

Higley Village Gilbert, Arizona

2. Project Narrative

Higley Village is a unique mixed use development with professional offices and retail located at the Southeast corner of Queen Creek Road and Higley Road in Gilbert Arizona. The project comprises a total of 17 acres. It consists of 5 professional office buildings ranging in size from 5000 square feet to 28000 square feet, for an approximate total of 80,000 (+/-) square feet. The development is organized with the professional buildings located to the South of the project and the shops and pad facing the North of the project. The development uses multi tenant monument signs to identify the tenants and direct visitors to the merchant of their choice. This comprehensive sign plan follows the standards set forth in the Town of Gilbert's sign code for comprehensive sign plans.

3. Design Theme

Building architecture utilizes traditional materials such as stone, tile and stucco combining them in a contemporary blend of Southwest and Tuscan architecture. The materials used in the construction of the signs are directly related to the buildings architecture nearby and their materials, colors, and textures. The use of stone and roof tile in the architecture provide additional inspiration for the sign design theme.

4. Detached Signs

Signage is created to provide identification and wayfinding using a hierarchy of signage.

Sign Type F

Freestanding Monument with project identification:

This is a grand architectural landscape wall feature with Reverse Pan Channel Letters halo illuminated with white LED which creates a soft sophisticated image for the project. This is placed in the southeast corner of the project. This feature enhances the property as it faces out into the



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Administrative Design Review

Case Planner Initials: *DC*

Case # D1206-139-A (202-18-00122)

Date: 8/22/18

intersection of Higley and Queen Creek. It blends with the architecture of the site walls and buildings.

Freestanding Monument signs:

These signs are used along both Higley Road and Queen Creek Road to identify the retail merchants and the professional office end users inside the development. The code allows for 8' maximum height and 32 maximum sq. ft. unless the buildings they represent are more than 75ft. from the right of way (ROW). The buildings are 75' or more from the ROW. These signs are placed within code being no closer than 100 ft to each other.

Sign type A

This sign is placed at the entrance on Higley Road and Queen Creek Road to identify the Professional tenants located within the Professional Plaza Condominiums and the retail merchants. These signs are 12' in overall height and has approximately 60 sq.ft of sign area. This sign will utilize routed aluminum with pushed through acrylic with an overlay of aluminum for the Higley Village letters. This will give a halo illumination at night. The "Shops & Professional Plaza" copy will be routed from the aluminum and backed up with white acrylic.

Sign type B1 and B2

This Freestanding Monument sign is placed at the entrances on Queen Creek and is provided to identify the retail tenants and professional office end users inside the development. These signs are 8' in overall height and approximately 60 square feet in sign area. These signs are within the limits of the Town of Gilbert sign code.

Sign type C1 and C2

These Freestanding Monument signs are placed along Higley Road and Queen Creek to identify the sub area housing the Auto Spa/ Oil Change and Retail Shops. The height of each Monument Sign shall be no greater than twelve (12) feet to the top of design embellishments, and the Sign Face shall be located between two (2) feet and ten (10) feet above grade with design embellishments added to the top, sides or bottom of the sign. The size of a Monument Sign shall not exceed sixty (60) square feet in area. One-half (1/2) of the Sign Face of the Freestanding Monument sign may be an electronic Changing Message Display, subject to the operation limitations specified in the City of Gilbert Sign Regulations (Article 4.4).

Sign type D

This freestanding monument sign is placed at the entrance closest to M&I Bank on Queen Creek. This sign will use pan channel letters with face illumination and routed text with pushed through acrylic with day night vinyl, for identifying M&I Bank and the tenants of the Higley Village Shops and Professional Plaza. This sign is 6' in overall height and approximately 32 sq. ft. in total sign area as allowed in the Town of Gilbert sign code.

Sign type E

Directory signs: Internal to the project directory signs have been oriented to identify each of the professional tenants in the professional plaza and to provide directional information to specific suites. There are nine of these sign types. The code allows for one directory sign for every five tenants. These buildings have the possibility for fifty tenants.

Sign type G

This Freestanding Monument sign is placed on Higley Road to identify _____. The height of each Monument Sign shall be no greater than twelve (12) feet to the top of design embellishments, and the Sign Face shall be located between two (2) feet and ten (10) feet above grade with design embellishments added to the top, sides or bottom of the sign. The size of a Monument Sign shall not exceed sixty (60) square feet in area. One-half (1/2) of the Sign Face of the Freestanding Monument sign may be an electronic Changing Message Display, subject to the operation limitations specified in the City of Gilbert Sign Regulations (Article 4.4).

5. Attached Wall Signs

1.Placement: The plan identifies areas on each building elevation where tenant identification may be placed called "sign envelopes". The envelopes shown on the building elevations are general sign locations. The Landlord or Association will provide the tenants with the sign envelope allowed for their use. The sign envelope will not necessarily always be attached to their leased space.

2.Size: The total amount of square footage allowed for the sign area will be calculated by one and a half (1.5) times the linear front of the leased or occupied space if the building is more than 75' from the right of way and One (1) times the linear front of the building if closer than 75' from the right of way. The sign will not be more in length than 80% of the length of the leased or occupied space. The sign can not exceed the sign area of the sign envelope as shown.

3.Colors.

Professional Plaza: The color of wall-mounted signs attached to the Professional Plaza shall be limited to a standard palette of brushed aluminum in reverse pan channel letters with white gelcore LED halo illumination.

Retail: The color of signage for the retail tenants is open but must be approved by the Landlord or Association.

4.Illumination.

The Professional Plaza attached wall signs will be Halo illuminated with white Gelcore LED only.

The Retail tenants can utilize either halo or face illumination or a combination of both using Gelcore LED's only.



Handwritten signature

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5. Address: The building addresses will be a non-illuminated for 12" OAH.

6. Individual Suites:

Wall plaques identifying suite numbers and with ADA required Braille will be provided at the entry to each suite of the Professional Plaza. The wall plaques are designed with painted aluminum, clear acrylic and black first and second surface vinyl.

7. Wall signs will be restricted to identifying the person, firm, corporation or the products and/or services offered specifically at this location.

~~8. Logos: Logos are to be a maximum of six (6) square feet in total area. Any increase in size shall be approved by the Design Review Board.~~

9. No sign is allowed to be installed without electrical provided. Providing electrical is the responsibility of the tenant. Each sign vendor must hook up to the electrical at the time of installation. All signs are required to be illuminated.

10. Any sign not in compliance with this comp sign plan will be removed at the owners expense within 10 days of receiving written warning from the landlord/association.

Professional Offices Building Wall Sign Standards

Also refer to section 5 Attached wall signs for additional information. All signs shall be placed within a sign envelope designated on the elevation drawings included in the exhibits hereto. Not more than one sign may be placed in each sign envelope. All signs shall comply with the following:

1. Sign area for each Occupant wall sign shall be limited to a maximum of the sign envelope shown or as calculated by The Town of Gilbert Sign Code stated in item 4. below.
2. Envelopes available per occupant are defined in the table below:

Building Wall Sign Envelope Schedule Table

Occupants Occupying	75% - 100%	Maximum of 3 sign envelopes.
Occupants Occupying	50% - 74%	Maximum of 2 sign envelopes.
Occupants Occupying	21%-49%	Maximum of 1 sign envelope, unless otherwise approved by the landlord and or the

		Association.
Occupants Occupying	0-20%	May or may not get to have a maximum of 1 sign envelope as approved by landlord and or the Association

3. Occupant may occupy a maximum of 3 sign envelopes, subject to Landlord and or Association approval.
4. Occupant's signage not to exceed envelopes size as defined in envelope schedule and 1 (one) square foot of signage for every linear foot of the frontage of either the entrance or the elevation facing the main street which ever is greater. If their building is more than 75 feet from the street they may have 1½ (one and one half) square foot of signage for every linear foot of the frontage.
5. The Landlord and or Association to designate and approve sign envelopes for each tenant.
6. Tenant occupying a corner location may be granted a second sign space subject to Landlord or Association approval.
7. All signs to be halo-illuminated with white Gel Core LEDs Only.
8. Signs constructed of aluminum, reverse pan channel, individual letters only.
9. Letter returns to be a minimum 3" deep and a maximum of 5" deep.
10. No exposed hardware or fasteners allowed.
11. No exposed conduit or raceways may be used. All conductors and transformers must be concealed.
12. All exterior bolts, fasteners, clips or other hardware shall be of hot-dipped galvanized iron or stainless steel. No black iron materials of any type shall be permitted.
13. Color of letter face must be brushed aluminum only.
14. Color of letter return must be brushed aluminum only.
15. All penetrations of the building shall be neatly sealed and kept in a watertight condition. Building penetrations shall be minimized. Upon removal of any sign, the fascia shall be restored to the texture, color and finish of the surrounding wall area at the Occupant's expense.
16. Any wall penetrations of roof membrane or building fascia must be sealed properly and it is the Occupant's responsibility to obtain a re-certification of the material warranty from the original provider.
17. Locations of all signs are as shown and approved in this comprehensive sign plan.
18. All letters with a stroke width greater than 5" must use two strokes of LED lighting to illuminate.
19. All signs must be comply with all electrical and UL codes and show the label of verification.



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20. All signs must be installed with a license sign contractor only and it is the responsibility of the Occupant to verify the work being completed on the premises is with only insured licensed contractors. The Occupant is responsible for any subsequent litigation or claims a contractor or sub contractor may have with the Association.

The Higley Village Association and or Landlord reserves the sole right to interpret enforce and administer the terms and conditions of the sign criteria and all related documents and policies.

Retail Tenant Building Wall Sign Standards

Also refer to section 5 Attached Wall signs for additional information.

All retail tenants will be allowed one and one-half (1 ½) square foot of wall signage for every linear foot of building frontage for either the elevation facing the street or the elevation with the entrance which ever is greater.

1. Each tenant will be allowed a sign envelope assigned by the landlord unless a specific sign plan is submitted and approved by the Town of Gilbert.
2. Colors and font are open and subject to approval from the Landlord and or Association and the Town of Gilbert.
3. Each tenant is required to show written proof of Landlord and or Association approval prior to applying for permits from the Town of Gilbert.
4. Each tenant shall provide the Landlord or the Landlord representative two sets of full color scaled drawings with the following
 - a. The site plan showing the buildings exact location within the development.
 - b. A plan view of the leased space showing the exact location of the space, the size of the space and the frontage used to calculate the square footage.
 - c. Full building elevations with the desired sign envelope delineated.
 - d. A full color scale drawing of the sign showing attachment method and side view.
5. Each tenant will receive back a response of either approved, approved as noted or denied. Approved means proceed to the Town of Gilbert for permits. Approved as noted means

redesign with the notes made and then you may proceed with permitting. Denied means to redesign and resubmit to Landlord for approvals.

6. No tenant shall install any wall signage without the written approval of the Landlord or the Landlords agent. Any tenant who installs a sign without written approval will be notified by the landlord to remove the sign at their expense. If the sign is not removed or brought into compliance by the tenant the Landlord will remove the sign with the contractor of their choice and the tenant will be responsible for any and all charges associated with removing the noncompliant sign.

M&I Bank Sub Area Sign Plan

The Bank owner has attached the sign package specific to their site within the development. Each sign is specified on the site plan with detail pages. The Bank will be allowed to utilize both halo illumination and face illumination of the letters or a combination of both. See attached exhibits for details.

Sub Area Gourmet Market/Convenience Store and Auto Spa

The Gourmet Market/Convenience Store and Auto Spa Area will submit a sign plan specific to their sub area as an amendment to this Master Sign Plan. The sub area sign plan will include the all of the desired signs on a site plan with the exact sizes and locations shown. The amendment can be approved on an administrative level and not have to go through the same public process as the Comprehensive Sign Plan. The following will be allowed for the convenience store sub area:

Canopy signs
Gas toppers
Vehicular directional signs both wall mounted and detached
Illuminated and non illuminated attached wall signs (not to exceed stated allowances)

Entry Door/ Side Lite Sign Standards

All materials are to be #220-10 white, reverse cut, high performance 3M Scotchcal vinyl. Area of window signs not to exceed 25% of the total window area. Window signage limited to Tenant/User names, hours of operation and telephone number, except as otherwise approved by Landlord and the Town of Gilbert.



Building Address/Identification Standards

All buildings shall have one (1) building address identification per elevation. Each address character shall be 1/2" (co brushed aluminum or painted dark bronze to match building tenant signage.

The character height shall be 12". Building address identification and locations shall comply with exhibits contained within this comprehensive sign plan.

Temporary Signs

Any banners or temporary signs are allowed but must follow the Town of Gilbert sign Code for temporary signs and approved by the Town of Gilbert and Landlord.

Action: The Design Review Board on March 22, 2007 approved this project, subject to the approved exhibits in the project file, the attached findings, and the conditions listed in the attached minutes. Please address all conditions of approval prior to submittal of construction documents. We look forward to working with you through construction drawings and field inspections.

If public hearing notice signs were installed on the site, please know that they were required to be removed within 10 days after the public hearing date. Please ensure the signs have been removed.

Should you have any questions, please do not hesitate to call me.

Attachments: Findings of Fact
Design Review Board Draft Minutes



Notice of Decision

Project Name: DR06-139: COMPREHENSIVE SIGN PROGRAM FOR HIGLEY VILLAGE

Project Number: DR06-139

Date: March 28, 2007

Applicant Information: Young Electric Sign Company
Attn: Kelee Walton/Tames Carpentier
6725 W Chicago Street
Chandler, AZ 85226

Owner Information: Higley Village Development, LLC
1121 W Warner Rd., Suite 109
Tempe, AZ 85284

Planner: Susan Fiala, Senior Planner *SF*
P: 480.503.6815 480.497.4923
Email: sfiala@ci.gilbert.az.us

Findings of Fact

DR06-139: HIGLEY VILLAGE COMPREHENSIVE SIGN PROGRAM

1. The project is consistent with applicable design guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and the Environmental Planning Elements;
3. The sign proposal is consistent with all applicable provisions of the Zoning Code;
4. The sign proposal is compatible with adjacent and nearby residential developments; and
5. The project design provides for safe and efficient provision of public services.

DR06-139 - Higley Village, DR06-139, located at the southeast corner of Queen Creek and Higley Roads.

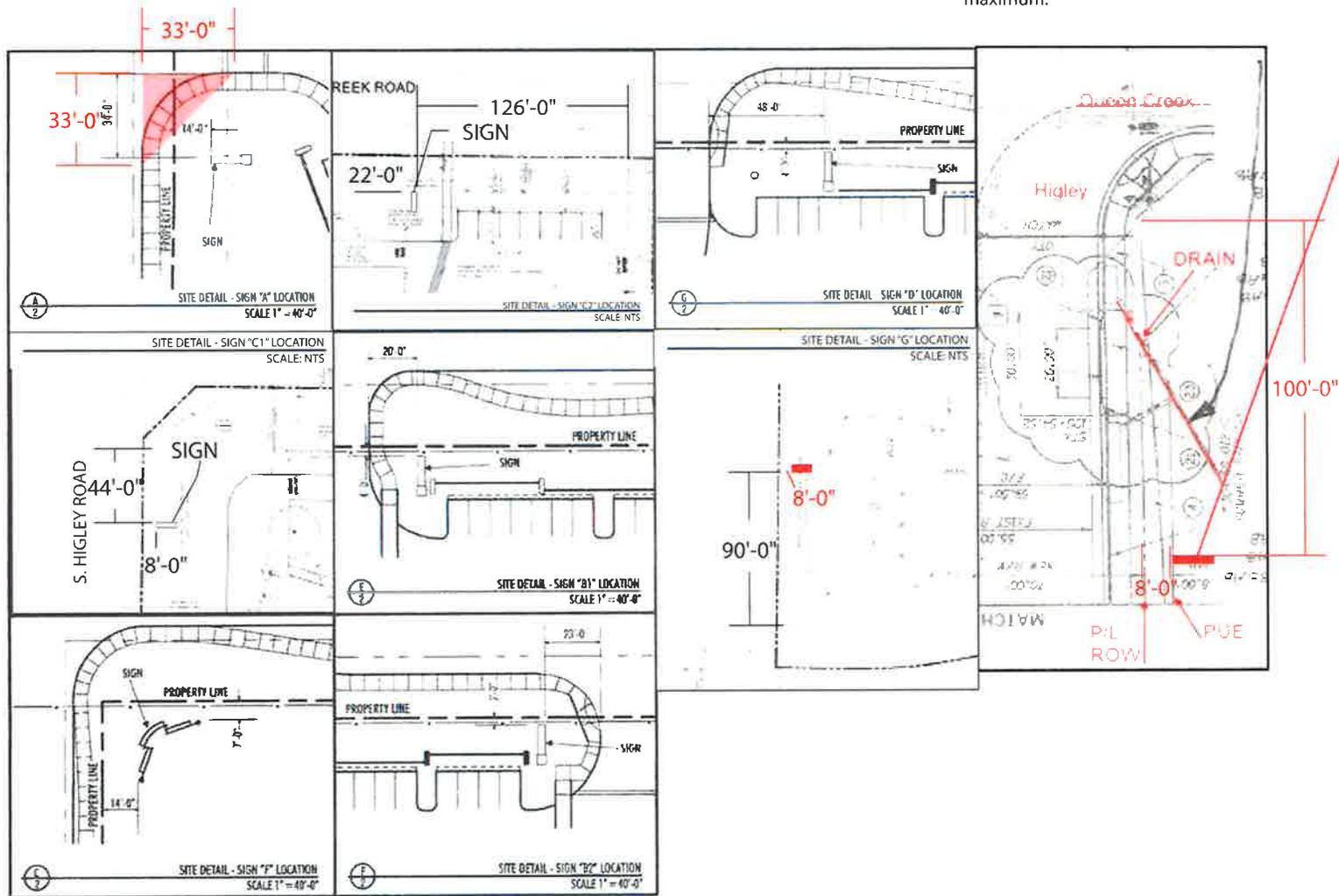
Make the findings and approve DR06-139, a Comprehensive Sign Program for Higley Village, subject to the following conditions:

1. The signs to be permitted for Higley Village, including the M&I Bank, shall conform to the Comprehensive Sign Program as approved by the Design Review Board on March 22, 2007.
2. The LED electronic changeable full color message signs for Sign Types A and B1 shall be limited to a message frequency at 4 changes per minute with a fade in and fade out transition.
3. The LED electronic changeable monochromatic message sign for Sign Types C1 and C2 shall be limited to only gasoline price changes necessitated by market fluctuations.
4. An Amendment to the Comprehensive Sign Program will be required for the proposed gas station/convenience store to be built on sub area 'A' as noted on the site plan sign locations of the Comprehensive Sign Program.



The sign will be kept at 3' vertically above adjacent basin.

Landscaped areas adjacent to public right-of-way shall be mounted and naturally contoured no more than 50% of the required ROW and landscaping tracts. Landscaping fronting adjacent street may be used for retention, retention area side slopes shall be varied and no slope shall exceed a 4:1 maximum.



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Case # D200-139-A

Date: 8/22/18

Street Side

Sign Area:
Total sign face-56 sf
ECM-24 sf



Paint Colors	
DE6222 Weather Board	SW7002 Downy
DE5216 Autumn Umber	
Translucent Vinyl Colors	
3M Intense Blue (3630-127)	3M Black (3630-22)
3M Red (3630-33)	3M Yellow (3630-015)

C1 DOUBLE FACED MONUMENT SIGN Scale: 1/2" = 1'-0" SQFT: 56

Fabricate & install one (1) illuminated double sided monument sign.
The sign will have a Med. Montex finish.

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

CUSTOMER APPROVAL

BY: _____ DATE: _____

W/O CHGS W/ CHGS

APPROVED
Administrative Design Review
Case Planner Initials: DC
Case # DE06-139-A
Date: 8/22/18

PROJECT: CobbleStone - 16
 LOCATION: 3249 East Queen Creek Road Gilbert AZ 85298
 9700 Valley Rd. Prescott Valley, AZ 85314
 800-257-6095
SIGNS PLUS
 Account Executive: Dale Johnson
 Designer: AL
 Design Number: 1732
 DATE: 11/23/2016
 SCALE: AS NOTED
 REVISIONS:
 R1: 05/17/2016 AL
 R2: 06/25/2016 SG
 R3: 06/28/2016 AL
 R4: 07/19/2016 AL
 R5: 07/24/2016 AL
 SHEET: 8 OF 18

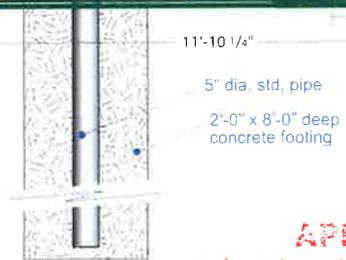
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Street Side

Total Sign Face: 41 sf.



Paint Colors	
DE6222 Weather Board	SW7002 Downy
DE5216 Autumn Umber	
Translucent Vinyl Colors	
3M Intense Blue (3630-127)	3M Black (3630-22)
3M Red (3630-33)	3M Yellow (3630-015)



C2 DOUBLE FACED MONUMENT SIGN Scale: 1/2" = 1'-0" SQFT: 42.29

Fabricate & install one (1) illuminated double sided monument sign.
The sign will have a Med. Montex finish.

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Case Planner Initials: *DC*
Case # *DIX20-157-A*
Date: *8/22/18*

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

CUSTOMER APPROVAL

BY: _____ DATE: _____

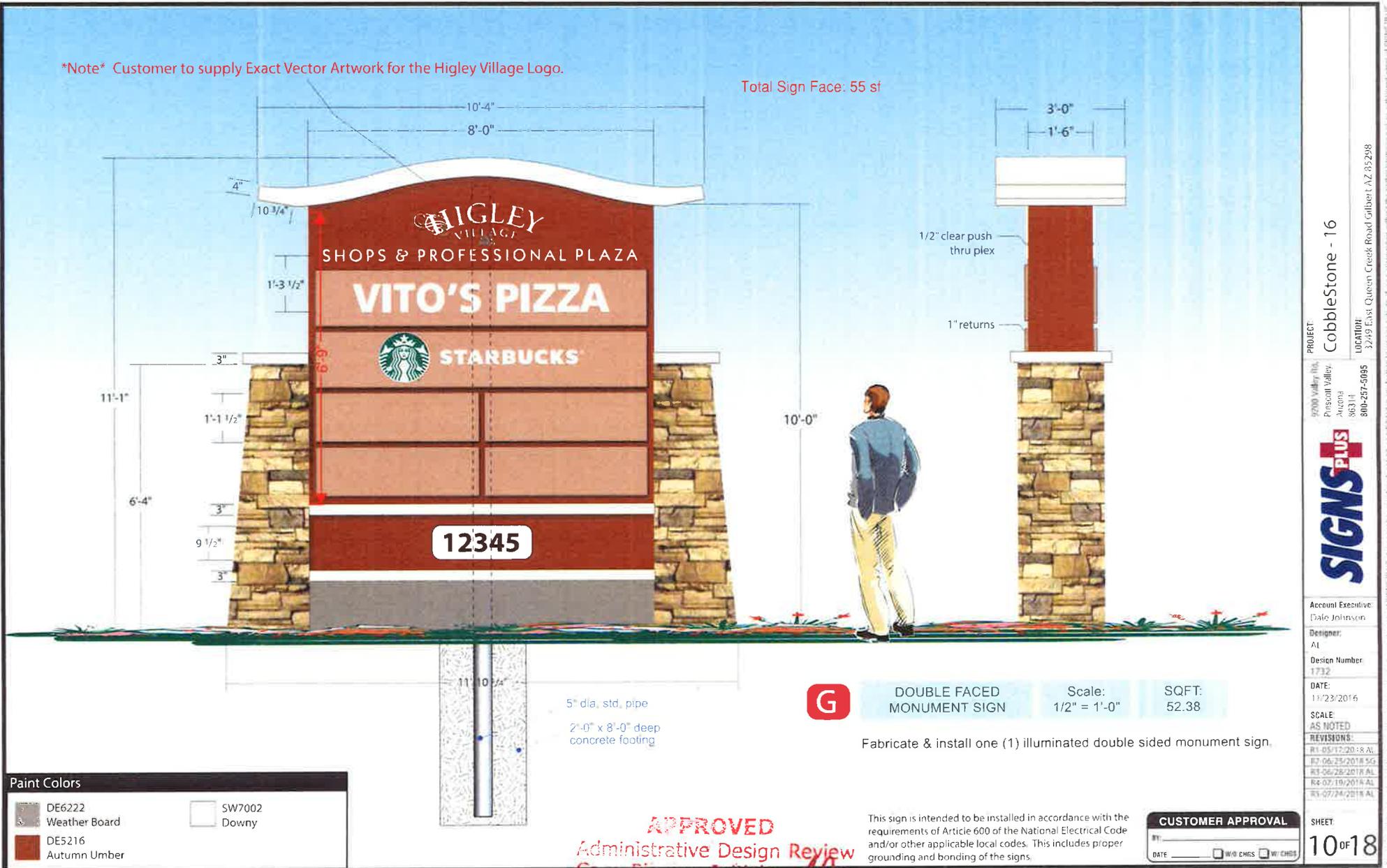
W/O CHGS W/ CHGS

PROJECT: Cobblestone - 16
 LOCATION: 3249 East Queen Creek Road Gilbert AZ 85298
 9200 Valley Rd., Prescott Valley, Arizona 86314
 800-257-6095
SIGNS PLUS
 Account Executive: Dale Johnson
 Designer: AJ
 Design Number: 1732
 DATE: 11/23/2016
 SCALE: AS NOTED
 REVISIONS:
 R1: 05/17/2018 AL
 R2: 06/25/2018 SG
 R3: 06/26/2018 AL
 R4: 07/19/2018 AL
 R5: 07/24/2018 AL
 SHEET 9 OF 18

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Note Customer to supply Exact Vector Artwork for the Higley Village Logo.

Total Sign Face. 55 sf



Paint Colors

	DE6222 Weather Board		SW7002 Downy
	DE5216 Autumn Umber		



DOUBLE FACED
MONUMENT SIGN

Scale:
1/2" = 1'-0"

SQFT:
52.38

Fabricate & install one (1) illuminated double sided monument sign.

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

CUSTOMER APPROVAL

BY: _____

DATE: _____ W/ CHS W/ CHS

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Administrative Design Review
Case Planner Initials: LD
Case # 17206-139-A
Date: 8/27/18

PROJECT: CobbleStone - 16

LOCATION: 3249 East Queen Creek Road Gilbert AZ 85298

9700 Valley View
Princeton Valley
Avondale
86314
800-257-5095

SIGNS PLUS

Account Executive:
Dale Johnson

Designer:
AL

Design Number:
1732

DATE:
11/23/2016

SCALE:
AS NOTED

REVISIONS:

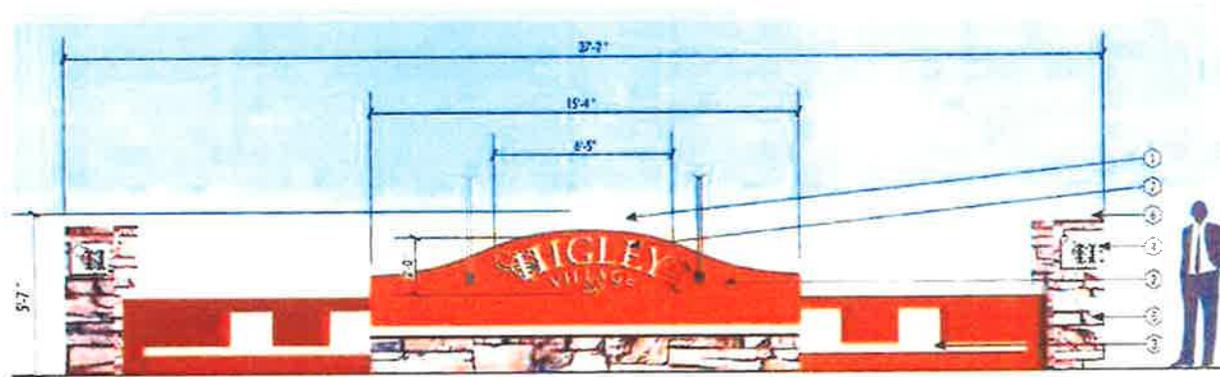
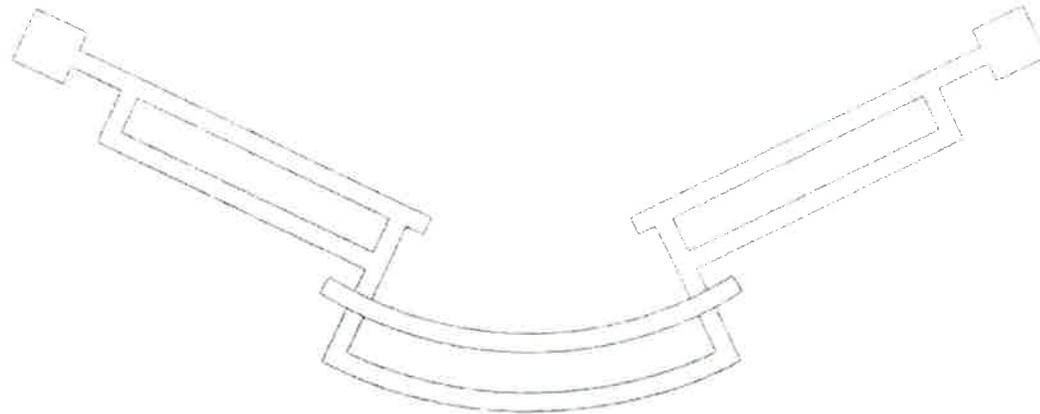
R1	05/17/2018	AL
R2	06/25/2018	SG
R3	06/28/2018	AL
R4	07/19/2018	AL
R5	07/24/2018	AL

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EXHIBIT F

ENTRY WALL LETTERS
FREESTANDING MONUMENT



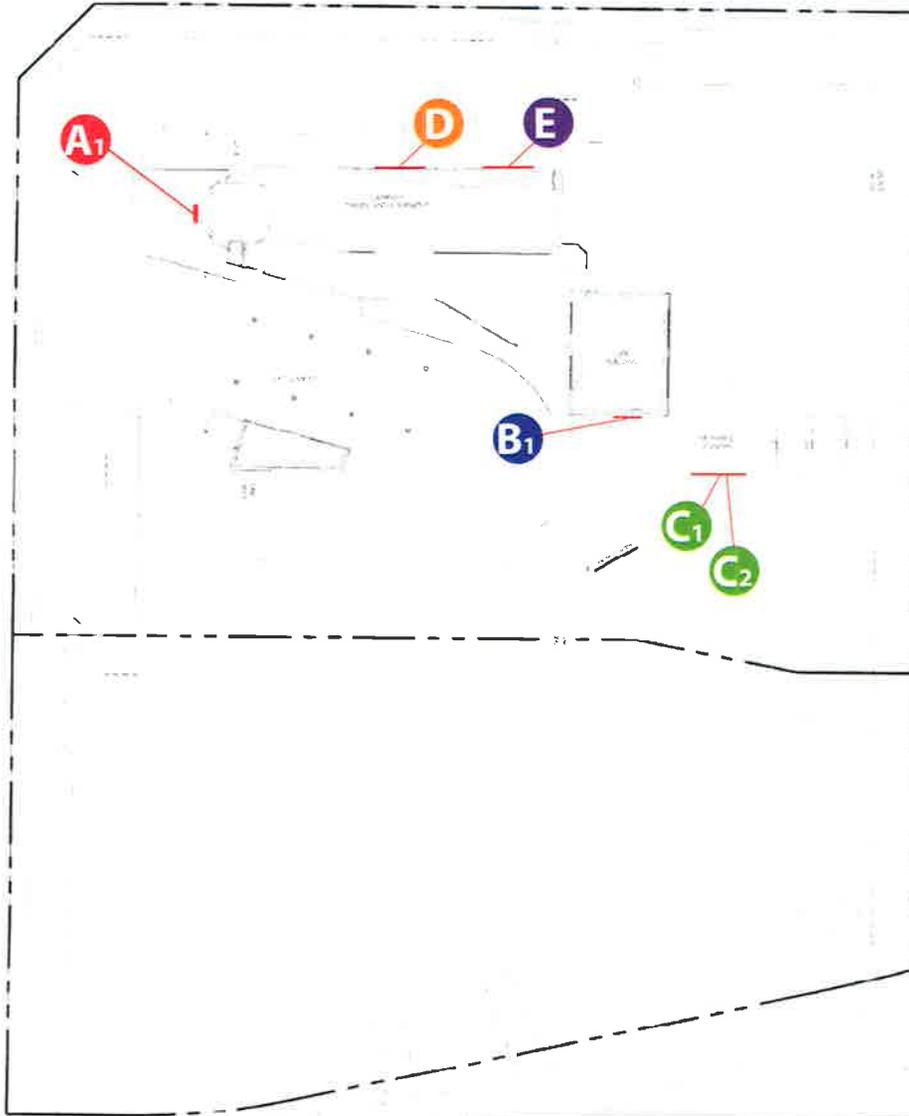
NOTES

- ① ALUMINUM PAINTED TO MATCH BUILDING #1 TEXTURE
- ② ALUMINUM PAINTED TO MATCH BUILDING #3 TEXTURE. ROUTED OUT WITH WHITE BACK LIP ACRYLIC
- ③ ALUMINUM PAINTED TO MATCH BUILDING #2 TEXTURE
- ④ BRUSHED ALUMINUM WITH ENGRAVED LOGO PAINTED BLACK
- ⑤ DECORATIVE STONE VENEER TO MATCH BUILDING ARCHITECTURE
- ⑥ STONE CAP BY PALISADES TO BE PROVIDED BY CUSTOMER
- ⑦ "WIGLEY" IS A PUNCH-THRU COPY WITH FIRST SURFACE ALUMINUM PEO OVERLAY

F S/F ILLUMINATED DISPLAY
SCALE 1/4" = 1'-0" 12.84"



E. QUEEN CREEK ROAD



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Case Planner Initials: DC

Case # D000-139-A

Date: 8/22/18



SITE
PLAN

Scale:
1" = 50'-0"

CUSTOMER APPROVAL

BY: _____
DATE: _____ N/R CHG M. CHG

	PROJECT: CobbleStone - 16 LOCATION: 3249 East Queen Creek Road Gilbert AZ 85298
	9200 Valley Rd. Prescott Valley Arizona 86314 800-257-6085
Account Executive: Dale Johnson	Designer: AL
Design Number: 1732	DATE: 11/23/2016
SCALE: AS NOTED	REVISIONS: R1 05/17/2016 AL R2 06/25/2016 SC R3 06/28/2016 AL R4 07/19/2016 AL R5 07/24/2016 AL
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 Case # *DR06-139-A*
 Date: *8/22/18*



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 BY: _____
 DATE: _____ W/ CHGS W/ CHGS

SIGNS PLUS

Account Executive: Dale Johnson
 Designer: AT
 Design Number: 1732
 DATE: 11/23/2016
 SCALE: AS NOTED
 REVISIONS:
 R1-05/17/2018 AL
 R2-06/25/2018 SG
 R3-06/28/2018 AL
 R4-07/19/2018 AL
 R5-07/24/2018 AL

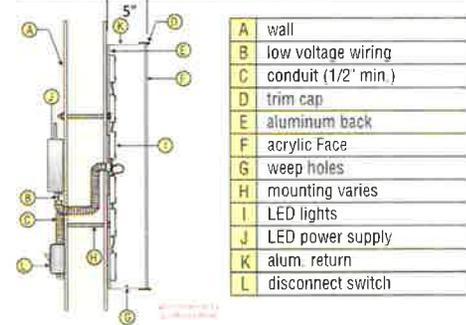
PROJECT: CobbleStone - 16
 LOCATION: 3249 East Queen Creek Road Gilbert AZ 85298
 9200 Valley Rd
 Prescott Valley
 Arizona
 86314
 800-257-5995

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PC Letter / LEDs - Cross Section Detail



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

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 Date: 8/22/18

A1

ALUMINUM PAN CHANNEL LETTERS

Scale: 1/2" = 1'-0"

SQFT: 83.29

37.5+22+23.79=83.29sqft

Fabricate & install one (1) LED illuminated pan channel letter signs. The signs will have 5" deep .040 aluminum returns with 1/8" white plex overlaid with 3M trans. vinyl and 3/4" trimcap. The letters will then be mounted flush to the wall.

Vinyl Colors			
	3M Yellow (3630-015)		3M Black (3630-22)
	3M Bristol Blue (3630-97)		3M Bristol Blue (3630-97)



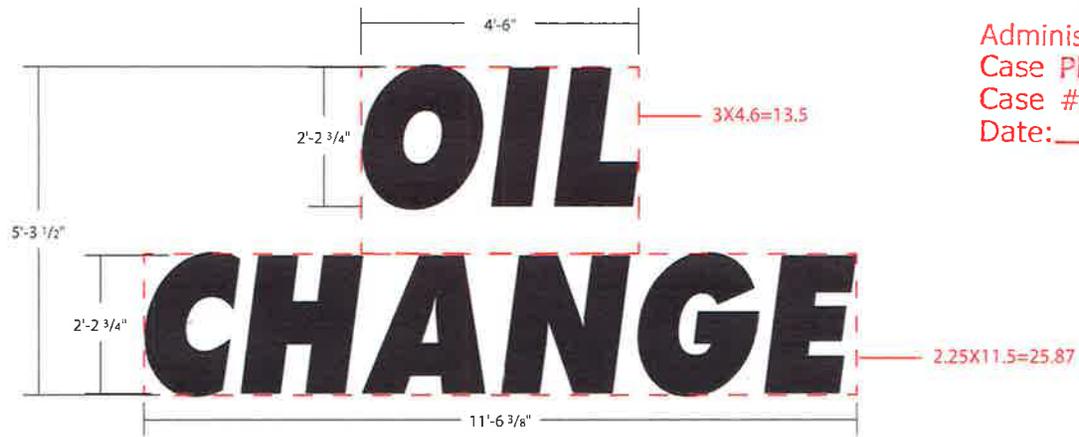
NIGHT VIEW

CUSTOMER APPROVAL

BY: _____
 DATE: _____ M/C CHS W/ CHS

PROJECT: CobbleStone - 16
 LOCATION: 3249 East Queen Creek Road Gilbert AZ 85298
 9200 Valley Rd. Prescott Valley, Arizona 86314 800-253-6095
SIGNS PLUS
 Account Executive: Dale Johnson
 Designer: AL
 Design Number: 1732
 DATE: 11/23/2016
 SCALE: AS NOTED
 REVISIONS:
 R1: 05/17/2016 AL
 R2: 06/21/2016 SC
 R3: 06/26/2016 AL
 R4: 07/19/2016 AL
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 Date: 8/22/18

B1

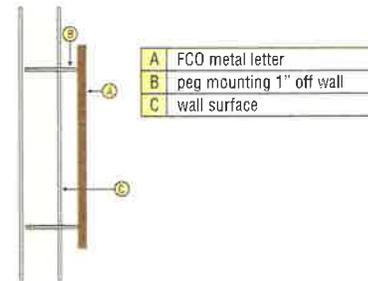
ALUMINUM FLAT
 CUT OUT LETTERS

Scale:
 1/2" = 1'-0"

13.5+25.87=39.37sqft
 SQFT:
 39.37

Fabricate & install one (1) set of FCO letters. The letters will be .125 aluminum painted black. The letters will be stud mounted 1" off the wall.

Non-Illuminated FCO - Cross Section Detail



CUSTOMER APPROVAL

BY: _____
 DATE: _____ NOT CHECK W/ CHECK

SIGNS PLUS

PROJECT: CobbleStone - 16
 LOCATION: 3249 East Queen Creek Road Gilbert AZ 85298

9200 Valley Rd
 Prescott Valley,
 Arizona
 86314
 800-287-5085

Account Executive:
 Dale Johnson

Designer:
 AL

Design Number:
 1732

DATE:
 11/23/2016

SCALE:
 AS NOTED

REVISIONS:
 R1 05/17/2016 AL
 R2 06/25/2016 SC
 R3 06/28/2016 AL
 R4 07/19/2016 AL

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C1

FLAT CUT OUT ALUMINUM LETTERS

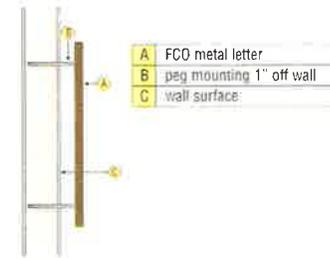
Scale: 1/2" = 1'-0"

SQFT: 29.25

1.5x19.5=29.25

"CAR WASH ENTRANCE" one (1) set of FCO letters. The letters will be .125 aluminum painted black and stud mounted 1" off the wall

Non-Illuminated FCO - Cross Section Detail



C2

HANGING PANELS

Scale: 3/4" = 1'-0"

SQFT: 9.75 EA.

Total SQFT: 29.25

Fabricate & install three (3) .125 aluminum panels with 3M digital vinyl graphics applied to the face w/ UV lam. Hung with 2"x2" square tube painted brushed aluminum.

2"x2" square tube
Painted Brushed Silver



APPROVED

Administrative Design Review

Case Planner Initials: DC

Case # D106-139-A

Date: 3/22/18

CUSTOMER APPROVAL

BY: _____

DATE: _____ W/ CHDS W/ CHDS

PROJECT: CobbleStone - 16

9200 Valley Rd.
Prescott Valley
Arizona
86314
800-257-6095

SIGNS PLUS

Account Executive: Dale Johnson

Designer: AL

Design Number: 1732

DATE: 11/23/2016

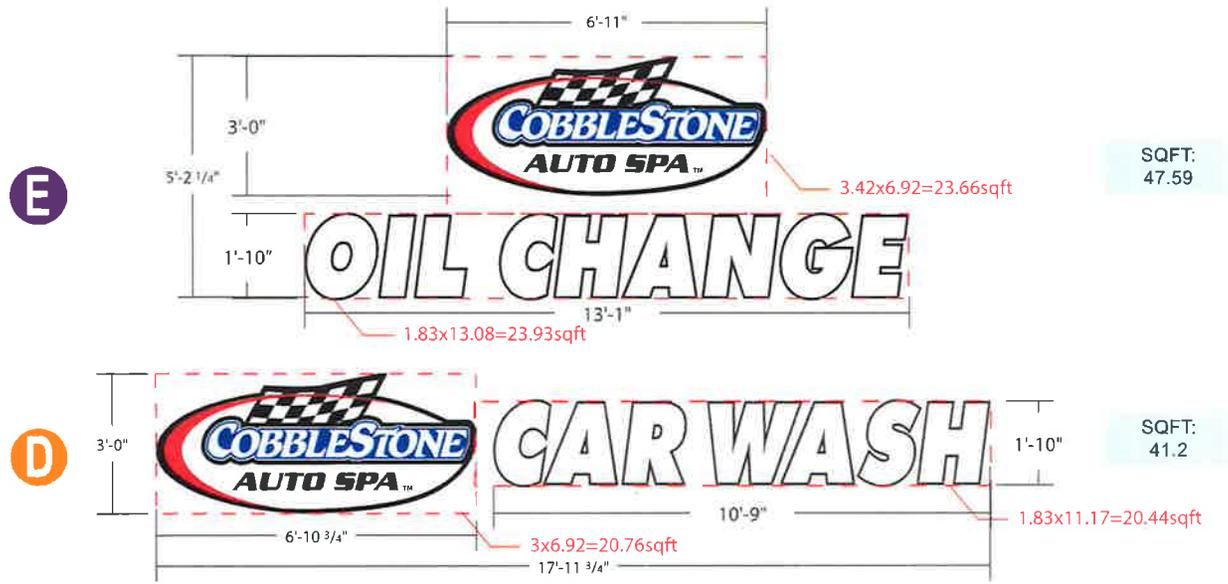
SCALE: AS NOTED

REVISIONS:

R1 05/17/2018 AL
R2 06/25/2018 SG
R3 06/26/2018 AL
R4 07/19/2018 AL

SHEET:

17 OF 18



ALUMINUM PAN CHANNEL CAN Scale: 3/8" = 1'-0"

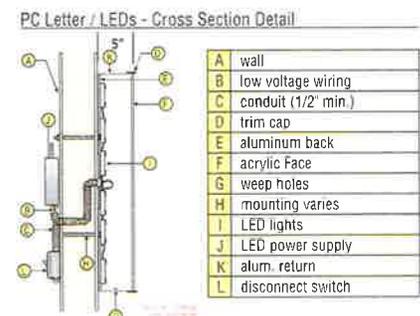
Fabricate & install one (1) white LED illuminated pan channel can display.

"CAR WASH" - will be pan channel letters with a 5" deep black return and black 3/4" trim cap with white plex faces overlaid with 3M digitally printed vinyl graphic with UV lam.

Logo - Fabricate & install two (2) white LED illuminated pan channel logos. Will have 5" black return with 1" trim cap and a white plex face overlaid with 3M Intense Blue (3630-127), 3M Red (3630-33), 3M Black (3630-22) vinyl.

"OIL CHANGE" - will be pan channel letters with a 5" deep black return and black 3/4" trim cap with white plex faces overlaid with 3M black vinyl.

Vinyl Colors	
 3M Intense Blue (3630-127)	 3M Black (3630-22)
 3M Yellow (3630-015)	 3M Red (3630-33)



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

APPROVED
 Administrative Design Review
 Case Planner Initials: DL
 Case # D2016-1391A
 Date: 8/22/18

CUSTOMER APPROVAL
 BY: _____
 DATE: _____ W/ CHS W/ CHS

PROJECT: CobbleStone - 16
LOCATION: 3249 East Queen Creek Road Gilbert AZ 85298
3200 Valley Road, Prescott Valley, Arizona 86314, 800-257-5095
SIGNS PLUS
Account Executive: Onle Johnson
Designer: AL
Design Number: 1732
DATE: 11/23/2016
SCALE: AS NOTED
REVISIONS:
 R1: 05/17/2016 AL
 R2: 06/25/2016 SC
 R3: 06/28/2016 AL
 R4: 07/12/2016 AL
SHEET: 18 OF 18

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HIGLEY

VILLAGE
EST
2007

COMPREHENSIVE SIGN PROGRAM

AUGUST 2007

APPROVED

Administrative Design Review
Case Planner Initials: SF
Case # PDA 2007-00082
Date: 9/18/2007

ARCHITECTS :

John S. Szafran

DPA

Designers of Progressive Architecture

7272 E. Indian School Rd, Ste. 214

Scottsdale, Arizona

Phone: 480-941-4222

Fax: 480-941-3888

Email: jszafran@dpaarchitects.com

DEVELOPER :

Kiko Smith

Higley Village

Development LLC.

1121 W. Warner Rd. Ste. 109

Tempe, Arizona 85284

Phone: 480-831-2000

Fax: 480-393-7656

SIGNAGE CONSULTANT :

Kelee Walton

Young Electric Sign Company

6725 West Chicago Street

Chandler Arizona 85226

Phone (602) 532-5334

Fax (480)-961-5923

Email k Walton@yesco.com

www.yesco.com

Higley Village Gilbert, Arizona

2. Project Narrative

Higley Village is a unique mixed use development with professional offices and retail located at the Southeast corner of Queen Creek Road and Higley Road in Gilbert Arizona. The project comprises a total of 17 acres. It consists of 5 professional office buildings ranging in size from 5000 square feet to 28000 square feet, for an approximate total of 80,000 (+/-) square feet. The development is organized with the professional buildings located to the South of the project and the shops and pad facing the North of the project. The development uses multi tenant monument signs to identify the tenants and direct visitors to the merchant of their choice. This comprehensive sign plan follows the standards set forth in the Town of Gilbert's sign code for comprehensive sign plans.

3. Design Theme

Building architecture utilizes traditional materials such as stone, tile and stucco combining them in a contemporary blend of Southwest and Tuscan architecture. The materials used in the construction of the signs are directly related to the buildings architecture nearby and their materials, colors, and textures. The use of stone and roof tile in the architecture provide additional inspiration for the sign design theme.

4. Detached Signs

Signage is created to provide identification and wayfinding using a hierarchy of signage.

Sign Type F

Freestanding Monument with project identification:

This is a grand architectural landscape wall feature with Reverse Pan Channel Letters halo illuminated with white LED which creates a soft sophisticated image for the project. This is placed in the southeast corner of the project. This feature enhances the property as it faces out into the



intersection of Higley and Queen Creek. It blends with the architecture of the site walls and buildings.

Freestanding Monument signs:

These signs are used along both Higley Road and Queen Creek Road to identify the retail merchants and the professional office end users inside the development. The code allows for 8' maximum height and 32 maximum sq. ft. unless the buildings they represent are more than 75ft. from the right of way (ROW). The buildings are 75' or more from the ROW. These signs are placed within code being no closer than 100 ft to each other.

Sign type A

This sign is placed at the entrance on Higley Road and Queen Creek Road to identify the Professional tenants located within the Professional Plaza Condominiums and the retail merchants. These signs are 8' in overall height and has approximately 60 sq.ft of sign area. This sign will utilize routed aluminum with pushed through acrylic with an overlay of aluminum for the Higley Village letters. This will give a halo illumination a night. The "Shops & Professional Plaza" copy will be routed from the aluminum and backed up with white acrylic.

Sign type B1 and B2

This Freestanding Monument sign is placed at the entrances on Queen Creek and is provided to identify the retail tenants and professional office end users inside the development. These signs are 8' in overall height and approximately 60 square feet in sign area. These signs are within the limits of the Town of Gilbert sign code.

Sign type C1 and C2

These Freestanding Monument signs are placed along Higley Road and Queen Creek to identify the sub area housing the Auto Spa, Gourmet Market and Convenience Store and retail shops. The gasoline brands and the price of the fuel will be identified on this sign. The price changer is a monochromatic led price changer. These signs are 6' in overall height and approximately 32 square feet in sign area. We request approval to use the price changer to change prices as necessary with the market. Typically the changes will remain static for long periods of time.

Sign type D

This freestanding monument sign is placed at the entrance closest to M&I Bank on Queen Creek. This sign will use pan channel letters with face illumination and routed text with pushed through acrylic with day night vinyl, for identifying M&I Bank and the tenants of the Higley Village Shops and Professional Plaza. This sign is 6' in overall height and approximately 32 sq. ft. in total sign area as allowed in the Town of Gilbert sign code.

Sign type E

Directory signs: Internal to the project directory signs have been oriented to identify each of the professional tenants in the professional plaza and to provide directional information to specific suites. There are nine of these sign types. The code allows for one directory sign for every five tenants. These buildings have the possibility for fifty tenants.

5. Attached Wall Signs

1.Placement: The plan identifies areas on each building elevation where tenant identification may be placed called "sign envelopes". The envelopes shown on the building elevations are general sign locations. The Landlord or Association will provide the tenants with the sign envelope allowed for their use. The sign envelope will not necessarily always be attached to their leased space.

2.Size: The total amount of square footage allowed for the sign area will be calculated by one and a half (1.5) times the linear front of the leased or occupied space if the building is more than 75' from the right of way and One (1) times the linear front of the building if closer than 75' from the right of way. The sign will not be more in length than 80% of the length of the leased or occupied space. The sign can not exceed the sign area of the sign envelope as shown.

3.Colors:

Professional Plaza: The color of wall-mounted signs attached to the Professional Plaza shall be limited to a standard palette of brushed aluminum in reverse pan channel letters with white gelcore LED halo illumination.

Retail: The color of signage for the retail tenants is open but must be approved by the Landlord or Association.

4.Illumination:

The Professional Plaza attached wall signs will be Halo illuminated with white Gelcore LED only.

The Retail tenants can utilize either halo or face illumination or a combination of both using Gelcore LED's only.



5. Address: The building addresses will be a non-illuminated face 12" OAH.

6. Individual Suites:

Wall plaques identifying suite numbers and with ADA required Braille will be provided at the entry to each suite of the Professional Plaza. The wall plaques are designed with painted aluminum, clear acrylic and black first and second surface vinyl.

7. Wall signs will be restricted to identifying the person, firm, corporation or the products and/or services offered specifically at this location.

8. Logos. Logos are to be a maximum of six (6) square feet in total area. Any increase in size shall be approved by the Design Review Board.

9. No sign is allowed to be installed without electrical provided. Providing electrical is the responsibility of the tenant. Each sign vendor must hook up to the electrical at the time of installation. All signs are required to be illuminated.

10. Any sign not in compliance with this sign plan will be removed at the owners expense within 10 days of receiving written warning from the landlord/association.

Professional Offices Building Wall Sign Standards

Also refer to section 5 Attached wall signs for additional information. All signs shall be placed within a sign envelope designated on the elevation drawings included in the exhibits hereto. Not more than one sign may be placed in each sign envelope. All signs shall comply with the following:

1. Sign area for each Occupant wall sign shall be limited to a maximum of the sign envelope shown or as calculated by The Town of Gilbert Sign Code stated in item 4. below.
2. Envelopes available per occupant are defined in the table below:

Building Wall Sign Envelope Schedule Table

Occupants Occupying	75% - 100%	Maximum of 3 sign envelopes.
Occupants Occupying	50% - 74%	Maximum of 2 sign envelopes.
Occupants Occupying	21%-49%	Maximum of 1 sign envelope, unless otherwise approved by the landlord and or the

		Association.
Occupants Occupying	0-20%	May or may not get to have a maximum of 1 sign envelope as approved by landlord and or the Association.

3. Occupant may occupy a maximum of 3 sign envelopes, subject to Landlord and or Association approval.
4. Occupant's signage not to exceed envelopes size as defined in envelope schedule and 1 (one) square foot of signage for every linear foot of the frontage of either the entrance or the elevation facing the main street which ever is greater. If their building is more than 75 feet from the street they may have 1½ (one and one half) square foot of signage for every linear foot of the frontage.
5. The Landlord and or Association to designate and approve sign envelopes for each tenant.
6. Tenant occupying a corner location may be granted a second sign space subject to Landlord or Association approval.
7. All signs to be halo-illuminated with white Gel Core LEDs Only.
8. Signs constructed of aluminum, reverse pan channel, individual letters only.
9. Letter returns to be a minimum 3" deep and a maximum of 5" deep.
10. No exposed hardware or fasteners allowed.
11. No exposed conduit or raceways may be used. All conductors and transformers must be concealed.
12. All exterior bolts, fasteners, clips or other hardware shall be of hot-dipped galvanized iron or stainless steel. No black iron materials of any type shall be permitted.
13. Color of letter face must be brushed aluminum only.
14. Color of letter return must be brushed aluminum only.
15. All penetrations of the building shall be neatly sealed and kept in a watertight condition. Building penetrations shall be minimized. Upon removal of any sign, the fascia shall be restored to the texture, color and finish of the surrounding wall area at the Occupant's expense.
16. Any wall penetrations of roof membrane or building fascia must be sealed properly and it is the Occupant's responsibility to obtain a re-certification of the material warranty from the original provider.
17. Locations of all signs are as shown and approved in this comprehensive sign plan.
18. All letters with a stroke width greater than 5" must use two strokes of LED lighting to illuminate.
19. All signs must be comply with all electrical and UL codes and show the label of verification.



20. All signs must be installed with a license sign contractor only and it is the responsibility of the Occupant to verify the work being completed on the premises is with only insured licensed contractors. The Occupant is responsible for any subsequent litigation or claims a contractor or sub contractor may have with the Association.

The Higley Village Association and or Landlord reserves the sole right to interpret enforce and administer the terms and conditions of the sign criteria and all related documents and policies.

Retail Tenant Building Wall Sign Standards

Also refer to section 5 Attached Wall signs for additional information.

All retail tenants will be allowed one and one-half (1 ½) square foot of wall signage for every linear foot of building frontage for either the elevation facing the street or the elevation with the entrance which ever is greater.

1. Each tenant will be allowed a sign envelope assigned by the landlord unless a specific sign plan is submitted and approved by the Town of Gilbert.
2. Colors and font are open and subject to approval from the Landlord and or Association and the Town of Gilbert.
3. Each tenant is required to show written proof of Landlord and or Association approval prior to applying for permits from the Town of Gilbert.
4. Each tenant shall provide the Landlord or the Landlord representative two sets of full color scaled drawings with the following:
 - a. The site plan showing the buildings exact location within the development.
 - b. A plan view of the leased space showing the exact location of the space, the size of the space and the frontage used to calculate the square footage.
 - c. Full building elevations with the desired sign envelope delineated.
 - d. A full color scale drawing of the sign showing attachment method and side view.
5. Each tenant will receive back a response of either approved, approved as noted or denied. Approved means proceed to the Town of Gilbert for permits. Approved as noted means

redesign with the notes made and then you may proceed with permitting. Denied means to redesign and resubmit to Landlord for approvals.

6. No tenant shall install any wall signage without the written approval of the Landlord or the Landlords agent. Any tenant who installs a sign without written approval will be notified by the landlord to remove the sign at their expense. If the sign is not removed or brought into compliance by the tenant the Landlord will remove the sign with the contractor of their choice and the tenant will be responsible for any and all charges associated with removing the noncompliant sign.

M&I Bank Sub Area Sign Plan

The Bank owner has attached the sign package specific to their site within the development. Each sign is specified on the site plan with detail pages. The Bank will be allowed to utilize both halo illumination and face illumination of the letters or a combination of both. See attached exhibits for details.

Sub Area Gourmet Market/Convenience Store and Auto Spa

The Gourmet Market/Convenience Store and Auto Spa Area will submit a sign plan specific to their sub area as an amendment to this Master Sign Plan. The sub area sign plan will include the all of the desired signs on a site plan with the exact sizes and locations shown. The amendment can be approved on an administrative level and not have to go through the same public process as the Comprehensive Sign Plan. The following will be allowed for the convenience store sub area:

Canopy signs
Gas toppers
Vehicular directional signs both wall mounted and detached
Illuminated and non illuminated attached wall signs (not to exceed stated allowances)

Entry Door/ Side Lite Sign Standards

All materials are to be #220-10 white, reverse cut, high performance 3M Scotchcal vinyl. Area of window signs not to exceed 25% of the total window area. Window signage limited to Tenant/User names, hours of operation and telephone number, except as otherwise approved by Landlord and the Town of Gilbert.



Building Address/Identification Standards

All buildings shall have one (1) building address identification per elevation. Each address character shall be 1/2" fco brushed aluminum or painted dark bronze to match building tenant signage.

The character height shall be 12". Building address identification and locations shall comply with exhibits contained within this comprehensive sign plan.

Temporary Signs

Any banners or temporary signs are allowed but must follow the Town of Gilbert sign Code for temporary signs and approved by the Town of Gilbert and Landlord.



Notice of Decision

Project Name: DR06-139: COMPREHENSIVE SIGN PROGRAM FOR HIGLEY VILLAGE

Project Number: DR06-139

Date: March 28, 2007

Applicant Information: Young Electric Sign Company
Attn: Kelee Walton/James Carpenter
6725 W Chicago Street
Chandler, AZ 85226

Owner Information: Higley Village Development, LLC
1121 W Warner Rd., Suite 109
Tempe, AZ 85284

Planner: Susan Fiala, Senior Planner *SF*
P: 480.503.6815 480.497.4923
Email: sfiala@ci.gilbert.az.us

Action: The Design Review Board on March 22, 2007 approved this project, subject to the approved exhibits in the project file, the attached findings, and the conditions listed in the attached minutes. Please address all conditions of approval prior to submittal of construction documents. We look forward to working with you through construction drawings and field inspections.

If public hearing notice signs were installed on the site, please know that they were required to be removed within 10 days after the public hearing date. Please ensure the signs have been removed.

Should you have any questions, please do not hesitate to call me.

Attachments: Findings of Fact
Design Review Board Draft Minutes

Findings of Fact

DR06-139: HIGLEY VILLAGE COMPREHENSIVE SIGN PROGRAM

1. The project is consistent with applicable design guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and the Environmental Planning Elements;
3. The sign proposal is consistent with all applicable provisions of the Zoning Code;
4. The sign proposal is compatible with adjacent and nearby residential developments; and
5. The project design provides for safe and efficient provision of public services.

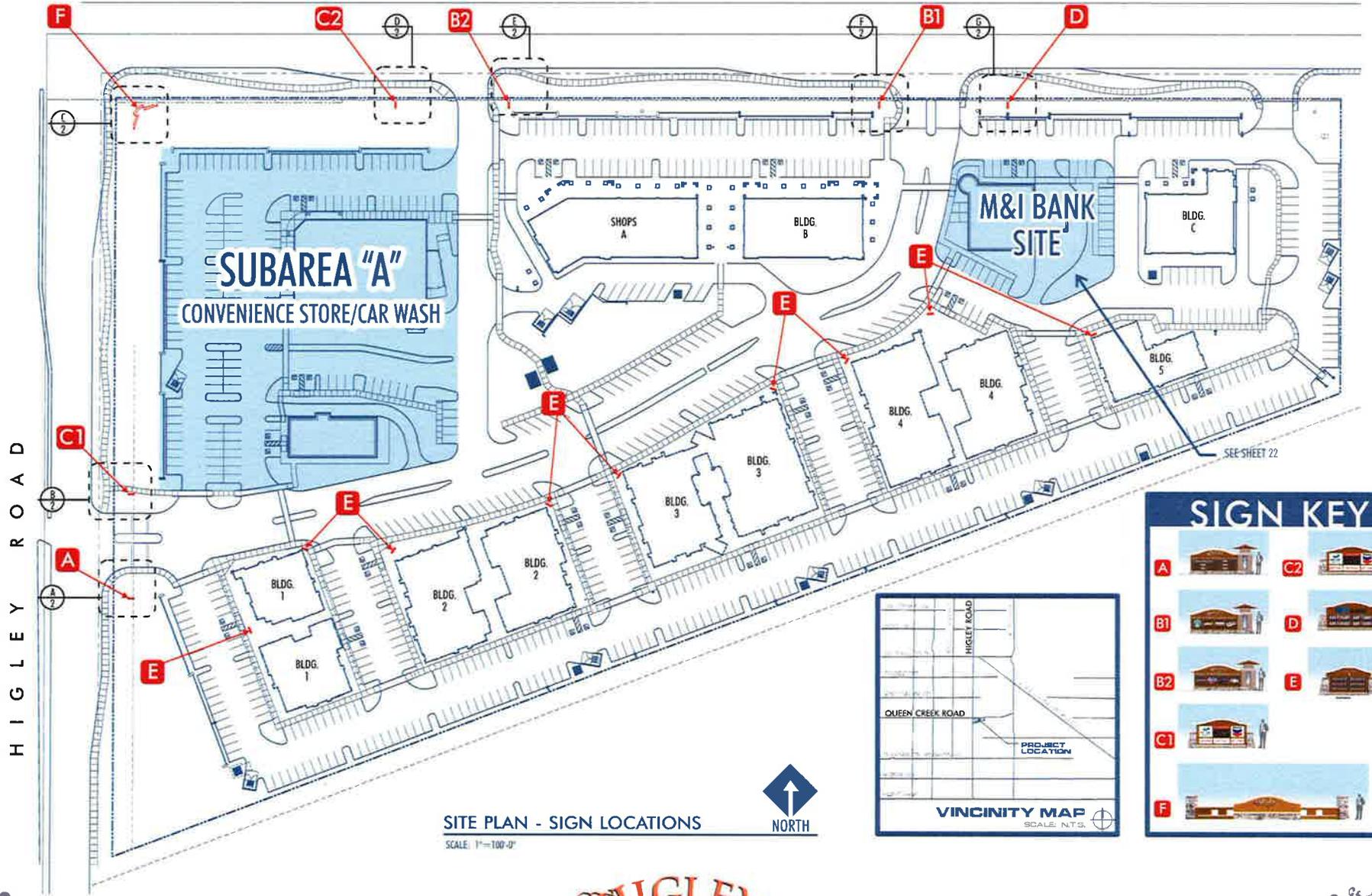
DR06-139 - Higley Village, DR06-139, located at the southeast corner of Queen Creek and Higley Roads.

Make the findings and approve DR06-139, a Comprehensive Sign Program for Higley Village, subject to the following conditions:

1. The signs to be permitted for Higley Village, including the M&I Bank, shall conform to the Comprehensive Sign Program as approved by the Design Review Board on March 22 2007.
2. The LED electronic changeable full color message signs for Sign Types A and B1 shall be limited to a message frequency at 4 changes per minute with a fade in and fade out transition.
3. The LED electronic changeable monochromatic message sign for Sign Types C1 and C2 shall be limited to only gasoline price changes necessitated by market fluctuations.
4. An Amendment to the Comprehensive Sign Program will be required for the proposed gas station/convenience store to be built on sub area 'A' as noted on the site plan sign locations of the Comprehensive Sign Program.



QUEEN CREEK ROAD



HIGLEY ROAD

SUBAREA "A"
CONVENIENCE STORE/CAR WASH

M&I BANK
SITE

SHOPS
A

BLDG.
B

BLDG.
C

BLDG.
1

BLDG.
2

BLDG.
3

BLDG.
4

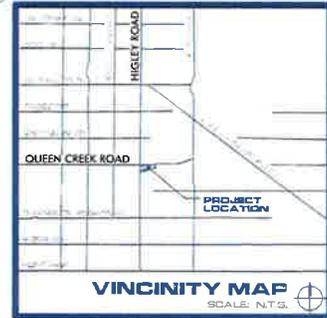
BLDG.
4

BLDG.
5

SEE SHEET 22

SITE PLAN - SIGN LOCATIONS

SCALE: 1"=100'-0"



SIGN KEY

A		C2	
B1		D	
B2		E	
C1			
F			

HIGLEY VILLAGE

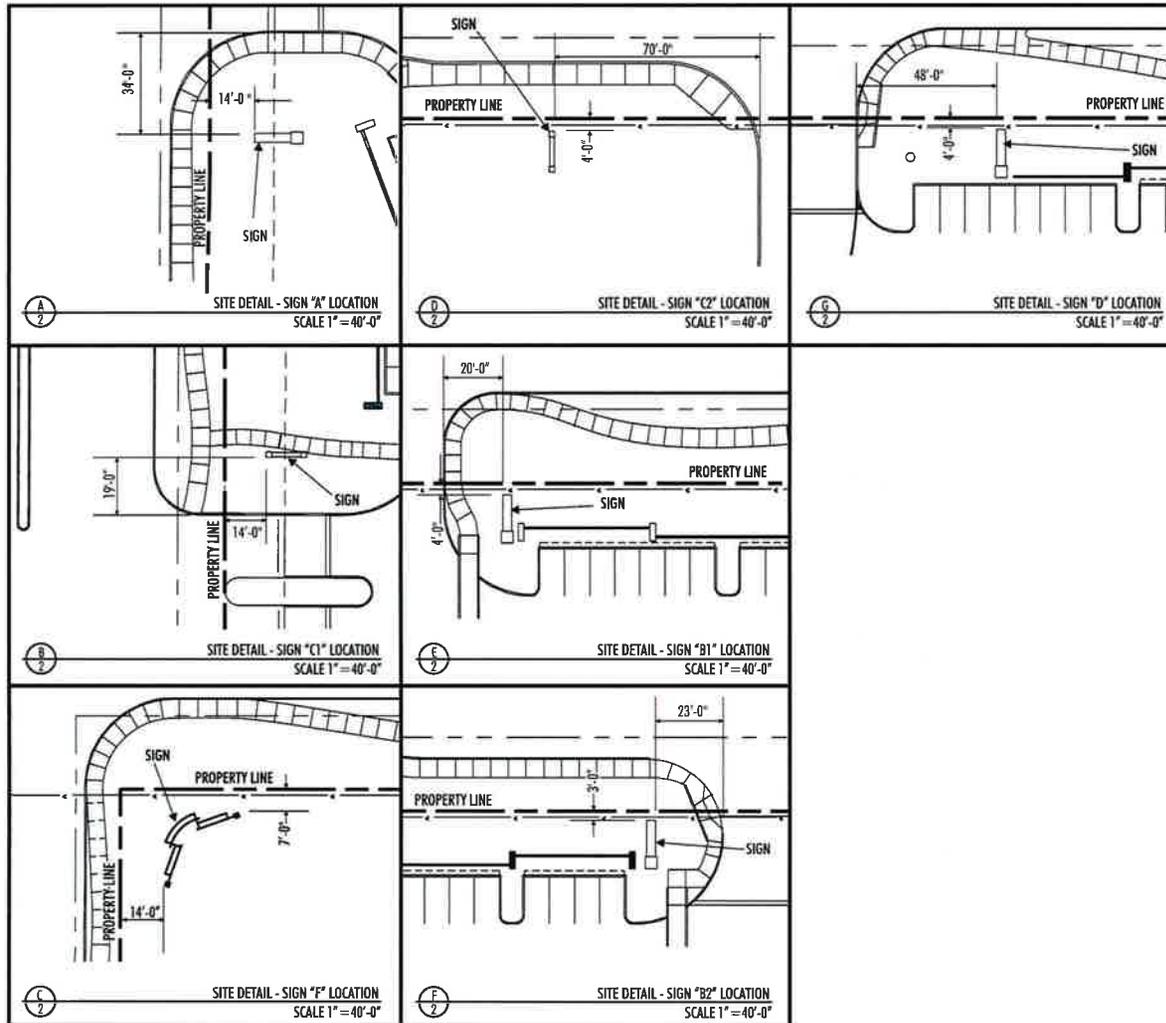
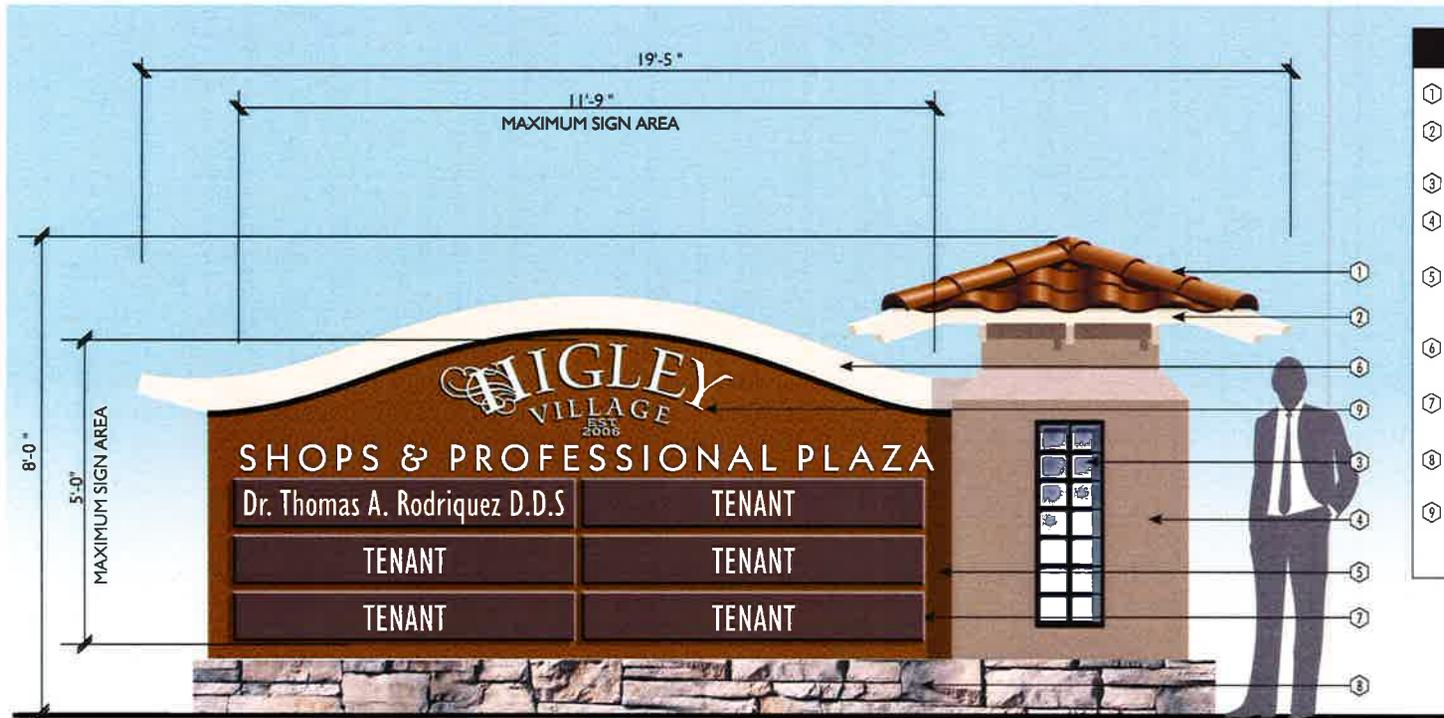


EXHIBIT A
MONUMENT
SIGN



- NOTES**
- ① ROOF TILE TO MATCH BUILDING.
 - ② ROUGH SAWN WOOD PAINTED TO MATCH ARCHITECTURE.
 - ③ GLASS BLOCK.
 - ④ ALUMINUM PAINTED TO MATCH BUILDING. #2 TEXTURE.
 - ⑤ ALUMINUM PAINTED TO MATCH BUILDING. #3 TEXTURE. ROUTED OUT WITH BACK-UP WHITE ACRYLIC.
 - ⑥ ALUMINUM PAINTED TO MATCH BUILDING. #1 TEXTURE.
 - ⑦ TENANT PANELS ROUTED OUT WITH BACK-UP WHITE ACRYLIC.
 - ⑧ DECORATIVE STONE VENEER TO MATCH BUILDING ARCHITECTURE.
 - ⑨ "HIGLEY" IS 1" PUSH-THRU COPY WITH FIRST SURFACE ALUMINUM FCO OVERLAY.

A D/F ILLUMINATED DISPLAY
SCALE 1/2" = 1'-0" 58.75



EXHIBIT B1
MONUMENT
SIGN



- NOTES**
- ① ROOF TILE TO MATCH BUILDING.
 - ② ROUGH SAWN WOOD PAINTED TO MATCH ARCHITECTURE.
 - ③ GLASS BLOCK.
 - ④ ALUMINUM PAINTED TO MATCH BUILDING #2 TEXTURE.
 - ⑤ ALUMINUM PAINTED TO MATCH BUILDING #3 TEXTURE. ROUTED OUT WITH BACK-UP WHITE ACRYLIC.
 - ⑥ ALUMINUM PAINTED TO MATCH BUILDING #1 TEXTURE.
 - ⑦ TENANT PANELS ROUTED OUT WITH BACK-UP WHITE ACRYLIC & 1ST SURFACE VINYL OVERLAY.
 - ⑧ DECORATIVE STONE VENEER TO MATCH BUILDING ARCHITECTURE.
 - ⑨ "HIGLEY" IS 1" PUSH-THRU COPY WITH FIRST SURFACE ALUMINUM FCO OVERLAY.

B1 D/F ILLUMINATED DISPLAY
SCALE 1/2"=1'-0" 58.75⁰⁰



EXHIBIT B2
MONUMENT
SIGN



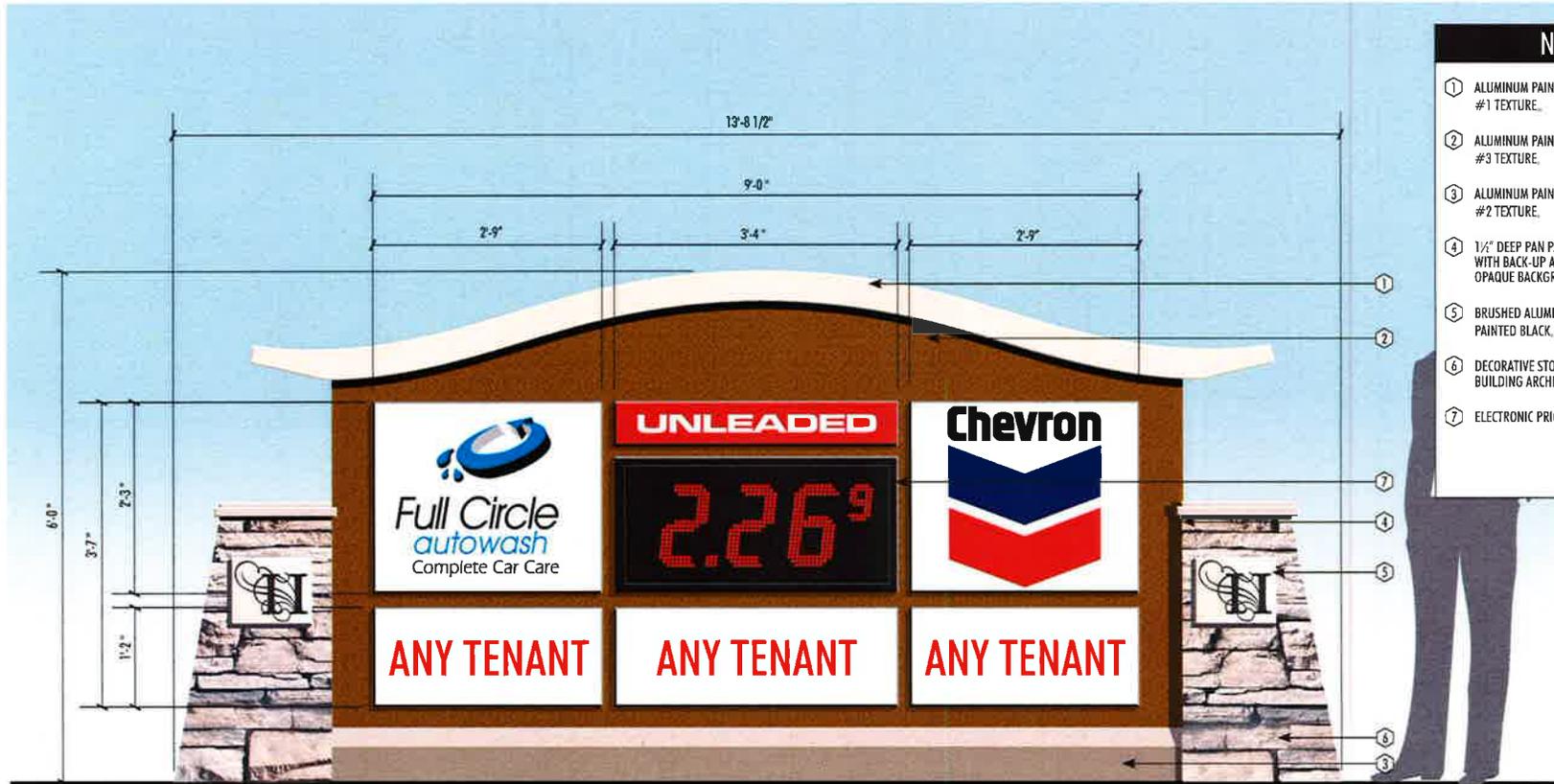
NOTES	
①	ROOF TILE TO MATCH BUILDING.
②	ROUGH SAWN WOOD PAINTED TO MATCH ARCHITECTURE.
③	GLASS BLOCK.
④	ALUMINUM PAINTED TO MATCH BUILDING #2 TEXTURE.
⑤	ALUMINUM PAINTED TO MATCH BUILDING #3 TEXTURE. ROUTED OUT WITH BACK-UP WHITE ACRYLIC.
⑥	ALUMINUM PAINTED TO MATCH BUILDING #1 TEXTURE.
⑦	TENANT PANELS ROUTED OUT WITH BACK-UP WHITE ACRYLIC & 1ST SURFACE VINYL OVERLAY.
⑧	DECORATIVE STONE VENEER TO MATCH BUILDING ARCHITECTURE.
⑨	"HIGLEY" IS 1" PUSH-THRU COPY WITH FIRST SURFACE ALUMINUM FCO OVERLAY.

B2 D/F ILLUMINATED DISPLAY
SCALE 1/2"=1'-0"

58.75



EXHIBIT C1
MONUMENT
SIGN

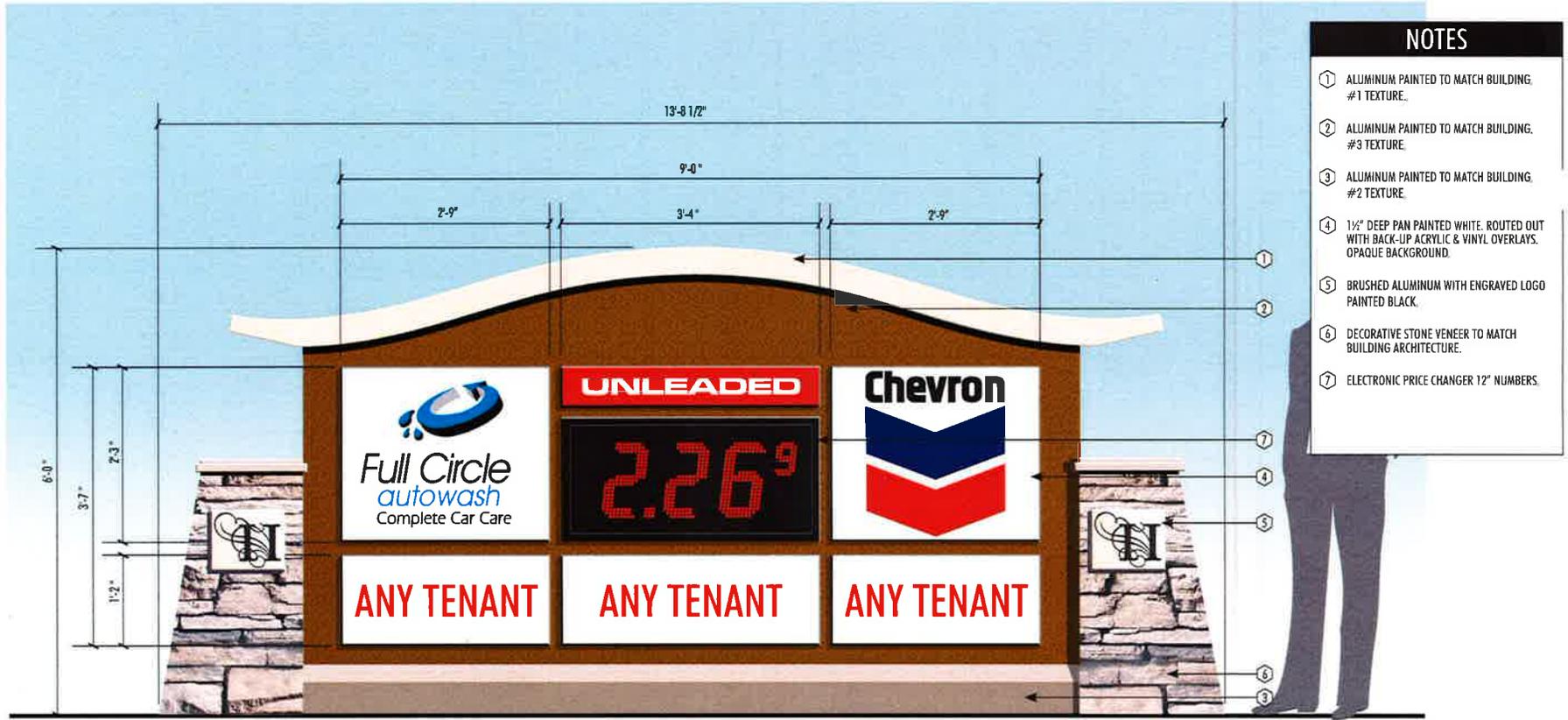


- NOTES**
- ① ALUMINUM PAINTED TO MATCH BUILDING, #1 TEXTURE.
 - ② ALUMINUM PAINTED TO MATCH BUILDING, #3 TEXTURE.
 - ③ ALUMINUM PAINTED TO MATCH BUILDING, #2 TEXTURE.
 - ④ 1 1/2" DEEP PAN PAINTED WHITE, ROUTED OUT WITH BACK-UP ACRYLIC & VINYL OVERLAYS. OPAQUE BACKGROUND.
 - ⑤ BRUSHED ALUMINUM WITH ENGRAVED LOGO PAINTED BLACK.
 - ⑥ DECORATIVE STONE VENEER TO MATCH BUILDING ARCHITECTURE.
 - ⑦ ELECTRONIC PRICE CHANGER 12" NUMBERS.

C1 D/F ILLUMINATED DISPLAY
SCALE 1/4" = 1'-0" 3225^B



EXHIBIT C2
MONUMENT
SIGN



- ### NOTES
- ① ALUMINUM PAINTED TO MATCH BUILDING #1 TEXTURE.
 - ② ALUMINUM PAINTED TO MATCH BUILDING #3 TEXTURE.
 - ③ ALUMINUM PAINTED TO MATCH BUILDING #2 TEXTURE.
 - ④ 1 1/2" DEEP PAN PAINTED WHITE, ROUTED OUT WITH BACK-UP ACRYLIC & VINYL OVERLAYS. OPAQUE BACKGROUND.
 - ⑤ BRUSHED ALUMINUM WITH ENGRAVED LOGO PAINTED BLACK.
 - ⑥ DECORATIVE STONE VENEER TO MATCH BUILDING ARCHITECTURE.
 - ⑦ ELECTRONIC PRICE CHANGER 12" NUMBERS.

C2 D/F ILLUMINATED DISPLAY
SCALE 3/4" = 1'-0" 32.25"



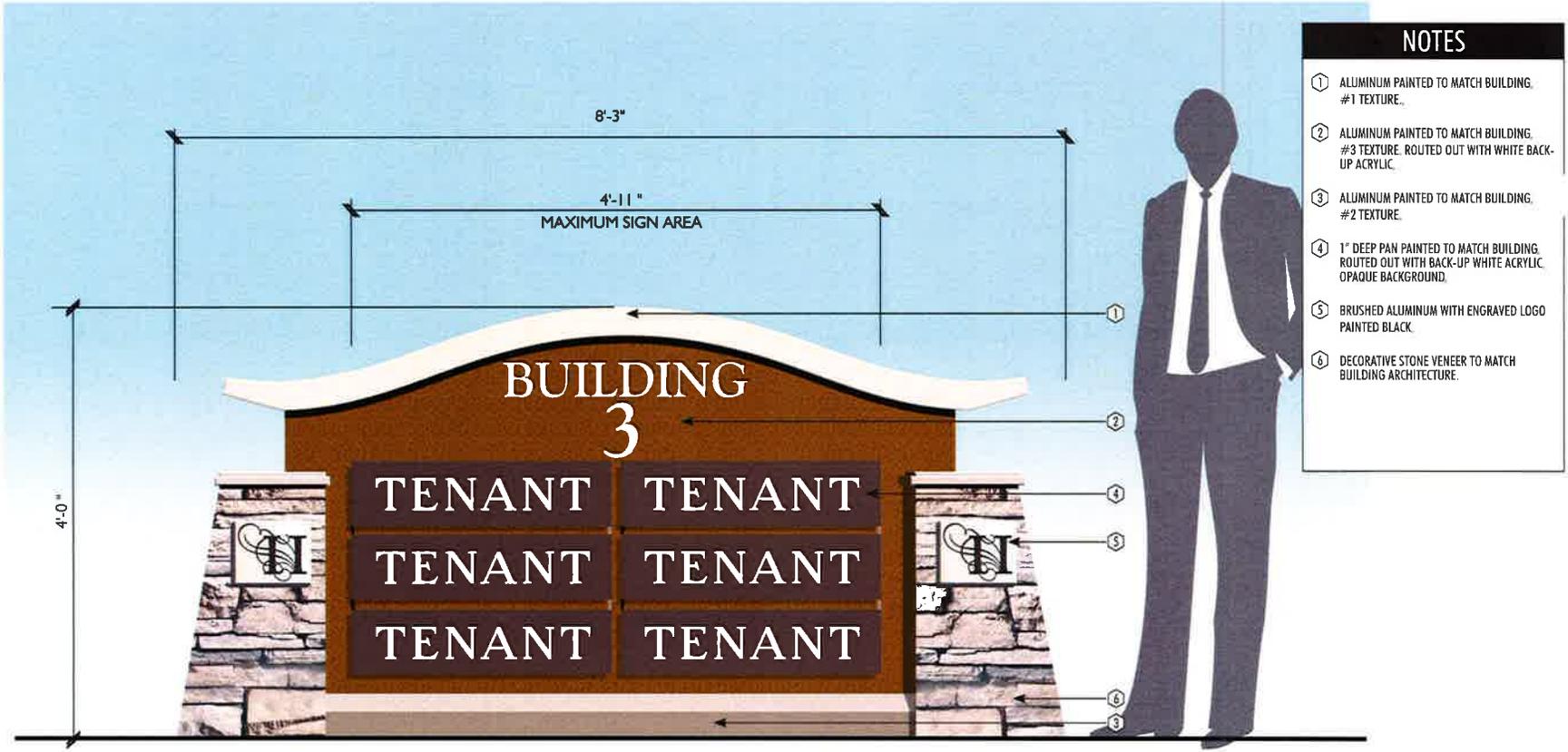
EXHIBIT D
MONUMENT
SIGN



D D/F ILLUMINATED DISPLAY
SCALE 3/4" = 1'-0" 32.73[#]



EXHIBIT E
MONUMENT
SIGN



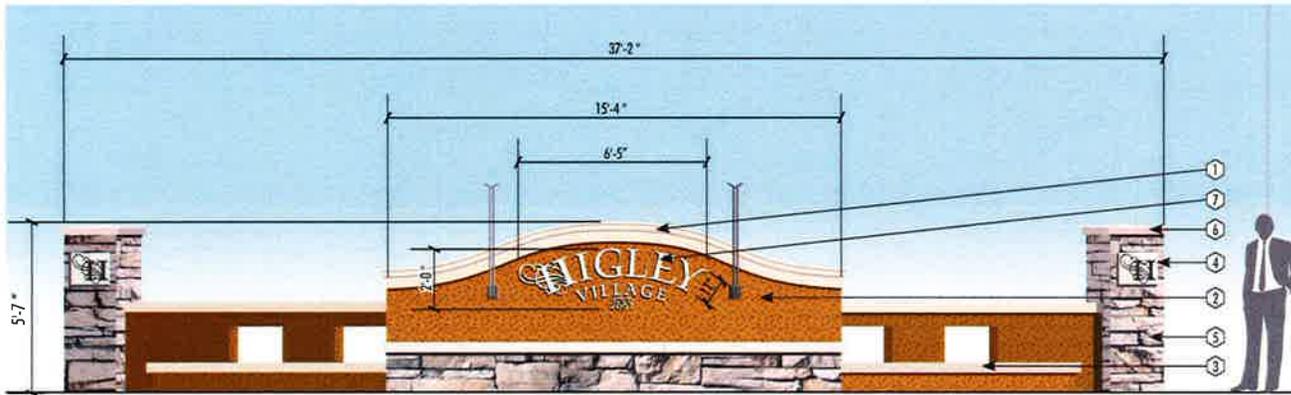
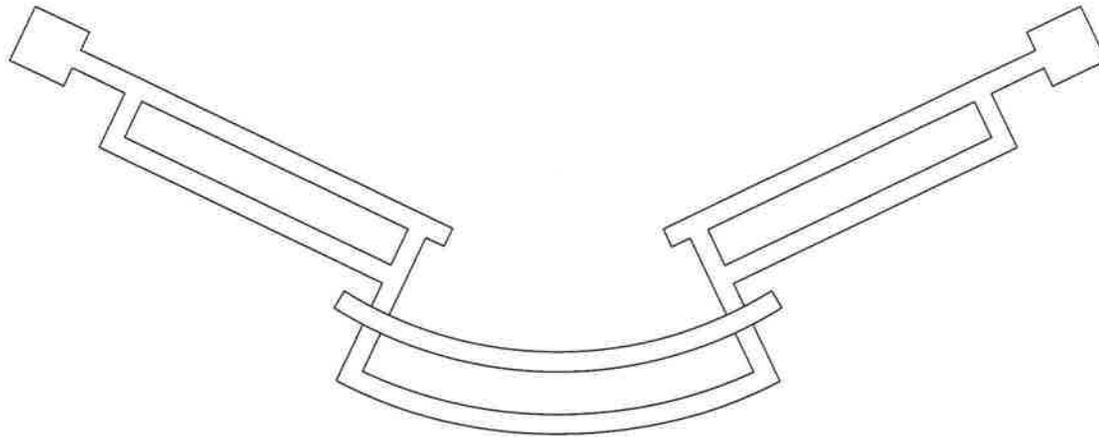
- NOTES**
- ① ALUMINUM PAINTED TO MATCH BUILDING. #1 TEXTURE.
 - ② ALUMINUM PAINTED TO MATCH BUILDING. #3 TEXTURE. ROUTED OUT WITH WHITE BACK-UP ACRYLIC.
 - ③ ALUMINUM PAINTED TO MATCH BUILDING. #2 TEXTURE.
 - ④ 1" DEEP PAN PAINTED TO MATCH BUILDING. ROUTED OUT WITH BACK-UP WHITE ACRYLIC. OPAQUE BACKGROUND.
 - ⑤ BRUSHED ALUMINUM WITH ENGRAVED LOGO PAINTED BLACK.
 - ⑥ DECORATIVE STONE VENEER TO MATCH BUILDING ARCHITECTURE.

E S/F ILLUMINATED DISPLAY
SCALE 1" = 1'-0" 11.9"



EXHIBIT F

ENTRY WALL LETTERS
FREESTANDING MONUMENT



NOTES	
①	ALUMINUM PAINTED TO MATCH BUILDING. #1 TEXTURE.
②	ALUMINUM PAINTED TO MATCH BUILDING. #3 TEXTURE. ROUTED OUT WITH WHITE BACK-UP ACRYLIC.
③	ALUMINUM PAINTED TO MATCH BUILDING. #2 TEXTURE.
④	BRUSHED ALUMINUM WITH ENGRAVED LOGO PAINTED BLACK.
⑤	DECORATIVE STONE VENEER TO MATCH BUILDING ARCHITECTURE.
⑥	STONE CAP BY PALISADES TO BE PROVIDED BY CUSTOMER.
⑦	"HIGLEY" IS 1" PUSH-THRU COPY WITH FIRST SURFACE ALUMINUM FCO OVERLAY.

F S/F ILLUMINATED DISPLAY
SCALE 1/4" = 1'-0" 12.84th

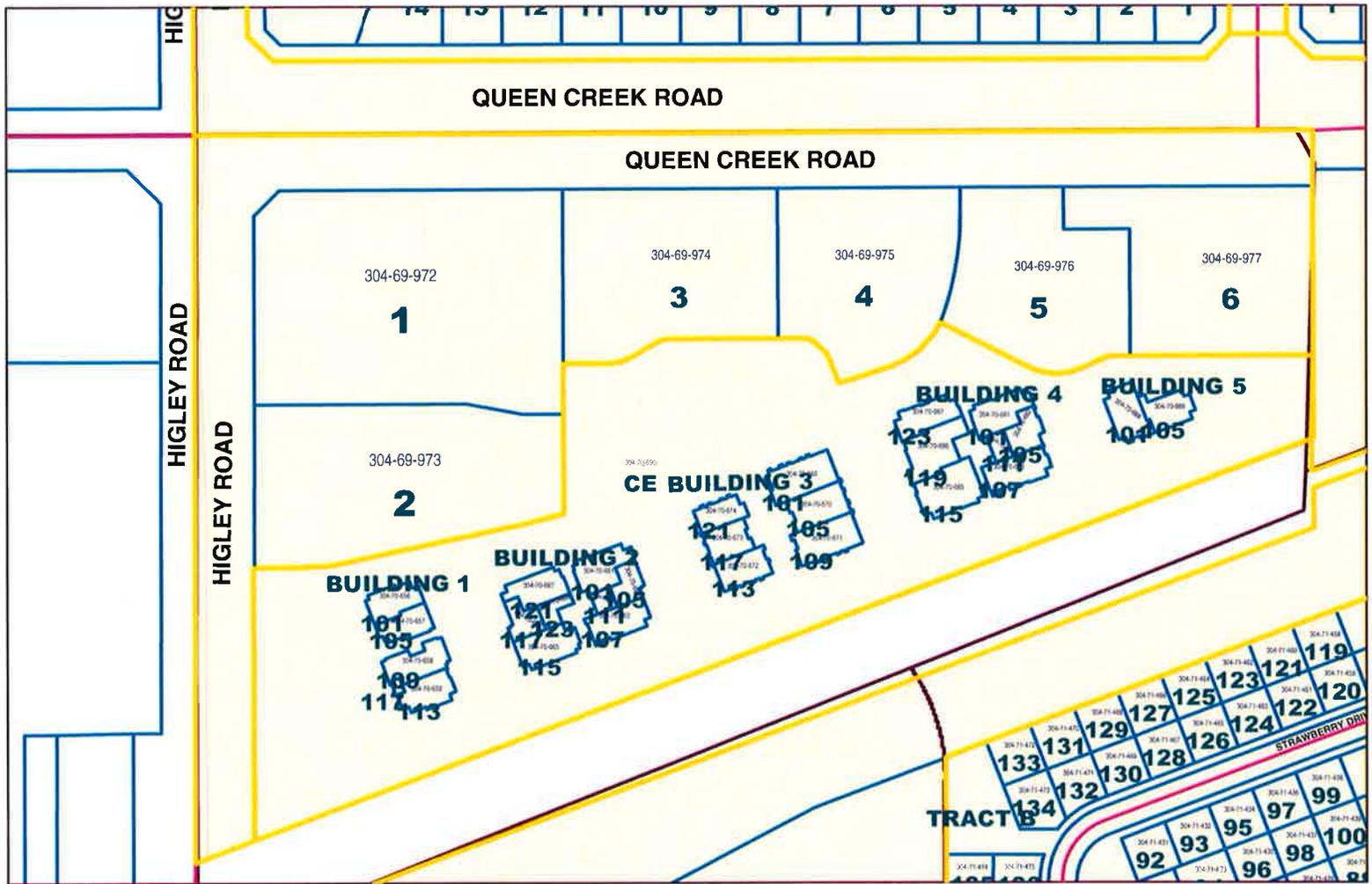




COLOR PALLET



County Assess Map-Higley Village



SCALE 1 : 2,378

