

anthem community council

ANTHEM NON-RESIDENTIAL DESIGN GUIDELINES

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Introduction

In 2015, the Anthem Nonresidential Design Guidelines (Guidelines) were specifically drafted to incorporate and integrate various earlier design guidelines including but not limited to: the original Development Philosophy and Design Guidelines, Anthem Commerce Park Guidelines, various Signage Design Guidelines for individual Commercial Properties, and other Guidelines as so specified in The Declaration of Covenants, Conditions and Restrictions and Easements for Anthem and each Supplemental Declaration of Covenants, Conditions and Restrictions and Easements for all Anthem Commercial Entities (collectively the CC&Rs), and any applicable Tract Declarations.

The Anthem Nonresidential Guidelines (Guidelines) apply to the following property uses; Office Centers, Office Parks, Individual office buildings, Retail Centers, Individual Retail Projects, Private Schools, Places of Worship and Institutional Sites, Industrial sites, multifamily residential sites and any other property *not considered* a Single Family Housing site and establishes the design guidelines for each and every structure placed or designed on the site.

Purpose

The purpose of the Anthem Design Guidelines is to provide a single comprehensive set of design criteria to be used for all commercial properties within Anthem (described above) as a way to achieve a built environment that both protects and reflects the nature of the Sonoran Desert that Anthem occupies. Anthem was developed from the inception, based on a philosophy of “*minimum visual impact*”. This places a high value on the beauty and character of the Sonoran Desert and serves to preserve the value of the visually and environmentally fragile desert.

Minimum visual impact is achieved by carefully controlling building height, massing, reflectivity and texture of surfaces and the like - in the effort to reduce the negative effect of development on this unique and sensitive environment. Anthem’s contemporary southwestern theme is scripted to compliment the desert’s “visual environment”, rather than overwhelm the natural beauty that attracted the residents to the desert in the first place. Inherent in the successful application of the Design Guidelines incorporated herein, is the necessity that everything constructed in Anthem, be well designed, visually appealing, sympathetic with the natural desert in color, texture and form and supportive of Anthems contemporary southwestern theme.

The Guidelines will provide the general design criteria and the specific development requirements for your plan review. If the CC&R’s, Guidelines, Development Plan, Maricopa County Zoning Ordinance and/or City of Phoenix Zoning Ordinance require different standards, the one with the most stringent standard shall govern. Any specific contradiction between any of these documents should be noted and directed in writing to the ACC for resolution.

Please note that all previously published Guidelines were incorporated into this one document to facilitate ease of use and understanding. *Where a conflict occurred between ‘Corporate Centers & Office Parks’, ‘Retail Centers’, ‘Worship Institutions & Private Schools’, delineation was made by so stating in*

(Blue). Therefore, if NO (Blue) markings precede a guideline, that guideline is deemed applicable for all Non-Residential entities.

The Guidelines have been written to facilitate the applicants use and understanding of Anthems procedures and requirements applicable to your specific site developments or improvements. It is important to note that applicants should become familiar with the requirements and intent of the following Documents:

Declarant Project Documents (as they may be amended from time to time)

1. Anthem Non-Residential Sign Plan (Section 6).
2. Declarations of Covenants, Easements for Anthem Dated 1/15/99 and recorded in Document No. 99-0042710, records of Maricopa County, Arizona.
3. Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Anthem Commerce Park, pertaining to the specific property.
4. The Tract Declaration pertaining to the specific property and any and all other recorded documents that may affect such owner's property or the specific commercial property or Anthem.

City of Phoenix Project Documents (as they may be amended from time to time)

1. General Development Plan for the Planned Community District (PCD).
2. PCD Master Plan; i.e., Scenic Corridor, Master Street, Master Landscape Plan, etc.
3. Stipulations, Requirements and Commitments for Anthem Phoenix, as approved by the City of Phoenix.
4. Letters documenting Stipulation of Zoning Approval (Nos. 62.98.1 & Z182-99-1) City of Phoenix.
5. City of Phoenix Zoning Ordinance.
6. City of Phoenix Dark Sky Ordinance.

Maricopa County Project Documents (as may be amended from time to time)

1. The Development Master Plan and Plan of Development for Anthem – Maricopa County
2. Compilation of stipulations, requirements and commitments.
3. Letters documenting Development Master Plan and Zoning (DMP 94-6B, Z95-53Q, DMP200008 and Z000098) Maricopa County.
4. Maricopa County Zoning Ordinance.
5. Maricopa County Dark Sky Zoning Ordinance Article 2318.

Declarant for Phoenix and Maricopa County

Anthem Community Council
3701 W. Anthem Way, Ste. #201
Anthem, AZ 85086
Attn: Business Services

Governing Agency for Phoenix, AZ

City of Phoenix Planning Department
Phoenix City Hall
200 West Washington St., 2nd Floor
Phoenix, AZ 85033-1611
602.262.6011
Contactus@phoenix.gov

Governing Agency for Maricopa County

Maricopa County
Department of Planning & Development
411 North Central Ave., Ste. #300
Phoenix, Arizona 85033-1611
602.506.3301
www.maricopa.gov

Plans for all exterior physical and structural improvements within Anthem will be submitted to the Anthem Community Council Staff for review. Business Services and ACC Staff Executives will then determine the need to send the submittal to the “Commercial Design Review Advisory Committee” (CDRAC) for review.

These Guidelines establish the standards for Anthem and detail required interaction with the CDRAC when so determined by the ACC Staff. The Declarant may approve specific variances and or modify the criteria set forth in the Guidelines as it deems necessary, and shall be binding on the Applicant.

Abbreviations/Definitions

ACC: Anthem Community Council, the elected Governing Body of Anthem.

ACC Staff: Anthem Community Council Staff are the at-will employees who work for and in conjunction with, the Anthem Community Council Board of Directors and the Anthem Community at Large.

Applicant: Any person/s or company making application to attain required Anthem Design Review Approval to construct or rehab a Non-Residential building in Anthem.

Association: Any residential or non-residential community or property owners association within Anthem which is subject to the Council’s jurisdiction, formed for administering an Association Declaration, and which has the power to assess its members for common expenses, including, but not limited to the Council Expenses. Notwithstanding the above, the term “Association” shall not include any “sub-association” (e.g., a neighborhood or condominium associations) whose jurisdiction is concurrent with, but subordinate to, that of any other community or other property owners association. An Association comprised of Owners whose property is intended for development, use, and occupancy as attached or detached single-family residences is referred to as a “Residential Association”.

Business Services: in effect is the Non-Residential “Customer Service” department for the Commercial entities.

CC&R's (Covenants, Conditions & Restrictions): A document instituted by the Developer for Common Use Developments to regulate the use, appearance and maintenance of the properties. They put in place the limitations and rules governing the use of the real property.

CDRAC (Commercial Design Review Advisory Committee): The purpose of this advisory group is to review and respond to applications and requests from non-residential property owners, tenants, and/or developers and is limited to the following parameters:

1. Meetings will be called by the ACC Business Services Specialist (as needed).
2. CDRAC will conduct architectural design review for non-residential property projects and will make recommendations to the ACC Board of approval, recommendations of approval with modifications and/or conditions, or recommendations of disapproval of the proposed project in accordance with the review procedures as established.
3. CDRAC may consider and participate in other non-residential property projects and issues as requested by ACC staff/Board of Directors.
4. The CDRAC consists of the CEO, COO, CFO, Business Services Specialist, Council Design Review Architect, representatives from the business community, and a designated Director from the Board who shall serve as Chair.

Clerestory: The upper part of the wall with windows, especially of a church nave.

Guidelines: Anthem Non-Residential Design Guidelines, the architectural, design and construction standards, guidelines and procedures applicable to the Anthem Community as described in the Declarations.

Condominium: Condominium means real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of the separate portions. Real estate is not a condominium unless the undivided interests in the common elements are vested in the unit owners

Common Elements: Common Elements means all portions of a condominium other than the units.

Limited Common Elements: Limited common element means a portion of the common elements specifically designated as a limited common element in the declaration and allocated by the declaration or by Arizona Revised Statutes, Title 33 – Property, Chapter 9 – Condominiums, section 33-1212, Unit Boundaries, paragraph 2 or 4 for the exclusive use of one or more but fewer than all of the units.

Declarations/Supplemental Declarations: Each or any recorded declaration of covenants, conditions and restrictions (or any similar denominated instrument) which is primarily administered by an Association (opposed to any sub-association) and encumbers real property subject to the Council's jurisdictions.

EMD: Electronic Message Display Device (aka LED)

Fenestration: The design and placement of windows in a building.

Frit: A pigmented glass enamel surface bonded to glass panels and or windows in the firing process to; add patterns, change the color and or the translucency of the glass.

Exhibit: Detailed supplement (usually a drawing, picture or outline) included in a document for a better visual understanding of a specific point in the document.

Modular Buildings: Modular buildings do not have axles or a frame and are transported to the building site by means of flat bed trucks and then set into place onto the buildings foundation. Modular buildings

must comply with the ACC design guidelines and attain written ACC approval prior to submitting plans to the City of Phoenix and Maricopa County.

NPDES: National Pollutant Discharge Elimination System

Owner: To have or hold as one's own, i.e. non-residential property or business owner. The property owner is responsible for compliance with the design guidelines.

Permeable: A material or membrane allowing substances through; allowing liquids, gases or magnetic fields through.

PUD: Planned Unit Development is a type of building development and a regulatory process. As a building development, it is a designed group of both varied and compatible land uses, such as housing, recreation, commercial centers, buildings of worship, and industrial parks, all within one contained development or subdivision.

Rectilinear: With, in, or moving in a straight line. (Visualize a rectangular aluminum box with parallel sides, 90 degree corners, containing the light fixture with a lens on the bottom to direct light downward.)

***Rules & Regulations:** A document adopted by the ACC Council that governs the day-to-day operations of the Association. The Rules & Regulations are adopted from the Declarations and By-Laws and should have the same force & effect as ordinances, statutes, and federal, state and local authorities.

Temporary Buildings: In some circumstances temporary buildings may be constructed of shorter lived materials on a frame with axles. Temporary buildings are not permanent structures and in certain cases used for a limited period of time. See [Section 1.3](#) for conditions and requirements.

Tenant: A person who occupies land or property rented from a landlord.

***Anthem Community Council Board of Directors reserves the right to amend at its discretion these Guidelines from time to time, as necessary, in the best interest of the Community at Large. (Amended Versions Prevail).**

Introduction to Anthem Non-Residential Design Guidelines

Anthem, Arizona is located 33 miles north and slightly west of Downtown Phoenix, Arizona. Using Interstate 17 as a median locator, Anthem is in Maricopa County to the east and the City of Phoenix, AZ to the west. Anthem is a Planned Unit Development (PUD) whose boundaries include Daisy Mountain Drive to the south, 7th Avenue on the east, 51st Avenue on the west and Desert Hills Drive on the south. See Anthem Map [Exhibit 24.0](#).

Section 1: Project Processing Guidelines

Anthem Project Processing Guidelines are a general summary of project processing, providing Corporate Centers, Office Parks, Retail Centers, Institutional Buildings, Places of Worship, Schools and Stand Alone Owners and Tenants with an understanding of requirements, procedures, sequences to secure Anthem approvals necessary prior to the submittal to City or County agencies for building permits. Each owner or tenant should keep in mind that requirements and periods may vary considerably from project to project. Specific processing steps and schedules for each individual project must be determined and

subsequently carried out by the Applicant and their consultants at the inception of the project or as early as possible. ACC is committed to processing requests and responding to inquiries in the timeliest fashion, and we will evaluate our review process regularly to identify and implement time saving measures. Complete submittals ensure a timely review process.

Chronological Project Processing Steps

Below you will find the processing steps that are to be followed to enhance timely processing and ACC approval. The single point of contact throughout the review process will be the Business Services Specialist. (See [Exhibit 22](#), Design Review Process)

1.1 Architectural Design Review

- A. General: Prior to commencing any work, applicant shall engage a registered architect and any necessary consulting engineers to establish zoning and permitting agency requirements and the like, review the Guidelines and following the pre-design review meeting prepare the plans/materials and submit the complete package to the Business Services Specialist and the architectural consultant. (See [Appendix 1.0](#)).
- B. CDRAC will have **thirty (30)** business days to respond with recommendations of approval, recommendations of approval with modifications, or recommendations of disapproval of the proposed project in accordance with the review procedures established herein. Typically, the design review results in a list of Anthem requested revisions, or modifications to the submittal which are necessary to reach compliance with the Guidelines. This list is returned to the applicant for their design revisions and subsequent re-submittal by the applicant for a second review. The second submittal should also include any additional items listed on the design review checklist (See [Appendix 2.0](#)). This is a repetitive submittal process until CDRAC has determined that Anthem requirements have been met, (a community meeting may be required prior to ACC approval) at which time Anthem's written approval is granted to the applicant. Any material changes or deviations from the approved plans must be submitted for approval by ACC and no work is to begin without prior written approval. The decision of ACC is final on all matters submitted to it, pursuant to the CC&R's. CDRAC meets at the discretion of the Business Services Specialist. See changes after final review below.
- C. Pre-Design Review Meeting: Prior to submitting plans, the applicant, architect and/or agents shall meet with CDRAC and or Business Services Specialist. This meeting will be held to review the Guidelines, the characteristics of the particular site, the technical issues related to review procedures, and the requirements for submittal of the project.
 - i. Schematic Design Review: Only after the pre-design review meeting has been completed, should the applicant submit the schematic design drawings to CDRAC per the Schematic Design Checklist. CDRAC will review the schematic design submittal and will provide a written report to the applicant describing those changes or additions required to the submittal to achieve compliance with the Anthem Non-Residential Design Guidelines. The submittal drawings shall consist of a PDF and two (2) paper copies on 24" x 36" or size required by the City of Phoenix or Maricopa County; provided, however, that no plan shall exceed 30" X 42". (Checklist –See [Appendix 2.0](#))

- ii. Design Development Review: Based on the written schematic design review report from CDRAC, the applicant shall make necessary revisions required to achieve compliance with the Guidelines. All required modifications shall be addressed, flagged/clouded, and re-submitted to Business Services. Re-submittal shall include a PDF and two (2) sets of the design development plans per the design development checklist. All plans shall be at the same scale and sheet size as the Schematic Design submittal.
 - iii. Modifications from the Standards: CDRAC may grant modifications from the standards set forth in the Guidelines if CDRAC determines the matter permitted under the requested modification will not have a substantial adverse affect on other owners or occupants and is substantially consistent with the development of Anthem. CDRAC shall grant modifications on a case by case basis, and may grant a modification from a particular guideline to one applicant, but shall not be required to grant a similar modification to any other applicant. Modifications from the standards shall be determined at the sole and absolute discretion of CDRAC.
 - iv. Nature of Approval/Non-Liability for Approval of Plans: Approval of plans or proposed construction given by ACC shall be only for the purpose of stating, that to the best of the ACC's knowledge, the applicant is compliant with the Guidelines. The applicant is permitted to continue the proposed improvements within Anthem and the approval shall not constitute compliance with Maricopa County, City of Phoenix, State and Federal Laws. Such approval shall not constitute an approval, ratification or endorsement of the quality or architectural or engineering soundness of the proposed improvement. CDRAC shall not have any liability in connection with, or related to, approved plans or improvements for any parcel or design presented for approval.
 - v. Written Records: Business Services Specialist shall keep complete written records of all submitted applications (including one set of all preliminary sketches and all architectural plans) in connection with all actions taken by it under the provisions of the Guidelines. All such records shall be maintained for a minimum of three (3) years after approval or disapproval.
 - vi. Accuracy of Information: Applicant or any of its consultants, engineers or agents submitting plans to CDRAC shall be responsible for verification and accuracy of all components of such submissions, including without limitation, all site dimensions, grades, elevations, utility locations, property lines, easements and other pertinent features of the site, plans or pre-existing conditions.
- D. Changes after Final Review: On occasion, an applicant may wish to make a change that affects the exterior of the building or the site after design review approval has been granted. If the proposed change is required by the City/County solely to comply with an applicable City/County code or ordinance, the owner or occupant may make a minimum change required to comply with such code without ACC prior approval, providing such revision does not have a material change to the exterior. However, the applicant shall promptly notify the CDRAC in writing of the requested change and shall thereafter provide CDRAC with a change request clearly delineating the proposed change using "red lines" on that particular document. Any and all changes must

come through Business Services for immediate review by CDRAC. Except as provided above, no changes will be permitted without ACC’s written approval.

- E. Design Review Fees: Review fees compensate the ACC for the direct costs of the architectural consultant who supports the ACC and interacts with the applicant and their design team. Fees are based on the historical average time and costs incurred in reviewing the different types of projects and/or requests. It is understood and expected that prior to submittal of any and all documents for review; both the applicant and their design team have thoroughly examined the ACC submittal requirements and policies. Should the time required interacting with an applicant and/or their design team become excessive, (more than one revision and resubmittal), supplemental fees are charged to cover such excess time and costs. Supplemental fees will be charged at a rate of from \$50 to \$100 per hour. All design review fees are to be paid to the order of Anthem Community Council at the time the application is submitted for design review. See charts below:

Initial Fee Chart for Reviews

New Construction	\$2,500.00	Monument Signage	\$500.00
Permanent Building Signage	\$350.00	Window Signage	\$150.00
Landscaping Modification (Large Scale)	\$250.00	Minimal Exterior Modifications Other	\$300.00
Construction of Additions or Modifications	\$1,000.00	Fence or Wall Addition or Modification	\$150.00

Supplemental Fee Structure

- New Construction: supplemental fees are charged at a rate of \$100.00 per hour over 5 hours of review.
- Construction of Additions/Modifications: supplemental fees are charged at a rate of \$100 per hour over 3 hours of review.
- Monument Signage: supplemental fees are charged at a rate of \$100.00 per hour over 3 hours of review.
- Permanent Building Signage: supplemental fees are charged at a rate of \$100 per hour over 3 hours.
- Window Signage: supplemental fees are charged at a rate of \$50 per hour over 2 hours of review.
- Landscaping Modification (Large Scale): supplemental fees are charged at a rate of \$50 per hour over 2 hours of review.
- Fence or Wall Addition/Modification: supplemental fees are charged at a rate of \$50 per hour over 2 hours of review.
- Minimal Exterior Modifications: supplemental fees are charged at a rate of \$50 per hour after 2 hours of review.

The approval of plans by the ACC shall lapse and become invalid one year from the date of approval unless a substantial portion of the work described in the plans has commenced by

such anniversary date. An approval of plans can be renewed for one year if an application for renewal is submitted within 90 days of expiration and a fee equal to one-half (1/2) of the initial plan review fee is paid. The approval renewal will be effective for one year from the date of expiration.

1.2 Grading-Drainage Plan Processing

- A. As early as practical, the applicant shall have their civil engineer prepare the grading and drainage plan and drainage report, in consultation with their soils engineer, and submit the required documents to the City of Phoenix Planning and Development Department or Maricopa County Planning & Development Department along with geotechnical reports. All plan submittals must meet stipulations of the Anthem Planned Community District Zoning, Site Plan, Maricopa County Zoning Ordinance and COP requirements as applicable. Prior to the Schematic Design Review Process, the applicant shall verify any grading, drainage or related requirements and procedures with the City of Phoenix and Maricopa County EPA (Notice of Intent) for storm water discharges under the NPDES and any other related governmental agencies.
- B. The applicant shall prepare and submit working drawings (detailed construction drawings including plumbing, mechanical, and electrical) to CDRAC for their records and review of above grade component locations such as SES, transformers, backflow preventers, etc. for compliance with the Guidelines.
- C. To facilitate “fast track” construction working drawings may, based on the Applicants written request and specific reasons and with ACC approval, be submitted to City of Phoenix or Maricopa County Building Departments concurrent with the review by CDRAC subject to ultimate compliance with Anthem’s Design Review requirements.
- D. The City/County may accept drawings for plan check prior to Anthem site plan approval; however, owner must accept any risk, financial or otherwise associated with such early submittal. Stipulations, and or conditions of all previous drawing reviews and or approvals by ACC must be addressed in the working drawings.

1.3 Temporary Buildings

- A. Application for a temporary use permit is required for temporary structures and shall be made to CDRAC for ACC approval prior to plan submittal to the City of Phoenix or Maricopa County.
- B. Temporary buildings used for construction work are permitted only during the period of such construction and are subject to securing a temporary use permit. Temporary construction buildings are not required to comply with the ACC design guideline. Any temporary use permit approved for a temporary building shall be limited to a period of time not to exceed (2) two years from the date of approval. A temporary use permit may not be renewed; the temporary building must be removed from the site within (10) ten days after the expiration of the permit. A temporary building can remain on site only if the building is remodeled to meet the standards of the design guidelines for permanent structures. The plans for remodeling the structure must be approved by the ACC through the design review process. Such plans for remodeling the structure to comply with ACC design guidelines shall be submitted 90 days prior to the expiration of the (2) two year temporary use permit.

- C. Temporary structures shall meet certain design guidelines. If it is part of a campus or existing facility, it should be required to exhibit certain primary design features of the existing buildings as determined by CDRAC, including but not necessarily limited to:
 - i. Colors (walls, doors, wainscot (if any) and trim.
 - ii. Remove trailer hitches, provide complete skirt to grade, place utility connections, service entrance sections, roof downspouts and the like on sides of the structure least visible from the street.
 - iii. Place the structure no closer to the street than (50) fifty feet.
 - iv. If the street frontage is not landscaped adequately to partially screen the structure, provide additional landscaping at the structure or supplement the street landscaping.
 - v. Indicate on a complete Site Plan, all available locations on the property for the structure.
 - vi. Place the structure as far from the street/public view as possible.
 - vii. Provide masonry site walls (3) three feet to (5) five feet high in locations proximate to the building that will visually tie the structure into its setting.
 - viii. The exterior surfaces and finishes must be of good quality, without damage, blemishes and the like.
 - ix. If the current buildings have window shade devices, simulate these on the temporary structure on elevations visible from public right of way or streets.
- D. If the temporary building is not part of an existing campus and the sole structure on the site, the color scheme shall tie into the Anthem approved colors and also comply with all of the above as determined by CDRAC.

Note: Please note that requirements change from time to time, contact Maricopa County or the City of Phoenix directly for information

Section 2: Site Planning

2.1 Site Plan

The Guidelines provide for all sites to be developed in a comprehensive and concise manner as to provide compatibility and cooperation between Declarant and purchaser.

- A. Phased Projects: Site plans for Phased Projects shall include current development information, contemplated future phase development information and improvements.
- B. Each lot shall specifically indicate the total lot coverage in their Tract Declaration. In no way shall the lot coverage exceed thirty percent 30% of the net lot area exclusive of the first six (6) feet of roof overhang, open carports, covered patios or covered walkways.
- C. Adequate parking spaces shall be provided for all occupants and their visitors on site, per the City of Phoenix and/or Maricopa County parking requirements.
- D. Vehicular drive-thru and queuing areas, if allowed by CC&R's/Supplemental Declarations shall be safe and adequate for the intended use and follow the current City of Phoenix and/or Maricopa County ordinances and designed in such a manner as to provide proper screening from headlights for adjacent parks, streets, washes and residential properties.

- E. All buildings shall be designed facing streets. Conflicts between this stipulation and western solar orientations will be decided by ACC. Their discretionary judgment will include specific circumstances and the building's design features.
- F. Restaurants, cafes, snack bars, etc. are encouraged to take into consideration the use of outdoor dining (patio space). Such areas must provide adequate shade and lighting for patrons and the basic design including furniture, fixtures and fencing must be suitable, visually attractive and not restrict the flow of pedestrian traffic. These areas will be located and lit in such a manner so as to be aesthetically pleasing safe and not to be a nuisance to any adjacent residential properties or neighboring occupants or businesses.
- G. Protected pedestrian walkways along retail storefronts are required. All such walkways shall be a minimum of ten feet (10') wide. The use of architectural awnings is encouraged.
- H. Use building elements extending beyond the building, or man-made or natural elements or build elements separate from the structure to achieve the proper climate protection.
- I. Campus style site planning shall incorporate outdoor amenities for people's use; including water features, pedestrian paths, outdoor eating and sitting areas. All outdoor use areas shall have shading (natural or built).
 - i. Orient outdoor uses towards natural features such as mountain views and washes.
 - ii. Incorporate pedestrian connections between campus buildings.
 - iii. Building orientation should have natural passive solar light.

2.2 Building Heights

A compatible building height profile shall be maintained throughout Anthem. Notwithstanding Maricopa County or the City of Phoenix zoning requirements that may affect individual lots, the following building heights shall apply.

- A. East of Gavilan Peak Parkway: The building height limit shall be thirty-feet (30') including any rooftop screening. The maximum number of stories shall be two (2). Height should be measured from the finished floor to the top of the highest portion of the building or roof. Depending on the building form, the thirty (30) foot limitation shall be taken to the top of the highest ridge.
- B. West of Gavilan Peak Parkway: The building height limit shall be forty feet (40'), including any rooftop screening. The maximum number of stories recommended is two (2) but may go to three (3). Height should be measured from the finished floor to the top of the highest roof or parapet element. Depending on the building form, the forty-foot (40') limitation shall be taken to the top of the highest ridge.
- C. In "extraordinary" circumstances: A building height waiver not to exceed 1.15 x the allowable building height, $1.15 \times 30 \text{ feet} = 34' - 6''$ total building height and $1.15 \times 40 \text{ feet} = 46'$ total building height may be granted at the sole discretion of ACC. Each request for a height waiver will be considered on its own merits. The request must have real, functional and architecturally compelling and clear demonstrable reasons for the requested increase. Criteria may include but is not to be limited to the following:
 - i. A special architectural design feature such as a raised entry element, required to establish a relationship with a corporate ID or brand traditionally used for that corporate user.

- ii. A special feature related to the building use or function such as a spire or belfry in a place of worship.
 - iii. An internal function that requires greater than normal ceilings heights in a building that cannot otherwise be reasonably met without the height increase.
 - iv. An iconic architectural design feature to establish a special building identity such as an over height lobby, that visually enhances the total project.
 - v. Any component requiring a height increase must enhance the visual quality of the architecture and embrace the Anthem design philosophy as best can be while still making their individual architectural statement.
- D. The applicant shall make their desire for a height waiver very clear in their initial design submittal and include specific reasons for it, plus any required drawings, elevations, architectural renderings, and any other information necessary for ACC to make an informed decision. CDRAC will review the submittal at their next scheduled meeting. All decisions will be final.

2.3 Color & Material Selections

The intent of the CC&R's is to convey the need for applicants that all building forms, materials and colors are to be designed in a manner that reflects the natural qualities and landscape of the surrounding desert. Below you will find reference charts stating the approved exterior building materials. Paint palettes will be found on a separate chart. (See [Exhibit 1.0](#), Preferred Materials and [Exhibit 2.0](#), Approved Paint Palettes).

2.4 Setbacks

The primary reason for setbacks is safety and aesthetics. The intention, on the "visual" side, is to create visual continuity with, and a natural buffer between, adjacent or contiguous properties through the use of native landscape materials. This will contribute to the development of a quality 'desert integrated environment'. A defined physical separation preferably visually subtle, between buildings on adjoining lots is required to distinguish separation of uses This may easily be accomplished through the planting of trees, a row of flowing bushes or a simple artistic placement of stones or the placement of a steel 'ribbon' type header approximately 1/8" thick and 8" deep imbedded flush with the finish surface of the ground.

- A. Minimum building and parking setbacks along the streets shall be provided to enhance the visual environment and safety of motorists and pedestrians. Setback areas on each lot shall be fully improved with sidewalks, contour grading, landscaping, irrigation and all necessary screen/site walls and berming.
- B. **For Retail Centers, Worship & Institutional Buildings, Corporate Centers and Office Parks:** Minimum twenty-five (25') foot front yard landscape setback is required from the front yard property line.
- C. Minimum twenty-five foot (25') landscape area is required in front of a two (2) story building main entrance, and a minimum fifteen foot (15') landscape area is required in front of a single story building main entrance. A minimum ten feet (10') landscape area is required on all other sides of the building. However, if a sidewalk exists between the landscape setback and the drive

or parking lot, the landscape portion must be a minimum of ten feet (10') in width to allow for trees along the building. ([Exhibit 3.0](#), Parking Setbacks, [Exhibit 4.0](#), Pedestrian Links).

- D. Provide a minimum of fifteen feet (15') of landscaping on the sides and rear of buildings two stories or more. The front or main entrance side shall have a twenty five foot (25') landscape setback. The front or main entrance of a one story building shall have a minimum fifteen foot (15') landscape setback excluding any sidewalk. The remaining sides of the building shall have a ten foot (10') landscape setback.
- E. Parking and drive aisles shall be set back a minimum of ten-feet (10') from perimeter site walls.
- F. For buildings facing on, or serviced by non-dedicated streets: The setback line shall be measured from the back of the curb. If pedestrian traffic is anticipated, a concrete sidewalk of 5' in width on both sides of the non-dedicated street is required.
- G. Parking structures shall conform to the same setbacks required for buildings.

2.5 Refuse Collection, Storage, Service & Loading Areas

Refuse containers, storage, service, and loading areas shall be screened from primary visual exposure areas (e.g. streets, primary entry drives, and common visual and recreational amenity areas). Applicants are encouraged to provide space for recycling within the refuse enclosure. Verify enclosure requirements with the current solid waste collection service provider.

CDRAC may designate a specific service and/or loading area orientation, if it deems such to be appropriate.

- A. All storage, including cartons, containers, materials and equipment, shall be shielded from view within a building or area enclosed by a masonry wall or an alternative building material approved by ACC. Unless approved by ACC, no service door shall be oriented to an adjacent street, or right-of-way. Orientation to an adjacent street, or right-of-way, if approved must be screened.
- B. Loading and service areas shall only be located in a non-street side or rear yard. Such areas shall be effectively screened from views from adjacent public streets and lots by means of screen walls, landscaping, grading, or a combination of these methods.
- C. No articles, goods, materials, fixed machinery or equipment, vehicles, trash, animals, or similar items shall be stored or kept temporarily on property or exposed to view from adjacent sites, streets, or sidewalks, without approval of ACC. Containers required for temporary storage on site during construction phases shall be completely removed from the site immediately following completion of construction.
- D. Loading and or service operations shall occur within the subject lot, preferably in the rear of the building as originally intended by the Declarant, so as not to interfere with pedestrian or vehicular circulation.
- E. **For Corporate Centers and Offices Parks:** Loading/unloading zones shall be separated from parking are and shall be provided as follows: one 10' x 30' loading space for every 40,000 sf. of gross building area. Increase to the nearest one for any fractions per the applicable building code and contingent on the functionality of the building.

- F. A separate loading/unloading zone separated from parking is required. Provide one 10' x 30' loading space per 25,000 sq. ft. of gross building area. Increase to nearest one for any fractions. Provisions shall be made on each site for any necessary vehicle loading. No on street loading shall be permitted, unless approved by ACC.
- G. Outdoor storage of material, goods, equipment, refuse containers or collection areas are not permitted between a street and the front of a building except for corner lots (pad sites) where they are to be placed in the side yard and adequately screened.
- H. All outdoor enclosures shall be made of durable noncombustible materials. All finishes and colors must be compatible with and complementary to the adjacent main building(s) and meet Guidelines for approved paint colors.
- I. Refuse Enclosures/Gates:
 - i. Refuse enclosures shall be provided to meet the operational needs of the business, and shall be accessible for collection vehicles and building users. Refuse collection areas shall be no closer than forty (40') feet from a residential property and as far as reasonably possible from the property line and other businesses.
 - ii. Trash enclosures shall be fully enclosed. The materials shall be compatible with the building finishes and materials. Wood is not a permitted material to be used for construction. Screen walls for trash enclosures shall follow the same criteria as masonry walls for screening, (See [Exhibit 5.0](#) – Trash Enclosures).
 - iii. Refuse collection areas shall be located in a rear or side yard only, and shall be effectively screened from view by means of architecturally consistent walls and/or fences, a minimum of six (6') feet high.
 - iv. No items shall be stored within a refuse enclosure other than dumpsters and/or compactors.
 - v. Gates for trash enclosures shall be constructed from steel tube frames with metal roof decking material welded to fill all void areas. The metal roof deck material shall be mounted to the gate frames with the horizontal folds of the decking material parallel to the ground. All gates shall be mounted to separate steel columns adjacent to the masonry screen walls. Gates shall be painted to coordinate with the color of the enclosure and buildings.
- J. Equipment Screening: Screening shall be provided so that all exterior components of plumbing, processing, heating, cooling and ventilation systems, including air conditioning units, are not directly visible from within the lot, adjacent lots, or from adjoining interior streets. The screening must be built out of masonry and consideration must be given to sound resonance.
- K. Mechanical Equipment: Ductwork shall not be located on the roof. Building parapets shall be higher or equal to the height of mechanical equipment so that separate roof-mounted screening devices shall not be required. Mechanical equipment shall be painted to match the roof/building color or be located on the ground or within the building, (See [Exhibit 6.0](#), Rooftop Screening).

2.6 Site Walls

Site walls serve numerous functions. For commercial properties, they are mainly used for site security, separation of functions, and screening of unsightly activities. Their design will be coordinated with the

intended purpose and the design of the building and improvements. Natural appearing berms may be used in lieu of walls for screening purposes. Campus settings do not require walls around individual building sites; however, any car lights must be screened so that cars are not visible below the average height of the headlights.

For Retail Centers, Worship & Institutional Buildings, site walls are encouraged as a landscaping element. They are required for parking/screening, depending on elevations and for areas adjacent to residential properties. Natural berms may be used for screening for parking in lieu of walls. Parking screen walls cannot exceed fifty (50') feet in length without a break or change in plane.

Three wall types are permitted in Anthem:

Type 1: Six (6') foot high wall is permitted for separation of functions: 8"x 16" split-faced concrete block, may be scored once.

Type 2: Six (6') foot high architectural integral color concrete block wall is permitted for screening and security adjacent to public streets, 8"x 16" split-faced concrete block, may be scored once to create the appearance of an 8"x 8"x 8" block module.

Type 3: Concrete block wall with a finish and color matching or complimenting the building materials, (See [Exhibit 7.0](#), Wall Types).

- A. Security Walls: Where additional security may be needed, top of wall additions that are permitted include; wrought iron spiked upright additions; wrought iron spiked outward additions. No chain link or barbed wire additions are permitted. Any additions to a wall must first be approved by ACC as "Top of Wall Additions" and is considered an improvement. Improvements are limited to a maximum total height of ten feet (10') and must have the additional approval of the City of Phoenix and/or Maricopa County.
- B. Property Line Walls: Where constructed, shall be of masonry split-faced block in an approved color. The split-faced side of the block shall always face the exterior or public side of the property. Property line walls shall be sized to the correct height to provide the proper functionality and aesthetics. Generally, a six (6') foot high wall will provide adequate screening. CDRAC however, may require additional height as it deems necessary to screen unwanted views into the lot. CDRAC may also require some perimeter wall heights to be lower in order to create a more open environment. All walls will be reviewed on a case by case basis.
- C. Parking Screen Walls: are required between on-site parking and contiguous streets and shall be three (3') feet tall, unless otherwise approved by ACC. The actual effective screen height may be required to exceed 3' depending on the vertical grade separation between the street and the parking area. Screen walls shall be constructed of concrete split-faced block in the approved Anthem Rustic Accent color. CDRAC may allow a freestanding wall to be an architectural accent element on a case by case basis. Screening of vehicles shall also include landform berming to give the screen wall an integrated appearance and allow the wall to flow into the contour of the site. A combination of screen and earth mounding shall provide a continuous screen around all parking areas. Parking screen walls cannot exceed fifty feet (50') in length without a break or change in plane.

- D. Wall Design: Walls are encouraged and may be required by the ACC to have additional architectural elements and accents of harmonious materials. Reveals, caps, color differentials, smooth, split-faced or honed masonry, sandstone, offsets, wrought iron, iron, are all elements that will be considered by the CDRAC to add character and richness to the walls, (See [Exhibit 8.0](#), Proper Fences & [Exhibit 9.0](#), Site Wall-Soften with Landscape.). Improper fences include but are not limited to chain link, chain link with barbwire, chain link with privacy slats, chain link gates and omega panels.
- E. Masonry Screen Walls: Masonry screen walls shall be constructed of the following materials:
- i. If a screen wall is attached to a building, the screen wall shall be the same or compatible material, finish, and color as the building.
 - ii. If a screen wall is attached to a perimeter wall, the screen wall shall be the same material, finish, and color as the perimeter wall.
 - iii. In all cases, the finished side of the wall shall be presented to the public or outward side.
 - iv. In all cases, with the exception of parking screen walls, the screen wall must be constructed higher than the element it is intended to screen. CDRAC will also review lines of sight and screening relationships from adjacent parcels, streets, etc.
 - v. No screen wall shall exceed six (6') feet in height without ACC written approval.
- F. Retaining Walls: Retaining walls often will be used to respond to changes in grade, while avoiding problems of erosion control. Where possible, the developer/builder will be required to integrate this retaining wall function into the building wall, rather than building another retaining wall into the site. Where freestanding retaining walls are required, their height, uninterrupted length and appearance will be regulated. Freestanding means the wall does not form part of a building. There are two types of retaining walls: those retaining cut and those retaining fill, see [Exhibit 23.0](#). Whether retaining cut or fill, if the total retaining height exceeds the maximum of 6'-0" and the condition is not substantially screened from view by a building, it must be broken in to two or more sections separated by at least 2'-0" to support screening plant material.

2.7 Utilities and Communication Devices

With the exception of existing telephone and power lines, all non-residential properties shall be free of overhead power, telephone lines, and utility poles. All ground or roof-mounted utility and communication equipment shall be screened from primary view areas such as streets or adjacent building primary entries.

- A. No ground or roof-mounted antennae or devices for transmission or reception of any signals, including but not limited to, telephone, television, radio or leasing of cell site integration, shall be permitted unless specific written approval is granted by ACC. When such devices are permitted by ACC, they must be screened in a manner compatible with the project's overall architectural design.
- B. The design of the underground utilities shall provide for utility cabinets, service entrance sections and transformers to be located in areas where they must be screened from public view with planting and/or landscape berms, walls or an enclosure. The same type of treatment shall

be required for fire risers, back-flow preventers, etc. All utility cabinets and transformers shall have adequate safety features, locking mechanisms, and security controls to prevent inappropriate or random access to the utility cabinets or transformers.

- C. Exterior components of plumbing, processing, heating, cooling and ventilation systems shall be screened in a manner compatible with the projects overall architectural design.

2.8 Parking and Access Requirements (See [Exhibit 19.0](#) and [2.9 Parking Areas](#))

- A. Parking space size requirements:
 - i. 90 degree parking: 9'-6"-0" x 18'-0"
 - ii. Parallel and diagonal parking: Per City of Phoenix or Maricopa County requirements.
 - iii. Accessible spaces shall be as required by the City of Phoenix, Maricopa County zoning ordinances and ADA Standards.
- B. Parking may overhang the curb into landscape setback areas by two (2) feet from face of curb.
- C. **Retail Centers, Worship & Institutional Buildings:** No parking area or access drive shall be closer than 10' from a building or an interior property line, lateral or rear yard. Wheel stops and/or parking bumpers are not permitted. Provide accessible parking spaces per governing codes, (See [Exhibit 3.0](#), Parking/Access Drive Setback).
- D. A minimum of a five foot (5') wide landscape buffer is required between the first parking stall and a parallel drive. (See [Exhibit 19](#))
- E. Sidewalk overhang: Any condition where parking overhangs any sidewalk, the sidewalk shall be a minimum of six feet (6') wide elevated 6" above the parking surface without any other obstructions to pedestrian traffic such as building columns, fences sign posts or the like. Parking bumpers are not allowed.
- F. Parking on unimproved property: Parking for construction, special events and overflow parking is not allowed without proper permission, dust and traffic control and prior notification to, and written permission from, ACC and the property owner. Additional approval from the City of Phoenix or Maricopa County may be required.
- G. **Covered Parking: For retail centers, worship & institutional buildings.** The last stall on each end of a row of cars should not be covered to allow for a six foot (6') wide landscape planter and trees. Do not exceed ten (10) spaces without a break of structure to allow for a five (5') foot, diamond landscape planter. (See [Exhibit 19](#))
- H. **Covered Parking: For corporate centers and office parks.** It is recommended that 30% of all parking spaces of 'Class A' or condominium office developments be sheltered or covered parking.
 - i. If covered parking spaces are provided, they must be in the least conspicuous areas. Adjacent to the last covered stall on each end, allow for a landscape planter a minimum of six (6') feet wide. Do not exceed ten (10) covered spaces without a break of structure to allow for a five (5') foot, diamond landscape planter, (See [Exhibit 19](#)).
 - ii. Provide for accessible covered parking spaces per the City of Phoenix and Maricopa County zoning ordinances and the federal ADA requirements.
 - iii. Covered parking shall be of a modified cantilevered canopy system.

- iv. Parking stalls adjacent and perpendicular to a building: if the landscape area between the curb and the building wall is less than fifteen (15') feet in width, provide a landscape planter five (6') feet wide and eighteen (18') feet long every six (6) stalls or as required by CDRAC, (See [Exhibit 19](#)).
 - v. With the exception of "iv" above, where parked perpendicular to a planting area, provide a minimum of one five (6') x 18' planter for every ten (10) stalls in a row.
 - vi. Where parked in a field of parking, i.e. multiple aisles with double rows of spaces provide a five (5') diamond planter for every six (6) cars or one 6' x 18' planter every eight (8) cars.
 - vii. All planter widths indicated herein except "vi" above, are to be measured from outside face to outside face of surrounding curb.
- I. Parking canopies shall incorporate colors that complement the building colors. Fascias are required.
 - J. Buildings and on-site circulation shall minimize pedestrian/vehicle conflicts. Pedestrian links to public sidewalks are required, [Exhibit 4.0](#), Pedestrian Links.
 - K. In the event principal access drives are divided by a landscaped median, said median shall be a minimum of 5' wide and shall be landscaped as required in this document.
 - L. All curb cuts onto public streets shall be on-grade curb returns. Ramped curb cuts are prohibited. All curb per City of Phoenix and Maricopa County requirements.
 - M. Concrete curbs, all vehicular parking and circulation areas, including landscape islands, shall be surrounded by a continuous concrete curb.
 - N. All street access drives must provide a minimum of 40' of queuing distance from the Right-of-Way (ROW) line.
 - O. No parking spaces shall be located on a major access driveway into the parking area.
 - P. Dead end driveways: No parking spaces shall be allowed on a dead-end driveways greater than one hundred (100) feet in length without providing adequate and safe vehicular turnaround maneuvering room at the end of the driveway (unless prohibited by Maricopa County or City of Phoenix Ordinances)
 - Q. Parking signage shall be per the City of Phoenix and Maricopa County requirements.
 - R. **For Corporate Centers & Office Parks**, multi-story buildings must provide a drop-off and pick-up lane at least 30' wide and 60' long.
 - S. **For Worship & Institutional Buildings**, all schools, public, private and parochial must provide for one-way car drop-off and pick-up lanes, separate from bus drop-off and pick-up lanes. All schools, public, private and parochial must provide for school bus drop-off and pick-up lanes, separate from car drop-off and pick-up lanes. Worship buildings must provide for a drop-off and pick-up lane. These lanes must be safe and of adequate size and capacity for the population and function of the facility and per code for Maricopa County and/or the City of Phoenix. Adequate, queuing must be provided for safe drop off and pick up areas for cars and buses. Any queuing zone that is head-on with building doors or pedestrian areas requires a screen wall and or properly designed and located safety bollards.
 - T. It is encouraged that multi-building developments orient individual entries toward a common pedestrian access and keep vehicles towards one side.

- U. Use upgraded paving materials:
 - i. Concrete or Asphalt surfaces are required for accessible parking areas.
 - ii. 'Permeable' materials such as paving units should be maximized.
- V. The American's with Disabilities Act (ADA) requirements must be met including direct access from a vehicle to the building entrance/s. ADA required signage shall be placed at specified locations. It is encouraged that pedestrian circulation from accessible stalls not cross any driveways and has direct access to the building entrance.

2.9 Parking Areas

- A. Landscaped islands and medians shall be incorporated into parking areas to provide shade and to define parking areas and pedestrian access, see [Exhibit 19.0](#), Landscape Parking Diagrams.
 - i. Diamond parking lot landscape islands shall be a minimum of 25 square feet with a width of five feet (5') overall dimensions.
 - ii. Parking lot end islands shall be a minimum of 108 square feet and with a minimum width of five feet (6') from the outside face of the curb. If square diamonds are used, they must occur at a minimum of one every 10 parking stalls and each must contain one appropriate, thorn less species of shade tree and ground cover.
- B. Parking lot field shall contain one landscaped island for every 10 parking spaces. If diamond planters are not used, each landscape island shall be a minimum of 6'-0" x 35'-0" (outside width) for two cars parked bumper to bumper or 6'-0" x 17'-6" for cars parked in a single row, (Not double loaded).
- C. Parking areas of 200 cars or more shall provide landscape medians between every sixth parking bay. Landscape medians shall provide a minimum landscape area ten feet (10') wide, including car overhangs. Shade trees planted within medians shall be spaced a minimum of twenty (20') feet on center.
- D. Consistent tree planting shall be used to define entry, drives and primary driveways. Required landscape density for parking islands and medians are as follows: Two (2) trees per end island, one (1) tree per diamond island, one (1) shrub per 50 square feet; and one (1) ground cover plant per twenty (20) square feet.
- E. **For Retail Centers**, accessible stalls must provide direct access to building entrance without crossing driveways.

2.10 Grading & Site Improvements

Landform is an important design element in Anthem development. Each lot should include aesthetic, as well as functional, landforms for landscape areas, street frontages, detention areas and a screening of unwanted views. All grading should be of natural forms having smooth flowing lines. In general, slopes for landscape areas are to be designed at a 4:1 maximum slope. Steep slopes should be avoided. If utilized, steep slope areas may be required to utilize retaining walls to reduce the gradient so that it will support plant growth and reduce potential erosion.

Each owner shall be responsible for complying with all Phoenix City, Maricopa County and ACC standards for storm water retention, detention, and discharge. A detailed grading and drainage plan

prepared by a licensed professional shall be submitted to the ACC for approval. Storm water runoff on the east side of Anthem is regulated by the Maricopa County Flood Control District (MCFCD).

Each owner or occupant shall have the responsibility, at their own expense, to comply with all federal, state and local environmental laws, regulations and requirements pertaining to the development and operation of its property. This will include but not limit the obligation to prepare and submit to the U.S. Environmental Protection Agency a Notice of Intent (NOI) for storm water discharges under the National Pollutant Discharge Elimination System (NPDES) and to comply with all applicable pollution prevention, control, monitoring, reporting, inspection and permitting conditions and requirements related thereto.

- A. Each owner or occupant shall have the responsibility, at their own expense, to comply with the City of Phoenix or Maricopa County dust control regulations and requirements pertaining to the development and operation of its lot, including, but not limited to, the obligation to secure a Dust Control permit.
- B. Surface Drainage System: Curb and gutter in paved areas is encouraged. Valley gutters are not allowed in primary access driveways without the approval of the CDRAC.
- C. Grading and earth forms shall be utilized in conjunction with screen walls to screen parking areas. Slopes for these bermed areas shall not exceed 3:1 without the approval of the CDRAC.
- D. Retention Basin grading shall utilize natural forms and shall not exceed 3:1 side slopes for desert landscaped areas. Retention areas with an “engineered or man-made” appearance will not be permitted. This includes ‘geometric’ or ‘engineered’ grading and vertical-walled retention areas. The design intent is that retention areas appear as natural and ‘desert integrated’ as possible.
- E. Minimize mass grading/earthwork and use natural topography as much as possible. The overarching goal is to not alter the development site any more than necessary from its original native condition; protecting existing watershed and drainage ways wherever possible; and limiting structures to the areas on the site where drainage, soil and geological conditions will provide a safe foundation.
- F. Structures should be positioned to be part of the site rather than being perched on it, creating unnecessary building heights. In hillside areas of 10%-15% slopes, buildings are encouraged to be stepped using split and multi-level solutions where possible to follow existing contours and achieve a balance of cut and fill.
- G. Buildings, roads, driveways and all other improvements will conform to the existing contours of the site, to the maximum practical extent, minimizing excavation rather than altering the site to fit a poorly designed improvement. Site drainage and grading is to be done with minimal disruption to the lot or parcel, and run-off shall not drain unnaturally to adjoining lots, see [Exhibit 10.0](#), Preferred Cut and Fill Technique.

Section 3: Architectural

All building construction within Anthem shall incorporate contemporary southwestern architecture that reflects quality materials and professional workmanship. The objective is to create a cohesive, distinctive personality that establishes Anthem as a first class environment.

3.1 Design

Within the framework of these Guidelines, businesses locating in Anthem shall be encouraged to express their individuality through the architectural design of their facility.

- A. All architectural features shall appear as an integrated part of an overall site design, and building masses should be part of a strong design concept. Distinct masses should be visible from each elevation and each mass should be distinguished by vertical and horizontal offsets, see
- B. [Exhibit 11.0](#), Building Mass.
- C. Contemporary Architectural Vocabulary is required. Building masses are to be simple in form and strong in geometry. Variation in roof height and profile are to be used with discretion to add visual interest, visually soften the building profile, conceal mechanical equipment and define entry areas.
- D. In keeping with Anthem’s design philosophy of minimalism and visual integration with the desert, the color ‘white’ and any highly reflective light value, shall be avoided. In certain instances, architectural trim or small details of a light or off-white color may be tastefully used subject to the ACC approval.
- E. Pre-engineered metal buildings are not permitted.
- F. Prefabricated buildings are strongly discouraged and may only be utilized in special instances with **Prior** written approval by ACC and with additional applied architectural treatment as required by design guidelines and CDRAC, to integrate visually with existing buildings and the Anthem Design Philosophy.
- G. **For Worship & Institutional Buildings**
 - i. The use of courtyards and colonnades is encouraged for worship and educational buildings.
 - ii. The use of cluster buildings is encouraged particularly for schools.
- H. Passive solar protection detailing shall be achieved either with recesses in the building plane where windows occur and/or with the use of shading structures. Canopies or arcades are encouraged on the ground floor.
- I. Building orientation should also respect the concept of passive solar treatments by avoiding main entrances on west facing facades where possible. Less fenestration or well-shaded fenestration should be used along western facades.
- J. ‘Period Buildings’ are not permitted. Arbitrary decorative or stylized architectural treatments are not permitted. Facade components shall be expressed in ways that help establish building scale. Compositions that express rhythms and patterns of windows and columns are encouraged.
- K. **For Corporate Centers, Office Parks & Industrial Buildings**, when tilt construction is utilized, the finish shall be either sandblasted or have sections of the tilt wall sandblasted, exposed aggregate or combinations of finishes. These architectural finishes shall be a minimum of 30% of the total tilt panel building skin area. Wall surfaces shall be modulated with the use of reveals or other architectural relief. No building shall be built with a tilt skin exceeding 80% of its total skin area. Building materials shall be of a contemporary nature to enhance the image of the architecture. Textured surfaces and matte finishes with low light reflectance are encouraged to create visual interest and are appropriate for all Anthem buildings. The following building

materials are permitted within the Anthem corporate centers, office parks and industrial areas, see [Exhibit 1.0](#) & [Exhibit 2.0](#).

- i. Tilt-up, poured-in-place, or precast concrete with matte-painted finish, exposed aggregate, and/or architectural relief are permitted.
 - ii. Brick, concrete block (textured, split-faced, hone-face or sandblasted), natural stone, cultured stone, Sedona Red Sandstone, sand blasted and/or integral colored concrete and colored tile are permitted.
 - iii. Painted masonry is strongly discouraged in Anthem however may be used in special design circumstances as approved by the CDRAC.
 - iv. Stucco, "GFRC" and "EIFS" systems patterned with reveals to break up large expanses of wall surface. These reveals must be a minimum of two (2) inches wide x .75 inches deep. The following finish textures are recommended: Venetian Plaster, smooth spray, sand-fine, medium or coarse and swirl fine.
 - v. Extensive use of wood siding, corrugated metal and 'weathering' steel are discouraged, however may, depending on the overall design, be permitted at the sole discretion of the CDRAC.
- L. Building orientation should be a major consideration.
- i. If the only available option is to orient a building entrance facing west, sun protection is required.
 - ii. Deep recesses and overhangs are encouraged.
 - iii. It is recommended to minimize windows on west facades or use screens and/or niches for windows facing a western exposure.
- M. No lighting from a building's interior can reflect onto residential properties, parks and washes.
- N. Glazing types may vary. Please see below:
- For Corporate Centers & Office Parks**
- i. All exterior glazing must be tinted. Frit or patterned glass per the material palette may be utilized.
 - ii. Reflective curtain wall glazing shall be permitted up to 25% of the entire building skin's area. Reflectivity of the glass cannot exceed 20%.
- For Retail Centers**
- i. The use of frit or patterned clear glass is an acceptable option.
 - ii. No reflective curtain wall office building type glazing allowed. A minimum tint is required on glass.
- For Worship & Institutional Buildings**
- i. Stained glass features of a certain size are permitted for Worship Buildings.
 - ii. The use of frit or patterned clear glass is an acceptable option.
 - iii. No reflective curtain wall office building type glazing allowed. A minimum tint is required on glass.
 - iv. No classrooms may be built without windows. In addition to clerestory glazing, at least one window section of 4'X5' will be required for each classroom.
- O. All building elevations shall incorporate design integrated materials, textures, details and colors.

- P. Building entrances must be relatively obvious, readily accessible from parking, well lit and strongly pronounced.
- Q. If nighttime activities are to occur, ensure that light transmitted out of the building is not seen from or spilled onto residential properties, parks and washes.
- R. No long building elevation element, generally 40 feet (40') or greater as determined by CDRAC, can be uninterrupted without a physical articulation of some kind to add interest and scale. The articulations can be achieved by, but not limited to the following:
 - i. A minimum setback of one foot (1') in a wall plane.
 - ii. A change in wall height
 - iii. A change in shape
 - iv. Change in materials, pattern or texture
 - v. The use of pilasters or columns
 - vi. The use of landscaping elements
 - vii. Off-sets within continuous wall planes of a minimum of one foot (1').
- S. Architectural façade elements are to be included on all sides of the building. No 'back of house' type building façades facing any street or visible from a street or contiguous residential property will be permitted.

For Retail Centers

- i. Whenever a service door or opening of at least 7'X7' is placed along a facade, that facade should not face a public street. If it is not possible to orient the structure in any other way due to site and use conditions and if ACC gives discretionary approval, then the opening or doorway must be shielded with site walls and/or vegetation.
 - ii. All drive-through canopies shall be integrated with the overall building design. All vehicular lights in the drive-through must be shielded from adjoining properties with berms or screen walls.
 - iii. All under canopy light fixtures are to be flush-mounted with the soffit. Shields will not be accepted for surface-mounted light fixtures.
 - iv. Brand/Prototype buildings are not permitted. These designs will be required to achieve a special identity that is suitable to Anthem. Whenever a brand building is submitted for approval, the owner and/or architect is required to demonstrate in writing how the proposed building's uniqueness is suitable for and enhances the visual environment in Anthem.
- T. Licensed architects, engineers and landscape architects must prepare all plans.

3.2 Roof Treatment

Rooftops shall be considered important design elements as viewed from a variety of vantage points at ground level, from other buildings and adjacent perimeter streets. Flat roofs are preferred when the building is seen from a lower vantage point. Sloped roofs are preferred when the building is seen from a higher vantage point.

- A. Hipped, gable and shed roof forms are permitted to create variety in silhouette and 'roofscape'. Offsets or change of roof planes are required for visual interest. A mix of sloped and flat roof

forms is encouraged to visually reduce large expanses of roof and add interest. (See [Exhibit 12.0, Roof Forms.](#))

- B. Slope roof forms shall incorporate concrete tile, slate or standing-seam metal. Colors must be chosen from the approved palette. The minimum height of the slope roof shall comprise of 25% of the building height where it occurs.
- C. Flat roofs shall be finished with a desert tone surface. Colors must be chosen from the approved palette.

For Corporate Centers & Office Parks, All roofs shall be finished with a desert tone surface compatible with the exterior wall color. See “A” & “B” above.

3.3 Steeples/Towers/Spires

Steeple or geometric forms symbolizing a steeple are permitted. Steeples, towers and/or spires must be proportionate to the overall building height as determined by CDRAC. The maximum height of such building elements shall not exceed more than 20% of the building’s overall height. Overall height is measured from finished floor elevation to the top of the highest roof line. The maximum allowed height may not exceed a total of 48’ for steeples; towers and spires and must be compatible with the City of Phoenix or Maricopa County zoning ordinance requirements. (See [2.2 Building Heights](#))

- A. If such elements are lit, light cannot cross over property lines. Lighting shall be soft, low-level lighting.

3.4 Awnings

Where used, consistent form, material, color, location and mounting arrangement shall be used for awnings. The awnings shall provide a consistent minimum height of eight (8’) feet vertical clearance, with a maximum height generally not to exceed twelve feet (12’).

- A. Colors of awnings shall be per the ACC approved color palette. Internally illuminated awnings are prohibited. Awning signs may be allowed after application to and review by CDRAC.
- B. Awnings may be metal or synthetic fabric (vinyl, acrylic, polyester). The awnings shall be consistent throughout a building. There can be no mixing of materials, shapes, sizes or colors without ACC approval.

Section 4: Site Lighting

Low-level lighting shall be encouraged throughout Anthem. Owners or occupants are advised to familiarize themselves with Maricopa County Dark Sky Zoning Ordinance and City of Phoenix Dark Sky Zoning Ordinance.

4.1 Site Lighting Options

Lighting fixtures shall be arranged and shielded so that lighting shall be contained onsite and not shine or reflect onto adjacent property and streets.

- A. Building illumination and architectural lighting shall be indirect with no light source visible. Architectural lighting that articulates building features and provides functional lighting for safety and pedestrian movement is encouraged; (see [Exhibit 13.0, Building and Site Lighting](#)).

- B. Parking and service area luminaries shall be of the rectilinear cutoff-type luminaries. When fixtures are wall mounted, a house-side cutoff shield shall be installed that limits the brightness and reflective light on the building walls, (see [Exhibit 14.0](#), Parking Service Area Lighting).
- C. Parking lot fixtures and poles shall incorporate a dark bronze finish. Fixtures shall be mounted on square poles with a maximum height of twenty-five feet (25'), including base and pole. Fixtures located within one hundred fifty feet (150') of a residential zone, shall not exceed a maximum height of fifteen feet (15') including base and pole.
- D. Paved parking areas and pedestrian walkways shall not exceed six foot candles.
 - i. Demonstration of compliance shall be accomplished by submitting a computer printout of the photometric light pattern that shows compliance with the standards using an independent testing laboratory's report supplied by the manufacturer.
 - ii. Field measurements will be taken only if compliance is seriously in doubt, in which case measured values must be in conformity with codes and approved industry standards.
- E. Service areas shall be illuminated with wall-mounted fixtures that project light downward. Floodlights or battery-pack style wall lights are not permitted.
- F. Displays having external light bulbs are prohibited, unless approved in writing by the ACC. Exposed neon or gaseous light tubing and Tivoli lighting are not permitted.

4.2 Landscape Lighting

Low-level landscape lighting is to increase the nighttime aesthetics of the development.

- A. All landscape lighting shall conform to the City of Phoenix or Maricopa County zoning ordinances and all local and national code requirements.
- B. Landscape lighting shall be utilized to accent elements that are developed on each site. Major trees, wall surfaces, pathways, signage, special architectural features and other site elements may be illuminated. Landscape lighting shall be designed to illuminate the intended object without having the direct light source visible from the exterior of the site, pathways, parking, and public areas.
- C. Landscape lighting fixtures shall be selected to perform their intended function and be a part of the overall site furniture package. The fixtures should be an enhancement to the architectural character of the entire project. The light source of the fixture should also be reviewed and selected based on the light color, quantity, quality and glare potential. The light emitted from a fixture should enhance the building colors and provide for uniform light color throughout the site. It is required to use dark anodized bronze aluminum fixtures.
- D. Only lamps meeting current lighting ordinances are permitted.

Section 5: Landscape

Landscaping for all projects within Anthem shall include native and near-native species to create a community-wide continuity. Increasing the seasonal color throughout Anthem is encouraged to enhance the appreciation of the desert by the creation of contrast and balance in the landscape between native and near-native plant materials. The Anthem Plant List provides criteria for trees, shrubs and ground

cover to provide shading and screening, moderate the scale and climate, and enhance views from various vantage points throughout the site. The use of planting to provide shading and to moderate scale and climate shall be an integral part of any proposal.

The Anthem Approved Plant List shall be utilized when selecting plants for the landscaping of each lot. Landscape, hardscape, irrigation, plans, specifications and details shall be prepared by a landscape architect registered in the State of Arizona.

5.1 Landscape Requirements

- A. The site must be designed to minimize hard, impermeable surfaces.
- B. Street Frontage Improvements: Each owner or occupant shall be responsible for complete installation of street frontage improvements. This will include the landscape setback easement for the entire length of the subject lot. This complete street frontage installation shall be accomplished concurrent with the first phase of construction and include installation of a sidewalk 4' or 5' wide if none is existing or as determined by CDRAC.
- C. Individual landscape plans for each development must complement the roadway landscape, create distinctive settings for buildings and blend with adjacent existing landscape. The ACC staff may, at their discretion, provide owner or occupants with a specific landscape scheme for setbacks and right-of-way adjacent to major streets. Owner or occupant shall incorporate the provided landscape scheme into their landscape plan.
- D. All portions of the development site not occupied by buildings, pavement or other improvements shall be landscaped. Phased development areas shall be landscaped or otherwise maintained weed-free and dust-free in first-class condition.
- E. All landscaping must include a variety of textures in materials, i.e. pavers, concrete, decomposed granite, etc.
- F. Landscape design shall be planned to minimize the impact of root migration, irrigation runoff and plant litter, etc. to adjacent properties.

5.2 General Provisions (See [Exhibit 15.0](#) Native Plant List, [Exhibit 16](#) Near Native Plant List & [Exhibit 17.0](#) Prohibited Plant List)

- A. Owners or occupants shall install landscaping in informal masses generally consistent with the typical planting plan; see [Exhibit 18.0](#), Street Frontage Landscape Specifications.
- B. A combination of walls, trees and background shrub planting shall be used for screening in combination with landscape berms or screen walls.
- C. Retention areas shall be landscaped at a minimum of 50 percent coverage.
- D. Irrigation: All landscaped areas shall be supported by an automatic irrigation system that may be a spray, soaker, or drip-type system. All irrigation systems and landscaped areas will be designed, constructed and maintained to promote water conservation. Consideration is to be made to prevent water overflow or seepage into the street, sidewalk and parking areas.
- E. All ground mounted signage shall be placed in shrub beds with annual color accents. Ground mounted lighting, if necessary, shall be placed within landscape beds and screened with shrubs.
- F. Use upgraded paving materials at street, building entries and pedestrian areas as an integral part of the overall hardscape of the site.

- G. Provide protected pedestrian walkway cover where possible. Use either building elements extended from the building, building elements separate from the building or natural elements.
- H. Utilize adequate and appropriate species of trees along pedestrian paths and parking areas.
- I. **For Retail Centers**, use upgraded paving materials at entries and pedestrian areas compatible with the overall hardscape of the site.
- J. Use upgraded materials at main vehicular entrances to the site. Stamped and colored concrete or paving stones are recommended.
- K. Use landscape elements to create depth around the buildings. Shade un-protected glazing with trees.
- L. Use vertically oriented vegetation to enhance scale at appropriate locations.
- M. Turf areas are permitted in courtyards, as an accent and up to 20% of the area along the main entrance facade of the building and at the main vehicular entry (not going beyond 20' on each side of the driveway to a depth of 20' from the ROW, with a maximum 20% coverage).
- N. Only 'open view-type fences' are allowed at washes. This does not include any necessary enclosures for service areas and equipment that must be fully screened.
- O. An appropriate amount of bicycle racks are to be installed. The racks should be consistent with the building's color and architectural scheme.
- P. Vehicular site entries and pedestrian building entries must have enhanced vegetation as it relates to size, density and quality of materials.

5.3 Plant Densities & Sizes

The required landscape minimum sizes and minimum densities of plant materials are listed below for the various site areas.

- A. Street Frontages (Quantity per sq. ft. of landscaped area) See [Exhibit 18](#)
 - 1- Gallon ground cover 1 per 65 s.f.
 - 5 - Gallon Shrubs 1 per 180 s.f.
 - 15 – Gallon accent shrubs or cacti 1 per 400 s.f.
 - Trees shall be planted 1 tree per 25 L.F. average.
 - Boxed tree 36" 15%
 - Boxed tree 24" 45%
 - Fifteen Gallon 40%
- B. Parking Lot Medians
 - 1- Gallon Ground Cover 12 per median
 - 5 Gallon Shrubs 6 per median
 - Boxed trees 2 per median
- C. Side and rear yard strips (non-prime visibility edges of the site)
 - 1 - Gallon Ground Cover 1 per 50 s.f.
 - 5 – Gallon Shrubs 1 per 100 s.f.
 - 15 – Gallon Shrubs
For dumpsters, equipment screens, etc. as needed
 - 36" Boxed trees for screening, focal point, etc. as needed

- 24" Boxed trees 1 per 25 l.f.
- D. Building Entries and prime visible edges
- 1 – Gallon Ground Cover 1 per 35 s.f.
 - 5 - Gallon Shrubs 1 per 65 s.f.
 - 15 – Gallon accent shrubs or cacti 1 per 300 s.f.
- E. Trees shall be planted 1 tree per 450 s.f. for building entries and 1200 s.f. average at prime visible edges at the following percentages:
- Boxed 36" trees *30%
 - Boxed 24" trees 35%
 - Annual color beds @ project & building entries Minimum of 20 s.f.
- F. Decomposed granite ground cover shall be placed over all landscape areas with the exception of turf and annual beds. Granite shall be 1" minus Saddleback Brown used as a surround for sculptures or for courtyards/private areas. Granite should be spread at approximately 200 square feet per ton or approximately 2" deep. At areas contiguous with natural washes and native areas, the granite should be 'raked out' at the edges of the site to blend and comeingle with the natural existing material to create a natural appearing transition.
- G. Tree Sizes and Quantities – General: Forty-five (45) percent of the required trees on any given site shall be 24" box, fifteen (15) percent shall be 36" box as determined by CDRAC and not more than forty (40) percent may be 15 gallon.
- i. 15-gallon trees shall be a minimum of 8' in height, 4' spread with a 1" trunk caliper.
 - ii. 24" box trees shall be a minimum of 10' in height, with an 8' spread and 2" trunk caliper.
 - iii. 36" box trees shall be a minimum of 12' in height, 10' spread and 3" trunk caliper.
 - iv. CDRAC reserves the right to require larger size trees if determined that is necessary based on project design, scale, location or the like. The size and species of tree utilized in any given landscaped area should be selected based on the purpose and design priority of the specific location, its use as a "screen, shade tree, focal point, and the overall landscape composition. Street frontage and entries off of streets into the project parking and building entries are considered high priority.
 - v. Caliper of tree trunk diameter measured one foot (1') above grade shall be the diameter of the largest single trunk if a multi-trunk tree is utilized and not the aggregate of trunks at the one foot elevation.
 - vi. Contractor shall notify the ACC when tree deliveries will be made to the site so the ACC at their discretion along with the landscape architect can verify that the materials meet the ACC guidelines.

5.4 Street Frontage

- A. Each owner or tenant shall install street frontage landscaping in conformance with the specifications, see illustration in [Exhibit 18.0](#), Street Frontage Landscape Specifications.
- B. Traffic site visibility triangles shall be maintained at all street intersections and driveways per the requirements of the City of Phoenix or Maricopa County.

Section 6: Sign Plan for Non-Residential Properties

Anthem has a multifaceted business environment where diverse business enterprises are random. Tenant signs in Anthem are used to contribute to and help create a lively and interesting environment, establish the identities of occupants and give clear functional information. All businesses in Anthem shall have permanent signage.

6.1 Planning and Zoning

- A. Planning and zoning accommodates development both to the west side of I-17 in Commerce Park as well as the east side of I-17 at various parcels. Commerce Park is regulated by the City of Phoenix, while the east side is regulated by Maricopa County. Development plan approvals have established certain entitlements and regulations including signage. Each signage application must be reviewed and approved by the respective building departments prior to installation.
- B. Approvals provided by the ACC staff shall not constitute City of Phoenix or Maricopa County approval or guarantee jurisdictional approval. The ACC staff and owner/landlord must approve all submittals in writing **prior** to submitting to the City of Phoenix or Maricopa County.

Section 7: Signs

Non-Residential Commercial Signage by definition includes any commercial entity where business, commerce, manufacturing or service is conducted by a profit or non-profit and includes, but is not limited to, places of worship, educational facilities of any type, and multi-family housing. A signage submittal that is in accordance with the applicable Guidelines shall be made to, and approved by, ACC **prior** to submittal to, the local jurisdiction.

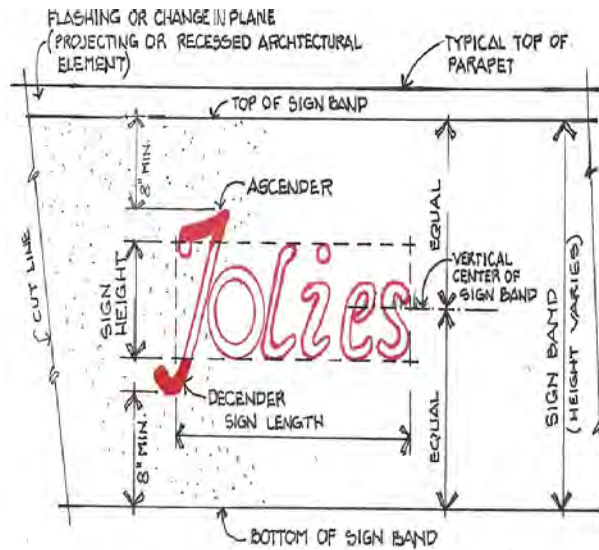
Parcel and business signs are used to contribute to and help create a lively and interesting environment, establish the identities of the occupants, and give clear, functional information.

7.1 Business Identity - Commercial Master Sign Package

All businesses, owner or tenant shall be required to identify the premises they occupy by an exterior sign complying with these Guidelines. Any sign that does not conform to these requirements or was not approved by the landlord and the ACC shall be immediately removed or brought into compliance at the owner or tenant's expense. Anthem design review approval is required prior to the installation, relocation or renovation of any non-residential signage in Anthem. This is true whether the sign required will be installed in Anthem Commerce Park on the west side of I-17, City of Phoenix Jurisdiction or the east side of I-17 Maricopa County jurisdiction.

- A. Fabrication and Installation: All signs and installation of the signs depending on location will conform to the local jurisdiction's building and electrical codes as well as sign permit requirements. All signage shall be designed, fabricated and installed by a licensed contractor in the respective field. Any illuminated sign or lighting device shall comply with all building and electrical codes, UL approved penetrations must be utilized for all electrical connections through building structure. No PK housings will be allowed. Employ only lamps emitting a light of constant intensity.

- B. Anthem design review approval: Design approval is required prior to the installation or renovation of any non-residential signage in Anthem. ACC written approval indicates design compliance with Guidelines and aesthetic appearance only and not for building code, ordinance compliance or any other jurisdictional requirements. Any sign fabrication or installation executed prior to receipt of all necessary approvals shall be done at the fabricators/installers risk and expense.
- C. Labels: No labels shall be placed on the exposed surfaces of signs except those required by local ordinances. Required labels shall be applied in visible but inconspicuous locations.
- D. Sign Copy: Sign copy shall be limited to business or tenant's proper business name and shall not, as regulated by the ACC, include the names of items, goods, products or services. The use of a crest, shield, logo, or other established corporate insignia which has been displayed with occupant's firm name, shall be permitted subject to ACC approval. If however, the name of the business does not portray the nature of the business, the business may apply to CDRAC for the ability to display goods, products or services rendered via the use of window signage within the Guidelines. (Also, see Ancillary Descriptive Dialogue Signs [7.7, F](#)).
- E. Color: Consistent application of a sign color will serve to reinforce project occupant identity and shall be specified in signage submittals. Occupants can ask for a specific sign color but the ACC has final approval.
- F. Design/Installation: Dimensional or channel letters and other sign elements shall be affixed to building walls without visible means of attachment, unless attachments make an architectural statement. Exposed raceways, transformers, wiring, etc. are prohibited. Occupants may use established font styles, logos and/or images that are registered trademarks, see [Exhibit 20.0](#) for preferred fonts.
- G. Sign Area: The area of the sign is measured by a single rectangular box around the height and width of all lettering and logo. Typographical ascenders and descenders are not included in the rectangular box, or the calculation of the sign area.
- H. Calculating Sign Area:
- Measured sign area = Average Height x Length of the 'rectangular box'.
 - Ascender and descender letters are not included in sign area calculation.
 - Please see the illustration below for an example.



* SIGN AREA CANNOT EXCEED 1/5 X LEASE WIDTH

* MAXIMUM SIGN LENGTH CANNOT EXCEED 75% OF LEASE WIDTH

NOTE: DRAW ONE SINGLE RECTANGLE (LINE SHOWN DASHED ABOVE) CONTAINING ALL LINES AND ELEMENTS OF THE SIGN TO DETERMINE TOTAL SIGN AREA.

7.2 Permitted Sign Types & Sign Criteria

Anthem’s overall signage theme is displayed along Anthem Way from its entry at I-17 to West Daisy Mountain Drive and south along Daisy Mountain to Gavilan Peak Parkway. Additionally, signage is displayed throughout Commerce Park, west of I-17. The architectural statement is ‘contemporary southwestern’ and the materials used to enhance this theme include Sedona Red flagstone, sand-blasted concrete, split-faced and honed integral colored concrete blocks, rusted metal, painted steel and concrete planters artfully coordinated with the perimeter walls, “bridge” structures and landscaping. The signage format, materials and colors for each ground mounted sign shall be aesthetically integrated with that theme. Therefore, while new monument and building directory signs will contain combinations of these elements, they will be different and unique unto themselves. See [Exhibit 25](#) for examples of monument sign materials and [Exhibit 26](#) for examples existing monument signs.

7.3 Monument Signs

A monument sign is defined as an on-site, permanent, free standing sign ground mounted on the property street frontage; it must identify a business name and a building address. Monument signs are permitted for buildings in the following categories: 1) Single or Multiple Tenants (non-retail) Stand Alone buildings; 2) Places of Worship; 3) Schools (public and private); Community Facilities; 5) Hotels; 6) Retail Centers; 7) Office Parks; 8) Care Facilities. Monument signs are encouraged though not required and are considered optional. See Exhibit 28 for Commerce Park Ground Sign Locations Map.

All Monument Signs Must:

- A. All monuments must include the name of the building that it represents.
- B. All monuments must have a building address that shall be clearly visible, constructed of aluminum reverse pan-channel numerals eight (8") inches in height, one (1") inch deep with a one (1") inch stroke mounted on the base, end or routed on the face of the monument.
- C. All monument signs must either be halo lit, have individually internally lit letters or an appropriate landscape light illuminating the entire sign area. If a ground mounted landscape light is utilized, it must be screened with low level landscaping.
- D. The width of the monument sign shall be in proportion with its height and length. All monument signs shall have an architectural, masonry, stone or concrete base. It is recommended that the base project beyond the actual sign area with a minimum width of 1.0 to 1.5 times the width of the actual signage area. Vertical architectural elements are strongly recommended at one or both sides of the monument to visually 'anchor' the actual sign cabinet face. Height shall not include the base, but shall be measured from the highest adjacent surface. See section 7.6-D.
- E. If provided, the masonry or concrete base and any adjoining decorative architectural buttress or pier is not considered a part of the allowable signage area.
- F. A metal cabinet may be used for the graphics field portion of the sign. The cabinet must be a minimum 1/8 aluminum sheet, coated with Montex or a similar permanent signage coating, material or treatment, to provide a non-glare appearance with routed letters and appropriate acrylic backing and internal lighting.
- G. If a sign cabinet is utilized, maximum cabinet face, signage area is 48 square feet for all signs except for retail centers.
- H. **For Retail Centers**, retail multi-tenant monument cabinet face may be up to ninety (90) square feet depending on the size of the center. CDRAC shall have the right to grant exceptions on a case by case basis.
- I. The construction materials and finish of the routed surface for each tenant name (on a multi-tenant sign), shall match in texture color, value and material.
- J. Letters mounted, applied or painted on translucent illuminated panels or signs are NOT permitted.
- K. All reverse pan-channel "Halo Backlit" letters utilized for the business name must be aluminum with concealed fasteners and shall be mounted 1.5" off the sign surface to create a silhouette and shall have returns and faces of .063" minimum with anodized aluminum 3" deep returns.
- L. Individual stand alone buildings and all non-residential, non-multi-tenant buildings may utilize a site wall mounted Business ID sign for their business name and address only. In this event, no other signage including an EMD will be allowed. Either of the following may be utilized: a) Aluminum Reverse Pan-Channel "Halo-Backlit" letters with 3" deep returns, or b) internally lit, Plexiglas face letters with 5" deep duranodic bronze returns with 3/4 inch duranodic bronze trim cap. The site wall must be integrated with the landscaping, earth berms, etc. and cannot exceed five feet (5') in height with its length proportionate with the signage. Site wall may also double as a component of the parking screen wall based on the CDRAC discretion. The maximum total letter and sign height shall be no greater than twenty-four (24") inches for one (1) line of copy. The total sign height shall be no greater than thirty-six (36") inches for two (2) lines of copy

which shall include a minimum four (4) inch space between lines. The total maximum sign height for lines of copy is thirty-six (36) inches with no letter greater than twenty-four (24) inches. The minimum height for letters will be six (6) inches.

- M. **For Retail Centers, Corporate Centers & Office Parks**, monument sign lighting shall have the name of the Center or Park internally lighted. For Retail Centers, all individual tenant signs shall be internally lit. When repairs, upgrades, or replacement is necessary all monuments shall be upgraded to have internally lit signage.
- N. Monument signs placed perpendicular to a public street shall be two (2) sided.
- O. The site area contiguous with and surrounding the Monument Sign must be fine-graded as necessary and landscaped with irrigation per the Anthem landscape requirements. This work shall be clearly indicated as an integral part of the Monument Signage Submittal Drawings.
- P. All work shall comply with all applicable local jurisdiction's codes, ordinances and requirements. Wherever an Anthem requirement is more restrictive, use the Anthem requirement.
- Q. All signage fabrication and construction shall represent the best industry standards in design, materials and craftsmanship.

For Anthem in some local jurisdictions, the maximum "cabinet face" signage area may not exceed forty-eight (48) square feet for all monuments except Retail Centers. Retail Centers may have cabinet faces as large as 75 to 90 square feet, depending on the size of the Retail Center. This regulation has been adopted for all monument signage in Anthem and size shall be determined on a case by case basis by CDRAC.

7.4 Multi-Tenant Monument Signs

For a Non-Retail Building or Community Facility, a maximum of six (6) occupant listings per sign face shall be permitted. Tenants with a gross leasable area greater than 20% of the total leasable area shall have priority over tenants having lesser leasable space for identity listings on the entry sign.

- A. **Single faced signs** permitted at lot entry driveways. One sign permitted per street entry or driveway, but only two per street.
- B. **Monument Height for Non-Retail Buildings** shall be limited to 8' high and 12' wide with an 18" high base for up to six (6) occupant listings. See section 7.6-D.
- C. **Monument Height** shall be limited to eight (8') feet high and the sign base to twelve (12') feet wide with an 18" high base. The height of the sign shall be measured from the top of an adjacent curb.
- D. **In Commerce Park** Interstate I-17 Monument is a double-faced freeway oriented sign along Interstate I-17 for Anthem Commerce Park users only. Owners or occupants of lots 33.1.1, 33.1.6, 33.1.7, 33.1.8 and 33.1.9 may advertise on the monument. The sign shall accommodate up to nine (9) user identifications per face. Maximum user copy height shall be 30".
- E. **Retail Multi-Tenant Ground Signs**. Monument signs shall be used to identify major retail tenant(s). Two double-faced signs are permitted, one to be located perpendicular to a major street, the second to be placed at a secondary street or driveway. Maximum size is 10'H x 16' W and may have up to 10 tenant panels. They may have one major monument and one minor

monument. Name of center shall not exceed 12" high letters and are to be routed or RPC lettering.

7.5 LED/EMD Monument Signs

Consideration for EMD signage will be reviewed by ACC Staff and the CDRAC on a case-by-case basis for schools, community facilities, hotels, retail centers and places of worship.

- A. Monument height shall be limited to 8' high (not including the base), with a total width not to exceed 12'. In the event that one or more of the sign footings is located on a slope, the height of the sign shall be measured from the highest adjacent surface.
- B. The cabinet is to be of fabricated aluminum with a medium texture, painted to compliment or match the building(s). All copy is to be aluminum RPC letters, with white EMD HALO illumination.
- C. The display cabinet may only have a maximum of 8'-3" width and a maximum of a 3'-1" in height. EMD display area to be no greater than 50% of the sign face area.
- D. Full color EMD message board. The internally illuminated display component of the sign is not to be inordinately bright, may not blink, pulsate, use any animation, or change colors during a specific message and must meet ACC Guidelines.
- E. Sign must have a masonry base and column that is to match any masonry on the existing building.
- F. Any fabricated embellishments are to be painted (if necessary) to enhance the monument and compliment it and the building.
- G. The name of the institution should be placed above or next to the display board.
- H. All ground-mounted signage shall be placed in landscaped areas.

7.6 Rules and Regulations for LED/EMD Monument Usage

- A. Rules for LED Monument Use: The intention of a LED monument sign is to minimize the need for banners and/or A-Frame signs to display announcements, community events, activities, emergency notifications, etc. In an effort to enhance support of the business community, guidelines have been created to allow for the addition of approved LED monument signs on relevant non-residential/commercial properties in the community. These provisions are established as a reasonable and impartial method of regulating signs in order to ensure public safety, reduce hazards at intersections, protect property values of the community and enhance the aesthetics of the community. All submittals for the addition of a LED sign on a non-residential/commercial property must follow the Anthem Community Council rules and regulations, as noted below, along with applicable local jurisdiction's policies and procedures.
- B. Definitions:
 - i. Electronic Message Board: Any sign or portion of a sign that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. Interchangeable with LED sign.

- ii. Flashing sign: A sign, the illumination of which is intermittently on and off so as to flash or blink, or the intensity varies so as to appear to flash or blink. Such signs are prohibited.
 - iii. LED: A device that lights up and displays information when electricity passes through it. LED is an abbreviation of “light-emitting diode.” Interchangeable with electronic message board.
 - iv. LED Sign: All or part of a sign that contains static messages only or changes static copy no more frequently than once every eight (8) seconds and shall not have “fade” or “dissolve” transitions, or full animation or video, or similar subtle transitions or frame effects that have the appearance of moving text or images.
 - v. Monument Sign: A ground mounted sign generally having a low profile with little or no open space between the ground and the sign and having a structure constructed of masonry, aluminum or materials similar in appearance.
 - vi. Sign Dimensions: The height of the sign shall be the vertical dimension from the highest point of the structure to the top of the base. Monument height shall be limited to 8’ high (not including the base), with a total width not to exceed 12’. In the event that one or more of the sign footings is located on a slope, the height of the sign shall be measured from the highest adjacent surface.
- C. Regulations: For all relevant non-residential/commercial properties, the following guidelines for LED monument signs shall apply:
- i. Sign Location - Only one freestanding LED monument sign structure will be permitted per applicable commercial complex regardless of the number of street frontages, size of complex, and/or number of establishments and shall be considered as the primary ground sign for that complex. If a freestanding LED sign is located on a property, all existing monument signs on the same property shall be removed after installing a proposed freestanding LED sign, unless existing monument sign will be retrofitted for LED usage. If the approved commercial complex has two main street entrances, one LED and one standard monument may be allowed. Commercial complex boundaries will be determined at the sole discretion of the ACC, in conjunction with Supplemental Declarations. Locations with multiple vendors/organizations must work directly with property owner to determine shared usage of any LED monument sign on the property.
 - ii. No sign shall be located in such a manner so as to obstruct free or clear vision, or otherwise cause hazards for vehicular or pedestrian traffic by reason of location, shape, illumination or color per Maricopa County Zoning Ordinance.
 - iii. LED signs shall be limited to ground signs only.
 - iv. No sign shall be erected, replaced or relocated so as to prevent free use of any required door, window, fire escape, emergency exit or standpipe.
 - v. No sign shall be located on, or attached to, any public property.
 - vi. Setbacks for all signs shall be measured from the leading edge of the sign as determined by local jurisdictions.

- vii. Per the Guidelines, surrounding landscaping is required to enhance the appearance of the monument.
- viii. Water lines for landscaping around the LED sign must follow the current ACC Design Guidelines.
- ix. All signs designed or equipped to be connected to electricity in any way shall be approved by county/city officials, and shall not be connected to any source of electrical power until such connection meets all applicable city, state and National Electric Code.
- x. Should re-grading of the ground where the LED monument sign is to be installed be necessary, drawings of the re-grading, created by an industry professional, along with reason and intent must be submitted to the Business Services Specialist along with the sign installation request application.

D. Sign Size:

All monument signs, including LED and non-LED displays, must adhere to the Anthem Commercial Design Guidelines and size restrictions. The electronic message display board area shall be fully framed and shall be subject to the following size limitations:

	Max. Number	Max. Base	Max. Height	Max. Width
Electronic Message Board Active View Area	1 per cabinet	18" (not included in measurement of height)	5 ft	10 ft
Monument Sign & Cabinet	1 per complex	18 "(not included in measurement of height)	8 ft	12 ft

E. Sign Display:

- i. LED monuments may only display from 6:00 a.m. to 10:00 p.m. daily.
- ii. Full color, single color and grayscale LED displays are permitted. One LED message board is allowed within the monument sign.
- iii. Streaming is allowed; minimum display time for LEDs shall not change the message more than once every 8 seconds.
- iv. Announcements should be limited to events and messages that apply to the property/organization that owns/manages the LED sign.
- v. Any display of Anthem Community Council events must be preapproved by the Anthem Community Council Communications Director.
- vi. Messages displayed on LED monuments should be relating to a business, event, goods, profession or service being conducted, sold or offered on the same premise as where the sign is located.
- vii. No sign shall have blinking, flashing, fluttering lights, animated figures, scrolling text or audible messages.
- viii. All LED monuments must be equipped with a photo sensor that will automatically adjust the LED brightness in direct correlation with ambient light conditions. The LED monument brightness shall be limited to a maximum level of 0.3 foot candles above ambient light conditions at all times, as measured using a foot candle meter

at a preset distance depending on sign size. Measuring distances shall be 0-100 square foot sign to be measured from 100 feet from the source.

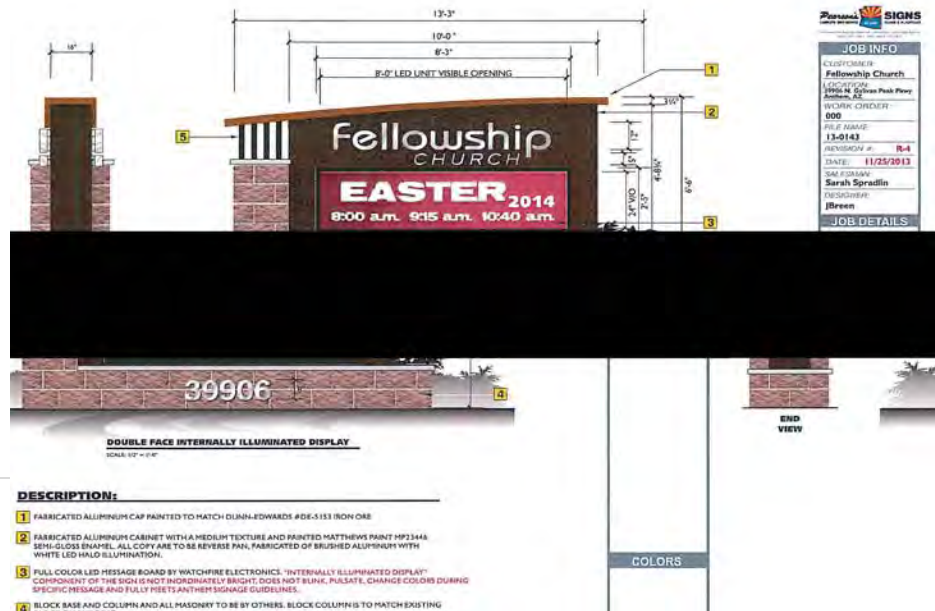
F. Sign Removal: The following provisions shall apply to the removal of abandoned or obsolete signs:

- i. Abandoned or obsolete monuments shall be removed within ninety (90) days of written notification from the ACC.
- ii. Any monument that is erected or placed in violation of this policy, Guidelines or other applicable code, shall be removed immediately upon notification from the ACC.
- iii. Any monument found by the ACC to present an immediate danger to the public shall be immediately repaired or removed.
- iv. Any property that has moved, closed, been abandoned, etc., having an LED monument shall remove said monument within 30 days after becoming either obsolete or abandoned.

G. General Rules:

- i. A maximum of ten (10) LED monument signs will be approved the ACC and installed per year on a first come, first serve basis.
- ii. LED Monument Signs must display the name of the entity/business along with the property address, separate and apart from the electronic message board. The name and address must be illuminated either by backlighting or landscape lighting.
- iii. All signs shall be erected, replaced or relocated in accordance with the Guidelines.
- iv. The ACC reserves the right to place approved LED monument signage on Council owned community interest property to enhance communication and resident relations.
- v. The ACC reserves the right to amend LED Monument Sign requirements and/or rules of use.

An Approved LED/EMD Sign



7.7 Wall Mounted Signs

Sign shall be an individual, aluminum pan channel, internally illuminated, sign with an acrylic face. Letters shall not be on a background and shall not be mounted on an exposed raceway. (Cabinet Signs Are Prohibited). See [Exhibit 27.0](#) for an example of typical wall mounted sign detail.

- A. Depth: Three Dimensional Letters with 5" Deep Duranodic Bronze Returns and LED internal illumination. Stand alone businesses may upon ACC approval use 3" deep Halo lit letters as above.
 - i. In rare instances, certain secondary words or design elements (which are an integral part of the Business Name) due to a specific Design Element, Legal Corporate Logo or a Trademark requirement, may be too small to be constructed per the above requirements. In this event the following options may be presented by the applicant to be considered by ACC staff.
 - ii. The specific word(s) or sign elements may be executed in 3" deep .063 minimum anodized aluminum reverse-pan channel halo lit letters and or elements mounted with concealed fasteners, 1.5" off the face of the signage wall and painted to integrate with the balance of the signage.
 - iii. Ancillary Descriptive Dialogue Signs may be utilized only to the extent that it is totally integrated in design and it is important to understand that Anthem's primary intent is to have each business name constructed with 5" deep internally lighted letters and that this exception will only be allowed based on either the Business Services Specialists or CDRAC's determination of actual need and merit.
 - iv. It is important to note that Anthem's primary intent is to have each business name constructed with the 5" deep internally lighted letters and that any exception will only be allowed based on CDRAC's determination of need and merit.
- B. Length: The overall sign length of spread of letters shall not exceed 75% of leased front footage as specified by Lease. (Example: Maximum spread for a sign for a lease space 50 feet wide will be 37.5 feet). It is important to check the local; jurisdiction's codes.
- C. Height: The maximum total letter and sign height shall be no greater than twenty-four (24") inches for one (1) line of copy. The total sign height shall be no greater than thirty-six (36") inches for (2) two lines of copy which shall include a minimum four (4") inch space minimum to be between lines. The total maximum sign height for two (2) lines of copy will be thirty-six (36") inches with no letter greater than 24". The minimum height for letters will be six (6") inches.
- D. Greater signage height for National Corporate tenants or users (*Example, Dollar Tree, Walmart*) may be considered for approval by ACC based on its appraisal of the tenants/user's written description of their specific conformance with the following criteria:
 - i. Because of its dominant size or lease hold area, the user is considered an Anchor Tenant in a given retail center.
 - ii. The actual architectural design of the sign location is unique and clearly intended for a larger sign that places "special emphasis" on the user occupying that specific space.
 - iii. The proportions and dimensions of the sign itself are appropriate for the sign location and the size of the sign does not have a visually, adverse effect on adjoining tenants.

- iv. The sign must be in proportion to the sign band and will not exceed 56" for 2 lines of copy. The maximum height of any letter in the sign shall be 36" and the minimum letter height shall be 6".
- E. Stroke must be proportionate to the letter size.

For Retail Centers

- A. Placement: All signs shall be located at the center of the signage band or fascia both horizontally and vertically. The intent is to maintain visual continuity by placing all tenant signage at the same height on the building sign band. In the event there may be architectural devices such as 'tie-rod anchor plates' supporting shade awnings or the like, it is important to consult with the Business Services Specialist for instruction.
- B. Quantity: Only one sign is permitted per business. Signage will be installed preferably over/near the main entrance; however, applicant may ask for a variance from the ACC for different placement. Each case will be determined separately. Any additional signage will not be permitted. If the Landlord and the ACC staff approve, and local jurisdiction permits, end suites and stand-alone buildings are permitted two signs. Retail buildings that front on a street with their parking on the opposite side of the building may be granted two (2) signs subject to CDRAC review.
- C. **Only One Sign per Business Occupying Multiple Units:** It is important to note that although a business may occupy more than one consecutive unit or lease bay, unless it is an end unit, business will only be permitted to have one building sign. However, should the business wish to advertise other business related services they may do so by utilizing window signage. **Please note that window signage must be approved by the ACC PRIOR to installation. (See [Section 8.8 Window/Door Signage](#)).**
- D. .Some buildings have roof structures which do not allow accessibility to the vertical center of the sign band. Therefore, the sign band for only these buildings has been raised to the following elevations:
 - i. For buildings front facing the parking lot and rear facing a drive or parkway, allow 16 inches vertical separation from the top of the LOWEST parapet segment to the top of the highest letter in the tenant sign.
 - ii. For each building's end units having a vestibule only, allow 24 inches from the ledger to the highest letter.
 - iii. All other sign criteria, letter height, backing, lighting, maximum width of sign space, etc. shall remain the same.
- E. Logos: Logos are permitted if they meet the Anthem criteria. All logos shall be reviewed on a case-by-case basis. A 24" single line sign height may have a 36" logo. A 2 line sign 36" high may have a 48" high logo. Logos must be in proportion with the balance of the signage and the sign band. Logos independent of the main business identification may be permitted as a separate sign with ACC approval, up to a maximum allowable height of 60". All logos must be centered horizontally on the sign band or as otherwise approved by ACC based on the overall composition of the design.

- F. Ancillary Descriptive Dialogue Signs are permitted at no more than a 10" letter height and 14" total sign height. Length shall be in proportion with the text 'message' above. Actual text on the sign shall be centered on the sign face and allow a minimum 2" margin at the top and bottom and 6" margin on each end. The intent is for the signage to lend credible information as to the type of business or product the business is selling that the 'Business Name' does not. See example below:



7.8 Drive-Thru Business and Directional Signage

Drive-thru businesses such as restaurants, financial institutions and pharmacies may have directional signage consistent with the following provisions:

- A. Ground-mounted directional signs may be strategically located to direct vehicular traffic; however, their placement shall not interfere with sight lines of traffic.
- B. A maximum of three (3) vehicular directional signs are permitted. Signs shall not exceed ten (10') square feet per sign face with a maximum height of four (4') feet.
- C. Each sign shall identify the business and incorporate a directional arrow.
- D. A maximum of one menu board per site with a maximum area of sixty (60') square feet and oriented towards drive-thru traffic. Speakers shall be directed toward the customer/driver and away from any related residential area with the volume set at the minimum practical level.
- E. Directional signs shall not be included in calculating building area signs.
- F. Typical directional signs shall have a steel post mounted in or on a concrete footing flush with or 2" above grade.

7.9 Fuel Pricing Signs

Fueling Stations shall have a sign program depicting all exterior building and ground mounted signs consistent with the following provisions:

- A. Only the merchant name shall be permitted on the building along and the gasoline and fuel signs. Advertising devices and advertising displays are prohibited.
- B. A maximum of two (2) price information signs shall be permitted for fueling stations. The price information signs shall be incorporated into a monument sign identifying supplier, logo and pricing information only. Price information signs may be two sided and all designs must be approved by ACC.
- C. EMD is permitted on monuments for fuel pricing.

7.10 Prohibited Signs

- A. Immoral or Unlawful Advertising: Exhibiting, posting, displaying or causing to be exhibited, posted or displayed, upon any sign anything of obscene, indecent, or unlawful activity shall be prohibited.
- B. Signs on Doors or Windows: No window or door signs shall be permitted except as noted in the Guidelines.
- C. Animated, Audible or Moving Signs: Signs incorporating moving, swinging, rotating, noise making, flashing, blinking, scintillating, fluctuating, or otherwise animated parts or light used to attract attention for the purpose of promoting (either directly or indirectly) the sale of products or identifying a tenant are prohibited.
- D. Outdoor Advertising Structure or Sign: Signs placed for the purpose of advertising products or services that are not produced, stored or sold on the property upon which the signs are located are prohibited.
- E. Vehicle Signs: No vehicle, including trailers, bicycles, etc. shall be parked in Anthem commercial parking lots for the principal purpose of advertising or display. All vans, cars, buses and trucks owned and operated by owners or occupants of the subject buildings shall be parked in the parking area at the rear of the building/s except during the course of deliveries. Vehicles or other signs or devices on private property or in the public right-of-way when used as advertising devices or displays are prohibited.
- F. Interior Signs: Unless otherwise approved by ACC, interior signs visible from the exterior, designed or installed in an externally-oriented manner are prohibited.
- G. Roof Signs: No roof or box signs or roof-mounted signs shall be permitted. Signs installed along the perimeter of the roof are not permitted.
- H. Advertising Devices: No advertising devices promoting tenants other than those in Anthem shall be permitted.
- I. Additional Signs: Cloth signs, streamers hanging on buildings, iridescent painted signs, exposed seam tubing, letter mounted or painted-on illuminated panels or signs and letters painted directly on any surface are not permitted.
- J. Trailer Signs of any kind are prohibited.
- K. Cabinet Signs are prohibited.
- L. Bicycle Signs may only use the bicycle lanes for display. Bicycles may not ride through busy retail centers, parks, neighborhoods or on sidewalks.
- M. Neon signs are prohibited.
- N. Other signs not consistent with the design aesthetics of Anthem are prohibited.

Section 8: Sign Specifications & Submittal Requirements

The purpose of sign specification and requirements is to create a graphic environment that is individual, distinctive in identity for the merchant, and compatible with other signs within the Center, Building, Religious Institution or Private School. The total concept should give an impression of quality, professionalism and instill a good business image.

8.1 General Requirements

- A. No signs, advertisements, notices or other lettering shall be displayed, exhibited, inscripted, painted or affixed in any manner to any part of the building exterior except as approved in writing by the landlord and the ACC.
- B. The tenant or owner shall be responsible for full payment, design, installation and maintenance of the sign. The tenant shall hold landlord, ACC, ACC staff and the Anthem Community Council Board of Directors harmless from, for and against all claims, costs, attorney's fees, damages, expenses, liabilities and losses arising from the installation, maintenance and repair of tenant's sign.
- C. Each electrical sign and the installation thereof, shall comply with all local building and electrical codes. All UL penetrations must be utilized for all electrical connections through the building structure. PK housings are not permitted.
- D. The tenant shall be responsible for obtaining all necessary permits for signs and the construction and installation of the signs.
- E. No labels shall be placed on the exposed surfaces of the signs except those required by local ordinances. Required labels shall be applied in inconspicuous but visible locations.
- F. All penetrations into the building structure required for installation shall be neatly sealed in a permanent and professional weatherproof manner.
- G. Sign copy shall be limited to tenant's proper firm name or primary business intent and shall not include the names of items, goods, products, or service lines. The use of a crest, shield or logo, or other established corporate insignia or modifier, that has been displayed or associated with tenant's primary business intent and/or name, shall be permitted subject to landlord and ACC approval.
- H. Owner/tenant shall be required to identify the premises by an exterior sign complying with these criteria. Any sign that does not conform to the requirements of these criteria, or was not approved by the landlord and the ACC shall be immediately removed and/or brought into conformance at the tenant's expense.
- I. If the premises have a non-customer door(s), for receiving merchandise, the tenant shall identify the business by displaying suite number in four-inch high letters.
- J. All sign outages, malfunctions, damage, etc. must be repaired in five (5) business days.

8.2 Submittal Requirements for Signs

Complete and detailed drawings are to be submitted in PDF form by the design consultant or sign company to the ACC staff and the landlord for approval.

- A. A current colored digital photo of the full building elevation(s) or 'tenant frontage' including a photo of the tenant signage and façade on each side of the proposed sign for context.
- B. The elevation of the fascia with the sign superimposed and shown in color, drawn to scale with all dimensions showing sign mounting height and distance from the top of the sign to the top of the parapet. If the signage is for an in-line tenant sign", show the width of the leased premises. This information may be superimposed on the elevation photograph and must be shown precisely at the same scale as the photo.

- C. A sign elevation detail, drawn to scale, showing the length of the sign, height of the letters, spacing between lines, font and color.
- D. A cross-section through the sign and building fascia/wall showing as applicable, the: type, thickness and color of Plexiglas and /or vinyl overlay aluminum, (sign material), type and thickness of material/s used for the backs, returns and trim cap, including color of the latter, finish and depth of the returns.
- E. The mounting method and type of illumination including the electrical connections.
- F. Ground mounted signs must include a site plan with specific location of each sign relative to property lines, easements, visibility triangles, existing trees, utility boxes and the like which may impair sign visibility. Indicate on the plan any existing landscaping to be removed and indicate the location, size and plant species that will replace it. Cut a vertical detailed section thru the sign indicating type and thickness of materials, and profiles.
- G. For monument signs, provide photos of the location and context. Provide all materials used and fully dimension the drawing. Drawings must be in color.
- H. Each submittal ***Must Include All*** of the following information:
 - i. Building Address including suite number (if applicable) of the job.
 - ii. Name of the Sign Company, its contact person & email address.
 - iii. Name of the Applicant
 - iv. E-mail Address & Telephone number of the applicant.
 - v. Full Mailing Address of the Applicant to receive Anthems Approval Response.
 - vi. Provide the date of the application submittal on each drawing submitted.
 - vii. Should a revised drawing/s be necessary, a revision date is required on all revised plans for resubmittal.
 - viii. Written landlord approval must accompany submittal with the application, if applicable. The property owner is responsible for compliance with the guidelines.
- I. All sign applications should be emailed to:
 - Business Services and Code Specialist
 - bservices@anthemcouncil.com
 - 623.742-6010

8.3 Style/Font/Typeface

- A. Businesses are encouraged to use their logo, logotype and corporate colors in their signage. Companies that do not have a specified logo will be encouraged to use these typefaces in their name. No more than two typefaces should be used to maintain a clean and legible sign. The following typefaces are preferred and those that the ACC staff encourages businesses to use. However, other typefaces may be presented for approval.

Aviner - Medium	Garamond – Bold
Aviner - Bold	Impact
Techno	Palatino
Garamond - Medium	Palatino – Italic

Garamond - Italic	Palatino - Bold
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Note: See actual typefaces [Exhibit 20.0](#) – Signage Fonts

8.4 Color of Sign

- A. Face – Any coloring with Landlord and ACC approval. Plexiglas or vinyl overlay. No clear faces.
- B. Return – Dark Duranodic Bronze.
- C. Trim Cap – to match face color.

8.5 Construction of Letters

- A. Individual pan channel letters will have a minimum 1/8” Plexiglas face.
- B. Returns and backs will have a 0.063 minimum anodized aluminum. Returns shall be anodized aluminum with dark Duranodic bronze finish.
- C. No armor ply or wood in the manufactured returns or backs may be used. No sheet metal/no paintlok, only aluminum.

8.6 Placement of Letters

- A. Structural I-beams or glue-lams are not to be penetrated.
- B. Letters are to be centered on fascia area of storefront left to right and centered vertically top to bottom, or as designated by the ACC.
- C. No unusual letter spacing shall be used to stretch or extend copy area.
- D. Non-corrosive mounting fasteners must be used.

8.7 Lighting

- A. All letters and or logos shall be illuminated with internal neon; single, double, or triple stroke as appropriate. No skeleton neon is allowed. Neon shall be 30ma clear red or 6500 white for monument signage.
- B. All wall mounted letters will be 5” LED pan channel letters.
- C. Halo lit letters will be allowed in Commerce Park for Stand Alone buildings only.
- D. All electrical will be U.L. or equivalent approved.
- E. Electrical power shall be brought to required location at Lessee’s expense. Routing and location of other required items shall not be visible on front of fascia.
- F. Penetration of structure and graphics beams shall be kept to a minimum and must have proper insulation for voltage cable and proper waterproofing.
- G. Transformers shall be concealed behind fascia and mounted in metal boxes.
- H. A licensed electrician will perform all electrical installation and connections.

8.8 Window/Door Signage

- A. Window door signs are not to exceed two square feet (288 sq. in.) and are limited to store name, logo, business hours and emergency phone numbers.
- B. No window sign may take up more than 20% of all window space in a unit. If on a corner and corner windows exist, those windows shall be included in the 20% calculation of window space.

- C. Window signs are to be crafted and installed in a professional manner.
- D. Window signage includes corporate and vendor promotional posters, menus, sales posters, etc.
- E. Shade signage for windows displaying business names, products sold or the like are to be treated the same as regular signage.
- F. Shade signage or any signage save that as conveyed in “A” for doors is not allowed.

8.9 Address Signs

Each store is required to display a suite number above storefront door and on their service door. Requirement is of four-inch white exterior vinyl.

8.10 Under Canopy Projected Signs

- A. Minimum clearance from the sidewalk to bottom of sign shall be 8’-6”.
- B. All signs shall be of the same size and a similar design. ACC has final approval.
- C. Different fonts may be used to compliment the business and if the owner deems appropriate.
- D. Sign consultant as designated by landlord shall supply and install all under canopy signage.
- E. Signs shall include only name of business.
- F. Background color shall be complimentary to the theme and paint palette used by the owner or tenant.

8.11 Unapproved Installations

Unapproved installations of permanent signage and temporary signage are subject to the ACC’s fine policy and the possibility of having to remove and remake signage or both.

8.12 Sign Removal

Any owner, agent or tenant that has moved, closed, been abandoned, etc., having a wall sign, window sign, monument or LED monument shall remove said signage within 30 days after becoming either obsolete or abandoned.

Section 9: Commerce Park Entrance Feature Advertising

The four entrance features at Commerce Park are owned by the ACC. Advertising on the entrance features is a privilege for non-residential entities operating on assessment paying property within the Commerce Park.

9.1 There are two types of panels allowed. A single panel measures 10” H x 40” W. A double panel measures 20” H x 40” W.

9.2 Approval from the ACC is required prior to having the sign fabricated.

9.3 A maximum of one panel per establishment is permitted.

9.4 Panel must be professionally manufactured and the design and content approved by ACC.

9.5 Installation and maintenance are the responsibility of the applicant.

9.6 Applicant must agree on the available space and sign a one-year advertising agreement with the ACC.

9.7 Available space is on a first come first served basis. Priority is given to applicants who have advertised previously.

9.8 There are advertising fees involved. Contact: bservices@anthemcouncil.com or visit onlineatanthem.com, Business, Advertizing & Signage for policy and application.

Section 10: Non-Residential Temporary Advertising Devices

Anthem Community Council strives to support and promote local commerce throughout Anthem. Recognizing the need of non-residential entities to advertise, ACC has established guidelines for advance requests to permit temporary display of advertising devices. ACC may grant exceptions to this policy per relevant CC&R terms. Display of devices may also be subject to regulations of the local jurisdictions, or other agencies.

10.1 Permission Needed

No advertising device of any type shall be displayed upon any lot without the prior written approval of the ACC staff. Note: The property owner or managing agent for the property owner may stipulate upon a tenant additional conditions more stringent than the Guidelines and ACC rules and regulations.

10.2 Permission for Approval

Term of approval for permission to display temporary devices shall not exceed 30 days, 4 times a year, non-consecutive.

10.3 Where Devices are Allowed

Devices approved may be displayed only upon the property of the non-residential applicant. Under no circumstances may any device encroach upon city/county/state/easements or public right-of-way.

10.4 Acceptable Temporary Devices

Acceptable devices for temporary signage are Banners, A-Frames and Flutter Flags.

- A. **Banners** can be a maximum size of 4'x10' for a lot area less than 4 acres or 12' x 20' can be for a lot over four acres.
- B. **A-Frames** can have a maximum dimension of 2'-1" W x 4'-2" H. A-frames shall be placed on a private sidewalk directly in front of the associated establishment. A-frames shall be placed a maximum distance of two (2) feet from the wall of the building. The sign shall not obstruct the sidewalk and shall comply with applicable provisions of the Americans with Disabilities Act. No overnight display is permitted.
- C. **Flutter Flags** can have a maximum height of 12 feet. No overnight display is permitted.
- D. All temporary signage structures and devices must be visually attractive and professionally fabricated.
- E. All temporary signage applications must be submitted via e-mail to bservices@anthemcouncil.com having prior landlord approval.
- F. Applications must be received no later than 15 days in advance of desired sign installation date.
- G. Applicant must provide a conceptual rendering and dimensions of desire advertising device.
- H. The Signature of the Applicant acknowledging he/she has read, understands, and agrees to the terms and conditions of the policy must be returned with the application.

10.5 Term of Use Policy

All temporary advertising devices may be used accordingly:

- A. Applicants will only be granted permission to use one advertising device at a time.
- B. Applicant can receive permission for use of more than one advertising display device at a time. The applicant may not use any combination of devices concurrently or in alternating months, to have a device continually on display.
- C. Two applicants may use “Ad Share Advertising.” This means that two tenants may collectively apply to have one Banner, one A-Frame Sign or one Flutter Flag having both businesses on the sign. Criteria is as follows:
 - i. Term of use Policy will be identical for the two applicants on “Ad Share Advertising” as it applies for one applicant.
 - ii. Both applicants must share space in the same building, retail center, office complex or place of worship/school. Applications for Ad Share will not be accepted for businesses NOT in the same commercial space.
 - iii. Both applicants will determine which device to use, design, and costs. The ACC will not make any such decisions nor mitigate any issues.
- D. Term of approval shall not exceed 30 days, four times per year, in non-consecutive months with the exception of one 90-day interim temporary signage for an entity awaiting permit approval from the local jurisdiction for permanent exterior signage.

Appendix 1.0

Anthem Design Review Submittal Requirements

Anthem Design Review Approval is required prior to any site or building construction or improvements including but not limited to all commercial, educational, civic, municipal and religious projects in Anthem. Deer Valley Unified School District is exempt.

The following design review submittal requirements apply to all non-residential projects in Anthem Commerce Park; on the West Side of I17, City of Phoenix jurisdiction and projects in Anthem on the east side of I17; Maricopa County jurisdiction. See Anthem Map, [Exhibit 24.0](#).

Prior to commencing any project design, the owner or developer and their design team should thoroughly review the Anthem “Development Philosophy Guidelines”, September 2007. (Available from Business Services).

CDRAC will take into consideration an application for modification to either an existing building or element or one in the construction process. CDRAC will always keep in mind the original intent and the overall concept design of the developer as so stated in the original documents, but will also take into consideration the design format, reason for the modification request and how or will it affect the community at large (will the modification evoke a positive or negative community reaction). Will the modification enhance the overall building? Will the modification cause any issues for commercial and/or residential owners at or near the proposed site? It will be CDRAC’s obligation to consider all aspects of the proposed modification prior to making any decision and/or recommendation to the ACC.

Site Plan Processing

Before commencing any work covered under these provisions, owner or occupant if appropriate shall engage a registered architect, landscape architect and consulting engineers necessary to prepare the design review submittal and submit the complete package to the CDRAC for review PRIOR to submittal for local jurisdiction review. The submittal drawings shall consist of a PDF and two (2) paper copies on 24” x 36” or size required by the local jurisdiction; provided, however, that no plan shall exceed 30” X 42”. A sample board is required with the submittal.

For New Buildings

1. Dimensioned architectural site plan to scale no smaller than 1”=30’-0”. Include a vicinity map, north arrow and assessor’s parcel number.
2. Dimensioned grading and drainage plan, including storm water detention areas, to scale no smaller than 1”=30’-0, indicate the location and size of all above grade utilities. Show the location of public utility easements and existing on-site fire hydrants
3. Site lighting plan with photometrics.

4. Dimensioned landscape and screening plan, to scale no smaller than 1"=30'-0". Indicate proposed location and size of trees, shrubs, turf, and groundcovers. Indicate areas to remain undisturbed. Provide a plant material list, selected from the Anthem approved plant list.
5. Dimensioned floor plans, 1/16"=1'-0".
6. Dimensioned building elevations, all sides, to scale, 1/16"=1'-0". Indicate proposed signage locations to scale.
7. Dimensioned building cross sections.
8. Colored elevations with building materials labeled and cross-referenced to a building material sample board.
9. Colored architectural rendering or sketch illustrating, materials, colors and landscaping. A 3D CAD model is recommended, but not required.
10. Material sample and color board, maximum size, 18"x24" with building material samples of each exterior finish, 2"x3" minimum. Paint color samples shall be 3"x3" minimum. Label and cross reference all materials and paint colors to the colored elevations
11. Electronic files of all drawings, i.e. PDF files.

For Modifications to Existing Building and Site Improvements

1. Dimensioned architectural site plan to scale no smaller than 1"=30'-0" showing the location of the improvements. Include a vicinity map, north arrow and assessor's parcel number.
2. Dimensioned grading and drainage plan.
3. Dimensioned landscape plan with proposed site improvements.
4. Dimensioned floor plan showing proposed modifications.
5. Digital photos showing the portion of the building to be modified and adjoining buildings affected by the proposed modification.
6. Dimensioned building elevations of all areas to be modified, to scale, 1/8"=1'-0". Indicate proposed signage locations to scale.
7. Elevations with all changes clearly illustrated and dimensioned with materials called out and intended signage shown to scale. Indicate proposed signage locations.
8. Colored elevations with building materials labeled and cross referenced to a building material sample board.
9. Electronic files of all drawings, i.e. PDF files.

All drawings shall be 24"x36" and shall include project name, address and date. Revised drawings requiring resubmittal shall include a **revision date**. Submit the design review package to:

Tony Smith

Business Services & Code Compliance Specialist

Anthem Community Council

3701 W. Anthem Way, Ste. #201

Anthem, AZ 85086

Phone: 623-742-6010

Email: bservices@anthemcouncil.com

Contact Information for Design Review Consultant:

Robert Hedrick Consulting, LLC – Anthem Community Council Design Review Consultant

Phone: 480-699-5776

Email: rghedrick@cox.net

NOTE: The approved design documents will be kept on file to be used at project completion to determine that the completed project is in compliance with the approved design.

A separate submittal is required for all exterior signage.

Appendix 2.0

Anthem Non-Residential Design Guidelines

Schematic Design Review Checklist

Development Summary

- Indicate lot number(s).
- Indicate gross floor area for each building.
- Indicate required and provided open space square footage.
- Provide site acreage, gross and net.
- Indicate number of required and provided parking spaces.
- Phased developments – show all data by phase and for total site.
- Land Title Boundary Survey of site, including topography at one –foot contour intervals.
- An analysis of adjacent properties addressing land uses, design context, existing structures and improvements, and any other information the CDRAC or its designated representative may specify at the pre-design review conference.

Structures

- Indicate proposed building entrances/exits.
- Indicate proposed building overhangs and canopies.
- Identify all service areas.
- Provide all building dimensions and indicate setback dimensions to all existing and proposed property lines, to planned curb and between all buildings on the site.
- Location of any existing buildings or improvements.
- Building locations and setbacks dimensioned.

Site Features

- Show and identify proposed walls, retaining walls, fences and berming
- Show and identify all existing and proposed easements and rights-of-way
- Show and identify all existing and proposed right-of-way improvements – curb, gutter, sidewalks, and driveways
- Indicate the location and sizes of all refuse enclosures
- Label all streets by name
- Existing and proposed site mechanical equipment
- Location of any exterior lighting

Circulation and Parking

- Provide driveway locations and widths
- Show sight distance triangles and sight lines
- Indicate location of existing and proposed vehicular, bicycle and accessible parking spaces
- Provide dimensions of typical parking stalls, accessible stalls, maneuvering areas, aisles and parking islands
- Provide a typical angle of proposed parking if less than 90 degrees
- Indicate the location and size of loading dock stalls and if those are depressed
- Show accessible routes to public sidewalks, bus stops, and parking areas

- Show pedestrian linkages from parking areas to buildings, between building on-sites and to surrounding uses.

Other

- Provide architect or engineering consultant title block on all drawings.
- Show north arrow.
- Provide both numeric and graphic scales.
- Any additional information requested by the CDRAC or its designated representative at the pre-design review conference.

Drawings

- Site Development Plan - 1"=30'-0".
- Landscape Plan - 1"=30'-0".
- Site and Building Lighting Photometrics - 1/16"=1'-0" or 1"=30'-0".
- Floor Plans - 1/8" or 1/16"=1'-0".
- Elevations - 1/8" or 1/16"=1'-0".
- Land Title Boundary Survey – 1"=30'-0".
- Exterior colored building elevations – 1/8" or 1/16"=1'-0".
- Signage Plan.
- Date drawing was submitted and re-submitted if applicable.

Payment

- Submit a check in the amount of **\$2,500.00** payable to Anthem Community Council, Inc.

Appendix 3.0

Design Development Review Checklist

Structures

- Electronic Massing Model (1/16" = 1'0") is recommended but not obligatory.

Site Features

- Indicate the location and size of all above grade utility cabinets and plumbing.
- Indicate the location of all existing on-site and off-site fire hydrants.
- Preliminary grading and drainage plan, including detention areas.
- Conceptual Landscape plan showing location of all existing major trees and cacti and proposed trees, shrubs, turf, and groundcovers, as well as areas to remain undisturbed.
- Proposed plant material schedule selected from the approved plant lists in [Exhibit 15.0](#) & [Exhibit 16.0](#).

Circulation and Parking

- Indicate proposed safety curbing and surface materials.

Other

- Provide architect or engineering consultant title block on all drawings.
- Show north arrow.
- Provide both numeric and graphic scales
- Samples of exterior building materials and colors
- Any additional information requested by the CDRAC after schematic design review
- Corporate image features
- Lighting details
- Date drawing was submitted and re-submitted if applicable.

Drawings

- Site Development Plan – 1"=30'-0".
- Building Sections - 1/8" or 1/16"=1'0".
- Conceptual Landscape Plan – 1"=30'-0".

Exhibit 1.0
Preferred Materials

Aluminum	CMU	Concrete Flatwork	Glass	Stone	Brick	Roof Tiles	Metal
Duranar:	Superlite:	Davis Color Concrete	Viracon:	Sandstone: Sedona Red	Phoenix Brick:	Westile:	Copper – Natural Finish
UC 50927 Commerce Brown	Umber Brown Split Faced	Yosemite Brown	VT4-20	Arizona Sunset	Grand Canyon Blend No. 79,	No. 033120	Copper Patina Finish
UC 52179XL Bronze	Anthem Red Split Faced	Baja Red	VA4-18	Facings of America:	No. 13	No. 032212	ATAS International Inc.:
UC 51227XL Light Bronze	Anthem Red Trendstone	Sequoia Sand	V905 Spandrel	Tera Red Slate - 14	No. 88	032247	Patina Green No. 12
UC 51602XL Dark Bronze	Standard Grey Split Faced	Green Slate	Bronze Ann. Vision	Penine Beige Sandstone -14	No. 14	032370	Sierra Tan #09
UC 51568XL Champagne Gold	Coco Brown Split Faced		VS2-14	S. M/C Red Slate - 14	No. 21		Sandstone #06
	Mojave Brown Trendstone		VA2-18	Tioga Sandstone- 14	Interstate Brick:		Classic Bronze #01
	Plum Trendstone Finish		Frit Glass Line-50% Coverage V175	Desert Grey Sandstone-14	Ironstone		Slate Gray #20
	Plum Split Faced		White V175 Spandrel	Kund. M. Classic Slate-14			
			White Lami Glass	Tile West:			
			Rudy Art Studio:	Rajan Red Slate			
			Accent Glass X05011	No. 1 Dover Green Slate			
				No. 1 Troia Limestone			
				American Slate:			
				Emerald Green Slate			
				Vetter Stone:			
				Veined Pink No. 115/03 x SP - 3			

Exhibit 2.0

Non-Residential Exterior Paint Colors

Sherwin Williams		Dunn Edwards	
Artifact	SW 6138	Ancient Earth	DE 6217
Brevity Brown	SW 6068	Antique Rose	DEC 702
Cardboard	SW 6124	Autumn Bark	DEA 184
Coconut Husk	SW 6111	Baked Potato	DEC 717
Craft Paper	SW 6125	Big Stone Beach	DE 6132
Dormer Brown	SW 7521	Black	DEA 187
Dutch Cocoa	SW 6032	Buffalo Herd	DE 6056
Ethereal Mood	SW 7639	Burns Cave	DE 6098
Hot Cocoa	SW 6047	Burnt Crimson	DEC 705
Interface Tan	SW 6059	Cellar Door	DEA 157
Java	SW 6090	Cherry Cola	DEA 156
Jute Brown	SW 6096	Chic Brick	DE 6104
Lanyard	SW 7680	Chocolate Chunk	DE 6070
Leather Bound	SW 6118	Cobblestone Path	DE 6068
Mink	SW 6004	Copper Lake	DE 6103
Mocha	SW 6067	Covered Wagon	DE 6196
Moroccan Brown	SW 6060	Dark Sepia	DE 6138
Oak Creek	SW 7718	English Scone	DE 6108
Penny Wise	SW 6349	Essential Brown	DE 6203
Pier	SW 7545	Fallen Rock	DE 6389
Pottery Urn	SW 7715	Georgia Clay	DE 5181
Reddened Earth	SW 6053	Homestead	DE 6096
Rock Bottom	SW 7062	Hope Chest	DEA 160
Rugged Brown	SW 6062	Iron Ore	DE 5153
Sandy Ridge	SW 7535	Iron River	DEA 176
Sierra Redwood	SW 7598	Lynx	DE 6035
Spicy Hue	SW 6342	Mink	DE6392
Suitable Brown	SW 7054	Moenkopi Tan	DEC 704
Tan Bark	SW 6061	Monterey Brown	DE 6097
Tea Chest	SW 6103	Neutral Valley	DE 6119
Toasty	SW 6095	Porcupine Needles	DE 6033
Turkish Coffee	SW 6076	Prairie Dog	DE 6054
Wheat Penny	SW 7705	Rattan Basket	DE 6201
		Red Hook	DE 6091
		Rich Mocha	DEA 169
		Roxy Brown	DE 6084
		Rustic Taupe	DE 6129
		Sandpit	DE 6118
		Shaggy Bark	DEC 771
		Smores	DE 6111
		Summerville Brown	DE 6139

		Dunn Edwards	
		Tan Plan	DE 6137
		Teddy Bear	DE6131
		Treasure Chest	DE 6224
		Warm Hearth	DE 6110
		Weathered Leather	DE 6105
		Western Red	DE 6090
		Wild West	DE 6055
		Wooded Acre	DE 6130
		Wooden Peg	DE 6215

Exhibit 3.0
Parking/Access Drive Setbacks

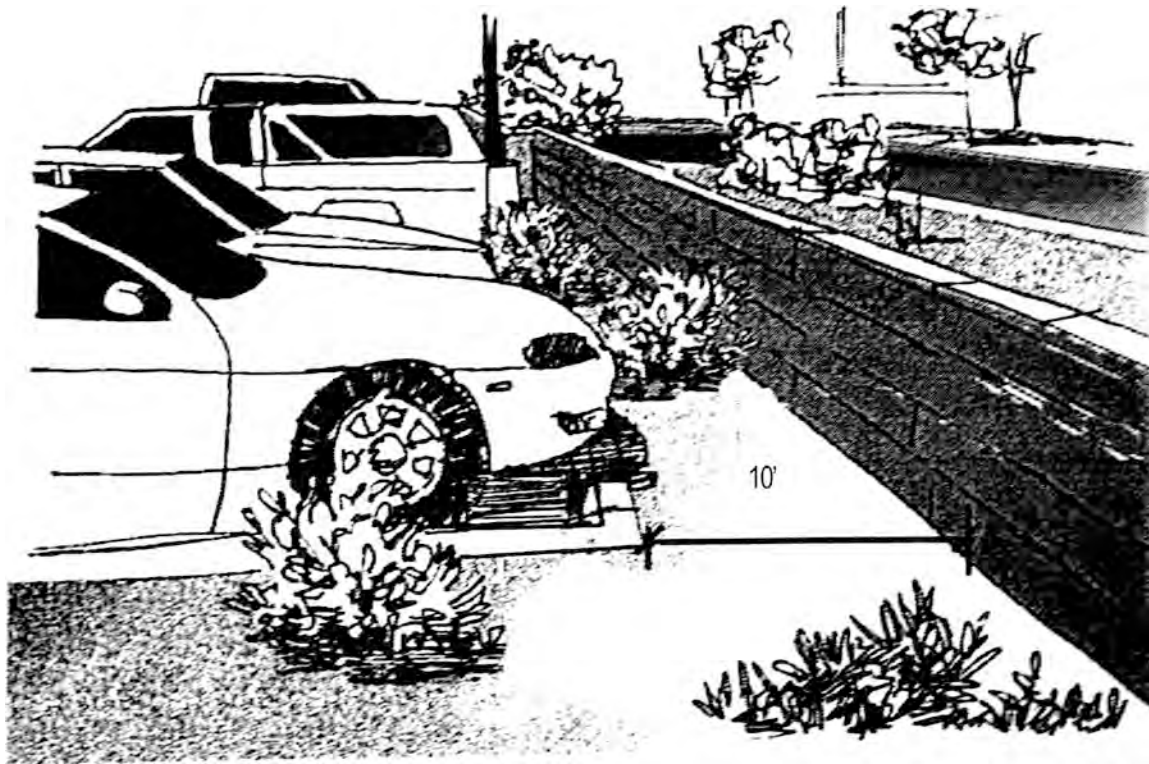
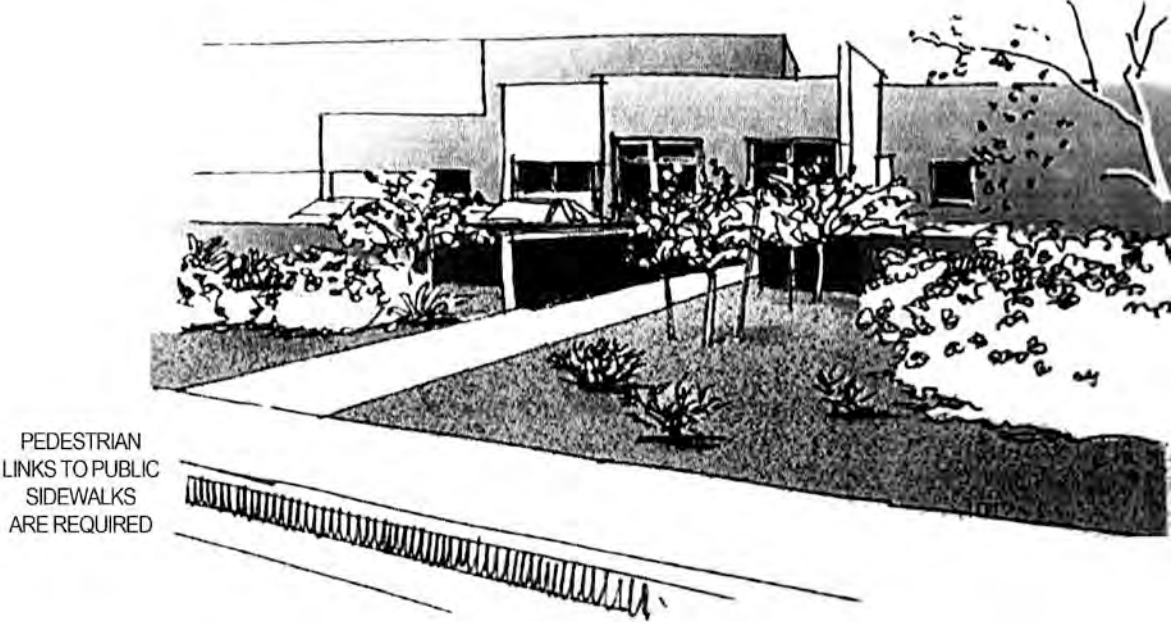


Exhibit 4.0
Pedestrian Links



PEDESTRIAN
LINKS TO PUBLIC
SIDEWALKS
ARE REQUIRED

Exhibit 4.0A
Pedestrian Links

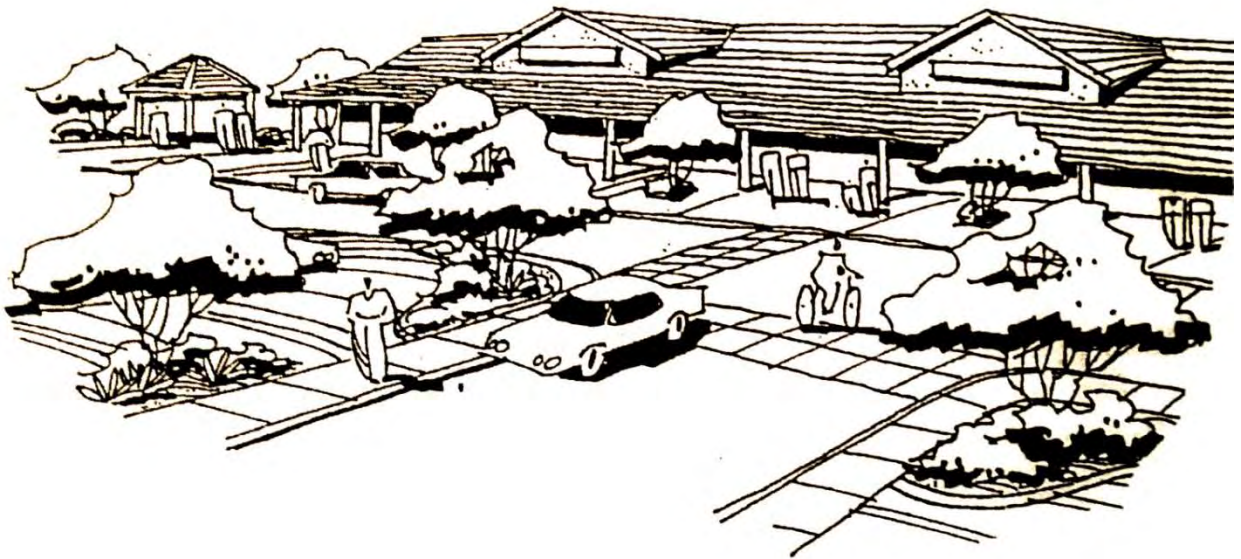
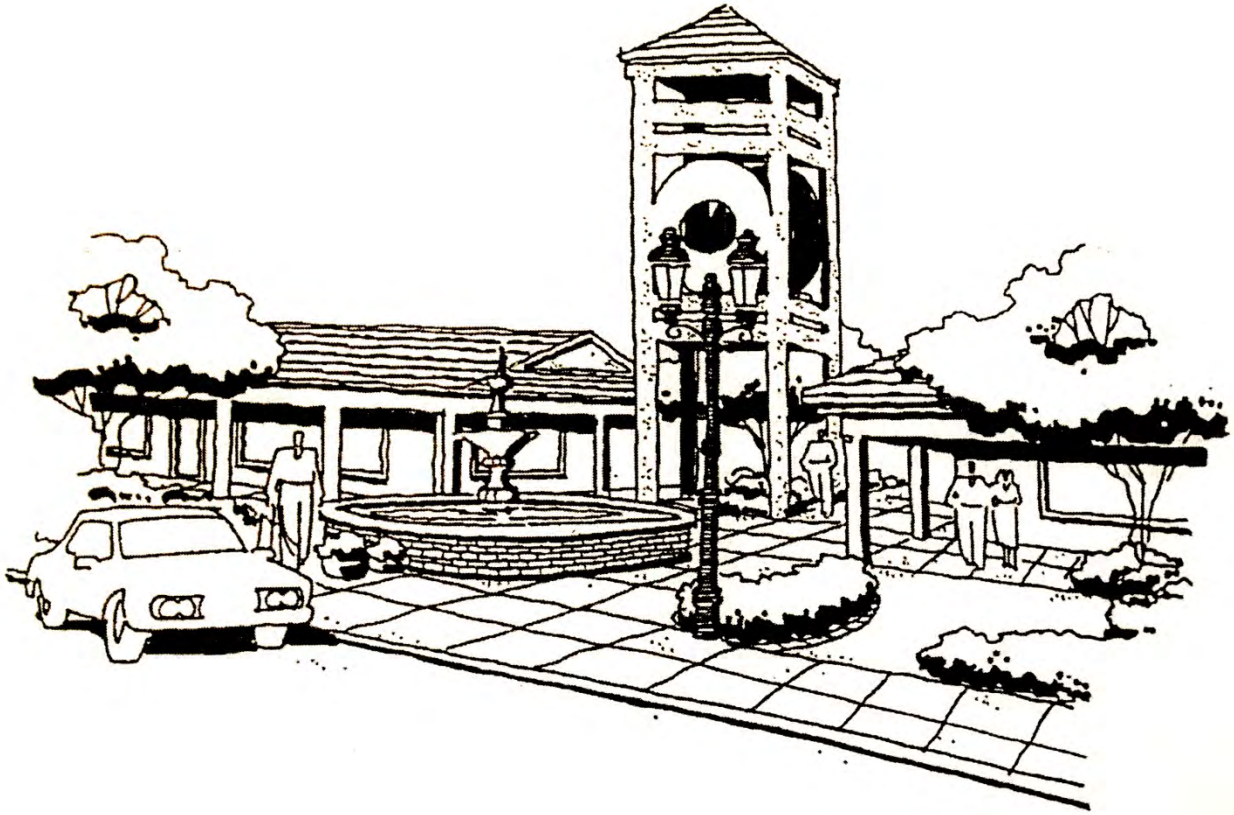


Exhibit 5.0
Trash Enclosures

ABOVE-GROUND UTILITIES & TRASH ENCLOSURE
COMBINED IN A SINGLE ENCLOSURE IS PREFERRED

SCREEN WALL HEIGHT 6'0"

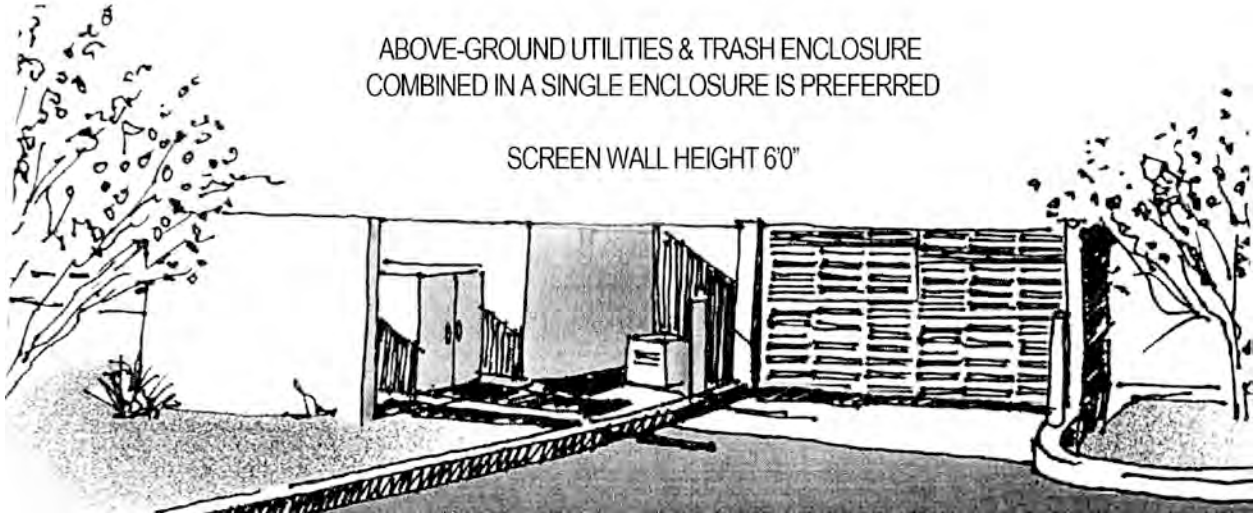
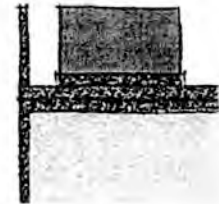
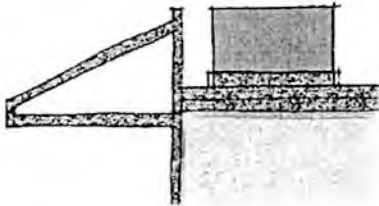


Exhibit 6.0
Rooftop Screening

PARAPET WALL ADJACENT TO ROOF-MOUNTED
MECHANICAL EQUIPMENT SHALL BE HIGHER OR
EQUAL TO THE HEIGHT OF THE MECHANICAL EQUIPMENT.



PROHIBITED

VARIATIONS IN ROOF HEIGHT AND PROFILE ARE ENCOURAGED TO
CONCEAL MECHANICAL EQUIPMENT AND DEFINE ENTRY AREAS

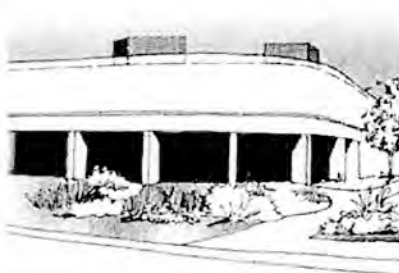
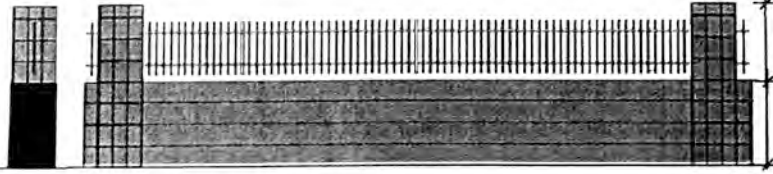


Exhibit 7.0

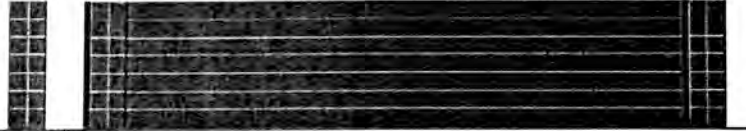
Wall Types

TYPE 1
6' HIGH WALL
PERMITTED FOR
SEPARATION OF
FUNCTIONS.



8"x16" SPLIT-FACE
CONCRETE
BLOCK (CAN BE
SCORED ONCE)

TYPE 2
6' HIGH WALL
PERMITTED FOR
SCREENING &
SECURITY ADJACENT
TO PUBLIC STREETS.



8"x16" SPLIT-FACE
CONCRETE
BLOCK (CAN BE
SCORED ONCE)

TYPE 3
36" HIGH WALL
PERMITTED FOR
SCREENING & SECURITY



CONCRETE OR
MASONRY FINISH
AND COLOR TO
MATCH BUILDING

Screen Wall Adjacent to Street

WALLS ALONG STREET SHALL
INCORPORATE PILASTERS 25' ON CENTER



Exhibit 8.0
Proper Fences



Exhibit 9.0
Site Wall Soften with Landscape

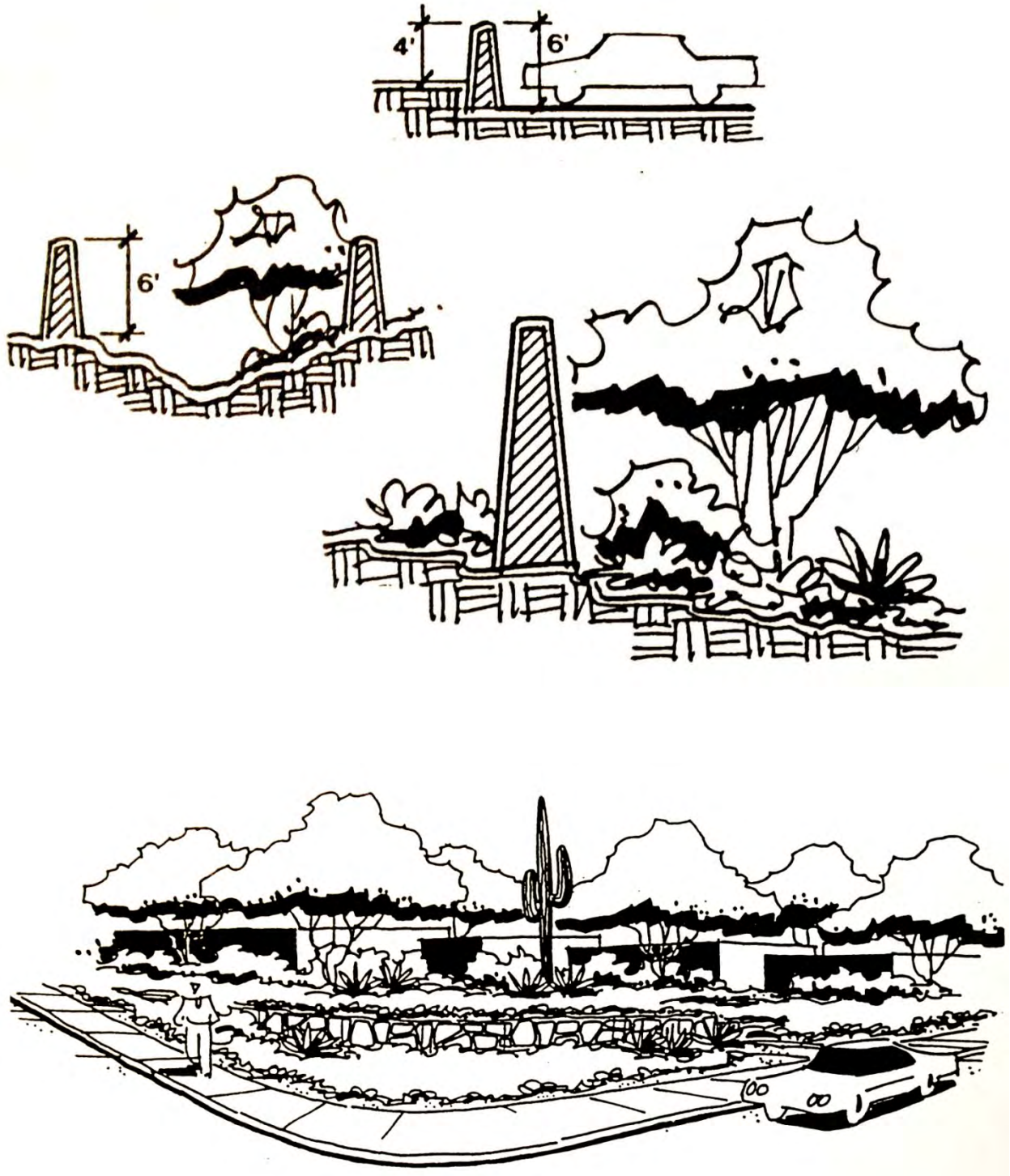
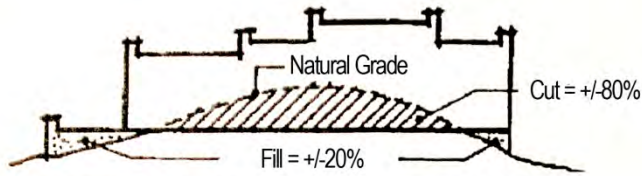
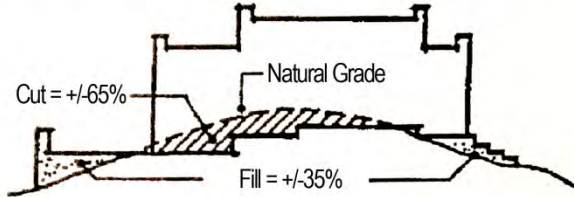


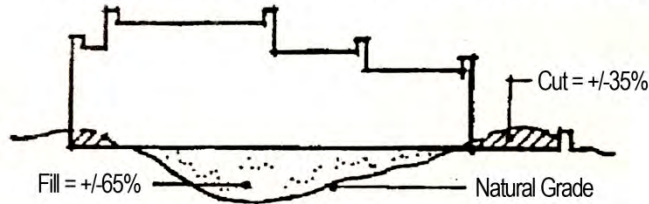
Exhibit 10.0 Cut and Fill Techniques



ACCEPTABLE RIDGE OR KNOLL SITE - SINGLE FLOOR LEVEL



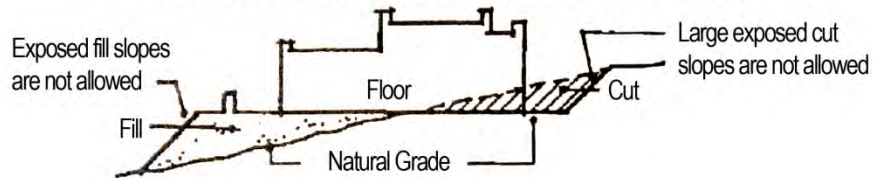
PREFERRED RIDGE OR KNOLL SITE - TERRACED FLOOR LEVELS



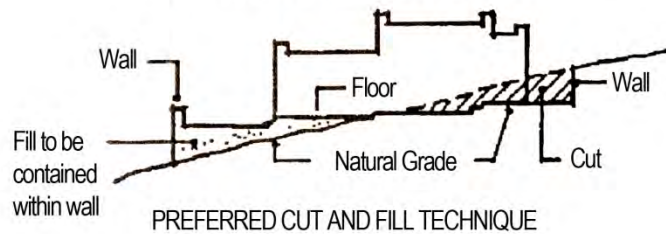
ACCEPTABLE LOW CENTER SITE - SINGLE FLOOR LEVEL



ACCEPTABLE LOW CENTER SITE - TERRACED FLOOR LEVELS



UNACCEPTABLE CUT AND FILL TECHNIQUE



PREFERRED CUT AND FILL TECHNIQUE

Exhibit 11.0
Building Mass

VARIATIONS IN ROOF HEIGHT SHOULD BE USED
TO CONCEAL MECHANICAL EQUIPMENT

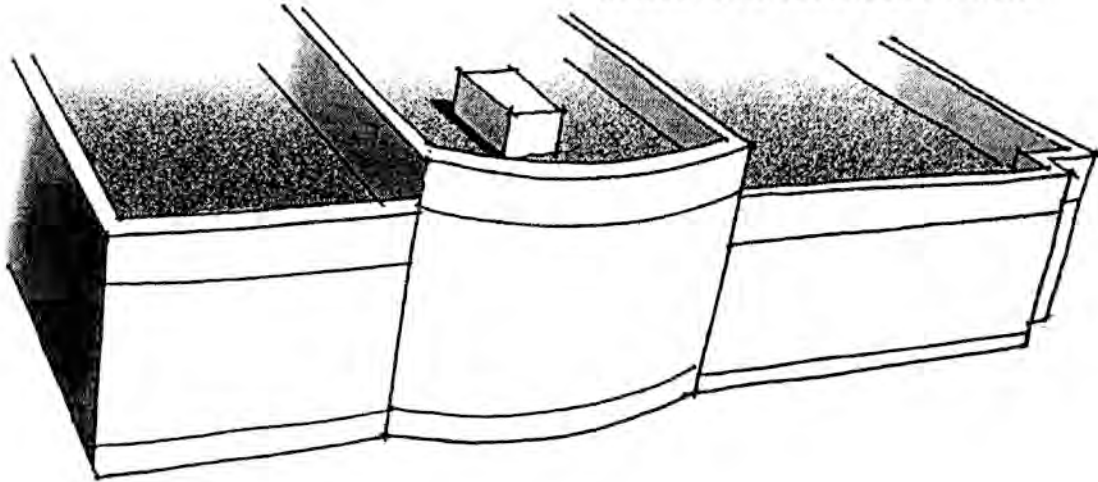
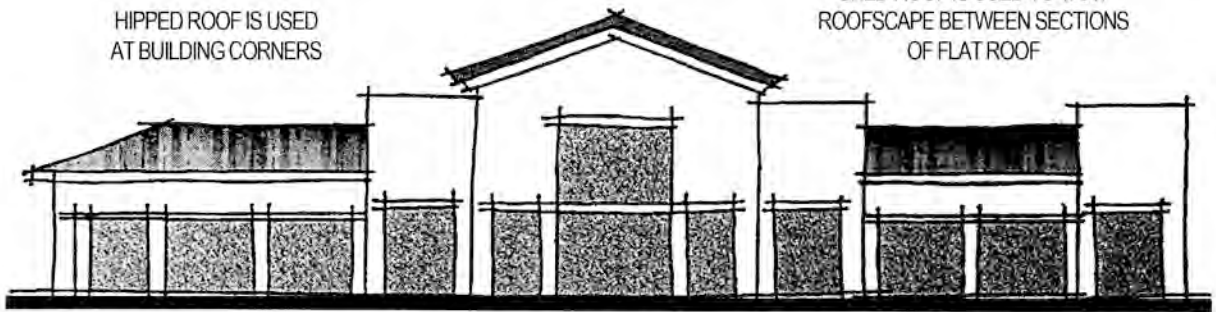


Exhibit 12.0
Roof Forms

GABLE ROOF IS USED TO
DEFINE BUILDING ENTRIES

HIPPED ROOF IS USED
AT BUILDING CORNERS

SHED ROOF IS USED TO VARY
ROOFSCAPE BETWEEN SECTIONS
OF FLAT ROOF



HIPPED, GABLE AND SHED ROOFS SHALL INCORPORATE
STANDING SEAM (METAL OR CONCRETE TILE)

ROOF COLORS WILL COMPLEMENT BUILDING
COLOR; PRIMARY AND OTHER BRIGHT COLORS
ARE NOT PERMITTED

Exhibit 13.0
Building and Site Lighting

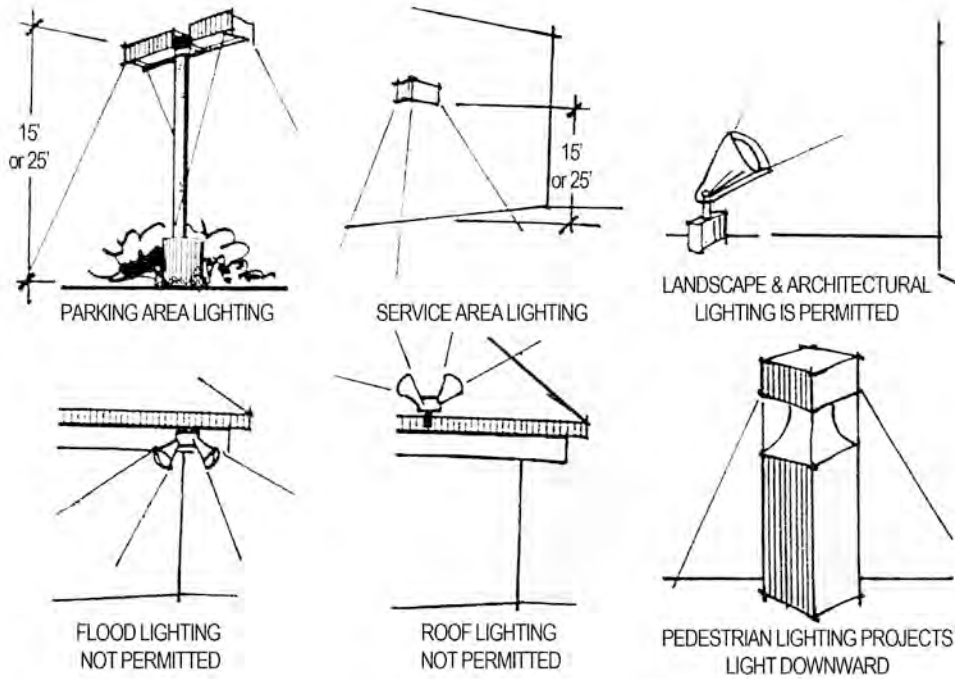


Exhibit 14.0
Parking and Service Lighting

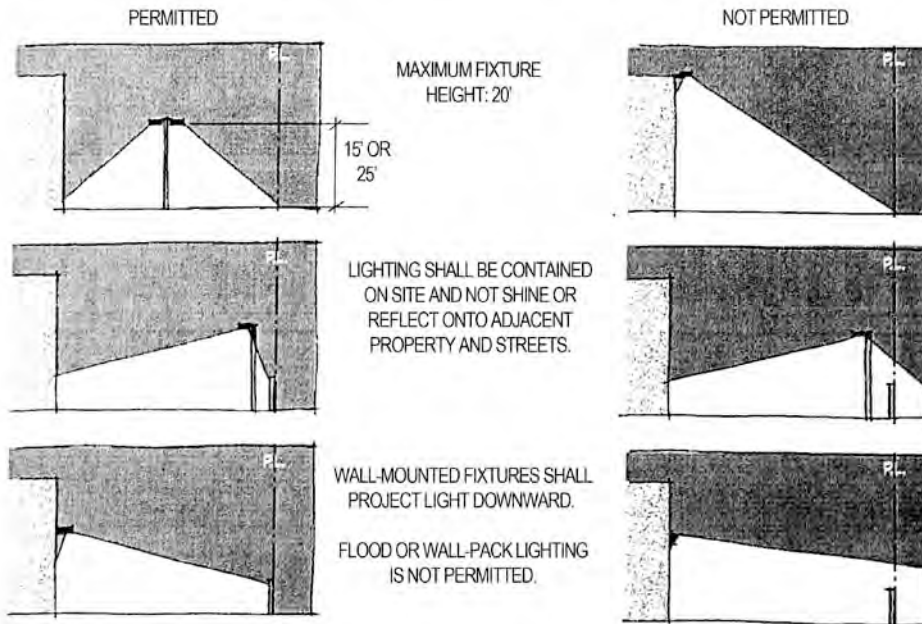


Exhibit 15.0

Native Plant List

These plants may be used throughout Anthem

A=Accent Plant C=Cactus F=Flower Gc=Ground Cover S=Shrub T=tree Sc=Succulent (other than cacti) V=Vine

Upland Habitat/Dry Wash – Use throughout the site including residential landscapes where plants are required.

Dry Riparian Wash – Use throughout the site including residential landscapes where native plants are required.

Wet Riparian Wash – Use only in retention/detention areas or where there is surplus reclaimed water.

Desert Aquatic - Use for normally saturated soils and shallow open water – Use only in aquatic environments associated with reclaim storage areas.

Category	Botanical Name	Common Name	Habitat Type
T,S	Acadia Constricta	Mescat, Whitehorn Acadia	1,2
T,S	Acacia Gregli	Southwestern Sweet Acacia, Catclaw Acacia	1,2
A, Sc	Agave Americana	Century Plant	1
A, Sc	Agave Huachuchensis	Huachuca Agave	1
A, Sc	Agave Murphyi	Hohokam Agave	1
S	Agave Palmeri	Paler Agave	1
S	Agave Parryi	Parry Agave	1
S	Agave Schottii	Amole	1
S	Aloysia Lyciodes	White Brush	1
S	Amaranthus Palmeri	Palmers Amaranth	1,2
S	Ambrosia Ambrosioides	Canyon Ragweed	2,3
S	Ambrosia Deltoidea	Triangle-leaf Bursage	1
S	Ambrosia Dumosa	White Bursage	1
S	Anisacanthus Thurberi	Desert Honeysuckle	2
Gc	Aplopappus Laridfolius	Turpentine Bush	1
Gc	Aplopappus Tenuisectus	Burro Weed	1
F	Aquilegia Chrysantha	Golden Columbine	2,3
S	Asclepias Subulata	Desert Milkweed	1
F	Bahia Absinthifolia	Desert Daisy	2
Gc	Baileya Multiradiata	Desert Marigold	1
S	Bebbia Juncea	Bebbia	1
S,F	Calliandra Eriophylla	Fairy Duster, False Mesquite	1
T	Casnotia Halocantha	Crucifixion Thorn	1,2
Gc	Carex Spp. (Natives Only)	Sedge	4
S	Carlowrightia Arizonica	Carlowrightia	2
A,C	Carnegiea Gigantea	Saguaro	1

Category	Botanical Name	Common Name	Habitat Type
F	Cassia Covesii	Desert Senna	1,2
F	Cassia Wislizenii	Shrubby Cassia	1,2
S	Celtis Pallida	Spiny or Desert Hackberry	1
T	Celtis Retculata (C. Douglasii, C. Tati)	Netleaf/Western Hackberry	2,3
T	Cercidium Floridum	Blue Palo Verde	1,2
T	Cercidium Microphyllum	Littleleaf/Foothill Palo Verde	1
A,C	Cereus Greggii	Night Blooming Cactus	2
S,T	Chilopsis Linearis	Desert Willow	2,3
V,I	Cissus Incisa (Cissus Trifoliata)	Desert Grape Ivy	1
Gc	Clematis Ligusticifolia	Clematis	2,3
A,C	Coryphantha Vicipara	Beehive Cactus	1
S	Dalea Wislizeni	Indigo Bush	1
S	Dodonaea Viscosa	Hop Bush	1
F	Dyssodia Pentachaeta	Dissodia	1
A,C	Echinocereus Engelmannii or Pectinatus	Hedgehog/Strawberry Cactus	1
S	Encelia Farinosa	Brittle Bush	1
S	Encelia Frutescens	Green Brittle Bush	1
S	Ephedra Nevadensis	Mormon Tea	1,2
S	Ephedra Triurca	Mormon Tea	1,2
S	Ericameria Laricifolia	Turpentine Bush	1
F	Erigeron Devergens	Spreading Fleabane	1
Gc	Eriogonum Fasciculatum/Var. Polo	California Buckwheat	1
F	Eschscholtzia Californica	California Poppy	1,2
S	Eysenhardtia Polystacha	Kidneywood	2
S	Fallugia Paradoxa	Apache Plume	2,3
S	Fendlera Rupicola	Cliff Fenderbush	2
A,C	Ferocactus Acanthodes	Barrel Cactus	1
A,C	Ferocactus Wislizeni	Fishhook Barrel Cactus	1
A	Fouquieria Splendens	Ocotillo	1
T	Fraxnis Veluntina Var. Glabra	Arizona Ash	3
S	Gutierrezia Sarothrae	Snakeweed	1
Gc	Haplopappus Tenvisectus	Burro Weed	1
Gc	Hilaria Motico	Tobosco Grass	1
S	Hymenoclea Mongyra	Burrobrush	1
S	Humanoclea Salsola	Cheesebrush	1
S	Hyptis Emoryi	Desert Lavender	1
S	Janusia Gracilius	Janusia	2
S	Jatropha Cardiophylla	Limberbush	3
T	Juglans Major	Arizona Walnut	1,2,3

Category	Botanical Name	Common Name	Habitat Type
S	<i>Krameria Grayi</i>	White Ratani	2
S	<i>Larrea Tridentata</i>	Range Ratani	1
S	<i>Lotus Rigidus</i>	Creosote Bush	1
S	<i>Lotus Rigidus</i>	Desert Rock Pea	2
F	<i>Lupinus Sparsiflorus</i>	Desert Lupine	3
S	<i>Lycium Andersonii</i>	Anderson Lycium	1,2,3
T,S	<i>Lysiloma Thorberi</i>	Feather Bush	2
S	<i>Lycium Fremonti</i>	Wolfberry	1
A,C	<i>Mammillaria Microcarpa</i>	Fishhook Cactus	1
Gc	<i>Melampodium Leucanthum</i>	Blackfoot Daisy	1
S	<i>Mimulus Cardinalis</i>	Cardinal Monkey Flower	4
S	<i>Mimulus Gittatis</i>	Yellow Monkey Flower	4
S	<i>Mimosa Biuncifera</i>	Catclaw, Wait A Minute Bush	2
S	<i>Mimosa Dysocarpa</i>	Velvet Pod Mimosa	2
A,C	<i>Neolloydia Sp.</i>	Pineapple Cactus	1
A,C	<i>Olneya Tesota</i>	Ironwood, Tesota	1
A,C	<i>Opuntia Acanthocarpa</i>	Buchthorn Cholla	1
A,C	<i>Opuntia Arbuscula</i>	Pencil Cholla	1
A,C	<i>Opuntia Bigelovii</i>	Teddy Bear Cholla	1
A,C	<i>Opuntia Fulgida</i>	Jumping Cholla	1
A,C	<i>Opuntia Leptocaulis</i>	Christmas Cholla	1
A,C	<i>Opuntia Phaecantha Discata</i>	Englemann Prickly Pear	2
A,C	<i>Opuntia Santa-Rita</i>	Santa Rita Cactus	1
A,C	<i>Opuntia Versicolor</i>	Stagehorn Cholla	1
F	<i>Penstemon Subulatus</i>	Beard Tongue	1,2
F	<i>Phacelia Campanularia</i>	Desert Bluebell	1
Gc	<i>Phoradendron Californicum</i>	Mistletoe	1,2
T	<i>Plantanus Racemosa ar. Wrightii</i>	Arizona Sycamore	3
T	<i>Populus Fremontii</i>	Freemont Cottonwood	3
T	<i>Prosopis Juliflorac var. Velutina</i>	Mesquite	1,2,3
F	<i>Psilostrophe Cooperi</i>	Paperdaisy	2,3
F, Gc	<i>Raileya Multiradiata</i>	Desert Marigold	1
S	<i>Salasaria Mexicana</i>	Paper-bag Bush	1,2
T	<i>Salix Goodingii</i>	Gooding's Widow	3
T	<i>Salix Taxifolia</i>	Yew Leaf Willow	3
T	<i>Sambucus Mexicana</i>	Mexican Elderberry	1
S	<i>Senecio Douglasii</i>	Threadleaf Groundsell	1
S	<i>Simmondsia Chinensis</i>	Jojoba, Goat Nut	1
Gc	<i>Scirpus Sp. (Native Only)</i>	Bulrush	4

Category	Botanical Name	Common Name	Habitat Type
F	Sphaeralcea Ambigua	Gobe-Mallow	2
A, Gc	Typha Spp.	Cat Tail	4
S	Trixia Califonica	Tixis	2
T,S	Vauquelinia Californica	Arizona Rosewood	2
Gc	Verbena Gooddingii	Native Verbena	1
S	Viguiera Deltodea	Golden Eye	1
Gc	Vitis Arizonica	Arizona Grape	3
S	Yucca Elata	Soaptree Yucca	1,2
F	Zinnia Acerosa	Desert Zinnia	1
F	Zinnia Grandiflora	Little Golden Zinnia	1
S	Zizyphus Obtusifolia	Graythorn	1,2,3

Exhibit 16.0

Near Native Plant List

These plants may be used throughout Anthem

A=Accent Plant C=Cactus F=Flower Gc=Ground Cover S=Shrub T=tree Sc=Succulent (other than cacti) V=Vine

Upland Habitat/Dry Wash – Use throughout the site including residential landscapes where plants are required.

Dry Riparian Wash – Use throughout the site including residential landscapes where native plants are required.

Wet Riparian Wash – Use only in retention/detention areas or where there is surplus reclaimed water.

Desert Aquatic - Use for normally saturated soils and shallow open water – Use only in aquatic environments associated with reclaim storage areas.

Category	Botanical Name	Common Name
T	Acacia Berlandieri	Acacia
S	Acacia Redolens	Trailing Acacia (Desert Carpet)
S	Acacia Rigidula	Blackbrush Acacia
T	Acacia Smallii	Sweet Acacia
T	Acacia Willardiana	Palo Blanco
A,S	Agave Chrysantha	Agave
A,S	Agave Genimiflora	Twin Flowered Agave
S	Anisacanthus Quadrifidus	Mexican Flame
V	Antigonon Leptopus	Queen’s Wreath
Gc	Aristida Purpurea	Red Three Awn
F	Aster Tanacetifolius	Purple Aster
S	Atriplex Toreyi	Nevada Saltbus
S	Atriplex Lentiformis	Quail Bush
S	Atriplex Canescens	Four-wing Salt Brush
S	Baccharis Glutinosa	Seep Willow
F	Berlandiera Lyrata	Chocolate Flower
S	Buddleya Marrubifolia	Wooly Butterfly Bush
T	Caesalpinia Cacalaco	Cascalote
S	Caesalpinia Gillesii	Yellow Bird of Paradise
S	Caesalpinia Gillesii	Mexican Bird of Paradise
S	Caesalpinia Pulcherrima	Red Bird of Paradise
S	Calliandra Californica	Baja Fairy Duster
S	Cassia Goldmanii	Goldman’s Cassia
T	Cercidium Praecox	Palo Brea
S	Cordia Boissieri	Texas Olive
F	Coreopsis Bigelovii	Desert Coreopsis

Category	Botanical Name	Common Name
F	Cuphea Liavea	Bat-faced Cuphea
S	Dalea Capitata	Sierra Gold
S	Dalea Frutescens	Black Dalea (Sierra Negra)
Gc	Dalea Greggii	Trailing Indigo, Trailing Smoke Bush
S	Dalea Pulchra	Indigo Bush
S	Dalea Versicolor	Mountain Delight
S	Dasyliion Wheeleri	Desert Spoon
A, C	Echinocactus Grusonii	Golden Barrel Cactus
S	Eriogonum Wrightii	Desert Buckwheat
F	Escholtzia (Eschscholtzia) Mexicana	Mexican Gold Poppy
F	Gaillardia Arizonica	Arizona Blanket Flower
F	Gaillardia Pulchella	Indian Blanket
A	Hesperaloe Parviflora	Yellow Hesperaloe
F	Hymenoxys Acaulis	Angelita Daisy
F	Ipomopsis Longiflora	Pale Blue Daisy
S	Justicia Californica	Chuparosa
S	Justicia Spicigera	Mexican Honeysuckle
F	Kallstroemia Grandiflora	Arizona Poppy
S	Leucophyllum Candidum	Violet Silverleaf (Silver Cloud)
S	Leucophyllum Candidum	Violet Silverleaf (Thunder Cloud)
S	Leucophyllum Frutescens	Green Cloud
S	Leucophyllum Laevigatum	Chihuahuan Sage
S	Leucophyllum Langmaniae	Rio Bravo
S	Leucophyllum Revolutum	Sierra Magic Mix
S	Leucophyllum Zygophyllum	Blue Ranger (Cimarron)
F	Machaeranthera Tortifolia	Mohave Aster
V	Mascagnia Lilacina	Lilac Orchid Vine
V	Mascagnia Macroptera	Yellow Orchid Vine
Gc	Muhlenbergia Capillaris	Regal Mist
Gc	Muhlenbergia Dumosa	Bamboo Muhly
Gc	Muhlenbergia Emersleyi	El Toro
Gc	Muhlenbergia Lindheimeri	Autumn Glow
G	Muhlenbergia Rigens	Deer Grass
G	Muhlenbergia Rigida	Nashville
A	Nolina Bigelovii	Bear Grass
A, S	Nolina Microcarpa	Bear Grass (Hybrid)
A	Nolina Parryi	Parry's Bear Grass
Gc	Oenothera Berlandieri	Mexican Evening Primrose
F	Oenothera Caespitosa	White Evening Primrose

Category	Botanical Name	Common Name
A, C	Opuntia Basilaris	Beaver Tail Prickly Pear
F	Orthocarpus Purpurasens	Owl's Clover
F	Penstemon Barbatus	Scarlet Bugler
F	Penstemon Cardinalis	Penstemon
Gc	Penstemon Eatonii	Firecracker Penstemon (Scarlet)
F	Penstemon Palmeri	Palmer's Penstemon
F	Penstemon Parryi	Parry's Penstemon
F	Penstemon Superbus	Beardtongue
F	Penstemon Thurberi	Thurber's Penstemon
F	Penstemon Wrightii	Wright's Penstemon
T	Prosopis Alba	Mesquite
T	Prosopis Chilensis	Chilean Mesquite
T	Prosopis Glanulosa var. Glandulosa	Honey or Texas Mesquite
S, Gc	Salvia Clevelandii	California Chapparral
S, Gc	Salvia Greggii	Autumn Sage
T	Sophora Secundiflora	Texas Mountain Laurel
S	Tagetes Lemmonii	Mountain Lemon Marigold
T, S	Tecoma Stans	Yellow Bells
T, S	Tecoma Spp.	Orange Jubilee
Gc	Verbena Tenuisecta	Moss Verbena
Gc	Verbena Rigida	Prairie Verbena
S	Yucca Augustifolia	Narrowleaf Yucca
S	Yucca Baccata	Banana Yucca
S	Yucca Brevifolia	Joshua Yucca
S	Yucca Rostrata	Beaked Yucca
S	Yucca Rupicola	Twisted Yucca
S	Yucca Thompsoniana	Thompson Yucca
S	Zauschneria Californica	Hummingbird Bush

Exhibit 17.0

Prohibited Plant List

The plants listed below are prohibited throughout Anthem for several reasons including, but not limited to:

They are of improper character, size and appearance.

They are of an invasive or rampant growth nature.

They are allergenic.

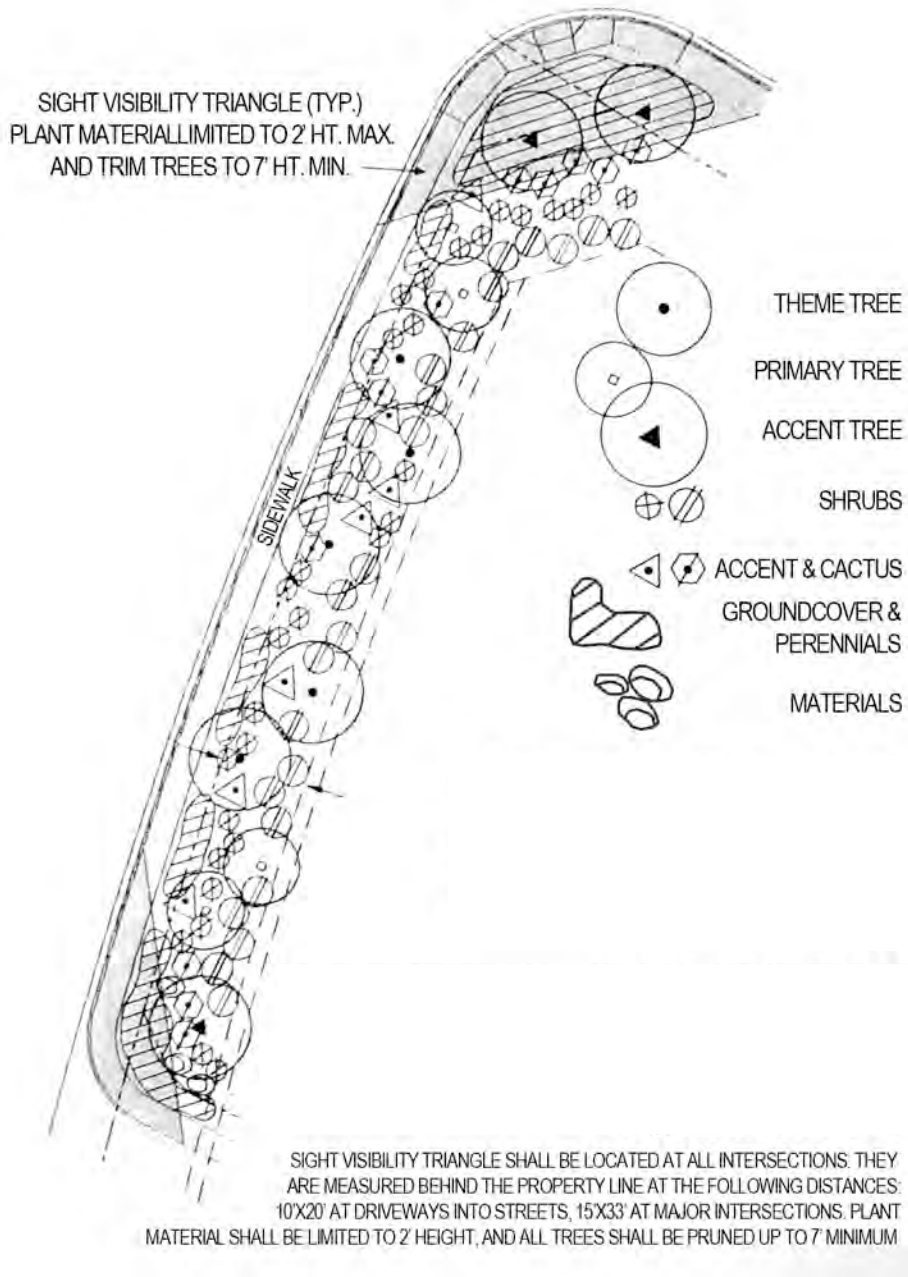
They are not of the proper climate zone for proper growth in the desert southwest.

A=Accent Plant C=Cactus F=Flower Gc=Ground Cover S=Shrub T=tree Sc=Succulent (other than cacti) V=Vine

Category	Botanical Name	Common Name
T	Pinus Spp. (including Pinus Halepensis, Pinus Eldarica, Pinus Canarisensis)	Pines (including Aleppo Pine, Eldarica Pine, Canary Island Pine)
T, S	Eucalyptus Spp.	Eucalyptus (except those species not exceeding 30' in height at maturity)
S	Baccharis Sarothroides	Desert Broom
T	Olea Europa (exception-Swan Hill Cultivar)	European Olive
T	Parkinsonia Aculeata	Mexican Palo Verde
T	Palms Spp.	Palms (except those species not exceeding 30' in height at maturity)
T, S	Tamarisk Spp.	Tamarisk a.k.a. Salt Cedar

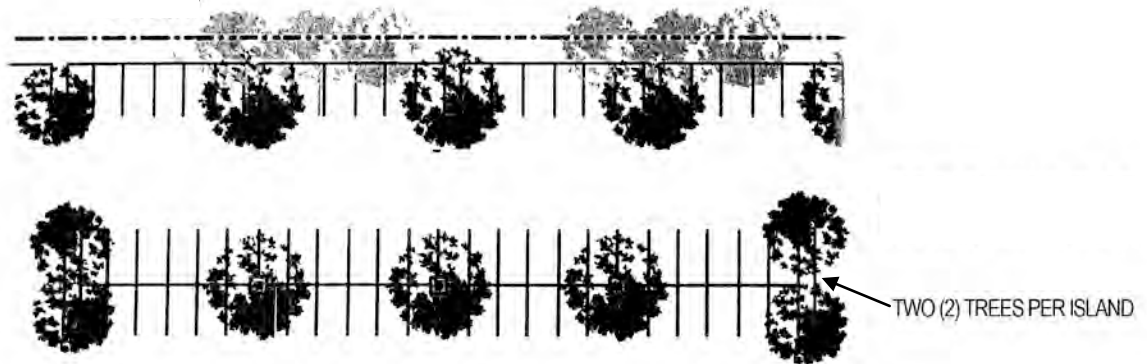
Exhibit 18.0

Street Frontage Landscape Specifications

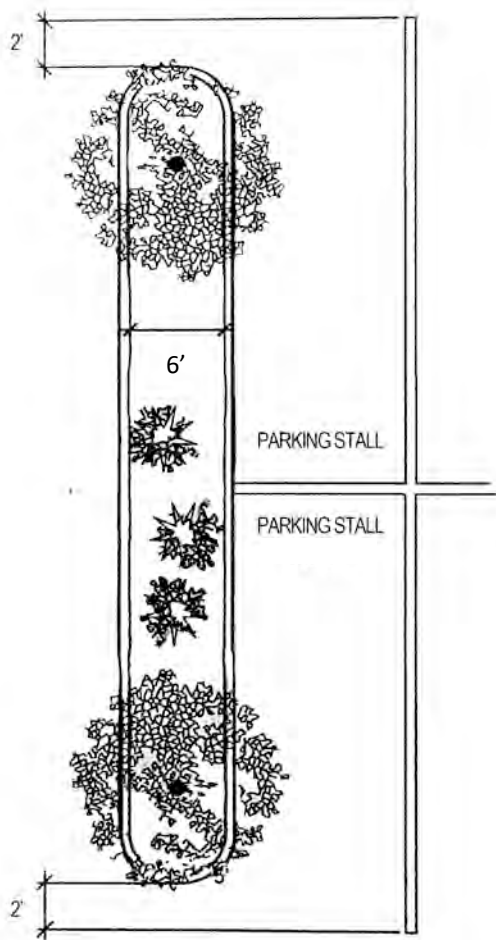


See section [5.3, Plant Densities & Sizes for qualities](#)

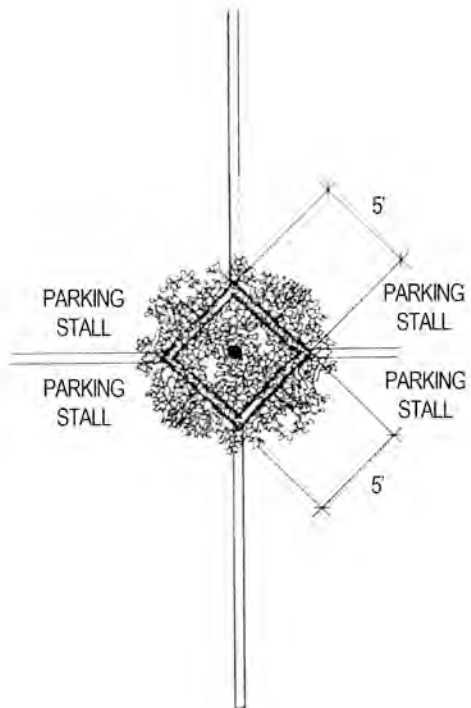
Exhibit 19.0
Landscape Parking Specifications



ONE LANDSCAPE ISLAND PER TEN PARKING STALLS



END OF A ROW LANDSCAPE ISLAND



TYPICAL DIAMOND LANDSCAPE ISLAND

Exhibit 20.0
Signage Fonts

ABCDEFGHIJ
KLMNOPQRS
TUVWXYZ
abcdefghijkl
klmnopqrs
tuvwxyz
12345678901

Palatino

ABCDEFGHIJ
KLMNOPQRS
TUVWXYZ
abcdefghijkl
klmnopqrs
tuvwxyz
12345678901

Palatino Italic

ABCDEFGHIJ
KLMNOPQRS
TUVWXYZ
Abcdefghij
Klmnopqrs
tuvwxyz
12345678901

Palatino Bold

ABCDEFGHIJ
KLMNOPQRS
TUVWXYZ
abcdefghijkl
klmnopqrs
tuvwxyz
12345678901

Impact

ABCDEFGHIJ
KLMNOPQRS
TUVWXYZ
abcdefghijklmnop
klmnopqrs
tuvwxyz
12345678901

Garmond Medium

ABCDEFGHIJ
KLMNOPQRS
TUVWXYZ
abcdefghijklmnop
klmnopqrs
tuvwxyz
12345678901

Garmond Italic

ABCDEFGHIJ
KLMNOPQRS
TUVWXYZ
abcdefghijklmnop
klmnopqrs
tuvwxyz
12345678901

Garmond Bold

ABCDEFGHIJ
KLMNOPQRS
TUVWXYZ
abcdefghijklmnop
klmnopqrs
tuvwxyz
12345678901

Avenir Med., Bold & Italic

Techno font similar to Freytag/Regular can be used and will be reviewed on a case by case basis.

Exhibit 21.0

Monument Signs and Multi-Tenant Directional Signs

Please note that the Exhibits of Multi-Directional And Multi-Tenant Signage is only meant as an example of what the monument "could" look like and not meant to be the only type of monument that may be used. ACC must approve all monument design applications.

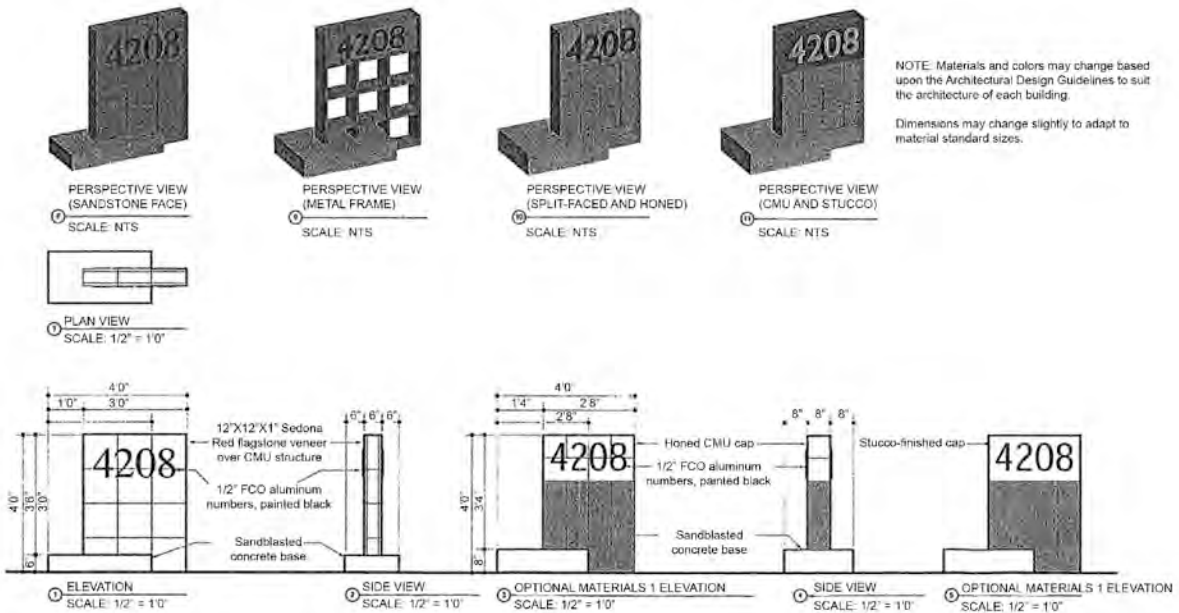
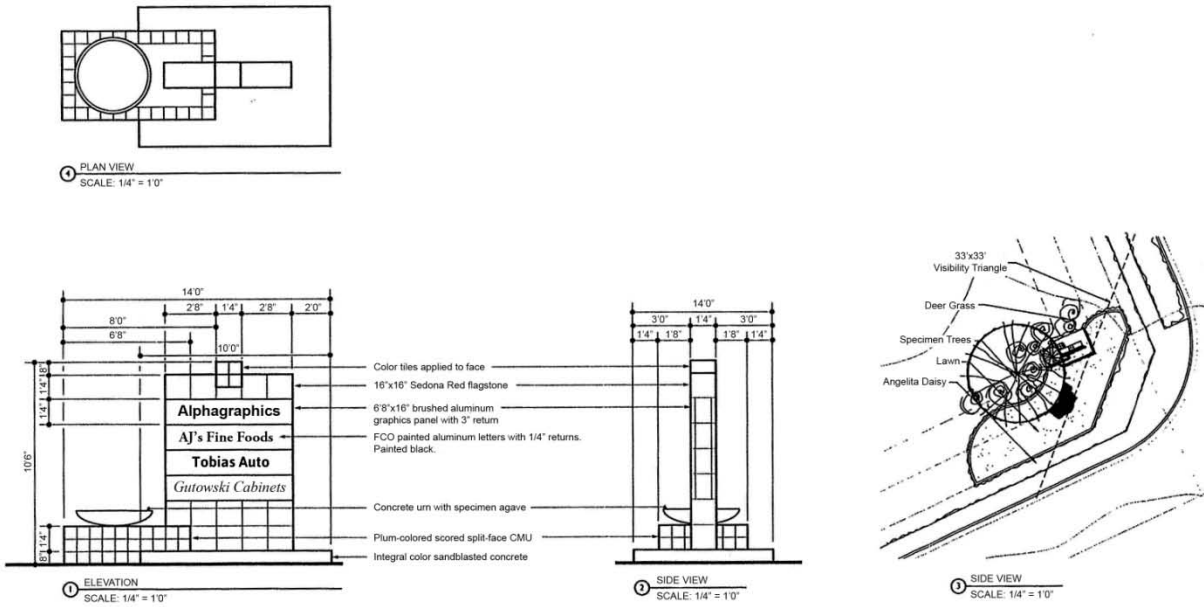


Exhibit 22.0
ACC Design Review Approval Process

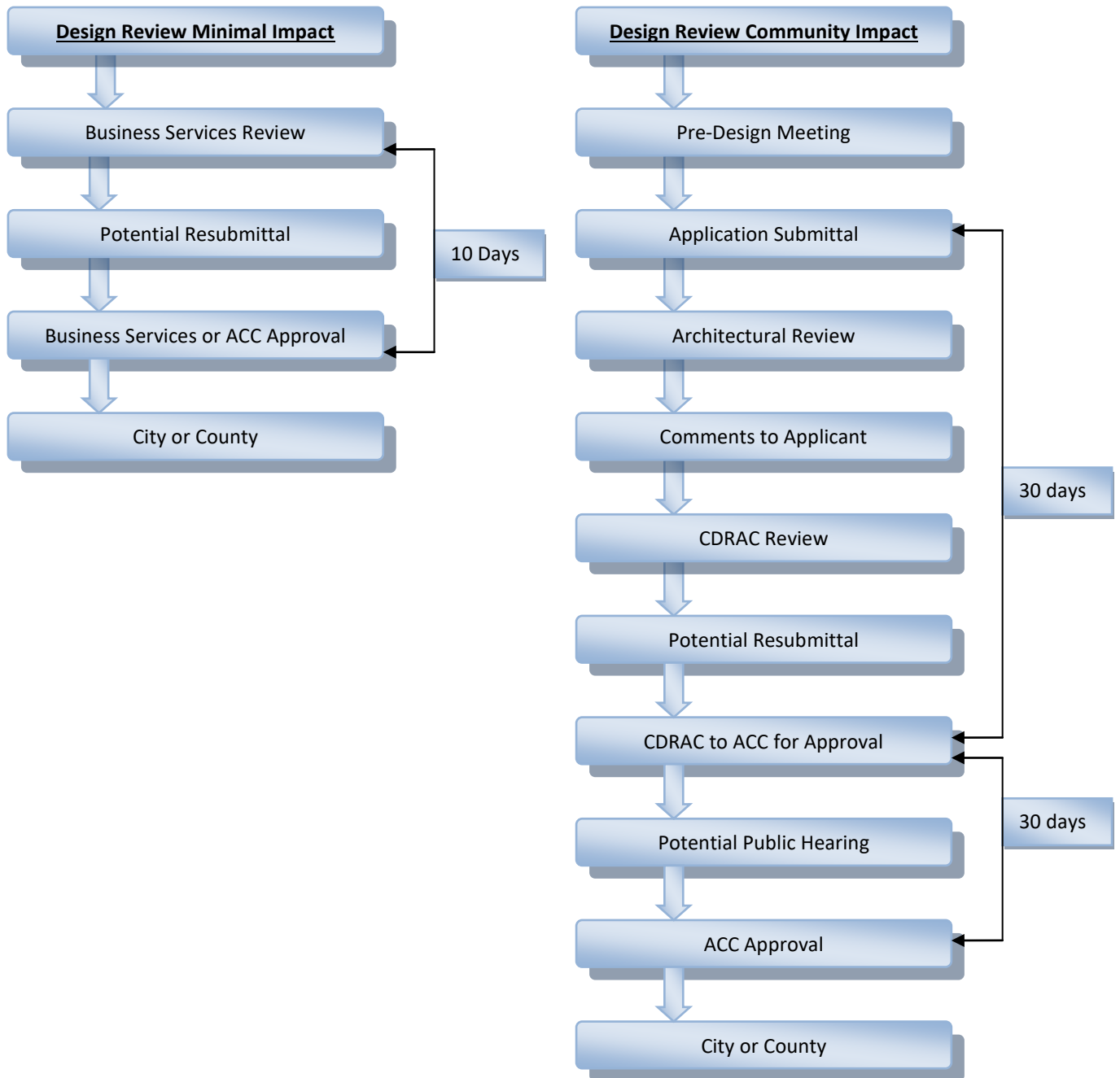
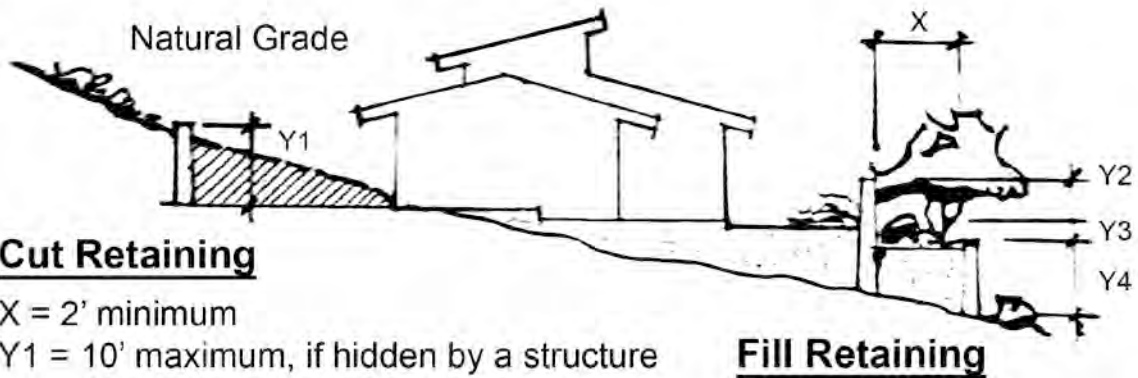


Exhibit 23.0
Retaining Walls



Cut Retaining

X = 2' minimum

Y1 = 10' maximum, if hidden by a structure
8' maximum, without a structure

Y2 = 6' maximum screen wall

Y3 = 3' maximum retaining wall

Note: Combination of Y2 and Y3 may not exceed 9'

Y4 = 9' maximum retaining wall

Fill Retaining

Notes:

- A. Average Wall Heights are the Basis of determining maximum height.
- B. Architectural and safety elements such as hand rails on top of walls will not be included in overall height calculations.

Exhibit 24.0
Anthem Map

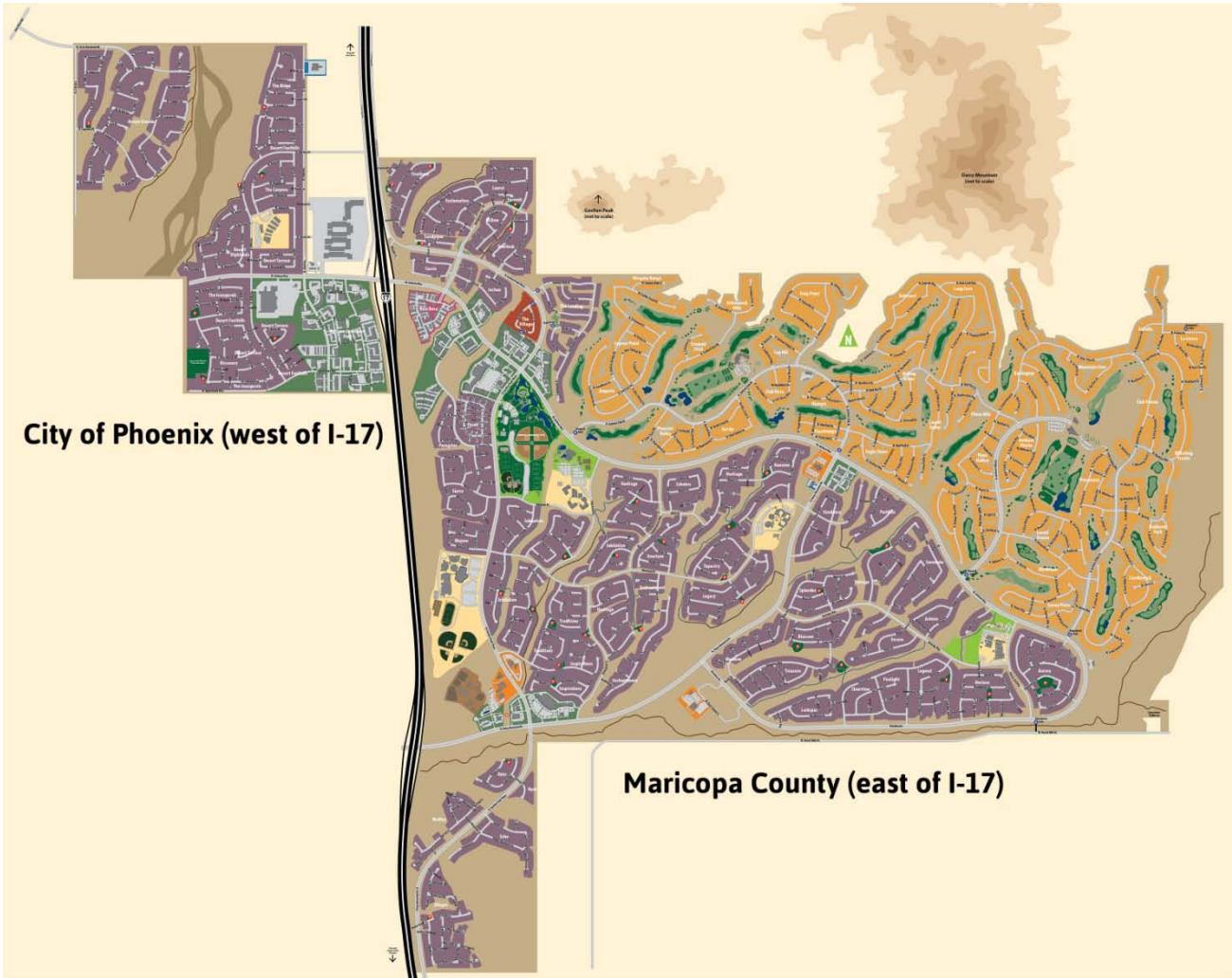


Exhibit 25.0

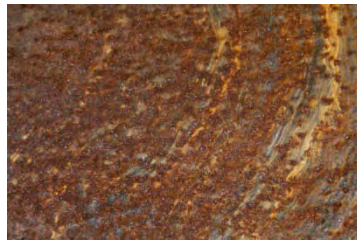
Examples of Monument Sign Materials



Sedona Red Flagstone



Split-Face Concrete Block



Rusted Metal



Honed Concrete Block

Exhibit 26.0

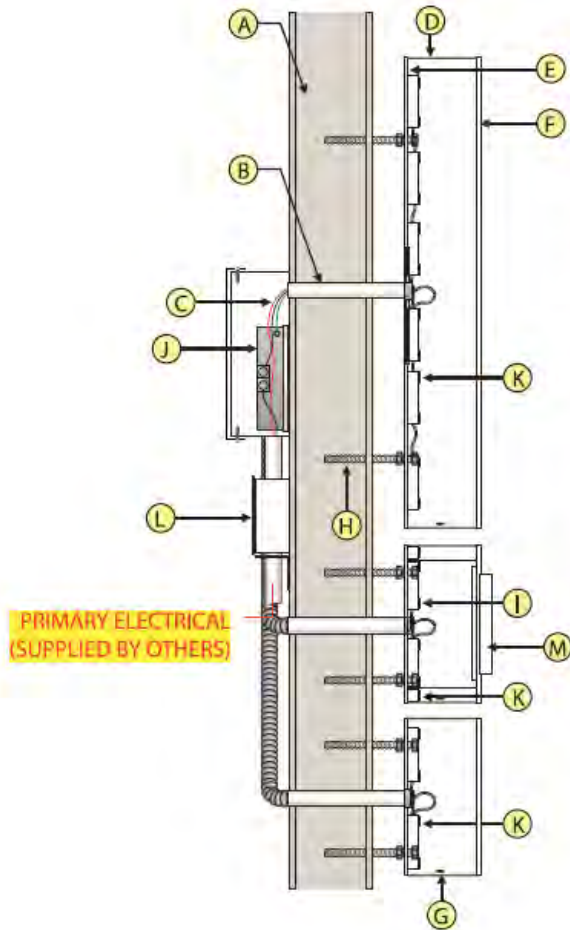
Examples of Existing Monument Signs



Exhibit 27.0

Example of Typical Wall Mounted Sign Detail

Face & Halo Lit Letters / LEDs - Cross Section Detail



A	wall
B	1/2" EMT rigid conduit
C	low voltage wiring
D	3" .040 alum. rtn.
E	clear lexan back
F	alum. face
G	weep holes
H	stud mounting / 2" stand offs
I	white LED lights in a baffle
J	remote low voltage trans.
K	red LED lights
L	J-Box
M	1/2" clear push thru w/ white backer

All electrical to be UL Listed and Labeled

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 signs

Sign Components Vary

Exhibit 28.0 Commerce Park Ground Sign Locations

