



DESIGN REVIEW BOARD STAFF REPORT

AGENDA #

1

TO: DESIGN REVIEW BOARD

FROM: SUSAN A. FIALA, AICP, SENIOR PLANNER *SAF*

THROUGH: MARIA S. CADAVID, AICP, PLANNING MANAGER *Jes.*

MEETING DATE: FEBRUARY 9, 2006

SUBJECT: DR05-93: AMENDMENT TO THE COMPREHENSIVE SIGN PROGRAM FOR SEVILLE COMMONS, PHASE 2

REQUEST

Approval findings and of the amendment to the Comprehensive Sign Program for Seville Commons, DR05-93, Phase 2, located at the northeast corner of Chandler Heights and Higley Roads.

RECOMMENDED MOTION

Move to approve the findings and DR05-93, the Amendment to the Comprehensive Sign Program, Seville Commons, Phase 2, subject to conditions.

APPLICANT/OWNER

Beus Gilbert PLLC
 Attn: Robert Pizorno
 4800 N. Scottsdale Road, #6000
 Scottsdale, AZ 85251
 V: 480-429-3000
 F: 480.497.4923
 E: @beusgilbert.com

LDR – NEC Higley & Chandler Heights LLC
 1130 E. Missouri Ave. Suite 850
 Phoenix, AZ 85014
 V: 602-263-1726
 F: 602.279.2660

HISTORY

- April 12, 2001* The Design Review Board approved the Seville Non-Residential Design Guidelines (DR01-20).
- October 14, 2004* The Design Review Board approved the Seville Commons Office Condos and Preliminary Site Plan for Overall Center (DR 04-53).
- October 14, 2004* The Design Review Board approved the final site plan, grading and drainage, lighting and building elevations for Bank One (DR04-54), the drug store (DR04-54) and the multi tenant retail building (DR04-56).
- November 11, 2004* The Design Review Board approved the final site plan building elevations, landscape plan, grading and drainage and lighting for a mini storage facility

(DR04-57).

December 15, 2005 The Design Review Board Signs approved the Comprehensive Sign Program for Phase 1 of Seville Commons.

PROJECT FACTS

Surrounding Land Uses

	Land Use Category	Existing Zoning	Existing Use
North	NC (Neighborhood Commercial), Residential >3.5-5 DU/Acre	NC, SF-6	Open space/retention, then single-family detached homes
East	Residential >3.5-5 DU/Acre	SF-6	Single-family detached homes
South	Residential >3.5-5 DU/Acre	SF-D, SF-6	Chandler Heights Road, then undeveloped, single-family detached homes to the east
West	NC (Neighborhood Commercial)	NC	Higley Road, then undeveloped
Onsite	SC (Shopping Center)	SC existing (Vested ULDC C-2 with a PAD)	Phase 1 Office Condos, Phase 2 under construction

Data

Signage Details	Proposed	Sign Code Regulations - Commercial
Number of signs proposed	Depends on final number of tenants for multi-tenant buildings; 4 Monuments	Number of signs not regulated. Allocation based upon placement, maximum sign area, and linear feet of frontage
Maximum wall sign area allowed	1.5 sq. ft of sign area per 1 linear foot of frontage,- other restrictions apply	1.5 sq. ft per linear foot of frontage, >75 ft. All buildings in this phase are setback >75 ft.
Logo	Chase Bank logo	Not greater than 6 sq. ft. unless DRB review.
Maximum sign length proposed	80% of sign band	80% maximum of sign band
Maximum letter height proposed	80% of sign band	80% maximum of sign band
Type of signs	Illuminated wall signs, and illuminated freestanding monument signs.	Illuminated and non-illuminated permitted, no exposed raceways allowed.

BACKGROUND

The subject Comprehensive Sign Program (CSP) is for Phase 2 of Seville Commons and is an amendment to the Comprehensive Sign Program approved for Phase 1 of Seville Commons by the Design Review Board on December 15 2005. Phase 2 includes: Lot 2 – multi tenant shops; Lot 3 – drug store; Lot 5 – Chase Bank; and Lot 7- storage/office.

The Design Review Board (DRB) approved the final site plan, landscaping, lighting and building elevations for Lots 2, 3, 5 and 7 under separate applications in 2004. Lots 4 and 6 have not been

reviewed by the DRB to date; thus those buildings will require either an amendment to the CSP or to be reviewed concurrently with the design review.

DISCUSSION

Signage

The Comprehensive Sign Program for Phase 2 includes wall, freestanding monument and directional signs. All Phase 2 signs are designed to maintain continuity of materials, quality and aesthetics as approved for Phase 1 of the Seville Commons development.

The proposed signage meets code in terms of sign placement, quality of materials, and construction except as noted in the following sections.

Wall Signs

The wall mounted signs would consist of pan-channel illuminated letters with dark bronze returns and caps. The detail sheet for wall signs noted they would be mounted flush to wall. The wall signs for the drug store, bank and self storage facility are based on the allowable square footage per building frontage. The sign area as noted on the various building elevations is conceptual and will be verified at the time of sign permit review.

The number of wall signs for the shops on Lot 2 is dependent on the final number of tenants. The shops' elevation appears to depict two signs located over scoring or a pilaster. The Chase Bank elevations show the wall sign abutting scoring. Code does not allow signage to interfere with architectural elements including scoring. At the time of sign permit review, staff will verify the placement of the wall sign in reference to architectural elements.

Planning staff finds that the proposed wall/tenant signs fit proportionally with the building mass and design of each associated building.

Freestanding Monument Signs

Four freestanding monument signs are proposed for Phase 2: two on Chandler Heights Road and two on Higley Road. These monument signs are the identical design (height, area, materials) as the monument sign proposed in Phase 1. Sign height is proposed at eight feet with 40 square feet of copy area and be double faced with illumination. Materials and colors include: "Cedar Limestone" cultured stone for the end columns, "European White" painted stucco, "Dovetail" painted sign panels and an "Artisan Brown" painted metal cap.

The site plan notes the monument signs would be two (2) feet from the property line; however, code requires three (3) feet from the property line. To ensure the signs are placed correctly, staff recommends as a condition of approval that the applicant provide a revised site plan with the correct setback distance prior to the issuance of any sign permit for Phase 2.

The elevations for the monument signs do not provide a detail of the tenant sign panel (i.e. routed, pan-channel). Staff recommends as a condition of approval that the applicant provide a detail of the panel prior to the issuance of any wall sign permit for Phase 2.

Staff finds the proposed freestanding monument signs conforms to the Sign Code, except as noted above, and are appropriate for the site.

Directional Signs

There are a variety of directional signs for the proposed drug store on Lot 3 and for Chase Bank on Lot 5 that meet code in regards to height and allowed verbiage. Directional signs must be on same lot as the business. The site plan of Lot 3, PAD A drawing shows Directional "A" off of Lot 3, the sign must be moved to be within the pad site.

FINDINGS

Staff provides the following findings of fact, subject to the conditions of approval provided below, to substantiate approval of the project:

1. The project is consistent with applicable design guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and the Environmental Planning Elements;
3. The sign proposal is consistent with all applicable provisions of the Zoning Code, except as noted here within;
4. The sign proposal is compatible with adjacent and nearby residential developments; and
5. The project design provides for safe and efficient provision of public services.

STAFF RECOMMENDATION

Make the findings and approve DR05-93, a Comprehensive Sign Program for Phase 2 of Seville Commons, subject to the following conditions:

1. The signs to be permitted for Phase 2 of Seville Commons, Lot 2, 3, 5 and 7, shall conform to the Comprehensive Sign Program as approved by the Design Review Board on February 9, 2006.
2. The applicant shall provide a revised site plan with the correct setback distance of three feet to the Project Manager prior to the issuance of any sign permit for Phase 2.
3. The applicant shall provide a detail of the sign panel prior to the issuance of any wall sign permit to the Project Manager for Phase 2.
4. Signs for future development on Lots 4 and 6 shall conform to the Seville Commons Comprehensive Sign Program for Phase 2, as approved by the Design Review Board on February 9, 2006.

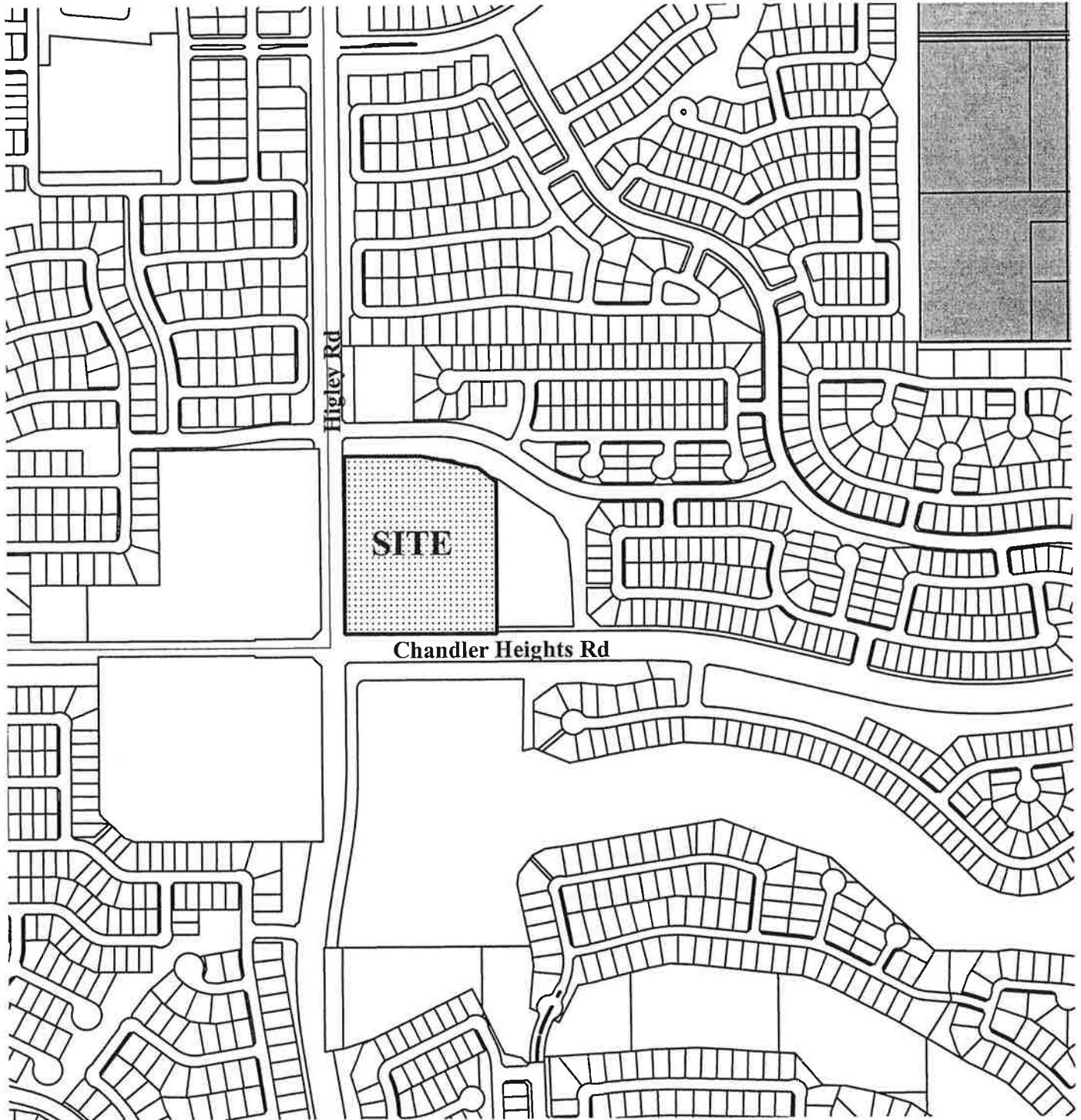
Attachments



1. Vicinity Map
2. Comprehensive Sign Program, Phase 2 (19 pages)
3. Findings of Fact

DR05-93
Vicinity Map

DR05-93
Attachment 1: Vicinity Map
February 9, 2006

SITE LOCATION:



 COUNTY_IN
 GILBERT

0 260 520 1,040 Feet



A Proposed Sign Package for:

SEVILLE COMMONS

Shopping Center

NEC Chandler Heights & Higley Road
Gilbert, AZ

PHASE II SUBMITTAL

First Draft 11-19-04

Revision 1- 09-27-05

Provided by:



Signs

4028 W. Whitton Avenue Phoenix, AZ 85019-3623
Phone: 602-272-9356 Fax: 602-272-4608

6
DR05-93(1/3/06) SignAMD

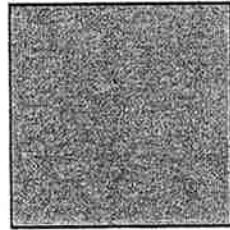
DR05-93
Attachment 2: Comprehensive Sign Program,
Phase 2 (19 pgs.)
February 9, 2006

SEVILLE COMMONS

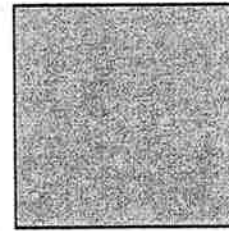
COLOR & MATERIALS PALLETE



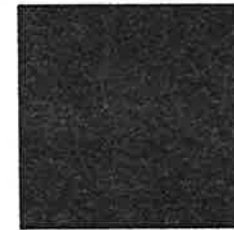
Ⓑ
ICI PAINT
"ARTISAN BROWN"
#314



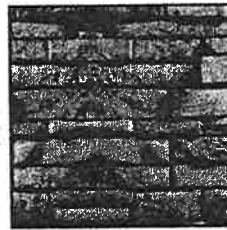
Ⓒ
ICI PAINT
"DOVETAIL"
#537



Ⓓ
ICI PAINT
"EUROPEAN WHITE"
#658



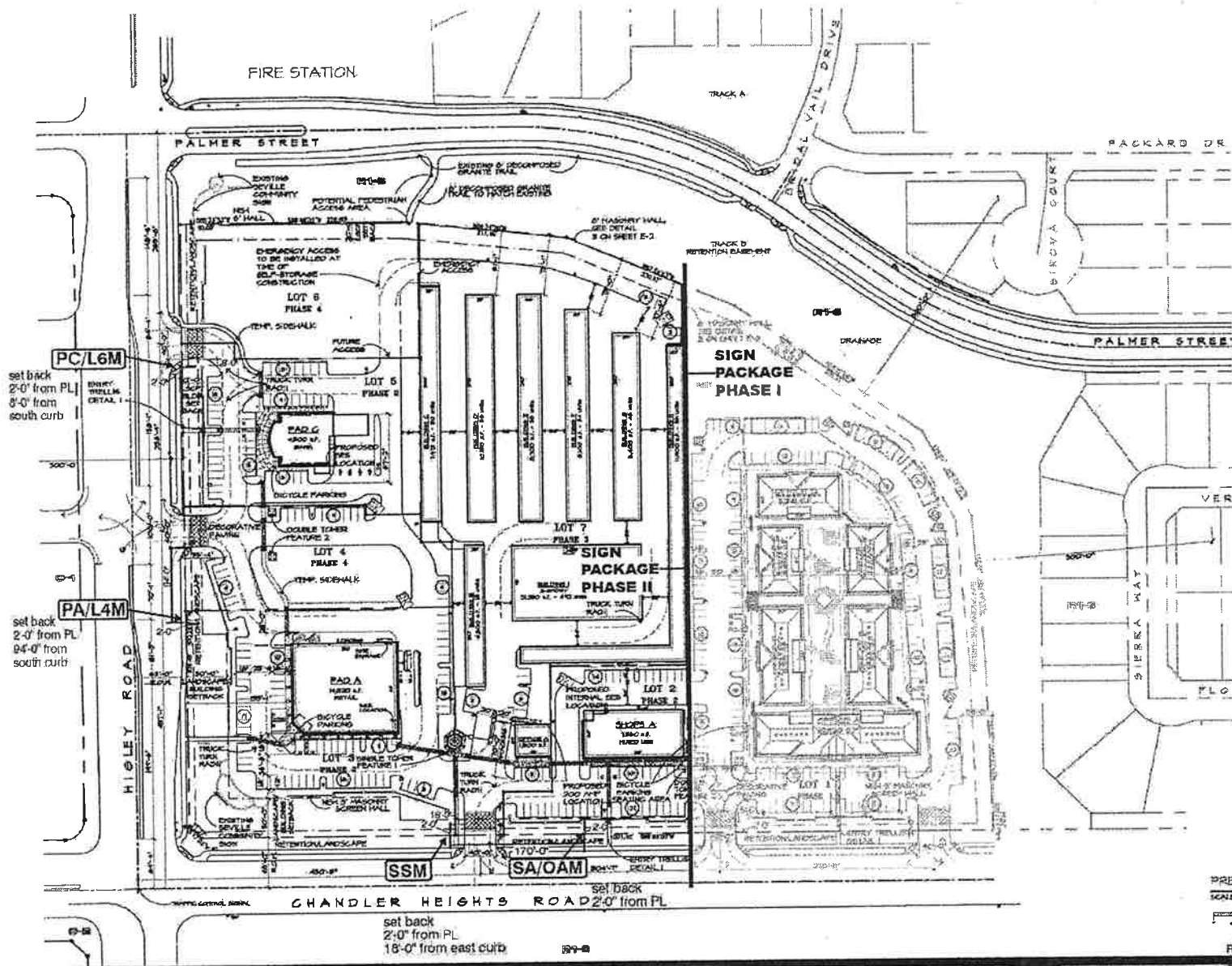
Ⓗ
DUNN EDWARDS PAINT
"WILDROSE"
#888



Ⓕ
CULTURED STONE
"CEDAR LIMESTONE"
CSV-2044

CLIENT: SEVILLE COMMONS SC		REVISION:	◆ ADDRESS: 4028 W. WHITTON PKW, AZ, 80019 ◆ PHONE: (802)-272-9368 ◆ FAX: (802)-272-4608 ◆ E-MAIL: www.bootzandduke.com	
ADDRESS: NEC Chandler Heights & Higley Rd. Gilbert, AZ			 BOOTZ & DUKE <i>Signs</i>	
SALESMAN: Bill Gibbon	DESIGNER: LMW	DESIGN #: L-1484-04		
DATE: 11-19-04	SCALE: AS NOTED	PAGE:		

7



— Indicates location of signage on building

SIGN PACKAGE PHASE I UNDER SEPERATE SUBMITTAL

PHASE II

SA/OAM Shops A / Office A Monument
 (2 tenants)
 40 square feet
 8'-0" overall height

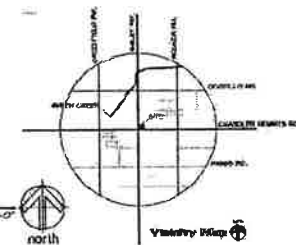
SSM Self Storage Monument-(1 tenant)
 40 square feet
 8'-0" overall height

PA/L4M Pad A / Lot 4 Monument
 (2 tenants)
 40 square feet
 8'-0" overall height

PC/L6M Pad C / Lot 6 Monument
 (2 tenants)
 40 square feet
 8'-0" overall height

PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"



Rev 1-Added set back & leading edge to curb dimensions. Added plaque sq ft chart

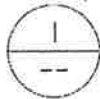
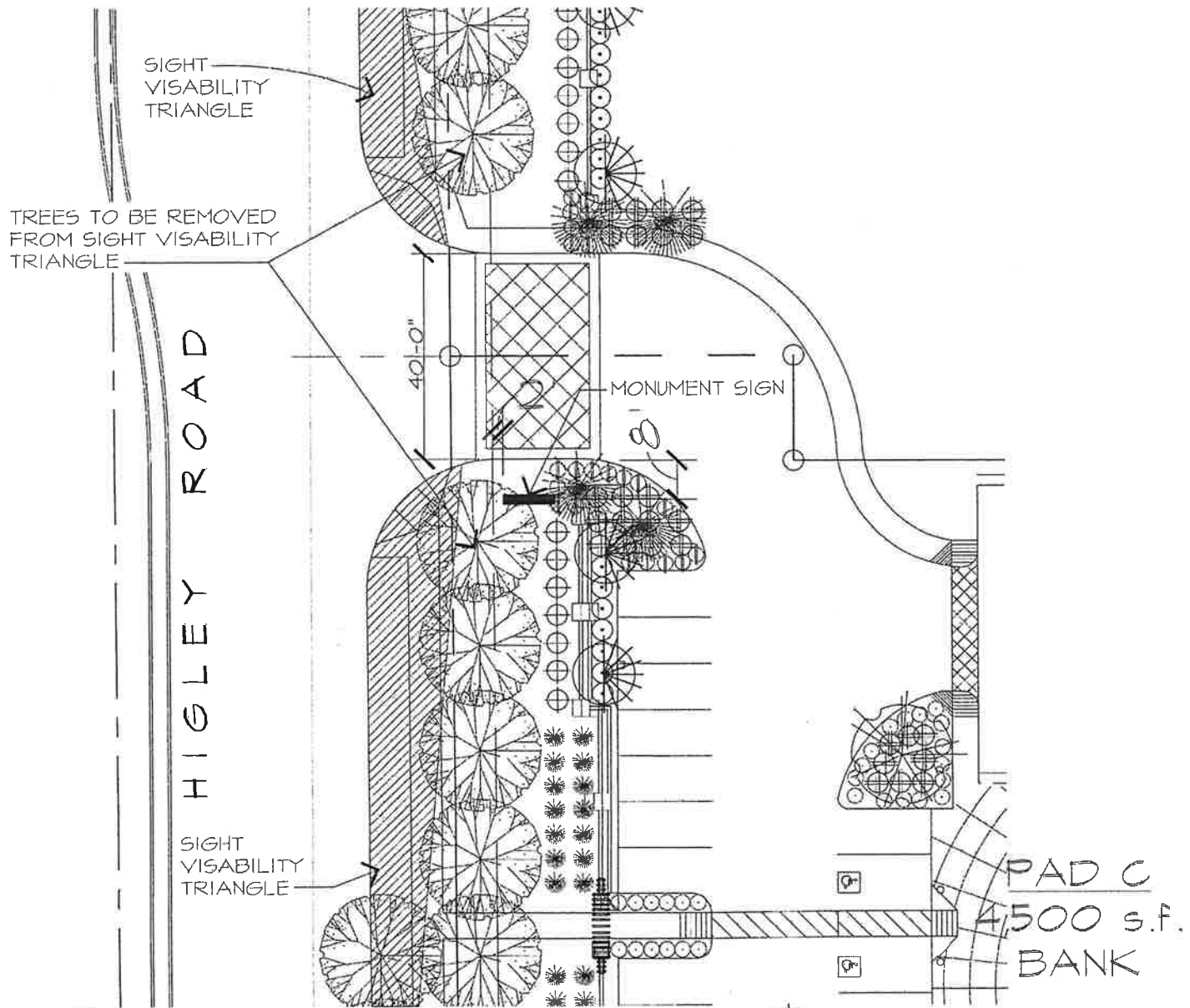
CLIENT: SEVILLE COMMONS SC	REVISION: 09-27-05
ADDRESS: NEC Chandler Heights & Higley Rd. Gilbert, AZ	DESIGN #: L-1484-04-R1
SALESMAN: Bill Gibson	DESIGNER: LMW
DATE: 11-19-04	SCALE: AS NOTED
	PAGE:

● ADDRESS: 4026 W. WHITTON PKY, AZ. 85019
 ● PHONE: (602)-272-9356
 ● FAX: (602)-272-4606
 ● E-MAIL: www.bootzandduke.com

THIS DESIGN IS NOT BEING SUBMITTED FOR YOUR PERSONAL USE OR THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR SUBMITTED IN ANY MANNER TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITH OUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE SIGN CO.



8



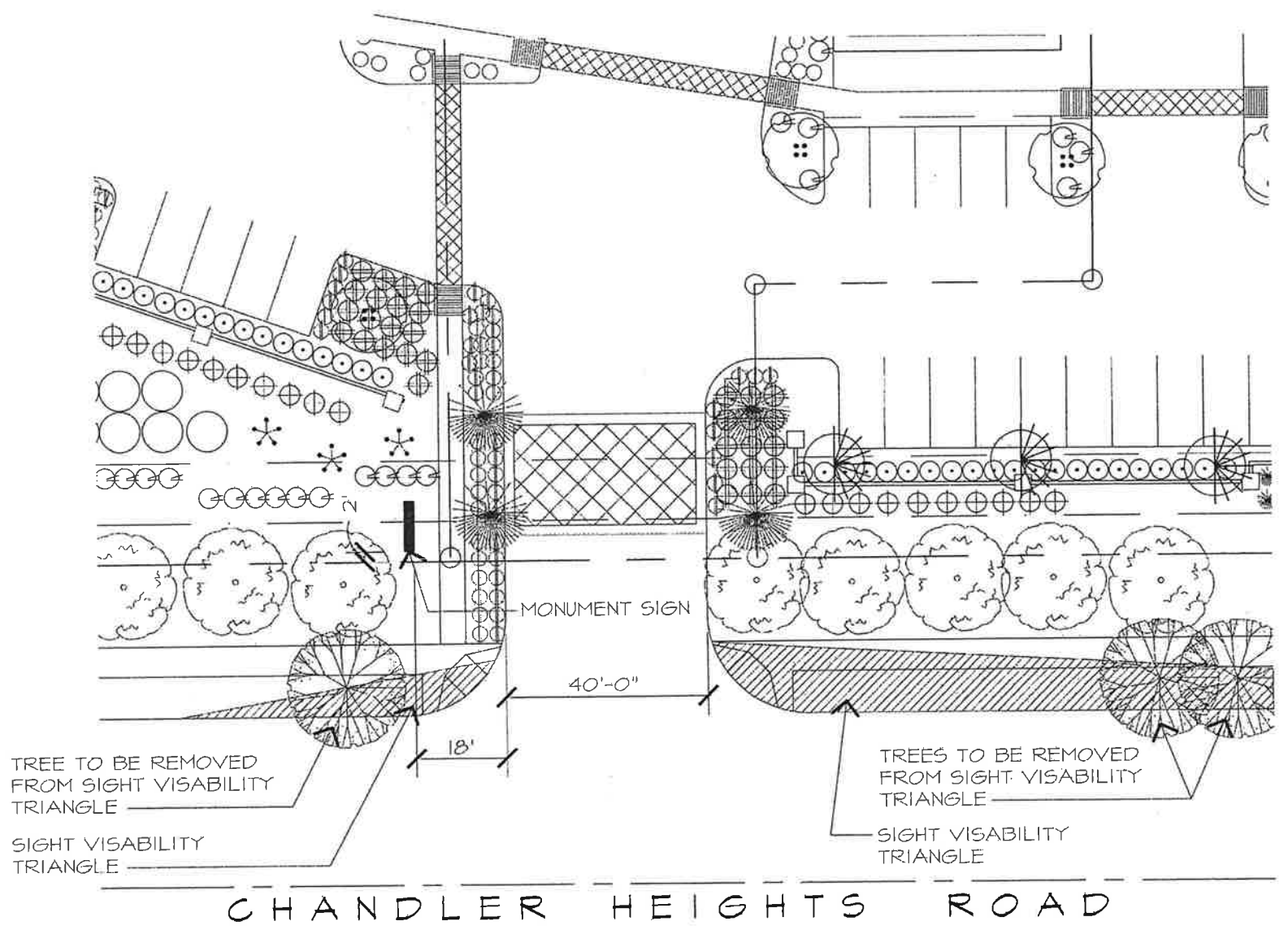
ENLARGED LANDSCAPE/ SIGHT TRIANGLE PLAN
SCALE: N.T.S.



PAD C
4,500 s.f.
BANK

NEC CHANDLER HEIGHTS & HIGLEY ROAD
11-3-05
JOB NUMBER: 05183

b



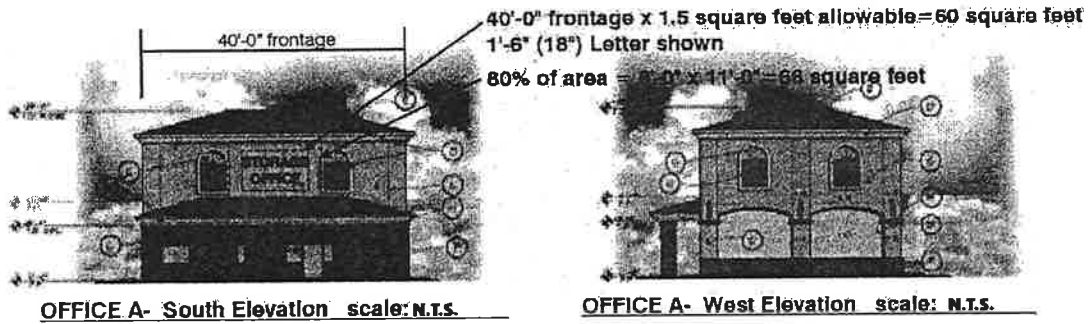
2
--

ENLARGED LANDSCAPE/ SIGHT TRIANGLE PLAN
SCALE: N.T.S.



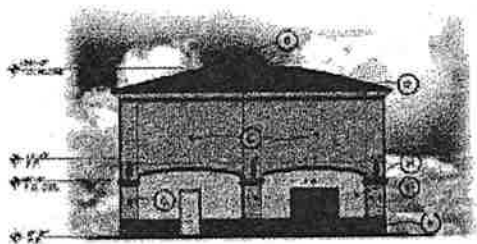
NEC CHANDLER HEIGHTS & HIGLEY ROAD
10-13-05
JOB NUMBER: 05183

10



OFFICE A- South Elevation scale: N.T.S.

OFFICE A- West Elevation scale: N.T.S.

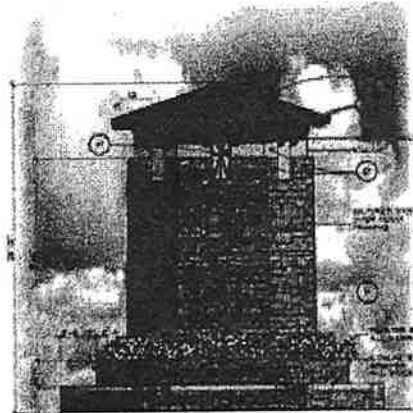
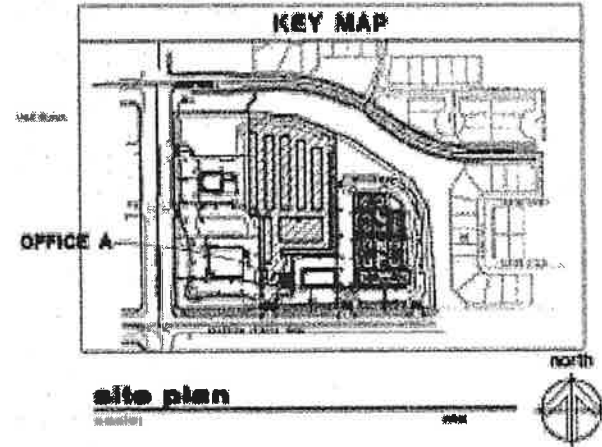


OFFICE A- North Elevation scale: N.T.S.



OFFICE A- East Elevation scale: N.T.S.

office A, lot 7, phase 3

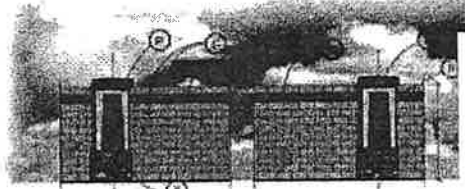


EXISTING TOWER FEATURE
N.T.S.



AUTO GATE DETAIL
N.T.S.

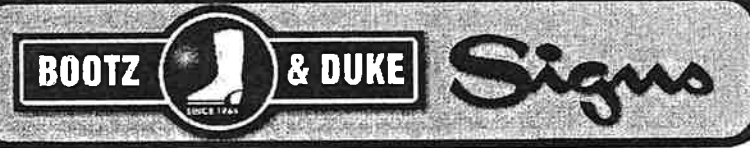
SITE WALL DETAIL
N.T.S.

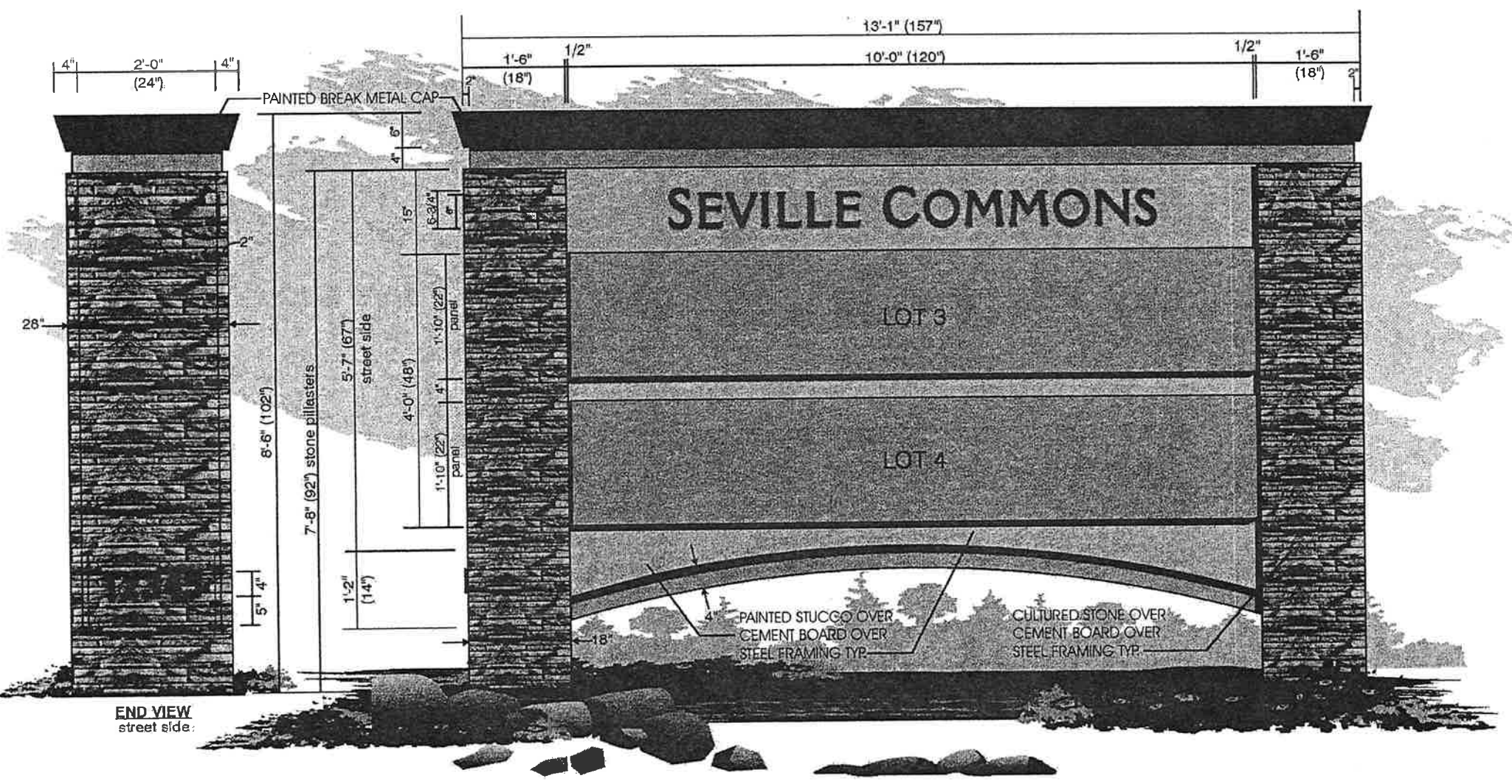


8'-0" WALL DETAIL
N.T.S.

Rev 1-Added square footage information.

CLIENT: SEVILLE COMMONS SC		REVISIONS Δ 09-27-05	● ADDRESS: 4028 W. WHITTON PHX, AZ. 85019 ● PHONE: (602)-272-9356 ● FAX: (602)-272-4608 ● E-MAIL: www.bootzandduke.com <small>THIS CONTENT IS NOT BEING SUBMITTED FOR YOUR PERSONAL USE IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE AND CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR SCANNED IN ANY MANNER TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITH OUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE AND CO.</small>
ADDRESS: NEC Chandler Heights & Higley Rd. Gilbert, AZ		DESIGN #: L-1484-04-R1	
SALESMAN: Bill Gibson	DESIGNER: LMW	SCALE: AS NOTED	PAGE:
DATE: 11-19-04			





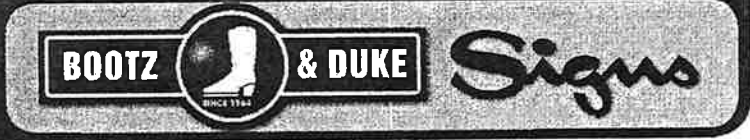
PA/L3-4M (1) ONE DOUBLE FACE ILLUMINATED "SHOPS A & OFFICE A" MONUMENT DISPLAY
 scale: N.T.S.

Rev 1 - Added stone pillars. Added 6" at top of cabinet/reveal end cap.

CLIENT: SEVILLE COMMONS SC	REVISION: 9-27-05
ADDRESS: NEC Chandler Heights & Higley Rd. Gilbert, AZ	
SALESMAN: Bill Gibbon	DESIGNER: LMW
DATE: 11-19-04	SCALE: AS NOTED
DESIGN #: L-1484-04-R1	PAGE:

● ADDRESS: 4026 W. WHITTON PKY, AZ. 85019
 ● PHONE: (602)-272-9355
 ● FAX: (602)-272-4808
 ● E-MAIL: www.bootzandduke.com

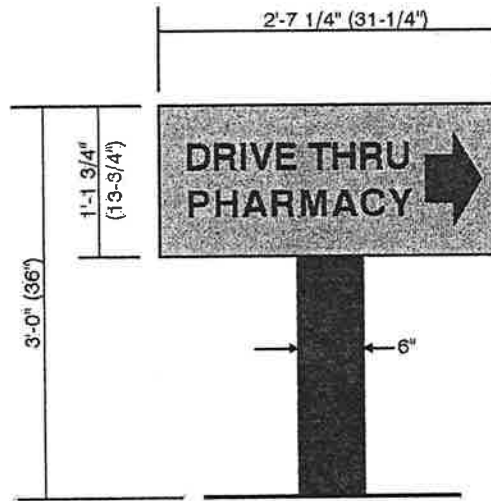
THIS CUSTOM DESIGN REPRESENTS YOUR PERSONAL USE IN THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE. ANY USE OUTSIDE OF PERSONAL, ARCHITECTURAL, OR ART USE IS PROHIBITED. COPIES OR REPRODUCTION IN ANY MANNER TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITH OUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE IS STRICTLY PROHIBITED.



12



END VIEW



(A) (B) (2) TWO DOUBLE FACE INTERNALLY ILLUMINATED DIRECTIONALS



OPPOSITE SIDE

ICI PAINT #653
"European White"
MEDIUM MONTEX

ROUTE OUT &
BACK UP ACRYLIC

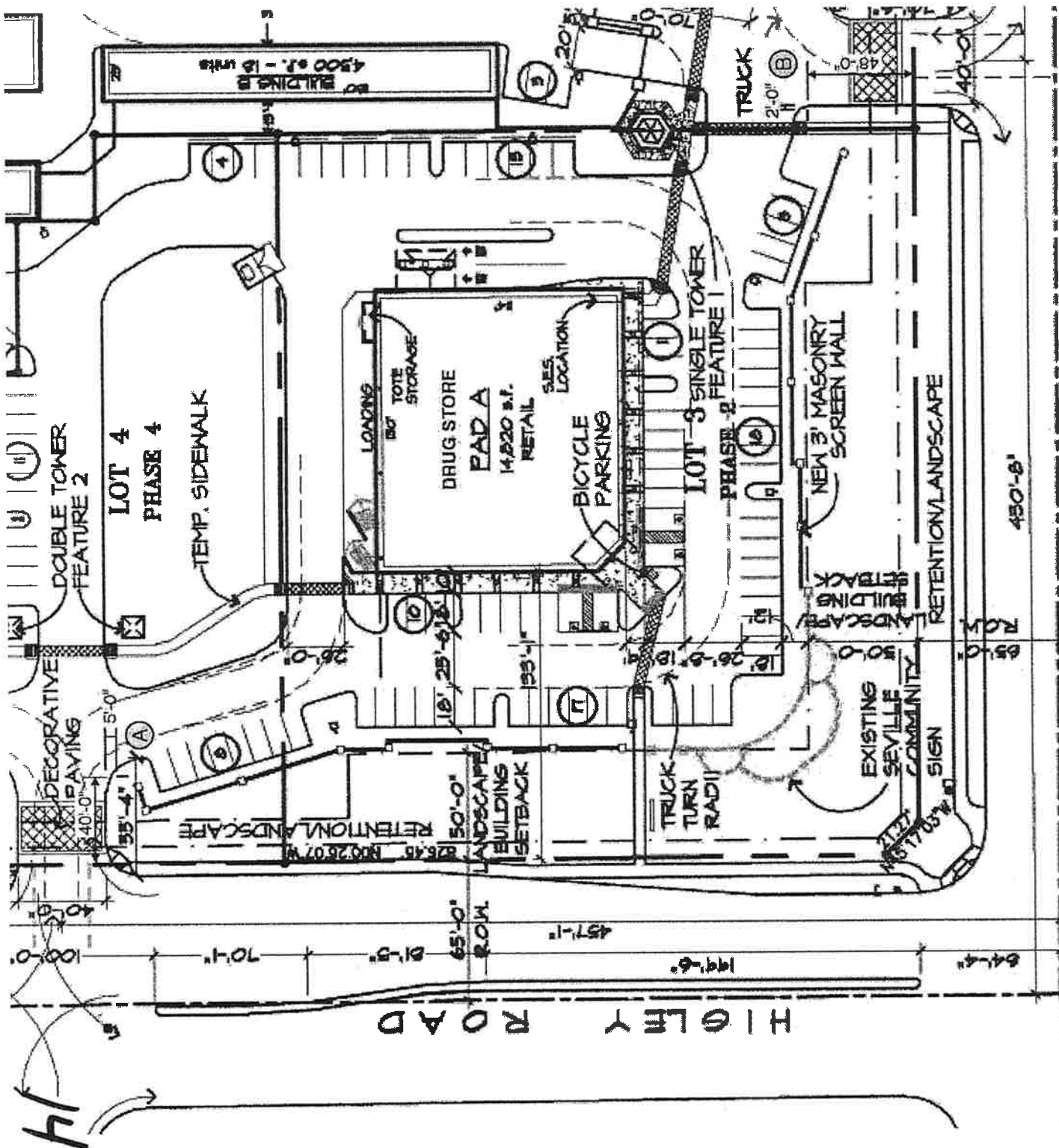
ICI PAINT #314
"Artisan Brown"
MEDIUM MONTEX

PAD A (Lot 3)

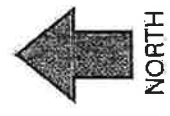
CLIENT: SEVILLE COMMONS SC		REVISIONS △	● ADDRESS: 4028 W. WHITTON PKW, AZ. 85019	
ADDRESS: NEC Chandler Heights & Higley Rd. Gilbert, AZ			● PHONE: (602)-272-8358	
SALESMAN: Bill Gibson	DESIGNER: LMW		● FAX: (602)-272-4608	
DATE: 11-19-04	SCALE: AS NOTED	REVISIONS △	DESIGN #: L-1484-04	● E-MAIL: www.bootzandduke.com
				<small>THIS CUSTOMER DESIGN SUBMITTED FOR YOUR PERSONAL USE IS THE SOLE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITH OUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE SIGN CO.</small>



13



CHANDLER HEIGHTS



CLOSE UP OF PAD A (Lot 3)
SCALE: N.T.S.

CLIENT: SEVILLE COMMONS SC ADDRESS: NE Chandler Heights & Highley Rd. Gilbert, AZ		BOOTZ & DUKE INCISIVE	
SALESMAN: Bill Gibson DESIGNER: LMW		ADDRESS: 4088 W. WHITTON PKWY, AZ 85019 PHONE: (602) 272-8356 FAX: (602) 272-4698 E-MAIL: www.bootzandduke.com	
DATE: 11-19-04 SCALE: AS NOTED PAGE:		DESIGN #: L-1484-04	



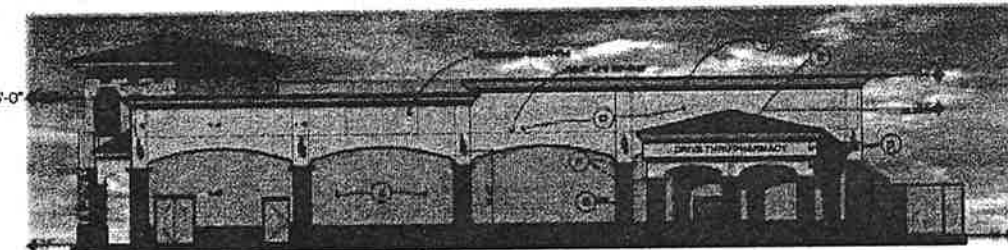
south elevation

scale: N.T.S.



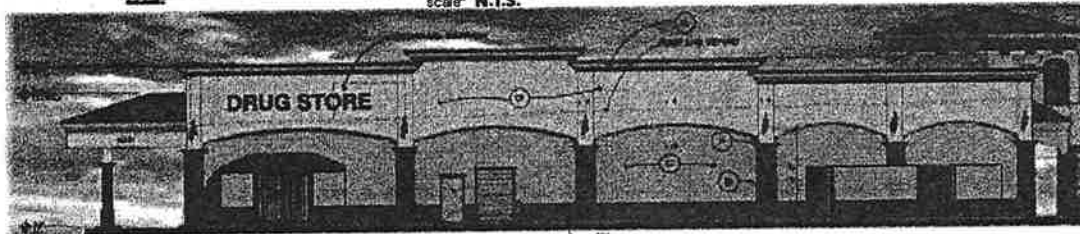
west elevation

scale: N.T.S.



east elevation

scale: N.T.S.



north elevation

scale: N.T.S.

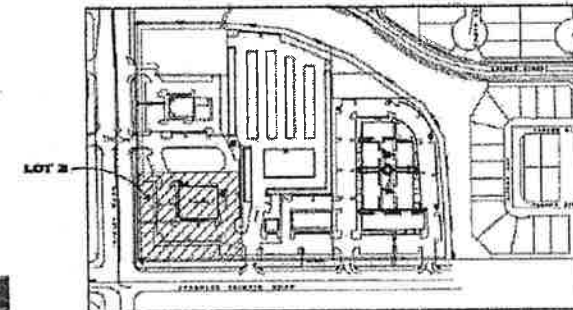
EXTERIOR FINISH SCHEDULE

- (A) ALUMINUM STOREFRONT FRAME
- (B) 101 PAINT 958 "ANTIQUE BROOK" ON STUCCO FINISH
- (C) 101 PAINT 957 "DOVETAIL" ON STUCCO FINISH
- (D) 101 PAINT 956 "EUROPEAN WHITE" ON STUCCO FINISH
- (E) MONIER LIFETIME "MARBLE TERRA COTTA" #1006810
- (F) CULTURED STONE "CEDAR LIMESTONE" 624-2044
- (G) GLAZING IN ALUMINUM FRAMES
- (H) JUNE REYNOLDS ASBA "HILD ROMB" ON STUCCO FINISH

238 square feet Total Allowed

pad A, lot 3, phase 2

KEY MAP



site plan



PAD A (Lot 3)

Rev 1-Changed from Walgreens to Drug Store.

CLIENT: SEVILLE COMMONS SC	REVISION: 09-27-05
ADDRESS: NEC Chandler Heights & Higley Rd. Gilbert, AZ	
SALESMAN: Bill Gibson	DESIGNER: LMW
DATE: 11-19-04	SCALE: AS NOTED
DESIGN #: L-1484-04-R1	PAGE: 1

● ADDRESS: 4028 W. WHITTON PHX, AZ. 85019
 ● PHONE: (602)-272-9358
 ● FAX: (602)-272-4608
 ● E-MAIL: www.bootzandduke.com

THIS CENTER IS NOT BEING SUBMITTED FOR YOUR PERSONAL USE IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR FORWARDED IN ANY MANNER TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITH OUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE SIGN CO.



15



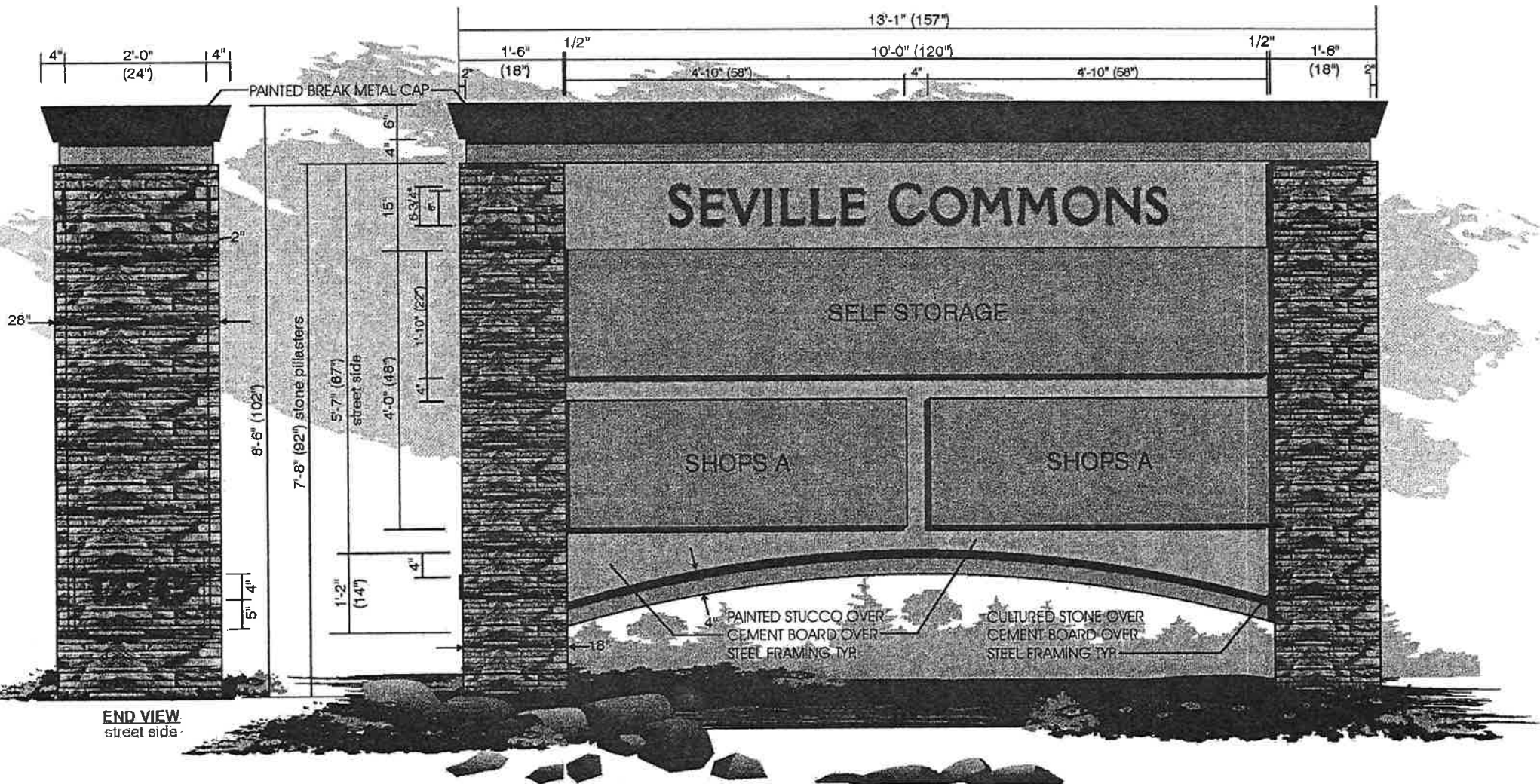
END VIEW
street side

PC/L6M (1) ONE DOUBLE FACE ILLUMINATED "SHOPS A & OFFICE A" MONUMENT DISPLAY
scale: N.T.S.

Rev 1- Added stone pillasters.

CLIENT: SEVILLE COMMONS SC	DATE: 9-27-05	● ADDRESS: 4028 W. WHITTON PKY, AZ, 85019 ● PHONE: (602)-272-9366 ● FAX: (602)-272-4608 ● E-MAIL: www.bootzandduke.com	
ADDRESS: NEC Chandler Heights & Higley Rd. Gilbert, AZ	DESIGN #: L-1484-04-R1		
SALESMAN: Bill Gibbon	DESIGNER: LMW	DATE: 11-19-04	SCALE: AS NOTED

16



END VIEW
street side

(SSM) (1) ONE DOUBLE FACE ILLUMINATED "SELF STORAGE" MONUMENT DISPLAY
scale: N.T.S.

Rev 1- Added stone pilasters. Added 8" at top of cabinet/reveal and cap.

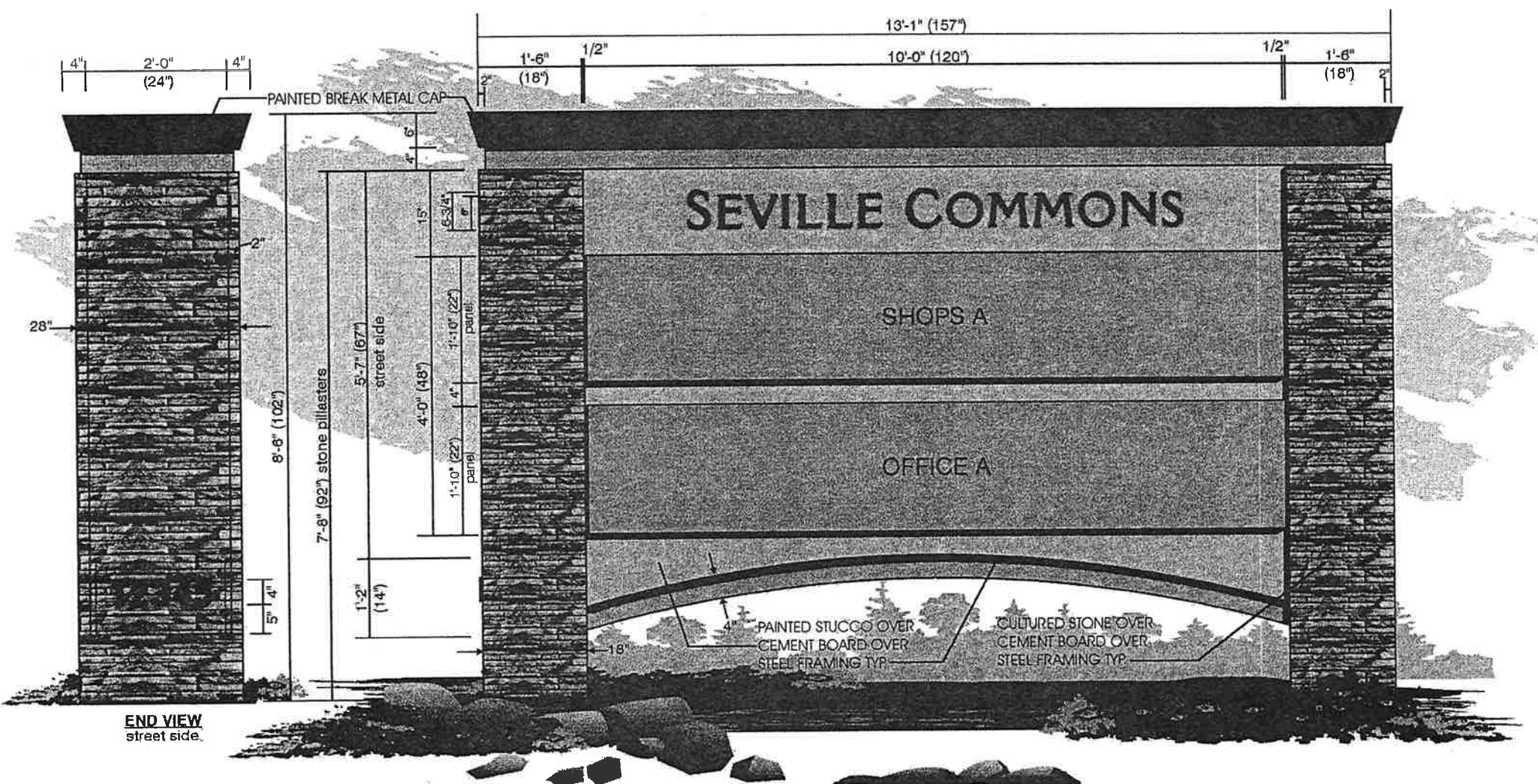
CLIENT: SEVILLE COMMONS SC	REVISION: 9-27-05
ADDRESS: NEC Chandler Heights & Higley Rd. Gilbert, AZ	
SALESMAN: Bill Gibson	DESIGNER: LMW
DATE: 11-19-04	SCALE: AS NOTED
DESIGN #: L-1484-04-R1	PAGE:

● ADDRESS: 4028 W. WHITTON PKWY, AZ. 85019
 ● PHONE: (602)-272-9355
 ● FAX: (602)-272-4808
 ● E-MAIL: www.bootzandduke.com

THIS CLIENT'S DESIGN IS SUBMITTED FOR YOUR PERSONAL USE IN THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IF YOU MAY BE REPRODUCING, COPYING OR OTHERWISE IN ANY MANNER TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITH OUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE SIGN CO.



17



END VIEW
street side.

SA/OAM (1) ONE DOUBLE FACE ILLUMINATED "SHOPS A & OFFICE A" MONUMENT DISPLAY
scale: N.T.S.

Rev 1: Added stone pilasters. Added 5" at top of cabinet/reveal and cap.

CLIENT: SEVILLE COMMONS SC		REVISION: 9-27-05	
ADDRESS: NEC Chandler Heights & Higley Rd. Gilbert, AZ		DESIGNER: LMW	
SALESMAN: Bill Gibson	DESIGNER: LMW	DESIGN #:	L-1484-04-R1
DATE: 11-19-04	SCALE: AS NOTED	PAGE:	

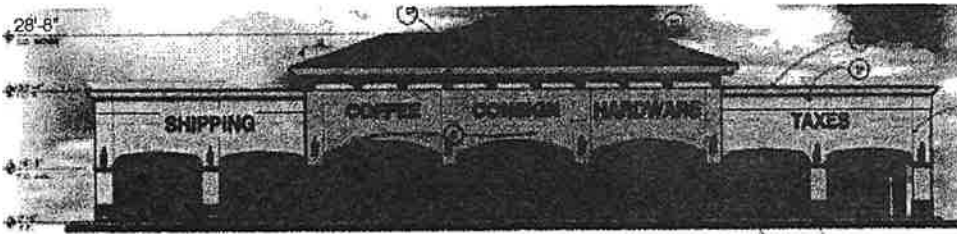
● ADDRESS: 4028 W. WHITTON PHX, AZ. 85019
 ● PHONE: (602)-272-9369
 ● FAX: (602)-272-4908
 ● E-MAIL: www.bootzandduke.com

OUR CUSTOMER SERVICE IS COMMITTED FOR YOUR PERSONAL USE IN THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE WITH OUR FULL FINANCIAL BACKING. IT MAY NOT BE REPRODUCED, COPIED, OR EDITED IN ANY MANNER TO APPEAR OUTSIDE OF YOUR ORGANIZATION WITH OUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE WITH OUR.

BOOTZ & DUKE *Signs*

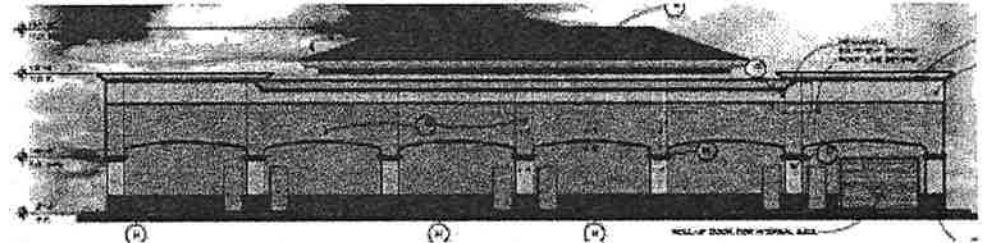
Since 1947

18

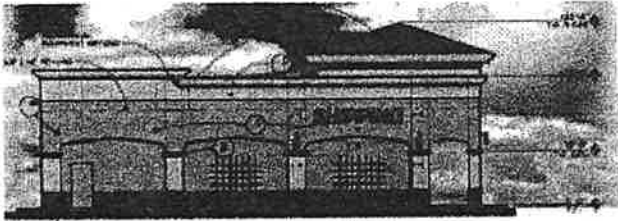


SHOPS A South Elevation scale: N.T.S.

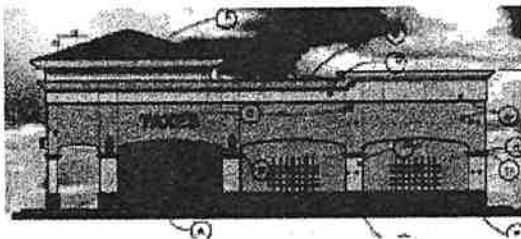
195 square feet Total Allowed



SHOPS A North Elevation scale: N.T.S.

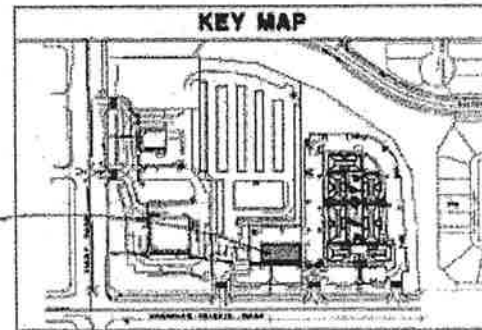


SHOPS A West Elevation scale: N.T.S.



SHOPS A East Elevation scale: N.T.S.

shops A, lot 2, phase 2



SHOPS A

site plan



CLIENT: SEVILLE COMMONS SC	REVISIONS
ADDRESS: NEC Chandler Heights & Higley Rd. Gilbert, AZ	△
SALESMAN: Bill Gibson	DESIGNER: LMW
DATE: 11-19-04	SCALE: AS NOTED
DESIGN #: L-1484-04	PAGE:

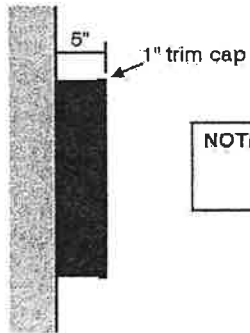
● ADDRESS: 4028 W. WHITTON PHX, AZ. 85018
 ● PHONE: (602)-272-9356
 ● FAX: (602)-272-4608
 ● E-MAIL: www.bootzandduke.com

THIS CUSTOM DESIGN SUBMITTED FOR YOUR PERSONAL USE IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE INC. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITH OUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE INC. CO.

BOOTZ & DUKE *Signs*

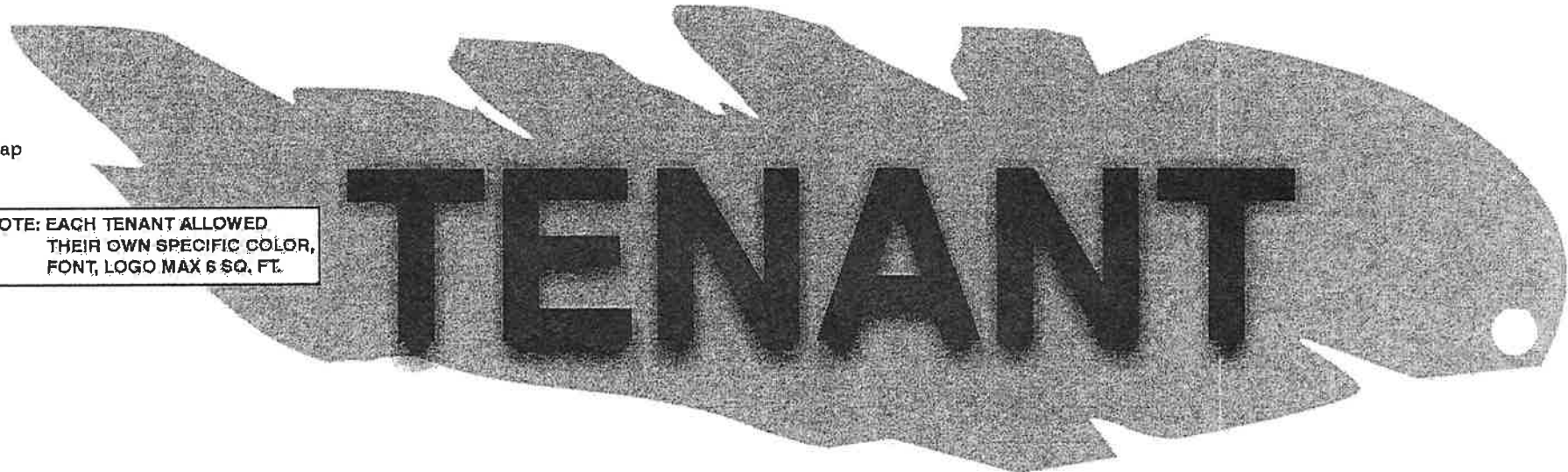
FOOTPRINT SINCE 1964

19

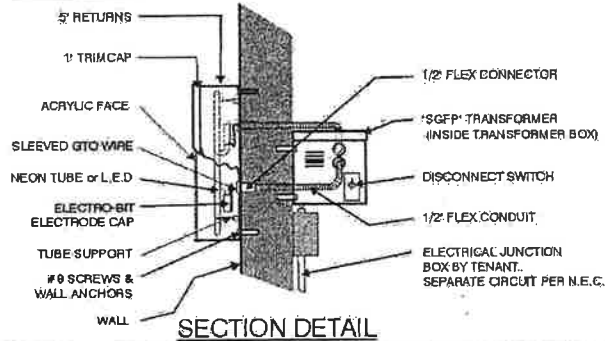


END VIEW

NOTE: EACH TENANT ALLOWED THEIR OWN SPECIFIC COLOR, FONT, LOGO MAX 6 SQ. FT.



Typical Pan Channel Letters with transformers behind wall



SECTION DETAIL

TYPICAL CHANNEL ILLUMINATED LETTERS

SCALE: N.T.S.

FABRICATE & INSTALL ILLUMINATED CHANNEL LETTERS.

.063 ALUMINUM BACKS.
5" DEEP .040 ALUMINUM RETURNS.
RETURNS PAINTED DARK BRONZE #313 (AKZO Nobel) SATIN FINISH.
1" TRIM CAP DARK BRONZE.

3/16" ACRYLIC FACES (colors to be determined).

ILLUMINATE W/ TWO TUBES OF 6500 WHITE 15 MM NEON OR OPTION L.E.D.
DOUBLE BACK NEON W/ ELECTRO-BIT RUBBER BOOTS.
30 MA REMOTE TRANSFORMERS.

MOUNT FLUSH TO WALL.

CLIENT: SEVILLE COMMONS SC	DESIGNER: LMW	DESIGN #: L-1484-04
ADDRESS: NEC Chandler Heights & Higley Rd. Gilbert, AZ	SCALE: AS NOTED	PAGE: 1
SALESMAN: Bill Gibson	DATE: 11-19-04	

● ADDRESS: 4028 W. WHITTON PKW. AZ. 85018
● PHONE: (602)-272-9356
● FAX: (602)-272-4608
● E-MAIL: www.bootzandduke.com

THIS CUSTOM FORMER IS INTENDED FOR YOUR PERSONAL USE AND IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR RESENTED IN ANY MANNER TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITH OUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE SIGN CO.

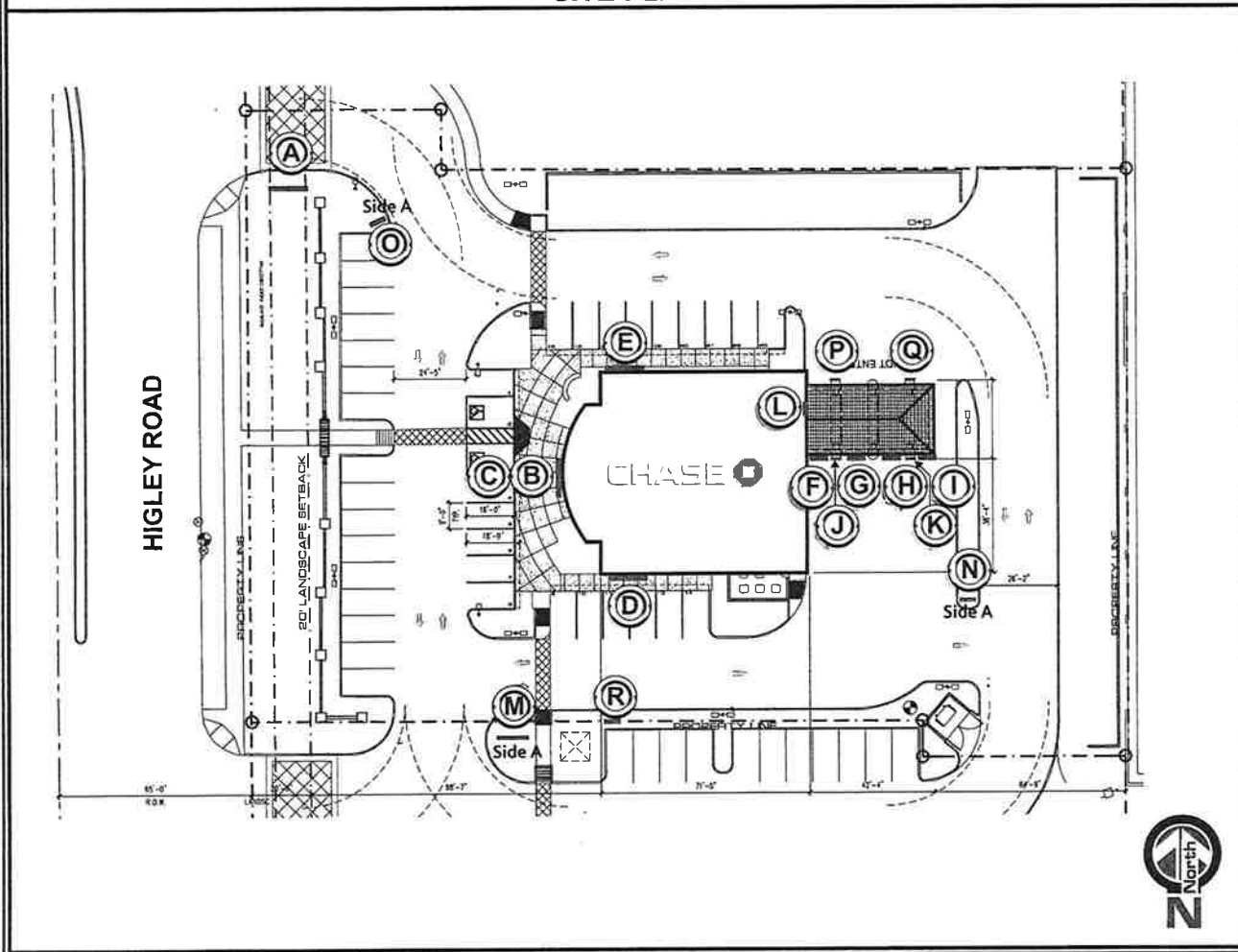
BOOTZ



& DUKE

Signs

SITE PLAN



SIGNAGE SPECIFICATIONS

- (A) Custom Monument provided by other (See page 2) Manufacture and Install (2) custom D/F monument reface.
- (B) SF VINYL SOFFIT BAND (see page 3 & 6) Manufacture and install (1) set of Channel Letters.
- (C) LIF-WBO-30-s (see page 3 & 7) Manufacture and install (1) set of Channel Letters.
- (D) LIF-WBO-20-s (see page 4 & 7) Manufacture and install (1) set of Channel Letters.
- (E) LIF-WBO-20-s (see page 5 & 7) Manufacture and install (1) set of Channel Letters.
- (F) DU-2-B-s (see page 4 & 8) Manufacture and install (1) Lane Designator
- (G) DU-2-B-s (see page 4 & 8) Manufacture and install (1) Lane Designator
- (H) DU-2-B-s (see page 4 & 8) Manufacture and install (1) Lane Designator
- (I) DU-2-C-s (see page 4 & 9) Manufacture and install (1) Lane Designator
- (J) TC-3-s (see page 4 & 10) Manufacture and install (1) Wall Regulatory
- (K) TC-3-s (see page 4 & 10) Manufacture and install (1) Wall Regulatory
- (L) ND-1-s (see page 11) Manufacture and install (1) Night Depository
- (M) D-2-s (see page 12) Manufacture and install (1) Directional Sign
- (N) D-2-s (see page 13) Manufacture and install (1) Directional Sign
- (O) D-2-s (see page 14) Manufacture and install (1) Directional Sign
- (P) TC-W-H-s (see page 15) Manufacture and install (1) Wall Regulatory
- (Q) TC-W-H-s (see page 15) Manufacture and install (1) Wall Regulatory
- (R) TC-P-F-s (see page 16) Manufacture and install (1) Pole Regulatory
- (S) TTW-WU-L-D-760-C-6-s (see page 17 & 18) Manufacture and install (1) Walk-Up ATM
- (T) 750 SIGNATURE TOPPER (see page 19 & 20) Manufacture and install (1) Drive-Up ATM Topper



Date:	08-29-05	Project Name:	CHASE BANK #835
Scale:	NTS (prop.)	Address:	Higley and Chandler
Drawn:	P.M.	City / State:	Gilbert, Arizona
Sales:	ER	Client Approval:	Date:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes
1	H. Alvarez	09-12-05	Add Custom P-8 and specifications.
2	R. Bango	11-21-05	Change Fig. 17 & 18 From Tower to Topper
3	P. Mainik	12-09-05	Added Custom monument, changed sign D to 20, moved directional, added 1 directional, added Bus. Cust. Sign, rem. Sign
4	W. Alvarez	12-14-05	add window graphic, change near menu for directional L & M
5	P. Mainik	12-20-05	Changed monument, white and die vinylases, removed 2nd Q from site plan, moved letter R closer to M, changed copies on M and R
6			

DESIGN DRAWING 1 of 20

Request Number:
PRJ-JPMC-07255-r5
File Location:
G:\JPMorgan\Art\Drawings

12

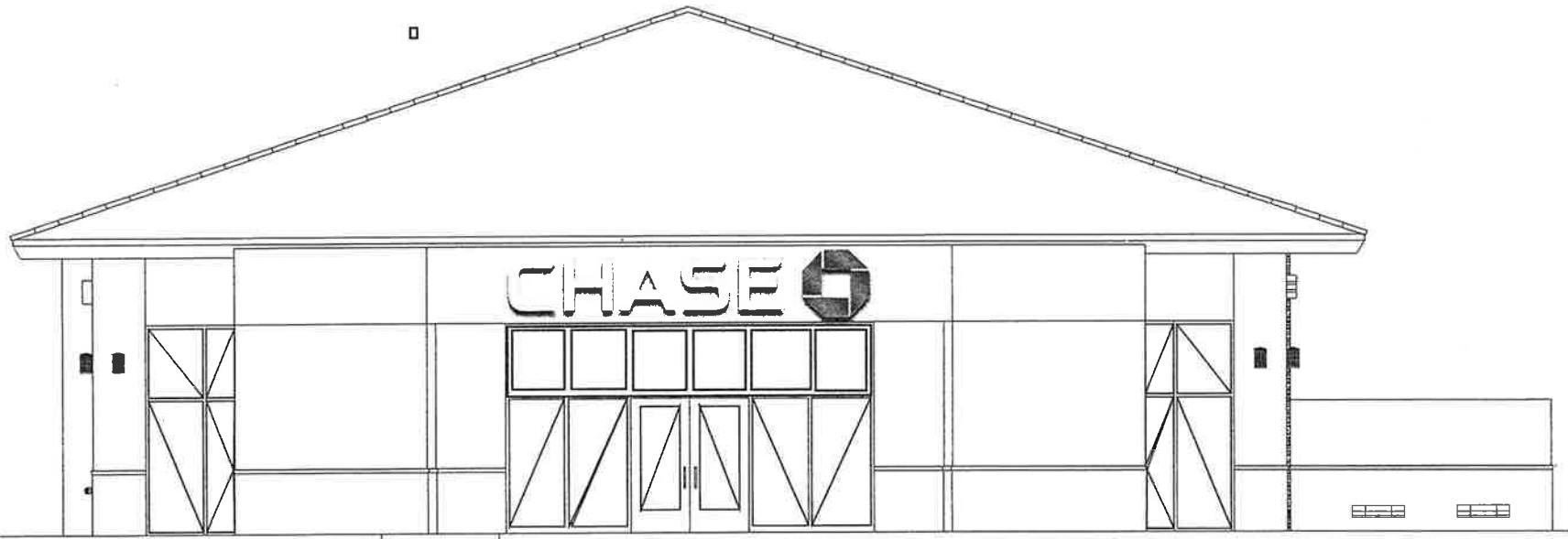
EAST ELEVATION - SIGNAGE

72'-20" O.A. Building Length

17'-6-3/4"

26' 0" O.A. Building Height

30"



EAST ELEVATION @ ILLUMINATED CHANNEL LETTERS

Scale: 3/16"=1'-0"



COAST SIGN
INCORPORATED
1500 West Embassy St., Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

Date:	08-29-05	Project Name:	CHASE BANK #935
Scale:	As Noted	Address:	Higley and Chandler
Drawn:	P.M.	City / State:	Gilbert, Arizona
Sales:	ER	Client Approval:	Date:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

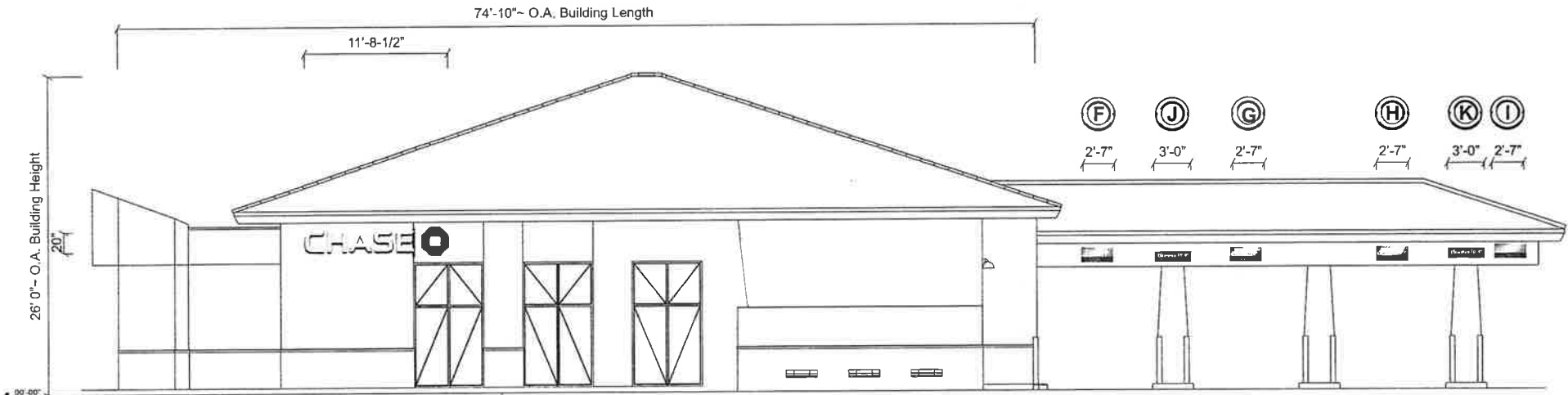
No	Designer	Date	Revision Notes
1	H. Alvarez	09-12-05	Add Custom P-8 and specifications.
2	R. Bengoe	11-21-05	Change Pg. 17 & 18. From Tower to Toppar
3	P. Meirik	12-08-05	Add Custom moment, changed sign D to 20', moved directional, added 1 directional, added Bus. Cust. Sign, rev. Soft
4	W. Alvarez	12-14-05	add window graphic, change rear view for directional L & M
5	P. Meirik	12-20-05	Changed moment which and all vinyl faces, removed 2nd Q from site plan, moved letter P closer to M, changed copies on M and H
6			

DESIGN DRAWING 3 of 20

Request Number:
PRJ-JPMC-07255-r5
File Location:
G:\UPMorgan\Art\Drawings

22

SOUTH ELEVATION - SIGNAGE



D SOUTH ELEVATION @ ILLUMINATED CHANNEL LETTERS
Scale: 1/8"=1'-0"

F G H I SOUTH ELEVATION @ LANE DESIGNATORS
Scale: 1/8"=1'-0"

J K SOUTH ELEVATION @ CLEARANCE SIGNS
Scale: 1/8"=1'-0"



Date:	08-29-05	Project Name:	CHASE BANK #835
Scale:	As Noted	Address:	Higley and Chandler
Drawn:	P.M.	City / State:	Gilbert, Arizona
Sales:	ER	Client Approval:	Date:

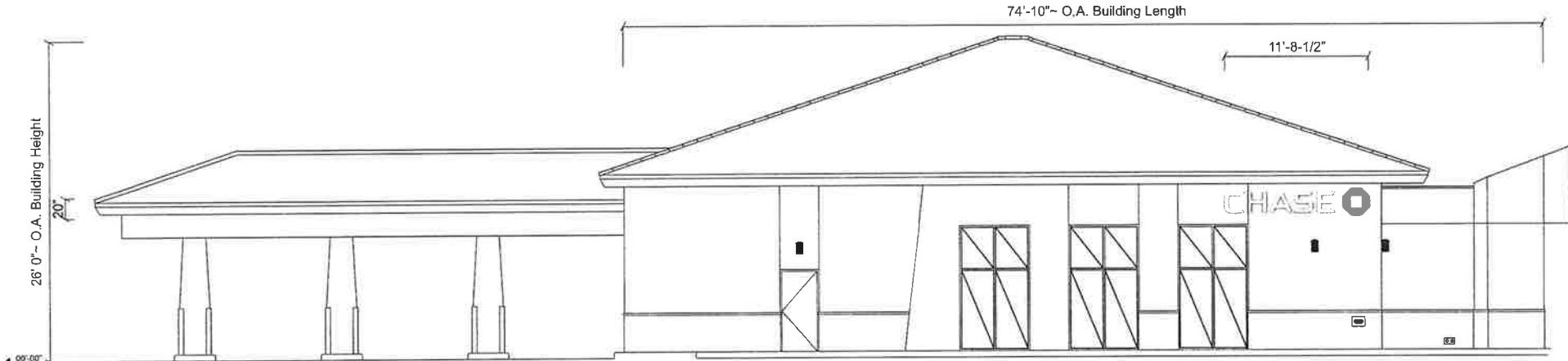
This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes
1	H. Alvarez	09-12-05	Add Custom P. 8 and specifications.
2	R. Bengoa	11-21-05	Change Pg. 17 & 18 From Tower to Topper
3	P. Meink	12-08-05	Added Custom element, changed sign D to 20', moved directional, added 1 directional, added Base, Cost, Sign, rem. Soft
4	W. Alvarez	12-14-05	add window graphic, change rear view for directional L & M
5	P. Meink	12-20-05	Changed monument wheels and dir. vinyl letters, removed 2nd Q from site plan, moved letter R closer to M, changed copies to M and N
6			

DESIGN DRAWING 4 of 20
Request Number:
PRJ-JPMC-07255-r5
File Location:
G:\JPMorgan\ArtDrawings

23

NORTH ELEVATION - SIGNAGE



NORTH ELEVATION @ ILLUMINATED CHANNEL LETTERS

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



Date:	08-29-05	Project Name:	CHASE BANK #835
Scale:	As Noted	Address:	Higley and Chandler
Drawn:	P.M.	City / State:	Gilbert, Arizona
Sales:	ER	Client Approval:	Date:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No	Designer	Date	Revision Notes
1	H. Alvarez	09-12-05	Add Custom P-6 and specifications.
2	R. Bangoo	11-21-05	Change Pg. 17 & 18 From Tower to Topper
3	P. Melnik	12-08-05	Added Custom moment, changed sign D to 20', moved directional, added 1 directional, added Busn. Cust. Sign, rem. Solid
4	W. Alvarez	12-14-05	add window graphics, change rear view, for directional L & M
5	P. Melnik	12-20-05	Changed moment width and dia vinyl boxes, removed 2nd D from site plan, moved letter R closer to M, changed copies on M and H.
6			

DESIGN DRAWING 5 of 20
 Request Number:
PRJ-JPMC-07255-r5
 File Location:
 G:\JPMorgan\Art\Drawings

hc

FINDINGS of FACT

DR05-93: Seville Commons Comprehensive Sign Program, Phase 2

1. The project is consistent with the applicable design guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby regional commercial development; and
5. The project design provides for safe and efficient provision of public services.