

At 10:30 AM ✓

**COMPREHENSIVE SIGN PLAN
DRAKE LANDING
FRISCO, COLORADO
APRIL 17, 2000
Revised June 24, 2002**

AME-060 Corp
Sign Plan
APPROVED
8/1/02

I PURPOSE

The general purpose of this Comprehensive Sign Plan for Drake Landing Lot 4R, a resubdivision of lot 2, block 1, Lakepoint at Frisco Subdivision is as follows:

- A To establish graphics and construction standards which will result in overall visual appeal and quality while allowing and encouraging individuality and creativity for each owner/tenant within the Drake Landing project, hereafter referred to as The Complex.
- B To establish a sign plan which results in the opportunity for each tenant/owner to place beneficial and effective signage on or near their space.
- C To provide guidance for new owners/tenants in the design and location of their signs.
- D To conform to the Town of Frisco's sign standards.
- E Provide a certain uniformity of appearance through the consistent application of color, shape, materials, and mounting.

II OVERALL SIGNAGE ALLOCATIONS

The following types of signs will be permitted under this sign plan at The Complex.

A COMMERCIAL

- 1. Residential building identifications signs – as located on site plan and elevations. See Exhibits A & B.
- 2. Commercial signs for Buildings A & E along North Ten Mile Drive frontage – as located on site plan and elevations. See Exhibits A & C.
- 3. Commercial signs for Buildings A & E along parking lot frontage – as located on site plan and elevations. See Exhibits A & D.
- 4. Window and Door signs: Any sign or object, whether attached to the exterior or interior window or door surface or located within one foot of the window or door is subject to this Comprehensive Sign Plan. Signs affixed to the door surface may state only the business name, phone number and the hours of operation and shall be made only from pressure sensitive vinyl. All window signs except those used to identify the name of the businesses are prohibited.

The total allowable square footage of commercial signs shall be allocated to individual businesses based on an equal percentage that the square footage of each

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business represents to the total square footage of the building, but in no case shall the total square footage of signs for a business exceed the allowable square footage under the Town of Frisco's sign code.

B RESIDENTIAL

1. Garage unit numbers – signs as located on the building elevations. See Exhibits A and F.
2. Building address signs – one for each building entry at buildings B-1, B-2, C, & D – 11 signs located near the entry stairs. See Exhibits A and F.
3. Unit numbers – one for each building entry at buildings B-1, B-2, C, & D, – 11 signs located near the entry stair towers. See Exhibits A & F.

C COMMON AREA

1. No parking fire lane signs. 20 signs as located on building elevations. See Exhibits A & F.
2. Dumpster identification. 2 signs mounted above overhead rollup door – as located on Building elevations. See Exhibits A & F.
3. Mechanical room signs – mechanical rooms will be identified with signs indicating fire sprinkler control valves, fire alarm panels, and crawlspace access. See Exhibits A & F.
4. Spa sign - the spa and hours of operation will be identified. See Exhibits A & F.

III CONSTRUCTION SPECIFICATION AND DESIGN STANDARDS

A COLOR

Building identification and other project specific sandblasted signs. Body color will be CABOT CHESTNUT BROWN. The trim color will be FOREST GREEN.

To encourage creativity, and avoid monotony, and allow for corporate identity, individual commercial tenants and owners may choose a letter color, background colors, and type styles, of their choice on their individual signage providing they do not conflict with the basic color scheme of the property. No neon colors shall be allowed. Earth tones are preferred for the major portions of the signs and the use of brighter tones should be limited to logos and highlighted portions of the sign. No neon colors shall be allowed.

B MATERIALS

Other than window signs and backlit, or surface mounted individual letters along N. Ten Mile Drive frontage, all signs will be manufactured from sand blasted clear vertical grain redwood. Ten Mile Drive frontage signs may be sandblasted redwood, backlit signs, or individual surface mounted letters in similar shape and per the size requirements contained herein. The homeowners association shall

2-9-18
HDU Fram Sandblasted
Material is permitted

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consider the stated goals of this sign plan when reviewing and approving or disapproving any signs.

C SHAPE

See exhibits.

D LIGHTING

All signs except Ten Mile Drive Frontage signs shall be lit by front lighting (spotlights or fluorescent). No neon signs shall be allowed.

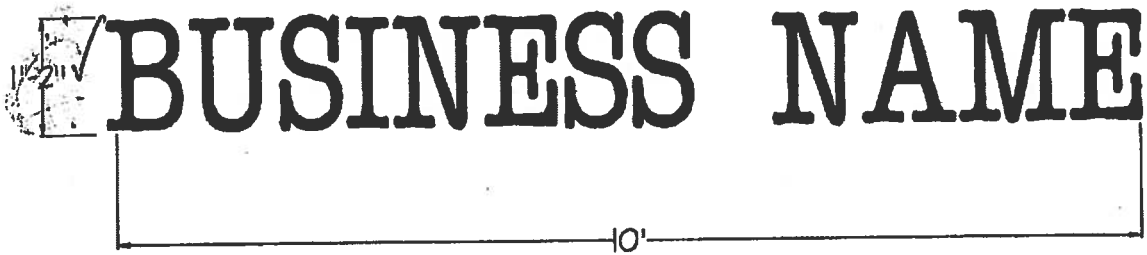
E LOCATION

The only sign locations allowed are those locations marked on the building elevations or allowed by code.

IV SIGN APPROVAL PROCESS

Each individual tenant/owner must submit drawings or sketches clearly identifying the location, sign area and outside dimensions, colors, location on building, type of materials, design of lettering and lighting locations, and fixtures to be involved with each sign as appropriate, for review by the Condominium Owners Association of The Complex. This approval must be obtained prior to ordering and erecting any sign at The Complex. Once the review committee of the Condominium Owners Association has reviewed each sign, the applicant will take the approved copy to the Town for approval and a permit.

EXHIBIT C COMMERCIAL SIGNS NORTH TEN MILE DRIVE SIDE OF BUILDINGS A & E



NORTH TEN MILE DRIVE SIGN NOTES

- 1. ALL SIGNS TO BE INDIVIDUAL BACKLIT LETTERS
- 2. SIGNS TO BE MOUNTED TO THE SIGN BAND ABOVE EACH COMMERCIAL SPACE 8.5' ABOVE THE GROUND
- 3. ALL SIGNS TO COMPLY WITH THE CURRENT FRISCO TOWN CODE AND THE DRAKE LANDING COMPREHENSIVE SIGN PLAN
- 4. A COMPANY LOGO IS PERMITTED TO A MAXIMUM SIZE OF 1/4 OF THE SPACE ALLOTTED TO TEXT
- 5. ALL DIMENSIONS APPROXIMATE. NO INDIVIDUAL SIGN WILL EXCEED THE SIZE LIMITS PER FRISCO TOWN CODE

THIS PLAN IS INTENDED TO INDICATE GENERAL DESIGN CONCEPTS. FINAL DRAWINGS WILL BE PREPARED AND SUBMITTED FOR PERMIT PER FRISCO TOWN CODE.

Drake Landing
Comprehensive Sign Plan
Exhibit A
4/17/2009

Exhibit	Individual Signs (example of potential signs)	Notes	LF	Height	Number	Allowed S.F.	Quantity	Total S.F.	Allowed S.F.	Mounting Height
	Commercial Buildings	Notes								
	Building A Frontage	Per Code Sec. 4-10-13	120	0.5	60					
	Building E Frontage	Per Code Sec. 4-10-13	120	0.5	60					
	Total					120				
	Residential	Notes								
B	Residential Multi-family Building Identification Sign	Located on towers Bldgs A & E See Elevations	1	8	8		2	8	24	7
E	Building Address Building B-1	Street Address-Building Letter Mounted Near Entry Stairs	2	2	4		2	8	24	7
E	Building Address Building B-2	Street Address-Building Letter Mounted Near Entry Stairs	2	2	4		4	16	24	7
E	Building Address Building C	Street Address-Building Letter Mounted Near Entry Stairs	2	2	4		4	16	24	7
E	Building Address Building D	Street Address-Building Letter Mounted Near Entry Stairs	2	2	4		2	8	24	7
E	Building Address Building B-1	Units 1 Through 8 Mounted Near Entry Stairs	0.5	0.67	0.335		6	2.01	Example	7
E	Building Address Building B-2	Units 1 Through 9 Mounted Near Entry Stairs	0.5	0.67	0.335		9	3.015	Example	7
E	Building Address Building C	Units 1 Through 10 Mounted Near Entry Stairs	0.5	0.67	0.335		8	2.68	Example	7
E	Building Address Building D	Units 1 Through 7 Mounted Near Entry Stairs	0.5	0.67	0.335		8	2.68	Example	7
E	Unit Numbers All Bldgs	5' Letters Mounted On Doors	1	2.5	2.5		4	10	Example	5.5
E	Sprinkler/Alarm Panel Room ID	Mounted On Or Adjacent To Door	1.5	2	3		8	24	Example	7
E	Garage Unit Numbers	Mounted Between Every Set Of Doors	1.5	2	3		16	48	Example	5.5
E	No Parking Fire Lane Signs	Mounted Below Garage Unit Numbers	1	2	2		1	2	Example	7
E	Spa Room Identification	Mounted At Spa Entry	1	2	2		2	4	Example	7
E	Dumpster Identification	Mounted Above Overhead Door	1	2	2		2	4	Example	7

* Mounting height is approximate height from grade to bottom of sign.