

RYAN

777 TOWER at **NOVUS**
Innovation Corridor



777 tower at novus innovation corridor - site & building signage package
september 25, 2024





project number
17011

project name
NOVUS OFFICE
PHASE 1

type
N/A

description
TABLE OF
CONTENTS

scale
NTS

date
12.17.19

revised date
10.28.20

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**GD
001**

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VICINITY MAP

project number
17011

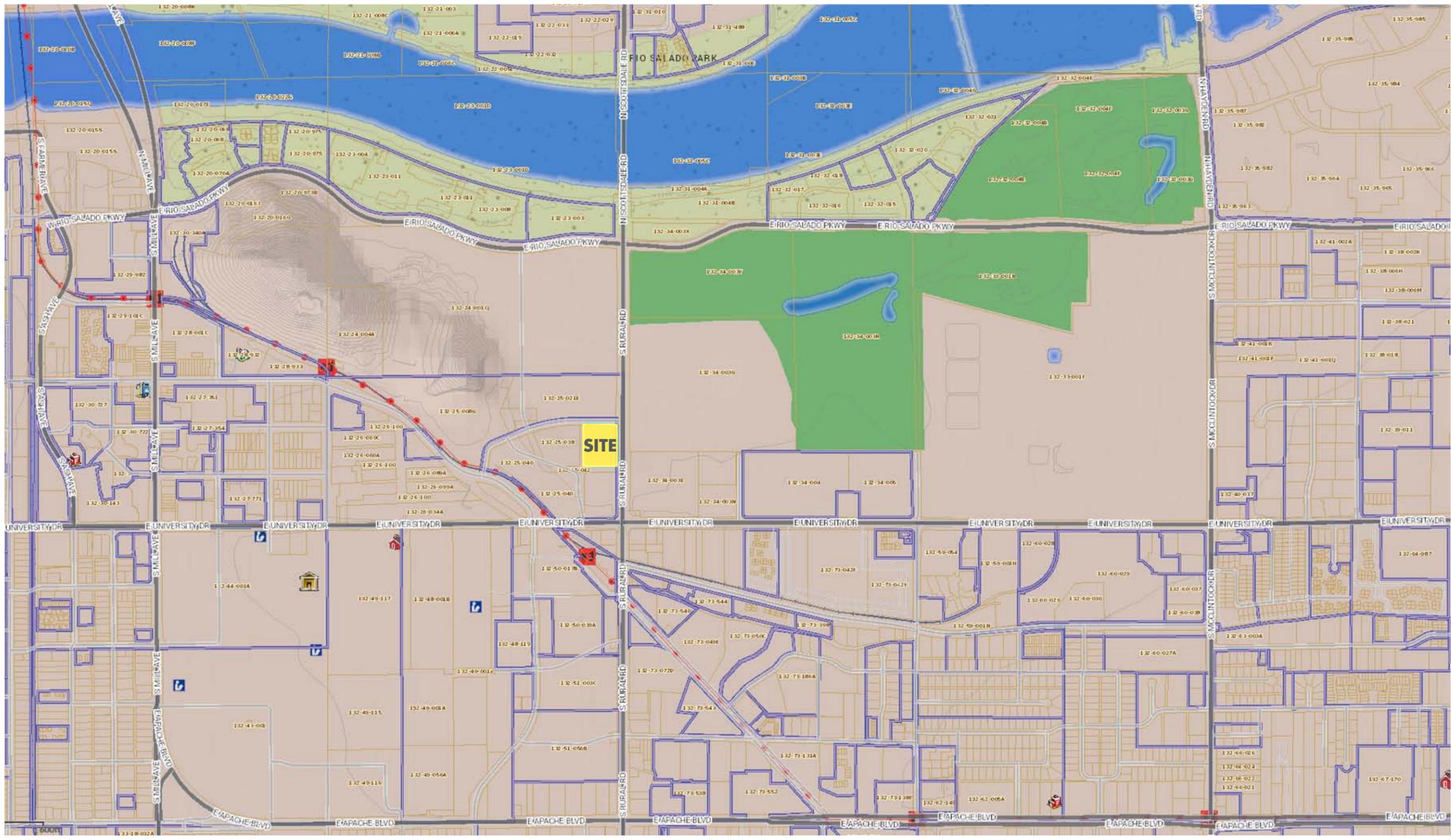
project name
NOVUS OFFICE
PHASE 1

type
N/A

description
VICINITY MAP

scale
NTS

date
12.17.19
revised date
12.20.19



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SIGNAGE MATRIX

project number
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project name
NOVUS OFFICE
PHASE 1

type
N/A

description
SIGNAGE
MATRIX

scale
NTS

date
12.17.19

revised date
11.23.20

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**GD
003**

SITE SIGNAGE

SIGN TYPE: MS – MONUMENT SIGN
ILLUMINATION: Internal illumination
MATERIALS: Painted aluminum, white acrylic or polycarbonate with sandblasted concrete base.
CONSTRUCTION: Internally illuminated, painted aluminum cabinet with sandblasted concrete base.
LETTER STYLE: Tenant fonts will be allowed.
LOGO: Tenant logos will be allowed.
COLOR: White letters and logos. Cabinet colors to match building colors.
SIZE: 8'-0" high with concrete pad base.
 40 square feet
INSTALLATION: Steel pipe set into or anchored to concrete base.

SIGN TYPE: VE – VEHICLE EXITING SIGN
ILLUMINATION: Internal illumination
MATERIALS: Painted aluminum cabinet, clear acrylic or polycarbonate decorated with colored vinyl with sandblasted concrete base.
CONSTRUCTION: Internally illuminated, painted aluminum cabinet with sandblasted concrete base.
LETTER STYLE: Berthold Akzidenz Grotesk Family.
COLOR: Yellow graphics. Cabinet colors to match building colors.
SIZE: 8'-0" high with concrete pad base.
 3.5 square feet
INSTALLATION: Steel pipe set into or anchored to concrete base.

BUILDING MOUNTED SIGNAGE

SIGN TYPE: WU - WALL MOUNTED SIGN - UPPER LEVEL
ILLUMINATION: Internal illumination
MATERIALS: Painted aluminum with white or clear acrylic faces.
CONSTRUCTION: Internally illuminated painted aluminum channel characters. Faces to be white or clear acrylic decorated with translucent color vinyl.
LETTER STYLE: Individual tenant fonts will be allowed.
LOGO: Logotype and logo graphics may be used.
COLOR: Return colors to be painted to match building color. Face color is open to tenant brand colors. Illumination is open to white or color LEDs.
SIZE: 8' maximum envelope height including ascenders and descenders.
 The maximum total sign area for any one (1) business may be equal to forty (40)square feet plus one (1) square foot of sign area for every lineal foot of business frontage beyond forty (40) lineal feet, as measured by the business frontage. See individual building elevations for additional notes.
INSTALLATION: Attached to fascia. Signs may be located on building in locations not occupied by the tenant.

SIGN TYPE: WL - WALL MOUNTED SIGN - LOWER LEVEL
ILLUMINATION: Internal illumination
MATERIALS: Painted aluminum with white or clear acrylic faces.
CONSTRUCTION: Internally illuminated painted aluminum channel characters. Faces to be white or clear acrylic decorated with translucent color vinyl.
LETTER STYLE: Individual tenant fonts will be allowed.
LOGO: Logotype and logo graphics may be used.
COLOR: Return colors to be painted to match building color. Face color is open to tenant brand colors. Illumination is open to white or color LEDs.
SIZE: 2' maximum envelope height including ascenders and descenders.
 The maximum total sign area for any one (1) business may be equal to forty (40)square feet plus one (1) square foot of sign area for every lineal foot of business frontage beyond forty (40) lineal feet, as measured by the business frontage. See individual building elevations for additional notes.
INSTALLATION: Attached to fascia. Signs may be located on building in locations not occupied by the tenant.

SIGN TYPE: AS - ADDRESS SIGNS **Approved as part of building permit**
ILLUMINATION: Halo-illumination
MATERIALS: Painted aluminum with clear acrylic letter backs.
CONSTRUCTION: Halo-illuminated painted aluminum reverse pan channel characters.
LETTER STYLE: Berthold Akzidenz Grotesk
LOGO: N/A
COLOR: Faces and returns painted to match P-4.
SIZE: 1.5"
INSTALLATION: Attached to fascia.

GENERAL NOTES

Any signage not addressed in this signage package may still be allowed with Owner/Property Manager approval and City of Tempe approval, provided the sign(s) are compliant with the City of Tempe Sign Code.

All signs must be approved by the Owner/Property Manager prior to being submitted to the City of Tempe for permitting.

All signage requiring permits, must be permitted by the sign company prior to fabrication and installation.

FONTS

Project Logo & ID Sign
Berthold Akzidenz Grotesk Family
 abcdefghijklmnopqrstuvwxyz
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 0123456789

NOTE:

The Berthold Akzidenz Grotesk Family will be used for the project identification (project logo).

Other fonts and logos will be allowed for tenant signs.

COLORS & MATERIALS

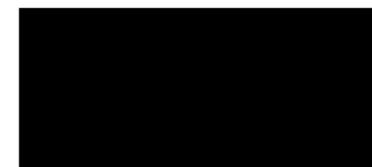
P-1
 PAINT COLOR TO MATCH ACM PANEL SYSTEM
 MANUFACTURER: REYNOBOND
 COLOR: PURE WHITE



P-2
 PAINT COLOR TO MATCH ACM PANEL SYSTEM
 MANUFACTURER: ALPOLIC
 COLOR: CNC CHARCOAL



P-3
 PAINT TO MATCH 3M MATTE BLACK VINYL



P-4
 PAINT TO MATCH BRUSHED ALUMINUM



C-1
 CONCRETE BASE TO HAVE SAND BLASTED FINISH TO MATCH
 BUILDING ARCHITECTURAL WALLS AND EXPOSED COLUMNS.
 COLOR IS TO BE GREY TO MATCH ACID ETCHED SITE CONCRETE.



A-1
 TRANSLUCENT WHITE ACRYLIC



V-1
 3M TRANSLUCENT YELLOW VINYL

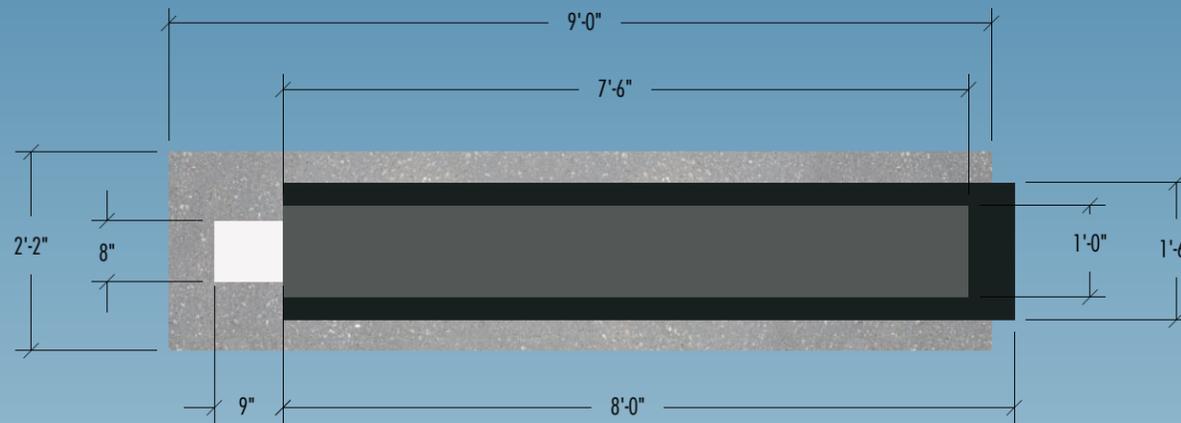


NOTES

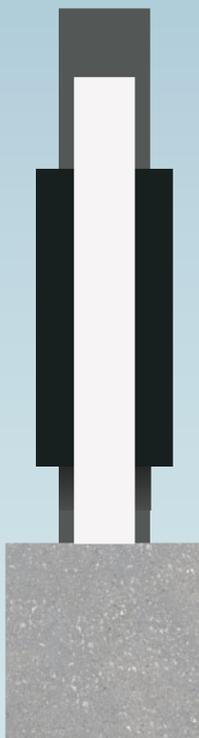
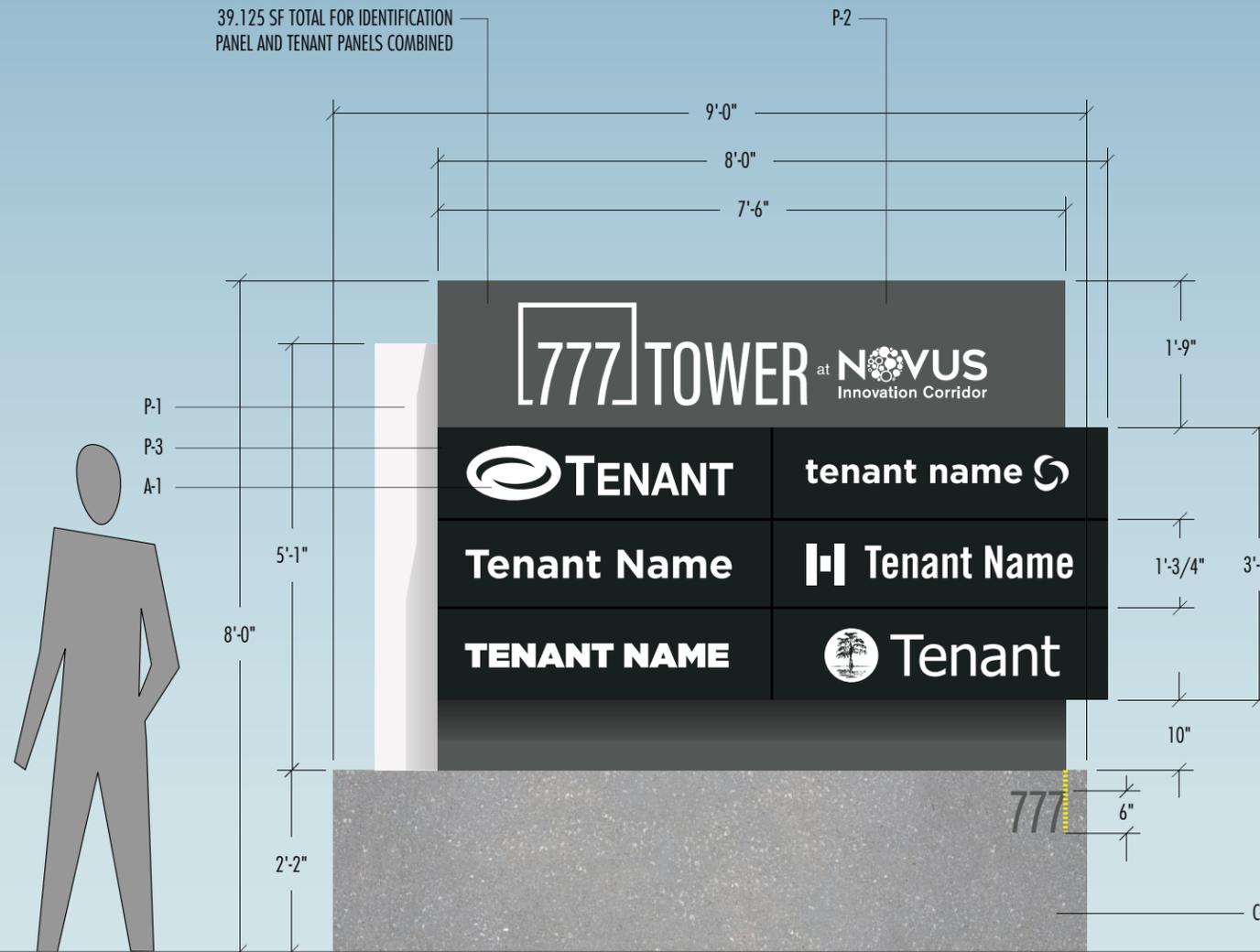
Double-sided, fabricated aluminum sign cabinet with concrete pad and base. Sign to be illuminated with GE Tetra Max High Output LED fixtures.

Faces to be reverse cut painted 1/8" aluminum with 1/2" push thru white acrylic graphics & copy.

Address numbers to be painted 1/4" flat cut-out aluminum pin mounted to concrete base flush with recessed cabinet above.



39.125 SF TOTAL FOR IDENTIFICATION PANEL AND TENANT PANELS COMBINED



END VIEW
(FACING INTERIOR LOT)



END VIEW
(FACING STREET)

ELEVATION



project number
17011

project name
NOVUS OFFICE
PHASE 1

type
MS

description
MONUMENT
SIGN
OPTION 2

scale
1/2"=1'

date
12.2.19

revised date
11.4.20

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**GD
101**

NOTES

Double-sided, fabricated aluminum sign cabinet with concrete pad and base. Sign to be illuminated with GE Tetra Max High Output LED fixtures.

Faces to be reverse cut painted 1/8" aluminum with reverse routed graphics backed with acrylic decorated with vinyl.

Sign to be activated using an open door sensor on the loading dock overhead door.



project number
17011

project name
NOVUS OFFICE
PHASE 1

type
VE

description
CAUTION
VEHICLE
EXITING SIGN

scale
1/2"=1'

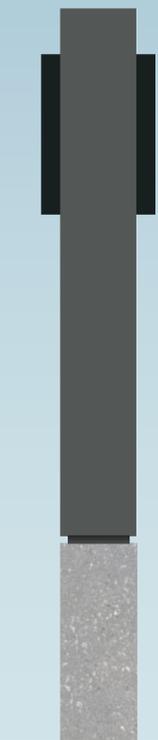
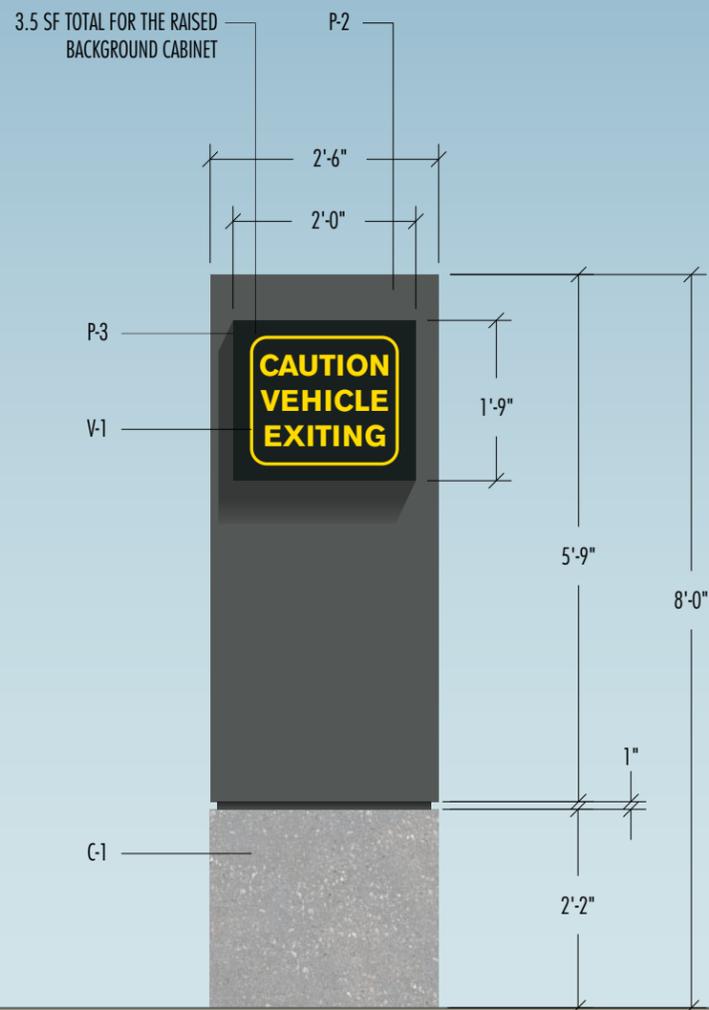
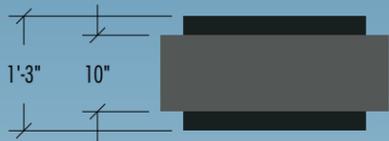
date
3.17.20

revised date
11.4.20

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END VIEW
(FACING INTERIOR LOT)

ELEVATION



END VIEW
(FACING STREET)

SIGN TYPES

- WU Wall Mounted Sign Envelopes - Upper Level
- WL Wall Mounted Sign Envelopes - Lower Level
- AS Address Sign
- BI Building Identification Sign

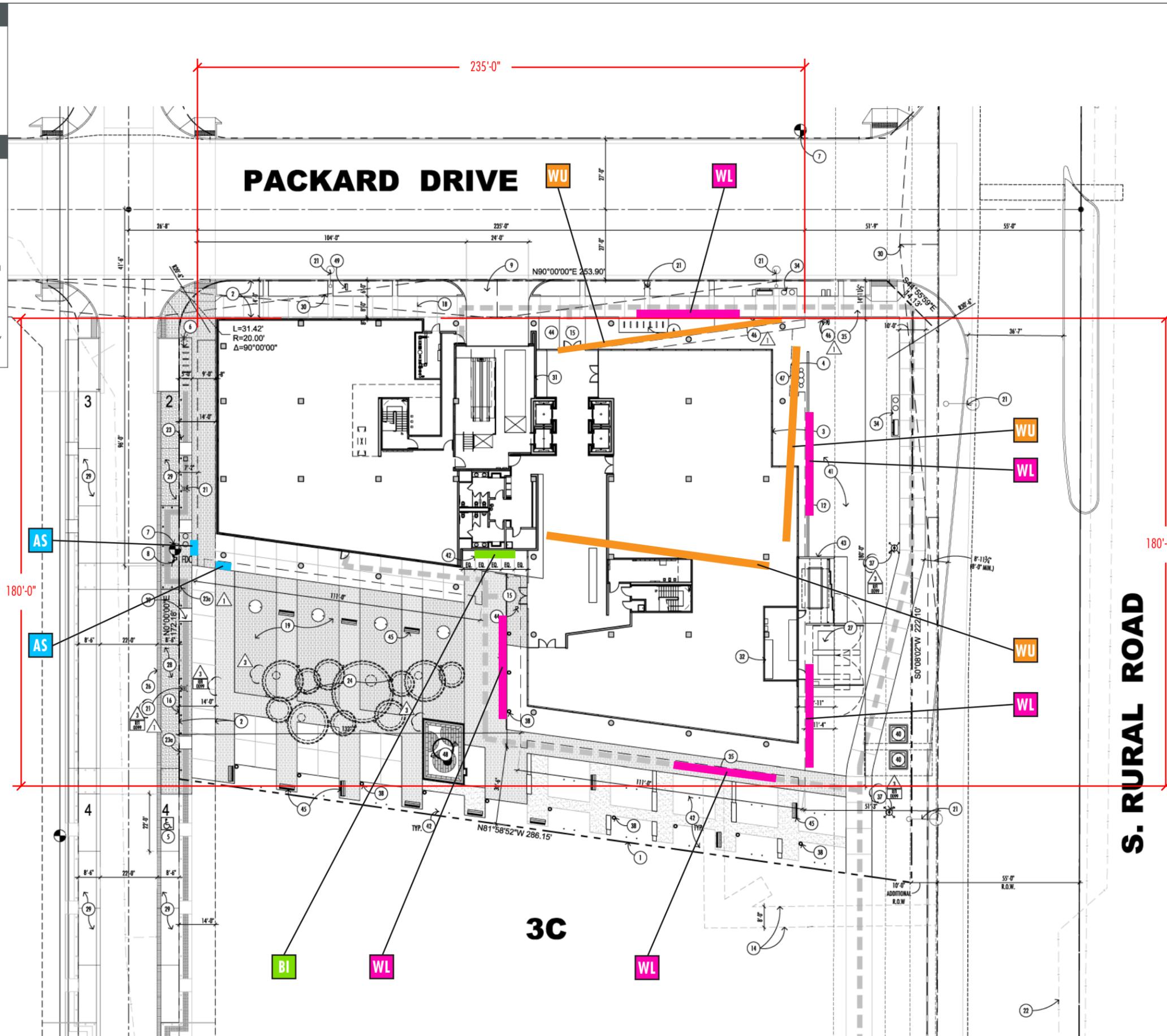
NOTES

Sign locations shown are approximate. Exact locations may be modified, added to or deleted from the plan as the project develops.

Building Owner / Management may combine, split or relocate envelopes to accommodate future tenant configurations.

Locations of Lower Level Wall Sign Envelopes on the West portion of the building (West of the building core) will be submitted separately.

Tenants will be allocated up to one square foot of signage for each linear foot of building frontage for each sign on each facade, subject to a minimum of 40 square feet per sign.



project number
17011

project name
NOVUS OFFICE
PHASE 1

type
1"=40'

description
BUILDING SIGN
LOCATIONS
PLAN

scale
NTS

date
11.21.19

revised date
10.28.20

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**GD
200**



NORTH

SIGN TYPES

- WU Wall Mounted Sign Envelopes - Upper Level
- WL Wall Mounted Sign Envelopes - Lower Level
- AS Address Sign
- BI Building Identification Sign

NOTES

Sign locations shown are approximate. Exact locations may be modified, added to or deleted from the plan as the project develops.

Building Owner / Management may combine, split or relocate envelopes to accommodate future tenant configurations.

Locations of Lower Level Wall Sign Envelopes on the West portion of the building (West of the building core) will be submitted separately.

Tenants will be allocated up to one square foot of signage for each linear foot of building frontage for each sign on each facade, subject to a minimum of 40 square feet per sign.



project number
17011

project name
**NOVUS OFFICE
PHASE 1**

type
1/16"=1'

description
**SIGN
LOCATIONS
NORTH
ELEVATION**

scale
NTS

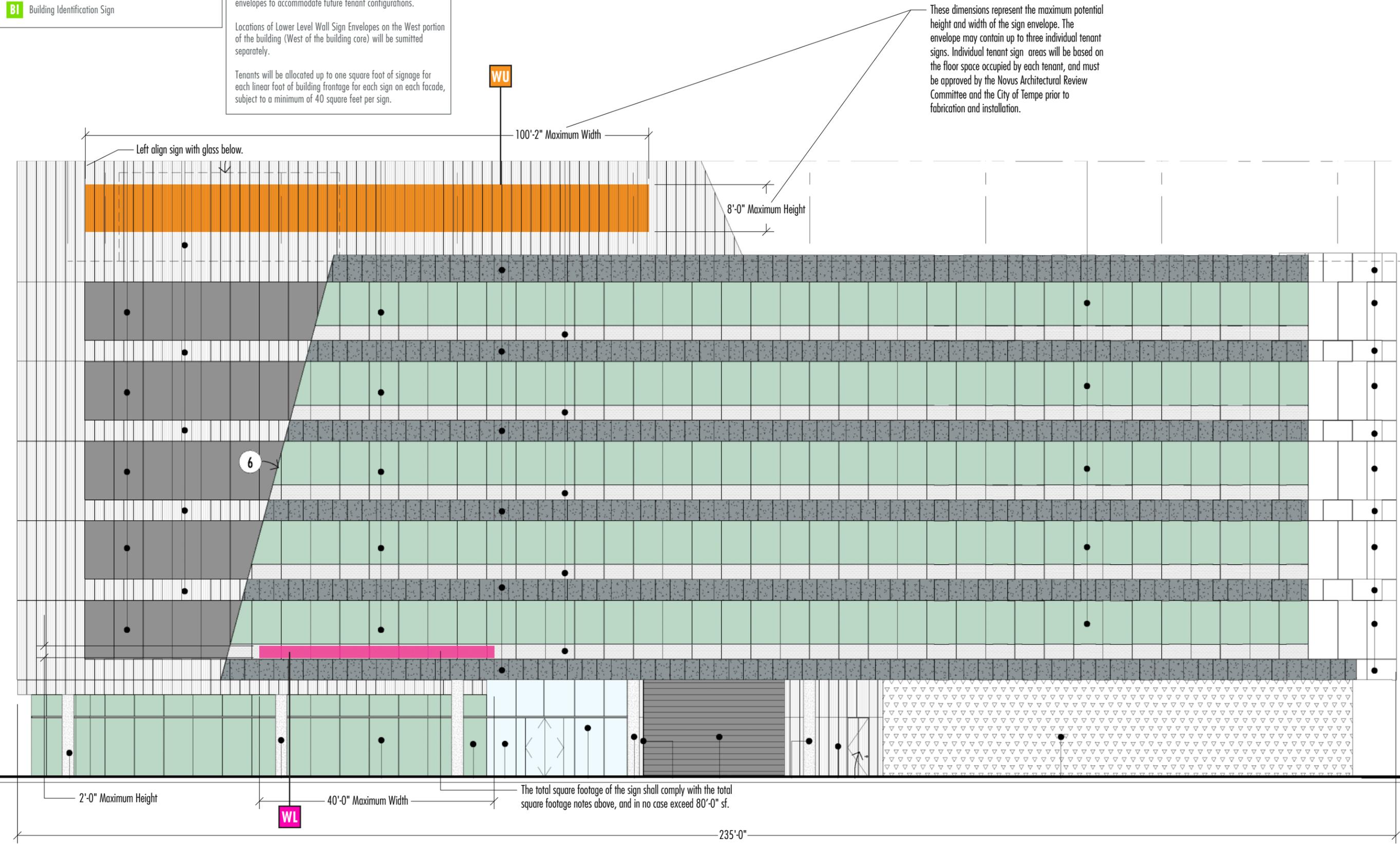
date
12.2.19

revised date
9.20.24

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201**



SIGN TYPES

- WU Wall Mounted Sign Envelopes - Upper Level
- WL Wall Mounted Sign Envelopes - Lower Level
- AS Address Sign
- BI Building Identification Sign

NOTES

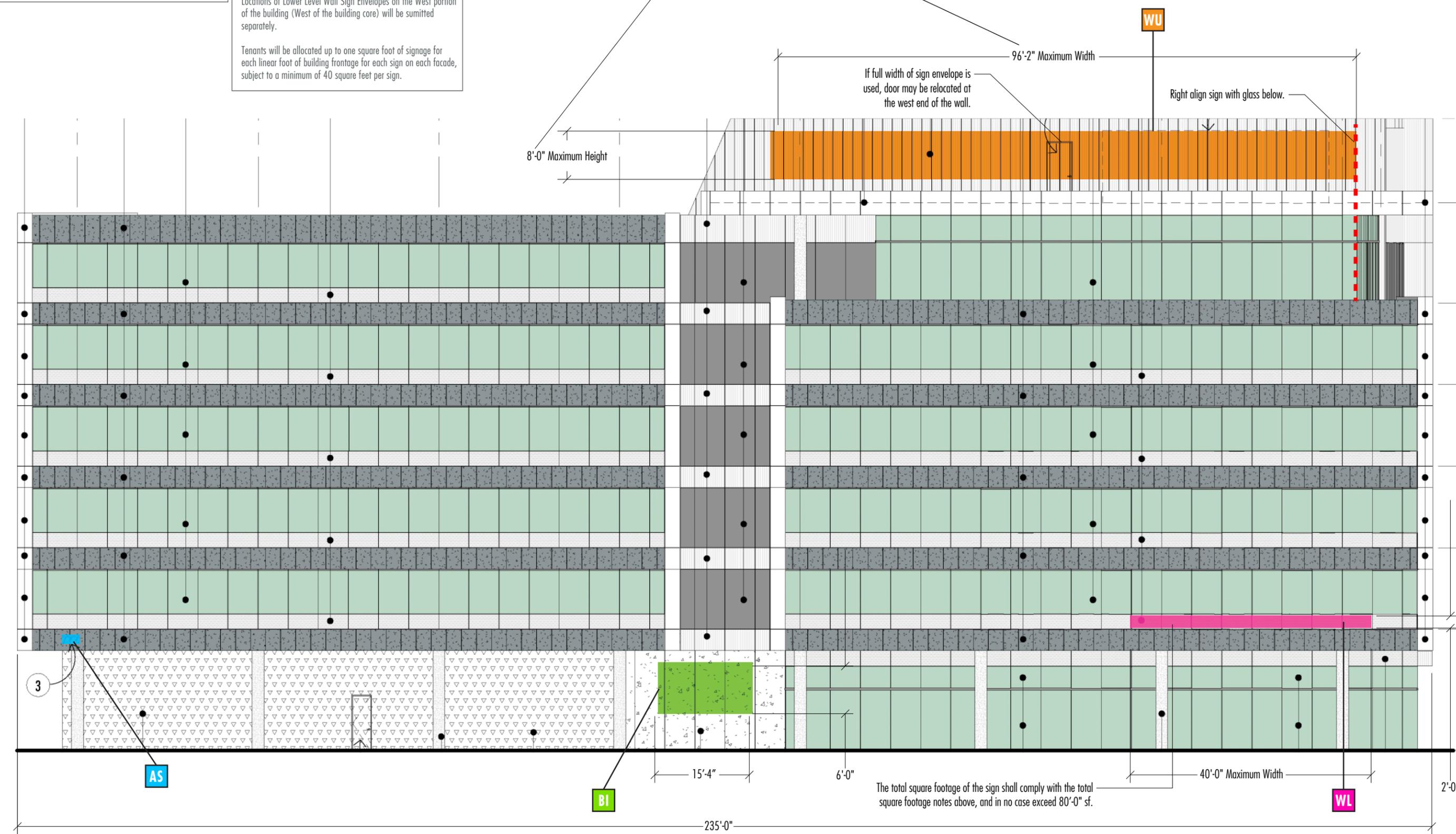
Sign locations shown are approximate. Exact locations may be modified, added to or deleted from the plan as the project develops.

Building Owner / Management may combine, split or relocate envelopes to accommodate future tenant configurations.

Locations of Lower Level Wall Sign Envelopes on the West portion of the building (West of the building core) will be submitted separately.

Tenants will be allocated up to one square foot of signage for each linear foot of building frontage for each sign on each facade, subject to a minimum of 40 square feet per sign.

These dimensions represent the maximum potential height and width of the sign envelope. The envelope may contain up to three individual tenant signs. Individual tenant sign areas will be based on the floor space occupied by each tenant, and must be approved by the Novus Architectural Review Committee and the City of Tempe prior to fabrication and installation.



project number
17011

project name
**NOVUS OFFICE
PHASE 1**

type
1/16"=1'

description
**SIGN
LOCATIONS
SOUTH
ELEVATION**

scale
NTS

date
12.2.19
revised date
9.25.24

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**GD
202**

SIGN TYPES

- WU Wall Mounted Sign Envelopes - Upper Level
- WL Wall Mounted Sign Envelopes - Lower Level
- AS Address Sign
- BI Building Identification Sign

NOTES

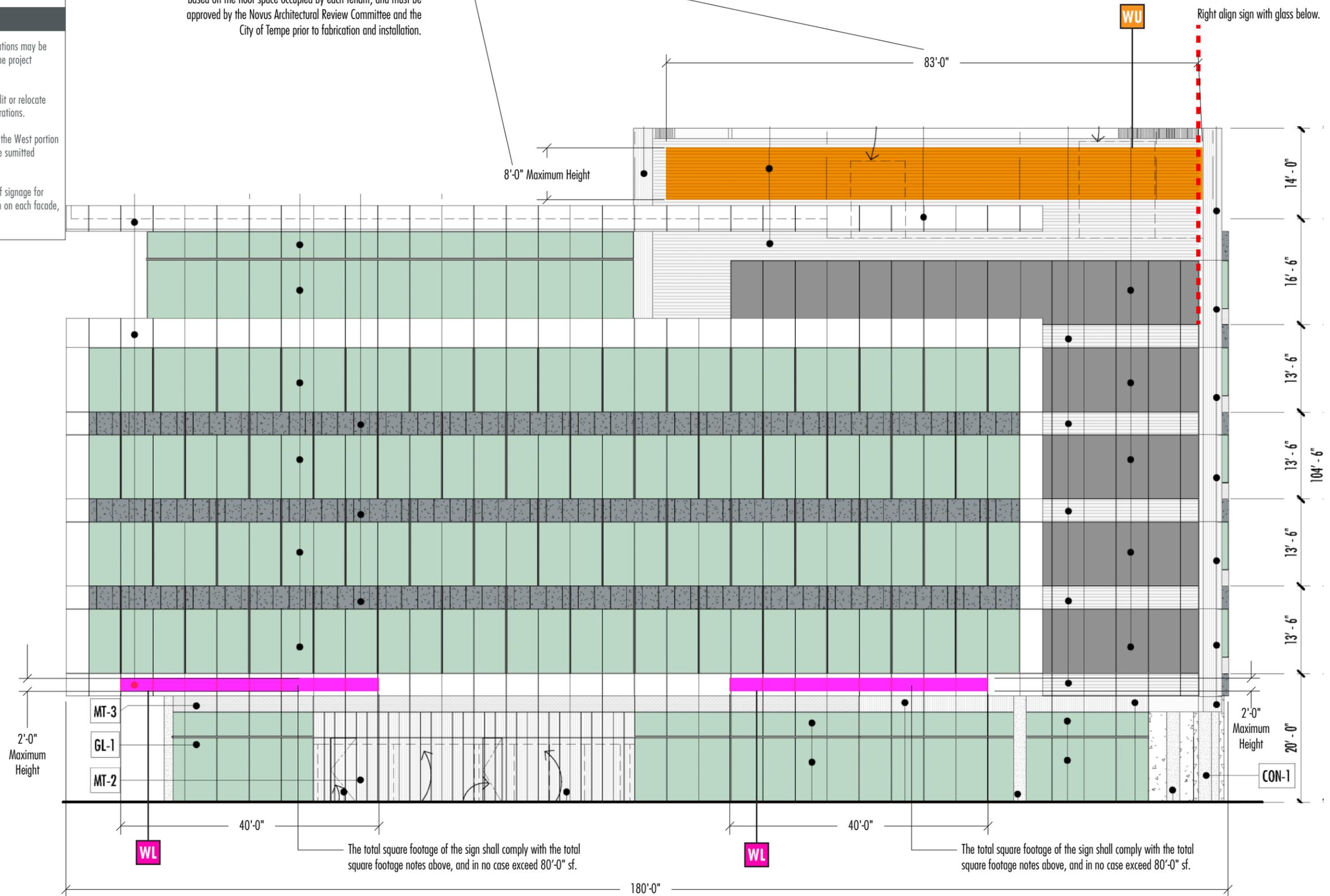
Sign locations shown are approximate. Exact locations may be modified, added to or deleted from the plan as the project develops.

Building Owner / Management may combine, split or relocate envelopes to accommodate future tenant configurations.

Locations of Lower Level Wall Sign Envelopes on the West portion of the building (West of the building core) will be submitted separately.

Tenants will be allocated up to one square foot of signage for each linear foot of building frontage for each sign on each facade, subject to a minimum of 40 square feet per sign.

These dimensions represent the maximum potential height and width of the sign envelope. The envelope may contain up to three individual tenant signs. Individual tenant sign areas will be based on the floor space occupied by each tenant, and must be approved by the Novus Architectural Review Committee and the City of Tempe prior to fabrication and installation.



project number
17011

project name
NOVUS OFFICE
PHASE 1

type
1/16"=1'

description
SIGN
LOCATIONS
EAST
ELEVATION

scale
NTS

date
12.2.19

revised date
9.23.24

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**GD
203**

SIGN TYPES

- WU Wall Mounted Sign Envelopes - Upper Level
- WL Wall Mounted Sign Envelopes - Lower Level
- AS Address Sign
- BI Building Identification Sign

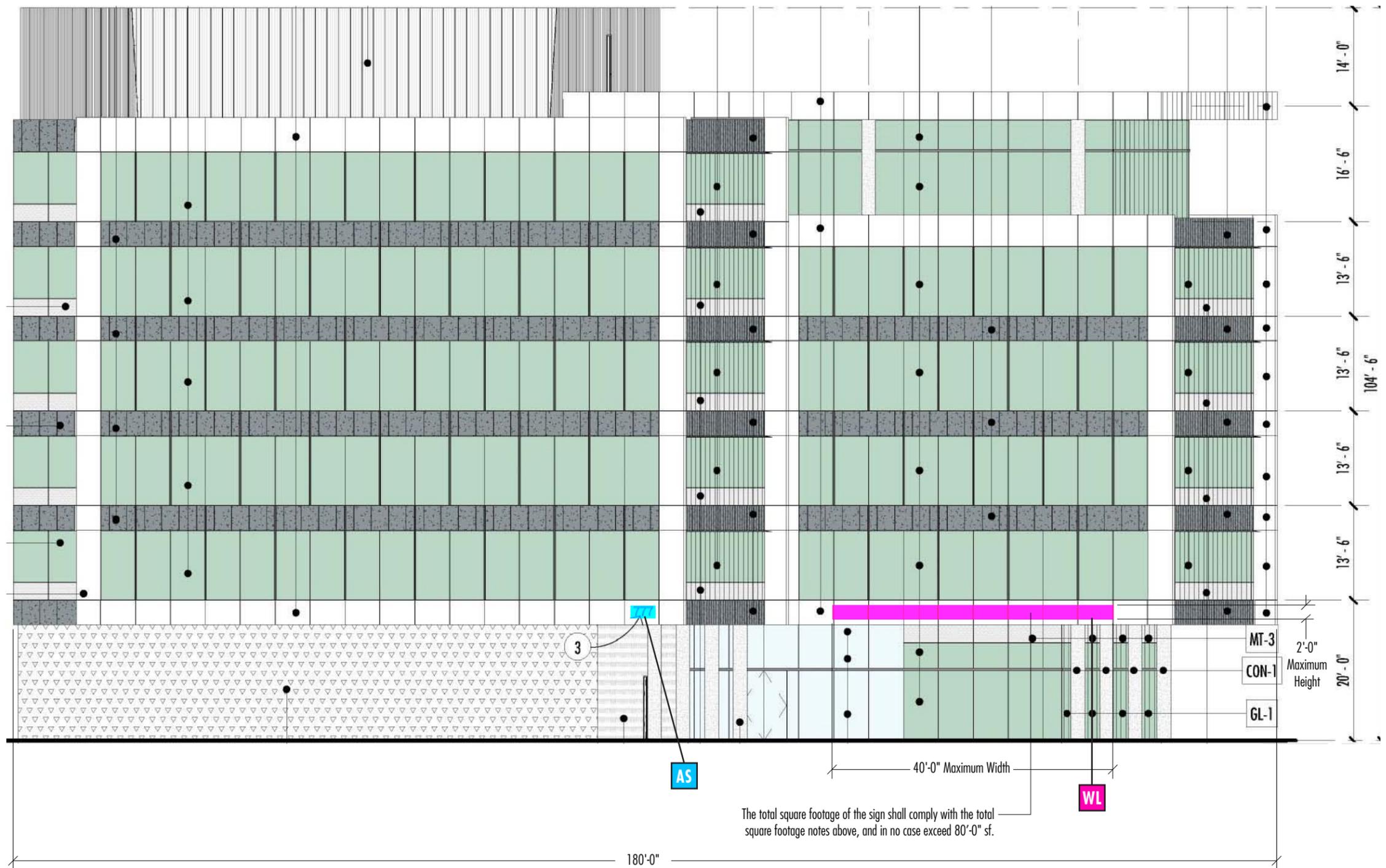
NOTES

Sign locations shown are approximate. Exact locations may be modified, added to or deleted from the plan as the project develops.

Building Owner / Management may combine, split or relocate envelopes to accommodate future tenant configurations.

Locations of Lower Level Wall Sign Envelopes on the West portion of the building (West of the building core) will be submitted separately.

Tenants will be allocated up to one square foot of signage for each linear foot of building frontage for each sign on each facade, subject to a minimum of 40 square feet per sign.



project number
17011

project name
NOVUS OFFICE
PHASE 1

type
1/16"=1'

description
SIGN
LOCATIONS
WEST
ELEVATION

scale
NTS

date
12.2.19

revised date
10.28.20

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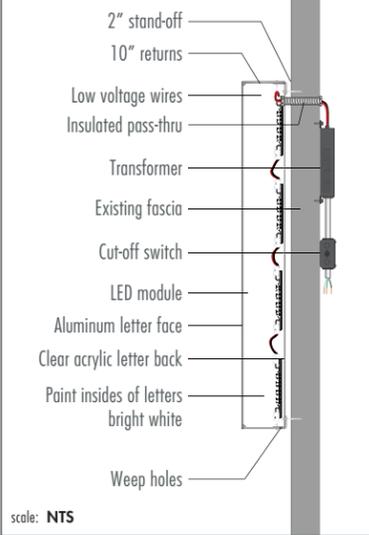
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204**

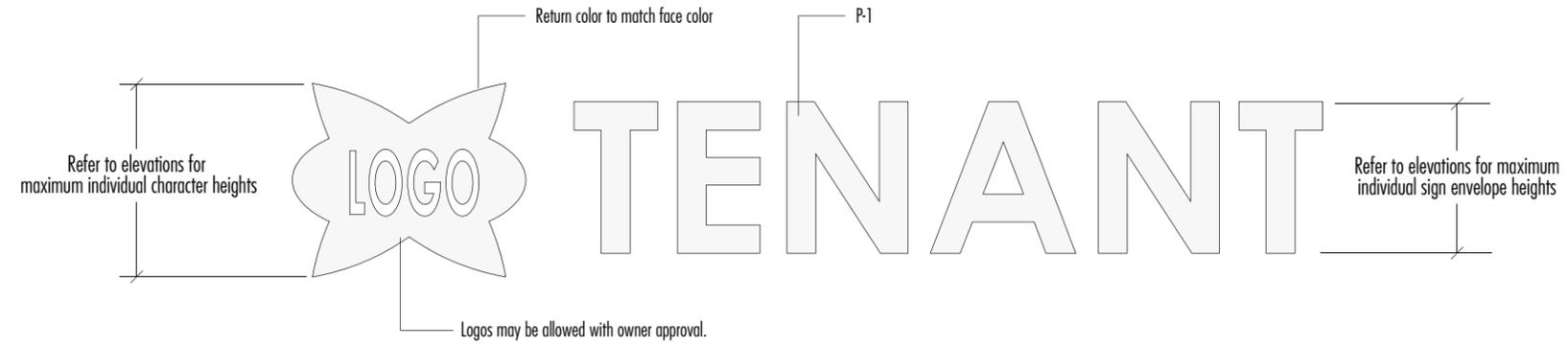
FABRICATION NOTES

- Painted halo-illuminated reverse aluminum pan channel characters with 10" returns & 2" stand-off and white LED lighting.
- Clear letter backs and returns with white illumination.
- Tenants will be allocated one square foot of signage for each linear foot of retail building frontage, subject to a minimum of 40 square feet per business, on the north, west and south frontages, respectively.

CHANNEL LETTER DETAIL



scale: NTS



Logos may be allowed with owner approval.



Stacked copy may be used for subtext with owner approval.



project number
17011

project name
NOVUS OFFICE
PHASE 1

type
WU

description
WALL
MOUNTED SIGN
- UPPER LEVEL

scale
NTS

date
12.18.19

revised date
4.28..20

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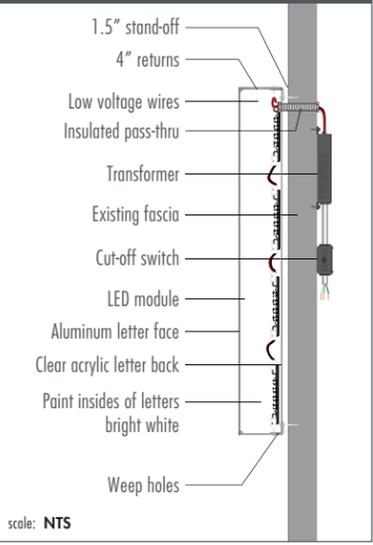
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205**

FABRICATION NOTES

- Painted halo-illuminated reverse aluminum pan channel characters with 4" returns & 1.5" stand-off and white LED lighting.
- Clear letter backs and returns with white illumination.
- Tenants will be allocated one square foot of signage for each linear foot of retail building frontage, subject to a minimum of 40 square feet per business, on the north, west and south frontages, respectively.

CHANNEL LETTER DETAIL



scale: NTS



project number
17011

project name
NOVUS OFFICE
PHASE 1

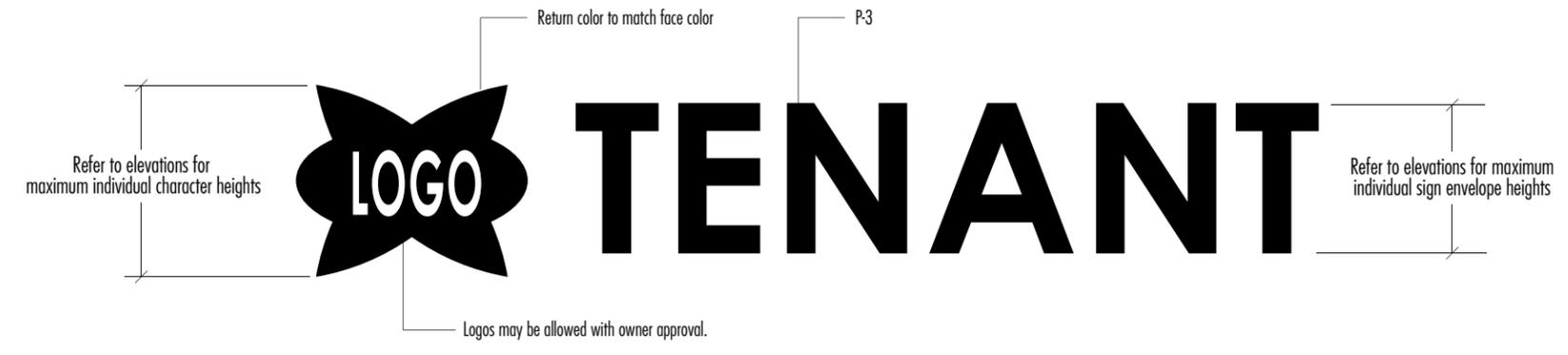
type
WL

description
WALL
MOUNTED SIGN
- LOWER LEVEL

scale
NTS

date
12.19.19

revised date
4.28.20



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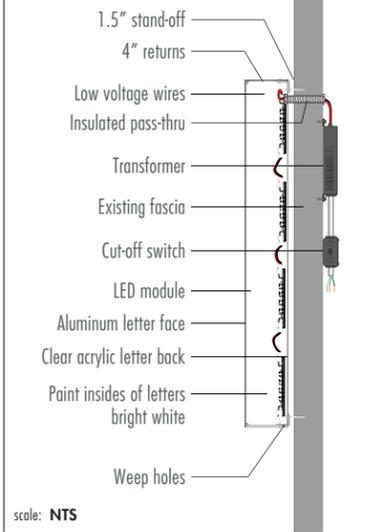
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206**

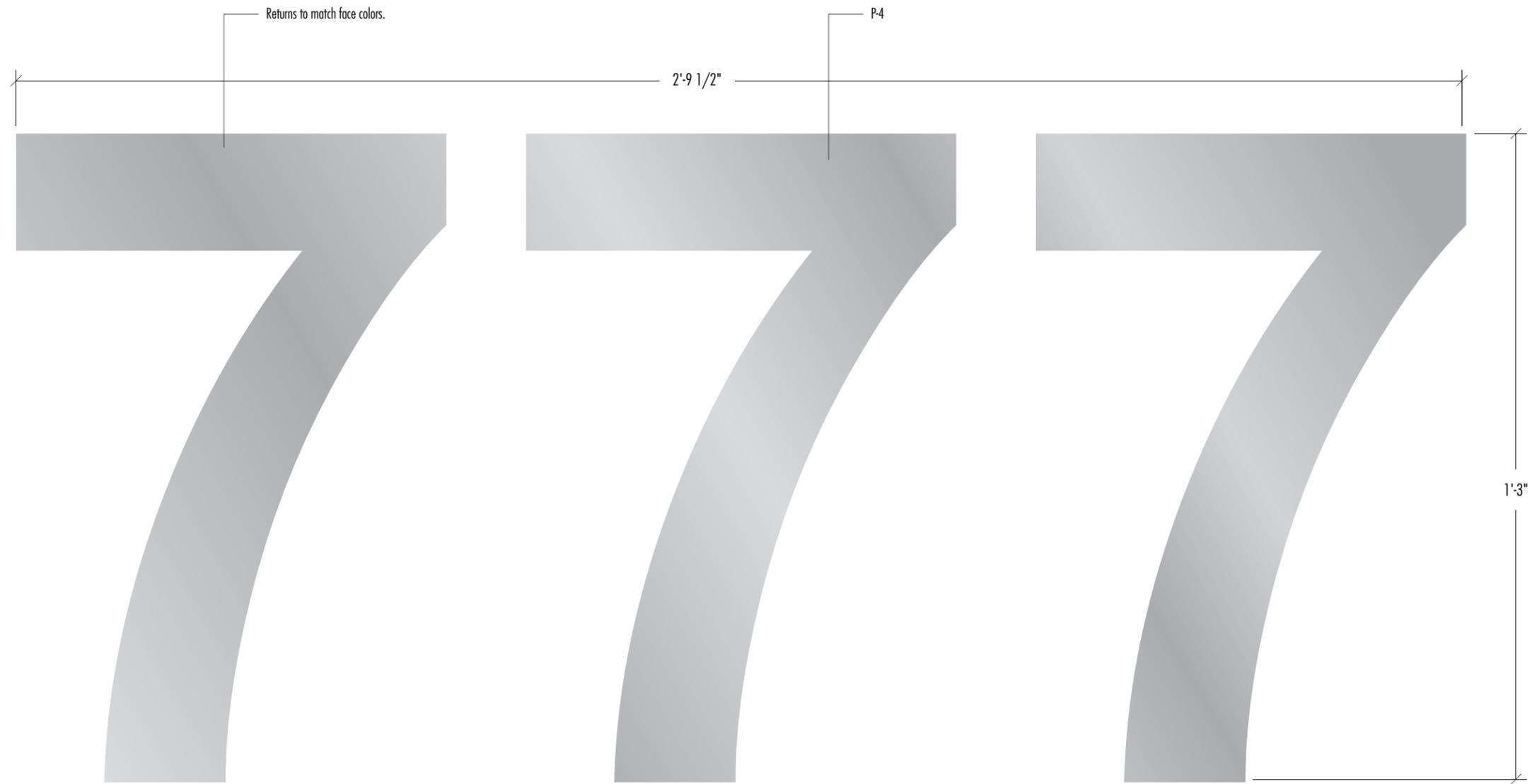
FABRICATION NOTES

- Painted halo-illuminated reverse aluminum pan channel characters with 4" returns & 1.5" stand-off and white LED lighting.
- Clear letter backs and returns with white illumination.
- Sign company to obtain City of Tempe Fire Department approval prior to fabrication and installation.

CHANNEL LETTER DETAIL



scale: **NTS**



project number
17011

project name
**NOVUS OFFICE
PHASE 1**

type
AS

description
ADDRESS SIGNS

scale
1:3

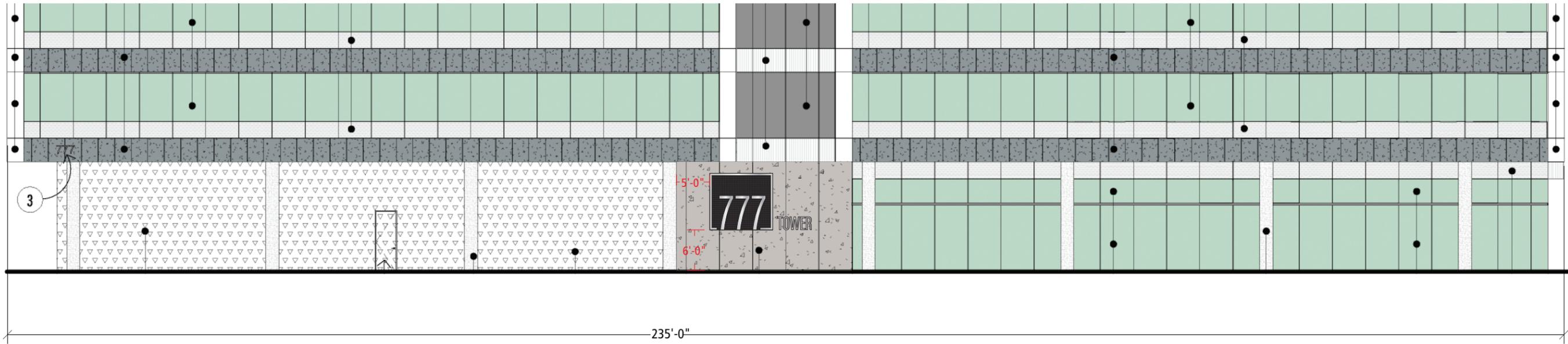
date
12.19.19

revised date
4.28.20

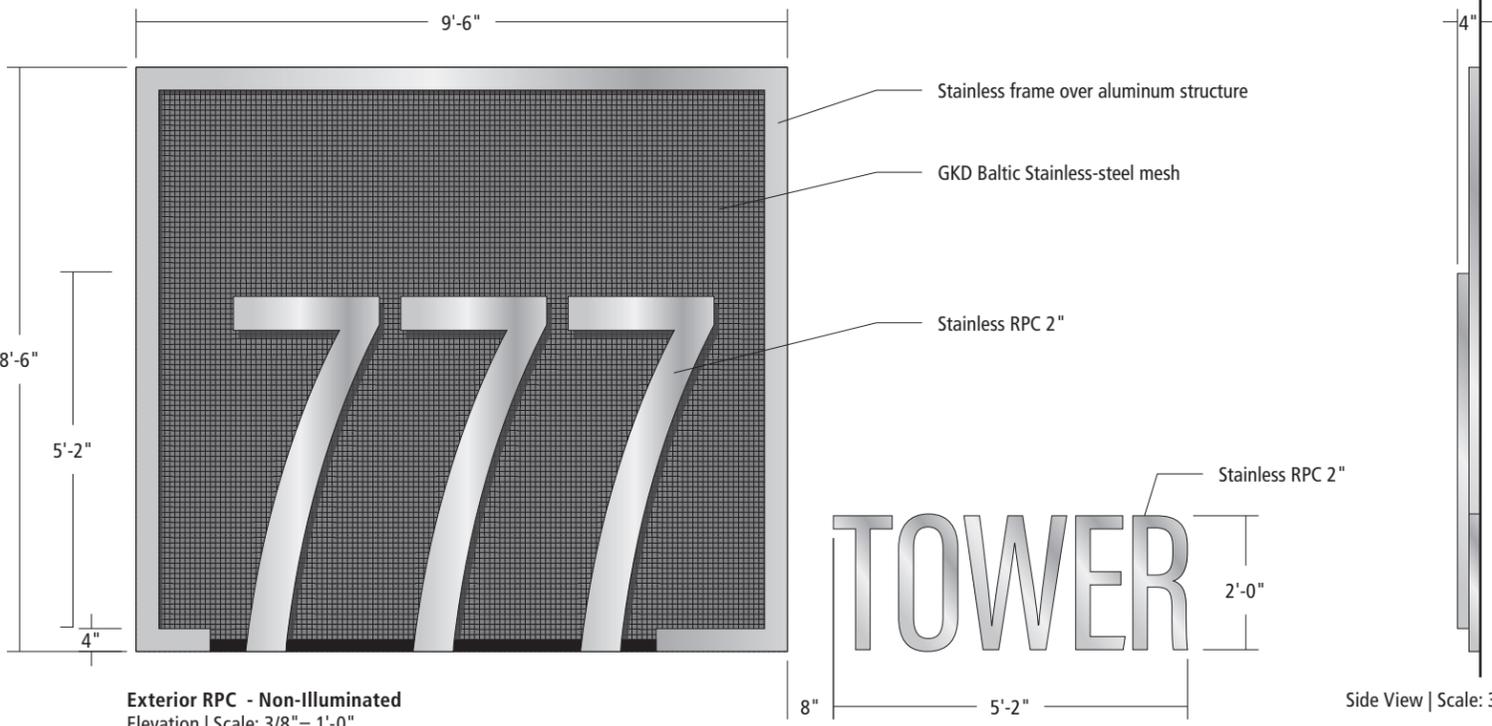
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South Elevation - PARTIAL
Scale: 1/16" = 1'-0"

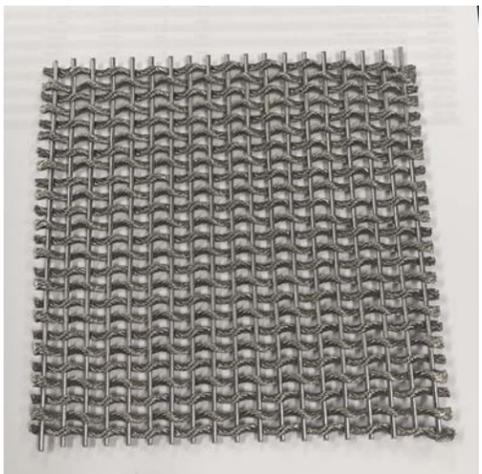


Exterior RPC - Non-Illuminated
Elevation | Scale: 3/8" = 1'-0"

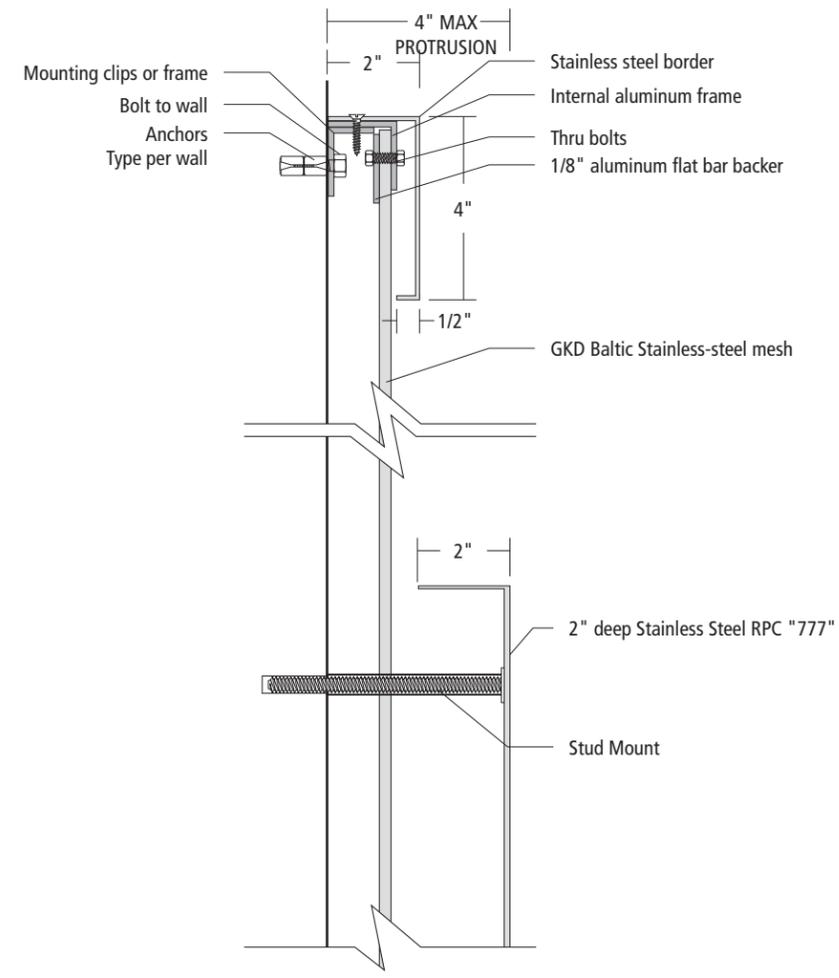
Side View | Scale: 3/8" = 1'-0"

Manufacture and Install ONE (1) Stainless Steel RPC Logo - Non-Illuminated

- BACKGROUND - GKD Baltic stainless-steel mesh in aluminum angle tension frame.
Stainless steel decorative cover, #4 vertical grained finish. Mount to frame
Clip mount flush to wall with SS screws in returns only.
- 777 - 2" deep stainless-steel RPCs, #4 vertical grained finish.
Stud mount thru mesh into building exterior.
Will be **MAXIMUM of 4"** off wall to comply with ADA.
- TOWER - 2" deep stainless-steel RPCs, #4 vertical grained finish.
Flush stud mount to building exterior.



GKD Baltic Stainless-steel mesh



Section View | Scale: 3" = 1'-0"

EXHIBIT A

Fabrication information shown here is the exclusive property of F & N Enterprises dba SmithCraft and may not be used for fabrication by any other company without authorization from an officer of F & N.

REP: B. McMillen
BY: D. Rollins
DATE: 8/7/2020
REV: 8/17/2020
8/24/2020

SPEC NO.
BM13788

JOB NO.
2A-

NOVUS 777
Tenant Signs

Install Address: 777 S Novus Place, Tempe, AZ

SIGN TYPE
777 TOWER

SHEET
4.0