

Scottsdale Quarter OO OO

APPROVED

12/18/08
DATE


INITIALS

Master Site Signage Program

December 10, 2008

3-MS-2008
12/11/2008

Contact Information

City of Scottsdale

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Project Information

Project Name: **Scottsdale Quarter**

Project Address: **15101 N. Scottsdale Rd
Scottsdale, AZ**

Zoning: **PRC**

A.P.N.: **215-56-056C, 215-44-001D**

Quarter Section: **35-44, 35-45**

DRB number: **10-DR-2007**

3-MS-2008
12/11/08

Signage and Graphics Q

Introduction

Scottsdale Quarter is intended to look, work and feel like a premium shopping district, of which the tenant signs are a vital contribution. Uncontrolled signs can quickly create a visual and verbal jungle and fail in their goal to communicate effectively, in turn undermining overall cohesiveness.

Master Sign Package

The intent of the Master Signage Package is to produce a consistent collage of signs that tastefully inform, delight and stimulate the shopper while fitting in seamlessly with the context of the environment.

Due to the variety of architectural treatments within Scottsdale Quarter, each storefront sign will be carefully considered in relationship to its particular location.

What may be appropriate in one location may not work in another. All sign materials must be consistent with the design theme, enhancing the storefront and evoking a positive retail image as well as reinforcing the high contrast of color present throughout the project renovation. Each proposed sign will be evaluated on its originality and compatibility with the neighboring signs, and its overall image within Scottsdale Quarter.

The following sign types will be part of the master plan:

1. Suspended Canopy Sign (T1)
2. Standing Canopy Sign(T2)
3. Projecting Sign (T3)
4. Building Wall Sign (T4, T5, T6)
5. Fascia/Glass Mounted Sign(T7)
6. Window Signs & Graphics (T8)
7. Awning Sign (T9)
8. Printed Menu Display (T10)
9. Banners (T12)
10. Stop Sign w/ Street Name
11. Stop Sign w/ Direction
12. Directory Sign
13. Column Sign
14. LED Garage Counter

Sign permits will be required for all signs.

The Landlord reserves the right to disapprove any sign design which is not compatible with these criteria and the aesthetics of Scottsdale Quarter. Exceptions to these specifications are extremely rare and may be considered if, in the Landlord's opinion, the sign design is of exceptional merit and architectural quality. Such exceptions must be approved in advance by the Landlord. As with all undertakings, the ultimate success of Scottsdale Quarter depends on the positive contributions of all participants.

3-MS-2008
12/11/08

Signage Archetypes

Type 1: Suspended Canopy Signs



Type 2: Standing Canopy Signs



Type 3: Projecting Signs



3-MS-2008
12/11/08

Signage Archetypes

Type 4-6: Building Wall Signs



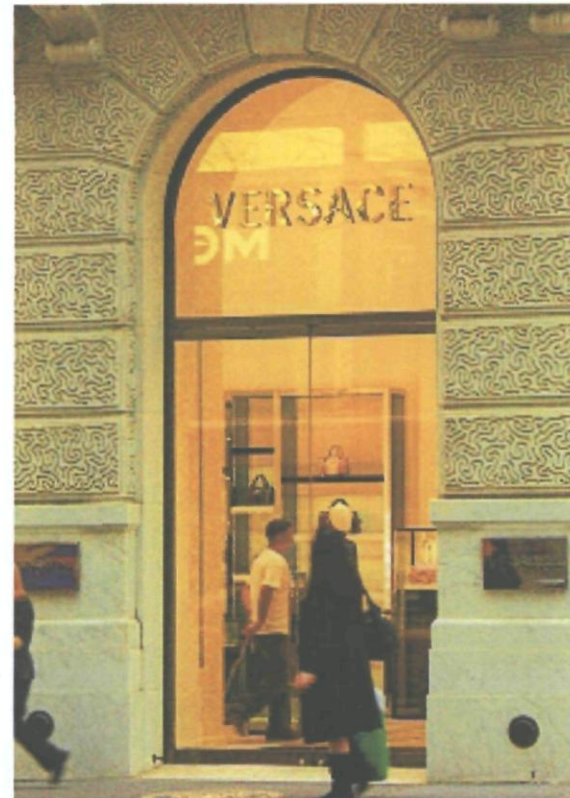
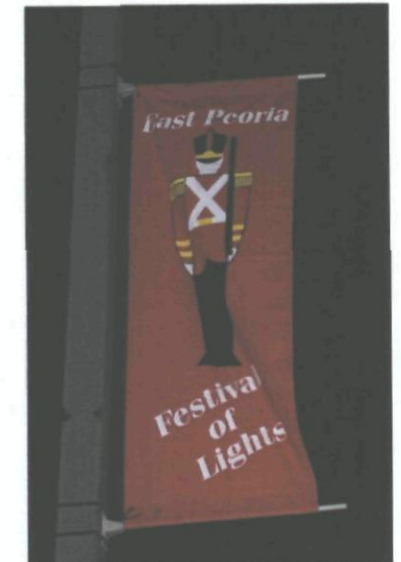
Type 8: Window Signs & Graphics



Type 9 : Awning Signs

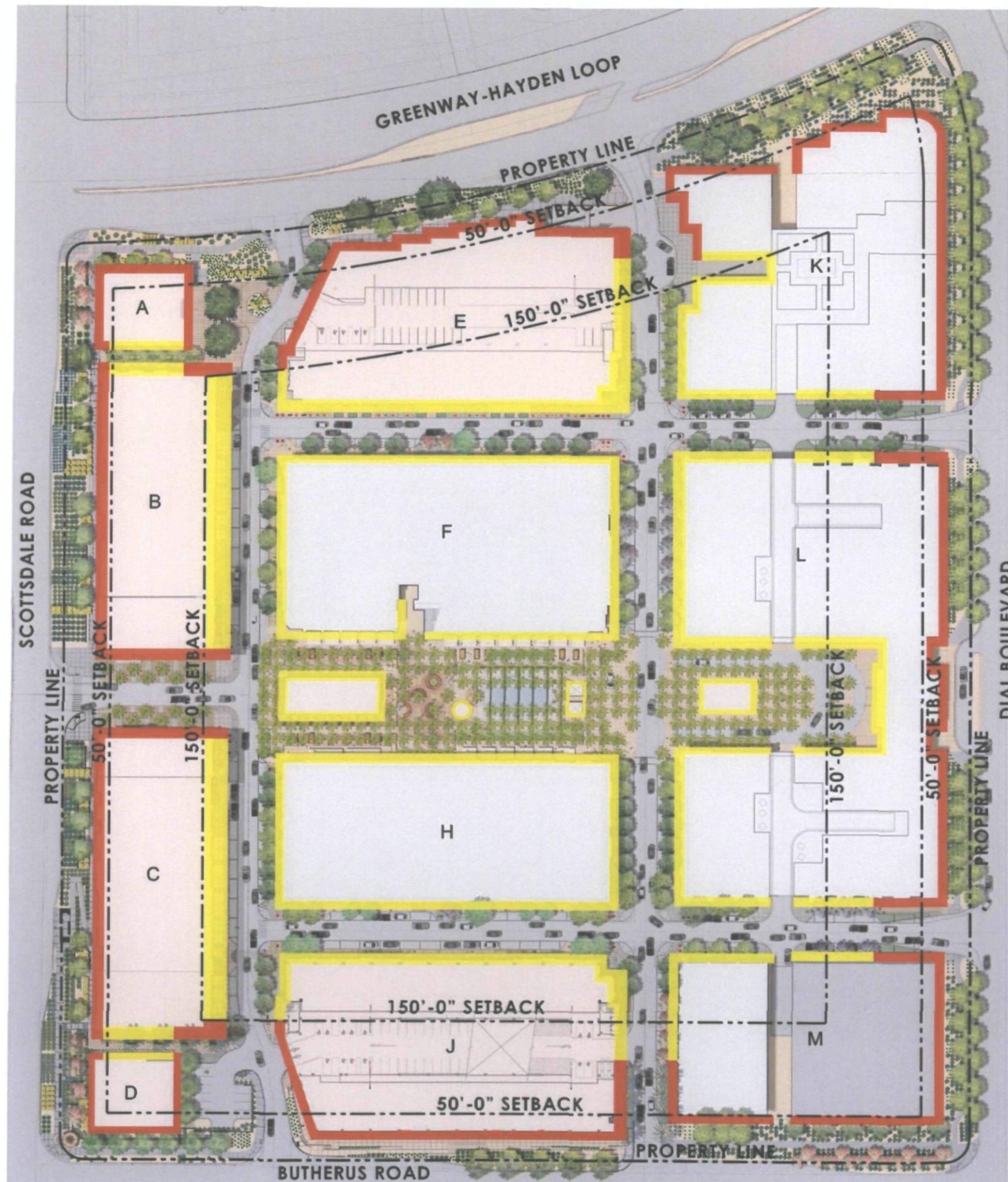


Type 12: Banners



3-MS-2008
12/11/08

Site Signage Locations



All sign types are permitted.



RESTRICTED - all sign types are permitted EXCEPT T3 - Projecting Signs.

• All T12 Banner Signs must be located BEHIND the 50'-0" setback line.

• All Directory Signs must be located BEHIND the 150'-0" setback line. Any advertising must be oriented to the INTERIOR of the project.

All tenants with one (1) elevation facing a public street and a second elevation facing interior to the project are allowed a sum total sign area of two (2) square feet for each one (1) lineal foot of building frontage.

• All other tenants are allowed a sum total sign area of one and one-half (1 1/2) square feet for each one (1) lineal foot of building frontage.

3-MS-2008
12/11/08

1.1 Signage Program

1.1.1 PROJECT SIGNAGE STANDARDS

1. Project signage shall be governed by the City's sign code. All such signage is subject to the prior, written approval of the Landlord.
2. All signage must meet structural and construction standards.
3. All signage shall be installed by a licensed sign contractor or a licensed Class A or Class B contractor.
4. All electric signage shall require separate electrical sign permits.

1.1.2 CONFLICTS

In the event of a conflict between the Tenant Design Criteria Manual and this Master Signage Program for Scottsdale Quarter the Master Signage Program shall supersede the Tenant Design Criteria Manual.

1.1.3 GENERAL SIGNAGE REQUIREMENTS

1. Imaginative sign layouts are encouraged. Adaptation of current sign practices may be necessary in order to comply with these criteria.
2. Landlord approval of sign shop drawing submittal is required prior to fabrication or installation. In accordance with City requirements, all signage must comply with

the City of Scottsdale's sign ordinance.

3. Sign wording is limited to the Tenant's trade name and shall not include specification of merchandise sold or services rendered, regardless of the Tenant's legal name. Corporate crests, logos or insignia may be acceptable pending the Landlord's approval and provided they are part of the Tenant's name.
4. Signs shall be integrated into the building architecture and be compatible with the color and material palette of the individual tenant. Letter size and location must be proportional to the overall storefront design and in compliance with design district criteria. Note: letter dimensions of greater proportions may be considered if, in the Landlord's opinion, the sign design is of exceptional merit and architectural quality.
5. Signs are to remain on during shopping center business hours. Signs are to be controlled by a time clock and must be on a separate circuit from other lighting.
6. Advertising placards, banners, pennants, names, insignia, trademarks and other descriptive material may not be attached to the storefront or glazing.
7. Signs can be externally illuminated, halo-illuminated or internally illuminated, depending upon the sign type. Halo-

illuminated components must be contained wholly within the depth of the letter.

8. All illuminated signs shall be required to meet the standards set forth in the City of Scottsdale lighting ordinance and sign code.
9. Premium quality fabrications are required. Hums, flickers and light leaks are not permitted. Attachment devices, bolts, clips, threaded rods, fasteners, tubes, raceways, conduit and other mechanisms are to be concealed from view or painted to match mounting surface.
10. All required labels must be inconspicuous with the exception of permit labels which must be permanently adhered in a visible and accessible location at the time of inspection in accordance with the City of Scottsdale's sign ordinance, section 8.308.
11. The following sign types are encouraged:
 - Reverse-pan channel neon (for halo lighting)
 - Internally-illuminated routed wall plaque with frosted Plexiglass letters pushed through
 - Edge-lit, sandblasted glass (continuous edge light source, no spotlights)
 - Cast metal letters, raised or flush with fascia surface.

- Screen-printed glass or metal panels
- Indirect illumination on non-internally illuminated signs
- 12. Grommets with backing are to be provided at fascia or other penetrations.

1.1.4 PROHIBITED SIGNS

The following signs are prohibited:

- Exposed neon and neon recessed in open metal channel letters. Glare from neon is also not allowed. Only reverse-pan channel neon (for halo lighting) is allowed. Rheostat controls are to be integral with transformers for Landlord adjustment.
- Vacuum formed or injection-molded plastic signs
- Cabinet, box or "can" signs with illuminated translucent backgrounds and silhouetted letters
- Temporary or "sales" signs attached to storefront
- Freestanding tripod signs or freestanding "sandwich board" signs
- Flashing, scintillating, moving, sequencing, audible or odor-producing signs
- Paper, cardboard and Styrofoam signs
- Credit card and advertising placards, decals, stickers or trademarks.
- Manufacturer labels
- Carpet or rubber entry mat signs

- Internally illuminated awnings
- Other signs deemed unsuitable by the Landlord

3-MS-2008
12/11/08
7

1.2 Sign Design Criteria

1.2.1 CALCULATING ALLOWABLE SIGN AREA

1. The sum total sign area allowed for each tenant is one and one-half (1 1/2) square feet for each one lineal foot of building frontage.

2. A tenant with one (1) elevation facing a public street and a second elevation facing interior to the project is allowed a sum total sign area of two (2) square feet for each one (1) lineal foot of building frontage.

1.2.2 INDIVIDUAL SIGN AREA CALCULATION

Under the definition of "Sign Area" in section 8.200 in the City of Scottsdale's Sign Ordinance, the area of any sign that has individual letters is the area enclosed within the smallest regular geometric figure needed to completely encompass all letters, insignia or symbols of the sign, calculated at 90% area. For signs other than individual letters, words, insignias or symbols, the area is the total area of the face or the total area within the outer edge of any existing border of the sign.

In the case of an irregularly shaped sign or a sign with letters or symbols directly affixed or painted on the wall of a building, the area of the sign is the entire area within a single continuous rectilinear perimeter of not

more than eight straight lines enclosing the extreme limits of any writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part or background of the display if used to differentiate such sign from the backdrop of structure against which it is placed. But if a freestanding sign structure is not a fence which functions as such, the sign area shall be the area of the entire structure.

While there are several sign types outlined in this manual, it is discouraged that a single tenant use all of the allowable sign types to identify its space.

EXAMPLE:



1.2.3 SIGN LIGHTING

1. Electrical service to Tenant's signs shall be from Tenant's electrical service and on a 24-hour time clock, operating times to be determined by Landlord.

2. All proposed lighting schemes shall be included in Tenant's submission to Landlord for approval prior to construction or installation.

3. All external sign lights must be aimed downward. Lights shall not emit light or project light in an upward manner.

4. All illuminated signs shall be required to meet the standards set forth in the City of Scottsdale's lighting ordinance and sign code.

5. The Tenant is responsible for all signs, permits, power sources, connections and installations.

6. All raceways, transformers, ballasts, o.k. housings, conduit, boxes, electrode boxes and other wiring shall be concealed from public view.

7. Exposed crossovers between letters or words are not permitted.

8. Metal sign material, fastenings and clips of all types shall be hot-dipped galvanized iron, stainless steel or brass. Black iron materials of any type are not permitted.

9. Labels on exposed sign surfaces are not

permitted, except those required by local ordinances. Any required labels must be inconspicuous.

10. All electrical sign components must be U.L. rated.

3-MS-2008
12/11/08

1.3 Storefront Signs

1.31. SIGN TYPE TI:

SUSPENDED CANOPY SIGNS

Double-sided suspended canopy signs may occur in locations where the Landlord has provided architectural canopies as part of the base building. Armature for suspended canopy signs should be constructed as a rigid element, not allowing the sign to swing. Suspended signs should display the tenant's unique identity (logo) while evoking the sense of contemporary high craftsmanship and design sensitivity. The tenant shall submit the design of the proposed logo application on the standardized sign for review according to the procedures outlined.

One (1) suspended canopy sign is permitted per store frontage.

Size: Max. 6ft. x 2ft.

Illumination: Projecting signs may be externally illuminated with appropriately designed lighting outriggers.

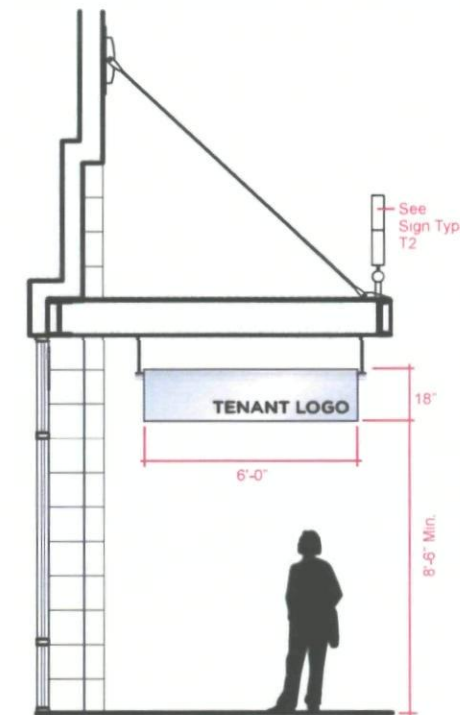
Mounting restrictions: A consistent distance from the bottom edge of the suspended sign to the finished pedestrian surface shall be 8'-6" for canopy signs (A) and 10'-0" for

arcade signs (B).

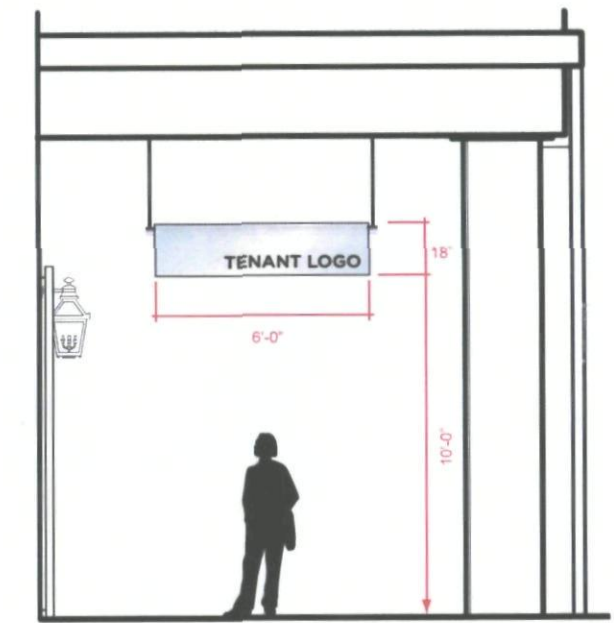
At certain locations, Landlord will make suspended canopy signs available to the tenant for a fee. Contact Landlord for details.

• Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Suspended Canopy Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

• All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3



A. Typical Canopy Condition



B. Typical Arcade Condition

3-MS-2008
12/11/08
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**1.3.2 SIGN TYPE T2:
STANDING CANOPY SIGNS**

Standing canopy signs are located above the storefront and/or entry doors, parallel to the building facade and mounted at the leading edge of the canopy. The sign should convey the tenant's unique identity (logo) and create a unified design with the tenant's storefront display. Standing canopy signs should express characteristics which evoke a sense of contemporary high craftsmanship and design sensitivity.

Maximum Sign Area: No more than 36 square feet.

To keep with the scale and proportions of the project, Standing Canopy Signs shall have a maximum letter height of 40".

Lighting: Standing canopy signs shall not be internally illuminated.

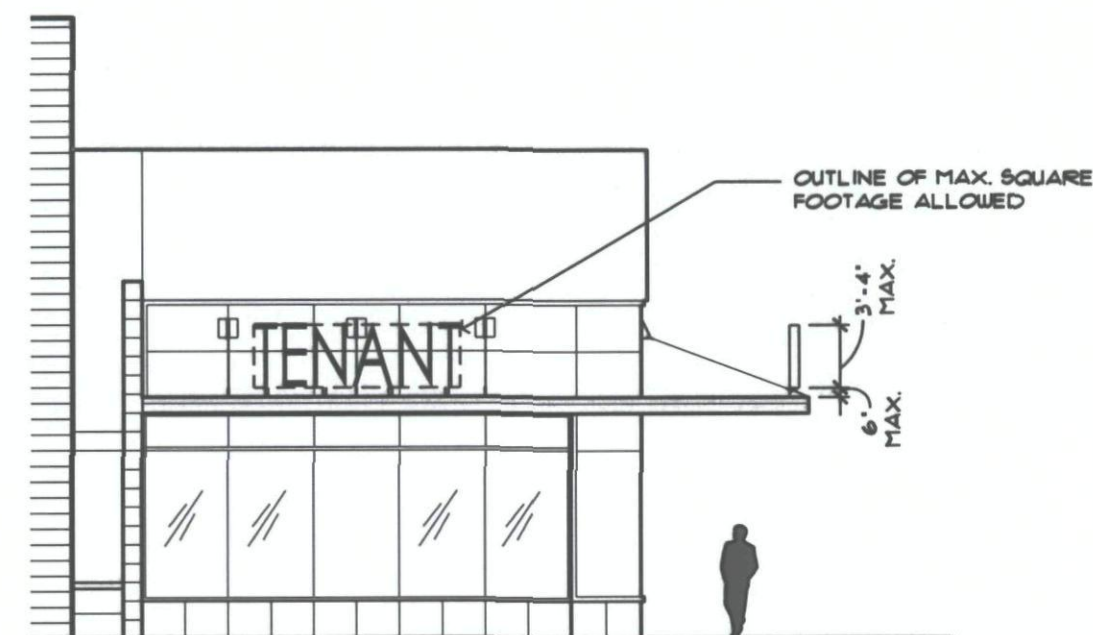
Mounting Restrictions: The bottom of the sign shall be 6" from the top edge of the canopy. Letter forms shall not extend beyond the face of the canopy.

Exposed raceways are not allowed and cabinet signs shall not be used.

Standing Canopy Signs shall not be used on the same storefront as a building wall sign for the same tenant.

- Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Standing Canopy Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

- All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3



3-MS-2008
12/11/08

**1.3.3 SIGN TYPE T3:
PROJECTING SIGN**

The tenant may utilize a double-sided projecting sign that is mounted perpendicular to the building for additional identification. The connection for projecting signs should be constructed as a rigid element not allowing the sign to swing. Projecting signs should display the tenant's unique identity (logo) while evoking the sense of contemporary high craftsmanship and design sensitivity. The tenant shall submit the design of the proposed logo application on the standardized sign for review according to the procedures outlined. The sign area for the projecting sign will be counted against the Tenant's overall sign area allowance.

One (1) projecting sign is permitted per each fifty (50) lineal feet of store frontage. Such sign shall not be located within twenty (20) feet in any direction of another projecting sign on the same building wall.

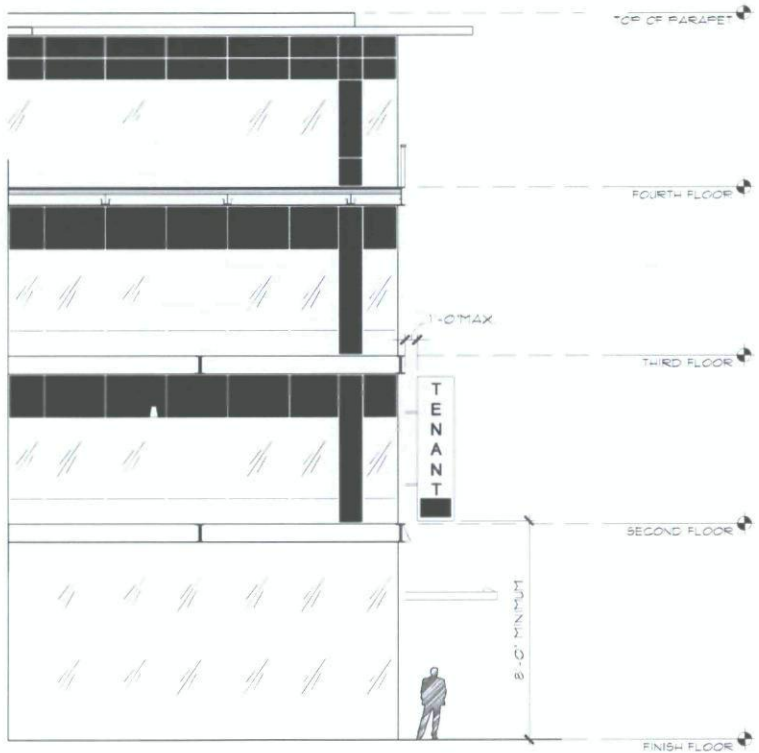
Maximum Sign Area: No more than 36 square feet

Illumination: Projecting signs may be internally or externally illuminated with appropriately designed lighting outriggers. Light boxes with acrylic faces, exposed neon or similar tube-type illumination will not be permitted.

Mounting restrictions: Tenant projecting signs shall not project from the building face more than a maximum of 4'-0". No part of such sign may extend above the top of parapet on the building to which it is attached. Such sign may extend in front of the leasehold of any adjacent tenant. Sign shall be mounted a minimum of 8'-0" above sidewalk. Sign shall be oriented so that it is not visible from any public street or highway.

•Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Projecting Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

•All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3.



3-MS-2008
12/11/08

**1.3.4 SIGN TYPE T4
BUILDING WALL SIGN**

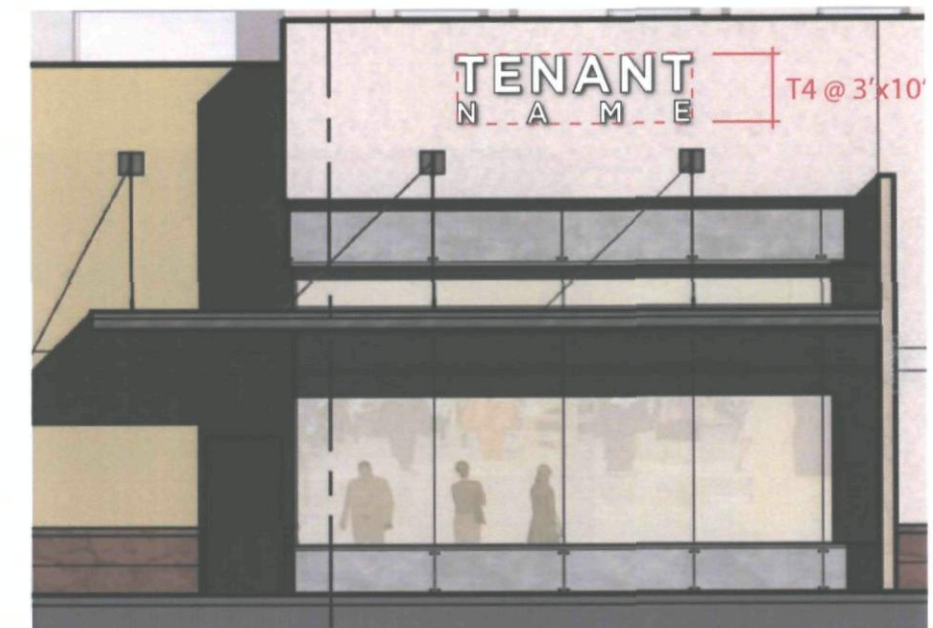
In addition to other sign types, tenants may also have wall-mounted signs facing outer public roads. Wall signs are parallel to the building facade/walls and should not project more than twelve (12) inches from the wall. The sign should convey the tenant's unique identity and create a unified design with the tenant's storefront display. Wall signs should express characteristics that evoke a sense of contemporary high craftsmanship and design sensitivity. The tenant shall submit the design of the proposed sign for review according to the procedures outlined.

Maximum Sign Area: the total area of all wall signs may not exceed 15% of the area of that portion of the building face between the ground level and the roof line or a line twenty-five feet above grade level, whichever is less. The length of a wall sign shall not exceed seventy percent of the length of the wall or the width of the leased space which it is located, whichever is less.

Mounting restrictions: Wall signs shall not extend beyond the roof line of a building except as permitted on a parapet wall. No part of a wall sign shall be located more than twenty five feet above grade.

- Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Building Wall Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

- All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3



3-MS-2008
12/11/08

**1.3.5 SIGN TYPE T5:
NOT USED**

**1.3.6 SIGN TYPE T6:
UPPER TENANT WALL SIGN**

Upper level Tenants may use, after permitted, a wall sign located on the upper wall of the building.

Maximum Sign Area: 90 square feet, not to exceed 3'-0" in height. Text version of logo is recommended.

Illumination: Anchor tenant Wall Signs are to have a translucent letter face with LED internal illumination, with halo illumination on the back wall.

No wall sign shall exceed 250 feet above grade.

- Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Anchor and Upper Tenant Wall Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

- All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3



3-MS-2008
12/11/08

**1.3.7 SIGN TYPE T7
FASCIA /GLASS MOUNTED SIGNS**

Fascia-mounted signs are located above the storefront display windows and/or entry doors, parallel to the building facade. The sign should convey the tenant's unique identity (logo) and create a unified design with the tenant's storefront display. The tenant shall submit the design of the proposed logo application on the standardized sign for review according to the procedures outlined.

Mounting Restrictions: Wall-mounted fascia signs shall not overlap or cover building features such as cornices, eaves, windows, door frames, columns and other decorative elements. Wall-mounted letterforms shall not project more than 8" from the building. Where non-illuminated sign types are considered, the following restrictions shall apply:

- Individual dimensional letters mounted directly to wall surface shall be at least 1/2" thick on 1/2" spacers, or 1" thick if directly applied.
- Letters formed from thin metal plate or similar materials shall be pin-mounted at least 1" from the signing surface.
- The landlord requires external (spot) illumination for non-internally illuminated signs.

• Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Fascia/Glass Mounted Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

• All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3



3-MS-2008
12/11/08

**1.3.8 SIGN TYPE T8
WINDOW SIGNS & GRAPHICS**

The tenant may apply a logotype, a logo or a decorative type band to the second surface of storefront glazing. Window signs are meant to be subordinate to the primary identity signage; type bands are to provide additional information such as goods or services provided or a changing marketing campaign. Appearance should be subtle and toned down.

The suggestion for applying second surface display window signage or type bands is screen printed inks or vinyls. Color: White.

**1.3.9 SIGN TYPE T9
AWNING SIGNS**

Some Tenants will have the opportunity to have additional signage placed on storefront awnings. The colors, finishes and materials used should convey the tenant's unique identity and create a unified design with the tenant's storefront display. The tenant shall submit the design of the proposed sign for review according to the procedures outlined as follows:

- Awning signs are to be graphics composed of logos, crests and accent graphics.

- All signage elements should be silk-screened or fabric appliqué type to fabric awning surfaces.
- Metal awnings should be silk-screened or cut vinyl rated for exterior use.
- Per Section 8.412.IV of the City of Scottsdale's Sign Ordinance: if sign letters or logos are placed on the awning valance, no letters or logos may be placed elsewhere on the awning.

**1.3.10 SIGN TYPE T10
PRINTED MENUS-DISPLAYS**

(For Restaurant Tenants Only)

The tenant has the option of displaying the printed table menu in a tamper resistant enclosure fabricated in materials appropriate to the restaurant design. Menus adhered to the backside of storefront glazing are prohibited.

**1.3.11 SIGN TYPE T11
NOT USED**

**1.3.12 SIGN TYPE T12
BANNERS**

Seasonal and special event banners shall be allowed in accordance with the following:

1. The design, location and mounting method for such banners shall be as approved by the development review board.
2. Such banner may contain both graphics and text.
3. The maximum area of such banner shall be thirty-two (32) square feet.
4. Such banner shall be mounted at a minimum height of eight (8) feet as measured from grade to the lowest portion of the banner.
5. Banners shall be of a new material and shall be displayed a maximum of ninety (90) days.
6. Such banner shall be mounted securely and shall not be allowed to flap in the wind.
7. No rope, wire, or similar material shall be used to secure such sign.

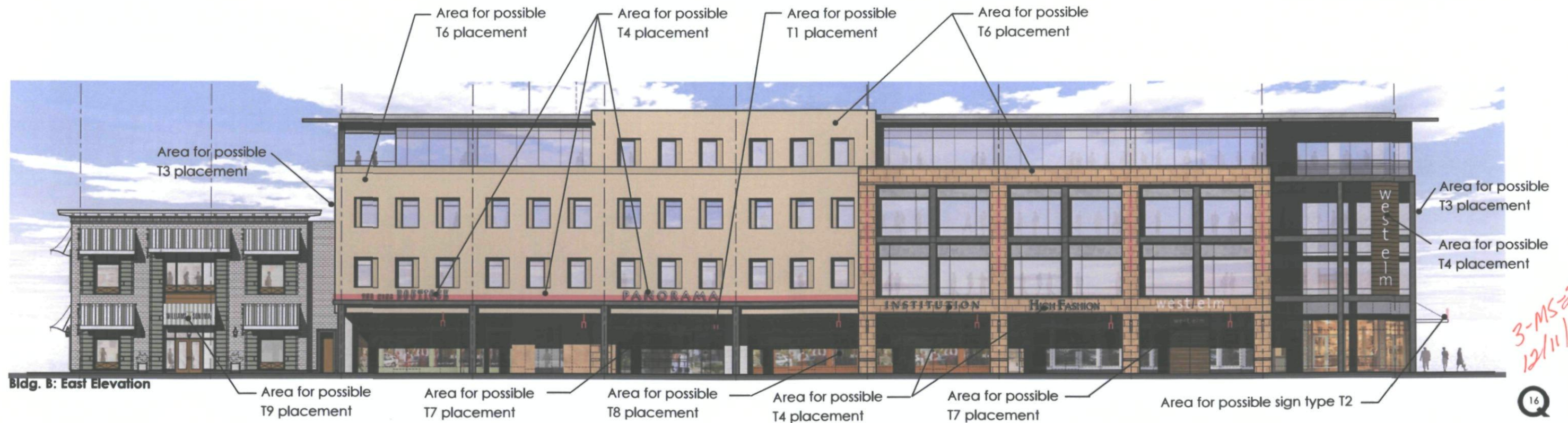
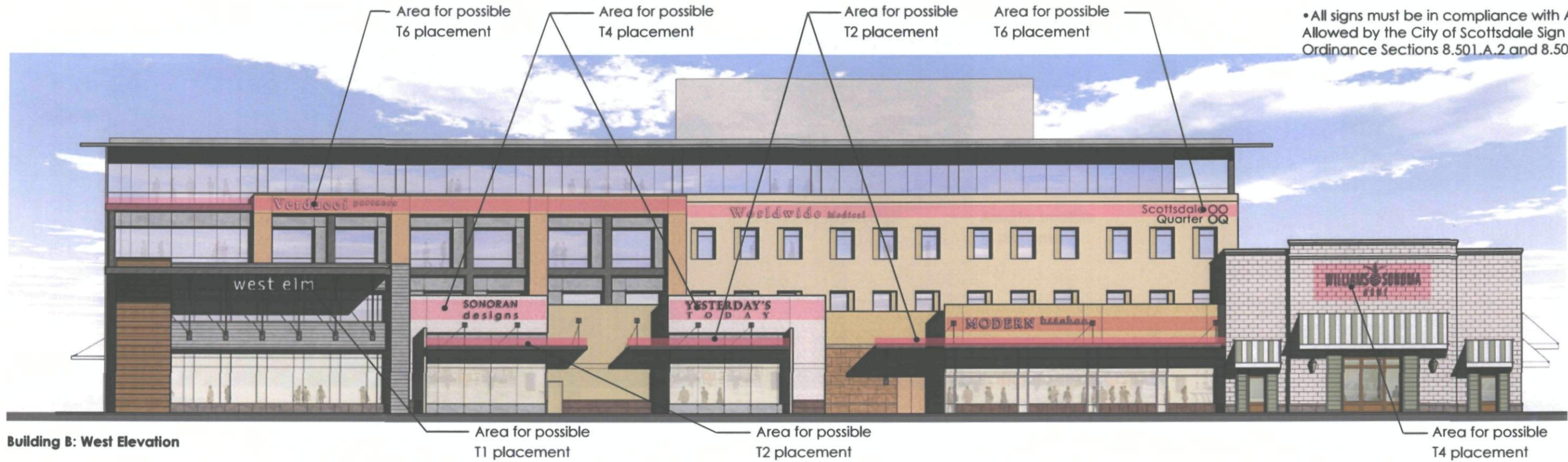
8. Such banner shall be oriented to the interior of the project and shall be set back a minimum of fifty (50) feet from the perimeter property lines of the project so that it is not visible from any public street or highway.
9. Seasonal and special event banners shall require a sign permit.
10. Banners will be placed by the landlord and are not for tenant's use.

3-MS-2008
12/11/08

1.4.1 Building B: Typical Perimeter Signage

• Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Fascia/Glass Mounted Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

• All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3



3-MS-2018
12/11/08

1.4.2 Building B: Typical Perimeter Signage



Bldg. B: North Elevation



Bldg. B: South Elevation

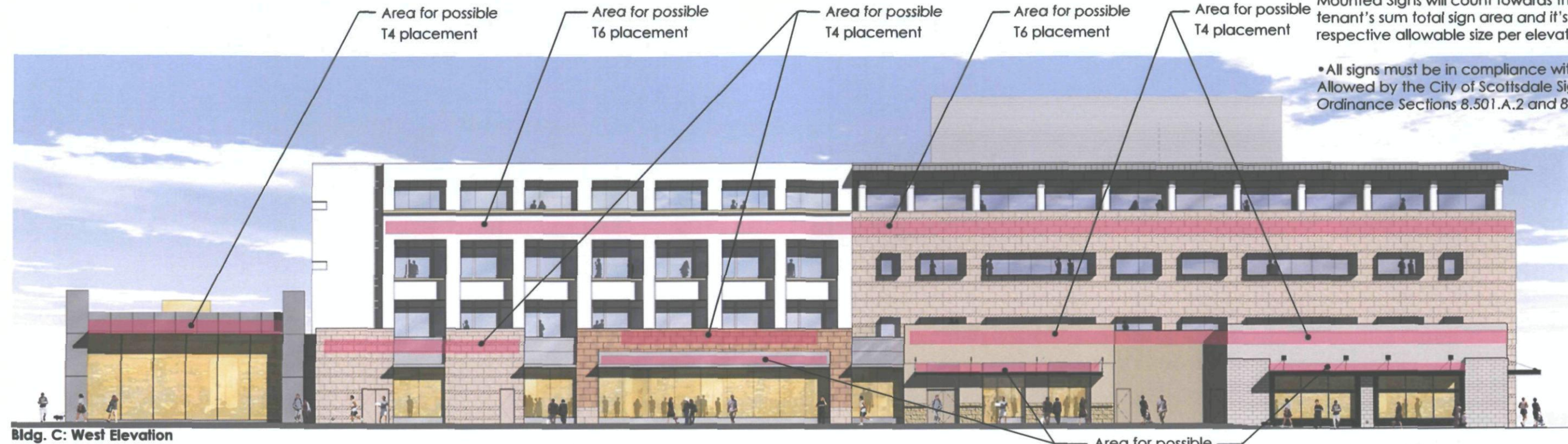
•Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Fascia/Glass Mounted Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

•All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3

3-MS-2008
12/11/08

1.4.3 Building C: Typical Perimeter Signage

- Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Fascia/Glass Mounted Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.
- All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3



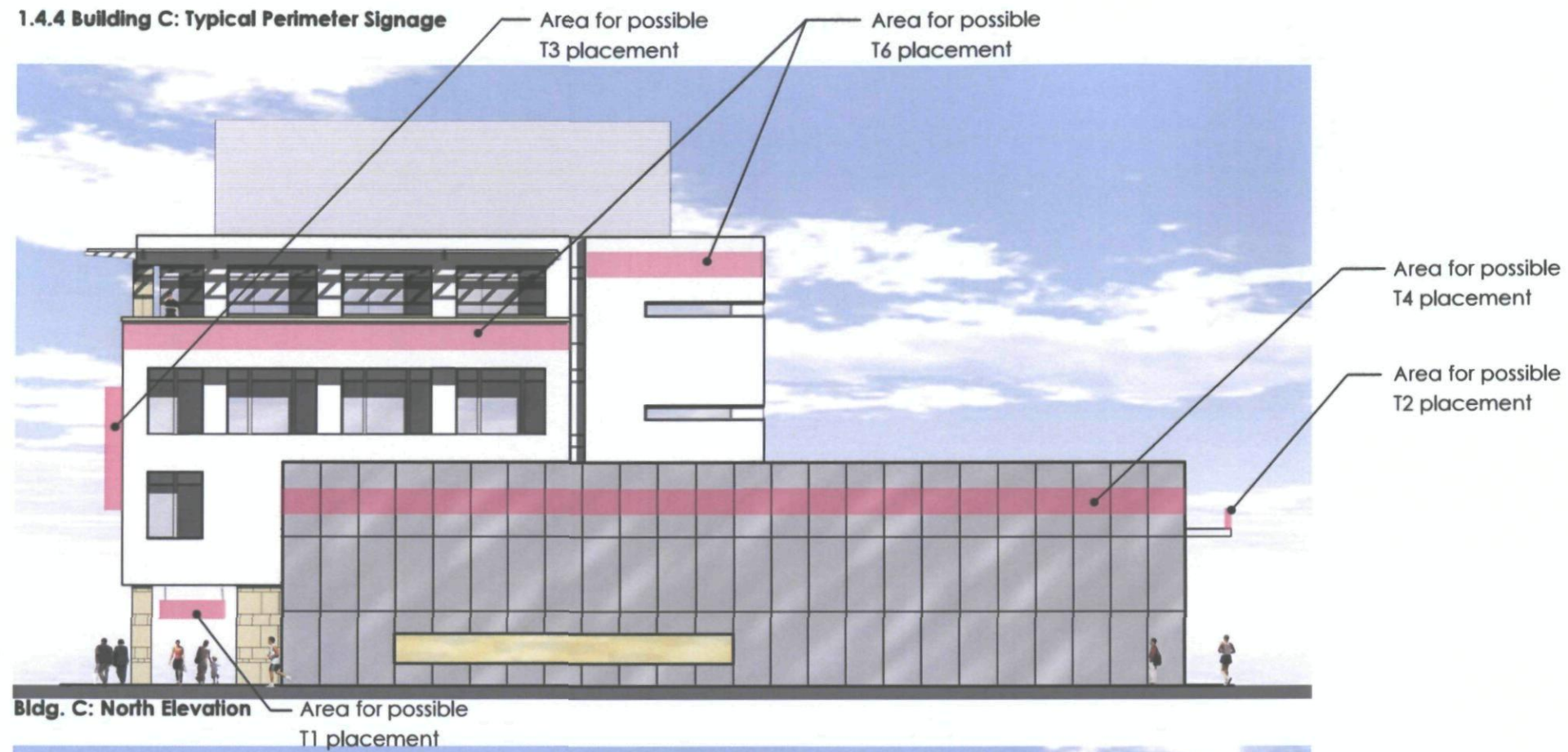
Bldg. C: West Elevation



Bldg. C: East Elevation

3-MS-2008
18/11/08

1.4.4 Building C: Typical Perimeter Signage



• Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Fascia/Glass Mounted Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

• All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3

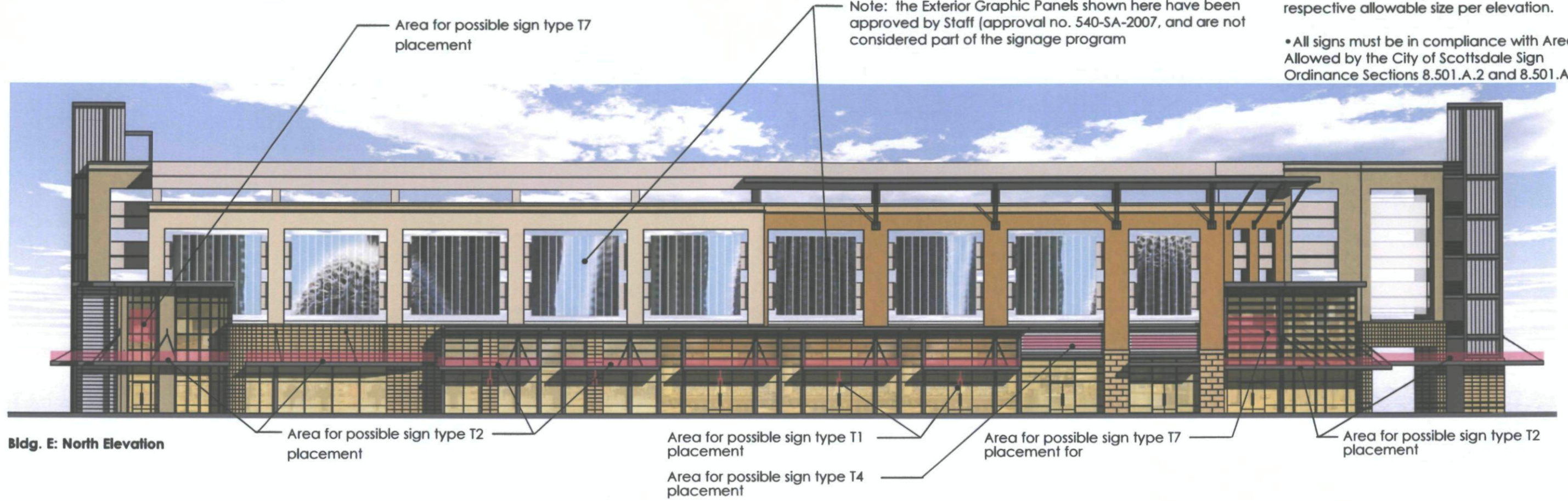
3-MS-2008
12/11/08

1.4.5 Building E: Typical Perimeter Signage

• Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Fascia/Glass Mounted Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

• All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3

Note: the Exterior Graphic Panels shown here have been approved by Staff (approval no. 540-SA-2007, and are not considered part of the signage program

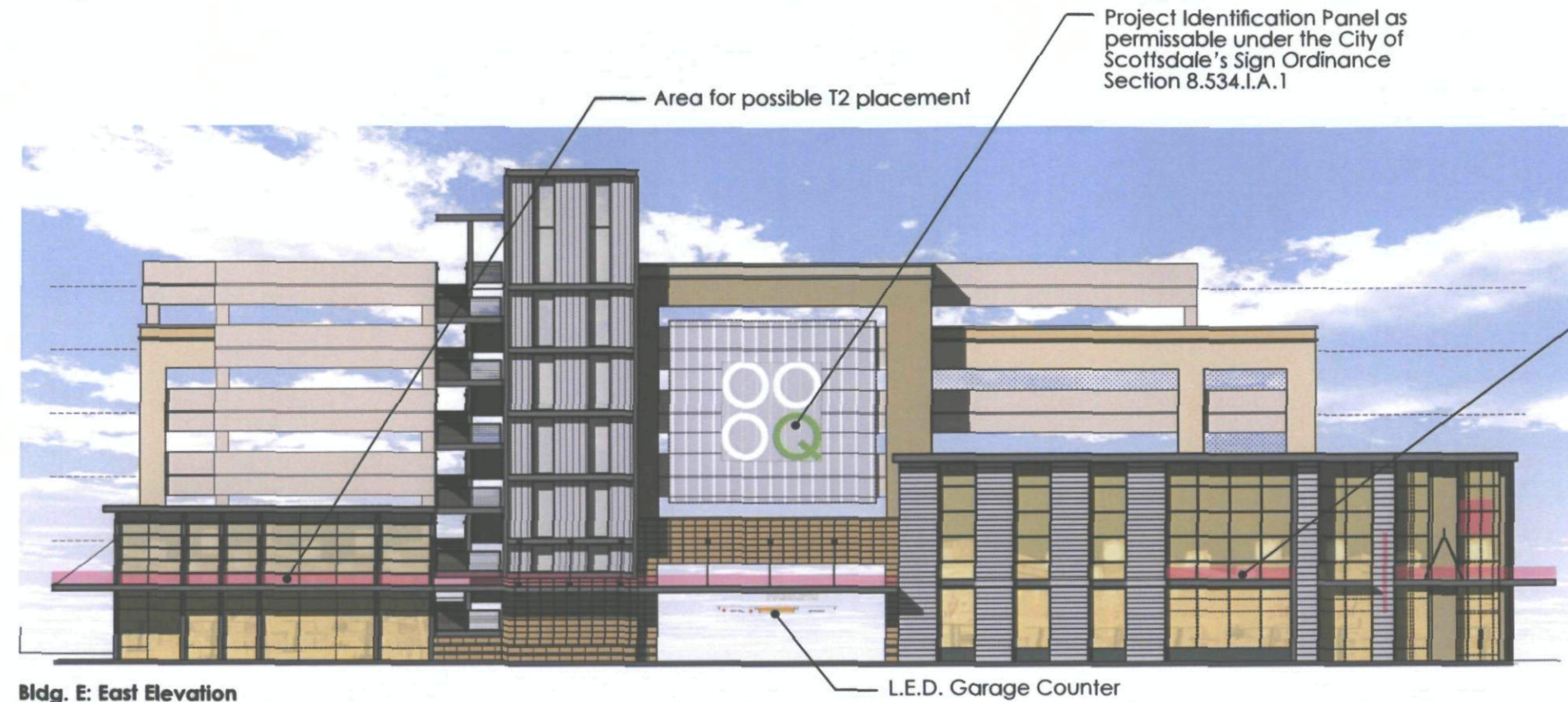


3-MS2008
12/11/08

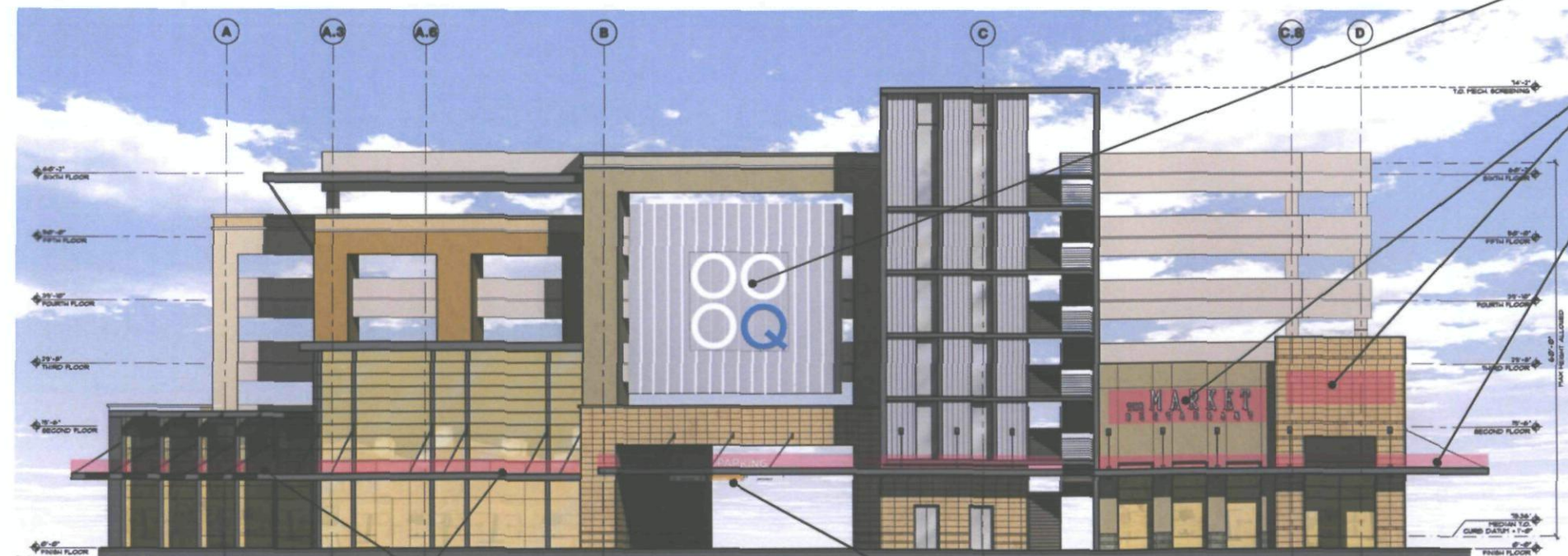
1.4.6 Building E: Elevations Parking Garage Entries

• Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Fascia/Glass Mounted Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

• All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3



Bldg. E: East Elevation



Bldg. E: West Elevation

Area for possible T2 placement

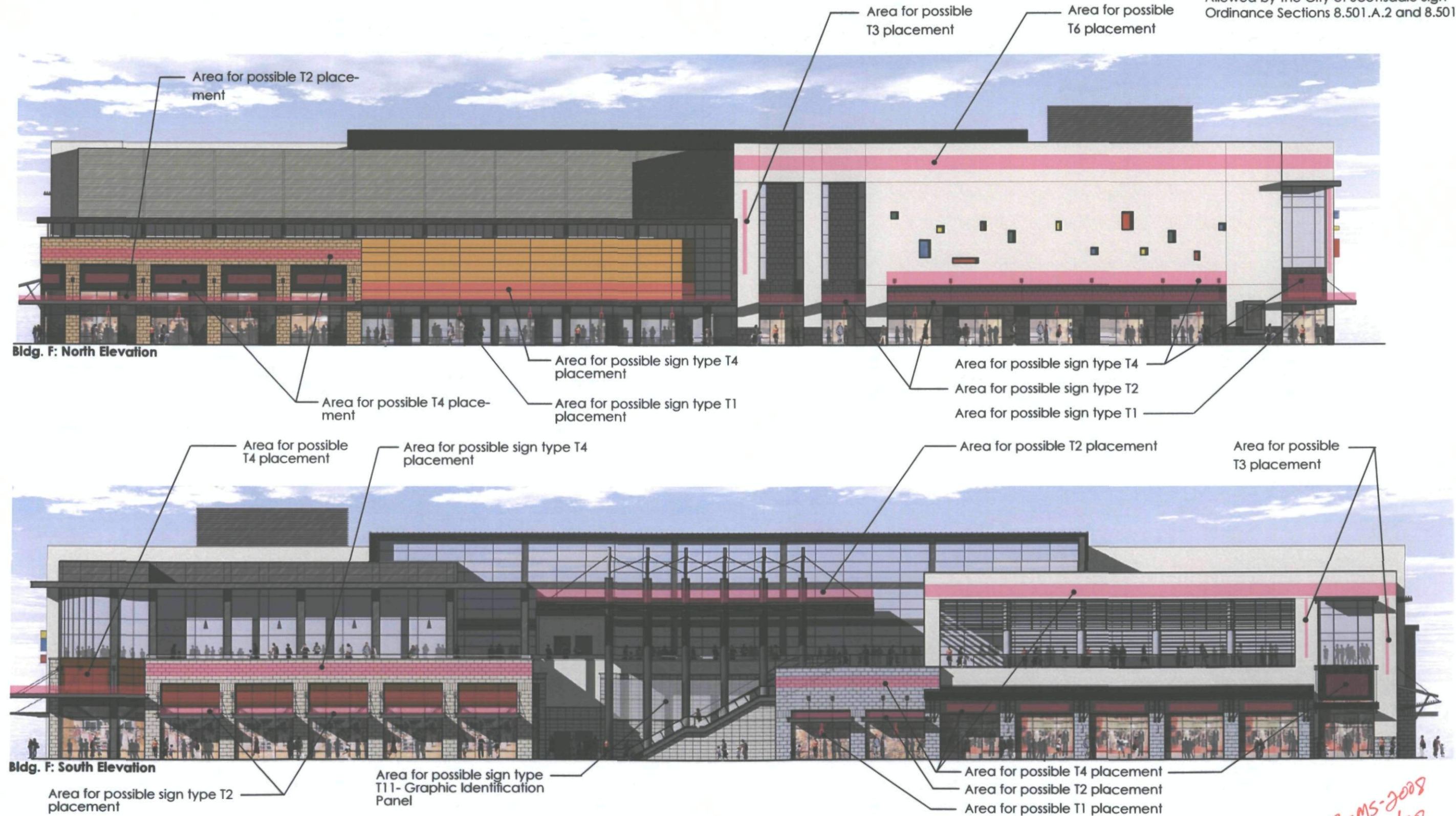
L.E.D. Garage Counter

3-MS-2008
12/11/08

1.4.7 Building F: Typical Perimeter Signage

• Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Fascia/Glass Mounted Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

• All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3

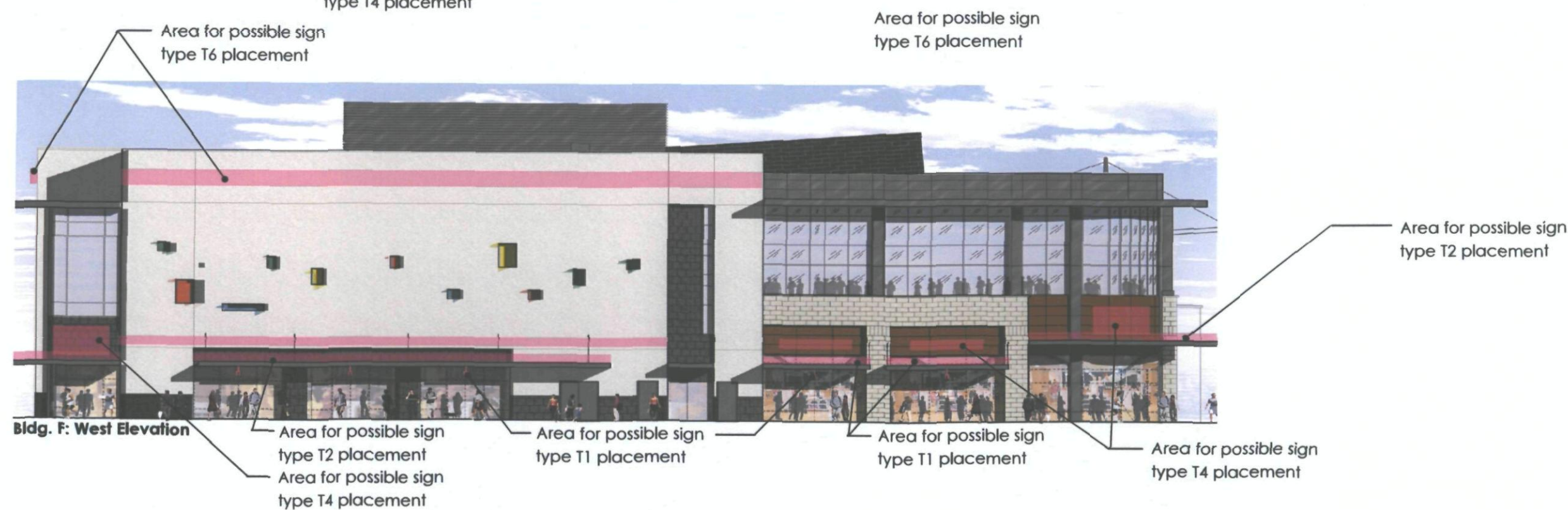


3-MS-2008
12/11/08

1.4.8 Building F: Typical Perimeter Signage

•Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Fascia/Glass Mounted Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

•All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3



3-MS-2008
12/11/08

1.4.9 Building H: Typical Perimeter Signage

• Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Fascia/Glass Mounted Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

• All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3



Bldg. H: North Elevation



Bldg. H: South Elevation

3-MS-2008
12/11/08

1.4.10 Building H: Typical Perimeter Signage



Bldg. H: East Elevation

Area for possible T2 placement

• Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Fascia/Glass Mounted Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

• All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3

Area for possible sign type T3 placement

Area for possible sign type T7 placement

Area for possible sign type T2 placement



Bldg. H: West Elevation

Area for possible sign type T3 placement

Area for possible sign type T4 placement

Area for possible sign type T2 placement

Area for possible T6 placement

Area for possible T3 placement

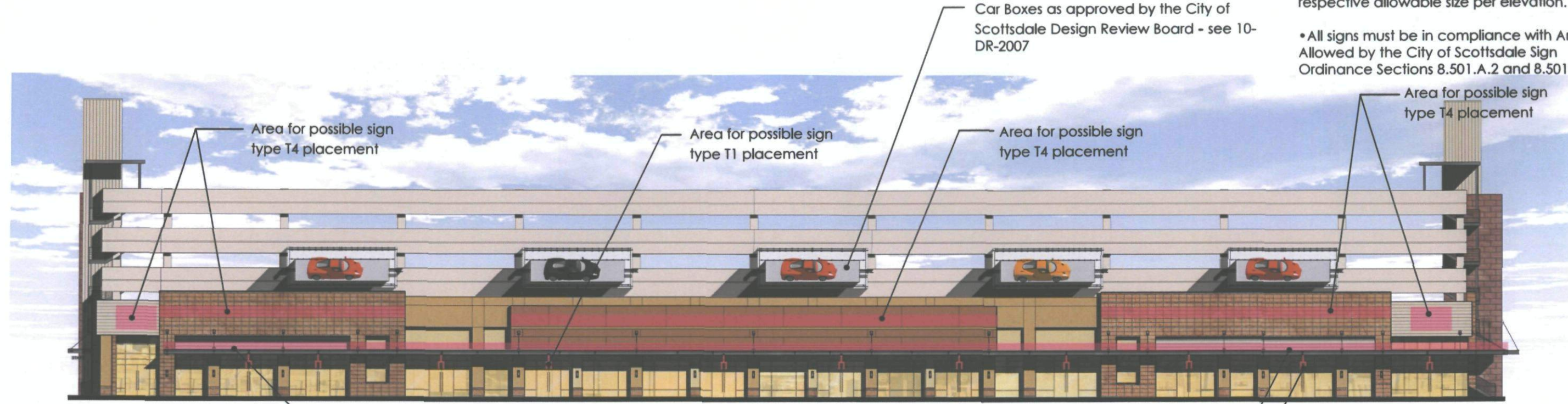
Area for possible sign type T4 placement

Area for possible sign type T2 placement

3-MS-2008
12/11/08

1.4.11 Building J: Typical Perimeter Signage

- Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Fascia/Glass Mounted Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.
- All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3



Bldg. J: North Elevation with Car Boxes



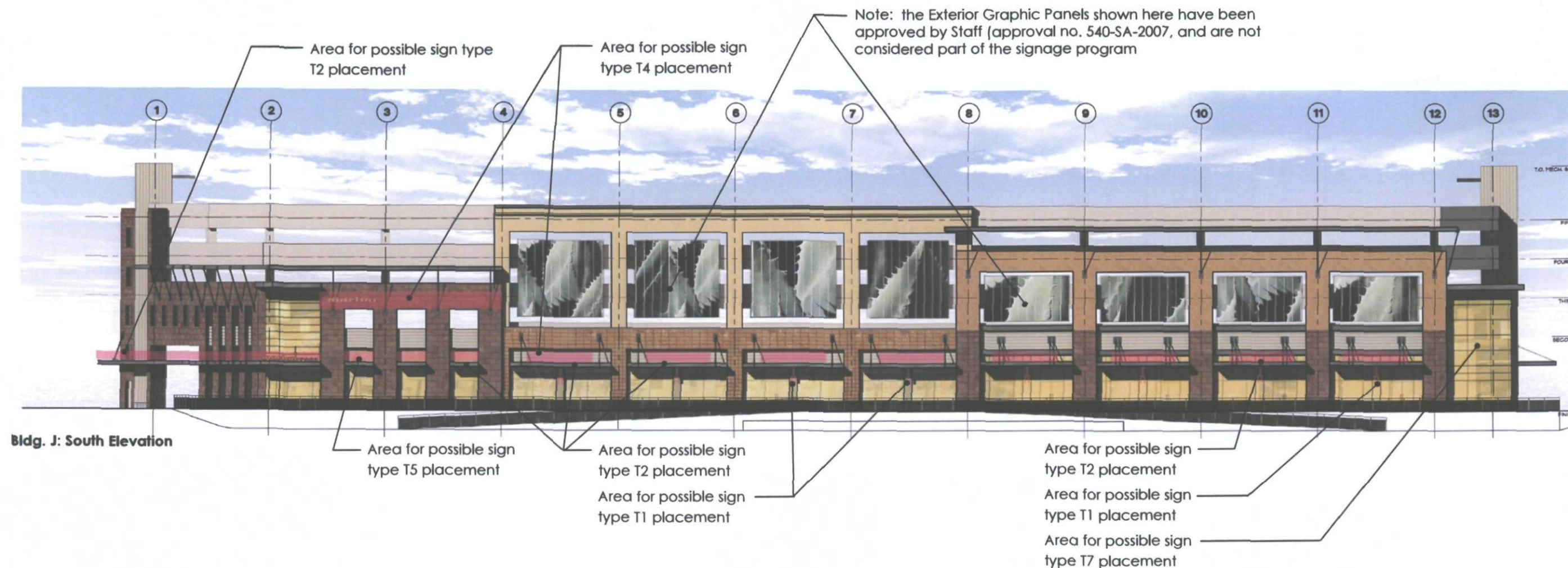
Bldg. J: North Elevation without Car Boxes

3 MS-2008
12/11/09
26

1.4.12 Building J: Typical Perimeter Signage

•Per section 8.501.VII of the City of Scottsdale's Sign ordinance,Fascia/Glass Mounted Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

•All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3



3-MS-2008
12/11/08

1.4.13 Building J: East and West Elevations Parking Garage Entries



Bldg. J: East Elevation



Bldg. J: West Elevation

Project Identification Panel as permissible under the City of Scottsdale's Sign Ordinance Section 8.534.I.A.1

Area for possible sign type T2 placement

•Per section 8.501.VII of the City of Scottsdale's Sign ordinance, Fascia/Glass Mounted Signs will count towards the tenant's sum total sign area and it's respective allowable size per elevation.

•All signs must be in compliance with Area Allowed by the City of Scottsdale Sign Ordinance Sections 8.501.A.2 and 8.501.A.3

Area for possible sign type T4 placement

Area for possible sign type T2 placement

Area for possible sign type T4 placement

Area for possible sign type T7 placement

L.E.D. Garage Counter

Project Identification Sign as permissible under the City of Scottsdale's Sign Ordinance Section 8.534.I.A.1

Area for possible sign type T7 placement

Area for possible sign type T2 placement

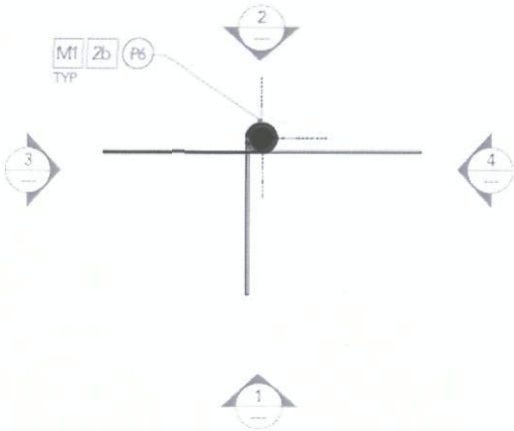
Area for possible sign type T2 placement

L.E.D. Garage Counter

3-MS-2008
12/17/08

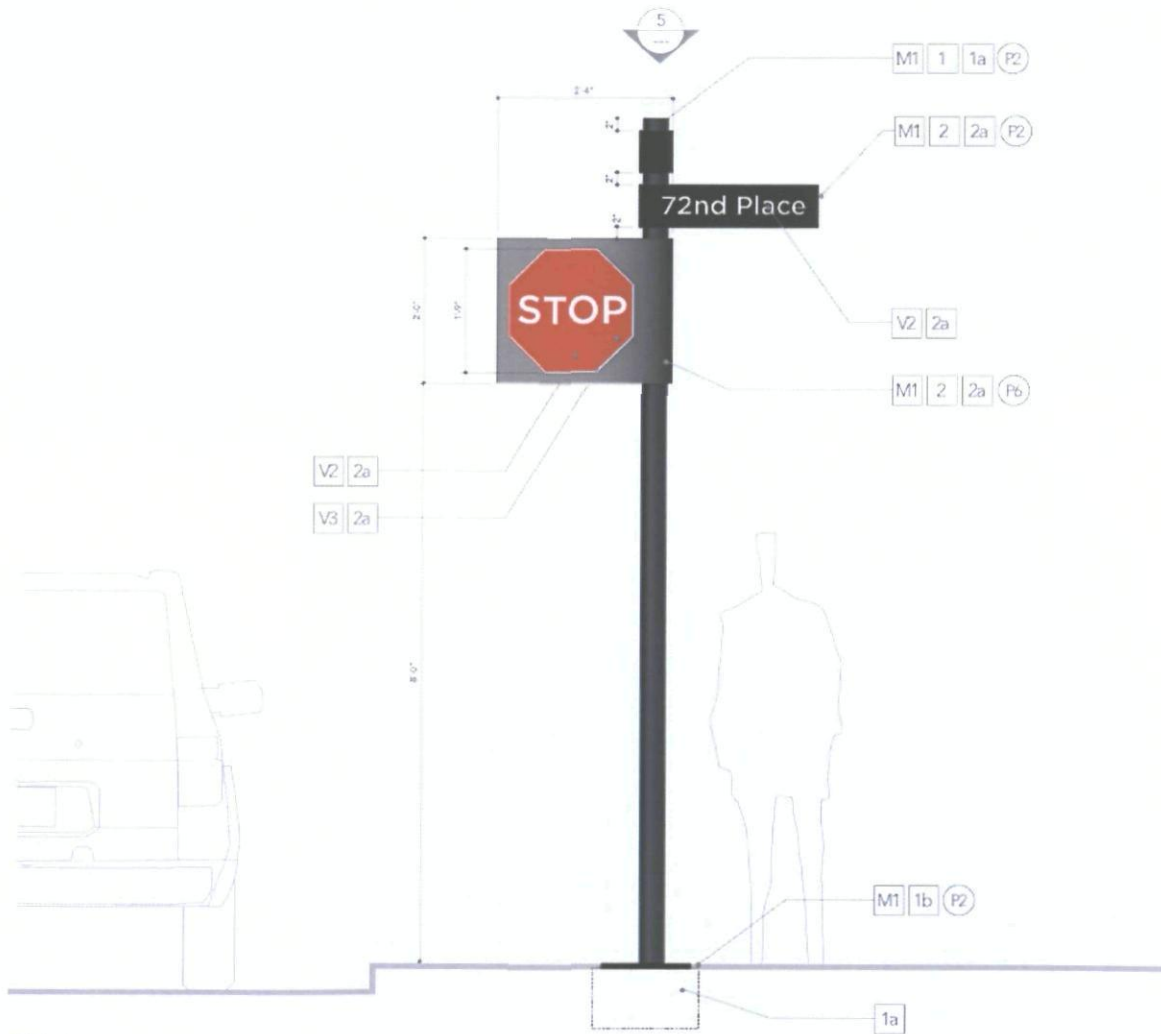
Site Sign Type 1 - Traffic Directional Signage
Stop/Street Signs

- A. The maximum number of such signs shall be one (1) per driveway.
- B. Such sign shall be permitted a maximum height of three (3) feet. However, a maximum height of eleven (11) feet shall be permitted subject to approval in a master sign program.
- C. The maximum area of such sign shall be five (5) square feet.
- D. The maximum area of a business name or logo on such sign shall be one (1) square foot.
- E. Where a driveway is shared the maximum area of such sign shall be ten (10) square feet.
- F. Where a driveway is shared the maximum area of a business name or logo shall be two (2) square feet.



5 Plan
Scale: 1"=1'-0"

6 Detail | Panel Layouts
Scale: 1"=1'-0"



1 Elevation
Scale: 1"=1'-0"

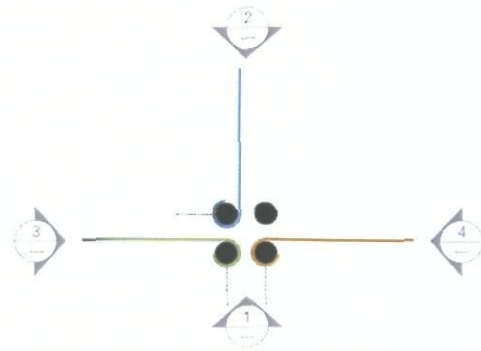
2 Elevation
Scale: 1"=1'-0"

3 Elevation
Scale: 1"=1'-0"

4 Elevation
Scale: 1"=1'-0"

3-M5-2008
12/11/08

Site Sign Type 2: Traffic Directional Signage Stop/Directional Signs



GRAPHIC DESIGNER TO PROVIDE:

- Digital line art copy (Adobe Illustrator CS3/13.0)
- Camera ready art
- Rendering
- Color swatches to match
- Finish samples
- Material samples
- Color comp

FABRICATOR TO PROVIDE:

- Shop Drawings
- Engineering Calculations
- Material samples (QTY 2)
- Painted samples on 1/16" aluminum 8.5"x11" (QTY 2 each color)
- Panel/Post colors
- Layout Patterns
- Copy: [] Neon [] Tile Pattern
- V.D.C. Sample line of copy as noted
- Fabrication Sample
- "P", "B" letters
- Complete sign
- As specified on drawing
- In production review
- Field located mock-up
- Fabricator to verify field conditions
- Prior to fabrication
- Prior to installation

1. 4"D aluminum post with mechanically attached aluminum sign panels, painted. Top cap flush to top of post. Weld all seams smooth. Paint top cap to match post.

1a. Sign Contractor to determine internal structure and foundation to support graphic panels/post to withstand local weather and windloading conditions.

1b. Support structure to have base "cover". "Cover" to be flush to adjacent ground surface.

1c. Sign Contractor to field verify all location surface conditions (in-landscape and in-concrete) prior to fabrication.

2. 1/8" thick aluminum panel, painted.

2a. Surface applied non-reflective white vinyl copy and symbols.

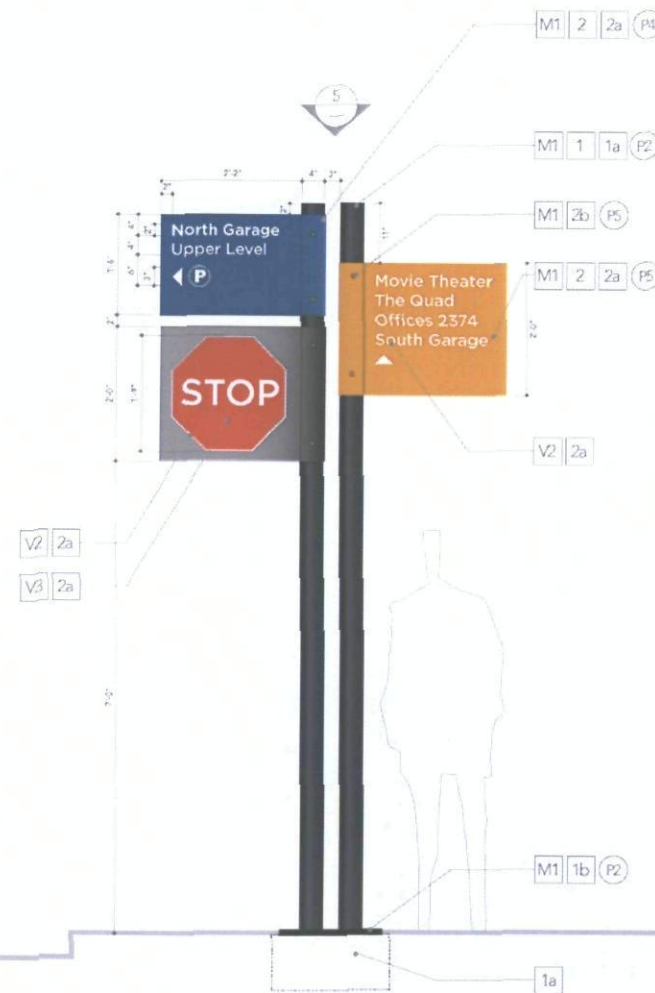
2b. Panels are attached to post with visible mechanical fasteners. Fasteners to have removable caps, painted to match adjacent panel color.

3. On location full size sample to be reviewed prior to final production of remainder signs.

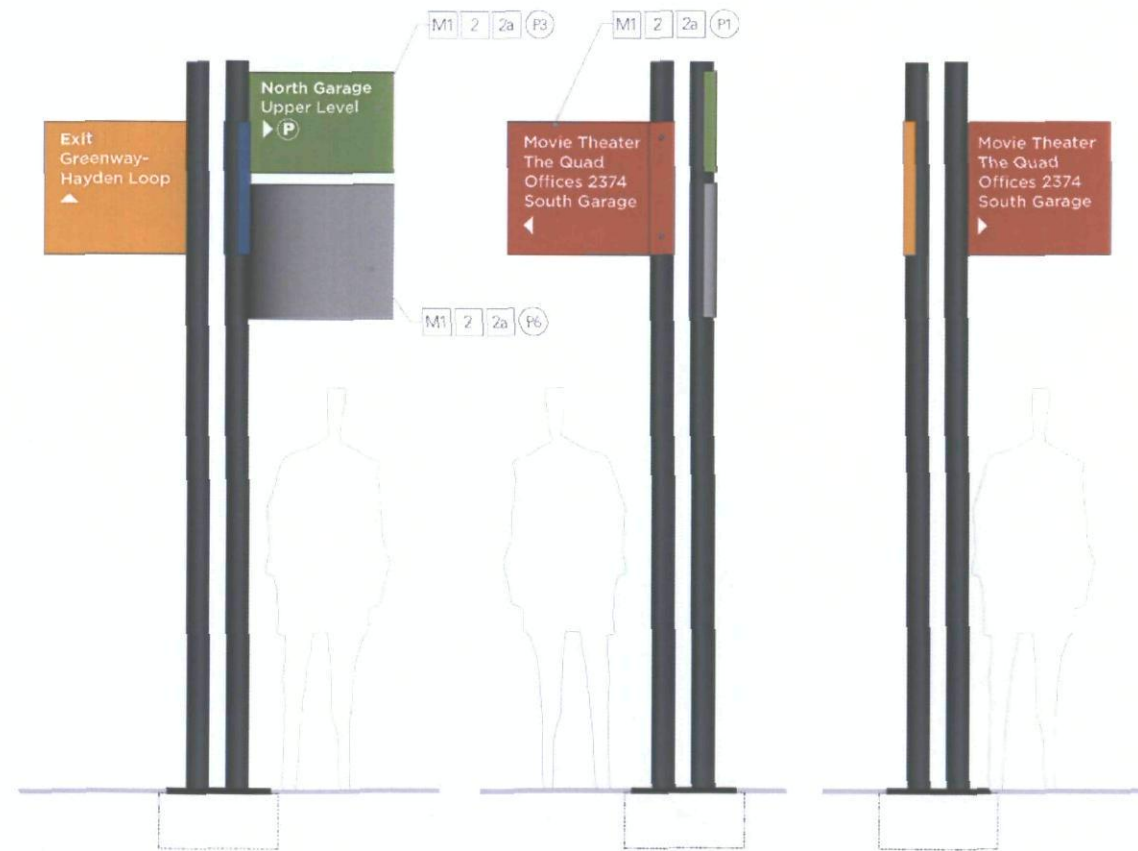
3a. All copy and destination naming to be verified by Client designated representative prior to fabrication.

- A. The maximum number of such signs shall be one (1) per driveway.
- B. Such sign shall be permitted a maximum height of three (3) feet. However, a maximum height of eleven (11) feet shall be permitted subject to approval in a master sign program.
- C. The maximum area of such sign shall be five (5) square feet.
- D. The maximum area of a business name or logo on such sign shall be one (1) square foot.
- E. Where a driveway is shared the maximum area of such sign shall be ten (10) square feet.
- F. Where a driveway is shared the maximum area of a business name or logo shall be two (2) square feet.

5 Plan
Scale: 1"=1'-0"



1 Elevation
Scale: 1"=1'-0"



2 Elevation
Scale: 1"=1'-0"

3 Elevation
Scale: 1"=1'-0"

4 Elevation
Scale: 1"=1'-0"

3-MS-2008
12/11/08
30

Site Sign Type 3: Directory Signs

GRAPHIC DESIGNER TO PROVIDE:

- Digital line art copy (Adobe Illustrator CS3/13.0)
- Camera ready art
- Rendering
- Color swatches to match
- Finish samples
- Material samples
- Color comp

FABRICATOR TO PROVIDE:

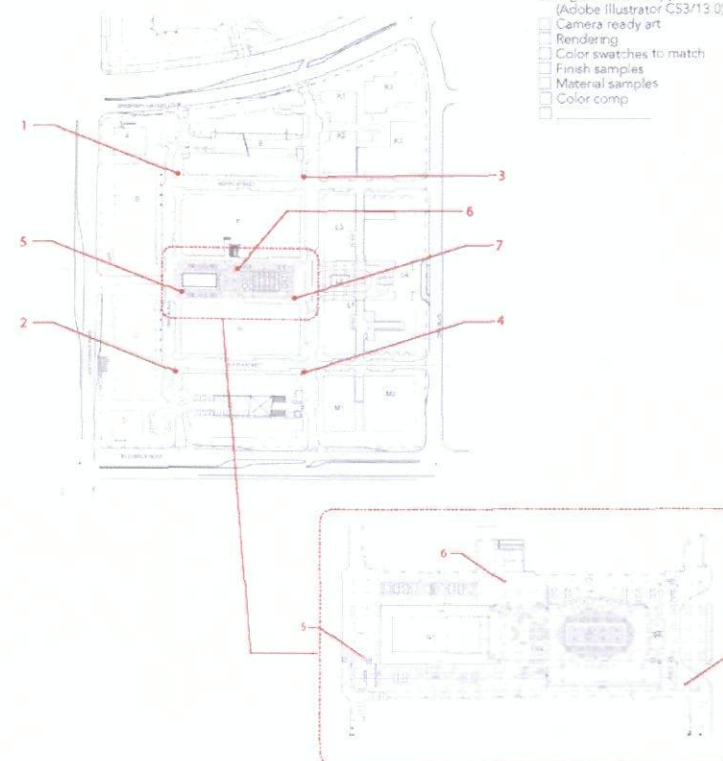
- Shop Drawings
- Engineering Calculations
- Material samples (QTY. 2)
- 6.5"x11" Stainless Steel
- Painted samples on 1/16" stainless steel
- 6.5"x11" (QTY. 2 each color)
- Logo infill color
- Layout Patterns
- Copy Neon Tile Pattern
- V.D.C. Sample line of copy as noted

Fabrication Sample:

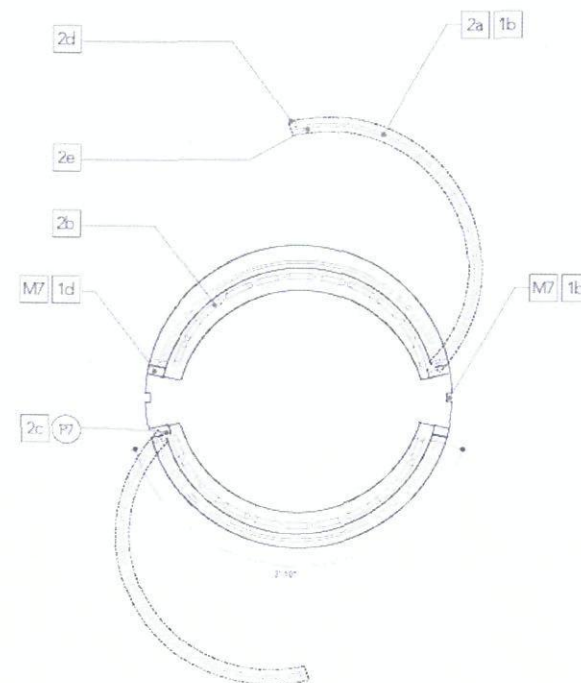
- "P", "B" letters
- Complete sign
- As specified on drawing
- In production review
- Field located mock-up
- Fabricator to verify field conditions
- Prior to fabrication
- Prior to installation

1. Fabricated stainless steel directory structure, natural finish.
1a. Directory face surface aluminum sheet round directory structure covers base internally illuminated cabinet. Directory face surface to have monolithic appearance.
1b. Reveals for securing directory faces. Secure with appropriate brackets and mechanical fasteners as determined by Sign Contractor. All mechanical fasteners are not to be visible by visitors and guests.
1c. Provide reveal around directory cabinet opening frame to allow for opening of frame door for internal cabinet access. Reveal at bottom to have slanted surface to prevent accumulation of water.
1d. Project identification graphics to be etched into directory cabinet face surface and paint infilled, non-illuminated.
2. Fabricated internal aluminum box cabinet for map/advertising poster images, internally illuminated.
2a. Cabinet with UV clear polycarbonate lens/cover and aluminum frame with hinged, locking door. Paint aluminum frame door, satin finish.
2b. Internally illumination to backlight directory graphics, white. Provide for even illumination of map/advertising graphic image. All electrical hardware is to be contained in cabinet. Illumination source to be EGL Designer 71 neon, white.
2c. Continuous piano hinge, painted, satin eggshell finish.
2d. Captured hex head mechanical fasteners (2) along opening edge of cabinet frame face for locking devices. Paint to match frame color.
2e. Directory map and advertising poster images to be single sheet high resolution inkjet print, white diffuser vinyl material with adhesive for mounting to inside of polycarbonate lens/cover. Adhesive to allow easy removal of image for updating. Artwork by Designer.
2f. Sign Contractor to provide weather sealing, venting and weep holes to prevent internal condensation and water retention in unit. Venting and weep holes not to be visible by visitors and guests.
3. Secure entire assembled cabinet/box frame/internal support structure to existing ground surface.
3a. Sign Contractor responsible for appropriate footings and internal structure to withstand local windloading, weather and location conditions.
3b. Sign Contractor responsible for field verifying all location conditions.
4. Sign Contractor responsible for coordination of electrical power locations and requirements with general contractor.
5. Sign Contractor responsible for isolating dissimilar materials.

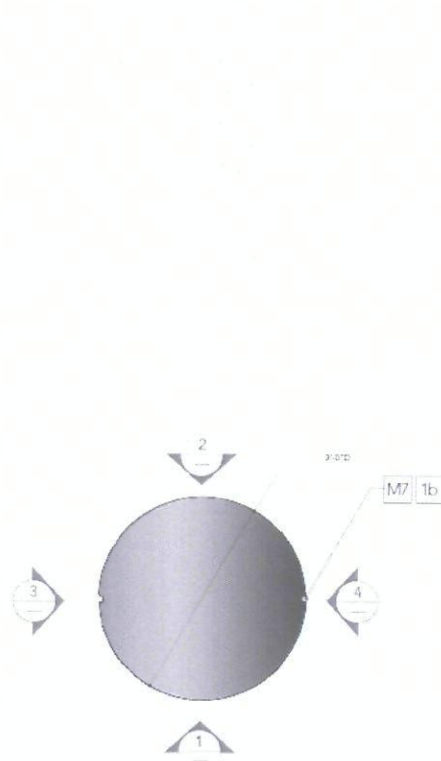
A. The maximum height of such sign shall be twelve (12) feet.
B. The maximum area of such sign shall be one (1) square foot for each business listed on the sign, and four (4) square feet for the name of the building or complex.
C. Such sign is only permitted as approved in a master sign program.
D. A directory sign sign may contain product advertising.
E. Directory signs with advertising shall be located so that advertising shall be oriented to the interior of the project and set back a minimum of one hundred and fifty (150) feet from the perimeter property lines of the project so that they are not visible from any public street or highway.



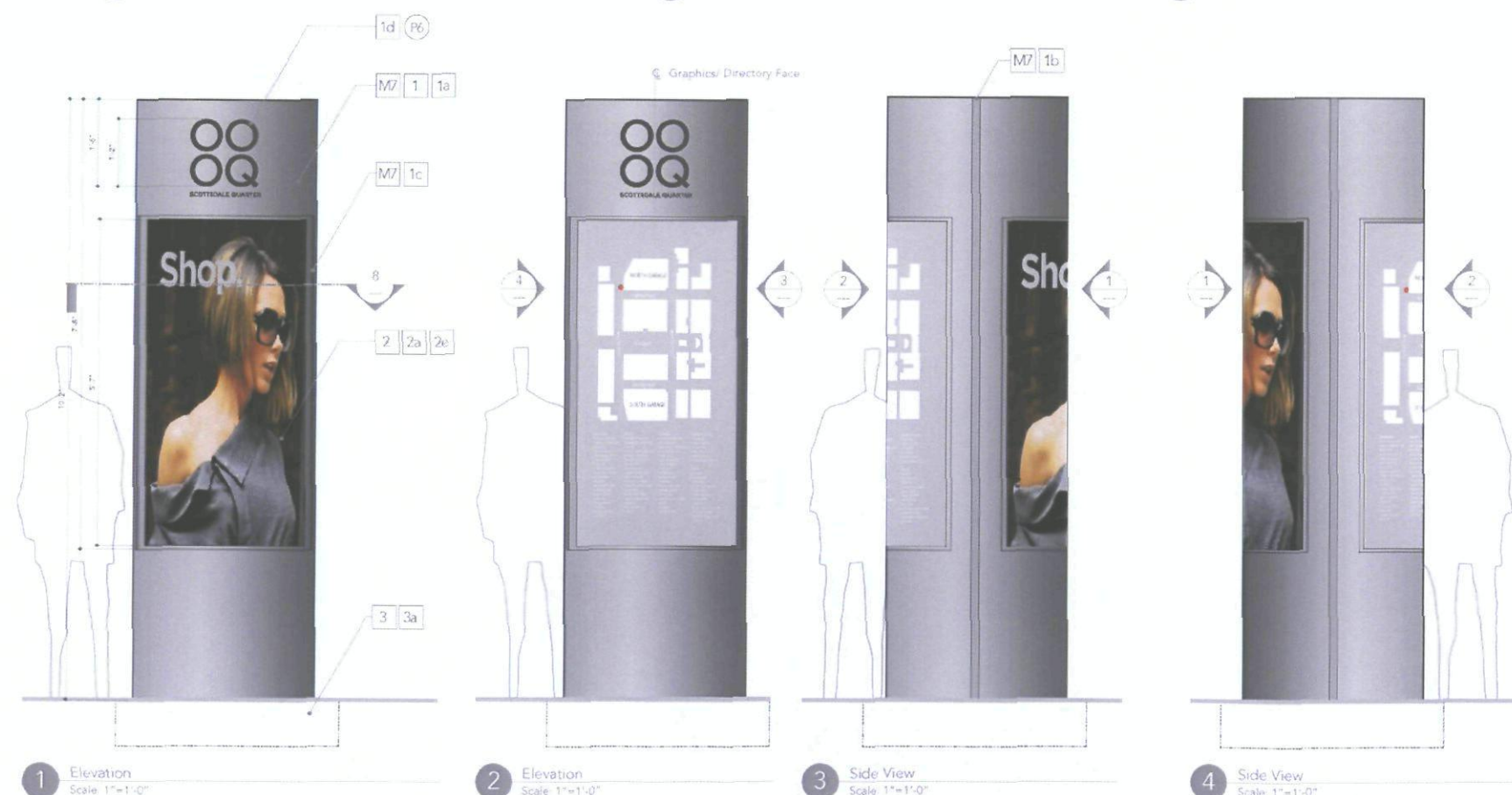
9 Directory Location Plan
Scale: None



8 Section
Scale: 1-1/2"=1'-0"

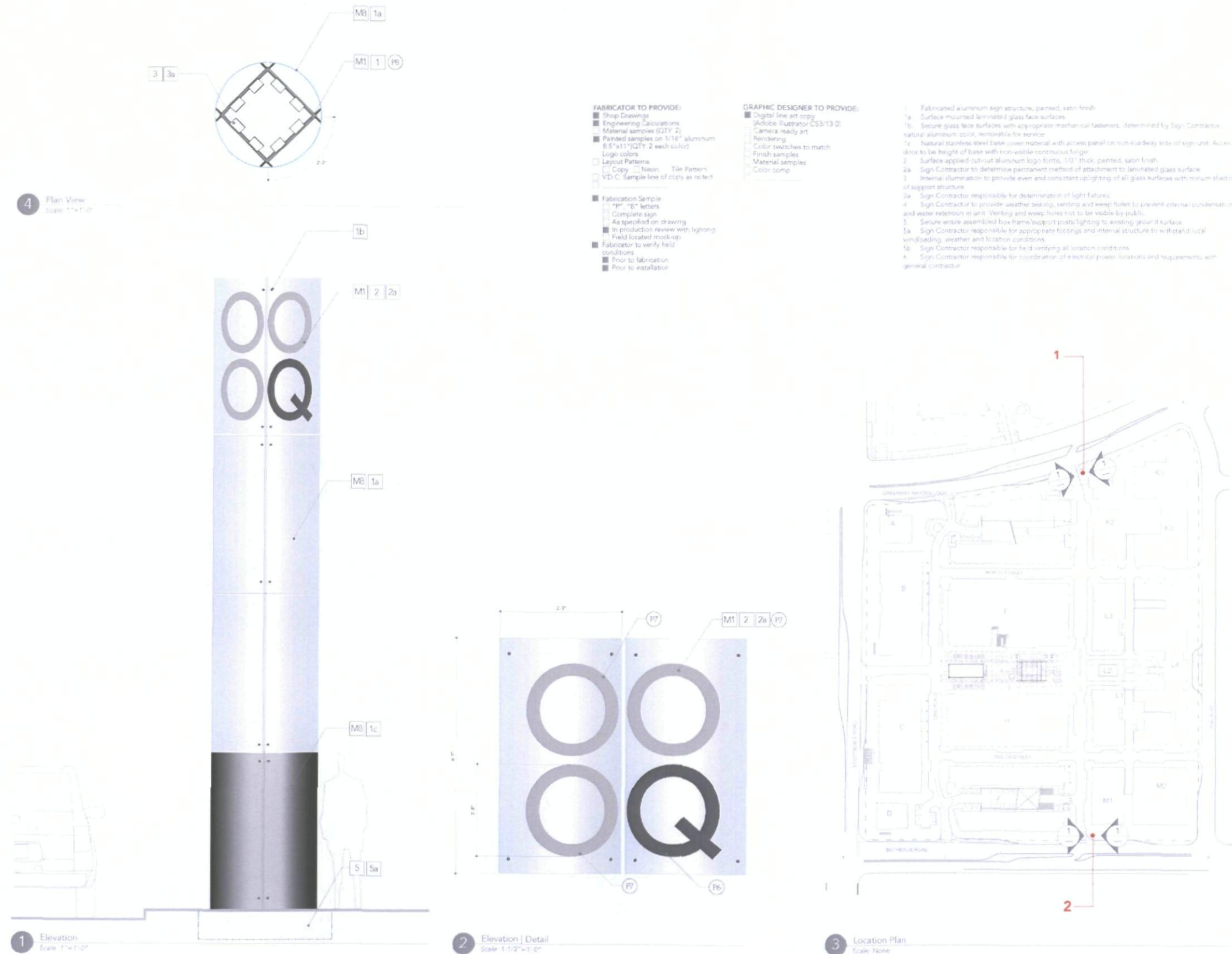


7 Plan View
Scale: 1"=1'-0"



3-MS-2008
12/11/08

Site Sign Type 4: Column Sign



A. Such sign shall only identify the project.

B. One (1) column sign is permitted per street frontage. Such sign is permitted as an alternative to, but not in addition to, a tower sign, monument sign, or other freestanding business identification sign located on the same street frontage.

C. Such sign is permitted only when approved through a master sign program and only in the PRC zoning district.

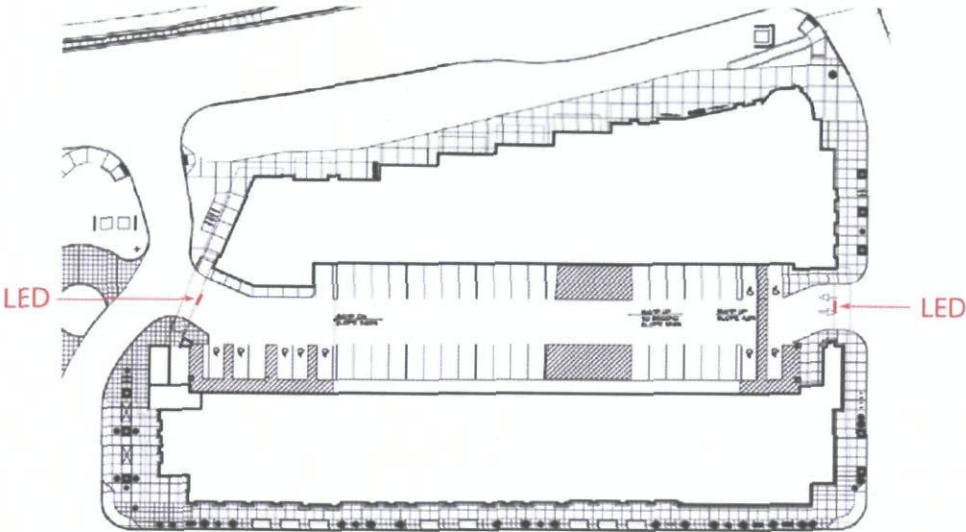
D. The maximum height of such sign shall be twenty-five (25) feet.

E. The maximum area of any one (1) face of such sign shall be one hundred fifty (150) square feet or if such sign is round its maximum diameter shall be six (6) feet.

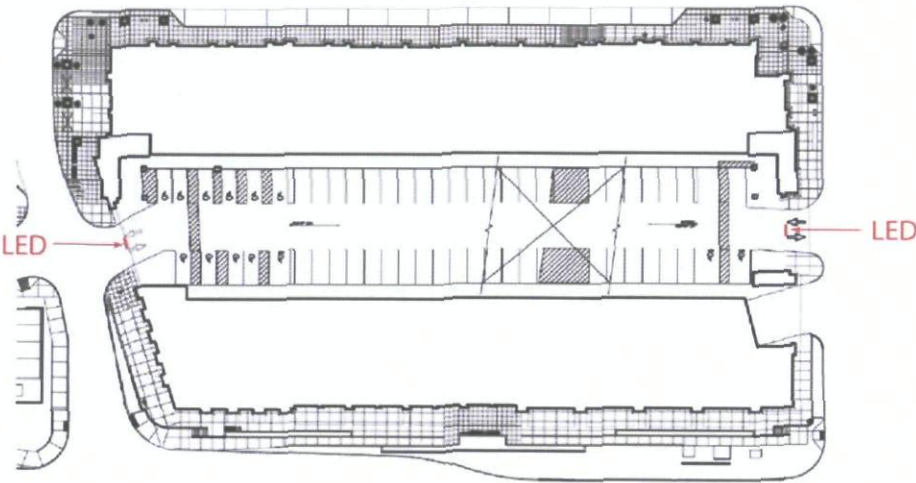
F. Such sign may be illuminated internally or externally, except that such sign when located on property zoned PRC ESL (planned regional center, environmentally sensitive land) shall be limited to indirect illumination.

3-MS-2008
12/11/08

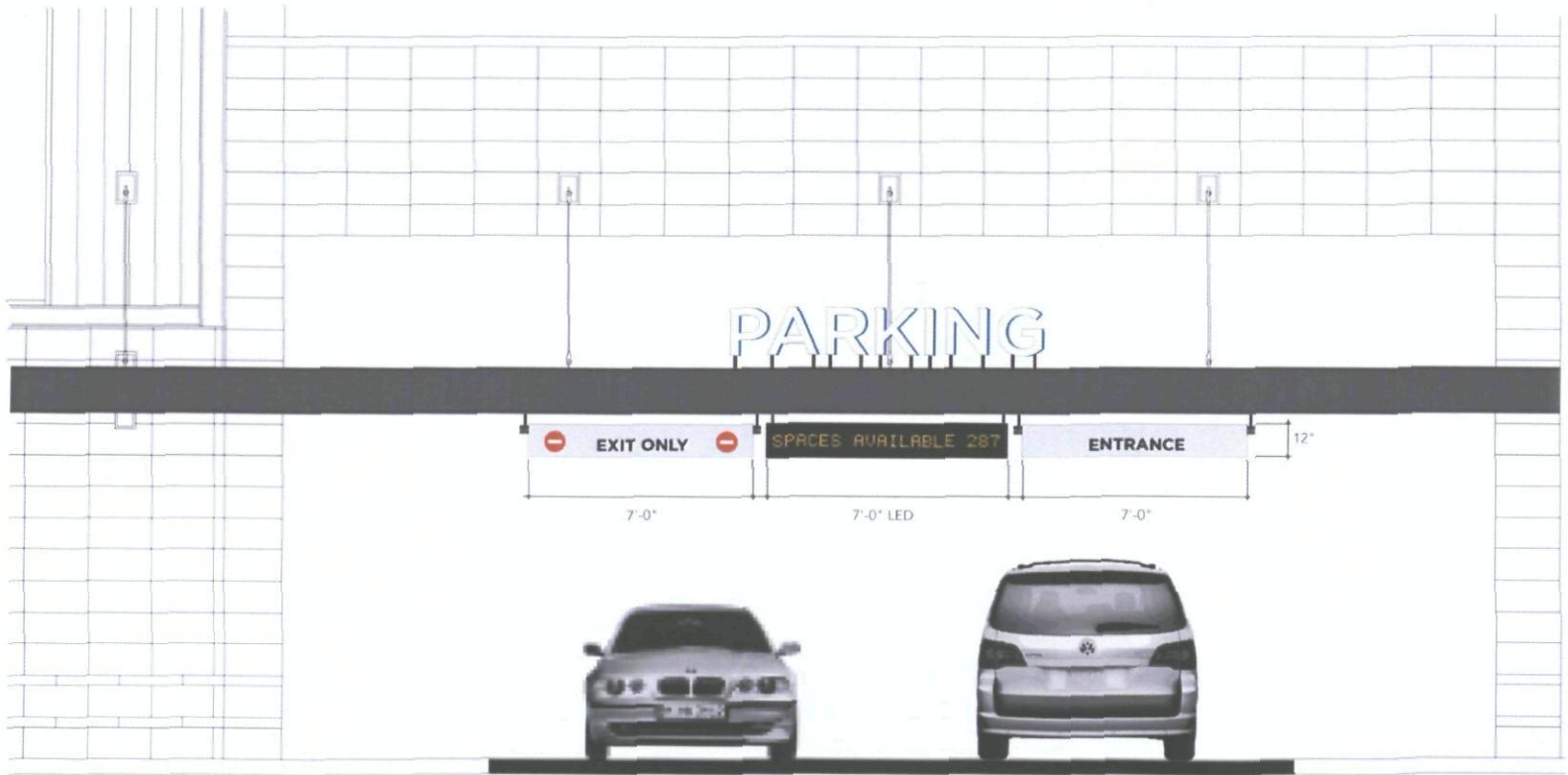
Site Sign Type 5: LED Garage Counter



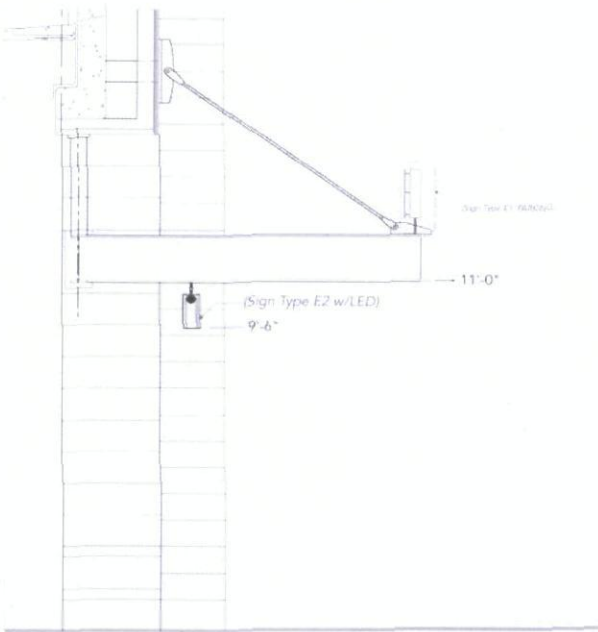
Building C North Garage
Plan view



Building D South Garage
Plan view

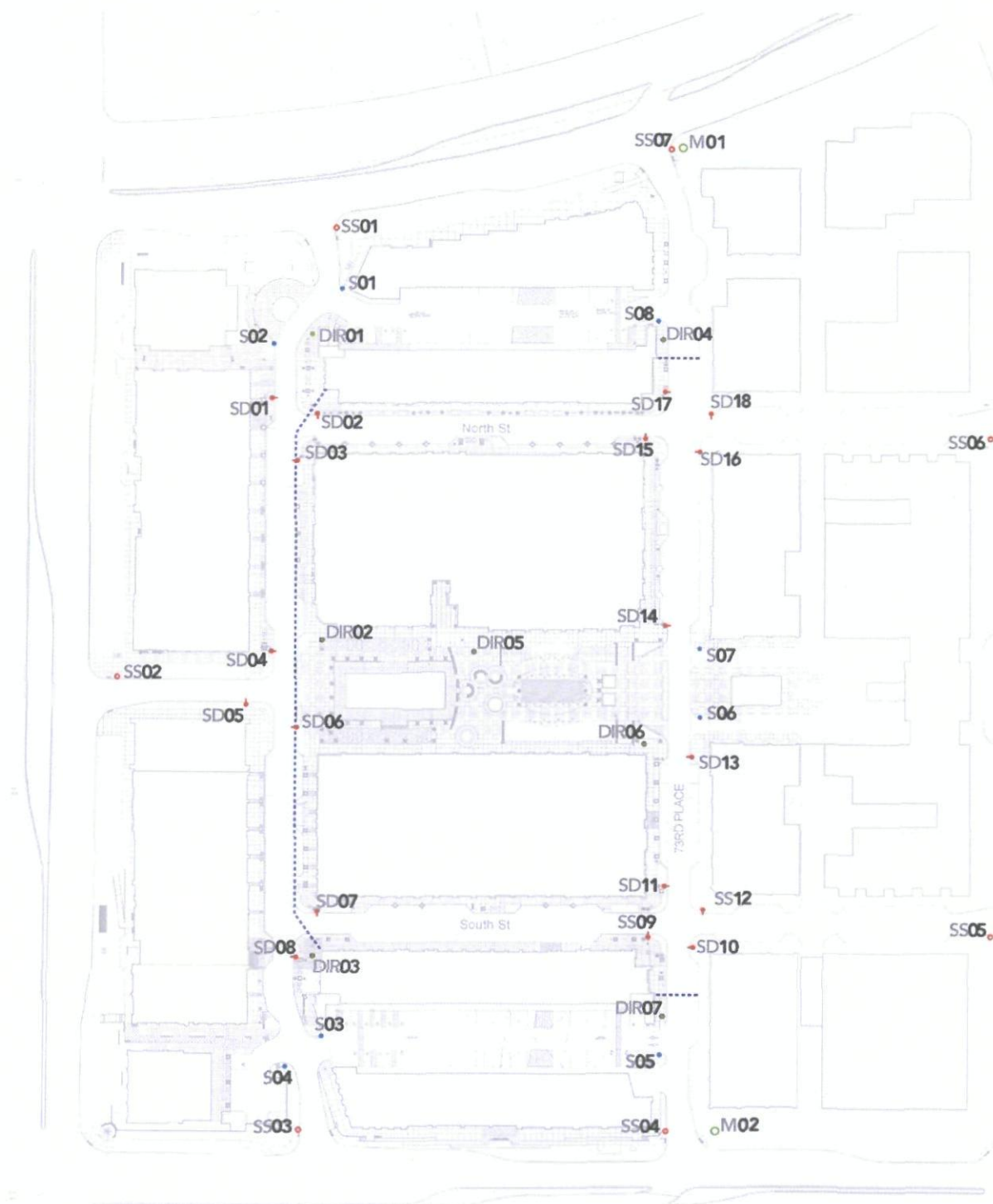


Elevation
Scale: 1/8" = 1'-0"



Side View
Scale: 1/8" = 1'-0"

3-MS-2008
12/11/08



Site Map

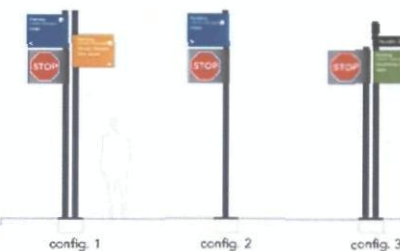
Site Signage Locations



● Traffic Directional Sign - stop sign only



○ Traffic Directional Sign - stop/street signs



● Traffic Directional Sign - stop/directional signs



● Directory Signs



○ Column Signs

3-MS-2008
12/11/08