

# TENANT SIGN - WALL MOUNTED

## PROVISIONS

Subject to the General Provisions for Tenant Signs at Rio 2100 may place a Wall-Mounted Sign onto designated building elevations. Signs shall be restricted to designated locations on each building elevation called Sign Envelopes. Building elevations that have designated Sign Envelopes are depicted within their respective sections further on in this document.

## ALLOWABLE SIGN STYLES

- Halo Illuminated Reverse Pan Channel Sign
- Non Illuminated Reverse Pan Channel Signs
- Non Illuminated Flat Cut Out Signs (Secondary Copy ONLY)

## PROHIBITED SIGN STYLES

- Any Sign Cabinet fabricated as a metal frame with a plastic insert face internally illuminated as to light the entire surface area of the sign face.
- Any sign with changeable letters.

## ALLOWABLE SIGN MATERIALS

- Painted Aluminum
- Painted Steel
- Perforated Vinyl
- Polycarbonate
- Acrylic

## ALLOWABLE FINISHES

- Painted/Powder Coated/Anodized

## PLACEMENT AND SIZE

- Wall-Mounted Signs may be attached flat against or pinned away from the wall.
- Sign Area Factor: Office Tenants are allowed permitted up to 1.00 square feet of signage per lineal foot of leased frontage as determined by Tempe Sign Code.
- Tenants are not required to occupy the space contiguous to their sign location.
- All Tenant Wall Sign Bands are to comply with the City of Tempe, AZ Zoning & Development Code. Per Table 4-903B Permitted Sign Types, the horizontal and vertical dimensions of any Fascia Sign may not exceed eighty percent (80%) of the horizontal or vertical background area.
- Signs shall consist of individual letters and logos in the Tenant's typestyle and colors.
- Sign area is determined as per the specified sign envelope and Tempe Sign Code.
- Logo of Tenant is not to exceed 25% of the total sign area.

## MAXIMUM SIGN SIZES

- Standard Tenant maximum sizes: Maximum Height of the Tenant Sign is not to exceed four feet (4'-0"). Maximum Width of the Tenant Sign is not to exceed twenty-four feet and four inches (24'-4").
- Major Tenant maximum sizes: three (3) fourth-floor sign bands are reserved for 'major' tenants, as determined by Landlord. With Landlord permission, a tenant may place a sign on one of these three (3) bands. Maximum Height of the Major Tenant Sign is not to exceed four feet (4'-0"). The Major Tenant Sign maximum widths are fifty-four feet (54'-0").

## ILLUMINATION

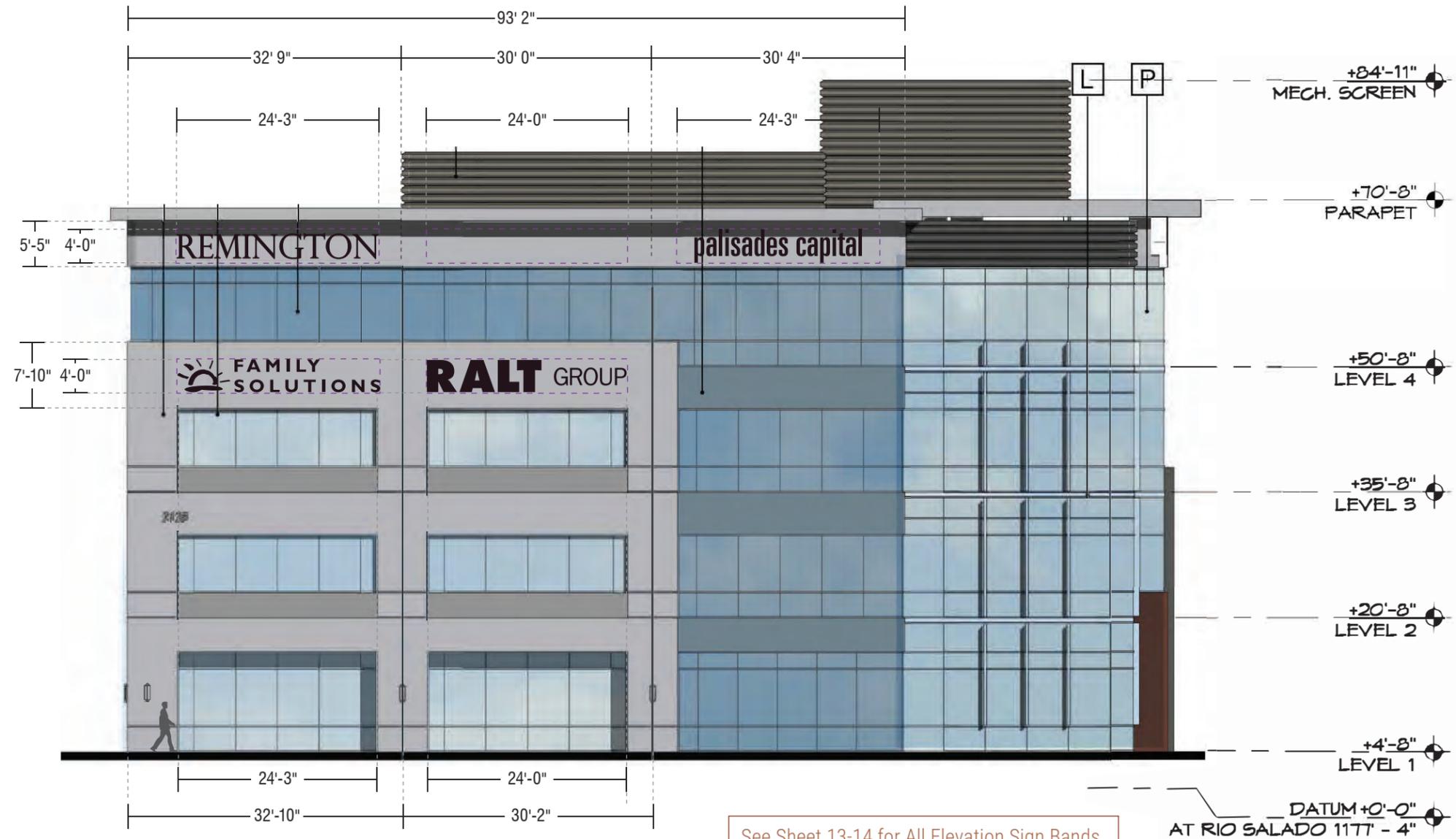
- A Wall-Mounted Sign can be either internally illuminated or non-illuminated.

## COLOR

Tenant Names and Logos may only utilize project colors and materials for Wall Mounted Tenant Signage. If no brand standards are available, font will default to project font.

## ADDITIONAL CRITERIA

- No finish shall be allowed to run or drip any discharge that would cause staining to the building or the sidewalk below.



See Sheet 13-14 for All Elevation Sign Bands

**A** Tenant Sign Placement - Sample  
SOUTH ELEVATION

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## LANDLORD APPROVAL

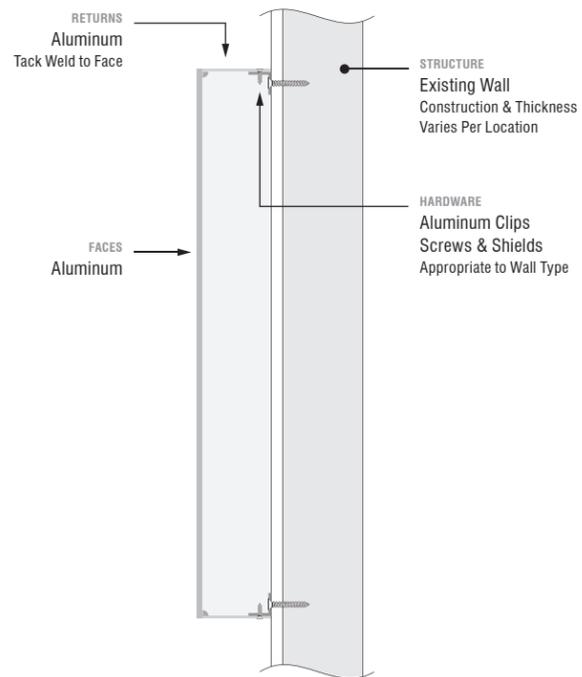
Regardless of the design of the sign and its compliance with the general guidelines, all Wall-Mounted Signs must be approved by the Landlord prior to being submitted to the City of Tempe for permit application. The Landlord reserves the right to disallow any proposed sign at its sole discretion. Landlord approval does not guarantee Permit approval by the City of Tempe.

## PERMITTING

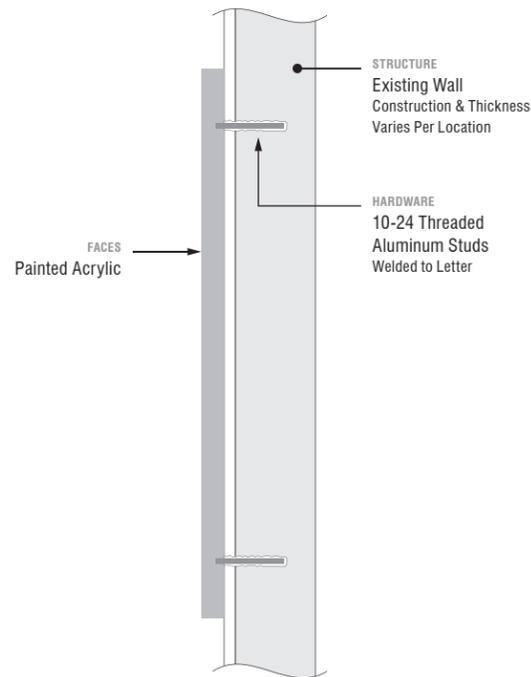
- Signs require a Sign Permit from the City of Tempe.
- Signs are counted in the Tenant's total Allowable Sign Area.
- Tenant shall furnish a scaled and dimensioned elevation drawing along with their permit application showing their leased space with the exterior wall frontage designated.



NOTE: Photos are intended to be representative of the character and quality of the types of signs within Rio 2100

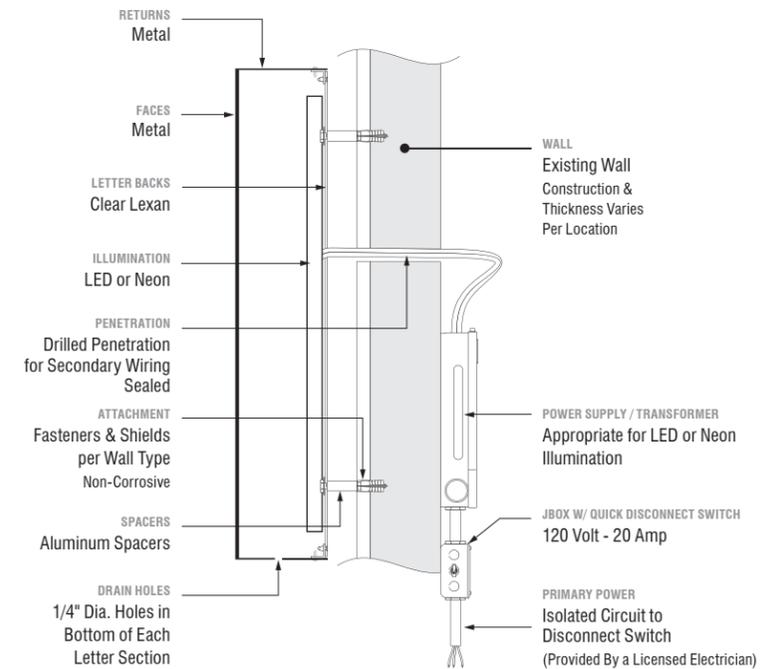


Example



Example

NOTE : USED FOR SECONDARY COPY ONLY



Example

NOTE: Back-Plate for Halo Illumination May be Required on Signs Installed on Corrugated Surfaces.

**B** Section Detail - Typical  
Reverse Pan Channel / Non-Illuminated / Clip Mount Flush

**C** Section Detail - Typical  
Flat Cut Out / Non-Illuminated / Stud Mount Flush

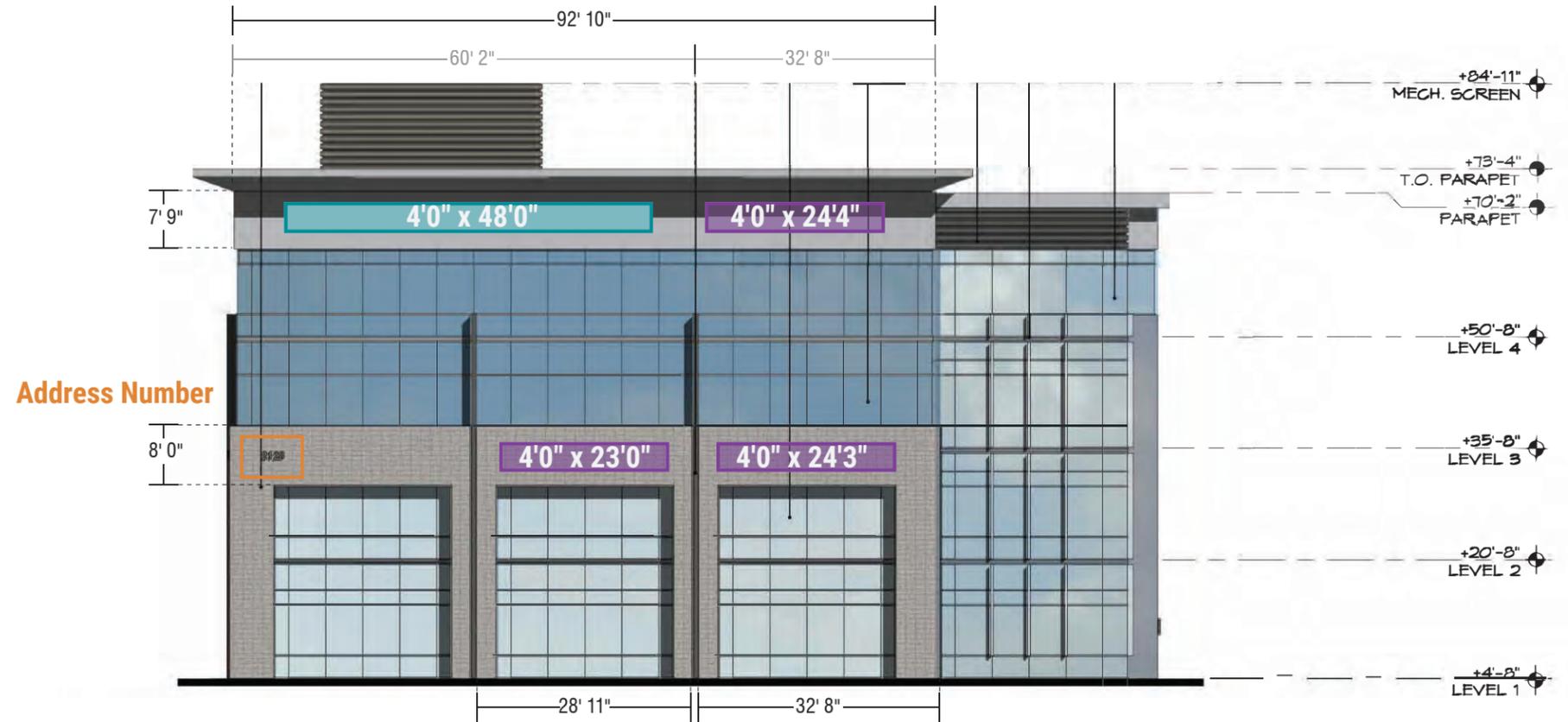
**D** Section Detail - Typical  
Reverse Pan Channel Letter / LED Halo-Illuminated / Mounted Off Wall

# SIGN BANDS

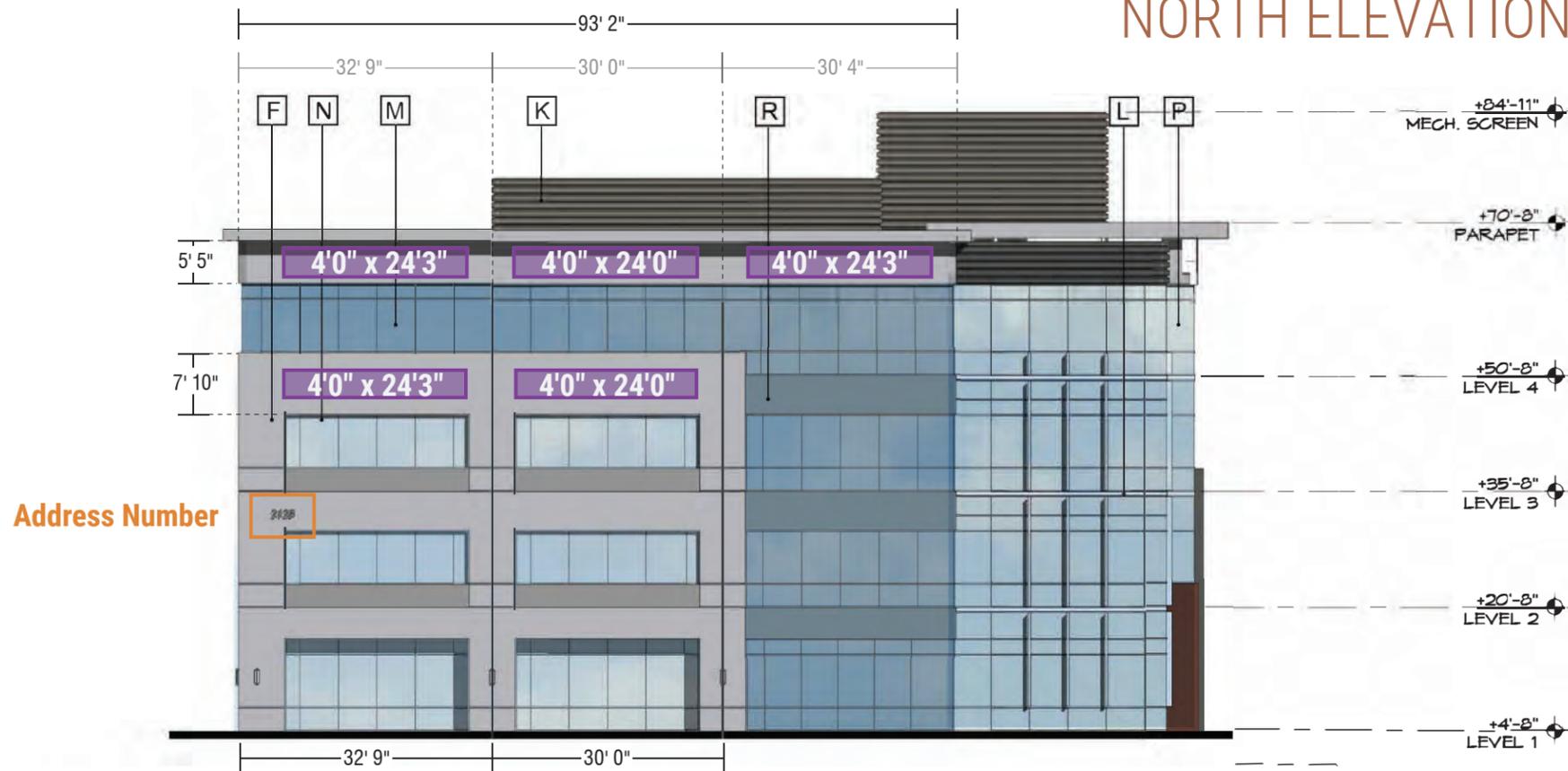
## KEY

- W1 - Tenant Signage - Wall Mounted
- W1 - Major Tenant Signage - Wall Mounted

**GENERAL NOTES**  
 All Sign Elevations are Viable Options for Tenant Signs, but there is a Maximum Amount of 12 Signs Allowed to be Displayed at One Time.



NORTH ELEVATION



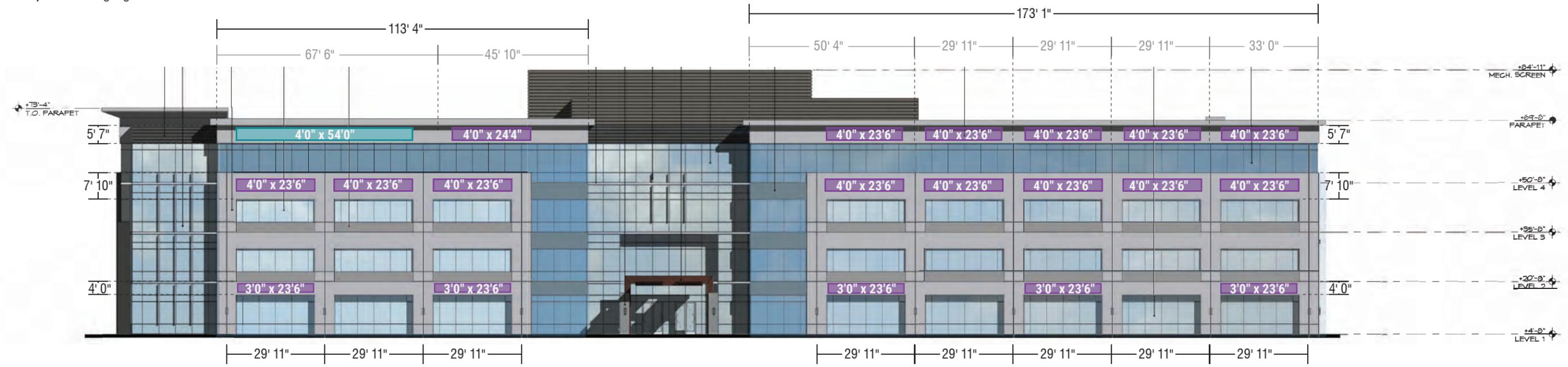
SOUTH ELEVATION

# SIGN BANDS

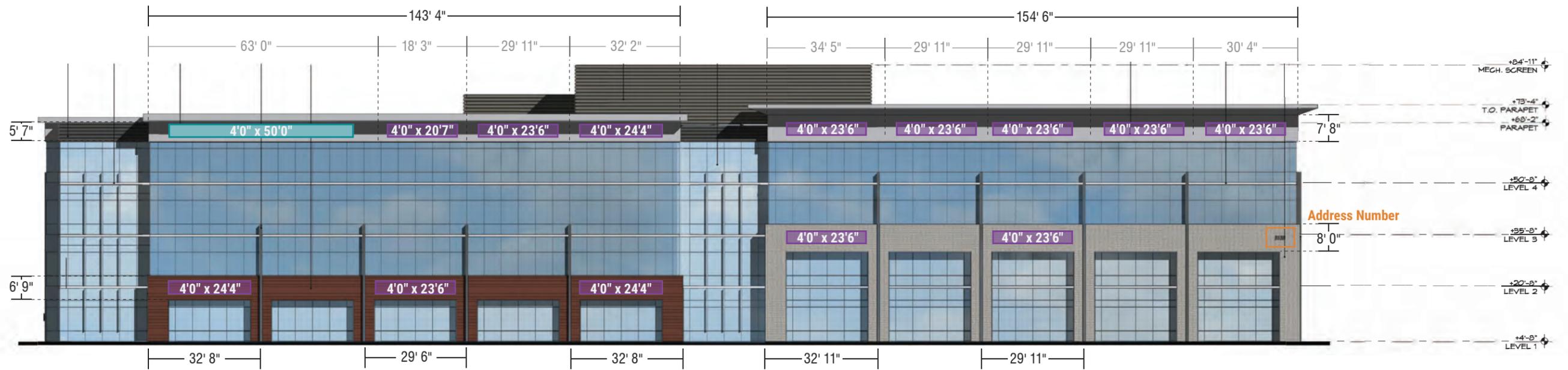
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- W1 - Tenant Signage - Wall Mounted
- W1 - Major Tenant Signage - Wall Mounted

**GENERAL NOTES**  
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WEST ELEVATION



EAST ELEVATION