



COMPREHENSIVE SIGN PLAN

THE JOHNATHAN
55 N. ARIZONA PLACE CHANDLER, AZ 85225

UPDATED
03.16.2021



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TABLE OF CONTENTS

- 3. Project Information
- 4. Tenant Signage
- 5. General Specifications
- 6. Door Lettering Criteria
- 7. Center ID Sign
- 8. Entry Wall Sign
- 9. Major Tenant Design Criteria
- 10. Minor Tenant Design Criteria
- 11. Retail Design Criteria
- 12. Minor Tenant Sign Example
- 13. Major Tenant Sign Example
- 14. Retail Sign Example
- 15. Sign Band Elevations
- 16. Site Plan

PROJECT INFORMATION

Project Name and Location:

The Johnathan
55 North Arizona Place
Chandler, AZ 85225

Landlord Information:

George Oliver
7525 E. Camelback Rd. #203
Scottsdale, AZ 85251

Zoning:

PAD

Land Use:

Commercial / Institutional

Maricopa County Assessor Parcel Number:

303-06-138

Building Height:

5 Floors, 167'-0"

Tenant Signage

The Johnathan has been designed to create and maintain a prestigious atmosphere, which blends with and compliments the historic architecture of downtown Chandler. Criteria have been established to maintain this quality for the City of Chandler and the benefit of the entire center's tenants. To this end, strict conformance is required.

Tenant signage at The Johnathan should identify the tenant name and/or logo and contribute to the aesthetics of the project. The design, materials and construction of all tenant signage must be reviewed and approved by the Landlord according to procedures outlined in the attached requirements.

Signing may occur, within the limits of the signage areas as noted on the attached elevations.

The Landlord will only consider signage designs and materials outlined in the attached Tenant Signage Narrative, and reserves the right to reject any signing that, in its sole and absolute discretion, is detrimental to The Johnathan.

GENERAL SPECIFICATIONS

Tenant shall be responsible for the fulfillment of all requirements and specifications.

Any contracted signage design services shall be at tenant's expense. All signs shall be reviewed for conformance with the criteria stated and the overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.

All signs are to be installed under the direction of the Landlord or Landlord's representative. Signs installed without written approval of the Landlord may be subject to removal and reinstallation at tenant's expense.

All signage and their installation shall comply with all local building and zoning codes. Nothing in these criteria shall imply a waiver of requirements by local authorities.

The tenant or his representative shall obtain all permits for signs and their installation.

Tenant shall be responsible for the installation and maintenance of all signs.

No signmaker's labels or other identification shall be permitted on the exposed surface of the signs, except those required by local ordinance. If required by local ordinance, such as labels and other identification shall be in an inconspicuous location.

When tenant is required to remove its sign, tenant shall patch and repair any damage to the building to Landlord's satisfaction.

Tenant's sign contractor shall repair any damage caused by said contractor's work, or by its agents or employees and tenant shall be liable for the operations of the tenant's sign contractor.

No animated, flashing or audible signs shall be permitted.

No exposed lamps or tubing shall be permitted.

No exposed raceways, crossovers or conduit shall be permitted.

All cabinets, conductors, transformers and other equipment shall be concealed.

Door/Window Vinyl on the ground floor is permitted for 1st. floor tenant's only with exclusive pedestrian entrance from the building exterior.

DOOR LETTERING CRITERIA

This criteria applied to tenants with first floor occupancy, not of any minimum size of leased space, who have exclusive pedestrian entrance for direct access to their premises from the building exterior.

TYPE OF SIGN

First surface vinyl lettering applied to glass entrance door window. Logos are not permitted.

CONSTRUCTION MATERIALS

LETTERS

Gerber #220-10 'White' vinyl.

LETTER STYLE

All letter styles are subject to Landlord approval.

LETTER HEIGHT

Letter height not to exceed 4".

CENTER ID SIGN

TYPE OF SIGN

Single faced sign of individual letters post mounted to entry surround. Face illuminated with white LED.

CONSTRUCTION MATERIALS

LETTERS

3" deep, face illuminated, "thin trim" pan channel lettering. Returns finished backs and thin trim retailer painted 'white'.

INSTALLATION

Post mounted to 3" x 3" aluminum raceway. Mechanically fastened to top of entry surround. Posts and raceway painted 'black'.



ILLUMINATED SIGN AT NIGHT

CENTER ID

scale: 3/8" = 1'-0"



West Elevation | scale: 1/16" = 1'-0"

ENTRY WALL SIGN

TYPE OF SIGN

Single faced sign of individual flat cut out letters stud mounted flush to entry wall.

CONSTRUCTION MATERIALS

LETTERS

1/4" thick flat cut out aluminum lettering painted black.

INSTALLATION

Stud mounted flush to CMU wall.



CENTER ID
scale: 3/4" = 1'-0"



West Elevation | scale: 1/16" = 1'-0"

MAJOR TENANT DESIGN CRITERIA

This criteria applies to tenants with 15,000 square feet or more of leased space. Major tenants are allowed a maximum of two (2) signs. Signs may be non-contiguous to the tenant’s leasehold.

TYPE OF SIGN

Single faced sign of individual letters on existing building wall in established sign band. Letters/Logo may be either halo illuminated with white LED, or non illuminated. Logo details may be routed out and backed in white acrylic for visibility as needed.

CONSTRUCTION MATERIALS

WALLS

Existing Drivit

LETTERS

Non illuminated letters to be 3” deep individual reverse pan channel letters painted DET611 ‘Iron-ic to contrast with facade colors.

Halo illuminated letters to be 3” - 4” deep individual reverse pan channel letters painted DET611 ‘Iron-ic to contrast with facade colors.
Halo illuminated with white LED.

LETTER STYLE AND LOGOS

Major tenant’s letters styles and logos are subject to Landlord approval.

LETTER HEIGHT

Letters to be a minimum height of 18” and a maximum height of 36”. Business names containing upper and lower case characters may extend above and below the 36” sign band a maximum of 12” but no character shall exceed 36”.

MINOR TENANT DESIGN CRITERIA

This criteria applies to any tenants with less than 15,000 square feet of leased space. Minor tenants are allowed a maximum of one (1) sign. Signs may be non-contiguous to the tenant’s leasehold.

TYPE OF SIGN

Single faced sign of individual letters on existing building wall in established sign band. Letters to be non illuminated or halo illuminated with white LED. Logos are not permitted.

CONSTRUCTION MATERIALS

WALLS

Existing Drivit

LETTERS

3” deep individual reverse pan channel letters painted Swiss Coffee OC-45 for signs located on the lower sign band and DET611 ‘Iron-ic for signs located on the upper sign band to contrast with facade colors. Halo illuminated with white LED.

LETTER STYLE

Minor tenant’s letter styles are subject to Landlord approval.

LETTER HEIGHT

Letters to be a minimum height of 12” and a maximum height of 24”. Business names containing upper and lower case characters may extend above and below the 24” sign band a maximum of 12” but no character shall exceed 24”.

RETAIL DESIGN CRITERIA

This criteria applies to retail tenants.

TYPE OF SIGN

Single faced sign of individual letters on existing canopy in established sign band. Letters to be non illuminated. Logos are permitted.

CONSTRUCTION MATERIALS

CANOPY

Steel beam

LETTERS

3" deep individual reverse pan channel letters with finished backs. Non illuminated.

LETTER STYLE

Retail tenant's letter styles are subject to Landlord approval. Retail tenants are allowed a maximum of one (1) sign.

LETTER HEIGHT

Letters to be a maximum height of 20".

MAJOR TENANT BUILDING MOUNTED LETTERING



HALO ILLUMINATED SIGN
scale: 3/16" = 1'-0"

FACE: .08 ALUMINUM
RETURNS: .04 ALUMINUM
BACKS: 3/16" CLEAR LEXAN

COLOR: DET611 'IRON-IC'
MOUNTING: STUD MOUNTED
WITH 1 1/2" SPACERS

POWER SUPPLY: REMOTE
ILLUMINATION: WHITE LED

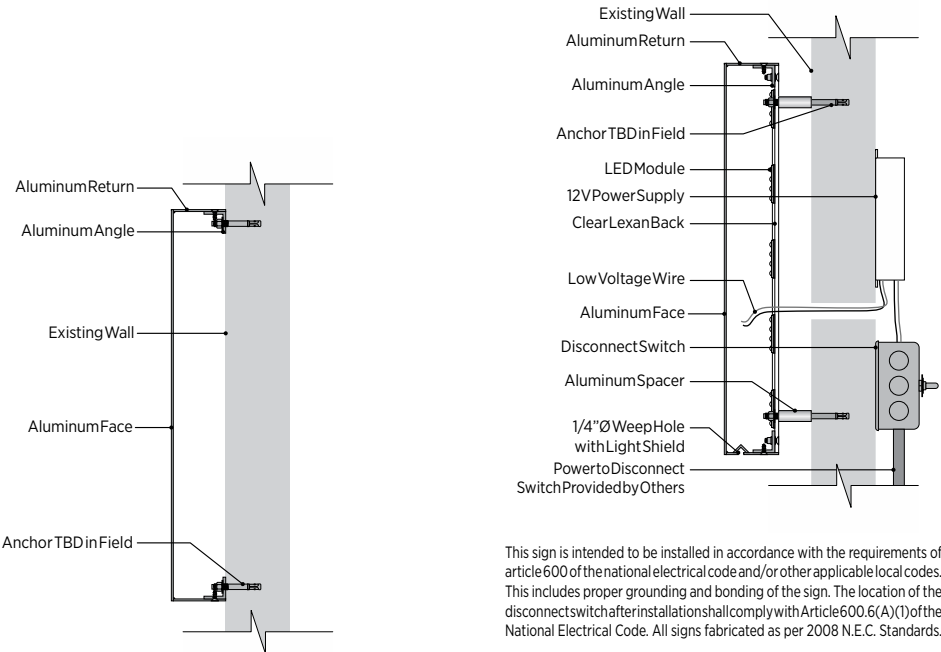


NON ILLUMINATED SIGN
scale: 3/16" = 1'-0"

FACE: .08 ALUMINUM
RETURNS: .04 ALUMINUM

COLOR: DET611 'IRON-IC'
ILLUMINATION: NONE

MOUNTING: STUD MOUNTED FLUSH



TYP. NON ILLUMINATED LETTER SECTION
scale: nts

TYP. HALO ILLUMINATED LETTER SECTION
scale: nts

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code. All signs fabricated as per 2008 N.E.C. Standards.



West Elevation | scale: 12" = 25'

MINOR TENANT BUILDING MOUNTED LETTERING

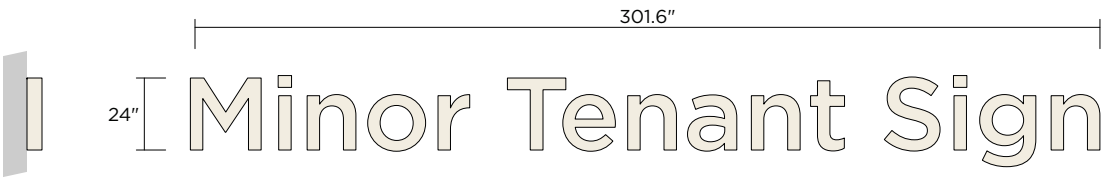


HALO ILLUMINATED SIGN
scale: 3/16" = 1'-0"

FACE: .08 ALUMINUM
RETURNS: .04 ALUMINUM
BACKS: 3/16" CLEAR LEXAN

COLOR: SWISS COFFEE' OC-45
MOUNTING: STUD MOUNTED
W 1 1/2" SPACERS

POWER SUPPLY: REMOTE
ILLUMINATION: WHITE LED

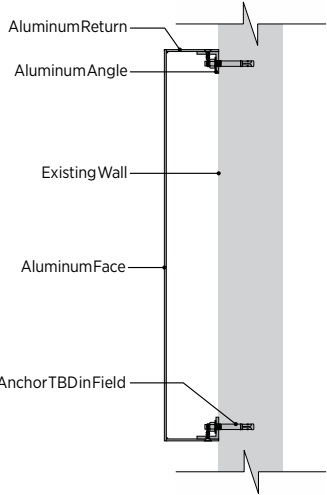


NON ILLUMINATED SIGN
scale: 3/16" = 1'-0"

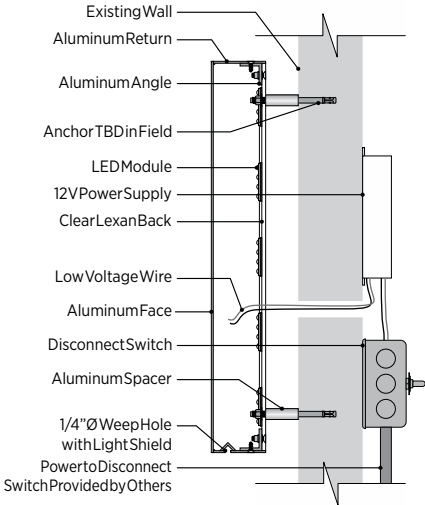
FACE: .08 ALUMINUM
RETURNS: .04 ALUMINUM

COLOR: SWISS COFFEE' OC-45
ILLUMINATION: NONE

MOUNTING: STUD MOUNTED FLUSH



TYP. NON ILLUMINATED LETTER SECTION
scale: nts



This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code. All signs fabricated as per 2008 N.E.C. Standards.

TYP. HALO ILLUMINATED LETTER SECTION
scale: nts



West Elevation | scale: 12" = 25'

RETAIL CANOPY MOUNTED LETTERING

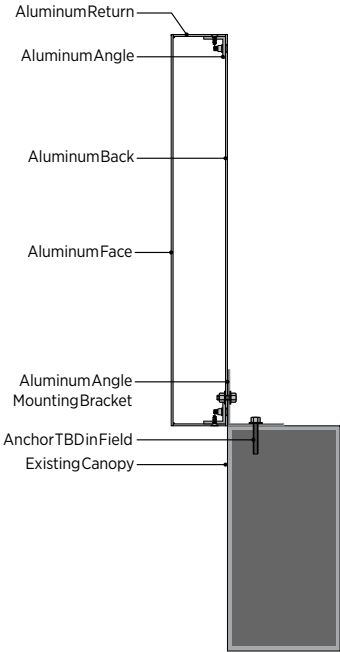


CANOPY SIGN
scale: 3/8" = 1'-0"

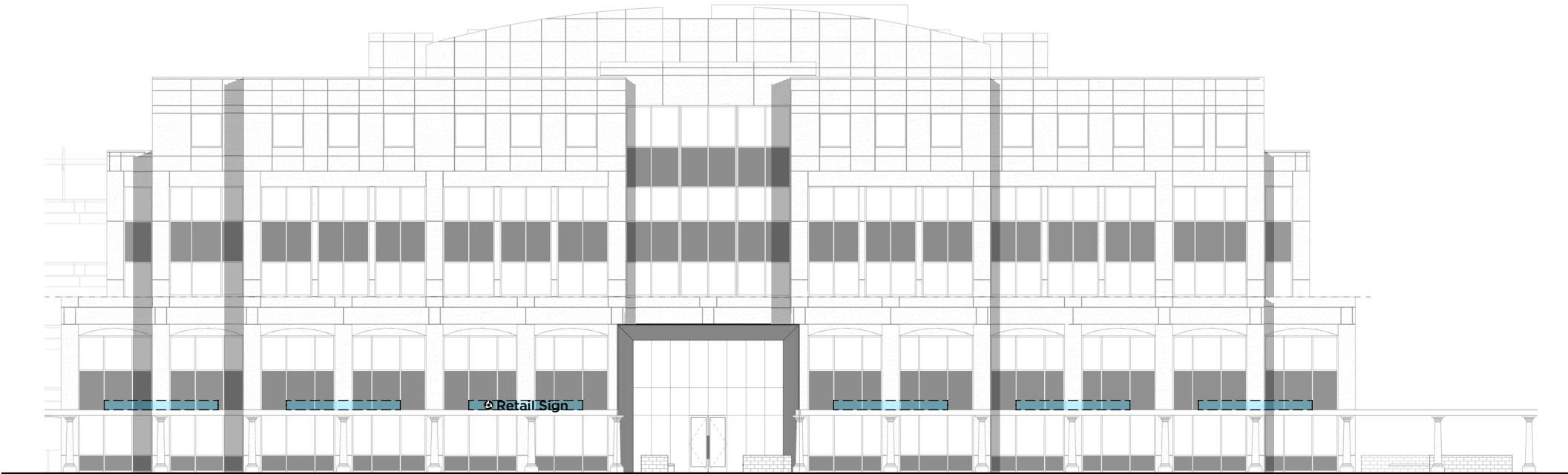
FACE: .08 ALUMINUM
RETURNS: .04 ALUMINUM

BACKS: .08 ALUMINUM
ILLUMINATION: NONE

MOUNTING: MECHANICALLY FASTENED TO EXISTING CANOPY
USING 3" ALUMINUM ANGLE, PAINTED TO MATCH CANOPY COLOR



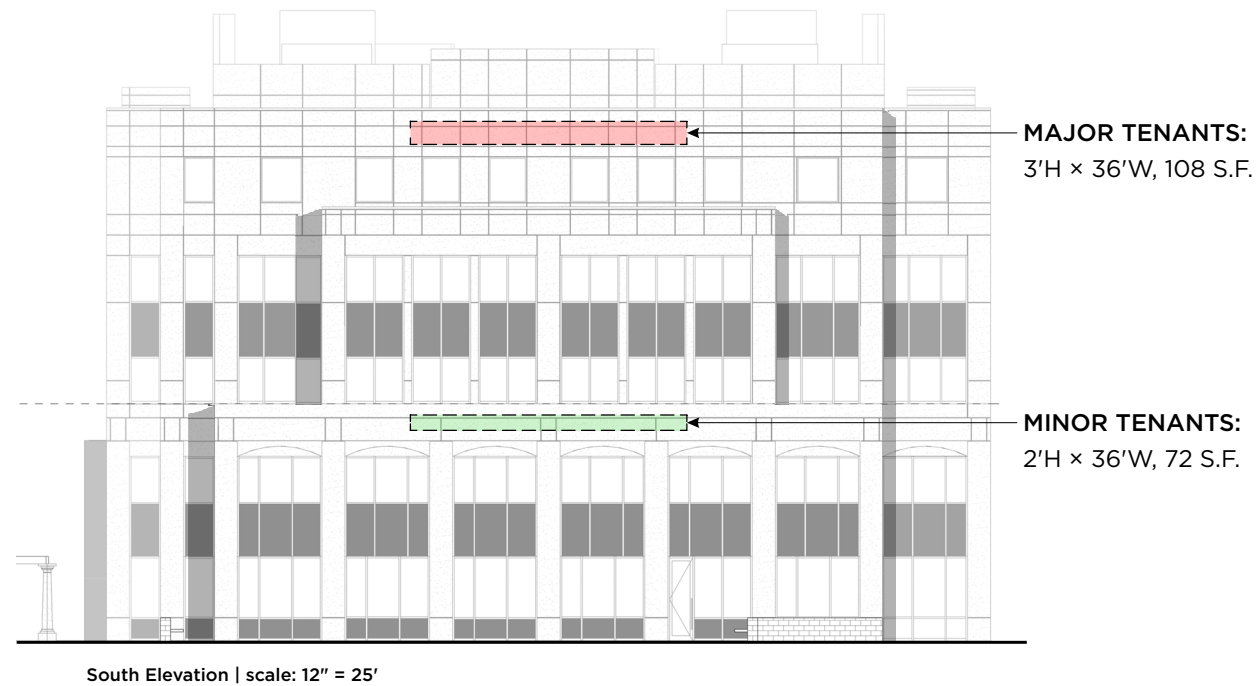
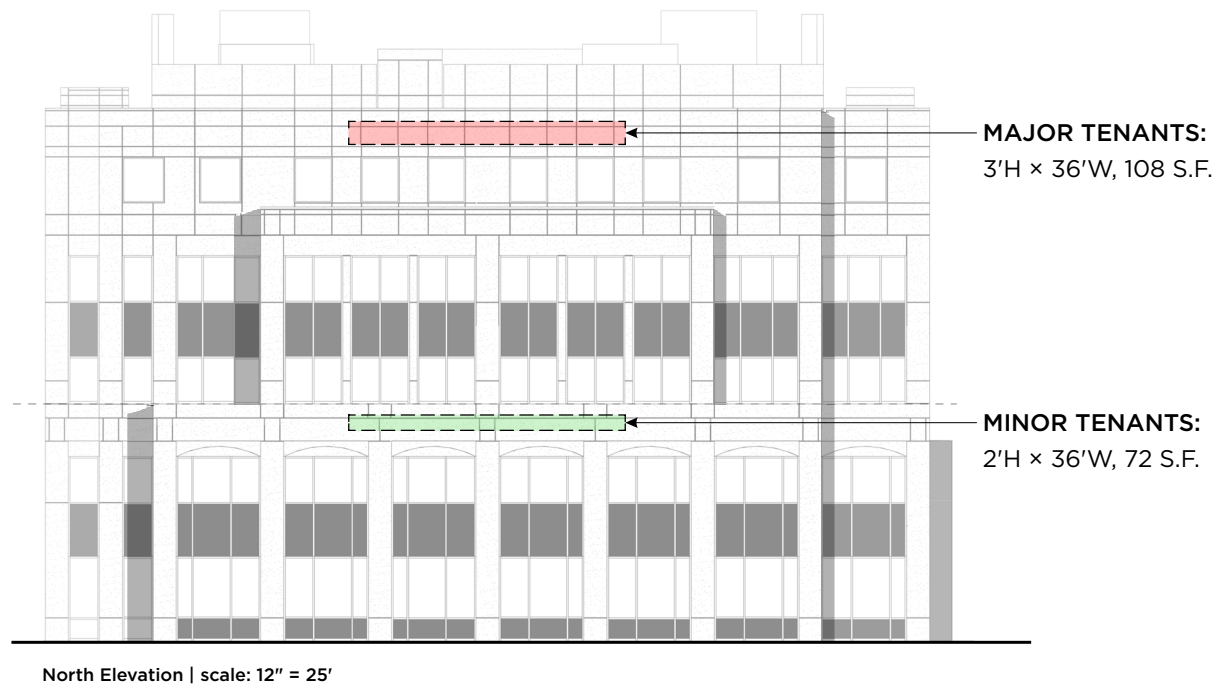
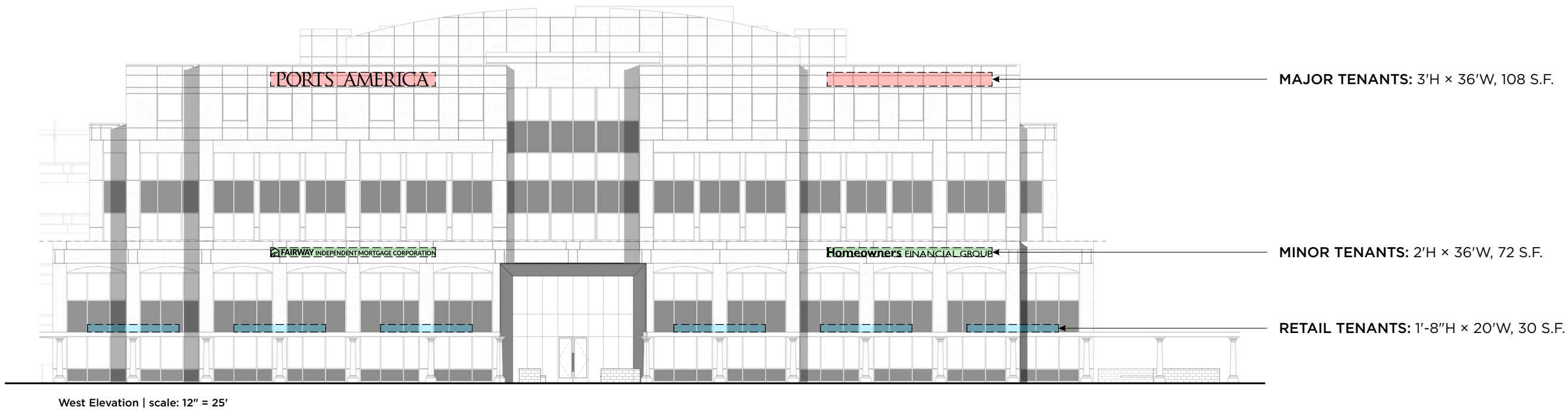
TYP. CANOPY LETTER SECTION
scale: nts



West Elevation | scale: 12" = 25'

SIGN BAND ELEVATIONS

Note: Sign bands are shown in approximate locations.



SITE PLAN

