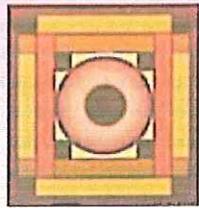


SIGN PACKAGE CRITERIA

DATE	September 20, 2012
PROJECT NAME	Dorsey Place Condominiums
PROJECT ADDRESS	1275 E. University Dr.
TYPE	<p>Retail tenant wall signage: Non-illuminated reverse pan channel letters with 1 ½ inch returns.</p> <p>Building identification signage: East and west elevation signs shall utilize reverse pan channel and flat cut out letters, mounted flush to wall. Individual identification sign on north elevation shall be non-illuminated flat cut out letters, painted to match brushed aluminum.</p>
ILLUMINATION	None
MATERIAL	Aluminum
CONSTRUCTION	
LETTER STYLE	Open
LOGO	Restricted to 25% of sign area – DRC policy.
COLOR	Face colors shall be open
SIZE RESTRICTION	Retail logo and business copy shall not exceed 80% of the vertical and horizontal background of the sign envelope. There shall be no exceptions for ascending and descending copy.
INSTALLATION	Building mounted signage shall be limited to 80% or less of their horizontal and vertical backgrounds. Each business shall be limited to one sign per building elevation.
WINDOW SIGNAGE	Window signs are restricted to 25% of the individual window in which the sign is located.
CENTER ID	
MAJOR/PAD TENANT VARIATION	Refer to drawings



DORSEY
PLACE
CONDOMINIUMS

Building Identification:

North Elevation:

Shall be Non-Illuminated Flat Cut Out Letters painted to match Brushed Aluminum. Flush mount to the wall. See Exhibit A.

East/West Elevation:

Shall be Non-Illuminated Flat Cut Out Letters painted to match corporate colors. Letters to be flush mount to the wall. See Exhibit B.

Tenant Wall Mount Signs:

Wall Sign Area allowance:

All tenants wall signs may be permitted one sign (1) per building elevation. Each tenant shall have a maximum sign area not to exceed one square foot (1 s.f.) for each linear foot of the building frontage and will be limited to eighty percent (80%) of the horizontal and vertical background upon which each sign is displayed.

Tenant Signage Specifications:

Letter Type: Reverse Channel Letters.

Illumination: Non-Illuminated.

Material: Aluminum.

Construction: Minimum of 1" returns and a maximum of 5" returns.

Attachment: Flush mounted to wall or 1" standoff from wall.

Colors: Open to Landlord discretion.

Letter Style: Open to Landlord discretion.

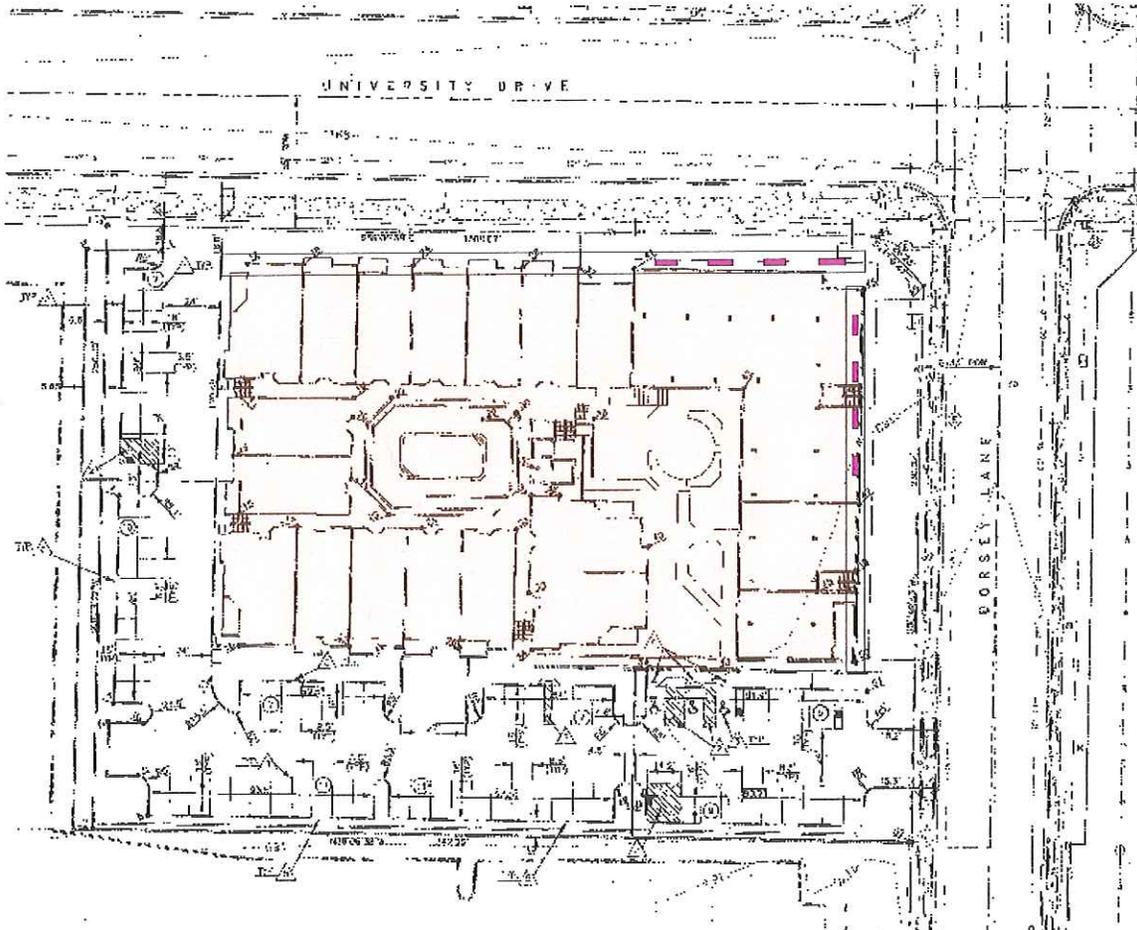
General Sign Standards:

1. One line of copy shall have a maximum height of 31".
2. Two lines of copy shall a maximum height of 31" with 4" spacing between lines.
3. Colors to be approved by Landlord.
4. Landlord shall approve corporate letter fonts, logos and colors.
5. No raceways will be allowed.
6. Logo maximum area allowed is 25% of the sign area (DRB policy).
7. Placement. Shall be within the allotted sign envelope.
8. Content. All signage shall be restricted to the identification of the business or primary service located within the business premises.
9. Painted Signs are prohibited. Letters painted directly onto a wall surface shall not be permitted.

DRAFT

6090006-R1
DATE: 2/18/09

SITE MAP



VICINITY MAP
NTS



DRAFT

6090006-R1
DATE: 2/18/09

ELEVATIONS



DORSEY LANE/EAST ELEV.

NON-ILLUMINATED WALL SIGN ELEVATIONS

SCALE: 1/32" = 1' - 0"



UNIVERSITY/NORTH ELEV.



DRAFT

6090006-R1
DATE: 2/18/09

MAIN
ENTRANCE

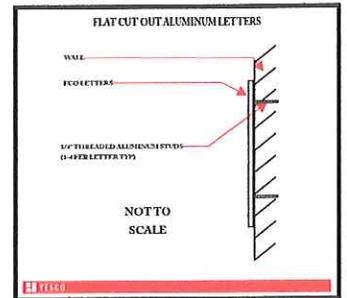
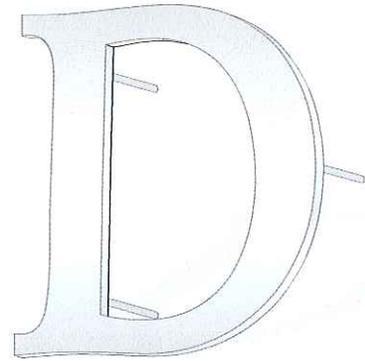


NON-ILLUMINATED FCO DISPLAY

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

SCOPE OF WORK:

YESCO TO MANUFACTURE AND INSTALL (1)
ONE SET OF NON-ILLUMINATED FCO LETTERS
PAINTED TO MATCH BRUSHED ALUMINUM.



DRAFT

6090006-R1
DATE: 2/18/09

NARRATIVE

SIGN CRITERIA AMENDMENT

DORSEY PLACE
1275 E. University
Tempe, Az 85281

I. INTRODUCTION

Dorsey Place is a Multi-use Development with an MU4 Zoning. It is located on a 1.95 acre parcel which consists of 84 Condominium Rental Units and 6 Permanent Residential Units, totaling 97,080 square feet. Dorsey Place also consists of a 6,555 square foot Multi-Tenant Commercial Retail Space.

The intent of this amendment is to modify the existing sign criteria to allow internally illuminated flag mounted signs and illuminated monument signs; to maintain a continuity of aesthetics for the Dorsey Place Development, which will allow for the mutual benefit of all tenants, residents, and to comply with the regulations of the City of Tempe. It is also intended to keep building signage uniform in construction. It utilizes a color palette that is complimentary to the overall architecture and colors of the building, but still allows the tenants design variables.

II. GENERAL REQUIREMENTS

- a. Each tenant shall submit two (2) sets of scaled drawings of the proposed signage for landlord approval. The drawings must indicate the location, size, layout, design, color, and method of attachment.
- b. All signs shall be reviewed for conformance with the criteria and overall design quality. Approval or disapproval of sign submittals shall remain the right of the landlord.
- c. Signs installed without approval from the landlord will be subject to removal at the tenant's expense. Damages may be assessed to cover the cost of repairs to the building or wall where the signage was located, or for the actual removal of signage that was not approved.
- d. All signs and their installation must comply with all uniform building codes.
- e. All sign companies contracted by a tenant must carry workman's compensation and general liability insurance as required by landlord.

III. SPECIFIC TENANT RESPONSIBILITIES

- a. All signs shall be constructed and installed at the tenant's sole expense.
- b. Tenant is responsible for costs to repair any damages caused during the installation of the signage.
- c. Tenant is responsible for obtaining permits from the City of Tempe prior to installation of signage.
- d. Tenant is responsible for maintaining their sign. Should tenant's sign require maintenance or repair, the landlord shall give the tenant a thirty (30) day written notice to perform said maintenance or repair. Should a tenant fail to perform, the landlord shall complete repairs and the tenant will be required to reimburse the landlord within ten (10) days from receipt of invoice.

IV. GENERAL CONSTRUCTION REQUIREMENTS

- a. Exposed bolts, screws, or fasteners must be inconspicuous & or painted to match background they are attached to.
- b. All penetrations into the wall fascia required for sign installation shall be neatly sealed and water tight condition.
- c. Installation and location must be in accordance with approved drawings.
- d. Tenants are allowed signage in the sign envelopes shown in Master Sign Plan at Landlord specified and approved locations only.

V. DESIGN REQUIREMENTS FOR BUILDING SIGNAGE

- a. All signage must adhere to City of Tempe code requirements.
- b. It is at Landlord's discretion to determine the tenant's sign location.
- c. Signage is not required to be on the tenant's contiguous space.
- d. All lettering to be non-illuminated reverse pan channel with minimum 2" deep returns, flush clip mounted to building fascia.
- e. All lettering to be of aluminum construction.
- f. All lettering to be upper case or a landlord approved corporate standard logo & or letters.

VI. DESIGN REQUIREMENTS FOR MONUMENT SIGNAGE

- a. The landlord has provided an alternate sign band for tenant signs on the freestanding monument signs.
- c. It is at landlord's discretion to determine the tenant's sign location & or use of the tenant panels on the monument signs.
- e. All lettering to be a maximum of 8" tall, routed into tenant panel & backed with black/white acrylic or landlord approved corporate standard letters & or logo.
- g. All lettering to be upper case or corporate standard lettering.

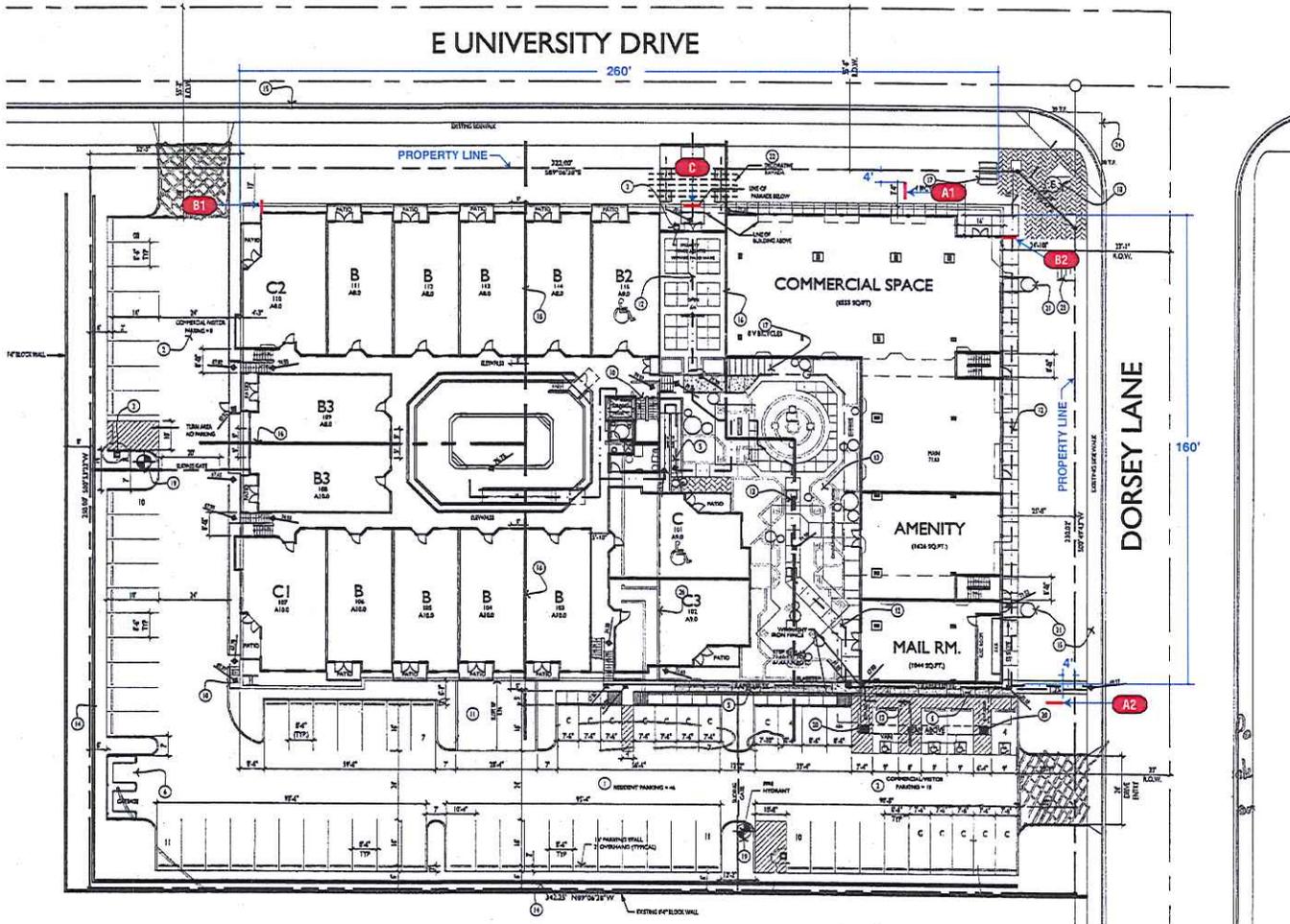
PROJECT COLORS



TYPICAL EXISTING BUILDING COLORS

BUILDING COLORS TO MATCH:





- KEY**
- B FLAG MOUNTED BUILDING ID SIGN
 - C BUILDING ID LETTERS

SIGN LOCATION PLAN
SCALE: 1" = 40'



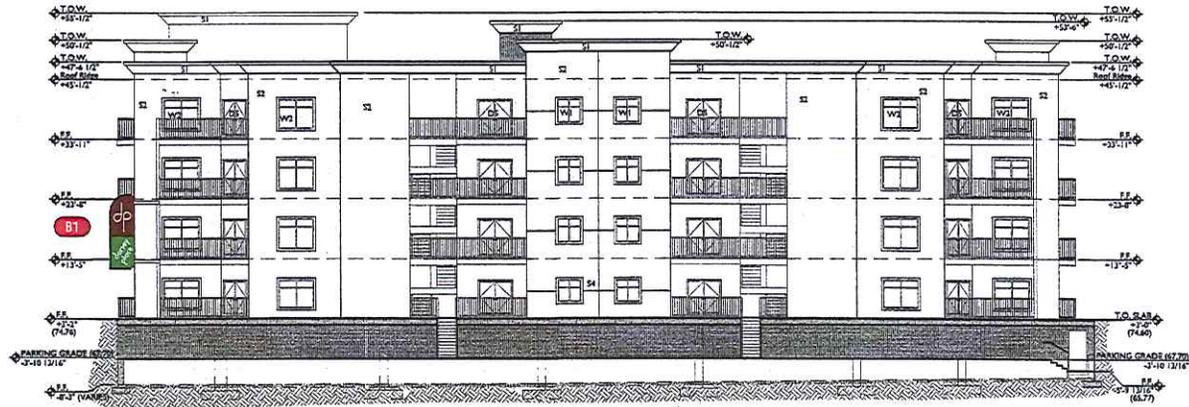
NORTH ELEVATION - FACING UNIVERSITY DRIVE
SCALE: 3/64" = 1'-0"



EAST ELEVATION - FACING DORSEY LANE
SCALE: 3/64" = 1'-0"

KEY

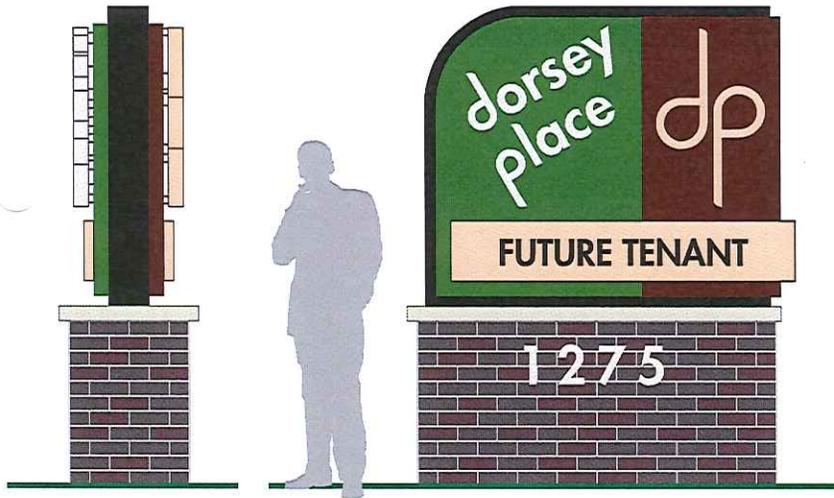
- B FLAG MOUNTED BUILDING ID SIGN
- C BUILDING ID LETTERS



WEST ELEVATION
SCALE: 3/64" = 1'-0"

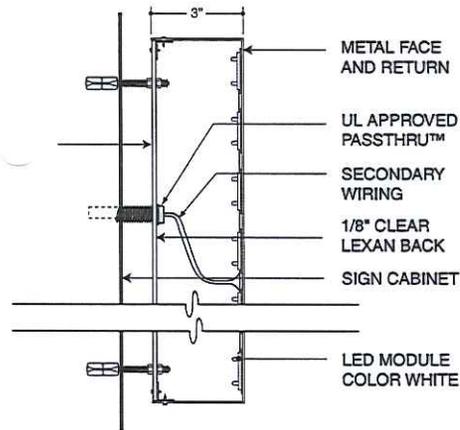
KEY

- B FLAG MOUNTED BUILDING ID SIGN
- C BUILDING ID LETTERS

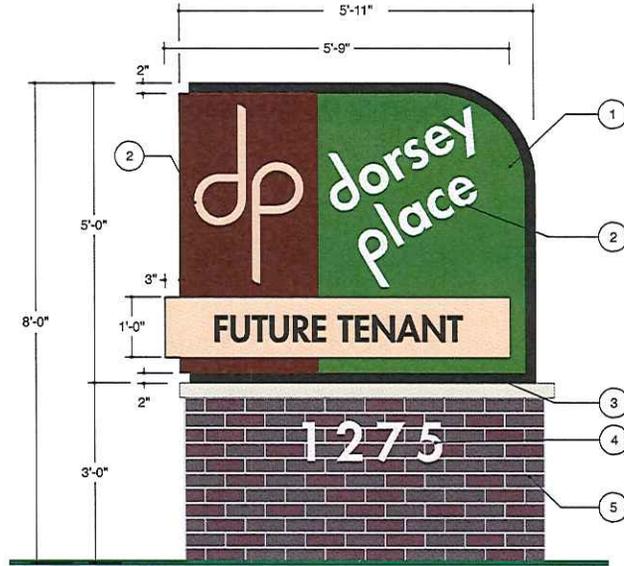


END VIEW
SCALE: 3/4" = 1'-0"

← STREET SIDE B - MONUMENT SIGN
ILLUMINATED - DOUBLE FACED
SCALE: 3/4" = 1'-0"
SIGN AREA = 29.25 SQ. FT.

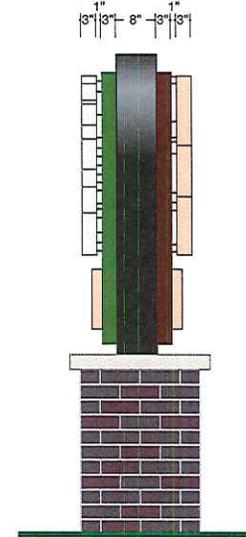


TYPICAL SECTION VIEW OF A
HALO ILLUMINATED LETTER
SCALE: 3" = 1'-0"



A1 A2 SIDE A - MONUMENT
ILLUMINATED - DOUBLE FACED
SCALE: 3/4" = 1'-0"

STREET →



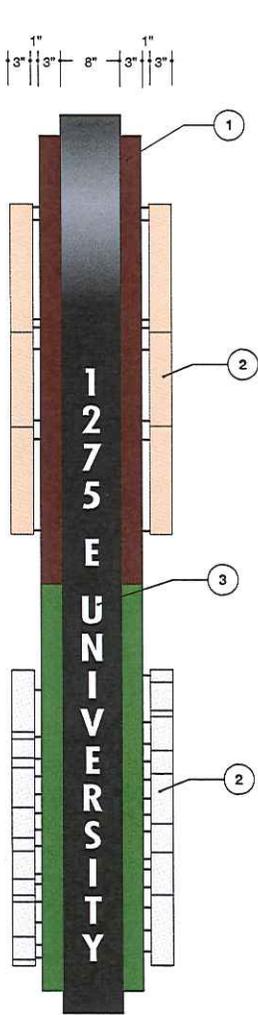
END VIEW (STREET SIDE)
SCALE: 3/4" = 1'-0"

NOTES:

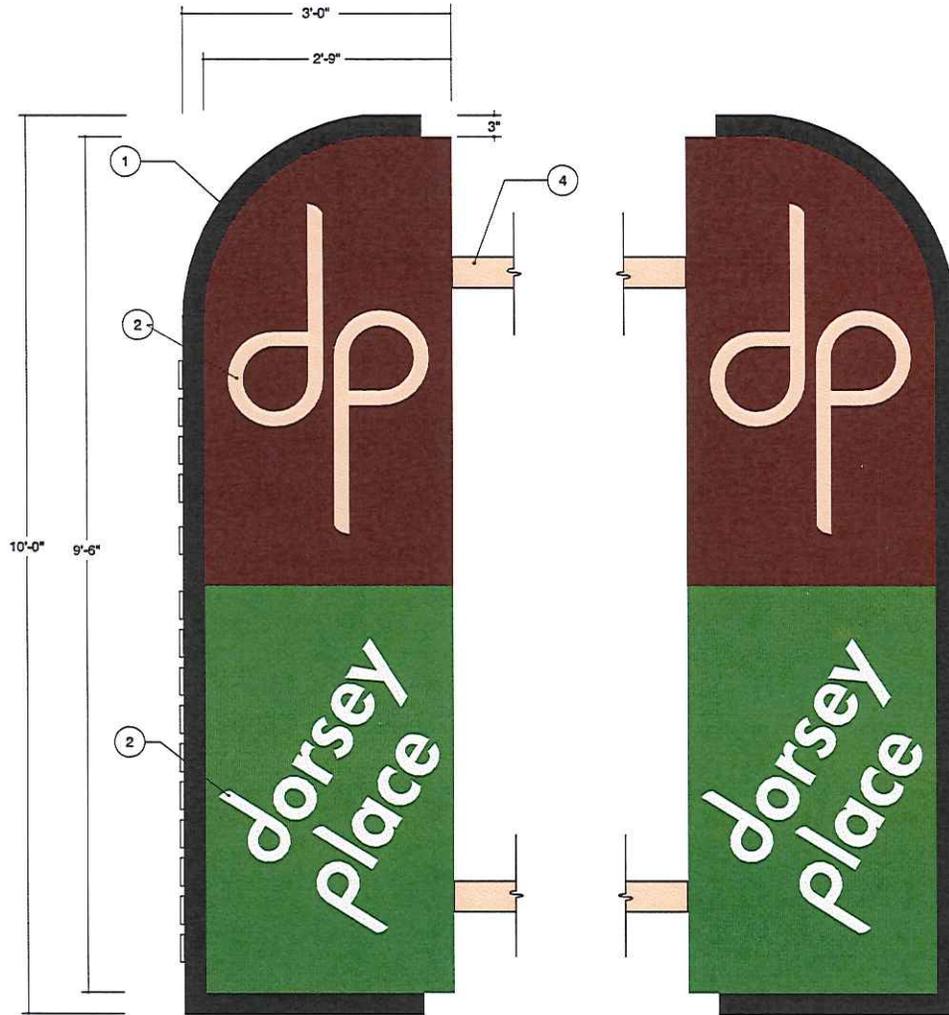
- Monument Sign: Fabricated of aluminum with internal angle framing as required. Painted with MAP paint, satin finish as shown.
- Halo Illuminated Letters: 3" deep RPC letters fabricated of aluminum painted off-white. Exact color to be determined. Letters halo illuminated with White LED modules. Mounted to sign cabinet face with 1" stand-off.
- Tenant Panel: Fabricated of aluminum with routed out copy/logo backed and with "Black and White" acrylic. Black during the day, illuminates white at night. Removable panel painted as shown.
- Address Letters: 1/4" painted aluminum FCO numerals pin mounted flush to masonry base
- Masonry Base: Brick and capstone to match building and walls.

BUILDING COLORS TO MATCH:

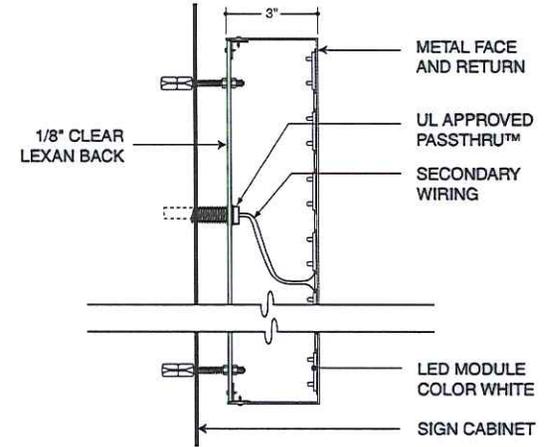




END VIEW - WALL SIGN
SCALE: 3/4" = 1'-0"



SIDE A
SIDE B
B1 B2 FLAG MOUNTED WALL SIGN
ILLUMINATED - DOUBLE FACED
SCALE: 3/4" = 1'-0"

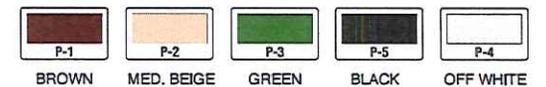


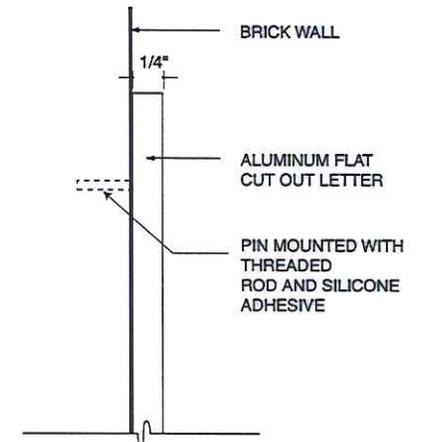
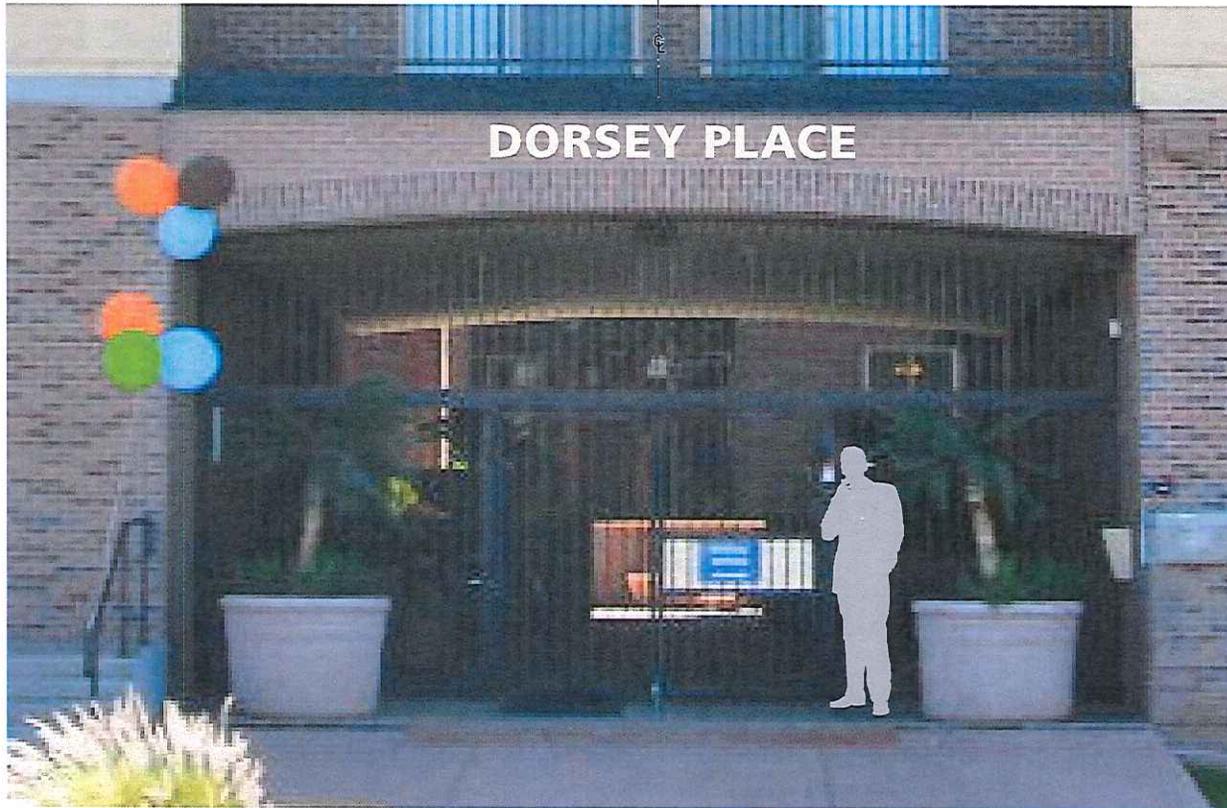
TYPICAL SECTION VIEW OF A
HALO ILLUMINATED LETTER
SCALE: 3" = 1'-0"

NOTES:

1. Flag Mounted Cabinet: Fabricated of aluminum with internal angle framing as required. Painted as shown.
2. Halo Illuminated Letters: 3" deep RPC letters fabricated of aluminum painted as shown. Halo illuminated with White LED modules. Mounted to sign cabinet with 1" stand-off.
3. Address Letters: 1/4" translucent White acrylic "push-thru" letters. Internally illuminated with White LED Modules.
4. Square steel tube: Sign to plate mount to building per approved fabrication drawing to be submitted prior to fabrication and installation. Painted P1 to match building.

BUILDING COLORS TO MATCH:





TYPICAL SECTION OF
FLAT CUT OUT (FCO) LETTER
FLUSH MOUNTED
SCALE: 6" = 1'-0"

Notes:

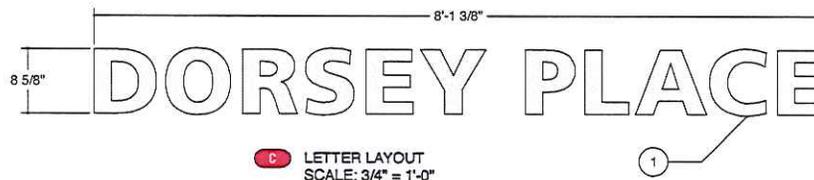
1. Building ID Letters: 1/2 FCO letters fabricated of aluminum painted off-white. Exact color to be determined. Pin mounted flush to building fascia.

Paint Colors to Match:



OFF WHITE

BUILDING ID LETTERS
NON-ILLUMINATED LETTERS
APPROX. SCALE: 3/8" = 1'-0"



C LETTER LAYOUT
SCALE: 3/4" = 1'-0"