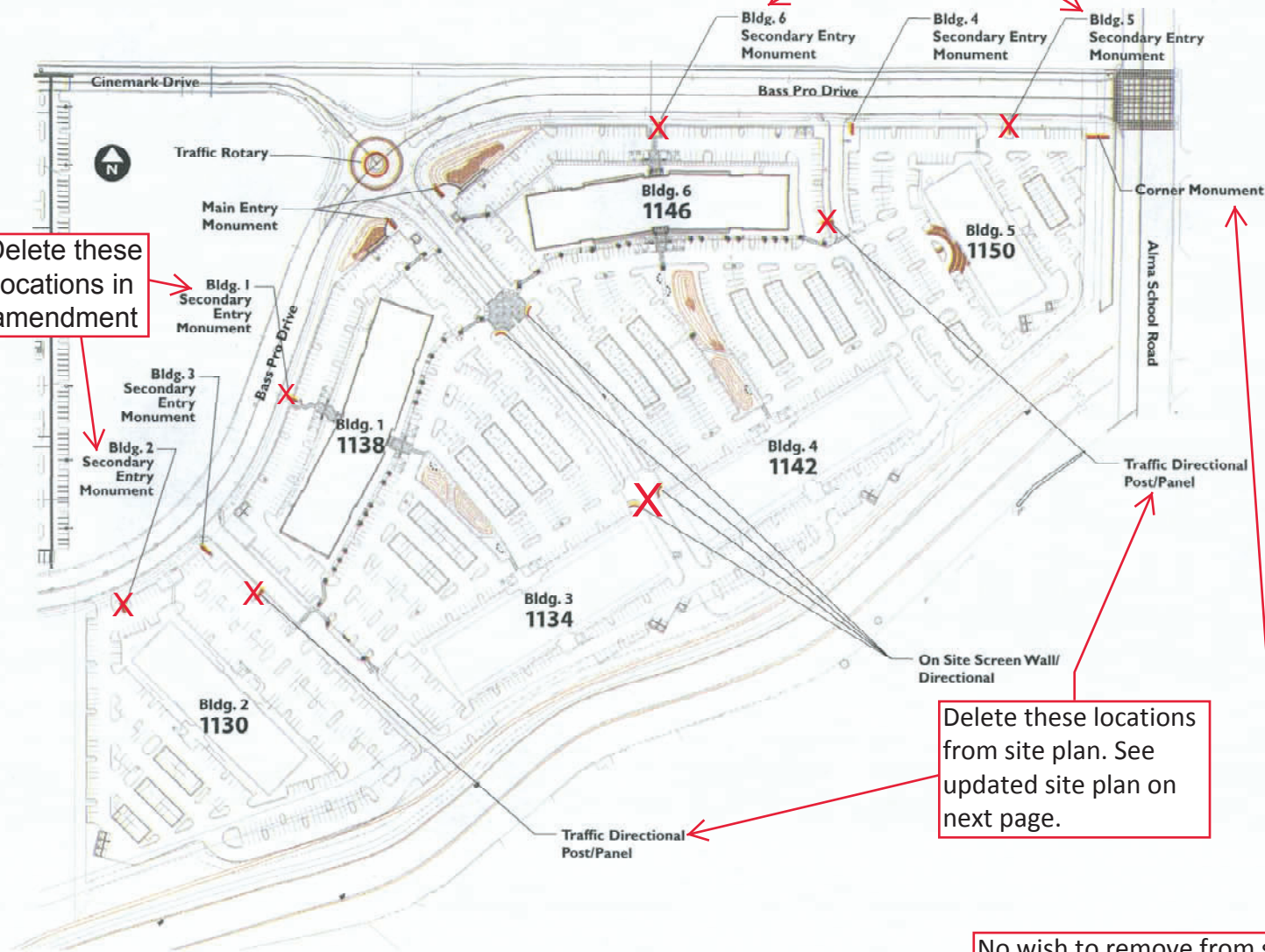


Delete these locations  
in amendment

Delete these  
locations in  
amendment



Delete these locations  
from site plan. See  
updated site plan on  
next page.

No wish to remove from sign plan or update in this  
amendment.

Riverview Point Master Sign Plan  
October 14, 2008

#### Riverview Point Sign System

The monument signs for Riverview Point are based upon the sign system established in the Comprehensive Sign Plan for the retail project, Mesa Riverview. This includes overall dimensions and the inclusion of the "wave" accent for the top of the signs.

However, the Riverview Point signs differ in logotype, materials and the use of horizontal trim work to better reflect the architectural style of the buildings within this project.

The largest sign is the Corner Monument, located at the project entrance on Alma School Road. This sign includes just the name of the project. It includes a low planter wall to allow vegetation and to help screen external sign light sources.

The Main Entry Monuments flank either side of the project's main entry point. There is a traffic rotary at this intersection. The monuments are set outside of visibility triangles, and intrude into the retention basins. Curved planter walls allow vegetation integration. Behind the monuments are a backdrop of palm trees. These signs include only the name of the project.

There are six Secondary Entry Monuments—one for each building, all located along Bass Pro Drive. The first two are placed in front of Buildings 1 and 6. The other signs will be installed when its corresponding building is erected. Each of these signs include space for six tenants and the building address. They will integrate with the surrounding landscaping.

Not shown on this site plan is the Directional Sign, located north of Bass Pro Drive on Dobson Road. This sign identifies the project and up to four tenants.

Along I-202, a panel has been reserved for use by Riverview Point on one of the Mesa Riverview freeway monuments.

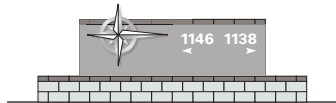
In addition to monument signs, wall signs are proposed for project tenants. To minimize impact to the neighborhood south of this project, no wall signs will be allowed on the south elevations of Buildings 1130, 1134, 1142, and 1150.



# Updated Site Plan



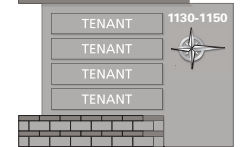
**ENTRY MONUMENT - QTY. 2 (Existing)**  
scale: 1/8" = 1'-0"



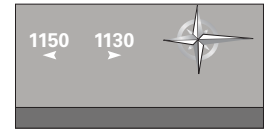
**LEFT ENTRANCE (SHOWN FLAT) (Existing)**  
scale: 1/8" = 1'-0"



**RIGHT ENTRANCE (SHOWN FLAT) (Existing)**  
scale: 1/8" = 1'-0"



**SECONDARY MONUMENT - QTY. 2 (Proposed)**  
scale: 1/8" = 1'-0"



**SMALL DIRECTIONAL (Proposed)**  
scale: 3/8" = 1'-0"

**SIGN LOCATION PLAN**  
scale: NTS

- 1 Existing Entry Monuments
- 2 Existing Directional Signs
- 3 Secondary Tenant Monuments
- 4 Small Directional Sign

Gretchen Wilde, owner / designer  
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Tempe, AZ 85281  
480.966.6565 / 480.966.5668 (f)  
signs@airparksigns.com

1130 N Alma School

NOTES:

Approved By:

Date:

asc  
j

Waypoint

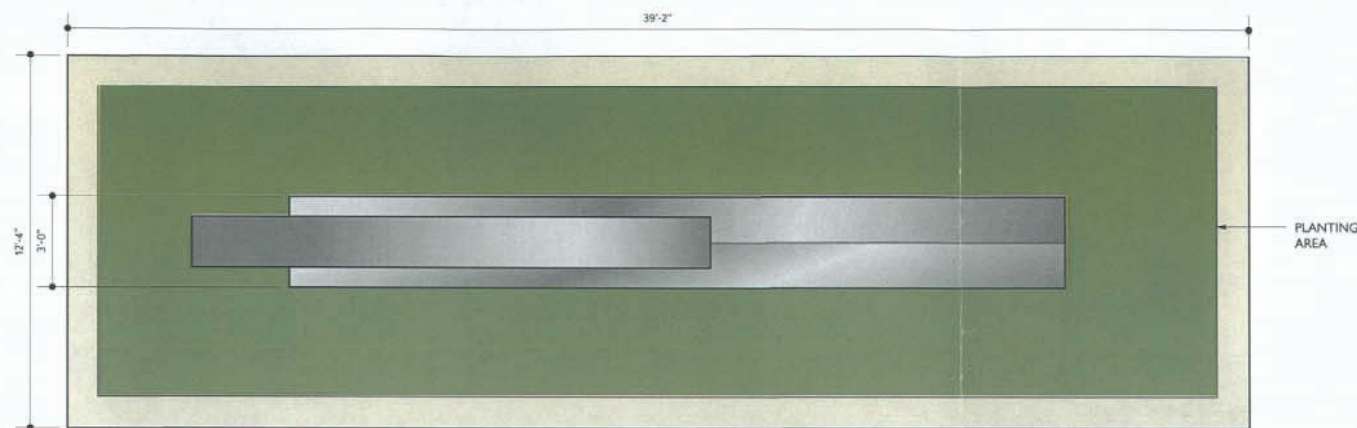
Site Map Sign Locations

01/30/19

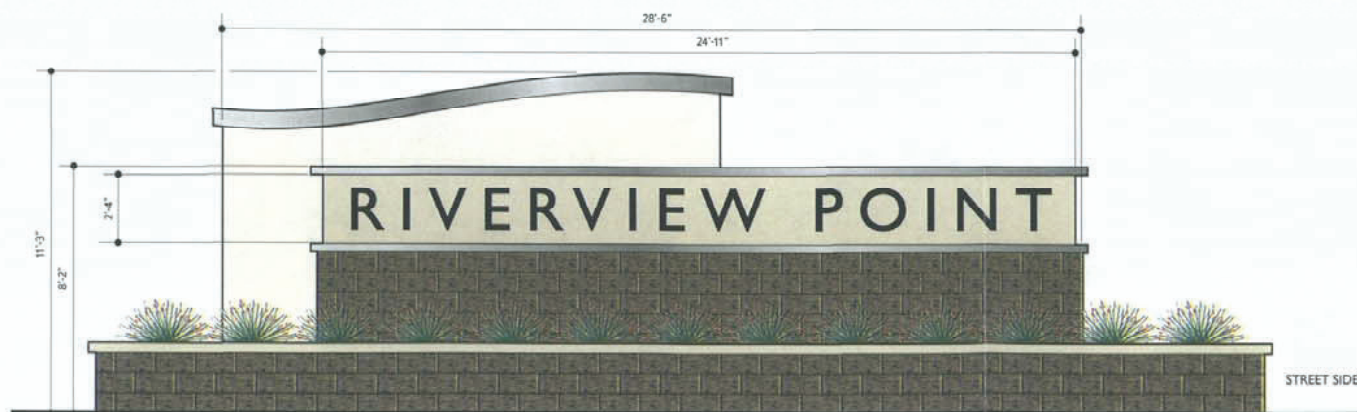
1 / 1  
PAGE

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No changes to this sign, but  
not utilized at this time



PLAN VIEW



ALMA SCHOOL ENTRY MONUMENT

### Corner Monument

The largest sign is the Corner Monument, located at the project entrance on Alma School Road. This sign includes just the name of the project. It includes a low planter wall to allow vegetation and to help screen external sign light sources.

The project name consists of internally illuminated pan-channel letters with Black/White acrylic faces.

### Dimensions

Height: 11'-3" (from top of sidewalk)

Total Width: 28'-6"

Sign Area: 58.13 square feet

### Construction

Base: 16x8 CMU, molded concrete planter cap.

Sign Cabinet: .125 aluminum cabinet construction with pan channel letters.

Sign Wall: 16x8 CMU.

Cabinet Caps & Accents: Brushed aluminum.

### Colors

CMU: Trenwyth Trendstone, Walnut Creek.

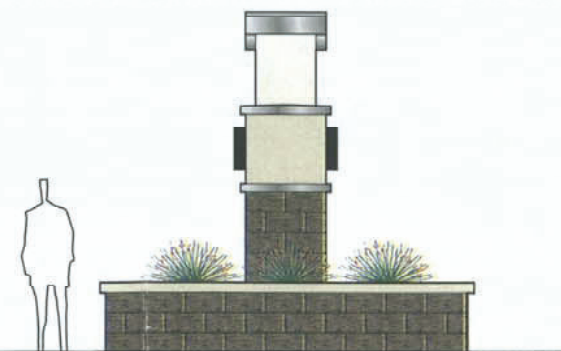
Cabinet: Painted to match KVAL Paint 8683W Tinderbox.

Accent Wall: Painted to match ICI 817 Chalk.

Caps: Brushed Aluminum.

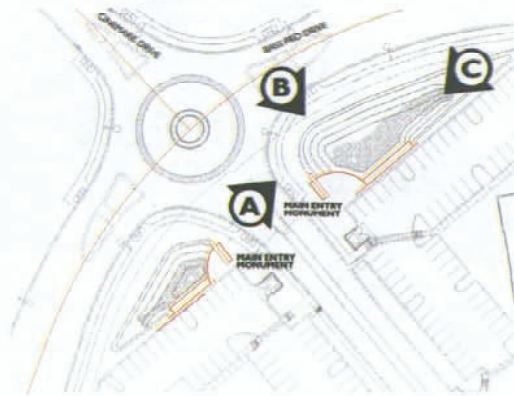
### Illumination

Internal illumination and external accent lighting.



FRONT VIEW





ENTRY MONUMENT & ROUNDABOUT  
CRITICAL SIGHT LINE STUDY  
SCALE: 1"=100'

### Main Entry Monuments

The Main Entry Monuments flank either side of the project's main entry point. There is a traffic circle at this intersection. The monuments are set outside of visibility triangles, and intrude into the retention basins. Curved planter walls allow vegetation integration. Behind the monuments are a backdrop of palm trees. These signs include only the name of the project.

### Dimensions

Height: 8'-11" (from top of sidewalk)  
Total Width: 24'-6"  
Sign Area: 42.16 square feet

### Construction

Base: 16x8 CMU, molded concrete planter cap.  
Sign Cabinet: .125 aluminum cabinet construction with pan channel letters.  
Sign Wall: 16x8 CMU.  
Cabinet Caps & Accents: Brushed aluminum.

### Colors

CMU: Trenwyth Trendstone, Walnut Creek.  
Cabinet: Painted to match KVAL Paint 8683VV Tinderbox.  
Accent Wall: Painted to match ICI 817 Chalk.  
Caps: Brushed Aluminum.

### Illumination

Internal illumination and external accent lighting.

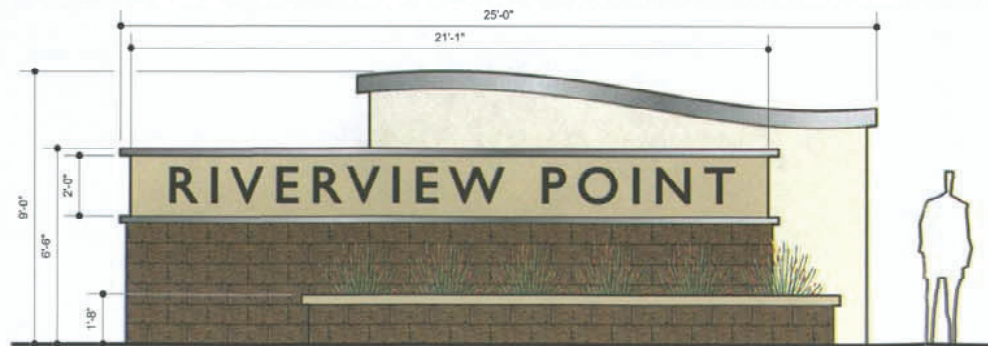


MAIN ENTRY MONUMENT  
B ELEVATION  
SCALE: 3/32"=1'-0"



MAIN ENTRY MONUMENT  
C ELEVATION  
SCALE: 3/32"=1'-0"

RETENTION BASIN



MAIN ENTRY MONUMENT  
A ELEVATION  
SCALE: 1/4"=1'-0"

This design to be replaced  
with new Sign Type 1

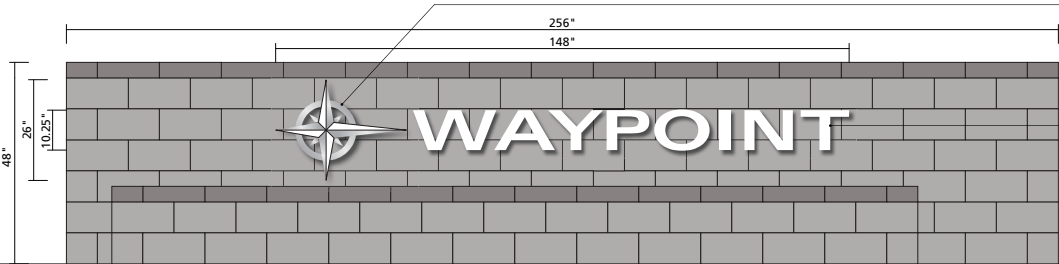
Sign Type 1

Proposed design to replace  
Main Entry Monuments in  
original CSP



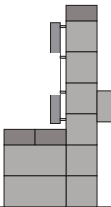
NIGHT VIEW  
scale: 3/8" = 1'-0"

\*Masonry bases/walls are existing\*



REVERSE PAN CHANNEL LETTERS  
2.5" RETURNS  
WITH SATIN FINISH & PAINTED WHITE  
HALO ILLUMINATED WITH BLUE LED  
MOUNTED 1.5" OFF OF WALL  
WITH STAND-OFFS

REVERSE PAN CHANNEL LETTERS  
2.5" RETURNS PAINTED WHITE  
HALO ILLUMINATED WITH WHITE LED  
MOUNTED 1.5" OFF OF WALL  
WITH STAND-OFFS



ENTRY MONUMENT - QTY. 2  
scale: 3/8" = 1'-0"

Sign Area: 26.7 Square Feet per sign



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1205 N. Miller Road  
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signs@airparksigns.com

1138 N. Alma School Rd.  
Mesa, AZ

NOTES: Added a few measurements 02.18.19 asc

Approved By:

Date:

ra  
gw

Waypoint

10-08-18

Entry Monuments 032018

1 / 1  
PAGE

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**Secondary Entry Monuments**

There are six Secondary Entry Monuments—one for each building, all located along Bass Pro Drive. The first two are placed in front of Buildings A and B. Each of these signs include space for six tenants and the building address. They will integrate with the surrounding landscaping.

**Dimensions**

Height: 8'-10" (from top of sidewalk)

Total Width: 15'-4"

Sign Area: 38.5 square feet

**Construction**

Base: 16x8 masonry.

Sign Cabinet: .125 Aluminum cabinet.

Tenant Panels: Aluminum tenant panels with black/white acrylic letters mounted flush to panel face.

Address Numerals: Routed, push-thru black/white acrylic.

Cabinet Caps & Accents: Brushed aluminum.

**Colors**

Base: Trenwyth Trendstone, Walnut Creek.

Accent Wall: Painted to match ICI 817 Chalk.

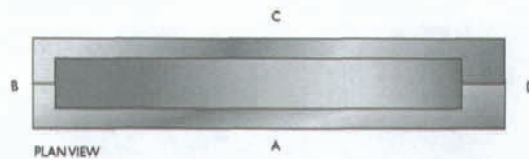
Tenant Panels: Painted to match KVAL Paint 8683VV Tinderbox.

Address Numerals: Black/White Acrylic.

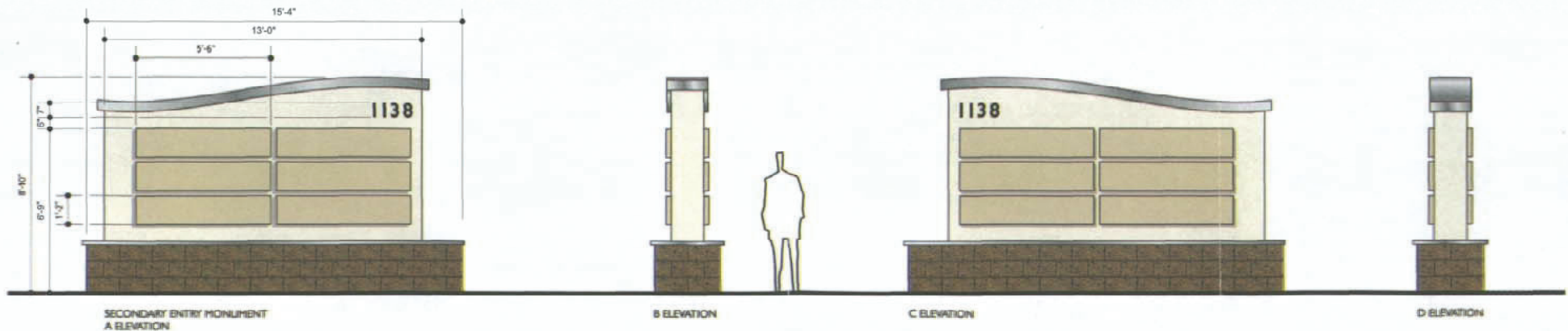
Caps: Brushed aluminum.

**Illumination**

Internal illumination and external accent lighting.

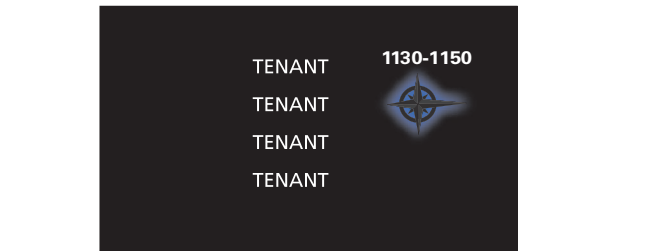


This design to be replaced with new Sign Type 3



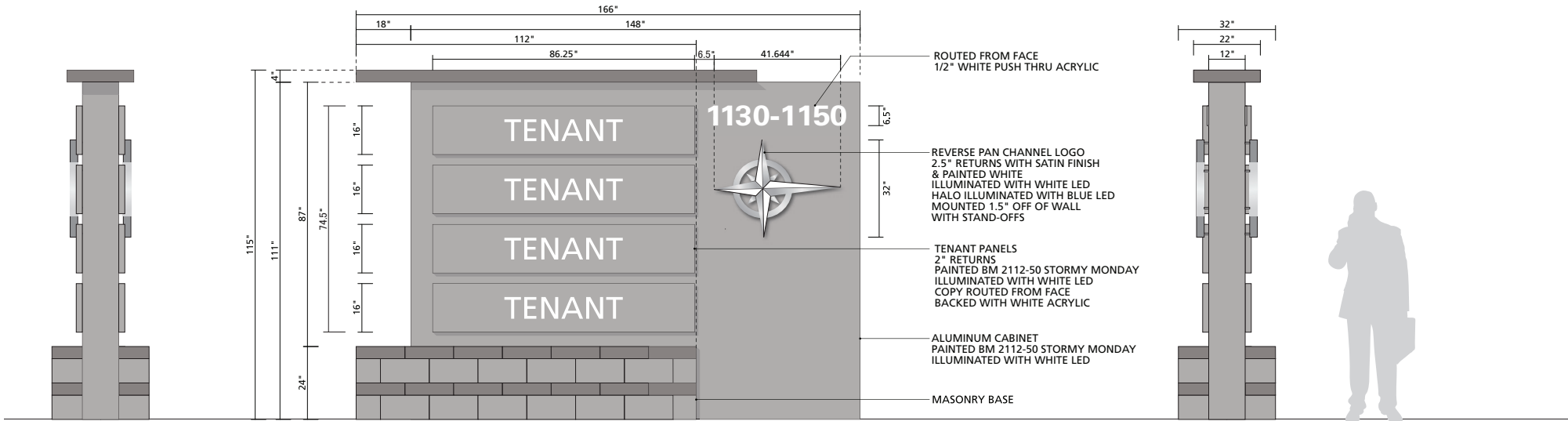
Sign Type 3

Proposed design to replace  
Secondary Entry Monuments  
in original CSP



NIGHT VIEW

scale: 1/8" = 1'-0"



SIDE VIEW

scale: 3/8" = 1'-0"

SECONDARY MONUMENT

scale: 3/8" = 1'-0"

Sign Area: 53.52 Square Feet per sign

SIDE VIEW

scale: 3/8" = 1'-0"



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1205 N. Miller Road  
Tempe, AZ 85281  
480.966.6565 / 480.966.5668 (t)  
signs@airparksigns.com

1138 N. Alma School Rd.  
Mesa, AZ

NOTES:

Approved By:

Date:

ra  
gw

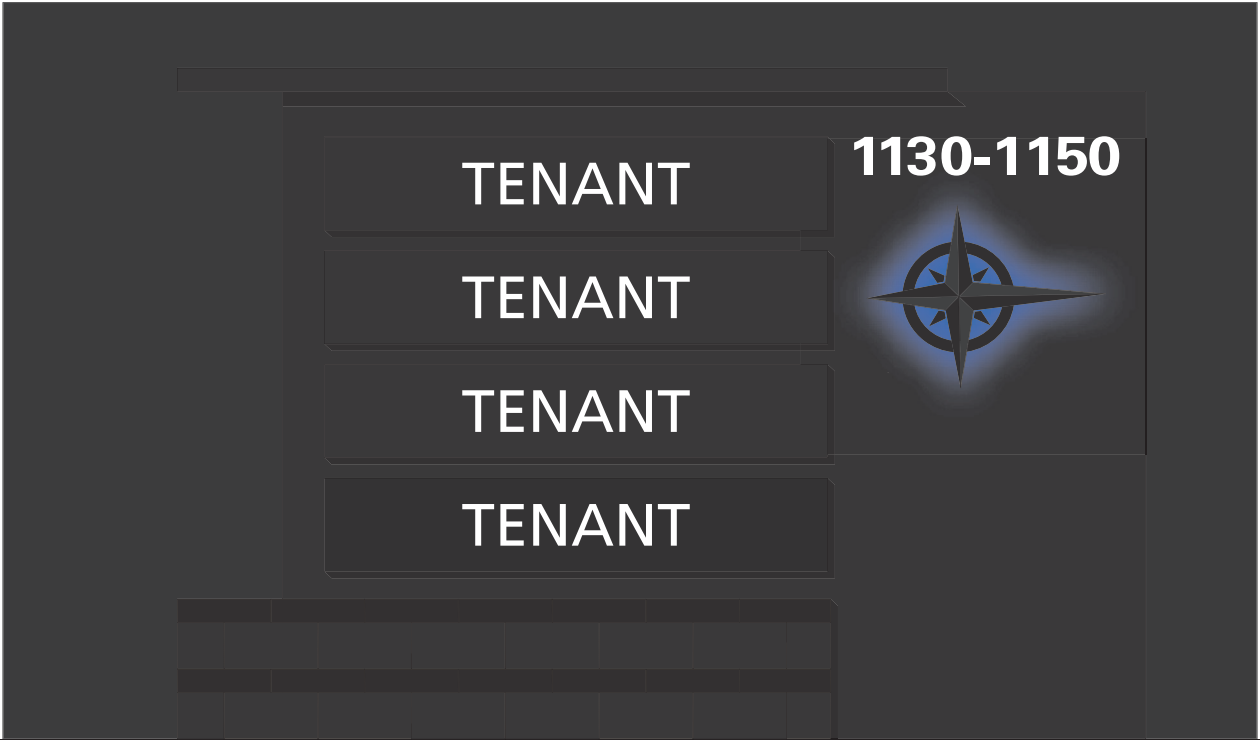
Waypoint

10-08-18

Directory Monuments 032018

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NIGHT VIEW

scale: N.T.S.



Gretchen Wilde, owner / designer  
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Tempe, AZ 85281  
480.966.6565 / 480.966.5668 (f)  
signs@airparksigns.com

1138 N. Alma School Rd.  
Mesa, AZ

NOTES:

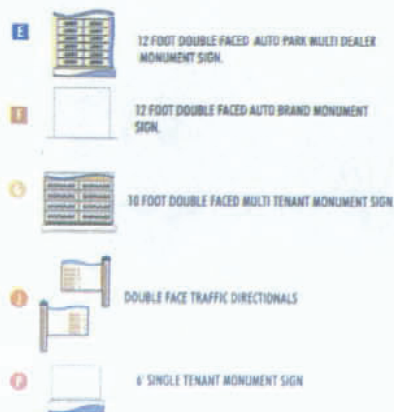
Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

ra  
gw

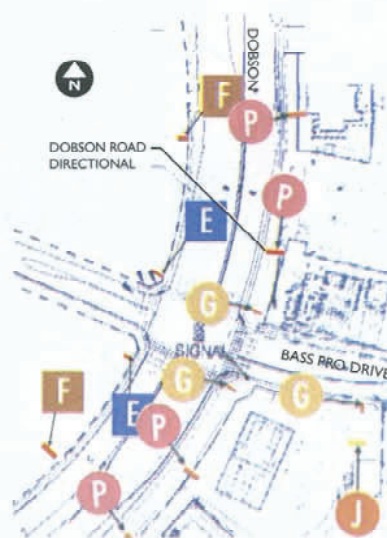
Waypoint  
Directory Monuments 032018  
10-08-18  
2 / 2  
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SIGNS IN APPROVED MASTER SIGN PLAN

**Dobson Road Directional Signs**

This Directional Sign, while still within the overall Riverview Point project, is located off-site of Riverview Point, north of Bass Pro Drive on Dobson Road. It will identify the project and up to four tenants and is internally illuminated.

The sign will aid visitors to the most direct route to the project.

**Dimensions**

Height: 10'-0" (from top of sidewalk)

Total Width: 8'-7"

Sign Area: 45.333 square feet

**Construction**

Sign Cabinet: .125 Aluminum cabinet.

Project Name/Address: Push-through black/white acrylic copy mounted flush to face.

Tenant Panels: Aluminum tenant panels with black/white push-through acrylic letters mounted flush to panel face.

Cabinet Caps & Accents: Brushed aluminum.

**Colors**

Base: To match KWAL Paint 8683W Tinderbox.

Cabinet: Painted to match ICI 169 Brick Road

Tenant Panels: To match KWAL Paint 8683W Tinderbox.

Accent Wall: Painted to match ICI 817 Chalk.

Text & Address Numerals, Arrow: Black/White Acrylic.

Caps: Brushed aluminum.

**Illumination**

Internal illumination.

**On-Site Directional Signs**

On-Site Directional Signs will be placed at key decision points within the Riverview Point project. The signs will identify the building addresses only.

They will aid visitors to the most direct route for their destination.

**Dimensions**

Height: 6'-0"

Total Width: 4'-8"

Sign Area: 16 square feet

**Construction**

Sign Cabinet: .125 Aluminum cabinet.

Tenant Panels: Extruded aluminum tenant panels with reflective vinyl text.

Cabinet Caps & Accents: Brushed aluminum.

**Colors**

Cabinet: Painted to match ICI 169 Brick Road

Tenant Panels: To match KWAL Paint 8683W Tinderbox.

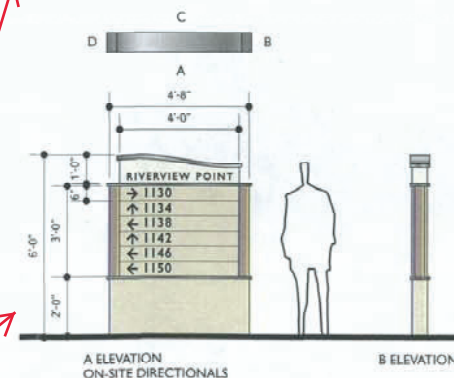
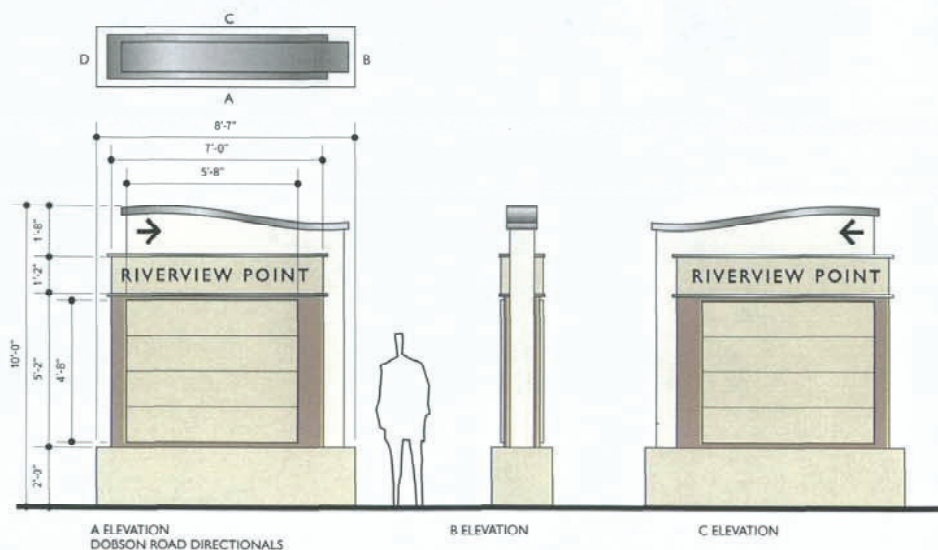
Header Panel: Painted to match ICI 817 Chalk.

Text: Black reflective vinyl.

Caps: Brushed aluminum.

**Illumination**

External illumination.

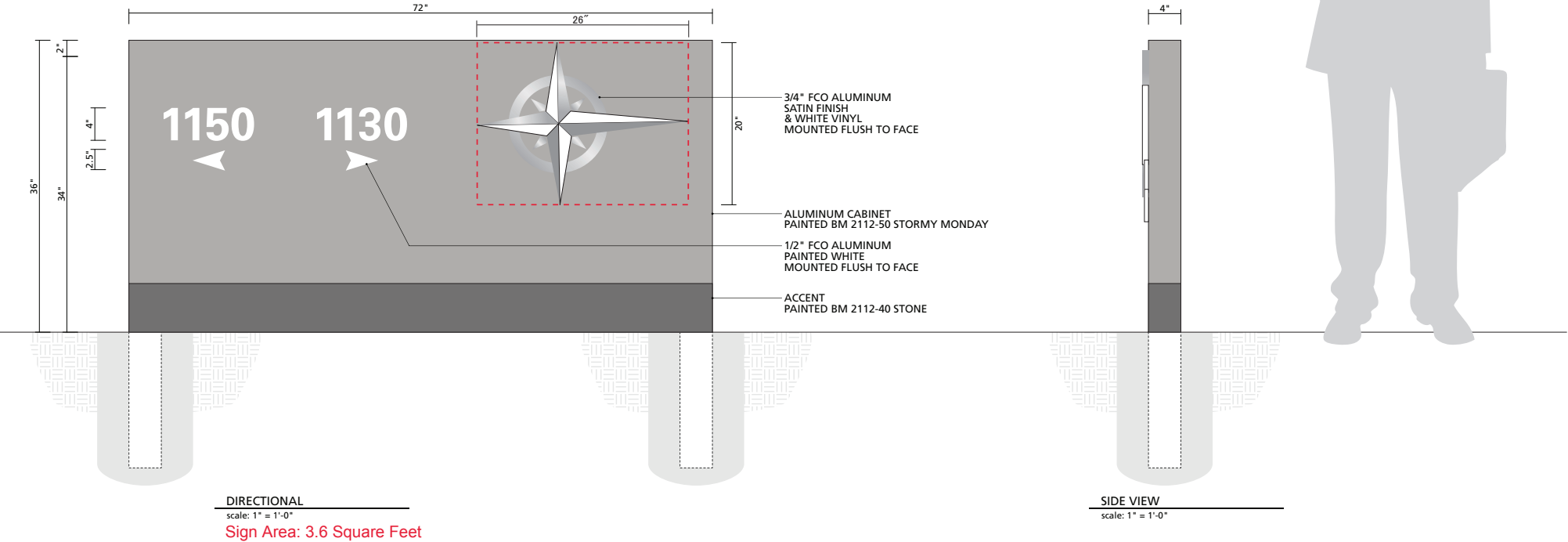


No changes to this sign, but not utilized at this time

This design to be replaced with new Sign Type 4

Sign Type 4

Proposed design to replace  
On-Site Directional Signs in  
original CSP



 <p>Gretchen Wilde, owner / designer 1205 N. Miller Road Tempe, AZ 85281 480.966.6565 / 480.966.5668 (f) signs@airparksigns.com</p>	<p>1138 N. Alma School Rd. Mesa, AZ</p>	<p>NOTES:</p> <p>Approved By: _____ Date: _____</p>	<p>ra gw</p> <p>Waypoint</p> <p>Directional 091718</p> <p>10-08-18</p> <p>1 / 1 PAGE</p>
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**On-Site Screen Walls**

The On-Site Screen Walls will be placed on opposite corners at the main intersection in Riverview Point. These would act as a "gateway" feature, while also acting as a directional sign with the inclusion of text and arrows (Monument B).

In front of Buildings 1134 & 1142, both signs would include tenant identity for their respective buildings.

They will aid visitors to the most direct route for their destination.

**Sizes**

Height: 6'-10"

Total Width: 18'-8"

Sign Area: 18.5 square feet

**Construction**

Base: 16x8 CMU.

Sign Cabinet: 16x8" CMU with stucco finish.

Tenant Names: .125" FCO aluminum.

Cabinet Caps & Accents: Brushed aluminum.

**Colors**

Base: Trenwyth Trendstone, Walnut Creek.

Cabinet: Painted to match KVAL Paint 8683W Tinderbox.

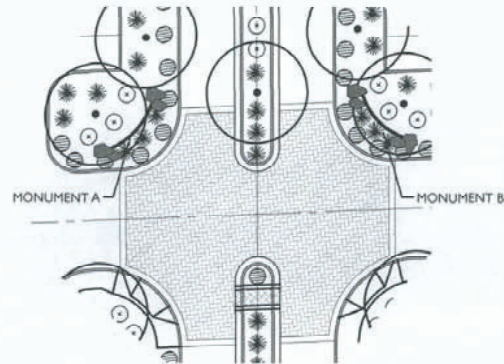
Tenant Names: Black.

Accent Wall: Painted to match ICI 817 Chalk.

Caps: Brushed aluminum.

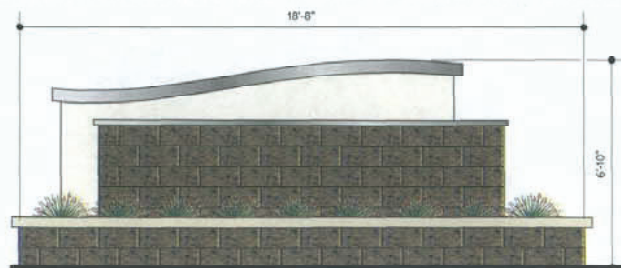
**Illumination**

External illumination.

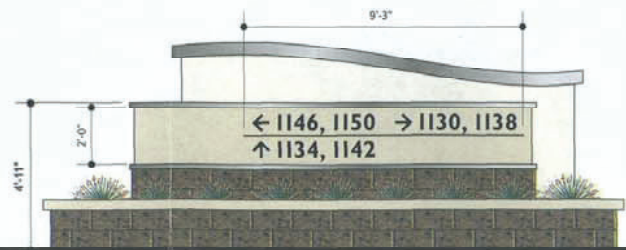


INTERSECTION PLAN  
SCALE: 1/16"=1'-0"

This design to be replaced  
with new Sign Type 2



DIRECTORY MONUMENT A  
SCALE: 1/4"=1'-0"

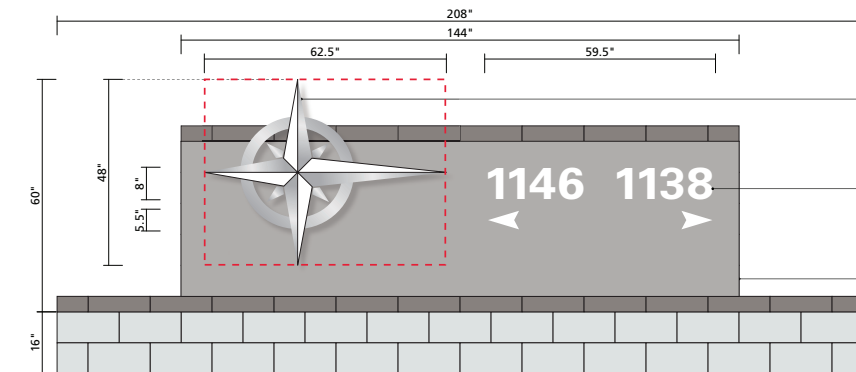
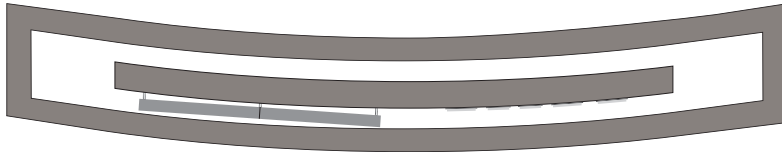


DIRECTORY MONUMENT B  
SCALE: 1/4"=1'-0"



Sign Type 2

Proposed design to  
replace On-Site Screen  
Walls in original CSP



\*Masonry bases/walls are existing\*

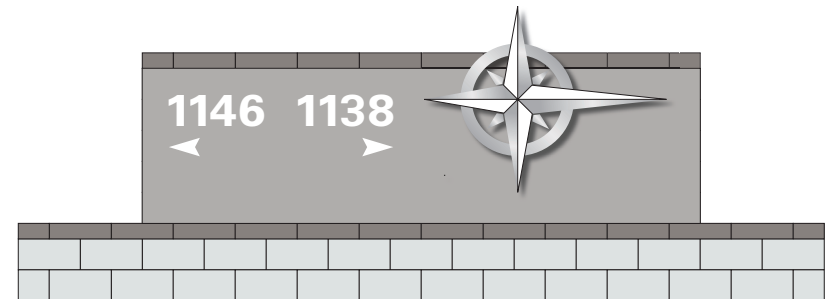
REVERSE PAN CHANNEL LOGO  
3" RETURNS & FINISHED BACK  
WITH SATIN FINISH  
& PAINTED WHITE ACCENTS  
MOUNTED 1" OFF OF WALL  
WITH STAND-OFFS  
3/4" FCO ALUMINUM  
PAINTED WHITE  
STUD MOUNTED FLUSH TO WALL

EXISTING RADIUS WALL  
AND PLANTER  
APPLY SMOOTH STUCCO TO  
PORTION AS ILLUSTRATED  
PAINTED BM 2112-50 STORMY MONDAY

LEFT ENTRANCE (SHOWN FLAT)

scale: 3/8" = 1'-0"

Sign Area: 20.83 Square Feet per sign

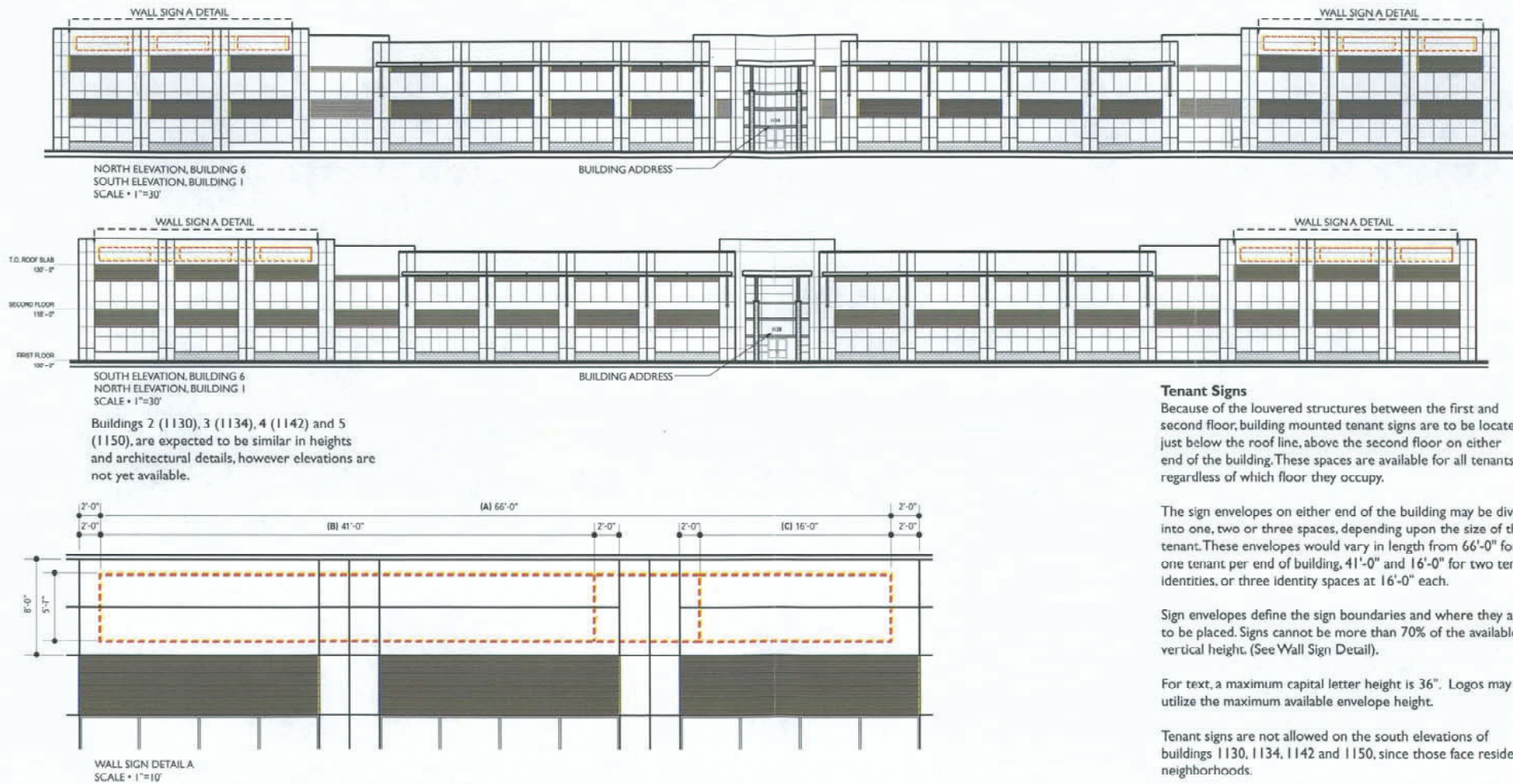


RIGHT ENTRANCE (SHOWN FLAT)

scale: 3/8" = 1'-0"

 <p>Gretchen Wilde, owner / designer 1205 N. Miller Road Tempe, AZ 85281 480.966.6565 / 480.966.5668 (t) signs@airparksigns.com</p>	<p>1138 N. Alma School Rd. Mesa, AZ</p>	<p>NOTES:</p> <p>Approved By: _____ Date: _____</p>	<p>Waypoint</p> <p>10-08-18</p> <p>1 / 1</p> <p>PAGE</p>
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### Tenant Signs

Because of the louvered structures between the first and second floor, building mounted tenant signs are to be located just below the roof line, above the second floor on either end of the building. These spaces are available for all tenants regardless of which floor they occupy.

The sign envelopes on either end of the building may be divided into one, two or three spaces, depending upon the size of the tenant. These envelopes would vary in length from 66'-0" for one tenant per end of building, 41'-0" and 16'-0" for two tenant identities, or three identity spaces at 16'-0" each.

Sign envelopes define the sign boundaries and where they are to be placed. Signs cannot be more than 70% of the available vertical height. (See Wall Sign Detail).

For text, a maximum capital letter height is 36". Logos may utilize the maximum available envelope height.

Tenant signs are not allowed on the south elevations of buildings 1130, 1134, 1142 and 1150, since those face residential neighborhoods.

Signs are to be reverse pan channel letters with halo illumination. Exposed raceways are not permitted.

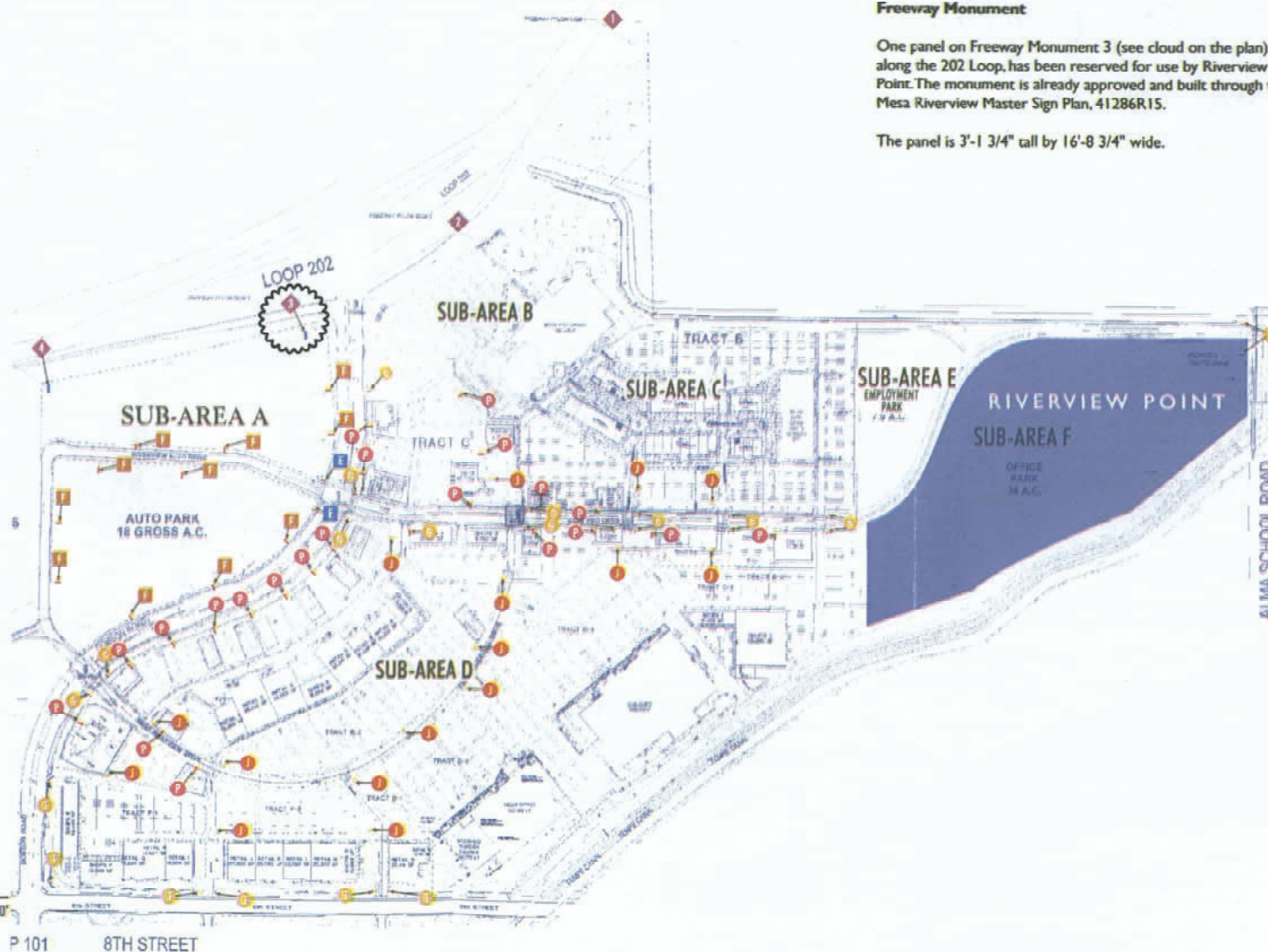
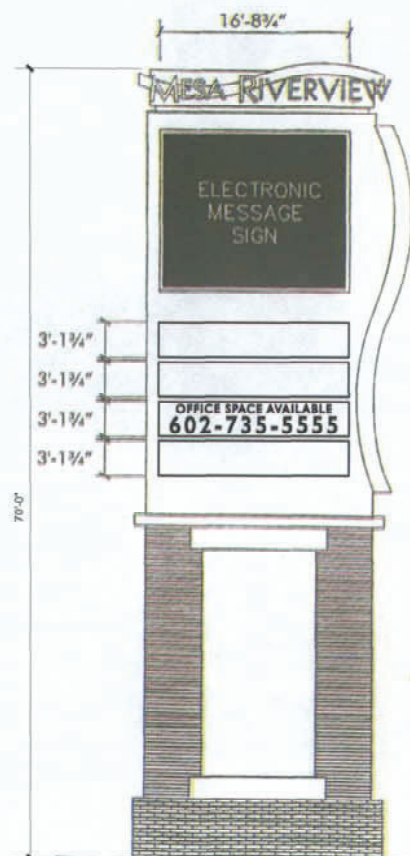
Building addresses are reverse pan channel letters, externally illuminated.

Building mounted signage is not affected by this modification.

**Freeway Monument**

One panel on Freeway Monument 3 (see cloud on the plan), along the 202 Loop, has been reserved for use by Riverview Point. The monument is already approved and built through the Mesa Riverview Master Sign Plan, 41286R15.

The panel is 3'-1 3/4" tall by 16'-8 3/4" wide.



No changes to this sign