

## SIGN CRITERIA

Patterson Ranch Shopping Center  
Gilbert, Arizona

### A. INTRODUCTION

These criteria have been established for the purpose of assuring an outstanding center for the mutual benefit of all Tenants and are in addition to the requirements as stated in the Lease between Landlord and Tenant. Conformance shall be strictly enforced and any installed nonconforming or unapproved signs shall be brought into conformance at the sole expense of the Tenant.

Landlord shall administer and interpret the criteria. Bootz & Duke Sign Co. is the consulting company for this center.

### B. GENERAL REQUIREMENTS

1. Each Tenant shall submit or cause to be submitted to the Landlord for approval before fabrication at least two (2) copies of detailed drawings indicating the location, size, layout, design and color of the proposed signs including all lettering and/or graphics.
2. All permits for signs and their installations shall be obtained by the Tenant or his representative.
3. Tenant shall be responsible for the fulfillment of all requirements and specifications.
4. Painted lettering directly to the wall shall not be permitted.
5. Flashing or audible signs shall not be permitted.
6. All electrical signs and their installations must comply with all uniform building and electrical codes.
7. No exposed conduit, tubing or transformers shall be permitted.

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3. Each tenant must limit the area of their sign in accordance with the area allocated for signage. Maximum letter height and length varies according to storefront, but must not exceed the area allocated for signage. Each in-line Tenant shall have a minimum of one sign. Tenants with multiple walls may have one on each wall (i.e. front and rear sides).

4. All Tenants will have wall signs fabricated to meet the following:

a. Pan channel letters will be fabricated with 22 gauge paint-loc metal painted dark bronze.

b. Chain franchises will be allowed to use their official color and logos for signage with landlord approval.

c. In-line tenant letters will be 5" thick with a minimum 1/8" plexiglas faces and 3/4" bronze trimcap. Plexiglas colors are open pending Landlord approval.

d. All illuminated letters must be illuminated by neon with 30 ma remote transformers.

Bootz & Duke Sign Company is the consulting sign company for this project. If you have any questions or need the services of a qualified sign company, please contact:

Steve Nelsen, Sales Representative  
Bootz & Duke Sign Co.  
4028 W. Whitton Ave.  
Phoenix, AZ 85019  
602-272-9356

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# Hi-Health

Individual internally illuminated electric wall letters & logo.

Clear Red 12 mill internal neon in letters.


White 15 mil 6500 white internal neon in logo.

Red Acrylite Red.

Logo to have red center and lower bar, orange 2nd ring and yellow outer flame.

Red 3/4" trim cap on letters with red metal returns (5" deep letter sides).

Sign Size to be manufactured to maximum size allowed by governing municipality.

DATE: 6/5/95	PROJ. TITLE: Hi-Health
DWG #: 602.1	LOCATION: Val Vista & Guadalupe Roads
 Design Soft COMPUTER MAKING *Graphics For Business*	Shopping Center Management Co. - Patterson Properties 838-8777
	APPROVAL BY:

602 / 993-8710  
Voice - Fax - Modem



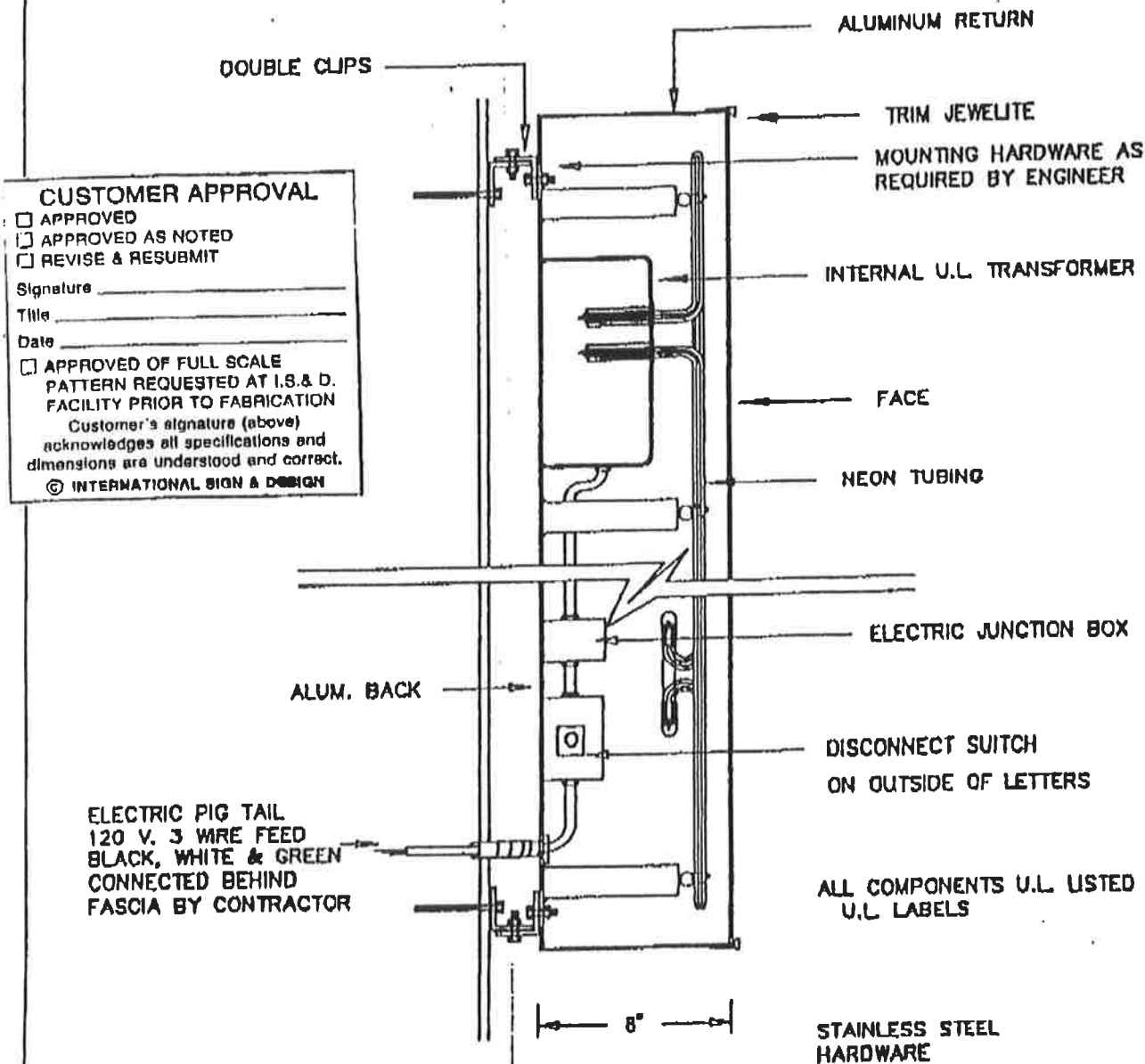
Neon & Signage Since 1984

2610 W. Holly  
Phoenix AZ 85009




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# CROSS SECTION U.L. SELF CONTAINED CHANNEL LETTERS



**CUSTOMER APPROVAL**  
 APPROVED  
 APPROVED AS NOTED  
 REVISE & RESUBMIT  
 Signature \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date \_\_\_\_\_  
 APPROVED OF FULL SCALE PATTERN REQUESTED AT I.S. & D. FACILITY PRIOR TO FABRICATION  
 Customer's signature (above) acknowledges all specifications and dimensions are understood and correct.  
 © INTERNATIONAL SIGN & DESIGN

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STEIN MART		SALESPERSON: CATHY DIXON
ADDRESS:		 <b>INTERNATIONAL SIGN &amp; DESIGN</b> 10831 CANAL ST., LARGO, FL 34647 (813) 541-5573 FAX(813) 544-7745
DRAWN BY: EDL	DATE: FEB. 7, 1995	
CHECKED BY:		
DRAWING # SELF W/CLIPSO	DATE:	



## **NOTICE OF ADMINISTRATIVE DECISION**

March 6, 2013

Mr. Josh Hannon  
EPS Group, Inc.  
2045 S. Vineyard, Suite 101  
Mesa, AZ 85210

**RE: Administrative Design Review: DR95-35A, Eden # PDA-2013-00002  
(Original Case # DR95-35)  
McDonald's at Patterson Landing – Comprehensive Sign Program**

Dear Mr. Hannon:

Staff has reviewed the administrative design review application re-submitted on February 21, 2013 in response to staff comments on the Comprehensive Sign Program. Planning staff has completed its review of your request to:

1. Amend the previously approved Comprehensive Sign Program for the McDonald's Restaurant for Directional and Menu Board Signs.
2. Add "Order Here" canopies as part of the new reconfigured drive-thru (approved separately).

Findings:

Staff finds that the modifications to the Comprehensive Sign Program proposed for the McDonald's Restaurant facility located in the Patterson Landing Shopping Center at the NEC of Val Vista Drive & E. Guadalupe Road including the items listed above will update the signage consistent with McDonald's new corporate branding and improve the aesthetic appearance of the restaurant.

Decision:

Based on the finding stated above staff approves DR95-35A, a minor administrative design review to:

- a. Amend the Comprehensive Sign Program.
- b. Add "Order Here" canopies at the drive-thru lanes.

The amended Comprehensive Sign Program is approved subject to the following conditions:

1. Revisions proposed and listed above shall be per plans dated March 6, 2013.
2. No other revisions to the existing restaurant pad and building at NEC of Val Vista Drive & E. Guadalupe Road.

If you have any questions regarding this decision or require additional information please contact me at (480) 503-6747.

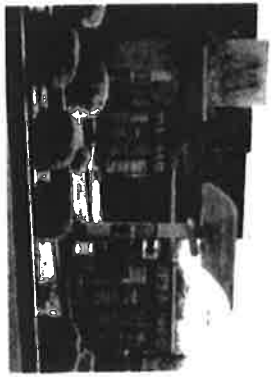
Sincerely,



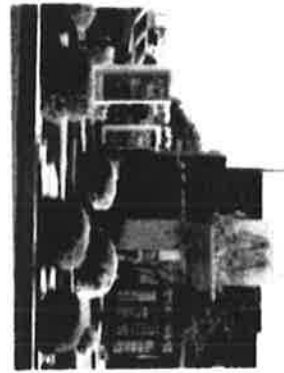
Mike Milillo, CSBA  
Senior Planner

C: DR95-35A  
Enclosures: Stamped approved plans dated 3/6/2013

12-113



1 DOUBLE DRIVE-THRU CANOPY AND MENUBOARD



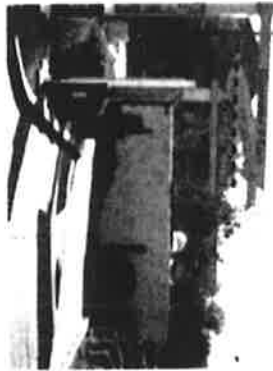
2 DOUBLE DRIVE-THRU CANOPY AND MENUBOARD



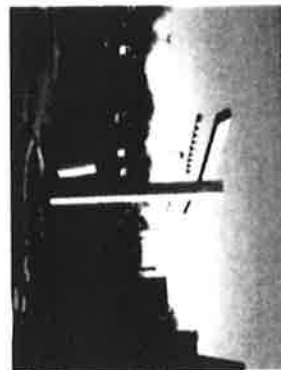
3 DIRECTIONAL SIGN AND PRESELL BOARD



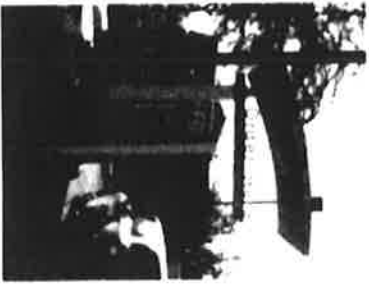
4 DRIVE-THRU GATEWAY



5 DRIVE-THRU GATEWAY SIGN AND CANOPY



6 DRIVE-THRU GATEWAY AND PRESELL BOARD



7 DRIVE-THRU CANOPY



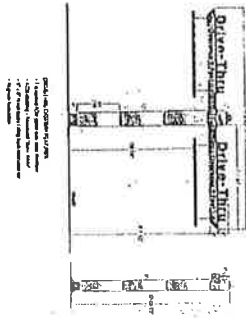
8 DRIVE-THRU CANOPY



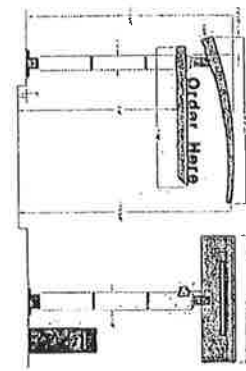
9 DRIVE-THRU CANOPY

DR APPROVAL  
DE95-35A  
3/6/13

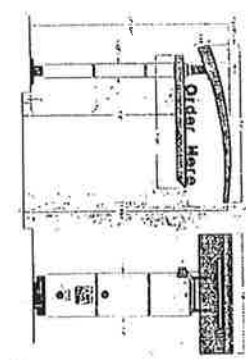
1 DRIVE-THRU GATEWAY  
NOT TO SCALE



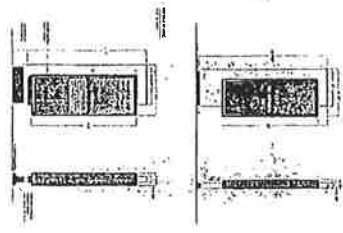
2 DRIVE-THRU CANOPY WITH FREESTANDING COD  
NOT TO SCALE



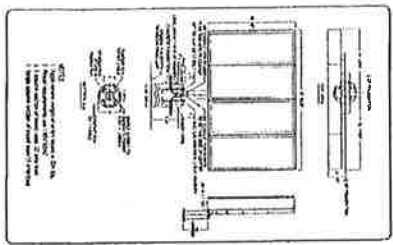
3 DRIVE-THRU CANOPY WITH BUILT-IN COD  
NOT TO SCALE



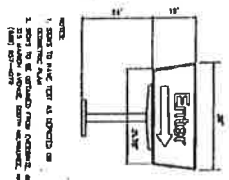
4 PRESELL BOARD  
NOT TO SCALE



5 MENUBOARD  
NOT TO SCALE



6 DIRECTIONAL SIGN  
NOT TO SCALE



- NOTES:
1. ALL TO CONFORM TO THE REQUIREMENTS OF THE CONTRACTOR AND THE LOCAL JURISDICTION.
  2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
  3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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DR APPROVAL  
DRQS - 35A  
3/6/13