



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

THE

HALSTEN

AT CHAUNCEY LANE

November 21, 2018



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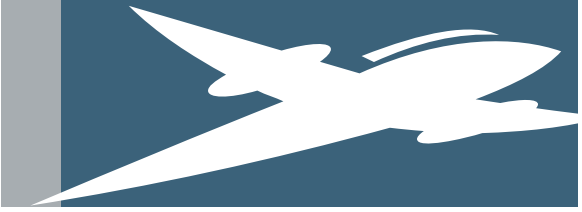
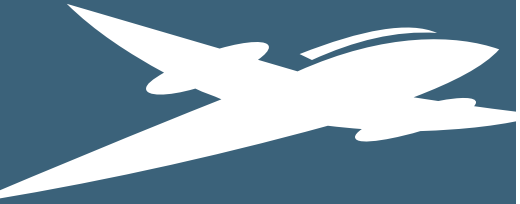


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PROJECT INFORMATION:

PROJECT
THE HALSTEN

17777 N. Scottsdale Rd.
Scottsdale, AZ 85255

ZONING
PRC

LANDLORD
JLB Scottsdale Marketplace

Contact Information
3890 W. Northwest Hwy. 7th Floor
Dallas, TX 75220

SIGNAGE CONSULTANT
Airpark Signs & Graphics
1205 N. Miller Rd.
Tempe, AZ 85281
480.966.6565

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Gretchen Wilde
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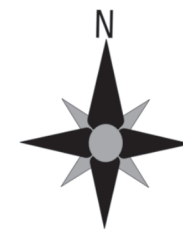
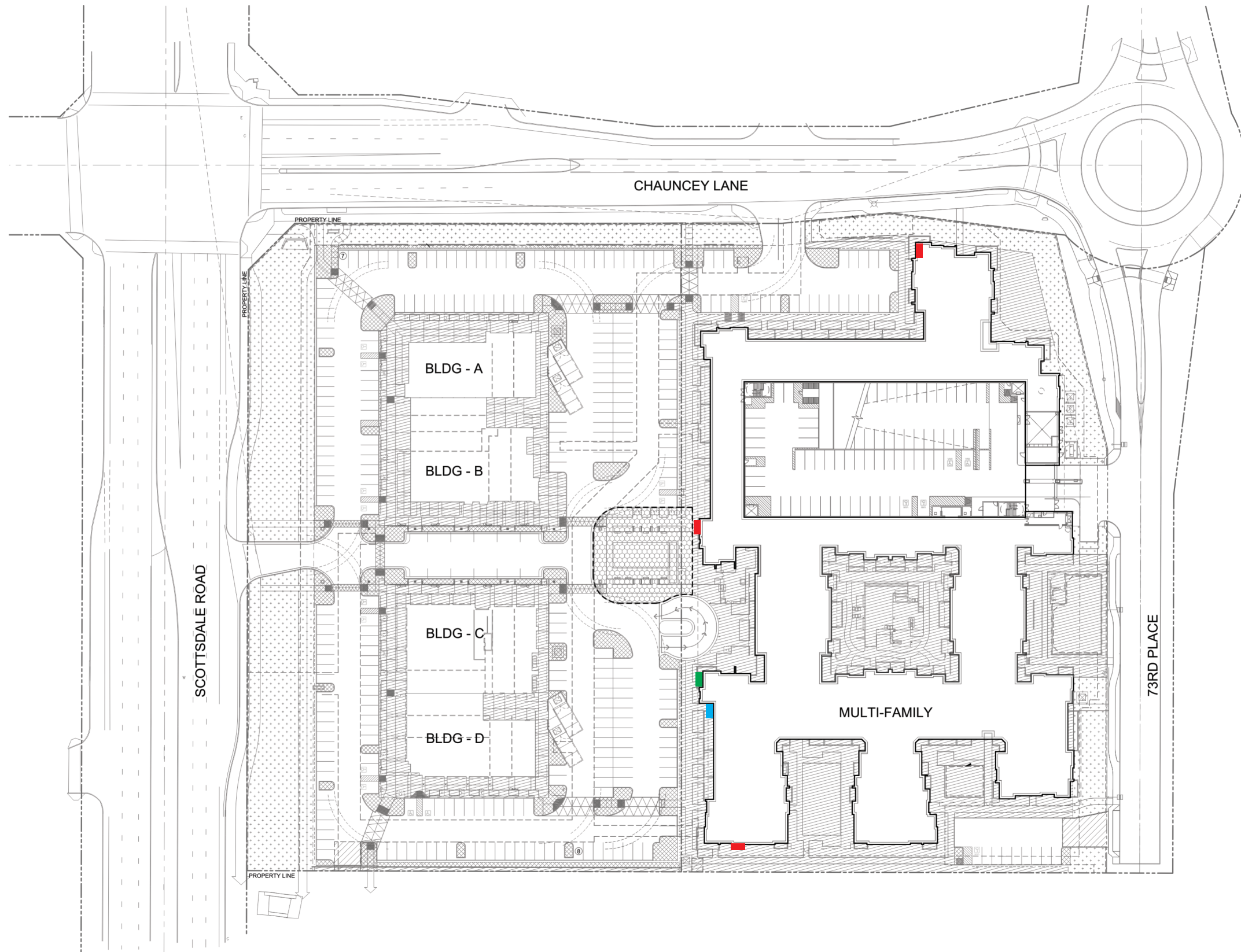
GENERAL REQUIREMENTS:

- Painted lettering directly to the wall shall not be permitted.
- Flashing or audible signs shall not be permitted.
- All signage shall be constructed and installed at tenant's expense.
- All signs are to have written landlord approval and City of Scottsdale permit prior to installation. Tenant or his representative must submit detailed sign drawings to the Landlord for approval with in fifteen (15) days prior to submitting to the City of Scottsdale for permits.
- Signs installed without approval are subject to removal at tenant's expense. Damages may be assessed to cover cost of repairs to building.
- Tenant and his/her sign contractor shall repair any damage caused to any property as a result of their installation.
- Landlord to supply the address numbers to identify the buildings.

CONSTRUCTION REQUIREMENTS:

- All electrical signs and their installations must comply with all Uniform Building and Electrical Codes.
- No exposed conduit, tubing or transformers shall be permitted.
- All exterior bolts, fasteners and clips shall be of hot dipped galvanized iron and no black iron materials of any type shall be permitted.
- Locations of all openings for conduit and sleeves in building shall be indicated by the Tenant’s sign contractor on the sign drawings submitted to Landlord for approval. The Tenant’s sign contractor shall install the same in accordance with approved drawings.
- No labels shall be permitted on the exposed surface of signs, except those required by ordinance, which shall be applied in an inconspicuous place.
- All penetrations of the building structure required for sign installation shall be neatly sealed in a water-tight condition.
- Tenant and the sign contractor shall repair any damage caused during installation of signage.
- Tenant shall be fully responsible for the operations of Tenant’s sign contractor.





17777 N. SCOTTSDALE RD. • SCOTTSDALE, AZ

Master Sign Plan SITE MAP/SIGN LOCATIONS

- WALL MOUNTED BUILDING ID SIGNS
- HANGING BUILDING ID SIGN
- BUILDING ADDRESS

**THE HALSTEN
MASTER SIGN PROGRAM**

DEVELOPMENT INFORMATION

Addresses	17777 N. Scottsdale Rd. Scottsdale, AZ 85255
Maricopa County APN	215-07-400
Zoning District	PRC PSD PCD
Gross Floor Area	338,049 square feet

SIGN REQUIREMENTS

Maximum Sign Area	<ul style="list-style-type: none"> 1 square foot for each 1 linear foot of business front, not to exceed maximum sum total sign area of the business.
Maximum Sum Total Sign Area	<ul style="list-style-type: none"> 1.5 square foot for each 1 linear foot of the longest business front.
Sign Envelope Requirements	<p>All Building Signs (See Page 10 for Sign Envelope Locations):</p> <ul style="list-style-type: none"> Sign Band W-1: 24" x 156" = 26 Sq. Ft. Sign Band W-2: 48" x 240" = 80 Sq. Ft. Sign Band W-3: 60" x 192" = 80 Sq. Ft. Sign Band S-1: 48" x 240" = 80 Sq. Ft.
Sign Construction	<ul style="list-style-type: none"> Building Wall Signs: Reverse Pan Channel Characters and Logos (Backer Panel Optional). Suspended Canopy Signs: Reverse Pan Channel Characters and Logos mounted on a Custom Cabinet or Backer Panel.
Sign Design & Style	<ul style="list-style-type: none"> All logos and characters allowed with Landlord Approval
Sign Colors	<ul style="list-style-type: none"> Default Color: Black or White Additional Colors: Open with Landlord Approval
Sign Illumination	<ul style="list-style-type: none"> Halo-illumination or Non-Illumination Allowed If Halo-Illumination, Default Color: White
Sign Placement	<ul style="list-style-type: none"> On Designated Sign Envelopes on Page 10.
Sign Ordinance	<ul style="list-style-type: none"> All applicable provisions of the Scottsdale Sign Ordinance shall apply. Sign Ordinance and Sign Permit Application: http://www.scottsdaleaz.gov/codes/signs/

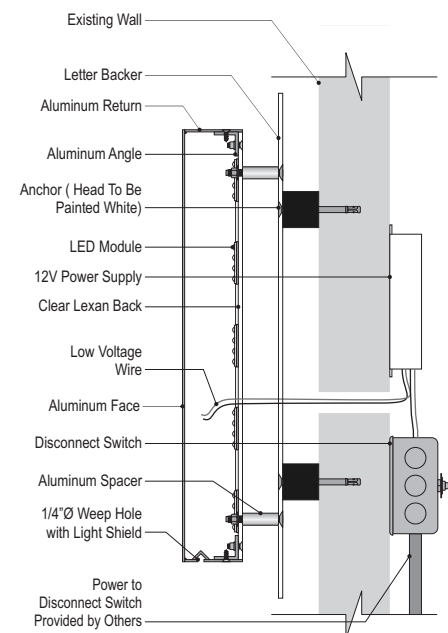


W-1 BUILDING MOUNTED ID

scale: 1/2" = 1'-0"



ILLUMINATED SIGN AT NIGHT



This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All signs fabricated as per 2008 N.E.C. Standards

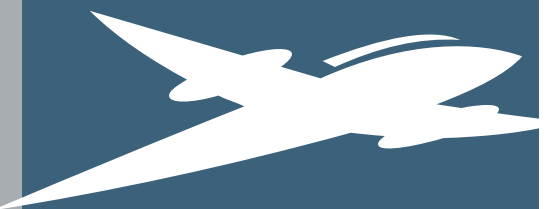


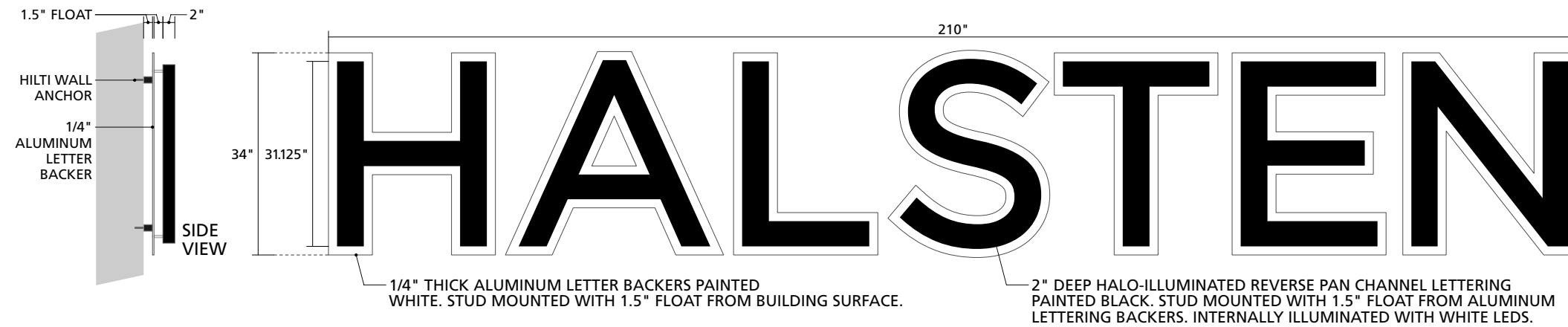
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Master Sign Plan

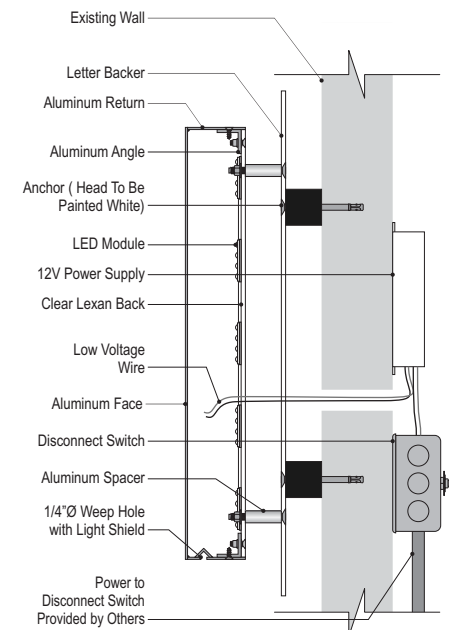
W-I BUILDING ID SIGN

WALL MOUNTED BUILDING ID





W-2 BUILDING MOUNTED ID
scale: 1/2" = 1'-0"



This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All signs fabricated as per 2008 N.E.C. Standards

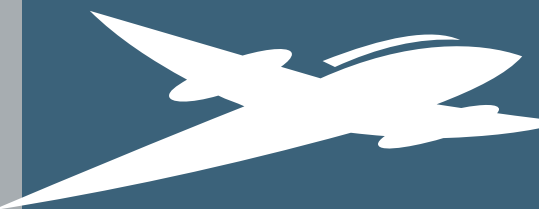


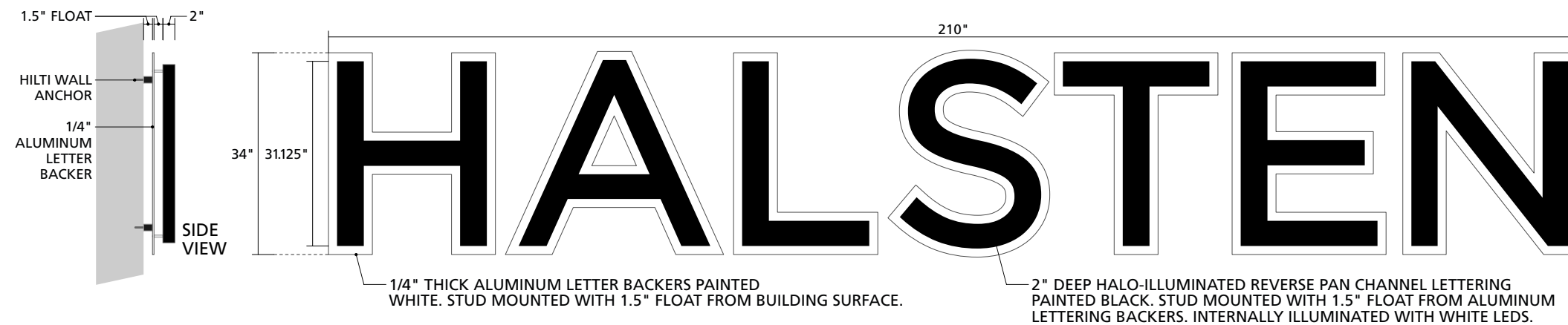
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Master Sign Plan

W-2 BUILDING ID SIGN

WALL MOUNTED BUILDING ID



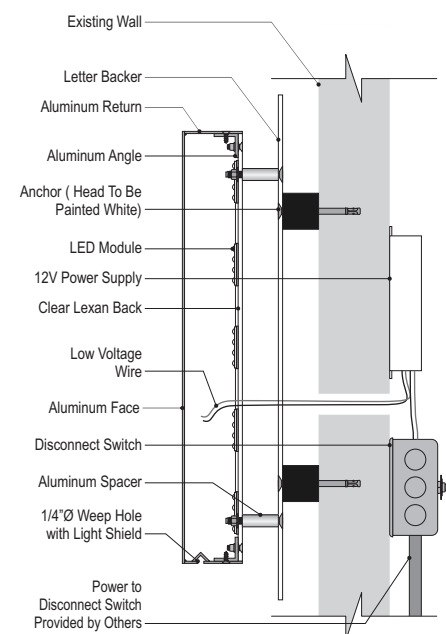


W-3 BUILDING MOUNTED ID

scale: 1/2" = 1'-0"



ILLUMINATED SIGN AT NIGHT



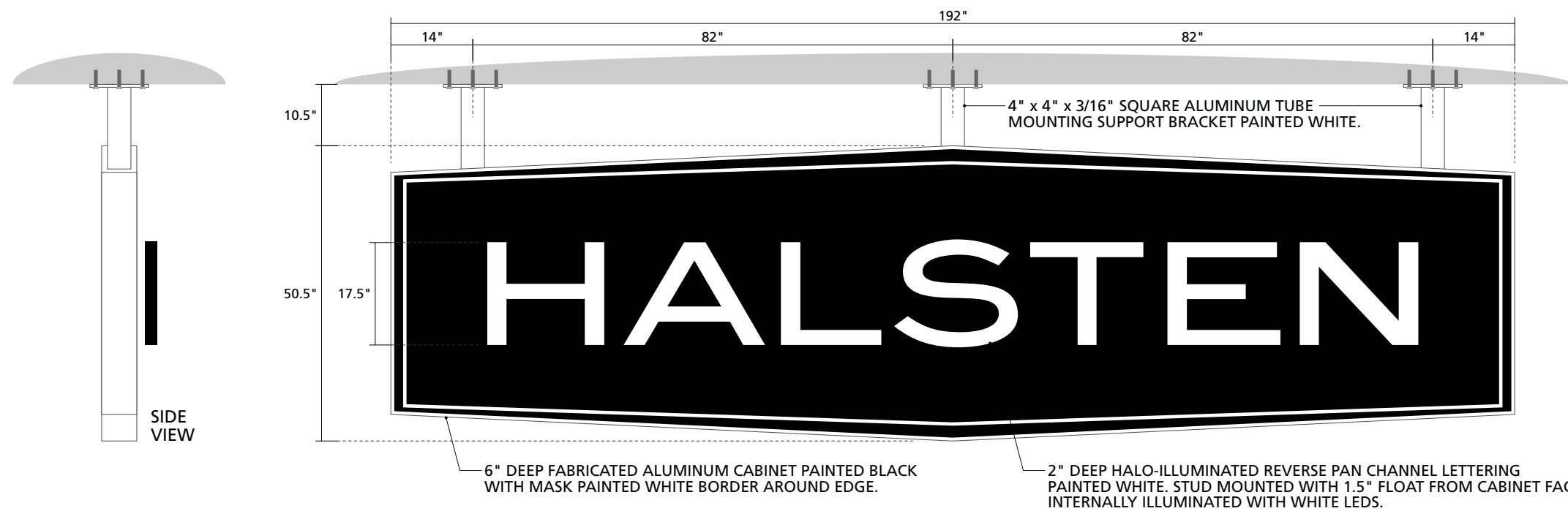
This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All signs fabricated as per 2008 N.E.C. Standards



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Master Sign Plan S-I BUILDING ID SIGN

WALL MOUNTED BUILDING ID

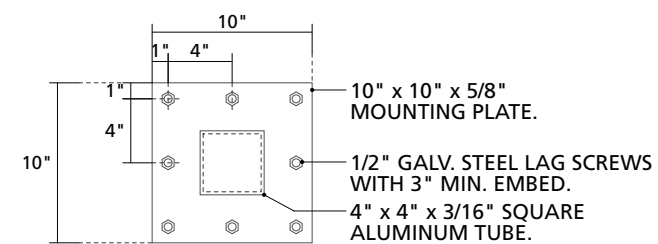


BUILDING MOUNTED ID

scale: 1/2" = 1'-0"

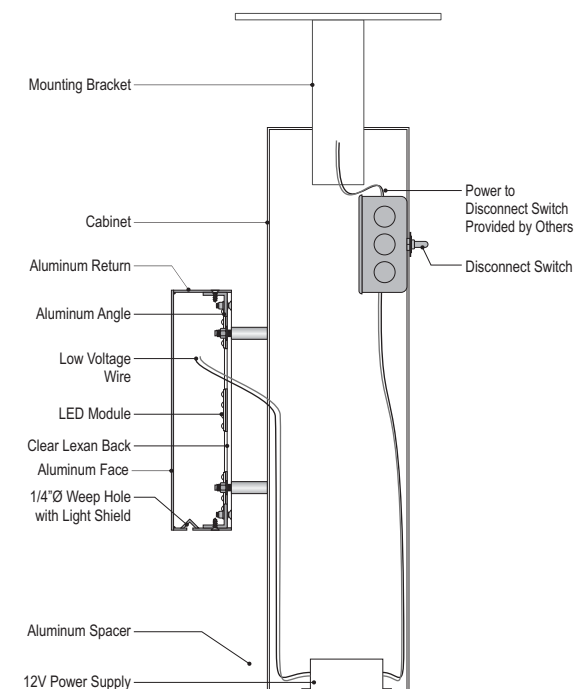


ILLUMINATED SIGN AT NIGHT



MOUNTING PLATE

scale: 1/2" = 1'-0"



This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All signs fabricated as per 2008 N.E.C. Standards



PARTIAL ELEVATION

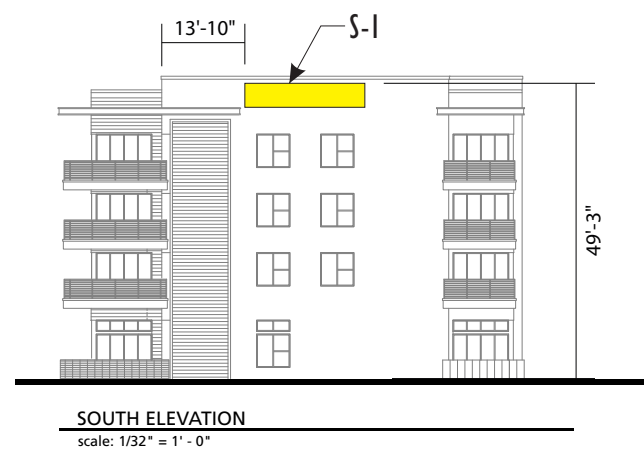
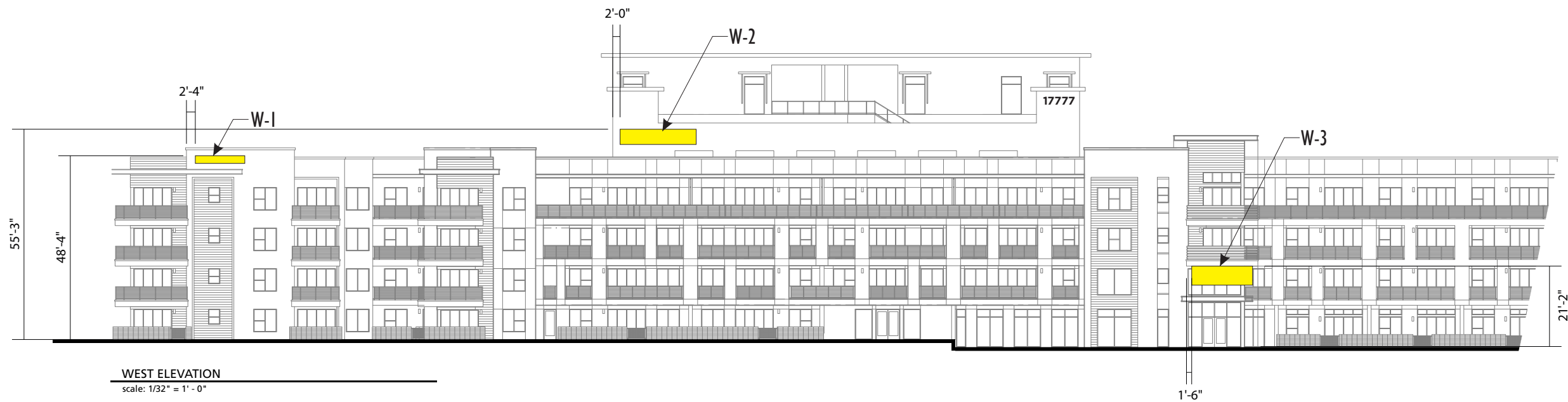
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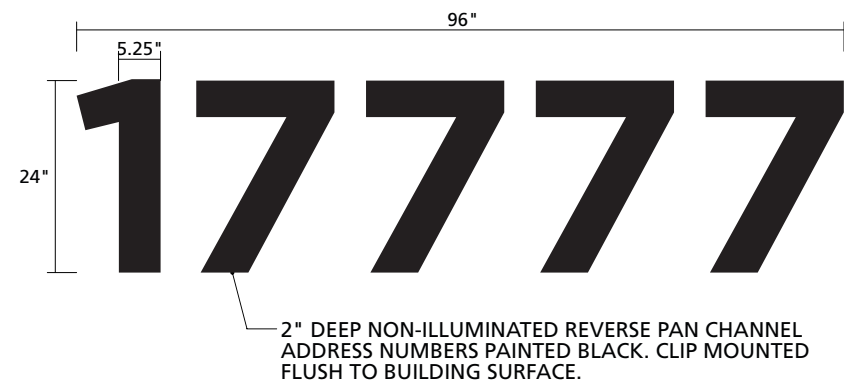
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Master Sign Plan W-3 BUILDING ID SIGN

WALL MOUNTED BUILDING ID

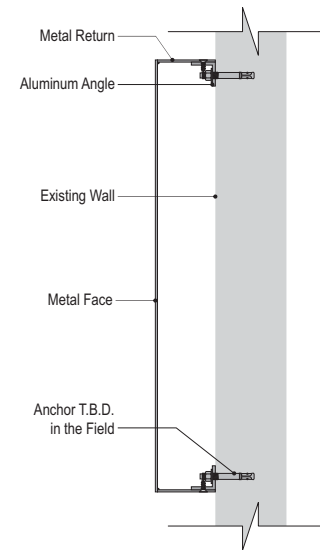


SIGN BAND SIZES		
W-1	24" x 156"	26 Sq. Ft.
W-2	48" x 240"	80 Sq. Ft.
W-3	60" x 192"	80 Sq. Ft.
S-1	48" x 240"	80 Sq. Ft.



ADDRESS NUMBERS

scale: 1/2" = 1'-0"



PARTIAL WEST ELEVATION

scale: 1/32" = 1' - 0"



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 BUILDING ADDRESS

