

**SWC OF BASELINE AND POWER ROADS
COMPREHENSIVE SIGN CRITERIA**

**DEVELOPER:
A & C PROPERTIES
11811 N. TATUM BOULEVARD #2550
PHOENIX, ARIZONA 85028**

**PREPARED BY:
IRWIN G. PASTERNAK, AIA & ASSOCIATES, P.C.
745 EAST MARYLAND AVENUE
SUITE 100
PHOENIX, ARIZONA 85014**

**PROJECT NO. 95162
5-28-96**

REVISED 12-06-96



TABLE OF CONTENTS

SECTION I

TENANT SIGN CRITERIA ----- 1-4

SIGNAGE SITE PLAN LEGEND

SIGNAGE SITE PLAN

MONUMENT SIGNS

BUILDING SIGNAGE

MAJOR - MARKET

MAJOR - 10,000 - 25,000 S.F.

OVER 25,000 S.F.

SHOPS

PADS

SIGN CONSTRUCTION DESIGN

NEON EXHIBIT

1. TENANT SIGN CRITERIA

Introduction

The intent of this sign criteria is to establish and maintain guidelines consistent with the signage policies of the Landlord and the Town of Gilbert. Further, the purpose is to assure a standard conformance for the design, size, fabrication techniques and materials for the signage of the project and for tenant identification.

a. Major Tenants (Over 25,000 Square Feet)

For buildings whose minimum set back is at least 75 feet or greater ; the Maximum sign area shall not exceed 1.5 square feet per linear front foot of business frontage per building tenant. Building frontage shall defined as the primary entry facing the parking field. Total allowable sign area may be allocated between primary and additional secondary signs. Signs shall be neon, reverse channel neon or individual, internally illuminated, metal channel letters with plex-glass faces; maximum height of individual letters for primary wall signs is 5 feet and maximum of secondary signs is 2 feet. Signs shall be centered between columns.

b. Major Tenants (10,001 - 25,000 Square Feet)

For buildings whose minimum set back is at least 75 feet or greater; the Maximum sign area shall not exceed 1.5 square feet per linear front foot of business frontage per building tenant. Building frontage shall be defined as the primary entry facing the parking field. The length of any major tenant sign shall not exceed 80% of that tenant's storefront width.

Maximum sign area shall not exceed 1.5 square feet per linear foot of business frontage per suite. Building frontage shall be defined as the primary entry facing the parking field. The length of any major tenant sign shall not exceed 80% of that tenant's storefront width. Signs shall be mounted on the wall of fascia above the shop and shall be neon, reverse channel neon, individually or internally illuminated, metal channel letters with plex-glass faces. Individual letters sizes shall not exceed 48" in height.

c. Shop Tenant Signs

Maximum sign area shall not exceed 1.5 square feet per linear front foot of business per suite. For in - line tenants, building frontage shall be defined as the primary front door facing the parking field. For end cap tenants facing two sides, the building frontage shall be defined as the side facing the major arterial. The length of any shop tenant sign shall not exceed 80% of that tenant's storefront width.

Signs shall be mounted on the wall or fascia above the shop and shall be neon, reverse channel neon, individually or internally illuminated, metal channel letters with plex-glass faces. Maximum individual letter sizes shall be based upon the square footage of the shop area of the Tenant's space, and shall be determined as indicated below:

<u>Building/Shop Area</u>	<u>Maximum Letter Size</u>
5,000 S.F. or Less	24"
5,001 S.F. - 10,000 S.F.	36"

d. Freestanding Pad Buildings

Freestanding building sign area may be divided between more than one side of the building. Maximum sign area shall not exceed 1.5 square feet per linear front foot of the particular free-standing building as measured upon the linear front footage of the wall of the building facing a major arterial. Signs shall be mounted on the wall or fascia above the shop and shall be neon, reverse channel neon, individually or internally illuminated, metal channel letters with plex-glass faces.

Maximum individual letter sizes shall be determined as indicated in the chart in subparagraph 1 (c) above. Signs may be located on any or all of the fascia of the building, but shall be subject to the total maximum signage allowed as computed above.

Freestanding menu boards that are complimentary, as allowed by the Town of Gilbert, will be allowed.

e. Freestanding Monument Signs

A seventy-five (75) foot setback from the right - of - way is required for signage up to Seventy-five (75) square feet. Sign area is to be measured up to end (or start) of arch. Sign area is measured as the smallest rectangle that will enclose the sign. One sign per each 300' of roadway for primary signs.

For buildings less than seventy-five (75) feet from the right- of- way line, signage will be allowed up to 40 square feet. Sign area is to be measured up to end (or start) of arch. Sign area is measured as the smallest rectangle that will enclose the sign

Each separate lot or pad will receive a 40 square feet - 6' high monument sign.

2. Sign Locations

See Exhibit 1, sign location map, for schematic representation of sign placement for project signs.

A. General Sign Standards

1. All signs and their installation must comply with local building and electrical codes.
2. A Tenant may identify service door for delivery and emergency purposes only. Signs shall identify suite number only and located in the center of the door, five feet from finished floor (to the top of the letters).
3. No animated, flashing, audible or roof mounted signs shall be permitted.
4. No exposed raceways, ballasts, crossovers, conduits, conductors, transformers, etc., shall be permitted. P-K housing required for all neon.

5. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site, or the products sold herein.
6. When signs are placed in building and landscape setback areas, they shall be positioned a minimum of 5 feet from the R.O.W. to maintain safe sight distances at entrances to the public right-of-way. A thirty three (33') foot line of sight triangle shall be maintained.
7. Signs visible from the exterior of any building may be lighted, but no signs or any other device will be installed to rotate, gyrate, blink or move in any fashion.
8. Sign text may be placed on more than one row, subject to space availability, required approvals, and provided the maximum allowable area guidelines are not exceeded. Signs shall be measured as the smallest perimeter rectangle that will enclose the lettering comprising the sign regardless of whether the signage is on one line or two lines. In no event shall any signage exceed two lines of script.
9. Retail tenants shall be allowed to place a sign in the upper window panel adjacent to entrance door, not more than 144 square inches. Hand painted, decal stick-on lettering or graphics indicating hours of business, telephone numbers for emergency contact, approved credit of business, approved credit cards, etc. shall be permitted.
10. Each tenant (or representative) must submit three (3) sets of scale drawings of proposed signage for approval by Landlord or his appointed agent. (Refer to submittal procedures).
11. Signs installed without written approval of the Landlord may be subject to removal and proper installation at tenant's expense. Damage may be assessed to cover costs of repairs to sign band or removal of signage resulting from unapproved installations.
12. Tenant and his sign Contractor shall repair any damage caused during installation of signage.
13. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required must be installed in an inconspicuous location per code requirements.
14. No window signs are permitted without the express approval of Landlord.
15. No portable signs to be displaced on site.
16. Sign permit must be obtained from the Town of Gilbert prior to installation of signage.
17. Neon strips/stripes will not be allowed in this project, however, neon lettering, as outlined in this criteria package, will be allowed.
18. Neon signs shall be reviewed and approved by the design review board prior to issuance of a sign permit.

B. Miscellaneous Signs

a. Sale or Lease Signs

Temporary signs advertising the sale, lease or hire of the site will be allowed. Said signs shall be in conformance to the Town of Gilbert standards. These signs shall not exceed eight (8) feet in height and a total of 32 square feet per side in sign area. Permits shall be required.

b. Construction Signs

A sign denoting the developer, architects, Engineers, Contractor, and other related subjects will be allowed at the commencement of construction. Said signs will be removed within 30 days after building occupancy. One sign for each separate construction project will be allowed. Each sign shall not exceed eight (8) feet in height and a total of forty (40) S.F. per side in sign area. These signs shall be removed upon completion of project construction. Permits shall be required.

c. Future Tenant Signs

Signs listing the name of a future major tenant will be allowed until the occupancy of the tenant. Said signs shall not exceed eight (8) feet in height and a total of thirty two (32) S.F. per side area in sign area. Permits shall be required.

d. Directional Signs

Signs necessary for on-premise vehicle control and the performance of business transactions from a vehicle shall be allowed subject to the following conditions:

1. Maximum area of 6 square feet.
2. Maximum height of 3 feet.
3. No business identification permitted.
4. Signs shall be permanently affixed to the ground or a building.

Submittal Procedures

The Landlord or its Authorized Agent shall review all plan drawings of proposed signage and return marked "Approved", "Approved as Noted" or "Revise and Resubmit".

Submittals shall include three (3) sets of scale drawings showing the size of lettering, size of sign, construction and installation methods, illumination details and color.








1. "Approved" drawings will permit the Tenant to proceed with sign fabrication and installation in accordance with drawings.
2. "Approved as Noted" drawings will permit the Tenant to proceed with sign fabrication and installation, provided the modifications noted are incorporated into the design.
3. "Revise and Resubmit" drawings will be returned to Tenant with comments. These drawings shall be revised and resubmitted for Landlord or its Authorized Agent's approval within forty five (45) days of their return to Tenant.

Signs installed without written approval by Landlord or its Authorized Agent may be subject to removal and proper reinstallation at Tenant's expense. Damages may be assessed to cover the cost of repairs to the building or removal of signage resulting from unapproved installation.

Sign permit(s) must be obtained from the Town of Gilbert prior to installation of signage.

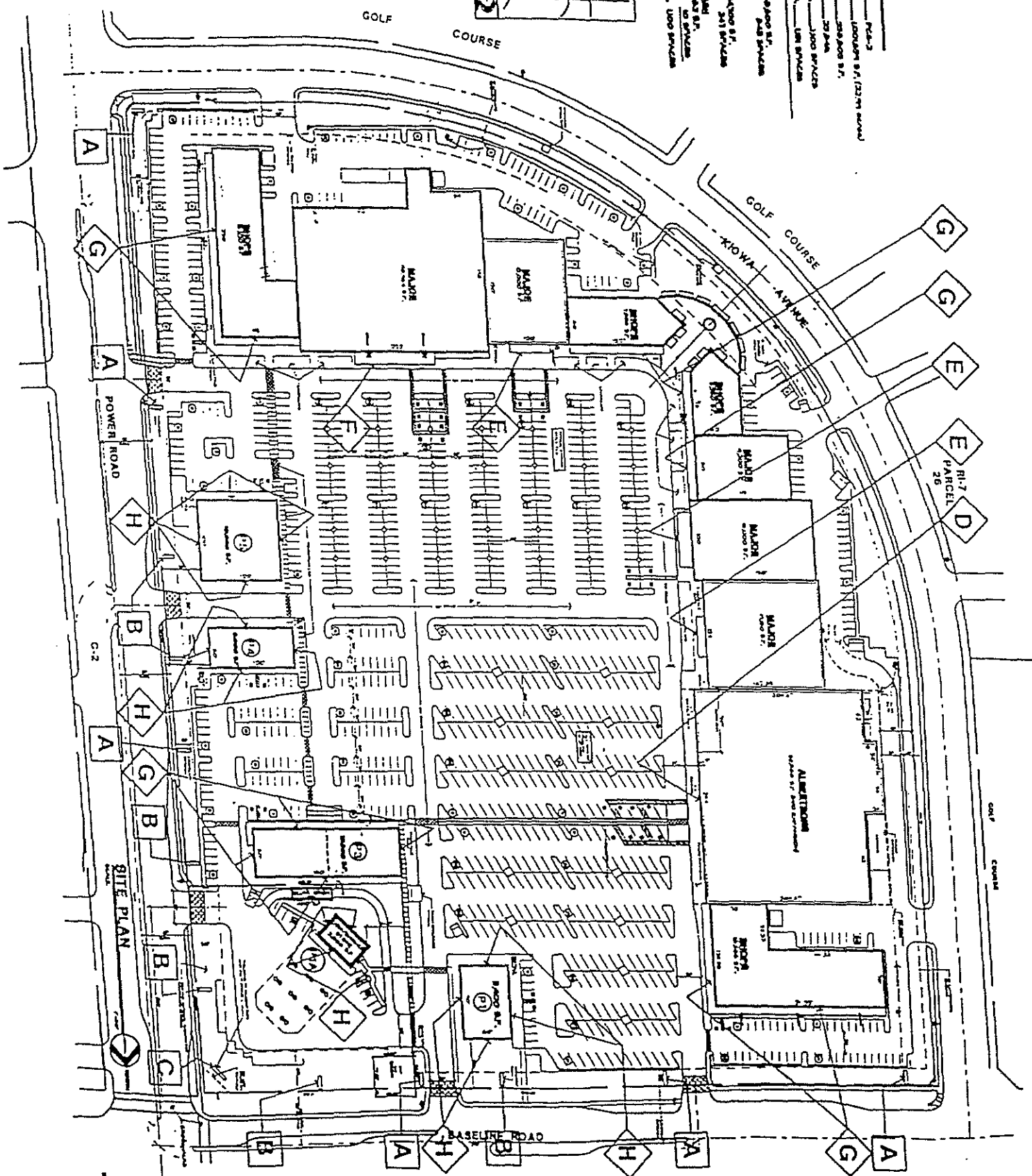
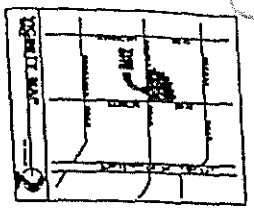
PROJECT

SIGNAGE SITE PLAN LEGEND

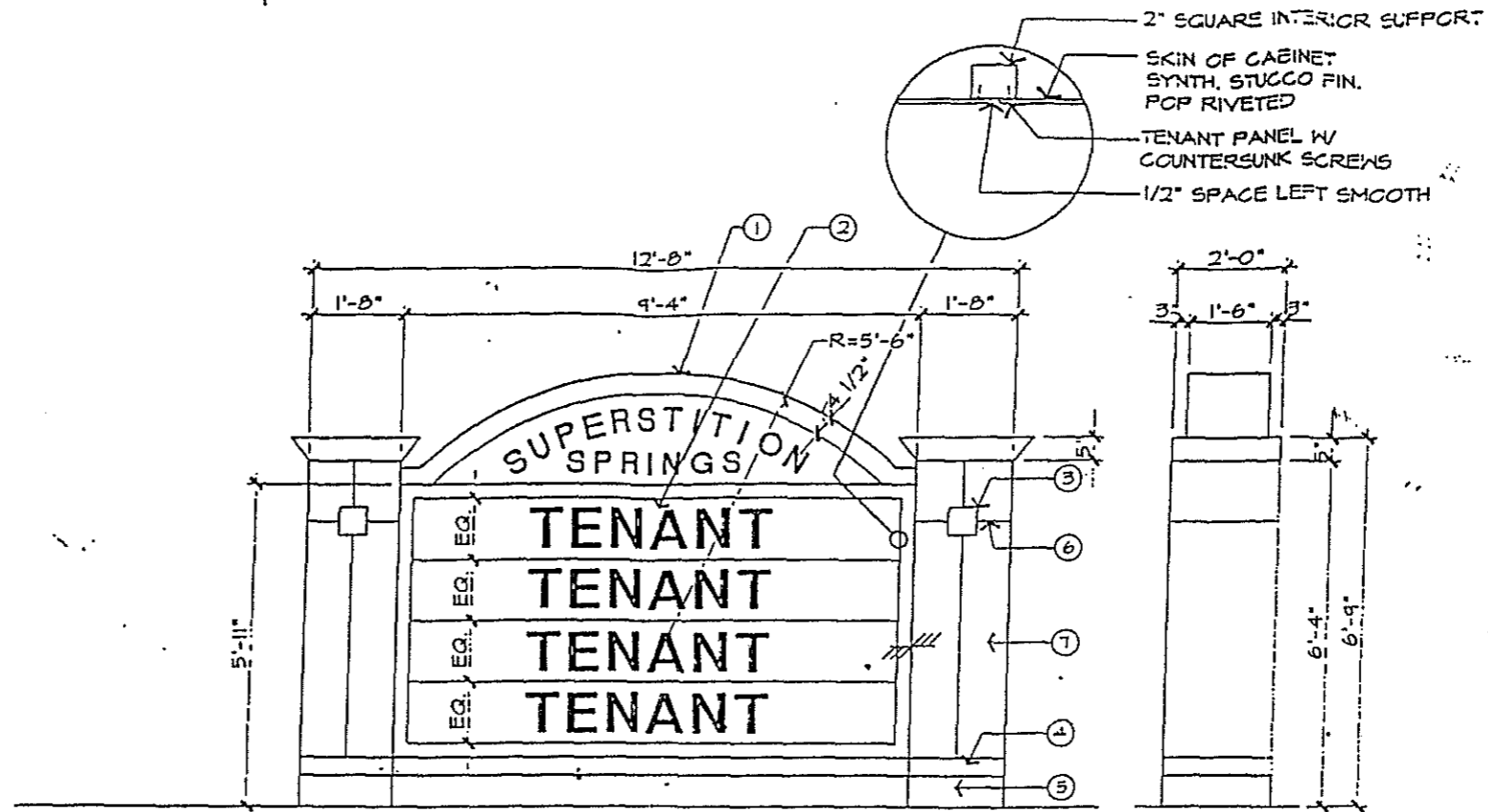
	SITE PLAN	EXHIBIT
	FREESTANDING MONUMENT - EXHIBIT A - 75 S.F.	
	FREESTANDING MONUMENT - EXHIBIT B - 40 S.F.	
	WELCOME TO GILBERT MONUMENT WALL -	
D	MARKET - WALL SIGN	
E	MAJOR - WALL SIGN 10,000 - 25,000 S.F.	EXHIBIT D
F	MAJOR - WALL SIGN 25,000 S.F. AND OVER	EXHIBIT E
G	SHOPS - TYPICAL	EXHIBIT F
H	PAD TENANT - WALL SIGN	EXHIBIT G
		EXHIBIT H

SITE DATA

PROJECT: _____
 CLIENT: _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: _____
 SHEET NO. _____ OF _____
 PROJECT NO. _____
 SITE NO. _____
 DRAWING NO. _____
 REVISIONS: _____
 APPROVED BY: _____
 DATE: _____



IRWIN G. PASTERNAK AIA, P.C.
 ARCHITECTURE - PLANNING - LANDSCAPE - INTERIORS
 9516 L.dwg CURRENT SITE P.



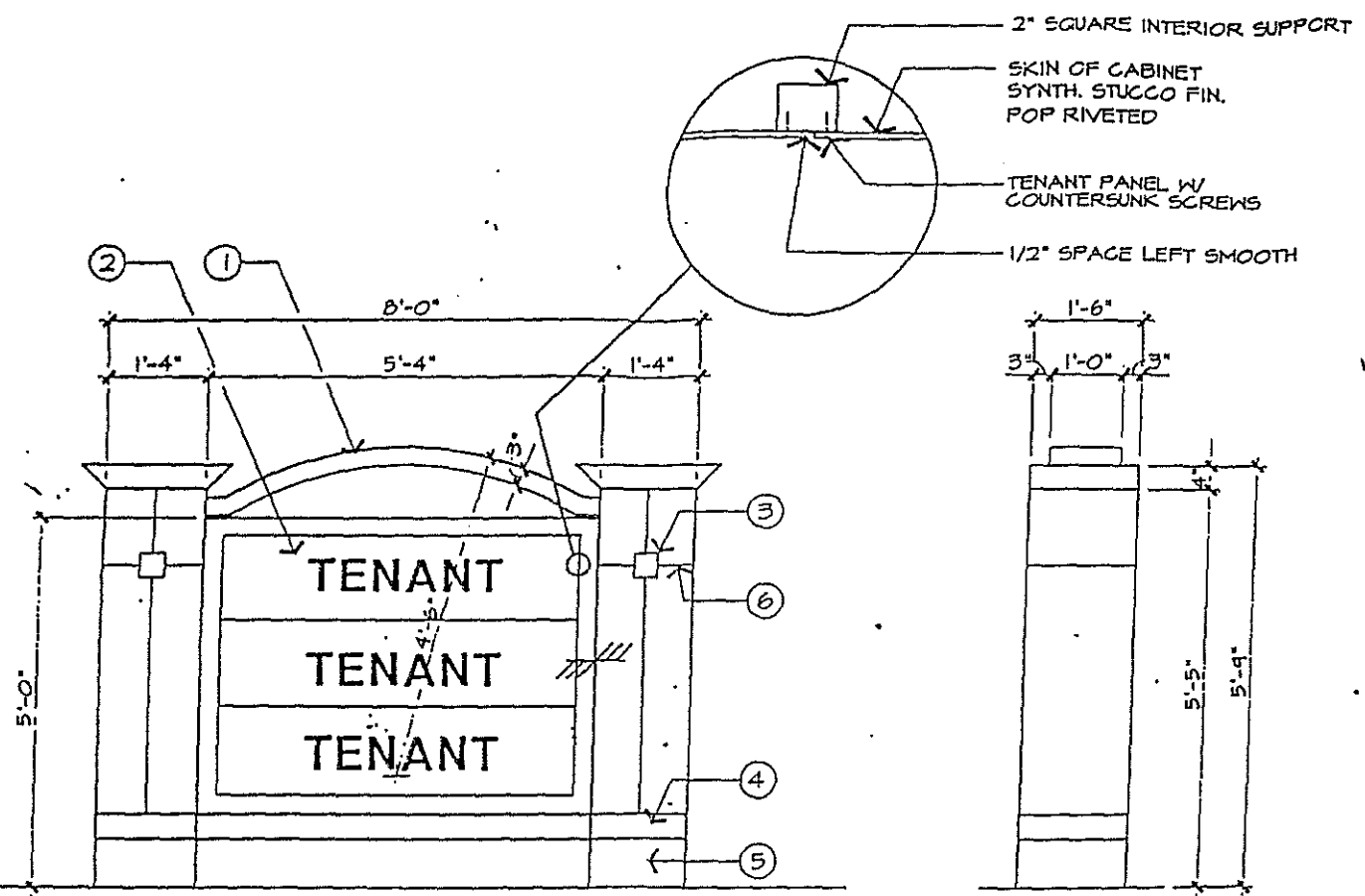
MONUMENT SIGN - 'A' / 75 S.F. MAX.

SCALE:

3/8"=1'-0"

- | | |
|--|---|
| <ul style="list-style-type: none"> ① FOAM MOULDING W/ SYNTHETIC STUCCO FINISH ② ALUMINIUM CABINET - ONE DOUBLE FACED ALUMINIUM CABINET SIGN, SYNTHETIC SYNTHETIC STUCCO FINISH - REMOVABLE TENANT PANELS, ROUTED OUT LETTERS - BACKED UP W/ PLEXI-GLASS. FLUORESCENT LAMP INTERNAL ILLUMINATION - NO LIMIT ON NUMBER OF TENANTS ALLOWED ON SIGN. FREESTANDING PADS TO BE LOCATED ON MONUMENT SIGN. | <ul style="list-style-type: none"> ③ 4" x 4" EUGTAL #542 DISTINCT TURQUOISE TILE ④ 4" SPECTRAGLAZE V-109 RISSET ⑤ SPLITFACED CMU INT. COLOR BUFF R-28 ⑥ 1/2" REVEAL ⑦ 2x FRAMING WITH SYNTHETIC STUCCO FINISH OVER PLYWOOD W/ FOAM CAP |
|--|---|

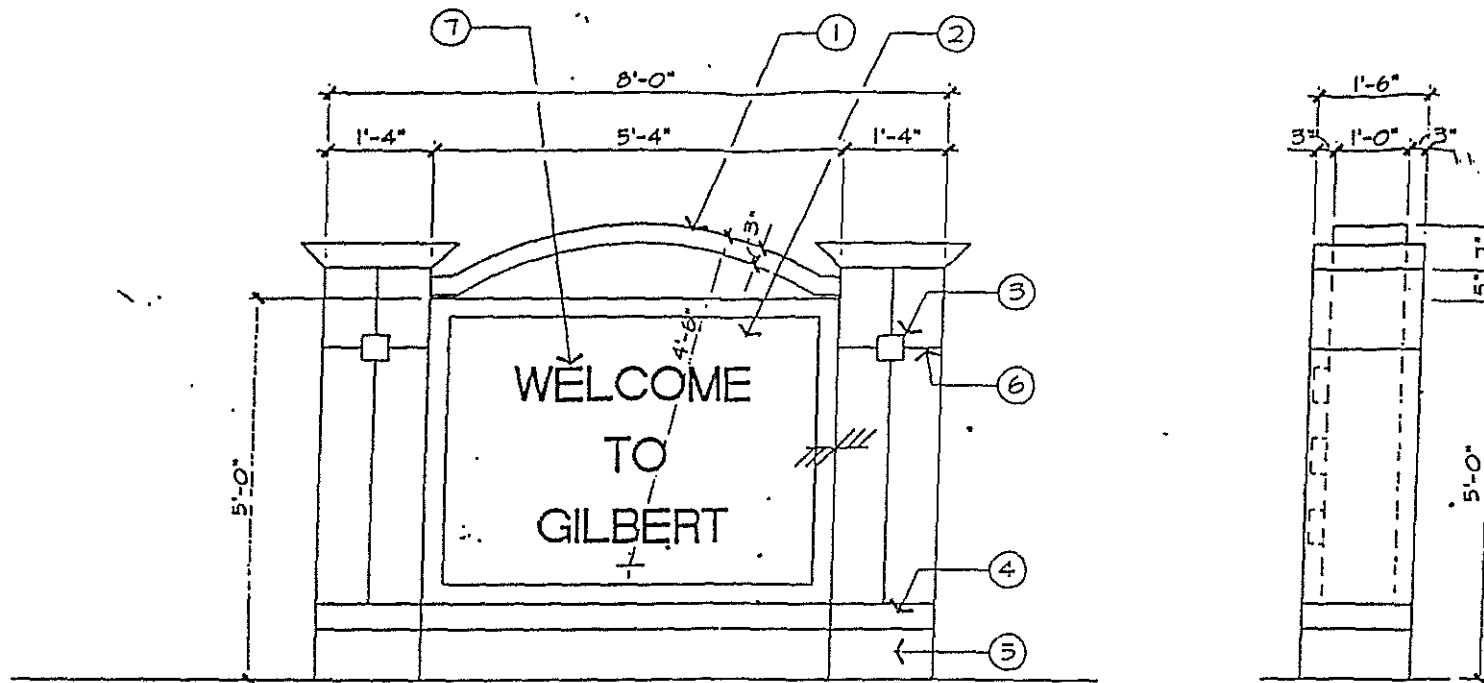
EXHIBIT A



MONUMENT SIGN - 'B' / 40 S.F. MAX.

SCALE: 1/2"=1'-0"

- ① FOAM MOULDING W SYNTHETIC STUCCO FINISH
- ② ALUMINIUM CABINET - ONE DOUBLE FACED ALUMINIUM CABINET SIGN, SYNTHETIC SYNTHETIC STUCCO FINISH - REMOVABLE TENANT PANELS, ROUTED OUT LETTERS BACKED UP W FLEXI-GLASS, FLUORESCENT LAMP INTERNAL ILLUMINATION - NO LIMIT ON NUMBER OF TENANTS ALLOWED ON MONUMENT SIGN.
- ③ 4" x 4" BUCHTAL #542 DISTINCT TURQUOISE TILE
- ④ 4" SPECTRAGLAZE V-109 RUSSET
- ⑤ SPLITFACED CMU INT. COLOR BUFF R-20
- ⑥ 1/2" REVEAL



WELCOME TO GILBERT / 40 S.F. MAX.

SCALE:

1/2" = 1'-0"

- | | | | |
|---|--|---|--|
| ① | FOAM MOULDING W/ SYNTHETIC STUCCO FINISH | ④ | 4" SPECTRAGLAZE V-109 RUSSET |
| ② | SYNTHETIC STUCCO SYSTEM OVER CMU
FRAZEE #142B TAN MATCH | ⑤ | SPLITFACED CMU INT. COLOR
BUFF R-2B |
| ③ | 4" x 4" BUCHTAL #542
DISTINCT TURQUOISE TILE | ⑥ | 1/2" REVEAL |
| | | ⑦ | RAISED BRONZE CAST LETTERS |

FASCIA LETTERS WITH WHITE OUTLINE

2" DEEP FORMED #732B WHITE PLEXIGLASS LETTER FACES WITH
#3630-167 MED. BLUE & #3630-36 DK. BLUE VINYL OVERLAY
LEAVING WHITE OUTLINE
DARK BRONZE SHEET METAL LETTER SIDES WITH BRONZE TRIM CAP EDGES
WHITE NEON 60 M.A. ILLUMINATION

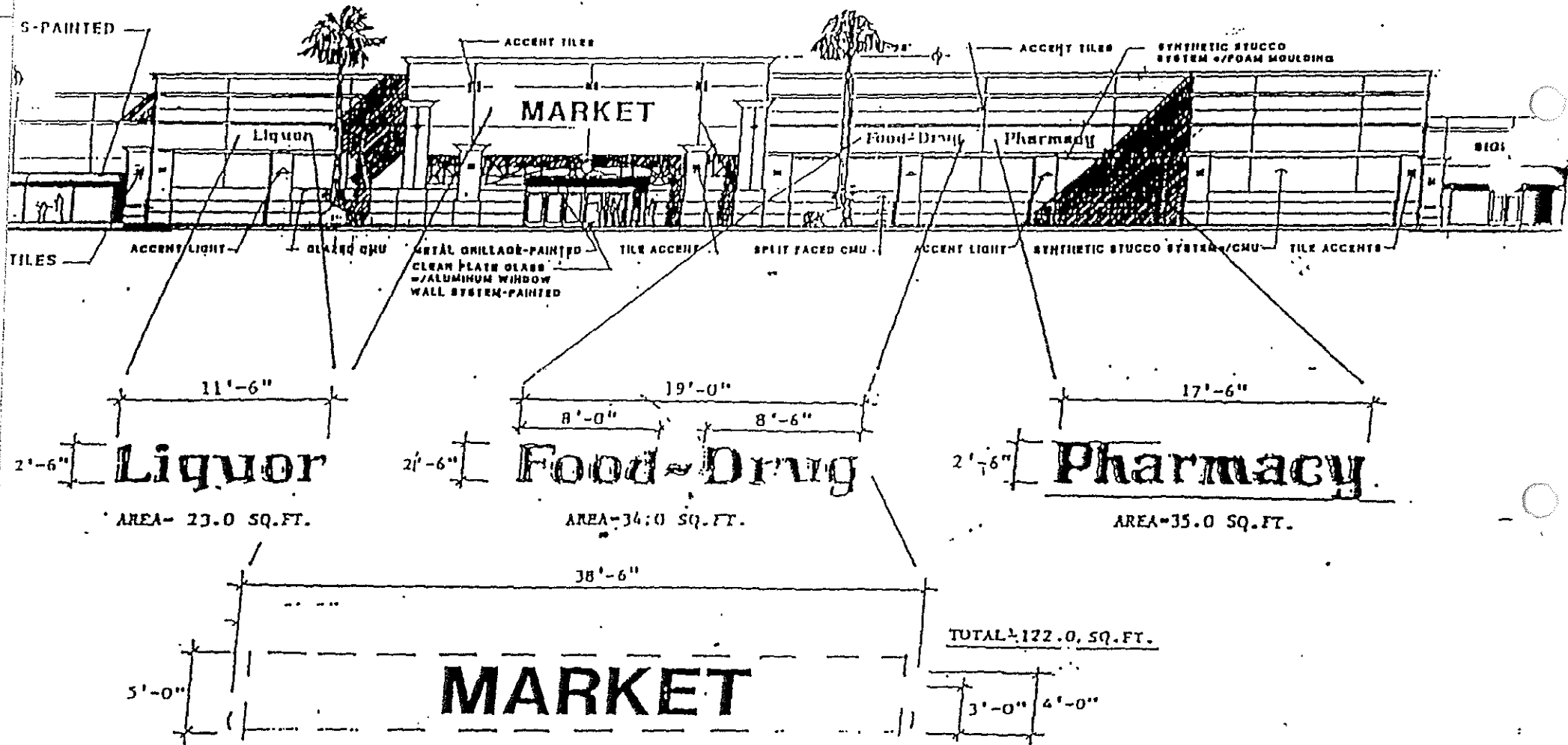
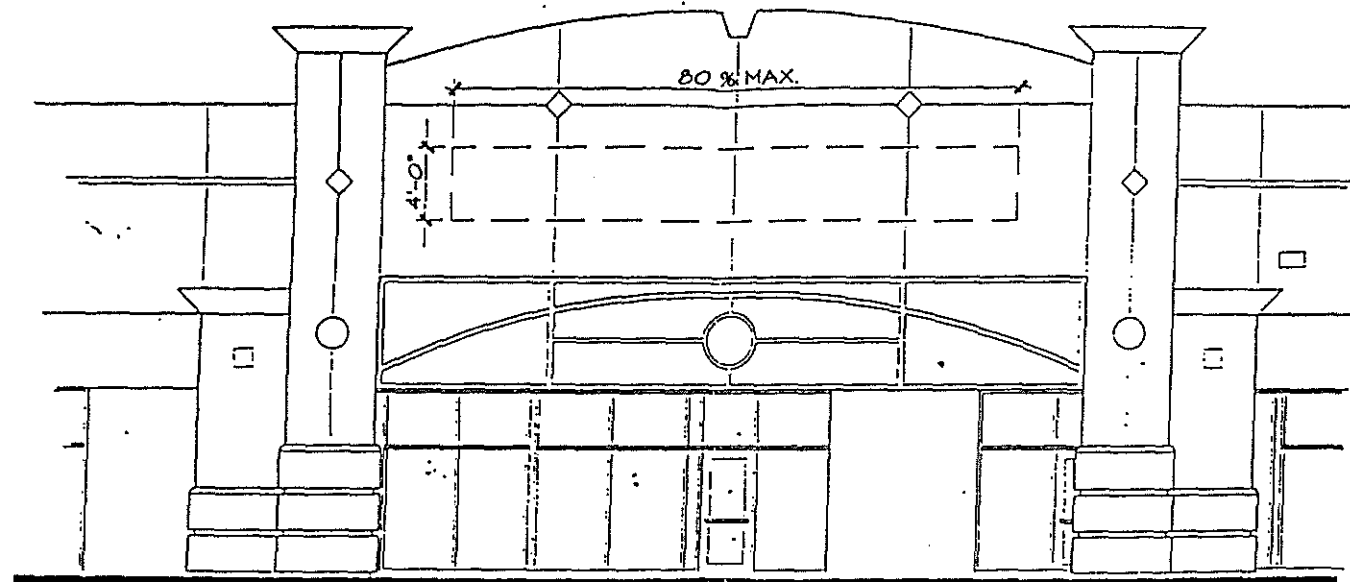


EXHIBIT D



MAJOR TENANTS (10,000 - 25,000 S.F.)

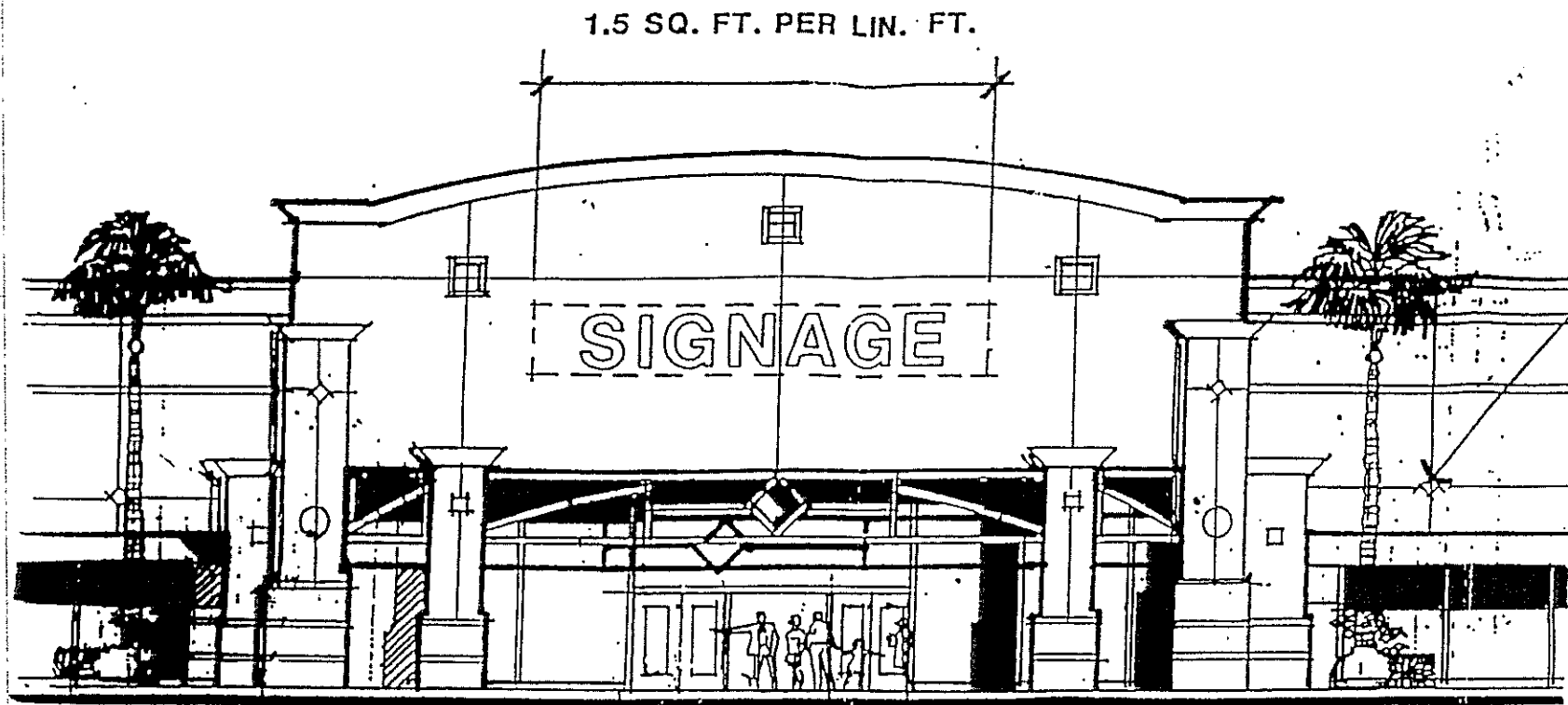
SCALE:

1/8"=1'-0"

WALL/WINDOW SIGNS: 1.5 SQ. FOOT OF SIGN AREA FOR EACH TENANT PER FOOT OF BUILDING FRONTAGE PER SUITE. 80 % SIGN LENGTH MAXIMUM & CENTERED. SIGNS SHALL BE MOUNTED ON THE WALL OR FACIA ABOVE THE SHOP AND SHALL BE NEON, ~~REVERSE CHANNEL NEON~~, INDIVIDUALLY OR INTERNALLY ILLUMINATED, METAL CHANNEL LETTERS WITH PLEXI-GLASS FACES.

FOR SUBSCRIPT OR ADDITIONAL MODIFIERS, TENANTS MAY INSTALL ADDITIONAL SIGNAGE UP TO THE ALLOWABLE MAX. SIGN AREA. SAID MODIFIERS TO BE INSTALLED ON EITHER SIDE OF MAJOR I.D. SIGN WITHIN THE LIMITS OF THE DEMIZED PREMISE AREA.

EXHIBIT E



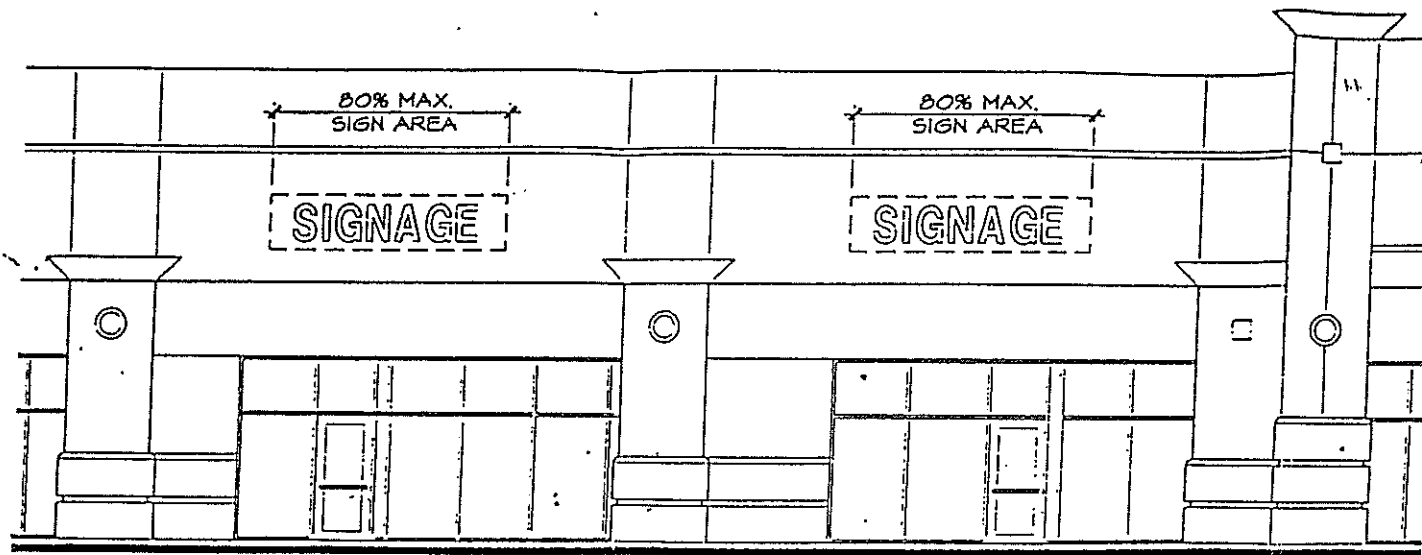
MAJOR TENANTS (OVER 25,000 S.F.)

SCALE:

1/8"=1'-0"

WALL/WINDOW SIGNS: 1.5 SQ. FOOT OF SIGN AREA FOR EACH TENANT PER FOOT OF BUILDING FRONTAGE PER SUITE. 80 % SIGN LENGTH MAXIMUM & CENTERED. SIGNS SHALL BE MOUNTED ON THE WALL OR FACIA ABOVE THE SHOP AND SHALL BE NEON, REVERSE CHANNEL-NEON, INDIVIDUALLY OR INTERNALLY ILLUMINATED, METAL CHANNEL LETTERS WITH PLEXI-GLASS FACES.

FOR SUBSCRIPT OR ADDITIONAL MODIFIERS, TENANTS MAY INSTALL ADDITIONAL SIGNAGE UP TO THE ALLOWABLE MAX. SIGN AREA. SAID MODIFIERS TO BE INSTALLED ON EITHER SIDE OF MAJOR I.D. SIGN WITHIN THE LIMITS OF THE DEMIZED PREMISE AREA.



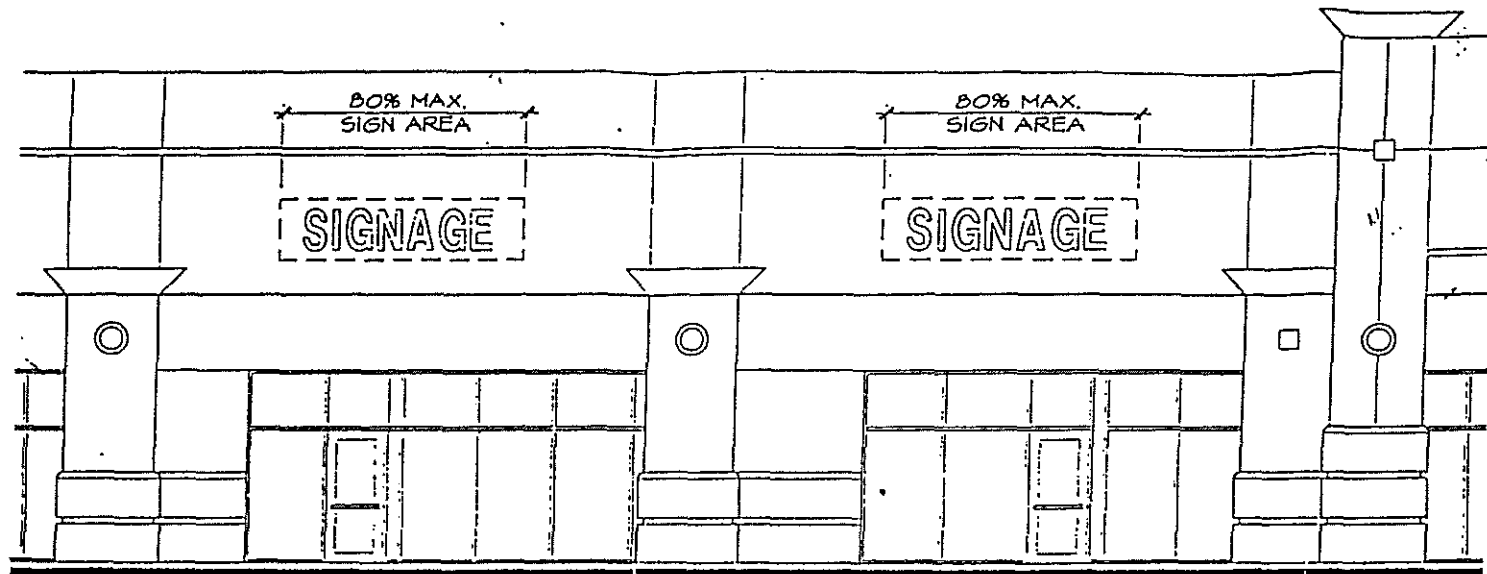
FREESTANDING PAD BUILDING SIGN

SCALE:

1/8"=1'-0"

WALL/WINDOW SIGNS: 1.5 S.F. OF SIGN AREA FOR EACH TENANT PER FOOT OF BUILDING FRONTAGE PER SUITE. 80% SIGN LENGTH PER SIDE OF SAID BUILDING UPON WHICH SIGN IS MOUNTED. SIGN MAY BE LOCATED WITHIN ALL AREAS OF LEASED PREMISE. SIGNS ABOVE THE SHOPS SHALL BE NEON, REY, CHANNEL, INDIVIDUALLY OR INTERNALLY ILLUMINATED METAL CHANNEL LETTERS OF PLEXI-GLASS FACES.

MULTIPLE SIGNS WILL BE ALLOWED AS DESCRIBED ON THE KEY SITE PLAN. SIGNS MAY BE OVER FRONT DOOR ENTRY OR ON ARCHITECTURAL ELEMENT ADJACENT TO LEASE SPACE.



IN-LINE SHOP TENANT SIGN

SCALE:

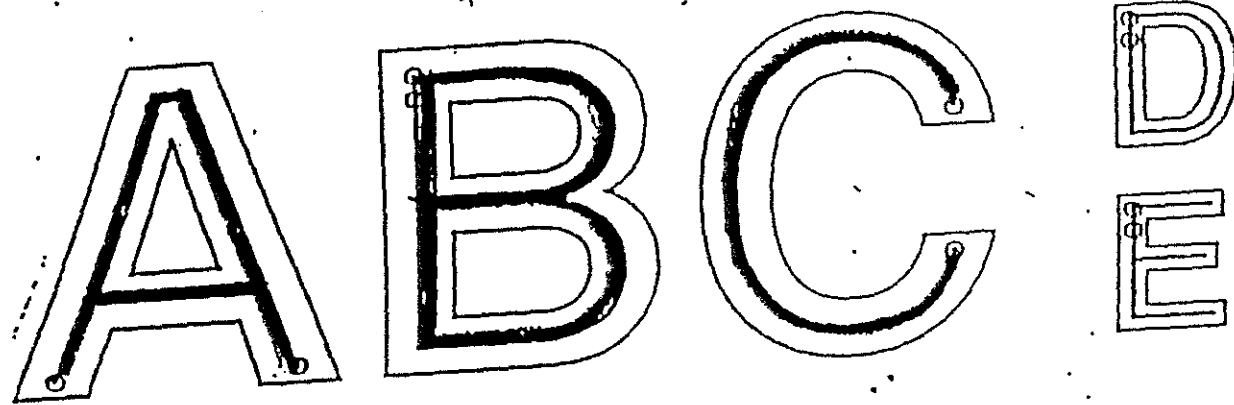
1/8"=1'-0"

WALL/WINDOW SIGNS: 1.5 S.F. OF SIGN AREA FOR EACH TENANT PER FOOT OF BUILDING FRONTAGE PER SUITE. 80% SIGN LENGTH PER SIDE OF SAID BUILDING UPON WHICH SIGN IS MOUNTED. SIGN SHALL BE MOUNTED ON THE WALL OR FACIA ABOVE THE SHOP AND SHALL BE NEON, REVERSE CHANNEL NEON, INDIVIDUALLY OR INTERNALLY ILLUMINATED, METAL CHANNEL LETTERS WITH PLEXI-GLASS FACES.

FOR SUBSCRIPT OR ADDITIONAL MODIFIERS, TENANTS MAY INSTALL ADDITIONAL SIGNAGE UP TO THE ALLOWABLE MAX SIGN AREA. SAID MODIFIERS TO BE INSTALLED ON EITHER SIDE OF TENANT SIGN WITHIN THE LIMITS OF THE DEMISED PREMISE AREA.

BUILDING / SHOP AREA	MAX. LETTER SIZE
5,000 S.F. or Less	24"
5,001 S.F. - 10,000 S.F.	32"

TENANT CRITERIA -- EXHIBIT

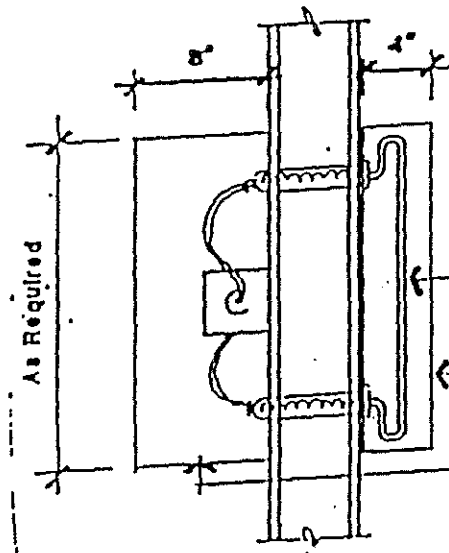


Vertical sizes per the sign criteria.

The return depth of all letters will be 4".

See "NEON EXHIBIT" for multiple tube requirements

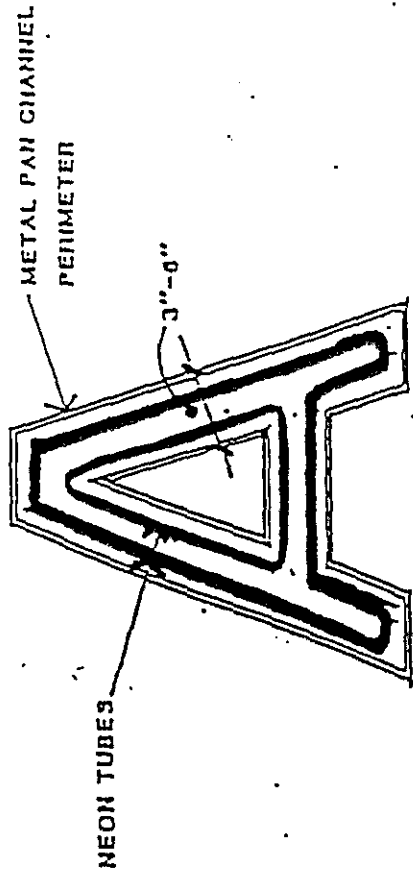
Typical open faced pan channel sheet metal or aluminum letters. Exposed 30 ma neon illumination installed with P.K. housings throughout to access remote electrical transformers.



neon illumination

Letter return color not restricted

Aluminum cover painted to match the building color (where exposed "behind" freestanding fascia element).



EXAMPLE

NEON EXHIBIT

CHANNEL WIDTH NEON STRIPS

2" or less	1
3" - 6"	2
6" - 9"	3
9" or more	4 - 5