

A Project Detail (Side A/B)
SCALE 3/32" = 1'-0"

C Simulated Night View
SCALE 3/32" = 1'-0"

	UL LABEL PLACEMENT	MONUMENTS & BLADE SIGNS	PLACE LABEL TOWARDS THE BOTTOM OF GROUND SIGN ON BUILDING SIDE. ALL LABELS TO BE CENTERED AND STRAIGHT.
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ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Volts Req'd: 120V Total Amps: 20.0 Circuits Req'd: 1

Primaries and final connection to sign by certified electrician. Client to provide primary electric feed to within 6 feet of sign location.

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	SUB LOCAL	ADDRESS	CITY STATE	SR	JOB	106376	
APPROVED	LANDLORD SIGNATURE	DATE	Vivo Partners			5019 S. Power Rd.	Gilbert, AZ	JB	DRAWING	0111ld
							PM	DATE	03/29/24	
							JB	SHEET	1.01	

1 d.ii - Freeway Landmark Monument

Per FLM Guidelines	Deviation Request
Per Section IV-A-1 of the Freeway Landmark Monument Guidelines (FLMG), the number of freeway landmark monuments (FLMs) per development should be limited to one. Additional FLMs for one development may be considered only in the event that both the length of the adjacent freeway frontage exceeds two thousand feet (2000') and the area of the development exceeds sixty acres (60 ac.).	We are requesting (1) Freeway Landmark Monument. Due to the unique layout of this parcel, it is much longer on the West elevation and smaller on the North elevation. Due to the large size of the project and the fact that the freeway is elevated and includes screen walls near the exit, we feel (1) FLM would be justified and will help to identify the project and the tenants within.
Per Section IV-C-5 of the FLMG, the permitted sign area of FLMs is as follows: a maximum of one (1) square foot of total sign area per two (2) lineal feet of freeway frontage. Example: A site with 1000' of lineal freeway frontage shall be limited to no more than 500 square feet of sign area on the FLM.	We are requesting a 75' tall FLM with 763.18 of square feet of sign area. The frontage on the North of this development is 1,071' (which would typically allow 535.5 sf of sign area). Again, due the fact that the freeway is elevated and includes screen walls near the exit, we feel increased height is necessary for the signs to be readable and functional. This is proven by the site demo that was conducted with the Mesa planner.
Per Section IV-A-1 of the FLMG, the project or destination name of the development should be clearly visible and considered an emphasis of any sign area present on the FLM. As a general rule, 20% of the total sign area should be used for the project or destination name. Additionally, when a FLM is used for a group C-O-I development, the sign area used for names of individual tenants within the overall development should be considered secondary to the project or destination name.	We do have the name at the very top for prominence and also the logo featured as well. This FLM is designed to match the designs of the already approved CSP ground signs for the project. It is important that we maintain a design consistency for all the ground signs on the project and much time and effort has been put into this design to make it cohesive, functional and attractive.
Additional Justification for Approval	
As part of requesting these modifications and alternatives, we have provided the following: A. Incorporated a high level of planning and design to achieve a very modern and timeless appearance and presence. The custom outer structural frame, logo treatment, unique illumination features, composite slats all add up to a truly one of a kind design. B. These design features go up and beyond what would be required per the Mesa FLM guidelines. C. The proposed development does have a unique topography in relation to the elevated freeway and also the unique layout of the parcel being much taller than it is wide, but is still a substantial 40 acre project.	

Electronic Message Display Guidelines	Deviation Request						
1. The display is limited to text messages only, with no animation or video; and	1. We are requesting the use of static images.						
2. The message change sequence is accomplished immediately or by means of fade or dissolve modes. Each message shall be displayed for a minimum period of 1 hour or at an interval specified by the City Council. No continuous, traveling or scrolling displays will be allowed; and	2. We are requesting that each message shall be displayed for a minimum period of 8 seconds. This matches the established standard utilized by Mesa and Phoenix, with no adverse conditions.						
3. The intensity of the Light Emitting Diode (LED) display shall not exceed the levels specified in the chart below. LED COLOR INTENSITY LEVEL (nits) <table border="1"> <thead> <tr> <th>COLOR</th> <th>DAYTIME</th> <th>NIGHTTIME</th> </tr> </thead> <tbody> <tr> <td>FULL COLOR</td> <td>7,000</td> <td>2,500</td> </tr> </tbody> </table>	COLOR	DAYTIME	NIGHTTIME	FULL COLOR	7,000	2,500	3. We are requesting the industry (ISA) standard and what the surrounding municipalities have adopted in their code. We are also requesting Foot candles as a measurement of brightness as its measurement takes into account ambient light (which Nits do not) and it measures appearance (which Nits do not), and the measurement of Foot candles is easier and less expensive than the measurement of Nits. Daytime Brightness: None (Competing with the sun.) Nighttime Brightness: 3 Foot candles. Measurement distance would be a function of sign area based on the following calculation: Measurement Distance (feet) = $\sqrt{(\text{SIGN AREA} \times 100)}$ Example calculation using a 40-square foot sign: Measurement Distance = $\sqrt{(40 \times 100)} = 63.2$ feet Product shall include ambient light sensor to dim based on ambient light. (Dawn, dusk, overcast days)
COLOR	DAYTIME	NIGHTTIME					
FULL COLOR	7,000	2,500					
4. The applicant provides written certification from the sign manufacturer that the sign's light intensity has been factory pre-set not to exceed the limits specified in the chart above, and the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the Building Safety Director.	4. No deviations requested.						

A FLM Sign Matrix Chart

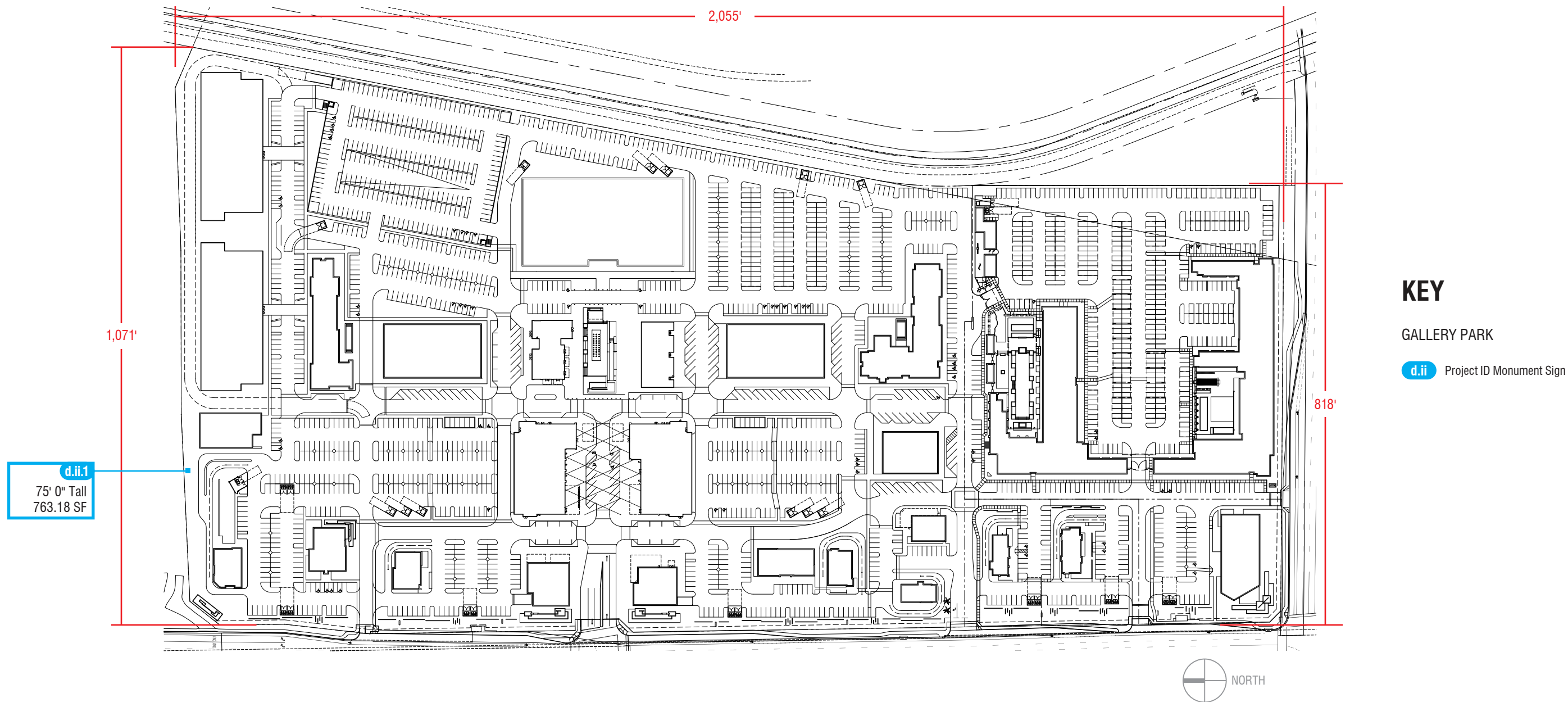
B Electronic Message Display Sign Matrix Chart



C Vicinity Map
SCALE 1" = 200'-0"

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APPROVED	CLIENT SIGNATURE	DATE	COMPANY	Vivo Partners	SR	JOB	106376
			SUB LOCAL		JB	DRAWING	01111d
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	5019 S. Power Rd.	PM	DATE	03/29/24
			CITY STATE	Gilbert, AZ	JB	SHEET	1.02



A Sign Location Plan
SCALE 1" = 200'-0"

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APPROVED	CLIENT SIGNATURE	DATE	COMPANY	Vivo Partners	SR	JOB	106376
<input type="checkbox"/>			SUB LOCAL		JB	DRAWING	0111ld
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	5019 S. Power Rd.	PM	DATE	03/29/24
<input type="checkbox"/>			CITY STATE	Gilbert, AZ	JB	SHEET	1.03



(P1 - West Elevation) d.ii.1 - 55 ft. | Option B

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APPROVED <input type="checkbox"/>	CLIENT SIGNATURE	DATE	COMPANY Vivo Partners	SR JB	JOB DRAWING	106376 01081d
APPROVED <input type="checkbox"/>	LANDLORD SIGNATURE	DATE	ADDRESS 5019 S. Power Rd. CITY STATE Mesa AZ	PM JB	DATE SHEET	03/29/24 1.04



(P1 - West Elevation) d.ii.1 - 65 ft. | Option B

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APPROVED	CLIENT SIGNATURE	DATE	COMPANY	Vivo Partners	SR	JOB	106376
			SUB LOCAL		JB	DRAWING	01081d
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	5019 S. Power Rd.	PM	DATE	03/29/24
			CITY STATE	Mesa, AZ	JB	SHEET	1.05



(P1 - West Elevation) d.ii.1 - 75 ft. | Option B

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APPROVED	CLIENT SIGNATURE	DATE	COMPANY	Vivo Partners	SR	JOB	106376
			SUB LOCAL		JB	DRAWING	01081d
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	5019 S. Power Rd.	PM	DATE	03/29/24
			CITY STATE	Mesa, AZ	JB	SHEET	1.06



(P1 - West Elevation) d.ii.1 - 85 ft. | Option B

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APPROVED	CLIENT SIGNATURE	DATE	COMPANY	Vivo Partners	SR	JOB	106376
			SUB LOCAL		JB	DRAWING	0108ld
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	5019 S. Power Rd.	PM	DATE	03/29/24
			CITY STATE	Mesa AZ	JB	SHEET	1.07