

10-2010



**HAYDEN FERRY LAKESIDE**

- May 28, 2002
- Addendum March 1, 2006
- Addendum July 31, 2006
- Addendum March 7, 2007
- Addendum December 3, 2008
- Addendum August 6, 2010

PREPARED BY: **Thinking Caps**



**HAYDEN FERRY**



**COMPREHENSIVE SIGN PLAN**

# SIGN PACKAGE CRITERIA



<b>DATE</b>	10/26/2010
<b>PROJECT NAME</b>	Hayden Ferry Lakeside
<b>PROJECT ADDRESS</b>	24-80 East Rio Salado Pkwy
<b>TYPE</b>	Refer to approved sign criteria
<b>ILLUMINATION</b>	
<b>MATERIAL</b>	
<b>CONSTRUCTION</b>	
<b>LETTER STYLE</b>	
<b>LOGO</b>	Restricted to 25% of sign area – DRC policy.
<b>COLOR</b>	
<b>SIZE RESTRICTION</b>	
<b>INSTALLATION</b>	
<b>WINDOW SIGNAGE</b>	Window signs are restricted to 25% of the individual window in which the sign is located.
<b>CENTER ID</b>	
<b>MAJOR/PAD TENANT VARIATION</b>	

# T A B L E O F C O N T E N T S

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## C O N C E P T   S T A T E M E N T

The Hayden Ferry Lakeside project breaks new ground for the City of Tempe. This development brings the first-full scale mixed-used project to the shore of Tempe Town Lake. With it, the vision of the City of Tempe for the Rio Salado area continues to become a reality. For such an important project, the design employed on this site must make a statement that evokes the style and excitement of this new era for Tempe.

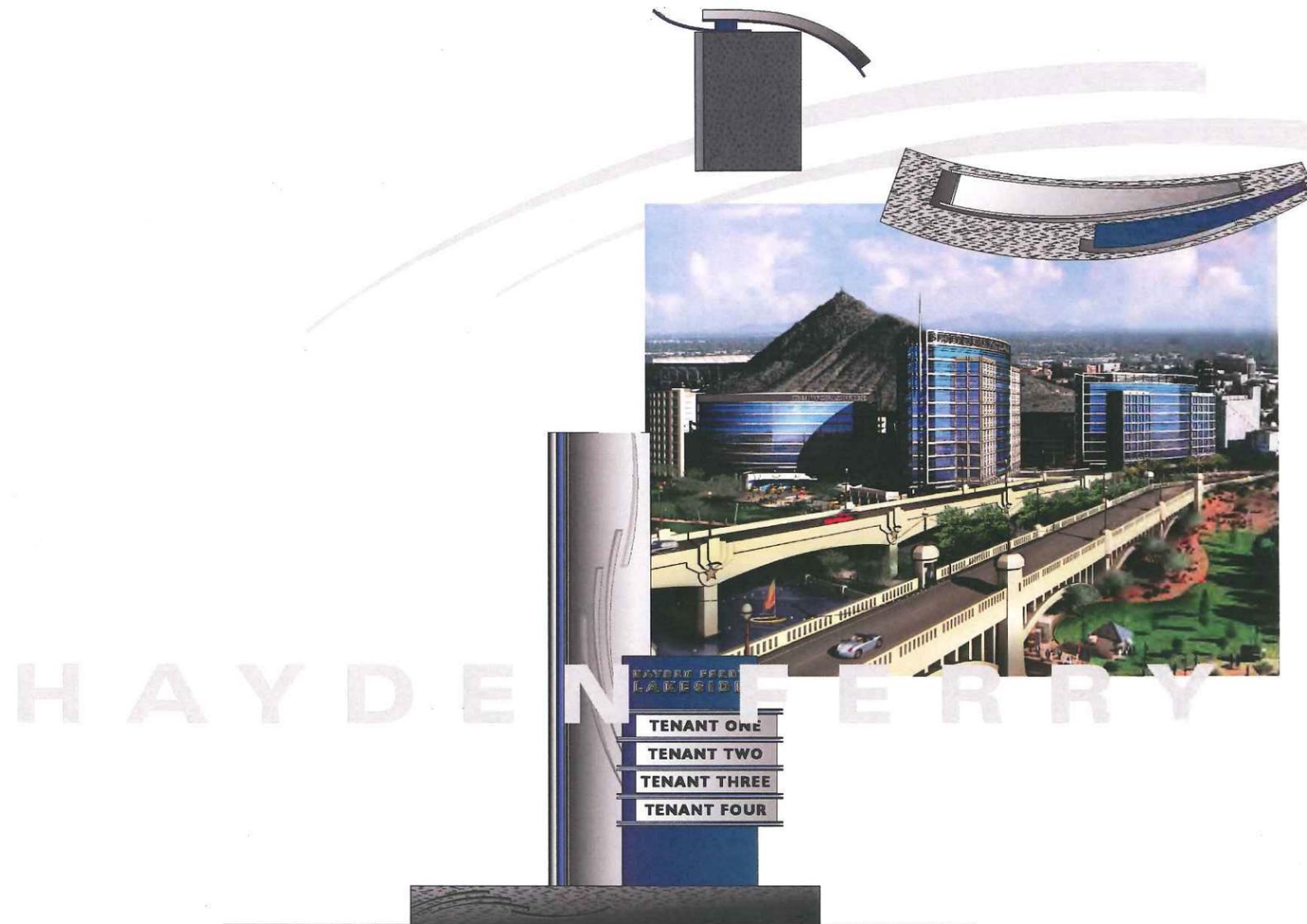
The architectural design, which plays on the visual metaphor of grand ships set upon their moorings, provides a wonderful basis of materials and visual forms upon which the signage program for this site has been developed. The project logo, with its long, gentle, arcing water forms has also influenced the physical design of the signage elements. It is our goal that the project's synergy of visual design be further enhanced by the forms, colors, and materials that are employed in this signage program.

Using a palette of natural aluminum and metallic blue that echoes the architectural detailing of the office towers, the signage elements are also shaped to echo the interlocking arcs of the project logo. These arcs can be seen both in the plan views and side views of the various signage elements. The use of repeating horizontal linear bands of natural aluminum material in the signage reflects the linear banding on the office towers, while also functioning as visual dividers for information presented within the signage elements. This linear quality, seen both in the architecture and the graphic identity, is reflected in the project identity signage structures either horizontally or vertically. The scale of each of these structures has been carefully planned to balance with the larger project structures, while offering adequate project identity as well as major tenant identity at key locations as the visitor approaches the site.

The use of these colors and forms is consistent but varied in its application to the signage elements throughout the site, providing interest within a cohesive package.

Tenant signage will be a crucial aspect of the success of the Hayden Ferry Lakeside project. This plan reviews in detail the proposed tenant signage applications for phase one, as well as general plans for tenant signage for the future phases of construction. Great care has been taken in the architecture to provide planned spaces for both office and retail tenant signage, ensuring a vital and productive site for the future of Tempe.

We believe that synergy of design has been key throughout the visual development of Hayden Ferry Lakeside. The quality of the project is represented by this cohesive visual presentation of architecture, graphics, and signage design - truly making this a place for Tempe citizens and visitors alike to adopt and enjoy as a major destination.





- A Monument 1
- AI Monument 1a
- B1 B2 Monument 2
- C Monument 3
- F Building Mounted Garage Entry Signage
- G1 Pedestrian Directories- (table top style)
- G2 Freestanding Retail/Office Tenant Directory (vertical style)
- G3 Pedestrian Retail/Office Directory (blade style)
- H Freestanding Office Tenant Directories
- i Specialty Tenant Sign, Building B1
- K Historic Interpretive Element
- La Special Event Banners
- Lb Project Banner
- M LED Matrix Signage System
- R Building R2 Tenant Monument

See also Plan 2, Tenant Signage Site Plan

**SITE PLAN**  
Scale: NTS

T h i n k i n g C a p s



815 north first avenue 3w  
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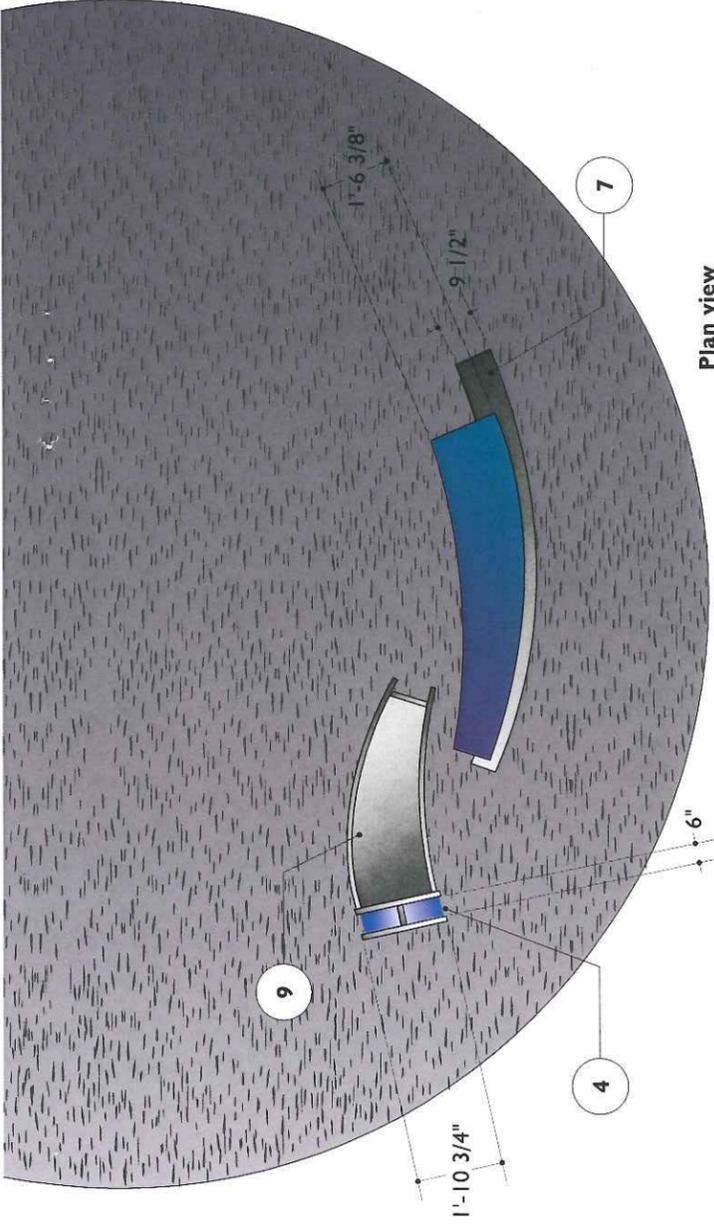
© 2001 Thinking Caps



**SunCor**  
**Hayden Ferry Lakeside**  
Project Signage Site Plan

Date:	03/19/01	ACM
Revisions:	04/10/01	SEB
	06/27/01	SEB
	07/11/01	SEB
	05/20/01	LR
	03/07/07	LBR
	05/30/07	LR
	12/03/08	LR

<b>SIGN TYPE</b>	
<b>SHEET NUMBER</b>	Project Signage <b>Plan 1</b>



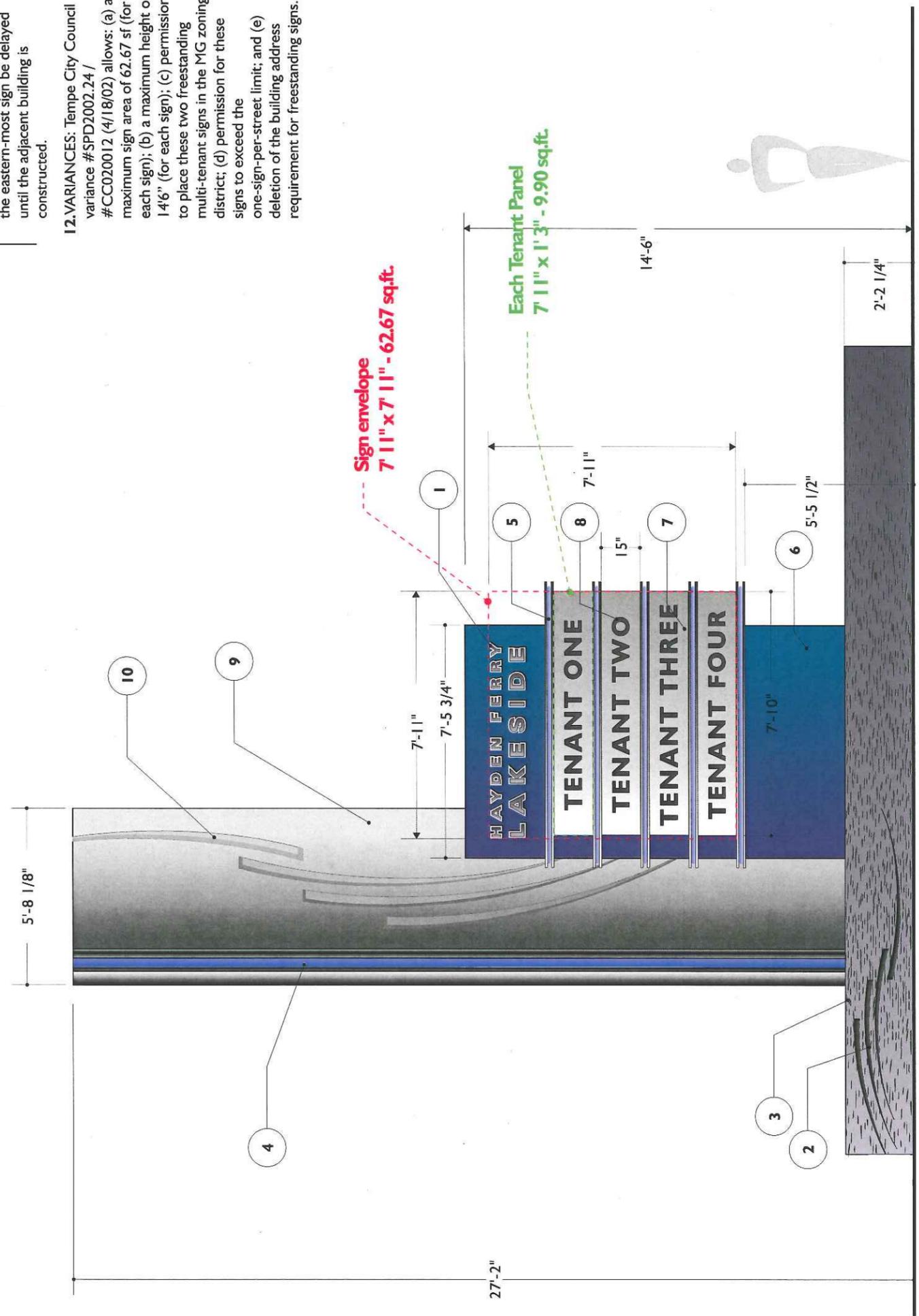
Plan view

**Notes:**

1. Dimensional brushed aluminum project ID recessed into routed cabinet. Routed area is slightly oversized and then plex backed to allow for "halo" lighting effect..
2. Sandblasted or cast-in-place logo.
3. Integral charcoal color concrete base.
4. 1" brushed aluminum fins sandwiching an internally illuminated accent.
5. 5/8" brushed aluminum fins sandwiching an internally illuminated accent.
6. Blue metallic- painted aluminum curved structure.
7. Single-sided sign cabinet. Internally illuminated using fluorescent or white LED lighting.
8. Tenant identity. Routed individual brushed aluminum sign face, plex backed with push through lettering and then back lit using fluorescent lighting or white LED.
9. Curved, brushed aluminum architectural element.
10. Sandblasted logo.

**Municipal Review Comments**

11. Design Review Board approval on 12/5/01 (DRB01278/DS011023) was on the condition that construction of the eastern-most sign be delayed until the adjacent building is constructed.
12. VARIANCES: Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows: (a) a maximum sign area of 62.67 sf (for each sign); (b) a maximum height of 14'6" (for each sign); (c) permission to place these two freestanding multi-tenant signs in the MG zoning district; (d) permission for these signs to exceed the one-sign-per-street limit; and (e) deletion of the building address requirement for freestanding signs.



Elevation  
Scale: 1/4" = 1'-0"

**Locations:**

- ① Main pedestrian entrance just east of Mill and Rio Salado Parkway
- ② At build-out - on Rio Salado Parkway at SE corner of project.



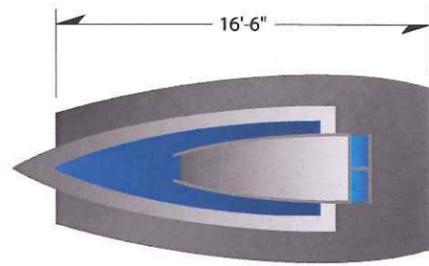
HAYDEN FERRY LAKESIDE

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**SunCor**  
Hayden Ferry Lakeside  
Monument I

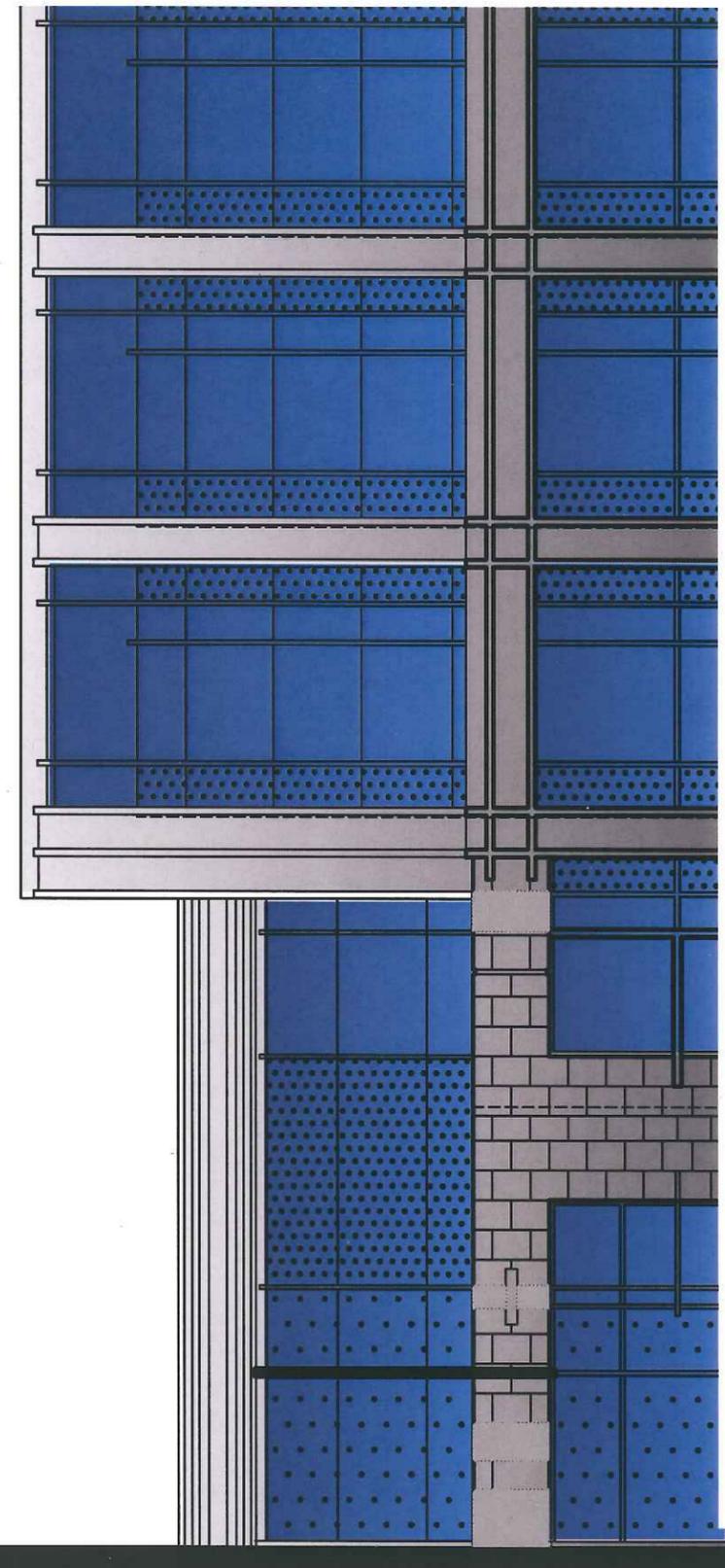
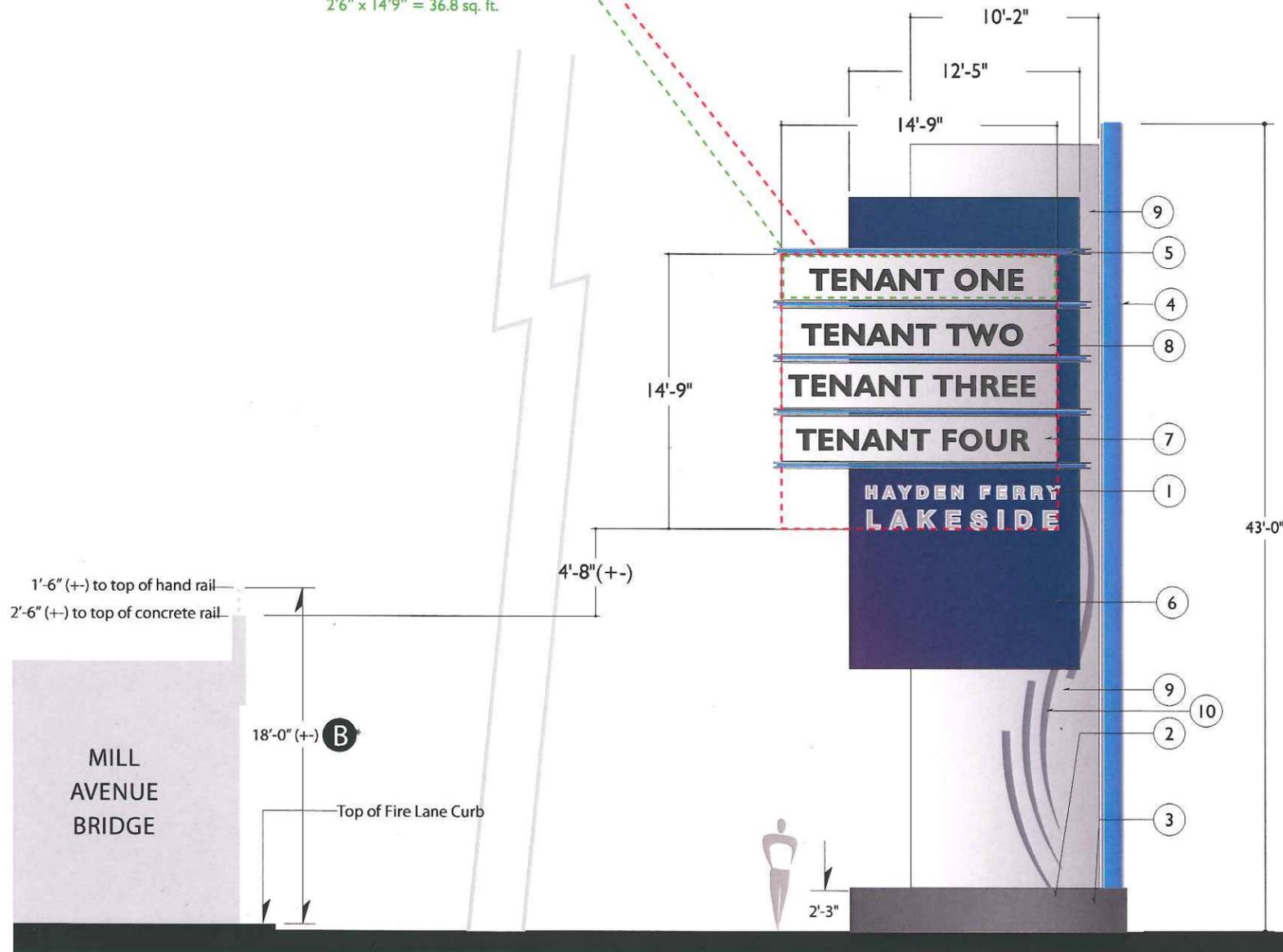
Date:	Revisions:	SIGN TYPE	SHEET NUMBER
02/06/01	03/07/01	SEB	A
	04/10/01	ACM	
	06/13/01	SEB	
	05/20/02	LBR	
	03/07/07	LBR	



PLAN

Sign envelope  
14' 9" x 14' 9" = 217.56 sq. ft.

Each tenant panel  
2' 6" x 14' 9" = 36.8 sq. ft.

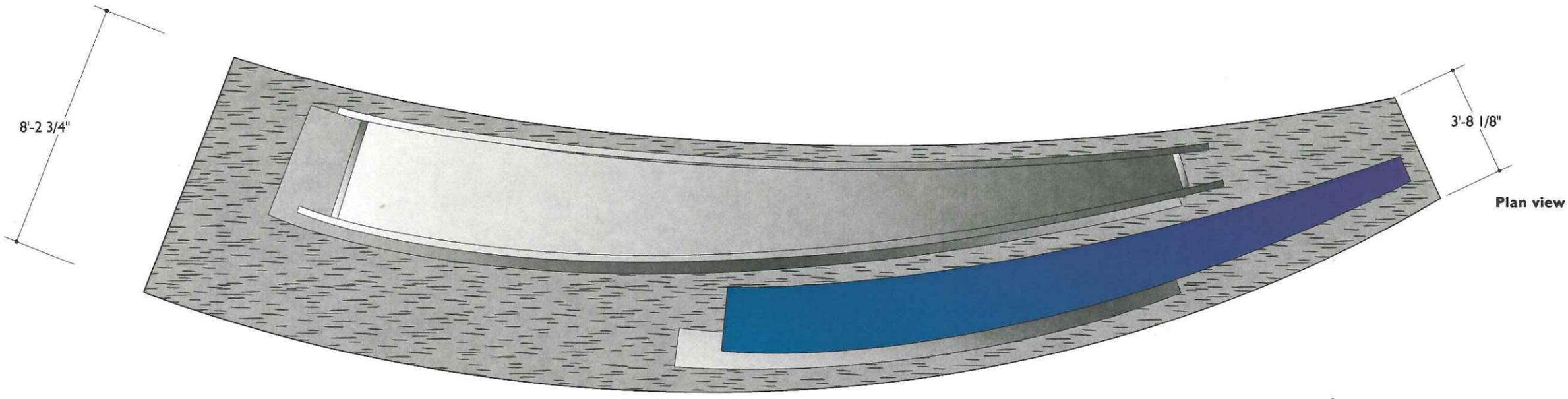


**Notes:**

1. Dimensional brushed aluminum project ID recessed into routed cabinet. Routed area is slightly oversized and then plex backed to allow for "halo" lighting effect..
2. Sandblasted or cast-in-place logo.
3. Integral charcoal color concrete base.
4. 1" brushed aluminum fins sandwiching an internally illuminated accent.
5. 5/8" brushed aluminum fins sandwiching an internally illuminated accent.
6. Blue metallic- painted aluminum curved structure.
7. Double-sided sign cabinet. Internally illuminated using fluorescent lighting or white LED.
8. Tenant identity. Routed individual brushed aluminum sign face, plex backed with push through lettering and then back lit using fluorescent or LED lighting.
9. Curved, brushed aluminum architectural element.
10. Beadblasted logo.

Scale 1/8" = 1'-0"





**Notes:**

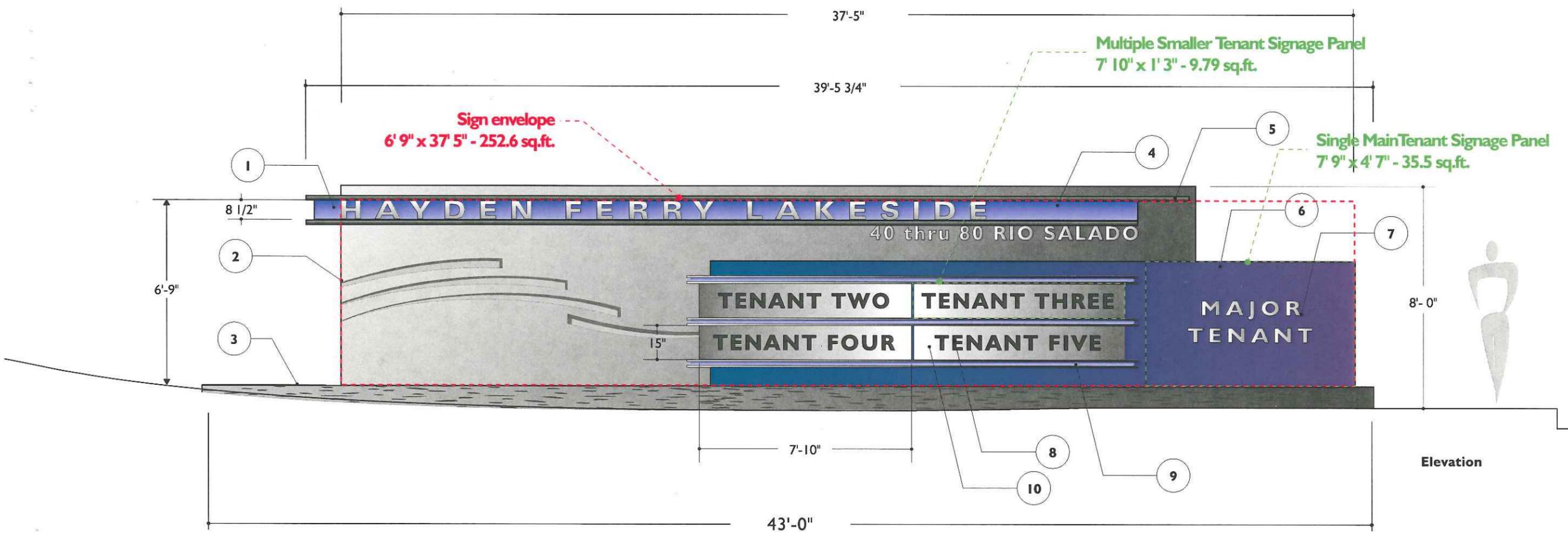
1. Dimensional brushed aluminum individual letters.
2. Beadblasted logo.
3. Integral charcoal color concrete base.
4. 1" brushed aluminum fins sandwiching an internally illuminated accent.
5. Curved, brushed aluminum fin structure.
6. Blue metallic - painted sign cabinet/structure.
7. Main tenant identity. Routed out of main cabinet, plex backed with push through lettering and then back lit using fluorescent lighting or white LED.
8. Smaller tenant identity. Routed individual brushed aluminum sign face, plex backed with push through lettering and then back lit using fluorescent lighting or white LED.
9. 5/8" brushed aluminum fins sandwiching an internally illuminated accent.
10. Sign cabinet. Internally illuminated using fluorescent lighting or white LED.

**Municipal Review Comments**

11. Design Review Board approval on 12/5/01 (DRB01278/DS011023) was on the condition that only one of the two Type B signs have a panel for the hotel; the other Type B sign (on the opposite side of the entry drive) is to have a panel for a different tenant/occupant (not the hotel).
12. VARIANCES: Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows: (a) a maximum sign area of 252.6 sf; (b) permission to place these two freestanding multi-tenant signs in the MG zoning district; (c) permission for these signs to exceed the one-sign-per-street limit; and (d) deletion of the

**GENERAL NOTE**

Tenant names shown are for presentation purposes only.



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**SunCor**  
Hayden Ferry Lakeside  
MODIFIED - Monument 2  
Center Entrance

Date: 02/08/01 SEB  
Revisions: 03/07/01 ACM  
04/10/01 SEB  
06/13/01 SEB  
11/1/01 ACM  
07/31/06 N

SIGN TYPE **B**  
SHEET NUMBER **2**

**Notes:**

1. Curved, painted aluminum cabinet structure. Routed for Project logo type.
2. 3/8" brushed aluminum FCO ribs separate tenant sign panels.
3. Individual tenant sign panel faces attach over central internally illuminated cabinet.
4. Masked, natural aluminum logo. Double Sided.
5. FCO natural, brushed aluminum letters. Flush mount to plex within routed openings. Double Sided.
6. Text is routed and plex backed. Double-sided.
7. Reveal, provide foundation as needed.
8. 3/8" brushed aluminum fabricated inner sleeve. This piece protrudes out of cabinet structure on all edges 1/2", and at open end as shown.

**Municipal Review Comments**

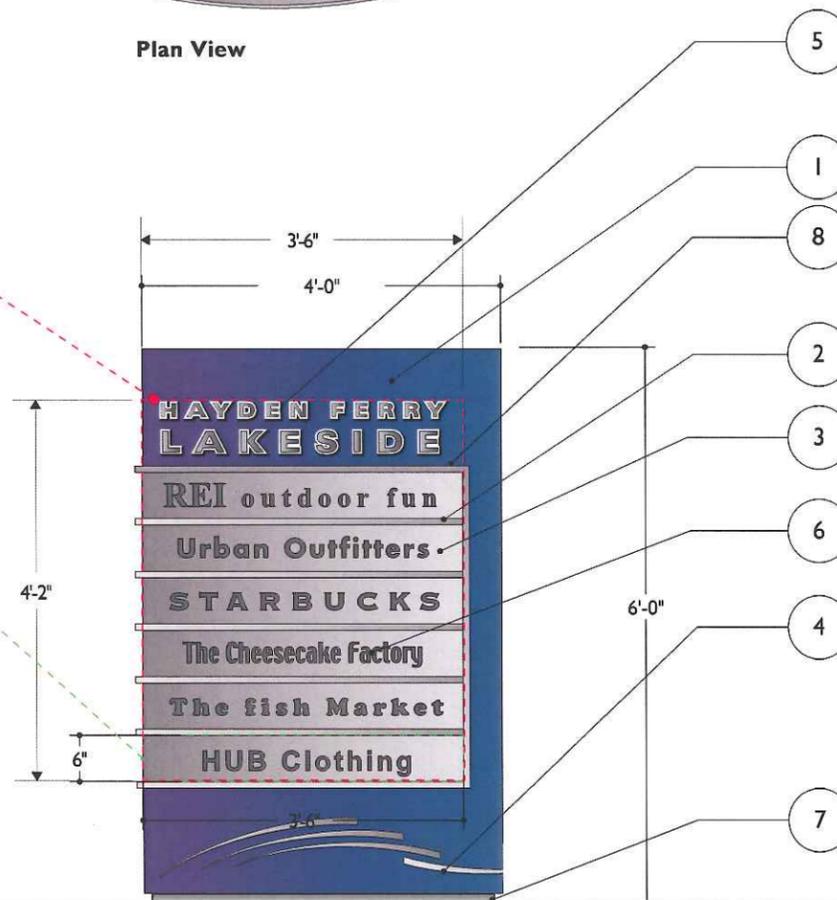
9. VARIANCE: Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows this freestanding multi-tenant identification sign in the MG zoning district.

Sign envelope  
4' 2" x 3' 6" - 14.58 sq.ft.

Each Tenant Panel  
3' 6" x 6" - 1.75 sq.ft.



Plan View



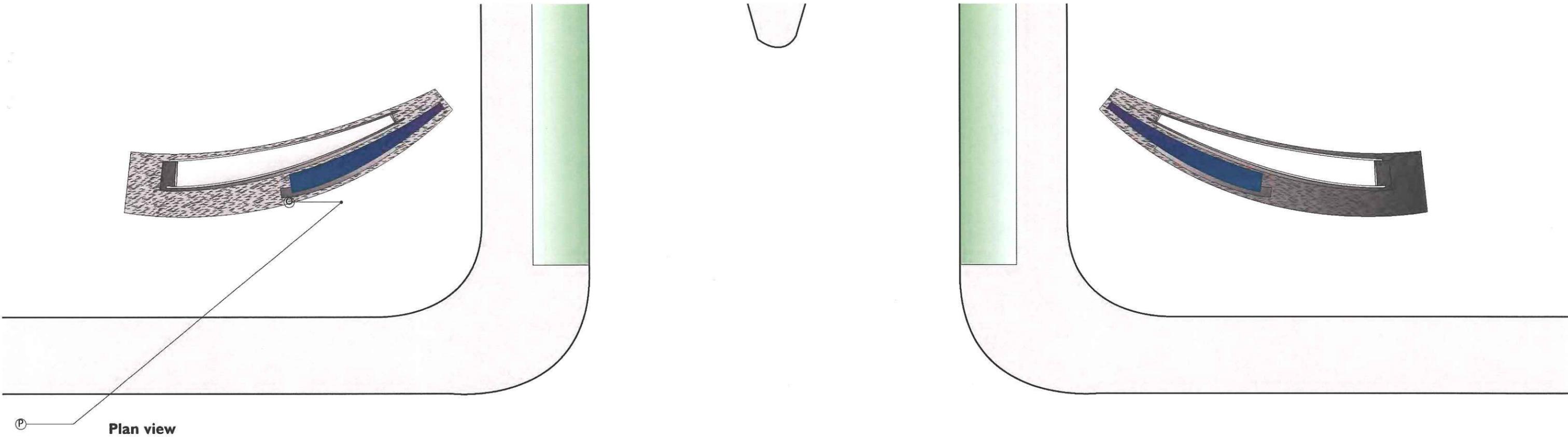
Elevation

**GENERAL NOTE**

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





Plan view

The design of these monuments and their positioning at these points of entry are under planning to clear future light rail easement and utility alignments already on site. The final design of each side's monument may be adjusted to provide visual continuity from one side to the other when exact placements are determined.

Prior to light rail implementation, area around and in front of monuments is to be enhanced with landscaping.



Elevation

**GENERAL NOTE**

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Scale: NTS

T h i n k i n g C a p s



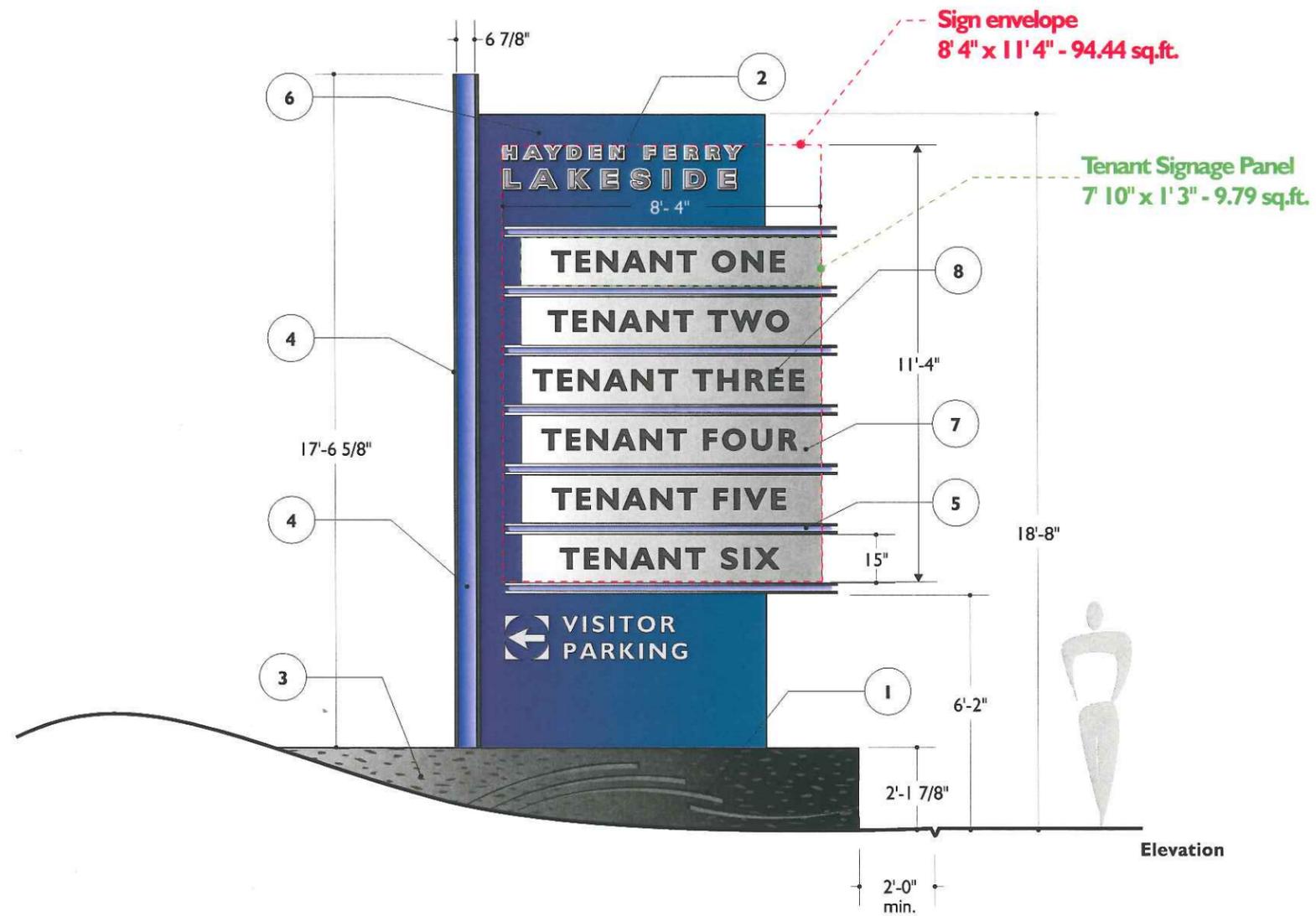
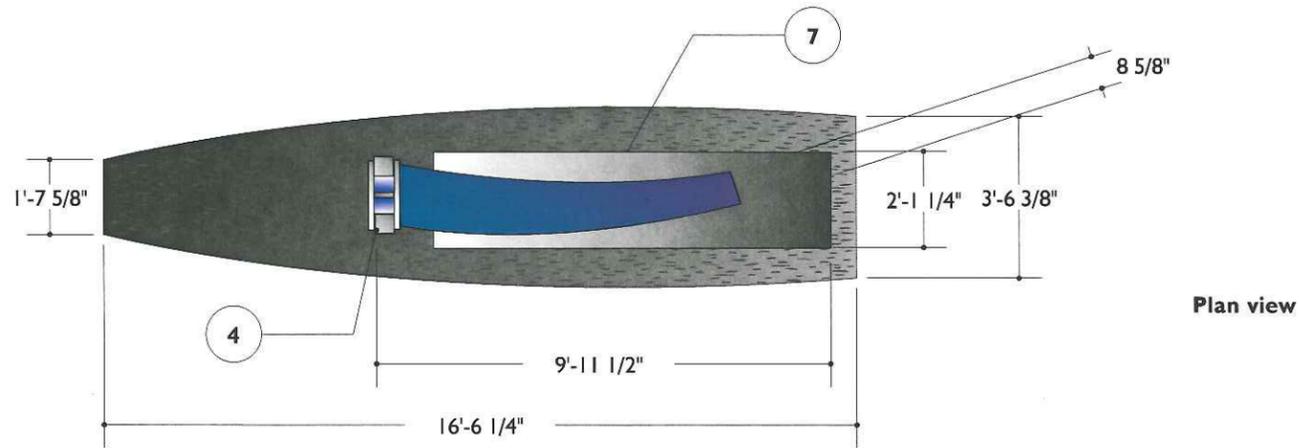
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**SunCor**  
 Hayden Ferry Lakeside  
 Monument 2  
 Center Entrance full view

Date: 02/08/01 SEB  
 Revisions: 03/07/01 ACM  
 04/10/01 SEB  
 07/10/01 ACM

SIGN TYPE **B1 B2**  
 SHEET NUMBER **2a**



**Notes:**

1. Sandblasted or cast in place logo.
2. Dimensional brushed aluminum project ID recessed into routed cabinet. Routed area is slightly oversized and then plex backed to allow for "halo" lighting effect.
3. Integral charcoal color concrete base.
4. 5/8" brushed aluminum fins sandwiching an internally illuminated accent.
5. 1/2" brushed aluminum fins sandwiching an internally illuminated accent.
6. Blue metallic - painted aluminum curved structure.
7. Double-sided sign cabinet. Internally illuminated using fluorescent or LED lighting.
8. Tenant identity. Routed individual brushed aluminum sign face, plex backed with push through lettering and then back lit using fluorescent or LED lighting.

**Municipal Review Comments**

9. VARIANCES: Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows: (a) a maximum sign area of 94.44 sf; (b) a maximum height of 18.66'; (c) permission to place this freestanding multi-tenant sign in the MG zoning district; (d) permission for this sign to exceed the one-sign-per-street limit; and (e) deletion of the building address requirement for freestanding signs.

Scale: 1/4" = 1'-0"





**Notes:**

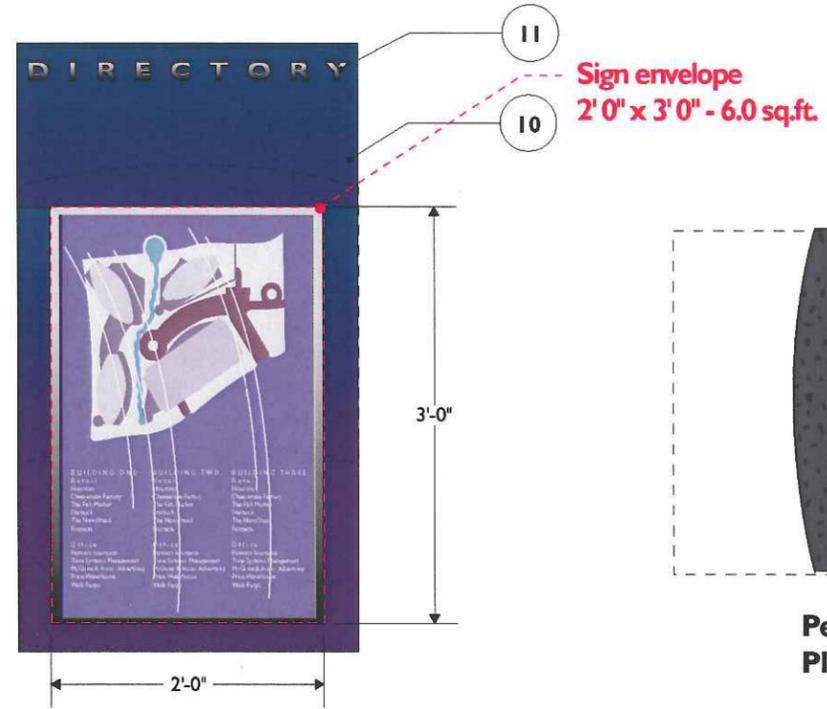
1. 3/8" rolled metal backer support plate with fabricated slip-in trough to accept graphic text panel. Faux rusted finish.
2. Embedded graphic panel. Slips into support plate trough at bottom and is secured at top with bolted cover plate.
3. Metal cover plate secures graphic text panel with visible, vandal-proof bolts. Bolts are inserted through cover plate text panel, support plate and into upright poles. Cover plate and vandal-proof bolt heads have a faux rusted finish.
4. 3/8" rolled metal accent plate. Plate is attached or welded to upright poles. Painted with metallic blue finish to match project monument elements.
5. 2" round upright support poles. Painted with faux rusted finish.
6. Interpretive structures are placed near edges of river rock "intersections" along metaphoric tributary.
7. Clear glass or lexan window.
8. Embedded graphic map panel inside illuminated cabinet.
9. Pre-cast dark gray concrete base with arc form as shown.
10. 3/8" rolled metal accent, title plate with blue metallic painted finish to match project monument elements. Directory title is attached to this plate, plate is routed 1/32 to accept letter forms.
11. 3/8" FCO brushed aluminum flat cut-out letters flush mounted to blue accent plate.
12. Illumination source casts light upward onto metallic blue accent plate.
13. Fabricated brushed aluminum directory cabinet, internally illuminated.

**HISTORIC INTERPRETIVE ELEMENT**



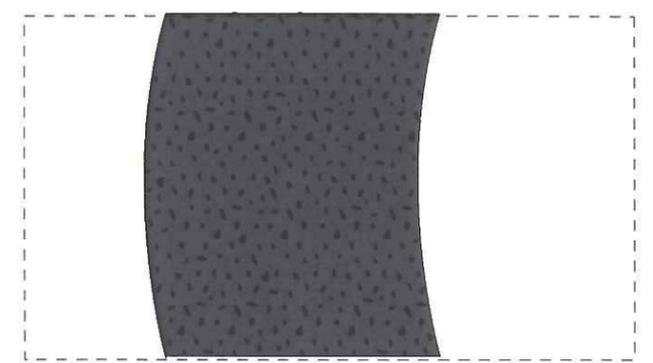
**Historic Interpretive Element - K Plan View**

**PEDESTRIAN DIRECTORY**

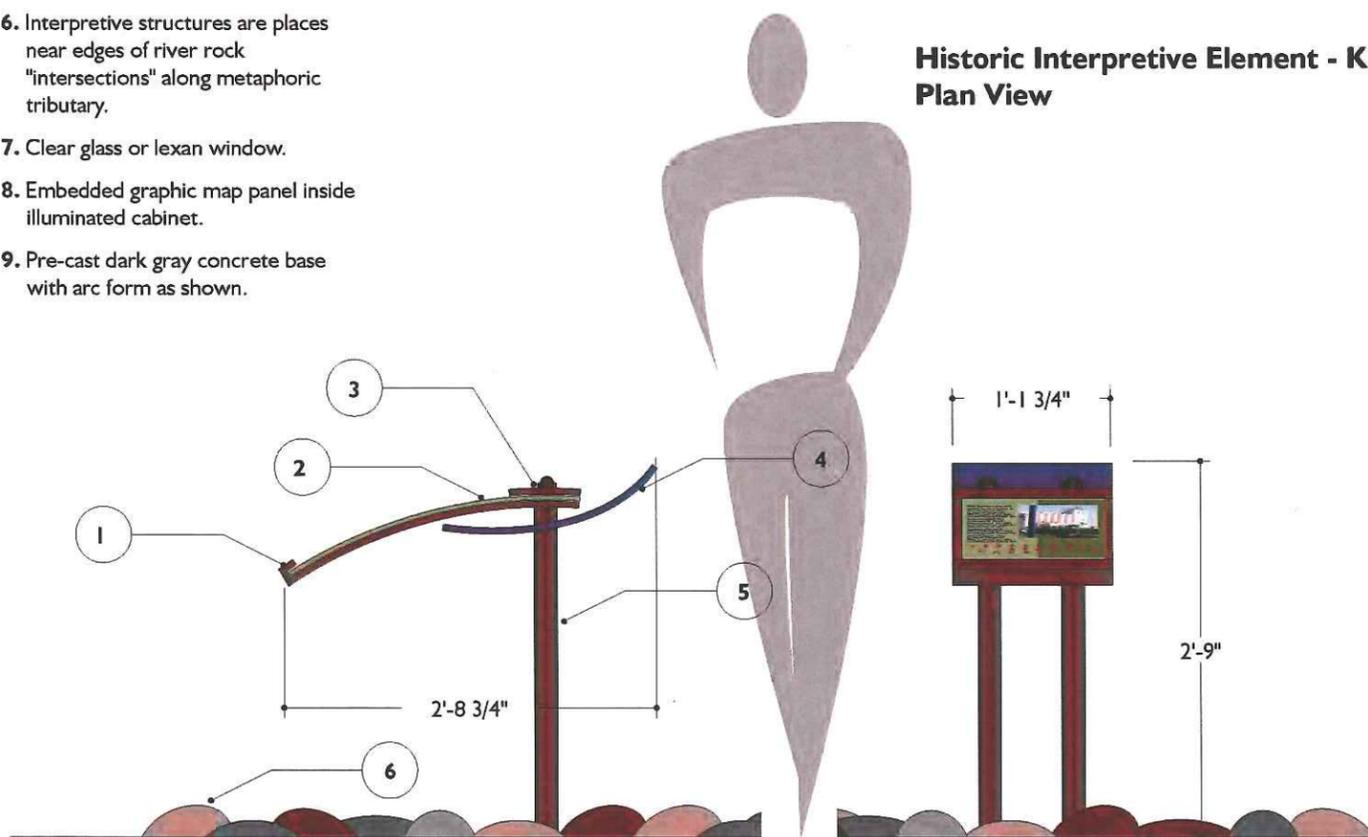


**Pedestrian Directory - G1 Plan View**

**GENERAL NOTE**  
Tenant names shown are for presentation purposes only.

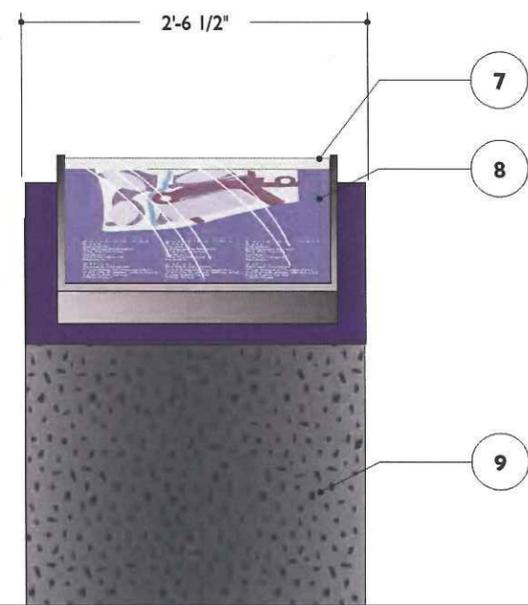


**Pedestrian Directory - Concrete Pedestal Plan View**

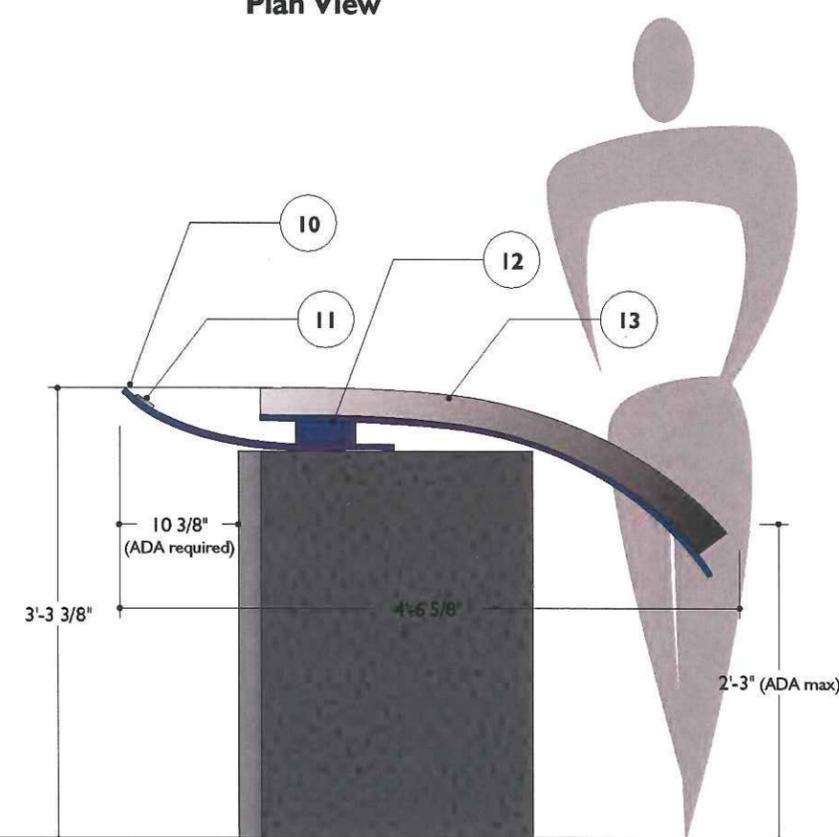


**Historic Interpretive Element - K Side Elevation**

**Historic Interpretive Element - K Front Elevation**



**Pedestrian Directory - G1 Front Elevation**



**Pedestrian Directory - G1 Side Elevation**

Scale: 3/4" = 1'-0"

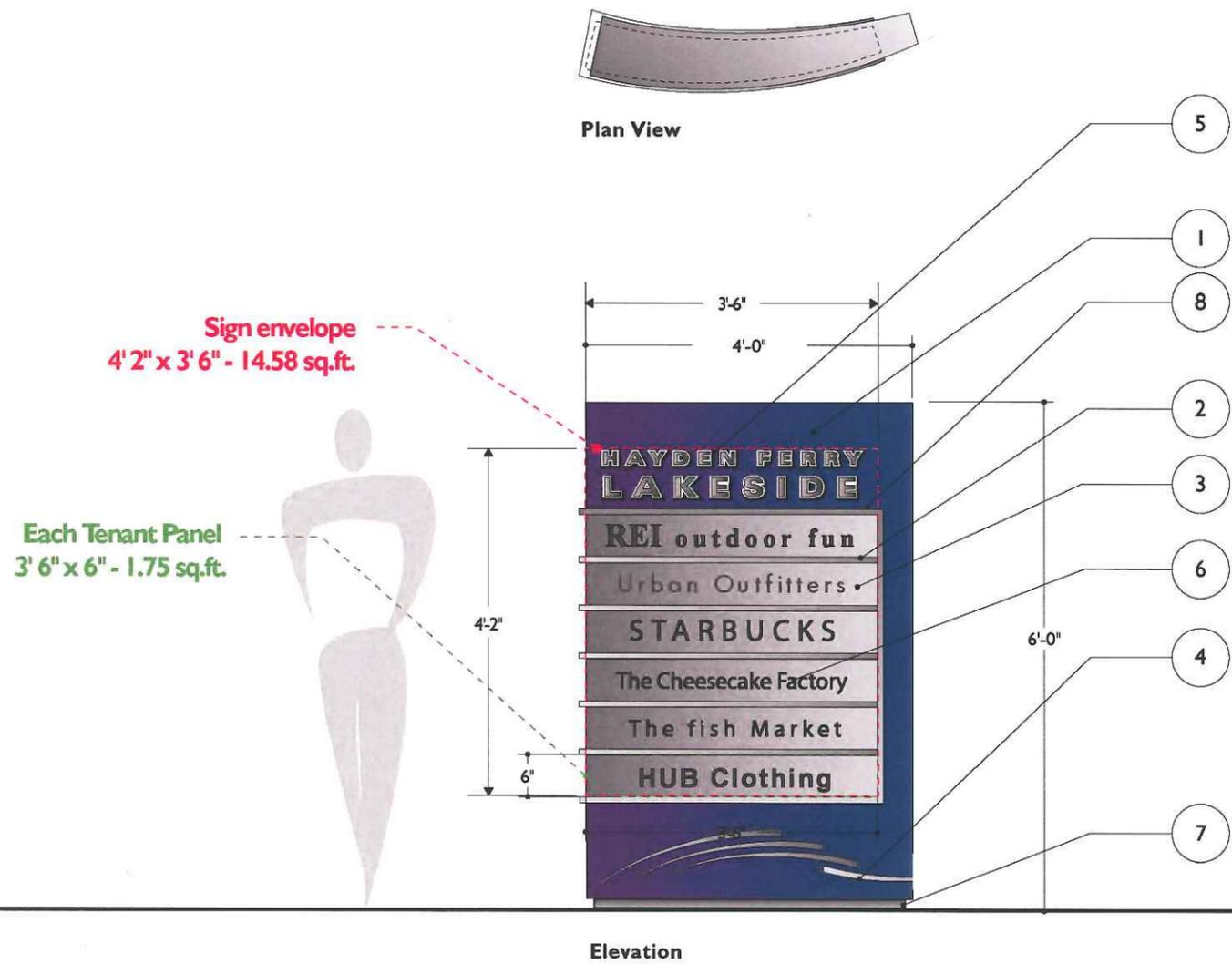


**Notes:**

1. Curved, painted aluminum cabinet structure. Routed for Project logo type.
2. 3/8" brushed aluminum FCO ribs separate tenant sign panels.
3. Individual tenant sign panel faces attach over central internally illuminated cabinet.
4. Masked, natural aluminum logo. Double Sided.
5. FCO natural, brushed aluminum letters. Flush mount to plex within routed openings. Double Sided.
6. Text is routed and plex backed. Double-sided.
7. Reveal, provide foundation as needed.
8. 3/8" brushed aluminum fabricated inner sleeve. This piece protrudes out of cabinet structure on all edges 1/2", and at open end as shown.

**Municipal Review Comments**

9. VARIANCE: Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows this freestanding multi-tenant identification sign in the MG zoning district.



**GENERAL NOTE**

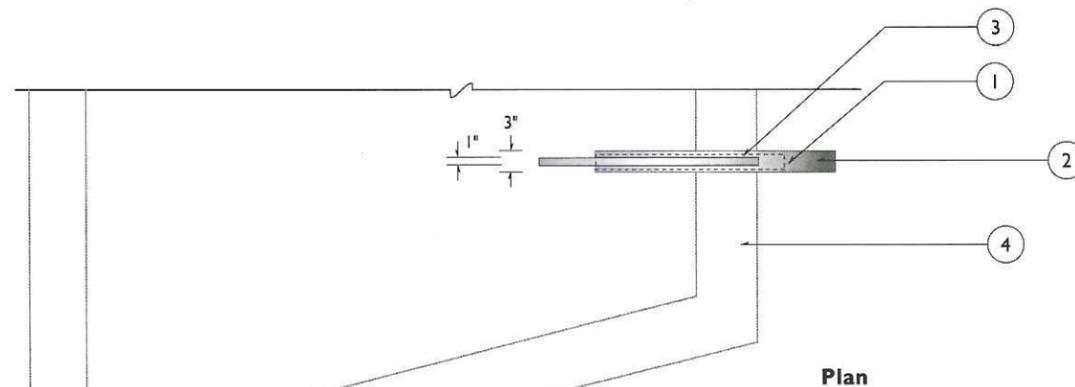
Tenant names shown are for presentation purposes only.

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



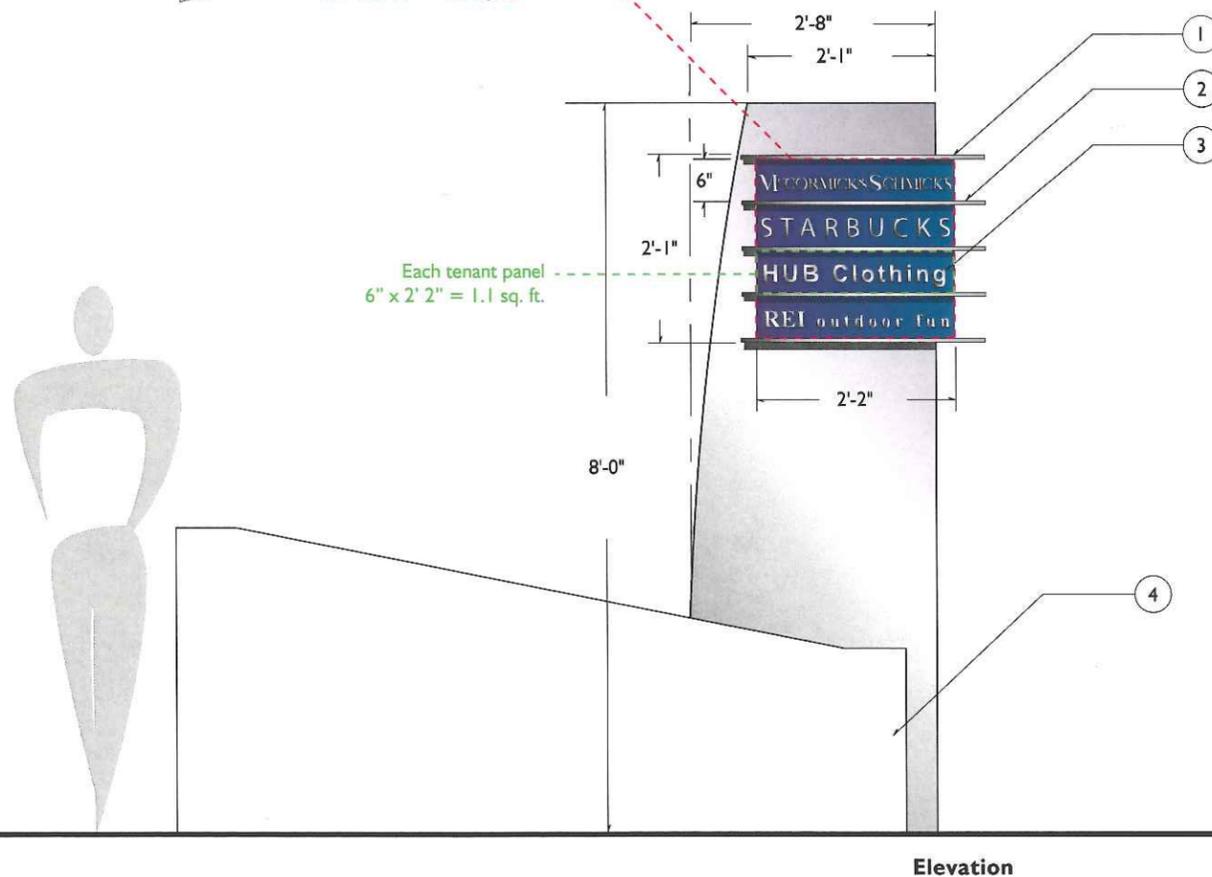
**Notes:**

1. 1" curved, painted steel blade.  
Blade notched around cmu planter wall and mechanically attached to concrete base.
2. 1/2" x 3" with painted aluminum ribs separate tenant signage panels. Ribs are notched around and mechanically attached to steel blade.
3. 1/2" x 6" individual painted aluminum panels with tenant text. Tenant names are 2 1/2" FCO painted aluminum letters mechanically attached to panels.
4. cmu planter.



Sign envelope  
2'1" x 2'2" = 4.5 sq. ft.

Each tenant panel  
6" x 2'2" = 1.1 sq. ft.



**GENERAL NOTE**

Tenant names shown are for presentation purposes only.

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

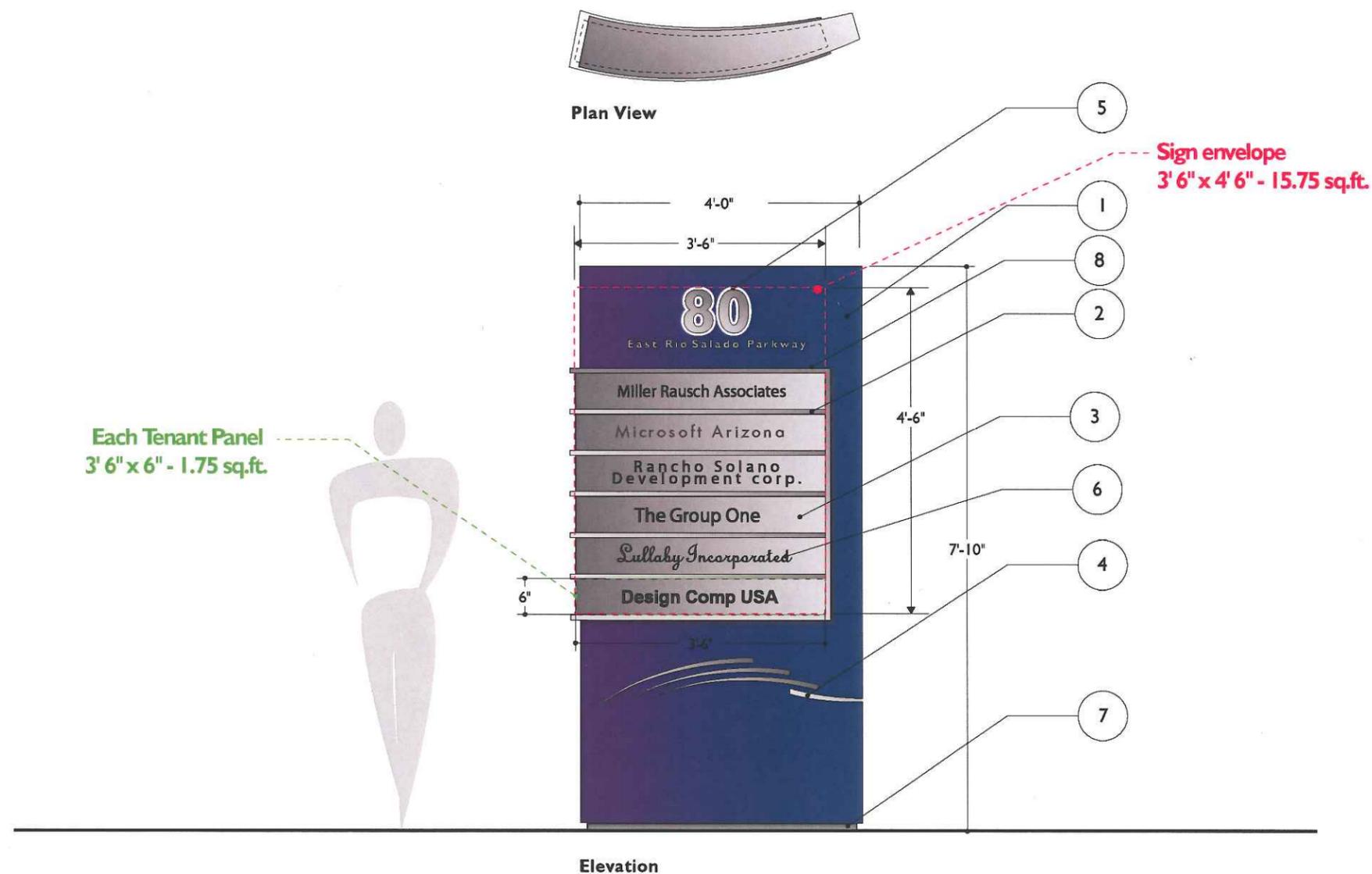


**Notes:**

1. Curved, painted aluminum cabinet structure. Routed for project logotype.
2. 3/8" brushed aluminum FCO ribs separate tenant sign panels.
3. Individual tenant sign panel faces attach over central cabinet. May be illuminated or non-illuminated.
4. Masked, natural aluminum logo. Double Sided.
5. FCO natural brushed aluminum letters. Address number flush mount to plex within routed openings. Streetname is FCO flush mounted to cabinet. Double Sided.
6. Text is routed and plex backed. Double-sided for illuminated cabinet or silkscreened for non-illuminated cabinet.
7. Reveal, provide foundation as needed.
8. 3/8" brushed aluminum fabricated inner sleeve. This piece protrudes out of cabinet structure on all edges 1/2", and at open end as shown.

**Municipal Review Comments**

9. VARIANCE: Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows these 3 freestanding multi-tenant identification signs in the MG zoning district.



**GENERAL NOTE**

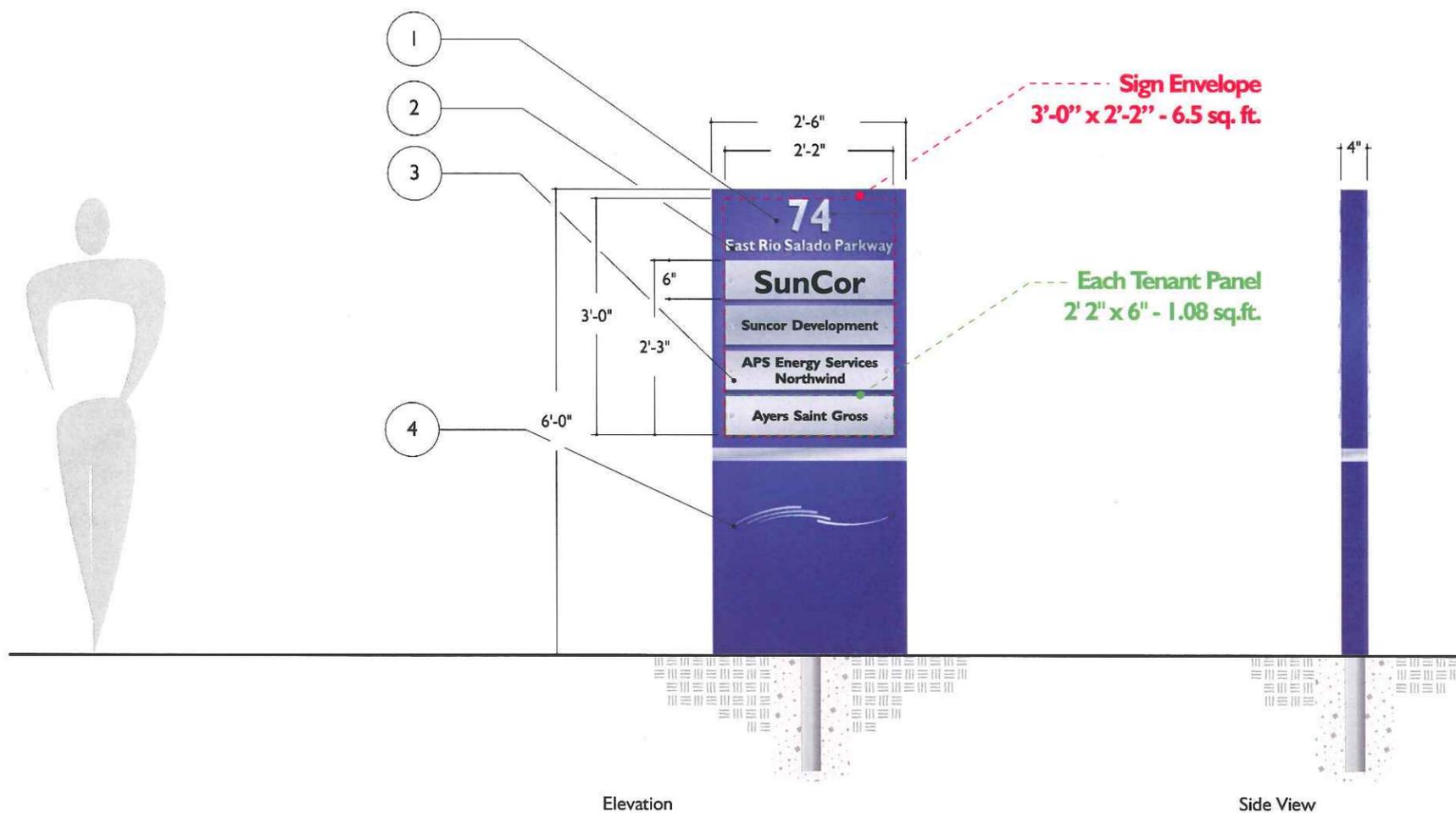
Tenant names shown are for presentation purposes only.

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



**Notes:**

1. Aluminum sign cabinet - painted.
2. 1/4" thick FCO aluminum lettering, flush mounted to cabinet face.
3. 1/4" aluminum tenant panels with reflective black vinyl lettering applied to face. Panel is mechanically attached to monument face.
4. Project logo applied to cabinet face in metallic silver logo.



**GENERAL NOTE**

Tenant names shown are for presentation purposes only.

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

T h i n k i n g C a p s



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**SunCor**  
 Hayden Ferry Lakeside  
 Freestanding R2 Tenant Monument

Date: 12/03/08 LR  
 Revisions:

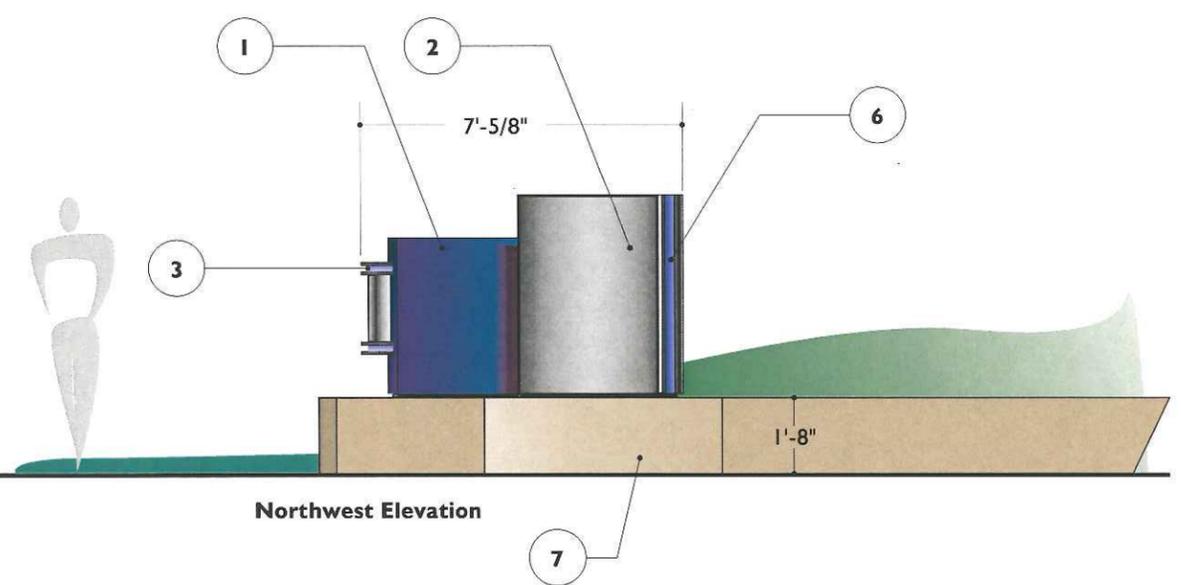
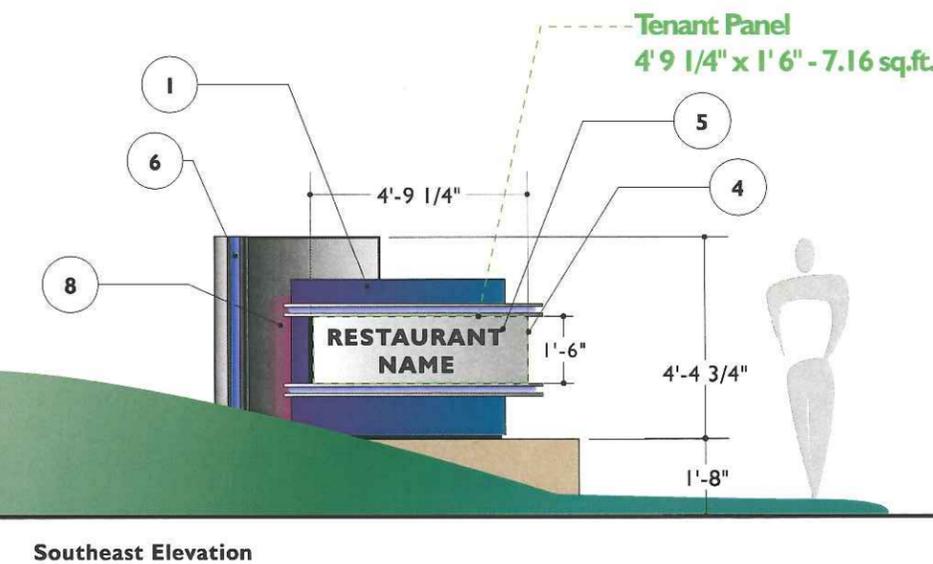
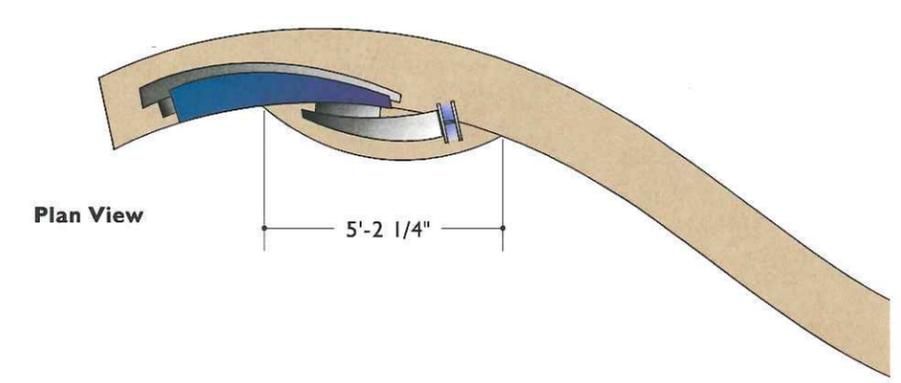
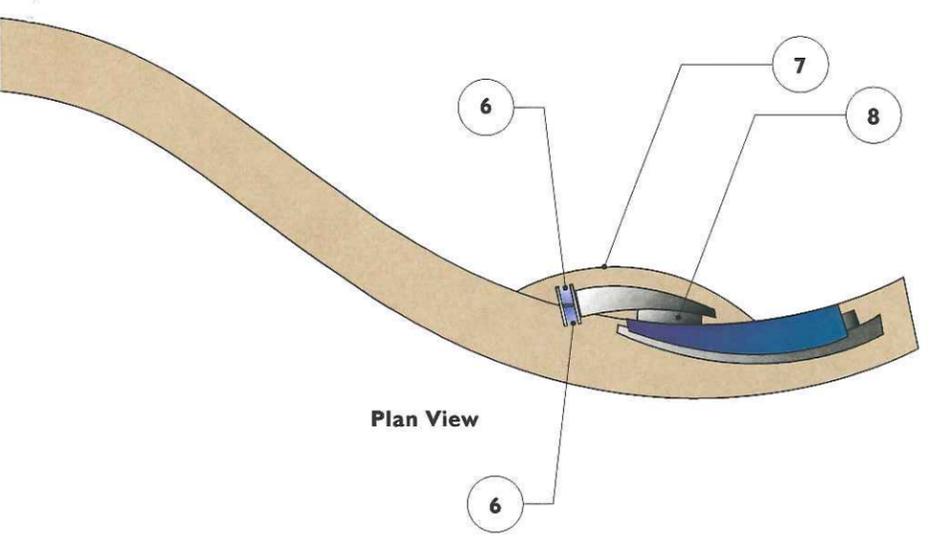
SIGN TYPE **R**  
 SHEET NUMBER **9a**

**Notes:**

1. Painted aluminum curved, fabricated cabinet structure. Painted using automotive finish to reflect a true iridescent color tone.
2. Brushed aluminum curved, fabricated cabinet structure.
3. 3/8" brushed aluminum fins sandwiching an internally illuminated accent.
4. Single-sided sign cabinet. Internally illuminated using fluorescent or LED lighting.
5. Tenant identity. Routed individual brushed aluminum sign face, plex backed, with push through lettering and then back lit using fluorescent or LED lighting.
6. 3/8" brushed aluminum fins sandwiching an internally illuminated double-sided accent.
7. Added integral color concrete "Bump out" pedestal.
8. Internal light source for "Wash" of light in both directions.

**Municipal Review Comments**

9. VARIANCES: Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows: (a) the construction of this freestanding tenant identification sign; and (b) allows deletion of the building address requirement.



Scale: 1/4" = 1'-0"

T h i n k i n g C a p s



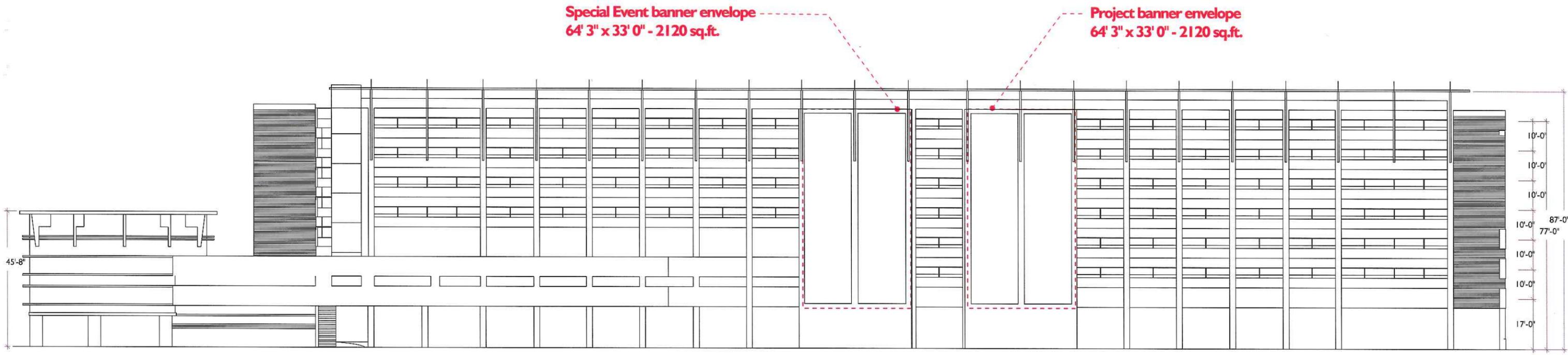
815 north first avenue 3w  
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**SunCor**  
 Hayden Ferry Lakeside  
 Specialty Tenant Sign  
 Building B1

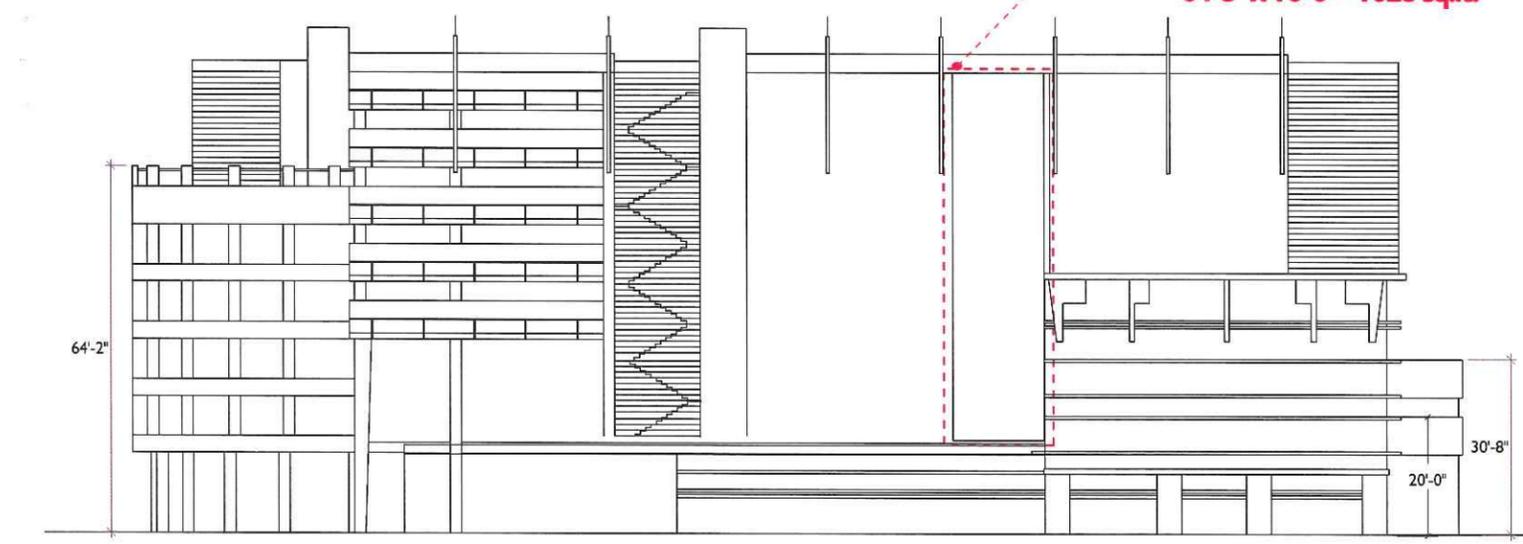
Date: 02/09/01 SEB  
 Revisions: 04/10/01 SEB

SIGN TYPE   
 SHEET NUMBER **10**



**PI - SOUTHEAST ELEVATION**

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



**PI - SOUTHWEST ELEVATION**

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

**Special Event / Parking Banner Color Palette**

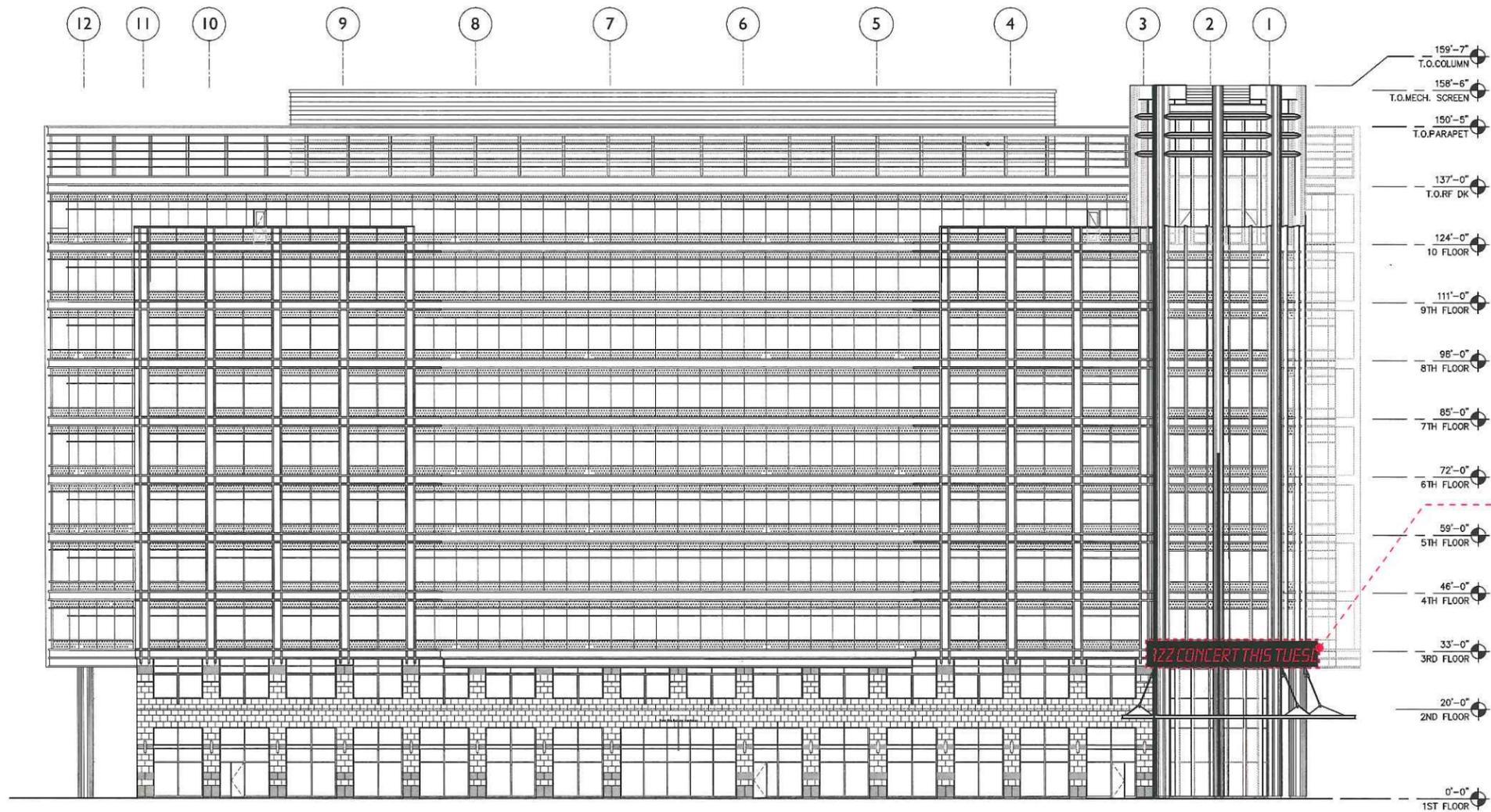
Inclusion of colors related to corporate identities/logos may be considered by Hayden Ferry Lakeside Master Association on a case by case basis.

Cool Grey 11	Cool Grey 9	Cool grey 6	Benjamin Moore Thundercloud Grey 2124-40	Benjamin Moore Grey Shower 2125-30	Tnemec Aluminum 57GR
			<b>Existing Garage Colors</b> These are provided for context understanding, only.		
PMS 287c	PMS 542c	PMS 302c			
			PMS 220c	PMS 2622c	PMS 131c
PMS 562c	PMS 5473c	PMS 321c	<b>Accent Colors (to be judiciously used)</b>		

**Base Colors (to be predominately used)**

**Accent Colors (to be judiciously used)**

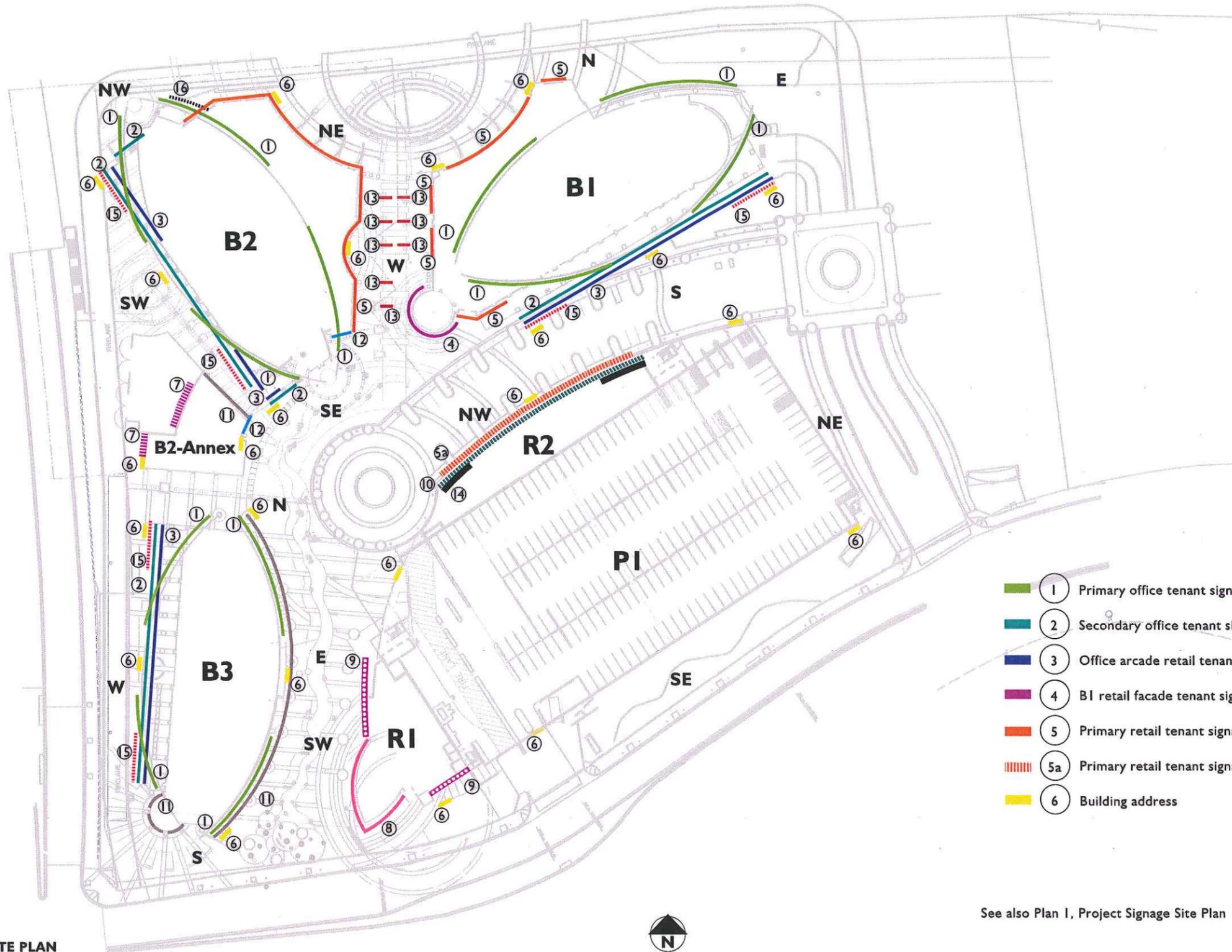




**Sign Envelope**  
 6' 0" x 72' 0" - 432 sq.ft.  
 (wraps around silo facia)

**NOTE**  
 All potential signage locations are shown, however it is not anticipated that all locations would be used. Future locations are dependent upon leasing configurations. Refer to specific notes regarding sign maximums per elevation. Height measurements are approximate.

**B3 - WEST ELEVATION**  
 Scale: 1/32" = 1'-0"



- 1 Primary office tenant signage
- 2 Secondary office tenant signage
- 3 Office arcade retail tenant signage
- 4 B1 retail facade tenant signage
- 5 Primary retail tenant signage
- 5a Primary retail tenant signage @ R2
- 6 Building address
- 7 B2-Annex retail tenant signage
- 8 R1 rotunda retail tenant signage @ glass facade
- 9 R1 Retail tenant facade signage
- 10 R2 Garage arcade retail tenant signage
- 11 B3 East and B2 Annex retail tenant signage
- 12 B2-Annex retail facade specialty signage
- 13 B1/B2 Retail tenant corridor blade signage
- 14 R2 Garage Retail Tenant Signage @ Parapet
- 15 B2 Secondary specialty office tenant signage Configuration 1
- 16 B2 Secondary specialty office tenant signage Configuration 2

See also Plan 1, Project Signage Site Plan

**SITE PLAN**  
Scale: NTS



**GENERAL NOTE**  
 Tenant names shown are for presentation purposes only.

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**SunCor**  
**Hayden Ferry Lakeside**  
 Tenant Signage  
 Project Rendering:  
 View from Southwest

Date: 05/23/01 SEB  
 Revisions: 06/27/01 SEB  
 11/02/01 LBR  
 03/01/06 LBR  
 03/07/07 ND  
 08/06/10 AM

SHEET NUMBER **14**



**GENERAL NOTE**  
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**SunCor**  
 Hayden Ferry Lakeside  
 Tenant Signage  
 Project Rendering  
 View From Northwest

Date: 05/23/01 SEB  
 Revisions: 06/27/01 SEB  
 03/01/06 LBR  
 07/31/06 N

SHEET NUMBER **15**



**GENERAL NOTE**  
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**SunCor**  
 Hayden Ferry Lakeside  
 Tenant Signage  
 Project Rendering:  
 Garage Retail Curve

Date: 05/23/01 SEB  
 Revisions: 06/27/01 SEB

SHEET NUMBER **17**



**GENERAL NOTE**  
 Tenant names shown are for presentation purposes only.

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**SunCor**  
 Hayden Ferry Lakeside  
 Tenant Signage  
 Project Rendering:  
 Garage Retail Rotunda

Date: 05/23/01 SEB  
 Revisions: 06/27/01 SEB  
 11/02/01 LBR

SHEET NUMBER **18**

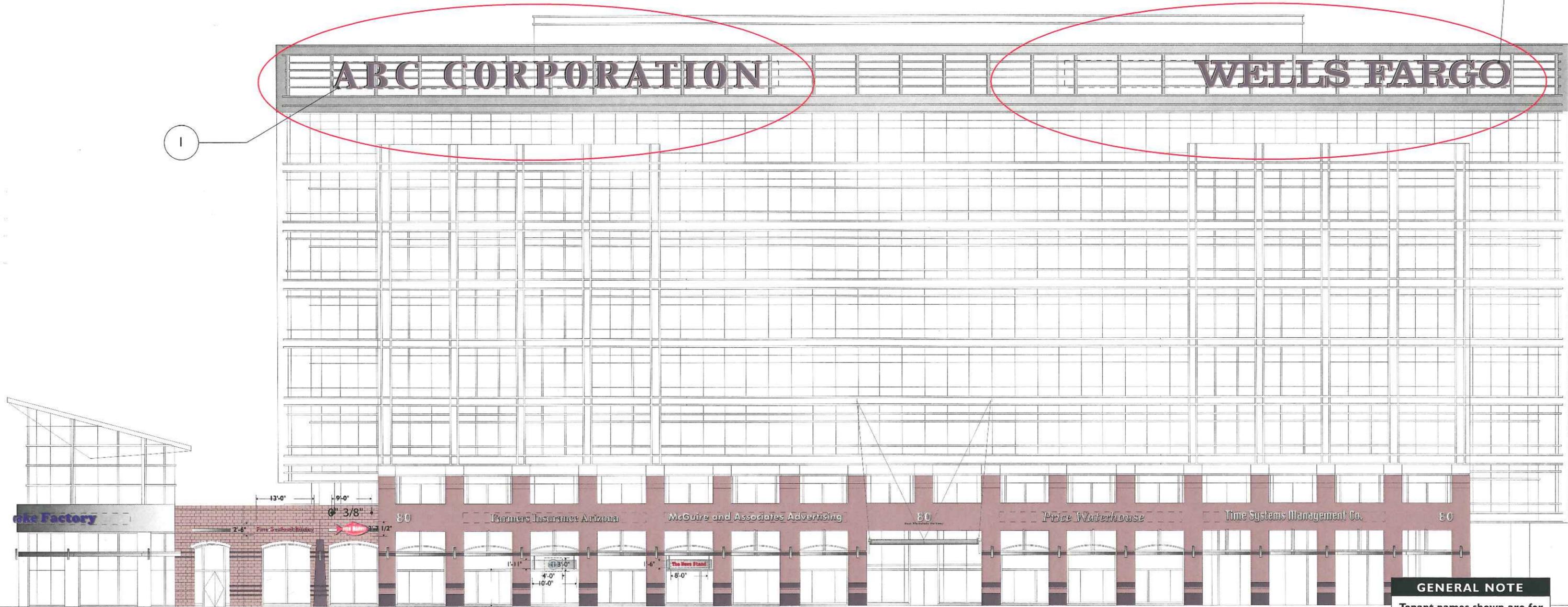
**SIGN TYPE I**

**Primary Office Tenant Signage**

**12 total. B1: 4 locations (sheets 26, 27). B2: 4 locations (sheets 31, 32). B3: 4 locations (sheets 33, 34).**

- Only two names will be allowed within this area on each office tower (B1, B2, B3) the same names being on both elevations.
- Maximum length of any sign is 100'-0". Maximum height of any sign is 6'-6". Maximum square footage is 650 sq. ft. Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows a maximum area of 650 sf for each sign.
- Letters will be fabricated, internally illuminated pan structures with open color faces. Returns will be brushed aluminum, or painted to replicate brushed aluminum.

- Signage to be positioned no closer than 10'-0" (first vertical member from end) to frame opening as shown. For locations on B1, B2 and B3, see sheets 26, 27, 31-34.
- Individual tenant's logotype and logo may be used. Corporate colors may be used with building owner's approval.
- Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows the following maximum heights (to tops of signs): B1: 122' for each sign; B2: 185.5' for each sign; and B3: 157.25' for each sign.
- Design Review Board approval on 12/5/01 (DRB01278/DS011023) was on the condition that engineering plans be submitted to the Building Safety Division for approval prior to submitting for sign permits.



**GENERAL NOTE**  
 Tenant names shown are for presentation purposes only.

**B1 South Elevation**

Scale: 3/64" = 1'-0"

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**SunCor**  
 Hayden Ferry Lakeside  
 General Tenant Signage  
 Standard Specifications/  
 Building Address

Date: 03/15/01 ACM  
 Revisions: 04/10/01 SEB  
 07/31/06 N 06/13/01 ACM  
 03/07/07 LBR 06/27/01 ACM  
 11/02/01 LBR  
 05/20/02 LBR  
 03/01/06 LBR

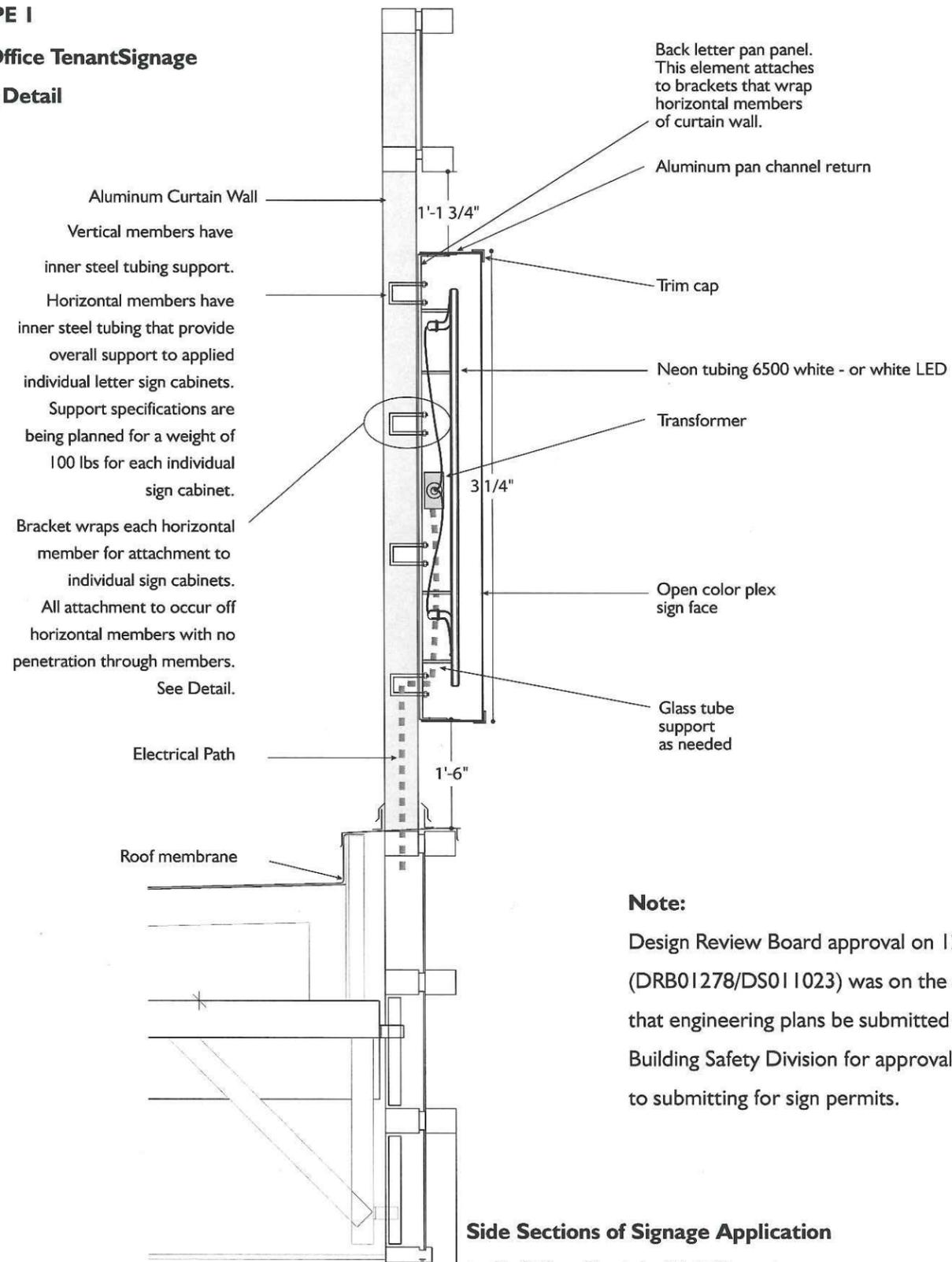
**SIGN TYPE**  
 Tenant sign type #1

**SHEET NUMBER** 19

**SIGN TYPE I**

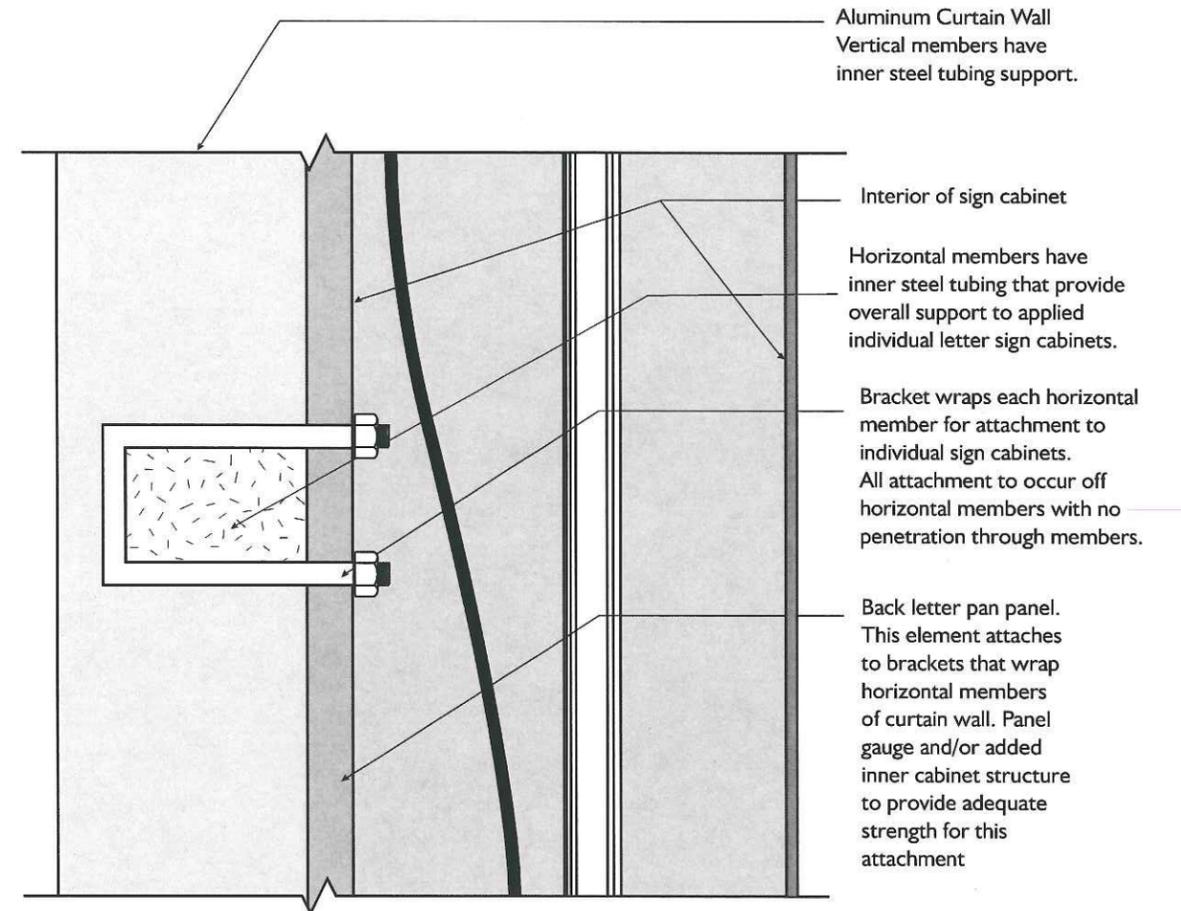
**Primary Office Tenant Signage**

**Mounting Detail**



**Side Sections of Signage Application to Building Curtain Wall Structure**  
SCALE: 1/2" = 1' 0"

**Note:**  
Design Review Board approval on 12/5/01 (DRB01278/DS011023) was on the condition that engineering plans be submitted to the Building Safety Division for approval prior to submitting for sign permits.



**Attachment Detail**  
SCALE: 3" = 1' 0"



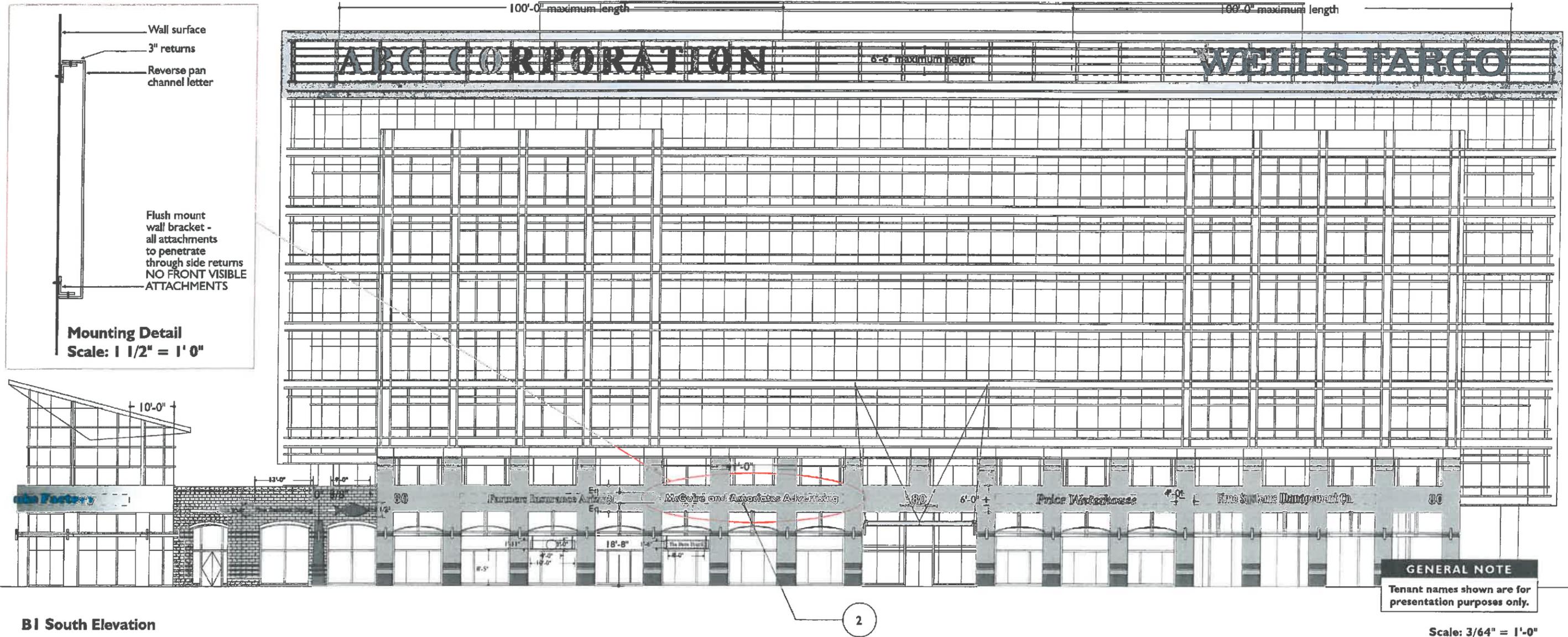
**SIGN TYPE 2**

**Secondary Office Tenant Signage.**

- 18 total. B1: 4 locations (sheet 26). B2: 8 locations (sheets 29, 30,31).
- Maximum length of any individual sign is to be 41'-0". Maximum height of any individual sign is to be 3'-3". Maximum square footage is 92.25 sq. ft. Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows a maximum sign area of 92.25 sf (for each of the 18 signs).
- Materials: Brushed Aluminum face and returns.
- Letter are to be fabricated, non-illuminated reverse pan style letters. Returns to be 3" deep.
- Individual tenant's logotype may be used. However, color must be as specified.
- Baseline of sign letterforms to be mounted at a consistent height of 18'-8".



- B3: 6 locations (sheet 33, 34).
- Maximum length of any individual sign is to be 30'-0". Maximum height of any individual sign is to be 3'. Maximum square footage is 90 sq. ft.
- Materials / Finish: Brushed Aluminum or Painted Matthews Satin Black Face and returns.
- Letter are to be fabricated, non-illuminated or halo-illuminated with white LEDs, reverse pan style letters / logo.
- Returns to be 3" deep.



**BI South Elevation**

Scale: 3/64" = 1'-0"

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**SunCor**  
 Hayden Ferry Lakeside  
 General Tenant Signage  
 Standard Specifications/  
 Building Address

Date:	03/15/01	ACM
Revisions:	04/10/01	SEB
	03/07/07	LBR
	06/13/01	ACM
	06/27/01	ACM
	11/02/01	ACM
	11/05/01	LBR
	05/20/02	LBR

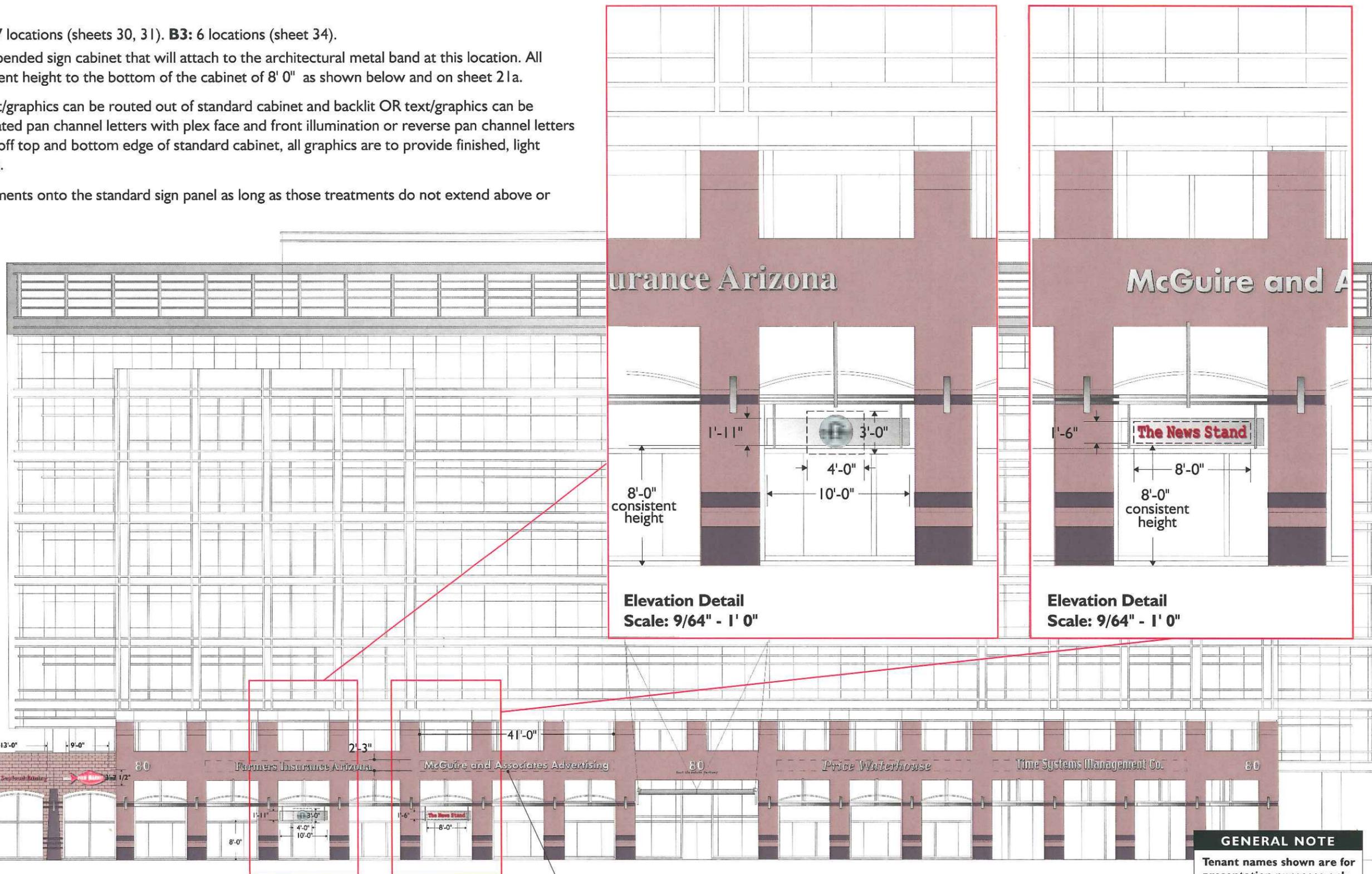
**SIGN TYPE**  
 Tenant sign type #2

**SHEET NUMBER** 20

**SIGN TYPE 3**

**Office Arcade Retail Tenant Signage.**

- 19 total. **B1:** 6 locations (sheet 26). **B2:** 7 locations (sheets 30, 31). **B3:** 6 locations (sheet 34).
- Signage will occur on a standardized, suspended sign cabinet that will attach to the architectural metal band at this location. All standard cabinets are to hang at a consistent height to the bottom of the cabinet of 8' 0" as shown below and on sheet 21a.
- Signage can be internally illuminated. Text/graphics can be routed out of standard cabinet and backlit OR text/graphics can be mounted to face of cabinet and be fabricated pan channel letters with plex face and front illumination or reverse pan channel letters with halo illumination. If graphics extend off top and bottom edge of standard cabinet, all graphics are to provide finished, light sealed backs facing inward to the building.
- Tenants may incorporate individual treatments onto the standard sign panel as long as those treatments do not extend above or below the panel more than 6" or a total sign graphics height of 3' 0" as noted in drawing below. If graphics do extend above or below, the overall width of the sign area cannot exceed 4'-0". This provides a signage area of 12 sq. ft.
- The overall measurement of the standard sign panel is 10'-0" x 1'-11". If sign area is within the boundaries of the sign panel, the sign may extend to 8'-0" in length and lettering is a maximum of 18" in height. This provides a signage area of 12 sq. ft.
- Individual tenant's logotype and coloration with the sign graphics may be used.



**Elevation Detail**  
Scale: 9/64" = 1' 0"

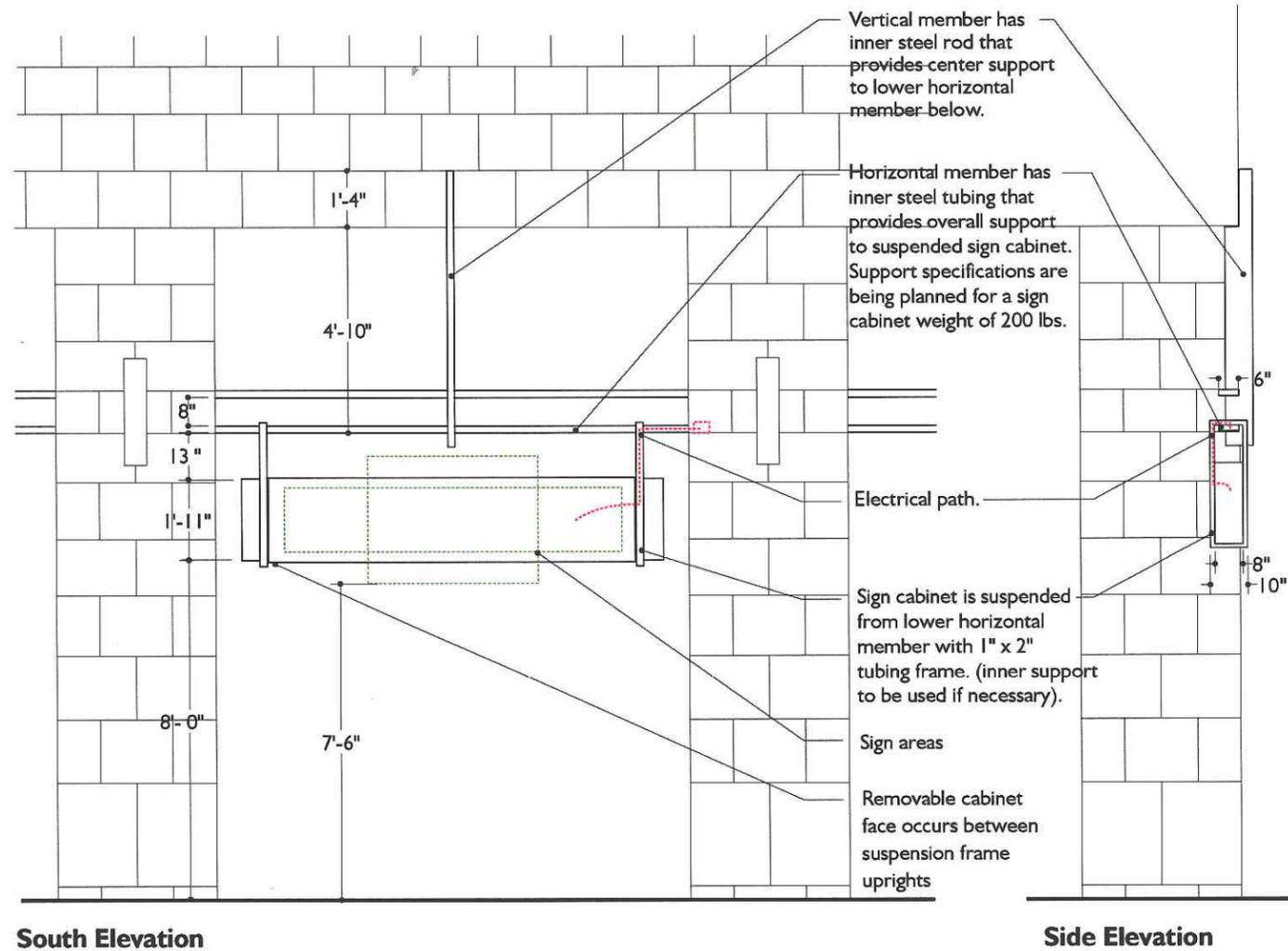
**Elevation Detail**  
Scale: 9/64" = 1' 0"

**GENERAL NOTE**  
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Scale: 3/64" = 1'-0"

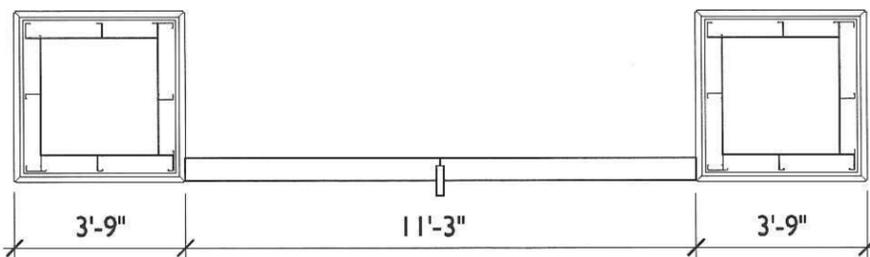
**BI South Elevation**

**SIGN TYPE 3**  
**Office Arcade Retail Tenant Signage**  
**Mounting Detail**



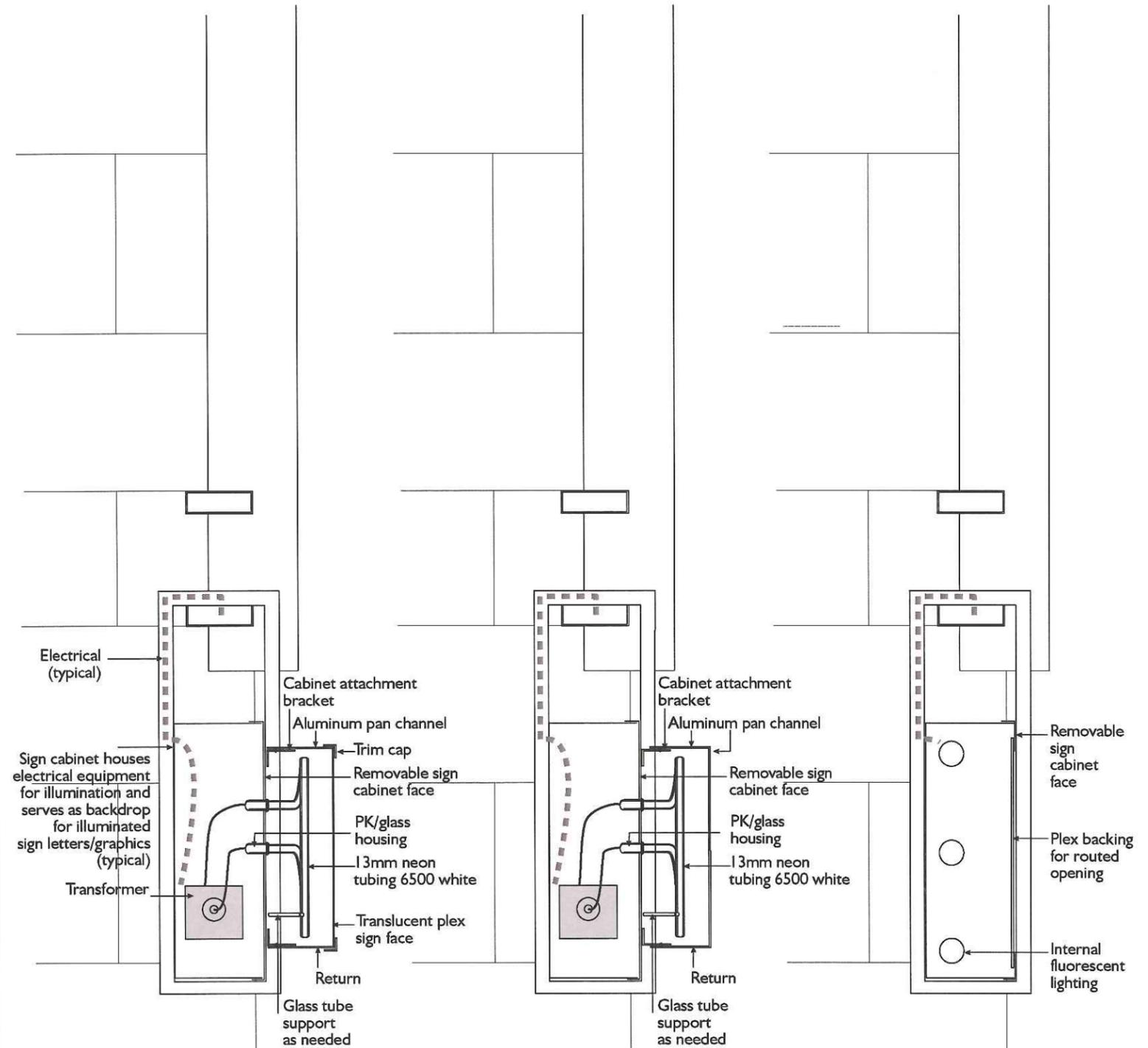
**South Elevation**

**Side Elevation**



**Plan**

**SCALE: 1/4" = 1' 0"**



**Applied illuminated graphics**  
**Front face illumination**

**Applied illuminated graphics**  
**Halo illumination**

**Routed, plex backed graphics**  
**Internal cabinet illumination**

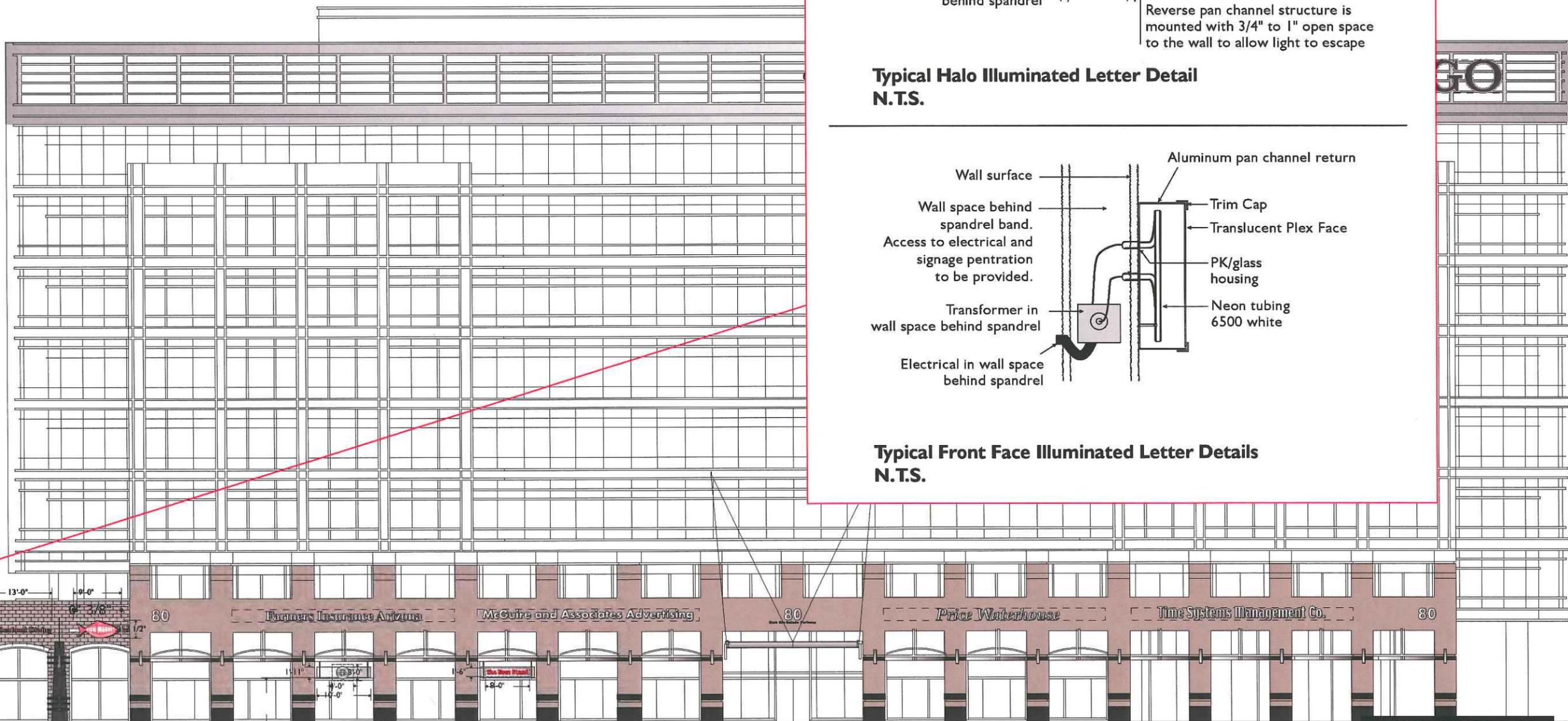
**Side Sections of Signage Application Options**  
**To Suspended Sign Cabinet**  
**SCALE: 1" = 1' 0"**



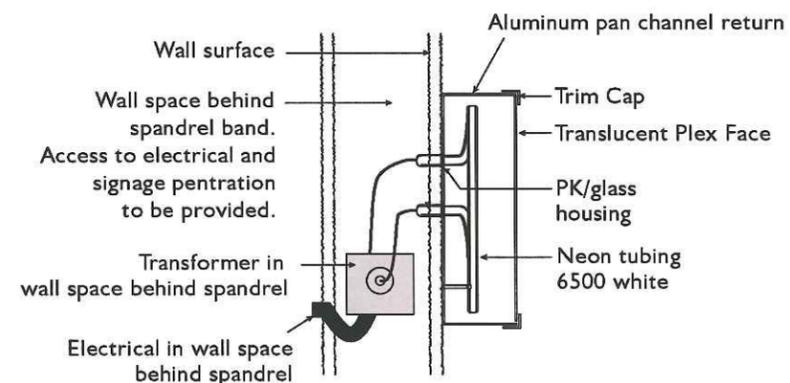
**SIGN TYPE 4**

**BI Rotunda Retail Tenant Signage**

- The spandrel area is the specified location for tenant signage if applied to this element.
- Maximum sign band height is 2'-6" and the sign length cannot extend beyond 10'-0" from either end termination point of this rotunda band. Maximum square footage is 184 sq. ft. Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows a maximum sign area of 184 sf.
- Letters and/or graphics are internally illuminated with either fabricated pan channel letters with plex face and front illumination or reverse pan channel letters with halo illumination.
- Individual tenant's logotype and coloration with the sign graphics may be used.
- Baseline of sign letterforms to be mounted at a consistent height of 18' 4".
- Sign penetrations will be filled, patched and painted upon tenant name changes.



**Typical Halo Illuminated Letter Detail  
N.T.S.**



**Typical Front Face Illuminated Letter Details  
N.T.S.**

**GENERAL NOTE**  
Tenant names shown are for presentation purposes only.

**BI South Elevation**

Scale: 3/64" = 1'-0"

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Standard Specifications/  
Building Address

Date:	03/15/01	ACM
Revisions:	04/10/01	SEB
	06/13/01	ACM
	06/27/01	ACM
	11/3/01	ACM
	05/20/02	LBR

**SIGN TYPE**  
Tenant sign type #4

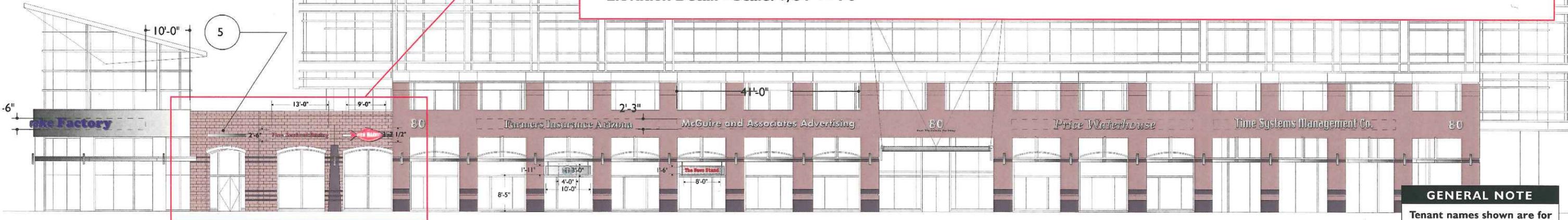
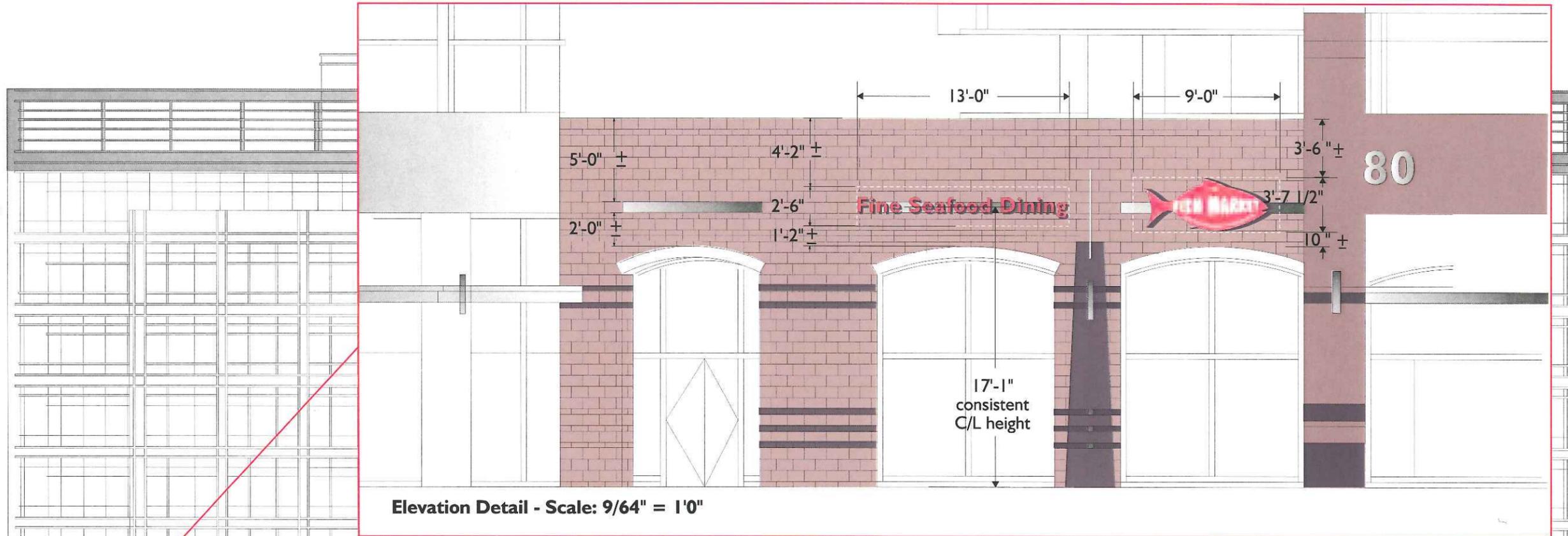
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**SHEET NUMBER** **22**

# SIGN TYPE 5

## Primary Retail Tenant Signage

- 13 signs. **B1**: 6 locations (sheets 26-28). **B2**: 7 locations (sheets 29-32).
- Raceway "slots" have been provided on retail bays in the areas where signage is permitted for application. Tenants will be required to provide a raceway structure that inserts into this provided slot. Entire sign structure is to be anchored back to structure within this slot area avoiding any penetration of the exposed masonry surface.
- Standard maximum sign band height is 2'-6" and the sign length cannot extend beyond 13'-0", providing a sign area of 32.5 sq. ft. However, tenants may have treatments that extend to 3'-7 1/2" in height, but then are limited to 9'-0" in length, providing a sign area of 32.6 sq. ft. Owner reserves the option of combining 2 to 3 sign envelopes for a maximum square footage of 97.8 sq. ft, but each building aggregate square footage cannot exceed the allotments noted in the Max. Qty. column of this matrix. The sign band height for this option cannot exceed 2'-6"
- Letters and/or graphics are internally illuminated with either fabricated pan channel letters with plex face and front illumination or reverse pan channel letter with halo illumination. Tenants can also provide cabinets with routed, plex backed, backlit graphics.
- Individual tenant's logotype and coloration with the sign graphics may be used.
- All signage of this type is to be mounted with the center line of the overall sign area even with the centerline of the provided raceway recess - 17' 1" from grade.



**GENERAL NOTE**  
 Tenant names shown are for presentation purposes only.

## BI South Elevation

Scale: 3/64" = 1'-0"

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 Revisions: 04/10/01 SEB  
 06/13/01 ACM  
 06/27/01 SEB  
 11/02/01 LBR  
 05/20/02 LBR  
 03/07/07 LBR

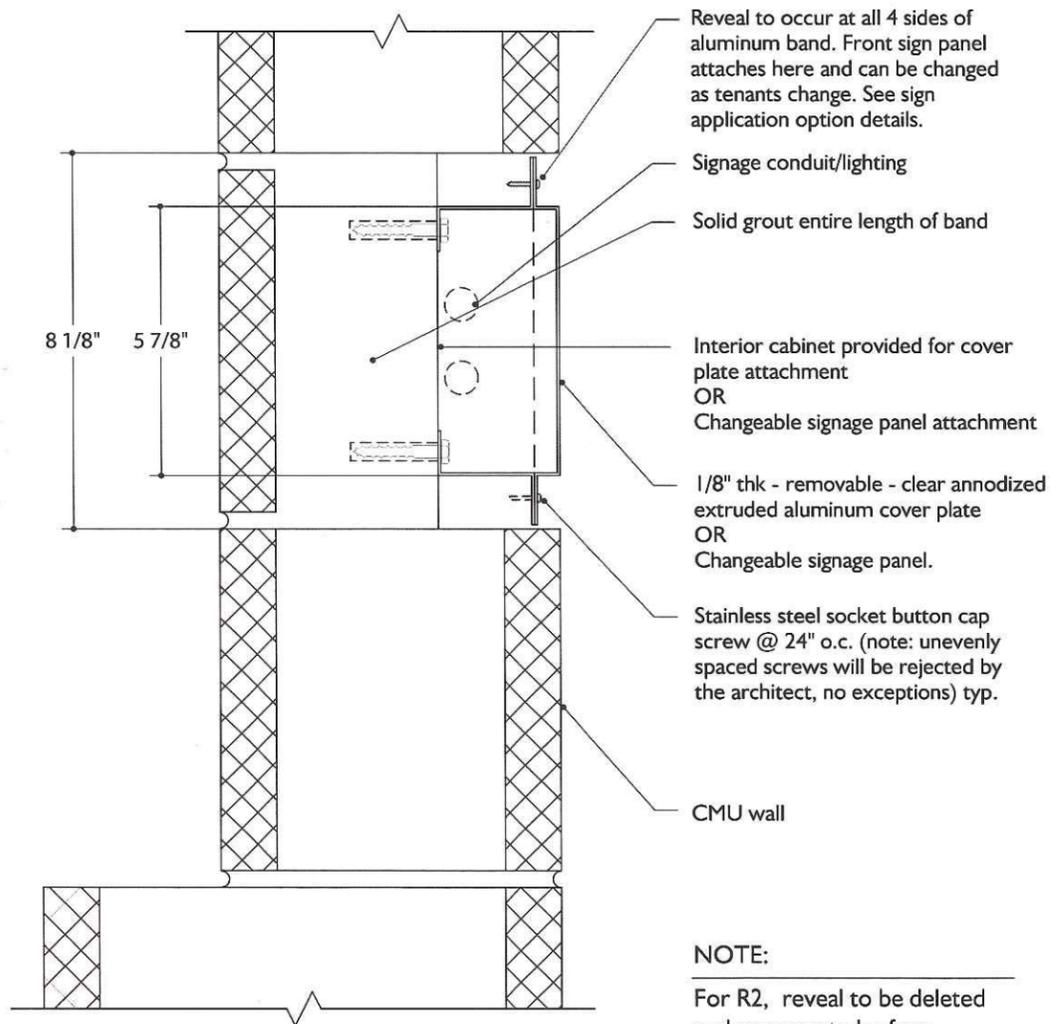
**SIGN TYPE**  
 Tenant sign type #5

**SHEET NUMBER** 23

**SIGN TYPE 5/5a and I4**

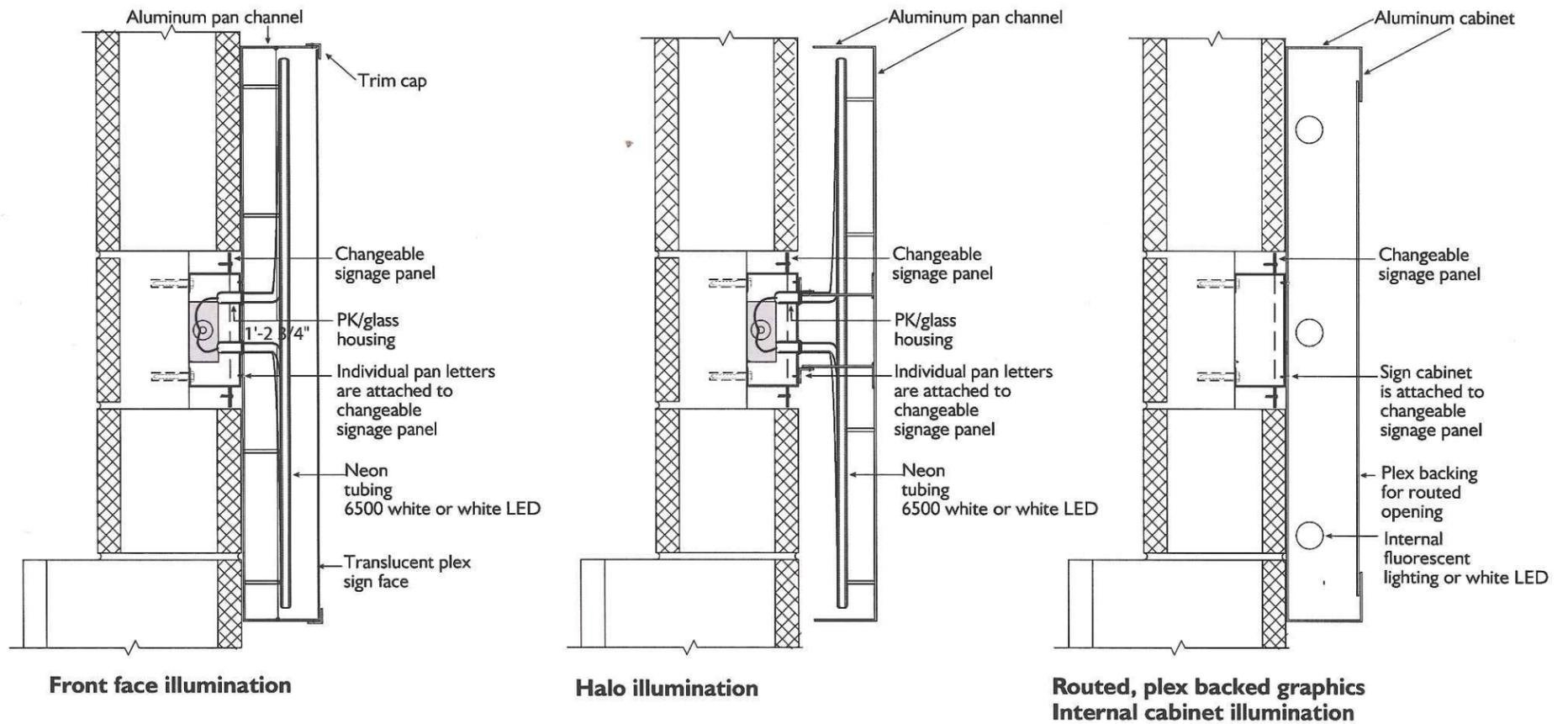
**Primary Retail/R2 Garage Tenant Signage**

**Mounting Detail**



**Side section - sign channel details**

**SCALE: 3" = 1' 0"**



**Side Sections of Signage Application Options To Suspended Sign Cabinet**

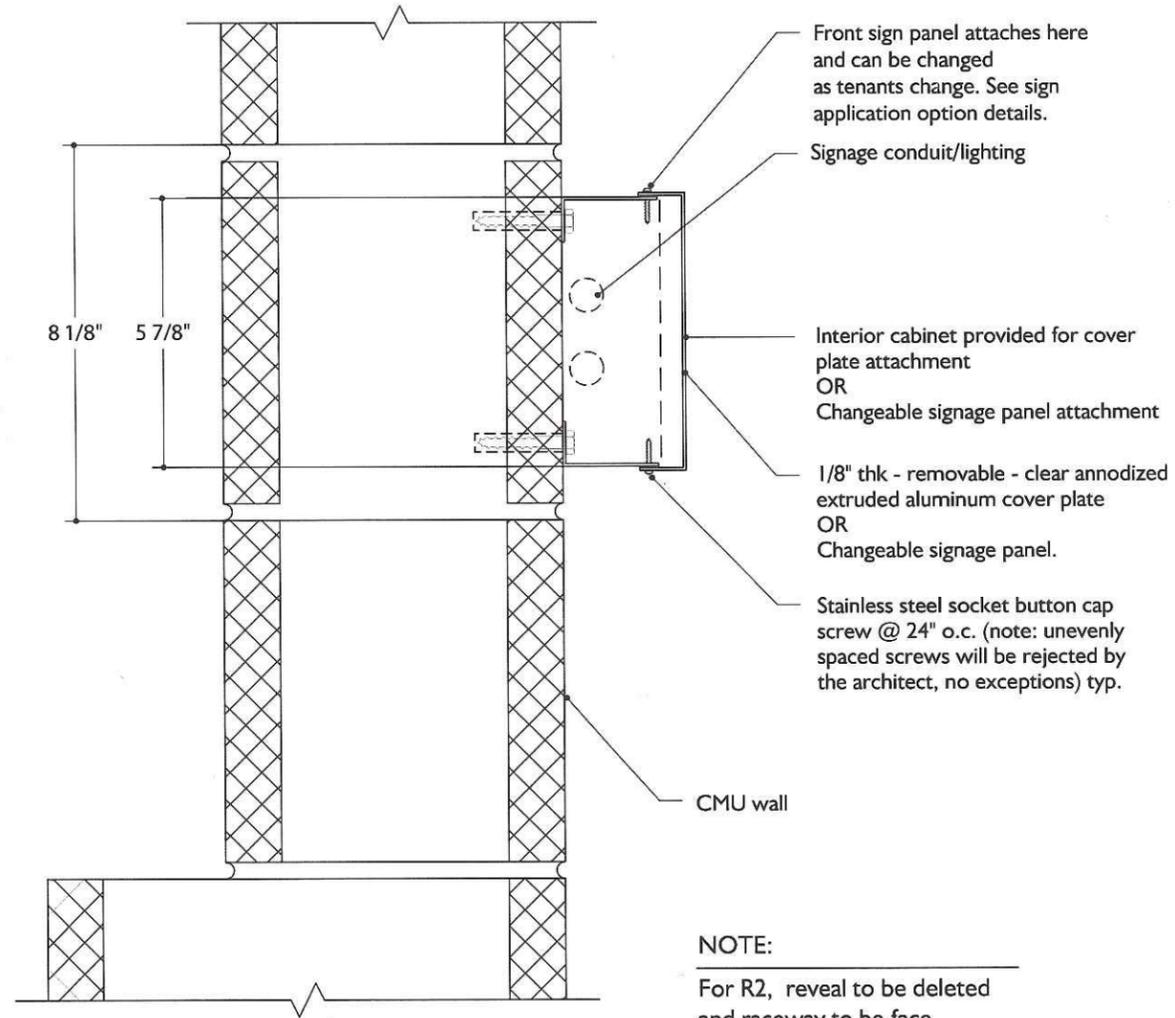
**SCALE: 1 1/2" = 1' 0"**



**SIGN TYPE 5/5a and 14**

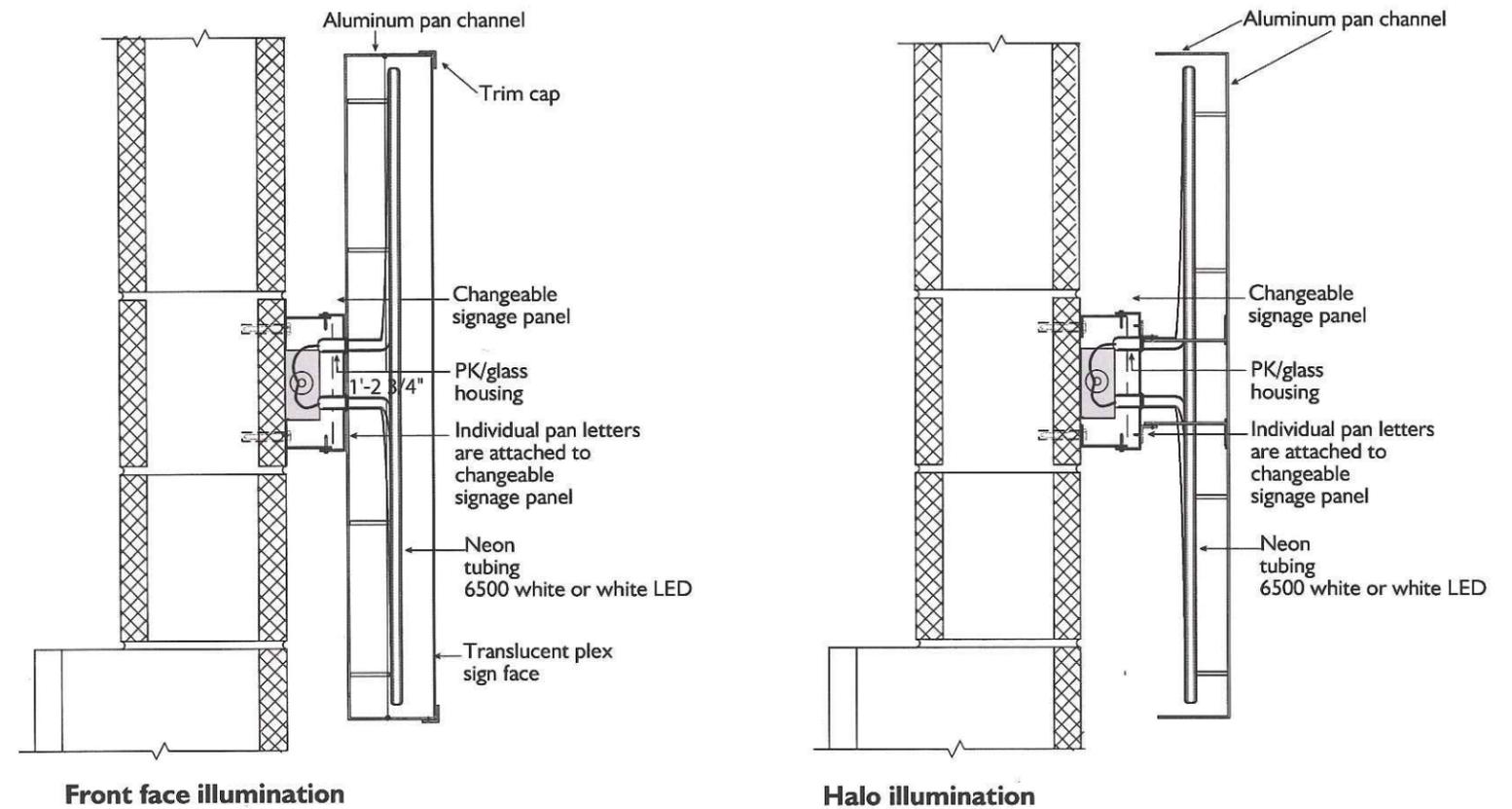
**Primary Retail/ Secondary Specialty R2 Garage Tenant Signage**

**Mounting Detail**



**Side section - sign channel details**

**SCALE: 3" = 1' 0"**



**Side Sections of Signage Application Options To Suspended Sign Cabinet**

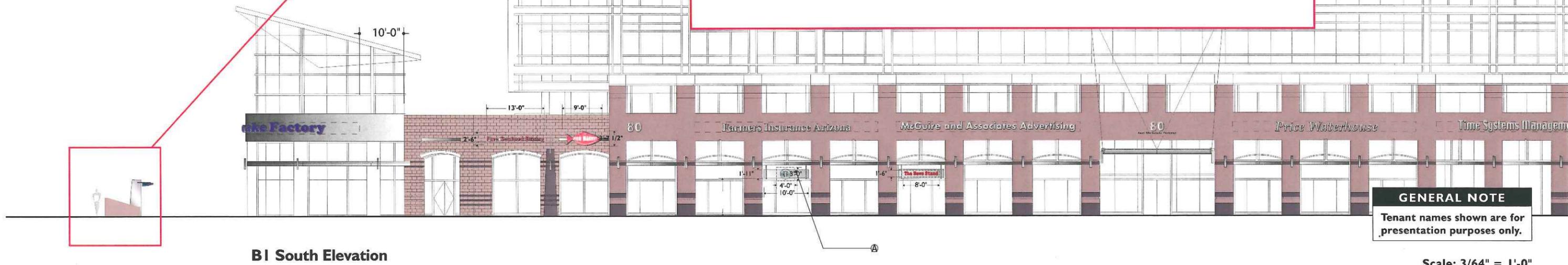
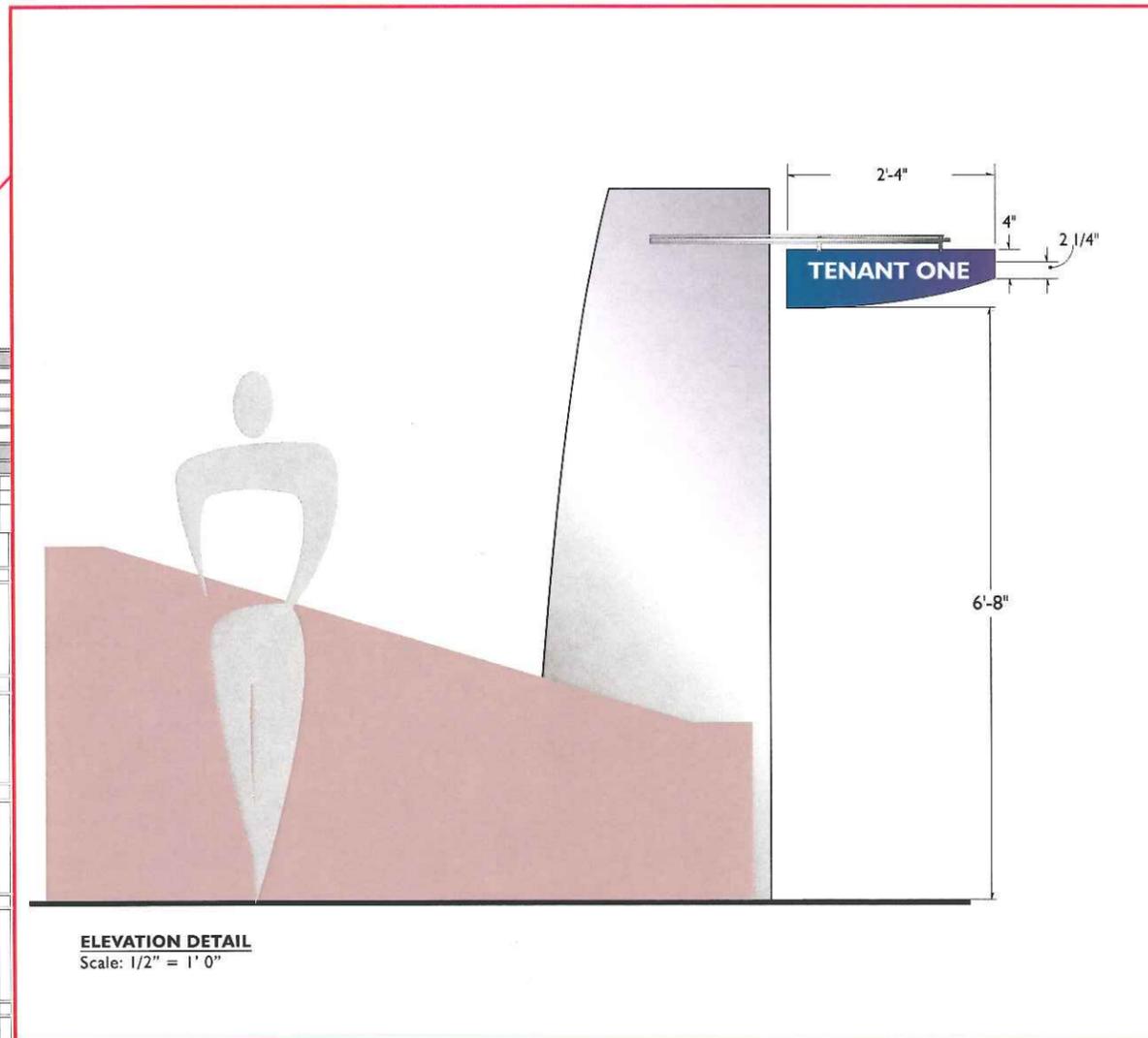
**SCALE: 1 1/2" = 1' 0"**



**SIGN TYPE 13**

**Retail Tenant Corridor Blade Signage**

- 8 signs. B1: 3 locations B2: 5 locations
- 2'-4" x 8" aluminum blade mechanically attaches to architectural upright with decorative mounting structure.
- Tenant letters are to be exterior grade white vinyl laid onto blade.
- Individual tenant's type may be used, but logotype and color are not allowed.



**GENERAL NOTE**  
Tenant names shown are for presentation purposes only.



# Project Tenant Signage Summary

**PLACEMENT PERAMETERS** Tenant sign types 1 through 5 and 7 through 12 and 14 shall be located only on the building in which the tenant occupies space.  
 Tenant sign types 3 through 5 and 7 through 12 shall be placed only on the elevation adjacent to the tenant's occupied space.  
 Tenant sign type 3 and 10 can only be used for tenants that occupy first floor space.

Sign Type	Description	Max. Qty.	Max. Sz.	Max. Area	Function	Materials/fabrication techniques	Notes
1	Primary Office Tenant Signage	12 total. B1: 4 locations (shts 26, 27). B2: 4 locations (shts. 31, 32) B3: 4 locations (shts. 33, 34).	100'-0" x 6'-6" (each sign)	650 sq. ft. (each sign)  Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows a max. area of 650 sf for each sign.	Major Office Tenant Identification on office building top	Letters will be fabricated, internally illuminated pan structures with colored plex face, but color must be reviewed and approved by building owner.  Returns will be brushed aluminum, or painted to replicate brushed aluminum.  Trim cap to match the color of the plex face.  Letter returns to be 10"-12". Design Review Board approval on 12/5/01 (DRB01278/DS011023) was on the condition that engineering plans be submitted to the Building Safety Division for approval prior to submitting for sign permits.	Signage to be positioned no closer than 10'-0" from either the left or right frame opening as shown. Individual tenant's logotype may be used. Corporate colors may be used with building owner's approval.  Only two tenants can use these sign locations (both sides): B1, B2 and B2. Only one tenant can use this sign location (both sides).  Tempe City Council variance #SPD2002.24/ #CC020013 (4/18/02) allows the following maximum heights (to tops of signs): B1: 122' for each sign; B2: 185.5' for each sign and B3: 157.25' for each sign
2	Secondary Office Tenant Signage	18 total. B1: 4 locations (sheet 26). B2: 8 locations (sheets 29, 30 31) B3: 6 locations (sheet 33,34)	41' 0" x 2' 3"  30' 0" x 3'	92.25 sq. ft * see Notes	Secondary Office Tenant Identification on office building spandrel area	Brushed Aluminum or Matthews Satin Black Face and returns.  Letters are to be fabricated, non-illuminated or halo-illuminated with white LED's reverse pan style letters.  Returns to be 3" deep.	Individual tenant's logotype may be used. However, color must be as specified. Baseline of sign letterforms to be mounted at a consistent height of 18' 8".  * Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows a maximum sign area of 92.25 sf for each sign.
3	Office Arcade Retail Tenant Signage	19 total. B1: 6 locations (sheet 26). B2: 7 locations (sheets 30, 31) B3: 6 locations (sheet 34).	Sign panel 10' 0" x 1' 11" Sign graphics 4' 0" x 3' 0" * or 8' 0" x 1' 6" * see Notes	Sign graphics 12 sq. ft.	Retail tenant identification located under office building arcade	Signage will occur on a standardized, suspended sign cabinet that will attach to the architectural metal band at this location. Sign cabinet is brushed aluminum finish. Signage can be internally illuminated. Text/graphics can be routed out of standard cabinet and backlit OR text/graphics can be mounted to face of cabinet and be fabricated pan channel letters with plex face and front illumination or reverse pan channel letters with halo illumination.	*Tenants may incorporate individual treatments onto the standard sign panel as long as those treatments do not extend above or below the panel more than 6.5" or a total sign graphics height of 3'-0". If graphics do extend above or below, the overall width of the sign area cannot exceed 4'-0". This provides a signage area of 12 sq. ft.. If sign area is within the boundaries of the standardized sign panel, the sign may extend to 8'-0" in length and lettering a maximum of 18" in height. This also provides a signage area of 12 sq. ft. If graphics extend off top and bottom edge of standard cabinet, all graphics are to provide finished, light sealed backs facing inward to the building.  Individual tenant's logotype and coloration with the sign graphics may be used.  All standard cabinets are to hang at a consistent height to the bottom of the cabinet of 8'-0"±.
4	Rotunda BI Retail Tenant Signage	1 on B1 (sheet 26)	71' 0" x 2' 6" * see Notes	184 sq. ft.** see Notes	Retail tenant identification located within BI rotundas spandrel	Letters and/or graphics are internally illuminated with either fabricated pan channel letters with plex face and front illumination or reverse pan channel letters with halo illumination.  Minimum returns of individual letters is 4".	* Maximum sign band height is 2'-6" and the sign length cannot extend beyond 10'-0" from either end termination point of this rotunda band.  ** Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows a maximum sign area of 184 sf.  Individual tenant's logotype and coloration with the sign graphics may be used.  Baseline of sign letterforms to be mounted at a consistent height of 18' 4".
5 5a	Primary Retail Tenant Signage	23 signs. B1: 6 locations (sheets 26-28). B2: 7 locations (sheets 29,32)  R2: 10 locations (sheet 35)	13' 0" x 2' 6" * or 9' 0" x 3' 7.5" ** see Notes  13' 0" x 2'-6"	32.5 sq. ft.* see Notes  32.5 sq. ft.	Retail tenant identification located on main tenant store front areas	Raceway "slots" have been provided on retail bays in the areas where signage is permitted for application on buildings B1 and B2. Tenants will be required to provide a raceway structure that inserts into this provided slot. Entire sign structure is to be anchored back to structure within this slot area avoiding any penetration of the exposed masonry surface. Raceways on R2 to be face mounted.  Letters and/or graphics are internally illuminated with either fabricated pan channel letters with plex face and front illumination or reverse pan channel letters with halo illumination. Tenants can also provide specialty cabinets with routed, plexbacked, backlit graphics only upon owner's approval.	*Standard maximum sign band height is 2'-6" with a overall length of 13'-0" OR a sign band with a height of 3'-7 1/2" and an overall length of 9'-0". Both provide a sign area of 32.6 sq. ft.  Owner reserves the option of combining 2 to 3 sign envelopes for a maximum square footage of 97.8 sq. ft, but each building aggregate square footage cannot exceed the allotments noted in the Max. Qty. column of this matrix. The sign band height for this option cannot exceed 2'-6"  Individual tenant's logotype and coloration with the sign graphics may be used.  All signage of this type is to be mounted with the center line of the overall sign area even with the centerline of the provided raceway recess - approximately 17'-1" from grade.
6	Building Addresses	23 signs. B1: 5 locations (sheets 26-27). B2/B2 Annex: 7 locations (shts 29,30,31,32) B3: 5 locations (sheet 33-34). P1: 4 locations (sheet 35,36) R1: 1 location (sheet 36,37)	24" numerals* 6" street address see Notes	N/A	Signify individual building addresses	Address text to be brushed aluminum face and returns.  Numbers are to be fabricated, non-illuminated reverse pan style letters.  Returns to be 3" deep. Direction and street name (as in East Rio Salado Parkway) are FCO 3/8" thick brushed aluminum letters.	Mounting height on the building is 18' 8" to the baseline of the letterforms.  * Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows a maximum address numeral height of 24". Per the 12/5/01 Design Review Board approval (DRB01278/DS011023), building address number and text with halo illumination should be used at main entrance to building(s). Permissible for additional address numbers to be 12", with ambient lighting (subject to review and approval by CPTED staff).



# Project Tenant Signage Summary

## PHASES TWO AND THREE/BUILDINGS B2, B3, AND GARAGE STRUCTURE R2 TENANT SIGN TYPES

Sign Type	Description	Max. Qty.	Max. Sz.	Max. Area	Function	Materials/fabrication techniques	Notes
7	Primary Retail Tenant Signage	B2 Annex: 2 location2 (sheet 29)	20' 0" x 2' 6" * or 14' 0" x 3'-6"*	50 sq. ft.	Retail tenant identification located on main tenant store front area and Mill Ave. frontage.	Letters and/or graphics are internally illuminated with either fabricated pan channel letters with plex face and front illumination or reverse pan channel letters with halo illumination. Tenants can also provide specialty cabinets with routed, plexbacked, backlit graphics only upon owner's approval.	* Standard maximum sign band height is 2'-6" and the sign length cannot extend beyond 20'- 0", providing a sign area of 50 sq. ft. However, tenants may have treatments that extend to 3'-6" in height, but then are limited to 14'-0" in length, providing a sign area of 49 sq. ft. Individual tenant's logotype and coloration with the sign graphics may be used. All signage of this type is to be mounted with the center line of the overall sign area even with the centerline of the provided raceway recess - approximately 18' 6" from grade. Fabrication details to be as per sign type 5. See sheet 23a
8	R1 Rotunda Retail Tenant Signage	1 - on P1 garage rotunda spandrel area (sheets 35-37)	3' 0" letter height	3'-0" x 60'-0" 180 sq. ft.*  see Notes	Retail Tenant Identification located within garage rotunda spandrel area	Letters and/or graphics are internally illuminated with either plex face letters and front illumination or reverse pan channel letters with halo illumination.  Minimum return of individual letters is 4".	Maximum sign band height is 3' 0" and the sign length cannot extend any longer than 60'-0" of linear area. Sign is mounted at approx. 20'-0" above grade - to be finalized upon further design development of the architectural facade. The spandrel area between the two horizontal metal ribs is the specified location for tenant signage if applied to this element. Individual tenant's logotype and coloration with the sign graphics may be used. *Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows a maximum sign area of 180 sf
9	Garage Building Retail Tenant Signage (Adjacent to rotunda)	2 - 1 ea. on P1 garage SE & NW elevations (sheets 35-37)	3' 0" letter height length max. of 75% of sign band area	3'-0" x 32' 96 sq. ft.	Retail tenant identification located on sign bands adjacent to the garage rotunda spandrel on the northwest and southeast elevations.	Letters and/or graphics are internally illuminated with either plex face letters and front illumination or reverse pan channel letters with halo illumination.	Individual tenant's logotype and coloration with the sign graphics may be used. All signage is to be mounted at a consistent height of approximately 16'-0"- to be finalized upon further design development of the architectural facades.
10	R2 Garage Arcade Retail Tenant Signage	6 potential locations on R2 (sheet 35)	Option A Sign panel 10' 0" x 1' 11" Sign graphics 4' 0" x 3' 0" * or 8' 0" x 1' 6" * Option B 6' x 1'	Sign graphics 12 sq. ft.  Sign graphics 6 sq. ft.	Retail tenant identification located under garage arcade structures.	Signage will occur on a standardized, suspended sign cabinet that will attach to the architectural shade structure planned above each retail bay. Sign cabinet will be complimentary to, and integrated with the architectural shade structure, but may be a brushed aluminum finish. Signage can be internally illuminated. Text/graphics can be routed out of standard cabinet and backlit OR text/graphics can be mounted to face of cabinet and be fabricated pan channel letters with plex face and front illumination or reverse pan channel letters with halo illumination OR letters can be applied to face of cabinet with no internal illumination (Option B, only).	*Tenants may incorporate individual treatments onto the standard sign panel as long as those treatments do not extend above or below the panel more than 6.5" or a total sign graphics height of 3'-0". If graphics do extend above or below, the overall width of the sign area cannot exceed 4'-0". This provides a signage area of 12 sq. ft. If sign area is within the boundaries of the standardized sign panel, the sign may extend to 8'-0"; lettering a maximum of 18" in height. This also provides a signage area of 12 sq. ft. If graphics extend off top and bottom edge of standard cabinet, all graphics are to provide finished, light sealed backs facing inward to the building. Individual tenant's logotype and coloration with the sign graphics may be used. All standard cabinets are to hang at a consistent height to the bottom of the cabinet of 8'-0" min.
11	B2 Annex North Retail Tenant Signage B3 Retail Tenant Signage B3 Rotunda Retail Tenant Signage	1 on north elevation (sheet 29) 3 on B3 east elevation (sheet 33) 3 on B3 west elevation (sheet 34)	2'-6" letter height	2'-6" x 22'-0" 55 sq. ft. 19'-9" ht. to centerline  2'-6" x 9'-6" 23.75 sq. ft. 16'-9" ht. to centerline	Retail tenant identification located under the southeast arcade on B3, on the east and west elevations of B3, and at the rotunda at B3.	Letters and/or graphics are internally illuminated with either plex face letters or reverse pan channel letters with halo illumination. If halo illuminated, tenant must provide back panel for light reflection to assure proper effect. Signage will be attached to window mullion system provided with structural support for signage application.  Minimum return of individual letters is 4".	The sign band area as shown on glass wall area is the specified location for tenant signage if applied to this element. Sign structure must include backer element to shield light and inner structure/electronics on backside facing glass wall. All signage is to be mounted at a consistent height or center line as indicated at left. Individual tenant's logotype and coloration with the sign graphics may be used.
12	B2 and B2 Annex Retail Facade	1 on east B2 Annex elevation and 1 on Southeast B2 elevation (sheet 30)	9' x 11'	99 sq. ft.	Retail tenant identification located on east facing wall @ B2 Annex and south facing wall @ B2	Letters and/or graphics are internally illuminated with either fabricated pan channel letters with plex face and front illumination or reverse pan channel letters with halo illumination. Tenants can also provide specialty cabinets with routed, plexbacked, backlit graphics only upon owner's approval.	Fabrication details to be as per sign type 5. See sheet 23a
13	B1/B2 Retail Corridor	8 along ped. corridor btwn. B1 and B2.	2'-4" x 8"	1.56 sq. ft.	Retail tenant ID located along pedestrian corridor between B1 and B2	White vinyl lettering on blade structure - no illumination	
14	R2 Garage Retail Tenant Signage @ Parapet	2 on north elev. (sheet 35)	15' x 2'-9"	41.25 sq. ft.	Retail tenant identification located on north facing wall @ R2 Garage	Letters and/or graphics are internally illuminated with either fabricated pan channel letters with plex face and front illumination or reverse pan channel letters with halo illumination. Tenants can also provide specialty cabinets with routed, plexbacked, backlit graphics only upon owner's approval.	Individual tenant's logotype and coloration with the sign graphics may be used. All signage of this type is to be mounted with the center line of the overall sign area - approximately 15' from grade.



# Project Tenant Signage Summary

## PHASES TWO AND THREE/BUILDINGS B2, B3, AND GARAGE STRUCTURE R2 TENANT SIGN TYPES

Sign Type	Description	Max. Qty.	Max. Sz.	Max. Area	Function	Materials/fabrication techniques	Notes
15	Secondary Specialty Office Tenant Signage (configuration 1)	6 potential locations 1 - on B2 (sheet 31)	55'-0" x 4'-0"	220 sq. ft.	Secondary Office Tenant Identification on office building spandrel area	Brushed Aluminum Face and returns. Letters are to be fabricated, non-illuminated reverse pan style letters. Returns to be 3" deep.	Individual tenant's logotype may be used. However, color must be as specified. * Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows a maximum sign area of 92.25 sf for each sign.
16	Secondary Specialty Office Tenant Signage (configuration 2)	1 - on B2 (sheet 32)	22' 0" x 2' 5"	55 sq. ft.	Secondary Office Tenant Identification on office building spandrel area	Brushed Aluminum Face and returns. Letters are to be fabricated, non-illuminated reverse pan style letters. Returns to be 3" deep.	Individual tenant's logotype may be used. However, color must be as specified. . * Tempe City Council variance #SPD2002.24 / #CC020012 (4/18/02) allows a maximum sign area of 92.25 sf for each sign.

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**SunCor**  
Hayden Ferry Lakeside  
Phase I Project Tenant  
Signage Summary

Date: 8/1/01 ACM  
Revisions: 10/05/01 LBR  
08/06/10 AM 11/02/01 LBR  
05/20/02 LBR  
03/07/07 LBR  
12/03/08 LBR

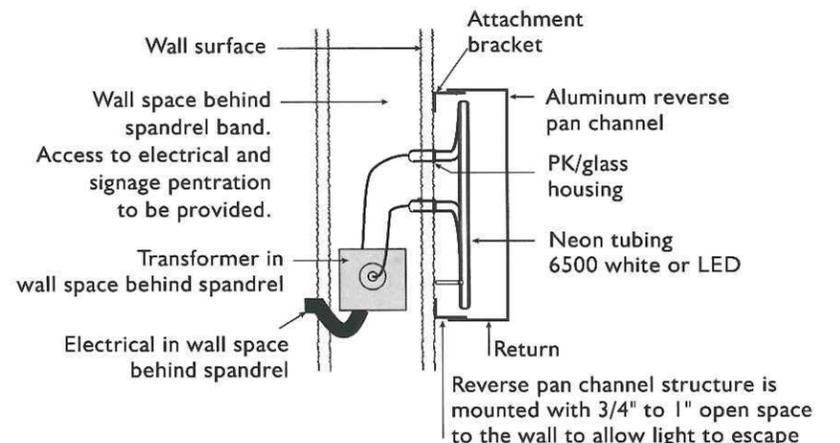
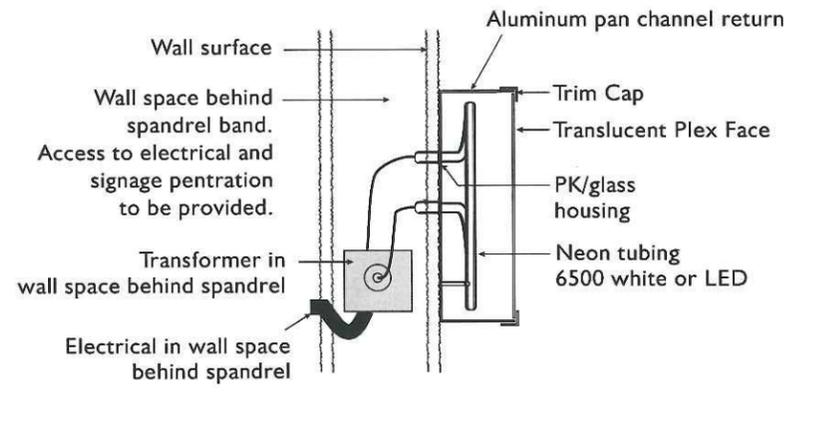
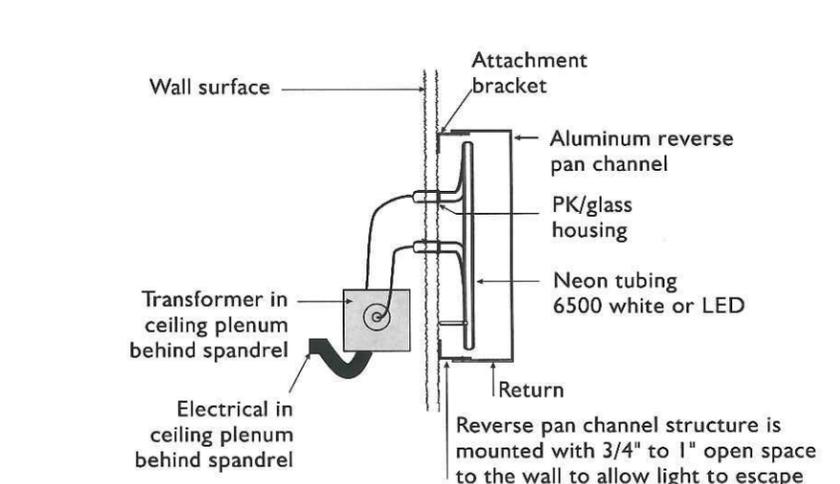
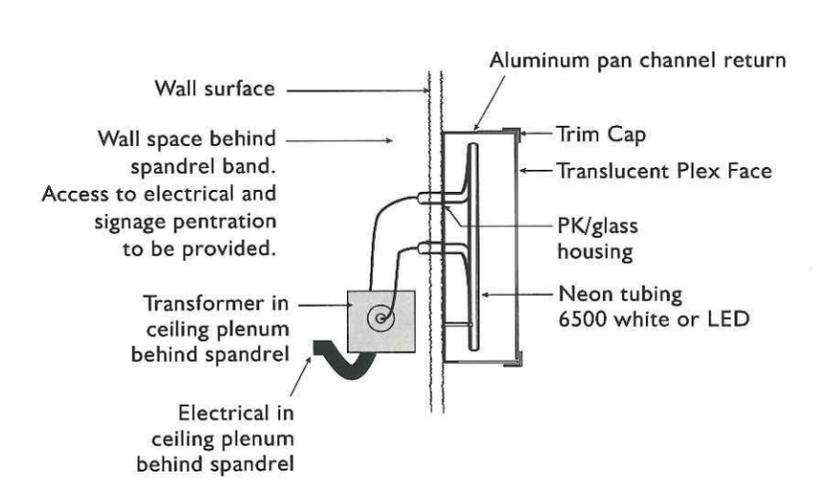
SHEET  
NUMBER

25b

# Project Tenant Signage Detail Summary

## PHASES TWO AND THREE/BUILDINGS B2, B3 AND GARAGE STRUCTURE TENANT SIGN TYPES

These general specifications outline the tenant signage proposed for phases 2 and 3 of this project. These specifications are subject to detail changes upon further design development of future buildings.

Sign Type	Details
<p><b>8</b></p> <p><b>Garage Rotunda Retail Tenant Signage</b></p>	<div style="display: flex; justify-content: space-around;"> <div style="width: 45%;">  <p><b>Typical Halo Illuminated Letter Detail</b> N.T.S.</p> </div> <div style="width: 45%;">  <p><b>Typical Front Face Illuminated Letter Details</b> N.T.S.</p> </div> </div>
<p><b>9</b></p> <p><b>Garage Retail Tenant Signage (Adjacent to rotunda)</b></p>	<div style="display: flex; justify-content: space-around;"> <div style="width: 45%;">  <p><b>Typical Halo Illuminated Letter Detail</b> N.T.S.</p> </div> <div style="width: 45%;">  <p><b>Typical Front Face Illuminated Letter Details</b> N.T.S.</p> </div> </div>



# Project Tenant Signage Detail Summary

## PHASES TWO AND THREE/BUILDINGS B2, B3 AND GARAGE STRUCTURE TENANT SIGN TYPES

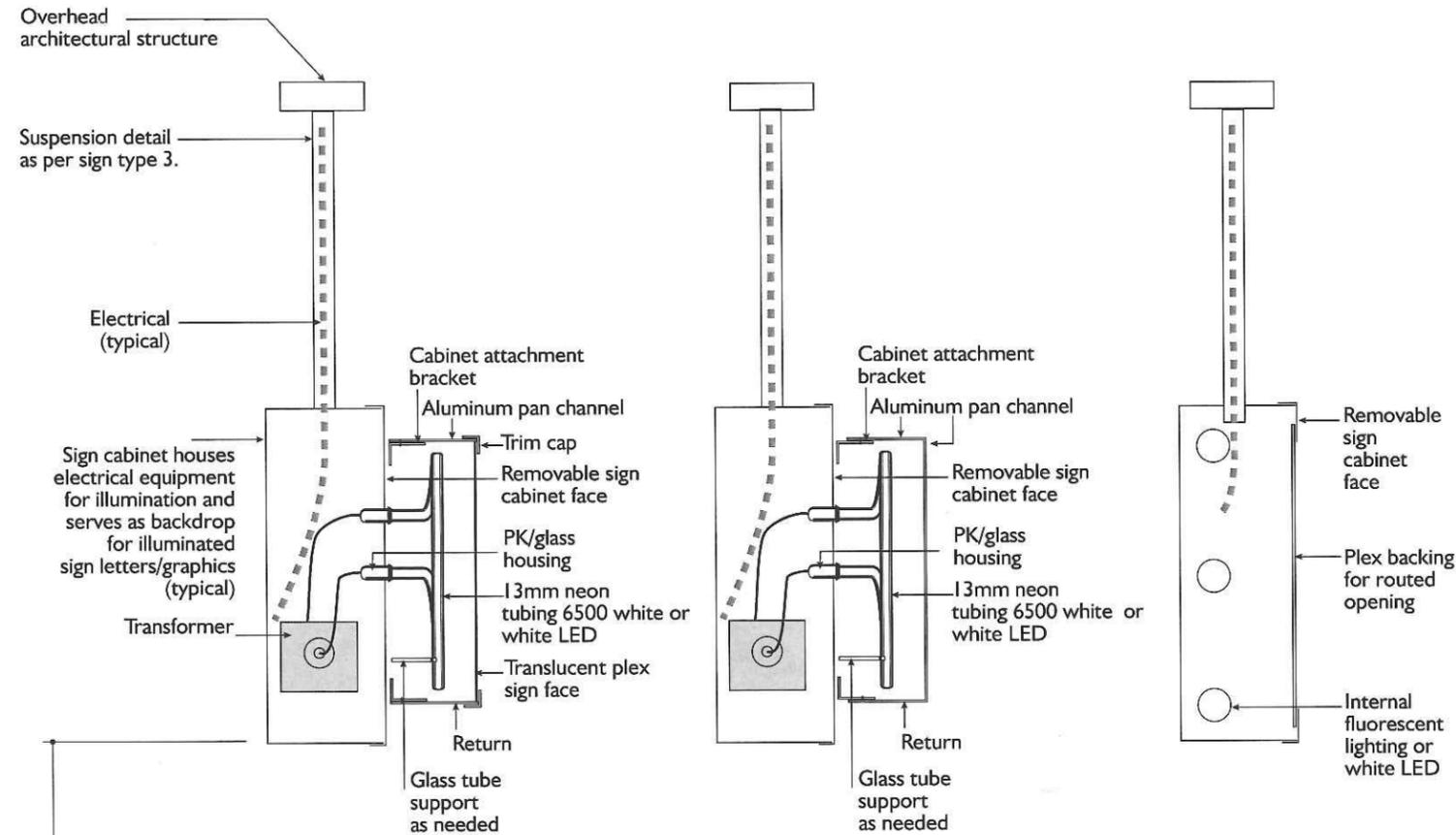
These general specifications outline the tenant signage proposed for phases 2 and 3 of this project.

Sign Type

Details

10

Garage Arcade  
Retail Tenant  
Signage



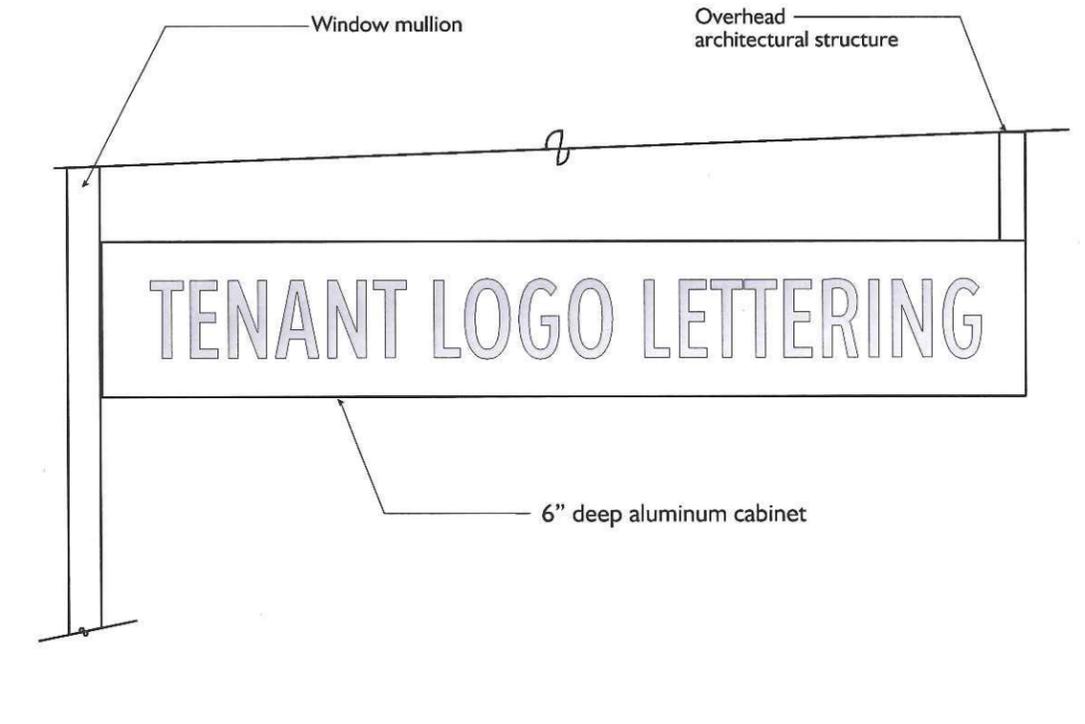
Consistent mounting height above grade- 8'-0" min.

**Applied illuminated graphics**  
**Front face illumination**  
**Scale: N.T.S.**

**OPTION A - Parallel to Building**

**Applied illuminated graphics**  
**Halo illumination**  
**Scale: N.T.S.**

**Routed, plex backed graphics**  
**Internal cabinet illumination**  
**Scale: N.T.S.**



Cabinet can either be internally illuminated as per the details for Option A or without illumination.

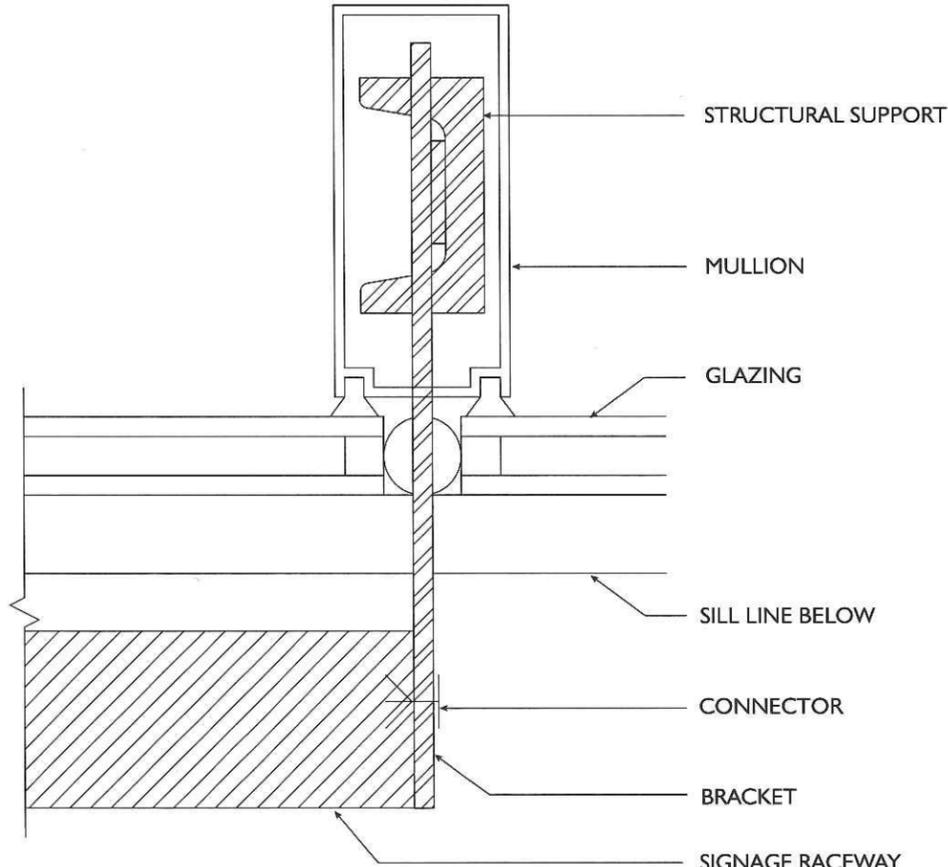
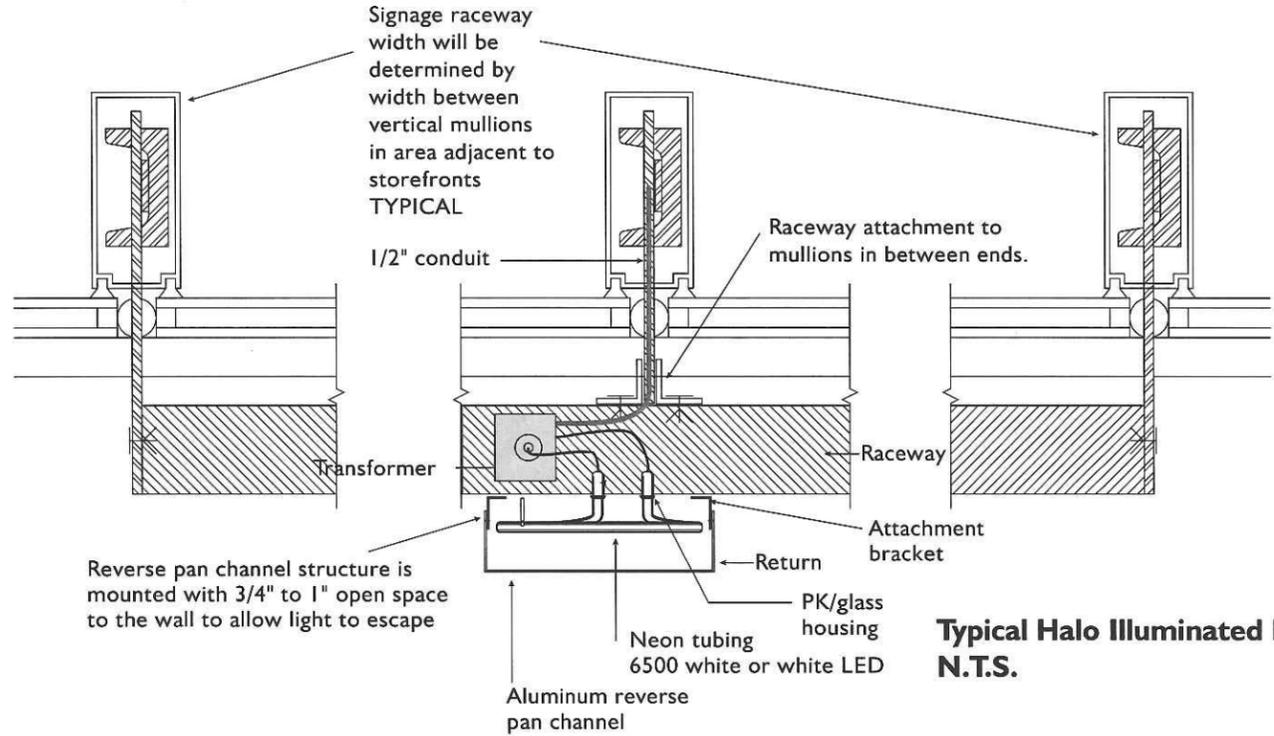
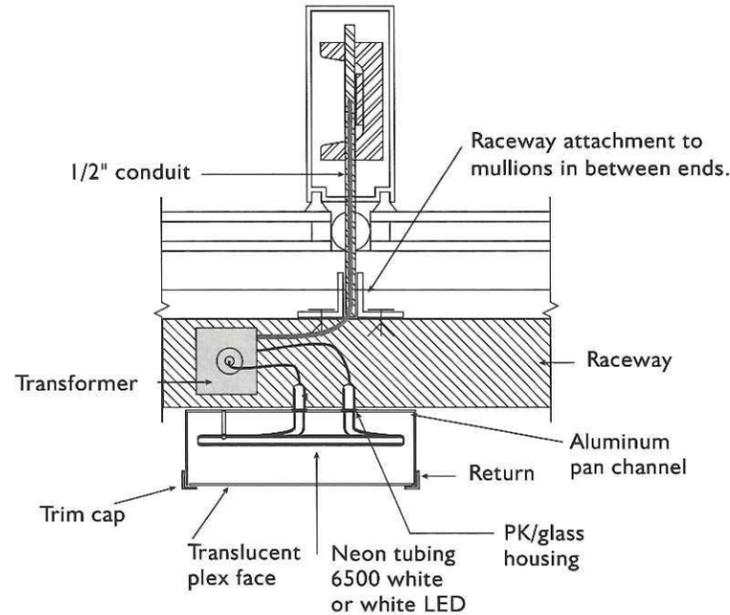
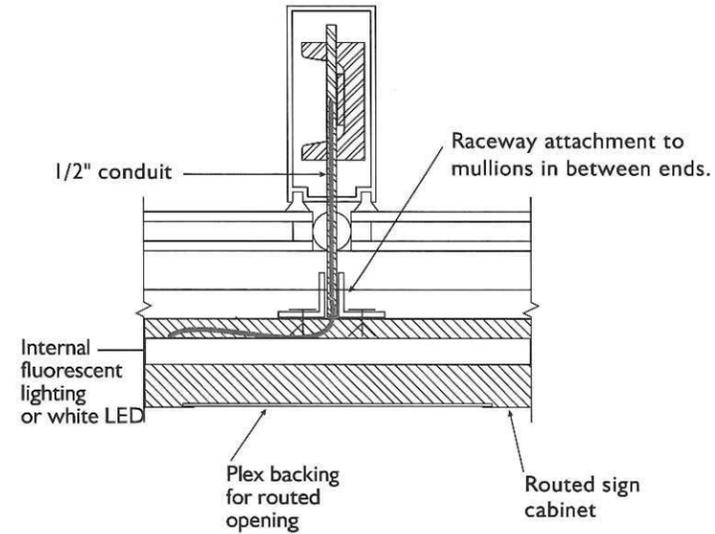
**OPTION B - Perpendicular to Building**



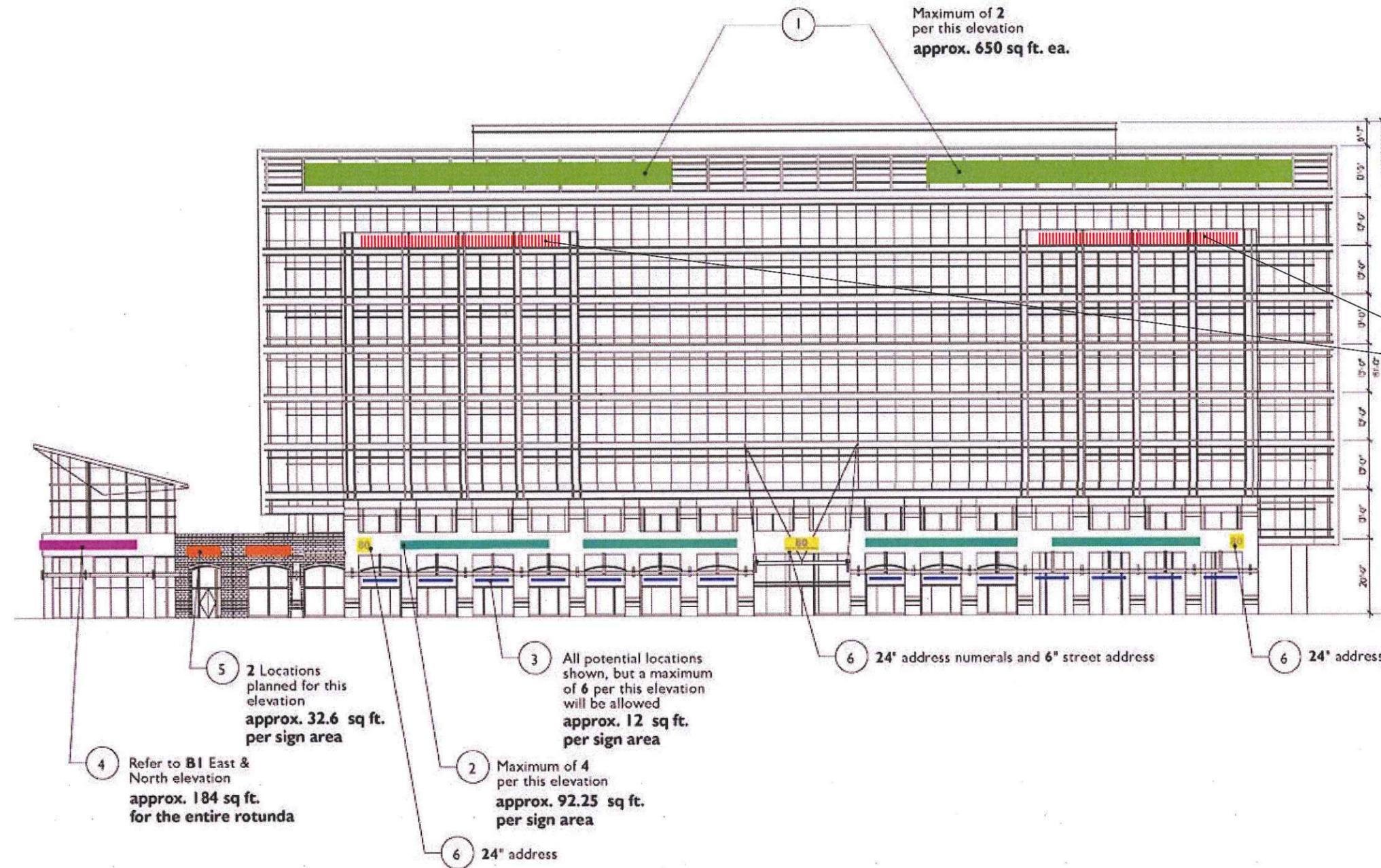
# Project Tenant Signage Detail Summary

## PHASES TWO AND THREE/BUILDINGS B2, B3 AND GARAGE STRUCTURE TENANT SIGN TYPES

These general specifications outline the tenant signage proposed for phases 2 and 3 of this project. These specifications are subject to detail changes upon further design development of future buildings.

Sign Type	Details
<p><b>II</b></p> <p><b>B3 East and B3 Rotunda Retail Arcade Tenant Signage</b></p> <hr/> <p><b>B2 Annex North Retail Tenant Signage</b></p>	 <p>Signage mounted to glass will be attached to vertical mullions in the existing architectural structure through the modification shown above.</p> <p><b>Glass Mounted Signage</b>  <b>Vertical mullion attachment detail</b>  <b>Plan View</b>  <b>Scale: 3" = 1'-0"</b></p>  <p><b>Typical Halo Illuminated Letter Detail</b>  <b>N.T.S.</b></p>  <p><b>Typical Front Face Illuminated Letter Details</b>  <b>N.T.S.</b></p>  <p><b>Typical routed, plex backed graphics internally illuminated cabinet</b>  <b>N.T.S.</b></p>





15 1 location planned for this elevation  
6 potential locations  
approx. 220 sq ft.

5 2 Locations planned for this elevation  
approx. 32.6 sq ft. per sign area

4 Refer to BI East & North elevation  
approx. 184 sq ft. for the entire rotunda

3 All potential locations shown, but a maximum of 6 per this elevation will be allowed  
approx. 12 sq ft. per sign area

2 Maximum of 4 per this elevation  
approx. 92.25 sq ft. per sign area

6 24" address

6 24" address numerals and 6" street address

6 24" address

**NOTE**

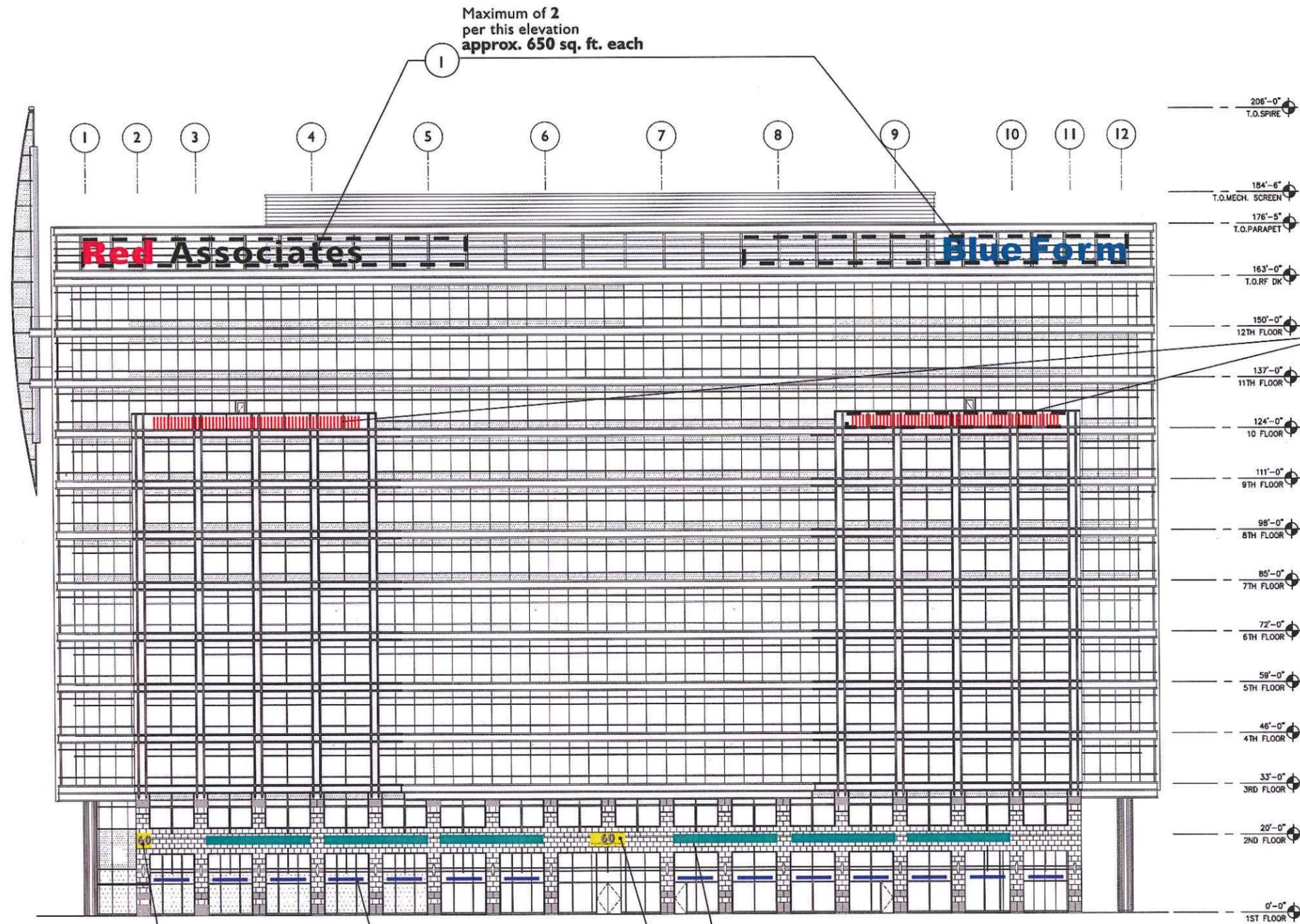
All potential signage locations are shown, however it is not anticipated that all locations would be used. Future locations are dependent upon leasing configurations. Refer to specific notes regarding sign maximums per elevation. Height measurements are approximate as architectural details are yet to be finalized.

**BI - SOUTH ELEVATION**  
Scale: 1/32" = 1'-0"

Tenant signage total  
approx. 1898.2 sq ft. for this elevation  
(This includes 1/2 of the rotunda sign area)







Tenant signage total  
approx. 2145.5 sq ft. for this elevation

**B2 - SOUTHWEST ELEVATION**

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

6 24" address

3 All potential locations shown, but a maximum of 6 per this elevation will be allowed.  
approx. 12 sq ft. per sign area

2 6 locations planned for this elevation  
approx. 92.25 sq ft. per sign area

6 24" address numerals and 6" street address

15 1 location planned for this elevation  
6 potential locations  
approx. 220 sq ft.

**NOTE**  
All potential signage locations are shown, however it is not anticipated that all locations would be used. Future locations are dependent upon leasing configurations. Refer to specific notes regarding sign maximums per elevation. Height measurements are approximate.

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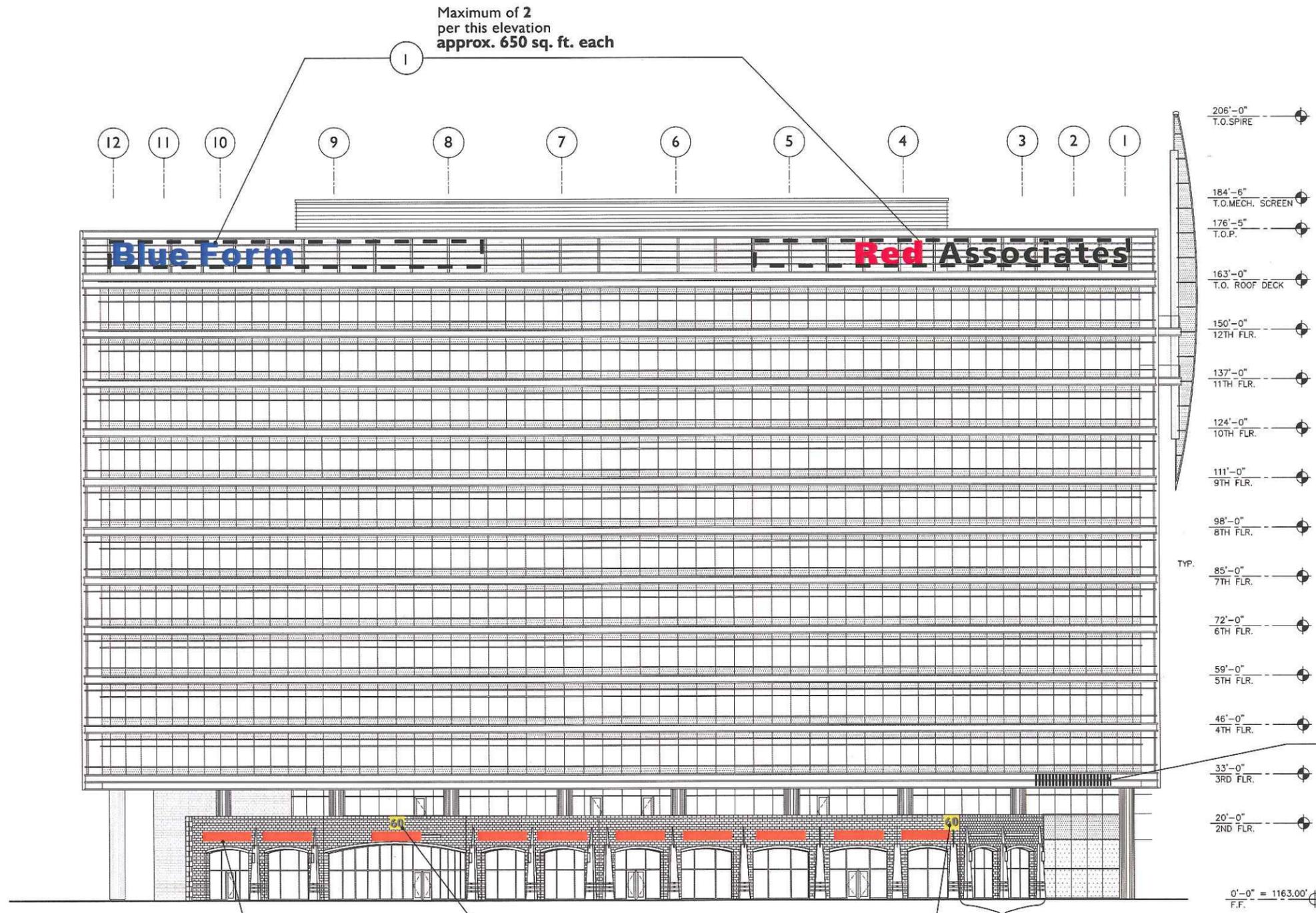


**SunCor**  
Hayden Ferry Lakeside  
B2 - southwest

Date: 03/07/01 DPT  
Revisions: 08/01/01 LBR  
03/07/07 LBR 08/29/01 ACM  
06/18/07 LBR 10/05/01 LBR  
08/06/10 AM 11/01/01 LBR  
03/01/06 LBR

SIGN TYPE

SHEET NUMBER 31



Tenant signage total  
approx. 1517.5 sq ft. for this elevation

**B2 - NORTHEAST ELEVATION**

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

5 All potential locations shown, but a maximum of 5 per this elevation will be allowed.  
approx. 32.5 sq ft. per sign area

6 24" address

Refer to B2 northwest elevation sheet 29 area calculated on northwest elevation

6 24" address

16 1 location planned for this elevation approx. 55 sq ft.

**NOTE**  
All potential signage locations are shown, however it is not anticipated that all locations would be used. Future locations are dependent upon leasing configurations. Refer to specific notes regarding sign maximums per elevation. Height measurements are approximate.

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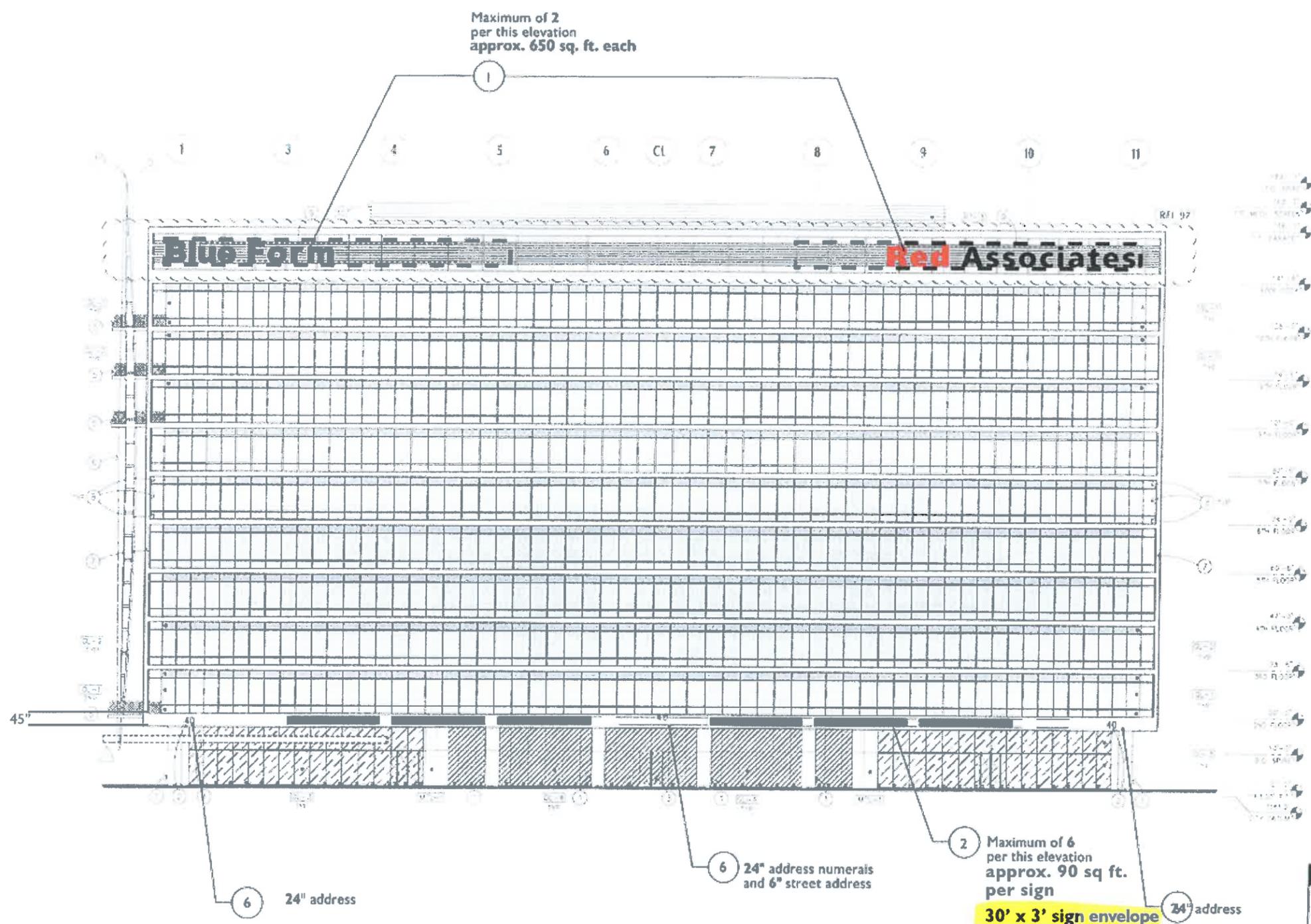


**SunCor**  
Hayden Ferry Lakeside  
B2 - northeast

Date: 03/07/01 DPT  
Revisions: 08/01/01 LBR  
03/07/07 LBR 08/29/01 ACM  
08/06/10 AM 10/05/01 LBR  
11/02/01 LBR  
03/01/06 LBR

SIGN TYPE

SHEET NUMBER **32**



**NOTE**  
 All potential signage locations are shown, however it is not anticipated that all locations would be used. Future locations are dependent upon loading configurations. Refer to specific notes regarding sign maximums per elevation. Height measurements are approximate.

**B3 - EAST ELEVATION**  
 Scale: 1/32" = 1'-0"

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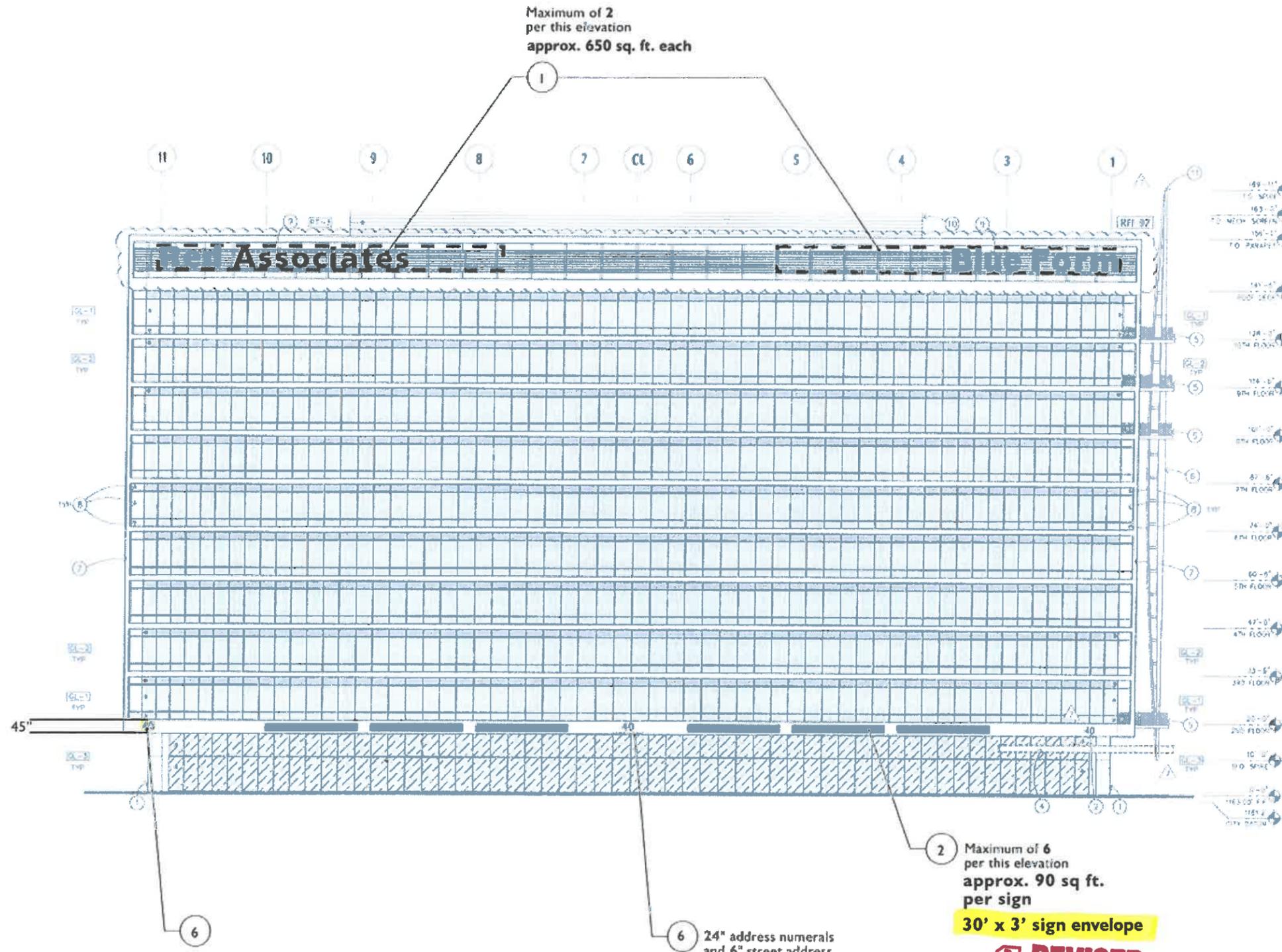


**SunCor**  
 Hayden Ferry Lakeside  
 B3 - east

Date:	03/07/01	DPT	SIGN TYPE
Revisions:	08/01/01	LR	
	03/07/07	LBR	08/29/01 ACM
	04/24/15	JW	10/05/01 LBR
			11/01/01 LBR
			03/01/06 LBR

SHEET NUMBER **33**

**REVISED**  
 PL160108



**B3 - WEST ELEVATION**

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

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6 24" address numerals and 6" street address

2 Maximum of 6 per this elevation approx. 90 sq. ft. per sign  
30' x 3' sign envelope

**REVISED**  
PL 160108

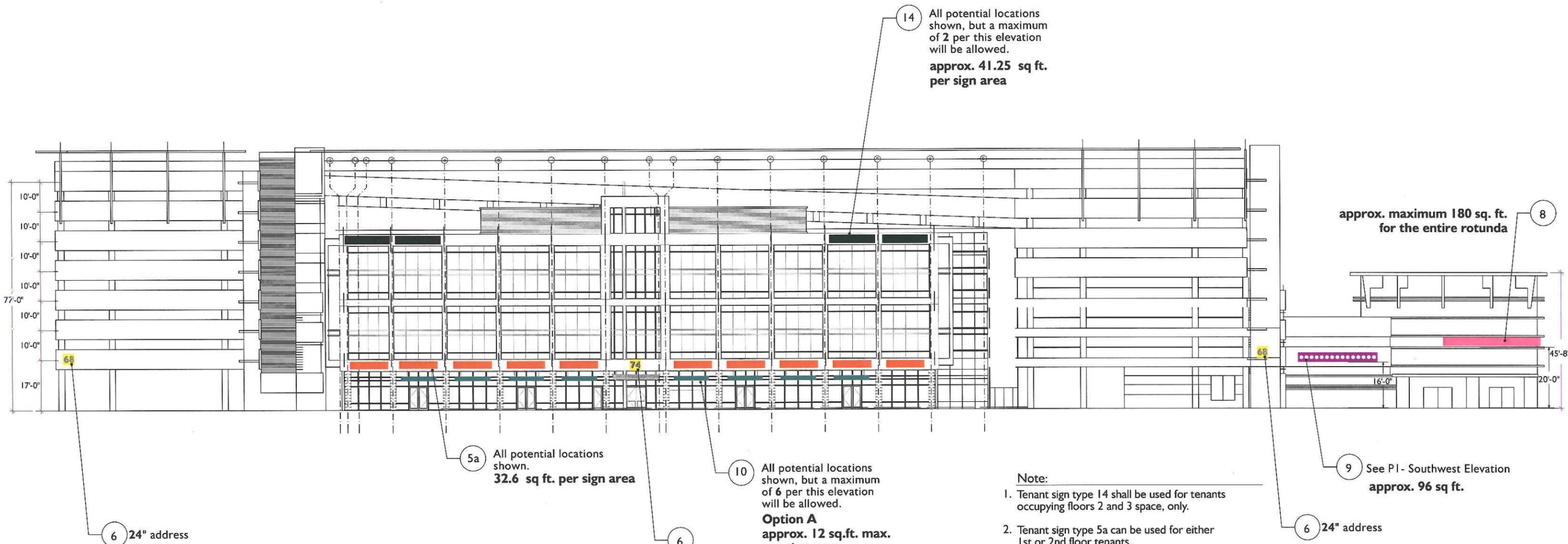
**NOTE**  
All potential signage locations are shown, however it is not anticipated that all locations would be used. Future locations are dependent upon leasing configurations. Refer to specific notes regarding sign maximums per elevation. Height measurements are approximate.



**SunCor**  
Hayden Ferry Lakeside  
B3 - west

Date:	03/07/01	DPT
Revisions:	04/10/01	SEB
	03/03/07	LR
	08/01/01	LR
	04/24/15	JW
	08/29/01	ACM
	10/05/01	LBR
	11/01/01	LBR
	03/01/06	LBR

**SIGN TYPE**  
  
**SHEET NUMBER 34**



- Note:**
1. Tenant sign type 14 shall be used for tenants occupying floors 2 and 3 space, only.
  2. Tenant sign type 5a can be used for either 1st or 2nd floor tenants.
  3. Tenant sign type 10 (either option A or B) is to be used for tenants occupying 1st floor space, only.
  4. Tenants occupying 1st floor space can utilize the following options:
    - Sign type 5a or,
    - Sign type 5a in combination with sign type 10-option B. - 38.6 sq. ft. total or,
    - Sign type 10.

**NOTE**

All potential signage locations are shown, however it is not anticipated that all locations would be used. Future locations are dependent upon leasing configurations. Refer to specific notes regarding sign maximums per elevation.

**PI - NORTHWEST ELEVATION**  
Scale: 1/32" = 1'-0"

**Tenant signage total**  
approx. 738.5 sq ft. for this elevation  
(This includes 1/2 of the rotunda sign area)

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phoenix, arizona 85003  
602-495-1260  
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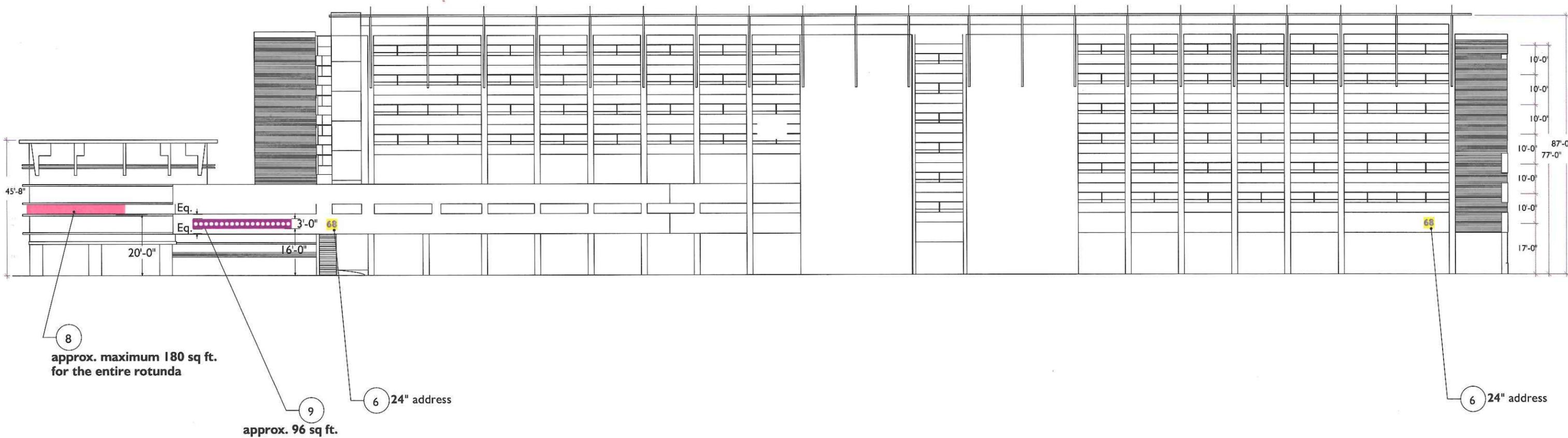
**SunCor**  
**Hayden Ferry Lakeside**  
PI - northwest

Date:	03/07/01	DPT
Revisions:	06/27/01	SEB
	08/01/01	LBR
	08/29/01	ACM
	10/05/01	LBR
	11/01/01	LBR
	05/20/02	LBR
	03/03/07	LBR

**SIGN TYPE**

---

**SHEET NUMBER 35**



**PI - SOUTHEAST ELEVATION**

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

Tenant signage total  
 approx. 186 sq ft. for this elevation  
 (This includes 1/2 of the rotunda sign area)

**NOTE**  
 All potential signage locations are shown, however it is not anticipated that all locations would be used. Future locations are dependent upon leasing configurations. Refer to specific notes regarding sign maximums per elevation. Height measurements are approximate as architectural details are yet to be finalized.

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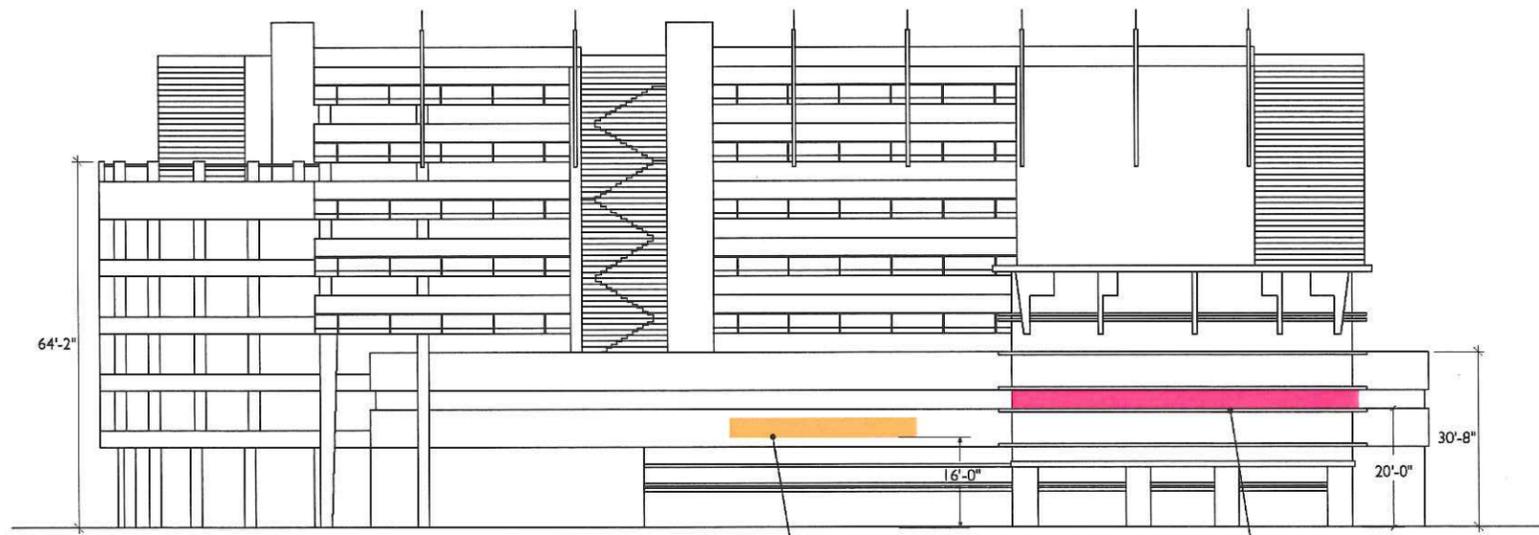


**SunCor**  
 Hayden Ferry Lakeside  
 PI - southeast

Date: 03/07/01 DPT  
 Revisions: 04/10/01 SEB  
 03/07/07 LR 06/27/01 SEB  
 08/01/01 LR  
 08/29/01 ACM  
 10/05/01 LBR  
 05/20/02 LBR

SIGN TYPE

SHEET NUMBER **36**



9 See P1 - Northwest elevation  
calculated on  
northwest elevation

8 approx. maximum 180 sq ft.  
for the entire rotunda

**PI - SOUTHWEST ELEVATION**

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

Tenant signage total  
approx. 90 sq ft. for this elevation  
(This includes 1/2 of the rotunda sign area)

**NOTE**  
All potential signage locations are shown, however it is not anticipated that all locations would be used. Future locations are dependent upon leasing configurations. Refer to specific notes regarding sign maximums per elevation. Height measurements are approximate as architectural details are yet to be finalized.

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**SunCor**  
Hayden Ferry Lakeside  
PI - southwest

Date: 03/07/01 DPT  
Revisions: 06/27/01 SEB  
08/01/01 LBR  
08/29/01 ACM  
10/05/01 LBR  
11/02/01 LBR

SIGN TYPE

SHEET NUMBER **37**

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