## **HORNE PLAZA**

SIGN PROGRAM

**REMODELED MAJOR TENANT BUILDING** AND FREESTANDING SIGNS

750 N Gilbert Road Gilbert, Arizona 85234

Southwest Corner Of N Gilbert Road and W Guadalupe Road

**Program Designer** 



20361 Hermana Circle Lake Forest, California 92630 (949) 458-1000 Phone (949) 458-3530 Fax

APPROVED PLANS

Design Review Board
CASE: # DUB-63
DATE: 9-11-08
SUBJECT TO CONDITIONS OF APPROVAL

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#### DIRECTORY

PROJECT: Horne Plaza 750 N Gilbert Road Gilbert, Arizona 85234

#### PROGRAM DESIGNER/SIGN CONTRACTOR:

Promotional Signs, Inc. 29361 Hermana Circle Lake Forest, California 92630 (949) 458-1000 Phone (949) 458-3530 Fax Contact: Richard Christie

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#### SIGN PROGRAM

Remodeled Major Tenant Building And Freestanding Signs

750 N Gilbert Road Gilbert, Arizona 85234



20361 Hermana Circle Lake Forest, CA 92630 (949) 458-1000 Ph. (949) 458-3530 Fax

Date: August 22, 2008

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CASE: # 106-03

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#### A. PURPOSE AND INTENT

The purpose of this sign criteria is to ensure that the signage at Horne Plaza reflects the integrity and overall aesthetic values of the Landlord and the City of Gilbert. Conformity with this criteria will be strictly enforced, and any non-conforming signs will be removed by the Landlord at the expense of the Tenant.

It is the intent that any signage within Horne Plaza that is not specifically addressed by this Program must adhere to the sign code of the City of Gilbert.

#### B. GENERAL LANDLORD/TENANT REQUIREMENTS

- 1. Within 15 days of execution of this Lease and prior to manufacture of any sign in the Plaza, the Tenant shall submit to Landlord for written approval, three (3) sets of detailed, scaled drawings, in full color. These drawings shall include scaled drawings of the building elevation(s) to which the sign(s) are to be attached with the sign(s) placed on the building, leasehold location and width, and proposed sign specifications including exact sign dimensions, area, materials, and colors. A section detail must also be included in the submitted drawings clearly illustrating sign construction, illumination, wiring, and quantity and types of fasteners. Proposed drawings must clearly illustrate compliance of the proposed sign(s) with this Sign Program, the City of Gilbert sign code, and the requirements of any other governmental agency having jurisdiction over the
- All signs shall be reviewed by the Landlord for conformance with this criteria, overall design quality, and compatibility with the intended aesthetic character of the Plaza. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.
- Tenant must obtain written approval from the Landlord (and any other relevant agencies) of all proposed signs prior to submitting sign drawings to the City of Gilbert for the purpose of obtaining a sign permit.
- Prior to the install and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Gilbert and provide Landlord with a copy of this sign permit.
- Signs built and/or installed without permits and approval by Landlord, governmental agencies having jurisdiction over the

Plaza (or others having rights of approval of such signs), or contrary to corrections made by Landlord or such governmental agencies, shall be altered to conform to such standards at Tenant's sole cost and expense. If Tenant's sign has not been brought into conformance within fifteen (15) days after written notice from Landlord, Landlord shall have the right to correct said sign at the sole cost and expense of Tenant, and to include such expense as rent due under this lease.

- The Tenant shall pay for all signs, related materials, permits and installation fees (including final inspection costs). It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
- In the event a Tenant vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia. In addition, the Tenant shall provide a blank panel for any freestanding sign he occupies.
- A Tenant sign(s) shall be installed not later than thirty (30) days after Tenant's store opens for business, and only after City permits are secured.
- 9. Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.
- 10. Damaged portions of any sign(s) shall be repaired or replaced within three (3) business days. In the event Tenant shall be unable to effect such repair or replacement within said period for any reason (other than financial inability) beyond Tenant's control, Tenant shall notify Landlord and provide to Landlord a plan of action to be taken to ensure that such repair or replacement shall be continuously pursued with due diligence until completed.

#### C. GENERAL SPECIFICATIONS

- Sign sizes shall not exceed the general sizes outlined. Landlord
  has the final discretion when reviewing the proposed signage
  and reserves the right to not allow signage, even if it meets the
  criteria herein.
- Signs shall be fabricated per the specifications shown.
- All signs and their installation shall comply with all local building and electrical codes.
- All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications.
- Sign company to be fully licensed with the State and shall have full workman's compensation and general liability insurance.
- All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior). No roof penetrations shall be made without Landlord's prior written consent.
- Tenant, at Tenant's expense, shall immediately repair any damage caused by Tenant's sign contractor which has occurred to the premises during the course of installation of Tenant's sign(s).
- All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. Any necessary exposed hardware must specifically be approved by Landlord and City prior to installation and must be finished in a manner consistent with quality fabrication practices.
- Raceways located on the face of the building are prohibited.
- Signs shall be placed in locations as shown on elevations with Landlord approval.
- All signs shall have its sign permit number, name of fabricator, date of installation and voltage in a visible location.
- Any Tenant sign left thirty (30) days after vacating premises shall become the property of the landlord unless previous arrangements have been agreed upon by Landlord and Tenant.

## **HORNE** PLAZA

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Date: August 22, 2008

#### D. PROHIBITED SIGNS

#### Prohibited Signs:

- Permanent advertising devices such as attraction boards, posters, balloons, pennants, banners, and flags. Temporary signage requires advanced express written Landlord approval prior to installation.
- Flashing, animated, audible, revolving or other signs that create the illusion of animation are not permitted.
- Signs Constituting a Traffic Hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic.
- Signs in Proximity to Utility Lines. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than are prescribed by the Laws of the State of Arizona are prohibited.
- Signs within the public right-of-way except those required by law for traffic control, information and hazard identification.
- Any sign erected or attached to any tree, utility pole, or traffic control pole or box within any public right-of-way with the exception for City identification signs.
- Any sign or sign structure which is structurally unsafe or constitutes a hazard to the health, safety, or welfare of persons by reason of design, inadequate maintenance, or dilapidation.
- 8. Any advertising device involving animals and human beings.
- Signage painted directly on wall.

- Vehicle Signs. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.
- Light Bulb Strings. External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.
- Signs not deemed architecturally compatible with the entire Plaza per the approval of Landlord and all applicable City Departments.

### HORNE PLAZA

#### SIGN PROGRAM

Remodeled Major Tenant Building And Freestanding Signs

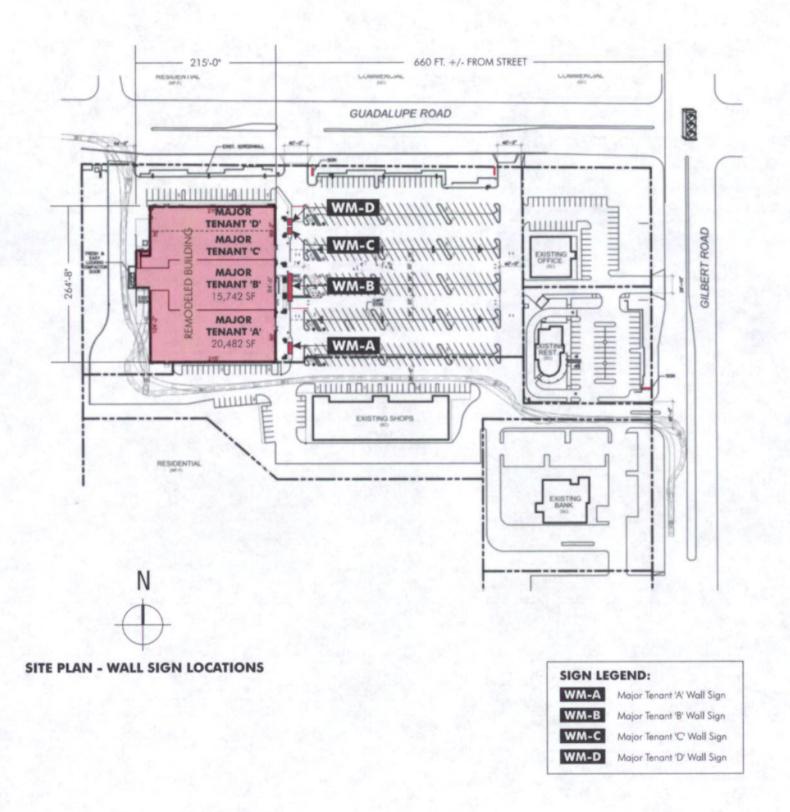
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Date: August 22, 2008

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### **HORNE PLAZA**

#### SIGN PROGRAM

Remodeled Major Tenant Building And Freestanding Signs

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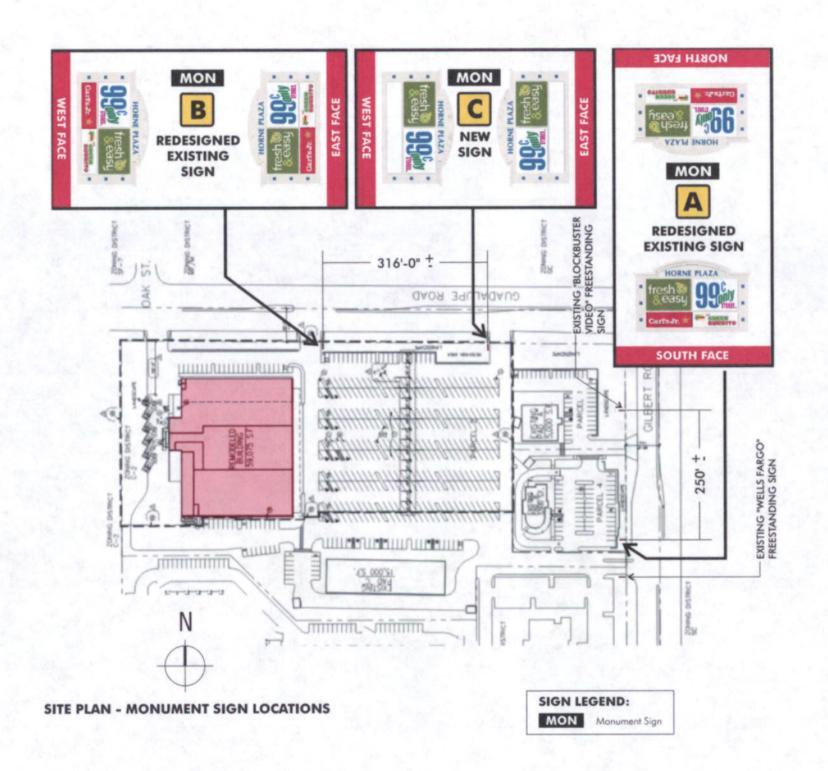
## Prepared By: Promotional Signs

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# **HORNE** PLAZA

#### SIGN PROGRAM

Remodeled Major Tenant Building And Freestanding Signs

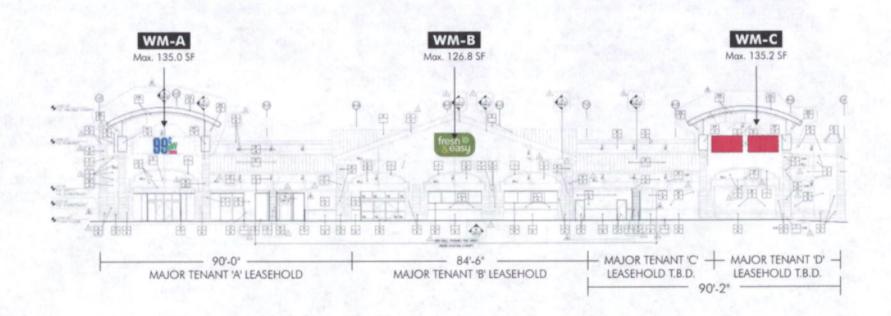
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Date: August 22, 2008

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#### **FULL EAST ELEVATION**

SCALE: 1/32"=1'-0"

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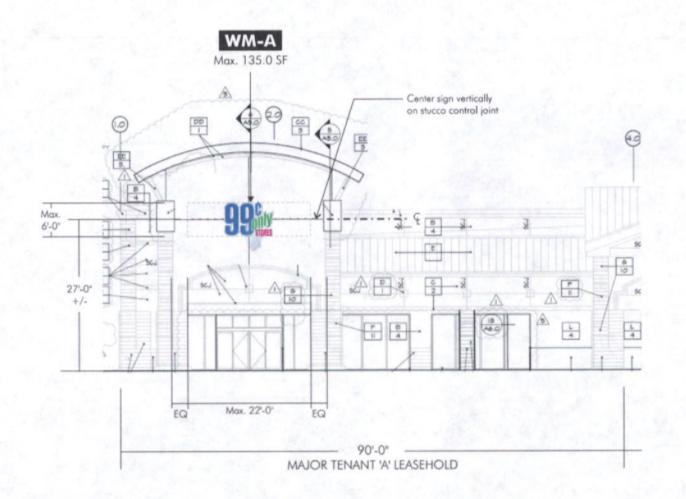
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#### MAJOR TENANT 'A' EAST ELEVATION

SCALE: 1/16"=1'-0"

Note: Both overall length and overall height maximum dimensions are given as limits; in order to remain within allotted sign area, both limits will not be met within the same sign.

All critical dimensions to be verified by sign contractor prior to sign manufacture.

## HORNE PLAZA

#### SIGN PROGRAM

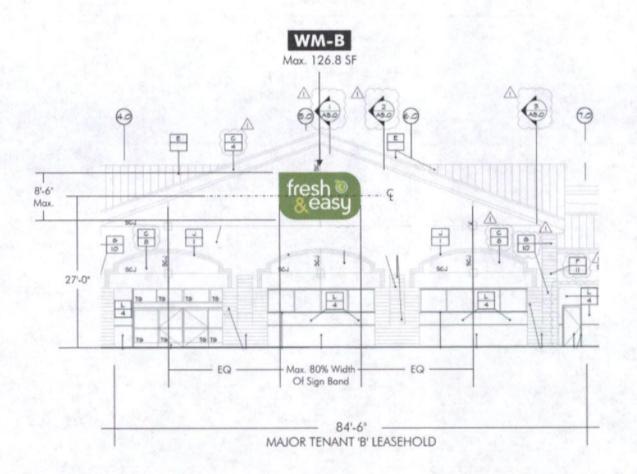
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#### MAJOR TENANT 'B' EAST ELEVATION

SCALE: 1/16"=1'-0"

Note: Both overall length and overall height maximum dimensions are given as limits; in order to remain within allotted sign area, both limits will not be met within the same sign.

All critical dimensions to be verified by sign contractor prior to sign manufacture.

## HORNE PLAZA

#### SIGN PROGRAM

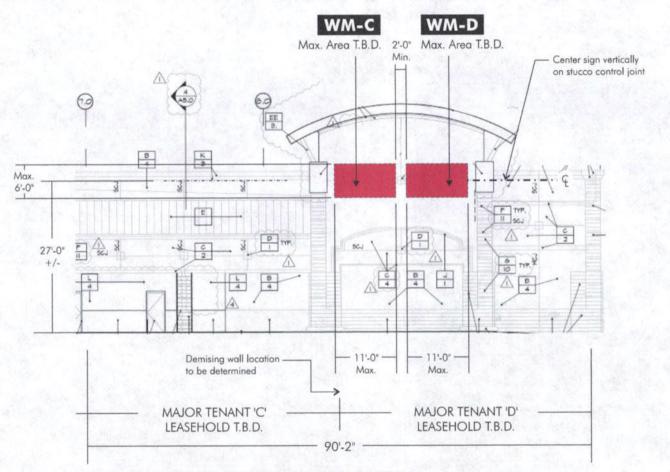
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#### MAJOR TENANTS 'C' AND 'D' EAST ELEVATION

SCALE: 1/16"=1'-0"

Note: Both overall length and overall height maximum dimensions are given as limits; in order to remain within allotted sign area, both limits will not be met within the same sign.

All critical dimensions to be verified by sign contractor prior to sign manufacture.

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Date: August 22, 2008

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#### SIGN TYPE WM - MAJOR TENANT WALL SIGNS

Quantity: 1 per tenant, to be located as shown on front (East) elevation.

Content: Tenant business name and (optional) logo.

Area: Not to exceed one and one-half (1.5) square feet per foot of leasehold frontage.

Height: Signs WM-A, WM-C, WM-D: Max. 6'-0" overall height. Sign WM-B: Max. 8'-6" overall height. Note: Portions of characters that extend

beyond standard character height shall be allowed to cause the sign to exceed the maximum height shown by up to 10%, provided that

Landlord approves design and that the overall area of the sign does not exceed maximum given.

Width: Not to exceed 80% of width of sign band or limit as shown per sign on elevation pages, whichever is less.

Description: Individual standard pan internally illuminated channel letters.

Returns: 5 inch deep from minimum .040 aluminum.

Backs: Min. .063 aluminum.

Faces: 1/8" or 3/16" thick translucent acrylic (may be heat formed).

Retainer: 3/4" to 1" trimcap retainer.

Illumination: Internal 30MA neon or L.E.D., in color chosen to best suit face color per industry standards.

Installation: Flush to building wall, with transformers located remotely.

Note: Deviation from this shall (such as the inclusion of a backer of up to 1° in depth) shall be allowed provided that tenant is part of a nationally recognized



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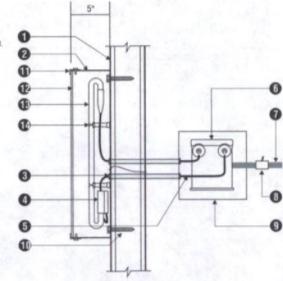
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#### NEON SIGN ATTACHMENT DETAIL

- 1. BUILDING WALL
- ALUMINUM CHANNEL LETTER/LOGO WITH INTERIOR PAINTED WHITE, MIN. (2) 1/4" DIA. WEEP HOLES REQ'D AT BOTTOM OF LETTER/LOGO.
- UL LISTED 1/2" ELECTRICAL PASS THRU WITH ALL PENETRATIONS SEALED WATERTIGHT USING SILICONE
- 4. UL LISTED INSULATED CONNECTOR BOOT
- 5. UL LISTED INTEGRAL SLEEVED GTO CABLE (300v 105°C)
- 6. UL RATED 2161 NEON TRANSFORMER (SPLICE ENCLOSURE)
- PRIMARY ELECTRICAL SOURCE TO BE SPLICED AT TRANSFORMER. WHITE: 600-105°C - BLACK: 600v 90°C - GREEN: 600v 80°C
- 8. EMERGENCY DISCONNECT SWITCH
- 9. VENTED GALVANIZED TRANSFORMER HOUSING
- ATTACH SIGN FLUSH TO BUILDING USING FASTENERS OF TYPE AND QUANTITY REQUIRED PER WALL CONDITION.
- 11. 3/4" TRIMCAP RETAINER
- 12. ACRYLIC FACE
- 13. 13MM NEON TUBING
- 14. NEON TUBE STAND

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

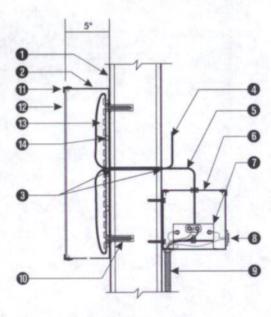


FACE-LIT CHANNEL LETTER INSTALLED FLUSH TO WALL

#### L.E.D. SIGN ATTACHMENT DETAIL

- . BUILDING WA
- ALUMINUM CHANNEL LETTER/LOGO WITH INTERIOR PAINTED WHITE.
   MIN. (2) 1/4\* DIA. WEEP HOLES REQYD AT BOTTOM OF LETTER/LOGO.
- 3. WATERTIGHT SILICONE SEALANT AT ENTRY AND EXIT POINTS.
- 4. LETTER-TO-LETTER JUMP.
- 5. POWER SUPPLY OUTPUT LEAD OR EXTENDED LEAD USING APPROPRIATE UL.
- 6. L.E.D. ENCLOSURE.
- 7. LE.D. POWER SUPPLY.
- 8. DISCONNECT SWITCH.
- 9. PRIMARY POWER.
- ATTACH SIGN TO BUILDING WALL USING FASTENERS OF TYPE AND QUANTITY REQUIRED PER WALL CONDITION.
- 11. 3/4" TRIMCAP RETAINER
- 12. ACRYLIC FACE
- 13. L.E.D. STRIP, CUT AS REQUIRED.
- 14. L.E.D. SPACER.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



FACE-LIT CHANNEL LETTER INSTALLED FLUSH TO WALL

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#### SIGN TYPE MON - DOUBLE-FACED MONUMENT SIGNS

Quantity:

3. Refer to site plan on page for locations and current tenant panel layouts.

Area: 57.8 square fee

Height: 8 feet.

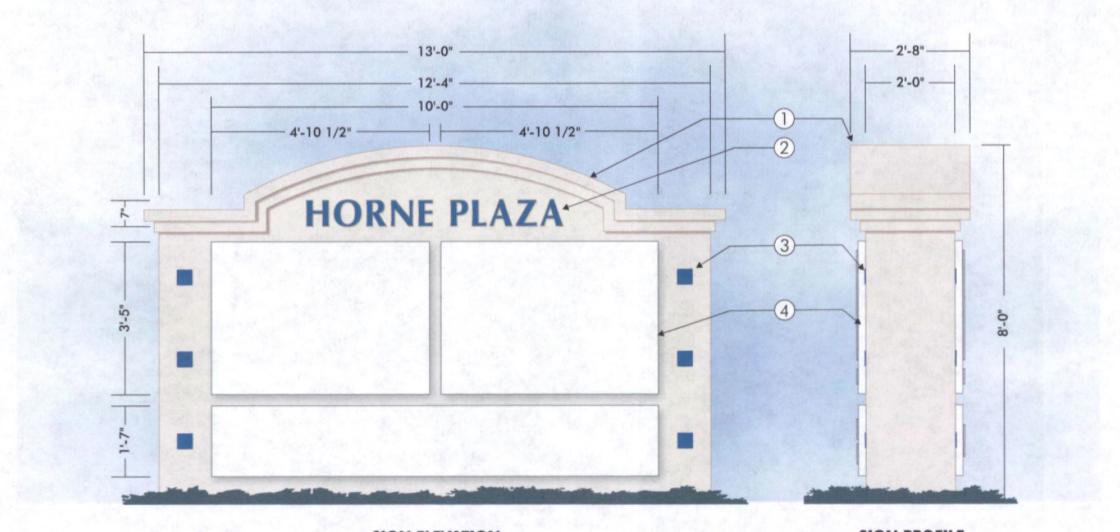
Illumination: Internal 800MA H.O. fluorescent lamps.

Construction: Tabricated aluminum monument sign and cornice with textured painted finish (colors t.b.d.).

2 1/2" thick clear push-thru acrlyic letters faced with 3B Cobalt Blue vinyl. 3/32" outline to be trimmed from edges to increase readability.

3 4" square 1/8" thick aluminum plant-on "tiles", painted smooth enamel PMS 288C blue, semi-gloss finish.

4 2° deep reverse pan aluminum tenant panels painted semi-gloss smooth enamel, with 1/2° thick push-thru acrylic copy and logos, with translucent vinyl overlay. Panel paint color and acrylic/vinyl color to be tenant's choice, pending Landlord approval.



SIGN ELEVATION

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

SIGN PROFILE SCALE: 3/8"=1'-0"

### **HORNE PLAZA**

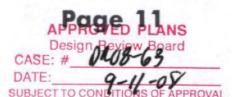
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#### SIGN ELEVATION SCALE: 3/8°=1'-0"

#### SPECIFICATIONS:

5" deep contour channel letters fabricated from min. .040 aluminum with min. .063 aluminum backs. Faces to be 3/16" thick white acrylic with translucent vinyl overlay in colors shown below. Internal white L.E.D. or neon illumination. Sign to be installed flush to building wall.

#### '99 CENT ONLY STORE'



## HORNE PLAZA

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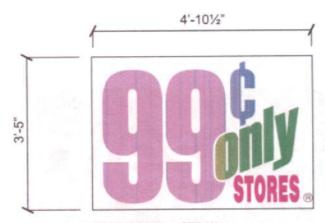
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#### MAJOR TENANT 'A' MONUMENT TENANT PANELS FOR SIGN TYPE MON - DOUBLE-FACED MONUMENT SIGNS



TENANT PANEL - QTY. (6) SCALE: 1/2"=1'-0"

#### SPECIFICATIONS:

2° deep reverse pan aluminum tenant panels painted semigloss smooth enamel white, with 1/2" thick push-thru acrylic copys, with translucent vinyl overlay in colors noted to right.



#### '99 CENT ONLY STORE'

#3630-157 COBALT BLUE #3630-76 HOLLY GREEN #3630-118 MULBERRY





OPPOSITE VIEW

C EAST FACE

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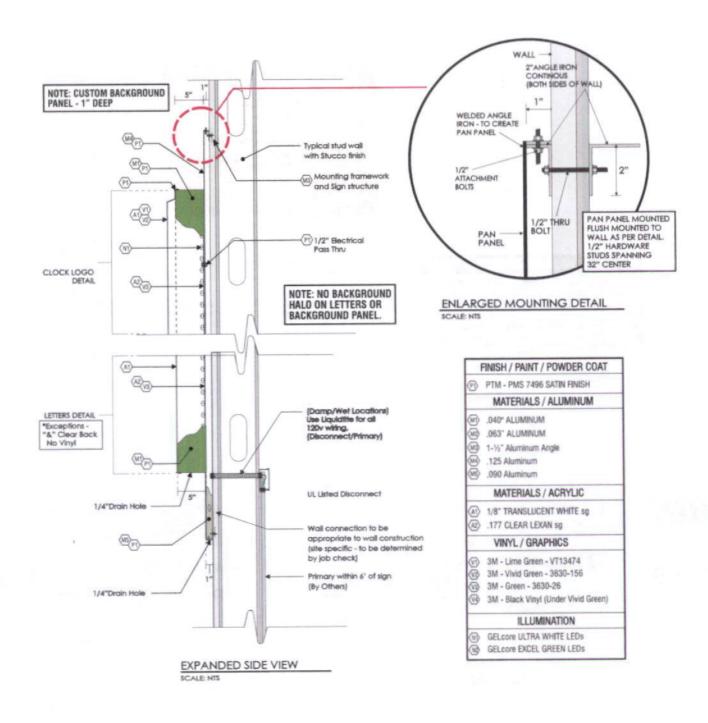
#### Prepared By: **Promotional** Signs

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August 22, 2008

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#### SIGN WM-B - MAJOR TENANT 'B' WALL SIGN



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