



# DESIGN REVIEW BOARD STAFF REPORT

AGENDA #

4

**TO:** DESIGN REVIEW BOARD

**FROM:** DANIEL SKIDMORE, PLANNER I *DS*

**THROUGH:** LINDA M. EDWARDS, AICP, PRINCIPAL PLANNER, *LE*

**MEETING DATE:** JUNE 14, 2006 **WARNER RAZA**

**SUBJECT:** DR05-97 - WARNER & LINDSAY VILLAGE, LOCATED WEST OF THE NWC OF WARNER ROAD AND LINDSAY ROAD

## REQUEST

Approval of the Comprehensive Sign Program for Warner & Lindsay Village, located west of the northwest corner of Warner and Lindsay Roads.

## RECOMMENDED MOTION

Move to approve the findings and approve DR05-97, subject to conditions.

## APPLICANT/OWNER/ARCHITECT

Dennis Martin  
 Royal Sign Co.  
 2631 N. 31<sup>st</sup> Avenue  
 Phoenix, AZ 85009  
 V: 602-278-6286  
 F: 602-278-0234  
 E: [dennis@royalsign.net](mailto:dennis@royalsign.net)

Jim Vance  
 Hamilton Vance  
 7373 E. Doubletree Ranch Rd. #220  
 Scottsdale, AZ 85258  
 480-596-1700  
 480-596-1701  
[jvance@hamilton-vance.com](mailto:jvance@hamilton-vance.com)

## HISTORY

*February 9, 1989*

The Design Review Board approved the site plan, grading and drainage, architecture, building elevations, landscaping and lighting for the Circle K convenience market located at the northwest corner of Lindsay and Warner Roads. (DR89-7).

*February 15, 2001*

The Design Review Board approved the site plan, building elevations, landscaping, and lighting for the Big O tire store and a preliminary site plan for the entire commercial center and a Master Sign Plan for the

commercial center located at the northwest corner of Lindsay and Warner Roads. (DR00-148).

January 12, 2006

2005-97

The Design Review Board approved the Preliminary Site Plan for five pads along the Warner Road street frontage and Final Site Plan, Landscape Plan, Lighting, Site Furnishings and Building Architecture.

**PROJECT FACTS**

**Zoning:** Community Commercial (CC) PAD, formerly C-2 PAD. The project has been reviewed under the LDC.

**Surrounding Land Uses:**

	Land Use Designation	Zoning Classification	Existing Use
North	Residential>2-3.5 DU/Acre	SF-7 PAD	Spring Meadows Subdivision
East	CC (Community Commercial)	CC PAD	Lindsay Road then Shopping Center
South	Residential>3.5-5 DU/Acre	SF-6 PAD	Neely Farms Subdivision Unit 4
West	Residential>2-3.5 DU/Acre	SF-7 PAD	Spring Meadows Subdivision
Onsite	CC (Community Commercial)	CC PAD, formerly C-2 PAD	Convenience Market, Fueling Facility and Tire Store on eastern portion of the parcel

**Data:**

Site Area (net)	7.10 acres
General Plan Land Use	Community Commercial
Current Zoning District	CC-Community Commercial
Existing Land Use	Commercial

**ANALYSIS**

**Background**

On January 12, 2006 the Design Review Board approved Warner Lindsay Village, an office condominium development consisting of thirteen buildings totaling 62,350 sq. ft. individually varying in size from 4,500 to 6,000 sq. ft. for business and medical professionals. Several of the buildings are designed around landscaped courtyards that help create a pedestrian feel. The Warner Lindsay Village is near construction completion in absence of Comprehensive Sign Program. Staff advised the applicant that a Comprehensive Sign Program to go before the Design Review Board for the multi-pad center would be required.

**Signage**

This application includes exhibits for the Warner Lindsay Village that is near completion. The "Sign Specifications and Requirements" applies to all pads within the Warner Lindsay Village development. Any new signage for the buildings will require conformance with (or an amendment to) this package. The proposed signage meets code in terms of quality of materials, sign placement, and construction.

## **Monument Signs**

There are two proposed monument sign with this application. The monument signs are proposed to be located near the ingress/egress drives into the development off of Warner Road. This location is outside of the visibility triangle and will be placed a minimum of 3' outside the right-of-way. The monument signs will display the multi-tenant signage and is approximately 7.6' tall with 60 square feet of sign area. Colors and materials of the monuments signs are compatible with the architectural elements of the buildings.

## **Wall Signs**

Staff finds that the proposed wall signage meets code requirements in terms of sign area, placement, and materials. The wall signs for the Warner Lindsay Village are reverse pan channel aluminum letters, stud mounted and flush to the facade.

Each business is permitted a minimum wall sign area of 32 square feet for the longest building elevation of the tenant facing the street. The maximum wall sign area permitted for a business shall be the greater of: 1 square foot of sign area for each 1 foot of the building elevation adjacent to the suite. Or for buildings set back more than 75 feet from the right-of-way, 1.5 square feet of sign area is permitted for each 1 foot of building elevation adjacent to the suite. This total wall sign area is not for each building elevation but rather the total can be divided and shared amongst the building elevations. (Buildings 1, 5, 6, 7)

The wall signs on building elevations abutting property designated for residential use in the General Plan shall not be illuminated, greater than 16 square feet, and be installed no higher than 14' above grade. (Buildings 2, 3, 4, 8, 9, 10, 11)

Staff finds that the signage for the Warner Lindsay Village is unique in that it incorporates a variety of high quality materials while meeting the aesthetic standards of the Town.

## **Directory Signs**

There are two proposed directory signs with this application. The directory signs are proposed to be located on the south side of buildings 1 & 5 and 6 & 11 near the courtyard entrance. This location is visible to both pedestrian and vehicular traffic. The directory signs will display the multi-tenant building numbers and location map. The directory signs are approximately 6' tall with 12 square feet of sign area. Colors and materials of the directory signs are compatible with the surrounding architectural elements.

## **FINDINGS**

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

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 development; and

5. The project design provides for safe and efficient provision of public services

<b>STAFF RECOMMENDATION</b>
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Make the findings and approve DR05-97 Warner Lindsay Village, subject to the following conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the June 14, 2007 public hearing.
2. The sign package shall apply to all buildings within the Warner Lindsay Village development including the Goddard School. Any redevelopment of existing facilities and subsequent new signage shall conform to the "Sign Specifications and Requirements" included with this application for approval.

**Attachments**

1. Vicinity Map
2. Site Plan
3. Building Elevations (12 pages)
4. Directory Sign Elevation
5. Monument Sign Elevation
6. Findings of Fact

Client:  
Werner Plaza

Location:  
690 E. Warner  
Gilbert, AZ



3024 N. 31st Ave.  
Phoenix, AZ 85018  
Phone: 602-278-6286  
Fax: 602-278-0284  
E-mail (Art Dept):  
royalsign@royalsign.net

05-2506  
07-0023  
07-0366  
07-115E  
07-155A

Denis Martin

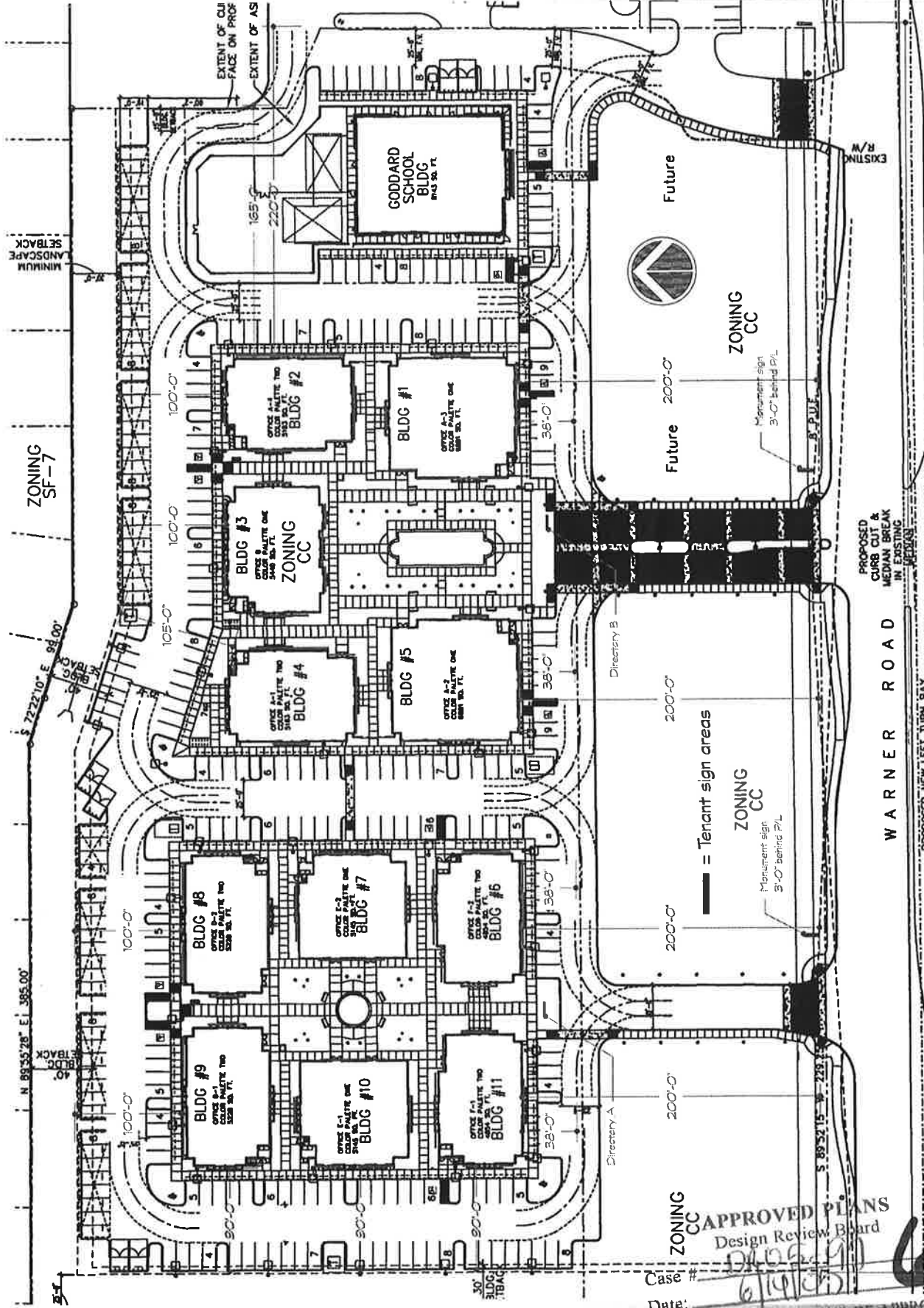
denis@royalsign.net

22 MAY 07

L. Horn

ROD

Note

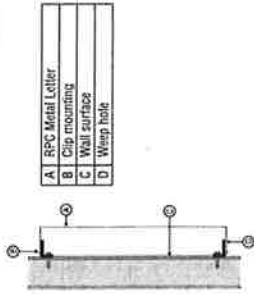


07-1554

Case #: DR05-97  
Attachment 2: Site Plan  
June 14, 2007

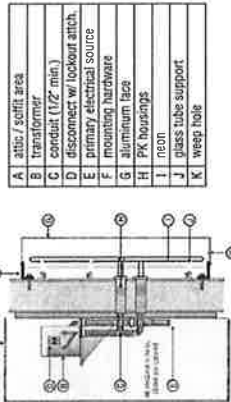
APPROVED PLANS  
Design Review Board  
Date: 6/19/07  
SUBJECT TO CONDITIONS OF APPROVAL

Non-Illuminated RPC - Cross Section Detail



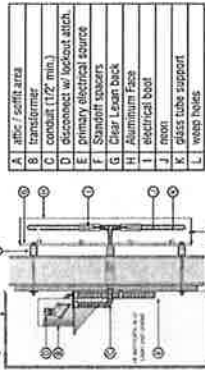
- A RPC Metal Letter
- B Clip mounting
- C Wall surface
- D Weep hole

Remote Mounted RPC - Cross Section Detail



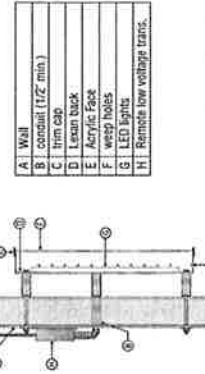
- A Rib / soffit area
- B transformer
- C conduit (1/2" min)
- D disconnect w/ lockout attach
- E primary electrical source
- F mounting hardware
- G aluminum base
- H PK brackets
- I neon
- J glass tube support
- K weep hole

Remote Mounted RPC Letter / Lexan Back - Cross Section Detail



- A Rib / soffit area
- B transformer
- C conduit (1/2" min)
- D disconnect w/ lockout attach
- E primary electrical source
- F Spring supports
- G Clear Lexan Back
- H aluminum face
- I neon
- J glass tube support
- K weep holes
- L weep holes

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



- A Wall
- B I conduit (1/2" min)
- C trim cap
- D Lexan back
- E Acrylic Face
- F weep holes
- G LED lights
- H Remote low voltage trans.

### REVERSE PAN CHANNEL ALUMINUM LETTERS

- Fabricate & install R.P.C. non-illuminated 1" - 3" deep aluminum letters painted Dark Bronze & flush mounted.
  - Fabricate & install R.P.C. illuminated (PK's or Electri-bits) 2 1/2" - 4" deep aluminum letters painted Dark Bronze.
  - Fabricate & install R.P.C. illuminated (LED's) 2" - 4" deep aluminum letters painted Dark Bronze & flush mounted.
- Primary sign area over front doors can contain two (2) tenant names stocked one on top of the other if both tenants enter through doors.

Each business is permitted a minimum wall sign area of 30 square feet. The sign area allowance is for the longest building elevation of the tenant/user suite facing the street, or sign area allowances per building elevation of the tenant/user suite in which the principal entrance of the business is located. For buildings (2, 3, 4, 7, 8, 9, 10) set back more than 75 feet from the right of way, 1.5 square feet of sign area is permitted for each 1 foot of building elevation adjacent to the suite.

The length of the wall sign shall not exceed 50 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a wall sign shall not exceed 50 percent of the vertical dimension of the sign band or wall space on which the sign is placed.

Wall signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character.

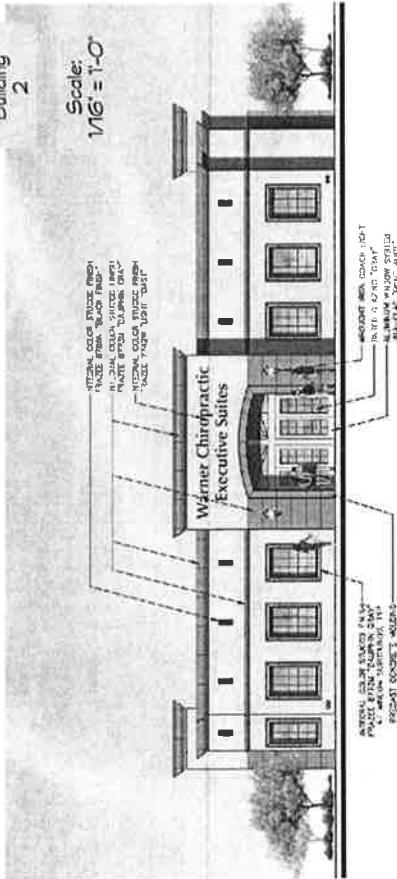
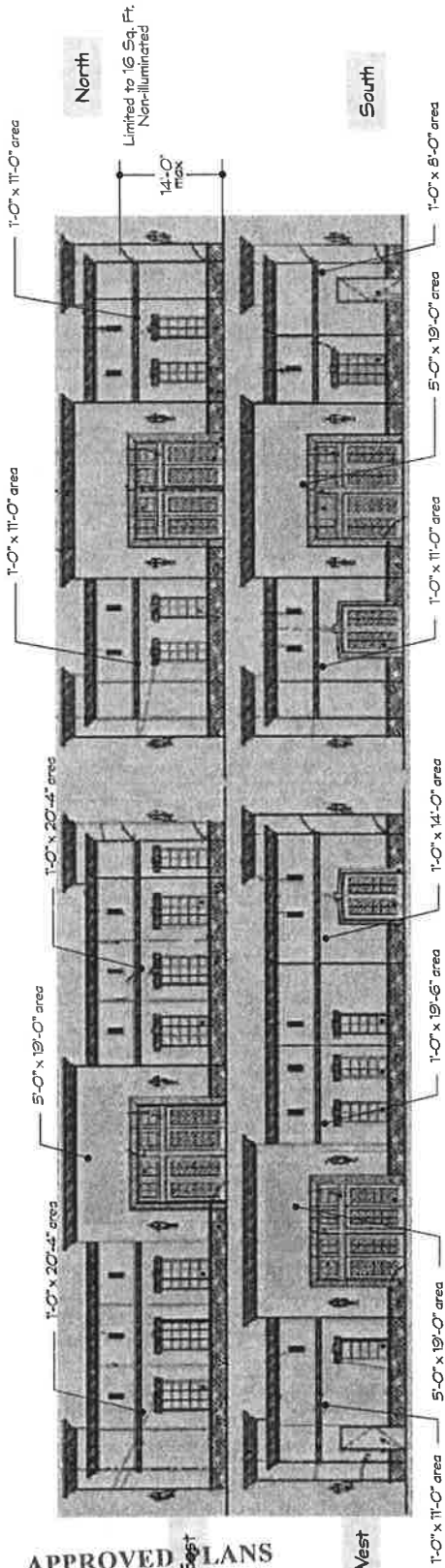
Wall signs on building elevations abutting property designated for residential use in the general plan shall not be illuminated, greater than 16 square feet and be installed no higher than 14'-0" above grade.

Up to three (3) tenants allowed in main 5'-0" x 19'-0" sign bands. Optional sign bands only allowed when the area above the main entrance is impractical & an entrance is separate.

APPROVED PLANS  
Design Review Board

Case # DR05-97  
Date: 6/14/05  
SUBJECT TO CONDITIONS OF APPROVAL

West



Building 2

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

Client: Warner Plaza

Location: 2631 N. 31st Ave. Phoenix, AZ 85009



602.278-8686  
royalsign.com  
royalsign@royalsign.net

06-2489  
07-0067  
07-0290  
07-0575  
07-1556

Dennis Martin

dennis@royalsign.net

22 MAY 07

L.H.R.

RCP

None

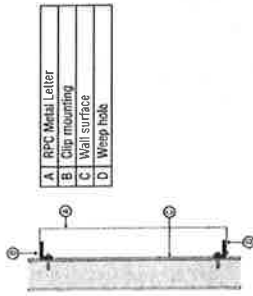
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Site plan

Scale

Drawing Number  
07-1556

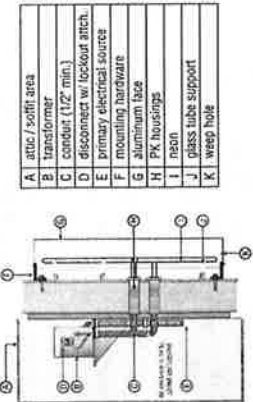


Non-Illuminated RPC - Cross Section Detail



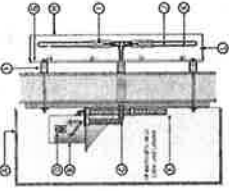
- A RPC Metal Letter
- B Clip mounting
- C Wall surface
- D Weep hole

Remote Mounted RPC - Cross Section Detail



- A attic / soffit area
- B transformer
- C conduit (1/2" min.)
- D disconnect w/ lockout attach
- E primary electrical source
- F mounting hardware
- G aluminum face
- H PK housings
- I nason
- J glass tube support
- K weep hole

Remote Mounted RPC Letter / Lexan Back - Cross Section Detail



- A attic / soffit area
- B transformer
- C conduit (1/2" min.)
- D disconnect w/ lockout attach
- E primary electrical source
- F Standoff spacers
- G Clear Lexan back
- H Aluminum face
- I electrical boot
- J nason
- K glass tube support
- L weep hole

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



- A Wall
- B conduit (1/2" min.)
- C trim cap
- D Lexan back
- E acrylic face
- F weep holes
- G LED lights
- H Remote low voltage items.

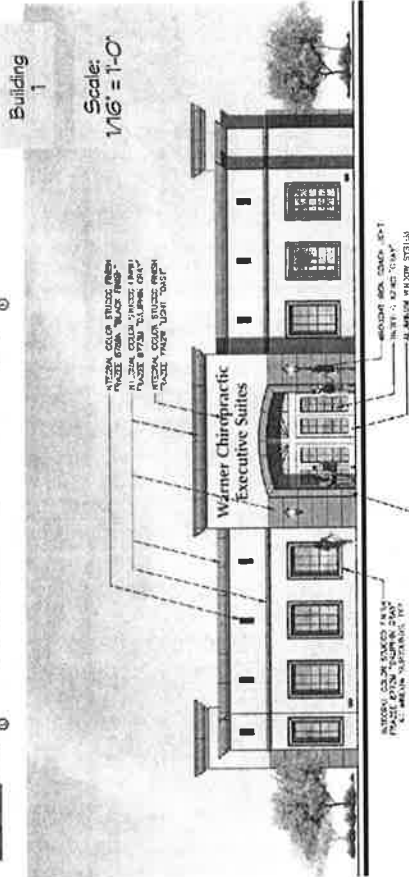
**REVERSE PAN CHANNEL ALUMINUM LETTERS**

- Option 1 Fabricate & install RPC, non-illuminated 1" - 3" deep aluminum letters painted Dark Bronze & flush mounted.
- Option 2 Fabricate & install RPC, illuminated (LED's) 2" - 4" deep aluminum letters painted Dark Bronze & flush mounted.
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Primary sign area over front doors can contain two (2) tenant names stacked one on top of the other if both tenants enter through doors.

Each business is permitted a minimum wall sign area of 32 square feet. The sign area allowance is for the largest building elevation of the tenant/user suite facing the street; or sign area allowances per building elevation of the tenant/user suite in which the principal entrance of the business is located. Wall signs are permitted at a rate of 1 square foot of sign area for each 1 foot of the building elevation adjacent to the suite (Buildings 1, 5, 6 & 11). The length of the wall sign shall not exceed 80 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a wall sign shall not exceed 80 percent of the vertical dimension of the sign band or wall space on which the sign is placed.

Wall signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character. Wall signs on building elevations abutting property designated for residential use in the general plan shall not be illuminated, greater than 16 square feet and be installed no higher than 14'-0" above grade.



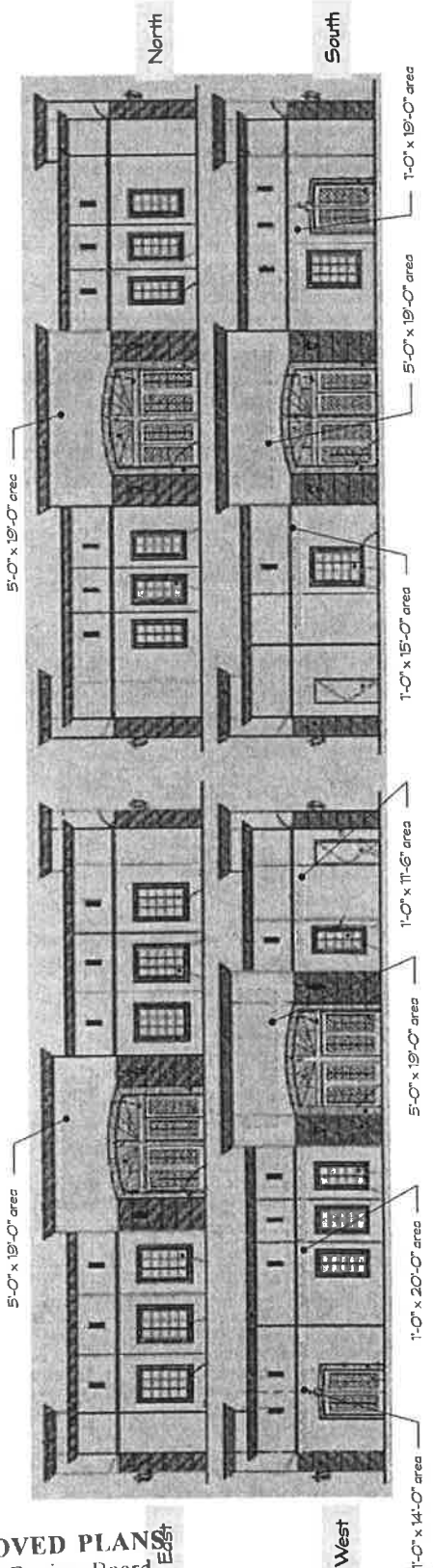
Building  
Scale:  
1/16" = 1'-0"

NOTED: SIGN BANDS SHALL BE PERMITTED TO BE PLACED ABOVE THE MAIN ENTRANCE AT 10' FROM CURBLINE. ALL SIGN BANDS SHALL BE 10' FROM CURBLINE.

**APPROVED PLANS**  
Design Review Board

Case #: DROS 99  
Date: 6/11/07  
SUBJECT TO CONDITIONS OF APPROVAL

= Tenant sign areas



North

South

West

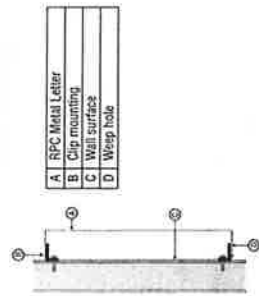
Client: Warner Plaza  
Location: 680 E. Warner Gilbert, AZ  
2831 N. 51st Ave. Phoenix, AZ 85009  
Fax: 602-278-0284  
E-mail: Art Dagit: roy.dagit@roydagit.net

CG-2497  
C7-0066  
C7-0029  
C7-0074  
C7-1555

Dennis Hurns  
dennis@roydagit.net  
22 MAY 07  
L. Hart  
RCP  
None

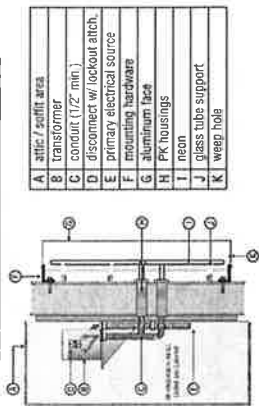
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Drawing Number: **07-1555**

Non-Illuminated RPC - Cross Section Detail



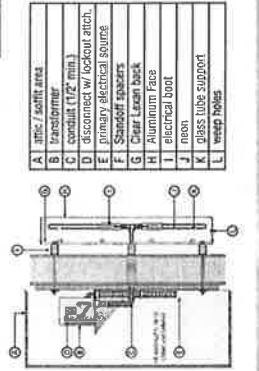
- A RPC Metal Letter
- B Clip mounting
- C Wall surface
- D Weep hole

Remote Mounted RPC - Cross Section Detail



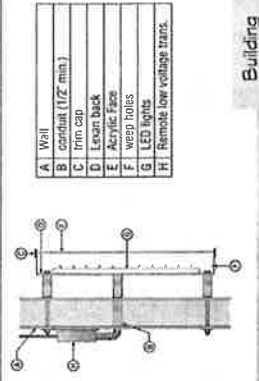
- A Transformer
- B Conduit (1/2" min)
- C Disconnect w/ lockout attach.
- E Primary electrical source
- F Mounting hardware
- G Aluminum back
- H PK housings
- I Neon
- J Glass tube support
- K Weep hole

Remote Mounted RPC Letter / Lexan Back - Cross Section Detail



- A Acrylic / Lexan Back
- B Transformer
- C Conduit (1/2" min)
- D Disconnect w/ lockout attach.
- E Primary electrical source
- F Standoff spacers
- G Clear Lexan Back
- H Aluminum Face
- I Electrical Foot
- J Neon
- K Glass tube support
- L Weep Holes

Remote Mounted RPC Letter / LEDs - Cross Section Detail



- A Wall
- B Conduit (1/2" min)
- C Trim cap
- D Lexan back
- E Acrylic Face
- F Weep holes
- G LED lights
- H Remote low voltage trans.

**REVERSE PAN CHANNEL ALUMINUM LETTERS**

- Option 1 Fabricate & install R.P.C., non-illuminated 1" - 3" deep aluminum letters painted Dark Bronze & flush mounted.
  - Option 2 Fabricate & install R.P.C., illuminated (PK's or Elect-bits) 2 1/2" - 4" deep aluminum letters painted Dark Bronze.
  - Option 3 Fabricate & install R.P.C., illuminated (LED's) 2" - 4" deep aluminum letters painted Dark Bronze & flush mounted.
- Primary sign area over front doors can contain two (2) tenant names stacked one on top of the other if both tenants enter through doors.

Each business is permitted a minimum wall sign area of 32 square feet. The sign area allowance is for the longest building elevation of the tenant/user suite facing the street; or sign area allowances per building elevation of the tenant/user suite in which the principal entrance of the business is located. For buildings (2, 3, 4, 7, 8, 9, 10) set back more than 75 feet from the right-of-way, 15 square feet of sign area is permitted for each 1 foot of building elevation adjacent to the suite.

The length of the wall sign shall not exceed 80 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a wall sign shall not exceed 50 percent of the vertical dimension of the sign band or wall space on which the sign is placed.

Wall signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character.

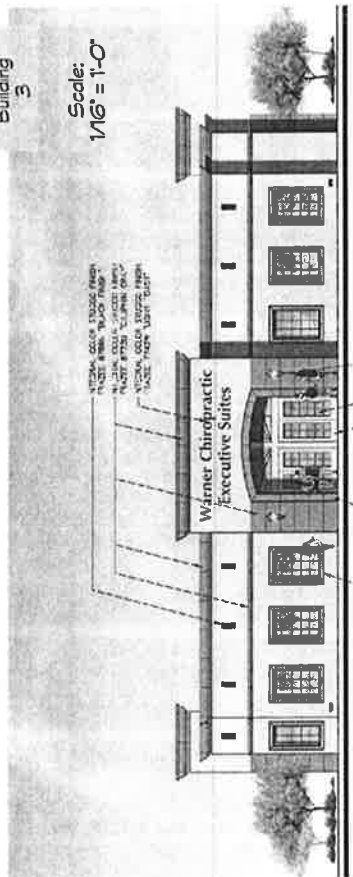
Wall signs on building elevations abutting property designated for residential use in the general plan shall not be illuminated, greater than 16 square feet and be installed no higher than 14'-0" above grade.

**APPROVED PLANS**  
Design Review Board

Case #: DR05-97  
Date: 6/14/07  
SUBJECT TO CONDITIONS OF APPROVAL

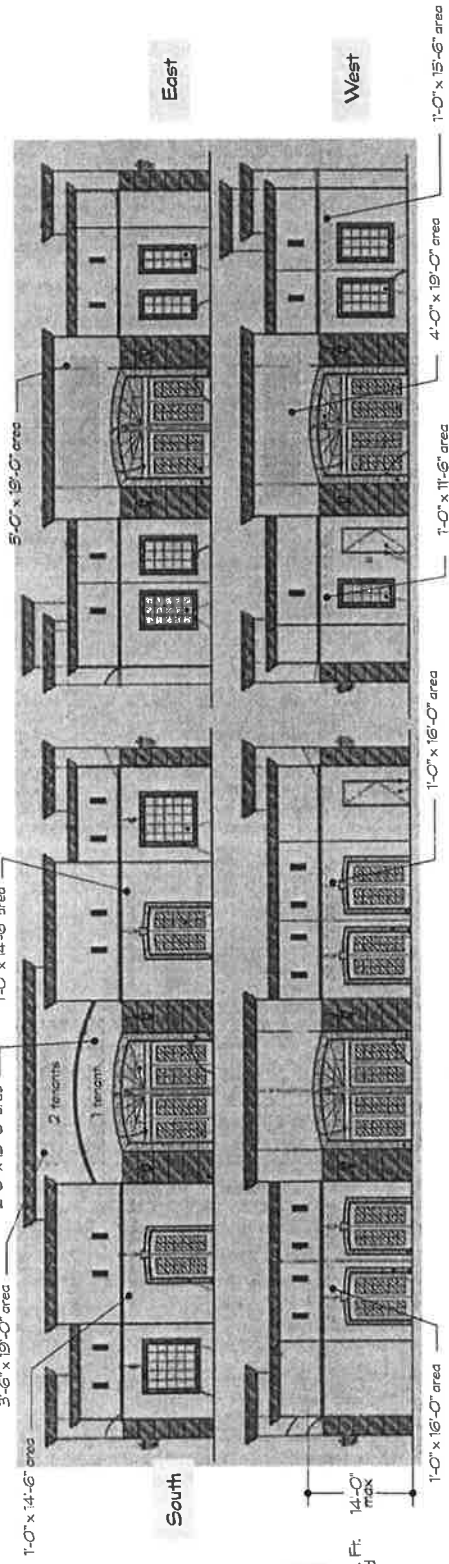
Limited to 16 Sq. Ft. Non-Illuminated

**9**



Up to three (3) tenants allowed in main 5'-0" x 19'-0" sign bands. Optional sign bands only allowed when the area above the main entrance is impractical & an entrance is separate.

= Tenant sign areas



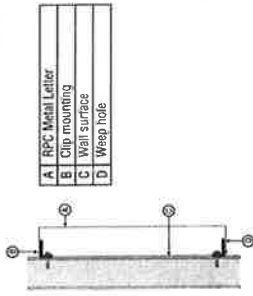
Client: Warner Plaza  
Location: Gilbert, AZ  
Designer: Warner Gilbert, AZ  
royalsign@royalsign.net  
2831 N. 31st Ave., Phoenix, AZ 85009  
602-971-6288  
602-971-6284  
Email (Art Dept): royalsign@royalsign.net

06-2499  
07-0069  
07-0251  
07-0576  
07-0577  
Dennis Mann  
dennis@royalsign.net  
22 MAY 07  
L Hart  
RCP  
None

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Scale:  
Drawing Number: 07-1557

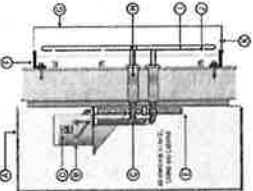


Non-Illuminated RPC - Cross Section Detail



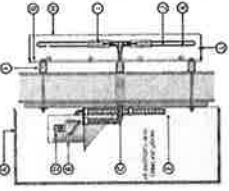
- A RPC Metal Letter
- B Clip mounting
- C Wall surface
- D Weep hole

Remote Mounted RPC - Cross Section Detail



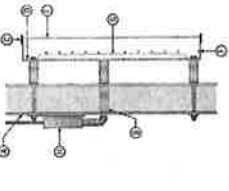
- A attic / soffit area
- B transformer
- C conduit (1/2" min.)
- D disconnect w/ lockout attach.
- E primary electrical source
- F mounting hardware
- G aluminum face
- H PK housings
- I neon
- J glass tube support
- K weep hole

Remote Mounted RPC Letter / Lexan Back - Cross Section Detail



- A attic / soffit area
- B transformer
- C conduit (1/2" min.)
- D disconnect w/ lockout attach.
- E primary electrical source
- F standoff spacers
- G Clear Lexan back
- H Aluminum face
- I electrical foot
- J neon
- K glass tube support
- L weep holes

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



- A WAB
- B conduit (1/2" min.)
- C trim cap
- D Lexan back
- E Acrylic face
- F weep holes
- G LED lights
- H Remote low voltage transformers.

**REVERSE PAN CHANNEL ALUMINUM LETTERS**

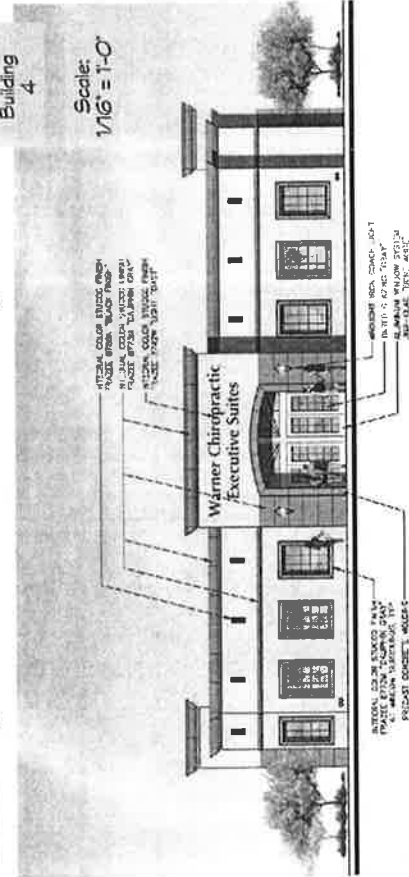
- Option 1 Fabricate & install RPC, non-illuminated 1" - 3" deep aluminum letters painted Dark Bronze & flush mounted.
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The length of the wall sign shall not exceed 80 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a wall sign shall not exceed 80 percent of the vertical dimension of the sign band or wall space on which the sign is placed.

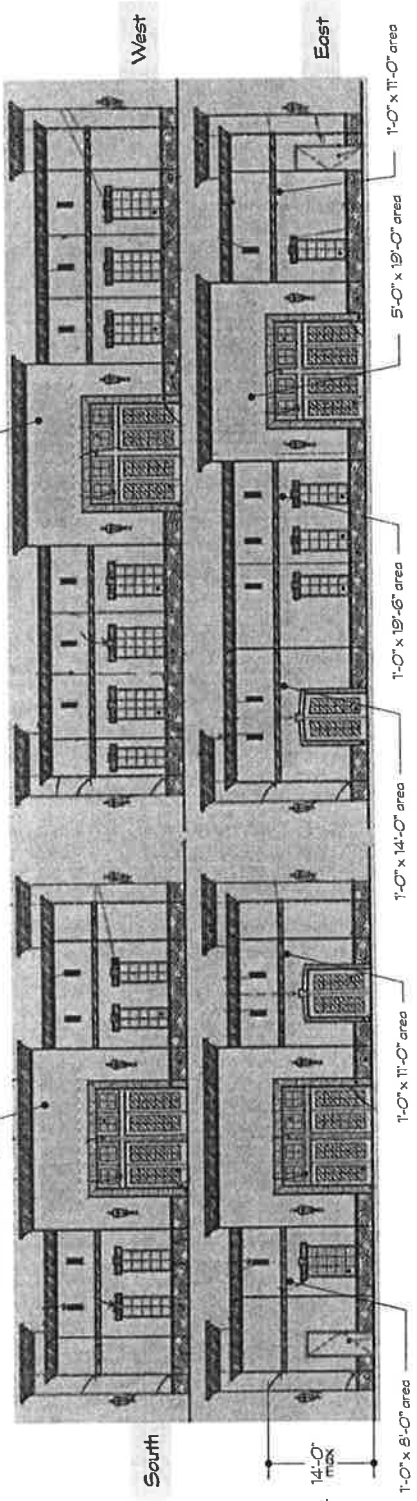
Wall signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character. Wall signs on building elevations abutting property designated for residential use in the general plan shall not be illuminated, greater than 16 square feet and be installed no higher than 14'-0" above grade.



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

REVERSE PAN CHANNEL ALUMINUM LETTERS  
 1" - 3" DEEP ALUMINUM LETTERS PAINTED DARK BRONZE & FLUSH MOUNTED.  
 2 1/2" - 4" DEEP ALUMINUM LETTERS PAINTED DARK BRONZE.  
 2" - 4" DEEP ALUMINUM LETTERS PAINTED DARK BRONZE & FLUSH MOUNTED.

Legend = Tenant sign areas



APPROVED PLANS  
 Design Review Board  
 Case # DR05-97  
 Date: 6/14/07  
 SUBJECT TO CONDITIONS OF APPROVAL

North  
 Limited to 16 Sq. Ft. max  
 Non-Illuminated  
**10**

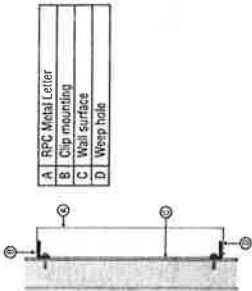
Client: Warner Plaza  
 Location: 650 E. Warner Gilbert, AZ  
 2631 N. 31st Ave. Phoenix, AZ 85009  
 Tel: 602-278-6286  
 Fax: 602-278-0284  
 Email: royalsign@royalsign.net



- 06-2495
- 07-0064
- 07-0287
- 07-0572
- 07-1555
- Design & Fabrication
- Dennis Martin
- Design
- dennis@royalsign.net
- 22 MAY 07
- 07-0064 Rev
- L Hart
- RCP
- Notes

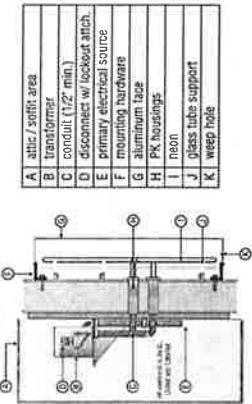
Sheet Title: Site plan  
 Scale:  
 Drawing Number: 07-1558

Non-Illuminated RPC - Cross Section Detail



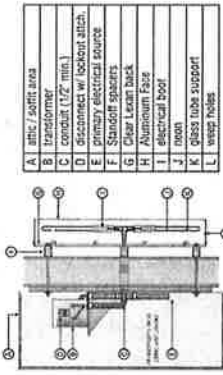
- A RPC Metal Letter
- B Clip mounting
- C Wall surface
- D Weep hole

Remote Mounted RPC - Cross Section Detail



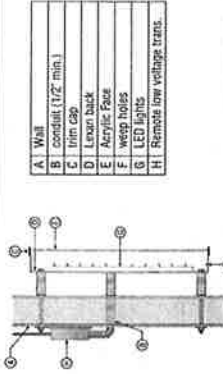
- A Junc / splice area
- B transformer
- C conduit (1/2" min)
- D disconnect w/ lockout attach
- E primary electrical source
- F mounting hardware
- G aluminum base
- H PK housings
- I neon
- J glass tube support
- K weep hole

Remote Mounted RPC Letter / Lexan Back - Cross Section Detail



- A Junc / splice area
- B transformer
- C conduit (1/2" min)
- D disconnect w/ lockout attach
- E primary electrical source
- F Spacers
- G Clear Lexan back
- H Aluminum Base
- I electrical box
- J neon
- K glass tube support
- L weep holes

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



- A Wall
- B conduit (1/2" min)
- C trim cap
- D Lexan back
- E Acrylic face
- F weep holes
- G LED lights
- H Remote low voltage trans.

Client:  
Warner Plaza

Location:  
6900 E. Warner  
Gilbert, AZ



2831 N. 31st Ave.  
Phoenix, AZ 85009  
602-946-8004  
www.royalsign.com  
Email: (Art Dept):  
royalsign@royalsign.net

06-2498  
07-0055  
07-0253  
07-0573  
07-8559

Denise Martin  
denise@royalsign.net  
22 MAY 07  
L. Hart  
L. Hart  
RCP  
None

Sheet Title  
Site plan  
Scale

Drawing Number  
07-1559

**REVERSE PAN CHANNEL ALUMINUM LETTERS**

- Option 1 Fabricate & install R.P.C. non-illuminated 1" - 3" deep aluminum letters painted Dark Bronze & flush mounted.
- Option 2 Fabricate & install R.P.C. illuminated (PK's or Electr-bits) 2 1/2" - 4" deep aluminum letters painted Dark Bronze.
- Option 3 Fabricate & install R.P.C. illuminated (LED's) 2" - 4" deep aluminum letters painted Dark Bronze & flush mounted.

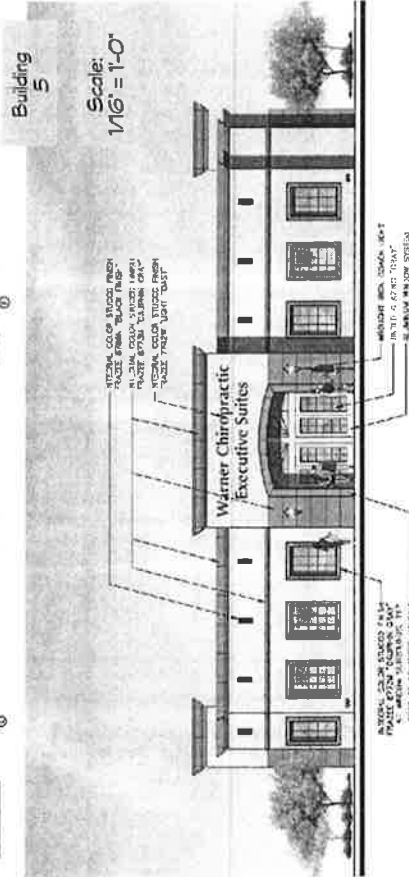
Primary sign area over front doors can contain two (2) tenant names stacked one on top of the other if both tenants enter through doors.

Each business is permitted a minimum wall sign area of 32 square feet. The sign area allowance is for the longest building elevation of the tenant/user suite facing the street, or sign area allowances per building elevation of the tenant/user suite in which the principal entrance of the business is located. Wall signs are permitted at a rate of 1 square foot of sign area for each 1 foot of the building elevation adjacent to the suite (Buildings 1, 5, 6 & 11). The length of the wall sign shall not exceed 80 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a wall sign shall not exceed 80 percent of the vertical dimension of the sign band or wall space on which the sign is placed. Wall signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character. Wall signs on building elevations abutting property designated for residential use in the general plan shall not be illuminated, greater than 16 square feet and be installed no higher than 14'-0" above grade.

**APPROVED PLANS**  
Design Review Board

Case # 2005-97  
Date: 6/14/07

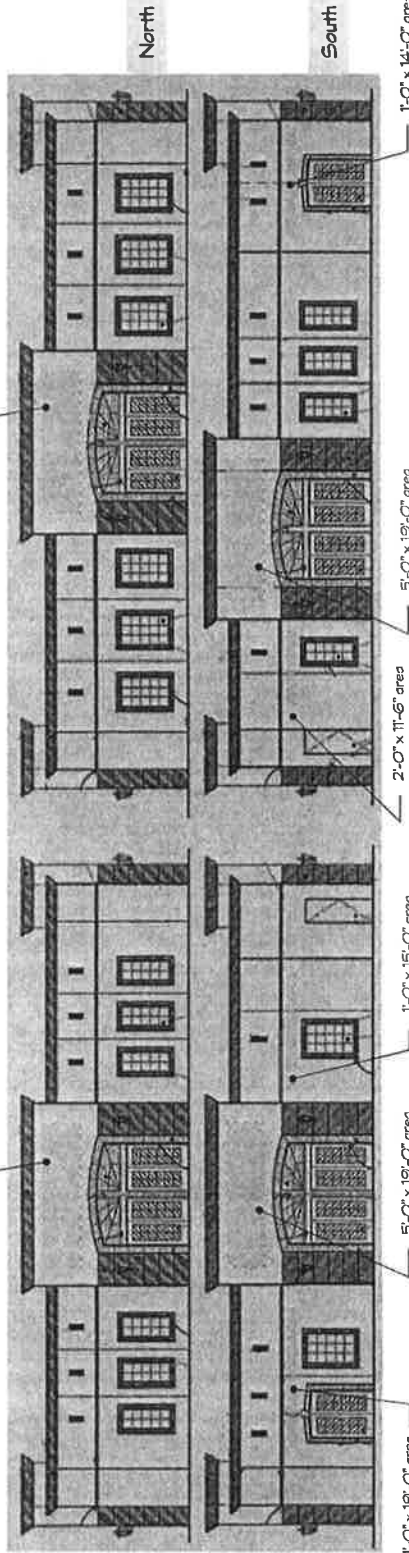
SUBJECT TO CONDITIONS OF APPROVAL



Building 5  
Scale: 1/8" = 1'-0"

Up to three (3) tenants allowed in main 5'-0" x 19'-0" sign bands. Optional sign bands only allowed when the area above the main entrance is impractical & an entrance is separate.

Legend: = Tenant sign areas



North

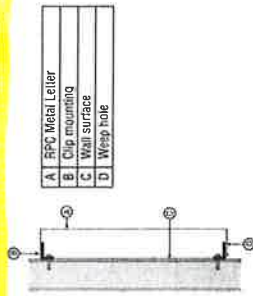
South

East

West

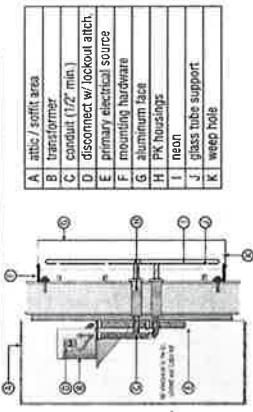
- 1'-0" x 19'-0" area
- 5'-0" x 19'-0" area
- 2'-0" x 11'-6" area
- 5'-0" x 19'-0" area
- 1'-0" x 15'-0" area
- 1'-0" x 14'-0" area

**Non-Illuminated RPC - Cross Section Detail**



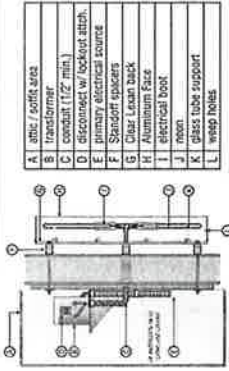
- A RPC Metal Letter
- B Cup mounting
- C Wall surface
- D Weep hole

**Remote Mounted RPC - Cross Section Detail**



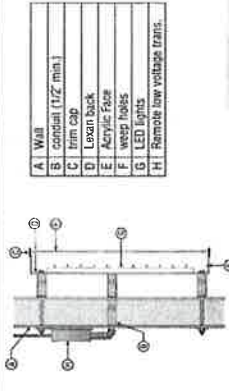
- A Attic / soffit area
- B transformer
- C conduit (1/2" min)
- D disconnect w/ lockout attach
- E primary electrical source
- F mounting hardware
- G aluminum back
- H PK housings
- I neon
- J glass tube support
- K weep hole

**Remote Mounted RPC Letter / Luxan Back - Cross Section Detail**



- A attic / soffit area
- B transformer
- C conduit (1/2" min)
- D disconnect w/ lockout attach
- E primary electrical source
- F straight spacer
- G clear luxan back
- H aluminum bar
- I electrical box
- J neon
- K glass tube support
- L weep holes

**Remote Mounted RPC Letter / LEDs - Luxan Back - Cross Section Detail**



- A Wall
- B conduit (1/2" min)
- C trim cap
- D Luxan back
- E Acrylic face
- F weep holes
- G LED lights
- H Remote low voltage trans.

**REVERSE PAN CHANNEL ALUMINUM LETTERS**

- Option 1** Fabricate & install R.P.C. non-illuminated 1" - 3" deep aluminum letters painted Dark Bronze & flush mounted.
- Option 2** Fabricate & install R.P.C. illuminated (PK's or Electr-bits) 2 1/2" - 4" deep aluminum letters painted Dark Bronze.
- Option 3** Fabricate & install R.P.C. illuminated (LED's) 2" - 4" deep aluminum letters painted Dark Bronze & flush mounted.

Primary sign area over front doors can contain two (2) tenant names stacked one on top of the other, if both tenants enter through doors.

Each business is permitted a minimum wall sign area of 32 square feet. The sign area allowance is for the longest building elevation of the tenant/user suite facing the street, or sign area allowances per building elevation of the tenant/user suite in which the principal entrance of the business is located. For buildings (2, 3, 4, 7, 6, 9, 10) set back more than 75 feet from the right of way, 1.5 square feet of sign area is permitted for each 1 foot of building elevation adjacent to the suite.

The length of the wall sign shall not exceed 80 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a wall sign shall not exceed 80 percent of the vertical dimension of the sign band or wall space on which the sign is placed.

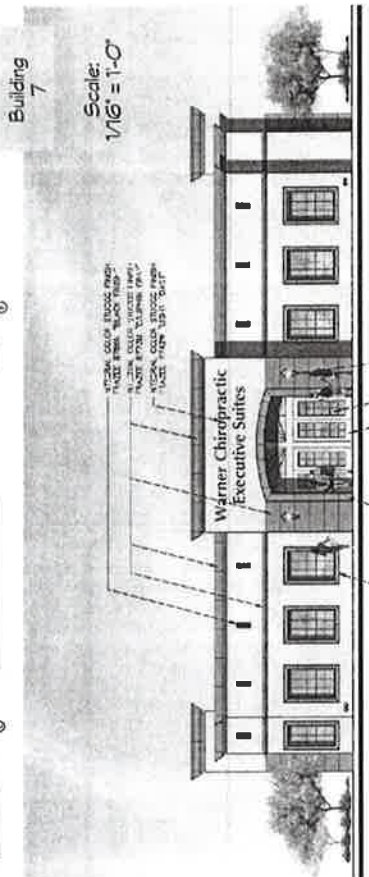
Wall signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character.

Wall signs on building elevations abutting property designated for residential use in the general plan shall not be illuminated, greater than 16 square feet and be installed no higher than 14'-0" above grade.

**APPROVED PLANS**  
Design Review Board

Case # DR05-97  
Date: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

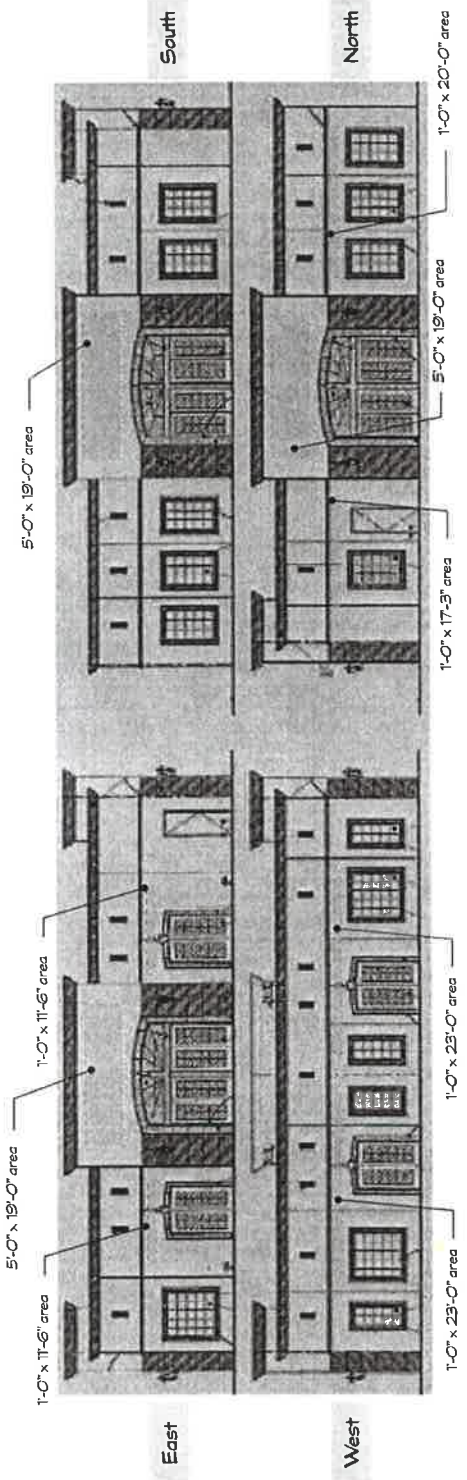


NEON COLOR CODES IN ALL PLACES WHERE NEON IS USED TO BE MATCHED TO THE COLOR OF THE SIGN LETTERS. NEON COLOR CODES FROM THE FOLLOWING LIST MUST BE USED TO MATCH THE COLOR OF THE SIGN LETTERS.

NEON COLOR CODES FROM THE FOLLOWING LIST MUST BE USED TO MATCH THE COLOR OF THE SIGN LETTERS.

Up to three (3) tenants allowed in main 5'-0" x 19'-0" sign bands. Optional sign bands only allowed when the area above the main entrance is impractical & an entrance is separate.

= Tenant sign areas



Client: Warner Plaza  
Address: 690 E Warner, Gilbert, AZ  
royalsign.com  
2631 N. 31st Ave., Phoenix, AZ 85009  
602-998-8888  
Fax: 602-978-0224  
E-mail (Art Dept): royalsign@royalsign.net

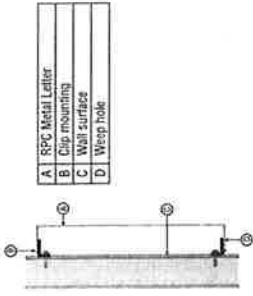
06-2503  
07-0072  
07-0285  
07-0360  
07-1561  
Dennis Morris  
dennis@royalsign.net  
22 MAY '07  
Diana Ely  
L. Hart  
Cynthia B.  
RCP  
Name

Sheet Title  
Site plan  
Scale:  
Drawing Number  
**07-1561**

13

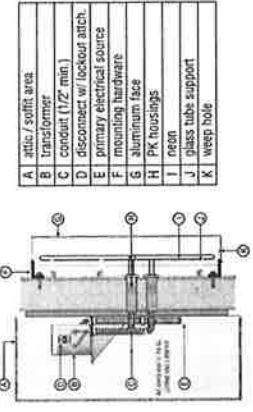


Non-Illuminated RPC - Cross Section Detail



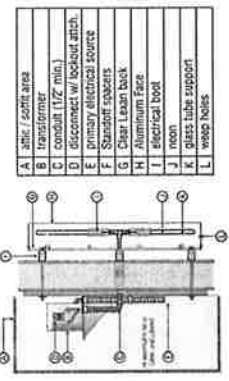
- A RPC Metal Letter
- B Clip mounting
- C Wall surface
- D Weep hole

Remote Mounted RPC - Cross Section Detail



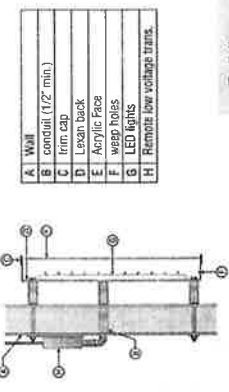
- A Attic / soffit area
- B Transformer
- C Conduit (1/2" min.)
- D Disconnect w/ lockout notch
- E Primary electrical source
- F Mounting hardware
- G Aluminum face
- H PK housings
- I Neon
- J Glass tube support
- K Weep hole

Remote Mounted RPC Letter / Lexan Back - Cross Section Detail



- A Attic / soffit area
- B Transformer
- C Conduit (1/2" min.)
- D Disconnect w/ lockout notch
- E Primary electrical source
- F Strapped supports
- G Clear Lexan back
- H Aluminum face
- I Electrical boot
- J Neon
- K Glass tube support
- L Weep holes

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



- A Wall
- B Conduit (1/2" min.)
- C Trim cap
- D Lexan back
- E Acrylic face
- F Weep holes
- G LED lights
- H Remote low voltage transformer

**REVERSE PAN CHANNEL ALUMINUM LETTERS**

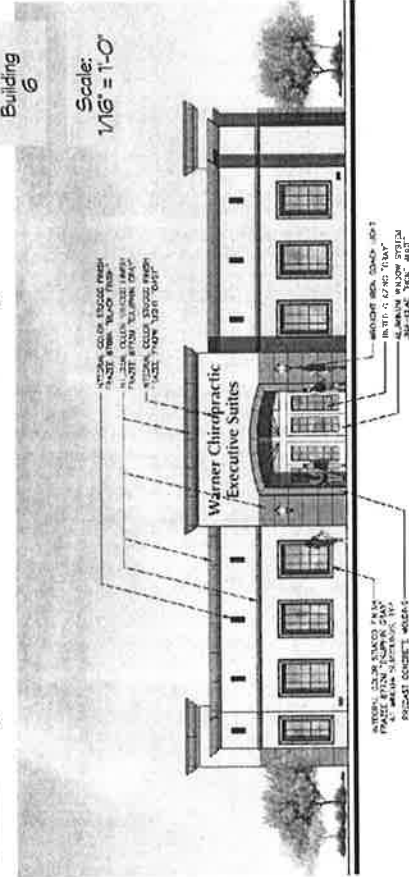
- Option 1 Fabricate & install R.P.C. non-illuminated 1" - 3" deep aluminum letters painted Dark Bronze & flush mounted.
- Option 2 Fabricate & install R.P.C. illuminated (PK's or Electrolite) 2 1/2" - 4" deep aluminum letters painted Dark Bronze.
- Option 3 Fabricate & install R.P.C. illuminated (LED's) 2" - 4" deep aluminum letters painted Dark Bronze & flush mounted.

Primary sign area over front doors can contain two (2) tenant names stacked one on top of the other if both tenants enter through doors.

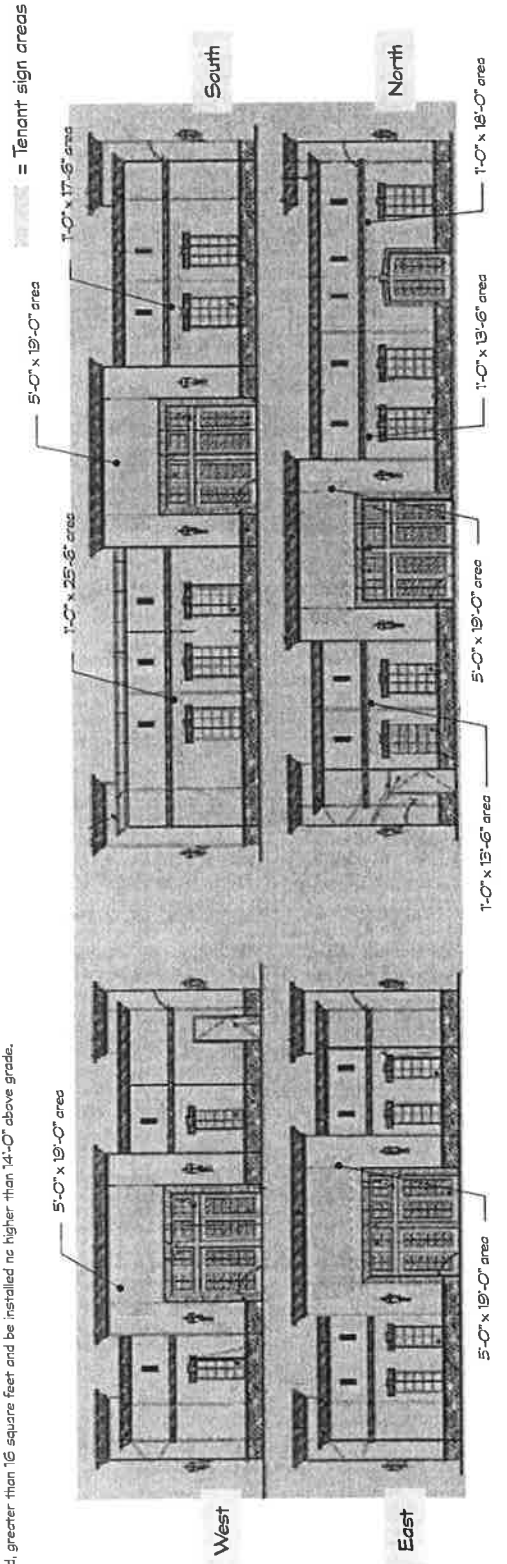
Each business is permitted a minimum wall sign area of 32 square feet. The sign area allowance is for the largest building elevation of the tenant/user suite facing the street or sign area allowances per building elevation of the tenant/user suite in which the principal entrance of the business is located. Wall signs are permitted at a rate of 1 square foot of sign area for each 1 foot of the building elevation adjacent to the suite (Buildings 1, 5, 6 & 11). The length of the wall sign shall not exceed 80 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a wall sign shall not exceed 80 percent of the vertical dimension of the sign band or wall space on which the sign is placed.

Wall signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character.

Wall signs on building elevations abutting property designated for residential use in the general plan shall not be illuminated greater than 16 square feet and be installed no higher than 14'-0" above grade.



Up to three (3) tenants allowed in main 5'-0" x 19'-0" sign bands. Optional sign bands only allowed when the area above the main entrance is impractical & an entrance is separate.



**APPROVED PLANS**  
Design Review Board

Case # DR05-97  
Date: 6/14/07  
SUBJECT TO CONDITIONS OF APPROVAL

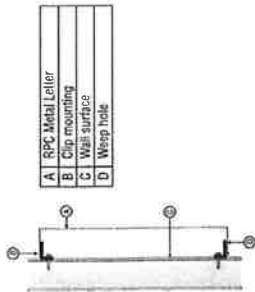
Client: Warner Plaza  
Location: 650 E. Warner Gilbert, AZ  
2031 N. 31st Ave. Phoenix, AZ 85009  
Tel: 602-278-0234 Fax: 602-278-4266  
regain@voynight.net

06-2505  
07-0074  
07-0287  
07-0362  
07-560

Dennis Marsh  
dmarsh@voynight.net  
22 MAY 07  
L. Hart  
RSP  
None

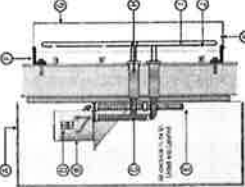
Sheet Title: **Site Plan**  
Scale:  
Drawing Number: **07-1560**

Non-Illuminated RPC - Cross Section Detail



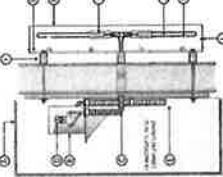
- A RPC Metal letter
- B Chip mounting
- C Wall surface
- D Weep hole

Remote Mounted RPC - Cross Section Detail



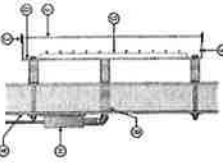
- A attic / soffit area
- B transformer
- C conduit (1/2" min.)
- D disconnect w/ lockout attach
- E primary electrical source
- F mounting hardware
- G aluminum face
- H PK housings
- I resin
- J glass tube support
- K weep hole

Remote Mounted RPC Letter / LEDs - Cross Section Detail



- A attic / soffit area
- B transformer
- C conduit (1/2" min.)
- D disconnect w/ lockout attach
- E primary electrical source
- F Standoff spacers
- G Clear Lean back
- H Aluminum face
- I electrical boot
- J neon
- K glass tube support
- L weep holes

Remote Mounted RPC Letter / LEDs - Lean Back - Cross Section Detail



- A Wall
- B conduit (1/2" min.)
- C trim cap
- D Lean back
- E acrylic face
- F weep holes
- G LED lights
- H Removable low voltage trans.

**REVERSE PAN CHANNEL ALUMINUM LETTERS**

- Option 1 Fabricate & install RPC, non-illuminated 1" - 3" deep aluminum letters painted Dark Bronze & flush mounted.
  - Option 2 Fabricate & install RPC, illuminated (PK's or Electri-bits) 2 1/2" - 4" deep aluminum letters painted Dark Bronze.
  - Option 3 Fabricate & install RPC, illuminated (LED's) 2" - 4" deep aluminum letters painted Dark Bronze & flush mounted.
- Primary sign area over from doors can contain two (2) tenant names stacked one on top of the other if both tenants enter through doors.

Each business is permitted a minimum wall sign area of 32 square feet. The sign area allowance is for the largest building elevation of the tenant/user suite facing the street, or sign area allowances per building elevation of the tenant/user suite in which the principal entrance of the business is located. For buildings (2, 3, 4, 7, 8, 9, 10) set back more than 75 feet from the right of way, 1.5 square feet of sign area is permitted for each 1 foot of building elevation adjacent to the suite.

The length of the wall sign shall not exceed 80 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a wall sign shall not exceed 80 percent of the vertical dimension of the sign band or wall space on which the sign is placed.

Wall signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character.

Wall signs on building elevations abutting property designated for residential use in the general plan shall not be illuminated, greater than 16 square feet and be installed no higher than 14'-0" above grade.

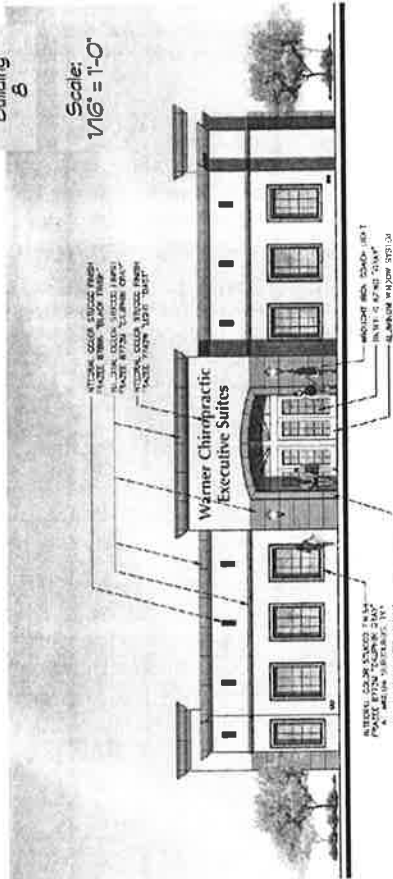
**APPROVED PLANS**

Design Review Board  
 Case # D205-27  
 Date: 6/14/07  
 SUBJECT TO CONDITIONS OF APPROVAL

**royalco**  
 2431 N. 31st Ave.  
 Phoenix, AZ 85009  
 Fax: 602-278-6284  
 Email: (AZ Dept): royalsign@royalco.net

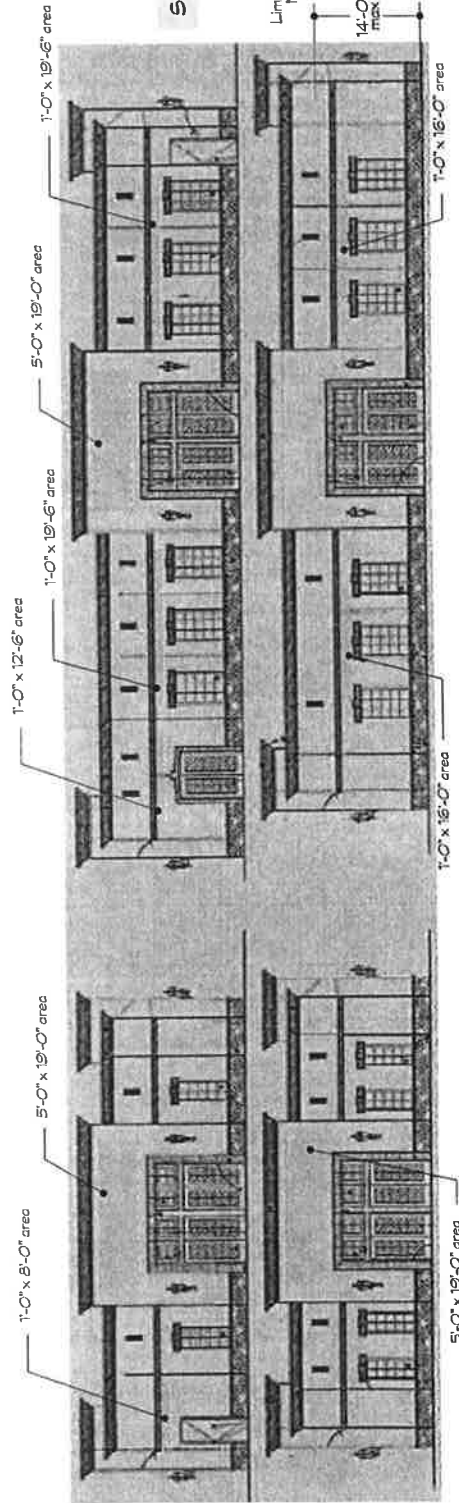
- 06-2501
- 07-0070
- 07-0283
- 07-0578
- 07-5662

- Dennis Mann
- dennism@royalco.net
- 22 MAY 07
- L. Hill
- RCP
- None



Up to three (3) tenants allowed in main 5'-0" x 19'-0" sign bands. Optional sign bands only allowed when the area above the main entrance is impractical & an entrance is separate.

= Tenant sign areas



South

Limited to 16 Sq. Ft. Non-Illuminated

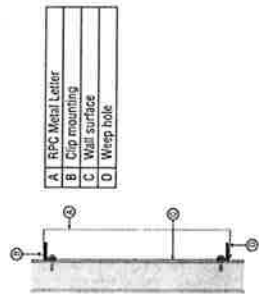
North

West

14

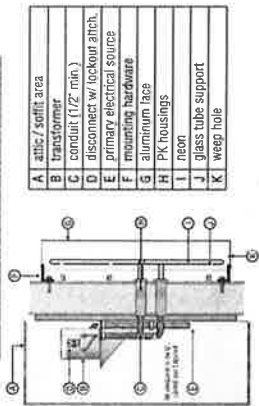
Sheet Title  
**Site plan**  
 Scale:  
 Drawing Number  
**07-1562**

Non-Illuminated RPC - Cross Section Detail



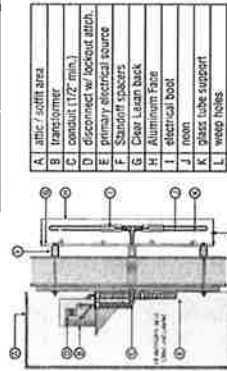
- A RPC Metal Letter
- B Chip mounting
- C Wall surface
- D Weep hole

Remote Mounted RPC - Cross Section Detail



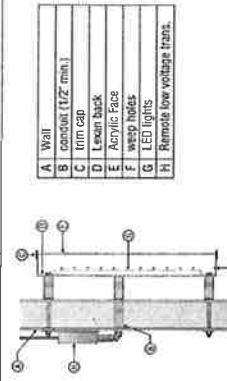
- A attic / raft area
- B transformer
- C conduit (1/2" min.)
- D disconnect w/ lockout altch.
- E primary electrical source
- F mounting hardware
- G aluminum face
- H PK housings
- I neon
- J glass tube support
- K weep hole

Remote Mounted RPC Letter / Lexan Back - Cross Section Detail



- A attic / raft area
- B transformer
- C conduit (1/2" min.)
- D disconnect w/ lockout altch.
- E primary electrical source
- F Lexan back
- G Lexan face
- H aluminum face
- I neon
- J glass tube support
- K weep holes

Remote Mounted RPC Letter / LEDs - Cross Section Detail



- A Wall
- B conduit (1/2" min.)
- C trim cap
- D Lexan back
- E Acrylic face
- F weep holes
- G LED lights
- H Remote low voltage leads.

**REVERSE PAN CHANNEL ALUMINUM LETTERS**

- Option 1 Fabricate & install R.P.C. non-illuminated 1" - 3" deep aluminum letters painted Dark Bronze & flush mounted.
- Option 2 Fabricate & install R.P.C. illuminated (PK's or Elect-bits) 2 1/2" - 4" deep aluminum letters painted Dark Bronze.
- Option 3 Fabricate & install R.P.C. illuminated (LED's) 2" - 4" deep aluminum letters painted Dark Bronze & flush mounted.

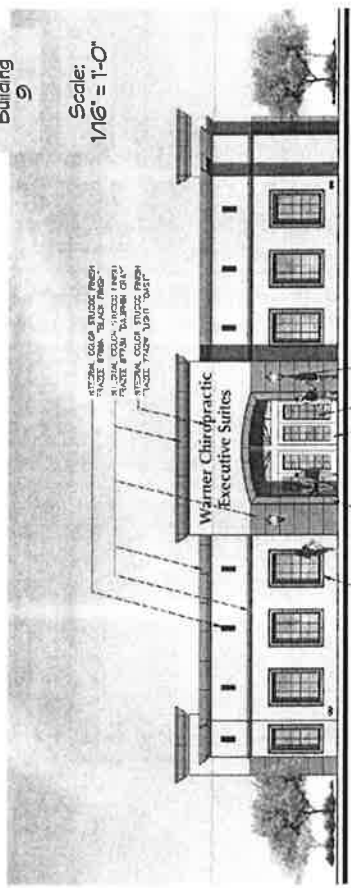
Primary sign area over front doors can contain two (2) tenant names stacked one on top of the other if both tenants enter through doors.

Each business is permitted a minimum wall sign area of 32 square feet. The sign area allowance is for the longest building elevation of the tenant/user suite facing the street, or sign area allowances per building elevation of the tenant/user suite in which the principal entrance of the business is located. For buildings (2, 3, 4, 7, 8, 9, 10) set back more than 75 feet from the right of way, 15 square feet of sign area is permitted for each 1 foot of building elevation adjacent to the suite.

The length of the wall sign shall not exceed 80 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a wall sign shall not exceed 80 percent of the vertical dimension of the sign band or wall space on which the sign is placed.

Wall signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character.

Wall signs on building elevations abutting property designated for residential use in the general plan shall not be illuminated, greater than 16 square feet and be installed no higher than 14'-0" above grade.

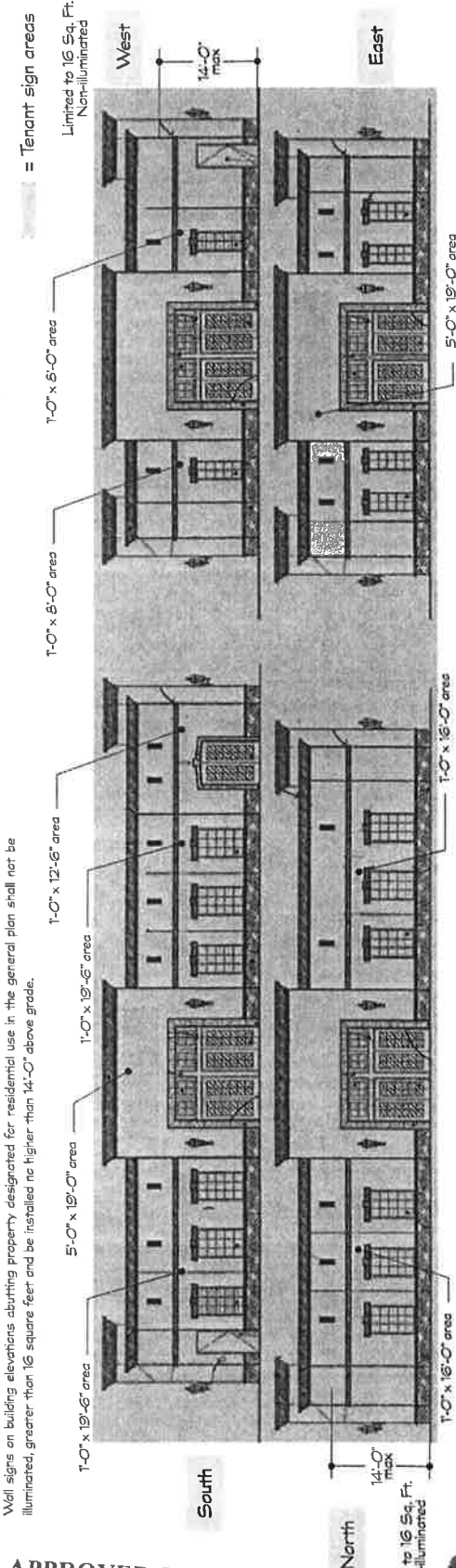


Building 9

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

- 1" 200A COLOR STUCCO FINISH
- 1" 200B FINISH "BLACK BRICK"
- 1" 200C FINISH "DARK BRICK"
- 1" 200D FINISH "DARK BRICK"
- 1" 200E FINISH "DARK BRICK"
- 1" 200F FINISH "DARK BRICK"
- 1" 200G FINISH "DARK BRICK"
- 1" 200H FINISH "DARK BRICK"
- 1" 200I FINISH "DARK BRICK"
- 1" 200J FINISH "DARK BRICK"
- 1" 200K FINISH "DARK BRICK"
- 1" 200L FINISH "DARK BRICK"
- 1" 200M FINISH "DARK BRICK"
- 1" 200N FINISH "DARK BRICK"
- 1" 200O FINISH "DARK BRICK"
- 1" 200P FINISH "DARK BRICK"
- 1" 200Q FINISH "DARK BRICK"
- 1" 200R FINISH "DARK BRICK"
- 1" 200S FINISH "DARK BRICK"
- 1" 200T FINISH "DARK BRICK"
- 1" 200U FINISH "DARK BRICK"
- 1" 200V FINISH "DARK BRICK"
- 1" 200W FINISH "DARK BRICK"
- 1" 200X FINISH "DARK BRICK"
- 1" 200Y FINISH "DARK BRICK"
- 1" 200Z FINISH "DARK BRICK"

Up to three (3) tenants allowed in main 5'-0" x 19'-0" sign bands. Optional sign bands only allowed when the area above the main entrance is impractical & an entrance is separate.



APPROVED PLANS  
Design Review Board

Case # DR 05-97  
Date: 6/14/07  
SUBJECT TO CONDITIONS OF APPROVAL

Limited to 16 Sq. Ft. Non-Illuminated

15

Client: Werner Plaza

Location: 690 E. Warner  
Shiloh, AZ



2631 N. 31st Ave.  
Phoenix, AZ 85009  
602-278-6286  
602-278-0284  
royalco@royalco.net

06-2500  
07-0069  
07-0292  
07-0577  
07-1563

Dennis Martin  
dennis@royalco.net  
22 MAY 07  
L. Hart  
RCP  
None

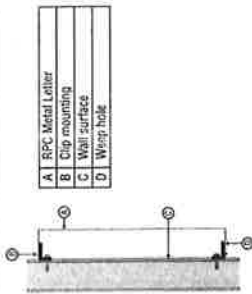
Sheet Title  
**Site plan**

Scale:

Drawing Number  
**07-1563**

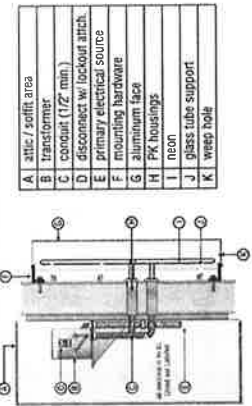


Non-Illuminated RPC - Cross Section Detail



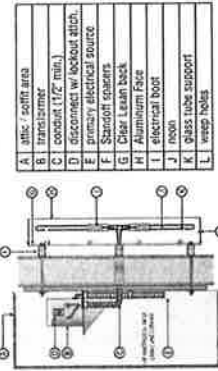
- A RPC Metal Letter
- B Clip mounting
- C Wall surface
- D Weep hole

Remote Mounted RPC - Cross Section Detail



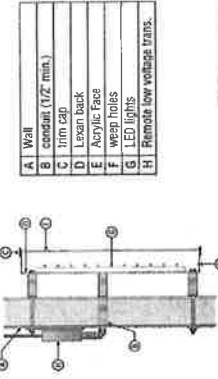
- A Attic / soffit area
- B Transformer
- C Conduit (1/2" min.)
- D Disconnect w/ lockout attach.
- E Primary electrical source
- F Mounting hardware
- G Clear Leash back
- H Aluminum face
- I PK housings
- J Neon
- K Glass tube support
- L Weep holes

Remote Mounted RPC Letter / Lexan Back - Cross Section Detail



- A Attic / soffit area
- B Transformer
- C Conduit (1/2" min.)
- D Disconnect w/ lockout attach.
- E Primary electrical source
- F Signcops
- G Clear Lexan back
- H Aluminum face
- I Electrical box
- J Neon
- K Glass tube support
- L Weep holes

Remote Mounted RPC Letter / LEDs - Cross Section Detail



- A Wall
- B Conduit (1/2" min.)
- C Trim cap
- D Lexan back
- E Acrylic face
- F Weep holes
- G LED lights
- H Remote low voltage transformer

**REVERSE PAN CHANNEL ALUMINUM LETTERS**

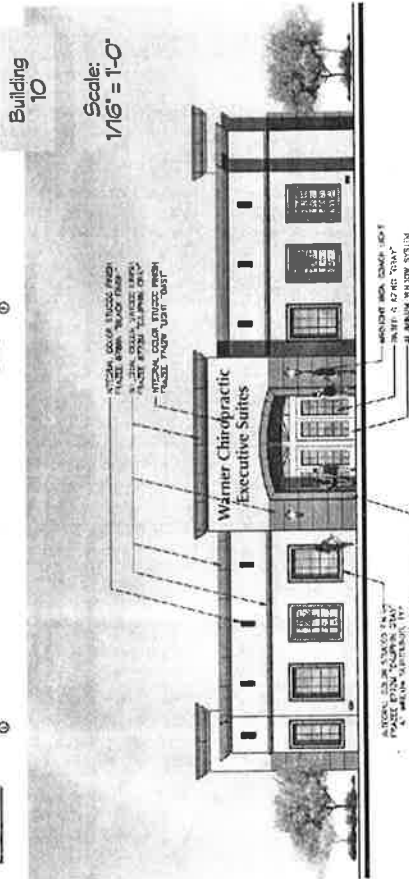
- Option 1: Fabricate & install R.P.C., non-illuminated 1" - 3" deep aluminum letters painted Dark Bronze & flush mounted.
  - Option 2: Fabricate & install R.P.C., illuminated (PK's or Electra-bits) 2 1/2" - 4" deep aluminum letters painted Dark Bronze.
  - Option 3: Fabricate & install R.P.C., illuminated (LED's) 2" - 4" deep aluminum letters painted Dark Bronze & flush mounted.
- Primary sign area over front doors can contain two (2) tenant names stacked one on top of the other if both tenants enter through doors.

Each business is permitted a minimum wall sign area of 32 square feet. The sign area allowance is for the largest building elevation of the tenant/user suite facing the street, or sign area allowances per building elevation of the tenant/user suite in which the principal entrance of the business is located. For buildings (2, 3, 4, 7, 8, 9, 10) set back more than 75 feet from the right of way, 1.5 square feet of sign area is permitted for each 1 foot of building elevation adjacent to the suite.

The length of the wall sign shall not exceed 50 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a wall sign shall not exceed 50 percent of the vertical dimension of the sign band or wall space on which the sign is placed.

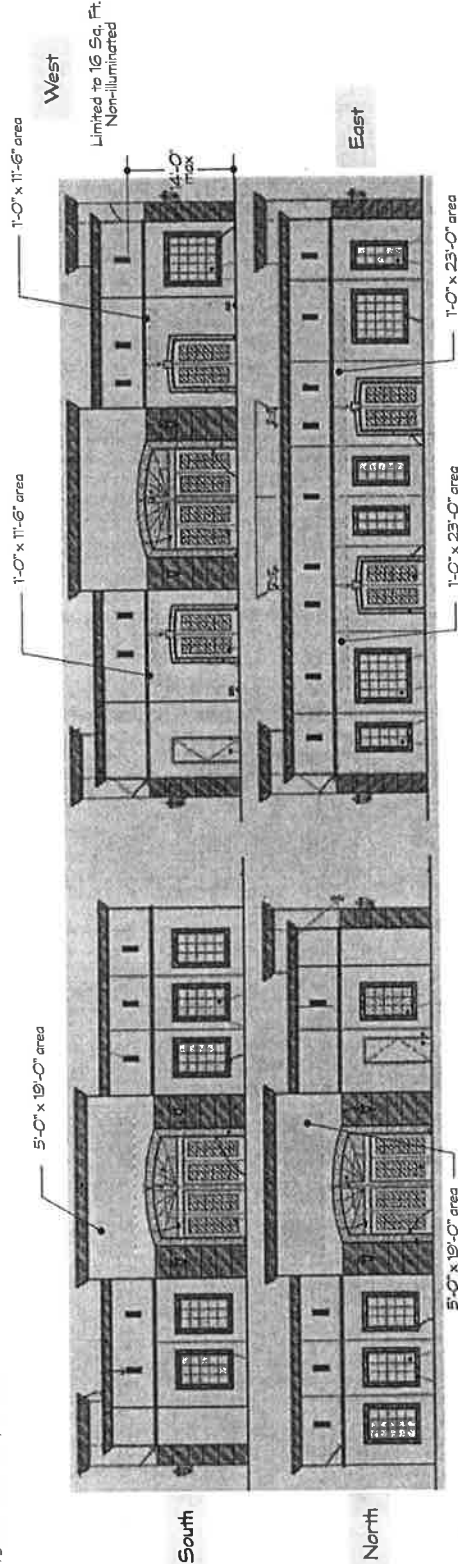
Wall signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character.

Wall signs on building elevations abutting property designated for residential use in the general plan shall not be illuminated, greater than 16 square feet and be installed no higher than 14'-0" above grade.



Building 10  
Scale: 1/16" = 1'-0"

Up to three (3) tenants allowed in main 5'-0" x 19'-0" sign bands. Optional sign bands only allowed when the area above the main entrance is impractical & an entrance is separate.



**APPROVED PLANS**  
Design Review Board

Case # DROS-97  
Date: 6/1/07

SUBJECT TO CONDITIONS OF APPROVAL

16

Client: Warner Plaza

Location: 690 E. Warner Gilbert, AZ



3631 N. 91st Ave.  
Phoenix, AZ 85018  
Tel: 602-278-6286  
Fax: 602-278-0284  
E-mail: (Art Dept): royalsign@royalsign.net

CG-2502  
07-0071  
07-0294  
07-0519  
07-1564

- Demis Horn
- demis@royalsign.net
- 22 MAY 07
- L. Hart
- RCP
- None

Sheet Title

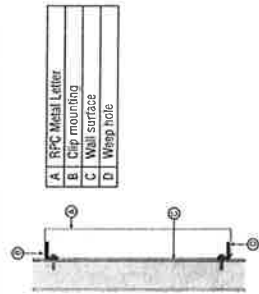
Site plan

Scale:

Drawings Number

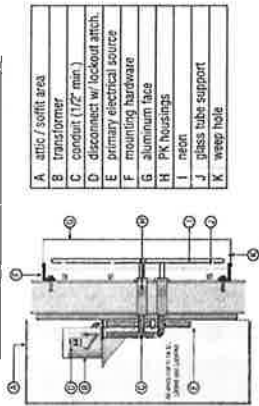
07-1564

Non-Illuminated RPC - Cross Section Detail



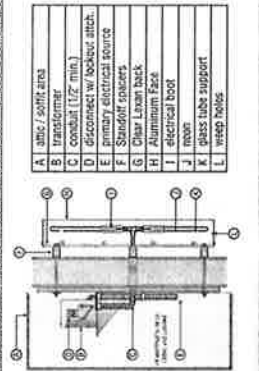
- A RPC Metal Letter
- B Clip mounting
- C Wall surface
- D Weep hole

Remote Mounted RPC - Cross Section Detail



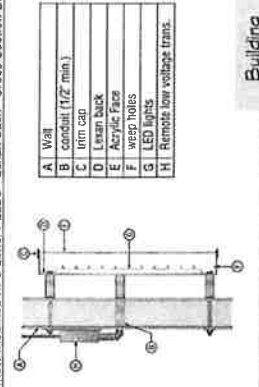
- A attic / soffit area
- B transformer
- C conduit (1/2" min.)
- D disconnect w/ lockout notch
- E primary electrical source
- F mounting hardware
- G aluminum base
- H PK housings
- I neon
- J glass tube support
- K weep hole

Remote Mounted RPC Letter / LED's - Cross Section Detail



- A attic / soffit area
- B transformer
- C conduit (1/2" min.)
- D disconnect w/ lockout notch
- E primary electrical source
- F Spadeoff covers
- G Clear Lexan back
- H Aluminum face
- I electrical box
- J neon
- K glass tube support
- L weep holes

Remote Mounted RPC Letter / LED's - Lean Back - Cross Section Detail



- A Wall
- B conduit (1/2" min.)
- C trim cap
- D Lean back
- E Acrylic face
- F weep holes
- G LED lights
- H Remote low voltage transformer

Client: Warner Plaza

Location: 850 E. Warner Street, AZ



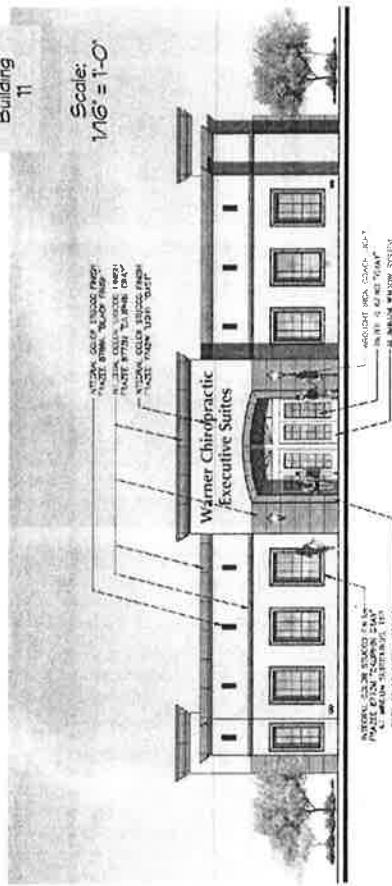
2831 N. 31st Ave. Phoenix, AZ 85009  
 (602) 786-6986  
 royalsign.net  
 Email (AZ Dept): royalsign@royalsign.net

**REVERSE PAN CHANNEL ALUMINUM LETTERS**

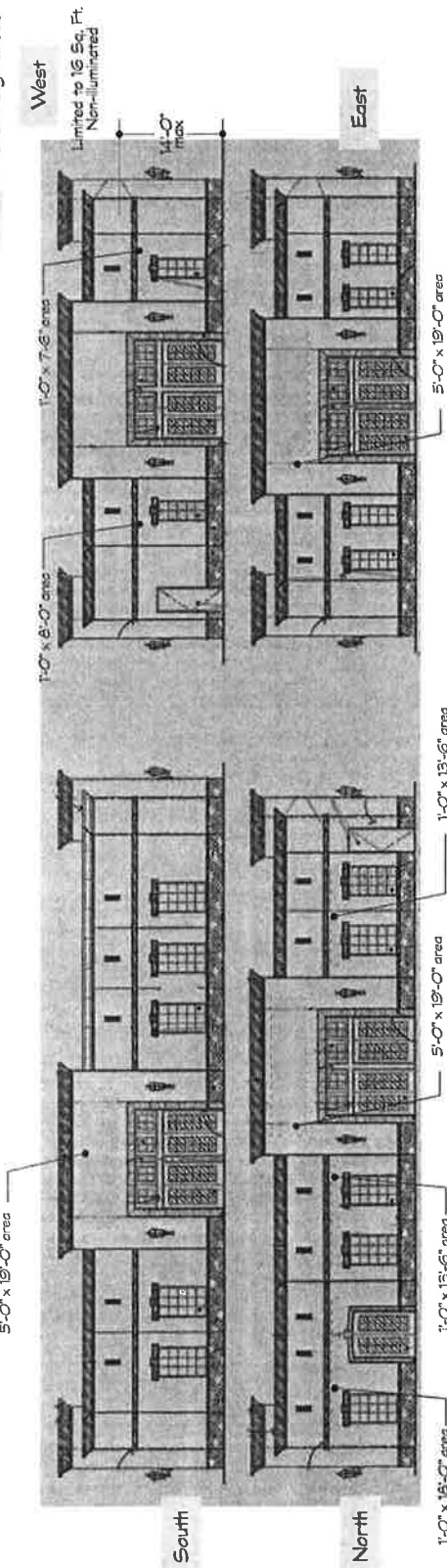
- Option 1 Fabricate & install R.P.C. non-illuminated 1" - 3" deep aluminum letters painted Dark Bronze & flush mounted.
  - Option 2 Fabricate & install R.P.C. illuminated (PK's or Elect-hits) 2 1/2" - 4" deep aluminum letters painted Dark Bronze.
  - Option 3 Fabricate & install R.P.C. illuminated (LED's) 2" - 4" deep aluminum letters painted Dark Bronze & flush mounted.
- Primary sign area over front doors can contain two (2) tenant names stacked one on top of the other if both tenants enter through doors.

Each business is permitted a minimum wall sign area of 32 square feet. The sign area allowance is for the largest building elevation of the tenant/user suite facing the street or sign area allowances per building elevation of the tenant/user suite in which the principal entrance of the business is located. Wall signs are permitted at a rate of 1 square foot of sign area for each 1 foot of the building elevation adjacent to the suite (Buildings 1, 5, 6 & 11). The length of the wall sign shall not exceed 80 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a wall sign shall not exceed 80 percent of the vertical dimension of the sign band or wall space on which the sign is placed.

Wall signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character.  
 Wall signs on building elevations abutting property designated for residential use in the general plan shall not be illuminated, greater than 16 square feet and be installed no higher than 14'-0" above grade.



Legend:  
 = Tenant sign areas



**APPROVED PLANS**  
 Design Review Board

Case #: PROS-97  
 Date: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

17

Client:  
Warner Plaza

Location:  
690 E. Warner Road  
Gilbert, AZ

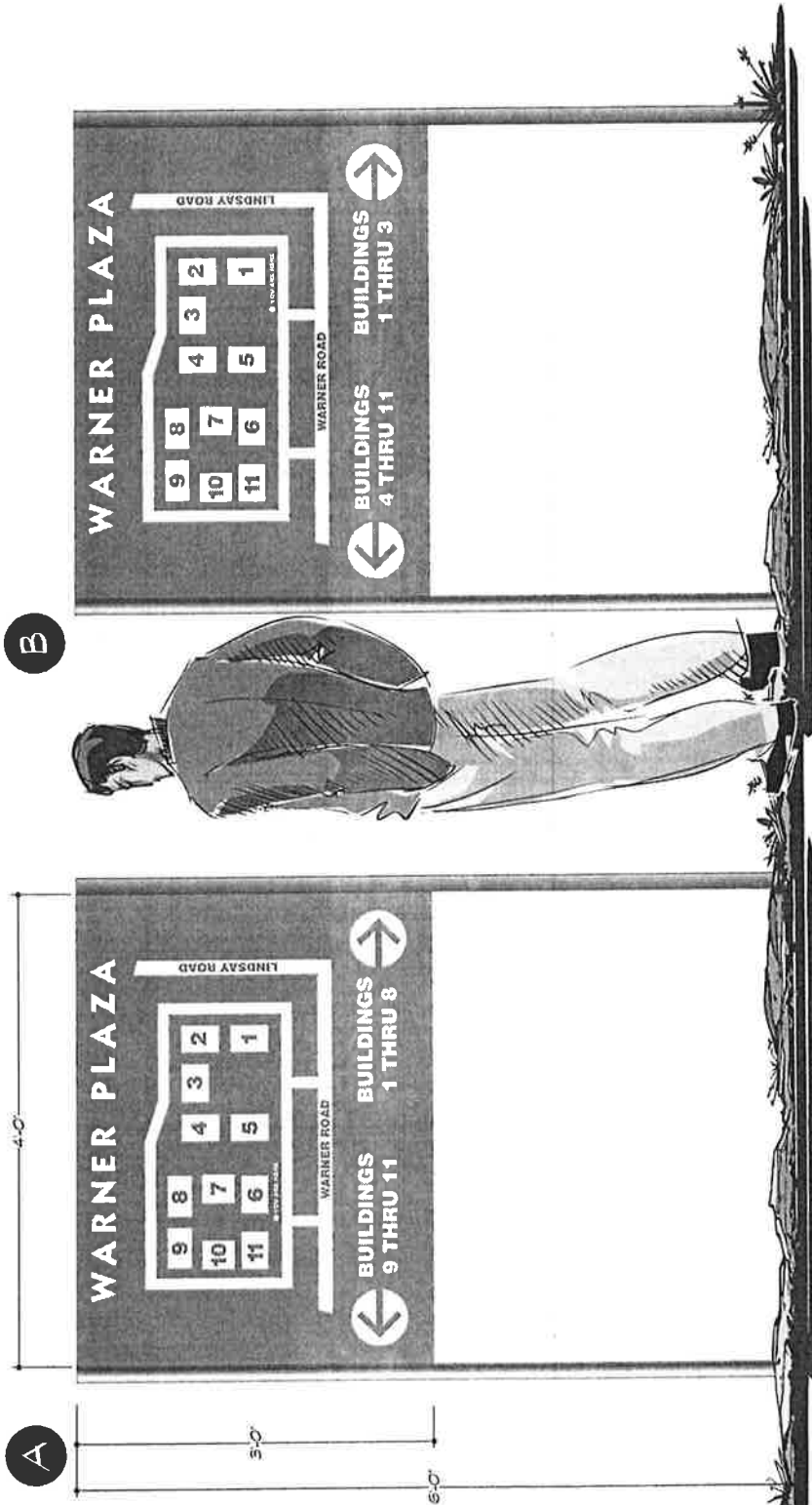
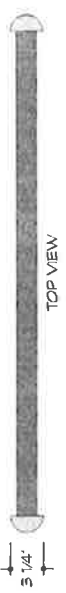
2821 N. 31st Ave.  
Phoenix, AZ 85018  
Tel: 602-278-6284  
Fax: 602-278-6234  
E-mail: (Attn: Dept):  
royalsign@royalplaza.net  
06-1199

DESIGN: [Redacted]  
DRAWN: [Redacted]  
CHECKED: [Redacted]  
DATE: [Redacted]

APPROVED BY: [Redacted]  
DATE: [Redacted]

THIS DRAWING IS THE PROPERTY OF ROYAL SIGN AND IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF ROYAL SIGN IS STRICTLY PROHIBITED.

Sheet Title  
Location  
Exterior  
Scale:  
see drawing  
Drawing Number  
**06-1199**



ALUMINUM POST & PANEL  
Scale: 1" = 1'-0"

Fabricate & install two (2) aluminum post & panel displays using the SignComp extruded aluminum system: w/ Dark Gray finish. Map & copy to be 3M HP glass white vinyl.

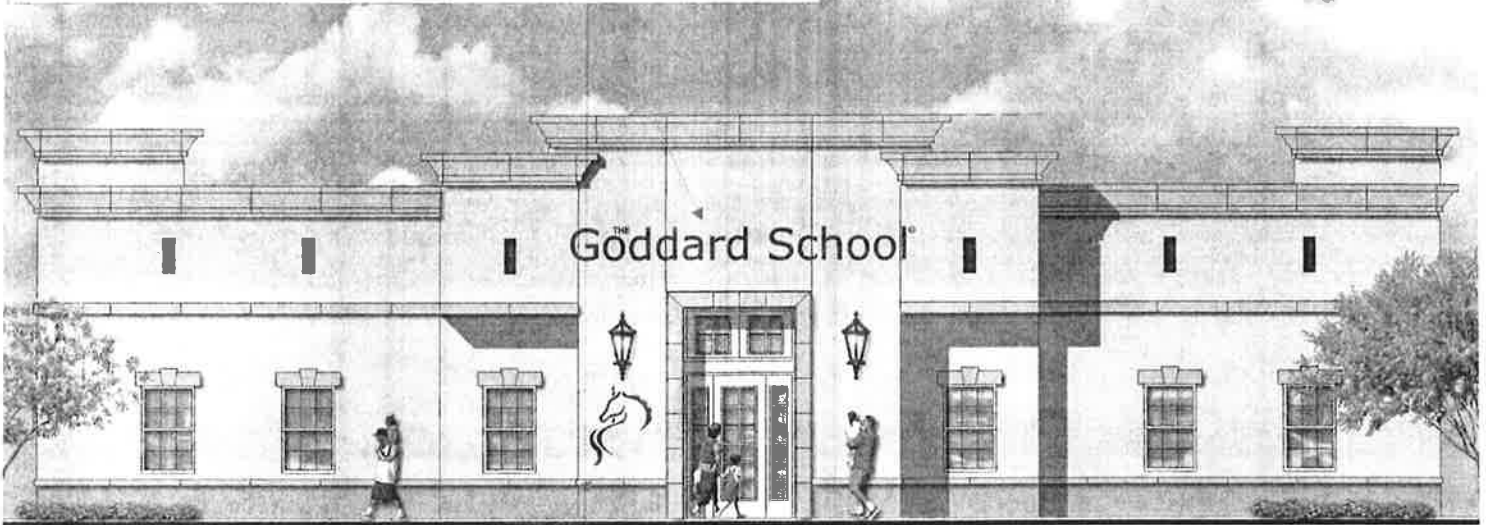
APPROVED PLANS  
Design Review Board

Case # DR05-97  
Date: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

18

Reverse Pan Channel letters, non-illuminated, 3" depth,  
clip-mounted to front elevation as shown.  
Color-Dark Duranodic Bronze, baked enamel finish, per spec



Front Elevation

Total area=42.5 Sq. Ft.

Goddard National Icon, 1/4" alum.  
painted to match letter set, stud-  
mounted to front fascia as shown.



**Select Sign**  
2420 Bishops Bridge Rd  
Knoxville, TN 37922

SKETCH: #3097  
SALESPERSON: TIM R  
DESIGNER: JAROD  
DATE: 03/08/07  
REVISION: 04/16/07

DRAWN FOR  
**THE GODDARD SCHOOL**  
GILBERT, AZ  
Scale- 1/8" = 1'-0"

This sign design was developed drawing the Select Sign Co. and is a fixture personal use, and no portion  
with a person being obtained by you by Select Sign Co. It is not to be used in any other location of your  
organization nor is it to be used reproduced, copied or in whole or in part without the  
written permission of Select Sign Co. The design and specifications of this sign are the property of Select Sign Co. and  
purchase price of this sign.

SELECT SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee  
exact matches due to varying compatibility of surface materials and paints used. All colors and dimensions  
are illustrated for client's conception of respect and are not to be understood as being a contract or  
final sketch.

**APPROVED PLANS**  
Design Review Board

Case # DROS-97

Date: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

19

Client: **Goddard School**

Scale: **3/4" = 1'-0"**

**DOUBLE FACED INTERNALLY ILLUM.  
ALUMINUM MONUMENT SIGN**

Fabricate and install two (2) double faced internally illuminated aluminum monument type sign display with a filler depth of 20".

Decorative top & base to have montex finish and painted Frazee 8773W Dauphin Grey.

Display (tenant) faces and T high raised tenant panels will be painted Frazee 7742W Light Toast.

Rout header and tenant copy and back with Black/White Plexiglas. Illuminate with internal 800ma CWHO fluorescent lamps.

Install on std. steel support pipe in ASA concrete footing. Electrical service to installation site will be provided by others.

Cuhured Stone CSV-2042 Dressed Fieldstone Chardonnay. Flat cut out 8" high x 1/4" thick aluminum address numbers painted black.

T reveal painted black.



2831 N. 91st Ave.  
Phoenix, AZ 85008  
tel: 602-278-6286  
fax: 602-278-0234  
E-mail (Art Dept):  
royalsign@toyblo.net

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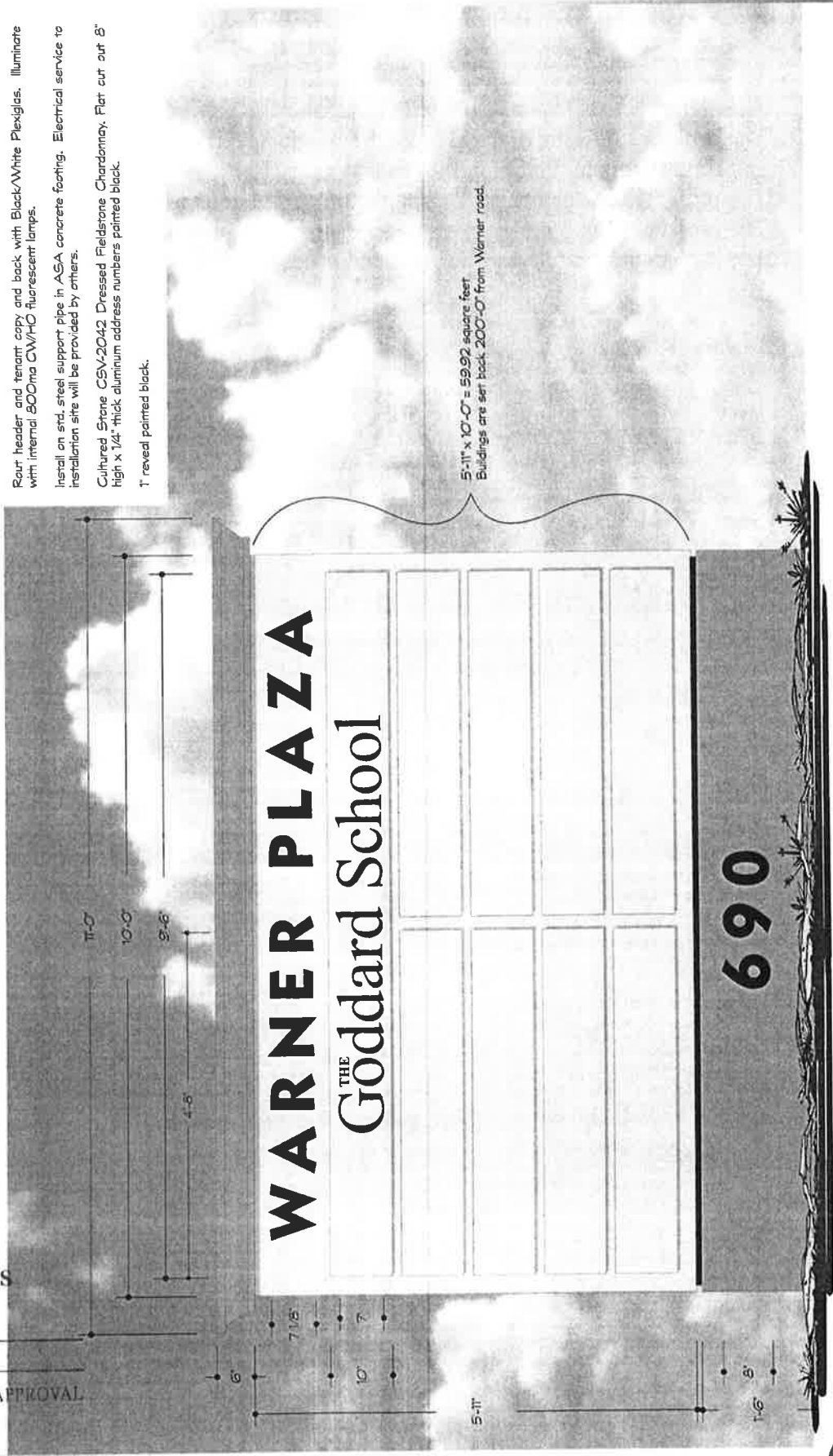
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APPROVED PLANS  
Design Review Board

Case # DR05-97  
Date: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL



Sheet Title

Location

Scale:

Drawing Number

**07-1566**

Case #: DR05-97  
Attachment 5: Monument Sign Elevation  
June 14, 2007

20

**FINDINGS OF FACTS**  
**Warner Lindsay Village**  
**DR 05-97**

1. The sign proposal is consistent with all applicable provisions of the Zoning Code.
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 development; and
5. The project design provides for safe and efficient provision of public services