

INTRODUCTION

Diablo Technology Park is an office / industrial facility located adjacent to Interstate 10 in west Tempe, Arizona. The facility, which was originally a Motorola office and plant, has since been converted to a multi-tenant facility. The facility is also currently planning for a proposed ADOT expansion of Interstate 10, which will impact the current site layout.

SITE MONUMENT SIGNAGE

The site signage proposed in this Comprehensive Sign Plan (CSP) has been designed to provide identification of the center and the tenants within the center. Having the names of the tenants near the entry driveways of those tenants will greatly assist with wayfinding for visitors to the property.

Since the site has adequate freeway frontage on Interstate 10 to allow for an On-Site Freeway Sign, such a sign is being included as part of this CSP. This double-sided sign will be 35' in height, will include the name of the center and will allow for up to 4 tenant panels on each face of the sign, which will be used to advertise tenants with leased or owned and occupied space within the site.

BUILDING SIGNAGE

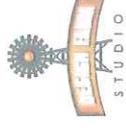
The building mounted signage is meant to identify the names of the tenants located within the building. While the intent of this CSP is to allow tenants to have signage on their frontages at or near their entrances, the complex nature of the property (with multiple buildings and the potential for more 'hidden' internal entry points) requires the CSP to provide flexibility, thereby allowing for tenant signage on facades of the building which that particular tenant may not occupy.

This CSP recommends sign locations and envelope sizes for each of those locations; however, the Owner/Property Manager may approve other locations and alternate envelope sizes and proportions to accommodate unforeseen conditions (i.e. new tenant entrance locations and entry features, major tenants occupying a single building or extremely large area within a building, tenants with brands that require more vertically oriented proportions, etc.). These alternative sign locations, sizes, proportions, etc. must first be approved by the Owner/Property Manager and must conform to the City of Tempe Signage Regulations with respect to overall sign height and area.

WAYFINDING

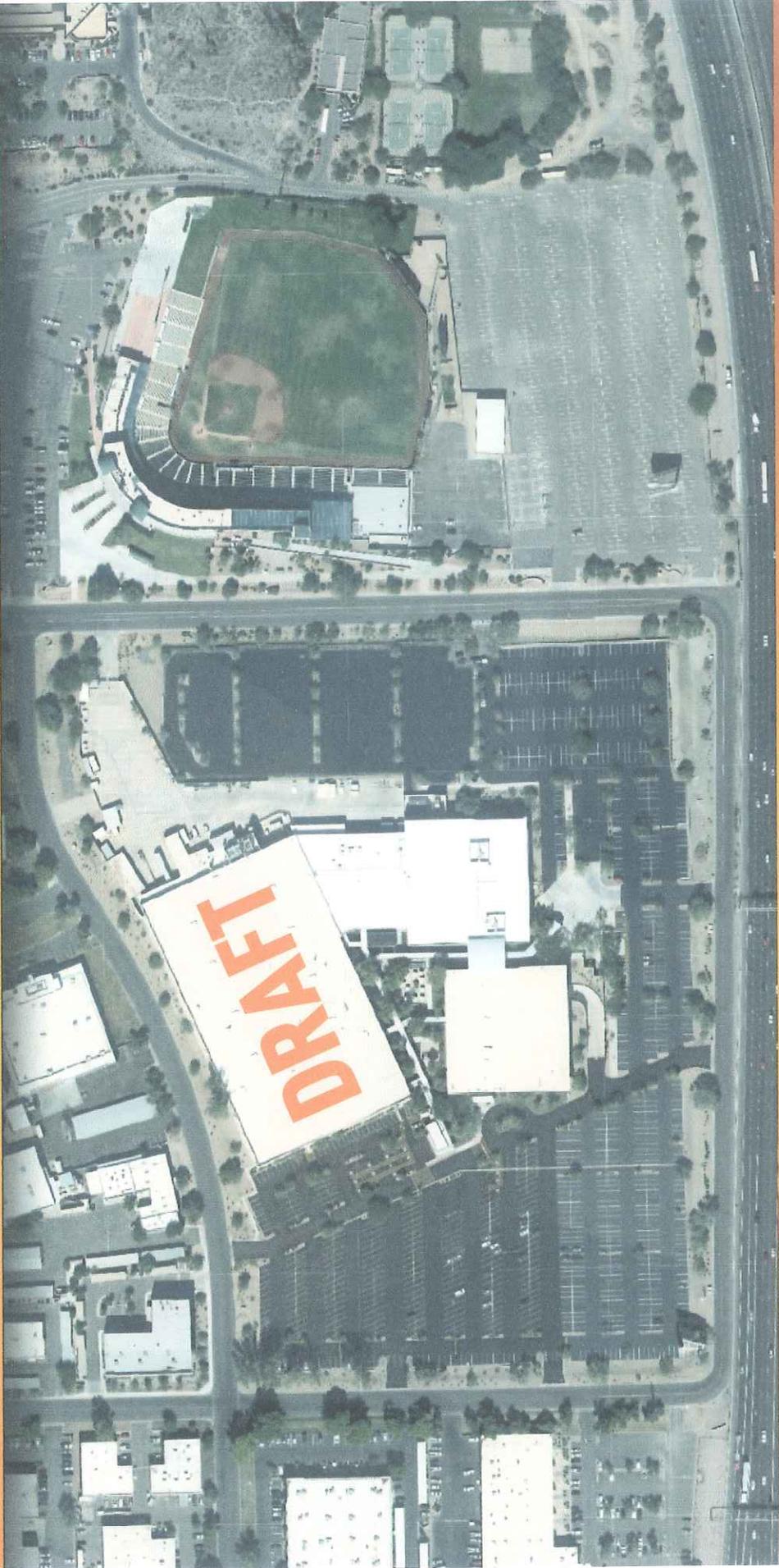
Smaller directional signage will be provided throughout the site to direct visitors to the numbered/named driveway entrances, tenant building entrances and reserved visitor parking at or near those tenant entrances. While this CSP shows the planned locations for those directional signs, the number and locations of those signs may be modified to accommodate future tenant configurations, entry points, delivery locations and other key locales on the site.

In addition to the directional signage, smaller building mounted signage identifying tenant entrances and window and/or wall mounted graphics identifying suite numbers and tenant names will also be allowed to assist with tenant wayfinding. Such signs may also include important visitor information such as hours of operation, property rules and regulations and other pertinent information.



DIABLO TECHNOLOGY PARK

COMPREHENSIVE SIGN PLAN - DRAFT - 7.15.13



DIABLO TECHNOLOGY PARK

TABLE OF CONTENTS

table of contents	GD 001
narrative	GD 002
signage matrix	GD 003-004
fonts, colors & materials	GD 005

site signage locations plan	GD 100
site signs	GD 101-104

building signage locations plan & general criteria	GD 200
--	--------



Site Signage Design Criteria - 2900 S. Diablo Way

SIGN TYPE: F1 – ON-PREMISE FREEWAY SIGN

ILLUMINATION: Halo, internal and external illumination.
MATERIALS: Painted aluminum, clear, white and colored acrylic.
CONSTRUCTION: Internally illuminated painted aluminum cabinet.
LETTER STYLE: Tenant Copy: Open to individual tenant logotype.
LOGO: Tenant Names: Logotype and logo graphics may be used.
COLOR: Painted aluminum, clear, white and colored acrylic.
SIZE: 35' high and 110 square feet.
INSTALLATION: Ground install with appropriate concrete footer.

SIGN TYPE: M1 – MONUMENT SIGN - TYPE 1

ILLUMINATION: Halo, internal and external illumination.
MATERIALS: Painted aluminum, clear, white and colored acrylic.
CONSTRUCTION: Internally illuminated painted aluminum cabinet.
LETTER STYLE: Tenant Copy: Open to individual tenant logotype.
LOGO: Tenant Names: Logotype and logo graphics may be used.
COLOR: Painted aluminum, clear, white and colored acrylic.
SIZE: 10' high and 40 square feet.
INSTALLATION: Ground install with appropriate concrete footer.

SIGN TYPE: DS – DIRECTIONAL SIGN

ILLUMINATION: Non-illuminated or externally illuminated.
MATERIALS: Painted aluminum with applied vinyl.
CONSTRUCTION: Aluminum faces & structure.
LETTER STYLE: See fonts, colors & materials page
LOGO: Tenant logos allowed up to 1.5 sf
COLOR: Match painted aluminum accents on other freestanding signs.
SIZE: 3' high and 2 square feet.
INSTALLATION: Ground install with appropriate concrete footer.

SIGN TYPE: OS – OFF-PREMISE FREEWAY SIGN

Sign design, permitting and fabrication by others.

IMPORTANT NOTES:

The sign locations shown in this CSP are suggested locations. Exact locations may be modified to account for unforeseen conflicts with existing fascia conditions or unforeseen future tenant configurations.

All sign designs require written approval by 1.) The master developer (or property owner / property manager) and 2.) The City Of Tempe prior to fabrication and installation. All signage requiring permits must be permitted by the City Of Tempe prior to fabrication.

Building Signage Design Criteria - 2900 S. Diablo Way

SIGN TYPE: T1 – TENANT IDENTIFICATION SIGN – TYPE 1

- ILLUMINATION:** Internal illumination.
- MATERIALS:** Aluminum, acrylic & vinyl.
- CONSTRUCTION:** 5" Return Depth.
- LETTER STYLE:** Open to individual tenant logotype.
- LOGO:** Logotype and logo graphics may be allowed. Restricted to 25% of sign area - DRC policy.
- COLOR:** Open
- SIZE:** No logo or sign copy shall exceed 8' in height
- INSTALLATION:** Signs shall be located on the building(s) in which they occupy.

SIGN TYPE: T2 – TENANT IDENTIFICATION SIGN – TYPE 2

- ILLUMINATION:** Internal illumination.
- MATERIALS:** Aluminum, acrylic & vinyl.
- CONSTRUCTION:** 5" Return Depth.
- LETTER STYLE:** Open to individual tenant logotype.
- LOGO:** Logotype and logo graphics may be allowed. Restricted to 25% of sign area - DRC policy.
- COLOR:** Open
- SIZE:** No logo or sign copy shall exceed 8' in height
- INSTALLATION:** Signs shall be located on the building(s) in which they occupy.

IMPORTANT NOTES:

The sign locations and sizes shown in this CSP are suggested locations and sizes. Exact locations may be modified to account for unforeseen conflicts with existing fascia conditions or unforeseen future tenant configurations.

Sign envelopes may be combined, split reduced, enlarged or relocated provided the new location, size and proportions are approved by the Building Owner/Management and provided that the new locations and sizes comply with the City of Tempe Sign Ordinance. The Building Owner/Management reserves the sole right to deny any request for any such modification to the sign envelopes.

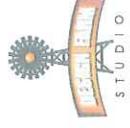
Envelope proportions may also be modified and recommended envelope heights may be increased to allow for more vertically oriented tenant names and logos.

All existing tenant building signage shall be allowed to remain in place ("be grandfathered in"). Such signs shall be allowed to be repaired and replaced as necessary.

All sign designs require written approval by 1.) The master developer (or property Owner /property Manager) and 2.) The City Of Tempe prior to fabrication and installation. All signage requiring permits must be permitted by the City Of Tempe prior to fabrication.

SIGN TYPE: WG – WINDOW GRAPHICS

- ILLUMINATION:** Non-illuminated.
- MATERIALS:** Vinyl on glass.
- CONSTRUCTION:** N/A
- LETTER STYLE:** Open to individual tenant logotype.
- LOGO:** Logotype and logo graphics may be allowed.
- COLOR:** Frosted or matte white on sidelights.
- SIZE:** Limited to twenty-five percent (25%) of the total window area in which it is placed.
- INSTALLATION:** Signs may be located on the building occupied by the tenant or on the West facade.



DIABLO TECHNOLOGY PARK

FONTS, COLOR & MATERIALS

FONTS

DIN Condensed Black (Logo/DIABLO Portion)

abcdefghijklmnopqrstuvwxyz

ABCDEFGHIJKLMNOPQRSTUVWXYZ

0123456789

DIN Schrift – 1451 Engschrift (Logo/TECHNOLOGY PARK Portion and directional signage information)

abcdefghijklmnopqrstuvwxyz

ABCDEFGHIJKLMNOPQRSTUVWXYZ

0123456789

NOTE:

Corporate fonts and logos will be allowed for
freestanding and building mounted tenant signage.

COLORS & MATERIALS



V-1
Day Night Vinyl



V-2
3M Matte Black Vinyl
7725-22



V-3
3M Dark Gray
7725-41



A-1
Acrylite Transparent Blue
GP 625-5



P-1
White Paint
To Match Building Color



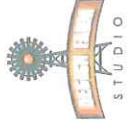
P-2
Dark Charcoal Gray
To Match 3M Dark Gray
Vinyl - 7725-41



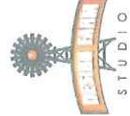
P-3
Matthews Paints
MP04761



P-4
Matthews Paints
MP22090



GD 005

	project number 12016	project name 2900 SOUTH DIABLO WAY	type N/A	description SITE SIGN LOCATIONS PLAN	scale 1"=200'	date 1.3.13	revised date 6.12.13	10212 south 43rd st phoenix, arizona 85044 phone: 480.706.6189 www.designfirmstudio.com	© 2013 design firm studio	GD 100
--	-------------------------	--	-------------	---	------------------	----------------	-------------------------	--	---------------------------	-------------------



SIGN TYPES

SITE SIGNS

- FI** On-Premise Freeway Sign
- M1** Monument Sign - Type 1
- M2** Monument Sign - Type 2
- DS** Directional Sign
- OS** Off-Premise Freeway Sign (To be relocated by others)

Sign locations shown are approximate. Exact locations may be modified to account for field conditions and unforeseen conflicts with underground utilities.

M1 SIGN LOCATION NUMBERS FOR BID PURPOSES

PROPOSED SIGN LOCATIONS:

- ALAMITOS DR: M1 1, DS 1, DS 2, DS 3, DS 4, DS 5, DS 6, DS 7, DS 8, DS 9, DS 10, DS 11, DS 12, DS 13, DS 14, DS 15, DS 16, DS 17, DS 18, DS 19, DS 20, DS 21, DS 22, DS 23, DS 24, DS 25, DS 26, DS 27, DS 28, DS 29, DS 30, DS 31, DS 32, DS 33, DS 34, DS 35, DS 36, DS 37, DS 38, DS 39, DS 40, DS 41, DS 42, DS 43, DS 44, DS 45, DS 46, DS 47, DS 48, DS 49, DS 50, DS 51, DS 52, DS 53, DS 54, DS 55, DS 56, DS 57, DS 58, DS 59, DS 60, DS 61, DS 62, DS 63, DS 64, DS 65, DS 66, DS 67, DS 68, DS 69, DS 70, DS 71, DS 72, DS 73, DS 74, DS 75, DS 76, DS 77, DS 78, DS 79, DS 80, DS 81, DS 82, DS 83, DS 84, DS 85, DS 86, DS 87, DS 88, DS 89, DS 90, DS 91, DS 92, DS 93, DS 94, DS 95, DS 96, DS 97, DS 98, DS 99, DS 100
- DIABLO WAY: DS 101, DS 102, DS 103, DS 104, DS 105, DS 106, DS 107, DS 108, DS 109, DS 110, DS 111, DS 112, DS 113, DS 114, DS 115, DS 116, DS 117, DS 118, DS 119, DS 120, DS 121, DS 122, DS 123, DS 124, DS 125, DS 126, DS 127, DS 128, DS 129, DS 130, DS 131, DS 132, DS 133, DS 134, DS 135, DS 136, DS 137, DS 138, DS 139, DS 140, DS 141, DS 142, DS 143, DS 144, DS 145, DS 146, DS 147, DS 148, DS 149, DS 150, DS 151, DS 152, DS 153, DS 154, DS 155, DS 156, DS 157, DS 158, DS 159, DS 160, DS 161, DS 162, DS 163, DS 164, DS 165, DS 166, DS 167, DS 168, DS 169, DS 170, DS 171, DS 172, DS 173, DS 174, DS 175, DS 176, DS 177, DS 178, DS 179, DS 180, DS 181, DS 182, DS 183, DS 184, DS 185, DS 186, DS 187, DS 188, DS 189, DS 190, DS 191, DS 192, DS 193, DS 194, DS 195, DS 196, DS 197, DS 198, DS 199, DS 200
- FAIRMOUNT DR: DS 201, DS 202, DS 203, DS 204, DS 205, DS 206, DS 207, DS 208, DS 209, DS 210, DS 211, DS 212, DS 213, DS 214, DS 215, DS 216, DS 217, DS 218, DS 219, DS 220, DS 221, DS 222, DS 223, DS 224, DS 225, DS 226, DS 227, DS 228, DS 229, DS 230, DS 231, DS 232, DS 233, DS 234, DS 235, DS 236, DS 237, DS 238, DS 239, DS 240, DS 241, DS 242, DS 243, DS 244, DS 245, DS 246, DS 247, DS 248, DS 249, DS 250, DS 251, DS 252, DS 253, DS 254, DS 255, DS 256, DS 257, DS 258, DS 259, DS 260, DS 261, DS 262, DS 263, DS 264, DS 265, DS 266, DS 267, DS 268, DS 269, DS 270, DS 271, DS 272, DS 273, DS 274, DS 275, DS 276, DS 277, DS 278, DS 279, DS 280, DS 281, DS 282, DS 283, DS 284, DS 285, DS 286, DS 287, DS 288, DS 289, DS 290, DS 291, DS 292, DS 293, DS 294, DS 295, DS 296, DS 297, DS 298, DS 299, DS 300
- 8240 ST: DS 301, DS 302, DS 303, DS 304, DS 305, DS 306, DS 307, DS 308, DS 309, DS 310, DS 311, DS 312, DS 313, DS 314, DS 315, DS 316, DS 317, DS 318, DS 319, DS 320, DS 321, DS 322, DS 323, DS 324, DS 325, DS 326, DS 327, DS 328, DS 329, DS 330, DS 331, DS 332, DS 333, DS 334, DS 335, DS 336, DS 337, DS 338, DS 339, DS 340, DS 341, DS 342, DS 343, DS 344, DS 345, DS 346, DS 347, DS 348, DS 349, DS 350, DS 351, DS 352, DS 353, DS 354, DS 355, DS 356, DS 357, DS 358, DS 359, DS 360, DS 361, DS 362, DS 363, DS 364, DS 365, DS 366, DS 367, DS 368, DS 369, DS 370, DS 371, DS 372, DS 373, DS 374, DS 375, DS 376, DS 377, DS 378, DS 379, DS 380, DS 381, DS 382, DS 383, DS 384, DS 385, DS 386, DS 387, DS 388, DS 389, DS 390, DS 391, DS 392, DS 393, DS 394, DS 395, DS 396, DS 397, DS 398, DS 399, DS 400
- INTERSTATE HWY 10: DS 401, DS 402, DS 403, DS 404, DS 405, DS 406, DS 407, DS 408, DS 409, DS 410, DS 411, DS 412, DS 413, DS 414, DS 415, DS 416, DS 417, DS 418, DS 419, DS 420, DS 421, DS 422, DS 423, DS 424, DS 425, DS 426, DS 427, DS 428, DS 429, DS 430, DS 431, DS 432, DS 433, DS 434, DS 435, DS 436, DS 437, DS 438, DS 439, DS 440, DS 441, DS 442, DS 443, DS 444, DS 445, DS 446, DS 447, DS 448, DS 449, DS 450, DS 451, DS 452, DS 453, DS 454, DS 455, DS 456, DS 457, DS 458, DS 459, DS 460, DS 461, DS 462, DS 463, DS 464, DS 465, DS 466, DS 467, DS 468, DS 469, DS 470, DS 471, DS 472, DS 473, DS 474, DS 475, DS 476, DS 477, DS 478, DS 479, DS 480, DS 481, DS 482, DS 483, DS 484, DS 485, DS 486, DS 487, DS 488, DS 489, DS 490, DS 491, DS 492, DS 493, DS 494, DS 495, DS 496, DS 497, DS 498, DS 499, DS 500

NOTES

Diablo Copy:
Halo illuminated reverse pan channel letters illuminated with white LEDs & 1" stand-off.

Technology Park Copy:
Halo illuminated reverse pan channel letters illuminated with white LEDs & 1" stand-off.

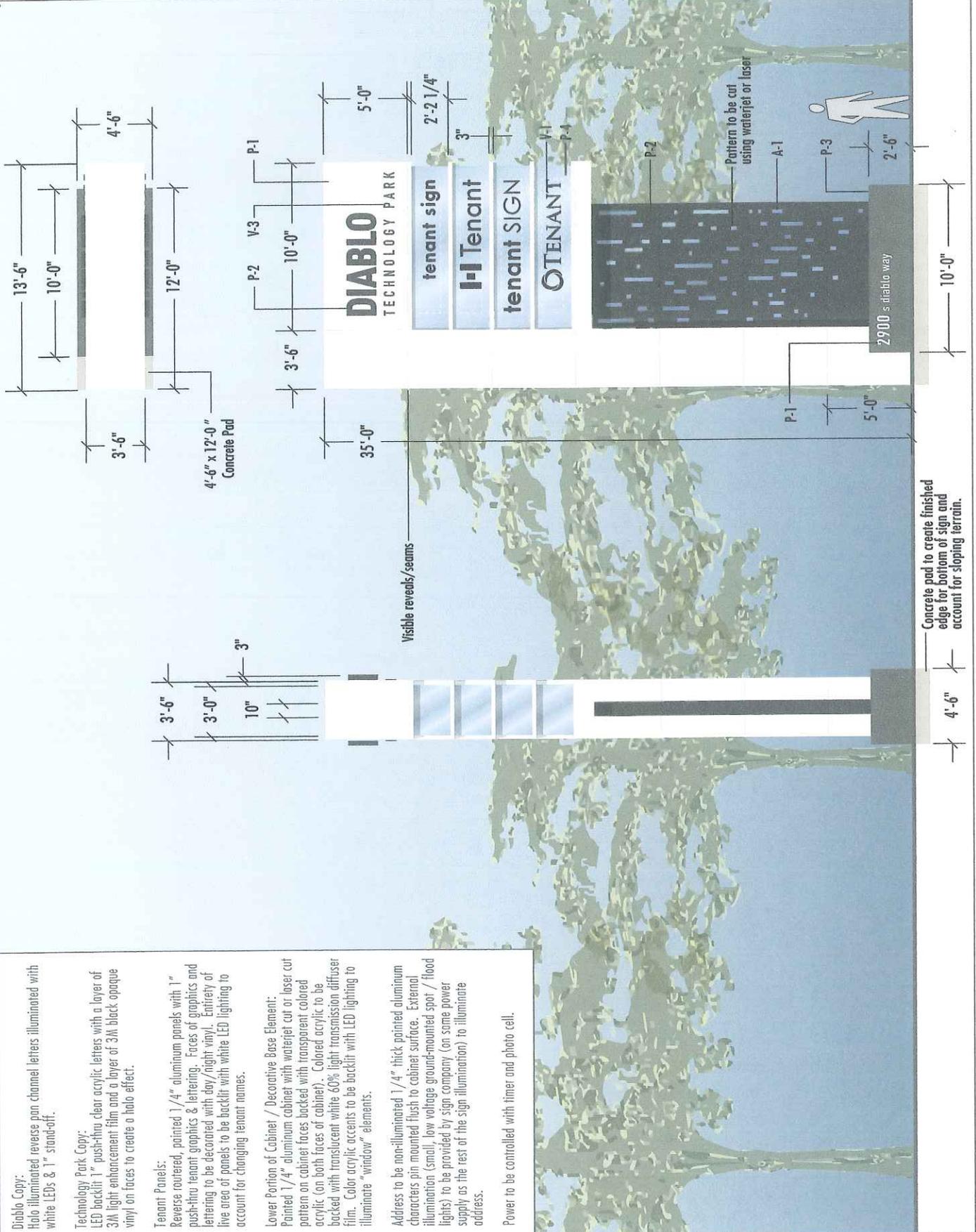
Tenant Panels:
Reverse routed, painted 1/4" aluminum panels with 1" push-thru tenant graphics & lettering. Faces of graphics and lettering to be decorated with day/night vinyl. Entirety of live area of panels to be backlit with white LED lighting to account for changing tenant names.

Lower Portion of Cabinet / Decorative Base Element:
Painted 1/4" aluminum cabinet with waterjet cut or laser cut pattern on cabinet faces backed with transparent colored acrylic (on both faces of cabinet). Colored acrylic to be backed with translucent white 60% light transmission diffuser film. Color acrylic accents to be backlit with LED lighting to illuminate "window" elements.

Address: to be non-illuminated 1/4" thick painted aluminum characters pin mounted flush to cabinet surface. External illumination (small, low voltage ground-mounted spot / flood lights) to be provided by sign company (on same power supply as the rest of the sign illumination) to illuminate address.

Power to be controlled with timer and photo cell.

	project number 12016	project name 2900 SOUTH DIABLO WAY	type F1	description ON-PREMISE FREEWAY SIGN	scale 1/8"=1'	date 1.8.13	revised date 6.12.13	10212 south 43rd st phoenix, arizona 85044 phone: 480.706.6189 www.designferrari.com	© 2013 design ferrari studio	GD 101
--	-------------------------	--	------------	---	------------------	----------------	-------------------------	---	------------------------------	-------------------



Concrete pad to create finished edge for bottom of sign and account for sloping terrain.

NOTES

Diablo Technology Park Copy:
Internally illuminated cabinet with 1" push-thru clear acrylic letters with a layer of 3M light enhancement film and a layer of 3M black opaque vinyl on faces to create a halo effect.

Tenant Panels:

Reverse routed, painted aluminum panels with 1" push-thru tenant graphics & lettering. Faces of graphics and lettering to be decorated with day/night vinyl. Entirety of five area of panels to be backlit with white LED lighting to account for changing tenant names.

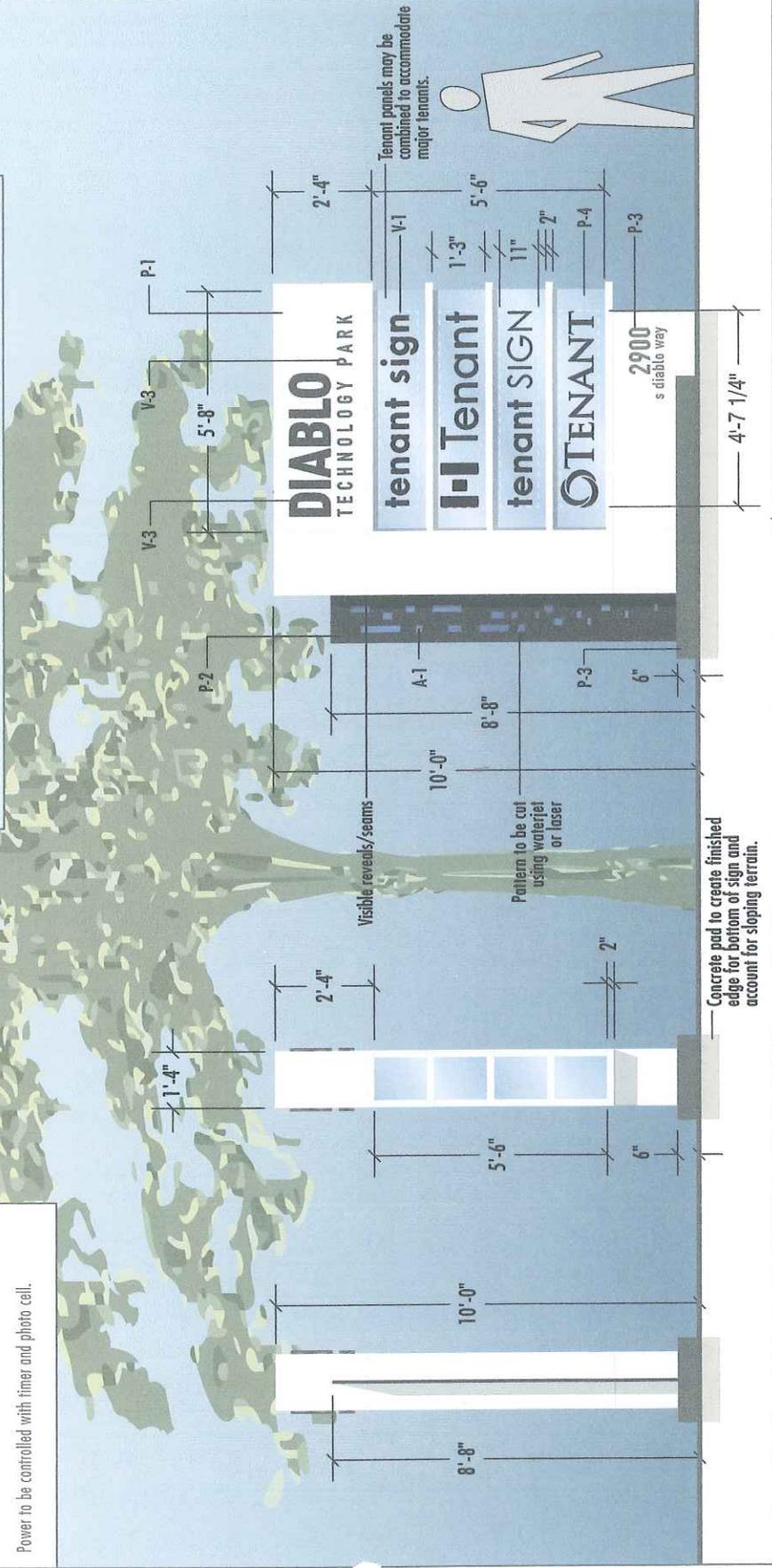
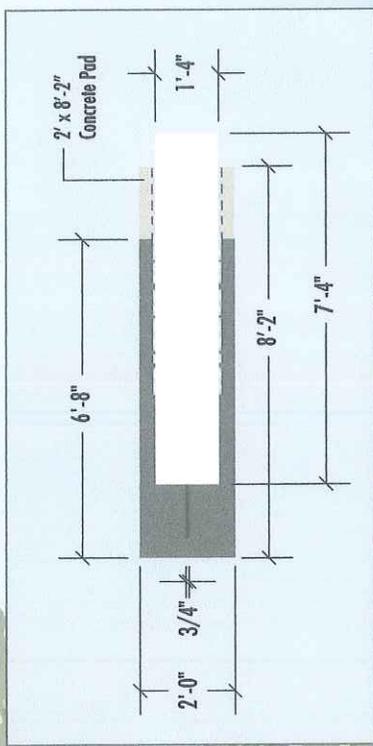
Decorative "Fin" Element:

1/4" translucent colored acrylic sandwiched between 1/4" thick routed painted aluminum panels. Top and back side of fin to be trimmed with painted channel to hide layers.

Address to be non-illuminated 1/4" thick painted aluminum characters pin mounted flush to cabinet surface. External illumination (low voltage ground-mounted spot / flood lights) to be provided by sign company (on same power supply as the rest of the sign illumination) to illuminate address.

Power to be controlled with timer and photo cell.

	project number 12016	project name 2900 SOUTH DIABLO WAY	type M1	description MONUMENT SIGN - TYPE 1	scale 1/4" = 1'	date 1.4.13	revised date 6.12.13	10212 south 43rd st pleasanton, ca 94644 phone: 480.706.6189 www.designterrain.com	© 2013 design terrain studio	GD 102
--	--------------------------------	--	-------------------	--	---------------------------	-----------------------	--------------------------------	---	------------------------------	-------------------



Tenant panels may be combined to accommodate major tenants.

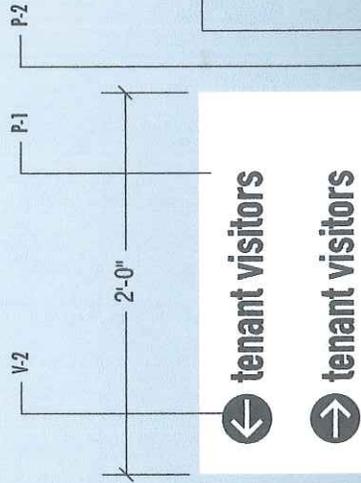
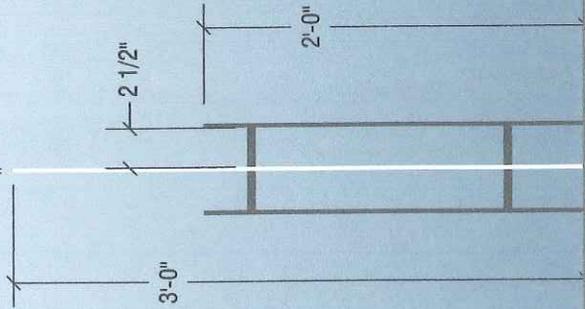
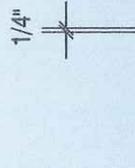
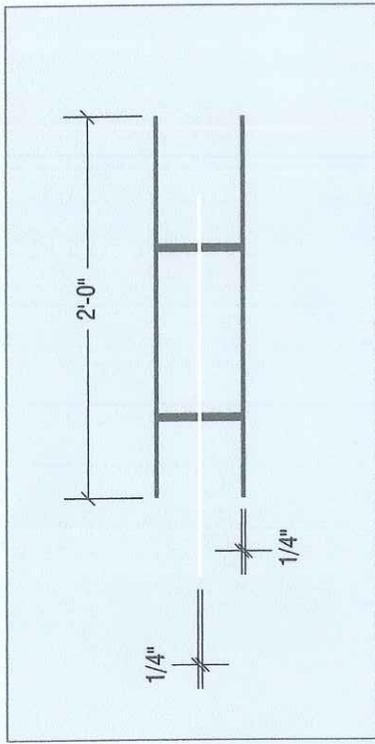
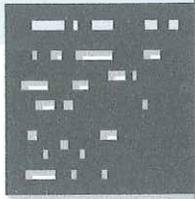
Concrete pad to create finished edge for bottom of sign and account for sloping terrain.

NOTES

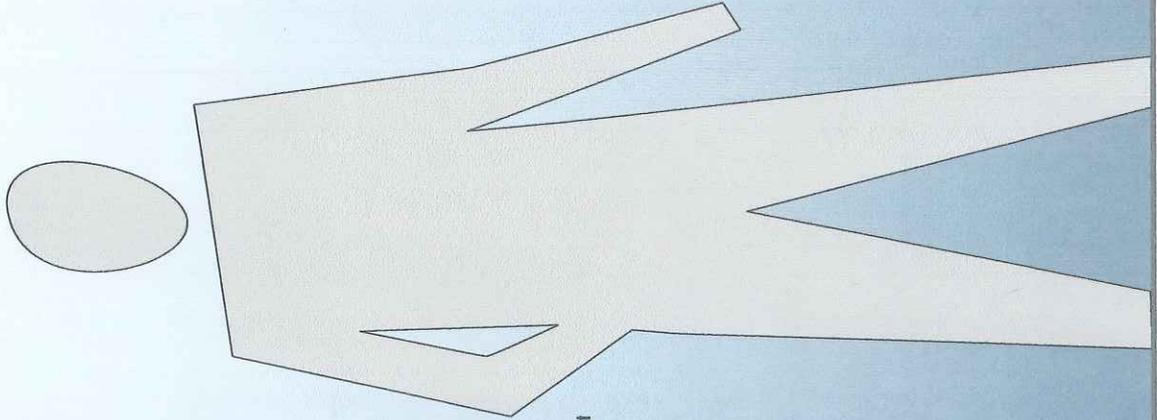
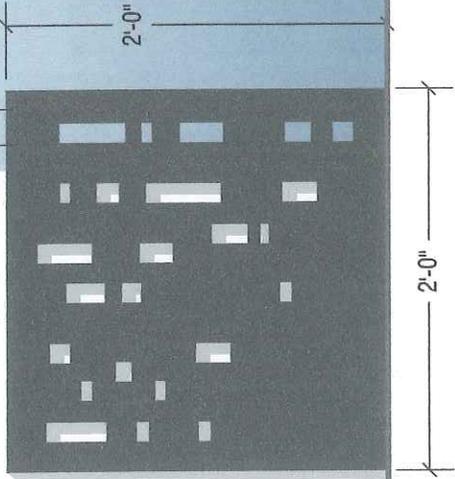
Doublesided signs. Painted 1/4" thick painted aluminum panels with 3M matte black vinyl graphics.

Message may identify numbered entrances

entrance 1
fairmont dr. east entry



Pattern to be cut using waterjet

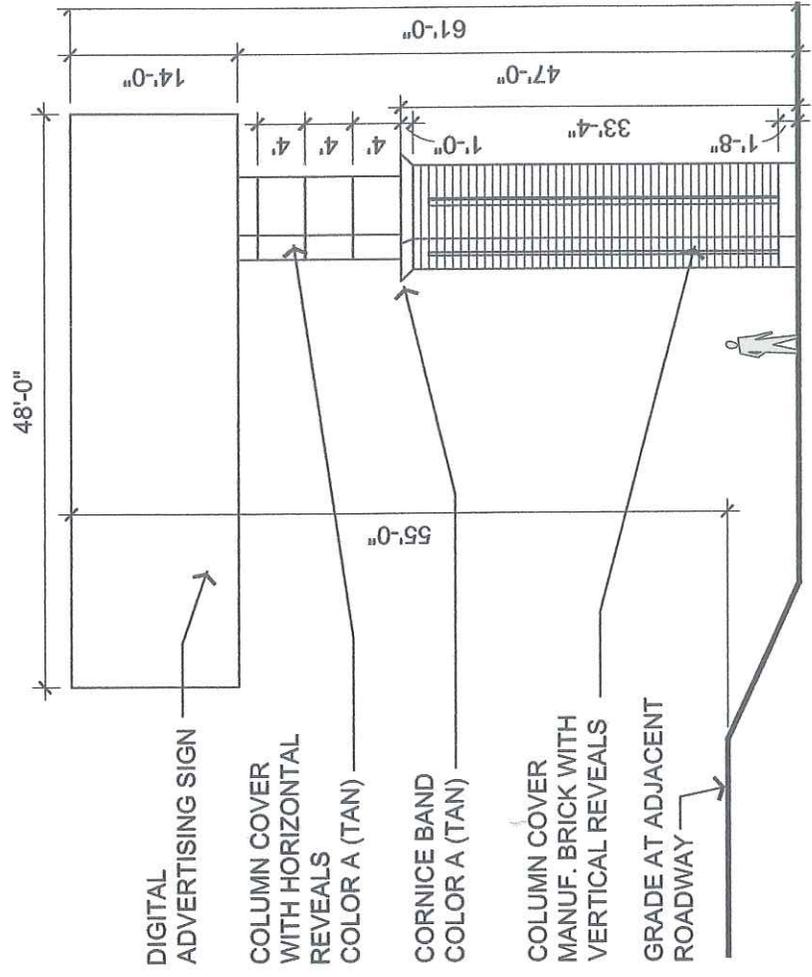
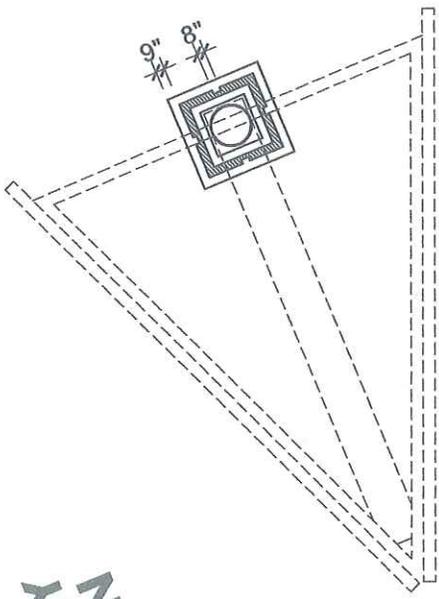


	project number 12016	project name 2900 SOUTH DIABLO WAY	type DS	description DIRECTIONAL SIGN	scale 1"=1'	date 1.8.13	revised date 6.12.13	10212 south 45th st phoenix, arizona 85044 phone: 480.706.6189 www.designfarmstudio.com	© 2013 design farm studio	GD 103
--	-------------------------	--	------------	------------------------------------	----------------	----------------	-------------------------	--	---------------------------	-------------------

NOTES

Existing off-site freeway sign to be relocated on the site (by others) to accommodate ADOT widening of I-10 freeway.

NO PERMITTING AND RELOCATION INCLUDED FOR REFERENCE ONLY TO BE DONE BY OTHERS.



- DIGITAL ADVERTISING SIGN
- COLUMN COVER WITH HORIZONTAL REVEALS COLOR A (TAN)
- CORNICE BAND COLOR A (TAN)
- COLUMN COVER MANUF. BRICK WITH VERTICAL REVEALS
- GRADE AT ADJACENT ROADWAY

	project number 12016	project name 2900 SOUTH DIABLO WAY	type OS	description OFF-PREMISE FREEWAY SIGN	scale 1/16"=1'	date 1.11.13 revised date 6.12.13	10712 south 45th st phoenix, arizona 85044 phone: 480.706.6189 www.designformstudio.com	© 2013 design form studio	GD 104
--	-------------------------	---------------------------------------	------------	---	-------------------	--	--	---------------------------	---------------



project number
12016

project name
2900 SOUTH
DIABLO WAY

type
N/A

description
BUILDING SIGN
LOCATIONS
PLAN

scale
1"=200'

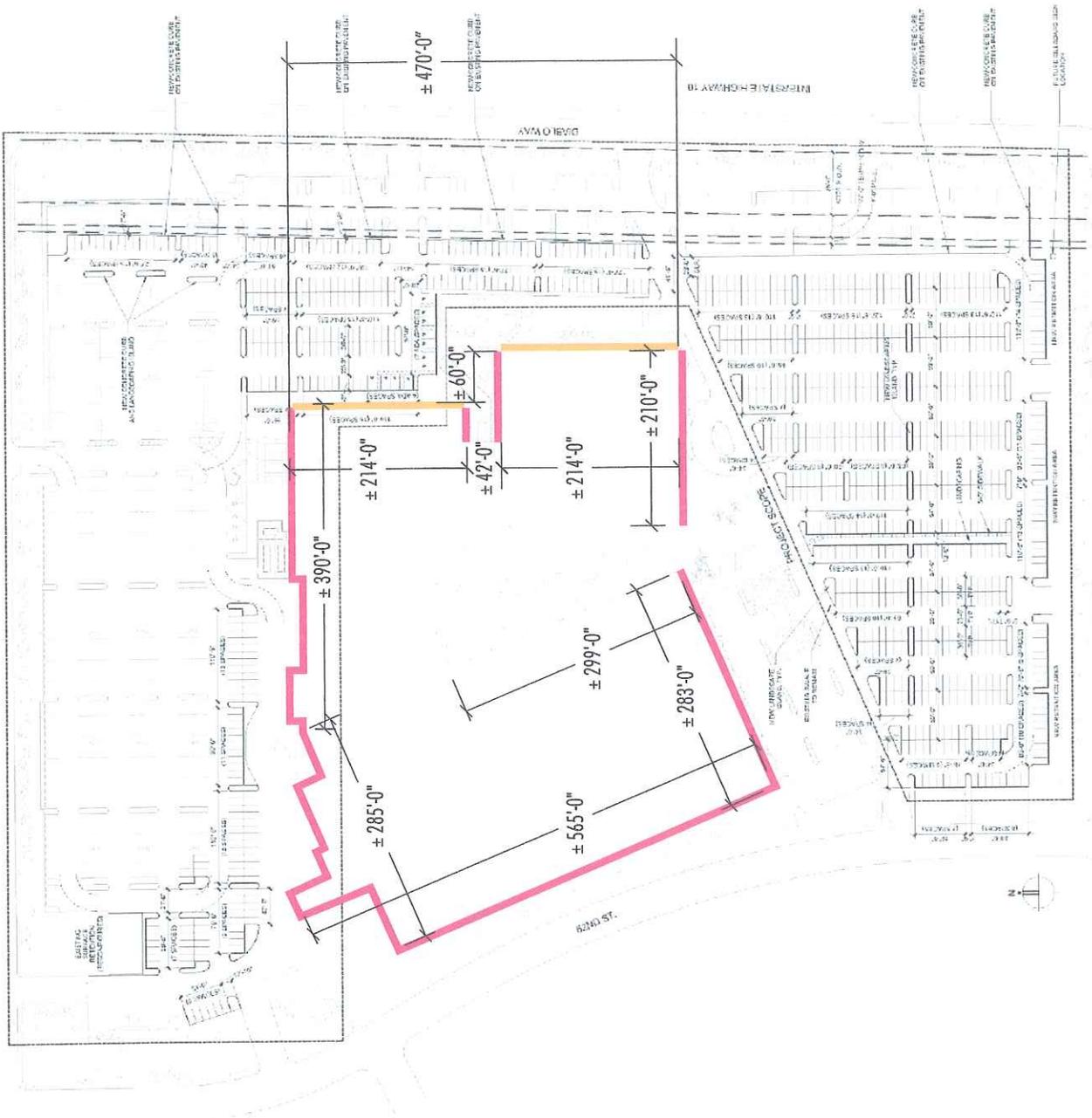
date
1.9.13

revised date
7.15.13

10212 south 43rd st
phoenix, arizona 85044
phone: 480.706.1189
www.designfirmstudio.com

© 2013 design firm studio

**GD
200**



SIGN TYPES

BUILDING SIGNS

- T1** Tenant Identification Sign Envelope - Possible Locations
- T2** Freeway Tenant Identification Sign Envelope Possible Locations
- WG** Tenant Window Graphics

IMPORTANT NOTES

- WG** Each tenant may be allowed to have window graphics at their primary entrance(s). Window graphics must be approved by the Building Owner/Management and must comply with the City of Tempe Signage Ordinance.
 - T1 & T2**
 - Letter Type - Internally illuminated non-channel letters
 - Illumination - Neon or LED illumination
 - Material - Aluminum, acrylic & vinyl.
 - Construction - 5" Return depth
 - Letter Style - Open
 - Logo - Restricted to 25% of sign area - DRC policy
 - Color - Open
 - Size Restriction - No logo or sign copy shall exceed 8' in height
 - Installation - Sign shall be located on building(s) in which they occupy
 - T1 signage must comply with the "Building Mounted Signs" criteria as defined by the City of Tempe Signage Ordinance.
 - T2 signage must comply with the "Building Mounted Freeway Signs" criteria as defined by the City of Tempe Signage Ordinance.
- All signs & graphics must be approved by the Building Owner/Management and must comply with the City of Tempe Signage Ordinance.

