

RECEIVED
EAGLE COUNTY
COMMUNITY DEVELOPMENT

COMPREHENSIVE
MASTER
SIGN
PROGRAM

**EDWARDS
VILLAGE
CENTER**

EDWARDS, CO 81632

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**EDWARDS VILLAGE CENTER
MASTER SIGNH PROGRAM**

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**EDWARDS VILLAGE CENTER
MASTER SIGN PLAN**

I. PROJECT IDENTIFICATION

The Edwards Village Center complex is comprised of eight individual buildings, each housing various rental and commercial businesses.

There will be two main entries to the Village area; one on Colorado State Highway 6 and one on the Edwards Village Boulevard (Elevation S:A.1), that will feature free-standing monument signs of approximately 18 – 20 square feet in area, mounted on stone or brick pedestal base (Exhibits A-B).

Design features include a weathered, painted steel face plate and painted individual metal letters.

There will be two major directional signs in the Village, one in proximity to each of the two main entries (Exhibit C). As with the monumental signs, the finish will be painted weathered steel and applied letters.

All association sign lighting, where applicable will be indirect from the ground or overhead.

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II. BUILDING SIGNAGE

Each building will feature a building – tenant sign (Exhibit D) that will identify the individual building (letters A through H).

This free-standing sign will also contain a directory of second floor tenants.

Design and finish will coordinate with the monumental signs; weathered painted steel and metal identification letters. Directory listings will be on matching steel plates and screened or applied letters

Ground or overhead, indirect lighting will be utilized with.

“In no event will any signage be placed on the roof of any building” to remain in keeping with the special use permit #ZS-389-96 for the Edwards Village Center as well as the Comprehensive Sign Program revised 10/01/2004

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III. TENANT SIGNAGE – WALL MOUNTED

Tenant signage will apply only to first or main floor retail tenants except in Building A which will accommodate second floor retail, due to the garden-level design of the first floor. Second level signage shall be limited to window decals and / or awning lettering. Building H which shall have front illuminated individual lettering spread over the arched wood entry. All other tenant signs shall be illuminated indirectly with no flashing/blinking/varying lighting allowed.

The main type of tenant sign for retail or store-front tenants will be comprised of a metal frame-work with set-in sign face. The overall sign shall not exceed twenty square feet per tenant per street frontage (Exhibit E).

Frame and face plate shall be of painted steel or aluminum and will feature an applied border and dimensional metal letters and/or logos. Hanging signs (Exhibit F) shall suspended from the existing canopies or window casings. Mounted signs shall be mounted on the brick facade directly above the glass line. None shall have a lower edge that is less than eight (8') feet from grade nor higher on the wall than the existing "tenant" signage.

All tenant signage of this type shall be of colors consistent with the existing signage throughout the center as determined in the sole and absolute discretion of the association governing body.

Where less than twenty square feet is utilized by any single tenant, there shall be an option for the tenant to also display an additional sign, projecting from the wall, perpendicular to the direction of traffic. This sign may be single or double face and may be of a design of the tenant's choosing, but must fit into one or four standard frames styles and shapes, as to conform to the overall signage standards (Exhibit F). Projecting signs may not hang with a leading edge lower than eight feet from grade.

All signage designs for any and every type of sign must be submitted to the Edwards Village Center Owners Association prior to installation and shall have a sign permit issued by Eagle County Community Development.

The aggregate of all hanging and projecting signage (including awning lettering as described below) for any individual tenant shall not exceed twenty square feet per street frontage.

TENANT SIGNAGE – AWNINGS

Awnings as signs (awnings with lettering or company logos) are permissible for both the first or main floor retail level tenants and second level tenants.

TENANT SIGNAGE - AWNINGS

Awning size, placement, and colors must be consistent and harmonious with the existing awnings throughout the center as determined at the sole discretion of the Association governing body.

Awnings depicting company logos or lettering shall be limited in size and scope subject to unit size as to be standardized. Logos may be a maximum of 12" tall and individual letters shall not exceed six (6) inches tall (Exhibit G.).

Main floor tenants desiring to install awnings with lettering or company logos shall replace any other existing signs except window decals. Tenants have the choice of using either awnings with lettering and /or logos or wall mounted metal hanging signs as per Exhibit E and F but not both.

Awnings without advertisements (either lettering or logos) may be installed in addition to the hanging tenant signs as per Exhibit E and F subject to prior approval by the association relative to size, colors, and placement.

Second floor tenant signage is limited to decal signage installed in the windows and limited in overall coverage not to exceed 25% of the window pane (Exhibit H) and awning(s) with lettering or logos as per Exhibit G. Decal colors shall be either dark in color or white.

Second floor awnings shall be limited in scope and recessed within the window so as not to obscure the brick architectural features of each window. Separate awnings shall be required for each window feature. In no circumstances shall one awning span more than one window separated by brick appointments.

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IV. TRAFFIC SIGNAGE

Parking and traffic directional signage will be primarily of the 12" x 18" standard aluminum style, placed upon appropriate walls, columns or posts to aid in the traffic flow and to facilitate proper parking.

The following are typical signs of this type:

- Handicapped Parking
- Timed Parking Zones
- Loading Zones / Trash
- Designed Parking Areas
- Directional Instructions

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V. MISCELLANEOUS

TEMPORARY SIGNAGE

First floor retail tenants may utilize a temporary vinyl banner of professional quality, colored and sized in harmony with the requirements of the Master Sign Program.

Text requirements will be the same as for the permanent hanging signs. Banner size will not exceed the allowable square footage for the tenant area.

Free standing "sidewalk - case signage" may be permitted at the discretion of the Board to be used temporary as special event signage only.

WINDOW SIGNAGE

Window lettering treatment will be permitted to the extent allowable under the code of Eagle County and Master Sign Plan. Lettering may not occupy an area greater than 25% of any window area. Text may be applied directly to glass surface.

GENERAL SIGN REQUIREMENTS

All tenant signage requires a permit to be issued by the Eagle County Community Development office along with the written approval of the Edwards Village Center Owners Association prior to installation. Written authorization from the Edwards Village Center Owners Association must be presented to the County upon application for a sign permit issued by Eagle County Community Development prior to installation.

All signage will be fabricated and installed in a professional manner and will comply with applicable safety and electrical regulations. Individual signs are the responsibility of the tenant and shall be properly maintained and repaired by tenant.

PERMITS

All tenant signs within Edwards Village Center, excluding window treatments and interior signage require Eagle County Sign permits. Obtaining permits and payment of proper fees is the sole responsibility of the individual tenant.

Maintenance and/or removal of signage, as well as repairs to damaged signage shall be the responsibility and performed by the tenant in a timely and professional manner.

VI. EXHIBITS AND ELEVATIONS

Elevation: S:A, 1 Site Plan / Building and Roadways

EXHIBIT A: Monument Sign

EXHIBIT B: Monument Sign / Foundation

EXHIBIT C: Village Directional Signage

EXHIBIT D: Individual Building Identification
Second Floor Tenant Signage

EXHIBIT E: Tenant Hanging Signage

EXHIBIT F: Tenant Projecting Sign Frames

EXHIBIT H: Window Decals (Second Level)

EXHIBIT G: Awnings (w/ Lettering and/or Logos)