

Comprehensive Sign Plan



Black Mountain Center SWC 83rd Ave. & Happy Valley Rd. Peoria, AZ

August 15th, 2019

Prepared by:



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**COMPREHENSIVE SIGN PACKAGE
BLACK MOUNTAIN CENTER
PEORIA, ARIZONA**

I. INTRODUCTION

The intent of this comprehensive sign package is to establish and maintain a continuity of quality and aesthetics throughout Black Mountain Center for the mutual benefit of all Tenants and to comply with the regulations of the City of Peoria.

II. GENERAL REQUIREMENTS

- A. Each Tenant (or representative) shall submit two (2) sets of scale drawings of proposed signage for approval by Landlord indicating the location, size, layout, design, color and method of attachment. An approved copy will be returned.
- B. All signs shall be constructed and installed at Tenant's sole expense.
- C. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.
- D. Signs installed without written approval from the Landlord may be subject to removal and proper installation at the Tenant's sole expense. Damages may be assessed to cover costs of repairs to sign band or removal of signage resulting from unapproved installations.
- E. Tenant and his sign contractor shall repair any damage caused during installation of signage.
- F. Flashing, animated or audible signs are prohibited.
- G. No window signs are permitted without written approval from the Landlord. Window signs, if permitted shall not exceed 25% of the window on which it is displayed.
- H. A-frame signs and any portable signs of any nature are prohibited.
- I. Outlining of a building by means of neon lighting, incandescent lighting or other exposed artificial lighting is prohibited.
- J. A fixed balloon used as a sign (which means any lighter-than-air or gas filled balloon attached by a tether to a fixed place) is prohibited.

- K. Portable signs, posters, banners or flags are prohibited.
- L. Tenant Shall be responsible for obtaining all sign permits from the City of Peoria prior to the installation of any signage.

III. SPECIFIC TENANT RESPONSIBILITIES

- A. Each tenant shall, at their own expense, install and maintain their own identification sign in accordance with specifications noted herein. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to perform said maintenance or repair. Should Tenant fail to perform, Landlord may undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of invoice.

IV. CONSTRUCTION REQUIREMENTS FOR BUILDING MOUNTED SIGNAGE

- A. No exposed tubing, conduit, crossovers or conductors will be allowed. All wiring, transformers, and other electrical components or parts shall be concealed. No exposed raceways will be allowed.

V. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR ANCHOR TENANTS

Identification signs shall be defined as an integral part of the fascia in a manner complimentary to adjacent and facing building fronts. Total aggregate allowable "sign area" is based on the Tenant's leased frontage. In the event that a Tenant fronts on two or more streets, the user shall be given the option of selecting one street frontage for the purpose of computing total aggregate allowable sign area. For Tenants occupying less than 20,000 square feet of floor area, the total sign area shall be the maximum of 2 square feet for each lineal foot of business frontage up to a maximum of 125 square feet. For Tenants occupying more than 20,000 square feet of floor area and less than 50,000 square feet of floor area, the total sign area shall be the maximum of 2 square feet for each lineal foot of business frontage up to a maximum of 250 square feet. For Tenants exceeding 50,000 square feet of floor area, the total sign area shall be the maximum of 2 square feet for each lineal foot of business frontage up to a maximum of 400 square feet. In no case shall a tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached whichever is less.

Companies are encouraged to use their logo, logotype and corporate colors in their signage. A logo used in conjunction with type shall not exceed in height 1-1/2 times the height of the tallest letter in the business name.

X. BUILDING MOUNTED SIGNAGE CONSTRUCTION REQUIREMENTS

All building mounted signs shall be defined as pan and reverse pan channel internally illuminated and non-illuminated letters and logo shapes.

XI. FREESTANDING PROJECT IDENTIFICATION DESIGN REQUIREMENTS

There will be two (2) freestanding multi-tenant monument signs, one (1) located along Happy Valley Road and one (1) located along 83rd Ave. All multi-tenant monument signs shall be constructed as per the attached approved details. ***Individual tenant sign panels will only be permitted on the multi-tenant monument signs as determined by Landlord. Tenants may rent, based on a separate lease agreement and provided the Landlord agrees, sign space in one or two of the multi-tenant monument signs. If you have interest in renting monument sign space, please contact the Landlord.*** Individual tenant panel design and location must be approved through the Landlord in writing. Final location of monument signs to be determined.

Multi-Tenant Monument Signs

- Two (2) total 12'-0" high double faced internally illuminated multi-tenant monument signs with 60 sq. ft. of sign area.

Sign Consultant: Brent VanDeman

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TYPICAL PAN CHANNEL LETTERS

NOT TO EXCEED 80%
LEASED FRONTAGE

NOT TO EXCEED 80%
OF SIGN BAND IN HEIGHT

TENANT

CONSTRUCTION

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

MOUNTING

MOUNT FLUSH TO WALL.

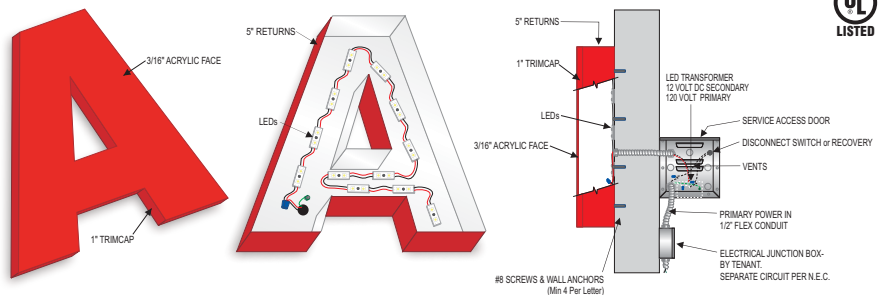
FACE

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

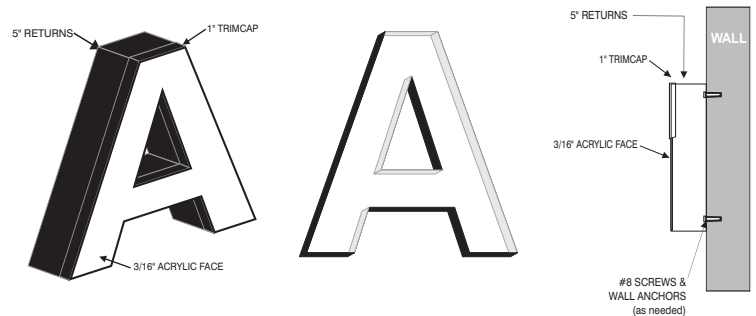
ILLUMINATION

INTERNAL LEDS SPACED AS NECESSARY FOR
PROPER ILLUMINATION WITH REMOTE POWER
SUPPLIES

LED ILLUMINATED PAN CHANNEL LETTERS



NON-ILLUMINATED PAN CHANNEL LETTERS



TYPICAL REVERSE PAN CHANNEL LETTERS

NOT TO EXCEED 80%
LEASED FRONTAGE

NOT TO EXCEED 80%
OF SIGN BAND IN HEIGHT

TENANT

CONSTRUCTION

.063" CLC RETURNS 3" DEEP WITH .090" ALUMINUM FACES PAINTED COLOR AS PER OCCUPANT

3/16 CLEAR LEXAN BACKS CLIP MOUNTED TO THE LETTERS

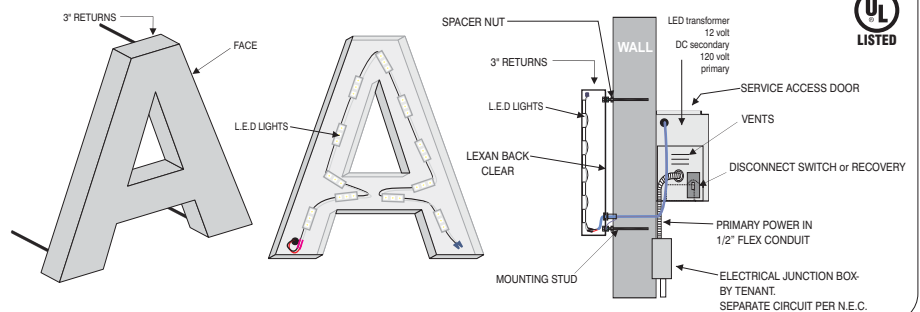
MOUNTING

STUD MOUNTED 1" OFF THE WALL TO CREATE HALO ILLUMINATION.

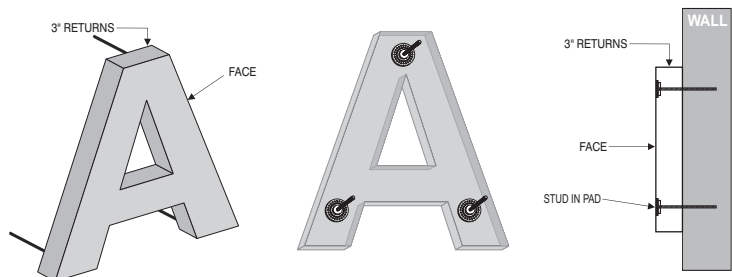
ILLUMINATION

INTERNAL LEDS SPACED AS NECESSARY FOR PROPER ILLUMINATION WITH REMOTE POWER SUPPLIES

LED HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS









NON ILLUMINATED REVERSE PAN CHANNEL LETTERS



M **Manufacture and Install Two(2) Internally Illuminated Monument Sign**
56.71 Sq. Ft. Scale: 3/8" - 1"-0"

- Monument Sign:**
- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted
 - **Faces:** Routed .125 Painted
 - **Backed:** 3/16" Acrylic Stud Mounted to the Face
 - **Vinyl:** Colors TBD
 - **Illumination:** CWHO Fluorescent Lamps
 - **Power:** Ballasts in Sign
 - **Installation:** On ASA Pipe and Footer at Customer Specified Location

MATERIALS	
	Asthetic White SW7035
	Mindful Gray SW7016
	Taupe Tone SW7633
	Gauntlet Gray SW7019
	Duranodic Bronze
	Brick Masonry Interstate Midnight Black



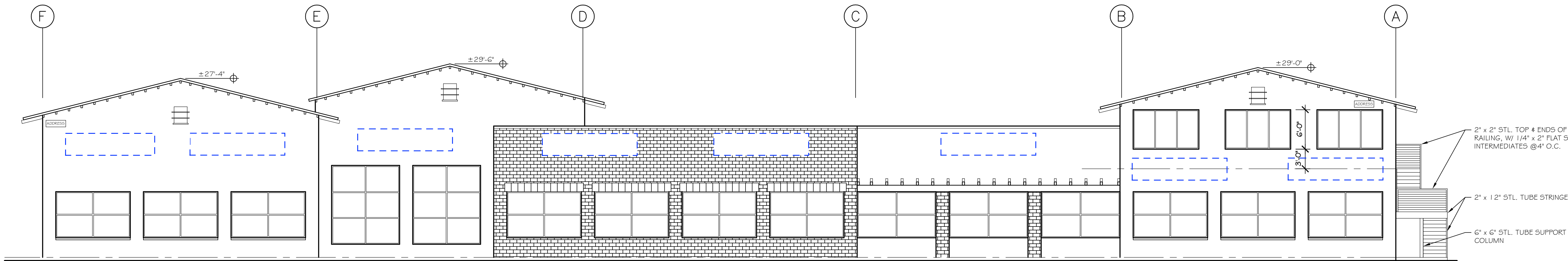
All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.	Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications
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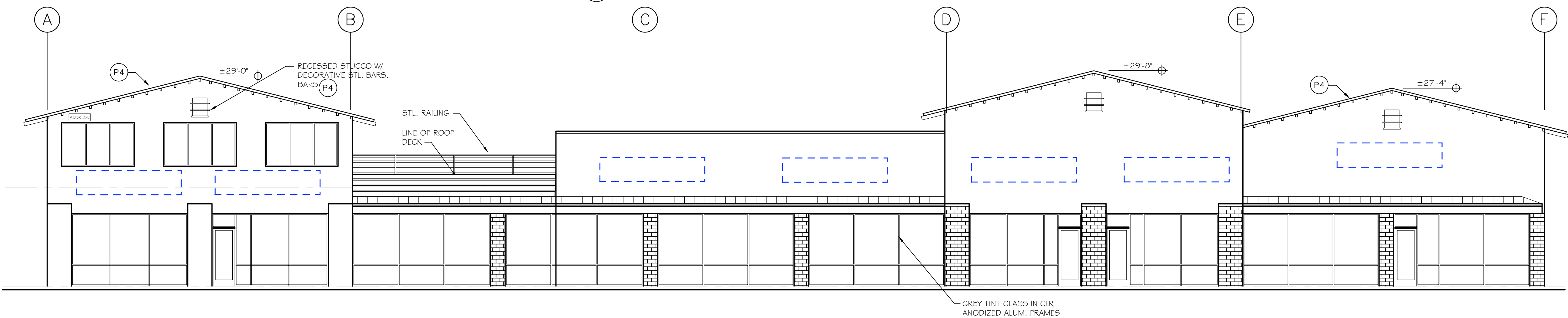


Example of Sign Band

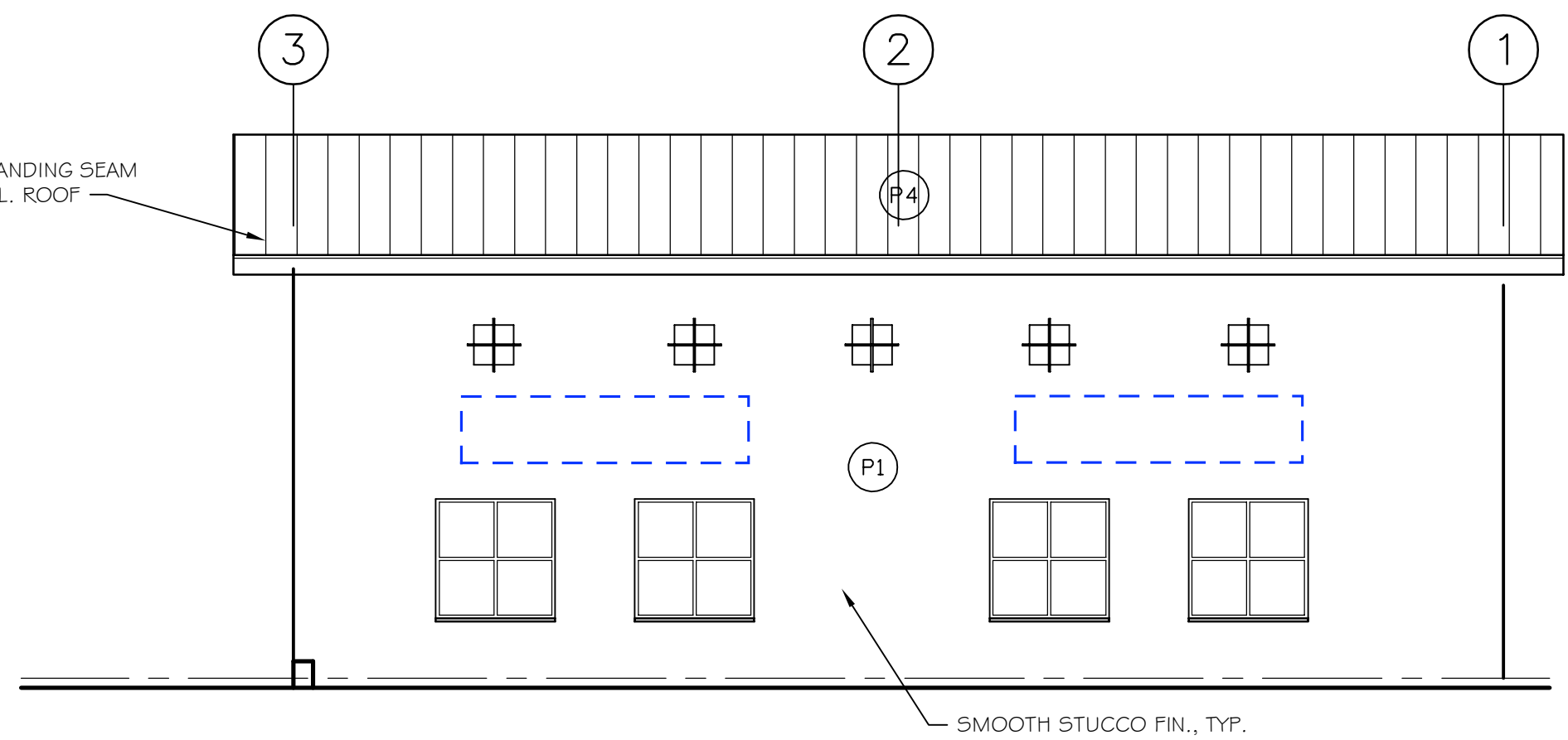
(Sign Band: a designated area for tenant signage.)



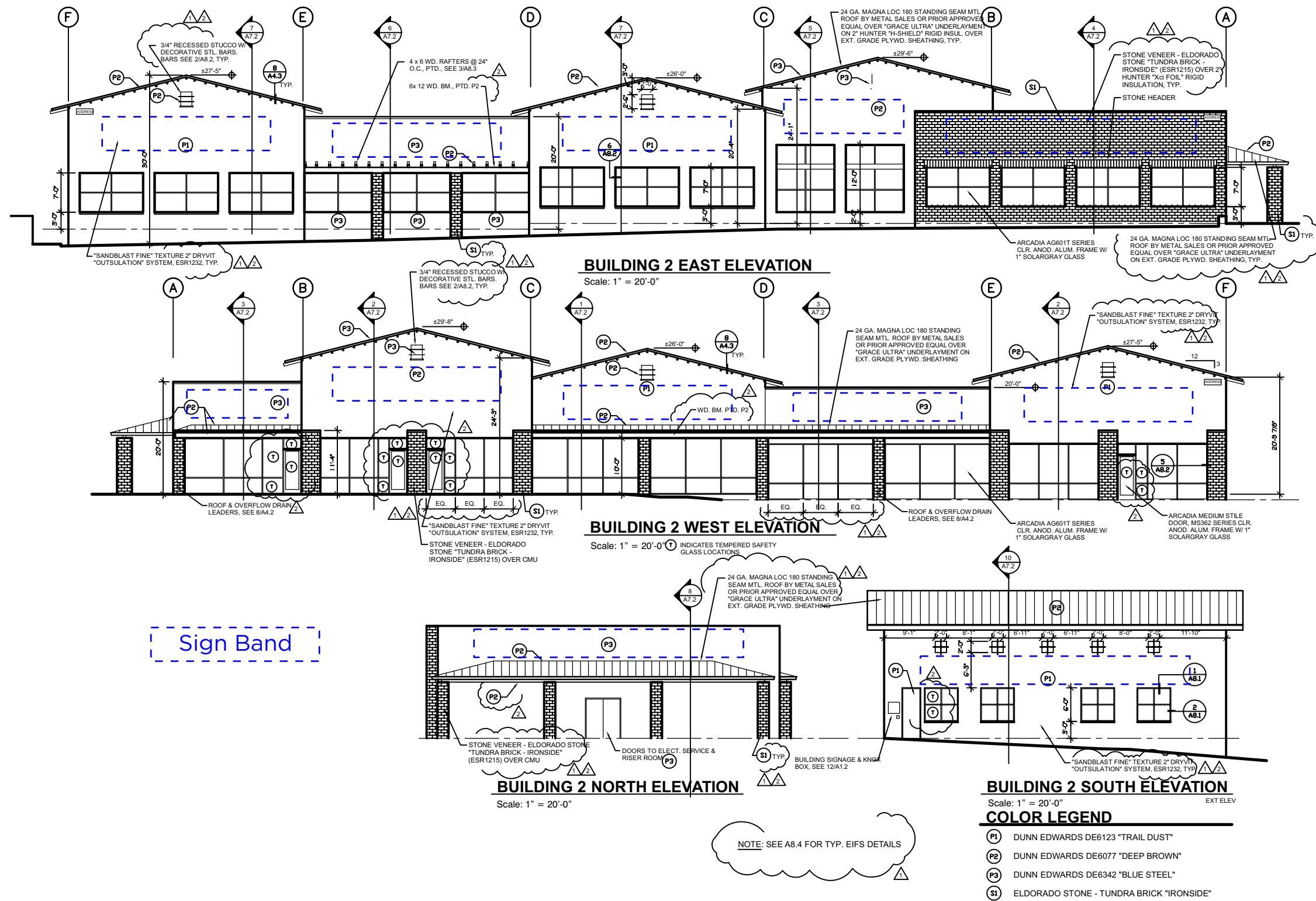
BUILDING 1 NORTH ELEVATION
SCALE: 1/8" = 1'-0" EXT ELEV

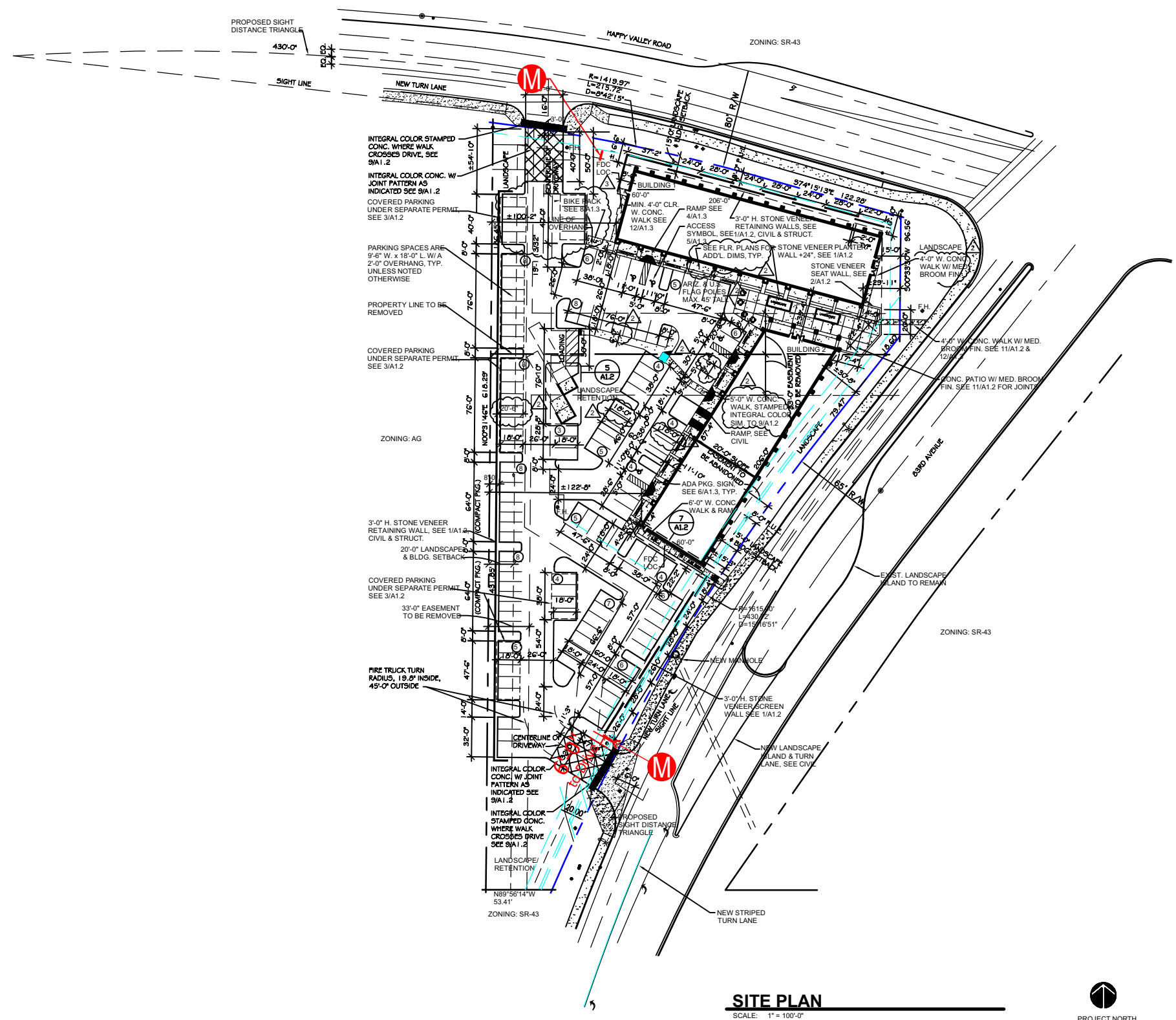


BUILDING 1 WEST ELEVATION
SCALE: 1/8" = 1'-0" EXT ELEV



BUILDING 1 EAST ELEVATION
SCALE: 1/8" = 1'-0" EXT ELEV





SITE PLAN
SCALE: 1" = 100'-0"

