



## Development Review (Minor) Staff Approval

3-MS-2013#2

### Desert Fairways Phase 2 and 3 Master Sign Program Amendment

#### APPLICATION INFORMATION

LOCATION:	8765 E Bell Rd	APPLICANT:	Brad Beller
PARCEL:	215-50-345	COMPANY:	Image360
Q.S.:	36-48	ADDRESS:	8230 E Raintree Dr Ste 101 Scottsdale, AZ 85260
ZONING:	C-O and C-2	PHONE:	(480) 368-7446

**Request:** Request to amend the Desert Fairways Phase 2 and 3 Master Sign Program to simplify the format, revise sign design standards, and allow contiguous and non-contiguous tenant wall signs for the 8765 E. Bell Road office building.

#### STIPULATIONS

1. All building wall signs within the Desert Fairways Phase 2 and 3 development shall adhere to the Desert Fairways Phase 2 and 3 Master Sign Program Amendment (Case# 3-MS-2013#2), submitted by Image360, and approved by City Staff on June 30, 2017.
2. For the 8765 E. Bell Road building, non-contiguous and contiguous business building wall signs shall be allowed on the designated yellow sign bands specified on 'Page 2 – 8765 E. Bell Road Building Elevations,' of the Desert Fairways Phase 2 and 3 Master Sign Program Amendment.
  - a. The landlord or designee shall select which tenant will be allowed a wall sign on the designated sign bands, contiguous or non-contiguous to the tenant's frontage.
  - b. The sum total sign area per business shall not exceed 24 square feet.
  - c. The individual wall sign area per business shall not exceed 24 square feet.
3. Any modifications or amendments to the Desert Fairways 2 and 3 Master Sign Program may require Development Review Board or City Staff Approval.
4. Applicable provisions of the February 21, 2013, Desert Fairways 2 and 3 Master Sign Program Amendment, Case No. 3-MS-2013, shall continue to apply.

**Related Cases:** 3-MS-2013, 3-MS-2002#2, 3-MS-2002, 134-ZN-1985#4

#### CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Signs require separate application submittal, review and permits.

Submit two (2) copies of this approval letter, along with the required plans listed in the Sign Permit Application (link below) to the One Stop Shop for sign plan review for any proposed exterior building signs:

SIGN PERMIT APPLICATION



Completed Sign Permit Application: [www.scottsdaleaz.gov/codes/signs](http://www.scottsdaleaz.gov/codes/signs)

#### Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature:

Date:

June 30, 2017

Andrew Chi, Planner

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Web: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

Page 1 of 1

Form Revision Date: 12/11/2014

**DESERT FAIRWAYS** PHASE 2 AND 3  
SCOTTSDALE, ARIZONA  
8753, 8757, 8755, 8759, 8761, 8763, AND 8765 E. BELL ROAD  
SCOTTSDALE, AZ 85260  
ZONING: C-2 AND C-O

MASTER SIGNAGE CRITERIA PLAN AMENDMENT  
PREPARED BY: IMAGE360 SCOTTSDALE  
PREPARED FOR: VICTORIA PROPERTIES  
JUNE 30, 2017

**NARRATIVE**

THIS AMENDED MASTER SIGN PROGRAM HAS BEEN DEVELOPED TO ENSURE COMPATIBILITY AND CONSISTENCY AMONG ALL SIGNS IN THE OFFICE COMPLEX LOCATED AT 8753-8765 E. BELL ROAD. IT WAS ALSO DEVELOPED TO SIMPLIFY THE CURRENT CRITERIA TO CLARIFY ANY AMBIGUITY IN THE CURRENT MASTER SIGN PROGRAM.

CONFORMANCE WITH THESE CRITERIA WILL BE STRICTLY ENFORCED BY THE CURRENT OFFICE CONDOMINIUM ASSOCIATION/PROPERTY MANAGEMENT COMPANY (AND ITS SUCCESSORS) AND THE CITY OF SCOTTSDALE. ANY SIGN INSTALLED THAT IS NOT IN CONFORMANCE WITH THESE CRITERIA OR NOT APPROVED BY THE OFFICE CONDOMINIUM ASSOCIATION/PROPERTY MANAGEMENT COMPANY (AND ITS SUCCESSORS) AND THE CITY OF SCOTTSDALE MUST BE REMOVED AND BROUGHT INTO CONFORMANCE BY THE TENANT TO THE SATISFACTION OF THE OFFICE CONDOMINIUM ASSOCIATION/PROPERTY MANAGEMENT COMPANY (AND ITS SUCCESSORS) WITHIN 45 DAYS OF WRITTEN NOTIFICATION. IF, AFTER 15 DAYS, THE OFFICE CONDOMINIUM ASSOCIATION/PROPERTY MANAGEMENT COMPANY (AND ITS SUCCESSORS) DETERMINES THAT AN UNAPPROVED SIGN IS TO BE BROUGHT INTO COMPLIANCE OR REMOVED, THE TENANT WILL BE RESPONSIBLE FOR ALL ASSOCIATED EXPENSES.

THE OFFICE CONDOMINIUM ASSOCIATION/PROPERTY MANAGEMENT COMPANY (AND ITS SUCCESSORS) AND THE CITY OF SCOTTSDALE SHALL APPROVE ALL EXTERIOR TENANT SIGNS IN WRITING, PRIOR TO INSTALLATION. APPROVAL SHALL BE FOR APPEARANCE AND LOCATION THROUGHOUT 8753-8765 E. BELL ROAD. THE OFFICE CONDOMINIUM ASSOCIATION/PROPERTY MANAGEMENT COMPANY (AND ITS SUCCESSORS) RESERVES THE RIGHT TO APPROVE OR DENY ANY REQUEST FOR SIGNAGE AT THEIR DISCRETION. IN THE EVENT OF A DISPUTE BETWEEN TENANTS RELATING TO A SPECIFIC SIGN ENVELOPE, THE TENANT WITH THE GREATER SUITE SQUARE FOOTAGE WILL HAVE PRIORITY WITH REGARDS TO PLACEMENT.

THE OFFICE CONDOMINIUM ASSOCIATION/PROPERTY MANAGEMENT COMPANY (AND ITS SUCCESSORS) IS NOT RESPONSIBLE FOR REVIEW FOR CONFORMANCE WITH THE CITY OF SCOTTSDALE SIGN ORDINANCE. SIGN PERMITS MUST BE OBTAINED WHEN REQUIRED FROM THE CITY OF SCOTTSDALE BY THE TENANT OR THE TENANT'S SIGN CONTRACTOR.

THESE CRITERIA HAVE BEEN DEVELOPED EXCLUSIVELY FOR 8753-8765 E. BELL ROAD AND ALL SIGNS MUST BE IN COMPLIANCE WITH THESE CRITERIA. SIGNS CURRENTLY IN PLACE WILL NOT BE SUBJECT TO EXACT SIGN ENVELOPE SIZES.

**DESERT FAIRWAYS** PHASE 2 AND 3  
SCOTTSDALE, ARIZONA

**GENERAL REQUIREMENTS**

**1. SUM TOTAL SIGN AREA AND WALL SIGN SIZE:**

**A. 8753, 8755, 8757, AND 8759 E. BELL ROAD**

- I. THE SUM TOTAL SIGN AREA PER BUSINESS SHALL NOT EXCEED 24 SQUARE FEET.
- II. INDIVIDUAL WALL SIGN AREA PER BUSINESS SHALL NOT EXCEED 24 SQUARE FEET.

**B. 8761 E. BELL ROAD**

- I. THE SUM TOTAL SIGN AREA PER BUSINESS SHALL NOT EXCEED 24 SQUARE FEET.
- II. INDIVIDUAL WALL SIGN AREA PER BUSINESS SHALL NOT EXCEED 24 SQUARE FEET.

**C. 8763 E. BELL ROAD (RETAIL BUILDING)**

- I. THE SUM TOTAL SIGN AREA PER BUSINESS SHALL NOT EXCEED 1.5 SQUARE FEET OF SIGNAGE PER ONE (1) LINEAL FOOT OF THE LONGEST EXTERIOR BUSINESS FRONTAGE.
- II. FOR ANY ONE (1) SIDE OF A BUSINESS, THE MAXIMUM SIGN AREA ALLOWED FOR EACH ONE (1) LINEAL FOOT OF BUSINESS WALL SHALL BE ONE (1) SQUARE FOOT.

**D. 8765 E. BELL ROAD**

- I. THE SUM TOTAL SIGN AREA PER BUSINESS SHALL NOT EXCEED 24 SQUARE FEET.
- II. INDIVIDUAL WALL SIGN AREA PER BUSINESS SHALL NOT EXCEED 24 SQUARE FEET.

**2. SIGN TYPE:** WALL MOUNTED BUSINESS SIGNAGE SHALL UTILIZE INDIVIDUAL REVERSE PAN CHANNEL LETTERS AND LOGOS WITH 2" RETURNS. TYPEFACE SHALL BE COPPERPLATE.

**3. SIGN HEIGHT:** THE MAXIMUM SIGN HEIGHT ALLOWED IS 24". EACH TENANT/OWNER WALL SIGN SHALL NOT EXCEED 80% OF THE VERTICAL FAÇADE HEIGHT OF THE BUSINESS FRONTAGE.

**4. SIGN LENGTH:** THE MAXIMUM SIGN LENGTH ALLOWED SHALL NOT EXCEED 80% OF THE HORIZONTAL FAÇADE LENGTH OF THE BUSINESS FRONTAGE.

**5. SIGN COLORS:**

**A. 8753, 8757, 8755, 8759, 8761, AND 8765 E. BELL ROAD**

- I. ALL SIGNS SHALL BE PAINTED EITHER DARK BRONZE, OR ALTERNATIVELY SHERWIN WILLIAMS 'GOLD GRAY'.

**B. 8763 E. BELL ROAD (RETAIL BUILDING)**

- I. ALL SIGNS SHALL BE PAINTED EITHER DARK BRONZE, OR ALTERNATIVELY SHERWIN WILLIAMS 'GOLD GRAY'.

**6. ILLUMINATION:** SIGN ILLUMINATION IS OPTIONAL. THE TENANT/OWNER MAY EXERCISE THE OPTION TO ILLUMINATE THEIR SIGNAGE. IF ILLUMINATION IS DESIRED, IT SHALL UTILIZE HALO ILLUMINATION USING LED TECHNOLOGY. THE COLOR OF THE LED SHALL BE WHITE. AT NO TIME IS ILLUMINATION SOURCE TO BE EXPOSED. ILLUMINATED SIGNS SHALL NOT BE ALLOWED WITHIN 100 FEET OF ANY RESIDENTIAL AREA.

**DESERT FAIRWAYS** PHASE 2 AND 3  
SCOTTSDALE, ARIZONA

**7. SIGN LOCATIONS:**

**A. 8753, 8757, 8755, 8759, 8761, AND 8763 E. BELL ROAD**

- I. A BUILDING SIGN WHICH IDENTIFIES A BUSINESS SHALL BE PLACED ON THE WALL OF THE BUSINESS WHICH THE SIGN IDENTIFIES, AS REFERENCED IN THE ATTACHED ELEVATIONS.

**B. 8765 E. BELL ROAD**

- I. A BUILDING SIGN WHICH IDENTIFIES A BUSINESS SHALL BE PLACED ON THE WALL OF THE BUSINESS WHICH THE SIGN IDENTIFIES, AS REFERENCED IN THE ATTACHED ELEVATIONS.
- II. SIGNS MAY BE PLACED ON WALLS THAT ARE NON-CONTIGUOUS TO THE TENANTS' / OWNERS' INDIVIDUAL SUITES, AS REFERENCED IN THE ATTACHED ELEVATIONS AND SIGN BANDS FOR 8765 E. BELL ROAD, WITH APPROVAL FROM THE OFFICE CONDOMINIUM ASSOCIATION AND PROPERTY MANAGEMENT COMPANY.

**8. INTERIOR WINDOW GRAPHICS:** HIGH PERFORMANCE GLASS-APPLIED VINYL IN THE PROJECT LOGOTYPE OF COPPERPLATE WITH A MAXIMUM HEIGHT OF 2" IN UPPER AND LOWER CASE TO DISPLAY THE NAME, ADDRESS, EMERGENCY NUMBERS AND HOURS OF OPERATION MAY BE APPLIED TO THE STOREFRONT ADJACENT TO THE MAIN ENTRY DOOR, NOT TO EXCEED 2 SQUARE FEET OF COPY TO ACCOMMODATE THE NAMES OF INDIVIDUAL PROFESSIONALS WITHIN A SINGULAR OR GROUP PRACTICE. THE LAYOUT IS TO BE APPROVED BY THE OFFICE CONDOMINIUM ASSOCIATION AND PROPERTY MANAGEMENT COMPANY PRIOR TO INSTALLATION.

**9. PROJECT INTERIOR DIRECTORY SIGNS:** REFER TO ATTACHED DIRECTORY SIGN ELEVATIONS FOR DIRECTORY SIGN REQUIREMENTS.

**10. FREESTANDING SIGNS:** REFER TO ATTACHED MONUMENT SIGN ELEVATIONS FOR MONUMENT SIGN REQUIREMENTS.

ALL APPLICABLE PROVISIONS OF THE SCOTTSDALE SIGN ORDINANCE (ARTICLE VIII – SIGN REQUIREMENTS) SHALL APPLY: [WWW.SCOTTSDALEAZ.GOV/CODES/SIGNS](http://WWW.SCOTTSDALEAZ.GOV/CODES/SIGNS)

PREPARED BY:



8230 E. RAINTREE DR. - SUITE 101  
SCOTTSDALE, AZ 85260  
480.368.7446IMAGE360SCOTTSDALE.COM

# VPM

VICTORIA PROPERTIES MANAGEMENT, LLC

April 24, 2017

Image 360  
8230 E. Raintree Drive  
Suite 101  
Scottsdale, AZ 85260  
Attn: Brad Beller  
Sent via email: [brad@image360scottsdale.com](mailto:brad@image360scottsdale.com)

RE: Desert Fairways II & III Condominium Association – Sign Criteria

Dear Brad,

The association appreciates your efforts in drafting the new document intended to replace the current sign criteria. The Board has carefully reviewed the document and approved as submitted.

Please move forward with the next phase of the process with Andrew Chi at the City of Scottsdale.

Board of Directors By,



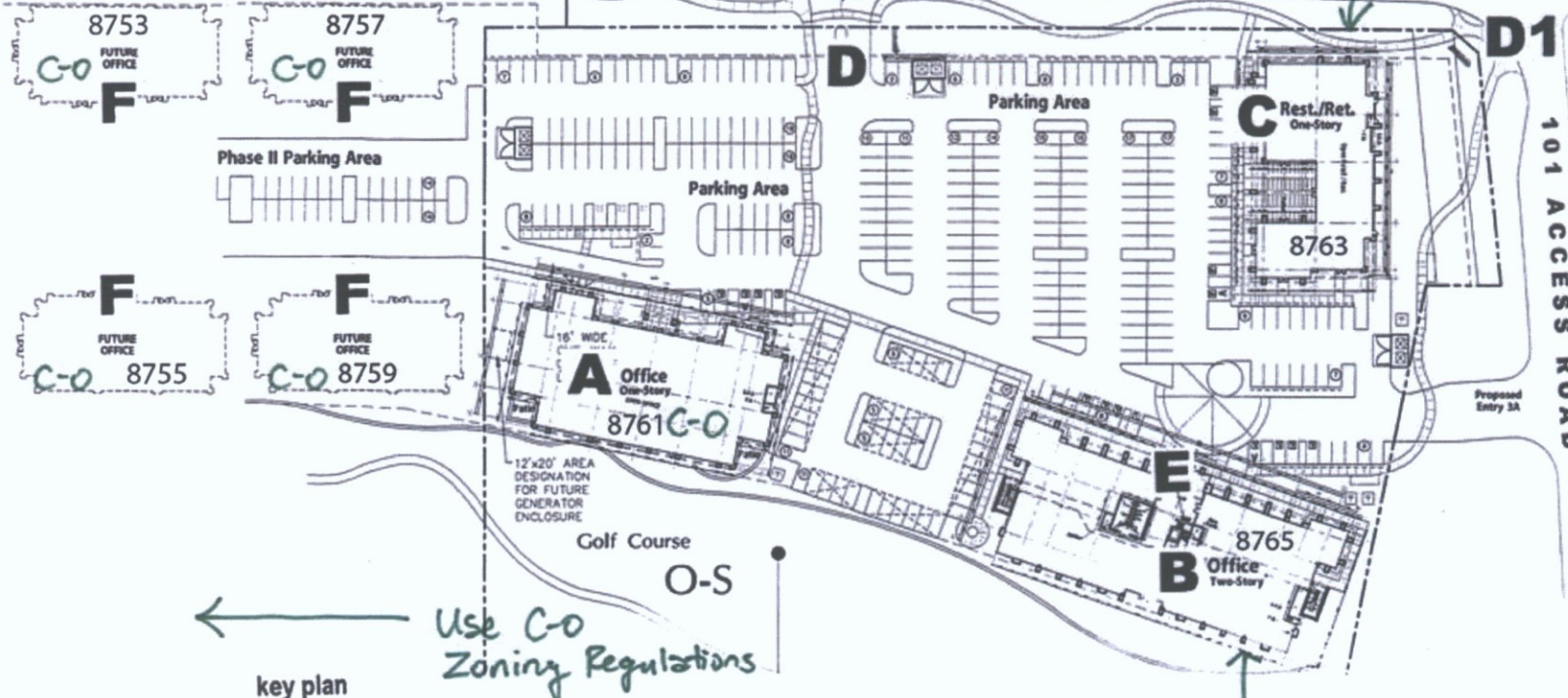
Kathy Rosko  
Property Manager  
Desert Fairways II & III Condominium Association

Phase II

Phase III

BELL ROAD

C-2 zoning



# DESERT FAIRWAYS 3 MASTER SIGNAGE CRITERIA PLAN

\*C-O zoning standards per Case No. 134-ZN-1985#4 and Ordinance No. 2904.

- signage element legend
- A** one story office building
  - B** two story office building
  - C** retail / restaurant building
  - D** entry monument
  - D1** corner entry monument
  - E** interior building directory
  - F** office condominium buildings (typical of 4)



scale of elevations is 1/16"=1'-0"

**NOTE:**  
maximum 24 square feet of sign area  
per tenant is allowed under C-O zoning.

- \*Contiguous or non-contiguous wall signs are allowed.
- \*C-O zoning standards.
- \*The sum total sign area per business shall not exceed 24 square feet.
- \*Individual wall sign area per business shall not exceed 24 square feet.
- \*Total quantity of sign bands on each elevation not to exceed 1:1 ratio per floor.

APPROVED  
CASE# 13-MS-2013#2  
STIPULATION SET  
RETAIN FOR RECORDS

06/30/17  
DATE

APPROVED BY

\*Individual wall sign area per business shall not exceed 24 square feet.



**NOTE:**  
maximum 24 square feet of sign area  
per tenant is allowed under C-O zoning.



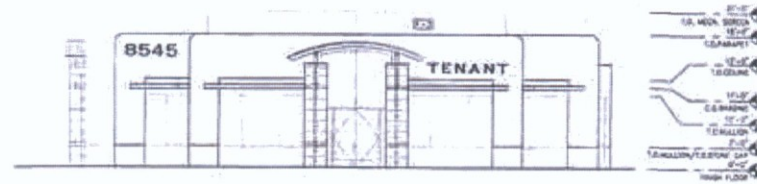
# 8753, 8755, 8757 & 8759 Buildings

\*No non-contiguous wall signs allowed.

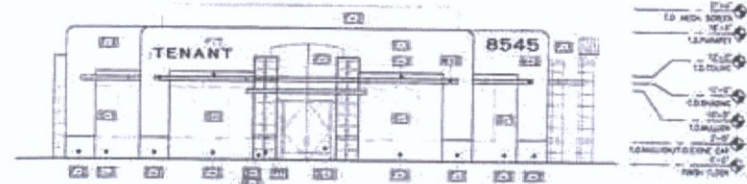
\*C-O zoning standards.

\*The sum total sign area per business shall not exceed 24 square feet.

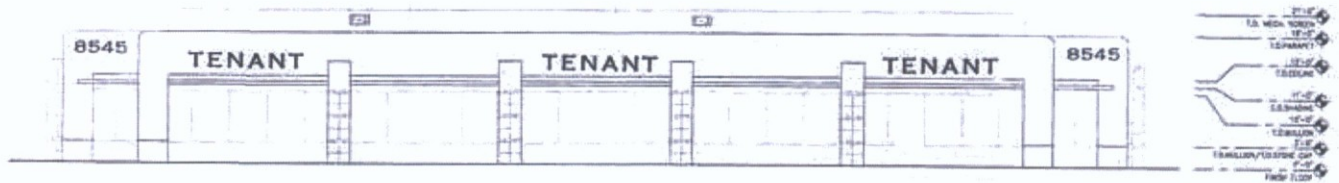
\*Individual wall sign area per business shall not exceed 24 square feet.



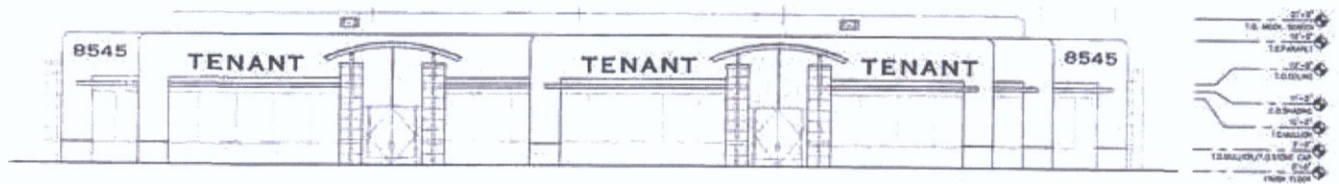
ELEVATION



ELEVATION



REAR ELEVATION



FRONT ELEVATION

## **F** OFFICE CONDOMINIUM BUILDING ELEVATIONS scale: 1/16"=1'-0"

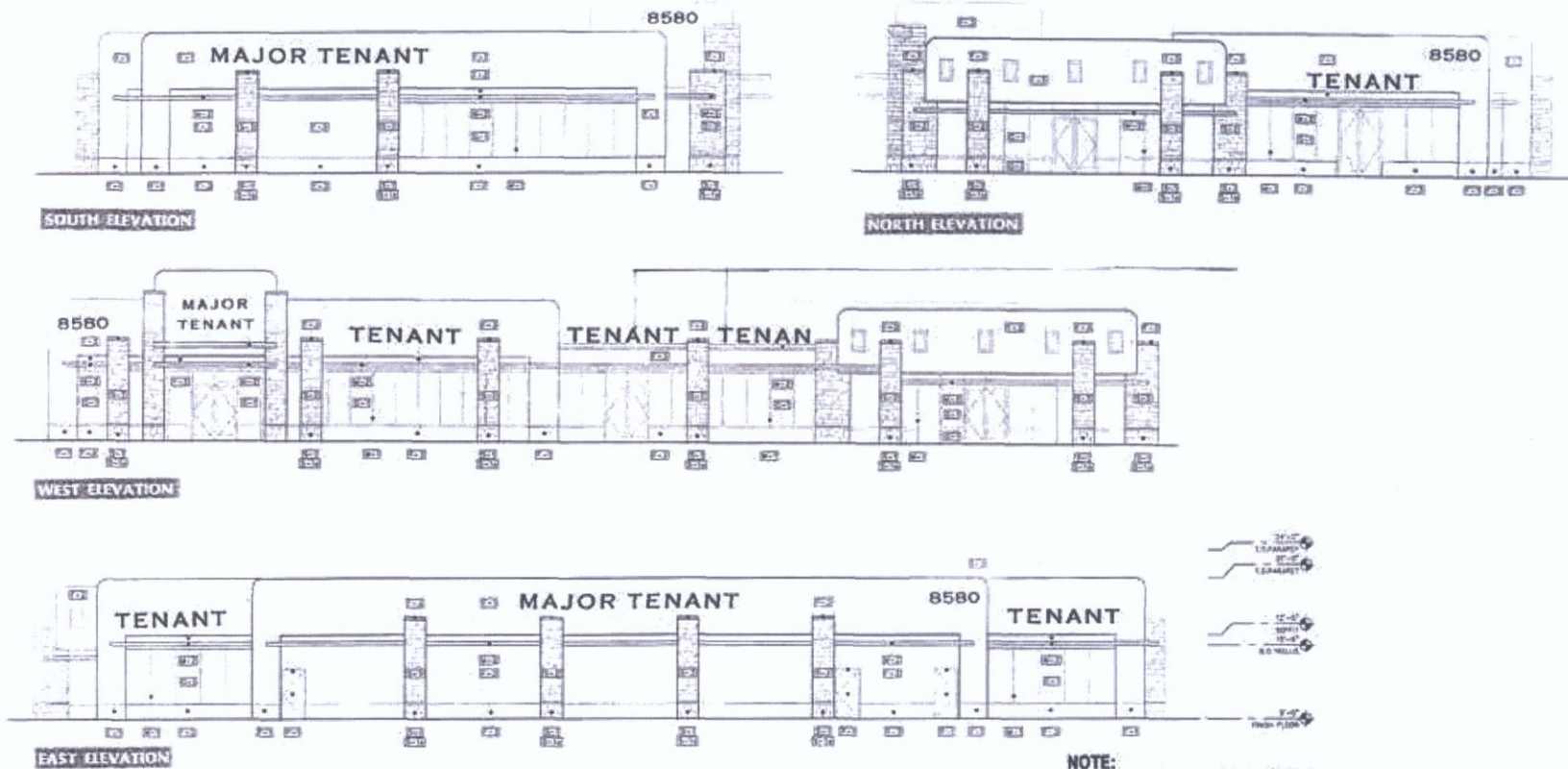
## 8763 Retail Building

\*No non-contiguous wall signs allowed.

\*C-2 zoning standards.

\*The sum total sign area per business shall not exceed 1.5 square feet of signage per one (1) linear foot of the longest exterior business frontage.

\*For any one (1) side of a business, the maximum sign area allowed for each one (1) lineal foot of business wall shall be one (1) square foot.



**NOTE:**  
maximum 24 square feet of sign area  
per tenant is allowed under C-O zoning.

scale of elevations is 1/16"=1'-0"

## C TENANT BUILDING SIGNAGE CRITERIA



After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Revision Date 04/15/2013



## STAFF APPROVAL LETTER

3-MS-2013

### Desert Fairways II & III Master Sign Program Amendment

#### STEP 1

#### STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

#### PROJECT INFORMATION

LOCATION: 8765 E Bell Rd  
PARCEL: 215-50-345  
Q.S.: 36-48  
CODE VIOLATION #:

APPLICANT: Dave Alvord  
COMPANY: Royal Sign Company Inc.  
ADDRESS: 2631 N 31st Ave Phoenix, AZ 850091522  
PHONE: 602-278-6286

Request: Request to amend the Desert Fairways II & III Master Sign Program to allow a new mid-size monument sign on the southwest corner of N. Loop 101 and E. Bell Road for an existing mixed-use commercial development.

#### STIPULATIONS

1. The mid-size monument sign Desert Fairways II and III shall substantially adhere to the Desert Fairways Master Sign Program Amendment (3-MS-2013) submitted by Royal Sign Company and approved by Current Planning Staff on February 21, 2013.
2. Tenants of Desert Fairways II and III may utilize their corporate colors, logos and letterstyle on the tenant panels of the mid-size monument sign.
3. The property owner or designee shall select which tenant will be allowed a tenant panel on the mid-size monument sign.
4. No one (1) tenant can occupy more than one (1) tenant panel per side on the mid-size monument sign.
5. The mid-size monument sign shall not encroach into the existing public utility easement (Recordation No. 1998-808470).
6. Any modifications to the Desert Fairways II and III Master Sign Program shall require Development Review Board or staff approval.
7. All other provisions of the 02/01/2008 Amended Desert Fairways Phase II and III Master Sign Program shall continue to apply.

Related Cases: MSP Amendments (2003, 2004 & 2008), 3-MS-2002 (Original), 134-ZN-1985#4 (Zoning)

SIGNATURE:

Andrew Chi  
Associate Planner

DATE APPROVED: February 21, 2013

#### STEP 2

#### FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit a copy of this approval letter along with a completed sign permit application to the One Stop Shop for final plan review:  
<http://www.scottsdaleaz.gov/codes/signs>



FOR REFERENCE ONLY

# VPM

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VICTORIA PROPERTIES MANAGEMENT, LLC

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October 22, 2012

Emanouel Frangos  
PO Box 536, 24 Madison St  
Campbell, OH 44405

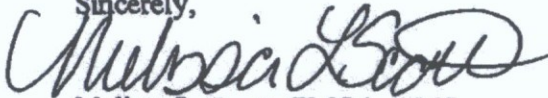
Re: Desert Fairways II & III – Monument Signage Proposal

Dear Emanouel,

The Board of Directors is in receipt of the Monument Signage Agreement dated September 24, 2012 upon review the Board has agreed to the terms outlined in this agreement. In addition the Board is in receipt of the design and location changes for the monument signage from Royal Signs dated October 4, 2012. The Board is in agreement of the new location as well as the design change.

Should you have any questions please do not hesitate to contact me directly at 480-776-5800.

Sincerely,

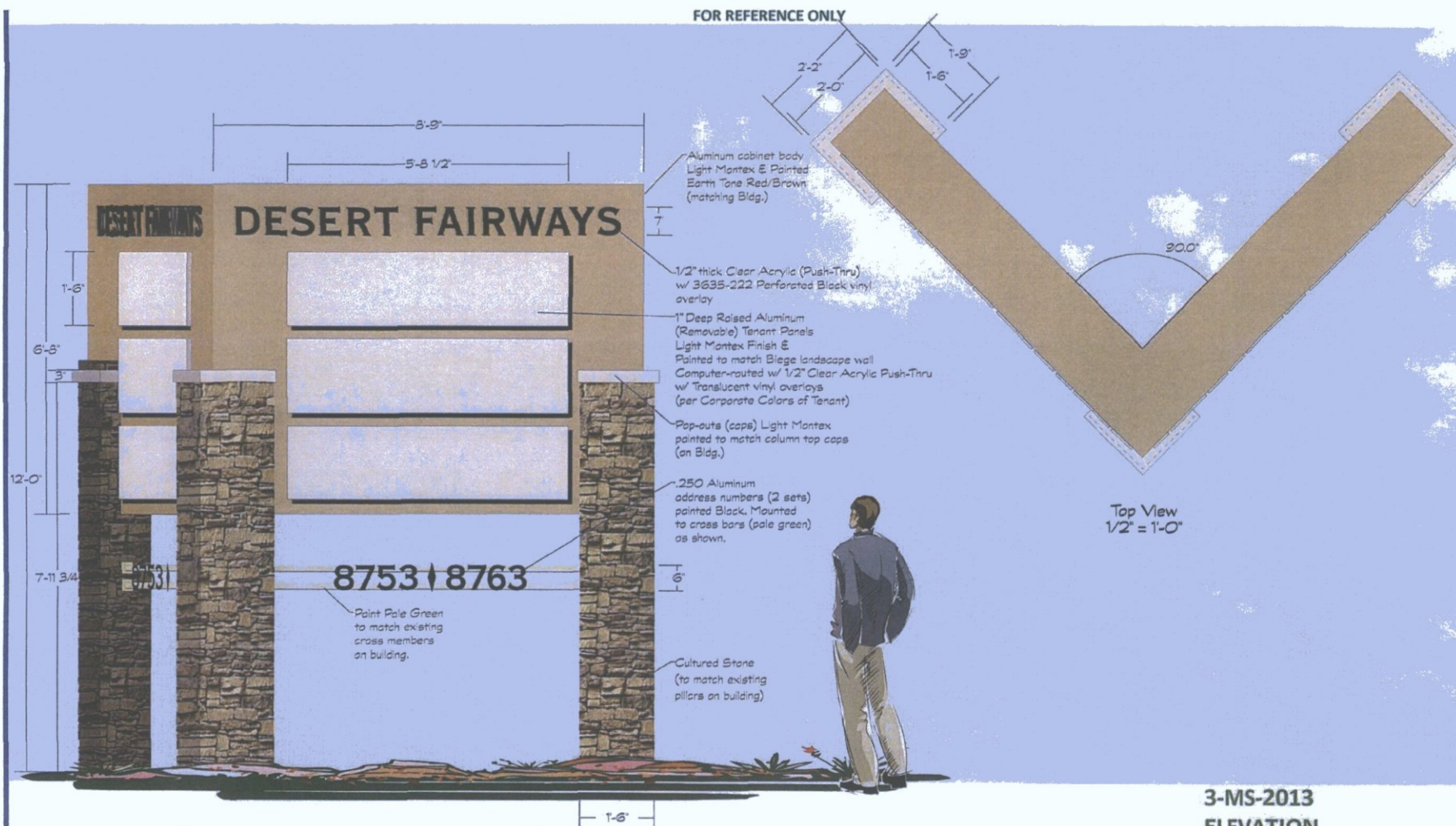


Melissa L. Scott, CMCA, AMS  
Association Property Manager

Enc.

CC: Property Management Professionals  
Chris Menapace  
PO Box 26823  
Scottsdale, AZ 85255

FOR REFERENCE ONLY



**A** D/F INTERNALLY-ILLUMINATED  
FREESTANDING MONUMENT SIGN

Scale:  
1/2" = 1'-0"

Manufacture & install one (1) V-shaped (double-faced) monument  
display as shown. Internally-illuminated using CW/HO lamps/ ballasts.

\*Customer to provide electric to sign location.

3-MS-2013  
ELEVATION  
**APPROVED**  
CITY OF SCOTTSDALE

STIPULATION SET  
RETAIN FOR RECORDS

*Andrew Chi* 02/21/13  
APPROVED BY DATE

Client:  
Desert Fairways

Location:  
Bell Rd & Loop 101  
Scottsdale, AZ

**royal sign co.**

2631 N. 31st Ave.  
Phoenix, AZ 85009  
602-278-6286  
fax: 602-278-0234  
E-mail (Art Dept):  
royalsign@royalsign.net

11-3680 13-0331  
12-2682  
12-2685  
12-3125  
13-0001  
13-0019

Scale: Representative  
Done Ahead

E-Mail:  
dane@royalsign.net

Drawing or Revised Date:  
2/8/13

Drawn By:  
RCP

Reviewed By:  
CJK

Scale Used:  
n/a

Approval Signature:  
Client

Landlord

Goals:

Comments:

This original unaltered drawing is submitted solely for the project being prepared. It is not to be copied or altered in any way without the express written permission of the City of Scottsdale. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of installation. ROTAL CITY COUNCIL will be held liable to maintain the design intent of these drawings at all times. If the owner or user of these drawings is to make or call changes on all changes during the fabrication process, ROTAL CITY COUNCIL must be advised in writing prior to the start of fabrication.

Sheet Title  
Exterior

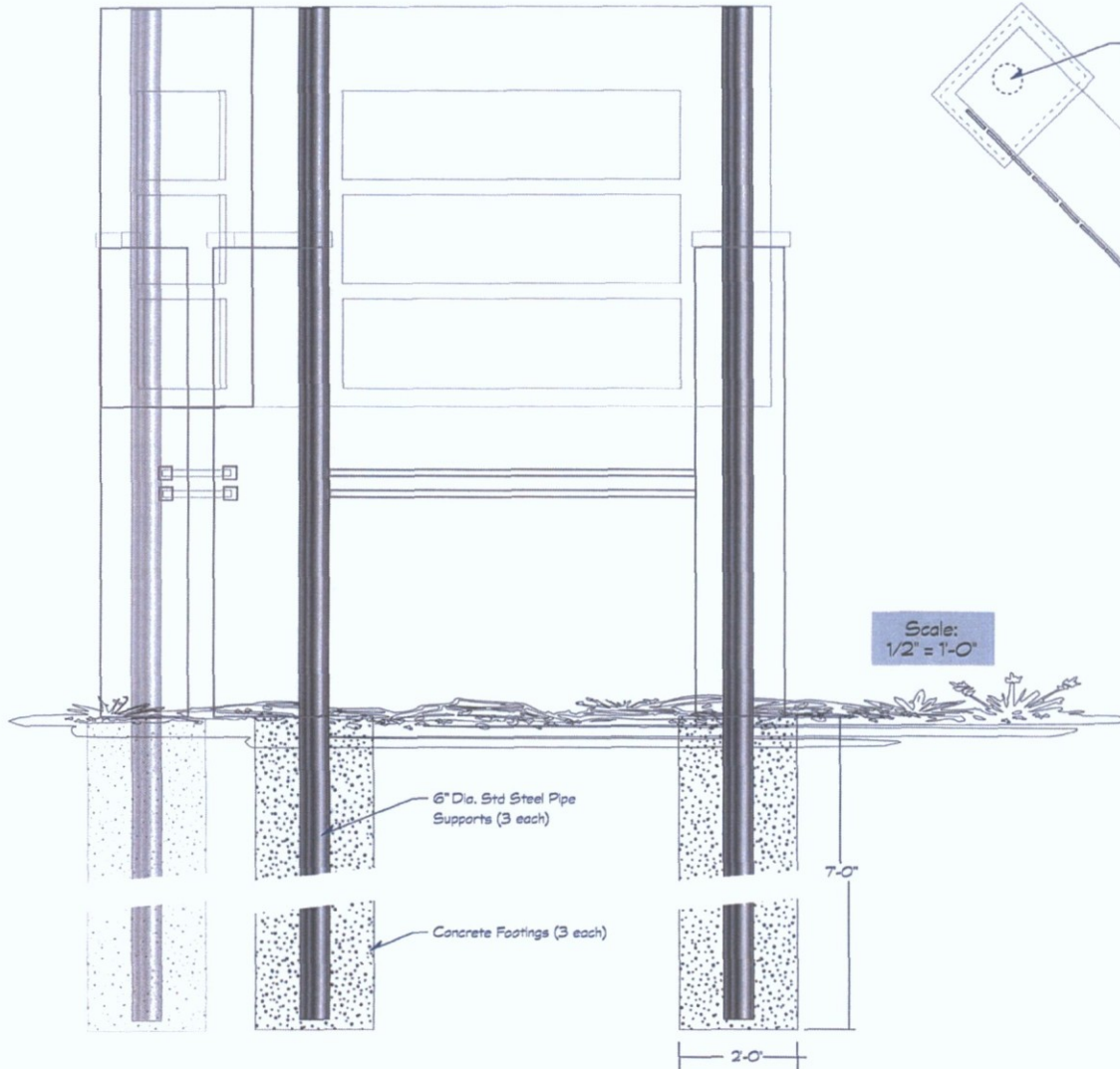
Scale:  
see drawing

Drawing Number

13-0331



FOR REFERENCE ONLY



Client:  
Desert Fairways

Location:  
Bell Rd & Loop 101  
Scottsdale, AZ



2831 N. 31st Ave.  
Phoenix, AZ 85009  
602-278-6286  
fax: 602-278-0234  
E-mail (Art Dept):  
royalsign@royalsign.net

No. Revision  
11-3660 13-0332  
12-2895  
12-2895  
12-3196  
13-0002  
13-0002

Scale Representative:  
Done Alvord

Drawn By:  
done@royalsign.net

Drawing or Revision Date:  
2/8/13

Drawn By:  
RCP

Checked By:  
CJK

Forms Used:  
nb

Approval Signature:  
Client:

Signature:

Date:

Estimating:

This original undisturbed drawing is submitted to the project being planned. It is not to be copied or shown to anyone without the express written authorization from ROYAL SIGN COMPANY. All specified details for this drawing are subject to change due to the availability of materials and/or changes in the method of fabrication. ROYAL SIGN COMPANY will not be held responsible for the design of any other drawings, details, or the work of any other representative agency to whom the design is referred. During the fabrication process, ROYAL SIGN COMPANY must be advised in writing of any change in design or fabrication.

Sheet Title  
Exterior

Scale:  
see drawing

Drawing Number

13-0332

FOR REFERENCE ONLY

SET BACKS TO SIGN LOCATION  
NORTH FACE OF SIGN TO PROPERTY LINE = 10'-0"  
NORTH FACE OF SIGN TO LEADING EDGE OF CURB = 29'-0"  
EAST FACE OF SIGN TO PROPERTY LINE = 38'-0"  
EAST FACE OF SIGN TO LEADING EDGE OF CURB = 62'-6"

3-MS-2013  
SITE PLAN  
**APPROVED**  
CITY OF SCOTTSDALE

STIPULATION SET  
RETAIN FOR RECORDS

APPROVED BY: *Andrew Chi* 02/21/13  
DATE



Client:  
Desert Fairways

Location:  
Bell Rd & Loop 101  
Scottsdale, AZ



2831 N. 31st Ave.  
Phoenix, AZ 85009  
602-278-0299  
fax: 602-278-0234  
E-mail (Art Dept):  
royalsign@royalsign.net

11-3662 13-0333  
12-2859  
12-2856  
12-3157  
13-0003  
13-0021

Done: Done Alford

Done: done@royalsign.net

2/8/13

RCP

CJK

nb

Client:

Location:

Date:

Signature:

The original stipulation drawing is submitted solely for the project being planned. It is not to be copied or shown to anyone without prior written authorization from ROYAL SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the project's location. ROYAL SIGN COMPANY will be held responsible for the design of the drawings of all signs. If the owner or architect representative wishes to review the drawings, they must be done during the stipulation process. ROYAL SIGN COMPANY will not be responsible for any errors or omissions in the drawings.

Sheet Title  
Exterior

Scale:  
1" = 50'

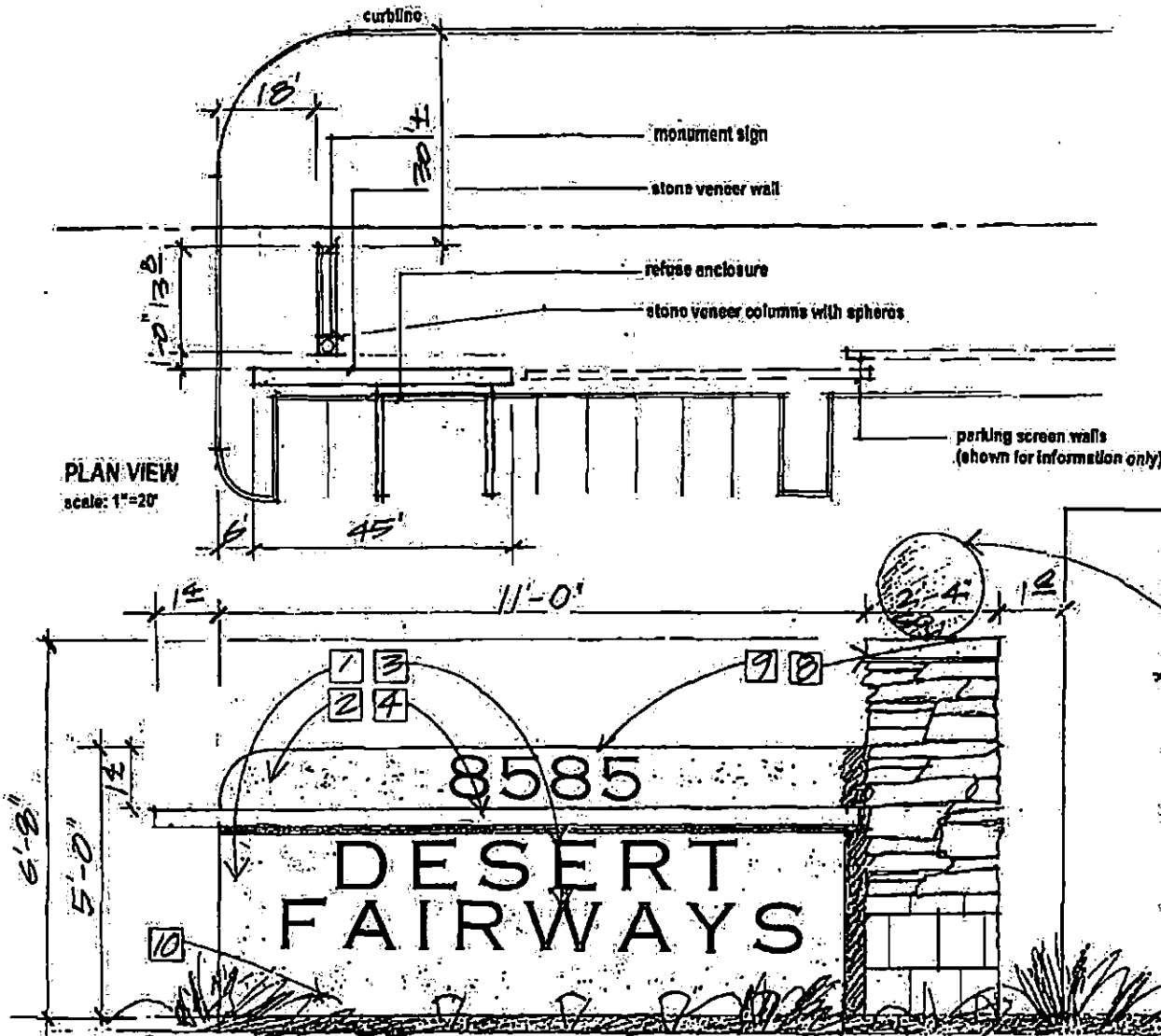
Drawing Number

13-0333





# BELL ROAD



## KEYNOTES for MONUMENT SIGN

1. 16" wide cmu wall with elfs finish to match buildings paint fraeze 8305D 'toricho brown'
2. 16" wide cmu wall with elfs finish to match buildings paint fraeze 8744D 'sweetwood'
3. 12" x 2" deep reverse pan channel letters in Copperplate typeface as shown finished to match Building metal color Valspar 'Asli'
4. 2" x 4" 16 gauge steel tube as shown finished to match building metals color Valspar 'Asli'
5. 24" diameter concrete sphere
6. stone veneer wall as back wall to refuse enclosure with elfs cap all to match building elements
7. refuse enclosure wall beyond
8. stone veneer pilaster with elfs caps to match building
9. 12" x 1/2" steel plate numbers pinned off 1" finished match building metals color Valspar 'Asli'
10. landscape lighting to illuminate both sides of sign, see electrical drawings.

Note: an alternate letter color shall be Dark Bronze or SherwinWilliams 'gold gray'

**D. ENTRY MONUMENT ELEVATION and DETAIL PLAN**  
scale: 1/2"=1'-0" (TWO SIDED SIGN)

FOR REFERENCE ONLY

## Barton, Wayland

---

**From:** Projectinput  
**Sent:** Monday, May 01, 2017 2:30 PM  
**To:** Projectinput  
**Subject:** Online Pre-Application Submitted (308-PA-2017)



Pre-Application Number: **308-PA-2017**

Project Name: **Desert Fairways Phase 2 and 3**  
Location: **8765 E BELL RD**

Contact Name: **Sheri Beller**  
Contact Phone: **(480) 368-7446**  
Contact Email: [sheri@image360scottsdale.com](mailto:sheri@image360scottsdale.com)



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