

PLAZA NORTH

S I G N P A C K A G E

101 PLAZA NORTH

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Sign Specifications and Requirements

The purpose of the owners and the management is to create a graphic environment that is individual and distinctive in identity for the merchant and is compatible with other signs within the Center. The total concept should give an impression of quality, professionalism and instill a good business image.

The following specifications are to be used for the design of your sign; however in all cases final written approval by LANDLORD is required prior to manufacturing and installation of all signs.

PROCEDURE: Sign drawing proposal will be submitted in three (3) copies to _____, for written approval, prior to application for sign permit. One copy will be returned to the contracted Sign Company and two copies shall be retained in the lease file.

DETAIL DRAWING

1. Three (3) copies of a complete and detailed drawing by Sign Company shall be submitted to Landlord for final review and approval. One copy will be returned to the Sign Company marked "Approved", "Approved as Noted" or "Revise and Resubmit". NOTE: Faxed submittals will not be accepted.
2. Elevation of building fascia and sign shall be drawn using a minimum ¼" to 1" scale.
3. Drawing shall indicate the following specifications:
 - a. Type, thickness, and color of Plexiglas and or vinyl overlay.
 - b. Types of material used for backs, returns, and trim cap, including color.
 - c. Finish used on returns.
 - d. Type of illumination and mounting method.Drawing must include fascia cross section showing electrical connections and sign attachment detail.

NOTICE

WRITTEN APPROVAL AND CONFORMANCE WITH THIS SPECIFICATION DOES NOT IMPLY CONFORMANCE WITH THE LOCAL CITY AND OTHER APPLICABLE SIGN CODES. YOUR SIGN MUST BE PERMITTED AND MUST COMPLY WITH THE CITY OF PHOENIX SIGN CODES AND ELECTRICAL CODES AND A RECEIPT OF A SIGN PERMIT MUST BE RECEIVED PRIOR TO MANUFACTURING AND INSTALLATION OF ALL SIGNS.

A. GENERAL PROVISIONS

1. All signs and signage programs must conform to the requirements of City of Phoenix Zoning Ordinance, Sign Regulation, and the Freestanding Identification Sign Design Guidelines. Applications and submittals for signage permits shall be per City of Phoenix.
2. Signs shall identify the person or company operating the use conducted on the site. No off premise advertising is permitted.
3. Signs shall be designed to reflect the character of the project they are identifying. Sign construction materials shall be consistent and compatible with the material used for the project.
4. Freestanding signs must be incorporated into the landscape, and utilize key architectural elements of the buildings.

B. GENERAL REQUIREMENTS

1. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscripted, painted or affixed in any manner to any part of the building exterior except as approved in writing by Landlord.
2. Tenant shall defend, indemnify and hold Landlord harmless from, for and against all claims, costs, attorney's fees, 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 local building and electrical codes. PK housings and or other U.L approved penetrations must be utilized for all electrical connections through the building structure.
4. Tenant shall obtain all necessary permits for signs and the construction and installation of signs.
5. No labels shall be placed on the exposed surfaces of signs except those required by local ordinances. Required labels shall be applied in inconspicuous locations.
6. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner.
7. Sign copy shall be limited to Tenant's proper firm name and shall not include the names of items, goods, products, or service lines without Landlord approval. The use of a crest, shield, logo, or other established corporate insignia or modifier, which has been displayed, or associated with Tenant's firm name shall be permitted subject to Landlord approval.
8. Tenant shall be required to identify the Premises by an exterior sign complying with these criteria. Any sign that does not conform to the requirements of these criteria or was not approved by the Landlord shall be immediately removed or brought into conformance at the Tenant's expense.
9. The Tenant, at Tenant's expense shall maintain all signage. All outages must be repaired within (5) five days.

C. TYPE OF SIGN

1. Individual, reverse pan channel, halo illuminated, wall mounted letters. Letters are not to be mounted on a background or mounted on an exposed raceway.

D. CONSTRUCTION OF LETTERS

1. Individual reverse pan channel letters with aluminum faces and returns.
2. Returns -.063 minimum aluminum. Faces - .080 minimum aluminum. No armorply or wood in the manufactured returns or backs may be used.
3. National Franchised tenants with copyrighted sign colors may utilize these colors with Landlord approval.

E. PLACEMENT OF LETTERS

1. Structural I-beams or glue-lams are not to be penetrated.
2. Letters are to be located on fascia centered above the entrance area and centered vertically top to bottom, or as approved by Landlord. See sign location Exhibits D,E,F& G.
3. No unusual letter spacing shall be used to stretch or extend copy area.
4. Non-corrosive mounting fasteners must be used.

F. LIGHTING

1. All letters and/or logos shall be illuminated with internal neon; single, double, or triple stroke as appropriate. No skeleton neon is allowed. Neon shall be 30ma, 13 to 15mm, or as approved by Landlord.
2. All electrical will be U.L. or equivalent approved.
3. Electrical power shall be brought to required location at LESSEE'S expense. Routing and location of other required items shall not be visible on front of fascia.
4. Penetration of structure shall be kept to a minimum and must have proper insulation for voltage cable.
5. Transformers shall be concealed behind fascia and mounted in metal boxes.

G. WINDOW SIGNAGE

1. Window sign not to exceed two square feet and limited to store name hours and emergency phone numbers.
2. Window signs to be crafted in a professional manner with a maximum letter height of 2" for any copy.

H. TRAILER SIGNS OR TEMPORARY SIGNS WILL NOT BE PERMITTED

I. ADDRESS SIGNS

1. Each business is required to display a street address and/or suite number above business front door and on the service door in four inch white Helvetica Medium, exterior vinyl. Suite number should be as written in Lease.
2. If the Premises have a non-customer door(s) for receiving merchandise, Tenant may have marked thereon, in a location designated by Landlord, Tenant's name and address/suite in four inch high vinyl copy in Helvetica Medium type style.

J. UNDER CANOPY PROJECTED SIGNS - PROHIBITED

K. FREESTANDING IDENTIFICATION SIGN (To be detailed after City Variance Approval)

1. One sign will be designed to be in harmony with key architectural features of the center.
 - Maximum Area – 150 square feet.
 - Maximum Height – 20'-0"
 - Sign Location as shown on site plan.
 - Sign to name Center I.D. and up to (9) additional tenants per sign.
 - Tenant panels shall be designated solely by the Landlord. All tenant copy is to be approved by the Landlord. No logo shall be allowed on the tenant panels.
 - See Exhibit.

L. FREEWAY IDENTIFICATION SIGN (To be detailed after City Variance Approval)

1. One sign will be designed to be in harmony with key architectural features of the center
 - Maximum Area-300 square feet.
 - Maximum Height-60'-0"
 - Sign Location as shown on site plan.
 - Sign to name Center I.D. with up to (6)-(9) additional tenants.
 - Tenant panels shall be designated solely by the Landlord. All tenant copy is to be approved by the Landlord. No Logo shall be allowed on the tenant panels.
 - See Exhibit A (6) panel option and (9) panel option.

M. DIRECTIONALS

1. Two directionals will be designed to be in harmony with key architectural features of the center.
 - Maximum Area - 6 Square Feet
 - Maximum Height - 3'-0"
 - Sign locations as shown on site plan.
 - Signs to locate Buildings
 - See Exhibit

THE FOLLOWING ARE NOT PERMITTED

1. Roof or box signs.
2. Signs installed or placed along perimeter of shopping center or in the common area.
3. Cloth signs or streamers hanging in front of business.
4. Iridescent painted signs, animated or moving components, intermittent or flashing signs.
5. Letter mounted or painted-on illuminated panels or signs, letters painted directly on any surface.
1. Exposed neon tubing.
2. The use of banners, flags or pennants.
3. Raceways shall not be permitted.
9. Hand painted or A-frame Signs.

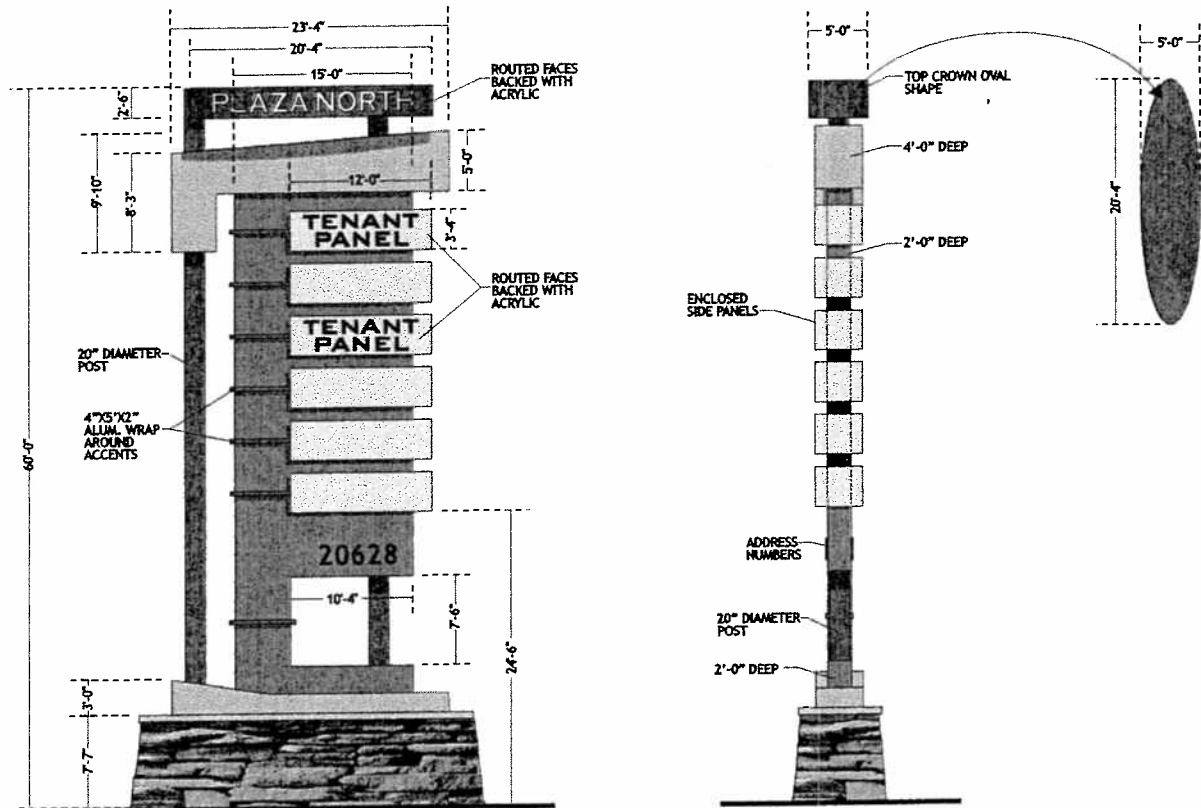
Note: All work is to be performed in a quality workmanship-like manner and shall be inspected upon completion.

**OWNER/LANDLORD
Plaza North Office Condos, LLC
8241 E. Evans, Suite 102
Scottsdale, AZ 85260
Phone: (602) 315-7910
Fax: (480) 443-9577**

**SIGN CONSULTANT
Christy Signs
1825 S. Black Canyon Highway
Phone: _____
Fax: _____
Contacts:
Dane Christensen
Chumita Hurd**

FREEWAY SIGN

Six Tenant Panels



A

D/F ILLUMINATED PYLON

1/16"=1'-0"

FABRICATE AND INSTALL (1) ONE
DOUBLE FACE ILLUMINATED PYLON SIGN.

CENTER IDENTIFICATION

DISPLAY: STD. ALUM. CONSTRUCTION
OVAL SHAPE

COPY: ROUTED ALUM. FACES BACKED
WITH ACRYLIC

FINISH: POWDER COATED RUST

ILLUMINATION: H.O. FLUORESCENT LAMPS

TENANT IDENTIFICATION

DISPLAY: STD. ALUM. CONSTRUCTION
DEPTH: 12" DEEP/12 DISPLAYS TOTAL

COPY: ROUTED ALUM. FACES BACKED
WITH ACRYLIC

FINISH: PAINTED TO MATCH BLDG.

ILLUMINATION: H.O. FLUORESCENT LAMPS

ADDRESS NUMBERS

1/4" THK. FLAT CUTOUT ALUM.

BASE

STONE VENEER TO MATCH BLDG.

ARCHITECTURAL EMBELLISHMENTS

STD ALUM. CONSTRUCTION

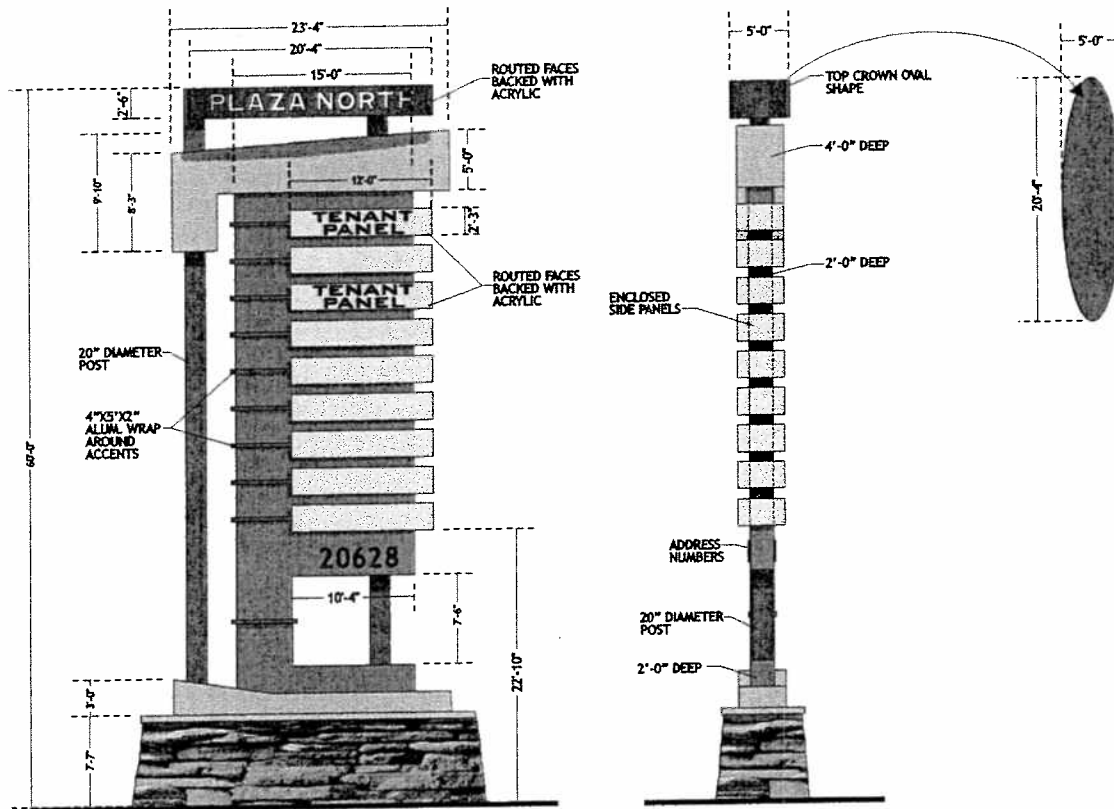
FINISH: PAINTED TO MATCH BLDG.

POWDER COATED RUST



FREEWAY SIGN

Nine Tenant Panel



A

D/F ILLUMINATED PYLON

1/16"=1'-0"

FABRICATE AND INSTALL (1) ONE
DOUBLE FACE ILLUMINATED PYLON SIGN.

CENTER IDENTIFICATION

DISPLAY: STD. ALUM. CONSTRUCTION
OVAL SHAPE

COPY: ROUTED ALUM. FACES BACKED
WITH ACRYLIC

FINISH: POWDER COATED RUST

ILLUMINATION: H.O. FLUORESCENT LAMPS

TENANT IDENTIFICATION

DISPLAY: STD. ALUM. CONSTRUCTION
DEPTH: 12" DEEP/12 DISPLAYS TOTAL

COPY: ROUTED ALUM. FACES BACKED
WITH ACRYLIC

FINISH: PAINTED TO MATCH BLDG.

ILLUMINATION: H.O. FLUORESCENT LAMPS

ADDRESS NUMBERS

1/4" THK. FLAT CUTOUT ALUM.

BASE

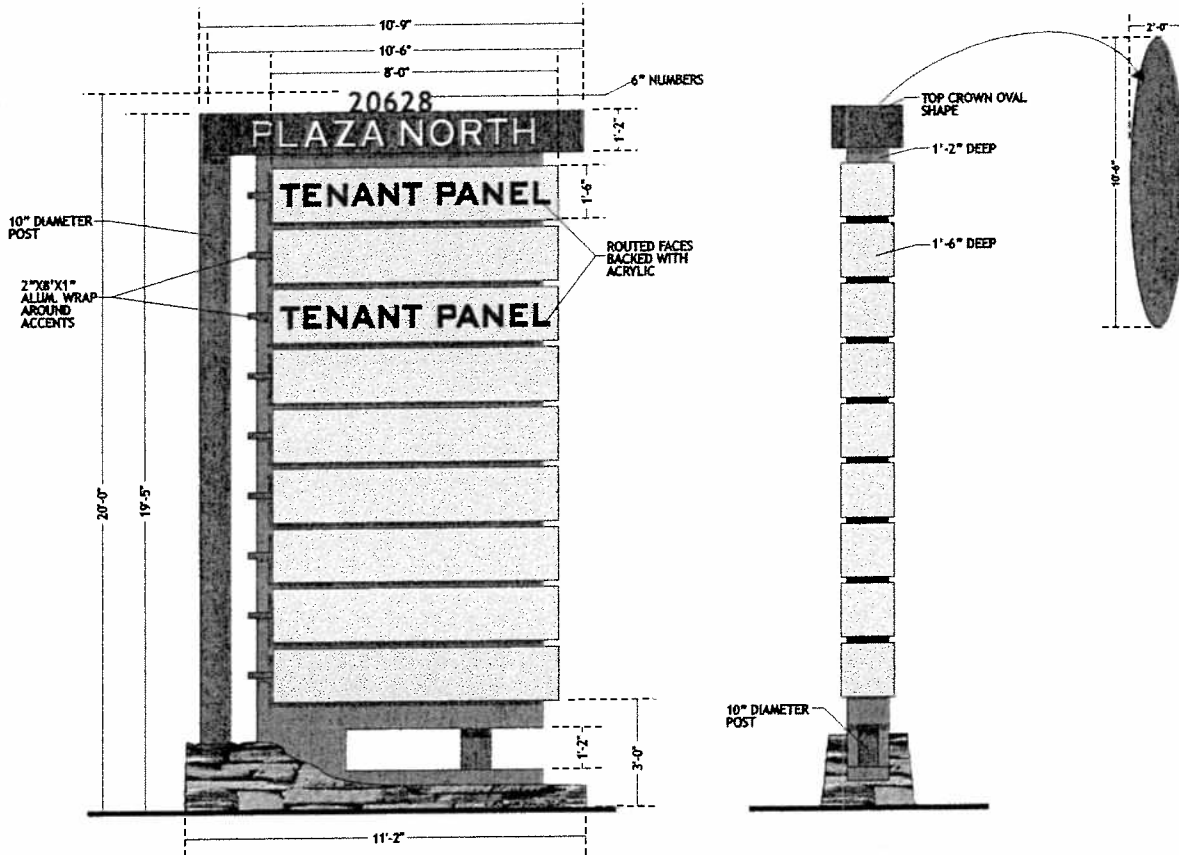
STONE VENEER TO MATCH BLDG.

ARCHITECTURAL EMBELLISHMENTS

STD ALUM. CONSTRUCTION
FINISH: PAINTED TO MATCH BLDG.
POWDER COATED RUST



ENTRANCE SIGN



B PYLON SIGN ENTRANCE

3/16"=1'-0"

FABRICATE AND INSTALL (1) ONE
DOUBLE FACE ILLUMINATED PYLON SIGN.

CENTER IDENTIFICATION
DISPLAY: STD. ALUM. CONSTRUCTION
OVAL SHAPE
COPY: ROUTED ALUM. FACES BACKED
WITH ACRYLIC
FINISH: POWDER COATED RUST
ILLUMINATION: H.O. FLUORESCENT LAMPS

TENANT IDENTIFICATION
DISPLAY: STD. ALUM. CONSTRUCTION
DEPTH: 12" DEEP / 12 DISPLAYS TOTAL
COPY: ROUTED ALUM. FACES BACKED
WITH ACRYLIC
FINISH: PAINTED TO MATCH BLDG.
ILLUMINATION: H.O. FLUORESCENT LAMPS

ADDRESS NUMBERS
2" DEEP NON-ILLUMINATED REVERSE
PAN-CHANNEL.

BASE
STONE VENEER TO MATCH BLDG.

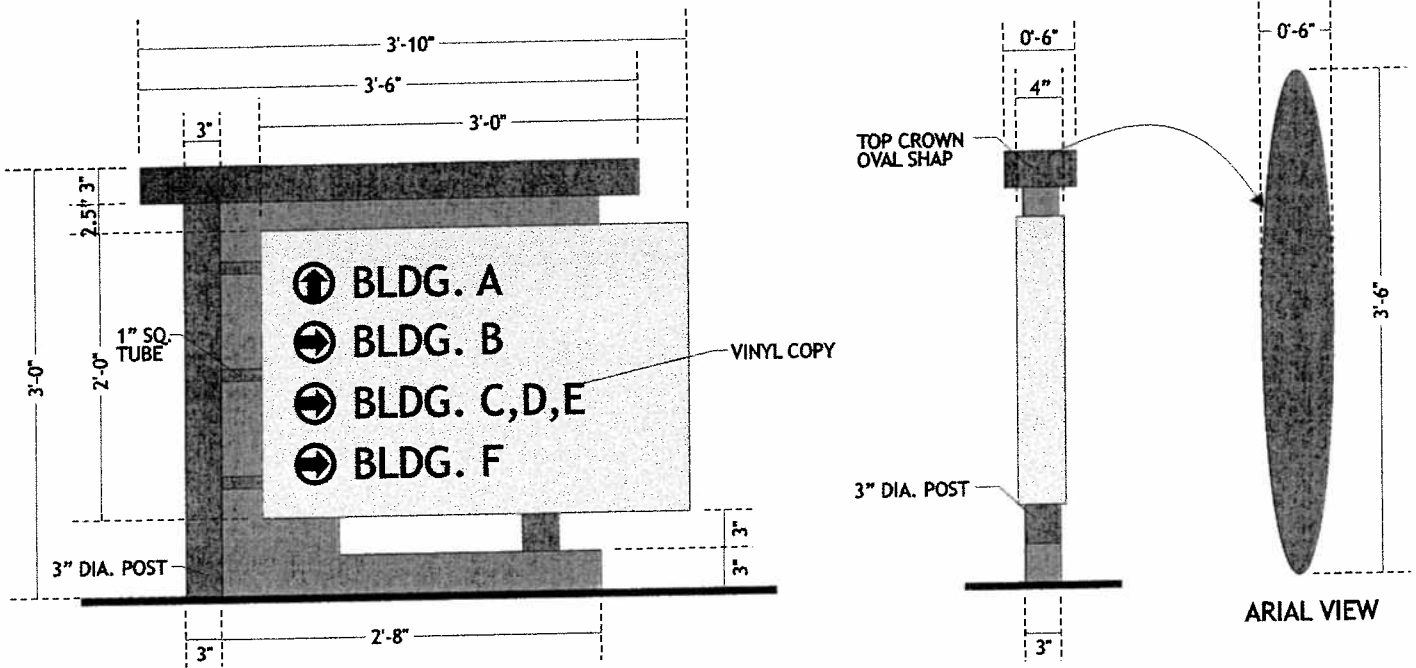
ARCHITECTURAL EMBELLISHMENTS
STD ALUM. CONSTRUCTION
FINISH: PAINTED TO MATCH BLDG.
POWDER COATED RUST



Entrance Sign
7.21.03

PN1-02

DIRECTIONALS



S/F NON-ILLUMINATED DIRECTIONALS

3/4"=1'-0"

FABRICATE AND INSTALL (2) TWO NON-ILLUMINATED DIRECTIONAL SIGNS

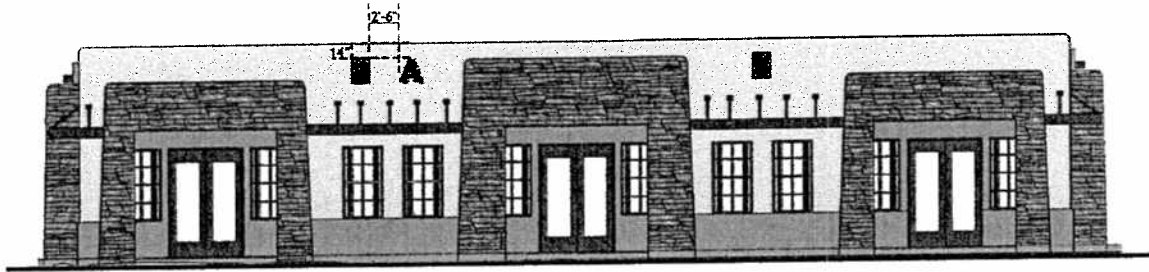
MAIN DISPLAY

STD. ALUMINUM CONSTRUCTION
BRONZE VINYL COPY APPLIED FIRST SURFACE

ARCHITECTURAL EMBELLISHMENTS

STD ALUM. CONSTRUCTION
FINISH: PAINTED TO MATCH BLDG.
POWDER COATED RUST

BUILDING IDENTIFICATION



TYP. BUILDING ELEVATION

1/16"=1'-0"



TYP. BUILDING IDENTIFICATION

3/4"=1'-0"

FABRICATE AND INSTALL (6) SIX NON-ILLUMINATED REVERSE PAN-CHANNEL BUILDING IDENTIFICATION LETTERS.

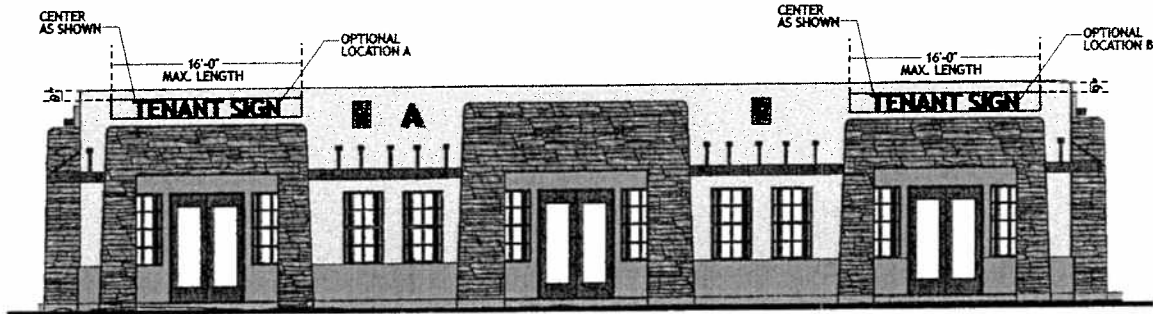
LETTERS

STD. ALUMINUM CONSTRUCTION
FACES: BRONZE 313 SATIN FINISH
RETURNS: 1-1/2" DEEP BRONZE 313 SATIN FINISH
INSTALL: FLUSH MOUNT



TYPICAL TENANT SIGN

Single Tenant Building



TYP. BUILDING ELEVATION

1/16"=1'-0"



E TYP. TENANT SIGN

N.T.S.

FABRICATE AND INSTALL HALO ILLUMINATED REVERSE PAN-CHANNEL TENANT SIGNS.

LETTERS

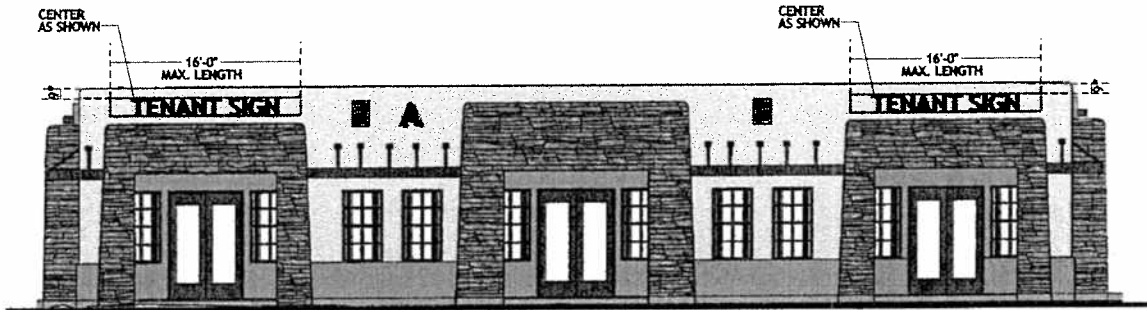
STD. ALUMINUM CONSTRUCTION
 FACES: BRONZE 313 SATIN FINISH
 RETURNS: 3" DEEP BRONZE 313 SATIN FINISH

ILLUMINATION: 6500 WHITE NEON
 TRANSFORMERS: 30MA REMOTE
 INSTALL: PEGGED OFF 1/2"



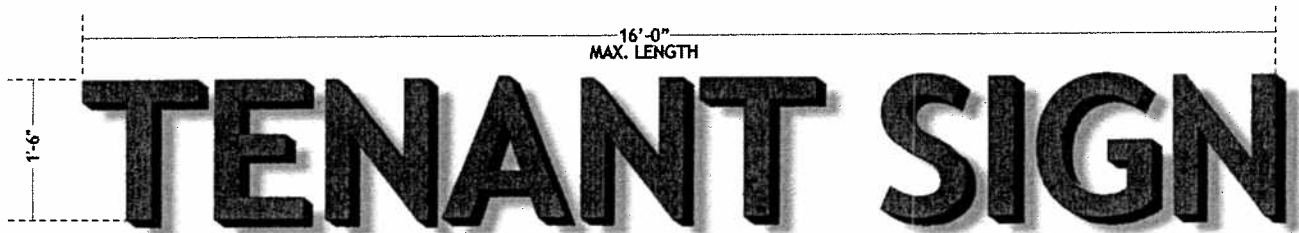
TYPICAL TENANT SIGN

Two Tenant Building



TYP. BUILDING ELEVATION

1/16"=1'-0"



F TYP. TENANT SIGN

N.T.S.

FABRICATE AND INSTALL HALO ILLUMINATED REVERSE PAN-CHANNEL TENANT SIGNS.

LETTERS

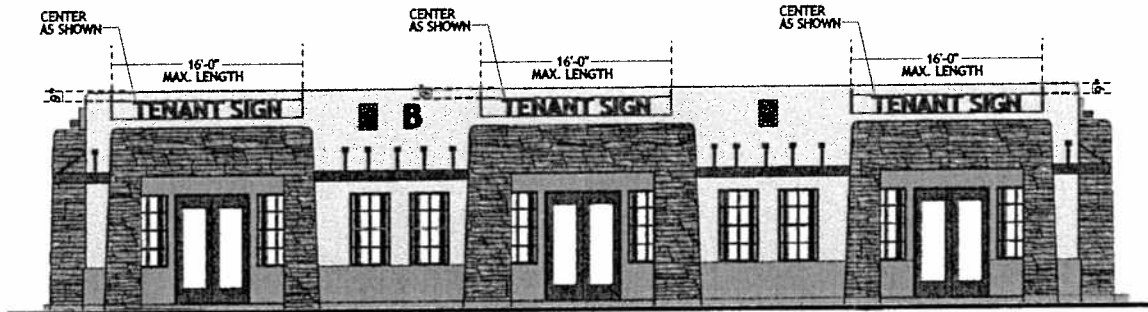
STD. ALUMINUM CONSTRUCTION
FACES: BRONZE 313 SATIN FINISH
RETURNS: 3" DEEP BRONZE 313 SATIN FINISH

ILLUMINATION: 6500 WHITE NEON
TRANSFORMERS: 30MA REMOTE
INSTALL: PEGGED OFF 1/2"



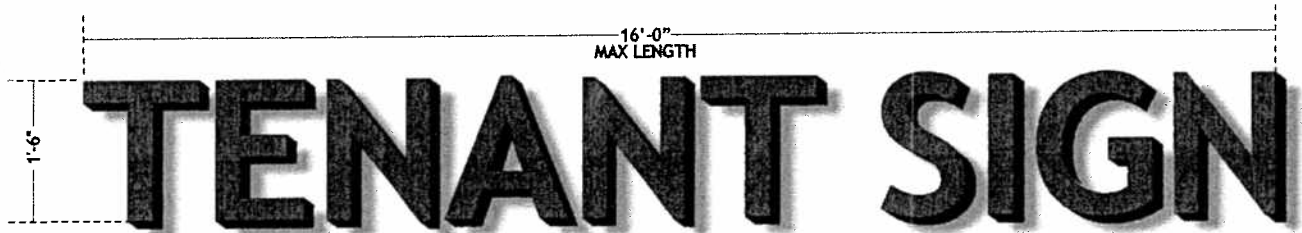
TYPICAL TENANT SIGN

Three Tenant Building



TYP. BUILDING ELEVATION

1/16"=1'-0"



G TYP. TENANT SIGN

N.T.S.

FABRICATE AND INSTALL HALO ILLUMINATED REVERSE PAN-CHANNEL TENANT SIGNS.

LETTERS

STD. ALUMINUM CONSTRUCTION
FACES: BRONZE 313 SATIN FINISH
RETURNS: 3" DEEP BRONZE 313 SATIN FINISH

ILLUMINATION: 6500 WHITE NEON
TRANSFORMERS: 30MA REMOTE
INSTALL: PEGGED OFF 1/2"

