

2-8-11  
DATE  
*David DeMiguel*  
PZ PROJECT MANAGER

Revision 2

## **INNOVATION CORPORATE CENTER SIGN CRITERIA**

**February 10, 2008**

*(First revision 4.8.10, Second revision 12.22.10)*

### **I. INTRODUCTION**

The intent of this sign criteria is to establish and maintain guidelines consistent with the signage policies of the Innovation Corporate Center Architectural Committee and the Rancho Vistoso Sign System Guidelines to promote a unified, attractive and regionally sensitive sign program and assure a standard of conformance for the design, size, fabrication techniques, and materials for signage of Innovation Corporate Center and for Owner identification.

In accordance with the recorded Declaration of Protective Covenants, Conditions and Restrictions for Innovation Corporate Center, Article 6.6, Restrictions on Signs, set forth criteria requiring that all signs must be approved by the ICC Architectural Committee. Additionally, all signs must be approved by the Rancho Vistoso's appointed agent(s) and in compliance with the Town of Oro Valley signage code. All capitalized terms used herein are as defined in the recorded Declaration of Protective Covenants, Conditions and Restrictions for Innovation Corporate Center.

### **II. GENERAL REQUIREMENTS**

- A. The Owner's sign at owners' sole expense shall be designed, fabricated and installed in accordance with the Innovation Corporate Center sign criteria.
- B. **Both the ICC Architectural Committee's and the Rancho Vistoso agent's written approval of design drawings and working shop drawings is required prior to the commencement of, the fabrication and erection of the Owner's sign and building numbers.**
- C. Sign permits must be obtained prior to the fabrication and installation of the Owner's sign and a copy submitted to the ICC Architectural Committee, prior to the fabrication and installation of the Owner's sign.
- D. Signs installed without written approval of the ICC Architectural Committee and the Rancho Vistoso agent and the appropriate Town of Oro Valley permit will be subject to removal, building repair, and proper re-installation at Owner's expense. Owner shall repair any damage to the Building caused during installation of signage. All penetrations of the Building required for sign installation shall be neatly sealed in a

watertight condition and the building surfaces shall be restored to their original condition.

- E. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required must be installed in an inconspicuous location.
- F. Wall Signs and directory signs shall not be illuminated. Freestanding entry signs shall be halo & internally illuminated with white LED's.
- G. No window or door signs of any kind or size are permitted without the express written approval of the ICC Architectural Committee and Rancho Vistoso's agent.
- H. No portable signs are to be displayed on site.
- I. No secondary exterior signs are to be placed on any Building wall elevations, except as noted in Section V.A.1., below.
- J. No pylon type exterior signs shall be permitted.
- K. No banners or balloon signs shall be permitted.

### III. OWNER RESPONSIBILITIES

- A. Owner shall, at its own expense, provide and maintain its own identification in accordance with specifications noted herein.
- B. All permits and inspections shall be obtained and paid for by Owner.

### IV. APPROVAL REQUIREMENTS

- A. Owner shall submit to ICC Architectural Committee for approval three (3) copies of detailed drawings from Owner's designated sign company outlining the size, location, design and color of the proposed sign. Shop drawings must include full and complete dimensions of the sign and letter style (including color, material and thickness). The full sign shall be drawn on the building elevation used in the construction document and shall be in the same scale.
- B. ICC Architectural Committee shall review all drawings and return two (2) copies to Owner within ten (10) days marked "APPROVED", "APPROVED AS NOTED" or "REVISE AND RESUBMIT".
- C. "APPROVED" drawings will permit Owner to proceed with obtaining approval from Rancho Vistoso's agent, obtaining permits and the fabrication and installation of its sign in accordance with the approved drawings.

- D. "APPROVED AS NOTED" will permit Owner to proceed with obtaining approval from Rancho Vistoso's agent, sign permitting, fabrication and installation, provided that the modifications noted are incorporated into the design.
- E. "REVISE AND RESUBMIT" drawings will be returned to Owner with comments. These drawings must be revised and resubmitted for the ICC Architectural Committee's approval before seeking approval from Rancho Vistoso's agent, permitting or sign construction and installation may proceed.

V. FASCIA MOUNTED EXTERIOR SIGN

A. FORMAT

- 1. Owner shall install one (1) main identification sign on the exterior building surface on the parking lot side of the building. Owners of buildings that are on Innovation Park Drive or the loop road., (buildings # 1 through 8 and 21 through 28) per exhibit 1, may place the main identification sign on the side of the building, facing Innovation Park Drive or the loop road, and a secondary sign on the side of their building facing the parking lot. All signs shall conform to C.(1). below and the size of the secondary sign facing the parking lot shall be determined by the architectural committee.\*

B. LETTER STYLE, AND CONTENT

- 1. Letter style shall be at the Owner's discretion subject to approval of the ICC Architectural Committee.
- 2. The text of the sign shall be limited to the Owner's business name and professional designation, if applicable.
- 3. Sign shall be individual reverse channel letters with two-inch returns, stud mounted 1/2" off wall. Letters will be constructed of painted aluminum.
- 4. Logos may be used but are subject to the review and approval of the ICC Architectural Committee. Logos deemed inappropriate, at the sole discretion of the ICC Architectural Committee, shall not be approved.
- 5. The paint color of all signage shall be selected by the Owner from the approved color list attached hereto. An actual color chart is available at the Venture West office for inspection.

*\*Changes in this section were approved by Administrative Amendment OV3-10-01 on April 8, 2010*

C. SIGN SIZES:

1. The size of the main identification sign is limited to a maximum of 10% of the owner's frontage area, but may not exceed the limits set forth below.

<u>Building Square Feet</u>	<u>Sign Size</u>
1,500-3,000	20 square feet
over 3,000	30 square feet

**The sign shall not exceed applicable size based on the building square feet.** The shape and location of the sign shall conform to the drawings attached hereto. In Buildings 1 – 8 and buildings 21 – 28 the size of the secondary sign shall not exceed the size of the main identification sign.\*

2. For signs using only a single line of copy, individual letters upper case letters shall not exceed eighteen (18) inches. Signs with multiple lines of copy shall not have letters exceeding twelve (12) inches. Sufficient space will be left between words and/ or lines to afford proper proportion and aesthetics.

*Final approval of letter height shall be determined by the ICC Architectural Committee after review of the required sign design drawings and may be limited to a dimension less than the maximum size noted herein.*

3. A business may identify their rear service door for delivery and emergency purposes only. Signs shall identify the business's name only and be located in the center of the door, five (5) feet from the finished floor to bottom of one 6" x 24" plaque. Letters to be vinyl die cut, color to be white.

Businesses with glass rear doors to use only vinyl die cut letters applied to glass.

D. INSTALLATION LOCATION

1. See attached drawing for approved location. The box indicating the sign location is approximately 20 square feet; however, Owner's sign size shall be in accordance with the sign size as set forth in Section C.1. above, based on Building square feet. Owner's sign must be located within, and centered within, the box location as shown on the elevation.

\* Changes in this section were approved by Administrative Amendment OV3-10-01 on April 8, 2010



E. BUILDING NUMBERS

1. Building numbers shall be the size required by the municipal authority and the fire department. The numerals shall be of the same font, style and color as the building sign and shall be located per the attached drawings unless required otherwise by the municipal authority and the fire department. Currently, 12" high numbers are required.

VI. SIGNAGE FOR ENTRY DOOR/SIDE-LITES ADJACENT TO ENTRY DOOR

Signage will be 1-inch Helvetica medium upper case first surface white vinyl letters. Copy shall be limited to business/occupants name and business hours and shall require approval by the ICC Architectural Committee. Logos, colored letters, and various letter fonts may be used subject to approval.

VII. COMMERCIAL OFFICE AREA ENTRANCE IDENTIFICATION SIGN

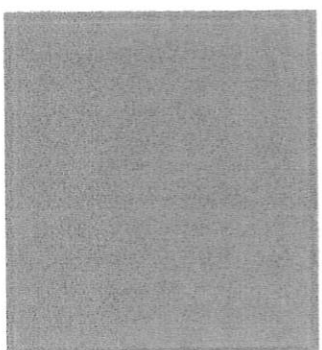
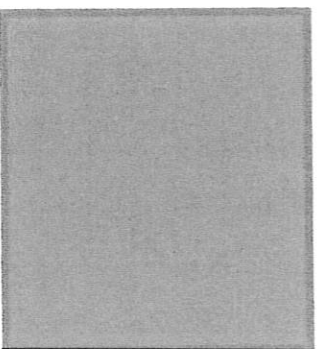
1. The commercial office area entrance identification signs at the developer's sole expense shall be designed, fabricated and installed in accordance with this document.
2. Double faced monument signs at each of two entrances drive shall be fabricated of aluminum with routed out lettering, push through clear acrylic lenses with internal LED lighting. A third monument sign located at the corner fronting Vistoso Park Rd. and Innovation Park Dr. shall be a single faced sign fabricated of aluminum with routed out lettering, push through clear acrylic lenses with internal LED lighting.\*\*
3. All electrical signs shall bear the UL Label and conform to the local building and electrical codes.
4. All sign bolt, fastenings, sleeves and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze and not black iron material of any type will be permitted. All exposed metals shall be painted to render them inconspicuous. All transformers, connections, conductors, conduit and raceway shall be concealed.
5. The "Innovation Corporate Center" logo will occupy an area not to exceed 40 square feet with a maximum height of 3'-0". No part of the logo will be closer to the top of the wall than 1'-0" and no closer than 1'-6" to adjacent grade.
6. The monuments signs will be anchored with Vistoso Stone or equal and slump block as shown on Exhibit 4B with perforated steel accents to

establish continuity through a shared architectural vocabulary with both Rancho Vistoso and Innovation Corporate Center.

7. Directory signs shall be non-illuminated 1" aluminum pans with 1/4" back-sprayed Plexiglas, layered to show driveways, green spaces and building with address numbers. Pans shall be mounted on Vistoso Stone/slump block monuments, per attached Exhibit 5B..

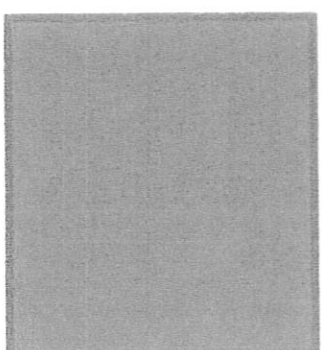
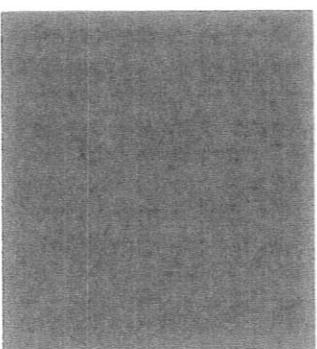
**INNOVATION CORPORATE CENTER  
SIGNAGE COLORS**

**DE 6322  
BLACK LEAD**



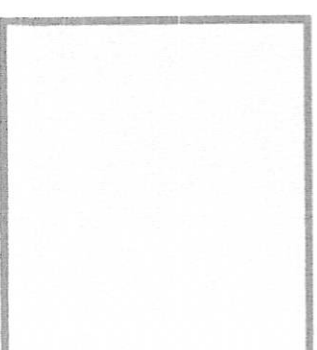
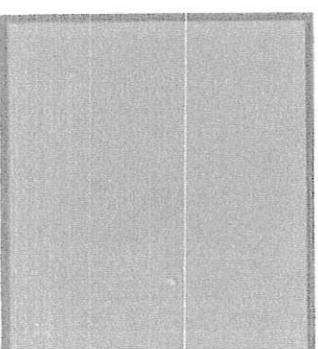
**DE 156  
CHERRY COLA**

**DK BRONZE  
ANODIZED**



**DEA 157  
CELLAR DOOR**

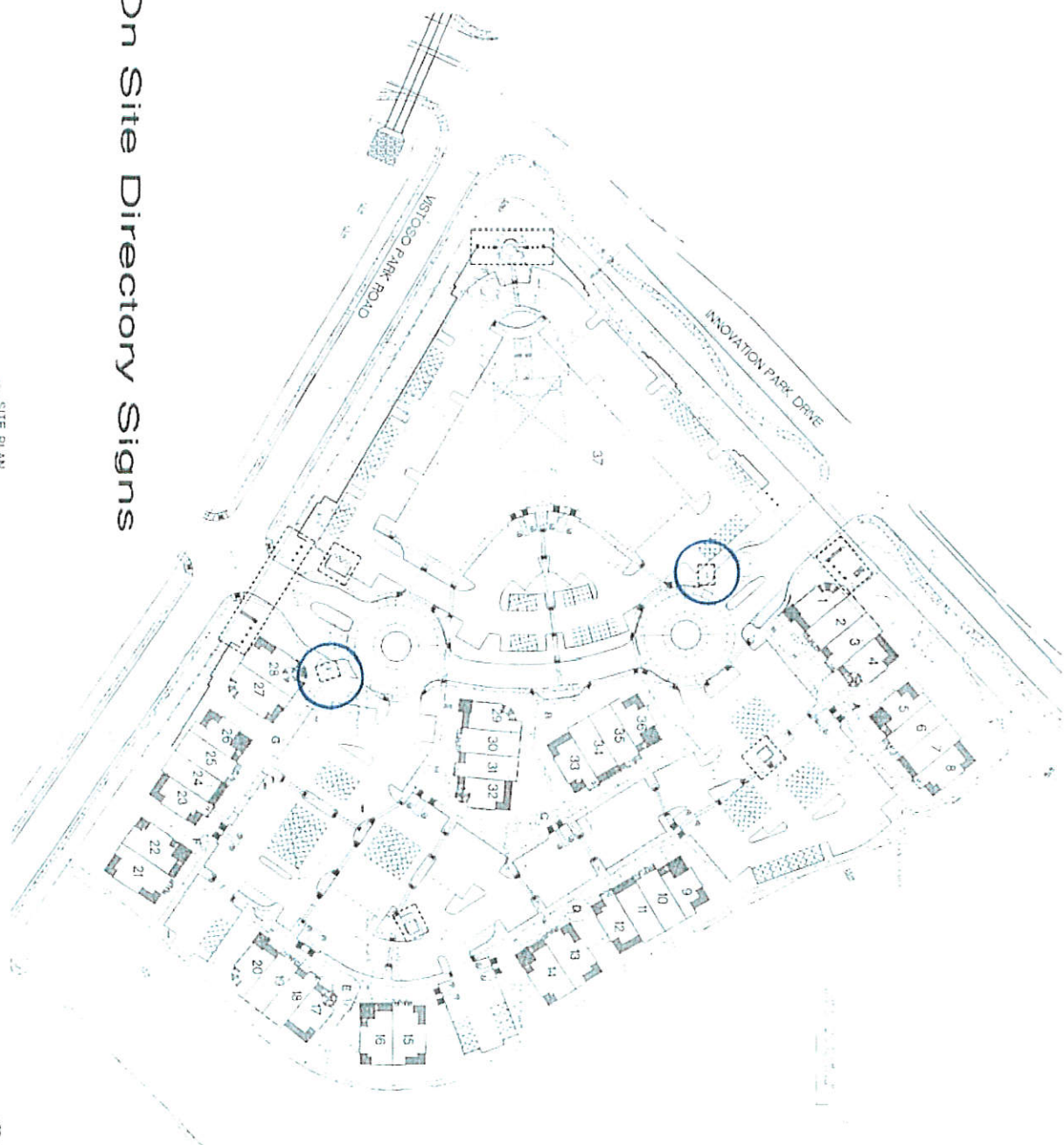
**DEC 712  
BRIAR**



**DEC 746  
APACHE TAN**

# Location of On Site Directory Signs

1 SITE PLAN



ASI

**EGLIN/COHEN**  
ARCHITECTS

FOR E. PARKER CENTER (N. 42)  
1411 12<sup>th</sup> NW, SUITE 2000

TEL: 402.455.4510  
TEL: 703.480.4000

**INNOVATION**  
Corporate Center  
COMMON AREA FEATURES

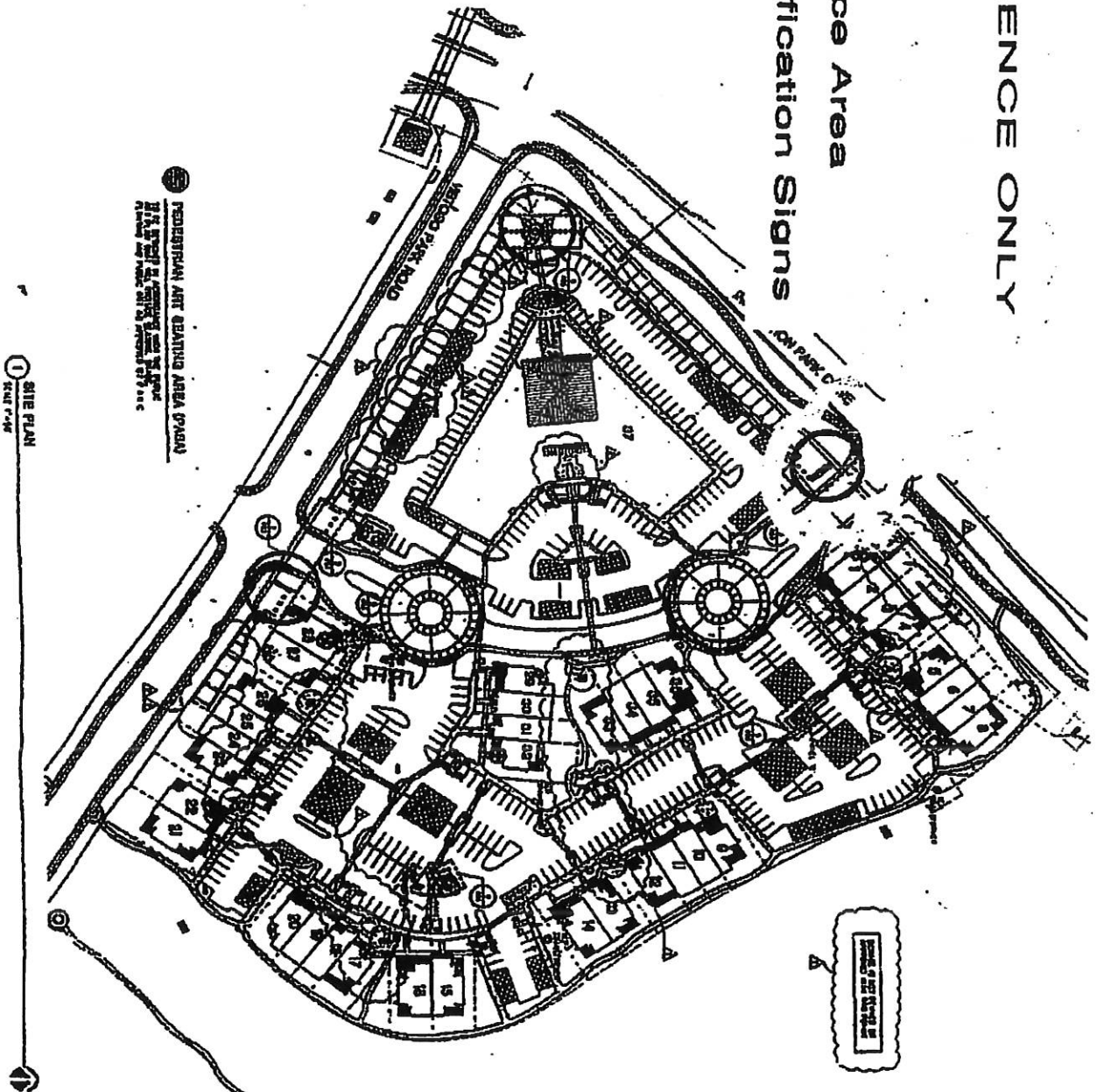
DESIGNED BY: ARCHITECT

SITE PLAN

1. SITE PLAN  
2. FLOOR PLAN  
3. SECTION  
4. ELEVATION  
5. DETAIL

## Location of Office Area

### Entrance Identification Signs



The row contains five business cards:

- ASI**: A vertical card with the company name 'ASI' at the bottom and a grid of lines above it.
- SELSWICKEN ARCHITECTS**: Features a logo of three stacked cubes. Text includes 'SELSWICKEN ARCHITECTS', '10000 W. 10th Ave. Suite 100', 'Denver, CO 80202', 'Phone: 303.733.1100', and 'Fax: 303.733.1101'.
- INNOVATION Corporate Center COMMON AREA FEATURES**: Features a logo of a stylized 'N' with diagonal lines. Text includes 'INNOVATION Corporate Center', 'COMMON AREA FEATURES', '6000 W. 10th Ave., Suite 100', and 'SITE PLAN'.
- Architectural Firm**: A card with a grid of lines and the company name at the bottom.
- Architectural Firm**: A card with a grid of lines and the company name at the bottom.



ASI



1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

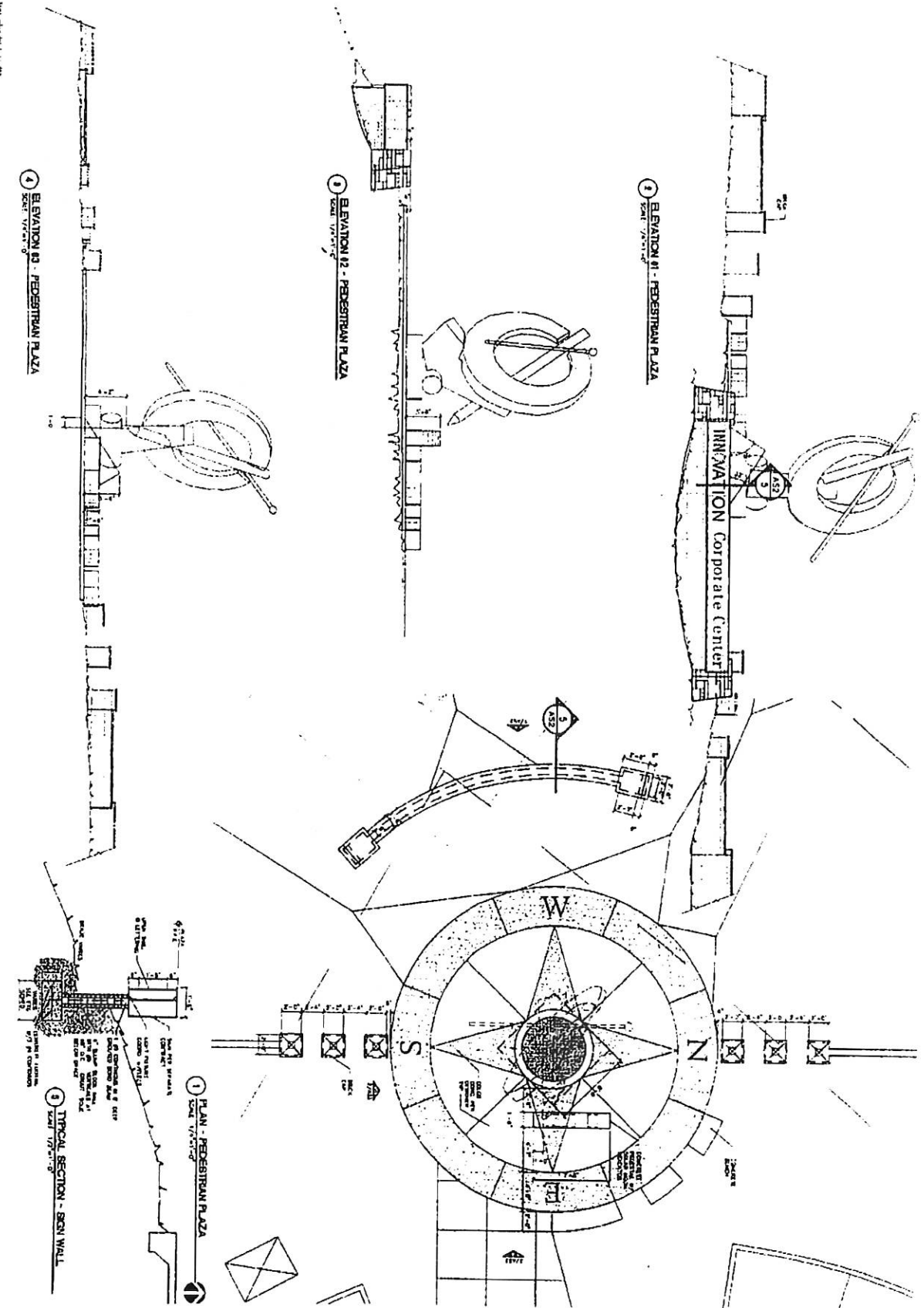
1-3 4-6 7-9

[illegible]

12/26/06  
 AS 1010  
 2317-03  
 ASI

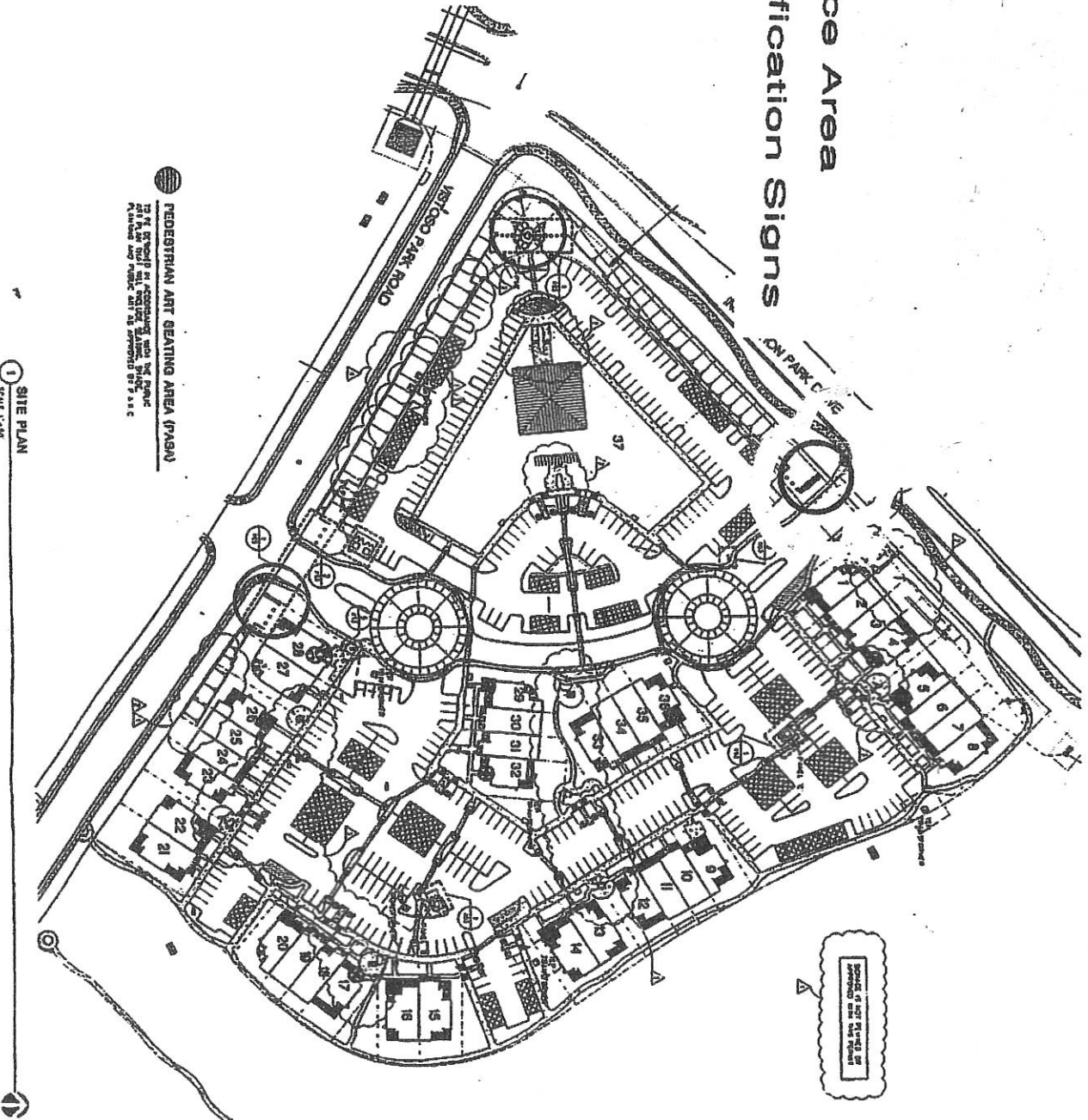


# Enlarged Plan & Detail

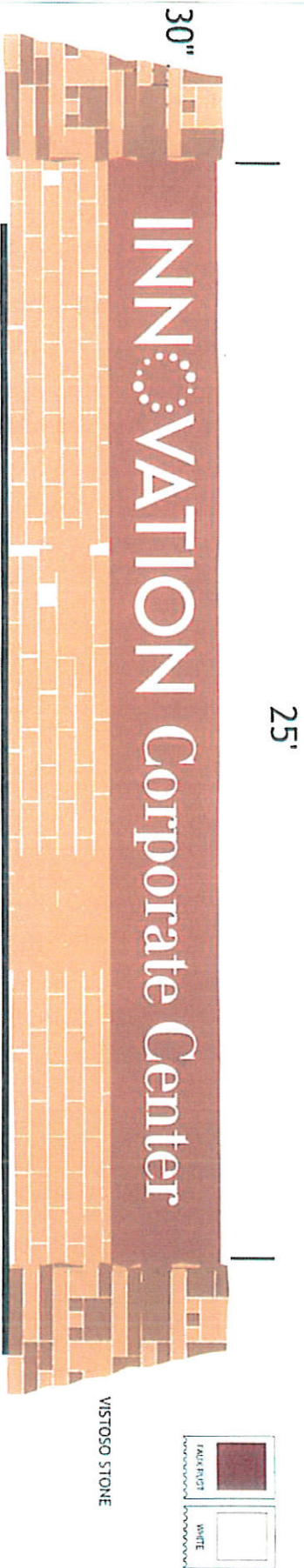


10
31
12/20/0
AS 1001
2317-29
AS2

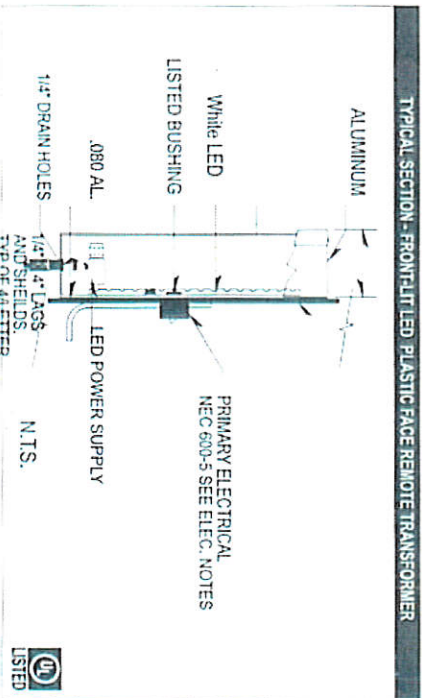
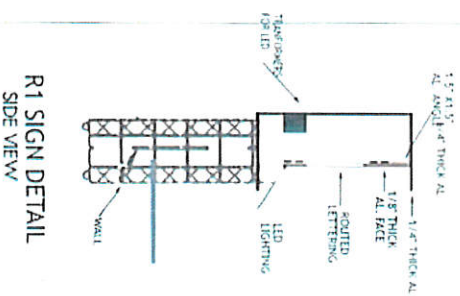
# Location of Office Area Entrance Identification Signs







Upper case lettering--Innovation Corporate Center  
is 1.41' high by 22.5' long-total square footage is 31.725'



**ELECTRICAL NOTES**

Sign Company/ DOES NOT provide primary electrical to sign

Power to the sign must be done by a licensed electrical contractor or licensed electrician

Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

All Electrical Signs on plans will be Listed per NEC 600.3, Marked per NEC 600.4 and installed in accordance with the City of Tucson adopted National Electrical Codes.

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**EFFECTIVE SIGNS**

Box: Broomfield  
3038 E. Grand Rd. #211  
Tucson, Arizona 85712  
Phone: 520-971-0665  
Fax: 520-971-0786

Client Name:

Venture West

Location:

Oro Valley, AZ

Start Date:

Last Revision: 12-20-10

Job#: 20503

Drawing#: 20503 a.v1.s1 / e1

Client Approval

Sales Rep:

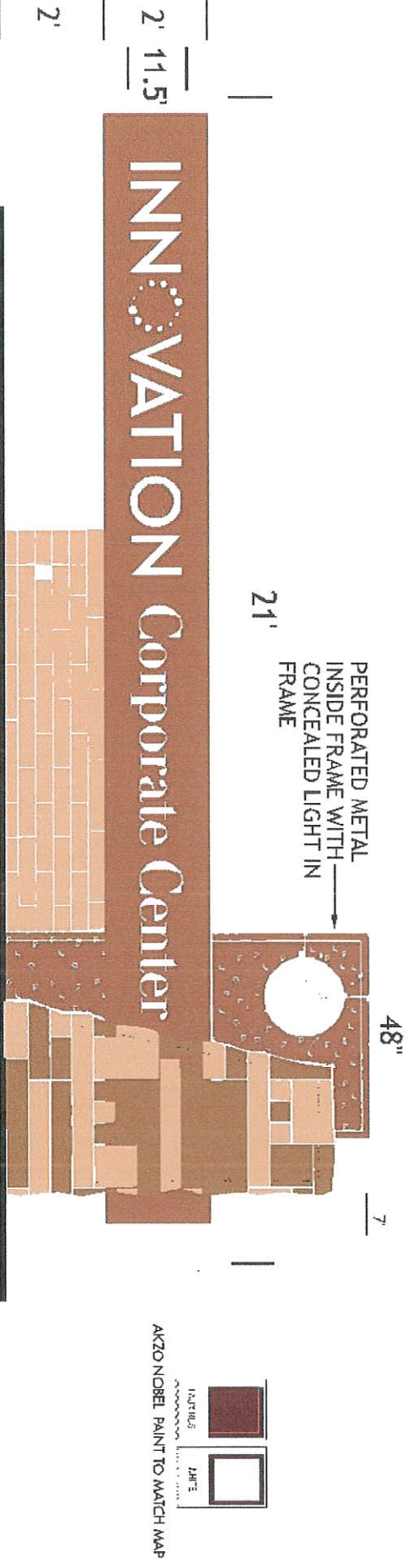
Kathy French

Designer:

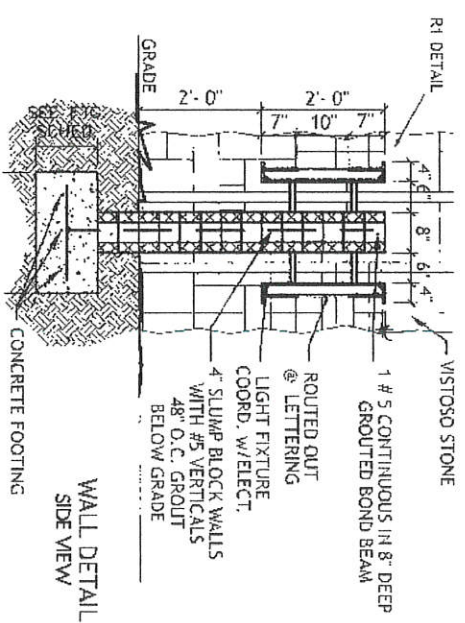
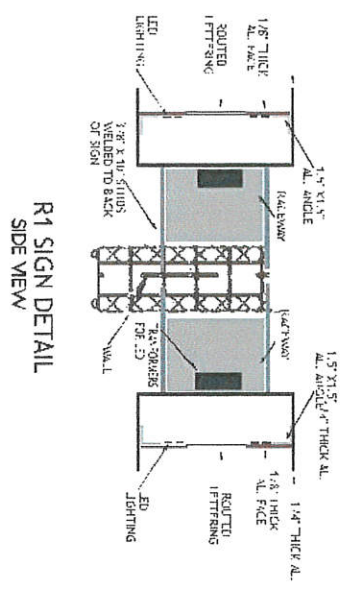
KF





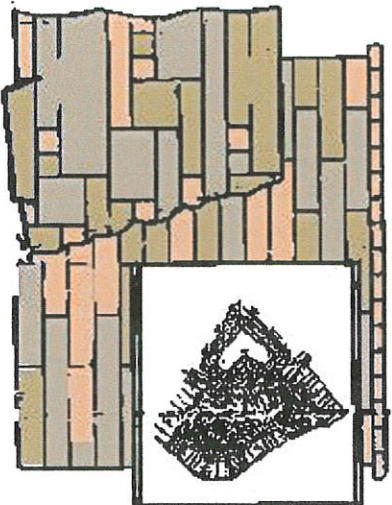


**SIGN TYPE: A**  
Scale 2" = 1' For Production

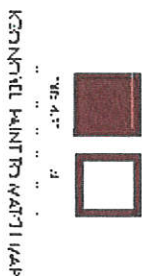


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<p><b>EFFECTIVE SIGNS</b></p> <p>2088 E Grand Rd. #241 Tucson, Arizona 85712</p> <p>Phone 208-333-0665 Fax 208-263-5786</p>	<p><b>Client Name:</b> <b>Venture West</b></p> <p><b>Location:</b> <b>Oro Valley, AZ</b></p>	<p><b>Start Date:</b> Last Revision: 03-12-08 Job#: 20089 Drawing#: 20089 a.v1.s1 / e1</p>	<p><b>Client Approval</b></p>	<p><b>Sales Rep:</b> <b>Kathy French</b> Designer:</p> <p><b>KF</b></p>
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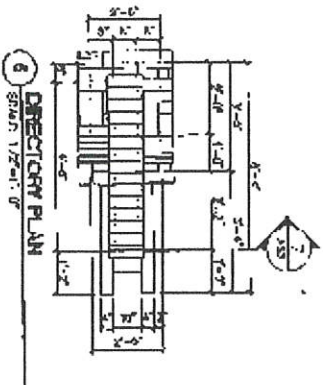
Aluminum RPC painted gray,  
Site map hard-scrape and buildings  
to be routed acrylic mounted first  
surface to RPC panel. Acrylic pieces  
to be back sprayed and lettered to  
identify building addresses to  
facilitate wayfinding in the  
corporate center



A

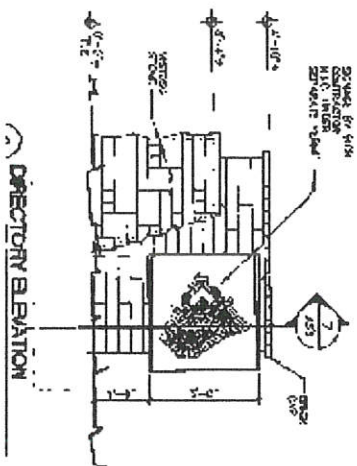
## SIGN TYPE: B

Scale 2" = 1' For Production



### R1 SIGN DETAIL

Directory plan view



### Directory Elevation

**EFFECTIVE  
SIGNS!**

Effective Signs Inc.  
2888 E. Desert Ave., #210  
Tucson, Arizona 85712  
Phone: 520-373-3883  
Fax: 520-373-3883

Client Name:

**Venture West**

Location:

**Oro Valley, AZ**

Start Date:

Last Revision: 07-01-08

Job#: 200089

Drawing#: 20089 Rev 1.1 / 61

Client Approval

Sales Rep:

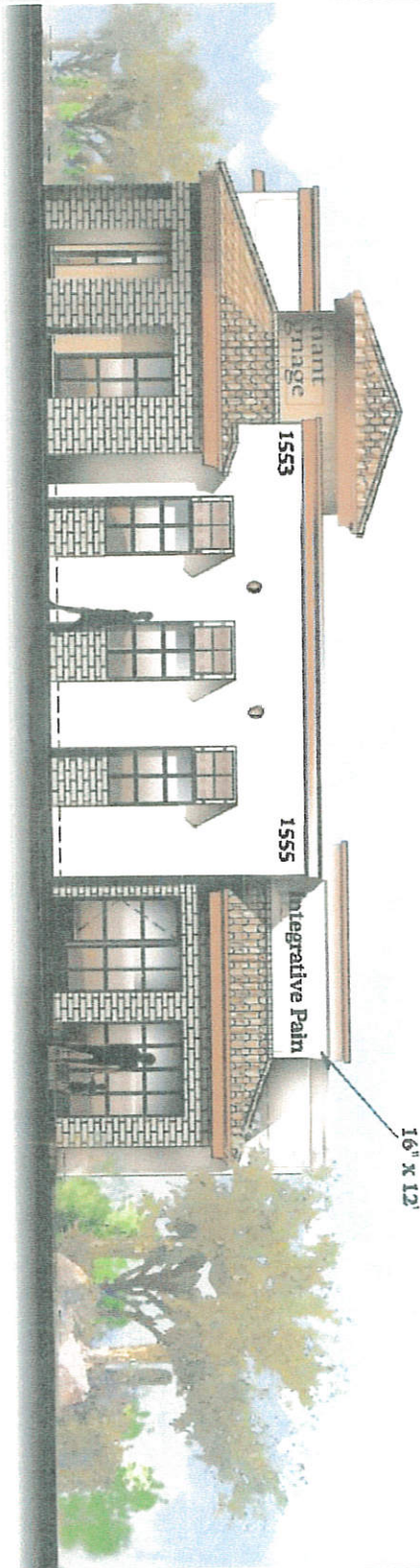
**Kathy French**

Designer:

KF

Effective Signs Inc.



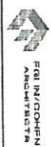


**FRONT ELEVATION**  
**TWO (2) ENTRANCES**    Scale 1/8" = 1'0"



**INNOVATION PARK**  
 Innovation Corporate Center  
 OROVALLEY, ARIZONA

**DESIGN 'B'**  
 4000 SF



THE MCGRAW-HILL  
 COMPANIES





FRONT ELEVATION  
ONE (1) ENTRANCE      Scale 1/8" = 1'0"

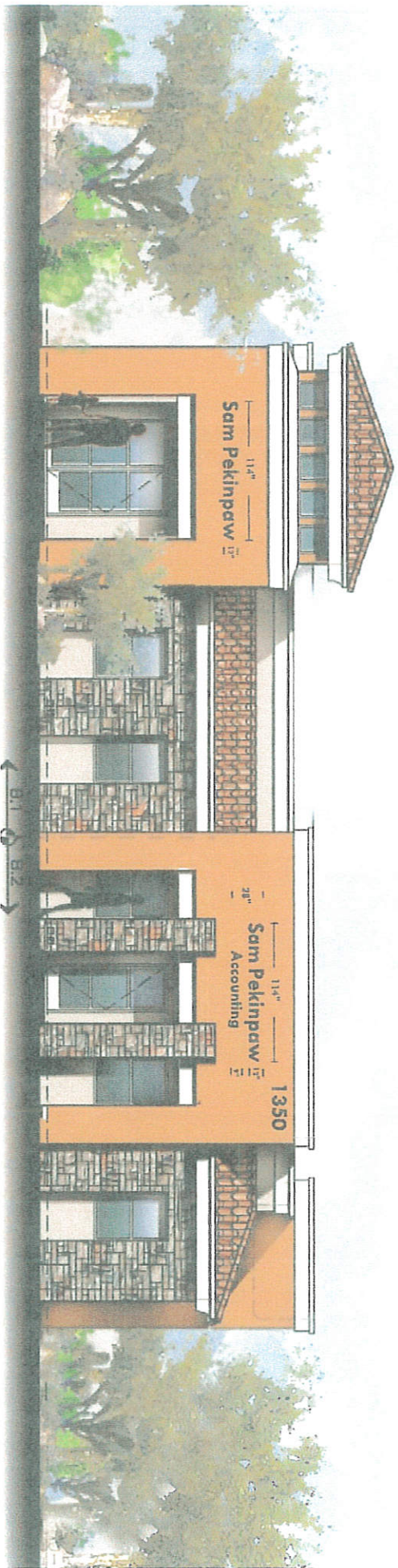


INNOVATION PARK  
Innovation Corporate Center  
GROVELLY, ARIZONA

DESIGN 'B'  
4000 SF



EGAN/COHEN  
ARCHITECTS



**FRONT ELEVATION**  
**TWO (2) ENTRANCES**    Scale 1/8" = 10'



**INNOVATION PARK**  
 Innovation Corporate Center  
 ORO VALLEY, ARIZONA

**DESIGN 'A'**  
 4000 SF





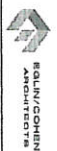


FRONT ELEVATION  
ONE (1) ENTRANCE      Scale 1/8" = 1'0"

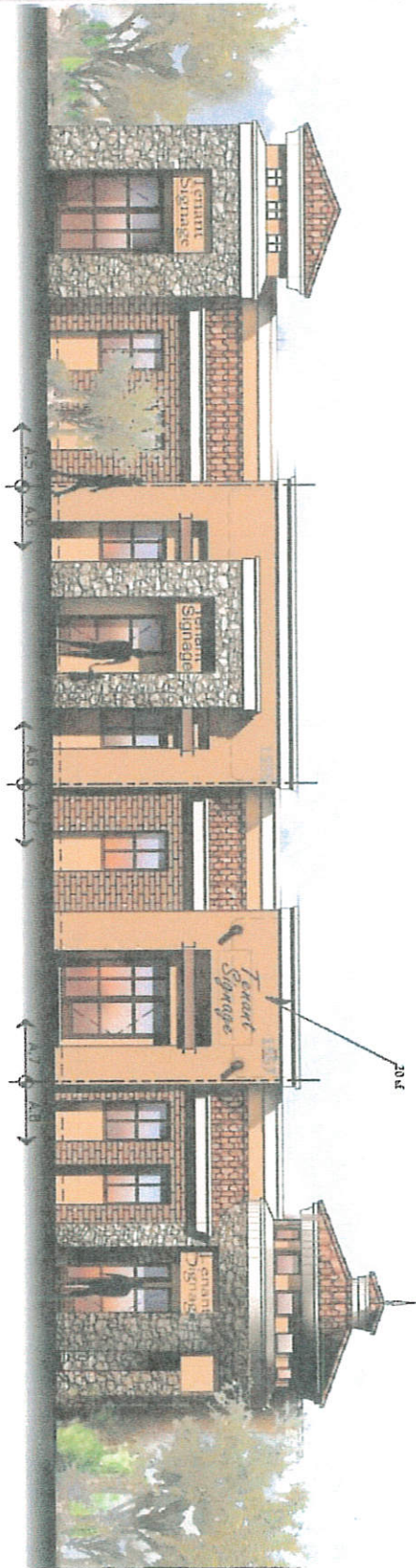


INNOVATIONPARK  
Innovation Corporate Center  
ORO VALLEY, ARIZONA

DESIGN 'A'  
4000 SF







**FRONT ELEVATION**  
**FOUR (4) ENTRANCES**    Scale 1/8" = 1'0"

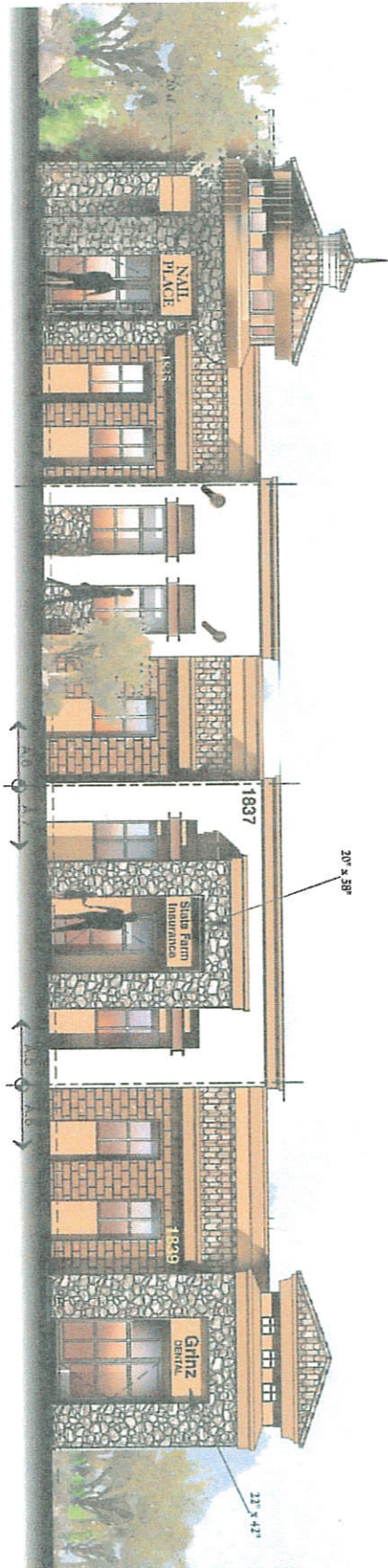


**INNOVATIONPARK**  
 Innovation Corporate Center  
 OROVALLEY, ARIZONA

**DESIGN 'B'**  
 6000 SF







FRONT ELEVATION  
THREE (3) ENTRANCES Scale 1/8" = 1'-0"

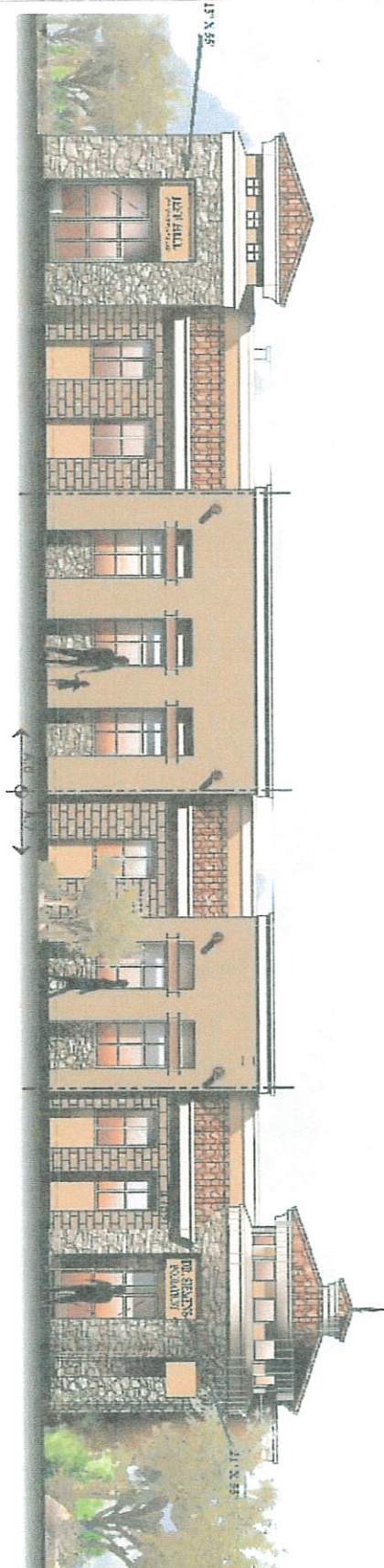


INNOVATION PARK  
Innovation Corporate Center  
GROVE VALLEY, ALABAMA

DESIGN 'B'  
6000 SF







**FRONT ELEVATION**  
**TWO (2) ENTRANCES**    Scale 1/8" = 10'



VNL-LEE WEST, INC.

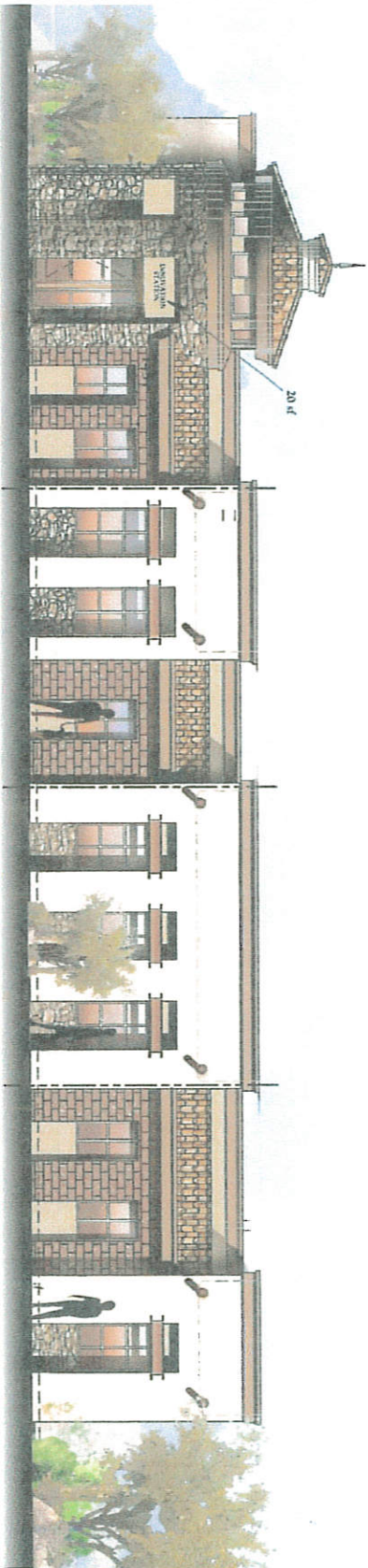
INNOVATION 3A-24 Innovation Corporate Center  
 600 Valley Drive, A

DESIGN 'B'  
 6000 SF



LEE WEST, INC.





FRONT ELEVATION  
ONE (1) ENTRANCE Scale 1/8" = 1'0"

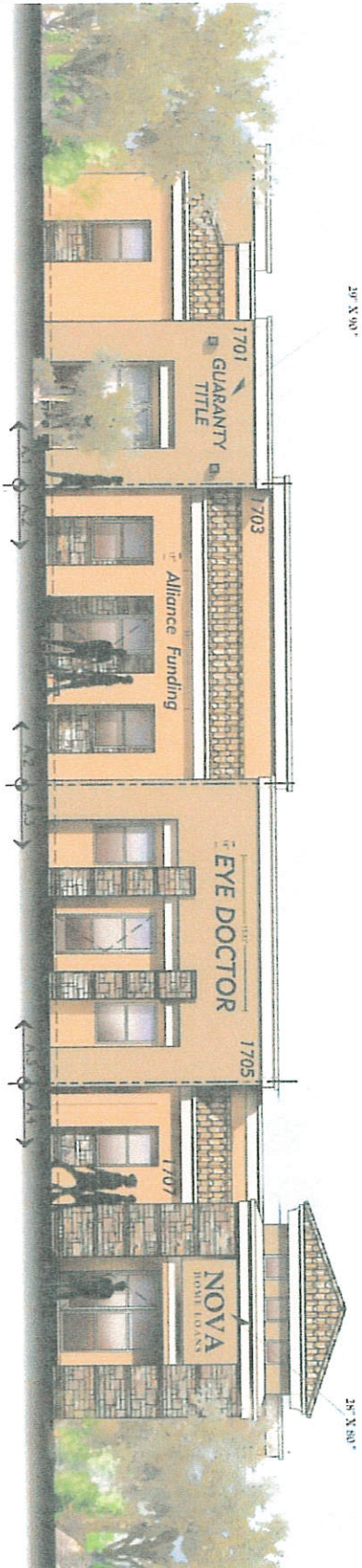


INNOVATION PARK Innovation Corporate Center  
OHIO VALLEY, ARIZONA

DESIGN 'B'  
6000 SF







**FRONT ELEVATION**  
**FOUR (4) ENTRANCES** Scale 1/8" = 1'0"



**INNOVATION** by **Innovation Corporate Center**  
6001 ALTA, ARIZONA

**DESIGN A'**  
**6000 SF**







**FRONT ELEVATION**  
**THREE (3) ENTRANCES** Scale 1/8" = 10"



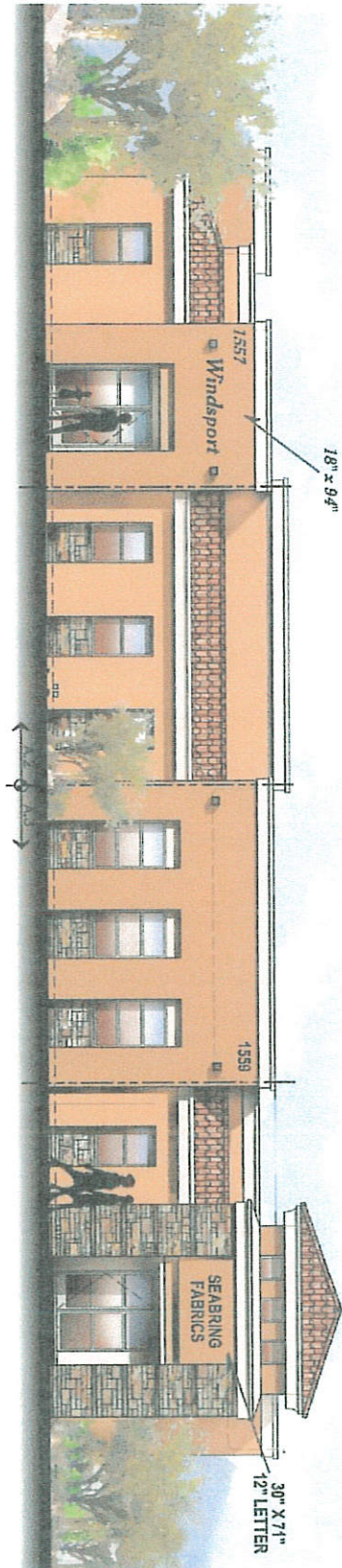
**INNOVATIONPARK** Innovation Corporate Center  
 ORO VALLEY, ARIZONA

**DESIGN 'A'**  
 6000 SF



F&B ARCHITECTS  
 ANIMATED DESIGN





FRONT ELEVATION  
TWO (2) ENTRANCES Scale 1/8" = 1'0"



INNOVATION PARK Innovation Corporate Center  
GRANDVILLE, ARIZONA

DESIGN 'A'  
6000 SF





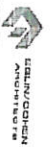
**FRONT ELEVATION**  
**ONE (1) ENTRANCE**      **Scale 1/8" = 10'**



**INNOVATION PARK**

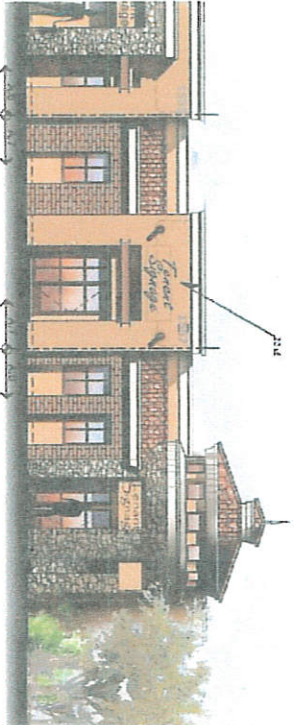
Innovation Corporate Center  
 ORO VALLEY, ARIZONA

**DESIGN 'A'**  
 6000 SF



URBAN GREEN  
 ARCHITECTURE





# Pan Channel Letters

A

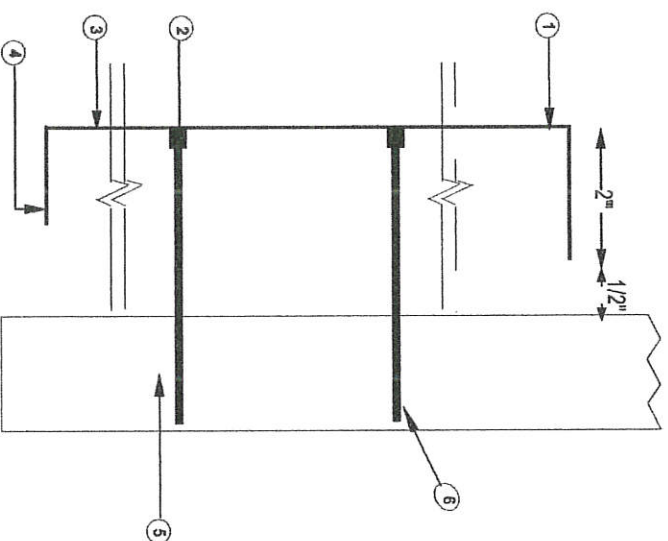
## SPECIFICATIONS FOR FABRICATION AND INSTALLATION:

Total square feet: 20.0'  
 Aluminum construction: faces .10 / returns .063 / depth 2"  
 Mounting method: individual reverse with 1/2" standoff

## COLOR SPECIFICATIONS:

Channel letters painted AKZO Nobel Acrylic Polyurethane 5 Year mfg. warranty  
 Returns: According to Color Palette  
 Faces: According Color Palette

## REVERSE-MOUNTED CHANNEL LETTERS



1. .10 ALUMINUM FACE
2. 10 x 24 tapped pad welded to back of face
3. Weight 1-2 lb/sf teflon
4. 1/2" ALUMINUM SIDEWALLS
5. FRAME & STUCCO WALL
6. 4" ALUMINUM STUDS TYPE F 4

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**EFFECTIVE  
SIGNS**

1001 E. McDowell Blvd., Suite 100  
 Tucson, Arizona 85712  
 Phone: 520.546.9900  
 Fax: 520.546.9901

Client Name:

**Venture West**

Location:

**Oro Valley, AZ**

Start Date:

Last Revision: 07-01-08

Job#: 20089

Drawing#: 20089 AV1

Client Approval

**Sales Rep:**

Kathy French

**Designer:**

KF

