



**COMPREHENSIVE SIGN PLAN
TUSCANY VILLAGE
GILBERT, AZ**

This prestigious project features a variety of different building elevations which are highlighted by a coordinated selection of compatible color finishes, as well as several different types of masonry accents. Each building also offers uniquely designed entryways, architectural detailing, and other stylistic elements that help to differentiate it from each of the neighboring structures, while still contributing to a harmonious whole.

Thus, the intent of this sign plan is to add a cohesive design element which links all of the business entities together as part of this unified "look", while still supporting the individualized needs of each business. To achieve this, we have identified the following signage needs:

PART ONE - Street Front Monument Signage:

The project will feature two monument signs placed along the main street frontages. Because the project incorporates three buildings and many individual suites (several of which have limited street visibility), with a large number of prospective users, it requires each of these structures to provide adequate directional and business identification signage in order to maintain a safe and orderly flow of traffic past, and into, the project.

Each monument sign will be constructed using a design (see drawing) which reflects the fascia designs, materials, finishes and architectural detailing of the project's buildings. The finish on each sign will be Montex (stucco) to coordinate with the building walls. Paint will coordinate with the finished building colors, and be in complimentary earth tone shades to match the existing structures.

The signs will be located as shown on the attached site map, with one near each of two entrance driveways (which are located off of the main street frontages).

Both signs will have a surrounding structure that is approx. 8 feet tall and approx. 16 feet wide, and an enclosed sign cabinet which will be approx. 60" x 144" with a total face area of approx. 60 square feet.

All cabinets will be internally illuminated using HOF lamps. The attached monument sign designs reflect two optional configurations for Tenant ID information.

OPTION ONE – Without EMC Display:

All tenant/occupant panels will be of routed aluminum (with montex/paint to match) and will incorporate a stud mounted plex backer panel. There will be a total of 9 tenant panels on each side of each sign, and thus the street front signage will accommodate directional/location information for a total of 18 different tenants (with each tenant having panels on both sides of a single sign).

OPTION TWO – With EMC Display:

No more than fifty percent of the of the Tenant/occupant panels will be deleted, and a LED/EMC display installed in their place (please see attached renderings for details). The remaining tenant panels will be of routed aluminum (with montex/paint to match) and will incorporate a stud mounted plex backer panel. By making use of the remaining standard Tenant panels, as well as the EMC display, all tenants directional, promotional and business identification needs will be supported.

BOTH OPTIONS:

Either of the two (above) options will also incorporate Center identification graphics which will be routed from the face and incorporate push-through type letters (this construction is intended to allow only the lettering to be illuminated, without any background illumination). Each Monument Sign will have a base of block to match the block used in the center. Additional decorative "roofs" and embellishments will be used to reflect the architectural details featured throughout the project. (Please see the attached renderings for further clarification of the monument sign finishes, styles and fabrication details.)

PART TWO - Tenant/Occupant Building Signage:

In addition to the common area signage, each Tenant/occupant will also be required to install appropriate signage designed to identify the individual suite and business usage.

All such signage must fully conform to the standards set forth herein, so that they will contribute to a cohesive look and feel which is well coordinated with the building facades as well as the common area signage. All tenant/occupant signs shall be professionally installed on the building façade, by an appropriately licensed and insured Arizona sign contractor who is pre-approved by Landlord to work within the center.

**Case Number: DR04-43-S-A
Meeting Date: 03/11/2010**

APPROVED PLANS
SIGN REVIEW BOARD
DR04-43-S-A

DATE: 3/11/10
SUBJECT TO CONDITIONS OF APPROVAL



All Tenant/occupant signage must comply with the following specifications, limitations and requirements:

1. No signs, advertising, notices, or lettering shall be displayed or affixed to any portion of the building exterior, except as approved in writing by Landlord, prior to said installation.
2. Signage installed without first obtaining said approvals will be subject to immediate removal at Tenant/occupant's expense. In the event that Tenant/occupant fails to remove the signage within 72 hours of receiving notice from Landlord, a penalty equal to 25% of Landlord's cost to remove said signage shall be assessed to (and payable by) the Tenant/occupant in addition to the actual cost of the removal.
3. All signage shall be maintained in "like new" condition at all times by the Tenant/occupant. Tenant/occupant shall (at their own expense) maintain the sign in a condition that allows it to be fully lit during scheduled night time hours, and shall promptly repair any outages, breakage, and complete any other sign maintenance which is required to keep the sign in said "like-new" condition. Any such defects in the sign shall be repaired and restored to proper condition within five (5) working days of notification (written or verbal) from Landlord. In the event that Tenant/occupant fails to repair/maintain the signage within 10 days of receiving notice from Landlord of the need to do so, Landlord may (but is not obligated to) arrange for said repairs/maintenance and Tenant/Occupant shall pay to Landlord the full cost of said work as well as a penalty equal to 25% of Landlord's cost for the work.
4. Tenant/occupant/occupant shall (without exception) defend, indemnify and hold Landlord and or agents and employee's of same harmless from and against all claims, costs, attorney's fees, damages, expenses, liabilities and losses arising out of the installation, maintenance, and repair of the tenant/occupant/occupant's signs.
5. Each electrical sign and the installation thereof shall comply with all local building, sign and electrical codes. All penetrations of the building structure, as well as all electrical connections, must be made in conformance with U.L. 48 and NEC 2002. All penetrations of the building structure required for sign installation shall be neatly sealed, in a watertight manner, using appropriate materials.
6. Tenant/occupant shall obtain all necessary permits for signs. No labels shall be placed on the visible surfaces of any sign except those which are required by local ordinances. Required UL labels shall be applied in inconspicuous locations, to the extent permitted by code.

7. Sign copy shall be limited to tenant /occupant's firm name and/or a description of the items, goods, products, or service lines which are a verifiable part of Tenant/occupant/occupant's established business, or such other typical business identification as shall be approved by the Landlord (ie: descriptive copy such as "Dry Cleaner" may be allowed, where appropriate, and at Landlord's sole discretion, as an alternative to a full business name).

8. All sign construction materials shall be consistent and compatible with the material used for the project and must be exactly as specified in this Sign Criteria (or better) - no inferior substitutions of materials are permitted.

Type of Tenant/Occupant Signage Allowed:

1. All tenant/occupant signage shall consist of Tenant/occupants choice of the following types of individual exterior lettering for placement on the fascia above each suite:

A. Individual reverse pan channel (RPC) letters, which are (optionally) internally illuminated. RPC letters are to be fabricated of welded aluminum, with CNC cut faces, using a minimum thickness of .080" for the faces, and .063" for the returns. Return depth of all RPC letters shall be 2". Illuminated letters are to be mounted 1" above wall surface; non-illuminated letters are also to be mounted 1" above wall surface to maintain a uniform appearance. Mounting may be accomplished using studs or clips, as is appropriate to the letter type & design. RPC signs may be illuminated, or non-illuminated. Any illumination is to be internal, halo type, and must be sufficient to provide an evenly lit, uniform, bright appearance. All illumination of letters must be with approved internal LED's, no neon illumination is allowed. All letters must be constructed and installed in accordance with UL-48, , NEC 2008 (or earlier version if that is what is recognized by local authorities) and local codes. Returns and faces must be same color. All letters must be painted with a multi-part automotive type finish (such as MAP), in Landlord approved color(s) as are appropriate for the center environment, with a satin finish.

B. Individual pan channel (PCL) letters, which are (optionally) internally illuminated. PCL letters are to be fabricated with aluminum returns and backs, with CNC cut 1/8" or 3/16" hi-impact acrylic faces. Trimcap to be 1" "Jewel-lite" or equivalent. Return depth of all RPC letters shall be 5". Letters are to be mounted flush to wall surface. All illumination is to be internal and must be sufficient to provide an evenly lit, uniform, bright appearance. All illumination of letters must be with approved internal LED's, no neon illumination is allowed.

Case Number: DR04-43A-S
Meeting Date: 03/11/2010



All letters must be constructed and installed in accordance with UL-48, NEC 2002 and local codes. All letter returns must be painted with a multi-part automotive type finish, in the approved color, with a satin finish. Returns, Return face and trimcap colors are open but subject to Landlord approval as being appropriate for the center environment.

C. . Individual flat cut out (FCO) letters, which are non-illuminated. FCO letters will be approved only when used for secondary copy. If approved, the use of them is limited to a maximum of 25% of the total sign area, and the overall design of the sign must be both: (a) enhanced by the use of the FCO letters; and, (b) contribute to a "high-end" appearance as solely determined by Landlord. Minimum FCO letter height allowed is 3", and maximum letter height allowed is 8" (any letters greater than 8" high must be RPC – as specified above, not FCO). FCO letters are to be fabricated of .125" aluminum, CNC cut, and be mounted 1" above the wall surface using welded studs (min. of 3 per letter). All letters must be painted with a multi-part automotive type finish, in the approved color, with a satin finish. Colors are open, but subject to Landlord approval as being appropriate for the center environment.

Size, Area, Composition and Location of Sign:

1. *Overall sign area:* Total square footage of each tenant/occupants sign shall be the sign area that will fit within the designated sign band for the building/ demised space which is associated with the occupancy. These sign bands are shown on the attached elevation drawings.

2. *Use of sign area:* Each sign must be centered within the designated sign band (or in the absence of same, be centered within the fascia sign band directly above the demised premises). All placement is subject to prior Landlord approval, and said approval may be withheld if (in the sole opinion of Landlord): (a) the requested placement will not contribute to an appropriate and pleasing design aesthetic for the project; or, (b) the requested placement will require drilling, penetrations, connections or attachments on a part of the building structure that landlord does not wish to allow this to occur on/to.

3. *Composition of sign:* Each sign must consist of individual letters (using the types allowed as listed herein). More than one type of allowed letters may be used for the total sign. (If FCO letters are used they will be allowed for no more than 25% of the total sign area, as specified above). One or two logo or design elements (with other than individual characters) may be allowed (subject to Landlords approval) provided that the area of the logo/design element(s) is no larger than the lesser of either: (a) 25% of the total sign area; or, (b) 9 square feet of sign area. Any Landlord approved typestyle may be used. Upper and lower case characters are allowed. Letter strokes must be proportional to the chosen typestyle. Grotesque typestyles will not be allowed. All lettering and copy must be appropriate to the aesthetic look and feel of the center as solely determined by Landlord.

Placement of Letters:

1. Structural I-beams or glue-lam beams are not to be penetrated.
2. Letters are to be centered on the fascia area, within the signband of the storefront, centered left to right and vertically top to bottom, or as is designated on the final approval.
3. No unusually distorted letter spacing shall be used to inappropriately extend the copy area.
4. Non-corrosive mounting fasteners must be used.
5. All penetrations must be sealed with 100% silicone clear caulk.

Lighting:

1. All letters and or logos shall be illuminated with U.L. listed LED illumination using modules and power supplies from a "top 5" recognized vendor of sign specific LED sign illumination products (no "off brand" components will be approved). Level of illumination of each letter must be sufficient to create even illumination around the perimeter of the character, and be equal to that provided by typical single, double or triple stroke (determined as would be appropriate for the size of letter stroke) 15mm neon. No neon illumination is allowed. Internal illumination color for all PCL signs must be as required to maintain the daylight colors of the letter faces. Illumination color for all RPC signs must be white or amber.
2. All letters and components must be fabricated and supplied by a U.L. listed fabricator, and all electrical components and letters must have the appropriate U.L. label and certification.
3. Tenant/occupant shall be responsible for providing and paying for the primary feed wires required to illuminate the sign (in addition to all costs of electrical power

Case Number: DR04-43A-S
Meeting Date: 03/11/2010



consumption). Said feed circuit must be a dedicated (min. of) 20 amp circuit, with a dedicated ground wire running from the breaker box bus bar. All sign circuits must also provide a timer, so that all sign illumination will be maintained only during the operating hours set by Landlord.

4. Penetration of structure shall be kept to a minimum. All wiring must be installed in accordance with UL-48, NEC 2008 (or earlier version if that is what is recognized by local authorities) and local codes.

5. Power supplies shall be concealed behind the fascia. Routing of conduit, wiring and mounting components shall not be visible on the front of the fascia.

6. Installation and final electrical connection of sign must be completed by a licensed and insured Arizona Sign or Electrical Contractor, who is approved by Landlord.

Window Signage:

Permanent window sign graphics shall be allowed. Such graphics may not exceed twenty five percent of window area. All graphics shall be applied to the glass window panel closest to the entry door, and applications shall consist of 3M 2mil white film using individually cut letters, except in the case of the logo which may use a digitally printed image (subject to Landlord approval of same) on the white 3M film.

Receiving Door Signs:

1. If the Tenant/occupant's demised premises also has non-customer door(s) designed for the receiving of merchandise, Tenant/occupant may have marked on it (in a location designated by Landlord) the Tenant/occupant's name in white, three inch high vinyl individual letters, in Futura Bold typestyle.

2. Subject to prior approval by Landlord, Tenant/occupant may also place any other reasonably necessary notices on the exterior of non-customer doors (for example, relating to hours of operation, safety issues, etc).

Restrictions on Signage:

1. Cabinet or box signs.

2. Cloth signs, banners or streamers hanging in front of business (except for legitimate temporary banner signage such as "opening soon" or "grand opening" which may be used subject to: (a) Pre-approval of size, layout, location, and attachment method and colors in writing by Landlord; and, (b) approval of the Town of Gilbert.

3. Kiosks, carts, or fixtures placed outside the store which hold or show signage of any kind which is readable by a typical person from a distance of more than 10' from the posted location.

4. Animated or moving components.

5. Intermittent or flashing illumination.

6. Fluorescent signs.

7. Lettering which is mounted or painted on panels (except for panels which form an approved part of a logo or creative design in which the primary signage is formed with individual letters and the panel is solely used as a decorative or logo element as defined above).

8. Non-dimensional signs or letters painted directly on any surfaces (except for window glass, as allowed herein).

Types of Signs Not Permitted:

1. No sign shall be located or constructed in such a manner that it is structurally unsafe or constitutes a hazard to safety or health.

2. No sign may be installed within the right-of-way.

3. No signage will be allowed that is attached to a vehicle, or placed on a vehicle, except for those signs which are permanently affixed to the vehicle; and which meet all applicable DOT and other governmental regulations; and where the vehicle is primarily being used in connection with the normal operation of the business for purposes that reasonably require the use of such a vehicle, and where the vehicle is not being used primarily as an advertising device.

4. No A-frames or other free-standing temporary signage will be allowed within the common areas, except for any that are: (a) first approved by landlord in writing as to size, design, color, wording and placement; and (b) are in compliance with applicable laws and regulations of the Town of Gilbert. However, under no circumstances shall any A-frames be placed anywhere within the right-of-way.

Monument Sign Tenant/Occupant Panels:

1. Certain Tenant/Occupant's shall be allowed a designated panel(s) on one of the

projects multi-tenant monument signs. Only the Tenant/Occupants specifically approved in writing by Landlord shall be allowed to make use of this signage.

Case Number: DR04-43A-S
Meeting Date: 03/11/2010



APPROVED PLANS
DESIGN REVIEW BOARD
CASE: DR04-43 SA
DATE: 3/11/10
SUBJECT TO CONDITIONS OF APPROVAL

Tenant/occupants who are granted space on these signs must use only the specific panel locations indicated by Landlord.

2. All such Tenant/occupant panels shall be constructed with a routed face of .125" aluminum which is primed, montexed and painted to match the sign cabinet specifications. Each face must be backed with 1/8" hi-impact acrylic, stud mounted to the back of the aluminum face. No siliconed or glued faces will be accepted – stud mounting is required.

3. Panels must be constructed so that no light leaks appear in the panel itself (background) – illumination must be through the routed letter openings only.

4. Design of panel must be approved by Landlord.

5. Overlays will NOT be permitted as an alternative to fully routed faces – they may only be used as embellishment, not as a primary part of the panel design.

6. Lettering colors are open, but must be appropriate for the look and feel of the center (as determined by Landlord, be appropriate for back-lighting, and have adequate contrast with the background panel color.

Sign Submittal & Permit Requirements for Tenant/Occupant Signage:

1. To assure that all standards set forth in the plan are complied with, the Landlord has designated SummitWest Signs as their sign consultant, and retained them to review and approve all exterior center signage on behalf of the Landlord.

2. Each Tenant/occupant shall submit to the Sign Consultant three full color renderings showing the proposed sign (to scale), as well as a photograph of the subject space, and all construction and electrical details for the sign. Each material must be clearly specified, and all measurements must be called out for both the sign, and the building fascia.

3. Each submittal will be reviewed for approval by the Sign Consultant, who will verify that the sign is in conformance with these sign criteria, and then will review the submittal with Landlord and provide final approval (or disapproval) in writing to Tenant/occupant (or the Tenants designated agent), prior to Tenant/occupant submitting the plans to the Town of Gilbert for permit approval. The Town of Gilbert shall have final authority and responsibility for determining if this sign is in compliance with these criteria, as well as any applicable Town codes or requirements.

4. PLEASE NOTE THAT THE SIGN CONSULTANT AND/OR LANDLORD'S APPROVAL OF A SIGN DOES NOT REPLACE THE NEEDED APPROVAL BY THE TOWN OF GILBERT. EACH TENANT/OCCUPANT SIGN MUST BE SUBMITTED TO THE TOWN OF GILBERT, APPROVED BY THE TOWN, AND BE PERMITTED, INSPECTED AND INSTALLED AS REQUIRED BY THE TOWN. PLAN APPROVAL DOES NOT IMPLY CONFORMANCE WITH LOCAL TOWN AND OTHER APPLICABLE SIGN CODES. EACH SIGN MUST COMPLY WITH ALL TOWN SIGN CODES AND APPLICABLE ELECTRICAL CODES

6. If, in the opinion of the Sign Consultant, the submitted sign plan does not comply with these criteria, or is unacceptable for other reasons, the plan will be returned to the Tenant/occupant marked "Approval Denied - Resubmit With Changes". After changes are made to address the identified issues the revised drawings must be resubmitted and approved (as above). In the event that more than two submissions are required, Sign Consultant may then, at their sole option, charge Tenant/occupant a fee of \$200 per additional submittal.

7. Within these Sign Criteria, any reference to Landlord shall be interpreted as referring to Sign Consultant, as in this matter Sign Consultant shall be acting in Landlord's behalf.

8. In no case should submittals be sent directly to Landlord as this will prevent or delay the approval of same.

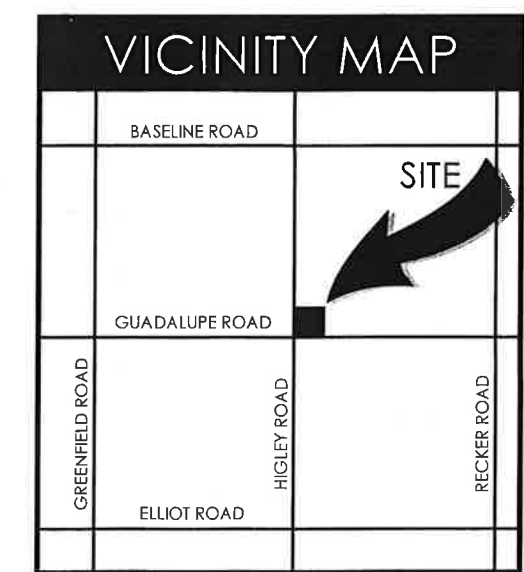
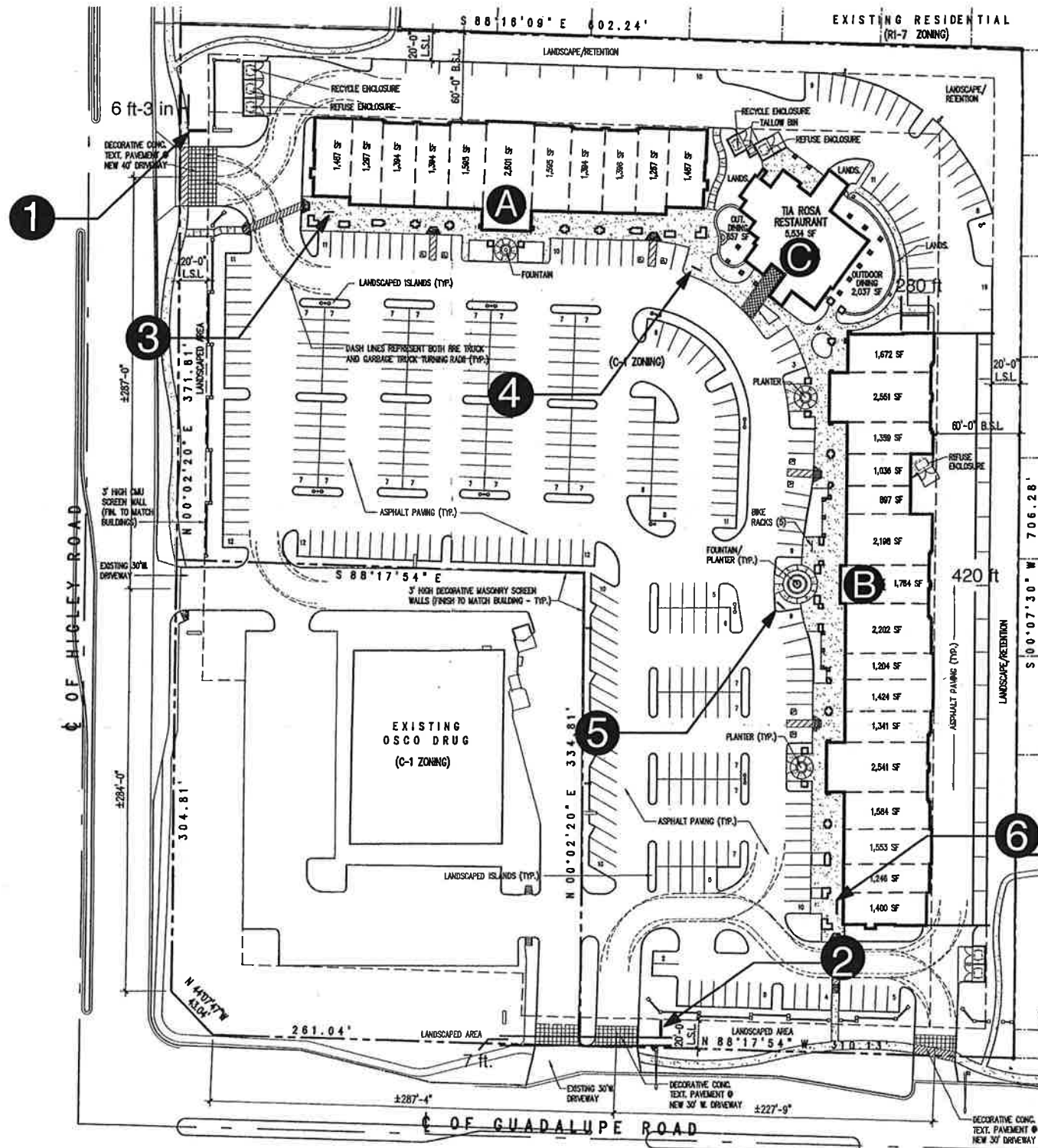
9. All submittals, as well as any questions regarding these criteria should be directed solely to the Sign Consultant: Summit West Signs, 335 E. Baseline Road, Gilbert, Arizona 85233, Phone (480) 926-3465, Sales@SummitWestSigns.com

*This Master Sign Plan and the contained Sign Criteria are Copyright 2009 by SummitWest Signs.
All rights reserved. No part of this plan and/or Criteria may be copied, duplicated, or used without the Copyright holders consent,
except, that copies may be freely distributed to tenants and/or occupants of the designated property herein,
as well as to regulatory authorities for use in specifying the signage requirements for the designated property herein.*

SITE PLAN - SITE LOCATIONS

Scale: 1" = 100'

- 1 MONUMENT
- 2 MONUMENT
- 3 DIRECTORY
- 4 DIRECTORY
- 5 DIRECTORY
- 6 DIRECTORY



received
 4/12/10

Revised Conditions Per
DESIGN REVIEW BOARD
 DR04-43S-A 3/11/2010
 Hearing Date

Case Number: DR04-43A-S
Meeting Date: 03/11/2010

SUMMITWEST SIGNS | 335 E. BASELINE ROAD GILBERT, AZ 85233 | phone. 480.926.3465 | facsimile. 480.926.7350 | patrick@summitwestsigns.com | File: 33342PRE01GilbertTuscanyVillageSitePlanV08.ai



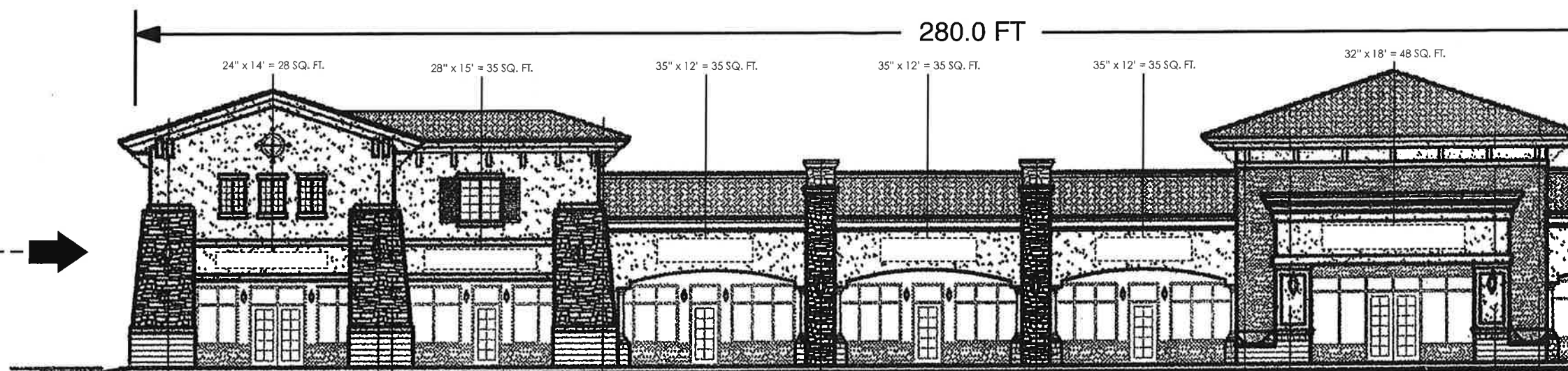
COMPANY: Gilbert Tuscany Village CLIENT: - SP: Patrick Tennant INSTALL INFO.: NE Corner of Higley Road & Guadalupe Road

PROOF OK AS IS PROCEED WITH CHANGES AS MARKED NEW PROOF REQUIRED
 DATE: _____

Your signature acknowledges full approval of design layout and content, releasing SummitWest Signs from responsibility in regard to incorrect information and design. All colors, sizes, positions and specifications shown on this page are artistic concepts only and may vary as needed to facilitate fabrication and installation. Final colors will be matched as close as possible. Slight color variances are inevitable due to materials used. All designs are the sole property of SummitWest Signs, are ©copyright 2009 and may not be reproduced or used in any way without the written permission and consent of the copyright holder. Violators will be prosecuted.

DESIGNER	START DT	JOB NUMBER
MAD	02/10/10	33342
KAT	04/12/10	

*with accordance to Gilbert code regulations, only 80% of vertical and horizontal space can be utilized for signage



BUILDING A - FRONT ELEVATION

Scale: 1/16" = 1'

QUANTITY 1:
32" x 18' = 48 SQ. FT.
48 TOTAL SQ. FT.

QUANTITY 6:
35" x 12' = 35 SQ. FT.
210 TOTAL SQ. FT.

QUANTITY 3:
28" x 15' = 35 SQ. FT.
105 TOTAL SQ. FT.

QUANTITY 2:
24" x 14' = 28 SQ. FT.
56 TOTAL SQ. FT.

TOTAL SQ. FT. = 419

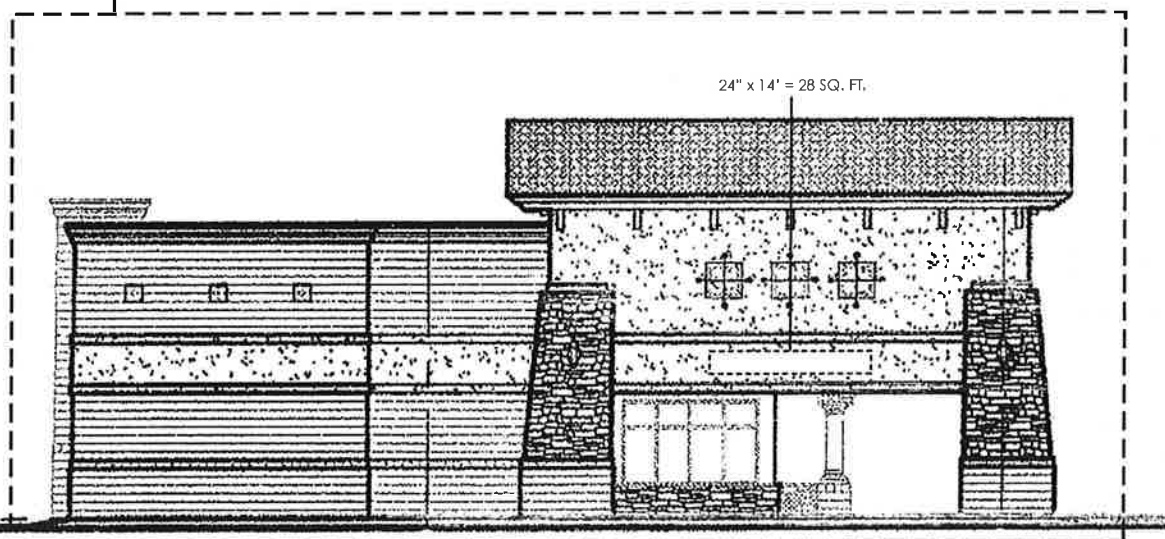
280' FRONTAGE x 1.5=
420 ALLOWABLE

APPROVED PLANS
DESIGN REVIEW BOARD

CASE: DR04-43S-A

DATE: 3/11/10

SUBJECT TO CONDITIONS OF APPROVAL



BUILDING A - LEFT SIDE

Scale: 1/16" = 1'



NOTE: FOR LOGO AREA AND PLACEMENT REFER TO SHEET 6/8 IN DRAWINGS AND 3/5 IN NARRATIVE OF CSP.

Case Number: DR04-43A-S
Meeting Date: 03/11/2010



SUMMITWEST SIGNS | 335 E. BASELINE ROAD GILBERT, AZ 85233 | phone. 480.926.3465 | facsimile. 480.926.7350 | patrick@summitwestsigns.com | File: 33342PRE02GilbertTuscanyVillageBuildingAV04.ai

COMPANY: Gilbert Tuscany Village

CLIENT: -

SP: Patrick Tennant

INSTALL INFO.: NE Corner of Higley Road & Guadalupe Road

PROOF OK AS IS PROCEED WITH CHANGES AS MARKED NEW PROOF REQUIRED

X

DATE:

Your signature acknowledges full approval of design layout and content, releasing SummitWest Signs from responsibility in regard to incorrect information and design. All colors, sizes, positions and specifications shown on this page are artistic concepts only and may vary as needed to facilitate fabrication and installation. Final colors will be matched as close as possible. Slight color variances are inevitable due to materials used. All designs are the sole property of SummitWest Signs, are ©copyright 2009 and may not be reproduced or used in any way without the written permission and consent of the copyright holder. Violators will be prosecuted.

DESIGNER START DT JOB NUMBER

MAD 08/20/09 02/02/10 33342

QUANTITY 9:
35" x 12' = 35 SQ. FT.
315 TOTAL SQ. FT

QUANTITY 3:
36" x 16' = 48 SQ. FT.
144 TOTAL SQ. FT.

QUANTITY 3:
24" x 14' = 28 SQ. FT.
84 TOTAL SQ. FT

QUANTITY 2:
26" x 12' = 26 SQ. FT.
52 TOTAL SQ. FT.

QUANTITY 1:
28" x 15' = 35 SQ. FT.
35 TOTAL SQ. FT

TOTAL SQ. FT. = 630

420' FRONTAGE x 1.5 = 630 ALLOWABLE

*with accordance to Gilbert code regulations,
only 80% of vertical and horizontal space can be utilized for signage

420.0 FT



BUILDING B - FRONT ELEVATION

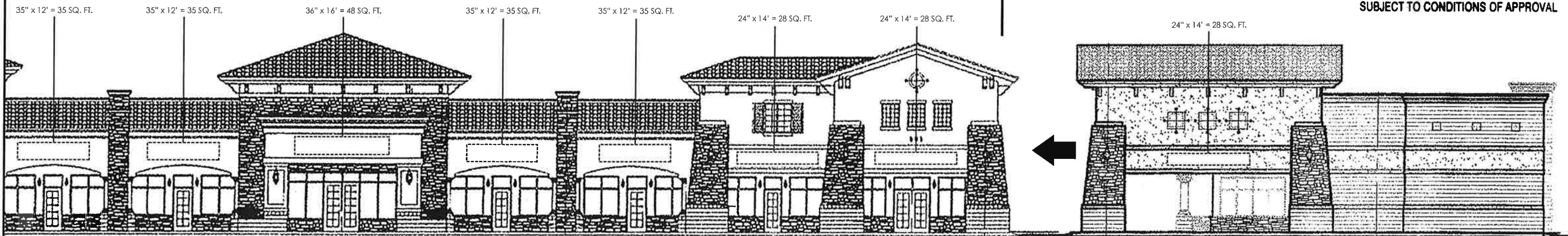
Scale: 1/16" = 1'

APPROVED PLANS
DESIGN REVIEW BOARD

CASE: DR 04-43S/A

DATE: 3/11/10

SUBJECT TO CONDITIONS OF APPROVAL



BUILDING B - RIGHT SIDE

Scale: 1/16" = 1'

NOTE: FOR LOGO AREA AND PLACEMENT REFER
TO SHEET 6/8 IN DRAWINGS AND 3/5 IN NARRATIVE OF CSP.

Case Number: DR04-43A-S
Meeting Date: 03/11/2010



SUMMITWEST SIGNS | 335 E. BASELINE ROAD GILBERT, AZ 85233 | phone. 480.926.3465 | facsimile. 480.926.7350 | patrick@summitwestsigns.com | File: 33342PRE03GilbertTuscanyVillageBuildingBV05.ai

COMPANY: Gilbert Tuscany Village

CLIENT: -

SP: Patrick Tennant

INSTALL INFO.: NE Corner of Higley Road & Guadalupe Road

PROOF OK AS IS PROCEED WITH CHANGES AS MARKED NEW PROOF REQUIRED

X

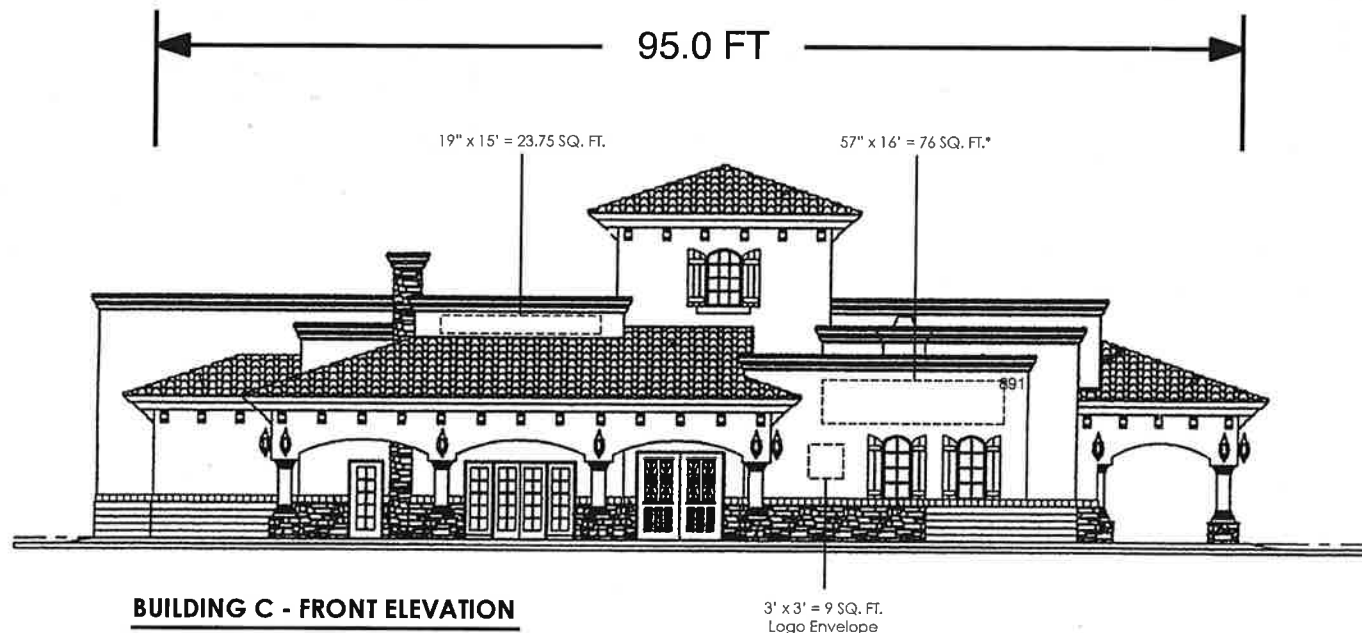
DATE:

Your signature acknowledges full approval of design layout and content, releasing SummitWest Signs from responsibility in regard to incorrect information and design. All colors, sizes, positions and specifications shown on this page are artistic concepts only and may vary as needed to facilitate fabrication and installation. Final colors will be matched as close as possible. Slight color variances are inevitable due to materials used. All designs are the sole property of SummitWest Signs, are ©copyright 2009 and may not be reproduced or used in any way without the written permission and consent of the copyright holder. Violators will be prosecuted.

DESIGNER START DT JOB NUMBER

MAD 08/20/09 02/02/10 33342

*with accordance to Gilbert code regulations,
only 80% of vertical and horizontal space can be utilized for signage



QUANTITY 1:
19' x 15' = 23.75 SQ. FT.
23.75 TOTAL SQ. FT.

QUANTITY 1:
3' x 3' = 9 SQ. FT.
9 TOTAL SQ. FT.

QUANTITY 1:
57' x 16' = 76 SQ. FT.
76 TOTAL SQ. FT.

TOTAL SQ. FT. = 108.75

95 FRONTAGE x 1.5 =
142.5 ALLOWABLE

APPROVED PLANS
DESIGN REVIEW BOARD
CASE: DR 04-43 S-A
DATE: 3/11/10
SUBJECT TO CONDITIONS OF APPROVAL

NOTE: FOR LOGOS AREA AND PLACEMENT REFER
TO SHEET 6/8 IN DRAWINGS AND 3/5 IN NARRATIVE OF CSP.

Case Number: DR04-43A-S
Meeting Date: 03/11/2010



SUMMITWEST SIGNS | 335 E. BASELINE ROAD GILBERT, AZ 85233 | phone. 480.926.3465 | facsimile. 480.926.7350 | patrick@summitwestsigns.com | File: 33342PRE04GilbertTuscanyVillageBuildingCV06.ai

COMPANY: Gilbert Tuscany Village

CLIENT: -

SP: Patrick Tennant

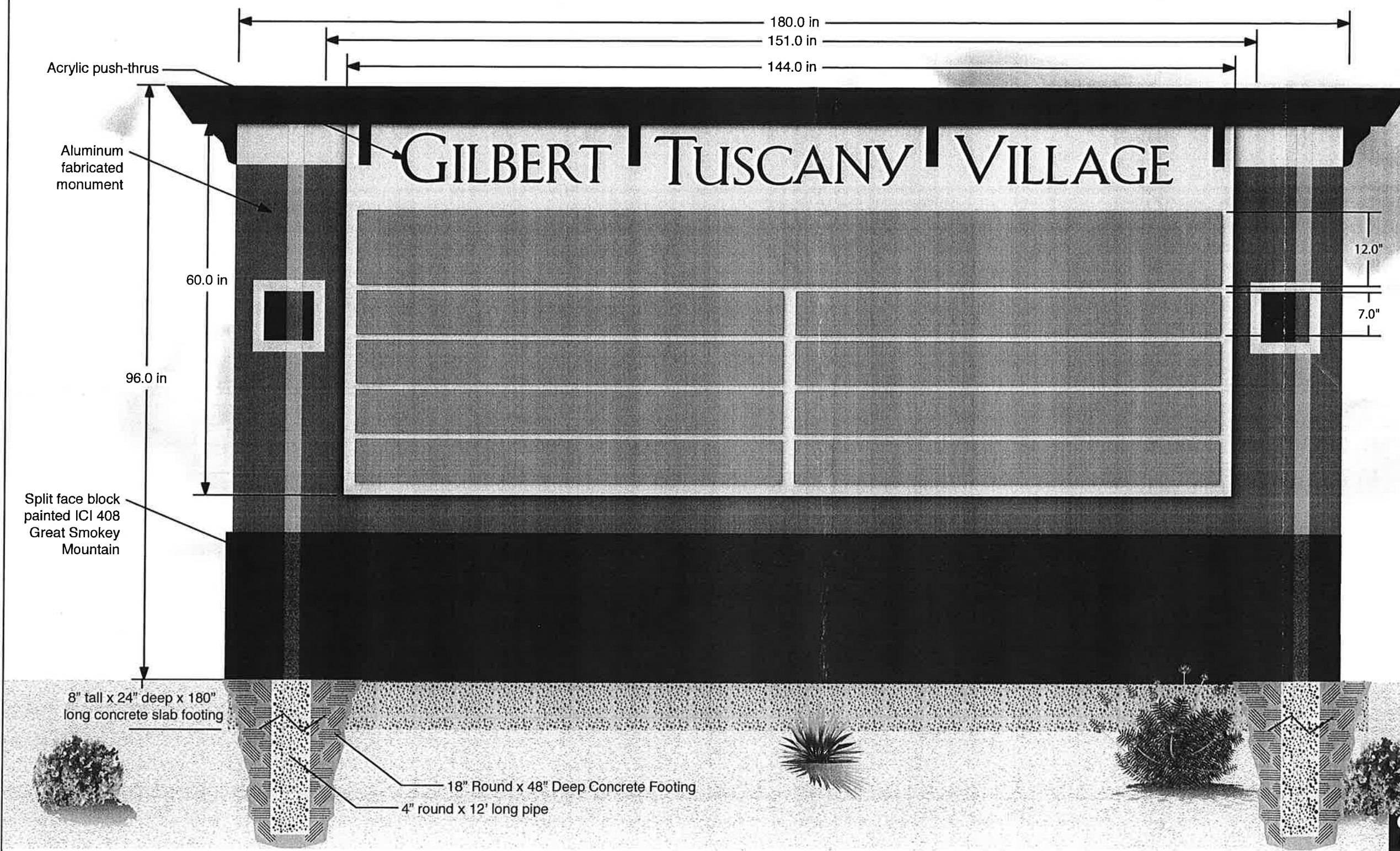
INSTALL INFO.: NE Corner of Higley Road & Guadalupe Road

PROOF OK AS IS PROCEED WITH CHANGES AS MARKED NEW PROOF REQUIRED

X DATE: _____

Your signature acknowledges full approval of design layout and content, releasing SummitWest Signs from responsibility in regard to incorrect information and design. All colors, sizes, positions and specifications shown on this page are artistic concepts only and may vary as needed to facilitate fabrication and installation. Final colors will be matched as close as possible. Slight color variances are inevitable due to materials used. All designs are the sole property of SummitWest Signs, are ©copyright 2009 and may not be reproduced or used in any way without the written permission and consent of the copyright holder. Violators will be prosecuted.

DESIGNER	START DT	JOB NUMBER
MAD	02/02/10	33342
KAT	02/26/10	



- ICI 201 Sienna
- ICI 554 Brazil Nut
- ICI 596 Mojave
- ICI 373 Ginger Root
- ICI 408 Great Smokey Mountain

ILLUMINATED MONUMENT
 Scale: 3/4" = 1'
 QUANTITY: 1 D/F internally illuminated monument with push-thru acrylic copy
 60" x 144" = 60 square feet

received
 4/12/10

**Revised Conditions Per
 DESIGN REVIEW BOARD**
 3/11/2010
 Hearing Date
 DR 04-43S-A



**Case Number: DR04-43A-S
 Meeting Date: 03/11/2010**



SUMMITWEST SIGNS | 335 E. BASELINE ROAD GILBERT, AZ 85233 | phone. 480.926.3465 | facsimile. 480.926.7350 | patrick@summitwestsigns.com | File: 33342PRE05GilbertTuscanyVillageMonumentV07.ai

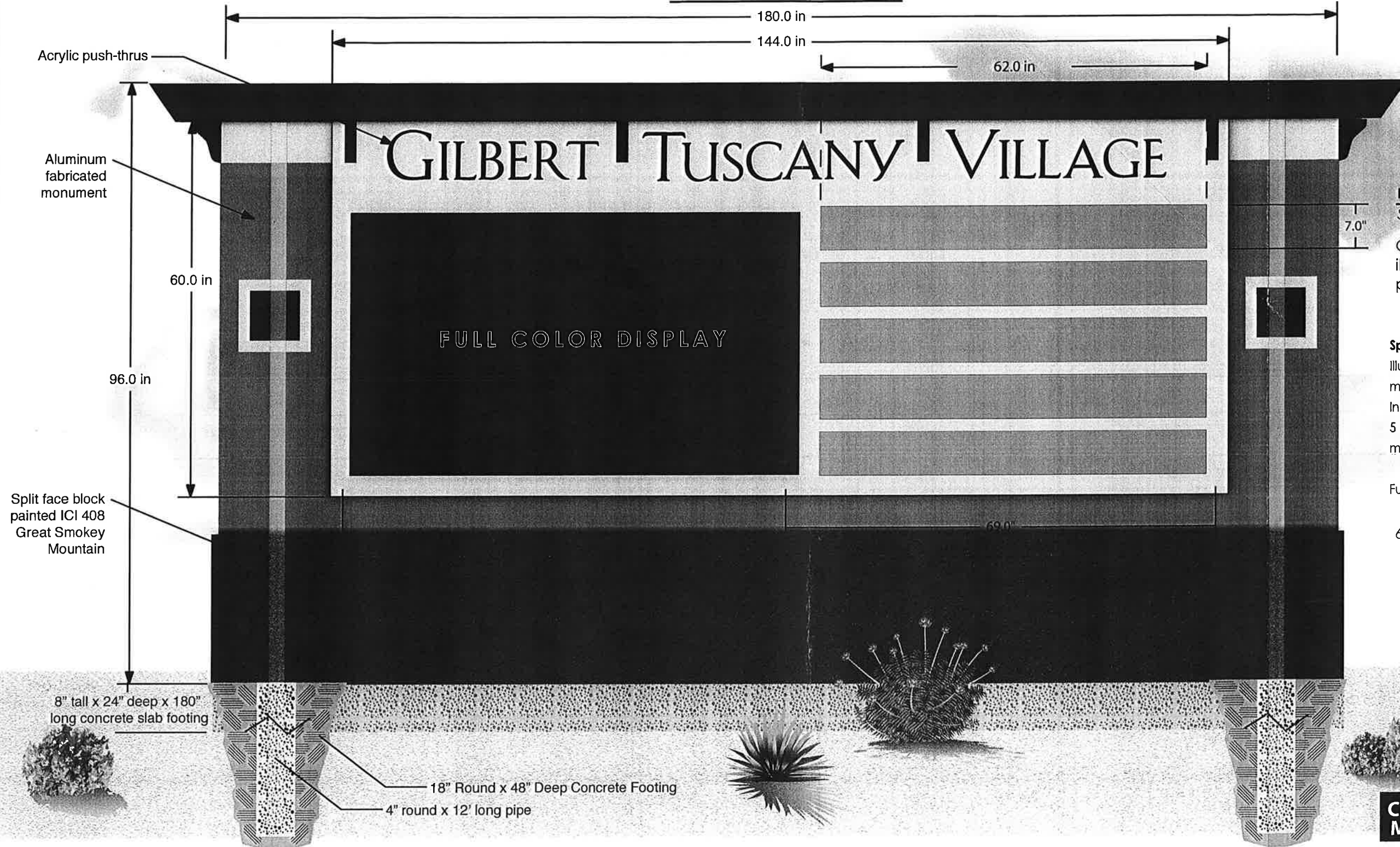
COMPANY: Gilbert Tuscany Village | CLIENT: - | SP: Patrick Tennant | INSTALL INFO.: NE Corner of Higley Road & Guadalupe Road

PROOF OK AS IS PROCEED WITH CHANGES AS MARKED NEW PROOF REQUIRED
 X
 DATE: _____

Your signature acknowledges full approval of design layout and content, releasing SummitWest Signs from responsibility in regard to incorrect information and design. All colors, sizes, positions and specifications shown on this page are artistic concepts only and may vary as needed to facilitate fabrication and installation. Final colors will be matched as close as possible. Slight color variances are inevitable due to materials used. All designs are the sole property of SummitWest Signs, are ©copyright 2009 and may not be reproduced or used in any way without the written permission and consent of the copyright holder. Violators will be prosecuted.

DESIGNER	START DT	JOB NUMBER
MAD KAT	12/22/09 04/12/10	33342

OPTIONAL EMC



- ICI 201 Sienna
- ICI 554 Brazil Nut
- ICI 596 Mojave
- ICI 373 Ginger Root
- ICI 408 Great Smokey Mountain

ILLUMINATED MONUMENT

Scale: 3/4" = 1'

QUANTITY: 1 D/F internally illuminated monument with push-thru acrylic copy

Specifications:

Illumination is 5,000 nits. Sign has programmable dimming for any light level. Intervals of message changes to be every 5 mins. with a "fade/dissolve" feature to minimize abruptness of changes.

Full color display.

60" x 144" = 60 square feet

received 4/12/10

Revised Per BOARD
 3/11/2010
 Hearing Date
 DR04-435-A

Case Number: DR04-43A-S
Meeting Date: 03/11/2010



SUMMITWEST SIGNS | 335 E. BASELINE ROAD GILBERT, AZ 85233 | phone. 480.926.3465 | facsimile. 480.926.7350 | patrick@summitwestsigns.com | File: 33342PRE05BGilbertTuscanyVillageMonumentV08.ai

COMPANY: Gilbert Tuscany Village

CLIENT: -

SP: Patrick Tennant

INSTALL INFO.: NE Corner of Higley Road & Guadalupe Road

PROOF OK AS IS PROCEED WITH CHANGES AS MARKED NEW PROOF REQUIRED

X

DATE:

Your signature acknowledges full approval of design layout and content, releasing SummitWest Signs from responsibility in regard to incorrect information and design. All colors, sizes, positions and specifications shown on this page are artistic concepts only and may vary as needed to facilitate fabrication and installation. Final colors will be matched as close as possible. Slight color variances are inevitable due to materials used. All designs are the sole property of SummitWest Signs, are ©copyright 2009 and may not be reproduced or used in any way without the written permission and consent of the copyright holder. Violators will be prosecuted.

DESIGNER	START DT	JOB NUMBER
MAD	11/02/09	33342
KAT	04/12/10	

TYPICAL OPTIONS FOR WALL SIGN ENVELOPES (with logo)

Maximum size for logo is 9 sq. ft.



OPTION 1 - with round logo

Maximum size for logo is 9 sq. ft.



OPTION 2 - with square logo

Maximum size for logo is 9 sq. ft.



OPTION 3 - with rectangular logo

TYPICAL OPTIONS FOR WALL SIGN ENVELOPES (without logo)

OPTION 4

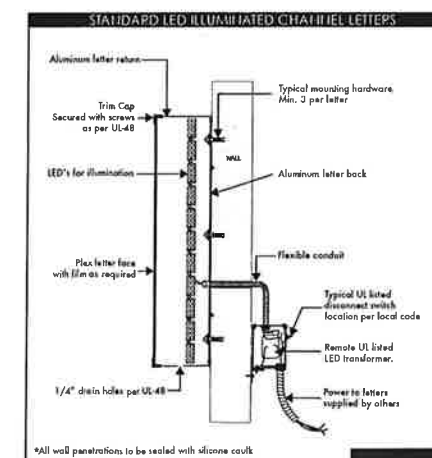
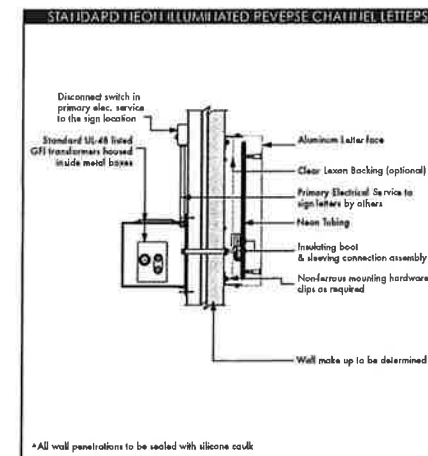
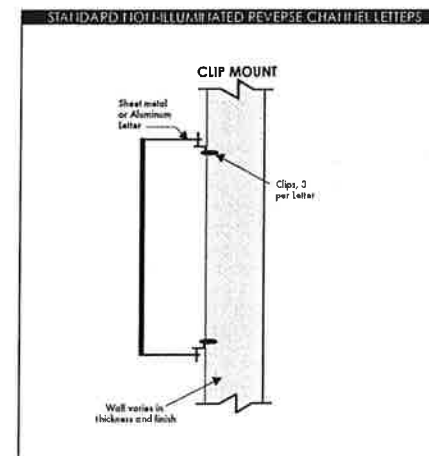
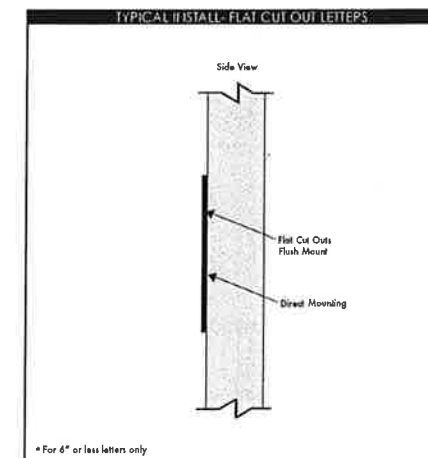
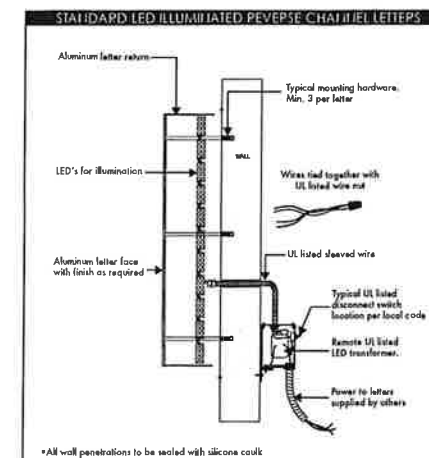


Maximum height for top line is 24"

OPTION 5



TYPICAL TENANT SIGN CONSTRUCTION DETAILS



APPROVED PLANS
DESIGN REVIEW BOARD
CASE: DR04-43 SA
DATE: 3/11/10
SUBJECT TO CONDITIONS OF APPROVAL

Case Number: DR04-43A-S
Meeting Date: 03/11/2010

NOTE: The above designs are typical sign envelopes, size varies. Logos up to 9 Sq. Ft. must fit within sign envelope as denoted on elevation drawings.



SUMMITWEST SIGNS | 335 E. BASELINE ROAD GILBERT, AZ 85233 | phone. 480.926.3465 | facsimile. 480.926.7350 | patrick@summitwestsigns.com | File: 33342PRE06GilbertTuscanVillageSignOptionsV02.ai

COMPANY: Gilbert Tuscan Village

CLIENT: -

SP: Patrick Tennant

INSTALL INFO.: NE Corner of Higley Road & Guadalupe Road

PROOF OK AS IS PROCEED WITH CHANGES AS MARKED NEW PROOF REQUIRED

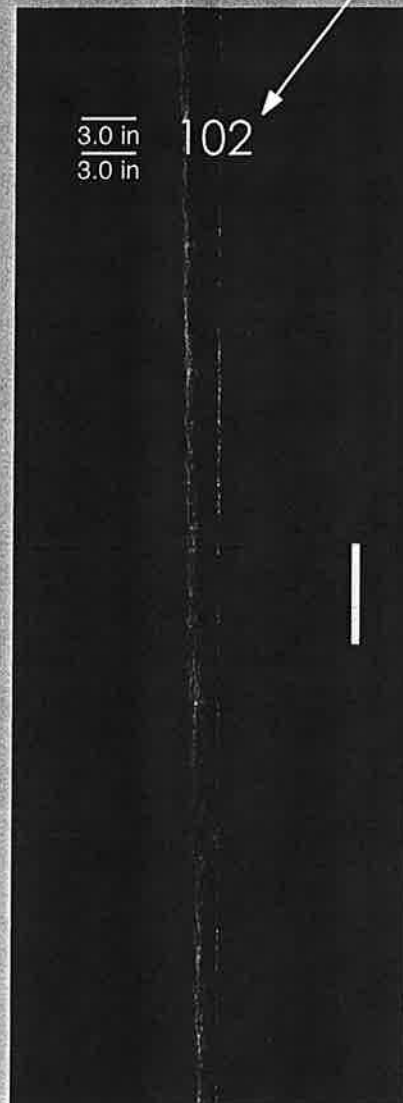
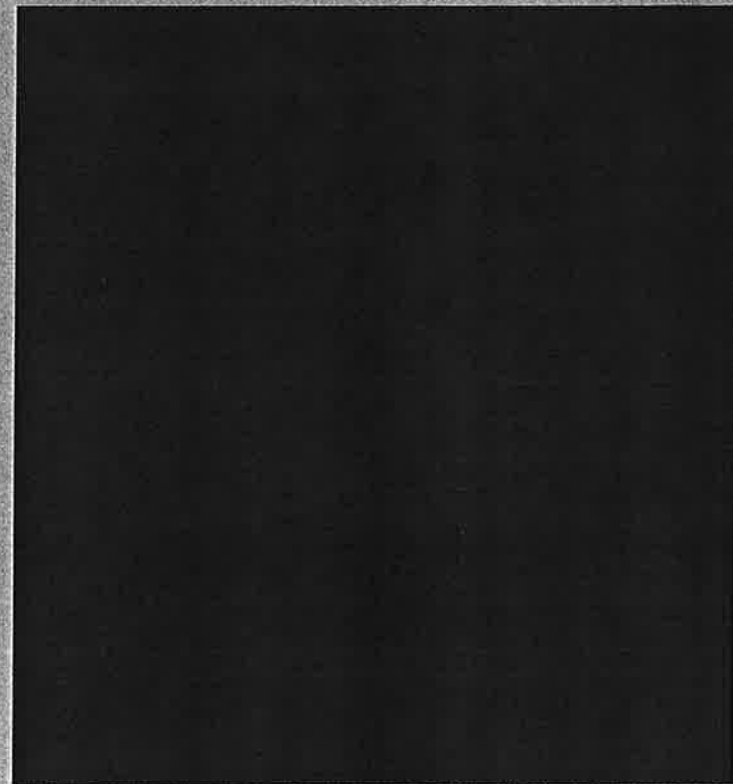
DATE: _____

Your signature acknowledges full approval of design layout and content, releasing SummitWest Signs from responsibility in regard to incorrect information and design. All colors, sizes, positions and specifications shown on this page are artistic concepts only and may vary as needed to facilitate fabrication and installation. Final colors will be matched as close as possible. Slight color variances are inevitable due to materials used. All designs are the sole property of SummitWest Signs, are ©copyright 2009 and may not be reproduced or used in any way without the written permission and consent of the copyright holder. Violators will be prosecuted.

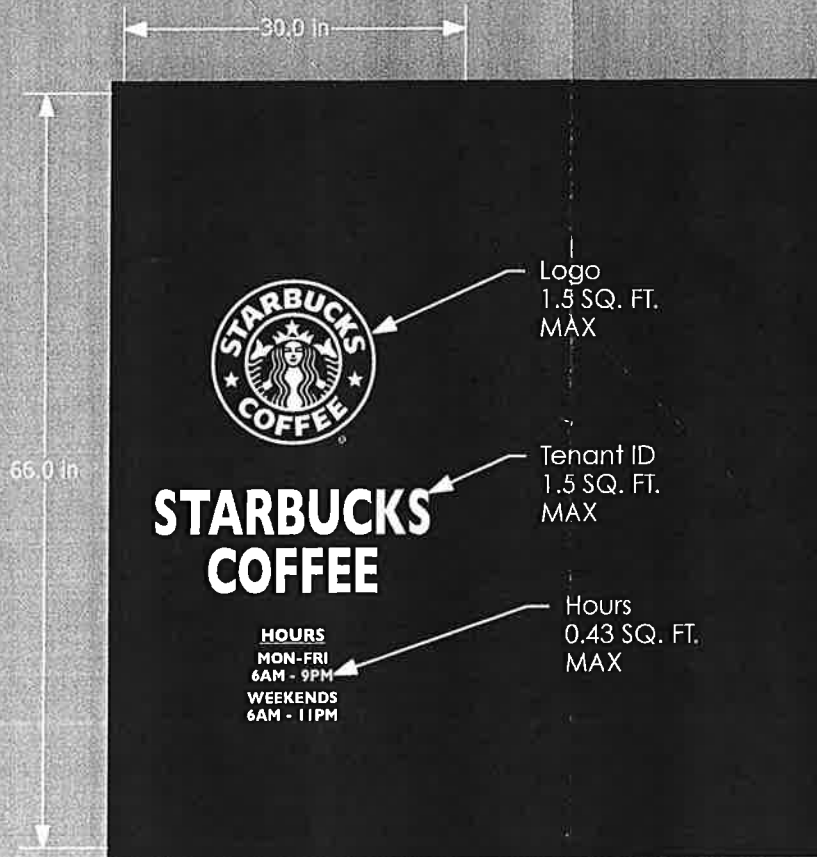
DESIGNER	START DT	JOB NUMBER
MAD	08/20/09	33342
KAT	02/26/10	

TYPICAL TENANT WINDOW GRAPHICS

Scale: 3/4" = 1'



3" Century Gothic Numbers
First surface white film 220-10
Centered above door frames



Logo
1.5 SQ. FT.
MAX

Tenant ID
1.5 SQ. FT.
MAX

HOURS
0.43 SQ. FT.
MAX

APPROVED PLANS
DESIGN REVIEW BOARD
CASE: DR04-43S A

DATE: 3/11/10
SUBJECT TO CONDITIONS OF APPROVAL

3.43 allowable square footage

Logo can be eliminated to increase square footage to rest of window graphics

*Total graphic area cannot exceed 25% of window area.

Case Number: DR04-43A-S
Meeting Date: 03/11/2010



SUMMITWEST SIGNS | 335 E. BASELINE ROAD GILBERT, AZ 85233 | phone. 480.926.3465 | facsimile. 480.926.7350 | patrick@summitwestsigns.com | File: 33342PRE07GilbertTuscanyVillageWindowGraphicsV05.ai

COMPANY: Gilbert Tuscany Village

CLIENT: -

SP: Patrick Tennant

INSTALL INFO.: NE Corner of Higley Road & Guadalupe Road

PROOF OK AS IS PROCEED WITH CHANGES AS MARKED NEW PROOF REQUIRED

X DATE: _____

Your signature acknowledges full approval of design layout and content, releasing SummitWest Signs from responsibility in regard to incorrect information and design. All colors, sizes, positions and specifications shown on this page are artistic concepts only and may vary as needed to facilitate fabrication and installation. Final colors will be matched as close as possible. Slight color variances are inevitable due to materials used. All designs are the sole property of SummitWest Signs, are ©copyright 2009 and may not be reproduced or used in any way without the written permission and consent of the copyright holder. Violators will be prosecuted.

DESIGNER START DT JOB NUMBER
MAD 08/21/09 33342
02/10/10