Centre & Higley

Master Sign Package

### Higley & WilliamsField Rd., LLC

9440 Santa Monica Blvd. Beverly Hills. CA 90210 Suite 206

**Higley - Comp** 

2473 S. Higley - Gilbert, AZ

### Prepared by:



## Centre at Higley and Williams Field COMPREHENSIVE SIGN PROGRAM Sign specifications and Requirements

The purpose of this Comprehensive Sign Program is to create a graphic environment that is individual and distinctive in identity for the merchant and also compatible with other signs within the Property. The total concept should give an impression of quality and professionalism, as well as, instill a good business image.

The following specifications shall be used for the design of all signage within the Property; however, in all cases, final written approval by Centre at Higley and Williams Field is required prior to manufacturing and installation of all signs.

For purposes of this Comprehensive Sign Program, any reference herein to "Owner" shall also include all tenants, subtenants, licensees and other occupants of Owner's Parcel.

**PROCEDURE**: All signage drawing proposals will be submitted in three (3) copies to Higley and Williams Field, LLC for written approval, prior to application for sign permit from the Town of Gilbert.

### NOTICE:

WRITTEN APPROVAL AND CONFORMANCE WITH THE REQUIREMENTS SET FORTH HEREIN DOES NOT IMPLY CONFORMANCE WITH APPLICABLE LAWS, CODES, RULES, AND REGULATIONS PROMULGATED BY THE TOWN OF GILBERT OR ANY OTHER APPLICABLE GOVERNMENTAL AGENCY OR BODY (COLLECTIVELY, THE "LAWS"). ALL SIGNAGE LOCATED WITHIN THE PROPERTY SHALL BE APPROVED IN WRITING BY DECLARANT AND SHALL COMPLY WITH THE APPLICABLE LAWS, RECEIPT BY OWNER OF A SIGN PERMIT AND NOTIFICATION BY OWNER TO VISTA DEL ORO MUST BE RECEIVED PRIOR TO MANUFACTURING AND INSTALLATION OF ANY SIGNAGE.

### A. GENERAL PROVISIONS

- 1. All signs and signage programs must conform to the requirements of this Comprehensive Sign Program, the Town of Gilbert, and all applicable Laws. Applications and submittals for signage permits shall be per the Town of Gilbert's procedure and requirements.
- 2. Signs shall identify the person or company operating the use conducted on the **Parcel or Suite**. No off-premises advertising is permitted.

### B. GENERAL REQUIREMENTS

- 1. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, painted or affixed in any manner to any part of the building exterior except as approved in writing by Higley and Williams Field Road, LLC.
- 2. Each Owner shall defend, indemnify and hold Higley & Williams Field Road, LLC harmless for, from, and against all claims, costs (including attorneys' fees, expert witness fees and other litigation related costs), damages, expenses, liabilities and losses arising from the installation, maintenance and repair of Owner's signs.
- Each electrical sign, and the installation thereof, shall comply with all applicable Laws.
- 4. Owner 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 applicable Laws. 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 Owner's proper firm name and shall not include the names of items, goods, products, or service lines. The use of a crest, shield, logo, or other established corporate insignia or modifier which has been displayed or associated with Owner's firm name shall be permitted subject to Higley and Williams Field, LLC written approval.
- 8. Any sign that does not conform with the requirements of this Comprehensive Sign Program or was not approved by Higley and Williams Field Road, LLC as required hereby shall be immediately removed or brought into conformance at the Owner's expense.
- a. Signs with penetrations falling above roof line must seal wiring using a raceway rear.
  - b. Landlord reserves the right to modify this criteria at any time.

### C. TYPE OF SIGN

1. All signs shall contain individual, pan channel, internally illuminated, wall mounted letters. Letters are not to be on a background and shall not be mounted on an exposed raceway.

### D. SPECIFIC REQUIREMENTS FOR BUILDINGS SIGNAGE

### 1. SIZE OF SIGN

- a. Depth 5"
- b. Horizontal Length: The overall length of spread of letters shall not exceed 80% of SIGN BAND
  - c. Vertical Height: Sign may not exceed 80 % of SIGN BAND height
- d. Overall size of each sign allowed may be 1.5 square feet in size per foot of frontage on the same elevation. Cabinet Signs will be limited to six square feet.

### E. LIGHTING

- 1. All lighting shall be illuminated with L.E.D.s or neon
- 2. All electrical will be U.L. or equivalent approved.
- 3. Primary copy (store name) is required to be lighted. Illumination of secondary copy such as crests, shields, logos, established corporate insignias, or any other modifiers is subject to Higley and Williams Field Road, LLC written approval.
- 4. Penetration of structure and graphics beams shall be kept to a minimum and must have proper insulation for voltage cable and must be approved in writing by Higley and Williams Field Road, LLC.
- 5. L.E.D. Power supplies shall be concealed behind fascia and mounted in metal boxes.

### F. **DETAIL DRAWING**

- 1. Three copies of a complete and detailed drawing by Owner's sign company shall be submitted to Higley and Williams Field Road, LLC for final review and written approval.
- 2. Elevation of building fascia and sign shall be drawn using a minimum 1/4" to 1" scale.
  - 3. Drawing shall indicate the following specifications:
    - a. Type, thickness, and color of plexiglass type of material used for backs, returns, and trim caps, including color

- b. Finish used on returns
- c. Type of illumination and mounting method
- 4. Drawing must include fascia cross section showing electrical connections.

### G. WINDOW SIGNAGE

- 1. Window signs shall not exceed two (2) square feet and shall be limited to store name, hours of operation, and phone numbers. Any other variations must be approved by Higley and Williams Field Road, LLC in writing.
  - 2. Window signs to be crafted in a professional manner.

## H. BANNERS, OR TEMPORARY SIGNS WILL NOT BE PERMITTED WITHOUT APPROVAL BY HIGLEY AND WILLIAMS FIELD ROAD, LLC.

#### I. ADDRESS SIGNS

1. Each store is required to display a street address and suite number above the storefront door and service door constructed of four (4) inch white exterior vinyl.

### J. THE FOLLOWING ARE NOT PERMITTED

- 1. Roof signs.
- 2. Cloth signs or streamers hanging in front of business without landlord approval.
- Exposed seam tubing.
- 4. Animated or moving components.
- 5. Intermittent or flashing illumination.
- 6. Iridescent painted signs.
- 7. Letter mounted or painted-on illuminated panels.
- 8. Signs or letters painted directly on any surface.
- 9. Signs will not be permitted to be installed or placed along perimeter of Property.

### K. AUTHORIZED SIGN VENDORS

Higley and Williams Field Road, LLC has authorized the following sign companies to do

work at Higley and Williams Field Road, LLC. Only these sign vendors are authorized to do any work at the site. Higley and Williams Field Road, LLC may replace or modify this list of vendors without notice at anytime at its option.

Bootz and Duke Signs Royal Signs Young Electric Sign Co.

### L. SIGNAGE REMOVAL

Upon the event your sign must be removed, Higley and Williams Field Road, LLC must approve your efis repair contractor.

If you have any questions please call: Charlie Gibson Bootz and Duke Sign Company 4028 W. Whitton Ave Phoenix, AZ 85019 Phone: 602-272-9356/Fax: 602-272-4608

Charlie@bootzandduke.com

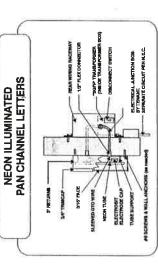


CONSTRUCTION
.063" ALUMINUM CONSTRUCTION.
5" DEEP RETURNS, .040" CLC, COLOR AS PER TENANT. 3/4" TRIM CAP, COLDR AS PER TENANT...

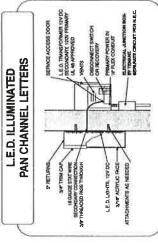
MOUNT FLUSH TO WALL

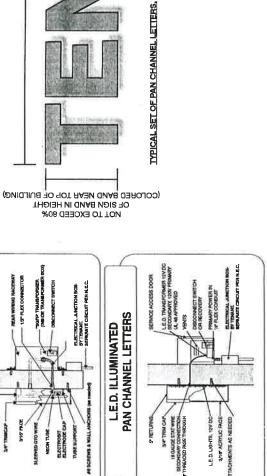
FACE 3/16° SG ACPYLIC, COLOR AS PER TENANT.

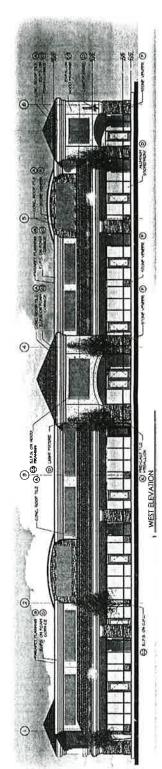
ILLUMINATION LE.D.S. OR NEON-SINGLE OR DOUBLE STROKE. 1 STROKE PER 4" WITH REMOTE TRANSFORMER.



NOT TO EXCEED 80% LEASED FRONTAGE







COMPRESSENSIVE SIGN PROGRAM - HIGLEY - 2473 S. Higiey - Gilbert AZ

b.

# 2. THE SLOPE OF FLELIC WALKS SHALL NOT EXCEED MAXIMUM GROSS SLOPE **LEGAL DESCRIPTION** KOYD COLT EXISTING ZOMING - COUNTY COMMERCIAL & R1-43 ROAD FIELD WILLIAMS MASTER SITE PLAN GAOR HICLEY

**ACCESSIBILITY NOTES** 

COMPREHENSIVE SIGN PROGRAM - HIGLEY - 2473 S. Higley - Gilbert, AZ

### CONSTRUCTION

.063" ALUMINUM CONSTRUCTION. 5" DEEP RETURNS, .040" CLC, COLOR AS PER TENANT. 3/4" TRIM CAP, COLOR AS PER TENANT..

### **MOUNTING**

MOUNT FLUSH TO WALL.

### **FACE**

3/16" SG ACRYLIC, COLOR AS PER TENANT.

### ILLUMINATION

L.E.D.'S, OR NEON- SINGLE OR DOUBLE STROKE. 1 STROKE PER 4" WITH REMOTE TRANSFORMER.

