



# SANTAN VILLAGE

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M A S T E R   S I G N   P A C K A G E

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PHASES 3, 4, 5 - PARCELS G1 & G2  
FEBRUARY 2006 - v2.0

Developed by:

**Westcor/Gilbert LLC**

11411 N. Tatum Blvd.

Phoenix, AZ 85028

(602) 953-6200 Phone

(602) 953-1964 Fax

Architects:

**Ellermann  
+ Schick**



architecture • planning

727 e maryland ave phoenix az 85014

tel 602.266.6202 fax 602.265.6212

Signage Consultant:

**bleier  
INDUSTRIES**

2030 WEST DESERT COVE AVE.

PHOENIX, ARIZONA 85029

602.944.3117

FAX 602.395.0753

SALES@BLEIERINDUSTRIES.COM



# SANTAN VILLAGE

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**Freestanding Signage and Wayfinding System**

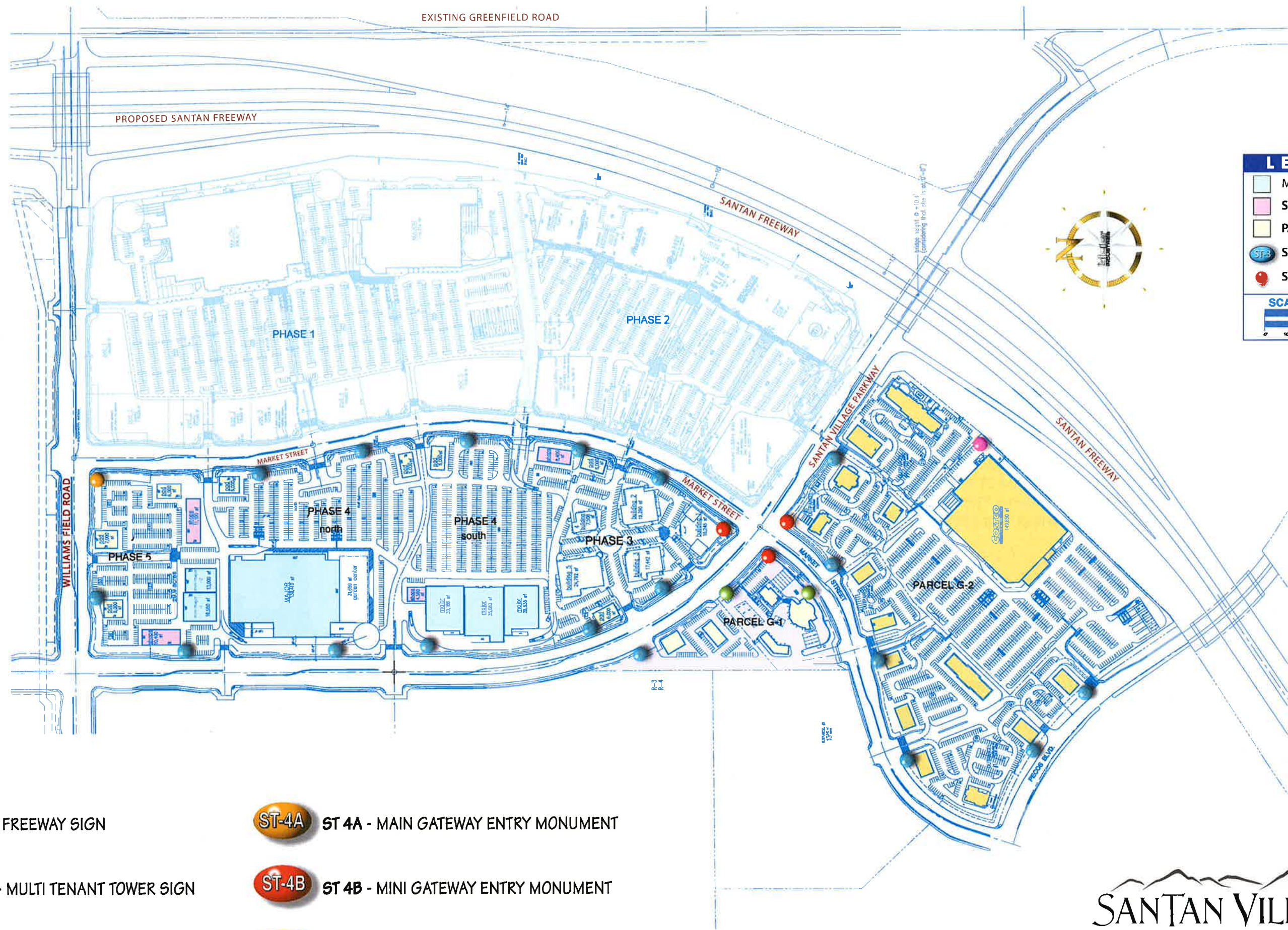
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## Phase 3-5 and Parcels G1 and G2 Freestanding Sign Matrix

SIGN	SIGN TYPE	FUNCTION	LOCATION	QUANTITY	HEIGHT	SIZE	ILLUMINATION	MATERIALS
<b>SIGN TYPE 1 Freeway</b>	Freeway	Center ID with tenant identification	Placed along Santan Freeway (Loop 202) Parcel G2	1	Sixty (60') Feet to top of Pylon	500 SF Maximum Exclusive of Center Identification and Architectural Embellishments	Interior Illumination	Textured Aluminum, Powder Coat and Acrylics
<b>SIGN TYPE 2 Multi-Tenant Tower Sign</b>	Tower	Center ID with tenant identification	Placed along Market Street, Santan Village Parkway, Pecos Road and Williams Field Road	Williams Field Road (1) Market Street (8) Santan Village Pkwy (7) Pecos Road (2)	Fifteen (15') feet to top of sign panel exclusive of architectural embellishment	100 SF Maximum Exclusive of Architectural Embellishments	Combination of Interior and Exterior Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics
<b>SIGN TYPE 3 Parcel G1 Monument</b>	Monument	Danny's / Gas Price	Placed along Market Street and Santan Village Parkway,	2	Eight (8') Feet to top of Monument	35 SF Maximum Exclusive of Architectural Embellishments	Internal Illumination and/or Ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics
<b>SIGN TYPE 4A Main Gateway Entry Monument</b>	Monument	Center ID at Gateways	Market Street and Williams Field Road	1	Eight (8') Feet to top of Monument	80 SF Maximum Sign Copy Exclusive of Architectural Embellishments	Internal Illumination and/or Ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat
<b>SIGN TYPE 4B Mini Gateway Entry Monument</b>	Monument	Center ID at Gateways	Market Street and Santan Village Pkwy	3	Eight (8') Feet to top of Monument	80 SF Maximum Sign Copy Exclusive of Architectural Embellishments	Internal Illumination and/or Ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat





**LEGEND**

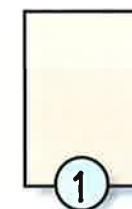
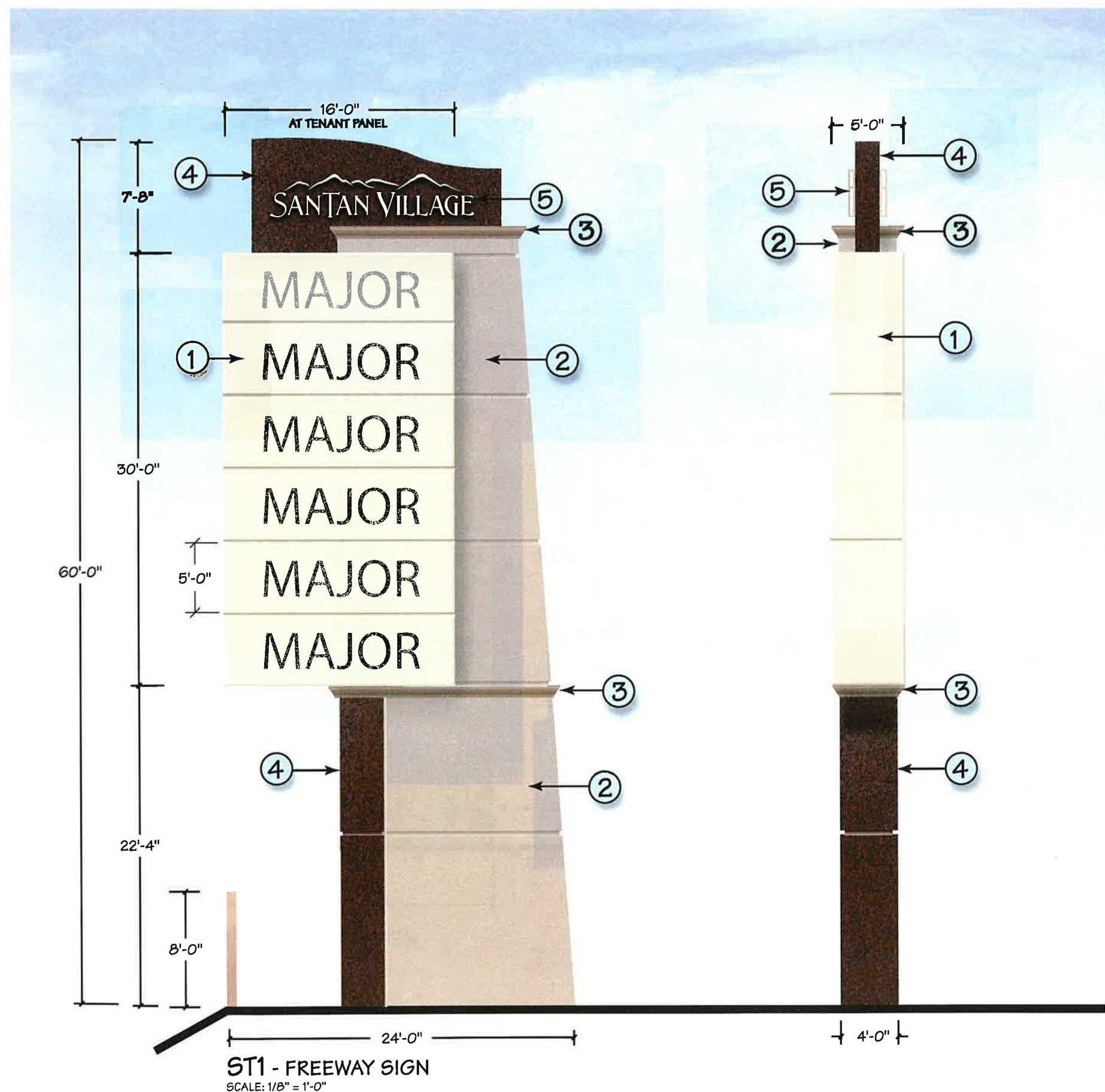
- MAJOR TENANT
- SHOPS
- PADS
- SIGN TYPES
- SIGN LOCATIONS

SCALE: 1" = 400'

- |  |  |
|--|--|
| <b>ST-1</b> ST 1 - FREEWAY SIGN            | <b>ST-4A</b> ST 4A - MAIN GATEWAY ENTRY MONUMENT |
| <b>ST-2</b> ST 2 - MULTI TENANT TOWER SIGN | <b>ST-4B</b> ST 4B - MINI GATEWAY ENTRY MONUMENT |
| <b>ST-3</b> ST 3 - MONUMENT SIGN           | <b>ST-5</b> ST 5 - NOT USED IN THIS PHASE        |

SANTAN VILLAGE





D/F INTERNALLY ILLUMINATED SIGN CABINET WITH ROUTED ALUMINUM TENANT PANELS BACKED-UP WITH COLORED ACRYLIC TO UTILIZE TENANTS CORPORATE COLORS/LOGOS/TYPEFACES  
LANDLORD APPROVAL REQUIRED

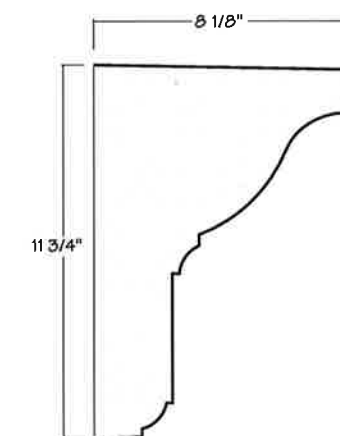
PAINT TO MATCH ICI 634 "LA MESA"  
DRYVIT® SANDPEBBLE FINE™ TEXTURE



ALUMINUM POLE COVER  
PAINT TO MATCH ICI 527 "CAMEL TAN"  
DRYVIT® SANDPEBBLE FINE™ TEXTURE



EPS FOAM CORNICE  
PAINT TO MATCH ICI 370 "WOODRUFF"  
DRYVIT® SANDPEBBLE FINE™ TEXTURE  
PROFILE AT RIGHT →



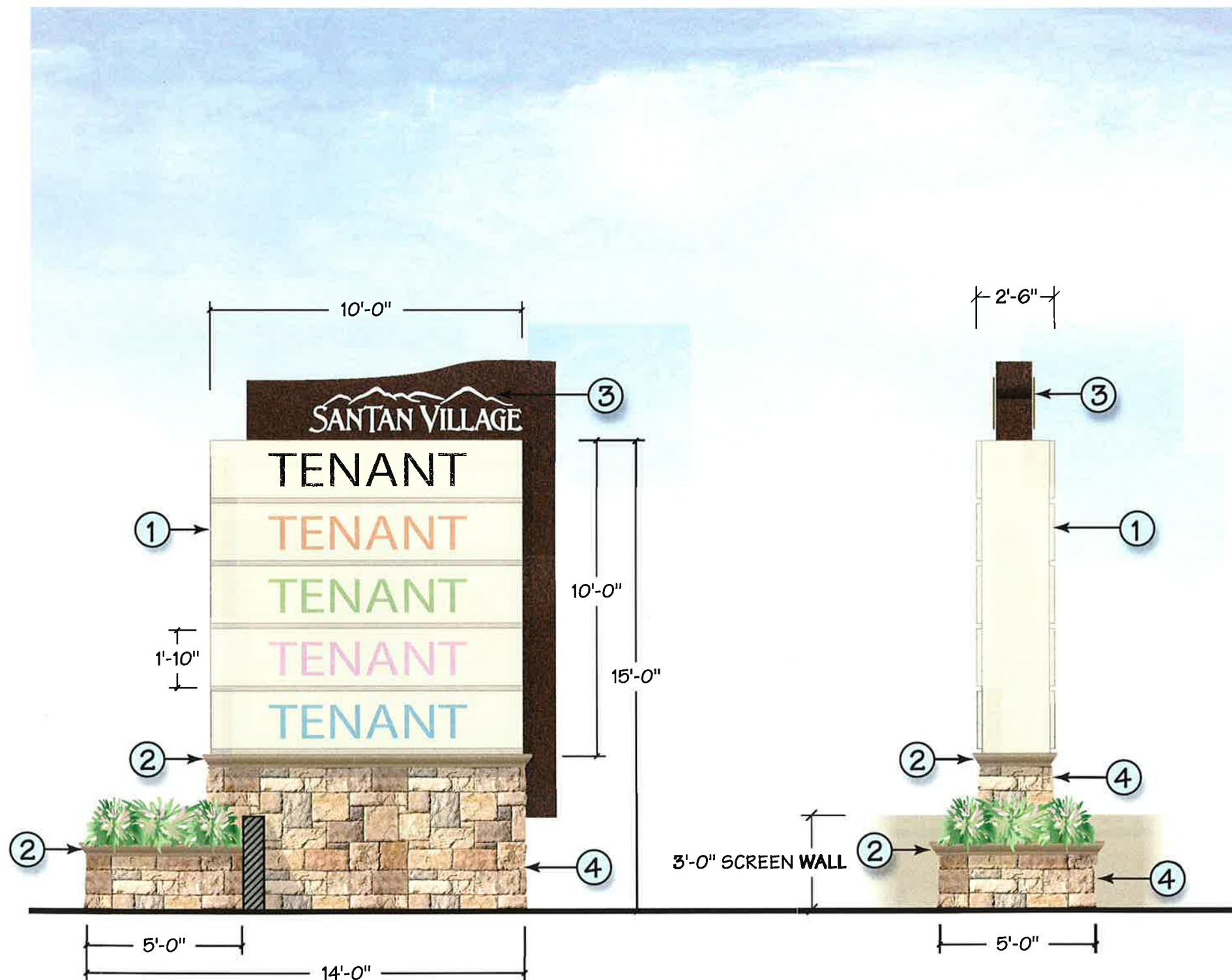
EPS FOAM CORNICE PROFILE  
SCALE: 2" = 1'-0"



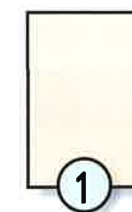
CENTER ID CABINET / ALUMINUM POLE COVER  
POWDER COAT ROHM and HAAS "WEATHERED BROWN"



INTERNALLY ILLUMINATED FACE-LIT CHANNEL LETTERS/LOGO  
WHITE ACRYLIC FACES  
5" RETURNS PAINTED WHITE



**ST2 - MULTI TENANT TOWER SIGN**  
SCALE: 1/4" = 1'-0"



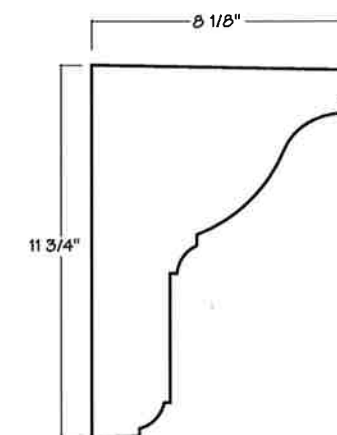
D/F INTERNALLY ILLUMINATED SIGN CABINET  
TENANT PANELS WITH ROUTED COPY  
TENANT COPY WILL BE 3/8" CLEAR ACRYLIC PUSH-THRU  
WITH FIRST SURFACE APPLIED VINYL PER TENANTS  
CORPORATE COLORS/LOGOS/TYPEFACES.

LANDLORD APPROVAL REQUIRED.

PAINT TO MATCH ICI 634 "LA MESA"  
DRYVIT® SANDPEBBLE FINETM TEXTURE



CONCRETE DESIGNS INC.  
PRECAST CONCRETE CORNICE M51  
PAINT TO MATCH ICI 370 "WOODRUFF"  
PROFILE AT RIGHT →



CONCRETE CORNICE PROFILE M51  
SCALE: 2" = 1'-0"

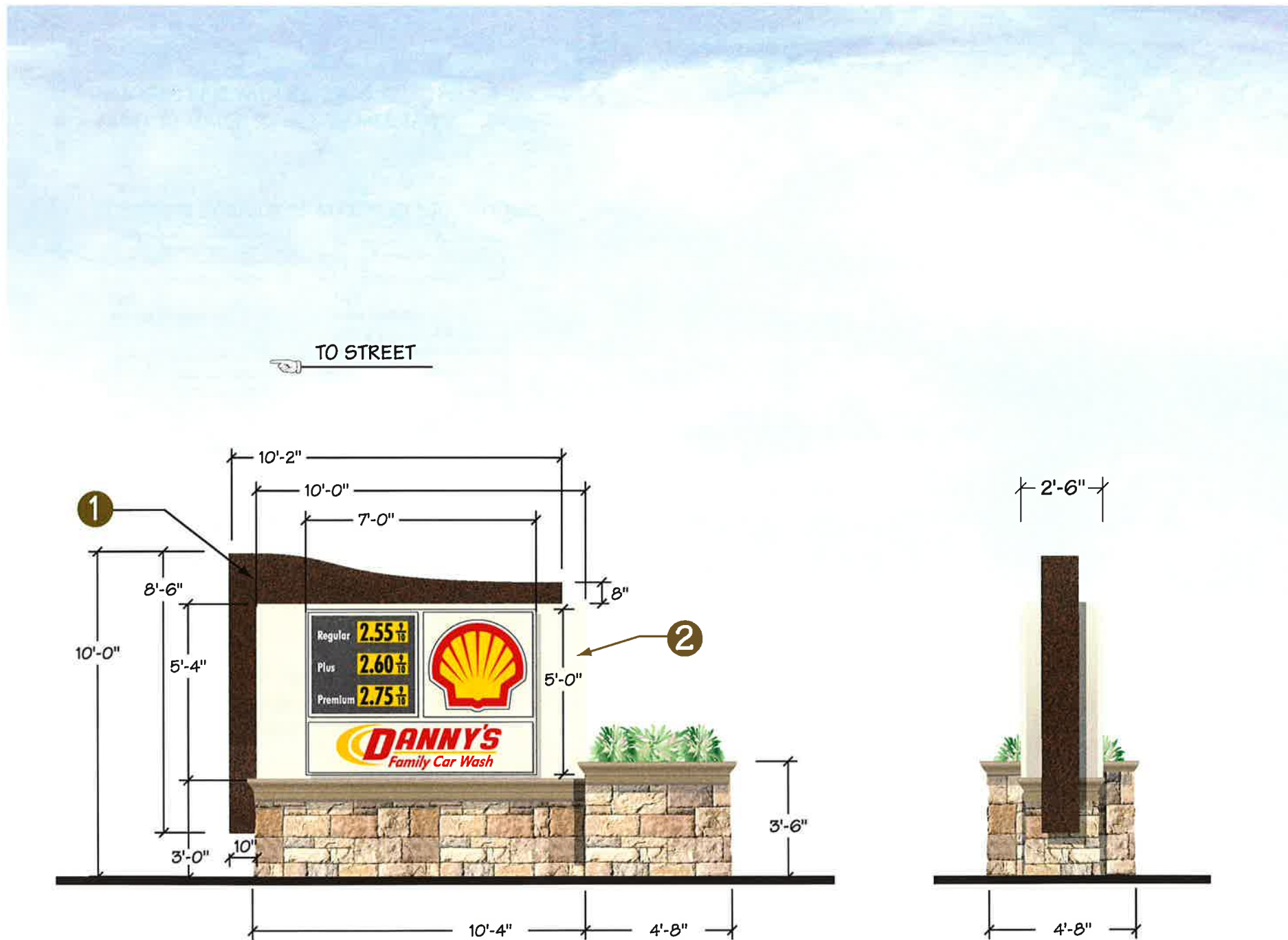


CENTER ID CABINET / ALUMINUM ACCENT  
POWDER COATED ROHM and HAAS "WEATHERED BROWN"  
INTERNALLY ILLUMINATED ROUTED CENTER ID/LOGO  
PUSH-THRU LETTERS/LOGO WITH ALUMINUM LETTER FACES  
POWDER COATED WHITE



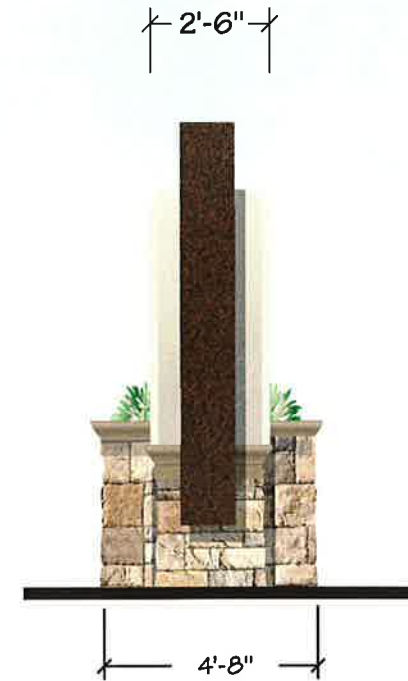
CULTURED STONE "CHARDONNAY EUROPEAN CASTLE STONE"  
VENEER OVER CMU BASE





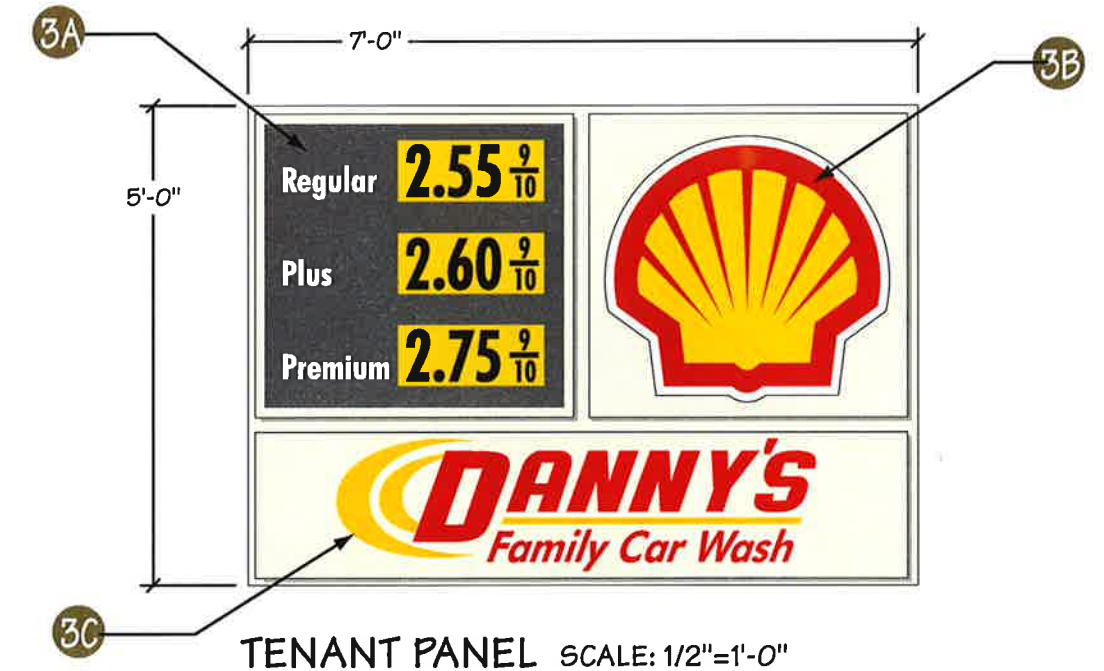
**ST-3 - GAS PRICE MONUMENT SIGN**

SCALE: 1/4" = 1'-0"



**COLOR SPECIFICATIONS:**

- 1 POWDER COAT "WEATHERED BROWN"
- 2 ICI 634 "LA MESA"



**3 TENANT PANEL SPECIFICATIONS**

- 3A Tenant Copy will be 3/8" push-thru clear acrylic with first surface applied vinyl.
- 3B Tenant sign to be a pushed thru embossed face w/second surface decoration
- 3C Tenant price change sign is to be a formed face w/zip track to accommodate (3) three products. All face decoration to be second surface. Color "Dark Grey".



ICI 634 "LA MESA"



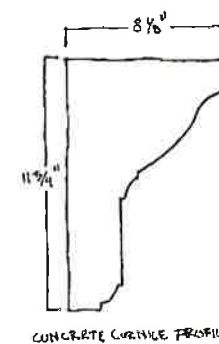
ICI 370 "WOODRUFF"



POWDER COAT  
"WEATHERED BROWN"



CULTURED STONE  
"CHARDONNAY EUROPEAN  
CASTLE STONE"



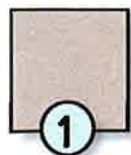
CONCRETE CORNICE PROFILE

**CONCEPTUAL**

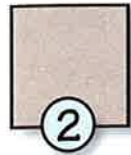
**SANTAN VILLAGE**

**PARCEL G-1  
DANNY'S FAMILY COMPANIES**

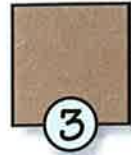




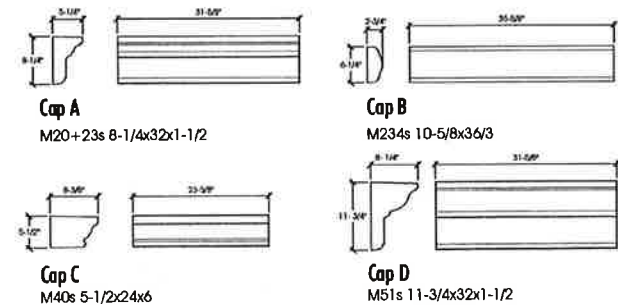
STUCCO ON CMU PAINT TO MATCH  
ICI 527 "CAMEL TAN"



SMOOTH EFIS WITH REVEALS  
PAINT TO MATCH ICI 527 "CAMEL TAN"



CONCRETE CORNICE TO MATCH ICI 370 "WOODRUFF"



CDI ornamental Precast Concrete



REVERSE PAN CHANNEL HALO ILLUMINATED LETTERS  
POWDER COAT ROHM and HAAS "WEATHERED BROWN"



METAL TOWER CAP - WITH UP-LIGHT BENEATH  
POWDER COAT ROHM and HAAS  
"WEATHERED BROWN"



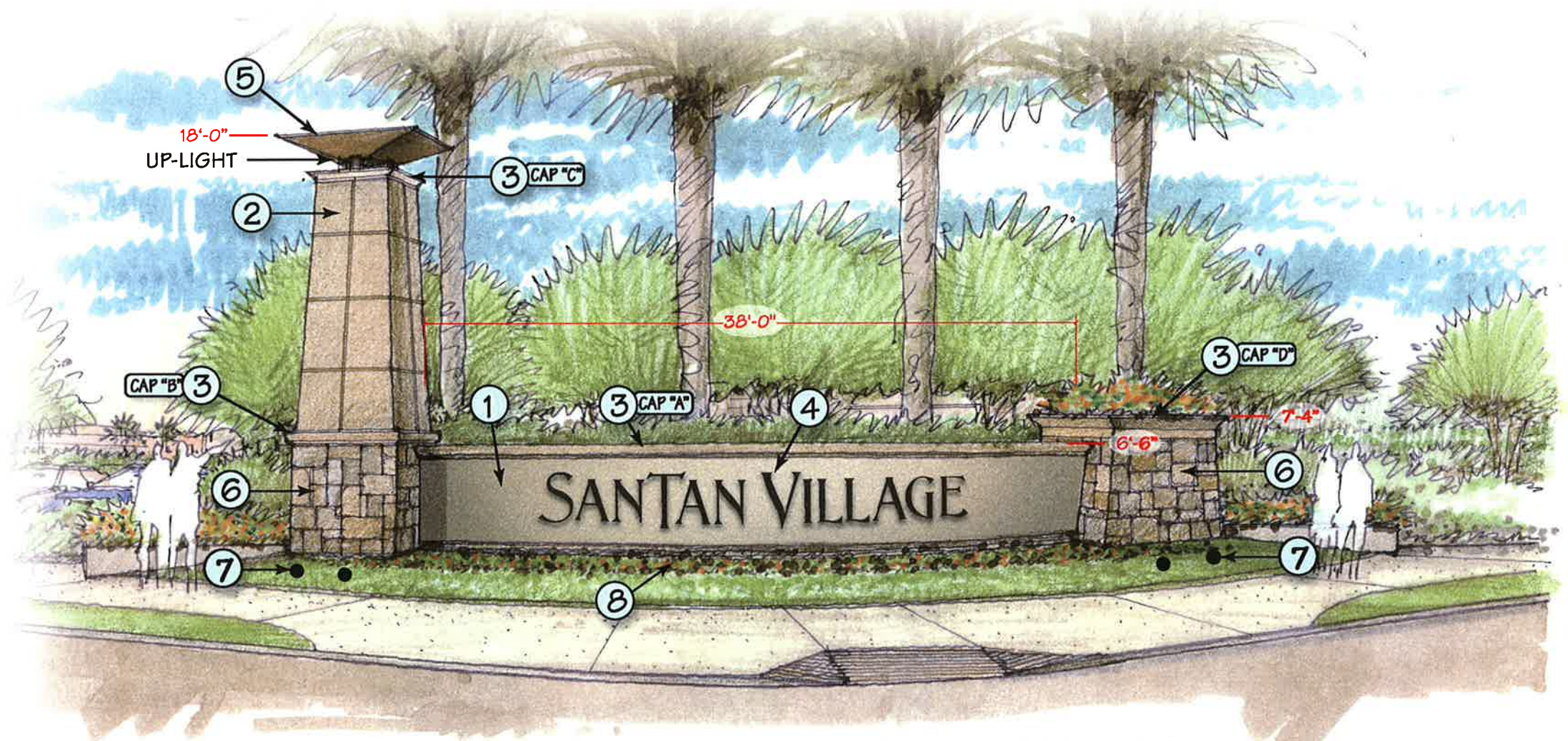
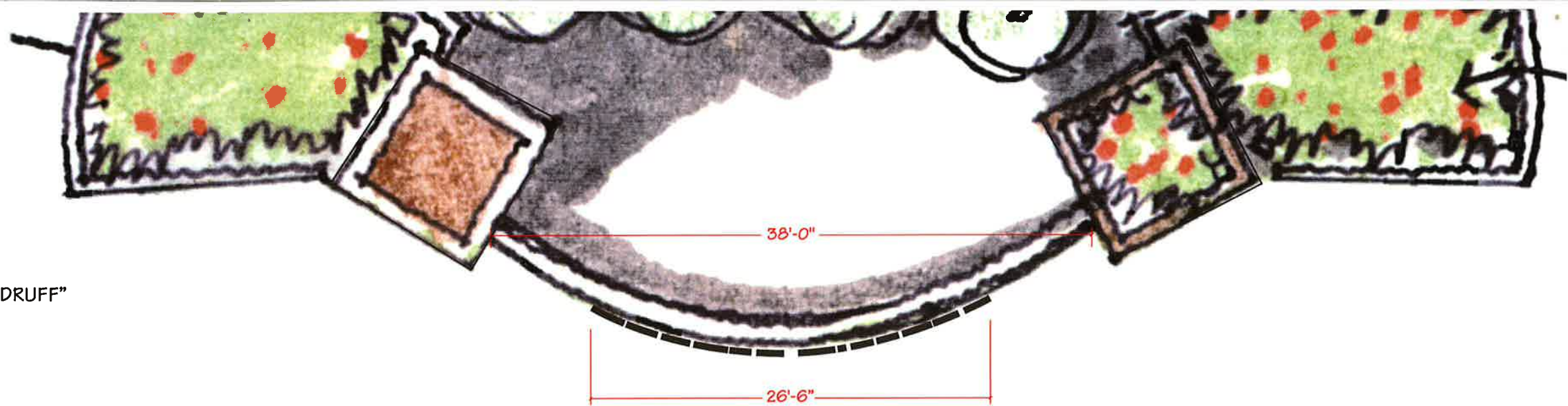
CULTURED STONE "CHARDONNAY  
EUROPEAN CASTLE STONE"  
VENEER OVER CMU BASE



GROUND MOUNTED UP-LIGHT



FLOWER PLANTING

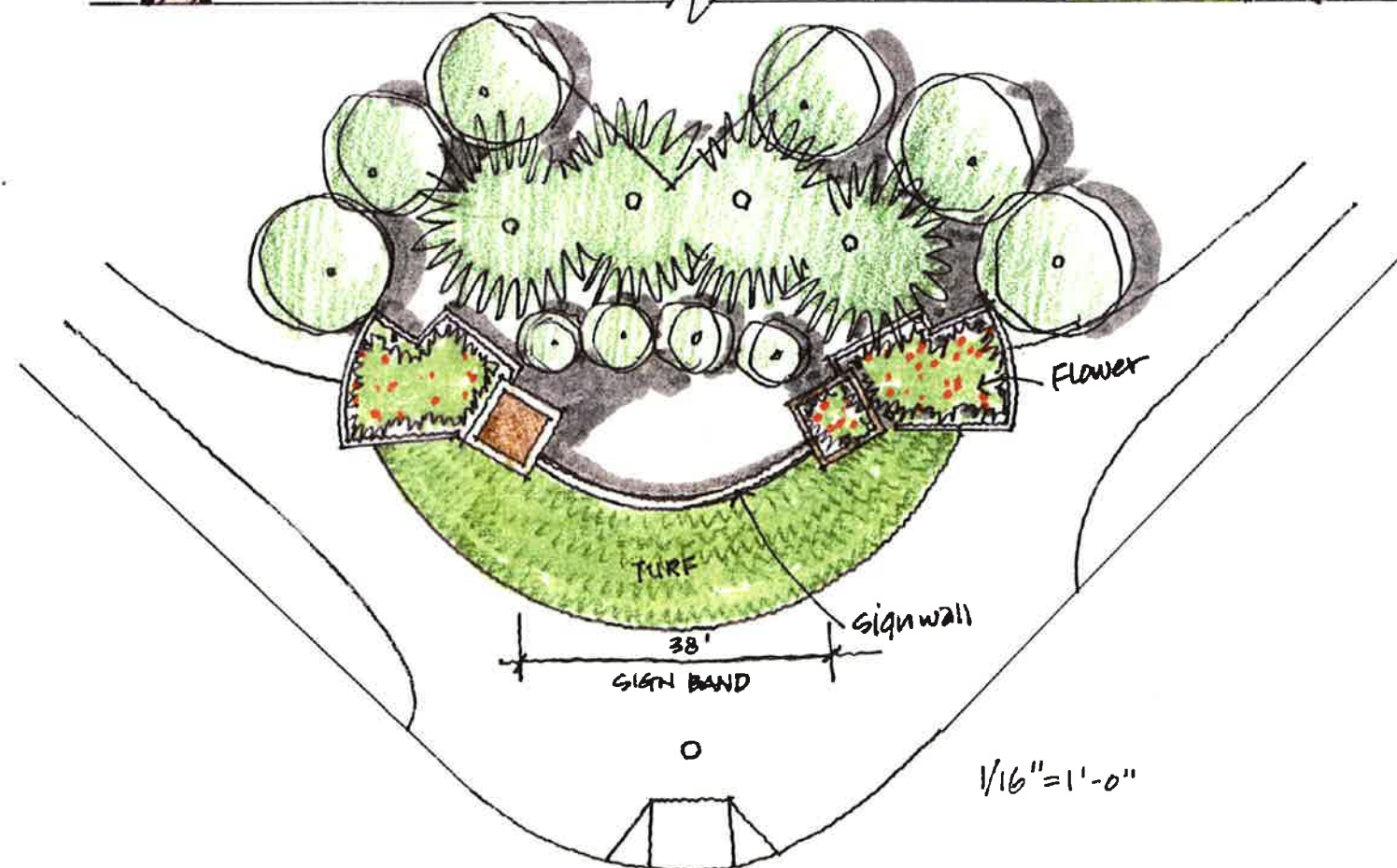
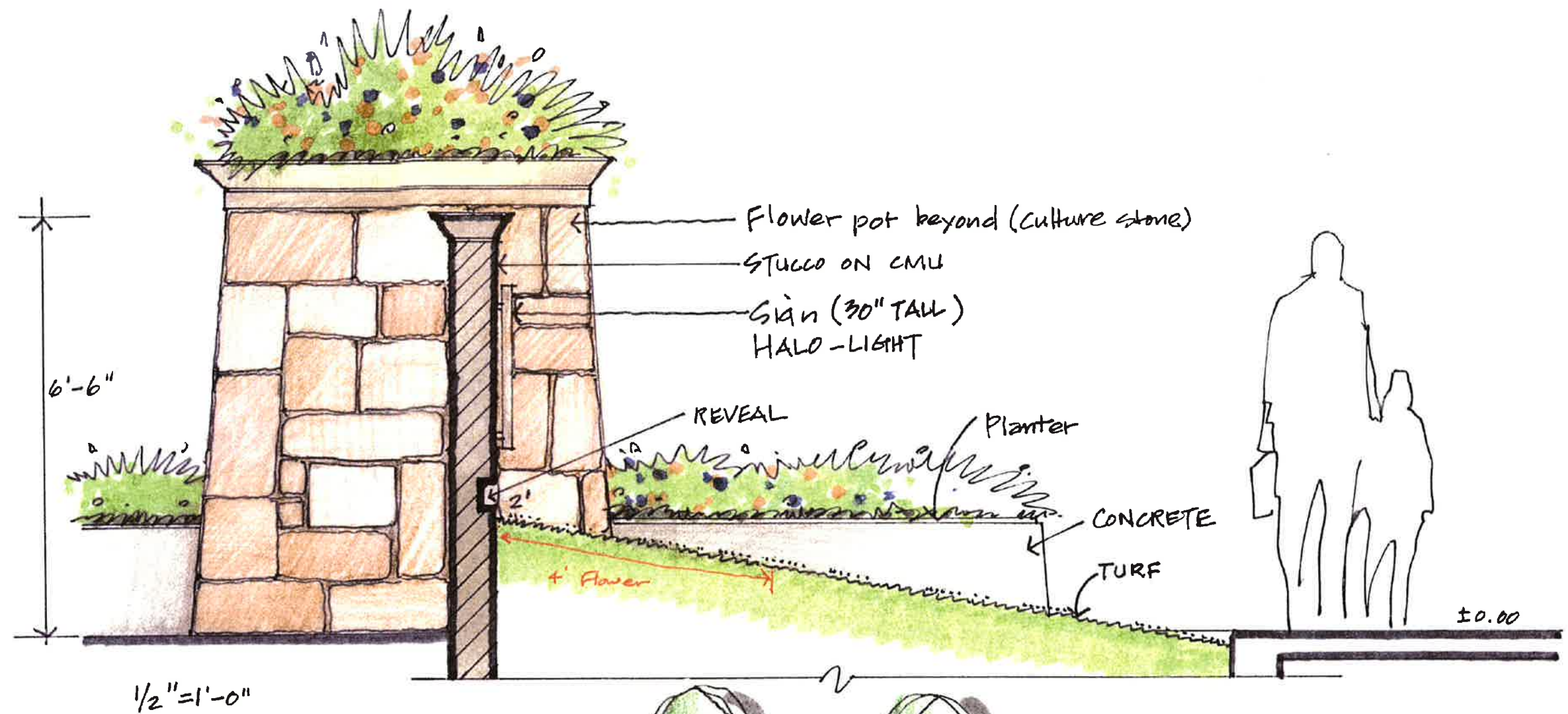


\*UP-LIGHTING TOWER, METAL CAP AND PLANTER

MAIN ENTRY FEATURE 1/8" = 1'-0"

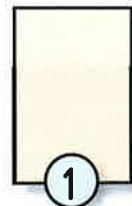






MAIN ENTRY FEATURE





STUCCO ON CMU PAINT TO MATCH ICI 634 "LA MESA"



CONCRETE CORNICE TO MATCH ICI 370 "WOODRUFF" PROFILE AT RIGHT



Cap A  
M20+23s 8-1/4x32x1-1/2



REVERSE PAN CHANNEL HALO ILLUMINATED LETERS  
POWDER COAT ROHM and HAAS "WEATHERED BROWN"



METAL TOWER CAP - WITH UP-LIGHT BENEATH  
POWDER COAT ROHM and HAAS "WEATHERED BROWN"



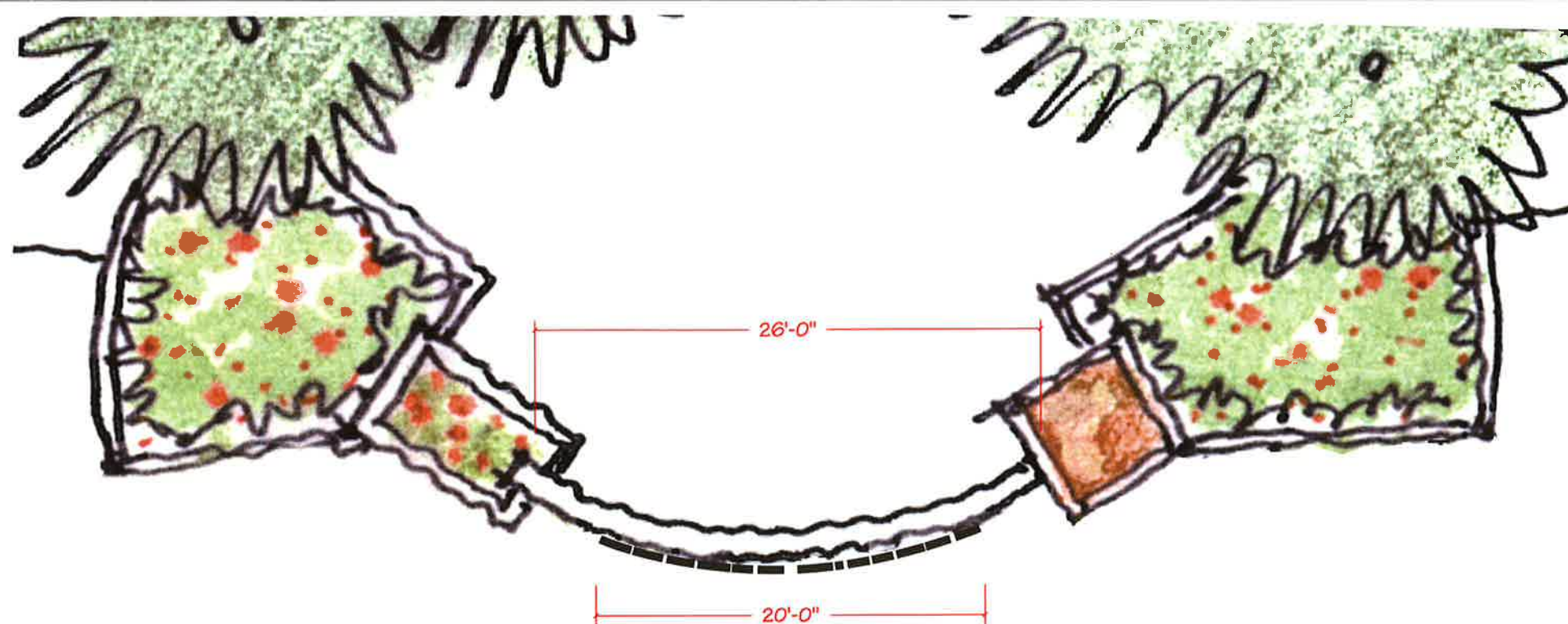
CULTURED STONE "CHARDONNAY EUROPEAN CASTLE STONE"  
VENEER OVER CMU BASE



GROUND MOUNTED UP-LIGHT

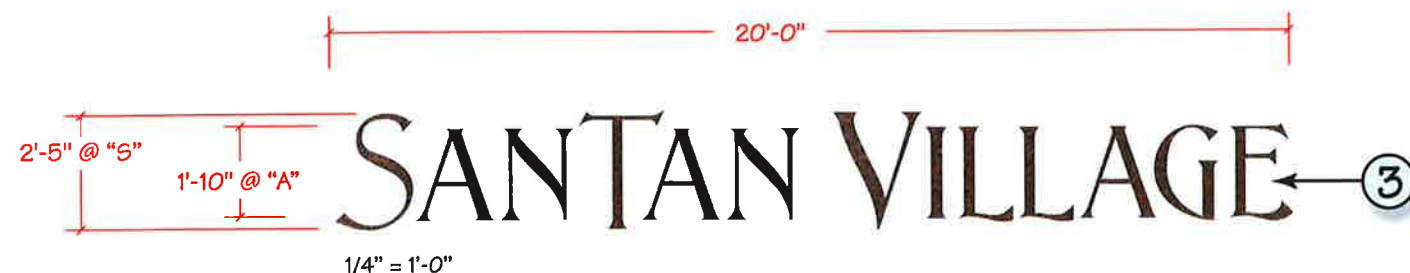


FLOWER PLANTING



MINI ENTRY FEATURE 1/8" = 1'-0"

\*UP-LIGHTING TOWER, METAL TOWER CAP AND PLANTER







# SANTAN VILLAGE

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**Building Signage and Thematic Image Graphics**

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**General Requirements**  
**Phase 3-5, Parcels G1 and G2 Building Signage**

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout San Tan Village, Phase 3-5, Parcels G1 and G2 for the mutual benefit of all tenants, and to comply with the approved Master Sign Package for the development, regulations of the Town of Gilbert Sign Ordinance, building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Tenant shall be brought into conformance at the sole cost and expense of the Tenant. This criteria is subject to final approval by the Town of Gilbert as part of a Master Sign Package submittal. If a conflict is found to exist between these criteria and the final criteria approved by the Town of Gilbert, the latter shall prevail.

**I. GENERAL REQUIREMENTS**

- A. Tenant shall submit or cause to be submitted to Developer, for approval, prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design color, illumination materials and method of attachment.
- B. Tenant or Tenant's representative shall obtain all permits for signs and their installation.
- C. All signs shall be constructed and installed at Tenant's sole expense.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the local municipality.
- E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Developer or Developer's authorized representative.
- F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should Tenant's sign require maintenance or repair, Developer shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do the same, Developer may undertake repairs and Tenant shall reimburse Developer within ten (10) days from receipt of Developer's invoice.

- G. Advertising devices such as attraction boards, posters, banners and flags are permitted in accordance with Article 4.4: Sign Regulations of the Gilbert Land Development Code. Tenant shall obtain Developer's approval in addition to any permit(s) required by the Town of Gilbert.

**II. SPECIFICATIONS - TENANT SIGNS**

- A. General Specifications
  - 1. No animated, flashing or audible signs shall be permitted.
  - 2. All signs and their installation shall comply with all local building and electrical codes.
  - 3. No exposed raceways, crossovers or conduit shall be permitted. All tenant signage shall consist of individual letters and logos installed onto the building's wall surface. Tenant signage shall not include any background color, material and/or structure used to delineate tenant's signage. Developer shall have the sole and separate discretion in varying any provision of these specifications.
  - 4. All cabinets, conductors, transformers and other equipment shall be concealed.
  - 5. Painted lettering shall not be permitted except as approved by the Developer and the Town of Gilbert.
  - 6. Any damage to the sign band face or roof deck resulting from Tenant's sign installation shall be repaired at Tenant's sole cost.
  - 7. Upon removal of any sign by Tenant, any damage to the sign band face shall be repaired by Tenant or by Developer at Tenant's cost.
- B. Location of Signs
  - 1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by Developer.

**III. DESIGN REQUIREMENTS**

Individual illuminated letters and logos may include pan channel metal letters with acrylic sign faces, reverse pan channel "backlit" illuminated letters, or any combination thereof. The letters are to be mounted onto the building fascia. Electrical connections shall be concealed to remote and/or self-contained transformers. All signage shall be installed in compliance to the Town of Gilbert electrical code and UL 2161 / UL 48 specifications. Any sign installation found to be non-compliant shall be repaired immediately by the Tenant at Tenant's sole expense.

- A. Sign Area
  - 1. The maximum aggregate sign area per building elevation for each tenant shall be calculated by multiplying one and one-half (1.50) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. For major

and mini-major tenants, sign area may be increased by up to twenty five (25%) percent to accommodate national corporate identification programs. For shop and pad tenants with elevations located within seventy five (75) feet of a street property line, sign area for the elevation parallel to the street shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. Each shop tenant and freestanding pad tenant shall be permitted a minimum of thirty two (32) square feet of sign area per elevation upon which signage is placed.

B. Letter Height and Placement Restrictions

1. Tenant signage shall be installed in accordance with the approved Master Sign Package in location designated by the Developer and/or Developer's agents.
2. All national retailers shall be permitted to utilize their standard corporate identification program subject to sign area limitations contained in the approved Master Sign Package. The maximum letter height displayed on one and/or multiple lines of text shall not exceed one hundred six (106") inches. All signage shall be reviewed and approved by the developer and shall be appropriate to the surrounding building features, environment, and thematic design of San Tan Village.
3. Dimensions of Sign on Wall Surface: In accordance with Section 4.407C.1f: Sign Regulations of the Gilbert Land Development Code, the length of a 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.
4. Shop tenant signage shall not exceed eighty (80%) percent of Tenant's leased storefront length.

C. Letter Style or Logo Restrictions

1. Copy and/or logos utilized shall be Tenant's choice, subject to the approval of Developer and/or Developer's agents and the Town of Gilbert.

D. Illumination

1. Tenant building signage may be internally illuminated, backlit to create a silhouette, exposed neon and/or combination of lighting methods mentioned herein.

E. Under Canopy Sign

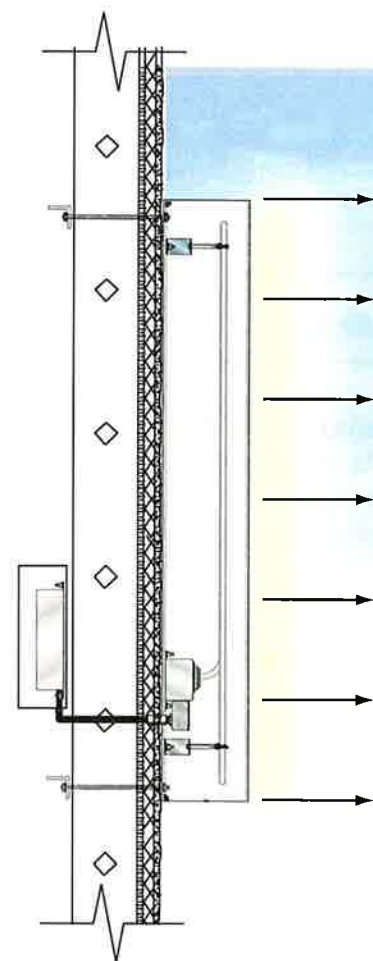
1. Each shop tenant may install a double-faced non-illuminated under canopy blade sign in accordance to specifications approved in this Master Sign Package. Major and Mini-Major tenants shall have the option to do so. For cost efficiencies and design/construction uniformity, all under canopy blade signs have been manufactured by Developer's project sign contractor and purchased in bulk by Developer. Each tenant that requires a blade sign shall reimburse Developer for the cost of the display and installation thereof.

- F. All under canopy blade sign copy shall be flat cut out graphics and surface applied to both sides of the display. The Developer and/or Developer's Agents shall approve in writing all copy and layout prior to installation of the blade sign. Each shop tenant shall furnish and install the approved copy for said display at tenant's sole and separate expense. For convenience, tenant can furnish the copy to Developer's project sign contractor for mounting and/or can provide the project's sign contractor with electronic art suitable for production. Tenant shall pay for all costs associated with the production and mounting of tenant's blade sign copy.
- G. The blade sign shall be suspended and/or projected using a mechanism consistent with other under canopy blade signs throughout the San Tan Village as specified.

IV. GENERAL CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.
- B. All signs shall be fabricated using full welded construction or similar method to conceal light leaks.
- C. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- D. No labels or other identification shall be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in an inconspicuous location.
- E. Tenant shall be fully responsible for the operations of Tenant's sign contractors and shall indemnify, defend and hold Developer harmless for, from and against damages or liabilities on account thereof.



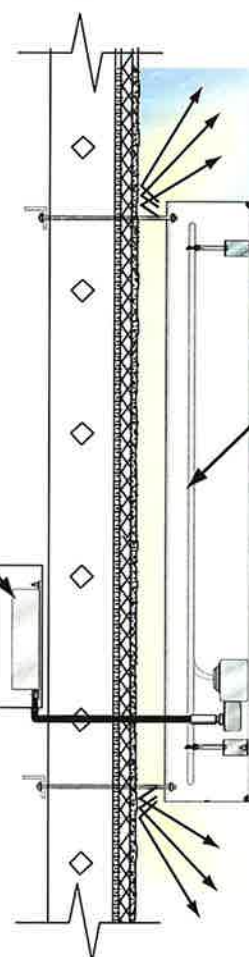


## TYPE "A"

TYPICAL FACE-LIT PAN CHANNEL LETTER

TRANSLUCENT ACRYLIC LETTER FACE ALLOWS LIGHT TO PASS  
OUT THE FRONT OF LETTER

REMOTE MOUNTED  
TRANSFORMER



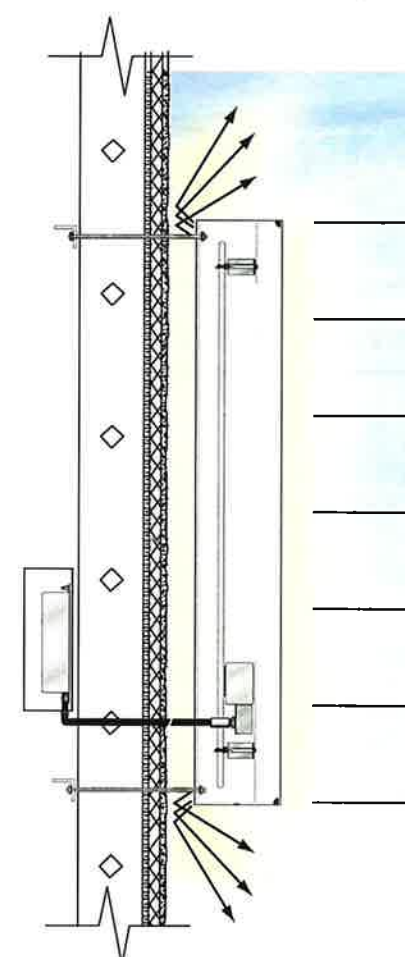
## TYPE "B"

TYPICAL HALO-ILLUMINATED REVERSE  
PAN CHANNEL LETTER

LETTER FACE IS OPAQUE PAINTED METAL

OPEN LETTER BACK ALLOWS LIGHT TO PASS  
OUT THE BACK OF LETTER TO REFLECT OFF  
OF WALL SURFACE BEHIND

NEON OR LED LIGHT SOURCE



## TYPE "C"

TYPICAL COMBINATION FACE LIT / HALO-ILLUMINATED  
PAN CHANNEL LETTER

TRANSLUCENT ACRYLIC LETTER FACE ALLOWS LIGHT TO PASS  
OUT THE FRONT OF LETTER

OPEN LETTER BACK ALLOWS LIGHT TO PASS  
OUT THE BACK OF LETTER TO REFLECT OFF  
OF WALL SURFACE BEHIND





## Phase 3-5 and Parcels G1 and G2 Building Sign Matrix Major and Mini-Major Tenants

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Major Tenant with occupancy of 50,000 SF or greater * See Below	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	96" Maximum Letter Height  Copy displayed in multiple lines cannot exceed a total height of 106".	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed.  Sign area may be increased by up to twenty five (25%) percent to accommodate national corporate identification programs.	Interior, Backlit or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
Mini-Major Tenant with occupancy greater than 20,000 SF through 49,999 SF	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	72" Maximum Letter Height  Copy displayed in multiple lines cannot exceed a total height of 106".	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed.  Sign area may be increased by up to twenty five (25%) percent to accommodate national corporate identification programs.	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
Mini-Major Tenant with occupancy greater than 10,000 SF through 19,999 SF ** See Below	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	60" Maximum Letter Height  Copy displayed in multiple lines cannot exceed a total height of 106".	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed.  Sign area may be increased by up to twenty five (25%) percent to accommodate national corporate identification programs.	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
Mini-Major Tenant with occupancy 9,999 SF or less *** See Below	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	42" Maximum Letter Height  Copy displayed in multiple lines cannot exceed a total height of 106".	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed.  Sign area may be increased by up to twenty five (25%) percent to accommodate national corporate identification programs.	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
All Major Tenants	Under Canopy Blade Sign (Optional)	Tenant Identification	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics

**General Note:** Maximum letter height referred to herein is a limitation imposed by the Developer. Developer shall have the discretion to vary maximum letter heights on an individual tenant basis. In no event shall signage exceed the permitted sign area limitation set forth in the Master Sign Program.

\* Costco Sign Package detailed separately within this Master Sign Program submittal

\*\* Creative Leather Sign Package detailed separately within this Master Sign program submittal

\*\*\* Danny's Car Wash sign package detailed separately within this Master Sign Program submittal (Conceptual)





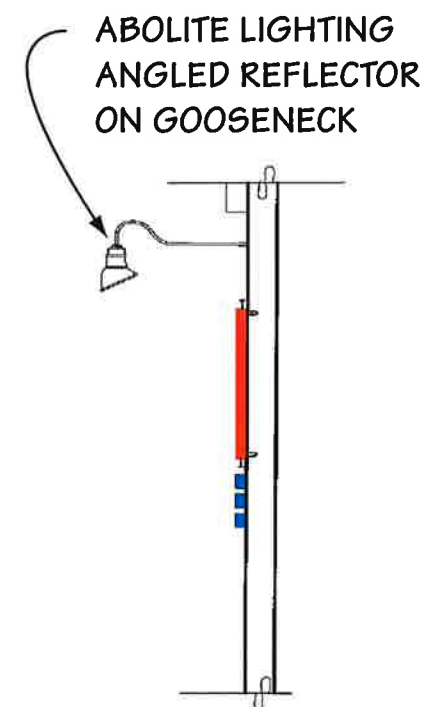




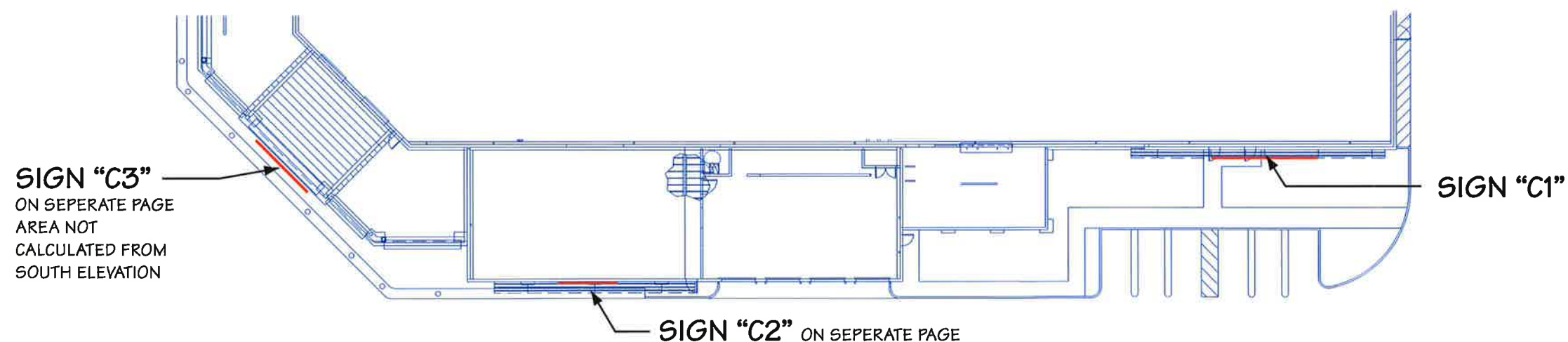
1. PARTIAL ELEVATION ENLARGEMENT - SCALE: 1/16" = 1'-0"



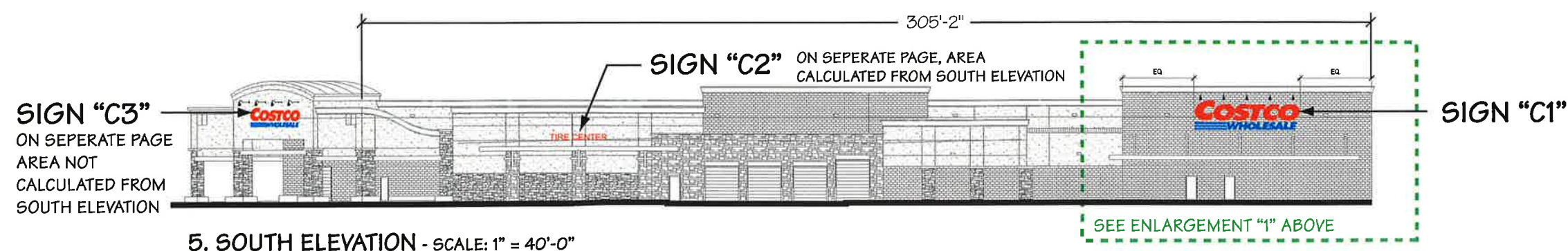
2. BUILDING SIGN C1 SPECIFICATION - SCALE: 1/8" = 1'-0"



3. BUILDING SIGN LIGHTING FIXTURE SPECIFICATION SCALE: 1/8" = 1'-0"



4. SOUTH ELEVATION PARTIAL PLAN VIEW - SCALE: 1" = 40'-0"



5. SOUTH ELEVATION - SCALE: 1" = 40'-0"

CRITERIA:  
1.50 SF PER LINEAR FOOT OF BUILDING STREET FRONTAGE OR ELEVATION UPON WHICH SIGNAGE IS PLACED.

SIGN AREA MAY BE INCREASED BY UP TO TWENTY FIVE (25%) PERCENT TO ACCOMMODATE NATIONAL CORPORATE IDENTIFICATION PROGRAMS.

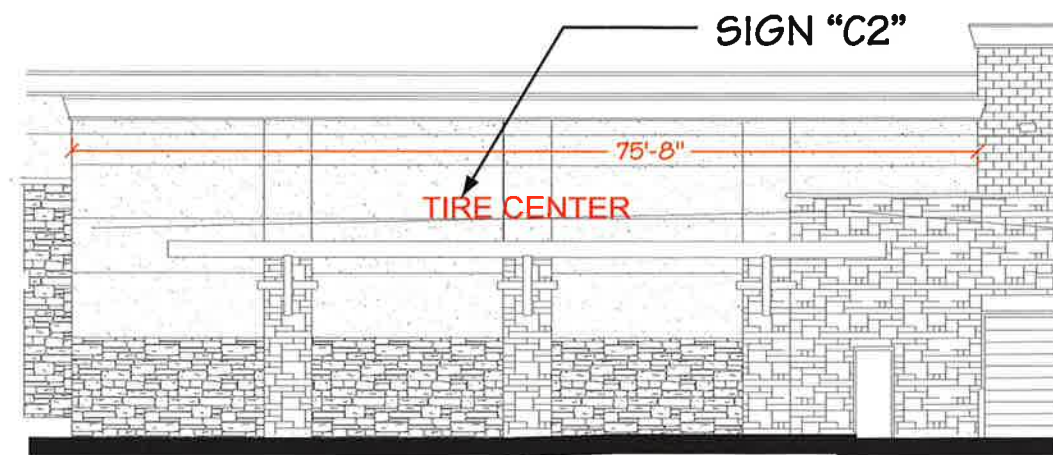
FORMULA:  
 $1.5 \times 305'-2" = 457.75$  SF AVAILABLE SIGN AREA

ACTUAL:  
SIGN C1 - 8'-10"H x 31'-11" W = 281.93 SF  
SIGN C2 - 1'-9" H x 17'-4" = 30.33 SF  
SOUTH ELEVATION TOTAL = 312.26 SF

SANTAN VILLAGE

PARCEL G-2  
COSTCO WHOLESALE



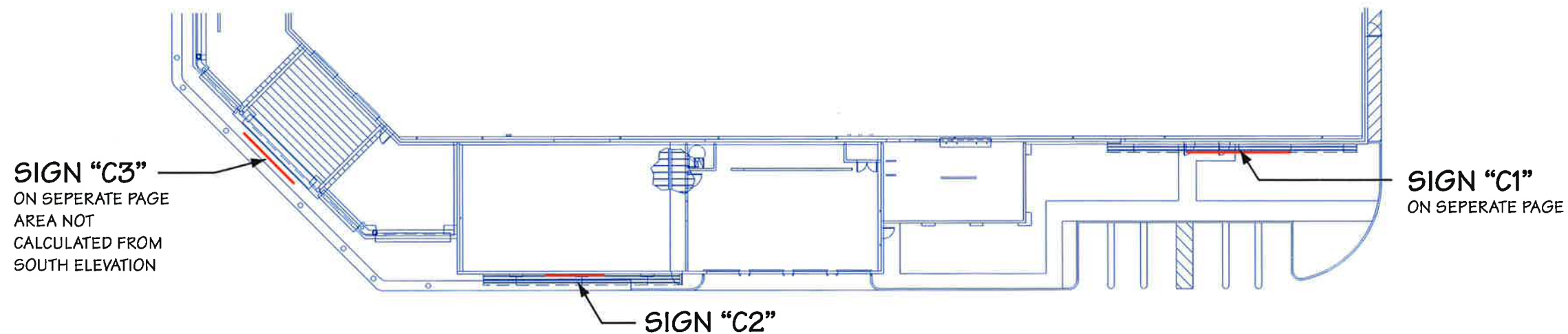


1. PARTIAL ELEVATION ENLARGEMENT - SCALE: 1/16" = 1'-0"

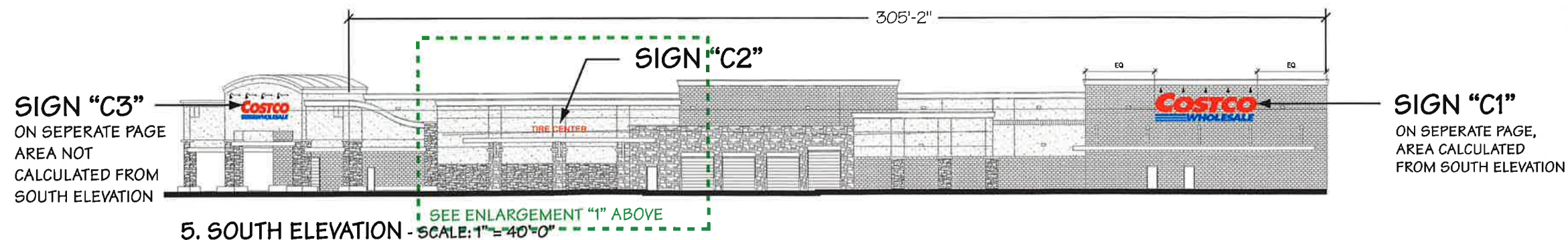


INDIVIDUAL REVERSE PAN CHANNEL LETTERS  
2" RETURNS - FLUSH MOUNTED TO WALL

2. BUILDING SIGN C2 SPECIFICATION - SCALE: 1/8" = 1'-0"



4. SOUTH ELEVATION PARTIAL PLAN VIEW - SCALE: 1" = 40'-0"



5. SOUTH ELEVATION - SCALE: 1" = 40'-0"

CRITERIA:  
1.50 SF PER LINEAR FOOT OF BUILDING STREET FRONTAGE  
OR ELEVATION UPON WHICH SIGNAGE IS PLACED.

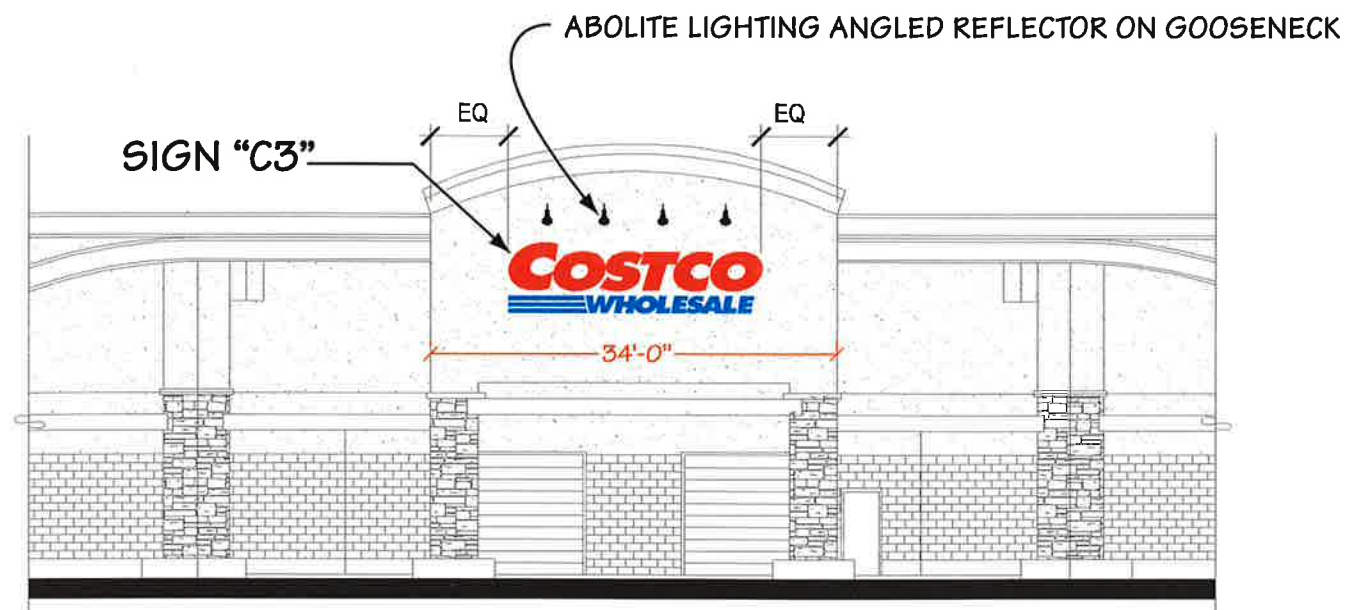
SIGN AREA MAY BE INCREASED BY UP TO TWENTY FIVE (25%)  
PERCENT TO ACCOMMODATE NATIONAL CORPORATE  
IDENTIFICATION PROGRAMS.

FORMULA:  
 $1.5 \times 305'-2" = 457.75$  SF AVAILABLE SIGN AREA

ACTUAL:  
SIGN C1 - 8'-10" H x 31'-11" W = 281.93 SF  
SIGN C2 - 1'-9" H x 17'-4" = 30.33 SF  
SOUTH ELEVATION TOTAL = 312.26 SF

**SANTAN VILLAGE**  
**PARCEL G-2**  
**COSTCO WHOLESALE**

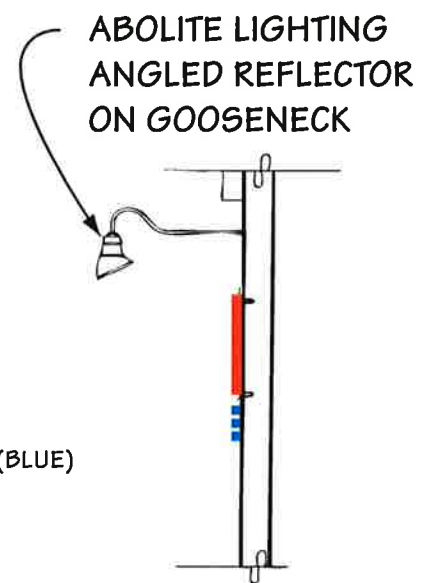




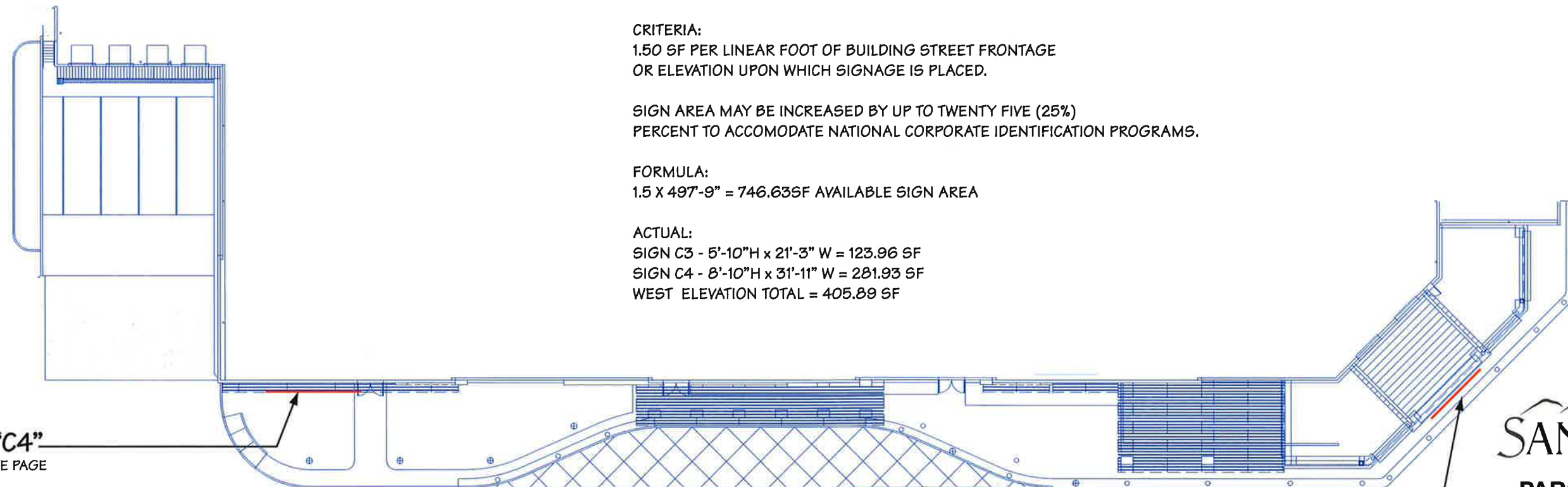
1. PARTIAL ELEVATION ENLARGEMENT - SCALE: 1/16" = 1'-0"



2. BUILDING SIGN C3 SPECIFICATION - SCALE: 1/8" = 1'-0"



3. BUILDING SIGN  
LIGHTING FIXTURE  
SPECIFICATION  
SCALE: 1/8" = 1'-0"



4. WEST ELEVATION PARTIAL PLAN VIEW - SCALE: 1" = 40'-0"

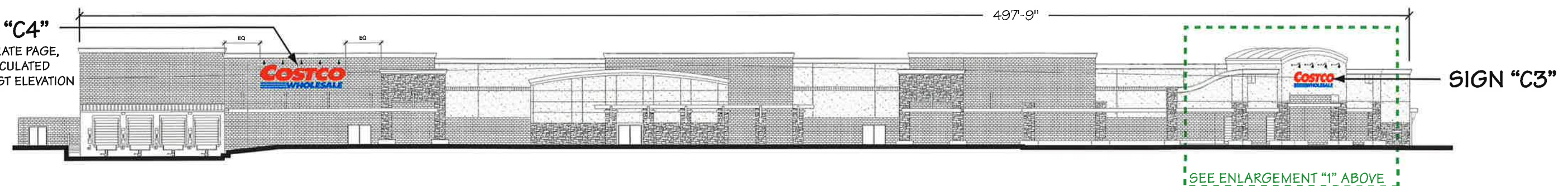
CRITERIA:  
1.50 SF PER LINEAR FOOT OF BUILDING STREET FRONTAGE  
OR ELEVATION UPON WHICH SIGNAGE IS PLACED.

SIGN AREA MAY BE INCREASED BY UP TO TWENTY FIVE (25%)  
PERCENT TO ACCOMMODATE NATIONAL CORPORATE IDENTIFICATION PROGRAMS.

FORMULA:  
 $1.5 \times 497'-9" = 746.635\text{SF AVAILABLE SIGN AREA}$

ACTUAL:  
SIGN C3 - 5'-10"H x 21'-3" W = 123.96 SF  
SIGN C4 - 8'-10"H x 31'-11" W = 281.93 SF  
WEST ELEVATION TOTAL = 405.89 SF

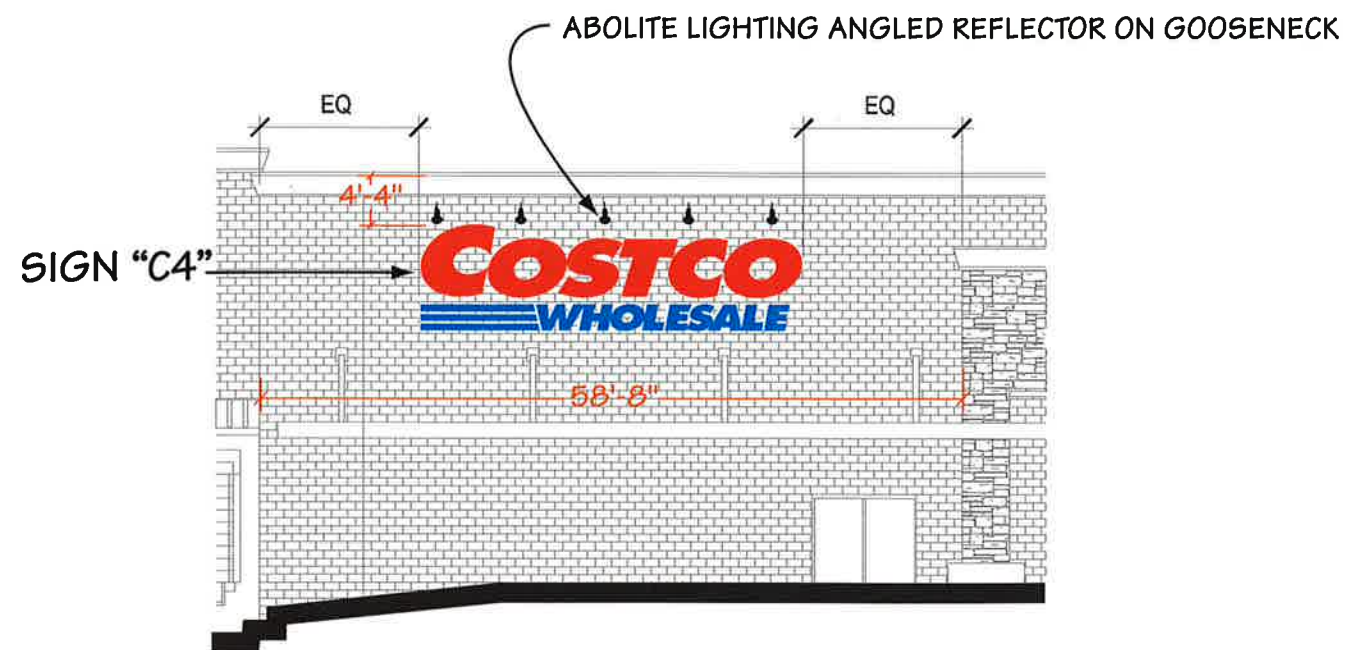
SIGN "C4"  
ON SEPERATE PAGE,  
AREA CALCULATED  
FROM WEST ELEVATION



5. WEST ELEVATION - SCALE: 1" = 40'-0"

SANTAN VILLAGE  
PARCEL G-2  
COSTCO WHOLESALE

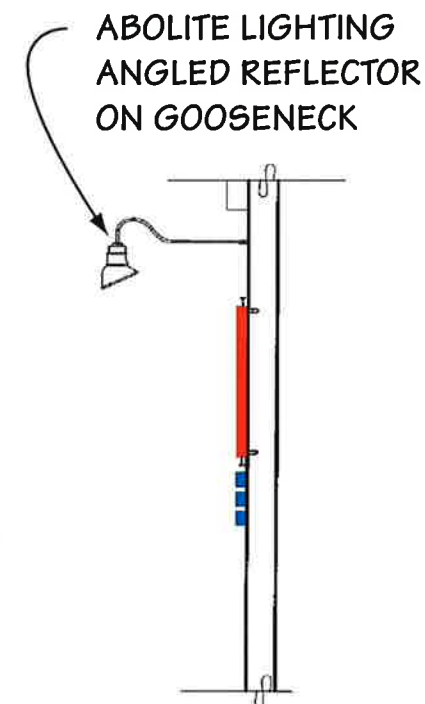




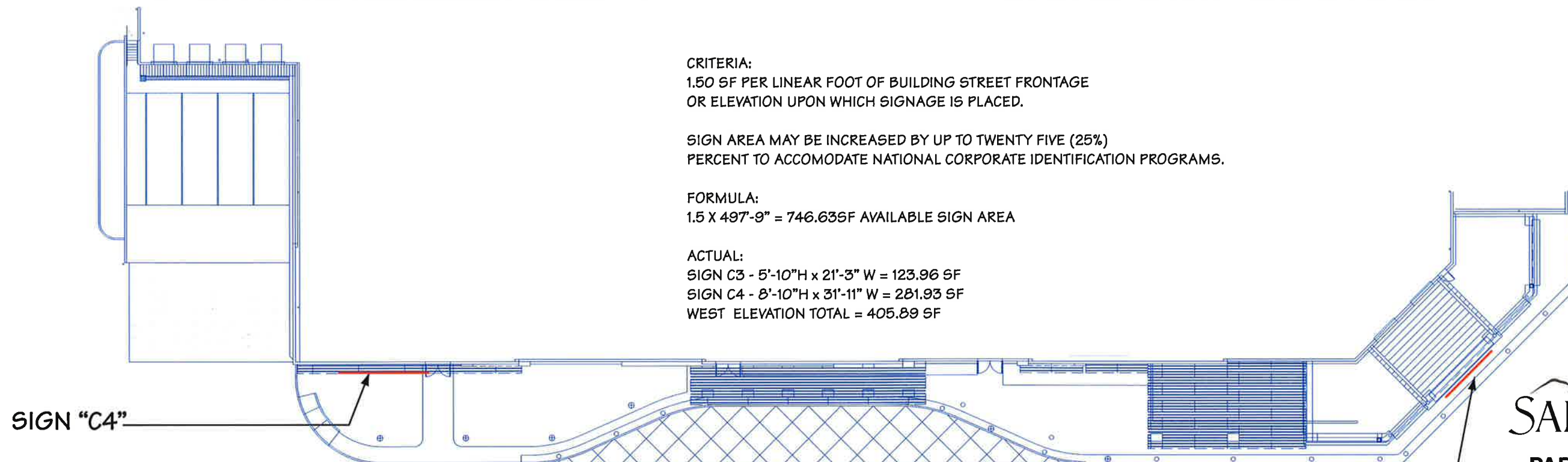
1. PARTIAL ELEVATION ENLARGEMENT - SCALE: 1/16" = 1'-0"



2. BUILDING SIGN C4 SPECIFICATION - SCALE: 1/8" = 1'-0"



3. BUILDING SIGN LIGHTING FIXTURE SPECIFICATION SCALE: 1/8" = 1'-0"



4. WEST ELEVATION PARTIAL PLAN VIEW - SCALE: 1" = 40'-0"

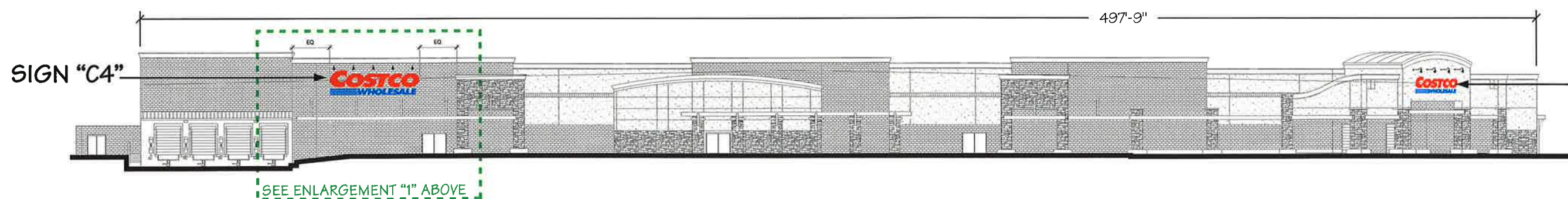
CRITERIA:  
1.50 SF PER LINEAR FOOT OF BUILDING STREET FRONTAGE  
OR ELEVATION UPON WHICH SIGNAGE IS PLACED.

SIGN AREA MAY BE INCREASED BY UP TO TWENTY FIVE (25%)  
PERCENT TO ACCOMMODATE NATIONAL CORPORATE IDENTIFICATION PROGRAMS.

FORMULA:  
 $1.5 \times 497'-9" = 746.635F$  AVAILABLE SIGN AREA

ACTUAL:  
SIGN C3 - 5'-10"H x 21'-3" W = 123.96 SF  
SIGN C4 - 8'-10"H x 31'-11" W = 281.93 SF  
WEST ELEVATION TOTAL = 405.89 SF

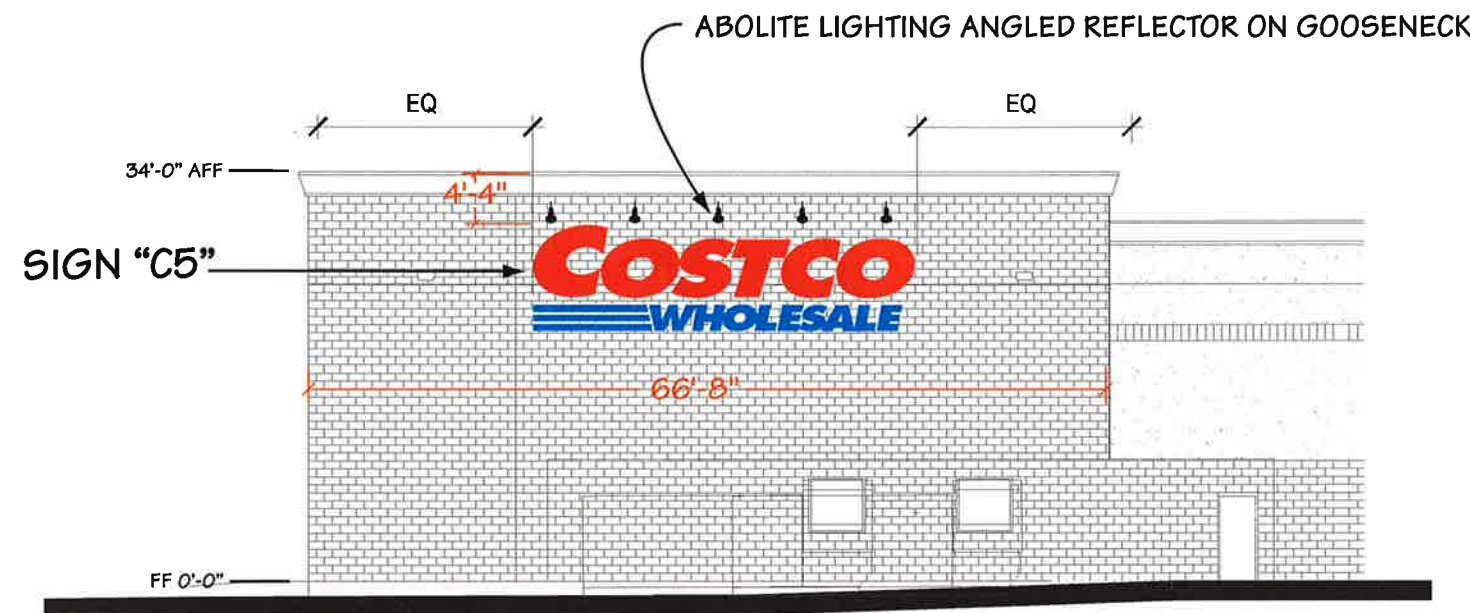
**SANTAN VILLAGE**  
**PARCEL G-2**  
**COSTCO WHOLESALE**



5. WEST ELEVATION - SCALE: 1" = 40'-0"

**SIGN "C3"**  
ON SEPERATE PAGE,  
AREA CALCULATED  
FROM WEST ELEVATION

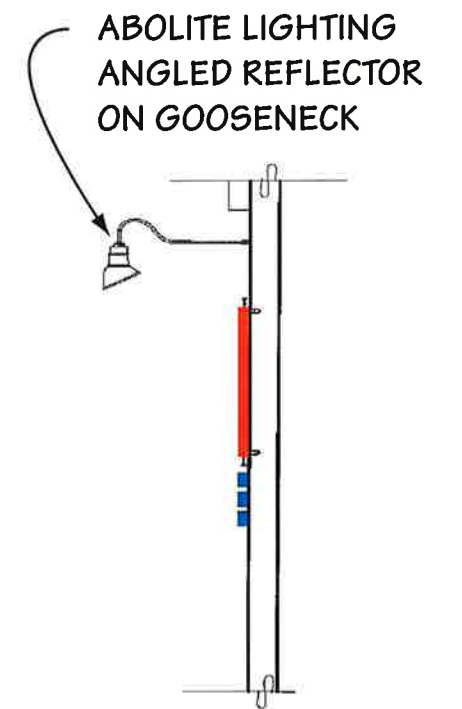




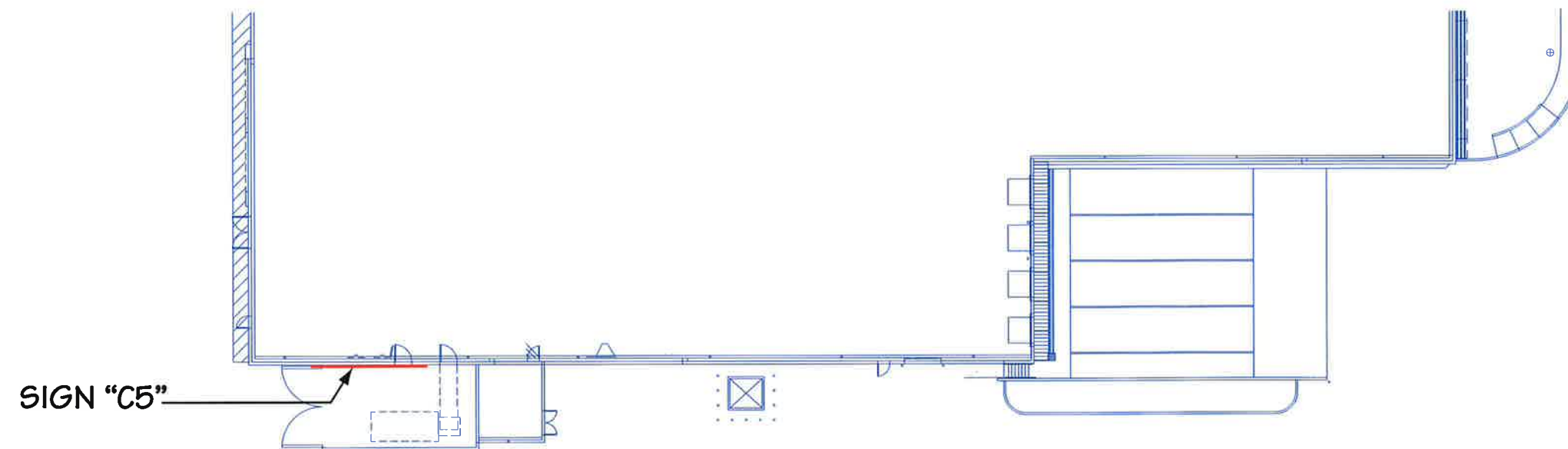
1. PARTIAL ELEVATION ENLARGEMENT - SCALE: 1/16" = 1'-0"



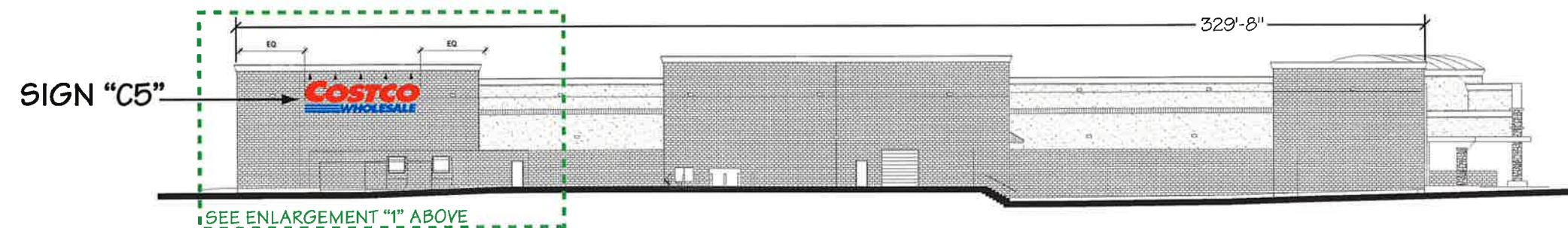
2. BUILDING SIGN C5 SPECIFICATION - SCALE: 1/8" = 1'-0"



3. BUILDING SIGN LIGHTING FIXTURE SPECIFICATION  
SCALE: 1/8" = 1'-0"



4. NORTH ELEVATION PARTIAL PLAN VIEW - SCALE: 1" = 40'-0"



5. NORTH ELEVATION - SCALE: 1" = 40'-0"

CRITERIA:  
1.50 SF PER LINEAR FOOT OF BUILDING STREET FRONTAGE  
OR ELEVATION UPON WHICH SIGNAGE IS PLACED.

SIGN AREA MAY BE INCREASED BY UP TO TWENTY FIVE (25%)  
PERCENT TO ACCOMMODATE NATIONAL CORPORATE  
IDENTIFICATION PROGRAMS.

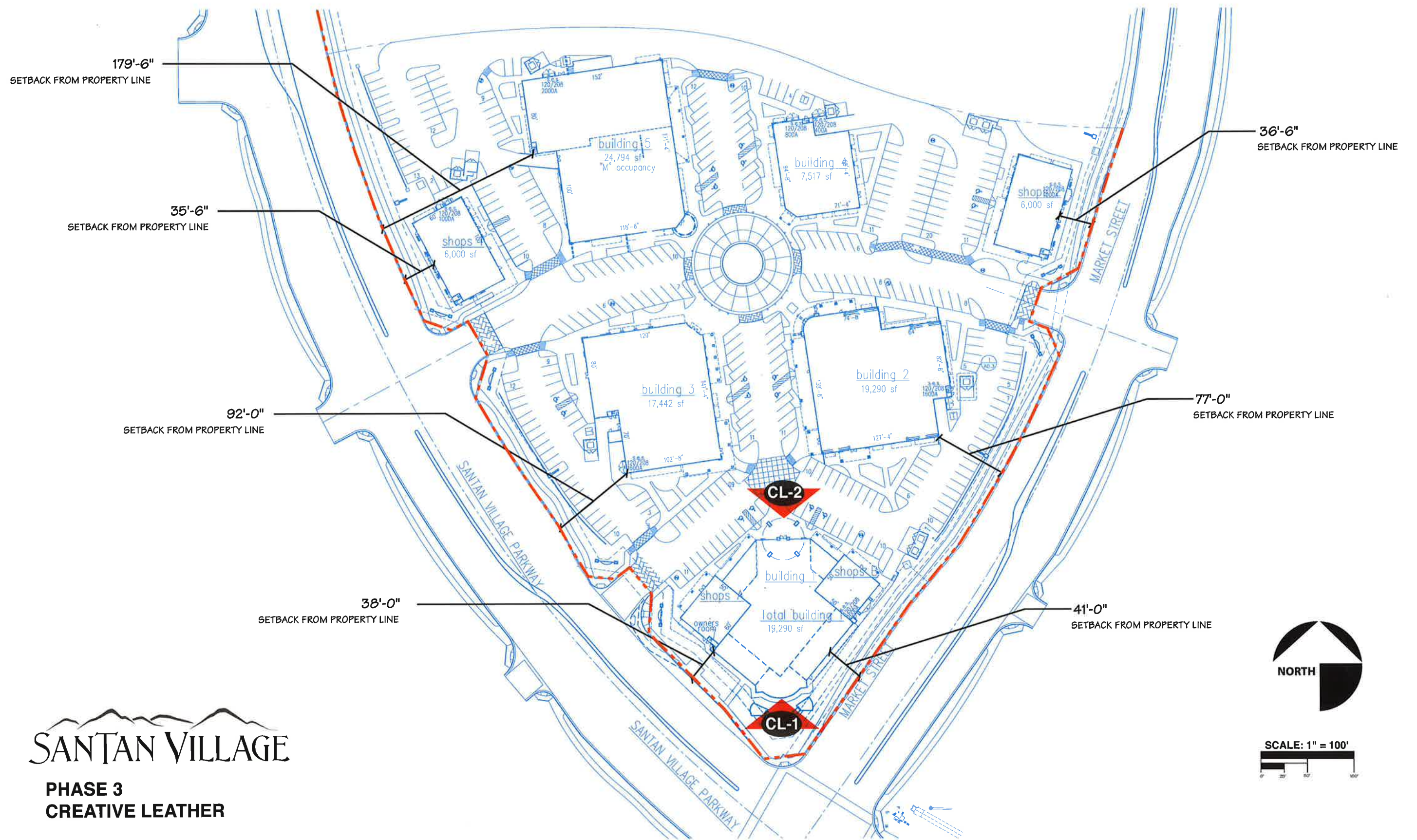
FORMULA:  
 $1.5 \times 329'-8" = 494.505\text{SF}$  AVAILABLE SIGN AREA

ACTUAL:  
SIGN C5 - 8'-10"H x 31'-11" W = 281.93 SF  
NORTH ELEVATION TOTAL = 281.93 SF

SANTAN VILLAGE

PARCEL G-2  
COSTCO WHOLESALE







# SANTAN VILLAGE

PHASE 3  
CREATIVE LEATHER

38'-0"  
SETBACK FROM  
PROPERTY LINE

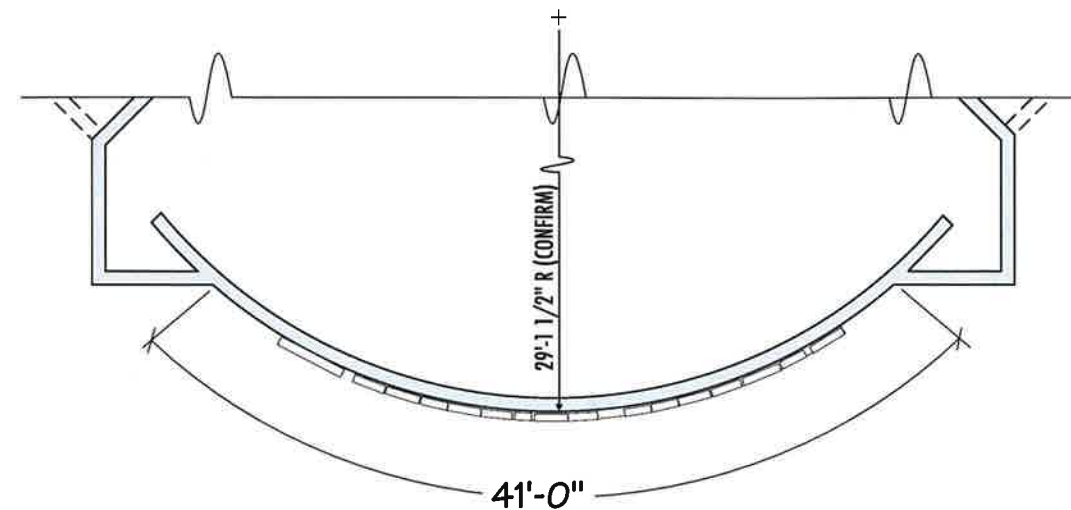
41'-0"  
SETBACK FROM  
PROPERTY LINE



SCALE: 1" = 50'



**CL-1** ILLUMINATED SIGNAGE LAYOUT  
SCALE 3/8" = 1'-0"



**PARTIAL SOUTH ENTRY BUILDING PLAN**  
SCALE: 3/32" = 1'-0"



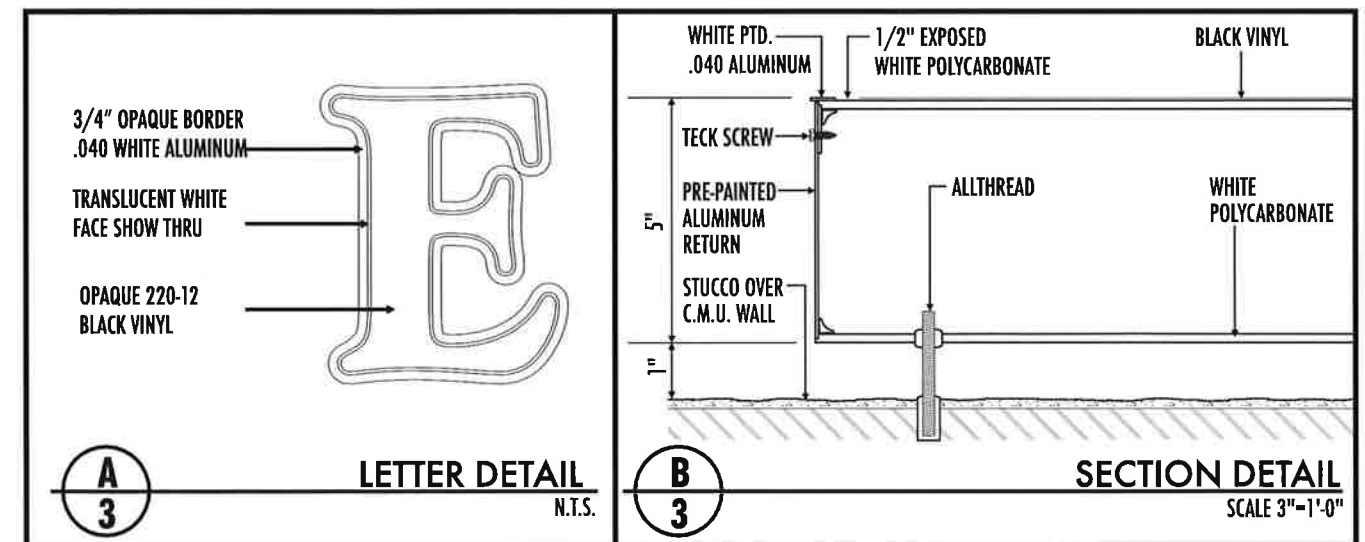
**CL-1** PARTIAL SOUTH BUILDING ELEVATION  
SCALE: 3/32" = 1'-0"

**YESCO TO:**

- \*.. MANUFACTURE AND INSTALL (1) ONE H.O. 800MA ILLUMINATED DISPLAYS.
- \*.. LOGO CABINET : 6" DEEP FABRICATED ALUMINUM, PAINTED BLACK. ALUMINUM BKG'D PAINTED FLAT #B2700L. BULL'S HEAD, ROUTED WITH 3/4" CLEAR ACRYLIC PUSH THRU, .040" ALUMINUM OVERLAY ( BLACK ) WITH #220-12 BLACK BORDER AROUND BULL'S HEAD. RIVETS : 3/8" - 24 ( 5/8" ON FACE ) BRASS ACORN NUTS PAINTED BLACK ( MCMASTER-CARR # 92716A531 )

**SCOPE OF WORK:**

- \*.. MANUFACTURE & INSTALL (1) ONE ILLUMINATED DISPLAYS.
- \*.. "CREATIVE LEATHER" : HALO & FACE 6500 WHITE NEON ILLUMINATED R/C LETTERS, 5" DEEP ALUMINUM RETURNS, PAINTED #B2700. WITH .040" ALUMINUM PRE-FINISHED WHITE RETAINER, BLACK OPAQUE FIRST SURFACE VINYL ( SEE DETAIL ). LETTERS HAVE CLEAR POLY. BACKS OVERLAID WITH #230-43 TOMATO RED VINYL.
- \*.. CURVED FURNITURE CABINET : 6500 WHITE NEON ILLUMINATION. 6" DEEP FABRICATED ALUMINUM PAINTED #B2700. 3/16" WHITE POLYCARBONATE FACE. 220-12 BLACK VINYL BKG'D, WHITE SHOW THRU COPY. RETAINERS PAINTED BLACK.
- \*.. CABINET FILLER : PAINTED TO MATCH TEXTURE AND COLOR OF WALL SURFACE.



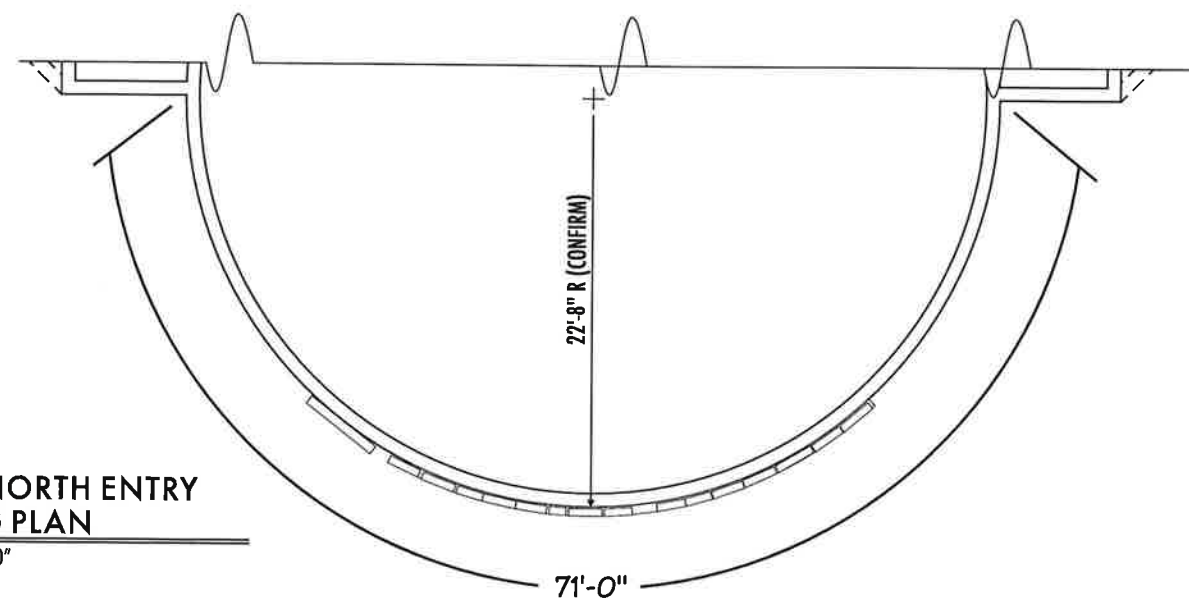
PERMIT/ELECTRICAL INFORMATION			
VOLTS REQ'D:	120	TOTAL AMPS:	20
(CLIENT TO PROVIDE ELECTRICAL AT SIGN LOCATION)			
WIRING AS PER:	U.L.	N.E.C:	
2 CIRCUITS REQUIRED PER DISPLAY			

**SANTAN VILLAGE**  
**PHASE 3**  
**CREATIVE LEATHER**





**CL-2** ILLUMINATED SIGNAGE LAYOUT  
SCALE 3/8" = 1' - 0"



PARTIAL NORTH ENTRY  
BUILDING PLAN  
SCALE: 3/32" = 1' - 0"



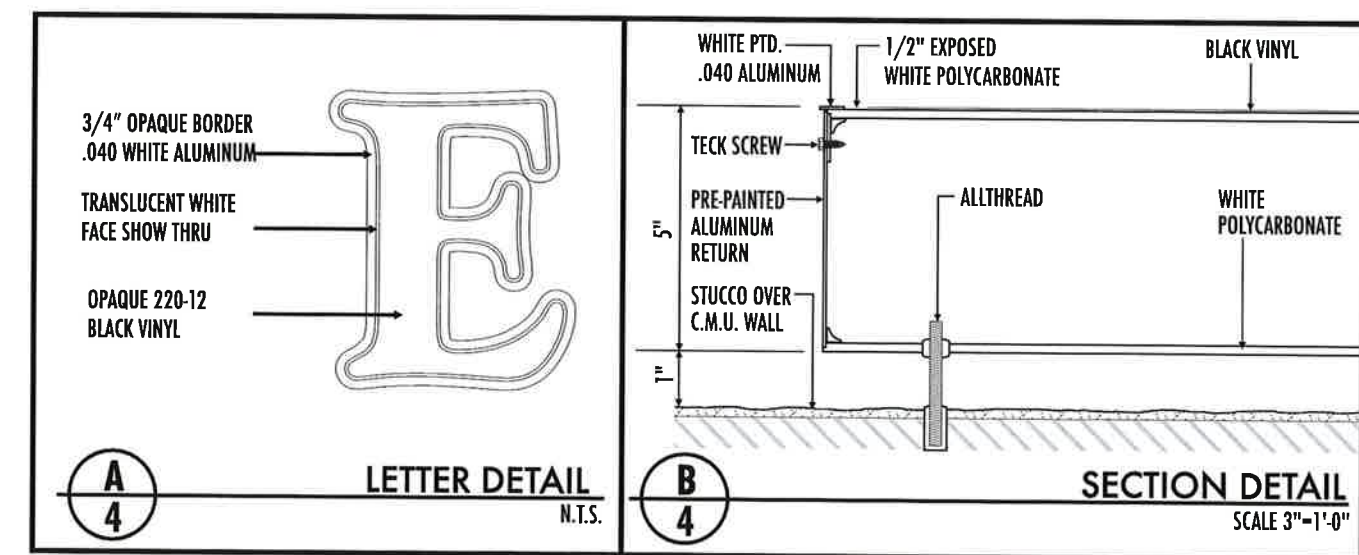
**CL-2** PARTIAL NORTH BUILDING ELEVATION  
SCALE: 3/32" = 1' - 0"

**YESCO TO:**

- \*.. MANUFACTURE AND INSTALL (1) ONE H.O. 800MA ILLUMINATED DISPLAYS.
- \*.. LOGO CABINET : 6" DEEP FABRICATED ALUMINUM, PAINTED BLACK. ALUMINUM BKG'D PAINTED FLAT #B2700L. BULL'S HEAD, ROUTED WITH 3/4" CLEAR ACRYLIC PUSH THRU, .040" ALUMINUM OVERLAY ( BLACK ) WITH #220-12 BLACK BORDER AROUND BULL'S HEAD. RIVETS : 3/8" - 24 ( 5/8" ON FACE ) BRASS ACORN NUTS PAINTED BLACK ( MCMASTER-CARR # 92716A531 )

**SCOPE OF WORK:**

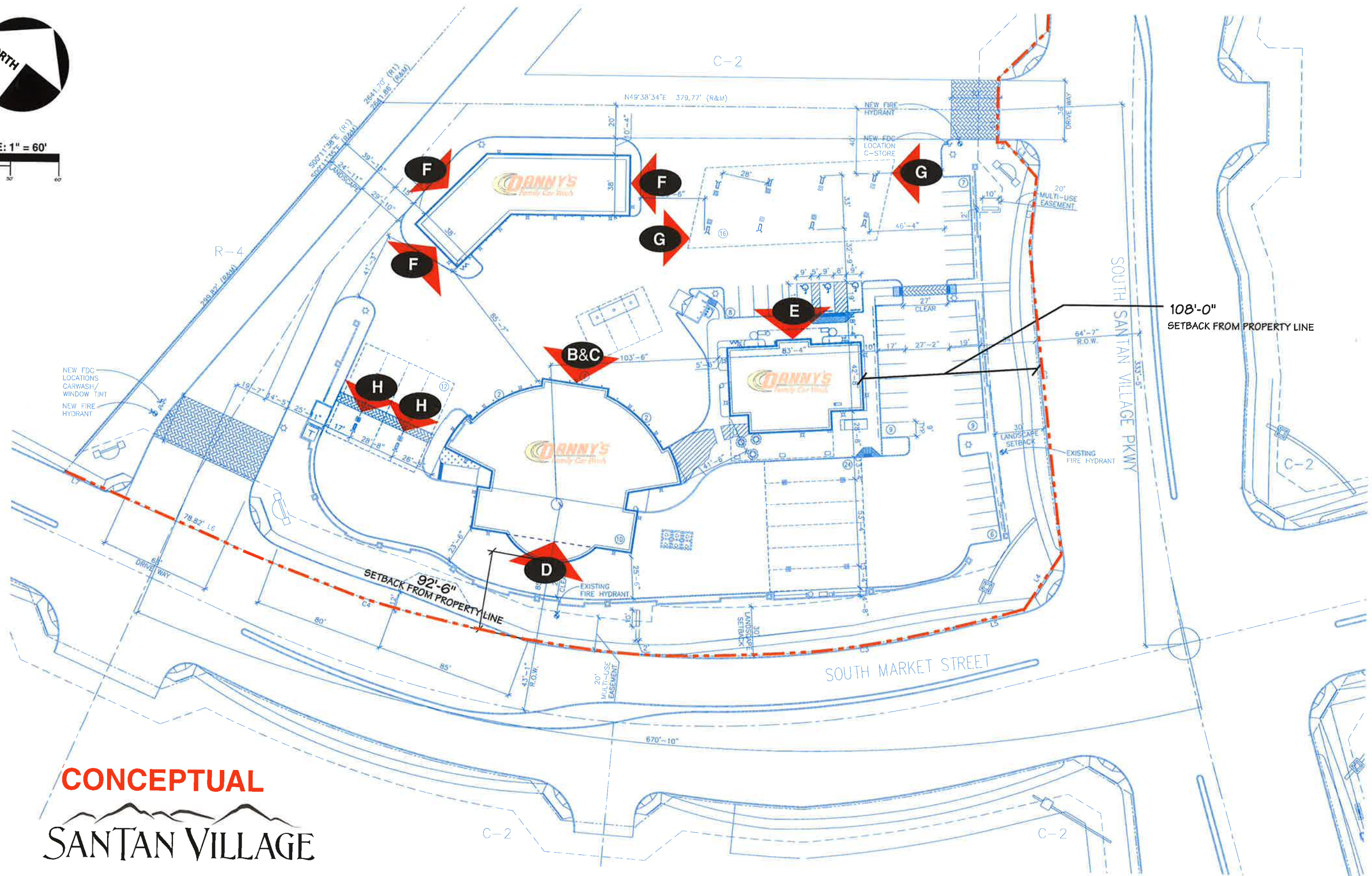
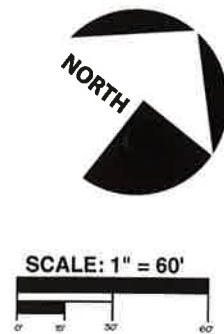
- \*.. MANUFACTURE & INSTALL (1) ONE ILLUMINATED DISPLAYS.
- \*.. "CREATIVE LEATHER" : HALO & FACE 6500 WHITE NEON ILLUMINATED R/C LETTERS, 5" DEEP ALUMINUM RETURNS, PAINTED #B2700. WITH .040" ALUMINUM PRE-FINISHED WHITE RETAINER, BLACK OPAQUE FIRST SURFACE VINYL ( SEE DETAIL ). LETTERS HAVE CLEAR POLY. BACKS OVERLAID WITH #230-43 TOMATO RED VINYL.
- \*.. CURVED FURNITURE CABINET : 6500 WHITE NEON ILLUMINATION. 6" DEEP FABRICATED ALUMINUM PAINTED #B2700. 3/16" WHITE POLYCARBONATE FACE. 220-12 BLACK VINYL BKG'D, WHITE SHOW THRU COPY. RETAINERS PAINTED BLACK.
- \*.. CABINET FILLER : PAINTED TO MATCH TEXTURE AND COLOR OF WALL SURFACE.



PERMIT/ELECTRICAL INFORMATION			
VOLTS REQ'D:	120	TOTAL AMPS:	20
(CLIENT TO PROVIDE ELECTRICAL AT SIGN LOCATION)			
WIRING AS PER:	U.L.	N.E.C:	
2 CIRCUITS REQUIRED PER DISPLAY			

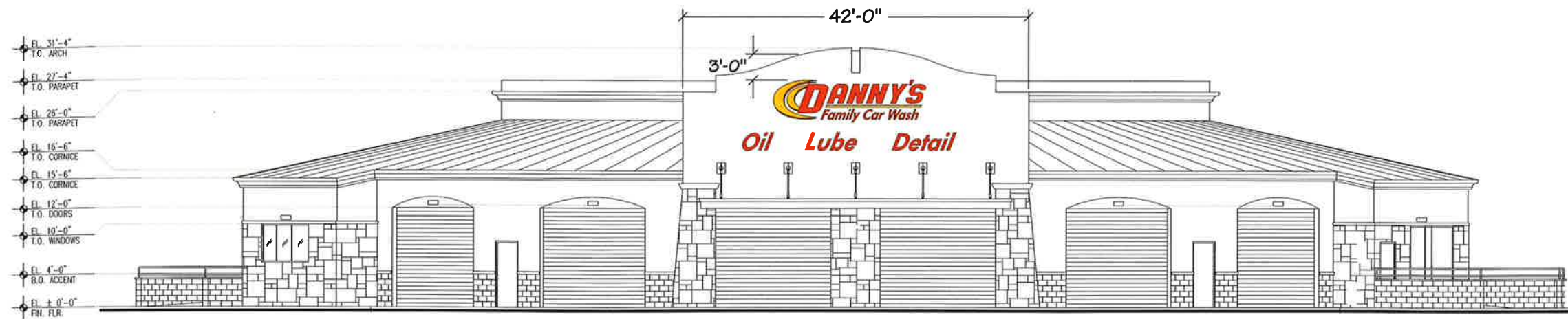
**SANTAN VILLAGE**  
**PHASE 3**  
**CREATIVE LEATHER**





**CONCEPTUAL**  
**SANTAN VILLAGE**  
**PARCEL G-1**  
**DANNY'S FAMILY COMPANIES**





**FRONT ELEVATION**

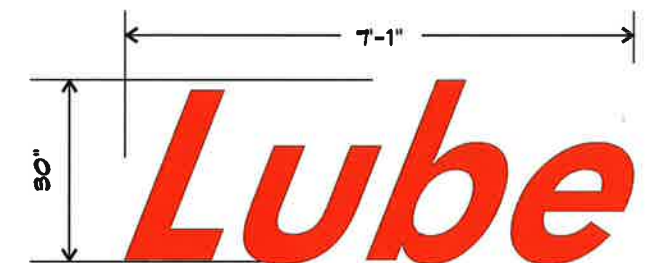
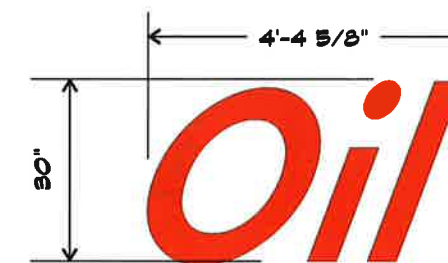
SCALE: 1/16" = 1' - 0"



**INTERNAL ILLUMINATED P/C DISPLAY**

SCALE: 1/2" = 1' - 0"

YESCO TO MANUFACTURE AND INSTALL ONE (1) INTERNAL ILLUMINATED PAN CHANNEL DISPLAY. 5" BRONZE RETURNS W/ 1/8" 211 RED ACRYLIC FACES & BRONZE TRIMCAP. BAR HAS FIRST SURFACE SM 290-141 GOLD NUGGET VINYL. LED ILLUMINATION W/ OPTION FOR NEON. FLUSH MOUNT TO FASCIA AS SHOWN.



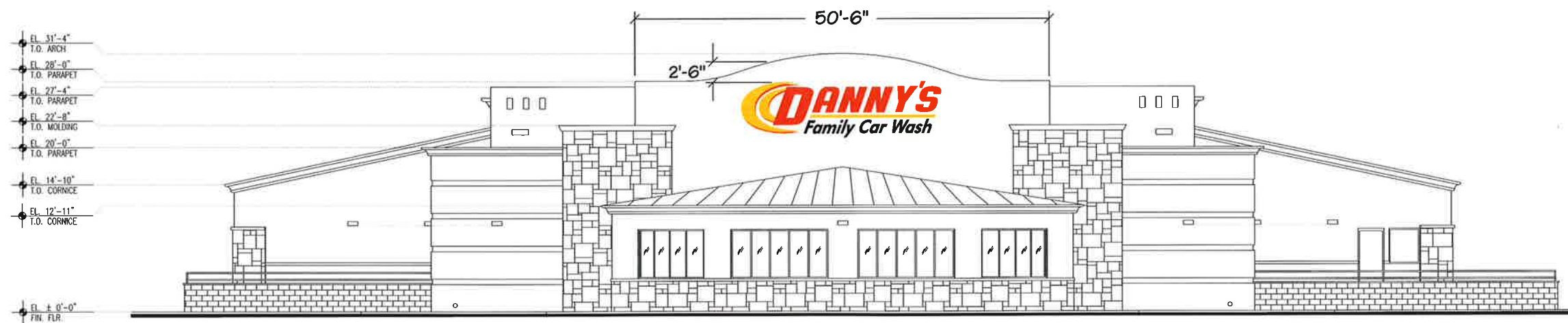
**INTERNAL ILLUMINATED P/C LETTERS**

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

YESCO TO MANUFACTURE AND INSTALL ONE (1) SET EACH INTERNAL ILLUMINATED PAN CHANNEL LETTERS. 5" BRONZE RETURNS W/ 1/8" 211 RED ACRYLIC FACES & BRONZE TRIMCAP. LED ILLUMINATION W/ OPTION FOR NEON. FLUSH MOUNT TO FASCIA AS SHOWN

**CONCEPTUAL**  
SANTAN VILLAGE

PARCEL G-1  
DANNY'S FAMILY COMPANIES



**REAR ELEVATION**

SCALE: 1/16" = 1' 0"



**D INTERNAL ILLUMINATED P/C DISPLAY**

SCALE: 1/2" = 1' - 0"

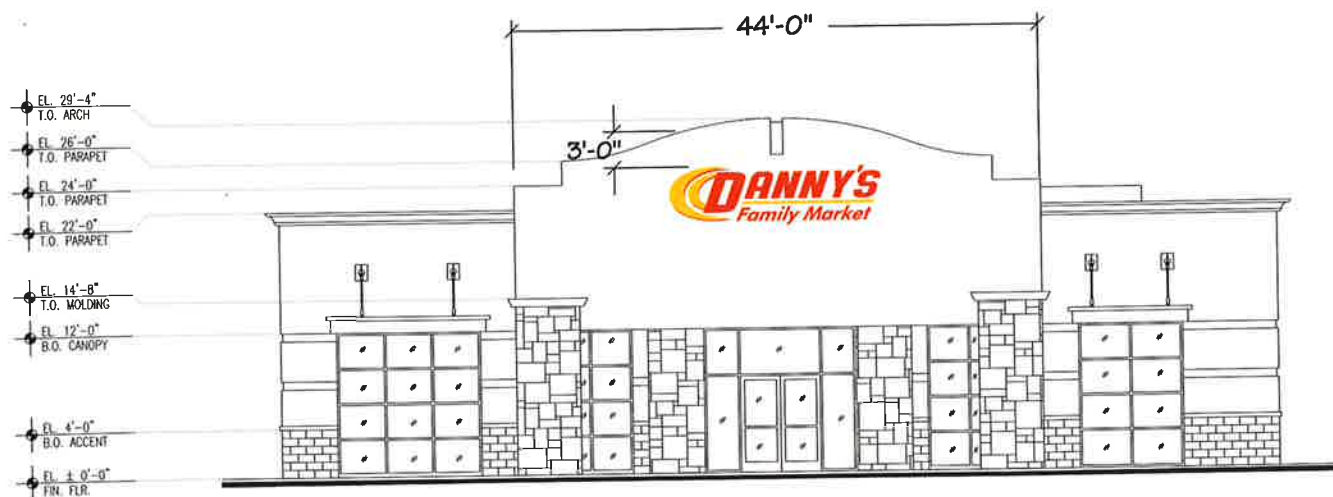
YESCO TO MANUFACTURE AND INSTALL ONE (1) INTERNAL ILLUMINATED PAN CHANNEL DISPLAY. 5" BRONZE RETURNS W/ 1/8" 211 RED ACRYLIC FACES & BRONZE TRIMCAP. BAR HAS FIRST SURFACE BM 290-141 GOLD NUGGET VINYL. LED ILLUMINATION W/ OPTION FOR NEON. FLUSH MOUNT TO FASCIA AS SHOWN.

**CONCEPTUAL**

**SANTAN VILLAGE**

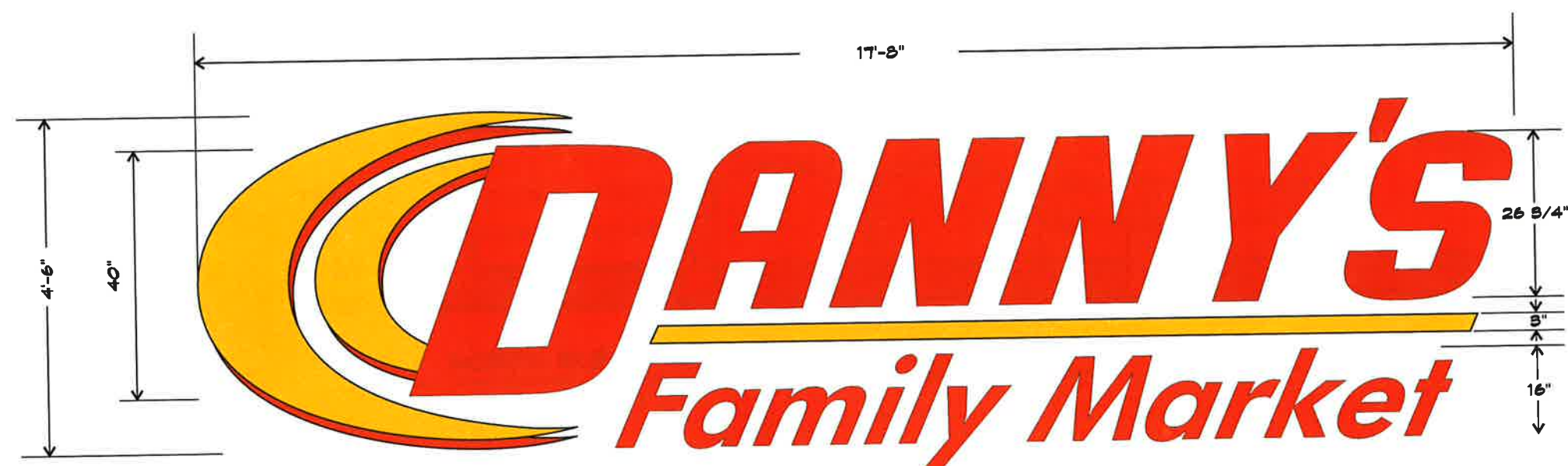
**PARCEL G-1  
DANNY'S FAMILY COMPANIES**





# FRONT ELEVATION

SCALE: 1/16" = 1' - 0"



## INTERNAL ILLUMINATED P/C DISPLAY

SCALE: 1/2" = 1' - 0"

YESCO TO MANUFACTURE AND INSTALL ONE (1) EACH INTERNAL ILLUMINATED PAN CHANNEL DISPLAY. 5" BRONZE RETURNS W/ 1/8" 211 RED ACRYLIC FACES & BRONZE TRIMCAP. BAR HAS FIRST SURFACE 3M 280-141 GOLD NUGGET VINYL. LED ILLUMINATION W/ OPTION FOR NEON. FLUSH MOUNT TO FASCIA AS SHOWN.

CONCEPTUAL

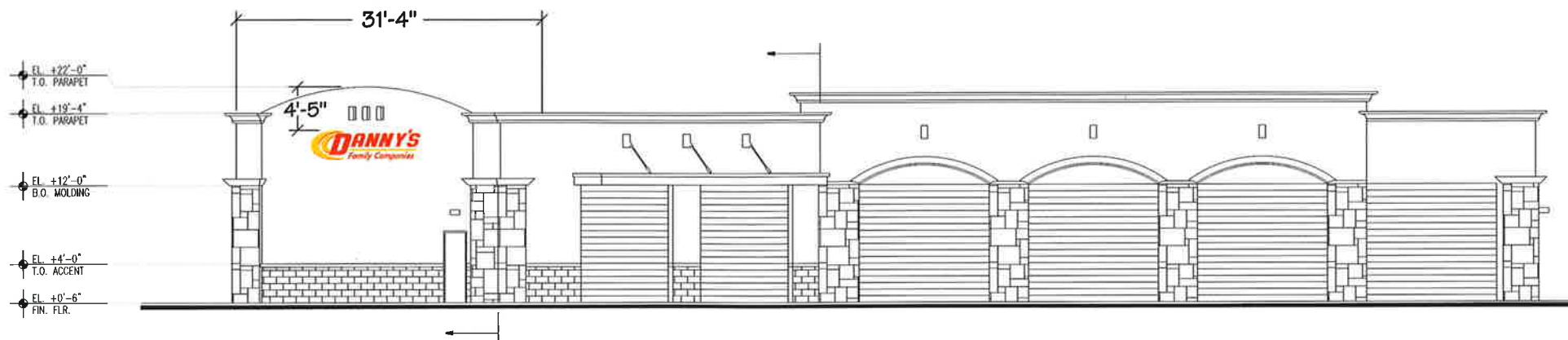
SANTAN VILLAGE

PARCEL G-1  
DANNY'S FAMILY COMPANIES



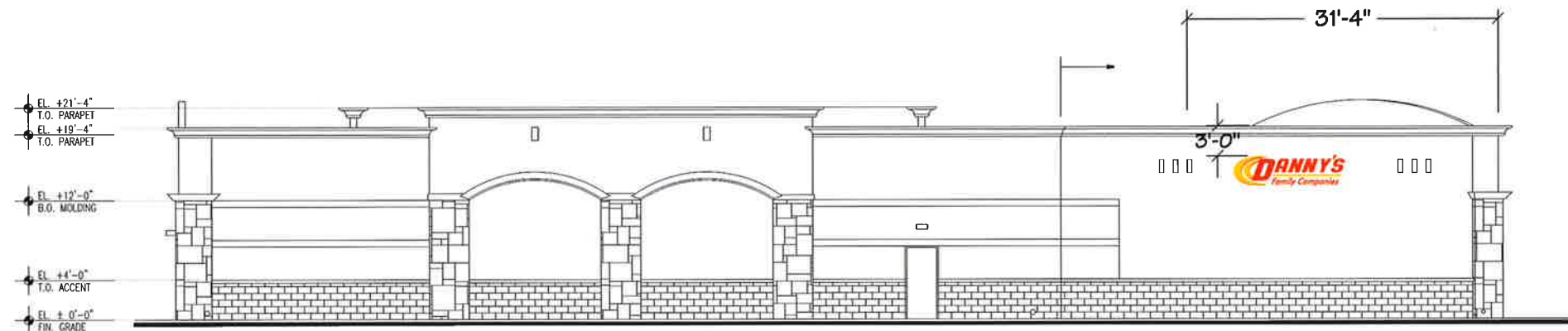
**F INTERNAL ILLUMINATED P/C DISPLAY & FCO LETTERS**  
**SCALE: 3/8" = 1' - 0"**

YESCO TO MANUFACTURE AND INSTALL TWO (2) INTERNAL ILLUMINATED PAN CHANNEL DISPLAYS. 5" BRONZE RETURNS W/ 1/8" 211 RED ACRYLIC FACES & BRONZE TRIMCAP. BAR HAS FIRST SURFACE SM 280-141 GOLD NUGGET VINYL. "FAMILY COMPANIES" ARE RED FCO LETTERS W/ OPTION TO BE INDIRECTLY ILLUMINATED FROM BAR ABOVE. LED ILLUMINATION W/ OPTION FOR NEON.



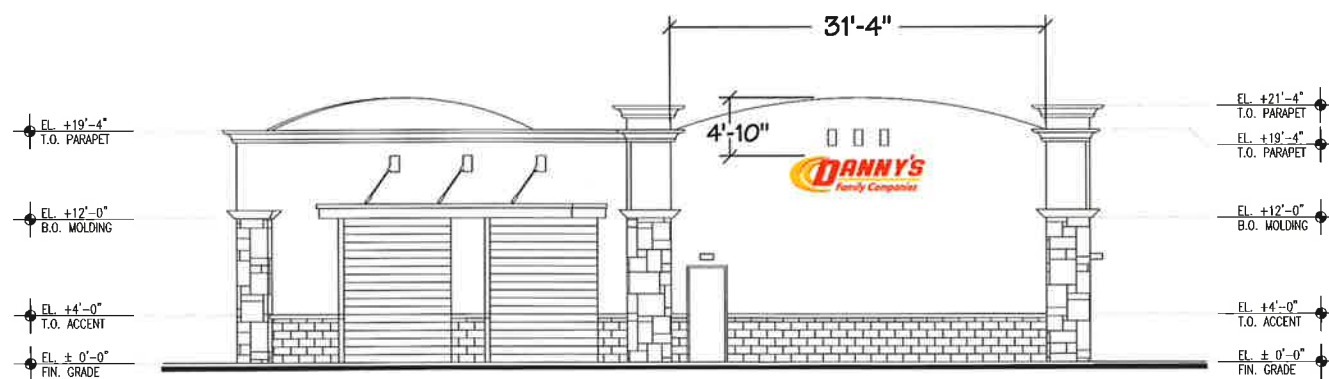
**SOUTH ELEVATION**

**SCALE: 1/16" = 1' - 0"**



**NORTH ELEVATION**

**SCALE: 1/16" = 1' - 0"**



**EAST ELEVATION**

**SCALE: 1/16" = 1' - 0"**

**CONCEPTUAL**

**SANTAN VILLAGE**

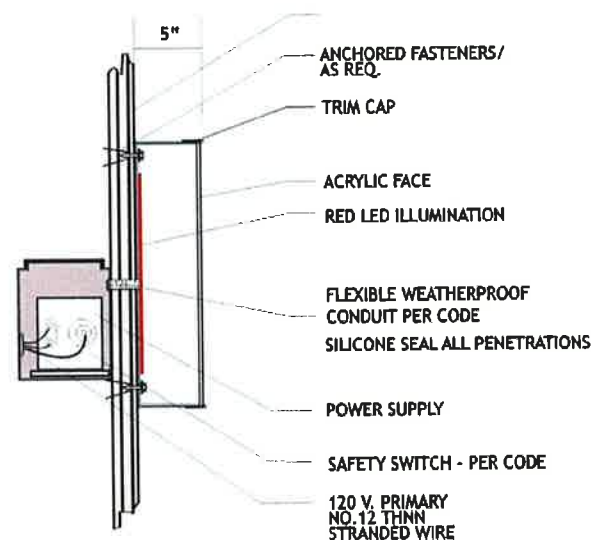
**PARCEL G-1**  
**DANNY'S FAMILY COMPANIES**



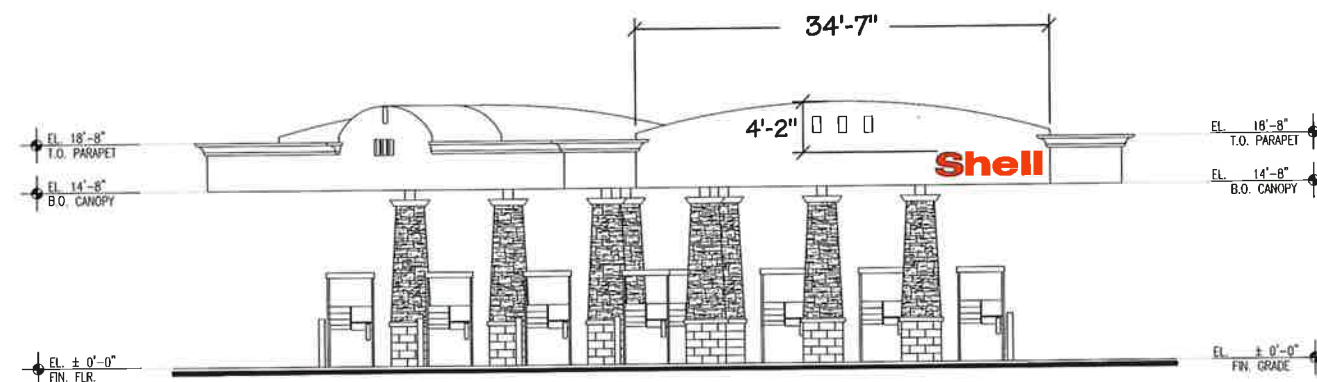


**(2) SETS PAN CHANNEL LETTERS.** **11.79 S.F.**  
 SCALE: 1/2" = 1'-0"

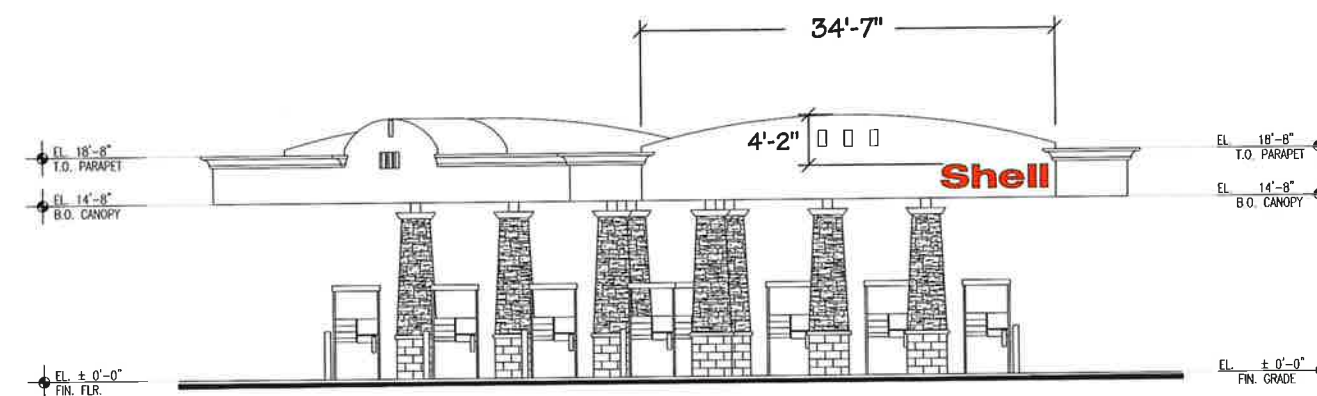
INSTALL (2) SETS OF PAN CHANNEL LETTERS.  
 RED FACES ON LETTERS.  
 4" YELLOW PLEX RETURNS, WHITE PLEX BACKS SCREWED TO RETURNS.  
 15MM Ø500 WHITE NEON ILLUMINATION.  
 REMOTE TRANSFORMERS.



3M 230-33 Red ■



**WEST FUEL CANOPY ELEVATION**  
 SCALE: 1/16" = 1'-0"

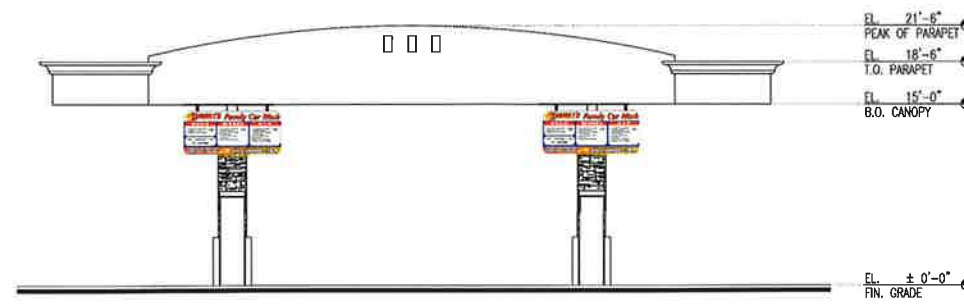


**EAST FUEL CANOPY ELEVATION**  
 SCALE: 1/16" = 1'-0"

**CONCEPTUAL**

**SANTAN VILLAGE**

**PARCEL G-1**  
**DANNY'S FAMILY COMPANIES**



VACUUM CANOPY - NORTH ELEVATION  
1/16"=1'-0"

8'-6"



BACK VIEW

**H 42" x 96" MENU BOARD**  
SCALE: 3/4" = 1'-0"

FRONT VIEW  
**32.0 S.F.**

FABRICATE & INSTALL (2) MENU BOARDS AS SHOWN.  
2" DEEP ALUMINUM CAN PAINTED RED, ALUMINUM FACE W/HP VINYL GRAPHICS.  
INSTALL IN TYPICAL FASHION.

**CONCEPTUAL**

**SANTAN VILLAGE**

**PARCEL G-1  
DANNY'S FAMILY COMPANIES**





**Building Sign Matrix**  
**Phase 3-5 and Parcels G1 and G2**  
**Shop Tenants**

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Shop Tenants	Wall Signs	Tenant ID	Wall surfaces and architectural features designed to accommodate signage.	36" Maximum Letter Height	1.5 SF / Linear Foot of Building Street Frontage  For shop tenants located within seventy five (75) feet of a street property line, sign area for the elevation parallel to the street shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant.  32 SF Minimum Per Building Elevation Upon Which Signage is Placed	Interior, Backlit or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
Shop Tenants	Under Canopy Blade Sign	Tenant ID	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics

*General Note: Maximum letter height referred to herein is a limitation imposed by the Developer. Developer shall have the discretion to vary maximum letter heights on an individual tenant basis. In no event shall signage exceed the permitted sign area limitation set forth in the Master Sign Program.*

# SANTAN VILLAGE

## Sign Matrix Phases 3-5 and Parcels G1 and G2 Pad Tenants

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Pad Tenant	Wall Signs	Tenant ID	Wall surfaces and architectural features designed to accommodate signage.	36" Maximum Letter Height  Copy displayed in multiple lines cannot exceed a total height of 106".	1.5 SF / Linear Foot of Building Street Frontage  For pad tenants located within seventy five (75) feet of a street property line, sign area for the elevation parallel to the street shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant.  32 SF Minimum Sign Area Permitted per Elevation	Interior, Backlit, or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	Under Canopy Blade Sign	Tenant ID	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-Illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics
Pad Tenant	Menu Signs	Menu Display and Pricing	Drive Thru	Per Gilbert Sign Ordinance	Per Gilbert Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	Traffic Directionals	Vehicular	Driveways and Drive Thru as Required	Per Gilbert Sign Ordinance	Per Gilbert Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	ATM	ATM	Wall or Freestanding	Per Gilbert Sign Ordinance	Per Gilbert Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material

**General Note:** Maximum letter height referred to herein is a limitation imposed by the Developer. Developer shall have the discretion to vary maximum letter heights on an individual tenant basis. In no event shall signage exceed the permitted sign area limitation set forth in the Master Sign Program.