

## Comprehensive Sign Package

COMPREHENSIVE  
SIGN  
PACKAGE

**Brown Group Inc.**  
Scottsdale, AZ 85251

**Mesa Centerpointe**  
NEC Signal Butte Road & Guadalupe Road  
Mesa, AZ

November 6, 2018

Prepared by:



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**COMPREHENSIVE SIGN PACKAGE  
MESA CENTERPOINTE PLAZA  
MESA, ARIZONA**

**I. INTRODUCTION**

The intent of this comprehensive sign package is to establish and maintain a continuity of quality and aesthetics throughout Mesa Centerpointe Plaza 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. Each tenant is allowed to celebrate their "Grand Opening" with banners and pennant flags; permits must be obtained thru the City of Mesa and are limited to be up a period of two(2) weeks.
- 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. A- Frames, Portable signs, posters, banners or flags are prohibited. Unless during two(2) week period of "Grand Opening" celebration.
- L. Tenant shall be responsible for obtaining all sign permits from the City of Mesa prior to the installation of any signage.

- 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 15,000 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 240 square feet aggregate sign area for all building elevations. Anchor Tenant may erect up to four building mounted signs. In no case shall a Anchor Tenant's sign exceed 50% of the width of the building and no tenant sign shall exceed 75% of the length of the leased frontage or 75% of the length of the sign band or wall to which the sign is attached, whichever is less.

## **VI. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR PAD TENANTS**

Pad Tenant shall be defined as a Tenant occupying a single use 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 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. All Pad Tenants may erect up to three building mounted signs. Regardless of frontage, in no case shall tenant's sign exceed 50% of the width of the building and no tenant sign shall exceed 75% of the length of the leased frontage or 75% of the length of the sign band or wall to which the sign is attached, whichever is less.

## **VII. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR INLINE TENANTS**

An Inline Tenant shall be defined as a Tenant occupying less than 15,000 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 Inline 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 50% of the width of the building and no tenant sign shall exceed 75% of the length of the leased frontage or 75% of the length of the sign band or wall to which the sign is attached, whichever is less.

## **VIII. 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 clear 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 clear 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

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

There will be one(1) type of freestanding multi-tenant identification signs, at two(2) locations shown as M1 on page 11 herein. All project identification signs shall be constructed as per the attached approved details shown on page 8 herein. Individual tenant panel design and location shall be reviewed, and if deemed acceptable by landlord, shall be approved by the Landlord in writing.

**Main Multi-Tenant Identification Sign**

- Two(2) 13'-6" high double faced internally illuminated multi-tenant monument signs

**\* No Single Use or Pad Signs Allowed**

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

# TYPICAL PAN CHANNEL LETTERS

NOT TO EXCEED 80%  
LEASED FRONTAGE

NOT TO EXCEED 80%  
OF SIGN BAND IN HEIGHT

# TENANT

## CONSTRUCTION

.063" ALUMINUM CONSTRUCTION.  
5" DEEP RETURNS, .040" CLC, COLOR AS PER  
TENANT.  
3/4" TRIM CAP, COLOR AS PER TENANT..

## MOUNTING

MOUNT FLUSH TO WALL.

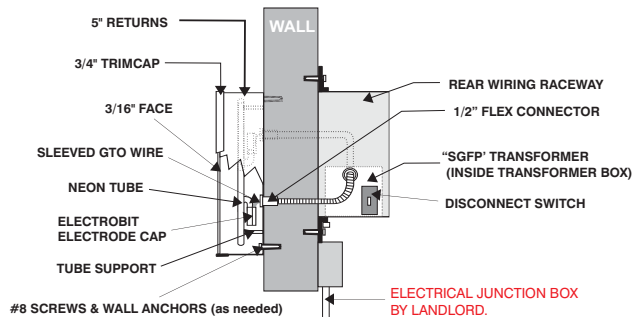
## FACE

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

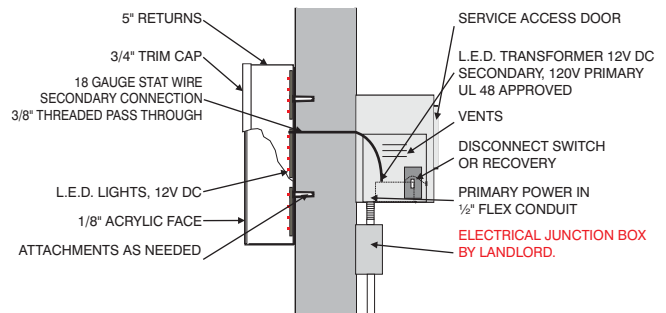
## ILLUMINATION

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

### NEON ILLUMINATED PAN CHANNEL LETTERS



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



# TYPICAL REVERSE PAN CHANNEL LETTERS

NOT TO EXCEED 80%  
LEASED FRONTAGE

NOT TO EXCEED 80%  
OF SIGN BAND IN HEIGHT

# TENANT

## CONSTRUCTION

.063" CLC RETURNS 3" DEEP WITH .090" ALUMINUM FACES PAINTED COLOR AS PER TENANT

3/16 CLEAR LEXAN BACKS CLIP MOUNTED TO THE LETTERS

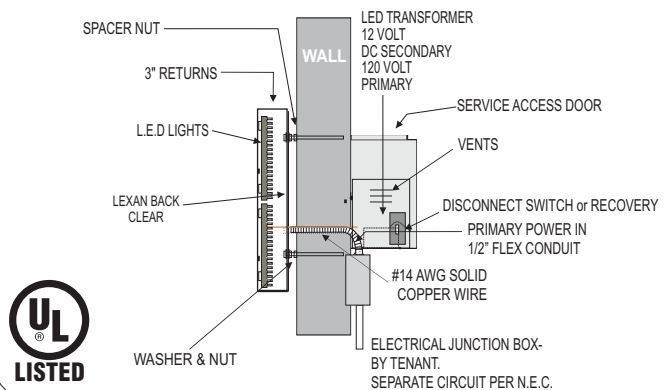
## MOUNTING

STUD MOUNTED 1" OFF THE WALL TO CREATE HALO ILLUMINATION.

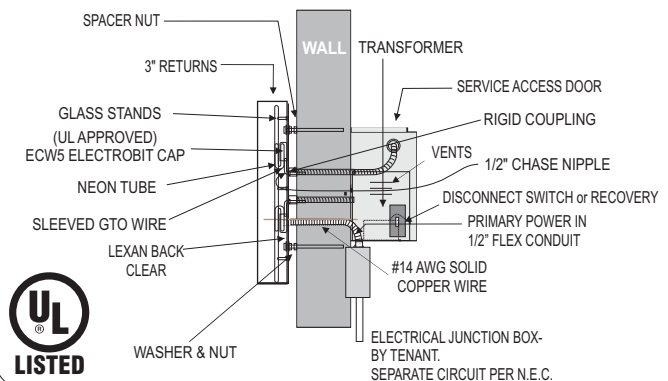
## ILLUMINATION

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

## LED HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS



## NEON HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS

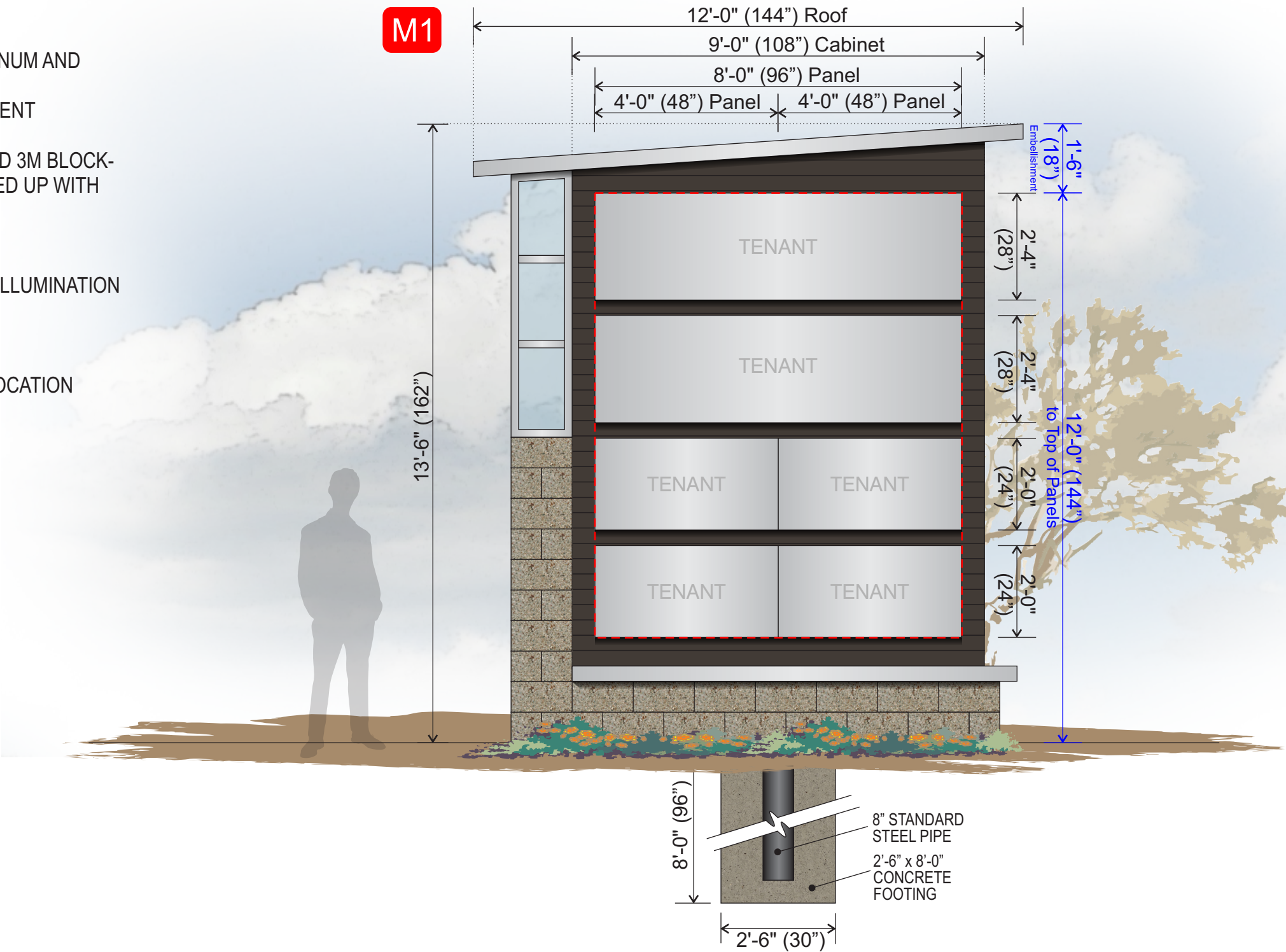




SCOPE OF WORK: 77.33 Sq. Ft. SCALE: 3/8" = 1'-0"  
MANUFACTURE AND INSTALL TWO(2) INTERNALLY ILLUMINATED MONUMENT SIGN

- CONSTRUCTION:
- ALUMINUM ANGLE FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM AND .125" ROUTED PANELS TEXTURE AND PAINTED TO MATCH BUILDING
  - 3/16" WHITE ACRYLIC WITH FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL TO BACK UP ROUTED PANELS
  - 1/2" ROUTED CLEAR ACRYLIC LETTERS WITH FIRST SURFACE APPLIED 3M BLOCK-OUT FILM #3635-22B TO CREATE HALO ILLUMINATION EFFECT BACKED UP WITH 3/16" WHITE ACRYLIC
- ILLUMINATION:
- CWHO FLUORESCENT LAMPS SPACED AS NECESSARY FOR AMPLE ILLUMINATION WITH BALLASTS MOUNTED INTERNALLY



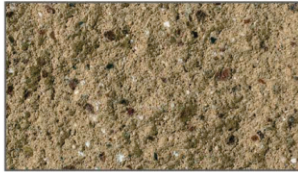




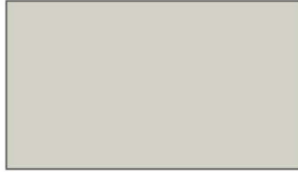
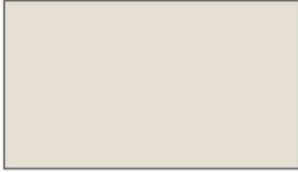

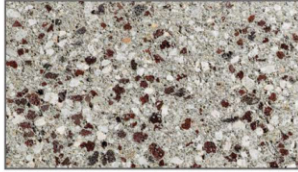

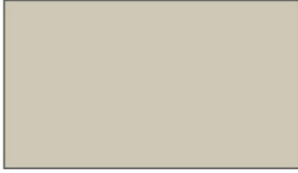


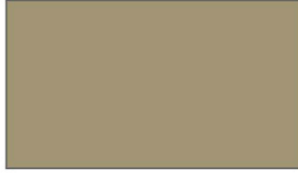
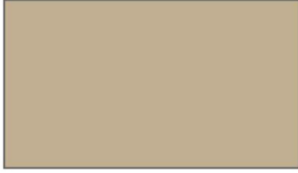




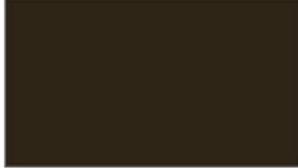
- INSTALLATION:
- ON ASA APPROVED PIPE AND FOOTING AT CUSTOMER SPECIFIED LOCATION



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

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.	All Signs Fabricated as per 2011 N.E.C. Specifications



<div>A</div> <div>PT1</div> <div></div> <div>SW 6000 SNOWFALL BY SHERWIN WILLIAMS</div>	<div>G</div> <div></div> <div>HARDIE SHINGLE OR EQUAL</div>	<div>SF1</div> <div></div> <div>CMU ANGELUS BLOCK SPLITFACE HARVEST</div>	<div>RF2</div> <div></div> <div>STANDING SEAM METAL BERRIDGE DARK BRONZE</div>
<div>B</div> <div>FC1</div> <div></div> <div>SW 0042 RUSKIN ROOM GREEN BY SHERWIN WILLIAMS</div>	<div>H</div> <div></div> <div>STONE VENEER CORONADO CREEK ROCK APACHE BROWN</div>	<div>DB1</div> <div></div> <div>CMU ANGELUS BLOCK PRECISION SHORELINE</div>	<div>PM1</div> <div></div> <div>PREFINISHED METAL BERRIDGE PARCHMENT</div>
<div>C</div> <div>EF1</div> <div></div> <div>SW 7531 CANVAS TAN BY SHERWIN WILLIAMS</div>	<div>I</div> <div></div> <div>CMU BLOCK TYPE A SUPERLITE FOUNDER FINISH COLOR-DESERT</div>	<div>DB2</div> <div></div> <div>CMU ANGELUS BLOCK PRECISION COOL GREY</div>	<div>PM2</div> <div></div> <div>PREFINISHED METAL BERRIDGE DARK BRONZE</div>
<div>D</div> <div>EF2</div> <div></div> <div>SW 7549 STUDIO TAUPE BY SHERWIN WILLIAMS</div>	<div>J</div> <div></div> <div>CMU BLOCK TYPE B SUPERLITE SMOOTH FACE COLOR-BONE</div>	<div>CB1</div> <div></div> <div>CAST BRICK QUIK BRIK AUTUMN BLEND</div>	<div>PM3</div> <div></div> <div>PREFINISHED METAL BERRIDGE SIERRA TAN</div>
<div>E</div> <div>EF3</div> <div></div> <div>SW 7522 MEADOWLARK BY SHERWIN WILLIAMS</div>	<div>K</div> <div></div> <div>CMU BLOCK TYPE C SUPERLITE SPLITFACE HARVEST BROWN</div>	<div>CS1</div> <div></div> <div>CAST STONE CORONADO BROWNSTOWN</div>	
<div>F</div> <div>PT2</div> <div></div> <div>SW 7645 THUNDER GREY BY SHERWIN WILLIAMS</div>	<div>L</div> <div>RF1</div> <div></div> <div>RAMADA CONCRETE ROOF TILE CORAL ROOFING MONTEREY SHAKE 600 SILVER LAKE BLEND</div>	<div>AL1</div> <div></div> <div>ANODIZED ALUMINUM DARK BRONZE</div>	

**LOT 1 OF MESA CENTERPOINTE PLAZA**  
**2751 S. SIGNAL BUTTE ROAD, MESA, AZ**  
A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH,  
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

