

SPECTRUM FALLS

COMPREHENSIVE SIGN PLAN



yesco.

YOUNG ELECTRIC SIGN COMPANY

CONSULTANT
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Spectrum Falls

Gilbert, Arizona

December 1, 2005 – Amended May 8, 2006

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Exhibits

Spectrum Falls

Gilbert, Arizona

1. Project Design Team

Developer

Spectrum Falls Development, Inc.
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Tempe, Arizona 85284
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Fax: (480) 893-1604
Contact: E. Kiko Smith

Architect

Lamb Architects, L.L.C.
426 N. 44th Street
Suite 225
Phoenix, Arizona 85008
Phone: (602) 275-5262
Fax: (602) 275-3677
Contact: Kelly Braswell, Project Manager

Landscape Architect

Ryan and Associates
912 W. Chandler Blvd.
Chandler, Arizona 85225
Phone: (480) 899-5813
Fax: (480) 821-0553
Contact: Phillip R. Ryan, President

Civil Engineer

AMEC
4435 East Holmes Avenue
Mesa, Arizona 85206
Phone: (480) 830-3700
Fax: (480) 830-3903
Contact: Todd Farmer

Sign Consultant

Young Electric Sign Company
6725 West Chicago Street
Chandler, Arizona 85226
Phone: (480) 449-3726
Fax: (480) 961-5923
Contact: Kelee Walton

Spectrum Falls Gilbert, Arizona

2. Project Narrative

Spectrum Falls is a unique medical and professional office complex located at the northwest corner of Val Vista Drive and Frye Road. The project comprises a total of 22 acres. It consists of 31 single story professional office buildings ranging in size from 3,000 square feet to 18,000 square feet, for an approximate of 198,000 (+/-) square feet. The development is organized into four villages: Courtyard North, Courtyard South, Paseo North and Paseo South. Each Village emphasizes outdoor features that can be utilized by the building occupants, including the continuation of the Paseo, a lush pedestrian trail from the neighboring residential property to the West, through the center of the project and exiting the site adjacent to the entrance monument and waterfall features along Val Vista Road.

Building architecture utilizes traditional materials such as stone, tile and stucco combining them in a contemporary blend of Southwest and Tuscan architecture. The entrance into Spectrum Falls features over 28 Date Palms accenting the main entrance drive and complimenting the two distinctive water feature monument signs that mark the entrance to the complex. Each village within the development will have design elements and materials unique to that village.

Sign Function and Design Theme

Signage is created to provide identification and wayfinding using a hierarchy of signage. Major project identification (Sign Type A) is provided at the grand entry from the east along Val Vista Drive. The signage is integrated into architectural entry features utilizing waterfalls, one on each side of the entry drive, and is externally illuminated. Monument signs (Sign Type H) are provided at other entry drives with tenant/user identification, to facilitate visitors progressing more directly to their destinations.

Spectrum Falls

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Internal to the project, directory signs (Sign Types B, C, D and E) have been provided, oriented to the main entry drive, to direct traffic to each of the village suites. Once the user is oriented to the proper village, directory signs (Sign Type F) are provided at various vehicular decision points, as the visitor progresses through the internal driveways, to provide directory information to specific suites. To reinforce the provision of directory information, and to further help orient pedestrian visitors, directory signs with maps (Sign Type G) are provided at various locations throughout the interior of the project, where appropriate.

(Sign Type G, directory signs are included in this comprehensive sign plan for the purpose of Design Review approval only. Property owner must provide proof that tenancy has been met prior to application for sign permit)

The plan identifies areas on each building elevation where tenant/occupant identification may be placed. The envelopes shown on the building elevations are general sign locations, although restrictions are proposed in the Building Wall Sign Standards (See page 5) to ensure that no building elevation will be saturated with signage. Building signage will be limited. The color of wall-mounted sign shall generally be limited to a standard palette of brushed aluminum or bronze. Wall plaques identifying suite numbers and with Braille will be provided at the entry to each suite. The color of the wall plaques will be tied to the character of each village.

The materials used in the construction of the signs are directly related to the buildings nearby and their materials, colors, and textures. The use of stone, roof tile, metal canopies, awnings, eyebrows, wood, columns and corbels used in the architecture all provide additional inspiration for the sign design theme.

Included in this Comprehensive Sign Plan are two (2) main Entrance Monuments (sign type A), four (4) secondary Entrance Monuments with tenant panels (sign type H), four (4) separate Village Directory Signs (sign type B, C, D, & E), nine (9) Directory Displays (sign type F) and three (3) Directory Displays (sign type G). The specifications for these signs are set forth in the following exhibits. Also included are building address requirements and building wall sign requirements, as follows:

3. Building Wall Sign Standards

All signs shall be placed within a sign envelope designated on the elevation drawings included in the exhibits hereto. Not more than one occupant sign may be placed in each sign envelope. 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 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 declarant or Spectrum Falls Association.
Occupants Occupying	0-20%	May or may not get to have a maximum of 1 sign envelope as approved by declarant or Spectrum Falls Association.

3. Occupant may occupy a maximum of 3 sign envelopes, subject to Declarant or Spectrum Falls Association approval
4. Occupant's signage not to exceed envelopes size as defined in envelope schedule.
5. Declarant or Spectrum Falls Association to approve sign envelope for each Occupant.
6. Occupant occupying a corner location may be granted a second sign space subject to Declarant or Spectrum Falls Association approval.
7. All signs to be white, LED, halo-illuminated.
8. Signs constructed of aluminum, reverse pan channel, individual letters except as approved by Declarant or Spectrum Falls Association.
9. Letter returns to be a maximum of 3" deep, except as approved by Declarant or Spectrum Falls Association.
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. Letter color must be either non-directional, brushed aluminum with clear coat or bronze 313E.
14. Letter return color to match face.
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. Locations of all signs are as shown and approved in this comprehensive sign plan.
17. No signs allowed facing residential neighborhood on West.
18. The Spectrum Falls Association reserves the sole right to interpret, enforce and administer the terms and conditions of the sign criteria and all related documents and policies.

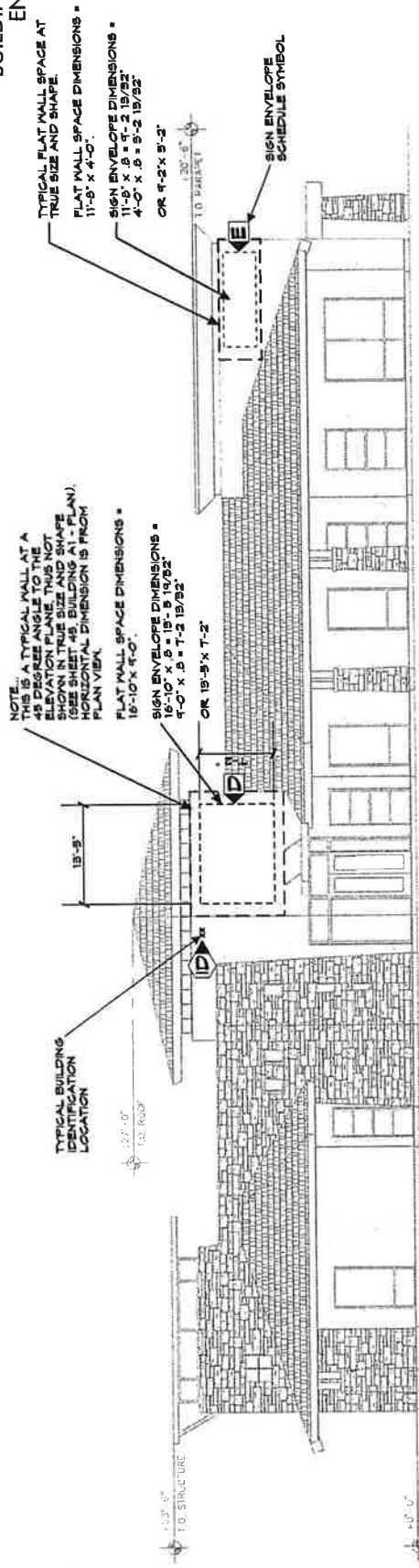
4. Entry Door/ Side Lite Sign Standards

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

5. Building Address/Identification Standards

All buildings shall have one (1) building address identification per elevation. Each address character shall be 1" deep, reverse pan channel, aluminum characters can be either brushed aluminum or painted bronze 313E to match building tenant signage. The character height shall be 6". Building address identification and locations shall comply with exhibits contained within this comprehensive sign plan.

TYPICAL BUILDING SIGN ENVELOPE



TYPICAL ELEVATION N.T.S.

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 VERTICAL AND HORIZONTAL DIMENSIONS OF A FLAT RECTANGULAR WALL SPACE UNLESS OTHERWISE SPECIFIED. ALL FEATURES (SEE TYPICAL ELEVATION ABOVE) ALL SIGNS SHALL BE LOCATED WITHIN THE SIGN ENVELOPE.

SEE SHEETS 48 THRU 51 FOR ENVELOPE LOCATIONS FOR EACH BUILDING TYPE.

BUILDING IDENTIFICATION
 ALL BUILDINGS SHALL HAVE ONE BUILDING ADDRESS IDENTIFICATION PER ELEVATION. EACH ADDRESS CHARACTER SHALL BE 1" DEEP, REVERSE CHAMFERED ALUMINUM, PAINTED, BRUSHED BRONZE OR BRUSHED STAINLESS STEEL. THE CHARACTER HEIGHT SHALL BE 6" (SEE SHEET 89).

EACH BUILDING ADDRESS IDENTIFICATION IS SHOWN ON SHEET 48.

BUILDING WALL SIGN STANDARDS

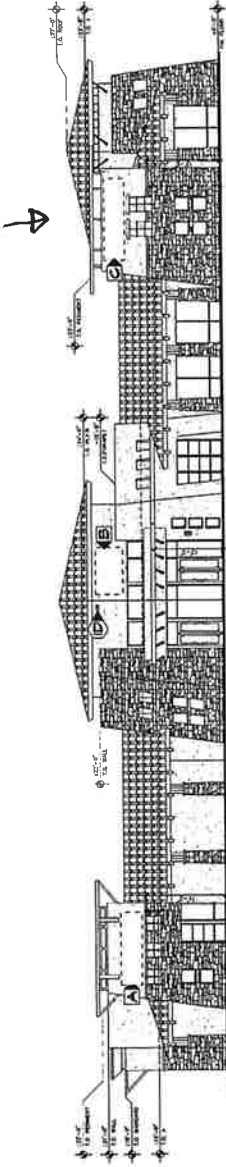
ALL SIGNS SHALL BE PLACED WITHIN A SIGN ENVELOPE DESIGNATED ON THE ELEVATION DRAWINGS INCLUDED IN THE EXHIBITS HERETO. NOT MORE THAN ONE OCCUPANT SIGN MAY BE PLACED IN EACH SIGN ENVELOPE. WALL SIGNS WILL BE RESTRICTED TO IDENTIFYING THE PERSON, FIRM, CORPORATION OR THE PRODUCTS AND/OR SERVICES OFFERED 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 THE TABLE BELOW.
3. OCCUPANT MAY OCCUPY A MAXIMUM OF 3 SIGN ENVELOPES, SUBJECT TO DECLARANT OR SPECTRUM FALLS ASSOCIATION APPROVAL.
4. OCCUPANT'S SIGNAGE NOT TO EXCEED ENVELOPES SIZE AS DEFINED IN ENVELOPE SCHEDULE FOR EACH BUILDING TYPE.
5. DECLARANT OR SPECTRUM FALLS ASSOCIATION TO APPROVE SIGN ENVELOPE FOR EACH OCCUPANT.

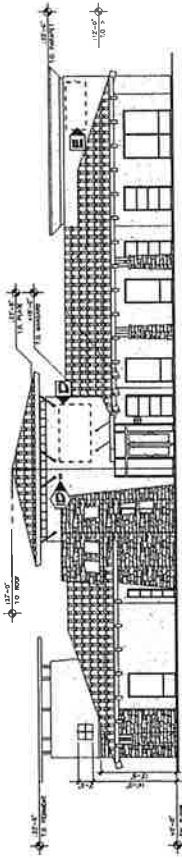
BUILDING WALL SIGN ENVELOPE SCHEDULE TABLE	
OCCUPANTS OCCUPYING	75% - 100% MAXIMUM OF 3 SIGN ENVELOPES
OCCUPANTS OCCUPYING	50% - 74% MAXIMUM OF 2 SIGN ENVELOPES
OCCUPANTS OCCUPYING	25%-49% MAXIMUM OF 1 SIGN ENVELOPE, UNLESS APPROVED BY DECLARANT OR SPECTRUM FALLS ASSOCIATION.
OCCUPANTS OCCUPYING	0-24% MAXIMUM OF 1 SIGN ENVELOPE AS APPROVED BY DECLARANT OR SPECTRUM FALLS ASSOCIATION.

6. OCCUPANT OCCUPYING A CORNER LOCATION MAY BE GRANTED A SECOND SIGN SPACE SUBJECT TO DECLARANT OR SPECTRUM FALLS ASSOCIATION APPROVAL.
7. ALL SIGNS TO BE HALO-ILLUMINATED WITH WHITE LED.
8. SIGNS CONSTRUCTED OF ALUMINUM, REVERSE PAN CHANNEL, INDIVIDUAL LETTERS EXCEPT AS APPROVED BY DECLARANT OR SPECTRUM FALLS ASSOCIATION.
9. LETTER RETURNS TO BE A MAXIMUM OF 9" DEEP, EXCEPT AS APPROVED BY DECLARANT OR SPECTRUM FALLS ASSOCIATION.
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. LETTER COLOR MUST BE EITHER NON-DIRECTIONAL BRUSHED ALUMINUM WITH CLEAR COAT OR BRONZE 316 (MATHEWS).
14. LETTER RETURN COLOR TO MATCH FACE.
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. LOCATIONS OF ALL SIGNS ARE AS SHOWN AND APPROVED IN THIS COMPREHENSIVE SIGN PLAN.
17. NO SIGNS ALLOWED FACING RESIDENTIAL NEIGHBORHOOD R1 ZONE TO THE WEST.
18. THE SPECTRUM FALLS ASSOCIATION RESERVES THE SOLE RIGHT TO INTERPRET ENFORCE AND ADMINISTER THE TERMS AND CONDITIONS OF THE SIGN CRITERIA AND ALL RELATED DOCUMENTS AND POLICIES.

A1
 BUILDING TYPE
 ADDRESS AND
 SIGN ENVELOPES



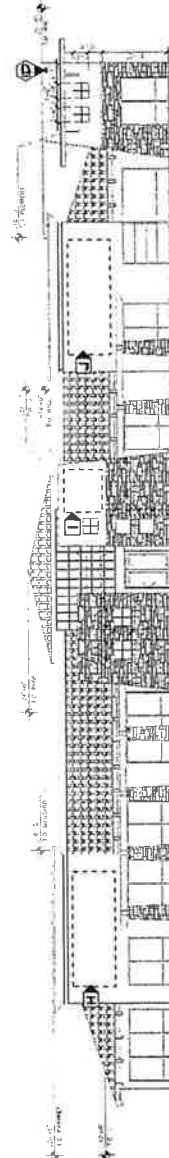
FRONT ELEVATION
 N.T.S.



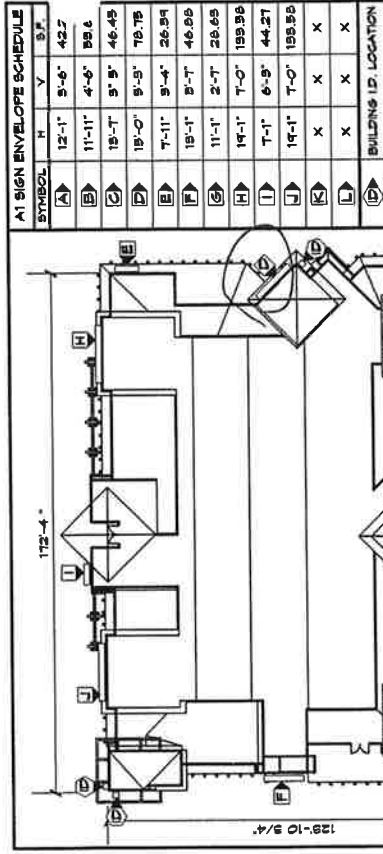
RIGHT ELEVATION
 N.T.S.



LEFT ELEVATION
 N.T.S.

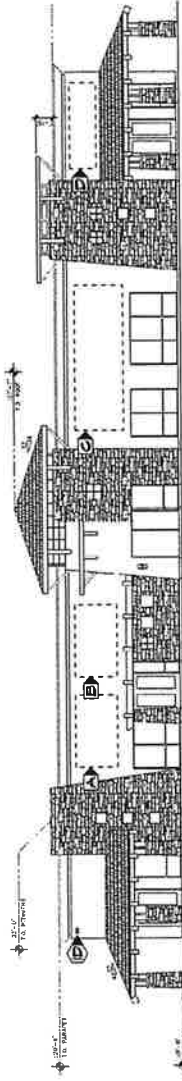


REAR ELEVATION
 N.T.S.

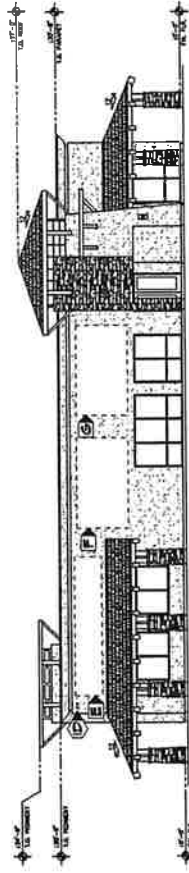


A1 SIGN ENVELOPE SCHEDULE				
SYMBOL	H	V	S.P.	
A	12'-1"	9'-6"	4'-6"	42.7
B	11'-11"	4'-6"		89.6
C	19'-7"	9'-5"	9'-5"	46.45
D	19'-0"	9'-4"		78.75
E	7'-11"	9'-4"		26.94
F	19'-1"	9'-7"		46.06
G	11'-1"	2'-7"		28.65
H	19'-1"	7'-0"		199.96
I	7'-1"	6'-9"		44.27
J	19'-1"	7'-0"		199.96
K	X	X	X	X
L	X	X	X	X
M	BUILDING I.D. LOCATION			

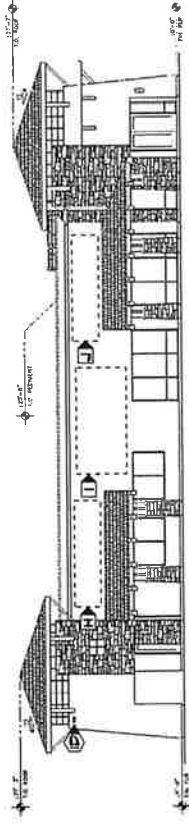
A2
BUILDING TYPE
ADDRESS AND
SIGN ENVELOPES



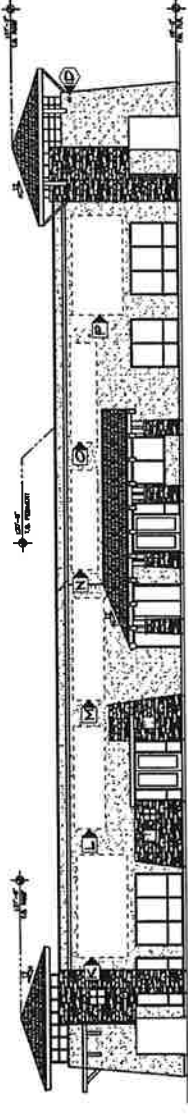
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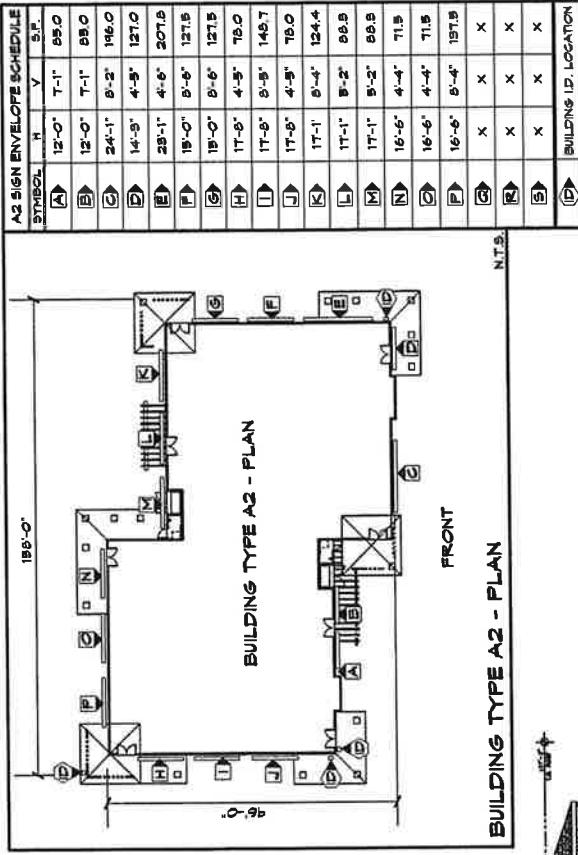
RIGHT ELEVATION
 N.T.S.



LEFT ELEVATION
 N.T.S.

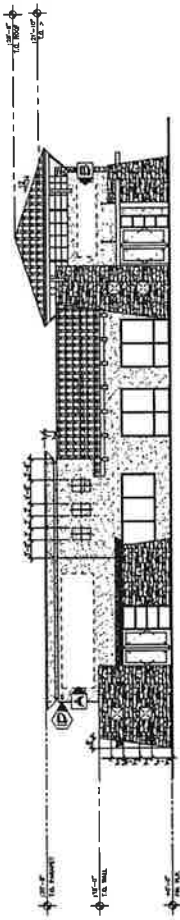


REAR ELEVATION
 N.T.S.

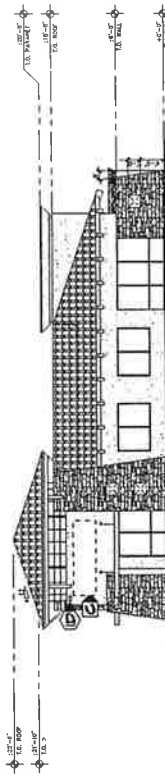


A2 SIGN ENVELOPE SCHEDULE				
SYMBOL	H	V	S.F.	
A	12'-0"	7'-1"	85.0	
B	12'-0"	7'-1"	85.0	
C	24'-1"	8'-2"	196.0	
D	14'-3"	4'-5"	127.0	
E	23'-1"	4'-6"	207.8	
F	19'-0"	8'-6"	127.8	
G	19'-0"	8'-6"	127.8	
H	17'-8"	4'-3"	76.0	
I	17'-8"	8'-5"	149.7	
J	17'-1"	8'-5"	124.4	
K	17'-1"	8'-2"	99.9	
L	17'-1"	8'-2"	99.9	
M	17'-1"	5'-2"	71.9	
N	16'-6"	4'-4"	71.9	
O	16'-6"	4'-4"	71.9	
P	16'-6"	8'-4"	137.9	
Q	X	X	X	X
R	X	X	X	X
S	X	X	X	X
D	BUILDING ID. LOCATION			

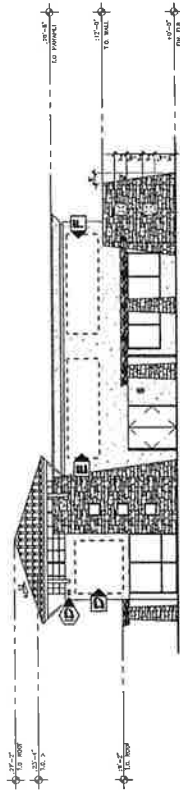
C
 BUILDING TYPE
 ADDRESS AND
 SIGN ENVELOPES



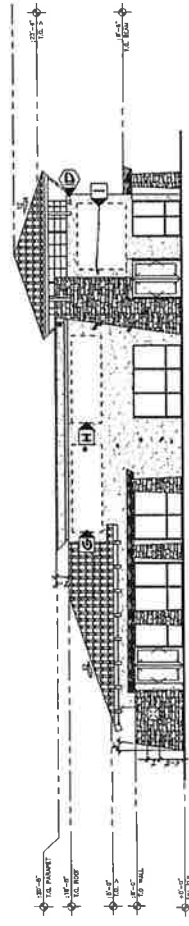
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RIGHT ELEVATION
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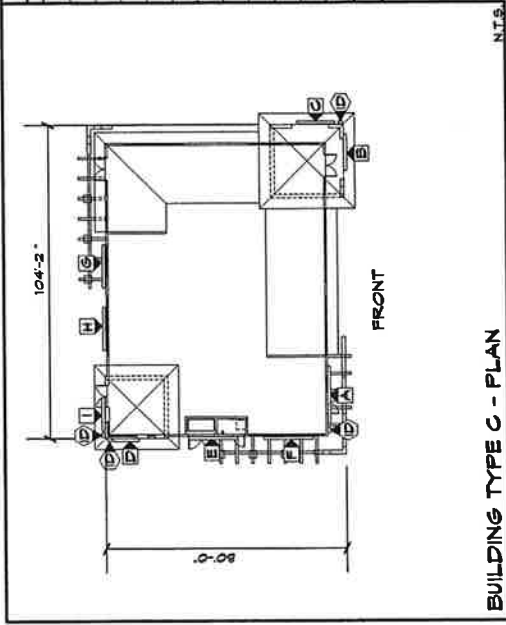


LEFT ELEVATION
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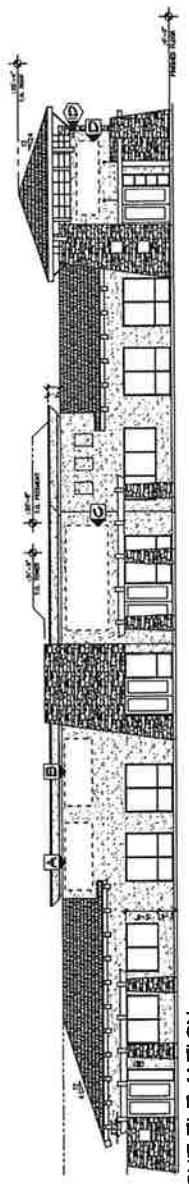


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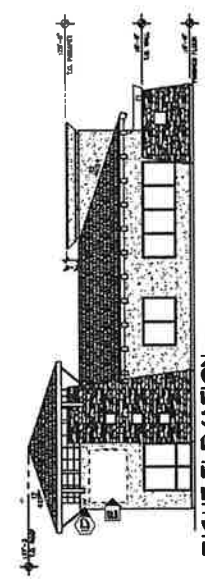
C SIGN ENVELOPE SCHEDULE				
SYMBOL	H	V	S.F.	
A	14'-3"	5'-3"	100.871	
B	12'-3"	5'-7"	44.8	
C	12'-3"	5'-8"	46.25	
D	8'-9"	7'-10"	65.85	
E	16'-6"	5'-3"	66.62	
F	16'-6"	5'-5"	66.62	
G	14'-6"	4'-10"	70.18	
H	14'-9"	4'-10"	70.18	
I	10'-11"	7'-11"	97.18	
J	X	X	X	
K	X	X	X	
L	X	X	X	
M	BUILDING I.D. LOCATION			



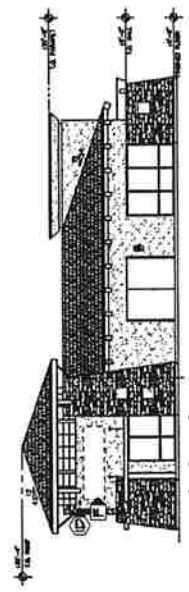
C2
BUILDING TYPE
ADDRESS AND
SIGN ENVELOPES



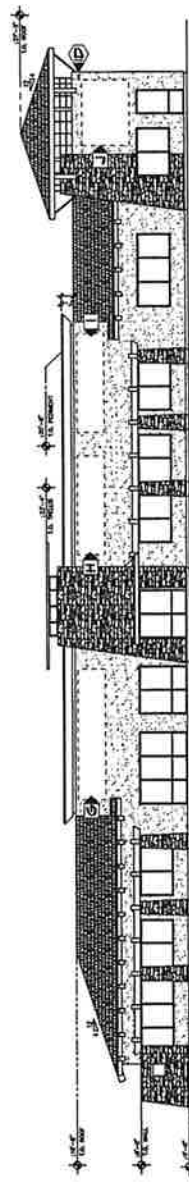
FRONT ELEVATION
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RIGHT ELEVATION
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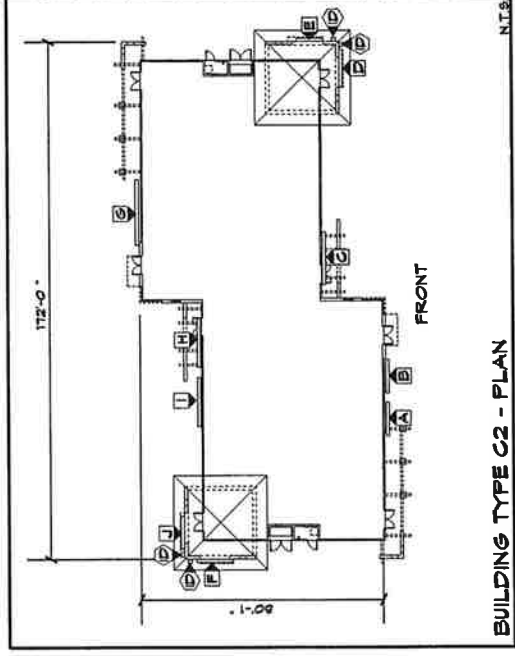


LEFT ELEVATION
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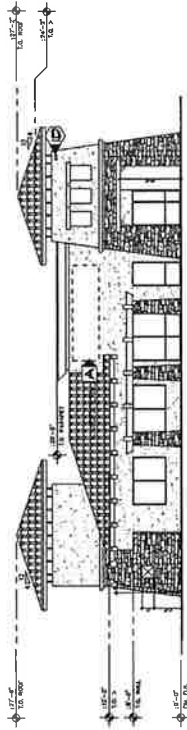
REAR ELEVATION
 N.T.S.

C2 SIGN ENVELOPE SCHEDULE				
SYMBOL	H	V	S.F.	
A	11'-3"	4'-7"	48.61	
B	11'-3"	4'-7"	48.61	
C	17'-5"	7'-0"	123.19	
D	12'-4"	5'-8"	48.07	
E	9'-5"	6'-4"	34.89	
F	12'-3"	5'-6"	42.99	
G	21'-9"	4'-7"	100.48	
H	16'-5"	4'-7"	74.64	
I	16'-5"	4'-7"	74.64	
J	10'-11"	7'-10"	98.72	
K	X	X	X	X
L	X	X	X	X
M	X	X	X	X
BUILDING I.D. LOCATION				

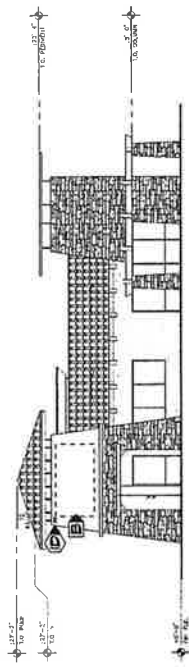


BUILDING TYPE C2 - PLAN
 N.T.S.

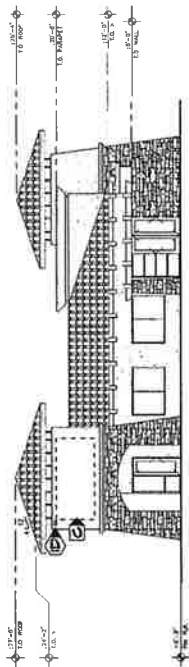
D
BUILDING TYPE
ADDRESS AND
SIGN ENVELOPES



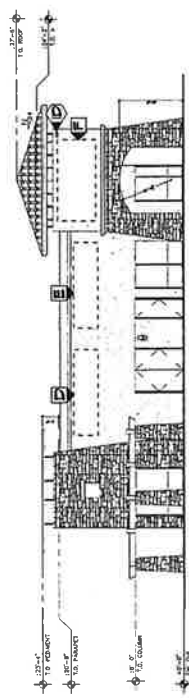
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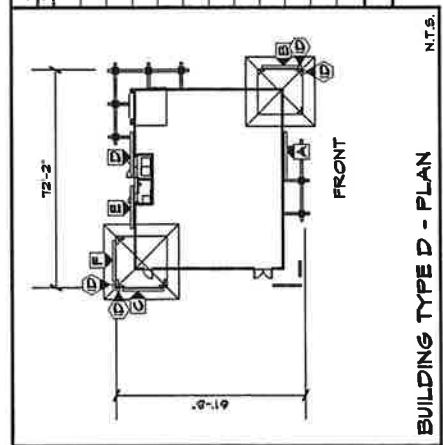
RIGHT ELEVATION
 N.T.S.



LEFT ELEVATION
 N.T.S.



REAR ELEVATION
 N.T.S.

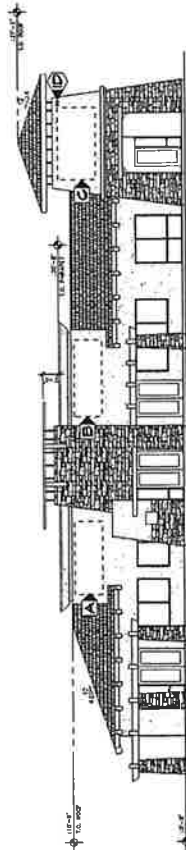


D SIGN ENVELOPE SCHEDULE				
SYMBOL	N	Y	S.F.	
A	18'-10"	4'-6"	71.91	
B	12'-0"	6'-4"	76.68	
C	19'-6"	6'-3"	56.66	
D	14'-9"	4'-1"	59.71	
E	14'-9"	4'-1"	59.71	
F	6'-0"	6'-4"	56.0	
G	15'-6"	6'-3"	56.66	
H	X	X	X	X
I	X	X	X	X
J	X	X	X	X
K	X	X	X	X
L	X	X	X	X
M	X	X	X	X

BUILDING TYPE D - PLAN
 N.T.S.

D2

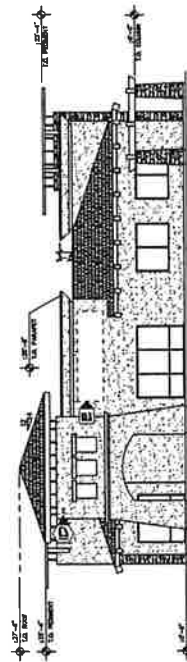
BUILDING TYPE
ADDRESS AND
SIGN ENVELOPES



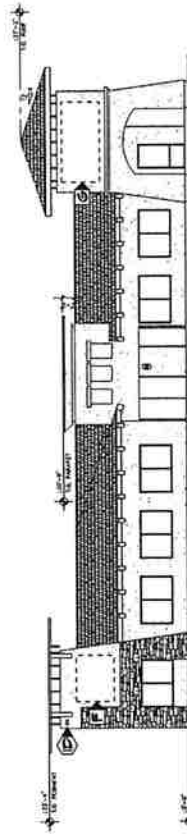
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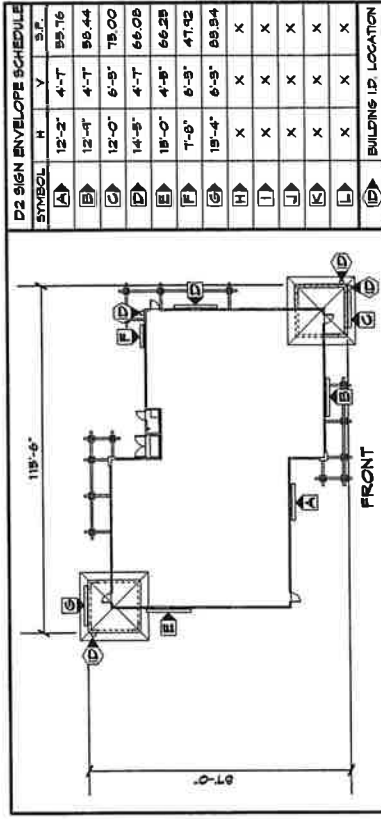
RIGHT ELEVATION
N.T.S.



LEFT ELEVATION
N.T.S.

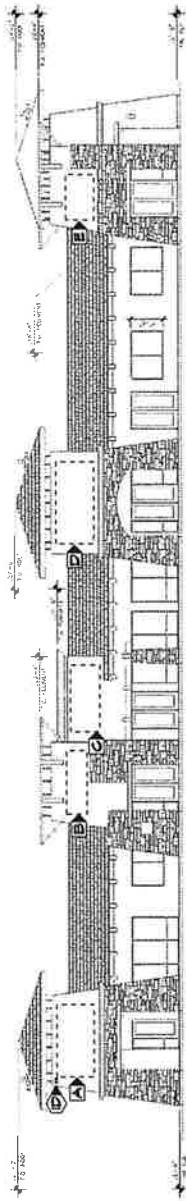


REAR ELEVATION
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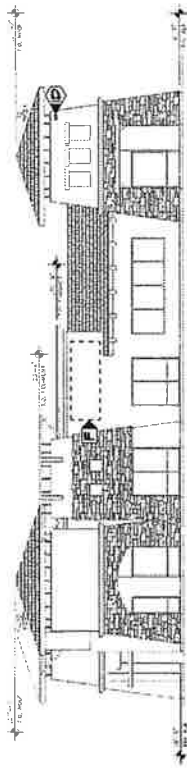


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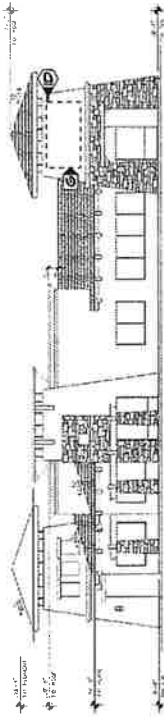
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 BUILDING TYPE
 ADDRESS AND
 SIGN ENVELOPES



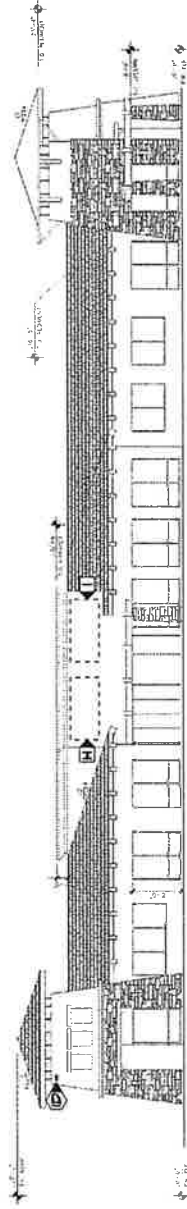
FRONT ELEVATION
 N.T.S.



RIGHT ELEVATION
 N.T.S.

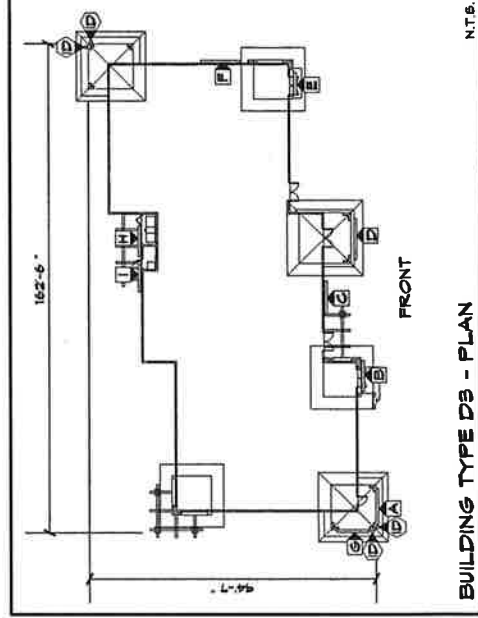


LEFT ELEVATION
 N.T.S.



REAR ELEVATION
 N.T.S.

D3 SIGN ENVELOPE SCHEDULE				
SYMBOL	H	V	S.F.	
A	13'-0"	6'-3"	78.00	
B	10'-7"	9'-6"	97.0	
C	11'-1"	4'-11"	54.	
D	19'-7"	6'-4"	86.02	
E	7'-6"	4'-9"	33.65	
F	19'-0"	4'-10"	62.88	
G	10'-11"	9'-4"	62.77	
H	10'-4"	4'-10"	49.94	
I	10'-4"	4'-10"	49.94	
J	X	X	X	X
K	X	X	X	X
L	X	X	X	X
M	X	X	X	X
BUILDING ID. LOCATION				



TYPICAL
BUILDING
EXTERIOR
SIGNAGE
DETAIL

