



**CHANDLER - MIDWAY CORPORATE CENTER
5670 - 5710 W. CHANDLER BLVD
CHANDLER, ARIZONA**

**COMPREHENSIVE SIGN PLAN
PRELIMINARY DEVELOPMENT PLAN (PDP) APPLICATION
V3.0 JUNE, 2022**

Freestanding Signage



Existing Archway Signage with Proposed Tenant Copy

Scale: 3/16"=1'-0"

General Specifications for Tenant Copy:

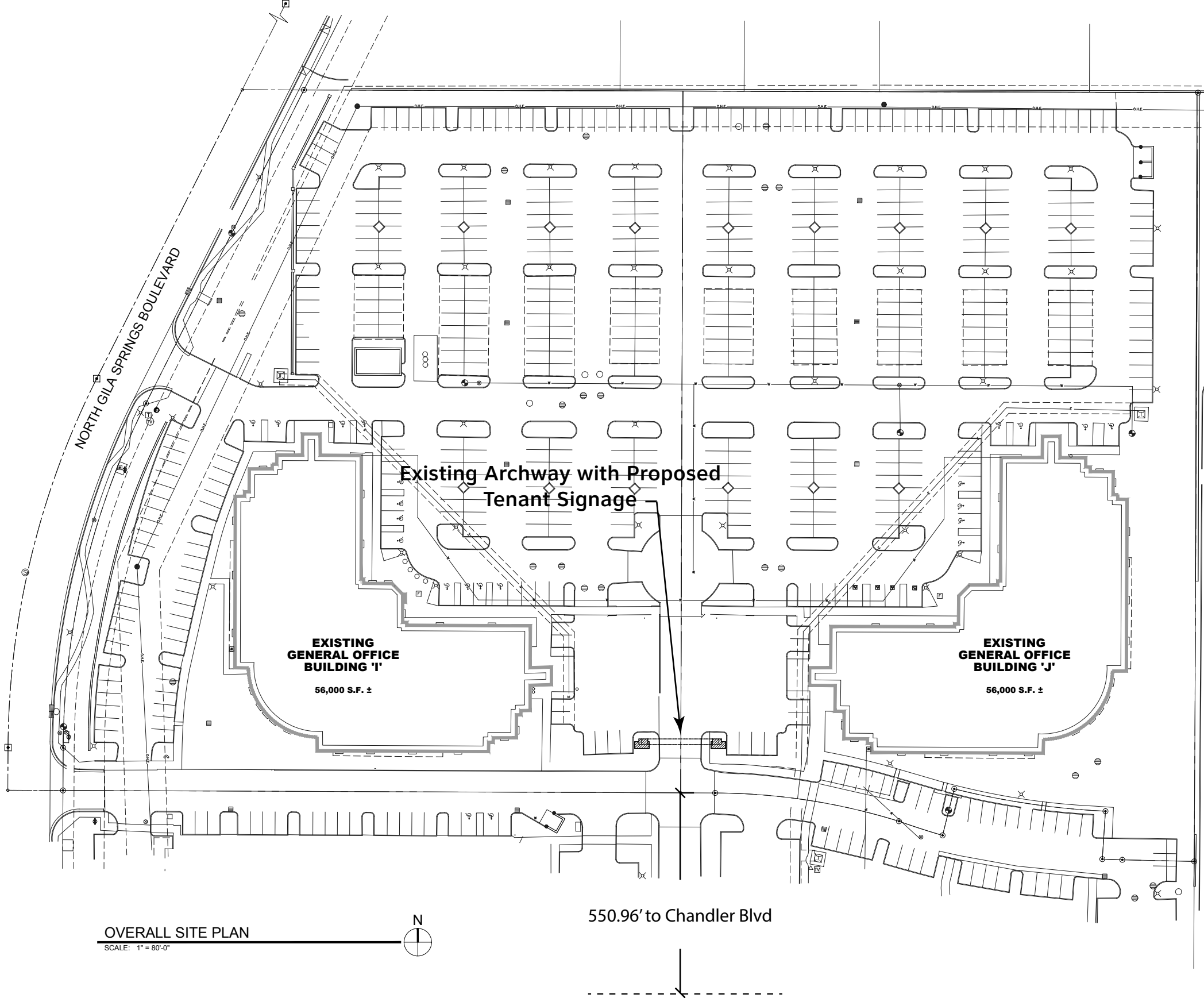
- 1) All Tenant copy shall be centered vertically and horizontally within the 24" x 42" envelope illustrated above.
- 2) Aluminum Tenant panels shall be routed and backed with white acrylic. All Tenant copy and logos shall be 1" clear acrylic push thru with first surface applied white translucent vinyl.
- 3) All back up acrylic with push thru acrylic copy and logos shall be mechanically attached with welded studs to prevent separation from aluminum panel.
- 4) All tenant panels are powder coated "Rust"

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7842 E. Gray Road, Suite 6
Scottsdale, Arizona 85260

Chandler - Midway Corporate Center

5670-5710 W. Chandler Blvd



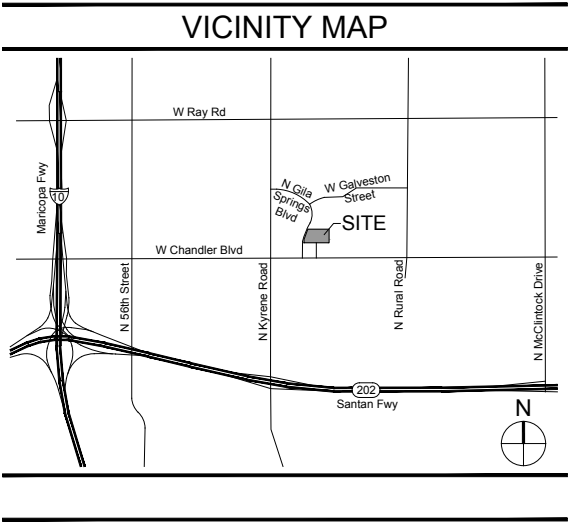
PARCEL DESCRIPTION

PARCEL NO. 1:
Lot 2, CHANDLER MIDWAY CORPORATE CENTER, according to Book 850 of Maps, Page 16, records of Maricopa County, Arizona.

PARCEL NO. 1A:
Beneficial and appurtenant easement(s) as set forth in Grant of Reciprocal Roadway Easements and Related Covenants recorded December 20, 2000 in Recording No. 2000-0971140 and in First Amendment to Grant of Reciprocal Roadway Easements and Related Covenants recorded January 4, 2006 in Recording No. 20060009488, records of Maricopa County, Arizona.

PARCEL NO. 2:
Lot 3, CHANDLER MIDWAY CORPORATE CENTER, according to Book 850 of Maps, page 16, records of Maricopa County, Arizona.

PARCEL NO. 2A:
Beneficial and appurtenant easement(s) as set forth in Grant of Reciprocal Roadway Easements and Related Covenants recorded December 20, 2000 in Recording No. 2000-0971140, and in First Amendment to Grant of Reciprocal Roadway Easements and Related Covenants recorded January 4, 2006 in Recording No. 20060009488, records of Maricopa County, Arizona.



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General Requirements

General Requirements -Tenant Building Signage

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout Chandler Midway Corporate Center for the mutual benefit of all tenants, and to comply with the approved Comprehensive Sign Plan for the development, regulations of the City of Chandler Sign Ordinance, building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Tenant shall be brought into conformance at the sole cost and expense of the Tenant. This criteria is subject to final approval by the City of Chandler as part of a Comprehensive Sign Plan / PDP submittal. If a conflict is found to exist between these criteria and the final criteria approved by the City of Chandler, the latter shall prevail.

I. GENERAL REQUIREMENTS AND PERMIT PROCEDURE

- A. Tenant shall submit or cause to be submitted to Developer and/or Developer's Designated Representative, for approval, prior to fabrication, electronic copies of detailed drawings drawn to scale illustrating the the exact location(s) of the proposed signage on the building elevation(s), the size, layout, design color, method of illumination, material specifications, and the method of attachment.
- B. Tenant or Tenant's representative shall obtain all required permits for signs and their installation from the City of Chandler.
- C. All signs shall be constructed and installed at Tenant's sole expense.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the City of Chandler.
- E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals shall remain the sole and absolute discretion of the Developer and/or Developer's Designated Representative.
- F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should Tenant's sign(s) require maintenance or repair, Developer shall give Tenant fourteen (14) days written notice to effect said maintenance or repair. Should Tenant fail to do the same, Developer may undertake repairs and Tenant shall reimburse Developer within ten (10) days from receipt of Developer and/or Developer's Designagted Representative invoice.
- G. Devices such as attraction boards, posters, banners and flags are prohibited.

II. SPECIFICATIONS -TENANT SIGNS

A. General Specifications

- 1. Animated, flashing or audible signs are prohibited
- 2. All signs and their installation shall comply with all City of Chandler building and electrical codes.
- 3. Exposed raceways, crossovers or conduit shall not be permitted unless unique building features prohibit the ability to accommodate Tenant's building signage. Such conditions will be reviewed on an individual case by case basis and approved by the Developer and/or Developer's Designagted Representative in addition to the City of Chandler. Tenant signage shall consist primarily of individual letters and logos installed onto the building's wall surface(s). Developer shall have the sole and separate discretion in varying any provision of these specifications.
- 4. All conductors, transformers, power supplies and other equipment required to illuminate the Tenant's signage shall be concealed.
- 5. Painted lettering is prohibited.
- 6. Any damage to any wall surface, canopy, and/or roof deck resulting from Tenant's sign installation shall be repaired to its original contion at the Tenant's sole expense.
- 7. Upon removal of any sign by a Tenant, the Tenant shall repair any damage to the wall surface, canopy, and/or roof deck to its original condition at the sole expense of the Tenant.

B. Placement of Signs

- 1. All Tenant signage shall be installed in accordance to the approved Comprehensive Sign Plan in location(s) designated by the Developer based upon the individual building's unique design.

III. TENANT BUILDING SIGNAGE - DESIGN REQUIREMENTS

Tenant signage shall primarily consist of Individual illuminated and/or non-illuminated letters and logos. Letters and logos, if illuminated, may be constructed as internally illuminated pan channel letters with illuminated acrylic sign faces, reverse pan channel "backlit" or "halo" illuminated letters, or any combination thereof. Tenant shall first obtain Developer and/or Developer's Designagted Representative

written approval prior to submitting a sign permit application to the City of Chandler. The City of Chandler shall require the approval of the Developer and/or Developer's Designagted Representative as a condition of issuing the sign permit. All signage shall be installed in compliance with all building and electrical codes of the City of Chandler. All illuminated signage shall be in compliance of all UL standards and shall be listed and installed in accordance to the National Electrical Code, Article 600. Any sign installation found to be non-compliant with these provisions shall be remedied immediately by the Tenant at Tenant's sole expense.

A. Sign Area

- 1. The area of signs with copy mounted within a single geometric plane shall consist of the entire area within a continuous exterior perimeter which bounds all portions of the sign.
- 2. The maximum wall sign area per leased frontage occupied by a Tenant shall be computed by multiplying two (2.0) square feet for each one (1) lineal foot of the leased frontage occupied by the Tenant not to exceed a maximum sign area of two hundred fifty (250) square feet.
- 3. As a minimum allowance, Tenants occupying less than thirty (30) feet of leased frontage shall be permitted a minimum of seventy five (75) square feet of sign area.

B. Height and Length Restrictions

- 1. Tenant signage shall be installed in accordance with the approved Comprehensive Sign Plan in location(s) designated by the Developer based upon the individual building's unique design.
- 2. In no event shall any sign exceed eighty (80) percent of the Tenant's wall surface upon which it is placed. Maximum upper case letter and/or logo shall not exceed forty eight (48) inches in height.
- 3. The available surface area and/or architectural feature shall regulate allowable letter and logo height. In no event shall any sign exceed seventy (70) percent of the vertical height of the wall surface upon which the sign is placed.

C. Brand identity

- 1. Tenants may use the typeface, marks/icons, logos, and colors of their choice subject to Developer and/or Developer's Designagted Representative approval.

- 2. Nationally recognized Tenants shall be permitted to utilize their standard corporate identification programs subject to the sign area, height, and placement limitations stated herein.

D. Illumination

- 1. Tenant building signage may be non-illuminated or backlit illuminated to create a silhouette effect.
- 2. Tenant signage shall be illuminated utilizing LED's. All illumination shall cast even lighting avoiding hot spots. Uneven illumination shall be corrected by the Tenant at Tenant's sole expense.

IV. GENERAL CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.
- B. All signs shall be fabricated using full welded construction or similar method to conceal light leaks.
- C. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- D. No labels or other identification shall be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in an inconspicuous location.
- E. Tenant shall be fully responsible for the operations of Tenant's sign contractors and shall indemnify, defend and hold the Developer and the City of Chandler harmless for, from and against damages or liabilities on account thereof.

V. MISCELLANEOUS SIGNAGE

- A. Traffic and/or Pedestrian directional signage may be placed as required to promote wayfinding. Signage shall be in accordance to City of Chandler ordinance standards.
- B. Directional signage may be internally illuminated, ground illuminated, or non-illuminated with reflective vinyl graphics.



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EXHIBIT A
Single Line Layout

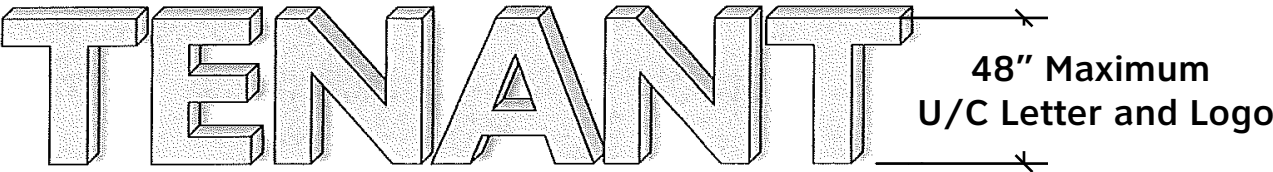
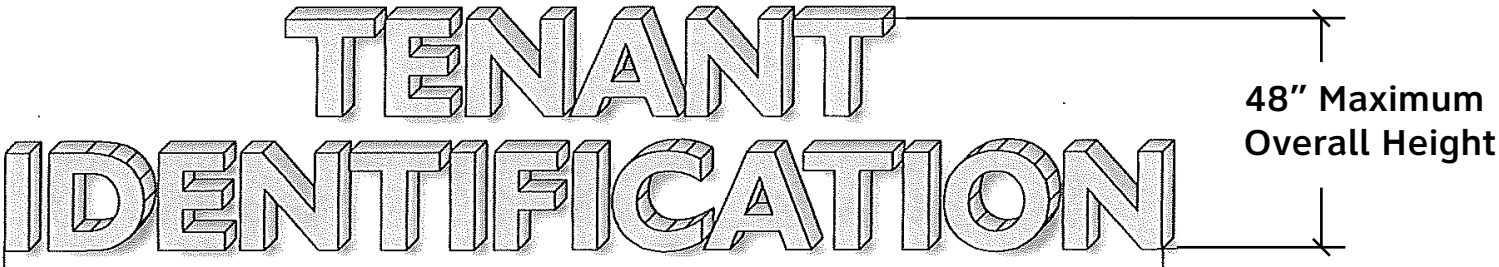


EXHIBIT B
Double Line Layout

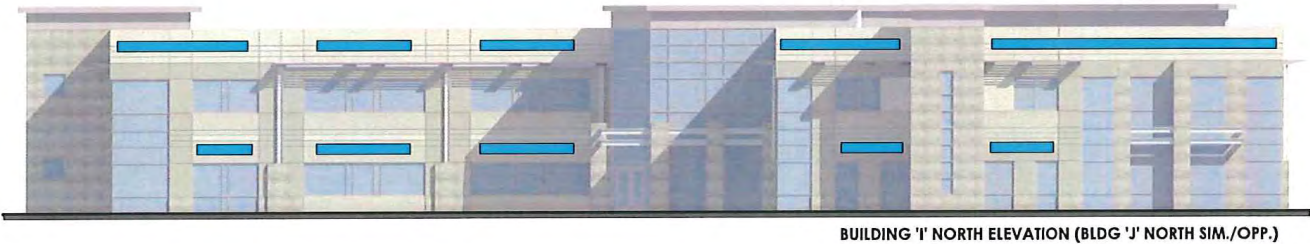


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EXHIBIT F4
Elevations and Sign Bands



BUILDING 'I' EAST ELEVATION (BLDG 'J' WEST SIM./OPP.)



BUILDING 'I' NORTH ELEVATION (BLDG 'J' NORTH SIM./OPP.)

Sign bands shown above indicate allowed sign placement area and are not indicative of maximum sign size

EXHIBIT F5
Elevations and Sign Bands

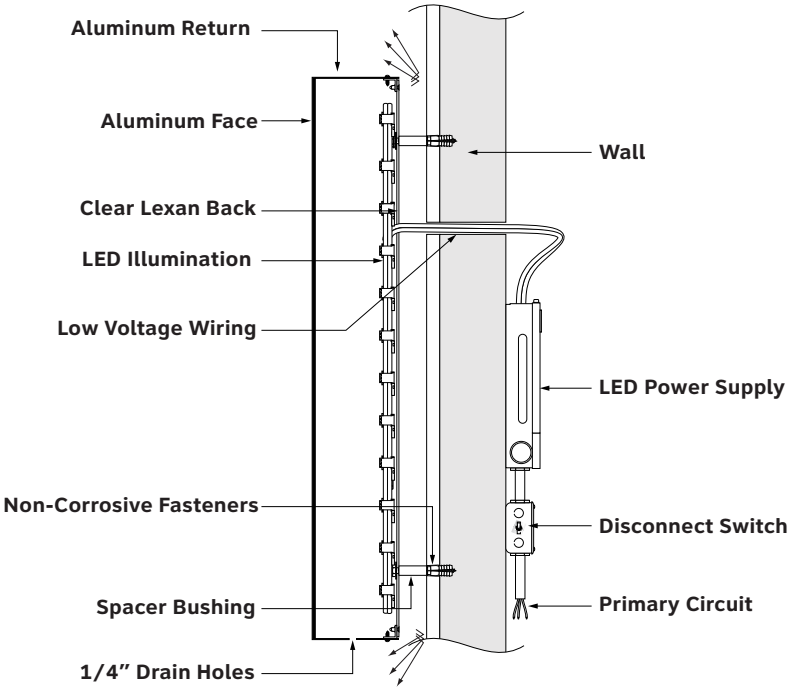


BUILDING 'I' WEST ELEVATION (BLDG 'J' EAST SIM./OPP.)



BUILDING 'I' SOUTH ELEVATION (BLDG 'J' SOUTH SIM./OPP.)

Sign bands shown above indicate allowed sign placement area and are not indicative of maximum sign size



Typical Reverse Pan Channel Letter Section
Back-Lit "Halo" LED Illumination



Typical Nighttime Effect

I. LETTER CONSTRUCTION

All letterforms and logos shall be fabricated using a minimum of .050 aluminum for returns and .063 aluminum for letterbacks. For reverse pan channel letter faces, a minimum of .090 aluminum shall be used. Clear polycarbonate shall be used as a backing for reverse pan channel letters.

II. LETTER DEPTH

3" minimum. 8" maximum.

III. COLOR

All colors and combinations of colors are permissible.

IV. FINISH

All letterforms and logos shall be painted and sealed utilizing matthews acrylic polyurethane paints, or equal. Letter interiors shall be caulked to ensure that there are no visible light leaks. Letter interiors shall be painted high reflective white.

V. ILLUMINATION

Illumination shall be provided by LED modules or neon tubing. Fabricator shall ensure that illumination provided is even throughout and without hot spots. Exposed neon illumination may be permitted at the sole discretion of the Developer or his designated agent.

VI. ELECTRICAL

All electrical power supplies and transformers shall be mounted remotely. Visible raceways are not allowed except in the event that physical conditions limit the ability to locate power supplies and transformers remotely. Such situations will be reviewed on a case by case basis.

VII. UL AND NEC COMPLIANCE

All electrical sign components shall be fabricated and installed in accordance to UL 48 and shall be labeled accordingly. All installations shall be in accordance with the requirements of Article 600 of the National Electrical Code and City of Chandler. codes. All signs shall include proper grounding and bonding of components.

**INDIVIDUAL "HALO" BACK-LIT LETTER CONSTRUCTION
AND ILLUMINATION**