



# DESIGN REVIEW BOARD STAFF REPORT

AGENDA #  
4

TO: DESIGN REVIEW BOARD  
FROM: DANIEL SKIDMORE, PLANNER I *DS*  
THROUGH: LINDA M. EDWARDS, AICP, PRINCIPAL PLANNER *L.E.*  
MEETING DATE: JUNE 14, 2006 *WARNER PLAZA*  
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

*1/12/06-97*  
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
<b>North</b>	Residential>2-3.5 DU/Acre	SF-7 PAD	Spring Meadows Subdivision
<b>East</b>	CC (Community Commercial)	CC PAD	Lindsay Road then Shopping Center
<b>South</b>	Residential>3.5-5 DU/Acre	SF-6 PAD	Neely Farms Subdivision Unit 4
<b>West</b>	Residential>2-3.5 DU/Acre	SF-7 PAD	Spring Meadows Subdivision
<b>Onsite</b>	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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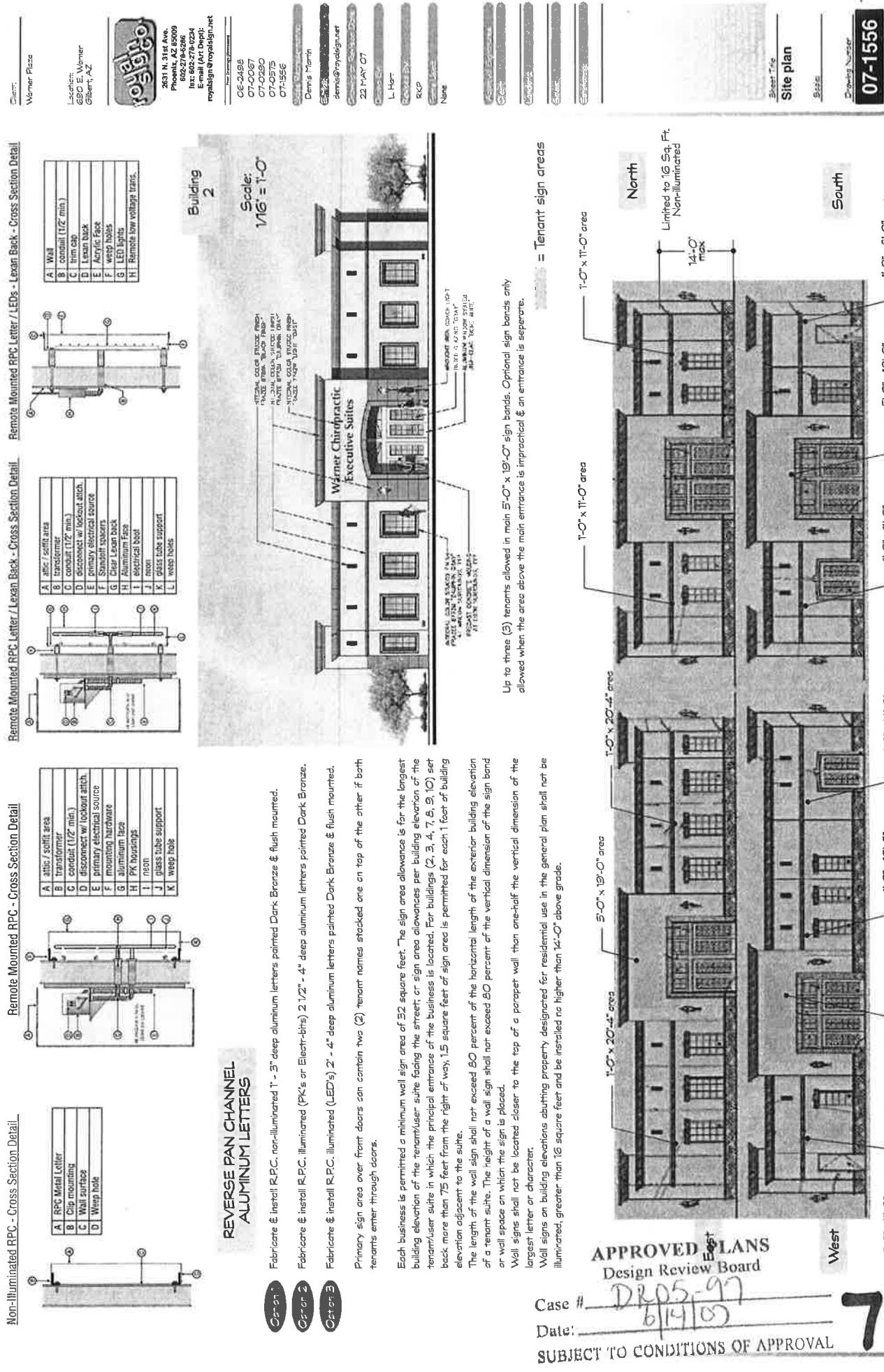
Make the findings and approve DR05-97 Warner Lindsay Village, subject to the following conditions:

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.

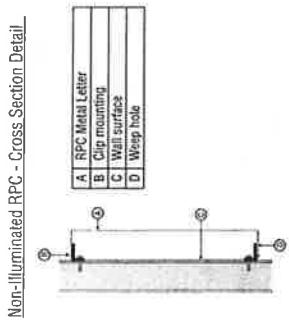
**Attachments**

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

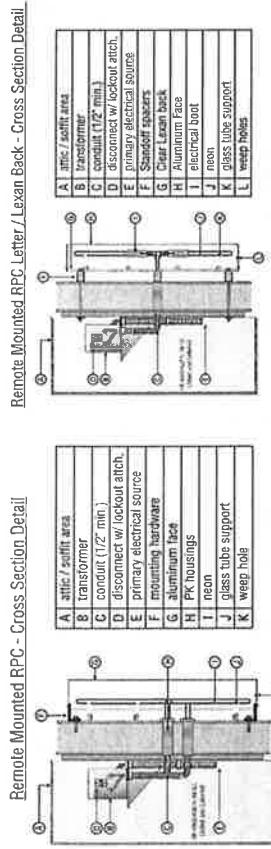




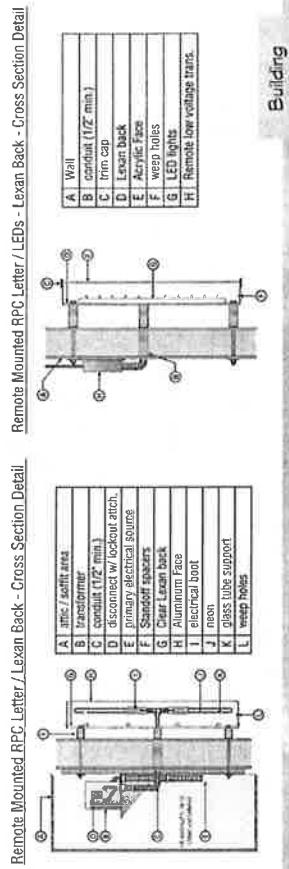




Non-Illuminated RPC - Cross Section Detail



Remote Mounted RPC - Cross Section Detail



Remote Mounted RPC Letter / Lexan Back - Cross Section Detail



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

### REVERSE PAN CHANNEL ALUMINUM LETTERS

**Op-1:** Fabricate & install R.P.C. non-illuminated 1'-3" deep aluminum letters painted Dark Bronze & flush mounted.

**Op-2:** Fabricate & install R.P.C. illuminated (PK's or Elect-birs) 2 1/2"-4" deep aluminum letters painted Dark Bronze.

**Op-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.

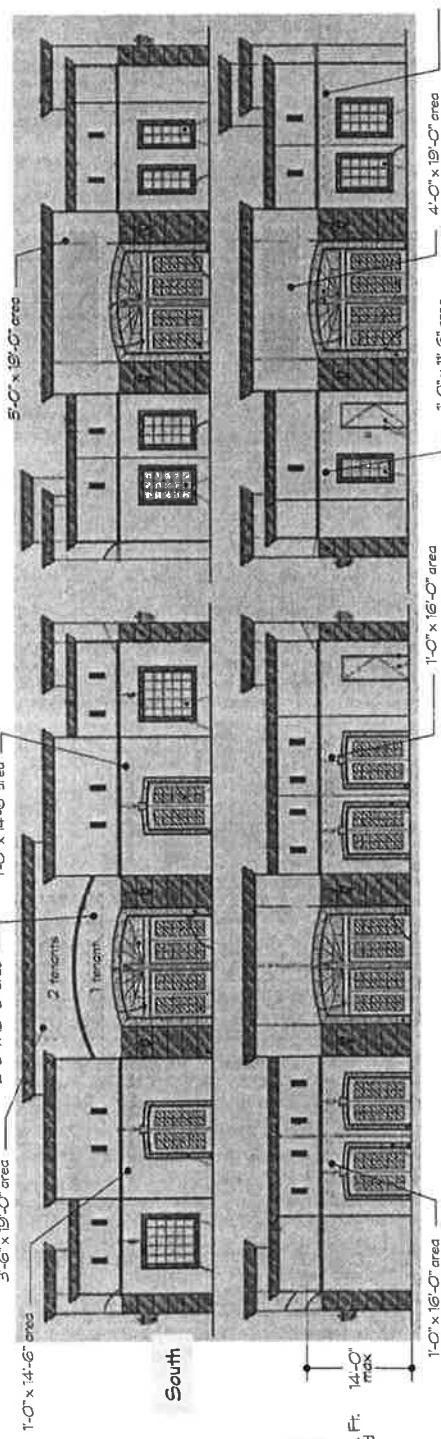
Each business is permitted a minimum wall sign area of 32 square feet. The sign area allowance is for the longest building elevation of the tenant/user suite facing the street or sign area allowances per building elevation of the tenant/user suite in which the principal entrance of the business is located. 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.

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



1'-0" x 15'-0" area

1'-0" x 16'-0" area

1'-0" x 11'-0" area

1'-0" x 19'-0" area

Case # DR05-97  
6/14/07  
Non-illuminated  
14'-0" max  
North

Sheet Title  
Site plan

Scale:

07-1557

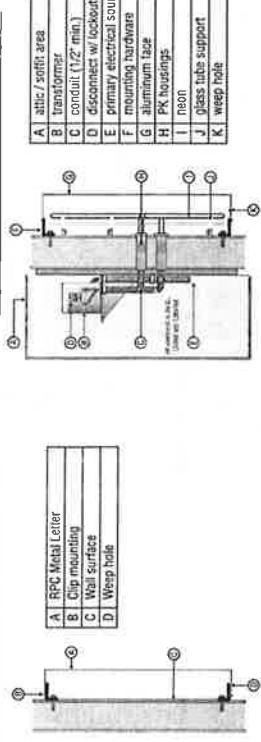
APPROVED PLANS  
Design Review Board

Date: SUBJECT TO CONDITIONS OF APPROVAL

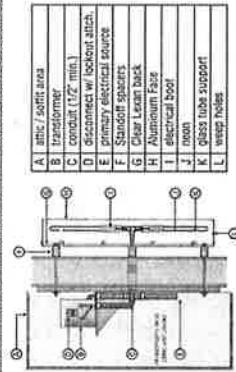
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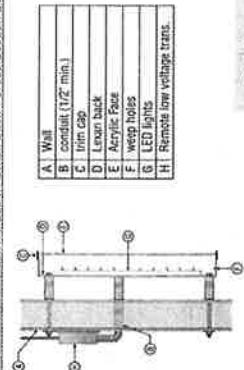
## Non-Illuminated R.P.C. - Cross Section Detail



## Remote Mounted R.P.C. - Cross Section Detail



## Remote Mounted R.P.C. Letter / Lexan Back - Cross Section Detail



## Client:



Warner Pizza

Lachelle:  
680 E. Warner  
Gilbert, AZ2831 N. 3rd Ave.  
Phoenix, AZ 85009  
Fax: 602-278-0224  
E-mail (Art 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 Electr-brs) 2 1/2" - 4" deep aluminum letters painted Dark Bronze & flush mounted.**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 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; a 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, & 11).

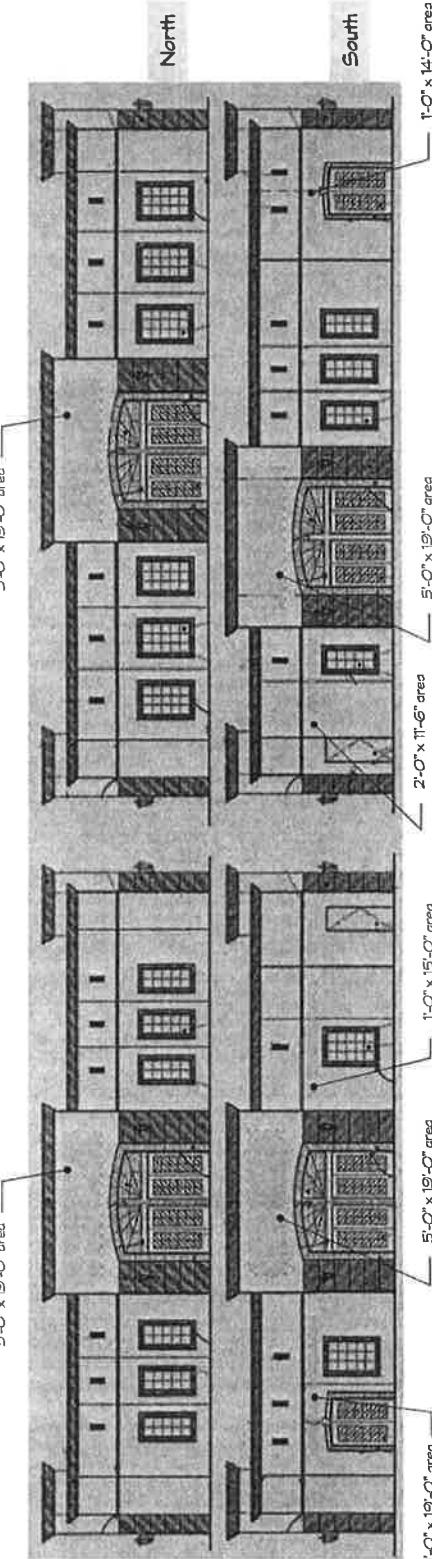
The length of the wall sign shall not exceed 50 percent of the exterior building elevation of a tenant suite. The height of a wall sign shall not exceed 20 percent of the vertical dimension of the sign band or wall space on which the sign is placed.

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 1G square feet and be installed no higher than 14'-0" above grade.

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= Tenant sign areas



1'-0" x 14'-0" area

5'-0" x 10'-0" area

2'-0" x 5'-0" area

1'-0" x 15'-0" area

5'-0" x 15'-0" area

1'-0" x 10'-0" area

2'-0" x 11'-0" area

1'-0" x 15'-0" area

1'-0" x 14'-0" area

Case # PRO5-97Date: 6/14/07

Subject to conditions of approval

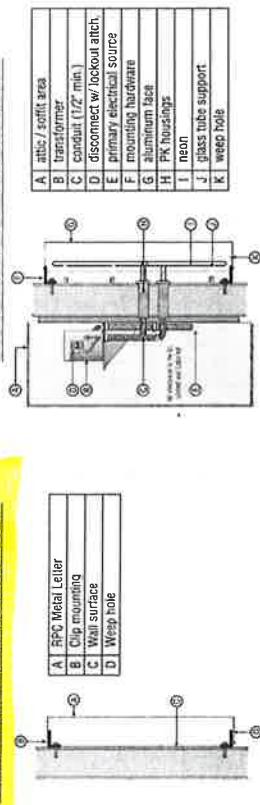
**APPROVED PLANS  
Design Review Board**
Case # PRO5-97  
Date: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

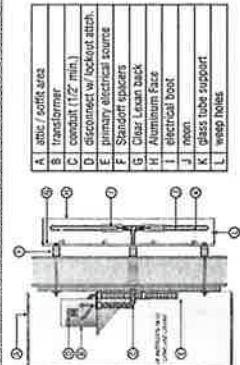
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### Non-illuminated RPC - Cross Section Detail

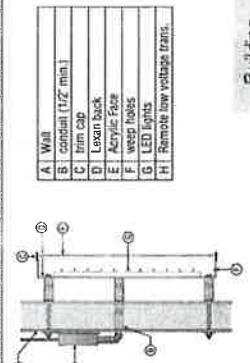
Remote Mounted RPC - Cross Section Detail



Remote Mounted RPC Letter / Lexan Back - Cross Section Detail



Remote Mounted RPC Letter / Lexan Back - Cross Section Detail



Warren Plaza



Location:  
650 E. Warner  
Gilbert, AZ

2631 N. 31st Ave.  
Phoenix, AZ 85016  
Phone: 602-278-0244  
Fax: 602-278-0244  
E-mail (Art Dept):  
royaledesign@verizon.net

Client:

Warren Plaza

Designer:

Damien Morris

E-mail:

damies@royaledesign.net

Date:

22 MAY 07

Comments:

None

Site plan:

None

Scale:

1'-0" x 1'-0"

Elect. Type:

None

Comments:

None

Case #:

07-15561

### REVERSE PAN CHANNEL ALUMINUM LETTERS

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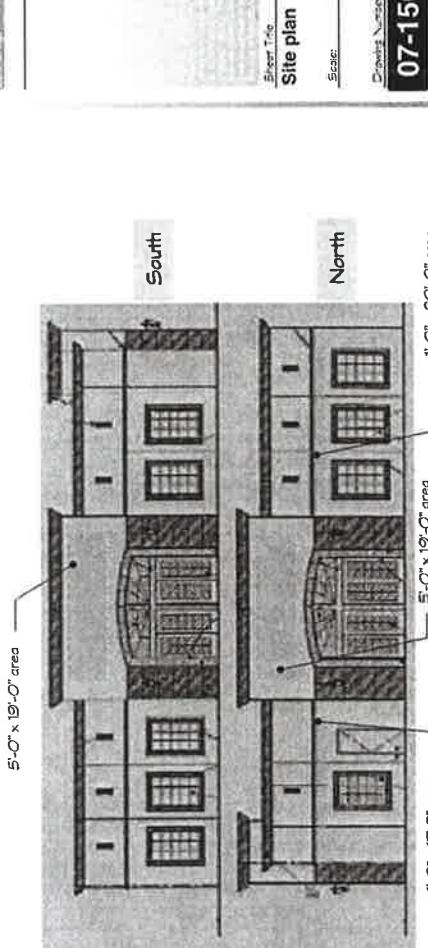
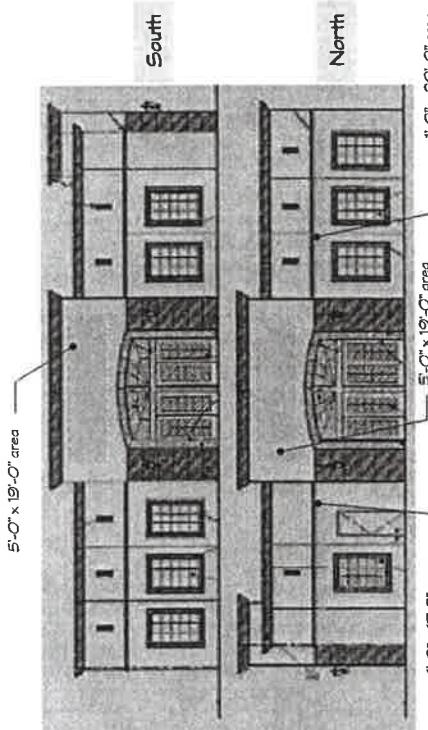
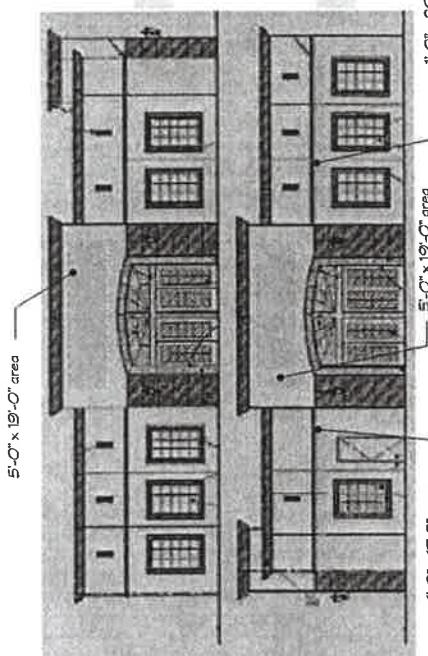
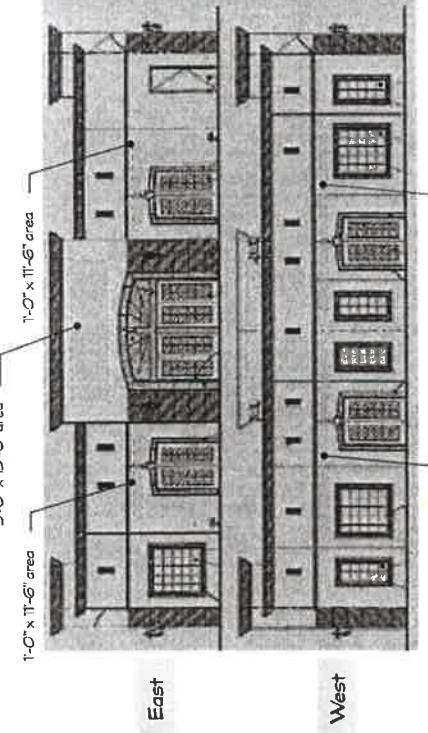
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### APPROVED PLANS

Design Review Board

Case #: 07ROS-97

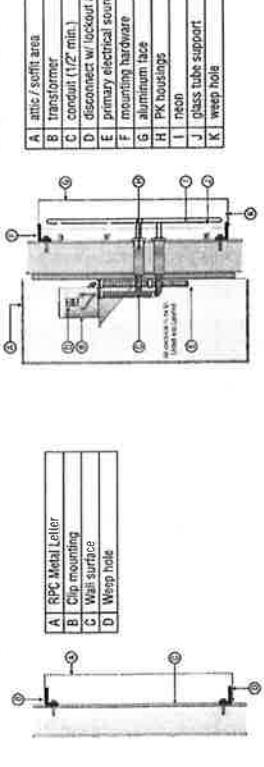
Date: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

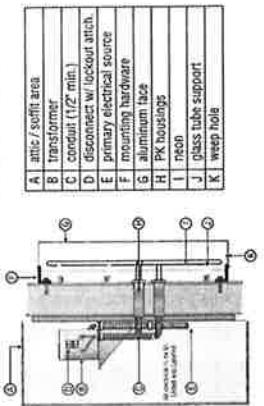
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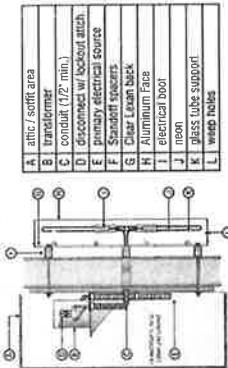
Non-illuminated RPC - Cross Section Detail



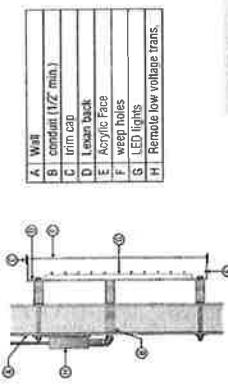
Remote Mounted RPC - Cross Section Detail



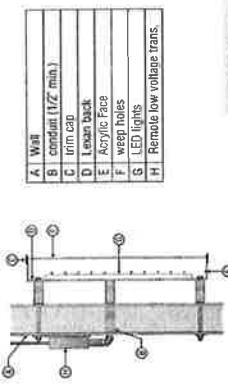
Remote Mounted RPC Letter / Lexan Back - Cross Section Detail



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



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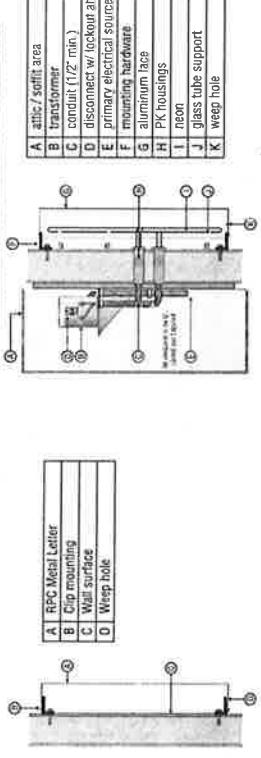
Scale:  
 $\sqrt{6}'' = 1'-0''$

Location:  
690 E Warner  
Gilbert, AZ

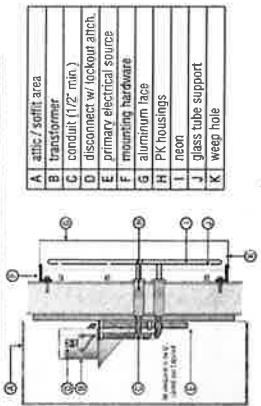
2631 N. 21st Ave.  
Phoenix, AZ 85009  
602-278-6224  
Fax: 602-278-6224  
E-mail (At Dept):  
royalsignroyalsign.net

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C7-C270  
C7-C283  
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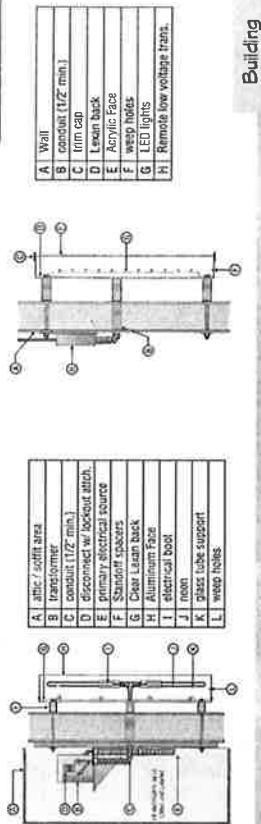
Non-Illuminated RPC - Cross Section Detail



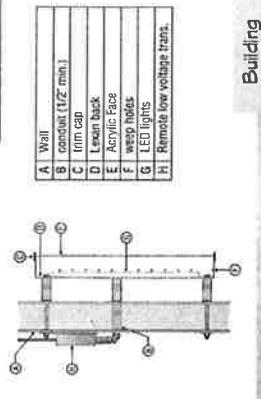
Remote Mounted RPC - Cross Section Detail



Remote Mounted RPC Letter / Lexan Back - Cross Section Detail



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



**REVERSE PAN CHANNEL  
ALUMINUM LETTERS**

1. Fabricate & install R.P.C. non-illuminated 1" - 3" deep aluminum letters painted Dark Bronze & flush mounted.

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

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 suites in which the principal entrance of the business is located. For buildings (2, 3, 4, 7, 8, 9, 10) set back more than 75' 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.

**APPROVED PLANS**  
Design Review Board

Case #

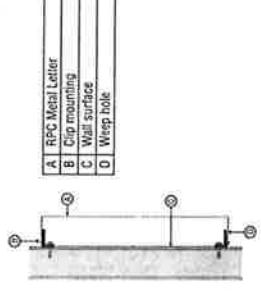
DR 05-97

Date:

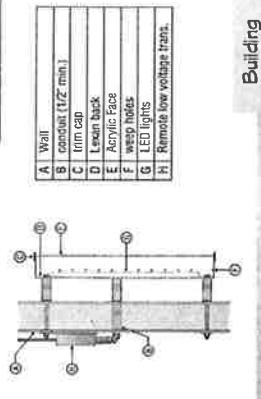
10/14/01

SUBJECT TO CONDITIONS OF APPROVAL

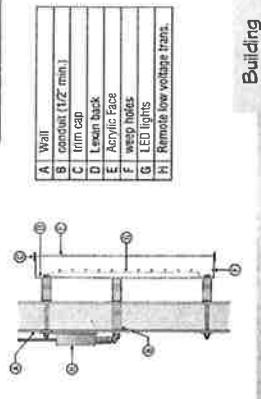
Non-Illuminated RPC - Cross Section Detail



Remote Mounted RPC Letter / Lexan Back - Cross Section Detail

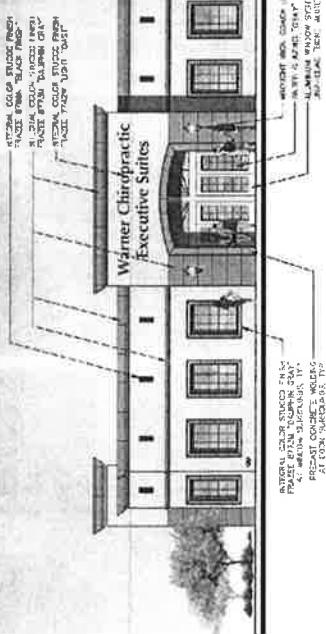


Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



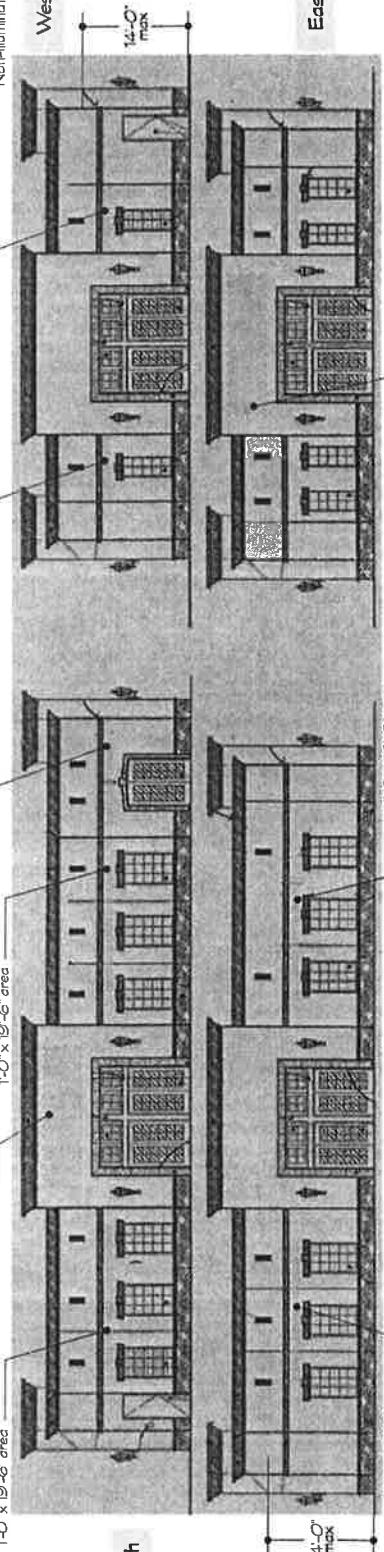
**Building 9**

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



= Tenant sign areas

Limited to 16 Sq. Ft.  
Non-illuminated



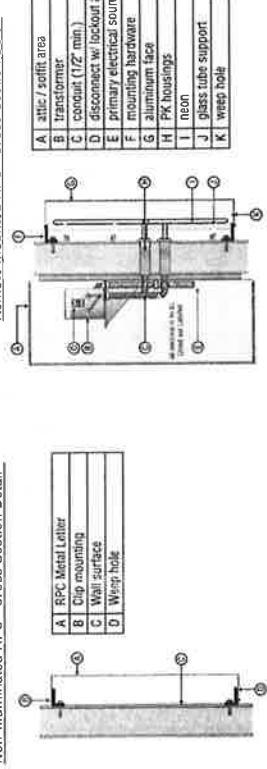
**Site plan**

**East**

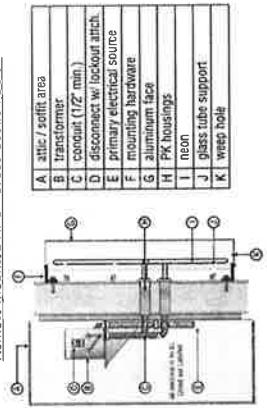
**07-1563**

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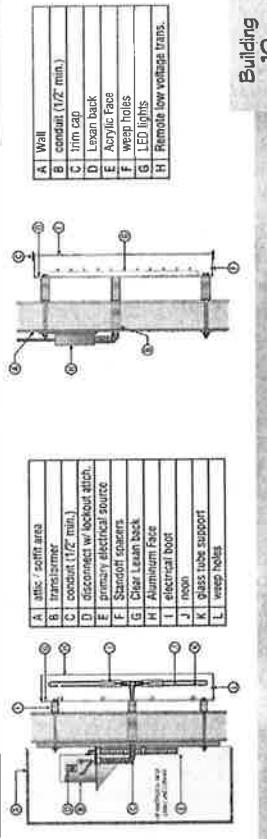
## Non-illuminated RPC - Cross Section Detail



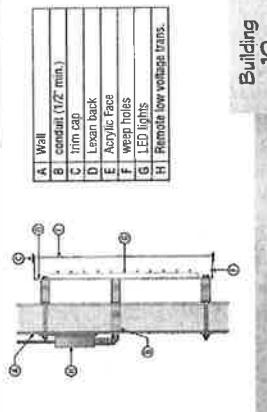
## Remote Mounted RPC - Cross Section Detail



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



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



## REVERSE PAN CHANNEL ALUMINUM LETTERS

Fabricate &amp; install R.P.C. non-illuminated 1'-3" deep aluminum letters painted Dark Bronze &amp; flush mounted.

Case # 1

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

Case # 2

Fabricate &amp; install R.P.C. illuminated (LED's) 2"-4" deep aluminum letters painted Dark Bronze &amp; flush mounted.

Case # 3

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.

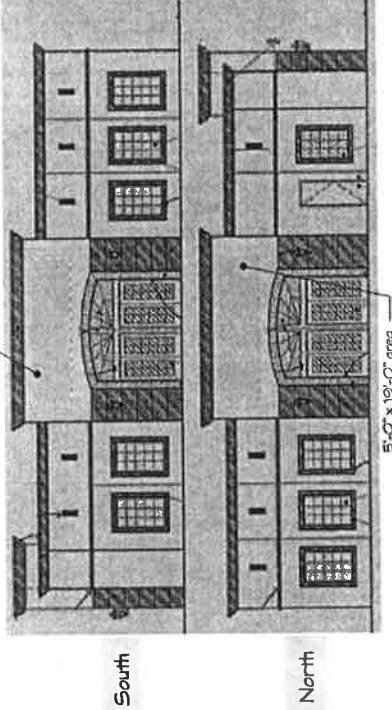
Each business is permitted a minimum wall sign area of 32 square feet. The sign area allowance is for the longest building elevation of the lessee/tenant site facing the street or sign area allowances per building elevation of the tenant/lessee suite in which the principal entrance of the business is 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 board or wall space on which the sign is placed.

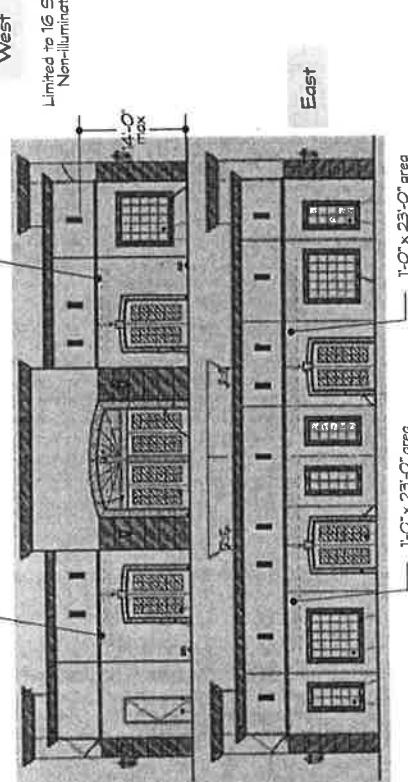
Wall signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character.

Wall signs on building elevations abutting property designated for residential use in the general plan shall not be illuminated, greater than 1G square feet and be installed no higher than 12'-0" above grade.

5'-0" x 10'-0" area



1'-0" x 11'-0" area



Up to three (3) tenants allowed in main 5'-0" x 10'-0" sign bands. Optional sign bands are separate. allowed when the area above the main entrance is impractical & an entrance is separate.

West

Limited to 16 Sq. Ft.  
Non-illuminated

East

Site plan

North

South

1'-0" x 23'-0" area

1'-0" x 23'-0" area

1'-0" x 23'-0" area

1'-0" x 23'-0" area

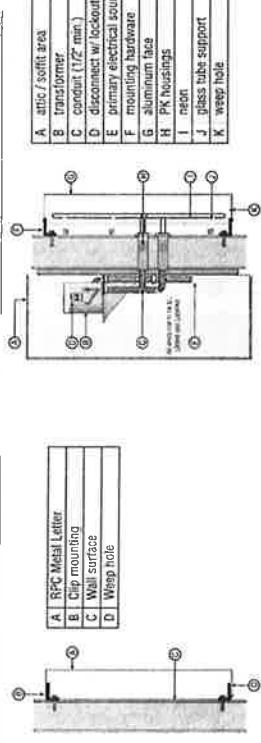
APPROVED PLANS  
Design Review BoardCase # DRSS-97  
Date: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

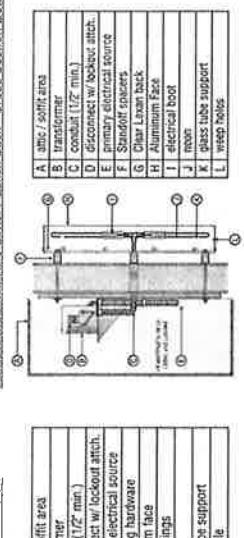
16

07-1564

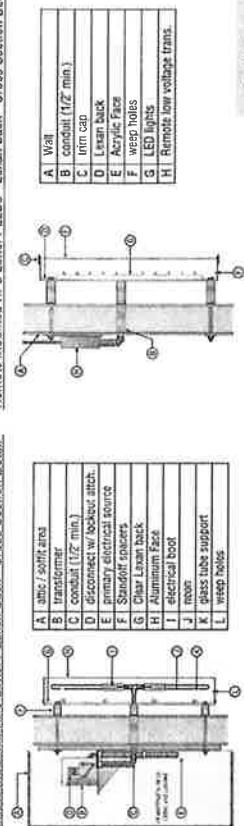
Non-Illuminated RPC - Cross Section Detail



Remote Mounted RPC - Cross Section Detail



Remote Mounted RPC Letter / Lexan Back - Cross Section Detail



**REVERSE PAN CHANNEL  
ALUMINUM LETTERS**

Case # 1: Fabricate & install R.P.C. non-illuminated 1" - 3" deep aluminum letters painted Dark Bronze & flush mounted.

Case # 2: Fabricate & install R.P.C. illuminated (PK's or Electr-Utrs) 2 1/2" - 4" deep aluminum letters painted Dark Bronze.

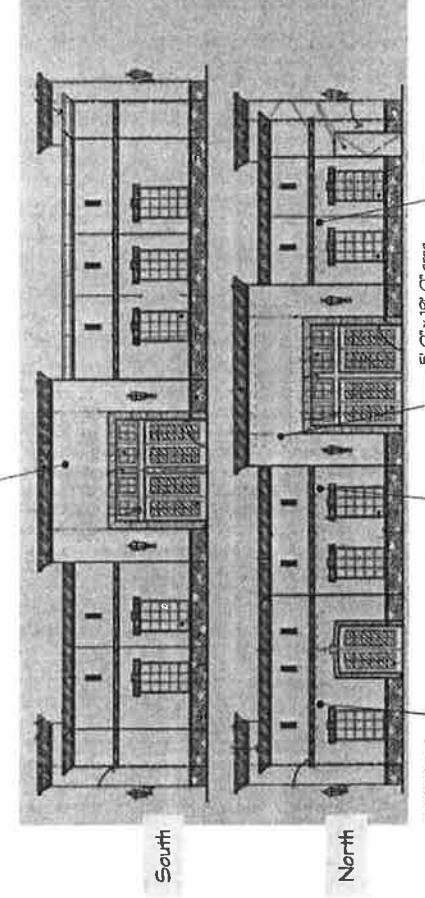
Case # 3: Fabricate & install R.P.C. illuminated (LED's) 2" - 4" deep aluminum letters painted Dark Bronze & flush mounted.

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 & 10). 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 board 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.

= Tenant sign areas



**APPROVED PLANS**  
Design Review Board

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

SUBJECT TO CONDITIONS OF APPROVAL

**17**

Client:

Warner Plaza



2031 N. 31st Ave.  
Phoenix, AZ 85019  
Phone: 602-274-5065  
Fax: 602-274-5064  
Email: Art Dept:  
royalsign@royalsign.net

Building 11  
Scale: 1/6 = 1'-0"



2031 N. 31st Ave.  
Phoenix, AZ 85019  
Phone: 602-274-5065  
Fax: 602-274-5064  
Email: Art Dept:  
royalsign@royalsign.net

Case # 1: Dennis Martin  
dmlm@royalsign.net

Case # 2: Dennis Martin  
dmlm@royalsign.net

Case # 3: Dennis Martin  
dmlm@royalsign.net

Case # 4: Dennis Martin  
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Case # 5: Dennis Martin  
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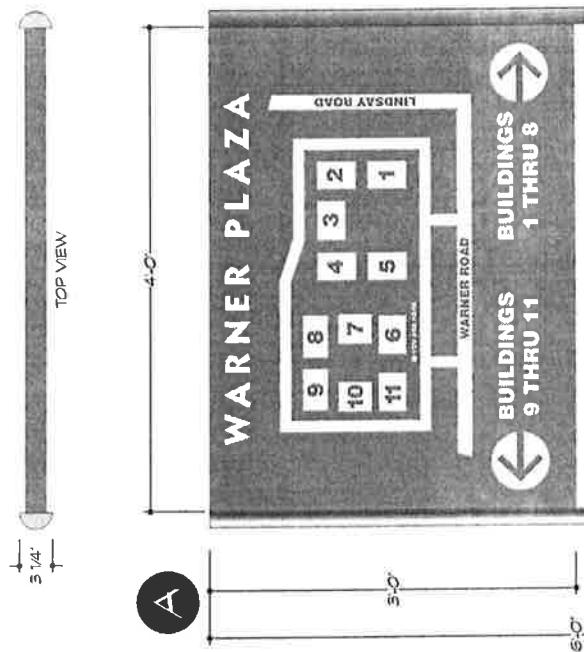
Case # 182: Dennis Martin  
dmlm@royalsign.net

Client:  
Warner Plaza



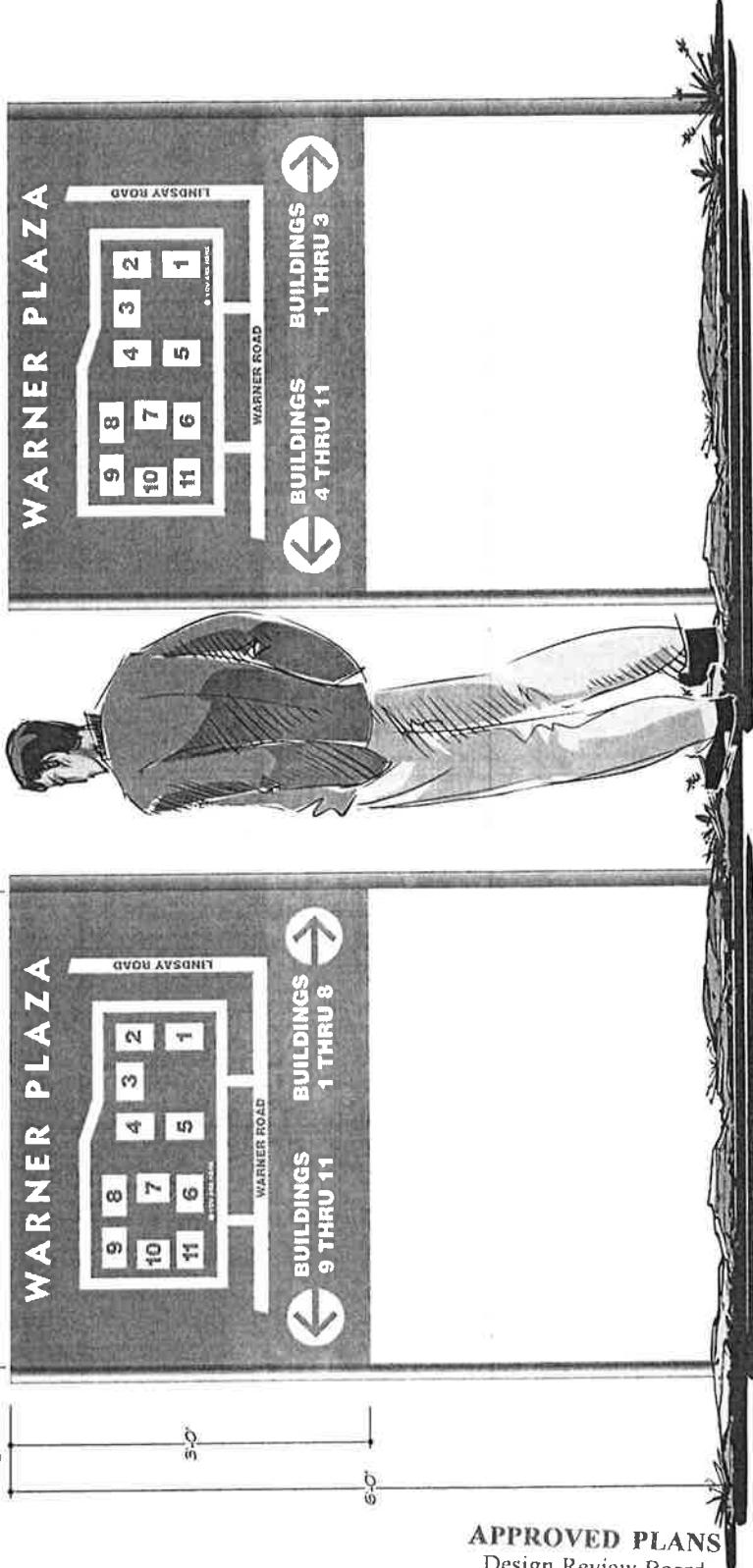
Locality:  
2531 N. 31st Ave.  
Phoenix, AZ 85019  
602-278-5265  
Fax: 602-278-2234  
E-mail (Art Dept):  
royalign@royalign.net

Case # DR05-97  
Date: 6/14/07  
Drawing Number: 06-1199



A

B



### APPROVED PLANS

Design Review Board

Case # DR05-97

Date: 6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

### 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 gloss white vinyl.

see drawing

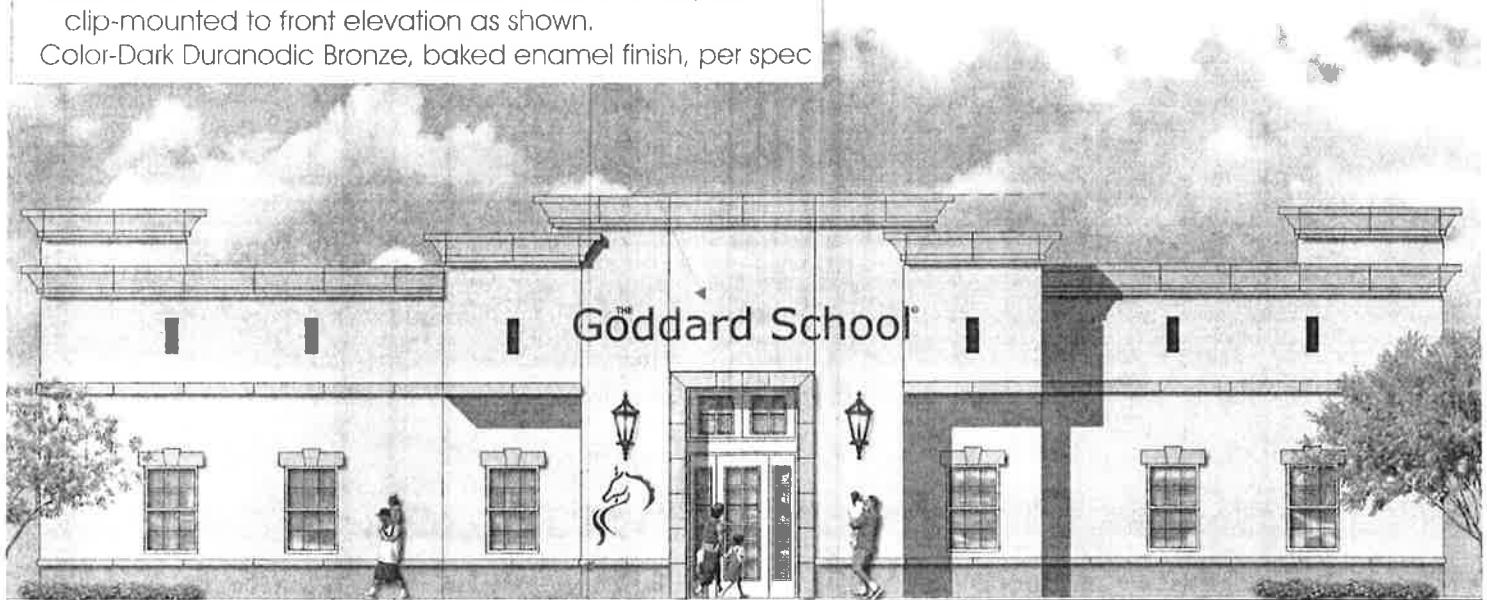
Sheet Title: Location: Exterior  
Section:

06-1199

Case #: DR05-97  
Attachment 4: Directory Sign Elevation  
June 14, 2007

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.



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"

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#### APPROVED PLANS

Design Review Board

Case # DR05-91

Date: 07/14/07

SUBJECT TO CONDITIONS OF APPROVAL

19

**APPROVED PLANS**  
Design Review Board

Case #

DR05-97

Date:

6/14/07

SUBJECT TO CONDITIONS OF APPROVAL

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

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

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

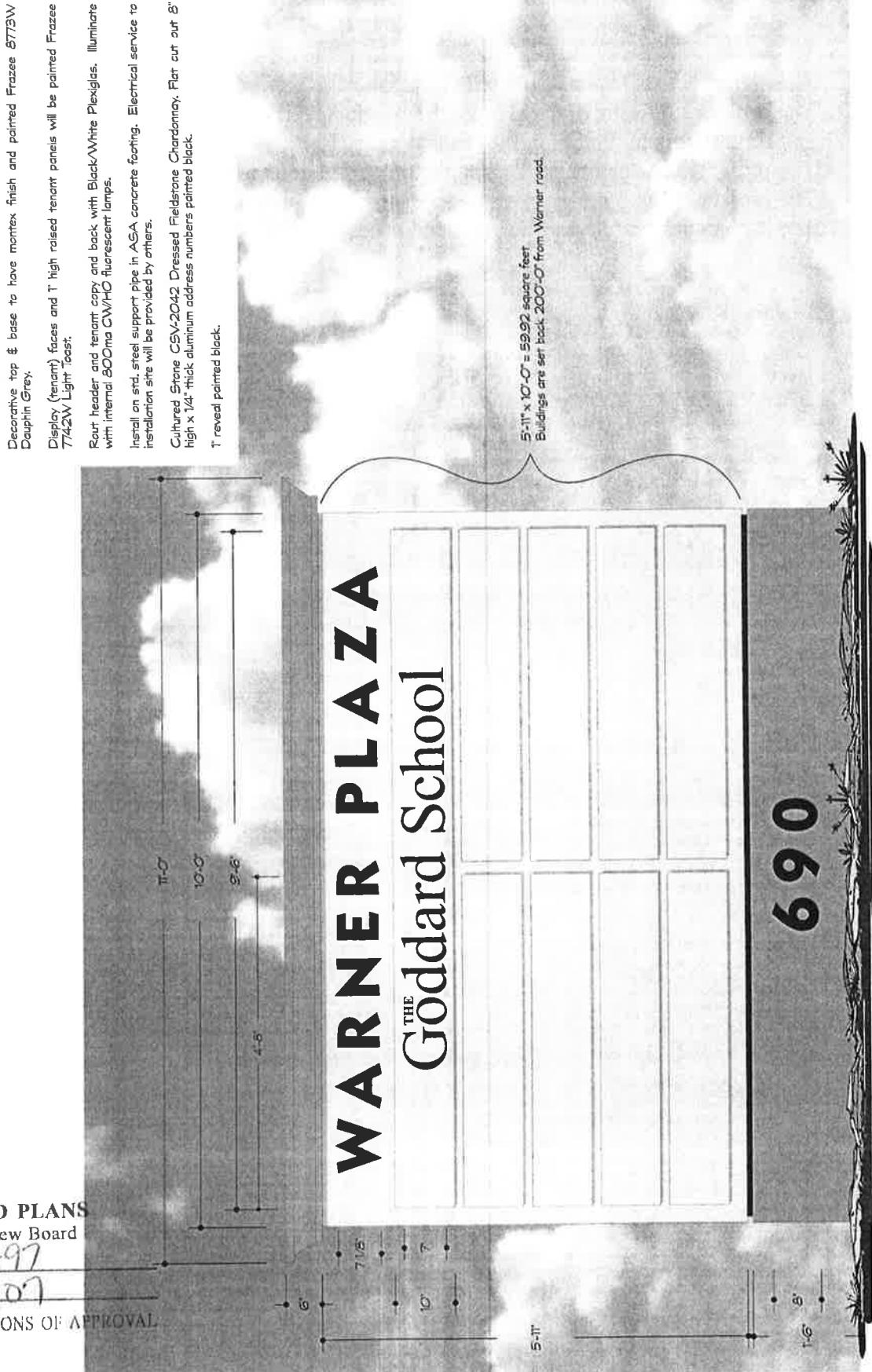
Decorative top & base to have monox finish and painted Frazees 8773W  
Dolphin Grey.

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

Rear header and tenant copy and back with Black/White Plexiglass, illuminate  
with internal 800mA CW/HO fluorescent lamps.

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

Cultured Stone CSV-2042 Dressed Fieldstone Chardonnay. Flat cut out 8"  
High x 1/2" thick aluminum address numbers painted black.  
T reveal painted black.



2ent:  
**Goddard School**

Location:  
650 E Werner Road  
Gilbert, AZ 85234



2631 N. 31st Ave.

Phoenix, AZ 85009

602-278-6286

E-mail (Art Dept):

royalsign@royalsign.net

CG-0664 C7-5566

CG-0666

C6-1529

C6-1532

C7-2025

C7-2026

C7-2028

C7-2029

C7-2030

Dennis Martin

dennis@royalsign.net

22 MAY 07

Steve Eric

L. Hart

Conrad By-

RCP

Kobe Ed normed

Times New Roman

Arial

Times

Georgia

Bookman

Monospace

Symbol

Webdings

Wingdings

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Wingdings 3

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Wingdings 100

Sheet Title:  
**Location**

Scale:  
1:100

Drawing Number:  
**07-1566**

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

**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

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