

Comprehensive Sign Package

COMPREHENSIVE  
SIGN  
PACKAGE

Red Mountain Asset Fund 1, LLC  
Scottsdale, AZ 85251

Main & Lindsay Center  
2840 E. Main Street  
Mesa, AZ

August 26, 2016

Prepared by:



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**COMPREHENSIVE SIGN PACKAGE  
LINDSAY MARKETPLACE  
MESA, ARIZONA**

**I. INTRODUCTION**

The intent of this comprehensive sign package is to establish and maintain a continuity of quality and aesthetics throughout Lindsay Marketplace for the mutual benefit of all Tenants.

**II. GENERAL REQUIREMENTS**

- A. Each Tenant (or representative) shall submit two (2) sets of scale drawings of proposed signage for approval by Landlord indicating the location, size, layout, design, color and method of attachment. Upon Landlord approval, a signed copy will be returned.
- B. All signs shall be constructed and installed at Tenant's sole expense.
- C. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.
- D. Signs installed without written approval from the Landlord may be subject to removal repairs to sign band or removal of signage resulting from unapproved installations.
- E. Tenant and his sign contractor shall repair any damage caused during installation or removal of any signage.
- F. Flashing, animated or audible signs are prohibited.
- G. No window signs are permitted without written approval from the Landlord. Window signs, if permitted shall not exceed 25% of the window on which it is displayed.
- H. A-frame signs and any portable signs of any nature are prohibited.
- I. Outlining of a building by means of neon lighting, incandescent lighting or other exposed artificial lighting is prohibited.
- J. A fixed balloon used as a sign (which means any lighter-than-air or gas filled balloon attached by a tether to a fixed place) is prohibited.
- K. Portable signs, posters, banners or flags are prohibited, except for a limited time. Dimensions not to Exceed 30 Sq.Ft.
- L. Tenant shall be responsible for obtaining all sign permits from the City of Mesa prior to the installation of any signage.
- M. Any existing signs that do not follow the guidelines in this CSP, will be brought into compliance upon lease renewal.

- M. All sign companies contracted by Tenant must carry workman's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of one million and no/100 dollars (\$1,000,000.00) per occurrence.

### **III. SPECIFIC TENANT RESPONSIBILITIES**

- A. Each Tenant shall, at their own expense, install and maintain their own identification sign in accordance with specifications noted herein. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to perform said maintenance or repair. Should Tenant fail to perform, Landlord shall undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of invoice.

### **IV. CONSTRUCTION REQUIREMENTS FOR BUILDING MOUNTED SIGNAGE**

- A. All fasteners shall be made of aluminum.
- B. No labels shall be permitted on the exposed surface of signs, except those required by ordinance.
- C. No exposed tubing, conduit, crossovers or conductors will be allowed. All wiring, transformers, and other electrical components or parts shall be concealed. No exposed raceways will be allowed.
- D. All electrical signs shall bear the UL label, conform to 2000 IBC standards, and conform to 1999 National Electrical Code Standards or newer.

### **V. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR ANCHOR TENANT**

Anchor Tenant shall be defined as a Tenant occupying 20,000 square feet of leased floor space or greater. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Anchor Tenant will be allowed a maximum of two (2) square feet of signage for each lineal foot of leased frontage on each building elevation up to a maximum 280 square feet aggregate sign area for all building elevations. Major Tenant may erect up to four building mounted signs. In no case shall a Anchor Tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

**VI. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR MINOR TENANTS**

An Inline Tenant shall be defined as a Tenant occupying less than 20,000 square feet but more than 5000 square feet of leased floor space and located in a multiple user building. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Each tenant will be allowed a maximum of two square feet of signage for each lineal foot of leased frontage on each building elevation up to a maximum 200 square feet aggregate sign area for all building elevations. Endcap Tenants located on an end space or corner may erect up to three building mounted signs. Inline Tenants with only two frontages may erect up to two building mounted signs. In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

**VII. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR SHOP TENANTS**

An Inline Tenant shall be defined as a Tenant occupying 5000 square feet or less, of leased floor space and located in a multiple user building. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Each tenant will be allowed a maximum of two (2) square feet of signage for each lineal foot of leased frontage on each building elevation up to a maximum 160 square feet aggregate sign area for all building elevations. Endcap Tenants located on an end space or corner may erect up to three building mounted signs. Inline Tenants with only two frontages may erect up to two building mounted signs. In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

**VIII. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR PAD BUILDING TENANTS**

A PAD Tenant shall be defined as a Tenant located in a stand alone building. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Each PAD will be allowed a maximum of two (2) square feet of signage for each lineal foot of leased frontage on each building elevation up to a maximum 160 square feet aggregate sign area for all building elevations. PAD Tenants will be allowed 1 sign on each elevation with a maximum of 4 signs allowed. In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

## **IX. BUILDING MOUNTED SIGNAGE CONSTRUCTION REQUIREMENTS**

All building mounted signs shall be defined as pan channel internally illuminated letters. Final approval of any building mounted sign is at the sole discretion of the Landlord.

### **Pan Channel Internally Illuminated Letter Specifications:**

- Aluminum Construction with Minimum .063 Backs and .040 Returns
- 5" Deep Returns Painted Akzo Nobel Acrylic Polyurethane or Equivalent
- Minimum 3/4" Trimcap
- 3/16" Translucent Acrylic Faces - Colors are Open for Corporate ID
- 3/16" White Plex with Translucent Vinyl Overlay will be Acceptable to Achieve Custom Colors
- No Clear Plex or Lexan Faces will be Acceptable
- Internal Illumination with Neon or LED Fixtures
- Neon Signs Shall use UL Approved Electrobit Housings and 30ma GFI Transformers
- LED Signs Shall use UL Approved Components Throughout

### **Reverse Pan Channel Internally Illuminated Letter Specifications:**

- Aluminum Construction with Minimum .063 Faces and .040 Returns
- 3" Deep Returns Painted Akzo Nobel Acrylic Polyurethane or Equivalent
- 3/16" Clear Lexan Backs on all Letters
- No Clear Plex or Lexan Faces will be Acceptable
- Internal Illumination with Neon or LED Fixtures
- Neon Signs Shall use UL Approved Electrobit Housings and 30ma GFI Transformers
- LED Signs Shall use UL Approved Components Throughout

## **X. FREESTANDING MULTI-TENANT MONUMENT SIGN DESIGN REQUIREMENTS**

There will be two types of freestanding multi-tenant identification signs. All project identification signs shall be constructed as per the attached approved details. Individual tenant panel design and location must be approved through the Landlord in writing.

### **Main Multi-Tenant Identification Sign**

- Main 13'-0" high double faced internally illuminated multi-tenant monument sign

### **Pad Tenant Identification Sign**

- Main 8'-0" high double faced internally illuminated multi-tenant monument sign

**Sign Consultant: Charlie Gibson**  
**Bootz & Duke Sign Co.**  
**4028 W. Whitton**  
**Phoenix, AZ 85019**  
**602-272-9356 / 602-272-4608 Fax**  
**Charlie@bootzandduke.com**

NOT TO EXCEED 80%  
LEASED FRONTAGE

NOT TO EXCEED 80%  
OF SIGN BAND IN HEIGHT

# TENANT

## CONSTRUCTION

.063" ALUMINUM CONSTRUCTION.  
6" DEEP RETURNS, .040" CLC, COLOR AS PER  
TENANT.  
1" TRIM CAP, COLOR AS PER TENANT..

## MOUNTING

MOUNT FLUSH TO WALL.

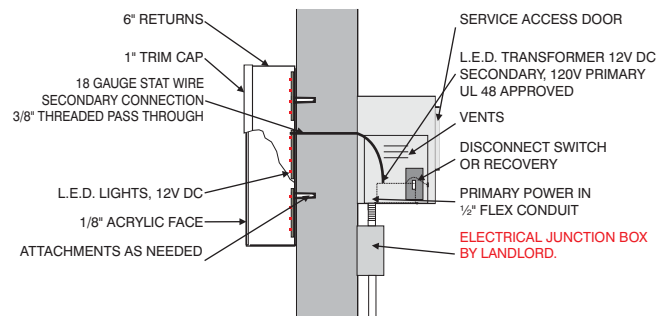
## FACE

3/16" SG ACRYLIC, COLOR AS PER TENANT.

## ILLUMINATION

L.E.D. OR NEON, SINGLE OR DOUBLE STROKE.  
1 STROKE PER 4"  
WITH REMOTE TRANSFORMER.

## L.E.D. ILLUMINATED PAN CHANNEL LETTERS



# BUILDING ELEVATION

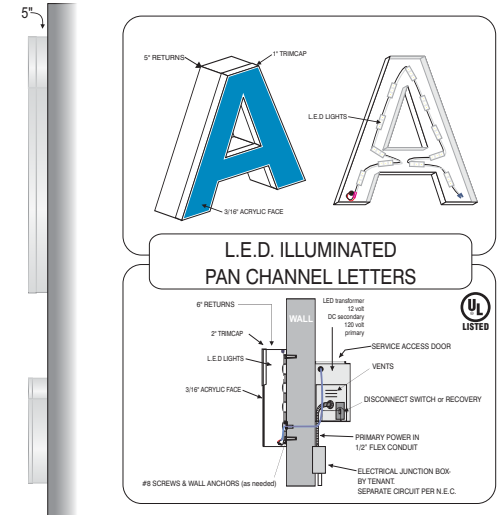


**SOUTH ELEVATION**  
SCALE: 1/32" = 1'-0"

----- Sign Band Area  
Limited to 80% Length x 80% Width for Sign



**WEST ELEVATION**  
SCALE: 1/32" = 1'-0"



# **Manufacture and Install One(1) Set LED Illuminated Pan Channel Letters**

222.08 Sq. Ft. Total

Scale: 3/8" = 1'-0"

## **Channel Letters:**

- Returns: 040" White CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" White Acrylic
- Trimcap: 1" & 2" White Jewelite
- Vinyl: Blue
- Illumination: White LEDs
- Power Supplies: Remote in Transformer Box
- Installation: Flush to the Building Fascia

**All Signs Shall Be Installed In Accordance With N.E.C. Article 600**

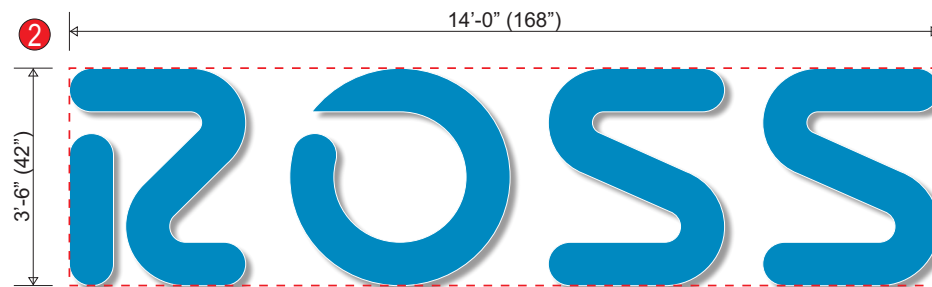
## **Engineering Specifications**

All Signs Fabricated as per  
A.S.A. Specifications & 2012 I.B.C.

## **Electrical Specifications**

All Signs Fabricated as per  
2011 N.E.C. Specifications

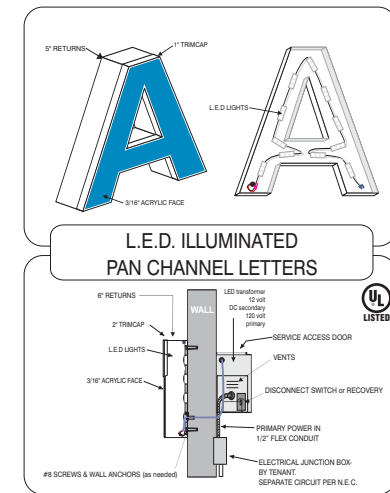




**Manufacture and Install One(1) Set LED Illuminated Pan Channel Letters**  
**49.00 Sq. Ft.** Scale: 1/2" - 1"-0"

**Channel Letters:**

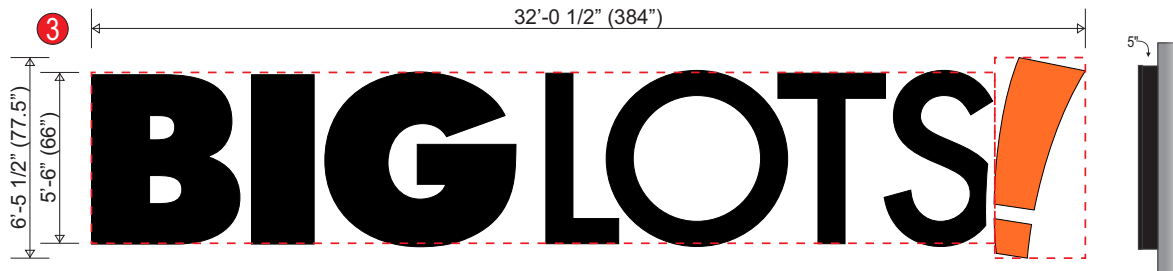
- Returns: .040" White CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" White Acrylic
- Trimcap: 2" White Jewelite
- Vinyl: Blue
- Illumination: White LEDs
- Power Supplies: Remote in Transformer Box
- Installation: Flush to the Building Fascia



**All Signs Shall Be Installed In Accordance With N.E.C. Article 600**

**Engineering Specifications**  
 All Signs Fabricated as per  
 A.S.A. Specifications & 2012 I.B.C.

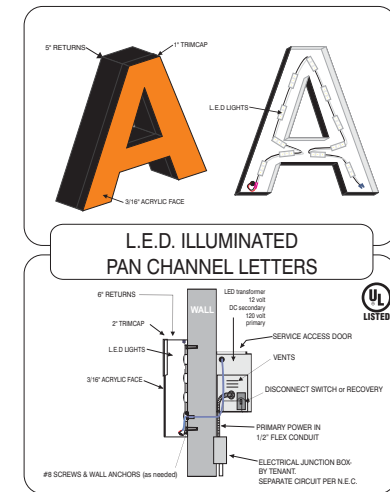
**Electrical Specifications**  
 All Signs Fabricated as per  
 2011 N.E.C. Specifications



**Manufacture and Install One(1) Set LED Illuminated Pan Channel Letters**  
 178.78 Sq. Ft. Scale: 1/4" - 1"-0"

**Channel Letters:**

- Returns: 040" White CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" White and Red Acrylic
- Trimcap: 1" Black Jewelite
- Vinyl: Blue
- Illumination: White LEDs
- Power Supplies: Remote in Transformer Box
- Installation: Flush to the Building Fascia on Backer TBD



**All Signs Shall Be Installed In Accordance With N.E.C. Article 600**

<b>Engineering Specifications</b> All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.	<b>Electrical Specifications</b> All Signs Fabricated as per 2011 N.E.C. Specifications
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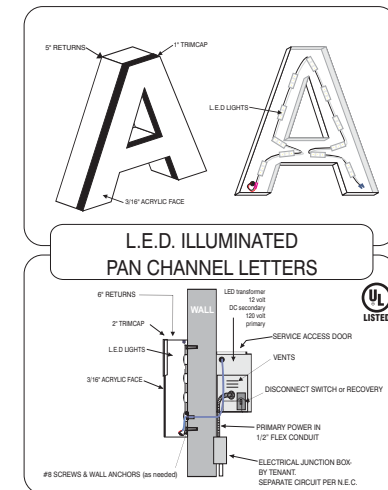
**Manufacture and Install One(1) Set LED Illuminated Pan Channel Letters**

176.64 Sq. Ft. (Calculated from Ellipse)

Scale: 1/4" = 1'-0"

**Channel Letters:**

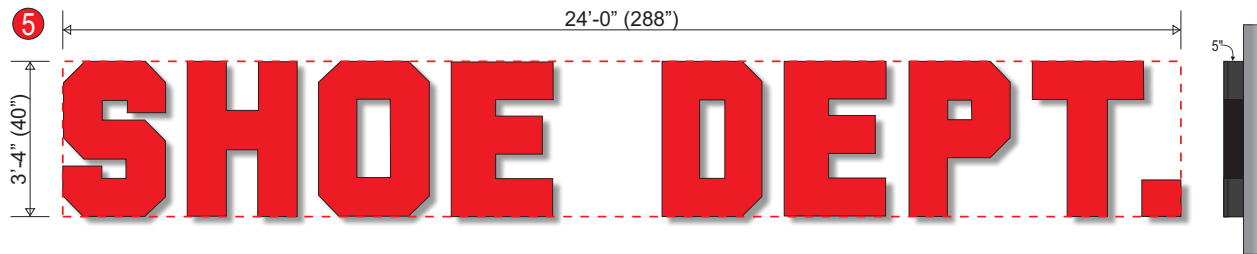
- **Returns:** .040" White CLC 5" Deep
- **Backs:** .063" Prefinished White Aluminum Backs
- **Faces:** 3/16" White and Red Acrylic
- **Trimcap:** 1" Black Jewelite
- **Vinyl:** Blue
- **Illumination:** White LEDs
- **Power Supplies:** Remote in Transformer Box
- **Installation:** Flush to the Building Fascia on Backer TBD



**All Signs Shall Be Installed In Accordance With N.E.C. Article 600**

**Engineering Specifications**  
All Signs Fabricated as per  
A.S.A. Specifications & 2012 I.B.C.

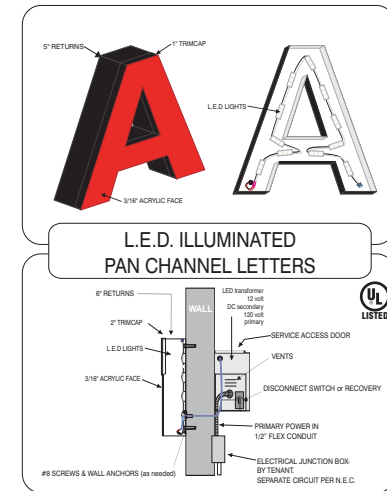
**Electrical Specifications**  
All Signs Fabricated as per  
2011 N.E.C. Specifications



**Manufacture and Install One(1) Set LED Illuminated Pan Channel Letters**  
 80.00 Sq. Ft. Scale: 1/4" - 1"-0"

**Channel Letters:**

- **Returns:** 040" White CLC 5" Deep
- **Backs:** .063" Prefinished White Aluminum Backs
- **Faces:** 3/16" White and Red Acrylic
- **Trimcap:** 1" Black Jewelite
- **Vinyl:** Blue
- **Illumination:** White LEDs
- **Power Supplies:** Remote in Transformer Box
- **Installation:** Flush to the Building Fascia on Backer TBD



**All Signs Shall Be Installed In Accordance With N.E.C. Article 600**

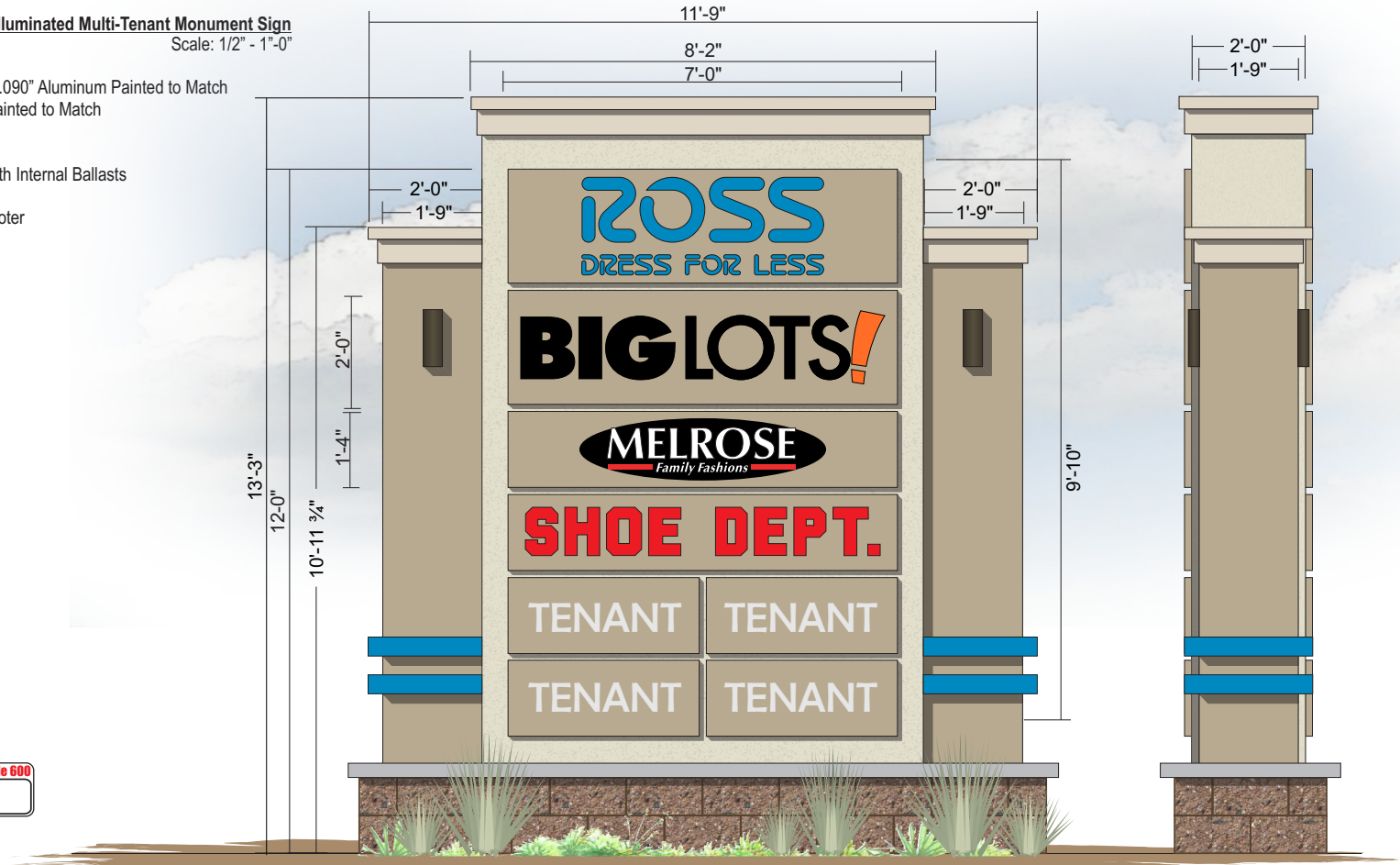
**Engineering Specifications**  
 All Signs Fabricated as per  
 A.S.A. Specifications & 2012 I.B.C.

**Electrical Specifications**  
 All Signs Fabricated as per  
 2011 N.E.C. Specifications

**M1** Manufacture and Install Two(2) Internally Illuminated Multi-Tenant Monument Sign  
67.19 Sq. Ft. Scale: 1/2" - 1'-0"

**Multi-Tenant Monument Sign:**

- **Structure:** Aluminum Framed Skinned with .090" Aluminum Painted to Match
- **Tenant Panels:** Routed Aluminum Faces Painted to Match
- **Backup:** 3/16" White Acrylic
- **Vinyl:** TBD
- **Illumination:** CWHO Fluorescent Lamps with Internal Ballasts
- **Power :** Provided by Customer to Location
- **Installation:** on ASA Approved Pipe and Footer

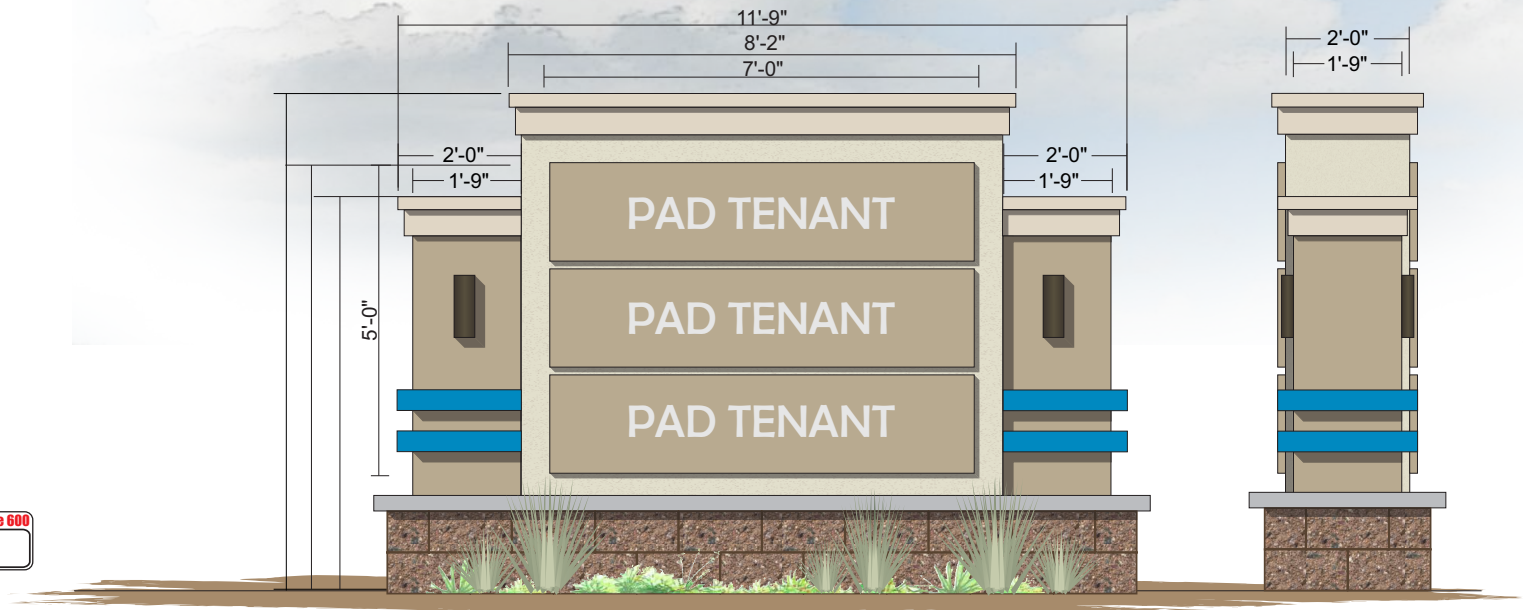


All Signs Shall Be Installed In Accordance With N.E.C. Article 600  
Engineering Specifications  
All Signs Fabricated as per  
A.S.A. Specifications & 2012 I.B.C.  
Electrical Specifications  
All Signs Fabricated as per  
2011 N.E.C. Specifications

**M2** **Manufacture and Install Two(2) Internally Illuminated Multi-Tenant Monument Sign**  
 34.16 Sq. Ft. Scale: 1/2" - 1'-0"

**Multi-Tenant Monument Sign:**

- **Structure:** Aluminum Framed Skinned with .090" Aluminum Painted to Match
- **Tenant Panels:** Routed Aluminum Faces Painted to Match
- **Backup:** 3/16" White Acrylic
- **Vinyl:** TBD
- **Illumination:** CWHO Fluorescent Lamps with Internal Ballasts
- **Power :** Provided by Customer to Location
- **Installation:** on ASA Approved Pipe and Footer



**All Signs Shall Be Installed In Accordance With N.E.C. Article 600**

<b>Engineering Specifications</b> All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.	<b>Electrical Specifications</b> All Signs Fabricated as per 2011 N.E.C. Specifications
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## BUILDING ELEVATION



**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/32" = 1'-0"

# SITE PLAN (GROUND SIGNS)

