

Comprehensive Sign Plan (Large Facility) | CSA-2025-0000004-AMEND | LOWRY HANGAR 2 SITE

Addresses Include: 7581 E. Academy Blvd. | 84 Rampart Way | 94 Rampart Way | 7559 E. Academy Blvd. | 7561 E. Academy Blvd. | 7577 E. Academy Blvd. | 7585 E. Academy Blvd. | 144 Rampart Way

Prepared by Brenda Voglewede: 02.23.2026



Signature | Zoning Administrator

Date

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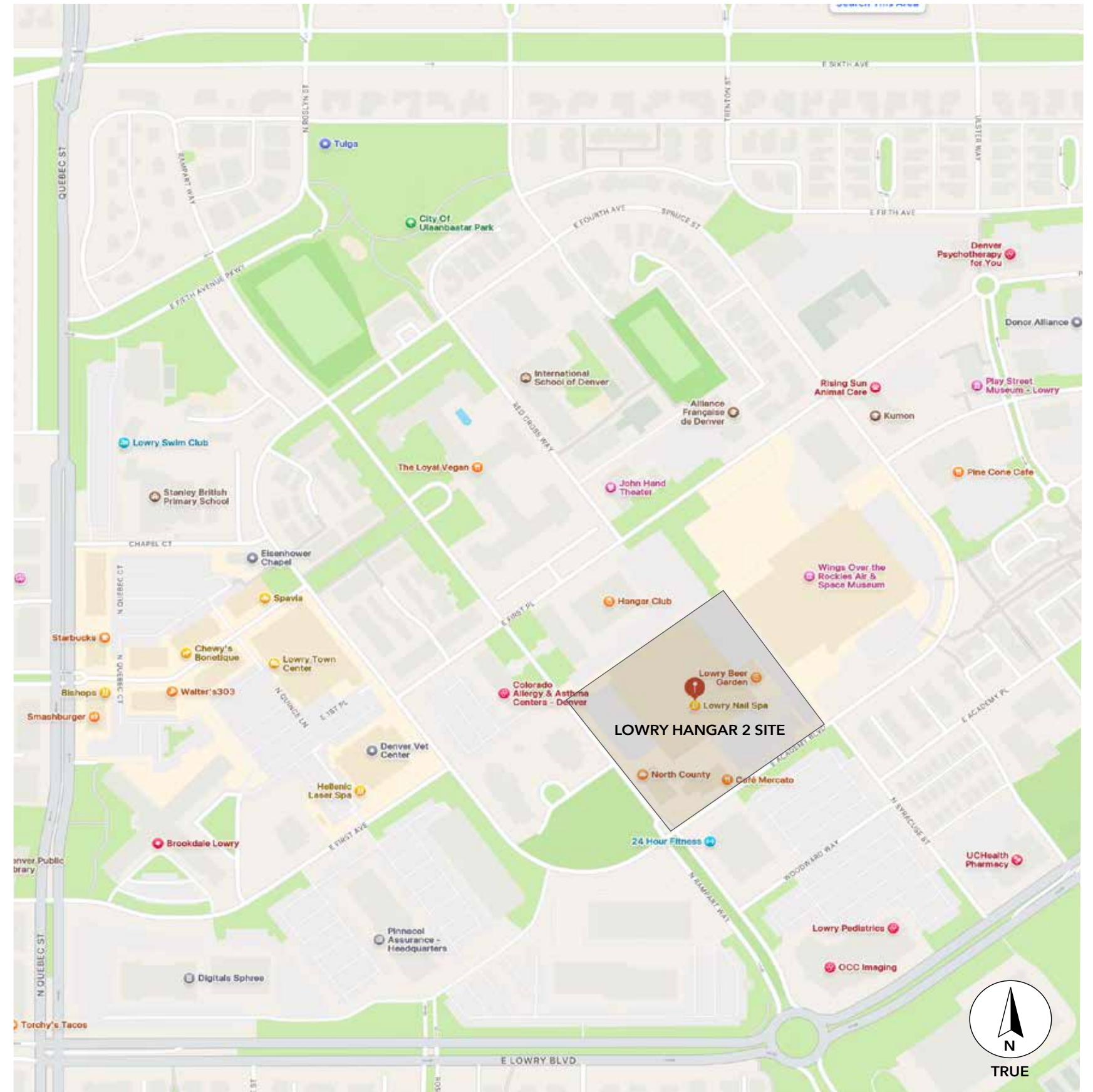
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A. ORGANIZATION OF DOCUMENT

A Comprehensive Sign Plan (CSP) is organized into 3 parts. The first part is the Introduction, which states the document’s intent and identifies the Regulatory Framework – the language drawn from previous documents and criteria that form the basis of this CSP. The Introduction also identifies what is not regulated by this document.

The second part is the Approvals Process as outlined for each sign plan applicant. The third part is the Building Signage Design Guidelines which applies to signs for building identification and all businesses operating within the boundaries of the project. This section describes the Design Principles, the different Sign Types allowed – their maximum size and quantity, and suggested materials and illumination.

B. DOCUMENT INTENT

This CSP is intended to support the creation of a unified, integrated and enhanced character for the project 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.

A CSP creates a policy for a comprehensive and balanced system of signs for the project. Standards are intended to set out a coordinated program for building ID/tenant signage. The Review Criteria were developed to aid tenants in the development of a design that emphasizes the merchandise, enhances the product or service, and reinforces the design quality of the building as a whole. Tenants should generate imaginative sign designs for their space with integral, creative graphics and quality merchandising. Tenants should express their own unique design statement within the parameters of the review criteria outlined in the CSP.

All signs must adhere to the review criteria and all applicable state and local sign and building codes. Tenants are encouraged to understand the criteria prior to beginning a sign design for their space. At that time, questions should be raised with the Landlord and the City and County of Denver to avoid delays later in the sign design review process.

The requirements of this CSP are supplemented by City and County of Denver regulations and codes in all areas not addressed in this document. All City and County of Denver ordinances and regulations remain in full effect except as varied by the Comprehensive Sign Plan.

C. REGULATORY FRAMEWORK

This project is located in the Lowry Technical Training Historic District with a C-MX-8 Zone use overlay as established by the Denver Zoning Code (DZC).

Zoning: In accordance with Denver Zoning Code, Division 10.10 shall govern and control the erection, remodeling, enlarging, moving, operation and maintenance of all signs by permitted uses within all zoning districts. Nothing in the CSP shall be deemed a waiver of the provisions of any other ordinance or regulation applicable to signs. Signs located in areas governed by several ordinances and/or applicable regulations shall comply with all such ordinances and regulations.

D. CRITERIA FOR REVIEW

The criteria for reviewing proposed Comprehensive Sign plans are as follows “Section 12.4.15.3”:

1. The comprehensive sign plan complies with all applicable sign standards stated in Division 10.10, Signs, including where applicable, the special provisions applicable in the Downtown (D-) zone districts and the Civic Center Area stated in Sections 10.10.16, 10.10.17, and 10.10.20.
2. The sign plan allows flexibility in the size, type and location of signs identifying the use(s) and location of a large facility, structure, or building group.
3. The sign plan shall exhibit design excellence, inventiveness, and sensitivity to the context.
4. 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.
5. Roof signs shall not be allowed unless such signs are designed to appear as an integral part of the building to which they are attached. Such roof signs shall not extend above any building height limit or zoning bulk plane. Portable roof signs, flashing signs, and animated signs are prohibited.
6. The comprehensive sign plan shall include design guidelines to ensure that all features of the proposed signage, including the illumination, support structure, color, lettering, height, and location, shall be designed so that it will be an attractive and complimentary feature of the building which it serves.
7. Sign design should reflect the existing or desired character of the area. As an example, in a district in which night-time entertainment is concentrated, the intent of this Comprehensive Sign Plan provision is to encourage exciting, iconographic, and inventively illuminated signage.
8. Signs shall be professionally designed and fabricated from quality, durable materials.

A. COMPREHENSIVE SIGN PLAN APPROVAL

The Comprehensive Sign Plan shall be reviewed by the Zoning Administrator based upon the following criteria and the Criteria for Review listed on page 3 of this document:

1. How tenant signage allowances are allocated among all eligible building uses,
2. Approximate designated sign locations,
3. Allowable types of sign construction,
4. Illumination,
5. Indication of all sign types and locations.

B. LANDMARK REVIEW

Comprehensive Sign Plans in other historic districts or individually landmarked structures require review by the Landmark Preservation Commission prior to recommendation of approval by staff and/or the Planning Board to the Zoning Administrator. All signs in a historic district or individually landmarked structures are subject to design review for adherence to:

- Design Guidelines for Denver Landmark Structures and Districts which was adopted by the Landmark Preservation Commission.

C. DESIGN ADVISORY BOARD APPROVAL

Comprehensive Sign Plans in the Lowry Technical Training Historic District require review by the Lowry Community Review Committee (LCRC) prior to recommendation of approval by staff and/or the Planning Board to the Zoning Administrator.

After recommendations of approval by the LCRC and the Planning Board, the Zoning Administrator may approve this Comprehensive Sign Plan with immediate effect.

D. REVIEW BY THE PLANNING BOARD

All Large Facility Comprehensive Sign Plans require review by the Planning Board.

a. The Planning Board shall hold a meeting and shall require that notices be placed on the property by the applicant at least 15 days prior to the meeting. The Planning Board shall also send notice of the proposed plan to Registered Neighborhood Organizations which are registered pursuant to the provisions of Article III, Chapter 12 of the Revised Municipal Code and whose boundaries are within 3,000 feet of the boundary line of the zone lot of the large facility with the proposed Comprehensive Sign Plan.

The Planning Board shall also send notices to the council members in whose district the large facility is located, and to the at-large council members. Such notices shall be sent at least 30 days prior to the hearing.

b. The Planning Board shall review the staff’s recommendation, the concerns of the public and the criteria for review, and shall provide a recommendation for approval, approval with conditions, or denial to the Zoning Administrator. The Planning Board recommendation shall be forwarded to the Zoning Administrator no later than 15 days following the date of the public meeting.

E. CITY AND COUNTY OF DENVER APPROVAL

All Comprehensive Sign Plan submittals are subject to review for adherence to the Denver Zoning Code, Design Guidelines for Denver Landmark Structures and Districts as adopted by the Planning Board.

F. AMENDMENTS TO THE PLAN

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

A. DESIGN PRINCIPLES

SIGNAGE INTENT

To integrate 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 uses can express a unique identity, while not detracting from the more important wayfinding and identification signage.

To encourage creative sign design.

DESIGN STANDARDS

All signs shall conform to the Denver Zoning Code and the Design Guidelines for Denver Landmark Structures and Districts, and review by the Lowry Community Review Committee.

Buildings with ground floor uses shall provide a uniform approach for the application of signage on the ground floor.

All signs shall be measured in conformance with Article 10 General Design Standards Division 10.10 Signs of the Denver Zoning Code.

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 Denver.

All conduits, junction boxes, and other functional elements shall be completely hidden from view and safely concealed once the sign is installed.

No flashing, blinking, or fluctuating signs shall be permitted for private buildings or businesses.

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.

Roof signs shall not be allowed. No flashing, blinking, fluctuating, animated or portable roof sign are allowed.

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 to assure 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. Signs and related logo graphics located along the building’s perimeter should express a refined urban sophistication through the use of clean and contemporary shapes and forms. Signage should use similar architectural materials 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. Sign designs shall be compatible with and be an enhancement of the architectural character of the project’s building, expressing scale, color, materials and lighting levels.

Signage 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 use of color, typography, pattern, texture and materials is encouraged to create a dynamic interface with the streetscape. Designs which simply maximize size and volume in rectangular form are not acceptable.

The Signage Design Criteria 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.

All signage designed for exterior identification 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 outlined in this Comprehensive Sign Plan requires review by Community Planning and Development staff. Sign Permit applications submitted for a building or use located in a Historic Structure or District and/or a Design Review District are subject to additional review by Community Planning and Development staff before issuance of a Sign Permit.

B. SIGNAGE DEFINITIONS

PERMITTED SIGN TYPES

Permitted signs for projects within the C-MX-8 Zone District and the Lowry Technical Training Historic District covered by this section of the CSP are:

- Wall Signs
- Canopy Signs
- Arcade Signs
- Window Signs
- Ground Signs
- Projecting Signs

Refer to pages 22-38 of this document for further definitions of each sign type.

ARTICLE 13: RULES OF MEASUREMENT & DEFINITIONS

A sign is any object or device or part thereof situated outdoors or indoors which is used to advertise or identify an object, person, institution, organization, business, product, service, event or location by any means including words, letters, figures, designs, symbols, fixtures, colors, motion illumination or projected images. Signs do not include the following:

1. Flags of nations, or an organization of nations, states and cities, fraternal, religious and civic organizations;
2. Merchandise, pictures or models of products or services incorporated in a window display;
3. Time and temperature devices not related to a product;
4. National, state, religious, fraternal, professional and civic symbols or crests;
5. Works of art which in no way identify a product.

CALCULATING SIGNAGE AREA

The area of a sign is determined by the sum of all areas or portion of each triangle, parallelogram, circle, ellipses or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of decorative sign elements; this includes all words, letters, logos, frames, backing, face plates, non structural trim or other components not used for support.

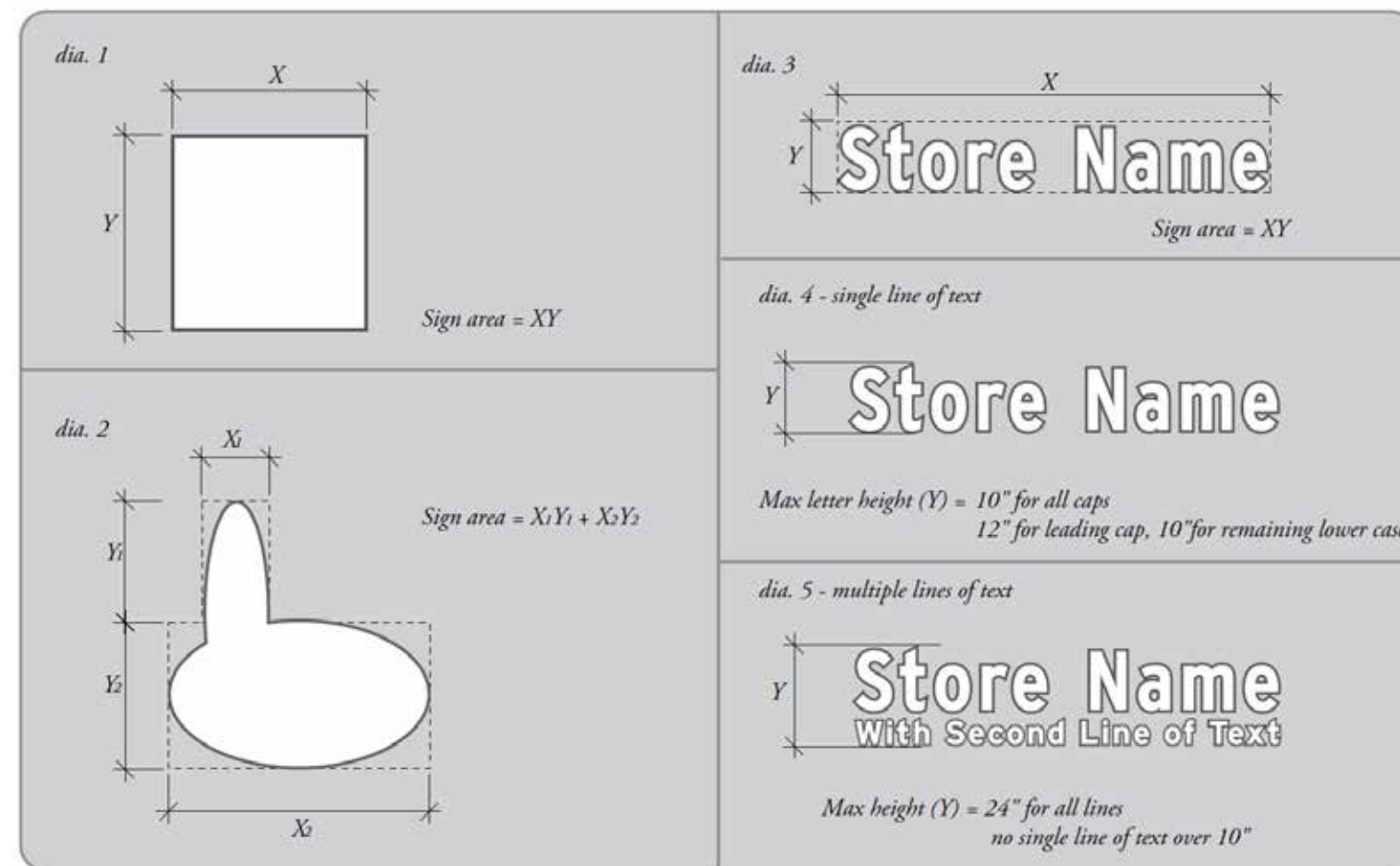
Sign armature or bracing shall not be included in the sign area measurement unless it is made part of the message or face of the sign. Where a sign has two (2) or more display faces, the area of all faces shall be included in the calculation unless the display faces are back to back and parallel to each other and not more than twenty four inches (24") apart, or form a "V" type angle of less than ninety degrees (90°).

The area of of all signs with backing or a background material or otherwise, that is part of the overall sign display shall be measured by determining the sum of the areas of each square, rectangle, triangle, portion of a circle, or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of the

display surface or face of the sign including all frames, backing, face plates, non-structural trim, or other component parts not otherwise used for support.

For regular shaped signs the area of the sign will be computed by using standard mathematical formulas for 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 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 any writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part or background of the display if used to differentiate such sign from the backdrop of structure against which it is placed, but if a freestanding sign structure is not a fence which functions as such, the sign area shall be the area of the entire structure.



C. SIGN ALLOWANCE TABLE

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.

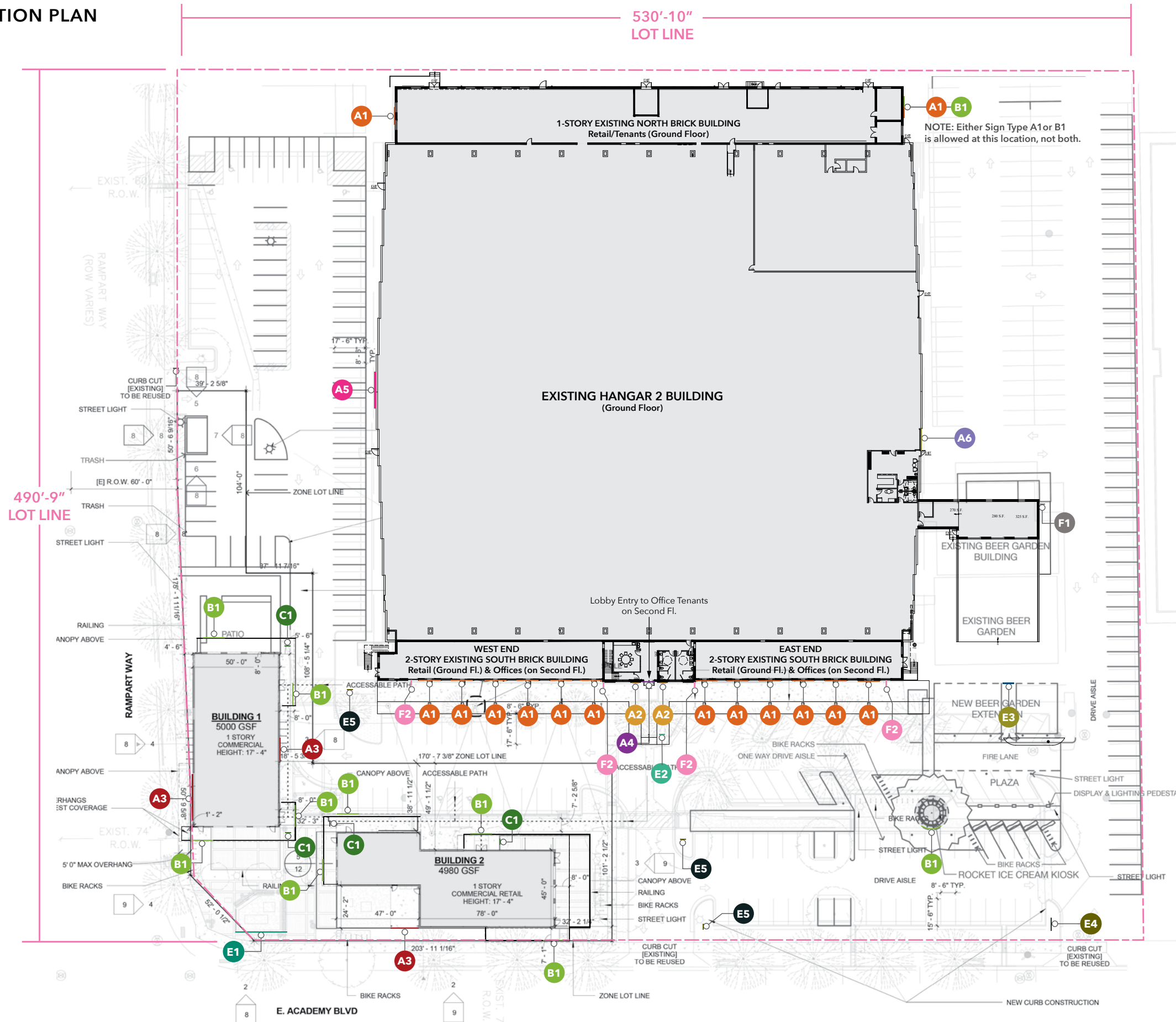
Zone District	C-MX-8 Zone District and the Lowry Technical Training Historic District
Permitted Content	Identification by letter, numeral, symbol or design of the use-by-right by name and use, hours of operation, services, and products offered, events and prices of products and services.
Permitted Sign Types	Wall, canopy, arcade, window, ground, and projecting signs.
Prohibited Sign Types	Portable signs, sandwich boards, rooftop signs, signs that flash, blink, or fluctuate, or which are animated, signs advertising a business or product at an address other than the location where the sign is installed (off-site advertising), banners and signage mounted perpendicular to the wall, on upper floors or railings in public rights-of-way, and commercial flags.
Maximum Quantity	Projecting Sign: Project ID with 1 (one) projecting sign allowed adjacent to street/driveway. Projecting Sign: Main Tenant ID up to 2 (two) total maximum. Retail/Office Tenant: Allowed no more than 4 (four) total signs per use or 3 (three) signs for each frontage, Building/site identification signs conform to zoning regulations.
Maximum Area	The total permitted sign area of each use by right shall be determined by the following provisions: For each use by right, 1.5 square feet of sign area for each linear foot of that portion of building frontage occupied by the use by right, for the first 200' of building frontage, then 1 square foot of sign area for each linear foot of building frontage thereafter. A. The total sign area of any use-by-right shall not exceed 600 square feet (see exceptions in following table). B. No single sign shall exceed 200 square feet (see exceptions in following table) C. All measurements shall be applied to each street frontage separately, then totaled for a cumulative sign area calculation. D. Window signs: twenty (20%) of total ground level storefront window area.
Maximum Height Above Grade	Wall Signs - Tenant or Joint Tenant Directory: area limited to the sign zone above tenant space or adjacent to entry doors, see elevations for exact locations. Wall Sign - Major Tenant: on hangar windows as indicated. See elevation for exact location. Wall Sign - Project: area limited to the signs zone as indicated on Buildings 1 and 2, see elevations for exact locations. Canopy Signs: area limited to sign zone on top of canopy. See elevations for exact locations. Arcade Signs: The bottom of any arcade sign must be at least 8' above the sidewalk. Window Signs: 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. Ground Signs: 5' Projecting Signs: The bottom of the projecting sign must be at least 8' above the street level finished floor. The top of projecting sign may be no higher than 15' above street level finished floor. Projecting Signs - Main Tenant ID: The bottom of the projecting sign must be at least 8' above the street level finished floor. The top of this projecting signs may be no higher than 19' above street level finished floor.

Location	Ground Signs: shall be set in at least 5' from every boundary line of the zone lot. Wall, Canopy, and Arcade Signs: no setback is required from any boundary line of the building frontage or canopy. Projecting Signs: • Project ID may project no more than 5' out from the building. • Main Tenant ID sign projects no more than 4' out from building.
Illumination	May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited. Refer to signs type examples for specifics.
Animation	Animated signs are prohibited.

C. SIGN ALLOWANCE TABLE (CONTINUED)

SYMBOL	SIGN TYPE	LOCATION	ALLOWANCE/DIMENSIONS	QUANTITY	INTENT See example pages 22-38 for full descriptions of Intent.
A1	WALL SIGN TENANT ID	On walls on the, east, west and south sides of Hangar 2 building	Square footage will vary depending on linear feet calculation. Maximum 50 sq ft is allowed. Maximum depth is 3.5 inches.	1 (one) per tenant frontage	To identify a tenant space with a business name and/or logo for vehicular and pedestrian identification.
A2	WALL SIGN OFFICE TENANT ID DIRECTORY	On walls adjacent to office tenant entry doors on south side of Hangar 2 building	4 sq ft Maximum depth is 2 inches.	2 (two) - may not be used in conjunction with Sign Type E2	To identify the second story office tenants' names for pedestrian identification.
A3	WALL SIGN PROJECT ID	On walls on Buildings 1 & 2	Buiding 1- West Elevation: 112 sq ft Buiding 1- East Elevation: 256 sq ft Building 2- South Elevation: 192 sq ft Maximum projection is 4 inches.	3 (three)	To display name and/or logo of the Lowry Hanger 2 Site project.
A4	WALL SIGN BUILDING ID & ADDRESS	On wall above office tenant entry doors on south side of Hangar 2	6 sq ft Maximum projection of 2 inches.	1 (one)	To display building name and address.
A5	WALL SIGN MAJOR TENANT ID	On windows on the west side of Hangar 2	Existing A5 sign is 750 sq ft NOTE: If current A5 sign is removed, any future sign installed in this area will be reduced in size to one row of 4 window bays in width, either the top or center row.	1 (one)	To display a major tenant name and/or logo for vehicular and pedestrian identification.
A6	WALL SIGN DRIVEWAY ENTRY DIRECTIONAL	On wall on east side of Hangar 2	Existing A6 sign is 270 sq ft NOTE: If current A6 sign is removed, any future sign installed in this area will be reduced in size to one row in height and two window bays in width centered over the storage entry.	1 (one)	To direct vehicles to driveway entry. Use of tenant name and/or logo may be used.
B1	CANOPY SIGN TENANT ID	On top of the canopy structure on Buildings 1 & 2 and the Rocket Building	Square footage will vary depending on linear feet calculation. Maximum 50 sq ft is allowed. Maximum depth is 3 inches.	1 (one) per tenant frontage; maximum of 2 (two) total	To display a tenant name and/or logo for vehicular and pedestrian identification.
C1	ARCADE SIGN NEW TENANT ID	Below Canopy-Buildings 1 & 2	4 sq ft per sign face. These are double-faced signs. Maximum depth is 3.5 inches. Bottom of sign must be at least 8 feet from finish grade.	1 (one) per tenant	To identify a tenant space with a business name and/or logo for pedestrian identification.
D1	WINDOW SIGN NEW TENANT ID	On tenant windows & entry doors	No more than 20% of a window area to ensure visual transparency in and out of shop windows. Limit opaque and solid materials to no more than 10% of a window's area, and place appropriately to avoid blocking visibility in and out of a window. Maximum 4 sq ft for doors.	1 (one) per window and doors	On windows, to display supplemental information on tenant products, services and atmosphere. On doors to identify business name, address, hours of operation and a possible logo if needed.
D2	WINDOW SIGN PROJECT ID	On windows on west side of Building 1	Full coverage of back-of-house windows.	2 (two)	To cover windows that are for light emittance in back-of-house areas that expose kitchens, storage rooms, etc.
E1	GROUND SIGN PROJECT ID	In hardscaping on southwest corner of site	250 sq ft Maximum height is 5 feet.	1 (one)	To display name and/or logo of the Lowry Hanger 2 Site project at major vehicular intersection.
E2	GROUND SIGN OFFICE TENANT ID DIRECTORY	In landscaping on south side of Hangar 2	20 sq ft Maximum height is 5 feet.	1 (one) - may not be used in conjunction with Sign Type A2	To identify the Lowry Hangar 2 Site project as well as the office tenants occupying space on the second floor in the Hangar 2 building at pedestrian level.
E3	GROUND SIGN TENANT ID GATE ARCH	On south side of the Hangar 2 building on top entry gate	30 sq ft; Maximum height is 9 feet from finished grade. Maximum depth is 3.5 inches.	1 (one)	To identify a tenant space with a business name and/or logo for vehicular and pedestrian identification.
E4	GROUND SIGN JOINT TENANT ID DIRECTIONAL POLE	In landscaping at farthest southeast vehicular entry to site	12 sq ft per sign face (up to 2 tenants). Top of sign may not exceed 12 feet above finish grade. Maximum sign depth is 5 inches. Each sign face (max. 2 total) on opposite sides of the pole may not exceed 4' -6" in width from the pole. Sign is double-faced. The square footage should be calculated using one side only. NOTE: This sign may not be replaced with another pole sign if removed.	1 (one)	To direct vehicles and pedestrians to a tenant(s) whose entry is hidden from the street view and may display the tenants name and/or logo.
E5	GROUND SIGN JOINT TENANT ID DIRECTIONAL	In landscaping throughout site	20 sq ft.; Top of sign may not exceed 5 feet above finish grade. Maximum sign depth is 5 inches.	3 (three)	To direct vehicles and pedestrians to parking and tenants on the Lowry Hangar 2 Site.
F1	PROJECTING SIGN JOINT TENANT ID DIRECTIONAL	On wall on east side of Hangar 2	30 sq ft; Maximum sign depth is 6 inches. Maximum projection of existing is 5'-10". NOTE: If sign is replaced, a maximum of 5'-0" projection and 12 sq ft in surface area for each sign face and an overall sign volume (= height x length x depth) exceeding 12 square feet to encourage a shaped sign that is a true three-dimensional object.	1 (one)	To direct vehicles and pedestrians to a tenant whose entry is hidden from the street view and may display the tenants' names and/or logos.
F2	PROJECTING SIGN MAIN TENANT ID (HANGAR 2 / 2-STORY BRICK BUILDING)	On south side wall, on the west end or east end, of Hangar 2 / 2-story brick building	12 sq ft each sign face. Maximum sign depth is 6 inches. Maximum projection of 4'-0". Bottom of sign must be at least 8 feet from finish grade. Top of sign may not exceed 19 feet above finish grade. Sign must be at least 6 inches and no more than 1'-0" from the wall it is attached from. Sign is double-faced.	Up to two (2) maximum	This sign should serve to enliven the pedestrian environment with unique, expressive and iconic shaped signage, or to create well-crafted, three-dimensional objects which are iconic and sculptural. May display the tenants' names and/or logos.

D. SITE LOCATION PLAN



SIGN TYPE LEGEND

WALL SIGNS

- A1 Tenant ID
- A2 New Office Tenant ID Directory
- A3 Project ID
- A4 Building ID & Address
- A5 Major Tenant ID
- A6 Driveway Entry Directional

CANOPY SIGNS

- B1 Tenant ID

ARCADE SIGNS

- C1 Tenant ID

WINDOW SIGNS

- D1 Tenant ID
- D2 Project ID

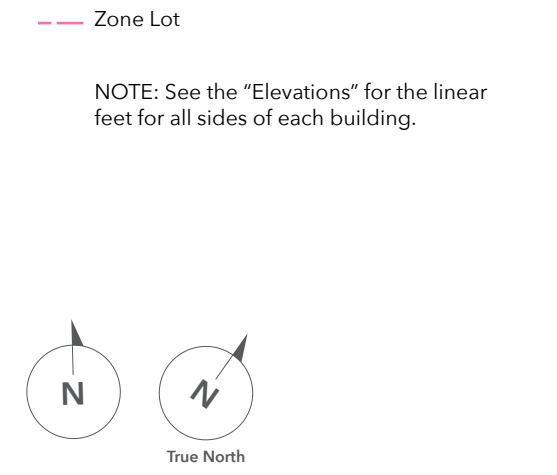
(see elevations for specific locations)

GROUND SIGNS

- E1 Project ID
- E2 Office Tenant ID Directory
- E3 Tenant ID Gate Arch
- E4 Joint Tenant ID Directional Pole
- E5 Joint Tenant ID Directional

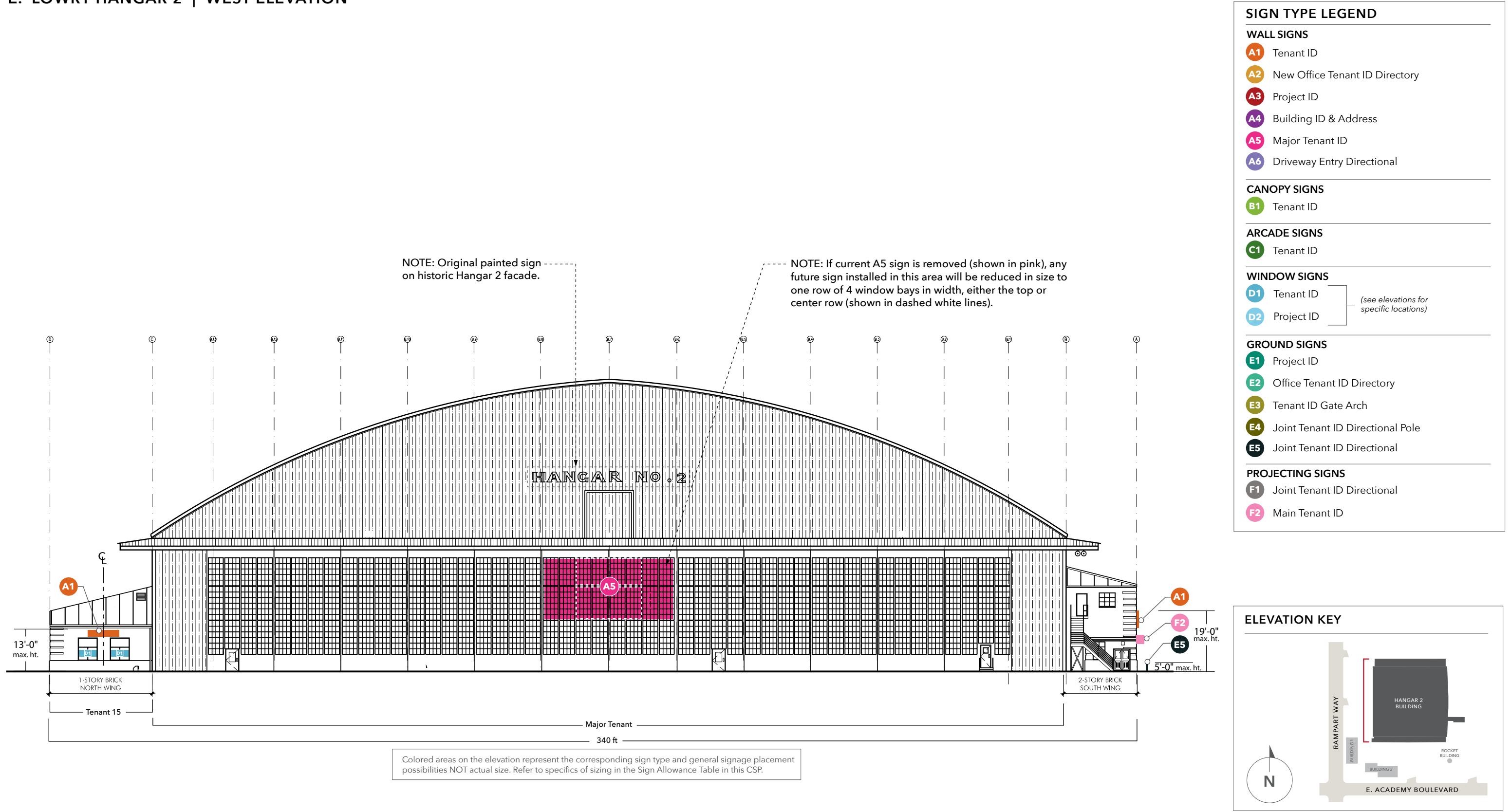
PROJECTING SIGNS

- F1 Joint Tenant ID Directional
- F2 Main Tenant ID



Lowry Hangar 2 Site Plan
NTS

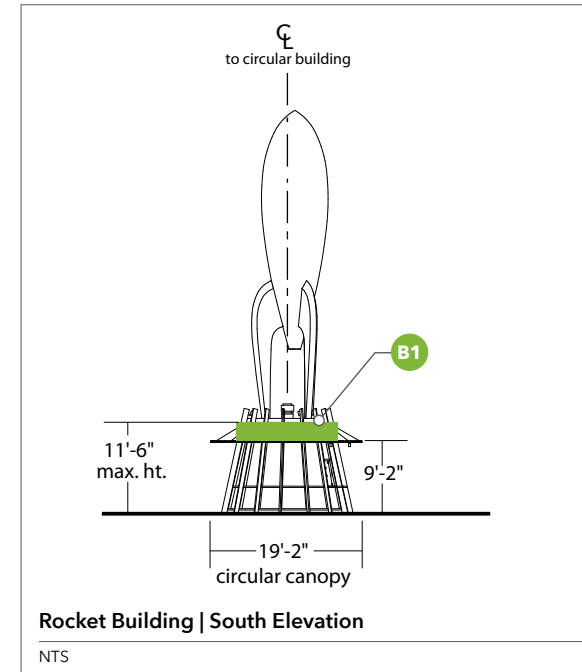
E. LOWRY HANGAR 2 | WEST ELEVATION



Hangar 2 Building | West Elevation

NTS

E. LOWRY HANGAR 2 & ROCKET BUILDING | SOUTH ELEVATION



SIGN TYPE LEGEND

WALL SIGNS

- A1 Tenant ID
- A2 New Office Tenant ID Directory
- A3 Project ID
- A4 Building ID & Address
- A5 Major Tenant ID
- A6 Driveway Entry Directional

CANOPY SIGNS

- B1 Tenant ID

ARCADE SIGNS

- C1 Tenant ID

WINDOW SIGNS

- D1 Tenant ID
- D2 Project ID

(see elevations for specific locations)

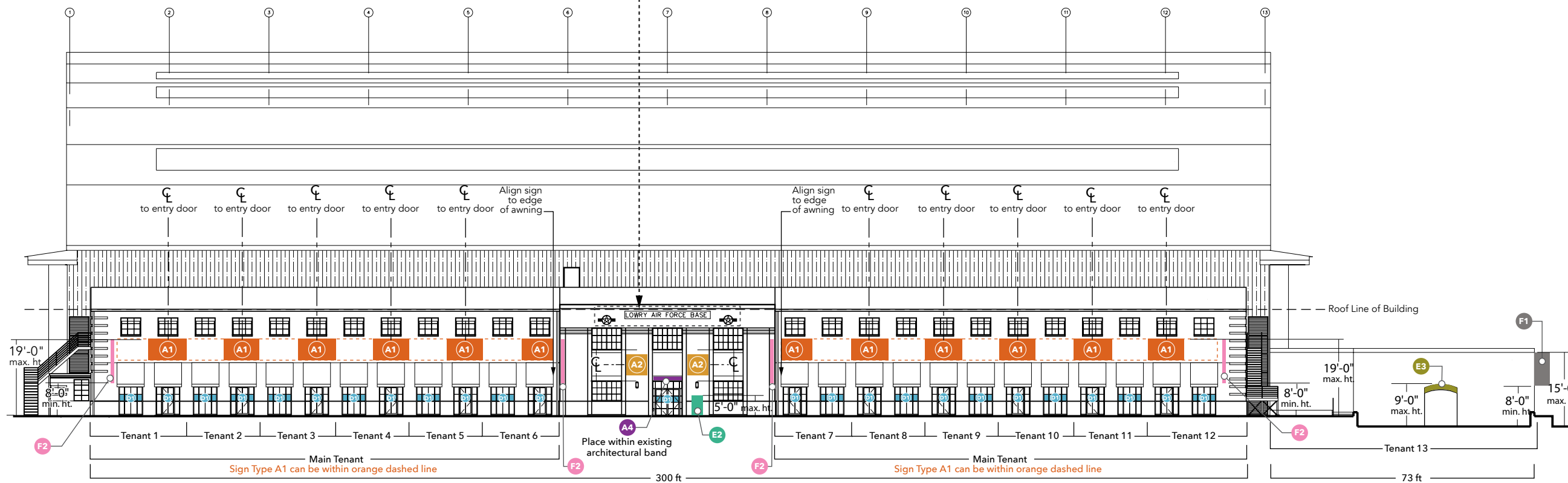
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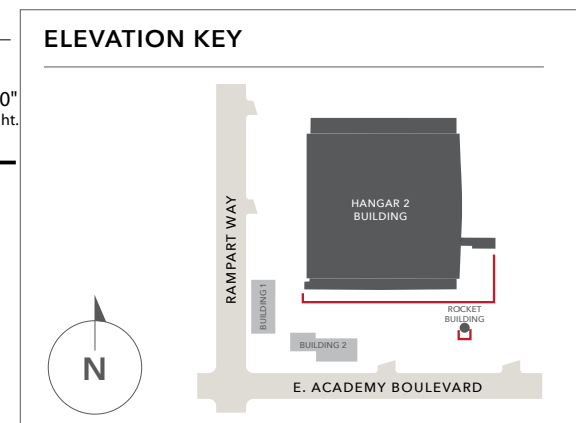
PROJECTING SIGNS

- F1 Joint Tenant ID Directional
- F2 Main Tenant ID

NOTE: Original sign on building facade.

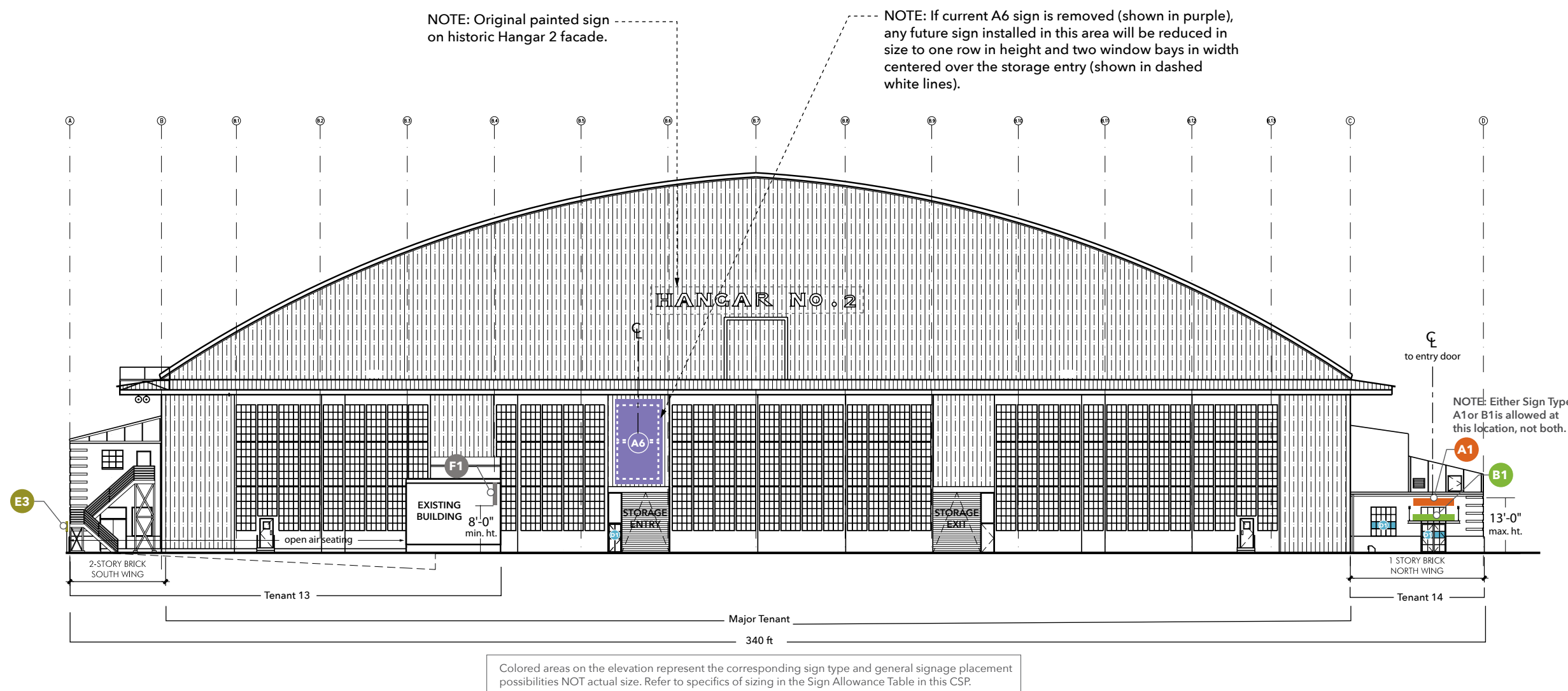


Colored areas on the elevation represent the corresponding sign type and general signage placement possibilities NOT actual size. Refer to specifics of sizing in the Sign Allowance Table in this CSP.



Hangar 2 Building | South Elevation
NTS

E. LOWRY HANGAR 2 | EAST ELEVATION



SIGN TYPE LEGEND

WALL SIGNS

- A1 Tenant ID
- A2 New Office Tenant ID Directory
- A3 Project ID
- A4 Building ID & Address
- A5 Major Tenant ID
- A6 Driveway Entry Directional

CANOPY SIGNS

- B1 Tenant ID

ARCADE SIGNS

- C1 Tenant ID

WINDOW SIGNS

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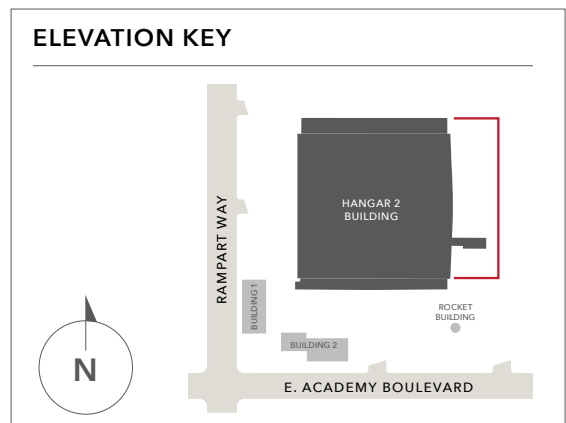
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- E5 Joint Tenant ID Directional

PROJECTING SIGNS

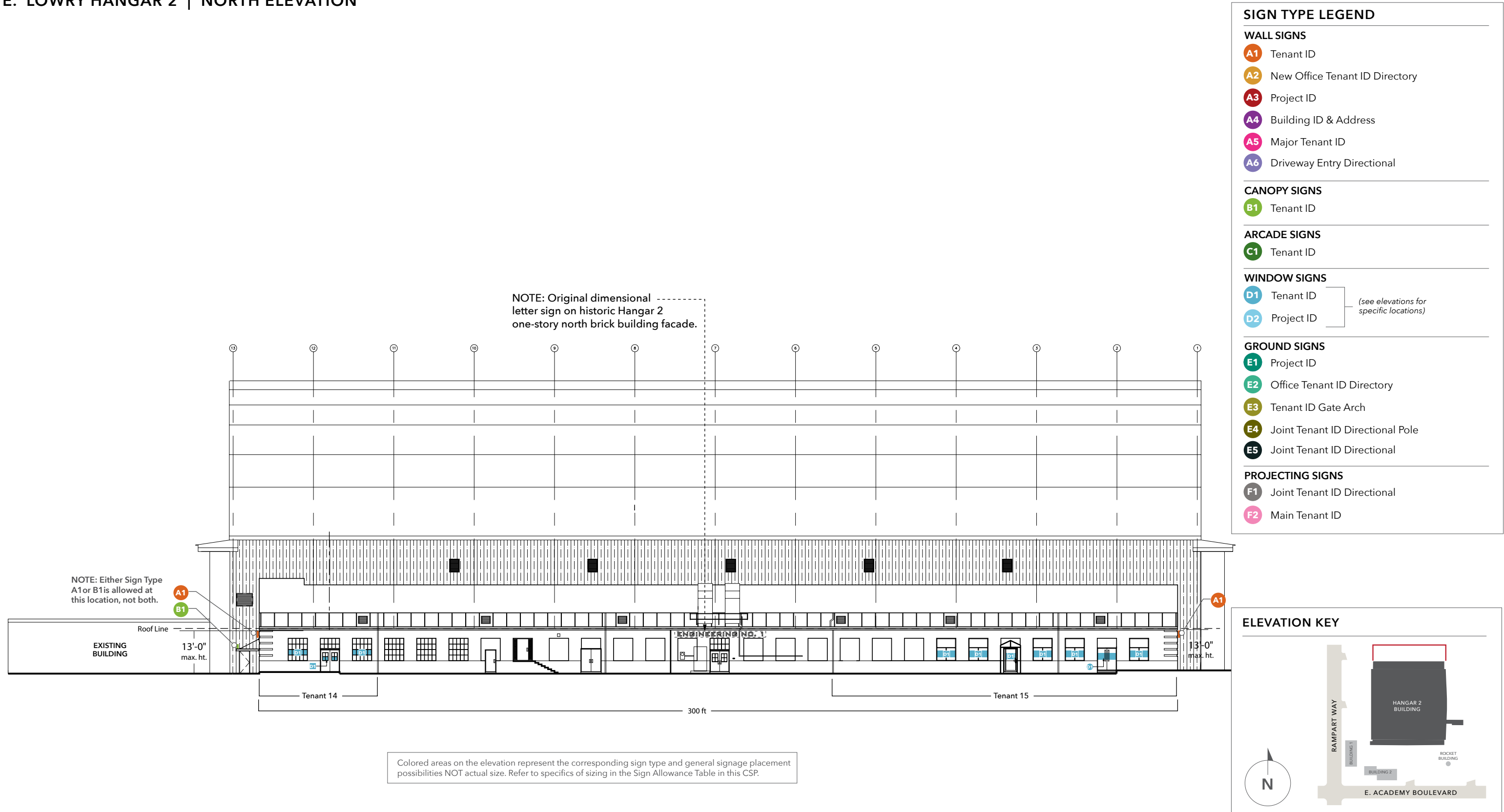
- F1 Joint Tenant ID Directional
- F2 Main Tenant ID



Hangar 2 Building | East Elevation

NTS

E. LOWRY HANGAR 2 | NORTH ELEVATION

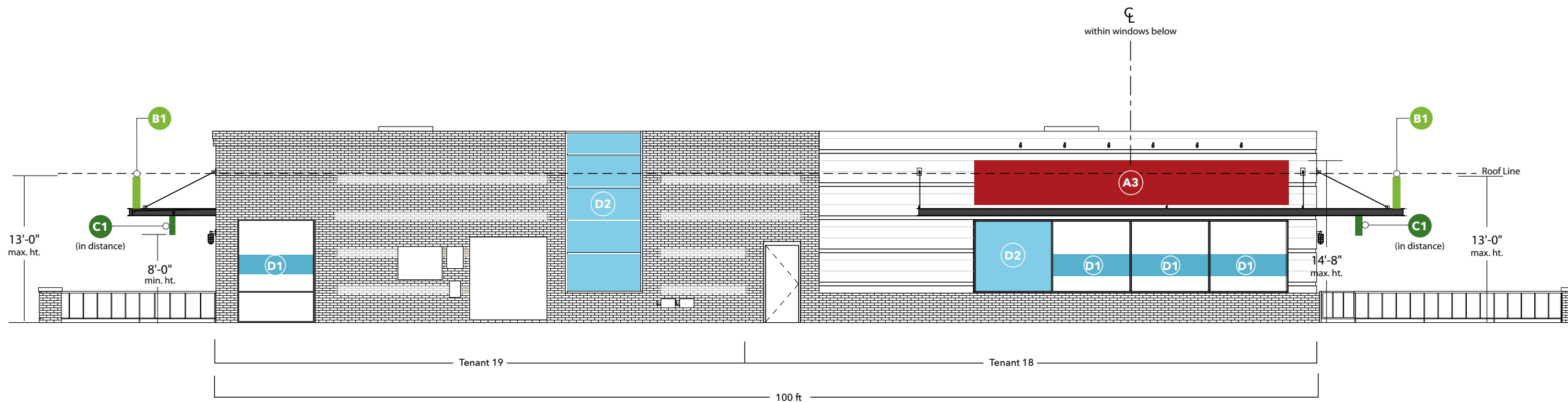


Hangar 2 Building | North Elevation

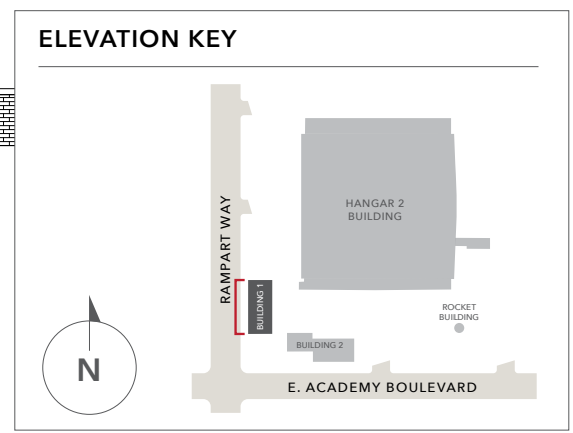
NTS

E. LOWRY HANGAR 2 - BUILDING 1 | WEST ELEVATION

SIGN TYPE LEGEND	
WALL SIGNS	
A1	Tenant ID
A2	New Office Tenant ID Directory
A3	Project ID
A4	Building ID & Address
A5	Major Tenant ID
A6	Driveway Entry Directional
CANOPY SIGNS	
B1	Tenant ID
ARCADE SIGNS	
C1	Tenant ID
WINDOW SIGNS	
D1	Tenant ID
D2	Project ID
<i>(see elevations for specific locations)</i>	
GROUND SIGNS	
E1	Project ID
E2	Office Tenant ID Directory
E3	Tenant ID Gate Arch
E4	Joint Tenant ID Directional Pole
E5	Joint Tenant ID Directional
PROJECTING SIGNS	
F1	Joint Tenant ID Directional
F2	Main Tenant ID

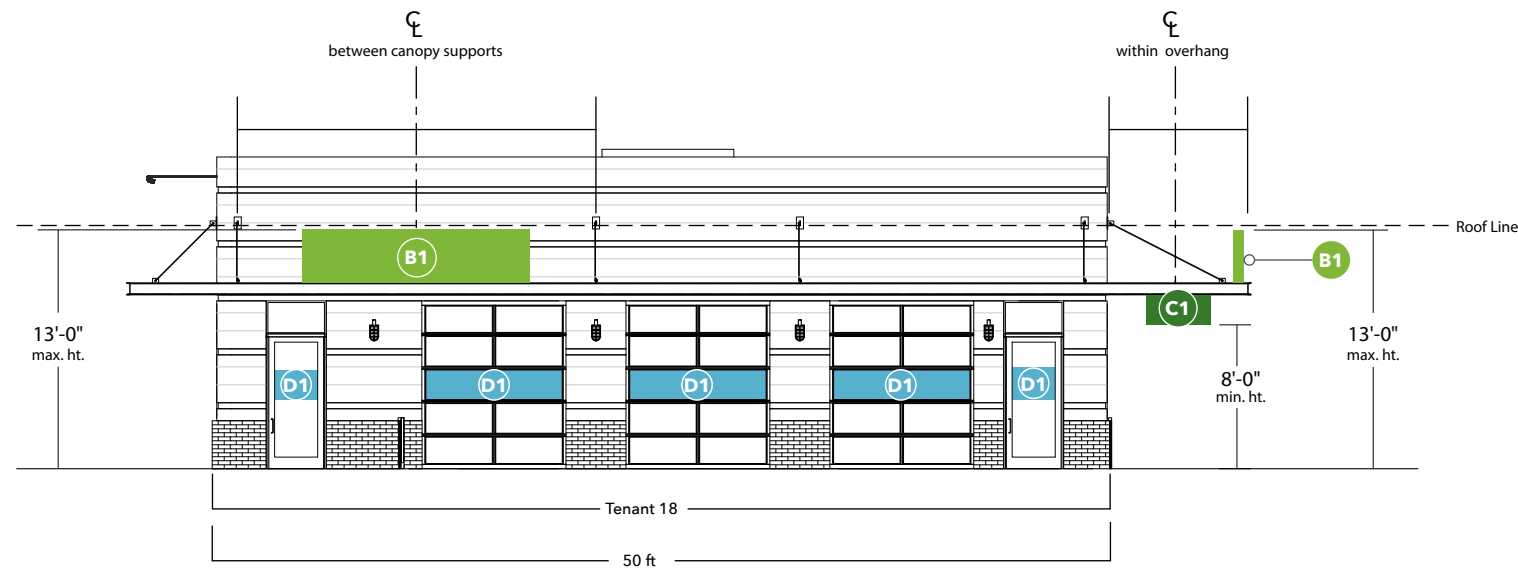


Colored areas on the elevation represent the corresponding sign type and general signage placement possibilities NOT actual size. Refer to specifics of sizing in the Sign Allowance Table in this CSP.



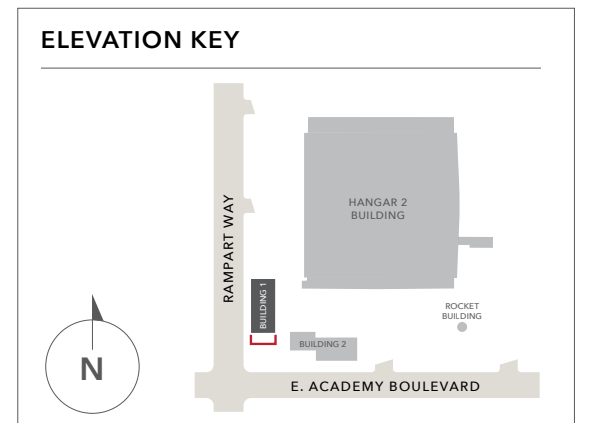
Building 1 | West Elevation on Rampart Way
NTS

E. LOWRY HANGAR 2 - BUILDING 1 | SOUTH ELEVATION



Colored areas on the elevation represent the corresponding sign type and general signage placement possibilities NOT actual size. Refer to specifics of sizing in the Sign Allowance Table in this CSP.

SIGN TYPE LEGEND	
WALL SIGNS	
A1	Tenant ID
A2	New Office Tenant ID Directory
A3	Project ID
A4	Building ID & Address
A5	Major Tenant ID
A6	Driveway Entry Directional
CANOPY SIGNS	
B1	Tenant ID
ARCADE SIGNS	
C1	Tenant ID
WINDOW SIGNS	
D1	Tenant ID
D2	Project ID
<i>(see elevations for specific locations)</i>	
GROUND SIGNS	
E1	Project ID
E2	Office Tenant ID Directory
E3	Tenant ID Gate Arch
E4	Joint Tenant ID Directional Pole
E5	Joint Tenant ID Directional
PROJECTING SIGNS	
F1	Joint Tenant ID Directional
F2	Main Tenant ID

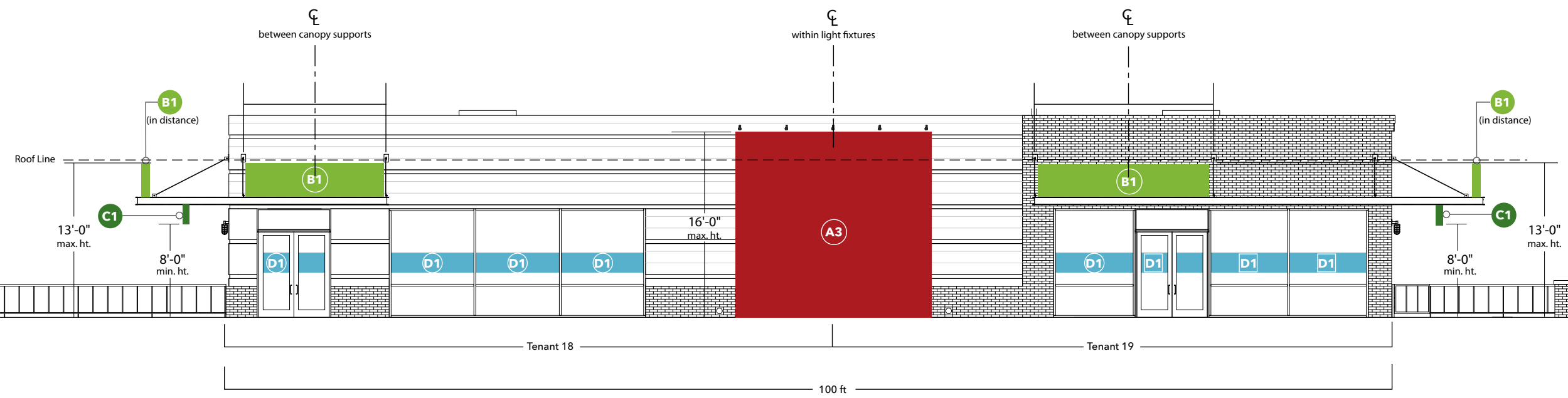


Building 1 | South Elevation

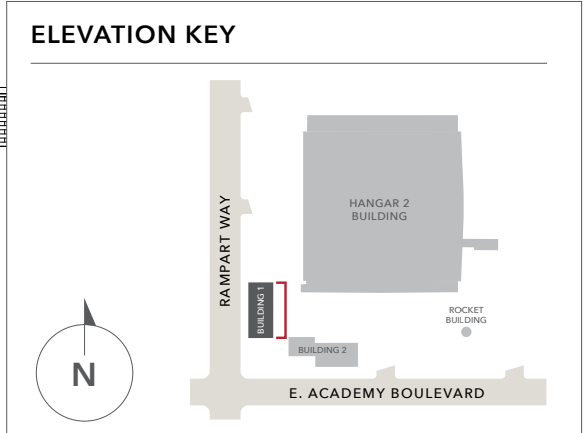
NTS

E. LOWRY HANGAR 2 - BUILDING 1 | EAST ELEVATION

SIGN TYPE LEGEND	
WALL SIGNS	
A1	Tenant ID
A2	New Office Tenant ID Directory
A3	Project ID
A4	Building ID & Address
A5	Major Tenant ID
A6	Driveway Entry Directional
CANOPY SIGNS	
B1	Tenant ID
ARCADE SIGNS	
C1	Tenant ID
WINDOW SIGNS	
D1	Tenant ID
D2	Project ID
<i>(see elevations for specific locations)</i>	
GROUND SIGNS	
E1	Project ID
E2	Office Tenant ID Directory
E3	Tenant ID Gate Arch
E4	Joint Tenant ID Directional Pole
E5	Joint Tenant ID Directional
PROJECTING SIGNS	
F1	Joint Tenant ID Directional
F2	Main Tenant ID



Colored areas on the elevation represent the corresponding sign type and general signage placement possibilities NOT actual size. Refer to specifics of sizing in the Sign Allowance Table in this CSP.



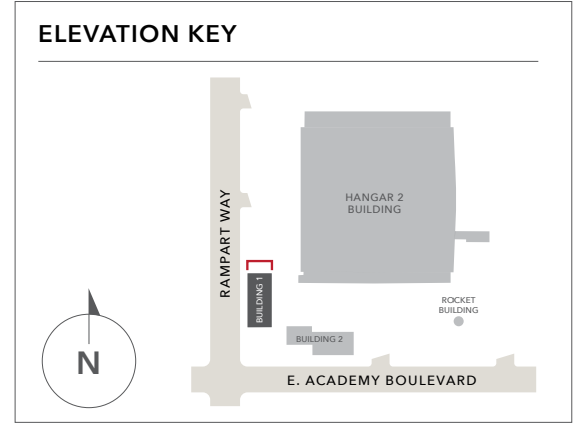
Building 1 | East Elevation
NTS

E. L OWRY HANGAR 2 - BUILDING 1 | NORTH ELEVATION



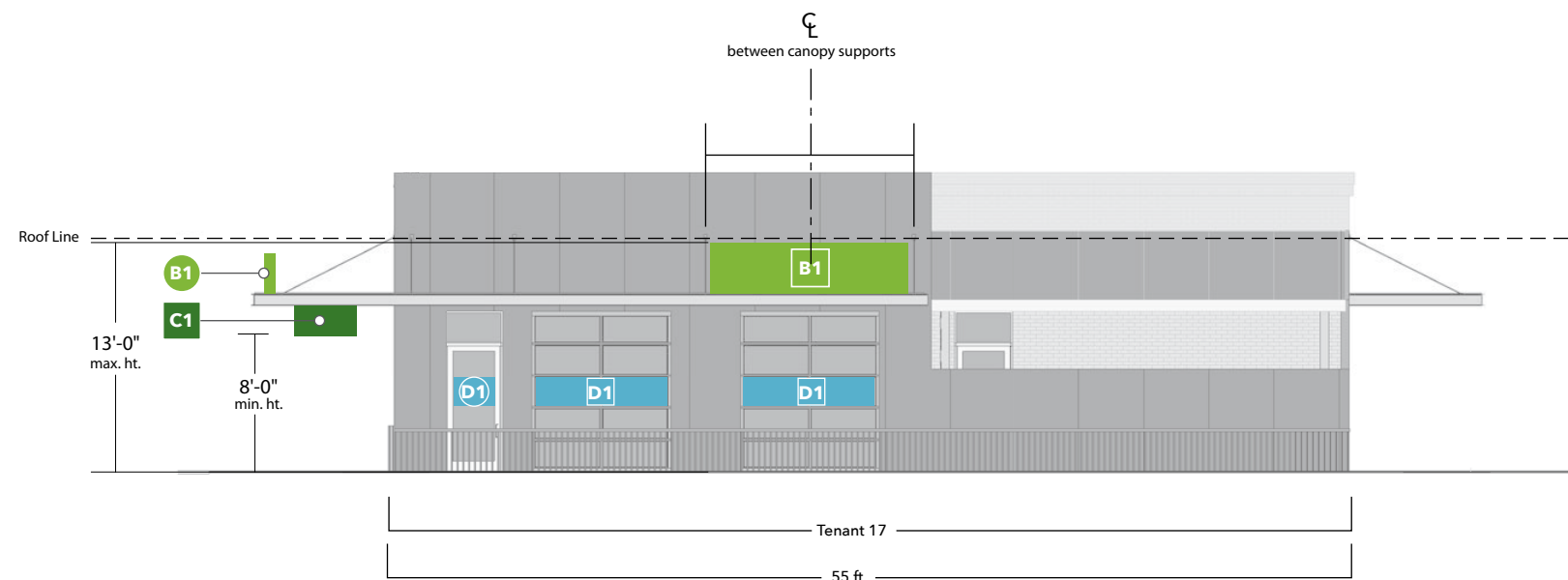
Colored areas on the elevation represent the corresponding sign type and general signage placement possibilities NOT actual size. Refer to specifics of sizing in the Sign Allowance Table in this CSP.

SIGN TYPE LEGEND	
WALL SIGNS	
A1	Tenant ID
A2	New Office Tenant ID Directory
A3	Project ID
A4	Building ID & Address
A5	Major Tenant ID
A6	Driveway Entry Directional
CANOPY SIGNS	
B1	Tenant ID
ARCADE SIGNS	
C1	Tenant ID
WINDOW SIGNS	
D1	Tenant ID
D2	Project ID
<i>(see elevations for specific locations)</i>	
GROUND SIGNS	
E1	Project ID
E2	Office Tenant ID Directory
E3	Tenant ID Gate Arch
E4	Joint Tenant ID Directional Pole
E5	Joint Tenant ID Directional
PROJECTING SIGNS	
F1	Joint Tenant ID Directional
F2	Main Tenant ID



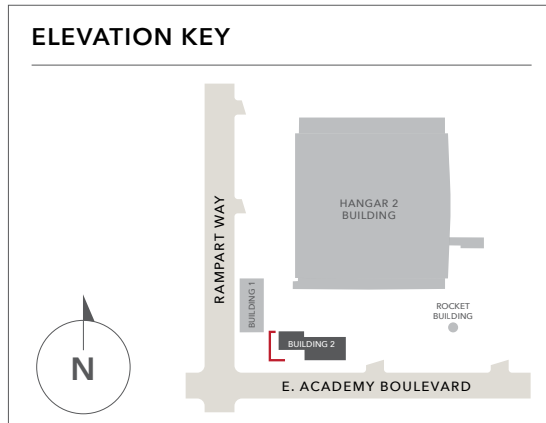
Building 1 | North Elevation
NTS

E. LOWRY HANGAR 2 - BUILDING 2 | WEST ELEVATION



Colored areas on the elevation represent the corresponding sign type and general signage placement possibilities NOT actual size. Refer to specifics of sizing in the Sign Allowance Table in this CSP.

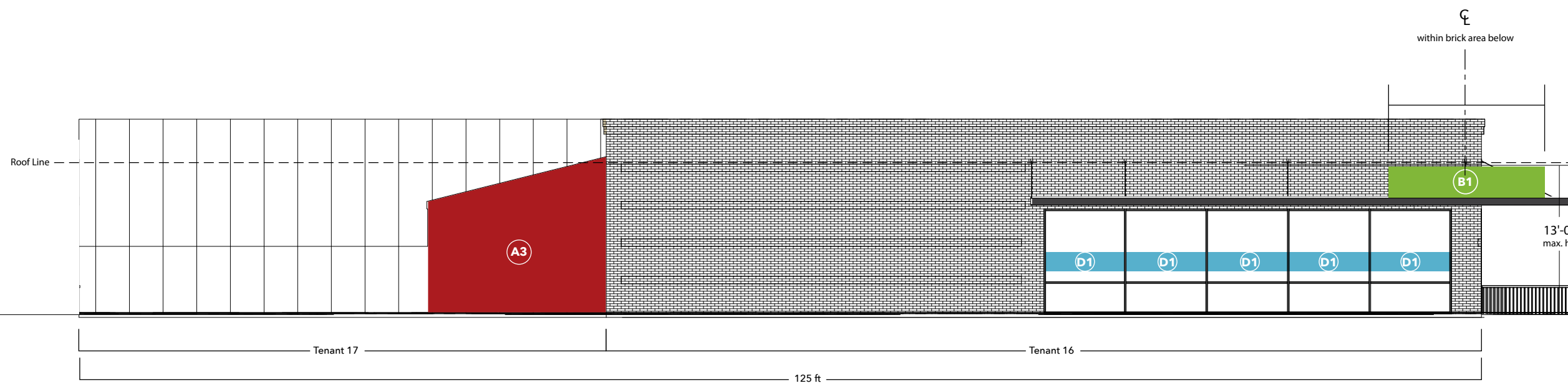
SIGN TYPE LEGEND	
WALL SIGNS	
A1	Tenant ID
A2	New Office Tenant ID Directory
A3	Project ID
A4	Building ID & Address
A5	Major Tenant ID
A6	Driveway Entry Directional
CANOPY SIGNS	
B1	Tenant ID
ARCADE SIGNS	
C1	Tenant ID
WINDOW SIGNS	
D1	Tenant ID
D2	Project ID
<i>(see elevations for specific locations)</i>	
GROUND SIGNS	
E1	Project ID
E2	Office Tenant ID Directory
E3	Tenant ID Gate Arch
E4	Joint Tenant ID Directional Pole
E5	Joint Tenant ID Directional
PROJECTING SIGNS	
F1	Joint Tenant ID Directional
F2	Main Tenant ID



Building 2 | West Elevation

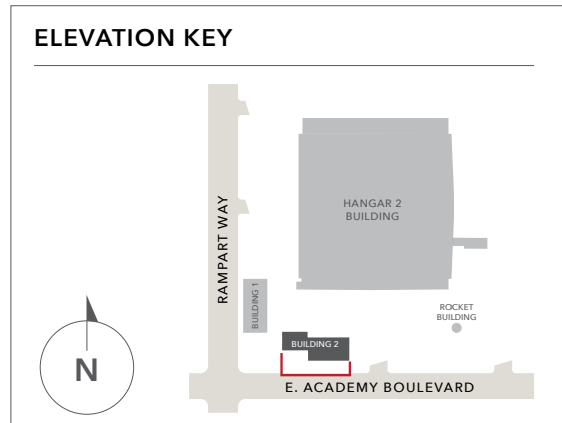
NTS

E. LOWRY HANGAR 2 - BUILDING 2 | SOUTH ELEVATION



Colored areas on the elevation represent the corresponding sign type and general signage placement possibilities NOT actual size. Refer to specifics of sizing in the Sign Allowance Table in this CSP.

SIGN TYPE LEGEND	
WALL SIGNS	
A1	Tenant ID
A2	New Office Tenant ID Directory
A3	Project ID
A4	Building ID & Address
A5	Major Tenant ID
A6	Driveway Entry Directional
CANOPY SIGNS	
B1	Tenant ID
ARCADE SIGNS	
C1	Tenant ID
WINDOW SIGNS	
D1	Tenant ID
D2	Project ID
<i>(see elevations for specific locations)</i>	
GROUND SIGNS	
E1	Project ID
E2	Office Tenant ID Directory
E3	Tenant ID Gate Arch
E4	Joint Tenant ID Directional Pole
E5	Joint Tenant ID Directional
PROJECTING SIGNS	
F1	Joint Tenant ID Directional
F2	Main Tenant ID

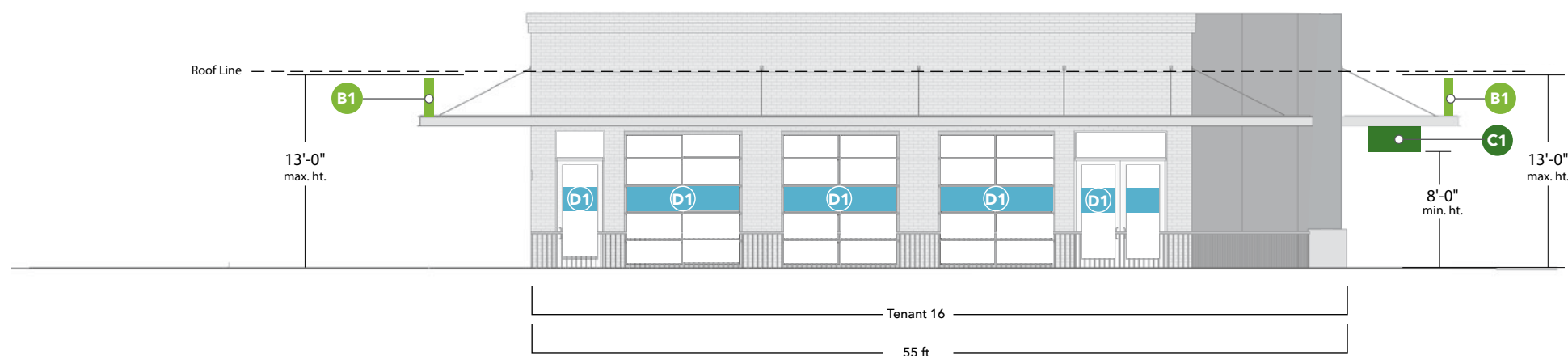


Building 2 | South Elevation on E. Academy Blvd.

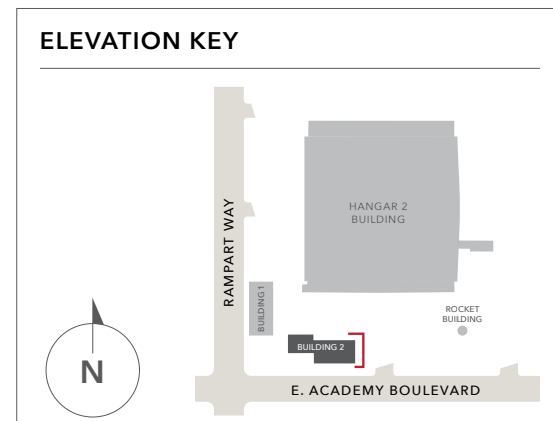
NTS

E. LOWRY HANGAR 2 - BUILDING 2 | EAST ELEVATION

SIGN TYPE LEGEND	
WALL SIGNS	
A1	Tenant ID
A2	New Office Tenant ID Directory
A3	Project ID
A4	Building ID & Address
A5	Major Tenant ID
A6	Driveway Entry Directional
CANOPY SIGNS	
B1	Tenant ID
ARCADE SIGNS	
C1	Tenant ID
WINDOW SIGNS	
D1	Tenant ID
D2	Project ID
<i>(see elevations for specific locations)</i>	
GROUND SIGNS	
E1	Project ID
E2	Office Tenant ID Directory
E3	Tenant ID Gate Arch
E4	Joint Tenant ID Directional Pole
E5	Joint Tenant ID Directional
PROJECTING SIGNS	
F1	Joint Tenant ID Directional
F2	Main Tenant ID



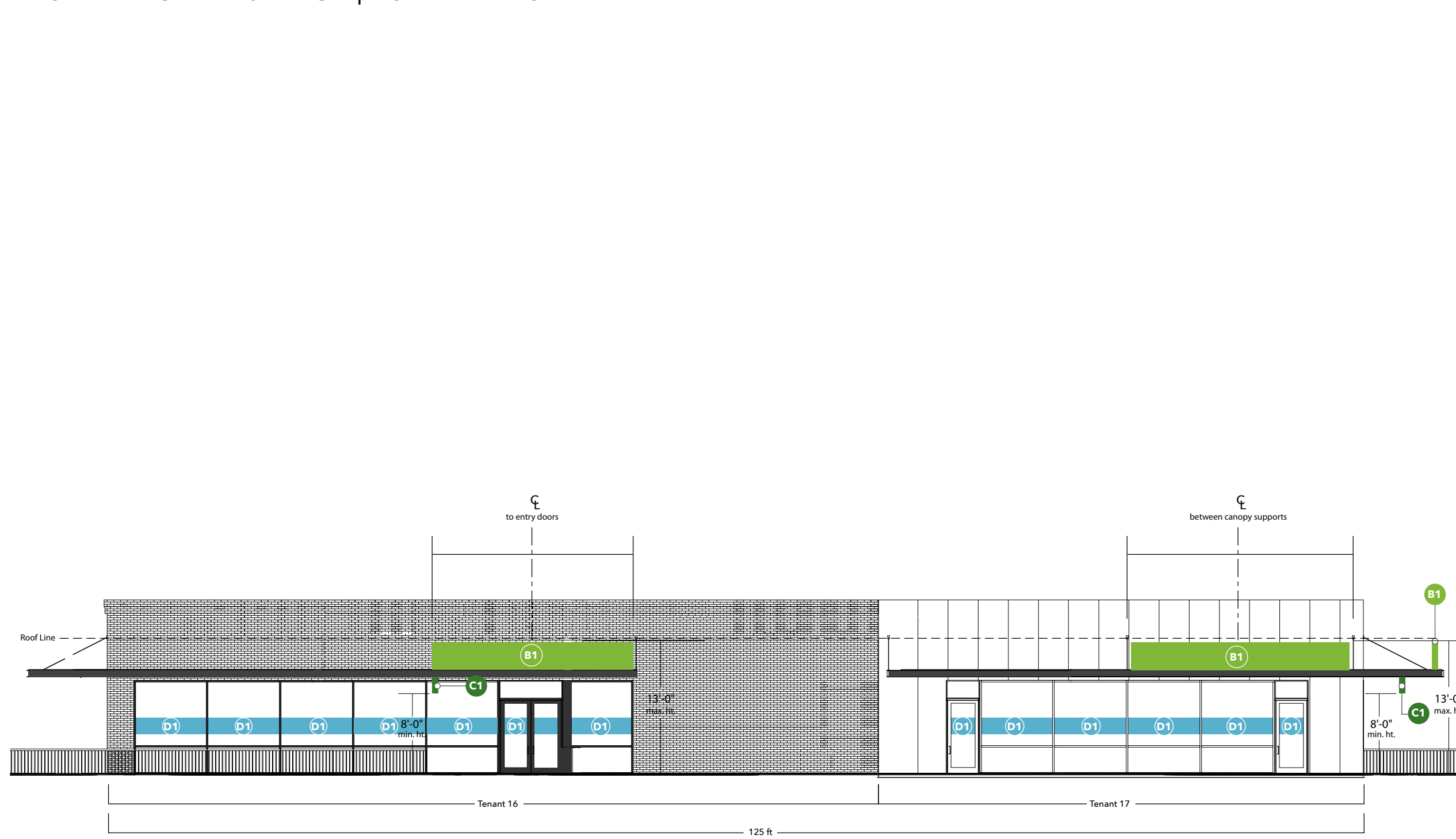
Colored areas on the elevation represent the corresponding sign type and general signage placement possibilities NOT actual size. Refer to specifics of sizing in the Sign Allowance Table in this CSP.



Building 2 | East Elevation

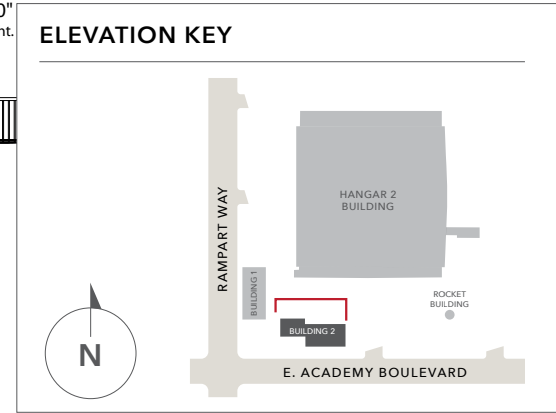
NTS

E. LOWRY HANGAR 2 - BUILDING 2 | NORTH ELEVATION



Colored areas on the elevation represent the corresponding sign type and general signage placement possibilities NOT actual size. Refer to specifics of sizing in the Sign Allowance Table in this CSP.

SIGN TYPE LEGEND	
WALL SIGNS	
A1	Tenant ID
A2	New Office Tenant ID Directory
A3	Project ID
A4	Building ID & Address
A5	Major Tenant ID
A6	Driveway Entry Directional
CANOPY SIGNS	
B1	Tenant ID
ARCADE SIGNS	
C1	Tenant ID
WINDOW SIGNS	
D1	Tenant ID
D2	Project ID
(see elevations for specific locations)	
GROUND SIGNS	
E1	Project ID
E2	Office Tenant ID Directory
E3	Tenant ID Gate Arch
E4	Joint Tenant ID Directional Pole
E5	Joint Tenant ID Directional
PROJECTING SIGNS	
F1	Joint Tenant ID Directional
F2	Main Tenant ID



Building 2 | North Elevation
NTS

F. SIGN TYPE BY CONSTRUCTION | WALL SIGN **A1** - TENANT ID

Intent: Wall signs are used to identify a tenant space with a business name and/or logo for vehicular and pedestrian identification. These guidelines are intended to ensure wall sign designs enhance the architectural character of the building and its context serving as an expression of the high quality of merchandise and services within.

Location: Wall signs are integrated with the building facades where available or above main entries of tenant lease spaces on the north and south brick buildings of Hangar 2. These signs are mounted directly to the wall of the building. All signage shall stay within the sign boundaries identified within this CSP. All connecting hardware should not be visible unless it is an integral part of the sign design.

Allowance: 1.5 sq ft of sign for each linear foot of that portion of building occupied by the use by right. Maximum 50 sq ft is allowed. A quantity of 1 (one) per tenant frontage is allowed. Maximum depth is 3.5 inches.

Illumination: Static, unobtrusive illumination is allowed. Neon, LED individual light bulbs, halo illumination and other creative usage of light is encouraged that accentuate the form of the letter and logo forms. The use of an external project light fixture may be used (see photo below for accepted fixture).

Attachment Details: Signs shall be mounted into mortar joints only.

Required Approaches:

1. Tenant logo/logotype to be fabricated or flat cut-out and layered to achieve a three-dimensional form to the signage components.

2. Copy shall be limited to the tenant name/logo/principal service or product (the latter, only if necessary to clarify in support of name).
3. Dimensional letters and logo forms fabricated from metal materials that have a painted, gilded or metal finish. Light sources used in these signs should be of a warm color temperature.
4. Letter and logo forms painted, gilded or screen printed onto continuous or individual metal or glass fascia panels: These panel signs can employ edge or limited area internal illumination (defined as glowing push through letters or graphics, not the entire panel surface). Panels may be layered to give the sign more visual interest and a three-dimensional quality.
5. Reverse pan channel letter and logos with edge illumination: These letters and logos will be fabricated using similar materials and finishes as the dimensional letters listed above.
6. Open pan channel letters and logos with exposed neon illumination are encouraged for, but not limited to, entertainment and food & beverage oriented establishments.
7. Painted, individually lettered sign made of one or two durable materials are generally appropriate. Use permanent materials such as metals, metal composites and other high quality materials. No plastic or acrylic sign faces, acrylic should be used as accents or for creative illumination.
8. Consider various design ideas such as a slightly arched wall sign that is not flush on the wall, extending no more than 3.5 inches off the wall plane.
9. Use of a raceway is not allowed.
10. All connecting hardware should not be visible unless it is an integral part of the sign design.
11. All designs subject to review for scale and proportion relative to the building architectural context. Ensure signage is compatible with building architecture.

Examples:
sign styles



Channel letters with individual LED light bulbs



Metal panel with screen printed graphics



Exposed neon channel letters



Painted flat cut letters mounted flush to wall



Metal panel with cut out lettering



Reverse pan channel letters, halo lit with "shadow" letters



Painted flat cut letters within framing mounted with standoffs



Hangar 2 building: Project external light fixture: Hooks and Lattice, Aluminum Gooseneck Sign Light - with 10° Angle Shade



Integrated frame with back lighting



Halo lit logo



Creative materials with exposed neon logo

F. SIGN TYPE BY CONSTRUCTION | WALL SIGN **A2** - OFFICE TENANT ID DIRECTORY

Intent: This directory sign is to identify the second story office tenants' names for pedestrian identification. Special care and attention must be made to their craft and finish as these are located on the facade of a historic building.

Location: Locate on walls adjacent to the office tenant entry doors on the south side of the two-story brick building of Hangar 2.

Allowance: 4 sq ft per each sign. A quantity of 2 (two) signs displaying different office tenant names is allowed. This sign may not be used in conjunction with Sign Type E2. Maximum projection is 2 inches.

Illumination: Shall not be illuminated.

Attachment Details: Signs shall be mounted into mortar joints only.

Required Approaches:

1. Signs must be consistent with or complement the building's architecture and material palettes.
2. Use permanent, durable materials such as metals, metal composites, and other high quality materials.
3. Design directory signs to be directly installed onto the building facade either flush or with standoffs.
4. Design with changeability in mind as tenant names/ services will need to be removed and replaced over time.

Examples:
sign styles



Integrated bars & letters for ease of changeability with fixed horizontal supports



Metal letters in integrated frame



Letters cut out of metal affixed with standoffs



Letters cut out of metal affixed flush to wall

F. SIGN TYPE BY CONSTRUCTION | WALL SIGN **A3** - PROJECT ID

Intent: These signs are to display name and/or logo of the Lowry Hangar 2 Site project.

Location: Locate on walls on Buildings 1 and 2 of Lowry Hangar 2 Site.

Allowance: Signs vary in size. A quantity of 3 (three) signs is allowed. Maximum projection is 4 inches.
 Building 1 - West Elevation: 112 sq ft
 Building 1 - East Elevation: 256 sq ft
 Building 2 - South Elevation: 192 sq ft

Illumination: Static, unobtrusive illumination is allowed (e.g. halo illumination or soft glowing faces). May also be illuminated by external lighting selected by architect.

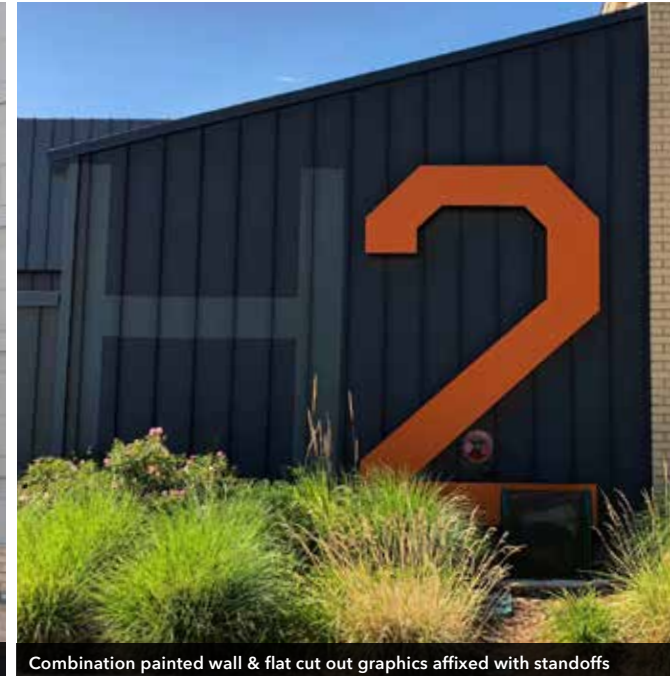
Required Approaches:

1. Signs must be consistent with or complement the building architecture, hardscape and existing signage material palettes.
2. Use permanent, durable materials such as metals, metal composites, and other high quality materials.
3. Signs may be painted or use vacuum formed vinyl on walls to achieve a new, but ghost-like sign character or be made of permanent, durable materials such as metals, metal composites, and other high quality materials. Creative solutions of layers and materials are recommended if applicable to the location.
4. Wall signs shall fit within the building's designated facade.
5. Project ID signs may not advertise on- or off-site businesses or products.
6. All Project ID signs for the project must have a consistent branding message.

Examples:
sign styles



Cut metal panels with painted graphics and rivet details



Combination painted wall & flat cut out graphics affixed with standoffs



Flat cut out painted metal graphics affixed flush to wall



Flat cut out metal graphics affixed with standoffs

F. SIGN TYPE BY CONSTRUCTION | WALL SIGN **A4** - BUILDING ID & ADDRESS

Intent: This sign is to display the building name and address. Because of its proximity to the viewer, special care and attention must be made to their craft and finish.

Location: Locate on metal panel above office tenant entry doors on the south side of the two-story brick building of Hangar 2.

Allowance: 6 sq ft per sign. A quantity of 1 (one) sign is allowed. Maximum projection is 2 inches.

Illumination: Shall not be illuminated.

Attachment Details: Install either flush to wall surface or pin-mounted with or without a standoff.

Required Approaches:

1. Metal letter forms flat cut or ribbon cut with brushed, polished or matte finishes and returns.
2. Metal letter forms painted.
3. Use fonts that work with the architectural style of the building. A logo may be used if desired.

Examples:
sign styles



Flat cut out brushed metal letters in historic fonts



Painted flat cut out metal letters



Fabricated brushed metal letters



Fabricated polished metal letters



Ribbon cut brushed metal letters in historic font

F. SIGN TYPE BY CONSTRUCTION | WALL SIGN **A5** - MAJOR TENANT ID

Intent: This sign is to display a major tenant name and/or logo for vehicular and pedestrian identification.

Location: Locate on windows on the west side of Hangar 2 building.

Allowance: Existing A5 sign is 750 sq ft. A quantity of 1 (one) sign is allowed. NOTE: If current A5 sign is removed, any future sign installed in this area will be reduced in size to one row of 4 window bays in width, either the top or center row.

Illumination: Shall not be illuminated.

Required Approaches:

1. Due to the historic nature of the building, this sign shall be a painted or vinyl logo/logotype onto windows of existing hangar to achieve a new, but vintage "ghost sign" character.
2. Wall signs shall fit within the building's facade area designated on the elevation.

Examples:
sign styles



Painted logo/logotype onto glass panes



Adhesive opaque or translucent vinyl logo/logotype onto glass panes



Adhesive opaque or translucent vinyl with die-cut logo/logotype on glass panes

F. SIGN TYPE BY CONSTRUCTION | WALL SIGN **A6** - DRIVEWAY ENTRY DIRECTIONAL

Intent: This sign is to direct vehicles to a driveway entry. Use of tenant name and/or logo may be used.

Location: Locate on east side of Hangar 2 building.

Allowance: Existing A6 sign is 270 sq ft. A quantity of 1 (one) sign is allowed. NOTE: If current A6 sign is removed, any future sign installed in this area will be reduced in size to one row in height and two window bays in width centered over the storage entry.

Illumination: Shall not be illuminated.

Required Approaches:

1. Due to the historic nature of the building, this sign shall be either a painted graphic or exterior grade vinyl onto corrugated metal panels of existing hangar to achieve a new, but historic "ghost sign" character.
2. Wall signs shall fit within the building's facade area designated on the elevation.
3. All graphics must have a consistent branding message, but be creative in nature with a design nod to the history of the building.

Examples:
sign styles



Vinyl graphic w/ logo onto corrugated metal



Vinyl graphic w/ logo onto corrugated metal



Painted graphic

F. SIGN TYPE BY CONSTRUCTION | CANOPY SIGN **B1** - TENANT ID

Intent: These signs are to display a tenant name and/or logo for vehicular and pedestrian identification. Colors, finishes, and materials used for Canopy Signs shall be complementary to the tenant facade and an integral part of the canopy or architectural element.

Location: These signs are mounted on top of the canopy structure on Buildings 1 & 2 and the Rocket Building of the Lowry Hangar 2 Site. Keep signage contained within the outer limits of the canopy. No part of the sign shall project above the roof line as is identified on the elevations.

Allowance: 1.5 sq ft of sign for each linear foot of that portion of building occupied by the use by right. Maximum 50 sq ft is allowed. 1 (one) per tenant frontage; maximum of 2 (two) is allowed. Maximum depth is 3 inches.

Illumination: Static, unobtrusive illumination is allowed. Neon, LED individual light bulbs, halo illumination and other creative usage of light is encouraged that accentuate the form of the letter and logo forms. No external light fixtures such as goosenecks or shielded lights are allowed. All conduit and electrical wiring must be concealed.

Attachment Details: Lettering/Logo to be attached to top of canopy with concealed fasteners.

Required Approaches:

1. Tenant logo/logotype to be fabricated or flat cut-out and layered to achieve a three-dimensional form to the signage component.
2. Tenant logo/logotype should not fill the entire designated sign zone as shown on the elevations.
3. Copy shall be limited to the tenant name/logo/principal service or product (the latter, only if necessary to clarify in support of name).
4. Dimensional letters and logo forms fabricated from metal materials that have a painted, gilded or metal finish. Light sources used in these signs should be of a warm color temperature.

5. Letter and logo forms painted, gilded or screen printed onto continuous or individual metal or glass fascia panels. These panel signs can employ face, edge or halo lit push through letters or graphics. Panel surface itself cannot be illuminated. Panels may be layered to give the sign more visual interest and a three-dimensional quality.
6. Reverse pan channel letter and logos with edge illumination: These letters and logos will be fabricated using similar materials and finishes as the dimensional letters listed above.
7. Open pan channel letters and logos with exposed neon illumination are encouraged for, but not limited to, entertainment and food & beverage oriented establishments.
8. Painted, individually lettered sign made of one or two durable materials are generally appropriate. Use permanent materials such as metals, metal composites and other high quality materials. No plastic or acrylic signs, acrylic should be used as accents or for creative illumination.
9. A raceway may be used for the security of sign installation if needed and should complement the overall sign design or visually "disappear."
10. All connecting hardware should not be visible unless it is an integral part of the sign design.
11. All designs subject to review for scale and proportion relative to the building architectural context. Ensure signage is compatible with building architecture.

Examples:
sign styles



F. SIGN TYPE BY CONSTRUCTION | ARCADE SIGN **C1** - TENANT ID

Intent: These signs are to display a tenant name and/or logo for pedestrian identification. They hang underneath retail canopies and should serve to enliven the pedestrian environment with unique, expressive shaped signage or three-dimensional shapes. Because of its proximity to the viewer, special care and attention must be made to their craft and finish.

Location: These signs are mounted below the canopies on Buildings 1 & 2 of Lowry Hangar 2 Site. They shall be centered within the canopy locations on which they are placed.

Allowance: 4 sq ft for each sign face. These are double-faced signs. Maximum depth is 3.5 inches. Bottom of sign must be at least 8 feet from finish grade.

Illumination: Sign can have simple, unobtrusive internal illumination or exposed neon or LED individual light bulbs. Illumination shall not flash, blink or fluctuate. No external light fixtures such as goosenecks or shielded lights are allowed.

Attachment Details: Metal frame/hardware and armature to reflect architectural material and color palettes shall be used.

Note: 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.

Required Approaches:

1. A dimensional sign is preferred, but simple forms will be considered if they are of exceptional design quality with creative use of lighting and materials.
2. Abstracted or embellished interpretations of literal forms are allowed.
3. Compatible with and an enhancement of the character of the surrounding district and adjacent architecture when considered in terms of scale, proportion, color, materials, lighting levels, and adjoining uses.

4. Appropriate to and expressive of the business or activity for which they are displayed.
5. Creative in the use of unique form and profile; employ exceptional lighting design and represent exceptional graphic design, (e.g. outstanding use of color, pattern, typography and materials). Signage which simply maximizes allowable volume in rectangular form is discouraged.
6. All connecting hardware should not be visible unless it is an integral part of the sign design.
7. All designs subject to review for scale and proportion relative to the building architectural context.
8. An extension of the brand, may use tag lines or services rendered in words or imagery.

Examples:
sign styles



Creative shape, exposed neon and push through acrylic with illumination



Creative light w/ frame and etched glass



Panel with embossed/debossed graphics and decorative metal frame



Creative materials and finishes with dimensional letters



Creative shape, dimensional letters and graphics with halo illumination

F. SIGN TYPE BY CONSTRUCTION | WINDOW SIGN **D1** - TENANT ID

Intent: This sign is on windows, to display supplemental information on tenant products, services and atmosphere. They may also be placed on doors to identify business name, address, hours of operation and a possible logo if needed.

Location: These signs are located on tenant windows and entry doors throughout the Lowry Hangar 2 Site. Window signs are typically located at eye level on entry doors for each tenant.

Allowance: No more than 20 percent of a window area to ensure visual transparency in and out of shop windows. Limit opaque and solid materials to no more than 10 percent of a window's area, and place appropriately to avoid blocking visibility in and out of a window. 1 (one) per window with a maximum 4 sq ft for doors is allowed.

Illumination: Shall not be illuminated.

Attachment Details: Install directly to tenant glass.

Required Approaches:

1. Tenants are allowed one window sign on one window pane.
2. Ensure that window signs cover no more than 10% of a window's area to ensure visual transparency in and out of the tenant window.
3. This is digitally cut vinyl or hand painted individual letters or other transparent forms applied to the interior surface of the window.
4. Provide supplemental information on products, services, and atmosphere not available on other signs, or create patterns or graphics to draw the pedestrian's eye into the business and to create additional interest.
5. Avoid repeating business wording and logos in every window when this information already exists on other signage.
6. Use door signage to identify business name, address, hours of operation and a logo if needed. This information can also be displayed on a tenant's window that is adjacent to the door.

Examples:
sign styles



Digitally cut vinyl on tenant windows with hours on door



Digitally cut vinyl hours and logo on door



Digitally cut vinyl on tenant windows



Hand painted letters on tenant windows

F. SIGN TYPE BY CONSTRUCTION | WINDOW SIGN **D2** - PROJECT ID

Intent: To cover windows that are for light emittance in back-of-house areas that expose kitchens, storage rooms, etc. The function of this sign type is to utilize historical photographs from the former Lowry Air Force Base to enhance the character of the project on back-of-house windows.

Location: These signs are located on the west side of Building 1 of the Lowry Hangar 2 Site.

Allowance: Full coverage of back-of-house windows.

Illumination: Shall not be illuminated.

Attachment Details: Install directly to glass.

Required Approaches:

1. Historical photos or graphics from the Lowry Air Force Base period are to be used.
2. Use semi-translucent vinyl to allow for natural light emittance, but does not allow for visibility into the space.

Examples:
sign styles



Semi-translucent vinyl



Semi-translucent vinyl

F. SIGN TYPE BY CONSTRUCTION | GROUND SIGN **E1** - PROJECT ID

Intent: This sign is to display name and/or logo of the Lowry Hangar 2 Site project at major vehicular intersection.

Location: Locate in hardscaping on southwest corner of Lowry Hangar 2 Site, out of the public right-of-way.

Allowance: 250 sq ft per sign. A quantity of 1 (one) sign is allowed.

Illumination: The sign portion can have simple, unobtrusive internal illumination. Illumination shall not flash, blink or fluctuate if used. Light sources used in these signs should be of a warm color temperature.

Required Approaches:

1. Signs must be consistent with or complement the building, hardscape and existing signage material palettes.
2. Use permanent, durable materials such as metals, painted metal, metal composites, and other high quality materials.
3. Creative solutions of freestanding letters are highly recommended.
4. All Project ID signs for the project must have a consistent branding message.

Examples:
sign styles



Painted dimensional letters with internal face illumination attached to fencing



Freestanding painted dimensional letters; non-illuminated



Freestanding dimensional metal letters with internal illumination on sides



Freestanding painted dimensional letters with internal illumination on sides

F. SIGN TYPE BY CONSTRUCTION | GROUND SIGN **E2** - TENANT ID DIRECTORY

Intent: This directory ground sign is to identify the Lowry Hangar 2 Site project as well as the office tenants occupying space on the second floor in the Hangar 2 building at pedestrian level.

Location: Locate in landscaping on south side of Hangar 2 building near office tenants' entry doors, out of the public right-of-way.

Allowance: 20 sq ft per sign. A quantity of 1 (one) is allowed. This sign may not be used in conjunction with Sign Type A2.

Illumination: Shall not be illuminated.

Required Approaches:

1. Signs must be consistent with or complement the building, hardscape and existing signage material palettes.
2. Use permanent, durable materials such as metals, painted metal, metal composites, and other high quality materials. Do not use signs with plastic faces.
3. Use changeable components for office tenant names as they may will be removed and replaced over time.
4. All signs for the project must have a consistent branding message.

Examples:
sign styles



Freestanding metal panels with laser cut & silkscreened graphics



Brushed metal, frosted glass/acrylic with vinyl/silkscreened graphics



Metal panels /concrete base, vinyl/silkscreened graphics



Etched metal with vinyl/silkscreened graphics

F. SIGN TYPE BY CONSTRUCTION | GROUND SIGN **E3** - TENANT ID GATE ARCH

Intent: This sign is to display a tenant name and/or logo for vehicular and pedestrian identification. The gate should be compatible with the building architecture and the signage portion should reinforce the tenant's brand.

Location: The Gate Arch is located on the south side of the Hangar 2 building on top of entry gate.

Allowance: 30 sq ft per sign. A quantity of 1 (one) sign is allowed. Maximum height is 9 feet from finished grade. Maximum depth is 3.5 inches.

Illumination: The gate arch sign may have exposed neon or LED individual light bulbs. Illumination shall not flash, blink or fluctuate if used.

Attachment Details: Metal structure/hardware to reflect architectural material and color palettes shall be used.

Required Approaches:

1. Tenant logo/logotype to be fabricated or flat cut-out and used as the signage component.
2. Dimensional letters and logo forms fabricated from metal materials that have a painted, gilded or metal finish. Light sources used in these signs should be of a warm color temperature.
3. Gate design shall be compatible with and an enhancement of the character of the surrounding district and adjacent architecture when considered in terms of scale, proportion, color, materials, lighting levels, and adjoining uses.
4. All designs subject to review for scale and proportion relative to the building architectural context. Ensure signage is compatible with building architecture.

Examples:
sign styles



Push through acrylic letters on arched panel



Flat cut metal or dimensional letters onto decorative framing



Flat cut metal letters onto metal framing



Channel letters w/LED individual light bulbs on top of frame

F. SIGN TYPE BY CONSTRUCTION | GROUND SIGN **E4** - JOINT TENANT ID DIRECTIONAL POLE

Intent: To direct vehicles and pedestrians to tenant(s) whose entry is hidden from the street view and may display the tenants name and/or logo.

Location: Locate in landscaping at farthest southeast vehicular entry to the Lowry Hangar 2 Site, out of the public right-of-way.

Allowance: A quantity of 1 (one) is allowed. Top of sign may not exceed 12 feet above finish grade. Maximum sign depth is 5 inches. Bottom of sign must be at least 8 feet from finish grade. Each sign face (max. 2 total) on opposite sides of the pole may not exceed 4' -6" in width from the pole. Total area is 12 sq ft per sign face. Sign is double-faced. The square footage should be calculated using one side only.

Illumination: Use of an external light fixture is allowed and should be integrated into the armature. A project light fixture is to be matched (see photo below for style). Illumination shall not flash, blink or fluctuate. Solar panels may be used if deemed appropriate, but shall be concealed as much as possible from view. External lights and solar panels will not qualify as part of the overall square footage of the sign. NOTE: Existing solar panels are to be moved from top of sign and concealed at a lower level or removed entirely to ease visual clutter.

Required Approaches:

1. Signs must be consistent with or complement the building, hardscape and existing signage material palettes. Creative solutions are encouraged.
2. Use permanent, durable materials such as metals, painted metal, metal compoSites, and other high quality materials.
3. Tenant logos/logotypes may be used if deemed necessary.

Examples:
sign styles



Metal pole sign w/attached painted metal graphics - appearance w/one tenant



Hangar 2 Building - Project External Light Fixture: Hooks and Lattice, Aluminum Gooseneck Sign Light - with 10" Angle Shade



Layout appearance w/two tenants on sign.

F. SIGN TYPE BY CONSTRUCTION | GROUND SIGN **E5** - JOINT TENANT ID DIRECTIONAL

Intent: To direct vehicles and pedestrians to parking and tenants on the Lowry Hangar 2 Site.

Location: Locate throughout the Site, out of the public right-of-way and in areas with decision points.

Allowance: 20 sq ft is allowed. A maximum quantity of 3 (three) is allowed. Top of sign may not exceed 5 feet above finish grade. Maximum sign depth is 5 inches.

Illumination: Shall not be illuminated.

Required Approaches:

1. Signs must be consistent with or complement the building, hardscape and existing signage material palettes.
2. Use permanent, durable materials such as metals, painted metal, metal composites, and other high quality materials. Do not use signs with plastic faces.
3. Use changeable components or materials as names or designated parking areas may change over time.
4. All Project Site-based signs for the project must have a consistent branding message.

Examples:
sign styles



Freestanding metal panels with laser cut & silkscreened graphics



Brushed metal and paint with flat-cut/vinyl/silkscreened graphics



Brushed metal, frosted glass/acrylic with vinyl/silkscreened graphics



Etched metal with vinyl/silkscreened graphics

F. SIGN TYPE BY CONSTRUCTION | PROJECTING SIGN **F1** - JOINT TENANT ID DIRECTIONAL

Intent: To direct vehicles and pedestrians to a tenant whose entry is hidden from the street view and may display the tenants name and/or logo.

Location: Locate on wall on east side of Hangar 2 building.

Allowance: 30 sq ft per sign. A quantity of 1 (one) is allowed. Bottom of sign must be at least 8 feet from finish grade. Top of sign may not exceed 15 feet above finish grade. Maximum sign depth is 6 inches. Maximum projection of 5'-10". Sign can be no more than 6 inches from the wall it is attached from.

Illumination: Sign can have simple, unobtrusive internal illumination or exposed neon or LED individual light bulbs. Use of an external light fixture is also allowed and should be integrated into the armature. A project light fixture is to be matched (see photo below for style). Illumination shall not flash, blink or fluctuate.

Attachment Details: Metal frame/hardware and armature to reflect architectural material and color palettes shall be used.

Required Approaches:

1. Creative in the use of unique three (3) dimensional form and profile; employ lighting and represent exceptional graphic design. Signage which simply maximizes allowable volume in rectangular form is strongly discouraged.

2. Compatible with and an enhancement of the character of the surrounding district and adjacent architecture when considered in terms of scale, proportion, color, materials, lighting levels, and adjoining uses.
3. Fabricated in high quality, durable materials appropriate to the historic setting.
4. All connecting hardware should not be visible unless it is an integral part of the sign design.
5. All designs subject to review for scale and proportion relative to the building architectural context.
6. Tenant logos/logotypes may be used.

Examples:
Sign styles



Metal armature structure w/ external lights, painted panels with graphics and varied levels/materials



Marquee bulbs, neon with lit graphics on fabricated, creative shape



Metal cabinets, exposed neon, varied materials in creative shape



Hangar 2 Building - Project External Light Fixture: Hooks and Lattice, Aluminum Gooseneck Sign Light - with 10" Angle Shade

F. SIGN TYPE BY CONSTRUCTION | PROJECTING SIGN **F2** - MAIN TENANT ID (HANGAR 2 BUILDING)

Intent: This sign should serve to enliven the pedestrian environment with unique, expressive and iconic shaped signage, or to create well-crafted, three-dimensional shaped signage, objects which are iconic and sculptural.

Location: Locate on wall on south elevation of Hangar 2 building.

Sign shall not be placed less than twenty-five (25) feet apart on the same frontage from a A1 Wall Sign - Tenant ID 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.

Allowance: 12 sq ft. A quantity of 1 (one) is allowed per main tenant who leases one entire wing, either the west end or east end, that flanks the lobby entry, of the Hangar 2 building. Mount perpendicular to the building facade. Bottom of sign must be at least 8 feet from finish grade. Top of sign may not exceed 15 feet above finish grade. Maximum sign depth is 6 inches. Maximum projection of 4'-0". Sign must be at least 6 inches and no more than 1'-0" from the wall it is attached from.

Illumination: Locate and design sign illumination to minimize impacts on a historic building and its surrounding context.

1. Direct lighting toward a sign from an external shielded lamp if possible. A project light fixture is to be matched (see photo at below right for style).
2. Do not use an internally-lit plastic or glowing box.
3. Use halo, push-through letters, LED or neon for lighting signs when externally focused lighting is not possible.
4. Use a warm temperature of light, similar to daylight.
5. Locate the light source for signs so that it is not visible on a building façade.
6. Do not install exposed conduit, races or junction boxes on the primary elevation of a building.
7. Avoid casting light on adjacent properties or upper-floor residences.
8. Use simply designed unobtrusive lamps, such as goose neck lamps or simple contemporary fixtures, for external lighting sources.
9. Do not use flashing signs as defined by the Denver Zoning Code or electronic digital readerboard signs (even if not flashing) since these signs are typically incompatible with historic building and district character.

Attachment Details: Metal frame/hardware and armature must be consistent with or complement the building's architecture and material palettes.

Required Approaches:

Design projecting shaped signs to be three-dimensional iconographic images to attract pedestrian attention.

1. Create eye-catching and well-crafted three-dimensional objects to portray a business' persona or service with as few words as possible.
2. Design shaped signs so that the image, rather than words, are visible from the street or further down the block.
3. Keep wording and logos to a minimum on a three-dimensional object, but ensure any wording is readable. The wording should not be main business signage for the use.
4. Propose projecting signs to be sculptural, three-dimensional objects which are either literal forms or abstracted interpretations. Abstracted, exaggerated or embellished interpretations of literal forms are preferred.
5. Limit rectangular forms, cut-out logos or built-up layers of flat stock to the minority of the overall sign area.
6. Design projecting signs to be a maximum of 12 square feet in surface area for each sign face.
7. Design projecting signs with an overall sign volume (= height x length x depth) exceeding 12 square feet to encourage a shaped sign that is a true three-dimensional object.
8. Limit shaped projecting signs to one per façade or business, except for corner buildings where visibility cannot be gained from both streets without an additional sign.
9. Use simple bracket designs that serve as a backdrop to hold the three-dimensional imagery.

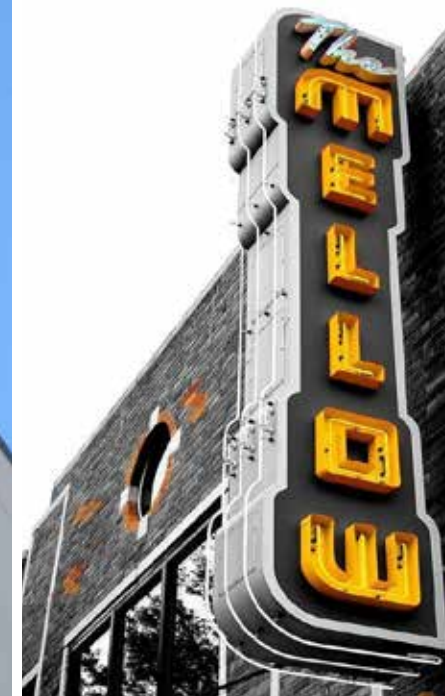


Hangar 2 Building - Project External Light Fixture: Hooks and Lattice, Aluminum Gooseneck Sign Light - with 10" Angle Shade

Examples:
Sign styles



Shaped metal cabinet w/illuminated halo lit letters & logo



Contoured metal cabinet w/3D letters & neon illumination



Non-illuminated cabinet with highend finishes & dimension



Metal dimensional cabinet w/push thru acrylic illumination



Creative logo construction



Neon tubing illumination and sculptural cabinet shape

G. MATERIAL & PERFORMANCE REQUIREMENTS

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 Lowry Hangar 2 Site project 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 City of Denver providing a variance to the local codes.

FABRICATION & INSTALLATION REQUIREMENTS

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.

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.

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 light sources for longevity, ease of maintenance, and life-cycle cost purposes. Direct the lighting toward a sign if using an external shielded lamp or use halo, LED, or exposed neon for lighting signs. Use warm temperature of light, similar to daylight. Interiors of all illuminated enclosures shall be painted a color to best 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.

Labeling

Manufacturer’s or testing laboratory labels shall clearly appear on all completed elements, as required by code but shall be located on concealed surfaces.

MATERIAL & WORKMANSHIP STANDARDS

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

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.

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.

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. Special considerations should be taken for historic structures. For example, fasteners should be set in mortar rather than damage brick.

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.

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.

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.

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.

Removal & Repair

All signs shall be mounted in such a way as to allow for repair or replacement of building materials upon future removal of the sign. For example, mechanical fasteners shall attach at grout lines on brick walls so that grout can be easily repaired upon removal of the sign rather than replacing the brick.

Maintenance

Each tenant shall complete a monthly sign maintenance inspection to identify deficiencies in all of their signs. This inspection shall include identification and remedy, including but limited to, cleanliness, structure, fasteners, attachments, rodent droppings, paint finish, illumination. Structural deficiencies shall be corrected within three (3) business days of identification. Aesthetic deficiencies shall be corrected within 30 calendar days of identification. The goal of this maintenance effort is to keep all tenant signage like-new condition for the sake of the tenant, the project, and the neighborhood.

H. 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 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.

Examples:



Weathered finish metal letters for vintage look



Fabricated metal with brushed metal finish



Brushed metal finish



Rolled/formed metal letters



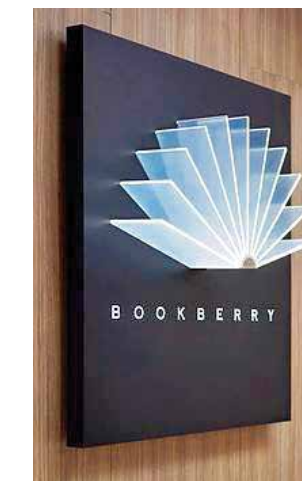
Painted metal letters w/depth



Gilded or painted finishes w/layered dimension



Metal letters w/painted, enamel, and/or gilded finishes



Edge-lit acrylic or glass elements

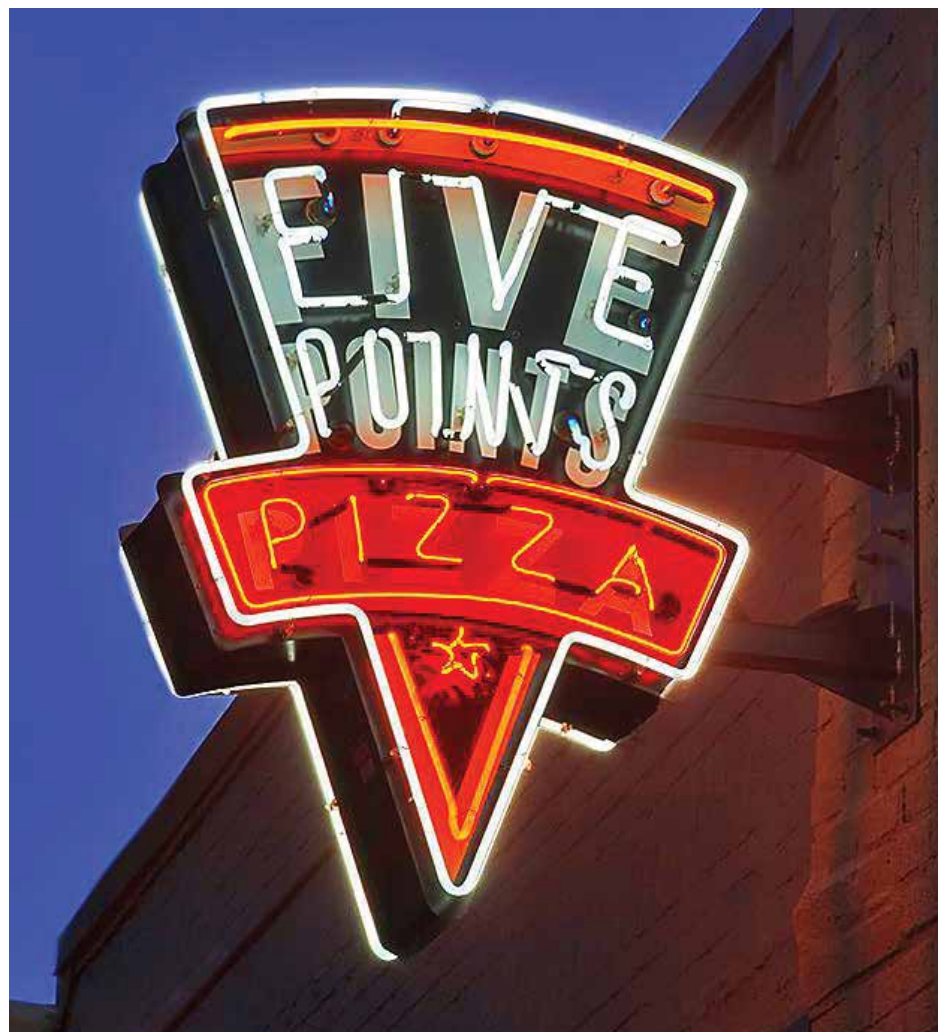
I. ACCEPTABLE SIGN ILLUMINATION EXAMPLES

Examples:

Sign illumination should be chosen based upon the purpose of the sign, the required legibility and visibility, the anticipated ambient lighting, and competing signage elements in the area(s) in which the signs will be located. All illuminated signs must be controlled by a central timer or photosensitive switch (photo cell) to regulate the hours of operation.

It is additionally encouraged that the controls for the lighting allow for dimming during the late night/early morning hours.

Locate and design sign illumination to minimize impacts on the building and its surrounding context.



Exposed neon



Push-through graphics with internal edge



Halo illumination



Edge illumination with acrylic or glass



Exterior armature illumination (*must use Hangar 2 Building - Project External Light Fixture)

J. PROHIBITED SIGN FABRICATION METHODS Examples:

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 City and County of Denver Zoning Administration and Landmark Preservation.

The following identity sign types are prohibited:

1. Internally illuminated awnings.
2. Signs with individual changeable plastic letters.
3. Internally illuminated signs with vacuum formed plastic faces.
4. Signs with exposed raceways.
5. Sign boards using explicitly inexpensive materials.
6. Internally illuminated box signs with exposed acrylic or stretched vinyl sheet faces without additional materiality and layering.
7. Off the shelf portable signs that do not reflect the quality demanded of this district.
8. Painted or printed window graphics which cover more than twenty (20) percent of a tenant's glazing area. (Exception: Sign Type D2 for back-of-house windows.)
9. Inflatable signs
10. Parked motor vehicles and/or trailers intentionally located so as to serve as a sign or advertising device.



Large face internally illuminated acrylic faces



Vacuum formed plastic faces



Low quality off-the-shelf portable signs



Vacuum formed plastic faces



Large face internally illuminated acrylic faces



Internally illuminated awnings



Poorly executed exposed raceways w/ heavy trim cap



Temporary inflatables of any kind