

GATEWAY TECHNOLOGY & COMMERCE CENTER

7535 E. RAY RD, MESA, AZ 85212



COMPREHENSIVE SIGN PLAN

PREPARED BY:


ASSOCIATED
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PROJECT	PARCEL INFO	ZONING	PROPERTY OWNER
GATEWAY TECHNOLOGY & COMMERCE CENTER 7535 E. RAY RD MESA, AZ 85212	APN: 304-30-040 GROSS SITE AREA: 467,773 SF (10,7386 ACRES)	L1-AF	GTCC VENTURE LLC C/O STEVE VINCENT ORSETT PROPERTIES, LTD. 5353 N. 16th STREET SUITE 105 PHOENIX, AZ 85016

LEGAL DESCRIPTION

RAY ROAD COMMERCE CENTER MCR 1313-14 PARCEL 3

SIGN CRITERIA

I. INTRODUCTION

THE PURPOSE OF THE COMPREHENSIVE SIGN PLAN IS TO ENSURE AN ATTRACTIVE PROFESSIONAL ENVIRONMENT WHILE ALSO PROTECTING THE INTERESTS OF THE LANDLORD, TENANT, AND SURROUNDING NEIGHBORHOOD.

II. GENERAL REQUIREMENTS

A. ALL TENANTS SHALL SUBMIT (3) COPIES OF DRAWINGS TO LANDLORD FOR APPROVAL. DRAWINGS MUST INCLUDED DETAILS OF SIZE, COLOR, MATERIALS, ILLUMINATION, AND ATTACHMENT. NO DRAWINGS MAY BE SUBMITTED TO THE CITY OF PHOENIX PRIOR TO LANDLORD APPROVAL.

B. LANDLORD SHALL REVIEW ALL SUBMITTED DRAWINGS AND MARK THEM EITHER APPROVED, APPROVED AS NOTED, OR REVISE AND RESUBMIT.

C. NO SIGNS, ADVERTISEMENTS, NOTICES, OR OTHER LETTERING SHALL BE DISPLAYED, EXHIBITED, INSCRIBED, PAINTED OR AFFIXED ON ANY PART OF THE BUILDING VISIBLE FROM OUTSIDE THE PREMISES EXCEPT AS SPECIFICALLY APPROVED BY THE LANDLORD. SIGNS THAT ARE INSTALLED WITHOUT WRITTEN APPROVAL OR ARE INCONSISTENT WITH APPROVED DRAWINGS MAY BE SUBJECT TO REMOVAL AND/OR REINSTALLATION BY LANDLORD AT TENANTS EXPENSE.

D. THE CITY OF MESA REQUIRES SIGN PERMITS FOR ALL SIGNS VISIBLE FROM OUTSIDE THE PREMISES. IT SHALL BE TENANTS SOLE RESPONSIBILITY TO SECURE THESE AND ANY OTHER PERMITS THAT MAY BE REQUIRED.

E. LANDLORD’S APPROVAL OF TENANTS PLANS SHALL NOT CONSTITUTE AN IMPLICATION, REPRESENTATION, OR GUARANTEE THAT SAID ITEMS ARE IN COMPLIANCE WITH APPLICABLE STATUTES, CODES, ORDINANCES, OR OTHER REGULATIONS.

F. SIGN CONTRACTORS PERFORMING ANY SIGN WORK AT GATEWAY TECHNOLOGY & COMMERCE CENTER MUST BE BONDED, INSURED, LICENSED BY THE ARIZONA STATE REGISTRAR OF CONTRACTORS. SIGN CONTRACTOR MUST BE APPROVED BY LANDLORD PRIOR TO CONSTRUCTION OF SIGN.

G. LANDLORD RESERVES THE RIGHT TO FIX, REPAIR, OR REPLACE ANY BROKEN OR FADED SIGN OR ANY SIGN DEEMED TO BE IN DISREPAIR AT THE TENANTS EXPENSE.

H. ANY SIGN TYPE NOT SPECIFICALLY ADDRESS BY THIS CRITERIA IS SUBJECT TO THE APPLICABLE STANDARDS SET FOR IN THE CITY OF MESA SIGN CODE.

SIGN REQUIREMENTS

SIGN ALLOWANCE FOR ATTACED SIGNS

TABLE 11-43-3-D-1: STANDARD ATTACHED SIGN ALLOWANCES PER OCCUPANCY			
FRONT FOOT OF BUILDING OCCUPANCY ⁽¹⁾	MAX. NUMBER OF PERMITTED SIGNS	MAX. AGGREGATE SIGN AREA CALCULATION	MAX. AREA PER SIGN
80-FEET OR LESS ⁽²⁾	2 SIGNS	2 SQ. FT. OF SIGN AREA PER FRONT FOOT OF BUILDING OCCUPANCY	160 SQ. FT.
81 TO 199 FEET	3 SIGNS	160 SQ. FT. IS ALLOWED	160 SQ. FT.
200 TO 249 FEET	4 SIGNS	80% OF LINEAL FRONT FOOT OF OCCUPANCY	160 SQ. FT.
250 FEET OR MORE	5 SIGNS, PLUS ONE ADDITIONAL SIGN FOR EVERY ADDITIONAL 50-FEET OF OCCUPANCY UP TO A MAX. OF 7 SIGNS	80% OF LINEAL FRONT FOOT OF OCCUPANCY UP TO MAX. OF 500 SQ. FT.	160 SQ. FT.

⁽¹⁾ IF AN OCCUPANCY(S) HAS MORE THAN ONE EXTERIOR WALL, THE LONGEST WALL IS USED TO CALCULATE THE SIGN ALLOWANCE.

⁽²⁾ EACH OCCUPANT IS ALLOWED A MINIMUM OF TWENTY-FOUR (24) SQ. FT. OF SIGN AREA REGARDLESS OF FRONT FOOT OF BUILDING OCCUPANCY.

***DETACHED SIGNS ARE NOT ALLOWED FOR THE PROJECT**

SIGN ALLOWANCE FOR NON-CONTIGUOUS SIGNS

- 44 SQ. FT. MAXIMUM PER SIGN.

SIGN ENVELOPE

- PER THE SIGN ELEVATION PLANS.

SIGN CONSTRUCTION & MATERIALS

- INDIVIDUAL PAN CHANNEL CHARACTERS.
- INDIVIDUAL REVERSE PAN CHANNEL CHARACTERS.
- INDIVIDUAL FLAT CUT OUT CHARACTERS FOR SECONDARY COPY.
- BACKER PANELS ALLOWED.
- NO EXPOSED RACEWAYS.

SIGN DESIGN & STYLE

- ALL LOGOS AND CHARACTERS ALLOWED WITH LANDLORD APPROVAL.

SIGN COLORS

- CORPORATE COLORS ALLOWED WITH LANDLORD APPROVAL.

SIGN ILLUMINATION

- FACE-ILLUMINATION, HALO-ILLUMINATION, DUAL-ILLUMINATION OR NON-ILLUMINATION.

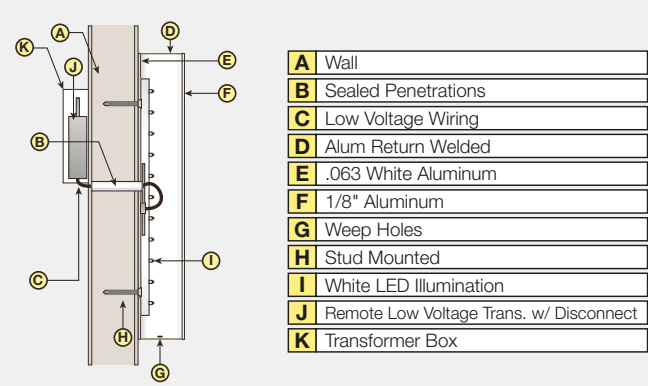
SIGN PLACEMENT

- ON THE LEASED FRONTAGE OR AS ALLOWED PER THE CSP FOR THE FIVE ENVELOPES ON THE NORTH ELEVATIONS.

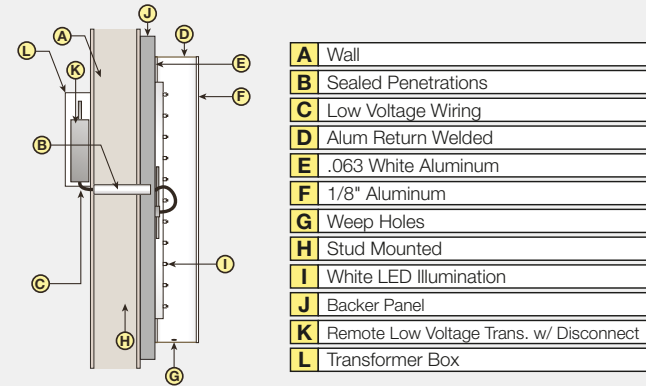
SIGN ORDINANCE

- ALL APPLICABLE PROVISIONS OF THE MESA SIGN ORDINANCE SHALL APPLY.

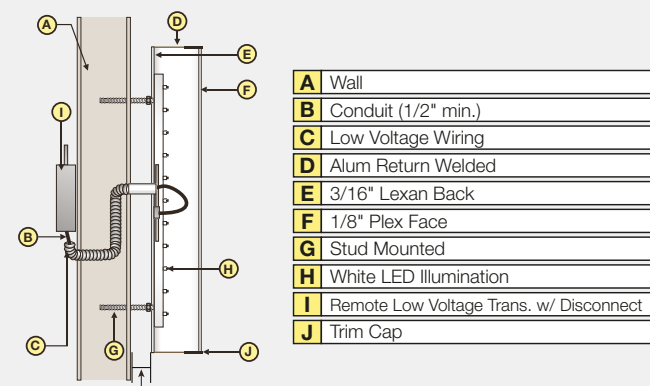
SIGN TYPE - A: PAN CHANNEL LETTERS
ILLUMINATED • FLUSH MOUNT



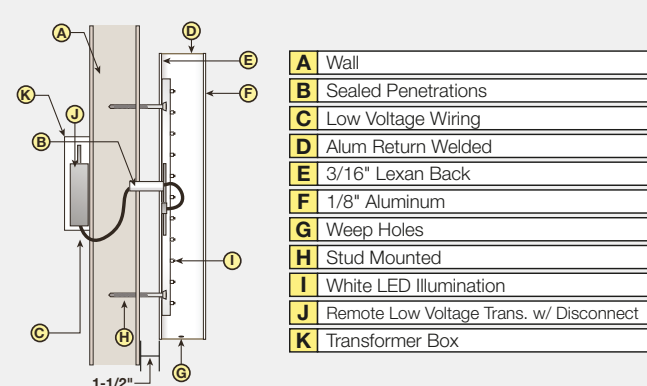
SIGN TYPE - B: PAN CHANNEL LETTERS
ILLUMINATED • FLUSH MOUNT • BACKGROUND PANEL



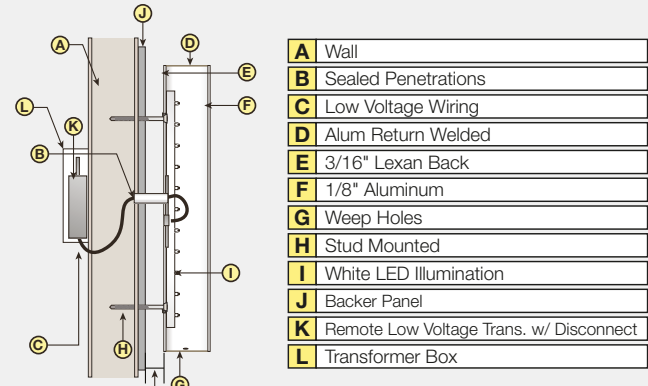
SIGN TYPE - C: PAN CHANNEL LETTERS
DUAL-ILLUMINATED • FLOAT MOUNT



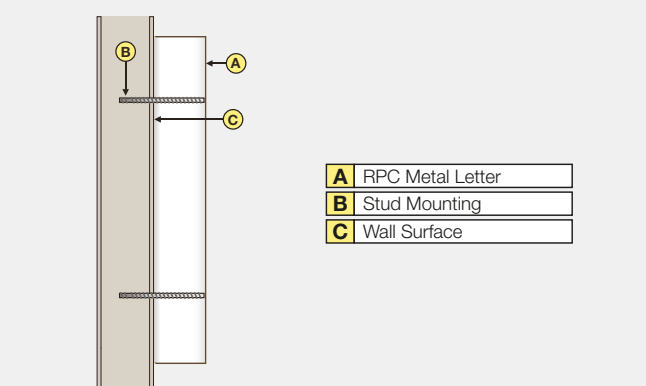
SIGN TYPE - D: REVERSE PAN CHANNEL LETTERS
ILLUMINATED • FLOAT MOUNT



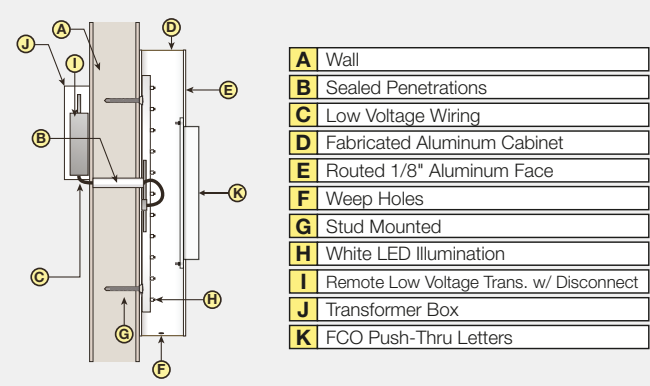
SIGN TYPE - E: REVERSE PAN CHANNEL LETTERS
ILLUMINATED • FLOAT MOUNT • BACKGROUND PANEL



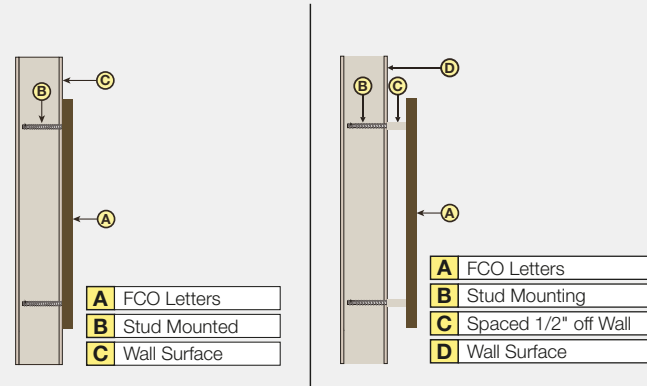
SIGN TYPE - F: REVERSE PAN CHANNEL LETTERS
NON-ILLUMINATED • FLUSH MOUNT



SIGN TYPE - G: FABRICATED ALUMINUM CABINET
ILLUMINATED • PUSH-THRU LETTERS • FLUSH MOUNT

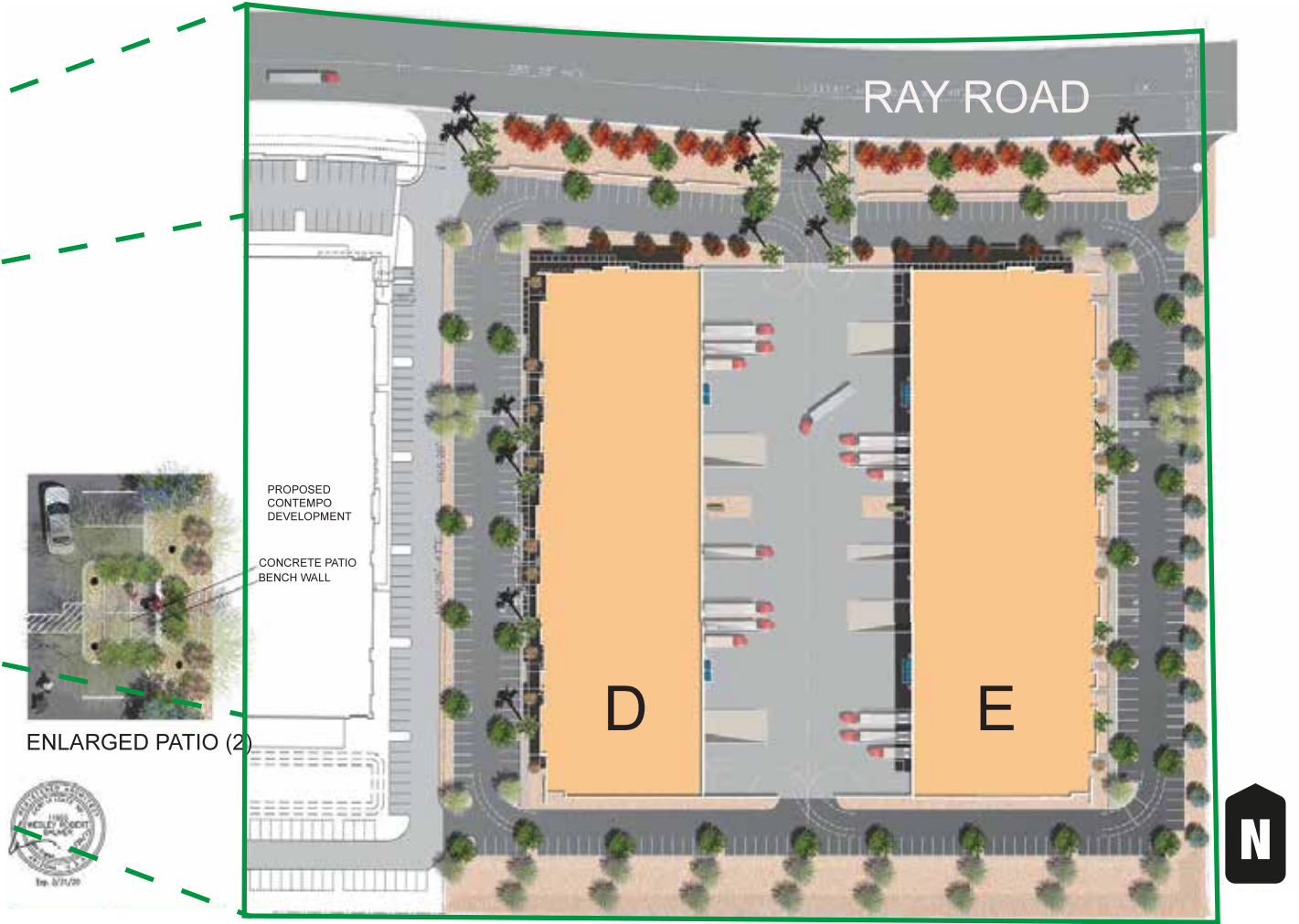


SIGN TYPE - H: FLAT CUT OUT LETTERS
NON-ILLUMINATED • FLUSH or FLOAT MOUNT

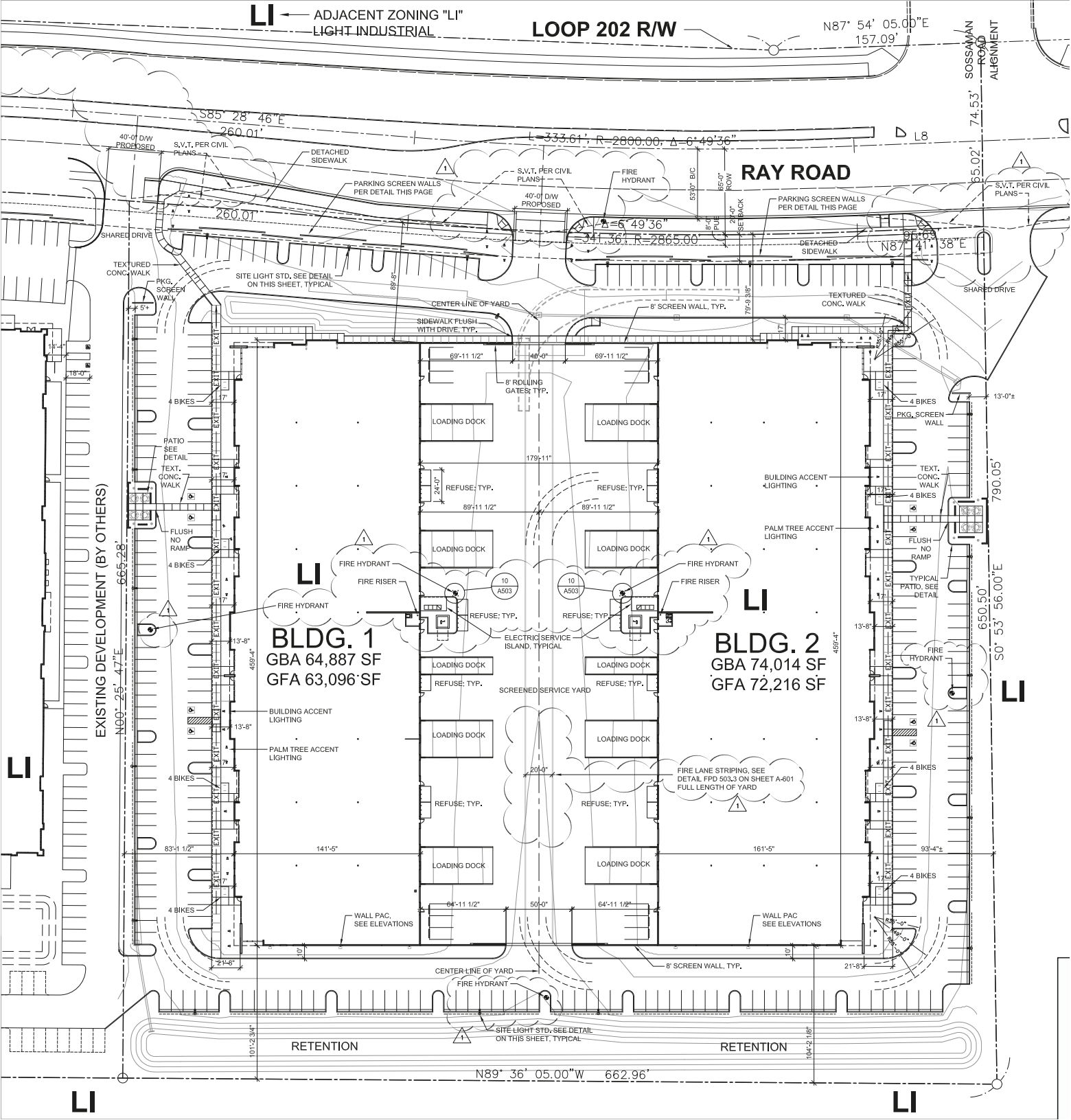




Aerial View
SCALE: NTS



Site Plan
SCALE: NTS



Site Plan
SCALE: 1" = 100'



● Building 2 - North Elevation View | Proposed

● Building 1 - North Elevation View | Proposed



● Building 1 - West Elevation View | Proposed

----- = 80% OF SIGN BAND/AREA






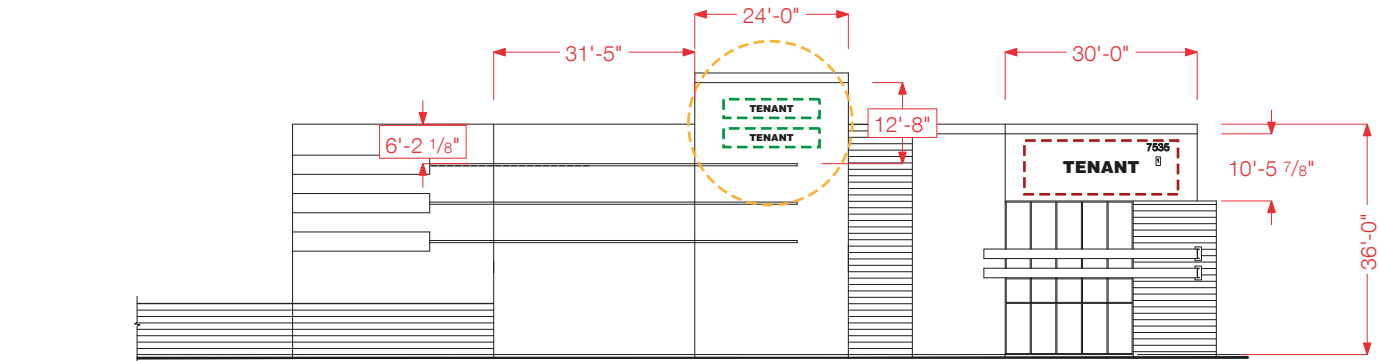
● Building 2 - East Elevation View | Proposed

----- = 80% OF SIGN BAND/AREA

GATEWAY TECHNOLOGY & COMMERCE CENTER

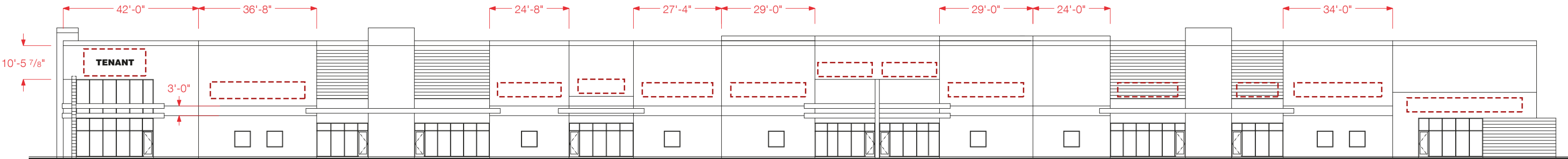
ELEVATION DETAILS

-  = NON-CONTIGUOUS SIGN AREAS
-  = 15'-0" x 2'-11" or 44 SQ FT MAX
Shall Not Exceed 80% of the Wall Width.
-  = 80% OF SIGN BAND/AREA



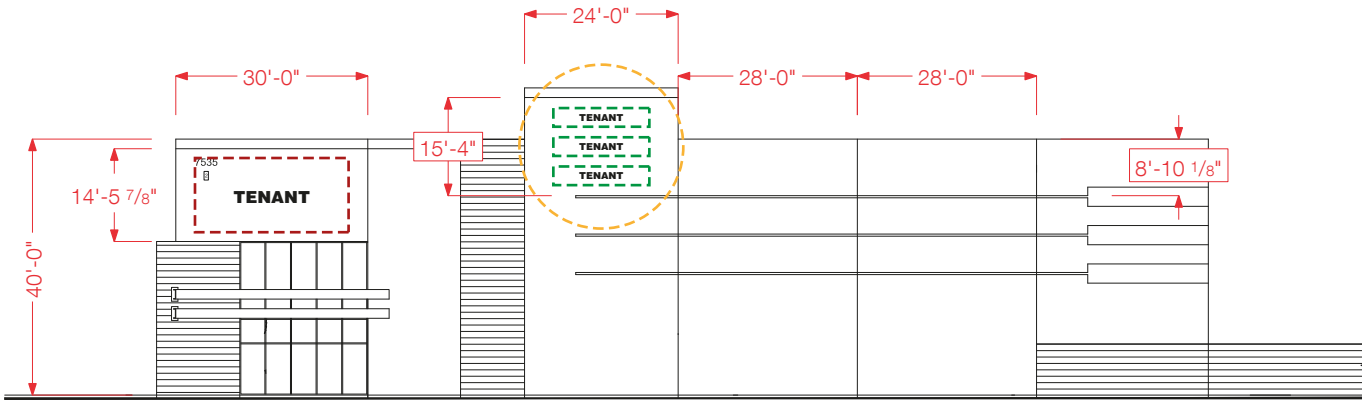
● Building 1 - North Elevation Detail

SCALE: 1" = 30'



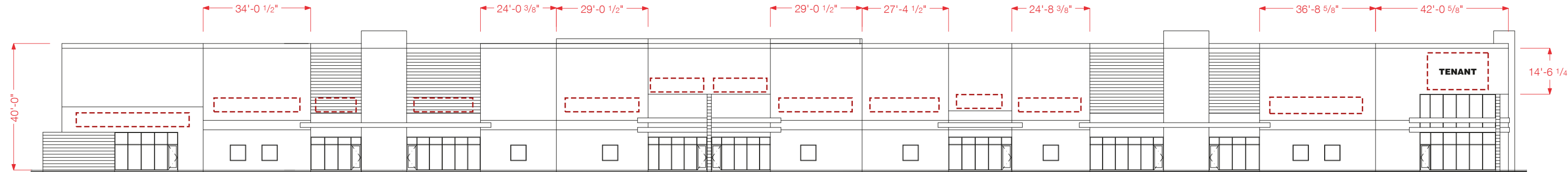
● Building 1 - West Elevation Detail

SCALE: 1" = 30'



● Building 2 - North Elevation Detail

SCALE: 1" = 30'



● Building 2 - East Elevation Detail

SCALE: 1" = 30'