

THE SHOPS AT
LAKE PLEASANT

Comprehensive Sign Plan
V 1.0 June, 2022

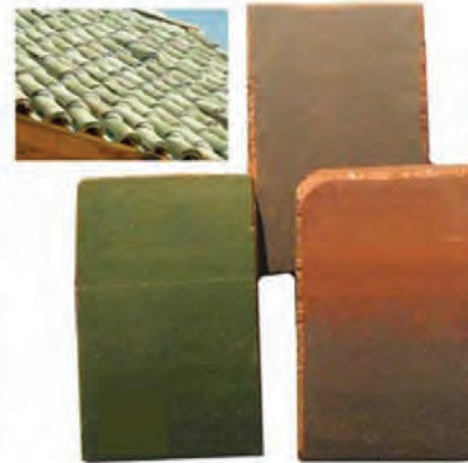




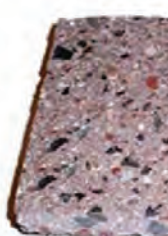
PRIMARY E.I.F.S. COLORS



ACCENT COLORS



ROOF TILE
 OLD SAHUARO BLEND by M.C.A.
 ROOFING COLOR ALSO KNOWN AS MEDIUM BRONZE



MASONRY



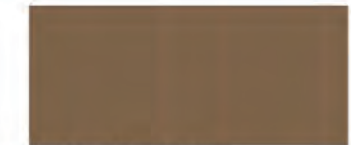
STONE
 EASTERN MOUNTAIN LEDGE
 "HAPPY VALLEY BLEND"
 by CORONADO STONE



WOOD
 OK-74 by OKON



SW6112
 BISCUIT
 LRV 74



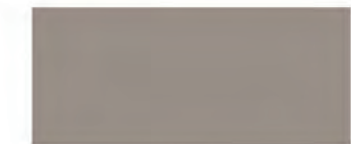
8755A - "SPICENUT"
 By FRAZEE



8755D - "SMOKEBUSH"
 By FRAZEE



"DARK BRONZE"
 by Oldcastle Building Envelope
ACCENT METAL MULLIANS



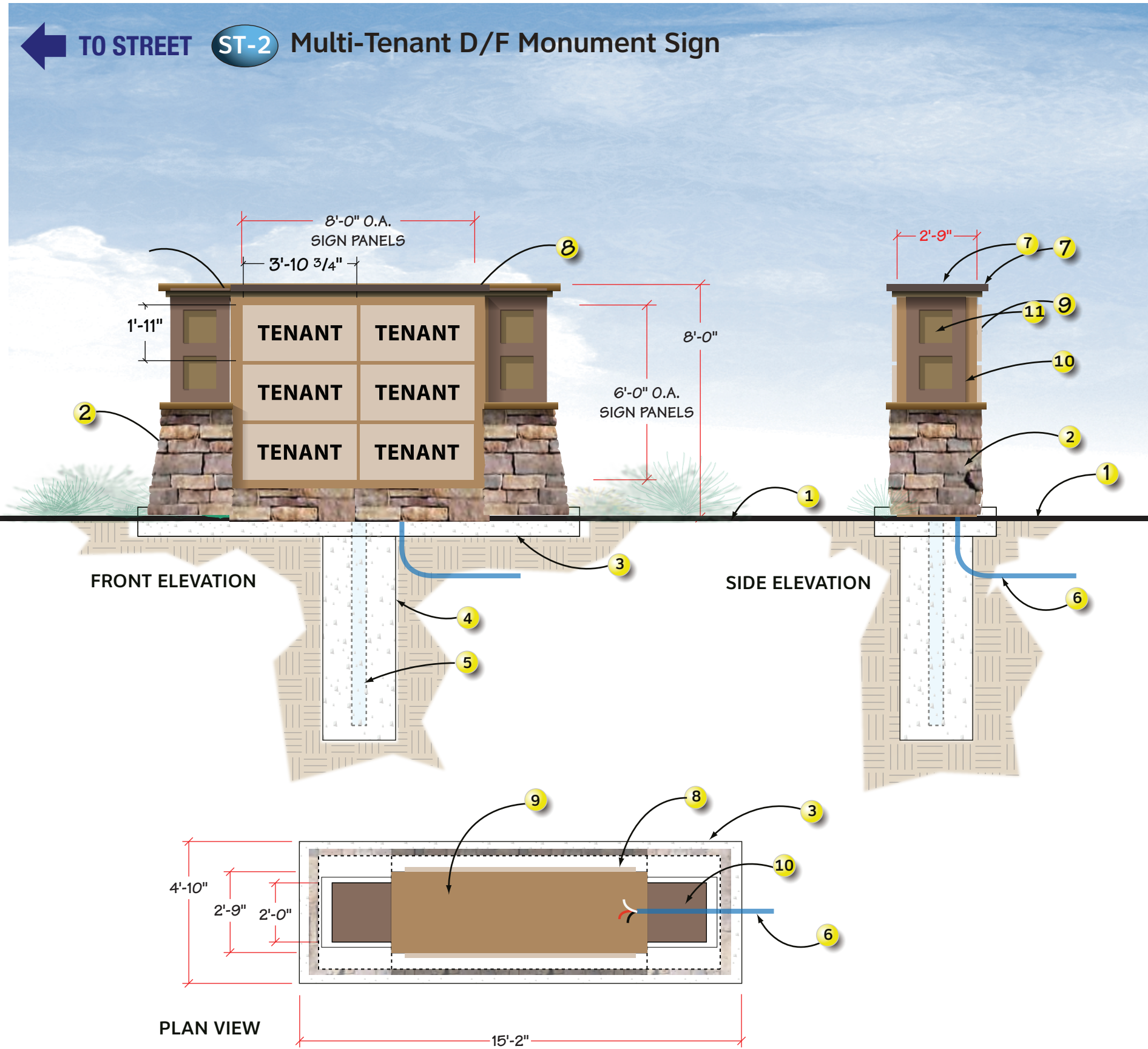
8814M- "BRINDEL"
 By FRAZEE

STUCCO



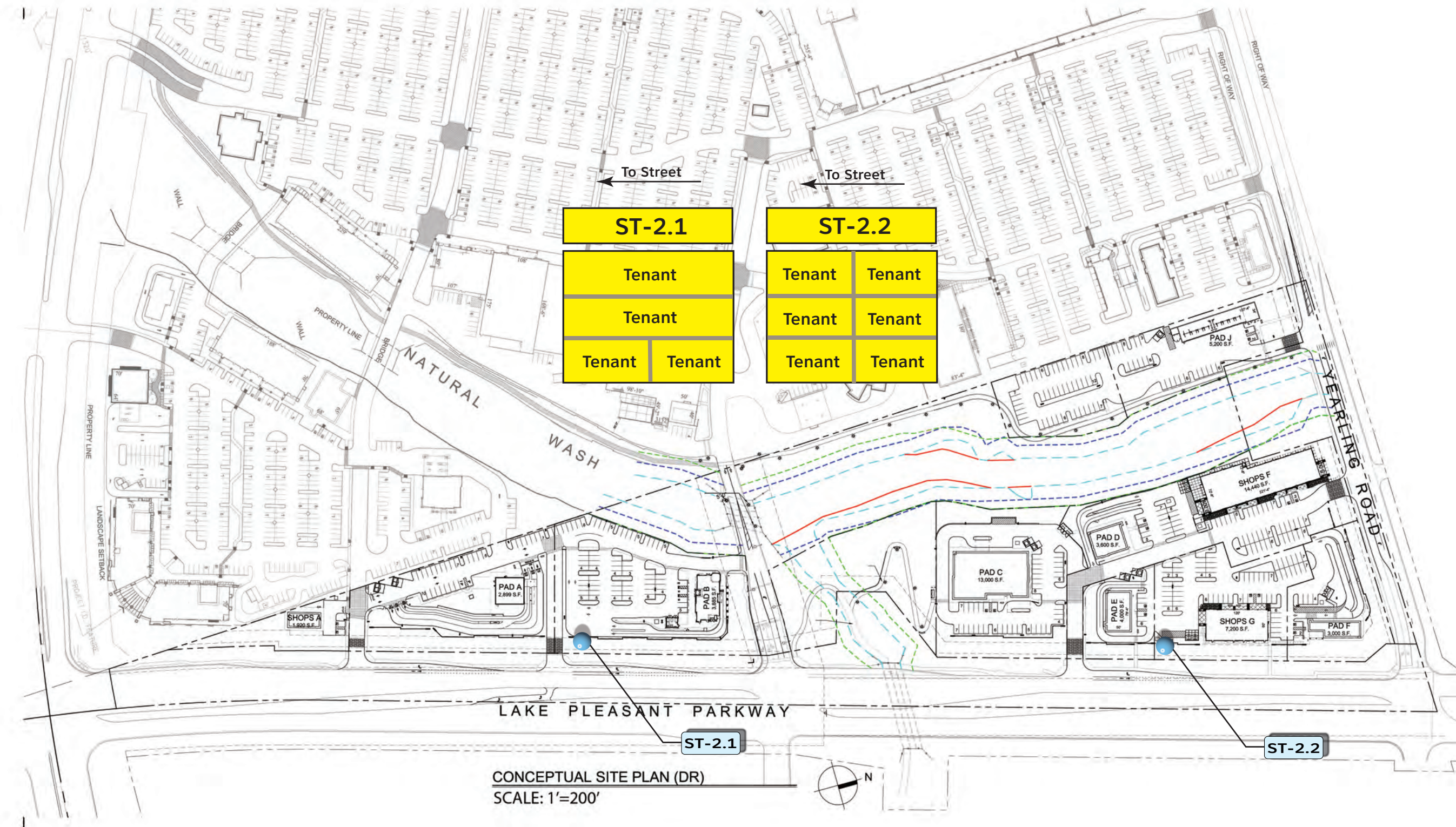
"CHARCOAL GRAY"
 ATAS

METAL ROOFING



SPECIFICATIONS

- 1 FINISH GRADE
- 2 STONE VENEER - CORONADO STONE: EAGLE MOUNTAIN LEDGE "HAPPY VALLEY BLEND" by GENERAL CONTRACTOR
- 3 CONCRETE PAD FOOTING - by GENERAL CONTRACTOR
- 4 CONCRETE CAISSON, PER ASA ENGINEERING - by BLEIER INDUSTRIES
- 5 STEEL PIPE, PER ASA ENGINEERING - by BLEIER INDUSTRIES
- 6 ELECTRICAL CONDUIT & FEED WIRES - BY ELECTRICAL CONTRACTOR
- 7 FABRICATED ALUMINUM CAP PAINTED DE6399 "MOLASSES"
- 8 TENANT PANELS WILL BE 2" PAN-FORMED ALUMINUM TEXTURED AND PAINTED DE6122 "DRY CREEK". TENANT COPY WILL BE ROUTED WITH WHITE ACRYLIC BACK-UP, 3/8" FCO CLEAR PUSH-THRU WITH FIRST SURFACE APPLIED VINYL PER TENANT'S REQUIREMENTS.
- 9 ALUMINUM SIGN CABINET PAINTED DE6138 "DARK SEPIA". INTERIOR WHITE LED ILLUMINATION
- 10 DECORATIVE EMBELLISHMENT PAINTED DE6076 "WANDERING ROAD"
- 11 INTERIOR DECORATIVE EMBELLISHMENT PAINTED DE6202 "COCONUT SHELL"



Building Signage



General Requirements Signage

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout The Shops at Lake Pleasant for the mutual benefit of all tenants, and to comply with the approved Comprehensive Sign Plan for the development, regulations of the City of Peoria Sign Ordinance, building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Tenant shall be brought into conformance at the sole cost and expense of the Tenant. This criteria is subject to the previously approved Comprehensive Sign Plan for Lake Pleasant Towne Center. If a conflict is found to exist between these criteria and the approved Lake Pleasant Towne Center Comprehensive Sign Plan approved by the City of Peoria, the latter shall prevail.

I. GENERAL REQUIREMENTS

- A. Tenant shall submit or cause to be submitted to Developer, for approval, prior to fabrication, electronic art drawings detailing the location, size, layout, design color, method of illumination, materials, and method of attachment of Tenant's building mounted signage.
- B. Tenant or Tenant's representative shall obtain all required permits for signs and their installation.
- C. All building mounted signs shall be constructed and installed at Tenant's sole expense. All freestanding site signage will be fabricated and installed by Developer's designated sign contractor. Tenant shall provide electronic artwork suitable for production to Developer's sign contractor who will produce Tenant's signage on the site signage.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the local municipality.
- E. 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 Developer or Developer's authorized representative.

- F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should Tenant's sign require maintenance or repair, Developer shall give Tenant written notice to effect said maintenance or repair. Should Tenant fail to do the same, Developer may undertake repairs and Tenant shall reimburse Developer within ten (10) days from receipt of Developer's invoice.
- G. Advertising devices such as attraction boards, posters, banners and flags shall not be permitted except for temporary banners that may be permitted to announce a grand opening or seasonal sale. Temporary banners must be approved in writing by the Developer prior to its installation. Permits, if required by the City of Peoria, shall be obtained prior to installation.

II. SPECIFICATIONS - TENANT BUILDING SIGNAGE

- A. General Specifications
 - 1. No animated, flashing or audible signs shall be permitted.
 - 2. All signs, including temporary signs and their installation shall comply with all City of Peoria building and electrical codes.
 - 3. No exposed raceways, crossovers or conduit shall be permitted unless physical circumstances exist that prohibit the signage to otherwise be installed. All tenant signage shall consist of individual letters and logos installed onto the building's wall surface. Sign cabinets are discouraged, however, may be approved if part of the Tenant's nationally recognized corporate identification program. Tenant signage shall not include any background color, material and/or structure used to delineate tenant's signage unless part of the Tenant's nationally recognized corporate identification program. The Developer shall have the sole and separate discretion in approving and/or varying any provision of these specifications.
 - 4. All cabinets, conductors, transformers and other equipment shall be concealed wherever possible.
 - 5. Temporary signs and banners and painted lettering shall not be permitted except as approved by the Developer and the City of Peoria.
 - 6. Any damage to a wall surface or roof deck resulting from Tenant's sign installation shall be repaired at Tenant's sole cost. Should Tenant fail to do the same, Developer may undertake repairs and Tenant shall reimburse Developer within ten (10) days from receipt of Developer's invoice.
 - 7. Upon removal of any sign by Tenant, any damage to a wall surface and/or architectural element shall be repaired at Tenant's cost. Should Tenant fail to do the same, Developer may undertake repairs and Tenant shall reimburse Developer within ten (10) days from receipt of Developer's invoice.

B. Location of Signs

1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed and authorized by the Developer.

III. DESIGN REQUIREMENTS BUILDING SIGNAGE

Individual illuminated letters and logos are recommended and may include pan channel metal letters with acrylic sign faces, reverse pan channel "backlit" illuminated letters, or any combination thereof. The letters are to be mounted onto the building fascia. Electrical connections shall be concealed to remote and/or self-contained power supplies or transformers. All signage shall be installed in compliance to the City of Peoria electrical code and UL, and NEC specifications. Any sign installation found to be non-compliant shall be repaired immediately by the Tenant at Tenant's sole expense.

A. Sign Area

1. The maximum aggregate sign area per suite or establishment shall be calculated by multiplying 1.5 times the length of the tenant's business front footage without limitation as to maximum sign area and/or number of sign elements. Tenants occupying suites that afford sign placements on elevations other than the tenant's business front shall be permitted to calculate maximum aggregate sign area by multiplying 3.0 times the length of the tenant's business front footage. In no instance shall sign area placed on any single elevation exceed an aggregate sign area calculated by multiplying 1.5 times the length of the elevation upon which the sign(s) is/are installed. As a minimum allowance, tenants with less than 33 feet of business front footage shall be permitted a minimum of fifty (50) square feet of sign area. The allowable sign area may be placed onto any elevation affording sign placement.

B. Letter Height and Placement Restrictions

1. Tenant signage shall be installed in accordance with the approved Comprehensive Sign Plan in location(s) designated by the Developer and/or Developer's agents. All signage shall be reviewed and approved by the developer and shall be appropriate to the surrounding building features, environment, and thematic design of The Shops at Lake Pleasant. The Developer and the City of Peoria shall have discretion in varying any provision of these specifications.
2. For PAD users, the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than thirty-six inches (36") exclusive of logos.

For Shop Tenants, the maximum total letter height shall be no greater than thirty inches (30") exclusive of logos.

3. Such signs shall not project more than fourteen (14) inches from a wall or fascia contained in the approved Comprehensive Sign Plan. Sign on Wall Surface: No sign shall exceed eighty (80%) percent of the height and/or width of the building elevation and/or wall surface upon which it is placed. The available surface area of the wall may affect letter height.
4. Where Shop Tenant signage is installed on a common sign band and/or wall surface, the overall length of the sign shall not exceed a maximum of eighty (80%) percent of the Tenant's leased storefront length. This percentage may be less if warranted by architectural conditions.

C. Letter Style or Logo Restrictions

1. Copy and/or logos utilized shall be Tenant's choice, subject to the approval of Developer and/or Developer's agents and the City of Peoria.

CI. Illumination

1. Such signs may be illuminated only by internal illumination; no illuminated signage shall be placed on elevations directly facing abutting a residential district.

CII. Under Canopy Blade Sign

1. Each Shop Tenant may be required to install graphic copy, at Tenant's cost, on an under canopy blade sign, if furnished by the Developer in accordance to the specifications contained in the Lake Pleasant Towne Center Comprehensive Sign Plan. For cost efficiencies and design/construction uniformity, all under canopy blade signs, if required, will be manufactured by the Developer's project sign contractor and purchased in bulk by Developer. Each Tenant that is required to have a blade sign shall reimburse the Developer for the cost of the display and its installation thereof.
2. All under canopy blade sign copy shall consist of flat cut out graphics and shall be surface applied to both sides of the display. The Developer and/or Developer's Agents shall approve in writing all copy and layout prior to its installation. Tenant shall pay for all costs associated with the production and mounting of Tenant's blade sign copy.

IV. GENERAL CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.
- B. All illuminated signage shall be fabricated in a manner to conceal light leaks.
- C. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- D. Required labels or other identification shall be permitted on the exposed surface of signs and shall be applied in an inconspicuous location.
- E. Tenant shall be fully responsible for the operations of Tenant's sign contractors and shall indemnify, defend and hold Developer harmless for, from and against damages or liabilities on account thereof. Tenants shall employ licensed contractors and shall furnish to the Developer Certificates of Insurance for both General Liability and Workers Compensation prior to commencement of any sign installation.

Sign Matrix Pad Tenants

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Pad Tenant	Wall Signs	Tenant ID	Wall surfaces and architectural features designed to accommodate signage.	36" Maximum Letter Height Exclusive of Logos Within Building Silhouette	1.5 SF / Linear Foot of Building Elevation (Typical) 50 SF Minimum Per Elevation (Typical)	Interior, Backlit, or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	Under Canopy Blade Sign (Optional)	Tenant ID	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-Illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics
Pad Tenant	Menu Signs	Menu Display and Pricing	Drive Thru	Per City of Peoria Sign Ordinance	Per City of Peoria Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	Traffic Directionals	Vehicular	Driveways and Drive Thru as Required	Per City of Peoria Sign Ordinance	Per City of Peoria Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	ATM		Wall or Freestanding	Per City of Peoria Sign Ordinance	Per City of Peoria Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material

Building Sign Matrix Shop Tenants

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Shop Tenants	Wall Signs	Tenant ID	Wall surfaces and architectural features designed to accommodate signage.	30" Maximum Letter Height Exclusive of Logos Within Building Silhouette	1.5 SF / Linear Foot of Building Street Frontage (Typical) 50 SF Minimum (Typical) Per Building Elevation Upon Which Signage is Placed	Interior, Backlit or a Combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
Shop Tenants	Under Canopy Blade Sign (Mandatory)	Tenant ID	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



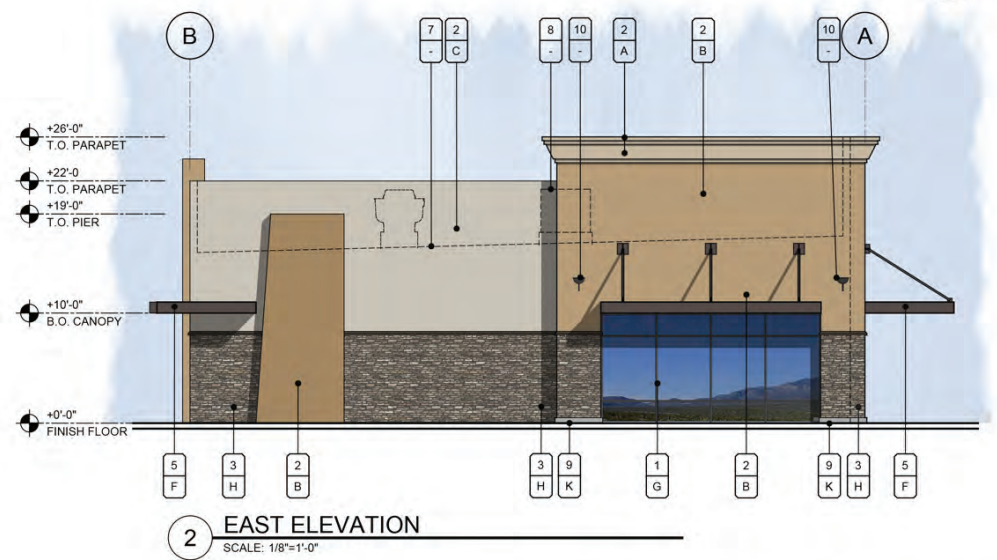
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL/COLOR SCHEDULE

MATERIALS	
1.	ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED LOW-E, CLEAR GLAZING
2.	INTEGRAL COLOR E.I.F.S. - FINE SAND TEXTURE
3.	STONE VENEER
4.	METAL ROOFING SYSTEM
5.	STEEL AWNING AND TIE RODS - PAINTED
6.	HOLLOW METAL DOOR AND FRAME - PAINTED
7.	DASHED LINE OF ROOF BEYOND
8.	DASHED LINE OF ROOF TOP MECHANICAL UNIT BEYOND - FULLY SCREENED BY BUILDING PARAPET
9.	CONCRETE BASE AT PILASTER
10.	LIGHT FIXTURE

MATERIAL/COLOR SCHEDULE

COLORS	
by Dunn Edwards (or Equal):	
A.	DE8129 "RUSTIC TAUPE"
B.	DE6137 "TAN PLAN"
C.	SW 7036 "ACCESSIBLE BEIGE"
D.	SW 7053 "ADAPTIVE SHADE"
E.	DE6076 "WANDERING ROAD"
F.	DE6399 "MOLASSES"
J.	DE6111 "SMORES"
by Coronado Stone (or Equal):	
H.	EASTERN MOUNTAIN LEDGE "HAPPY VALLEY BLEND"
by ATAS (or Equal):	
F.	CHARCOAL GRAY
Old Castle Aluminum Storefront:	
G.	"DARK BRONZE"
By Davis Colors:	
K.	INTEGRAL COLOR CONCRETE BASE "KAHLUA"
MATERIAL #	FINISH X



MATERIAL SCHEDULE

- MATERIALS**
- ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED LOW-E, CLEAR GLAZING
 - INTEGRAL COLOR E.I.F.S. - FINE SAND TEXTURE
 - STONE VENEER
 - METAL ROOFING SYSTEM
 - STEEL AWNING AND TIE RODS - PAINTED
 - HOLLOW METAL DOOR AND FRAME - PAINTED
 - DASHED LINE OF ROOF BEYOND
 - DASHED LINE OF ROOF TOP MECHANICAL UNIT BEYOND - FULLY SCREENED BY BUILDING PARAPET
 - CONCRETE BASE AT PILASTER
 - LIGHT FIXTURE

COLOR SCHEDULE

- COLORS**
- | | | | |
|-------------------------------|--|-------------------------------|--|
| by Dunn Edwards (or Equal): | | by Coronado Stone (or Equal): | |
| A. DE6129 "RUSTIC TAUPE" | H. EASTERN MOUNTAIN LEDGE "HAPPY VALLEY BLEND" | | |
| B. DE6137 "TAN PLAN" | | | |
| C. SW 7036 "ACCESSIBLE BEIGE" | | | |
| D. SW 7053 "ADAPTIVE SHADE" | | | |
| E. DE6076 "WANDERING ROAD" | by ATAS (or Equal): | | |
| F. DE6399 "MOLASSES" | I. CHARCOAL GRAY | | |
| J. DE6111 "SMORES" | | | |

- Old Castle Aluminum Storefront:
- | | | | | |
|------------------|------------------|--|------------|----------|
| G. "DARK BRONZE" | By Davis Colors: | K. INTEGRAL COLOR CONCRETE BASE "KAHLUA" | MATERIAL # | FINISH X |
|------------------|------------------|--|------------|----------|

