

GILBERT & RAY  
PLAZA

1605 S. GILBERT RD.

## Comprehensive Sign Package Sign specifications and Requirements

The purpose of this Comprehensive Sign Package is to create a graphic environment that is individual and distinctive in identity for the merchants and also compatible with other signs within the property. The total concept should be given an impression of quality and instill a unique and professional business image.

The following specifications shall be used for the design of all signage within the plaza; however, in all cases, final written approval by Landlord is required prior to manufacturing and installation of signs.

For purposes of this CSP, any reference herein to "Landlord" shall mean Michael Pollack Real Estate Investments or its designee.

**Procedure:** All signage drawing proposals will be submitted in three copies to Landlord for written approval, prior to application for sign permit to Town of Gilbert.

### NOTICE:

Written approval from landlord and conformance with the requirements set forth herein does not imply with Applicable Laws, Codes, Rules, and Regulations Promulgated by the Town of Gilbert or any other Government Agency. All signage located within the property shall be approved in writing and comply to applicable laws, receipt by Tenant of a sign permit and notification by tenant to landlord must be received prior to manufacturing and installation of any signage.

### A. GENERAL PROVISIONS

1. All signs and signage programs must conform to the requirements of this CSP, Town of Gilbert, and all applicable laws. Applications and submittals for sign permits shall be per Town of Gilbert's procedure and requirements.

### B. GENERAL REQUIREMENTS

1. No signs, advertisements, notices or other lettering shall be displayed, exhibited, painted or affixed in any manner to any part of the building exterior except as approved in writing by Landlord.
2. Each tenant shall defend, indemnify and hold the Landlord harmless for, from, and against all claims, costs (including attorneys' fees, expert witness and other litigation related costs) damages, expenses, liabilities and losses arising from the installation, maintenance and repair of Tenant's signs.
3. Each electrical sign, and the installation thereof, shall comply with all applicable Laws.
4. Tenants shall obtain all necessary permits for signs and the construction of installations.
5. No labels shall be placed on signs except those required by applicable laws.
6. All penetration of the building structure required for the sign installation shall be neatly sealed in a watertight manner.
7. Any sign that does not conform with the requirements of this CSP or was not approved by the Landlord as required hereby shall be immediately removed or brought into conformance at the Tenants expense.

### C. TYPE OF SIGN

1. All signs shall contain individual, pan channel or reverse pan channel, internally illuminated, wall mounted letters.

### D. SPECIFIC REQUIREMENTS FOR BUILDING SIGNAGE

#### 1. SIZE OF SIGN

- a. depth for pan channel letters 5", reverse pan channel max 3"
- b. Length, the overall length of sign shall not exceed 80% of leased frontage. (example: maximum length for a sign with a lease frontage of 30 linear feet will be 24 feet)
- c. Height, sign may not exceed 80% of sign band height.
- d. Quantity, each tenant has a unique area in which signs are allowed by design of plaza.
- e. Overall Size of Each Sign, maximum allowed by code is 1.5 square feet in size per foot of frontage of the same elevation.

f. Tenants with more than one street frontage may take the option of using both elevations for a sign display.

#### E. ILLUMINATION

1. All lighting shall be illuminated with internal LED's.
2. All electrical will be U.L. or equivalent approved.
3. Primary copy (store name) required to be illuminated.
4. Electrical power has been supplied to each sign location by Landlord and is controlled by house panel.
5. Transformer boxes shall be concealed behind fascia and mounted per code requirements.

#### F. DETAIL DRAWING

1. 3 copies of a complete and detail drawing by Tenant's sign company shall be submitted for final review to Landlord for review and final written approval.
2. Drawings shall indicate the following specifications:
  - a. Type, thickness, and color of plexiglas type of material used for backs, returns and trim cap, including colors.
  - b. Type of illumination and color and mounting method.
  - c. Finish on returns
3. Drawing must include cross section of details.

#### G. WINDOW SIGNAGE

Window sign not to exceed 25% of total window area. No florescent colors may be used.

#### H. THE FOLLOWING SIGNS ARE NOT PERMITTED

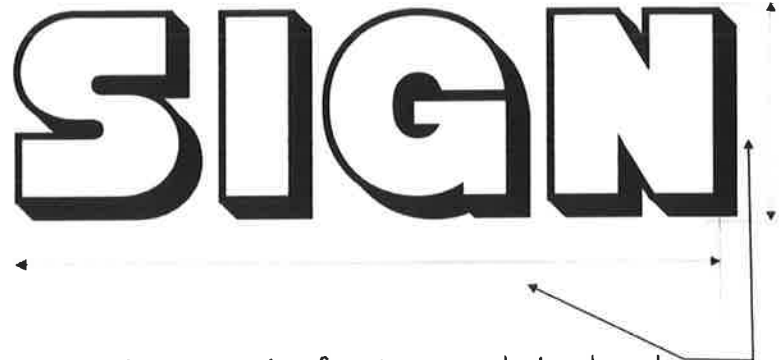
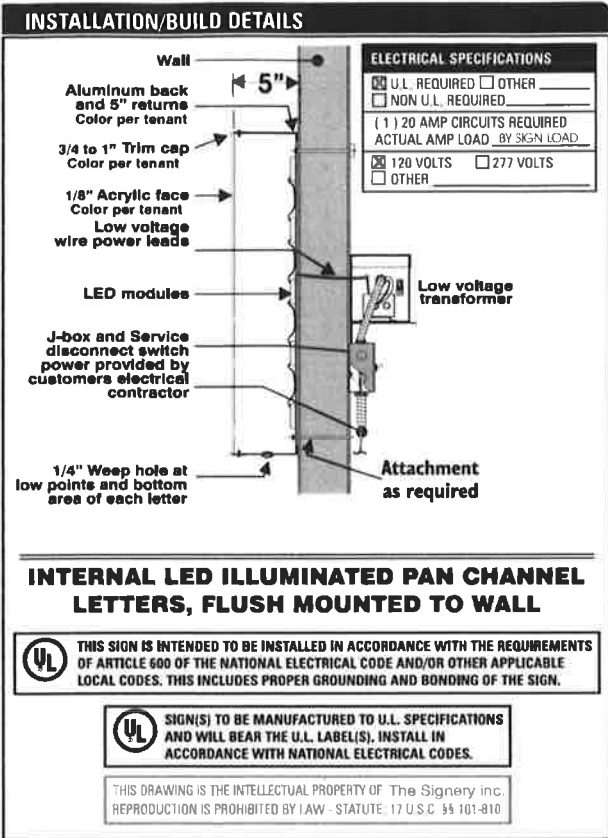
Roof signs, Cloth signs or streamers hanging in front of business. Exposed seamed tubing, Animated or moving components. Intermittent or flashing illumination. Iridescent painted signs. Letters painted directly to any surface.

If you have any questions please call:

Tj Marco  
The Signery  
2812 East Illini St.  
Phoenix, Az 85040

phone 602-265-9597  
fax 602-265-9584

[tj@signeryaz.com](mailto:tj@signeryaz.com)



varies per suite frontage and sign band  
 Not Exceed 80% of sign band in height or width

DA13-43-5 (2nd)

LANDLORD / DEVELOPER APPROVAL  
 SIGNATURE & DATE: \_\_\_\_\_

CUSTOMER APPROVAL  
 SIGNATURE & DATE: \_\_\_\_\_

LICENSED, BONDED & INSURED  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

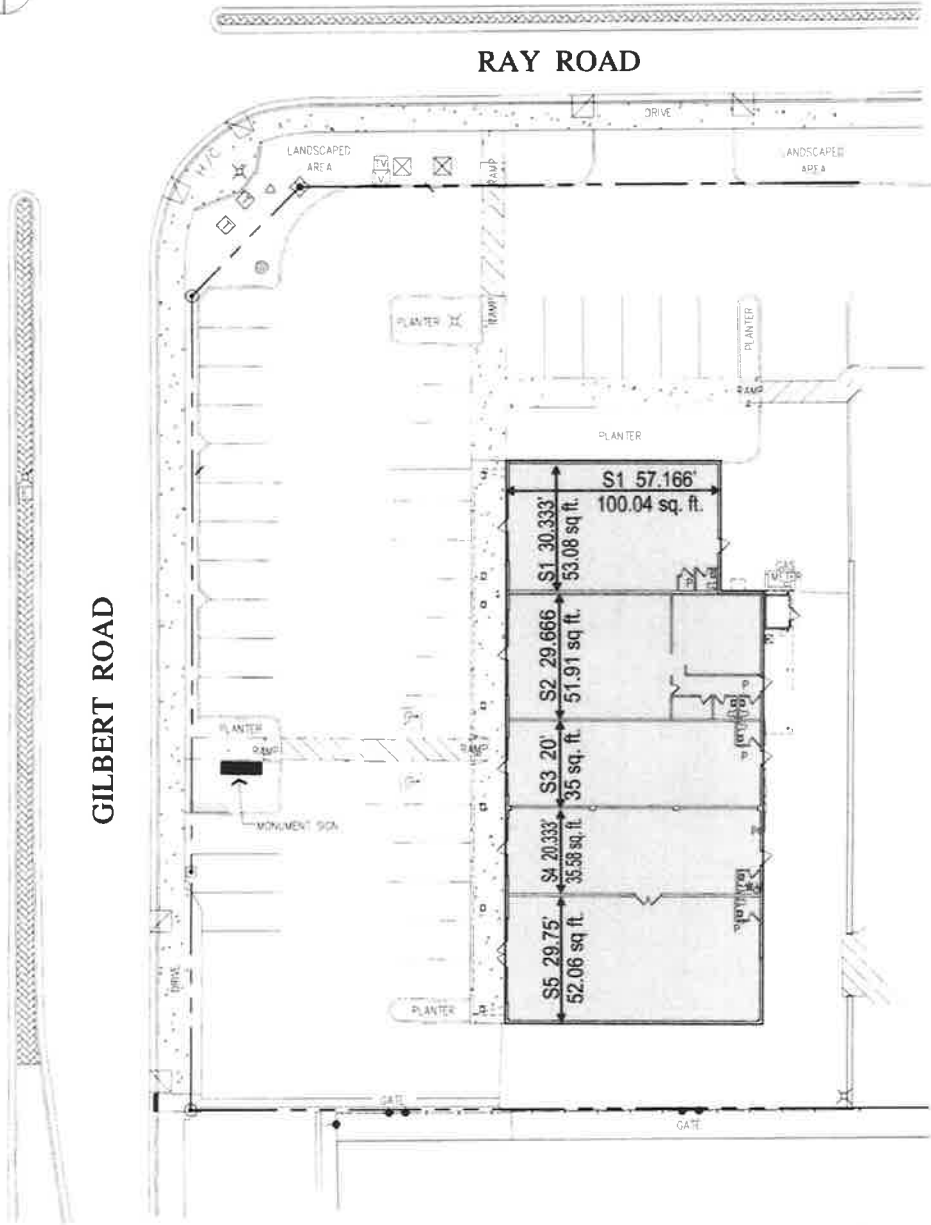
DWG # layout PROJ.TITLE: Pollack Gilbert Ray Plaza  
 DATE 2/24/15 LOCATION: 1605 South Gilbert Road  
 SCALE NONE APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 U.L. File # E-139180, sign bear U.L. Label & use listed parts

**The Signery inc.**  
 (602) 265-9597  
 fax 265-9584  
 THESIGNERY.COM

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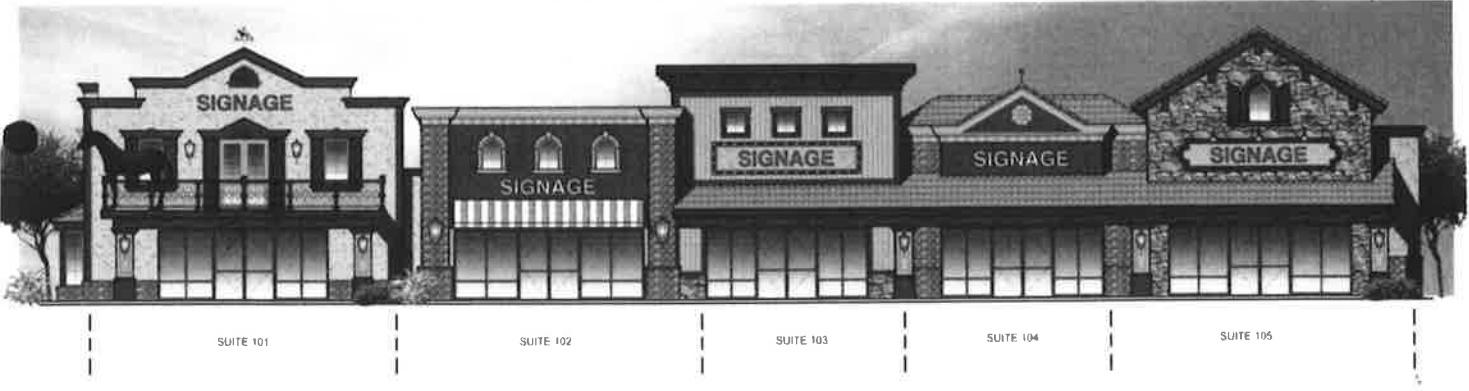
# GILBERT AND RAY PLAZA

## 1605\ S\ GILBERT\ ROAD



DA 13-43-S (2<sup>nd</sup>)

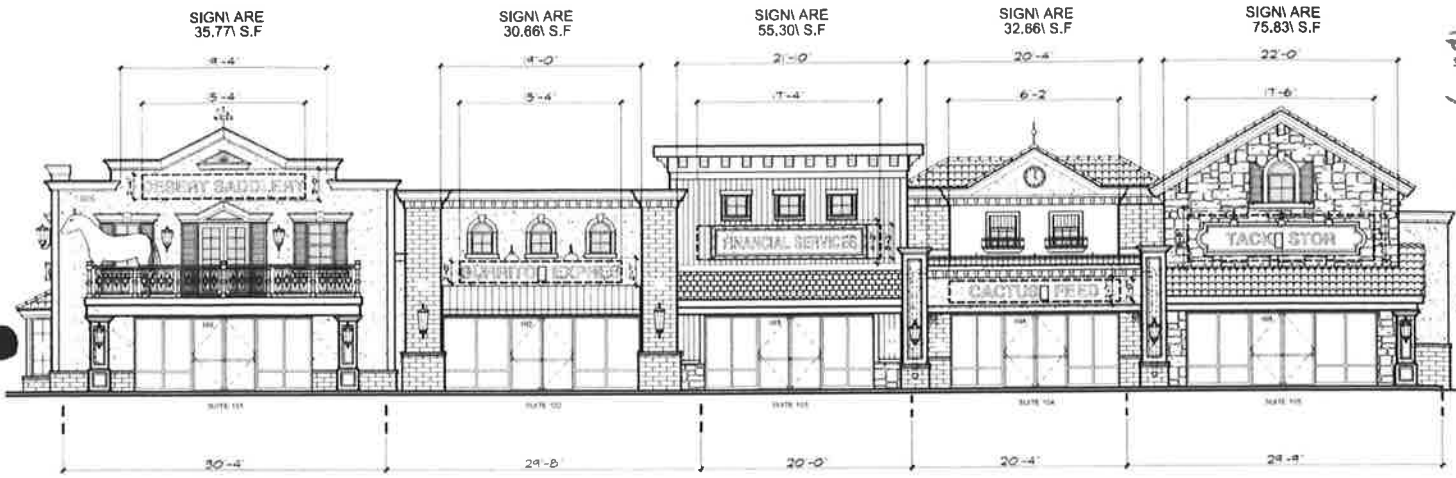
GILBERT AND RAY PLAZA  
1605 S GILBERT RD, GILBERT, AZ



GILBERT ROAD (WEST) ELEVATION



RAY ROAD (NORTH) ELEVATION



DA 13-43-S (2nd)

**NEW GILBERT ROAD (WEST)**

SCALE

3/8" = 1'-0"

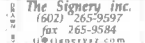



**NEW RAY ROAD (NORTH)**

SCALE

3/8" = 1'-0"

SIGN ARE  
28.44\ S.F

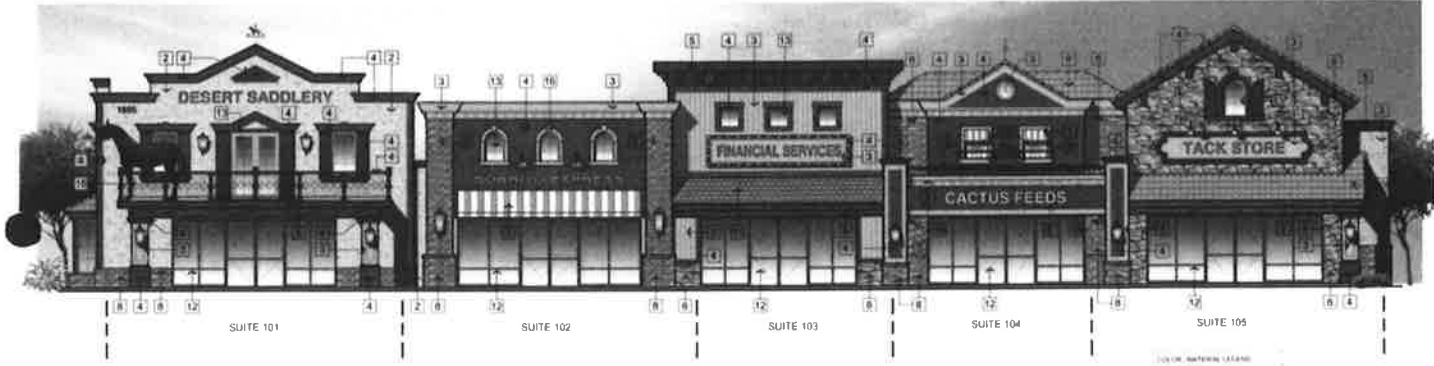
DMG # layout	PROJ TITLE	Pollock Gilbert Ray Plaza	 <b>The Signery inc.</b> (602) 265-9597 fax 265-9584 info@thesignery.com
DATE	LOCATION	1605 South Gilbert Road	
SCALE	APPROVED BY	DATE	
UL File # E-139180, sign bear UL Label & use listed parts.			


 RAYMOND J. ENGLAND  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF ARIZONA  
 No. 1078

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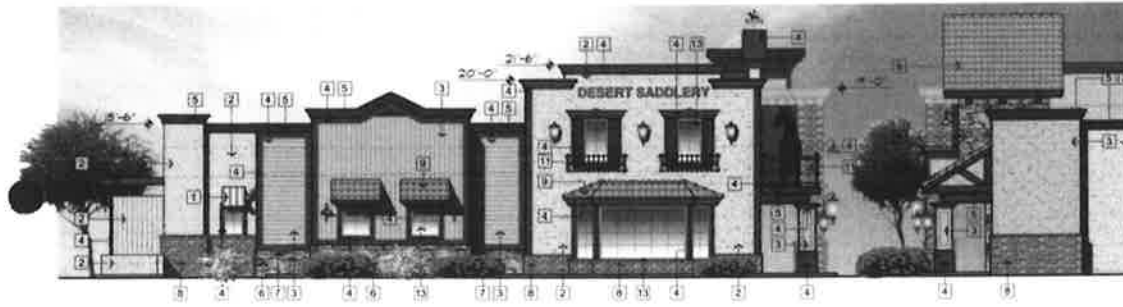
GILBERT AND RAY PLAZA  
1605 S GILBERT RD, GILBERT, AZ

DA 13-43-S(2nd)



GILBERT ROAD (WEST) ELEVATION

- COLOR MATERIAL LEGEND
- 1. [Symbol] [Color]
  - 2. [Symbol] [Color]
  - 3. [Symbol] [Color]
  - 4. [Symbol] [Color]
  - 5. [Symbol] [Color]
  - 6. [Symbol] [Color]
  - 7. [Symbol] [Color]
  - 8. [Symbol] [Color]
  - 9. [Symbol] [Color]
  - 10. [Symbol] [Color]
  - 11. [Symbol] [Color]
  - 12. [Symbol] [Color]
  - 13. [Symbol] [Color]
  - 14. [Symbol] [Color]
  - 15. [Symbol] [Color]



RAY ROAD (NORTH) ELEVATION

SOUTH ELEVATION









DA13-43-S(2nd)

DA 13-43-S (2nd)

