

ALMA|202

NEC ALMA SCHOOL & LOOP 202 | CHANDLER, AZ



PROJECT

Alma 202
NEC Alma School Rd. & Loop 202
Chandler, AZ 85286

PARCEL INFORMATION

PARCEL NUMBERS

303-27-023V
303-27-027H
303-27-005A

ZONING

PAD

PROJECT NARRATIVE

Alma 202 is Located at the Northeast corner of Alma School Road and the 202 HWY (Santan Freeway). Alma 202 is a Premier Mixed Use Development Site Integrating Office, Wellness and Retail Developments.

LANDLORD INFORMATION

unbounddev

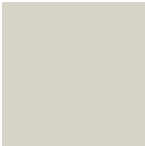
Andrew Ogan
aogan@unbounddev.com

SIGNAGE CONSULTANT

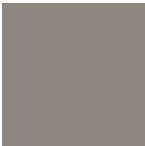
Trademark Visual, Inc.
3825 South 36th Street
Phoenix, AZ 85040
602.272.5055

Jim Bacher
jbacher@trademarkvisual.com

SITE COLORS



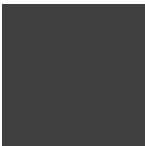
SENORA GRAY
Benjamin Moore 1530



EAGLE ROCK
Benjamin Moore 1469

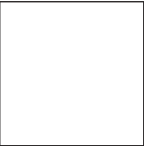


WALRUS
Dunn Edwards 6369



IRON FIXTURE
Dunn Edwards 6384

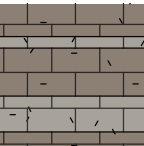
SITE MATERIALS



TRANSLUCENT VINYL
White (Gerber 230-20)



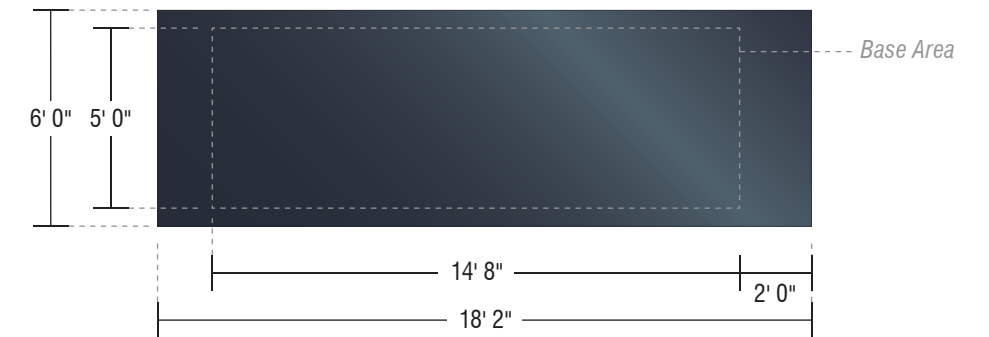
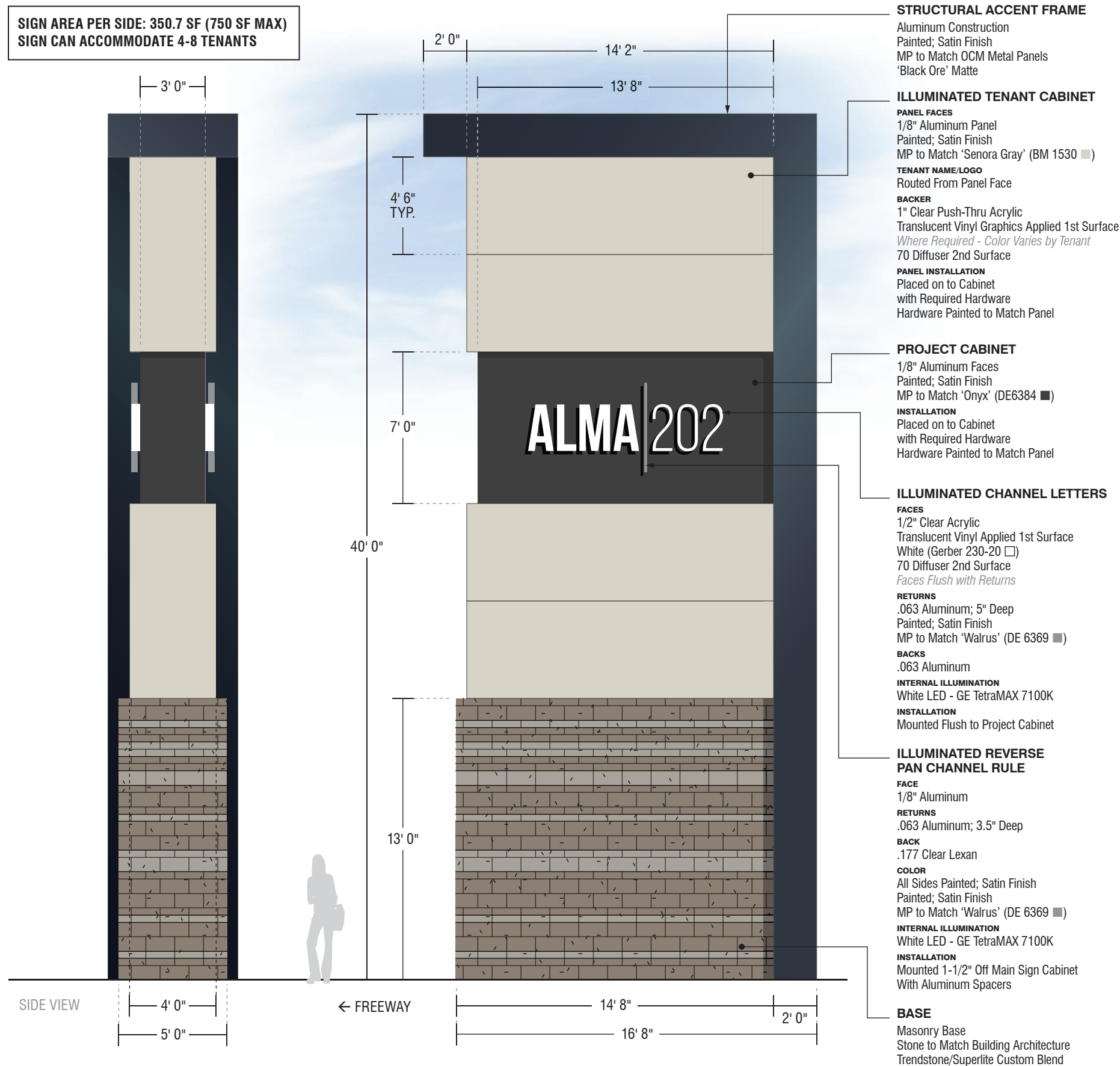
METAL WALL PANEL
OCM Black Ore (Matte)



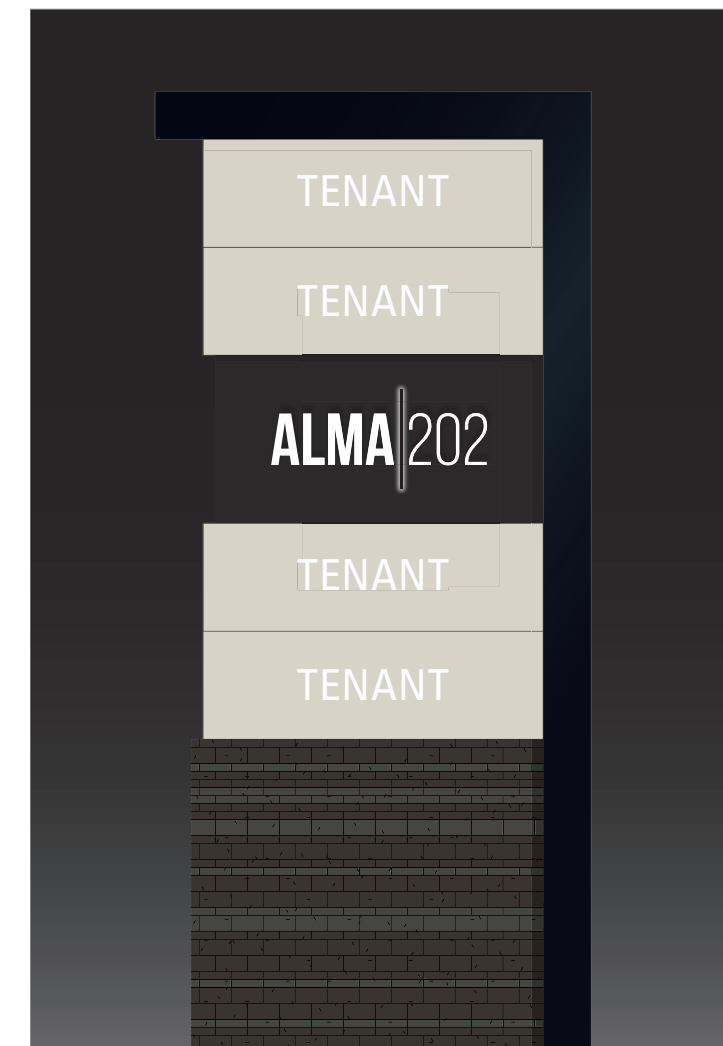
CONCRETE MASONRY
Trendstone/Superlite:
Sea Shell White, Mission
White, & Malibu Sand
Varied Blend - Ground Face &
Sand Blasted

SIGN AREA PER SIDE: 350.7 SF (750 SF MAX)
SIGN CAN ACCOMMODATE 4-8 TENANTS

P1 PRIMARY PROJECT ID
Freeway Pylon Sign - Alternate



B Plan View
SCALE 3/16" = 1'0"



C Simulated Night View
SCALE 1/8" = 1'0"

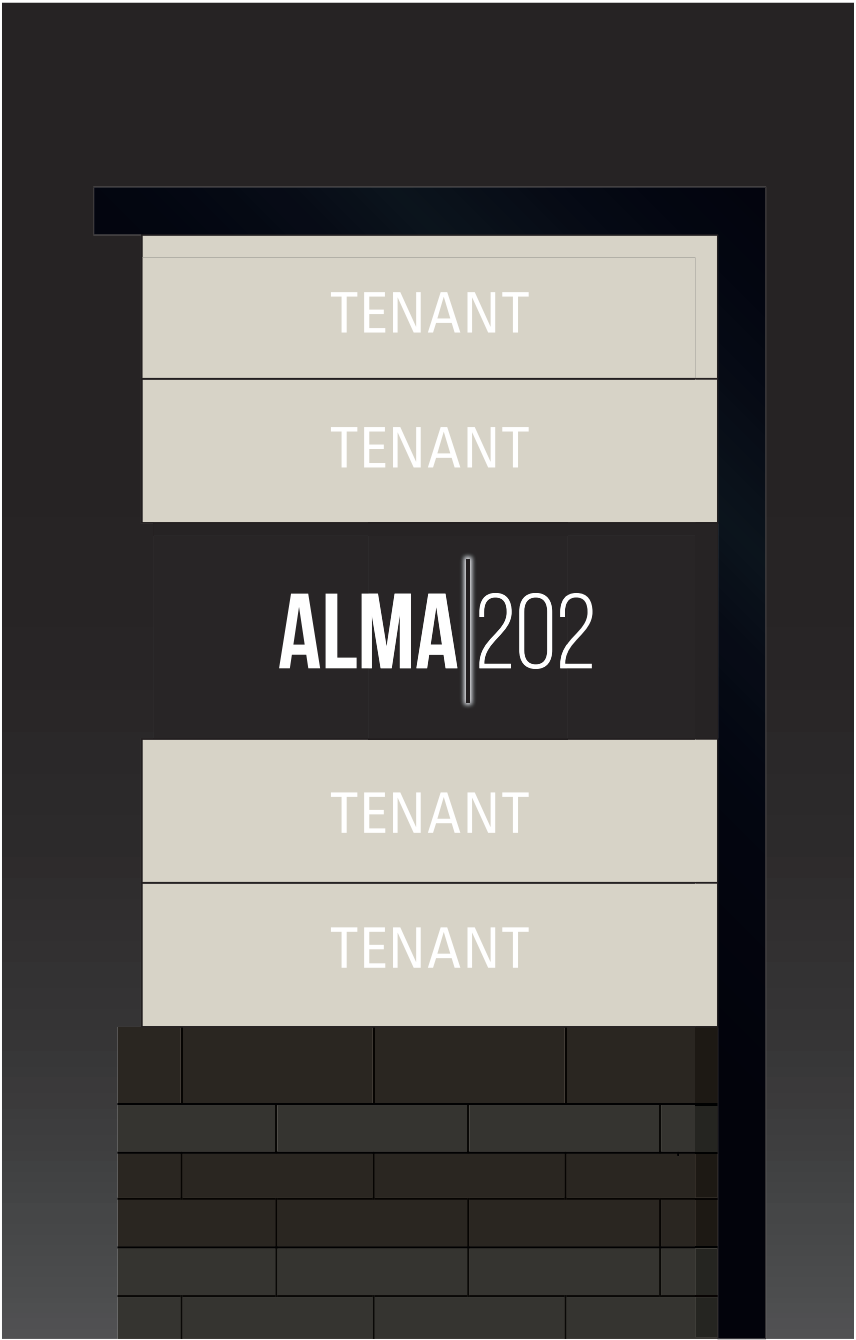
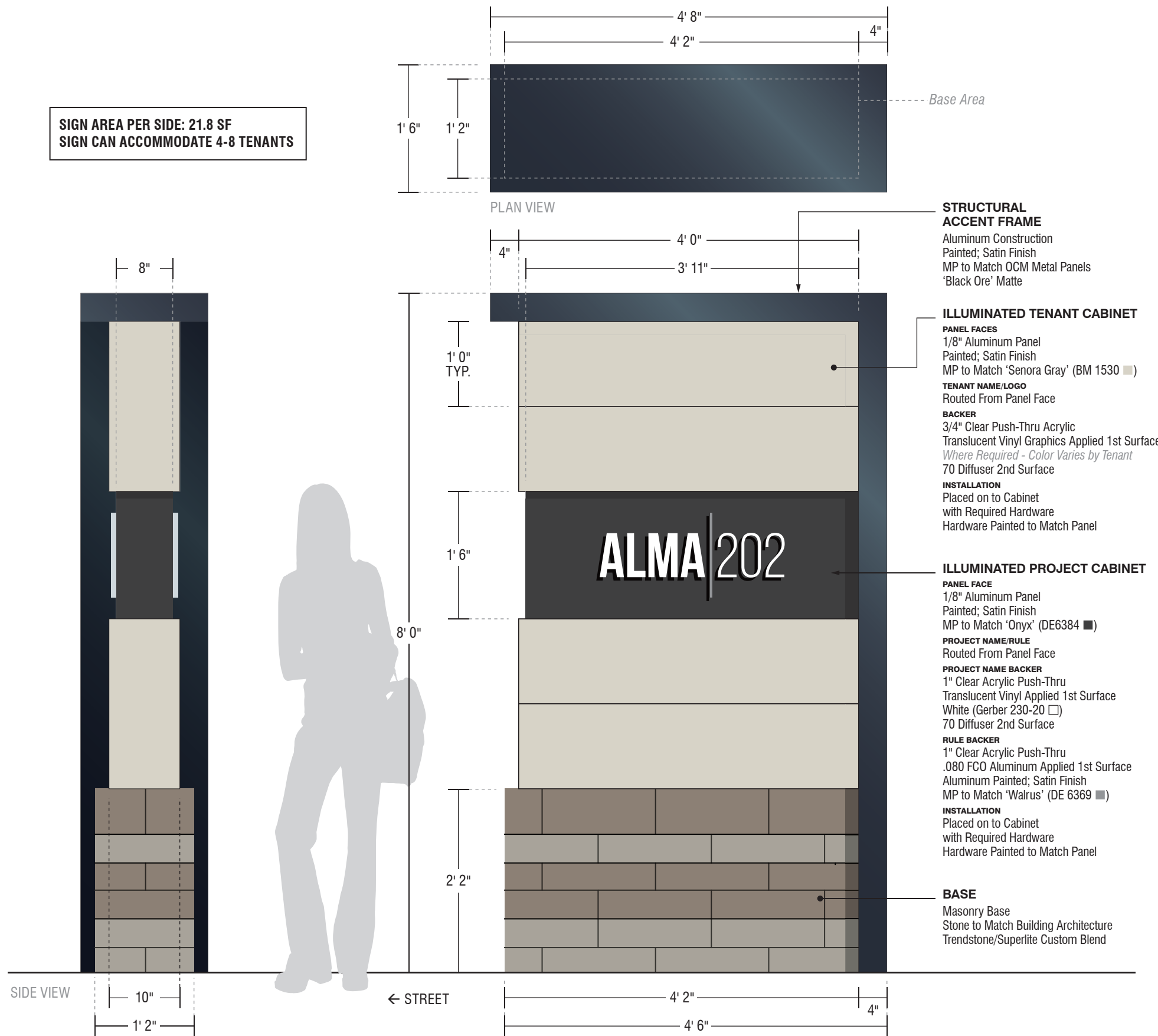
A Project Detail
SCALE 3/16" = 1'0"

Qty: 1

ALMA|202

TRADEMARK

COMPREHENSIVE SIGN PLAN V.107424-03 08.26.21 4



A

Project Detail
SCALE 3/4" = 1'0"

Qty: 2

B

Simulated Night View
SCALE 3/4" = 1'0"

TENANT BUILDING SIGNAGE

Overall Standards

- On-site signs shall not exceed two (2) square feet in any area for each linear foot of business frontage.
- If designated as a wall sign, it shall not project more than two (2) feet from the building, or structure to which it is attached.
- No attached sign shall exceed two hundred fifty (250) square feet in area.
- All designs and layouts must meet the intent of this criteria per the user type’s sections that follow. Unique approaches, creative designs, forms, and the use of “custom” wall units are highly encouraged to create an “urban sense.” Unless part of a nationally registered and/or trademarked logo, rectangular shaped units should be avoided unless integral to the graphic identity.
- All tenants within the commercial element of the site shall be permitted to utilize their standard corporate identification programs, subject to sign area limitation.
- The Owner/Manager Association reserve the right to combine, split or extend envelopes behind the tenant’s frontage, to accommodate unforeseen signage configurations. All such modifications will require staff approval from the City of Chandler.

Signage Types

- All building signage shall be halo-illuminated reverse pan channel characters and logos, non-illuminated reverse pan channel characters and logos, or face-illuminated pan channel characters and logos. Non-Illuminated flat cut out characters may also be used for secondary lettering.

- Signs shall be wall or window mounted, on or under an architectural projection.
- No tenant will be allowed more than one wall mounted sign per elevation.
- All building mounted signage is to be designed to keep the building fascias and finishes in like-new quality, keeping penetrations into the high end finishes for mounting and illumination to a minimum.
- When mounted on a building, the sign shall be located on or below the fascia or parapet wall of the primary building.

Design - Colors and Typography

- Colors shall be per the Tenant’s corporate standards with the exception that no fluorescent colors will be allowed, other than for accent. Retainers for pan channels should match letter face color to create a more sophisticated design. For National Tenants, returns and retainers may be per corporate standards with Owner/Landlord or their Agent’s approval.
- Typeface, marks/icons and logos may be utilized, subject to the approval of Owner/Landlord or their Agent’s prior to submittal for permitting through the City of Chandler.

All Signs must be pre-approved by the Building Owner/Association prior to applying for a permit with the City of Chandler.

SIGN AREA & SIZE RESTRICTIONS

Sign Area Calculation

Allowable Sign Area for Attached Signs is calculated as two (2) square feet for each lineal foot of Leased Frontage unless otherwise noted. Where a sign consists only of individual letters, numerals, symbols or other similar components, the total area of the sign shall be calculated by the sum of the areas of the smallest square or rectangle that encloses all the text and graphics as shown in Figure 1 at right.

Sign Envelope

is an area not to exceed 80% of the vertical and 80% of the horizontal background of the building surface upon which the sign is to be installed. Sign envelope does not define the total allowable sign area. It defines the outermost reaches that a sign can occupy. Sign area calculations based on lineal feel of leased space still apply. See Figure 3 at right.

Sign Letter Sizes

No single sign letter, cabinet or single line of copy shall be taller than 15% of building height or the maximum height of designated/approved sign band - whichever is shorter. Multi-lined copy or total sign height must not exceed designated sign band. A non-illuminated backer panel or plate, or non (face) illuminated backer cabinet or panel may exceed maximum letter height but cannot exceed maximum sign band. These backer cabinets/panels/plates will be counted all together with other sign components for total sign area.



FIGURE 1

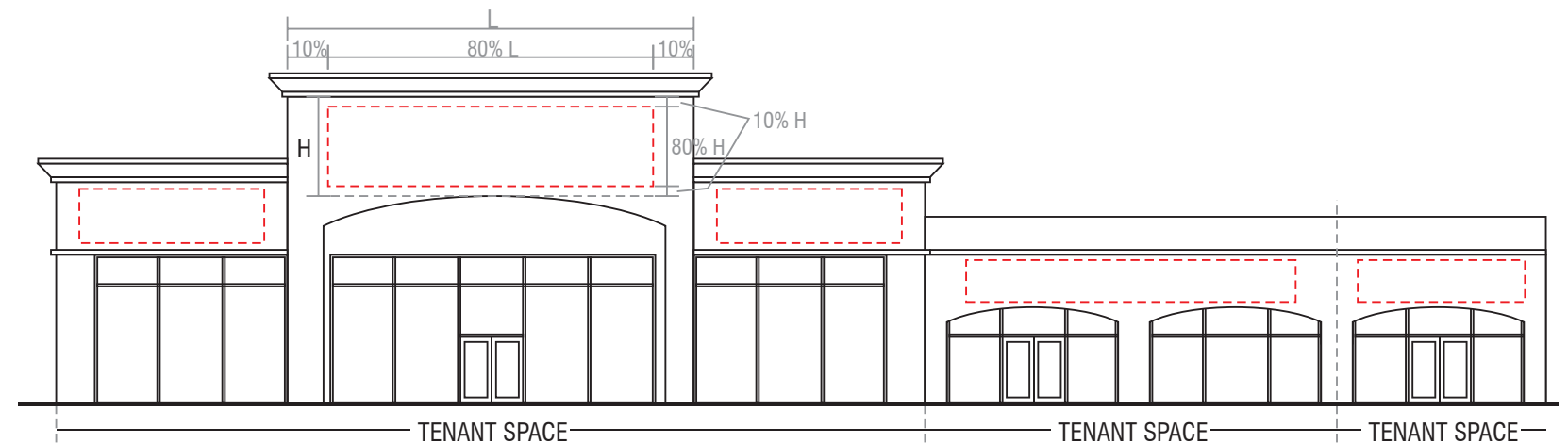
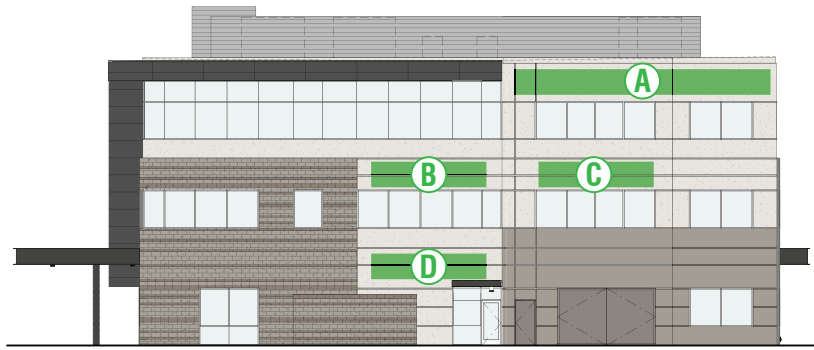


FIGURE 3

TENANT WALL SIGNS

Sign Band Locations

NOTE: SIGN AREA WILL COMPLY WITH THE CITY OF CHANDLER SIGN CODE



- A** 4' 0" Tall x 40' 0" Wide
- B** 4' 0" Tall x 18' 0" Wide
- C** 4' 0" Tall x 18' 0" Wide
- D** 4' 0" Tall x 18' 0" Wide

A Three-Story Office - South Elevation
SCALE 1" = 30'0"

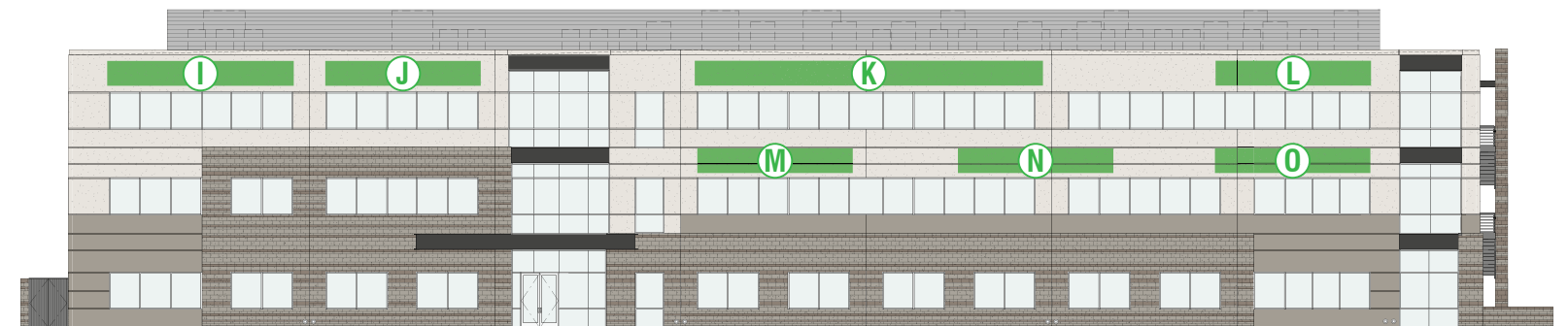


B Three-Story Office - North Elevation (No Signage)
SCALE 1" = 30'0"



- E** 4' 0" Tall x 70' 0" Wide
- F** 4' 0" Tall x 18' 0" Wide
- G** 4' 0" Tall x 18' 0" Wide
- H** 4' 0" Tall x 18' 0" Wide

C Three-Story Office - West Elevation
SCALE 1" = 30'0"



- I** 4' 0" Tall x 30' 0" Wide
- J** 4' 0" Tall x 25' 0" Wide
- K** 4' 0" Tall x 56' 0" Wide
- L** 4' 0" Tall x 25' 0" Wide
- M** 4' 0" Tall x 25' 0" Wide
- N** 4' 0" Tall x 25' 0" Wide
- O** 4' 0" Tall x 25' 0" Wide

D Three-Story Office - East Elevation
SCALE 1" = 30'0"

TENANT WALL SIGNS

Sign Band Locations

NOTE: SIGN AREA WILL COMPLY WITH THE CITY OF CHANDLER SIGN CODE



A 10' 0" Tall x 28' 0" Wide

B 10' 0" Tall x 53' 0" Wide

A Two-Story Fitness - South Elevation
SCALE 1" = 30'0"



C 6' 0" Tall x 45' 0" Wide

B Two-Story Fitness - North Elevation
SCALE 1" = 30'0"



C Two-Story Fitness - East Elevation (No Signage)
SCALE 1" = 30'0"



D 6' 0" Tall x 45' 0" Wide

D Two-Story Fitness - West Elevation
SCALE 1" = 30'0"

SIGNAGE CONSTRUCTION

Installation Method:

All building mounted signage is to be designed to keep the building fascias and finishes in like-new quality, keeping penetrations into the high end finishes for mounting and illumination to a minimum.

Halo-Illuminated Reverse Pan Channel letters/logos:

All Letter returns: Minimum .050 aluminum with full welded seams. Faces of minimum 1/8" thick aluminum. Backs to be .177 Clear Lexan. Internal LED illumination. Mounted a minimum of 1-1/2" from building surface to allow for appropriate lighting effect.

Non-Illuminated Reverse Pan Channel letters/logos:

All Letter returns: Minimum .050 aluminum with full welded seams. Faces of minimum 1/8" thick aluminum. Mounted flush or off building surface as required.

Face-Illuminated Pan Channel letters/logos:

All Letter returns: Minimum .050 aluminum with full welded seams. Faces of minimum 1/4" thick acrylic. Translucent Vinyl graphics may be applied 1st surface to faces. Backs to be Minimum .050 aluminum. Mounted flush to building surface as required.

Custom Illuminated Cabinet Signs:

All returns: Minimum .050 aluminum with full welded seams. Faces of minimum 1/4" thick acrylic or 1/8" aluminum with push-thru acrylic elements. Translucent Vinyl graphics may be applied 1st surface to acrylic faces. Retainers (when required) to be of aluminum construction. Mounted flush to building surface as required.

Hardware:

All sign attachment hardware is to be discrete, kept to a minimum and should be finished in a manner consistent with quality fabrication processes.

Letter Drain Holes:

All drain holes (weep holes) should be shielded with a cover to inhibit light leaks through the drain holes.

Labels:

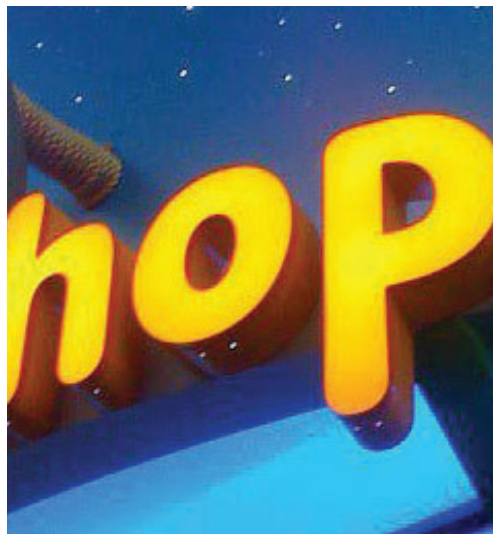
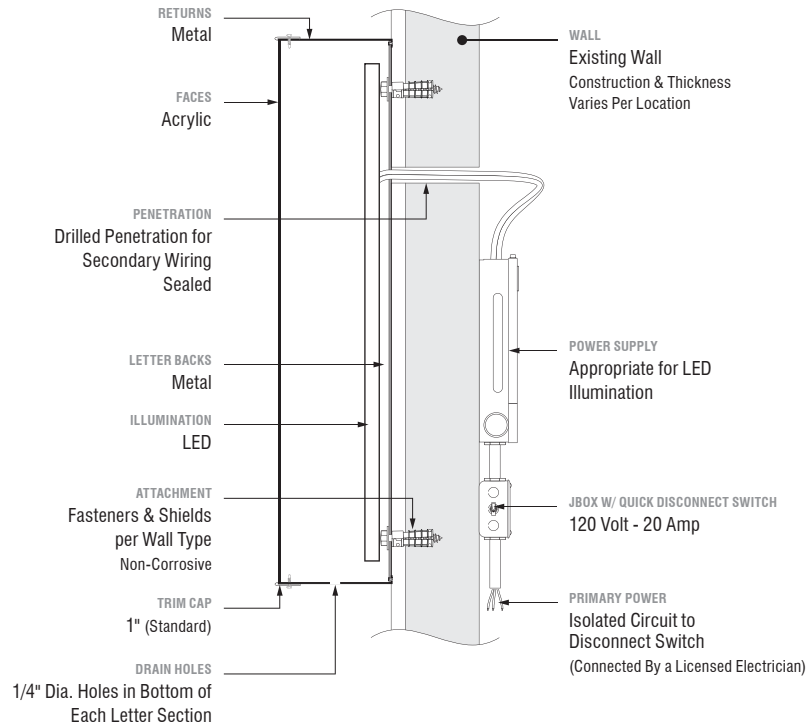
Only labeling required by UL or local ordinance shall be allowed on the exposed surface of signs. All required labels must be applied to top of Letters.

See page 10-11 - of this document for sign sections & construction/attachment specifications.

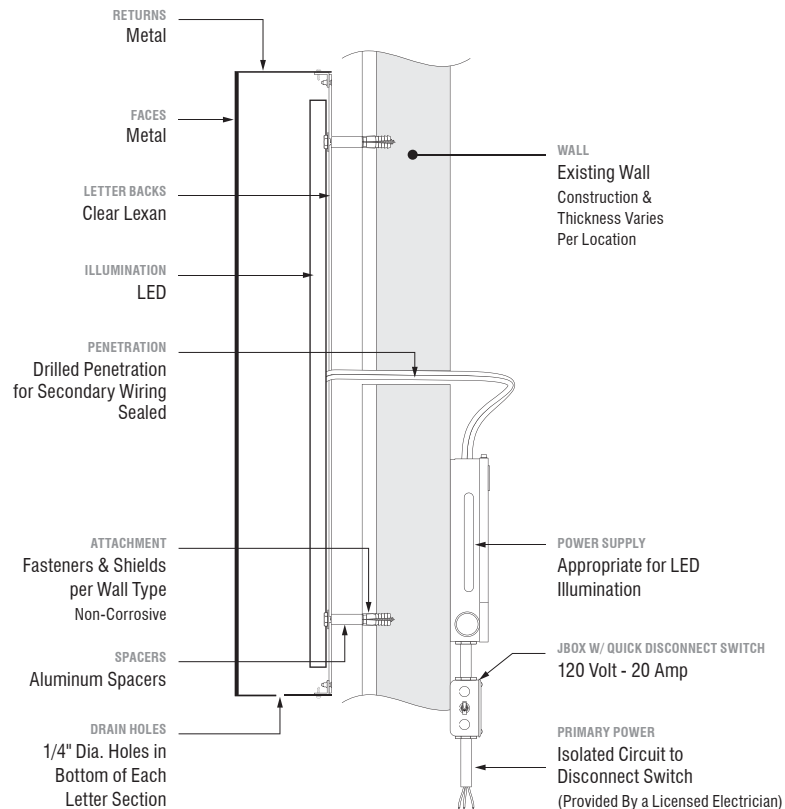
SIGNAGE RESTRICTIONS

- Signage may not be “off the shelf” - prefabricated
- Maximum depth of 12" from face of building fascia to the front face of any signage element.
- No printed, hand lettered, window painted signs allowed.
- No Neon Illumination.
- Flashing, moving, or audible signs are not permitted.
- Exposed raceways will not be allowed.

T TENANT WALL SIGNS
Sample Section Details



Pan Channel Letter
Internally Illuminated

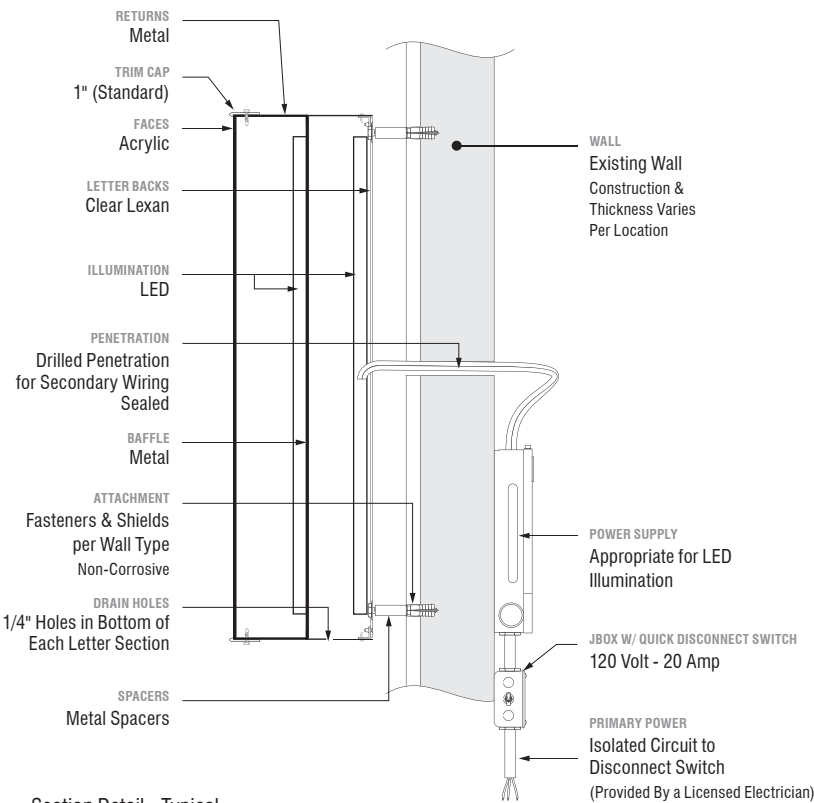


Reverse Pan Channel Letter
Halo-Illuminated

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

A Section Detail - Typical
Pan Channel Letter / LED Internally Illuminated / Flush Mounted

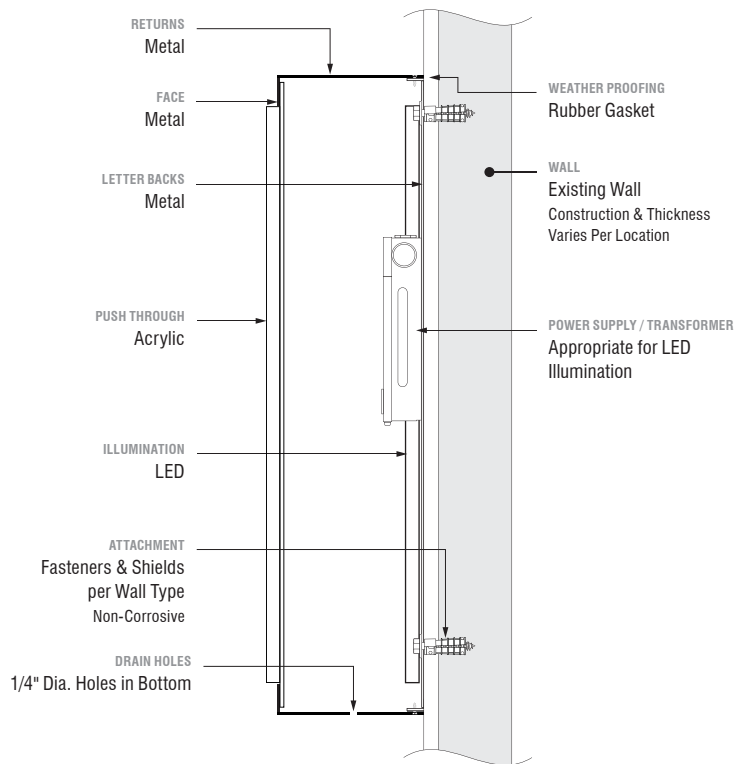
B Section Detail - Typical
Reverse Pan Channel Letter / LED Halo-Illuminated / Mounted Off Wall



Channel Letter
Face and Halo Illuminated

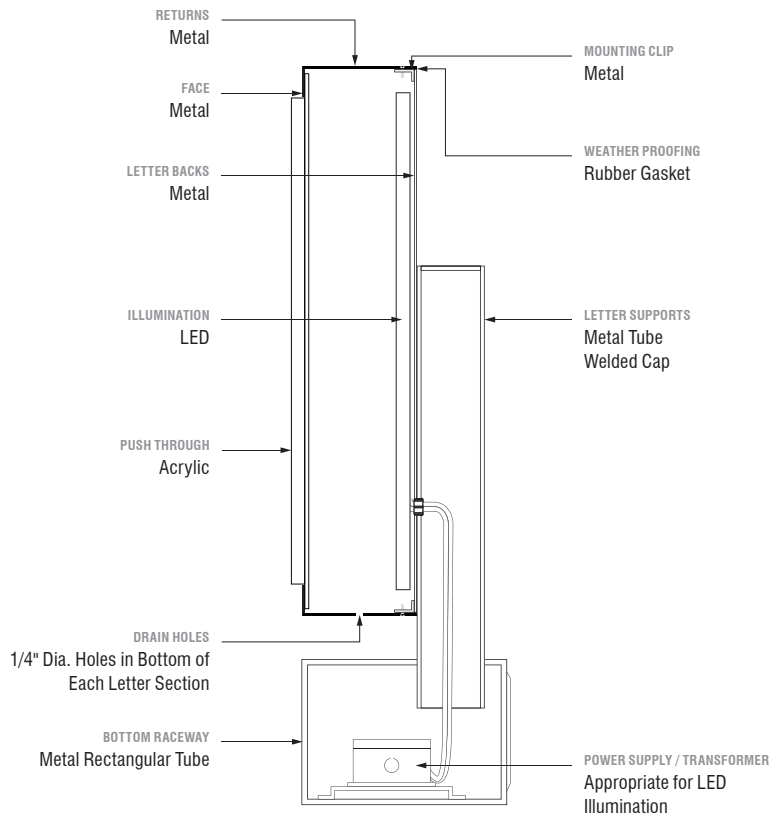
NOTE: Back-Plate for Halo Illumination May be Required on
Signs Installed on Awnings.

E Section Detail - Typical
Channel Letter / Face and Halo Illuminated

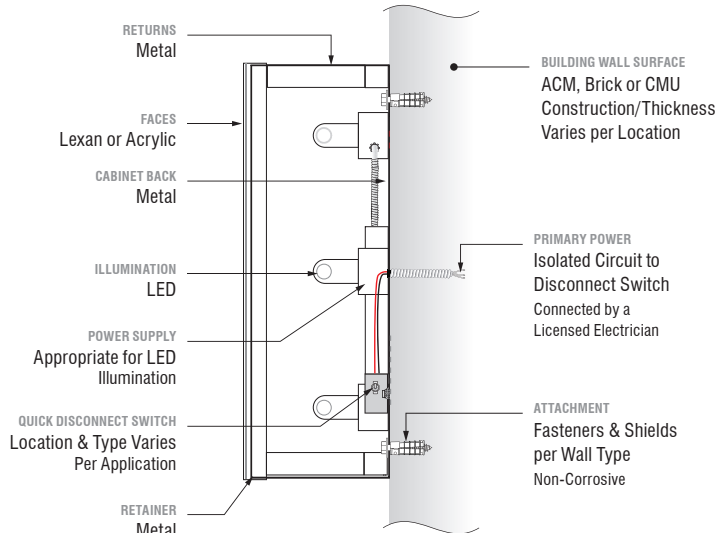


Cabinet w/ Push Through Acrylic Face
Internally Illuminated

F Section Detail - Typical
Cabinet / Internally Illuminated / Push-Thru Acrylic Face



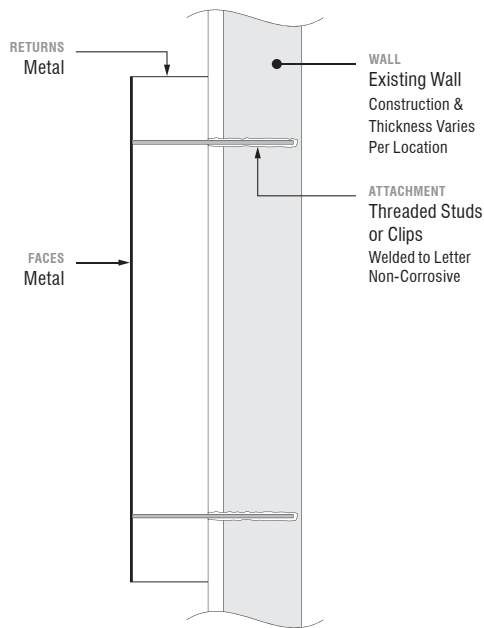
Pan Channel Letter w/ Push Through Acrylic Face
Internally Illuminated



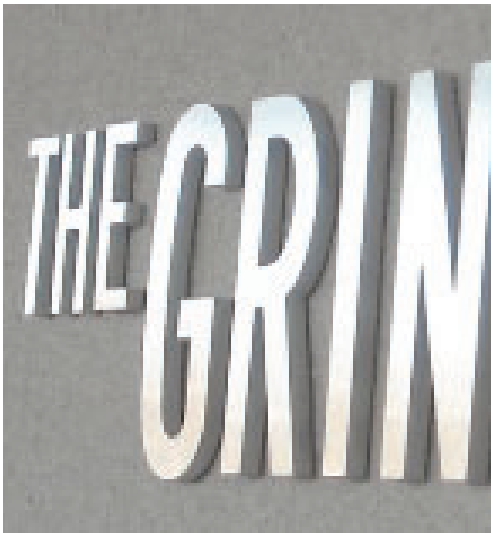
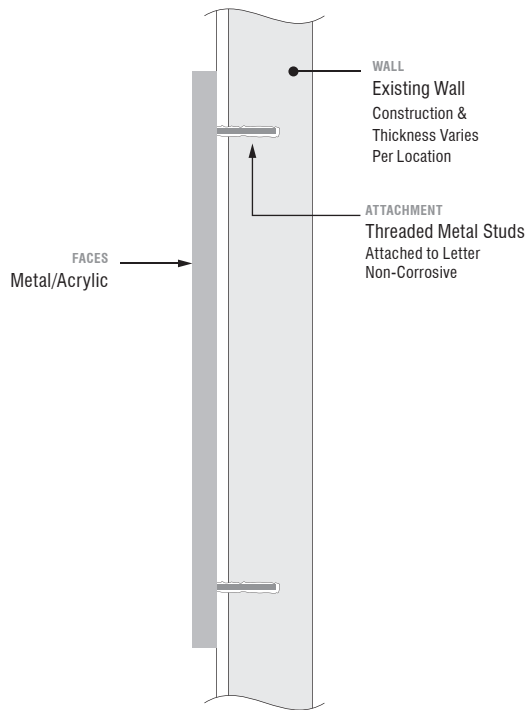
Illuminated Sign Cabinet
Internally Illuminated

G Section Detail - Typical
Pan Channel Letter / LED Internally Illuminated / Push Through Acrylic on Face / Bottom Raceway Mounted

H Section Detail - Typical
Face-Lit Sign Cabinet / Internally Illuminated



Reverse Pan Channel Letter
Non-Illuminated



Flat Cut Out Letter
Non-Illuminated

C Section Detail - Typical
Reverse Pan Channel Letter / Non-Illuminated / Flush Mounted

D Section Detail - Typical
Flat Cut Out Letter / Non-Illuminated / Flush Mounted