

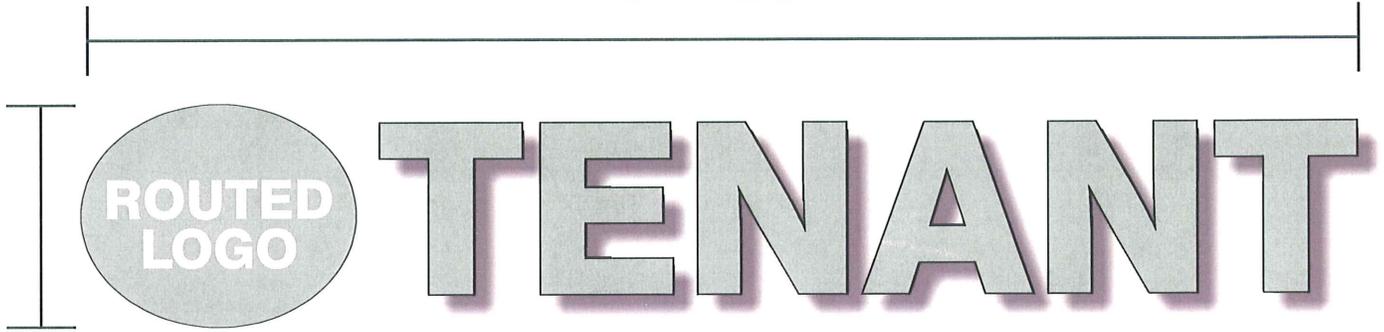
SIGN PACKAGE CRITERIA

DATE	05/02/08
PROJECT NAME	Papago Hills Office Building
PROJECT ADDRESS	1050 W Washington St
TYPE	Individual reverse pan channel letters
ILLUMINATION	None or halo with white LED illumination
MATERIAL	Aluminum construction. Logos may have routed face backed with plex.
CONSTRUCTION	3" returns. Halo illuminated letters shall be set off 1.5" from wall.
LETTER STYLE	Open
LOGO	Restricted to 25% of sign area – DRC policy.
COLOR	Open. Sign faces and returns shall match in color.
SIZE RESTRICTION	<p>Major tenants - 60" maximum letter height and logo height.</p> <p>Minor tenants - 48" maximum letter height and logo height.</p> <p>All building mounted signage shall not exceed 80% of the horizontal or vertical background.</p>
INSTALLATION	<p>Written authorization shall be required from the property owner for any tenants with north facing suites who wish to display business identification signage on the south face of the structure.</p> <p>Major tenants with signs greater than 48" tall may only display their sign in the designation envelope on the second story.</p> <p>One major tenant sign may be located on each of the two alternate major tenant sign band locations. See elevations for locations.</p>
WINDOW SIGNAGE	Window signs are restricted to 25% of the individual window in which the sign is located.
CENTER ID	
MAJOR/PAD TENANT VARIATION	

Exhibit A

NOT TO EXCEED 80%
OF WALL LENGTH

NOT TO EXCEED 80%
OF WALL HEIGHT



TYPICAL SET OF REVERSE PAN CHANNEL LETTERS.

CONSTRUCTION

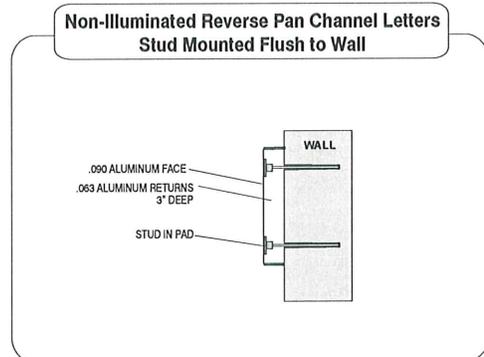
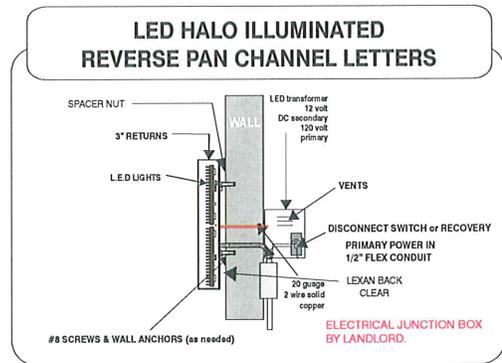
- MINIMUM .090" ALUMINUM CONSTRUCTION
- 3" DEEP .063 RETURNS
- PAINTED ACRYLIC POLYURETHANE
- 3/16" CLEAR LEXAN BACKING CLIP MOUNTED TO RETURNS
- LOGO CAN BE ROUTED AND BACKED WITH ACRYLIC

MOUNTING

STUD MOUNT 1.5" FROM BUILDING FASCIA/WALL.

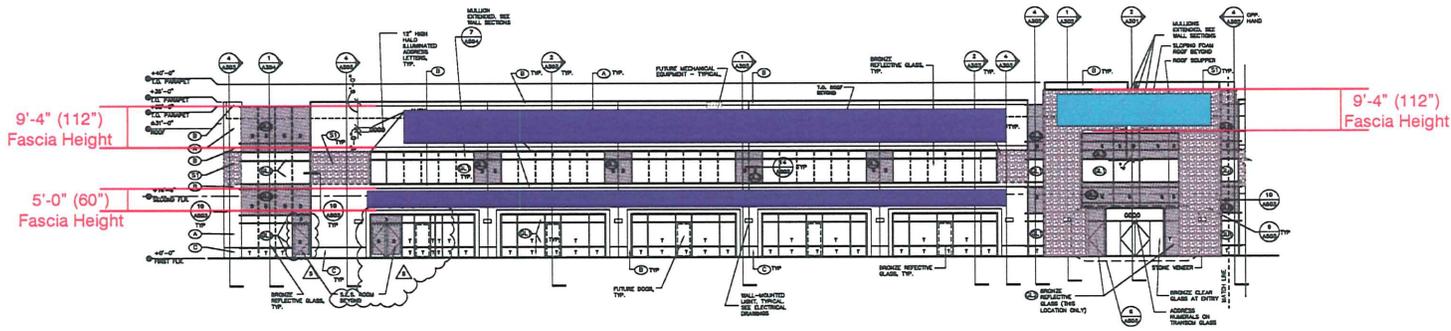
ILLUMINATION

- INTERNAL HALO LED
- 1 STROKE PER 4"
- REMOTE MOUNT TRANSFORMER

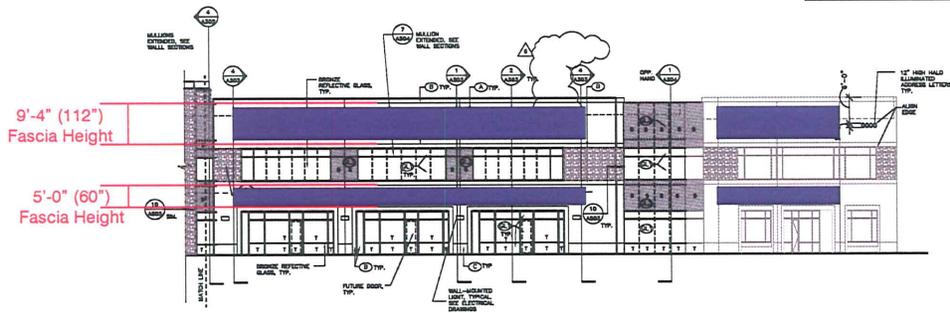


THESE SIGN BANDS REPRESENT THE APPROVED AREAS ON THE BUILDING THAT SIGNS MAY BE INSTALLED. FINAL APPROVED SIGN LOCATION WILL BE BASED ON TENANT'S LOCATION IN THE BUILDING AND TENANT'S ACTUAL LEASED FRONTAGE.

ALL TENANT SIGN LOCATIONS ARE SUBJECT TO FINAL LANDLORD AND CITY OF TEMPE APPROVAL.



NORTH ELEVATION (A)



NORTH ELEVATION (B)

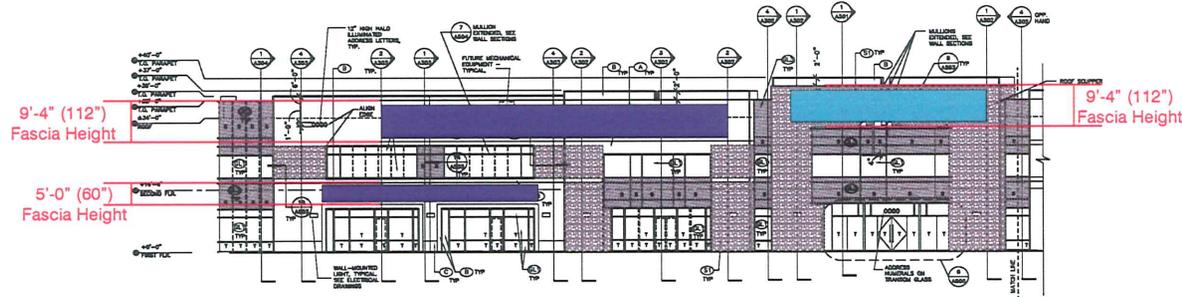
SCALE: 3/32" = 1'-0"
 NOTE: SEE DRAWING A501 FOR MATERIAL AND FINISH LEGEND

= Sign Bands
 = Alternate Sign Band Locations for Major Tenant Only

*Sign Band NOT TO EXCEED 80% of Building Fascia Height or Width.

THESE SIGN BANDS REPRESENT THE APPROVED AREAS ON THE BUILDING THAT SIGNS MAY BE INSTALLED. FINAL APPROVED SIGN LOCATION WILL BE BASED ON TENANT'S LOCATION IN THE BUILDING AND TENANT'S ACTUAL LEASED FRONTAGE.

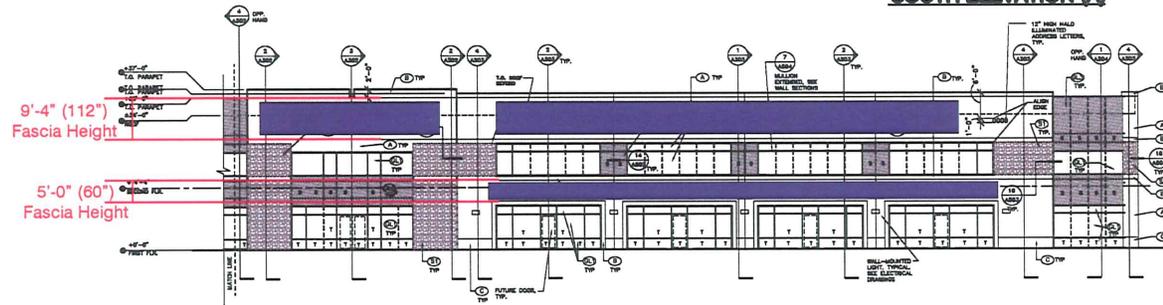
ALL TENANT SIGN LOCATIONS ARE SUBJECT TO FINAL LANDLORD AND CITY OF TEMPE APPROVAL.



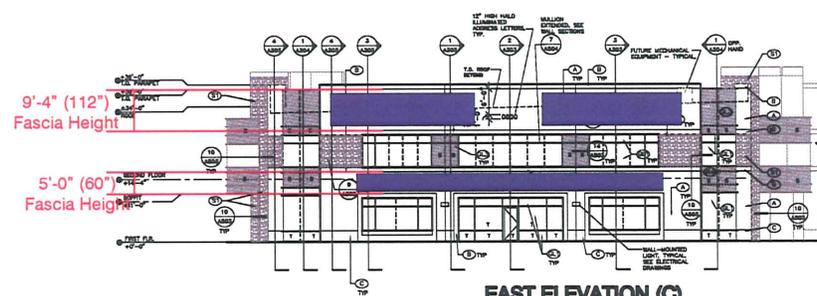
SOUTH ELEVATION (A)

- = Sign Bands
- = Alternate Sign Band Locations for Major Tenant Only

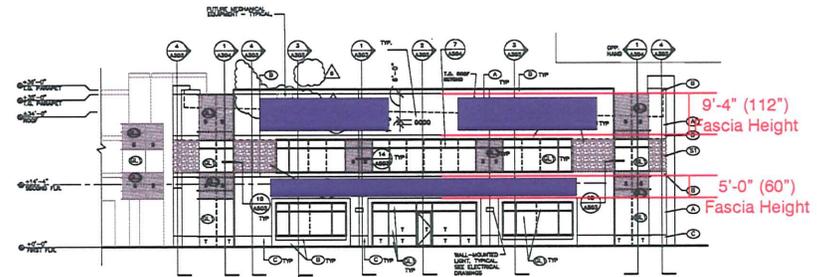
***Sign Band NOT TO EXCEED 80% of Building Fascia Height or Width.**



SOUTH ELEVATION (B)

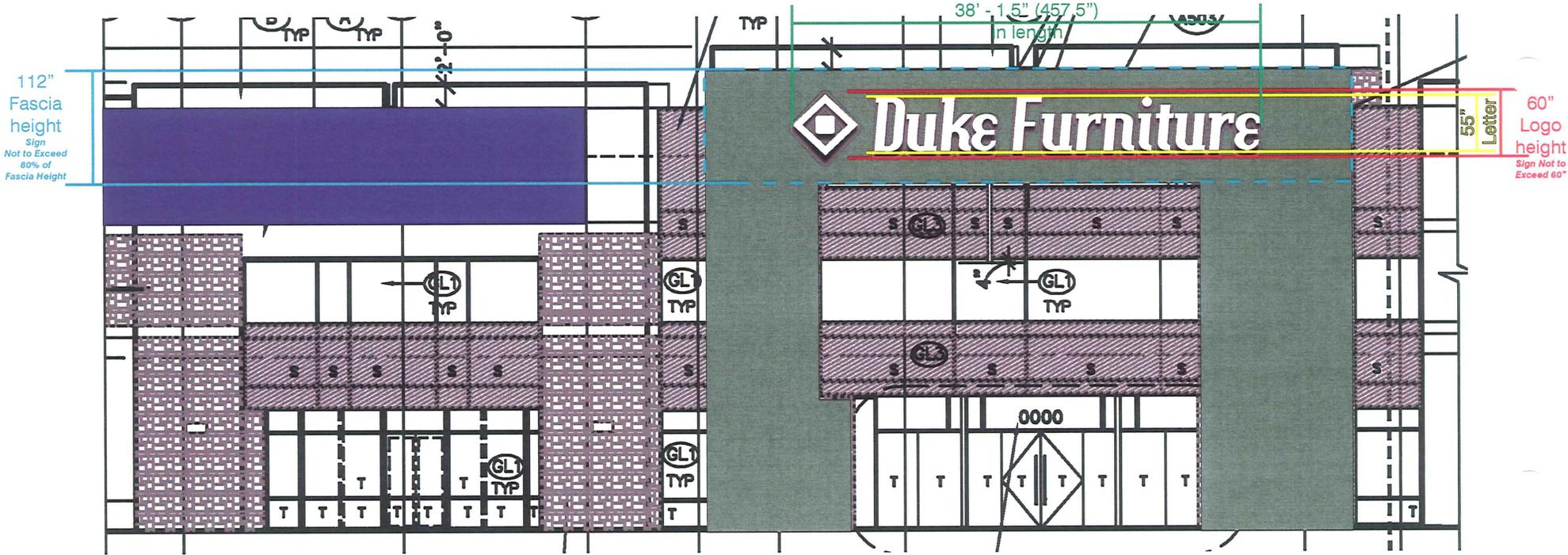


EAST ELEVATION (C)
SCALE: 3/32" = 1'-0"



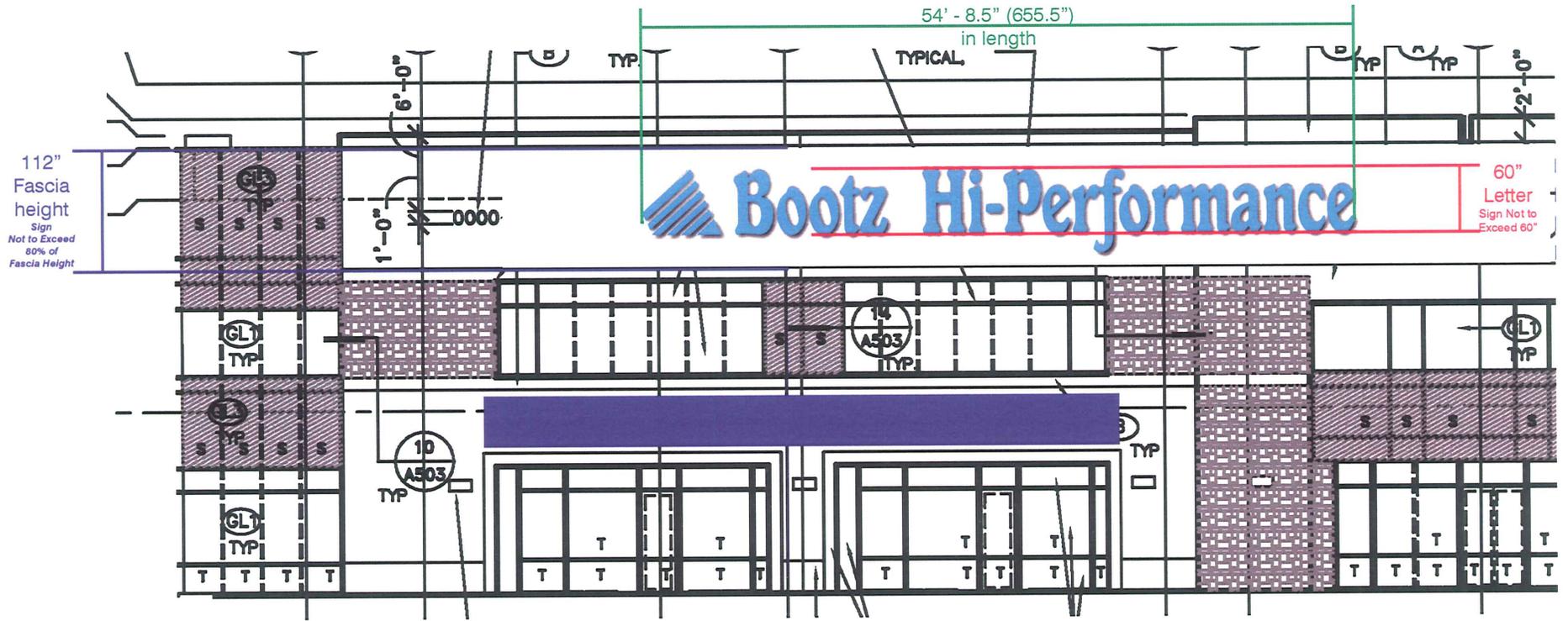
WEST ELEVATION (D)
SCALE: 3/32" = 1'-0"

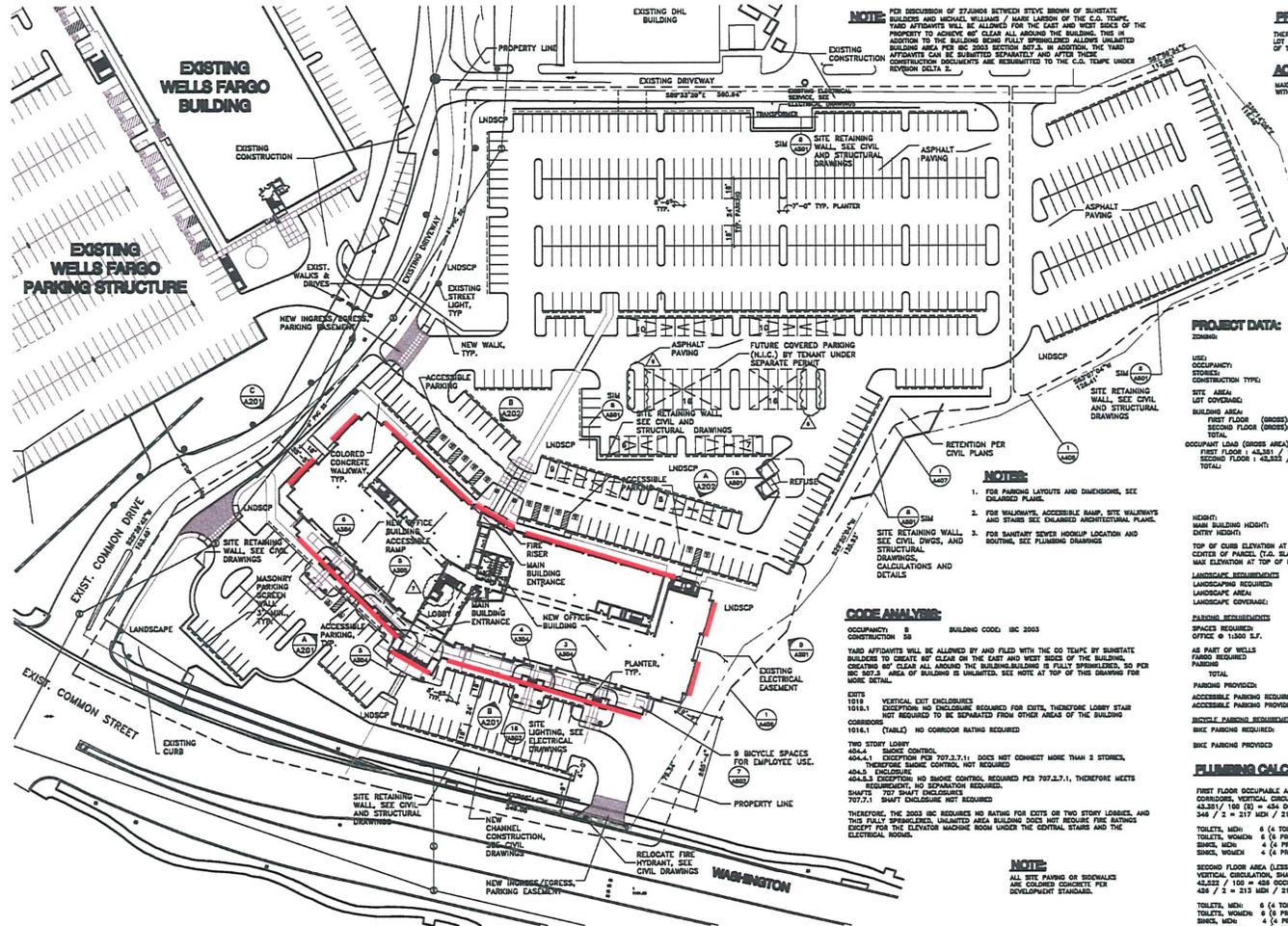
Conceptual Sign Layout for South Elevation - Main Entry



Scale: 1/8" = 1'

Conceptual Sign Layout for South Elevation - 2nd Floor





NOTE: PER DISCUSSION OF 27 JUNE 2018 BETWEEN STEVE BROWN OF SUNSTATE BUILDERS AND MICHAEL WILLIAMS / MARK LARSON OF THE C.O. TEMPE, YARD AFFIDAVITS WILL BE ALLOWED FOR THE EAST AND WEST SIDES OF THE PROPERTY TO ACHIEVE 60' CLEAR ALL AROUND THE BUILDING. THIS IN ADDITION TO THE BUILDING BEING FULLY SPRINKLERED ALLOWS UNLIMITED BUILDING AREA PER IRC 2003 SECTION 907.2.1. IN ADDITION, THE YARD AFFIDAVITS CAN BE SUBMITTED SEPARATELY AND AFTER THESE CONSTRUCTION DOCUMENTS ARE SUBMITTED TO THE C.O. TEMPE UNDER SECTION 907.2.1.

PROJECT PHASING:
THERE IS NO PHASING IN THIS PROJECT, THE PARKING LOT FURNISHED SUBMITTED AS PHASE 1 IS NOW PART OF THESE CONSTRUCTION DOCUMENTS.

ACCESSIBLE ROUTE:
MAXIMUM SLOPE AT ACCESSIBLE ROUTES IS 1:20 WITH A CROSS SLOPE NOT TO EXCEED 1:50.

BUILDING CODES:
TEMPE ADMINISTRATIVE CODE
2003 INTERNATIONAL BUILDING CODE (IBC)
2003 INTERNATIONAL MECHANICAL CODE
1989 NATIONAL ELECTRICAL CODE (NEC)
2003 INTERNATIONAL FIRE CODE (IFC)
(ALL OF THE ABOVE INCLUDE CITY OF TEMPE AMENDMENTS)
ARIZONA STATE PLUMBING CODE
1991 UPFA 12
ADAPTED AMERICAN WITH DISABILITIES ACT
ZONING & DEVELOPMENT CODE, GENERAL
PLAN 2030

PROJECT SCOPE:
NEW, TWO STORY SHINGLE / MULTI-TENANT OFFICE BUILDING WITH CONCRETE T&B PANEL EXTERIOR WALLS, STEEL COLLUMS AND BODY STRUCTURE WITH MESH PERFORMANCE INSULATED FIBER GLASS IN ALUMINUM FRAMES. ALL EXPOSED SURFACES, EXCEPT GLASS WILL HAVE STONE VENEER OR BE PAINTED, REFERENCED TO APPROPRIATE, MULTIPLE TEXTURES AND COLORS.

PROJECT DATA:

ZONING:	OC2 / SO OFFICE
USE:	3
STORIES:	2 - A.F.E.S.
CONSTRUCTION TYPE:	302,482 S.F. (0.01 ACRES)
SITE AREA / LOT COVERAGE:	16,726
BUILDING AREA:	
FIRST FLOOR (GROSS):	43,381 S.F.
SECOND FLOOR (NETS):	42,822 S.F.
TOTAL:	86,203 S.F.
OCCUPANT LOAD (GROSS AREA):	
FIRST FLOOR (43,381 / 100 (N) = 434 OCCUPANTS	
SECOND FLOOR (42,822 / 100 (N) = 428 OCCUPANTS	
TOTAL:	862 OCCUPANTS

- NOTES:**
- FOR PARKING LAYOUTS AND DIMENSIONS, SEE ENLARGED PLANS.
 - FOR WALKWAYS, ACCESSIBLE RAMP, SITE WALKWAYS AND STAIRS SEE ENLARGED ARCHITECTURAL PLANS.
 - FOR SANITARY SEWER HOODUP LOCATION AND ROUTING, SEE PLUMBING DRAWINGS.

CODE ANALYSIS:

OCCUPANCY: 3
CONSTRUCTION: 3B
BUILDING CODE: IRC 2003

YARD AFFIDAVITS WILL BE ALLOWED BY AND FILED WITH THE CO TEMPE BY SUNSTATE BUILDERS TO CREATE 60' CLEAR ON THE EAST AND WEST SIDES OF THE BUILDING, CREATING 60' CLEAR ALL AROUND THE BUILDING. BUILDING IS FULLY SPRINKLERED, SO PER IRC 907.2.1, AREA OF BUILDING IS UNLIMITED. SEE NOTE AT TOP OF THIS DRAWING FOR MORE DETAIL.

EXIT'S
1018 VERTICAL EXIT ENCLOSURES
1018.1 EXCEPTED NO ENCLOSURE REQUIRED FOR EXITS, THEREFORE LOBBY STAIR NOT REQUIRED TO BE SEPARATED FROM OTHER SIDES OF THE BUILDING
CORRIDORS
1018.1 (TABLE) NO CORRIDOR BATHS REQUIRED

TWO STORY LOBBY
404.4.1 EXCEPTED PER 707.2.7.1, DOES NOT CONNECT MORE THAN 2 STORES, THEREFORE BASIC CONTROL, NOT REQUIRED
404.4.2 EXCEPTED NO BASH CONTROL REQUIRED PER 707.2.7.1, THEREFORE MEETS REQUIREMENT, NO SEPARATION REQUIRED.
707.2.1 SHAWT ENCLOSURE NOT REQUIRED

THEREFORE, THE 2003 IBC REQUIRES NO BATHS FOR EXITS OF TWO STORY LOBBIES, AND THIS FULLY SPRINKLERED, UNLIMITED AREA BUILDING DOES NOT REQUIRE FIRE BATHS EXCEPT FOR THE ELEVATOR MACHINE ROOM UNDER THE CENTRAL STAIRS AND THE ELECTRICAL ROOM.

HEIGHT:

MAX. ALLOWED 50'
MAIN BUILDING HEIGHT 25' (TOP OF PARAPET)
ENTER HEIGHT 40' (TOP OF PARAPET)
TOP OF CURB ELEVATION AT WASHINGTON 1172.50'
CURTES OF PARCEL (T.O. SLAB) 1163.2'
MAX ELEVATION AT TOP OF PARAPET 1153.2'

LANDSCAPE REQUIREMENTS:

LANDSCAPING REQUIRED:	100
LANDSCAPE AREA:	899,123 S.F. (2.075 ACRES)
LANDSCAPE COVERAGE:	828.238%

FLOORING REQUIREMENTS:

SPACES REQUIRED:	
OFFICE @ 13000 S.F.:	= 55,872S.F./1300 = 388 SPACES
AS PART OF WELLS FARGO REQUIRED:	
PARKING:	238 SPACES
BIKE PARKING:	15 SPACES
TOTAL:	683 SPACES
ACCESSIBLE PARKING REQUIRED:	15 SPACES
ACCESSIBLE PARKING PROVIDED:	15 SPACES
BIKE PARKING REQUIREMENTS:	
BIKE PARKING REQUIRED:	15 PER 10,000 S.F. OFFICE
BIKE PARKING PROVIDED:	86,272S.F./100000 = 8 SPACES

FLOORING CALCULATION:

FIRST FLOOR OCCUPABLE AREA (LESS COMMON SPACE, PROJECTED CORRIDOR, VERTICAL CIRCULATION, SHAFTS) = 34,640 S.F.
43,381 / 100 (N) = 434 OCCUPANTS
348 / 2 = 217 MEN / 217 WOMEN

TOILETS, MEN: 6 (4 TOILETS, 2 UNIMALS PROVIDED)
TOILETS, WOMEN: 6 (4 PROVIDED)
SINKS, MEN: 4 (4 PROVIDED)
SINKS, WOMEN: 4 (4 PROVIDED)

SECOND FLOOR OCCUPABLE AREA (LESS COMMON SPACE, PROJECTED CORRIDOR, VERTICAL CIRCULATION, SHAFTS) = 42,822 S.F.
42,822 / 100 = 428 OCCUPANTS
428 / 2 = 214 MEN / 214 WOMEN

TOILETS, MEN: 6 (4 TOILETS, 2 UNIMALS PROVIDED)
TOILETS, WOMEN: 6 (4 PROVIDED)
SINKS, MEN: 4 (4 PROVIDED)
SINKS, WOMEN: 4 (4 PROVIDED)

LEGAL DESCRIPTION:
LOT 4 OF "PAPAGO HILLS CENTER TRACT C-1" AS SHOWN IN BOOK 882, PAGE 14, RECORDS OF WASHINGTON COUNTY RECORDER OFFICE.

SITE PLAN

SCALE: 1"=40'

NOTE: SEE SHEETS A-401/A02 / A03 FOR SCREEN WALL DIMENSIONS

COVERED PARKING:

COVERED PARKING IS NOT APPROVED AS PART OF THE PRELIMINARY SITE PLAN APPROVAL. THE ADDITION OF PARKING GARAGES IN THE FUTURE WILL BE MADE AS PART OF A FUTURE AMENDMENT TO BE PROCESSED, IN ACCORDANCE WITH C.O. TEMPE REQUIREMENTS.

= Sign Locations