Note:
PARCELS ZONED C-O [EXCLUDING RETAIL PARCEL] ARE ALLOWED A SUM TOTAL SIGN AREA OF 24 SQUARE FEET (ALL SIGNS ADDED TOGETHER PER TENANT), PER SECTION 8.505.

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SIGN CRITERIA

SCOTTSDALE RIDGE

Scottsdale, Arizona

APPROVED
CITY OF SCOTTSDALE
CP 12/12/05
INITIALS DATE

December 9, 2005

TABLE OF CONTENTS

Project Introduction & Theme	03-04
Freestanding Signage	
Project Hierarchy (Sign Types)	05
Signage Site Location Plan	06
Sign Type 1 Screen Wall	07
Sign Type 2 Project Monument and Tenant Monument	08
Sign Type 3 Directional Signage	09
Sign Type 4 Menu Board Signage	10
Sign Type 5 Regulatory Signage	11-12
Tenant Identification Signage	
Sign Type 6 Address Designation	13-14
Sign Type 7A Tenant Wall Signage (Office)	15-17
Individual Letter Details (typical)	18
Sign Type 7B Tenant Wall Signage (Retail)	19
Custom Cabinet Letter Details (typical)	20-21
Sign Type 8 Tenant Suite Entry Plaque	22
Project Standards	
Recommended Font Styles	23
Project Definitions	24
General Sign Standards and Requirements	25-28
Submittal Requirements Checklist	29

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INTRODUCTION

Scottsdale Ridge is located at the Northeast corner of Scottsdale Road and Deer Valley Road. The project contains approximately 14.4 acres and is zoned C-O for a mixed use of retail and office. The total building area is approximately 135,928 gsf. The offices consist of a complex of eleven (11) single story offices located along, and to the north of, Deer Valley Road and a two story building at the corner of the Scottsdale Road and Deer Valley Road. The retail building is a two story building located on Scottsdale Road just north of the two story office building.

The purpose of this sign program is to ensure the design production of quality signage and to provide adequate directional information to quickly inform visitors of entries and tenant locations for **Scottsdale Ridge**. The program outlines the particular guidelines and parameters each user is to follow for their individual business identity through signage, so as to compliment the entire project. User's signs are required to be designed and manufactured by standards which meet or exceed the quality and the aesthetic impact set forth in this criteria.

This sign criteria package has been developed with sections of illustrations for easy reference. For those sign types which are to be employed by a given user, the section(s) relating to each sign type must be reviewed and adhered to by each user and its sign contractor. The criteria establishes minimum and maximum letter sizes, sign area allowances, and locations for each sign type.

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Color and Material

A main focus for **Scottsdale Ridge** is to maintain the natural beauty of the Sonoran Desert landscaping and to use natural materials and earth toned colors. The sign system has been derived from the schematic architecture, creating a cohesive design package throughout the project. Also in hopes to provide consistency and design quality, the architectural color palette will be used for the signage.

Frazee 8695D THATCH ROOF

Frazee 8225D AUTUMN WHEAT

Frazee 7756N COCKATOO GOLD

Frazee 8276A MESQUITE CANYON

Frazee 8306N ALCAZAR BROWN

Frazee 8796N BLACK METAL
Matte or Eggshell

Matthews Paint
MP20153 LRV 9.3

Project Stone
Eldorado Stone MOUNTAIN BLEND

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Scottsdale Ridge will feature both freestanding and building mounted signage, described in the narrative that follows.
See page 6 for locations of signage.

FREESTANDING SIGNAGE

Sign Type 1 – Screen Wall
This wall will identify the project from the corner of the site located at Scottsdale Road and Deer Valley Road.
(See page 7 for design elevation)

Sign Type 2 – Project and Multi Tenant Monuments
These signs will identify the project and up to three (3) occupants, on each monument. There will be a total of three (3) monument signs, one at either entrance on Deer Valley Road and another just north of the retail building on Scottsdale Road.

Each midsize monument will be in response to the adjacent neighbors and within sign code.
(See page 8 for design elevation)

Sign Type 3 – Directionals
The traffic directionals are designated as vehicular oriented signs which will identify the building address in relation to the position of the sign.
(See page 9 for design elevation)

Sign Type 4 – Menu Board
Vehicular menu which will be viewed as clientele maneuver through the drive thru.
(See page 10 for design elevation)

Sign Type 5 – Regulatory Signs
These signs will regulate the vehicle and pedestrian traffic. Signs will direct or caution traffic (ie.: "Do Not Enter", "Pedestrian Crossing").
(See page 11-12 for design elevation)

BUILDING SIGNAGE

Sign Type 6 – Building Addressing
Wall mounted address numerals placed on each building.
(See page 13-14 for details)

Sign Type 7 – Tenant Wall Signs
Building wall signage for building occupant(s). Sign type 7A is designated for Office use and sign type 7B is designated for Retail use.
(See page 15-21 for details)

Sign Type 8 – Tenant Suite Entry
Entry graphics for building occupant(s).
(See page 22 for design elevation)

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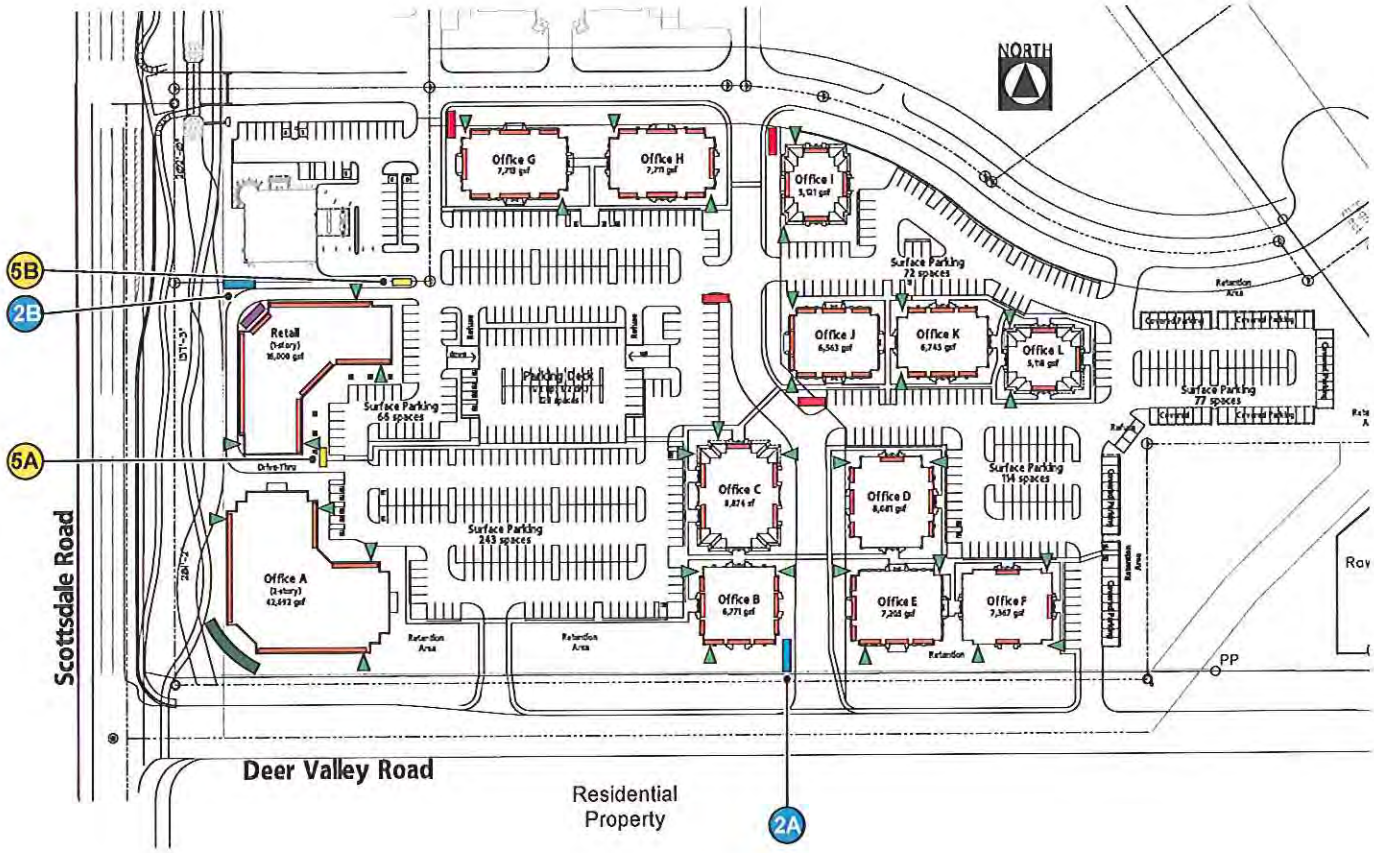
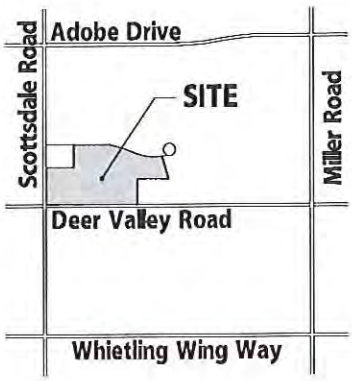
SIGNAGE LOCATIONS | SITE PLAN



- **SIGN TYPE 1** - Screen Wall
- **SIGN TYPE 2** - Project Monuments A and B
- **SIGN TYPE 3** - Directionals
- **SIGN TYPE 4** - Menu Board
- **SIGN TYPE 5** - Regulatory Signs A and B
- **SIGN TYPE 6** - Building Addressing
- **SIGN TYPE 7** - Wall Signs



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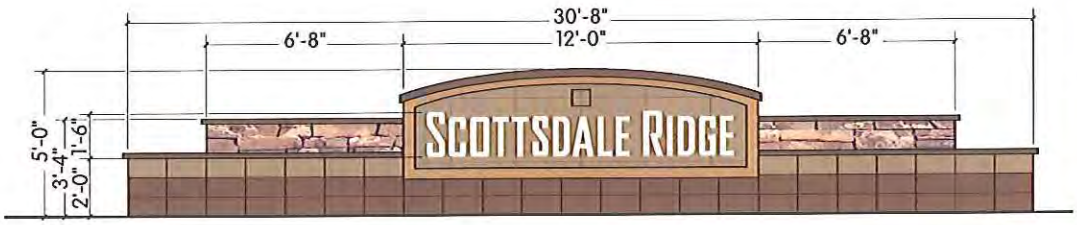
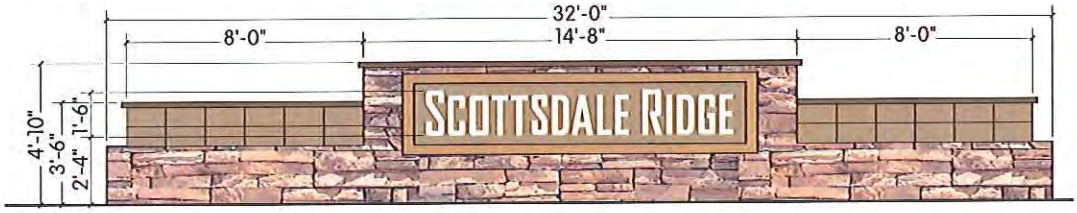


Screen Wall - Option A



Screen Wall - Option B

There will be a screen wall located at the southwest corner of the project. The wall will aid in locating the development from the major streets.

Size
Sign height will not exceed five feet (5'-0"), with a width of no more than thirty two feet (32'-0").

Construction
The project identification is made up of CMU block with a light sand stucco finish to match buildings. Letters will be reverse pan channel aluminum. The base will be constructed of 16x8 CMU block, partly covered with applied stone. The caps are to be made of precast concrete.

Colors
ID Panel: Thatch Roof and Autumn Wheat
Caps: Alcazar Brown
Stone Base: Eldorado Stone Mountain Blend
Block Base: Thatch Roof and Alcazar Brown
Vinyl Lettering: to be painted white

Illumination
Illuminated by landscape lighting.

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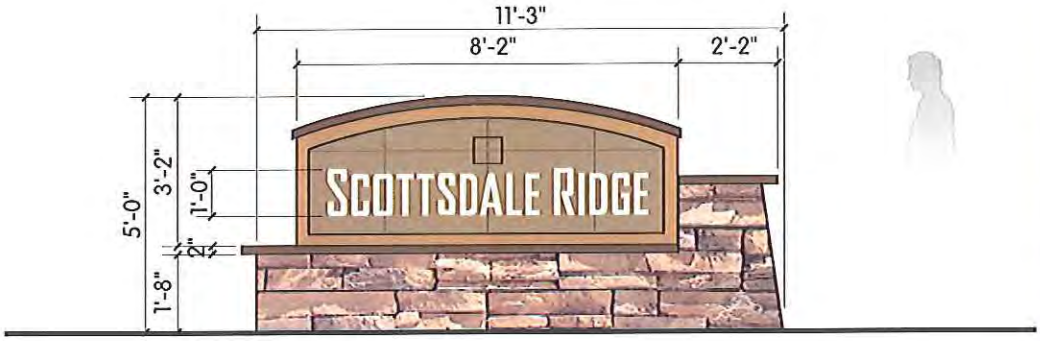
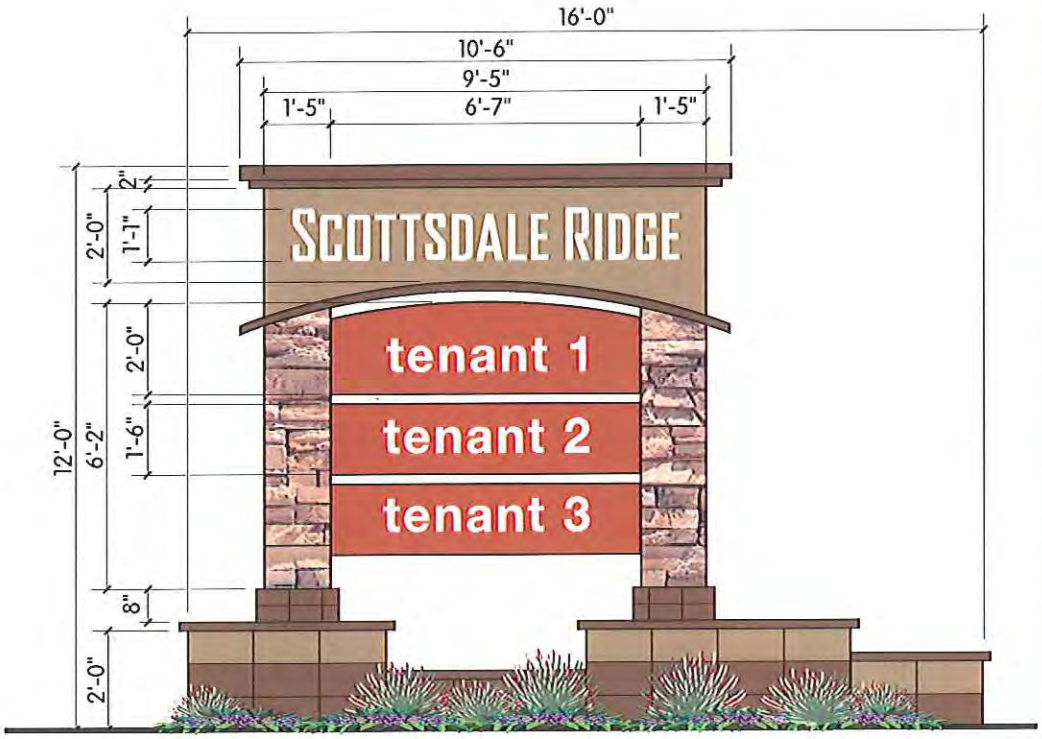


Monument A - Office



Monument B - Retail (retail tenants only)

There will be three (3) double sided monuments, with monument B having up to six (6) tenants listed.

Size
Sign height for A will not exceed five feet (5'-0"), with a width of no more than eleven feet three inches (11'-3"). Sign height for B will not exceed twelve feet (12'-0"), with a width of no more than sixteen feet (16'-0"). Sign area for monument A is 17.11 square feet, and for monument B is 41.87 square feet.

Construction
The project identification is made up of CMU block with a light sand stucco finish to match buildings. Letters will be routed with clear acrylic push through with FCO .25" thick aluminum overlay. The tenant panels are made of .125" aluminum with reverse pan channel lettering. The base and columns will be constructed of 16x8 CMU block, partly covered with applied stone. The caps are to be made of precast concrete.

Colors
ID Panel: Thatch Roof and Autumn Wheat
Tenant Panels: Mesquite Canyon
Caps: Alcazar Brown
Columns: Eldorado Stone Mountain Blend
Base: Thatch Roof and Alcazar Brown

Illumination
Halo backlit.

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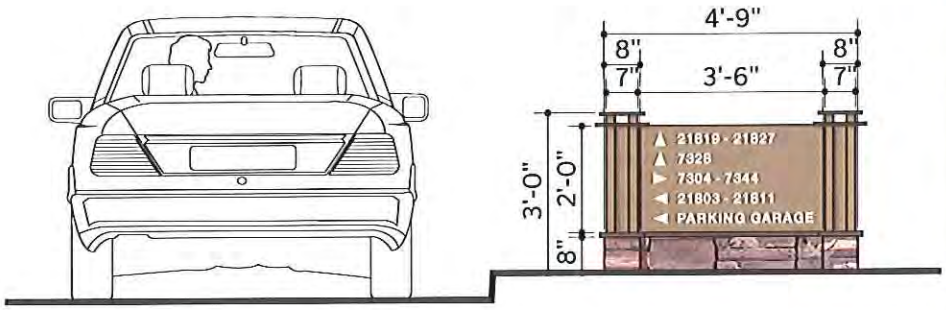


Typical Directional Elevation

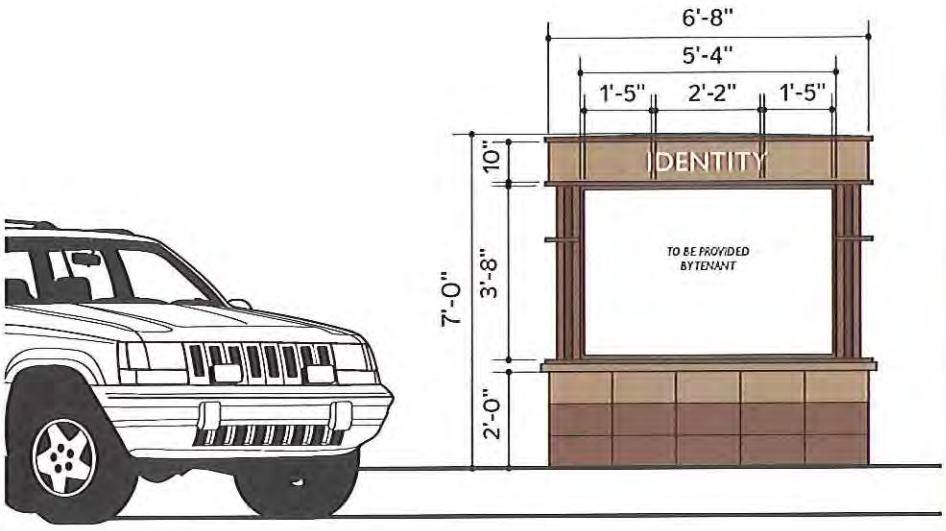
Located at various shared driveways on the site, the combined driveway directional signage will convey building addressing in relation to the location of the sign.

Size
Sign height will not exceed three feet (3'-0"), with a width of no more than four feet nine inches (4'-9"). Sign area is 7 square feet.

Construction
The base will be constructed of CMU block with applied stone and concrete caps. The poles will be two inch (2") square tubes with a 3/8" cap and post details. The address panel will be 1/4" thick aluminum with two inch (2") high reflective vinyl lettering applied to panel face. Letters to be of premium quality 3M vinyl.

Colors
Poles and Panel: Thatch Roof
Caps and Details: Alcazar Brown
Base: Eldorado Stone Mountain Blend
Vinyl Lettering: to be 3M reflective white

Illumination
Non-illuminated.



The drive thru menu is located within the drive thru area of the retail building, based on the user's specifications. It will identify the name of the business with a maximum of three (3) menu panels.

Size
Sign height will not exceed seven feet (7'-0"). Sign area shall be a maximum of 20 square feet.

Construction
Sign cabinet is to be made of aluminum with white acrylic panels. The poles will be two inch (2") square tubes with a 3/8" cap and post details. The identity panel will be constructed of aluminum with routed copy white acrylic backing.The base is constructed of 16x8 CMU block with a concrete cap.

Colors
Poles, Caps and Details: Alcazar Brown
ID Panel: Thatch Roof
Base: Thatch Roof and Alcazar Brown

Illumination
Internally illuminated, oriented towards building.

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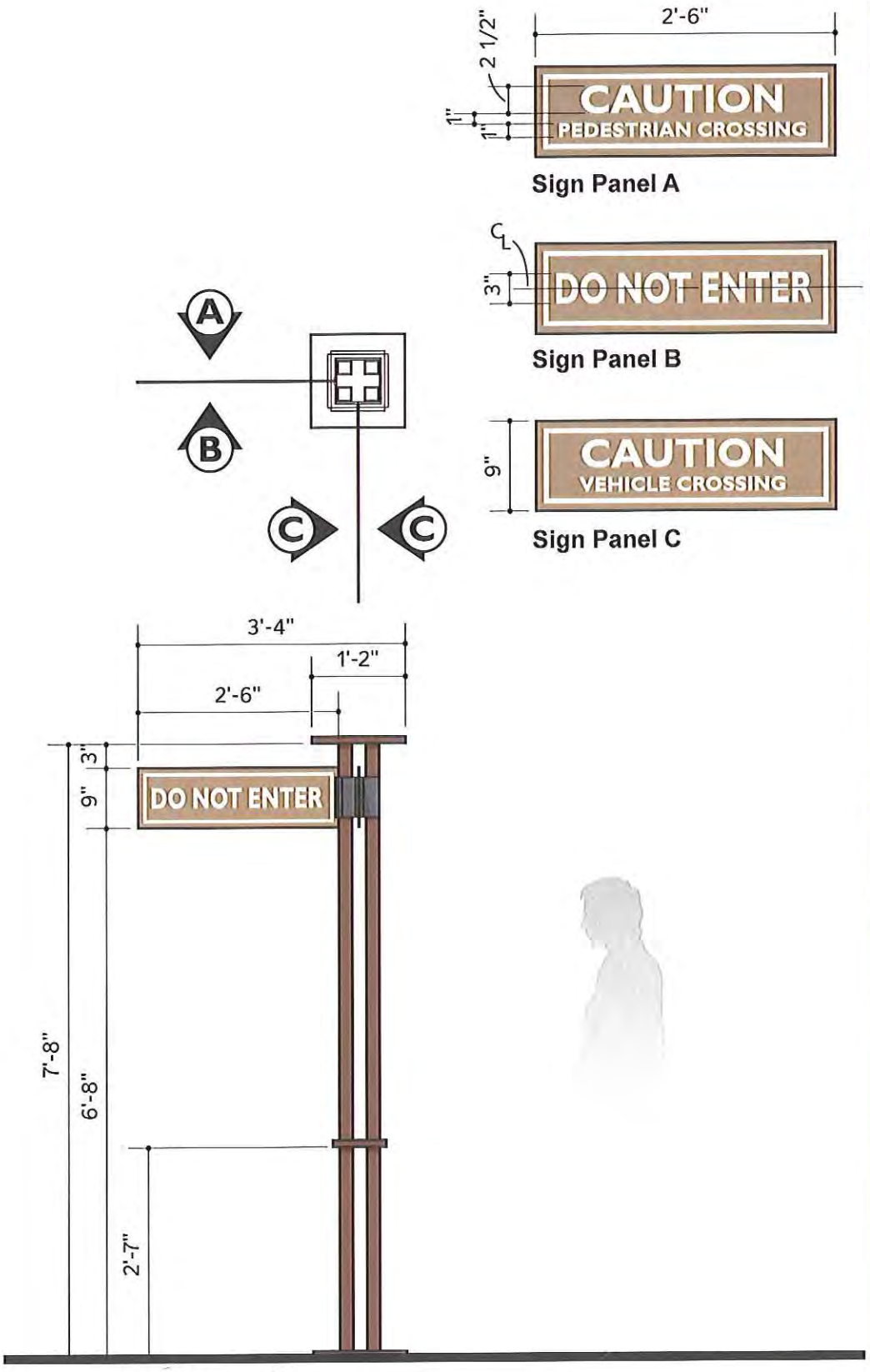

Regulatory Sign

The regulatory sign is located at the drive thru exit and viewed from all angles of traffic, both pedestrian and vehicular.

Size
Sign height will not exceed seven feet eight inches (7'-8"), with a width of no more than three feet four inches (3'-4").

Construction
The poles will be two inch (2") square aluminum tubes with a 3/8" cap detail. The sign panels will be one quarter inch (1/4") thick aluminum with reflective vinyl lettering applied to panel face. Letters to be of premium quality 3M vinyl.

Colors
Poles and Cap: Alcazar Brown
Panels: Thatch Roof
Vinyl Lettering: to be 3M reflective white

Illumination
Non-illuminated.

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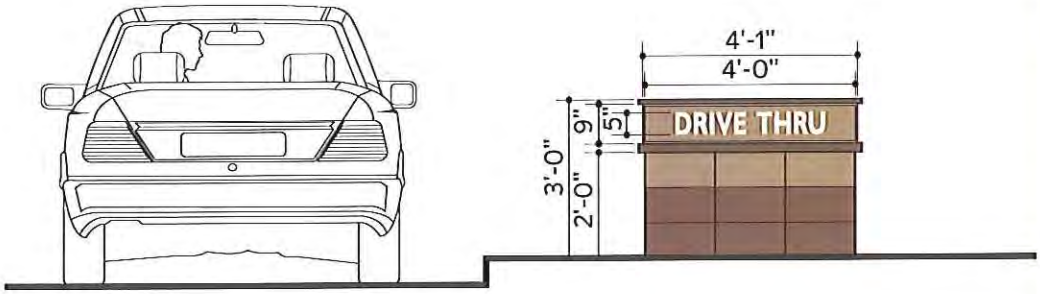


This sign is located at the drive thru entrance and will be double faced.

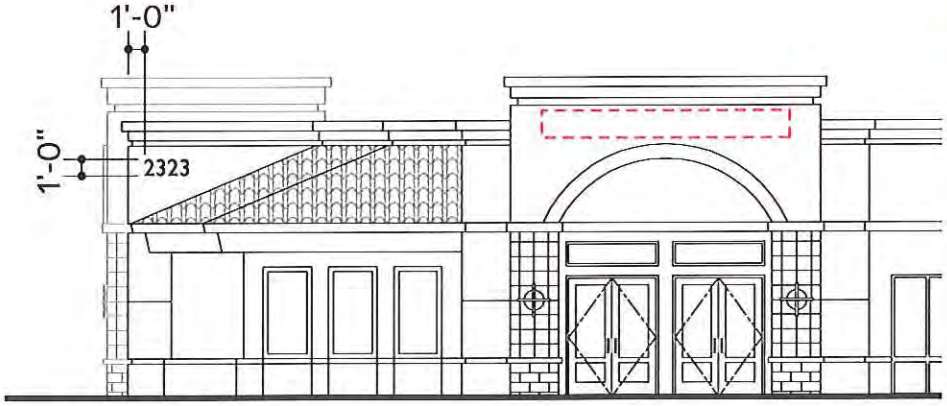
Size
Sign height will not exceed three feet (3'-0"), with a width of no more than four feet one inch (4'-1"). Sign area is 3 square feet.

Construction
Sign cabinet is to be made of 1/4" thick aluminum with five inch (5") high reflective vinyl lettering applied to panel face. Letters to be of premium quality 3M vinyl. The base is constructed of 16x8 CMU block with a concrete cap.

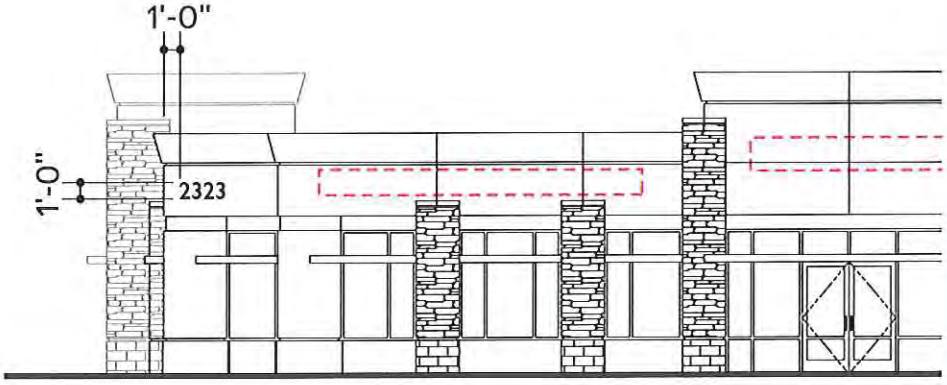
Colors
Cabinet: Thatch Roof
Caps: Alcazar Brown
Base: Thatch Roof and Alcazar Brown
Vinyl Lettering: to be 3M reflective white

Illumination
Non-illuminated.

Buildings B,D,H,K
Typical Office Elevation



Buildings C,F,I,L
Typical Office Elevation



Buildings E,G,J
Typical Office Elevation

Building addressing numerals shall be Gill Sans Std, with a height of twelve inches (12"). See sign plan on page 6 for locations.

Construction and Colors
Numbers shall be flat cut out, one half inch (1/2") thick aluminum plate, stud mounted flush to building.

Color to match Frazee 8305D Jericho Brown.

(Addressing for placement example only. Numerals are not actual address.)

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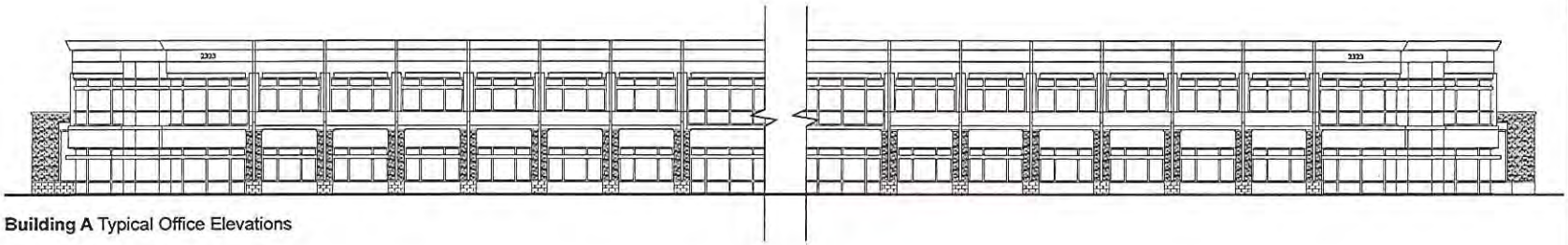
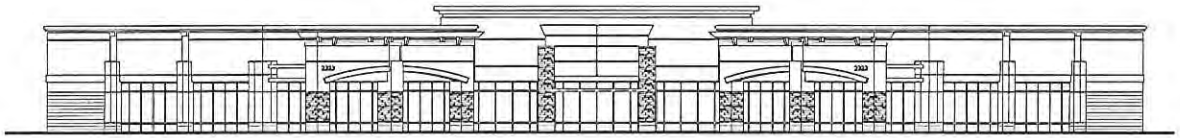
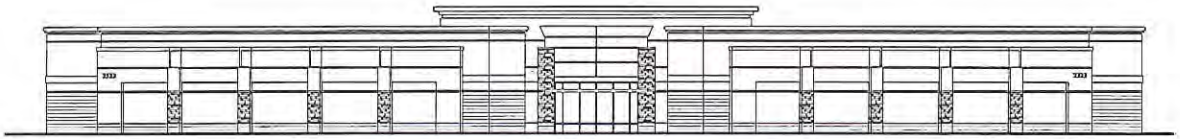
(Addressing for placement example only. Numerals are not actual address.)



Building A Typical Office Elevations



Retail Building Northwest Elevation



Retail Building Southeast Elevation

Single Line Sign Layout
Maximum Letter Height for Two-Story Office Building

Single Line Sign Layout
Maximum Letter Height for Single-Story Office Buildings

Double Line Sign Layout
Maximum Letter Height for All Office Buildings

Design

Each Owner/Occupant is responsible for the manufacturing and installation of their own signage. Each Owner/Occupant may use their own corporate standards for the design of the signage; however, all letters are to be painted Frazee 8796N Black Metal. If an Owner/Occupant does not have a corporate logo, one of the standard recommended typestyles should be used. Refer to "Recommended Type Faces" - page 23.

All corporate standards are subject to P.O.A. review.

Sign Layouts

Occasional ascenders and descenders, or logo details (maximum of 4%) will be allowed to go beyond the sign envelope, but must be counted as square footage and may not be closer than three inches (3") from a break or delineation of architecture.

On the single story office buildings the maximum capital letter height shall not exceed twenty four inches (24") for a single line, and on the two-story office building the maximum capital letter height shall not exceed eighteen inches (18") for a single line. All double line layouts shall not exceed twenty four inches (24") in total, the letter height may vary, see left for examples.

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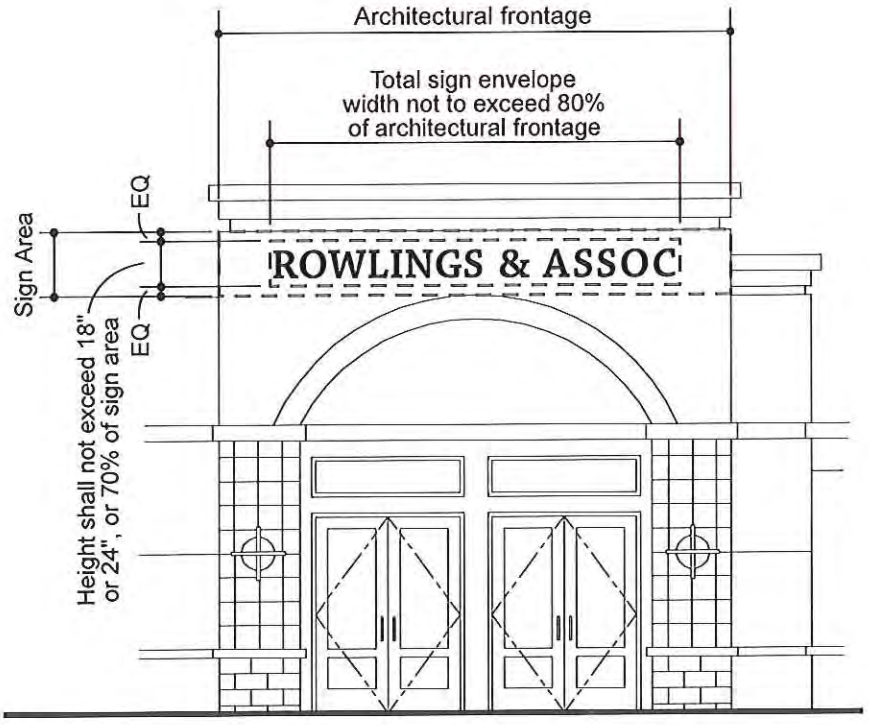
MERCK

UNITED INSURANCE
COMPANY OF AMERICA



A minimum of one half letter height line spacing will be used between all multiple lines of signage layouts, unless corporate standards (owner's registered identity) create a unique circumstance. To fit within layout standards, the copy and/ or identity may not be condensed more than 90% of horizontal letter width. **Total sign area is limited to twenty four (24) square feet per tenant.**

Sign Area Calculation
Where a sign consists only of individual letters, numerals, symbols, or other similar components, the total area of the sign shall be the sum of the areas of the squares or rectangles surrounding each individual component. Two (2) such rectangles can be used in defining area, see left for examples.

Architectural Sign Size
The overall height of any sign layout for offices (single or multiple lines of copy and graphics) shall be held to a maximum vertical height of twenty four inches (24") or eighteen inches (18"), or seventy percent (70%), whichever is less, of the most narrow vertical dimension of the architectural fascia, wall, or sign area which it is installed upon.

The overall length of any sign shall be held to a maximum of eighty percent (80%) of the area which it is installed upon.

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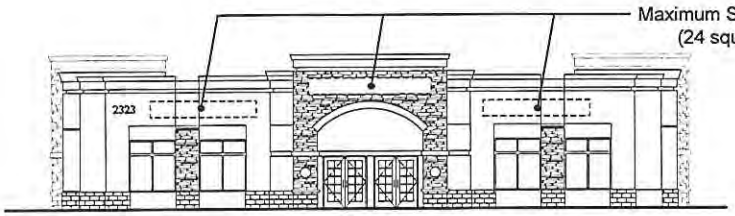
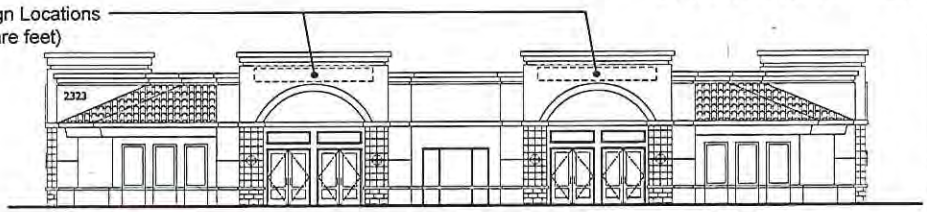
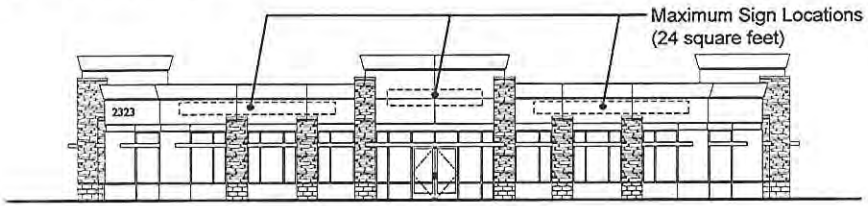


Buildings B,D,H,K
Typical Single Story Office Elevation

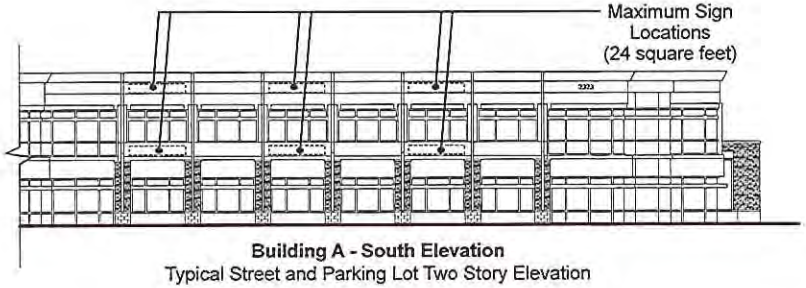


Buildings C,F,I,L
Typical Single Story Office Elevation



Buildings E,G,J
Typical Single Story Office Elevation

Building A - West Elevation
Typical Street and Parking Lot Two Story Elevation



Building A - South Elevation
Typical Street and Parking Lot Two Story Elevation

Total sign area is limited to twenty four (24) square feet per tenant.

Single Story Locations
The primary identification for the single story buildings shall be centered, whenever possible, over main entry. These locations provide wayfinding to the office entry.

Typical office elevations, seen at left, show designated wall sign locations. The sign locations shown are the maximum number of locations allowed on a building elevation.

Two Story Locations
Signage must be located directly above, or adjacent to, the specific leased space, but will be strictly limited to these designated locations (seen at left). Total of twelve (12) tenants on street elevation and twelve (12) tenants on parking lot elevation.

Each Owner/Occupant may use their own corporate standards for the design of the signage; however, all letters are to be painted Frazee 8796N Black Metal.

Tenants for second story signage will be determined by the building owner.

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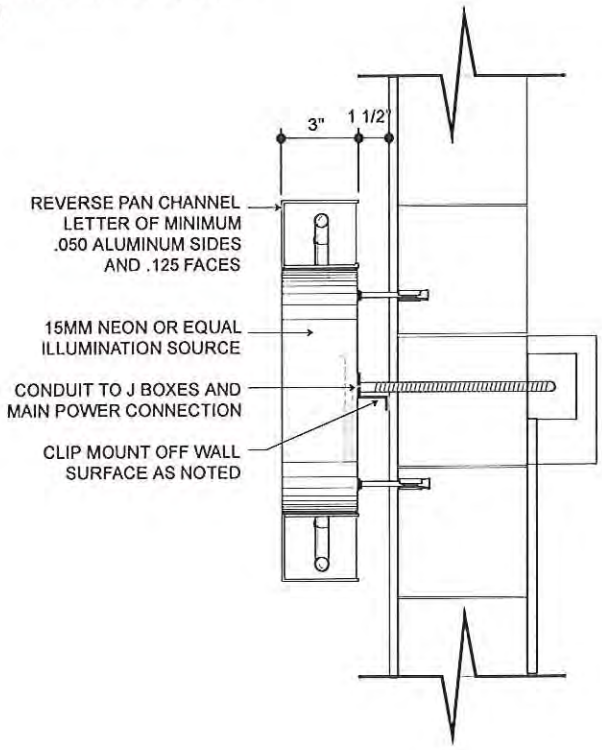
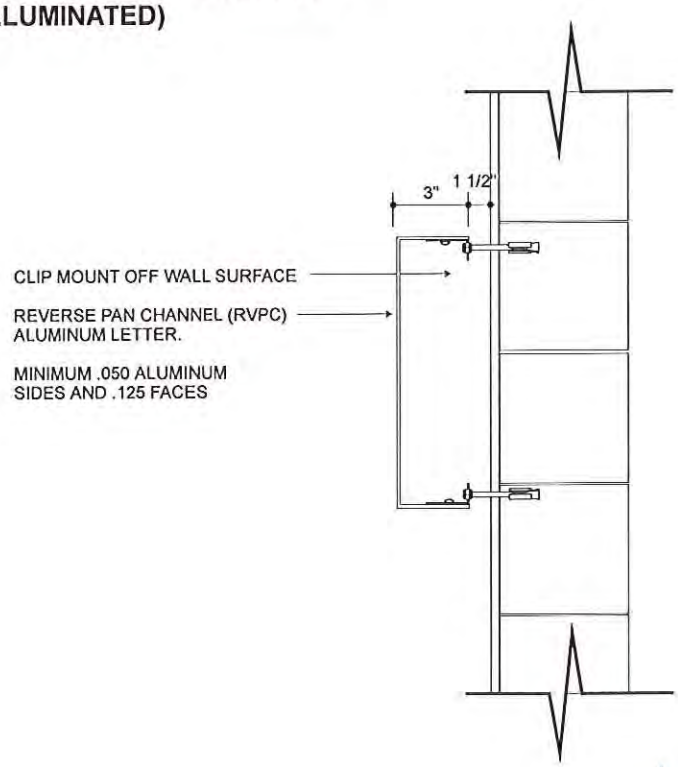
TYPICAL REVERSE PAN CHANNEL (ILLUMINATED)



TYPICAL REVERSE PAN CHANNEL (NON-ILLUMINATED)



Construction
All wall signage shall be individual reverse pan channel letters and logos, and must be constructed with a minimum of .050" aluminum returns, three inches (3") deep, and .125" faces. No "Channelume", "Letteredge", or similar material will be allowed.

Illumination
All letters may be halo backlit illuminated to provide definition of the outer edge of the lettering and graphics.

Halo illumination shall be from 30 M.A. white neon tubing, or equal lighting source. Exposed conduits, fasteners, tubing or transformers will not be permitted. All raceways must be hidden.

All office signage which is illuminated shall be on timers and must be turned off at 10:00 pm.

All buildings facing residential neighborhoods shall be non-illuminated.

Installation
Illuminated and non-illuminated letters and graphics shall be installed on and a half inches (1-1/2") off face of building for halo illumination, and consistency in visual look of all signage applications, if non-illuminated.

Restrictions
Sign letter size, location and proportions are subject to POA review and approval.

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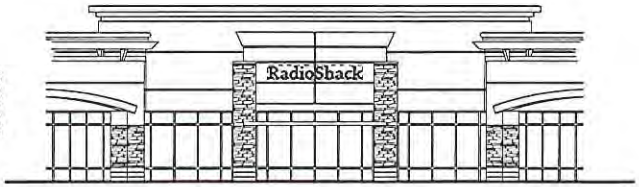
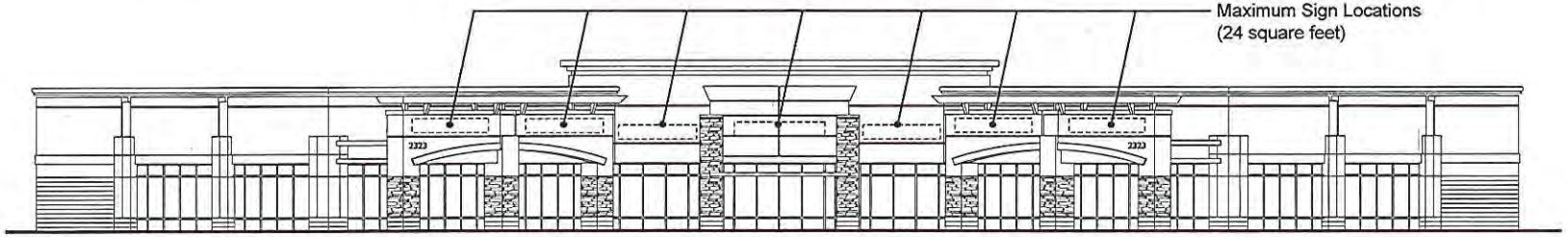
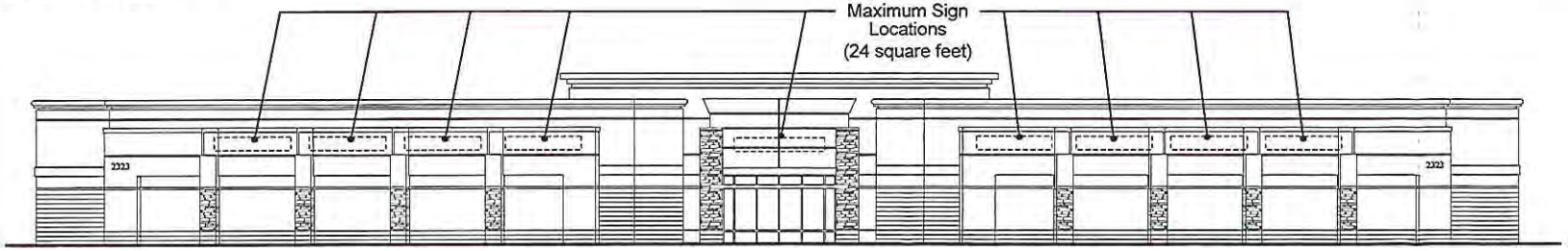
Single Line Sign Layout



Double Line Sign Layout



Retail Building
Southeast Elevation



Retail Building
Northwest Elevation

Total sign area is limited to twenty four (24) square feet per tenant.

Sign Layouts
Occasional ascenders and descenders, or logo details (maximum of 4%) will be allowed to go beyond the sign envelope, but must be counted as square footage and may not be closer than three inches (3") from break or delineation of architecture.

The maximum letter height shall not exceed twenty four inches (24") capitals for a single line. Double lines shall not exceed twenty four inches (24") in total, letter height may vary, see left for examples.

A minimum of one half letter height line spacing will be used between all multiple lines of signage layouts, unless corporate standards (owner's registered identity) create a unique circumstance. To fit within layout standards, the copy and/or identity may not be condensed more than 90% of horizontal letter width.

Architectural Sign Size
The overall height of any sign layout for retail (single or multiple lines of copy, graphics or custom cabinets) shall be held to a maximum vertical height of seventy percent (70%), or twenty four inches (24") whichever is less), of the most narrow vertical dimension of the architectural fascia, wall, or sign area it is installed upon.

The overall length of any sign shall be held to a maximum of eighty percent (80%) of the area which it is installed upon.

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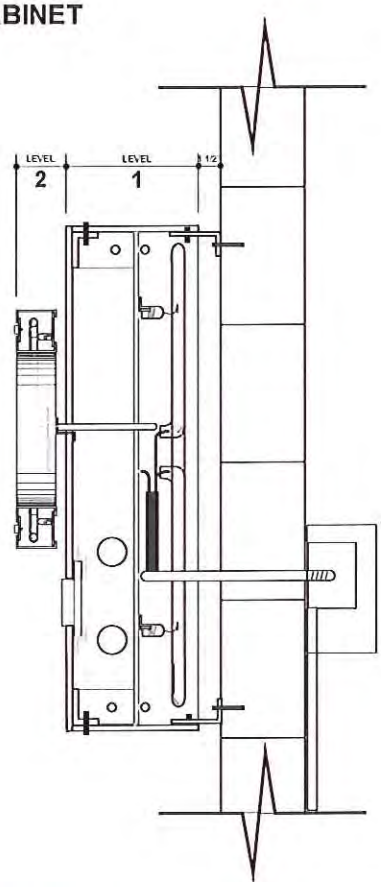
TYPICAL CUSTOM CABINET (ILLUMINATED)



Moon's -
Individual layers of flat cut-out materials pin-mounted off the background.

Whalers Village -
Individual prismatic-formed letters pin-mounted off the background. Letters can be halo backlit.

As an alternate for individual letters, the application of creative designs and forms through "custom" cabinet signs may be allowed. Unless as part of a nationally registered and/or trademarked logo, rectangular shaped cabinets are strictly prohibited. Examples of acceptable custom cabinets are shown at left.

Design and layout of cabinets must be designed and fabricated with a minimum of two (2) signage/graphic planes, each a minimum of one inch (1") deep. Overall depth can not exceed 12" deep.

Cabinet face planes must be opaque and contrasting in color, texture or material from one another to create depth and dimension.

The main identification lettering (primary name) must be dimensional reverse pan channel with a minimum thickness of one inch (1").

Illumination
Halo illumination to be 30 M.A. white neon tubing, or equal. Exposed conduits, fasteners, tubing or transformers will not be permitted. All raceways must be hidden.

All buildings facing residential neighborhoods shall be non-illuminated.

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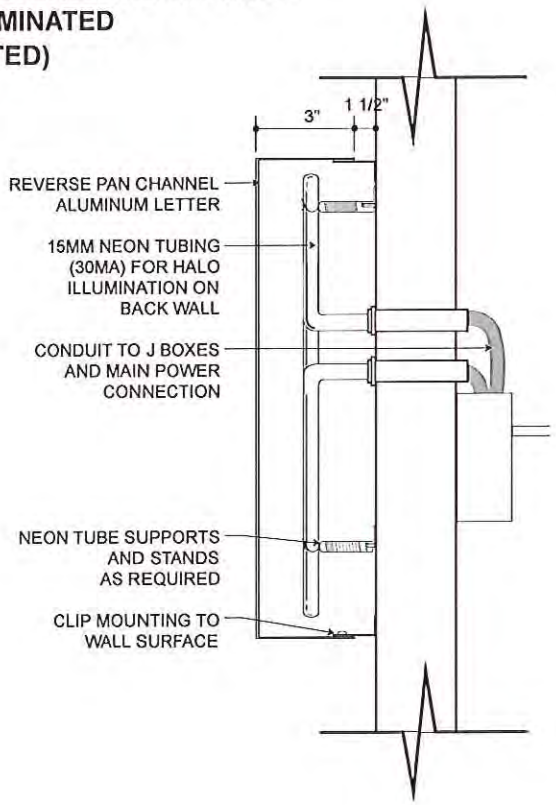
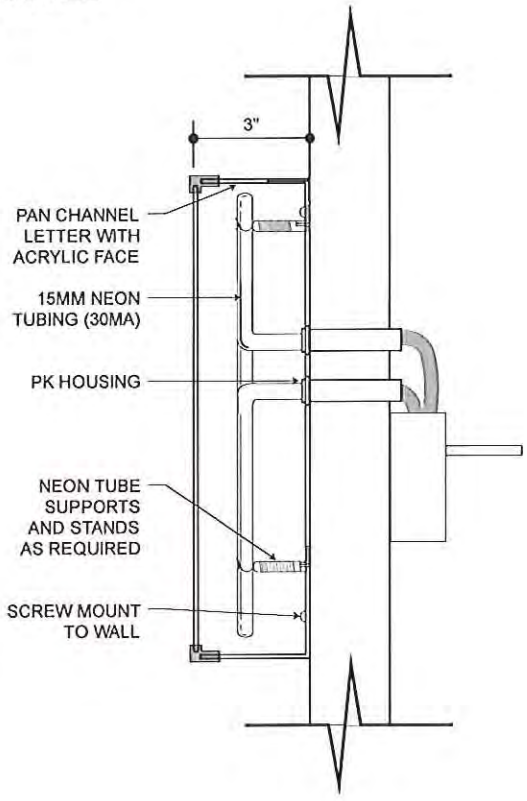
TYPICAL REVERSE PAN CHANNEL HALO ILLUMINATED (ILLUMINATED)



TYPICAL PAN CHANNEL (ILLUMINATED)



Installation
Cabinets shall be installed one and a half inches (1-1/2") off face of building for halo illumination, and consistency in visual look of all signage applications, if non-illuminated.

Restrictions
Sign letter size, location and proportions are subject to POA review and approval.

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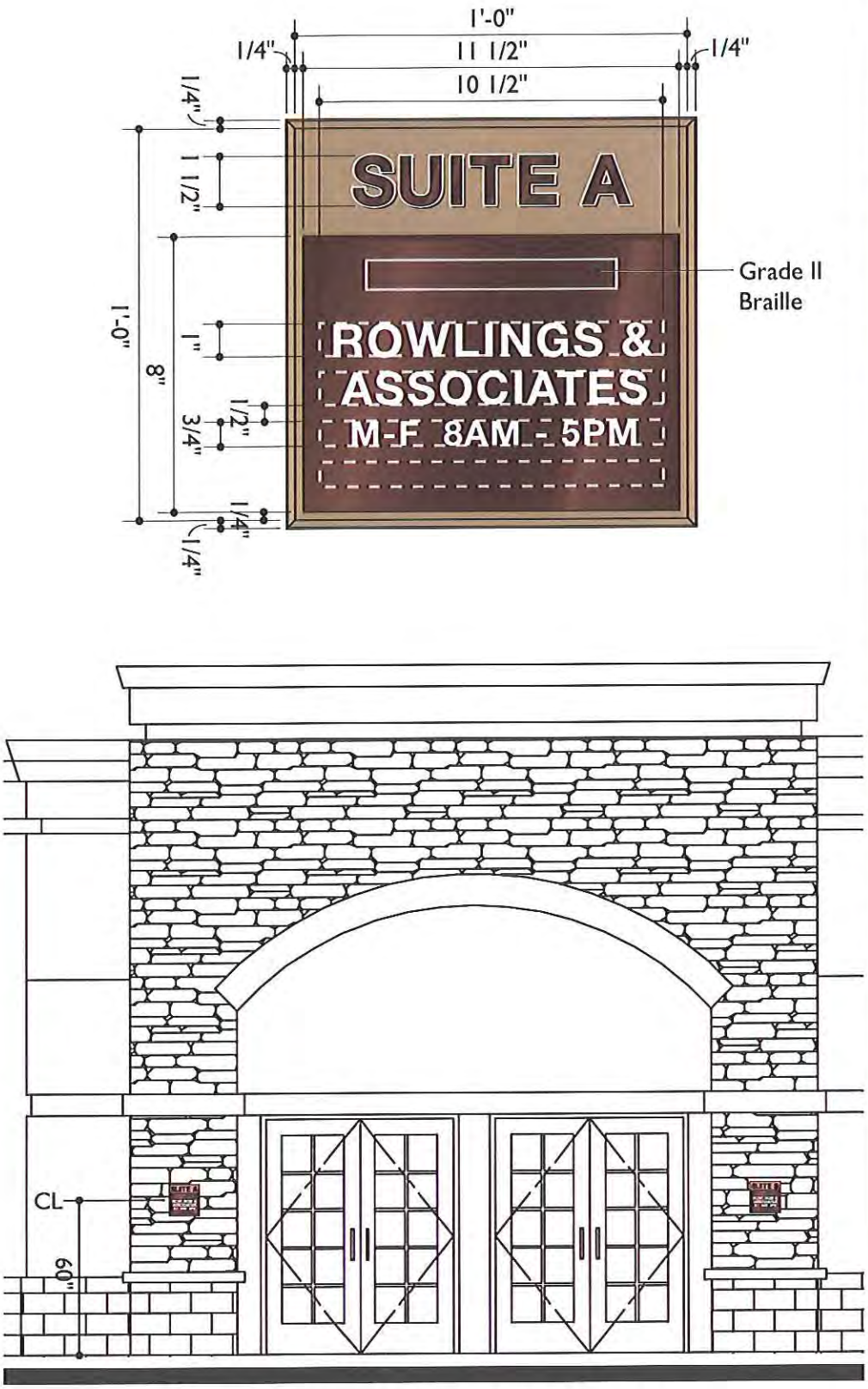

Entry Plaque Placement - Typical Office Elevation

Suite designation signage is mandatory and is the responsibility of the Office Owner/Occupant. Designation is to be applied directly next to the corresponding entry door and sixty inches (60") from the ground to center of plaque.

Owner/Occupant Identification to be per corporate standards in area allowed. Maximum one inch (1") lettering.

Size
Sign height will not exceed one foot one-half inch (1'-1/2") tall with a width of no more than one foot one-half inch (1'-1/2"). Address typeface to be Gill Sans, all caps, with a letter height of one and one-half inch (1 1/2").

Construction
Entry plaque is to be made of precast concrete with an inset changeable half inch (1/2") photopolymer face plate. Suite identification will be .25" flat cut out aluminum letters applied to the plaque face. Tenant copy is to be 1/32" raised tactile letters with Grade 2 Braille.

Colors
Suite ID and Panel: MP20153
Plaque: Thatch Roof
Vinyl Lettering: to be white

Restrictions
No printed, hand lettered, or window painted signs will be allowed.

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Frutiger Roman - Sans Serif

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Futura Roman - Sans Serif

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Gill Sans Roman - Sans Serif

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Chaparral Pro Semibold - Serif

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Times New Roman - Serif

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Palatino Roman - Serif

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Design

If a corporate identification is not available for the Owner/Occupant, these fonts have been recommended as standards. They are to be used to compliment the project identity.

There are three (3) Sans Serif and three (3) Serif fonts recommended.

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Aggregate Sign Area
The total area of all permitted signs pertaining to any one Owner/ Occupant, which includes wall signage and window signage/ graphics.

Architectural Frontage
The portion of the building frontage of the owned or leased space which has been delineated through use of reveals, patterning, materials, finishes, column breaks, etc that creates a special area for signage.

Building Frontage
The lineal frontage of the occupancy space.

Cabinet (Typical)
Acrylic, Plexiglas, or plastic-faced panels with surface or second-surface applied or painted graphics, internally backlit in a box construction.

Committee
Property Owners Association (P.O.A.) for **Scottsdale Ridge** to review and approve signage.

Graphics
Lettering, symbols, and logos used for name identification (primary identification), and for identification of product and services (secondary identification or modifiers).

Sign Area
The area contained within the smallest group of, or individual rectangle that encloses all elements of a sign's copy and logos.

Street Front Signage
Signage installed parallel to the building fascia, typically located along the front of the building parapet, fascia or building wall intended for the viewing of vehicular traffic on the street or within parking areas.

Suite Entry & Graphics - Permanent
Signage located along the storefront portion, oriented to the pedestrian. Typically includes the transparent portion of entry doors and/or solid wall areas used for permanent graphics; Owner/ Occupant suite number; logo and name identification; secondary name modifiers; hours of operation.

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All signs at **Scottsdale Ridge** must be compatible with the standards outlined in these Signage Criteria Standards. The purpose of the sign standards is to ensure an attractive professional environment and to protect the interests of the surrounding neighborhood, Developer, and Owners/Occupants of all buildings within **Scottsdale Ridge**. Conformance will be strictly enforced, and any installed nonconforming or unapproved signs will be brought into conformance at the sole expense of the Owner/Occupant.

Each Owner/Occupant is responsible for the manufacturing and installation of their own signage. If an Owner/Occupant does not have a corporate logo, one of the standard recommended typestyles should be used. Refer to "Recommended Type Faces" on page 23. All corporate standards are subject to P.O.A. review.

Before designing signs, all **Scottsdale Ridge** Owners/Occupants will receive a copy of these signage standards. Sign plans submitted to the Committee for approval must conform to these standards. The Committee will administer and interpret the design quality of the criteria. All signs must be approved in writing by the Committee prior to permit application and installation.

For Committee review, send signage drawings, in triplicate, to:

Shea Commercial
Attention: Scottsdale Ridge
Architectural Design Review Committee
14287 North 87th Street, Suite 220
Scottsdale, Arizona 85260

1 Signage proposal Each Owner/Occupant must submit to the Committee three (3) sets of detailed construction drawings; project site plan of building location; colored elevations showing all proposed tenant wall signage, entry plaque and window graphics to scale. Detail construction drawings and specifications must include sizes, design, colors, materials, lettering, graphics, conduits, junction boxes, sleeves, and other mounting apparatus of all proposed wall and window signs. This submittal must be made, and approved by the committee, at least fifteen (15) days prior to submitting requests for permits or manufacturing.

2 Sign contractor's responsibilities Prior to preparation of signage drawings and specifications, the Owner's/Occupant's sign contractor must review all architectural, structural, and electrical documents as they relate to the building wall and/or storefront at the proposed signage location. In addition, the sign contractor should visit the project site to become familiar with as-built conditions and verify all dimensions.

3 Committee review After review of the signage proposal, the Committee will return one of the three (3) sets of drawings to the Owner/Occupant, marked either "Approved," "Approved With Noted Revisions," or "Denied."

4 "Approved" If drawings are marked "Approved," the Owner/Occupant is allowed to submit them to the governing agencies for code compliance and approval. Once approvals have been received from the governing agencies then the contractor is authorized to proceed with sign construction and installation in accordance with the approved drawings. A copy of the permit shall be sent to the owner for their files.

5 "Approved With Noted Revisions" If drawings are marked "Approved With Noted Revisions," the Owner/Occupant is allowed to proceed with sign permitting provided that any modifications noted are incorporated into the design. An applicant that takes exception to the noted modifications may revise and resubmit, as explained below.

6 "Denied" If drawings are marked "Denied," the plans will be returned to the Owner/Occupant with comments. The drawings should be revised and resubmitted for Committee approval.

7 Openings in building walls Locations of all openings for conduit and sleeves in building walls must be indicated by the sign contractor on the drawings submitted. The contractor shall install the sign in accordance with the approved drawings.

8 Messages Signs are restricted to advertising either (a) the person, firm, company, or corporation operating the use conducted on the site, or (b) the products sold therein, but not both.

9 Owner/Occupant responsibilities for other regulations The Committee's approval of an Owner's/Occupant's signage plan does not constitute an implication, representation, or certification by the Committee that those plans are in compliance with applicable statutes, codes, ordinances, or other regulations. Compliance with other regulations is the sole responsibility of the Owner/Occupant for all work performed on the premises by or for the Owner/Occupant.

10 Prohibited signs

- "Typical" cabinet of acrylic, plexiglas, or plastic-faced panels with first-surface or second-surface applied or painted graphics, internally backlit graphics.
- No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted, or affixed on any part of the buildings visible from outside the premises, except as specifically approved by the Committee.

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- Rude, obscene, offensive, animated, flashing, blinking, rotating, moving, or audible signs.
- Placards; posters; playbills; postings; paintings; flags; signs in public right-of-way; and fixed balloons are not permitted in any location, whether or not visible from outside the premises.
- Change-panel signs.
- "A" frames and portable signs.
- Signs that are installed without written approval from the Committee, or that are inconsistent with approved drawings, may be subject to removal and reinstallation by the Developer at the Owner's/Occupant's expense.

11 Illuminated signs The City of Scottsdale requires permits for all signs and electrical permits for all signs that are illuminated. It is the Owner's/Occupant's sole responsibility to secure these and any other permits that may be required **prior** to the construction and installation of any signs.

12 Size limitation Each Owner/Occupant must limit the area of its sign in accordance with the area allocated for signage as outlined in the criteria standards. Maximum sign length varies according to building frontage, but it must not exceed the area allocated. Each Owner/Occupant will be granted a minimum of one sign. Owners/ Occupants with more than one elevation wall may have a sign on each elevation, if code allows the amount of square footage per Owner/Occupant.

13 Labels No labels are permitted on the exposed surface of signs, except those required by local ordinance. Sets of individual letters shall have one label on an end letter only. (These are to be installed in an inconspicuous location.)

14 Freestanding signs All multi-tenant and project identification signs must meet applicable setbacks, and their installation must comply with all local building and electrical codes.

15 Upkeep and maintenance Each Owner/Occupant is fully responsible for the upkeep and maintenance of its sign(s) and Owners/Occupants are to repair any sign defects within five (5) days of notification. If an Owner/Occupant does not repair said sign(s), the P.O.A., at the Owner/Occupant's sole cost and expense, may repair and/or replace sign(s). A penalty of 100% of the P.O.A.'s cost to repair said signage, in addition to the cost of the repair, may be assessed to the Owner/Occupant if the P.O.A. is required to provide the necessary maintenance due to the Owner's/Occupant's noncompliance following notification.

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16 Illumination timer Power to illuminate the Owner's/Occupant's sign is to be from Owner's/Occupant's electricity meter, switched through a Tork DW-2100AY (or equal) time clock, set in accordance with schedules determined by the P.O.A..

17 Sealing of building penetrations All penetrations of the building structure required for sign installation and illumination shall be neatly sealed in a watertight fashion.

18 Damage caused by or during installation The sign contractor and/or Owner/Occupant will pay for any damage to a building's fascia, canopy, structure, roof, or flashing caused by sign installation. Owner/Occupant shall be fully responsible for the operations of Owner's/Occupant's sign contractor and shall indemnify, defend, and hold P.O.A. harmless for, from, and against damages or liabilities of account thereof.

19 Required insurance for sign contractors All sign contractors must carry workers' compensation and commercial liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or installation of signs, with a combined single limit in an amount not less than two million and no/100 dollars ($2,000,000.00) per occurrence. Every sign contractor must hold a current contractor's license in the State of Arizona.

20 Committee's right to modify requirements The Committee has the right to modify the sign standards for design quality and criteria requirements for any Owner/Occupant.

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SIGNAGE REVIEW SUBMITTAL CHECKLIST |

General Information

- ☐ Name of Project
- ☐ Name of building Owner/Occupant, address, suite number, phone and fax numbers
- ☐ Three (3) full color sets of drawings
- ☐ Site plan with building footprint of tenant's space and building sign location(s). (Include street names and North arrow on plans)

Signage Drawings Must Include :

Elevations showing :

- ☐ Height from grade to measuring standard per criteria specifications
- ☐ Dimensioned length of tenant's frontage where sign is located
- ☐ Background wall callouts - finishes, colors, etc.

Colored drawings or photographs of :

- ☐ All elevations proposed to have signage, illustrating the signage in place

Details of letter/logo layouts with :

- ☐ All dimensions including square footage
- ☐ Colors to be used
- ☐ Fabrication and installation methods
- ☐ Finishes per standards

Sign Fabricator information :

- ☐ Company name, contact name, phone number and address