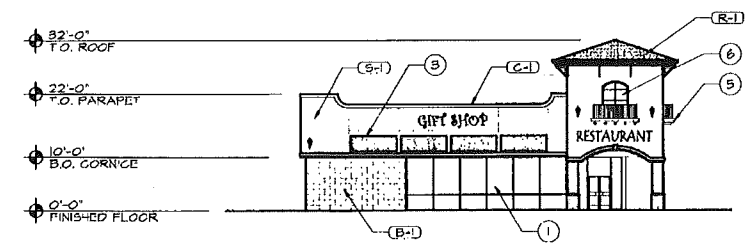
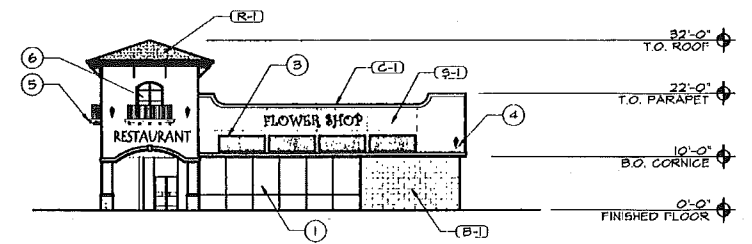


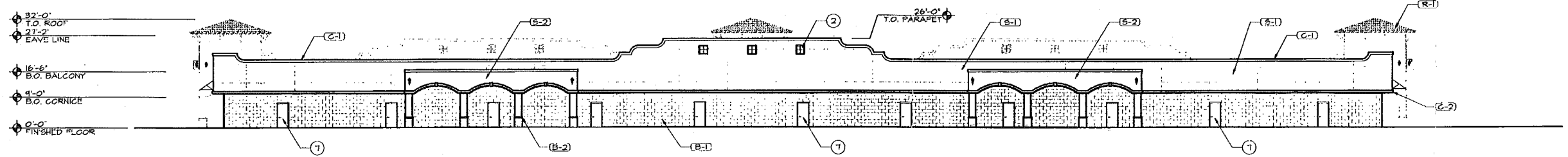
BUILDING D WEST ELEVATION
1
1/16" = 1'-0"



BUILDING D NORTH ELEVATION
2
1/16" = 1'-0"



BUILDING D SOUTH ELEVATION
3
1/16" = 1'-0"



BUILDING D EAST ELEVATION
4
1/16" = 1'-0"

GENERAL NOTES:

1. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED BY THE PARAPET WALL.
2. ALL DOOR LOCATIONS ARE SUBJECT TO CHANGE. LOCATIONS ARE DEPENDENT ON LEASING.
3. RETAIL / PROFESSIONAL SERVICES SIGNAGE SHALL BE CALCULATED SUCH THAT THE LENGTH OF THE SIGN DOES NOT EXCEED MORE THAN 15% OF THE INDIVIDUAL TENANTS STOREFRONT.
4. ADDRESS NUMERALS FOR EACH TENANT SPACE WILL BE INSTALLED AT EACH REAR ACCESS DOOR.
5. TENANT FASCIA LOGOS SHALL NOT EXCEED THE HEIGHT OF THE ADJACENT LETTERS.
6. TENANT FASCIA SIGNAGE MUST NOT EXCEED 30-INCHES IN HEIGHT.
7. TENANT FASCIA SIGNAGE MUST COMPLY WITH THE LOCAL SIGN CODE. TENANT SIGNAGE MUST CONFORM TO THE FOLLOWING:
 - A. BE INDIVIDUALLY ILLUMINATED LETTERS. "RACEMAY" OR BOX SIGNS ARE NOT ACCEPTABLE.
 - B. TENANT SIGN LETTER COLORS THAT ARE NOT PART OF A REGISTERED/TRADE-MARKED NAME MAY BE ONE OF THE FOLLOWING: RED, GREEN, BLUE, INDIGO, WHITE OR BLACK.
 - C. TENANT SIGN COLORS MAY BE ANY COLOR IF PART OF A REGISTERED/TRADE-MARKED NAME.
 - D. TENANT LOGOS MAY BE ANY COLOR IF PART OF A REGISTERED/TRADE-MARKED NAME.
 - E. TENANT SIGN FONT STYLES MAY BE ANY STYLE IF PART OF A REGISTERED/TRADE-MARKED NAME.
 - F. TENANT SIGN FONT STYLES THAT ARE NOT PART OF A REGISTERED/TRADE-MARKED NAME MAY BE BLOCK TYPE, DECORATIVE TYPE (SCRIPT), ITALIC TYPE, BOLD TYPE, UPPER CASE OR LOWER CASE.
8. THE MINIMUM TENANT SIZE TO BE ELIGIBLE FOR A LOCATION ON THE MONUMENT SIZE SHALL BE AS IDENTIFIED WITHIN THE FCD.

ELEVATION KEYNOTES:

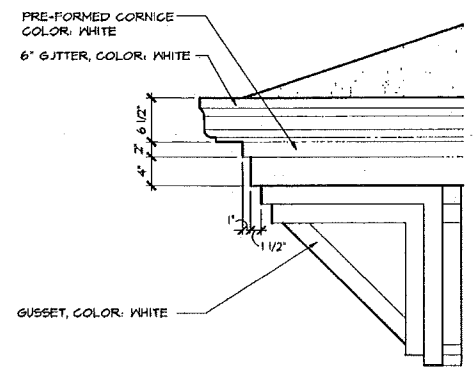
- 1 BRONZE STOREFRONT FRAMING
- 2 DECORATIVE MEDALLION COLOR: WHITE
- 3 FABRIC AWNING(S), COLOR: GREEN AND PURPLE WITH BLACK FRAMING
- 4 DECORATIVE LIGHT FIXTURE, COLOR: BLACK
- 5 DECORATIVE BALCONY, COLOR: BLACK
- 6 FROSTED GLASS
- 7 HOLLOW METAL MAN DOOR, COLOR: ORANGE MAPLE

BUILDING MATERIALS SCHEDULE: (X-X)

TAG	MATERIAL	MFG.	SIZE (D x H x L)	COLOR # / NAME	REMARKS
(B-1)	SPLIT-FACE BLOCK	TBD	8x8x16	TO MATCH PITTSBURGH PAINTS "ORANGE MAPLE"	INTEGRAL COLORED BLOCK SHALL BE USED
(B-2)	PRECAST CONCRETE CAP	TBD	4x8x16	TO MATCH PITTSBURGH PAINTS "ORANGE MAPLE"	INTEGRAL COLORED CAP SHALL BE USED
(S-1)	STUCCO (FIELD)	TBD	---	PITTSBURGH PAINTS "SAUSALITO"	
(S-2)	STUCCO (ACCENT)	TBD	---	PITTSBURGH PAINTS "ORANGE LIQUEUR"	
(C-1)	CORNICE	TBD	---	PITTSBURGH PAINTS "WHITE"	
(C-2)	CORNICE	TBD	---	PITTSBURGH PAINTS "WHITE"	
(R-1)	TILE ROOF	TBD	---	TO MATCH NESTLE "ROSEWOOD"	



CORNICE DETAIL @ PARAPET
5
1" = 1'-0"



CORNICE DETAIL @ EAVE
6
1" = 1'-0"



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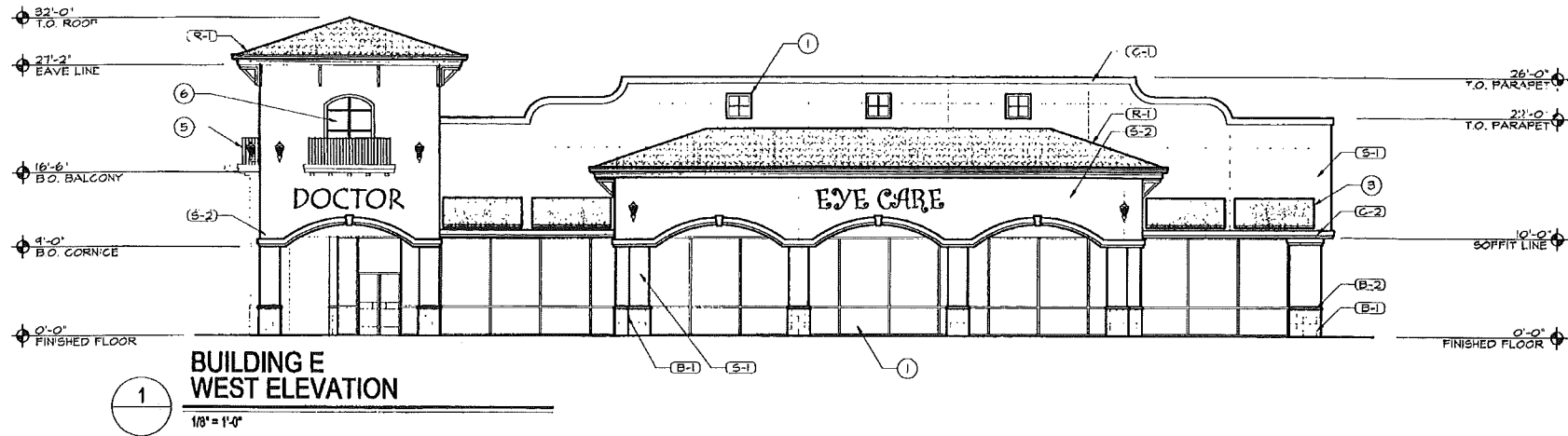


REGENCY LAKES VILLAGE CENTER
S.R. 7 (US 441) & REGENCY LAKES BLVD.

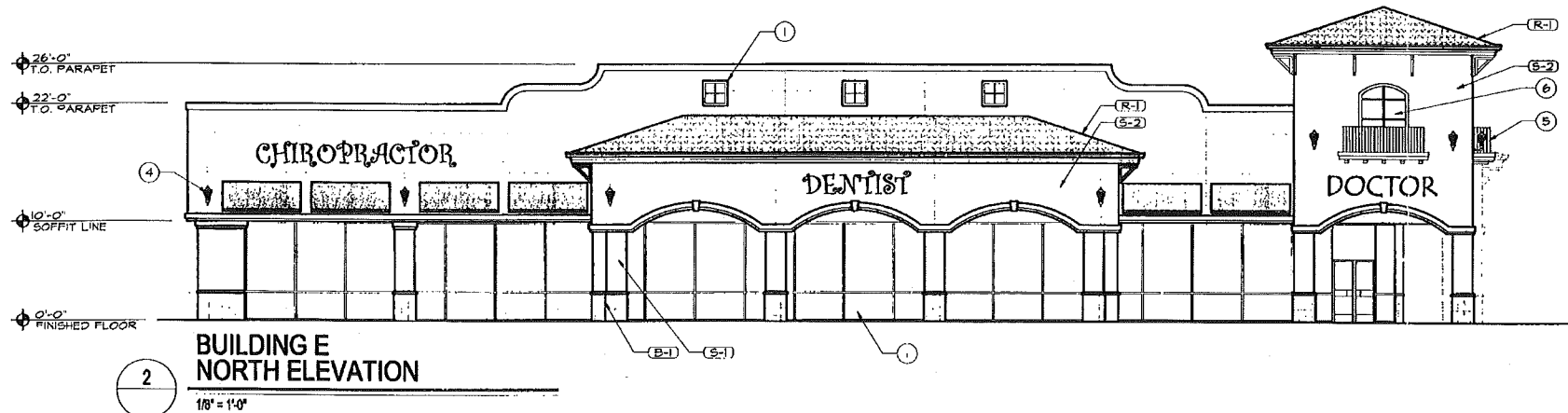
prepared for: SERVICESTAR DEVELOPMENT COMPANY LLC
5670 GREENWOOD PLAZA BLVD., SUITE 300
GREENWOOD VILLAGE, CO 80111

DRAWING No.	DATE	JAN. 27, 2004	TITLE	RETAIL SERVICES BUILDING ELEVATIONS
1			REVISED	
			CHECKED	
			PROJECT No.	10001.VD000

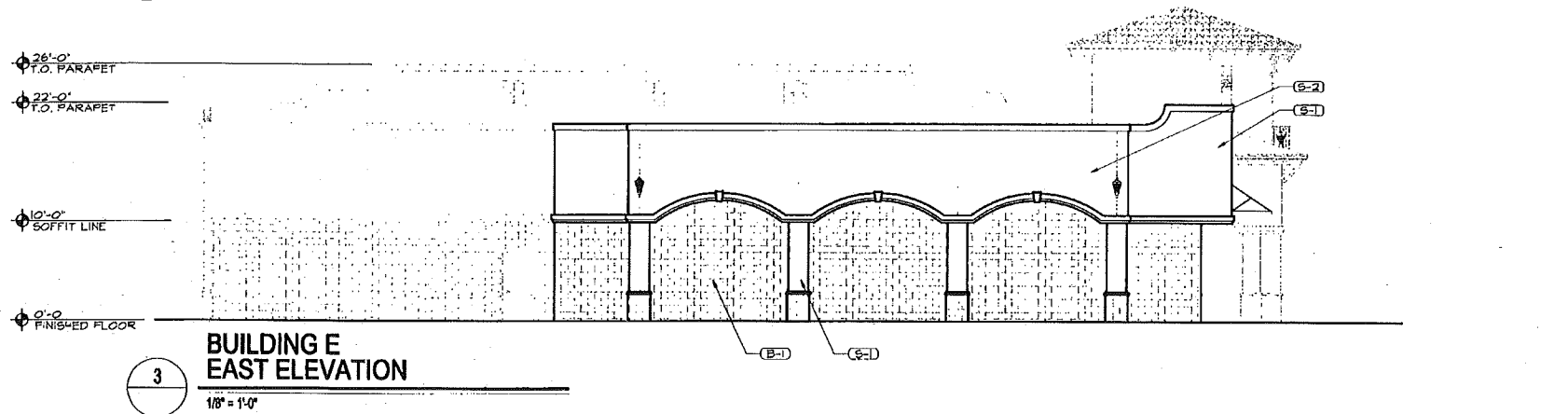
AR 92111



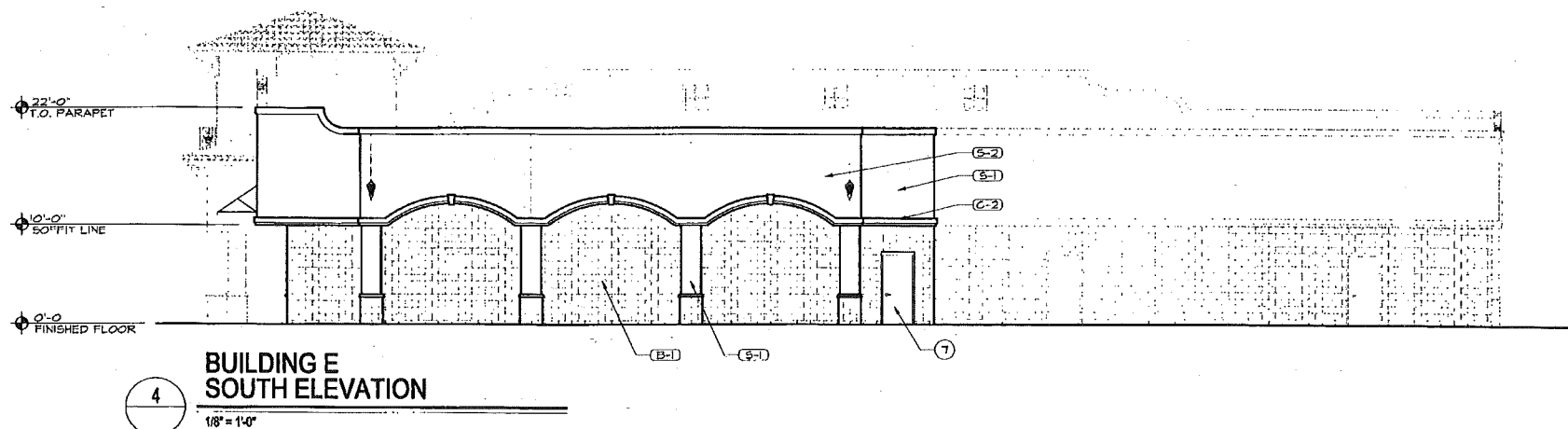
BUILDING E WEST ELEVATION
1/8" = 1'-0"



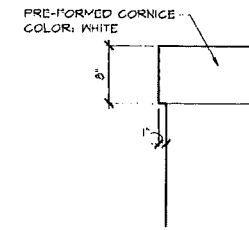
BUILDING E NORTH ELEVATION
1/8" = 1'-0"



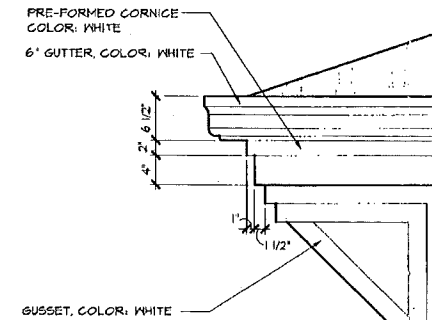
BUILDING E EAST ELEVATION
1/8" = 1'-0"



BUILDING E SOUTH ELEVATION
1/8" = 1'-0"



5 CORNICE DETAIL @ PARAPET
1" = 1'-0"



6 CORNICE DETAIL @ EAVE
1" = 1'-0"

GENERAL NOTES:

- ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED BY THE PARAPET WALL.
- ALL DOOR LOCATIONS ARE SUBJECT TO CHANGE. LOCATIONS ARE DEPENDENT ON LEASING.
- RETAIL / PROFESSIONAL SERVICES SIGNAGE SHALL BE CALCULATED SUCH THAT THE LENGTH OF THE SIGN DOES NOT EXCEED MORE THAN 75% OF THE INDIVIDUAL TENANTS STOREFRONT.
- ADDRESS NUMERALS FOR EACH TENANT SPACE WILL BE INSTALLED AT EACH REAR ACCESS DOOR.
- TENANT FASCIA LOGOS SHALL NOT EXCEED THE HEIGHT OF THE ADJACENT LETTERS.
- TENANT FASCIA SIGNAGE MUST NOT EXCEED 30-INCHES IN HEIGHT.
- TENANT FASCIA SIGNAGE MUST COMPLY WITH THE LOCAL SIGN CODE. TENANT SIGNAGE MUST CONFORM TO THE FOLLOWING:
 - BE INDIVIDUALLY ILLUMINATED LETTERS. RACEWAY OR BOX SIGNS ARE NOT ACCEPTABLE.
 - TENANT SIGN LETTER COLORS THAT ARE NOT PART OF A REGISTERED/TRADEMARKED NAME MAY BE ONE OF THE FOLLOWING: RED, GREEN, BLUE, INDIGO, WHITE OR BLACK.
 - TENANT SIGN COLORS MAY BE ANY COLOR IF PART OF A REGISTERED/TRADEMARKED NAME.
 - TENANT LOGOS MAY BE ANY COLOR IF PART OF A REGISTERED/TRADEMARKED NAME.
 - TENANT SIGN FONT STYLES MAY BE ANY STYLE IF PART OF A REGISTERED/TRADEMARKED NAME.
 - TENANT SIGN FONT STYLES THAT ARE NOT PART OF A REGISTERED/TRADEMARKED NAME MAY BE BLOCK TYPE, DECORATIVE TYPE (SCRIPT), ITALIC TYPE, BOLD TYPE, UPPER CASE OR LOWER CASE.
- THE MINIMUM TENANT SIZE TO BE ELIGIBLE FOR A LOCATION ON THE MONUMENT SIZE SHALL BE AS IDENTIFIED WITHIN THE PGD.

ELEVATION KEYNOTES:

- BRONZE STOREFRONT FRAMING.
- DECORATIVE MEDALLION, COLOR: WHITE.
- FABRIC ANNINGS), COLOR: GREEN AND PURPLE WITH BLACK FRAMING.
- DECORATIVE LIGHT FIXTURE, COLOR: BLACK.
- DECORATIVE BALCONY, COLOR: BLACK.
- FROSTED GLASS.
- HOLLOW METAL MAIN DOOR, COLOR: ORANGE MAPLE.

BUILDING MATERIALS SCHEDULE:

TAG	MATERIAL	MFG.	SIZE (D x H x L)	COLOR # / NAME	REMARKS	
(B-1)	SPLIT-FACE BLOCK	TBD	8x8x16	TO MATCH PITTSBURGH PAINTS 'ORANGE MAPLE'	INTEGRAL COLORED BLOCK SHALL BE USED	BROWN-ORANGE
(B-2)	PRECAST CONCRETE CAP	TBD	4x8x16	TO MATCH PITTSBURGH PAINTS 'ORANGE MAPLE'	INTEGRAL COLORED CAP SHALL BE USED	BROWN-ORANGE
(S-1)	STUCCO (FIELD)	TBD	---	PITTSBURGH PAINTS 'SAVALITO'		YELLOW-BEIGE
(S-2)	STUCCO (ACCENT)	TBD	---	PITTSBURGH PAINTS 'ORANGE LIQUEUR'		LIGHT ORANGE
(C-1)	CORNICE	TBD	---	PITTSBURGH PAINTS 'WHITE'		WHITE
(C-2)	CORNICE	TBD	---	PITTSBURGH PAINTS 'WHITE'		WHITE
(R-1)	TILE ROOF	TBD	---	TO MATCH PESTILE 'ROSEWOOD'		LIGHT SALMON

AR 92111



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prepared for: SERVICESTAR DEVELOPMENT COMPANY LLC
5670 GREENWOOD PLAZA BLVD., SUITE 300
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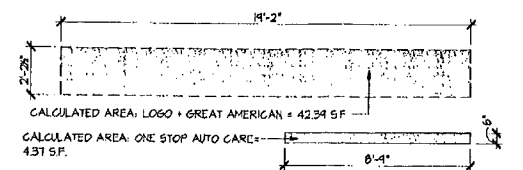
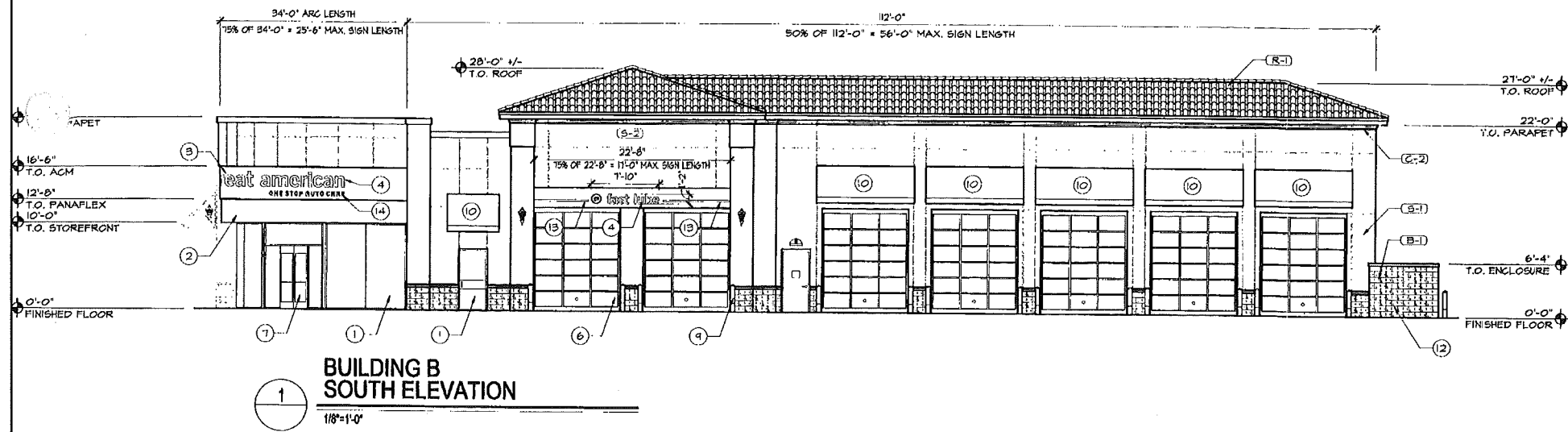
DRAWING NO. DATE: JUN. 27, 2004 TITLE: RETAIL/SERVICES BUILDING ELEVATIONS

DRAWN BY: RH REVISIONS
CHECKED BY: FL 1. REVIEW FOR CODE COMPLIANCE WITH MINIMUM 11, 2004
2. VERIFY ALL CHANGES TO THIS DRAWING UNDER JUNE 11, 2004

PROJECT NO. 10001.MD000

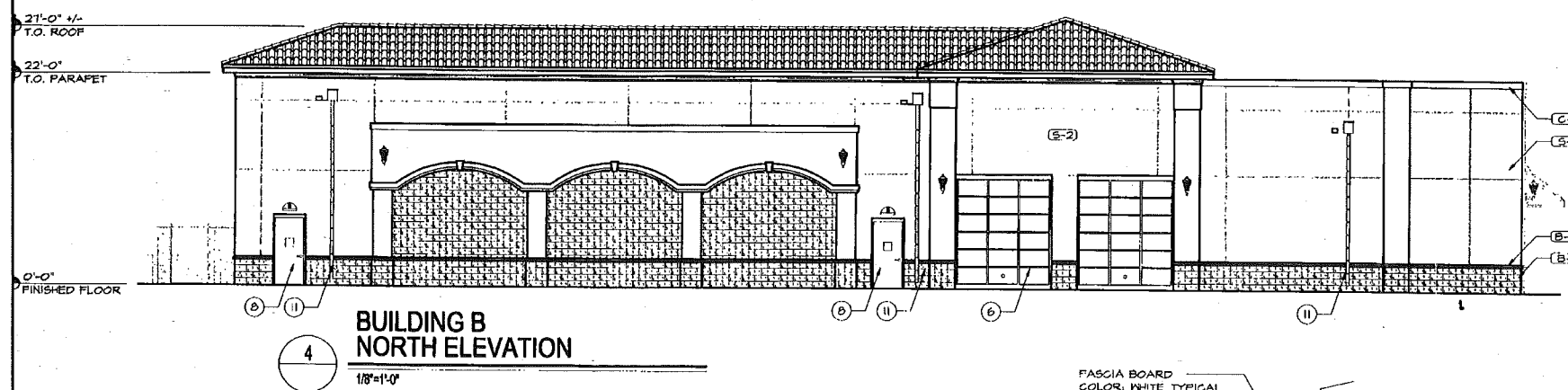
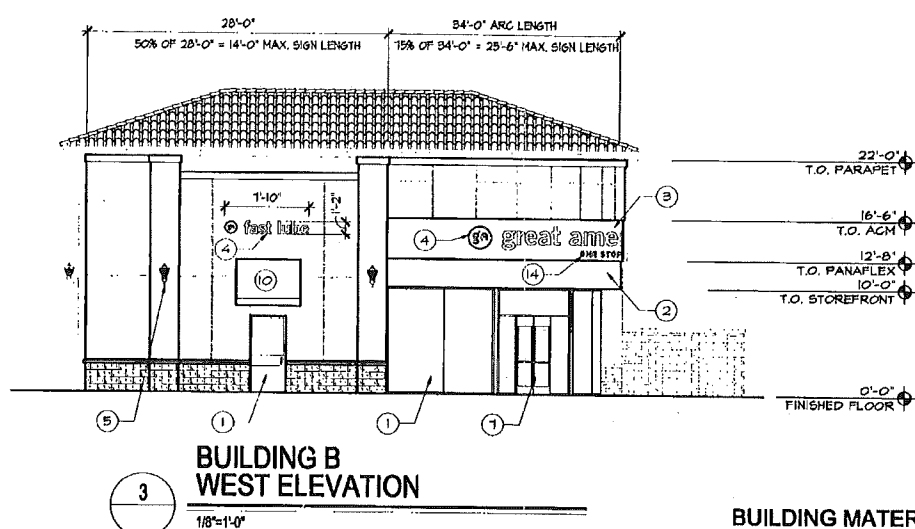
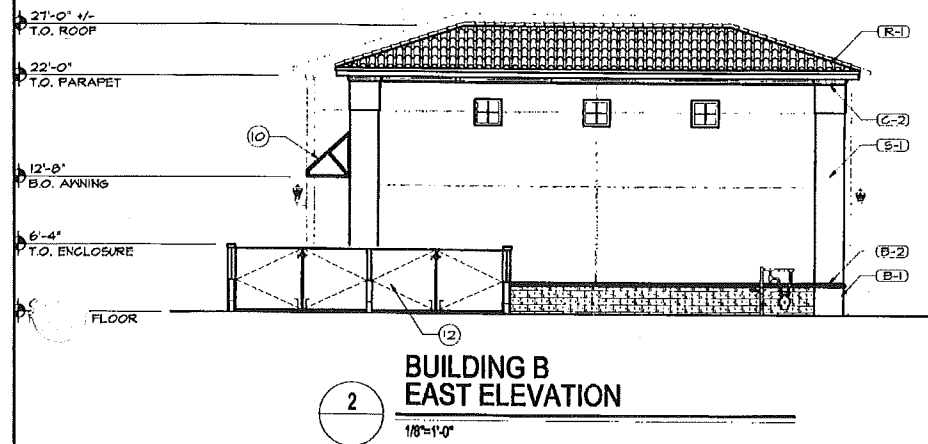
3

3 of 17



SIGN CALCULATIONS:

GREAT AMERICAN ONE-STOP AUTO CARE: 48.78 S.F.
GA FAST LUBE: 9.14 S.F. x 2 = 18.28 S.F.
TOTAL SIGNAGE S.F. = 67.06 S.F.



BUILDING MATERIALS SCHEDULE: (X-X)

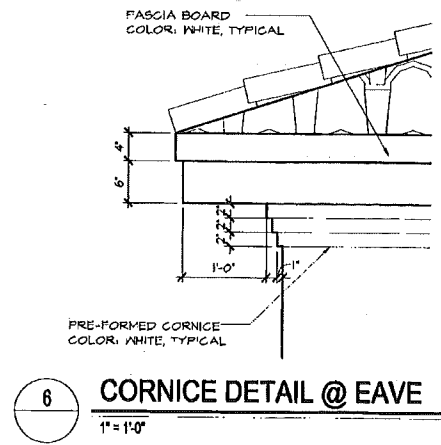
*TAG	MATERIAL	MFG.	SIZE (D x H x L)	COLOR # / NAME	REMARKS	
(R-1)	SPLIT-FACE BLOCK	TBD	8x8x16	TO MATCH PITTSBURGH PAINTS "ORANGE MAPLE"	INTEGRAL COLORED BLOCK SHALL BE USED	BROWN-ORANGE
(B-2)	PRECAST CONCRETE CAP	TBD	4x8x16	TO MATCH PITTSBURGH PAINTS "ORANGE MAPLE"	INTEGRAL COLORED CAP SHALL BE USED	BROWN-ORANGE
(S-1)	STUCCO (FIELD)	TBD	---	PITTSBURGH PAINTS "SAUSALITO"		YELLOW-BEIGE
(S-2)	STUCCO (ACCENT)	TBD	---	PITTSBURGH PAINTS "ORANGE LIQUEUR"		LIGHT ORANGE
(C-1)	CORNICE	TBD	---	PITTSBURGH PAINTS "WHITE"		WHITE
(C-2)	CORNICE	TBD	---	PITTSBURGH PAINTS "WHITE"		WHITE
(R-1)	TILE ROOF	TBD	---	TO MATCH WESTILE "ROSEWOOD"		LIGHT SALMON

GENERAL NOTES:

1. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED BY THE PARAPET WALL.

ELEVATION KEYNOTES

- | | |
|---|---|
| 1 ANODIZED ALUMINUM STOREFRONT FRAMING WITH 1" INSULATED GLASS | 7 ANODIZED ALUMINUM AUTOMATIC SLIDING ENTRANCE DOOR |
| 2 ILLUMINATED PANAFLEX CABINET, COLOR: RED | 8 HOLLOW METAL MAN DOOR, COLOR: ORANGE MAPLE |
| 3 ALUMINUM COMPOSITE MATERIAL (ACM) COLOR: SILVER | 9 6" DIA STEEL PIPE BOLLARDS, PAINT WHITE WITH LOWER 12" DARK GRAY |
| 4 INDIVIDUAL, INTERNALLY ILLUMINATED, PAN CHANNEL LETTER SIGNAGE. | 10 ANODIZED STEEL ANNING |
| 5 DECORATIVE LIGHT FIXTURE, COLOR: BLACK | 11 EXTERNAL DOWNSPOUT WITH COLLECTOR BOX AND OVERFLOW SCUPPER, PAINT TO MATCH ADJACENT SURFACE. |
| 6 10' N X 12' H SECTIONAL OVERHEAD DOORS, COLOR: ANODIZED ALUMINUM. | 12 TRASH ENCLOSURE |
| | 13 NON-ILLUMINATED ACRYLIC BAND, COLOR: RED |
| | 14 PIN MOUNTED, FLAT CUT ACRYLIC LETTERS. |

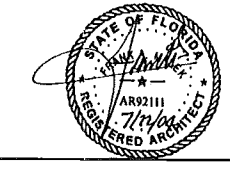


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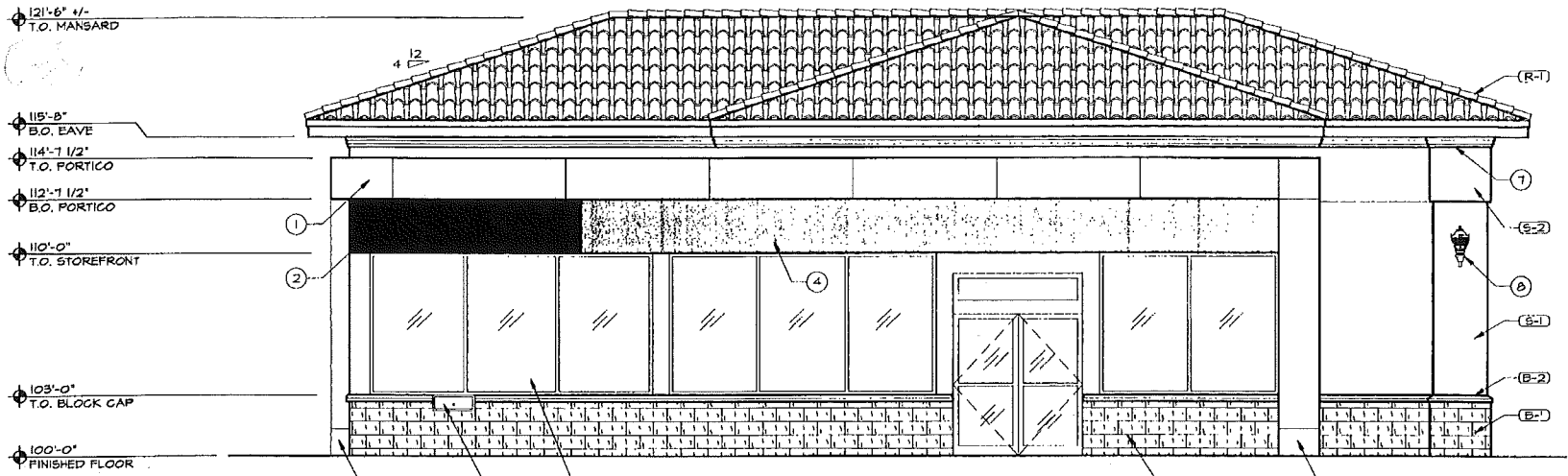


REGENCY LAKES VILLAGE CENTER
S.R. 7 (US 441) & REGENCY LAKES BLVD.
prepared for: SERVICE STAR DEVELOPMENT COMPANY LLC
5670 GREENWOOD PLAZA BLVD., SUITE 300
GREENWOOD VILLAGE, CO 80111

DRAWING No. **5** DATE: JAN. 27, 2001
DRAWN: [Signature] TITLE: GREAT AMERICAN BUILDING ELEVATIONS
CHECKED: [Signature] REVISIONS: [Table]
PROJECT No. 10001.V.0000



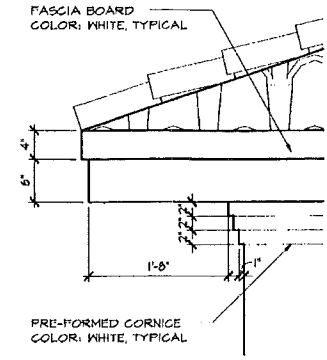
AR 92111



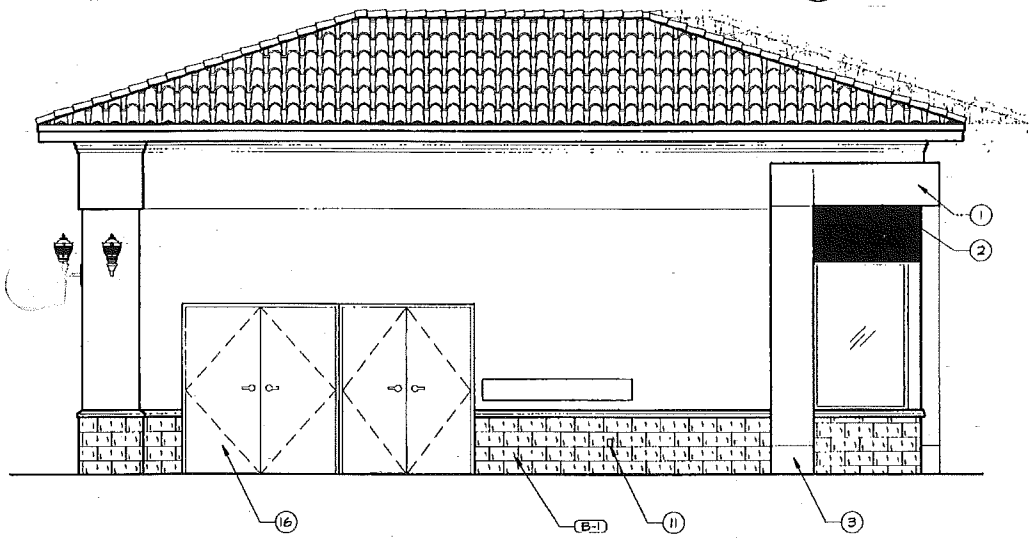
1
BUILDING C
WEST ELEVATION
1/4"=1'-0"

ELEVATION KEYNOTES

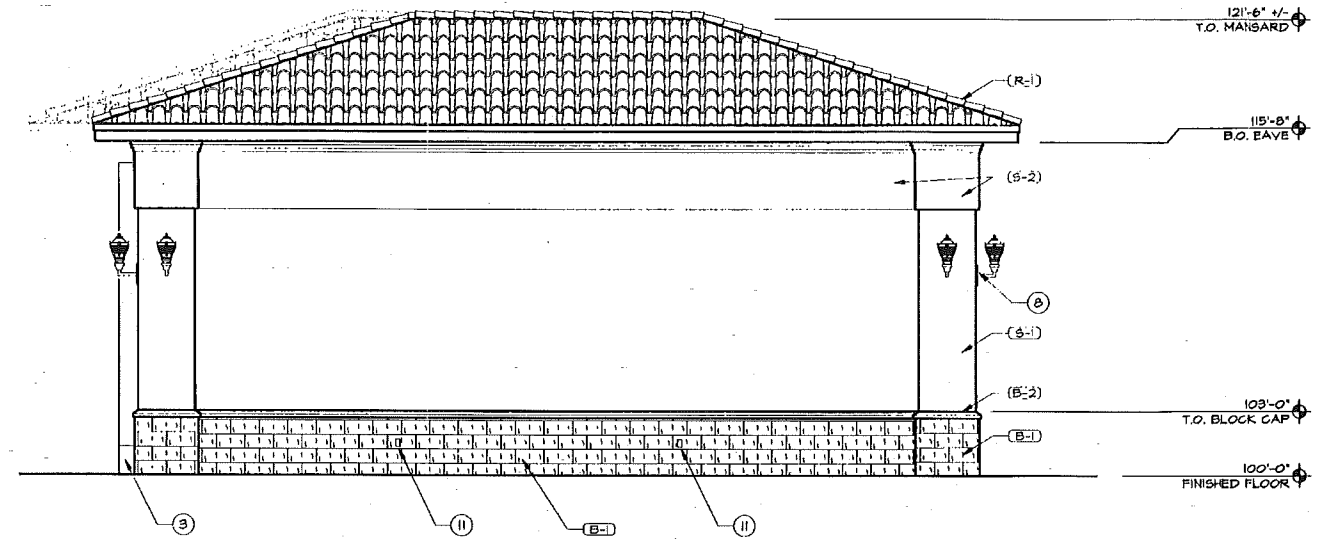
- ① ALUMINUM COMPOSITE CLADDING, COLOR: WHITE
- ② ALUMINUM COMPOSITE MATERIAL, COLOR: RED
- ③ ALUMINUM COMPOSITE CLADDING, COLOR: DARK GREY
- ④ ALUMINUM COMPOSITE MATERIAL, COLOR: YELLOW
- ⑤ OPTIONAL TRANSACTION DRAWER
- ⑥ NOT USED
- ⑦ STUCCO CORNICE, COLOR: WHITE
- ⑧ DECORATIVE LIGHT FIXTURE, COLOR: BLACK
- ⑨ ANODIZED ALUMINUM FRAME AND GLAZING
- ⑩ NOT USED
- ⑪ WEATHER-PROOF ELECTRICAL OUTLET
- ⑫ OPTIONAL EXTERIOR LIGHT FIXTURE
- ⑬ BRASS ROOF DRAIN AND OVERFLOW FIXTURE
- ⑭ HOSE BIB
- ⑮ HOLLOW METAL SERVICE DOOR, COLOR: ORANGE MAPLE
- ⑯ ELECTRICAL SERVICE ENTRANCE CABINET
- ⑰ GAS METER, PAINT TO MATCH BLOCK



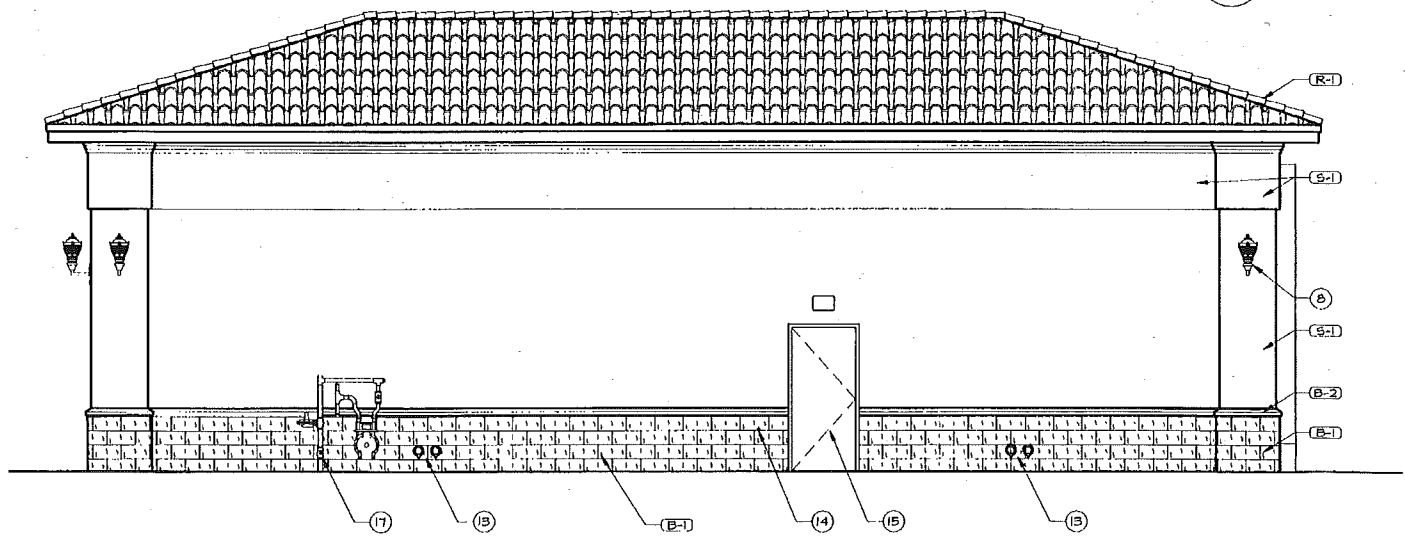
5
CORNICER DETAIL @ EAVE
1"=1'-0"



3
BUILDING C
NORTH ELEVATION
1/4"=1'-0"



2
BUILDING C
SOUTH ELEVATION
1/4"=1'-0"



4
BUILDING C
EAST ELEVATION
1/4"=1'-0"

GENERAL NOTES:

- 1. CONVENIENCE STORE SIGNAGE HAS NOT BEEN SHOWN AS "FOOD MART" IS NOT A REGISTERED TRADEMARK.
- 2. TRADEMARKED CONVENIENCE STORE SIGNAGE MAY BE APPROVED IN THE FUTURE PROVIDED THAT THE PROPOSED SIGNAGE MEETS SIGN CODE REQUIREMENTS AND SHALL NOT EXCEED THE MAXIMUM OVERALL COMBINED SQUARE FOOTAGE FOR THE CAR WASH, CONVENIENCE STORE AND FUEL CANOPY.

BUILDING MATERIALS SCHEDULE: (X-X)

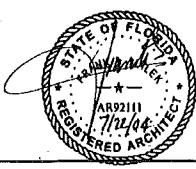
TAG	MATERIAL	MFG.	SIZE (D x H x L)	COLOR # / NAME	REMARKS	
(B-1)	SPLIT-FACE BLOCK	TBD	8x8x16	TO MATCH PITTSBURGH PAINTS "ORANGE MAPLE"	INTEGRAL COLORED BLOCK SHALL BE USED	BROWN-ORANGE
(B-2)	PRECAST CONCRETE CAP	TBD	4x8x16	TO MATCH PITTSBURGH PAINTS "ORANGE MAPLE"	INTEGRAL COLORED CAP SHALL BE USED	BROWN-ORANGE
(S-1)	STUCCO (FIELD)	TBD	---	PITTSBURGH PAINTS "SAUSALITO"		YELLOW-BEIGE
(S-2)	STUCCO (ACCENT)	TBD	---	PITTSBURGH PAINTS "ORANGE LIOUERS"		LIGHT ORANGE
(C-1)	CORNICE	TBD	---	PITTSBURGH PAINTS "WHITE"		WHITE
(C-2)	CORNICE	TBD	---	PITTSBURGH PAINTS "WHITE"		WHITE
(R-1)	TILE ROOF	TBD	---	TO MATCH WESTILE "ROSEWOOD"		LIGHT SALMON

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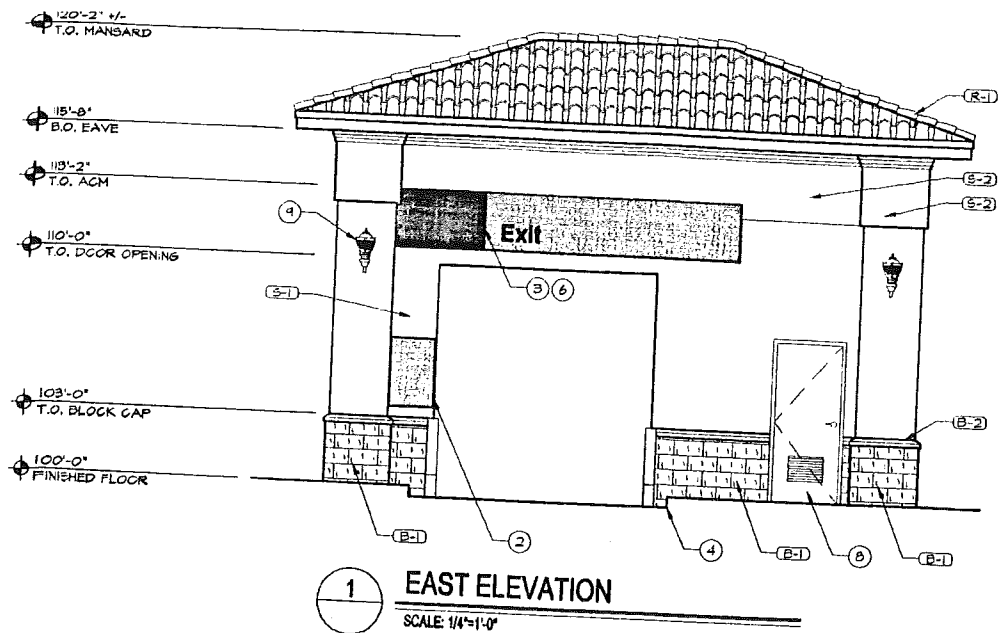


REGENCY LAKES VILLAGE CENTER
S.R. 7 (US 441) & REGENCY LAKES BLVD.
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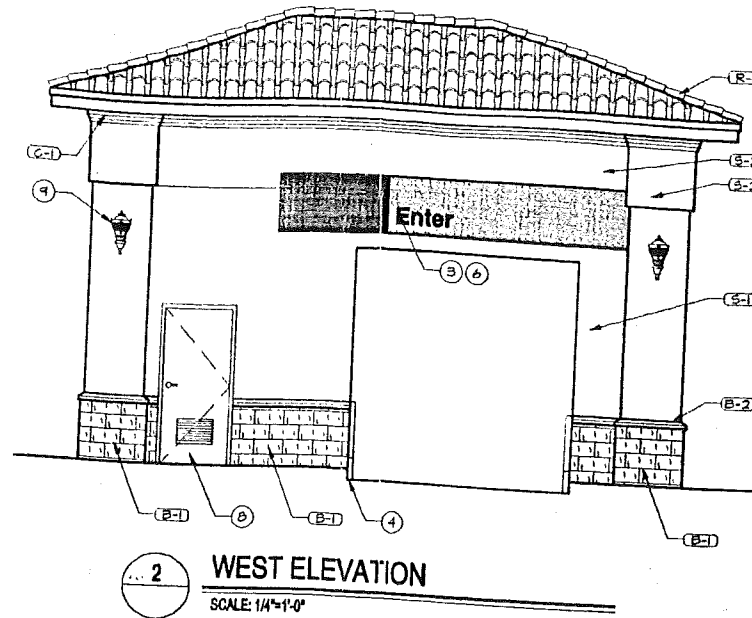
DRAWING No. DATE JAN. 27, 2024 TITLE FOOD MART BUILDING ELEVATIONS
DRAWN BY R-1 REVISIONS
CHECKED BY EN 1. REVISIONS FOR CITY COMMENTS DATED FEBRUARY 11, 2024
PROJECT No. 1603112000 7 OF 17



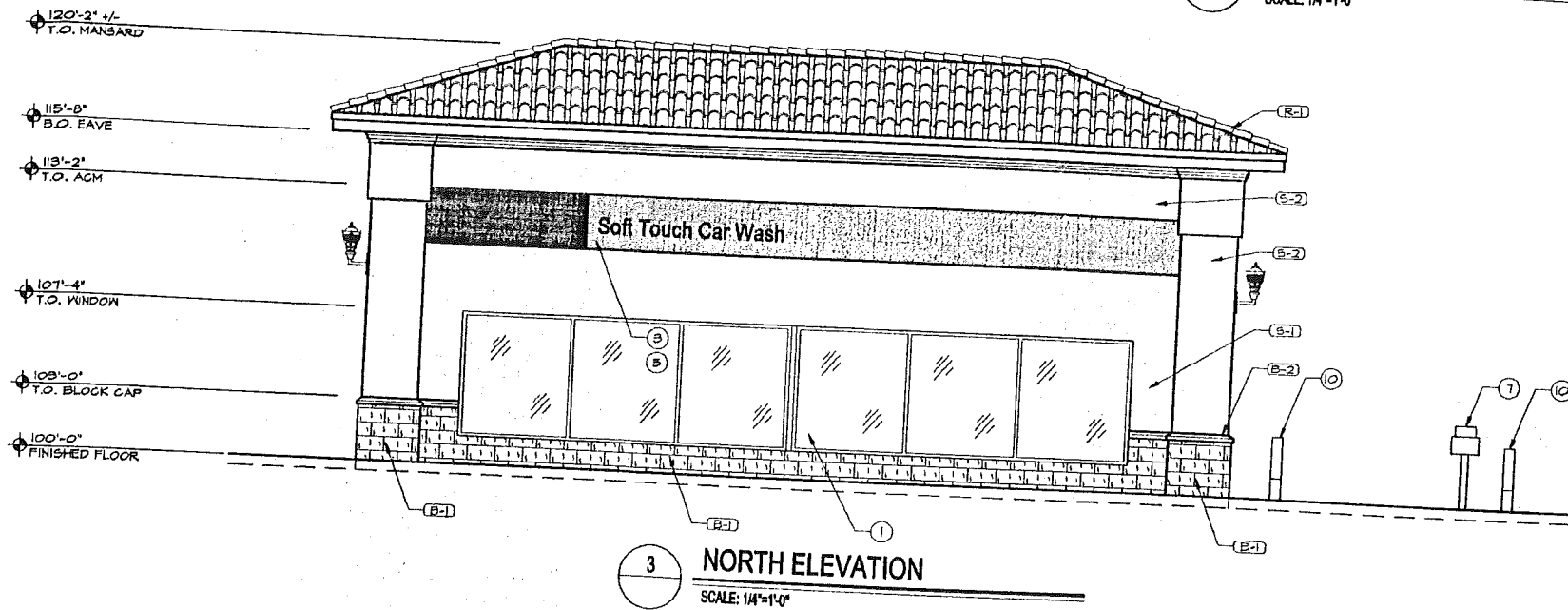
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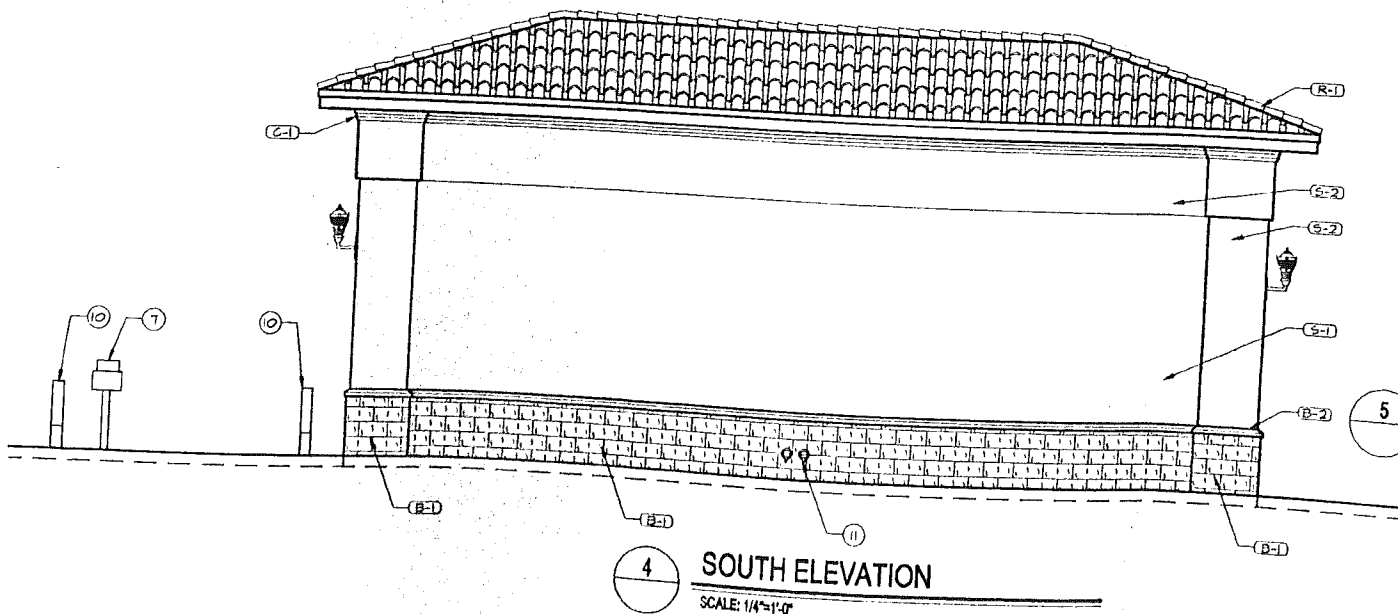
1 EAST ELEVATION
SCALE: 1/4"=1'-0"



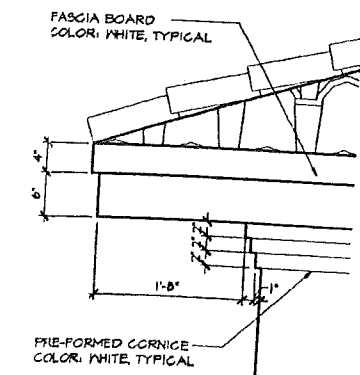
2 WEST ELEVATION
SCALE: 1/4"=1'-0"



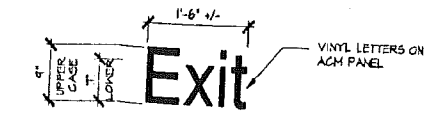
3 NORTH ELEVATION
SCALE: 1/4"=1'-0"



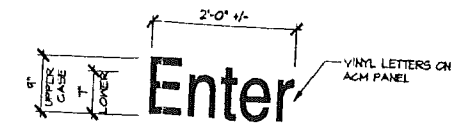
4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



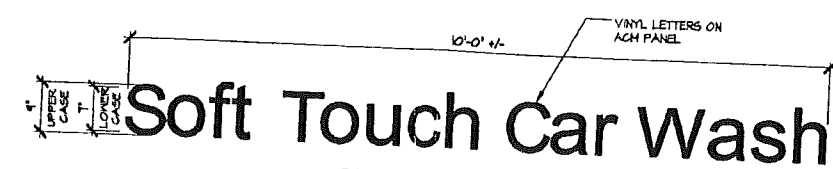
5 CORNICE DETAIL @ EAVE
1"=1'-0"



SIGN DETAIL 1
NOT TO SCALE



SIGN DETAIL 2
NOT TO SCALE



SIGN DETAIL 3
NOT TO SCALE

SIGN CALCULATIONS:

EXIT = 1.12 S.F. x 1 = 1.12 S.F. +/-
ENTER = 1.8 S.F. x 1 = 1.8 S.F. +/-
SOFT TOUCH CAR WASH = 7.8 S.F. x 1 = 7.8 S.F. +/-
TOTAL SIGNAGE S.F. = 10.12 S.F. +/-

GENERAL NOTES:

1. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED BY THE PARAPET WALL.

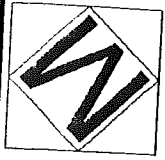
ELEVATION KEYNOTES

- 1 1/4" CLEAR TEMPERED GLASS
- 2 WALL MOUNTED CAR WASH INSTRUCTIONAL SIGN
- 3 75% / 25% YELLOW / BLUE ACM PANELS
- 4 WHITE PAINTED CONCRETE CURB - REFER TO SITE PLAN.
- 5 RED LETTERS ON YELLOW ACM BACKGROUND. LETTERS ARE 4" UPPER CASE & 1" LOWER CASE. THE FONT STYLE IS 'SHELL FUTURA BOLD'. 'Soft Touch Car Wash'
- 6 DIRECTIONAL SIGNAGE WITH RED LETTERS ON YELLOW ACM BACKGROUND. LETTERS ARE 4" UPPER CASE & 1" LOWER CASE. THE FONT STYLE IS 'SHELL FUTURA BOLD'. 'Enter & Exit'
- 7 COIN BOX - SEE SITE PLAN FOR EXACT LOCATION
- 8 8'-0" x 7'-0" HOLLOW METAL DOOR W/ LOUVERS, COLOR: ORANGE MAPLE
- 9 DECORATIVE LIGHT FIXTURE, COLOR BLACK
- 10 6" DIA. STEEL PIPE BOLLARD(S), COLOR WHITE, BOTTOM 12" DRK. GRAY
- 11 BRASS ROOF DRAIN AND OVERFLOW FIXTURE

BUILDING MATERIALS SCHEDULE:

TAG	MATERIAL	MFG	SIZE (D x H x L)	COLOR # / NAME	REMARKS	
(B-1)	SPLIT-FACE BLOCK	TBD	8x8x16	TO MATCH PITTSBURGH PAINTS 'ORANGE MAPLE'	INTEGRAL COLORED BLOCK SHALL BE USED	BROWN-ORANGE
(B-2)	PRECAST CONCRETE CAP	TBD	4x8x16	TO MATCH PITTSBURGH PAINTS 'ORANGE MAPLE'	INTEGRAL COLORED CAP SHALL BE USED	BROWN-ORANGE
(S-1)	STUCCO (FIELD)	TBD	---	PITTSBURGH PAINTS 'SALGALITO'		YELLOW-BEIGE
(S-2)	STUCCO (ACCENT)	TBD	---	PITTSBURGH PAINTS 'ORANGE LIQUEUR'		LIGHT ORANGE
(C-1)	CORNICE	TBD	---	PITTSBURGH PAINTS 'WHITE'		WHITE
(C-2)	CORNICE	TBD	---	PITTSBURGH PAINTS 'WHITE'		WHITE
(R-1)	TILE ROOF	TBD	---	TO MATCH NESTLE 'ROSEWOOD'		LIGHT SALMON

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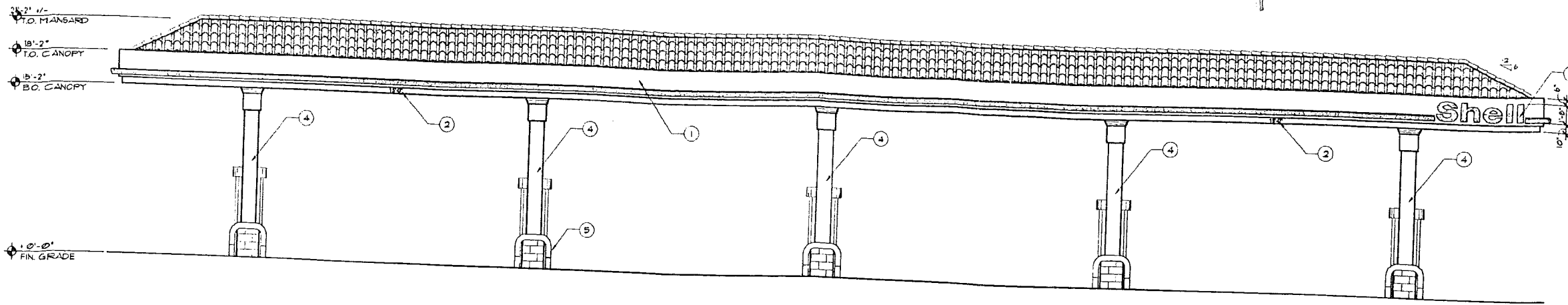
SERVICE STAR
 DEVELOPMENT COMPANY LLC

REGENCY LAKES VILLAGE CENTER
 S.R. 7 (US 441) & REGENCY LAKES BLVD.
 prepared for: SERVICE STAR DEVELOPMENT COMPANY LLC
 5870 GREENWOOD PLAZA BLVD., SUITE 300
 GREENWOOD VILLAGE, CO 80111

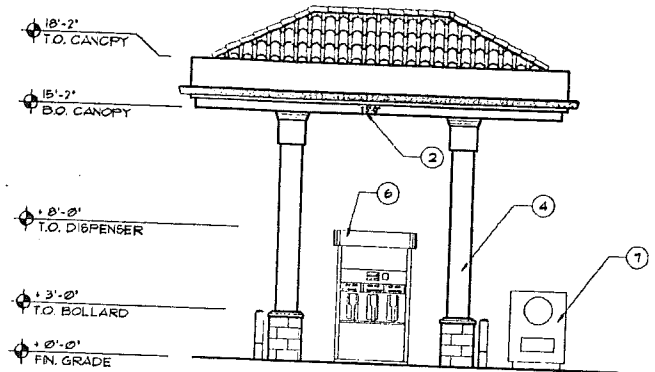
DATE	TITLE	REVISIONS
JUN. 27, 2004	CAR WASH BUILDING ELEVATIONS	

DRAWN: [Signature]
 CHECKED: [Signature]
 PROJECT No. 10001.V.D.000
 9 of 17

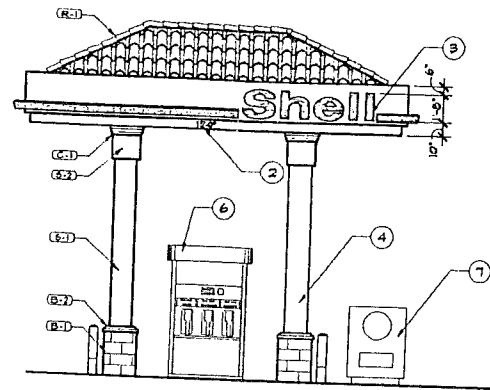
AR 10360
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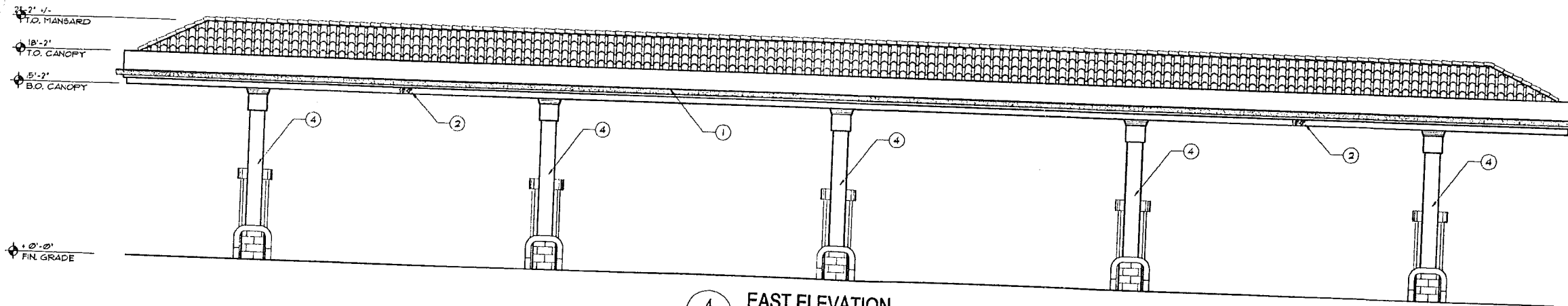
1 WEST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"



4 EAST ELEVATION
3/16" = 1'-0"

SIGN CALCULATIONS:

"SHELL"
7'-3" (7.26) x 1'-8" (1.67) = 12.0 S.F.

12.0 S.F. x 2 = 24.0 S.F.

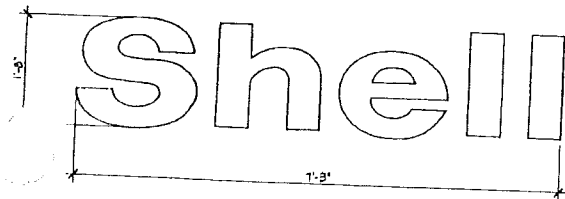
TOTAL AREA: 24.0 S.F.

ELEVATION KEYNOTES

- 1 ALUMINUM COMPOSITE MATERIAL FASCIA, COLOR: WHITE WITH ILLUMINATED RED LIGHT BAR
- 2 HEIGHT CLEARANCE DECAL, 5'-0"
- 3 ILLUMINATED PAN CHANNEL LETTERS, COLOR: "SHELL RED"
- 4 CANOPY COLUMN(S) TO MATCH BUILDING
- 5 6" DIA. STEEL PIPE BOLLARD(S), PAINT PER SCHEDULE
- 6 MULTI-PRODUCT FUEL DISPENSER
- 7 TRASH RECEPTACLE / WINDSHIELD WASH STATION

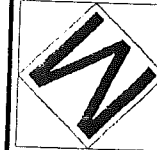
BUILDING MATERIALS SCHEDULE:

TAG	MATERIAL	MFG.	SIZE (D x H x L)	COLOR # / NAME	REMARKS	
(1-1)	SPLIT-FACE BLOCK	TBD	8x8x6	TO MATCH PITTSBURGH PAINTS 'ORANGE MAPLE'	INTEGRAL COLORED BLOCK SHALL BE USED	BROWN-ORANGE
(1-2)	PRECAST CONCRETE CAP	TBD	4x8x6	TO MATCH PITTSBURGH PAINTS 'ORANGE MAPLE'	INTEGRAL COLORED CAP SHALL BE USED	BROWN-ORANGE
(3-1)	STUCCO (FIELD)	TBD	---	PITTSBURGH PAINTS 'SALSALITO'		YELLOW-BEIGE
(3-2)	STUCCO (ACCENT)	TBD	---	PITTSBURGH PAINTS 'ORANGE L'OEURE'		LIGHT ORANGE
(4-1)	CORNICE	TBD	---	PITTSBURGH PAINTS 'WHITE'		WHITE
(4-2)	CORNICE	TBD	---	PITTSBURGH PAINTS 'WHITE'		WHITE
(5-1)	TILE ROOF	TBD	---	TO MATCH JESTILE 'ROSEWOOD'		LIGHT SALMON



SIGN DETAIL 1
NOT TO SCALE

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REGENCY LAKES VILLAGE CENTER
S.R. 7 (US 441) & REGENCY LAKES BLVD.

Prepared for: SERVICESTAR DEVELOPMENT COMPANY LLC
5670 GREENWOOD PLAZA BLVD., SUITE 300
GREENWOOD VILLAGE, CO 80111

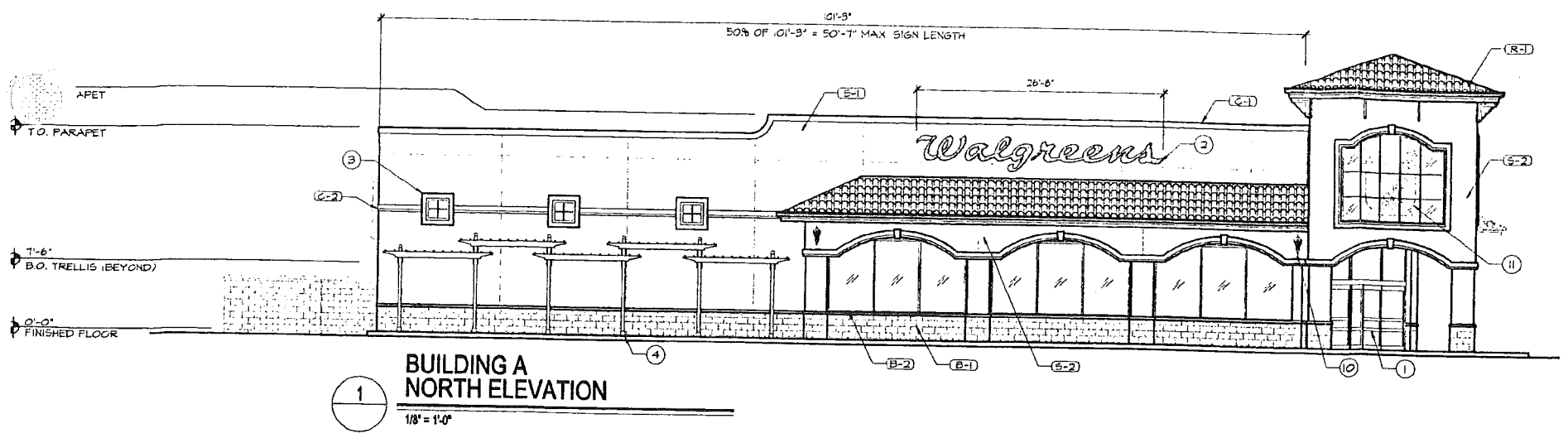
WING No. DATE: JAN. 27, 2004 TITLE: FUEL CANOPY BUILDING ELEVATIONS

REVISIONS	BY	DATE
1	FLM	11.2004
2	FLM	01.2005

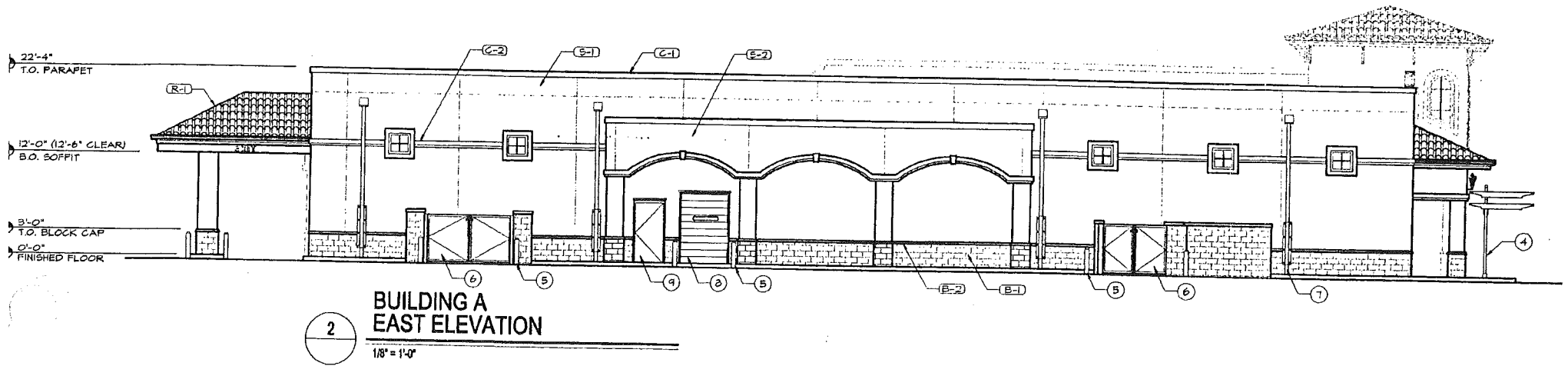
PROJECT No. 10031 V.0000

11

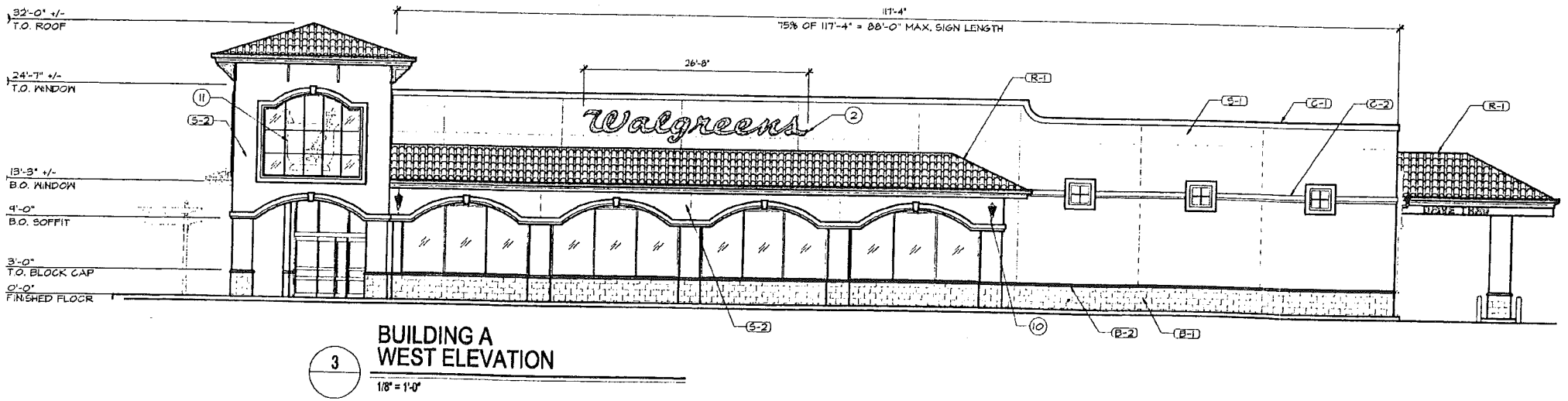
AR 10560 *Mihelich*



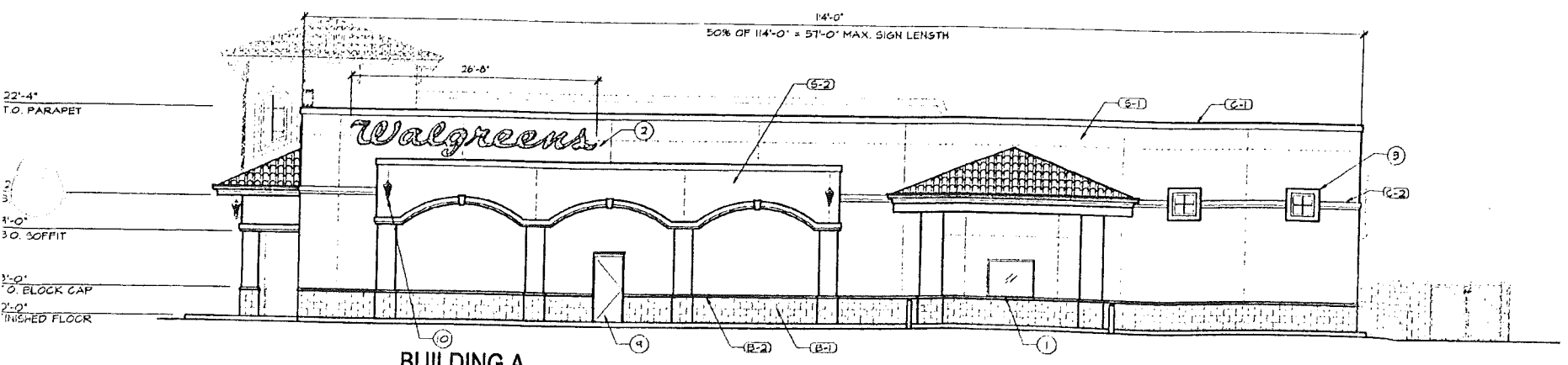
BUILDING A NORTH ELEVATION
1/8" = 1'-0"



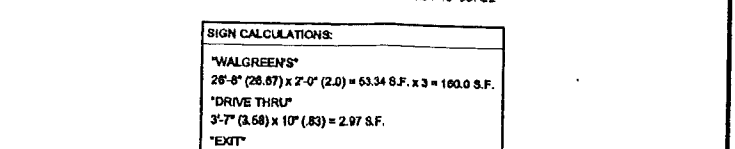
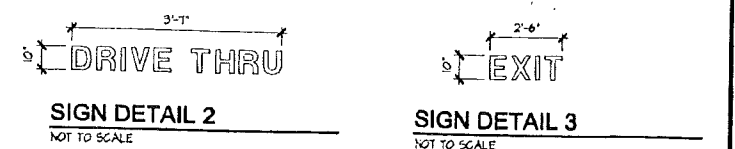
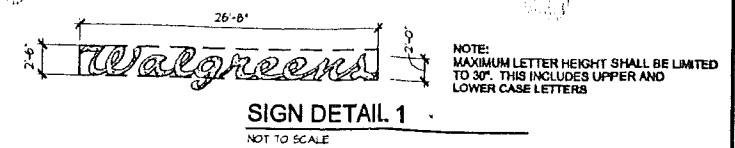
BUILDING A EAST ELEVATION
1/8" = 1'-0"



BUILDING A WEST ELEVATION
1/8" = 1'-0"

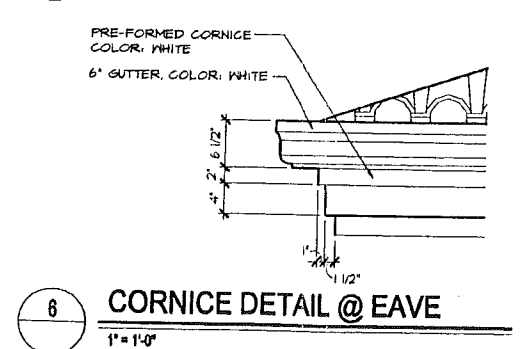
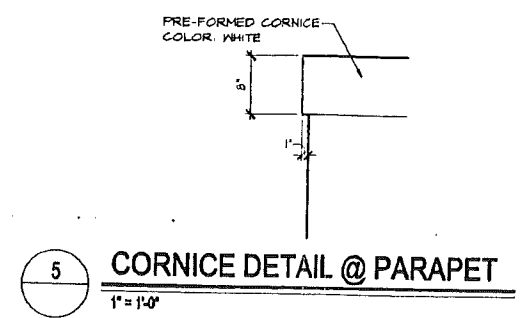


BUILDING A SOUTH ELEVATION
1/8" = 1'-0"



SIGN CALCULATIONS:

"WALGREENS"	26'-6" (26.67) x 2'-0" (2.0) = 63.34 S.F. x 3 = 190.0 S.F.
"DRIVE THRU"	3'-7" (3.58) x 10" (.83) = 2.97 S.F.
"EXIT"	2'-6" (2.6) x 10" (.83) = 2.1 S.F.
TOTAL SIGN AREA:	195.07 S.F.

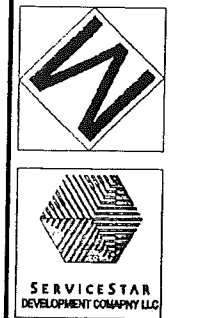


- GENERAL NOTES:**
- ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED BY THE PARAPET MALL.
 - TWO CANOPY SIGNS ARE PERMITTED AT THE DRIVE-THRU. EACH SHALL NOT EXCEED THREE SQUARE FEET.
- ELEVATION KEYNOTES:**
- | | |
|---|--|
| (1) ANODIZED ALUMINUM STOREFRONT FRAMES. | (6) TOTE STORAGE / TRASH ENCLOSURE. |
| (2) INDIVIDUALLY ILLUMINATED, PAN CHANNEL LETTER SIGNAGE. | (7) COLLECTOR HEAD AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE. |
| (3) DECORATIVE MEDALLION, COLOR: WHITE. | (8) RECEIVING DOOR, COLOR: ORANGE MAPLE. |
| (4) PEDESTRIAN TRELLIS, DETACHED FROM BUILDING. | (9) HOLLOW METAL MAN DOOR, COLOR: ORANGE MAPLE. |
| (5) P/FE BOLLARD, PAINT TO MATCH ADJACENT SURFACE. | (10) DECORATIVE LIGHT FIXTURE, COLOR: BLACK. |
| | (11) NON-ILLUMINATED WALGREEN'S MORTAR AND PESTLE LOGO. |

BUILDING MATERIALS SCHEDULE:

TAS	MATERIAL	MFG	SIZE (D x H x L)	COLOR # / NAME	REMARKS
(B-1)	SPLIT-FACE BLOCK	TBD	8x8x16	TO MATCH PITTSBURGH PAINTS 'CRANSE MAPLE'	INTEGRAL COLORED BLOCK SHALL BE USED
(B-2)	PRECAST CONCRETE CAP	TBD	4x8x16	TO MATCH PITTSBURGH PAINTS 'CRANSE MAPLE'	INTEGRAL COLORED CAP SHALL BE USED
(S-1)	STUCCO (FIELD)	TBD	---	PITTSBURGH PAINTS 'SAISALITO'	
(S-2)	STUCCO (ACCENT)	TBD	---	PITTSBURGH PAINTS 'CRANSE LIQUEUR'	
(C-1)	CORNICE	TBD	---	PITTSBURGH PAINTS 'WHITE'	
(C-2)	CORNICE	TBD	---	PITTSBURGH PAINTS 'WHITE'	
(R-1)	TILE ROOF	TBD	---	TO MATCH NESTLE 'ROSEWOOD'	

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E-mail: kresmihelich@earthlink.net

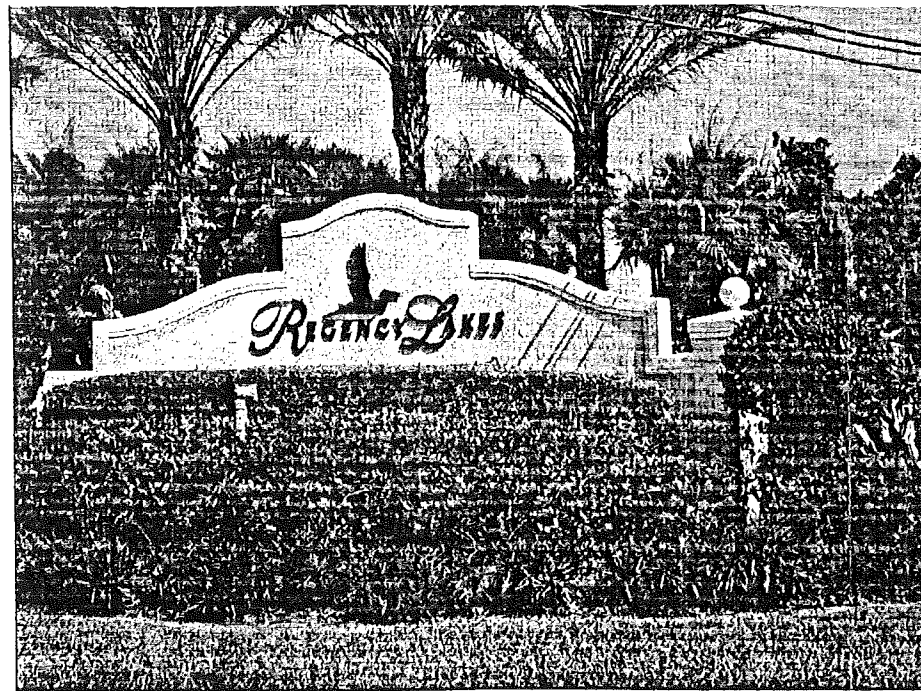


REGENCY LAKES VILLAGE CENTER
S.R. 7 (US 441) & REGENCY LAKES BLVD.
Prepared for: SERVICESTAR DEVELOPMENT COMPANY LLC
5670 GREENWOOD PLAZA BLVD., SUITE 300
GREENWOOD VILLAGE, CO 80111

DATE: JAN 27, 2004 **TITLE:** WALGREEN'S BUILDING ELEVATIONS

NO.	DATE	BY	REVISIONS
1	11-11-03	CM	ISSUED FOR PERMITS
2	11-11-03	CM	ISSUED FOR PERMITS

CHECKED: [Signature] **PROJECT No.:** 10001.V.DG00



1 EXISTING
REGENCY LAKES MONUMENT
NOT TO SCALE



2 PROPOSED
REGENCY LAKES MONUMENT
NOT TO SCALE

GENERAL NOTES:

1. THE EXISTING SIGN STRUCTURE SHALL REMAIN. THE FINAL VERSION OF THE MONUMENT SIGN LETTERING WILL BE NEGOTIATED WITH THE HOMEOWNERS ASSOCIATION AS PART OF THE SETTLEMENT OF THE 5.5 ACRES LAWSUIT BROUGHT BY THE FORMER LANDOWNER.
2. ALL SIGNAGE WITHIN THE PROJECT SHALL BE COORDINATED AS TO DESIGN, COLOR AND CONSTRUCTION MATERIAL.

ELEVATION KEYNOTES:

1. NEW ROUTED LETTERS TO MATCH EXISTING
2. MAINTAIN EXISTING LANDSCAPING TO AN ELEVATION NOT LESS THAN 12" BELOW NEW "VILLAGE CENTER" LETTERS.

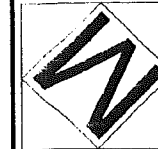
BUILDING MATERIALS SCHEDULE: (X-X)

TAG	MATERIAL	MFG.	SIZE (D x H x L)	COLOR # / NAME	REMARKS
(S-1)	STUCCO	TBD	---	TO MATCH EXIST. SIGN COLOR	
(C-1)	CORNICE	TBD	---	PITTSBURGH PAINTS "WHITE"	

AR 10360

Michael J. 5/17/04

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REGENCY LAKES VILLAGE CENTER
S.R. 7 (US 441) & REGENCY LAKES BLVD.

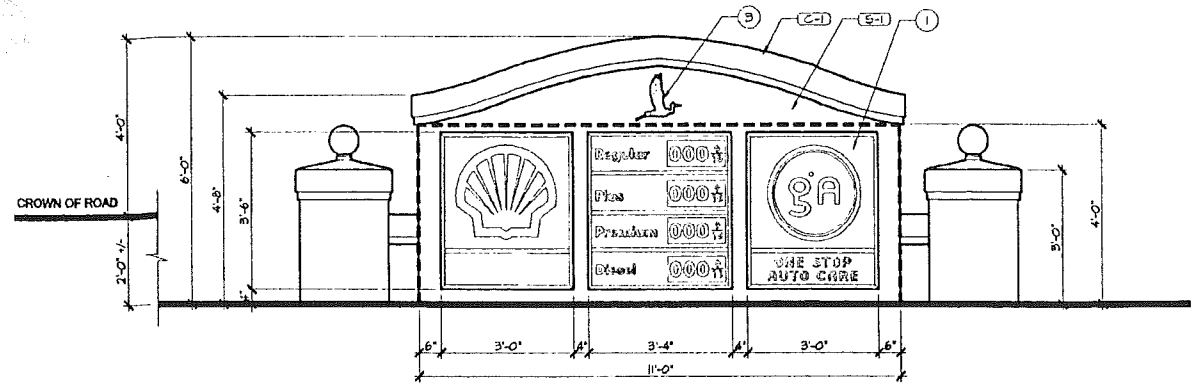
prepared for: SERVICESTAR DEVELOPMENT COMPANY LLC
5670 GREENWOOD PLAZA BLVD., SUITE 300
GREENWOOD VILLAGE, CO 80111

DRAWING No.	DATE	JAN. 27, 2004	TITLE	EXISTING MONUMENT SIGN DETAILS
15	DRAWN	BY	REVISIONS	
	CHECKED	EN	1. REVISION FOR SHIP CONTRACTS PERD. FEBRUARY 11, 2004	4-14-04
	PROJECT No.	100311V.0500	2. REVISION FOR SHIP CONTRACTS PERD. FEBRUARY 11, 2004	5-14-04
		15		

BUILDING D
BUILDING D
BUILDING E
BUILDING E
ELEVATIONS
N

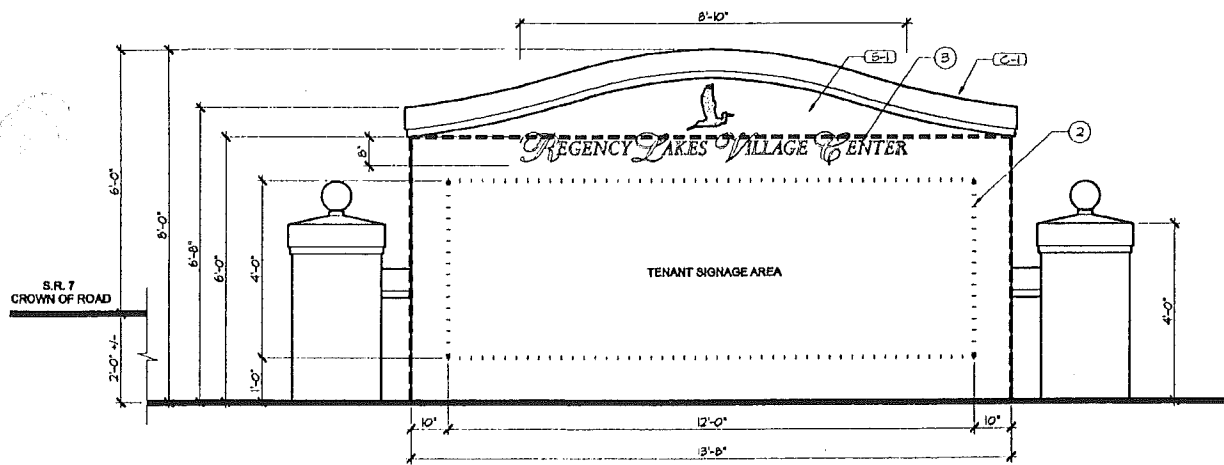
POUND PER SQ. FT.	101
S.F.	1155

SIGN AREA (LASHED) 4'-0" (4.0) X 11'-0" (11.0) = 44.0 S.F.	-RED -WHITE BACKGROUND	-WHITE -GRAY BACKGROUND
SIGN FACE (SHELL) 3'-0" (3.0) X 3'-0" (3.0) = 10.6 S.F.	ONE STOP AUTO CARE COLOR: -WHITE -RED BACKGROUND	FOOD MART COLOR: -WHITE -GRAY BACKGROUND
SIGN FACE (PRICE) 3'-0" (3.0) X 3'-4" (3.33) = 11.88 S.F.	SHELL OIL LOGO COLOR: -RED -YELLOW -WHITE BACKGROUND	
SIGN FACE (GREATAMERICAN) 3'-0" (3.0) X 3'-0" (3.0) = 10.6 S.F.		
TOTAL SIGN FACE = 32.88 S.F.		



1
**LOT 1
MONUMENT ELEVATION**
1/2" = 1'-0"

SIGNAGE CALCULATIONS	VILLAGE CENTER SIGN COLORS: -ORANGE LIQUEUR (ALUMINUM PANEL) -WHITE (LETTERS) -WHITE BACKGROUND (STUCCO)
SIGN AREA (DASHED): 13'-8" (13.67) X 8'-0" (8.0) = 82.0 S.F.	
SIGN FACE (DOTTED LINE): 12'-0" (12.0) X 4'-0" (4.0) = 48.0 S.F.	
REGENCY LAKES ID: 8'-10" (8.83) X 8" (8) = 5.82 S.F.	



3
**LOT 3
MONUMENT ELEVATION**
1/2" = 1'-0"

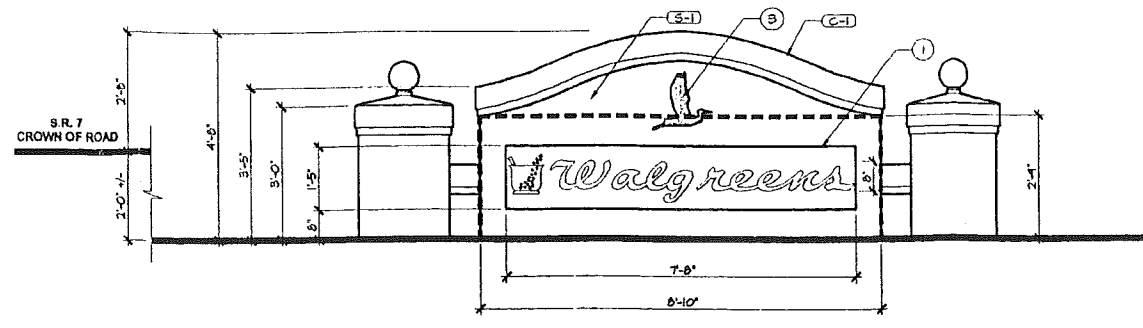
GENERAL NOTES:
1. ALL SIGNAGE WITHIN THE PROJECT SHALL BE COORDINATED AS TO DESIGN, COLOR AND CONSTRUCTION MATERIAL.

- ELEVATION KEYNOTES:**
- INTERNALLY ILLUMINATED SIGN CABINET. CABINET BACKGROUND SHALL BE OPAQUE SO THAT ONLY THE LOGO AND LETTERS ILLUMINATE.
 - SIGN PANELS TO BE ROUTED ALUMINUM PANELS MOUNTED TO SIGN STRUCTURE WITH ALL-THREAD FING. OFFSET FROM SIGN FACE 1/2" PANEL COLOR TO BE ORANGE LIQUEUR.
 - REGENCY LAKES LOGO / INSIGNA TO MATCH EXISTING REGENCY LAKES SIGN.
 - WOOD SIGN STRUCTURE, PAINTED WHITE.
 - VINYL LETTERS ON OPAQUE BACKGROUND.

BUILDING MATERIALS SCHEDULE: (X-X)

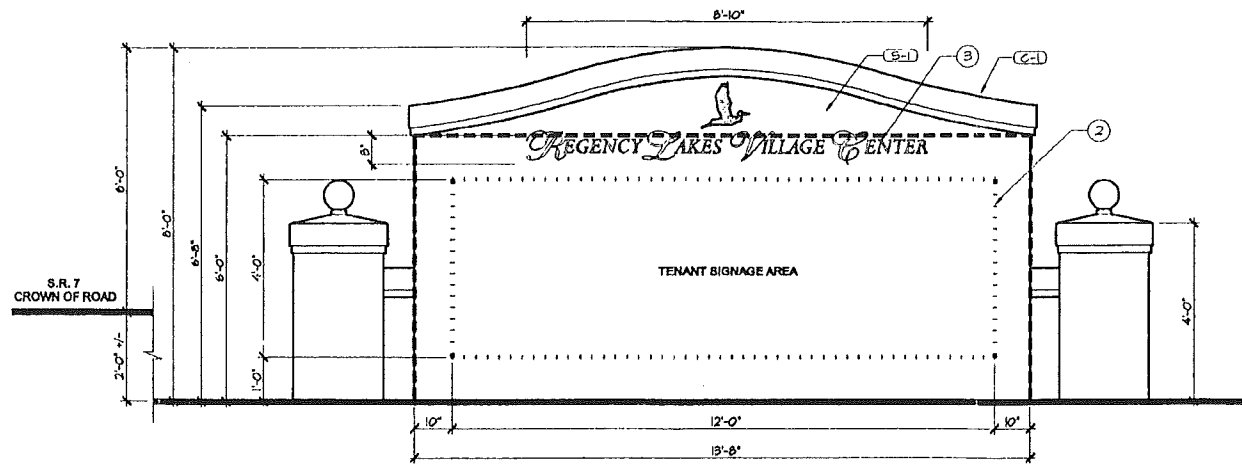
TAG	MATERIAL	MFG.	SIZE (D x H x L)	COLOR / NAME	REMARKS
(S-1)	STUCCO	TBD	---	TO MATCH EXIST REGENCY LAKES SIGN	
(C-1)	CORNICE	TBD	---	PITTSBURGH PAINTS 'WHITE'	

SIGNAGE CALCULATIONS	WALGREEN'S LOGO COLORS: -RED -BLUE -RED BACKGROUND
SIGN AREA (DASHED): 2'-8" (2.76) X 8'-10" (8.83) = 24.3 S.F.	
SIGN FACE: 1'-5" (1.42) X 7'-8" (7.67) = 10.8 S.F.	



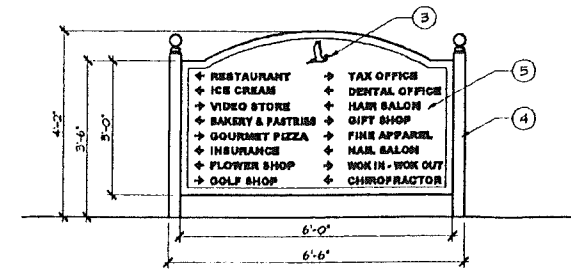
2
**LOT 2
MONUMENT ELEVATION**
1/2" = 1'-0"

SIGNAGE CALCULATIONS	VILLAGE CENTER SIGN COLORS: -ORANGE LIQUEUR (ALUMINUM PANEL) -WHITE (LETTERS) -WHITE BACKGROUND (STUCCO)
SIGN AREA (DASHED): 13'-8" (13.67) X 8'-0" (8.0) = 82.0 S.F.	
SIGN FACE (DOTTED LINE): 12'-0" (12.0) X 4'-0" (4.0) = 48.0 S.F.	
REGENCY LAKES ID: 8'-10" (8.83) X 8" (8) = 5.82 S.F.	



4
**LOT 3
MONUMENT ELEVATION**
1/2" = 1'-0"

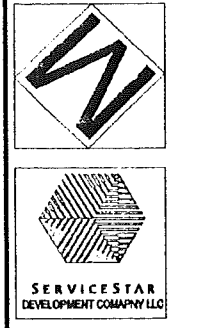
SIGNAGE CALCULATIONS
SIGN FACE: 8'-0" (8.0) X 3'-0" (3.0) = 18.0 S.F.



5
**LOT 3
DIRECTORY SIGN ELEVATION**
1/2" = 1'-0"

AR 10360
[Signature] 5/24/04

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REGENCY LAKES VILLAGE CENTER
S.R. 7 (US 441) & REGENCY LAKES BLVD.
prepared for: SERVICESTAR DEVELOPMENT COMPANY LLC
5670 GREENWOOD PLAZA BLVD, SUITE 300
GREENWOOD VILLAGE, CO 80111

DRAWING NO.	DATE	TITLE	NEW MONUMENT SIGN DETAILS
16	JAN 27, 2004	REVISIONS	
		DRAWN	EN
		CHECKED	EN
		PROJECT NO.	1000110000
			16 OF 17

BUILDING D
BUILDING D
BUILDING E
ELEVATION
AN

FILE
5 S.F.
5,370 S.F.

JAM &