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### **INTRODUCTION**

This comprehensive sign package is to establish and maintain a continuity of quality and aesthetics through the Broadway Center East for the mutual benefit of all its Tenants.

### **GENERAL REQUIREMENTS:**

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. Upon Landlord approval, a signed copy will be returned.

All signs shall be constructed and installed at Tenant's sole expense.

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.

Signs installed without written approval from the Landlord may be subject to removal repairs to sign band or removal of signage resulting from unapproved installations.

Tenant and his sign contractor shall repair any damage caused during installation or removal of any signage.

Flashing, animated or audible signs are prohibited.

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.

Outlining of a building by means of neon lighting, incandescent lighting or other exposed artificial lighting is prohibited.

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.

Tenant shall be responsible for obtaining all sign permits from the City of Tempe prior to the installation of any signage.

All sign companies contracted by Tenant must carry workman's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of one million and no/100 dollars (\$1,000,000.00) per occurrence.

### **SPECIFIC TENANT RESPONSIBILITIES**

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 shall undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of invoice.

### **CONSTRUCTION REQUIREMENTS FOR BUILDING MOUNTED SIGNAGE**

All fasteners shall be made of aluminum.

No labels shall be permitted on the exposed surface of signs, except those required by ordinance.

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

All electrical signs shall bear the UL label, conform to 2000 IBC standards, and conform to 1999 National Electrical Code Standards or newer.

### **BUILDING SIGNAGE DESIGN REQUIREMENTS TENANT**

Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to the Building.

Tenants will be allowed a maximum of one square feet of signage for each lineal foot of leased frontage. 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.

**BUILDING MOUNTED SIGNAGE CONSTRUCTION REQUIREMENTS**

Type A sign locations to consist of pan channel letters.

Type B sign locations to consist of pan channel or reverse pan channel

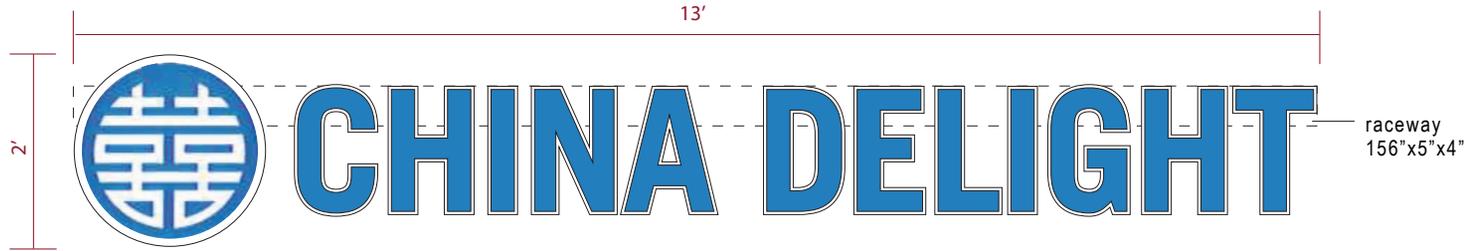
**PAN CHANNEL INTERNALLY ILLUMINATED LETTER SPECIFICATIONS:**

- Aluminum construction with minimum .063 backs and .040 returns
- 5" deep - .063 aluminum coil (color is open)
- Minimum 3/4" trimcap (color is open)
- Minimum 1/8" acrylic faces (colors are open for corporate ID)
- No clear plex or clear lexan faces will be acceptable
- Internal LED illumination
- Letters mounted to underhang to mount to 6" raceway, painted to match building
- Letters mounted to fascia to mount flush to building
- Backer panels allowed with maximum .25" thick aluminum
- LED signs shall use UL approved components throughout

**REVERSE PAN CHANNEL INTERNALLY ILLUMINATED LETTER SPECIFICATIONS:**

- Aluminum construction with minimum .080 face (color is open)
- 3" deep - .063 aluminum coil (color is open)
- Clear plex or clear lexan backing
- Internal LED illumination
- Letters mounted to fascia to mount a minimum of 1" from building
- LED signs shall use UL approved components throughout

ii Type A

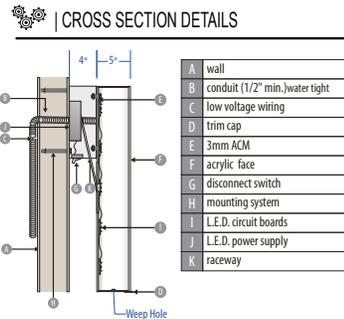


**PC** | ILLUMINATED PAN CHANNEL DISPLAY | Scale: 1/2" = 1'-0"

**NOTE:**  
Fabricate and install ONE (1) Set of Illuminated PC logo/letters mounted to raceway as illustrated.

- FACE:** 1/8" White Acrylic
- TRIM CAP:** 3/4" Black
- RETURN:** 5" Deep - .040 Aluminum
- BACKS:** 3mm ACM
- ILLUMINATION:** White LEDs
- INSTALL:** Mount To Raceway

- 😊 | **FACE**
- | 1/8" White
- 🌀 | **VINYL COLORS**
- | 230-337 Process Blue
- ⬆ | **TRIM CAP COLORS**
- | Black
- 👛 | **RETURN COLORS**
- | Black
- 🌀 | **BACK**
- | 3mm ACM
- ▬ | **RACEWAY**
- | Aluminum to match bldg color



Not to Scale **FRONT ELEVATION**



**A** | 3D VIEW

ii Type B



**RPC** | HALO-ILLUMINATED REVERSE PAN CHANNEL | Scale: 1/2" = 1'-0" AND FCO (FLAT CUT OUT) LETTERS

**NOTE:**  
Fabricate and install ONE (1) Set of halo illuminated RPC logo/letters as illustrated.

**FACE:** .090 Aluminum      **ILLUMINATION:** White LEDs  
**RETURN:** 3" Deep - .063 Aluminum      **INSTALL:** 1 1/2" off the wall  
**BACK:** Clear Lexan

☺ | FACE

▭ .090 Aluminum

🔄 | VINYL COLORS

▭ White

👛 | RETURN COLORS

▭ Black

🎨 | PAINT COLORS

▭ Black

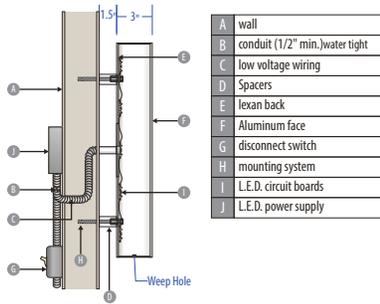
🌀 | BACK

▭ 1/8" Lexan

☀️ | ILLUMINATION

▭ Hanley White LEDs

🔍 | CROSS SECTION DETAILS



B | 3D VIEW

Not to Scale **FRONT ELEVATION**

DRAWING NUMBER

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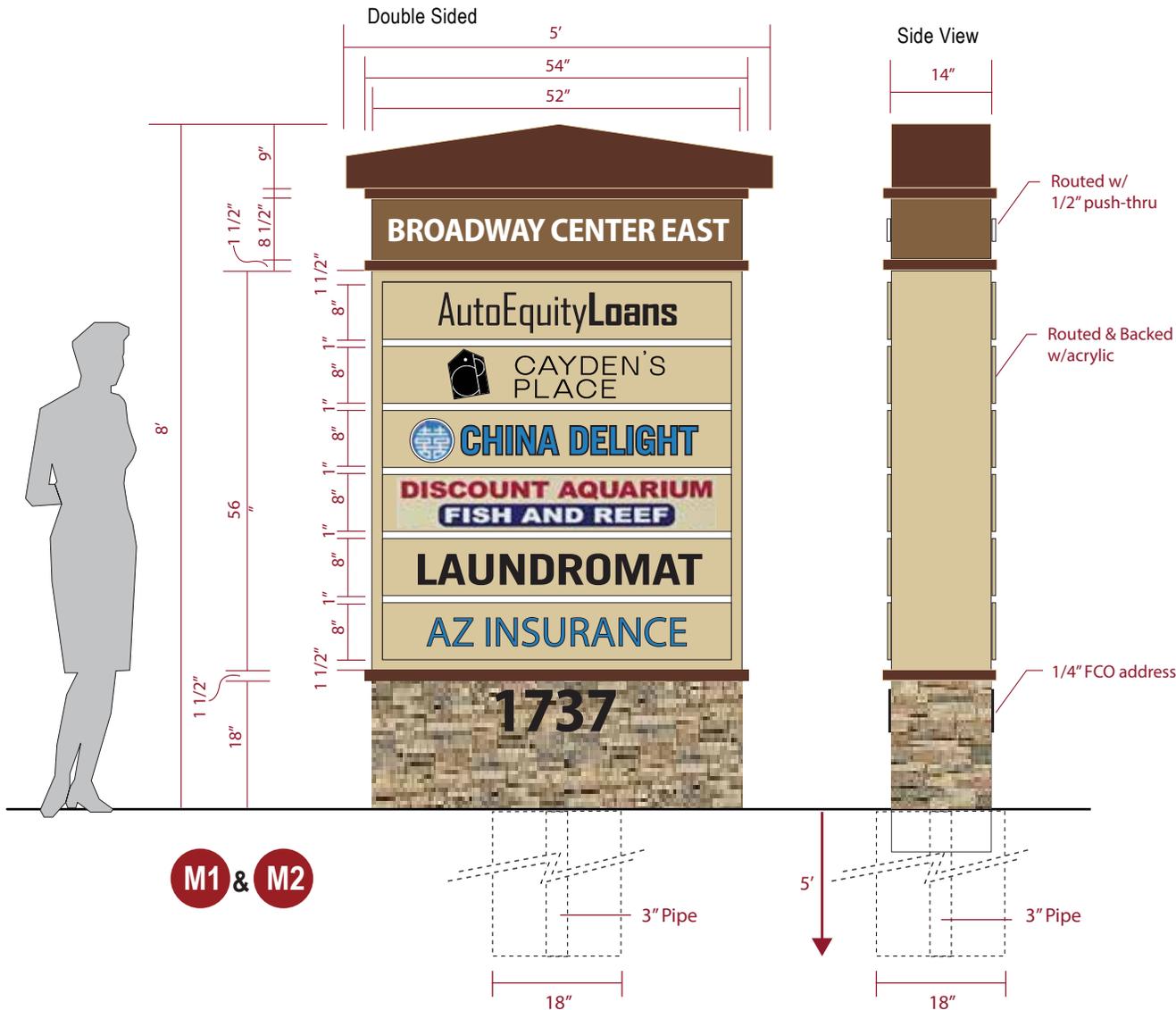
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M1



M2



**PROPOSED SIGNAGE**

**SIGN HEIGHT:** 8'  
**SQUARE FOOTAGE:** 40'

**M** | ILLUMINATED MONUMENT SIGN | Scale: 1/2" = 1'-0"

**NOTE:**  
 Fabricate and install ONE (1) Double Sided Illuminated Monument Sign as illustrated.

**CABINET:**  
 52" x 8 1/2" x 14" Deep .090 Aluminum (top)  
 52" x 56" x 14" Deep .090 Aluminum (main)

**TENANT PANELS:**  
 49" x 8" x 1" Deep removable panels with routed and backed with acrylic

**BASE:**  
 52" x 18" x 14" Stone Veneer

**EMBELLISHMENT:**  
 60" x 9" x 14" Deep .090 Aluminum with paint

**ADDRESS NUMBERS:**  
 17" x 6" 1/4" Black Acrylic FCO

| VINYL COLORS

TBD

| PAINT COLORS

PMS 7501C

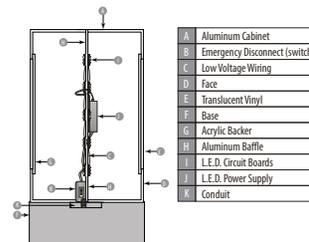
PMS 7505C

PMS 4695C

| ILLUMINATION

Hanley White LEDs

| CROSS SECTION DETAILS



\* ASA Engineering Calculations

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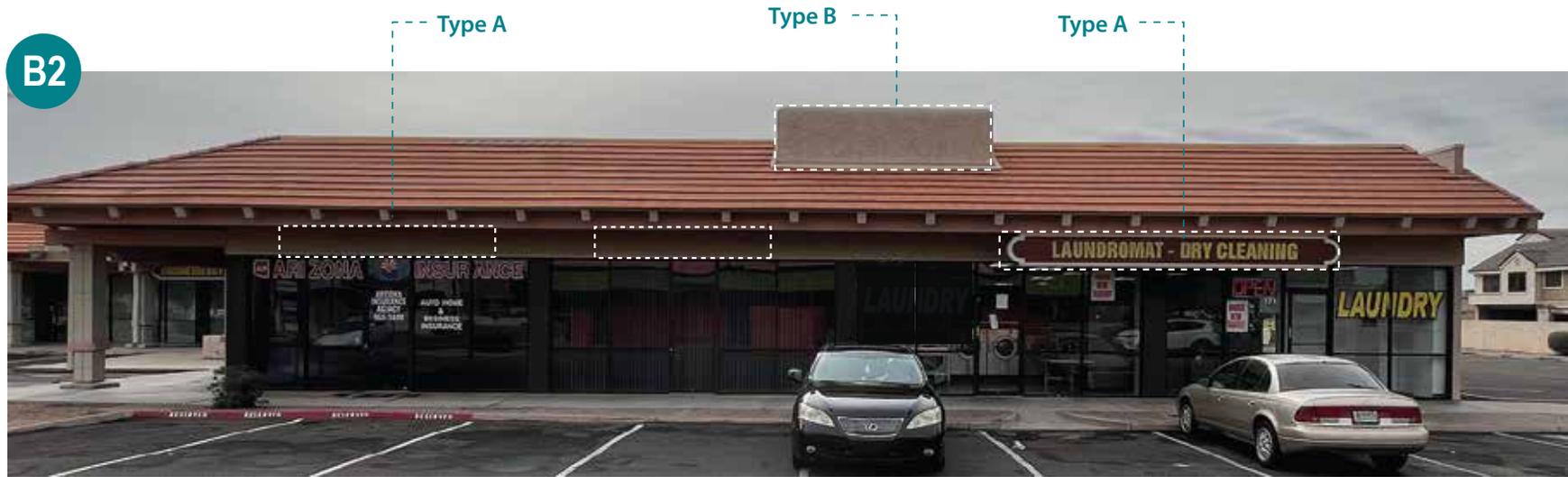
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**FRONT ELEVATION** Not to Scale



B2



B3



FRONT ELEVATION Not to Scale