

Developed by:



**Vestar**

2425 E. CAMELBACK RD.  
SUITE 750  
PHOENIX, AZ 85016  
TEL: 602.866.0900  
FAX: 602.955.2298

# QUEEN CREEK

MARKETPLACE

Signage Consultant:



2030 WEST DESERT COVE AVE.  
PHOENIX, ARIZONA 85028  
602.944.3117  
FAX 602.395.0753  
SALES@BLEIERINDUSTRIES.COM

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C O M P R E H E N S I V E   S I G N   P L A N

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Version 6.0 - March, 2006



## General Requirements Signage

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout Queen Creek Marketplace for the mutual benefit of all tenants, and to comply with the approved Comprehensive Sign Plan for the development, regulations of the Town of Queen Creek 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 Town of Queen Creek as part of a Comprehensive Sign Plan submittal. If a conflict is found to exist between these criteria and the final criteria approved by the Town of Queen Creek, the latter shall prevail.

### I. GENERAL REQUIREMENTS

- A. Tenant shall submit or cause to be submitted to Developer, for approval, prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design color, method of illumination, materials, and method of attachment of Tenant's building mounted signage.
- B. Tenant or Tenant's representative shall obtain all required permits for signs and their installation.
- C. All building mounted signs shall be constructed and installed at Tenant's sole expense. All freestanding site signage will be fabricated and installed by Developer's designated sign contractor. Tenant shall provide electronic artwork suitable for production to Developer's sign contractor who will produce Tenant's signage on the site signage. Tenant shall reimburse Developer for all site signage costs in accordance to the terms of their respective lease agreement.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the local municipality.
- E. 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 Developer or Developer's authorized representative.
- F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should Tenant's sign require maintenance or repair, Developer shall give Tenant thirty (30) 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's invoice.

- G. Advertising devices such as attraction boards, posters, banners and flags shall not be permitted except for temporary banners that may be permitted to announce a grand opening or seasonal sale. Temporary banners must be approved in writing by the Developer prior to its installation. Permits, if required by the Town of Queen Creek, shall be obtained prior to installation.

### II. SPECIFICATIONS - TENANT BUILDING SIGNAGE

- A. General Specifications
  - 1. No animated, flashing or audible signs shall be permitted.
  - 2. All signs, including temporary signs and their installation shall comply with all Town of Queen Creek building and electrical codes.
  - 3. No exposed raceways, crossovers or conduit shall be permitted unless physical circumstances exist that prohibit the signage to otherwise be installed. All tenant signage shall consist of individual letters and logos installed onto the building's wall surface. Sign cabinets are discouraged, however, may be approved if part of the Tenant's nationally recognized corporate identification program. Tenant signage shall not include any background color, material and/or structure used to delineate tenant's signage unless part of the Tenant's nationally recognized corporate identification program. The Developer shall have the sole and separate discretion in approving and/or varying any provision of these specifications.
  - 4. All cabinets, conductors, transformers and other equipment shall be concealed wherever possible.
  - 5. Temporary signs and banners and painted lettering shall not be permitted except as approved by the Developer and the Town of Queen Creek.
  - 6. Any damage to a wall surface or roof deck resulting from Tenant's sign installation shall be repaired at Tenant's sole cost. Should Tenant fail to do the same, Developer may undertake repairs and Tenant shall reimburse Developer within ten (10) days from receipt of Developer's invoice.
  - 7. Upon removal of any sign by Tenant, any damage to a wall surface and/or architectural element shall be repaired at Tenant's cost. Should Tenant fail to do the same, Developer may undertake repairs and Tenant shall reimburse Developer within ten (10) days from receipt of Developer's invoice.
- B. Location of Signs

1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed and authorized by the Developer.

### III. DESIGN REQUIREMENTS BUILDING SIGNAGE

Individual illuminated letters and logos are recommended and may include pan channel metal letters with acrylic sign faces, reverse pan channel "backlit" illuminated letters, or any combination thereof. The letters are to be mounted onto the building fascia. Electrical connections shall be concealed to remote and/or self-contained transformers. All signage shall be installed in compliance to the Town of Queen Creek electrical code and UL 2161 / UL 48 specifications. Any sign installation found to be non-compliant shall be repaired immediately by the Tenant at Tenant's sole expense.

#### A. Sign Area

1. The maximum aggregate sign area per building elevation for each tenant shall be calculated by multiplying one and one-half (1.50) times the length of the Tenant's storefront(s) and/or elevation(s) occupied by the Tenant without limitation as to maximum sign area and/or number of sign elements. As a minimum allowance, Tenants occupying less than thirty three (33) feet of storefront and/or elevation shall be permitted a minimum of fifty (50) square feet of sign area.

#### B. Letter Height and Placement Restrictions

1. Tenant signage shall be installed in accordance with the approved Comprehensive Sign Plan in location(s) designated by the Developer and/or Developer's agents.
2. Majors and Pad tenants occupying less than 9999 SF shall be limited to a maximum letter height of thirty six (36") inches. Shop tenants shall be limited to a maximum letter height of twenty four (24") inches. Majors occupying 10000 SF through 49999 SF shall be limited to a maximum letter height of sixty (60") inches. Anchors occupying greater than 50000 SF shall be limited to a maximum letter height of seventy two (72") inches. Logos shall not be subject to maximum letter height restrictions herein established. However, Logos shall be included in sign area computations. Anchors, Majors, Pad, and Shop Tenants shall be permitted to utilize their corporate identification program subject to sign area limitations contained in the approved Comprehensive Sign Plan. All signage shall be reviewed and approved by the developer and shall be appropriate to the surrounding building features, environment, and thematic design of Queen Creek Marketplace. The Developer and the Town of Queen Creek shall have discretion in varying any provision of these specifications.

3. Sign on Wall Surface: No sign shall exceed eighty (80%) percent of the height and/or width of the building elevation and/or wall surface upon which it is placed. The available surface area of the wall may affect letter height.
4. Where Shop Tenant signage is installed on a common sign band and/or wall surface, the overall length of the sign shall not exceed a maximum of eighty (80%) percent of the Tenant's leased storefront length. This percentage may be less if warranted by architectural conditions.

#### C. Letter Style or Logo Restrictions

1. Copy and/or logos utilized shall be Tenant's choice, subject to the approval of Developer and/or Developer's agents and the Town of Queen Creek.

#### D. Illumination

1. Tenant building signage may be internally illuminated, backlit to create a silhouette, and/or any combination of lighting methods mentioned herein.

#### E. Under Canopy Blade Sign

1. Each Shop Tenant shall be required to install graphic copy, at Tenant's cost, on the under canopy blade sign furnished by the Developer in accordance to the specifications contained in this Comprehensive Sign Plan. Anchor, Majors and Pad Tenants shall have the option to do so. For cost efficiencies and design/construction uniformity, all under canopy blade signs will be manufactured by the Developer's project sign contractor and purchased in bulk by Developer. Each Tenant that is required to have a blade sign shall reimburse the Developer for the cost of the display and its installation thereof.
2. All under canopy blade sign copy shall consist of flat cut out graphics and shall be surface applied to both sides of the display. The Developer and/or Developer's Agents shall approve in writing all copy and layout prior to its installation. Each Shop Tenant shall furnish and install the approved copy for said display at Tenant's sole and separate expense. For convenience, Tenant can furnish the copy to Developer's project sign contractor for mounting and/or can provide the project's sign contractor with electronic art suitable for production. Tenant shall pay for all costs associated with the production and mounting of Tenant's blade sign copy.
3. The blade sign shall be suspended and/or projected using a mechanism consistent with other under canopy blade signs throughout the Queen Creek Marketplace as specified.

#### **IV. GENERAL CONSTRUCTION REQUIREMENTS**

- A. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.
- B. All illuminated signage shall be fabricated in a manner to conceal light leaks.
- C. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- D. Required labels or other identification shall be permitted on the exposed surface of signs and 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 Developer harmless for, from and against damages or liabilities on account thereof. Tenants shall employ licensed contractors and shall furnish to the Developer Certificates of Insurance for both General Liability and Workers Compensation prior to commencement of any sign installation.

# QUEEN CREEK

MARKETPLACE

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**Freestanding Signage and Wayfinding System**

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# QUEEN CREEK MARKETPLACE

RITTENHOUSE ROAD & ELLSWORTH ROAD  
 QUEEN CREEK, ARIZONA

- ST-1** Center ID Sign / Entry Feature
- ST-2** 16' High Multi-Tenant Monument Sign
- ST-3** 7' High Pad Monument Sign
- ST-4** Vehicular Directional Sign (Typical)
- ST-5** Pedestrian Directory Sign (Typical)



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 PHOENIX, ARIZONA 85029  
 602.944.3117  
 FAX 602.395.0753  
 SALES@BLEIERINDUSTRIES.COM

<b>PROJECT:</b>	
Queen Creek Marketplace Ellsworth & Rittenhouse Rd. Queen Creek, AZ	
<b>TITLE:</b>	
Sign Location Site Plan	
<b>DESIGNER:</b>	<b>SALES:</b>
Dan Horton	Paul Bleier
<b>DESIGN NO.:</b>	<b>DATE:</b>
2004-B-004	03/27/06
<b>SCALE:</b>	<b>REVISIONS:</b>
AS NOTED	
<b>SHEET NO.:</b>	
<b>SP-1</b>	

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APPROVED BY:

Developer:

2425 East Camelback Road • Suite 750 • Phoenix, Arizona 85016  
 PHONE: 602-866-0900

**LEGEND**

- MAJOR TENANT
- SHOPS
- PADS
- SIGN TYPES
- SIGN LOCATIONS

**SCALE:**

REVISED: 02/21/06

# QUEEN CREEK MARKETPLACE

## Freestanding Sign Matrix

<b>SIGN</b>	<b>SIGN TYPE</b>	<b>FUNCTION</b>	<b>LOCATION</b>	<b>QUANTITY</b>	<b>HEIGHT</b>	<b>SIZE</b>	<b>ILLUMINATION</b>	<b>MATERIALS</b>
<b>SIGN TYPE 1.1 Primary Entry Feature Wall</b>	Wall Feature	Center Identification	Intersection of Ellsworth Road and Rittenhouse Road	1	Primary Entry Feature	100 SF of Center Identification	Internal and/or ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics
<b>SIGN TYPE 1.2, 1.3, 1.4 &amp; 1.5 Entry Feature Wall</b>	Wall Feature	Center Identification	Ellsworth Road Project Entrance and Rittenhouse Road Project Entrance	4	Entry Feature	50 SF of Center Identification	Internal and/or ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics
<b>SIGN TYPE 1.6 &amp; 1.7 Entry Feature Wall</b>	Wall Feature	Center Identification	NWC of Property along Rittenhouse Road and Intersection of Ellsworth Road and Victoria Ln	2	Entry Feature	50 SF of Center Identification	Internal and/or ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics
<b>SIGN TYPE 2 Multi-Tenant Monument Sign</b>	Monument	Multi tenant identification	Placed along Ellsworth Road and Rittenhouse Road	Ellsworth Road (3) Rittenhouse Road (3)	Sixteen (16') feet to top of sign section exclusive of architectural embellishments	150 SF Tenant Sign Area Exclusive of Architectural Embellishments	Internal and/or ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics
<b>SIGN TYPE 3 Pad Monument Sign</b>	Monument	Pad Tenant Identification	Placed along Ellsworth Road and Rittenhouse Road	Ellsworth Road (5) Rittenhouse Road (3)	Seven (7') feet to top of sign section exclusive of architectural embellishments	40 SF Tenant Sign Area Exclusive of Architectural Embellishments	Internal and/or ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics
<b>SIGN TYPE 4 Vehicular Directional Sign</b>	Monument	Vehicular Directional	Placed Throughout the Project Site	TBD	Six (6') feet to top of sign section exclusive of architectural embellishments	6 SF Directional Sign Area Exclusive of Architectural Embellishments	Non-Illuminated	Textured Aluminum, Powder Coat and Reflective Vinyl
<b>SIGN TYPE 5 Pedestrian Directory</b>	Kiosk	Pedestrian Directory / Site Map / Promotional	Placed Throughout the Project Site at Pedestrian Locations	TBD	Eight (8') feet to top of the architectural embellishment.	24 SF / Face (3 faces) of Sign Area Exclusive of Architectural Embellishments	Internal and ground Illumination	Textured Aluminum, Powder Coat and Acrylics



**ST-1.1**  
 Primary Center ID Sign / Entry Feature - Scale: NTS

Developer:



**Vestar**  
 2425 East Camelback Road • Suite 750 • Phoenix, Arizona 85016  
 PHONE: 602-866-0900

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**bleier**  
 INDUSTRIES

Queen Creek Marketplace  
 Ellsworth & Rittenhouse Rd.  
 Queen Creek, AZ

TITLE:  
 Primary Center ID Sign Concept

DESIGNER: SALES:  
 Dan Horton Paul Bleier

2004-B-004	03/27/06
SCALE: NTS	REVISIONS:
SHEET NO: <b>ST-1A</b>	

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APPROVED BY:



## ST-1.2, 1.3, 1.4 & 1.5

Secondary Center ID Sign / Entry Feature - Scale: 3/8"=1'-0"

Developer:



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PHONE: 602-866-0900

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**bleier**  
**INDUSTRIES**

Queen Creek Marketplace  
Ellsworth & Rittenhouse Rd.  
Queen Creek, AZ

TITLE: Primary Center ID Sign Concept  
DESIGNER: Dan Horton  
SALES: Paul Bleier

2004-B-004 03/27/06

SCALE: AS NOTED REVISIONS:

SHEET NO: ST-1B

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APPROVED BY:





## ST-1.6 & ST-1.7

Tertiary Center ID Sign / Entry Feature - Scale: 1/4" = 1'-0"

Developer:



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2425 East Camelback Road • Suite 750 • Phoenix, Arizona 85016  
PHONE: 602-866-0900

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**bleier**  
**INDUSTRIES**

**Queen Creek Marketplace**  
Ellsworth & Rittenhouse Rd.  
Queen Creek, AZ

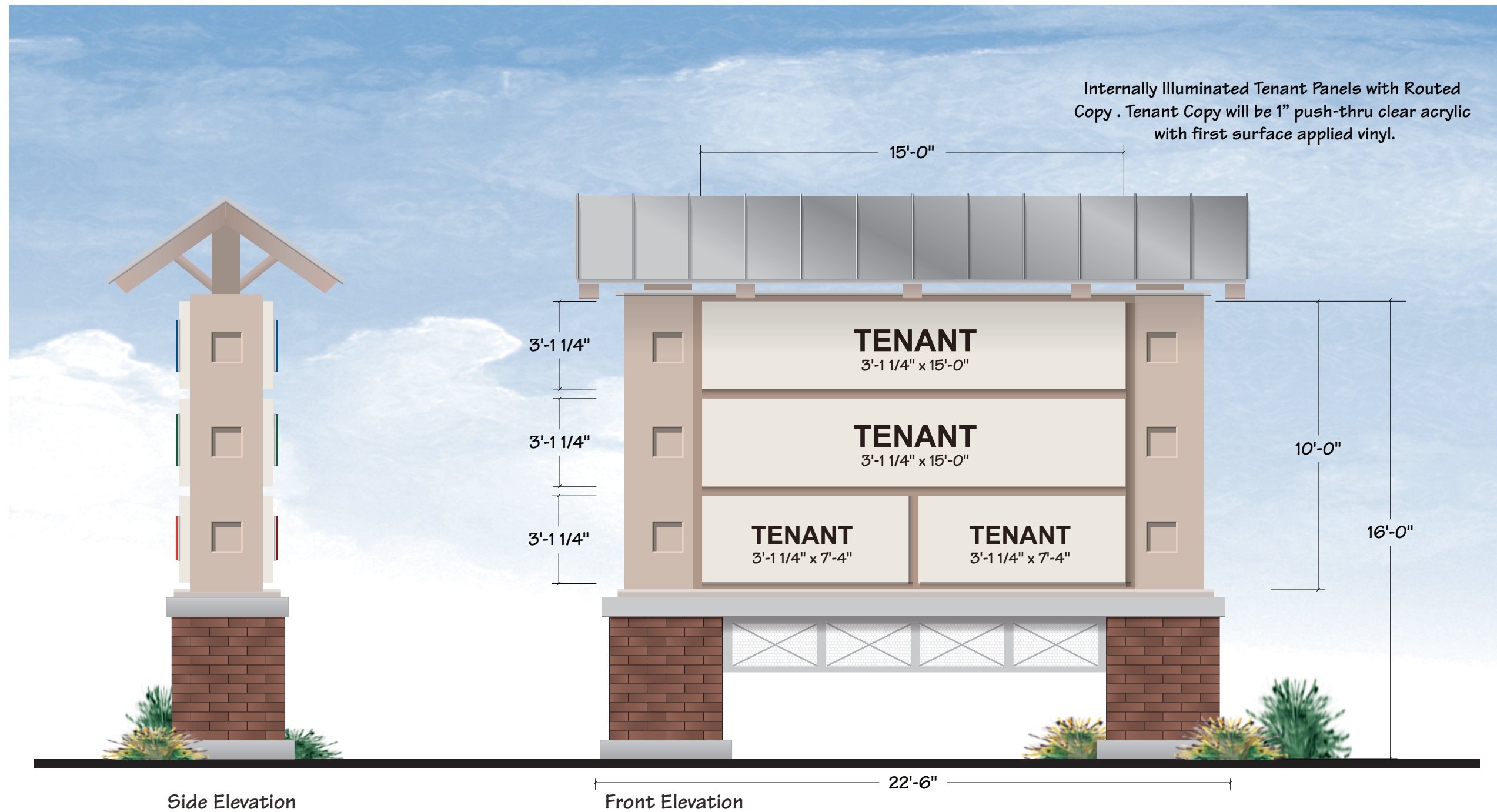
TITLE:  
**Secondary Center ID Sign Concept**

DESIGNER: SALES:  
Dan Horton Paul Bleier

2004-B-004	03/27/06
SCALE: 1/4" = 1'-0"	REVISIONS:
SHEET NO: <b>ST-1C</b>	

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APPROVED BY:



Developer:



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PHONE: 602-866-0900

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Queen Creek Marketplace  
Ellsworth & Rittenhouse Rd.  
Queen Creek, AZ

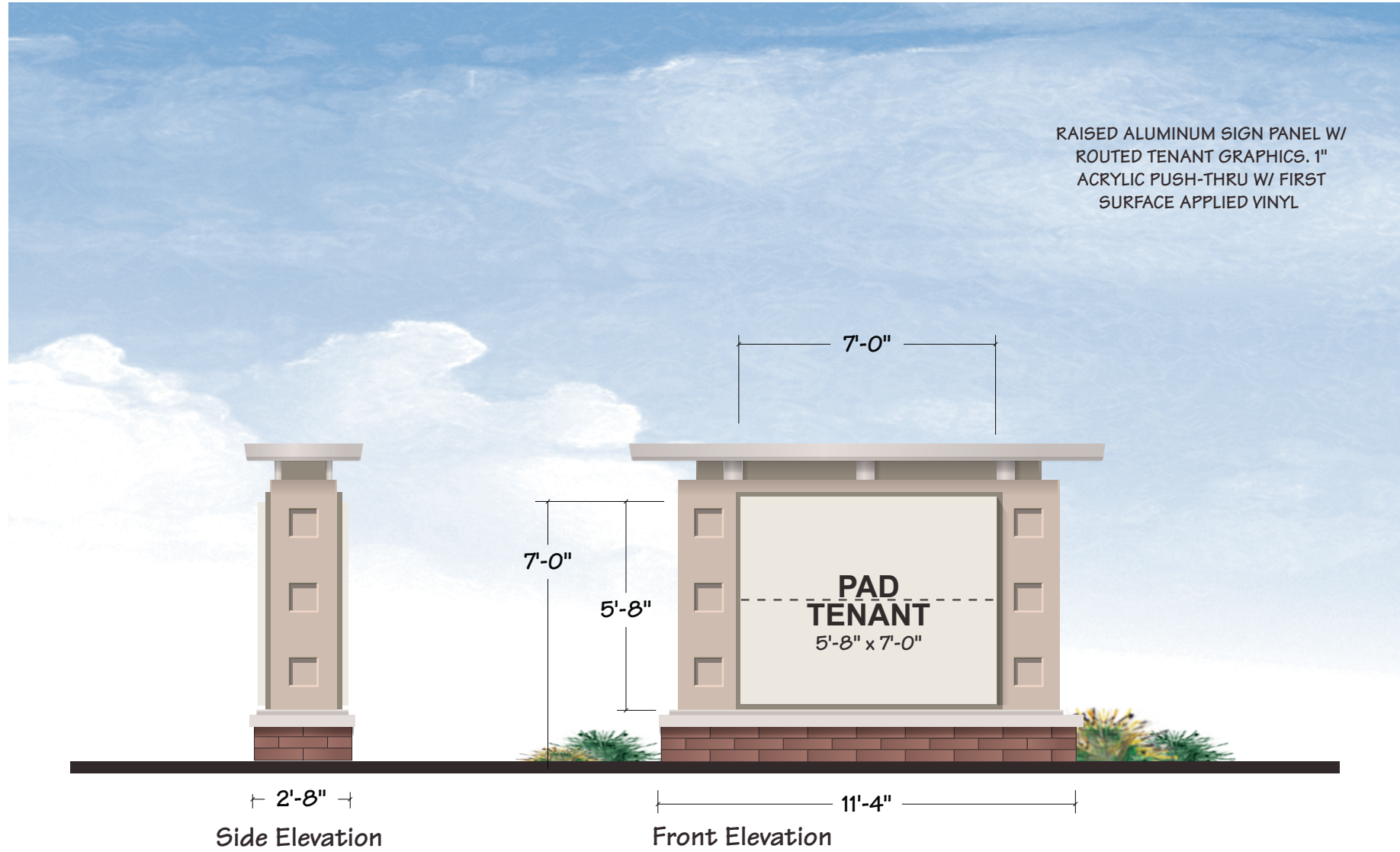
TITLE:  
Monument Sign Concept

DESIGNER: SALES:  
Dan Horton Paul Bleier

2004-B-004	03/27/06
SCALE: 1/4" = 1'-0"	REVISIONS:
SHEET NO: ST-2	

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APPROVED BY:



Developer:



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Queen Creek Marketplace  
Ellsworth & Rittenhouse Rd.  
Queen Creek, AZ

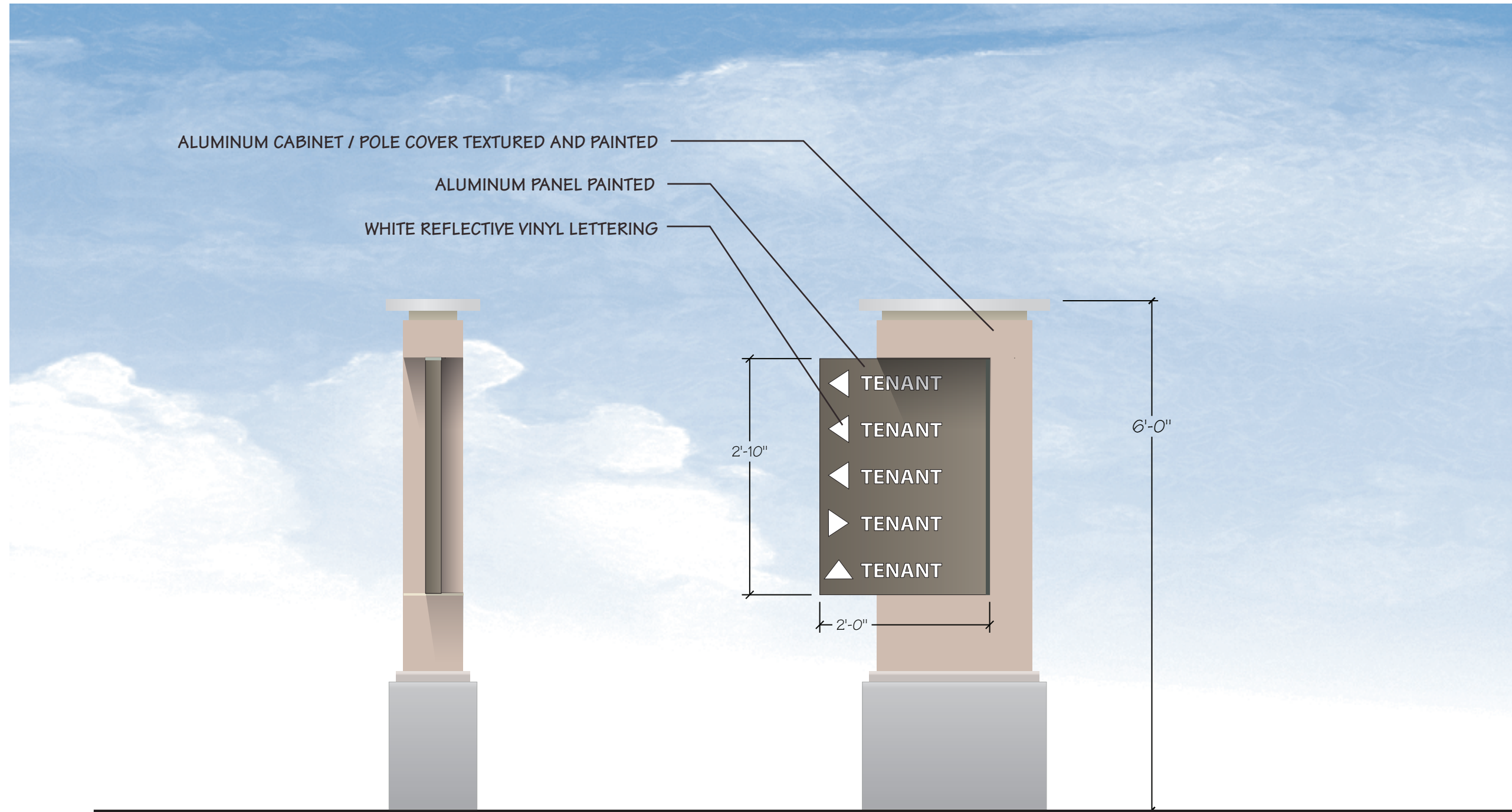
TITLE:  
Pad Monument Sign Concept

DESIGNER: SALES:  
Dan Horton Paul Bleier

2004-B-004	03/27/06
SCALE: 1/4" = 1'-0"	REVISIONS:
SHEET NO: ST-3	

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APPROVED BY:



ALUMINUM CABINET / POLE COVER TEXTURED AND PAINTED

ALUMINUM PANEL PAINTED

WHITE REFLECTIVE VINYL LETTERING

◀ TENANT  
 ◀ TENANT  
 ◀ TENANT  
 ▶ TENANT  
 ▲ TENANT

2'-10"

2'-0"

6'-0"

SIDE ELEVATION

ELEVATION: VEHICULAR DIRECTIONAL 3/4"=1'-0"

Developer:



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 PHONE: 602-866-0900

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Queen Creek Marketplace Ellsworth & Rittenhouse Rd. Queen Creek, AZ	
TITLE:	Vehicular Directional Sign Concept
DESIGNER:	Dan Horton
SALES:	Paul Bleier

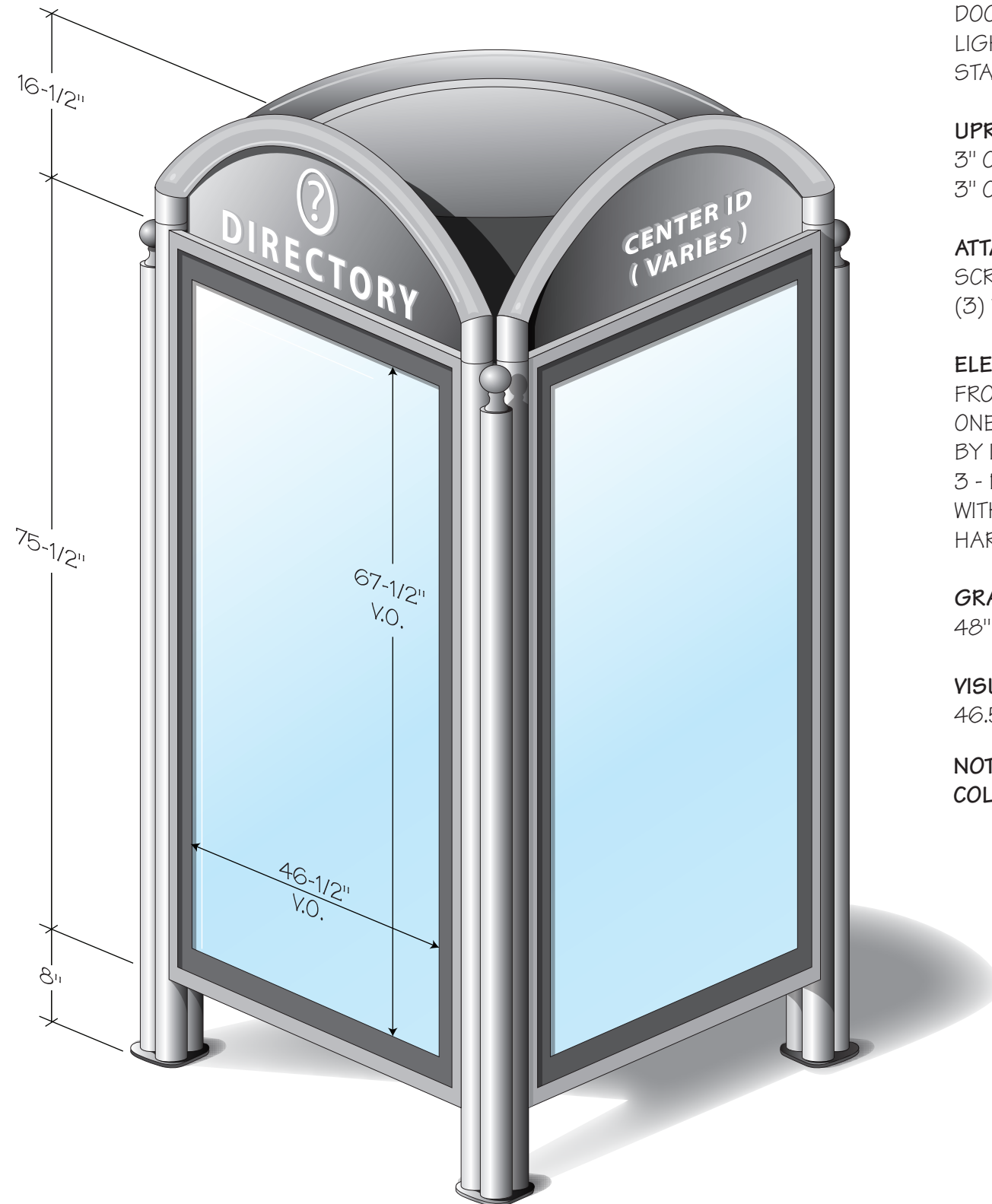
2004-B-004	03/27/06
SCALE:	REVISIONS:
3/4" = 1'-0"	
SHEET NO:	
ST-4	

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APPROVED BY:

# 3 SIDED - 3 POST - PEDESTRIAN DIRECTORY

## ISOMETRIC VIEW



## SPECIFICATIONS

### ELECTRICAL

BALLAST - 1190-12R ( 250 watts ) OR 71A5793  
 LAMPS - (1) 250 watts INDOOR / OUTDOOR  
 VOLTS - 110-120  
 AMPS - NORMAL DRAW OF 2.3 AMPS

### LIGHT BOX SECTION INCL. DOOR / FRAMES

DOOR/FRAMES - EXTRUDED ALUMINUM WELDED AND PAINTED  
 LIGHT BOX STRUCTURE FABRICATED STEEL (INDOOR),  
 STAINLESS STEEL (OUTDOOR) AND PAINTED.

### UPRIGHT TUBING

3" OUTSIDE DIAMETER STEEL TUBING / INDOOR.  
 3" OUTSIDE DIAMETER STAINLESS TUBING / OUTDOOR.

### ATTACHMENT OF TUBES TO LIGHT BOX

SCREW FROM INSIDE LIGHT BOX INTO STEEL TUBES.  
 (3) THREE SCREWS PER TUBE

### ELECTRICAL FEED

FROM LOWER CORNER OF LIGHT BOX DOWN INSIDE  
 ONE TUBE THRU FLOOR PLATE AND CONNECTED  
 BY INSTALLERS TO FLOOR PLUG.  
 3 - PRONG PLUG SUPPLIED  
 WITH LINE CORD / INDOOR.  
 HARD WIRED / OUTDOOR.

### GRAPHIC SIZE

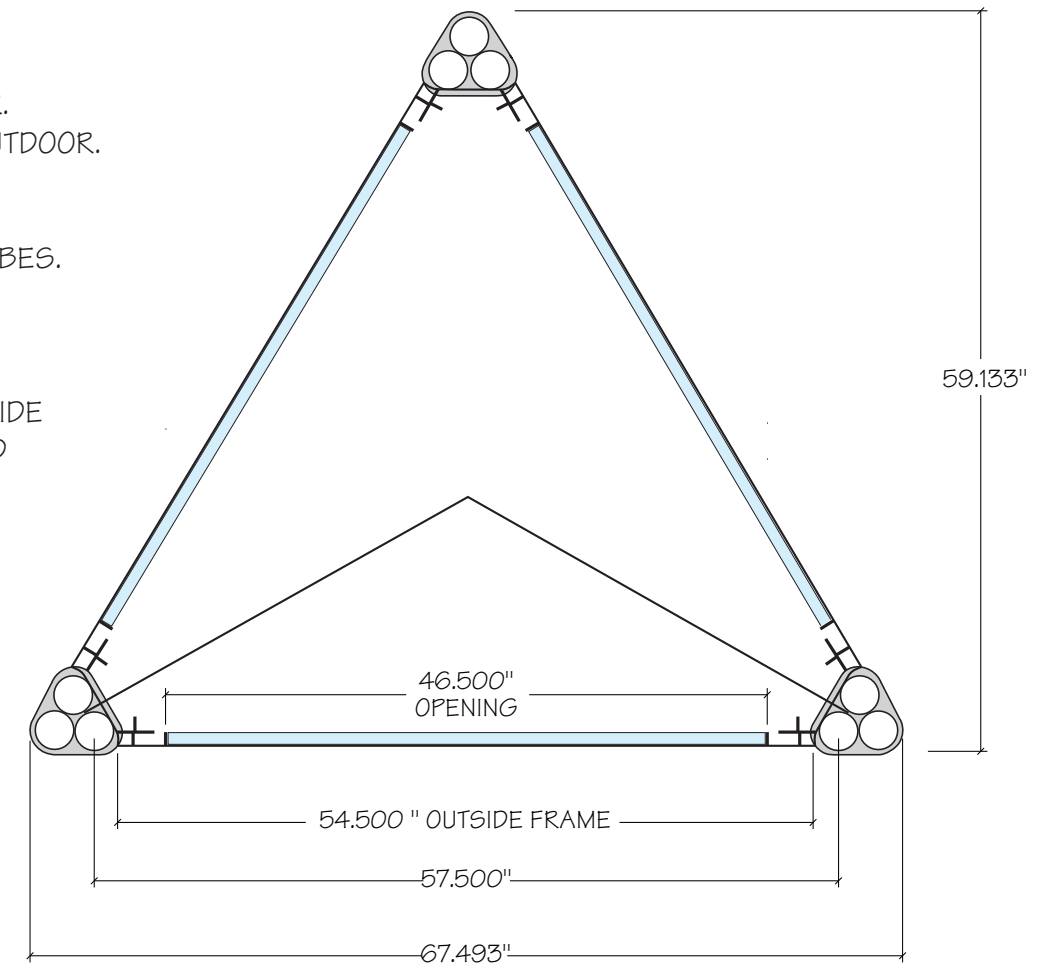
48" X 70"

### VISUAL OPENING

46.50 X 67.50

### NOTICE:

COLORS TBD



## FOOT PRINT - 3 SIDED - 3 POST - DIRECTORY SIZE

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

## DIRECTORY UNIT FURNISHED BY VIACOM

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Queen Creek Marketplace Ellsworth & Rittenhouse Rd. Queen Creek, AZ	
TITLE:	Pedestrian Directory
DESIGNER:	Dan Horton
SALES:	Paul Bleier

2004-B-004	03/27/06
SCALE:	REVISIONS:
As Noted	
SHEET NO:	
ST-5	

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 APPROVED BY:

QUEEN CREEK  
MARKETPLACE



## Building Sign Matrix Major Tenants

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Major Tenant with occupancy of 50,000 SF or greater	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	72" Maximum Letter Height Exclusive of Logos	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed (Typical)	Interior, Backlit or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
Major Tenant with occupancy greater than 10,000 SF through 49,999 SF	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	60" Maximum Letter Height Exclusive of Logos	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed (Typical)	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
Major Tenant with occupancy 9,999 SF or less	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	36" Maximum Letter Height Exclusive of Logos	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed (Typical)	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
All Major Tenants	Under Canopy Blade Sign (Optional)	Tenant Identification	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics

***Comprehensive Sign Plan subject to Town of Queen Creek approval as part of a PAD***

Majors and shop tenants occupying less than 9999 SF shall be limited to a maximum letter height of thirty-six (36") inches exclusive of logos.

Majors occupying 10000 SF through 49999 SF shall be limited to a maximum letter height of sixty (60") inches exclusive of logos.

Majors occupying greater than 50000 SF shall be limited to a maximum letter height of seventy two (72") inches exclusive of logos.

All national retailers shall be permitted to utilize their standard corporate identification program subject to sign area limitations contained in the approved Comprehensive Sign Plan.

All signage shall be reviewed and approved by the developer and shall be appropriate to the surrounding building features, environment, and thematic design of Queen Creek Marketplace.

Developer shall have sole and separate discretion in varying any provision of these specifications.

Signage is illustrated to depict typical placements. Actual sizes and locations will be determined by tenant's corporate identification standards  
In accordance to criteria established as part of the csp submittal.



TYPICAL BUILDING SIGNAGE - MAJOR TENANT



TYPICAL MAJOR TENANT ELEVATIONS



Developer:



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2425 East Camelback Road • Suite 750 • Phoenix, Arizona 85016  
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Queen Creek Marketplace Ellsworth & Rittenhouse Rd. Queen Creek, AZ	
TITLE:	Typical Building Elevations - Majors
DESIGNER:	Dan Horton
SALES:	Paul Bleier

2004-B-004	03/27/06
SCALE:	REVISIONS:
NTS	
SHEET NO:	
ELV-M1	

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APPROVED BY:	<input checked="" type="checkbox"/>



**Building Sign Matrix  
Shop Tenants**

<b>SIGN</b>	<b>SIGN TYPE</b>	<b>FUNCTION</b>	<b>LOCATION</b>	<b>HEIGHT</b>	<b>SIZE</b>	<b>ILLUMINATION</b>	<b>MATERIALS</b>
<b>Shop Tenants</b>	Wall Signs	Tenant ID	Wall surfaces and architectural features designed to accommodate signage.	Within Building Silhouette	1.5 SF / Linear Foot of Building Street Frontage (Typical)  50 SF Minimum (Typical) Per Building Elevation Upon Which Signage is Placed  36" Maximum Letter Height Exclusive of Logos	Interior, Backlit or a Combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
<b>Shop Tenants</b>	Under Canopy Blade Sign (Mandatory)	Tenant ID	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics

*Comprehensive Sign Plan subject to Town of Queen Creek approval as part of a PAD*

Shop tenants occupying less than 9999 SF shall be limited to a maximum letter height of thirty-six (36") inches exclusive of logos.

All national retailers shall be permitted to utilize their standard corporate identification program subject to sign area limitations contained in the approved Comprehensive Sign Plan.

All signage shall be reviewed and approved by the developer and shall be appropriate to the surrounding building features, environment, and thematic design of Queen Creek Marketplace.

Developer shall have sole and separate discretion in varying any provision of these specifications.

Signage is illustrated to depict typical placements. Actual sizes and locations will be determined by tenant's corporate identification standards in accordance to criteria established as part of the csp submittal.



TYPICAL BUILDING SIGNAGE - SHOP TENANTS



SHOPS TENANT ELEVATION CHARACTER



Developer:



**Vestar**  
2425 East Camelback Road • Suite 750 • Phoenix, Arizona 85016  
PHONE: 602-866-0900

2030 WEST DESERT COVE AVE. • PHOENIX, ARIZONA 85029 • 602.944.3117 • FAX 602.395.0753 • SALES@BLEIERINDUSTRIES.COM



Queen Creek Marketplace Ellsworth & Rittenhouse Rd. Queen Creek, AZ	
TITLE:	Typical Building Elevations - Shops
DESIGNER:	Dan Horton
SALES:	Paul Bleier

2004-B-004	03/27/06
SCALE:	REVISIONS:
NTS	
SHEET NO:	
ELV-51	

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APPROVED BY:



# QUEEN CREEK MARKETPLACE

## Sign Matrix Pad Tenants

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Pad Tenant	Wall Signs	Tenant ID	Wall surfaces and architectural features designed to accommodate signage.	Within Building Silhouette	1.5 SF / Linear Foot of Building Street Frontage (Typical) 50 SF Minimum (Typical) 36" Maximum Letter Height Exclusive of Logos	Interior, Backlit, or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	Under Canopy Blade Sign (Optional)	Tenant ID	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-Illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics
Pad Tenant	Menu Signs	Menu Display and Pricing	Drive Thru	Per Town of Queen Creek Sign Ordinance	Per Town of Queen Creek Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	Traffic Directionals	Vehicular	Driveways and Drive Thru as Required	Per Town of Queen Creek Sign Ordinance	Per Town of Queen Creek Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	ATM	ATM	Wall or Freestanding	Per Town of Queen Creek Sign Ordinance	Per Town of Queen Creek Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material

***Comprehensive Sign Plan subject to Town of Queen Creek approval as part of a PAD***

All national retailers shall be permitted to utilize their standard corporate identification program subject to sign area limitations contained in the approved Comprehensive Sign Plan.

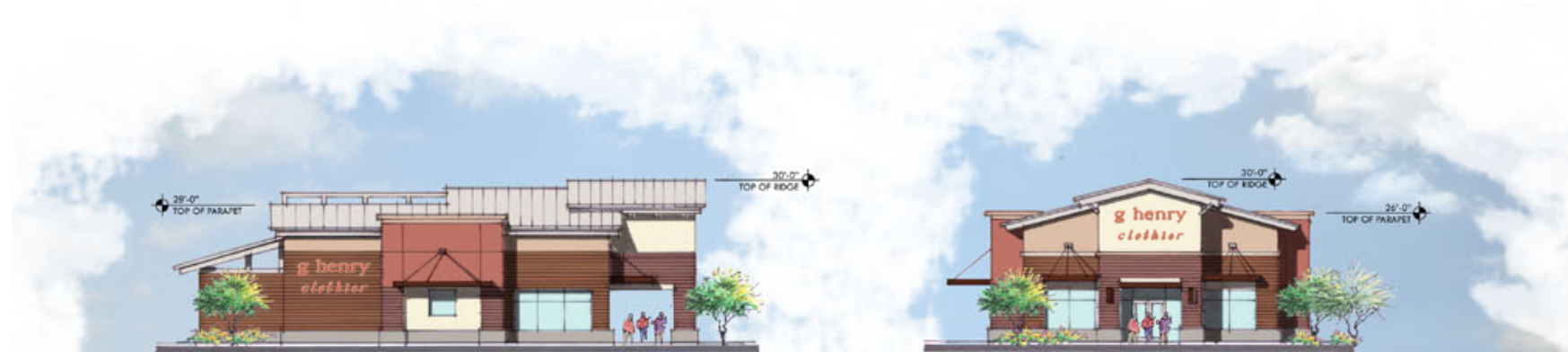
All signage shall be reviewed and approved by the developer and shall be appropriate to the surrounding building features, environment, and thematic design of Queen Creek Marketplace.

Developer shall have sole and separate discretion in varying any provision of these specifications.

Signage is illustrated to depict typical placements. Actual sizes and locations will be determined by tenant's corporate identification standards in accordance to criteria established as part of the csp submittal.



TYPICAL BUILDING SIGNAGE - PAD TENANTS



PAD TENANT ELEVATION CHARACTER



Developer:



**Vestar**  
2425 East Camelback Road • Suite 750 • Phoenix, Arizona 85016  
PHONE: 602-866-0900

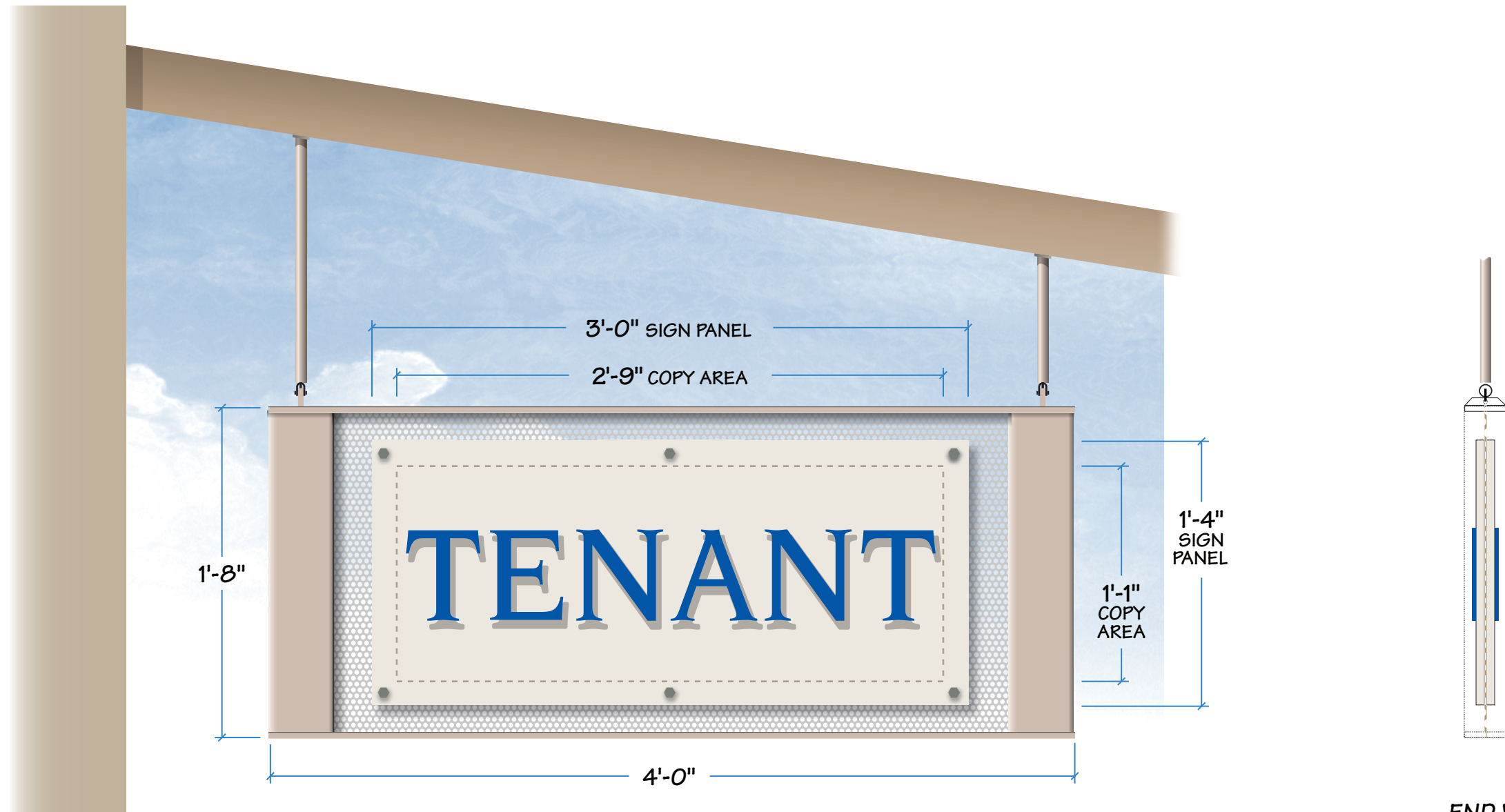
2030 WEST DESERT COVE AVE. • PHOENIX, ARIZONA 85029 • 602.944.3117 • FAX 602.395.0753 • SALES@BLEIERINDUSTRIES.COM



Queen Creek Marketplace Elleworth & Rittenhouse Rd. Queen Creek, AZ	
TITLE:	Typical Building Elevations - Pads
DESIGNER:	Dan Horton
SALES:	Paul Bleier

2004-B-004	03/26/06
SCALE:	REVISIONS:
NTS	
SHEET NO:	
ELV-P1	

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**D/F BLADE SIGN - ELEVATION**  
 SCALE: 1-1/2"=1'-0"

**END VIEW**  
 SCALE: 1-1/2"=1'-0"

Tenant copy to be FCO 1/4" thick sintra™ or aluminum.  
 Tenant copy to be painted per tenant's corporate colors and flush mounted to background.  
 Developer approval required for all layouts.

Developer:



**Vestar**  
 2425 East Camelback Road • Suite 750 • Phoenix, Arizona 85016  
 PHONE: 602-866-0900

2030 WEST DESERT COVE AVE. • PHOENIX, ARIZONA 85029 • 602.944.3117 • FAX 602.395.0753 • SALES@BLEIERINDUSTRIES.COM

**bleier**  
 INDUSTRIES

Queen Creek Marketplace Ellsworth & Rittenhouse Rd. Queen Creek, AZ	
TITLE: TYPICAL BLADE SIGN	
DESIGNER: Dan Horton	SALES: Paul Bleier

2004-B-004	03/27/06
SCALE: 1 1/2" = 1'-0"	REVISIONS:
SHEET NO: BS-1	

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