

**Elliot Commerce Park, Lots 5-11
219 S. William Dillard Drive, Buildings 1 through 4
Gilbert, Arizona 85233**

Comprehensive Signage Criteria

The intent of these sign criteria is to establish and maintain guidelines consistent with the Town of Gilbert regulations and policies of the Condominium Association. The purpose is to assure a standard conformance for the design, size and materials used for the Condominium Owner/Tenant Identification.

A. General Requirements

1. Owner/Tenant shall submit to the Association, for approval before permit acquisition and fabrication, a copy of detailed drawings covering the location, size, layouts, design and color of the sign, including all lettering and/or graphics. Such detailed drawing will be to scale.
2. The Association shall provide written approval of all signage prior to submittal to the Town of Gilbert and subsequent installation. The Association shall approve all conforming drawings in a timely fashion.
3. The Owner/Tenant, prior to fabrication and installation of signage, shall obtain all permits for signage and its installation from the Town of Gilbert.
4. Owner/Tenant shall be responsible for any and all requirements, specifications and costs associated with Identification signage. When Owner/Tenant has received all necessary approvals for signage from the Town of Gilbert, Owner/Tenant shall provide to the Association a copy of said Municipal approval.
5. Owner/Tenant shall mount or display sign only on adjacent wall to owned or leased space.
6. No outdoor advertising signage shall be allowed, except that "For Sale", "For Lease", contractor/subcontractor and development signs may be placed on the actual property so advertised subject to restrictions or allowance (see #7) herein.
7. Grand Opening signs are limited to Town of Gilbert Ordinance and must be permitted by Town of Gilbert. All Grand opening signs must be removed promptly upon expiration of permit.

8. A-frames Signs may be used. Size and placement must be in compliance Town of Gilbert ordinance. Any non-conforming A-frame may be removed by Town of Gilbert or the Association.

B. Construction Requirements

1. All exterior signage shall be installed with bolts; fasteners and/or clips that are hot dipped galvanized iron or stainless steel. No black iron materials of any type shall be permitted.
2. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance, which shall be applied in an inconspicuous location.
3. Owner/Tenant shall be responsible for fulfillment of any restoration to the building (remove the signage and accompanying components used to install the sign, plus caulk any holes and touch up with paint to match) upon vacating.
4. Flashing, moving or audible signs are not permitted.
5. Owner/Tenant shall be fully responsible for the operations of Owner/Tenant's sign contractor. Owner/Tenant shall cause Owner/Tenant's sign contractor to submit to the Association current insurance certificate for the General Liability Insurance and Worker's Compensation insurance, both certificates to name Owner/Tenant and The Condominium Association as "additional named insured". The certificates shall be submitted prior to the commencement of any work.
6. Owner/Tenant, at his/her sole cost and expense, shall be responsible for all sign maintenance and repairs. Association may repair or replace any broken or faded signs at the Owner/Tenant's expense, after written notification by Association to Owner/Tenant, and failure of Owner/Tenant to repair or replace any broken or faded signs within 15 days after receipt of notice by Owner/Tenant.
7. Owner/Tenant shall be responsible for the fulfillment of all requirements of these criteria and the expense of the signage.

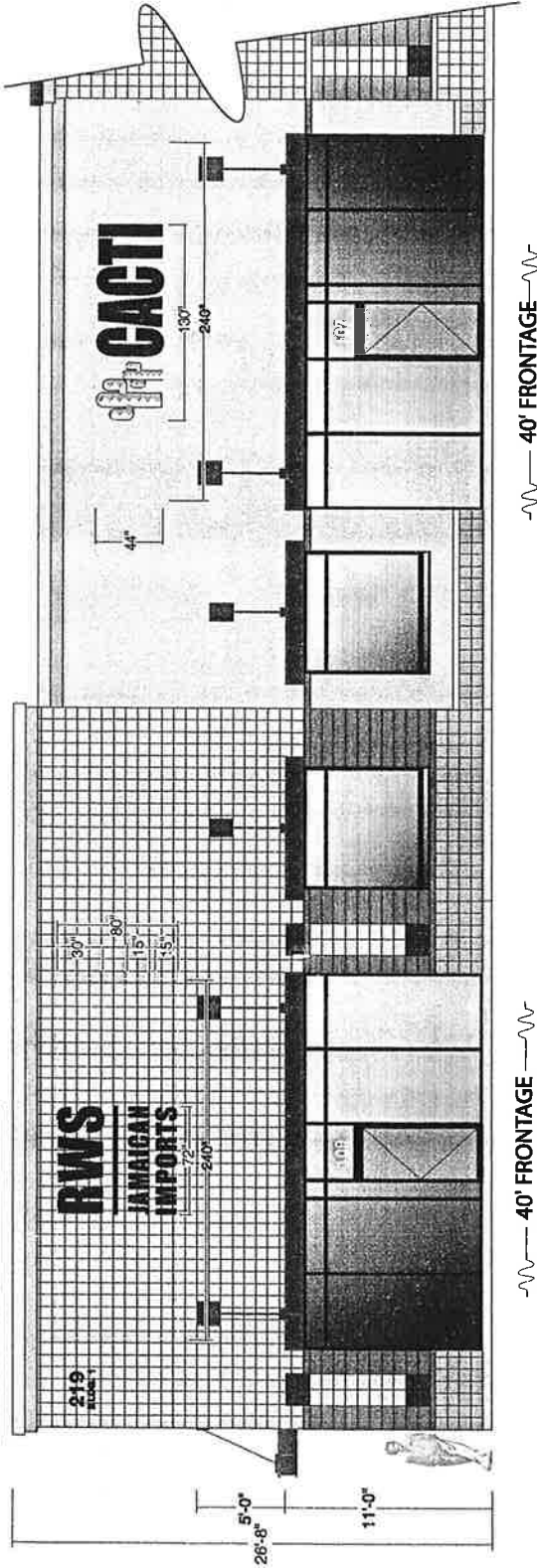
Project Details

- Project Name: Elliot Commerce Park, Lots 5-11
Project Address: 219 South William Dillard Drive, Buildings 1 - 4
- Zoning: I-1 PAD

Criteria Specifications

- Sign Type: Individual Reverse Pan Channel Letters and Logo
- Illumination: None
- Material: Paint-Lok metal or aluminum
- Construction: Letters and logos must stud or clip mounted to wall. Signs installed on Split-face CMU Block must be stud mounted with all faces on same plane. Letters not to exceed 1.5" returns.
- Total Size: Maximum sign area not to exceed 40 square feet. Space between lines must be 3" or greater.
- Logo: Association approval; not to exceed *six (6) square feet*.
- Letter Style: Open with Association approval
- Color: Finished color to be 313 Dark Bronze Spray Lat or Frazee Aria Ivory. All letters must be primed prior to painting. Logo colors to approved by Association.
- Installation Location: Signage must be centered in sign envelope vertically and horizontally before placement. Refer to drawings for exact placement.
- Door Vinyl: White, High Performance, Gerber or Avery vinyl logo and lettering may be applied to entry door. Center of sign area to be 66" from ground. Sign area restricted to 15" x 15". Copy to be restricted to Logo and Hours. No window 'splashes' of vinyl or paint will be allowed.
- Window Vinyl: Window 'splashes' of fluorescent paint will not be allowed. Tenant may apply White High Performance Vinyl Graphics or Copy to windows up to 25% of total window area.
- Rear Gate/Wall: One (1) 24w X 18"h reverse pan channel form fabricated of aluminum or Paintlok Metal with 1" returns. Sign to read: Tenant Name, Street Address and Building Number. Panel to be painted 313 Dark Bronze and to have Ivory High Performance Gerber vinyl copy. Sign to be clip mounted to Wall 18" from top of wall, 12" from gate.
- Man Doors: To be indicated with high performance black vinyl copy and graphics mounted to door.

Building 1 West Elevation



Details:

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- Sign area is measured as smallest rectangle enclosing all graphics and copy.
- All signs to be centered horizontally and vertically in sign band.
- Space between lines must be 3" or greater.

APPROVED PLANS

Design Review Board

CASE: DR04-40
 DATE: 8-11-05

SUBJECT TO CONDITIONS OF APPROVAL

APPROVED PLANS
 Design Review Board

SUBJECT TO CONDITIONS OF APPROVAL

THE ORIGINAL
SIGNFACTORY LLC
 CONCEPTS TO REALITY SINCE 1978
 3523 E. Broadway Road, Phoenix AZ 85040 email signfactory.org
 or 602-925-0306 fax 602-925-0289 Az-Contractor L-38 #153720

Client Elliot Commerce Park-Lots 5 through 11	Contact See Your Property Manager for Approval	Date 06/28/05
Address 219 S. William Dillard Dr Bldg. 1-4	City Gilbert	State AZ
Zip 85233	Scale 3/32"=1'	Draw TG
		Int'l o.k.

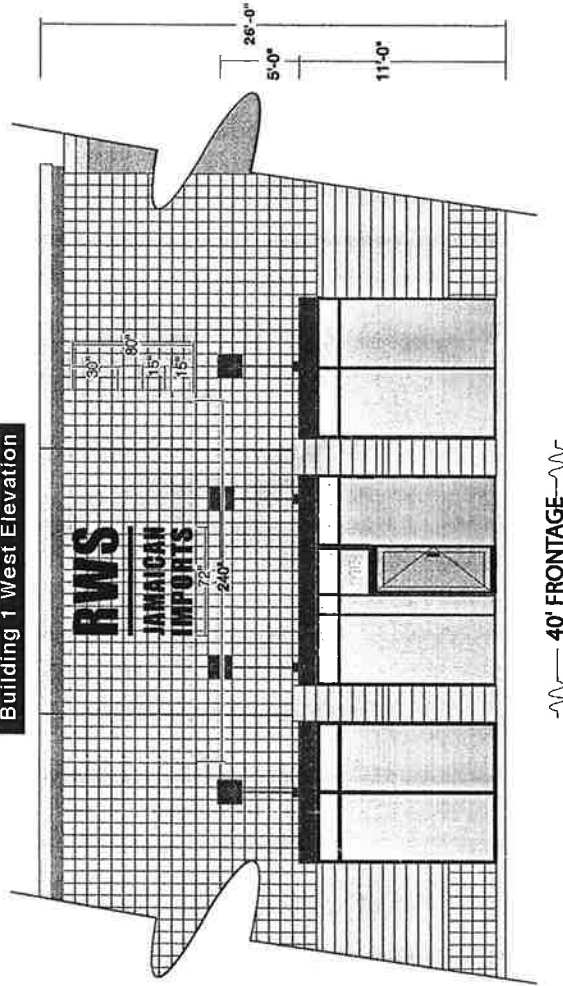
PROJECT PLAN

219 S. William Dillard Drive (Buildings 1-4)

Bldg 1. Bldg 2. Bldg 3. Bldg 4.

NTS

Building 1 West Elevation



40' FRONTAGE

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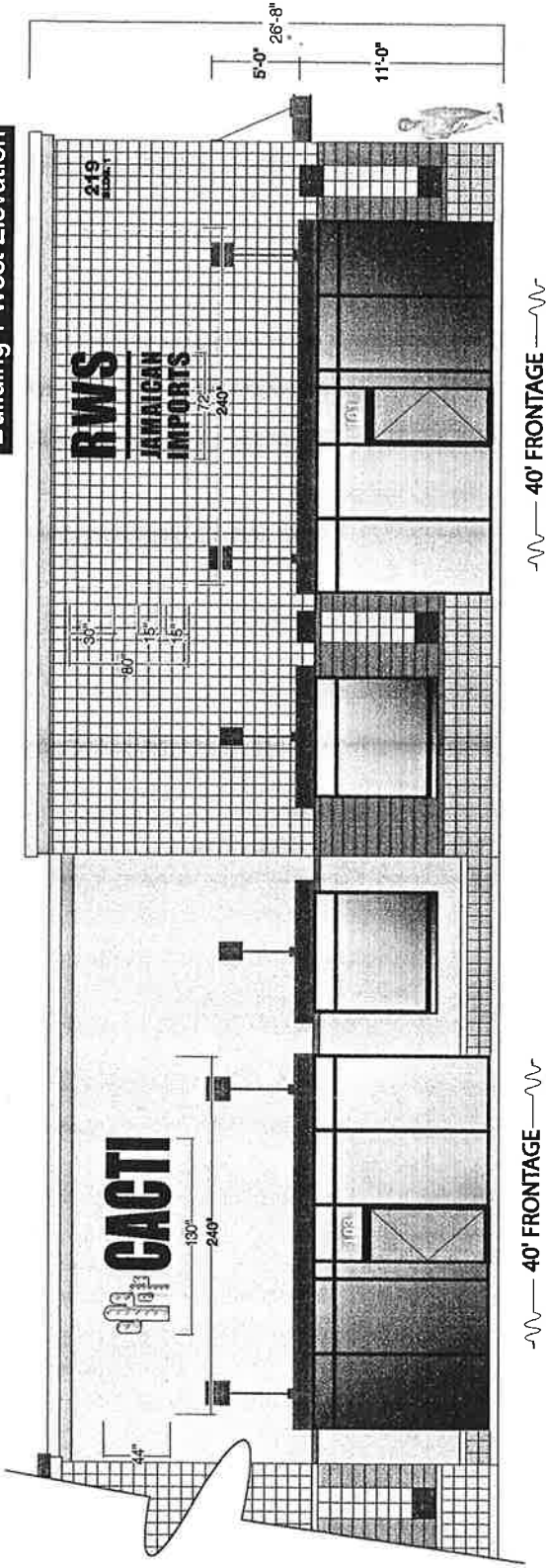
NOT MAN

219 S. William Dillard Drive (Buildings 1-4)

Bldg. 1. Bldg. 2. Bldg. 3. Bldg. 4.

NTS

Building 1 West Elevation



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SPEC PLAN

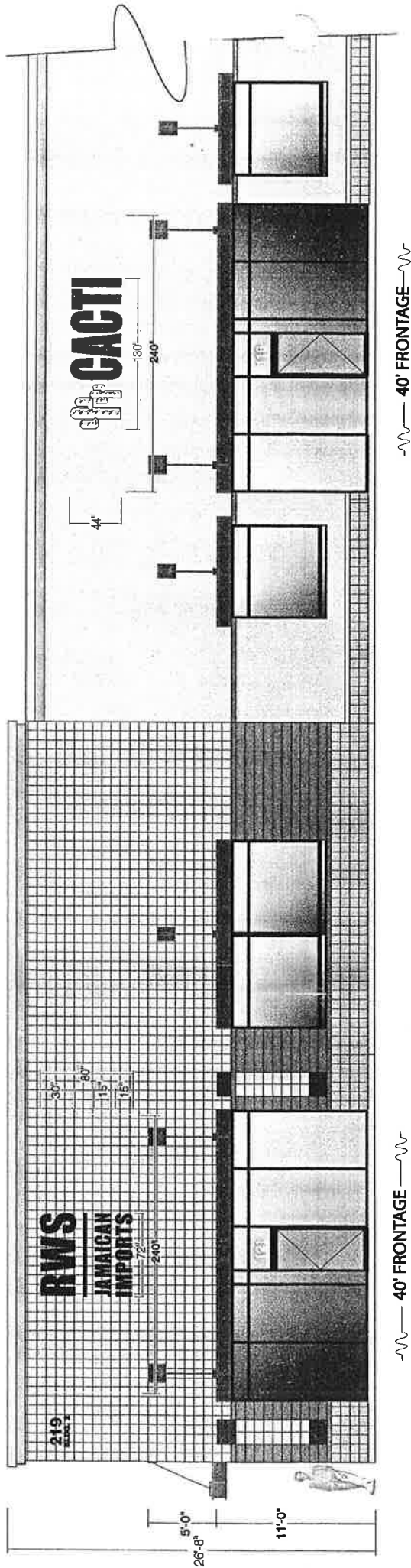
219 S. William Dillard Drive (Buildings 1-4)

Blgd 1.	Blgd 2.	Blgd 3.	Blgd 4.
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NTS

These drawings are intended to assist in illustrating our concepts and products and are preliminary. All drawings and concepts proposed in these drawings remain the property of The Original Sign Factory LLC, unless full payment is made. All drawings are copyrighted and belong to The Original Sign Factory LLC.

Building 2 West Elevation



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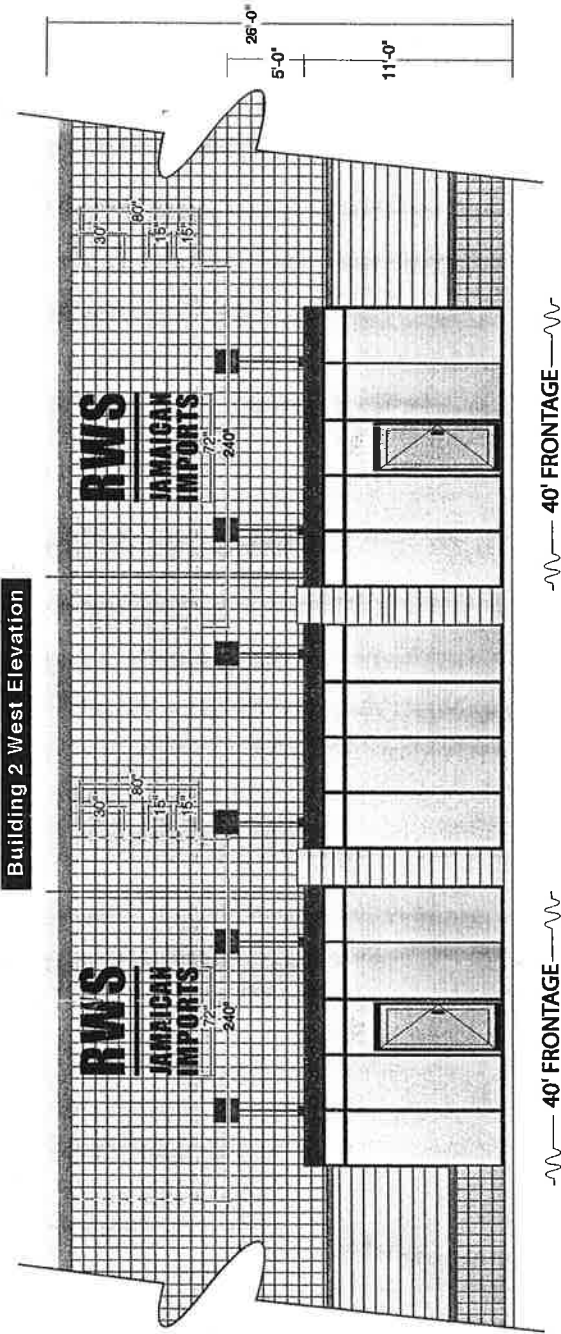
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Zip 85233	Scale 3/32" = 1'	Draw TG
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PROJECT PLAN

219 S. William Dillard Drive (Buildings 1-4)

Bldg 1. Bldg 2. Bldg 3. Bldg 4.

NTS

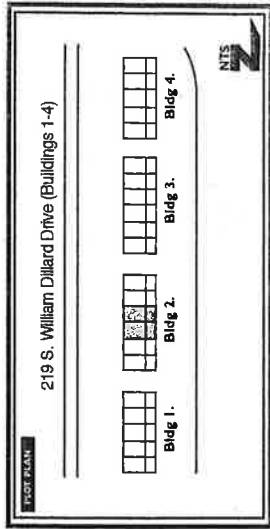


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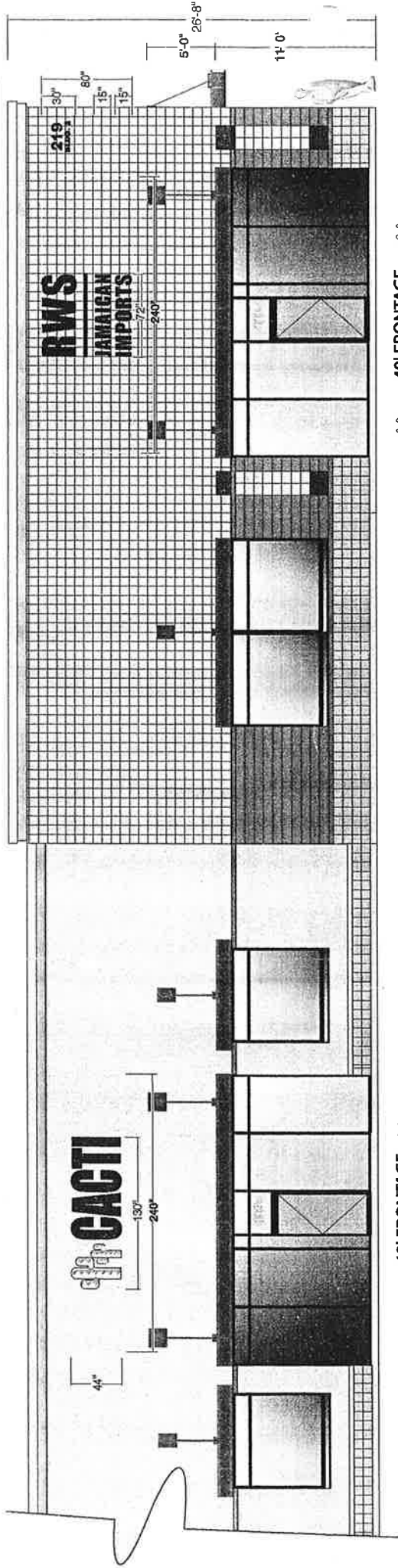
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Building 2 West Elevation



40' FRONTAGE

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Address	City	State	Zip	Scale	Draw	Int'l o.k.
219 S. William Dillard Dr Bldg. 1-4	Gilbert	AZ	85233	3/32" = 1'	TG	

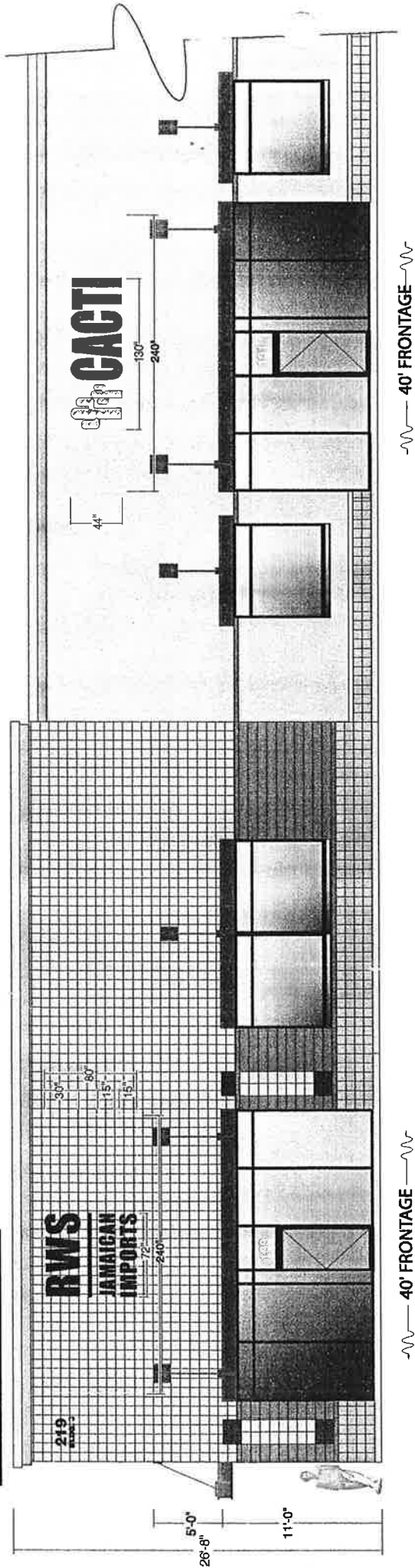
219 S. William Dillard Drive (Buildings 1-4)

1" = 8'-0" PLAN

Bldg 1. Bldg 2. Bldg 3. Bldg 4.

NTS

Building 3 West Elevation



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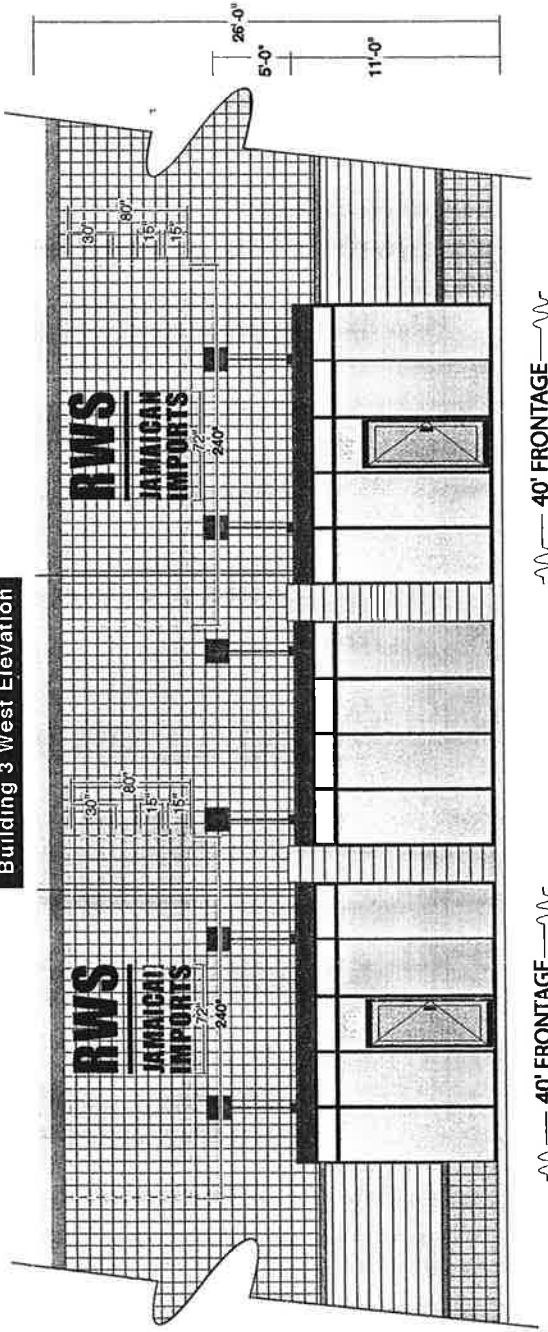
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PROJECT PLAN

219 S. William Dillard Drive (Buildings 1-4)

Bldg 1.
 Bldg 2.
 Bldg 3.
 Bldg 4.

Building 3 West Elevation



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NOT PLAN

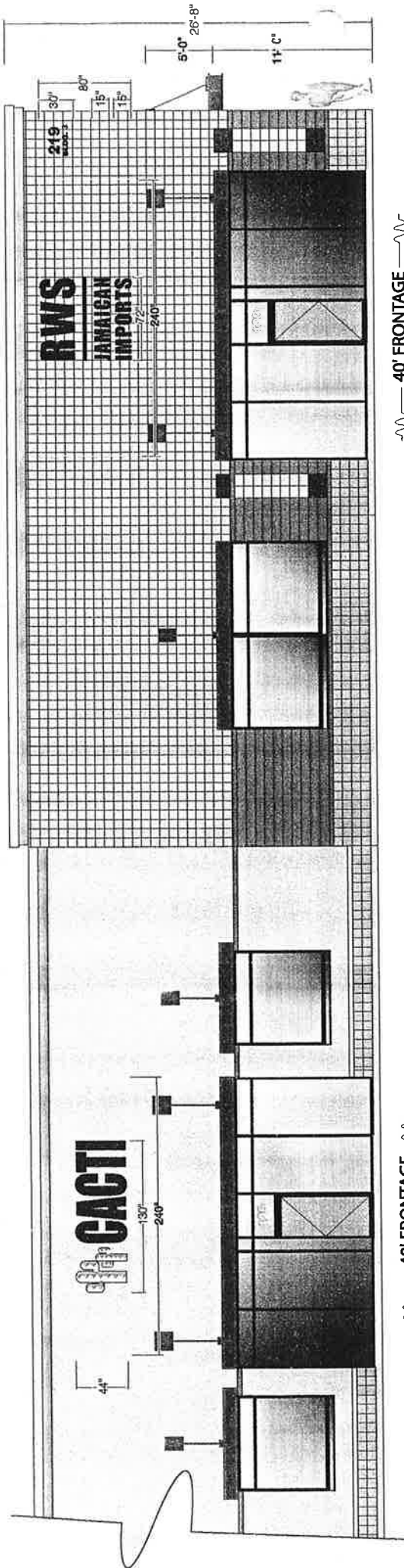
219 S. William Dillard Drive (Buildings 1-4)

Bldg 1. Bldg 2. Bldg 3. Bldg 4.

NTS **2**

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Building 3 West Elevation



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STUD PLAN

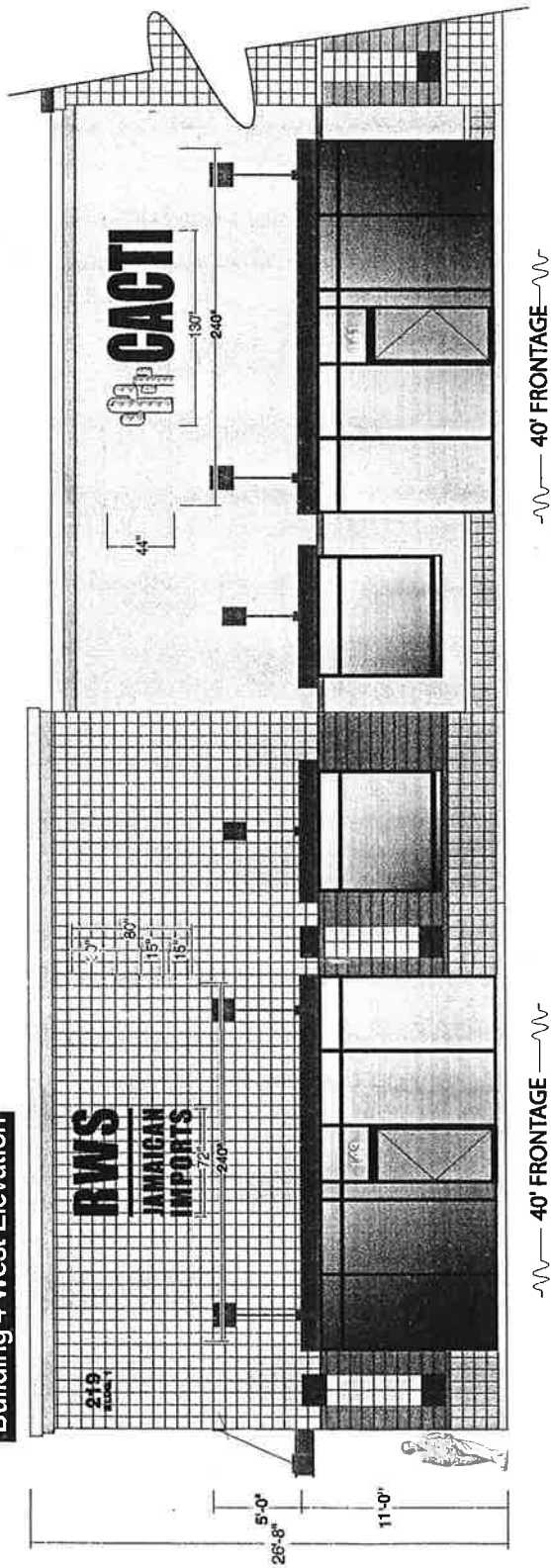
219 S. William Dillard Drive (Buildings 1-4)

Blgd. 1. Blgd. 2. Blgd. 3. Blgd. 4.

NTS

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Building 4 West Elevation



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THE ORIGINAL
SIGNFACTORY LLC
 CONCEPTS TO REALITY SINCE 1978
 3823 E. Broadway Road, Phoenix AZ 85040 email: signfactory@az.com
 313 002-323-0308 fax: 602-323-0299 AZ Contractor L-38 4153720

Client Elliot Commerce Park-Lots 5 through 11	Contact See Your Property Manager for Approval	Date 06/28/05
Address 219 S. William Dillard Dr Bldg. 1-4	City Gilbert	State AZ
Zip 85233	Scale 3/32"=1'	Draw TG
		Int'l o.k. <input checked="" type="checkbox"/>

FACT PLAN

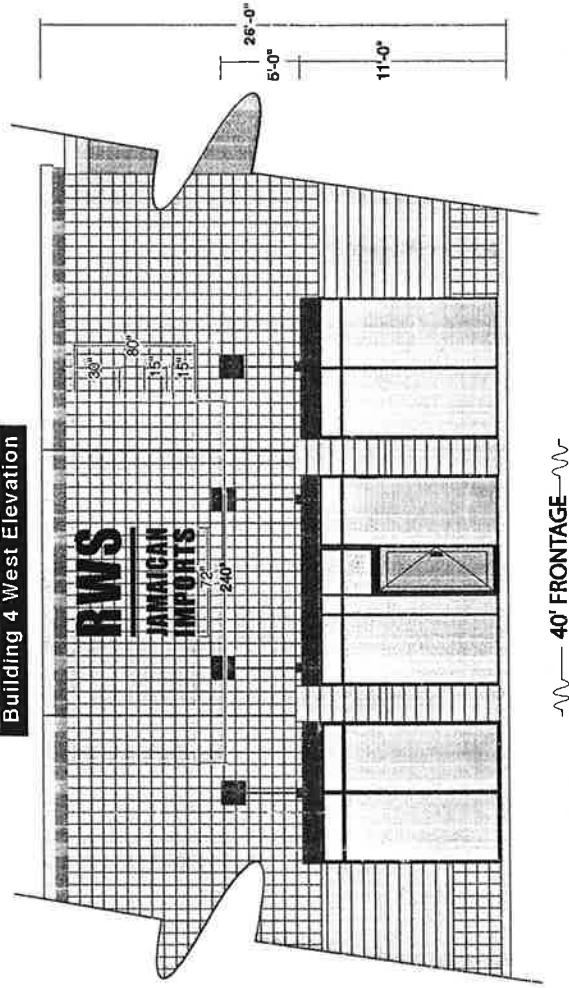
219 S. William Dillard Drive (Buildings 1-4)

Bldg 1. Bldg 2. Bldg 3. Bldg 4.

N

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Building 4 West Elevation



~ ~ ~ 40' FRONTAGE ~ ~ ~

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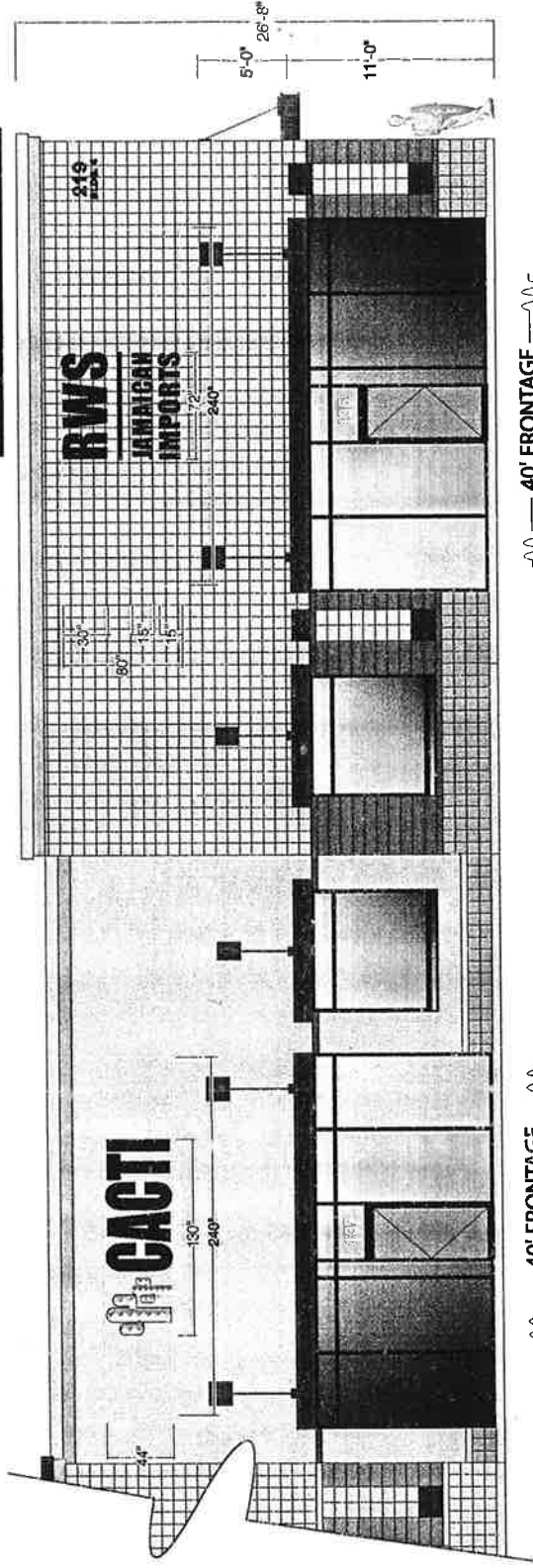
ISOT PLAN

219 S. William Dillard Drive (Buildings 1-4)

Bldg 1. Bldg 2. Bldg 3. Bldg 4.

NTS **2**

Building 4 West Elevation



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EGG PLAN

219 S. William Dillard Drive (Buildings 1-4)

NTS

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