


Sign Criteria/ Comprehensive Sign Plan



Sonoran Creek Marketplace
SEC of John Wayne Parkway and
Edison Road - City of Maricopa, AZ

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SONORAN CREEK MARKETPLACE SIGN CRITERIA NARRATIVE

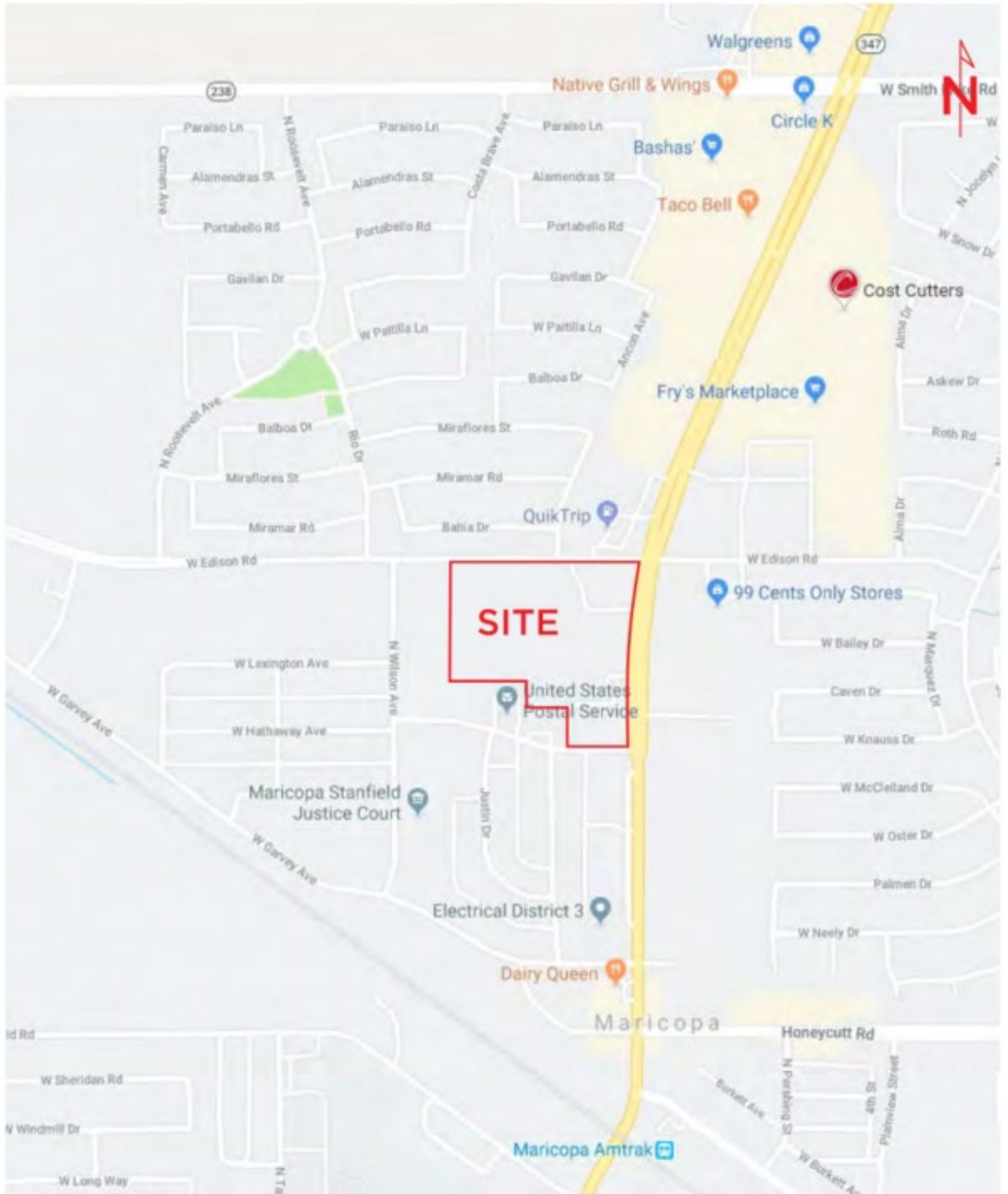
The design for Sonoran Creek Marketplace located on the Southwest corner of John Wayne Parkway and Edison Road is that of a community retail center utilizing a “contemporary southwestern village market” concept, and consists of a major anchor tenant with flanking retail shops, mini-majors and outlying pads.

THEME AND IMAGE

The signage theme for Sonoran Creek Marketplace is based on further expressing the architectural theme of the marketplace. The monument signs incorporate the same running bond sand stone and metal details found on the building elevations, and the finish colors are to match the stucco colors of the buildings.

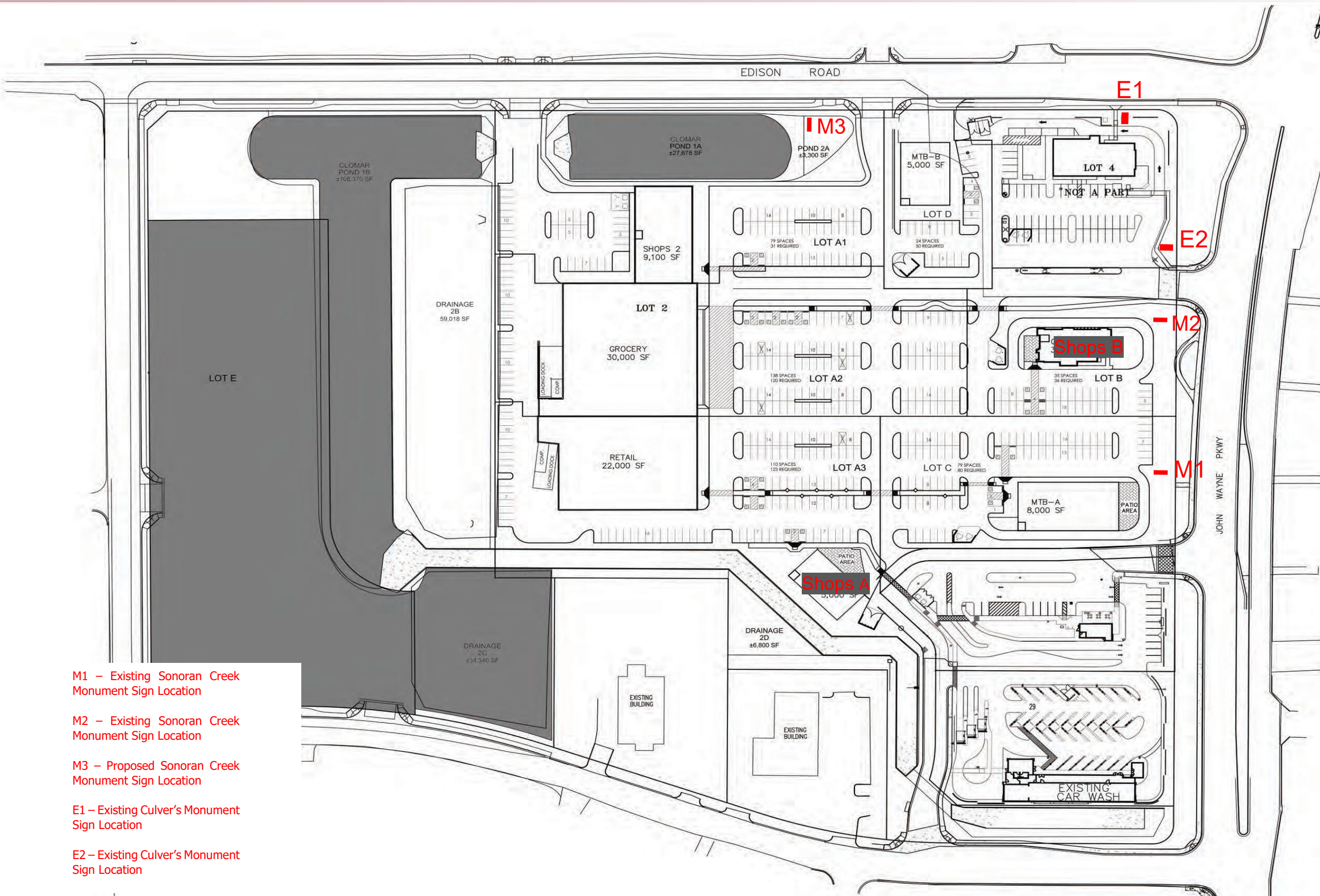
CSP SUBMITTAL

The purpose for providing a Comprehensive Sign Package is to develop a cohesive design theme for Sonoran Creek Marketplace. Because the operation of several different businesses will exist within the different phases of the marketplace, it’s necessary that a set of guidelines are established to ensure a similar and distinct design theme.



SIGN TYPE	DIMENSIONS	SIGN AREA	QUALITY
Monument Sign	15'-0" X 14'-0" X 30"	115.31 SQ. FT.	2 - M1, & M2
Monument Sign	10'-0" X 13'-6" X 30"	59.50 SQ. FT.	1 - M3
Tenant Wall Sign	Mini-Major Tenant 7' Letter Max	1.5 SQ. FT. OF FRONTAGE PER 1 LINEAR FT. OF FRONTAGE	OPEN
Tenant Wall Sign	Shop Tenant 6' Letter Max	1.5 SQ. FT. OF FRONTAGE PER 1 LINEAR FT. OF FRONTAGE	OPEN
Tenant Blade Sign	1'-8" X 3'-5" X 1"	5.69 SQ. FT.	1 Per Shop Tenant Under Canopy
Pad Ground Sign	10'-0" X 12'-0" X 30"	70.00 SQ. FT.	1 - E1
Pad Ground Sign	12'-0" X 12'-0" X 30"	74.00 SQ. FT.	1 - E2
Minor Monument Sign	7'-0" X 8'-0" X 30"	24.00 SQ. FT.	1 - E3

SITE DATA	
PHASE I	
LOT (A1, 2 & 3)	±7.07 AC
LOT A1	±2.36 AC
LOT A2	±2.48 AC
LOT A3	±2.23 AC
POND 2A	±0.06 AC
NET BUILDABLE	±6.36 AC
BUILDING	GROCERY -30,000 SF RETAIL - 22,000 SF SHOPS 2 - 7,000 SF MTB C - 5,000 SF TOTAL - 64,000 SF 327 SPACES 5.1 / 1,000
PARKING RATIO	
LOT B	LOT AREA ±1.03 AC BUILDING CSR - 3,616 SF PARKING 35 SPACES RATIO 9.7/1,000
LOT C	LOT AREA ±1.56 AC BUILDING MTB A - 8,000 SF PARKING 79 SPACES RATIO 9.87 / 1,000
LOT D	LOT AREA ±0.68 AC BUILDING MTB B - 5,000 SF PARKING 24 SPACES RATIO 4.8 / 1,000
OFF-SITE DRAINAGE	
DRAINAGE 2B	±1.35 AC
DRAINAGE 2D	±0.16 AC
TOTAL	±1.51 AC
PHASE II	
LOT A1	CLOMAR 1A ±0.63 AC
LOT 3	LOT AREA ±4.02 AC
OFF-SITE DRAINAGE	
CLOMAR 1B	±2.49 AC
DRAINAGE 2C	±0.79 AC
TOTAL	±3.28 AC



- M1 – Existing Sonoran Creek Monument Sign Location
- M2 – Existing Sonoran Creek Monument Sign Location
- M3 – Proposed Sonoran Creek Monument Sign Location
- E1 – Existing Culver’s Monument Sign Location
- E2 – Existing Culver’s Monument Sign Location

1 PRELIMINARY SITE PLAN
SCALE: 1:60



COMPREHENSIVE SIGN PACKAGE SONORAN CREEK MARKETPLACE CITY OF MARICOPA, ARIZONA

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 program, 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, sandstone, and metal accents. 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 their installation.
- 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 and one (1) hanging blade sign. See Exhibit D.
- C. Submittal and Compliance to the Landlord
 - 1. Tenant shall submit or cause to be submitted to Landlord for approval three (3) sets of detailed shop drawings covering location, sizes, design, color, materials, lettering, graphics, conduits, junction boxes, sleeves and other mounting apparatus of the proposed wall sign and blade sign.
 - 2. Landlord shall review the drawings and return two (2) sets 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.
 - 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 package approved by the Landlord.
- D. Submittal & Compliance to the City of Maricopa
 - 1. User or users must submit the approved Landlord review, including a Landlord approval letter, with The Sign Application to the City of Maricopa.

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, and all illuminated signs shall adhere to applicable regulations of The City of Maricopa. 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.
 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 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).

4. DESIGN REQUIREMENTS

- A. All monument signs must meet applicable setbacks.
- B. All illuminated signs shall adhere to applicable regulations of the City of Maricopa.
- C. 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.
- D. Animated, flashing, blinking, rotating, moving, audible, placards, posters, playbills, postings, paintings, change-panel, flags, signs in public right-of-way, fixed balloons, Aframe (sandwich board), and wind dancers are not permitted within this development.
- E. 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.
- F. Can signs or exposed raceways are not allowed.
- G. Awnings are not allowed to be backlit in order to accentuate the awning.
- H. 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.
- I. Tenants are encouraged to use creative signs for the allowable exterior wall sign per Exhibit E.
- J. Major (30,000 SF & larger) and Mini-Majors (10,000 SF to 30,000 SF) Tenant Sign

Maximum area shall not exceed one square foot (1 SF) per lineal foot of store width, and in no event shall any sign exceed 250 square feet including accents or other modifiers. Signs shall be individual, halo backlit, reverse pan channel, pan channel, metal letters or stud mounted. Returns shall be same as face color. Typestyle per Tenant design, subject to landlord approval. Three signs per elevation max.

Major tenant maximum Letter Height: 7'-0"
 Mini-Major tenant maximum Letter Height: 7'-0"
 Minimum Letter Height determined by tenant
 Color: Tenant color subject to Landlord approval Maximum
 Sign Depth: 1'-0"

K. Monument Signs (Exhibit C)

Two (2) Multi-Tenant Monument Signs - Total sign area shall not exceed 110 square feet. Maximum height above grade shall not exceed 13'-6".

One (1) Corner Monument Sign - Total sign area shall not exceed 60 square feet. Maximum height above grade shall not exceed 10'-0".

Two (2) Pad Tenant Monument Signs - Total sign area shall not exceed 80 square feet. Maximum height above grade shall not exceed 12'-0".

One (1) Minor Monument Sign - Total sign area shall not exceed 24 square feet. Maximum height above grade shall not exceed 7'-0".

L. Shop Tenant Signs

Maximum sign area shall not exceed one square foot (1 SF) per lineal foot of store width. The length of any shop tenant sign shall not exceed eighty percent (80%) of that Tenant's storefront width. Returns and trim cap shall be same as face color. Typestyle per Tenant design and Owner approval.

Shops "A" has the right for all tenants to have a sign on the front elevation facing northeast. Tenants may place signage on the side elevations they occupy a frontage on. Signs cannot exceed one square foot to one linear foot of frontage.

Shops "B" has the right for all tenants to have a sign on the north (rear) and south (front) elevations. Tenants may place signage on the side elevations they occupy a frontage on. Signs on the north (rear) elevation must be located within that tenant's frontage, between the demising partitions on either side.

Maximum Letter Height: Single Line 6'-0"
 Double Line 6'-0" max. each row
 Minimum Letter Height: Determined by tenant
 Color: Tenant color subject to Landlord approval.

M. Under Canopy Sign (Exhibit D)

Each tenant shall identify their store name only on a Hanging Blade Sign mounted under the canopy or wall adjacent the store entrance. Sign can consist of text and/or a logo, and shall be non-illuminated. Only one Hanging Blade Sign will be allowed per tenant. All hanging blade signs must be reviewed and approved by the City of Maricopa.

N. Pad Signage Wall & Monument (Exhibit E, C-1, C-2)

Maximum sign area shall not exceed one square foot (1 SF) per lineal foot of store frontage and one(1) sign per elevation. 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.

In no event shall such signage for a tenant be on more than four sides of the building. If a pad building has more than one tenant, refer to requirements of major tenants.

Signs shall be mounted on the fascia or building wall and shall be individual, reverse pan channel, pan channel, metal letters, or stud mounted. Type style per tenant design.

Maximum Letter Height:	6'-0"
Minimum Letter Height:	determined by tenant
Maximum Sign Depth:	0'-7"
Color:	Tenant color subject to Landlord approval.

Monuments will follow general guidelines of CSP. All signs subject to landlord & City of Maricopa approval.

O. Drive-thru directional signs and menu boards:

Directional signs

1. Frames shall be painted a building color or corporate color as needed.
2. Sign surfaces shall be an earth-tone or corporate colors allowed (on pads), surface-applied, opaque vinyl with copy reversed to show acrylic behind.

Menu Boards

3. All menu boards shall be internally illuminated and will be in keeping with the buildings' or Corporate colors and materials, matching those of the free directional.
4. 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.
5. Maximum sign area shall not exceed 80 square feet and shall not be included in calculating the total aggregate area for signage allowed on a parcel, lot or for a particular business.
6. The sign shall not exceed seven (7) feet in height.

P. Directional Signs

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. Design and color shall be submitted for Landlord approval.

Q. Landlord shall have the right to modify the design requirements (i.e. color or copy changes) for any Tenant as long as the modifications are in compliance with the approved CSP. Modifying dimensional standards shall require City of Maricopa approval.

- R. 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.
- S. Storefront Sign (Exhibit F)
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.
- T. Rear Service Door Sign (Exhibit E)
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. ½" maximum engraved white copy on engraving stock. Letter style same as storefront.
- U. 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. Banners to be placed on the building only.
- V. No sign shall be closer than 12" from a demising partition between Tenants.
- W. Signage shall not be placed on the back of shops (with the exception of Shops "B"), Mini-Major or Major Tenant building. Shops "B" may have signs on their rear (north) elevation in compliance to applicable standards.
- X. 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. Building mounted signs to be Pan Channel or Reverse Pan Channel Letters, LED or Neon Illumination. Exposed neon is not be permitted.
- E. No exposed tubing, ballasts, crossovers, conductors, transformers, conduit, or raceways will be permitted.
- F. Sign contractor and/or Tenant shall pay for any damage to the fascia, canopy, structure, roof or flashing caused by sign installation.

G. Wall signs shall be centered vertically and horizontally on the fascia above Tenant's space.

H. All electrical signs shall bear the UL label.

I. 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 90 business days to complete the restoration.

7. AMENDMENTS

A. Amendments to the approved Comprehensive Sign Plan shall require review and approval from the City of Maricopa.





NORTH ELEVATION

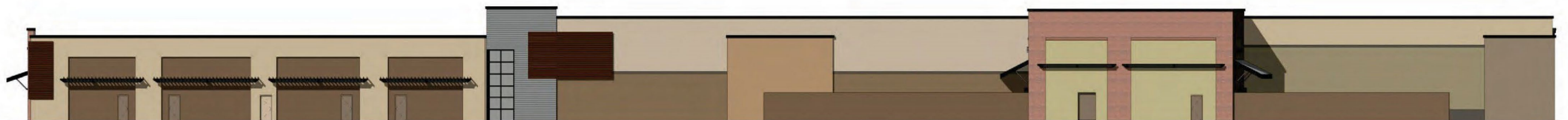


EAST ELEVATION



SOUTH ELEVATION

Sign Band



WEST ELEVATION

M1 & M2

Manufacture and Install Two(2) Double Sided Internally Illuminated Monument Sign

115.31 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:** Black Perf for Sonoran Creek
- **Illumination:** White LEDs Spaced as Necessary
- **Power:** Power Supplies in Monument Sign
- **Installation:** On ASA Pipe and Footer at Customer Specified Location

Flat Cutout Letters: Sonoran Creek

- **Material:** 1/4" Aluminum Painted
- **Installation:** Onto Faux Brick with Studs and Adhesive

Base:

- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted and Textured
- **Installation:** On ASA Pipe and Footer at Customer Specified Location

MATERIALS	
	Brushed Aluminum
	Paint Color - TBD
	Paint Color - TBD
	Duranodic Bronze
	Brick Veneer - TBD

Electrical Specifications: All Signs Fabricated as per 2017 N.E.C. Specifications

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.



Engineering Specifications: All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.



M3

Manufacture and Install One(1) Single Sided Internally Illuminated Corner Monument Sign

59.50 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	
	Brushed Aluminum
	Paint Color - TBD
	Paint Color - TBD
	Duranodic Bronze
	Brick Veneer - TBD



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

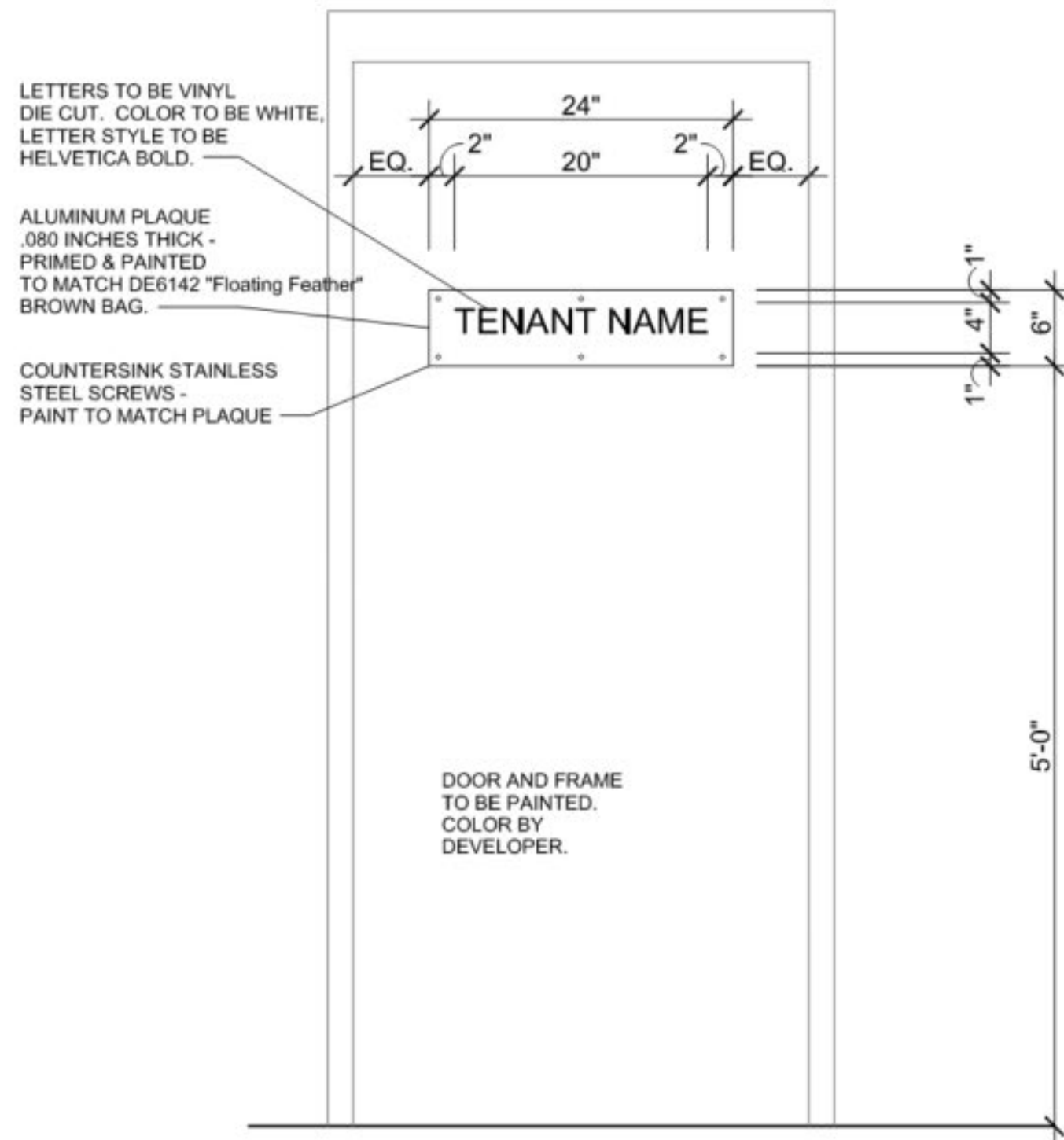
All Signs Fabricated as per
2011 N.E.C. Specifications

E1



E2

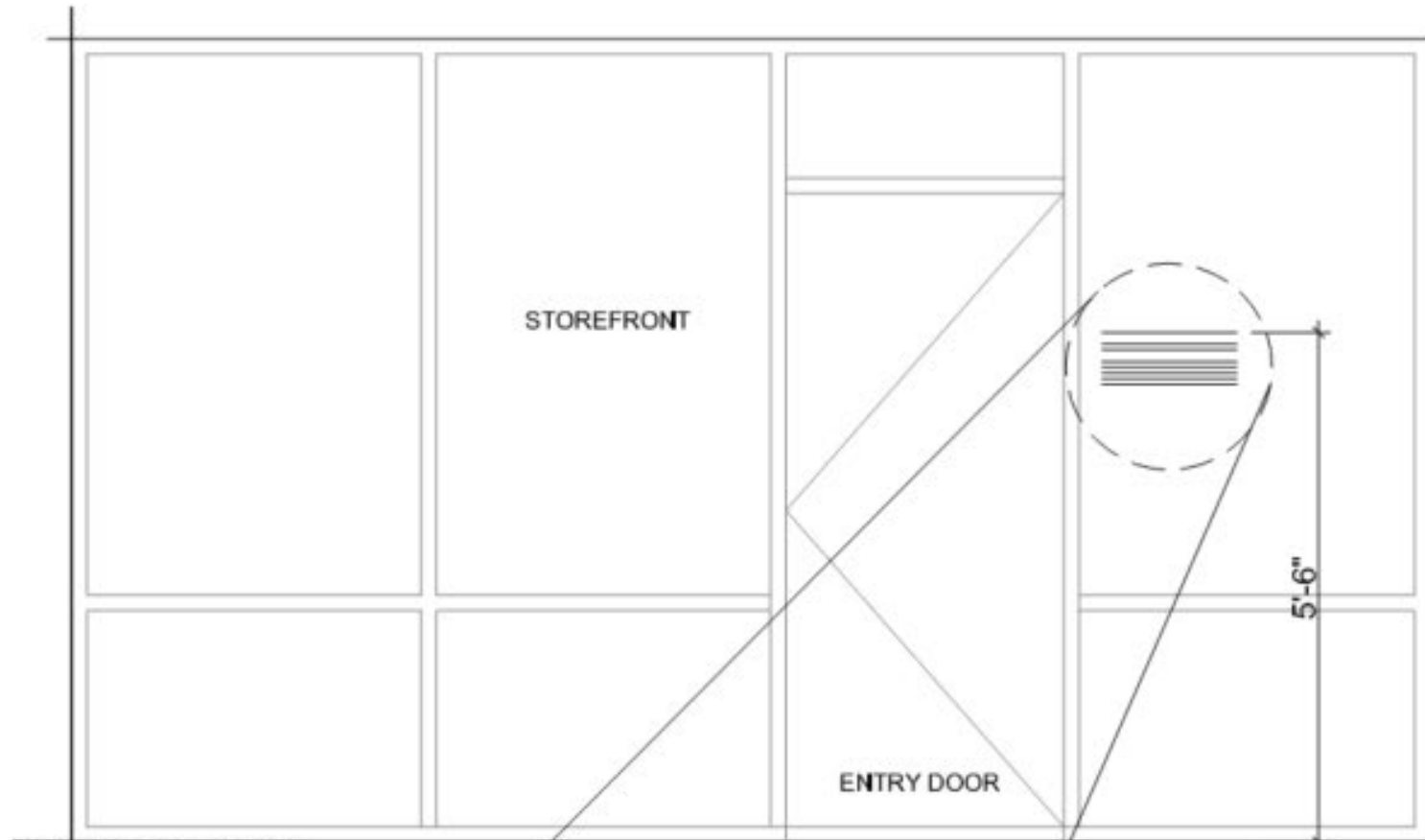




Manufacture and Install Rear Door Sign

Door Sign:

- Plaque: .080" Painted to Match
- Vinyl: White
- Installation: Onto Door at Location Shown



Manufacture and Install Vinyl Graphics for Entry Door Glass

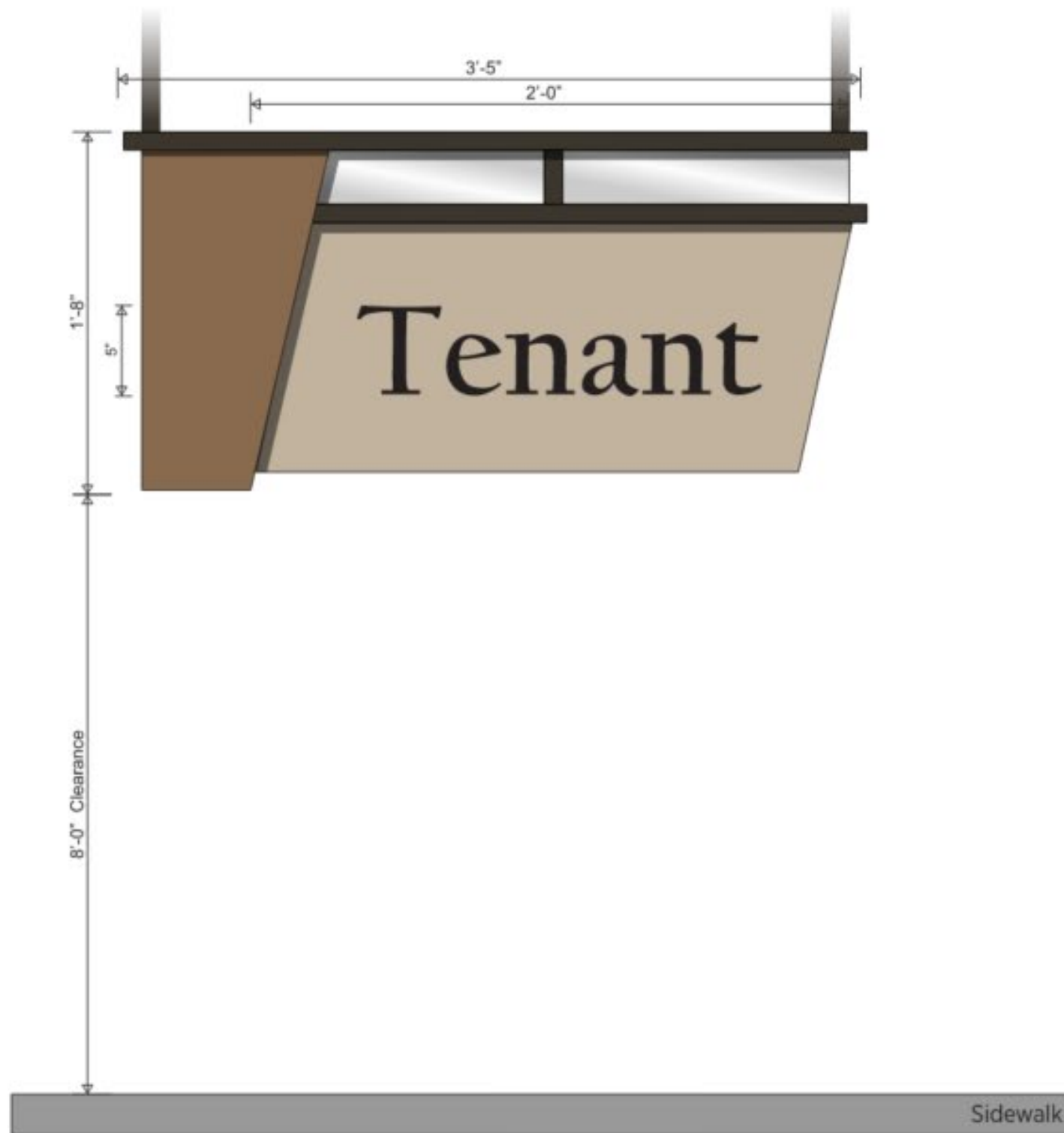
Window Graphics:

- Vinyl: White
- Installation: On Glass Next to Door at Location Shown

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

TENANT NAME _____ 1-1/2"
 _____ 3/4"
 SUITE NO. _____ 1-1/2"
 _____ 3/4"
 HOURS 7 AM - 11PM _____ 3/4"
 _____ 3/4"
 SUNDAY - SATURDAY _____ 3/4"
 _____ 3/4"

(SAMPLE INFORMATION ONLY)



Manufacture and Install Blade Signs with Tenant Logo

5.69 Sq. Ft.

Scale: 1 1/2" - 1"-0"

Blade Sign:

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Vinyl: duranodic Bronze
- Installation: On Brackets at Customer Specified Location

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

Engineering Specifications

All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications

All Signs Fabricated as per
2011 N.E.C. Specifications