

*SWC Guadalupe/Gilbert*

Case #: DR04-37  
Attachment 6: Sign Package (3 pgs)  
September 15th, 2005



*Albertson Center*

4018 E. Winslow  
(480) 921-9900

Phoenix, AZ 85040  
fax: (602) 437-8073

PREPARED BY: SCOTT D. HUDSON

***SIGN CRITERIA  
GILBERT & GUADALUPE***

**SIGN CRITERIA**

This criteria has been developed to insure design compatibility among all signs at S.W. corner of Gilbert Road and Guadalupe Road in Gilbert, Arizona. Conformance to this criteria will be strictly enforced. Any sign installed that is not conforming to this criteria and not approved by the Developer/Landlord must be removed or brought into conformance by the Applicant and/or its Sign Contractor.

The Landlord shall approve all signs, in writing, prior to installation. Sign permits must be obtained from the Town of Gilbert.

The following is a description of the design criteria:

**GENERAL SIGNAGE REQUIREMENTS**

Any reference herein to the word Tenant or Tenants shall be construed to be the same as Owner or Owners.

1. The Landlord shall review the shop drawings and specification (2) two sets and return (1) one set to the Applicant marked "Approved", "Approved as Noted", or "Revise and Re-Submit".
2. "Revise and Re-Submit" drawings will be returned to the Applicant with comments. These drawings shall be revised by the Applicant and re-submitted to the Landlord for its approval.
3. Upon receipt of the Landlord approval, Applicant must first obtain permit from Building Department with the Town of Gilbert. Subsequent to city approval, Applicant may proceed with installation.
4. No signs, advertisements, notices, or other lettering shall be exhibited, inscribed, painted, or affixed on any part of a sign, except lettering and/or graphics, which have received the prior written approval of the Developer/Landlord.

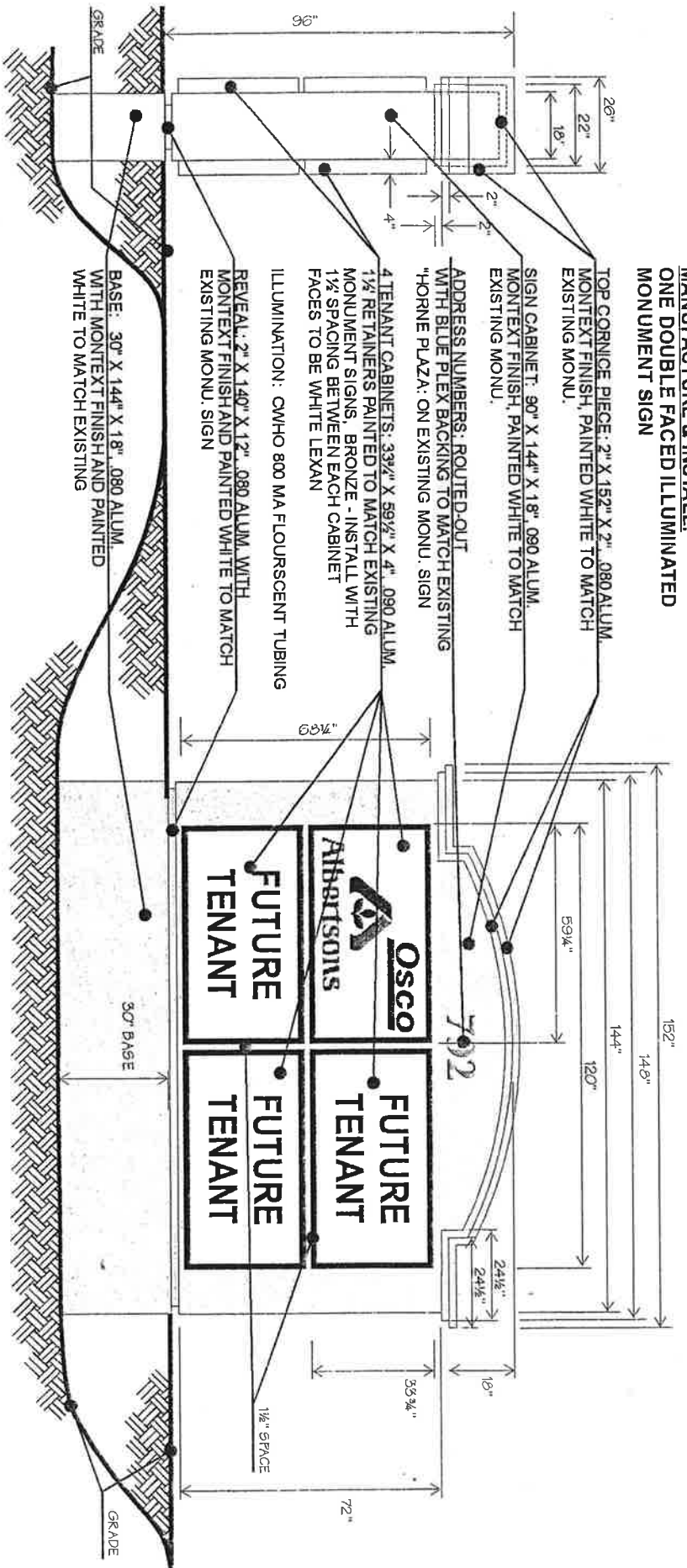
5. Applicant or its Representatives shall obtain all permits for its exterior sign and its installation. Applicant shall be responsible for all requirements and specifications.
6. Applicant shall have the sole responsibility for compliance with all applicable statues/codes, ordinances, or other regulations for all work performed on the premises by or on behalf of the Applicant.
7. The Landlord's approval of the Applicant's plan specifications, calculations, or work shall not constitute an implication, representation, or certification by the Landlord that said items are in compliance with the Applicant statues/codes, ordinances, or other regulations.
8. All signage is subject to the Town of Gilbert approval and this master sign exhibit. Developer/Landlord will support all applications for signs in compliance with this exhibit but cannot guarantee city approval.
9. All signage shall be constructed and installed at the Tenant's expense.
10. Tenant and the Tenant's Contractor shall be responsible for the repair of any damage caused by installation or removal of any signage.
11. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.
12. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
13. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
14. All exposed metal shall be painted to render them inconspicuous.
15. No exposed tubing, conduit, or raceways will be permitted. All conductors, transformers, and other equipment shall be concealed.
16. All electrical signs shall bear the UL label and be mounted on top of letters.
17. All signs shall conform to Uniform Building Code Standards.
18. All electrical signs shall conform to National Electrical Code Standards.
19. Tenant shall be liable for the operation of their Sign Contractor.
20. Painted lettering will not be permitted.
21. Flashing, moving, or audible signs will not be permitted with the exception of drive-thru menu boards and speakers.

22. No exposed neon lighting shall be used on signs, symbols, or decorative elements without prior approval by the Developer/Landlord and the Town of Gilbert.
23. Standard white vinyl die cut copy may be used to display hours of business, emergency numbers, etc. All window graphics and displays shall be subject to the approval of the Developer/Landlord prior to fabrication or implementation.
24. Wall signs (I.D. NAME ONLY) shall consist of individual internally illuminated pan channel letters with plex-i-glass faces, 5" returns and 3/4" to 1" trim cap. Color is open to landlord and tenants approval. Signs with modifiers shall consist of individual reverse pan channel letters with a halo illumination. Color to be determined by landlord and tenant. Neon or L.E.D. may be used for Illumination in all or part of sign. These letters shall be by the Developer / Landlord.
25. All signage for End-Line Tenants shall calculate signage by the following formula:  
1-1/2' square feet of signage per 1' of linear frontage. No sign to exceed 80% of leased front or vertical height of sign band.
26. Letter style and color shall be subject to the approval by the Developer/Landlord.
27. A minimum of 32 square feet of wall sign area shall be allowed per tenant/user.

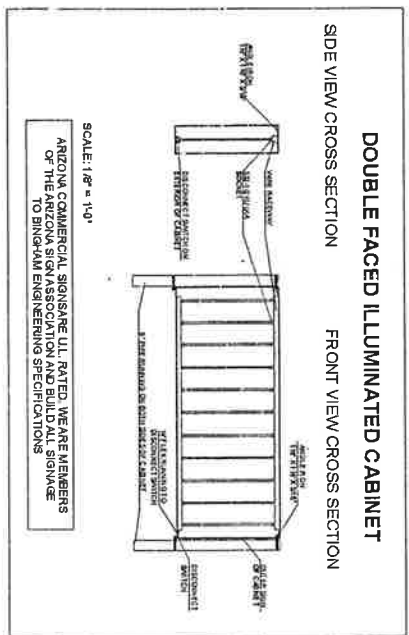
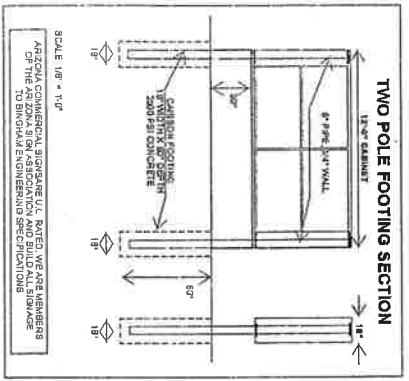
#### **SHOP TENANTS**

1. Tenants may have (1) one exterior sign on leased front fascia and the Tenants that have leased spaced on end caps may place signs on Tower elements. Not to exceed Town of Gilbert's sign allowance.
2. Letters to be pan-channel letters made of .040 aluminum with returns 5".
3. Return colors to be black or 313-Bronze.
4. Trim-cap color may be 3/4" and to match plex face.
5. Neon color to be decided by the Developer/Landlord.
6. Plex colors to be standard acrylic colors, 211-Red, 209-Red, 407-Yellow, 506-Green, 607-Blue or vinyl overlays. Tenants may use other colors if so desired.
7. Franchises may use their custom colors.

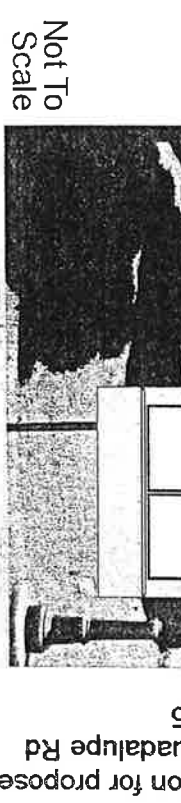
**MANUFACTURE & INSTALL:  
ONE DOUBLE FACED ILLUMINATED  
MONUMENT SIGN**



SQUARE FOOTAGE: 56,875 SQFT (6' X 10' CABINET)



www.arizonacommercialsigns.com • 4018 E WINSLOW • PHOENIX, AZ 8504 • OFF: (480) 921-9800 • FAX: (602) 437-8073  
**Project:** LEXON - Monument - 792 Gilbert Road, (Gilbert & Guadalupe) Gilbert, AZ  
**Contractor:** SCOTT HUDSON - 602.570.1912  
**DATE OF DWG:** 06/09/05  
**REVISION DATE:**  
**SCALE(S):**  
**ELEVATION:**  
**LANDLORD APPROVAL:**  
**DATE OF APPL.:**  
**DESIGN:** 3/0" = 1' - 0" DETAILS:



*Albertson Center*

*SWC Gilbert/  
Guadalupe*

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Attachment 3: Site Plan  
September 15th, 2005

**PROPOSED MONUMENT SIGN WILL NOT BE GRANTED  
UNTIL ALBERTSON'S HAS GIVEN WRITTEN APPROVAL**

EXISTING  
BLOCKBUSTER  
SIGN

GUADALUPE ROAD

FRONTAGE 997' - 0"

FRONTAGE 706' - 0"

GILBERT ROAD

EXISTING  
MONUMENT SIGN

EXISTING  
ALBERTSONS

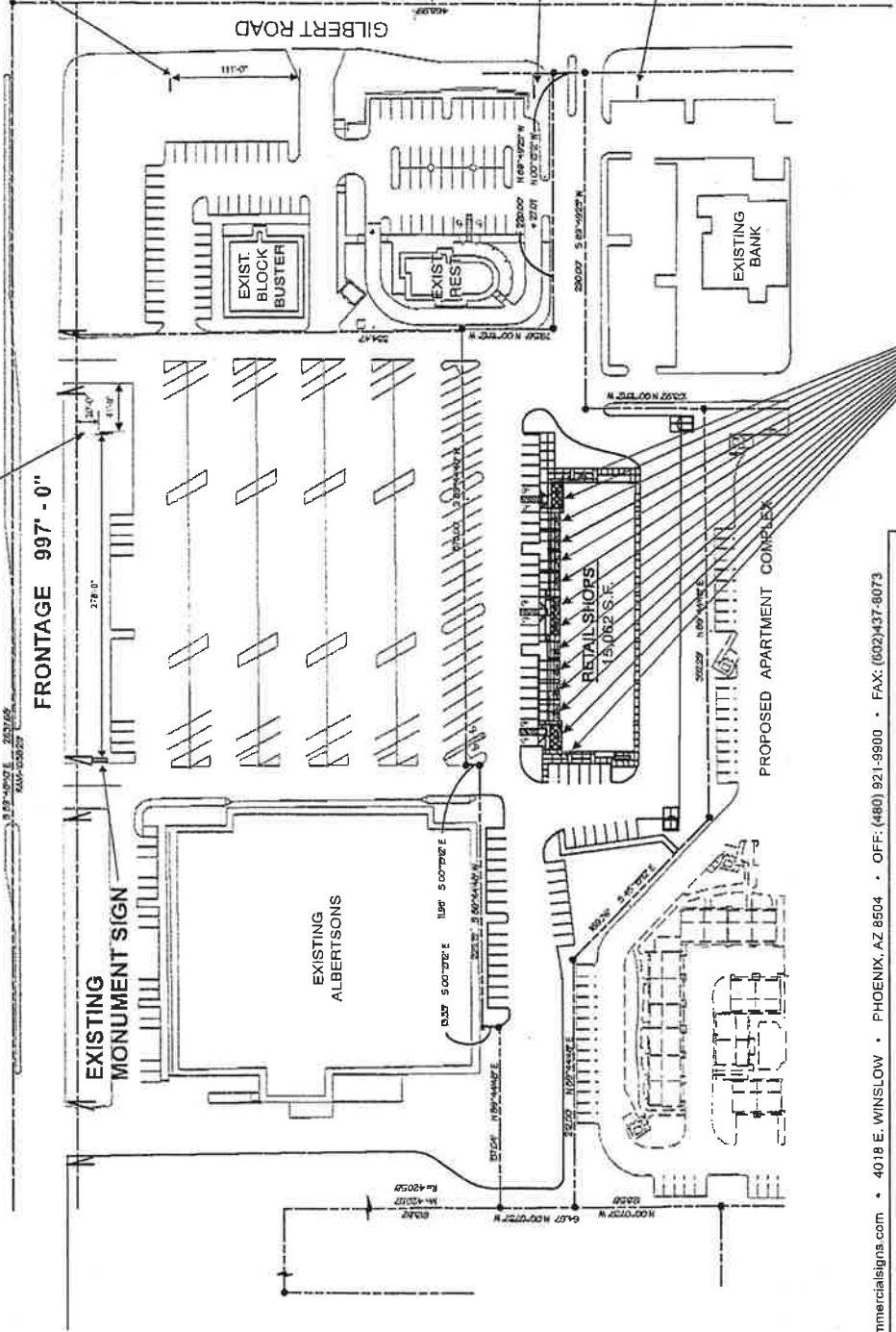
EXIST  
BLOCK  
BUSTER

EXIST  
REST

EXISTING  
ALBERTSONS  
SIGN

EXISTING  
BANK SIGN

N



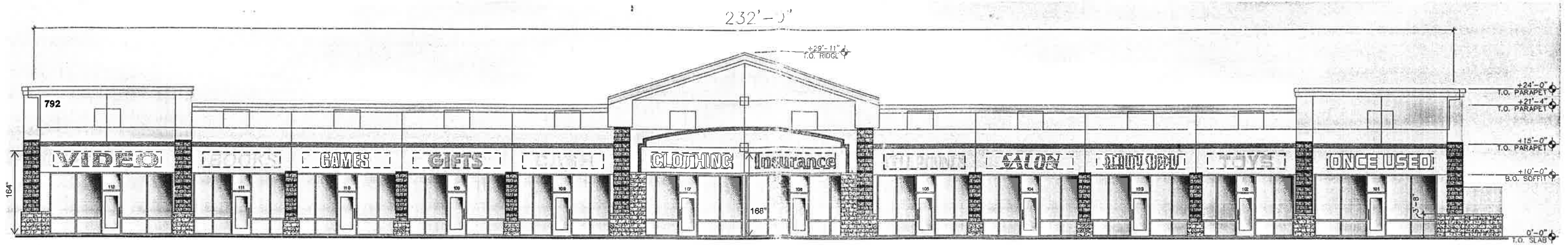
**PROPOSED  
FASCIA SIGNS**

**APPROVED PLANS**  
Design Review Board  
CASE: DR04-37  
DATE: 9/15/05  
SUBJECT TO CONDITIONS OF APPROVAL

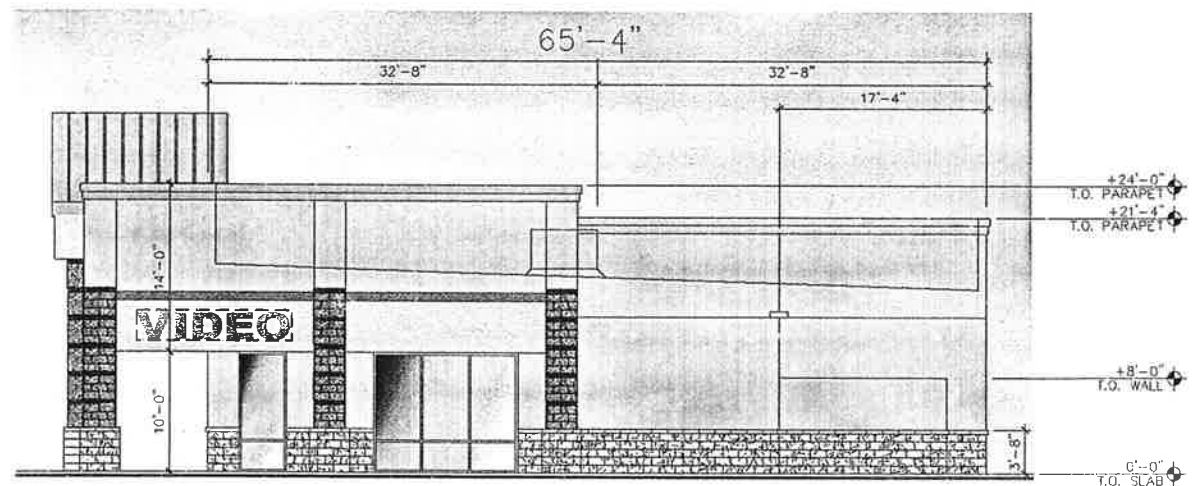
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Project Name: <b>M LEXON - "SITE PLAN" - 792 N. Gilbert Road, Gilbert, AZ</b>	DATE OF DWG.: 06/08/05	REVISION 08/08/05
CONTACT: SCOTT HUDSON ELEVATION: 1" = 100'	DATE: 06/08/05	DATE OF APPL.: 08/08/05
SCALE(S): SIGN DESIGN: DETAILS:	LANDLORD APPROVAL:	

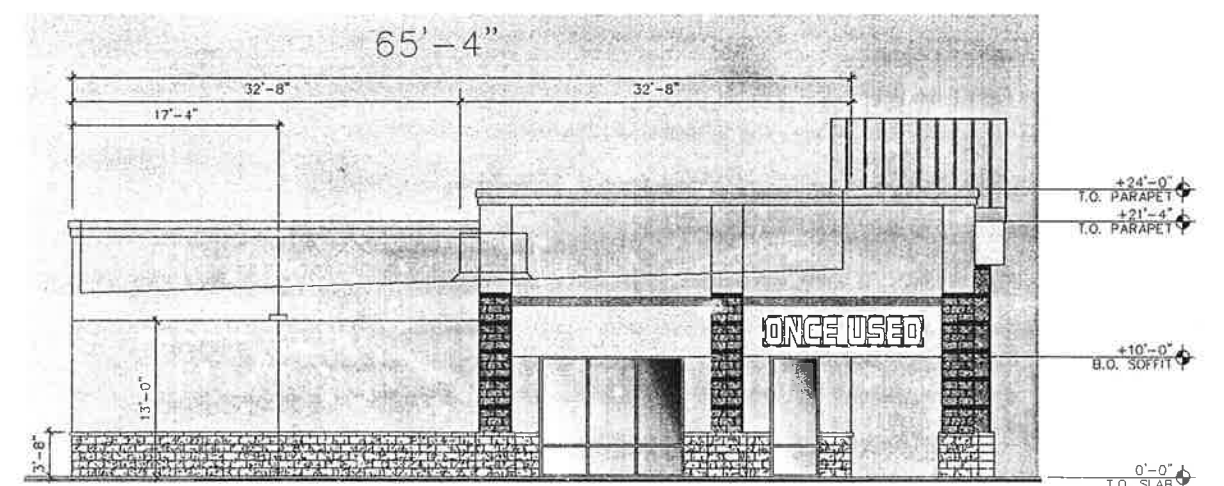
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**RS-N** North Elevation - "RETAIL SHOPS" Pad  
Scale 1/16" = 1'



**RS-W** West Elevation - "RETAIL SHOPS" Pad  
Scale 1/16" = 1'



**RS-E** East Elevation - "RETAIL SHOPS" Pad  
Scale 1/16" = 1'

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Project Name: LEXON - Elevations, Rendered - 792 N. Gilbert Road, Gilbert, AZ		CONTACT: SCOTT HUDSON - 602.370.1912	
Nationwide Sign Systems	SCALE(S):	ELEVATION: 1/16" = 1'-0"	DATE OF DWG: 05/31/04
Arizona Commercial Signs	SIGN DESIGN:	DETAILS:	REVISION DATE:
			LANDLORD APPROVAL: _____
			DATE OF APP'L: _____

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APPROVED PLANS  
Design Review Board  
CASE: DR04-37  
DATE: 9/15/05  
SUBJECT TO CONDITIONS OF APPROVAL

DR04-37 (6/27/05) Sign