

# BUFFALO LODGE EXTERIOR SIGNAGE

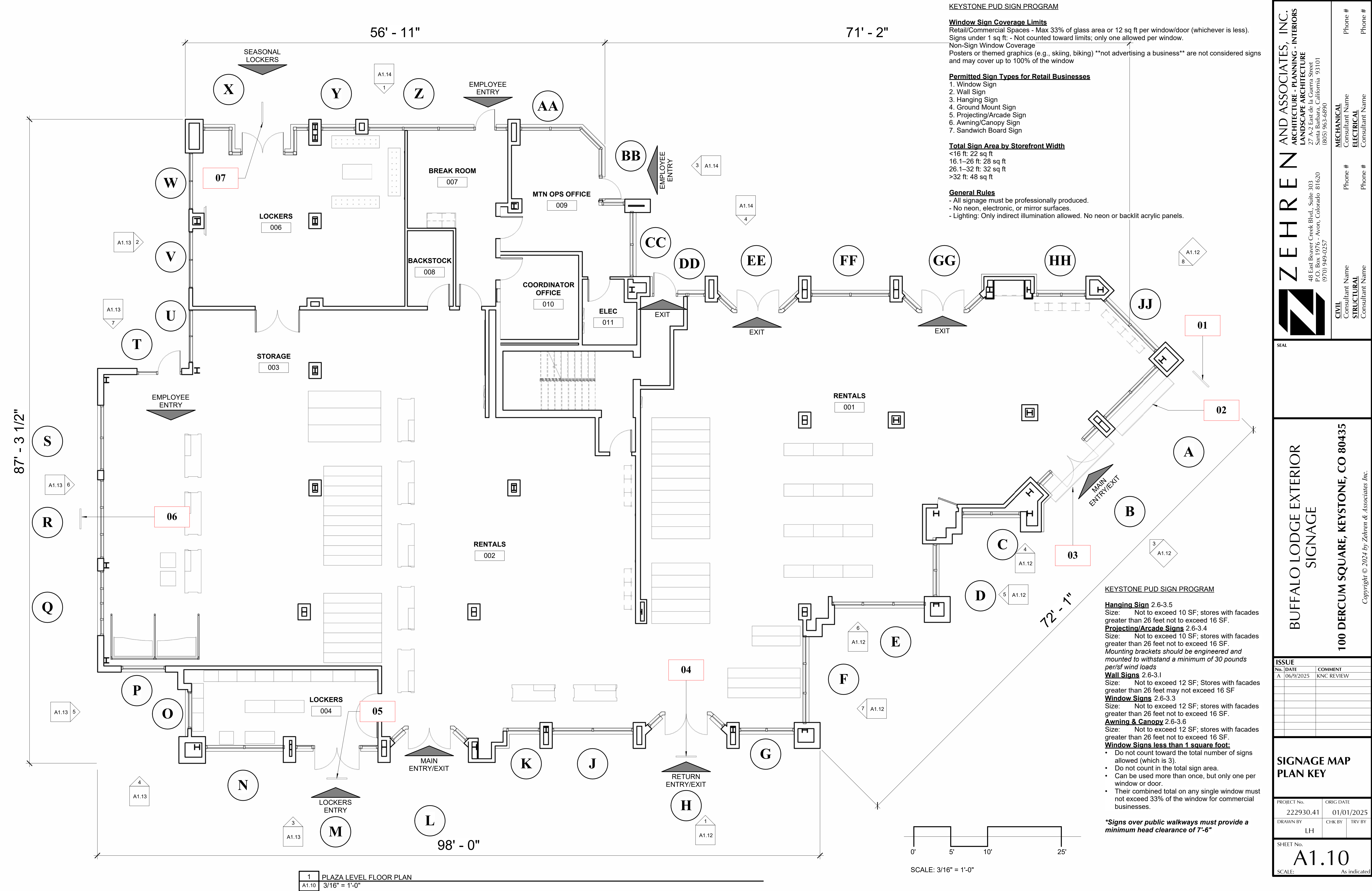
100 DERCUM SQUARE, KEYSTONE, CO 80435



06/9/2025

KNC REVIEW





KEYSTONE PUD SIGN PROGRAM

Window Sign Coverage Limits

Retail/Commercial Spaces - Max 33% of glass area or 12 sq ft per window/door (whichever is less).  
Signs under 1 sq ft: - Not counted toward limits; only one allowed per window.

Non-Sign Window Coverage

Posters or themed graphics (e.g., skiing, biking) \*\*not advertising a business\*\* are not considered signs and may cover up to 100% of the window

Permitted Sign Types for Retail Businesses

1. Window Sign
2. Wall Sign
3. Hanging Sign
4. Ground Mount Sign
5. Projecting/Arcade Sign
6. Awning/Canopy Sign
7. Sandwich Board Sign

Total Sign Area by Storefront Width

- <16 ft: 22 sq ft
- 16.1–26 ft: 28 sq ft
- 26.1–32 ft: 32 sq ft
- >32 ft: 48 sq ft

General Rules

- All signage must be professionally produced.
- No neon, electronic, or mirror surfaces.
- Lighting: Only indirect illumination allowed. No neon or backlit acrylic panels.

KEYSTONE PUD SIGN PROGRAM

Hanging Sign 2.6-3.5

Size: Not to exceed 10 SF; stores with facades greater than 26 feet not to exceed 16 SF.

Projecting/Arcade Signs 2.6-3.4

Size: Not to exceed 10 SF; stores with facades greater than 26 feet not to exceed 16 SF.

Mounting brackets should be engineered and mounted to withstand a minimum of 30 pounds per/sf wind loads

Wall Signs 2.6-3.1

Size: Not to exceed 12 SF; Stores with facades greater than 26 feet may not exceed 16 SF

Window Signs 2.6-3.3

Size: Not to exceed 12 SF; stores with facades greater than 26 feet not to exceed 16 SF.

Awning & Canopy 2.6-3.6

Size: Not to exceed 12 SF; stores with facades greater than 26 feet not to exceed 16 SF.

Window Signs less than 1 square foot:

- Do not count toward the total number of signs allowed (which is 3).
- Do not count in the total sign area.
- Can be used more than once, but only one per window or door.
- Their combined total on any single window must not exceed 33% of the window for commercial businesses.

**\*Signs over public walkways must provide a minimum head clearance of 7'-6"**

**ZEHREN**

AND ASSOCIATES, INC.

ARCHITECTURE - PLANNING - INTERIORS

LANDSCAPE ARCHITECTURE

27 A-2 East de la Guerra Street

Santa Barbara, California 93101

(805) 963-6890

CIVIL

CONSULTANT NAME

STRUCTURAL

CONSULTANT NAME

MECHANICAL

CONSULTANT NAME

ELECTRICAL

CONSULTANT NAME

Phone #

Phone #

Phone #

Phone #

SEAL

BUFFALO LODGE EXTERIOR

SIGNAGE

100 DERCUM SQUARE, KEYSTONE, CO 80435

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ISSUE	No.	DATE	COMMENT
A	06/9/2025	KNC REVIEW	

SIGNAGE MAP

PLAN KEY

PROJECT No.	ORIG DATE
222930.41	01/01/2025

DRAWN BY	CHK BY	TRV BY
LH		

SHEET No.

A1.10

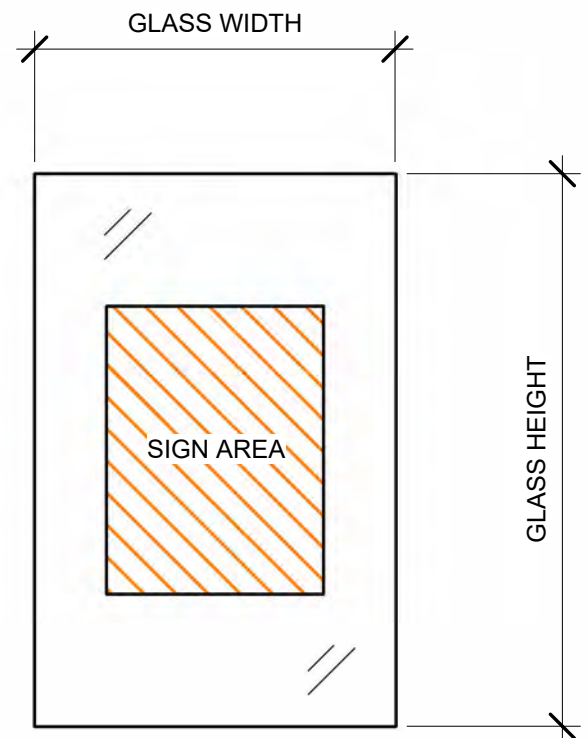
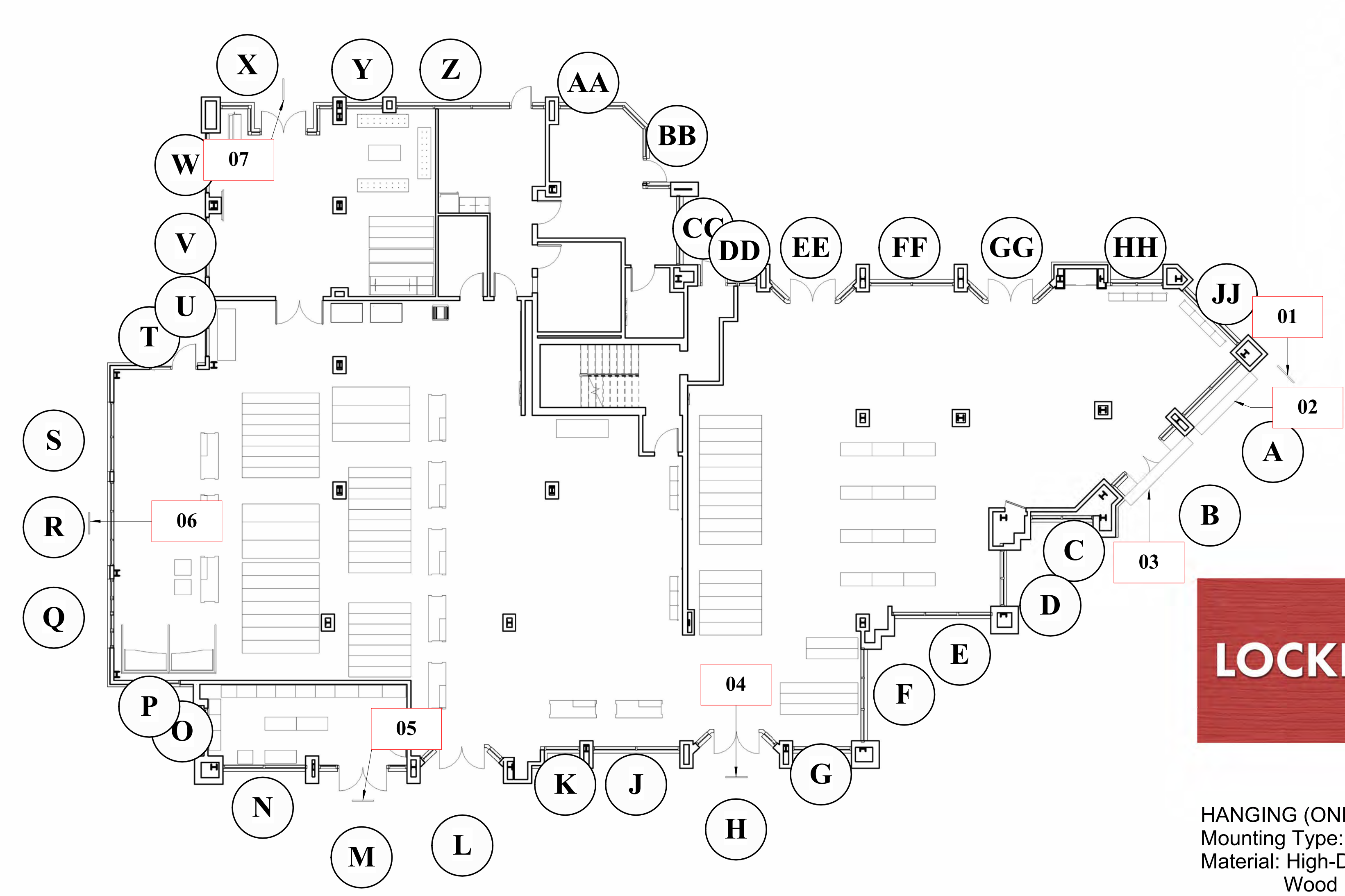
SCALE:

As indicated









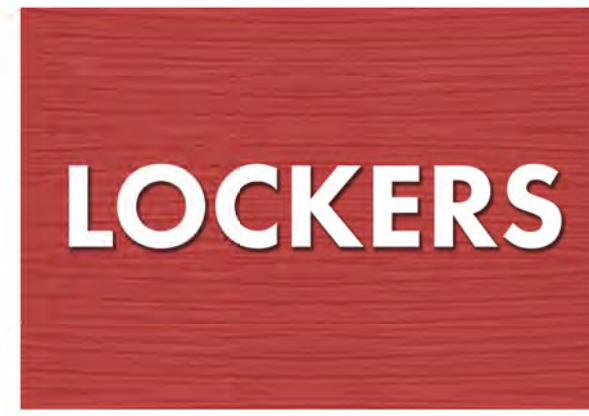
- D** WINDOW GRAPHICS  
Material: Vinyl Decal  
Dimensions: Full-Glass  
"
- G** "
- N** "
- JJ** "

2.6-3.3  
Window graphics, posters, event flyers, and brochures that contain advertising and/or display the name of the business cannot exceed 33% of the glass area of each window or door or 12 square feet per window or door, whichever is less and are not included in the aggregate sign area.

*Decorative borders shall not be calculated in the permitted sign area.*



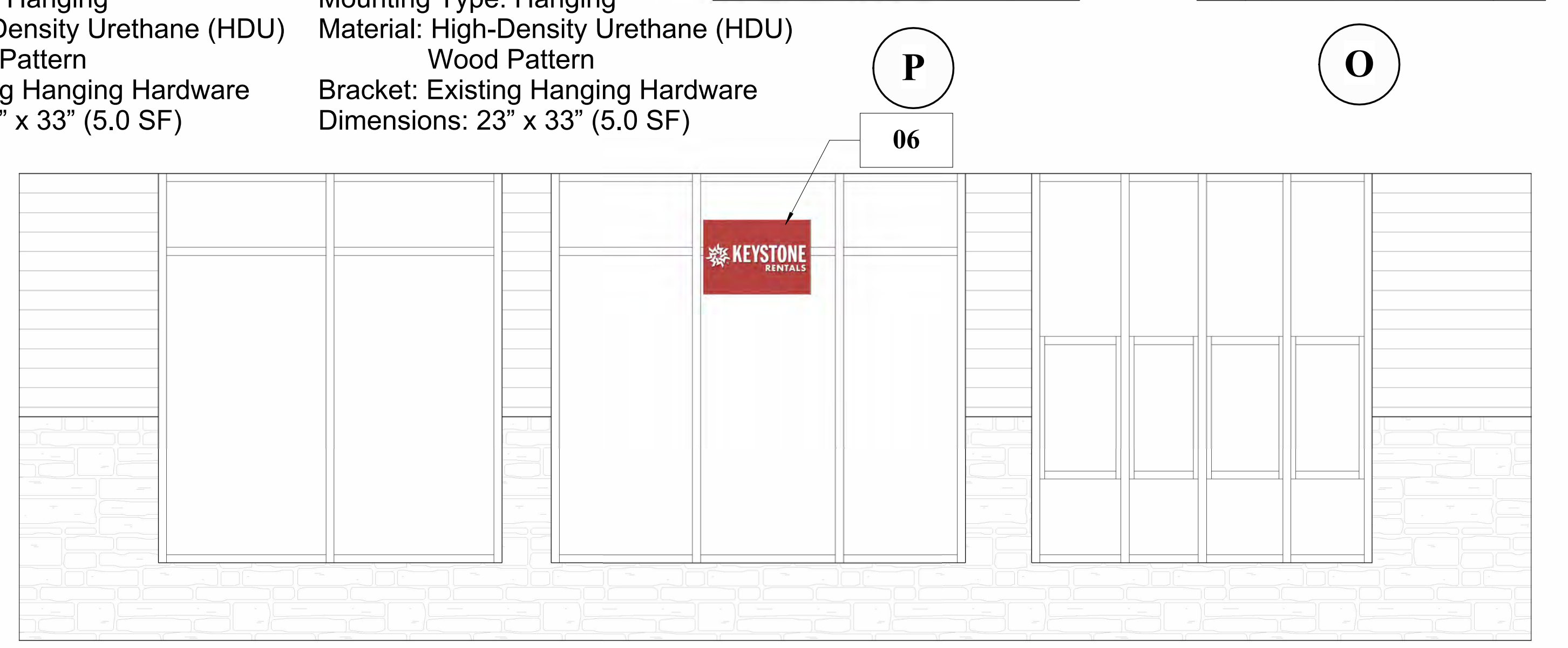
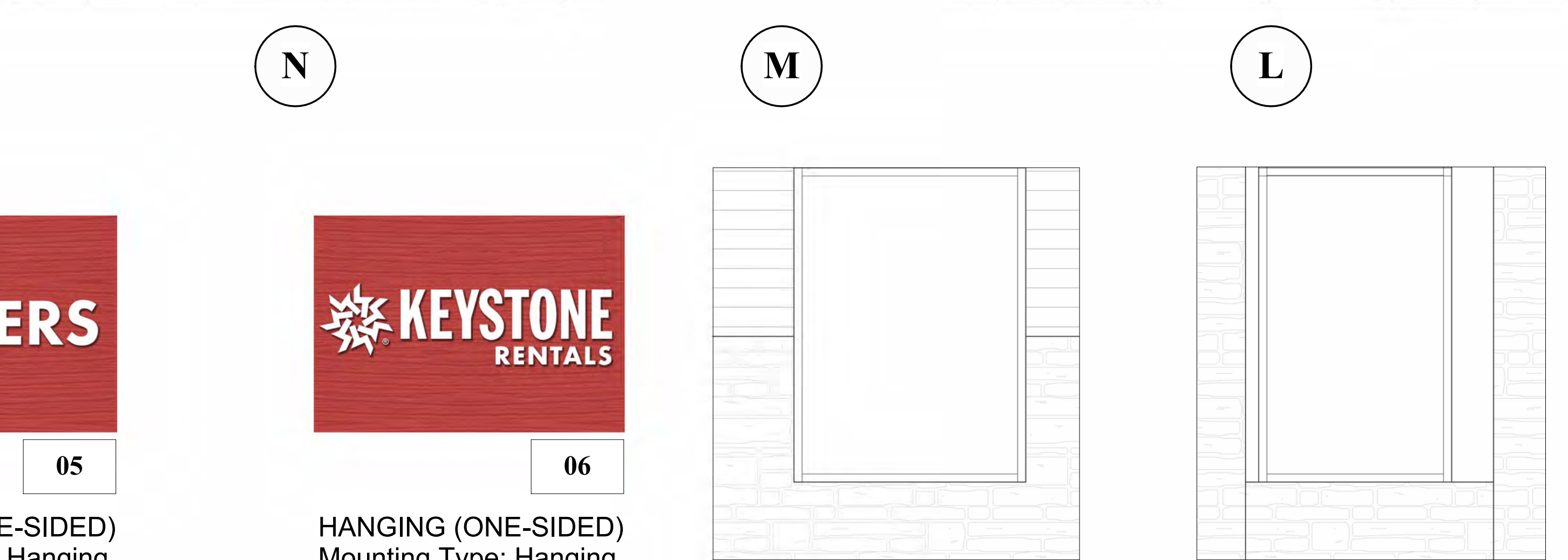
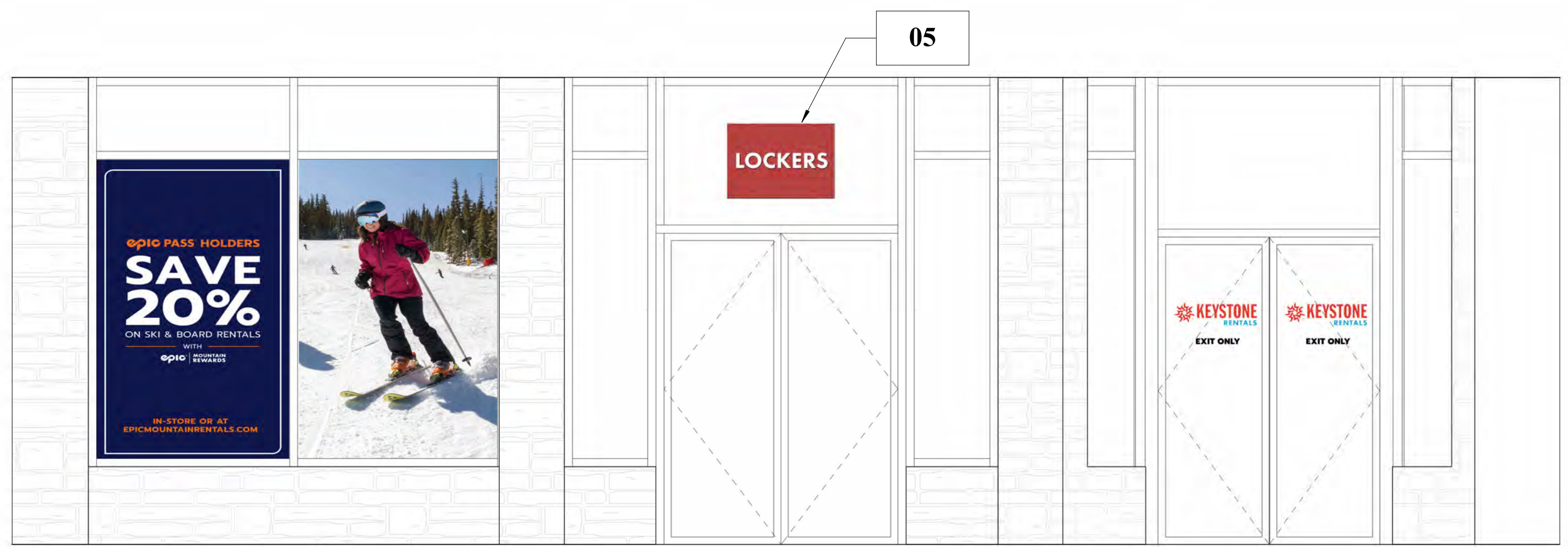
**L** WINDOW GRAPHICS (DOOR)  
Material: Vinyl Decal  
Dimensions: 8"x18" (1.0 SF)



**05**  
HANGING (ONE-SIDED)  
Mounting Type: Hanging  
Material: High-Density Urethane (HDU)  
Wood Pattern  
Bracket: Existing Hanging Hardware  
Dimensions: 23" x 33" (5.0 SF)



**06**  
HANGING (ONE-SIDED)  
Mounting Type: Hanging  
Material: High-Density Urethane (HDU)  
Wood Pattern  
Bracket: Existing Hanging Hardware  
Dimensions: 23" x 33" (5.0 SF)



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ARCHITECTURE - PLANNING - INTERIORS  
LANDSCAPE ARCHITECTURE  
27 A-2 East de la Guerra Street  
Santa Barbara, California 93101  
(805) 963-6890

**CIVIL**  
STRUCTURAL  
Consultant Name  
Phone #

**MECHANICAL**  
ELECTRICAL  
Consultant Name  
Phone #

**SEAL**

**BUFFALO LODGE EXTERIOR  
SIGNAGE**

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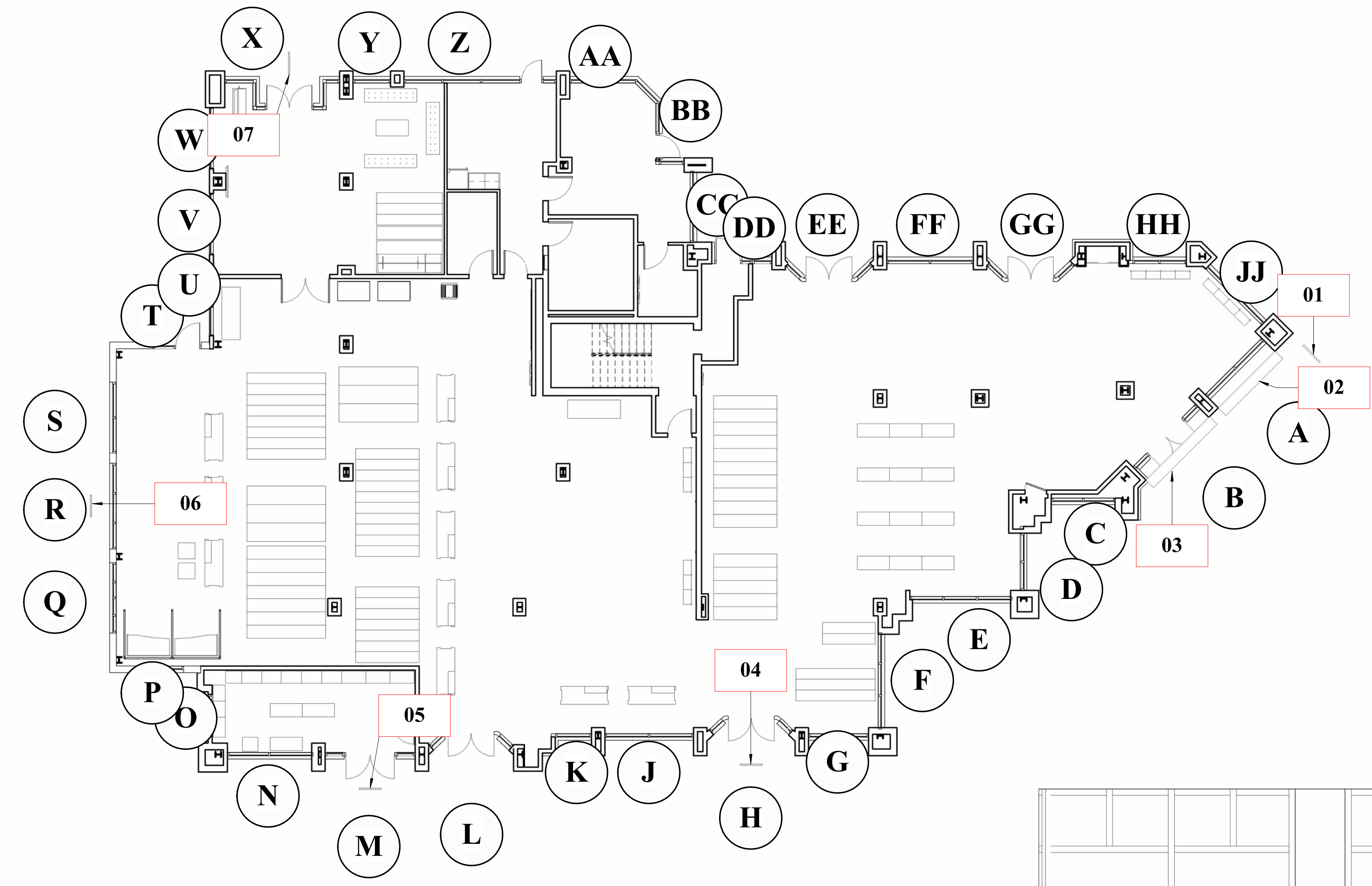
**SIGNAGE  
ELEVATIONS L-W**

PROJECT No.	ORIG DATE
222930.41	01/01/2025
DRAWN BY	CHK BY TRV BY

SHEET No.	A1.13
SCALE:	As indicated

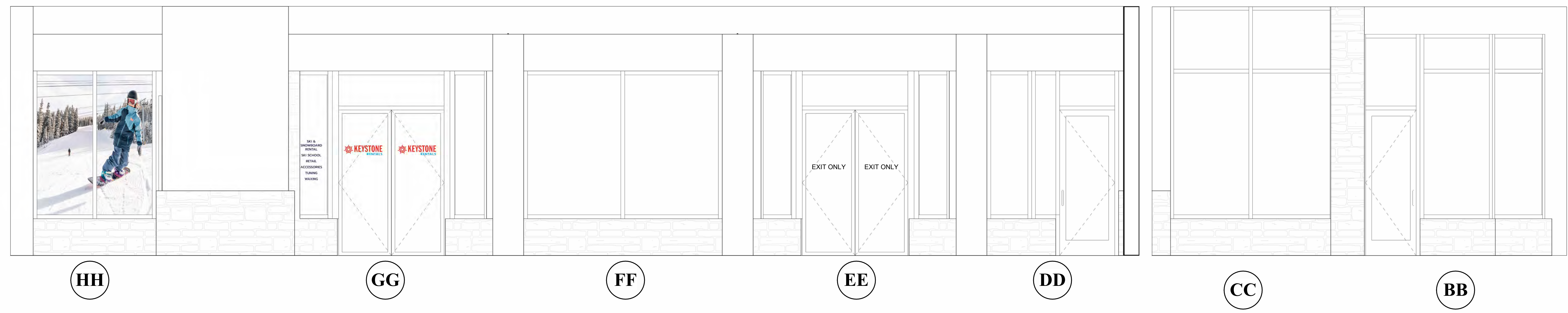
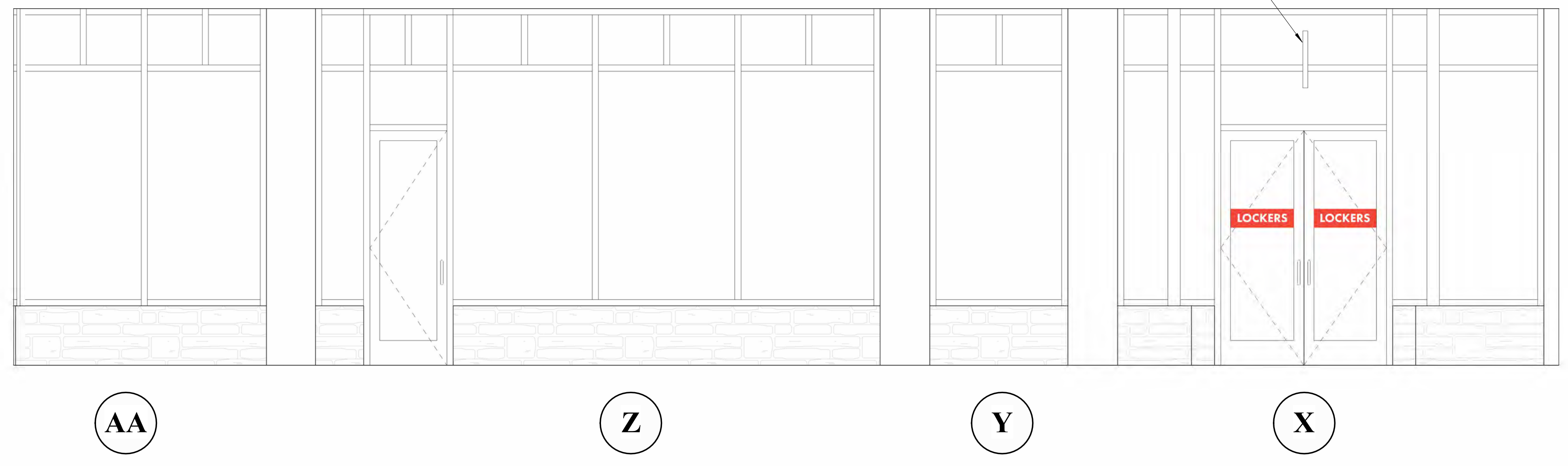



6/9/2025 10:57:37 AM



**GG** WINDOW GRAPHICS (DOOR)  
Material: Vinyl Decal  
Dimensions: 8"x18"

**07** **KEYSTONE SEASONAL LOCKERS**  
Mounting Type: Projecting/Arcade  
Material: High-Density Urethane (HDU) Wood Pattern  
Bracket: Powder-Coated Aluminum (Black)  
Dimensions: 23" x 33" (5.0 SF)





**Z E H R E N** AND ASSOCIATES, INC.  
ARCHITECTURE - PLANNING - INTERIORS  
LANDSCAPE ARCHITECTURE  
27 A-2 East de la Guerra Street  
Santa Barbara, California 93101  
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**CIVIL**  
Consultant Name  
**STRUCTURAL**  
Consultant Name

Phone #  
Phone #

**SEAL**

**BUFFALO LODGE EXTERIOR SIGNAGE**

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**ISSUE**

No.	DATE	COMMENT
A	06/9/2025	KNC REVIEW

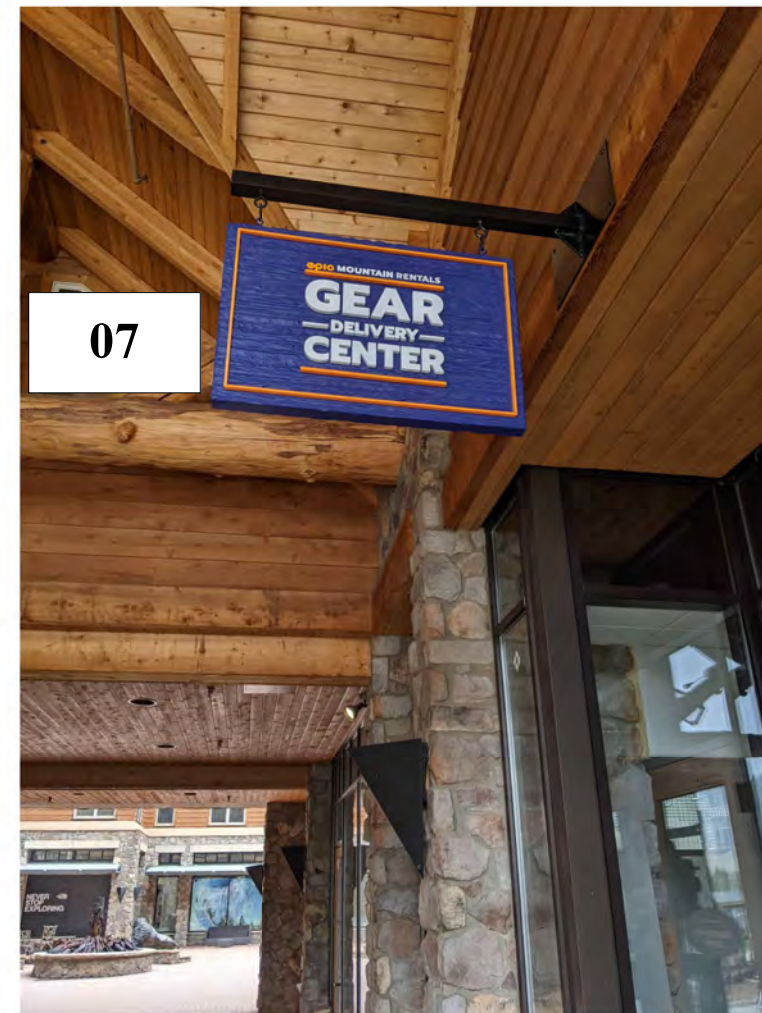
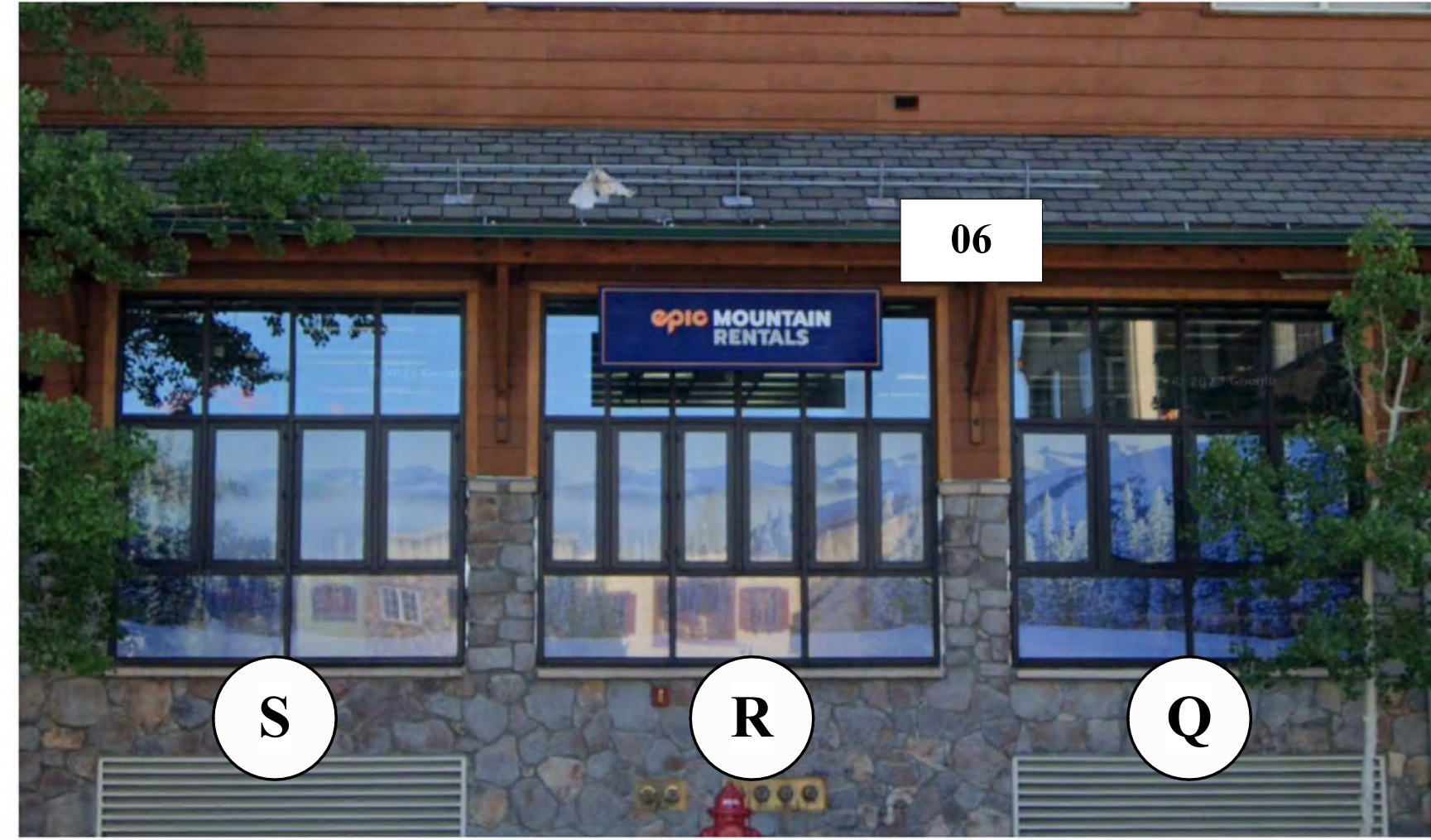
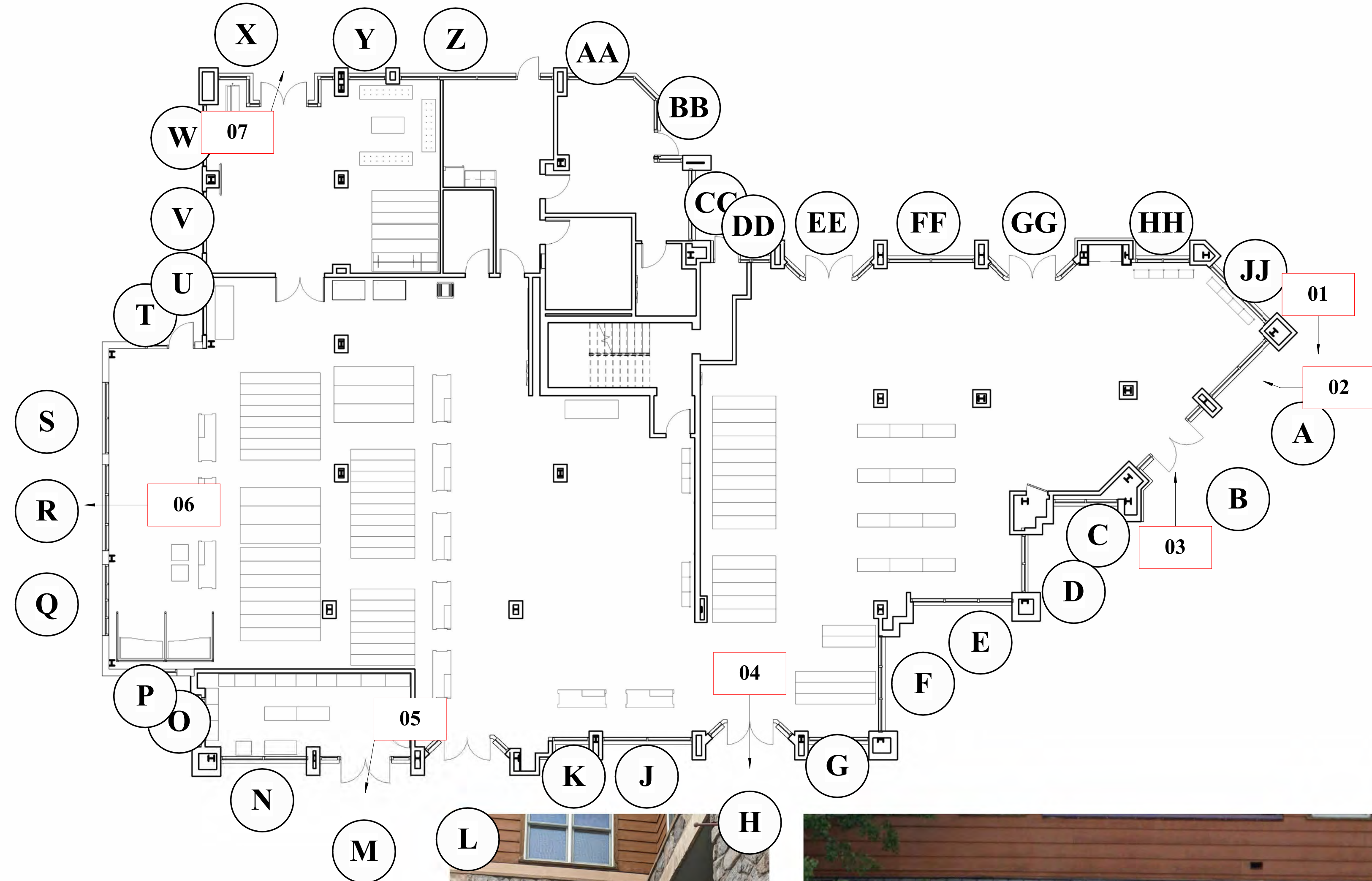
**SIGNAGE ELEVATIONS X-HH**

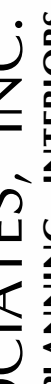
PROJECT No.	ORIG DATE
222930.41	01/01/2025
DRAWN BY	CHK BY TRV BY

SHEET No.  
**A1.14**

SCALE: As indicated





		<b>Z E H R E N</b>		<b>AND ASSOCIATES, INC.</b>	
		<b>ARCHITECTURE - PLANNING - INTERIORS</b>		<b>LANDSCAPE ARCHITECTURE</b>	
		27 A-2 East de la Guerra Street Santa Barbara, California 93101 (805) 963-6890			
		48 East Beaver Creek Blvd., Suite 303 P.O. Box 1976 - Avon, Colorado 81620 (970) 949-0257			
		<b>CIVIL</b> Consultant Name <b>STRUCTURAL</b> Consultant Name		<b>MECHANICAL</b> Consultant Name <b>ELECTRICAL</b> Consultant Name	
		Phone #		Phone #	
		Phone #		Phone #	
<b>SEAL</b>					
<b>BUFFALO LODGE EXTERIOR SIGNAGE</b>					
<b>100 DERCUM SQUARE, KEYSTONE, CO 80435</b>					
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<b>ISSUE</b>					
<b>No.</b>		<b>DATE</b>		<b>COMMENT</b>	
A		06/9/2025		KNC REVIEW	
<b>EXISTING SIGNAGE</b>					
<b>PROJECT No.</b> 222930.41			<b>ORIG DATE</b> 01/01/2025		
<b>DRAWN BY</b>			<b>CHK BY</b>		<b>TRV BY</b>
<b>SHEET No.</b> <b>A1.15</b>					
<b>SCALE:</b>			<b>1" = 10'-0"</b>		





Outlook

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**TOK25-010**

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**From** Laura Hibbard <laurah@zehren.com>**Date** Wed 7/30/2025 11:31 AM**To** Jessica Hertzberg <jhertzberg@keystoneco.gov>

2 attachments (2 MB)

TOK25-010-2nd-Review Comments.pdf; Window Graphics - D, G, N, JJ.pdf;

Hi Jessica,

My client is prepared to remove the "SAVE 20%" advertisement from the proposal and is instead requesting approval to extend the lifestyle graphic across the adjacent window. The intent is to visually screen unsightly back-of-house elements such as equipment racking and the backs of retail shelving.

The proposed window graphics would use perforated film, which allows visibility from the interior out, without significantly obstructing the view. This approach has historically been approved as a method to conceal interior support areas (example shown below with black window film). The current proposal simply upgrades this concept to a more aesthetically refined lifestyle image.

The bottom three images illustrate both the exterior and interior conditions, demonstrating how the film functions in practice. Additionally, I've attached the continuation of the proposed graphic for your review.

We're concerned that applying the lifestyle image to only one section of the window may appear unintentional or incomplete. Extending the image across the adjacent pane would create a more cohesive and deliberate visual outcome.

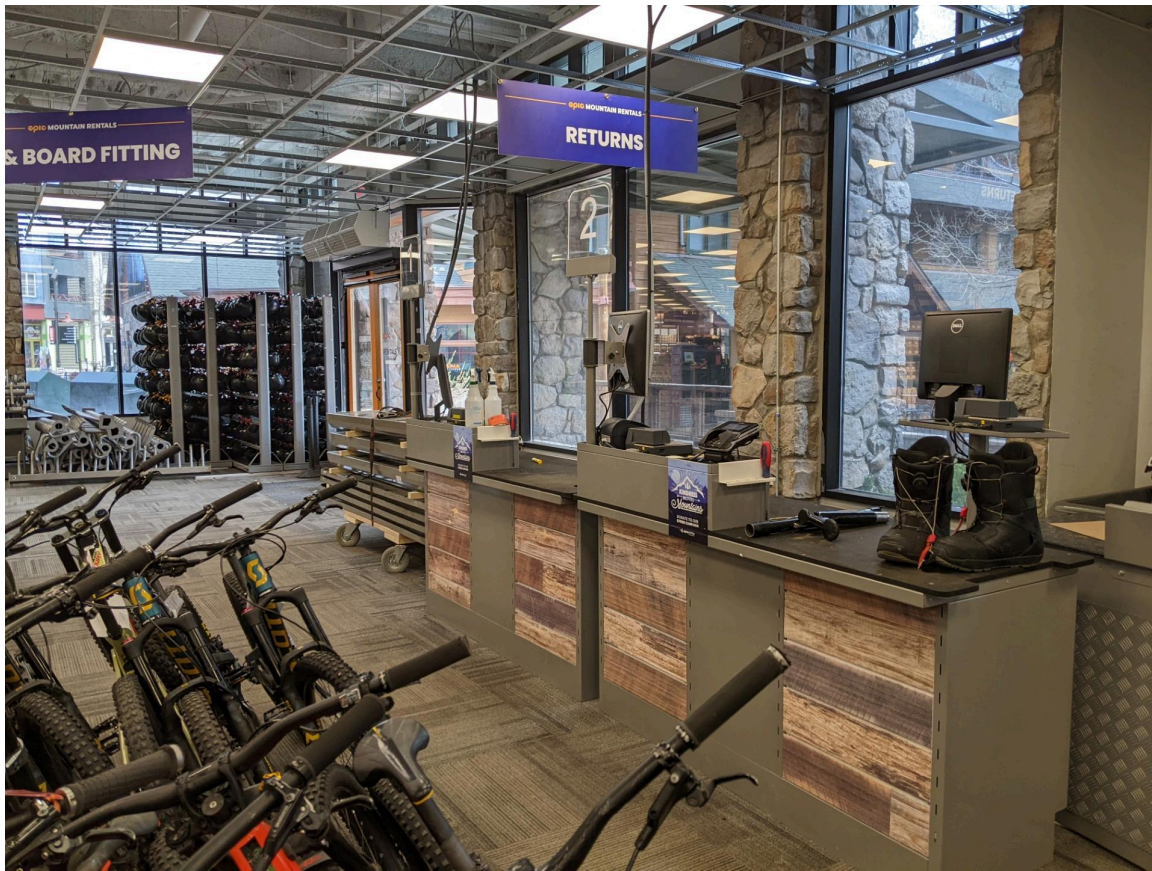
Please let me know if this revised approach would be acceptable and that I am understanding the intention with the code language.

I appreciate your time and consideration,













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**Laura Hibbard****Architectural Staff**

ph: (970) 949-0257 | fax: (970) 949-1080

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