



NEXA

Comprehensive Sign Plan

01-17-17

Submitted by:



Gretchen Wilde Owner/Designer
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NEXA
Contents

Notes:

Revisions:

aw
ff

11-02-16
Scale: NTS

PAGE 0.0

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PROJECT INFORMATION

Address	Nexa 1221 East Apache Boulevard Tempe, Arizona, 85281
Zoning	PAD
Buildings	4 Story residential - 399 units 1 Story ground level covered garage
Site Area	6.70 Acres
Gross Building Area	622,404 SF
Architect	Todd & Associates 4019 N. 44th Street Phoenix, AZ 85018
Property Owner and Landlord	Lennar Multifamily Communities 7150 E. Camelback Road Suite 425 Scottsdale, AZ 85251 480-369-4655 (P) 949-349-0782(F)

PROJECT NARRATIVE

Introduction Nexa is a new multifamily residential project with a small commercial component consisting of a 4 story building on top of ground level retail and a 1 story parking garage. It is located on the south side of Apache Boulevard adjacent to the light rail and between ASU and the 101 Freeway.

Signage Design The Comprehensive Sign Plan is intended to establish and maintain a design theme throughout the project that will reinforce the architecture and provide identity and direction for visitors and residents within and for tenants along Apache Boulevard. The Monument Sign creates the primary theme for signage and announces the project to vehicular and pedestrian traffic traveling along Apache Boulevard.

The Building Mounted logo are meant to identify Nexa to more distant traffic traveling east and west along Apache Boulevard. The vehicular directional, directory map and garage entry and parking signs all include elements from the architectural design including horizontal banding and the project blue and silver colors.

Non-residential Component Nexa contains commercial tenants on the first floor along Apache. These spaces are conceived for cafes, coffee shops and similar amenities to service the on site residents. These signs will be of 3 types: Building Mounted or Canopy Mounted signs which will be dimensional and allow for internal illumination or glass mounted vinyl graphics mounted beside the entry doors.

All tenants will be required to submit design illustrations and specifications to the owner for approval prior to submitting sign permit applications to the City of Tempe.



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NEXA
Project Information
Project Narrative

Notes:

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PAGE 1.0

All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. Always refer to drawings and graphics in the manner of fabrication. All signs shall be fabricated in accordance with the design intent of these drawings at all times. It is the owner's responsibility to check the details of all changes during the fabrication process. All signs shall be fabricated in accordance with the design intent of these drawings at all times. It is the owner's responsibility to check the details of all changes during the fabrication process. All signs shall be fabricated in accordance with the design intent of these drawings at all times. It is the owner's responsibility to check the details of all changes during the fabrication process.

Exterior / Garage Signage

Freestanding

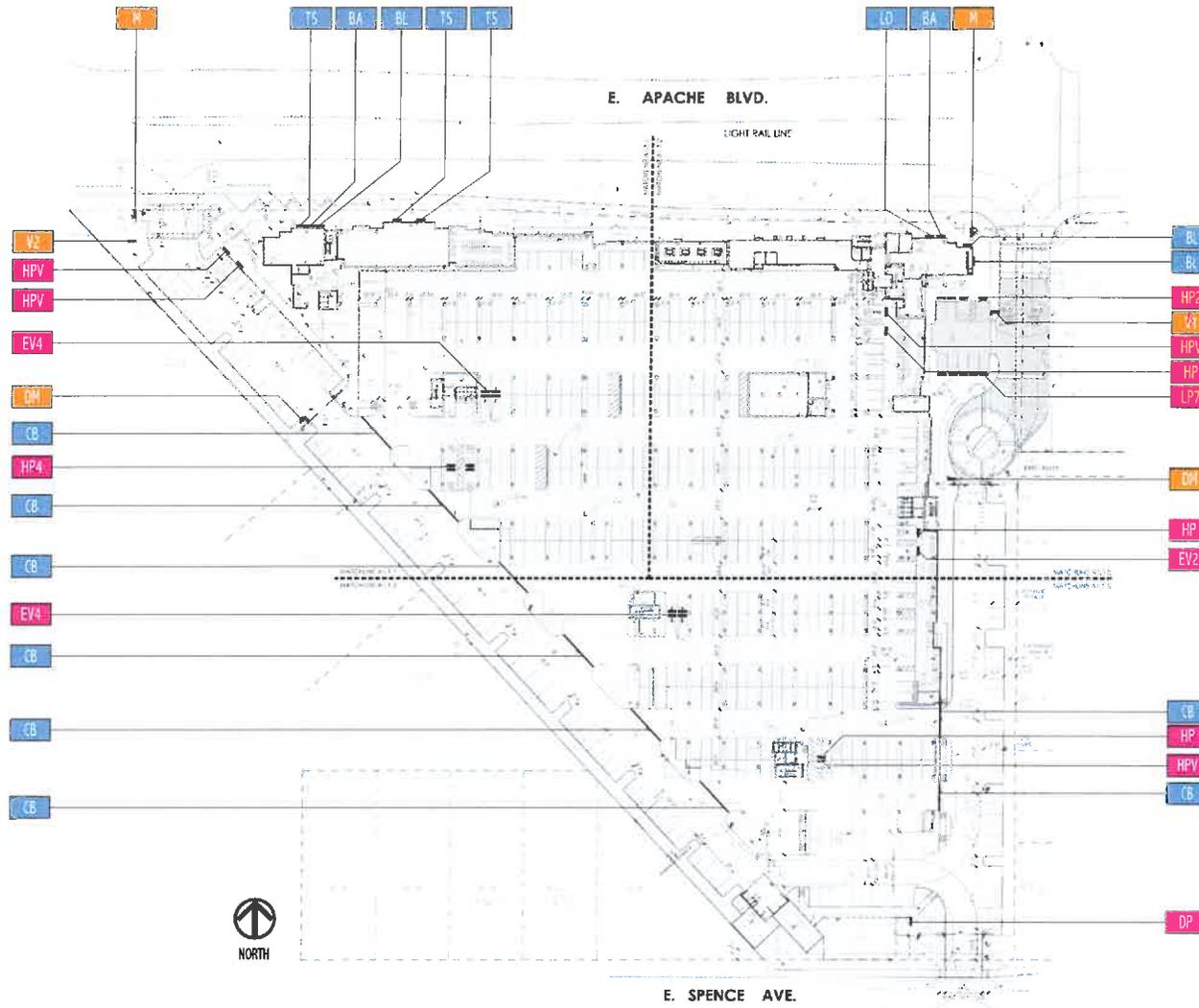
- M Monument Sign (2)
- V Vehicular Directional (2)
- DM Directory Map (2)

Building Mounted

- BL Building Logo (3)
- BA Building Address (2)
- CB Clearance Bar (8)
- TS Tenant Sign (3)
- LO Leasing Office (1)

Parking / Post Panel

- LP Leasing Parking (10)
- HP Handicap Parking (10)
- HPV Handicap Van Parking (3)
- EV Electric Vehicle (10)
- DP Dog Park (1)





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NEXA
 Northwest Elevation
 Building Mounted Logo

Notes:

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Page 3.0

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NEXA
 Northeast Elevation
 Building Mounted Logo

Notes: Option A

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Page 3.1

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East Elevation



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NEXA
 East Elevation
 Building Mounted Logo

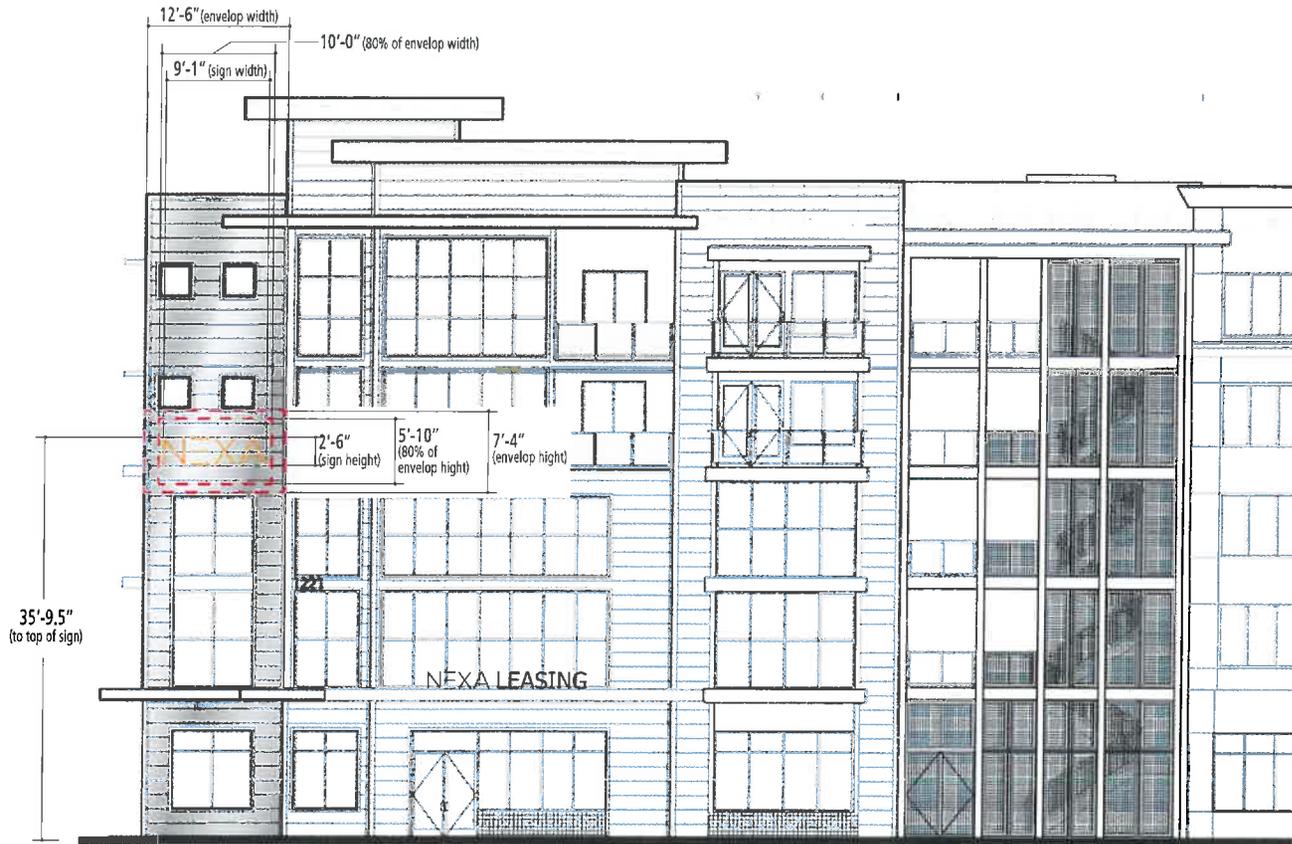
Notes:
 All lettering & logos to be metal channels with acrylic faces and internal LED illumination.
 Sign area: 60 S.F.

Revisions:

aw
 ff

11-02-16
 Scale: 3/32" = 1'-0"

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35'-9.5"
(to top of sign)

See Typical Tenant Sign Detail on Page 5.0



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NEXA
North Elevation
Building Mounted Logo and Leasing Sign

Notes:
All lettering & logos to be metal channels with acrylic faces and internal LED illumination. Tenants may use corporate colors with Owner approval.
Tenant logo sign area: 25 S.F.

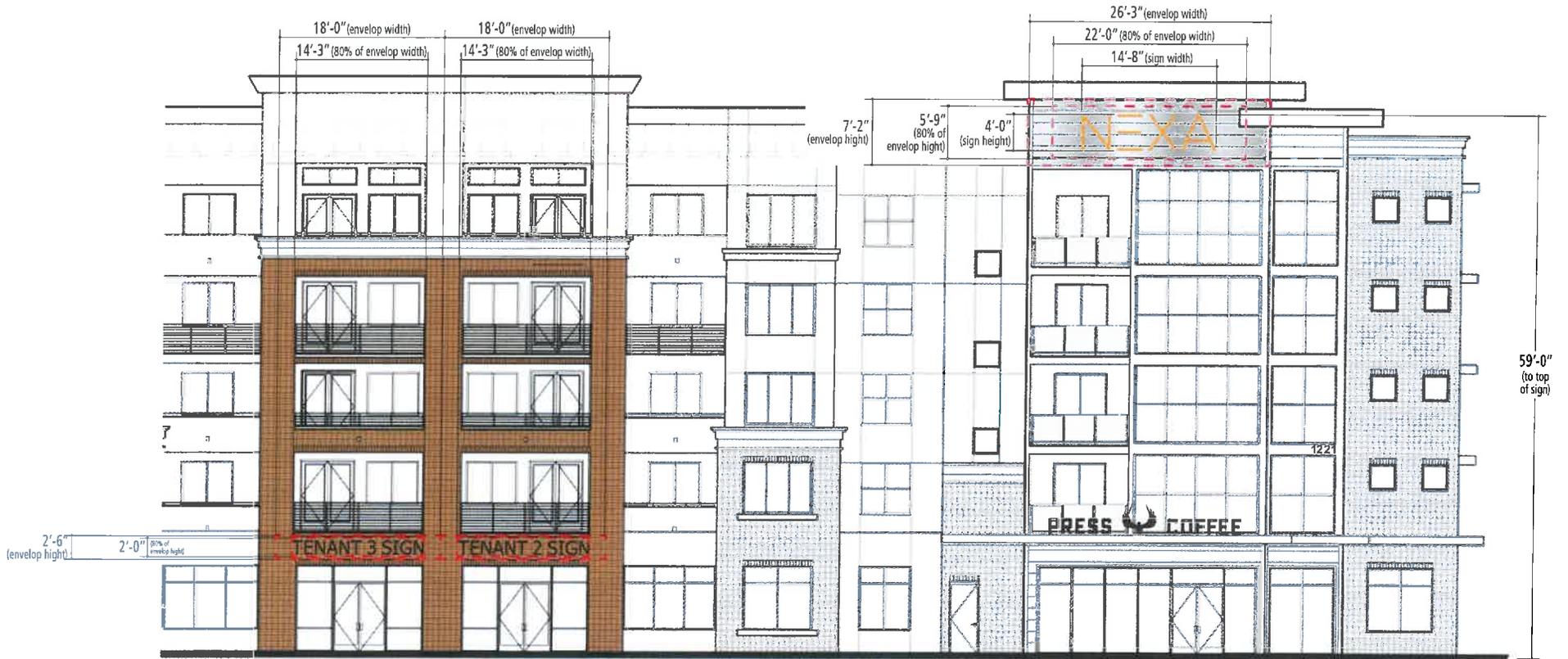
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Scale: 3/32" = 1'-0"

PAGE 4.1

All send-fee details on these drawings are subject to change due to the availability of materials and/or changes in the methods of fabrication. Applicant signs & graphics will do their best to maintain the design intent of these drawings at all times. If the owner or owner's representative wishes to receive detail drawings on all changes during the fabrication process, applicant signs & graphics must be advised in writing prior to the start of fabrication. This is an original unpublished drawing created by applicant signs & graphics. It is prohibited for any personal use in connection with a proposed project being planned, but may be reproduced, copied, photographed, scanned or used in any fashion without the expressed written approval of applicant signs & graphics.



See Typical Tenant Sign Detail on Page 6.0

See Typical Tenant Sign Detail on Page 5.0



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NEXA
 North Elevation
 Building Mounted Logo and Tenant Signs

Notes:
 All lettering & logos to be metal channels with acrylic faces and internal LED illumination. Tenants may use corporate colors with Owner approval.
 Project logo sign area: 68 S.F.

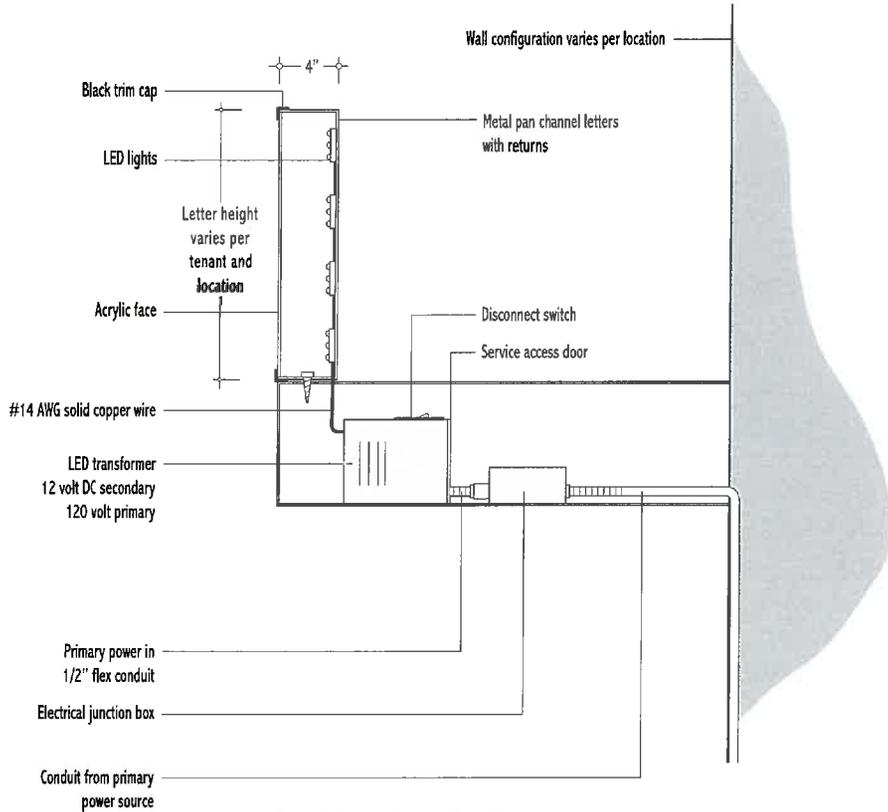
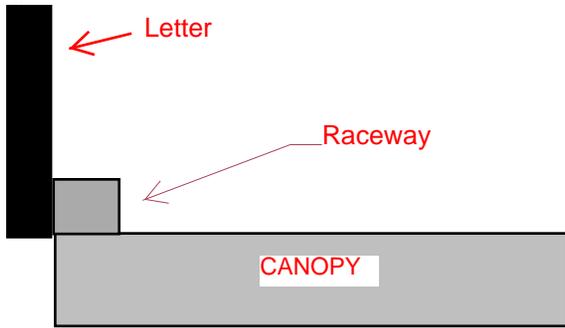
Revisions:

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11-02-16
 Scale: 3/32" = 1'-0"

PAGE 4.2

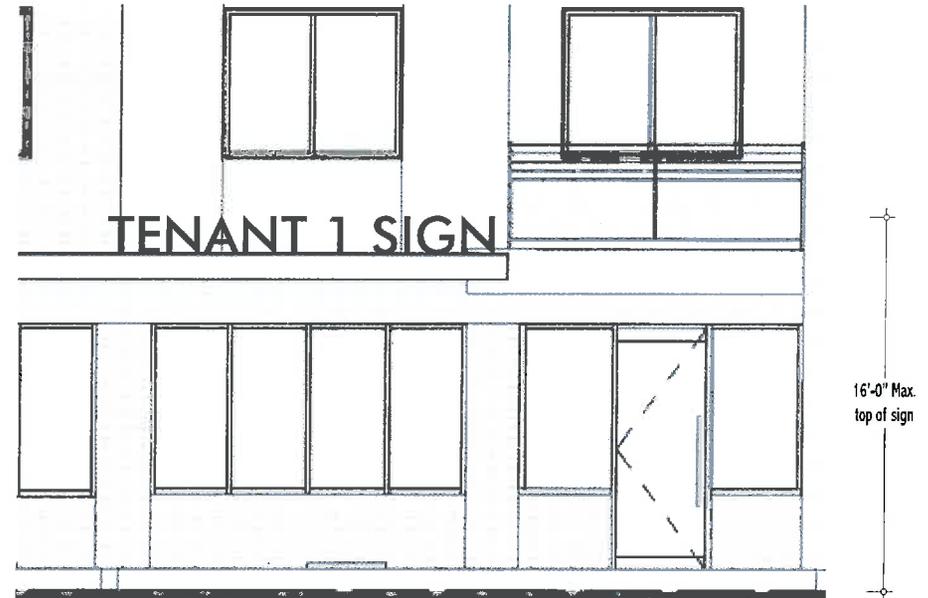
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Typical Letter Section Detail
Scale: 1 1/2" = 1'-0"



Enlarged Elevation
Scale: 3/8" = 1'-0"
May use tenant's logo, font and colors



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



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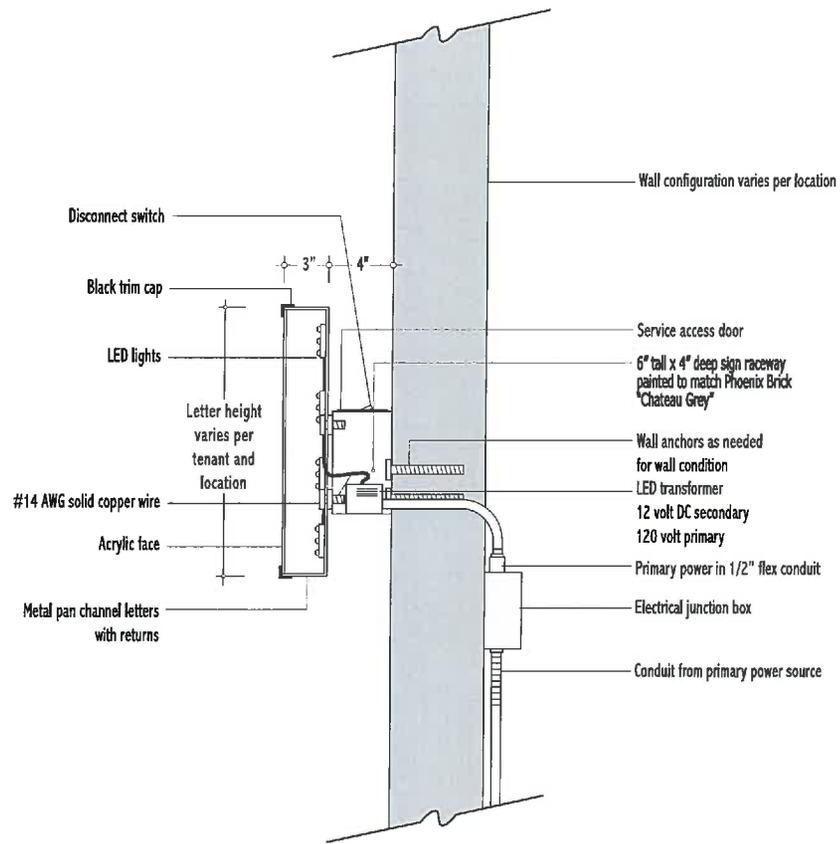
NEXA
Typical Canopy Mounted Tenant Sign Details

Notes:
Tenant Sign - Dimensional letters with internal illumination
Tenant may select lettering font and color and use established logo with owner approval
Maximum sign area: 50 SF

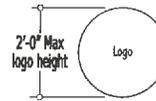
Revisions:

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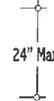
11-02-16
Scale: as noted



Typical Letter Section Detail
Scale: 1/2" = 1'-0"

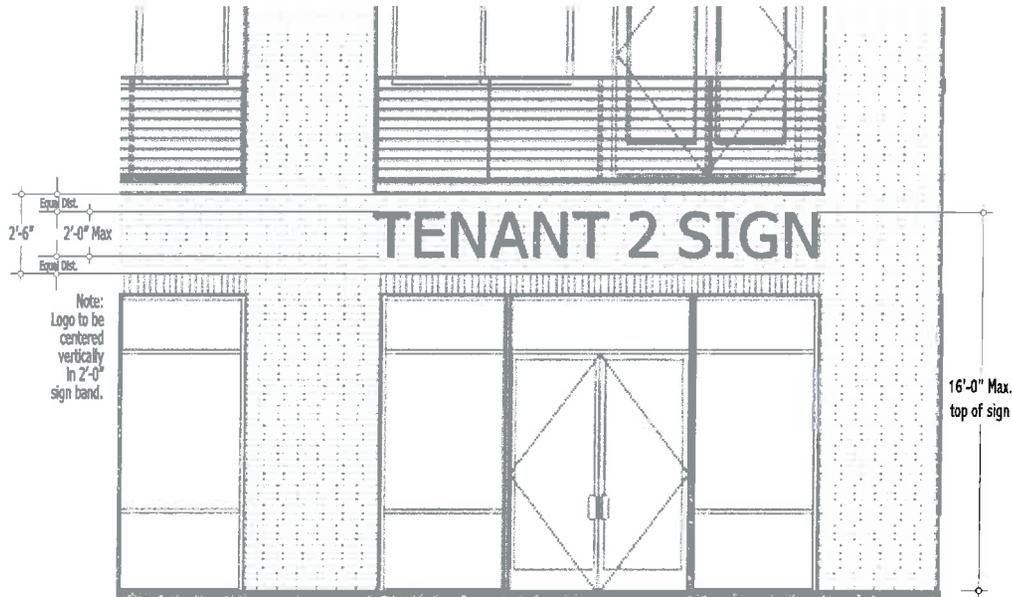


TENANT



Enlarged Elevation

Scale: 3/8" = 1'-0"
May use tenant's logo, font and colors



Typical Elevation

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



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NEXA
Typical Building Mounted Tenant Sign Details

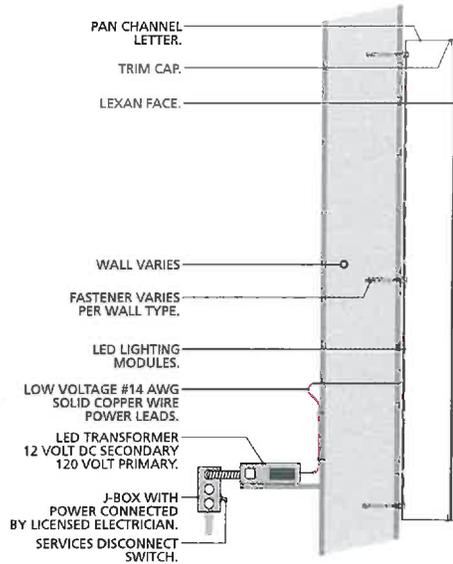
Notes:
Tenant Sign - Dimensional letters with internal illumination
Tenant may select lettering font and color and use established logo with owner approval
Maximum sign area: 50 SF

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01-26-17
Scale: as noted

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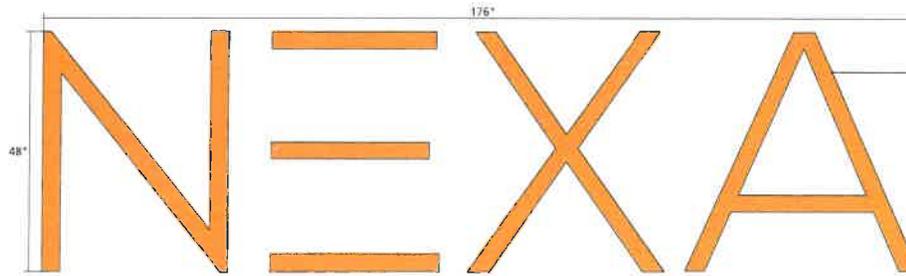


TYPICAL LETTERING SECTION

scale: 1" = 1'-0"



SIDE VIEW



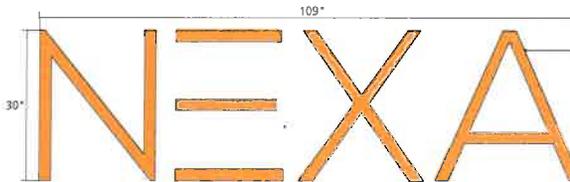
NORTH ELEVATION - WEST END OF BUILDING

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

5" DEEP INTERNALLY ILLUMINATED ALUMINUM PAN CHANNEL LETTERING.
 SIDES PAINTED TO MATCH PANTONE 137U.
 TRIM CAP PAINTED TO MATCH PANTONE 137U.
 WHITE ACRYLIC FACE.
 PRINTED TRANSLUCENT VINYL TO MATCH PANTONE 137U APPLIED ACRYLIC FACE.



SIDE VIEW



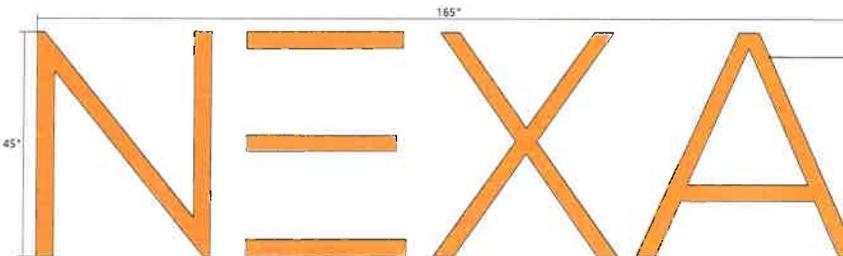
NORTH ELEVATION - EAST END OF BUILDING

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

5" DEEP INTERNALLY ILLUMINATED ALUMINUM PAN CHANNEL LETTERING.
 SIDES PAINTED TO MATCH PANTONE 137U.
 TRIM CAP PAINTED TO MATCH PANTONE 137U.
 WHITE ACRYLIC FACE.
 PRINTED TRANSLUCENT VINYL TO MATCH PANTONE 137U APPLIED ACRYLIC FACE.



SIDE VIEW



EAST ELEVATION

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

5" DEEP INTERNALLY ILLUMINATED ALUMINUM PAN CHANNEL LETTERING.
 SIDES PAINTED TO MATCH PANTONE 137U.
 TRIM CAP PAINTED TO MATCH PANTONE 137U.
 WHITE ACRYLIC FACE.
 PRINTED TRANSLUCENT VINYL TO MATCH PANTONE 137U APPLIED ACRYLIC FACE.



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NEXA
 Typical Building Mounted Tenant Sign Details

Notes:
 Dimensional letters with internal illumination

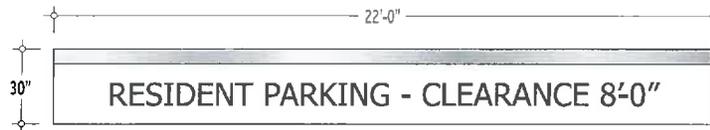
Revisions:

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01-16-17
 Scale: as noted

PAGE 6.1

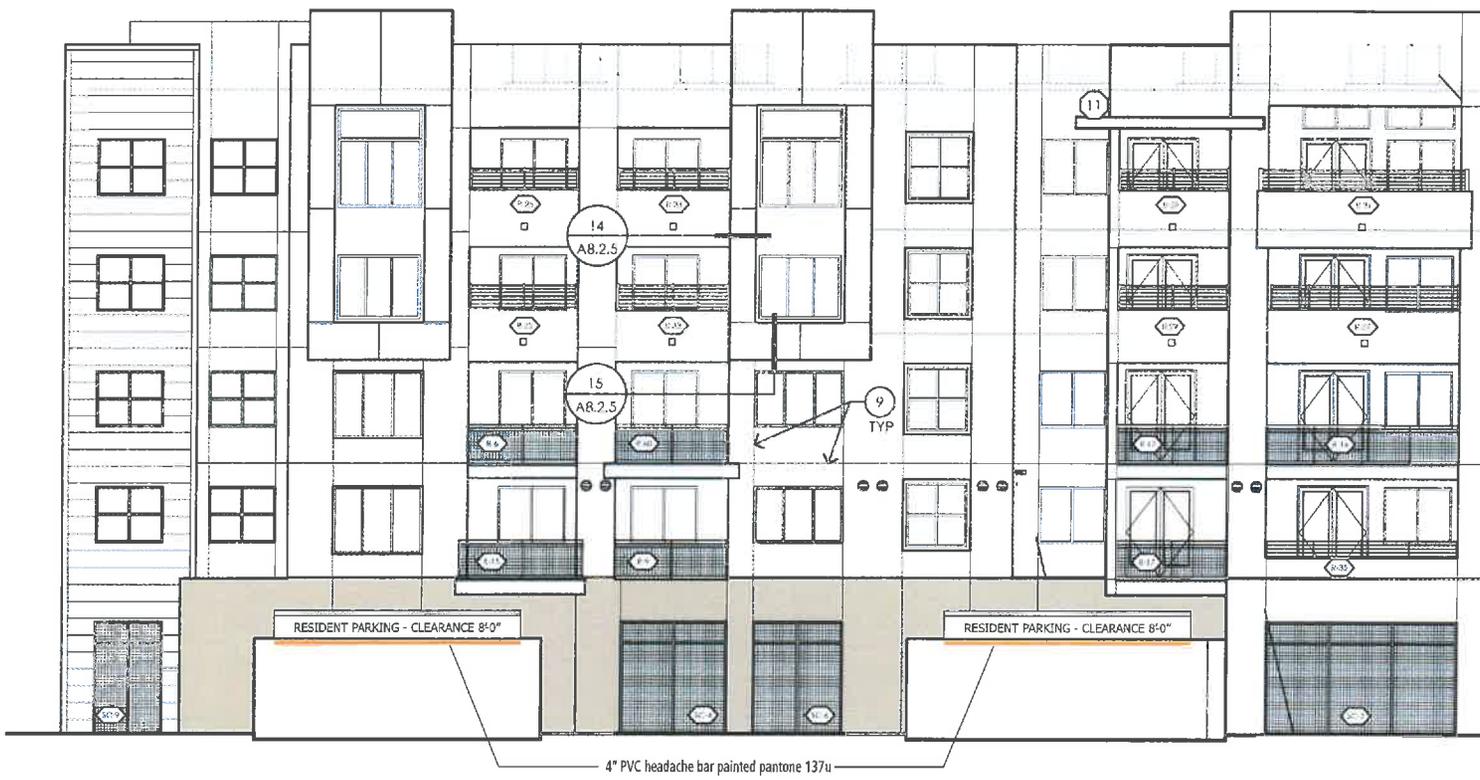
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Enlarged Detail

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

Fabricated aluminum cabinet with painted finish and charcoal vinyl copy



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NEXA
 East Elevation
 Building Mounted Garage Signs

Notes:

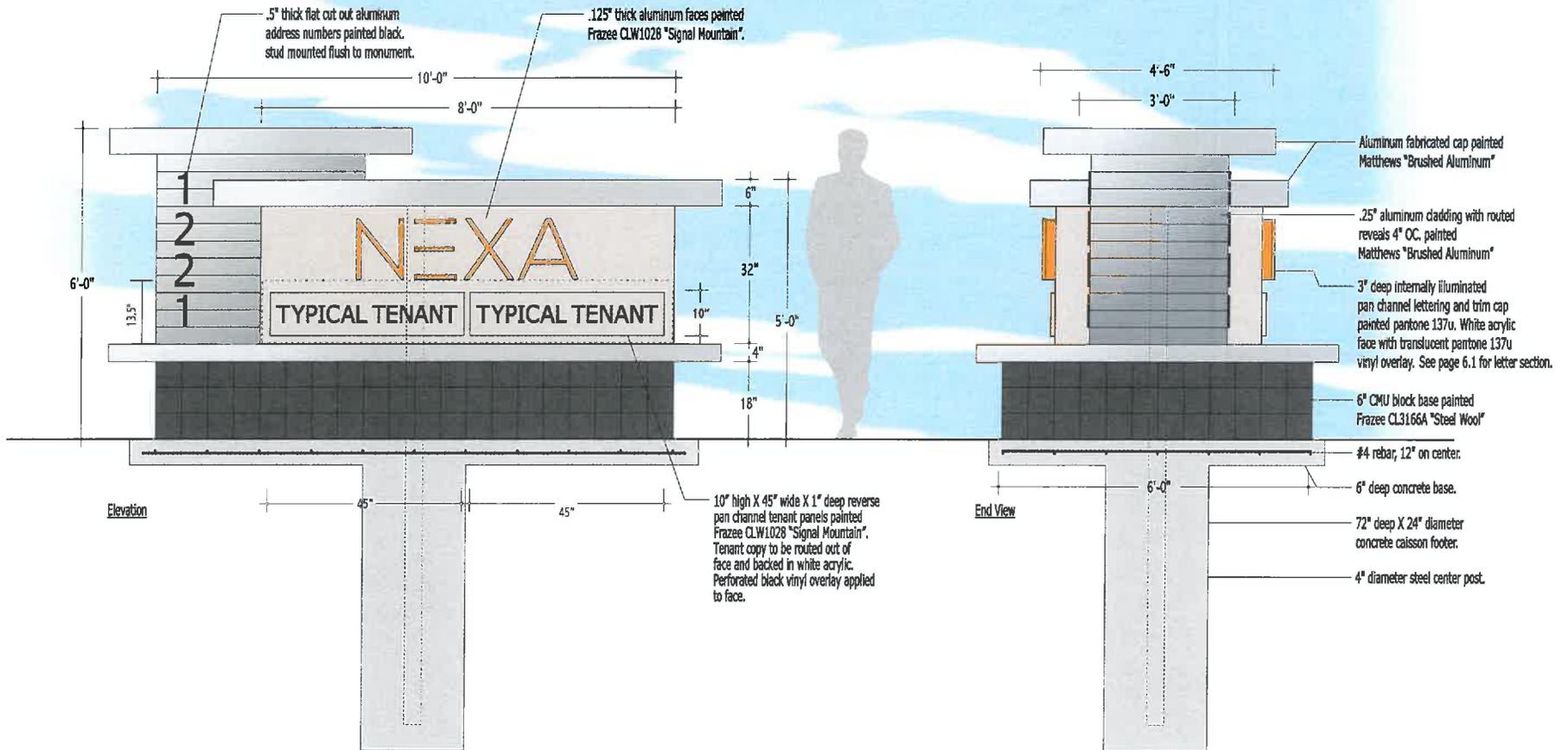
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11-02-16
 Scale: 3/32" = 1'-0"

PAGE 7.0

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NEXA
 Monument Sign

Notes:
 Quantity: 2 Double sided
 Sign Area: 24 S.F.

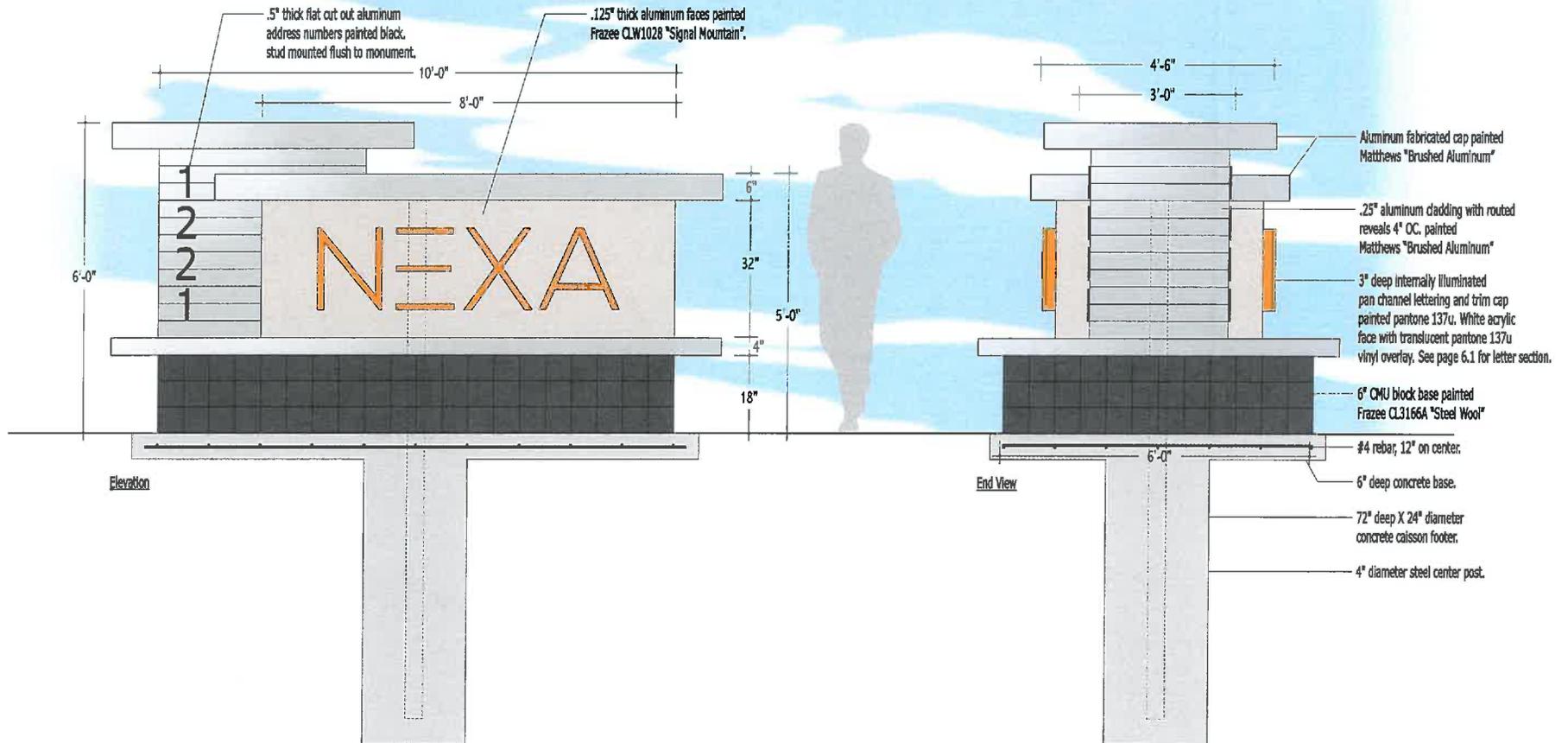
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 Scale: 1/2" = 1'-0"

PAGE 8.1

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NEXA
 Monument Sign

Notes:
 Quantity: 2 Double sided
 Sign Area: 24 S.F.

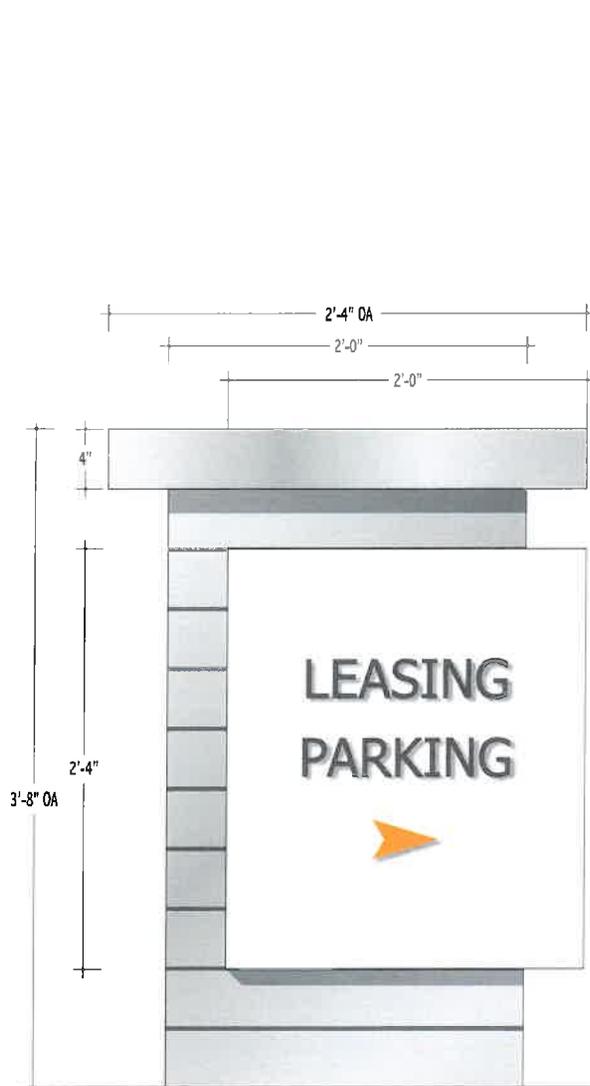
Revisions:

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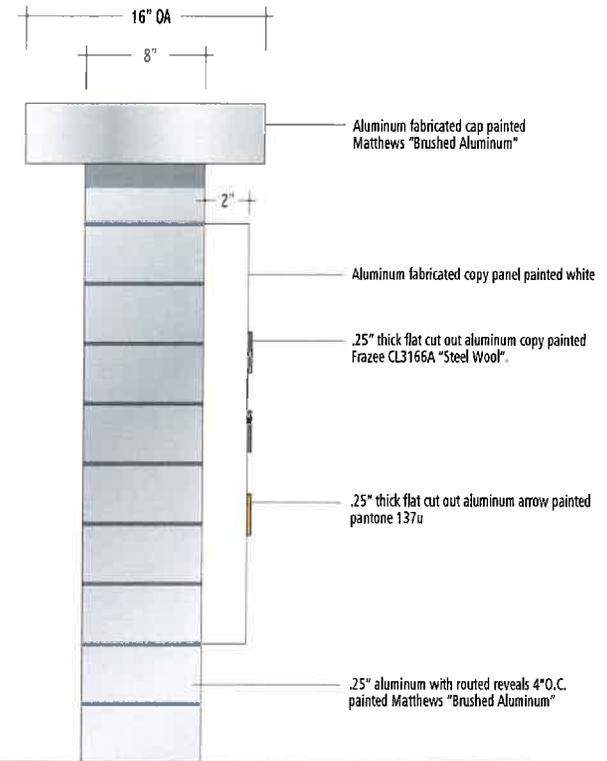
01-17-17
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PAGE 8.0

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Front Elevation



Side View

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NEXA
 Vehicular Directional

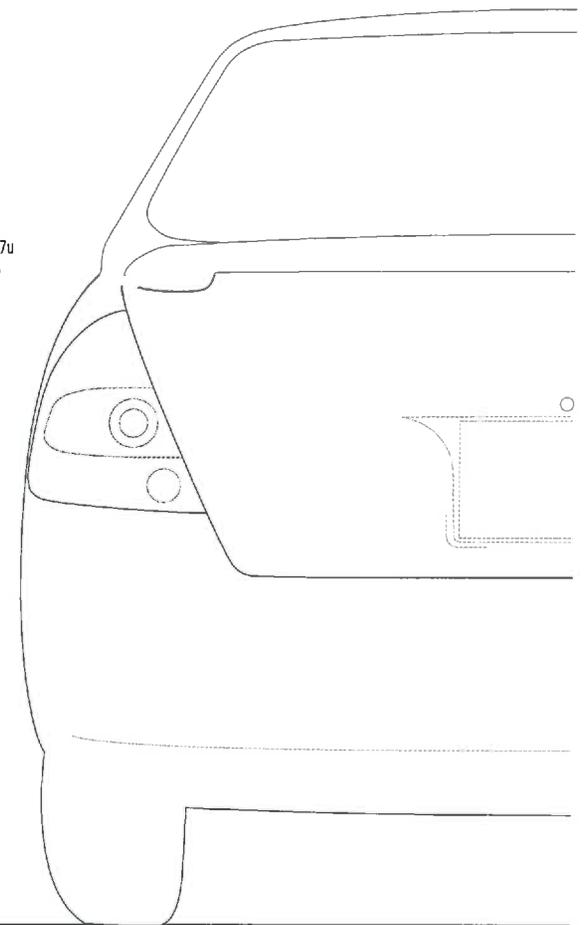
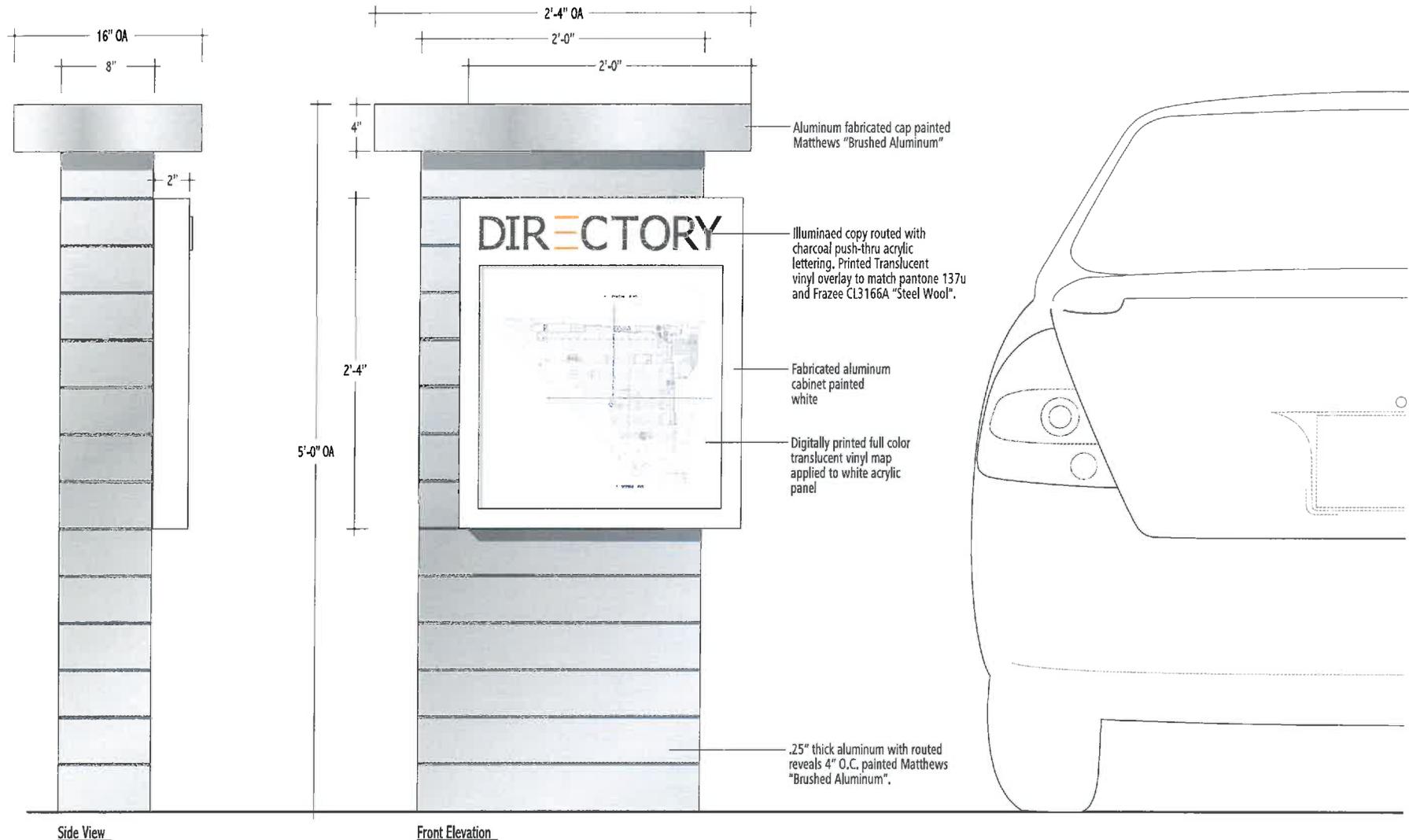
Notes:
 Quantity: 2 single sided
 Sign Area: 5 S.F.

Revisions:

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01-17-17
 Scale: 1 1/2" = 1'-0"

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ARI
SIGN SYSTEMS

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NEXA
Directory Sign

Notes:
Quantity: 2 single sided
Internal LED Illumination

Revisions:

gwf
ff

01-17-17
Scale: 1 1/2" = 1'-0"

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