

marina heights



marina heights - development agreement sign package

REVISED december 20, 2016



project number
13007

project name
MARINA
HEIGHTS

type
N/A

description
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CONTENTS

scale
N/A

date
05.20.13

revised date
10.14.16

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**MH
001**

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project number
13007

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MARINA
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type
N/A

description
GENERAL
NOTES

scale
N/A

date
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revised date
11.1.16

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GENERAL NOTES

SITE SIGNAGE NOTES

The heights of the site signage is based on measuring the height of each sign type from the top of the sign to the base of the sign at the midpoint of the sign. Overall sign heights may be taller than the heights provided if the sign is installed in a location which slopes downward towards the street or driveway.

Sign locations shown in this package are preliminary and subject to change. Sign locations shown are approximate. Exact locations may be modified to account for unforeseen field conditions or conflicts with utility locations and easements.

BUILDING TOP TENANT IDENTIFICATION SIGNAGE & ROOF TOP GRAPHICS NOTES

This package also addresses building mounted signage based on two scenarios. The first is based on the project having one primary office tenant occupying all five office towers. The second scenario addresses the future potential of having multiple tenants in some or all of the five towers. While this situation is not foreseen to occur in the near future (and may not even occur in the distant future), this sign package addresses both scenarios in order to provide the necessary flexibility to respond to such a development.

RETAIL TENANT IDENTIFICATION SIGNAGE NOTES

The Marina Heights project will include retail uses including fitness centers, a clinic, coffee shops, restaurants, cafes, and more.

A wide variety of sign types for the retail spaces at Marina Heights may be allowed (with Owner and/or Building Management pre-approval) including, but not limited to: wall-mounted signs, exposed neon, canopy mounted signs, blade signs, hanging/suspended signs, three-dimensional signs, window graphics, menu boards, A-frame signs, etc. This variety of signage is meant to create an energized, "Main Street" feel at the plaza level. Banners and other temporary sign types may also be allowed with Owner and/or Building Management pre-approval.

Some tenants may also be allowed to have signage on the multi-tenant retail monuments along Rio Salado Parkway and within the main plaza with Owner and/or Building Management pre-approval.

While final plans and elevations are still being developed for the specific retail spaces, a general matrix to determine sign areas has been included in this package on page MH-B 105. The individual retailers will submit final sign packages on a case by case basis, and the signage must comply with the sign areas established in the above mentioned matrix.

Tenants will be required to first obtain approval of any and all signage by the Owner and/or Building Management. Once approved by the Owner and/or Building Management, the tenant must obtain permits for all permanent and temporary signage requiring a permit by the City of Tempe.



project number
13007

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MARINA
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type
N/A

description
NARRATIVE

scale
N/A

date
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003**

NARRATIVE

INTRODUCTION

Marina Heights is an office / mixed-use development located on Rio Salado Parkway adjacent to Tempe Town Lake Tempe, Arizona. The facility is being designed to function as the regional headquarters for State Farm with retail and support retail uses accessible to the public located in and around the main plaza which links the five primary towers.

SITE MONUMENT SIGNAGE

The site signage proposed in this sign package has been designed to provide identification of the center and the tenants within the center. Iconic project identification monument signage, which is highly reflective of the building architecture, is being integrated into the architecture and hardscape of the project. These integrated forms identify Marina Heights and the primary entry points into this landmark project.

Several project / tenant identification monument signs will be located along Rio Salado Parkway. These signs will not only identify Marina Heights and State Farm, but will provide much needed visibility to the retail tenants which are primarily located in the project's interior. This additional visibility for those tenants to Rio Salado will help to draw the public into the site to visit the retail shops and restaurants accessible via the interior plaza.

Once within the site, smaller versions of the larger monuments on Rio Salado will be located near the retail areas and main lobby entrances to each building. These signs will allow the retailers to identify themselves to the main drive within the plaza. In the future (should the offices be converted to a multi-tenant use) the sign locations near the office lobbies would include the names of major tenants in those adjacent buildings.

BUILDING SIGNAGE

The building mounted signage is meant to identify the names of the primary tenants located within the building. For the office tenants, this signage is focused on the penthouse screen walls. At the time of the project opening, each of the buildings will be anchored by a single major tenant (State Farm), the intent is for that single tenant to be the only entity allowed to have signs at the top of each building.

Should the project eventually be converted to a multi-tenant use, the signage allocation would transition to allow for multiple major tenant signage envelopes on those same penthouse screen walls. In that scenario,

each building will double the number of envelopes available from a total of 2 to 4, while the size of each envelope will be reduced to allow the signage to fit comfortably and uncluttered on those facades.

The retail tenants will also have signage opportunities at Marina Heights. Retailers within the main office buildings will be allowed to have signage on the office building they are located in, and freestanding retail buildings will be allowed to have signage on their building facades based on the matrix provided in this package.

WAYFINDING

All of the directional signage for the project has been designed to be only as large as necessary to perform the wayfinding function for which each sign was designed. Directional signage has been designed for the Rio Salado Parkway frontage to direct visitors and employees to their respective entry points into the project.

Within the plaza, along the main plaza drive, the vehicular directional signage is meant to guide visitors to five primary destinations - (1) the East garage visitor parking entrance, (2) the West garage visitor parking entrance, (3) the retail destinations within the plaza, (4) the main lobbies and the (5) delivery docks for each of the office buildings.

A small directional sign within the planters in front of each office building's main lobby entrance will identify each of the office buildings using the State Farm designated building number (numbered 1-5). The buildings will also be addressed with the required Rio Salado street address number 300-600 as required by code.

For pedestrians making their way into and throughout the interior of the project, pedestrian directory signage is being provided at strategic locations within the plaza area and at key pedestrian entry points into the project. These signs will provide a map of the site with the numbered office and retail buildings. Those numbered buildings will be keyed to a list of tenants and retailers associated with each building.

CONCLUSION

This sign package is meant to reflect the architectural design and use of materials at an appropriate scale. The bold, yet elegant aesthetic of the signage and environmental graphics incorporated throughout the property will help to further define the unique brand and quality of this landmark project.



project number
13007

project name
**MARINA
HEIGHTS**

type
N/A

description
**SIGNAGE
MATRIX**

scale
N/A

date
12.16.14

revised date
2.25.16

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004**

Site Signage Design Criteria - Marina Heights 300-600 E. Rio Salado Parkway

SIGNAGE MATRIX

SITE SIGNAGE

SIGN TYPE: M1 – MONUMENT SIGN - TYPE 1

ILLUMINATION: Internal illumination with halo illumination accents.
MATERIALS: Painted aluminum, clear acrylic or polycarbonate with colored vinyl.
Gray concrete base with formliner finish.
CONSTRUCTION: Internally illuminated painted aluminum cabinet.
LETTER STYLE: Project logo & font.
LOGO: Project logotype and logo graphics may be used.
COLOR: Project materials & logo colors used.
SIZE: 8'-3" high cabinet on variable height concrete base.
141.5 square feet.
INSTALLATION: Anchored to concrete base.

SIGN TYPE: M2 – MONUMENT SIGN - TYPE 2

ILLUMINATION: Internal illumination with halo illumination accents.
MATERIALS: Painted aluminum, clear acrylic or polycarbonate with colored vinyl.
Gray concrete base with sandblast finish.
CONSTRUCTION: Internally illuminated painted aluminum cabinet.
LETTER STYLE: Project logo & font. Tenant Copy: Open to individual tenant fonts.
LOGO: Tenant Names: Logotype and logo graphics may be used.
COLOR: Project materials & logo colors used. Tenant names and logos in white.
SIZE: 20' high and 155.21 square feet.
INSTALLATION: Anchored to concrete base.

SIGN TYPE: M3 – MONUMENT SIGN - TYPE 3

ILLUMINATION: Internal illumination with halo illumination accents.
MATERIALS: Painted aluminum, clear acrylic or polycarbonate with colored vinyl.
Gray concrete base with sandblast finish.
CONSTRUCTION: Internally illuminated painted aluminum cabinet.
LETTER STYLE: Project logo & font. Tenant Copy: Open to individual tenant fonts.
LOGO: Tenant Names: Logotype and logo graphics may be used.
COLOR: Project materials & logo colors used. Tenant names and logos in color.
SIZE: 10'-6" high and 38.75 square feet.
INSTALLATION: Anchored to concrete base.

SIGN TYPE: D1 – DIRECTIONAL SIGN - TYPE 1

ILLUMINATION: External illumination.
MATERIALS: Painted and mill finished aluminum.
CONSTRUCTION: Externally illuminated painted and mill finished aluminum cabinet.
LETTER STYLE: Euro Technic Ext.
LOGO: None
COLOR: Painted and mill finished aluminum.
SIZE: 3' high and 7.34 square feet.
INSTALLATION: Ground install with appropriate concrete footer.

SIGN TYPE: D2 – DIRECTIONAL SIGN - TYPE 2

ILLUMINATION: External illumination.
MATERIALS: Painted and mill finished aluminum and vinyl graphics.
CONSTRUCTION: Externally illuminated painted and mill finished aluminum cabinet.
LETTER STYLE: DIN Bold & Regular. Tenant Copy: Open to individual tenant fonts.
LOGO: Tenant Names: Logotype and logo graphics may be used.
COLOR: Painted aluminum with white vinyl graphics.
SIZE: 8' high and 40 square feet.
INSTALLATION: Ground install to pad and foundation by others.

SIGN TYPE: D3 – DIRECTIONAL SIGN - TYPE 3

ILLUMINATION: Internal and halo illumination.
MATERIALS: Painted and mill finished aluminum and vinyl graphics.
CONSTRUCTION: Internally illuminated painted aluminum cabinet.
LETTER STYLE: Project logo & font. Tenant Copy: Open to individual tenant fonts.
LOGO: Tenant Names: Logotype and logo graphics may be used.
COLOR: Painted aluminum, clear acrylic or polycarbonate with color vinyl graphics.
SIZE: 8' high and 38.67 square feet.
INSTALLATION: Ground install to pad and foundation by others.

SIGN TYPE: D4 – DIRECTIONAL SIGN - TYPE 4

ILLUMINATION: External illumination.
MATERIALS: Painted and mill finished aluminum and vinyl graphics.
CONSTRUCTION: Externally illuminated painted and mill finished aluminum cabinet.
LETTER STYLE: DIN Bold & Regular. Tenant Copy: Open to individual tenant fonts.
LOGO: Tenant Names: Logotype and logo graphics may be used.
COLOR: Painted aluminum with white vinyl graphics.
SIZE: 5' high and 30 square feet.
INSTALLATION: Ground install with appropriate concrete footer.

BUILDING MOUNTED SIGNAGE

SIGN TYPE: B1 – BUILDING TOP SIGN

ILLUMINATION: Internal illumination.
MATERIALS: Painted aluminum, clear polycarbonate with colored vinyl.
CONSTRUCTION: Internally illuminated painted aluminum channel characters & logos.
LETTER STYLE: Tenant Copy: Open to individual tenant fonts.
LOGO: Tenant Names: Logotype and logo graphics may be used.
COLOR: Tenant names and logos in color.
SIZE: 10' high up to 850 square feet.
INSTALLATION: Mounted to penthouse screen wall (additional structure added as necessary).

SIGN TYPE: RT – ROOF TOP GRAPHICS

ILLUMINATION: Non-illuminated.
MATERIALS: Color painted or applied as graphics to the rooftop for aerial viewing.
CONSTRUCTION: Color painted or applied as graphics to the rooftop.
LETTER STYLE: Tenant Copy: Open to individual tenant fonts.
LOGO: Tenant Names: Logotype and logo graphics may be used.
COLOR: Tenant names and logos in color.
SIZE: 15' x 150' - 2,250 square feet.
INSTALLATION: Per roof manufacturer specifications so as not to void roof warranty.

SIGN TYPE: RETAIL SIGNAGE (GENERAL)

Refer to drawing number MH-B 105 "RETAIL BUILDING SIGNAGE MATRIX" in this package for general sign design guidelines and sign area allocation formulas.

FONTS

Eurose Bold
abcdefghijklmnopqrstuvwxy
ABCDEFGHIJKLMNPNPQRSTUVWXYZ
0123456789

Euro Technic Ext
abcdefghijklmnopqrstuvwxy
ABCDEFGHIJKLMNPNPQRSTUVWXYZ
0123456789

DIN Bold
abcdefghijklmnopqrstuvwxy
ABCDEFGHIJKLMNPNPQRSTUVWXYZ
0123456789

DIN Regular
abcdefghijklmnopqrstuvwxy
ABCDEFGHIJKLMNPNPQRSTUVWXYZ
0123456789

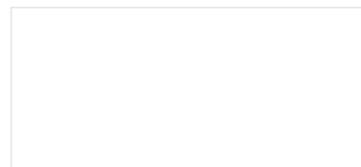
NOTE:
Project and corporate fonts, logos and colors will be allowed for freestanding and building mounted tenant signage for both office and retail tenants.

COLORS & MATERIALS

P-1
Match color of planters
at plaza level.



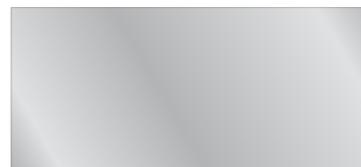
P-2
Matthews Paints
White to Match
3M White Vinyl



P-3
Matthews Paints
Process Blue to Match
3M Process Blue Vinyl



P-4
Matthews Paints
Sunstorm
73086
(Matched to PPG formula)



M-1
Formliner Concrete
Match Architectural
Specifications for Project



M-2
Standard Gray Concrete
with Sandblast Finish
Match Architectural
Specifications for Project



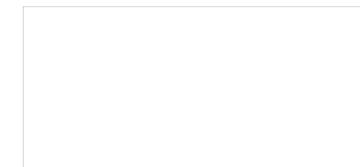
V-1
3M Process Blue
3630-337



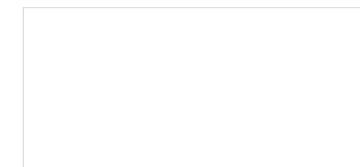
V-2
3M Translucent Vinyl
Silver
3630-121



V-3
3M Translucent Vinyl
White
3630-20



V-4
3M Reflective Vinyl
White
680-10



SIGN TYPES

- M1** Monument Sign - Type 1 (Project Identification)
- M2** Monument Sign - Type 2 (Multi-Tenant/Large)
- M3** Monument Sign - Type 3 (Multi-Tenant/Small)
- D1** Directional Sign - Type 1 (Building Number)
- D2** Directional Sign - Type 2 (Vehicular)
- D3** Directional Sign - Type 3 (Pedestrian Directory)
- D4** Directional Sign - Type 4 (Vehicular Directional - Small)

NOTES

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



project number
13007

project name
MARINA
HEIGHTS

type
N/A

description
PRELIMINARY
SITE SIGN
LOCATIONS
PLAN

scale
NTS

date
4.29.13

revised date
12.20.16

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**MH-S
100**

ALL SITE SIGN LOCATIONS INCLUDED IN CSP



IMPORTANT !
ALL SIGNS SHOWN WITHIN THIS HIGHLIGHTED AREA MUST RECEIVE ADDITIONAL WRITTEN APPROVAL BY THE UTILITY COMPANY PRIOR TO BEING PERMITTED, FABRICATED OR INSTALLED.

NOTES

Quantity = 3 (Additional locations may be requested for future development site to the East)
Height = 8'-2" (Sign cabinet only excluding embellishments and varying formliner concrete base. Sign base will vary from location to location to account for sloping grade.)
Area = 141.5 sf per side (Copy area of sign including background face, excluding embellishments)

GENERAL NOTES

Double-sided, fabricated aluminum sign cabinet with masonry base (concrete base with formliner finish provided by others). Illumination to be GE Tetra Max High Output fixtures.

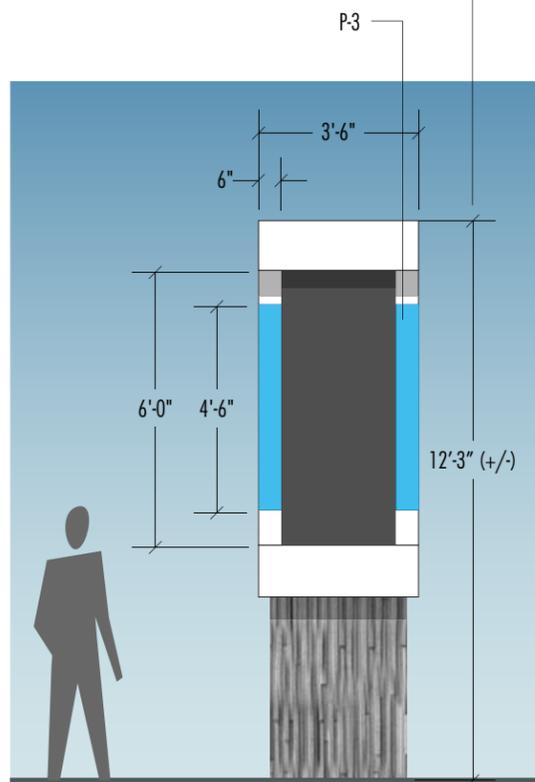
L-shaped accent to be halo lit on sides and top with LED lighting. Accent to match the blue color of the "M" of the marina heights logo - LED lighting behind clear polycarbonate decorated with blue translucent vinyl.



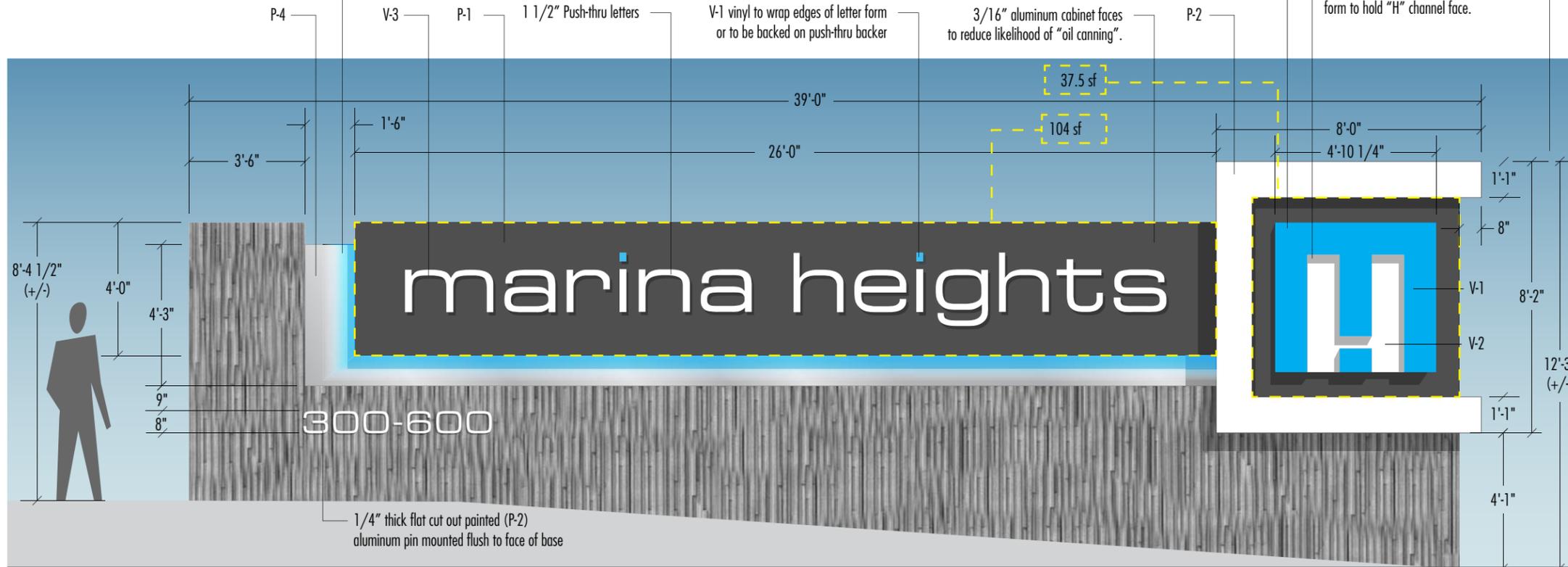
Overall sign height will vary depending on base height.
 Base height will vary to account for grade variations.



Overall sign height will vary depending on base height.
 Base height will vary to account for grade variations.



Metallic panel to match building finish with LED accent halo lighting.



Overall sign height will vary depending on base height.
 Base height will vary to account for grade variations.



project number
13007

project name
MARINA HEIGHTS

type
M1

description
MONUMENT SIGN - TYPE 1 (PROJECT IDENTIFICATION)

scale
1/4"=1'

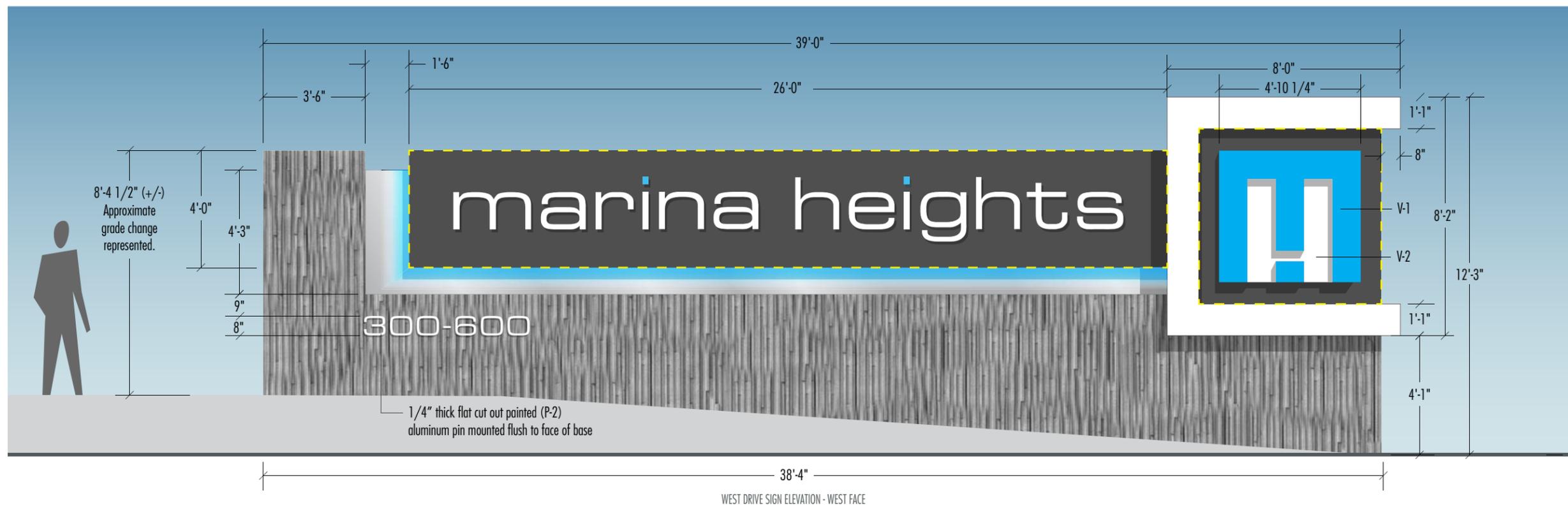
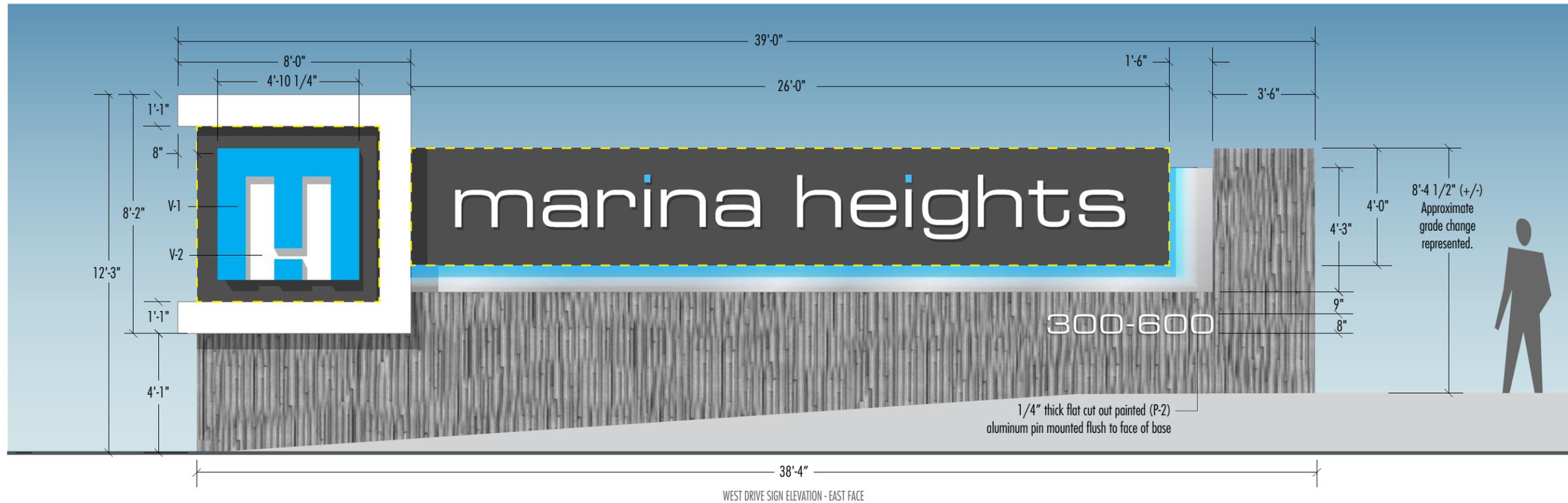
date
4.29.13

revised date
2.26.16

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**MH-S
101**





project number
13007

project name
MARINA
HEIGHTS

type
M1

description
MONUMENT
SIGN - TYPE 1
(PROJECT
IDENTIFICATION)

scale
1/4"=1'

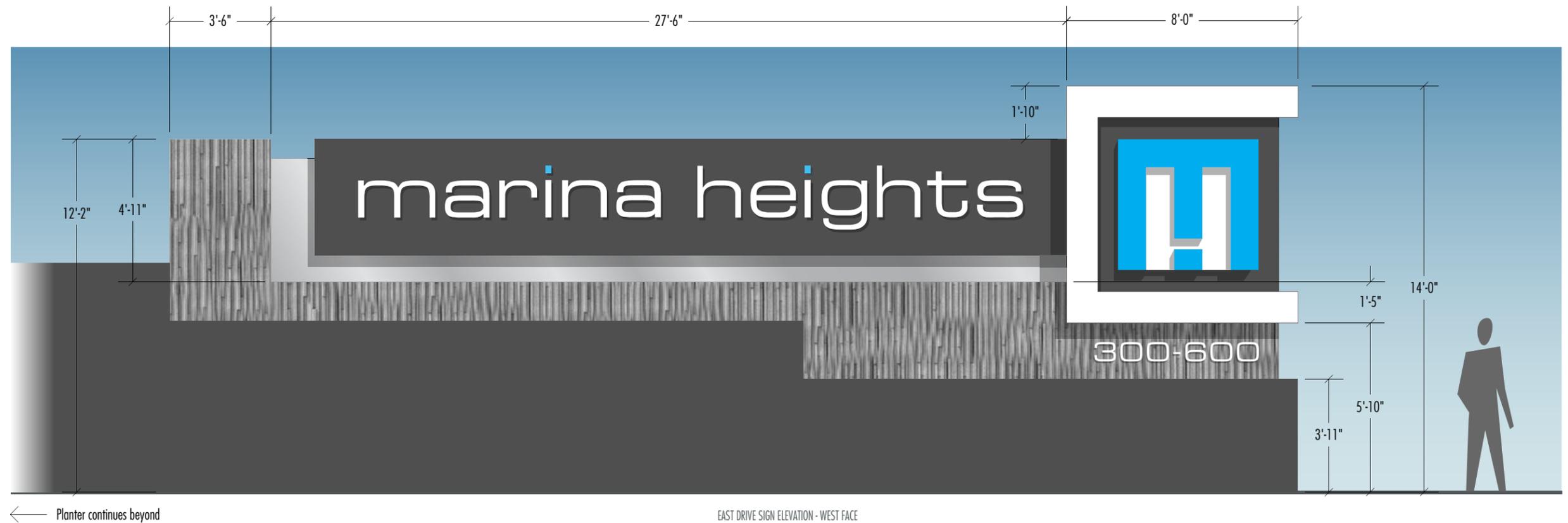
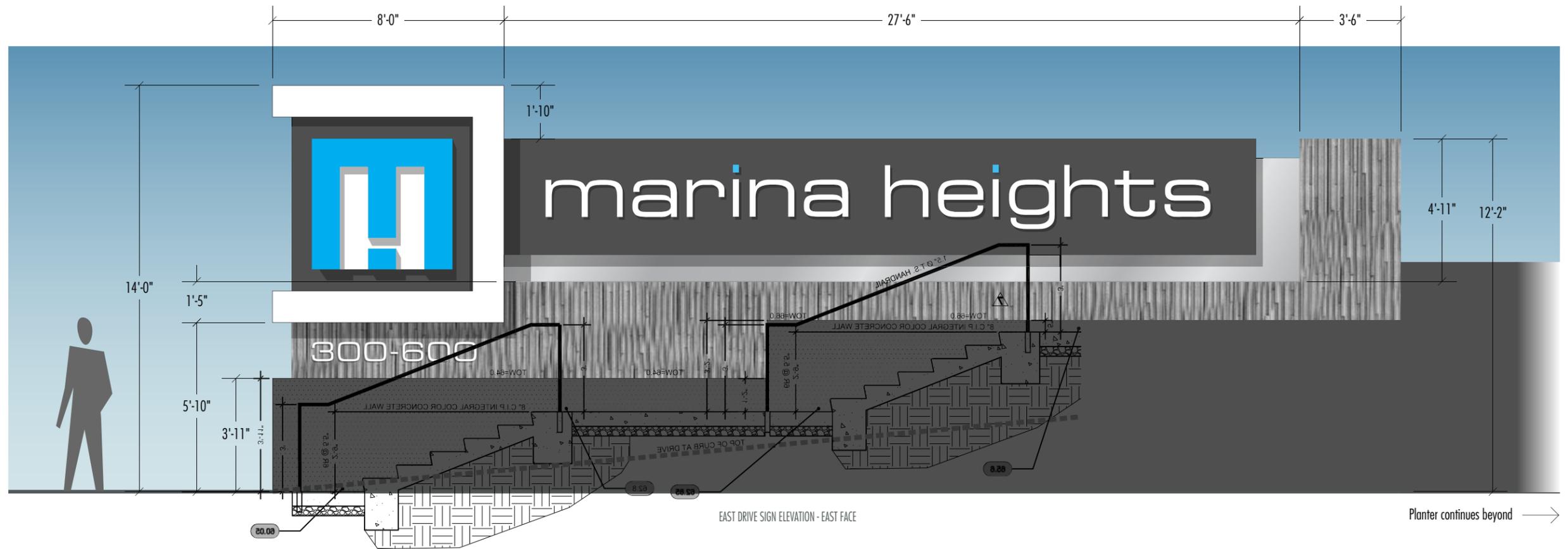
date
6.2.15

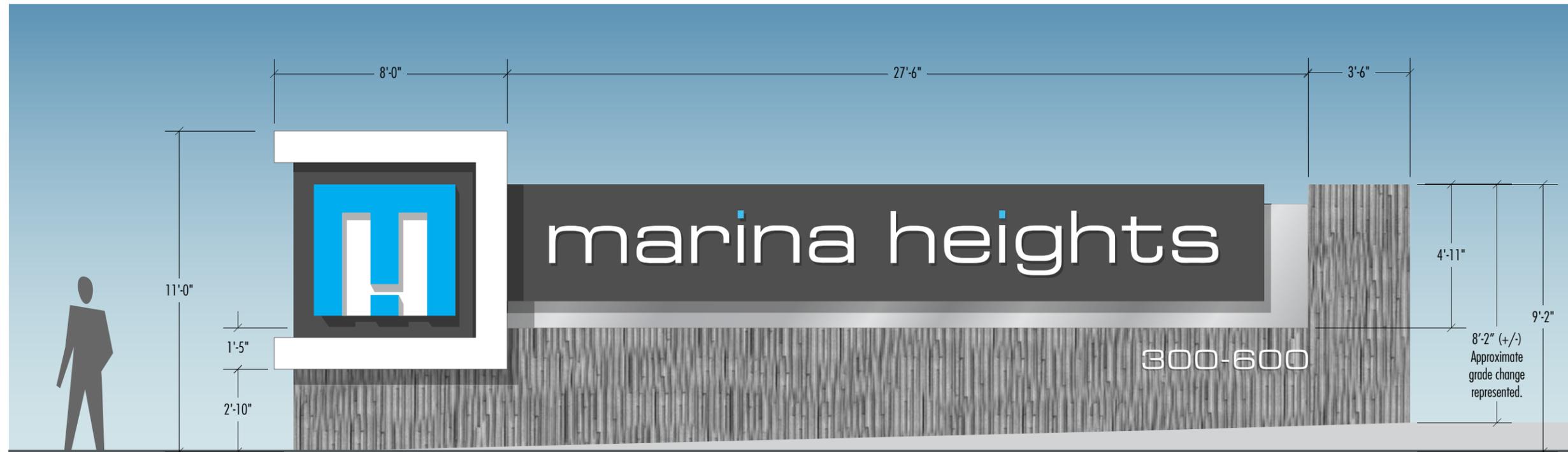
revised date
6.9.15

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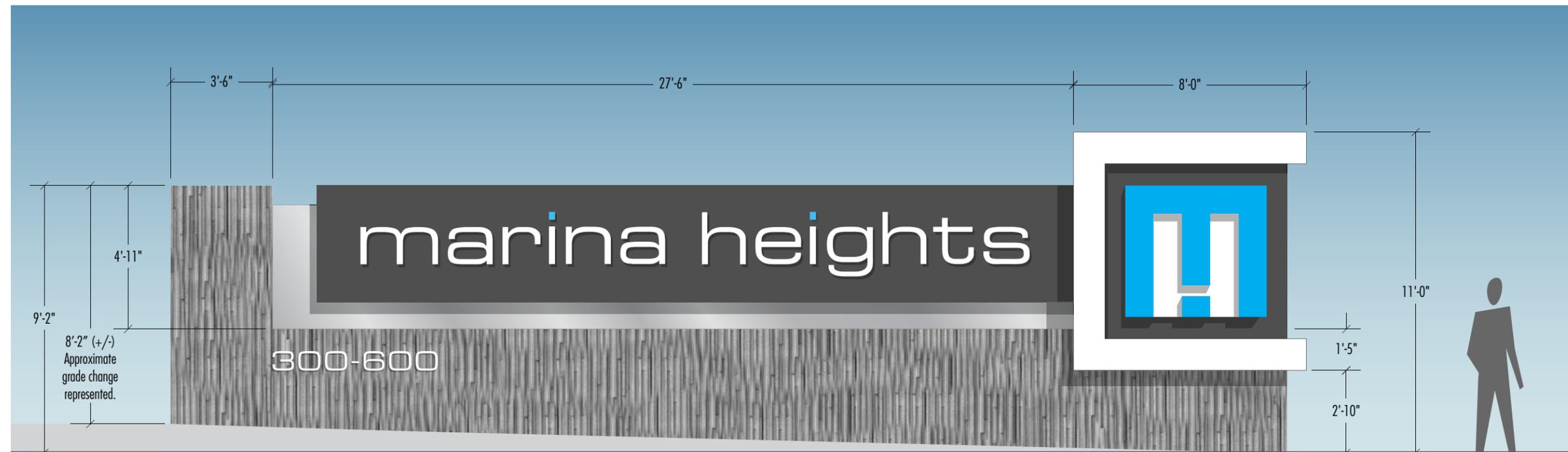
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**MH-S
101.2**

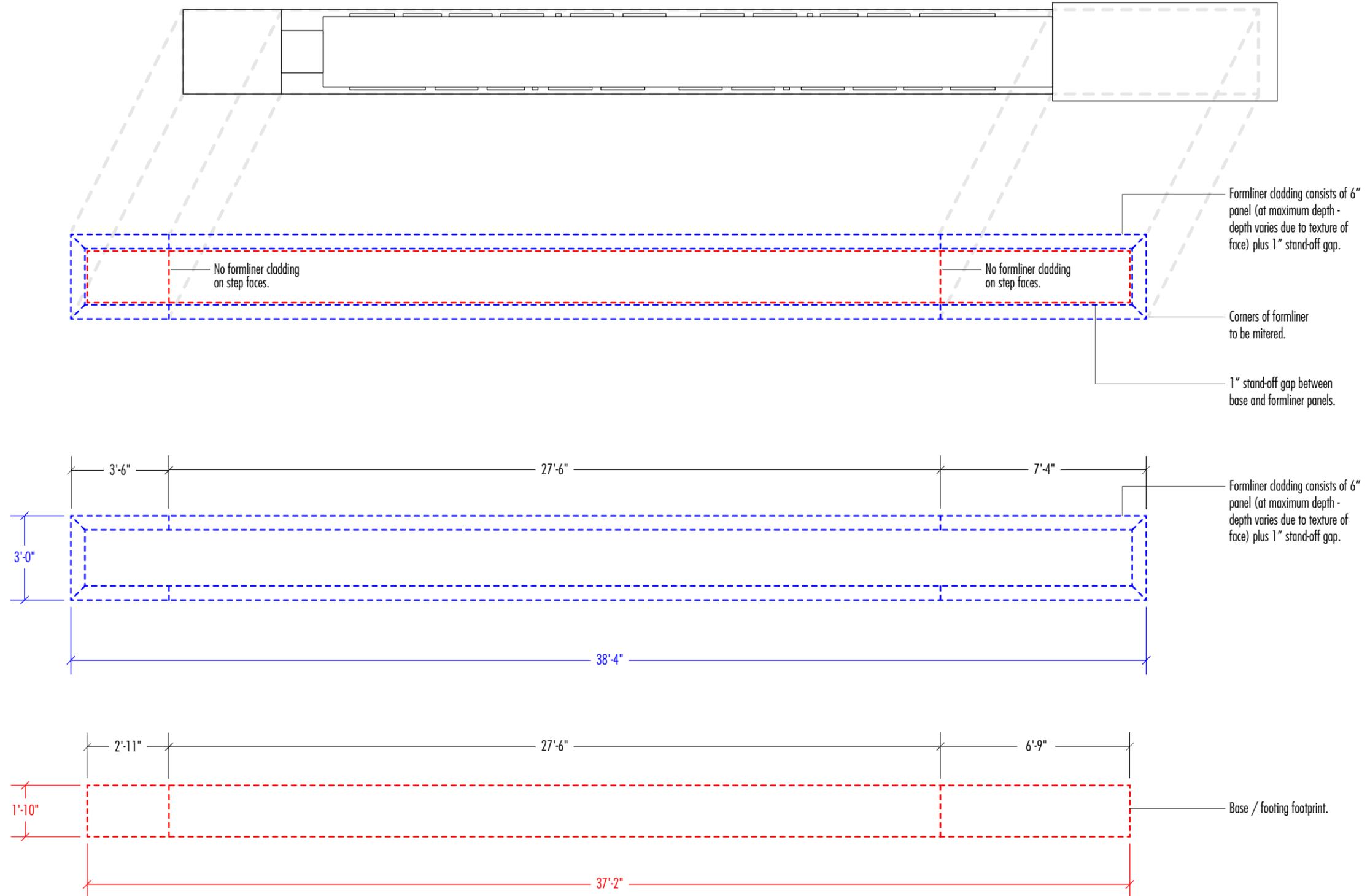


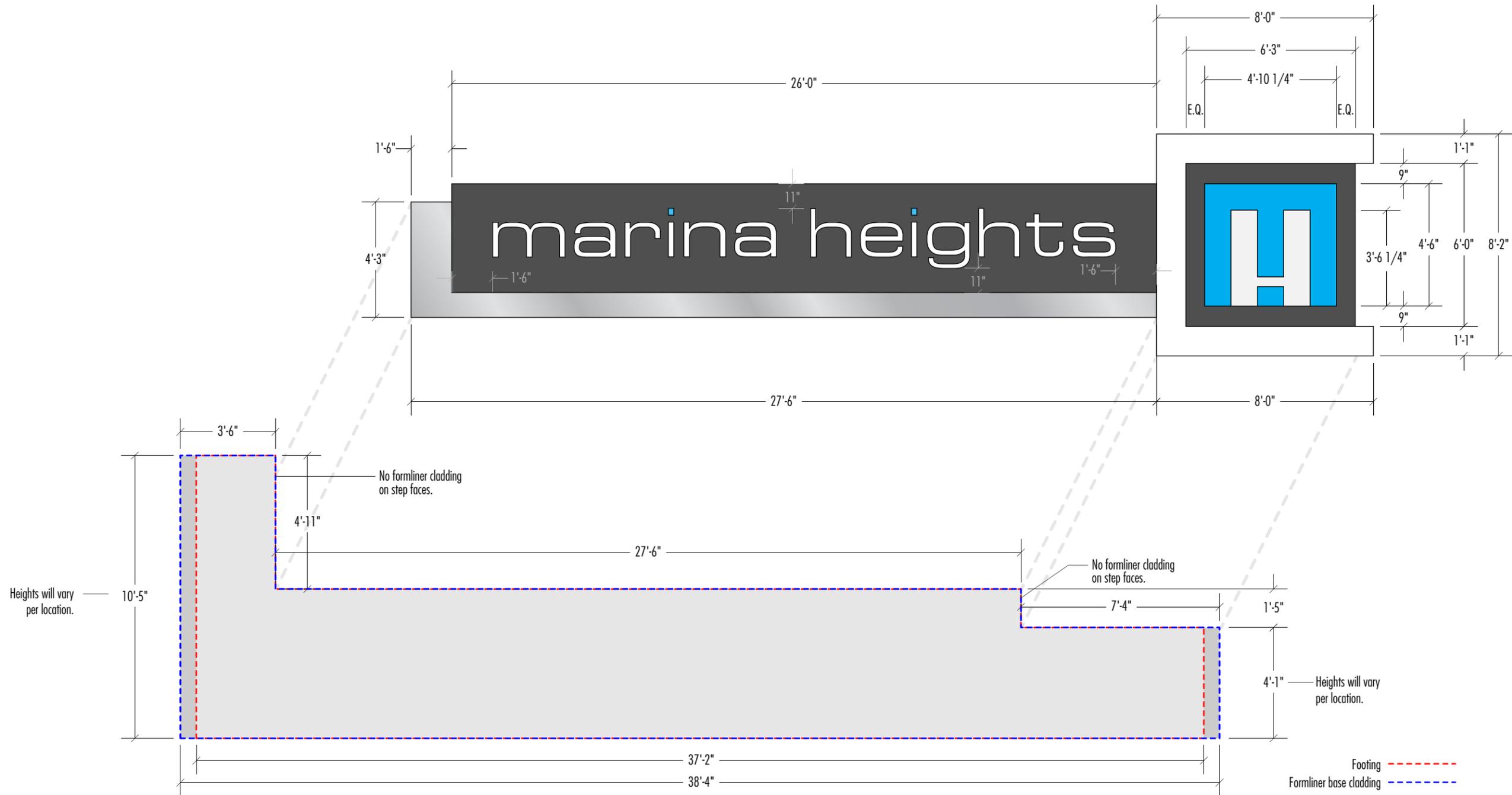


PACKARD DRIVE SIGN ELEVATION - EAST FACE



PACKARD DRIVE SIGN ELEVATION - WEST FACE





NOTES

Quantity = 5 (Additional locations may be requested for future development site to the East)
Height = 20' (Excluding embellishments)
Area = 155.21 sf per side (Copy area of sign including background face, excluding embellishments. Total area including embellishments is 270 sf excluding varying concrete base.)

GENERAL NOTES

Double-sided, fabricated aluminum sign cabinet with masonry base (standard gray concrete base with sandblasted finish provided by others). Illumination to be GE Tetra Max High Output fixtures.

L-shaped accent to be halo lit on sides and top with LED lighting. Accent to match the blue color of the "M" of the marina heights logo - LED lighting behind clear polycarbonate decorated with blue translucent vinyl.

Up to 6 tenant panels per face. Tenant logos and fonts will be allowed, however all tenant graphics will be white. Background color vinyl graphics or frisket painting on the white push-thru acrylic may be used on tenant character faces to represent logo designs.



project number
13007

project name
MARINA HEIGHTS

type
M2

description
MONUMENT
SIGN - TYPE 2
(MULTI-TENANT / LARGE)

scale
1/4"=1'

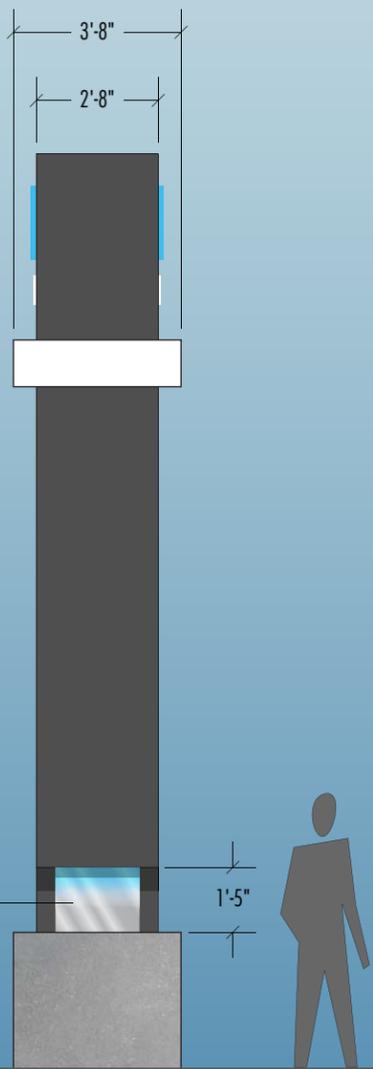
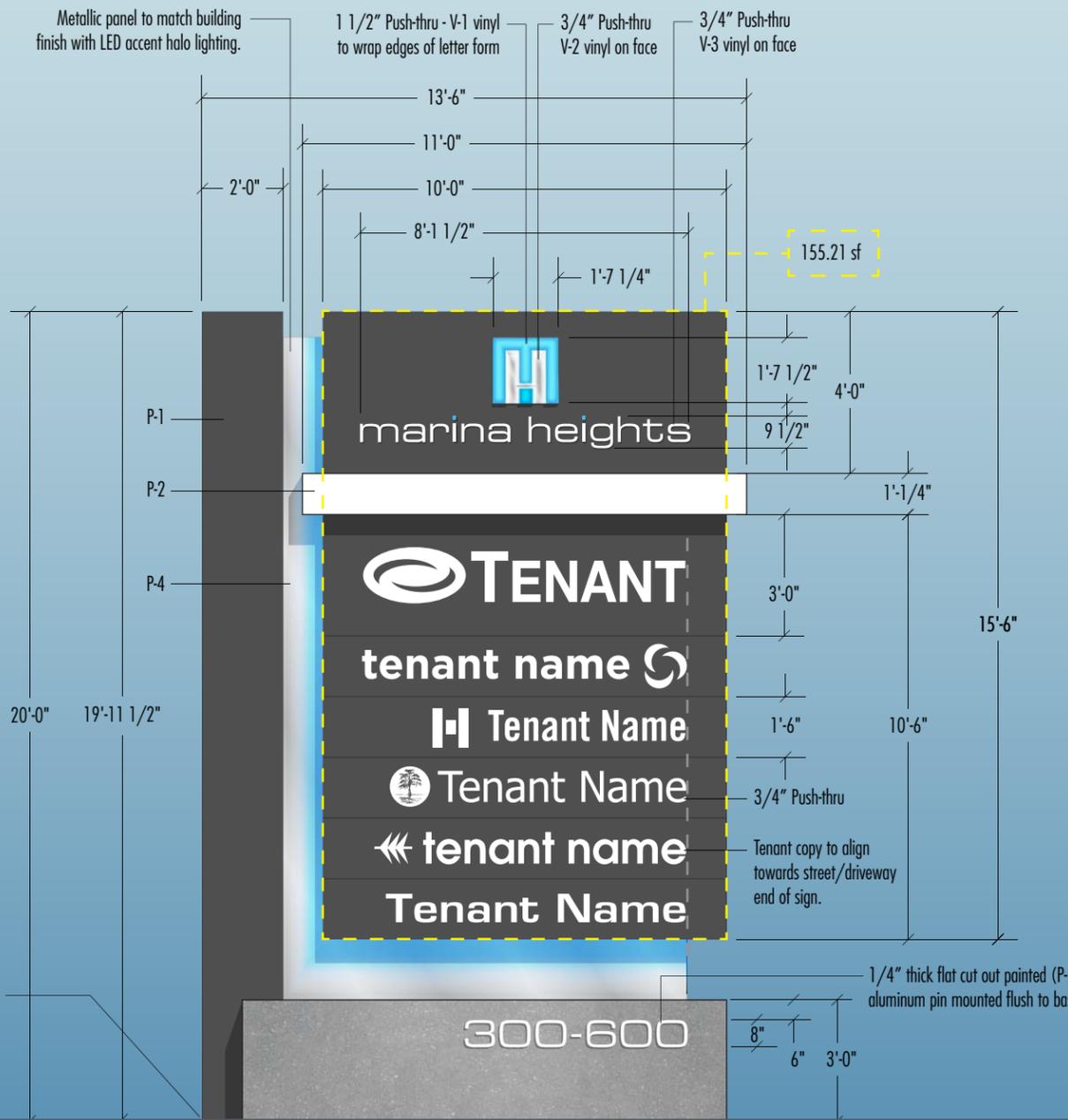
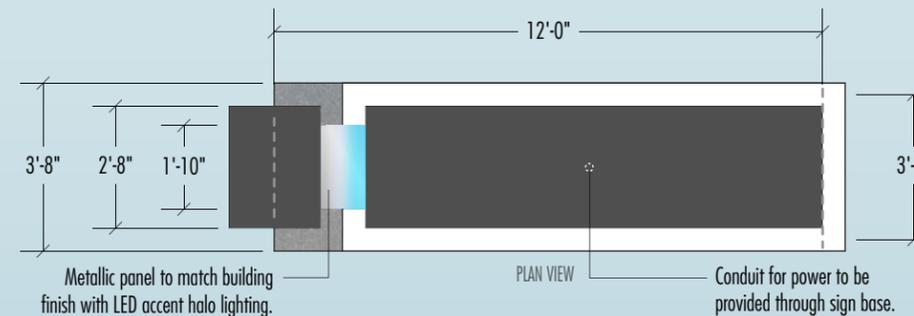
date
5.10.13

revised date
7.20.15

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END ELEVATION

SIGN ELEVATION

Sign cabinet to be 1/2" above grade.

Metallic panel to match building finish with LED accent halo lighting.

1/4" thick flat cut out painted (P-2) aluminum pin mounted flush to base

Tenant copy to align towards street/driveway end of sign.

NOTES

Quantity = 11 (Additional locations may be requested for future development site to the East)
Maximum Height = 10'-6" h (Excluding embellishments)
Maximum Area = 38.75 sf per side (Copy area of each face excluding embellishments. Total area including embellishments is 71 sf excluding varying concrete base.)

GENERAL NOTES

Double-sided, fabricated aluminum sign cabinet with masonry base (standard gray concrete base with sandblasted finish provided by others). Illumination to be GE Tetra Max High Output fixtures.

L-shaped accent to be halo lit on sides and top with LED lighting. Accent to match the blue color of the "M" of the marina heights logo - LED lighting behind clear polycarbonate decorated with blue translucent vinyl.

Up to 6 tenant panels per face. Tenant logos, fonts and colors will be allowed. Background color vinyl graphics or frisket painting on the push-thru acrylic may be used on tenant character faces to represent logo designs.



project number
13007

project name
MARINA HEIGHTS

type
M3

description
MONUMENT
SIGN - TYPE 3
(MULTI-TENANT / SMALL)

scale
1/2"=1'

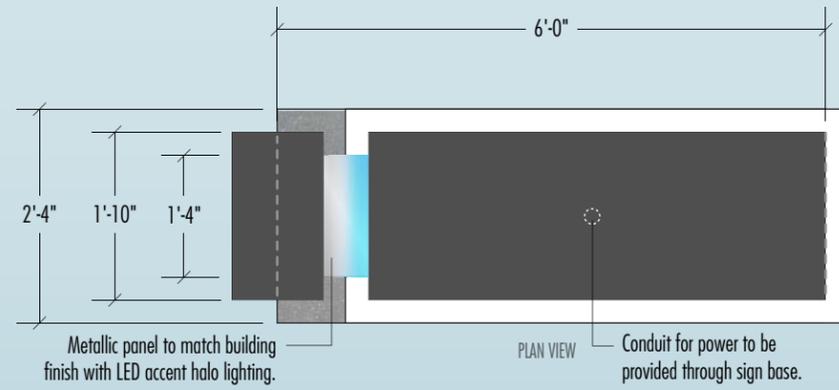
date
5.15.13

revised date
7.20.15

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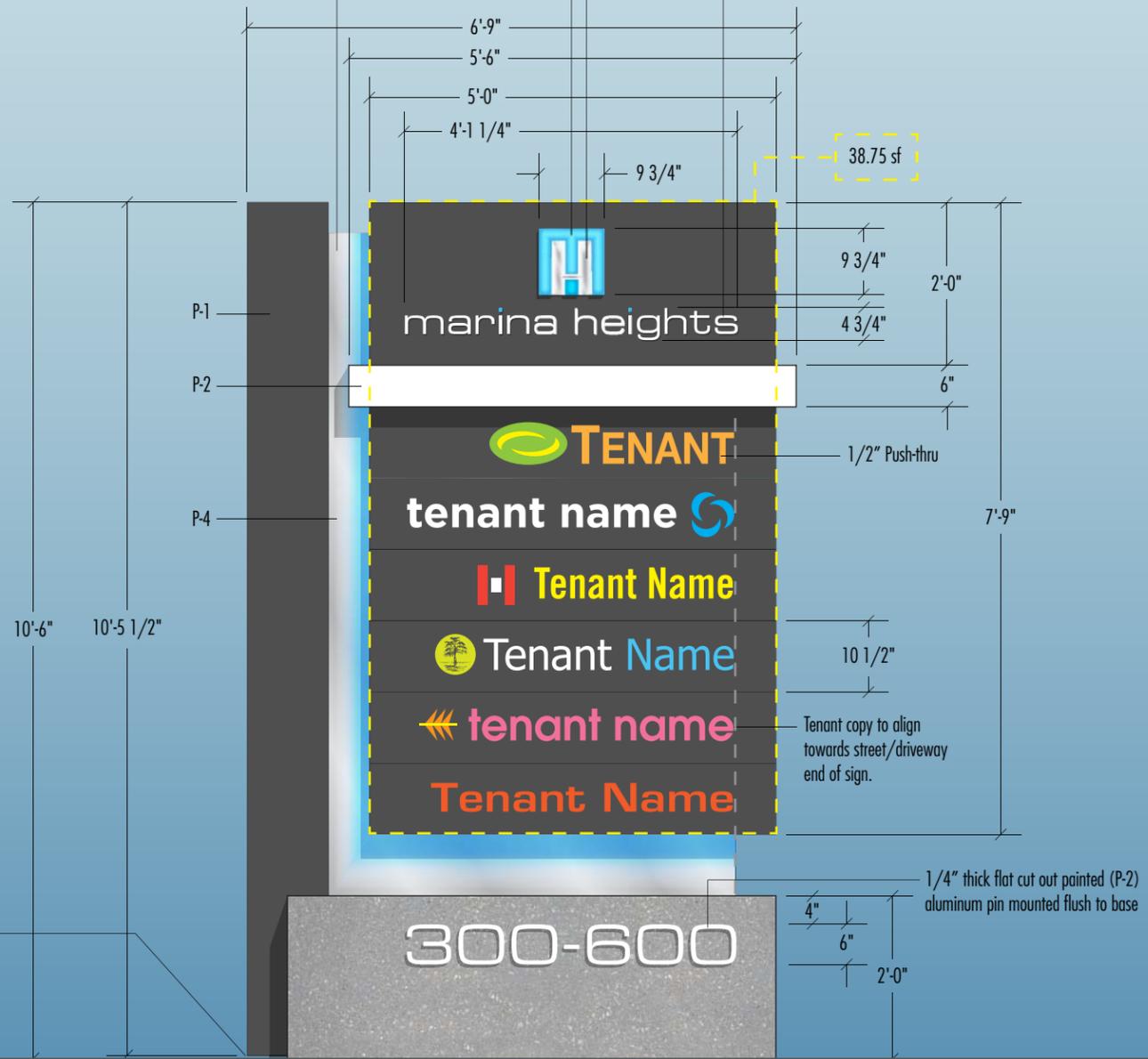


Metallic panel to match building finish with LED accent halo lighting.

1" Push-thru - V-1 vinyl to wrap edges of letter form

1/2" Push-thru V-2 vinyl on face

1/2" Push-thru V-3 vinyl on face



Metallic panel to match building finish with LED accent halo lighting.

Sign cabinet to be 1/2" above grade.

END ELEVATION

SIGN ELEVATION

NOTES

Quantity = 6 (Additional locations may be requested for future development site to the East)
Maximum Height = 3'h
Maximum Area = 7.34sf

GENERAL NOTES

1/2" thick painted brushed aluminum letters pin mounted flush to painted 1/2" aluminum backer panel. Panel with numbers to be set into a concrete spread footer. Signs will be externally illuminated with landscape spot/flood lighting (illumination by others). Sign to be set back 1'-0" from front of planter opening.



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MARINA
HEIGHTS

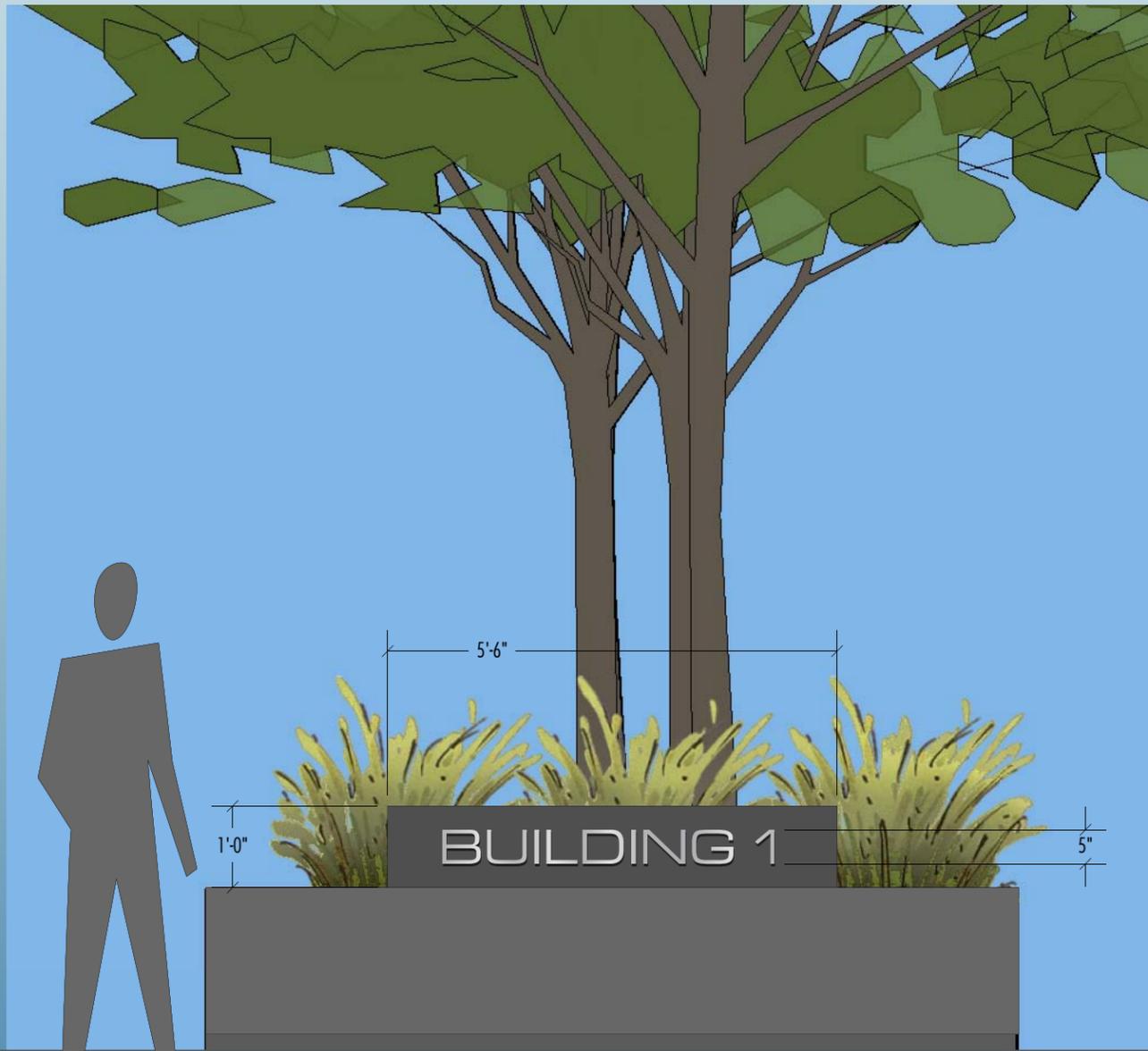
type
D1

description
DIRECTIONAL
SIGN - TYPE 1
(BUILDING
NUMBER)

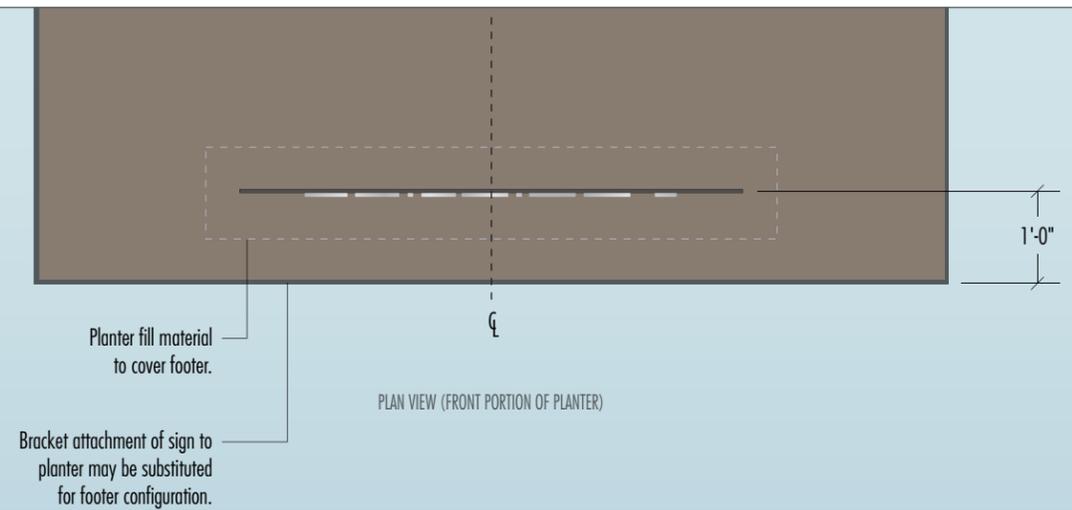
scale
1/2"=1'

date
6.14.14

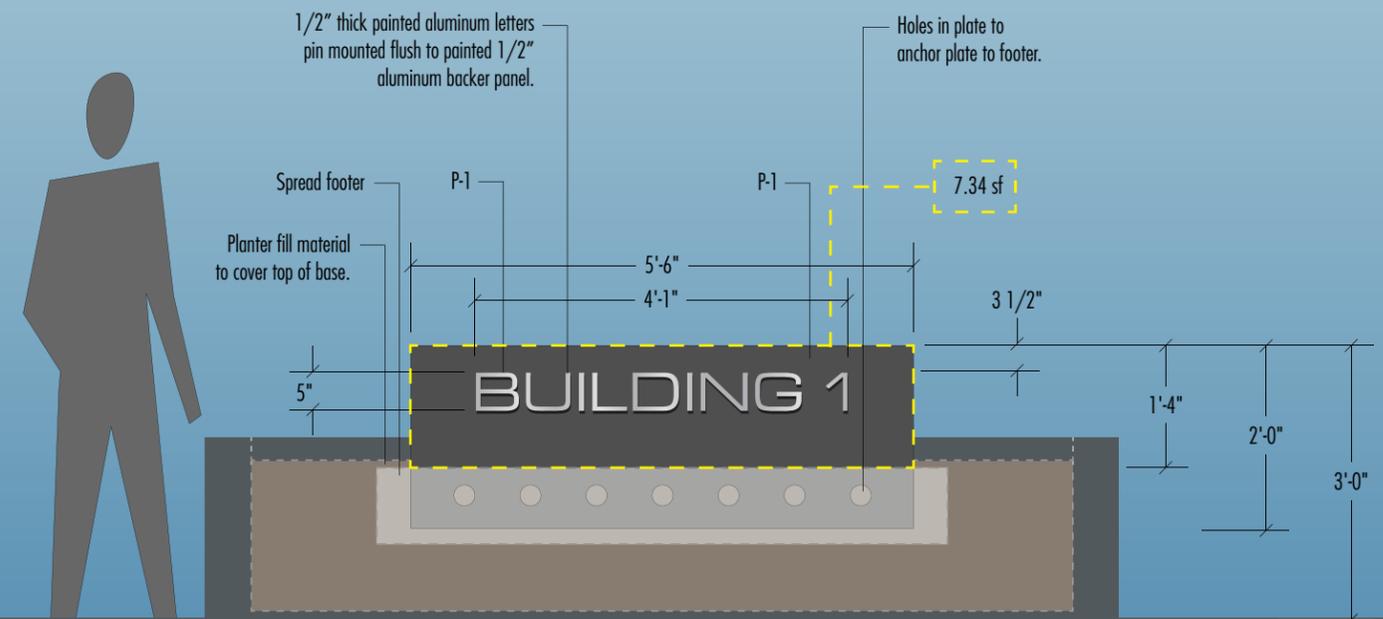
revised date
2.25.16



ELEVATION VIEW



PLAN VIEW (FRONT PORTION OF PLANTER)



SECTION VIEW

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104**

NOTES

Quantity = 6 (Additional locations may be requested for future development site to the East)
Maximum Height = 8'h (Excluding embellishments)
Maximum Area = 40 sf per side

GENERAL NOTES

Double-sided, non illuminated, aluminum sign cabinet with white reflective vinyl graphics. Accent to be satin finish aluminum to match building finish.



project number
13007

project name
MARINA
HEIGHTS

type
D2

description
DIRECTIONAL
SIGN - TYPE 2
(VEHICULAR)

scale
1/2"=1'

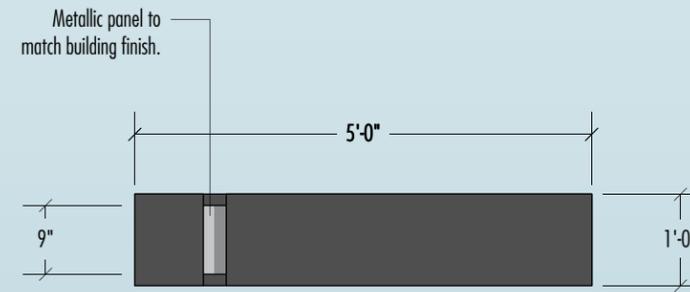
date
5.16.13

revised date
2.11.15

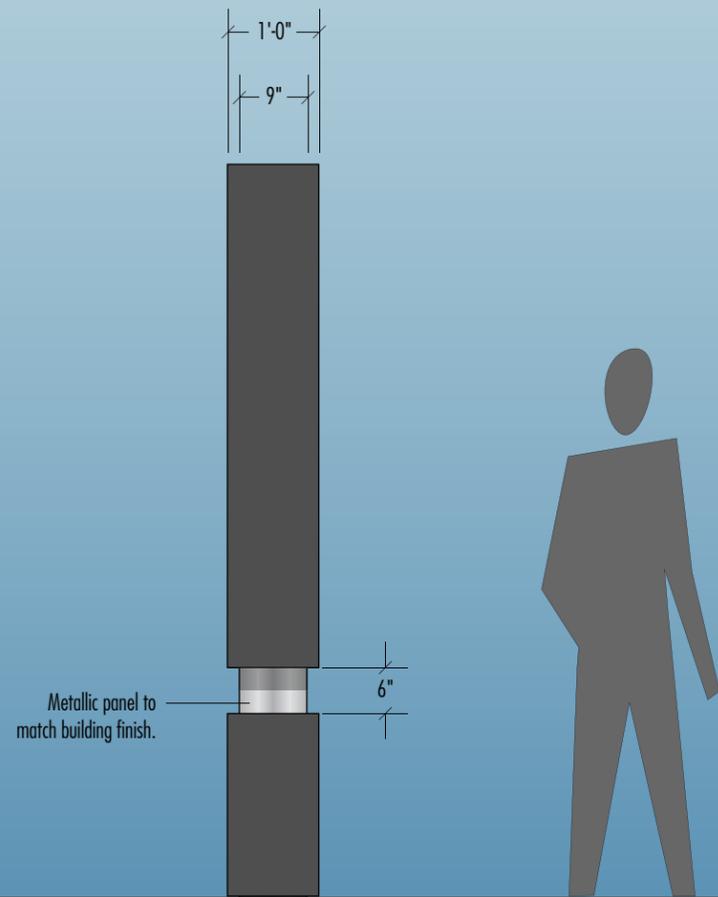
10212 south 43rd st
phoenix, arizona 85044
phone: 480.706.6189
www.designfarmstudio.com

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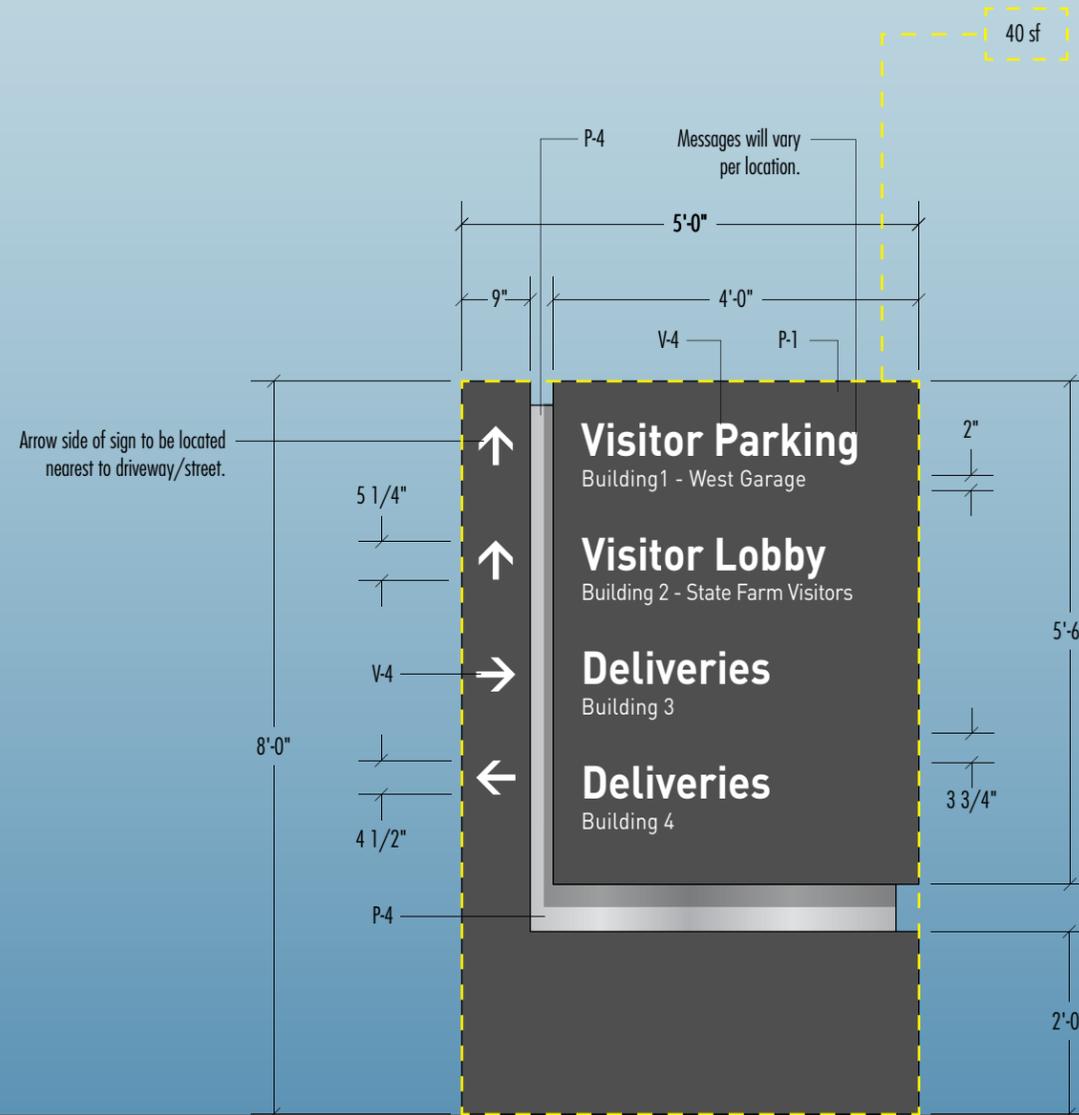
**MH-S
105**



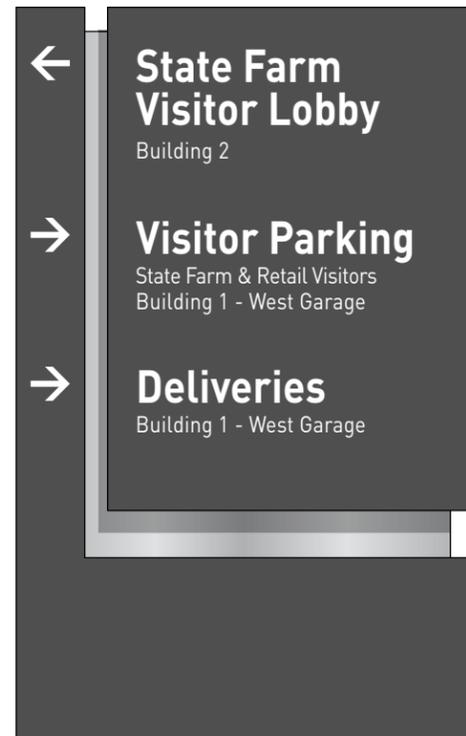
PLAN VIEW



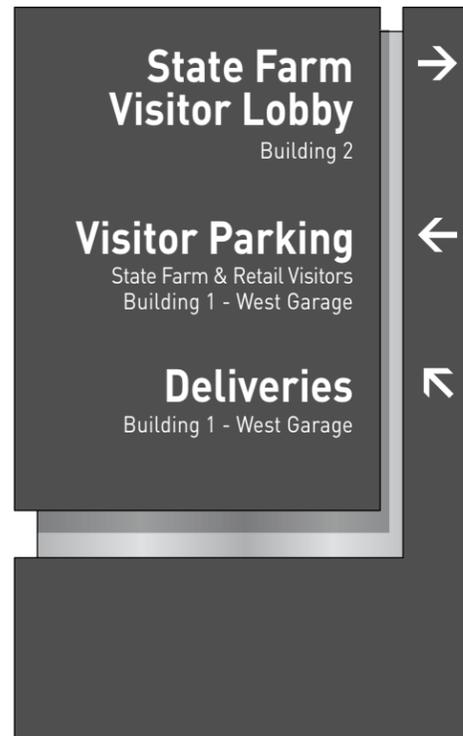
END VIEW



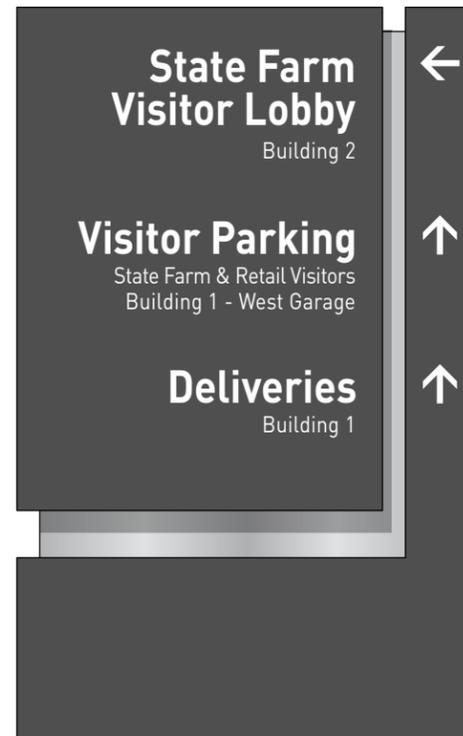
ELEVATION VIEW



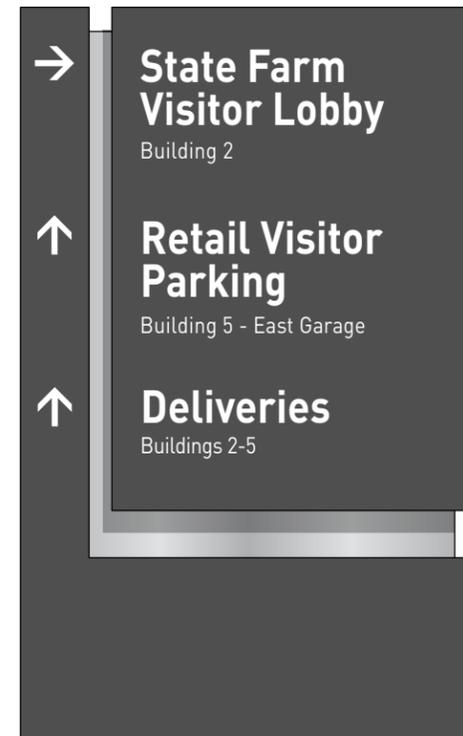
1-NORTH FACE



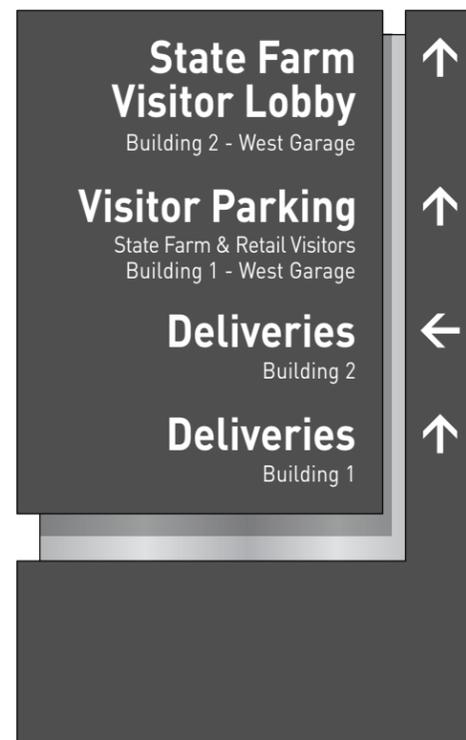
1-SOUTH FACE



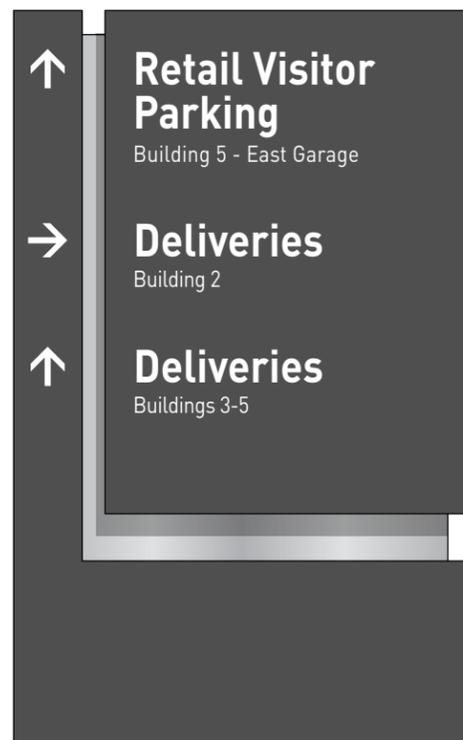
2-EAST FACE



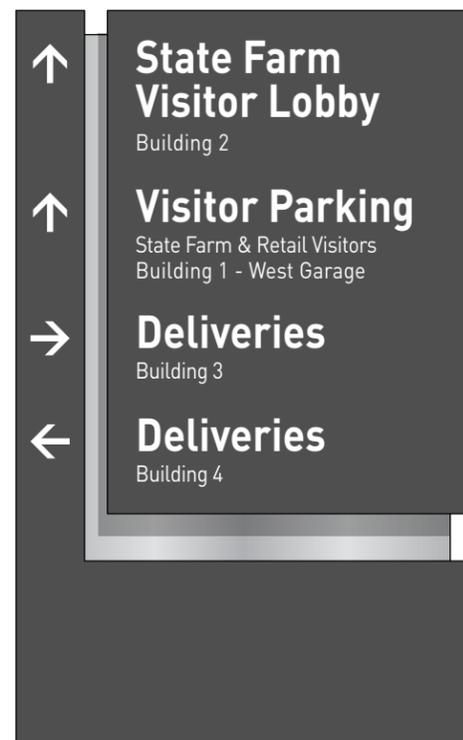
2-WEST FACE



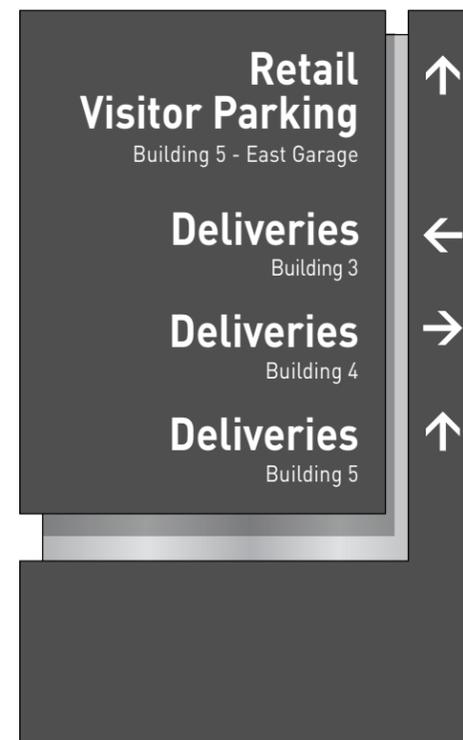
3-EAST FACE



3-WEST FACE



4-EAST FACE



4-WEST FACE



project number
13007

project name
MARINA
HEIGHTS

type
D2

description
DIRECTIONAL
SIGN - TYPE 2
(VEHICULAR)
MESSAGES

scale
1/2"=1'

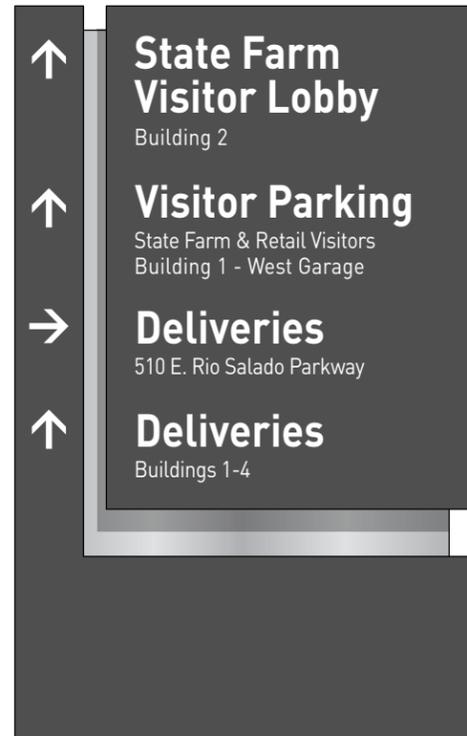
date
5.16.13

revised date
8.21.15

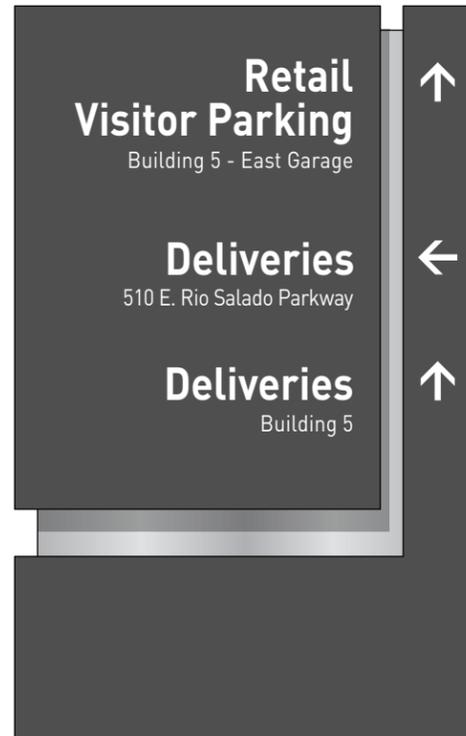
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**MH-S
105.1**



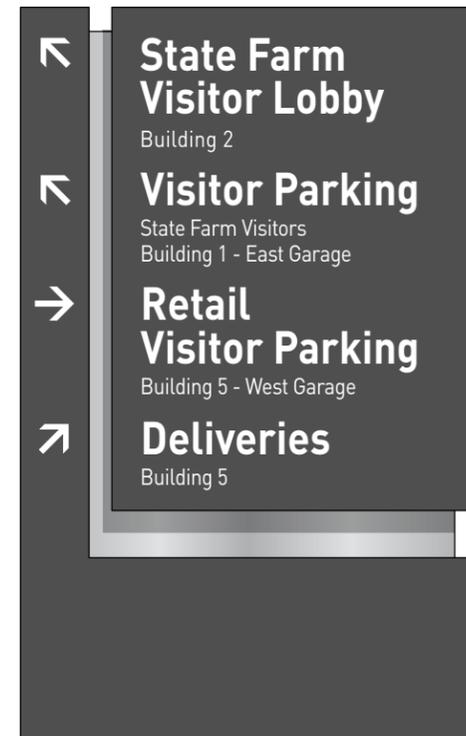
5-EAST FACE



5-WEST FACE



6-NORTH FACE



6-SOUTH FACE



project number
13007

project name
MARINA HEIGHTS

type
D2

description
DIRECTIONAL SIGN - TYPE 2 (VEHICULAR) MESSAGES

scale
1/2"=1'

date
5.16.13

revised date
8.21.15

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**MH-S
105.2**

NOTES

Quantity = 8 (Additional locations may be requested for future development site to the East)
Maximum Height = 8'h (Excluding embellishments)
Maximum Area = 38.67 sf per side

GENERAL NOTES

Double-sided, internally illuminated sign cabinet with push through marina heights logo & text. Maps and info to be backlit printed translucent graphics.

L-shaped accent to be halo lit on sides and top with LED lighting. Accent to match the blue color of the "M" of the marina heights logo - LED lighting behind clear polycarbonate decorated with blue translucent vinyl.



project number
13007

project name
MARINA HEIGHTS

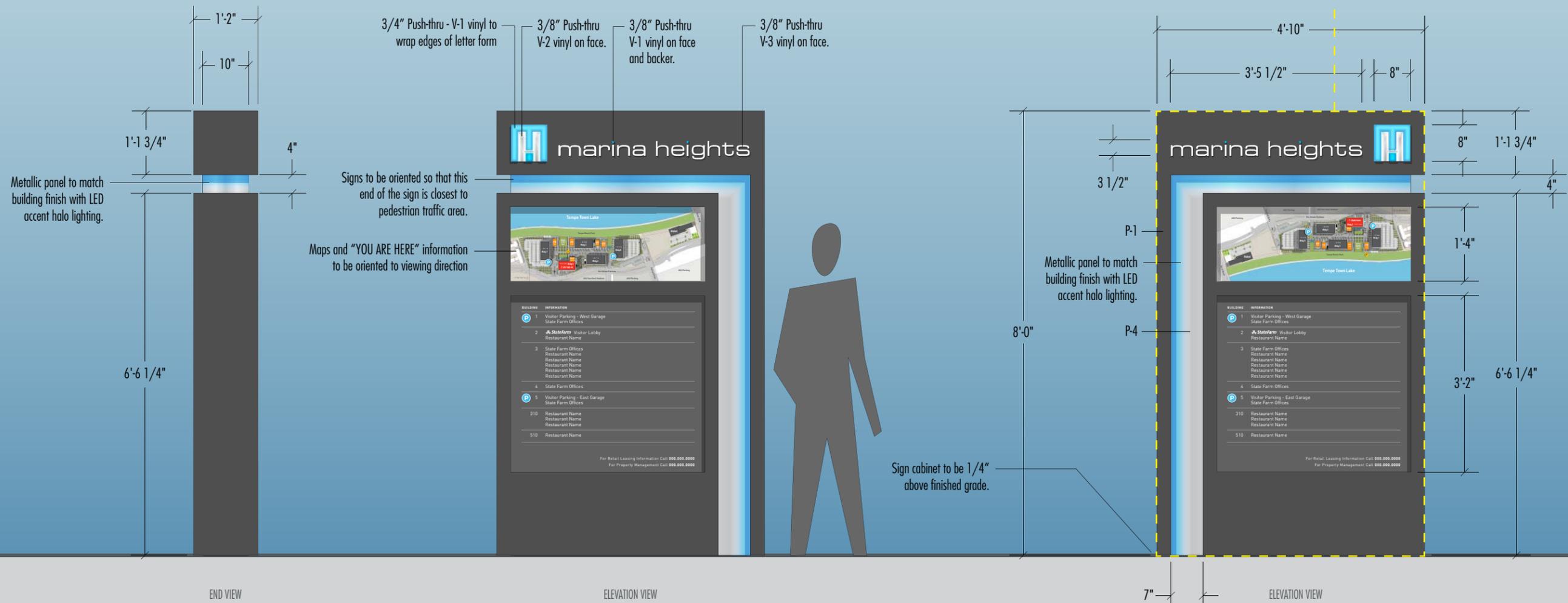
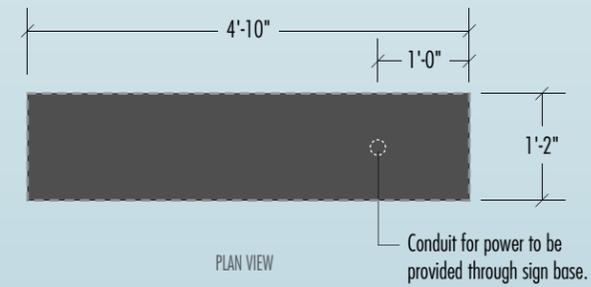
type
D3

description
DIRECTIONAL SIGN - TYPE 3 (PEDESTRIAN DIRECTORY)

scale
1/2"=1'

date
5.01.13

revised date
4.20.15



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**MH-S
106**

NOTES

Quantity = 3 (Additional locations may be requested for future development site to the East)
Maximum Height = 5' h (Excluding embellishments)
Maximum Area = 30 sf per side

GENERAL NOTES

Single-sided, non illuminated, aluminum sign cabinet with white reflective vinyl graphics. Accent to be satin finish aluminum to match building finish.



project number
13007

project name
MARINA HEIGHTS

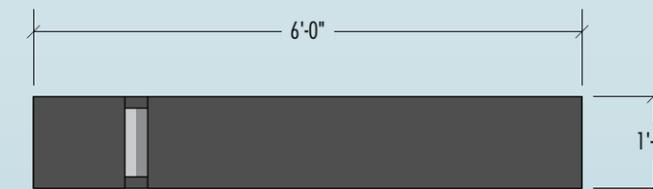
type
D4

description
DIRECTIONAL SIGN - TYPE 4 (VEHICULAR DIRECTIONAL - SMALL)

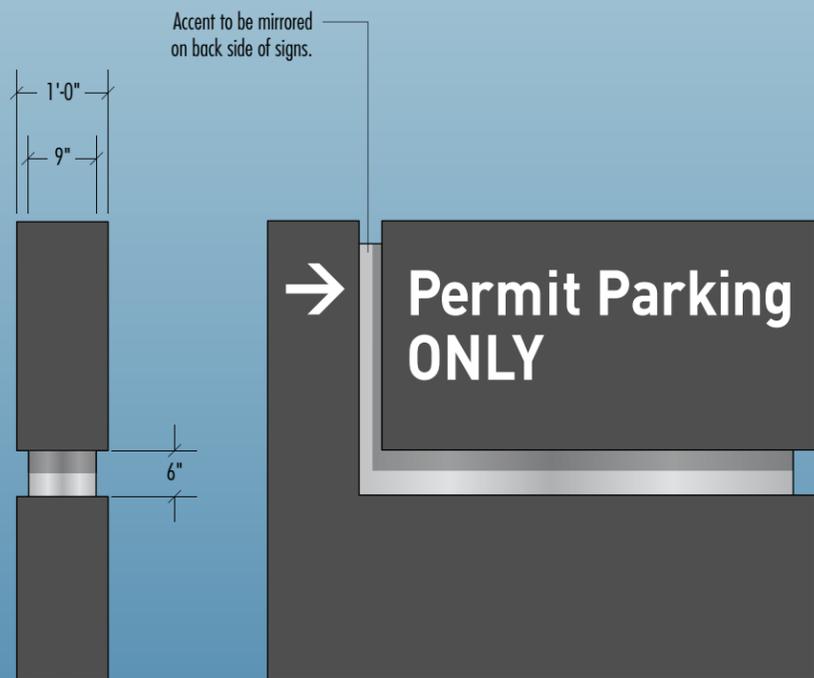
scale
1/2"=1'

date
8.1.14

revised date
8.12.16



PLAN VIEW



END VIEW

ELEVATION VIEW - SIGN ON RIO SALADO AT SURFACE LOT (EAST FACE)

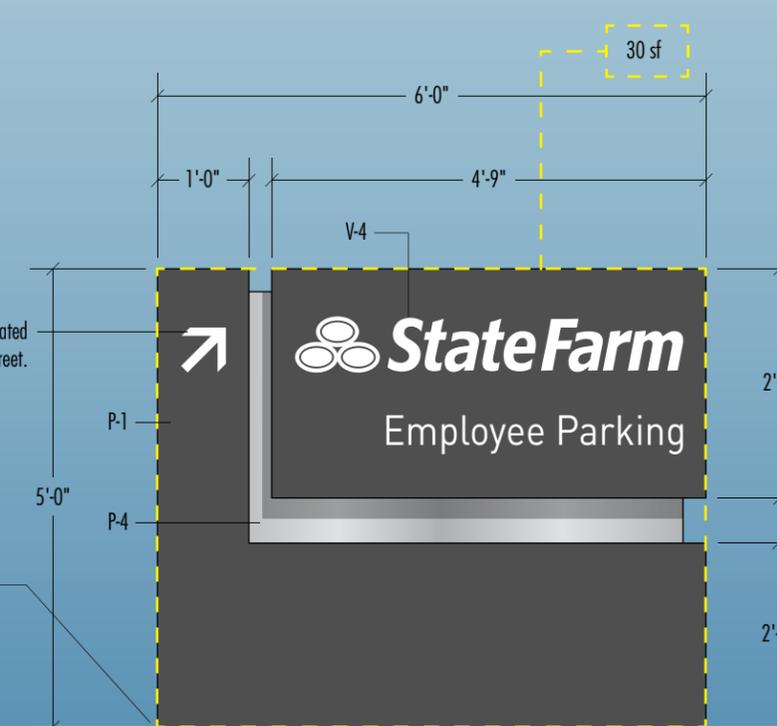


ELEVATION VIEW - SIGN ON PACKARD DRIVE (SOUTH FACE)



Arrow side of sign to be located nearest to driveway/street.

Sign cabinet to be 1/4" above finished grade.



ELEVATION VIEW - SIGN ON RIO SALADO AT WEST GARAGE ENTRY (SOUTHEAST FACE)

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**MH-S
107**

SIGN TYPES

B1 Building Top Tenant Identification Signage

RT Roof Top Graphics

Retail Signage

Retail signage locations and general design guidelines are provided on page MH-B 105 of this package.

NOTES

Sign locations shown are approximate.

DETAILS OF SITE SIGNAGE ON FUTURE DEVELOPMENT SITE TO THE EAST TO BE ADDRESSED IN SEPARATE CSP SUBMITTAL(S).



project number
13007

project name
MARINA
HEIGHTS

type
N/A

description
PRELIMINARY
SITE SIGN
LOCATIONS
PLAN

scale
NTS

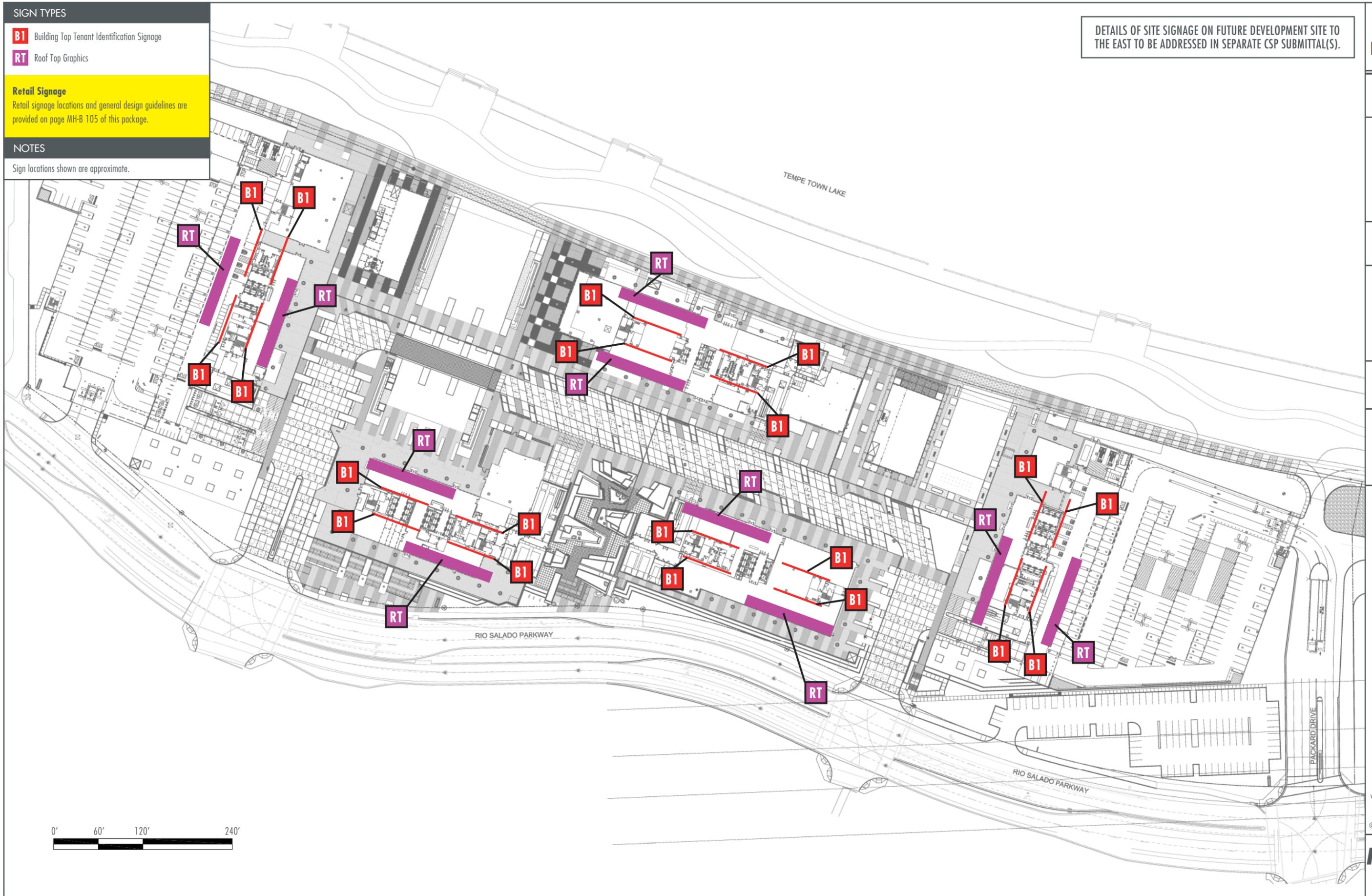
date
4.29.13

revised date
12.20.16

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**MH-B
100**



NOTES

B1 - SINGLE MAJOR TENANT SCENARIO

This drawing and the signage details provided within represent signage allocations based on a **single "major tenant"** occupying the majority of the leasable space in a given building and using all available signage on that building.

Quantity = Maximum of 2 sign locations per building

Maximum Height = 10'h

Maximum Area = 850sf per sign

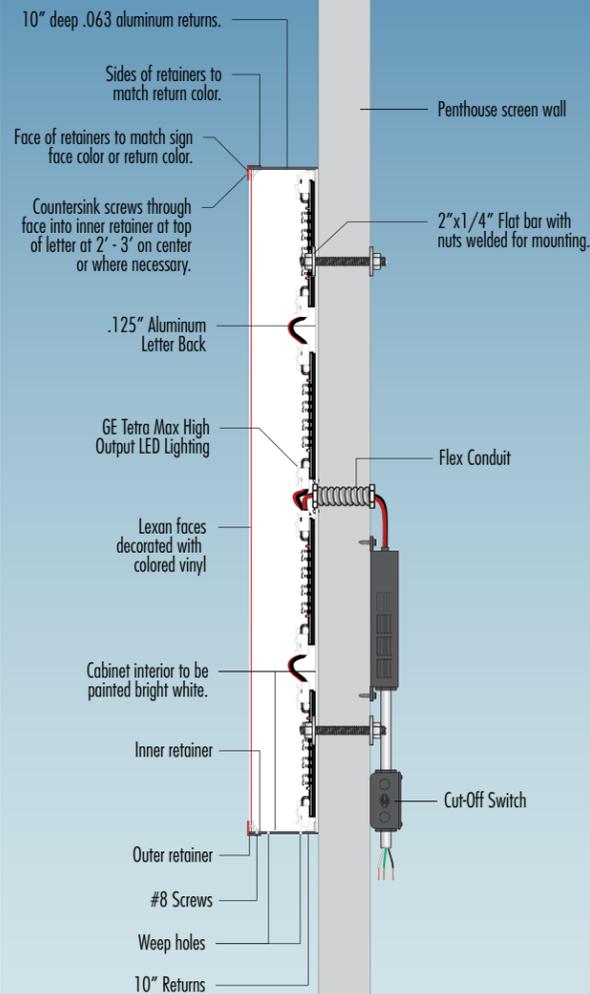
Additional Details - Signs will be internally illuminated channel letters with colored acrylic faces. Tenant logos, fonts and colors will be allowed.

A tenant may be allowed more than one sign on any one building. A tenant occupying multiple buildings may be allowed multiple signs on those buildings. No one tenant shall be allowed more than one B1 sign type on any one side of one building.

FABRICATION NOTES

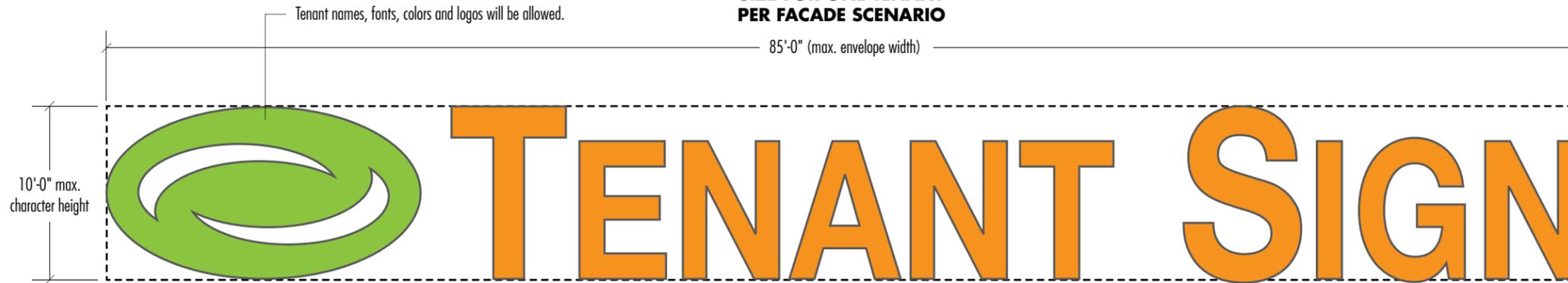
- LED illuminated channel characters with 10" returns and framed backs.
- 3/16" UV, clear Lexan face with vinyl graphics applied to 1st or 2nd surface.
- Lexan face to be attached to inner retainer at tops of letters with fasteners at approximately 2' - 3' increments or where necessary.
- Illumination to be GE Tetra Max High Output fixtures.
- Returns to be painted P-1.
- Cabinet interior to be painted white.

INTERNALLY ILLUMINATED CHANNEL CHARACTERS



scale: NTS

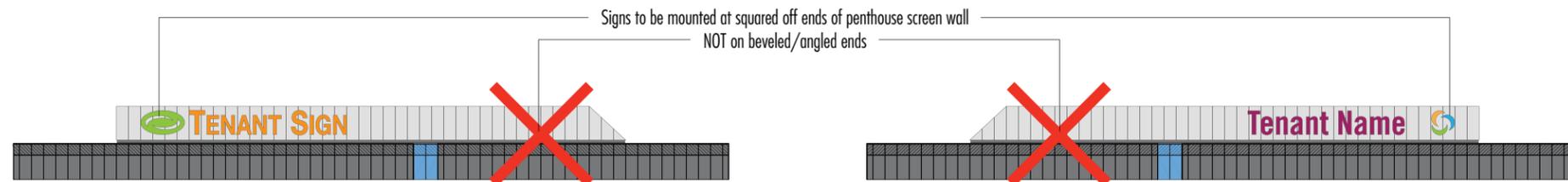
SIZE FOR ONE TENANT PER FACADE SCENARIO



SIGN ENVELOPE ELEVATION

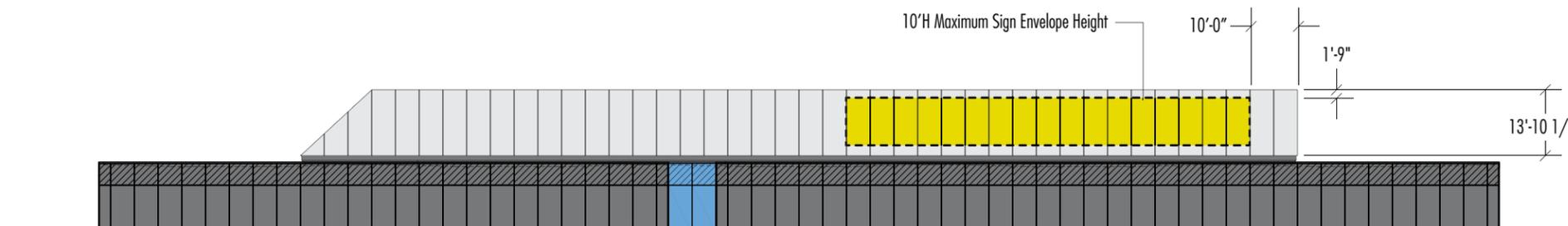
scale: 1/8"=1'

LOCATIONS FOR ONE TENANT PER FACADE SCENARIO



ELEVATION - TYPICAL FOR SIGNS MOUNTED ON LEFT SIDE OF PENTHOUSE FASCIA

scale: 1/16"=1'



ELEVATION - TYPICAL FOR SIGNS MOUNTED ON RIGHT SIDE OF PENTHOUSE FASCIA

scale: 1/32"=1'



project number
13007

project name
MARINA
HEIGHTS
EXTERIOR
BUILDING
SIGNAGE

type
B1

description
BUILDING TOP
TENANT
IDENTIFICATION
SIGN (ONE
TENANT PER
FACADE OPTION)

scale
NOTED

date
6.10.14

revised date
12.15.14

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**MH-B
101**

NOTES

B1 - MULTIPLE MAJOR TENANT SCENARIO

This drawing and the signage details provided within represent signage allocations based on **multiple "major tenants"** occupying the leasable space in a given building.

Quantity = Maximum of 4 sign locations per building

Maximum Height = 8'h

Maximum Area = 480sf per sign

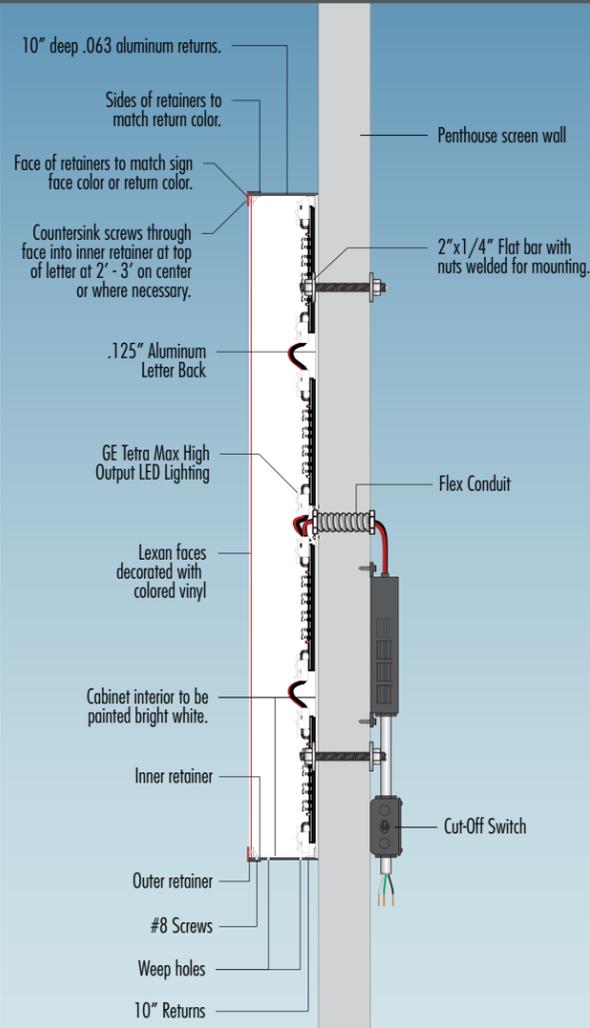
Additional Details - Signs will be internally illuminated channel letters with colored acrylic faces. Tenant logos, fonts and colors will be allowed.

A tenant may be allowed more than one sign on any one building. A tenant occupying multiple buildings may be allowed multiple signs on those buildings. No one tenant shall be allowed more than one B1 sign type on any one side of one building.

FABRICATION NOTES

- LED illuminated channel characters with 10" returns and framed backs.
- 3/16" UV, clear Lexan face with vinyl graphics applied to 1st or 2nd surface.
- Lexan face to be attached to inner retainer at tops of letters with fasteners at approximately 2' - 3' increments or where necessary.
- Illumination to be GE Tetra Max High Output fixtures.
- Returns to be painted P-1.
- Cabinet interior to be painted white.

INTERNALLY ILLUMINATED CHANNEL CHARACTERS



scale: NTS

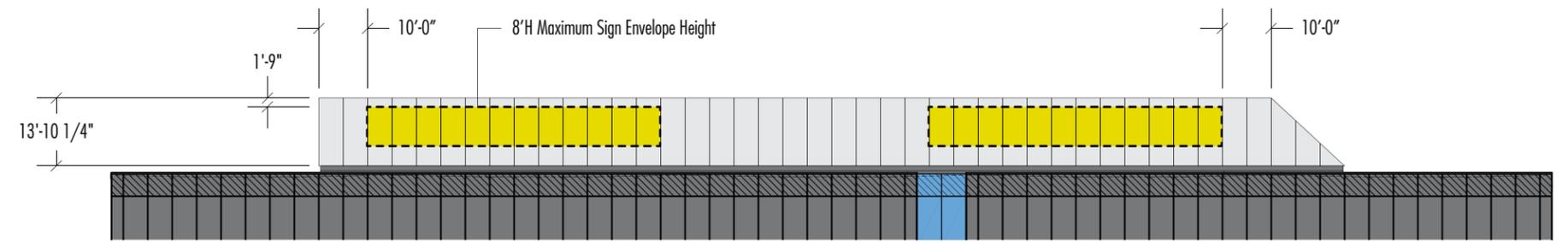
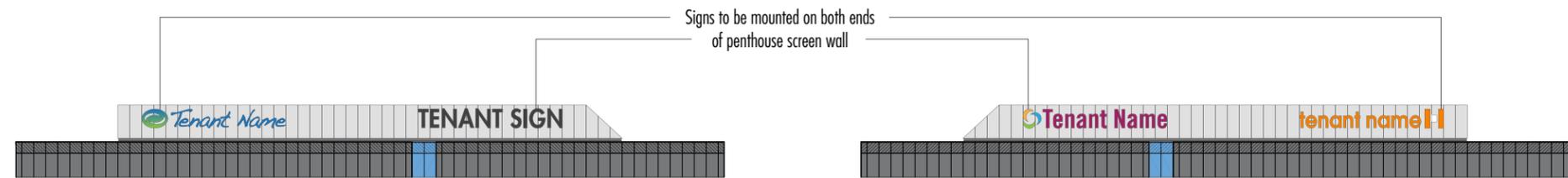
SIZE FOR MULTIPLE TENANTS PER FACADE SCENARIO



SIGN ENVELOPE ELEVATION

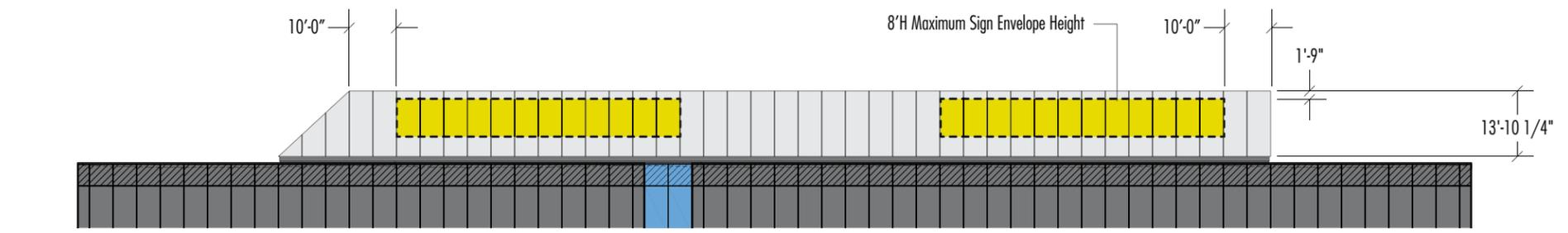
scale: 1/8"=1'

LOCATIONS FOR MULTIPLE TENANT PER FACADE SCENARIO



ELEVATION - TYPICAL FOR SIGNS MOUNTED ON LEFT SIDE OF PENTHOUSE FASCIA

scale: 1/32"=1'



ELEVATION - TYPICAL FOR SIGNS MOUNTED ON RIGHT SIDE OF PENTHOUSE FASCIA

scale: 1/32"=1'



project number
13007

project name
MARINA
HEIGHTS
EXTERIOR
BUILDING
SIGNAGE

type
B1

description
BUILDING TOP
TENANT
IDENTIFICATION
SIGN (MULTIPLE
TENANTS PER
FACADE OPTION)

scale
NOTED

date
12.12.14

revised date

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**MH-B
102**

NOTES

B1 - SINGLE MAJOR TENANT SCENARIO (STATE FARM)

This drawing and the signage details provided within represent signage allocations based on a **single "major tenant"** occupying the majority of the leasable space in a given building and using all available signage on that building.

Quantity = Maximum of 2 sign locations per building

Maximum Height = 10'h

Maximum Area = 850sf per sign

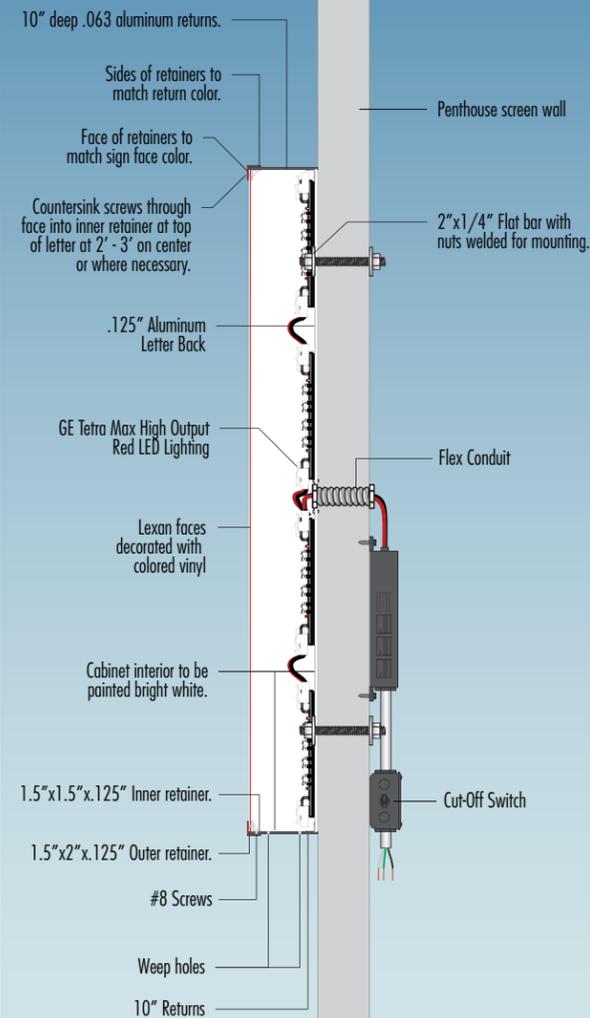
Additional Details - Signs will be internally illuminated channel letters with colored acrylic faces. Tenant logos, fonts and colors will be allowed.

A tenant may be allowed more than one sign on any one building. A tenant occupying multiple buildings may be allowed multiple signs on those buildings. No one tenant shall be allowed more than one B1 sign type on any one side of one building.

FABRICATION NOTES

- LED illuminated channel characters with 10" returns and framed backs.
- 3/16" non-glare, UV, clear Lexan face with vinyl graphics applied to 1st or 2nd surface.
- Lexan face to be attached to inner retainer at tops of letters with fasteners at approximately 2' - 3' increments or where necessary.
- Illumination to be GE Tetra Max High Output fixtures.
- Returns to be painted P-1.
- Cabinet interior to be painted white.

INTERNALLY ILLUMINATED CHANNEL CHARACTERS



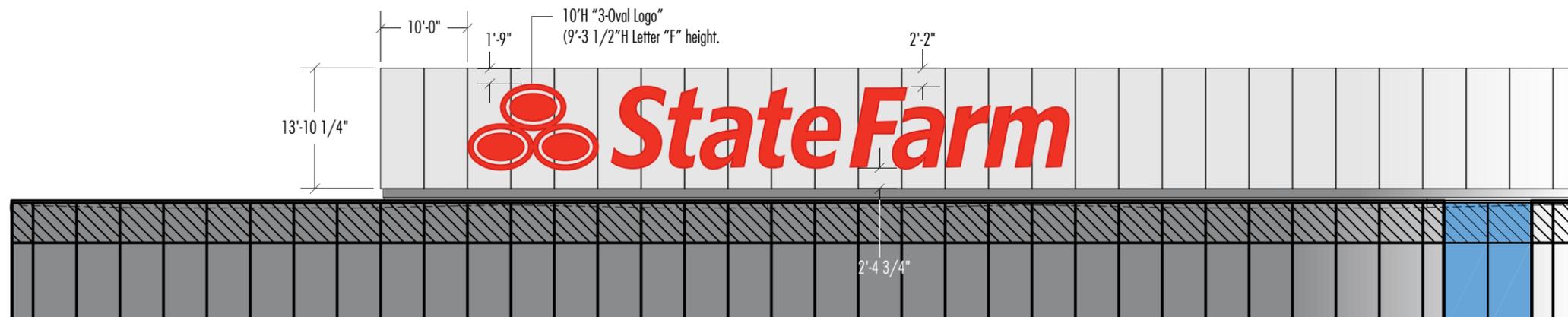
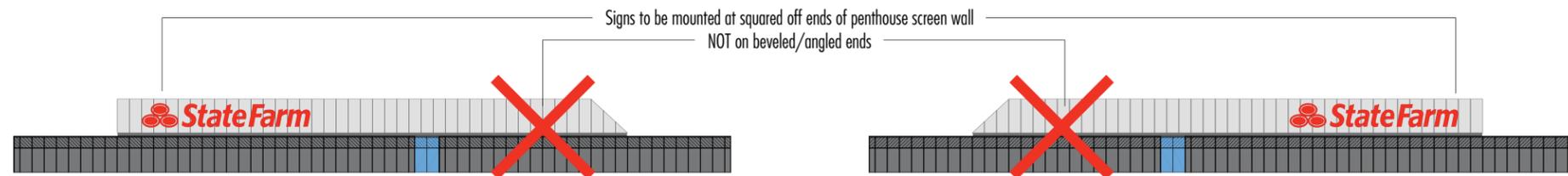
scale: NTS



ELEVATION - TYPICAL

scale: 1/8"=1'

LOCATIONS FOR ONE TENANT (STATE FARM) PER FACADE SCENARIO



ELEVATION - TYPICAL FOR SIGNS MOUNTED ON LEFT SIDE OF PENTHOUSE FASCIA

scale: 1/16"=1'



ELEVATION - TYPICAL FOR SIGNS MOUNTED ON RIGHT SIDE OF PENTHOUSE FASCIA

scale: 1/16"=1'



project number
13007

project name
MARINA
HEIGHTS
EXTERIOR
BUILDING
SIGNAGE

type
B1

description
BUILDING TOP
TENANT
IDENTIFICATION
SIGN (STATE
FARM SPECIFIC)

scale
NOTED

date
6.10.14

revised date
12.12.14

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**MH-B
103**

NOTES

Marina Heights is being designed to be a single-user corporate campus with one major tenant occupying all of the office towers with some smaller scale retail tenants on the ground floor. In this scenario, the **single major tenant would use no more than 5 of these envelopes (1 per building on the outer perimeter of the site).**

In the future, if the campus is transformed from a single-user corporate campus to a multi-tenant campus, **the multiple major tenants can utilize all 10 of the available envelopes.**

Quantity = Maximum of 2 sign locations per building

Maximum Size = 15' x 150'

Maximum Area = 2,250sf per sign

Additional Details - Signs will be located on roof tops to identify major tenants to air traffic in the area. Signs will not be visible from the ground level and passing vehicular or pedestrian traffic. Tenant colors, fonts and logos will be allowed.

Only major tenants occupying space in a particular building may have roof top graphics on that building. The Owner may allow 1 tenant to use both of the 2 roof top graphic envelopes, or may allow 2 tenants to use 1 each of the 2 envelopes.

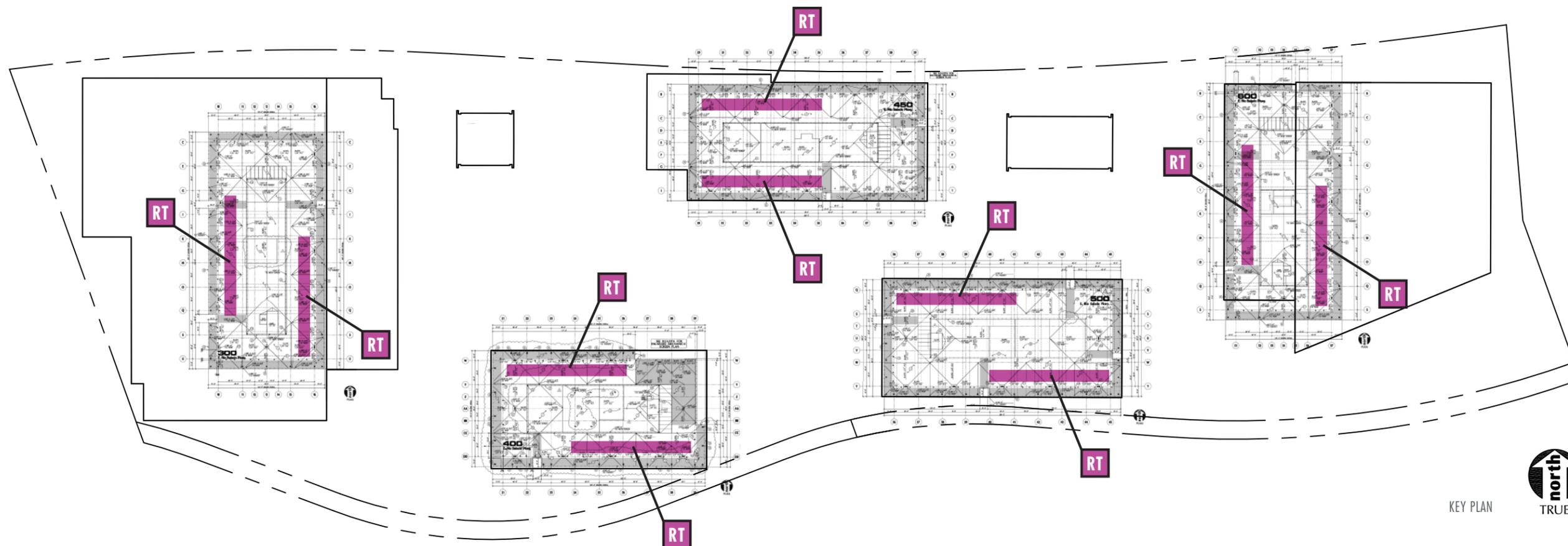
GENERAL NOTES

- Graphics must be approved by Owner.
- Graphics must not in any way negatively effect the roof, roof membrane or any warranties associated with the building, roof or membrane.
- Graphics must be painted or applied using methods recommended by the roofing material supplier to avoid any negative effects to the roof and roof membrane.



PLAN VIEW - TYPICAL

scale: 1/16"=1'



KEY PLAN



project number
13007

project name
MARINA
HEIGHTS
EXTERIOR
BUILDING
SIGNAGE

type
RT

description
BUILDING TOP
GRAPHICS

scale
NOTED

date
11.15.13

revised date
1.12.15

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**MH-B
104**

RETAIL BUILDING TYPES

- Attached Retail
- Freestanding Retail
- Internal Smaller Scale Retail

NOTES

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

Dimensions are approximate and may vary from the final built environment.

The retail spaces shown on this plan may be subdivided into smaller retail tenant spaces.

NOTES

Lineal footage (LF) is to be measured as the widest dimension of the tenant's space measured parallel to the respective frontage.

Sign area square footage (SF) calculated for each facade may only be applied to that facade, and may not be transferred to another facade(s).

Wall-mounted signs, exposed neon, canopy mounted signs, blade signs, hanging/suspended signs, three-dimensional signs, window graphics, menu boards, A-frame signs, etc. may be used with Owner and/or Building Management approval. The area of all building signage types (excluding window graphics & interior mounted signs) will be counted against the total square footage allowed.

Retail tenants may also have sign panels on freestanding site signs with Owner and/or Building Management approval. The area of those sign panels will not count against the tenant's total aggregate sign area.

In some instances, signs may be located on a portion of building not occupied by the tenant.

For internal smaller scale retail locations with little or no exterior wall frontage, signs may be located near, but not necessarily directly adjacent to the tenant space.

All sign types, sizes & locations must be approved by the Owner and/or Building Management and the City of Tempe prior to fabrication & installation.

Signage design, areas, locations, etc. may be further restricted by the Owner and/or Building Management through future Signage Design Guidelines and Covenants, Conditions, and Restrictions (CC&Rs).

BUILDING SIGNAGE MATRIX

RETAIL LOCATIONS	MAXIMUM AGGREGATE BUILDING SIGN AREA CALCULATION METHOD
 A1 & E1 - Attached Retail	3.5 SF per LF of tenant space - freeway facing (North) facades / 40 SF plus 1 SF for every LF of tenant space beyond 40 LF - plaza facing facades / .5 SF per LF of tenant space - breezeway facing (South) facades
 B1, B2, C1 & C2 - Attached Retail	40 SF plus 1 SF for every LF of tenant space beyond 40 LF - all facades
 R1 & R2 - Freestanding Retail	40 SF plus 1 SF for every LF of tenant space beyond 40 LF - all facades
 300-600 - Internal Smaller Scale Retail (Currently Grab N Go, but may be converted to other uses in the future.)	40 SF plus 1 SF for every LF of tenant space beyond 40 LF on the one exterior wall adjacent to the tenant space. For building 400, where the tenant space is not located adjacent to an exterior wall, the tenant signage will be located on the North elevation, and the tenant space will be measured from plan East to plan West parallel with the North facade.

RETAIL SIGNAGE GENERAL NOTES:

1. The maximum height for a building mounted retail sign's individual channel letter or logo will be 5'-0". The maximum height for a building mounted cabinet sign will be 9'-0".
2. Areas for Marina Heights retail tenant signage will be measured using a single rectangle which encompasses all characters and logos of each sign. In cases where signage is located on or integrated with painted background panels or areas distinctively painted, textured, illuminated, or constructed as a background for the sign, the background will be not included in the area calculation.



project number
13007

project name
MARINA HEIGHTS

type
N/A

description
RETAIL BUILDING SIGNAGE MATRIX

scale
NTS

date
11.24.15
revised date
12.20.16

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**MH-B
105**

NOTES

Retail tenants will be allowed to have illuminated signage mounted to the building.

Quantity = TBD (Additional locations may be requested for future development site to the East)

Maximum Individual Letter Height = 5'-0"

Maximum Cabinet Sign Height = 9'-0"

Maximum Area = See matrix on page MH-B 105

Additional Details - Signs may be internally illuminated. Tenant logos, fonts and colors will be allowed. In addition to these typical sign types, a wide variety of sign types for the retail spaces may be allowed (with Owner and/or Building Management pre-approval) including but not limited to: wall-mounted signs, exposed neon, canopy mounted signs, blade signs, hanging/suspended signs, three-dimensional signs, window graphics, menu boards, A-frame signs, etc. This variety is meant to create an energized, "Main Street" feel at the plaza level of the project.



Signs may consist of individual channel letters or cabinet signs. Other sign non-traditional sign types will be considered and may be allowed with Owner/ Management approval.



RENDERING VIEWS

SCALE: NTS



project number
13007

project name
MARINA
HEIGHTS

type
R1

description
RETAIL
WALL-MOUNTED
SIGNAGE

scale
NTS

date
5.17.13

revised date
11.1.16

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**MH-B
106**

NOTES

Retail tenants will be allowed to have internally illuminated signage mounted to the underside of the promenade areas of the project. Signs may be mounted parallel or perpendicular to the facade.

This design represents a typical standard for the overall project. Tenants (especially those with space inside the main office buildings) will be encouraged to use this design where appropriate. Other designs and other sizes may be approved by the Owner and/or Building Management, especially for freestanding retail buildings or retail spaces which feature varying architectural design and materials.

Quantity = TBD

Sign Panel Height = 2'-6" (3'-0" including embellishments)

Area = 40 sf (Excluding embellishments / sign face only)

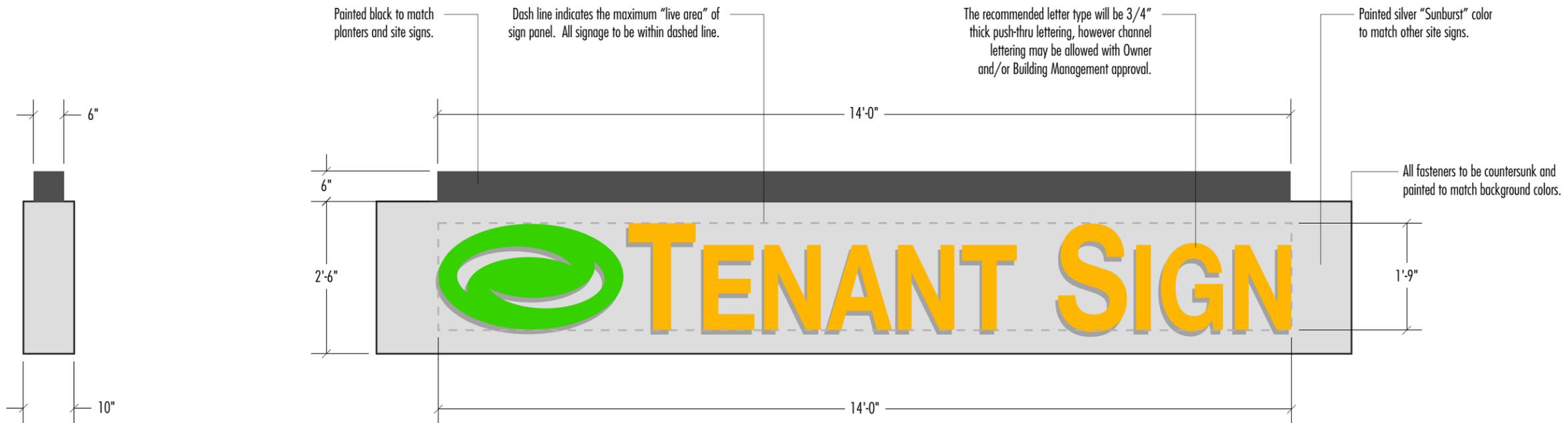
Additional Details - Signs will be internally illuminated. Tenant logos, fonts and colors will be allowed.



Sign to be centered with and in between columns.

RENDERING VIEWS

SCALE: NTS



SIGN ELEVATIONS

SCALE: 1/2" = 1'



project number
13007

project name
MARINA
HEIGHTS

type
R2

description
RETAIL
SUSPENDED
SIGNAGE

scale
1/2" = 1'

date
5.17.13

revised date
11.1.16

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