

APPROVED PLANS
DESIGN REVIEW BOARD

CASE: DR05-88

DATE: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

Lindsay Groves

DEVELOPER

Lindsay Groves, L.L.C.
96 W. Boston
Suite 205
Chandler, Arizona 85225

ARCHITECTS

Kelly Braswell, Architect
Lamb Architects, L.L.C.
7038 E. 5th Avenue
Suite 225
Scottsdale, Arizona 85251
Phone: (480) 994-5262
Fax: (480) 994-9005

SIGNAGE CONSULTANT

Kelee Walton
Young Electric Sign Company
6725 West Chicago Street
Chandler Arizona 85226
Phone (602) 432-5334
Fax (480) 961-5923
Email kwalton@yesco.com
www.yesco.com

COMPREHENSIVE SIGN PROGRAM

MAY 2007

Lindsay Groves



6061148-R8 SHEET 1

Case #: DR05-88
Attachment 2: Comprehensive Sign Program
(21 pages)
June 14, 2007

APPROVED PLANS
DESIGN REVIEW BOARD

CASE: _____

DATE: _____

SUBJECT TO CONDITIONS OF APPROVAL

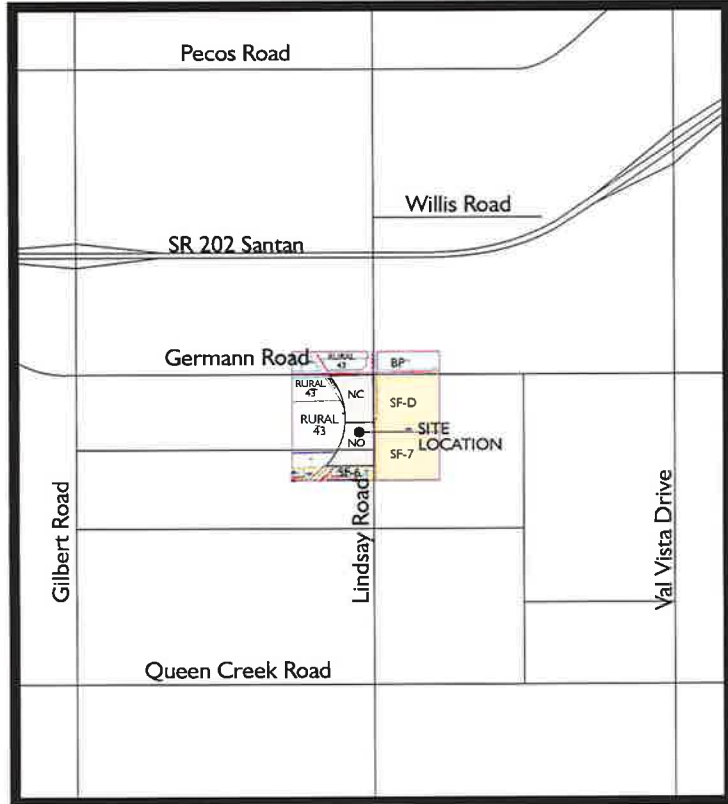
APPROVED PLANS
DESIGN REVIEW BOARD

CASE: DR05-88

DATE: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

PARCEL #304560156
NET SITE AREA = 5 ACRES
ZONING - NC & NO



VICINITY MAP



GIS MAP

APPROVED PLANS
DESIGN REVIEW BOARD

CASE: D105-88

DATE: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

COLOR & MATERIALS



COLOR LEGEND	
A.....	Standing seam metal roof, Kovach antique patina or weathered zinc.
B.....	Concrete roof tile by Staco Shake series, Blend: 20-370, 20-550, 20825, 20-310.
C.....	Metal fascia to match standing seam metal roof.
D.....	Painted wood fascia: Frazee 8665 Gristmill.
E.....	Metal accents: Frazee 8665 Gristmill
F.....	Stone veneer by Coronado stone: Idaho Drystack - Aspen.
G.....	Split-Faced stone: Mesa stone: Black Canyon.
H.....	20" x 20" Slate tile by Arizona Tile: Rustic Gold.
J.....	Storefront system: Dark Bronze with smoke tint glazing.
K.....	Metal Canopy: Frazee 8785 Iron Horse.
L.....	Field stucco color: Choice of 3, Frazee: 8225 Autumn Wheat 8214 Tobasco Road Muddy River



Lindsay Groves

NARRATIVE AND SITE DATA

"Lindsay Groves" is a multi-faceted project encompassed on approximately 5 acres located on the South West corner of Lindsay and Germann Road. This high quality destination office and medical condominium development has approximately 41,000 Square Feet of Office space and 714.63' of frontage.

This Comprehensive Sign Program establishes a design theme for signs within the project, particularly with respect to the signs that will be located at the perimeter of the project and the signs and sign types that will be located in the interior of the development. The standards set here are designed to assure that the signs covered by this Comprehensive Sign Program will not be materially detrimental to persons or property in the vicinity or to the public welfare in general.

Hierarchy of Signs:

This Comprehensive Sign Program has been structured to provide a hierarchy of way finding and identification signs, and can be classified by the following categories:

Free Standing Monuments:

The entry monuments are designed to create a grand entrance at the gateway into the Lindsay Groves Development and provide branding and identification to the travelers on Lindsay Road. On these monuments are signs with individual internally illuminated reverse channel letters with White LED halo-illumination. The signs are spaced a minimum 100' apart as per code.

These signs include:

Two (2) 8' foot tall structures with tile that match the buildings and Reverse Channel Letters with White LED halo-illumination. See Sign type A and B.

Directory Signs:

These signs will be located within driveway areas throughout the development to provide directional information to people traveling within the development in their vehicles. They will be placed at logical decision points throughout to assist decision making and to help people find parking in the area of their destination. There will be four (4) of these directory signs for the development. Per the Town of Gilbert Land Development Code section 4.408 directory signs are permitted one for every five (5) commercial tenants. This development will have an estimated twenty (20) plus commercial users.

These signs include:

Four (4) 3' three foot tall to the top of the sign, single faced, non-illuminated display with aluminum panels with vinyl copy. See Sign Type D1.

Temporary Signs:

These signs are intended to provide information of a temporary nature, such as development signs, contractor signs, and grand opening banners. These banners and advertising flags are permitted once during the first year of operation of a use for a period not to exceed 90 consecutive days and commencing not earlier than 30 days prior to the first day of operation of the use. Such banners and flags shall be located on the exterior building wall of the tenant space to which they are appurtenant and shall not exceed a total area of:

- A. 32 sq. ft. for occupancies up to 5000 sq. ft.
- B. 80 sq. ft. for occupancies greater than 5000 but less than 15,000 sq. ft.
- C. 120 sq. ft. for occupancies greater than 15,000 but less than 50,000 sq. ft.
- D. 160 sq. ft. for occupancies greater than 50,000 sq. ft.

Periodic displays of banners are permitted for a period not to exceed 30 consecutive days per calendar quarter.

Window Signs: These signs are intended to provide pedestrian-level information to passers by and to drivers on driveways within the development.

A. Sign area shall not exceed 25 percent of the total window area not to exceed 144 square feet. Window signs are not part of total sign area.

B. Signs may be located in a first floor window area or within 6 feet behind a window.

Suite numbers shall be 4" white vinyl numerals. Font and placement must be approved by Landlord. Exposed or concealed neon signage shall not be permitted to be displayed in any window area without the prior written approval of Landlord/Association.

Functional Signs: These signs include signage of a purely functional nature, such as disabled parking signs, signs identifying delivery entrances, regulatory signs, signs identifying restrooms, and the like. It is intended that such signs shall be permitted in accordance with the provisions of the Town's sign ordinance.

APPROVED PLANS
DESIGN REVIEW BOARD

CASE: D205-88

DATE: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

DESIGN THEME:

The design theme of this Comprehensive Sign Plan for "Lindsay Groves" integrates the colors, form and materials integrate with the architectural character of the proposed development. All of the detached signs integrate the same materials and styles to enhance project identification. All signs must be integrated with the architectural character of the project and designed in a manner that will not create a nuisance or diminish the visibility and/or the value of other parcels. All signs within the Lindsay Groves project must conform to the standards outlined in this sign plan. Conformance will be strictly enforced and nonconforming installation or unapproved signage must be brought into conformance at the expense of the violating party.

TENANT/USER SIGN STANDARDS

1. City approval required. All signs shall comply with applicable requirements of the Town of Gilbert sign ordinance and with the adopted Comprehensive Sign Program for "Lindsay Groves". It shall be the responsibility of the owner or occupant of any tenant or business premises to obtain all required local sign permits or other required governmental approvals before erecting any sign. The owner/occupant shall submit proof of the Landlord approval to the Town of Gilbert prior to permit review and approval.

2. Landlord/Association approval required. All signs that are intended to be placed in or on any exterior building elevation within the Lindsay Groves project will be reviewed by the Association (the "Landlord") for compatibility with these guidelines. Plans must be approved in writing by the Landlord/Association prior to permitting and installation. Approval of such plans by the Landlord/Association does not constitute a representation or warranty that such plans are in compliance with applicable governmental requirements. Compliance with all governmental requirements is the sole responsibility of each owner/ occupant.

Each owner or occupant must submit (4) sets of detailed drawings of all signs at least 30 days prior to submittal for sign permits indicating the location, size, layout, design, colors, illumination, materials and method of attachment.

After the proposal is reviewed, the Landlord/Association will return one set of drawings marked either "Approved", "Approved as Noted", or "Revise and Resubmit."

If marked "Approved", the owner/occupant is permitted to proceed with permitting with the Town of Gilbert.

If marked "Approved as Noted", the owner or occupant must make any revisions noted on plans before proceeding with permitting with the Town of Gilbert.

If marked "Revise and Resubmit", the drawings will be returned with comments and should be revised accordingly, and the Owner/Occupant must then resubmit to Landlord/Association for another review before proceeding with permitting.

General

Unless approved to the contrary by Landlord/Association and by the Town of Gilbert, all attached signs shall comply with the following requirements:

Content: All signage shall be restricted to the identification of the business or primary services located within the business premises.

Code Compliance: All signs and their installation shall comply with applicable building and electrical codes.

Painted Signs are Prohibited: Letters painted directly onto a wall surface shall not be permitted.

Proportion: The length of the wall sign shall not exceed eighty (80%) percent of the horizontal length of the exterior building elevation and or wall surface upon which it is placed. The height of a wall sign shall not exceed eighty (80%) percent of the vertical dimension of the background to which the signage is attached.

Spacing: A minimum of 4' foot spacing is required between tenant signs.

Awning Signs: Signs on awnings shall be considered as attached wall signs. The entire area of an awning displaying signage shall be counted as sign area.

Placement: Signs may be placed on any building elevation. Attached signs must be designed for placement that is complementary to, and not in conflict with, the architectural elements of the building.

Exposed Elements: No exposed hardware or fasteners may be used. No exposed conduit or raceways may be used. All conductors and transformers must be concealed, unless otherwise approved by Landlord/Association.

Lindsay Groves



10

APPROVED PLANS
DESIGN REVIEW BOARD

CASE: EJ05-88

DATE: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

Hardware: 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.

Penetrations: All penetrations of the building shall be neatly sealed and kept in a watertight condition. The number and size of 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.

Colors: Sign colors shall be dark bronze unless otherwise approved by the Landlord. Registered trademarks or logos involved in a regional branding campaign will be considered and must have Landlord/Association approval.

Labels: No labels shall be permitted on the exposed surface of signs, except those required by local ordinances. Those required shall be applied in an inconspicuous location.

Repair of Damage: Sign user's and the user's sign contractor shall be responsible for the repair of any damage caused by installation or removal of any signage. Tenant or Occupant has 30 days to repair damage caused by the sign contractor once contacted by Landlord/Association. Landlord/Association has the right to repair the damage with a contractor of their choice and seek reimbursement if the repairs are not completed to the Landlord's satisfaction.

Fabrication Materials: All signs shall be fabricated using methods to conceal light leaks.

Electrical: All signs must be manufactured to conform within UL standards and codes. All Signs must have a UL Certification sticker.

Installation: Signs must be installed by only a licensed contractor. Tenant is required to insure that any penetrations caused during the installation of their sign be resealed to the specifications of the fascia or membrane manufacturer warranty.

Letter Style or Logo Restrictions: Copy and or logos utilized shall be the Tenant's choice and must be approved by Landlord/Association, Landlord's agent and the Town of Gilbert.

Placement and Scale: Wall signs shall be placed on an area that is free of architectural details. Wall signs shall not be located closer to the top of a parapet wall than one half the vertical dimension of the largest letter or character. The Design Review Board may approve a sign that is closer to the top of the parapet wall if it finds that the sign placement does not visually crowd the top of the wall. Wall signs on multi-story buildings shall only be located on one floor.

Dimensions: The length of a wall sign shall not exceed (80%) percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a wall sign shall not exceed (80%) percent of the vertical dimension of the sign band or wall space on which the sign is placed.

Illumination: Wall signs shall be Reverse Channel individual letters with White LED halo-illumination only.

Materials: Except as otherwise allowed, signs shall be constructed of aluminum, sheet metal with masonry bases and polycarbonate or flexface materials.

Returns: The returns on all Reverse Channel letters shall be painted to match the sign face.

****Landlord/Association reserves the sole right to interpret enforce and administer the terms and conditions of the sign criteria and all related documents and policies.**

Detached Signs:

Entitlement to identification on a detached sign shall be at the discretion of the Landlord/Association. The entitlement to and design of all monument signs and panels to be placed thereon must furthermore comply with this comprehensive sign plan and is subject to the review and approval of the Landlord/Association.

Landlord/Association must receive four (4) copies of the design of any tenant panel or detached sign to be constructed by an owner or occupant. Approval must be granted, prior to submittal for sign permits, manufacture or installation. A copy of the approval from Landlord/Association shall be provided to the Town of Gilbert in connection with any request for sign permits.

The design of all detached signs shall be in conformance with the designs set forth in this comprehensive sign plan. The number and placement of such signs is delineated on the site plan included in the master sign plan. That site plan shall govern the location and number of such signs.

ILLUMINATION:

The Freestanding Tower signs and monuments signs are internally illuminated with fluorescent lighting and LED. Attached signage will utilize internal White LED halo-illumination only.

Lindsay Groves

APPROVED PLANS
DESIGN REVIEW BOARD
CASE: DR05-88
DATE: 6/14/07
SUBJECT TO CONDITIONS OF APPROVAL

Attached Signs:

Sign Area Allowed:

All tenants and users shall be limited to the attached sign area allowances specified below.

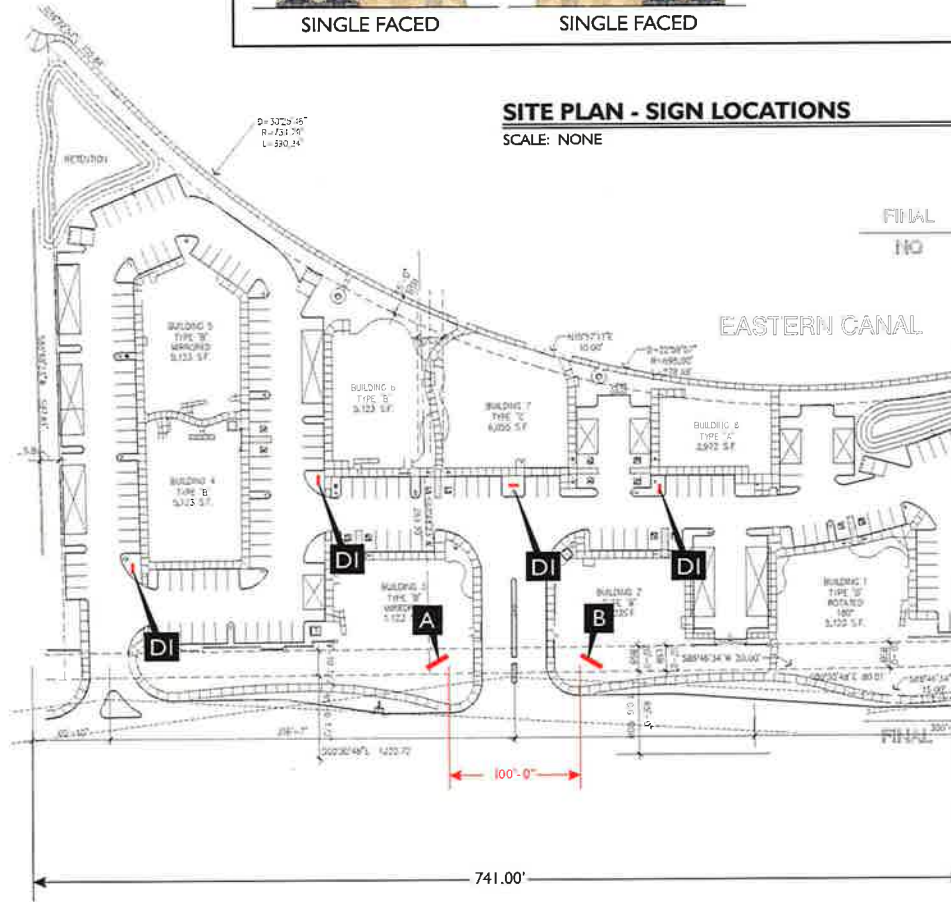
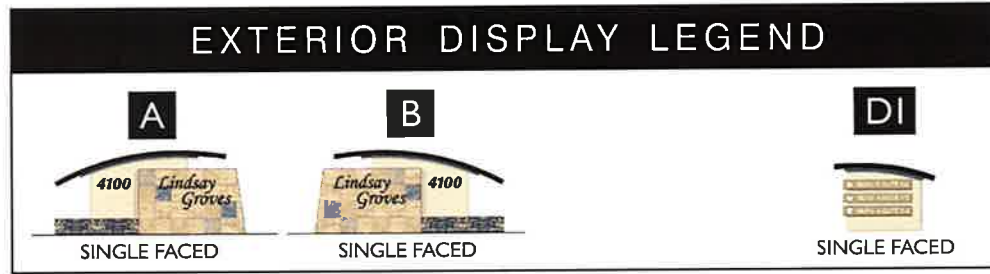
The maximum aggregate sign area for each tenant shall be calculated by multiplying one (1) times the length of the elevation occupied by the tenant that faces the street or the elevation with the main entrance, which ever is greater. If a building is 75' or greater from the street the tenant may use one and a half (1.5) as the multiplier. 32 sq. ft. minimum sign area is allowed for each.



12

Lindsay Groves

**SITE PLAN
EXTERIOR SIGN
LOCATIONS**



APPROVED PLANS
DESIGN REVIEW BOARD
CASE: D1205-88
DATE: 6/14/07
SUBJECT TO CONDITIONS OF APPROVAL

Lindsay Groves

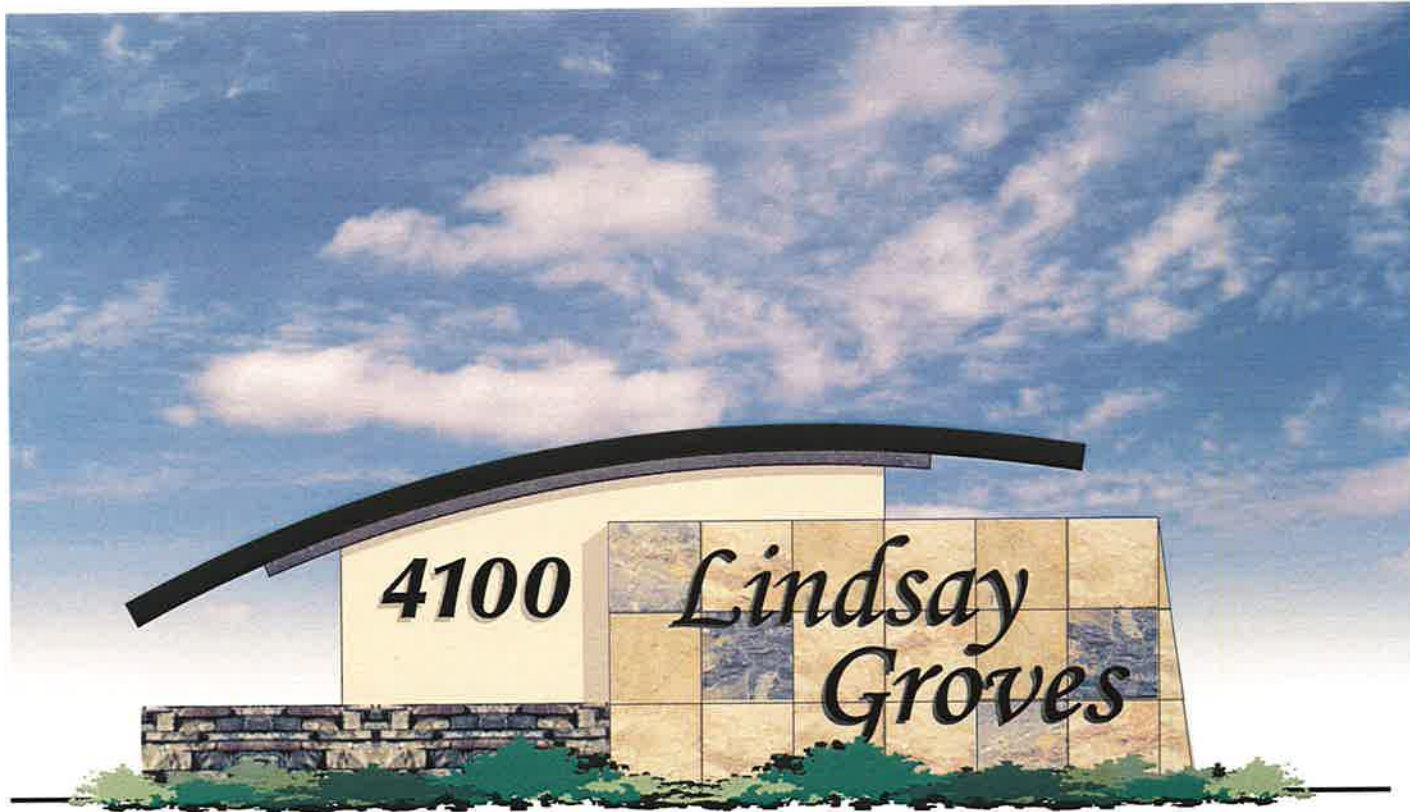
APPROVED PLANS
DESIGN REVIEW BOARD

CASE: D205-88
DATE: 6/14/07
SUBJECT TO CONDITIONS OF APPROVAL

DESIGN REVIEW BOARD

CASE: _____
DATE: _____
SUBJECT TO CONDITIONS OF APPROVAL

**ACCESSORY ENTRY
MONUMENT**
COLOR DRAWING



A SINGLE FACED ACCESSORY ENTRY MONUMENT ELEVATION
SCALE: 3/8" = 1'-0"

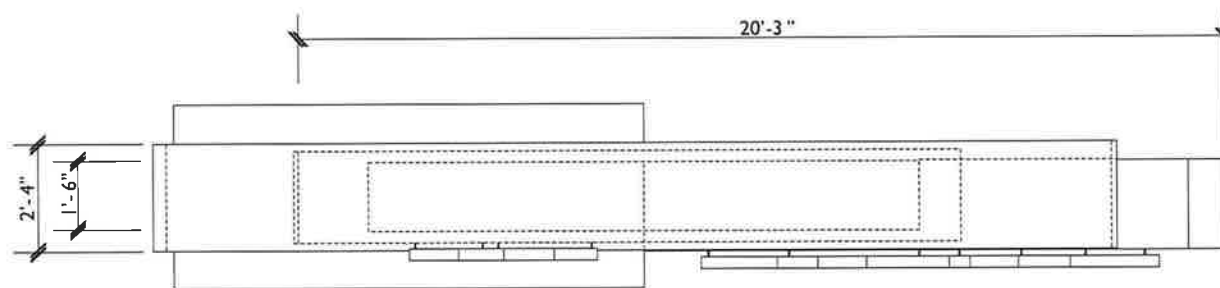
Lindsay Groves



15

**ACCESSORY ENTRY
MONUMENT**

LINE DRAWING

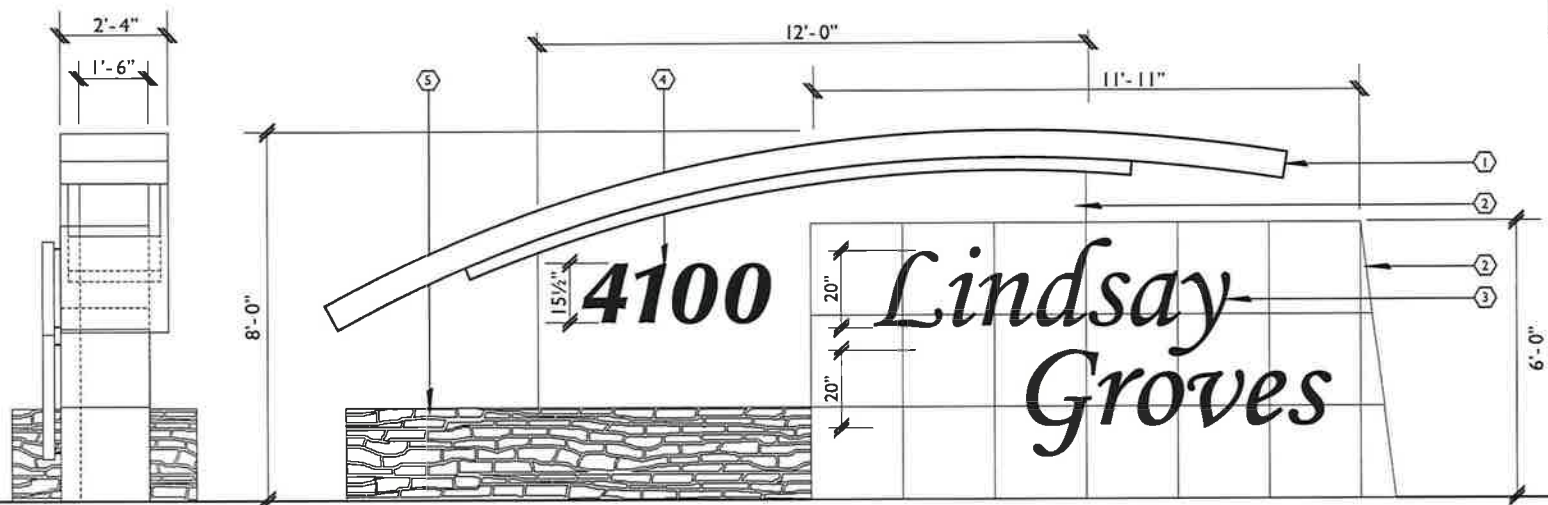


PLAN VIEW

SCALE: 3/8" = 1'-0"

SPECIFICATION KEY:

- ① Fabricated aluminum roof painted satin Black finish. Lower portion to match weathered Zinc Gray.
- ② Fabricated aluminum cabinet with No 2 texture and painted Frazee 8214 Tobasco Road.
- ③ "Lindsay Groves": Fabricated aluminum reverse channel letters with 3" deep return. Faces painted satin Black finish. Letters are halo-illuminated with White LED lighting.
- ④ Address: Fabricated aluminum reverse channel numerals with 3" deep returns. Painted satin Black finish. Halo-illuminated with White LED lighting.
- ⑤ Coronado stone veneer supplied by owner.



RIGHT ELEVATION

A SINGLE FACED ACCESSORY ENTRY MONUMENT ELEVATION

SCALE: 3/8" = 1'-0"

216.00' SQ. FT. OF STRUCTURE - 36.63' SQ. FT. OF SIGNAGE - 16.96% OF AREA

APPROVED PLANS
DESIGN REVIEW BOARD

CASE: D205-88
DATE: 6/14/07
SUBJECT TO CONDITIONS OF APPROVAL

Lindsay Groves



16

APPROVED PLANS
DESIGN REVIEW BOARD

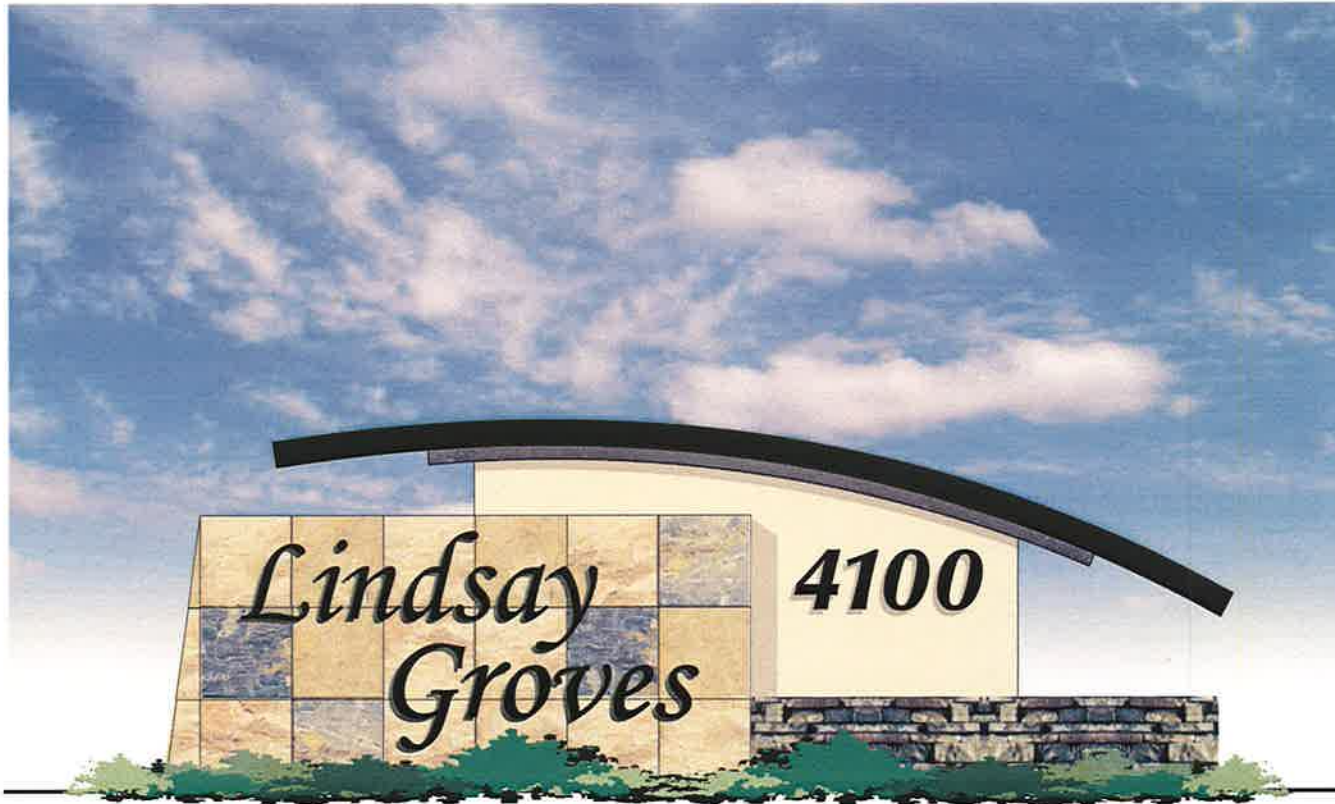
CASE: D205-88

DATE: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

ACCESSORY ENTRY
MONUMENT

COLOR DRAWING



B SINGLE FACED ACCESSORY ENTRY MONUMENT ELEVATION
SCALE: 3/8" = 1'-0"

Lindsay Groves



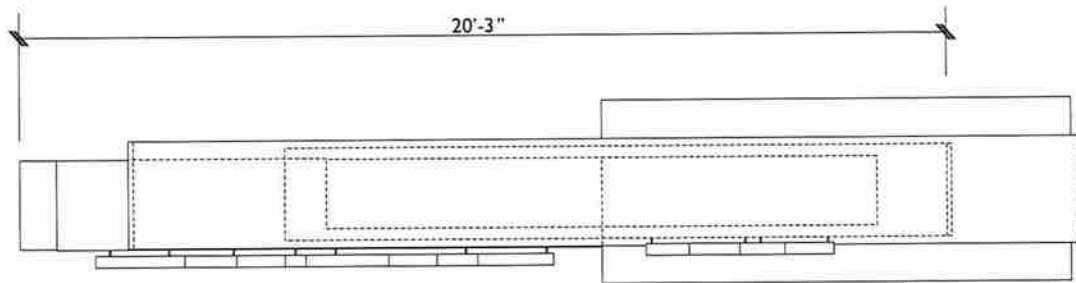
17

APPROVED PLANS
DESIGN REVIEW BOARD

CASE: *D205-88*

DATE: *6/14/07*

SUBJECT TO CONDITIONS OF APPROVAL



PLAN VIEW

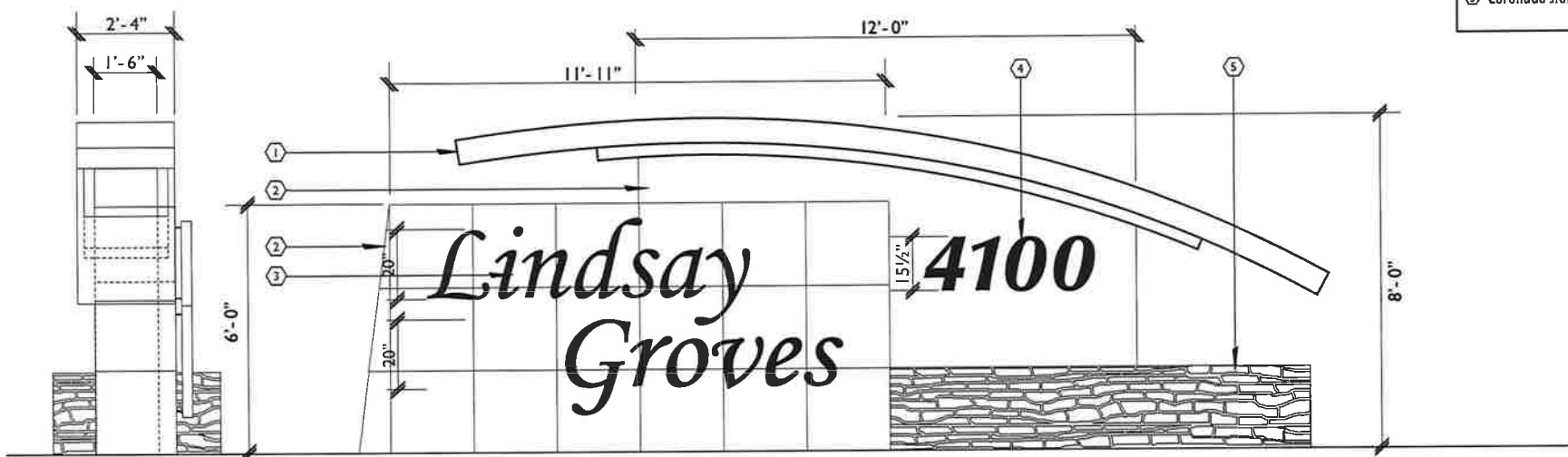
SCALE: 3/8" = 1'-0"

**ACCESSORY ENTRY
MONUMENT**

COLOR DRAWING

SPECIFICATION KEY:

- ① Fabricated aluminum roof painted satin Black finish. Lower portion to match weathered Zinc Gray.
- ② Fabricated aluminum cabinet with No 2 texture and painted Frazee 8214 Tobasco Road.
- ③ "Lindsay Groves": Fabricated aluminum reverse channel letters with 3" deep returns. Faces painted satin Black finish. Letters are halo-illuminated with White LED lighting.
- ④ Address : Fabricated aluminum reverse channel numerals with 3" deep returns. Painted satin Black finish. Halo-illuminated with White LED lighting.
- ⑤ Coronado stone veneer supplied by owner.



LEFT ELEVATION

B SINGLE FACED ACCESSORY ENTRY MONUMENT ELEVATION

SCALE: 3/8" = 1'-0"

216.00' SQ. FT. OF STRUCTURE - 36.63' SQ. FT. OF SIGNAGE - 16.96% OF AREA

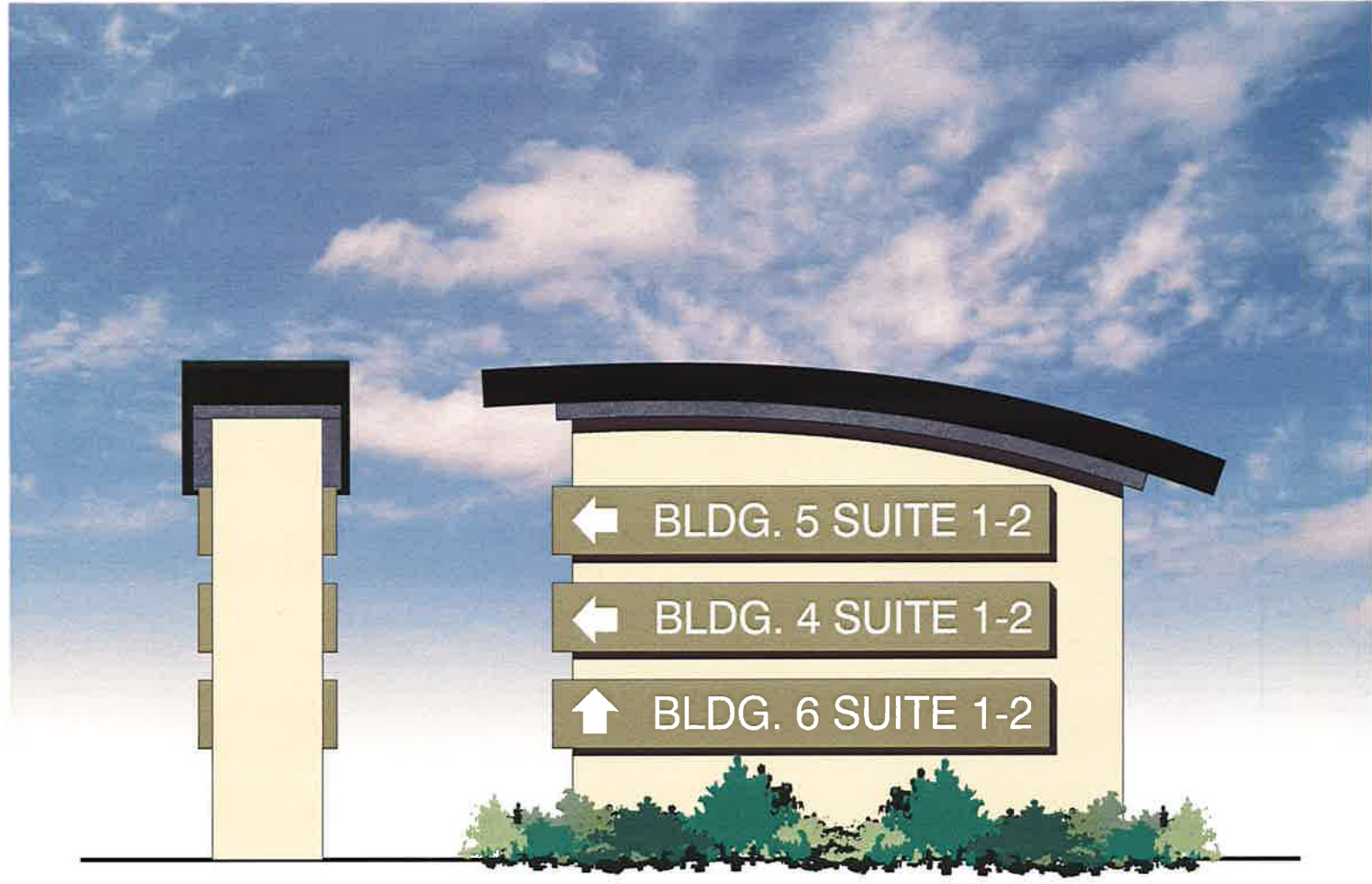
Lindsay Groves



18

APPROVED PLANS
DESIGN REVIEW BOARD
CASE: DR05-88
DATE: 6/14/07
SUBJECT TO CONDITIONS OF APPROVAL

**SINGLE FACED
DIRECTORIES**
COLOR DRAWING



LEFT ELEVATION

DI SINGLE FACED DIRECTORY
SCALE: 1/2" = 1'-0"

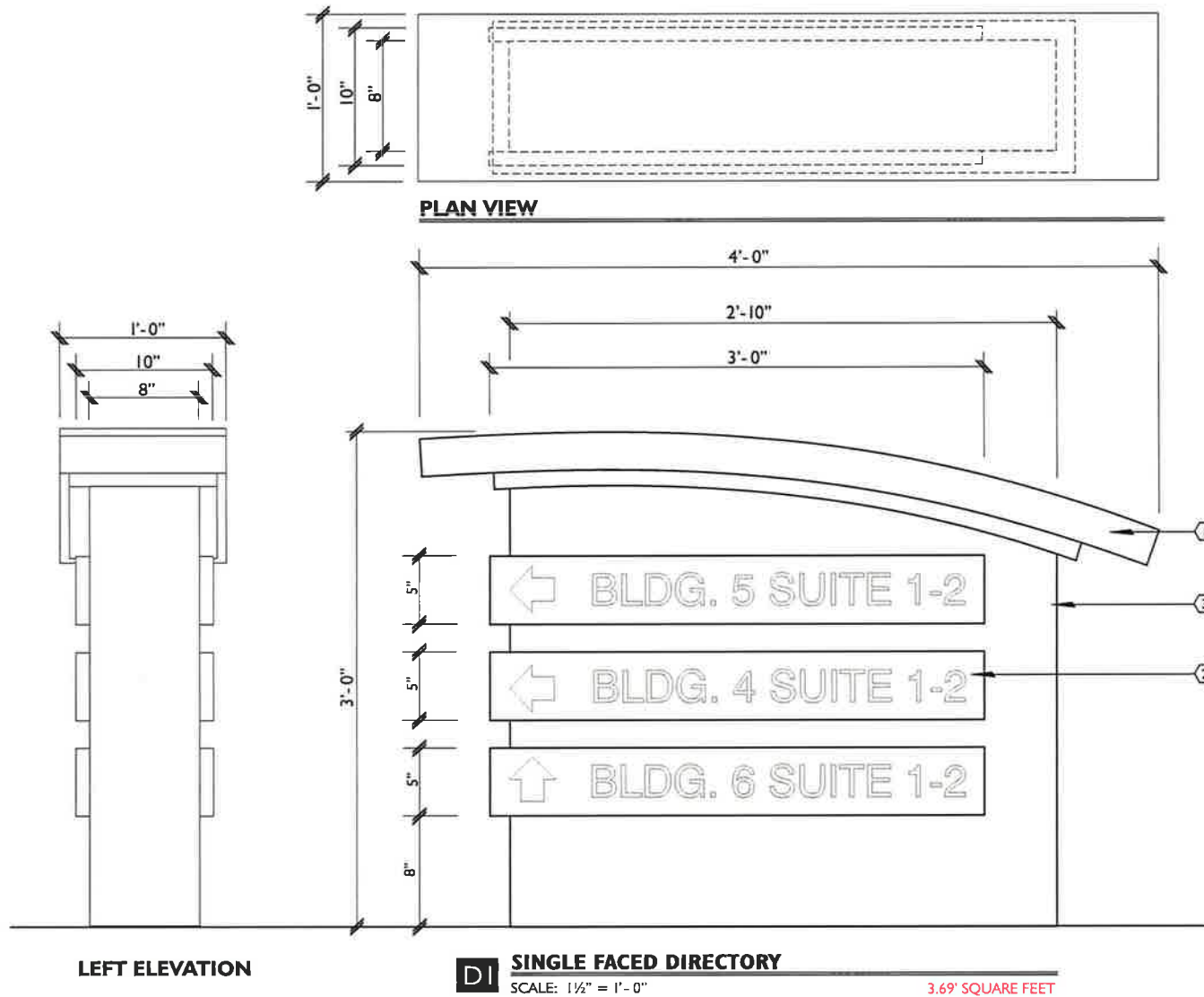
Lindsay Groves



19

**SINGLE FACED
DIRECTORIES**

LINE DRAWING



SPECIFICATION KEY:

- ① Fabricated aluminum roof painted satin Black finish. Lower portion to match Weathered Zinc Gray.
- ② Fabricated aluminum tenant panels, with White reflective copy and arrows.
- ③ Fabricated aluminum cabinet with No 2 texture and painted Frazee 8214 Tobasco Road.

APPROVED PLANS
DESIGN REVIEW BOARD
 CASE: DR05-88
 DATE: 6/14/07
 SUBJECT TO CONDITIONS OF APPROVAL

APPROVED PLANS
DESIGN REVIEW BOARD

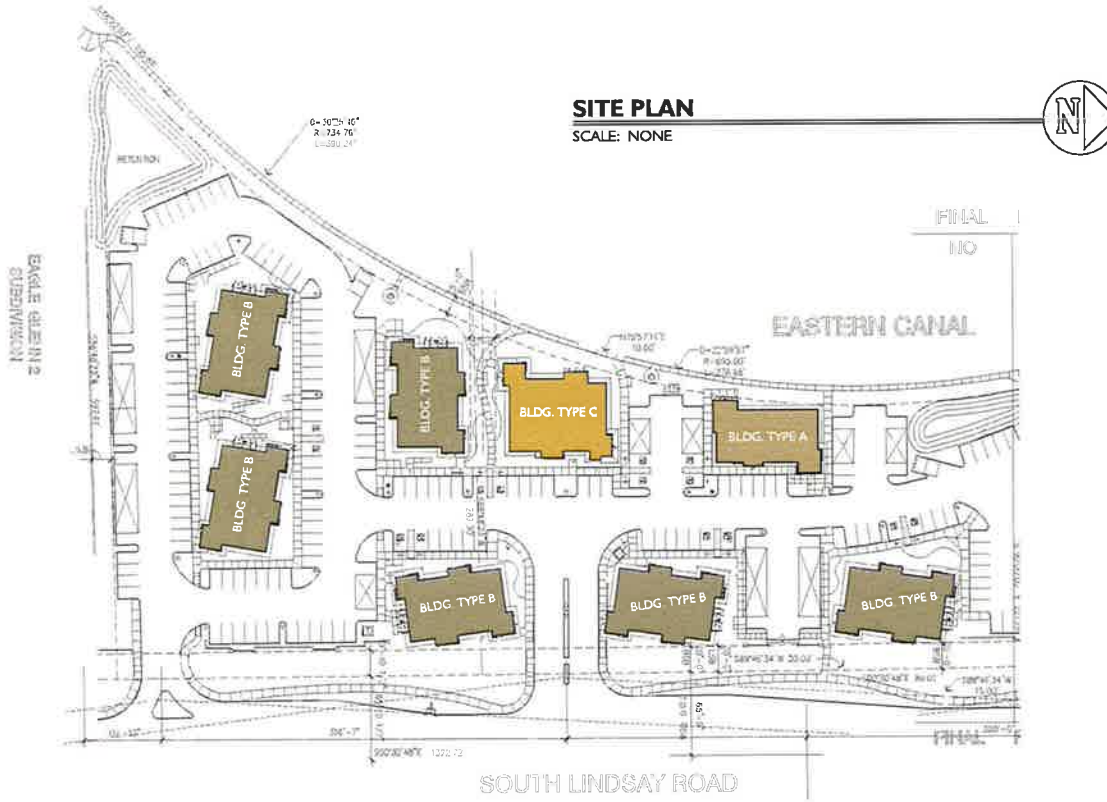
CASE: D205-88

DATE: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

SITE PLAN

BUILDING
LOCATIONS



Lindsay Groves



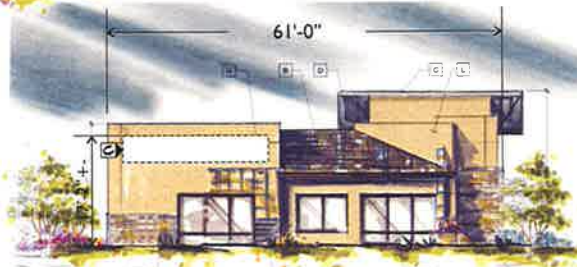
APPROVED PLANS
 DESIGN REVIEW BOARD
 CASE: DR05-88
 DATE: 6/14/07
 SUBJECT TO CONDITIONS OF APPROVAL

BUILDING TYPE "A"

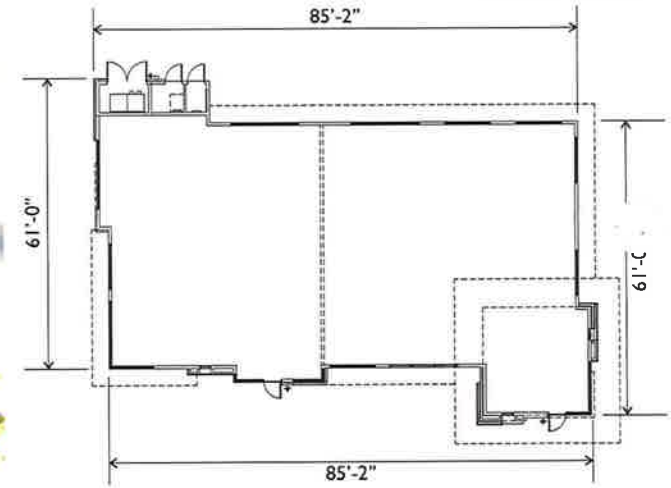
SIGNAGE
 ENVELOPE
 LOCATIONS



A FRONT ELEVATION



A LEFT ELEVATION



A REAR ELEVATION



A RIGHT ELEVATION

SIGN ENVELOPE SCHEDULE			
SYMBOL	H	V	S.F.
A	12'-0"	3'-4"	64.00
B	4'-8"	4'-8"	49.02
C	22'-4"	4'-0"	91.00
D	7'-8"	2'-4"	21.07
E	12'-0"	3'-4"	64.00
F	6'-8"	4'-6"	29.25
G	4'-8"	3'-0"	27.75
H	8'-8"	4'-0"	99.00
I			
J			
K			
L			

• ALTERNATE ENVELOPE AT SAME AREA

Lindsay Groves



22

APPROVED PLANS
DESIGN REVIEW BOARD

CASE: DR05-88
DATE: 6/14/07
SUBJECT TO CONDITIONS OF APPROVAL

BUILDING TYPE "B"

SIGNAGE
ENVELOPE
LOCATIONS



B FRONT ELEVATION



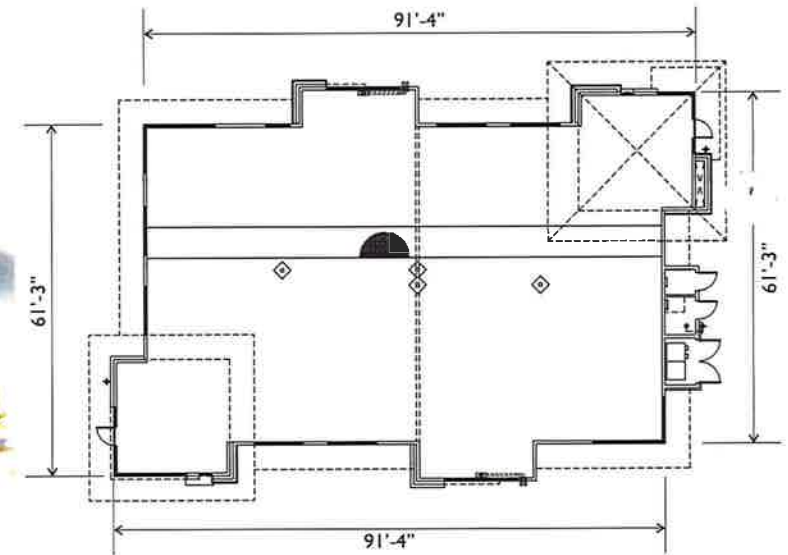
B LEFT ELEVATION



B REAR ELEVATION



B RIGHT ELEVATION



SIGN ENVELOPE SCHEDULE			
SYMBOL	H	V	S.F.
A	10'-9"	4'-0"	43.00
B	13'-10"	1'-10"	23.36
C	13'-10"	3'-6"	37.92
D	3'-3"	2'-5"	23.94
E	9'-0"	3'-6"	43.08
F	7'-10"	3'-6"	43.08
G	7'-10"	3'-6"	43.08
H	13'-10"	3'-4"	46.11
I	16'-2"	2'-4"	46.11
J	13'-10"	1'-10"	23.36
K	10'-0"	3'-4"	33.33
L	13'-0"	3'-6"	43.50
M	14'-0"	3'-6"	44.00
N	3'-6"	3'-6"	24.75

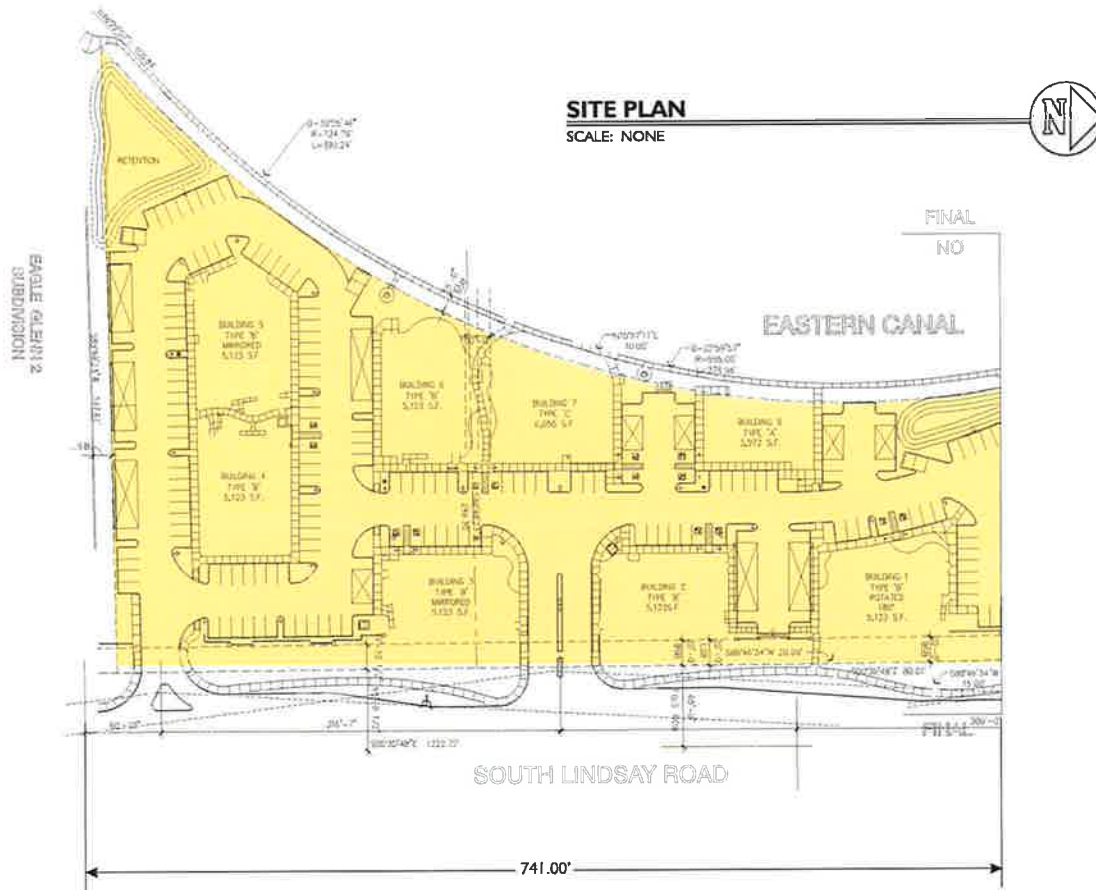
* ALTERNATE ENVELOPE AT SAME AREA

Lindsay Groves



APPROVED PLANS
DESIGN REVIEW BOARD
CASE: D205-88
DATE: 6/14/07
SUBJECT TO CONDITIONS OF APPROVAL

SITE PLAN



Lindsay Groves



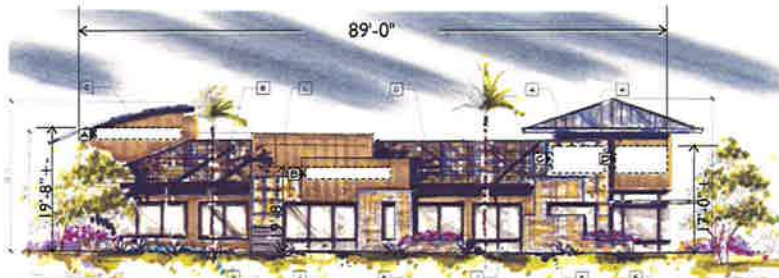
13

APPROVED PLANS
DESIGN REVIEW BOARD

CASE: D205-88
DATE: 6/14/07
SUBJECT TO CONDITIONS OF APPROVAL

BUILDING TYPE "C"

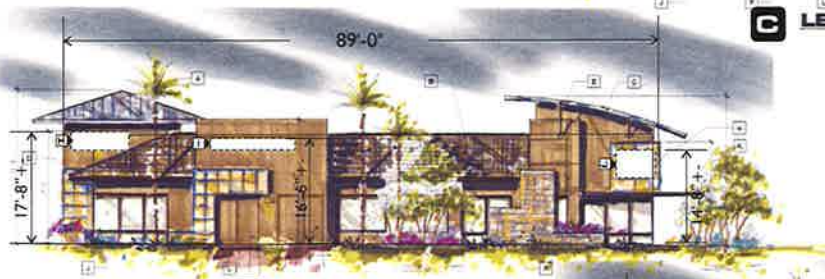
SIGNAGE
ENVELOPE
LOCATIONS



C FRONT ELEVATION



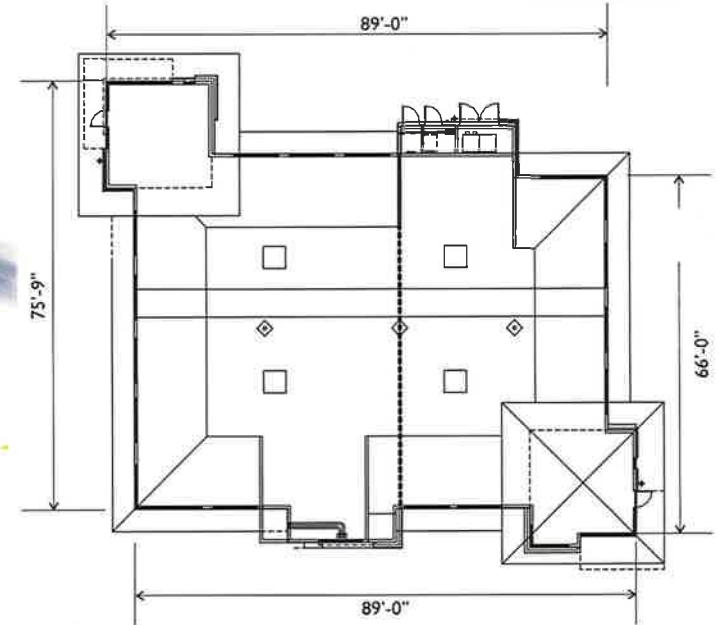
C LEFT ELEVATION



C REAR ELEVATION



C RIGHT ELEVATION



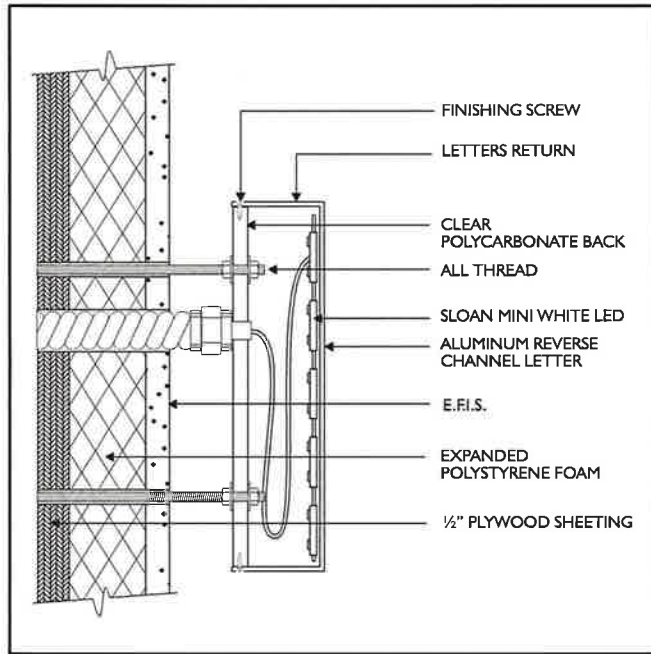
SIGN ENVELOPE SCHEDULE			
SYMBOL	H	V	S.F.
A	15'-6"	1'-10"	24.75
B	15'-6"	1'-10"	24.75
C	8'-8"	4'-4"	33.75
D	8'-8"	4'-4"	33.75
E	7'-8"	4'-4"	32.22
F	7'-8"	4'-4"	32.22
G	10'-0"	5'-0"	50.00
H	9'-0"	5'-0"	47.00
I	15'-6"	1'-10"	24.75
J	6'-8"	4'-6"	28.13
K	15'-8"	5'-8"	57.43
L	15'-8"	5'-8"	57.43

* ALTERNATE ENVELOPE AT SAME AREA

Lindsay Groves

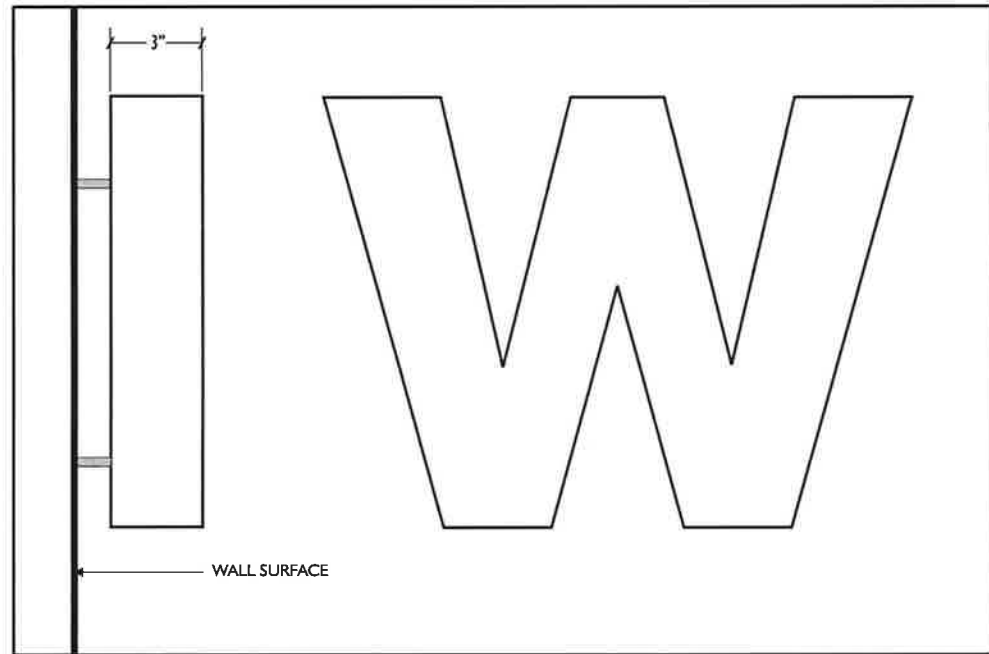
APPROVED PLANS
 DESIGN REVIEW BOARD
 CASE: D205-88
 DATE: 6/14/07
 SUBJECT TO CONDITIONS OF APPROVAL

TYPICAL
 BUILDING
 EXTERIOR
 SIGNAGE
 DETAIL



SECTION DETAIL OF REVERSE CHANNEL LETTER

SCALE: 6" = 1' - 0"

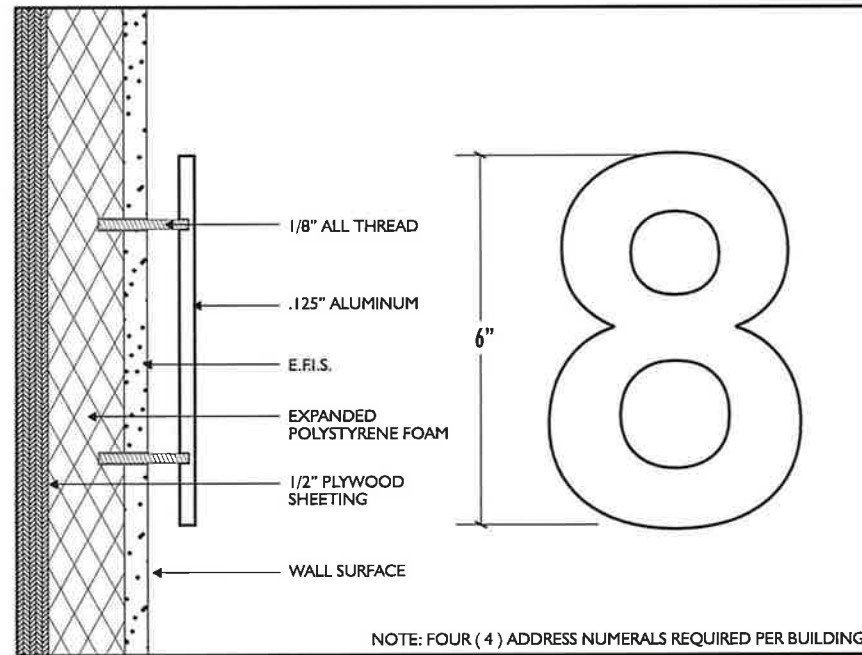


TYPICAL WHITE LED ILLUMINATED REVERSE CHANNEL LETTER

SCALE: 3" = 1' - 0"

APPROVED PLANS
DESIGN REVIEW BOARD
CASE: D205-88
DATE: 6/14/07
SUBJECT TO CONDITIONS OF APPROVAL

TYPICAL
BUILDING
EXTERIOR
ADDRESS
DETAIL



TYPICAL NON-ILLUMINATED FCO ADDRESS NUMERALS

SCALE: 6" = 1' - 0"