

Master Sign Program

THE FIELDS OF SURPRISE

14967 West Bell Road

Surprise, AZ

Prepared by:

GNU

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The Sign Standards Advantage™
Sign System Design
Network Procurement

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The **Master Sign Program** for **The Fields of Surprise** is a controlled signage and graphics program. These guidelines describe the types of signs allowed and their criteria:

- **Function** The **purpose** of the sign.
- **Form** The **shape** of the sign.
- **Size** The **dimension** of the sign.
- **Materials** The **selection** of materials from which the sign can be constructed.
- **Color** The **colors** each component of the sign.
- **Layout** The **arrangement** of the sign content and message.
- **Typography** The **type style** which is allowed for use in the sign.
- **Location** The **position** of the sign.
- **Illumination** The **method of lighting** the sign.
- **Quantity** The **number** of signs allowed.
- **Installation** The **instructions** for mounting the sign.

GENERAL REQUIREMENTS

The **Master Sign Program** for **The Fields of Surprise** is a controlled signage and graphics program. These guidelines describe the types of signs allowed and their criteria:

- Signs are for the purpose of displaying the name and/ or symbol of the business or businesses occupying the site. These signs shall not be used for advertising of product, services, or job openings.
- Animated, moving, flashing, or sound-emitting signs are prohibited.
- Exposed fluorescent and incandescent illumination is prohibited.
- All signs located in **The Fields of Surprise** must conform to the The Fields of Surprise System Guidelines and to the City of Surprise Sign Ordinance.
- Any reference herein to the word tenant, owner or tenant/ owner shall be constructed to include any owner or tenant or any single building or portion of a building under the terms of office condominium ownership as established by the developer. Any reference to the developer as it pertains to these criteria shall mean Meridian West or its successors. City shall mean City of Surprise.
- All building mounted signage shall be constructed and installed at the sole expense of the tenant/ owner unless prior arrangements to the contrary have been agreed upon and stated in writing in the purchase or lease terms.
- All signage is subject to City approval. No signs, advertisements, notices or other lettering shall be exhibited, inscribed, painted or affixed on any part of a sign except lettering and/ or graphics which have received prior written approval.
- All sign bolts, fastenings, sleeves and clips shall be hot dipped galvanized iron, stainless steel, aluminum or brass. Black iron material of any type will not be permitted.
- No labels shall be permitted on the exposed surfaces of signs except those required by local ordinance. Those required shall be applied in an inconspicuous location.

GENERAL REQUIREMENTS

- Any penetration of the building skin or structure required for sign installation shall be neatly sealed in a watertight condition.
- No exposed tubing, conduit or raceways will be permitted. All conductors, transformers and other equipment shall be concealed.
- All electrical sign components shall bear the UL label.
- All signs shall conform to both the Uniform Building Code and the National Electrical Code.
- Tenant/ Owner shall bear all liability and responsibility for the operation of their selected sign contractor.

The **Fields of Surprise** is comprised of the following sign types:

- **S1** Primary Project Identification

- **S2** Tenant Identificaiton

- **S2A** Project Tenant Identificaiton

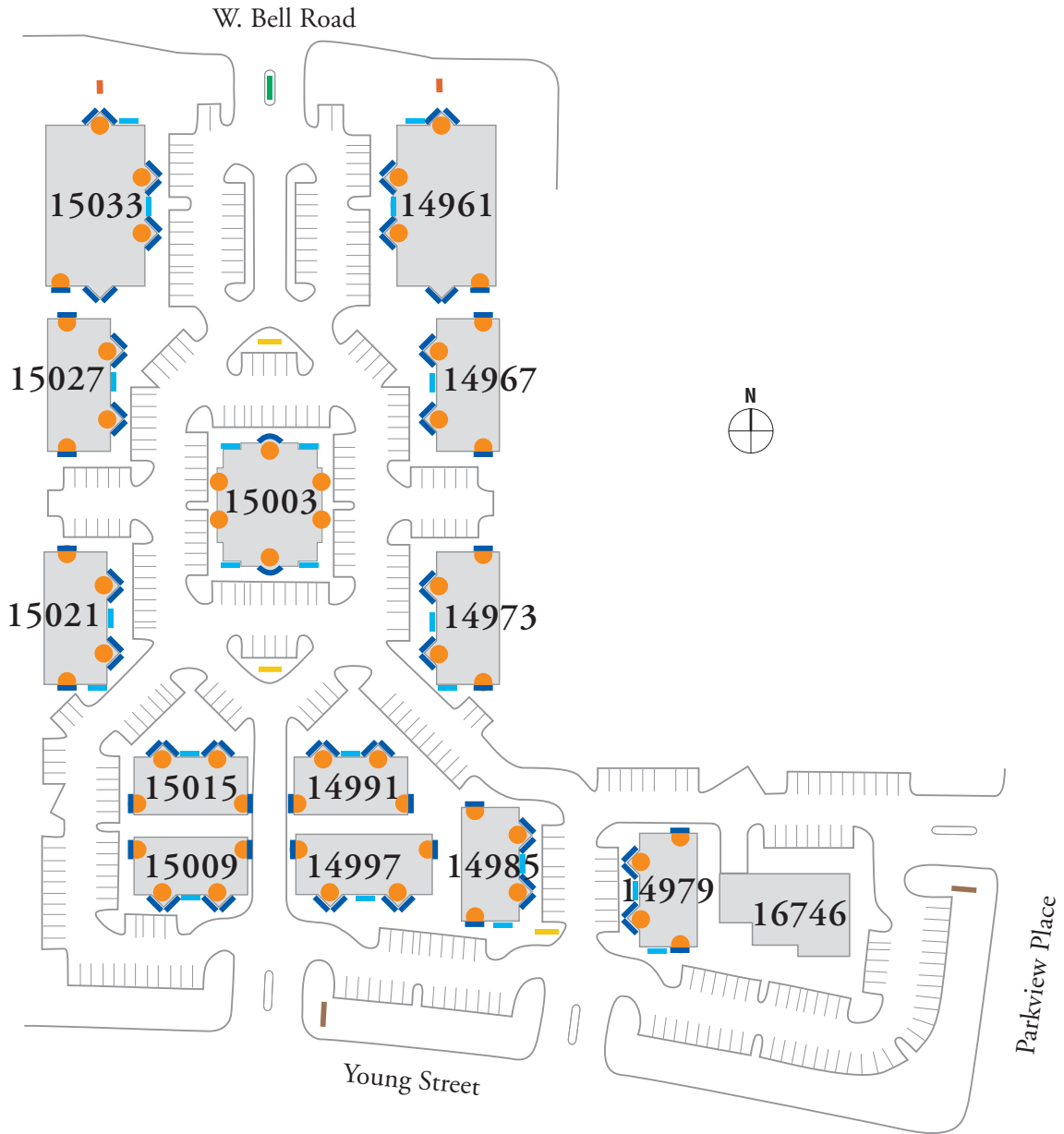
- **S3** Project Directional

- **S4** Tenant/Owner Building Mounted Identification

- **S5** Tenant/Owner Suite Entry Identification

- **S6** Tenant/ Owner Building Address Numbers

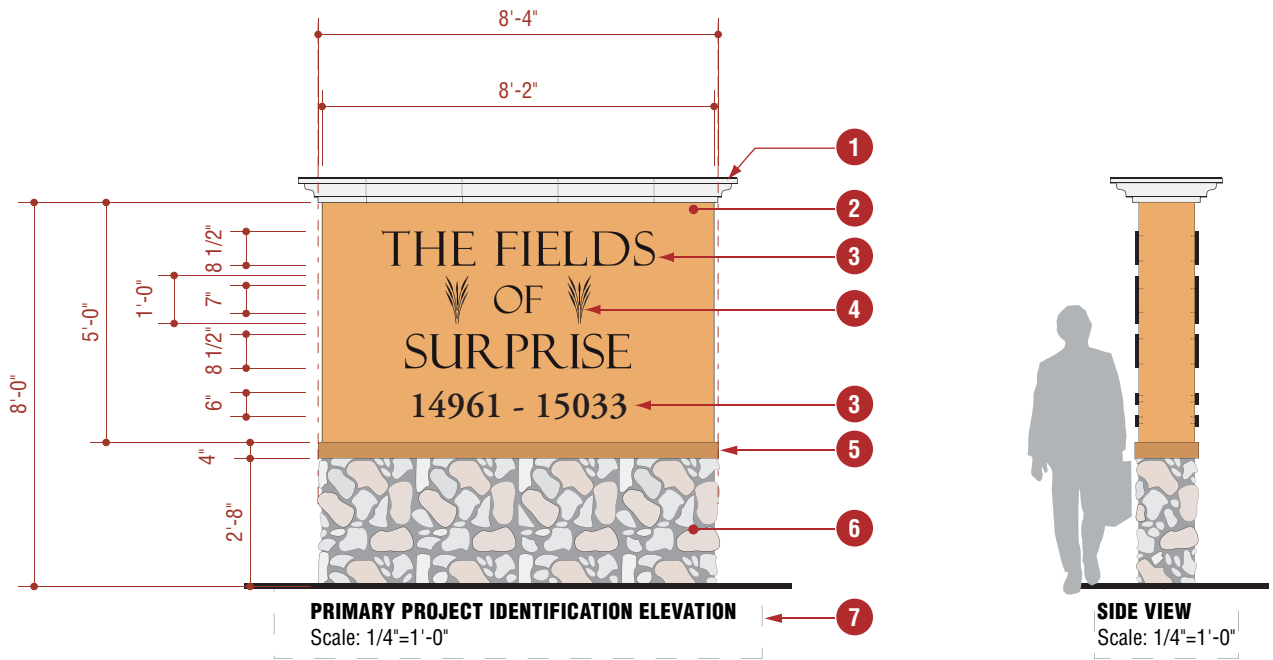
SITE SIGN LOCATION PLAN



- S1 - Primay Project Identification**
- S2 - Tenant Identification**
- S2.A - Project-Tenant Identification**
- S3 - Project Directional**
- S4 - Tenant/Owner Building Mounted Identification**
- S5 - Tenant/Owner Suite Entry Identification**
- S6 - Tenant/Owner Building Address Numbers**

* Ground mounted signs (S1, S2, and S2.A) must observe a distance of 150 feet between each other

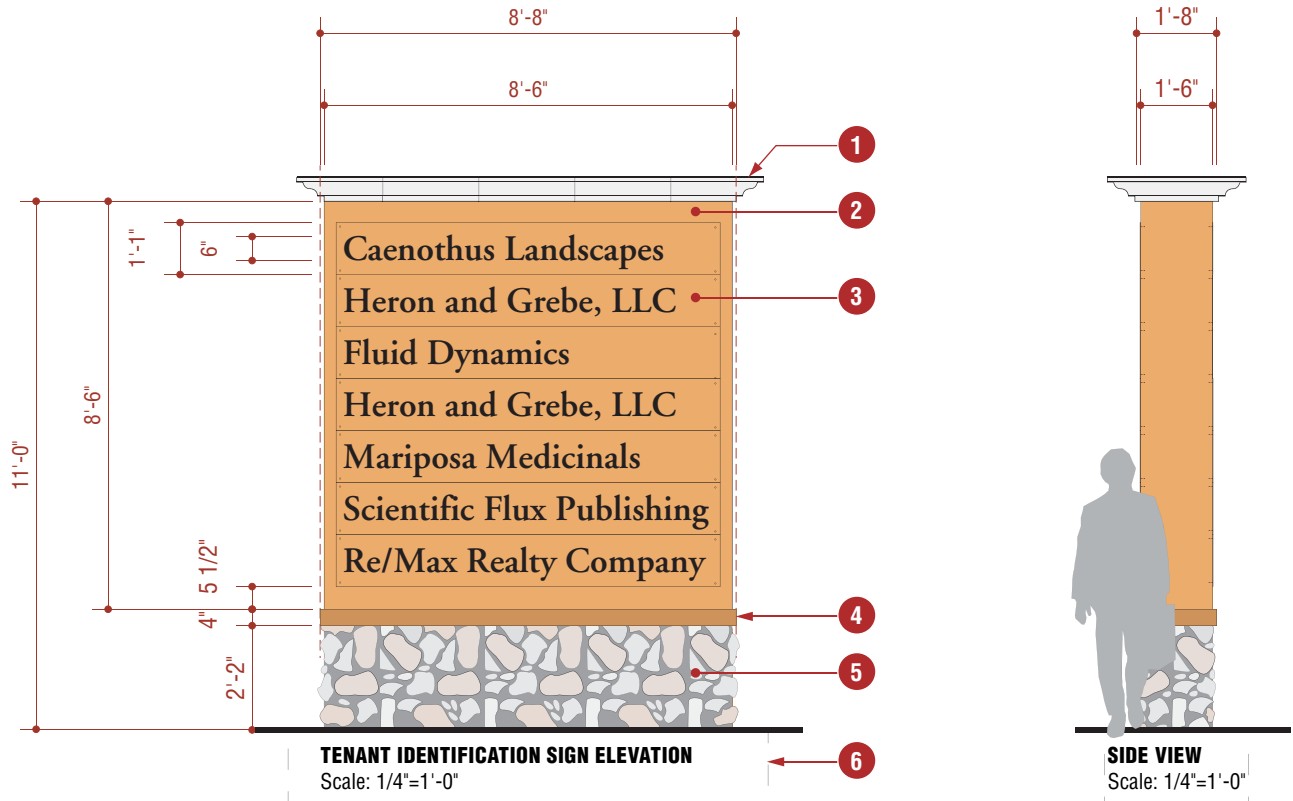
S1- PRIMARY PROJECT IDENTIFICATION SIGN



PRIMARY PROJECT IDENTIFICATION SIGN SPECIFICATIONS

- ① Capstone to match architectural details
- ② Sign wall by General Contractor, integral color to match Dunn Edwards DE1037 Nutmeg, Tex•Cote® finish
- ③ 1" deep flat cut out letters, painted Matte Black finish, Adobe Garamond Semibold typeface, stud mounted to wall with 1/4" spacers
- ④ Laser-cut dimensional logo
- ⑤ Reveal, integral color to match Dunn Edwards DE1038 Ginger Bread, all sides
- ⑥ Natural stone veneer to match architectural details, all sides
- ⑥ Footing as required by General Contractor
- * Ground illuminated sign
- * Double sided sign

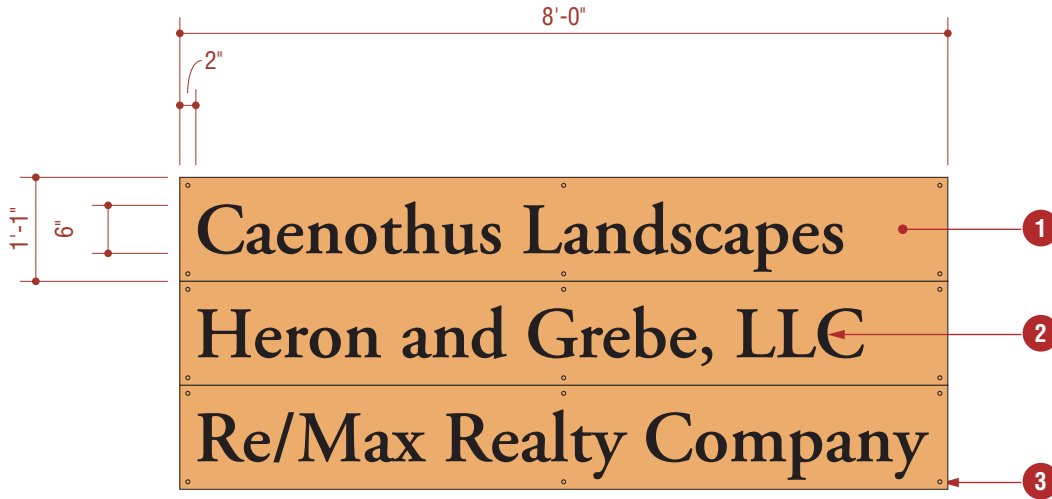
S2- TENANT IDENTIFICATION SIGN



TENANT IDENTIFICATION SIGN SPECIFICATIONS

- ① Capstone to match architectural details
- ② Sign wall by General Contractor, integral color to match Dunn Edwards DE1037 Nutmeg, Tex•Cote® finish
- ③ 1/8" Aluminum panel, painted to match Dunn Edwards DE1037 Nutmeg (see page 09 for details)
- ④ Reveal, integral color to match Dunn Edwards DE1038 Ginger Bread, all sides
- ⑤ Natural stone veneer to match architectural details, all sides
- ⑥ Footing as required by General Contractor
- * Ground illuminted signs
- * Double sided sign

S2- TENANT IDENTIFICATION STRIP SPECIFICATIONS



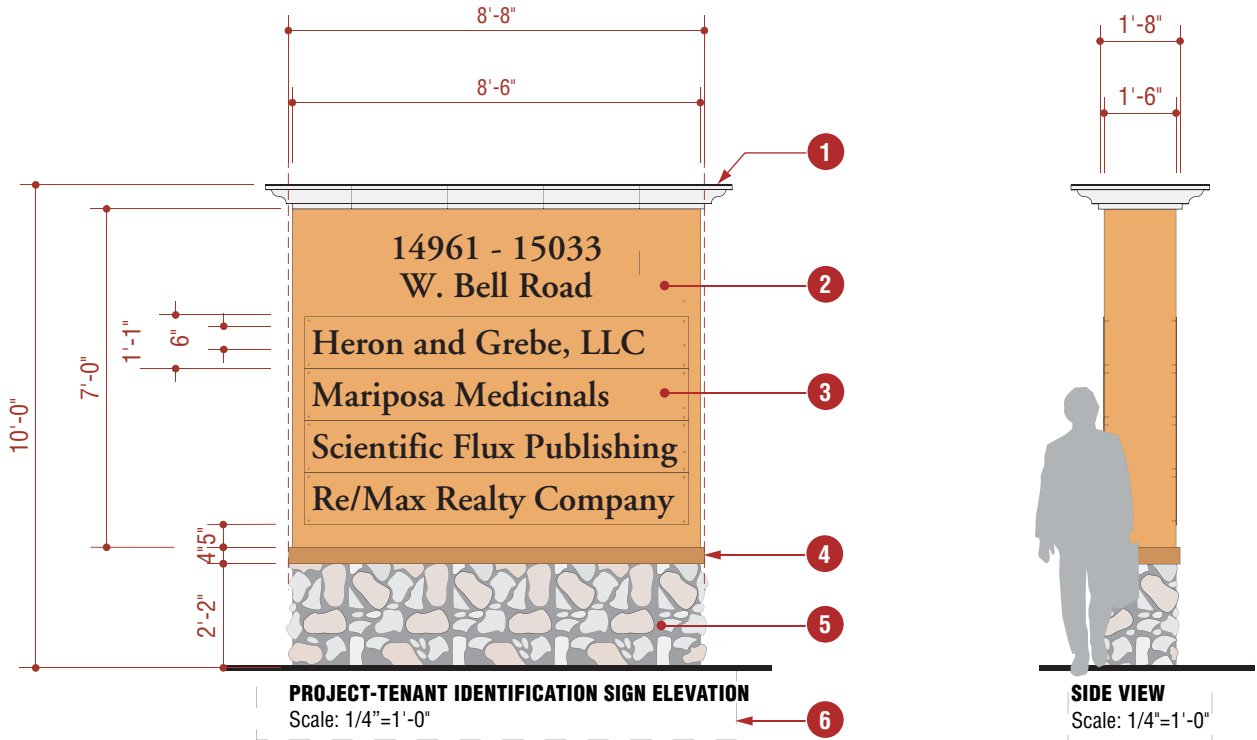
DIRECTORY PANEL ELEVATION

Scale: 1"=1'-0"

TENANT STRIP SPECIFICATIONS

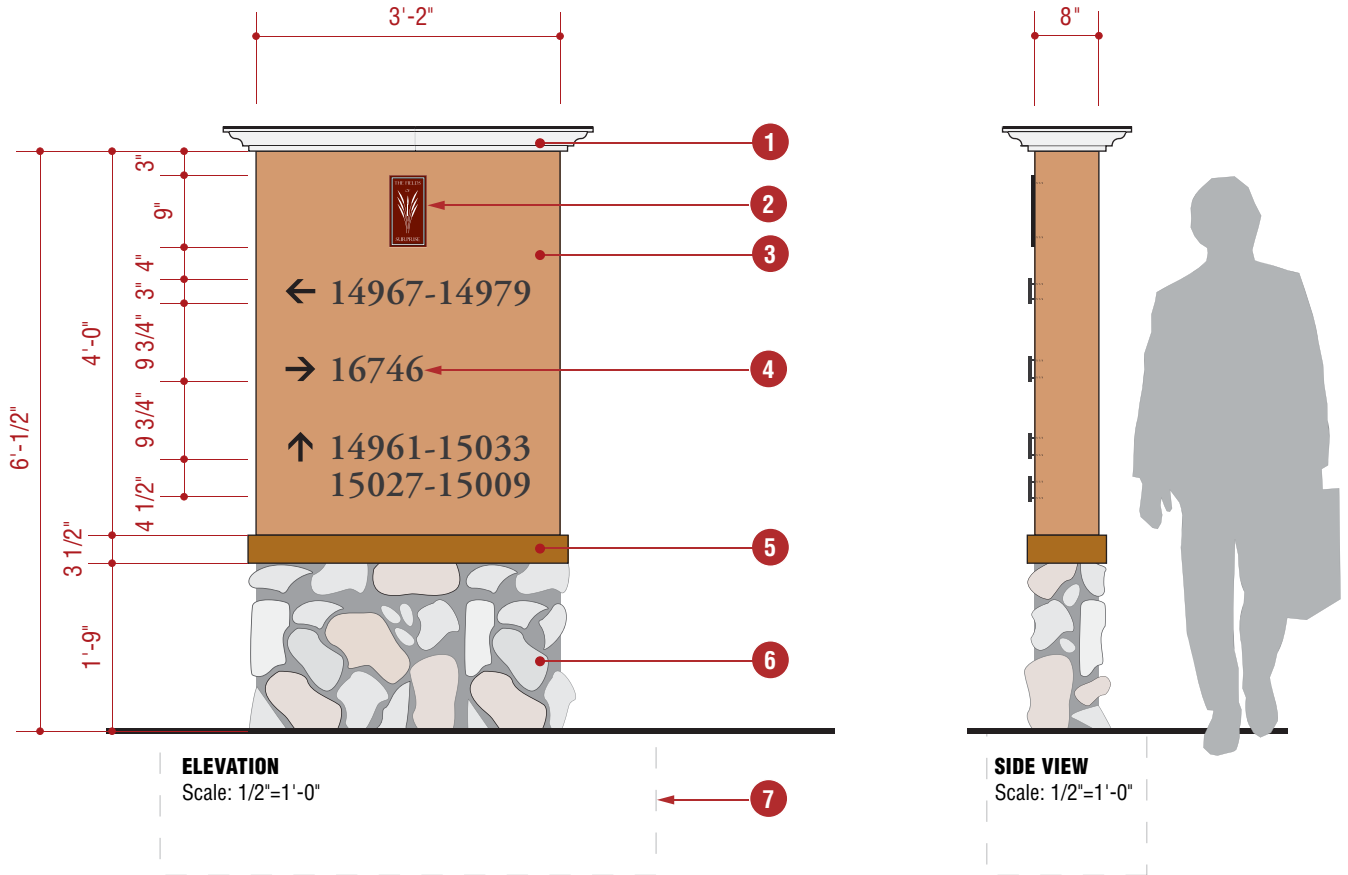
- 1 1/8" thick aluminum panel with eased edges, 5'-0"w x 7"h, painted to match Dunn Edwards DE1037 Nutmeg
- 2 Matte Black surface applied vinyl, Adobe Garamond Semibold typeface (maximum 25 characters)
- 3 Tamper resistant stainless steel screws (6 per panel), painted to match Dunn Edwards DE1037 Nutmeg

S2.A- PROJECT-TENANT IDENTIFICATION SIGN



PROJECT-TENANT IDENTIFICATION SIGN SPECIFICATIONS

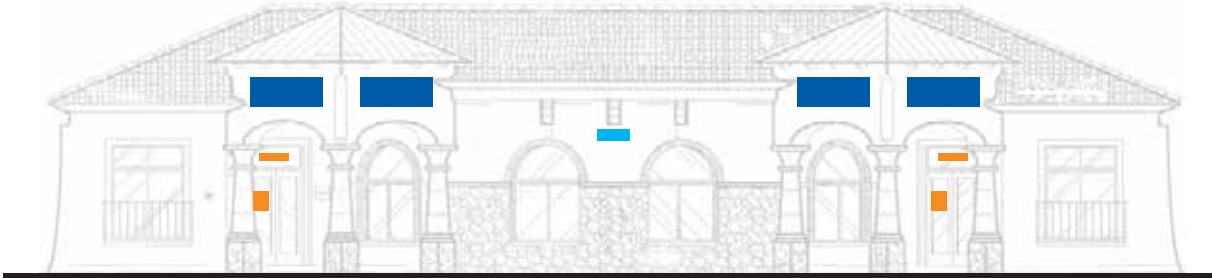
- ① Capstone to match architectural details
- ② Sign wall by General Contractor, integral color to match Dunn Edwards DE1037 Nutmeg, Tex•Cote® finish
- ③ 1/8" Aluminum panel, painted to match Dunn Edwards DE1037 Nutmeg (see page 09 for details)
- ④ Reveal, integral color to match Dunn Edwards DE1038 Ginger Bread, all sides
- ⑤ Natural stone veneer to match architectural details, all sides
- ⑥ Footing as required by General Contractor
- * Ground illuminted signs
- * Double sided sign



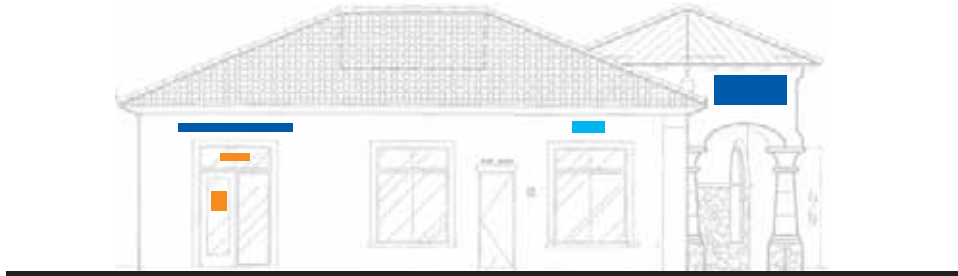
PROJECT DIRECTIONAL SIGN SPECIFICATIONS

- 1 Capstone to match architectural details
- 2 1/2" deep flat-cut-out logo plate, color (red), graphics etched and infilled with (white)
- 3 Sign wall by General Contractor, integral color to match Dunn Edwards DE1037 Nutmeg, Tex•Cote® finish
- 4 1/2" flat cut out letters, color to match Matte Black finish, Adobe Garamond Semibold typeface, stud mounted to wall, 1/4" spacers
- 5 Reveal integral color to match Dunn Edwards DE1038 Ginger Bread, all sides
- 6 Natural stone veneer to match architectural details, all sides
- 7 Footing as required by General Contractor




BUILDING SIGNAGE OVERVIEW : 4,000 Square Foot Building

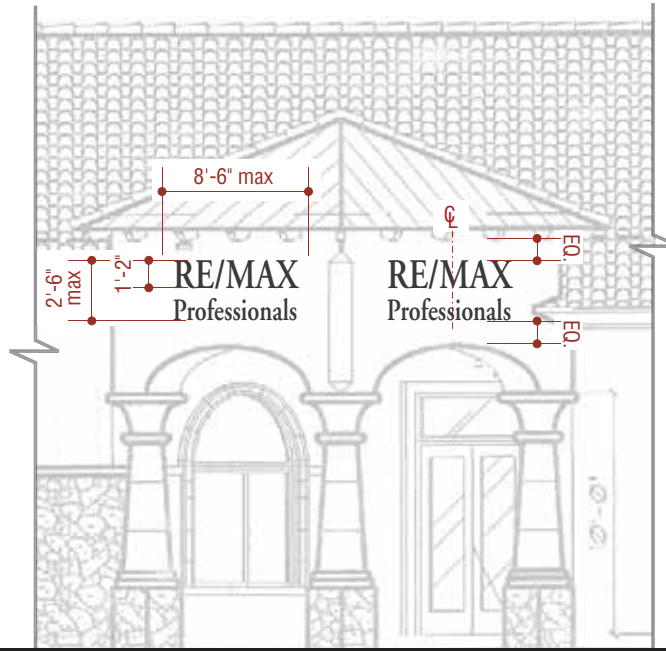


TYPICAL FRONT BUILDING ELEVATION
4,000 Square Foot
Scale: 1/16"=1'-0"



TYPICAL SIDE BUILDING ELEVATION
4,000 Square Foot
Scale: 1/16"=1'-0"

-  **S4 - Tenant/Owner Building Mounted Identification** (see pages 12 and 13 for specifications)
-  **S5 - Tenant/Owner Suite Entry Identification** (see page 25 and 26 for specifications)
-  **S6 - Tenant/Owner Building Address Numbers** (see page 27 for specifications)



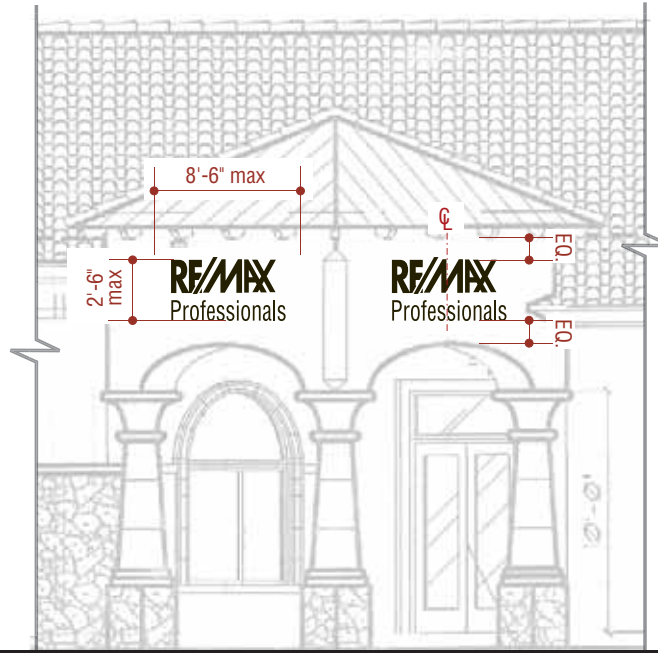
TYPICAL BUILDING FRONT ENTRY ELEVATION
Option 1 - Standard Typeface
Scale: None

OPTION 1 - TENANT BUILDING MOUNTED IDENTIFICATION SIGN SPECIFICATIONS **4,000 Square Foot Building**

- 30" maximum letter cap height
- 3" minimum letter cap height
- Overall tenant name not to exceed 2'-6" overall height
- Overall tenant name length should not exceed 8'-6"

Fabrication:

- Dimensional uniform typeface, Adobe Garamond Semibold
- Halo Illuminated, 2 - 3" deep fabricated metal letters, painted Matte Black finish
- Letters to be individually stud mounted to wall surface with 1/2" minimum stand off



TYPICAL BUILDING FRONT ENTRY ELEVATION

Option 2 - Logotype

Scale: None

OPTION 2 - TENANT BUILDING MOUNTED IDENTIFICATION SIGN SPECIFICATIONS

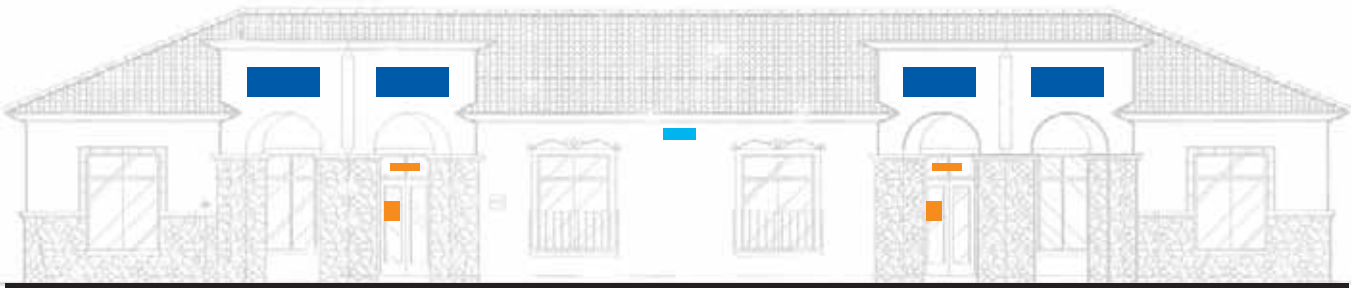
4,000 Square Foot Building

- Logotype not to exceed 2'-6" overall height
- Logotype length should not exceed 8'-6"

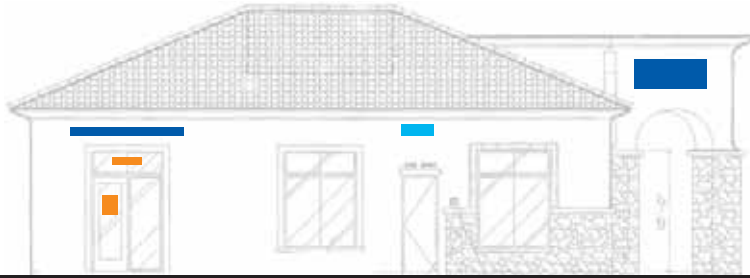
Fabrication:

- Halo Illuminated, 2 - 3" deep fabricated metal logotype, painted Matte Black finish
- Logotype to be stud mounted to wall surface with 1/2" minimum stand off




S6- TENANT/OWNER BUILDING ADDRESS NUMBER SPECIFICATIONS

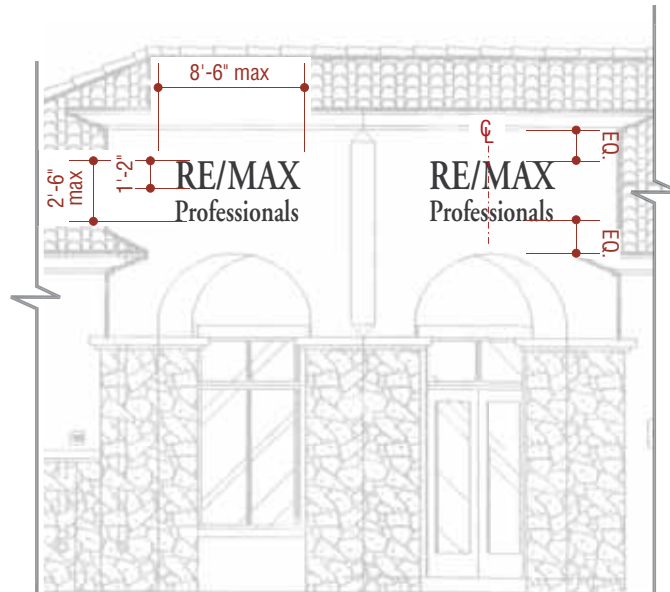


TYPICAL FRONT BUILDING ELEVATION
5,000 Square Foot
Scale: 1/16"=1'-0"



TYPICAL SIDE BUILDING ELEVATION
5,000 Square Foot
Scale: 1/16"=1'-0"

-  **S4 - Tenant/Owner Building Mounted Identification** (see pages 15 and 16 for specifications)
-  **S5 - Tenant/Owner Suite Entry Identification** (see page 25 and 26 for specifications)
-  **S6 - Tenant/Owner Building Address Numbers** (see page 27 for specifications)



TYPICAL BUILDING FRONT ENTRY ELEVATION
Option 1 - Standard Typeface
Scale: None

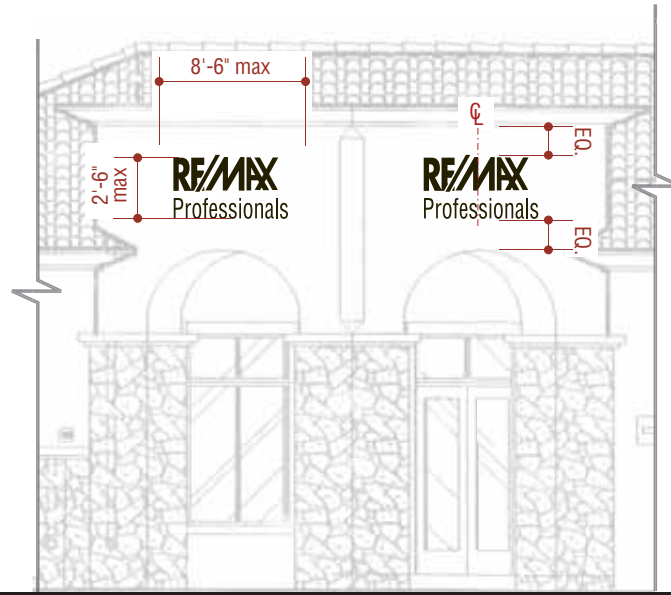
OPTION 1 - TENANT BUILDING MOUNTED IDENTIFICATION SIGN SPECIFICATIONS

5,000 Square Foot Building

- 30" maximum letter cap height
- 3" minimum letter cap height
- Overall tenant name not to exceed 2'-6" overall height
- Overall tenant name length should not exceed 8'-6"

Fabrication:

- Dimensional uniform typeface, Adobe Garamond Semibold
- Halo Illuminated, 2 - 3" deep fabricated metal letters, painted Matte Black finish
- Letters to be individually stud mounted to wall surface with 1/2" minimum stand off



TYPICAL BUILDING FRONT ENTRY ELEVATION

Option 2 - Logotype

Scale: None

OPTION 2 - TENANT BUILDING MOUNTED IDENTIFICATION SIGN SPECIFICATIONS

5,000 Square Foot Building

- Logotype not to exceed 2'-6" overall height
- Logotype length should not exceed 8'-6"

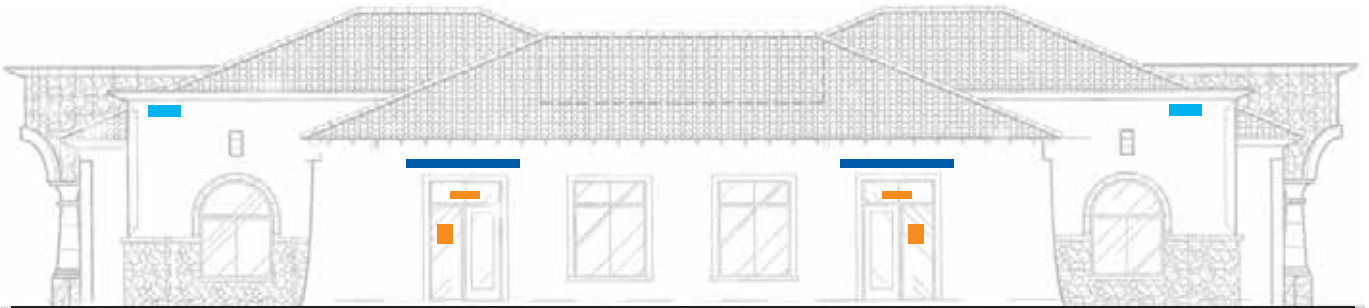
Fabrication:

- Halo Illuminated, 2 - 3" deep fabricated metal logotype, painted Matte Black finish
- Logotype to be stud mounted to wall surface with 1/2" minimum stand off

BUILDING SIGNAGE OVERVIEW : 7,500 Square Foot Building



TYPICAL BUILDING ELEVATION
7,500 Square Foot
Scale: 1/16"=1'-0"

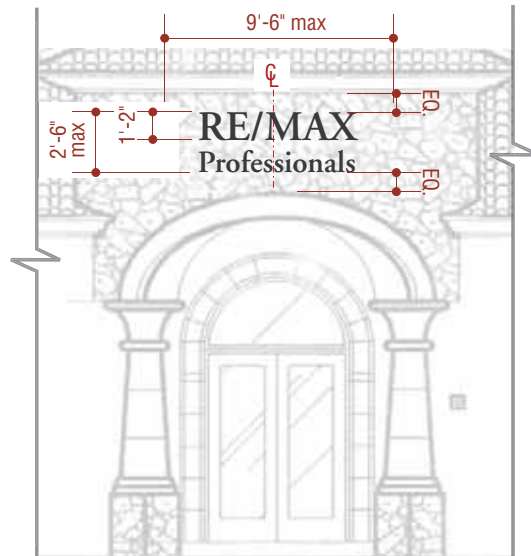


TYPICAL BUILDING ELEVATION
7,500 Square Foot
Scale: 1/16"=1'-0"

 **S4 - Tenant/Owner Building Mounted Identification** (see pages 18 and 19 for specifications)

 **S5 - Tenant/Owner Suite Entry Identification** (see page 25 and 26 for specifications)

 **S6 - Tenant/Owner Building Address Numbers** (see page 27 for specifications)



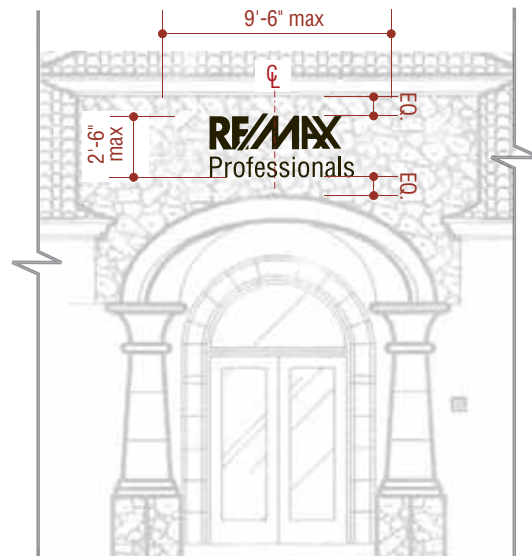
TYPICAL BUILDING FRONT ENTRY ELEVATION
Option 1 - Standard Typeface
Scale: None

OPTION 1 - TENANT BUILDING MOUNTED IDENTIFICATION SIGN SPECIFICATIONS **7,500 Square Foot Building**

- 30" maximum letter cap height
- 3" minimum letter cap height
- Overall tenant name not to exceed 2'-6" overall height
- Overall tenant name length should not exceed 9'-6"

Fabrication:

- Dimensional uniform typeface, Adobe Garamond Semibold
- Halo Illuminated, 2 - 3" deep fabricated metal letters, painted Matte Black finish
- Letters to be individually stud mounted to wall surface with 1/2" minimum stand off



TYPICAL BUILDING FRONT ENTRY ELEVATION

Option 2 - Logotype

Scale: None

OPTION 2 - TENANT BUILDING MOUNTED IDENTIFICATION SIGN SPECIFICATIONS

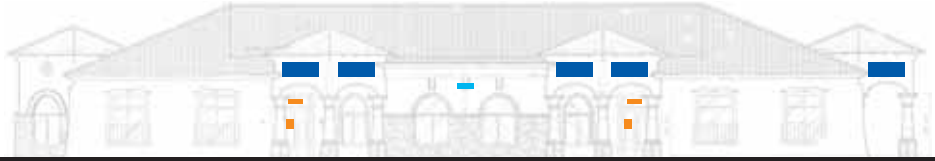
7,500 Square Foot Building

- Logotype not to exceed 2'-6" overall height
- Logotype length should not exceed 9'-6"

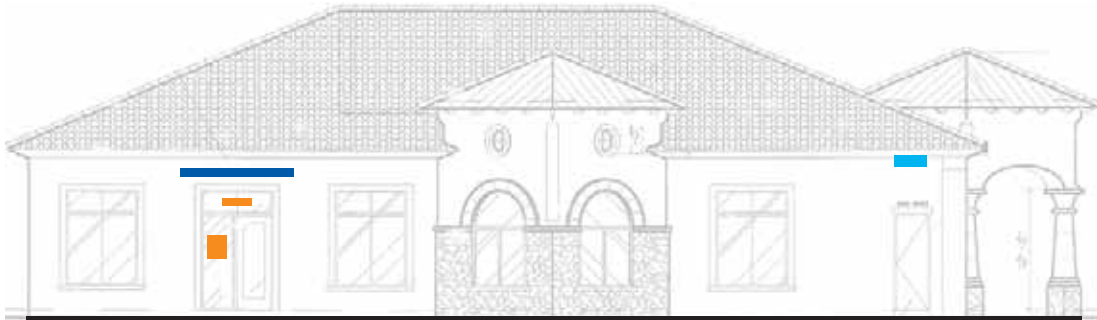
Fabrication:

- Halo Illuminated, 2 - 3" deep fabricated metal logotype, painted Matte Black finish
- Logotype to be stud mounted to wall surface with 1/2" minimum stand off




BUILDING SIGNAGE OVERVIEW : 10,000 Square Foot Building

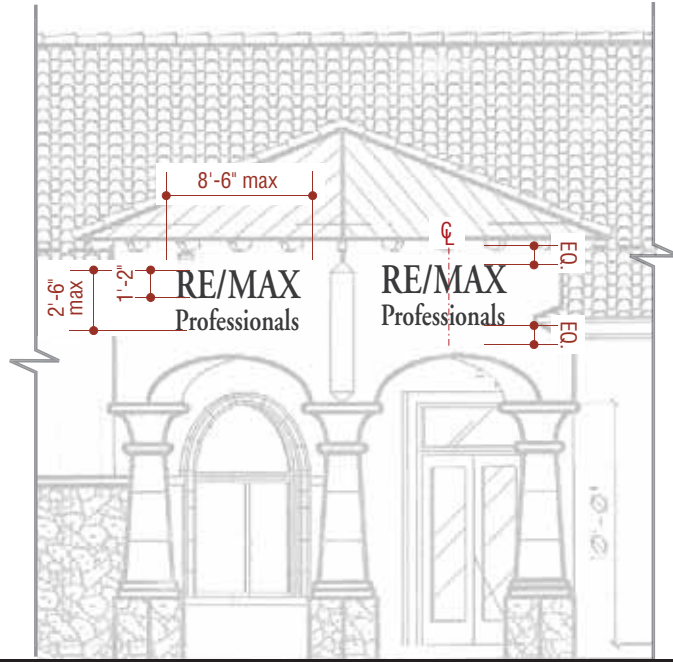


TYPICAL BUILDING ELEVATION
10,000 Square Foot
Scale: 1/32"=1'-0"



TYPICAL BUILDING ELEVATION
10,000 Square Foot
Scale: 1/16"=1'-0"

-  **S4 - Tenant/Owner Building Mounted Identification** (see pages 21 through 24 for specifications)
-  **S5 - Tenant/Owner Suite Entry Identification** (see page 25 and 26 for specifications)
-  **S6 - Tenant/Owner Building Address Numbers** (see page 27 for specifications)



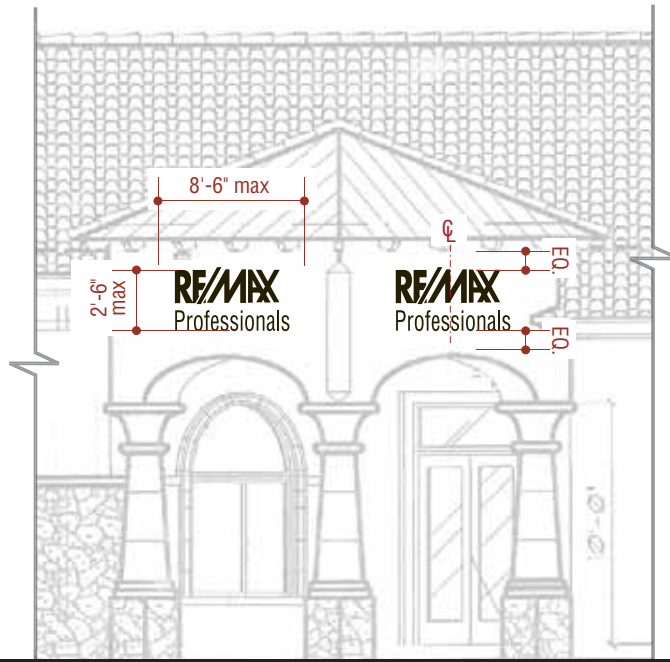
TYPICAL BUILDING FRONT ENTRY ELEVATION
Option 1 - Standard Typeface
Scale: None

OPTION 1 - TENANT BUILDING MOUNTED IDENTIFICATION SIGN SPECIFICATIONS
10,000 Square Foot Building

- 30" maximum letter cap height
- 3" minimum letter cap height
- Overall tenant name not to exceed 2'-6" overall height
- Overall tenant name length should not exceed 8'-6"

Fabrication:

- Dimensional uniform typeface, Adobe Garamond Semibold
- Halo Illuminated, 2 - 3" deep fabricated metal letters, painted Matte Black finish
- Letters to be individually stud mounted to wall surface with 1/2" minimum stand off



TYPICAL BUILDING FRONT ENTRY ELEVATION

Option 2 - Logotype

Scale: None

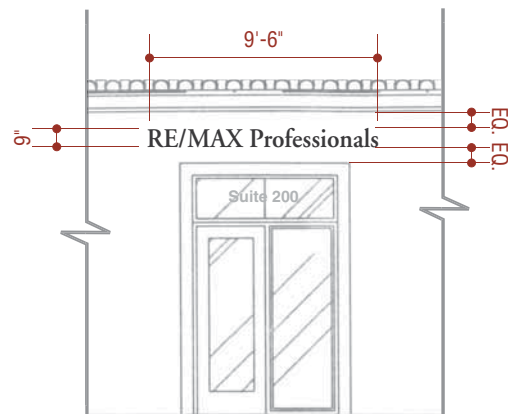
OPTION 2 - TENANT BUILDING MOUNTED IDENTIFICATION SIGN SPECIFICATIONS

10,000 Square Foot Building

- Logotype not to exceed 2'-6" overall height
- Logotype length should not exceed 8'-6"

Fabrication:

- Halo Illuminated, 2 - 3" deep fabricated metal logotype, painted Matte Black finish
- Logotype to be stud mounted to wall surface with 1/2" minimum stand off



TYPICAL BUILDING SIDE ENTRY ELEVATION
OPTION 1 - Standard Typeface
Scale: 1/8"=1'-0"

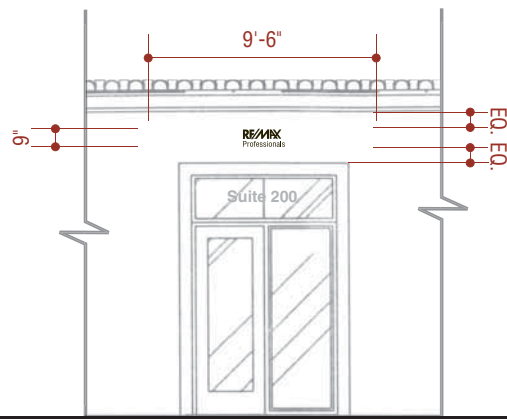
OPTION 1 - BUILDING MOUNTED IDENTIFICATION SIGN SPECIFICATIONS

Side Entry

- 9" maximum letter cap height
- 3" minimum letter cap height
- Logo form not to exceed 9" overall height
- Letter/logo length should not exceed 9'-6"

Fabrication:

- Dimensional uniform typeface, Adobe Garamond Semibold
- 1" deep fabricated metal letters, painted Matte Black finish
- Letters to be individually stud mounted to wall surface with 1/4" minimum stand off



TYPICAL BUILDING SIDE ENTRY ELEVATION
OPTION 2 - Logotype
Scale: 1/8"=1'-0"

OPTION 2 - TENANT BUILDING MOUNTED IDENTIFICATION SIGN SPECIFICATIONS

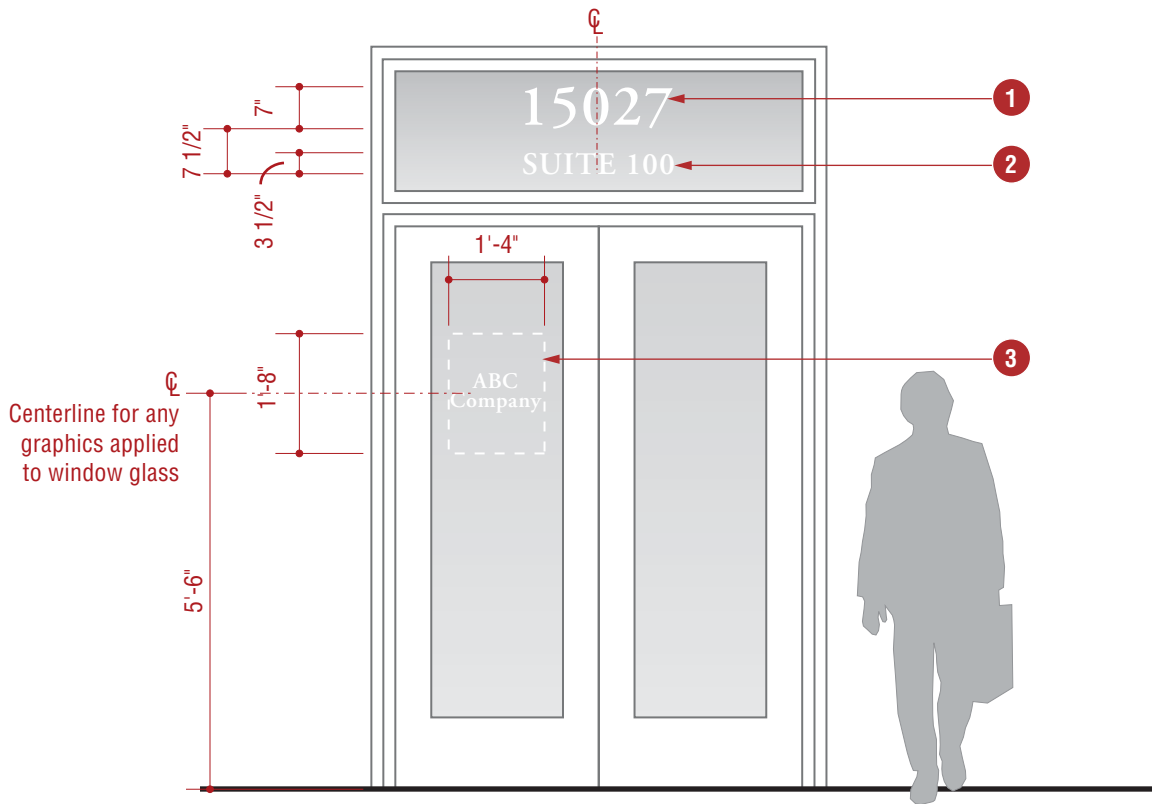
Side Entry

- Logotype not to exceed 9" overall height
- Logotype length should not exceed 9'-6"

Fabrication:

- 1" deep fabricated metal letters, painted Matte Black finish
- Logotype to be stud mounted to wall surface with 1/4" minimum stand off

S5-Main Entry - TENANT/OWNER SUITE ENTRY IDENTIFICATION



TYPICAL MAIN ENTRY ELEVATION

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

TENANT SUITE ENTRY IDENTIFICATION SIGN SPECIFICATIONS

Main Entry

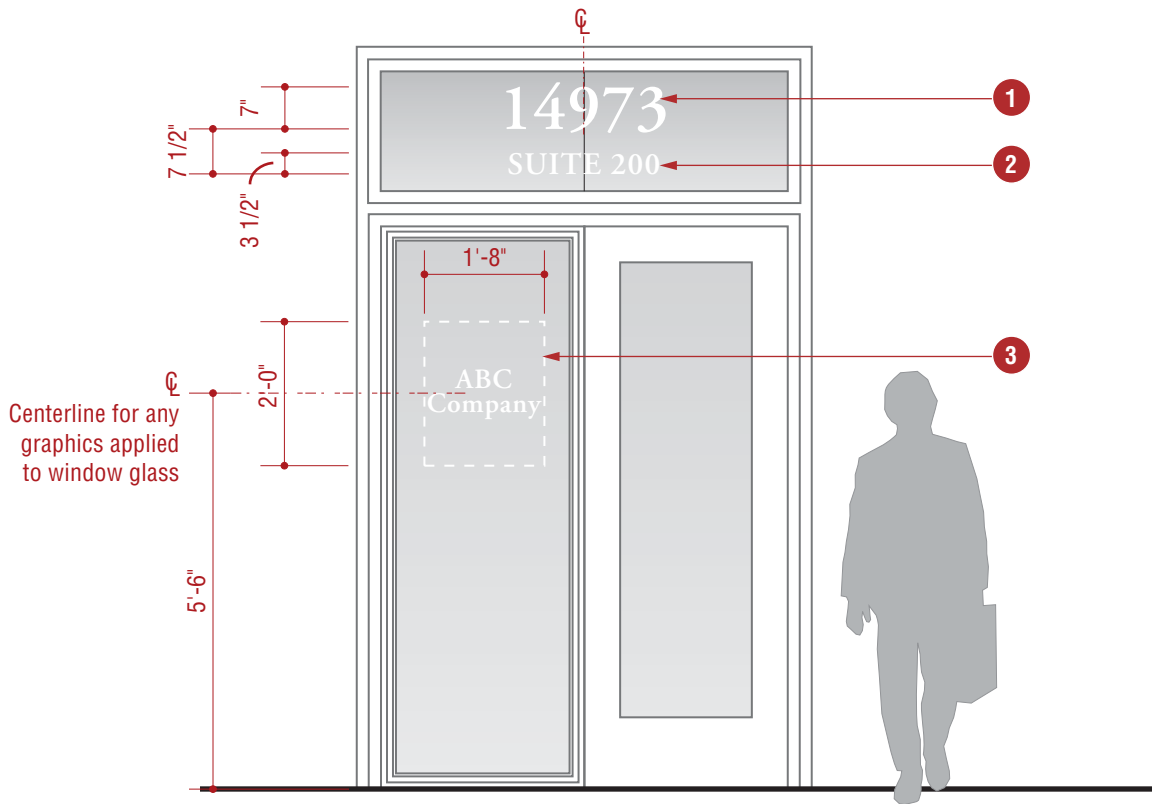
Tenant name and secondary information should be applied to sidelight glass on the door-hinge side of door and be limited in size proportional to the window and average height of the viewer. Information on glass is comprised of three parts:

- 1 Address number, 7" cap height, Garamond Semibold typeface
- 2 Suite identification number, 3 1/2" cap height, Garamond Semibold typeface
- 3 Tenant and Secondary information copy area is a vertical rectangle of 1'-4" wide x 1'-8" high

Fabrication:

First surface applied vinyl, exterior grade, color Matte White

S5-Side Entry - TENANT/OWNER SUITE ENTRY IDENTIFICATION



TYPICAL SIDE ENTRY ELEVATION

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

TENANT SUITE ENTRY IDENTIFICATION SIGN SPECIFICATIONS

Side Entry

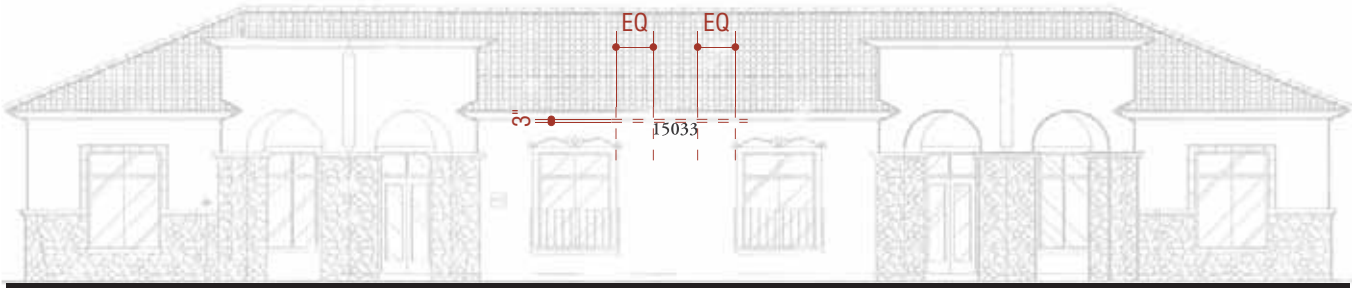
Tenant name and secondary information should be applied to sidelight glass on the door-hinge side of door and be limited in size proportional to the window and average height of the viewer. Information on glass is comprised of three parts:

- 1** Address number, 7" cap height, Garamond Semibold typeface
- 2** Suite identification number, 3 1/2" cap height, Garamond Semibold typeface
- 3** Tenant and Secondary information copy area is a vertical rectangle of 1'-8" wide x 2'-0" high

Fabrication:

First surface applied vinyl, exterior grade, color Matte White

S6 - TENANT/OWNER BUILDING ADDRESS NUMBERS SPECIFICATIONS



TYPICAL FRONT BUILDING ELEVATION
5,000 Square Foot
Scale: 1/16"=1'-0"



TYPICAL BUILDING ADDRESS NUMBERS - DETAIL
Scale: 1" = 1'-0"



TYPICAL BUILDING ADDRESS NUMBERS -SIDE VIEW
Scale: 1" = 1'-0"

TENANT/OWNER BUILDING ADDRESS NUMBER SPECIFICATIONS

Fabrication:

- 1" deep fabricated metal numbers
- Numbers to be painted to match Matte Black
- Numbers to be individually flush mounted to building facade