

**ELLERMANN,
SCHICK &
BRUNO**

ARCHITECTURE PLANNING

August 8, 2016

Mr. Rodolfo Lopez, Senior Planner
Development Services
City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Re: Edison Pointe, Comprehensive Sign Plan
CSP16-01, 2nd City Review Comments
Response Letter

Rodolfo,

We respectfully submit the following responses to the City of Maricopa Development Services staff review of the Comprehensive Sign Plan for Edison Pointe (CSP16-01) dated July 26, 2016.

(Numbering continues from first review comments)

27. Maximum height of adjacent high is 12 feet high. Additional architectural features needed to allow for 15 foot high monument sign. If no additional architectural enhancements can be made reduce sign height to maximum 12 feet high.

RESPONSE: Additional enhancements have been added with the top of tenant signage remaining at 15 feet.

28. Add a statement that illuminated signage allowed unless restricted within the CSP.

RESPONSE: Statement has been added.

29. Remove one (1) monument sign location on John Wayne Pkwy frontage. Per Zoning Code, Sec. 409.09 (C)(5), the minimum distance required between signs is 300 feet.

RESPONSE: One monument sign has been removed.

30. Highlight the SVT (Sight Visibility Triangle) area.

RESPONSE: The SVT areas have been highlighted.

31. Add images within the section to support the description of the theme.

RESPONSE: Statement added to refer to Exhibits B & C which show the center elevations.

32, 33. Add image examples of each type of sign.

RESPONSE: Exhibit L has been added to show typical signage examples.

34. Provide example within the section to help understand the intent of the statement.

RESPONSE: A detail has been added to Exhibit C showing the condition described in the criteria.

1555 E. ORANGEWOOD AVENUE PHOENIX AZ 85020 TELE 602 266 6202 FAX 602 265 6212

35. Add 80% restriction of maximum length of sign.

RESPONSE: Restriction has been added.

36. Revise to Signage Site Plan.

RESPONSE: Revision has been made.

37. Title this page as Signage Site Plan.

RESPONSE: Title has been revised.

38. Provide signage exhibits for menu boards.

RESPONSE: Menu boards vary too greatly. Each set of menu boards will be reviewed against the design criteria provided. Text has been revised to clarify menu board square footage allowed.

39. Revise to "Frames shall be painted to match commercial center palette color."

RESPONSE: Statement has been revised.

40. Add a section regarding amendments. Add the following within the new section, "Amendments to this CSP shall be submitted for review and approval by the City of Maricopa."

RESPONSE: Statement has been added to the CSP at Section 3. General, (F), page number 8.

41, 42. Add height dimension allowed for the corner identity sign.

RESPONSE: Height dimension has been added to the drawing.

43. Add a space for possible address sign.

RESPONSE: Space for address sign has been added.

44. Add a space for possible address sign.

RESPONSE: Space for address sign has been added.

Please advise if there are any questions. We look forward to your approval.

Sincerely,



Kirt Barr, Ellermann, Schick & Bruno

Cc: Michael Treadwell, Casey Treadwell, Rob Kerwin, Larry Ellermann

Edison Pointe
COMPREHENSIVE SIGN PLAN
PROJECT NARRATIVE

June 15, 2016
Revised July 12, 2016
Revised August 4, 2016

This Comprehensive Sign Plan (CSP) is being prepared as an overall, consistent signage guideline for Edison Pointe as the center is developed and grows at the northeast corner of John Wayne Parkway and Edison Road.

There are several differences from the City of Maricopa Zoning Code that are presented in the Comprehensive Sign Plan. These are mainly to address the needs and requirements of the Major tenants which make the center viable as well as deal with the unique configuration of the site.

All of the planned Major tenants are a great distance from John Wayne Parkway. This requires that their sign areas be larger than allowed by the sign code. This increase in signage area is also based on the size of the tenant with the largest signs being limited to tenants of 22,000 square foot or larger. As the tenant spaces decrease down to the Shops and Pad tenant, the letter height and the area calculations are reduced in proportion to retain a relative and appropriate scale through the center. The elevation exhibits show the limits of wall signage locations and how it fits within the building architecture.

Freestanding monument signs are also slightly different than the sign code. The Corner Monument Sign which will be located at the intersection of John Wayne Parkway and Edison Road is intended to satisfy several signage functions rather than just a center identification sign. First, this sign is intended to be an architectural feature at this corner which requires more than the allowed 6 feet in height to compete with the scale of the adjacent buildings in the center. Secondly, several tenants have expressed interest in having a signage presence at the intersection so this must also function as type of tenant signage. The main tenant for the center has made inclusion on this sign a requirement of their lease, making the approval of this sign vital to the success of the center. Thirdly, in expressing the character of the center through similar colors and materials, it also displays the center identification. For these reasons we feel a larger sign is required In order to meet all of these functions in this one freestanding sign.

Six Multi-tenant Monument Signs are allowed based on the site street frontage (+/-1,800 feet minus 100 feet for the first sign = 6 signs allowed). John Wayne Parkway is the high traffic location for signage so the largest Multi-tenant sign is planned for the John Wayne Parkway entry into the center. Some of the height of this sign comes from being lifted a few feet clear of finished grade which allows for landscaping around the base of the sign. A smaller Single Tenant Monument Sign is planned for the Pad C tenant. The distance between these two signs is approximately 250' which is just slightly less than required by code but all other gaps between freestanding signs are greater than required by code. These signs reflect the character of the center in the use of colors, materials and design. A smaller eight foot (8') Multi-tenant Monument Sign is planned along Edison Road to fit with the adjacent residential scale.

COMPREHENSIVE
SIGN PLAN

EDISON POINTE

FOR
V P EDISON 15, LLC

NEC Edison Road
& John Wayne Parkway

MARICOPA, AZ

20 MAY 2016

REVISED 7 JUNE 2016

REVISED 12 JULY 2016

REVISED 4 AUGUST 2016



Comprehensive Sign Plan

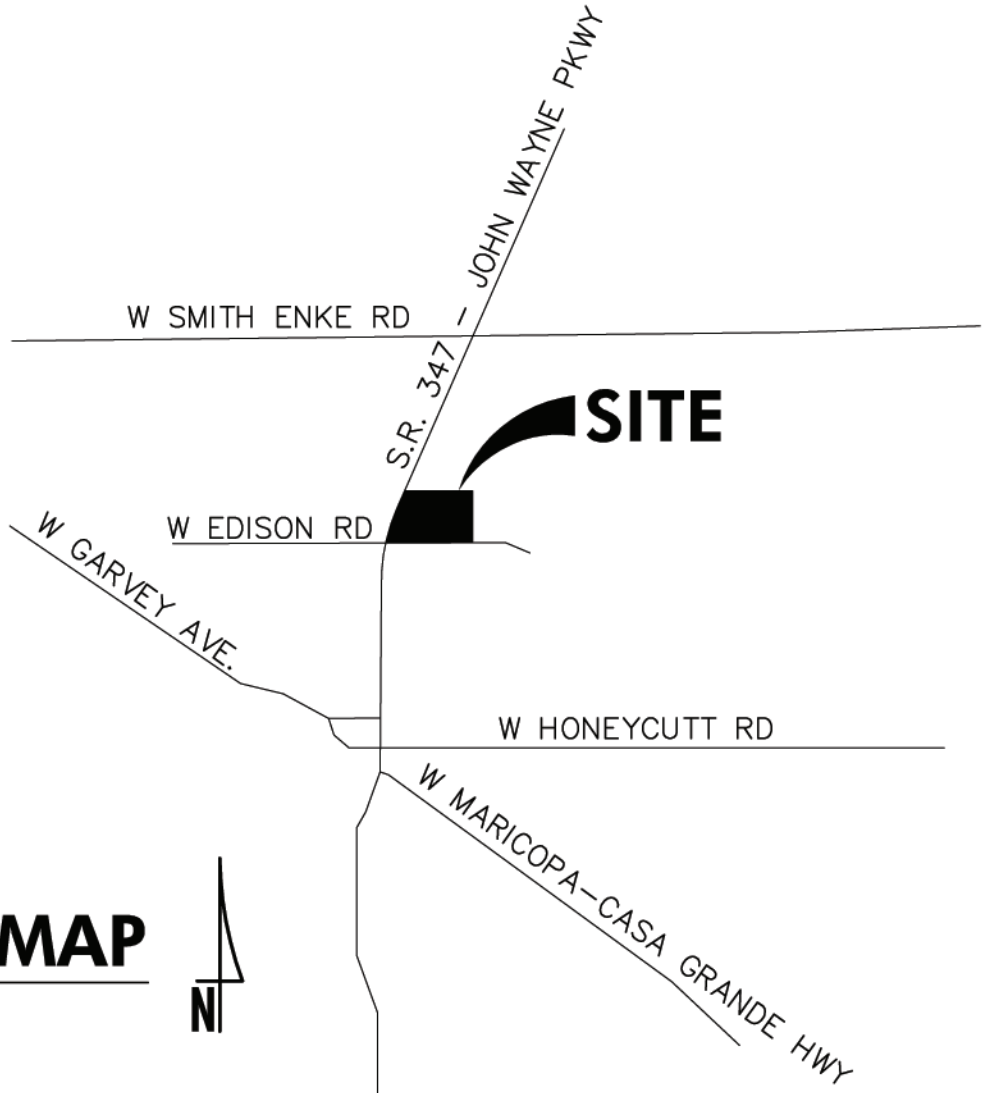
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EDISON POINTE NEC Edison Road & John Wayne Parkway

MARICOPA, AZ
20 MAY 2016
REVISED 7 JUNE 2016
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FOR
V P EDISON 15, LLC



VICINITY MAP
N.T.S.



**EDISON POINTE
NEC Edison Road
& John Wayne Parkway**

MARICOPA, AZ
FOR
V P EDISON 15, LLC
20 MAY 2016
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SIGNAGE SITE PLAN



EDISON POINTE
NEC Edison Road
& John Wayne Parkway

MARICOPA, AZ

FOR
V P EDISON 15, LLC

20 MAY 2016
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EDISON POINTE NEC Edison Road & John Wayne Parkway

MARICOPA, AZ

FOR
V P EDISON 15, LLC

LEGEND

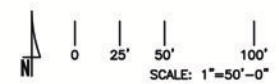
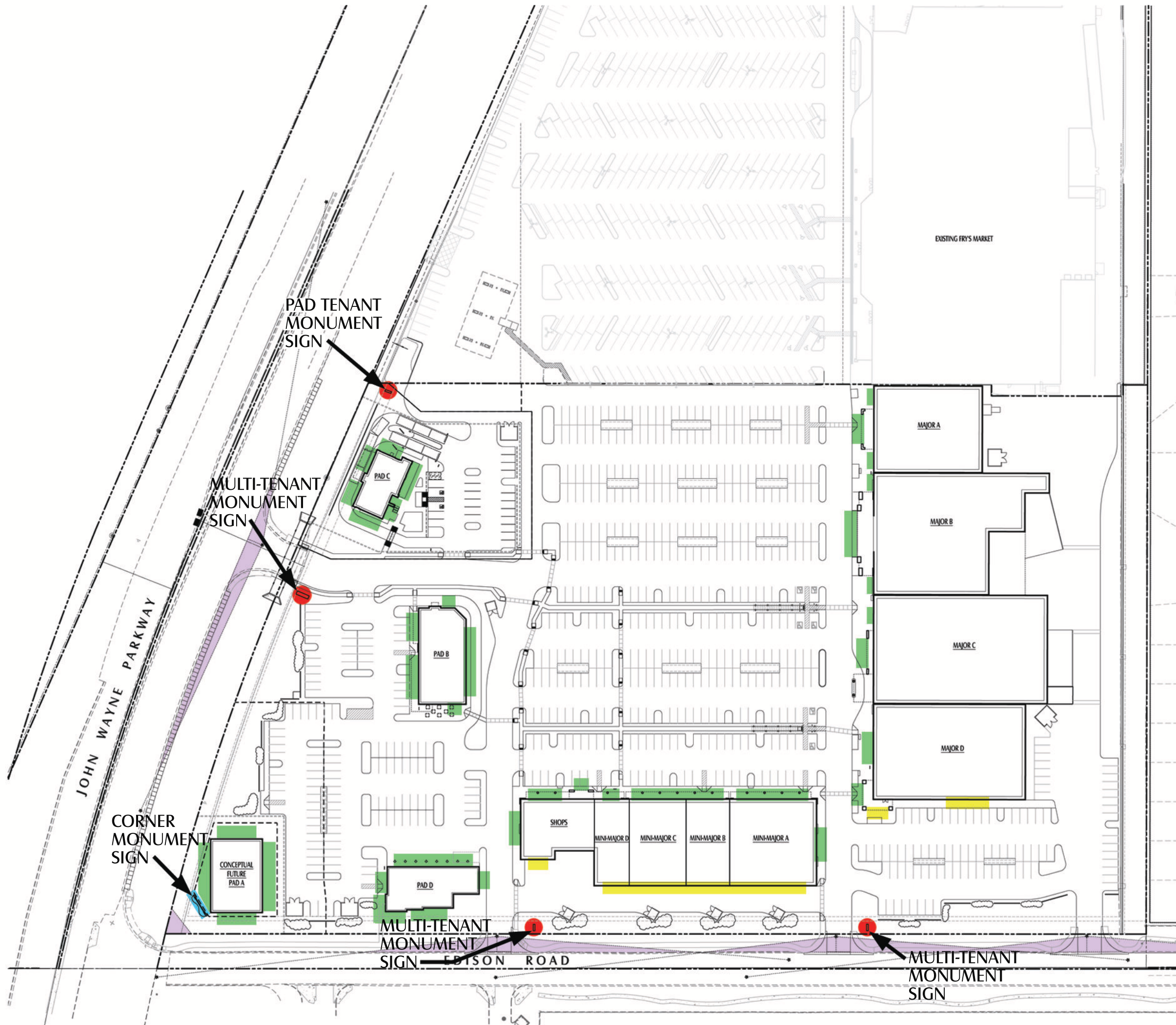
 CORNER MONUMENT SIGN

 MULTI-TENANT MONUMENT SIGN

 ALLOWABLE WALL SIGN & MODIFIER LOCATIONS

 NON-ILLUMINATED ALLOWABLE WALL SIGN & MODIFIER LOCATIONS

 SIGHT VISIBILITY TRIANGLE



signage
site plan

20 MAY 2016
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SIGN CRITERIA



**EDISON POINTE
NEC Edison Road
& John Wayne Parkway**

MARICOPA, AZ

FOR
V P EDISON 15, LLC

20 MAY 2016
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1. **INTRODUCTION**

The purpose of this sign criteria is to ensure an attractive shopping environment and to protect the interests of the surrounding neighborhood, Landlord, and Tenants. Conformance shall be strictly enforced, and any installed non-conforming or unapproved signs shall be brought into conformance at the sole expense of the Tenant.

Each Tenant shall obtain a copy of the sign plan, including this Criteria, before designing their sign.

2. **THEME**

The design and character of the center will be contemporary southwest. The materials being used will include smooth and split face CMU, metal canopies, smooth stucco, and metal accents. See Exhibits B & C.

The following design is consistent with the high standards of upscale retail and defines the quality and consistency required for the surrounding neighborhood.

3. **GENERAL**

- A. Landlord shall administer and interpret the criteria and shall have the right to approve all signs that are in compliance with this CSP in writing prior to submittal to the City of Maricopa.
- B. Tenants, at their expense, shall identify their premises with one (1) exterior wall sign per street front on the fascia or face of their building. Refer to the Signage Site Plan for approved sign locations.
- C. Submittal and Compliance to the Landlord
 - 1. Tenant shall submit or cause to be submitted by email to cmyers@foursite.com for Landlord approval one (1) set of detailed colored drawings covering location, sizes, design, color, materials, lettering, graphics, conduits, junction boxes, sleeves and other mounting apparatus of the proposed wall sign.
 - 2. Landlord shall review the drawings and return to Tenant by email one (1) set marked “Approved”, “Approved as Noted”, or “Revise and Resubmit”.
 - a) “Approved” drawings will permit the Tenant to proceed with submittal to the City of Maricopa of its sign in accordance with the drawings.

SIGN CRITERIA – Edison Pointe

- b) “Approved as Noted” drawings will permit the Tenant to proceed with submittal to the City of Maricopa, provided that the modifications noted are incorporated into the design and construction. If the Tenant takes exception to the modifications, Tenant shall revise and resubmit under (c) below.
- c) “Revise and Resubmit” drawings will be returned to the Tenant with comments. These drawings shall be revised and resubmitted for Landlord approval within fifteen (15) days of their receipt by Tenant.
- d) Landlord approval of drawings does not in any way indicate that the drawings have been or will be approved by the City of Maricopa.

- 3. All tenant/monument signage presented to the City of Maricopa for approval shall conform with the sign plan approved by the Landlord.

D. Submittal & Compliance to the City of Maricopa

- 1. In addition to the Sign Application to the City of Maricopa, users must submit Landlord approved sign plans as indicated by Landlord’s signature on every sheet.
- 2. The City of Maricopa requires sign permits for all signs. The City of Maricopa also requires electrical permits for any sign which is illuminated. It shall be the Tenant’s sole responsibility to secure these and any other permits which may be required. Tenant shall also obtain and review the City of Maricopa Zoning Ordinance regarding signage requirements.
- 3. All signage submittals to the City of Maricopa shall include sign details.
- 4. Landlord’s approval of Tenant’s plans shall not constitute an implication, representation, or certification by Landlord that said items are in compliance with applicable statutes, codes, ordinances, or other regulations. Said compliance shall be the sole responsibility of Tenant for all work performed on the premises by or for Tenant.

E. Tenant shall be fully responsible for the upkeep and maintenance of Tenant’s sign(s) and Tenant shall have any sign defects repaired within

SIGN CRITERIA – Edison Pointe

five (5) days. If Tenant does not repair said sign(s), Landlord, at Tenant's sole cost and expense, may repair and/or replace said sign(s).

- F. Amendments to the Comprehensive Sign Plan (CSP). Proposed amendments to the city approved CSP shall only be submitted to the City of Maricopa by the commercial center property owner for Administrative Review and approval by the City of Maricopa.

4. **DESIGN REQUIREMENTS**

A. **GENERAL:**

1. All monument signs must meet applicable setbacks.
2. Illuminated signs are allowed unless restricted within the CSP. All illuminated signs must meet applicable codes and ordinances of the City of Maricopa.
3. Power to illuminate the Tenant sign shall be from Tenant's meter switched through a Tork DW-2100AY time clock set in accordance with schedules determined by Landlord.
4. Animated, flashing, blinking, rotating, moving, audible, placards, posters, playbills, postings, paintings, change-panel, flags, signs in public right-of-way, fixed balloons, A-frame (sandwich board), and wind dancers are not permitted.
5. 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 Landlord and the City of Maricopa. Signs which are installed without written approval or inconsistent with approved drawings may be subject to removal and reinstallation by Landlord at Tenant's expense. Rude, obscene or offensive signs are not permitted in any location, whether or not visible from outside the premises, and shall be removed at Landlord's discretion.
6. Signs directly facing residential zoning districts shall not be illuminated.
7. Can signs or exposed raceways are not allowed.
8. Building wall and canopy fascia signs shall be individual letter, halo back lit, reverse pan channel, metal letters or stud mounted. See Exhibit L.
9. Awnings are not allowed to be backlit in order to accentuate the awning.

SIGN CRITERIA – Edison Pointe

10. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site, or the products sold therein.
11. Tenants are encouraged to use creative signs for the allowable exterior wall sign.
12. Landlord shall have the right to modify the design requirements for any Tenant as long as the modifications are in compliance with the approved CSP.
13. Sign text may be placed on more than one row, subject to space availability, required approvals, and provided the maximum allowable area guidelines are not exceeded.
14. No sign shall be closer than 12" from a demising partition between Tenants. See Exhibit C.

B. MULTI-TENANT MONUMENT SIGNS (Exhibit E):

There will be three (3) multi-tenant monument signs. Each monument sign to have signage for a maximum of six (6) to eight (8) businesses on both sides. Total sign area per tenant shall not exceed 50 square feet. Maximum height above grade shall not exceed 15'-0".

C. PAD TENANT MONUMENT SIGN (Exhibit F):

There will be one (1) single Pad tenant monument sign for Pad C. The monument sign will have one sign panel on each side. Total sign area not to exceed 40 square feet. Maximum height above grade shall not exceed 6'-0".

D. MAJORS & MINI-MAJORS (Exhibit B & C):

Majors (22,000 SF & larger) and Majors and Mini-Majors (up to 22,000 SF) Tenant Sign Maximum area shall not exceed two and one half square foot (2.5 SF) per lineal foot of store width, and in no event shall any sign exceed 350 square feet including accents or other modifiers. The length of any Tenant sign shall not exceed eighty percent (80%) of that Tenant's leasable store width where the sign is mounted. Signs shall be individual, halo backlit, reverse pan channel, metal letters or stud mounted. Returns shall be same as face color. Typestyle per Tenant design, subject to landlord approval.

SIGN CRITERIA – Edison Pointe

Major tenant (22,000 SF & larger) maximum Letter Height:	6'-0"
Mini-Major & Major tenant (up to 22,000 SF) maximum Letter Height:	5'-0"
Minimum Letter Height determined by tenant	
Color: Tenant color subject to Landlord approval	
Maximum Sign Depth:	1'-0"

E. SHOP TENANT SIGNS (Exhibit C):

Maximum sign area shall not exceed one square foot (1.5 SF) per lineal foot of store width (see Exhibit A). The length of any shop tenant sign shall not exceed eighty percent (80%) of that Tenant's storefront width. Signs shall be mounted on the building wall or the canopy fascia above the shop.

Returns and trim cap shall be same as face color. Typestyle per Tenant design and Owner approval.

Maximum Letter Height:	Single Line	36"
	Double Line	24" max. each row
		6" max. space between rows
		12" max. second line
		3'-6" max. ht. combined

Maximum Sign Depth: 1'-0"

Minimum Letter Height: determined by tenant

Color: Tenant color subject to Landlord approval.

F. PAD BUILDING WALL SIGN (Exhibit C):

Maximum sign area shall not exceed one square foot (1.5 SF) per lineal foot of store width plus store length (see Exhibit A). The length of any sign shall not exceed eighty percent (80%) of the building length on which the sign is mounted.

Signs cannot project above the roofline.

Signage may be located on the building as shown on the Signage Site Plan up to the maximum allowed signage area.

SIGN CRITERIA – Edison Pointe

If a pad building has more than one tenant, refer to requirements of Paragraph D.

Signs shall be mounted on the canopy fascia or building wall and shall be individual, halo back lit, reverse pan channel, metal letters, or stud mounted. Returns and trim cap shall be same as face color. Type style per tenant design.

Maximum Letter Height: 36"

Minimum Letter Height: determined by tenant

Maximum Sign Depth: 0'-7"

Color: Tenant color subject to Landlord approval.

G. DRIVE-THRU DIRECTIONAL SIGNS AND MENU BOARDS:

1. Frames shall be painted a building color.
2. Sign surfaces shall be an earthtone, surface-applied, opaque vinyl with copy reversed to show acrylic behind.
3. Electronic message boards are not allowed.
4. All menu boards shall be internally illuminated and will be in keeping with the building's colors and materials, matching those of the free directional.
5. Each drive-thru or drive-in restaurant may be permitted one (1) preview board and one (1) ordering menu board. These boards may be freestanding or wall-mounted; located not less than forty-five (45) feet from the street property line; must be screened by a screen wall; the front of the board shall not be visible from the public street.
6. Maximum sign area for the preview board or the ordering menu board shall not exceed twelve (12) square feet each and shall not be included in calculating the total aggregate area for signage allowed on a parcel, lot or for a particular business.
7. The sign shall not exceed five (5) feet in height.
8. City of Maricopa requires that no menu boards face John Wayne Parkway.

H. DIRECTIONAL SIGNS (Exhibit K):

Signs necessary for on-premises vehicle control and the performance of business transactions from a vehicle shall be allowed subject to the following conditions:

1. Maximum area of 6 SF.
2. Maximum sign height of 3'.
3. Signs shall be permanently affixed to the ground.
4. Frames shall be painted to match commercial center palette color.
5. Design and color shall be submitted for Landlord approval.

I. STOREFRONT SIGN (Exhibit G):

Retail Tenants shall be allowed to place a sign in the window panel adjacent to their entrance door. In any event, signage shall not exceed 25% of the total window area. Business name, address or suite number, and hours of business shall be white vinyl letters. No other window signage will be allowed without Landlord approval.

J. REAR SERVICE DOOR SIGN (Exhibit H):

A Tenant may identify their rear service door for delivery and emergency purposes only. Signs shall identify Tenant's name only and be located in the center of the door, five feet (5'-0") from finished floor to bottom of one (1) 6" x 24" plaque. 1/2" maximum engraved white copy on engraving stock. Letter style same as storefront.

K. BANNERS:

Banners of any kind must first be approved by the landlord. Once landlord approval is given, the City must also give approval before the banner can be installed.

L. OTHER SIGN TYPES:

All other signage not mentioned in this CSP will be addressed by the City of Maricopa Zoning Ordinance.

5. **CONSTRUCTION REQUIREMENTS**

- A. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze, and no black iron material of any type will be permitted.
- B. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
- C. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- D. All exposed metals shall be painted to render them inconspicuous.
- E. All neon shall have P-K housings.
- F. Sign contractor and/or Tenant shall pay for any damage to the fascia, building wall, canopy, structure, roof or flashing caused by sign installation.
- G. No exposed tubing, ballasts, crossovers, conductors, transformers, conduit, or raceways will be permitted.
- H. Wall signs shall be centered vertically and horizontally on the fascia or building wall above Tenant's space.
- I. All electrical signs shall bear the UL label.
- J. All signs shall conform to the local Building Code Standards and Electrical Code Standards.

6. **SIGN REMOVAL**

- A. Once a tenant has vacated the site, the party is responsible for restoring all sign penetrations to its original condition.
- B. The vacating tenant has 30 business days to complete the restoration. If not completed in that time frame, Landlord may complete at Tenant's expense.

EXHIBITS



EDISON POINTE NEC Edison Road & John Wayne Parkway

MARICOPA, AZ

FOR
V P EDISON 15, LLC

20 MAY 2016
REVISED 7 JUNE 2016
REVISED 12 JULY 2016
REVISED 4 AUGUST 2016

SIGNAGE MATRIX

SIGN TYPE	DIMENSIONS	SIGN AREA	QUANTITY
CORNER MONUMENT SIGN	27'-6"X8'	±80 S.F.	1
MULTI-TENANT MONUMENT SIGN	15'X16' ALONG JOHN WAYNE PARKWAY 8'X16' ALONG EDISON ROAD	100 S.F. (EA. SIDE) 50 S.F. (EA. SIDE)	5 SIGNS, 4-8 PANELS 2 SIDES
MAJOR TENANT WALL SIGN	*72" LETTER MAX.	2.5 SF/LF STORE WIDTH AND/OR BUILDING ELEVATIONS, 350 SF MAX. (SEE NOTE)	(±)2
MAJOR & MINI-MAJOR TENANT WALL SIGN	**60" LETTER MAX.	2.5 SF/LF STORE WIDTH AND/OR BUILDING ELEVATIONS, 350 SF MAX. (SEE NOTE)	(±)6
SHOP TENANT WALL SIGN	***36" LETTER MAX. MAX. 80% STOREFRONT LENGTH	1.5 SF/LF STORE WIDTH AND/OR BUILDING ELEVATIONS, 32 SF MIN. (SEE NOTE)	(±)2 SHOP BUILDING AREAS
PAD TENANT WALL SIGN	36" LETTER MAX. MAX. 80% MOUNTING WALL LENGTH	1.5 SF/LF STORE WIDTH AND/OR BUILDING ELEVATIONS, (SEE NOTE)	(±)4 PAD BUILDINGS
PAD TENANT MONUMENT SIGN	10' X 6'	10 S.F. (EA. SIDE)	1

*MAJORS 22,000 SF AND LARGER.

**MAJORS AND MINI-MAJORS UP TO 22,000 SF.

***SINGLE LINE LETTERS 36" MAX. SEE DESIGN REQUIREMENTS FOR DOUBLE LINE SIGNS.

NOTE: THE PERMITTED SIGN AREA FOR EACH TENANT SHALL BE CALCULATED USING THE LENGTH OF THE EXTERIOR ELEVATION(S) OCCUPIED BY THAT TENANT. ALL TENANTS MAY PLACE SIGNAGE AS LOCATED ON THE CONCEPTUAL SIGNAGE SITE PLAN UP TO THE MAXIMUM SIGN AREA ALLOWED FOR THAT TENANT. TENANTS HAVING LESS THAN TWENTY (20) FEET OF LEASED FRONTAGE SHALL BE PERMITTED A MINIMUM SIGN AREA OF THIRTY TWO (32) SQUARE FEET.



EDISON POINTE
NEC Edison Road
& John Wayne Parkway

MARICOPA, AZ

FOR
V P EDISON 15, LLC

20 MAY 2016
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WEST ELEVATION



SOUTH ELEVATION

COLORS & MATERIALS

SHERWIN WILLIAMS PAINT COLORS

- P1 - SW 6385 Dover White
- P2 - SW 6116 Tatami Tan
- P3 - SW 6107 Nomadic Desert
- P4 - SW 6113 Interactive Cream
- P5 - SW 6125 Craft Paper
- P6 - SW 6388 Golden Fleece
- CMU - Random Pattern and Sizes, 4", 8" & 12" Block Multi-Color Tans in Banded Stripes

LEGEND

- SIGNAGE ENVELOPE
- MOD. MAJOR TENANT SIGN MODIFIER



EAST ELEVATION

MAJORS
SCALE: 1/16" = 1'-0"

preliminary
elevations

201244

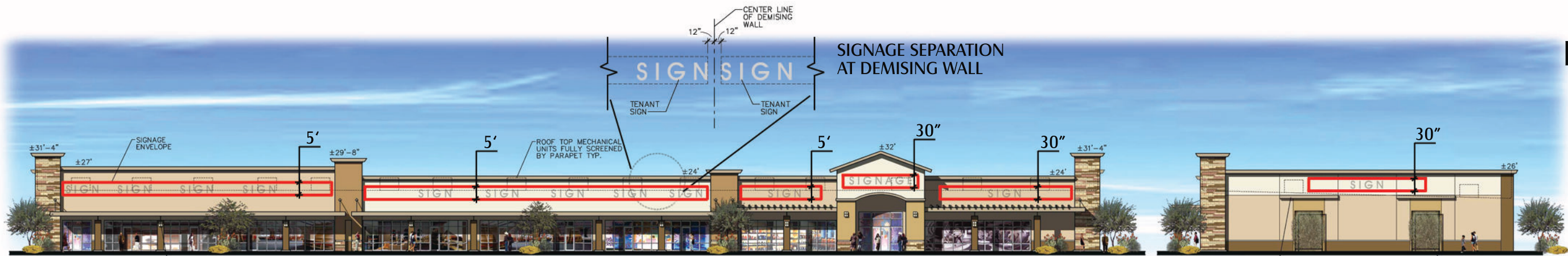
EDISON POINTE
NEC Edison Road
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FOR
V P EDISON 15, LLC



NORTH ELEVATION

WEST ELEVATION



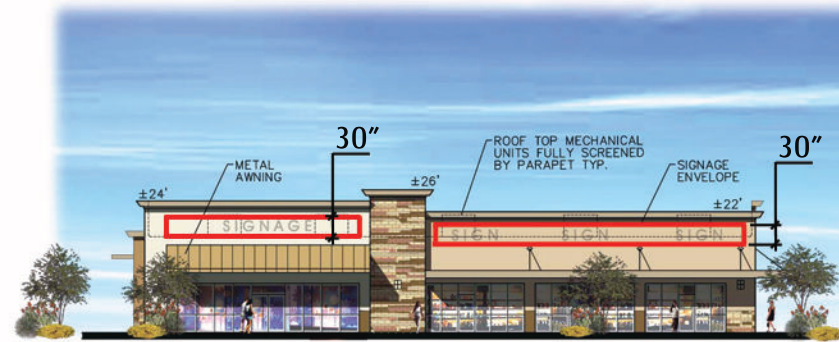
SOUTH ELEVATION



EAST ELEVATION

MINI-MAJORS

SCALE: 1/16" = 1'-0"



WEST ELEVATION



SOUTH ELEVATION

COLORS & MATERIALS

SHERWIN WILLIAMS PAINT COLORS

- P1 - SW 6385 Dover White
- P2 - SW 6116 Tatami Tan
- P3 - SW 6107 Nomadic Desert
- P4 - SW 6113 Interactive Cream
- P5 - SW 6125 Craft Paper
- P6 - SW 6388 Golden Fleece

LEGEND

SIGNAGE ENVELOPE



CMU - Random Pattern and Sizes, 4", 8" & 12" Block
Multi-Color Tans in Banded Stripes



EAST ELEVATION



NORTH ELEVATION

PAD B

SCALE: 1/16" = 1'-0"

EDISON POINTE
NEC Edison Road
& John Wayne Parkway

MARICOPA, AZ

FOR
V P EDISON 15, LLC

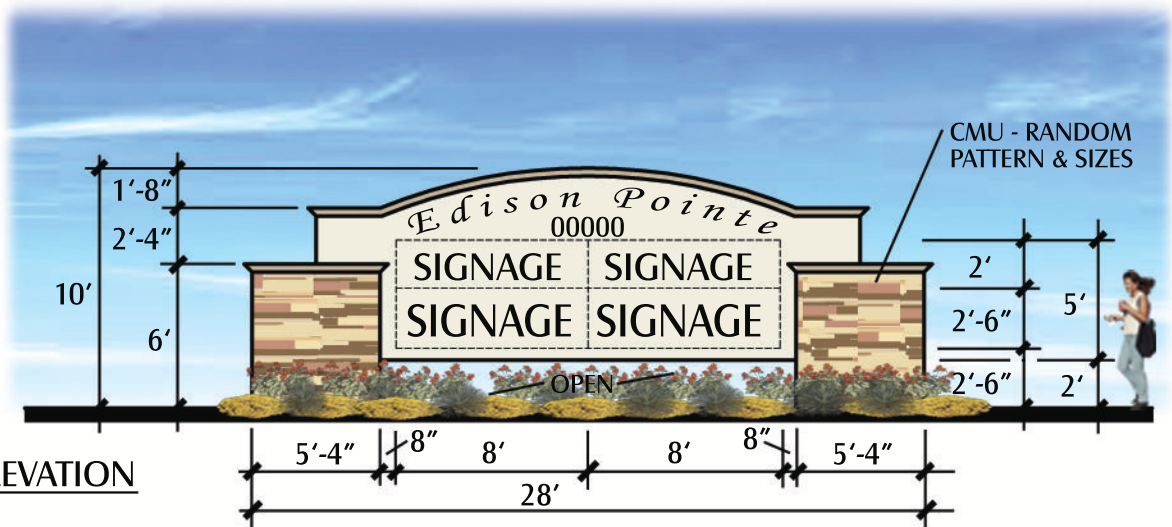
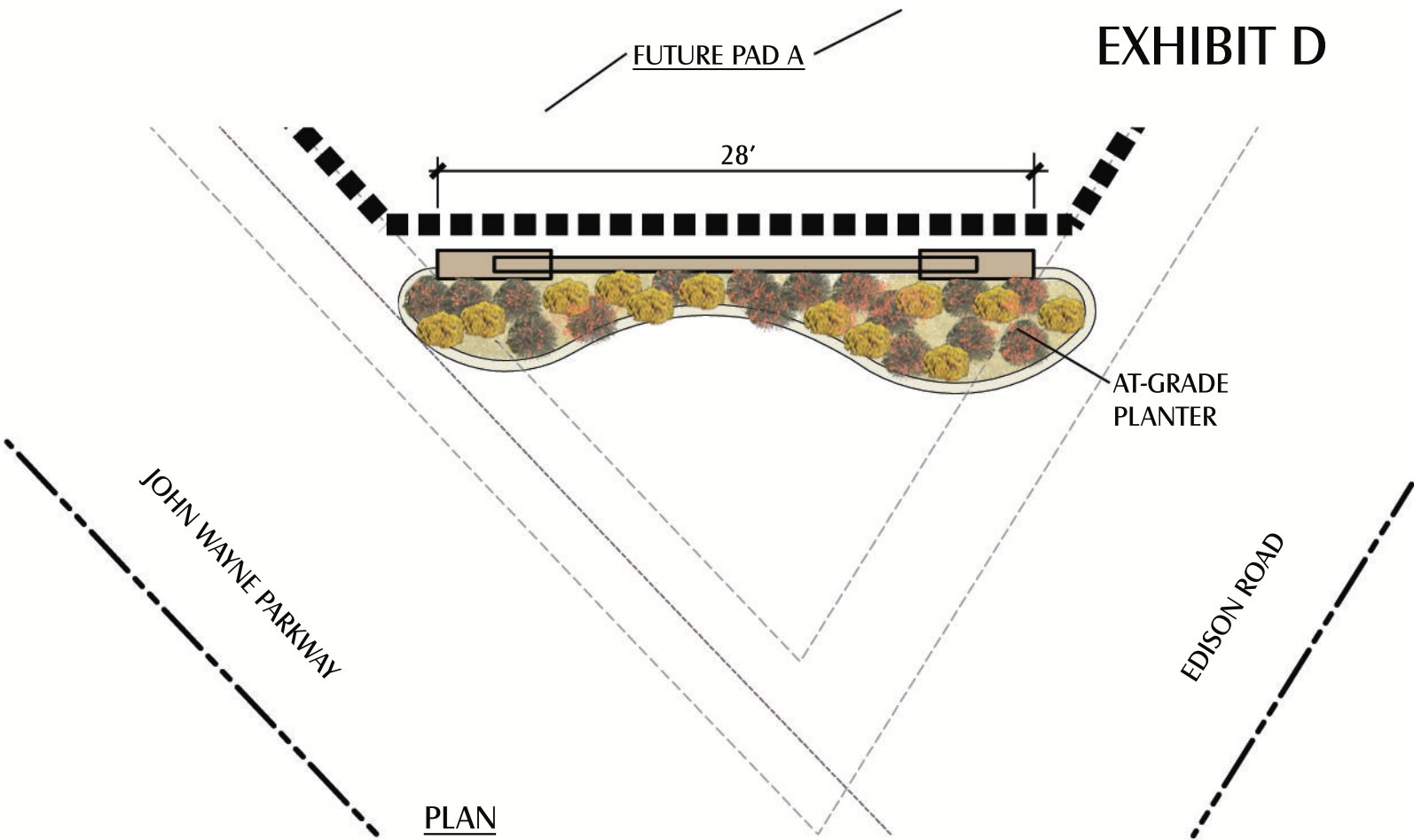
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REVISED 7 JUNE 2016
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REVISED 4 AUGUST 2016

preliminary
elevations

201244



EXHIBIT D



Corner Monument Sign

SCALE: 1/8"=1'-0"

±80 S.F. SIGN AREA

EDISON POINTE
NEC Edison Road
& John Wayne Parkway



MARICOPA, AZ

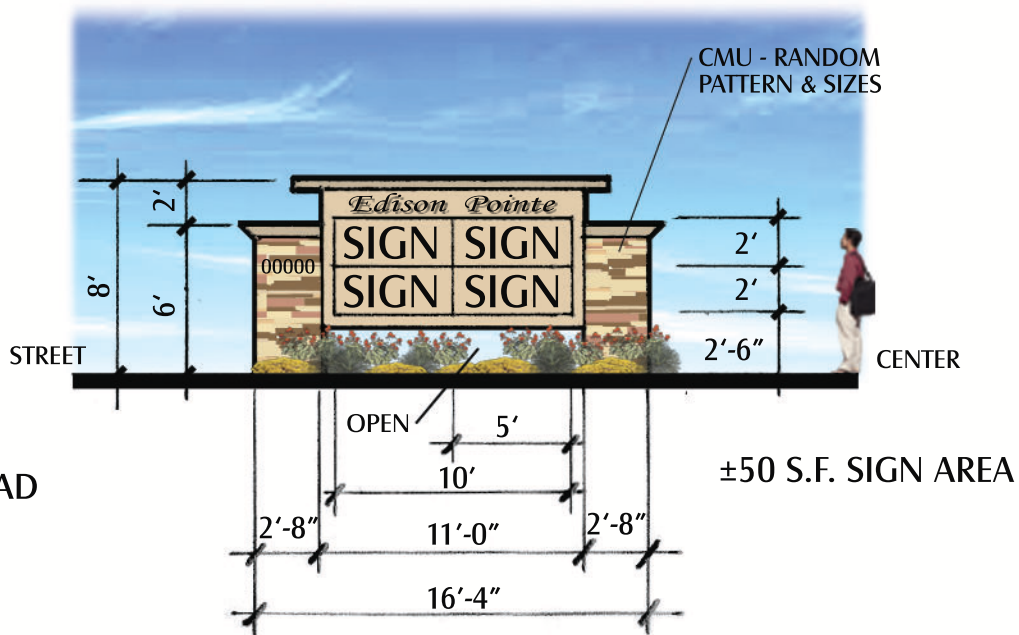
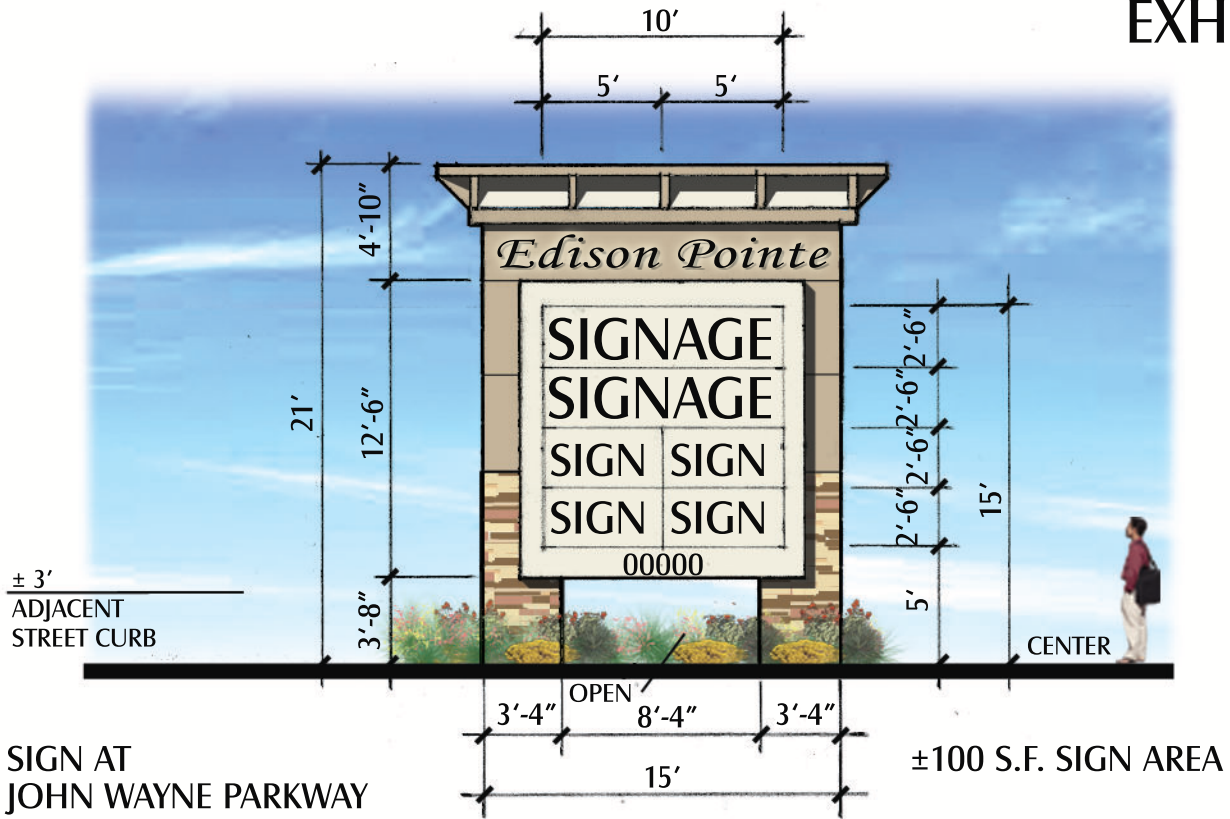
20 MAY 2016

REVISED 7 JUNE 2016

REVISED 12 JULY 2016

REVISED 4 AUGUST 2016

FOR
V P EDISON 15, LLC



Monument Sign

SCALE: 1/8"=1'-0"



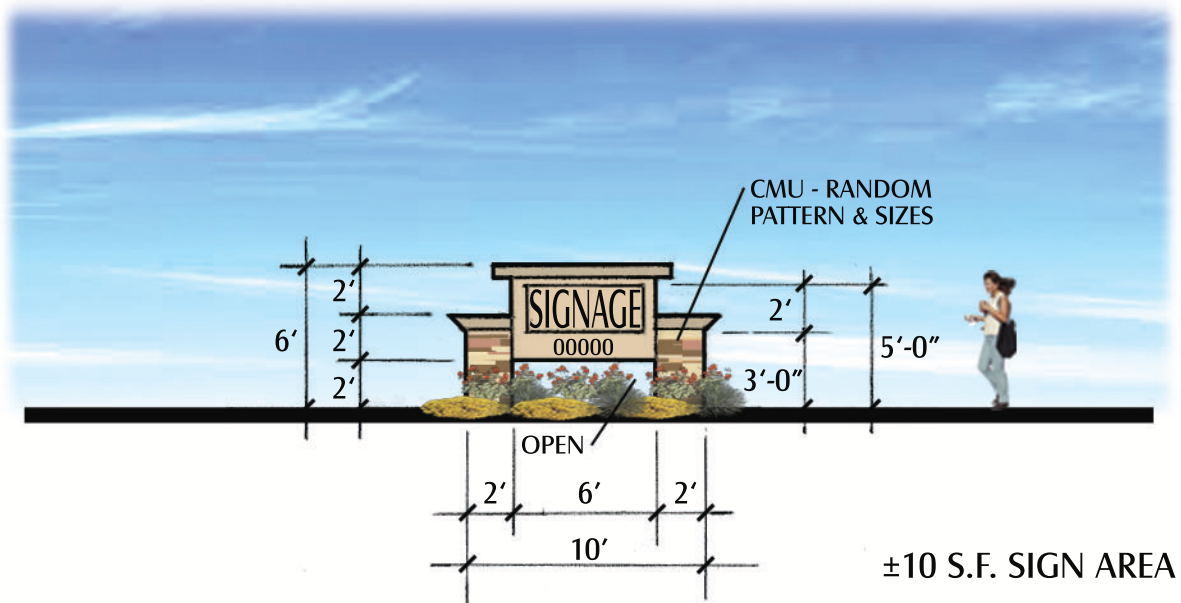
EDISON POINTE
NEC Edison Road
& John Wayne Parkway

MARICOPA, AZ

20 MAY 2016
REVISED 25 MAY 2016
REVISED 2 JUNE 2016
REVISED 7 JUNE 2016
REVISED 12 JULY 2016
REVISED 4 AUGUST 2016

FOR
V P EDISON 15, LLC

EXHIBIT F



Pad Tenant Monument Sign

SCALE: 1/8"=1'-0"



EDISON POINTE
NEC Edison Road
& John Wayne Parkway
MARICOPA, AZ

FOR
V P EDISON 15, LLC

REVISED 4 AUGUST 2016

ALL LETTERS TO BE VINYL
DIE CUT. COLOR TO BE
WHITE, LETTER STYLE
TO BE FUTURA Hv BT.

SUITE NO.

1-1/2"

EQ.

EQ.

STOREFRONT

ENTRY DOOR

5'-6"

ALL LETTERS TO BE VINYL
DIE CUT. COLOR TO BE
WHITE, LETTER STYLE
TO BE FUTURA Hv BT.

TENANT NAME

1-1/2"

HOURS 7 AM - 11PM

3/4"

SUNDAY - SATURDAY

3/4"

3/4"

3/4"

(SAMPLE INFORMATION ONLY)

Storefront Tenant Sign

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



EDISON POINTE
NEC Edison Road
& John Wayne Parkway

MARICOPA, AZ

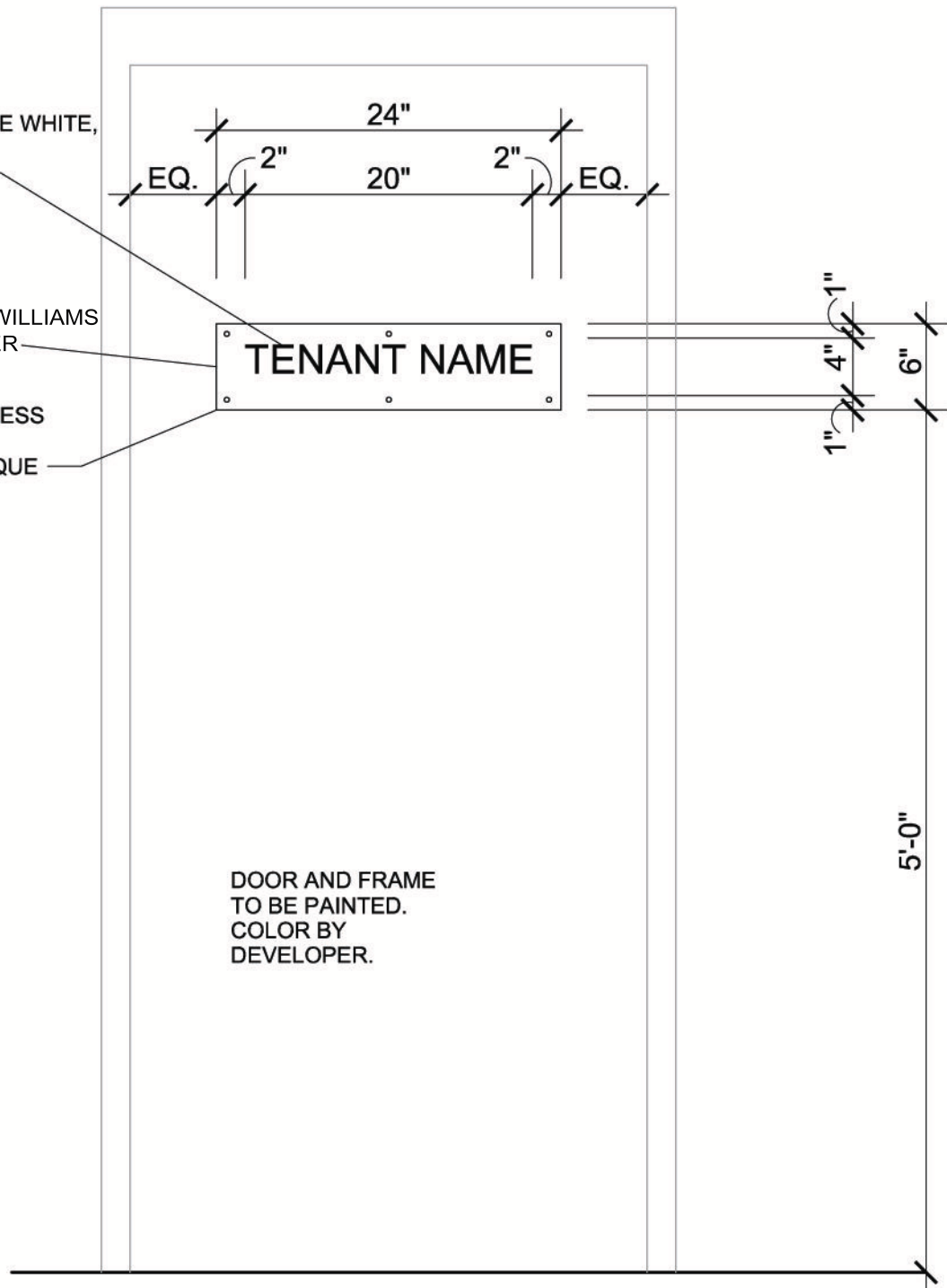
FOR
V P EDISON 15, LLC

20 MAY 2016
REVISED 7 JUNE 2016
REVISED 12 JULY 2016
REVISED 4 AUGUST 2016

LETTERS TO BE VINYL
DIE CUT. COLOR TO BE WHITE,
LETTER STYLE TO BE
HELVETICA BOLD.

ALUMINUM PLAQUE
.080 INCHES THICK -
PRIMED & PAINTED
TO MATCH SHERWIN WILLIAMS
SW6125 - CRAFT PAPER

COUNTERSINK STAINLESS
STEEL SCREWS -
PAINT TO MATCH PLAQUE



DOOR AND FRAME
TO BE PAINTED.
COLOR BY
DEVELOPER.

Rear Door Sign

SCALE: 1"=1'-0"

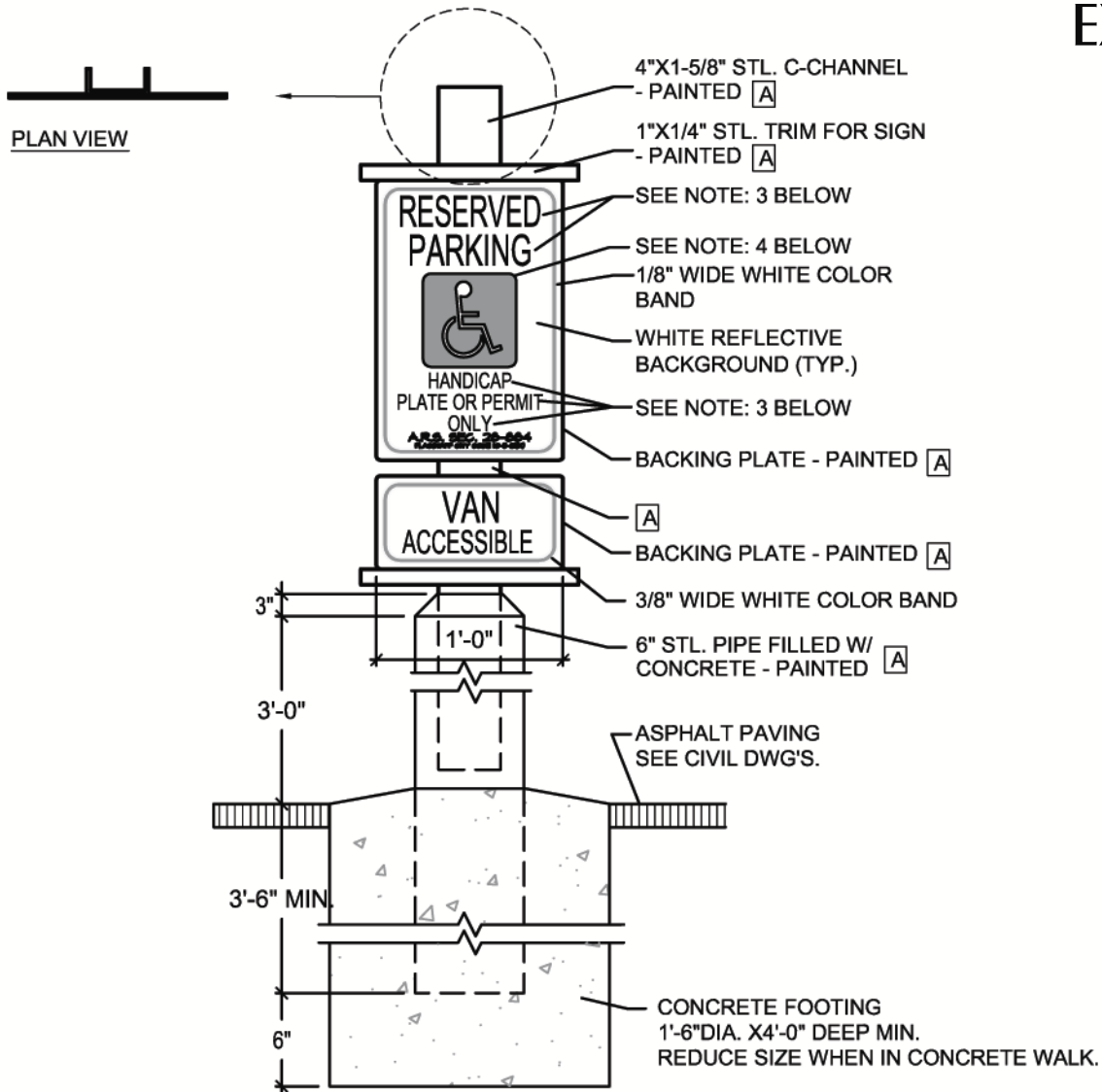


EDISON POINTE
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NOTES:

1. BOTTOM OF THE VAN ACCESSIBLE SIGN SHOULD BE NO LESS THAN 60 INCHES ABOVE FINISH GRADE.
2. SIGN SHALL BE PROPERLY CENTERED WITHIN THE PARKING SPACE.
3. ALL LETTERS SERIES 'C', GREEN COLOR.
4. INTERNATIONAL SYMBOL OF ACCESSIBILITY SHOWN WHITE ON 6"X6" BLUE FIELD WITH 1/2" RADIUS CORNERS.
5. THE VAN ACCESSIBLE SIGN SHALL BE CENTERED UNDER THE ACCESSIBLE PARKING SIGN AS SHOWN.
6. [A] PAINT COLOR BY SHERWIN WILLIAMS, SW6113 - INTERACTIVE CREAM
7. SEE SITE CONSTRUCTION DETAILS FOR ADDITIONAL DIMENSIONS.

Accessible Parking Sign

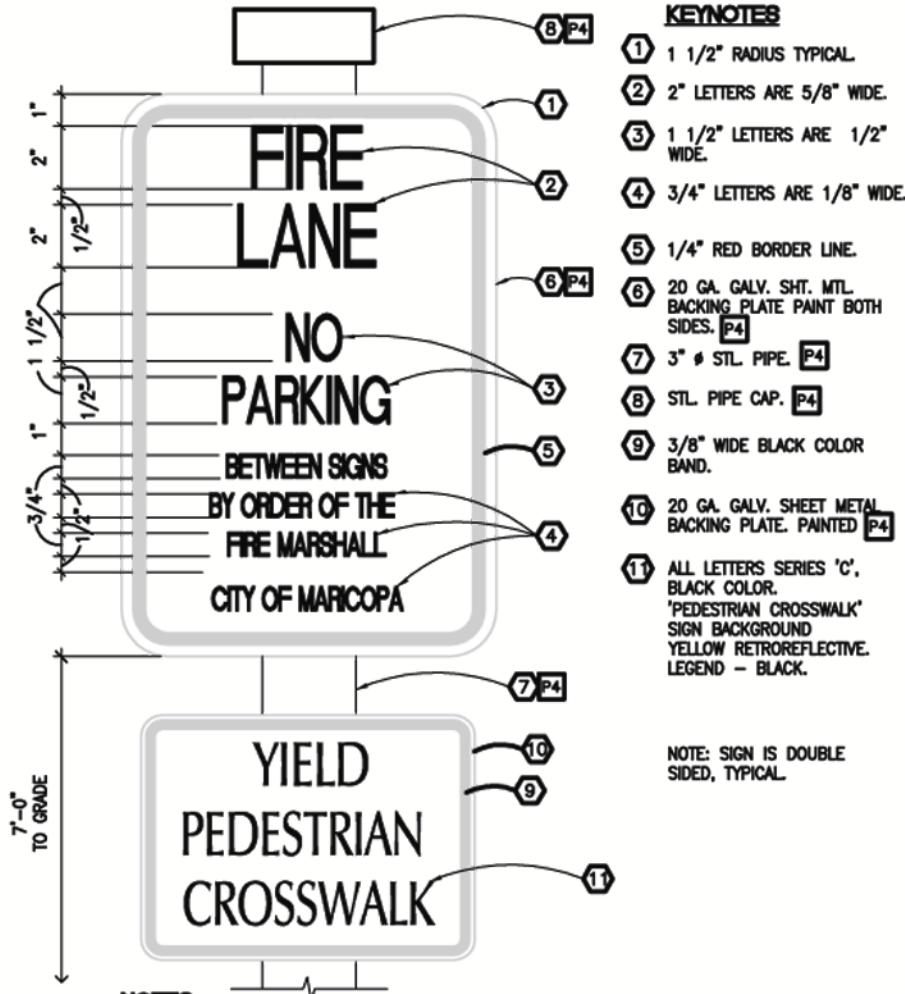


EDISON POINTE
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NOTES:

1. LOCATIONS PENDING SITE INSPECTION BY FIRE INSPECTOR & ARCHITECT.
2. PAINT COLOR 'P4': SHERWIN WILLIAMS SW6113 - INTERACTIVE CREAM.
3. CONFIRM QUANTITY AND LOCATIONS WITH FIRE DEPT. PRIOR TO FABRICATION.
4. AT THE BEGINNING AND END OF THE FIRE LANE, THERE SHALL BE ON THE ABOVE SIGN A SINGLE HEADED ARROW POINTING IN THE DIRECTION THE REGULATION IS IN EFFECT. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING BOTH DIRECTIONS.
5. THE BOTTOM OF THE SIGN IS TO BE 7'-0" ABOVE GRADE AND THE MAXIMUM SPACING OF THE SIGNS SHALL BE 75'-0", CONTINGENT UPON TRAFFIC ENGINEERING'S REVIEW AND APPROVAL.
6. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 NOR MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
7. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED REFLECTIVE LEGEND. USE THE STANDARD 3M SCOTCHLITE SIGN FACE NUMBER R7-32 OR EQUIVALENT INCORPORATING ADDITIONAL INFORMATION TO COMPLETE THE SIGN AS SHOWN ABOVE.

NOTE:

ALL FIRELANES TO BE IDENTIFIED WITH A PAINTED RED CURB TO READ "NO PARKING FIRELANE" IN WHITE STENCILED LETTERS AND PLACED NO GREATER THAN 75'-0" APART.
 ONLY PAINT CURBS ON OPPOSITE SIDE OF THE DRIVE FROM BUILDING.

Fire Lane / Pedestrian Crossing Sign

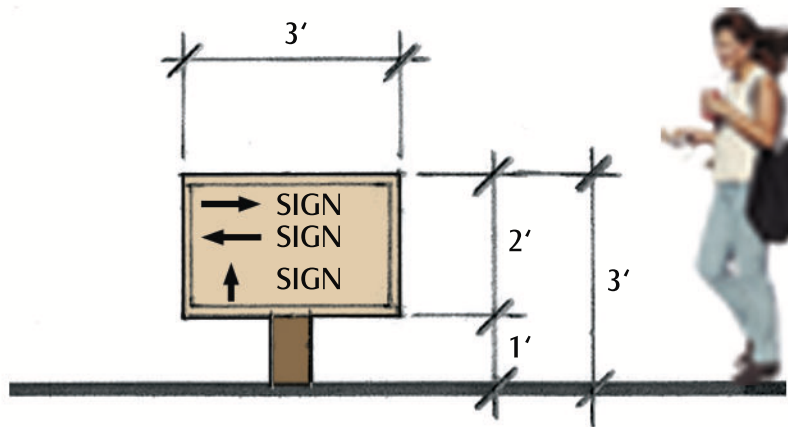


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MAXIMUM SIGN AREA 6 S.F.

Typical Directional Sign



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V P EDISON 15, LLC



Typical Tenant Building Exterior Signage Examples



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FOR
V P EDISON 15, LLC REVISED 4 AUGUST 2016