

SIGN CRITERIA

Stapley@60
1455 S Stapley Drive, Mesa, AZ
Sign Specifications and Requirements

The purpose of the owners and the management is to create a graphic environment that is individual and distinctive in identity for the merchant and also compatible with other signs within the Center. The total concept should give an impression of quality, professionalism and instill a good business image.

The following specifications are to be used for design of your sign; however, in all cases final **written approval by Landlord is required prior to manufacturing and installation of all signs.**

PROCEDURE: Sign drawing proposal will be submitted in three (3) copies to Landlord for written approval, prior to application for sign permit. One approved copy will be returned to the contracted sign company, one copy returned to the Tenant, and one copy shall be retained in the lease file.

NOTICE

WRITTEN APPROVAL AND CONFORMANCE WITH THIS SPECIFICATION DOES NOT IMPLY CONFORMANCE WITH LOCAL CITY AND OTHER APPLICABLE SIGN CODES. YOUR SIGN MUST BE PERMITTED AND MUST COMPLY WITH THE CITY SIGN CODES AND ELECTRICAL CODES AND A RECEIPT OF SIGN PERMIT MUST BE RECEIVED PRIOR TO MANUFACTURING AND INSTALLATION OF ALL SIGNS.

A. GENERAL REQUIREMENTS

1. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted or affixed in any manner to any part of the building exterior except as approved in writing by Landlord.
2. Tenant shall defend, indemnify and hold Landlord harmless from, for and against all claims, cost, attorney's fees, damages, expenses, liabilities and losses arising out of the installation, maintenance and repair of Tenant's signs.
3. Each electrical sign, and the installation thereof, shall comply with all local building and electrical codes. Tenant shall obtain all necessary permits for signs and the construction and installation of signs.

- ~~4.~~ No labels shall be placed on the exposed surfaces of signs except those required by local ordinances. Required labels shall be applied in inconspicuous locations.
- ~~5.~~ All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner.
- ~~6.~~ Tenant shall maintain all Tenant signage at Tenant's sole cost and expense. All outages and/or damage to a Tenant's sign shall be repaired at Tenant's sole cost and expense within five (5) working days after Landlord delivers a written notice of said required repair.
- ~~7.~~ Notwithstanding the foregoing, if the Leased Premises has a non-customer door(s) for receiving merchandise, Landlord shall have marked thereon, in a location designated by Landlord, Tenant's name and suite number, in a manner that is consistent with other non-customer doors at the Center, subject to reimbursement through Common Area Maintenance charges.

B. TYPE OF SIGN

Individual, pan channel, internally illuminated, wall mounted letters. Letters **shall not be mounted on an exposed raceway unless permitted in writing by Landlord**. Tenant wall signs to be made in accordance with City of Mesa Sign Code.

C. SIZE OF SIGN

- ~~1.~~ Depth--5".
- ~~2.~~ Length--The overall length of spread letters shall not exceed 80% of leased front footage. (Example: Maximum spread for a sign for a space 30' wide will be 24')
- ~~3.~~ Height--The maximum total height shall be 80% of the vertical sign band, unless otherwise approved by Landlord.

D. STYLE OF SIGN

- ~~1.~~ Any style (block or script) may be used. Upper and lower case may also be used.
- ~~2.~~ Logos in addition to signage must be approved by Landlord.

E. COLOR OF SIGN

- ~~1.~~ Face Plexiglas Color--Open with Landlord approval.
- ~~2.~~ Returns—5" Dark Bronze.
- ~~3.~~ Trim Cap—3/4" - 1" Dark Bronze.

F. CONSTRUCTION OF LETTERS

- 1. Individual channel letters will have minimum 1/8" acrylic face.
- 2. Returns and Backs-- .063" minimum aluminum.
- 3. No armorply, channelume or wood in the manufactured returns or backs may be used.

G. PLACEMENT OF LETTERS

- 1. Letters are to be centered on fascia area of store front left to right and centered vertically top to bottom, unless otherwise approved by Landlord.
- 2. No unusual letter spacing shall be used to stretch or extend copy area unless approved by landlord before construction.
- 3. Non-corrosive mounting fasteners must be used.

H. LIGHTING

- 1. All Lighting shall be illuminated with internal letter LED lighting.
- 2. All electrical will be U.L. or equivalent approved.
- 3. Primary copy (store name) required to be lighted. The secondary copy can be optionally lit or not.
- 4. Electrical power shall be brought to required location at Tenant's expense. Routing and location of other required items shall not be visible on front of fascia.
- 5. Penetration of structure and graphics beams shall be kept to a minimum and must have proper insulation for voltage cable.
- 6. Power Supply shall be concealed behind the fascia and mounted in weatherproof metal boxes.
- 7. Final primary electrical connection to sign shall be performed by licensed electrician.

I. MONUMENT SIGN

Two Monument Signs to be provided for center ID by landlord constructed to meet City of Mesa Sign Code for size and height.

- 1. Tenant panels are available on a limited basis and must be approved by Landlord before construction.

- ~~2.~~ Tenant panels to be routed aluminum only.
- ~~3.~~ Copy to be routed in aluminum panel backed with colored acrylic, colors are open and subject to Landlord approval before construction and installation.
- ~~4.~~ Tenant panel background color to match existing sign panels and approved by Landlord.

J. DETAIL DRAWINGS

- ~~1.~~ Three (3) copies of a complete and detailed drawing by Sign Company shall be submitted to Landlord for final review and approval.
- ~~2.~~ Drawing shall indicate the following specifications:
 - ~~a.~~ Type and thickness of Plexiglas or Acrylite and Trimcap.
 - ~~b.~~ Type of material used for backs and returns with size.
 - ~~c.~~ Finish used on returns.
 - ~~d.~~ Type of illumination and mounting method.

K. WINDOW SIGNAGE

- ~~1.~~ Sign letters will not exceed 4" unless permitted in writing by Landlord.
- ~~2.~~ Colors will be such to blend to center color scheme and not be gaudy.
- ~~3.~~ Signs for window will be done professionally and numbers will be kept to a minimum.
- ~~4.~~ Signs should only cover less than 40% of window area at a maximum.
- ~~5.~~ No window signage shall be permitted without the written approval of Landlord.

L. THE FOLLOWING ARE NOT PERMITTED:

- ~~1.~~ Roof or box signs.
- ~~2.~~ Cloth signs or streamers hanging in front of business.
- ~~3.~~ Exposed seam lubing.
- ~~4.~~ Animated or moving components.
- ~~5.~~ Intermittent or flashing illumination.
- ~~6.~~ Iridescent painted signs.

~~7.~~ Letter mounted or painted on illuminated panels.

~~8.~~ Signs or letters painted directly on any surface except as herein provided.

~~9.~~ Signs installed or placed along perimeter of shopping center.

M. REQUIREMENTS

1. Signs installed without written approval by the Landlord may be subject to removal and/or proper installation at Tenant's expense. Damage may be assessed to cover costs of repairs to sign band or removal of signage resulting from unapproved installation.
2. Should Tenant cause any signage to be removed, said Tenant shall be responsible for the expense required for removal and repair created by such removal to place the area back to its original condition.
3. All permits for signs, installation, relocation, change of copy, design alteration, remodeling, and maintenance shall be made by the designated sign company.

N. CENTER ID WALL SIGNS (STAPLEY @60)

Two pan channel wall Center ID Signs to be installed by Landlord for ease of center identification, each sign to be pan channel construction to match same specification as tenant sign construction and be illuminated and maintained by Landlord. Copy(STAPLEY @60)



KEY NOTES

- 1 CONCEALED FASTENER HORIZONTAL METAL PANEL. CENTRIA PROFILE IW SERIES IW-10A WITH DURAGARD FINISH - COLONIAL RED #156.
- 2 CONCEALED FASTENER HORIZONTAL METAL PANEL. CENTRIA PROFILE IW SERIES IW-10A WITH DURAGARD FINISH, ASPEN GOLD #999.
- 3 CONCEALED FASTENER HORIZONTAL METAL PANEL. CENTRIA PROFILE IW SERIES IW-10A WITH DURAGARD FINISH, SLATE GREY #181.
- 4 COMPOSITE METAL PANEL BY CENTRIA. COLONIAL RED #156.
- 5 PERFORATED METAL PANEL OVER PAINTED METAL FRAME SECURED TO EXISTING FASCIA. CENTRIA ECOSCREEN PERFORATED SCREEN WALL, STYLE RIB WITH 3/8" STAGGERED SPACING AND DURAGARD FINISH, LIGHT GREY #9917.
- 6 PERFORATED METAL PANEL OVER PAINTED METAL FRAME SECURED TO EXISTING FASCIA. CENTRIA ECOSCREEN PERFORATED SCREEN WALL, STYLE RIB WITH 3/8" STAGGERED SPACING AND DURAGARD FINISH, COLONIAL RED #156.
- 7 8X8X16 SPLIT FACED CMU - SUPERLITE BLOCK, 'CHARCOAL'.
- 8 PAINT EXISTING SPLIT FACED CMU WALL - SHERWIN WILLIAMS SW7547 SANDBAR.
- 9 PAINT EXISTING SPLIT FACED CMU WALL - SHERWIN WILLIAMS SW7550 RESORT TAN.
- 10 COMPOSITE METAL PANEL BY CENTRIA. SLATE GREY #181.
- 11 TUBULAR COMPOSITE METAL COLUMN COVER OVER EXISTING CMU COLUMN BY CENTRIA.
- 12 TUBULAR COMPOSITE METAL COLUMN COVER OVER EXISTING CMU COLUMN BY CENTRIA.
- 13 PAINTED TUBE STEEL COLUMN. SHERWIN WILLIAMS SW7551 GREEK VILLA. SEE STRUCT. DWGS.
- 14 PAINTED METAL PROJECTING AWNING - SHERWIN WILLIAMS SW7548 PORTICO. INSTALL LIGHT FIXTURE PER ELECT. DWGS.
- 15 EXISTING GLAZED STOREFRONT SYSTEM TO REMAIN - CLEAN AND REPAIR TO LIKE-NEW CONDITION.
- 16 NEW ALUMINUM STOREFRONT SYSTEM - KAWNEER TRIFAB 451 UT WITH 1" INSULATED GLAZING.
- 17 ILLUMINATED TENANT SIGNAGE UNDER SEPARATE APPROVAL.
- 18 PAINTED TUBE STEEL COLUMN. SHERWIN WILLIAMS SW7548 PORTICO.
- 19 FABRIC SUN SHADES SECURED TO EXISTING CMU WALL.
- 20 REMOVE EXIST. STUCCO CORNICE.
- 21 NEW PREFINISHED METAL COPING.
- 22 NEW CONCRETE PLINTH WALL AND FOOTING.
- 23 NEW CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH.
- 24 EXIST. GWB SOFFIT - PAINT
- 25 EXIST. HVAC UNIT SCREENED BY NEW PARAPET WALL.
- 26 PREFINISHED VERTICAL METAL PANEL ON BACK SIDE OF NEW PARAPET WALL.
- 27 PAINTED STUCCO FINISH COAT OVER EXIST. SMOOTH FACED CMU.

Project Name: Stapley @ 60	CONTACT:	
SCALE(S):	ELEVATION:	ARTWORK DATE: 7-8-15
1/16" = 1' - 0"	picture not to scale	APPROVAL SIGNATURE:
		DATE OF APPROVAL:

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THE SIGN COMPANY OF ARIZONA
 3534 N. 42nd Ave
 Phoenix, AZ 85019 ROC#CR276279
480-525-2041

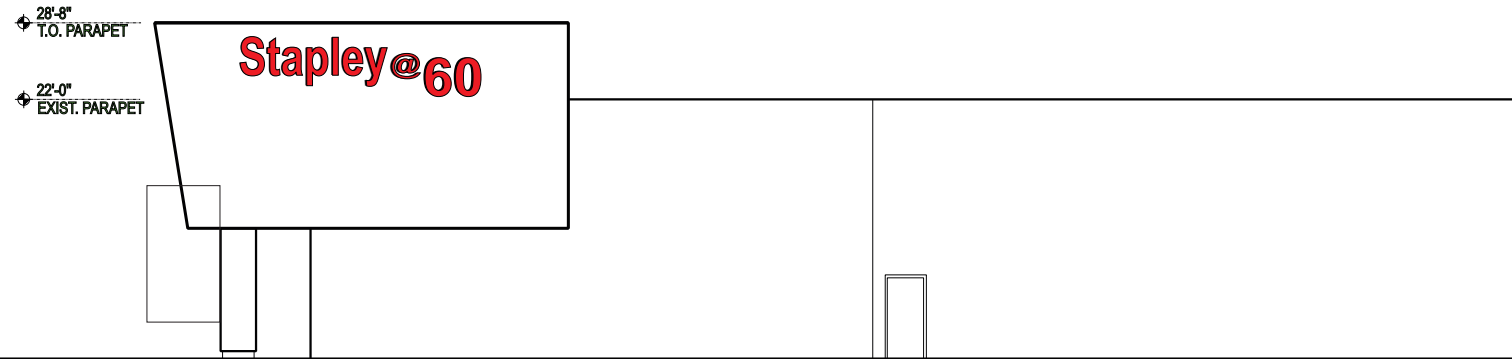
CENTER ID SIGN



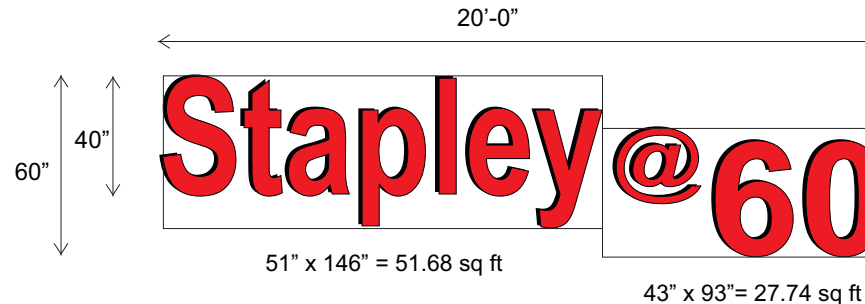
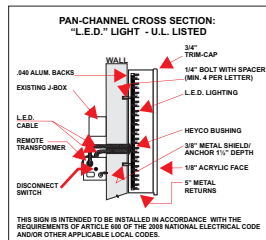
SouthWEST ELEVATION

Mfg and install:

- illuminated pan channel letters
- 5" returns painted dark bronze
- 1" dark bronze trimcap
- 211 red acrylic letter faces
- internal red LED illumination
- flush mount to wall



SOUTH ELEVATION

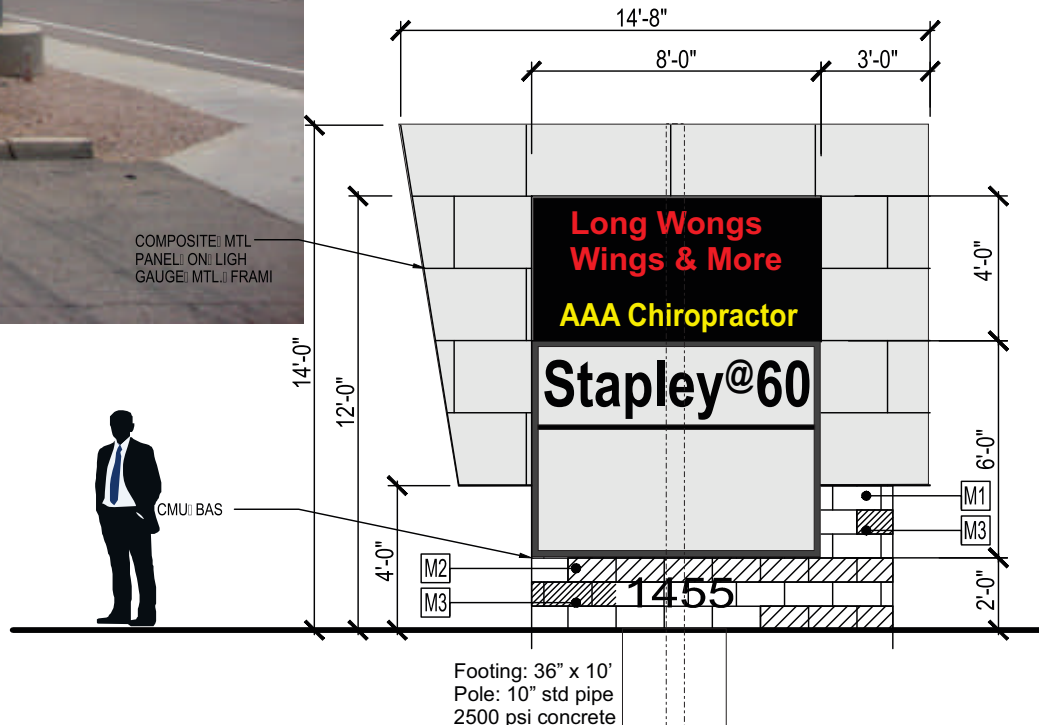
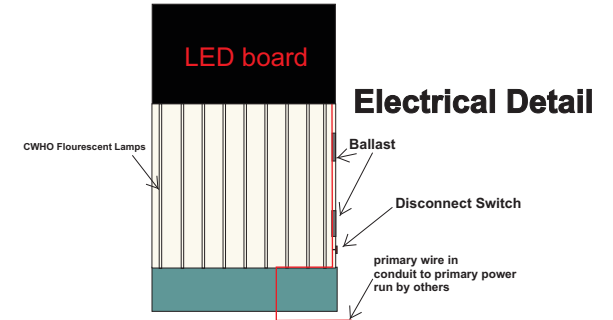
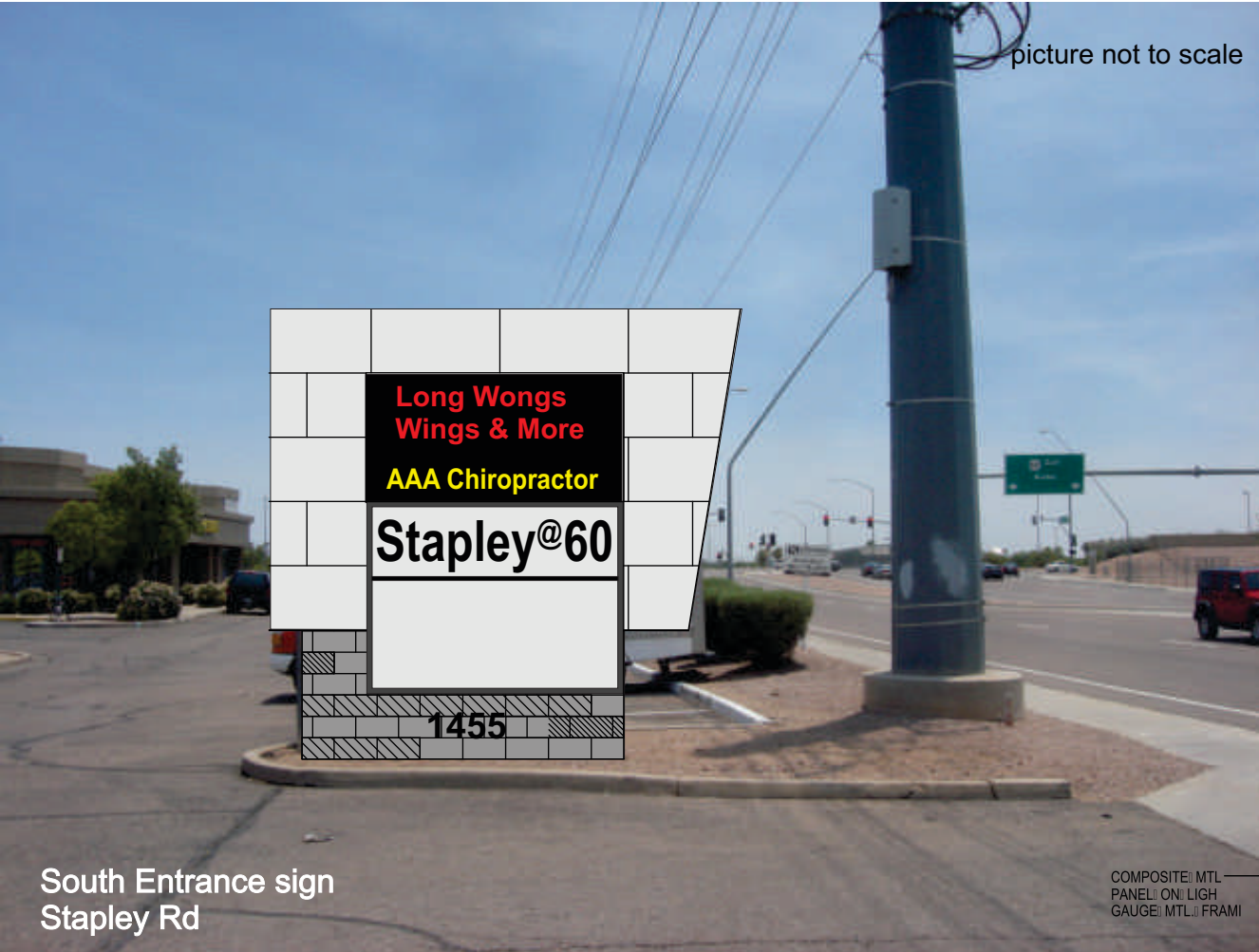


Scale: 3/16" = 1'

Project Name: Stapley @ 60		CONTACT:	
SCALE(S): 3/16" = 1' - 0"	ELEVATION: picture not to scale	ARTWORK DATE: 7-8-15	DATE OF APPROVAL:
		APPROVAL SIGNATURE:	

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THE **Sign**
COMPANY OF ARIZONA
3534 N. 42nd Ave
Phoenix, AZ 85019 ROC#CR276279
480-525-2041



Mfg and install:

- double face monument sign
- aluminum construction
- aluminum architectural accents to match bldg
- block base to match building in color and design
- aluminum sign cabinet with routed aluminum sign faces
- bottom half, illuminated with fluorescent lamps
- Full color LED board top half to change message once per hour
- FCO address numbers non illuminated
- center pole mount
- remove existing monument sign

Project Name: Stapley @ 60		CONTACT:	
SCALE(S): 3/16" = 1' - 0"	ELEVATION: picture not to scale	ARTWORK DATE: 7-8-15	
		APPROVAL SIGNATURE:	DATE OF APPROVAL:

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THE SIGN COMPANY Of ARIZONA

3534 N. 42nd Ave
Phoenix, AZ 85019 ROC#CR276279

480-525-2041



North Property sign
Stapley Rd

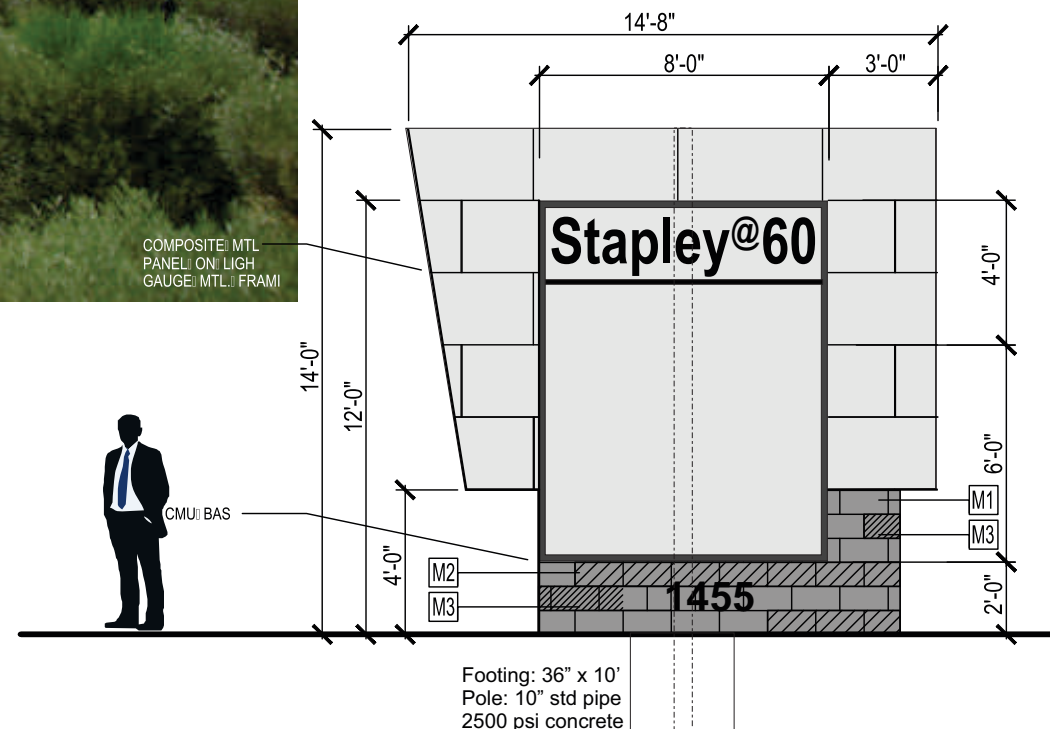
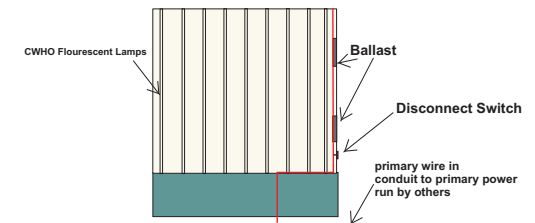
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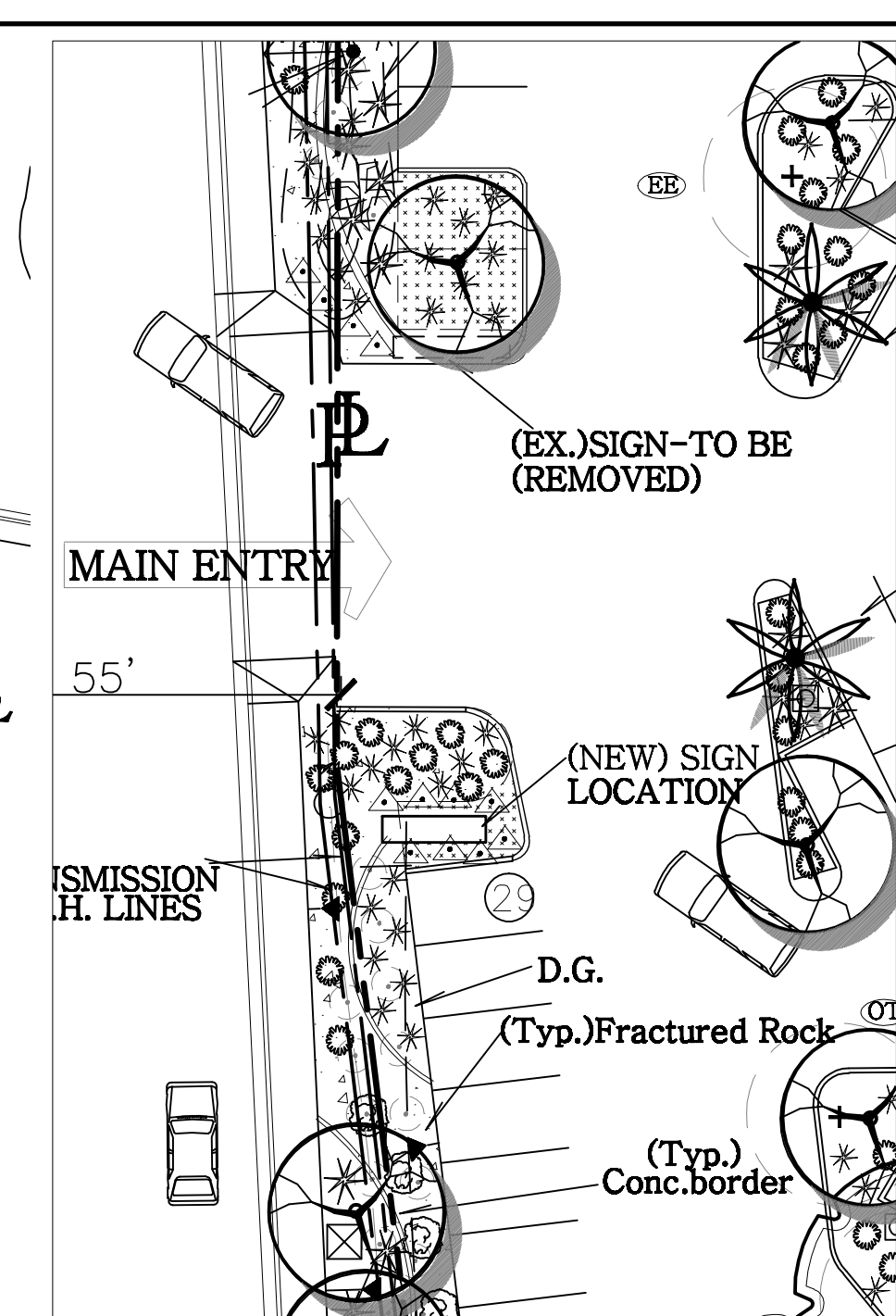
COMPOSITE: MTL
PANEL: ON: LIGH
GAUGE: MTL: FRAM

Mfg and install:

- double face monument sign
- aluminum construction
- aluminum architectural accents to match bldg
- block base to match building in color and design
- aluminum sign cabinet with routed aluminum sign faces
- illuminated with fluorescent lamps
- FCO address numbers non illuminated
- center pole mount
- remove existing monument sign

Electrical Detail





LANDSCAPE REQUIREMENTS:

(Streetfront): 1 Tree/6 Shrubs per 25 Linear Ft.
25%-36"Box
50%-24"Box
25%-15 Gal.

(Parking Lot): 1 Tree/6 Shrubs per 8 spaces
10%-36"Box 50%-5 gal.
90%-24"Box 50%-1 gal.

(Parking Islands): 1 Tree/3 Shrubs per Island
10%-36"Box 50%-5 gal.
90%-24"Box 50%-1 gal.

The image displays three conceptual landscape plan sections (A-A, B-B, and C-C) and a title block for the 'Conceptual Landscape Plan'.

Street Section A-A: This section shows a cross-section of a street with a 55' (1/2 St.) R/W. It includes a car, a person, a tree, and a building. Labels include: (Ex.) Transmission Pole & O.H. line, Pole & O.H. line, (Ex.) Shrub Mantle, (Ex.) Berms, (Ex.) S/W, 3' Mantle, 3' iv (Max.), Public R.O.W., 4' iv (Max.), Private areas, New Signage (ground), and Stapley Dr. The title is 'Street Section A-A' with 'NO SCALE' below it.

Street Section B-B: This section shows a cross-section of a street with a 55' (1/2 St.) R/W. It includes a car, a person, a tree, and a building. Labels include: Transmission Line, Stapley Dr., 55' (1/2 St.) R/W, 8' P.U.E., (Ex.) Shrub Mantle, (Ex.) Berms, (Ex.) S/W, 3' iv (Max.), Public R.O.W., 4' iv (Max.), Private areas, New Signage (ground), and Stapley Dr. The title is 'Street Section B-B' with 'NO SCALE' below it.

Street Section C-C: This section shows a cross-section of a street with a 40' R/W. It includes a car, a person, a tree, and a building. Labels include: Hilton Drive, 40' R/W, (Ex.) S/W, New Planter, Conc. Mowaid, (Ex.) XTurf Retention, P.U.E., and BLDG. The title is 'Street Section C-C' with 'NO SCALE' below it.

Conceptual Landscape Plan: The title block includes a north arrow pointing up, the text 'Conceptual Landscape Plan', and the scale 'SCALE: 1"=30'-0"'. Below the title is a scale bar with markings for 30, 15, 0, 30, and 60 feet.

