

SHOPS ON WARNER

COMPREHENSIVE SIGN PLAN

Glimcher Ventures Southwest

7025 North Scottsdale Road, Suite 303

Scottsdale, Arizona 85253

Jeffrey Lewin

PREPARED
BY



YESCO.

**YOUNG ELECTRIC SIGN COMPANY
PHOENIX DIVISION**

6725 WEST CHICAGO STREET, CHANDLER, ARIZONA, 85226-3335
(480) 449-7747

DR 04-97 (2.9.06)

STANDARDS

All signs at the Shops on Warner must be legible and compatible with the standards outlined in this section and the associated exhibits. The primary purpose of the sign standards is to ensure all signage is consistent and integrated with the center architectural character and designed in a manner that will not create a nuisance or diminish the visibility or value of other Parcels. These guidelines are outlined throughout this sign plan as well as in Exhibits. Conformance will be strictly enforced, and any installed, nonconforming or unapproved signs will be brought into conformance at the sole expense of the tenant.

GENERAL REQUIREMENTS

The Town of Gilbert to review all signs that shall be intended to be installed at the Shops at Warner for conformance of center sign standards. The landlord must review all signs that shall be intended to be installed at the Shops on Warner for conformance of center sign standards. All tenants at the Shops on Warner will receive a copy of these center sign standards before designing signs. Plans must be approved in writing by Town of Gilbert and the landlord prior to the commencement of installation.

SIGN STANDARDS & REQUIREMENTS

*... Each tenant must submit to the landlord to (2) sets of detailed drawings of all signs at least 15 days prior to submitting for the of the Town of Gilbert sign permits.

*... After reviewing the drawings, the landlord will return one (1) set of the drawings marked either, "Approved", "Approved as Noted" or "Revise and Resubmit".

*... Approved : The tenant shall be approved by the landlord to proceed with Town of Gilbert sign permit process and construction / installation. The tenant shall be responsible for compliance with Town of Gilbert permit approval.

*... Approved as Noted : The tenant must make any revisions noted on drawings before proceeding with Town of Gilbert sign permit process and construction / installation.

*... Revise and Resubmit : The tenant must make any revisions noted on drawings and resubmit two corrected sets of corrected drawings to the landlord for approval. Upon landlord's final approval, the tenant shall proceed with Town of Gilbert sign permit process and construction / installation.

*... Sign content shall be restricted to the identification of business or services located within Parcel.

*... All signs shall be constructed of durable and long lasting materials.

*... All hardware, including screws nails and other fasteners shall be made of non-corrosive materials.

SHOPS ON WARNER

PROHIBITED SIGNS

- *... No signs shall be painted on the surface of any building or structure.
- *... No signs shall be placed or located on the roof or above the roof line of any building.
- *... Signage to be installed in designated sign band area only.
- *... Animated, flashing, blinking, audible, placard, poster, playbill, posting, painting, change-panel, flag, fixed balloon, rotating light, A-frame, moving or rotating signs shall not be permitted.
- *... Signs shall not be placed on or attached to any vehicle except for signs painted directly on the surface of the vehicle and meeting all applicable government requirements. The primary use of such vehicles shall be in connection with the operation of a business on a parcel and not advertising or identifying the business premises.

FREESTANDING SIGN

- *... One (1) Double Faced, internally illuminated monument sign (see Exhibit A).
- *... The center title letters, "Shops on Warner", shall be routed from the monument background and backed up with red acrylic. The acrylic shall be back lit with fluorescent fixtures.
- *... Each tenant panel shall have an acrylic face with first surface vinyl decoration. The design of each tenant panel shall be in compliance with approved exhibit A and subject to review/ approval of Town of Gilbert.

SHOPS ON WARNER

WALL SIGNS

The design of all wall signs shall be subject to the review & approval of the landlord and the Town of Gilbert.

- *... All wall signs must be fabricated from individual, channel letters and logos and are internally L.E.D. illuminated.
- *... Individual, channel letters must be constructed with black pre-painted aluminum returns (see Exhibit F).
- *... Individual letters and logos must be 5" deep.
- *... Letter faces shall be acrylic with black trimcap.
- *... Trade Marks and Registered "®" Marks shall be painted, flat cut out aluminum with first surface vinyl decoration. Mount flush to the wall surface.
- *... Wall signs shall not exceed 24" in height for one line of copy, with 4" minimum space between double lines of copy, and minimum of 6" high copy for any second line of copy. Note: The maximum overall height of (2) two lines of copy shall not to exceed 24".
- *... All wall signs shall be installed within the signage envelopes and shall be proportionate to elevation (see Exhibits B, C, D & E).

SHOPS ON WARNER

BUILDING ADDRESS IDENTIFICATION

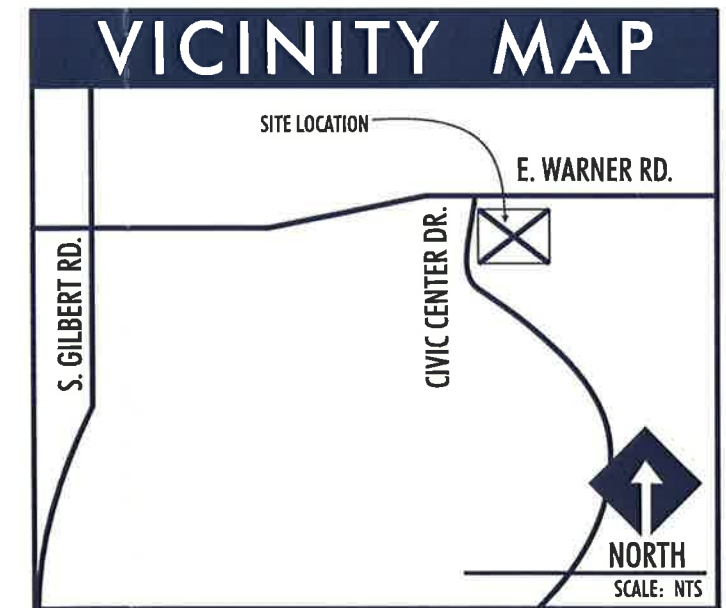
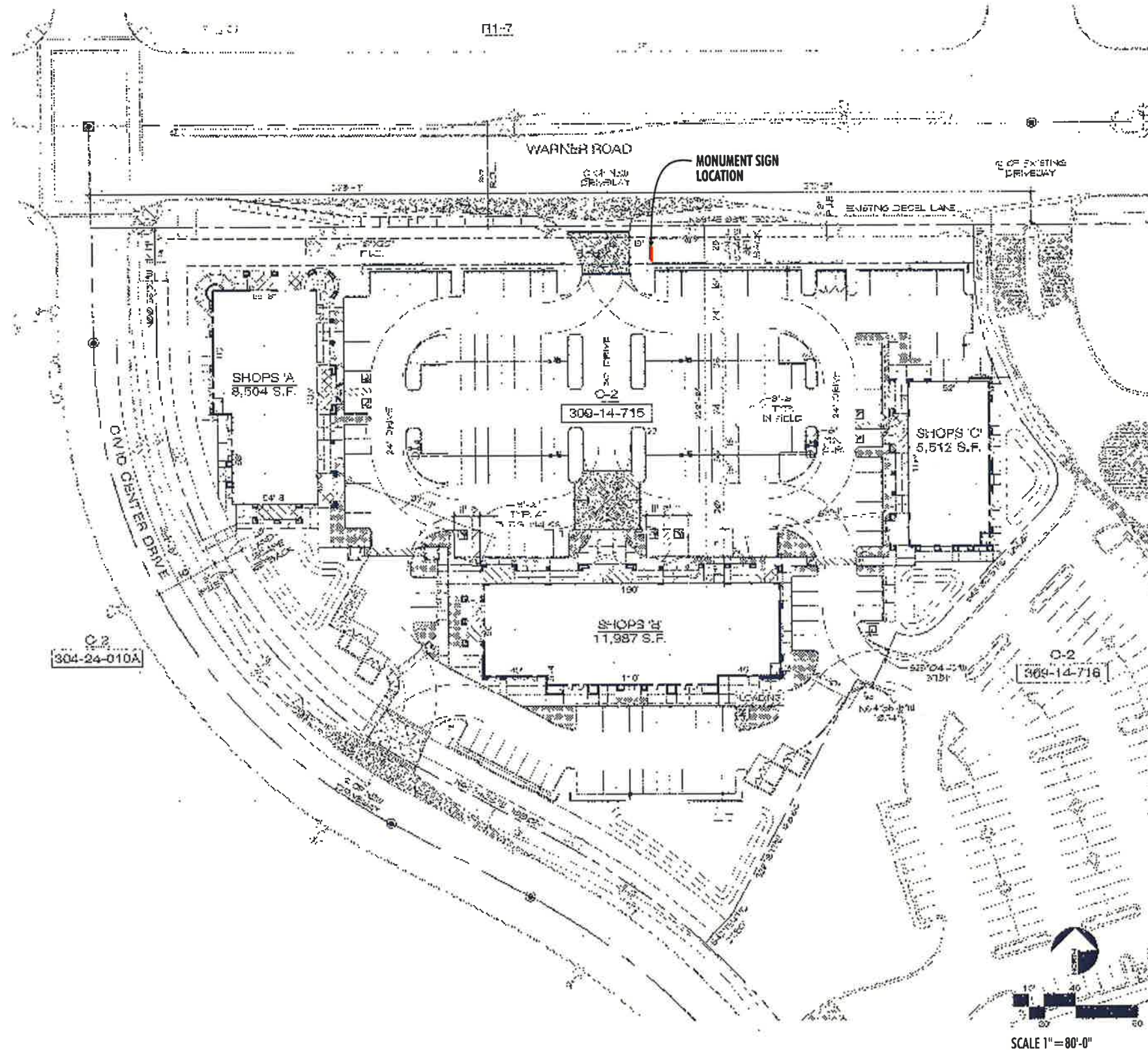
Each building shall have one set of address numerals. See Exhibits C, D, & E for locations. See Exhibit G for numeral details.

- *... All building address numerals shall be fabricated reverse channel aluminum.
- *...All address numerals shall be illuminated per Fire Code.
- *... All address numerals shall be painted black, satin finish.
- *... All address numerals shall be 6" high and have a 1" return .
- *... All address numerals shall mount flush to the wall surface.

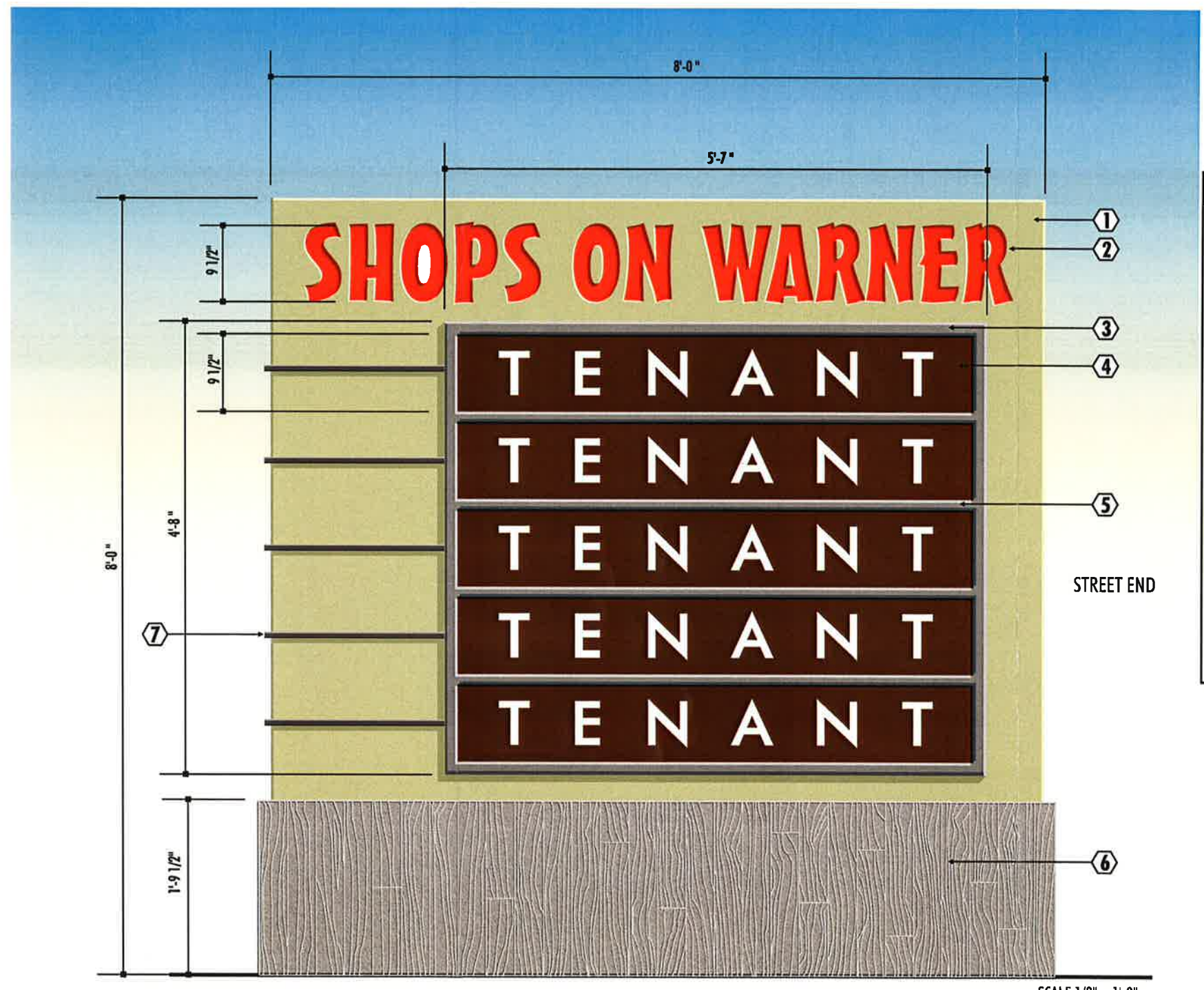
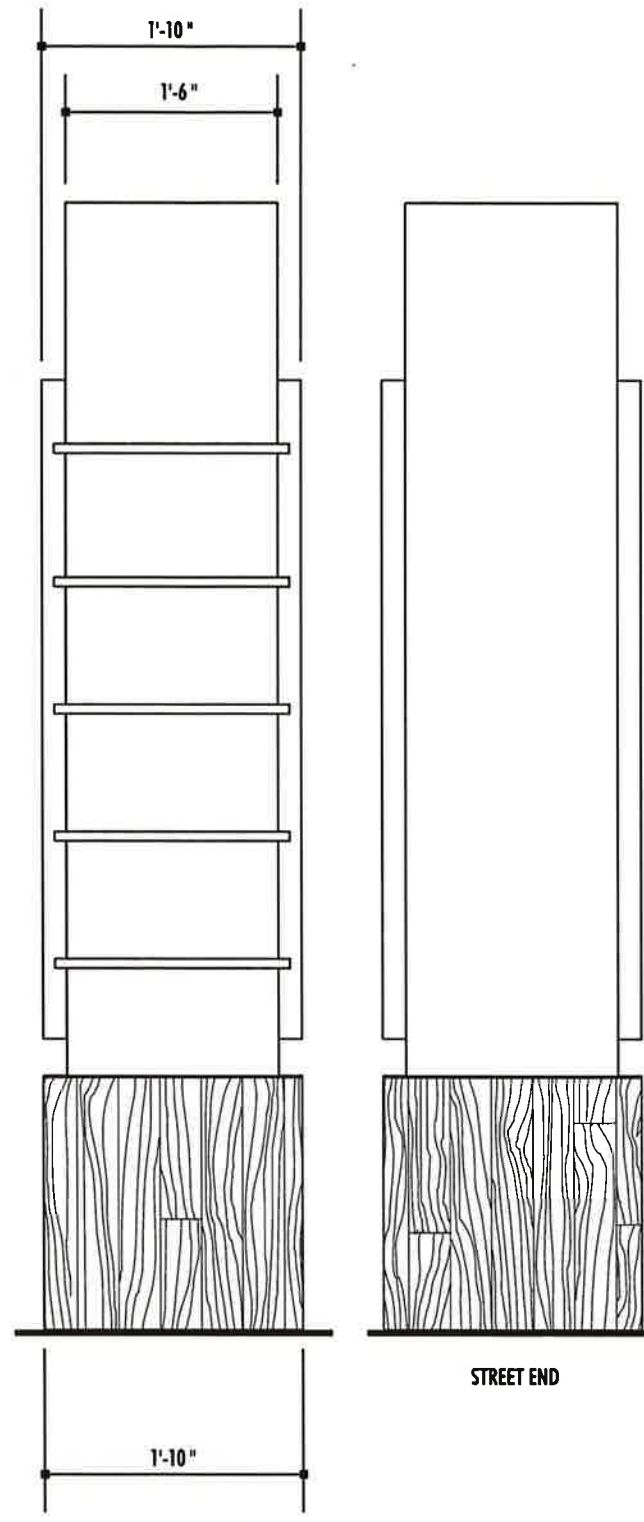
WINDOW SIGNS OR GRAPHICS

Glass areas of business fronts and offices may contain graphics indicating business name, address, or suite number, hours of operation, emergency phone numbers, logos, etc. (see Exhibit H) Subject to the following:

- *... Total copy area must not exceed the 25% of total window area or 144 square inches for each tenant.
- *... Such information shall be white vinyl and installed on the first surface of one window panel only.
- *... Style of letters may be in compliance with established tenant corporate Identification.
- *... Lettering shall be subject to approval by the landlord.



SHOPS ON WARNER



D/F ILLUMINATED DISPLAY

FABRICATE & INSTALL ONE DISPLAY

32.12^{CH}

SPECIFICATION KEY NOTES	
①	FABRICATED ALUMINUM WITH "FOOLS FOSSIL" #DE 3184 (DUNN EDWARDS) #2 MONTEX FINISH.
②	ROUTED LETTERS WITH RED #205-0 ACRYLIC BACKUP. T12 FLUORESCENT INTERNAL ILLUMINATION.
③	2" RETAINERS PAINTED GRAY #N066 (VALSPAR) SMOOTH FINISH.
④	WHITE ACRYLIC TENANT PANELS WITH BROWN #3630-59 VINYL OVERLAY. THE TENANT LETTERS WILL BE WEDED FROM THE VINYL. T-12 INTERNAL ILLUMINATION.
⑤	1 1/2" ALUMINUM T-BARS PAINTED GRAY #N066 (VALSPAR) SMOOTH FINISH.
⑥	CONCRETE BOARD & BATTEN BASE TO MATCH ARCHITECTURE.
⑦	1"x 1" TUBE ALUMINUM. PAINT "BLACKJACK" # DE 3000 (DUNN EDWARDS) SEMIGLOSS FINISH.

SHOPS ON WARNER



TYPICAL BUILDING ELEVATION - SIGN LOCATIONS

SCALE 3/32" = 1'-0"

SIGN BAND DEFINITION

THE SIGN BAND IS THE FLAT RECTANGULAR WALL SPACE UNOBSTRUCTED BY DIMENSIONAL ARCHITECTURAL FEATURES (SEE TYPICAL ELEVATION ABOVE). ALL SIGN ENVELOPES SHALL BE LOCATED WITHIN THE SIGN BAND.

SIGN ENVELOPE DEFINITION

THE ENVELOPE IS THE MAXIMUM PHYSICAL AREA ALLOWED TO PLACE A WALL SIGN. THE ENVELOPE PHYSICAL AREA DIMENSIONS ARE 20% LESS THAN THE SIGN BAND (SEE TYPICAL ELEVATION ABOVE). ALL SIGNS SHALL NOT EXCEED 24" ON HEIGHT WITHIN THE SIGN ENVELOPE.

SEE EXHIBITS C, D & E FOR ENVELOPE LOCATIONS FOR EACH "SHOPS" BUILDING.

BUILDING ADDRESS IDENTIFICATION

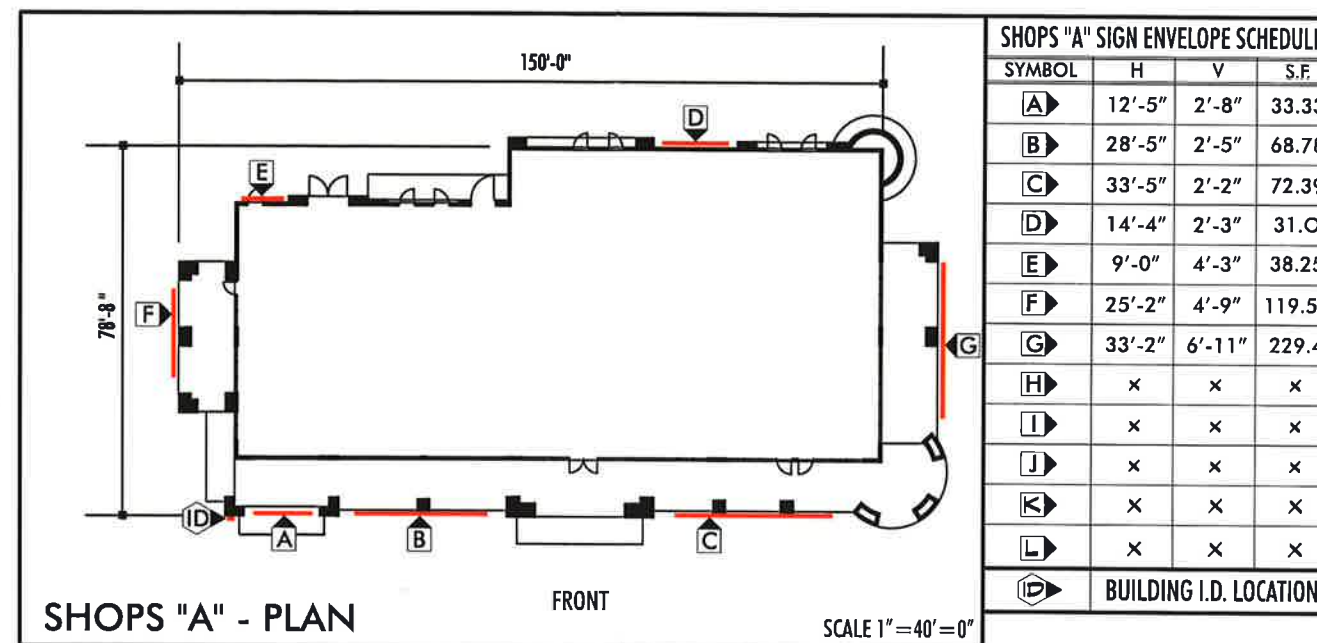
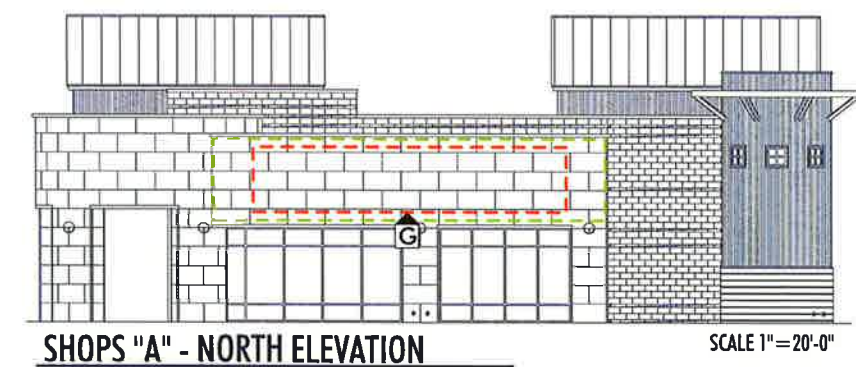
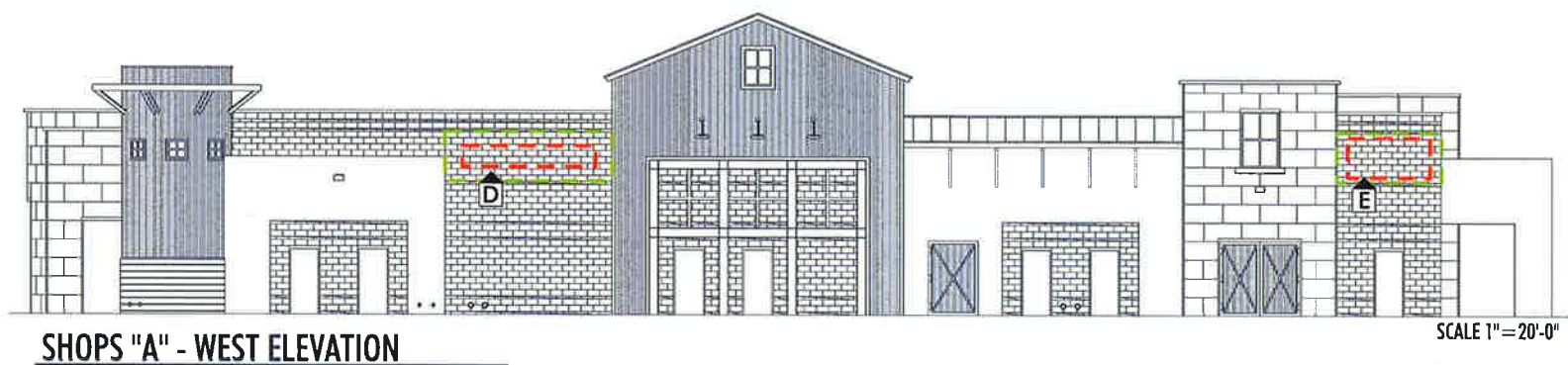
ALL BUILDINGS SHALL HAVE ONE BUILDING IDENTIFICATION PER BUILDING. EACH ADDRESS CHARACTER SHALL BE 1" DEEP REVERSE CHANNEL ALUMINUM PAINTED BLACK, SATIN FINISH. THE CHARACTER HEIGHT SHALL BE 6" (SEE EXHIBIT F).

BUILDING WALL SIGN STANDARDS

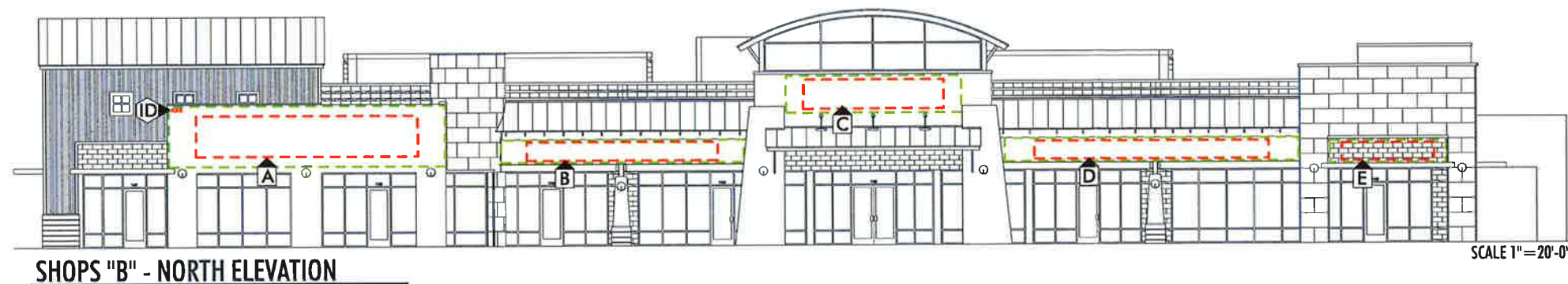
ALL SIGNS SHALL BE PLACED WITHIN A SIGN ENVELOPE DESIGNATED ON THE ELEVATION DRAWINGS INCLUDED IN THE EXHIBITS HERETO. WALL SIGNS WILL BE RESTRICTED TO IDENTIFYING THE PERSON, FIRM, CORPORATION OR THE PRODUCTS AND/OR SERVICES OFFERED SPECIFICALLY AT THIS LOCATION. ALL SIGNS SHALL COMPLY WITH THE FOLLOWING:

1. SIGN AREA FOR EACH OCCUPANT WALL SIGN SHALL BE LIMITED TO A MAXIMUM OF THE SIGN ENVELOPE SHOWN OR AS CALCULATED.
2. ENVELOPES AVAILABLE PER OCCUPANT ARE DEFINED IN EXHIBITS C, D & E.
3. THE TENANT'S SIGNAGE NOT TO EXCEED ENVELOPES OR 24" IN HEIGHT WHICHEVER IS SMALLER.

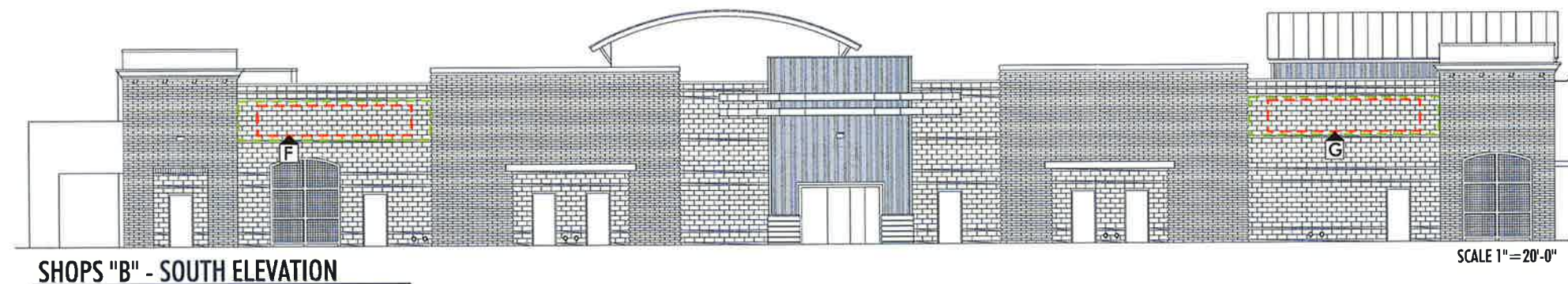
4. THE TOWN OF GILBERT MUST APPROVE SIGN ENVELOPE FOR EACH TENANT.
5. THE TENANT OCCUPYING A CORNER LOCATION MAY BE GRANTED A SECOND SIGN SPACE SUBJECT TO TOWN OF GILBERT APPROVAL.
6. ALL SIGNS TO BE INTERNALLY LIT L.E.D.
7. SIGNS CONSTRUCTED OF ALUMINUM, PAN CHANNEL, INDIVIDUAL LETTERS EXCEPT AS APPROVED BY LANDLORD.
8. LETTER RETURNS TO BE A MAXIMUM OF 5" DEEP, EXCEPT AS APPROVED BY THE LANDLORD.
9. NO EXPOSED HARDWARE OR FASTENERS ALLOWED.
10. NO EXPOSED CONDUIT OR RACEWAYS MAY BE USED. ALL CONDUCTORS AND TRANSFORMERS MUST BE CONCEALED.
11. ALL HARDWARE, INCLUDING SCREWS NAILS AND OTHER FASTENERS SHALL BE MADE OF NON-CORROSIVE MATERIALS.
12. ALL ACRYLIC FACE COLORS ARE TO BE APPROVED BY THE TOWN OF GILBERT.
13. LETTER RETURN COLOR TO BE PRE-FINISHED BLACK.
14. 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 TENANT'S EXPENSE.
15. LOCATIONS OF ALL SIGNS ARE AS SHOWN AND APPROVED IN THIS COMPREHENSIVE SIGN PLAN.



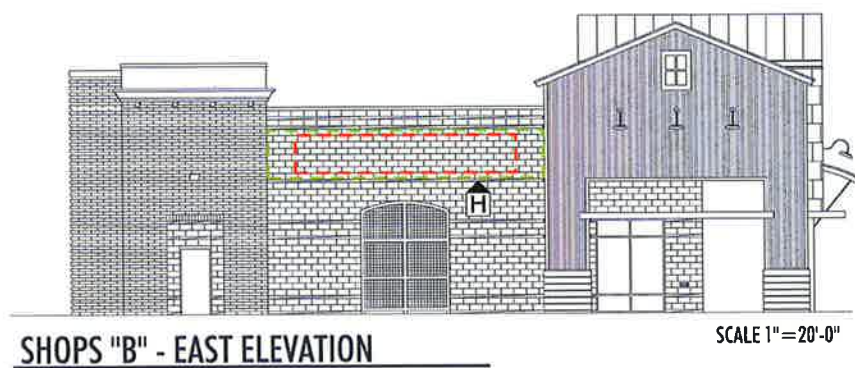
SHOPS "A" SIGN ENVELOPE SCHEDULE			
SYMBOL	H	V	S.F.
A	12'-5"	2'-8"	33.33
B	28'-5"	2'-5"	68.78
C	33'-5"	2'-2"	72.39
D	14'-4"	2'-3"	31.0
E	9'-0"	4'-3"	38.25
F	25'-2"	4'-9"	119.54
G	33'-2"	6'-11"	229.4
H	x	x	x
I	x	x	x
J	x	x	x
K	x	x	x
L	x	x	x
D	BUILDING I.D. LOCATION		



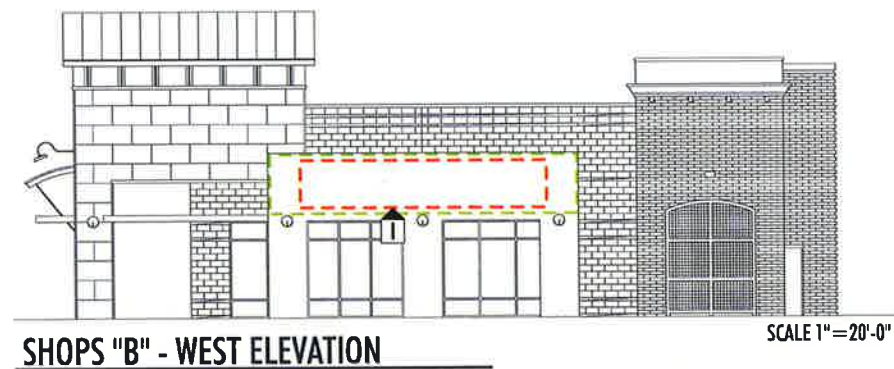
SHOPS "B" - NORTH ELEVATION



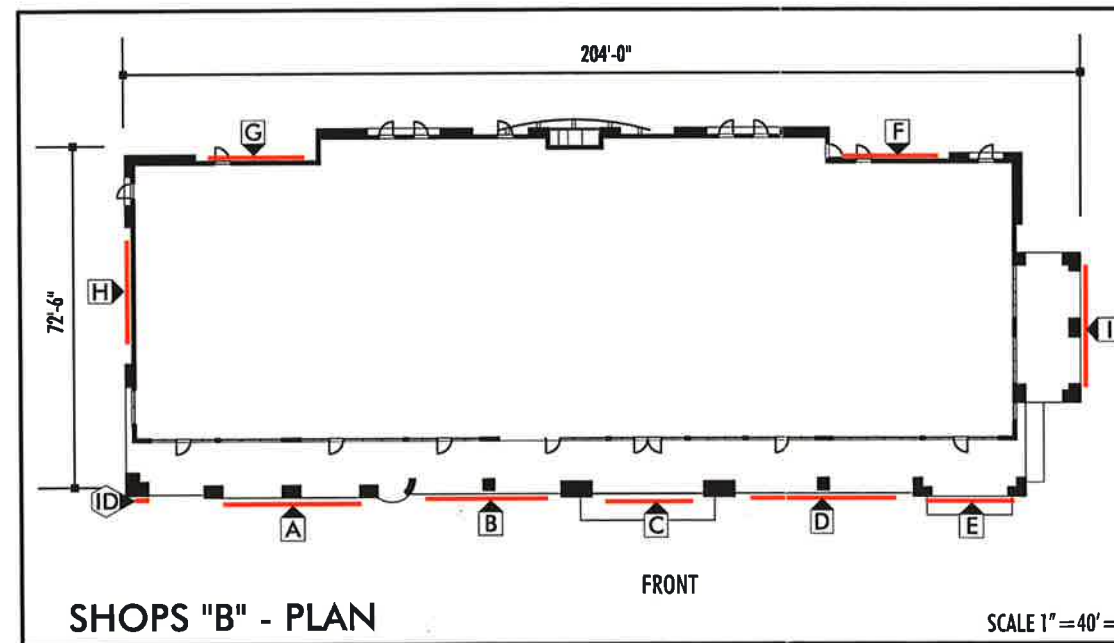
SHOPS "B" - SOUTH ELEVATION



SHOPS "B" - EAST ELEVATION

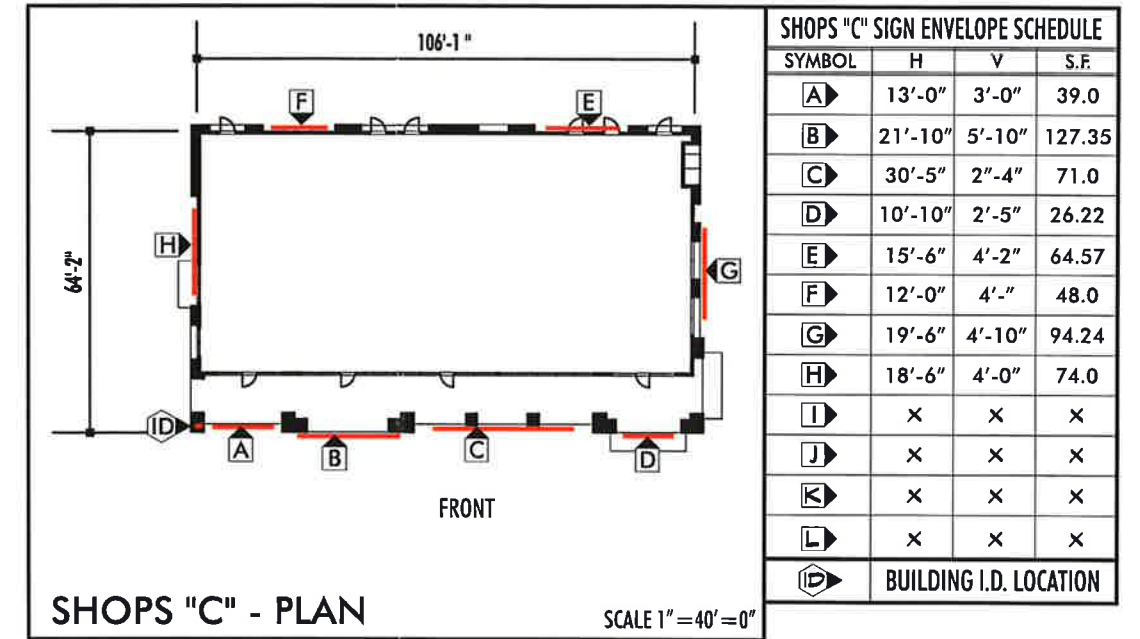
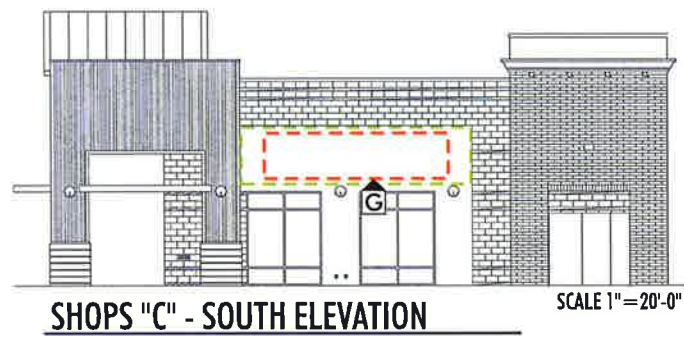
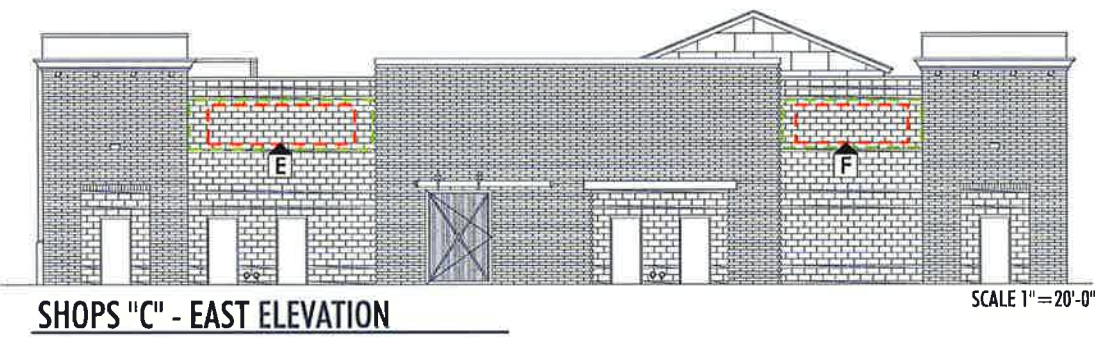


SHOPS "B" - WEST ELEVATION



SHOPS "B" - PLAN

SHOPS "B" SIGN ENVELOPE SCHEDULE			
SYMBOL	H	V	S.F.
A	29'-6"	5'-6"	162.25
B	25'-10"	2'-5"	62.52
C	18'-10"	3" 5"	73.76
D	31'-9"	2'-5"	79.375
E	10'-0"	2'-0"	20.0
F	20'-6"	4'-2"	85.0
G	20'-6"	4'-0"	82.0
H	23'-3"	4'-0"	93.0
I	26'-0"	5'-0"	130.0
J	x	x	x
K	x	x	x
L	x	x	x
ID	BUILDING I.D. LOCATION		

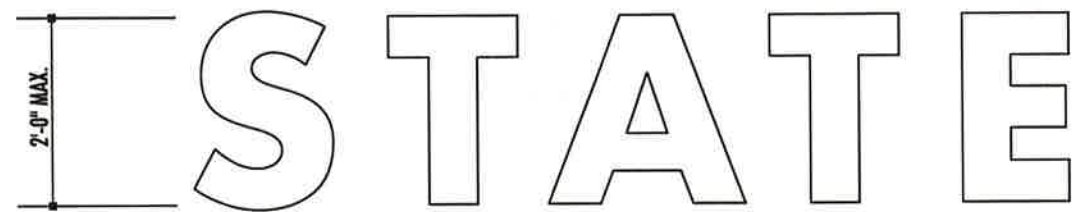


SHOPS "C" SIGN ENVELOPE SCHEDULE			
SYMBOL	H	V	S.F.
A	13'-0"	3'-0"	39.0
B	21'-10"	5'-10"	127.35
C	30'-5"	2'-4"	71.0
D	10'-10"	2'-5"	26.22
E	15'-6"	4'-2"	64.57
F	12'-0"	4'-"	48.0
G	19'-6"	4'-10"	94.24
H	18'-6"	4'-0"	74.0
I	x	x	x
J	x	x	x
K	x	x	x
L	x	x	x
D	BUILDING I.D. LOCATION		



TWO LINE APPLICATION

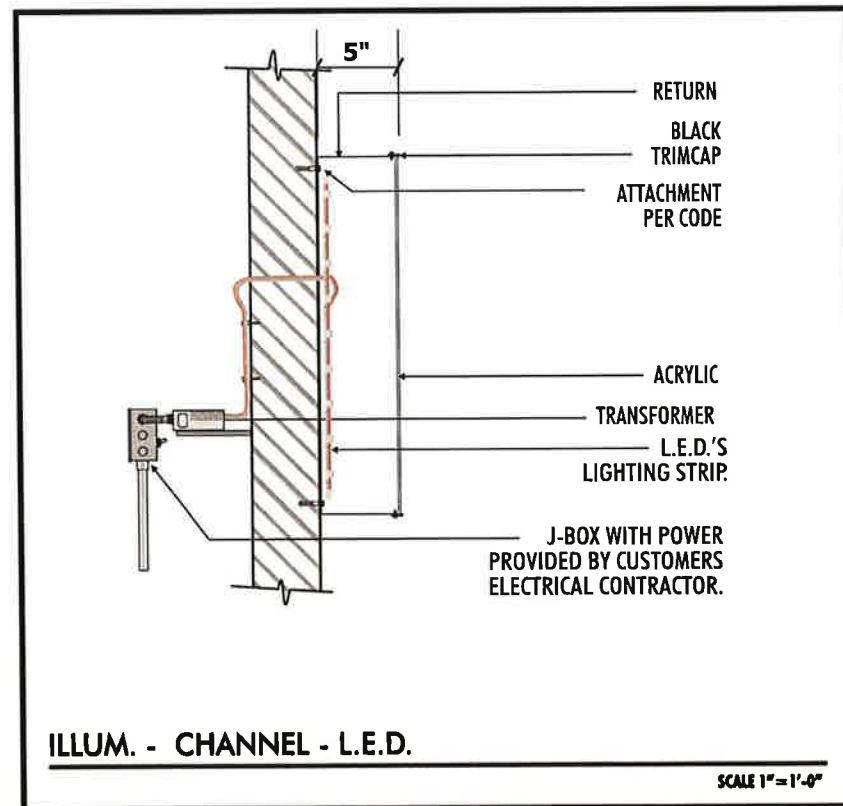
SCALE: 3/4" = 1' - 0"



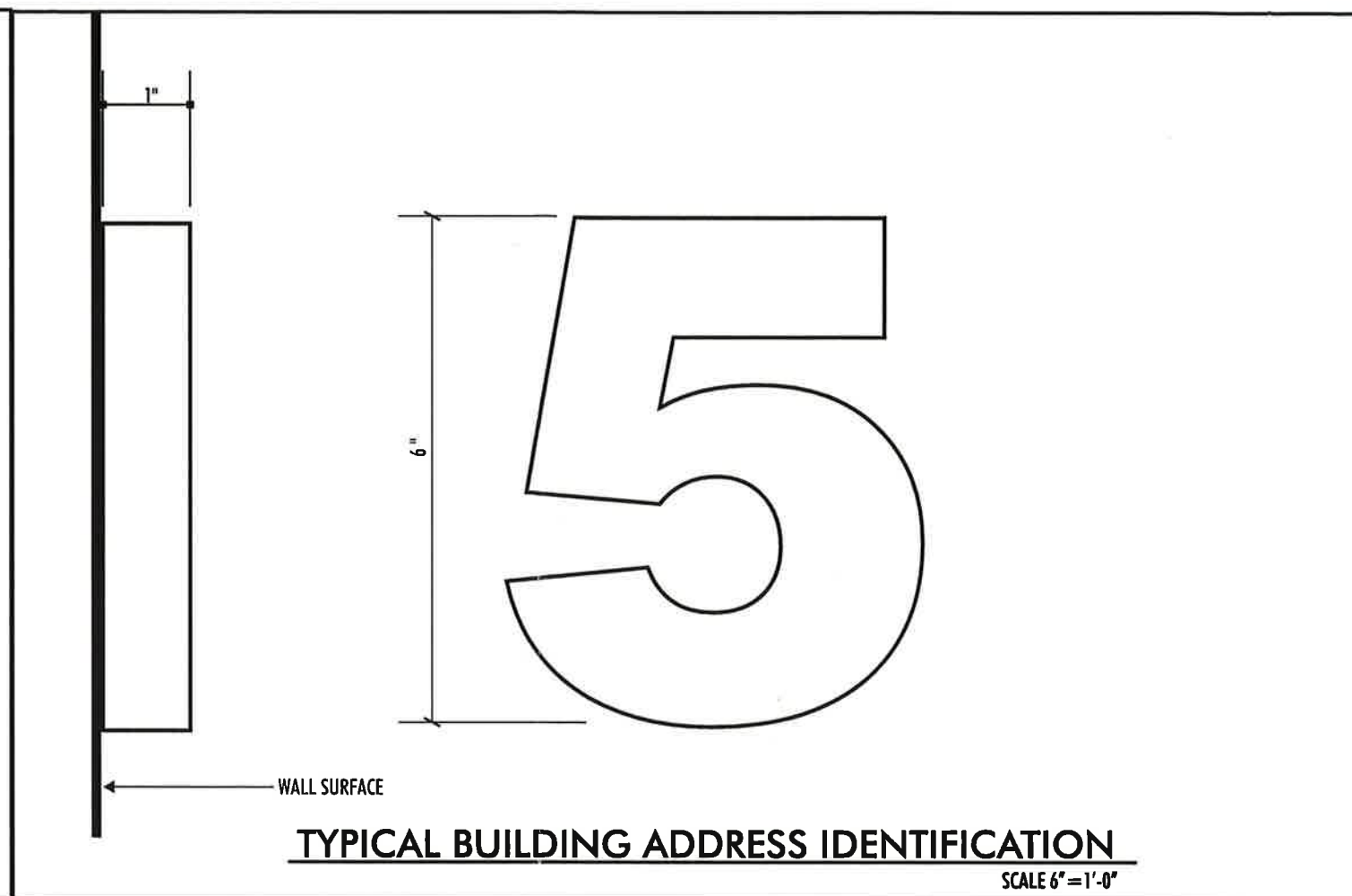
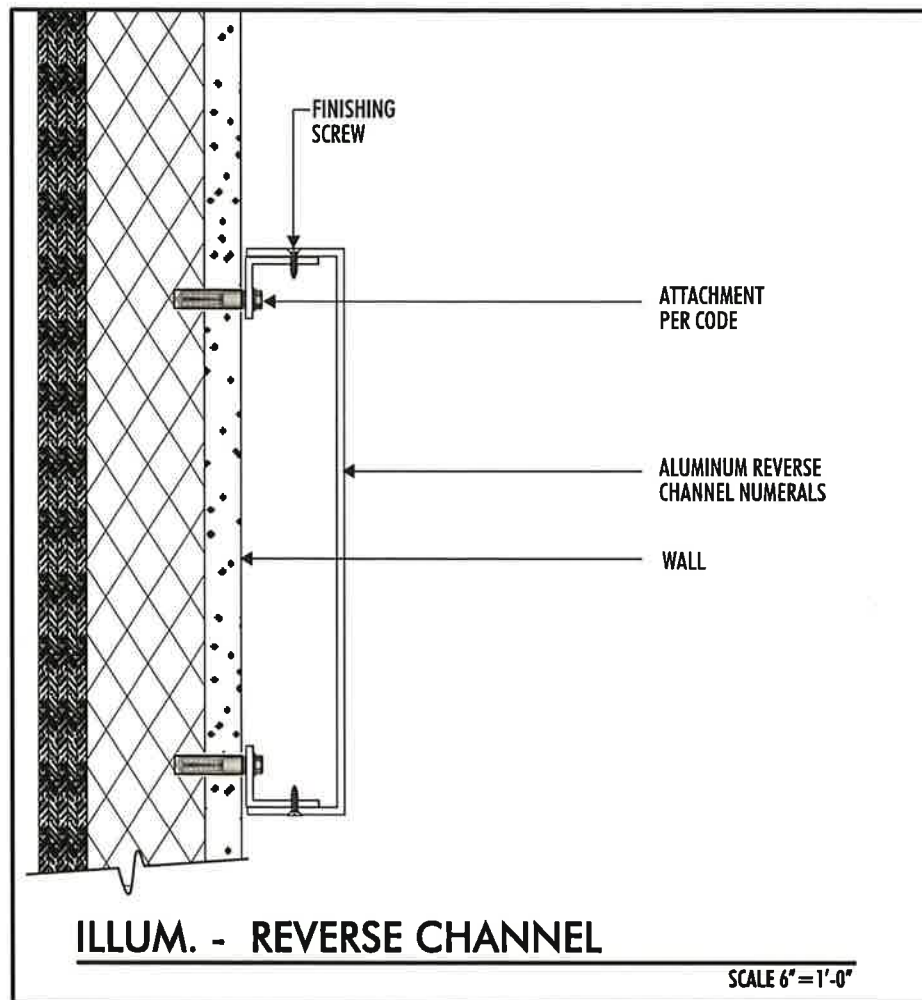
ONE LINE APPLICATION

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

INTERNAL ILLUMINATED PAN CHANNEL LETTERS. ACRYLIC FACES AND 5" RETURNS ARE BLACK PRE-PAINTED FINISH W/ BLACK TRIMCAP.



SHOPS ON WARNER



VINYL WINDOW IDENTIFICATION

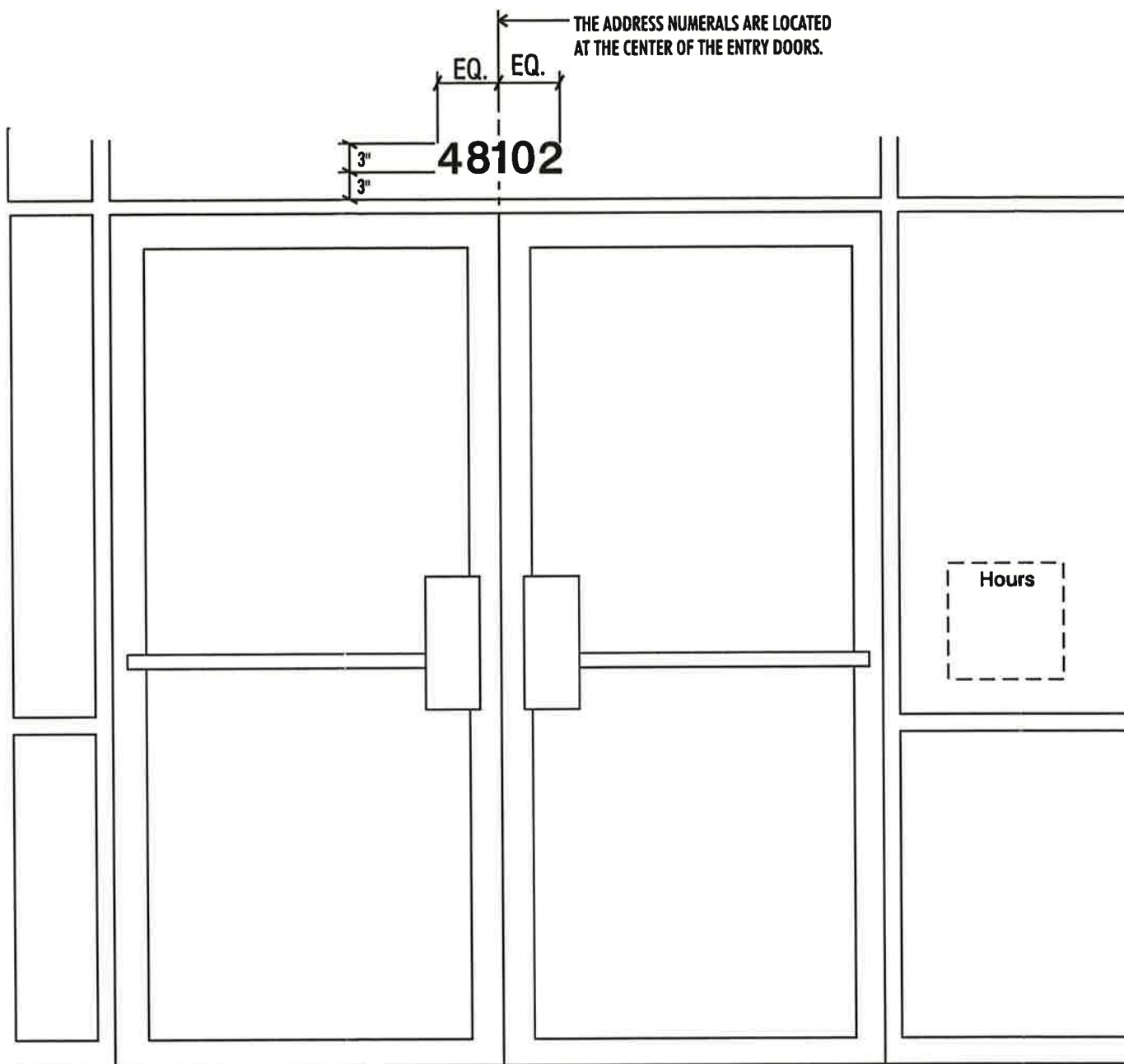
SIZE AND LOCATION AS INDICATED ON DETAIL.
LETTERS ARE NOT TO EXCEED OR BE SMALLER
THAN 3" IN HEIGHT.

HELVETICA MEDIUM

1 2 3 4 5 6 7 8 9 0

ABCDEFGHIJKLMNO
PQRSTUVWXYZ &
abcdefghijklmnopqrstu
vwxyz

ALL MATERIALS ARE TO BE #220-10 WHITE,
HIGH PERFORMANCE 3M SCOTCHCAL VINYL
ON THE WINDOW FIRST SURFACE.



ENTRANCE ELEVATION... TYPICAL TENANT IDENTIFICATION & HOURS

SCALE 3/4" = 1'-0"



K&I
ARCHITECTS & INTERIORS LLC
1850 N. CENTRAL AVE #200
PHOENIX, AZ 85004
PH: 602-452-5202
www.kandi.com

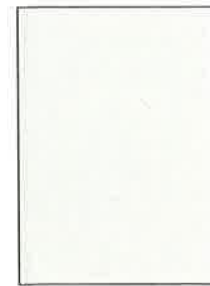
COLOR PALLET



FOOLS FOSSIL DE 3184
(DUNN EDWARDS)



"CLAY POT" DE 5174
(DUNN EDWARDS)
CORRUGATE PANEL



"STANDARD GRAY"
SUPERLITE BLOCK



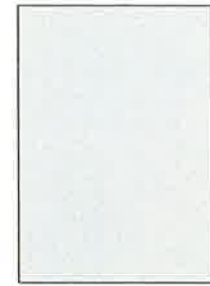
"CHARCOAL GRAY"
SILICONIZED POLYESTER
(MBCI) STANDING SEAM
ROOF



BORNEO BROWN DE 3070
(DUNN EDWARDS)



BLACKJACK DE 3000
(DUNN EDWARDS)



GRAY GALVANIZED METAL
PANELS, MATTE CLEAR
COAT

SHOPS ON WARNER