

COMPREHENSIVE SIGN PROGRAM
For
HIGHLAND PLAZA II

APPROVED PLANS
Design Review Board
CASE: DL06-39
DATE: 9-14-06
SUBJECT TO CONDITIONS OF APPROVAL

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout the Décor Unique / JWJ Design Builders Office Center for the benefit of all tenants, and to comply with regulations put forth in the City of Gilbert sign ordinance and also regulations included in the building and electrical codes of the City of Gilbert.

Conformance will be strictly enforced. Any non-compliance sign(s) installed by a Tenant shall be brought into compliance at the sole cost and expense of the Tenant. This criteria is subject to final approval by the City of Gilbert as part of a Comprehensive Sign Plan submittal. If a conflict is found between these criteria and the final criteria approved by the city, the latter shall prevail.

1. GENERAL REQUIREMENTS

- A Tenant shall submit or cause to be submitted to Developer for approval prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design, color and illumination materials and method of attachment.
- B Tenant or Tenant's representative shall obtain all permits for signs and their installation.
- C All signs shall be constructed and installed at Tenant's sole expense.
- D Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the Town of Gilbert.
- 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 the 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 thirty (30) days 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 be permitted

SIGN PERMIT COPY

2. **SPECIFICATIONS – TENANT SIGNS**

- A. No animated, flashing or audible signs shall be permitted.
- B. All signs and their installation shall comply with all local building and electrical codes.
- C. No exposed raceways, crossovers or conduit shall be permitted.
- D. All cabinets, conductors, transformers and other equipment shall be concealed.
- E. Painted lettering shall not be permitted except as approved by the Developer and the City of Gilbert.
- F. Any damage to the sign band face or roof deck resulting from Tenants sign installation shall be repaired at Tenant's sole expense.
- G. Upon removal of any sign by Tenant, any damage to the sign band shall be repaired by Tenant or by Developer at Tenant's expense.

3. **LOCATION of SIGNS**

- A All signs advertising an individual use, business or building shall be attached to the building at the location directed by Developer.

4. **DESIGN REQUIREMENTS**

Individual illuminated letters and logos may include pan channel letters with acrylic faces, reverse pan channel illuminated letters, or any combination thereof. The letters are to be flush mounted onto the building fascia. Electrical connections shall be concealed to remote transformers. All signage shall be installed in compliance to the Town of Gilbert electrical code and UL-2161 / UL 48 specifications.

Non-illuminated signage allowed per approval of the developer and the City of Gilbert. The Tenant at Tenant's sole expense shall repair any sign installation found to be noncompliant immediately.

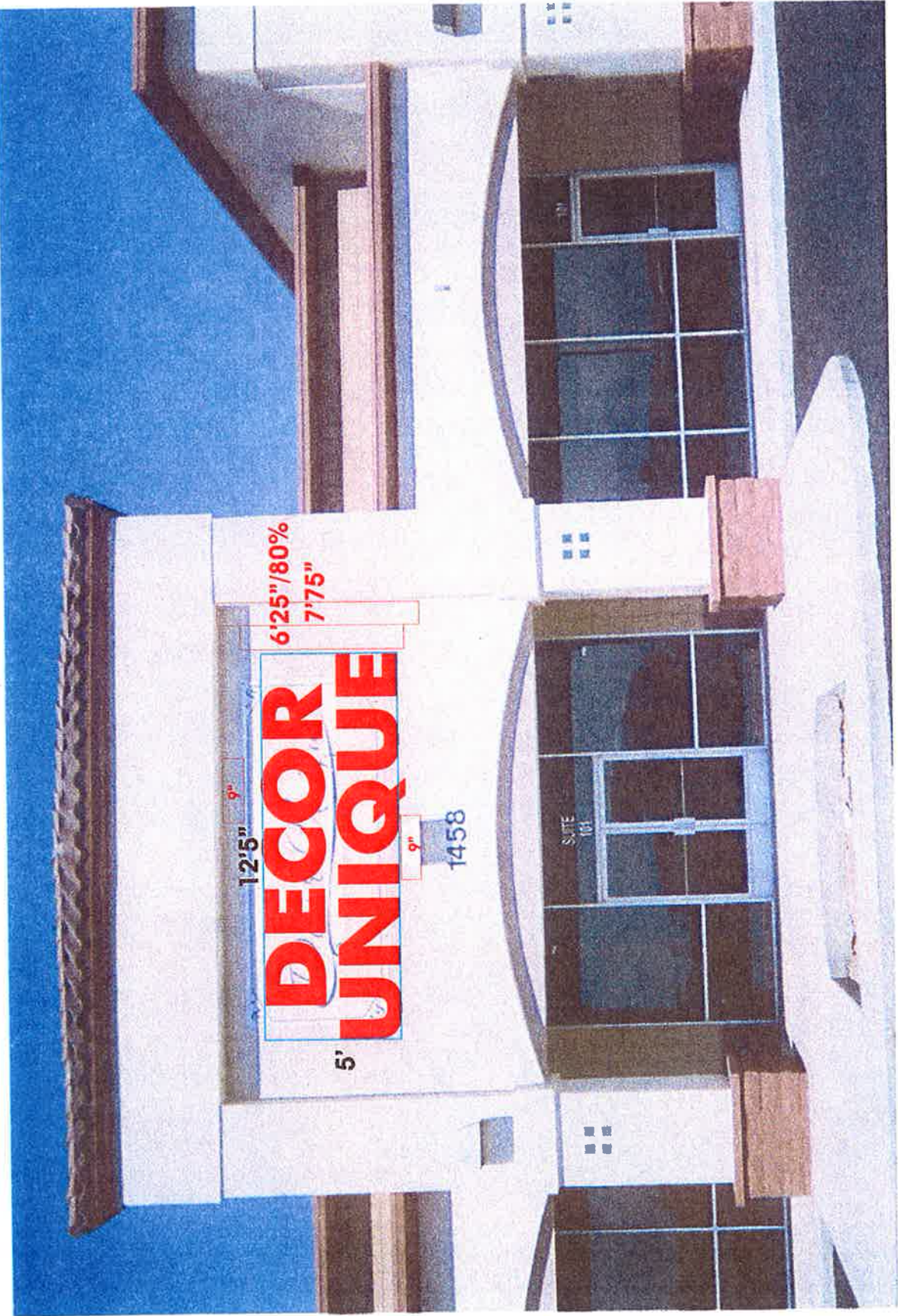
- A **Sign Area**
 - 1. The maximum aggregate sign area per building elevation for each Tenant shall be calculated by multiplying one and one-half (1.5) times the length of the store front(s) and/or elevation(s) occupied by the Tenant.

- 2 Length of sign on wall surface: In no event shall any sign exceed eighty (80%) percent of the building elevation and/or wall surface upon which it is placed. The available surface area of the sign band shall regulate letter height.
- 3 Tenant building signage may be internally illuminated, backlit to create a silhouette, and/or a combination of lighting methods mentioned herein.
- 4 Monument signage shall be internally illuminated.

5. **GENERAL CONSTRUCTION REQUIREMENTS**

- A. All exterior signs shall be secured by concealed fasteners.
- B. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- C. No labels or other identification shall be permitted on the exposed surface except those required by local ordinance, which shall be applied in an inconspicuous location.
- D. Tenant shall be fully responsible for the operations of the Tenant's sign contractors and shall indemnify and hold Developer harmless for, from and against damages or liabilities on account thereof.

Please contact Mark Heemstra at 602-754-4814 with questions.



6'25"/80%

7'75"

12'5"

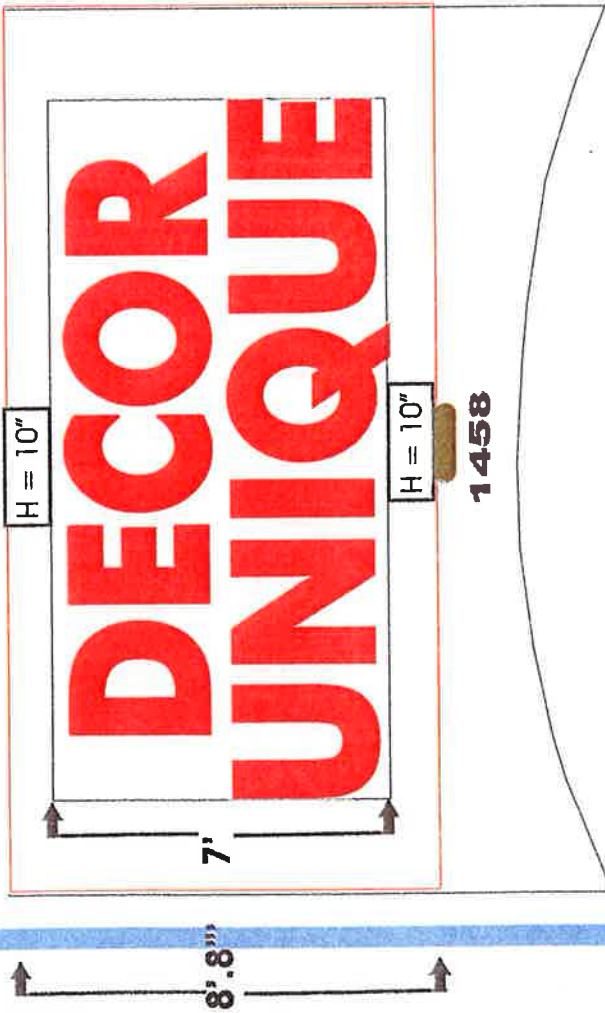
**DECOR
UNIQUE**

5'

9"

1458

SITE
01



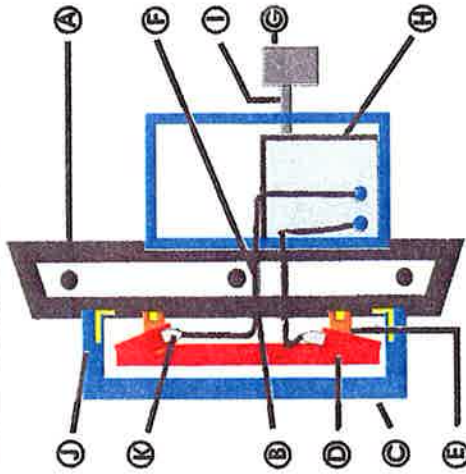
Pan channel letters, 5" returns, painted dark bronze with Red #211 acrylic faces, 1" (one) bronze trim cap and 15mm neon.

Note: Signage area is limited by the 80% rule...80% of width and height of fascia where sign is to be attached.

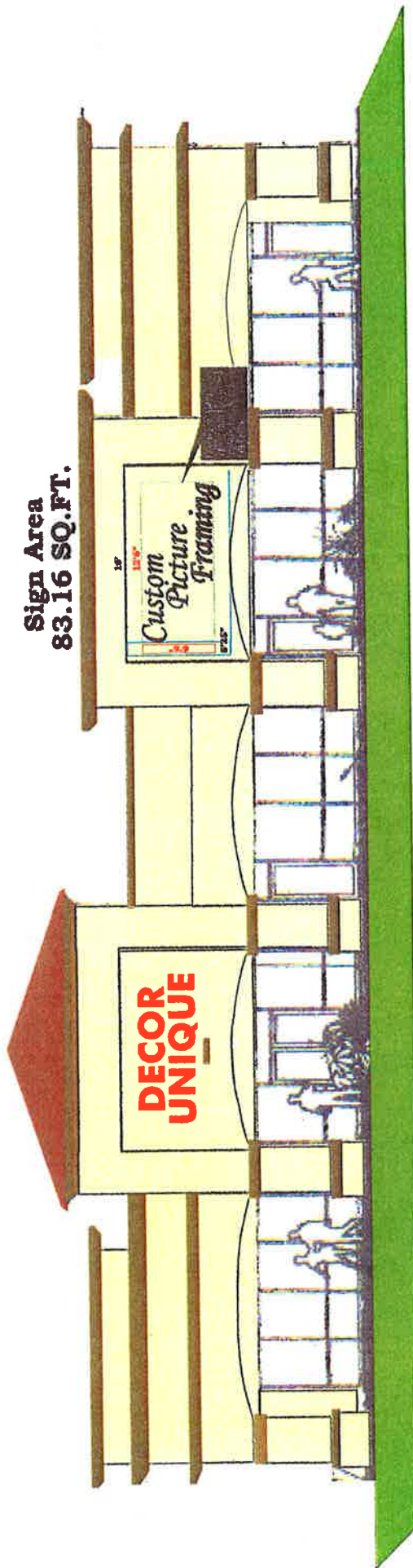
SIGN AREA
5'X12'6"
TOTAL SQ. FT.
62.5 Sq. Ft.

DECOR UNIQUE

R.P.C./HALO CROSS SECTION-NTS / SIGN UL APPROVED



- A. WALL
- B. GTO SLEEVE
- C. 3-5" RETURNS
- D. 15 MM NEON
- E. GLASS TUBE SUPPORT
- F. ELECTROBIT BOOT
- G. EXISTING J-BOX
- H. TRANSFORMER
- I. CONDUIT 3/8" MIN.
- J. MOUNTING HARDWARE PER FIELD CONDITIONS
- K. BOOTS



Sign Area
83.16 SQ.FT.

**DECOR
UNIQUE**

15%
**Custom
Picture
Framing**
15%

EAST FRONT ELEVATION BUILDING # 1

SCALE 1/8" = 1'-0"

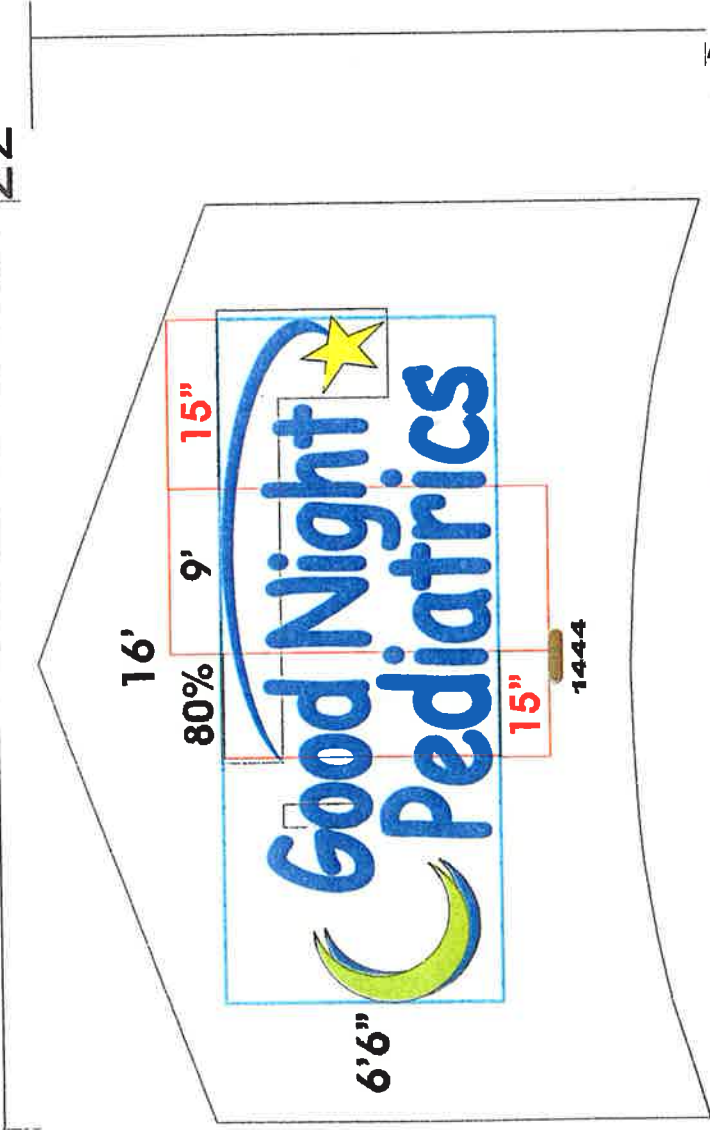


Good Night
Pediatrics

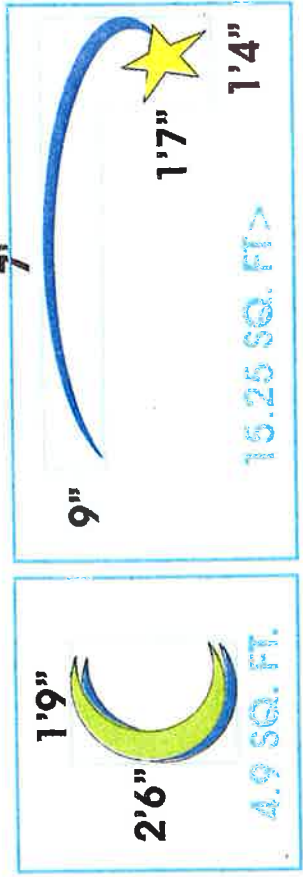
1452

SUITE 141

22'



14'



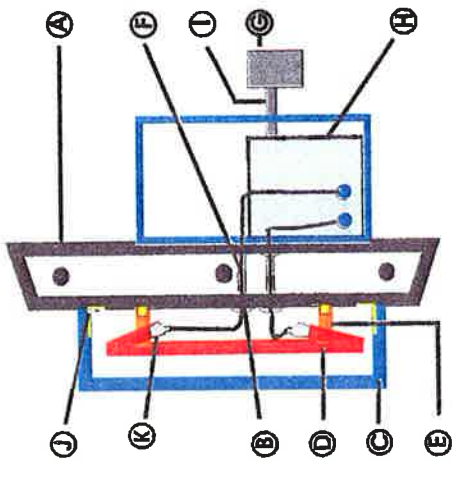
Note: Signage area is limited by the 80% rule...80% of width and height of fascia where sign is to be attached.

SIGN AREA: 6.6 X 16
105.6 SQ. FT.

AVAILABLE:

GOOD NIGHT PEDIATRICS

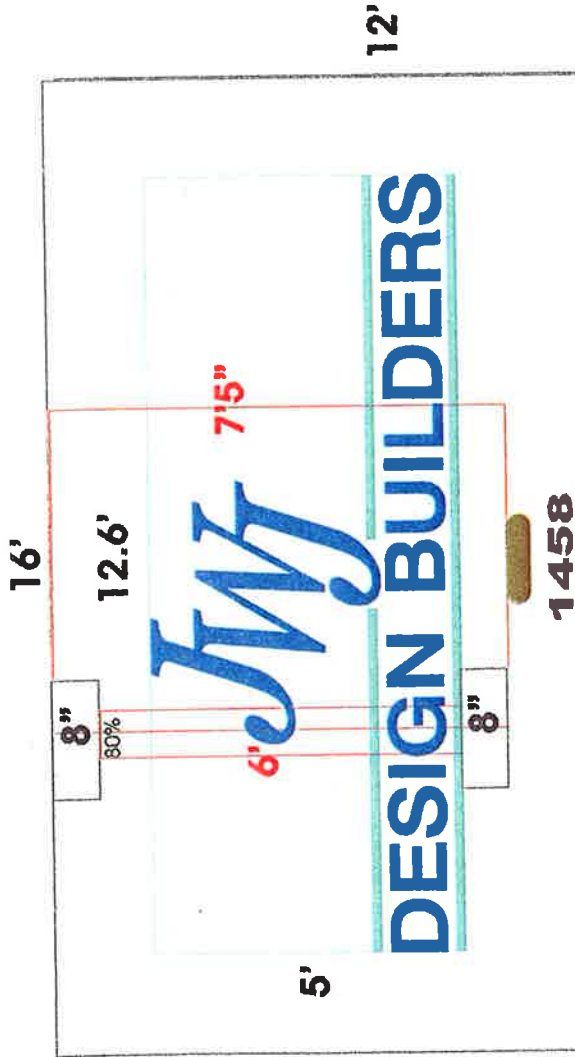
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Note: Signage area is limited by the 80% rule... 80% of width and height of fascia where sign is to be attached.



Panchannel letters / white plex with dark blue translucent vinyl / 1st surface / 15 mm neon.
 Install location: E. Baseline & N. Higley, Gilbert
 Electric hookup installed.
 Easy access / Decking behind exterior wall.

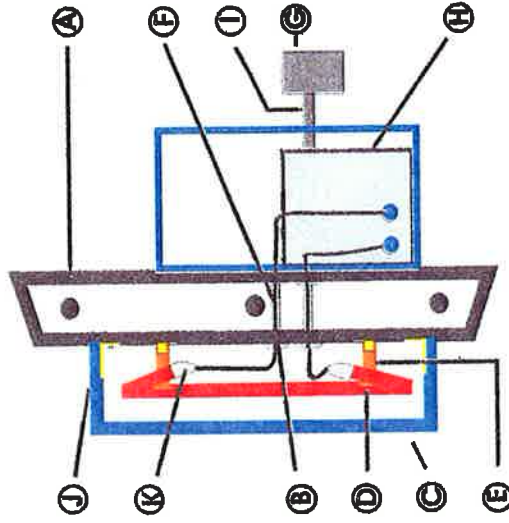
Logo Area
4'6" X 3'6"
16.5 SQ. FT.

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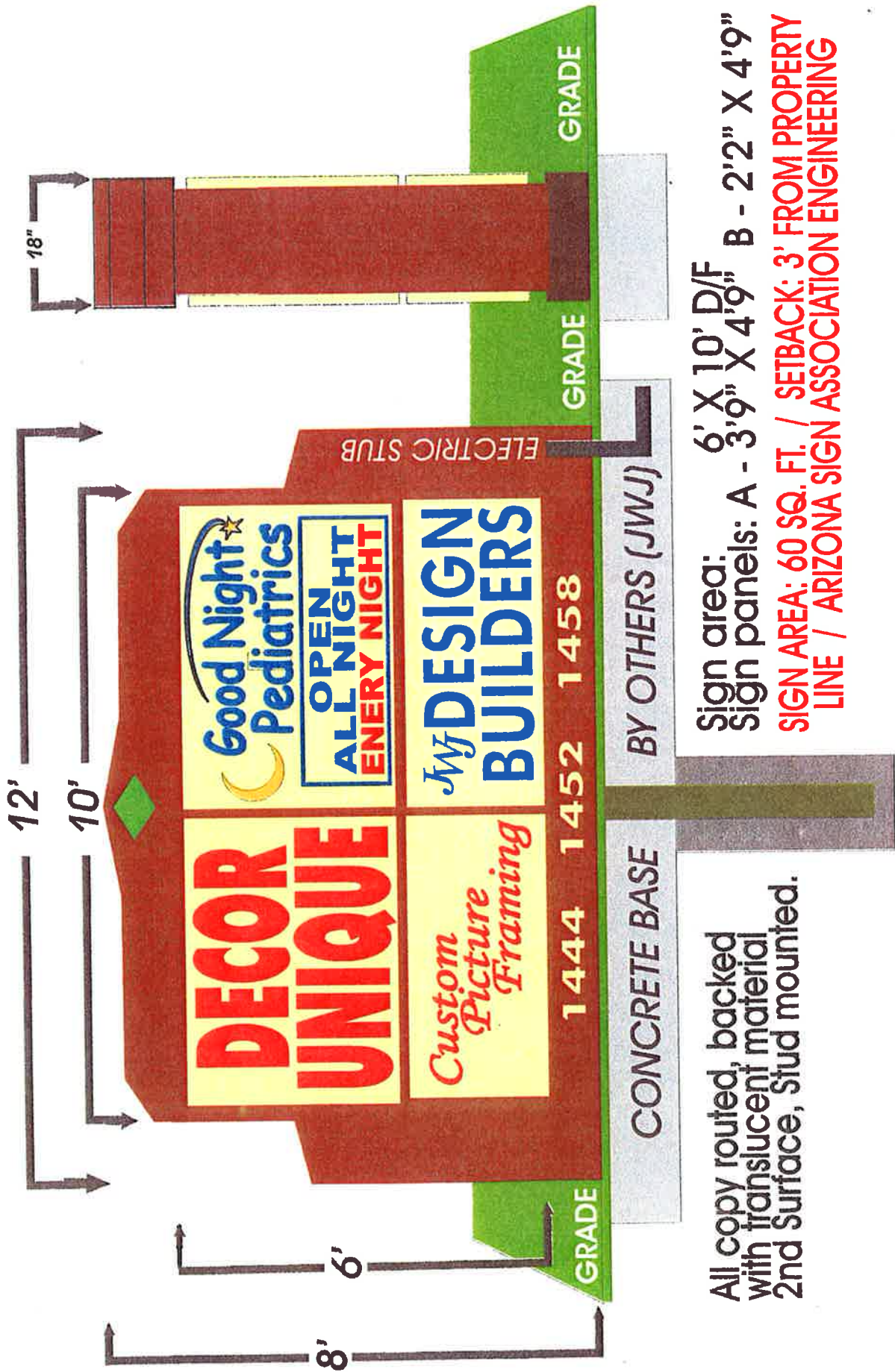
SIGN AREA
5'X12'6"
TOTAL SQ. FT.
62.5 SQ. Ft.

JWJ DESIGN BUILDERS

R.P.C./HALO CROSS SECTION-NTS / SIGN UL APPROVED



- A. WALL
- B. GTO SLEEVE
- C. 3-5" RETURNS
- D. 15 MM NEON
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Sign area: 6' X 10' D/F
 Sign panels: A - 3'9" X 4'9" B - 2'2" X 4'9"
SIGN AREA: 60 SQ. FT. / SETBACK: 3' FROM PROPERTY LINE / ARIZONA SIGN ASSOCIATION ENGINEERING

All copy routed, backed with translucent material 2nd Surface, Stud mounted.