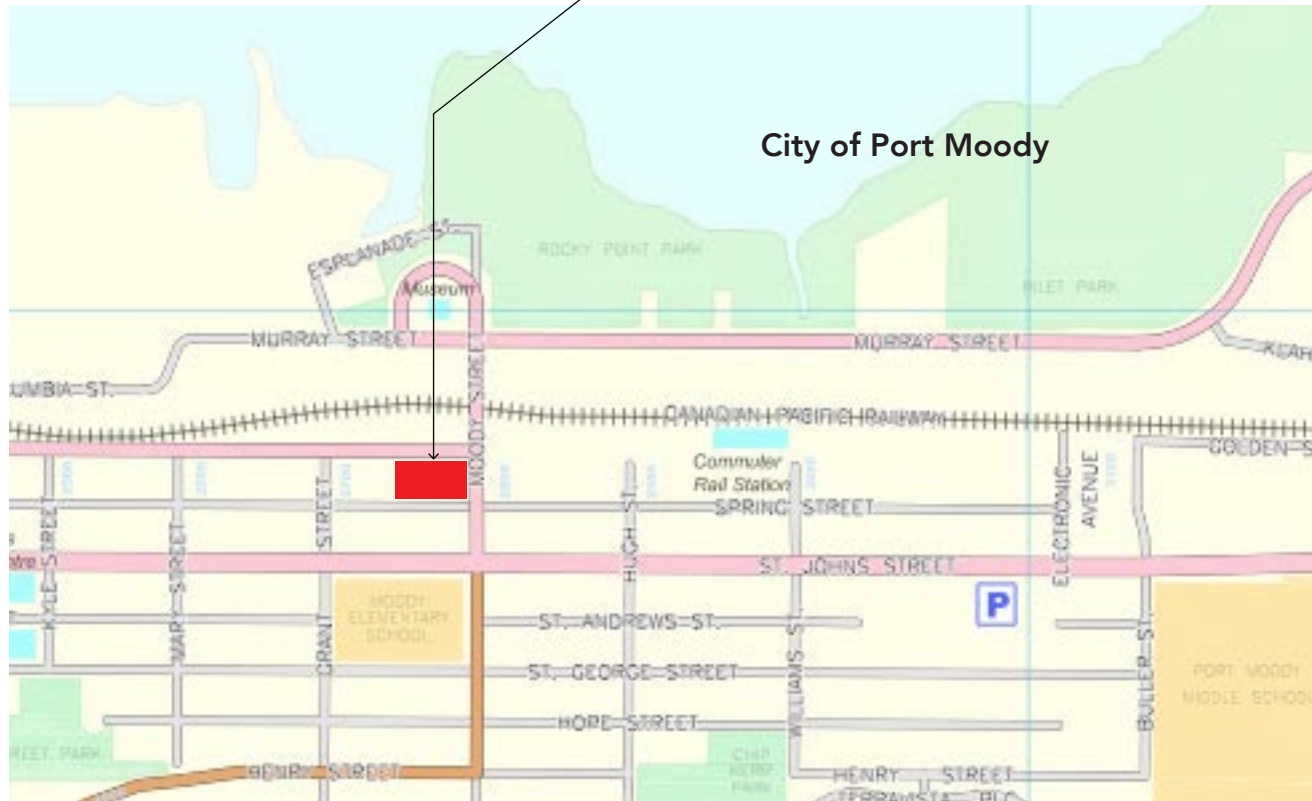


Step 3

Submit for approval



Platform



Civic Address:
87 Moody Street, and 2713, 2717,
and 2721 Clarke Street, Port Moody, BC

Legal Description:
PID 003-569-403 – Lot 8;
PID 011-451-408 – Lot 9;
PID 007-276-541 – Lot10;
PID 006-574-530 – Lot11,
all of Block 12, district Lot 201,
Group 1 NWD Plan 72

Zoning:
-

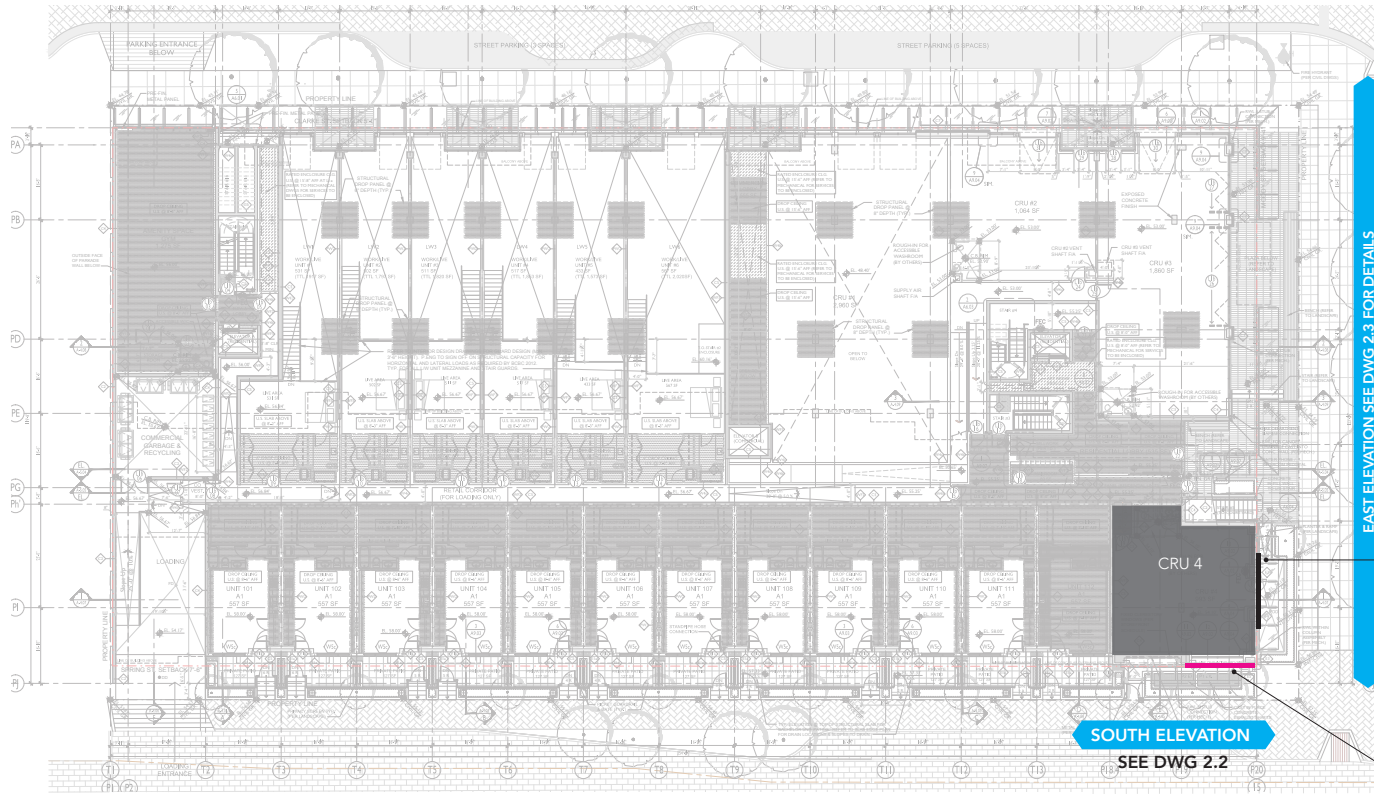
Site Area:
35,091 SF

A Platform – Location Plan
NTS

KEY

Exterior Signage Index

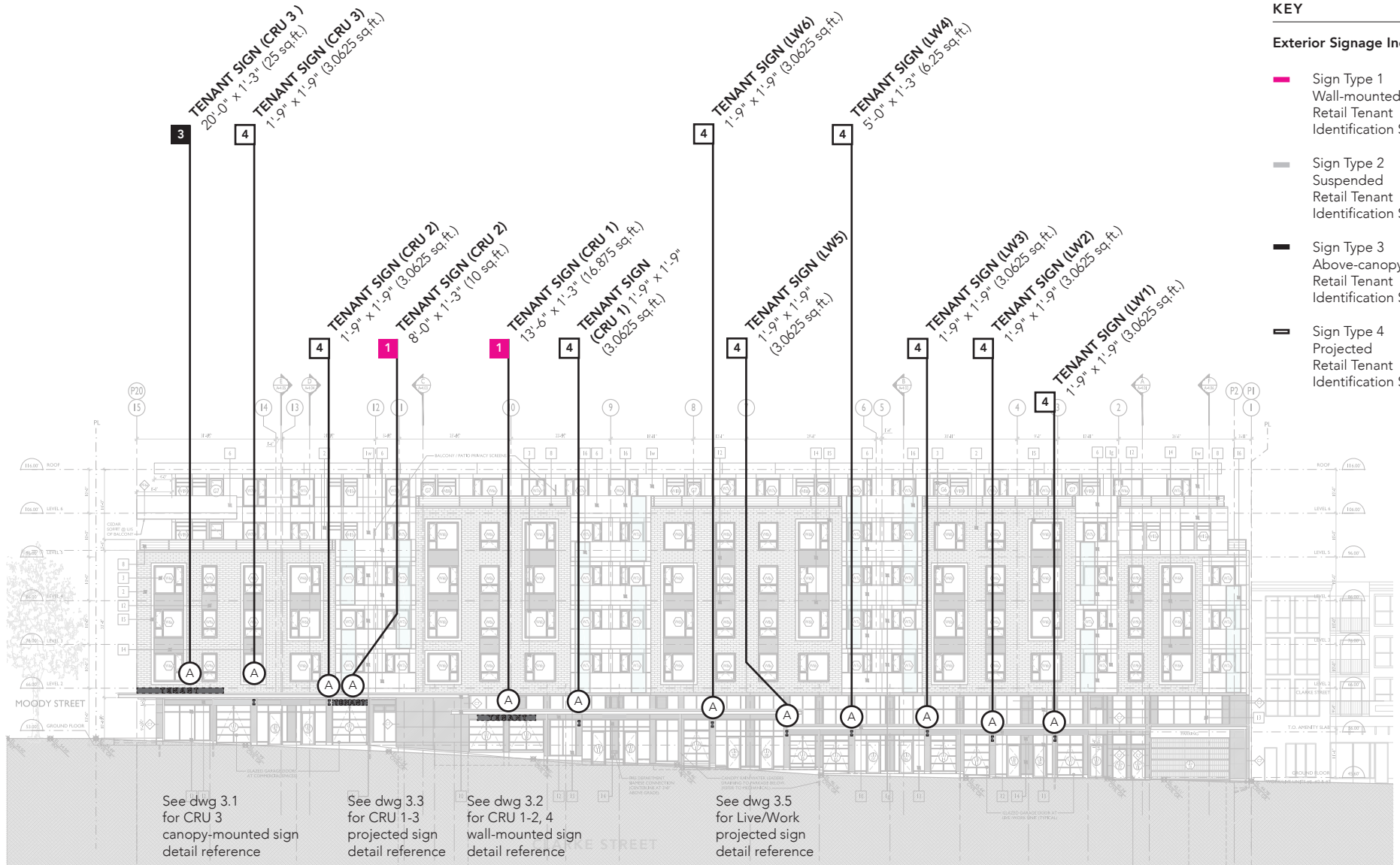
- Sign Type 1
Wall-mounted
Retail Tenant
Identification Sign
- Sign Type 2
Suspended
Retail Tenant
Identification Sign
- Sign Type 3
Above-canopy
Retail Tenant
Identification Sign
- ▬ Sign Type 4
Projected
Retail Tenant
Identification Sign



Sign Type 3
Above-canopy

Sign Type 1
Wall-mounted

1.2 Platform – Site Plan
Spring Street
NTS



2.1 Platform – North Elevation
Scale: 1:400

KEY

Exterior Signage Index

- Sign Type 1
Wall-mounted
Retail Tenant
Identification Sign
- Sign Type 2
Suspended
Retail Tenant
Identification Sign
- Sign Type 3
Above-canopy
Retail Tenant
Identification Sign
- Sign Type 4
Projected
Retail Tenant
Identification Sign

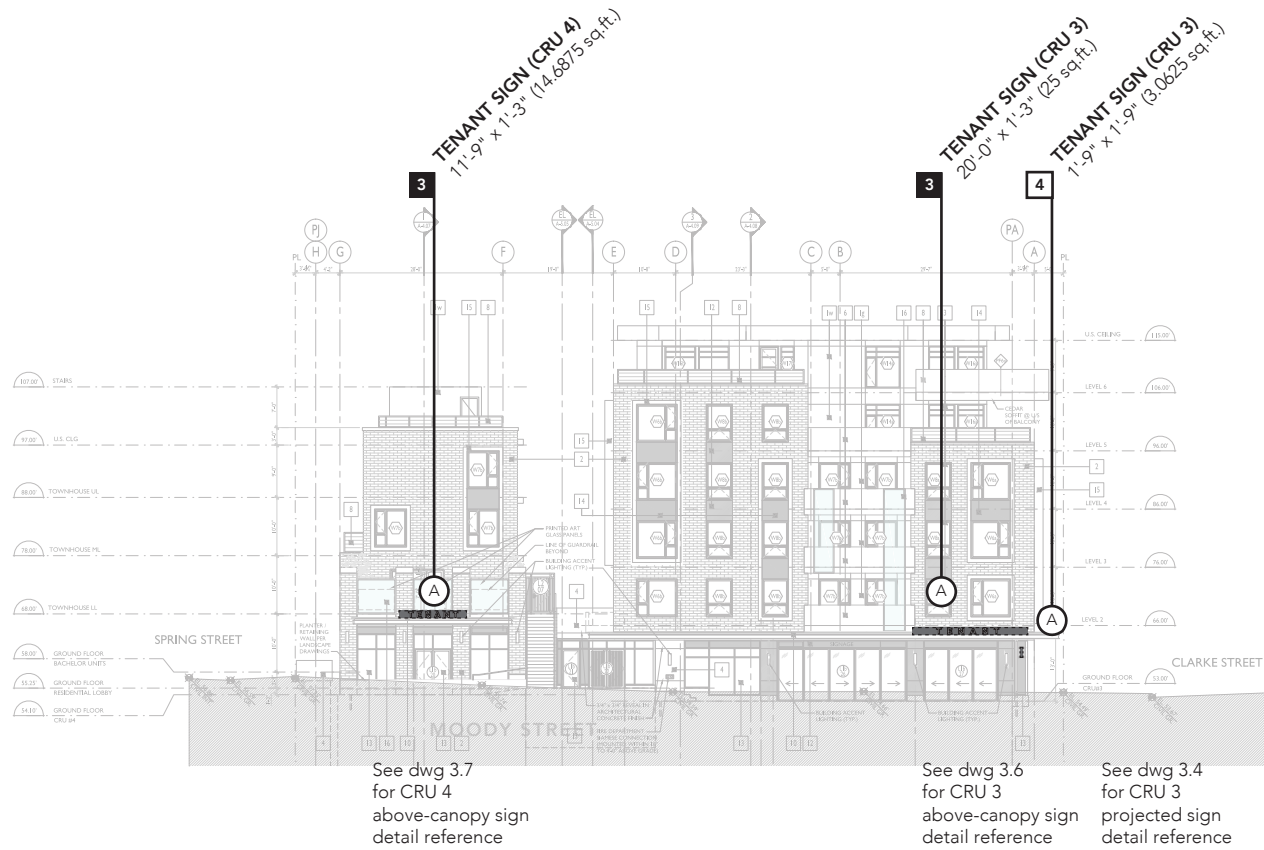


2.2 Platform – South Elevation
Scale: 1:400

KEY

Exterior Signage Index

- Sign Type 1
Wall-mounted
Retail Tenant
Identification Sign
- Sign Type 2
Suspended
Retail Tenant
Identification Sign
- Sign Type 3
Above-canopy
Retail Tenant
Identification Sign
- ▬ Sign Type 4
Projected
Retail Tenant
Identification Sign



2.3 Platform – East Elevation
Scale: 1:400

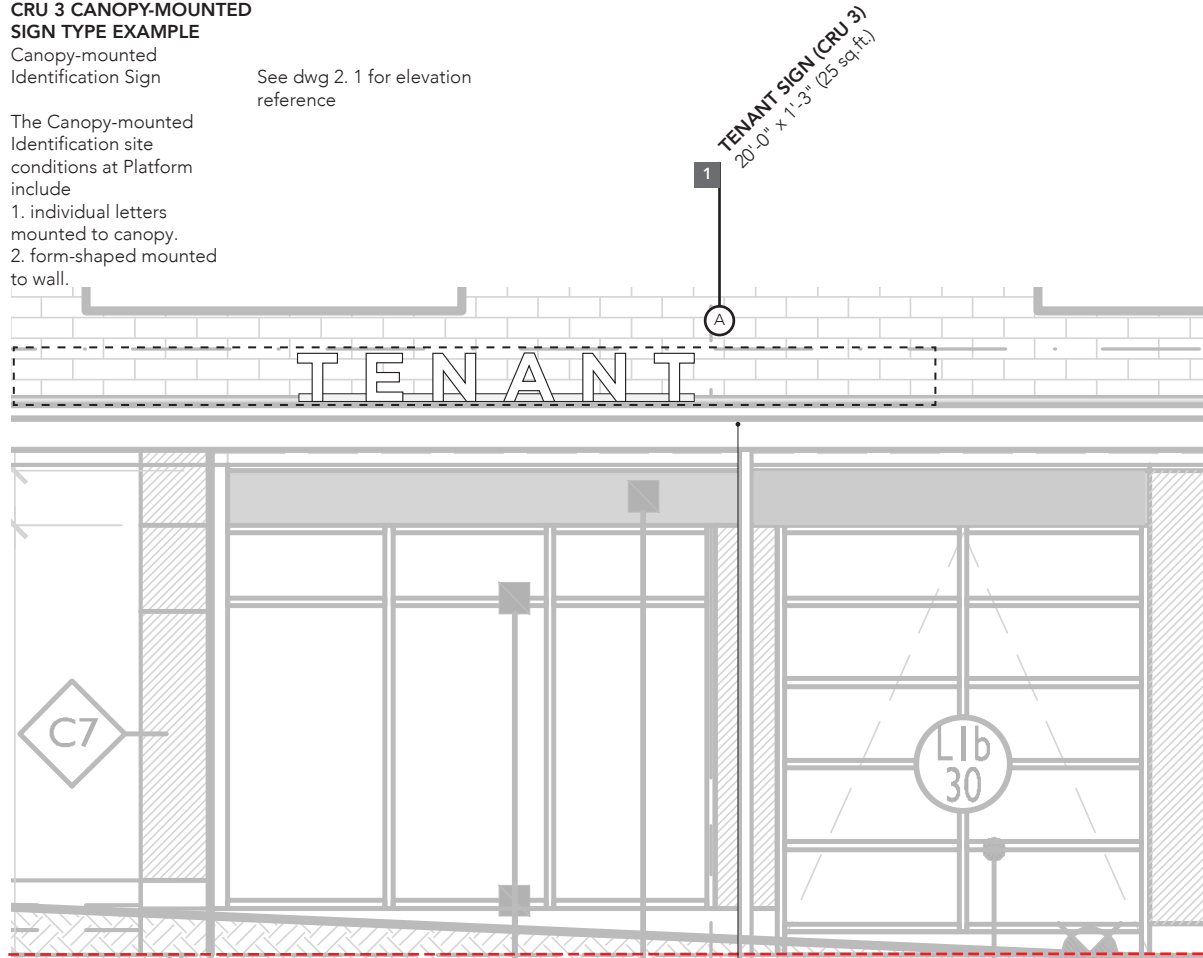
CRU 3 CANOPY-MOUNTED SIGN TYPE EXAMPLE

Canopy-mounted
Identification Sign

See dwg 2. 1 for elevation
reference

The Canopy-mounted
Identification site
conditions at Platform
include

1. individual letters
mounted to canopy.
2. form-shaped mounted
to wall.



Example:
Aluminum channel
letter LED backlight
polycarbonate cover
Note: allowance for
different shaped tenant
identification
(25 sq.ft. maximum)

3.1 Platform – Canopy-mounted Identification
A 1:50

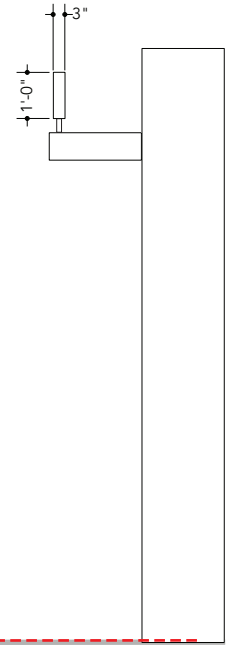
KEY

Exterior Signage Index

- Sign Type 3
Above-canopy
Retail Tenant
Identification Sign

Allowable Graphic Area

Canopy-mounted sign
must be no larger than
dimensions noted
with dashed-lined box.



3.1 Platform – Canopy-mounted Identification
B Section
1:50

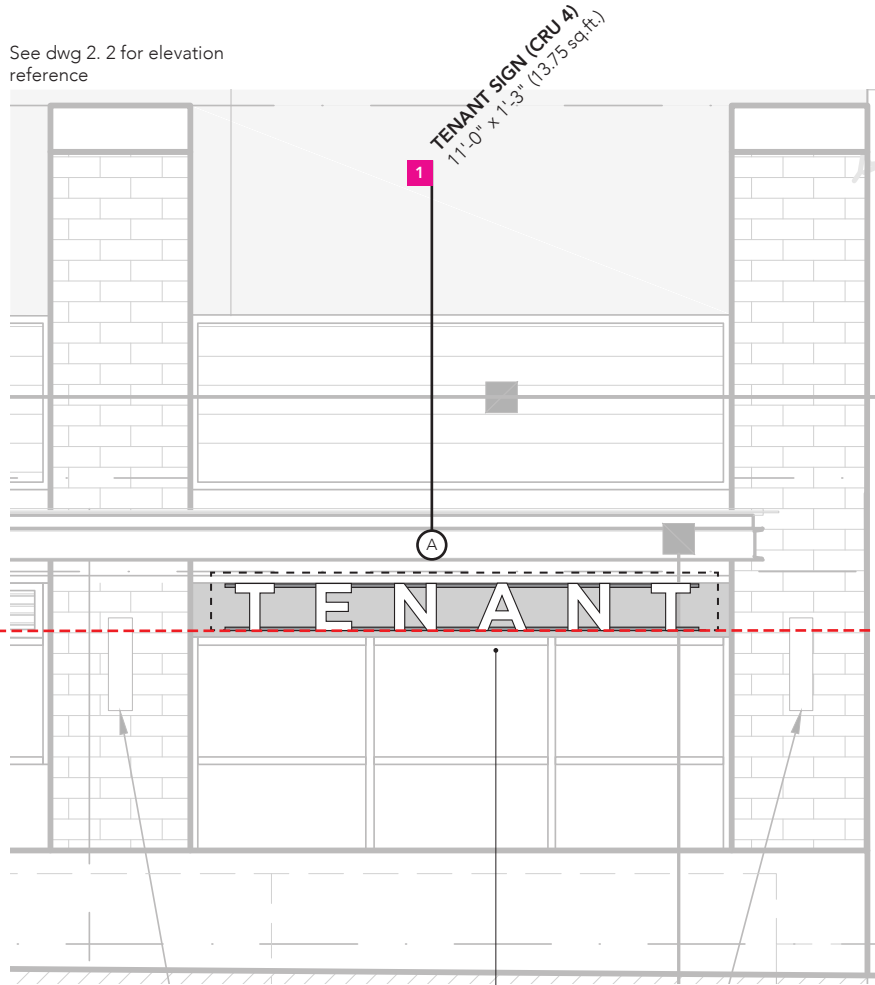
CRU 4 WALL-MOUNTED SIGN TYPE EXAMPLE

Wall-mounted
Identification Sign

The Wall-mounted
Identification site
conditions at Platform
include

1. individual letters
mounted to wall.
2. form-shaped mounted
to wall.

See dwg 2. 2 for elevation
reference



WALL-MOUNTED
SIGN ALLOWANCES:
CRU 1: 16.875 SQ.FT.
CRU 2: 10 SQ.FT.
CRU 4: 13.75 SQ.FT.

KEY

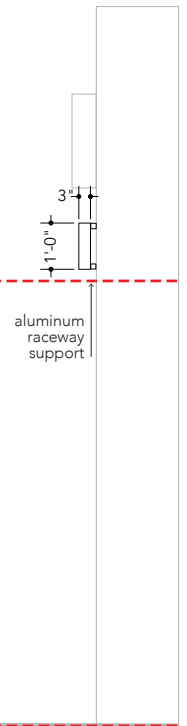
Exterior Signage Index

- Sign Type 1
Wall-mounted
Retail Tenant
Identification Sign

Allowable Graphic Area

Wall-mounted sign
must be no larger than
dimensions noted
with dashed-lined box.

9'-7"
above grade



Example:
Wall-mounted Identification
Internally illuminated dimensional letters
Note: allowance for different shaped
tenant identification
(13.75 sq.ft. maximum)

3.2
A Platform – Wall-mounted Identification
1:50

3.2
B Platform – Wall-mounted Identification
Section
1:50

CRU 2 AND 3 PROJECTED SIGN TYPE EXAMPLES

Secondary Projected Identification Sign

The Projected Identification site conditions at Platform include

1. individual letters wall projected.
2. form-shaped wall projected.

See dwg 2. 1 for elevation reference

TENANT SIGN (CRU 3)
1'-9" x 1'-9" (3.0625 sq.ft.)

TENANT SIGN (CRU 2)
1'-9" x 1'-9" (3.0625 sq.ft.)



Example:
Projected identification
Aluminum panel internally
illuminated with
dimensional letters
Note: allowance for
different shaped tenant
identification
(3.0625 sq.ft. maximum)
blade backing with
dimensional letters
attached

3.3
A Platform – Projected Identification 1
1:50

PROJECTED SIGN
ALLOWANCES:
CRU 1: 3.0625 SQ.FT.
CRU 2: 3.0625 SQ.FT.
CRU 3: 3.0625 SQ.FT.

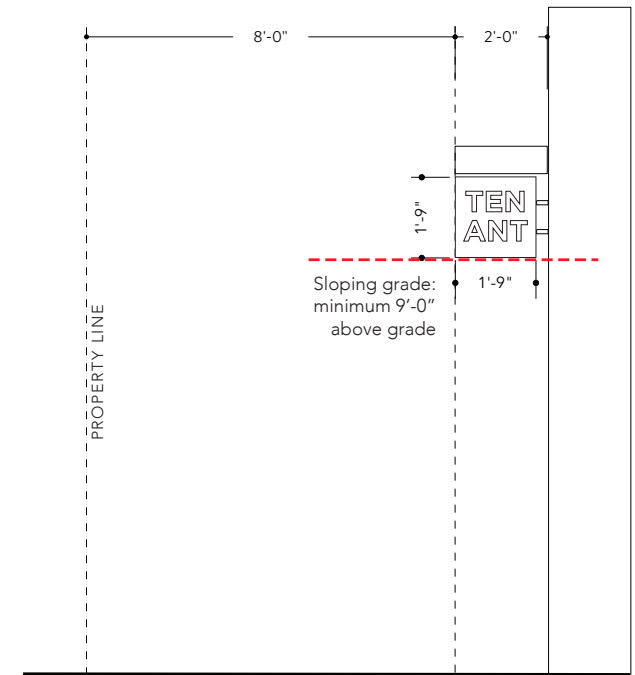
KEY

Exterior Signage Index

Sign Type 4
Projected
Retail Tenant
Identification Sign

Allowable Graphic Area

Projected sign must
be no larger than
dimensions noted
with dashed-lined box.



Entrance Canopy

3.3
B Platform – Projected Identification 1
Section
1:50

**CRU 3 PROJECTED
SIGN TYPE
(MOODY STREET)
EXAMPLE**

Projected
Identification Sign

The Projected
Identification site
conditions at Platform
include

1. individual letters
wall projected.
2. form-shaped
wall projected.

See dwg 2.3 for elevation
reference

**PROJECTED SIGN
ALLOWANCE:
CRU 3: 3.0625 SQ.FT.
(MOODY STREET)**

TENANT SIGN (CRU 3)
1'-9" x 1'-9" (3.0625 sq.ft.)

4

A

1'-9"
4"

8'-6"
above grade
minimum

Sloping grade

Side view
of projected
identification

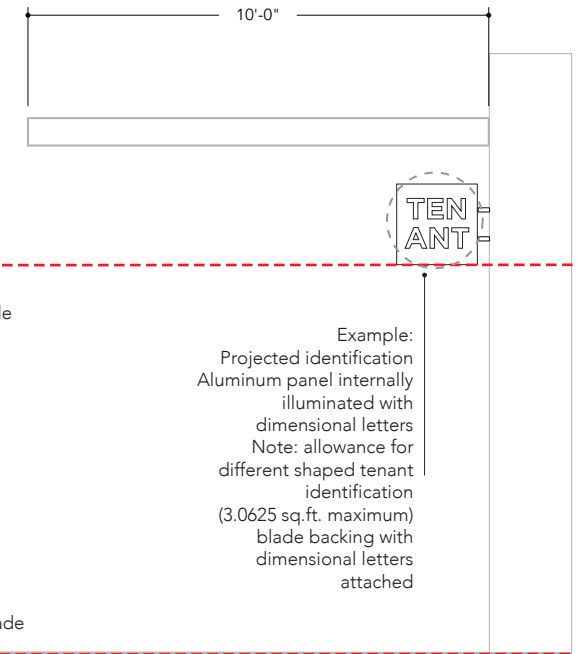
KEY

Exterior Signage Index

- Sign Type 4
Projected
Retail Tenant
Identification Sign

**Allowable Graphic
Area**

Projected sign must
be no larger than
dimensions noted
with dashed-lined box.



Example:
Projected identification
Aluminum panel internally
illuminated with
dimensional letters
Note: allowance for
different shaped tenant
identification
(3.0625 sq.ft. maximum)
blade backing with
dimensional letters
attached

3.4 Platform – Projected Identification 2
A 1:50

3.4 Platform – Projected Identification 2
B Section
1:50

LIVE/WORK 5 AND 6 PROJECTED SIGN TYPE EXAMPLES

Secondary Projected
Identification Sign

The Projected
Identification site
conditions at Platform
include

1. individual letters
wall projected.
2. form-shaped
wall projected.

TENANT SIGN (LW6)
1'-9" x 1'-9" (3.0625 sq.ft.)

**PROJECTED SIGN
ALLOWANCE:**
LIVE/WORK
LW1: 3.0625 SQ.FT.
LW2: 3.0625 SQ.FT.
LW3: 3.0625 SQ.FT.
LW4: 3.0625 SQ.FT.
LW5: 3.0625 SQ.FT.
LW6: 3.0625 SQ.FT.

See dwg 2. 1 for elevation
reference

TENANT SIGN (LW5)
1'-9" x 1'-9" (3.0625 sq.ft.)



Example:
Projected identification
Aluminum panel internally
illuminated with
dimensional letters
Note: allowance for
different shaped tenant
identification
(3.0625 sq.ft. maximum)
blade backing with
dimensional letters
attached

3.5
A Platform – Projected Identification 3
1:50

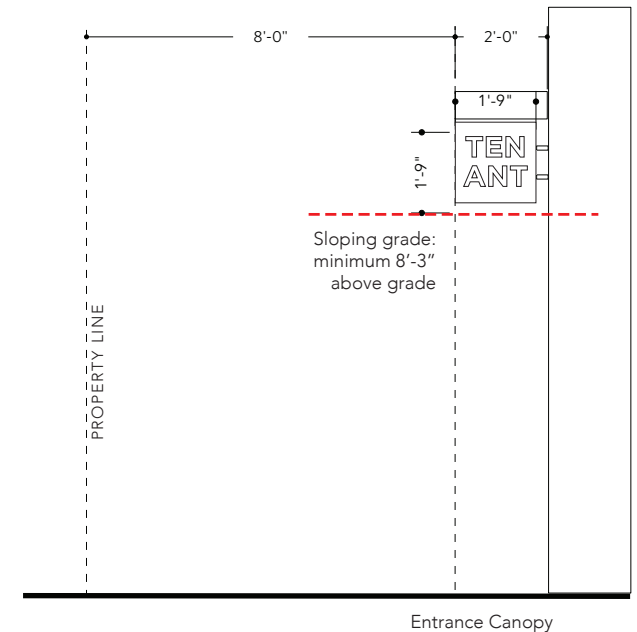
KEY

Exterior Signage Index

- Sign Type 4
Projected
Retail Tenant
Identification Sign

Allowable Graphic Area

Projected sign must
be no larger than
dimensions noted
with dashed-lined box.



3.5
B Platform – Projected Identification 3
Section
1:50

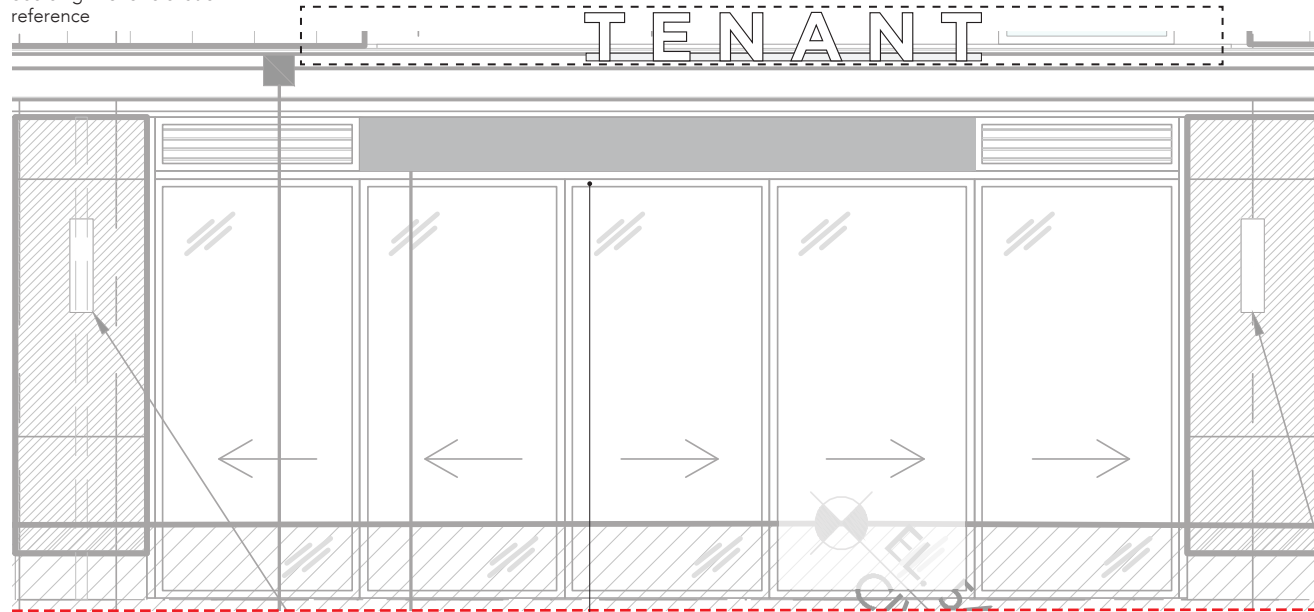
**CRU 3
CANOPY-MOUNTED
SIGN TYPE
(MOODY STREET)
EXAMPLE**

Canopy-mounted
Identification Sign

The Canopy-mounted
Identification site
conditions at Platform
include

1. individual letters
mounted above canopy.
2. form-shaped
mounted above canopy.

See dwg 2. 3 for elevation
reference



Example:
Above-canopy Identification
Aluminum panel internally
illuminated with dimensional letters
(25 sq.ft. maximum);

**CANOPY-MOUNTED
SIGN ALLOWANCES:
CRU 3: 25 SQ.FT.
(MOODY STREET)**

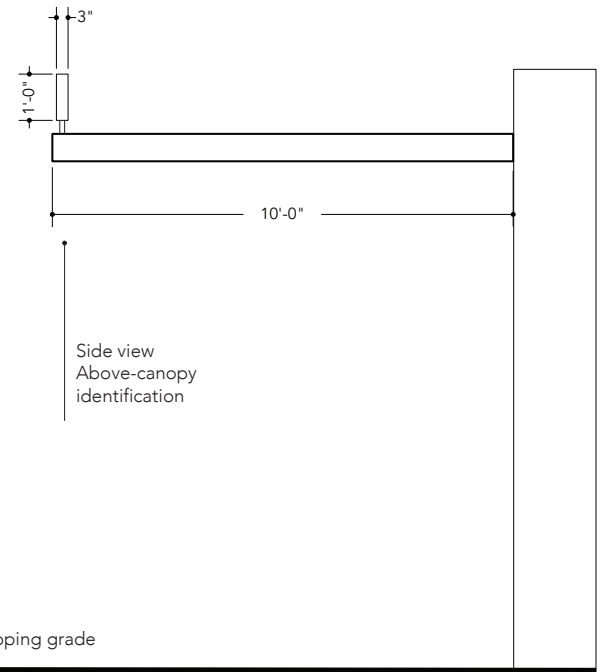
KEY

Exterior Signage Index

- Sign Type 3
Above-canopy
Retail Tenant
Identification Sign

**Allowable Graphic
Area**

Canopy-mounted sign
must be no larger than
dimensions noted
with dashed-lined box.



3.6 Platform – Canopy-mounted Identification
A 1:50

3.6 Platform – Canopy-mounted
B Section
1:50

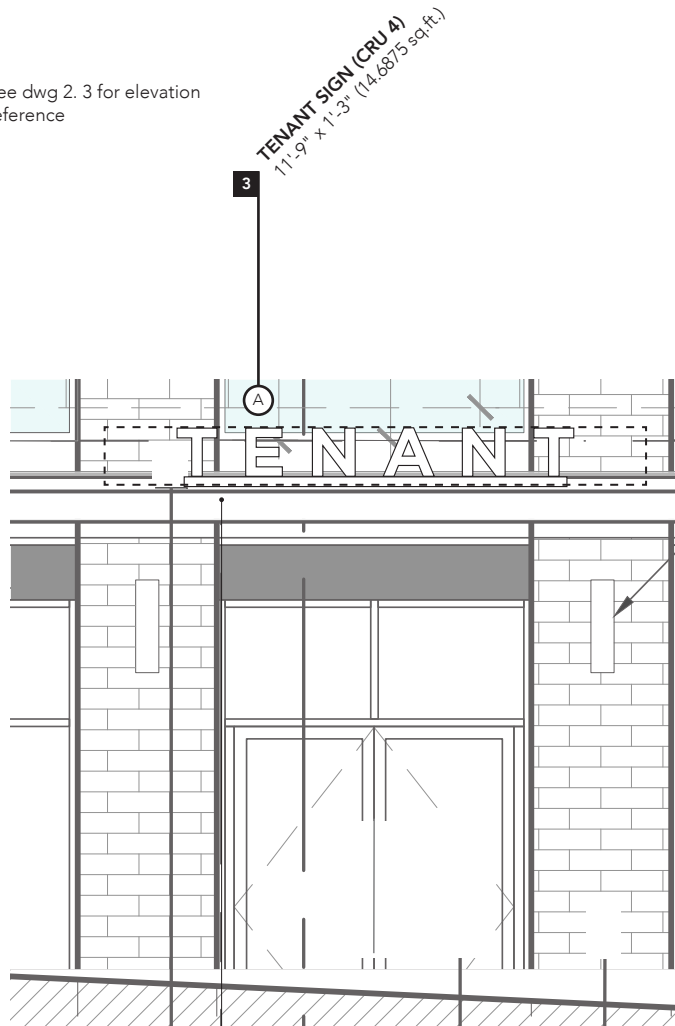
**CRU 4 ABOVE-CANOPY
SIGN TYPE
(MOODY STREET)
EXAMPLE**

Canopy-mounted
Identification Sign

The Canopy-mounted
Identification site
conditions at Platform
include

1. individual letters
pin-mounted to canopy.
2. form-shaped
pin-mounted to canopy.

See dwg 2. 3 for elevation
reference



Example:
Canopy-mounted Identification
Internally illuminated dimensional letters
Note: allowance for different shaped
tenant identification
(14.6875 sq.ft. maximum)

3.6
A Platform – Canopy-mounted Identification
1:50

**ABOVE-CANOPY
SIGN ALLOWANCE:
CRU 4: 14.6875 SQ.FT.
(MOODY STREET)**

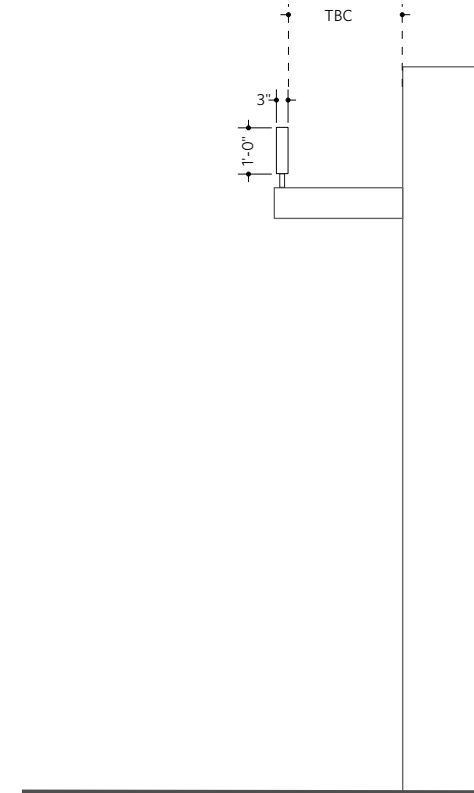
KEY

Exterior Signage Index

- Sign Type 3
Above-canopy
Retail Tenant
Identification Sign

**Allowable Graphic
Area**

Canopy-mounted sign
must be no larger than
dimensions noted
with dashed-lined box.



3.6
B Platform – Canopy-mounted Identification
Section
1:50



1. Dimensional letters and logo on sign blade



2. Dimensional channel letters on suspended raceway



3. Dimensional letters attached to sign blade



4. Dimensional letters attached to sign blade



5. Dimensional letters with sign box (shaped form)



6. Dimensional letters and logo



7. Dimensional script letters (logo)



8. Dimensional letters and logo attached to raceway



9. Halo-lit (concealed lighting)



10. Halo-lit (concealed lighting)



11. Internally illuminated



12. Halo-lit (concealed lighting)

FASCIA SIGNS

Fascia signs at Platform should have quality of materials and a high level of craftsmanship. In retaining tenant individuality, tenants are encouraged to be creative and explore shapes and other decorative elements for their signage. Signs should also have a three dimensional quality. Lighting, provided by the tenant, should also maintain this language through gooseneck and other quality lights. Energy efficient lights such as LED are encouraged.

All fascia signs to be installed using hardware that creates minimal damage to the building. Mounting attachment and hardware to be approved by the landlord prior to fabrication.

NOTE

The Landlord will evaluate signs on an individual basis and reserves the right to approve, reject or request revisions.

Tenant signage contractor to obtain landlord approval prior to applying for sign permits. Proof of landlord approval is required.

Any window-mounted signs must be limited to no more than 25% of the glazing area, and must first be approved by Landlord.

PERMITTED SIGNAGE



**Non-Illuminated
Dimensional Letterforms/Logo**
flush or pin mounted on building



Sign Shapes and Script Type
to be approved by landlord



**Halo Lit Dimensional Channel
Letterforms/Logos**



Open/Closed Channel Letterforms/Logos



Non-Illuminated Dimensional Plaque
mounted on building

PROHIBITED SIGNAGE



Signboxes



Borders and Frames



Exposed Neon Signs (non-enclosed)

SUSPENDED SIGNS

Suspended signs at Platform should have quality of materials and a high level of craftsmanship. Various metals, wood, and other authentic materials are recommended, instead of unpainted plastic or sign boxes. In retaining tenant individuality, tenants are encouraged to be creative for their signage. Signs should also have a three dimensional quality. Lighting, provided by the tenant, should also maintain this language through quality lights. Energy efficient lights such as LED are encouraged.

NOTE

The Landlord will evaluate signs on an individual basis and reserves the right to approve, reject or request revisions.

Tenant signage contractor to obtain landlord approval prior to applying for sign permits. Proof of landlord approval is required.

Any window-mounted signs must be limited to no more than 25% of the glazing area, and must first be approved by Landlord.

PERMITTED SIGNAGE



Non-Illuminated
Dimensional Letterforms/Logo
flush or pin mounted on building



Sign Shapes and Script Type
to be approved by landlord



Halo Lit Dimensional Channel
Letterforms/Logos



Open/Closed Channel Letterforms/Logos



Non-Illuminated Dimensional Plaque
mounted on building

PROHIBITED SIGNAGE



Signboxes



Borders and Frames



Exposed Neon Signs (non-enclosed)

PROJECTED SIGNS

Projected signs at Platform should have quality of materials and a high level of craftsmanship. Various metals, wood, and other authentic materials are recommended, instead of unpainted plastic or sign boxes. In retaining tenant individuality, tenants are encouraged to be creative for their signage. Signs should also have a three dimensional quality. Lighting, provided by the tenant, should also maintain this language through quality lights. Energy efficient lights such as LED are encouraged.

NOTE

The Landlord will evaluate signs on an individual basis and reserves the right to approve, reject or request revisions.

Tenant signage contractor to obtain landlord approval prior to applying for sign permits. Proof of landlord approval is required.

Any window-mounted signs must be limited to no more than 25% of the glazing area, and must first be approved by Landlord.

PERMITTED SIGNAGE



**Non-Illuminated
Dimensional Letterforms/Logo**
flush or pin mounted on building



Sign Shapes and Script Type
to be approved by landlord



**Halo Lit Dimensional Channel
Letterforms/Logos**



Open/Closed Channel Letterforms/Logos



Non-Illuminated Dimensional Plaque
mounted on building

PROHIBITED SIGNAGE



Signboxes



Borders and Frames



Exposed Neon Signs (non-enclosed)