

AVALON RANCH

SWC Power Road & Elliot Road
Mesa, AZ

COMPREHENSIVE SIGN PLAN

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DEFINITIONS	4	DEVELOPER / OWNER Avalon Ranch 7333 E. Doubletree Ranch Rd. Suite 140 Scottsdale, AZ 85258		All tenant signs within Avalon Ranch must be compatible with the standards outlined in this Comprehensive Sign Plan. The purpose of the sign standards is to ensure an attractive environment and to protect the interests of the surrounding neighborhood, owner, and tenants within the development. Conformance will be strictly enforced, and any installed non-conforming or unapproved signs will be brought into conformance at the sole expense of the tenant. Before designing signs, all tenants will receive a copy of these signage standards. Tenants may only utilize space on monument signage included within this CSP, instead of constructing additional monument signs. Sign plans submitted to the owner's representative for approval must conform to these standards. The owner's representative may administer and interpret the criteria as it applies to signage designs. All signs must be approved in writing by the owner's representative prior to application to City of Mesa for permitting.
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CREATIVE MATERIALS	7	David Lack VP of Development (480) 376-8750 dlack@avalondevelopment.com		
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PROPERTY SIGN TYPES		ARCHITECT RKAAs Architects, Inc. 2233 E. Thomas Rd. Phoenix, AZ 85016		
■ P1 MULTI-TENANT MONUMENT SIGN - ANCHOR/MAJOR TENANT	11			
■ P2 MULTI-TENANT MONUMENT SIGN	13			
■ P3 GAS STATION MONUMENT SIGN	14			
■ P4 PROJECT ID SIGN	15	Neil Feaser (602) 955-3900 nfeaser@rkaa.com	OCCUPANCY TYPE: Multi-Tenant Commercial Center Retail Development Anchor Major Pad	
TENANT SIGN CRITERIA				
■ T1 TENANT WALL SIGN	16			
■ T2 TENANT CUSTOM CABINET SIGN	16	ENGINEER BFH Group 222 N. Stapely Dr. Mesa, AZ 85203		
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■ T6 TENANT WINDOW GRAPHICS	21		JURISDICTION City of Mesa - Development Services Department Sign Code	
TENANT SIGN BANDS	22	David Bohn (480) 734-1446 SIGNAGE CONSULTANT Trademark Visual 3825 S 36th Street Phoenix, AZ 85040 602 272-5055 Jim Bacher (602) 792 3120 jbacher@trademarkvisual.com		Where this Comprehensive Sign Plan does not provide criteria, the City of Mesa Development Services Department Sign Code will have precedence.
Avalon Development Avalon Ranch		TRADEMARK		Comprehensive Sign Plan 115273-07 10.17.24

Landlord Approval Process		General Signage Standards	
<p>Signage Proposal</p> <p>Each tenant must submit to the owner’s representative three (3) sets of detailed shop drawings (or a PDF Electronic Copy) showing locations (on buildings and/or property), dimensions, sizes, design, colors, materials, lettering, graphics, conduits, junction boxes, sleeves, and other mounting apparatus of all proposed freestanding, wall, window, and rear door signs.</p> <p>Sign Contractor’s Responsibilities</p> <p>Prior to preparation of signage drawings and specifications, the tenant’s sign contractor must review all architectural, structural, and electrical documents as they relate to the building wall and/or storefront at the proposed signage location. In addition, the sign contractor should visit the project site to become familiar with as-built conditions and to verify all dimensions.</p> <p>Sign faces, sign cabinets and method of attaching signs to their support structure shall be designed and constructed to be in compliance with provisions of City of Mesa code.</p> <p>Sign Shop Drawings</p> <p>Sign shop drawings submitted by the Tenant shall provide complete information for the Landlord to understand the signage design, installation and appearance. Sign shop drawings shall:</p> <ol style="list-style-type: none">1) provide an elevation, in scale, of the storefront façade illustrating each sign’s location and size.2) provide a section or sections through the sign.3) identify the materials and construction4) provide complete information on installation.5) provide electrical specifications for signage. <p>Tenant Responsibilities For Other Regulations</p> <p>The owner’s representative’s approval of a tenant’s signage plan does not constitute an implication, representation, or certification by the owner’s representative that those plans are in compliance with applicable statutes, codes, ordinances, or other regulations. Compliance with other regulations is the sole responsibility of the tenant for all work performed on the premises by, or for the tenant.</p> <p>No signs, advertisements, notices or other lettering shall be exhibited, inscribed painted or affixed on any part of a sign, except lettering and/or graphics which have received the prior written approval of Landlord.</p>	<p>Owner’s Representative Review</p> <p>After review of the signage proposal, the owner’s representative will return back to the tenant within five (5) business days one of the three sets of drawings (or a PDF Copy) to the Tenant, marked either “Approved,” “Approved as Noted,” or “Revise and Resubmit.”</p> <p>“Approved”</p> <p>If drawings are marked “Approved,” the Tenant is allowed to proceed with sign permitting through the City of Mesa. Upon permit approval, construction and installation in accordance with the drawings may commence.</p> <p>“Approved as Noted”</p> <p>If drawings are marked “Approved as Noted,” the tenant is allowed to proceed with sign permitting through the City of Mesa and then construction and installation, provided that any modifications noted are incorporated into the design. An applicant that takes exception to the noted modifications may revise and resubmit, as explained below.</p> <p>“Revise and Resubmit”</p> <p>If drawings are marked “Revise and Resubmit,” the plans will be returned to the tenant with comments. The drawings must be revised and resubmitted for owner’s representative approval.</p> <p>For owner’s representative review, send signage drawings to:</p> <p>Avalon Ranch 7333 E. Doubletree Ranch Rd. Suite 140 Scottsdale, AZ 85258</p> <p>David Lack VP of Development (480) 376-8750 dlack@avalondevelopment.com</p>	<p>Installation/ Sealing Of Building Wall Penetrations</p> <p>All mounting is to be performed by the tenant’s sign company. Tenant’s building signage must be mounted directly to the building façade or canopy as shown on the elevations. Façade penetrations should be kept to a minimum. All penetrations of the building wall structure required for sign installation shall be neatly sealed in a watertight fashion. No roof penetrations are allowed. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.</p> <p>Openings In Building Walls</p> <p>Locations of all openings for conduit and sleeves in building walls must be indicated by the sign contractor on the drawings submitted. The contractor shall install the sign in accordance with the approved drawings. All penetrations made shall be sealed during the sign installation to prevent damage to the building walls/ materials.</p> <p>Electrical Requirements</p> <p>No exposed tubing or conduit will be permitted. All conductors, transformers, and other equipment shall be concealed. All electrical signs shall bear the UL label and shall conform to National Electrical Code Standards.</p> <p>Damage Caused By Or During Installation</p> <p>The sign contractor and/or tenant will pay for any damage to a building’s fascia, canopy, structure, roof, building elements or flashing caused by sign installation.</p> <p>Upkeep And Maintenance</p> <p>Each Tenant is fully responsible for the upkeep and maintenance of its sign(s), including any individual pylon or monument signage, and tenants are to repair any sign defects within five (5) days of notification. If a tenant does not repair said sign(s), the owner, at the tenant’s sole cost and expense, may repair and/or replace sign(s). A penalty of 100% of the owner’s cost to repair said signage, in addition to the cost of the repair, may be assessed to the tenant if the landlord or building owner is required to provide the necessary maintenance due to the tenant’s non compliance following notification.</p> <p>Owner’s Right To Modify Requirements</p> <p>The owner’s representative has the right to modify the sign design standards and requirements for any Tenant.</p>	<p>Required Insurance For Sign Contractors</p> <p>All sign contractors must carry workers’ compensation and commercial liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or installation of signs, with a combined single limit in an amount not less than two million and no/100 dollars (\$2,000,000.00) per occurrence. Every sign contractor must hold a current contractor’s license in the State of Arizona. Landlord or building owner must be named as additionally insured in the workers’ compensation and commercial liability insurance. Contact the owner’s representative for this information.</p> <p>Sign Identification Tags</p> <p>No labels shall be permitted on the exposed surface of signs, except those required by local ordinance & labels complying with UL and/or National Electrical Code requirements.</p> <p>General Construction Requirements</p> <p>All signs shall be fabricated using full welded construction. All exposed fasteners shall be painted to render them inconspicuous. All signs shall conform to International Building Code Standards. Flashing, moving, or audible signs will not be permitted.</p> <p>Illuminated Signs</p> <p>Illuminated signs may be internally or externally lighted in commercial and industrial districts. The source of illumination of any sign is to be shielded so that it is not visible from or causes glare or reflection onto adjacent properties and streets. All illuminated signs must comply with the City of Mesa Development Services Sign Code.</p> <p>Illumination Timer</p> <p>Power to illuminate the tenant’s sign is to be from tenant’s electrical meter, switched through a time clock and photo cell, set in accordance with schedules determined by the owner and shopping center manager.</p>
Avalon Development Avalon Ranch		TRADEMARK	Comprehensive Sign Plan 115273-07 10.17.24

BANNER

A temporary sign composed of flexible material, attached to two brackets/posts or affixed to an exterior wall or column of a building.

BLADE SIGN

A pedestrian-oriented sign, adjacent to a pedestrian walkway or sidewalk, attached to a building wall or arcade with the exposed face(s) of the sign in a plane that is perpendicular to an outside wall of a building.

CANOPY SIGN

A sign attached to/constructed on the face of a canopy so that the display surface is parallel to an outside wall of a building.

DIRECTIONAL SIGN

A permanent sign that designates a functional aspect of a site such as the entrance or exit from a parking area, drive-thru, a loading area, a fire lane, or any similar feature approved by the Zoning Administrator.

GRAPHICS

Lettering, symbols, and logos used for name identification (primary identification), and for identification of product and services (secondary identification or modifiers).

FREESTANDING SIGN

A sign supported permanently upon the ground by poles, pylons, braces or a solid base and not attached to any building. Freestanding signs include those signs otherwise known as “ground signs,” “pole signs,” “pylon signs,” and “monument signs.”

MENU BOARD SIGN

A permanent freestanding or wall-mounted sign displaying the menu of a restaurant or other food/beverage related industry.

MONUMENT SIGN

A permanent sign that displays the name of a multi-tenant complex, tenants within the subject complex, and the physical address of the complex. A monument sign is placed along a street frontage and is attached to one or two sides of a freestanding wall or other ground structure separate from a building.

PERMANENT SIGN

A sign displayed for an unrestricted period of time.

SIDEWALK SIGN

A temporary sign, placed on the property of a business to which it is associated, including but not limited to an A-frame or sandwich board sign.

SIGN AREA

The area contained within the outer limits of the text, emblem, logo, or other display together with the material or color forming the background for the text, emblem, logo, or other display but not including the supporting structure or wall to which it is attached. Actual sign area allowed will correspond to a tenant’s leased frontage. See Figures 1 & 2 on this sheet for examples.

SIGN BAND

A physical architectural feature on a building surface, often above building entrances, designed to accommodate wall signage. See Figure 3 on this sheet for example.

SIGN ENVELOPE

Located within a sign band, the sign envelope is the designated area that defines the overall height and length allowances for sign area designated for tenant sign placement on a building elevation. For this project, the area of a sign envelope is ascribed as seventy-five percent (75%) of available horizontal wall space and eighty percent (80%) of available vertical wall space. A sign envelope does not necessarily define the allowable sign area for a sign. See Figure 3 on this sheet for example.

TEMPORARY SIGN

Any sign displayed for a restricted period of time. Please see the City of Mesa Development Services Department Sign Code for details.

WALL SIGN

A permanent sign with only one sign surface that is attached parallel to an outside wall of a building. A wall sign shall be of separate construction extending no more than ten inches (10”) from the wall surface. Exposed raceways are prohibited.

WINDOW GRAPHICS

A permanent or temporary sign attached directly to the surface of the windows, facing toward the exterior of the tenant space.



FIGURE 1

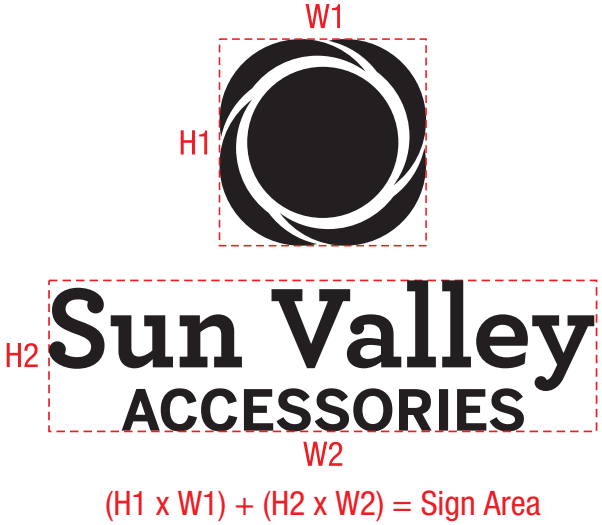


FIGURE 2

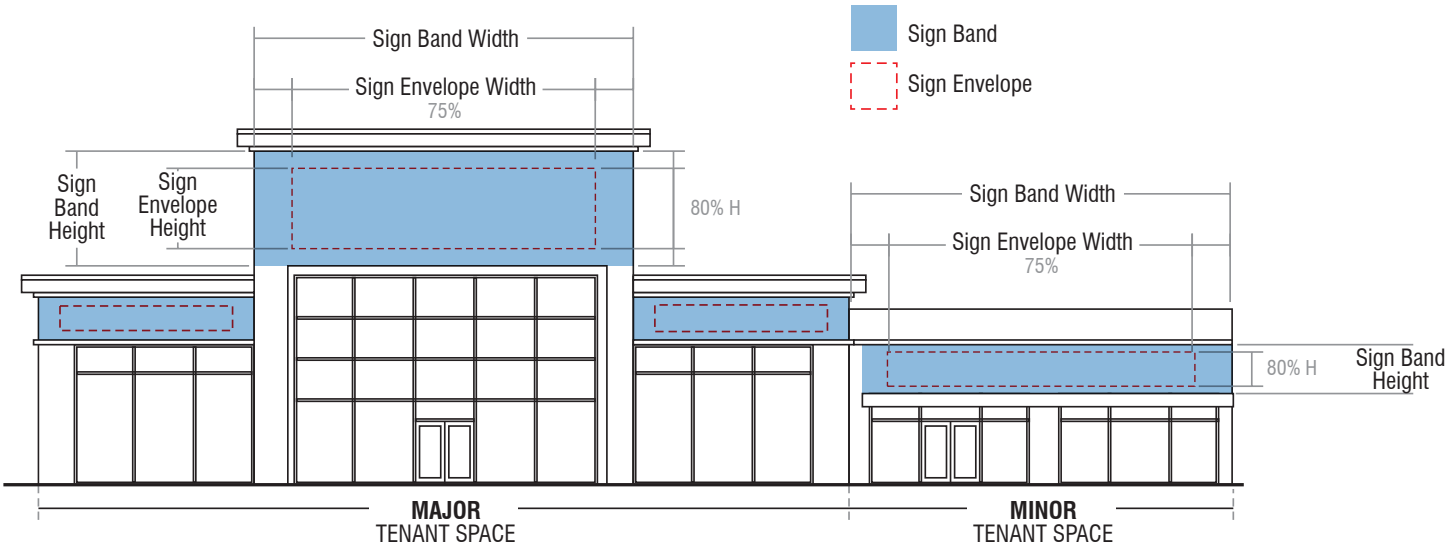




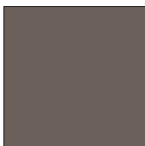





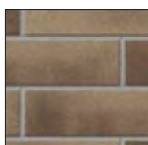
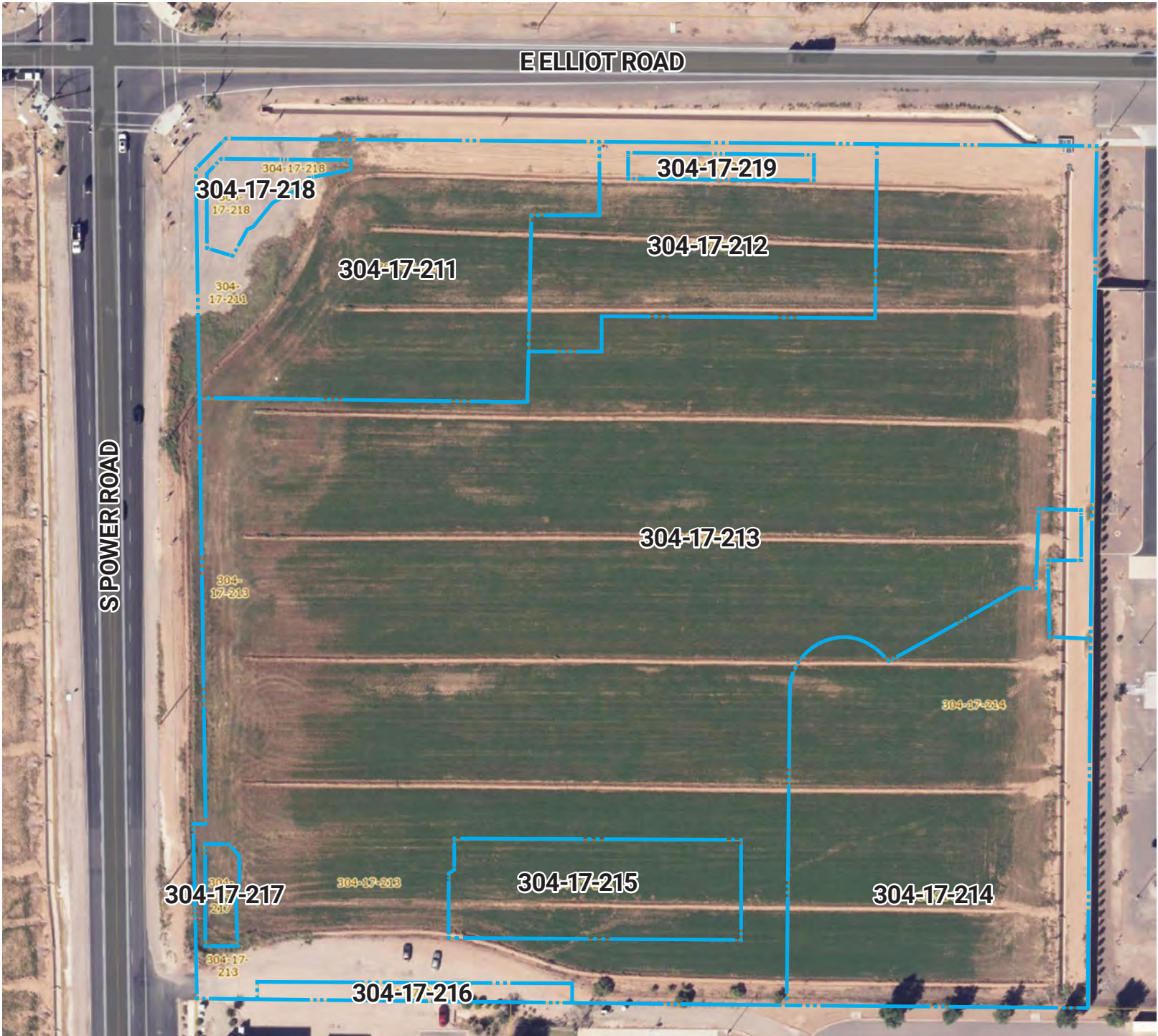


FIGURE 3

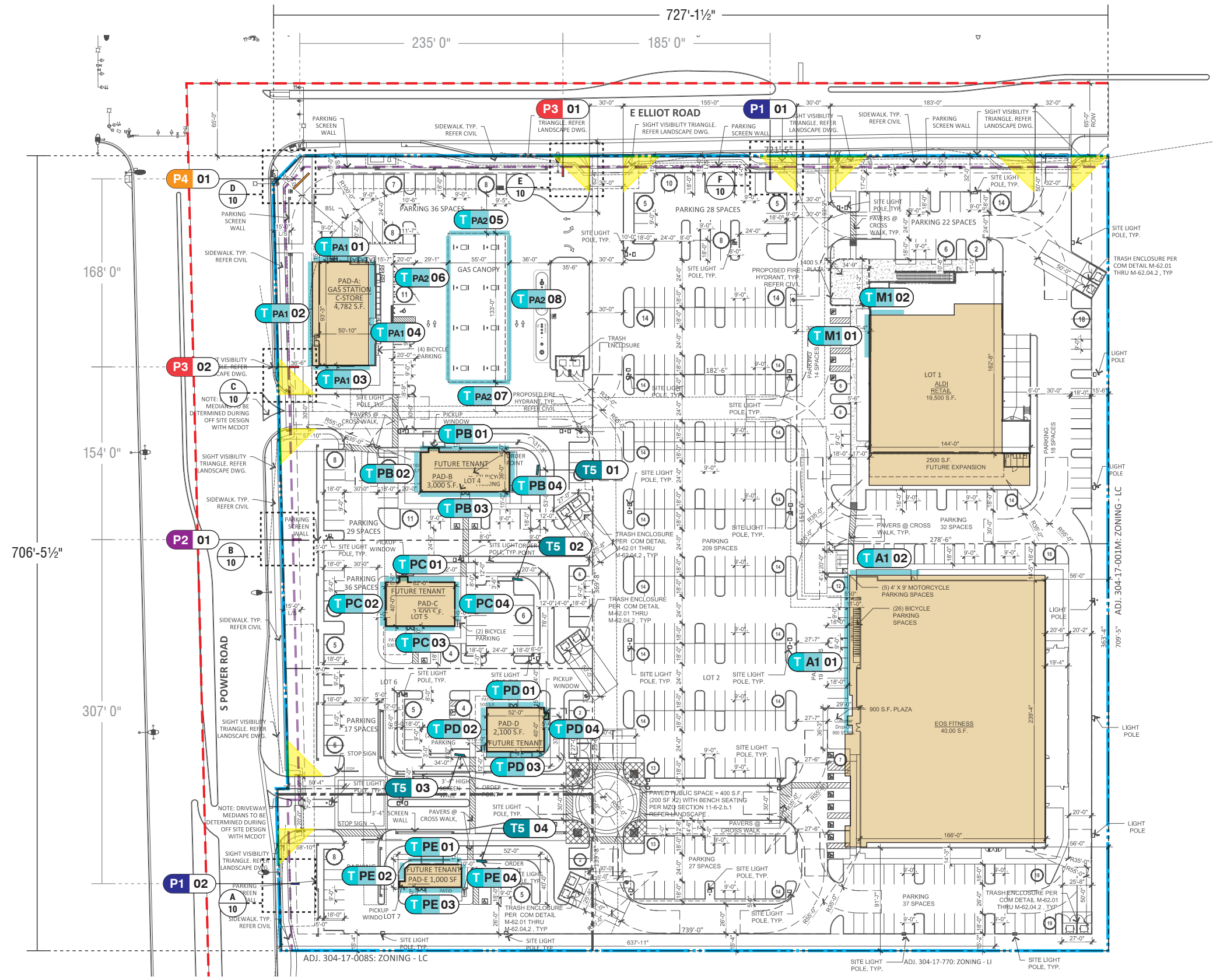
Property Sign Matrix									
SIGN TYPE	FUNCTION	SIZES		SIGN LOCATION	SIGN CONSTRUCTION	ILLUMINATION	MATERIALS	REQUIREMENTS PER CITY CODE	
<div>P1</div> Multi-Tenant Monument Sign - Anchor/Major Tenant	Property & Tenant Identification	Height of 12'-0" Sign area of 58.96 SF		(2) signs; installed near main drives throughout the property. (1) Along Elliot Rd, and (1) along Power Rd.	Aluminum framing construction & skin Project ID cabinet with acrylic push-thru Aluminum tenant panels with acrylic back-up FCO Address numbers	Property ID - Face-illuminated; white LED Tenant Panels - Face-illuminated; white LED Address Numbers - Non-illuminated	Acrylic or Lexan, Aluminum, Painted Metal, Various Vinyls (Typical)	1 foot of sign height per 20 lineal feet of street frontage & 1 SF of sign area per lineal foot of street frontage Max. Height of 12'-0" Max. sign/copy area of 80 SF	
<div>P2</div> Multi-Tenant Monument Sign	Property & Tenant Identification	Height of 12'-0" Sign area of 58.96 SF		(1) sign; installed along Power Rd.	Aluminum framing construction & skin Project ID cabinet with acrylic push-thru Aluminum tenant panels with acrylic back-up FCO Address numbers	Property ID - Face-illuminated; white LED Tenant Panels - Face-illuminated; white LED Address Numbers - Non-illuminated	Acrylic or Lexan, Aluminum, Painted Metal, Various Vinyls (Typical)	1 foot of sign height per 20 lineal feet of street frontage & 1 SF of sign area per lineal foot of street frontage Max. Height of 12'-0" Max. sign/copy area of 80 SF	
<div>P3</div> Gas Station Monument Sign	Gas Station Identification & Pricing	Height of 7'-0" Sign area of 29.57 SF		(2) signs; installed near the entry drives closest to the gas station along Elliot Rd. and Power Rd.	Aluminum framing construction & skin Gas station tenant cabinet with acrylic faces Changeable copy area for pricing FCO Address numbers	Gas station tenant cabinet - Face-illuminated; white LED Changeable Copy Area - Face-illuminated; EMC Address Numbers - Non-illuminated	Acrylic or Lexan, Aluminum, Painted Metal, Various Vinyls (Typical)	1 foot of sign height per 20 lineal feet of street frontage & 1 SF of sign area per lineal foot of street frontage Max. Height of 12'-0" Max. sign/copy area of 80 SF Electric Message Panels must comply with the standards set forth in the City of Mesa Development Services Department Sign Code (11-43-5)	
<div>P4</div> Project ID Sign	Property & Tenant Identification	Height of 9'-6" Sign area of 41.24 SF		(1) sign; installed on the corner of Power Rd. and Elliot Rd.	Aluminum framing construction & skin Face-illuminated Project ID letters Aluminum tenant panels with acrylic back-up FCO Address numbers	Property ID - Face-illuminated; white LED Tenant Panels - Face-illuminated; white LED Address Numbers - Non-illuminated	Acrylic or Lexan, Aluminum, Painted Metal, Various Vinyls (Typical)	1 foot of sign height per 20 lineal feet of street frontage & 1 SF of sign area per lineal foot of street frontage Max. Height of 12'-0" Max. sign/copy area of 80 SF	
CALCULATIONS	S. POWER ROAD		E. ELLIOT ROAD		QTY REQUIREMENTS PER CITY CODE				
Total qty of freestanding signs per street frontage based on Square Footage	3 - (1) P1, (1) P2, & (1) P3 Street Frontage: 706' 5-1/2" Qty Allowed Per City Code (at right): 8		3 - (1) P1, (1) P3, & (1) P4 Total Total Street Frontage: 727' 1-1/2" Qty Allowed Per City Code (at right): 9		• 1 SF of sign area per lineal foot of street frontage • Max. sign/copy area of 80 SF • 706.46 SF / 80 SF = 8 • 727.13 SF / 80 SF = 9				
Total height of freestanding signs per street frontage	12' + 12' + 7' = 31' TOTAL HEIGHT Total Street Frontage: 706' 5-1/2" Total Height Allowed Per City Code (at right): 35'		12' + 7' + 9.5' = 28.5' TOTAL HEIGHT Total Street Frontage: 727' 1-1/2" Total Height Allowed Per City Code (at right): 36'		• 1 foot of sign height per 20 lineal feet of street frontage • Max. sign height of 12'-0" • 706.46' / 20' = 35' • 727.13' / 20' = 36'				

Tenant Sign Matrix							
SIGN TYPE	FUNCTION	SIZES	SIGN LOCATION	SIGN CONSTRUCTION	ILLUMINATION	MATERIALS	REQUIREMENTS PER CITY CODE
<div>T</div> <div>Tenant Signs</div> <div>T1 Tenant Wall Signs</div> <div>T2 Tenant Custom Cabinet Signs</div> <div>T3 Tenant Custom Blade Signs</div> <div>T4 Tenant Custom Canopy Signs</div>	Tenant Identification	Tenant shall only install 1 sign per sign band Not to exceed seventy-five percent (75%) of the horizontal area and eighty percent (80%) of the vertical area of the sign band (architectural background)	All elevations that offer readability All tenant signs must be located within designated sign band areas* All wall mounted tenant signs shall be placed below parapet or eave - roof signs are not permitted	Pan-channel, reverse pan-channel letters and logos, and/or "custom" cabinets External, visible raceways are not allowed Cabinet signs are only allowed if they are custom, dimensional, & non-rectangular in shape** Flat cut-out aluminum letters for secondary copy only <small>** A sign can be mounted to an attachment device with regular rectangular shape if individual letters such as pan channel or other durable materials are used.</small>	Interior, backlit, or a combination thereof; White LED Exterior illumination with wall wash down lights Neon illumination is not allowed	Aluminum, acrylic or lexan, painted metal, various vinyls (typical)	See standard attached sign allowances per occupancy at right All wall mounted tenant signs shall be placed below parapet or eave - roof signs are not permitted
	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 SF of sign area per front foot of building occupancy	160 SF			
	81 to 199 feet	3 signs	160 SF	160 SF			
	200 to 249 feet	4 signs	80% of lineal front foot of occupancy	160 SF			
	250 feet or more	5 signs, plus on additional sign for every additional 50 FT of occupancy up to a max. of 7 signs	80% of lineal front foot of occupancy up to a max. of 500 SF	160 SF			
	*OPTIONAL ATTACHED SIGN ALLOWANCES FOR SINGLE OCCUPANT PAD BUILDINGS UNDER 5,000 SQFT						
	Max. Number of Permitted Signs	Max. Aggregate Sign Area Calculation		Max. Area per Sign			
	4 signs	2 SF of sign area per lineal foot of the widest building elevation up to a max of 160 SF		80 SF			
<div><div>¹ If an occupancy(s) has more than on exterior wall, the longest wall is used to calculate the sign allowance</div><div>² Each occupant is allowed a minimum of twenty-four (24) SF of sign area regardless of front foot of building occupancy</div></div>							
				ATTACHED SIGN ALLOWANCE CALCULATION PER OCCUPANCY			
Building ID		Max. Number of Permitted Signs	Max. Aggregate Sign Area	Max. Area per Sign			
A1		3 Signs	160 SF	160 SF			
M1		4 Signs	160 SF	160 SF			
PA1		2 Signs *4 Signs	160 SF *160 SF	160 SF *80 SF			
PA2		2 Signs	160 SF	160 SF			
PB		2 Signs *4 Signs	160 SF *160 SF	160 SF *80 SF			
PC		2 Signs *4 Signs	124 SF *124 SF	160 SF *80 SF			
PD		2 Signs *4 Signs	104 SF *104 SF	160 SF *80 SF			
PE		2 Signs *4 Signs	100 SF *100SF	160 SF *80 SF			
*Optional Allowance							
<div>T5</div> <div>Tenant Drive-Thru/Order Board Sign</div>	Tenant food product selection and ordering	Height of 8' 0" Max sign area of 32 SF	On freestanding pad locations within drive-thru Maximum of two (2) per drive-through user	Digital screen or back-lit translucent graphic in decorative freestanding cabinets	Internal illumination	Masonry, stucco, aluminum, acrylic, painted metal, various vinyls (typical)	Drive-thru lane signs do not count against the detached permanent sign allowance. Electric Message Panels must comply with the standards set forth in the City of Mesa Development Services Department Sign Code (11-43-5)
<div>T6</div> <div>Tenant Window Graphics</div>	Tenant Identification	Maximum 25% coverage of window/glass door area	Applied to tenant windows and glass doors	RTA vinyl or digitally printed vinyl graphics Paper-printed graphics are not allowed	Non-illuminated	Various vinyls (typical)	Maximum 25% coverage of window/glass door area
<div>* No tenant sign shall be installed in an area outside of the specified building sign bands or without the consent and approval of the Owner.</div>							
Avalon Development Avalon Ranch				TRADEMARK		Comprehensive Sign Plan 115273-07 10.17.24	

Creative Materials			
Property-Specific Branding			
Building Materials / Colors / Finishes	Type Families	Property ID	SIGNAGE Materials / Colors / Finishes
<div><div></div><div>Aluminum-Faced Composite Wall Panels Omega-Lite by Laminators Inc. Bright Silver</div></div>	<p>The Type Families exhibited on this page shall hereinafter be referred to as the “Project Fonts”.</p> <p><i>All ancillary signage shall utilize font styles from the list below, unless the sign is part of a corporate brand standard. With Landlord approval, Tenant signage may utilize corporate brand standards in relation to: colors, fonts, logos and logotypes.</i></p> <p>Brothers Regular abcdefghijklmnopqrstuvwxyz ABCDEFGHIJKLMNOPQRSTUVWXYZ 0123456789</p> <p>Alternate Gothic Regular abcdefghijklmnopqrstuvwxyz ABCDEFGHIJKLMNOPQRSTUVWXYZ 0123456789</p> <p>Alternate Gothic Bold abcdefghijklmnopqrstuvwxyz ABCDEFGHIJKLMNOPQRSTUVWXYZ 0123456789</p>	<h1>AVALON RANCH</h1>	<p>Materials shown under header “Materials, Colors & Finishes” is not an exhaustive list of all materials used to fabricate the development’s signs, but rather is a listing of specialty materials that are preferred finishes or veneers. Other materials such as steel, aluminum, acrylic and polycarbonate are also commonly used in the construction of this development’s signs.</p> <p><i>All ancillary signage shall match the materials/colors/finishes list below, unless the sign is part of a corporate brand standard. With Landlord approval, Tenant Names and Logos may utilize corporate brand standards in relation to: colors, fonts, logos and logotypes.</i> In the event a tenant does not have official branding; the tenant is to select from the colors below:</p>
<div><div></div><div>Storefront System Clear Anodized Aluminum</div></div>			<div><div></div><div>Brush Aluminum Matthew Paint to Match Omega-Lite Bright Silver Wall Panels</div></div>
<div><div></div><div>Sherwin Williams SW7504 - Keystone Gray</div></div>			<div><div></div><div>437R2398 - Aged Bronze Matthews Paint closest Match</div></div>
<div><div></div><div>Sherwin Williams (Valspar) 437R2398 - Aged Bronze</div></div>			<div><div></div><div>104 - Dryvit Systems Dover Sky Matthews Paint closest Match</div></div>
<div><div></div><div>Dryvit Systems Inc. 104 - Dover Sky</div></div>			<div><div></div><div>Nichia Fiber Cement Exterior Cladding Vintagewood - Bark Closest Match - Paint Pattern, Powder Coat, or Print</div></div>
<div><div></div><div>Fiber Cement Exterior Cladding Nichia Vintangewood - Bark</div></div>			
<div><div></div><div>Concrete Masonry Veneer Spec-Brik Gardner Blend</div></div>			
			<p>If the tenant does not have official branding colors, signage is to be Matthews Paint White or Matthews Paint Black</p>
Avalon Development Avalon Ranch		TRADEMARK	Comprehensive Sign Plan 115273-07 10.17.24

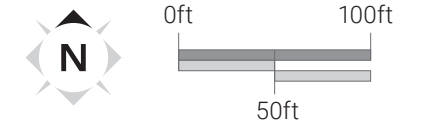







Sign Location Plan



SITE MAP LEGEND

SCALE 1" = 100'0"



-  Property Line
-  10' P.U.F.E. Line
-  65' Right of Way
-  Visibility Triangle
-  Building Footprints

PROPERTY SIGNS

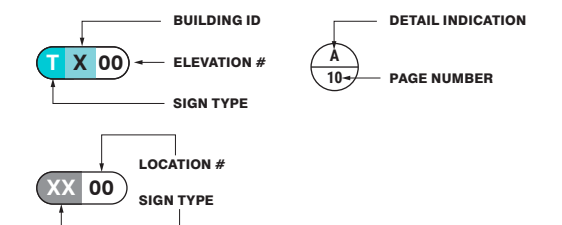
- P1 00** Multi-Tenant Monument Sign - Anchor/Major Tenant
- P2 00** Multi-Tenant Monument Sign
- P3 00** Gas Station Monument Sign
- P4 00** Project ID Sign

TENANT SIGNS

- T X 00** Wall Mounted Signs ******
 - Tenant Wall signs
 - Tenant Cabinet Signs
 - Tenant Blade Signs
 - Tenant Canopy Signs
 - T5 00** Tenant Drive-Thru/Order Board Sign*

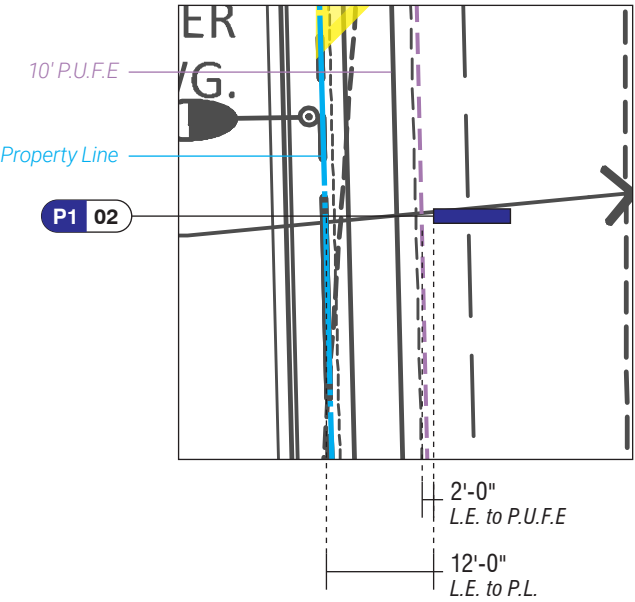
* General placements & quantities shown

***Wall mounted sign designations provided to identify sign bands, not quantity. Refer to building sign matrix for quantity and size allowances.*

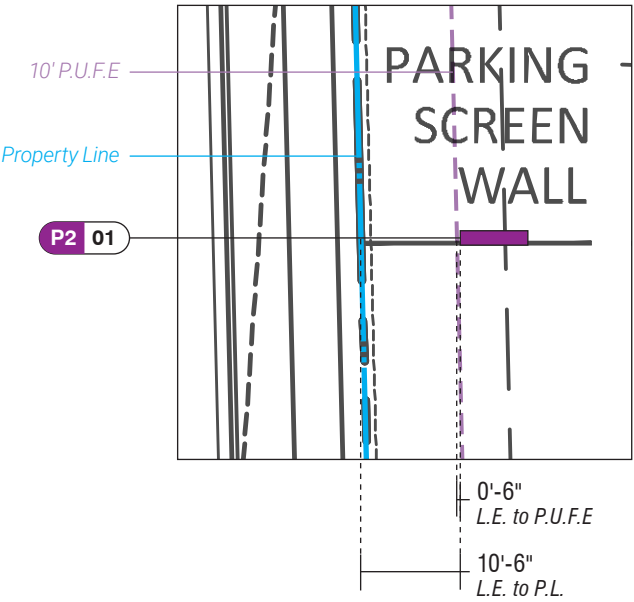


BUILDING IDS

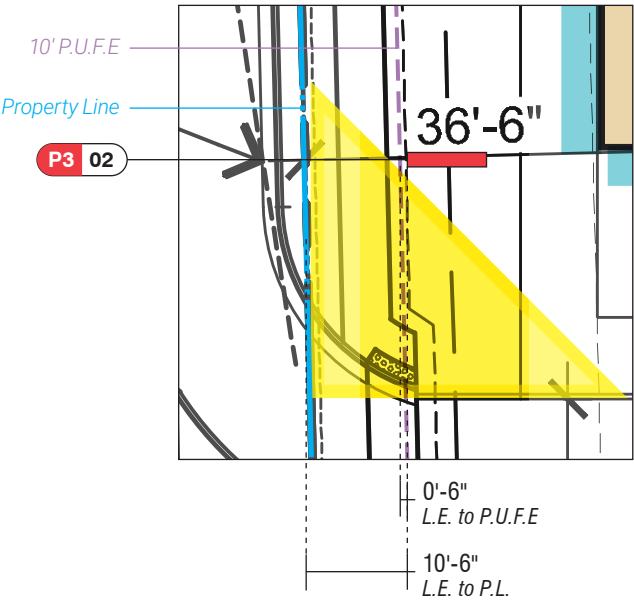
- A** Anchor Tenant ($\geq 40,000$ SF)
M Major Tenant (10,000 SF - 39,999 SF)
P Pad Tenant ($<10,000$ SF)



A Sign P1.02 Location



B Sign P2.01 Location



C Sign P3.02 Location

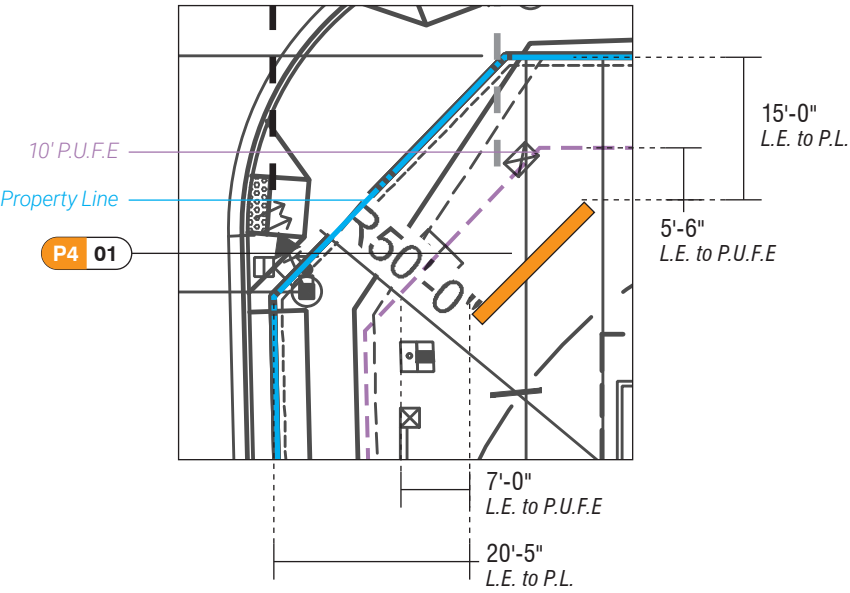
SITE MAP LEGEND

SCALE 1" = 100'0"

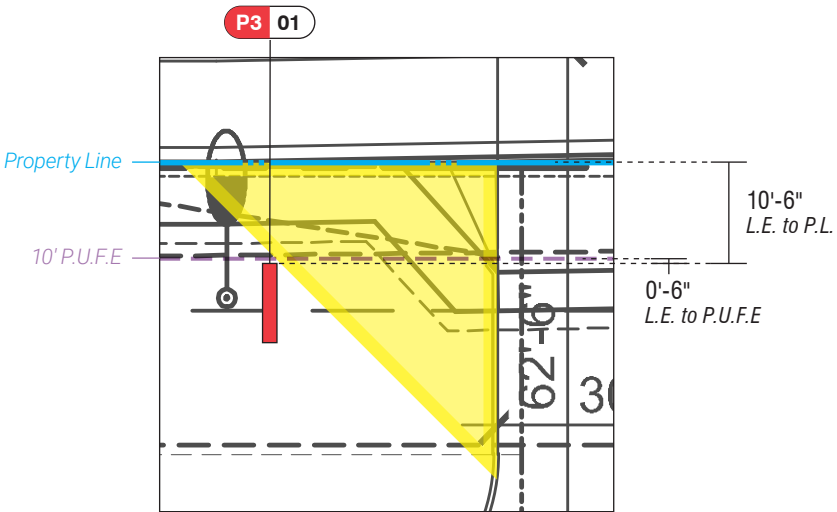
0ft20ft

10ft

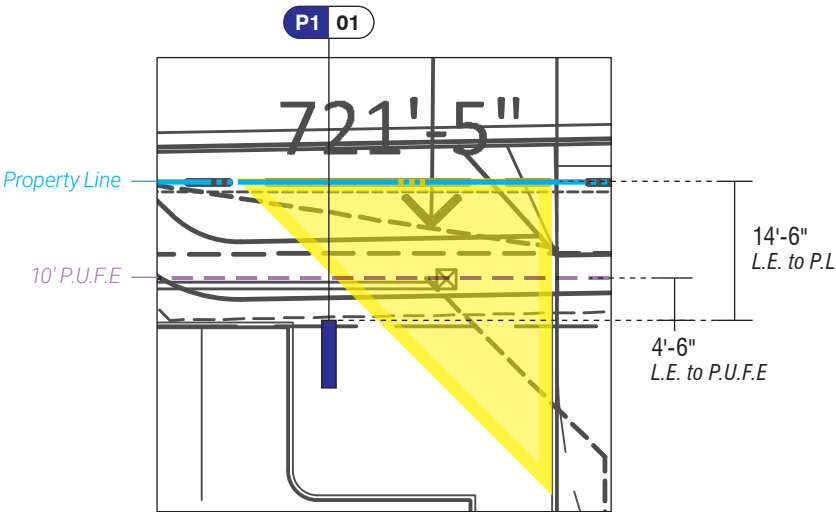
- Property Line
- 10' P.U.F.E. Line
- 65' Right of Way
- Visibility Triangle
- Building Footprints



D Sign P4.01 Location



E Sign P3.01 Location



F Sign P1.01 Location

P1 Multi-Tenant Monument Sign - Anchor/Major Tenant

Location

Two (2) double-sided Multi-Tenant Monument - Anchor/Major Tenant Signs are located within the site, placed near main entry drives along Power Road and Elliot Road. Tenant panel location/usage is to be directed by the Owner.

Construction

Custom fabrication with internal aluminum framing and aluminum skin. Includes separate project ID and tenant cabinets; tenant cabinet to have removable tenant panels. Face-illuminated project ID is routed from the cabinet face and backed with 1/4" white push-thru acrylic (acrylic face to be flush with cabinet face). Face-illuminated tenant panels are routed aluminum backed with 3/16" acrylic with translucent vinyl applied 1st surface (color varies per tenant). FCO aluminum address numerals are mounted flush on both sides.


Appearance


Corporate letter styles, colors, logotypes and logos may be used with permission of Owner for individual tenant copy/logo. The top tenant panel is reserved specifically for anchor/major tenants and may utilize corporate colors as a background color. Background panel color to be consistent between remaining tenants.


Approval

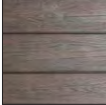
All tenant sign panels must be approved by the owner prior to proceeding with the city of Mesa permit process.

Color & Materials Palette

- 

Brush Aluminum
Matthew Paint to Match Omega-Lite
Bright Silver Wall Panels
- 

437R2398 - Aged Bronze
Matthews Paint closest Match
- 

104 - Dryvit Systems Dover Sky
Matthews Paint closest Match
- 

Nichia Fiber Cement Exterior Cladding
Vintagewood - Bark
Closest Match - Paint Pattern, Powder Coat, or Print

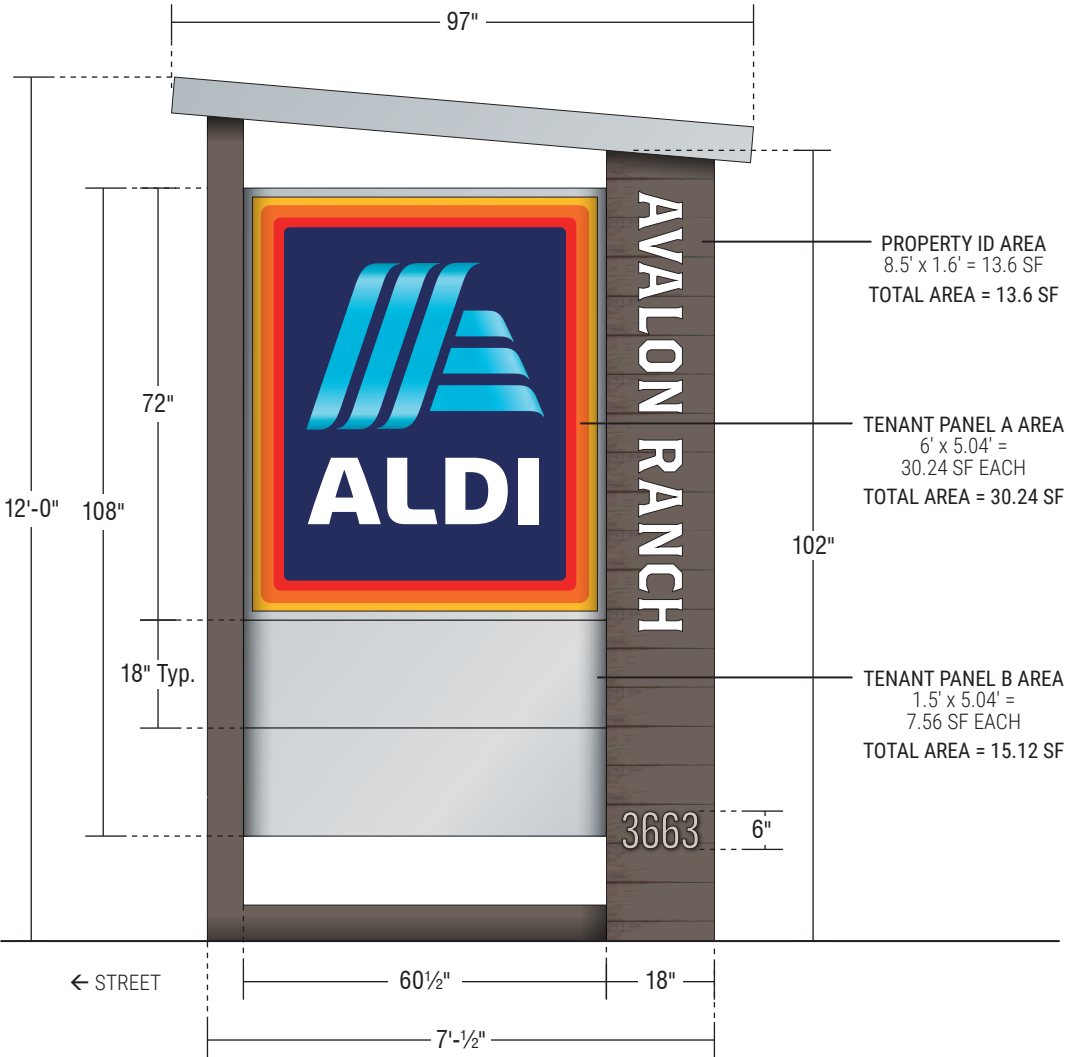
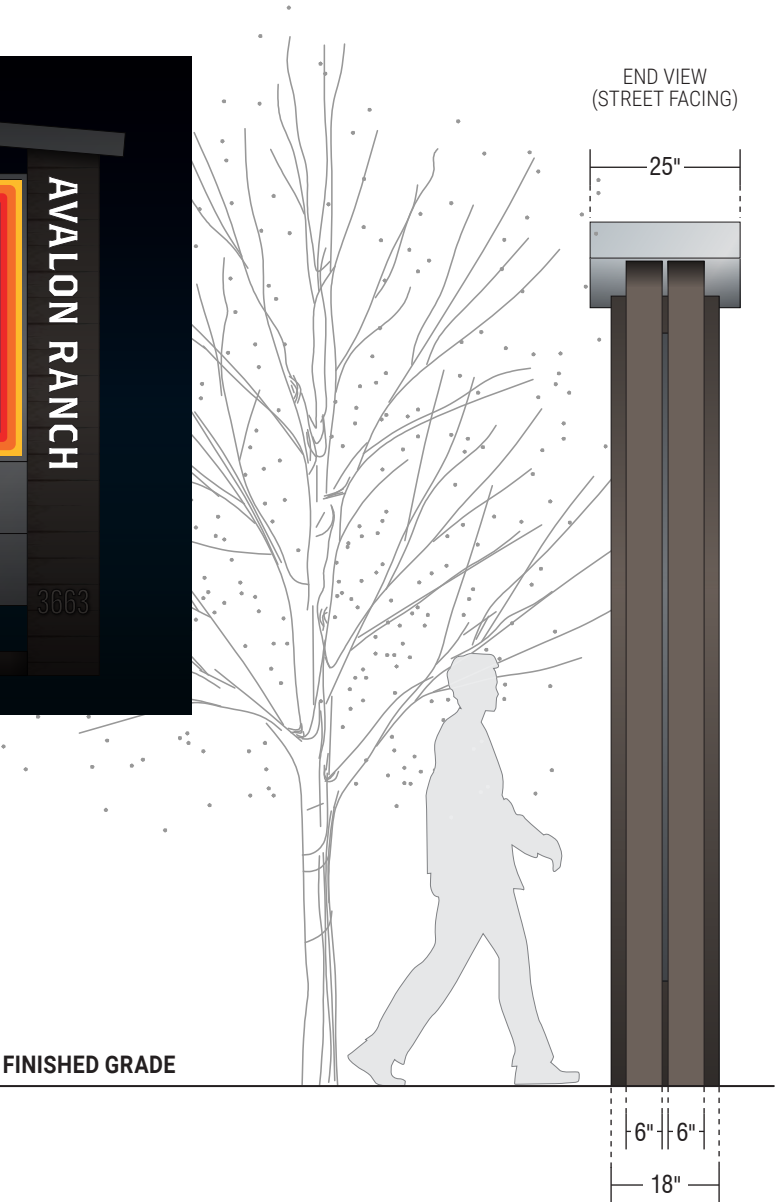
SCALE: 3/8" = 1'0"

PROPERTY ID	13.6 SF
TENANT PANEL A	30.24 SF
TENANT PANEL B	15.12 SF
TOTAL SIGN AREA	58.96 SF

ILLUMINATION RENDERING



Tenants shown above are for example only



P1 Multi-Tenant Monument Sign - Anchor/Major Tenant



P1 01
ON ELLIOT ROAD



P1 02
ON POWER ROAD

P2 Multi-Tenant Monument Sign

Location

One (1) double-sided Multi-Tenant Monument Sign is located within the site, placed along Power Road. Tenant panel location/usage is to be directed by the Owner.

Construction

Custom fabrication with internal aluminum framing and aluminum skin. Includes separate project ID and tenant cabinets; tenant cabinet to have removable tenant panels. Face-illuminated project ID is routed from the cabinet face and backed with 1/4" white push-thru acrylic (acrylic face to be flush with cabinet face). Face-illuminated tenant panels are routed aluminum backed with 3/16" acrylic with translucent vinyl applied 1st surface (color varies per tenant). FCO aluminum address numerals are mounted flush on both sides.

Appearance

Corporate letter styles, colors, logotypes and logos may be used with permission of Owner for individual tenant copy/logo. Overall background panel color to be consistent between tenants.

Approval

All tenant sign panels must be approved by the owner prior to proceeding with the city of Mesa permit process.

Color & Materials Palette

Brush Aluminum
Matthew Paint to Match Omega-Lite
Bright Silver Wall Panels

437R2398 - Aged Bronze
Matthews Paint closest Match

104 - Dryvit Systems Dover Sky
Matthews Paint closest Match

Nichia Fiber Cement Exterior Cladding
Closest Match - Paint Pattern, Powder Coat, or Print

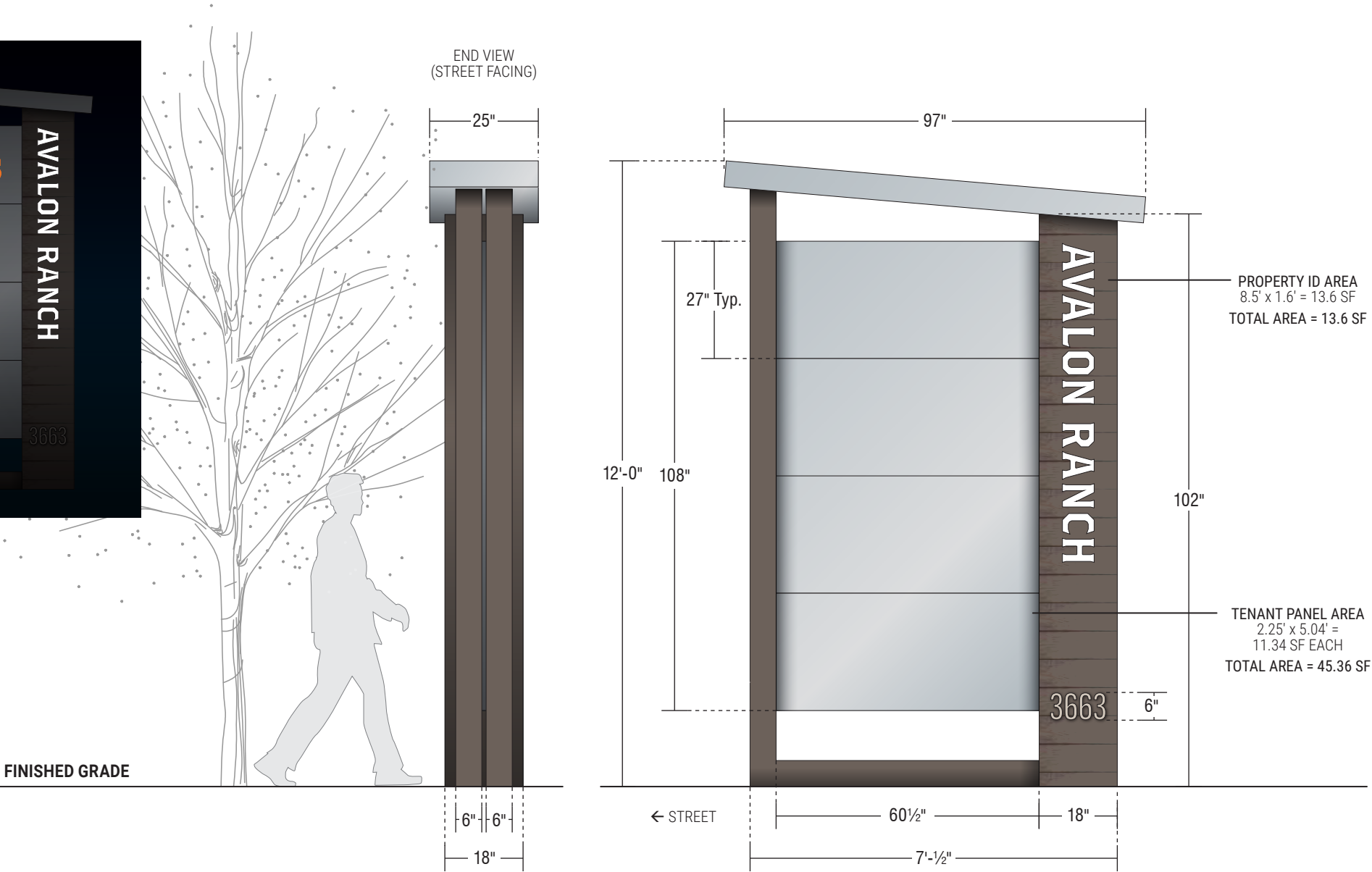
SCALE: 3/8" = 1'0"

PROPERTY ID	13.6 SF
TENANT PANELS	45.36 SF
<hr/>	
TOTAL SIGN AREA	58.96 SF

ILLUMINATION RENDERING



Tenants shown above are for example only



P3 Gas Station Monument Sign

Location

One (2) double-sided Gas Station Monument Signs are located within the site, placed near the main entry drives closet to the gas station along Power Road and Elliot Road.

Construction

Custom fabrication with internal aluminum framing and aluminum skin. Includes gas station tenant cabinet with separate EMC gas pricing display. Face-illuminated tenant cabinet has a 3/16" acrylic face with translucent vinyl applied 1st surface (color varies per tenant) and aluminum retainer. FCO aluminum address numerals are mounted flush on both sides.

Appearance


Corporate letter styles, colors, logotypes and logos may be used with permission of Owner for individual tenant copy/logo. Only gas station tenants are allowed to place signage on the gas station monument sign.


Electric message panels (EMC) must comply with the standards set forth in the City of Mesa Development Services Department Sign Code (11-43-5).


Approval


Project ID signs must be approved by the owner prior to proceeding with the city of Mesa permit process.

Color & Materials Palette

- 

Brush Aluminum
Matthew Paint to Match Omega-Lite
Bright Silver Wall Panels
- 

437R2398 - Aged Bronze
Matthews Paint closest Match
- 

104 - Dryvit Systems Dover Sky
Matthews Paint closest Match
- 

Nichia Fiber Cement Exterior Cladding
Closest Match - Paint Pattern, Powder Coat, or Print

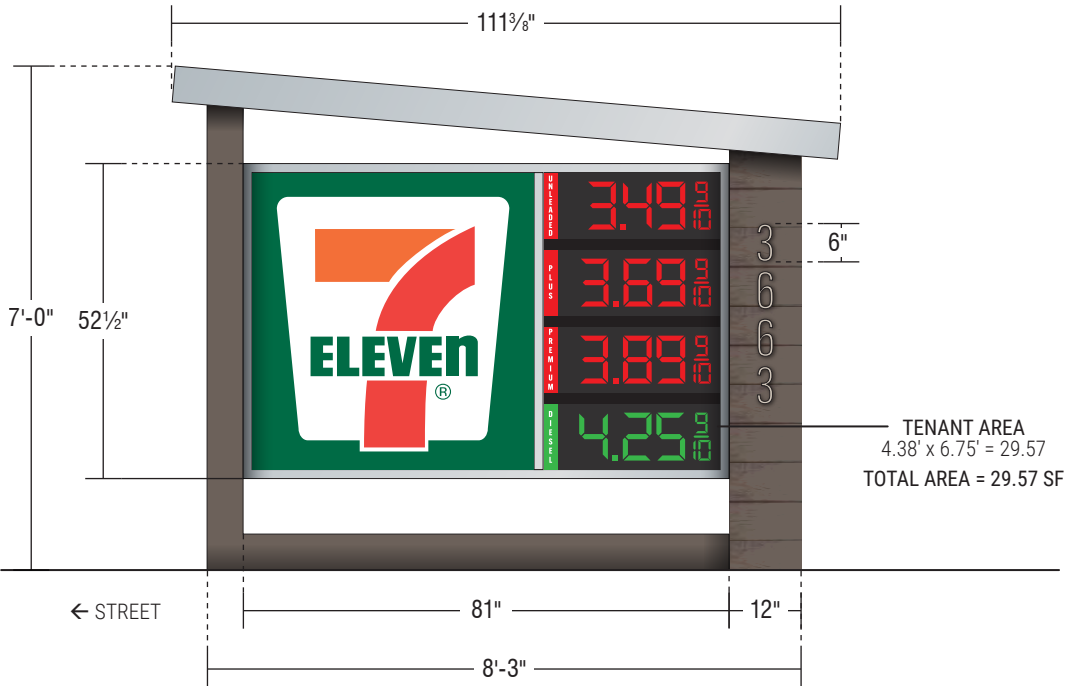
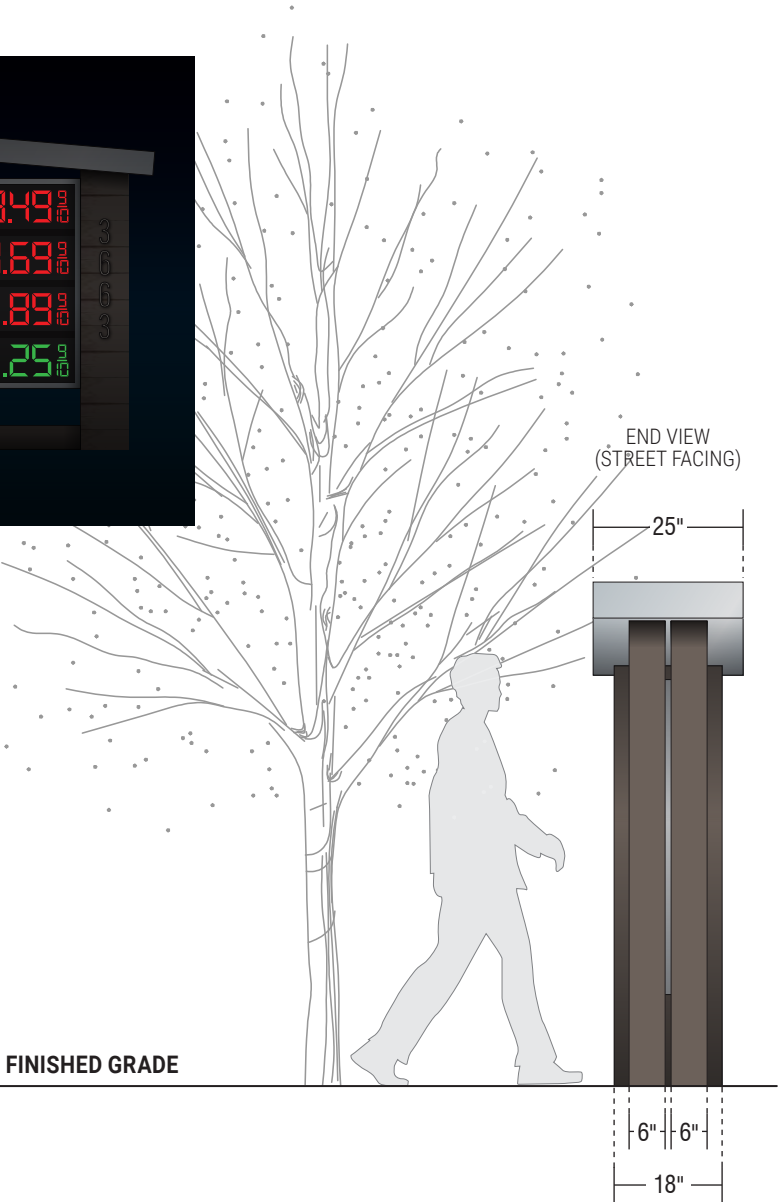
SCALE: 3/8" = 1'0"

TOTAL SIGN AREA 29.57 SF

ILLUMINATION RENDERING



Tenants shown above are for example only



P4 Project ID Sign


Location
One (1) Single-sided Anchor Tenant Monument & Property ID Sign is located within the site, on the Southeast corner of Power Road and Elliot Road, facing the intersection.

Construction
Custom fabrication with internal aluminum framing and aluminum skin. Includes separate project ID to identify property. Face-illuminated project ID is set in front of cabinet face and features white acrylic (acrylic face to appear edgeless). Face-illuminated tenant panel is routed aluminum backed with 3/16" acrylic with translucent vinyl applied 1st surface (color varies per tenant). FCO aluminum address numerals are mounted flush to face.

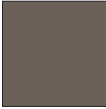
Appearance
The tenant panel is reserved specifically for anchor/major tenants and may utilize corporate colors as a background color. Background panel color to be consistent between other monument signs on site.

Approval
All tenant sign panels must be approved by the owner prior to proceeding with the city of Mesa permit process.


Color & Materials Palette




Brush Aluminum
Matthew Paint to Match Omega-Lite
Bright Silver Wall Panels



437R2398 - Aged Bronze
Matthews Paint closest Match



104 - Dryvit Systems Dover Sky
Matthews Paint closest Match



Nichia Fiber Cement Exterior Cladding
Vintagewood - Bark
Closest Match - Paint Pattern, Powder Coat, or Print

SCALE: 3/8" = 1'0"

PROPERTY ID	11 SF
TENANT PANEL A	30.24 SF
<hr/>	
TOTAL SIGN AREA	41.24 SF



Tenant Sign Types

T1 Wall Signs T2 Custom Cabinet Signs

Description

Wall Mounted Signs are any sign mounted flat against and projecting less than ten inches (10") from the wall of a building with the exposed face of the sign in a plan parallel to the face of the wall. This does not include window signs. Generally, a cabinet sign may be used as long as the cabinet shape is non-rectangular. However, a sign can be mounted to an attachment device with regular rectangular shape if individual letters such as pan channel or other durable materials are used.

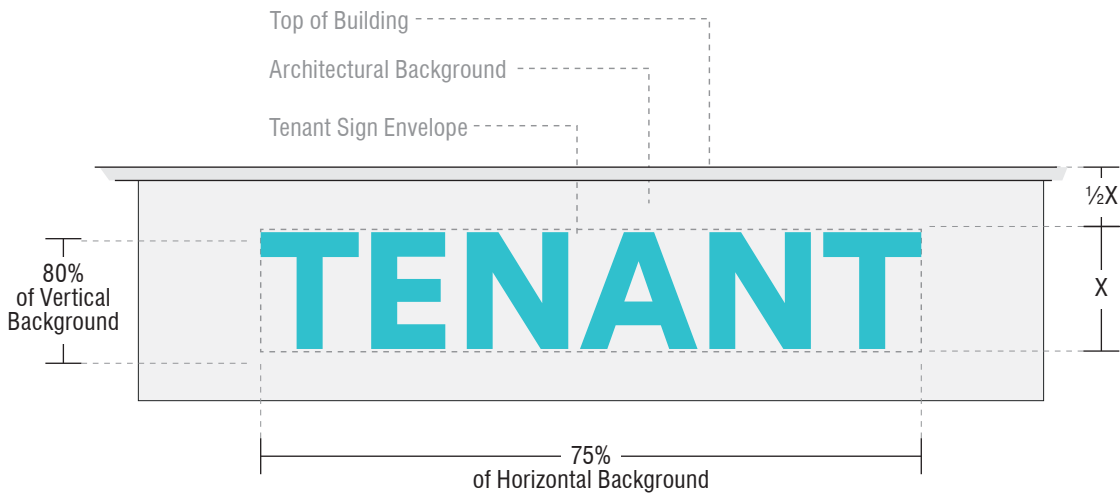
In all cases, the Tenant's signage shall be proportional to the scale of the overall building façade. Overall sign lengths shall not be greater than seventy-five percent (75%) of the lineal footage of the retailer's space as measured from the centerline of the adjacent tenant(s) demising wall(s). All tenant wall signs and custom cabinet signs are subject to the standard attached sign allowances per occupancy that can be found on the tenant sign matrix on page 6 of this comprehensive sign plan.

All Wall Mounted Signs shall be placed below the building parapet or eave - roof signs are not permitted. Exposed Raceways are also not permitted.

Wall Mounted Signs are subject to the City of Mesa review and approval.

Landlord Approval

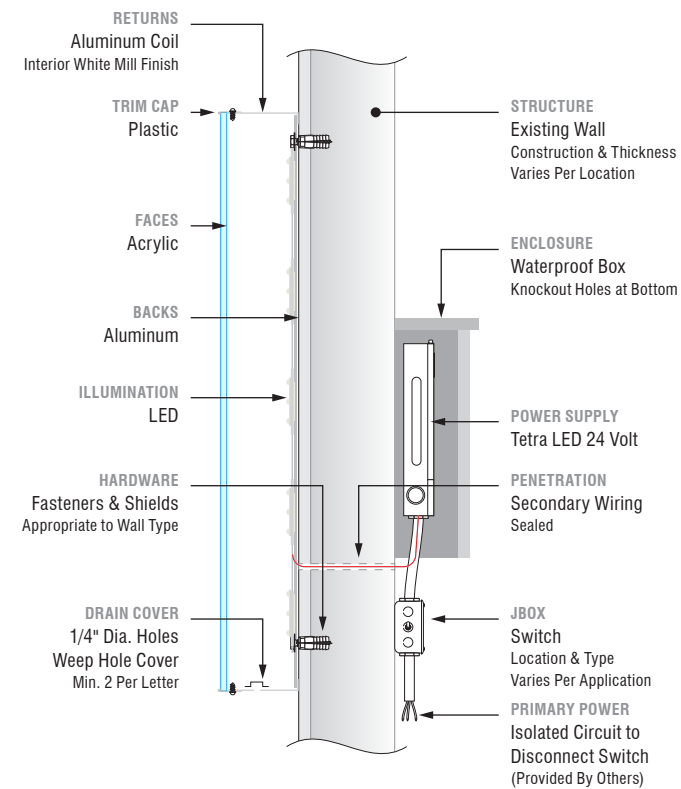
Regardless of the design of the sign and its compliance with the general guidelines, all Wall Mounted Signs must be approved by the Owner prior to being submitted to the City of Mesa for permit application. The Owner reserves the right to disallow any proposed sign at their sole discretion. Owner approval does not guarantee Permit approval by the City of Mesa.



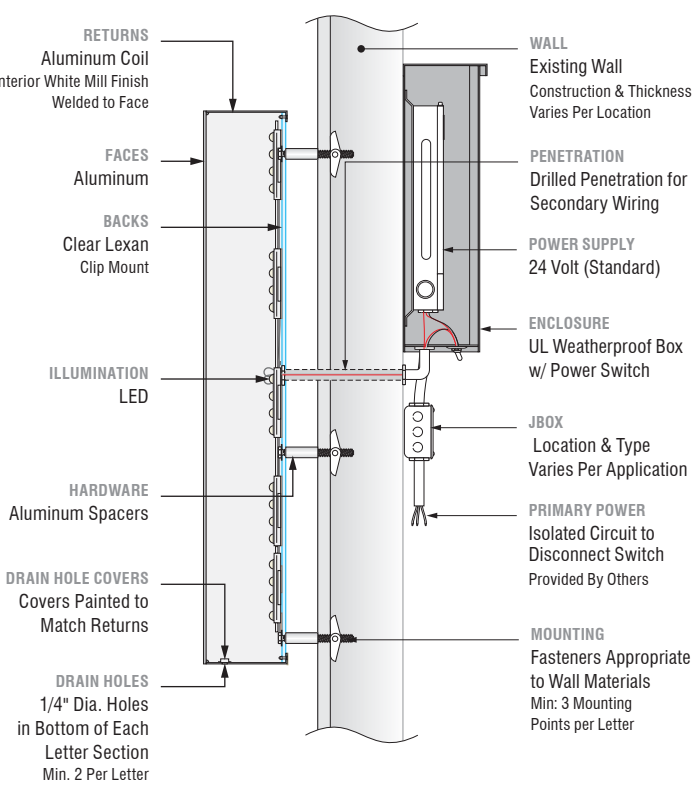
Allowable Sign Type Construction Details - Typical

FCOs - FOR SECONDARY & DEPARTMENTAL COPY ONLY

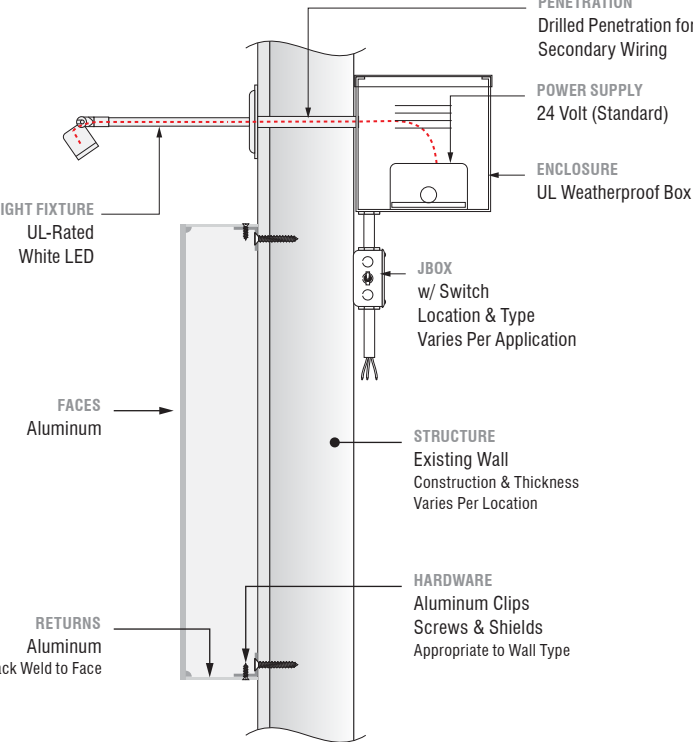
Section Detail - Typical Exterior
Pan Channel / Front-Illuminated / Flush Mounted



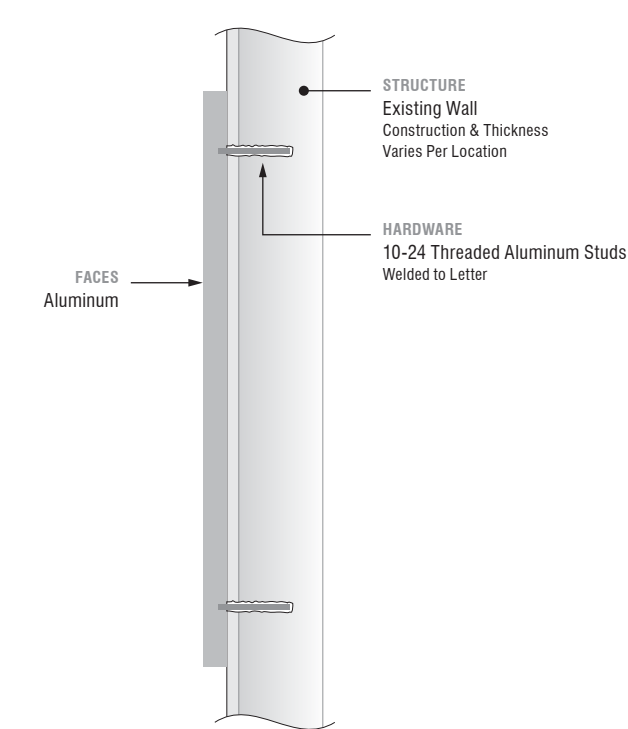
Section Detail - Typical Exterior
Reverse Pan Channel / Halo-Illuminated / Mounted with Spacers



Section Detail - Typical Exterior
Reverse Pan Channel / Externally-Illuminated / Mounted Flush
**NOTE: Light Fixture(s) may vary; Subject to Landlord Approval*



Section Detail - Typical Exterior
Flat Cut-Out / Non-Illuminated / Stud Mount Flush
**FOR SECONDARY & DEPARTMENTAL COPY ONLY*



T3 Tenant Custom Blade Signs

Description

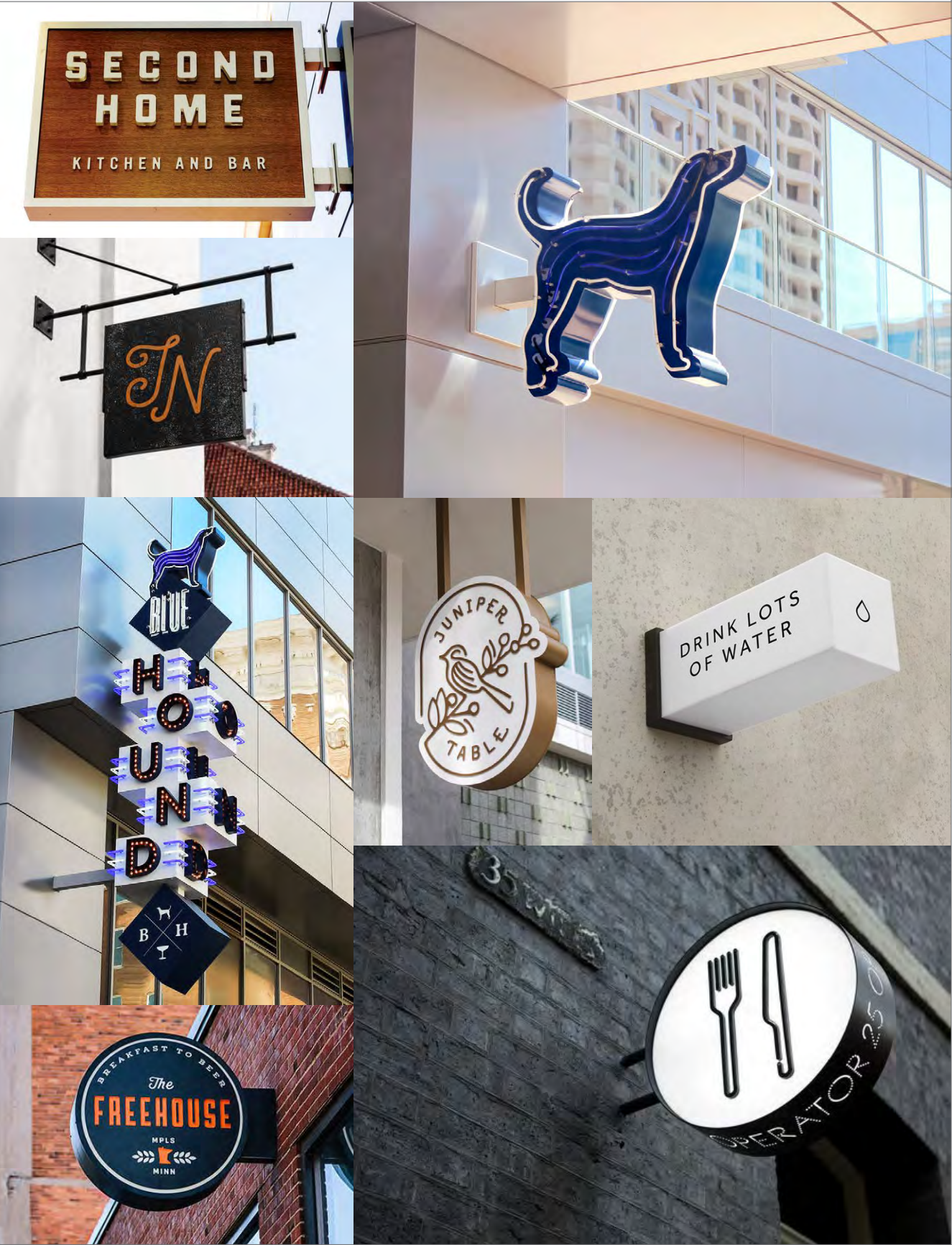
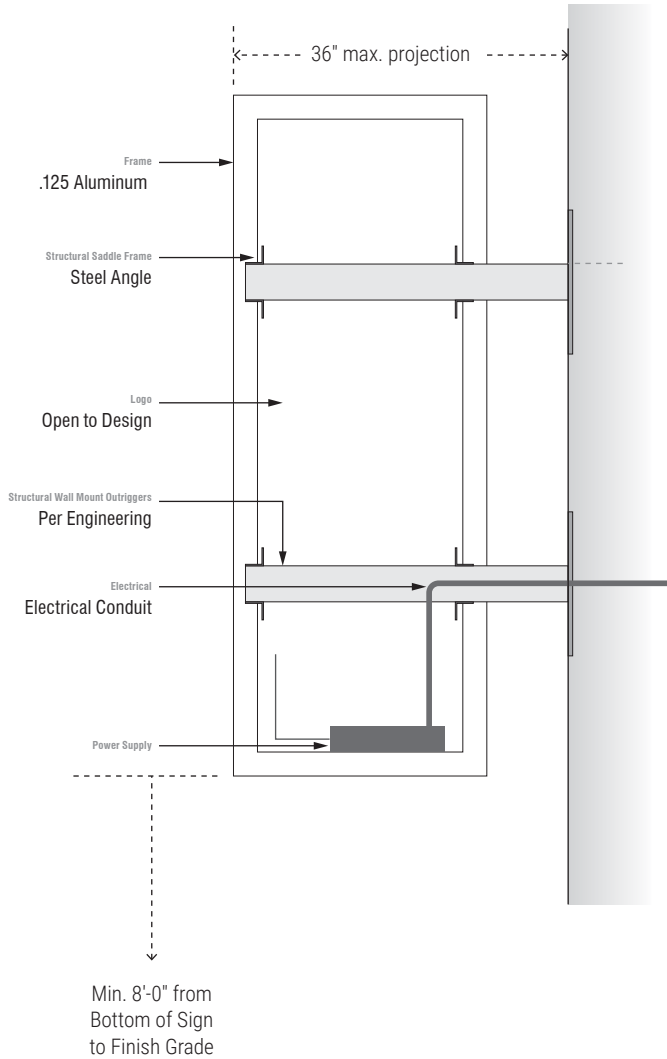
A projecting blade sign shall be a sign attached to a building or other structure. Mounting brackets must be decorative elements, compatible with the architecture of the base building. The projecting blade sign must be at least eight (8) feet above any walkway surfaces. Maximum projection shall not exceed three (3) feet. All tenant blade signs are subject to the standard attached sign allowances per occupancy that can be found on the tenant sign matrix on page 6 of this comprehensive sign plan.

The sign may be illuminated , externally illuminated, or non-illuminated.

Landlord Approval

Regardless of the design of the sign and its compliance with the general guidelines, all Blade Signs must be approved by the Landlord prior to being submitted to the City of Mesa for permit application. The Landlord reserves the right to disallow any proposed sign at its sole discretion. Landlord approval does not guarantee Permit approval by the City of Mesa.

Section Detail - Typical Exterior
Blade Sign / Front-Illuminated / Armature Mounted



T4 Tenant Custom Canopy Signs

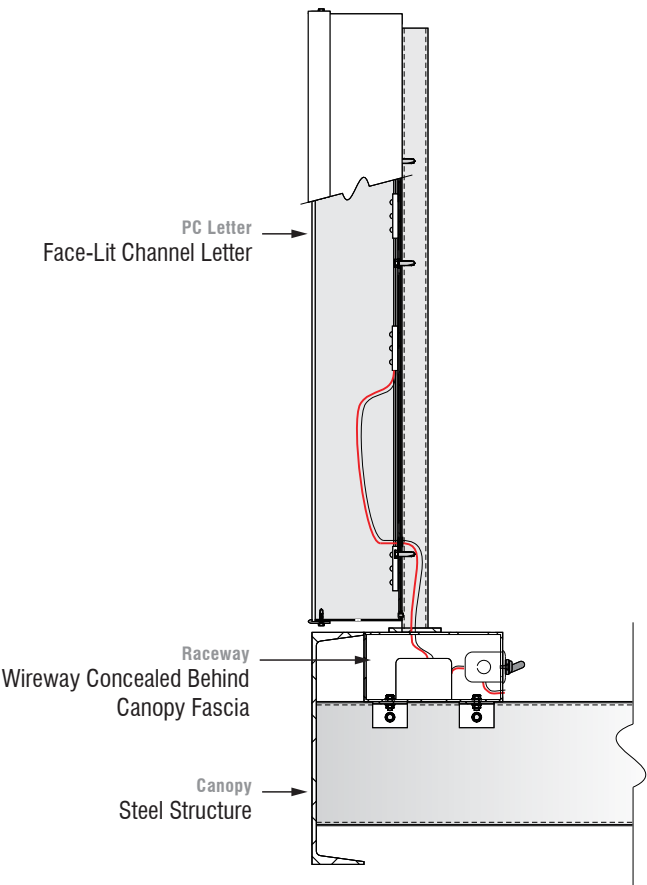
Description

A sign placed on, affixed to, or incorporated into the surface of a canopy (typically rigid structures, or structures with vertical supports) or similar device. Signage may be mounted over, suspended under or face-mounted to the front edge or sides of a canopy. The canopy and associated signage must be at least eight (8) feet above any walkway surfaces. Canopies over four (4) feet deep may be required to provide indirect illumination of the walkway below, this shall not be considered signage illumination. Refer to the section detail on this sheet. Exposed raceways are prohibited - no Raceway can be visible from the front view of the sign. All tenant custom canopy signs are subject to the standard attached sign allowances per occupancy that can be found on the tenant sign matrix on page 6 of this comprehensive sign plan.

Landlord Approval

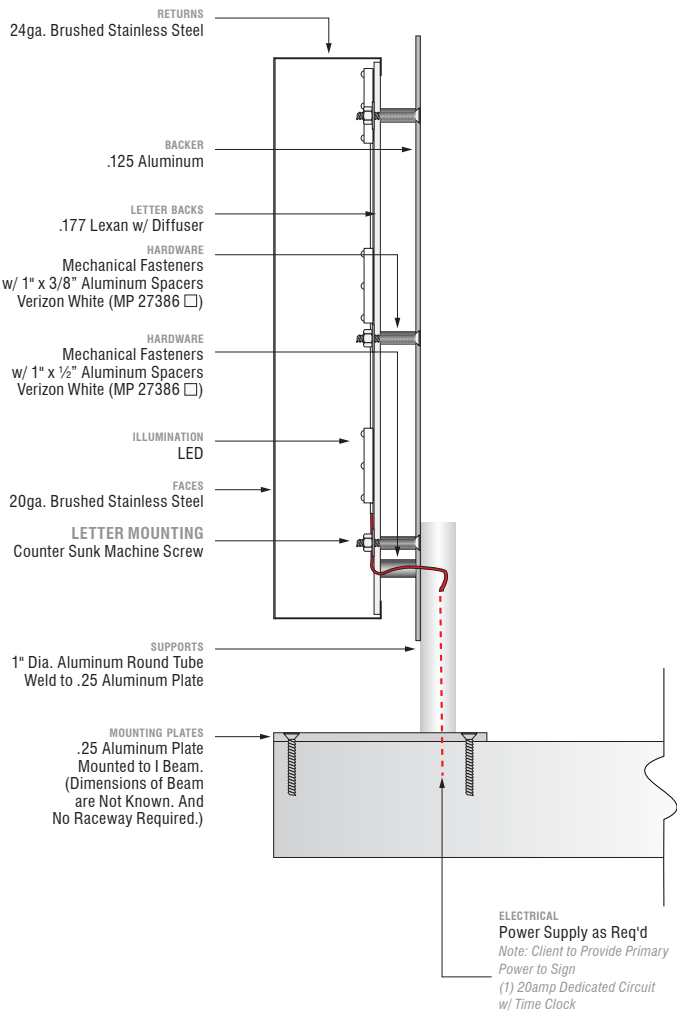
Regardless of the design of the sign and its compliance with the general guidelines, all Canopy Signs must be approved by the Landlord prior to being submitted to the City of Mesa for permit application. The Landlord reserves the right to disallow any proposed sign at its sole discretion. Landlord approval does not guarantee Permit approval by the City of Mesa.

Section Detail - Preferred Typical Exterior
Canopy Sign / Front-Illuminated / Concealed Wireway



Channel Letter Mounted on Canopy
Face with Hidden Raceway

Section Detail - Preferred Typical Exterior
Canopy Sign / Halo-Illuminated / Upright Mounted w/ Backsplash

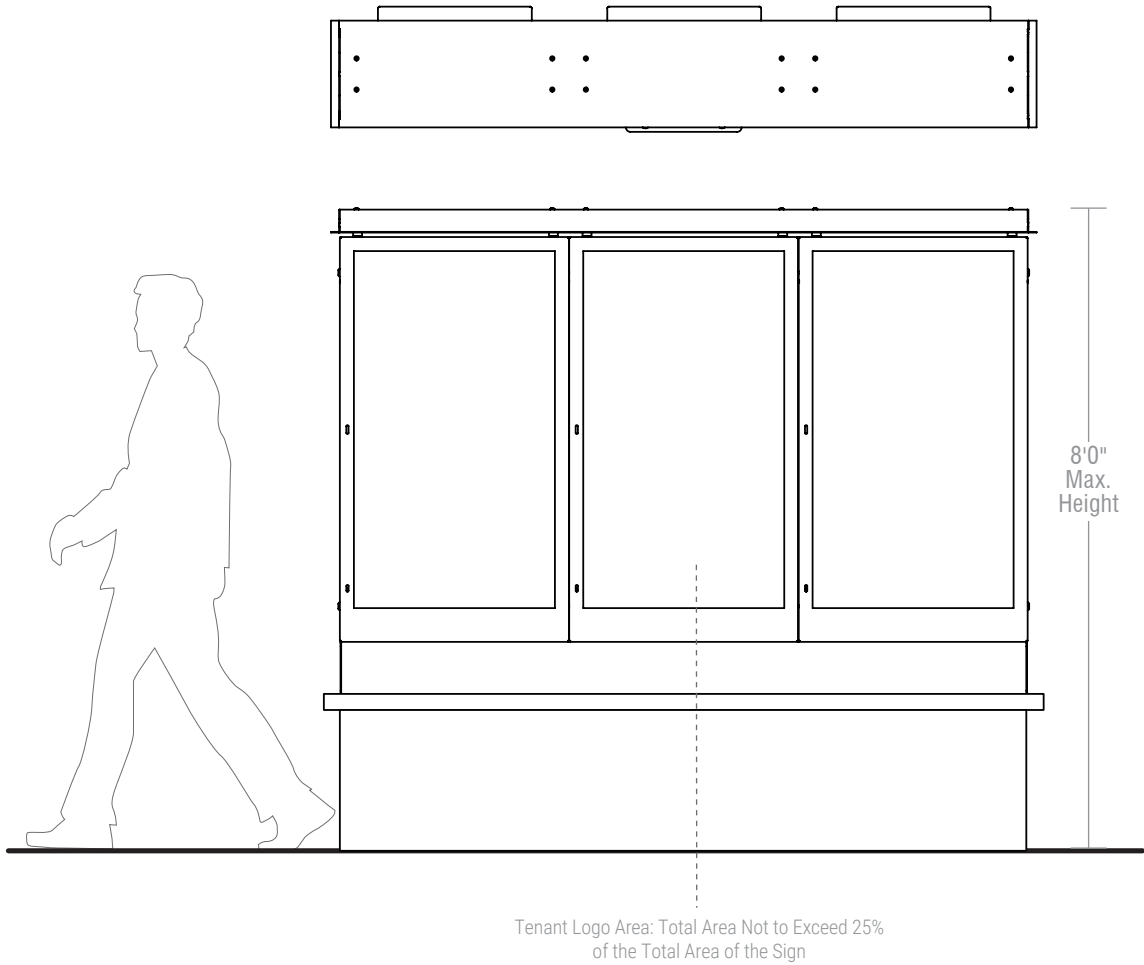


T5 Drive-Thru/Order Board Signs

Description

A drive-thru sign is a sign used to direct traffic to and through the drive-thru areas of a Pad tenant space. A menu sign is a sign used to inform the public of the list of entrees, dishes, foods and entertainment available. A menu board is permanently mounted external sign displaying the bill of fare. A menu cabinet is a permanently mounted cabinet with front of glass or other glazing in which a menu sign may be displayed and changed often. Digital menu screens may be used in drive-thrus with permission of the Landlord. If used, digital screens (electric message panels) must comply with the standards set forth in the City of Mesa Development Services Department Sign Code (11-43-5). Corporate letterstyles, logotype and logo graphics may be used. Logotype and logo graphics may be used, but not to exceed twenty-five percent (25%) of the sign area. Drive-thru lane signs do not count against the detached permanent sign allowance. Maximum sign height is eight feet (8') from finished grade.

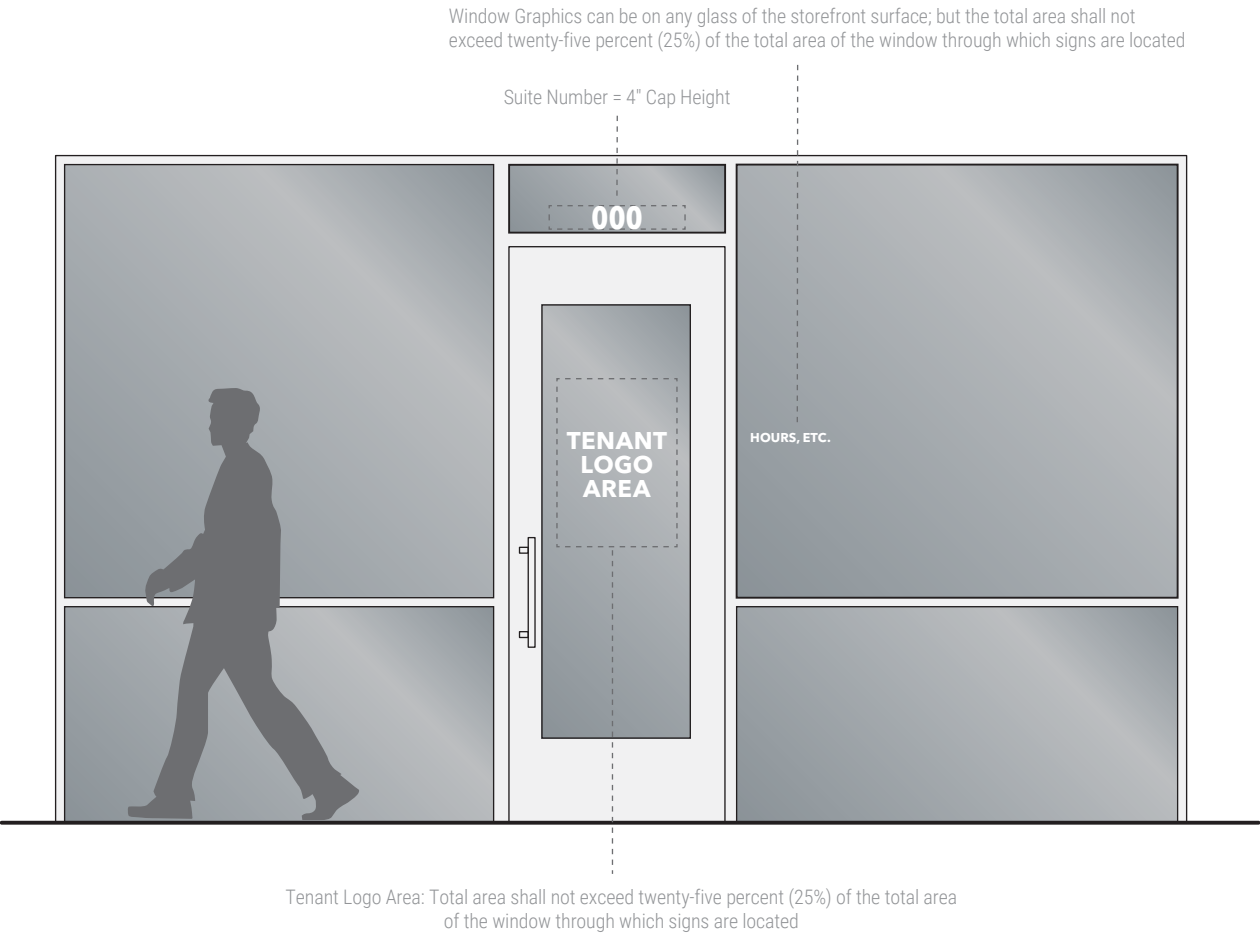
TYPICAL DETAIL

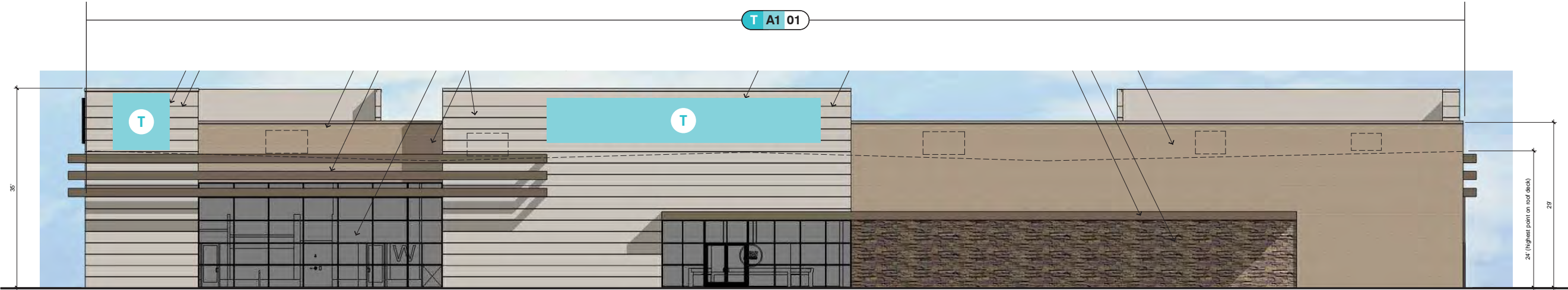


T6 Window Graphics

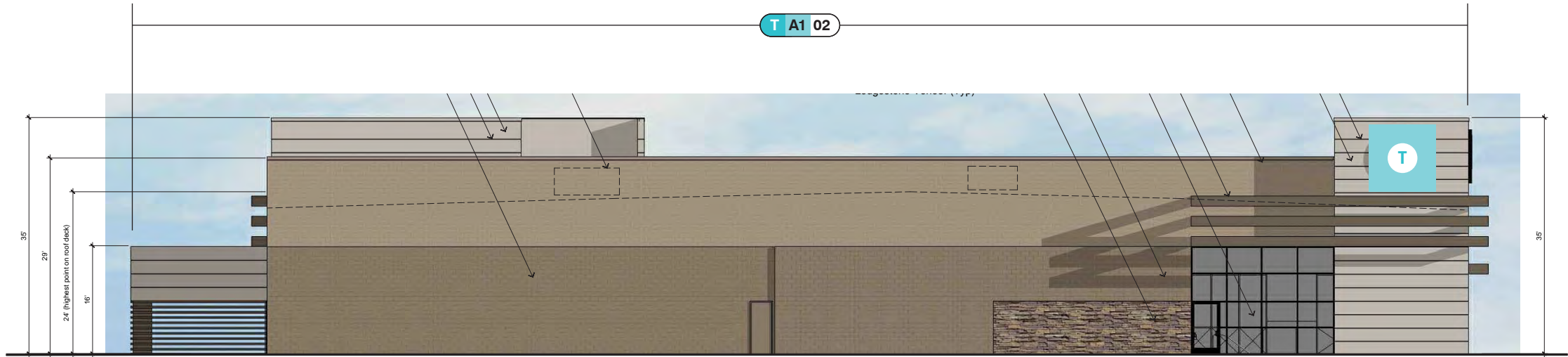
Description

Window Graphics or applied graphics shall be any sign placed on or affixed to the area within the casement or sill area of a mineral glass window, door or other glazing. Window graphics sign area shall not exceed twenty-five percent (25%) coverage of each window area. RTA vinyl graphics or digitally printed vinyl graphics are preferred. Paper-printed graphics are not allowed. Window Graphics do not require a permit from the City of Mesa and do not count towards tenant’s total sign area allotment.



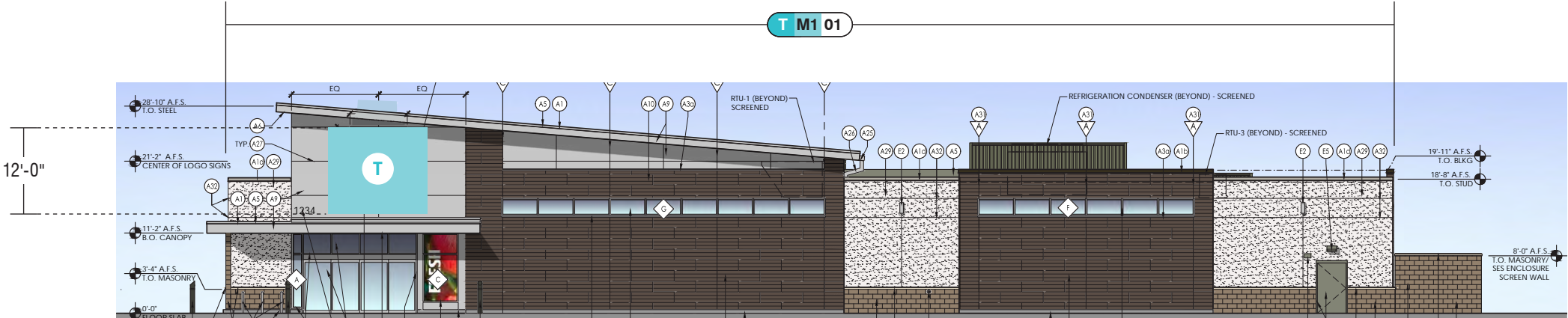


EOS - FITNESS - West Elevation
Scale: 1" = 20'0"

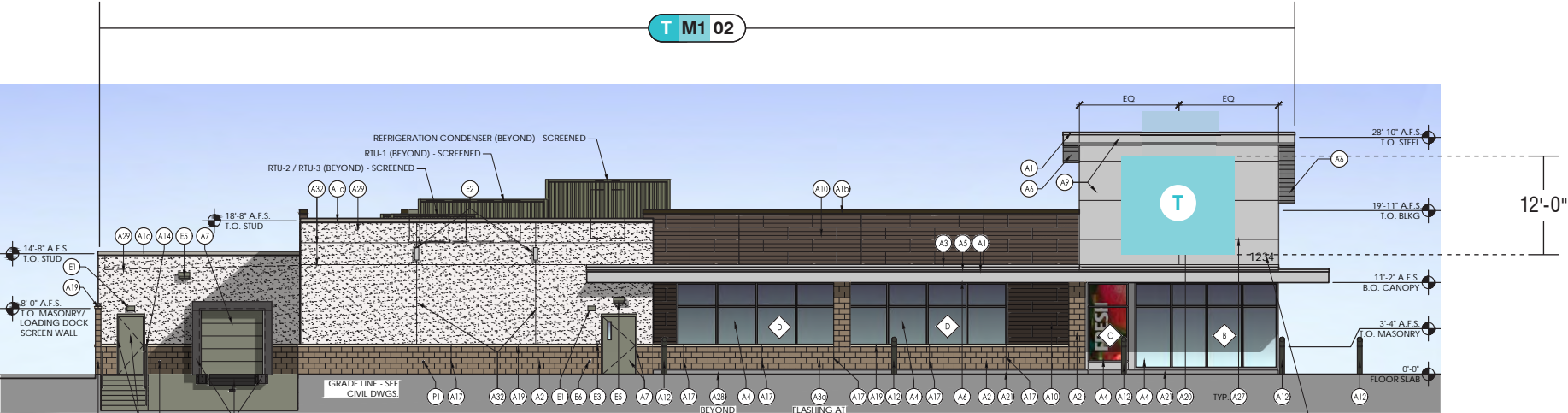


EOS - FITNESS - North Elevation
Scale: 1" = 20'0"

* The elevations above shows all possible sign bands; however, not all sign bands will be utilized.
Actual dimension of all signs may vary, however their maximum allowed sign area square footage shall not be exceeded.
See the tenant sign matrix on page 6 for standard tenant allowances per occupancy.



ALDI - RETAIL - West Elevation
Scale: 1" = 20'0"



ALDI - RETAIL - North Elevation
Scale: 1" = 20'0"

* The elevations above shows all possible sign bands; however, not all sign bands will be utilized.
Actual dimension of all signs may vary, however their maximum allowed sign area square footage shall not be exceeded.
See the tenant sign matrix on page 6 for standard tenant allowances per occupancy.