Cottonwood Professional Plaza Sign Criteria
690 – 730 N. Cooper Road

For the purpose of establishing guidelines for the proposed sign package, Planned Community Commercial (CC district zoning requirement sections have been followed.

Project Narrative
Cottonwood Professional Plaza is a unique professional office complex located at the southeast corner of Guadalupe Road and Cooper Road. The project comprises a total of 4.97 acres. It consists of five single story professional office buildings ranging in size from 5,400 square feet to 7,500 square feet, for an approximate of 34,800 (+/-) square feet.

Building architecture utilizes traditional materials such as stone, tile and stucco combining them in a contemporary blend of Southwest and Tuscan architecture. There are two entrances into Cottonwood Professional Plaza that features traditional desert landscape.

Sign Function and Design Theme

Signage is created to provide identification and wayfinding using a hierarchy of signage. Major project identification (Sign Type A) is provided at the north entry along Cooper Road. The signage is integrated into architectural entry features utilizing materials in the building process and is internally illuminated. The main monument sign (Sign Type A) are provided with tenant/user identification, to facilitate visitors progressing more directly to their destinations.

Internal to the project, directory sign (Sign Type B) have been provided, oriented to the main entry drive, to identify each of the buildings. Once the user is orientated to the proper building this directory sign will allow visitors to progress through the internal driveways and onto the specific suites.

The plan identifies areas on each building elevation where tenant/occupant identification may be placed. The envelopes shown on the building elevations are general sign locations, although restrictions are proposed in the Building Wall Sign Standards (see section) to ensure that no building elevation will be saturated with signage. Building signage will be limited. The color ~~of wall mounted signage shall generally be limited to a standard palette of brushed aluminum or bronze.~~

Colors to be open with approval of Landlord/ Architectural Review Committee or Property Owners Associated. 1/14/20

The materials used in the construction of the signs are directly related to the buildings nearby and their materials, colors, and textures. The use of stone and architectural features, used in the architecture process all provide additional inspiration for the sign design theme.

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Included in the Comprehensive Sign Plan are (1) main entrance monument (Sign Type A) and (1) directory sign (Sign Type B). The specifications for these signs are set forth in the following exhibits. Also included are the building wall sign requirements, as follows:

Building Wall Sign Standards

All sign shall be placed within a sign envelope designated on the elevation drawings included in the exhibits hereto. Not more than one occupant sign may be placed in each sign envelope. Wall signs will be restricted to identifying the person, firm, corporation or products and/or services offered specifically at this location. All signs shall comply with the following:

1. Sign area for each Occupant wall sign shall be limited to a maximum of the sign envelope shown or as calculated. The allowable sign area is determined based on the tenant suite length multiplied by the multiplier (1.5) since the project is greater than 75' from the ROW.
2. Envelopes available per occupant are defined in the table below:

Building Wall Sign Envelope Schedule Table

Occupants Occupying	75%- 100%	Maximum of 3 sign envelopes
Occupants Occupying	50% - 74%	Maximum of 2 sign envelopes
Occupants Occupying	21% - 49%	Maximum of 1 sign envelope, unless otherwise Approved by declarent or Cottonwood Plaza Association
Occupants Occupying	0% - 20%	May or may not get to a maximum of 1 sign envelope As approved by declarent or Cottonwood Plaza Association

3. Occupant may occupy a maximum of 3 sign envelopes, subject to Declarent or Cottonwood Plaza Association approval.
4. Occupant's signage may not exceed envelopes size as defined in envelope schedule.
5. Declarant or Cottonwood Plaza Association to approve sign envelope for each Occupant.
6. All signs to be halo-illuminated with white "Sloan" LED. This method of lighting is accomplished by installing LED's inside or behind the letter, mounting the letter 1" off of the substrate surface allowing the letters edges to "glow". The source of illumination is shielded from view.
7. Signs constructed of aluminum, reverse pan channel, individual letters
8. Letter returns to be 3" – 5" deep
9. No exposed hardware or fasteners allowed.
10. No exposed conduit or raceways may be used. All conductors and transformers must be concealed.
11. 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.

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12. Letter color must be either non-directional, brushed aluminum with clear coat or bronze 313E based upon color of building, Declarent or Cottonwood Professional association must approve.
13. Letter return color to match face.
14. All penetrations of the building shall be neatly sealed and kept in a watertight condition. 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 at the Occupant's expense.
15. Locations of all signs are shown and approved in this comprehensive sign plan.
16. Signage restrictions for buildings adjacent to residential land uses. The west elevation of Building 2, the west elevation of Building 3, the west and south elevations of Building 4 and the south elevation of Building 5 have signage restrictions. Restrictions are as follows:
    - may not be lit
    - may not be larger than 16 square feet
    - may not be higher than 14' from grade on the face of the building
17. The Cottonwood Plaza Association reserves the sole right to interpret, enforce and administer the terms and conditions of the sign criteria and all related documents and policies.
18. Signage maintenance is the sole responsibility of the occupant/tenant.
19. Signage installation to completed by licensed contractor.

Entry Door/ Side Lite Sign Standards

1. All materials are to be #220-10 white, front cut, high performance 3M Scotchcal vinyl.
2. Area of window signs not to exceed 25% of the total window area.
3. Window signage limited to Tenant/User names, hours of operation and telephone number, except otherwise approved by Landlord.

Temporary signage

All temporary signage including window mounted, painted, and special event banners will be dependant on approval from Declarent or Cottonwood Plaza Association and will require appropriate permit thorough Town of Gilbert.

Building Address/Identification Standards

All buildings shall have one non-illuminated (1) building address identification per elevation. Each address character shall be ¼" deep, F.C.O. black acrylic characters, optima font style. The character height shall be 6". Building address identification and locations shall comply with exhibits contained within comprehensive sign plan.

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Major Monument Sign (Sign Type A)

This is the main project identification sign for the entire property. The sign is 84" tall and 10' – 6" long and consists of the following:

- Double-sided.
- Internally illuminated
- Masonry style sign with cultured stone veneer.
- Metal construction textured and painted to match the dark building color, Frazee 8316N Black Burgundy.
- Text for name of plaza to be constructed from ½" push through clear acrylic letters with clear returns.
- Copy to read: "see attached shop drawing.
- 3 ½" tall, white address numerals (non-illuminated).

One (1) freestanding identification sign is permitted since the parcel has less than 600 linear feet of street frontage (Section 4.407C2).

1. Such signs shall identify the center only, and shall not be counted in the total aggregate sign area for the individual business identification.
2. Monument sign must be set back 3' from the property line/ROW and outside of visibility triangles.
3. A freestanding sign identifying an individual business rather than the center shall be obtained only by the approval of the Town of Gilbert with the Final Plan of Development.
4. Sign permit required.

Sign to be installed on the south side of the northern most entrance to the property off Cooper Road

Directory sign (Sign Type B)

This is the main directory sign for the entire property. The sign is 65" tall and 48" wide and consists of the following:

- single-sided.
- Non-illuminated
- Masonry style sign base with cultured stone veneer.
- Metal construction textured and painted to match the dark building color, Frazee 8316N Black Burgundy.
- Site plan and layout produced on 3M control tac digital medium
- Sign permit required

One (1) freestanding directory sign is permitted per every 5 tenants

Sign to be installed in landscaped area between buildings 1 and building 5.

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