

LARKRIDGE

SIGN DESIGN STANDARDS

THORNTON, COLORADO

10/18/2004 (Revised 10/11/2019)



3.0 Signage Design Standards

3.1 Design Concept

The Larkridge development will accommodate a variety of Mixed-Use Tenants with a wide range of requirements for signage. In an effort to create an integrated signage identity for the project, designated locations will be set aside for the project signage. The following Commercial Center Signage Plan will govern the placement and size of signs in this project. Project sign type, location, size and definitions will follow the Signage Design Standards in this document.

3.1.1. Definitions

Awning means a shelter supported entirely from the exterior wall of a building constructed of rigid or non-rigid materials.

Gas Station Canopy means a functional rigid roof like structure that is wholly or partially supported by a building structure and/or columns, braces, or poles extending to the ground. This structure is used exclusively by gas or service stations.

Changeable Copy means the portion of a sign on which message copy is changed manually or electrically to indicate gas pricing or time and temperature information.

Concealed Illumination means an artificial light source either internal to a sign structure or shielded from public view and from the surrounding properties used to only illuminate the face of a sign and not any area beyond the face.

Major & Sub-Major Tenant Major Tenant means any tenant larger than 80,000 SF. Sub-Major Tenant means any tenant larger than 10,000 SF and less than 80,000 SF.

Sign means any display or object primarily used to identify or display information about or direct attention to a person, institution, organization, business, product, event, location or otherwise by any means.

Sign Permit means written authorization issued by the City of Thornton for the erection, installation maintenance and display of a specific sign on any property within the city in accordance with the regulations of these Design Standards. Sign permits will be required for all signs.

Sign Area: Sign area shall be measured for all types of signs as follows:

- 1) Signs with backing shall include, but not be limited to, cabinet signs or signs that are outlined or framed. The area of a cabinet sign or sign enclosed by a box, outlined or framed, shall be measured by determining the smallest possible area of any rectilinear geometric shape that utilizes eight or fewer lines that join each other at right angles that enclose the extreme limits of the display surface or face of the sign; including all frames, backing, face plated, nonstructural trim or other component parts not otherwise used for support.
- 2) Signs without backing. If the sign is composed of individual letters or symbols that are mounted against a surface that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, the area of the sign shall be measured by determining the area of the smallest possible area of a rectilinear geometric shape that utilizes eight or fewer lines that join each other at right angles that enclose the extreme limits of each message. Example provided in Section 3.13 Building Signage.
- 3) Multi-faced signs. Sign area for signs which have two parallel sign faces assembled in such a way that the faces cannot be viewed from any one point at the same time shall be calculated using only the larger of the two sign faces. Sign area for signs which have multiple sign faces not being parallel, which can be viewed from any one point at

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the same time, such as a v-shaped, triangles or cubes, shall be calculated using the total of all faces.

- 4) When a sign is spherical, free form, sculptural or other nonplanar form, the sign area is measured as the sum of the area of the four vertical sides of the smallest polyhedron that will encompass the sign structure.
- 5) An illuminated canopy, awning, or architectural feature of a building is not considered a distinctive background for the purposes of measuring the sign area.
- 6) Neon or other outdoor building illumination, which does not identify or convey information, is not considered in the calculation of sign area. All neon lighting must be approved by the Landlord and The City of Thornton.
- 7) Works of art, architectural features and building decoration, which contain or portray a commercial message suggestive of the on-site business shall be interpreted to constitute a sign, and the area shall be included in the calculation for determining the allowable sign area.

3.1.2. Sign Type Descriptions:

The following typical signs are included in these Design Standards. Their elevations and location on the site are indicated in the Signage Design Standards. They represent Project signage which may be installed on the site as part of the Signage Masterplan. The Masterplan Project signage includes the following:

Entry Multi-Tenant Identity Monument (Sign Type A): Signs are located at the intersection of Colorado Highway 7 and Washington St.

- 1) Stores under 80,000 SF are permitted (1) one - 2'-0" x 10'-0" panel each side.
- 2) Stores over 80,000 SF are permitted (1) one - 4'-0" x 10'-0" panel each side.
- 3) Maximum height 38'-0".
- 4) Tenant sign panel placement to be determined by Center Owner.

Interior Multi-Tenant Monument (Sign Type B): Signs are located at the intersection of Washington St. and the main entry drive (signalized).

- 1) Stores under 80,000 SF are permitted (1) one - 2'-0" x 10'-0" panel each side.
- 2) Stores over 80,000 SF are permitted (1) one - 4'-0" x 10'-0" panel each side.
- 3) Maximum height 30'-0".
- 4) Tenant sign panel placement to be determined by Center Owner.

Tenant Interstate Monument Sign (Sign Types C-1, C-2 & C-3): Signs are located along Interstate-25.

- 1) Major Tenant Monument Signs (C-1) may be provided for tenants with 80,000 SF of gross area or more.
- 2) A Center LED information reader board may be provided only for sign Type C-3.
- 3) Maximum height is 38'-0" for C-1 and C-2, 50'-0" for C-3.
- 4) Maximum number of this sign type shall conform to city code.
- 5) 50' shall be the maximum height for signs that qualify as bonus signs per the city code requirements.
- 6) Tenant sign panel placement and reader board programing to be determined by Center Owner.

Single Tenant Monument (Sign Type D): Signs are located along Colorado Highway 7, Washington St. and interior access roads.

- 1) Maximum height 6'-0".

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- 2) Locations to be approved by Center Owner.

Village and In-Line Tenant Directory (Sign Types E-1 & E-2): Signs are located along internal Village roads and In-Line retail access drives.

- 1) Maximum height is 8'-0" for E-1 and 15'-0" for E-2.
- 2) Maximum number of this sign type shall conform to city code.
- 3) Tenant sign panel placement to be determined by Center Owner.

Project Identity/City Gateway Monument (Sign Type F): Sign is located at the northwest corner of the site on Colorado Highway 7.

Village Blade Signage (Sign Type G):

Seasonal Banners (Sign Type H):

Project Identity Sign (Sign Type I):

3.1.3. Permitted Signage:

Seasonal or festival banner means any sign intended to be hung with or without frames. (See Sign Type H.)

Canopy Sign means a sign attached to a gas station canopy

Construction Sign means a temporary sign erected on the parcel on which construction is taking place, indicating the names and addresses of the architects, engineers, landscape architects, contractors, owner and financial supporters and others having a major interest in the structure or project.

Future Use Identification Sign means a temporary sign that identifies the future use of a site or building.

Informational Sign means a non-commercial sign whose sole purpose is to convey information or directions with respect to the site or premise on which it is maintained. Examples include a sign whose copy is limited to the name and address of a building, designating the entry or exit from a parking area, prohibiting trespassing, indicating danger or giving similar information, caution or directions.

Interior Window Signs are die cut vinyl, screen printed and or gilded, applied to the inside surface of the storefront glazing, or artistically rendered skeletal neon depicting Tenant's identity or product graphics. All transformers must be concealed within tenant's soffit.

Monument Sign means a freestanding sign supported on the ground and having a solid base.

On Site Sign means a sign directing attention to a business commodity, service, product, sold or conducted on the same property or site as that on which the sign is located.

Projecting Sign or Blade Sign means a sign constructed of a rigid material affixed perpendicularly to a wall of a building or structure and extending horizontally 12 inches or more beyond the surface of the wall.

Real Estate Sign means a temporary sign advertising real estate for rent, lease or sale on private property or in the public right of way.

Wall Sign means a sign painted on or affixed to an exterior wall or an upright structure of masonry, plaster or other building material serving to enclose, divide or protect an area and is not a projecting sign, roof sign, canopy sign, or fence sign.

Center Information LED Reader Board means that portion of a Monument Sign that uses a LED screen to create a message system that uses changeable characters, and or images, in order to convey different messages related to the shopping center of its tenants.

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3.1.4. Prohibited Signage:

Animated Sign means a sign having an intermittent or continuing variation in the illumination or physical position of any part of the device, except variations required for displaying time or temperature information. Animated Sign shall not mean Center information LED Reader Board.

Awning sign means a sign attached to an awning.

Billboards means a sign advertising products not made, sold, used or served on the premises displaying the sign or that conveys an informational or ideological message.

Fence Signs means a sign affixed in any way to or painted on a fence.

Off Site Sign means a sign directing attention to a business commodity, service, product, or property not located, sold or conducted on the same property or site as that on which the sign is located. Offsite signs are not permitted except as indicated in the Signage Masterplan.

Pennant means a flag tapering to a point usually strung together by line or rope.

Portable Sign means any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.

Roof Sign means a sign erected above the highest point of a flat roof or mounted on a gable pitched or hipped roof.

Vehicular Sign means a sign or business identification affixed to any vehicle, including but not limited to automobiles, trucks, tractors, trailers, wagons, carts, manufactured homes and similar vehicles and their accessories.

Exterior Window Sign means any sign painted or applied to the exterior of the window of a tenant.

3.1.5 Exemptions:

The following types of signs are exempted from the regulations of these Design Standards.

- 1) Official governmental traffic control signs or signs required by law.
- 2) Official governmental informational signs or signs and temporary notices.
- 3) Official governmental recognition sign that may include signs and banners.
- 4) Flags of nations, or an organization of nations, states, and cities, if the intent is to display the flag and not utilize the flag to direct or attract attention to a person, institution, business product, event, location or otherwise by any means.
 - a. The maximum height of a flagpole is 35', or the height of the building, whichever is greater.
- 5) Works of art, architectural features or building decorations that are integral to the design of a building or provide an artistic accent if they:
 - a. Do not identify or advertise a business, business activity or product that is available for sale on the premises.
 - b. Do not consist of a company name, symbol, or trademark designed to be readily identifiable as a logo and
 - c. Comply with building height limits and setback requirements applicable to the property on which they are located.
- 6) Any sign on or constructed in association with a bus shelter or bus bench that is specifically allowed by a valid written contract with the City.
- 7) Holiday decorations that are commonly associated with any national, local or religious holiday. Such decorations may be of any type, number, area, height location, illumination or as long as they do not advertise or identify a product or a business and are located so as not to conflict with traffic regulatory devices.

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3.1.6. Maintenance Requirements

Refer to City of Thornton Code.

3.1.7. Sign Permits – (Required for all signs.)

Refer to City of Thornton Code.

3.1.8 Other Signs

Any sign not specified above is per The City of Thornton Code.

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3.2 Sign Requirements

3.2.1 Wall Signs:

	Sign Criteria
Maximum Sign Area	<p>Major and Sub-Major Tenants:</p> <ul style="list-style-type: none"> 90 square feet or 17.5% of the square footage of the largest elevation of a single tenant user building on a zone lot or the end cap of a Sub Major bar, whichever is greater, shall be used to determine the maximum sign area. The maximum percentage on any one face is not to exceed 8% of the largest elevation. If the building is a joint use building with 2 elevations available for signage, 60 square feet or 12% of the square footage of the largest leased exterior wall of a leased space, whichever is greater, shall be used to determine the maximum sign area. <p>Single Tenant (Less than 10,000 SF):</p> <ul style="list-style-type: none"> 60 square feet or 12% of the square footage of the largest elevation, whichever is greater, shall be used to determine the maximum sign area. The maximum percentage on any one face is not to exceed 8% of the largest elevation.
Maximum Number of Signs:	No limit
Maximum Height:	Controlled by the wall the sign is attached to
Illumination:	Only concealed illumination
Special Requirements:	

3.2.1 Wall Signs: Continued

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	Sign Criteria
Maximum Sign Area	Village and In-Line Shop Tenants: <ul style="list-style-type: none"> 6% of the square footage of the front building elevation of a single tenant of a Village shop or In-Line shop shall be used to determine the maximum sign area for the front of the building. Maximum sign height is 2'-0". 5% of the square footage of the rear building elevation of a single tenant of a Village shop or In-Line shop shall be used to determine the maximum sign area for the rear of the shop. Maximum sign height is 2'-0". 3% of the square footage of the side building elevation of a single tenant end cap of a Village shop or In-Line shop shall be used to determine the maximum sign area for the exposed side of the shop. Maximum sign height is 2'-0"
Maximum Number of Signs:	No limit
Maximum Height:	Controlled by the wall the sign is attached to
Illumination:	Only concealed illumination
Special Requirements:	If there are continuous Village or In-Line shops sign faces for the different spaces must be centered in the sign band and have a minimum of 5 feet separating the signs.

3.2.2 Interstate Monument Signs:

	Sign Criteria
Maximum Sign Area	Refer to Sign Type C-1, C-2 & C-3
Maximum Number of Signs:	Maximum number of this sign type shall conform to city code.
Maximum Height:	38'-0" for C-1 and C-2 50'-0" for C-3 (1 allowed)
Illumination:	Concealed illumination or up lights with shielded fixtures or LED Reader Board on C-3.

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3.2.3 Monument Signs:

	Sign Criteria
Maximum Sign Area	Entry Multi-Tenant Identity Monument: <ul style="list-style-type: none">• Refer to Sign Type A Interior Multi-Tenant Monument: <ul style="list-style-type: none">• Refer to Sign Type B Entry Single Tenant Identity Monument: <ul style="list-style-type: none">• Refer to Sign Type D
Maximum Number of Signs:	Refer to Signage Location Plan
Maximum Height:	38'-0" Sign Type A 30'-0" Sign Type B 6'-0" Sign Type D
Illumination:	Concealed illumination or up lights with shielded fixtures

3.2.4 Canopy Signs (Gas Station)

	Sign Criteria
Maximum Sign Area	60 square feet
Maximum Number of Signs:	2 per canopy
Maximum Height:	Below top of canopy
Illumination:	Only concealed illumination. Illuminated sign(s) on canopy. Canopy fascia not to be illuminated.

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3.2.5 Construction Sign (Temporary Sign)

	Sign Criteria
Maximum Sign Area	32 square feet
Maximum Number of Signs:	1 per Major, Sub- Major or Pad Site tenant only
Maximum Height:	6'-0"
Illumination:	Not Permitted

3.2.6 Future Use Identification Sign

	Sign Criteria
Maximum Sign Area	32 square feet
Maximum Number of Signs:	1 per Major, Sub- Major or Pad Site tenant only
Maximum Height:	6'-0"
Illumination:	Not Permitted

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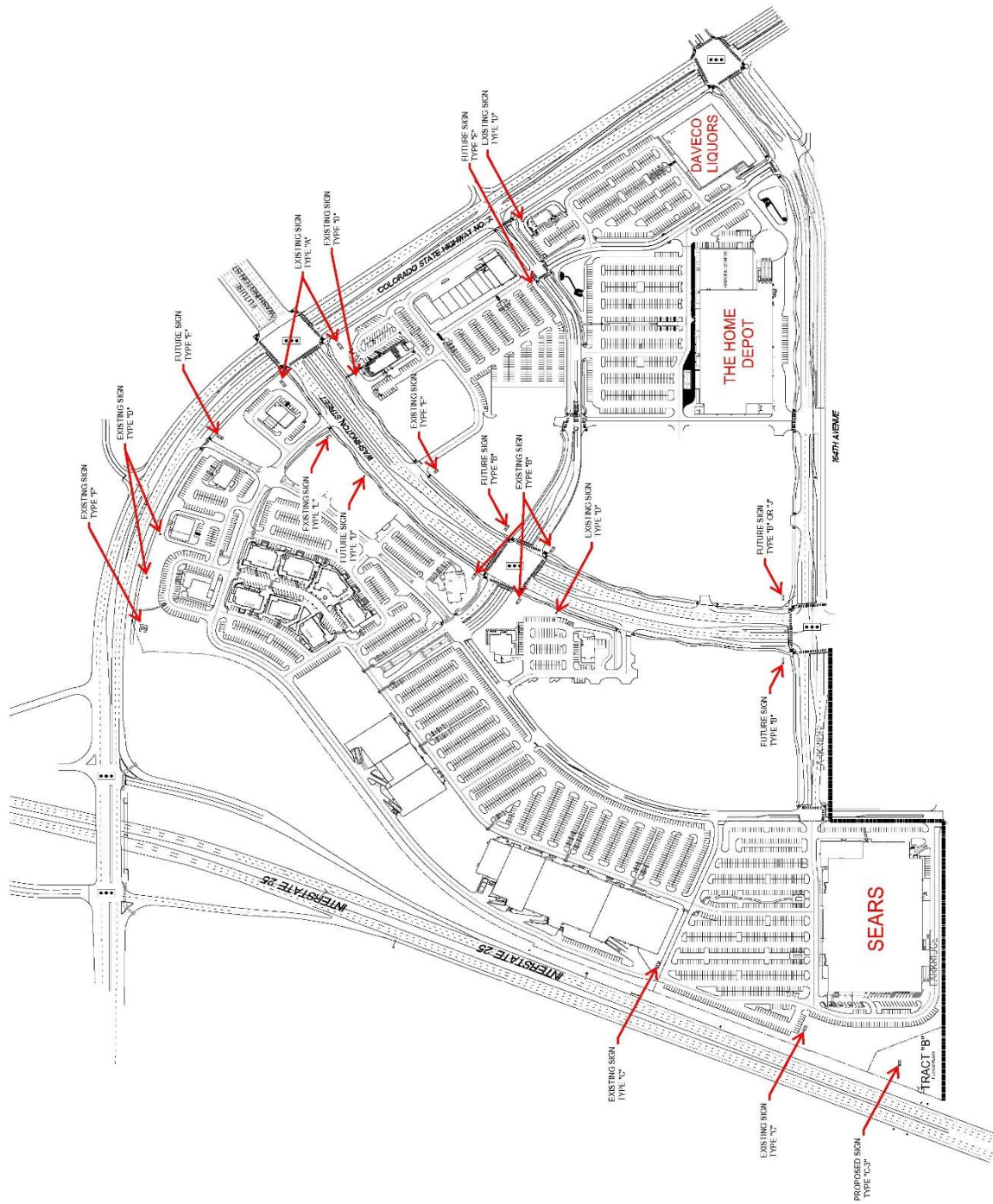
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3.3 Signage Location Plan

Larkridge (North) – Signage Location Plan



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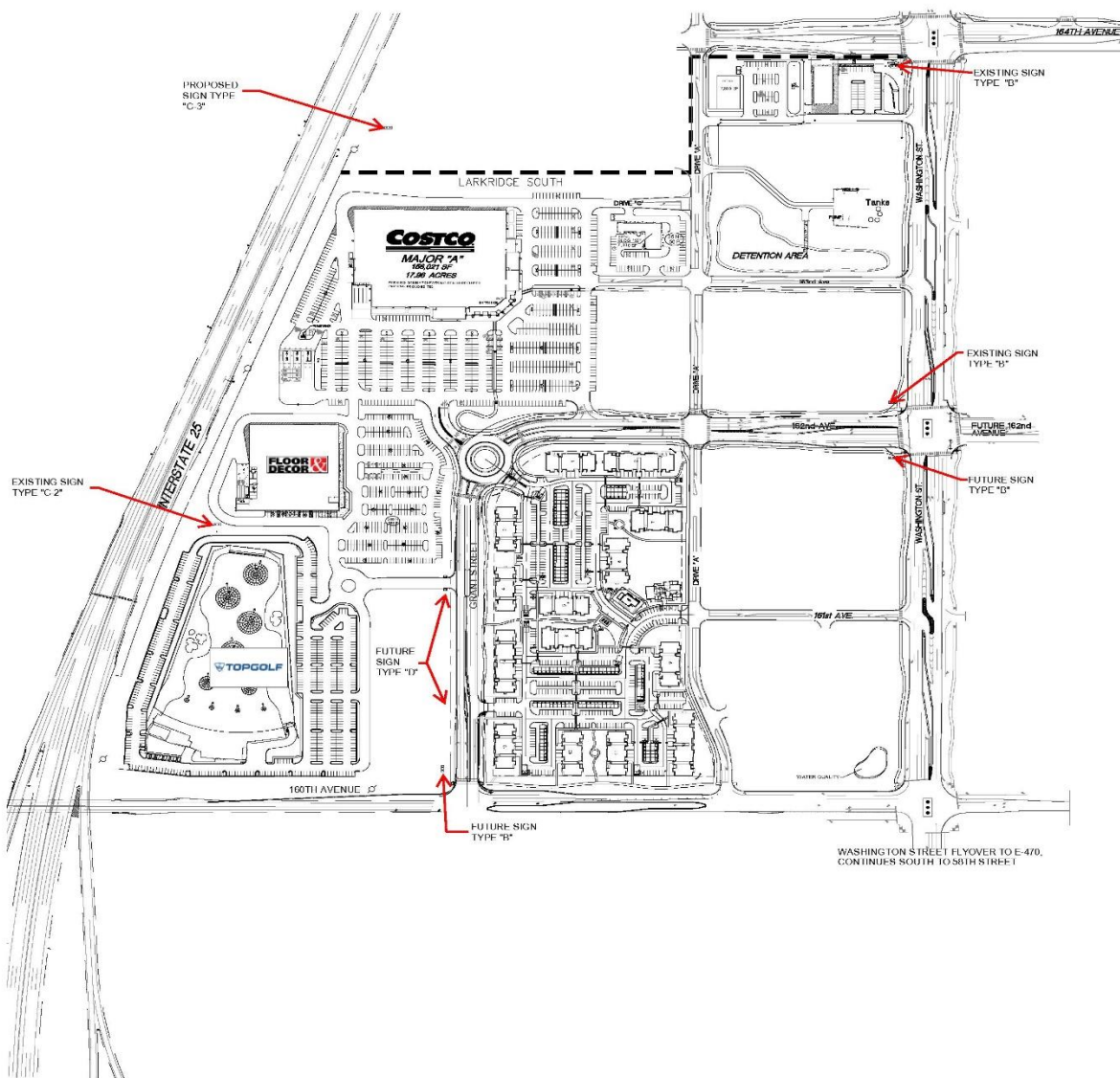
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Larkridge South – Signage Location Plan



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3.4 Sign Type A

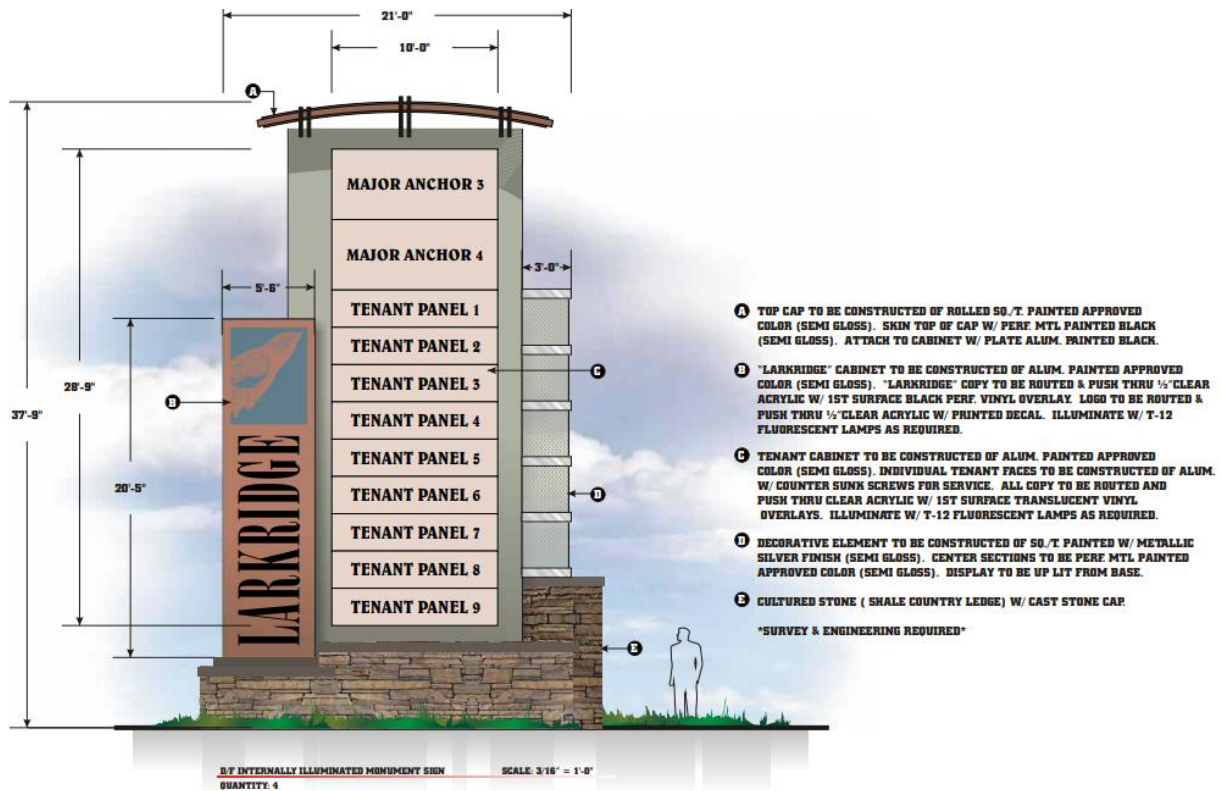
Entry Multi-Tenant Identity Monument:

Signs are located at the intersection of Colorado Highway 7 and Washington St.

Stores under 80,000 SF are permitted (1) one - 2'-0" x 10'-0" panel each side.

Stores over 80,000 SF are permitted (1) one - 4'-0" x 10'-0" panel each side.

Maximum height 38'-0"



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3.5 Sign Type B

Interior Multi-Tenant Monument:

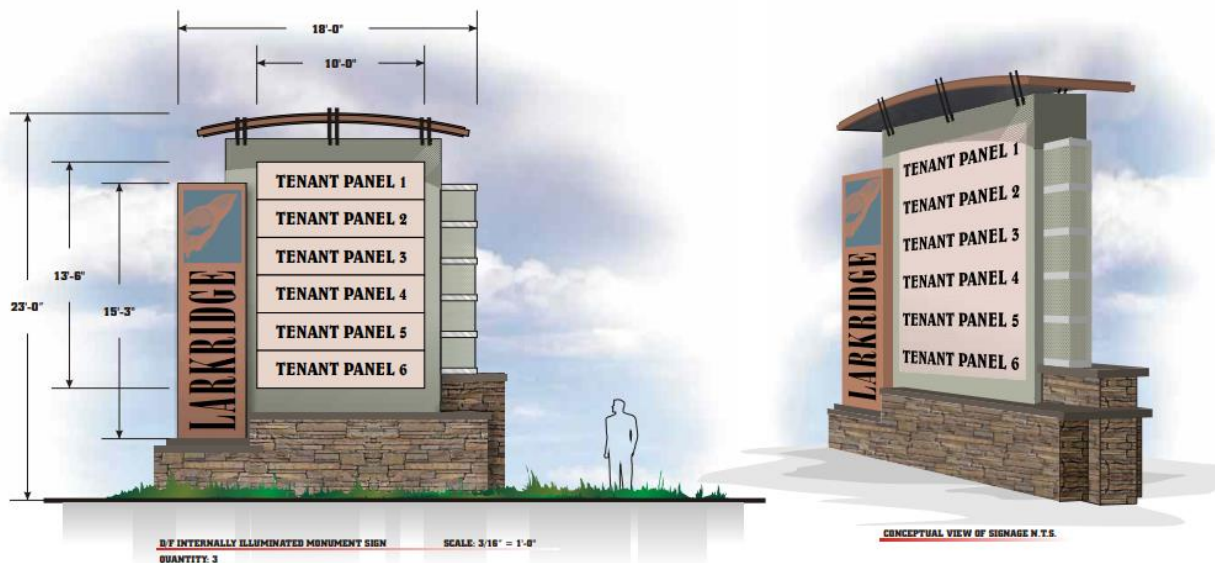
Signs are located at the intersections along Washington Street and main entrance drives.

Stores over 10,000 SF, and under 80,000 SF, are permitted (1) one - 2'-0" x 10'-0" panel each side.

Stores over 80,000 SF are permitted (1) one - 4'-0" x 10'-0" panel each side.

Stores less than 10,000 SF may be permitted with Center Owner's approval.

Maximum height 30'-0".



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3.6 Sign Types C-1, C-2 & C-3

Interstate Monument Signs:

Signs are located along I-25.

Maximum number of this sign type shall conform to city code.

Maximum height C-1 & C-2 38'-0".

Maximum height C-3 50'-0".

Sign Type C-1 – Major Tenant Monument Sign



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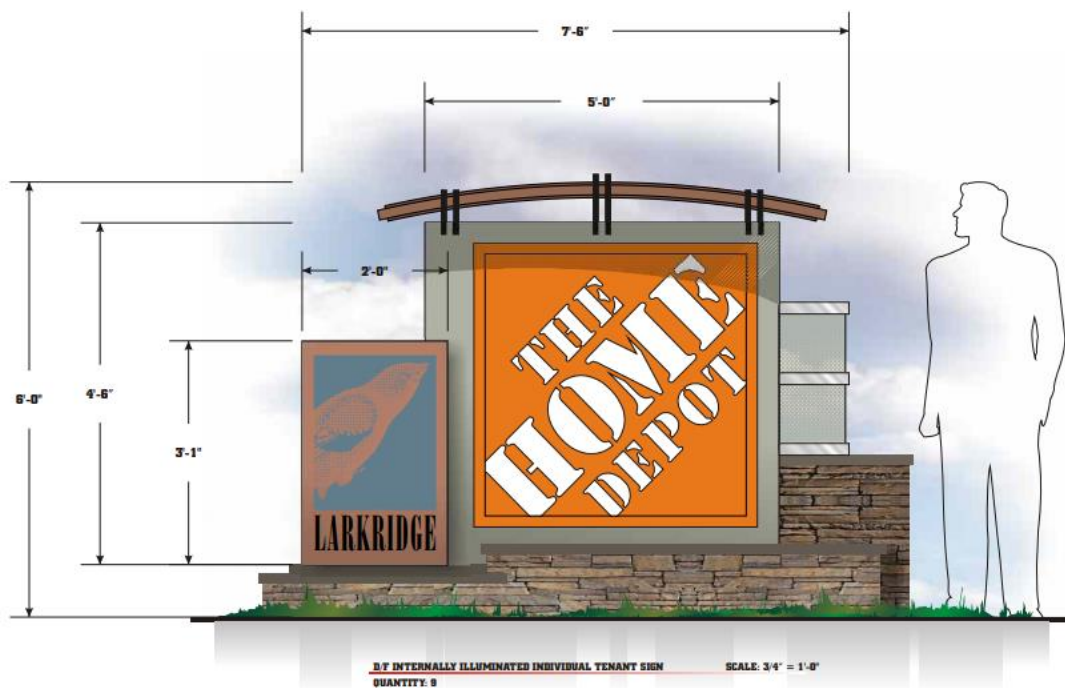
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3.7 Sign Type D

Single Tenant Monument:

Signs are located along Colorado Highway 7, Washington Street and along interior access roads.
Maximum height 6'-0".



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3.8 Sign Type E-1 & E-2

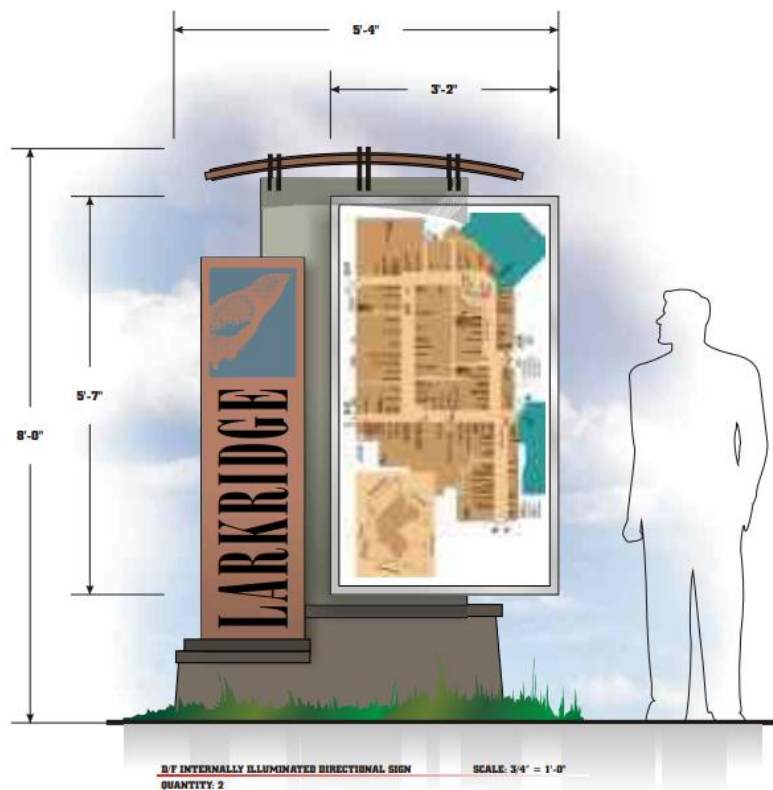
Village & In-Line Tenant Directory:

Signs are located along internal Village roads and/or plaza areas.

Maximum number of this sign type shall conform to city code.

Sign Type E-1

Maximum height 8'-0".



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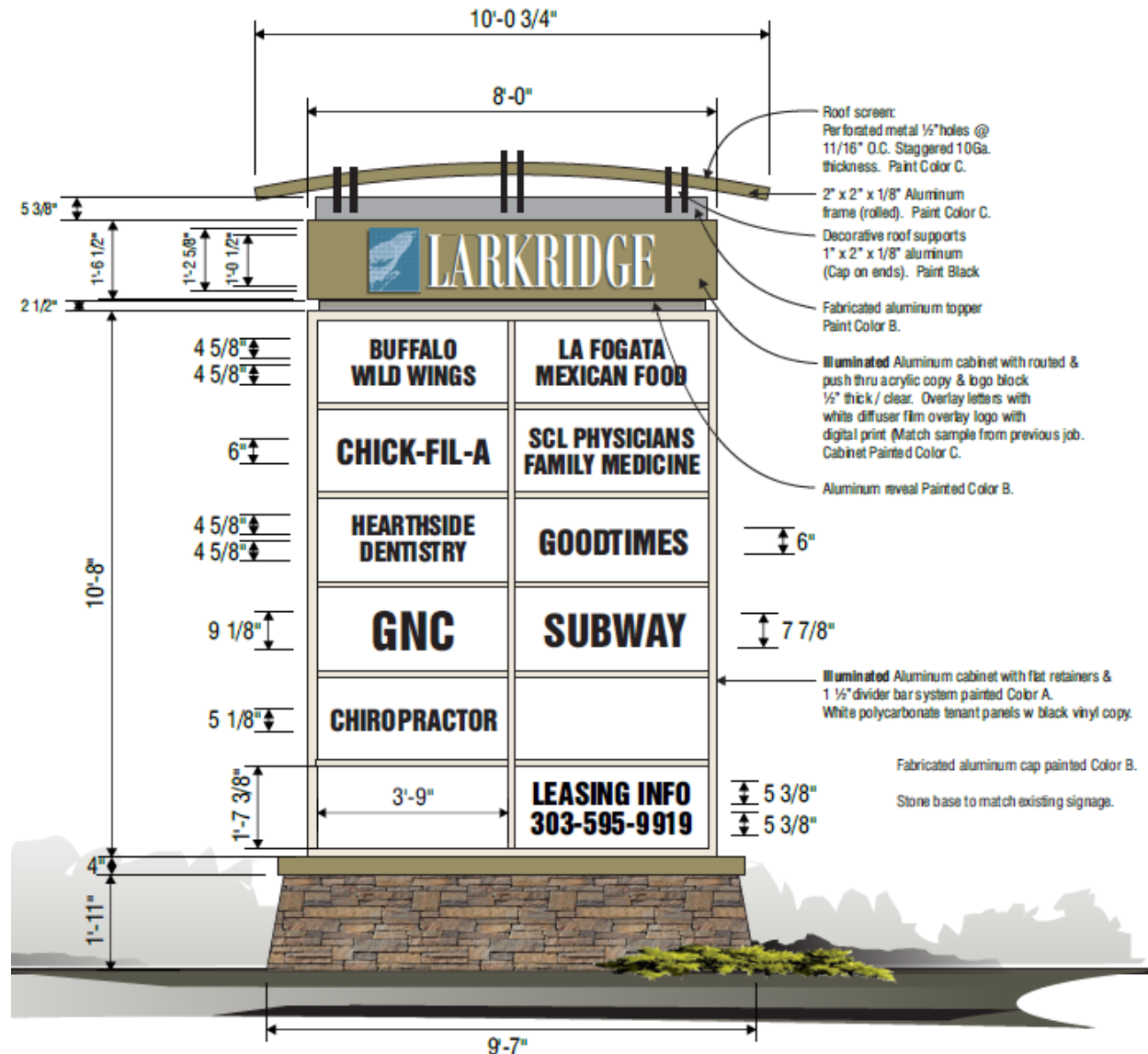
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Sign Type E-2

Maximum height 15'-0".



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3.9 Sign Type F

Project Identity/City Gateway Monument:

Sign located at the northwest corner of the Center on Colorado Highway 7.

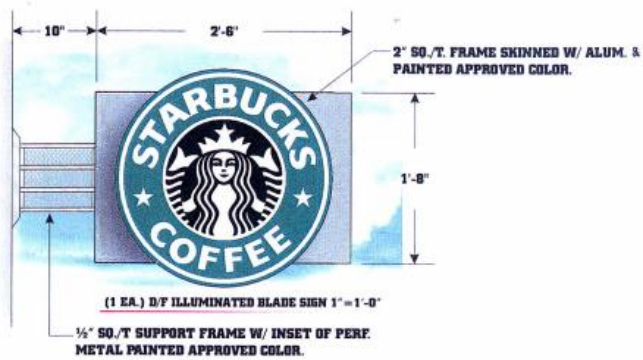


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3.10 Sign Type G

Village Blade Signs



CONCEPTUAL VIEW OF SIGNAGE N.T.S.

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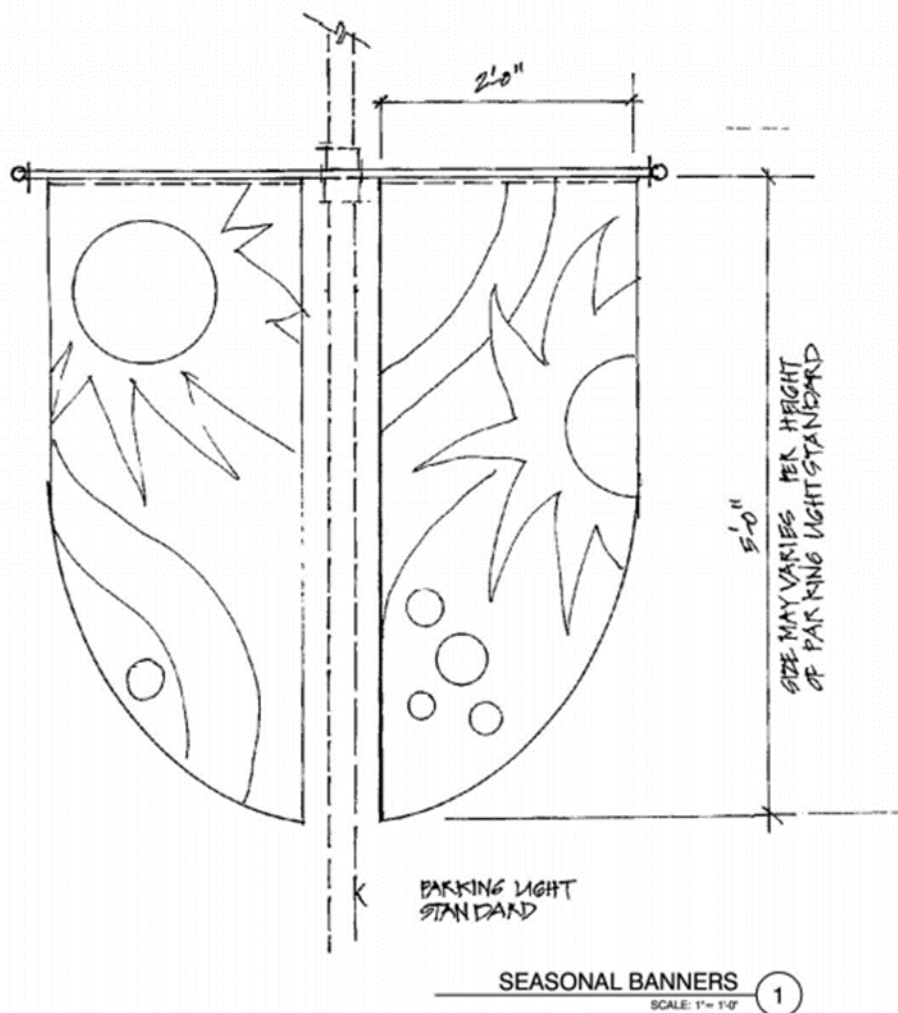


3.11 Sign Type H

Seasonal and Festival Banners:

Pole mounted only.

Replace every 3 months minimum.



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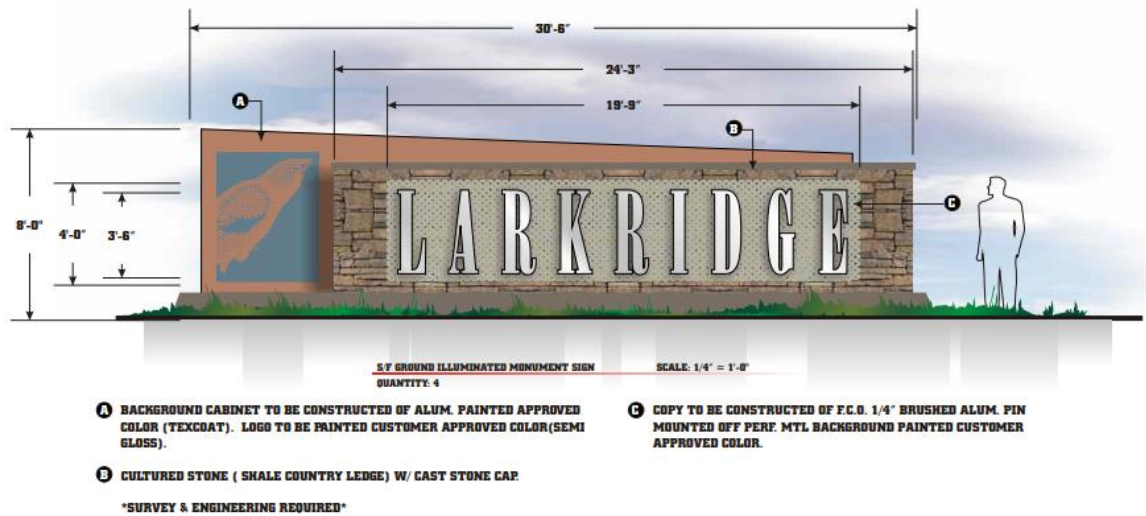
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3.12 Sign Type I

Project Identity Sign. Located along south access road to project



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3.13 Building Signage

Sub-Major Building Signage:

See attached sheet for representative Sub-Major Building Signage.

Village Building Signage:

See attached sheet for representative Village Building Signage.

In-Line Shop Building Signage:

See attached sheet for representative In-Line Shop Building Signage.

The Sign Area is enclosed by the extreme limits of the Sign with a rectilinear geometric shape that utilizes eight or fewer lines.



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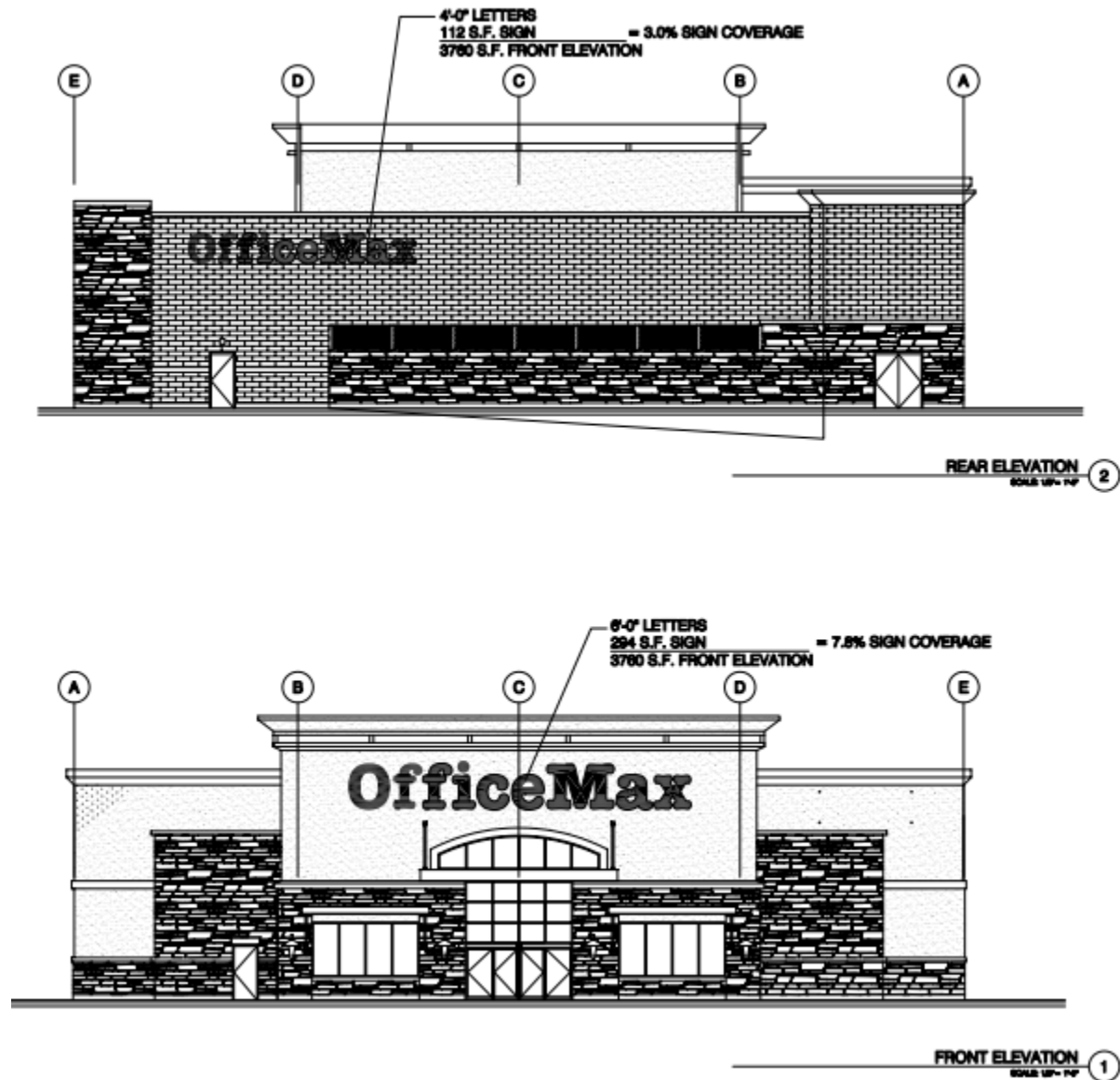
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Representative Sub-Major Building Signage



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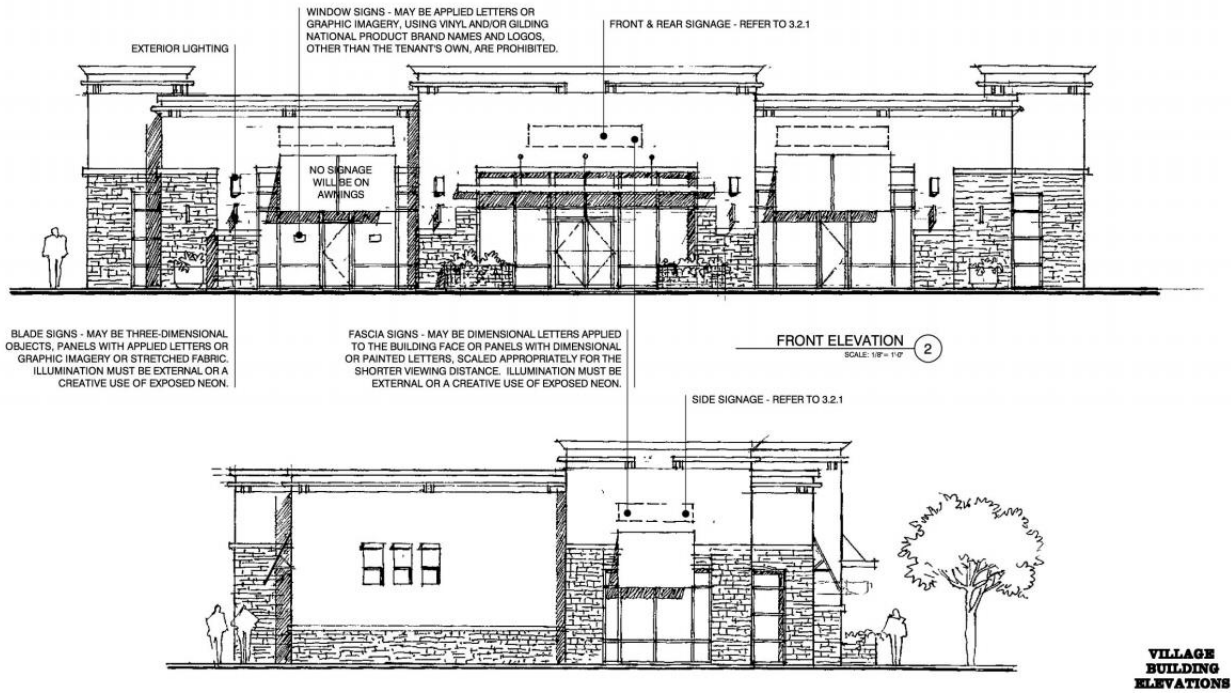
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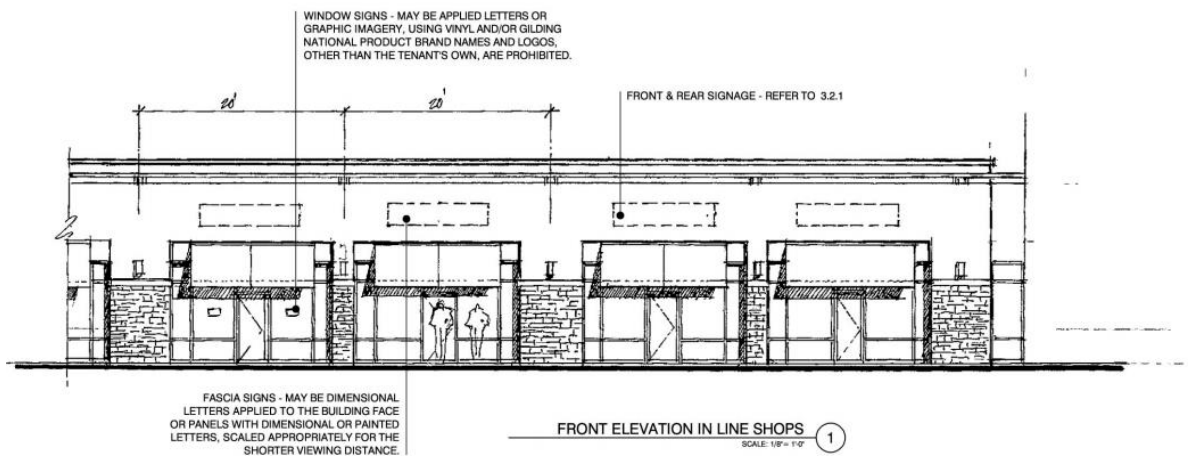
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Representative Village Building Signage



Representative In-Line Building Signage



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3.14 Severability

If any section, subsection, sentence, phrase or clause of these Sign Design Standards" is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not effect the validity or enforceability of the remaining portions of these Sign Design Standards.

3.15 Mandatory Effect

These Sign Design Standards are mandatory and shall apply to all the real property described on the attached Exhibit A (the "Property") including those property owners party to the Amended and Restated Restriction Agreement and Grant of Easements (RAGE) dated January 21, 2005 under Recorder's No. 20050125000079700, the Costco Restrictions and Easement Agreement (REA) executed June 29, 2006 and the Declaration of Restrictions and Easements dated December 7, 2006 under Recorder's No. 200600101854. The foregoing notwithstanding, Deviations and or Amendments may be allowed if approved by the City of Thornton and by the corresponding undersigned Center Owners in its sole discretion. The Center Owner(s) may assign its right of approval hereunder to the owner of any parcel within the property.

THORNTON 164 LLC,

a Colorado limited liability company

By: JORDON PERLMUTTER & CO.,

a Colorado corporation, Manager

By: _____

Jay Perlmutter, President

Site B LLC,

a Colorado limited liability company

By: JORDON PERLMUTTER & CO.,

a Colorado corporation, Manager

By: _____

Jay Perlmutter, President

Site C LLC,

a Colorado limited liability company

By: JORDON PERLMUTTER & CO.,

a Colorado corporation, Manager

By: _____

Jay Perlmutter, President

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EXHIBIT A

Larkridge (North):

Lots 1 through 6, Tracts A and B, LARKRIDGE SUBDIVISION FILING NO. 1, City of Thornton, County of Adams, State of Colorado:

And,

Larkridge South:

Lots 1 through 6, Tracts A, B and C, LARKRIDGE SUBDIVISION FILING NO. 2, City of Thornton, County of Adams, State of Colorado: