



RIVERWALK

COMMON SIGN PLAN

Prepared by ArtHouse Design



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ORGANIZATION OF DOCUMENT

The Introduction of this document describes its intent and identifies the Regulatory Framework as the basis for this Common Sign Plan. The Introduction also identifies what is not regulated by this document.

The second section is the Building Signage Design Guidelines which applies to the building identification and to all businesses operating within the boundaries of the project. This section describes the Design Principles, the different Sign Types – their maximum size and quantity, and suggested Materials & Illumination.

The third section is the Approvals Process as outlined for each sign plan applicant.

DOCUMENT INTENT

The purpose of this document is to create a policy for a comprehensive and balanced system of signs for the project. The standards are intended to set out a coordinated program for retail/tenant signage.

These criteria were developed to aid the tenant in the development of a retail design that emphasizes the merchandise, enhances the product or service, and reinforces the design quality of the building as a whole. It is hoped that tenants will generate imaginative designs for their space with integral, creative graphics and quality merchandising. Tenants are encouraged to express their own unique design statement within the parameters of the criteria outlined in this document.

All tenants must adhere to these criteria and all applicable state and local sign and building codes. Tenants are encouraged to understand the criteria prior to beginning design for their space. At that time, questions should be raised with Landlord and the Town of Castle Rock to avoid delays later in the design process.

This Common Sign Plan (CSP) is intended to support the creation of a unified, integrated and enhanced character for the project, zoned as Zone B: Business / Commercial Downtown Overlay, through signage rules and regulations that respond to the unique attributes of the area. This CSP is also intended to ensure that all signage will contribute to the vitality and interest of the project, creating a lively and provocative atmosphere.

The requirements of this Common Sign Plan shall be supplemented by Town of Castle Rock regulations and codes in all areas which are not addressed in this document. All Town of Castle Rock ordinances and regulations remain in full effect except as varied by the Common Sign Plan.

REGULATORY FRAMEWORK

ZONING

This project lies in the Zone B: Business / Commercial Downtown Overlay as established by the Town of Castle Rock.

IN ACCORDANCE WITH TITLE 19 - SIGN CODE REGULATIONS OF THE CASTLE ROCK, CO MUNICIPAL CODE:

Signage shall be regulated by the following sections of Title 19 - Sign Code Regulations:

- Sec. 19.04.022 - Words and terms defined
- Sec. 19.04.042 - Prohibited signs
- Sec. 19.04.043 - Computation of sign area
- Sec. 19.04.050 - District sign regulations
- Sec. 19.04.052 - Signs in business areas
- Sec. 19.04.053 - Signs in Downtown Overlay District

Furthermore, in accordance with Sec. 19.04.056, a Common Sign Plan for all signage for the entire building is required when projecting signage for one use is desired.

All signage is subject to a Sign Permit issued by the Town of Castle Rock.

This section is intended to be used by all owners, developers, tenants and their designers who will be operating within the Zone B: Business / Commercial Downtown Overlay District.

All exterior signage should address both the communicative functions of a sign and its aesthetic integration with the overall retail concept. The building's architecture sets the tone for the signage program and the Landlord has established standards for identity signage as outlined in these criteria. It is advised that the tenant engage an environmental graphic designer to work with the retail designer. This will ensure a coordinated design program. Their knowledge of typography, materials, and fabrication contribute to design success. Experienced designers are aware of the interplay between aesthetics and function, and possess the skills necessary to achieve a synthesis of these conflicting factors.

National and regional “standard” storefront concepts and signage are respected; however, some concept modification may be necessary for compliance. Tenant signs and related logo graphics located along the project's perimeter should express a refined urban sophistication through the use of clean and contemporary shapes and forms. The use of similar architectural materials used throughout the building are encouraged so as to create a seamless transition between the building and the tenant space.

All tenant signage should be appropriate to and expressive of the tenant business activity for which they communicate. Tenant sign designs shall be compatible with and be an enhancement of the architectural character of the building, expressing scale, color, materials and lighting levels. The Landlord reserves the right to disapprove any sign design which is not compatible with these criteria and the aesthetics of this project. Exceptions to these specifications are rare but will be considered if, in the Landlord's opinion, the sign design is of exceptional merit and architectural quality. Such exceptions must be approved in advance by the Landlord. As with all undertakings, the ultimate success of this project depends on the positive contributions of all participants.

Tenants should take advantage of the opportunity to use unique two- and three-dimensional forms/shapes, profiles and iconographic images that reflect both the personality of the tenant, product/service and the surrounding building architecture. The tenant is encouraged to use color, typography, pattern, texture and materials to create a dynamic interface with the streetscape. Designs which simply maximize size and volume in rectangular form are not acceptable.

The Building Design Guidelines should act as a guide for the design of the tenant's signage in conjunction with the provisions of the tenant's lease with the Landlord. Furthermore, these guidelines are subject to revision by the Landlord, and the Landlord's interpretation of these criteria are final and governing.

All signage designed for exterior identification of a retail store shall comply with the district guidelines building standards and be designed for total compatibility with building finishes, color scheme and lighting levels, in order to maintain a design standard throughout the building. All primary signage will be limited to trade names and shall not include specification of merchandise sold or services rendered, regardless of the tenant's legal name. Corporate crests, logos or insignias may be acceptable pending the Landlord's approval and provided they are part of the tenant's name.

All signage requires review by the Town of Castle Rock Town Manager followed by the issuance of a Sign Permit.

BUILDING SIGNAGE INTENT

- To create an organized and inter-related systems of signs, sign structures, lighting and graphics
- To provide high quality sign and graphic design and durable materials appropriate to an urban setting.
- To create signs and graphic elements that are appropriate to and expressive of the use they identify.
- To create signs and graphic elements that are related to and/or respect the architecture of the building which they serve.
- To encourage a variety of signs and graphic elements which are compatible with, and enhance the character of the surrounding district.
- To integrate private business signage in a manner that facilitates commerce, enlivens the public realm, and respects the character of the project and surrounding area.
- To ensure that the signs of individual buildings and businesses can express a unique identity, while not detracting from the more important wayfinding and identification signage.
- To encourage creative sign design.

DESIGN STANDARDS

- All building signs shall conform to the Title 19 - Sign Code Regulations of the Town of Castle Rock and sections pertaining to buildings with ground floor uses shall provide a uniform zone for signage over the ground floor.
- All signs shall be measured in conformance Sec. 19.04.043 - Computation of sign area of the Title 19 - Sign Code Regulations of the Town of Castle Rock.
- The signage zone shall be provided with electrical power to enable the installation of illuminated signs.
- All building signs shall be constructed of durable materials suited to the urban environment and climate of Castle Rock.
- All conduits, junction boxes, and other functional elements shall be completely hidden from view and safely concealed once the sign is installed.
- No animated, blinking, fluctuating or flashing signs shall be permitted for private buildings or businesses.

PERMITTED SIGN TYPES

Exterior signs for tenants and businesses operating within the District covered by this section of the CSP are:

- Wall signs.
- Projecting / Suspended Signs
- Window Signs
- Temporary Signs
- Awning Signs & Canopy signs
- Joint identification signs
- Sandwich board signs
- Ground / Freestanding Signs

SIGN DEFINITION

Title 19 - Sign Code Regulations of the Town of Castle Rock defines a sign as follows:

Sign means any writing, pictorial representation, decoration (including any material used to differentiate sign copy from its background), form, emblem, trademark, flag or banner, or any other figure of similar character that:

1. Is a structure or any part thereof (including the roof or wall of a building);
2. Is written, printed, projected, painted, constructed or otherwise placed or displayed upon or designed in the building, board, plate, canopy, awning or vehicle or upon any material object or device whatsoever;
3. By reason of its form, color, wording, symbol, design, illumination or motion, attracts or is designed to attract attention to the subject thereof or is used as a means of identification, advertisement or announcement. For the purpose of determining the number of signs that may be subject to the provisions of this Chapter, a sign shall be considered to be a single display surface or display device containing elements clearly organized, related and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements or where there is reasonable doubt about the relationship of elements, each element shall be considered to be a single sign.

CALCULATING SIGNAGE AREA

MAXIMUM ALLOWABLE SIGN AREA

The maximum allowable sign area shall be calculated by calculating the maximum allowable sign area per lot included in the common sign plan, in accordance with Subsections 19.04.051.C. or 19.04.052.C., whichever is applicable, and adding those totals per lot for one total maximum allowable sign area for the proposed lots covered by the common sign plan.

COMPUTATION OF THE AREA OF A SIGN

Computation of the area of a sign under this Chapter shall be made using standard mathematical formulas for common regular geometric shapes, including without limitation, triangles, parallelograms, circles, ellipses or combinations thereof.

In the case of an irregularly shaped sign or a sign with letters or symbols directly affixed to or painted on the wall of a building, the area of the sign is the entire area within a single continuous rectilinear perimeter of not more than eight straight lines enclosing the extreme limits of writing, representation, emblem or any figure of similar character, together with any material or color forming an integral part or background of the display or used to differentiate such sign from the backdrop or structure against which it is placed.

In computing the area of a sign face, the sign structure shall be included if the sign structure either exceeds fifty percent of the area of the display or is made an integral part of the background of the display.

Where a sign has two or more display faces, the area of all faces is included in determining sign area. For corporate flags, the area of both sides of the flag shall be included in determining sign area.

The total surface area of multiple-unit signs includes the vertical and horizontal spacing between the letters that constitute the word or words that convey the sign’s message.

Where three-dimensional figures are used as signs, the area is the total area, projected on a vertical plane, of each side of the figure that is visible beyond the boundaries of the lot upon which the figure is located. For purposes of this Chapter, a figure is considered to have no less than one nor more than four sides, and the number of sides to be measured shall be determined by the location and visibility of the figure. If a three-dimensional figure is used as a sign

and no words or letters are included in the sign, then the computed area shall be divided in half for purposes of calculating the total amount of sign area consumed for the premises.

Street or building frontage used as the basis of determining permitted sign area for one building or use may not be used again as the basis for determining the permitted sign area for another building or use on the same premises, but nothing in this Section shall be construed to prohibit the additional building or use from erecting a sign that would otherwise be authorized by the provisions of this Chapter.

All temporary and permanent riders or attachments to signs or sign structures are to be included as part of the total sign area for the sign to which they are attached.

Signs displayed on canopies, awnings and architectural projections that extend more than fifteen inches beyond the face of the building and parapet and mansard signs shall not exceed seventy-five percent of the following described area: the width of the projections multiplied by the vertical height of the projection or 150 square feet, whichever is less. Where the canopy or awning overhangs the public right-of-way more than four feet, the owner of such canopy or awning must request and receive a revocable right-of-way encroachment permit in accordance with Section 19.04.033.

Nonilluminated window signs identified in Paragraph 19.04.041.A.7. shall not be counted against total sign area.

Illuminated window signs shall be included in the total allowable sign area for the premises.

Time-temperature-date signs shall not be counted as part of the total sign area but the maximum size of the sign face shall not exceed that allowed in the area.

DIAGRAM 1: Sign area = XY

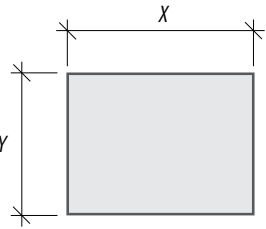


DIAGRAM 2: Sign area = X1Y1 + X2Y2

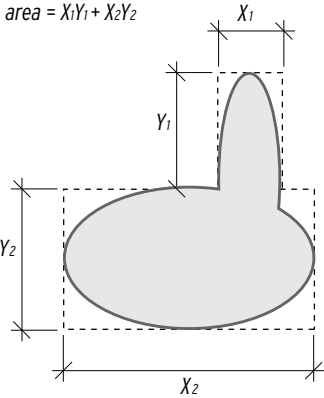


DIAGRAM 3: Sign area = XY

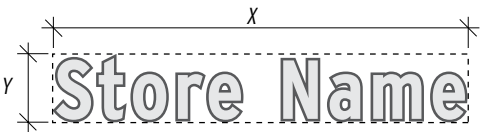


DIAGRAM 3: Single line of text



Max letter height (Y) = 10" for all caps
12" for leading cap, 10"for remaining lower case

DIAGRAM 3: Multiple lines of text



Max height (Y) = 24" for all lines
no single line of text over 10"

THE TABLES BELOW DETAILS THE MAXIMUM SIGN AREAS PERMITTED PER LOT

The following maximum sign areas are permitted per lot for nonresidential uses:

The greater of the following: a. Two and one-half (2 1/2) square feet of sign for each linear foot of building frontage for the first two hundred (200) feet of building frontage of the unit occupied by a street level use and one-half (1/2) square foot for each additional linear foot; or b. One and one-half (1 1/2) square feet of sign for each linear foot of lot frontage for the first two hundred (200) feet of lot frontage and one-half (1/2) square foot for each additional linear foot.

NORTH BUILDING SIGN AREA CALCULATIONS

	N Bldg.North Elevation	N Bldg. South Elevation	N Bldg. East Elevation	N Bldg. West Elevation	N Bldg. Lot total
Linear Frontage	300'	302'	150'	124'	876'
Maximum Sign Area permitted	The maximum sign area is calculated per lot.				200x1.5=300 676x0.5=338 300+338=638 Total max. sign area: 638 sq'
Project Signage Proposed Sign Area	55.1 sq'	3.6 sq'	73.4 sq'	25.7 sq'	157.8 sq'
Tenant Signage Allowed Sign Area	Tenant allowed sign area shall be calculated based on their linear street frontage. The sum of all tenant signage not to exceed lot total tenant allowance (480.2 sq').				480.2 sq'

SOUTH BUILDING SIGN AREA CALCULATIONS

	S Bldg. North Elevation	S Bldg. South Elevation	S Bldg. East Elevation	S Bldg. West Elevation	S Bldg. Lot total
Linear Frontage	319'	319'	199'	199'	1036'
Maximum Sign Area permitted	The maximum sign area is calculated per lot.				200x1.5=300 836x0.5=418 300+418=718 Total max. sign area: 718 sq'
Project Signage Proposed Sign Area	29.4 sq'	35.3 sq'	94.4 sq'	136.7 sq'	295.8 sq'
Tenant Signage Allowed Sign Area	Tenant allowed sign area shall be calculated based on their linear street frontage. The sum of all tenant signage not to exceed lot total tenant allowance (422.2 sq').				422.2 sq'

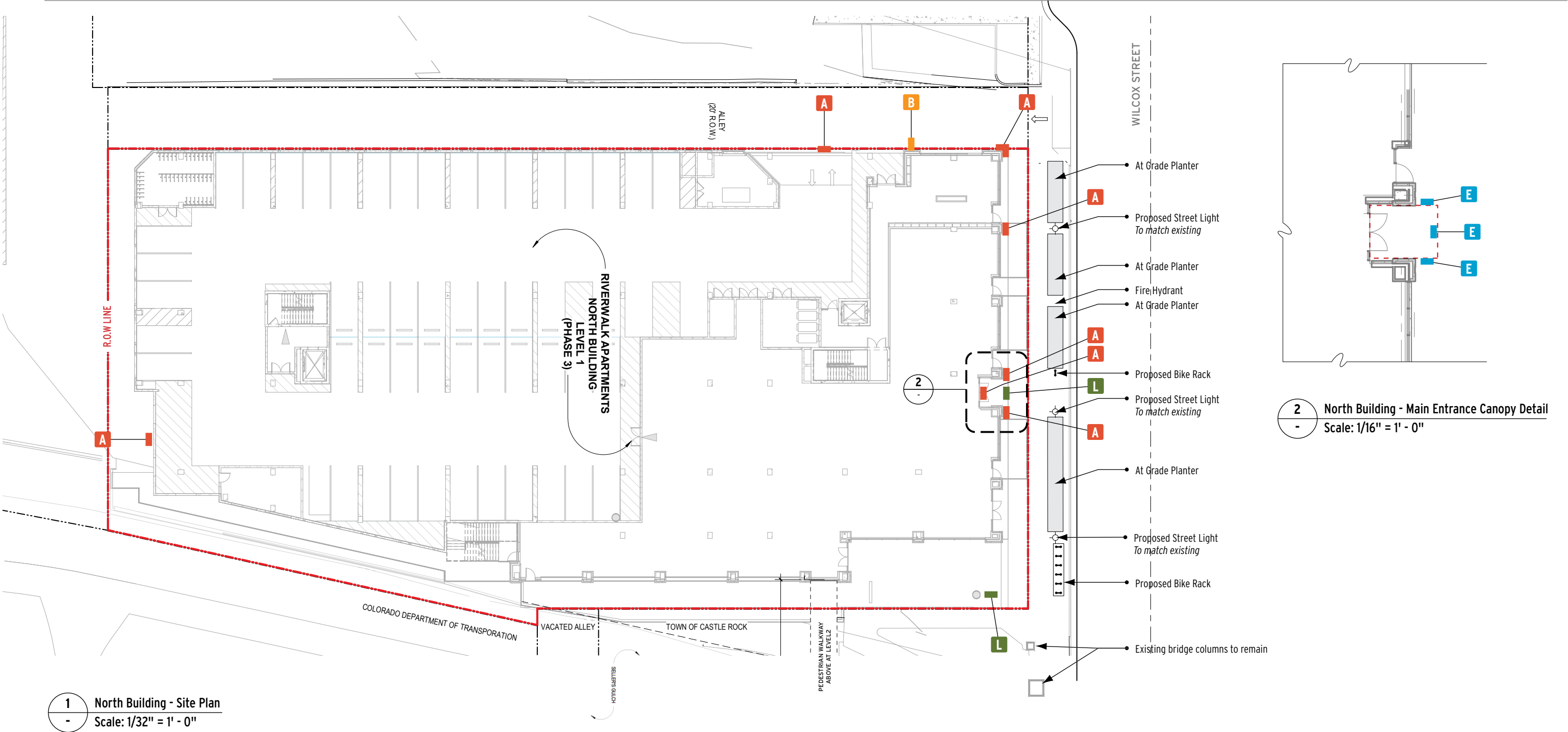
THE TABLES BELOW DETAILS THE SPECIFICS REGARDING EACH SIGN TYPE

For ground floor tenants: Working with your Landlord and using the attached Site Plan, identify the boundaries of your tenant space in the building. This will show you where your building frontage is.Verify with your Landlord the number of linear feet of frontage you occupy. If you occupy a corner suite, you will have more than one frontage. Measure each frontage separately.

Permitted Types	Wall signs, projecting/suspended signs, window signs, canopy signs, parapet/roof signs, banners, ground/freestanding signs, joint identification.
Permitted Location	<ul style="list-style-type: none">- Wall Signs: See locations noted on the elevations.- Window Signs: See locations noted on the elevations. Window signs are typically located at eye level on doors or adjacent to entrances for door signs or in the lower 20% of storefront windows for window signs for each tenant.- Canopy Sign: Sign to be installed on the top or face of the canopy.
Maximum Quantity	<ul style="list-style-type: none">- Projecting Signs: Each use may display one (1) projecting sign adjacent to every street upon which the use has frontage.- Canopy Sign: One canopy sign per face of canopy is allowed.- Roof Signs: One parapet or one roof sign per building frontage is allowed.- Ground Signs/Joint Identification: One joint identification sign or one freestanding sign per building frontage.- Tenant Wall Signs: The maximum allowable is 1 retail tenant facade sign per each tenant exterior wall/facade frontage (no more than 2 total).
Maximum Area	<ul style="list-style-type: none">- Wall signs: One and one-half square feet for each linear foot of building frontage, not to exceed 25% of the wall to which the sign is attached.- Projecting Signs: Not to exceed 16 square feet per sign face.- Window Signs: Vinyl graphics should not exceed 20% of the total window area with 10% allowed to be opaque or solid.- Freestanding Signs: The maximum area per sign face shall be one hundred (100) square feet.
Maximum Projection	Projecting sign: may not project more than four (4) feet from the face of the building. Signs shall be mounted no less than six (6) inches and no more than one (1) foot away from the building wall.
Maximum Height Above Grade	<ul style="list-style-type: none">- Wall Signs: No part of the sign shall project above or below the sign zone that is identified on the elevations.- Freestanding Signs: The lesser of twenty (20) feet or the height of the building to which the sign is appurtenant.- Projecting Signs: may be located no higher than thirteen (13) feet from the ground or adjacent sidewalk.
Minimum Height Above Grade	<ul style="list-style-type: none">- Wall Signs: No part of the sign shall project above or below the sign zone that is identified on the elevations.- Projecting Signs: May be located no lower than eight (8) feet.- Banner Signs: Must clear sidewalks by at least eight (8) feet in height.
Permitted Illumination	May be illuminated but shall not flash, blink or fluctuate. All signs shall not be oriented or illuminated so that they adversely affect the surrounding area, particularly existing nearby residential uses or structures. Examples of adverse effects are glare from intense illumination and large signs or structures which visually dominate an area.
Animation	Shall not be animated. Flashing illumination, animated graphics, and signs that blink, fluctuate or change graphics or messages more than once an hour are prohibited.

PROJECT IDENTIFICATION

PROJECT IDENTIFICATION - LOCATION PLAN



Colored areas on the elevation represent the corresponding sign type and general overall signage area and placement. Refer to specific signage criteria in the design principles for allowable sizes. Sign sizes are not finalized, expected dimensions are approximate.

SIGN TYPE LEGEND

- A

 Sign Type A: Wall Signs
- B

 Sign Type B: Projecting / Suspended Signs
- C

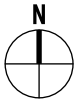
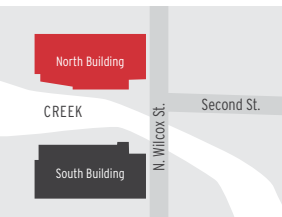
 Sign Type C: Window Signs - Shown on Elevations Only
- E

 Sign Type E: Canopy Signs
- G

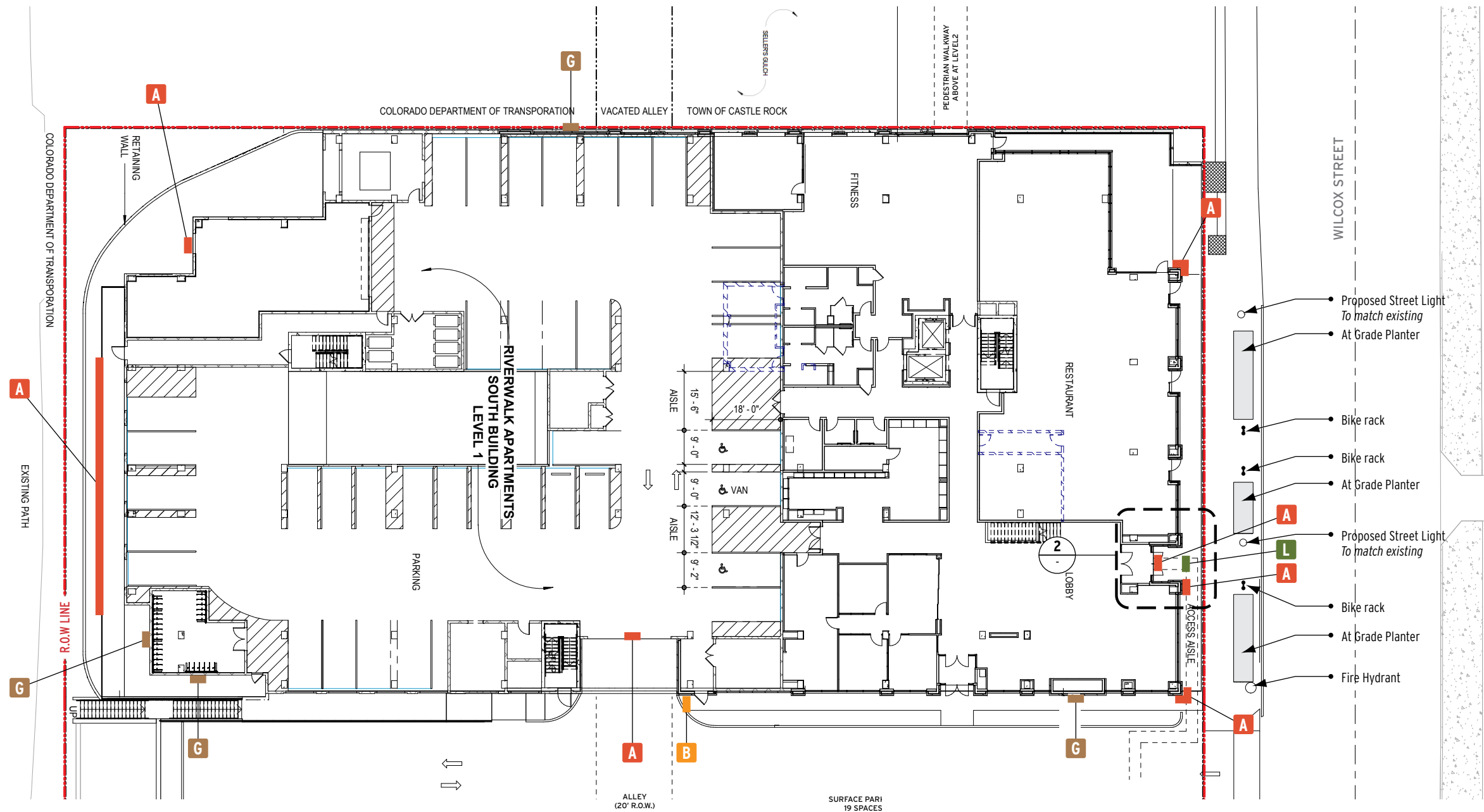
 Sign Type G: Mural Signs
- L

 Sign Type L: Ground / Freestanding Signs

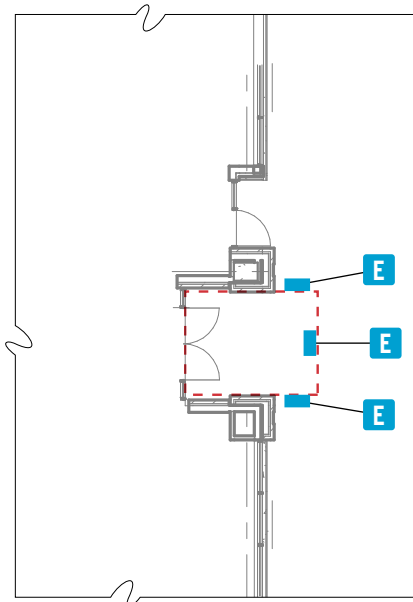
KEY PLAN



PROJECT IDENTIFICATION - LOCATION PLAN



1 South Building - Site Plan
- Scale: 1/32" = 1' - 0"



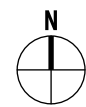
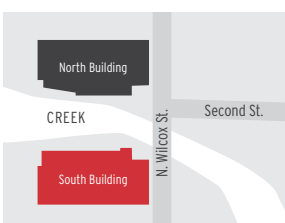
2 South Building - Main Entrance Canopy Detail
- Scale: 1/16" = 1' - 0"

- Proposed Street Light To match existing
- At Grade Planter
- Bike rack
- Bike rack
- At Grade Planter
- Proposed Street Light To match existing
- Bike rack
- At Grade Planter
- Fire Hydrant

SIGN TYPE LEGEND

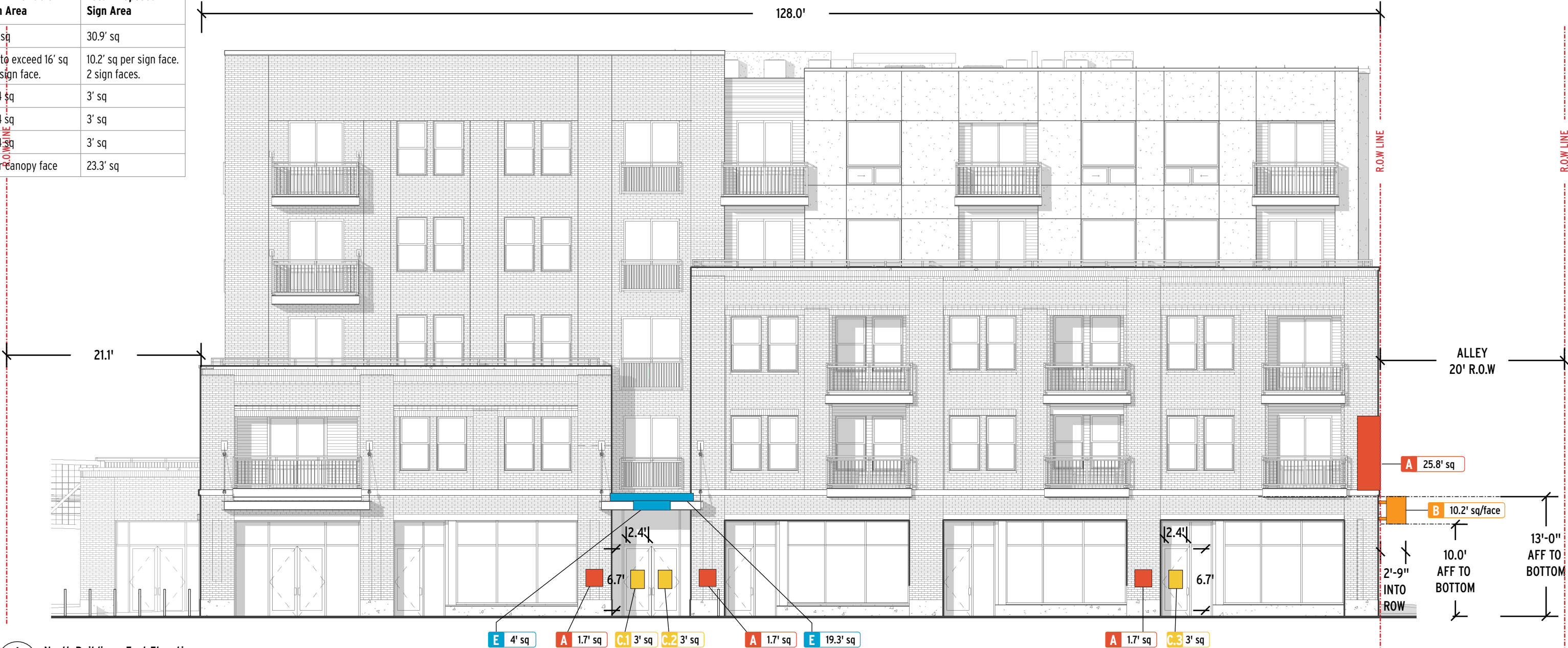
- | | |
|---|---|
| A Sign Type A: Wall Signs | E Sign Type E: Canopy Signs |
| B Sign Type B: Projecting / Suspended Signs | G Sign Type G: Mural Signs |
| C Sign Type C: Window Signs - Shown on Elevations Only | L Sign Type L: Ground / Freestanding Signs |

KEY PLAN



PROJECT IDENTIFICATION - ELEVATION

Sign Type	Total Allowable Sign Area	Total Proposed Sign Area
A	192' sq	30.9' sq
B	Not to exceed 16' sq per sign face.	10.2' sq per sign face. 2 sign faces.
C.1	3' 24 sq	3' sq
C.2	3' 24 sq	3' sq
C.3	3' 24 sq	3' sq
E	1 per canopy face	23.3' sq



1 North Building - East Elevation
Scale: 3/32" = 1' - 0"

Colored areas on the elevation represent the corresponding sign type and general overall signage area and placement. Refer to specific signage criteria in the design principles for allowable sizes. Sign sizes are not finalized, expected dimensions are approximate.

SIGN TYPE LEGEND

- A

 Sign Type A: Wall Signs
- B

 Sign Type B: Projecting / Suspended Signs
- C

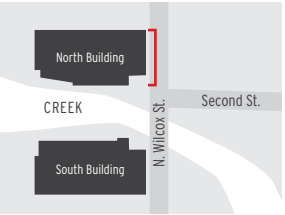
 Sign Type C: Window Signs - Shown on Elevations Only
- E

 Sign Type E: Canopy Signs
- G

 Sign Type G: Mural Signs
- L

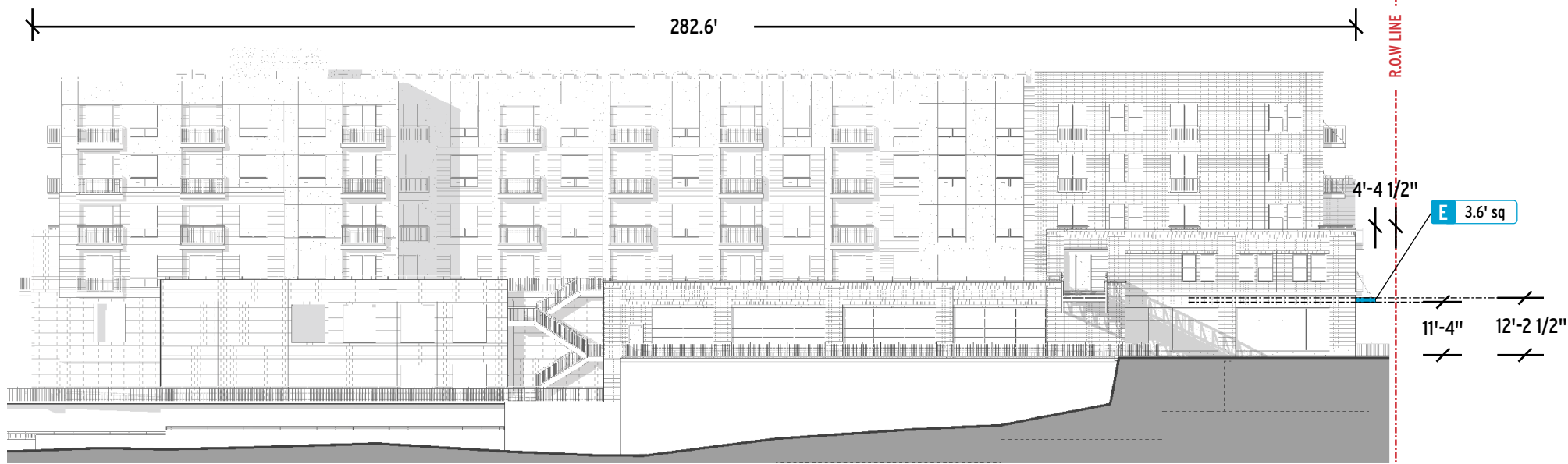
 Sign Type L: Ground / Freestanding Signs

KEY PLAN



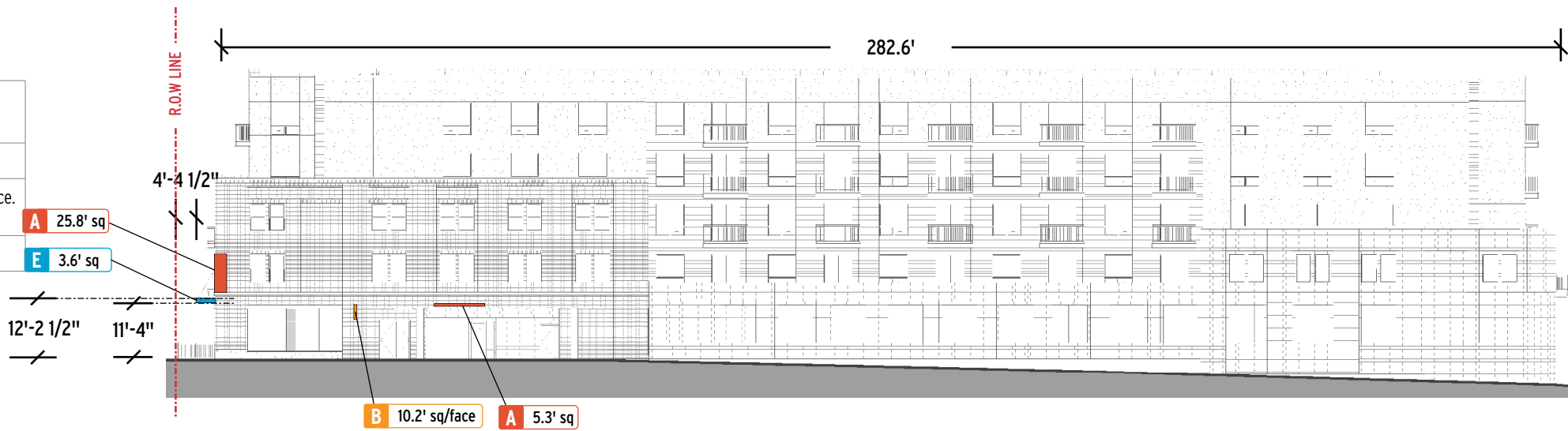
PROJECT IDENTIFICATION - ELEVATION

Sign Type	Total Allowable Sign Area	Total Proposed Sign Area
E	1 per canopy face	3.6' sq



1 North Building - South Elevation
Scale: 1/32" = 1' - 0"

Sign Type	Total Allowable Sign Area	Total Proposed Sign Area
A	282.6' sq	31.1' sq
B	Not to exceed 16' sq per sign face	10.2' sq per sign face. 2 sign faces.
E	1 per canopy face	3.6' sq



2 North Building - North Elevation
Scale: 1/32" = 1' - 0"

Colored areas on the elevation represent the corresponding sign type and general overall signage area and placement. Refer to specific signage criteria in the design principles for allowable sizes. Sign sizes are not finalized, expected dimensions are approximate.

SIGN TYPE LEGEND

- A

 Sign Type A: Wall Signs
- B

 Sign Type B: Projecting / Suspended Signs
- C

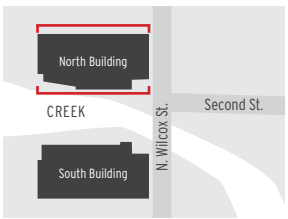
 Sign Type C: Window Signs - Shown on Elevations Only
- E

 Sign Type E: Canopy Signs
- G

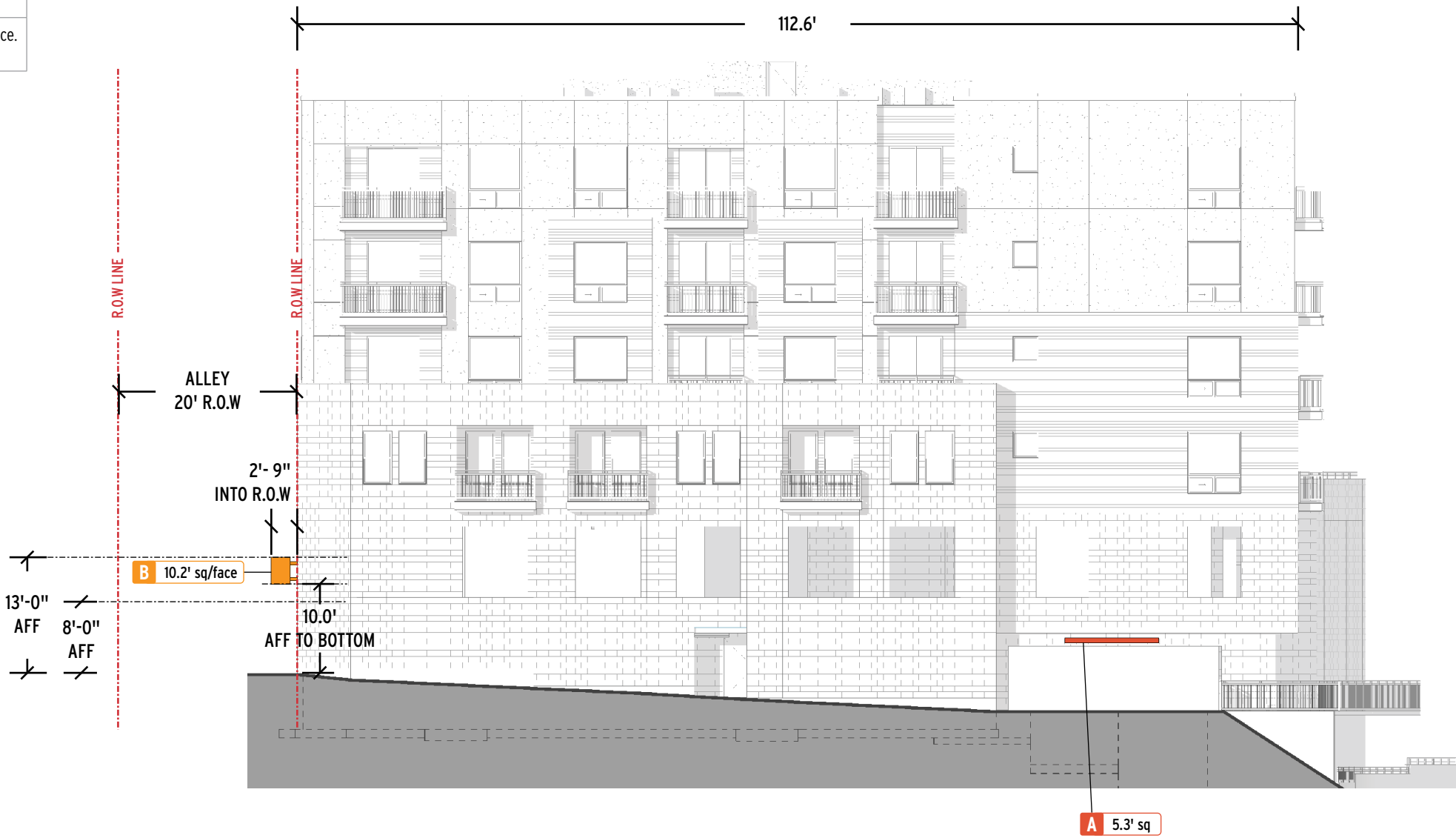
 Sign Type G: Mural Signs
- L

 Sign Type L: Ground / Freestanding Signs

KEY PLAN



Sign Type	Total Allowable Sign Area	Total Proposed Sign Area
A	168.9' sq	5.3' sq
B	Not to exceed 16' sq per sign face.	10.2' sq per sign face. 2 sign faces.



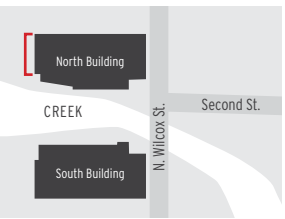
1 North Building - West Elevation
Scale: 1/16" = 1' - 0"

Colored areas on the elevation represent the corresponding sign type and general overall signage area and placement. Refer to specific signage criteria in the design principles for allowable sizes. Sign sizes are not finalized, expected dimensions are approximate.

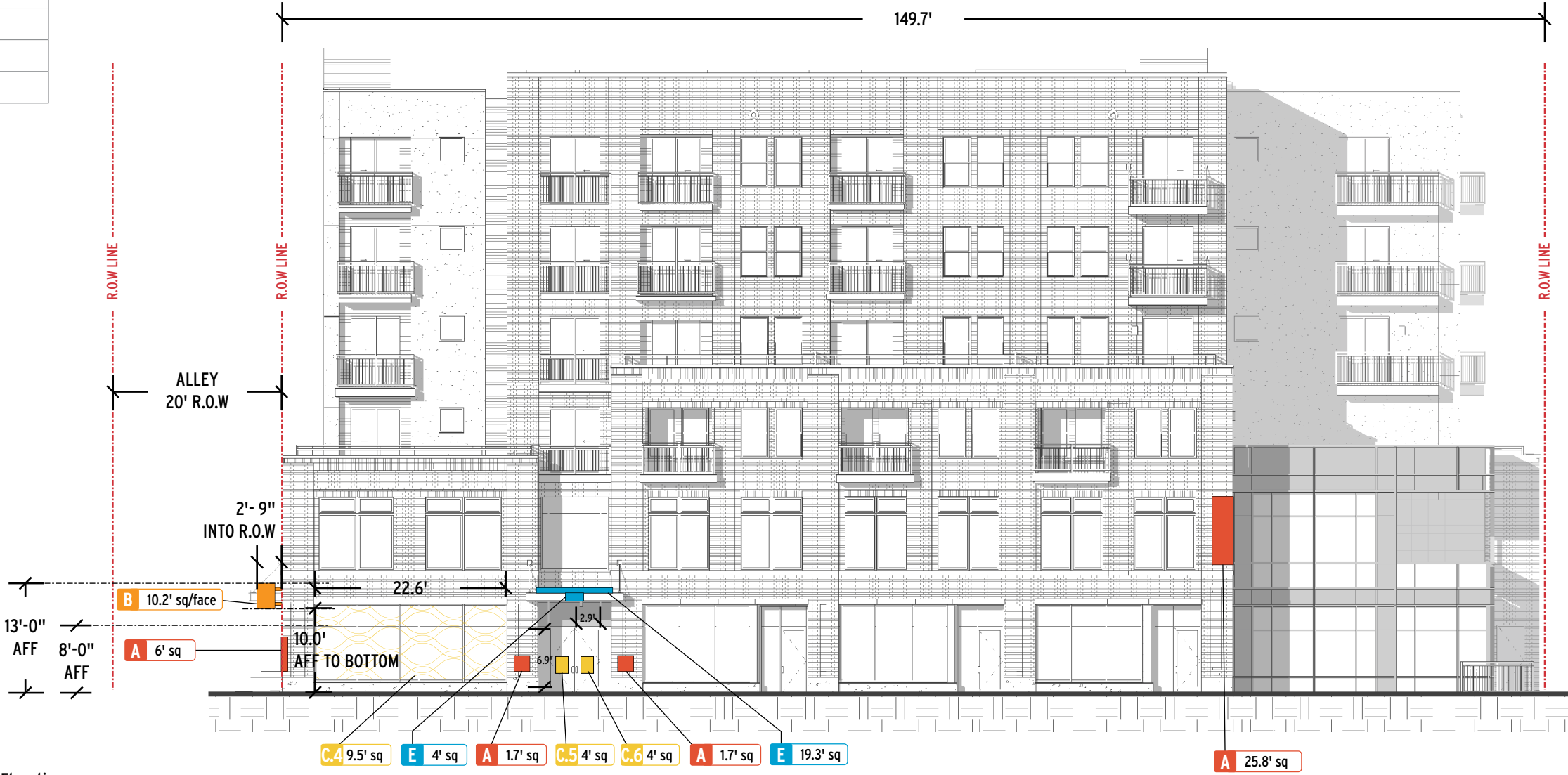
SIGN TYPE LEGEND

- A** Sign Type A: Wall Signs
- B** Sign Type B: Projecting / Suspended Signs
- C** Sign Type C: Window Signs - Shown on Elevations Only
- E** Sign Type E: Canopy Signs
- G** Sign Type G: Mural Signs
- L** Sign Type L: Ground / Freestanding Signs

KEY PLAN



Sign Type	Total Allowable Sign Area	Total Proposed Sign Area
A	169.2' sq	35.2' sq
B	Not to exceed 16' sq per sign face.	10.2' sq per sign face. 2 sign faces.
C.4	39.66' sq	9.5' sq
C.5	4' sq	3' sq
C.6	4' sq	3' sq
E	1 per canopy face	23.3' sq



1 South Building - East Elevation
- Scale: 1/16" = 1' - 0"

Colored areas on the elevation represent the corresponding sign type and general overall signage area and placement. Refer to specific signage criteria in the design principles for allowable sizes. Sign sizes are not finalized, expected dimensions are approximate.

SIGN TYPE LEGEND

- A

 Sign Type A: Wall Signs
- B

 Sign Type B: Projecting / Suspended Signs
- C

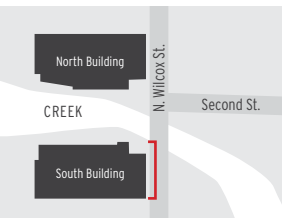
 Sign Type C: Window Signs - Shown on Elevations Only
- E

 Sign Type E: Canopy Signs
- G

 Sign Type G: Mural Signs
- L

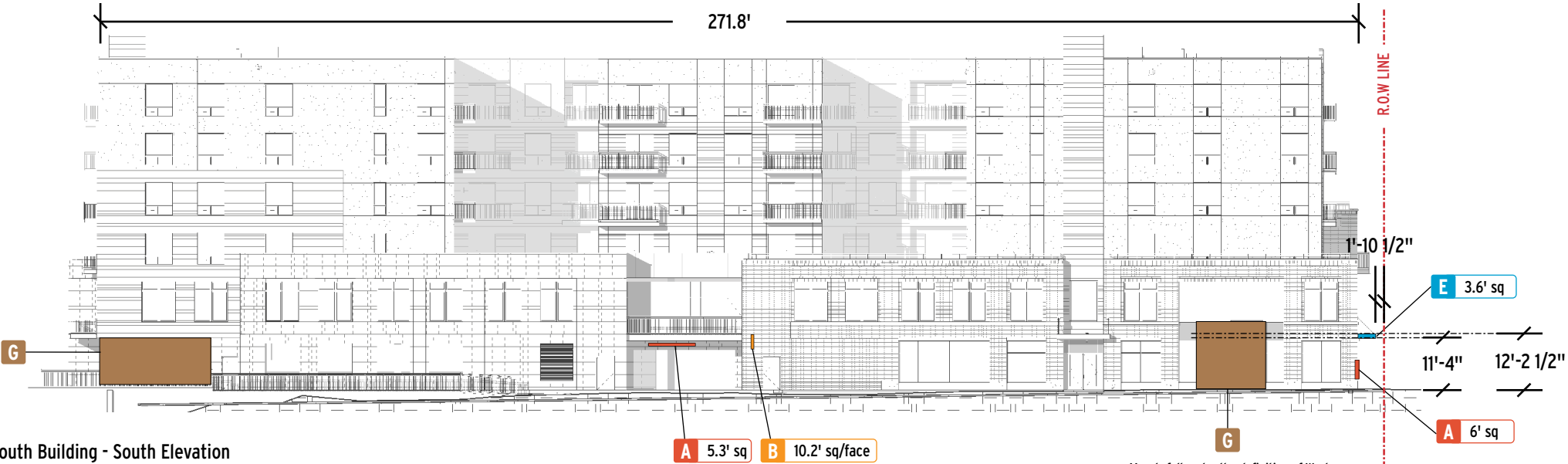
 Sign Type L: Ground / Freestanding Signs

KEY PLAN



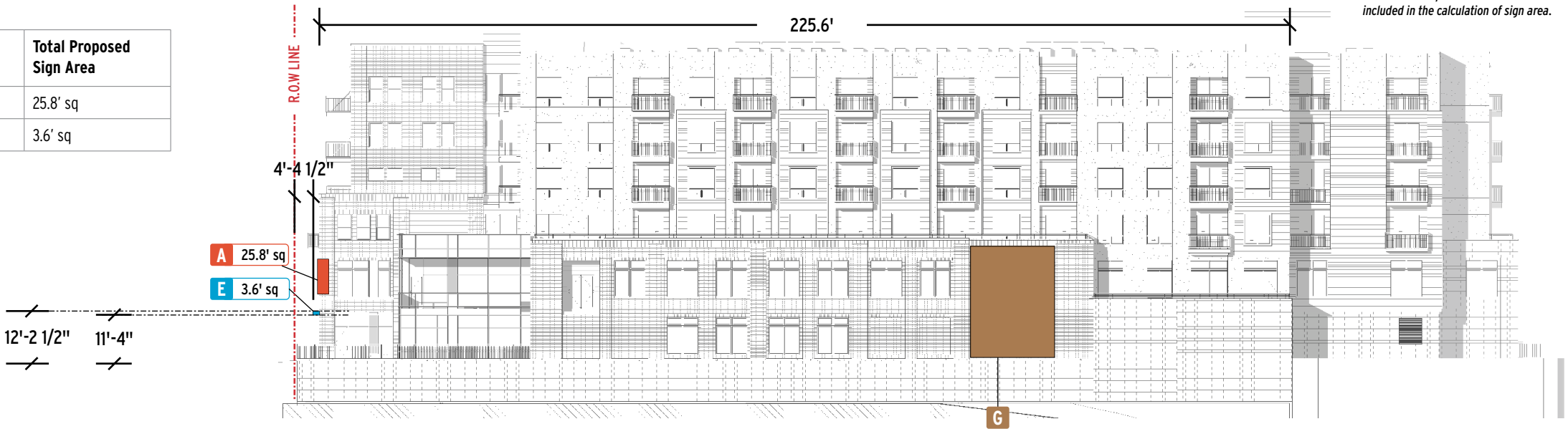
Sign Type	Total Allowable Sign Area	Total Proposed Sign Area
A	407.7' sq	11.3' sq
B	Not to exceed 16' sq per sign face.	10.2' sq per sign face. 2 sign faces.
E	1 per canopy face	3.6' sq

Murals fall under the definition of Work of Art in Title 19 of the Town of Castle Rock Municipal Code and are not included in the calculation of sign area.



1 South Building - South Elevation
- Scale: 1/32" = 1' - 0"

Sign Type	Total Allowable Sign Area	Total Proposed Sign Area
A	338.4' sq	25.8' sq
E	1 per canopy face	3.6' sq



2 South Building - North Elevation
- Scale: 1/32" = 1' - 0"

Colored areas on the elevation represent the corresponding sign type and general overall signage area and placement. Refer to specific signage criteria in the design principles for allowable sizes. Sign sizes are not finalized, expected dimensions are approximate.

SIGN TYPE LEGEND

- A

 Sign Type A: Wall Signs
- B

 Sign Type B: Projecting / Suspended Signs
- C

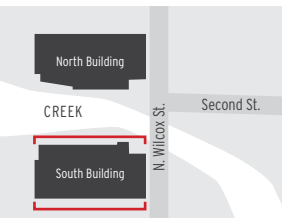
 Sign Type C: Window Signs - Shown on Elevations Only
- E

 Sign Type E: Canopy Signs
- G

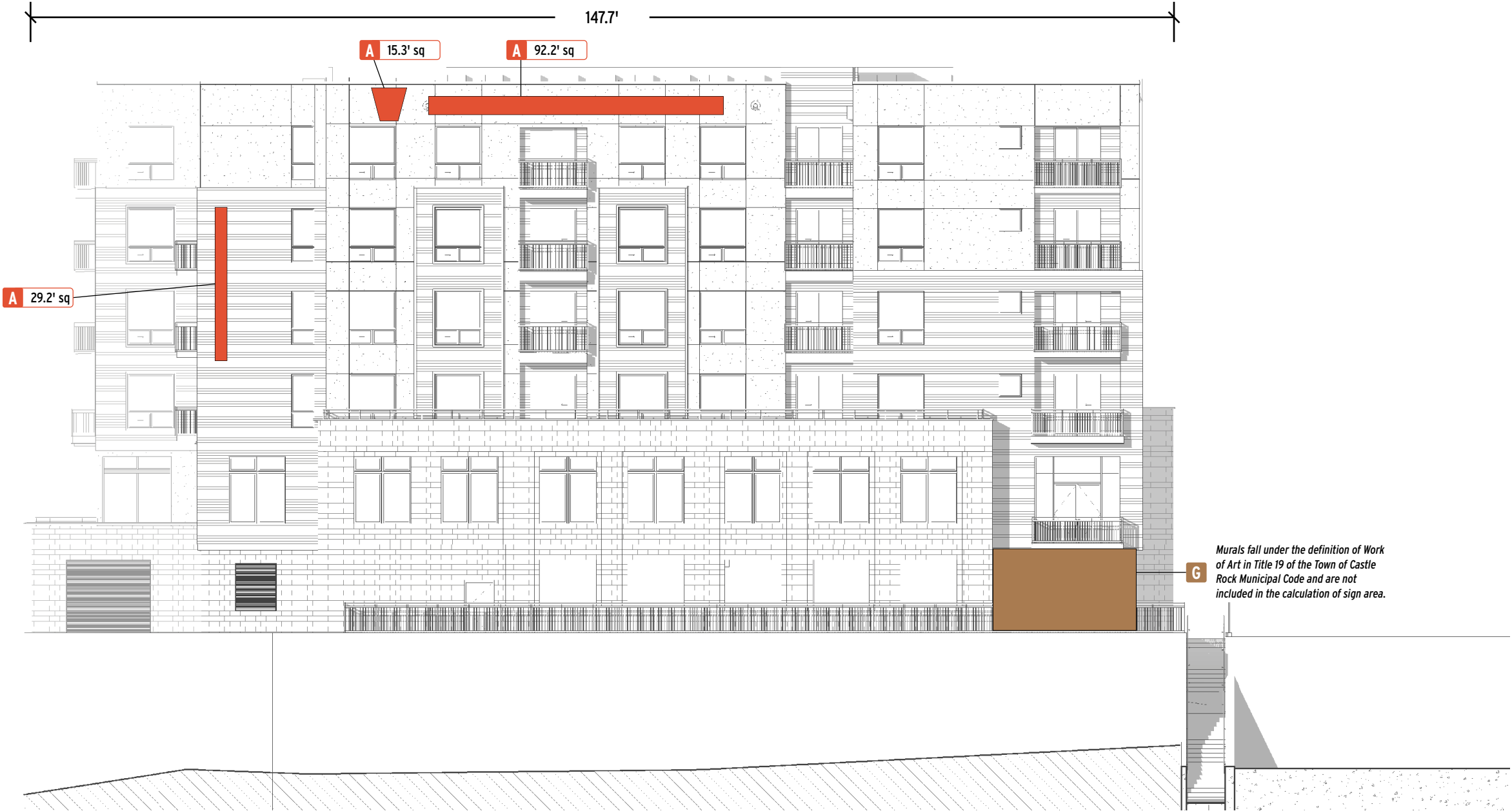
 Sign Type G: Mural Signs
- L

 Sign Type L: Ground / Freestanding Signs

KEY PLAN



Sign Type	Total Allowable Sign Area	Total Proposed Sign Area
A	215.4' sq	136.7' sq



1 South Building - West Elevation
- Scale: 1/16" = 1' - 0"

Colored areas on the elevation represent the corresponding sign type and general overall signage area and placement. Refer to specific signage criteria in the design principles for allowable sizes. Sign sizes are not finalized, expected dimensions are approximate.

SIGN TYPE LEGEND

- A

 Sign Type A: Wall Signs
- B

 Sign Type B: Projecting / Suspended Signs
- C

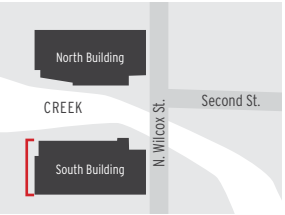
 Sign Type C: Window Signs - Shown on Elevations Only
- E

 Sign Type E: Canopy Signs
- G

 Sign Type G: Mural Signs
- L

 Sign Type L: Ground / Freestanding Signs

KEY PLAN



INTENT

Wall sign means a sign displayed upon or against the wall of an enclosed building; provided that no part of the face of the sign extends more than fifteen inches (measured horizontally) from the face of the wall and the sign does not extend beyond any edge of the wall or the roofline.

ALLOWANCE

No part of the sign shall project above or below the sign zone that is identified on the elevations.

One and one-half square feet for each linear foot of building frontage, not to exceed 25% of the wall to which the sign is attached.

LOCATION

See locations noted on the elevations.

ATTACHMENT DETAILS

All connecting hardware to be concealed unless it is an integral part of the sign design.

ILLUMINATION

Static, unobtrusive illumination allowed. Internal illumination of channel letters, back lit letters (halo), push thru acrylic letters, or a shielded spot light located at top of the sign is allowed. Signs may not be illuminated after 11:00 pm.

THE FOLLOWING APPROACHES ARE REQUIRED:

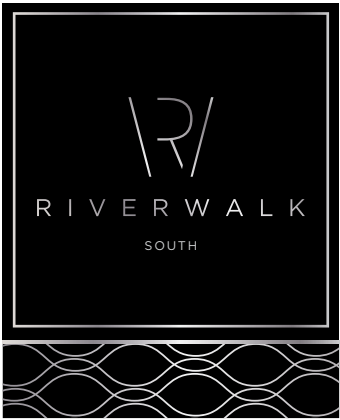
- Sign area is limited to the area as noted in elevations.

THE FOLLOWING APPROACHES ARE ENCOURAGED:

- Project ID type to be fabricated or flat cut-out and layered to achieve a 3 dimensional form to the signage components.
- Paint and metal finishes that connect to the building facade should reflect the overall architectural color palette.
- Sign/sign armature attachment to building facade with custom designed metal armature/brackets.
- All designs subject to review for scale and proportion relative to the building architectural context.
- Three dimensional logo or iconographic elements are encouraged.
- Cut-out letters with fabricated returns and shapes encouraged.
- No back-lit sign boxes will be allowed.
- No raceway will be allowed.

SIGN DESIGNS

Sign sizes are not finalized, expected dimensions are approximate.



Entrance Plaque - South Bldg. Layout



Primary Canopy ID



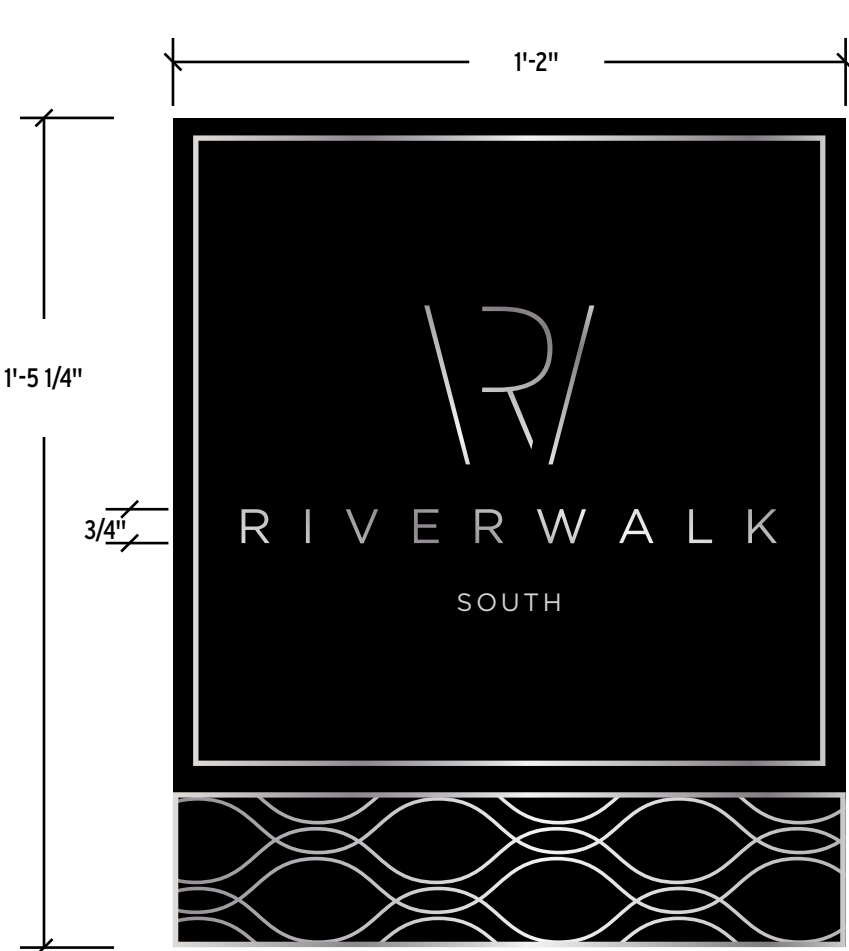
Primary Building ID



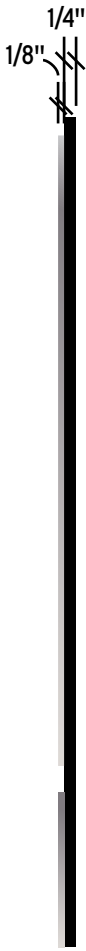
Parking Corner Sign



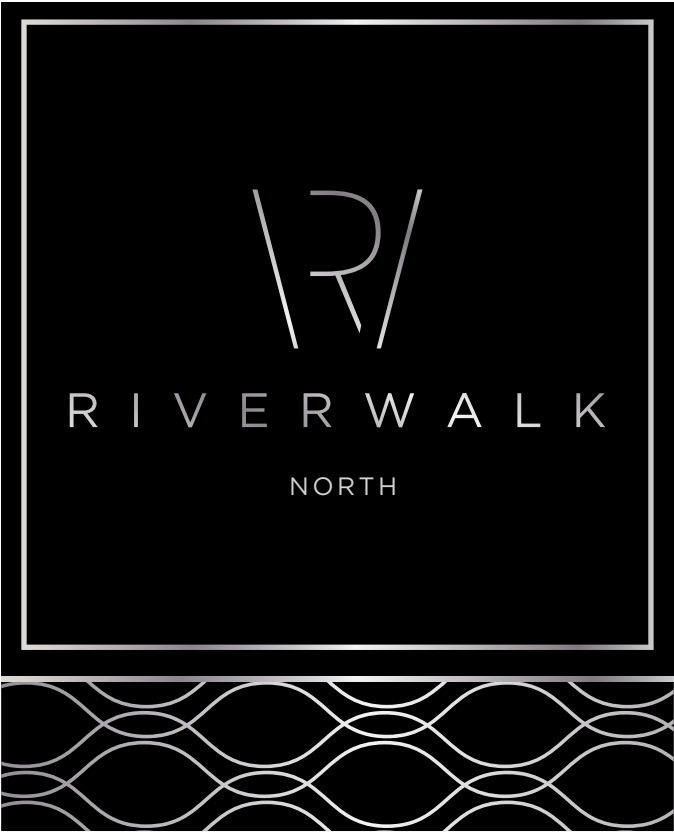
Secondary Building ID



1 Entrance Plaque - South Bldg. Layout
- Scale: 3" = 1'



2 Entrance Plaque - Side View
- Scale: 3" = 1'



3 Entrance Plaque - North Bldg. Layout
- Scale: 3" = 1'



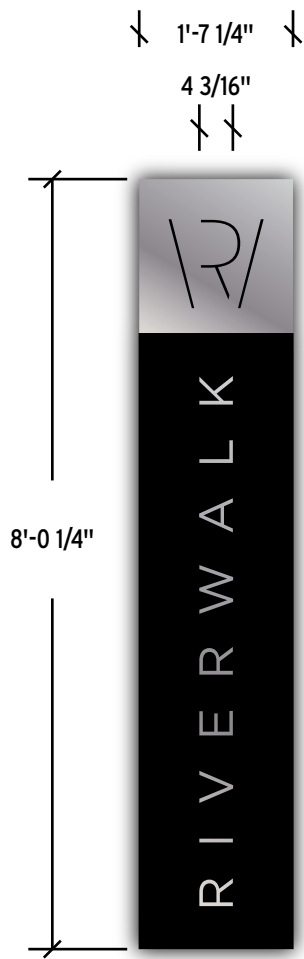
1 South Building Entrance - Partial East Elevation
- Scale: 3/8" = 1'



2 North Building Entrance - Partial East Elevation
- Scale: 3/8" = 1'



3 North Building Residential Entrance - Partial East Elevation
- Scale: 3/8" = 1'



1 Primary Building ID
- Scale: 1/2" = 1'



2 Primary Building ID - Isometric View
- Scale: NTS



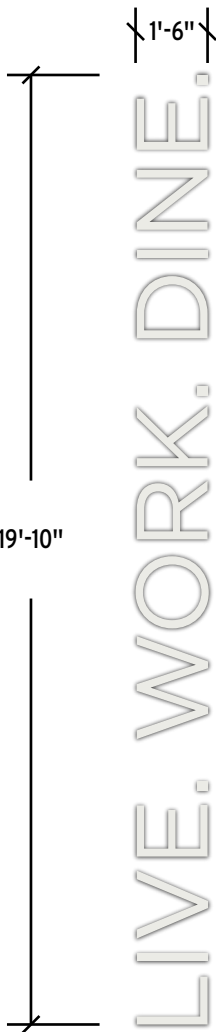
3 Sign Type G: Primary Building ID - Rendering
- Scale: NTS



1 Parking Wall Sign
- Scale: 3/4" = 1'



2 Parking Wall Sign - Side View
- Scale: 3/4" = 1'



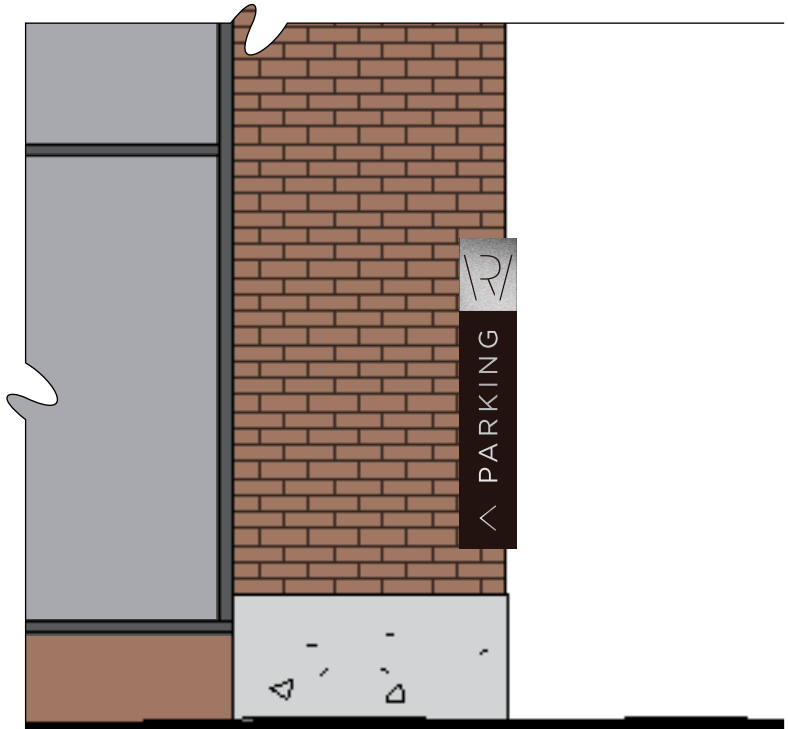
3 Secondary Building ID
- Scale: 1/4" = 1'



1 Parking Corner Sign
- Scale: 1" = 1'



2 Parking Corner Sign - Isometric View
- Scale: NTS



3 Garage Entrance Partial Elevation
- Scale: NTS



1 South Building West Partial Elevation - Day View
- Scale: 1/16" = 1'



2 South Building West Partial Elevation - Night View
- Scale: 1/16" = 1'

INTENT

Projecting sign means a sign, other than a wall sign, attached to a building or extending in whole or in part fifteen inches or more horizontally beyond the surface of the building to which the sign is attached, and projecting at a ninety-degree angle from the building to which the sign is attached. It is to be located no lower than eight feet and no higher than thirteen feet from the ground or adjacent sidewalk and shall not project above the roofline of the building

ALLOWANCE

Each use may display one (1) projecting sign adjacent to every street upon which the use has frontage. Not to exceed 16 square feet per sign face. No part of the sign shall encroach with a vertical plane measured two feet from the edge of the adjacent street pavement.

LOCATION

A Projecting Sign is located at pre-determined locations as indicated in the elevations and should be centered on columns or centered at locations on which they are placed. Locate projecting signs at or immediately above ground level, advertising uses with direct street level access (e.g., ground floor, garden level, etc.)

Projecting graphics must clear sidewalks by at least eight (8) feet in height and may project no more than four (4) feet out from a building. Signs shall be mounted no less than six (6) inches and no more than one (1) foot away from the building wall.

Signs shall not be placed less than twenty-five (25) feet apart unless they meet the following criteria: A. The signs work together to make a unified and compatible design that is stronger as a group than it would be as a single sign or multiple signs widely separated. B. The sign group is compatible with the building architecture, reinforcing the design intent of a significant building feature such as a primary entry.

ATTACHMENT DETAILS

A project specific armature will be used by all tenants for mounting their projecting sign. The Landlord will provide the tenant with detailed drawings and specifications for this armature. Sign hardware consistent with building design standards.

ILLUMINATION

Sign can have simple, unobtrusive external or internal illumination.

Exterior lighting should be integrated into armature and be from a shielded source. Do not install exposed conduit, races, or junction boxes on the primary elevation of the building. Illumination shall not flash, blink or fluctuate.

OTHER

Extraneous information, such as services provided by the business, telephone numbers, hours of operation, etc. is not permitted. Keep wording and logos to a minimum on a three-dimensional object, but ensure that any wording is readable.

THE FOLLOWING APPROACHES ARE REQUIRED:

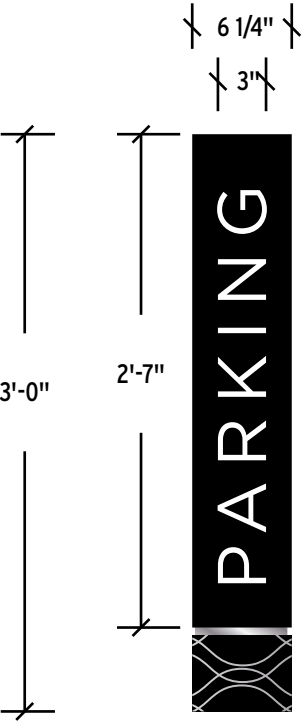
- Iconographic or sculptural elements
- Metal frame/hardware to reflect approved architectural material and color palettes.
- Projecting signs that are three - dimensional
- Abstracted, exaggerated or embellished interpretations of literal forms are preferred.
- Projecting signs should be:
 - Compatible with and an enhancement of the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels, and adjoining uses.
 - Compatible with and an enhancement of the architectural characteristics of the buildings on which they appear when considered in terms of scale, proportion, color, materials and lighting levels.
 - Appropriate to and expressive of the business or activity for which they are displayed.
 - Creative in the use of unique three (3) dimensional form, profile, and iconographic representation; employ exceptional lighting design and represent exceptional graphic design, including the outstanding use of color, pattern, typography and materials. Signage which simply maximizes allowable volume in rectangular form is strongly discouraged.
 - Of high quality, durable materials appropriate to an urban setting

ROW ENCROACHMENT

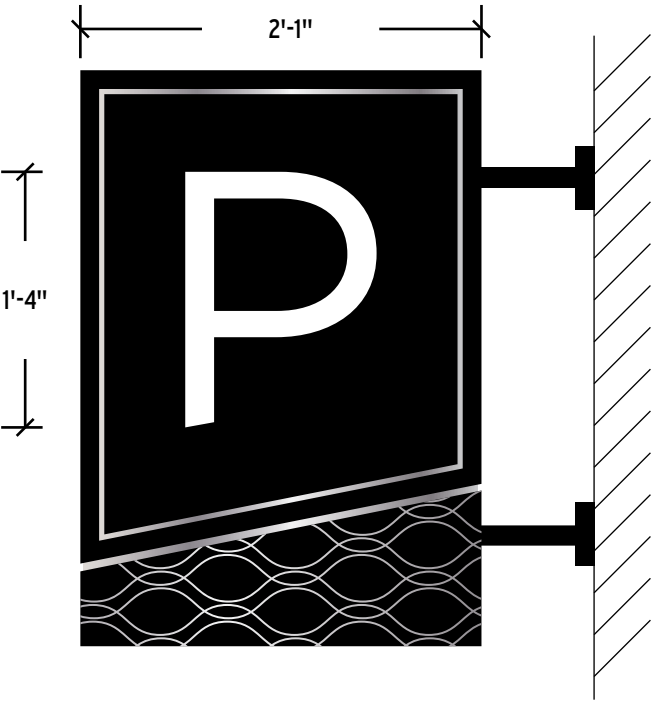
For signs overhanging the right-of-way, the business/sign owner is required to enter into a revocable ROW encroachment agreement with the Town of Castle Rock. Location and height of signs in ROW may be adjusted in accordance with ROW encroachment agreement.

SIGN DESIGNS

Sign sizes are not finalized, expected dimensions are approximate.



1 Parking Projecting Sign - Side View
- Scale: 1" = 1'



2 Parking Projecting Sign
- Scale: 1" = 1'

INTENT

Window sign means a sign that is painted on, applied or attached to, or located within three feet of the interior of a window and that can be seen through the window from the exterior of the structure, but excludes merchandise and/or mannequins included in a window display. .

ALLOWANCE

Vinyl graphics should not exceed 20% of the total window area with 10% allowed to be opaque or solid. Place opaque or solid areas appropriately to avoid blocking visibility in and out of a window.

All words or pictures located on a window or door shall be considered signs and shall meet all criteria for signage defined herein and shall be permitted as signs by the Town of Castle Rock.

LOCATION

Window signs are typically located at eye level on doors or adjacent to entrances for door signs or in the lower 20% of storefront windows for window signs for each tenant.

ATTACHMENT DETAILS

Install directly to second surface of tenant glass.

ILLUMINATION

Shall not be illuminated.

THE FOLLOWING APPROACHES ARE ENCOURAGED:

- Tenants are allowed one window sign on one window pane. Maximum graphic image area not to exceed 20% of total window area.
- Message height is recommended to be at eye level for door signs or in the lower 20% of storefronts for window signs. See elevations for more specific location guidance.
- This is digitally cut vinyl or hand painted graphics applied to the interior (second surface if single paned glass , fourth surface if double paned glass) surface of the window.
- Avoid repeating business wording and logos in every window when this information already exists on other signage.
- Provide secondary information on products, services, etc. not available on other signs.
- Plan window signage to draw the pedestrian’s eye into a business and to create additional interest.
- Use door signage to identify business name, address, hours of operation and a possible logo if needed.

SIGN DESIGNS

Sign sizes are not finalized, expected dimensions are approximate.

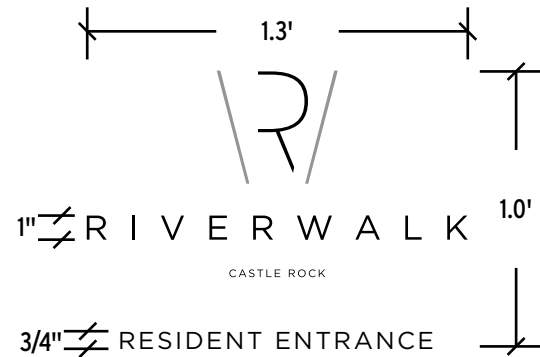




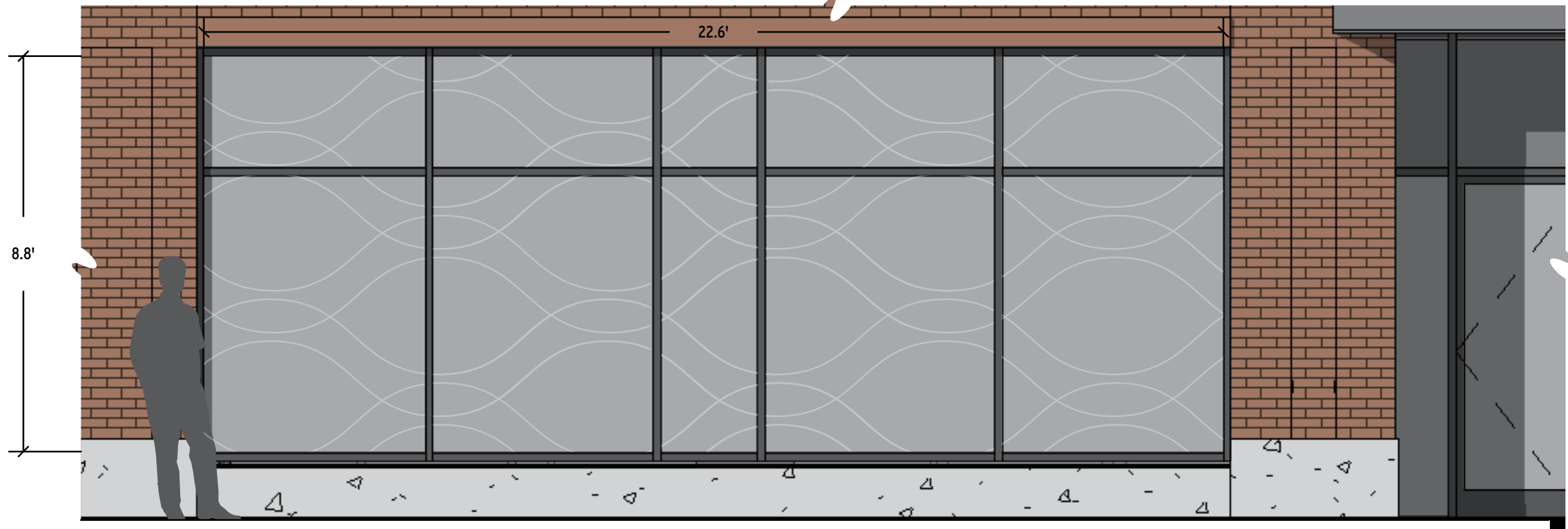
1 Entrance Vinyl - South Bldg. Layout 1
- Scale: 1 1/2" = 1'



2 Entrance Vinyl - South Bldg. Layout 2
- Scale: 1 1/2" = 1'



3 Entrance Vinyl - North Bldg. Layout
- Scale: 1 1/2" = 1'



4 Leading Window Vinyl
- Scale: 3/8" = 1'

INTENT
Canopy sign is a sign mounted on any part of the canopy’s structure.

ALLOWANCE

One canopy sign per face of canopy is allowed.

LOCATION

Sign to be installed on the top or face of the canopy.

ATTACHMENT DETAILS
Sign to be mechanically fastened to canopy. All attachment hardware to be painted to match architecture and to be concealed when possible.

All structural, mechanical, wind bearing, load-bearing & break-away requirements to be determined by qualified/ contracted engineer.

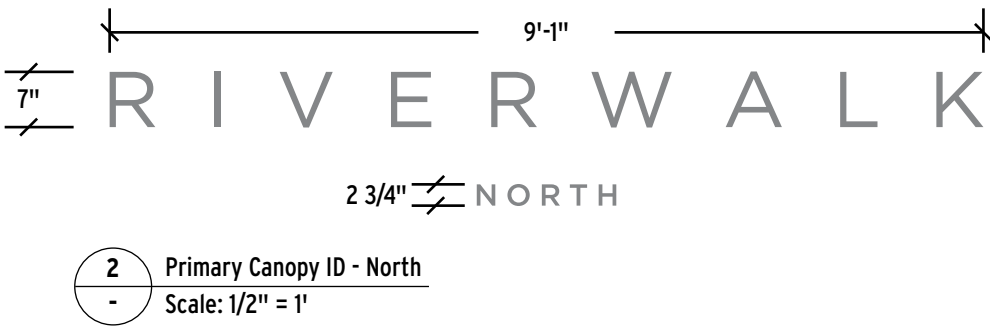
ILLUMINATION
External illumination is allowed.

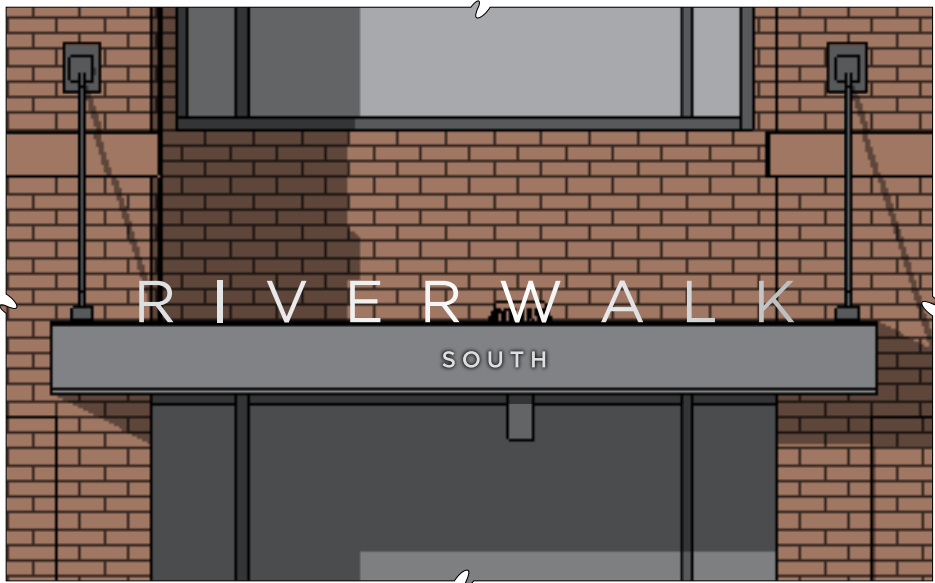
THE FOLLOWING APPROACHES ARE ENCOURAGED:

Individual dimensional letters mounted directly on top or to the face of the canopy.

SIGN DESIGNS

Sign sizes are not finalized, expected dimensions are approximate.

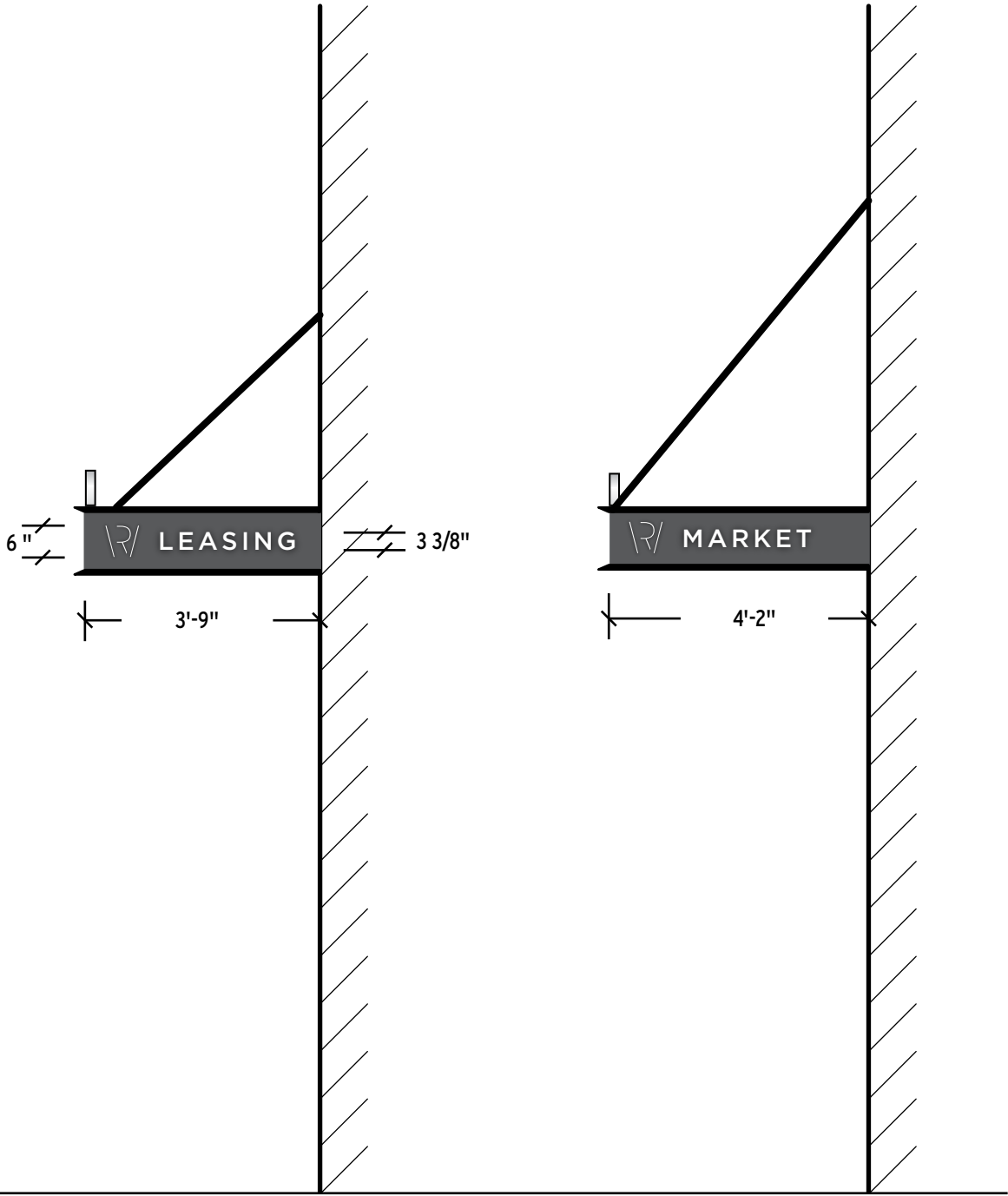




1 Primary Canopy ID South Building
Scale: 3/8" = 1'



2 Primary Canopy ID North Building - Night View
Scale: 3/8" = 1'



3 Secondary Canopy ID - Leasing Layout
Scale: 3/8" = 1'

4 Secondary Canopy ID - Market Layout
Scale: 3/8" = 1'

Murals fall under the definition of Work of Art in Title 19 of the Town of Castle Rock Municipal Code and are not included in the calculation of sign area.

INTENT

To enhance the project with a well designed mural/art.

ALLOWANCE

1 Mural sign per facade is allowed. Mural signs shall not extend beyond the building façade.

Murals shall require design review and approval by the Design Review Board.

LOCATION

See elevations for exact locations.

FABRICATION

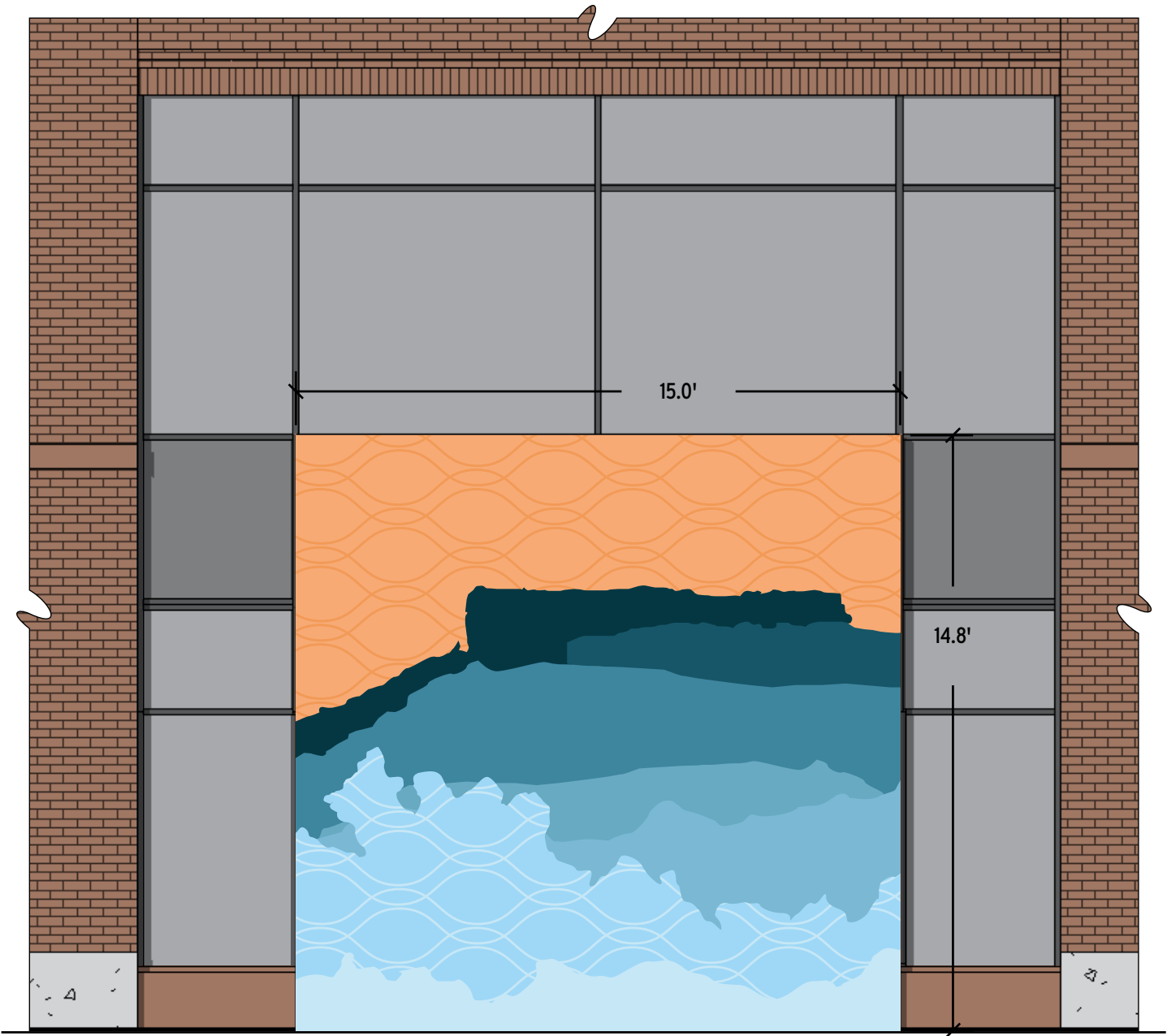
Mural to be painted, spray painted, stenciled, or heat applied vinyl applied directly to building facade.

ILLUMINATION

External illumination is allowed.

DIMENSIONS

Sizes are not finalized, expected dimensions are approximate.



1 Garage Entrance Elevation
- Scale: 1/4" = 1'

INTENT

Freestanding sign means a sign that is supported by one or more columns, upright poles or braces extended from the ground or from an object on the ground, or that is erected on the ground, where no part of the sign is attached to any part of a building, structure or other sign. This term includes a pole sign, pedestal sign, ground sign and monument sign.

ALLOWANCE

The maximum height of a freestanding sign is the lesser of twenty (20) feet or the height of the building to which the sign is appurtenant.

The maximum area per sign face shall be one hundred (100) square feet.

The minimum horizontal separation between freestanding signs on one (1) lot shall be three hundred (300) feet.

One joint identification sign or one freestanding sign per building frontage.

LOCATION

Refer to exact locations located in the Location Plans.

ATTACHMENT DETAILS

All structural, mechanical, wind bearing, load-bearing & break-away requirements to be determined by qualified/ contracted engineer.

ILLUMINATION

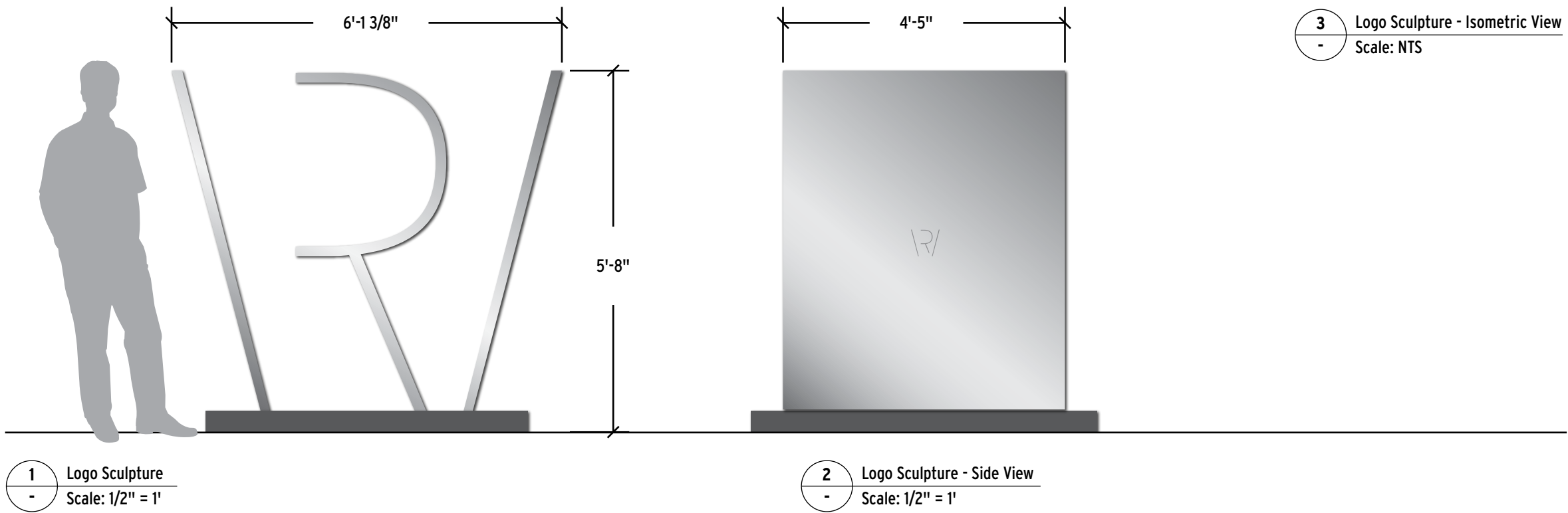
Internal or external illumination is allowed.

SIGN DESIGNS

Sign sizes are not finalized, expected dimensions are approximate.

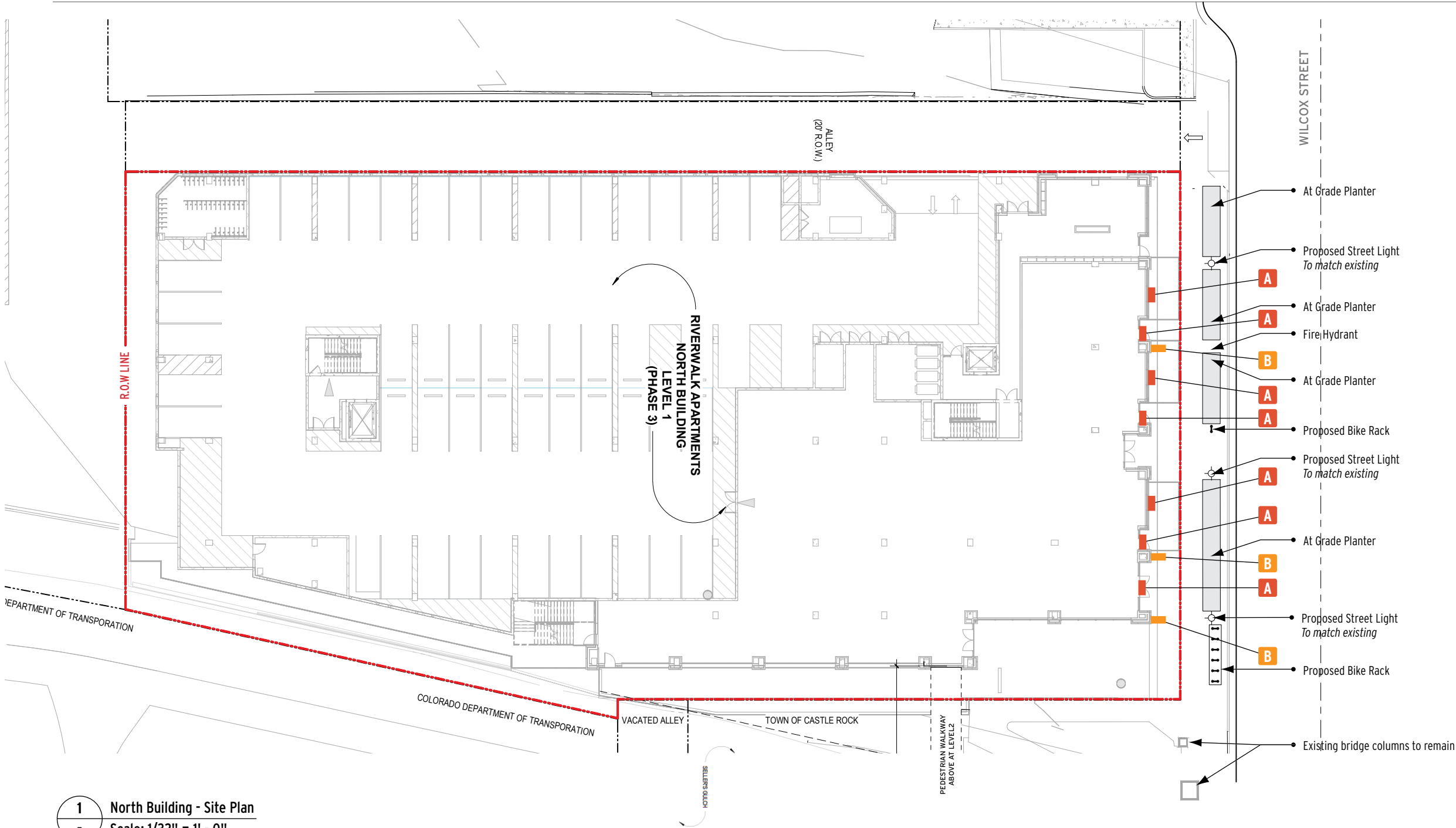


Logo Sculpture



3 Logo Sculpture - Isometric View
Scale: NTS

TENANT SIGNAGE

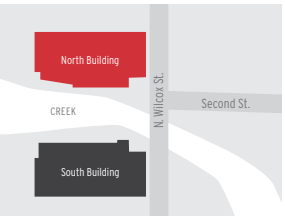


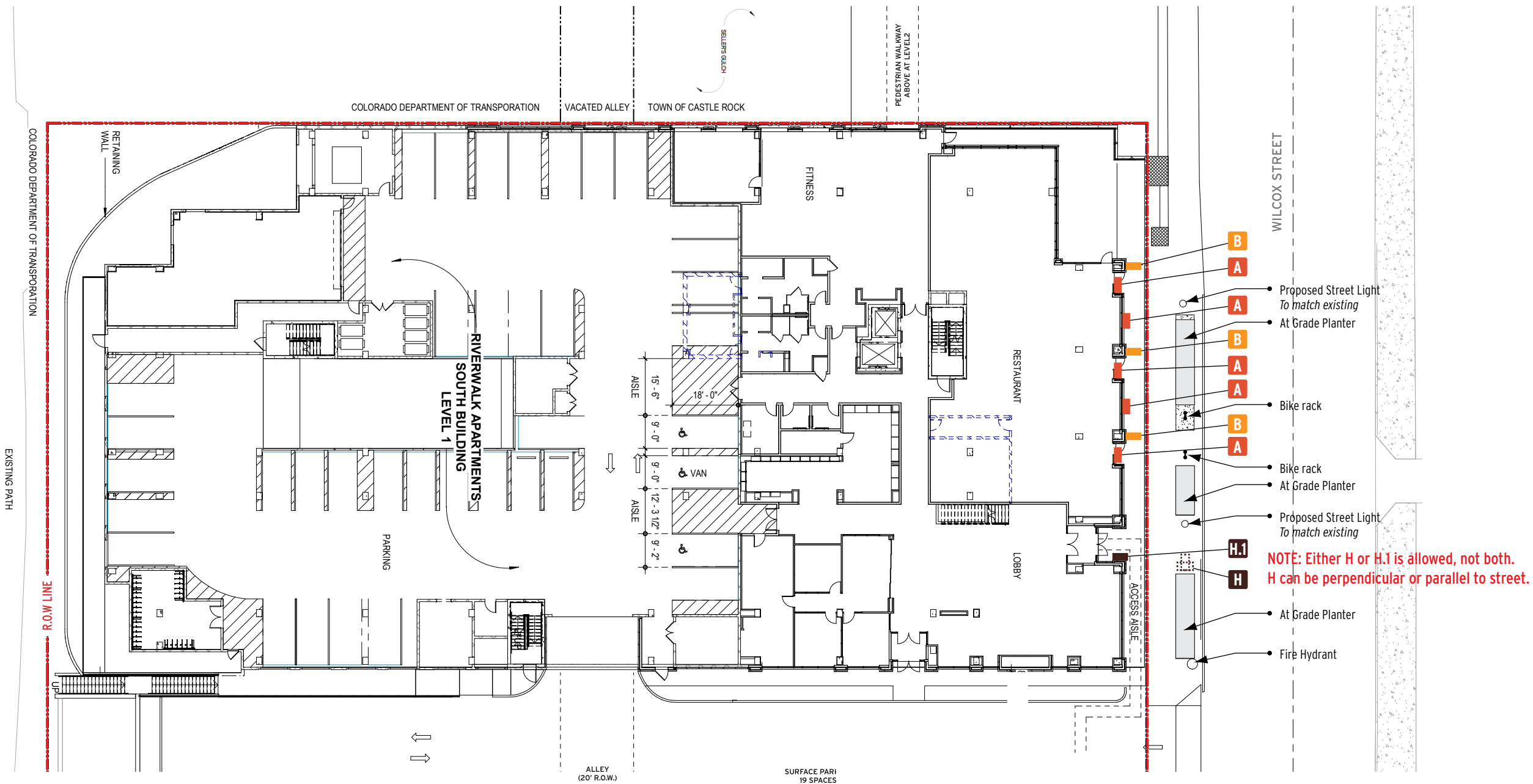
Colored areas on the elevation represent the corresponding sign type and general overall signage area and placement. Refer to specific signage criteria in the design principles for allowable sizes. Sign sizes are not finalized, expected dimensions are approximate.

SIGN TYPE LEGEND

- A** Sign Type A: Wall Signs
- B** Sign Type B: Projecting / Suspended Signs
- C** Sign Type C: Window Signs - Shown on Elevations Only
- H** Sign Type H: Joint Identification Signs

KEY PLAN





NOTE: Either H or H.1 is allowed, not both.
H can be perpendicular or parallel to street.

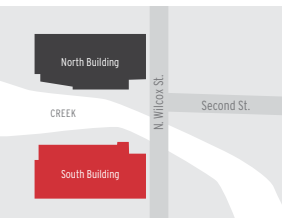
1 South Building - Site Plan
- Scale: 1/32" = 1' - 0"

Colored areas on the elevation represent the corresponding sign type and general overall signage area and placement. Refer to specific signage criteria in the design principles for allowable sizes. Sign sizes are not finalized, expected dimensions are approximate.

SIGN TYPE LEGEND

- A Sign Type A: Wall Signs
- B Sign Type B: Projecting / Suspended Signs
- C Sign Type C: Window Signs - Shown on Elevations Only
- H Sign Type H: Joint Identification Signs

KEY PLAN



Sign Type	Total Allowable Sign Area
A	One and one-half square feet for each linear foot of building frontage, not to exceed 25% of the wall to which the sign is attached.
B	Not to exceed 16' sq per sign face.
C	Not to exceed 20% of the total window area with 10% allowed to be opaque or solid.

No part of the sign shall project above or below the sign zone that is identified on this elevation.



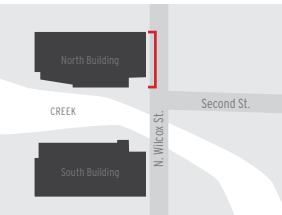
1 North Building - East Elevation
Scale: 3/32" = 1' - 0"

Colored areas on the elevation represent the corresponding sign type and general overall signage area and placement. Refer to specific signage criteria in the design principles for allowable sizes. Sign sizes are not finalized, expected dimensions are approximate.

SIGN TYPE LEGEND

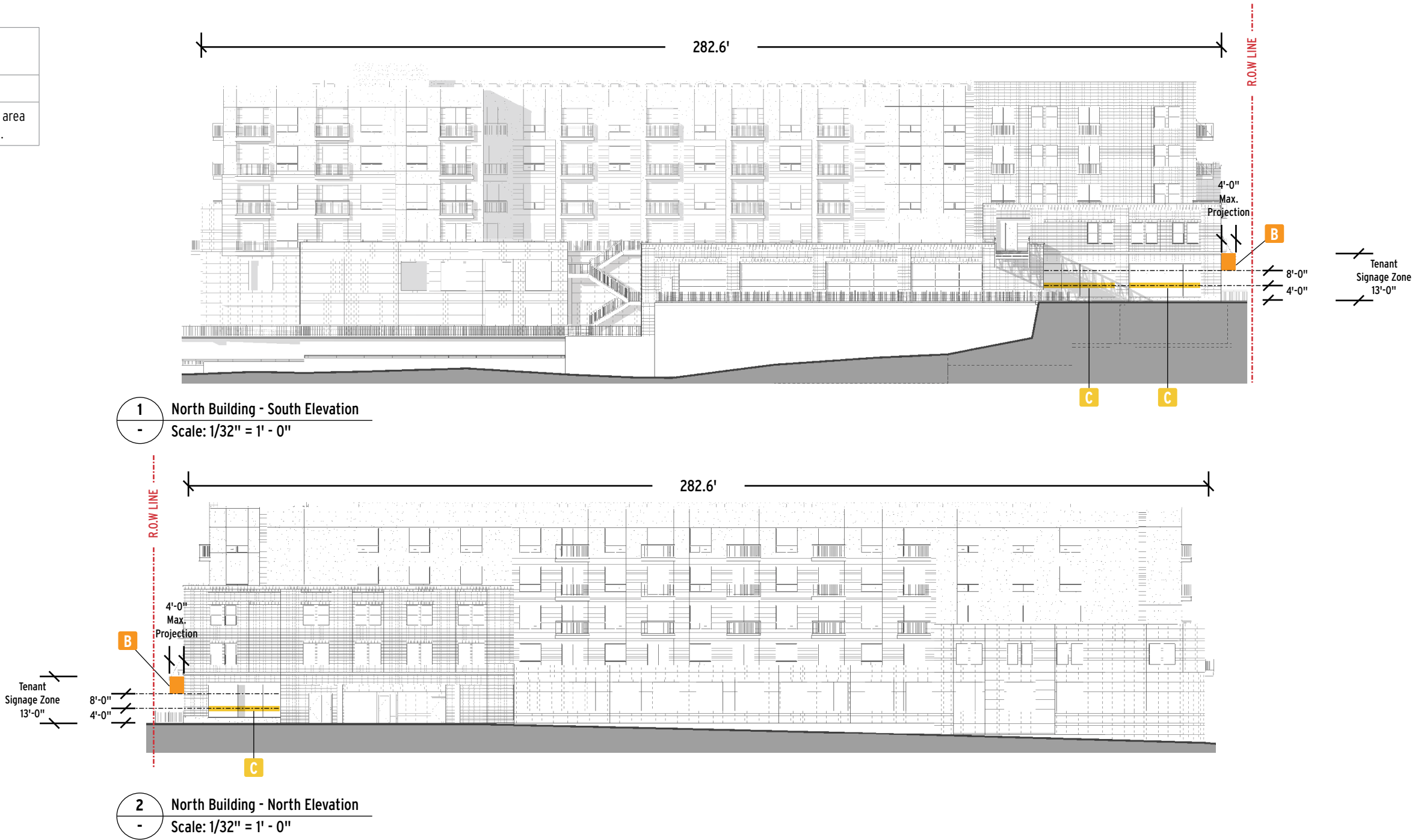
- A** Sign Type A: Wall Signs
- B** Sign Type B: Projecting / Suspended Signs
- C** Sign Type C: Window Signs - Shown on Elevations Only
- H** Sign Type H: Joint Identification Signs

KEY PLAN



Sign Type	Total Allowable Sign Area
B	Not to exceed 16' sq per sign face.
C	Not to exceed 20% of the total window area with 10% allowed to be opaque or solid.

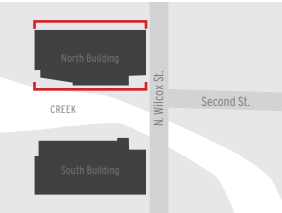
No part of the sign shall project above or below the sign zone that is identified on this elevation.



SIGN TYPE LEGEND

- A** Sign Type A: Wall Signs
- B** Sign Type B: Projecting / Suspended Signs
- C** Sign Type C: Window Signs - Shown on Elevations Only
- H** Sign Type H: Joint Identification Signs

KEY PLAN





No tenant signage shall be placed on the west side of the building.

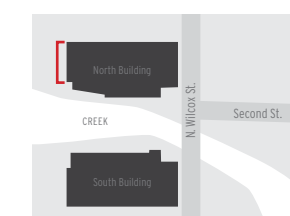
1 North Building - West Elevation
Scale: 1/16" = 1' - 0"

Colored areas on the elevation represent the corresponding sign type and general overall signage area and placement. Refer to specific signage criteria in the design principles for allowable sizes. Sign sizes are not finalized, expected dimensions are approximate.

SIGN TYPE LEGEND

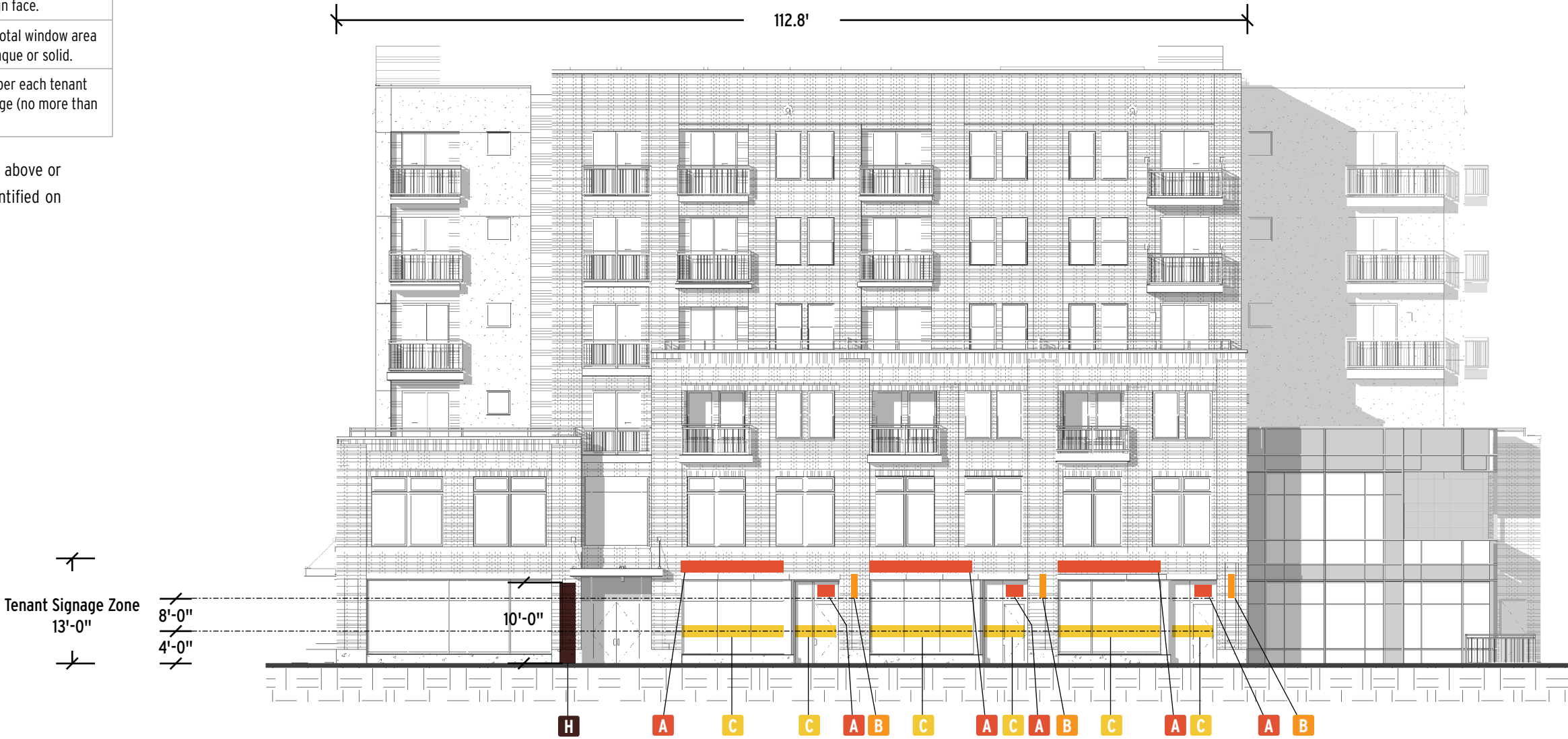
- A** Sign Type A: Wall Signs
- B** Sign Type B: Projecting / Suspended Signs
- C** Sign Type C: Window Signs - Shown on Elevations Only
- H** Sign Type H: Joint Identification Signs

KEY PLAN



Sign Type	Total Allowable Sign Area
A	One and one-half square feet for each linear foot of building frontage, not to exceed 25% of the wall to which the sign is attached.
B	Not to exceed 16' sq per sign face.
C	Not to exceed 20% of the total window area with 10% allowed to be opaque or solid.
H	1 retail tenant facade sign per each tenant exterior wall/facade frontage (no more than 2 total)

No part of the sign shall project above or below the sign zone that is identified on this elevation.



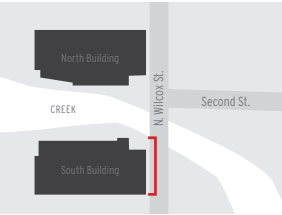
1 South Building - East Elevation
- Scale: 1/16" = 1' - 0"

Colored areas on the elevation represent the corresponding sign type and general overall signage area and placement. Refer to specific signage criteria in the design principles for allowable sizes. Sign sizes are not finalized, expected dimensions are approximate.

SIGN TYPE LEGEND

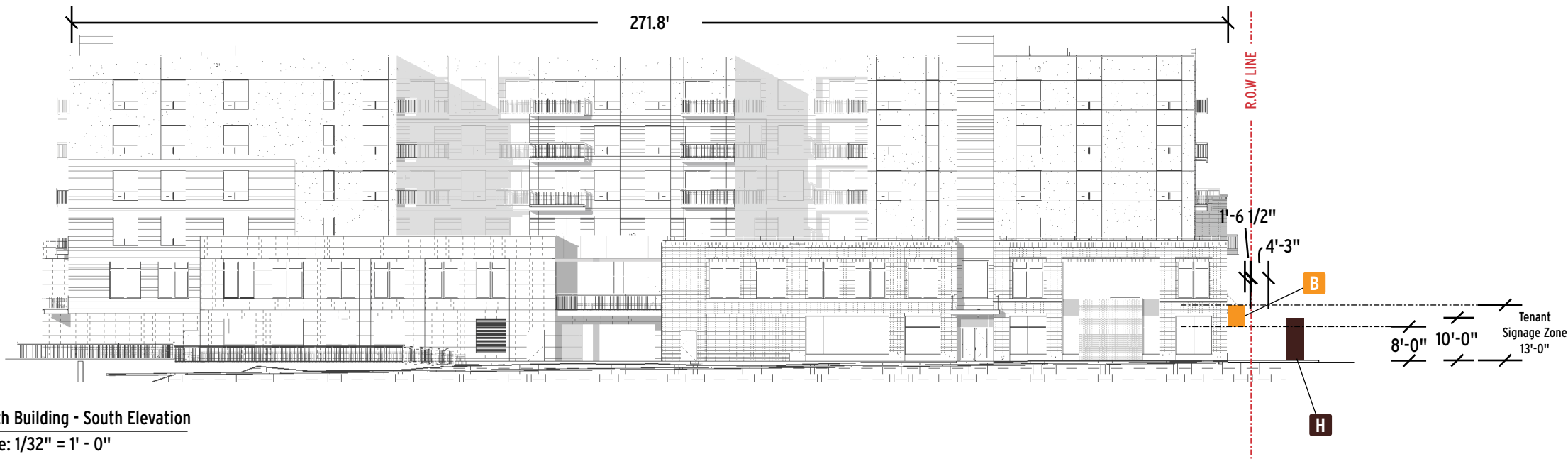
- A** Sign Type A: Wall Signs
- B** Sign Type B: Projecting / Suspended Signs
- C** Sign Type C: Window Signs - Shown on Elevations Only
- H** Sign Type H: Joint Identification Signs

KEY PLAN

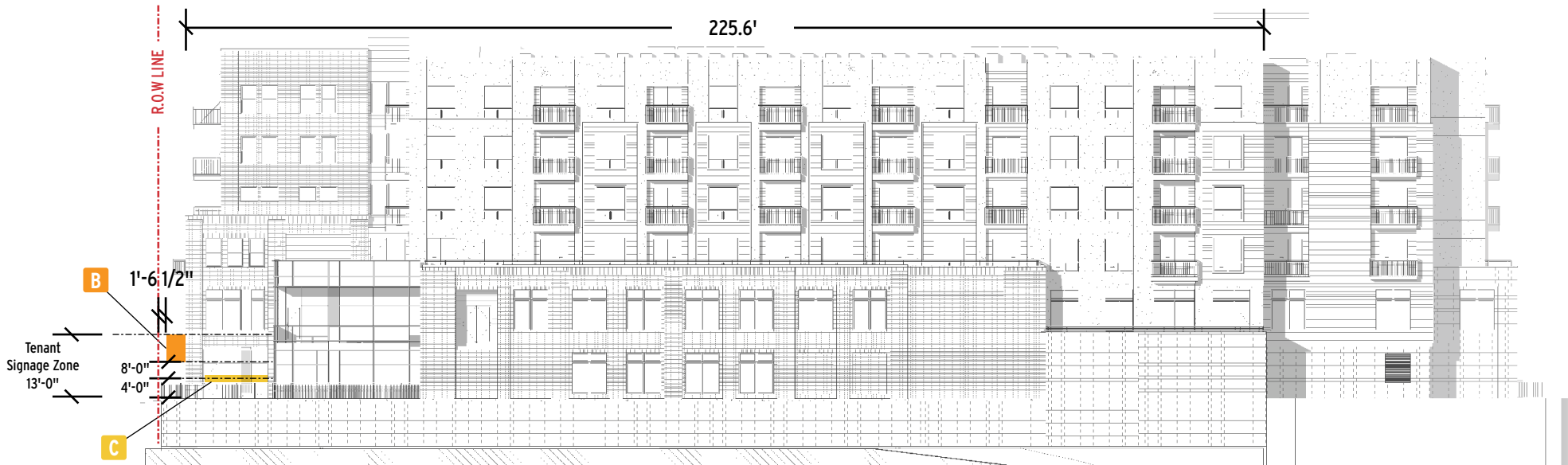


Sign Type	Total Allowable Sign Area
A	One and one-half square feet for each linear foot of building frontage, not to exceed 25% of the wall to which the sign is attached.
B	Not to exceed 16’ sq per sign face.
C	Not to exceed 20% of the total window area with 10% allowed to be opaque or solid.

No part of the sign shall project above or below the sign zone that is identified on this elevation.



1 South Building - South Elevation
- Scale: 1/32" = 1' - 0"



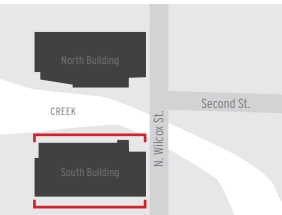
2 South Building - North Elevation
- Scale: 1/32" = 1' - 0"

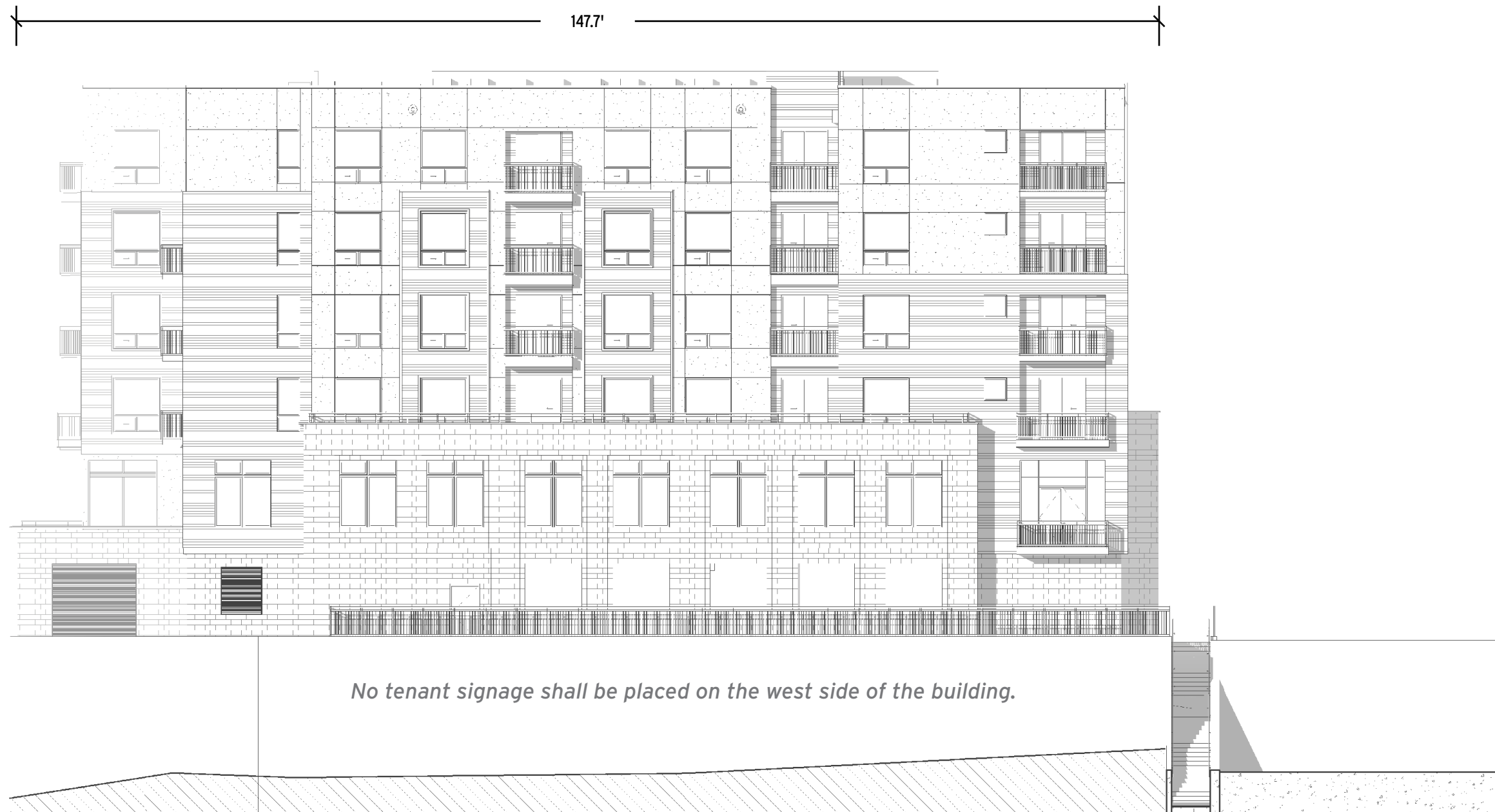
Colored areas on the elevation represent the corresponding sign type and general overall signage area and placement. Refer to specific signage criteria in the design principles for allowable sizes. Sign sizes are not finalized, expected dimensions are approximate.

SIGN TYPE LEGEND

- A Sign Type A: Wall Signs
- B Sign Type B: Projecting / Suspended Signs
- C Sign Type C: Window Signs - Shown on Elevations Only
- H Sign Type H: Joint Identification Signs

KEY PLAN





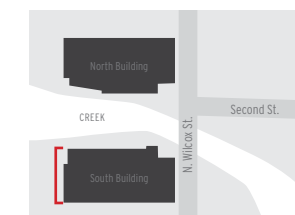
1 South Building - West Elevation
 - Scale: 1/16" = 1' - 0"

Colored areas on the elevation represent the corresponding sign type and general overall signage area and placement. Refer to specific signage criteria in the design principles for allowable sizes. Sign sizes are not finalized, expected dimensions are approximate.

SIGN TYPE LEGEND

- A** Sign Type A: Wall Signs
- B** Sign Type B: Projecting / Suspended Signs
- C** Sign Type C: Window Signs - Shown on Elevations Only
- H** Sign Type H: Joint Identification Signs

KEY PLAN



INTENT

To identify tenants with a main entrance at the ground floor level.

Wall sign means a sign displayed upon or against the wall of an enclosed building; provided that no part of the face of the sign extends more than fifteen inches (measured horizontally) from the face of the wall and the sign does not extend beyond any edge of the wall or the roofline.

ALLOWANCE

The maximum allowable is 1 retail tenant facade sign per each tenant exterior wall/facade frontage (no more than 2 total).

No part of the sign shall project above or below the sign zone that is identified on the elevations.

No part of the sign shall project above or below the sign zone that is identified on the elevations.

Wall signs. One and one-half square feet for each linear foot of building frontage, not to exceed 25% of the wall to which the sign is attached. Sign may be limited in size based on sign location. See elevations for specific details.

LOCATION

Address numerals wall sign shall be installed on the transom directly above the door. Tenant ID wall sign to be installed above window on brick facade.

ATTACHMENT DETAILS

The address numeral wall signs are mounted with clear adhesive directly to glass transom.

Tenant ID wall signs to be installed to building with owner approved tenant panel.

All connecting hardware to be concealed unless it is an integral part of the sign design.

ILLUMINATION

Static, unobtrusive illumination allowed. Internal illumination of channel letters, back lit letters (halo), push thru acrylic letters, or a shielded spot light located at top of the sign is allowed. Signs may not be illuminated after 11:00 pm.

THE FOLLOWING APPROACHES ARE REQUIRED:

- Sign area is limited to the area as noted in elevations.

THE FOLLOWING APPROACHES ARE ENCOURAGED:

- Tenant logo/logo type to be fabricated or flat cut-out and layered to achieve a 3 dimensional form to the signage components.
- Tenant logo/logo type should not fill the entire designated sign zone.
- Paint and metal finishes that connect to the building facade should reflect the overall architectural color palette.
- Sign/sign armature attachment to building facade with custom designed metal armature/brackets.
- All designs subject to review for scale and proportion relative to the building architectural context.
- Three dimensional logo or iconographic elements are encouraged.
- Cut-out letters with fabricated returns and shapes encouraged.
- No back-lit sign boxes will be allowed.
- No raceway will be allowed.

ENCOURAGED EXAMPLES



INTENT

Projecting sign means a sign, other than a wall sign, attached to a building or extending in whole or in part fifteen inches or more horizontally beyond the surface of the building to which the sign is attached, and projecting at a ninety-degree angle from the building to which the sign is attached. It is to be located no lower than eight feet and no higher than thirteen feet from the ground or adjacent sidewalk and shall not project above the roofline of the building

ALLOWANCE

Each use may display one (1) projecting sign adjacent to every street upon which the use has frontage. Not to exceed 16 square feet per sign face. No part of the sign shall encroach with a vertical plane measured two feet from the edge of the adjacent street pavement.

LOCATION

A Tenant Projecting Sign is located at pre-determined locations as indicated in the elevations and should be centered on columns or centered at locations on which they are placed. Locate projecting signs at or immediately above ground level, advertising uses with direct street level access (e.g., ground floor, garden level, etc.)

Projecting graphics must clear sidewalks by at least eight (8) feet in height and may project no more than four (4) feet out from a building. Signs shall be mounted no less than six (6) inches and no more than one (1) foot away from the building wall.

Signs shall not be placed less than twenty-five (25) feet apart unless they meet the following criteria: A. The signs work together to make a unified and compatible design that is stronger as a group than it would be as a single sign or multiple signs widely separated. B. The sign group is compatible with the building architecture, reinforcing the design intent of a significant building feature such as a primary entry.

ATTACHMENT DETAILS

A project specific armature will be used by all tenants for mounting their projecting sign. The Landlord will provide the tenant with detailed drawings and specifications for this armature. Sign hardware consistent with building design standards.

ILLUMINATION

Sign can have simple, unobtrusive external or internal illumination.

Exterior lighting should be integrated into armature and be from a shielded source. Do not install exposed conduit, races, or junction boxes on the primary elevation of the building. Illumination shall not flash, blink or fluctuate.

OTHER

Extraneous information, such as services provided by the business, telephone numbers, hours of operation, etc. is not permitted. Keep wording and logos to a minimum on a three-dimensional object, but ensure that any wording is readable.

THE FOLLOWING APPROACHES ARE REQUIRED:

- Iconographic or sculptural elements
- Metal frame/hardware to reflect approved architectural material and color palettes.
- Projecting signs that are three - dimensional
- Abstracted, exaggerated or embellished interpretations of literal forms are preferred.
- Projecting signs should be:
 - Compatible with and an enhancement of the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels, and adjoining uses.
 - Compatible with and an enhancement of the architectural characteristics of the buildings on which they appear when considered in terms of scale, proportion, color, materials and lighting levels.
 - Appropriate to and expressive of the business or activity for which they are displayed.
 - Creative in the use of unique three (3) dimensional form, profile, and iconographic representation; employ exceptional lighting design and represent exceptional graphic design, including the outstanding use of color, pattern, typography and materials. Signage which simply maximizes allowable volume in rectangular form is strongly discouraged.
 - Of high quality, durable materials appropriate to an urban setting

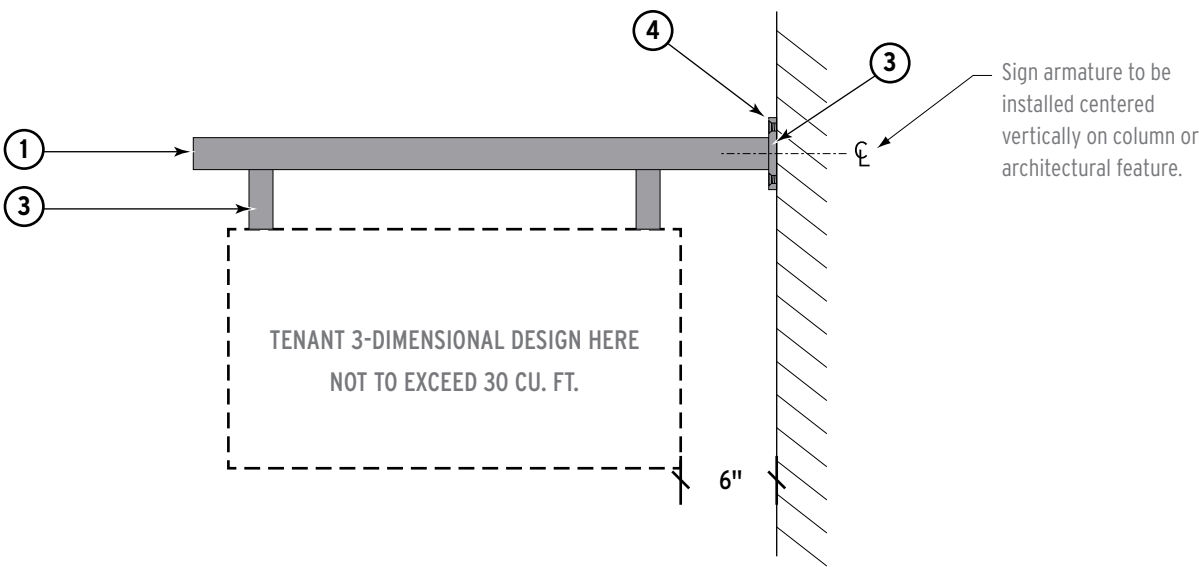
ROW ENCROACHMENT

For signs overhanging the right-of-way, the business/sign owner is required to enter into a revocable ROW encroachment agreement with the Town of Castle Rock. Location and height of signs in ROW may be adjusted in accordance with ROW encroachment agreement.

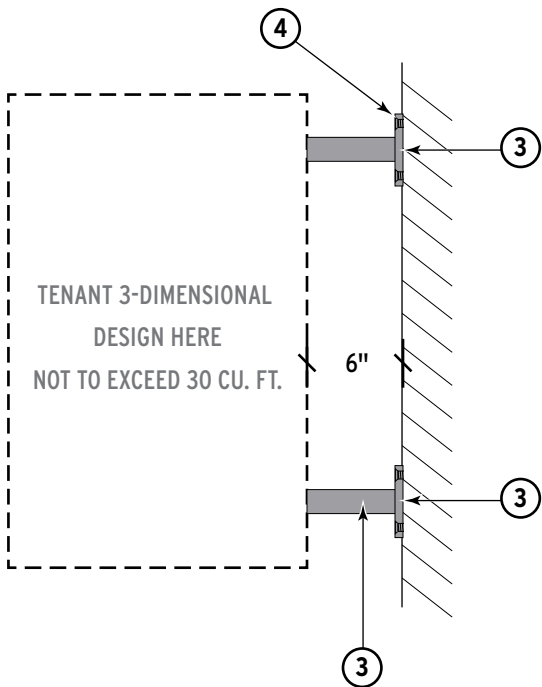
ENCOURAGED EXAMPLES



SIGN TYPE B: PROJECTING SIGNS - ARMATURE



1 Projecting Sign Armature Option 1 - Front View
Scale: 1"=1'0"



2 Projecting Sign Armature Option 2 - Front View
Scale: 1"=1'0"

GENERAL NOTES

DRAWINGS ARE FOR DESIGN INTENT ONLY.
ALL STRUCTURAL, MECHANICAL, ELECTRICAL, WIND BEARING,
LOAD-BEARING & BREAK-AWAY REQUIREMENTS TO BE DETERMINED
BY QUALIFIED/ CONTRACTED ENGINEER

- 1 1"x2" Aluminum rectangle tube.
- 2 Aluminum mounting plate.
- 3 Connection to support tenant projecting sign.
- 4 Countersunk bolts shall be used whenever possible to avoid hardware clutter.

NOTE: Must be at least 6" between face of sign and wall
and no more than 1'-0".

INTENT

To identify the entrance and hours of operation, identify the tenants’ storefront and display windows and create visual interest for the tenant.

ALLOWANCE

Vinyl graphics should not exceed 20% of the total window area with 10% allowed to be opaque or solid. Place opaque or solid areas appropriately to avoid blocking visibility in and out of a window.

All words or pictures located on a window or door shall be considered signs and shall meet all criteria for signage defined herein and shall be permitted as signs by the Town of Castle Rock.

LOCATION

Window signs are typically located at eye level on doors or adjacent to entrances for door signs or in the lower 20% of storefront windows for window signs for each tenant.

ATTACHMENT DETAILS

Install directly to second surface of tenant glass.

ILLUMINATION

Shall not be illuminated.

THE FOLLOWING APPROACHES ARE ENCOURAGED:

- Tenants are allowed one window sign on one window pane. Maximum graphic image area not to exceed 20% of total window area.
- Message height is recommended to be at eye level for door signs or in the lower 20% of storefronts for window signs. See elevations for more specific location guidance.
- This is digitally cut vinyl or hand painted graphics applied to the interior (second surface if single paned glass , fourth surface if double paned glass) surface of the window.
- Avoid repeating business wording and logos in every window when this information already exists on other signage.
- Provide secondary information on products, services, etc. not available on other signs.
- Plan window signage to draw the pedestrian’s eye into a business and to create additional interest.
- Use door signage to identify business name, address, hours of operation and a possible logo if needed.

ENCOURAGED EXAMPLES



SIGN TYPE HT: JOINT IDENTIFICATION FREE STANDING SIGNS

INTENT

Joint identification sign means a sign that serves as a common or collective identification for two or more businesses or industrial uses on the same lot or premises and that may contain a directory to the uses as an integral part thereof or may serve as a general identification only for such developments as shopping centers, industrial parks and similar uses, provided that no more than one joint identification sign is allowed per lot frontage.

ALLOWANCE

The maximum area per sign face shall be one hundred (100) square feet. Maximum sign height permitted: the lesser of twenty (20) feet or the height of the building to which the sign is appurtenant.

One joint identification sign or one freestanding sign per building frontage.

LOCATION

See location plans for specific sign locations.

ATTACHMENT DETAILS

All structural, mechanical, wind bearing, load-bearing & break-away requirements to be determined by qualified/ contracted engineer.

ILLUMINATION

Internal or external illumination is allowed.

OTHER

Determination of major tenant status is at the discretion of the building Owner.

THE FOLLOWING APPROACHES ARE ENCOURAGED:

- Signs must be consistent with or complement the building, hardscape and existing signage material palettes.
- Use permanent, durable materials such as metals, metal composites, and other high quality materials. Do not use signs with plastic or acrylic faces.

ENCOURAGED EXAMPLES



SIGN TYPE H.1: JOINT IDENTIFICATION WALL SIGNS

INTENT

Joint identification sign means a sign that serves as a common or collective identification for two or more businesses or industrial uses on the same lot or premises and that may contain a directory to the uses as an integral part thereof or may serve as a general identification only for such developments as shopping centers, industrial parks and similar uses, provided that no more than one joint identification sign is allowed per lot frontage.

ALLOWANCE

The maximum area is twenty-five percent (25%) of the wall.

One joint identification sign or one freestanding sign per building frontage.

LOCATION

See location plans for specific sign locations.

ATTACHMENT DETAILS

All structural, mechanical, load-bearing & break-away requirements to be determined by qualified/ contracted engineer. All attachment hardware to be concealed unless it is an integral part of the sign design.

ILLUMINATION

Internal or external illumination is allowed.

OTHER

Determination of major tenant status is at the discretion of the building Owner.

THE FOLLOWING APPROACHES ARE ENCOURAGED:

- Signs must be consistent with or complement the building, hardscape and existing signage material palettes.
- Use permanent, durable materials such as metals, metal composites, and other high quality materials. Do not use signs with plastic or acrylic faces.

ENCOURAGED EXAMPLES



In keeping with the high standards of design being applied to the overall project, all signage must utilize the highest quality materials and fabrication methods.

The following minimum quality standards shall apply to all signs:

GENERAL

The environmental graphic designers and their project teams shall be responsible for verifying and ensuring compliance of the signage with all ADA, OSHA, MUTCD, environmental regulations and all other applicable governing code requirements.

Should there be a conflict between these documents and federal, state or local code requirements, code shall take precedence unless a specific agreement has been established with the Town of Castle Rock providing a variance to the local codes.

FABRICATION & INSTALLATION REQUIREMENTS

A. Structural Requirements

The designer shall follow this document for exterior visual appearance. The internal structure, engineered connections, mounting assemblies and foundations shall be developed by the sign fabricator as required for each sign type. The structural design shall utilize self-supportive framing and prevent irregularities in exposed surfaces.

B. Electrical Requirements

All transformers and electrical hardware shall be concealed (i.e. non-audible and non-visible to vehicular and pedestrian traffic) but easily accessible for maintenance and servicing. 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 UL listed, or approved by a nationally recognized testing lab and shall be warranted by the manufacturer against failure for at least ninety days.

C. Lighting

All lighting components must be easily accessible for maintenance and servicing.

All lighting components shall be constructed per recognized national standards, and/or specific manufacturer's recommendations. It is strongly encouraged that all illumination shall be provided by LED light sources for longevity, ease of maintenance and life-cycle cost purposes. Unless otherwise noted, the interior of all illuminated enclosures shall be painted bright white to increase reflectivity.

Should exposed neon components be used, they shall be warranted against failure for at least three years, and all other lighting components shall be warranted for at least ninety days.

D. Labeling

Manufacturer's or testing laboratory labels shall clearly appear on all completed elements, as required by code but shall be located on secondary or less obvious surfaces.

MATERIAL & WORKMANSHIP STANDARDS

When selecting final materials to be used for the wayfinding signage, the design must bear in mind the unsecured, urban environment in which these signs will be installed and the high potential for their abuse. Furthermore, these signs will likely be in place for an extended period of time, materials should be selected for longevity.

A. Paints & Finishes

Given the potential for abuse, painted finishes should be used sparingly or located at a height less susceptible to abuse. 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 and 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.

B. Metals

Metals shall be the best commercial quality for the purposes specified and free from defects impairing strength, durability or appearance. Unless specifically designed otherwise as a feature element, 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 specifically designed otherwise as a feature element, all exposed fasteners shall be tamper-proof, resistant to oxidation and other corrosion and of a finish to match adjacent surfaces. Concealed fasteners must be resistant to oxidation and corrosion to prevent staining of other finishes.

D. Vinyl

All vinyl products shall be specified and installed in strict accordance with the manufacturer's recommendations 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 installation locations. All vinyl material shall be warranted against color fading, UV damage, de-lamination and peeling for a period of five years.

E. Digital Prints

Technological advances in digital printing make this medium ideal for easily updatable content. As such, this material must be periodically refreshed, whether the content has changed or not. All digital prints must provide the highest level of ultraviolet light resistance, weatherability and overall longevity for both the materials indicated and the environmental conditions of the Denver region. Unless specifically designed otherwise as a feature element, 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.

F. General Assembly

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.

G. Newly Created Materials

Newly created materials meeting the intent of the CSP may be considered for approval based upon the guidelines set forth in this document.

Temporary signs fall into two categories, all subject to review and approval by the Town of Castle Rock Zoning Manager :

**TEMPORARY DEVELOPMENT SIGNS
(CONSTRUCTION BARRICADES)**

Subject to the conditions hereinafter set forth and upon application to and issuance by the Department of Zoning Administration of a permit therefore, signs identifying or advertising new construction, remodeling, development, sale, lease or rental of either a use-by-right or a designated land area. Each such permit shall be valid for a period of not more than eighteen (18) calendar months and shall not be renewed for more than one (1) successive period at the same location. Care must be taken to ensure that if a shorter life-span material is used (vinyl, fabric), it shall be refreshed/replaced every six months to maintain a high quality product.

Permitted sign types: Wall, window or ground.

Permitted maximum number: two (2) signs for each front line of the zone lot or designated land area on which the signs are located.

Permitted sign area: two (2) square feet for each linear foot of exterior building frontage of the zone lot or designated land area on which the signs are located. Sign area shall be applied to each front line separately.

Permitted maximum height above grade: Thirty (30) feet.

Permitted location: No limitation.

TEMPORARY EVENT SIGNS

signs which identify, advertise or promote a temporary event, activity and/or sale of merchandise or service of a business use located on the same zone lot. Each permit shall be valid for a period of not more than forty-five (45) days and shall not be renewable. Care must be taken to ensure that if a shorter life-span material is used (vinyl, fabric), it shall be refreshed/ replaced on a regular basis to maintain a high quality product.

These signs shall be limited to:

- Wall signs or posters which have been treated so as to be shielded from the elements (water, wind, sun, etc.)
- Window signs consisting of printed material, paint or decals applied directly to glazing subject to the specific prohibitions and shall meet the following conditions:
 - Shall be maintained in a clean, orderly and sightly condition
 - Shall be placed in/on ground level windows/walls only
 - Shall not exceed fifty (50) percent of the maximum use-by-right permitted sign area for the permitted use on the zone lot.

**THE FOLLOWING CONSTRAINTS APPLY
TO ALL TYPES OF TEMPORARY SIGNS:**

- Permitted illumination: May be illuminated but only from a concealed internal or external light source; and shall not flash, blink or fluctuate
- Shall not be animated
- Shall not be used for third-party advertising.
- Do not use temporary sign types prohibited by zoning requirements
- Encouraged Approaches
- Avoid rough-cut plywood, plastic frames, vinyl, plastic or highly reflective materials
- Design and construct temporary signs that are consistent with the quality of signage and buildings materials in the district

Temporary window signs for special events

- Max area: 20% of window pane
- in place for total of 45 days
- shall be removed within 48 hrs. of completion of
- special event

Temporary developer window signs

- Max area: 100% of window pane
- in place for total of 18 months
- shall be removed upon occupancy of tenant space

**THE FOLLOWING TYPES OF TEMPORARY SIGNS
ARE PROHIBITED:**

- Internally illuminated signs with vacuum formed plastic faces.
- Internally illuminated box signs with exposed acrylic or stretched vinyl sheet faces without additional materiality and layering.
- Internally illuminated awnings.
- Parked motor vehicles and/or trailers intentionally located so as to serve as a sign or advertising device.
- Signs with exposed raceways.
- Signs with individual changeable plastic letters.
- Sign boards using explicitly inexpensive materials.
- Painted or printed window signs which cover more than twenty (20) percent of a tenant's glazing area.
- Off the shelf portable signs that do not reflect the quality demanded of this district.
- Inflatable signs

ACCEPTABLE BUILDING SIGN MATERIAL EXAMPLES

Selected materials should reflect their use and the anticipated longevity of the sign. Materials should be urban in character, durable, easily maintained and of the highest quality. Elements such as acrylic and wood should be used selectively and their location should be considered to minimize the potential for damage. The materials used for all freestanding signage shall be designed and constructed to be durable enough to withstand the equipment to be used for snow removal and other maintenance.

Porcelain enamel, high pressure laminate graphics



Fabricated letters, natural metal finishes



Accent painted surfaces



Carved/cast stone, cement or composite material



Glass with enamel or vinyl graphics



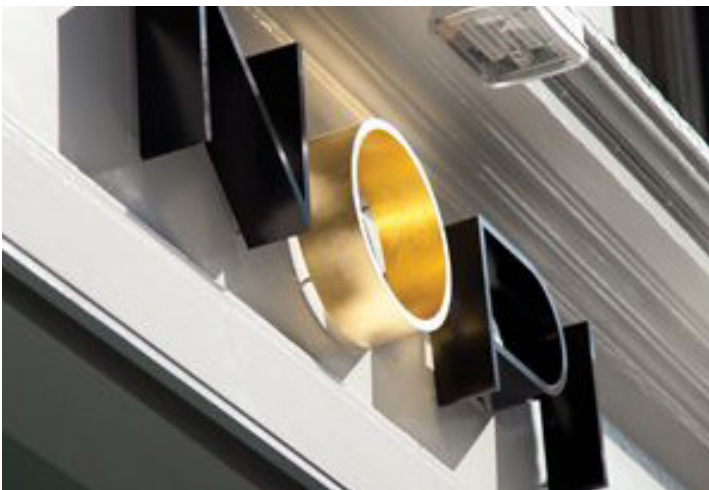
Stainless steel, wood



Patina finish letters, open metal, exposed neon



Clean and discrete letters



Push-through graphics



In order to maintain a high level of quality and a character appropriate to the project, the sign types and fabrication methods described below will not be permitted for any businesses or developments within its limits. All signs are subject to the review and approval of the Town of Castle Rock.

The following identity sign types are prohibited:

- Internally illuminated signs with vacuum formed plastic faces.
- Internally illuminated box signs with exposed acrylic or stretched vinyl sheet faces without additional materiality and layering.
- Internally illuminated awnings.
- Parked motor vehicles and/or trailers intentionally located so as to serve as a sign or advertising device.
- Signs with exposed raceways.
- Signs with individual changeable plastic letters.
- Sign boards using explicitly inexpensive materials.
- Painted or printed window signs which cover more than twenty (20) percent of a tenant's glazing area.
- Off the shelf portable signs that do not reflect the quality demanded of this district.
- Roof signs that are portable, flash, blink, fluctuate or are animated.
- Signs created with aerosol spray paint.
- Signs that emit sound.
- Illegal nonconforming signs.
- Any sign deemed obscene by the Town Manager.
- Wind signs (except for banner signs).

Large internally illuminated acrylic faces



Exposed raceways, head trimcap



More than 20% of window area with graphics



Vacuum formed plastic faces



Large internally illuminated acrylic faces



Internally illuminated awnings



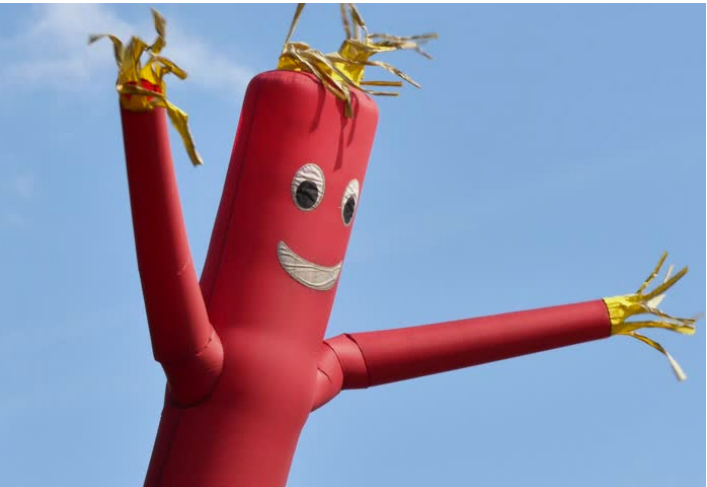
Low quality off-the-shelf portable signs



Off-site outdoor advertising device



Temporary inflatables or any kind



COMMON SIGN PLAN APPROVAL

Common Sign plan Applications shall be reviewed by the Director of Development Services based on the following criteria:

- How tenant signage allowances are allocated among all eligible building uses
- Approximate designated sign locations
- Allowable types of sign construction
- Illumination
- Indication of all sign types and locations

If approved, the Common Sign Plan shall be recorded in the records of the Clerk and Recorder for Douglas County, Colorado, effective immediately.

REVISIONS TO THE PLAN

Approval of revisions to the plan shall be by the same process as the original approval.

LANDLORD APPROVAL

Tenants shall submit three 11x17 hard copy sets and one digital set of their sign designs to the Landlord for review and approval.

Sign submittals shall be in shop drawing format and drawn to scale at 1/2" = 1'-0" minimum. Shop drawings shall include sign type, sign dimensions, colored elevations, photographs of existing signs of the same design (if applicable), sign sections and details, materials, colors, method(s) of illumination, and structural details.

The submittal shall also include a complete building elevation showing the proposed signage. Upon Landlord request, the tenant shall provide drawings stamped and signed by a structural engineer registered in the State of Colorado.

After Landlord's review and approval, it is the tenant's responsibility to apply for, and obtain the applicable permits. All signs must comply with the applicable City and County of Denver Codes and requirements.

A landlord approved letter is required for permitting.

Sign Permits by applying to the Town Manager.

TOWN OF CASTLE ROCK APPROVAL

All signs are subject to review for adherence to the TITLE 19 - Sign code regulations of the Castle Rock, CO municipal code and this Common Sign Plan.

DESIGN REVIEW BOARD APPROVAL

Public hearing required; procedure. Roof signs and canopy signs shall require review and approval by the Design Review Board. Such applications shall be forwarded to the Design Review Board for a public hearing.

1. Town staff shall develop the appropriate forms, submittal and review fees and other administrative protocols for Design Review Board review and action in accordance with Section 17.42.110 of this Code.

2. The Design Review Board shall hold all public hearings required under this Chapter. The public notice for such hearing shall be provided as set forth in Chapter 17.04 of this Code.

3. At the conclusion of the public hearing, the Design Review Board shall approve, approve with conditions or deny the application applying the criteria of this Section.

4. An aggrieved applicant may appeal the decision of the Design Review Board to the Town Council. Requests to appeal the decision of the Design Review Board must be filed with the Department of Development Services within thirty days of the date that the Design Review Board adopts written findings, or, if none, the date of final Design Review Board action. The Town Council shall hear the appeal request at a public hearing noticed in accordance with the requirements of Chapter 17.04 of this Code, and shall uphold, reverse or modify the decision of the Design Review Board, after a review of evidence presented by the applicant and any other interested party at the public hearing before Town Council and application of the criteria set forth in Subsection J. below.

Design Review Board. The intent of the criteria set forth in this Subsection is to encourage creative and artistic design for signs of distinctive character, and to facilitate the return of historic sign types, within the Downtown Overlay District ("DOD"). This intent shall guide application of the following criteria by the Design Review Board for signage applications within the DOD:

1. Signs shall be compatible with the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels and adjoining uses;

2. Signs shall be expressive of the business or activity for which they are displayed;

3. Signs shall be oriented or illuminated so as not to adversely affect the surrounding area or existing nearby residential uses or structures. Examples of adverse effects are glare from intense illumination and large signs or structures which visually dominate an area;

4. Signs may be creative in the use of two- and three-dimensional forms, iconographic representations, lighting and graphic design, including the use of color, pattern, typography and materials;

5. Signs shall be constructed utilizing high quality, durable materials that meet the physical demands of an urban setting; and

6. Roof signs shall be designed to be architecturally compatible with the structure and are prohibited on flat roofs. Roof signs must be located parallel to and facing the right-of-way.

OWNERSHIP CERTIFICATION

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

(Name of owner)

SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME

THIS ____ DAY OF _____,

20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED

AT RECEPTION NO. _____,

DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(Name of mortgagee)

SIGNED THIS ____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF

_____,

20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF

_____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE SATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS ____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____.

20____ BY _____ AS AUTHORIZED REPRESENTATIVE

OF _____.

.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

DESIGN REVIEW BOARD
APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DESIGN
REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE
____ DAY OF _____, 20____.

CHAIR

DATE

ATTEST:

DEVELOPMENT SERVICES DIRECTOR

DATE

TOWN CLERK

DOUGLAS COUNTY CLERK
AND RECORDER’S CERTIFICATE

THIS COMMON SIGN PLAN WAS FILED FOR RECORD IN THE OFFICE OF
THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT
_____ ON THE ____ DAY OF _____, 20____
AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY