

Williams Field Rd. & Val Vista Dr. Shopping Center
2297 S. Val Vista Drive
Comprehensive Sign Program
Sign Specifications and Requirements

The purpose of the owners and the management is to create a graphic environment that is individual and distinctive in identity for the merchant and also compatible with other signs within the Center. The total concept should give an impression of quality, professionalism and instill a good business image.

The following specifications are to be used for the design of your sign; however in all cases final written approval by LESSOR'S management is required prior to manufacturing and installation of all signs.

PROCEDURE: Sign drawing proposal will be submitted in three (3) copies to Rick Stertz c/o Classic Car Spa, 4425 N. 24th Street, Suite 200, Phoenix, AZ 85016, for written approval, prior to application for sign permit. One copy will be returned to the contracted Sign Company, and two copies shall be retained in the lease file.

DETAIL DRAWING

1. Three (3) copies of a complete and detailed drawing by Sign Company shall be submitted to Declarant for final review and approval.
2. Elevation of building fascia and sign shall be drawn using a minimum ¼" to 1" scale.
3. Drawing shall indicate the following specifications:
 - a. Type, thickness, and color of Plexiglas and or vinyl overlay.
 - b. Types of material used for backs, returns, and trim cap, including color.
 - c. Finish used on returns.
 - d. Type of illumination and mounting method.
4. Drawing must include fascia cross section showing electrical connections.

NOTICE

WRITTEN APPROVAL AND CONFORMANCE WITH THIS SPECIFICATION DOES NOT IMPLY CONFORMANCE WITH THE LOCAL CITY AND OTHER APPLICABLE SIGN CODES. YOUR SIGN MUST BE PERMITTED AND MUST COMPLY WITH THE TOWN OF GILBERT SIGN CODES AND ELECTRICAL CODES AND A RECEIPT OF A SIGN PERMIT MUST BE RECEIVED PRIOR TO MANUFACTURING AND INSTALLATION OF ALL SIGNS.

A. GENERAL PROVISIONS

1. All signs and signage programs must conform to the requirements of Town of Gilbert Zoning Ordinance, Sign Regulation, and the Freestanding Identification Sign Design Guidelines. Applications and submittals for signage permits shall be per Town of Gilbert.
2. Signs shall identify the person or company operating the use conducted on the site. No off premise advertising is permitted.
3. Signs shall be designed to reflect the character of the project they are identifying. Sign construction materials shall be consistent and compatible with the material used for the project.
4. Freestanding signs must be incorporated into the landscape, and utilize key architectural elements of the buildings.

B. GENERAL REQUIREMENTS

1. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted or affixed in any manner to any part of the building exterior except as approved in writing by Declarant & the Town of Gilbert.
2. Tenant shall defend, indemnify and hold Declarant harmless from, for and against all claims, costs, attorney's fees, damages, expenses, liabilities and losses arising from the installation, maintenance and repair of Tenant's signs.
3. Each electrical sign and the installation thereof, shall comply with all local building and electrical codes. PK housings and or other U.L approved penetrations must be utilized for all electrical connections through the building structure.
4. Tenant shall obtain all necessary permits for signs and the construction and installation of signs.
5. No labels shall be placed on the exposed surfaces of signs except those required by local ordinances. Required labels shall be applied in inconspicuous locations.
6. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner.
7. Sign copy shall be limited to Tenant's proper firm name and may include the names of two products, or service lines. The use of a crest, shield, logo, or other established corporate insignia or modifier, which has been displayed, or associated with Tenant's firm name shall be permitted subject to Declarant approval.
8. Tenant shall be required to identify the Premises by an exterior sign complying with these criteria. Any sign that does not conform to the requirements of these criteria or was not approved by the Declarant shall be immediately removed or brought into conformance at the Tenant's expense.
9. If the Premises have a non-customer door(s) for receiving merchandise, Tenant may have marked thereon, in a location designated by Declarant, Tenant's name in four-inch high vinyl block letters.
10. The Tenant, at Tenant's expense shall maintain all signage. All outages must be repaired within (5) five days.

C. TYPE OF SIGN

1. Individual, pan channel or reverse pan channel letters. Also allowed are pan channel, or reverse pan channel logos. Internally illuminated, face and/or halo lit

D. CONSTRUCTION OF LETTERS

1. Pan channel letters will have 1/8" Plexiglas faces. Pan channel will have 3/16" Plexiglas faces. Reverse pan channel letters will have .080 aluminum faces.
2. Returns and backs-.063 minimum aluminum for pan channel letters and .063 aluminum returns for reverse pan channel letters.
3. No armorply or wood in the manufactured returns or backs may be used.

E. PLACEMENT OF LETTERS

1. Structural I-beams or glue-lams are not to be penetrated.
2. Letters are to be centered on fascia area of storefront left to right and centered vertically top to bottom, or as designated by Declarant.
3. No unusual letter spacing shall be used to stretch or extend copy area.
4. Non-corrosive mounting fasteners must be used.
5. If fascia is constructed of brick, **NO HOLES SHALL BE DRILLED IN BRICK**. All drill holes must be in mortar.

F. LIGHTING

1. All letters and or logos shall be illuminated with internal neon; single, double, or triple stroke as appropriate. No skeleton neon is allowed. Neon shall be 30ma clear red or 6500 white.
2. LED lighting is also an acceptable alternative to neon, red or white LEDs only.
3. All electrical will be U.L. or equivalent approved.
4. Electrical power shall be brought to required location at LESEE'S expense. Routing and location of required items shall not be visible on front of fascia.
5. Penetration of structure and graphics beams shall be kept to minimum and must have proper insulation for voltage cable.
6. Transformers shall be concealed behind fascia and mounted in metal boxes.
7. Even lighting is required for all signage. Tenant will be required to repair or replace any sign that does not meet this requirement.

G. WINDOW SIGNAGE

1. Window signage to follow code.
2. Window signs shall be crafted in a professional manner.

H. TRAILER SIGNS OR TEMPORARY SIGNS WILL NOT BE PERMITTED

I. ADDRESS SIGNS

1. Each store is required to display a street address and suite number above storefront door and service door of four inch white exterior vinyl. Address should be written as in Lease.

J. FREESTANDING IDENTIFICATION SIGNS (MONUMENT SIGNS)

See exhibits:

1. One sign per street front permitted or as code allows.
 - Signs will be designed to be in harmony with key architectural features of the center.
 - Maximum area-as City Code permits.
 - Sign may name up to (4) tenant names.
 - Address numbers shall be prominently displayed on monument sign.

K. THE FOLLOWING ARE NOT PERMITTED

1. Roof or box signs installed or placed along the perimeter of the shopping center.
2. Cloth signs or streamers hanging in front of business.
3. Iridescent painted signs, animated or moving components, intermittent or flashing signs.

PAD TENANTS

PAN CHANNEL LETTERS AND/OR LOGOS

L. SIZE OF SIGN

1. Depth –3"-5".
2. Length - The overall length of spread of letters shall not exceed 80% of leased front footage as specified by Lease. (Example: Maximum spread for a sign for a space 30 feet wide will be 24 feet) **IMPORTANT: Check City Code!**
3. Height –Open, Declarant approval required. Signage to look balanced on fascia.
4. Area- Total Business Sign Area. Each business shall be permitted a minimum Wall Sign area of 32 square feet. The maximum Wall Sign area permitted for a business shall be the greater of:
 - a. The sign area calculated pursuant to Section 4.406B.2c: Sign area Allowances per Building Elevation for the longest building elevation of the tenant/user suite facing the street; or
 - b. The sign area calculated pursuant to Section 4.406B.2c: Sign Area Allowances per Building Elevation for the length of the building elevation of the tenant/user suite in which the principal Entrance to the business is located.
5. Sign Area Allowances per Building Elevation. Wall Signs are permitted at a rate of 1 square foot of sign area for each 1 foot of the building elevation adjacent to the suite. For buildings set back more than 75 feet from the right-of-way, 1.5 square feet of sign area is permitted for each 1 foot of building elevation adjacent to the suite.

M. STYLE OF SIGN

1. Any style (Block or Script) may be used. Upper and lower case may also be used. Minimum stroke is 2- ¼ inches.
2. Declarant must approve Logos, in addition to signage, and shall be proportionate to height of fascia and sign and also in line with basic color of signage.

N. COLOR OF SIGN

1. Face – Color open, with Declarant approval. No clear Plexiglas faces.
2. Returns –Open, with Declarant approval.
3. Trim Cap–Open, with Declarant approval.

REVERSE PAN CHANNEL LETTERS AND/OR LOGOS

O. SIZE OF SIGN

1. Depth – 1 ½"-3"
2. Length - The overall length of spread of letters shall not exceed 80% of leased front footage as specified by Lease.
3. Height –Open, Declarant approval required.
4. Area- Total Business Sign Area. Each business shall be permitted a minimum Wall Sign area of 32 square feet. The Maximum Wall Sign area permitted shall be the greater of:
 - a. The sign area calculated pursuant to Section 4.406B.2c: Sign Area Allowances per Building Elevation for the longest building elevation for the tenant/user suite facing the street; or
 - b. The sign are calculated pursuant to Section 4.406B.2c: Sign Area Allowances per Building Elevation for the length of the building elevation of the tenant/user suite in which the principal entrance to the Business is located.

Sign Area Allowances per Building Elevation. Wall Signs are permitted at a rate of 1 square foot of sign area for each foot of the building elevation adjacent to the suite. For buildings set back more than 75 feet from the right-of-way, 1.5 square feet of sign area is permitted for each 1 foot of building elevation adjacent to the suite.

P. STYLE OF SIGN

1. Any style (Block or Script) may be used. Upper and lower case may also be used. Minimum stroke is 4 inches.
2. Declarant must approve Logos in addition to signage, and shall be proportionate to height of fascia and sign and also in line with basic color of signage.

Q. COLOR OF SIGN

1. Face – Color open with Declarant approval.
2. Returns – Color open, with Declarant approval.

SECONDARY WALL SIGNAGE (Modifiers)

1. Signage may be pan channel, reverse pan channel, flat cut out aluminum or a combination of these for a more creative look.
2. Size and color are open with Declarant approval.

Note: All work is to be performed in a quality workmanship-like manner and shall be inspected upon Completion.

Declarant
c/o Classic Car Spa
4425 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 648-2040
Fax: (602) 230-9071
Contact
Rick Stertz

SIGN CONSULTANT
Christy Signs
1825 South Black Canyon
Phoenix, Arizona 85009
Phone: (602) 242-4488
Fax: (602) 271-0433
Contact
Chumita Hurd

Williams Field Val Vista
Shopping Center

Classic Car Spa
Building Signage
1.5 sf x194 ft= 291 sf

Sign Type	Sq Ft
Type B FCO Ltrs	8.96
Type D Menu Boards	172
Type E PC Ltrs/Rcwy	31
Type E-1 Clock	34.58
Type F PC Logo	44.42
Total Sq Ft:	290.96

Freestanding Signage

Sign Type	Sq Ft
Type A-1 Tenant ID Signage	17.81
Type C Directionals	6
Total Sq Ft	23.81

Tastee Freez/Weinerschnitzel
Building Signage
1.5 sf x71 ft= 106.5 sf

Sign Type	Sq Ft
Weinerschnitzel Letters 2 sets	54.4
Weinerschnitzel Logos 3 req'd	18
Tastee Freez	22.4
Total Sq Ft	94.8

Freestanding Signage

Sign Type	Sq Ft
Directionals 4 req'd	8
Menu Board (w/ hot dog man)	27.28
Pre-Sell Menu Board	11.39
Clearance Panel	1.5
Total Sq Ft	48.17

Multi-Tenant ID Sign
Freestanding Signage

Sign Type	Sq Ft
Type A Multi-Tenant Sign	60
Total Sq Ft	60