

Simulations
Photos
All Graphics (no plans)

Introduction And Theme

INTRODUCTION

Yam Properties is a mixed use 40.62 acre development located on the Southeast corner of Hayden Road and Northsight Blvd. It is bordered to the East by the 101 freeway and to the North by East Frank Lloyd Wright Blvd.

Yam Properties is a community sign district established for multiple parcels

This package is a request for consideration for approval for a community sign district and a comprehensive Master Sign Program (MSP) for Yam Circle.

The project includes new mid size monument signs for Hayden Road businesses, one tower sign for freeway, directional signs, and existing signs already established. In addition this criteria will establish wall mounted tenant identification standards.

As each parcel is developed, a sign package specific to that site will be submitted and approved by Yam Properties, and to the city of Scottsdale for sign permit approvals. The packages will be unique for each parcel matching each respective parcel's architecture and colors.

As a community sign district, some signs are being requested to have up to an additional 20% dimension and area.

Context Aerial Site



Site Map

Sign Types

YAM Circle

- A - Monument Sign
- B1-B4 - Retail / Commercial Mid-Size Monument Sign

YAM World Wide

- C - Retail / Commercial Mid-Size Monument Sign

Harley Davidson

- D - Monument Sign
- E-F - Retail / Commercial Mid-Size Monument Sign

Sonora Village

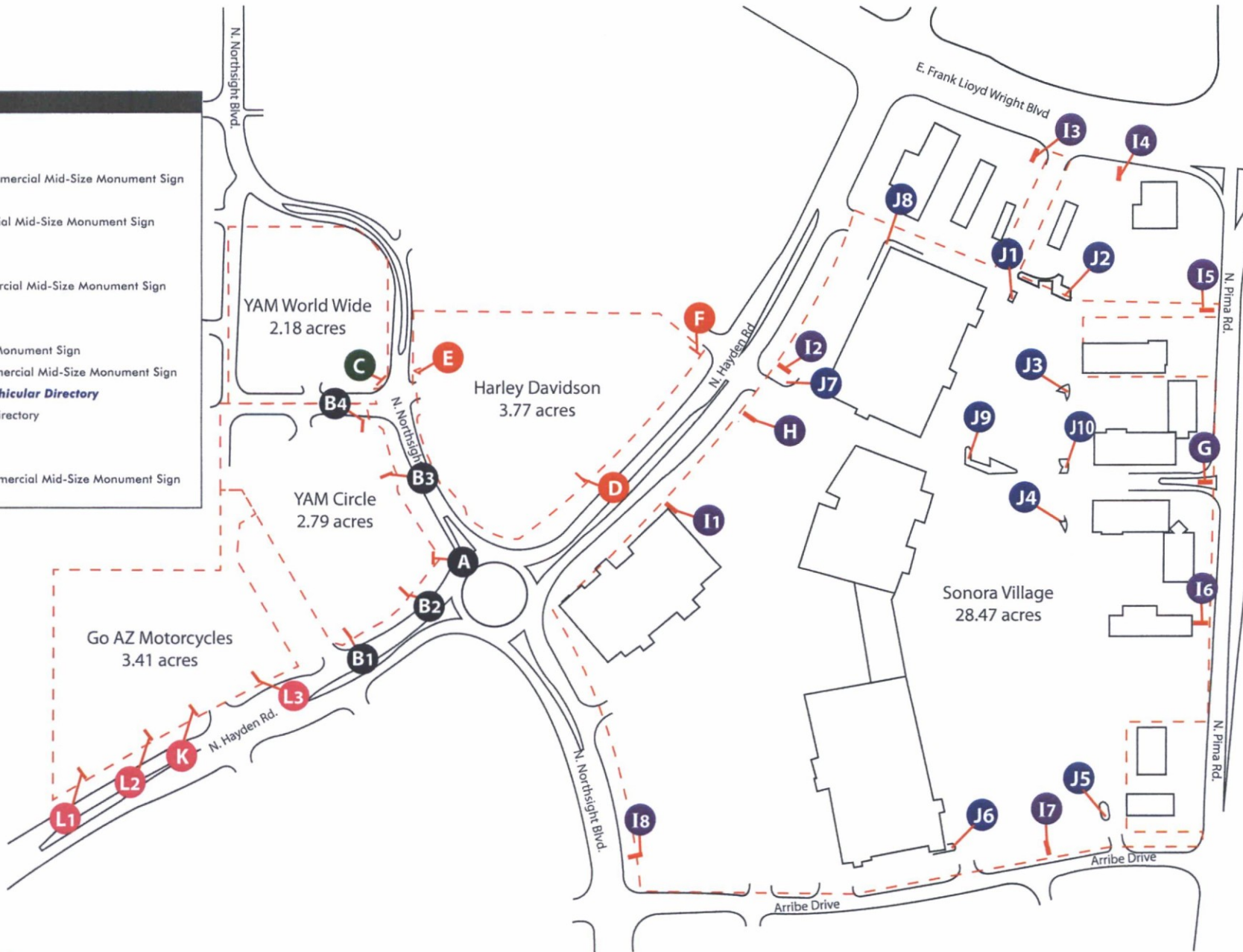
- G - Power Sign
- H - Chase Mid-Size Monument Sign
- I1-I8 - Retail / Commercial Mid-Size Monument Sign

Sonora Village - Vehicular Directory

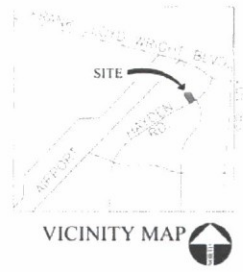
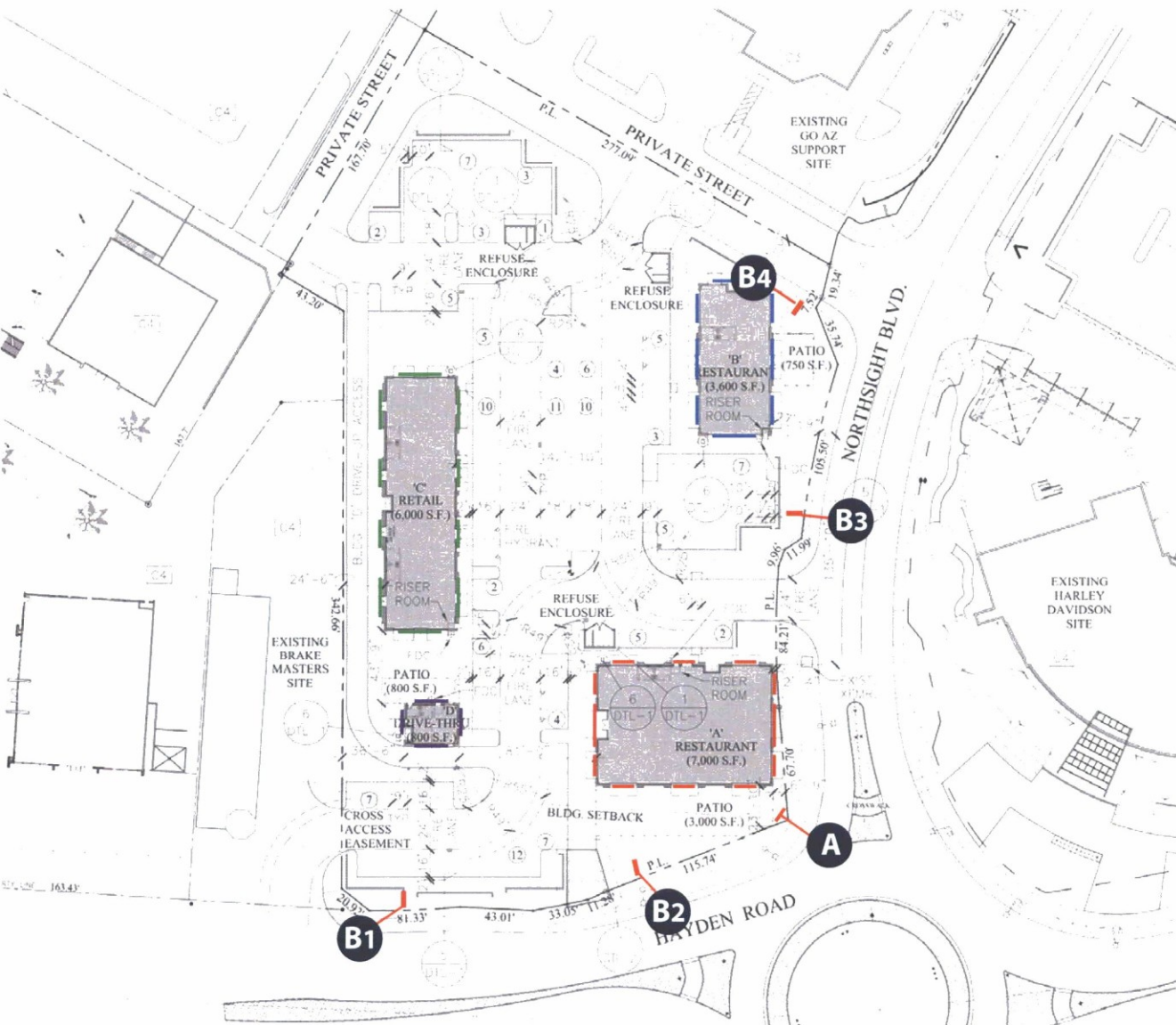
- J1-J10 - Vehicular Directory

Go AZ Motorcycles

- K - Monument Sign
- L1-L3 - Retail / Commercial Mid-Size Monument Sign



Yam Circle Site Map



SIGN TYPES

YAM Circle

A - Monument Sign

B1-B4 - Retail / Commercial Mid-Size Monument Sign

SITE PLAN
SCALE: 1" = 100'

Sign Type A - Monument Sign

The Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd. and N. Hayden Rd. The sign is parallel to the traffic circle.

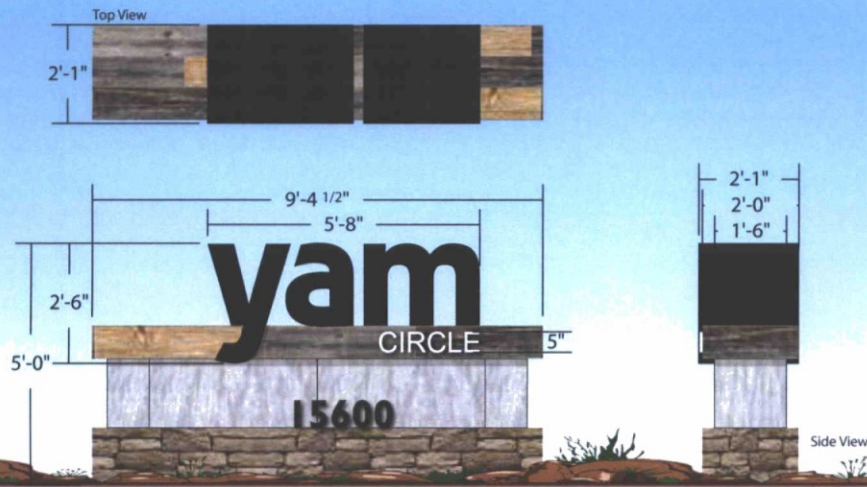
Overall (length x height): 9'-4 1/2" x 5'-0"

SQFT: 14.17

Base: Recycled Barnwood w/ "CIRCLE" routed out w/ 3/4" clear push thru overlaid w/ 3M white vinyl. Barnwood Color will Very. Eldorado Cultured Stone Veneer Moonlight Rough Cut Western States Vintage Flat Sheet "Galu-Ten Robust"
Project ID: Pan Channel letters w/ 25" returns painted black w/ 3/4" inset white plex overlaid w/ 3M black perf vinyl.

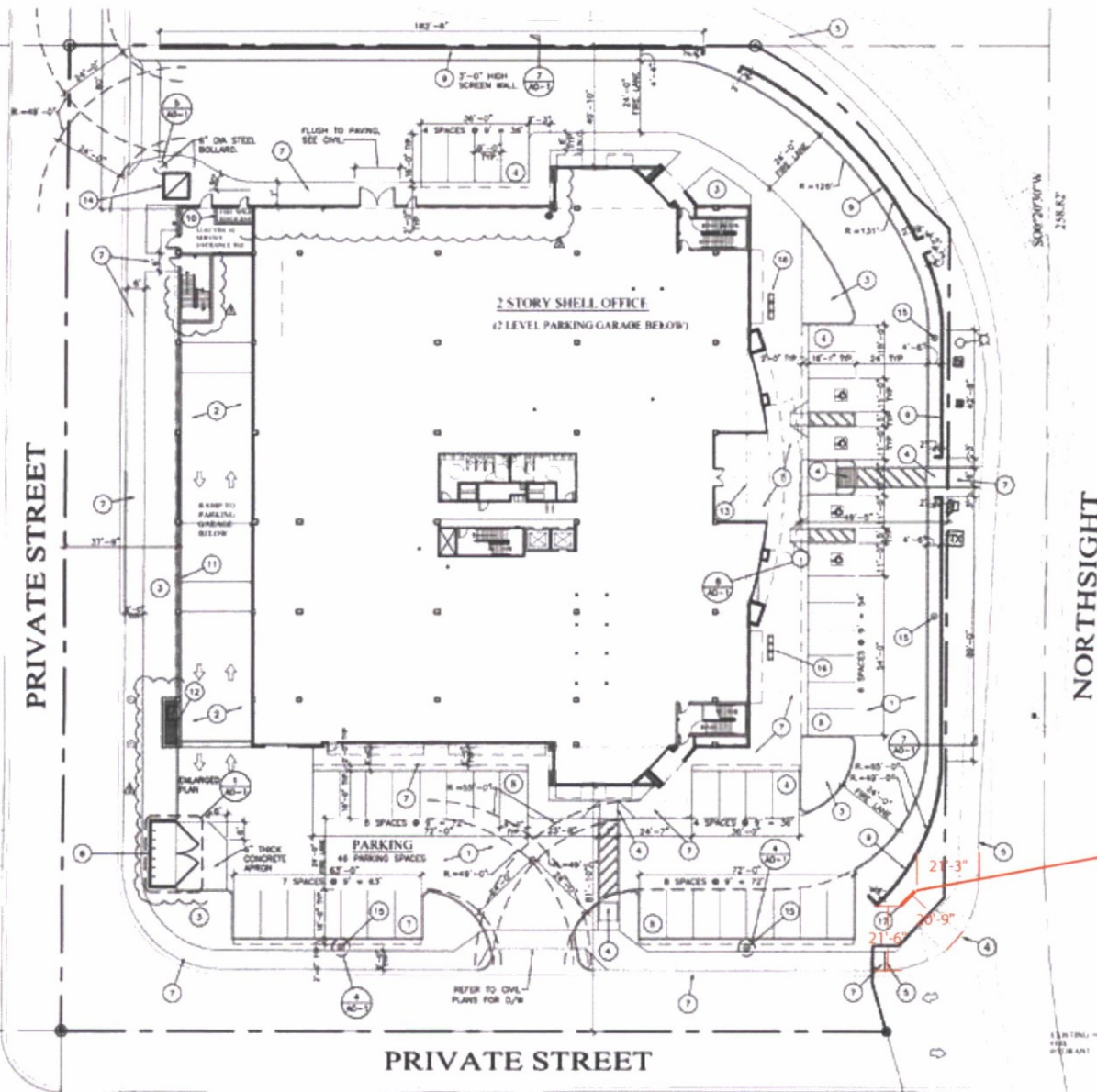
Illumination: Will be face illuminated with white LEDs and white LED accent lighting coming up from the rock base.

As this is a community Sign district, sizes described are allowed under code section 8.533.III.B



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs

Yam World Wide Site Map



SIGN TYPES

YAM World Wide

C - Retail / Commercial Mid-Size Monument Sign



SITE MAP

Scale:
1" = 60'-0"

Sign Type C - Retail / Commercial Mid-Size Monument Sign

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd. The sign is parallel on the corner.

Overall (length x height): 6'-7" x 8'-0"

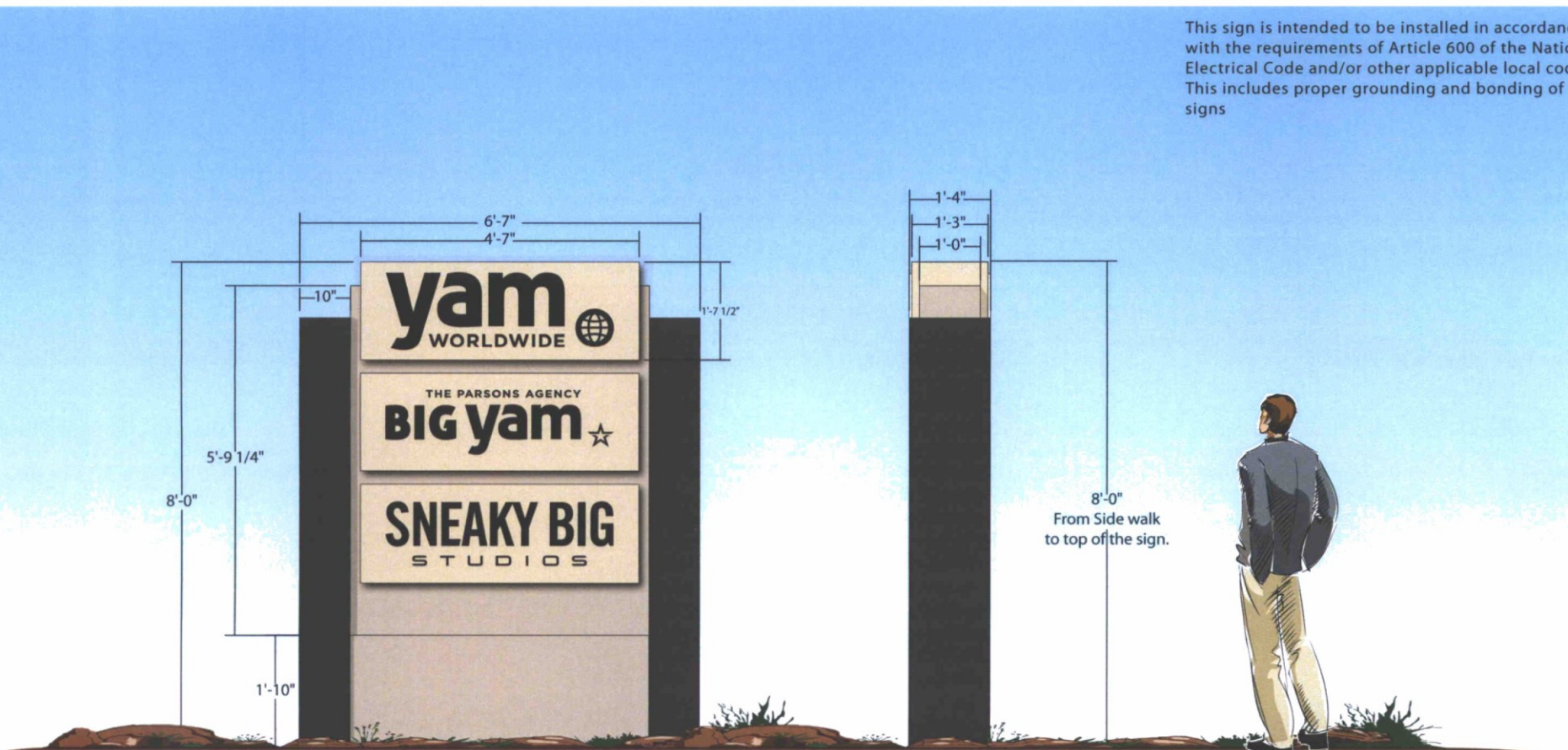
Area: 23.67

Base: Aluminum painted to match Glidden Fossil Gray and P32195 Staid Gray Metallic LRV 16.7

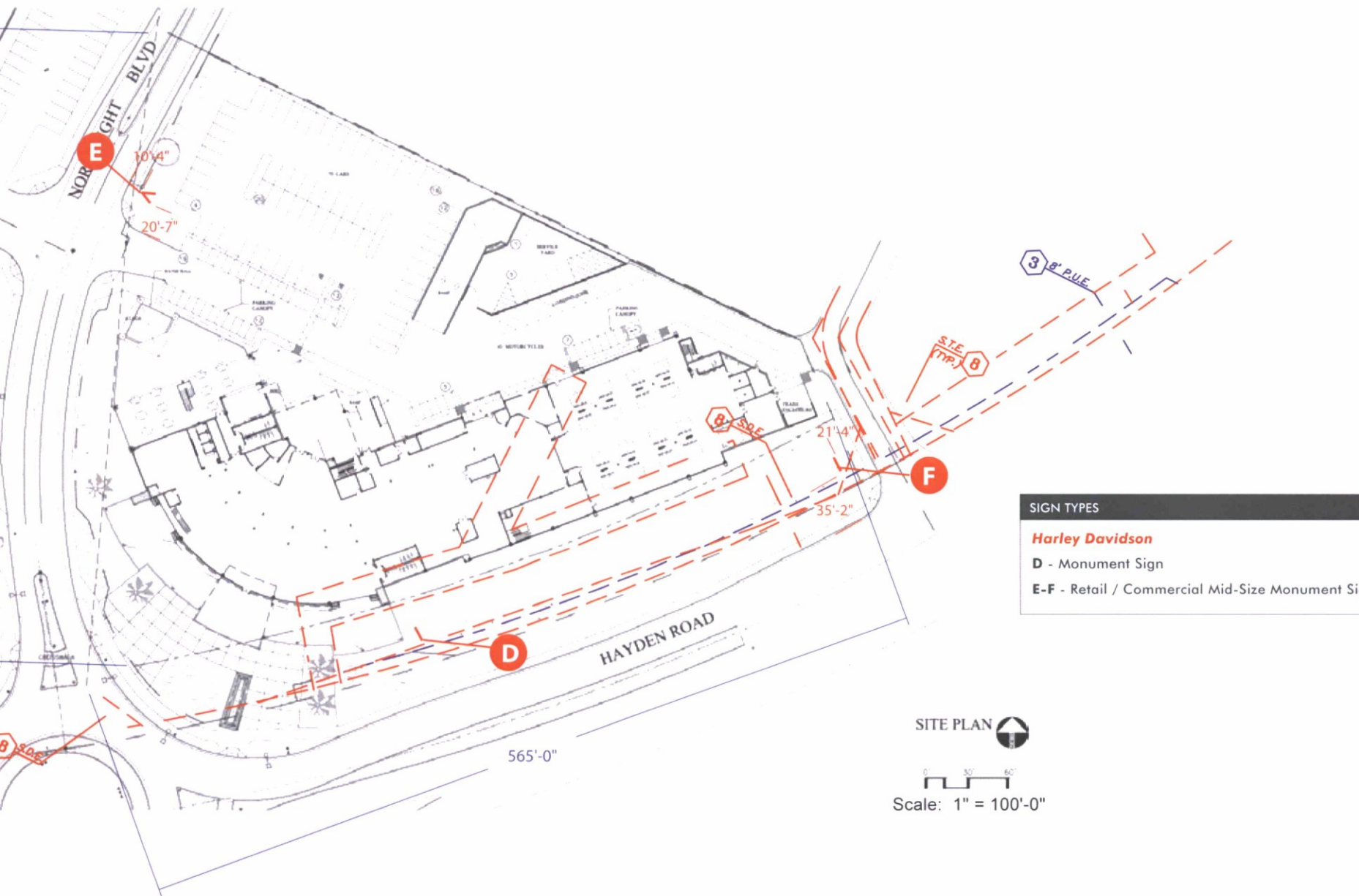
Tenant Panels: Routed aluminum face with 3/4" clear push thru and vinyl overlay. Painted Glidden White Pearl to match the building.

Illumination: Will be face illuminated with white LEDs.

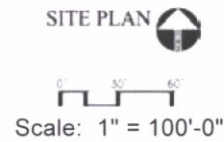
As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i



Harley Davidson Site Map



SIGN TYPES	
Harley Davidson	
D - Monument Sign	
E-F - Retail / Commercial Mid-Size Monument Sign	



Sign Type D - Monument Sign

The Monument Sign is designed to be clean and efficient, but also tasteful and stylish. It should embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Road.

Overall (length x height): 11'-0" x 5'-0"

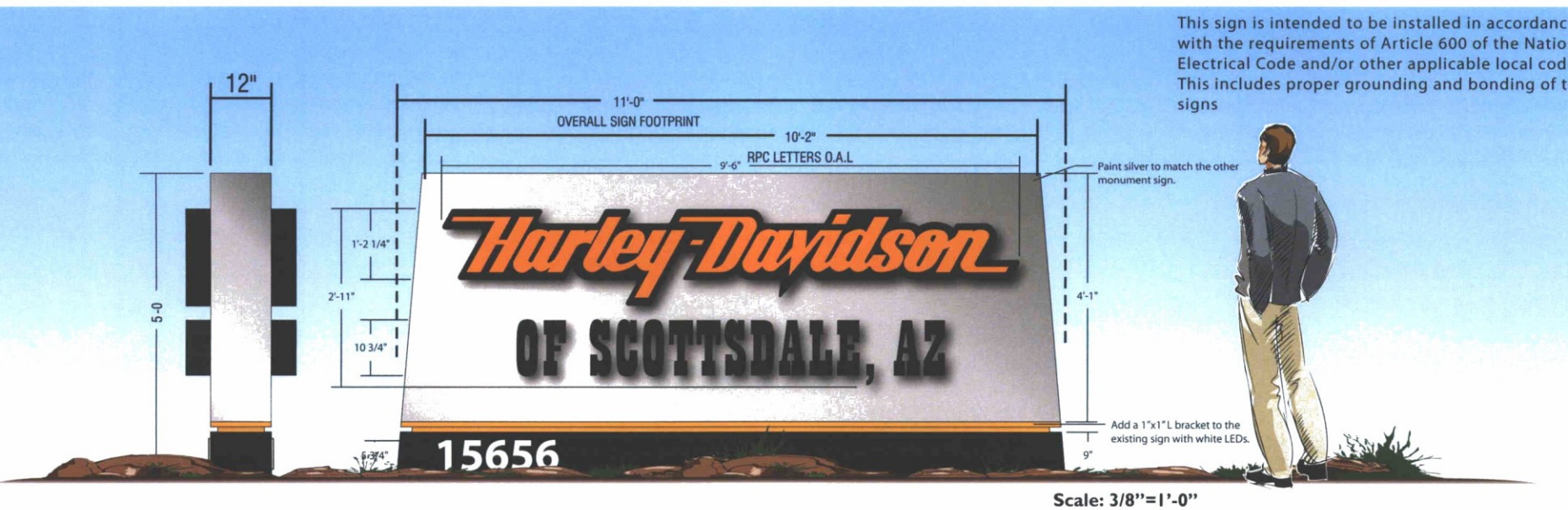
Area: 24.96

Material: Aluminum

Lettering: Pan Channel letters w/ 5" deep black .040 aluminum returns w/ 3/4" black vinyl cap and overlaid with 3M Orange 3630-44 and 3M Black vinyl.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 12.2.C.f.i



Sign Type E - Retail / Commercial Mid-Size Monument Sign

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Road.

Overall (length x height): 10'-0" x 7'-0"

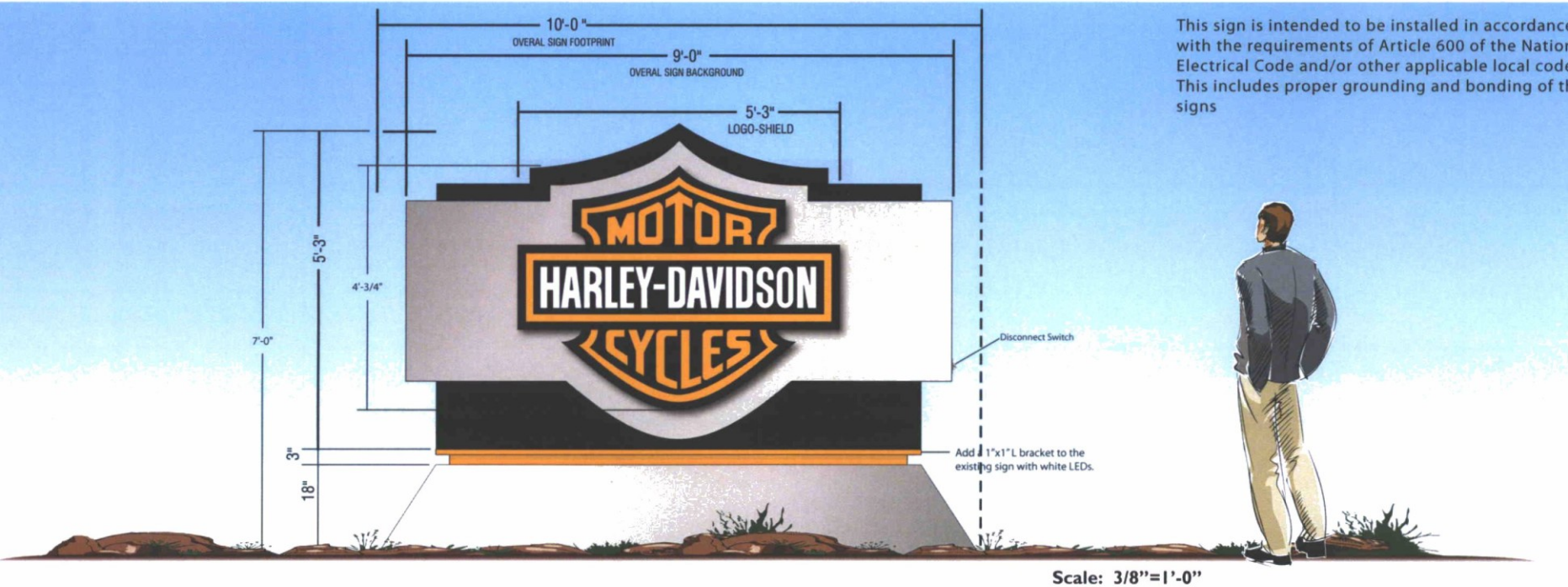
Area: 21.42

Material: Aluminum

Project ID: Pan Channel logo w/ 5" deep black .040 aluminum returns w/ 1" black trim and overlaid with 3M Orange 3630-44 and 3M Black vinyl.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 32.C.f.i



Sign Type F - Retail / Commercial Mid-Size Monument Sign

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Hayden Rd.

Overall (length x height): 10'-5" x 14'-0"

SQFT: 75.024

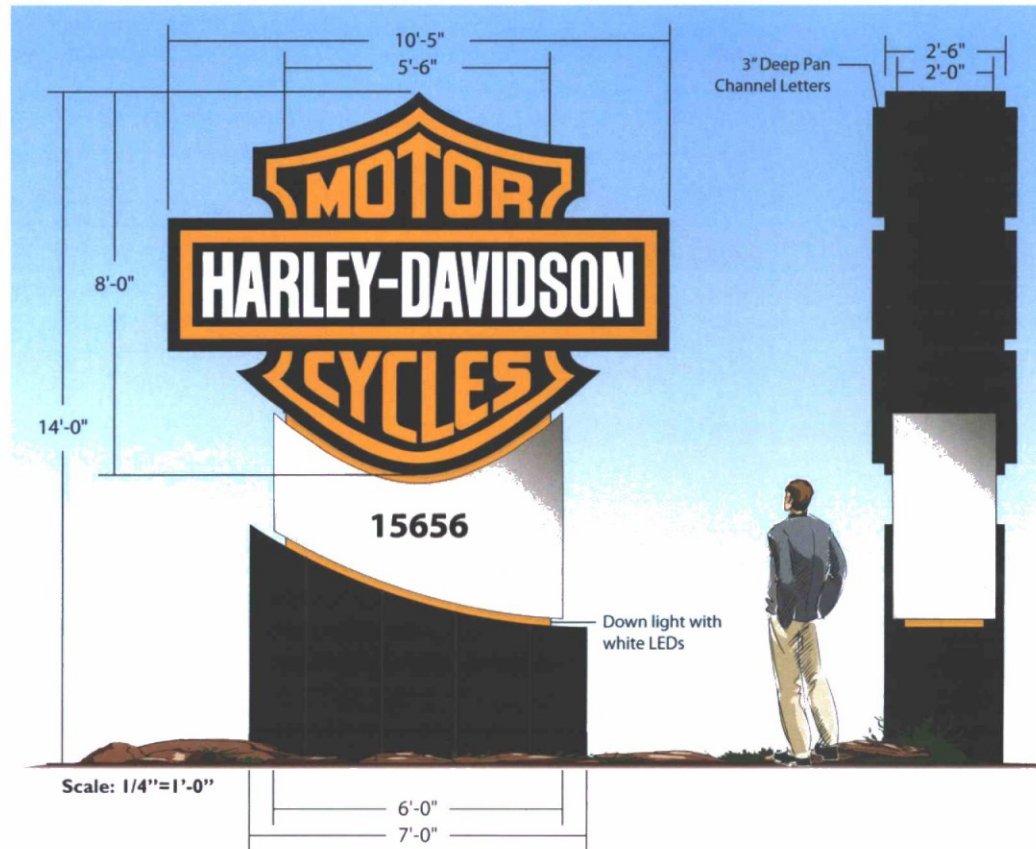
Base: Aluminum

Project ID: Pan Channel letters w/ 5" deep black .040 aluminum returns w/ 3/4" black trim cap and overlaid with 3M Orange 3630-44 mounted to a aluminum cabinet.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i with the exercised option of 20% increase in height and area.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs



Sonora Village Site Map

Sign Types

- Sonora Village**
- S** - Power Sign
- M** - Chase Mid-Size Monument Sign
- I-18** - Retail / Commercial Mid-Size Monument Sign
- Sonora Village - Vehicular Directory**
- I-J10** - Vehicular Directory



Sign Type G - Power Sign

ument Sign is designed to be clean and efficient, but also tasteful and stylish. embrace the natural beauty of the site and surrounding areas, and integrate the man-made aspects that will be developed in the future.

n will be located at a high traffic flow location on the property at N. Hayden

(length x height): 17'-0" x 30'-0"

40

3 Aluminum

D: Routed aluminum face backed with white plex overlaid with 3M vinyl.

panels: Will be required to have routed aluminum faces backed with white plex with 3M vinyl.

on: Will be face illuminated with white LEDs

a community Sign district, sizes described are allowed under code section d.III with the exercised option of 20% increase in height and area.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs



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

Sign Type H - Chase Mid-Size Monument Sign

Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and blend with the man-made aspects that will be developed in the future.

Signs are located N. Hayden Rd., E. Frank Lloyd Wright Blvd., N. Pima Rd. and N. Pima Drive at the main entrances to the shopping center.

(length x height): 7'-0" x 5'-0"

13.16

63 Aluminum

LED: Illuminated Channel letters.

Finish: Will be face illuminated with white LEDs

In a community Sign district, sizes described are allowed under code section 15.12.b



Sign Type II-I8 - Retail / Commercial Mid-Size Monument Sign

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

These signs are located N. Hayden Rd., E. Frank Lloyd Wright Blvd., N. Pima Rd. and Arribe Drive at the main entrances to the shopping center.

Overall (length x height): 12'-0" x 12'-0"

SQFT: 62

Base: .063 Aluminum

Project ID: Routed aluminum face backed with white plex overlaid with 3M vinyl.

Tenant Panels: Will be required to have routed aluminum faces backed with white plex overlaid with 3M vinyl.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.iii

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs



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

Sign Type J1-J10 - Vehicular Directory

Vehicular Directory Signs are designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

Signs are located within the shopping center near the main entrances to the shopping center.

Sign (length x height): 5'-9 3/8" x 13'-6"

17.5

63 Aluminum

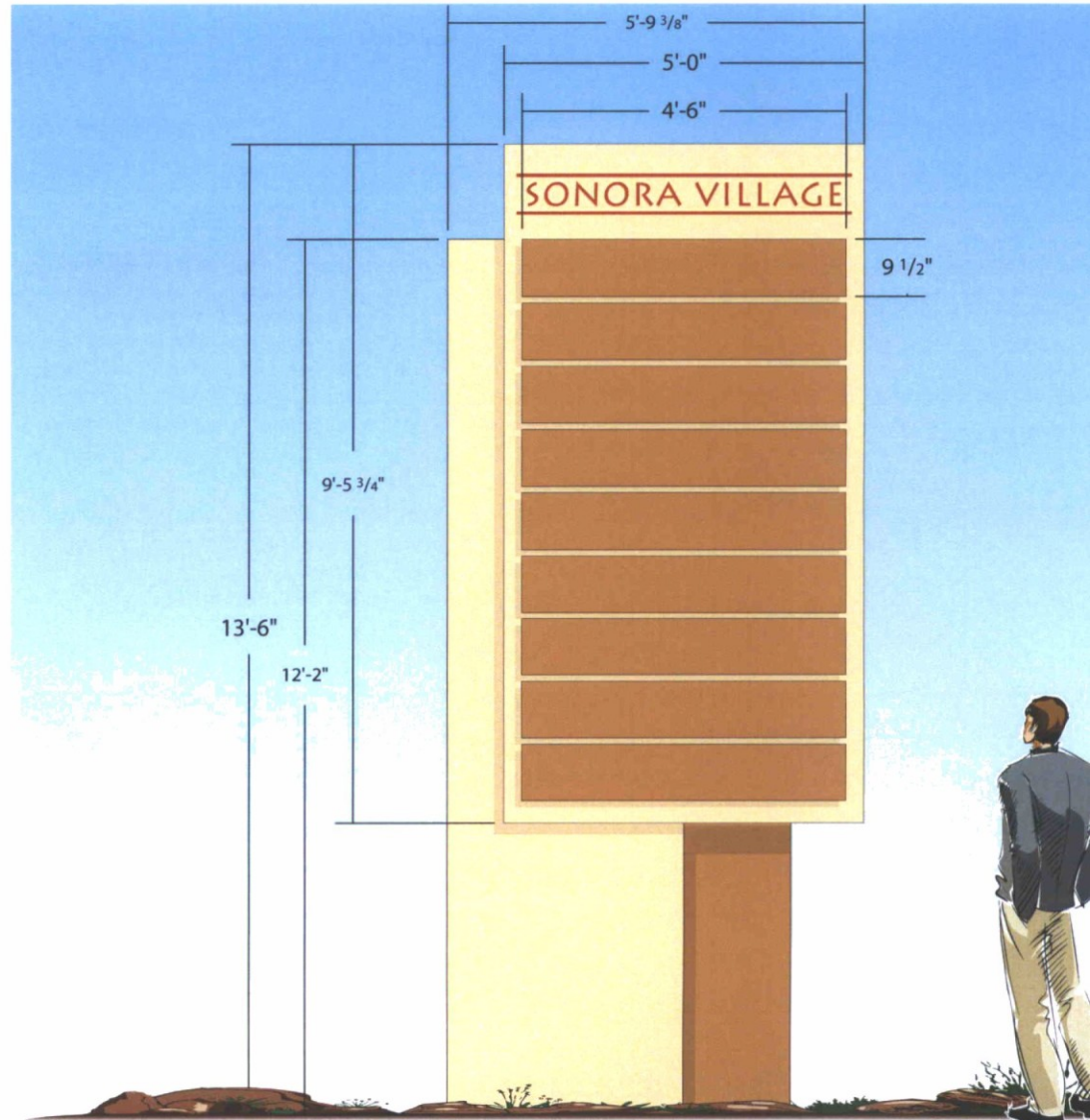
Finish: Routed aluminum face backed with white plex overlaid with 3M vinyl.

Lighting: Will be required to have routed aluminum faces backed with white plex.

Notes: Will be face illuminated with white LEDs

In a community Sign district, sizes described are allowed under code section 8.533.V with the exercised option of 20% increase in height and area.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs



Sign Type K - Monument Sign

The Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Road.

Overall (length x height): 11'-0" x 5'-0"

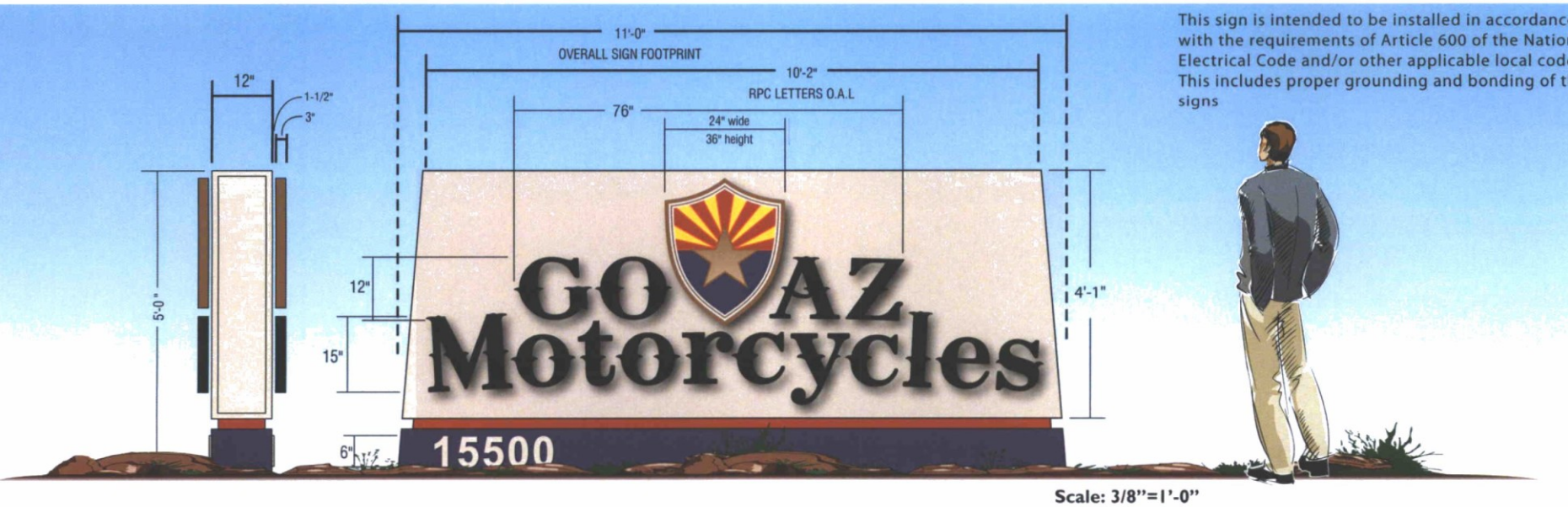
Area: 44.88

Material: Aluminum

Lettering: Reverse pan channel letters w/ 3" deep .063 aluminum returns.

Illumination: Will be halo-illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 12.2.C.b



Sign Type LI-L3 - Retail / Commercial Mid-Size Monument Sign

A Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located on the property at N. Hayden Rd.

Overall (length x height): 10'-0" x 7'-0"

Cost: 24,000

Material: Aluminum

Project ID: LOGOS, routed face push-thru acrylic 3/4" thick push thru, Digital-print logo graphics on acrylic.

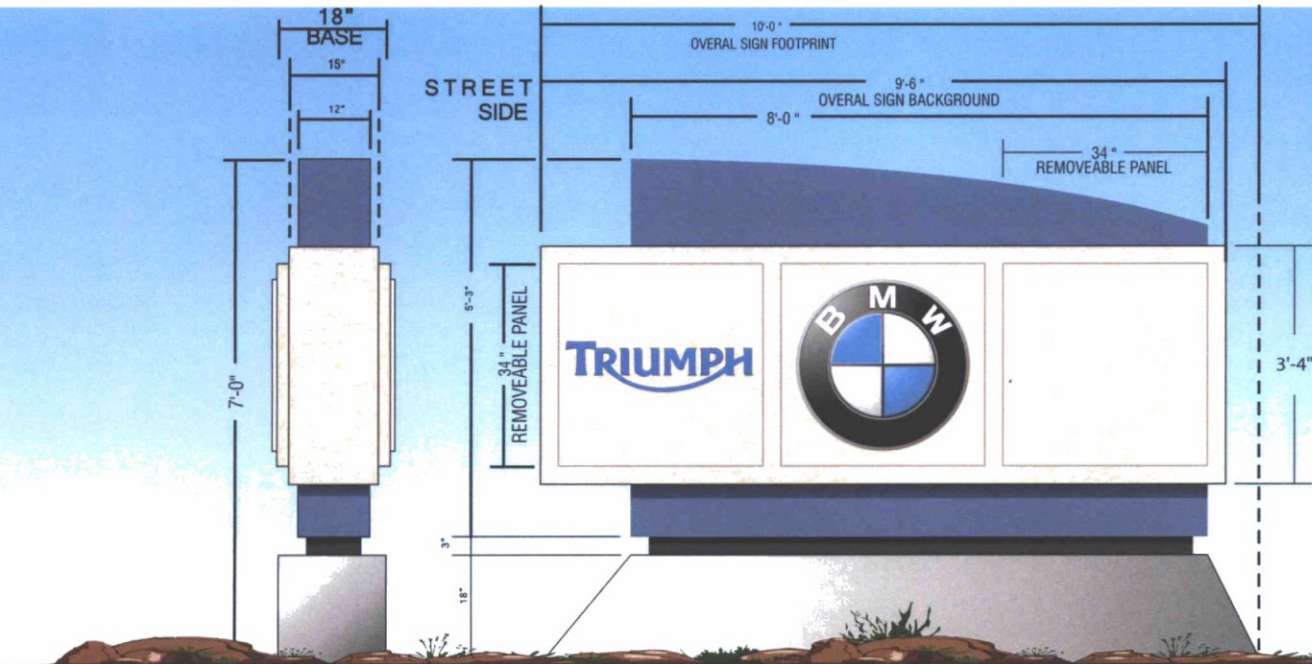
Lettering: Larger letters backed with plex, routed out with translucent vinyl overlay per existing corporate color

Notes:

NOTE: each 34 x 34" panels are removeable for any future changes. Panels are 2" deep alum. construction.

Lighting: Illumination: Interior illuminated with white LEDs

This is a community Sign district, sizes described are allowed under code section 8.532.C.f.i



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs.

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

Building Sign Guidelines

Installation:

Signs must have building mounted individual letters or be mounted on a panel, reverse pan channel and logos or a combination of these. Signs must be mounted flush to the wall. Cigar shaped taglines will be allowed with a routed face and 3/4" thru plex with halo illumination (see pg. 11). No 3D shape cabinets are allowed, unless a nationally recognized logo with landlord approval.

Lighting:

Signs are required for it being an environmentally friendly energy efficient sign. All methods are acceptable, internal, halo, face mounted, or indirect.

Style Color and Finishes:

Sign colors, colors and fonts are acceptable along with the building's corporate colors, style and logos with landlord approval.

Signs will be allowed with landlord approval.

Spacing:

A minimum of 2 foot spacing is required between tenant signs.

Installation:

Signs or a combination of signs shall not exceed more than 80% of the horizontal and vertical background which they are to be installed on.

Placement:

Signs should not conflict with the architectural features of the building. Sign letters will be allowed to be placed above the roof line per landlord approval.

Layout Standards:

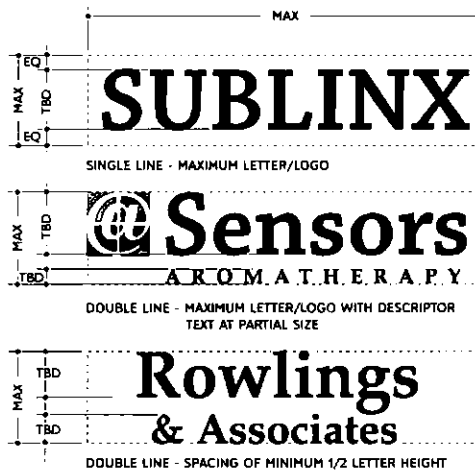
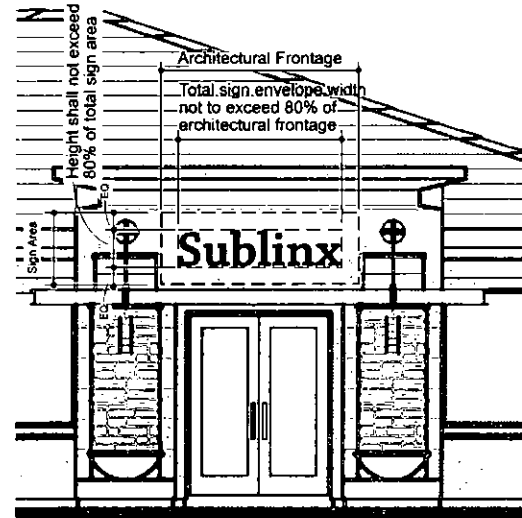
Tenants may use a registered corporate trademark or identity used in regional branding campaigns or logotype for building mounted signs.

Sign Area Calculation:

Wall Signs are permitted at a rate of 1.2 square foot of sign area for each 1 lineal foot of the building or suite frontage.

For buildings and suites with multiple elevations a maximum square footage for the entire suite/building will not exceed 1.8 square foot of sign area for each 1 lineal foot of the longest elevation. The maximum square footage per elevation remains at 1.2 square foot for each 1 lineal foot of building or suite frontage.

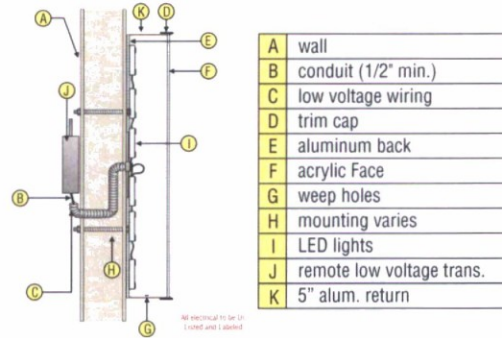
In the case of individual letters used as a sign, the area is ninety (90) percent of the area enclosed within the smallest regular geometric figure needed to completely encompass all letters, insignias or symbols of the sign, including horizontal spacings between letters, insignias or symbols, except as otherwise provided herein. For signs other than individual letters, words, insignias or symbols, the area is the total area of the facing or the total area within the outer edge of any existing border on the sign.



Wall Sign Examples

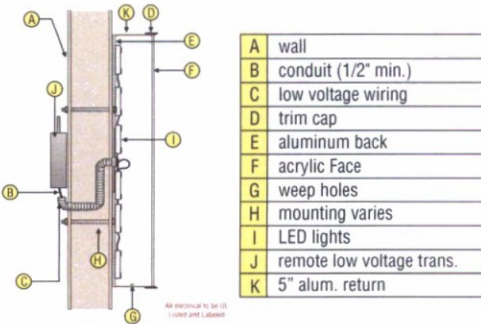


Pan-Channel Letter / LEDs

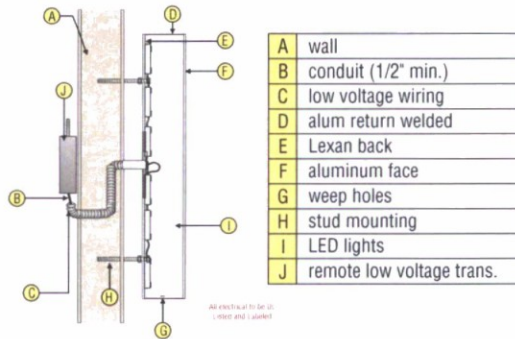


LED illum. Pan Channel Letters

Pan-Channel Letter / LEDs

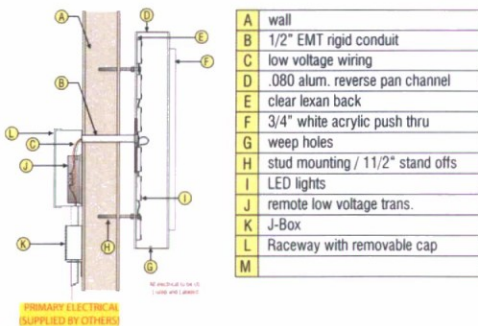


Reverse Pan-Channel Letter / LEDs

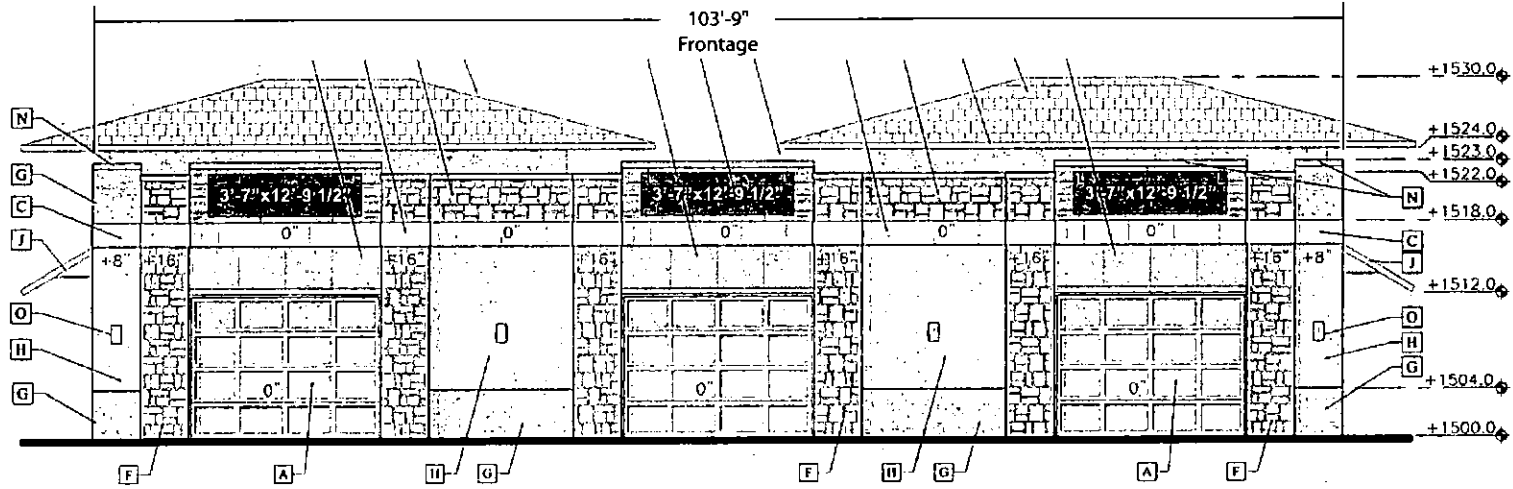


LED Halo-illum. reverse Pan Channel Letters

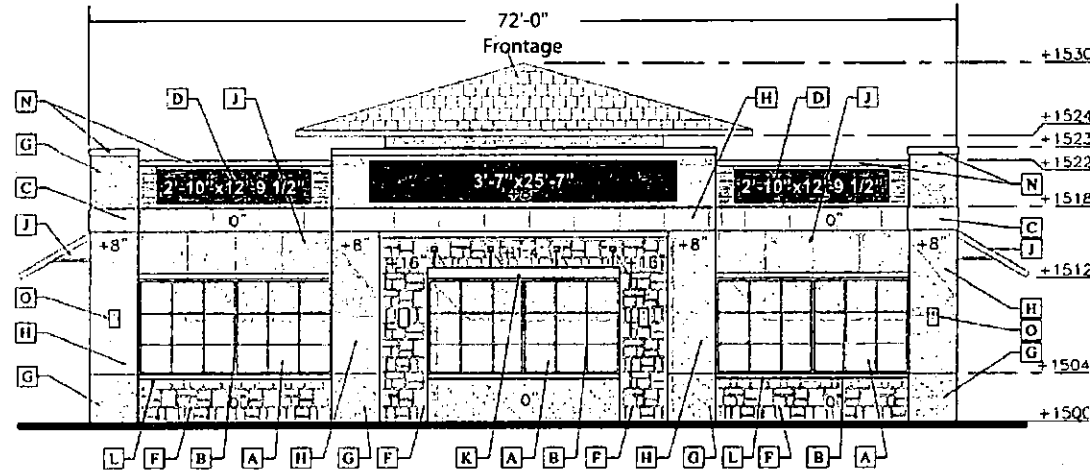
Halo Lit & Push Thru Copy / LEDs - Cross Section Detail



Building A Elevations Sign Envelopes

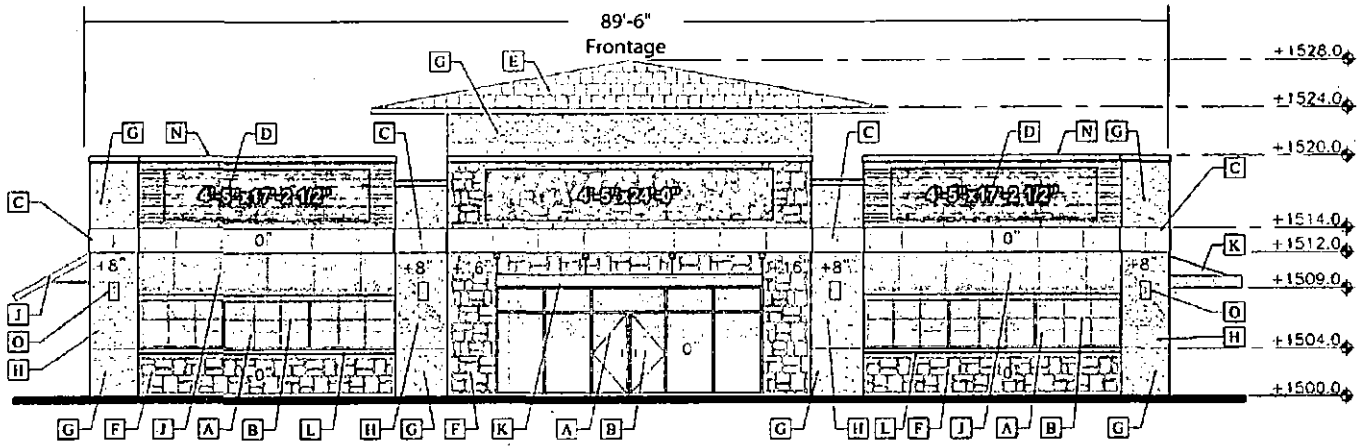


SOUTH ELEVATION
Scale: 1/16"=1'

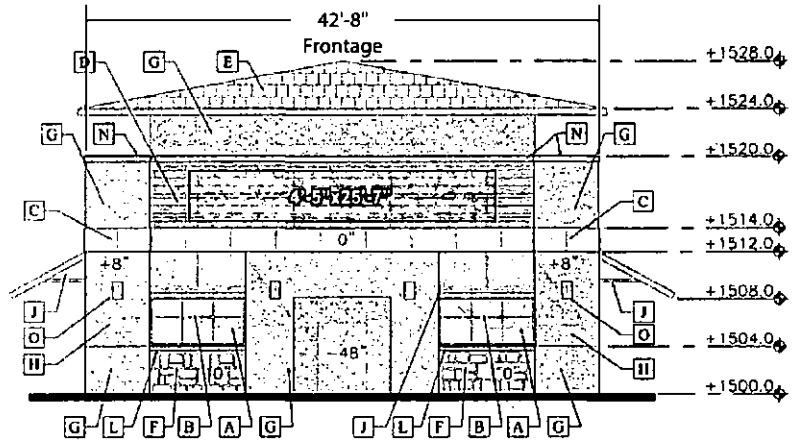


EAST ELEVATION
Scale: 1/16"=1'

Building B Elevations Sign Envelopes

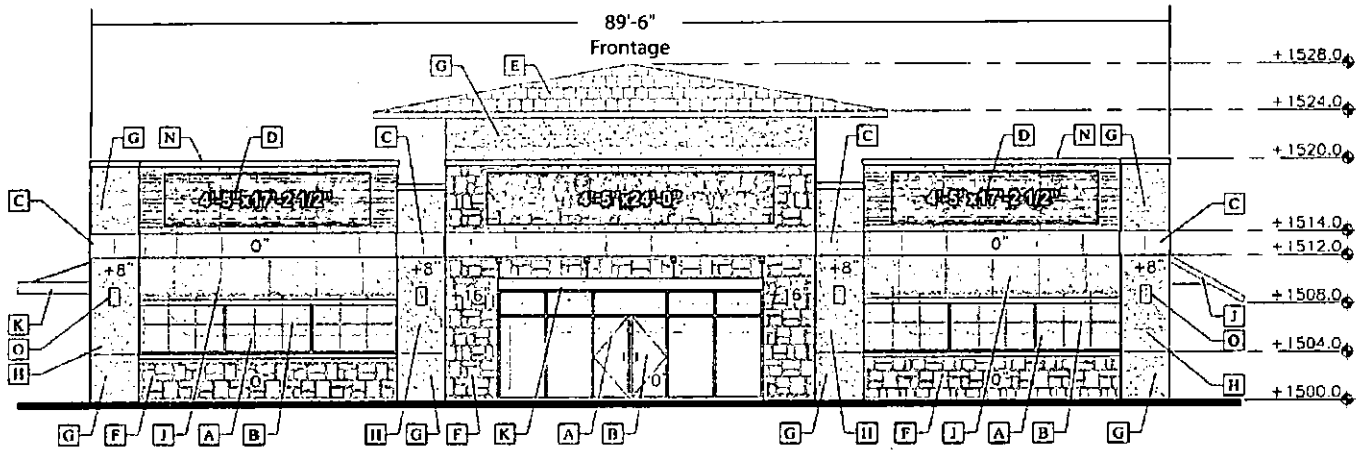


WEST ELEVATION
Scale: 1/16"=1'



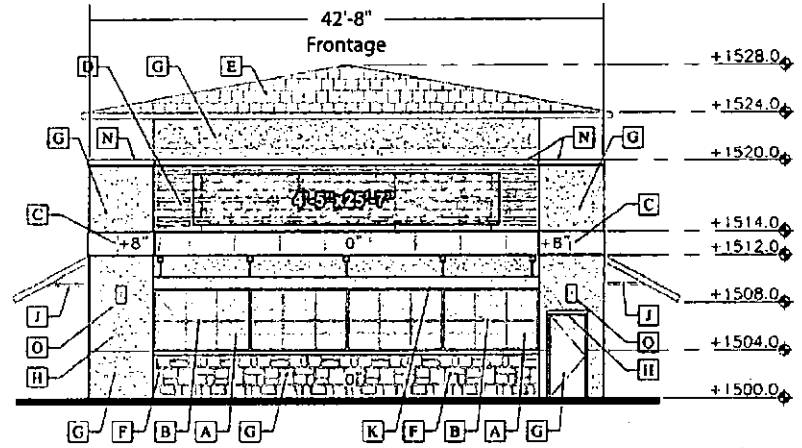
NORTH ELEVATION
Scale: 1/16"=1'

Building B Elevations Sign Envelopes



EAST ELEVATION

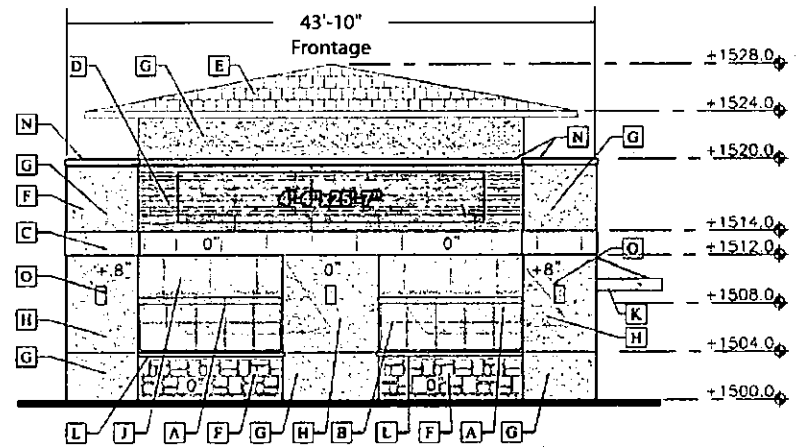
Scale: 1/16"=1'



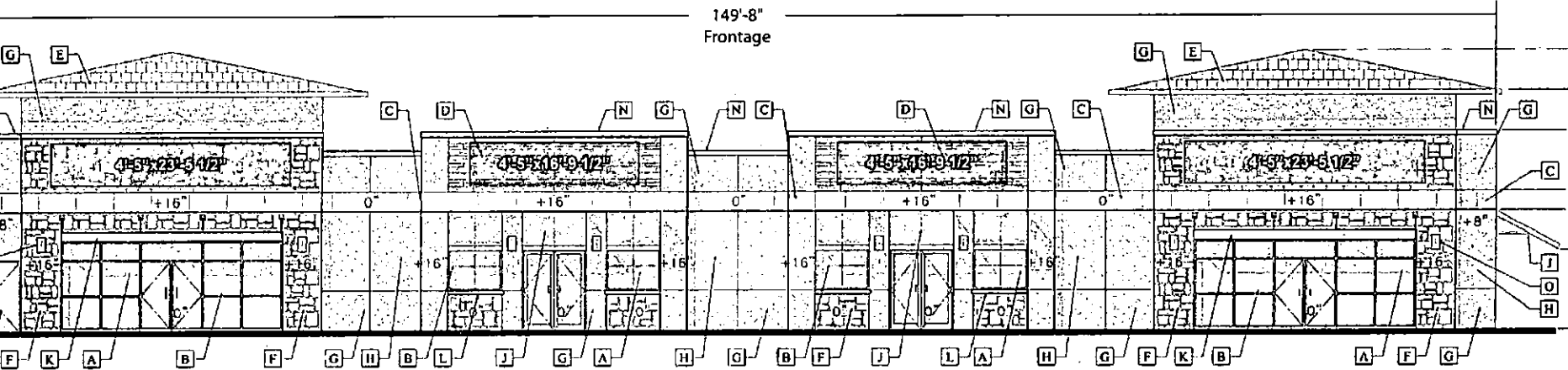
SOUTH ELEVATION

Scale: 1/16"=1'

Building C Elevations Sign Envelopes

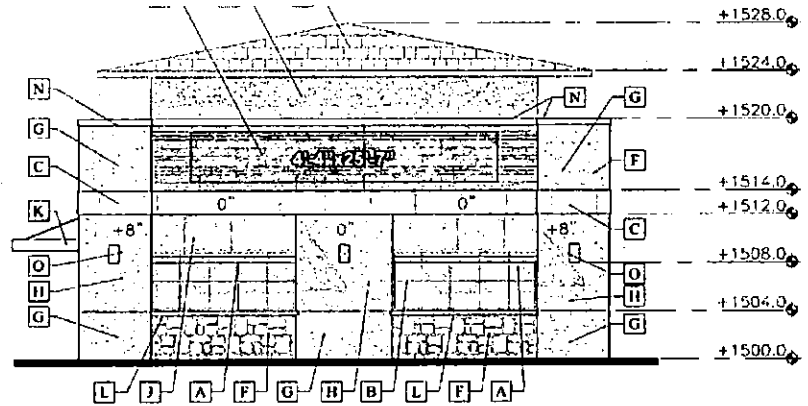


SOUTH ELEVATION
Scale: 1/16"=1'

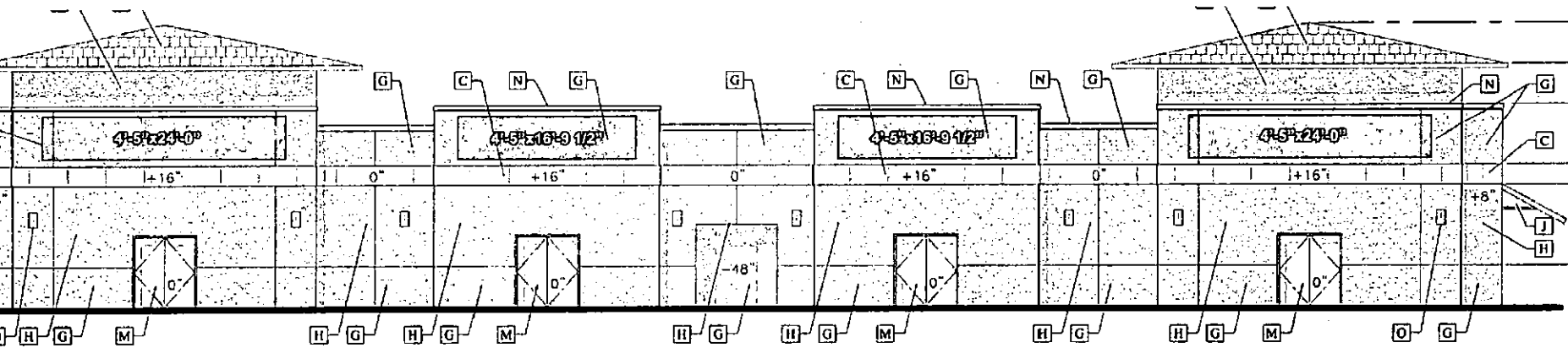


EAST ELEVATION
Scale: 1/16"=1'

Building C Elevations Sign Envelopes

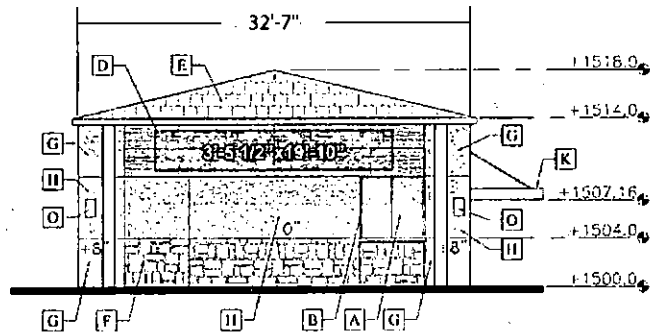


NORTH ELEVATION
Scale: 1/16"=1'

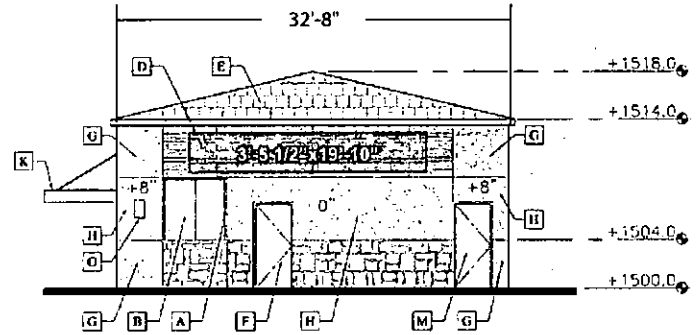


WEST ELEVATION
Scale: 1/16"=1'

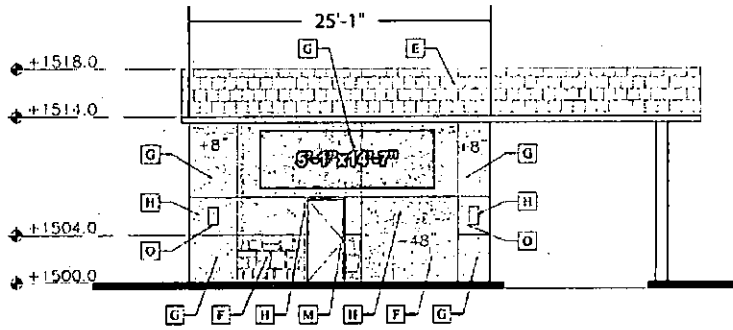
Building D Elevations Sign Envelopes



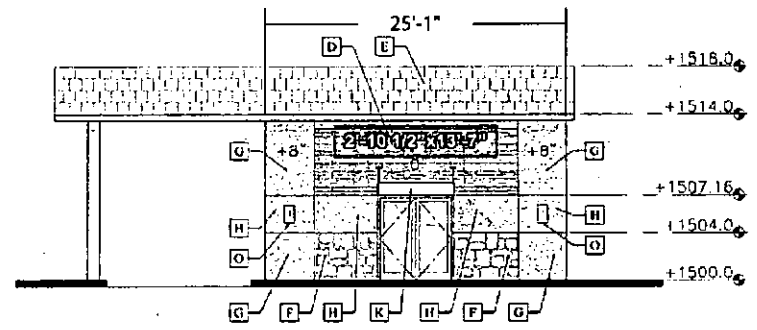
SOUTH ELEVATION
Scale: 3/32"=1'



NORTH ELEVATION
Scale: 3/32"=1'



WEST ELEVATION
Scale: 3/32"=1'



EAST ELEVATION
Scale: 3/32"=1'

Introduction And Theme

INTRODUCTION

Yam Properties is a mixed use 40.62 acre development located on the Southeast corner of Hayden Road and Northsight Blvd. It is bordered to the East by the 101 freeway and to the North by East Frank Lloyd Wright Blvd.

Yam Properties is a community sign district established for multiple parcels

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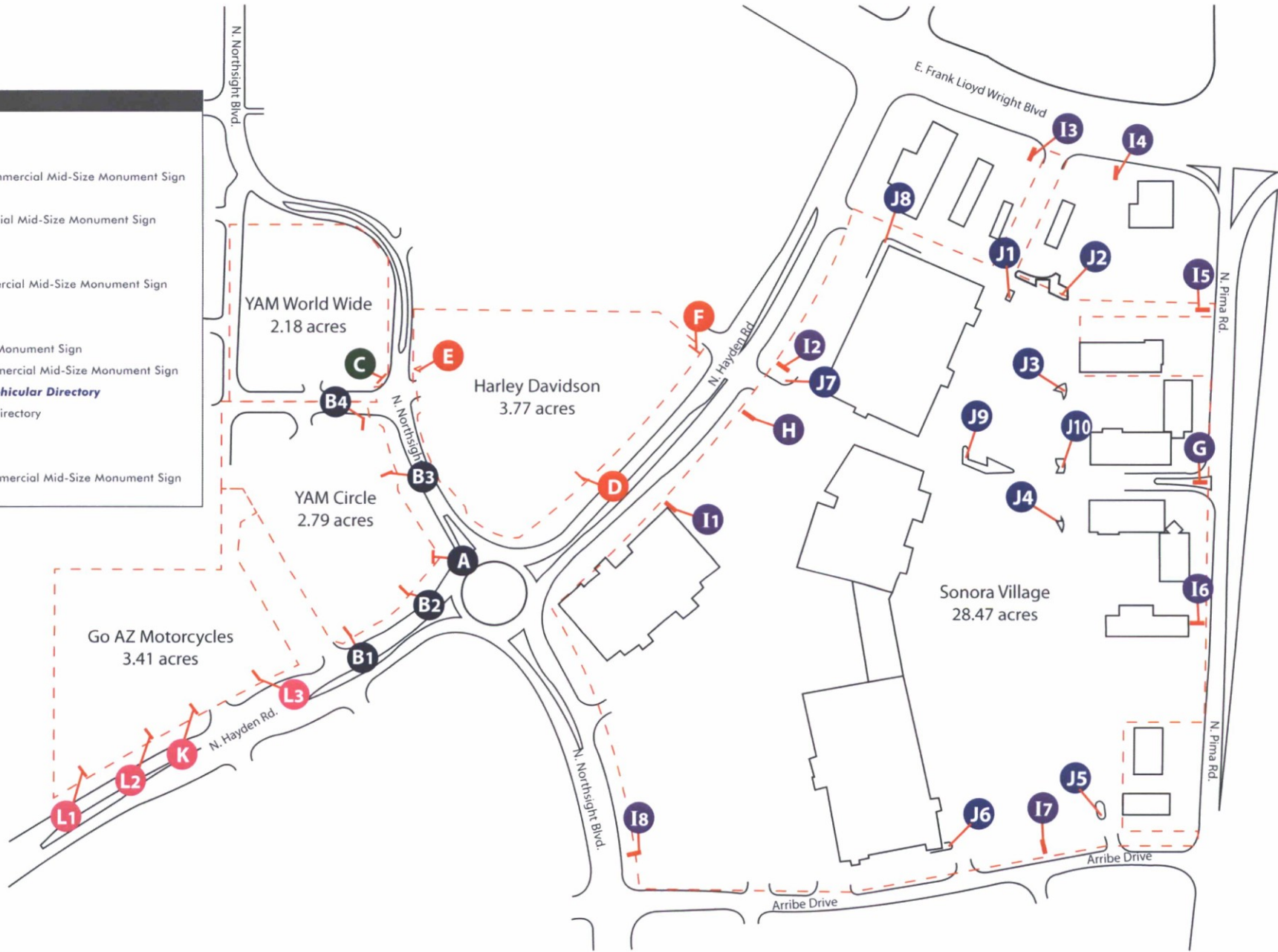
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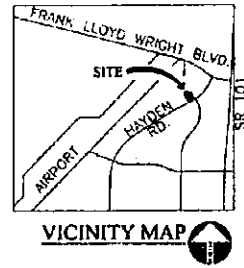
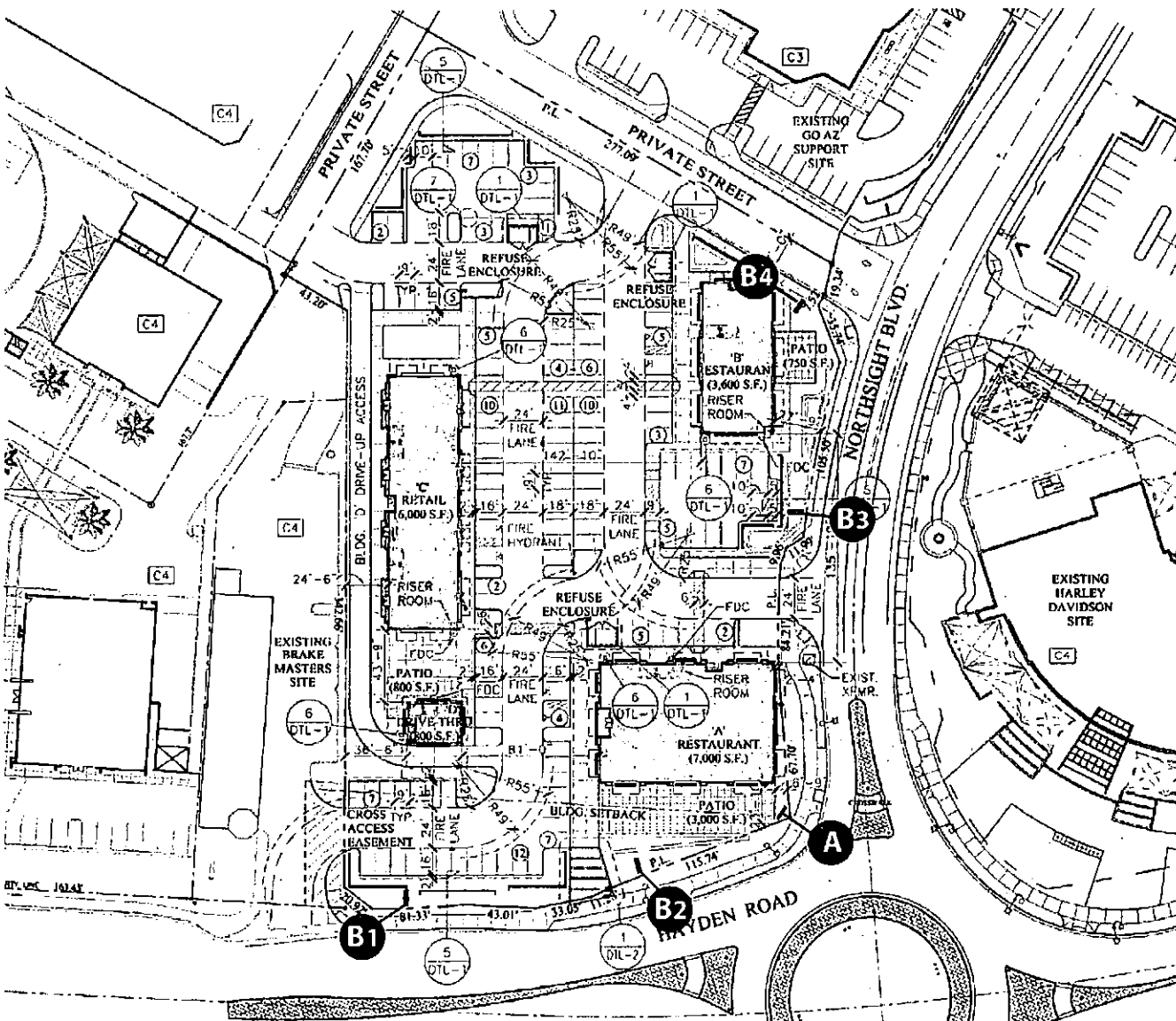


Site Map

TYPES	
YAM Circle	
- Monument Sign	
-B4 - Retail / Commercial Mid-Size Monument Sign	
YAM World Wide	
- Retail / Commercial Mid-Size Monument Sign	
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F - Retail / Commercial Mid-Size Monument Sign	
Sonora Village	
- Power Sign	
- Chase Mid-Size Monument Sign	
-I8 - Retail / Commercial Mid-Size Monument Sign	
Sonora Village - Vehicular Directory	
-J10 - Vehicular Directory	
Go AZ Motorcycles	
- Monument Sign	
-L3 - Retail / Commercial Mid-Size Monument Sign	



Yam Circle Site Map



SIGN TYPES

YAM Circle

- A - Monument Sign
- B1-B4 - Retail / Commercial Mid-Size Monument Sign

SITE PLAN
SCALE: 1" = 100'

Sign Type A - Monument Sign

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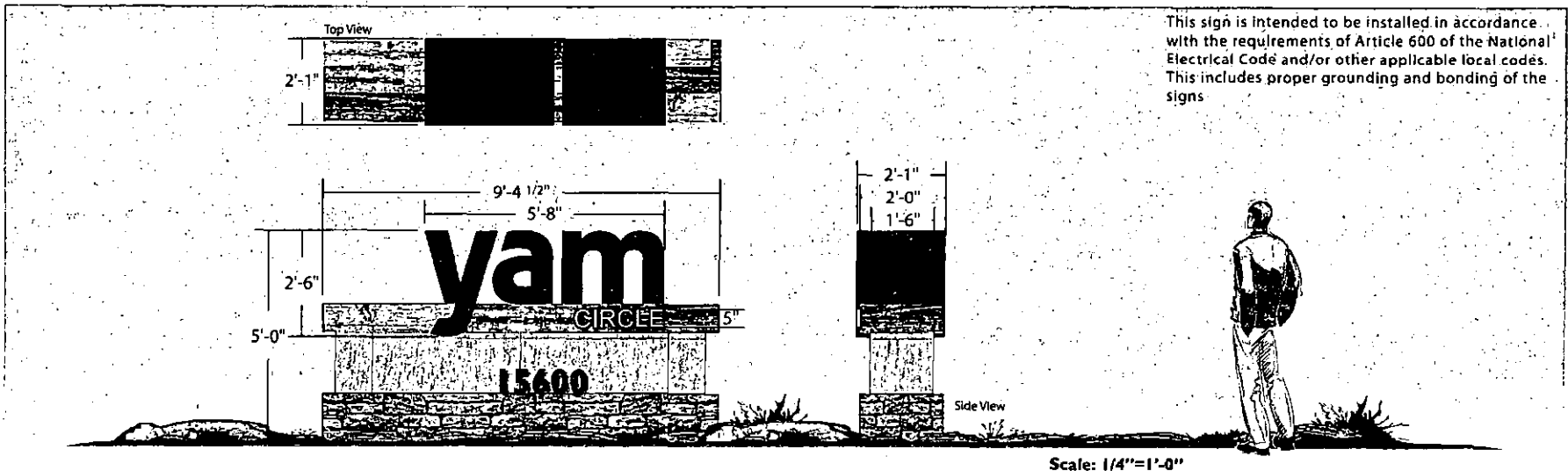
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SQFT: 14.17

Base: Recycled Barnwood w/ "CIRCLE" routed out w/ 3/4" clear push thru overlaid w/ 3M white vinyl. Barnwood Color will Very. Eldorado Cultured Stone Veneer Moonlight Rough Cut Western States Vintage Flat Sheet "Galu-Ten Robust"
Project ID: Pan Channel letters w/ 25" returns painted black w/ 3/4" inset white plex overlaid w/ 3M black perf vinyl.

Illumination: Will be face illuminated with white LEDs and white LED accent lighting coming up from the rock base.

As this is a community Sign district, sizes described are allowed under code section 8.533.III.B



Sign Type B1/B2/B3/B4 - Retail / Commercial Mid-Size Monument Sign

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

These signs will be located at a high traffic flow locations on the property down N. Northsight Blvd. and N. Hayden Rd. The signs will be double sided and visible from both sides.

Overall (length x height): 14'-0" x 9'-6 3/8"

SQFT: 61.64

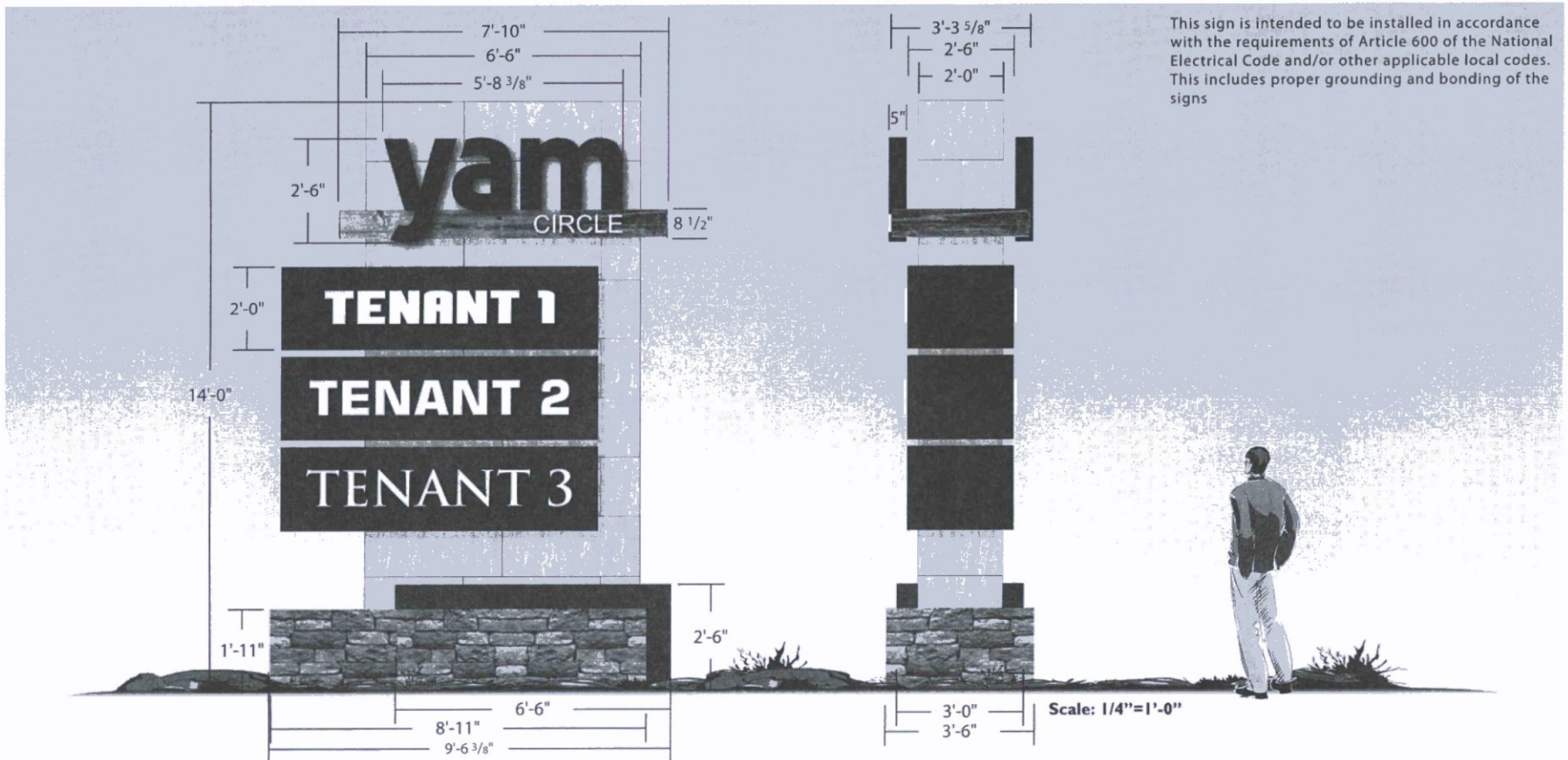
Base: Eldorado Cultured Stone Veneer Moonlight Rough Cut. Western States Vintage Flat Sheet "Galu-Ten Robust".

Project ID: Pan Channel letters w/ 25" returns painted black w/ 3/4" inset white plex overlaid w/ 3M black perf vinyl. Recycled Barnwood w/ "CIRCLE" routed out w/ 3/4" clear push thru overlaid w/ 3M white vinyl. Barnwood Color will Very.

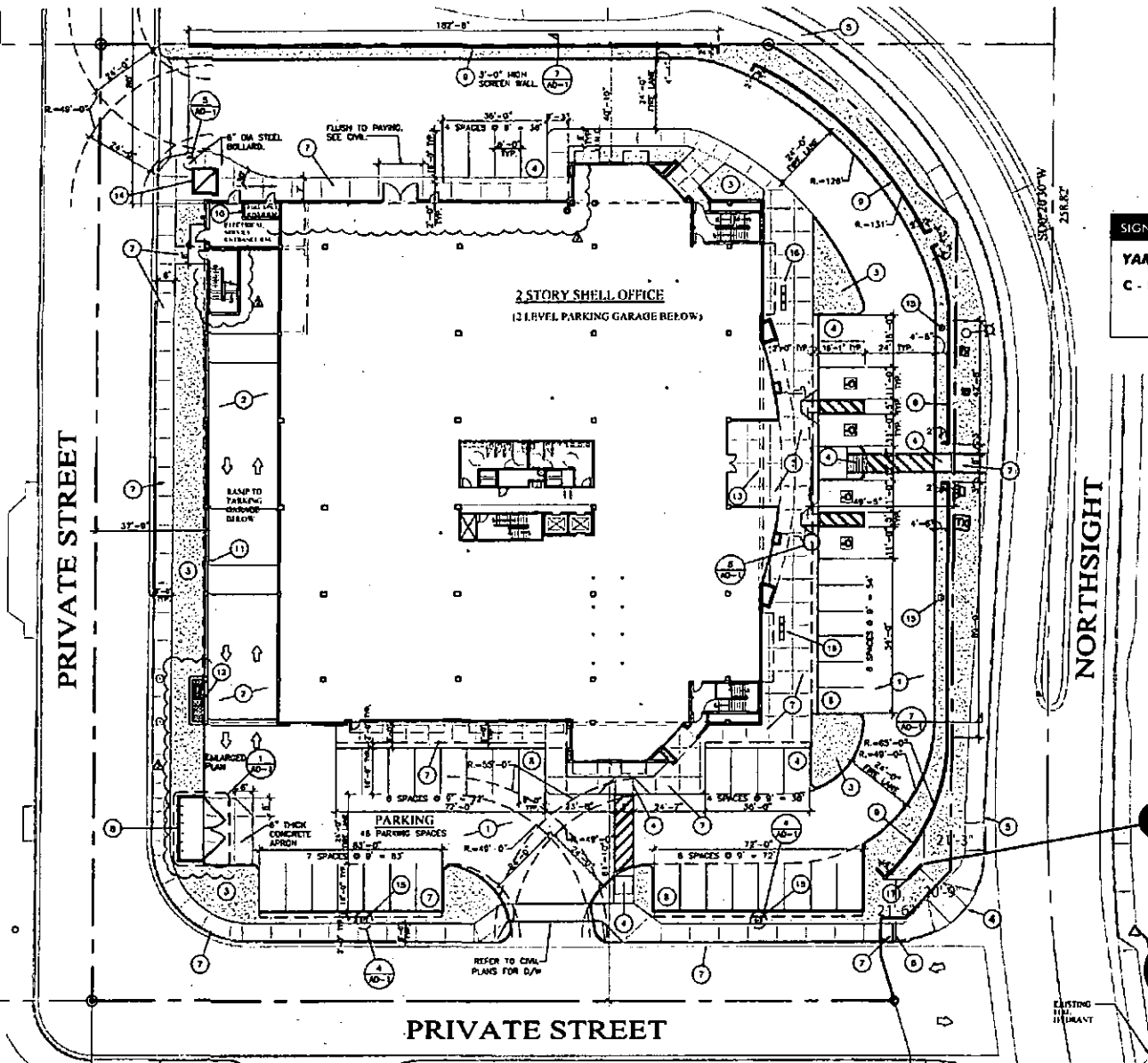
Tenant Panels: Will be required to have routed aluminum faces with 3/4" clear push thru acrylic overlaid with 3M vinyl.

Illumination: Will be face illuminated with white LEDs and white LED accent lighting coming up from the rock base.

As this is a community Sign district, sizes described are allowed under code section 8.533.III.C with the exercised option of 20% increase in height



Yam World Wide Site Map



SIGN TYPES

YAM World Wide

C - Retail / Commercial Mid-Size Monument Sign



SITE MAP

Scale:
1" = 60'-0"

Sign Type C - Retail / Commercial Mid-Size Monument Sign

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd.. The sign is parallel on the corner.

Overall (length x height): 6'-7" x 8'-0"

QFT: 23.67

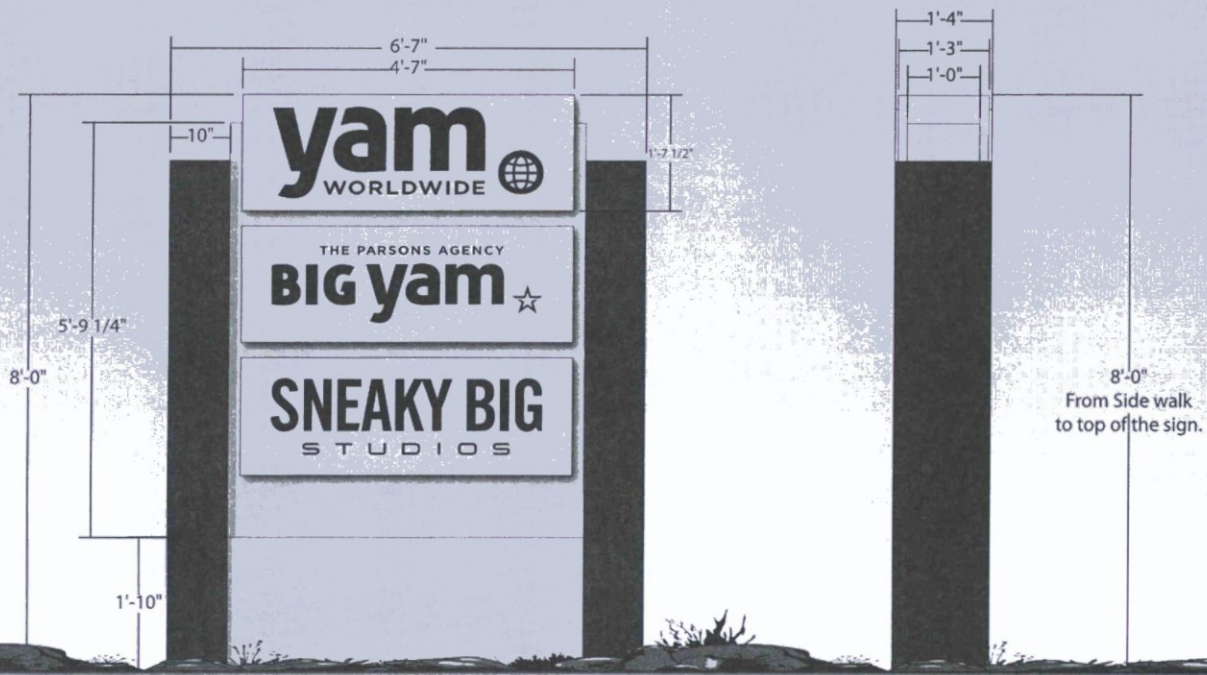
Base: Aluminum painted to match Glidden Fossil Gray and P32195 Staid Gray Metallic LRV 16.7

Tenant Panels: Routed aluminum face with 3/4" clear push thru and vinyl overlay. Painted Glidden White Pearl to match the building.

Illumination: Will be face illuminated with white LEDs.

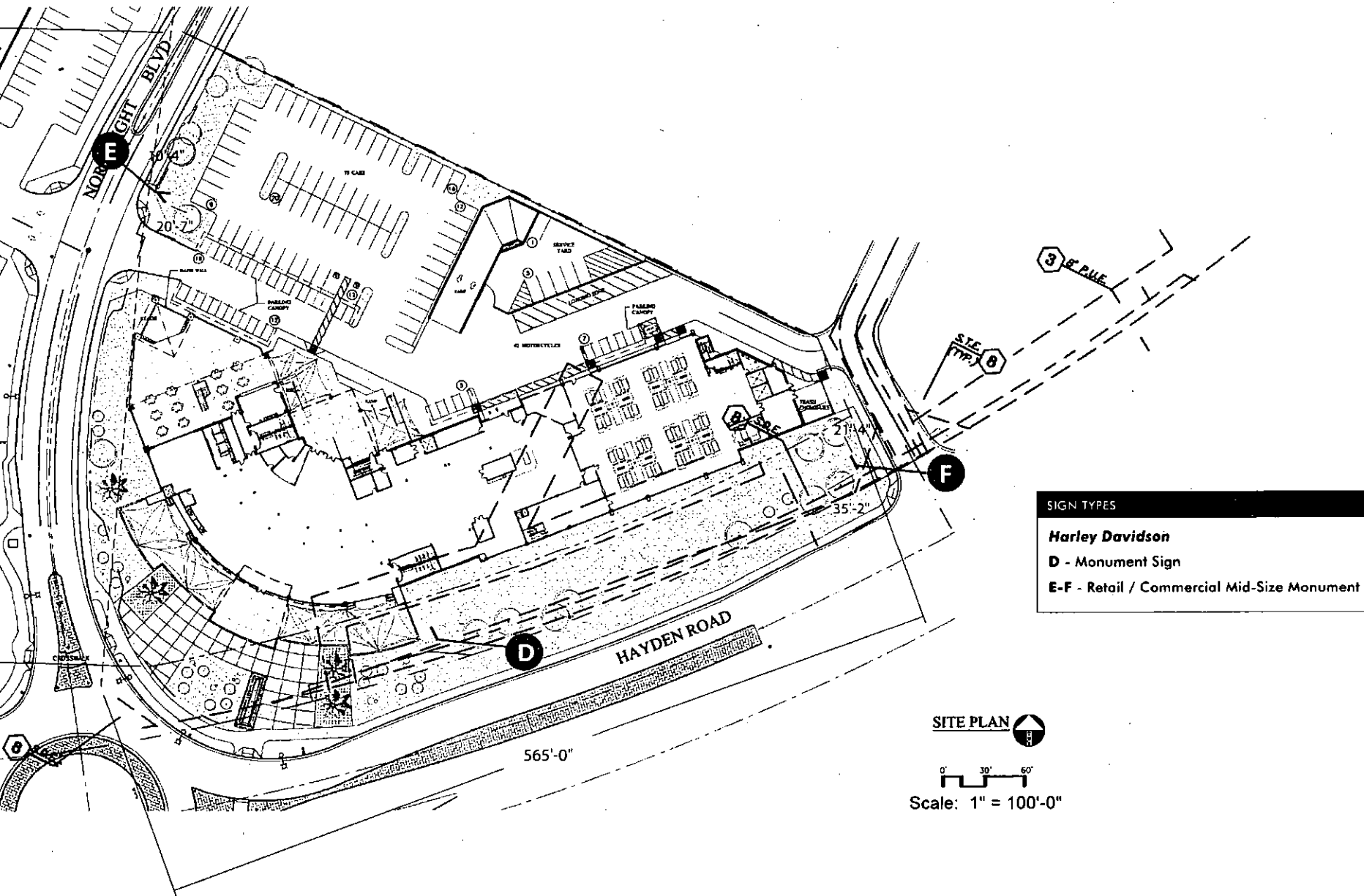
As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of signs.



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

Harley Davidson Site Map



SIGN TYPES
Harley Davidson
D - Monument Sign
E-F - Retail / Commercial Mid-Size Monument

Sign Type D - Monument Sign

The Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd.

Overall (length x height): 11'-0" x 5'-0"

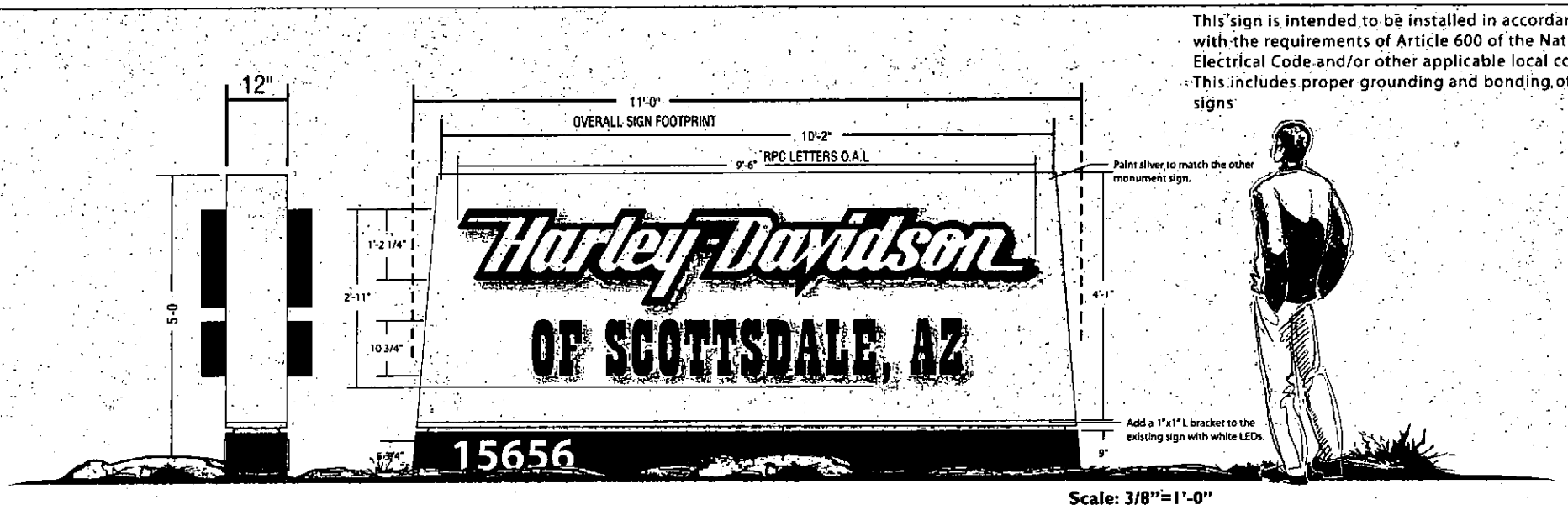
QFT: 24.96

Case: Aluminum

Project ID: Pan Channel letters w/ 5" deep black .040 aluminum returns w/ 3/4" black trim cap and overlaid with 3M Orange 3630-44 and 3M Black vinyl.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 532.C.f.i



Sign Type E - Retail / Commercial Mid-Size Monument Sign

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd.

Overall (length x height): 10'-0" x 7'-0"

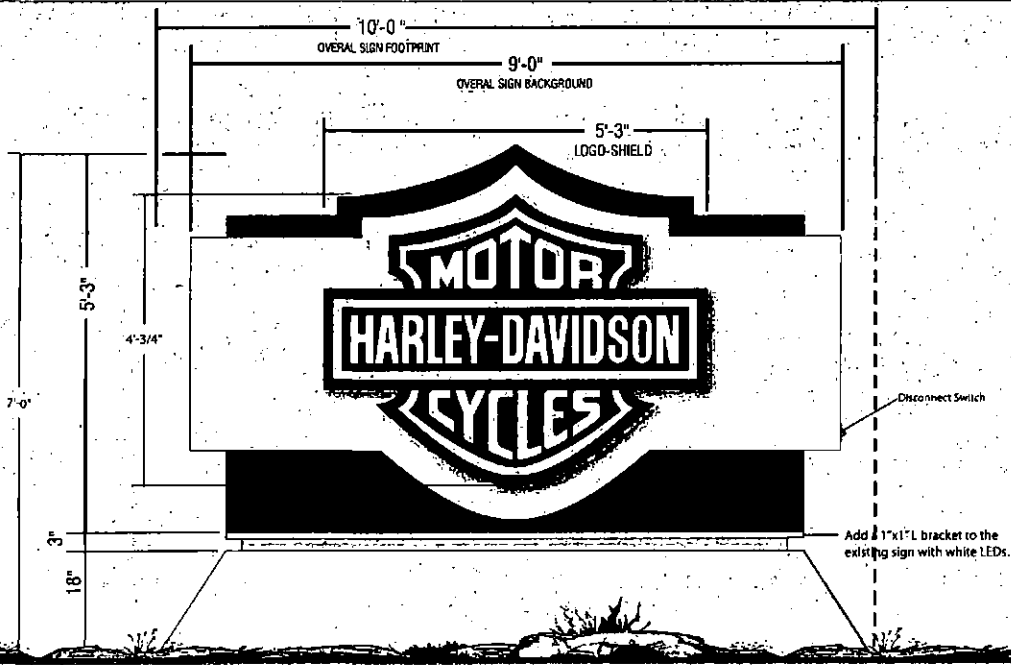
QFT: 21.42

Material: Aluminum

Project ID: Pan Channel logo w/ 5" deep black .040 aluminum returns w/ 1" black trim cap and overlaid with 3M Orange 3630-44 and 3M Black vinyl.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 532.C.f.i



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of signs.



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

Sign Type F - Retail / Commercial Mid-Size Monument Sign

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Hayden Rd.

Overall (length x height): 10'-5" x 14'-0"

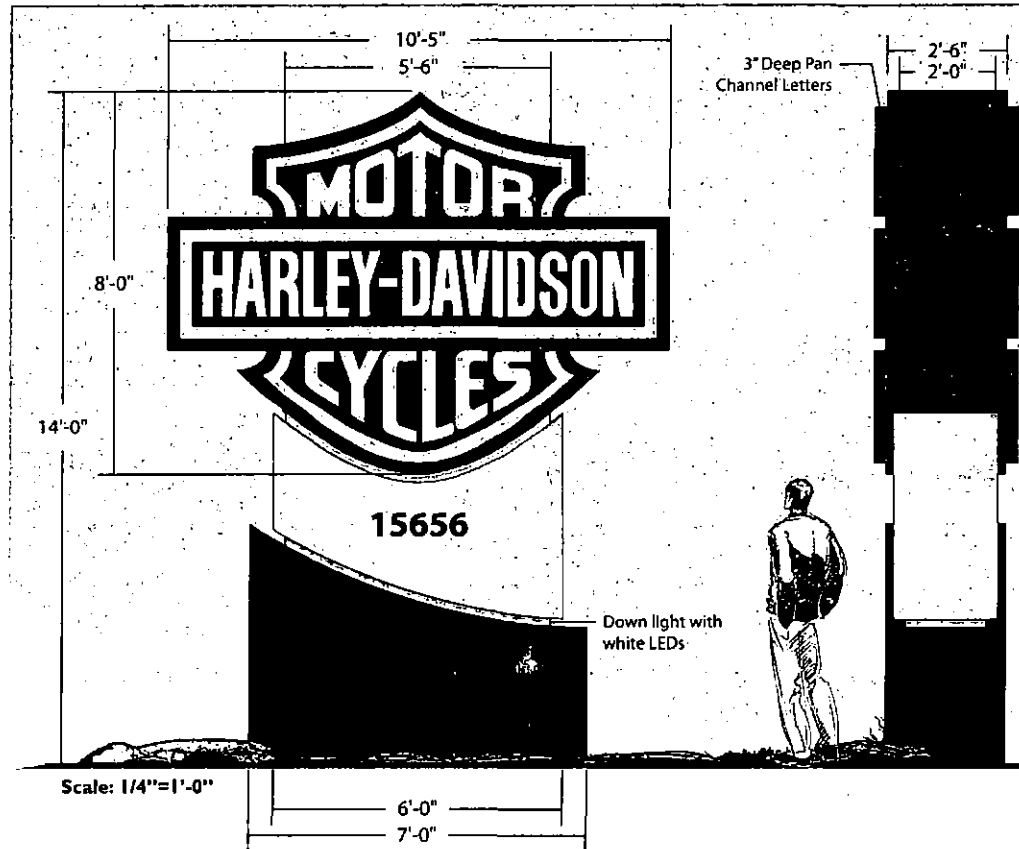
SQFT: 75.024

Base: Aluminum

Project ID: Pan Channel letters w/ 5" deep black .040 aluminum returns w/ 3/4" black trim cap and overlaid with 3M Orange 3630-44 mounted to a aluminum cabinet.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.fi with the exercised option of 20% increase in height and area.

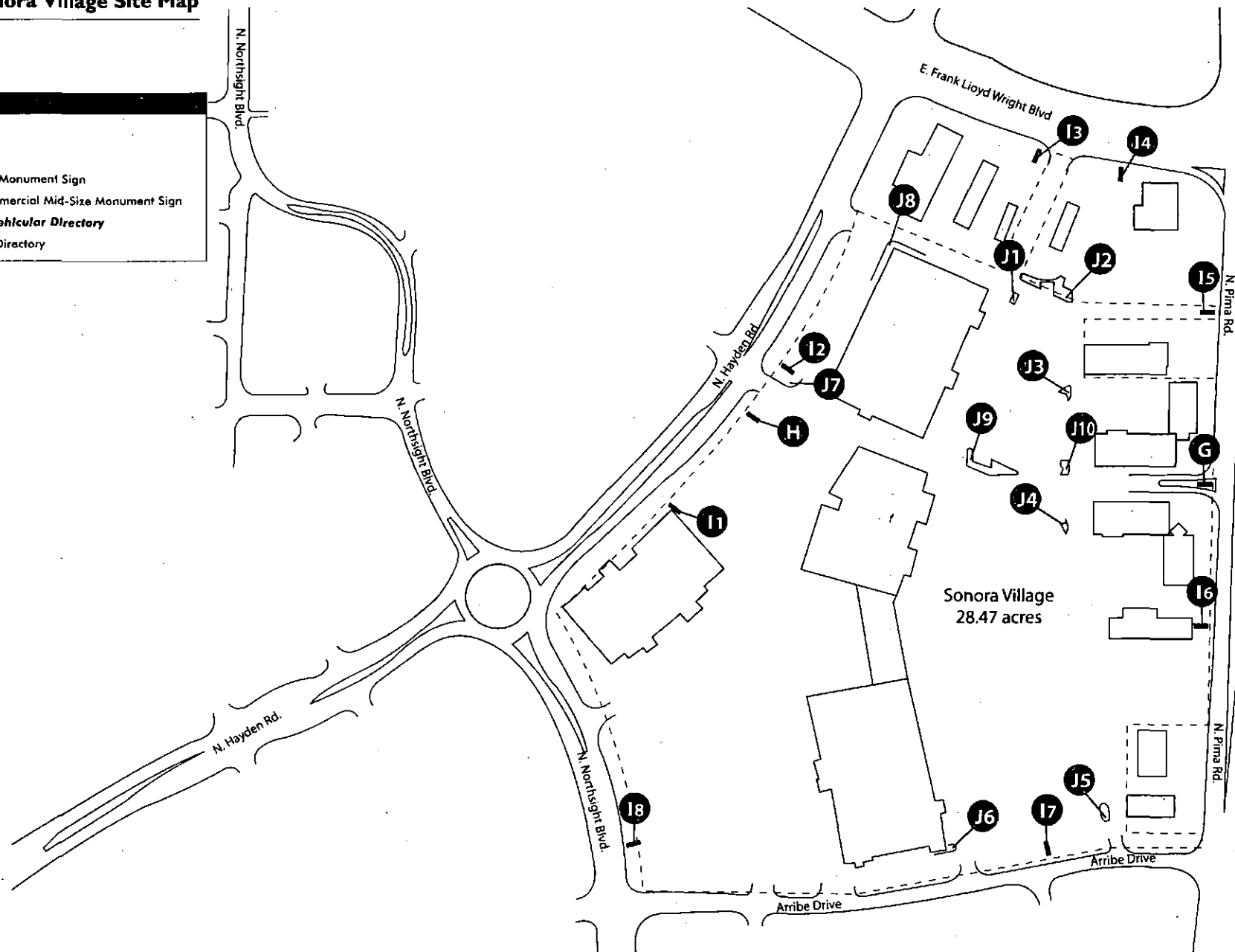


This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs

Sonora Village Site Map

GN TYPES

- Sonora Village**
- G** - Power Sign
- H** - Chase Mid-Size Monument Sign
- I1-I8** - Retail / Commercial Mid-Size Monument Sign
- Sonora Village - Vehicular Directory**
- J1-J10** - Vehicular Directory



Sign Type G - Power Sign

Monument Sign is designed to be clean and efficient, but also tasteful and stylish. Embrace the natural beauty of the site and surrounding areas, and integrate the man-made aspects that will be developed in the future.

Sign will be located at a high traffic flow location on the property at N. Hayden

Overall (length x height): 17'-0" x 30'-0"

140

063 Aluminum

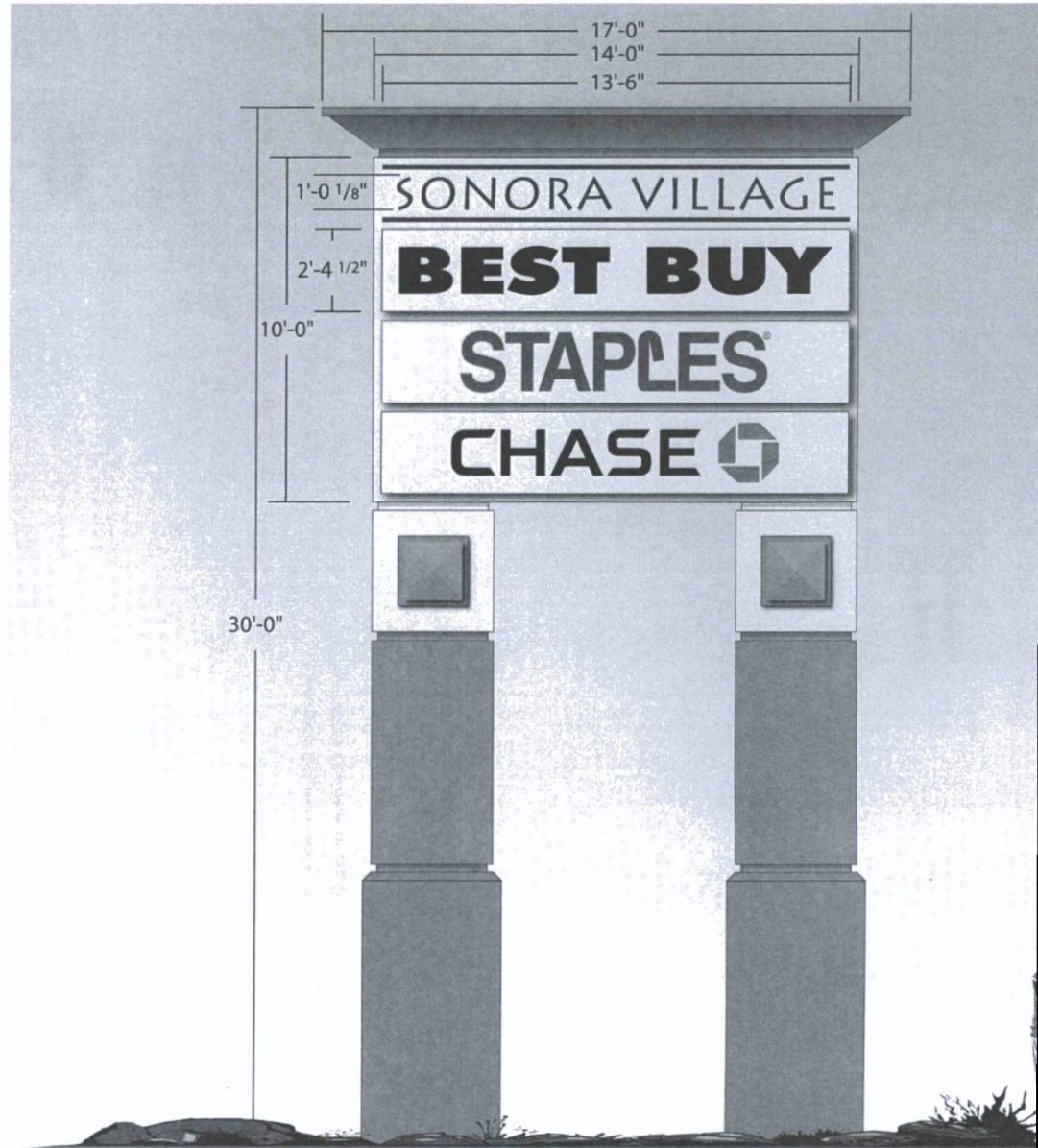
Material ID: Routed aluminum face backed with white plex overlaid with 3M vinyl.

Sign Panels: Will be required to have routed aluminum faces backed with white plex overlaid with 3M vinyl.

Lighting: Will be face illuminated with white LEDs

This is a community Sign district, sizes described are allowed under code section C.d.III with the exercised option of 20% increase in height and area.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs



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

Sign Type H - Chase Mid-Size Monument Sign

Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

These signs are located N. Hayden Rd., E. Frank Lloyd Wright Blvd., N. Pima Rd. and S. Pima Drive at the main entrances to the shopping center.

Sign Size (length x height): 7'-0" x 5'-0"

Code: 13.16

Material: .063 Aluminum

Letter ID: Illuminated Channel letters.

Lighting: Will be face illuminated with white LEDs

This is a community Sign district, sizes described are allowed under code section 13.16.C.b



Sign Type II-18 - Retail / Commercial Mid-Size Monument Sign

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

These signs are located N. Hayden Rd., E. Frank Lloyd Wright Blvd., N. Pima Rd. and Arribe Drive at the main entrances to the shopping center.

Overall (length x height): 12'-0" x 12'-0"

SQFT: 62

Base: .063 Aluminum

Project ID: Routed aluminum face backed with white plex overlaid with 3M vinyl.

Tenant Panels: Will be required to have routed aluminum faces backed with white plex overlaid with 3M vinyl.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.iii

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs



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

Sign Type J1-J10 - Vehicular Directory

Vehicular Directory Signs are designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

These signs are located within the shopping center near the main entrances to the shopping center.

Overall (length x height): 5'-9 3/8" x 13'-6"

Weight: 47.5

Material: .063 Aluminum

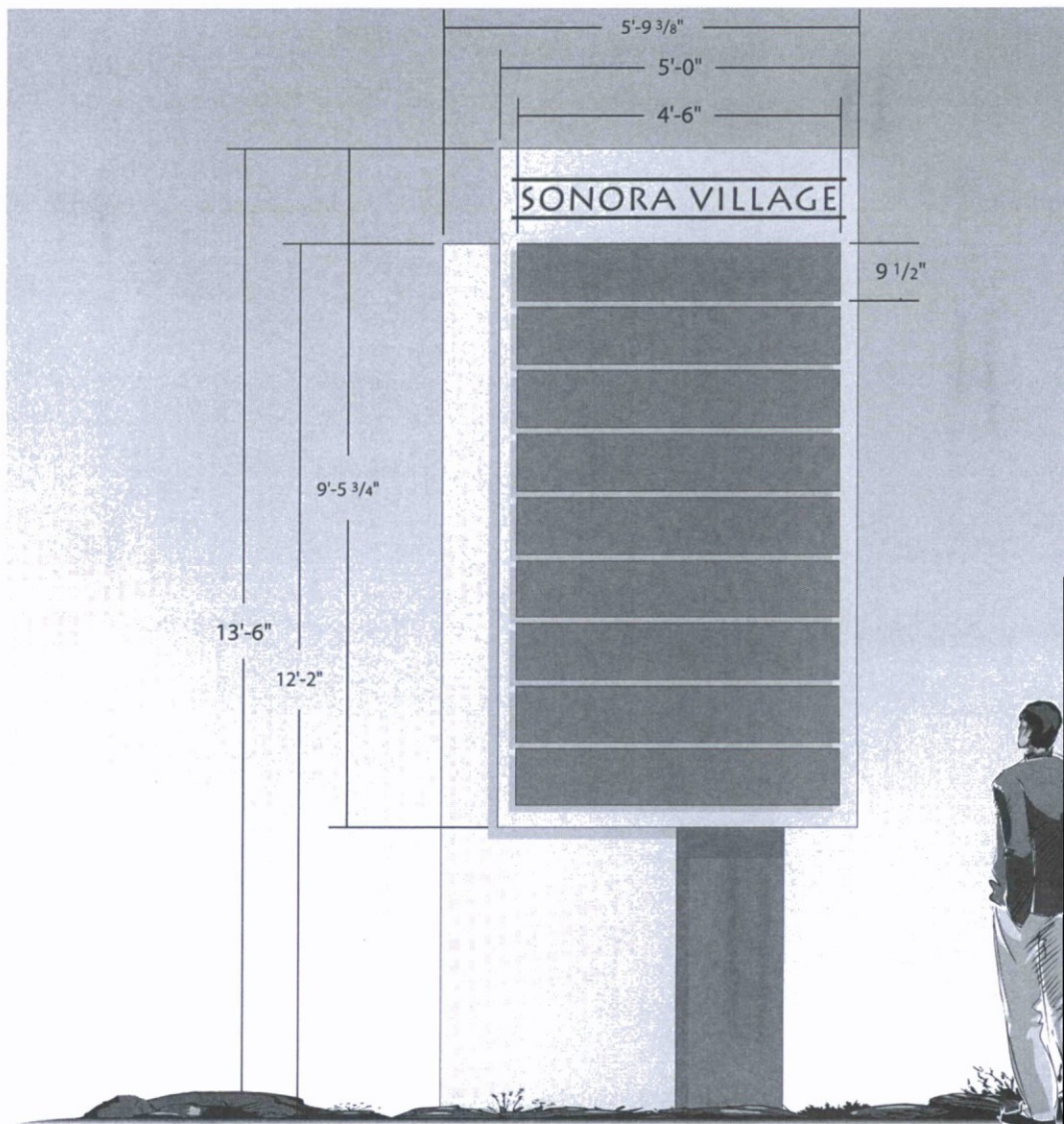
Finish: Routed aluminum face backed with white plex overlaid with 3M vinyl.

Light Panels: Will be required to have routed aluminum faces backed with white plex.

Illumination: Will be face illuminated with white LEDs

This is a community Sign district, sizes described are allowed under code section 8.533.V with the exercised option of 20% increase in height and area.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs



Sign Type K - Monument Sign

The Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd.

Overall (length x height): 11'-0" x 5'-0"

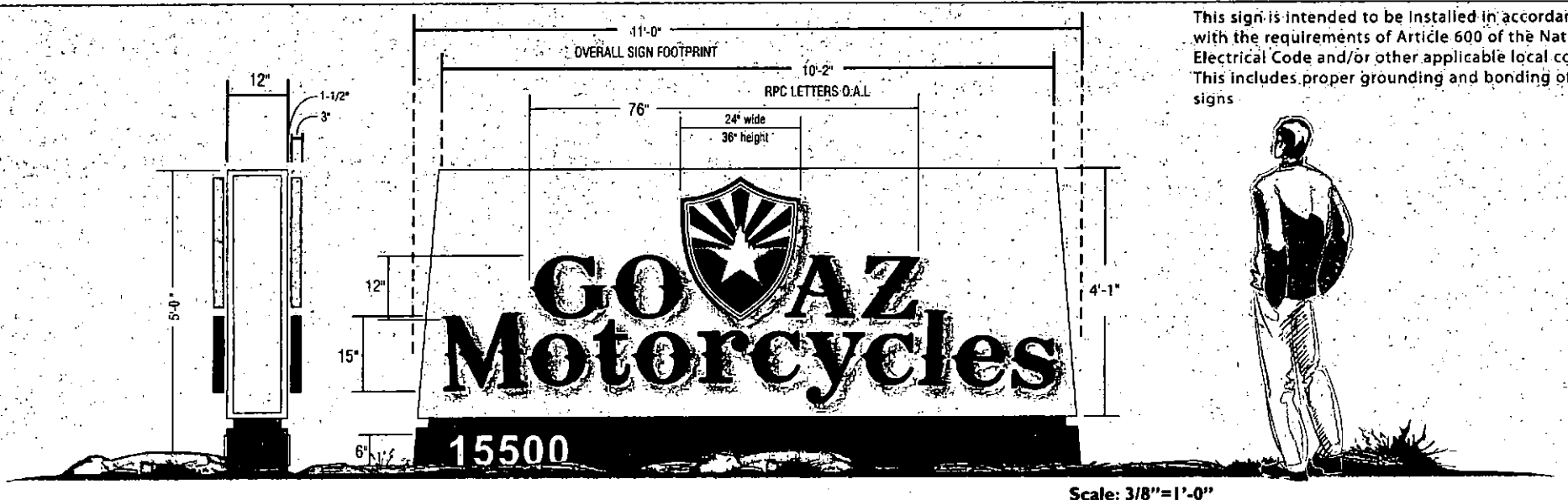
QFT: 44.88

Material: Aluminum

Project ID: Reverse pan channel letters w/ 3" deep .063 aluminum returns.

Illumination: Will be halo-illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 532.C.b



Sign Type LI-L3 - Retail / Commercial Mid-Size Monument Sign

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located on the property at N. Hayden Rd.

Overall (length x height): 10'-0" x 7'-0"

QFT: 24.00

Base: Aluminum

Project ID: LOGOS, routed face push-thru acrylic 3/4" thick push thru, Digital-print logo graphics on acrylic.

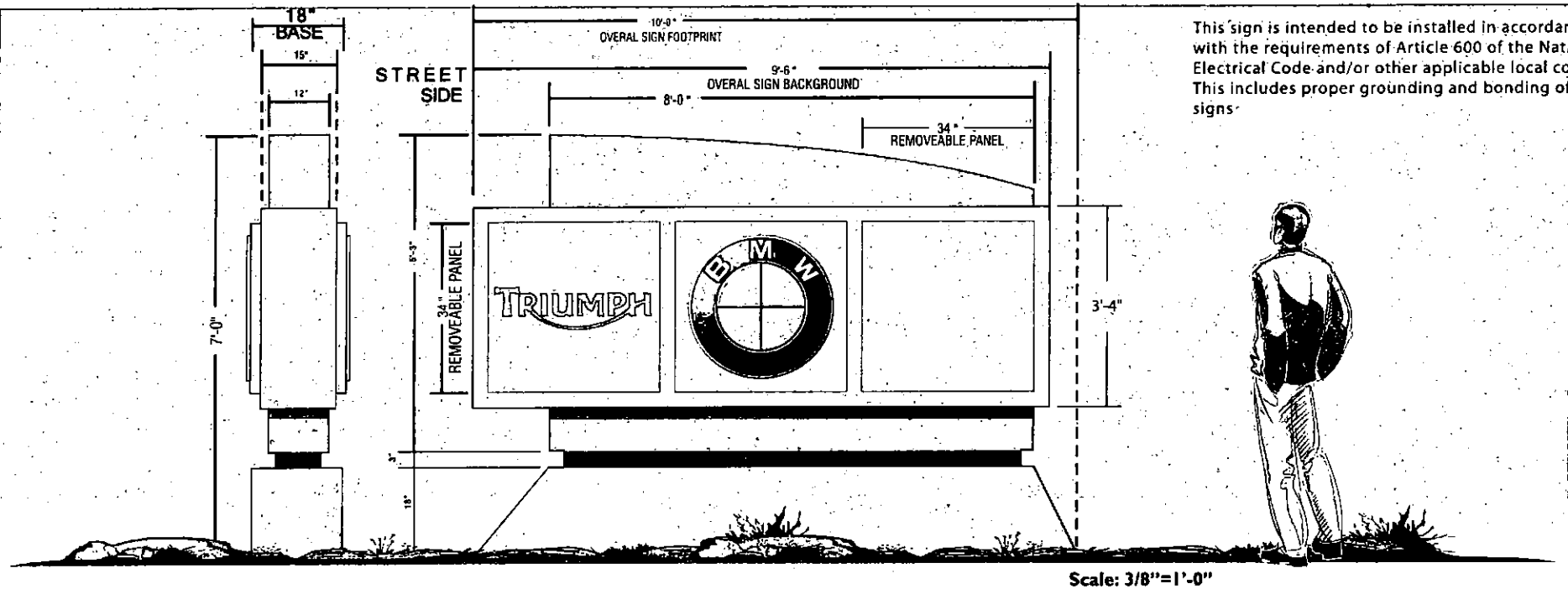
Smaller letters backed with plex, routed out with translucent vinyl overlay per existing corporate color specs.

Specs.

NOTE: each 34 x 34" panels are removeable for any future changes. Panels are 2" deep alum. construction.

Illumination: Interior illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of signs.

Building Sign Guidelines

Construction:

Tenants must have building mounted individual letters indicated from either internally illuminated individual panel, reverse panel channel and logos or a combination of the two and have them mounted flush to the wall. Cigarette lighted taglines will be allowed with a routed face and 3/4" thick acrylic with halo illumination (see pg. 11). No neon or neon shape cabinets are allowed, unless a nationally recognized logo with landlord approval.

Installation:

Signage is required for it being an environmentally friendly energy efficient. All methods are acceptable, internal, halo, face mounted or indirect.

Letter Style Color and Finishes:

Sign designs, colors and fonts are acceptable along with the use of corporate colors, style and logos with landlord approval.

Spacings:

Sign spacings will be allowed with landlord approval.

Spacing:

A minimum of 2 foot spacing is required between tenant signs.

Proportion:

No one sign or combination of signs shall exceed more than 80% of the horizontal and vertical background which they are being installed.

Placement:

Signage should not conflict with the architectural elements of the building. Sign letters will be allowed to be mounted up to the roof line per landlord approval.

Layout Standards:

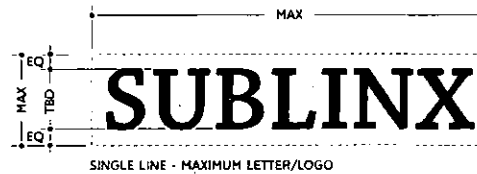
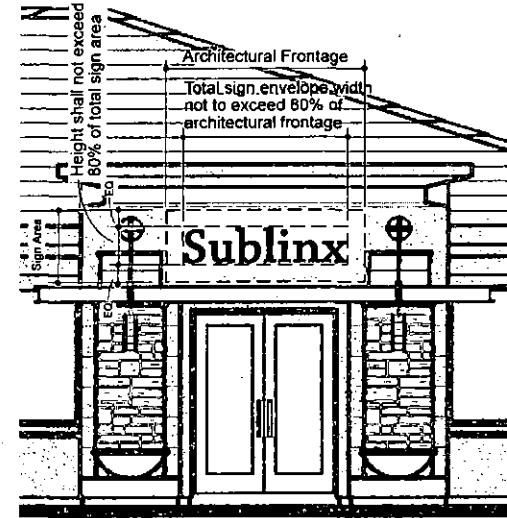
Tenants may use a registered corporate trademark or identity used in regional branding campaigns or logotype for building mounted signs.

Sign Area Calculation:

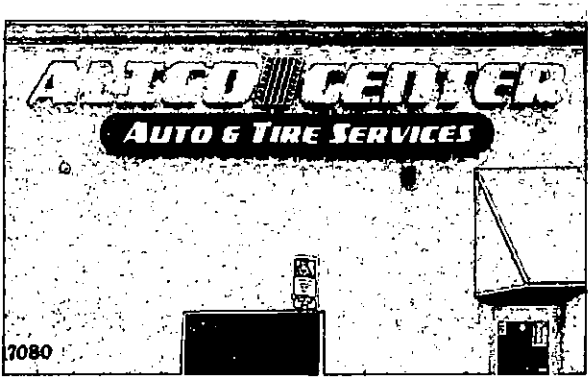
Wall Signs are permitted at a rate of 1.2 square foot of sign area for each 1 lineal foot of the building or suite frontage.

For buildings and suites with multiple elevations a maximum square footage for the entire suite/building will not exceed 1.8 square foot of sign area for each 1 lineal foot of the longest elevation. The maximum square footage per elevation remains at 1.2 square foot for each 1 lineal foot of building or suite frontage.

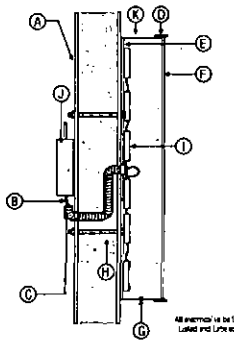
In the case of individual letters used as a sign, the area is ninety (90) percent of the area enclosed within the smallest regular geometric figure needed to completely encompass all letters, insignias or symbols of the sign, including horizontal spacings between letters, insignias or symbols, except as otherwise provided herein. For signs other than individual letters, words, insignias or symbols, the area is the total area of the facing or the total area within the outer edge of any existing border on the sign.



Wall Sign Examples



Pan-Channel Letter / LEDs

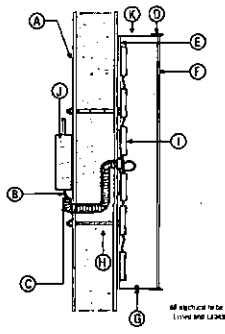


A	wall
B	conduit (1/2" min.)
C	low voltage wiring
D	trim cap
E	aluminum back
F	acrylic Face
G	weep holes
H	mounting varies
I	LED lights
J	remote low voltage trans.
K	5" alum. return



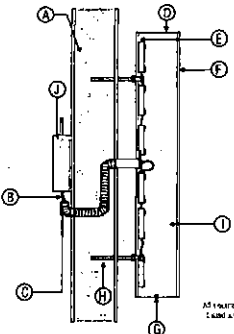
LED illum. Pan Channel Letter

Pan-Channel Letter / LEDs



A	wall
B	conduit (1/2" min.)
C	low voltage wiring
D	trim cap
E	aluminum back
F	acrylic Face
G	weep holes
H	mounting varies
I	LED lights
J	remote low voltage trans.
K	5" alum. return

Reverse Pan-Channel Letter / LEDs

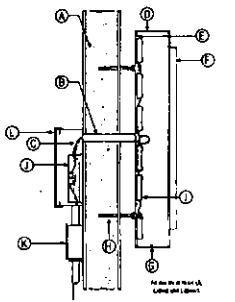


A	wall
B	conduit (1/2" min.)
C	low voltage wiring
D	alum return welded
E	Lexan back
F	aluminum face
G	weep holes
H	stud mounting
I	LED lights
J	remote low voltage trans.



LED Halo-illum. reverse Pan Channel Letter

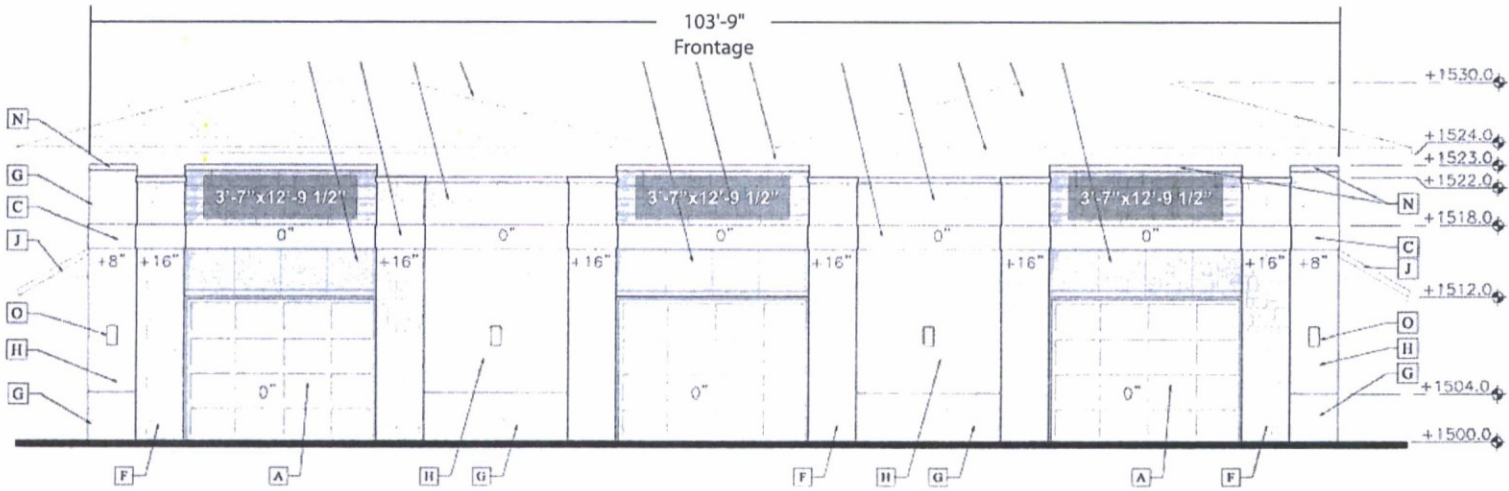
Halo Lit & Push Thru Copy / LEDs - Cross Section Detail



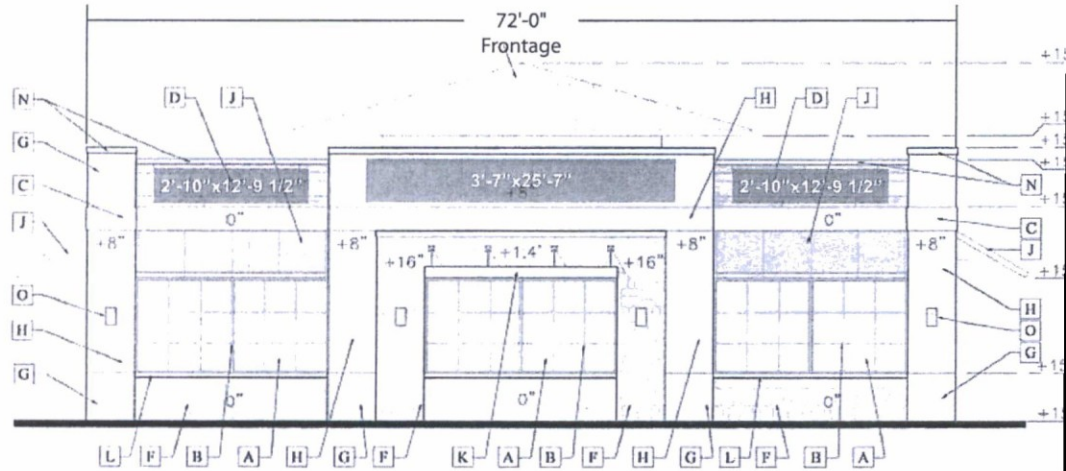
A	wall
B	1/2" EMT rigid conduit
C	low voltage wiring
D	.080 alum. reverse pan channel
E	clear lexan back
F	3/4" white acrylic push thru
G	weep holes
H	stud mounting / 11/2" stand offs
I	LED lights
J	remote low voltage trans.
K	J-Box
L	Raceway with removable cap
M	

PRIMARY ELECTRICAL SUPPLIED BY OTHERS

Building A Elevations Sign Envelopes

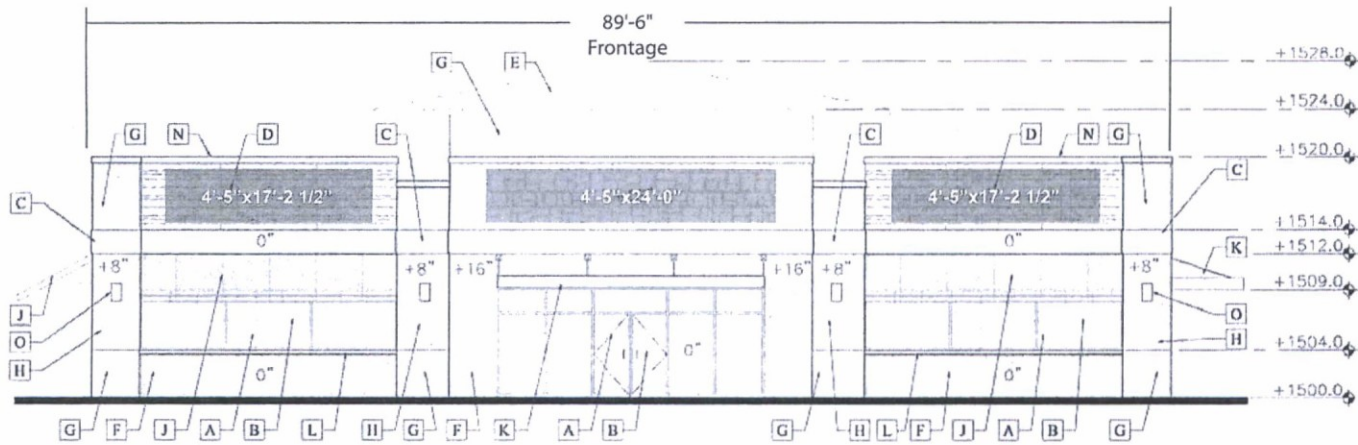


SOUTH ELEVATION
Scale: 1/16"=1'

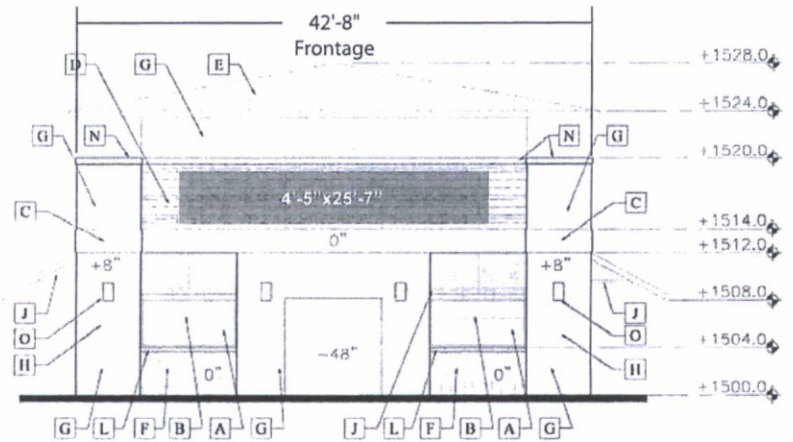


EAST ELEVATION
Scale: 1/16"=1'

Building B Elevations Sign Envelopes

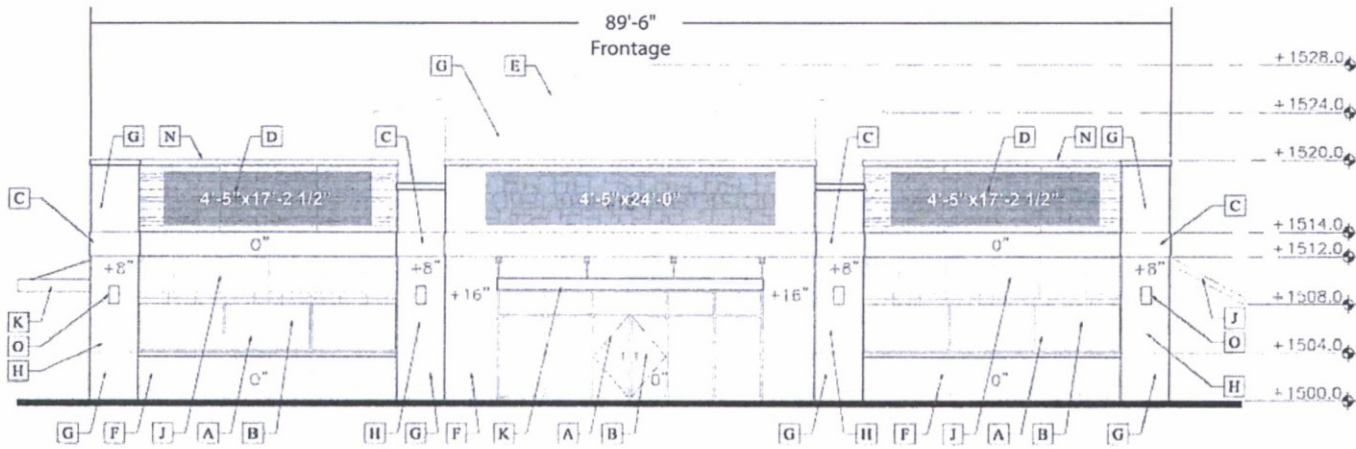


WEST ELEVATION
Scale: 1/16"=1'

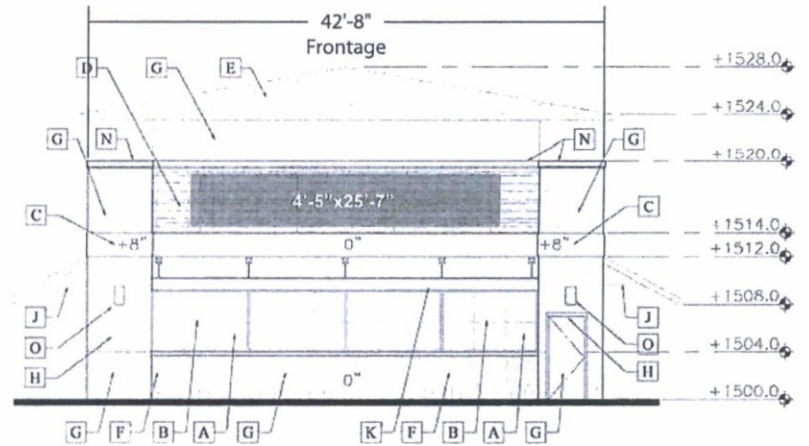


NORTH ELEVATION
Scale: 1/16"=1'

Building B Elevations Sign Envelopes

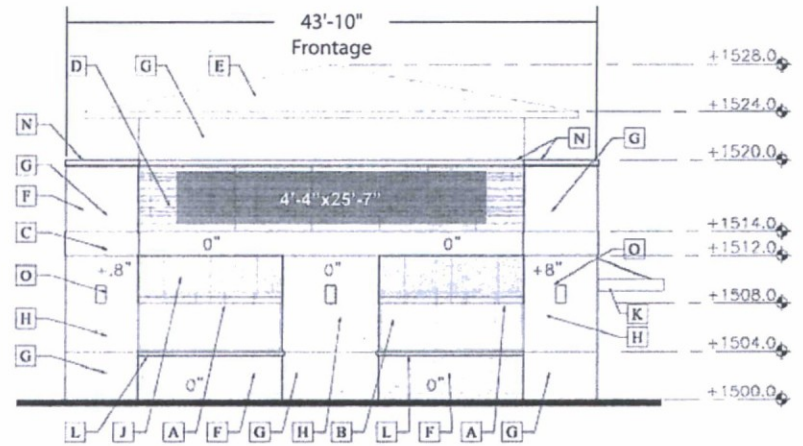


EAST ELEVATION
Scale: 1/16"=1'

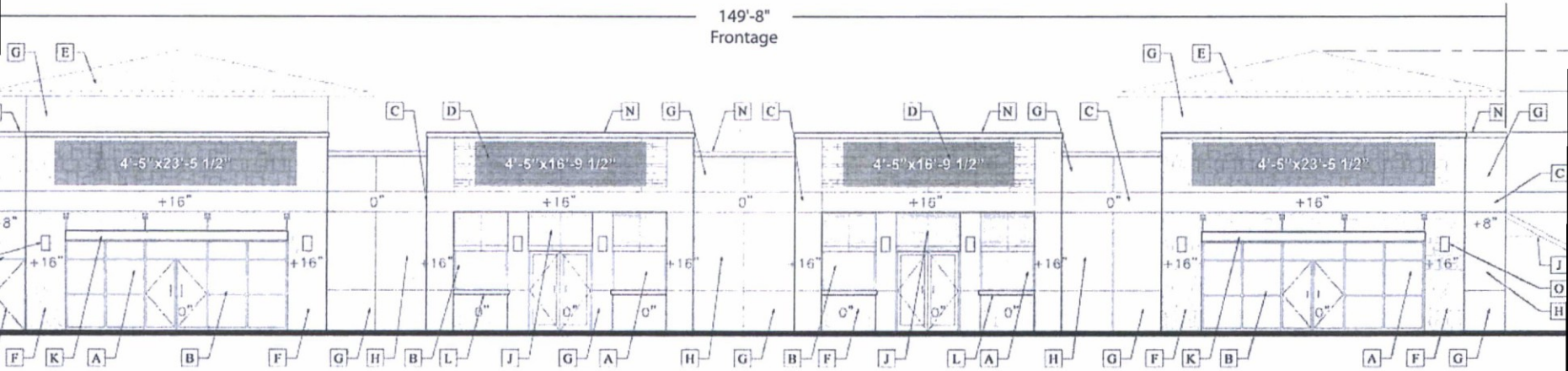


SOUTH ELEVATION
Scale: 1/16"=1'

Building C Elevations Sign Envelopes

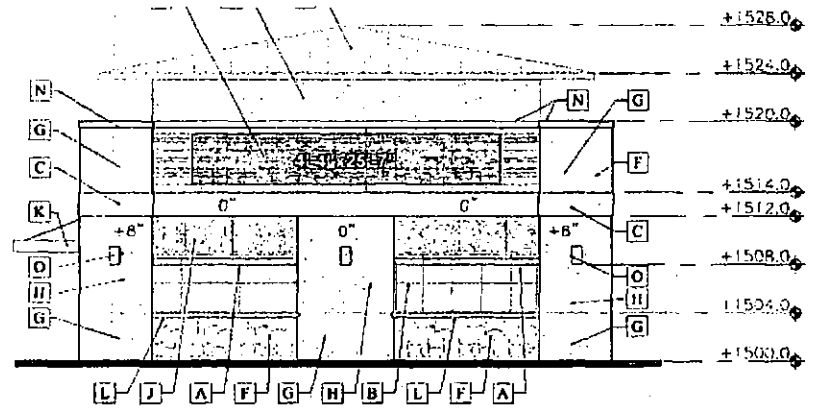


SOUTH ELEVATION
Scale: 1/16"=1'

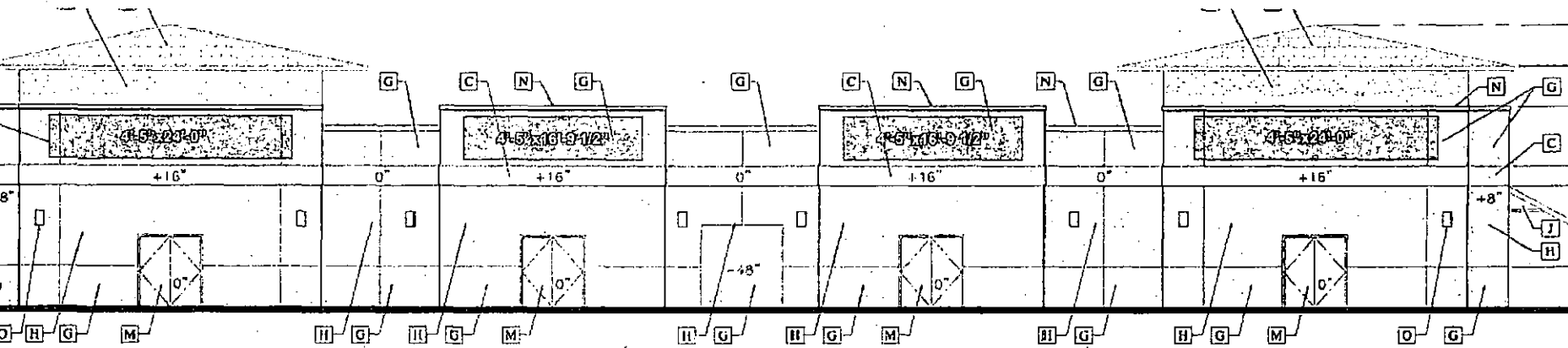


EAST ELEVATION
Scale: 1/16"=1'

Building C Elevations Sign Envelopes

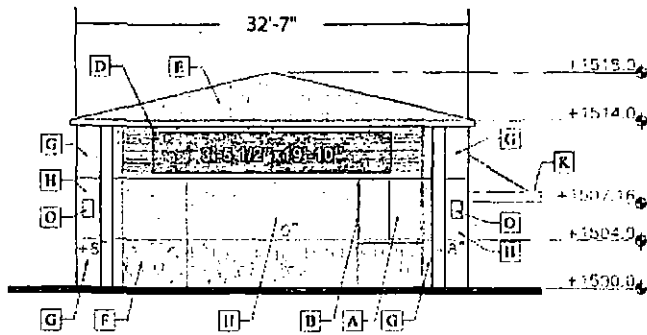


NORTH ELEVATION
Scale: 1/16"=1'

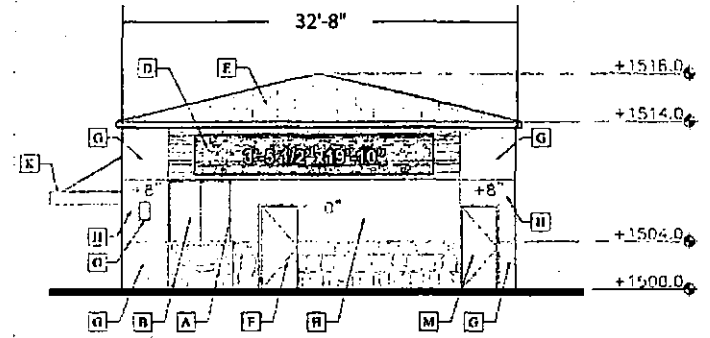


WEST ELEVATION
Scale: 1/16"=1'

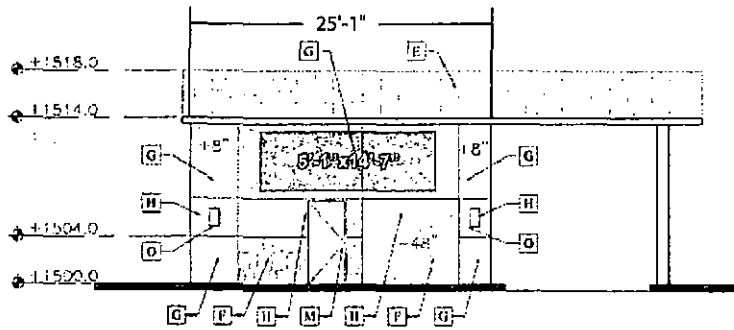
Building D Elevations Sign Envelopes



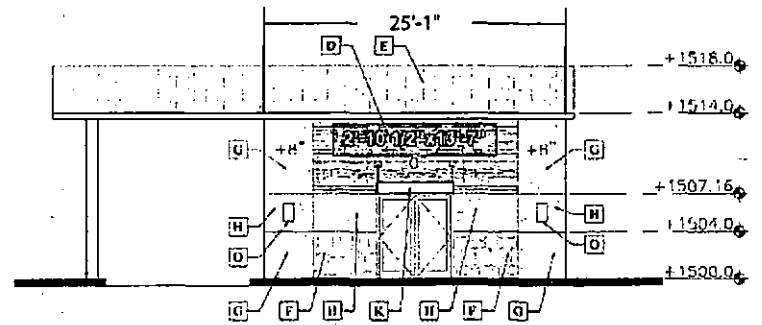
SOUTH ELEVATION
Scale: 3/32"=1'



NORTH ELEVATION
Scale: 3/32"=1'



WEST ELEVATION
Scale: 3/32"=1'



EAST ELEVATION
Scale: 3/32"=1'

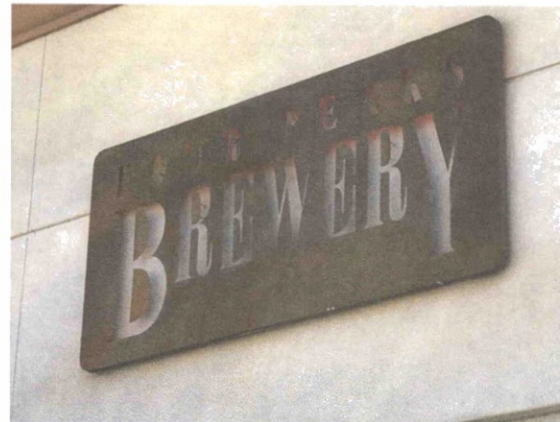
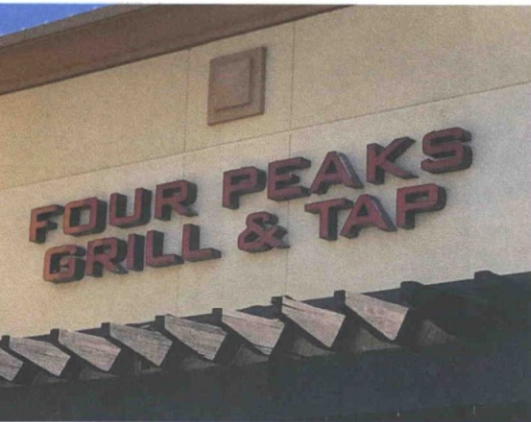
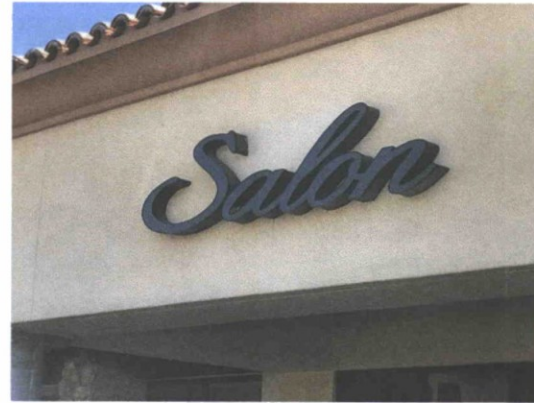
Monora Village – wall signs
5600 N Hayden Rd



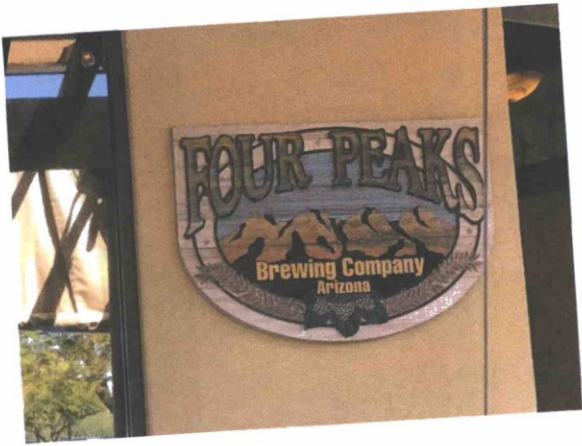
Monora Village wall signs
5600 N Hayden Rd



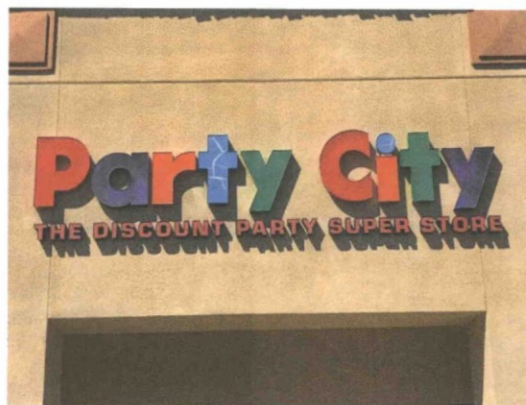
onora Village - 15600 N Hayden Rd



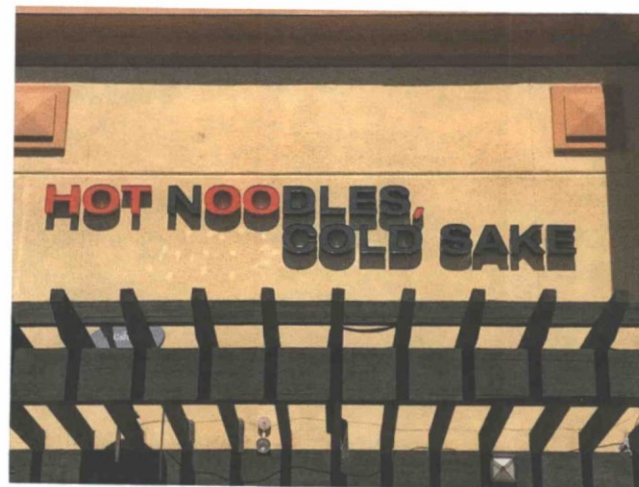
ora Village - 15600 N Hayden Rd



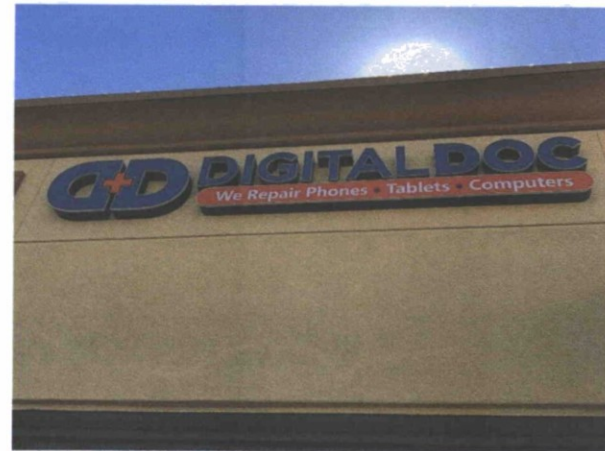
onora Village - 15600 N Hayden Rd



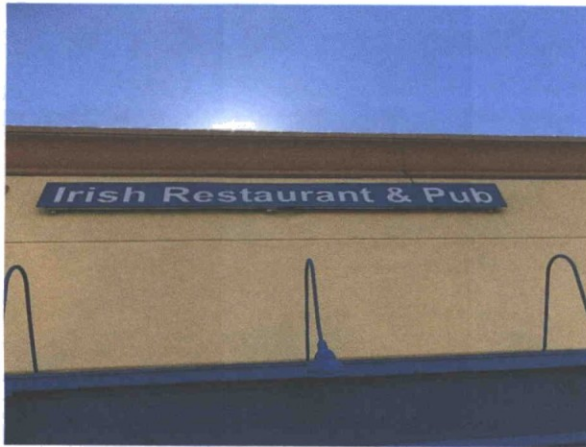
Opnora Village - 15600 N Hayden Rd



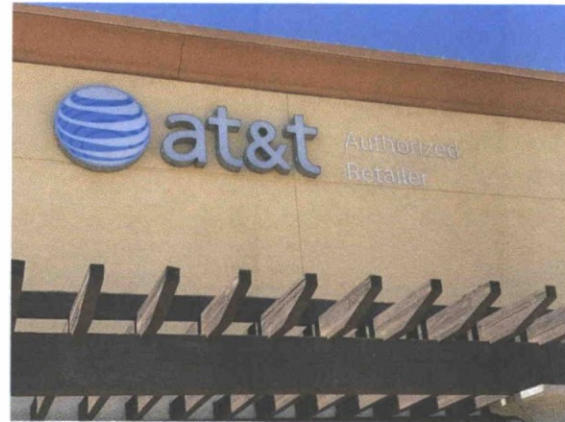
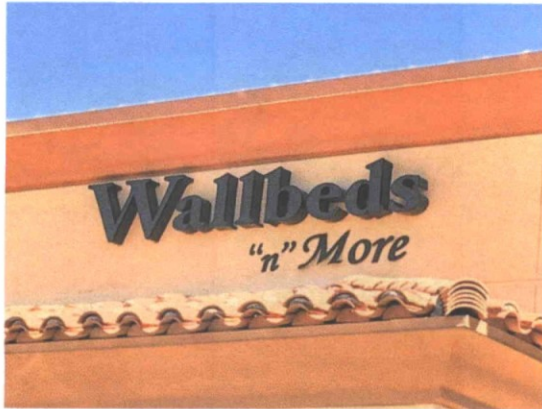
Donora Village - 15600 N Hayden Rd



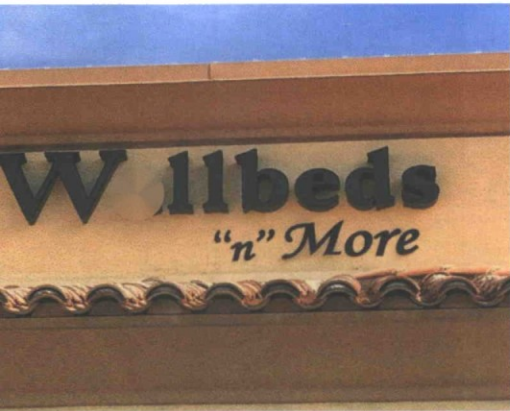
onora Village - 15600 N Hayden Rd



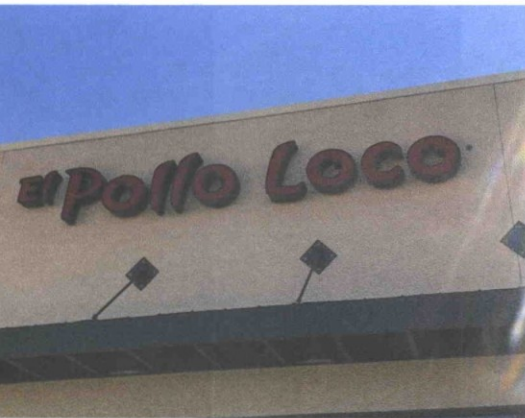
onora Village - 15600 N Hayden Rd



Conora Village - 15600 N Hayden Rd



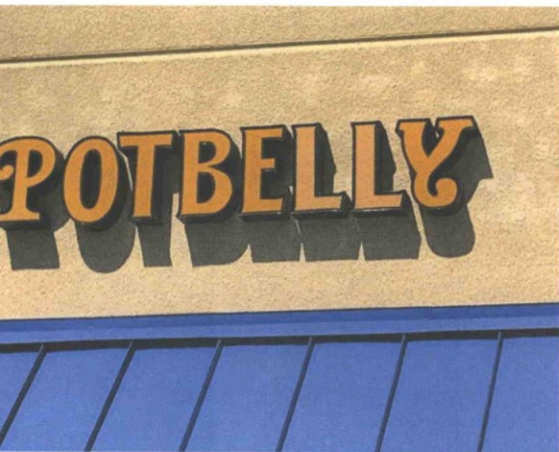
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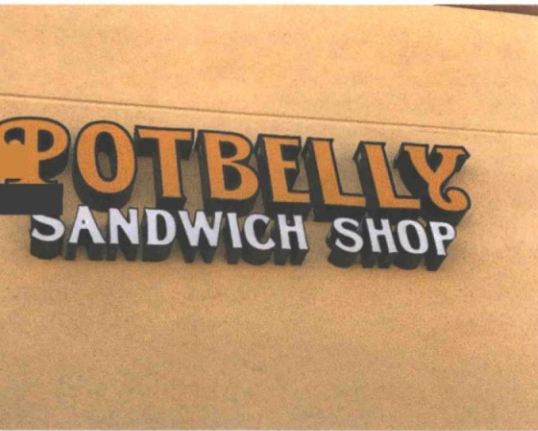
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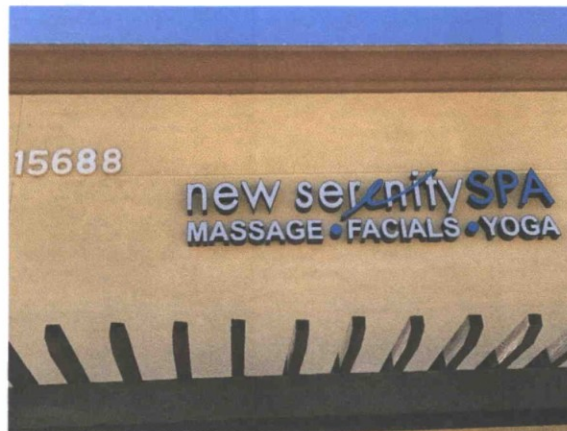
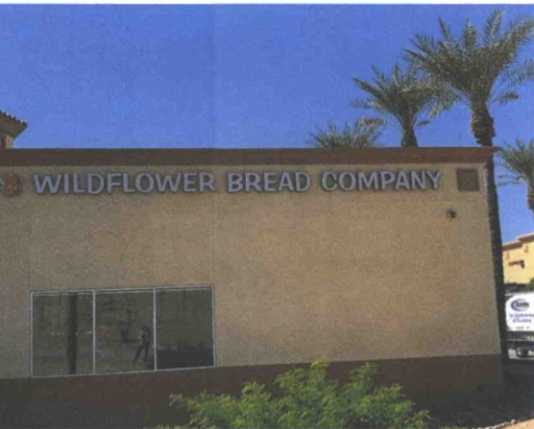
onora Village - 15600 N Hayden Rd



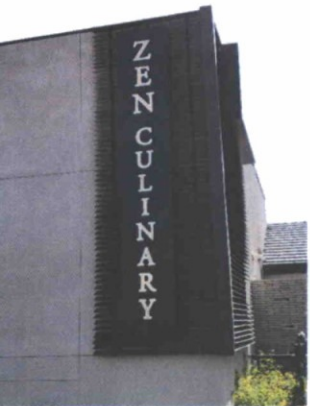
onora Village - 15600 N Hayden Rd



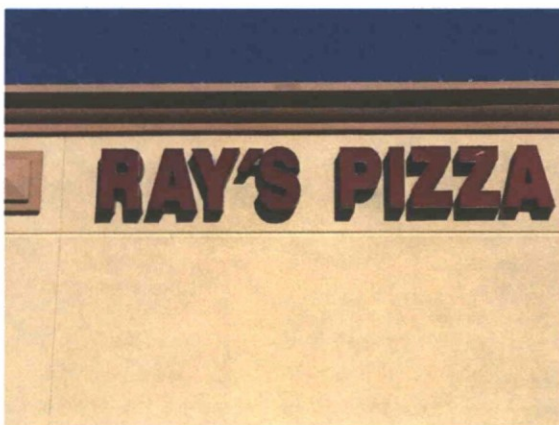
onora Village - 15600 N Hayden Rd



Sonora Village - 15600 N Hayden Rd



onora Village - 15600 N Hayden Rd



Conora Village - 15600 N Hayden Rd



RAY'S PIZZA

A close-up photograph of a sign for Ray's Pizza. The sign features the words "RAY'S PIZZA" in large, bold, red letters with a black drop shadow, mounted on a light-colored, textured wall.



STAPLES

A close-up photograph of a sign for Staples. The word "STAPLES" is written in large, white, bold letters with a black drop shadow, set against a dark red background. The sign is mounted on a light-colored wall.



O.H.S.O. ENERGY & RESTAURANT

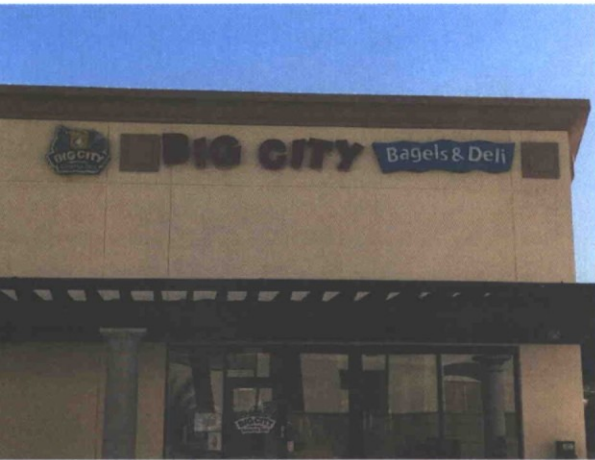
A photograph of a sign for O.H.S.O. Energy & Restaurant. The sign is in red and black letters with a black drop shadow. To the right of the sign, the address number "15681" is visible on the building's facade.



BIG CITY Bagels & Deli

A photograph of a sign for Big City Bagels & Deli. The sign features a logo on the left with a crown and the words "BIG CITY Bagels & Deli", followed by "BIG CITY" in large red letters and "Bagels & Deli" in white letters on a blue background. The sign is mounted on a light-colored wall.

Sonora Village - 15600 N Hayden Rd



Conora Village - 15600 N Hayden Rd



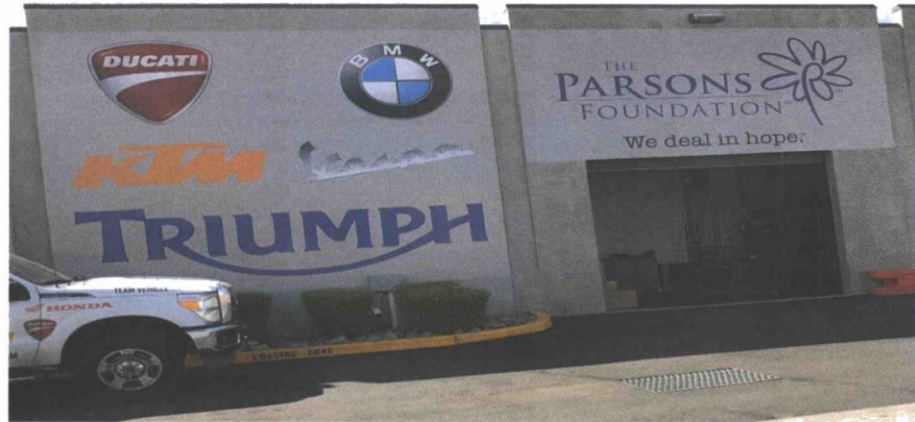
Monora Village - 15600 N Hayden Rd



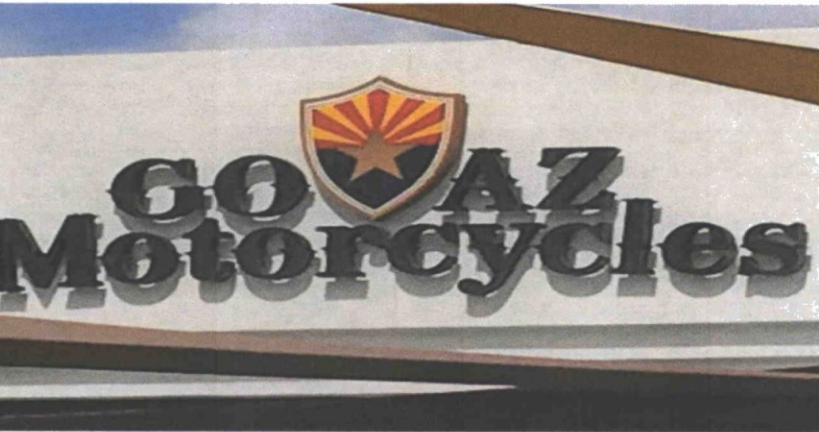
GO AZ Motorcycles wall signs
15600 N Hayden Rd



GO AZ Motorcycles wall signs
15600 N Hayden R



GO AZ Motorcycles wall signs
15600 N Hayden Rd



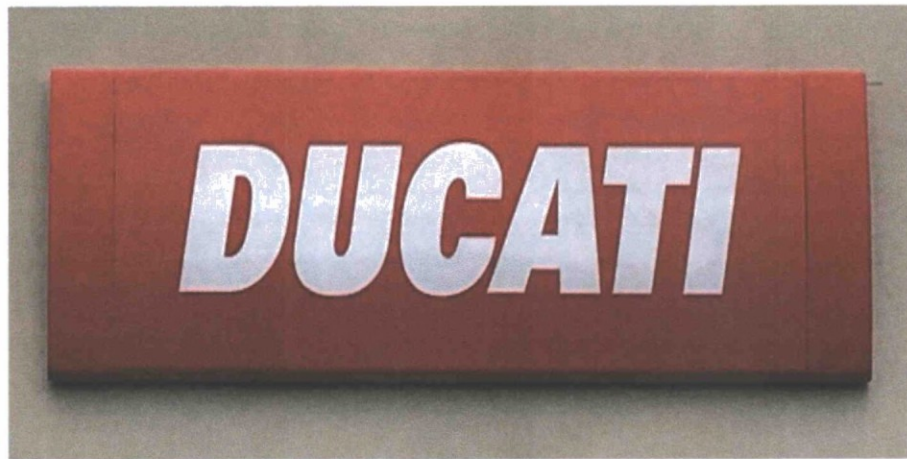
GO AZ Motorcycles wall signs
15600 N Hayden Rd.



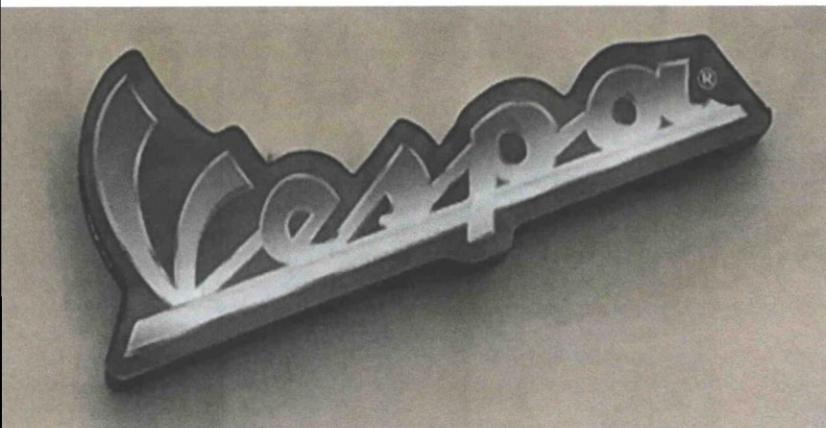
GO AZ Motorcycles wall signs
5600 N Hayden Rd



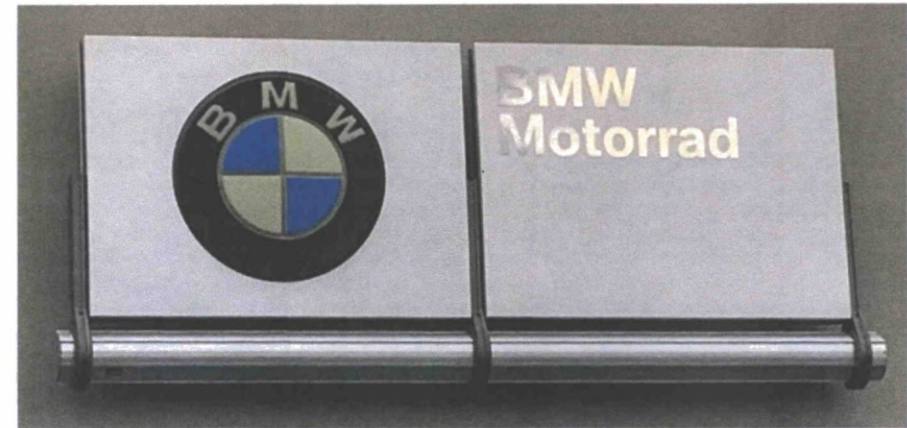
GO AZ Motorcycles wall signs
15600 N Hayden R



GO AZ Motorcycles wall signs
5600 N Hayden Rd



GO AZ Motorcycles wall signs
15600 N Hayden Rd.



GO AZ Motorcycles wall signs
15600 N Hayden Rd



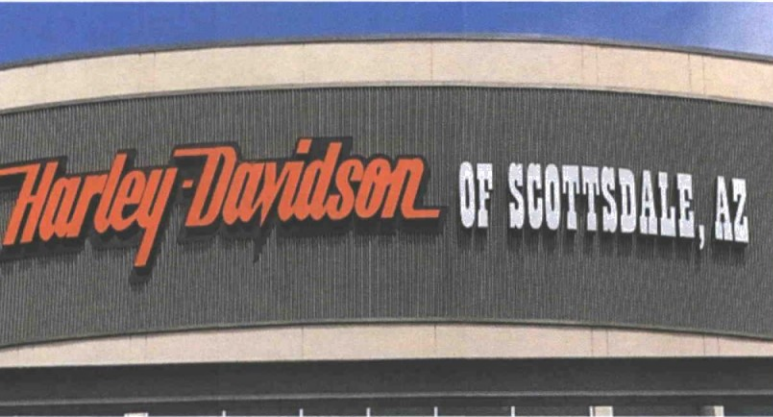
GO AZ Motorcycles wall signs
15600 N Hayden R



GO AZ Motorcycles wall signs
15600 N Hayden Rd



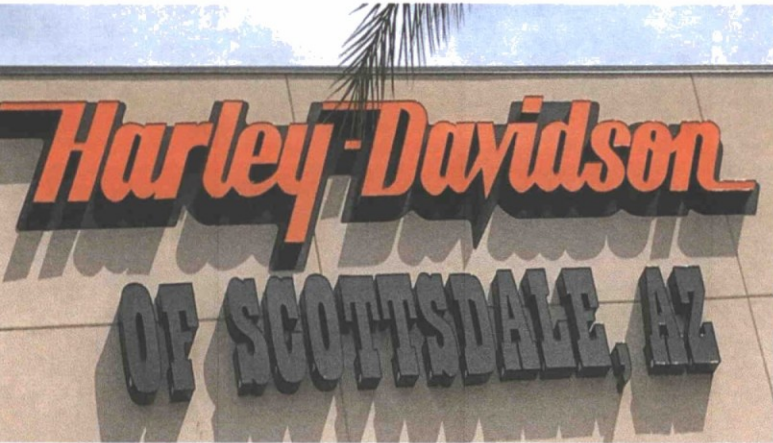
Harley Davidson Southeast wall sign (1 of 2)
15600 N Hayden Rd



Harley Davidson Southeast wall sign (2 of 2)
15600 N Hayden Rd



Harley Davidson West wall sign (1 of 2)
15600 N Hayden Rd



Harley Davidson West wall sign (2 of 2)
15600 N Hayden Rd



Harley Davidson North wall sign (1 of 3)
15600 N Hayden Rd



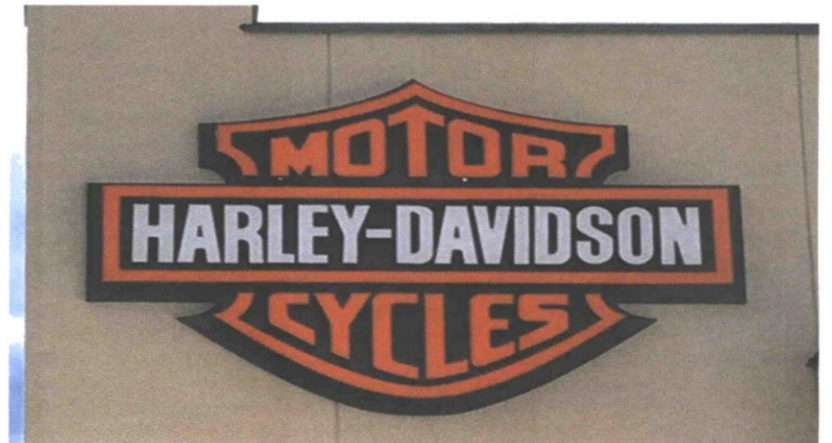
Harley Davidson North wall sign (2 of 3)
15600 N Hayden Rd



Harley Davidson North wall sign (3 of 3)
15600 N Hayden Rd



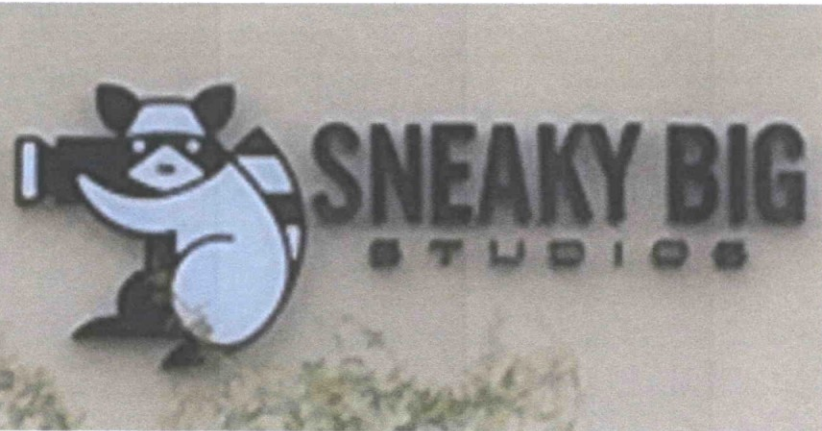
Harley Davidson Northeast wall sign
15600 N Hayden Rd



Worldwide - South wall sign
5600 N Hayden Rd



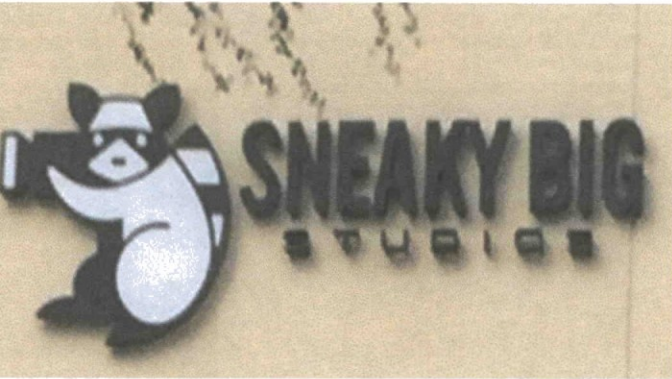
Worldwide - North wall sign (1 of 2)
5600 N Hayden Rd



Worldwide - North wall sign (2 of 2)
15600 N Hayden Rd



Worldwide - East wall sign (1 of 3)
15600 N Hayden Rd

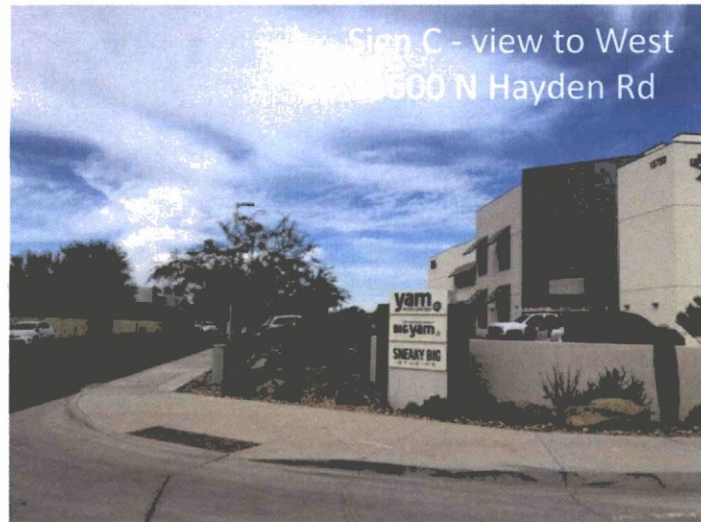
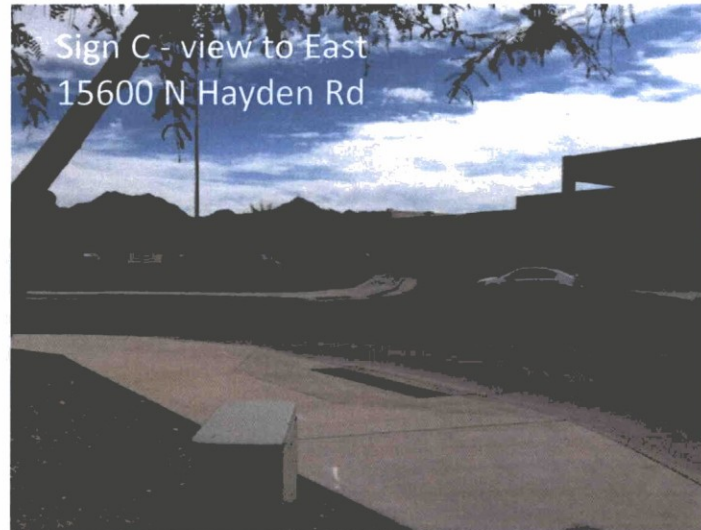


Worldwide - East wall sign (2 of 3)
15600 N Hayden Rd



Worldwide - East wall sign (3 of 3)
15600 N Hayden Rd

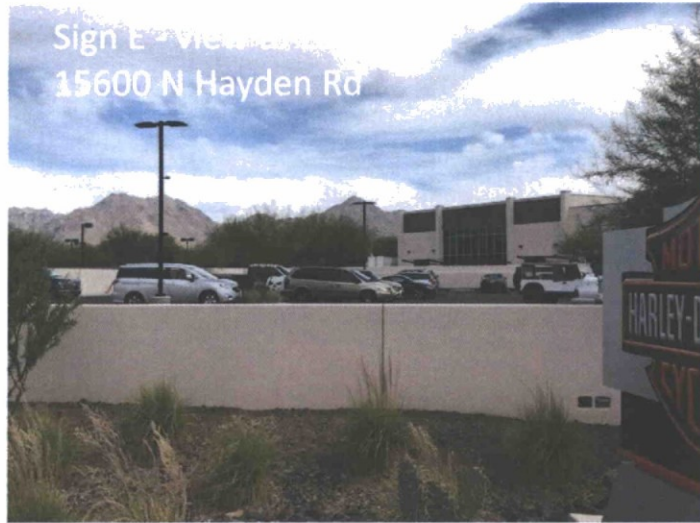




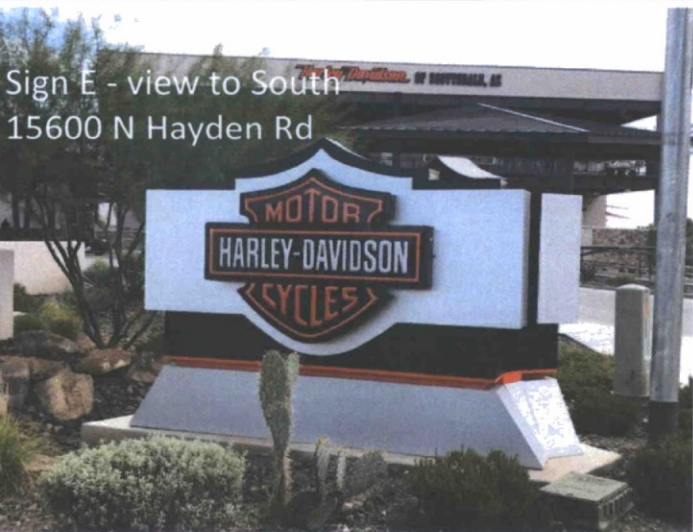
Sign E - view to North
15600 N Hayden



Sign E - view to North
15600 N Hayden Rd



Sign E - view to South
15600 N Hayden Rd



Sign E - view to West
15600 N Hayden Rd



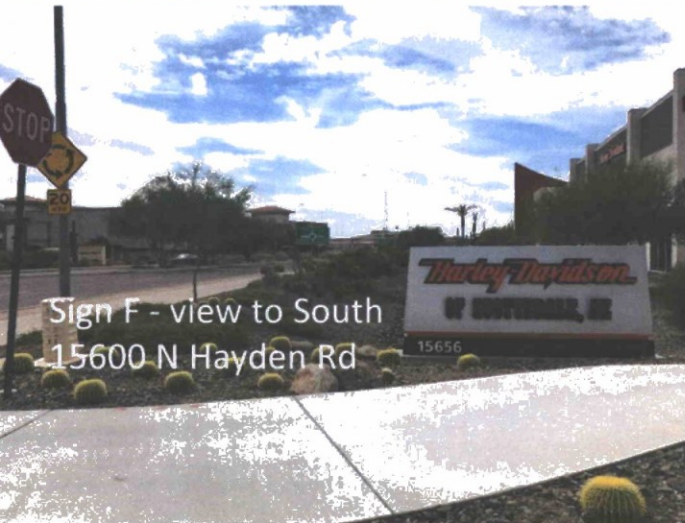
Sign F - view to North
15600 N Hayden



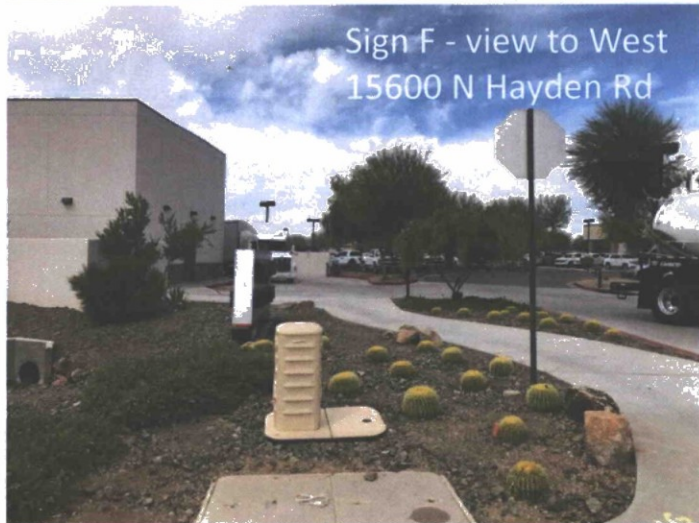
Sign F - view to East
15600 N Hayden Rd



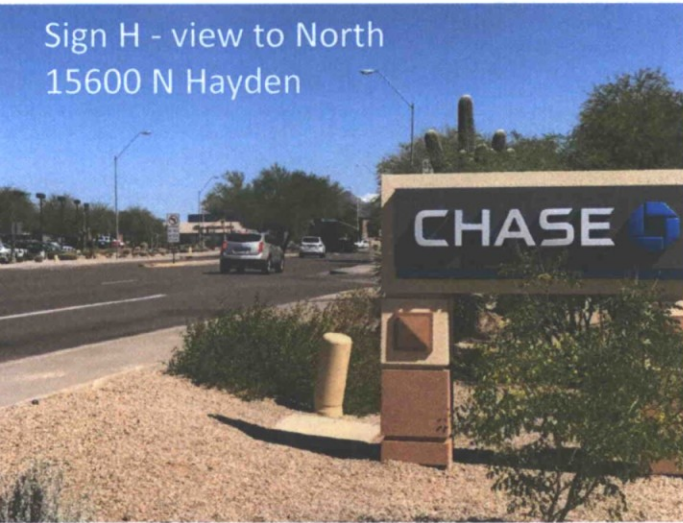
Sign F - view to South
15600 N Hayden Rd



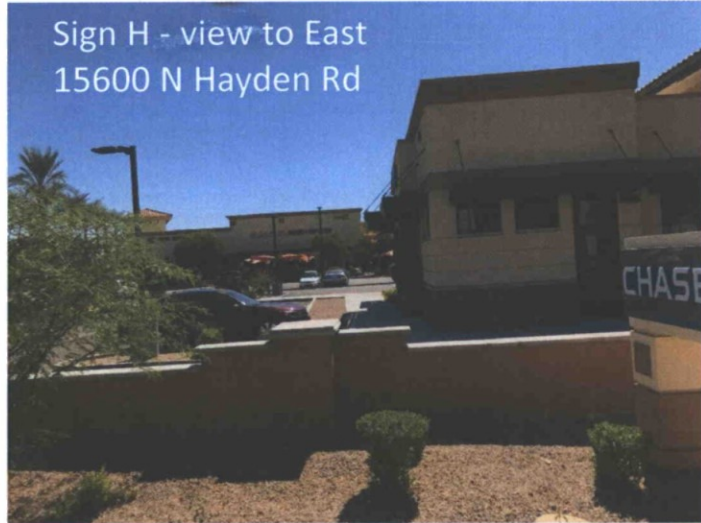
Sign F - view to West
15600 N Hayden Rd



Sign H - view to North
15600 N Hayden



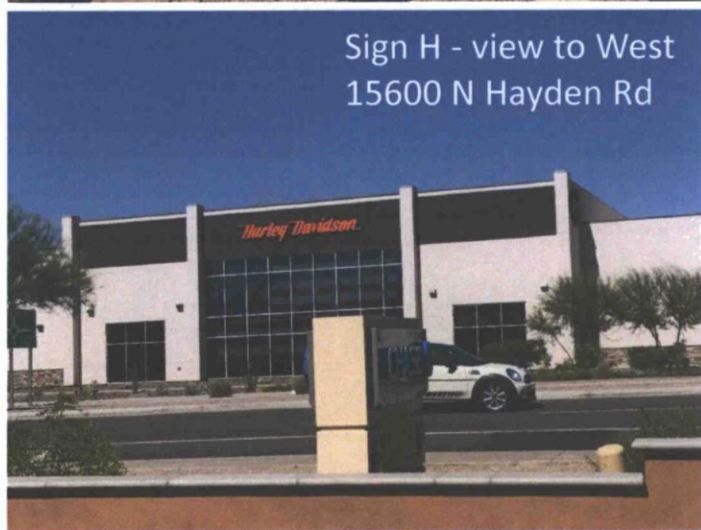
Sign H - view to East
15600 N Hayden Rd



Sign H - view to South
15600 N Hayden Rd



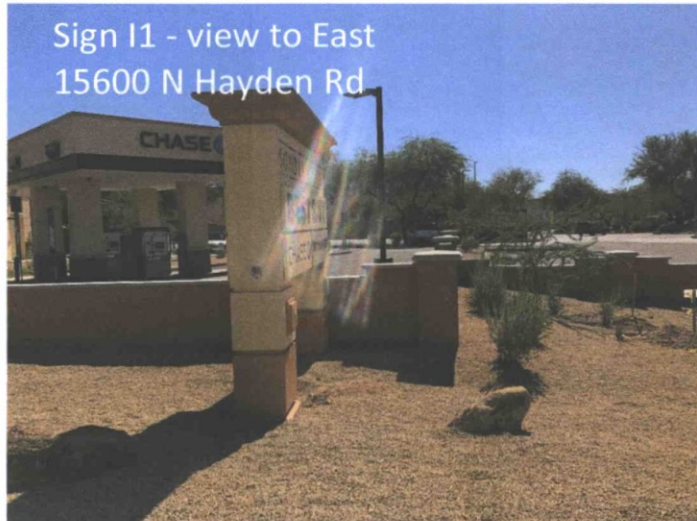
Sign H - view to West
15600 N Hayden Rd



Sign I1 - view to North
15600 N Hayden



Sign I1 - view to East
15600 N Hayden Rd



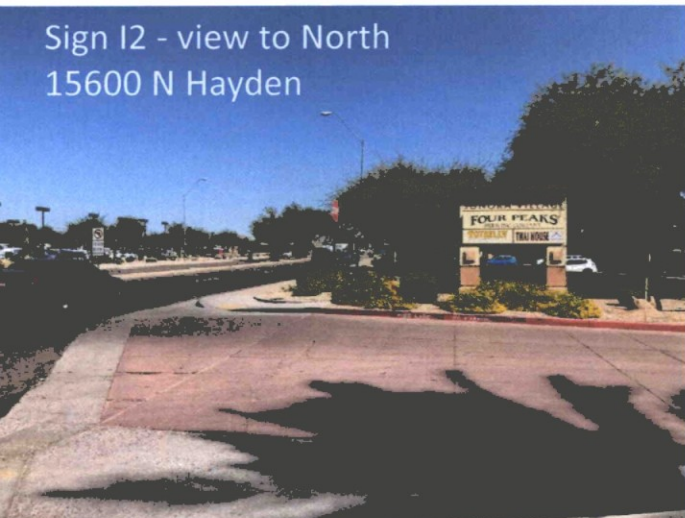
Sign I1 - view to South
15600 N Hayden Rd



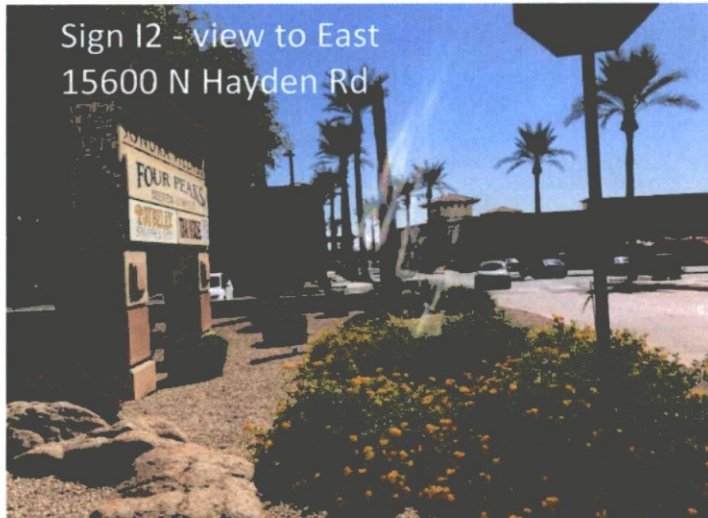
Sign I1 - view to West
15600 N Hayden Rd



Sign I2 - view to North
15600 N Hayden



Sign I2 - view to East
15600 N Hayden Rd



Sign I2 - view to South
15600 N Hayden Rd



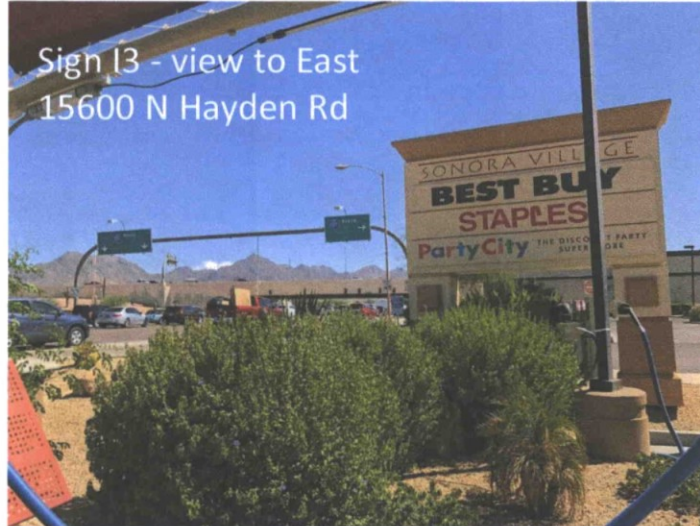
Sign I2 - view to West
15600 N Hayden Rd



Sign I3 - view to North
15600 N Hayden Rd



Sign I3 - view to East
15600 N Hayden Rd

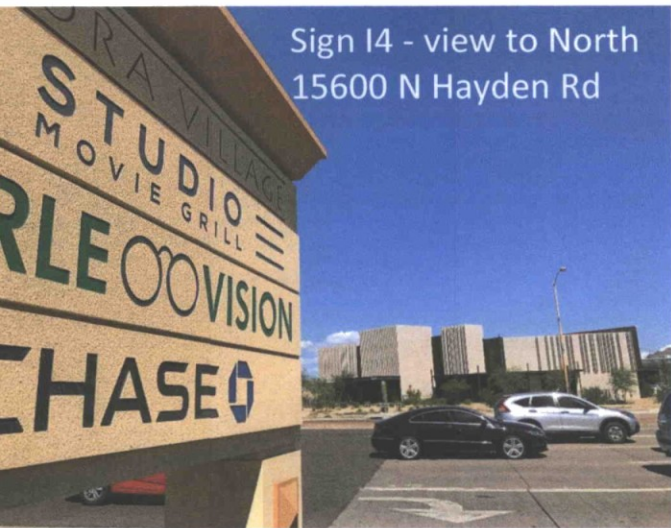


Sign I3 - view to South
15600 N Hayden Rd

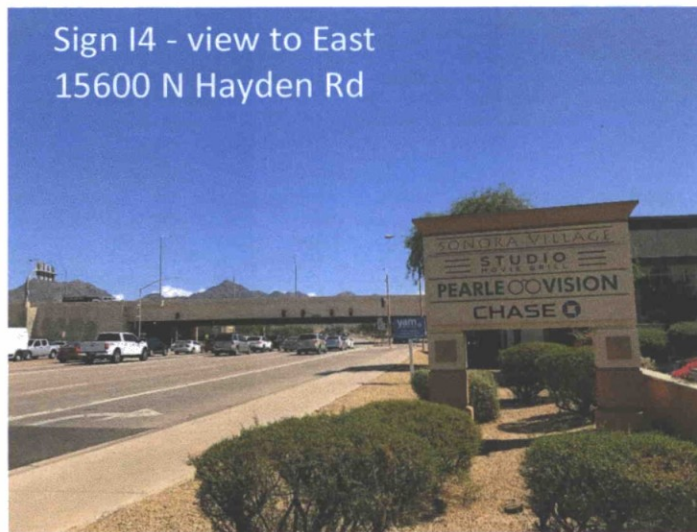


Sign I3 - view to West
15600 N Hayden Rd





Sign I4 - view to North
15600 N Hayden Rd



Sign I4 - view to East
15600 N Hayden Rd

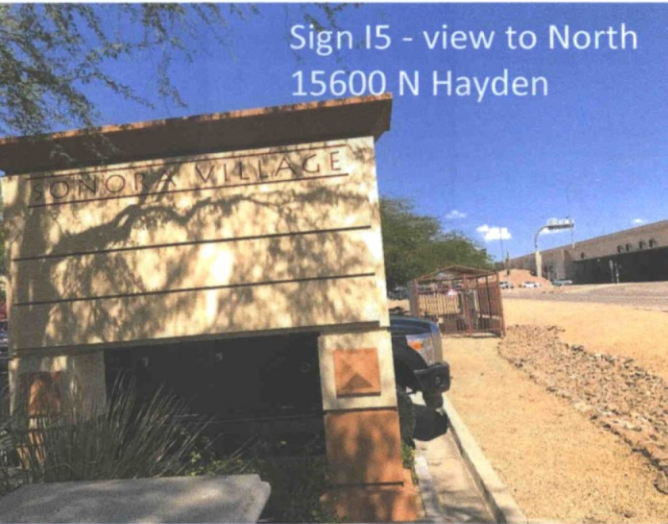


Sign I4 - view to South
15600 N Hayden Rd

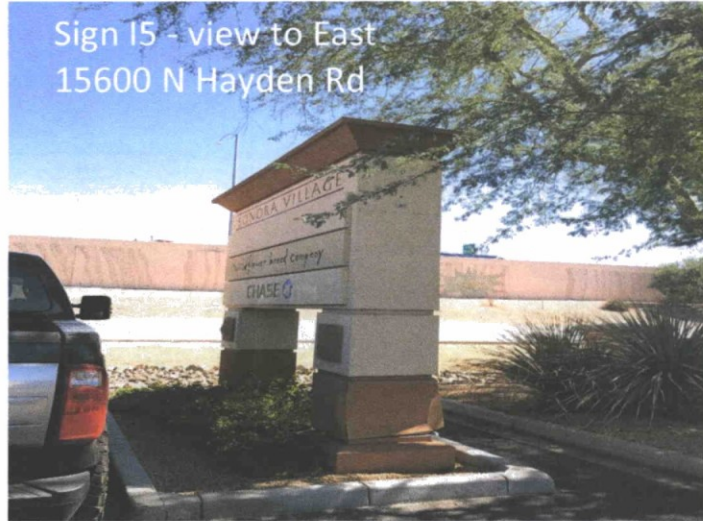


Sign I4 - view to West
15600 N Hayden Rd

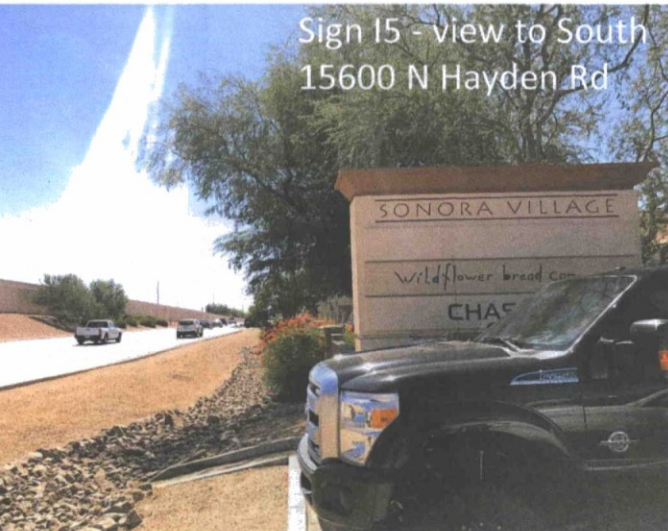
Sign I5 - view to North
15600 N Hayden



Sign I5 - view to East
15600 N Hayden Rd



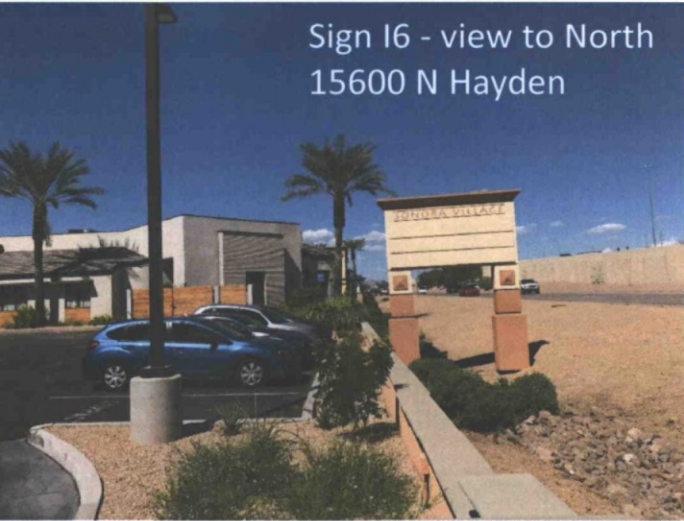
Sign I5 - view to South
15600 N Hayden Rd



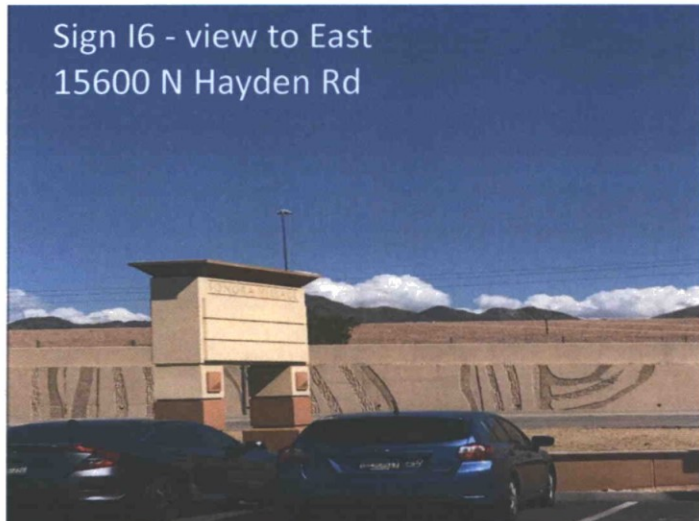
Sign I5 - view to West
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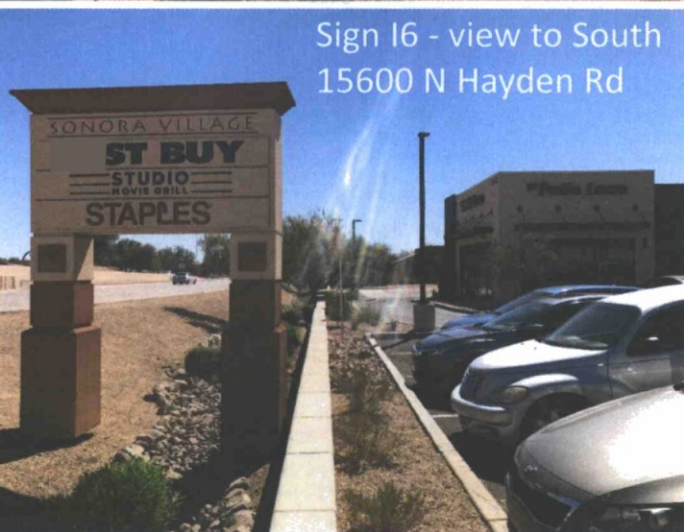
Sign I6 - view to North
15600 N Hayden



Sign I6 - view to East
15600 N Hayden Rd



Sign I6 - view to South
15600 N Hayden Rd



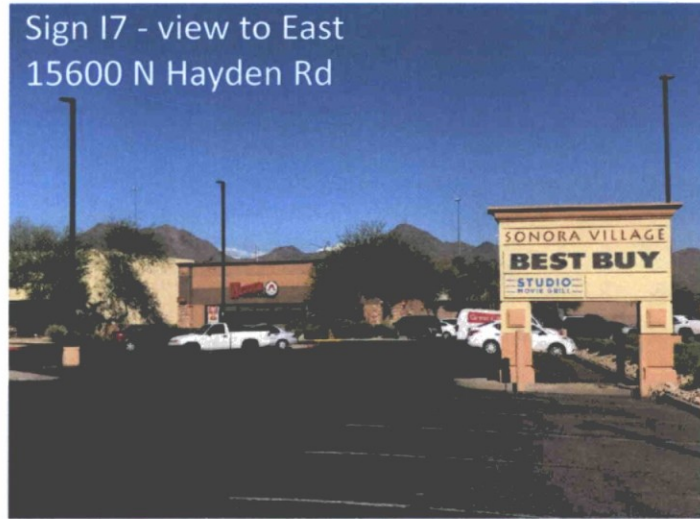
Sign I6 - view to West
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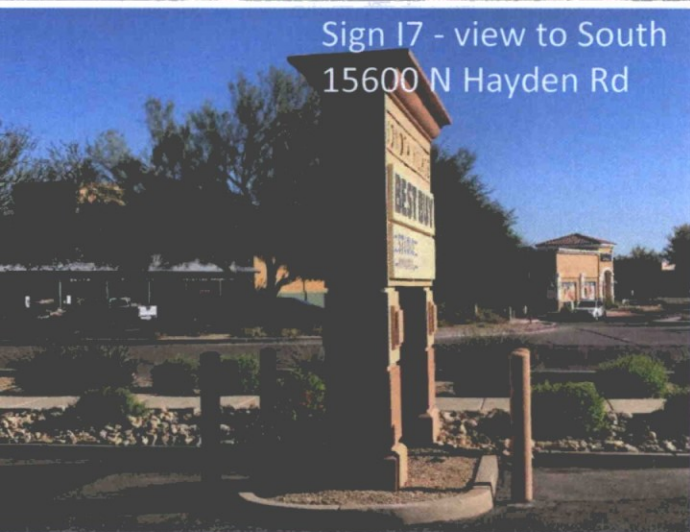
Sign I7 - view to North
15600 N Hayden



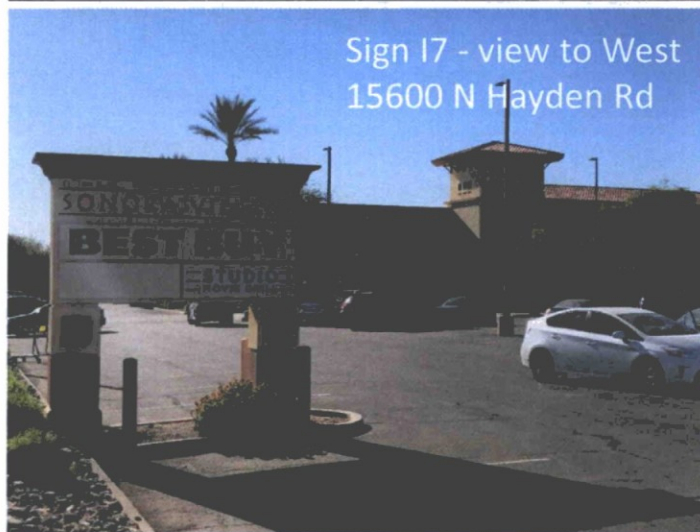
Sign I7 - view to East
15600 N Hayden Rd



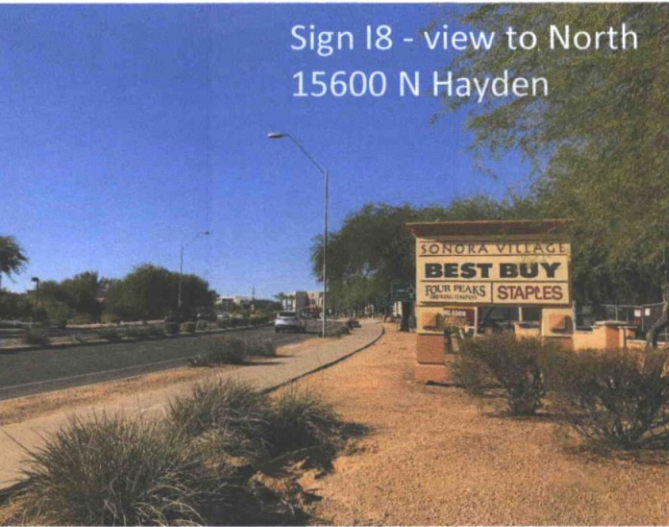
Sign I7 - view to South
15600 N Hayden Rd



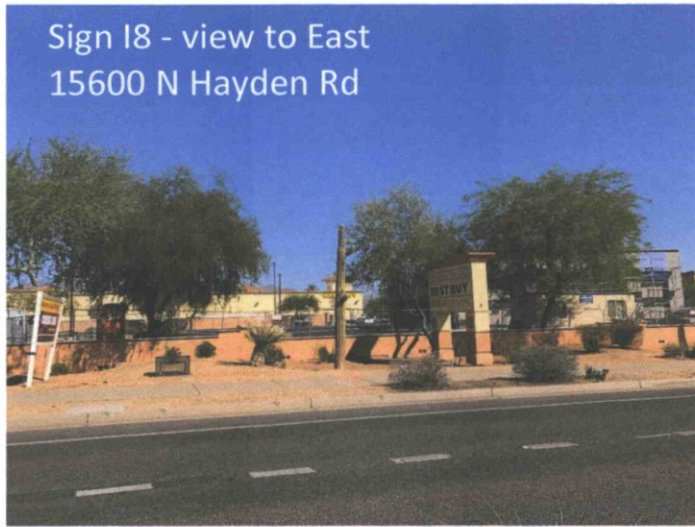
Sign I7 - view to West
15600 N Hayden Rd



Sign I8 - view to North
15600 N Hayden



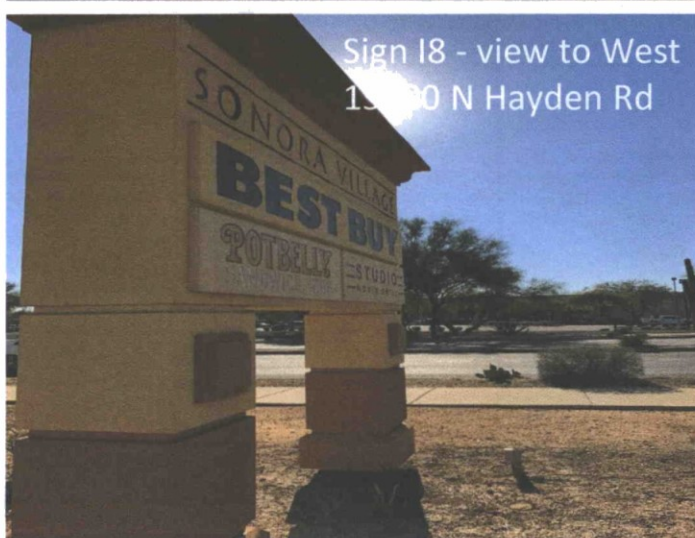
Sign I8 - view to East
15600 N Hayden Rd



Sign I8 - view to South
15600 N Hayden Rd



Sign I8 - view to West
15600 N Hayden Rd



Sign J4 - view to North
15600 N Hayden



Sign J4 - view to East
15600 N Hayden Rd



Sign J4 - view to West
15600 N Hayden Rd



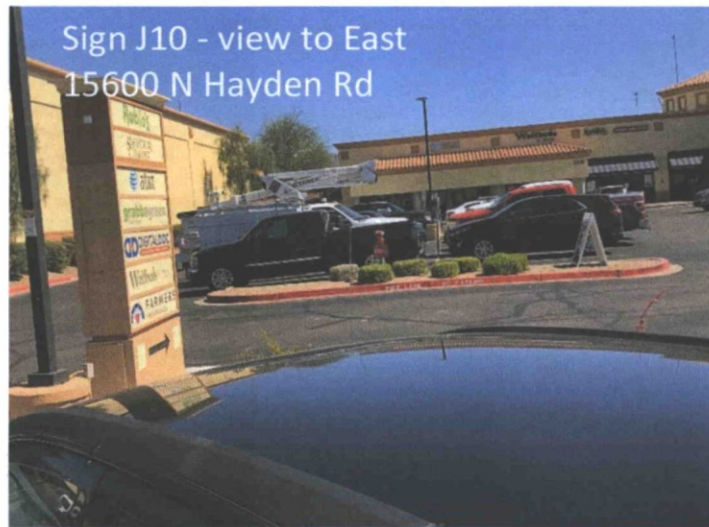
Sign J4 - view to South
15600 N Hayden Rd



Sign J10 - view to North
15600 N Hayden Rd



Sign J10 - view to East
15600 N Hayden Rd

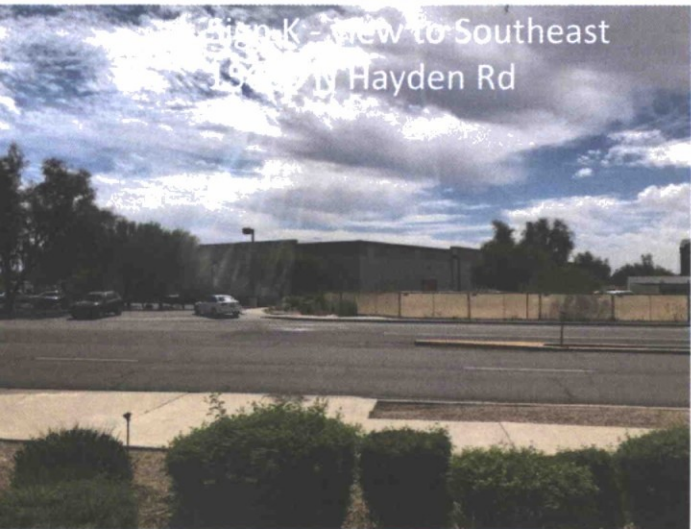


Sign J10 - view to South
15600 N Hayden Rd



Sign J10 - view to West
15600 N Hayden Rd





Sign L1 - view to Northwest
15600 N Hayden



Sign L1 - view to Northeast
15600 N Hayden Rd



Sign L1 - view to Southeast
15600 N Hayden Rd



Sign L1 - view to Southwest
15600 N Hayden Rd



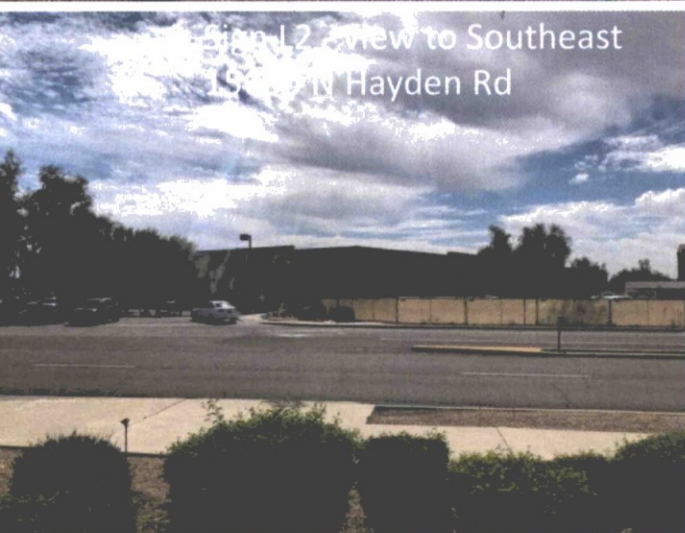
Sign L2 - view to Northwest
15600 N Hayden



Sign L2 - view to Northeast
15600 N Hayden Rd

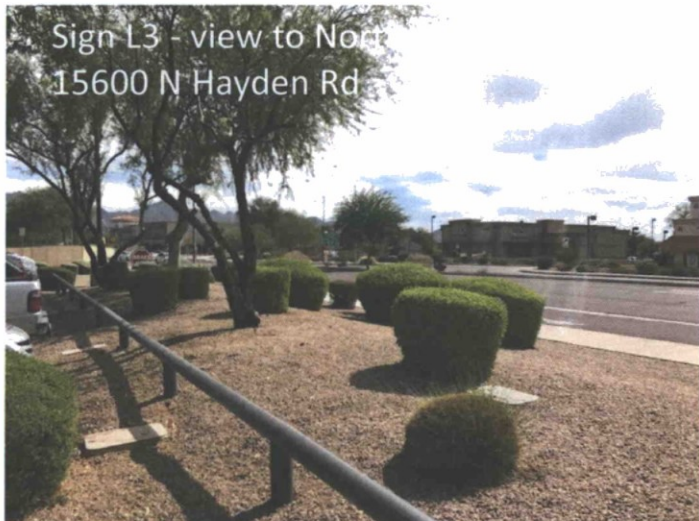


Sign L2 - view to Southeast
15600 N Hayden Rd



Sign L2 - view to Southwest
15600 N Hayden Rd





yam

PROPERTIES

Community Sign District

Prepared For:
Yam Properties
15600 N. Hayden Road
Scottsdale, AZ 85260

Revision 7

SIGNS **PLUS**

Gary Johnson
C - 623.238.1099
O - 623.780.1544
2810 E Mohawk Lane
Phoenix, AZ 85050

INTRODUCTION

Yam Properties is a mixed use 40.62 acre development located on the Southeast corner of Hayden Road and Northside Blvd. It is bordered to the East by the 101 freeway and to the North by East Frank Lloyd Wright Blvd.

Yam Properties is a community sign district established for multiple parcels

This package is a request for consideration for approval for a community sign district and a comprehensive Master Sign Program (MSP) for Yam Circle.

The project includes new mid size monument signs for Hayden Road businesses, one tower sign for freeway, directional signs, and existing signs already established. In addition this criteria will establish wall mounted tenant identification standards.

As each parcel is developed, a sign package specific to that site will be submitted and approved by Yam Properties, and to the city of Scottsdale for sign permit approvals. The packages will be unique for each parcel matching each respective parcel's architecture and colors.

As a community sign district, some signs are being requested to have up to an additional 20% dimension and area.

Context Aerial Site



MONUMENT TYPE	IDENTIFICATION	RESPONSIBLE PARTY	LOCATION	QUANTITY	SIZE	GLASS	ILLUMINATION
MONUMENT A-10	IDENTIFICATION OVERALL PROJECT	WMM PROPERTIES	located along the	014 8	13.5 wide and 23 SOFT	ALUMINUM ACrylic	with white LED internally illuminated
MONUMENT B	IDENTIFICATION OVERALL PROJECT	CP&E	southeast corner located on the	014 1	13.18 SOFT 2. overall height 7. wide and	ALUMINUM ACrylic	with white LED internally illuminated
MONUMENT C	IDENTIFICATION OVERALL PROJECT	WMM PROPERTIES	side of located on the East	014 1	20. overall height 11. wide	ALUMINUM ACrylic	with white LED internally illuminated
MONUMENT E	IDENTIFICATION OVERALL PROJECT	WMM PROPERTIES	side on northeast side of located on the	014 1	14. overall height 10.5	ALUMINUM ACrylic	with white LED internally illuminated
MONUMENT E	IDENTIFICATION OVERALL PROJECT	WMM PROPERTIES	side on northeast side of located on the West	014 1	7. overall height 10. wide	ALUMINUM ACrylic	with white LED internally illuminated
MONUMENT D	IDENTIFICATION OVERALL PROJECT	WMM PROPERTIES	in Hayden Bld southeast side of located on the	014 1	2. overall height 11. wide	ALUMINUM ACrylic	with white LED internally illuminated
MONUMENT C	IDENTIFICATION OVERALL PROJECT	WMM PROPERTIES	southeast corner located on the	014 1	8. overall height 8.5. wide	ALUMINUM ACrylic	with white LED internally illuminated
MONUMENT B	IDENTIFICATION OVERALL PROJECT	WMM PROPERTIES	side of the Plaza of southeast corner northeast northeast side of east side entrance of 23.5 wide and off Hayden Bld Hayden Bld	014 4	14. overall height 8.5. wide	ALUMINUM ACrylic	with white LED internally illuminated
MONUMENT A	IDENTIFICATION OVERALL PROJECT	WMM PROPERTIES	southeast corner located on the	014 1	21.4 overall height 7. wide and 14.7 SOFT	ALUMINUM ACrylic	with white LED internally illuminated

SIGN TYPE	FUNCTION	RESPONSIBLE PARTY	LOCATION	QUANTITY	SIZE	MATERIALS	ILLUMINATION
Vehicular Directory J1-J10	Overall project identification	YAM Properties	Located within Sonora Village Shopping Center	Qty. 10	13'-6" overall height 5'-9 3/8" wide and 47.5 SQFT	Aluminum, Acrylic	Internally Illuminated with white LED
Monument L	Overall project identification	YAM Properties	Located on N. Hayden Rd. next to the entrance	Qty. 1	5' overall height 11' wide and 44.88 SQFT	Aluminum, Acrylic	Internally Illuminated with white LED
Monument K1-K3 Mid-Size	Overall project identification	YAM Properties	Located on N. Hayden Rd.	Qty. 3	7'-5" overall height 10' wide and 24 SQFT	Aluminum, Acrylic	Internally Illuminated with white LED

*Include allowances.

*Include Halo-Lit or Non-lit Sign options.

Sign Matrix - Wall Signs

Tenant Wall Signs Anchor Tenant	Tenant Identification	YAM Properties	In designated sign bands on the building dependant on the architectural allowance	T.B.D.	1.2 sq. ft. per linear foot of frontage. 1.8 sq. ft. per linear foot of longest frontage Max sq. ft. per tenant. Max 80% length and height.	Aluminum and Acrylic	Internally Illuminated with LEDs
Tenant Wall Signs Inline Tenant	Tenant Identification	YAM Properties	In designated sign bands on the building dependant on the architectural allowance	T.B.D.	1.2 sq. ft. per linear foot of frontage. 1.8 sq. ft. per linear foot of longest frontage Max sq. ft. per tenant. Max 80% length and height.	Aluminum and Acrylic	Internally Illuminated with LEDs
Tenant Wall Signs Pad Tenant	Tenant Identification	YAM Properties	In designated sign bands on the building dependant on the architectural allowance	T.B.D.	1.2 sq. ft. per linear foot of frontage. 1.8 sq. ft. per linear foot of longest frontage Max sq. ft. per tenant. Max 80% length and height.	Aluminum and Acrylic	Internally Illuminated with LEDs

* Sign Envelope MAX HEIGHT (Do not put lines of copy requirement in).



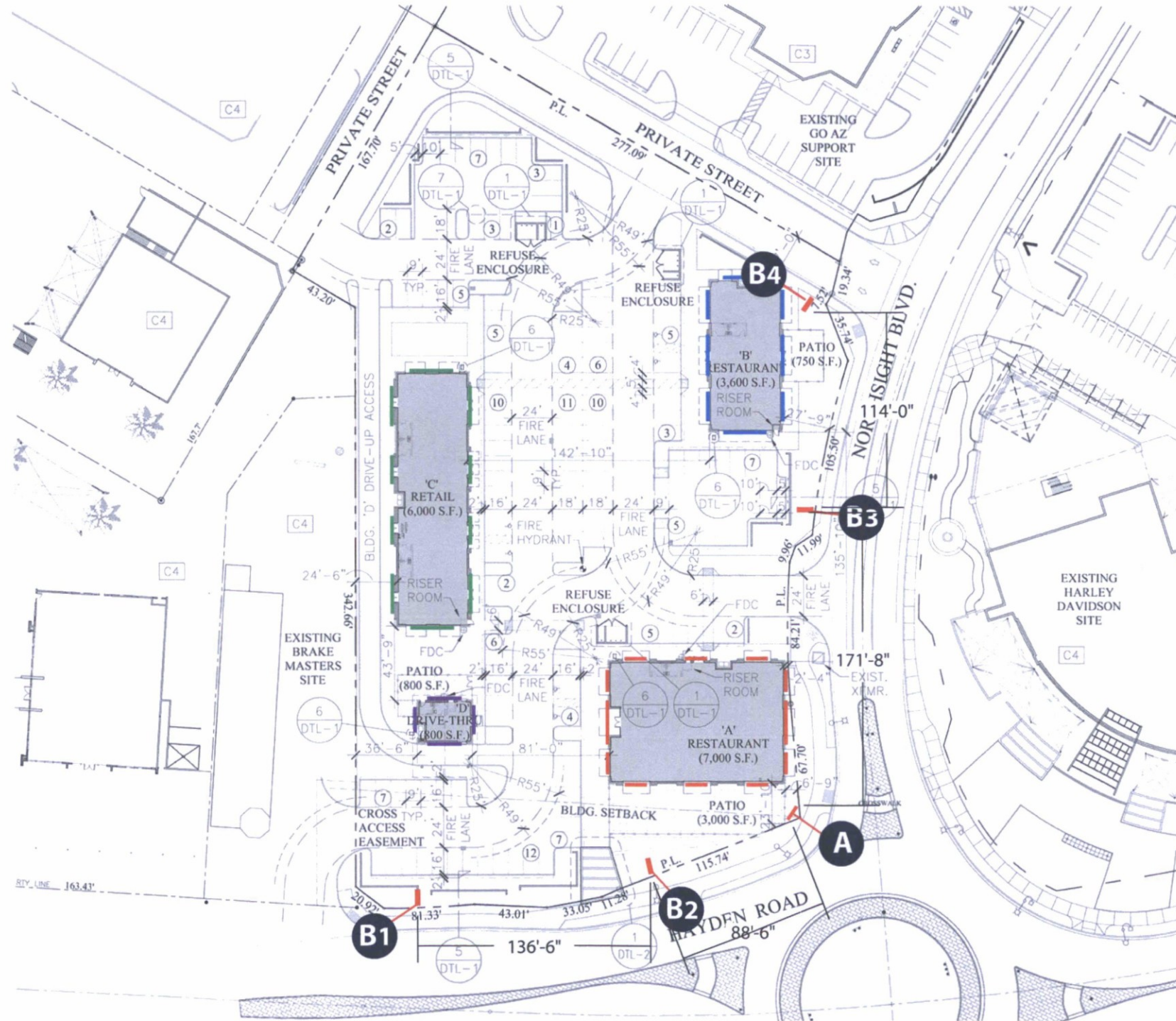
* What is the GFA (gross floor area) limit for all anchor tenants?

* What is the GFA range for all in-line tenants?

* Specify which development these standards apply to.

- * YAM Circle?
- * Sonora Village?
- * YAM office?
- * Harley?
- * GOAZ?

NOTE: * MAX CHARACTER HEIGHT IS 6' + 20% = 7.2' tall



SITE PLAN
SCALE: 1" = 80'



SIGN TYPES	
YAM Circle	
A	Monument Sign
B1-B4	Retail / Commercial Mid-Size Monument Sign

The Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd. and N. Hayden Rd. The sign is parallel to the traffic circle.

Overall (length x height): 9'-4 1/2" x 5'-0"

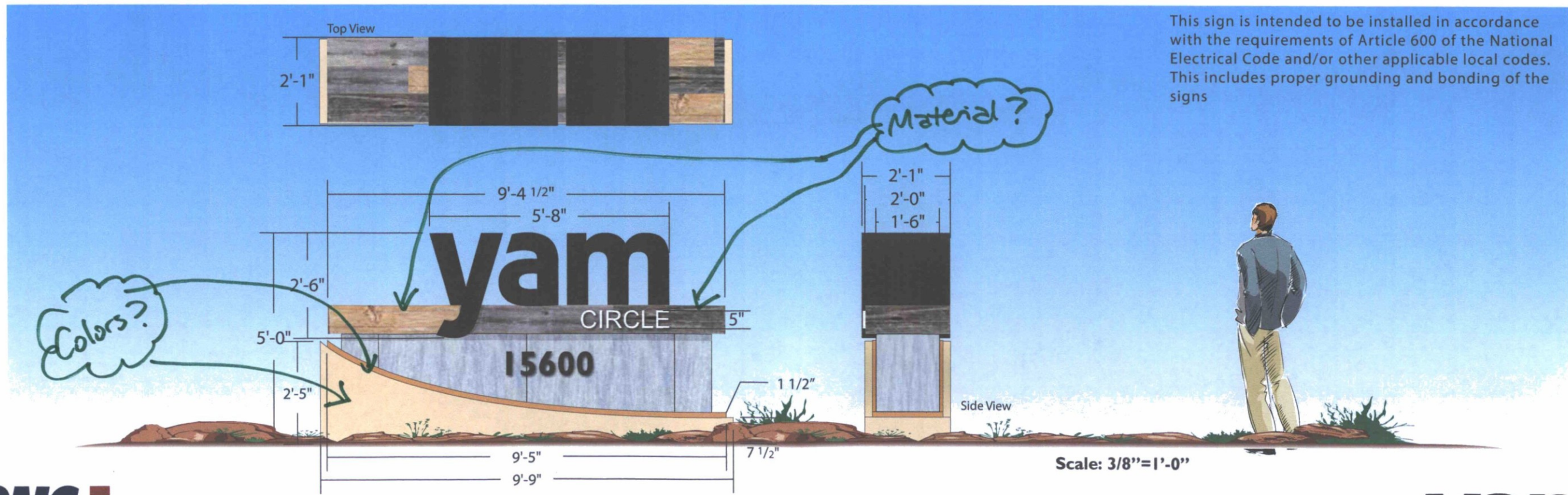
SQFT: 14.17

Base: Recycled Barnwood w/ "CIRCLE" routed out w/ 3/4" clear push thru overlaid w/ 3M white vinyl. Barnwood Color will Vary. Bottom of the base to be alum. and painted to match Sonora Village Signs

Project ID: Pan Channel letters w/ 25" returns painted black w/ 3/4" inset white plex overlaid w/ 3M black perf vinyl.

Illumination: Will be face illuminated with white LEDs and white LED accent lighting coming up from the rock base.

As this is a community Sign district, sizes described are allowed under code section 8.533.III.B



The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

These signs will be located at a high traffic flow locations on the property down N. Northsight Blvd. and N. Hayden Rd. The signs will be double sided and visible from both sides.

Overall (length x height): 14'-0" x 9'-6 3/8"

SQFT: 61.64

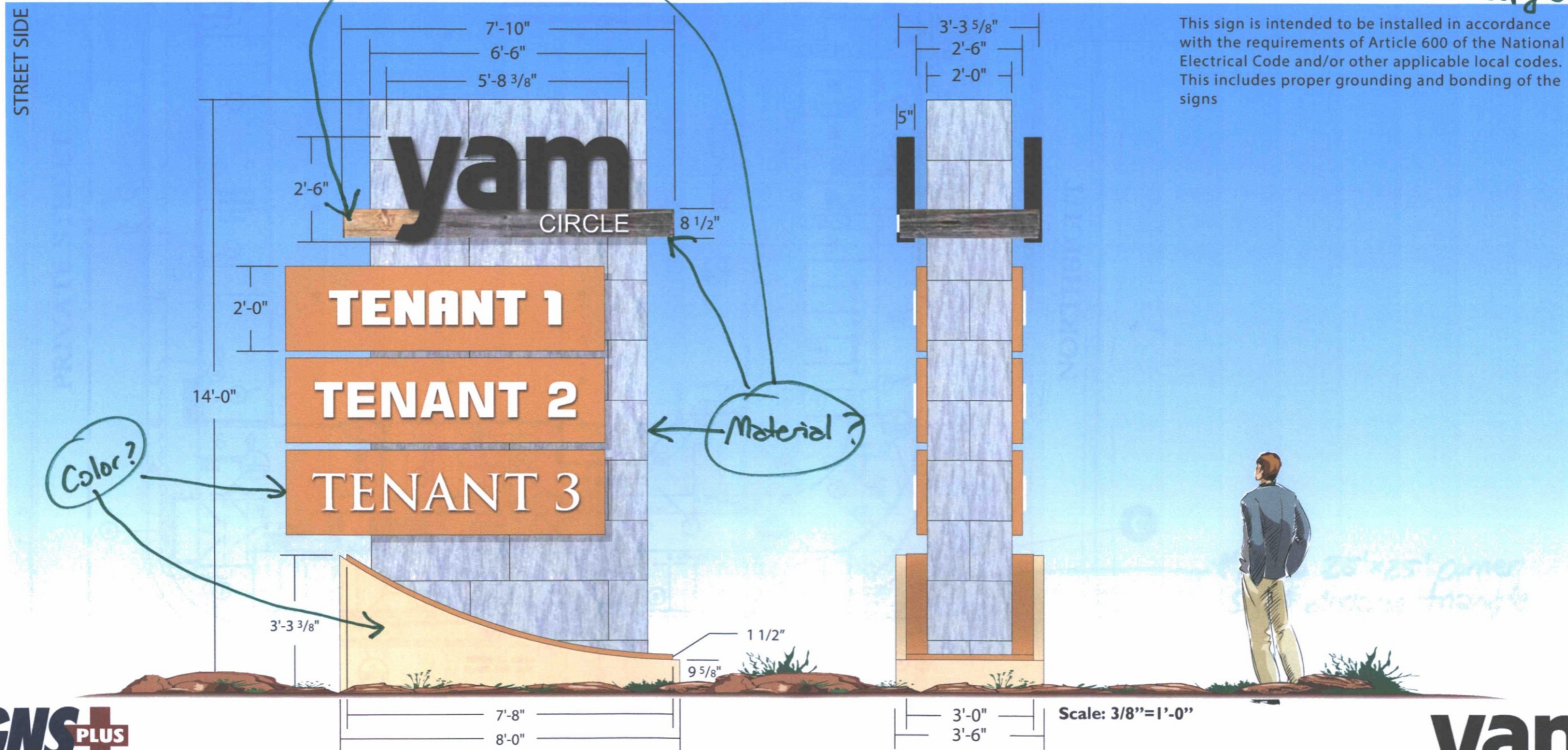
Base: Bottom of the base to be alum. and painted to match Sonora Village Signs Western States Vintage Flat Sheet "Galu-Ten Robust".
 Project ID: Pan Channel letters w/ 25" returns painted black w/ 3/4" inset white plex overlaid w/ 3M black perf vinyl. Recycled Barnwood w/ "CIRCLE" routed out w/ 3/4" clear push thru overlaid w/ 3M white vinyl. Barnwood Color will Very.
 Tenant Panels: Will be required to have routed aluminum faces with 3/4" clear push thru acrylic overlaid with 3M vinyl. Painted to match Sonora Village Signs

Illumination: Will be face illuminated with white LEDs and white LED accent lighting coming up from the rock base.

As this is a community Sign district, sizes described are allowed under code section 8.533.III.C with the exercised option of 20% increase in height

** Specify color. Specify tenant panels must use same background color but routed copy can use corporate colors.*

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs



The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd.. The sign is parallel on the corner.

Overall (length x height): 6'-7" x 8'-0"

SQFT: 23.67

Base: Aluminum painted to match Sonora Village Signs.

Tenant Panels: Routed aluminum face with 3/4" clear push thru and vinyl overlay. Painted to match Sonora Village Signs.

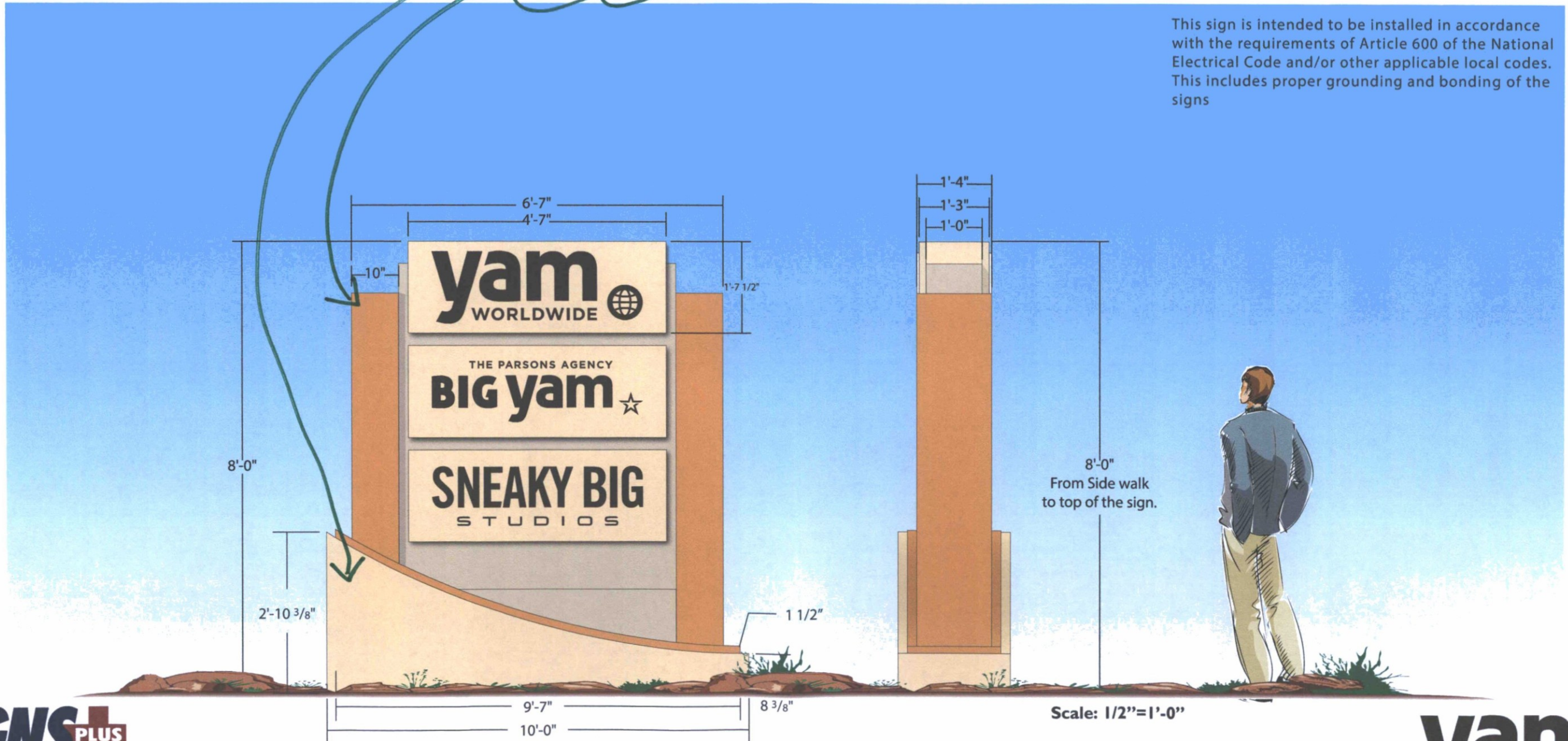
Illumination: Will be face illuminated with white LEDs.

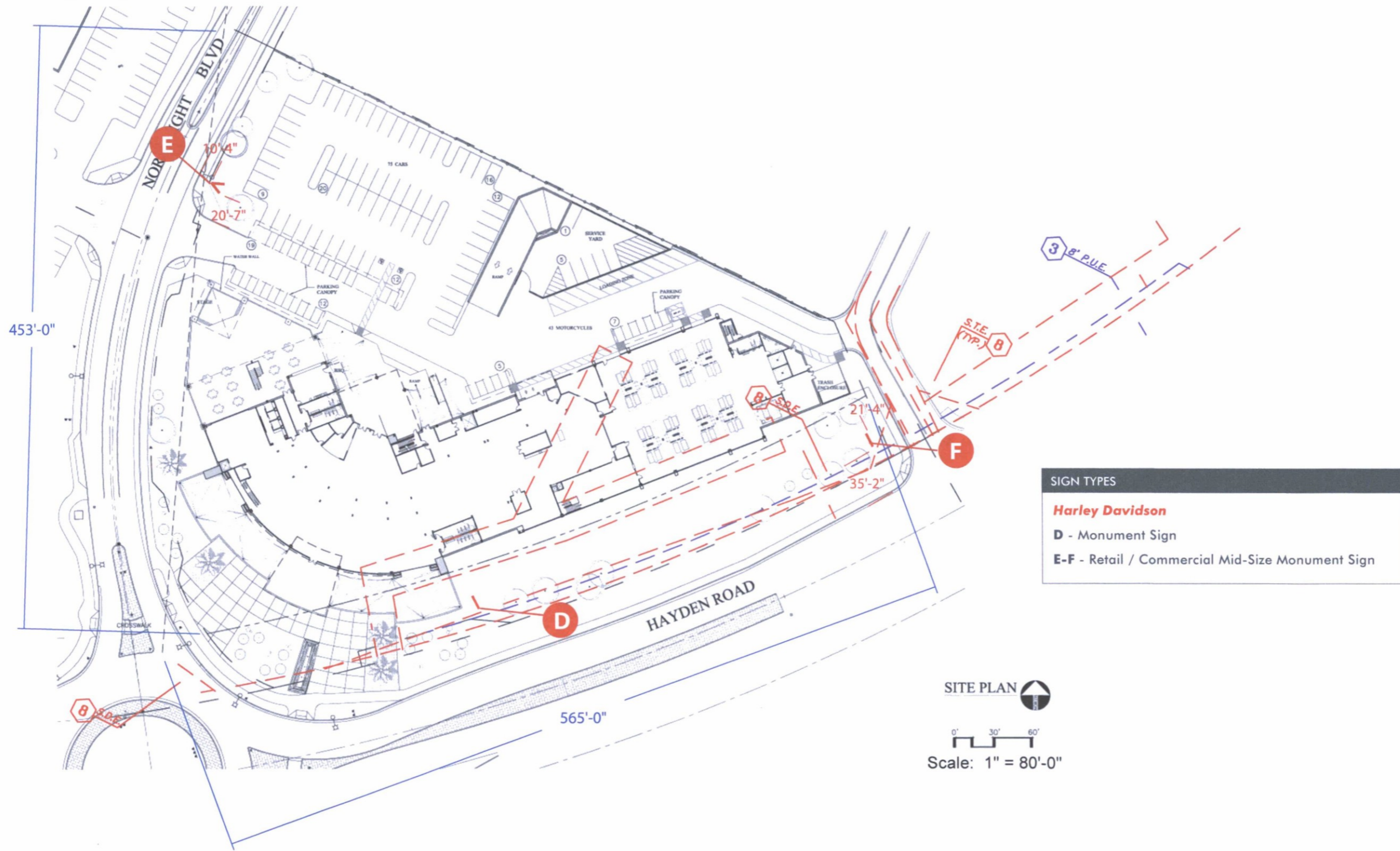
As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i

** Specify color. Tenant panel background must be same color. Specify if routed copy can be corporate colors or is it one color allowed?*

** Call-out the colors.*

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs





The Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd.

Overall (length x height): 11'-0" x 5'-0"

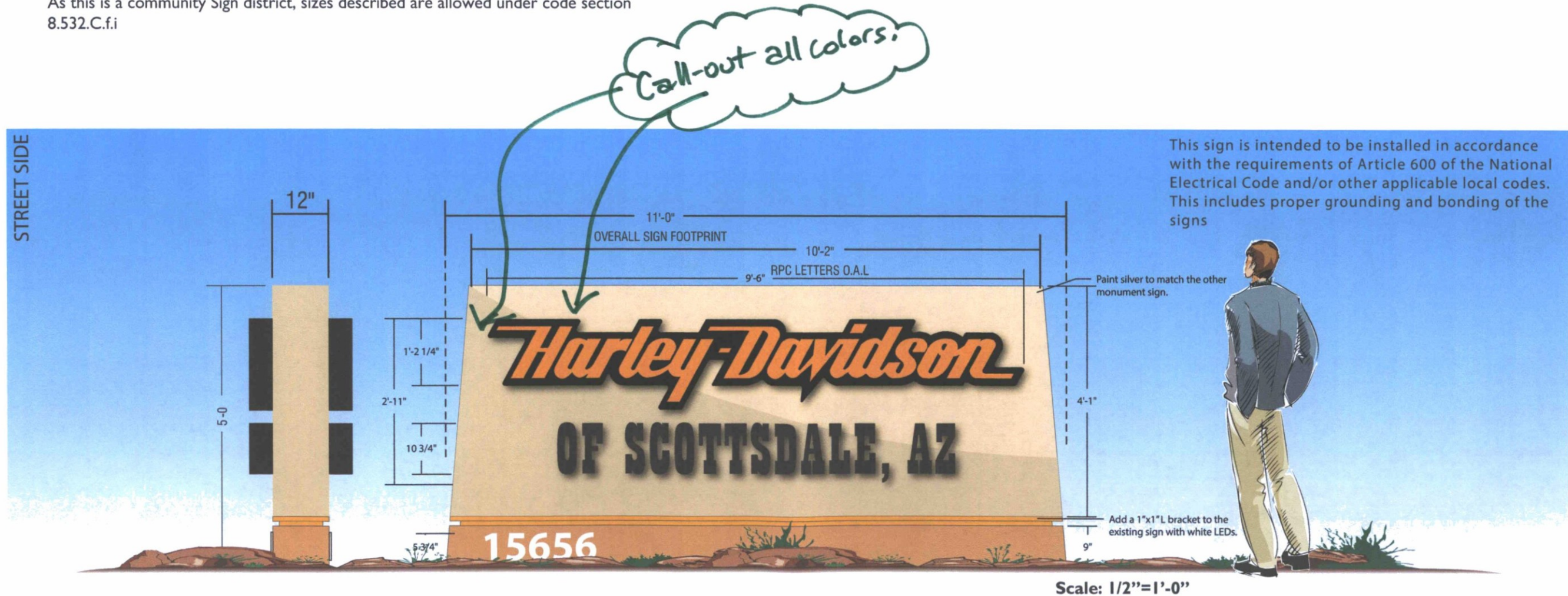
SQFT: 24.96

Base: Aluminum

Project ID: Pan Channel letters w/ 5" deep black .040 aluminum returns w/ 3/4" black trim cap and overlaid with 3M Orange 3630-44 and 3M Black vinyl.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd.

Overall (length x height): 10'-0" x 7'-0"

SQFT: 21.42

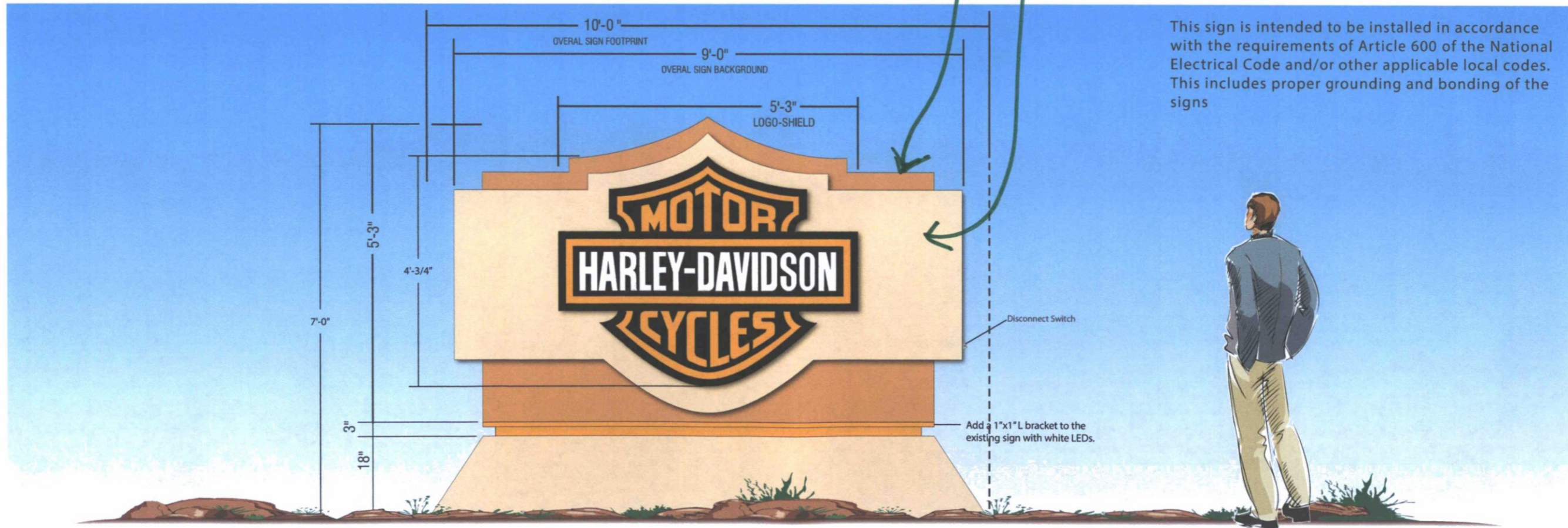
Base: Aluminum

Project ID: Pan Channel logo w/ 5" deep black .040 aluminum returns w/ 1" black trim cap and overlaid with 3M Orange 3630-44 and 3M Black vinyl.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i

Call out the colors



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Hayden Rd.

Overall (length x height): 10'-5" x 14'-0"

SQFT 175.024

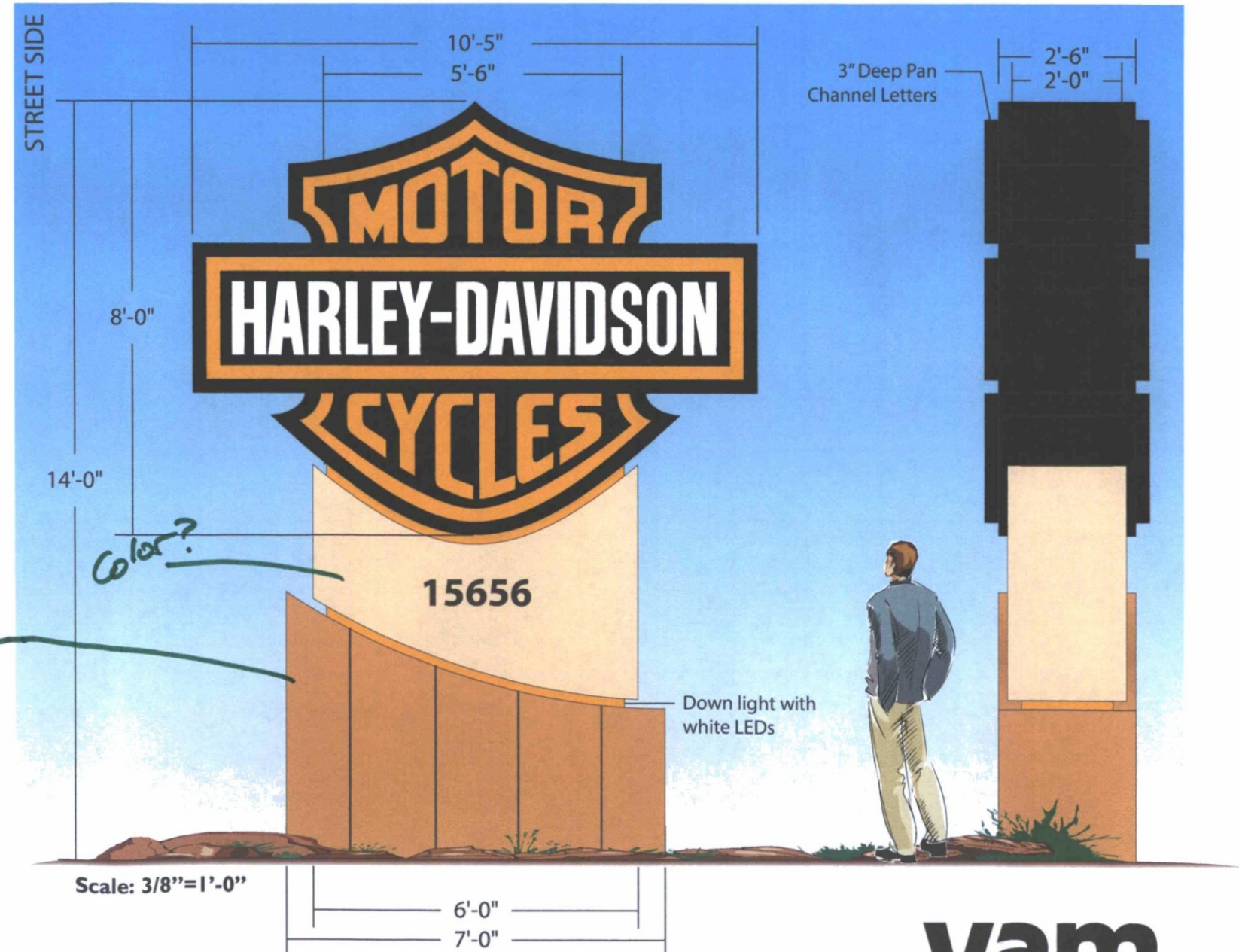
*75 φ is not allowed anymore per Sign Ord. Table 0.515.B.4. (Mid-Size Monument Sign)
 * MAX Area is 60 φ + 20% = 72 φ.
 * Reduce down to 72 φ or less.*

Base: Aluminum

Project ID: Pan Channel letters w/ 5" deep black .040 aluminum returns w/ 3/4" black trim cap and overlaid with 3M Orange 3630-44 mounted to a aluminum cabinet.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i with the exercised option of 20% increase in height and area.



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs

SIGN TYPES	
Sonora Village	
G - Tower Sign	<i>Monument</i>
H - Chase Mid-Size Monument Sign	
I1-I8 - Mid-Size Monument Sign	
Sonora Village - Vehicular Directory	
J1-J10 - Vehicular Directory	



The Tower Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Hayden Rd.

Overall (length x height): 17'-0" x 30'-0"

SQFT: 140

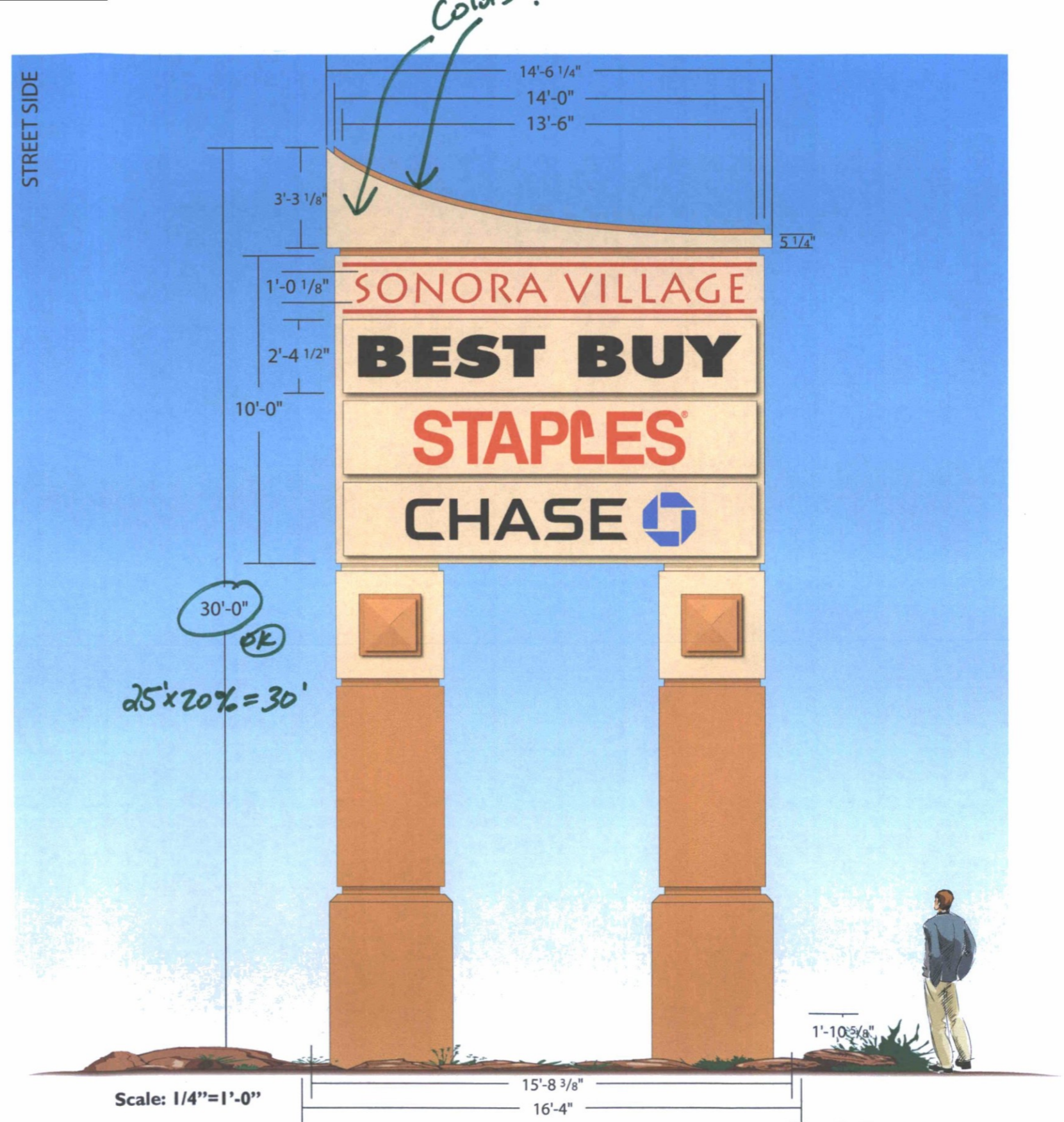
Base: .063 Aluminum
 Project ID: Routed aluminum face backed with white plex overlaid with 3M vinyl.
 Tenant Panels: Will be required to have routed aluminum faces backed with white plex overlaid with 3M vinyl.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.d.III with the exercised option of 20% increase in height and area.

*Specify color of tenant panel background:
 must all be the same color. Routed copy
 with corporate colors OK.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs



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

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

These signs are located N. Hayden Rd., E. Frank Lloyd Wright Blvd., N. Pima Rd. and Arribe Drive at the main entrances to the shopping center.

Overall (length x height): 7'-0" x 5'-0"

→ 5' + 20% = 6' tall MAX

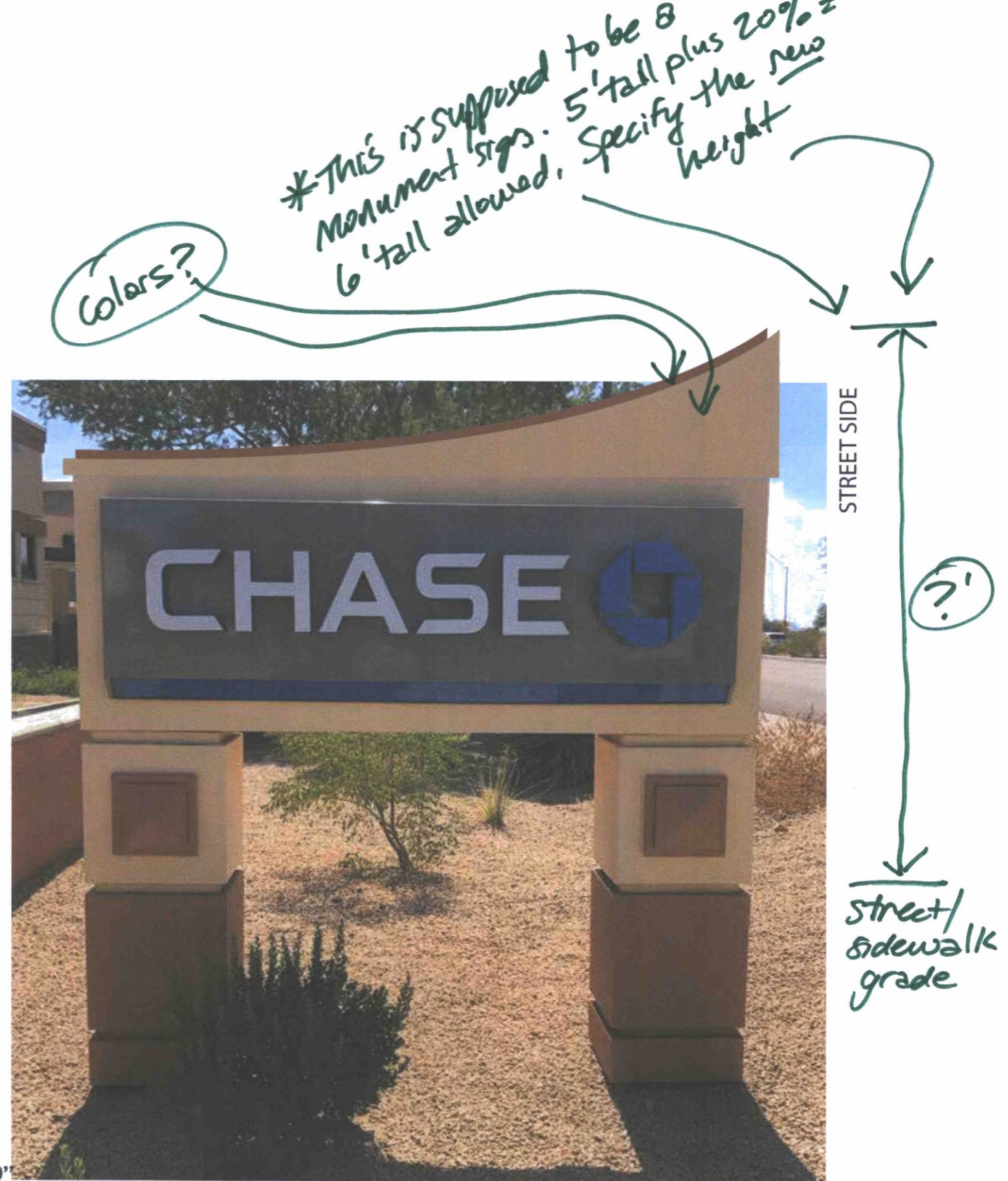
SQFT: 13.16

Base: .063 Aluminum

Project ID: Illuminated Channel letters.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.b



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

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

These signs are located N. Hayden Rd., E. Frank Lloyd Wright Blvd., N. Pima Rd. and Arribe Drive at the main entrances to the shopping center.

Overall (length x height): 12'-0" x 12'-0"

SQFT: 62



HEIGHT: ?



Base: .063 Aluminum

Project ID: Routed aluminum face backed with white plex overlaid with 3M vinyl.

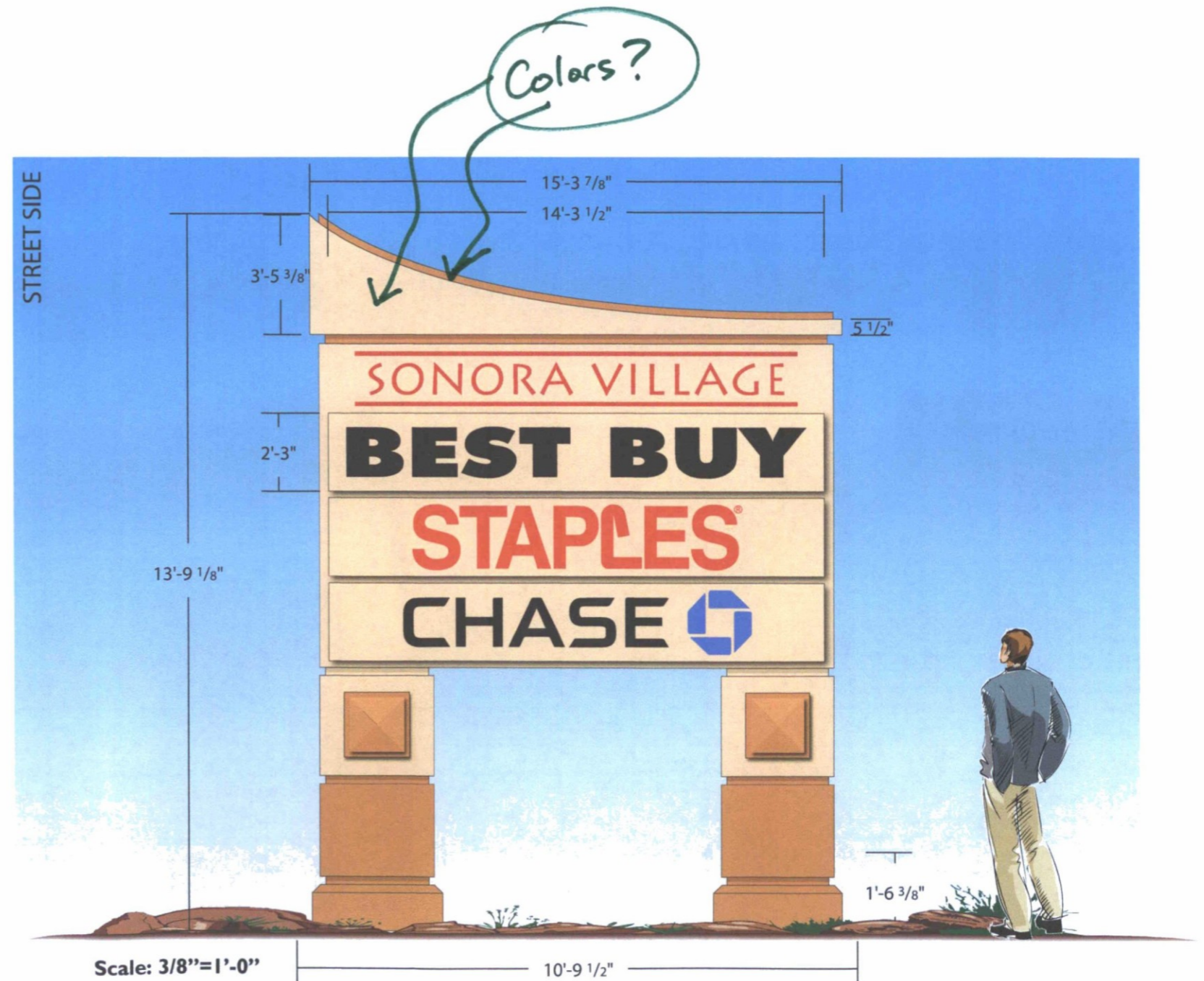
Tenant Panels: Will be required to have routed aluminum faces backed with white plex overlaid with 3M vinyl.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.iii

*Specify tenant panel color of background: must all be the same. Specify routed copy can use corporate colors.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs



The Vehicular Directory Signs are designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

These signs are located within the shopping center near the main entrances to the shopping center.

Overall (length x height): 5'-9 3/8" x 13'-6"

HEIGHT OK

SQFT: 47.5

Base: .063 Aluminum

Project ID: Routed aluminum face backed with white plex overlaid with 3M vinyl.

Tenant Panels: Will be required to have routed aluminum faces backed with white plex.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.533.V with the exercised option of 20% increase in height and area.

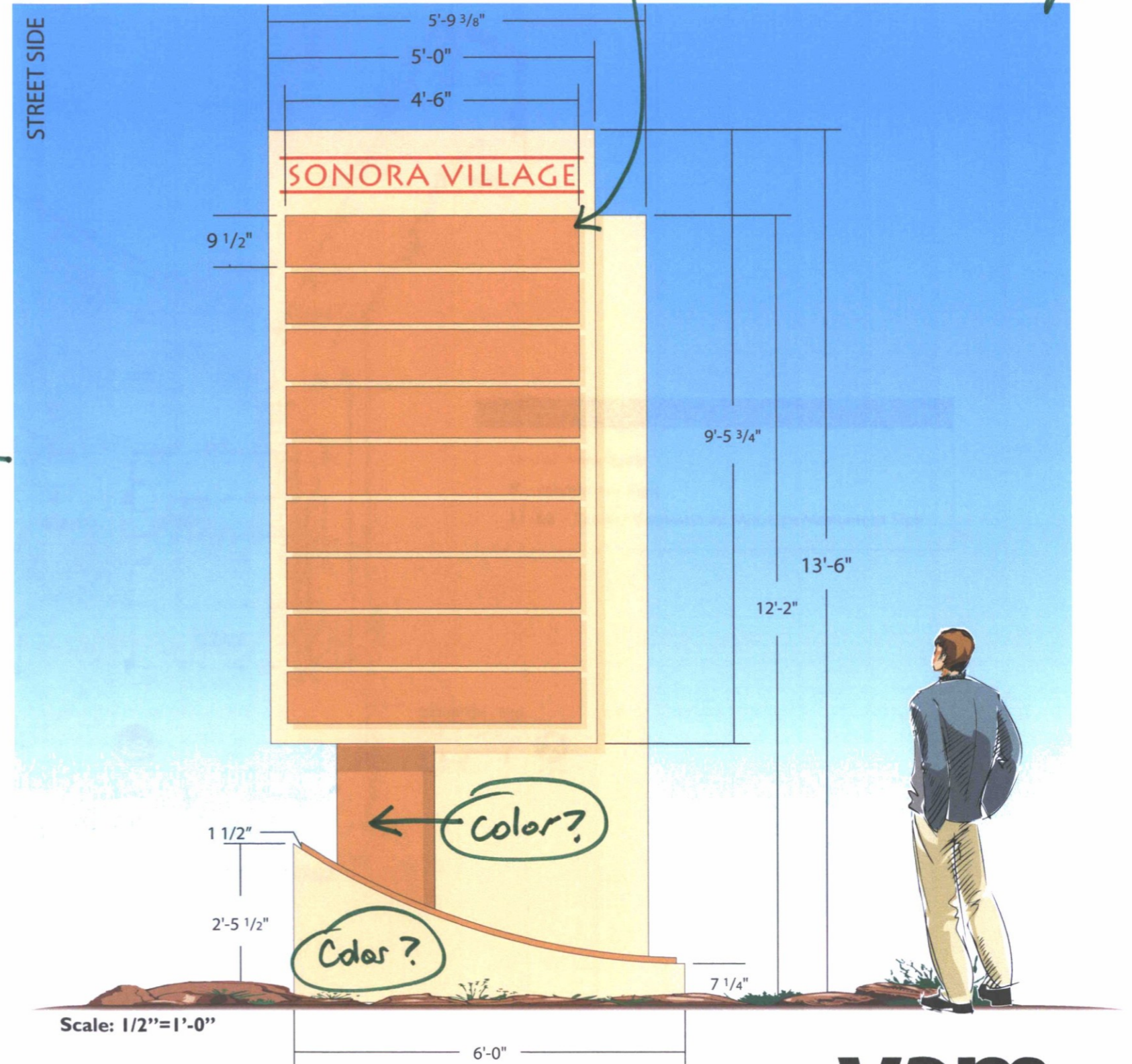
*** HEIGHT: MAX: 14.4' (12' + 20%)**

~~* PANEL SIZE MAX FOR Directory Signs (Sec. 8.516.D) is 4' + 20% = 4.8' max panel size~~

~~and total area is 32' + 20% = 38.4'~~

~~* Please reduce the size of panel (each) and total number of panels to comply with code.~~

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs







*Set this sign (rendering) back so it appears to be on private property. Provide a 2' to 3' clearance from edge of sidewalk.
*See Site Plan.



INTRODUCTION

Yam Properties is a mixed use 40.62 acre development located on the Southeast corner of Hayden Road and Northsight Blvd. It is bordered to the East by the 101 freeway and to the North by East Frank Lloyd Wright Blvd.

Yam Properties is a community sign district established for multiple parcels

This package is a request for consideration for approval for a community sign district and a comprehensive Master Sign Program (MSP) for Yam Circle.

The project includes new mid size monument signs for Hayden Road businesses, one tower sign for freeway, directional signs, and existing signs already established. In addition this criteria will establish wall mounted tenant identification standards.

As each parcel is developed, a sign package specific to that site will be submitted and approved by Yam Properties, and to the city of Scottsdale for sign permit approvals. The packages will be unique for each parcel matching each respective parcel's architecture and colors.

As a community sign district, some signs are being requested to have up to an additional 20% dimension and area.

Context Aerial Site



SIGN TYPES

YAM Circle

A - Monument Sign

B1-B4 - Retail / Commercial Mid-Size Monument Sign

YAM World Wide

C - Retail / Commercial Mid-Size Monument Sign

Harley Davidson

D - Monument Sign

E-F - Retail / Commercial Mid-Size Monument Sign

Sonora Village

G - Power Sign

H - Chase Mid-Size Monument Sign

I1-I8 - Retail / Commercial Mid-Size Monument Sign

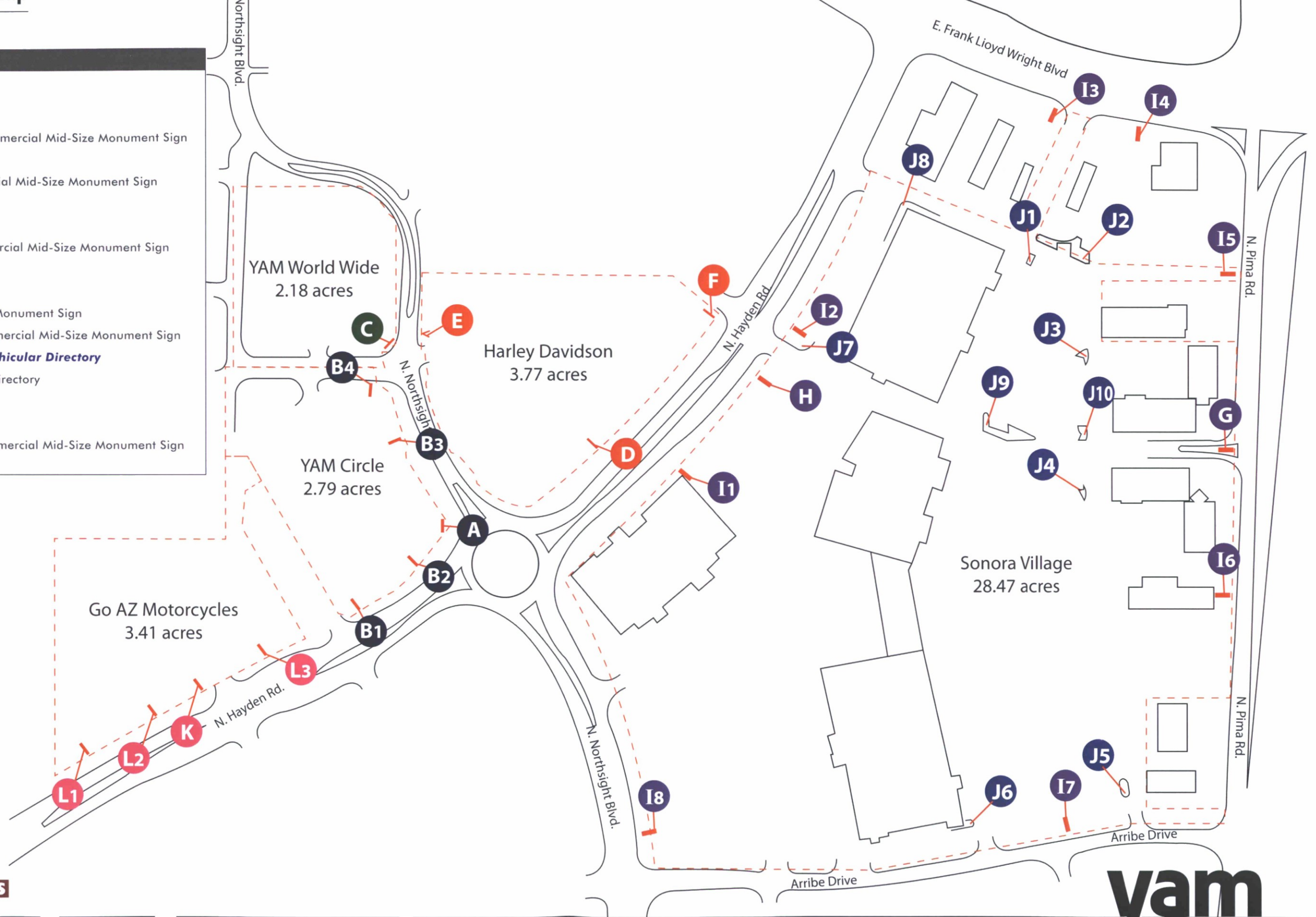
Sonora Village - Vehicular Directory

J1-J10 - Vehicular Directory

Go AZ Motorcycles

K - Monument Sign

L1-L3 - Retail / Commercial Mid-Size Monument Sign



SIGN TYPES

YAM Circle

A - Monument Sign

B1-B4 - Retail / Commercial Mid-Size Monument Sign

YAM World Wide

C - Retail / Commercial Mid-Size Monument Sign

Harley Davidson

D - Monument Sign

E-F - Retail / Commercial Mid-Size Monument Sign

Sonora Village

G - Power Sign

H - Chase Mid-Size Monument Sign

I1-I8 - Retail / Commercial Mid-Size Monument Sign

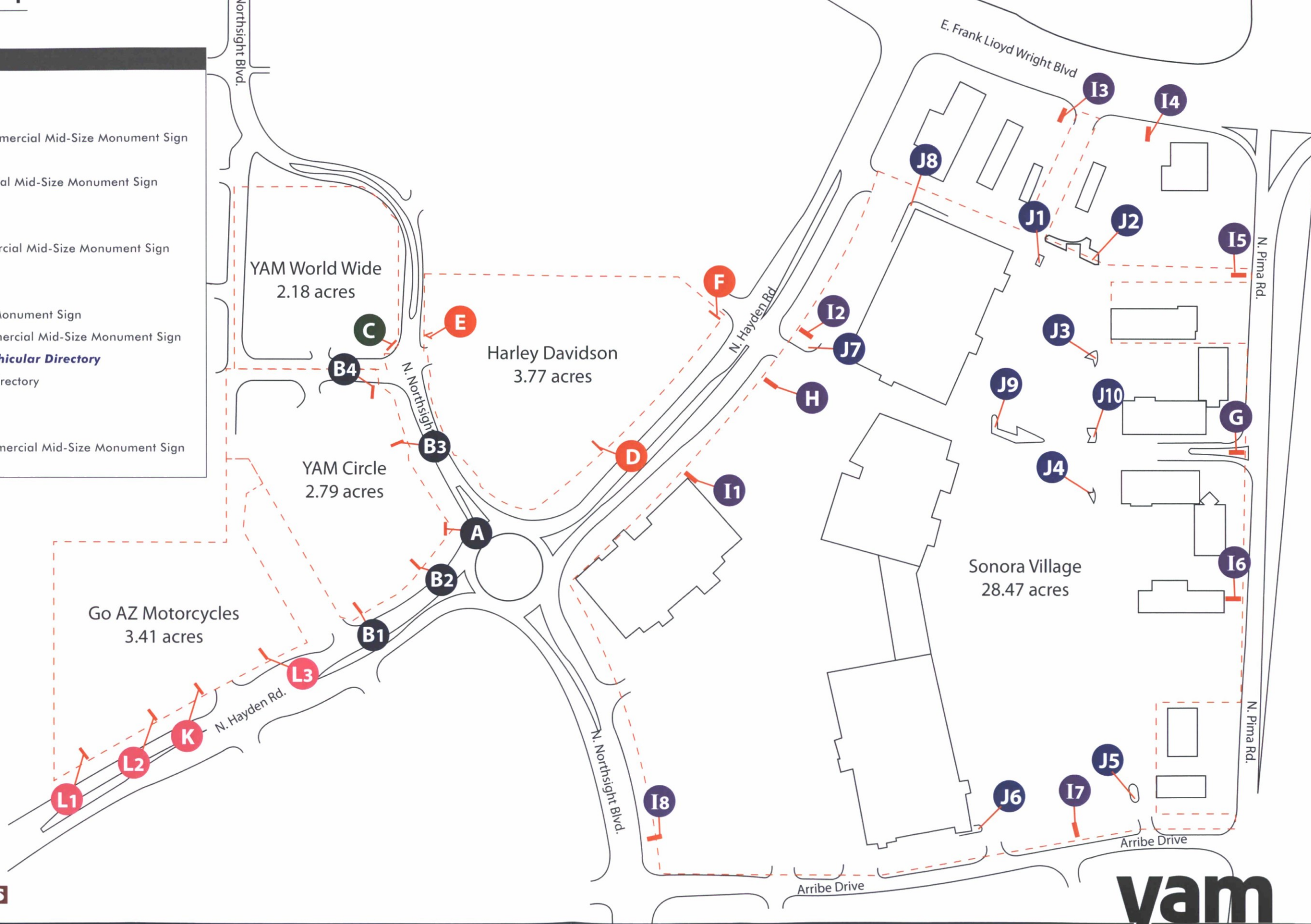
Sonora Village - Vehicular Directory

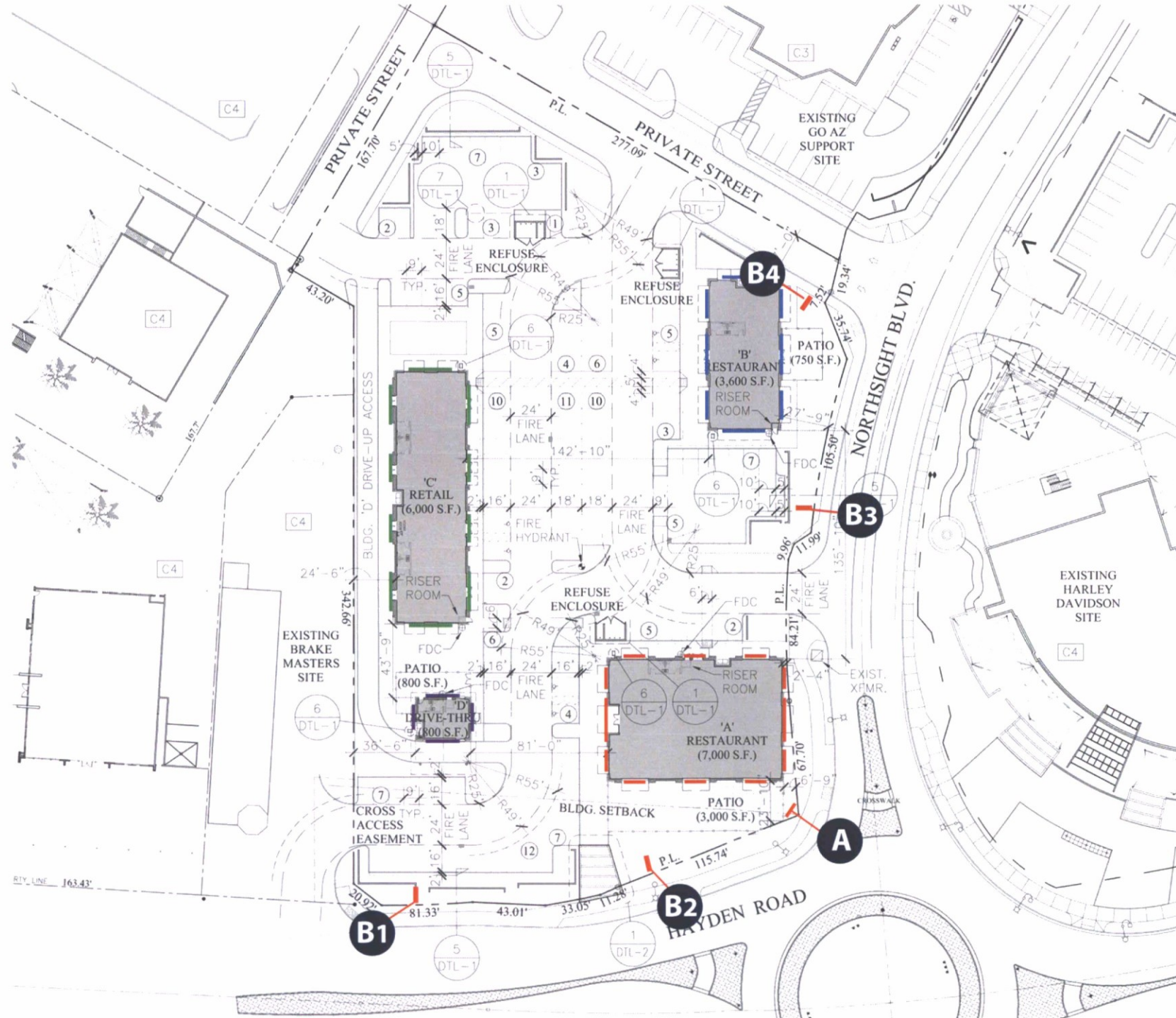
J1-J10 - Vehicular Directory

Go AZ Motorcycles

K - Monument Sign

L1-L3 - Retail / Commercial Mid-Size Monument Sign





SIGN TYPES	
YAM Circle	
A	Monument Sign
B1-B4	Retail / Commercial Mid-Size Monument Sign

SITE PLAN
SCALE: 1"=80'

The Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd. and N. Hayden Rd. The sign is parallel to the traffic circle.

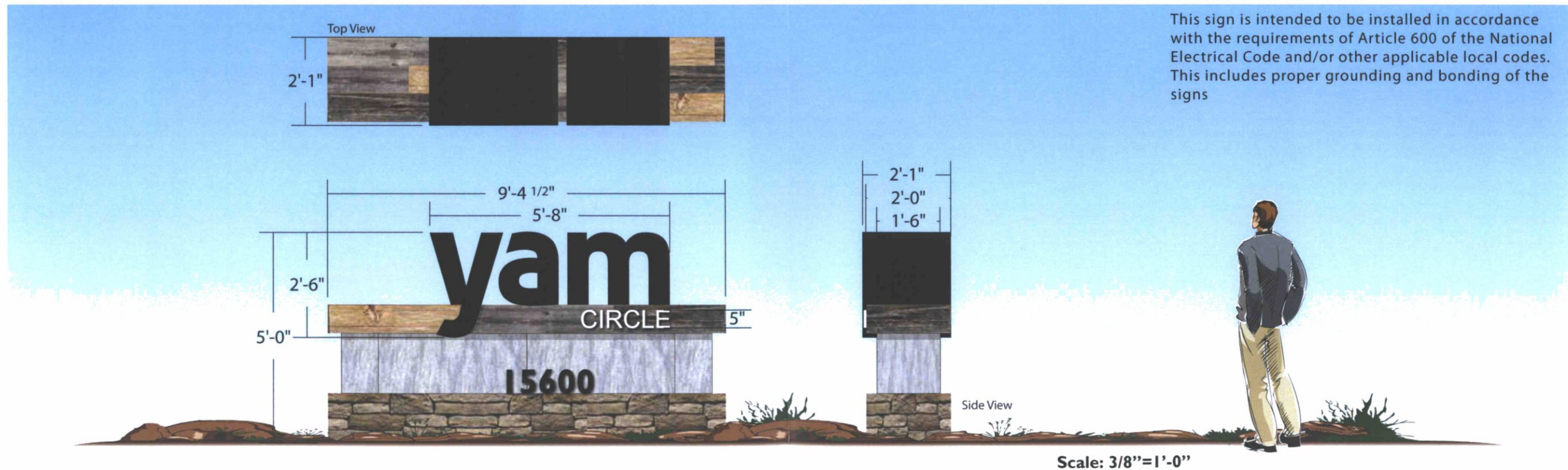
Overall (length x height): 9'-4 1/2" x 5'-0"

SQFT: 14.17

Base: Recycled Barnwood w/ "CIRCLE" routed out w/ 3/4" clear push thru overlaid w/ 3M white vinyl. Barnwood Color will Very. Eldorado Cultured Stone Veneer Moonlight Rough Cut Western States Vintage Flat Sheet "Galu-Ten Robust"
Project ID: Pan Channel letters w/ 25" returns painted black w/ 3/4" inset white plex overlaid w/ 3M black perf vinyl.

Illumination: Will be face illuminated with white LEDs and white LED accent lighting coming up from the rock base.

As this is a community Sign district, sizes described are allowed under code section 8.533.III.B



The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

These signs will be located at a high traffic flow locations on the property down N. Northsight Blvd. and N. Hayden Rd. The signs will be double sided and visible from both sides.

Overall (length x height): 14'-0" x 9'-6 3/8"

SQFT: 61.64

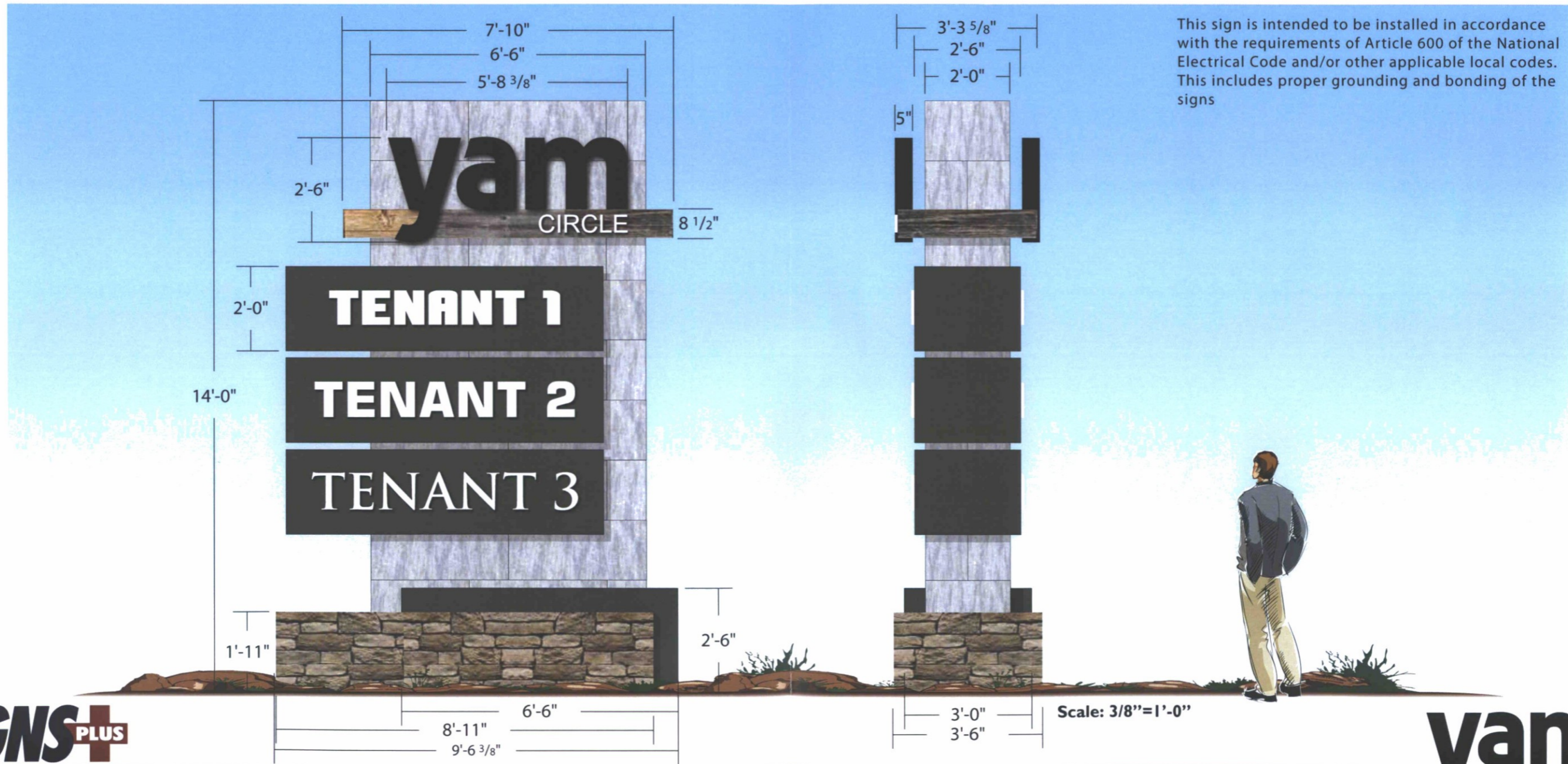
Base: Eldorado Cultured Stone Veneer Moonlight Rough Cut. Western States Vintage Flat Sheet "Galu-Ten Robust".

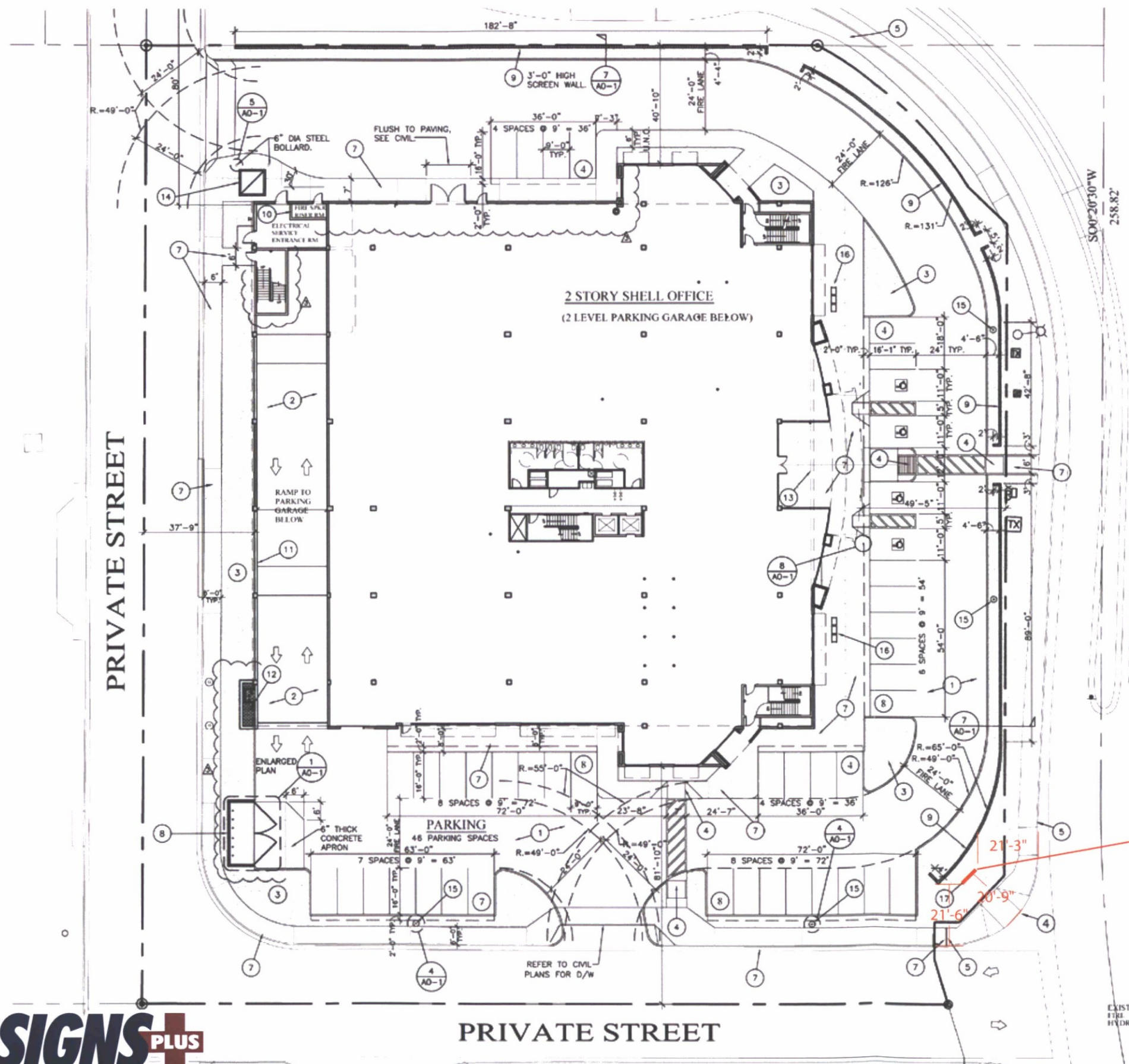
Project ID: Pan Channel letters w/ 25" returns painted black w/ 3/4" inset white plex overlaid w/ 3M black perf vinyl. Recycled Barnwood w/ "CIRCLE" routed out w/ 3/4" clear push thru overlaid w/ 3M white vinyl. Barnwood Color will Very.

Tenant Panels: Will be required to have routed aluminum faces with 3/4" clear push thru acrylic overlaid with 3M vinyl.

Illumination: Will be face illuminated with white LEDs and white LED accent lighting coming up from the rock base.

As this is a community Sign district, sizes described are allowed under code section 8.533.III.C with the exercised option of 20% increase in height





SIGN TYPES

YAM World Wide

C - Retail / Commercial Mid-Size Monument Sign

NORTHSIGHT

PRIVATE STREET

PRIVATE STREET



SITE MAP

Scale:
1" = 40'-0"

The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd.. The sign is parallel on the corner.

Overall (length x height): 6'-7" x 8'-0"

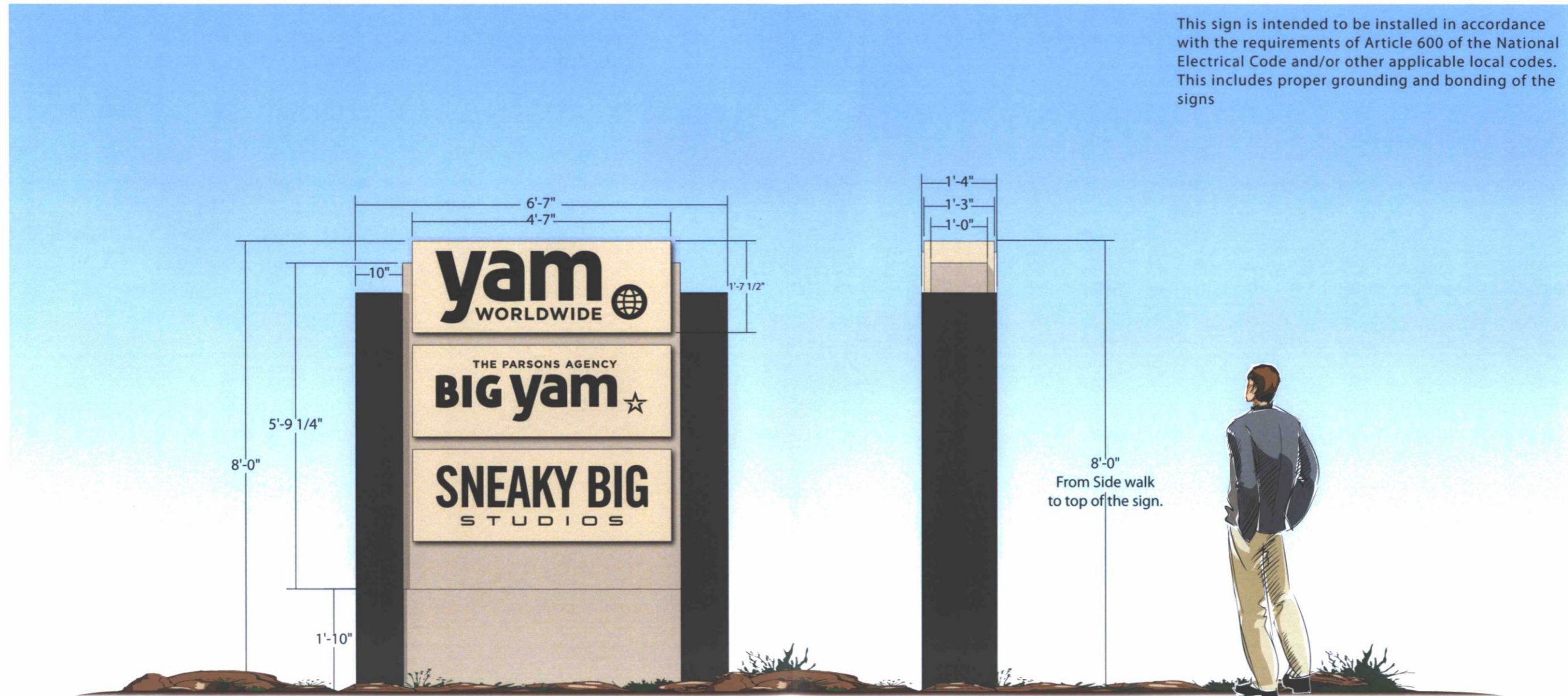
SQFT: 23.67

Base: Aluminum painted to match Glidden Fossil Gray and P32195 Staid Gray Metallic LRV 16.7

Tenant Panels: Routed aluminum face with 3/4" clear push thru and vinyl overlay. Painted Glidden White Pearl to match the building.

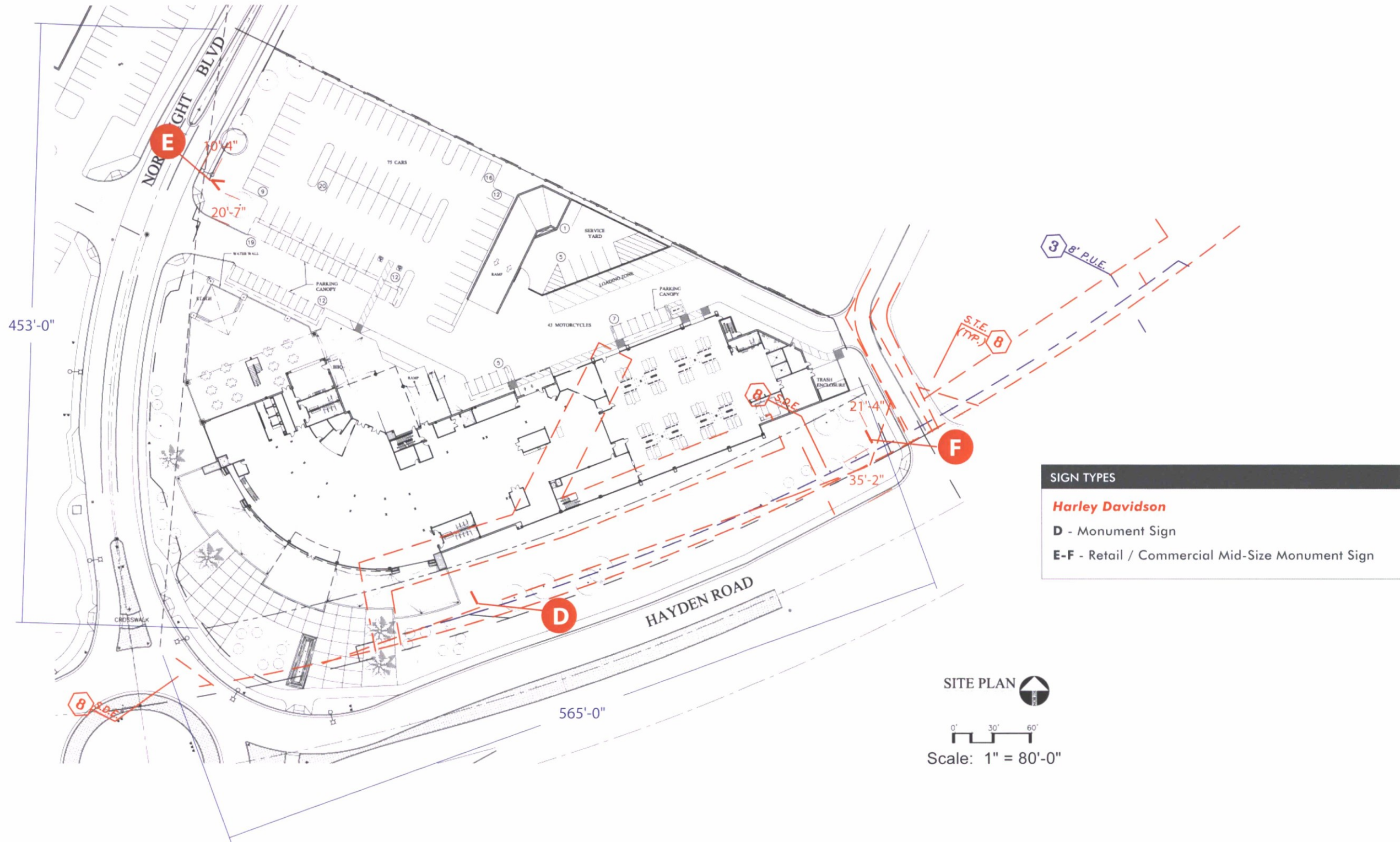
Illumination: Will be face illuminated with white LEDs.

As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i



8'-0"
From Side walk
to top of the sign.

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




SIGN TYPES

Harley Davidson

D - Monument Sign

E-F - Retail / Commercial Mid-Size Monument Sign

SITE PLAN 

0' 30' 60'

Scale: 1" = 80'-0"

The Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd.

Overall (length x height): 11'-0" x 5'-0"

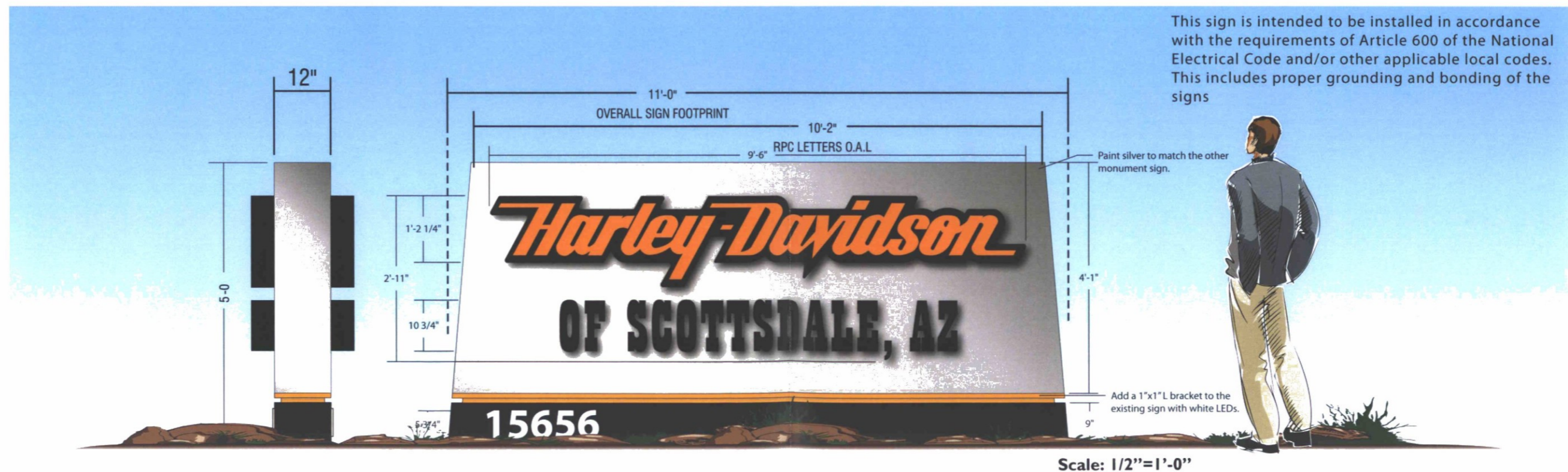
SQFT: 24.96

Base: Aluminum

Project ID: Pan Channel letters w/ 5" deep black .040 aluminum returns w/ 3/4" black trim cap and overlaid with 3M Orange 3630-44 and 3M Black vinyl.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i



The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd.

Overall (length x height): 10'-0" x 7'-0"

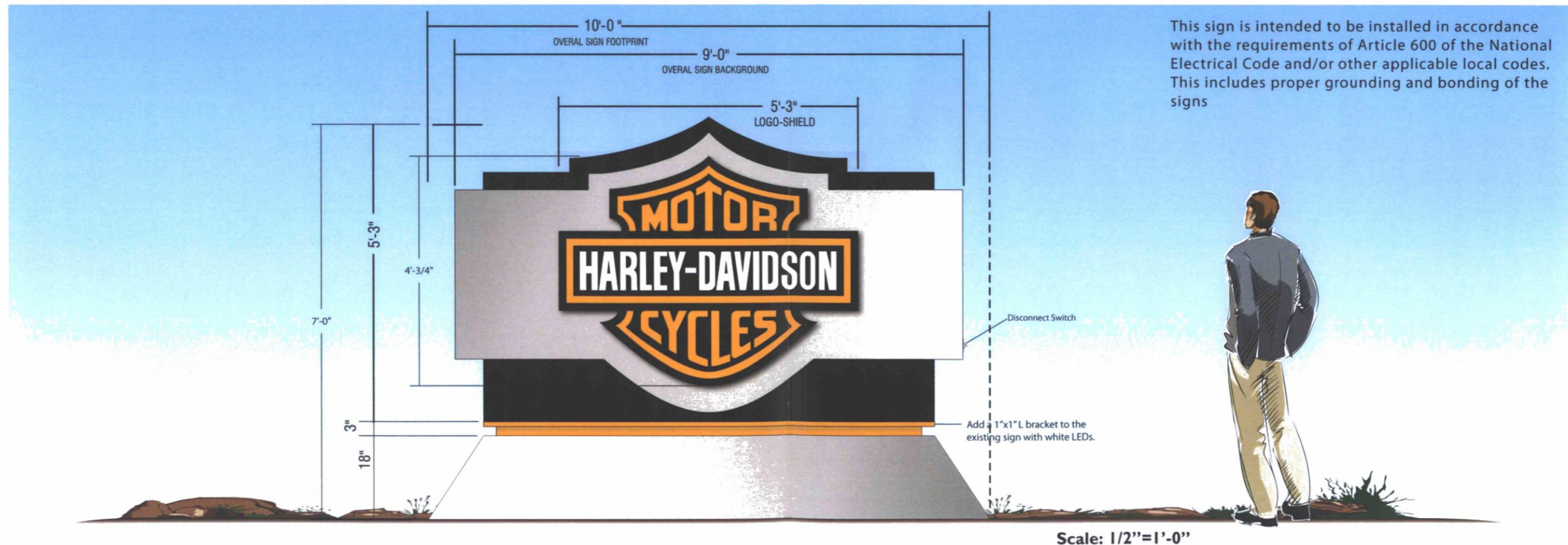
SQFT: 21.42

Base: Aluminum

Project ID: Pan Channel logo w/ 5" deep black .040 aluminum returns w/ 1" black trim cap and overlaid with 3M Orange 3630-44 and 3M Black vinyl.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i



The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Hayden Rd.

Overall (length x height): 10'-5" x 14'-0"

SQFT: 75.024

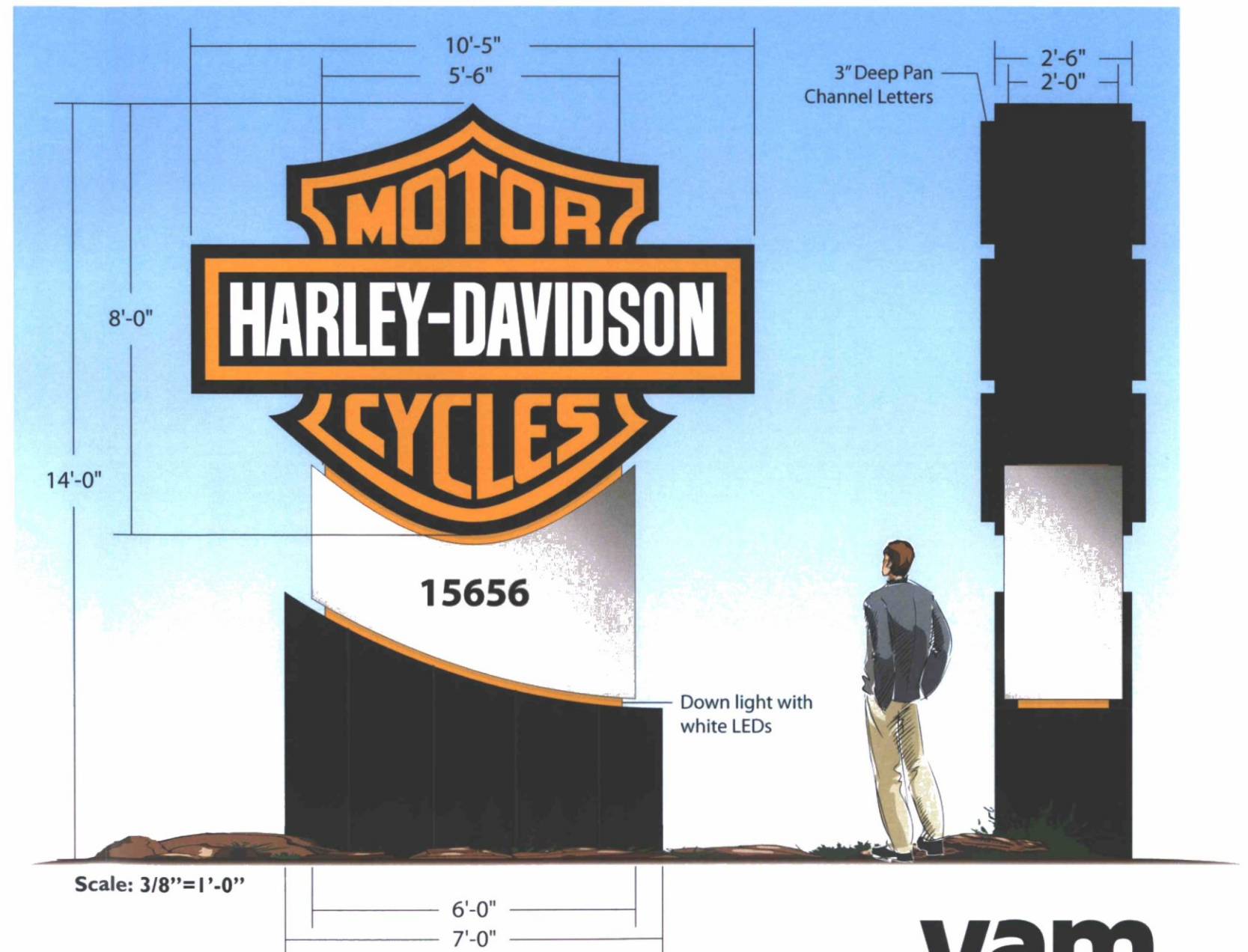
Base: Aluminum

Project ID: Pan Channel letters w/ 5" deep black .040 aluminum returns w/ 3/4" black trim cap and overlaid with 3M Orange 3630-44 mounted to a aluminum cabinet.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i with the exercised option of 20% increase in height and area.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs



SIGN TYPES	
Sonora Village	
G	- Power Sign
H	- Chase Mid-Size Monument Sign
I1-I8	- Retail / Commercial Mid-Size Monument Sign
Sonora Village - Vehicular Directory	
J1-J10	- Vehicular Directory



The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

These signs are located N. Hayden Rd., E. Frank Lloyd Wright Blvd., N. Pima Rd. and Arribe Drive at the main entrances to the shopping center.

Overall (length x height): 7'-0" x 5'-0"

SQFT: 13.16

Base: .063 Aluminum

Project ID: Illuminated Channel letters.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.b



The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

These signs are located N. Hayden Rd., E. Frank Lloyd Wright Blvd., N. Pima Rd. and Arribe Drive at the main entrances to the shopping center.

Overall (length x height): 12'-0" x 12'-0"

SQFT: 62

Base: .063 Aluminum

Project ID: Routed aluminum face backed with white plex overlaid with 3M vinyl.

Tenant Panels: Will be required to have routed aluminum faces backed with white plex overlaid with 3M vinyl.

Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.iii

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs



The Vehicular Directory Signs are designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

These signs are located within the shopping center near the main entrances to the shopping center.

Overall (length x height): 5'-9 3/8" x 13'-6"

SQFT: 47.5

Base: .063 Aluminum

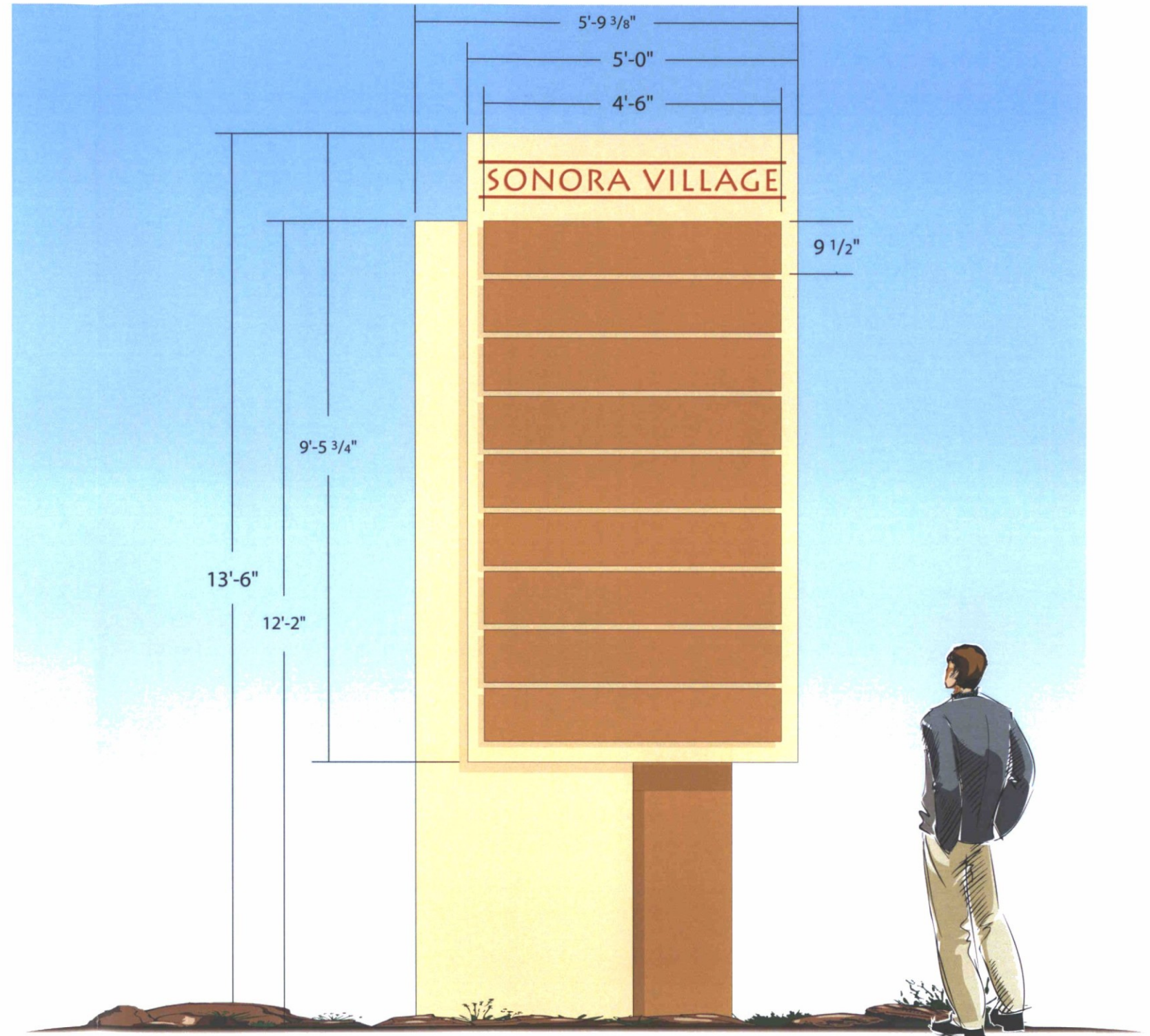
Project ID: Routed aluminum face backed with white plex overlaid with 3M vinyl.

Tenant Panels: Will be required to have routed aluminum faces backed with white plex.

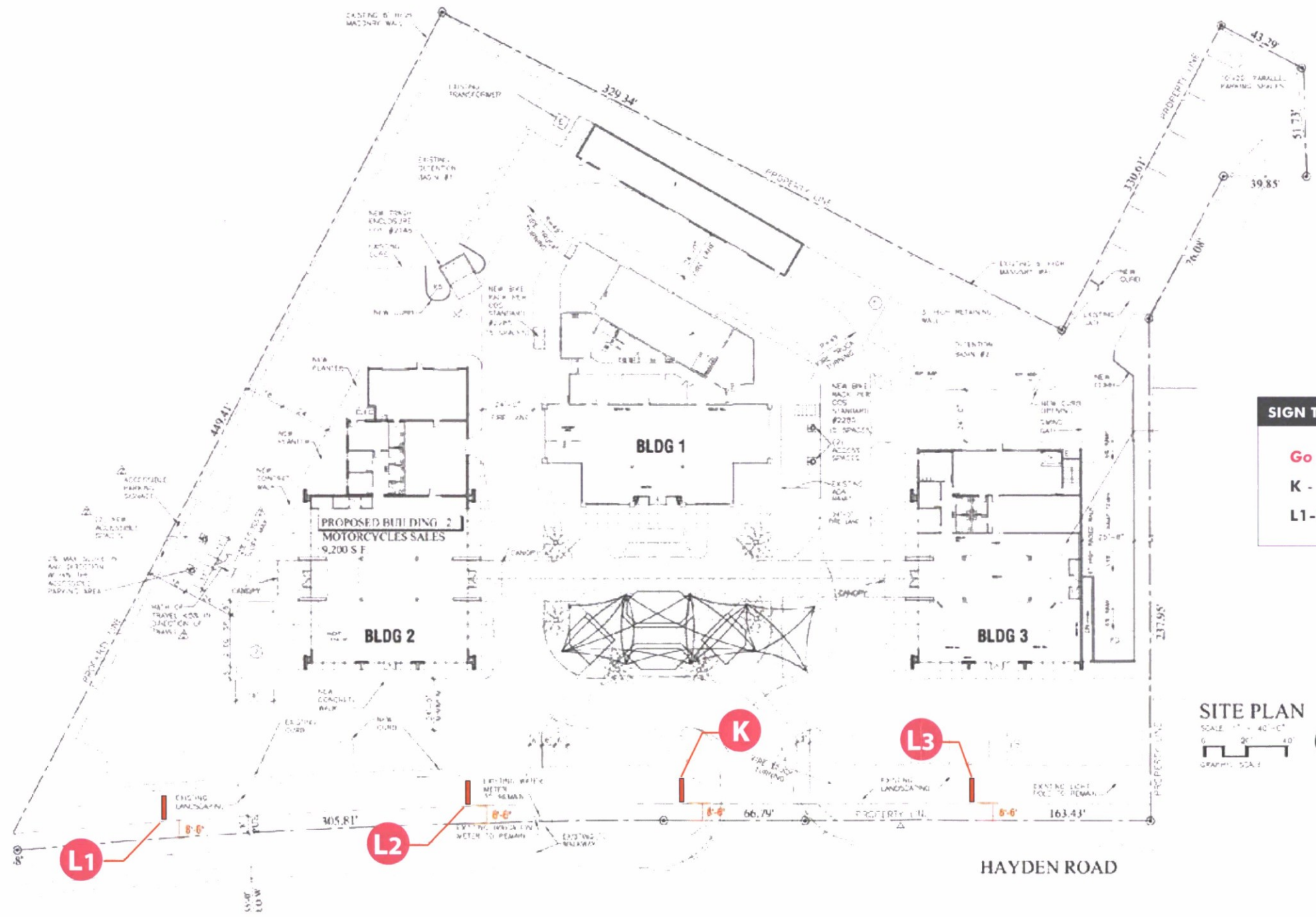
Illumination: Will be face illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.533.V with the exercised option of 20% increase in height and area.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs



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



SIGN TYPES

Go AZ Motorcycle

K - Monument Sign

L1-L3 - Retail / Commercial Mid-Size Monument Sign

SITE PLAN
 SCALE: 1" = 40'-0"
 GRAPHIC SCALE: 0, 20, 40'
 NORTH ARROW

The Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located at a high traffic flow location on the property at N. Northsight Blvd.

Overall (length x height): 11'-0" x 5'-0"

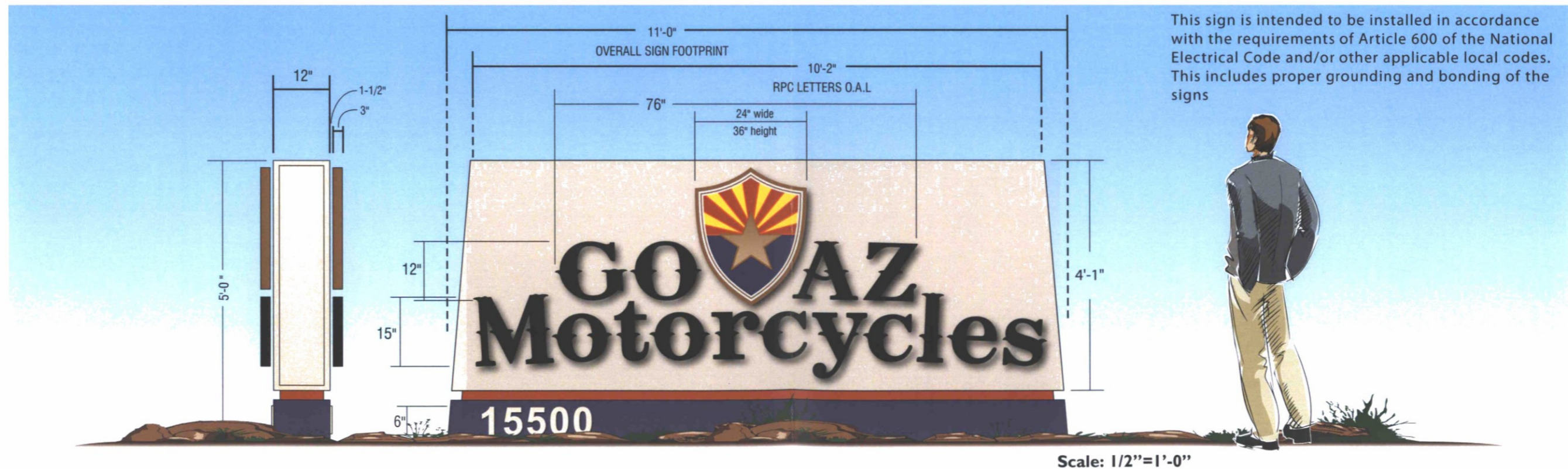
SQFT: 44.88

Base: Aluminum

Project ID: Reverse pan channel letters w/ 3" deep .063 aluminum returns.

Illumination: Will be halo-illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.b



The Mid-Size Monument Sign is designed to be clean and efficient, but also tasteful and stylish. They embrace the natural beauty of the site and surrounding areas, and integrate with the man-made aspects that will be developed in the future.

This sign will be located on the property at N. Hayden Rd.

Overall (length x height): 10'-0" x 7'-0"

SQFT: 24.00

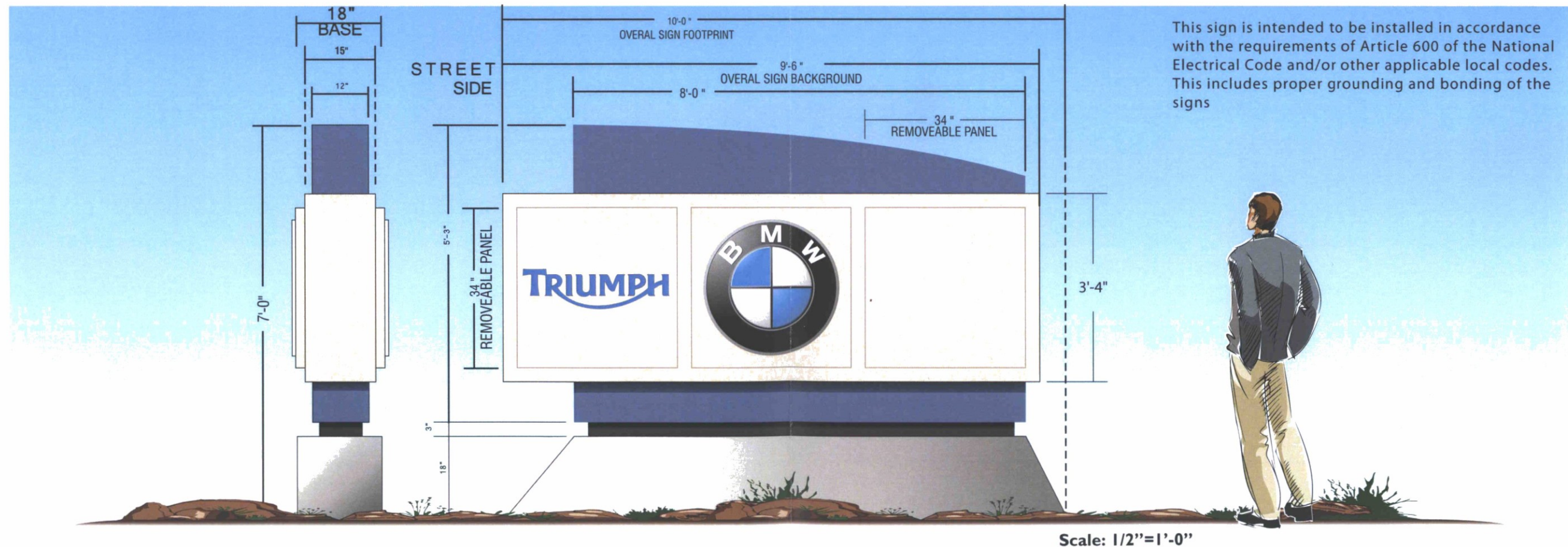
Base: Aluminum

Project ID: LOGOS, routed face push-thru acrylic 3/4" thick push thru, Digital-print logo graphics on acrylic. Smaller letters backed with plex, routed out with translucent vinyl overlay per existing corporate color specs.

NOTE: each 34 x 34" panels are removeable for any future changes. Panels are 2" deep alum. construction.

Illumination: Interior illuminated with white LEDs

As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i



Construction:

All tenants must have building mounted individual letters fabricated from either internally illuminated individual pan channel, reverse pan channel and logos or a combination of these and have them mounted flush to the wall. Cigar shaped taglines will be allowed with a routed face and 3/4" push thru plex with halo illumination (see pg. 11). No countour shape cabinets are allowed, unless a nationally recognized logo with landlord approval.

Illumination:

LED is required for it being a environmentally friendly energy source. All methods are acceptable, internal, halo, face and/or indirect.

Letter Style Color and Finishes:

All designs, colors and fonts are acceptable along with the use of corporate colors, style and logos with landlord approval.

Logos:

Logos will be allowed with landlord approval.

Spacing:

A minimum of 2 foot spacing is required between tenant signs.

Proportion:

No one sign or combination of signs shall exceed more than 80% of the horizontal and vertical background which they are being installed.

Placement:

Attached signs should not conflict with the architectural elements of the building. Sign letters will be allowed to be above the roof line per landlord approval.

Layout Standards:

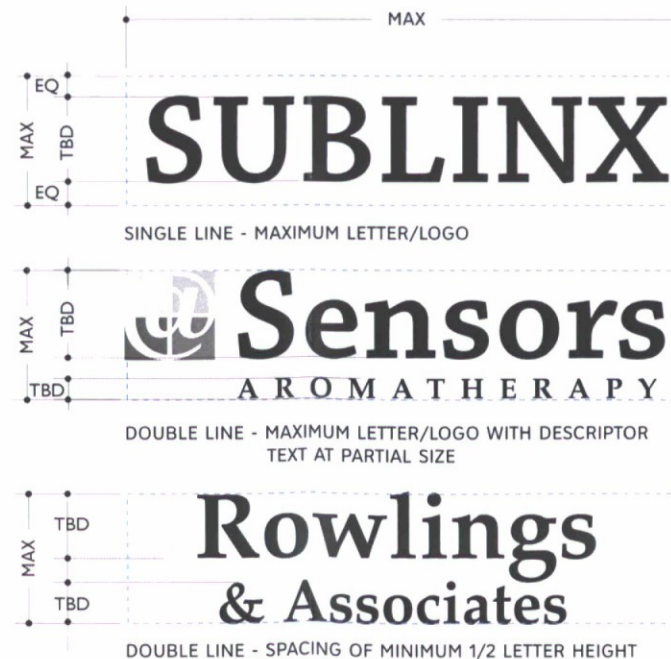
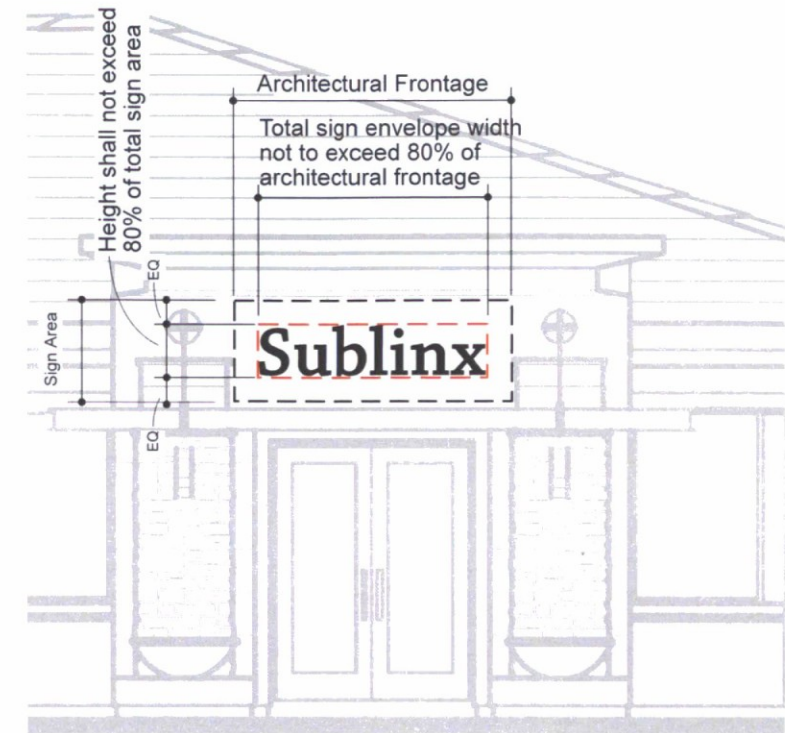
Tenants may use a registered corporate trademark or identity used in regional branding campaigns or logotype for building mounted signs.

Sign Area Calculation:

Wall Signs are permitted at a rate of 1.2 square foot of sign area for each 1 lineal foot of the building or suite frontage.

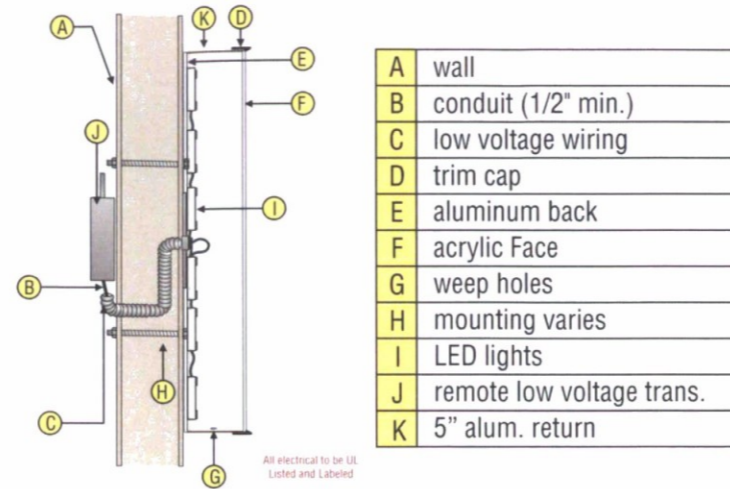
For buildings and suites with multiple elevations a maximum square footage for the entire suite/building will not exceed 1.8 square foot of sign area for each 1 lineal foot of the longest elevation. The maximum square footage per elevation remains at 1.2 square foot for each 1 lineal foot of building or suite frontage.

In the case of individual letters used as a sign, the area is ninety (90) percent of the area enclosed within the smallest regular geometric figure needed to completely encompass all letters, insignias or symbols of the sign, including horizontal spacings between letters, insignias or symbols, except as otherwise provided herein. For signs other than individual letters, words, insignias or symbols, the area is the total area of the facing or the total area within the outer edge of any existing border on the sign.



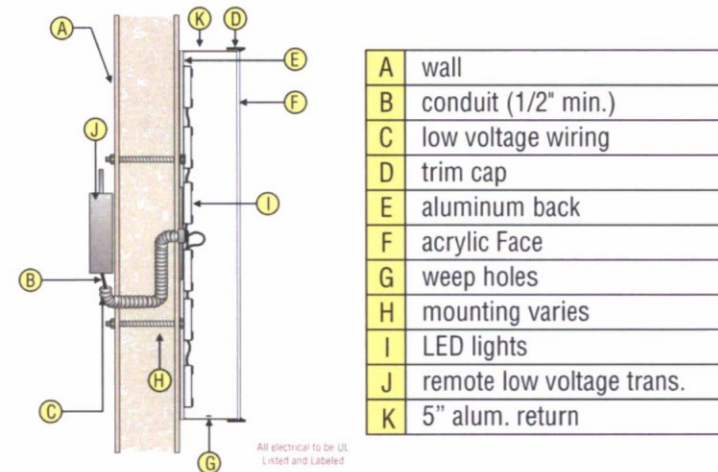


Pan-Channel Letter / LEDs

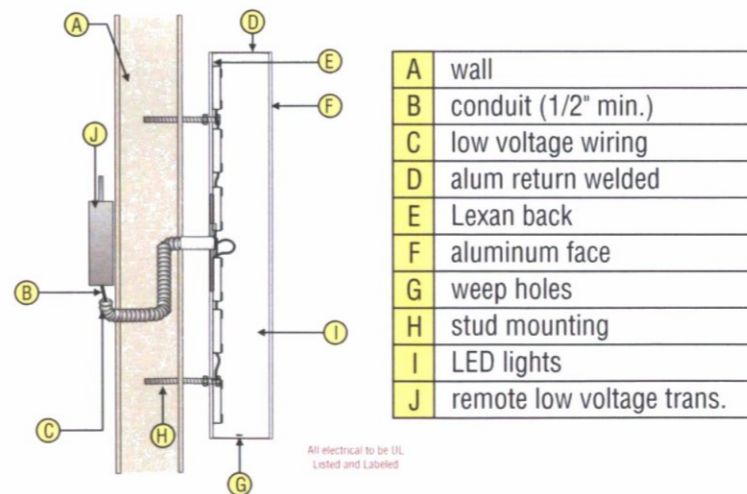


LED illum. Pan Channel Letters

Pan-Channel Letter / LEDs

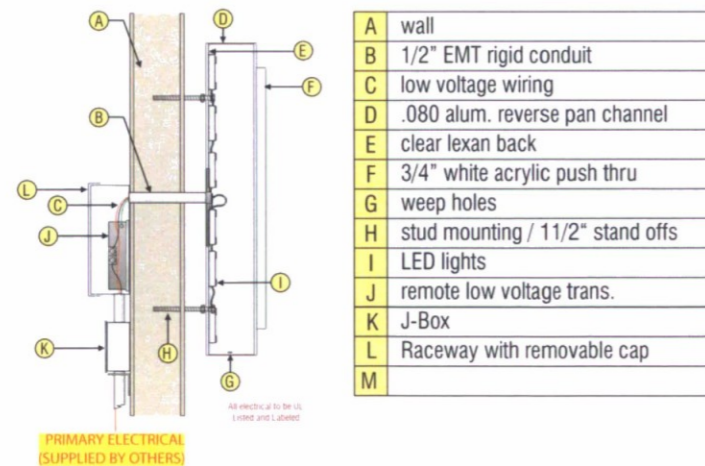


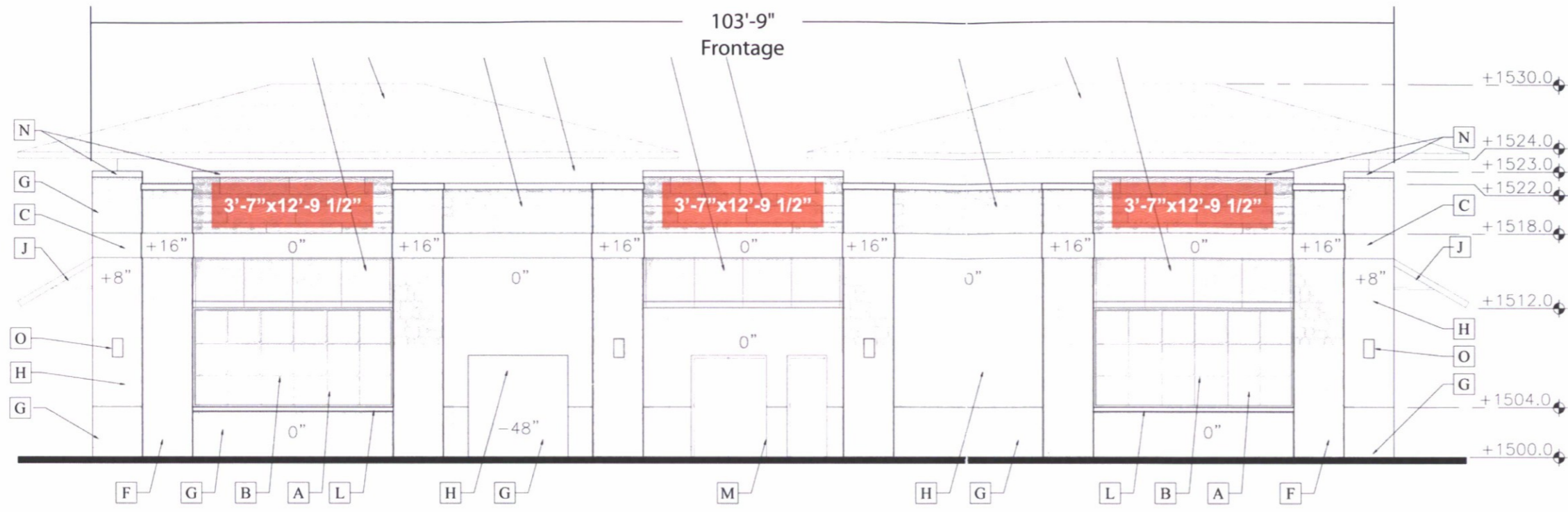
Reverse Pan-Channel Letter / LEDs



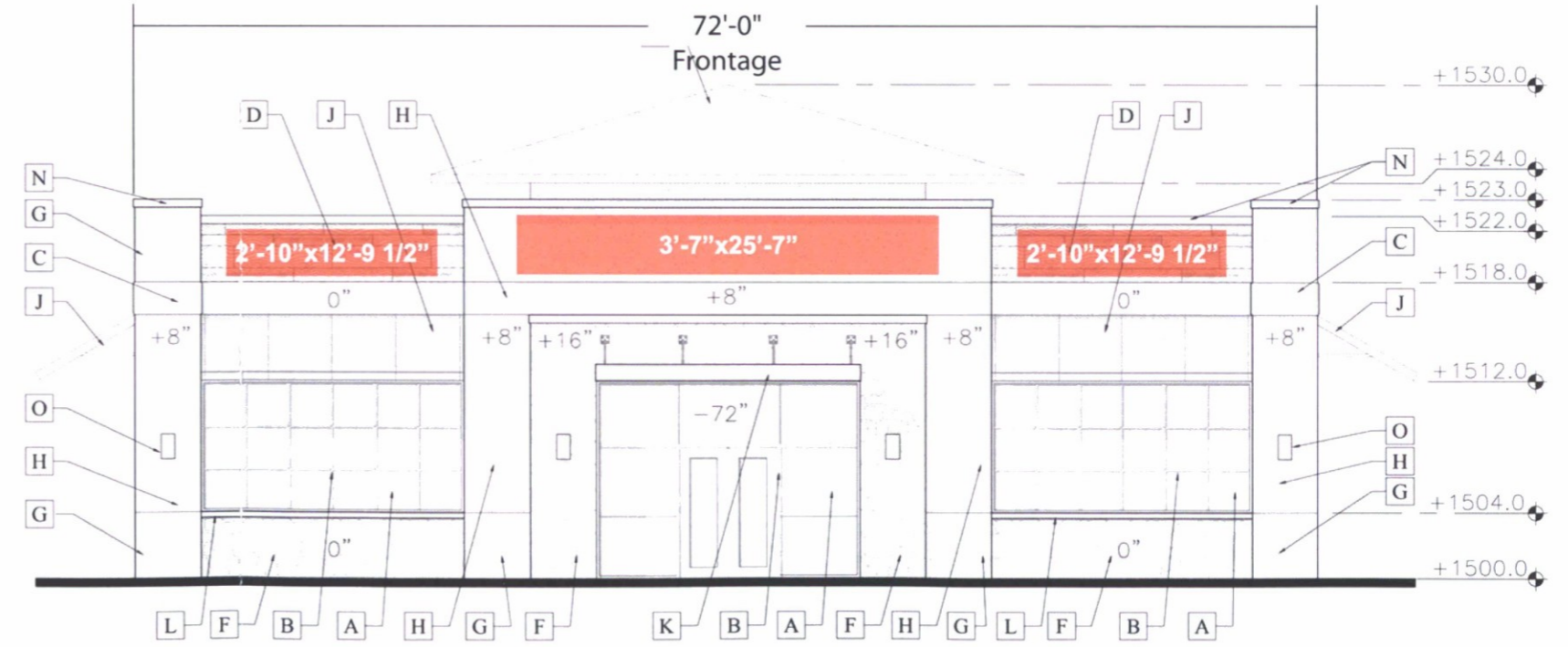
LED Halo-illum. reverse Pan Channel Letters

Halo Lit & Push Thru Copy / LEDs - Cross Section Detail

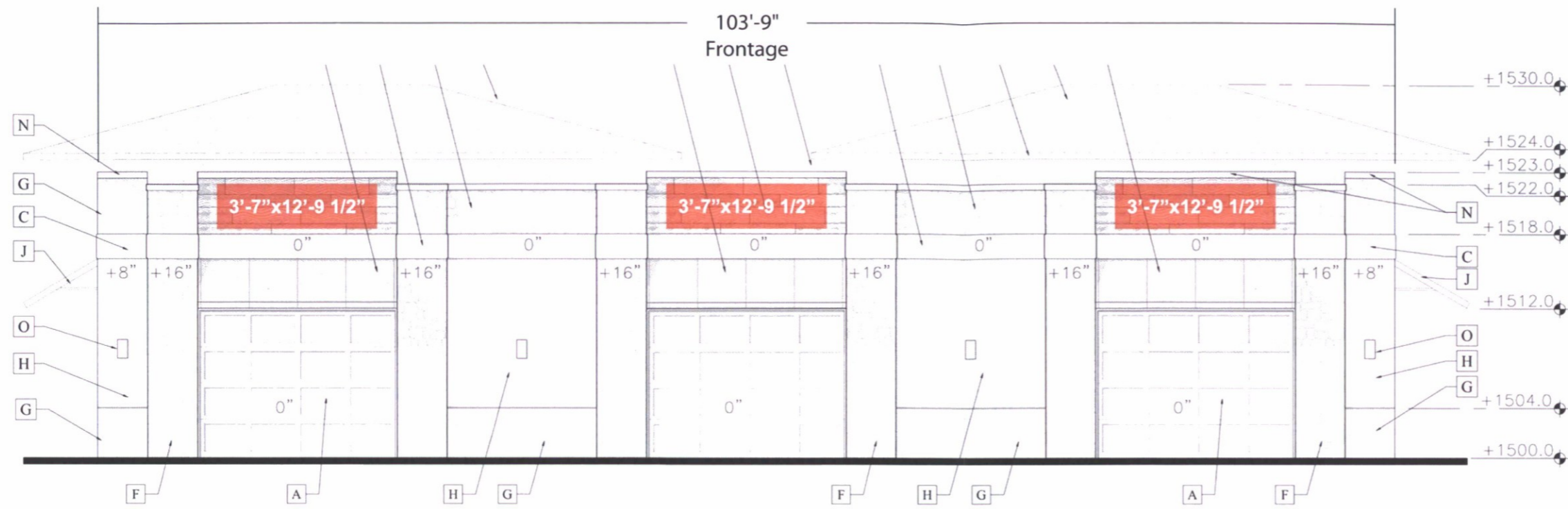




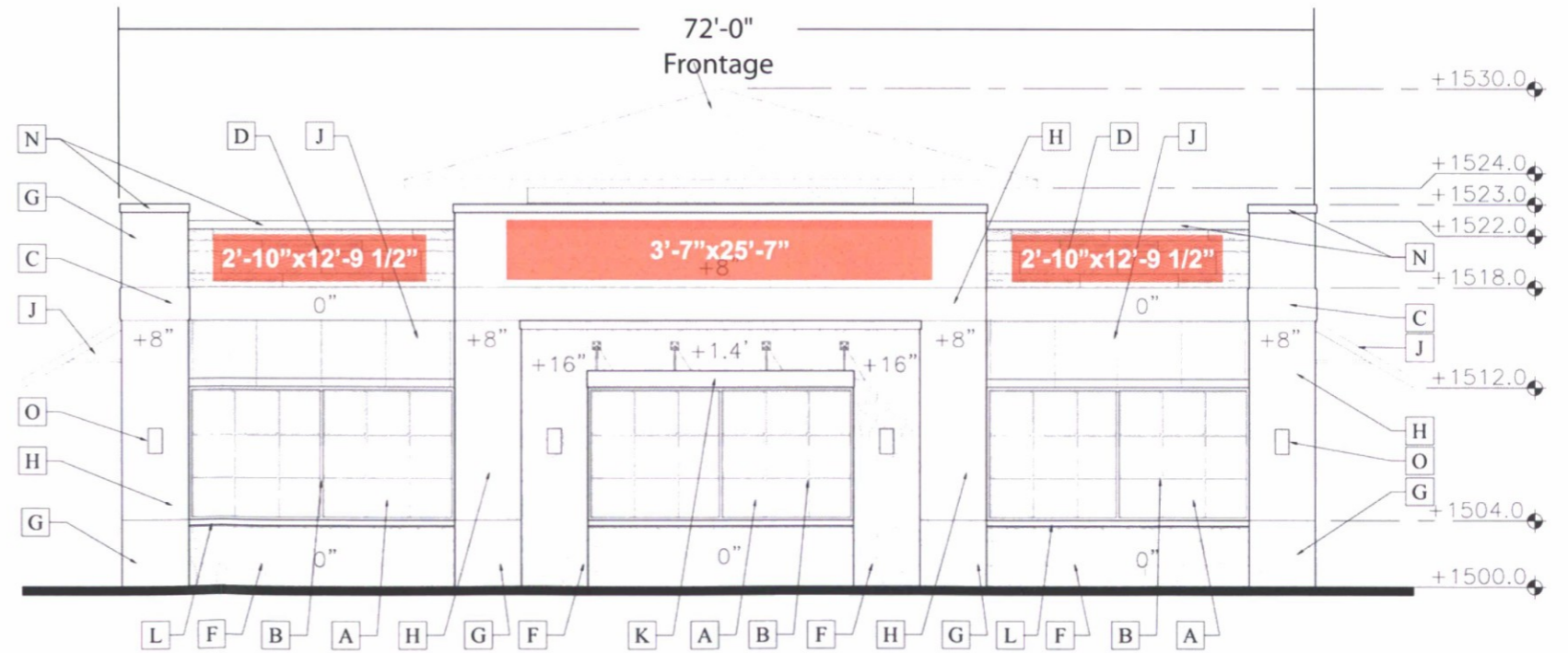
NORTH ELEVATION
Scale: 3/32"=1'



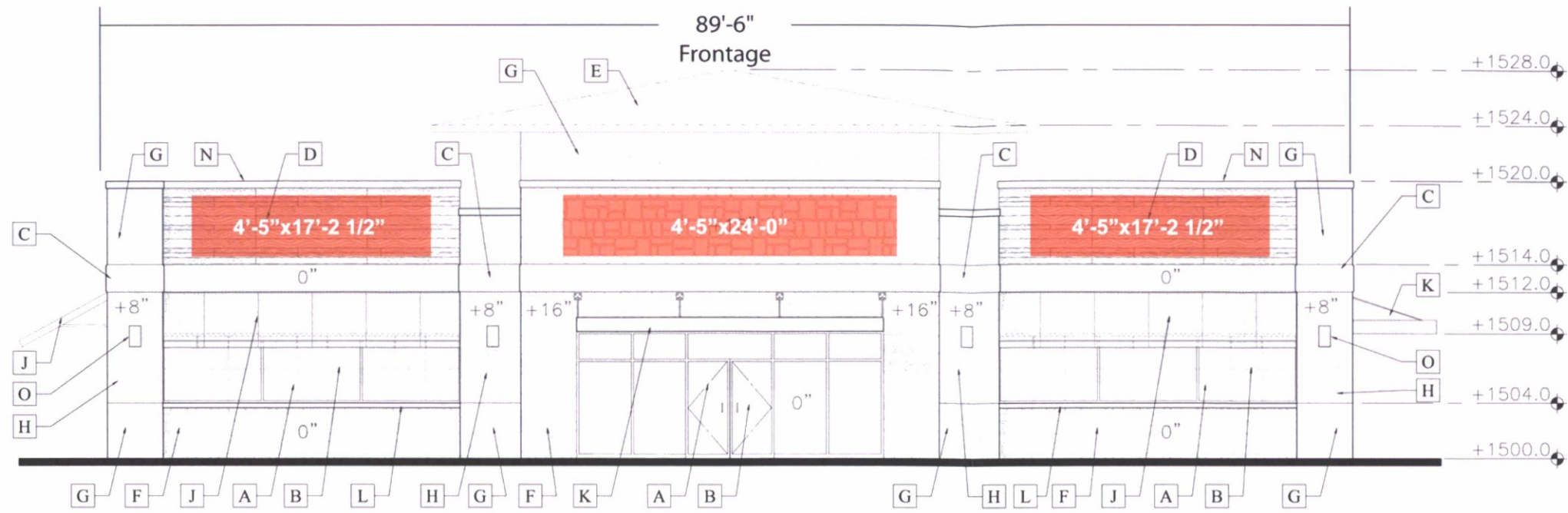
WEST ELEVATION
Scale: 3/32"=1'



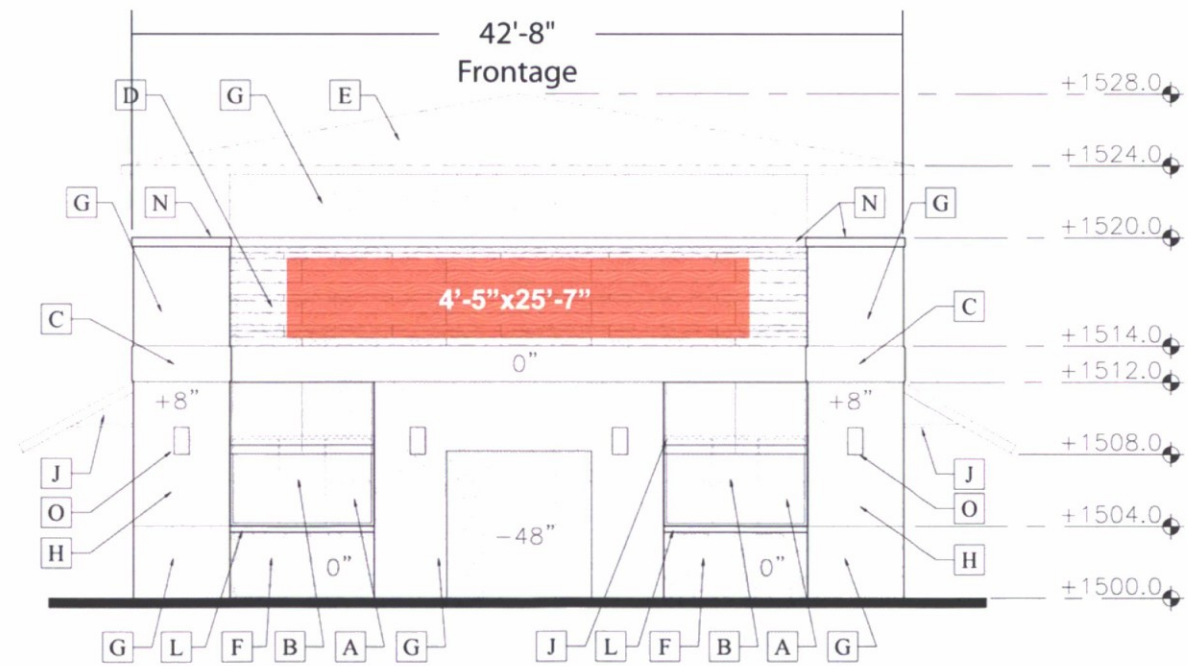
SOUTH ELEVATION
Scale: 3/32"=1'



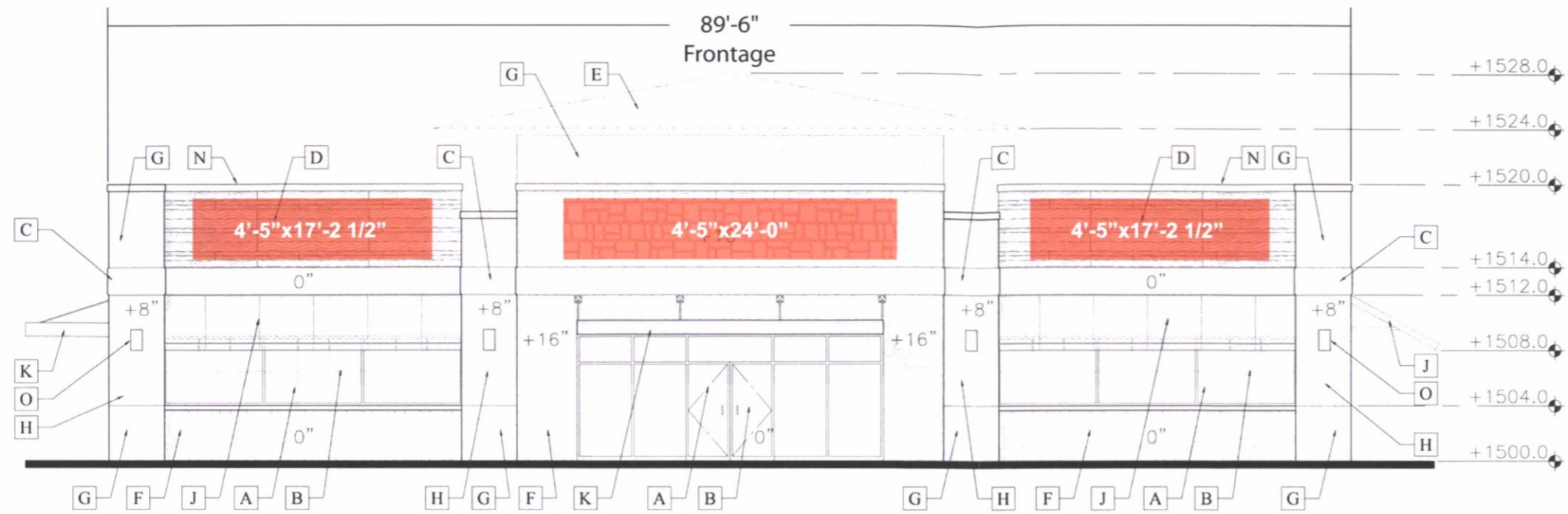
EAST ELEVATION
Scale: 3/32"=1'



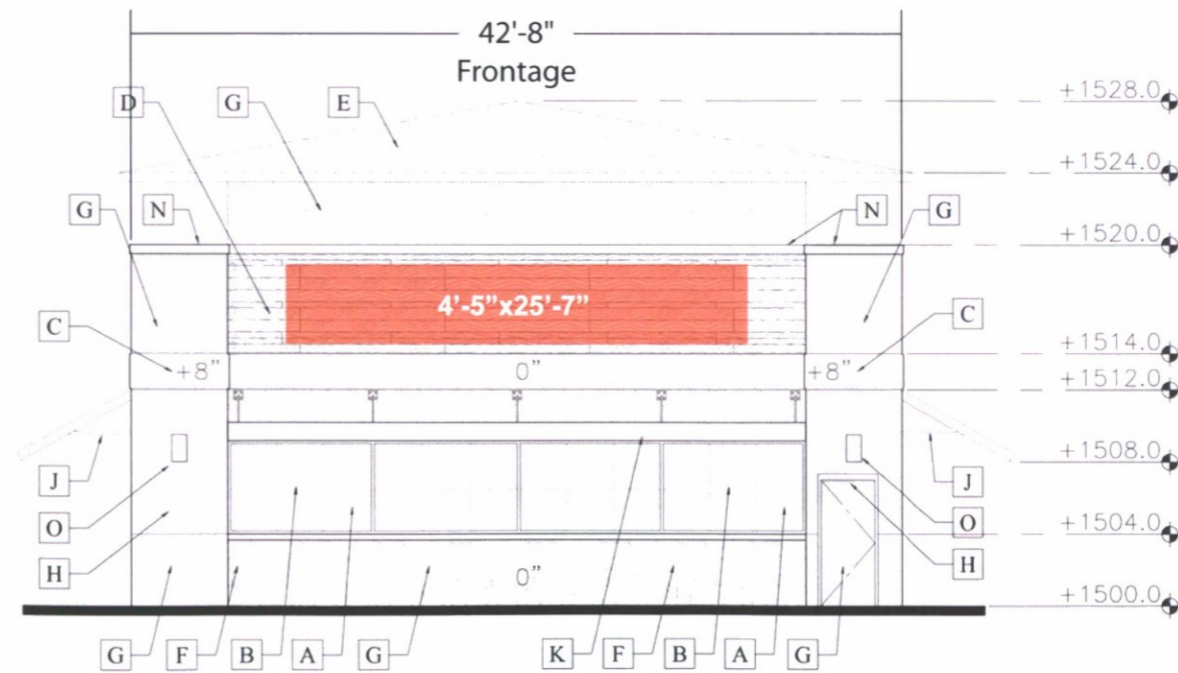
WEST ELEVATION
Scale: 3/32"=1'



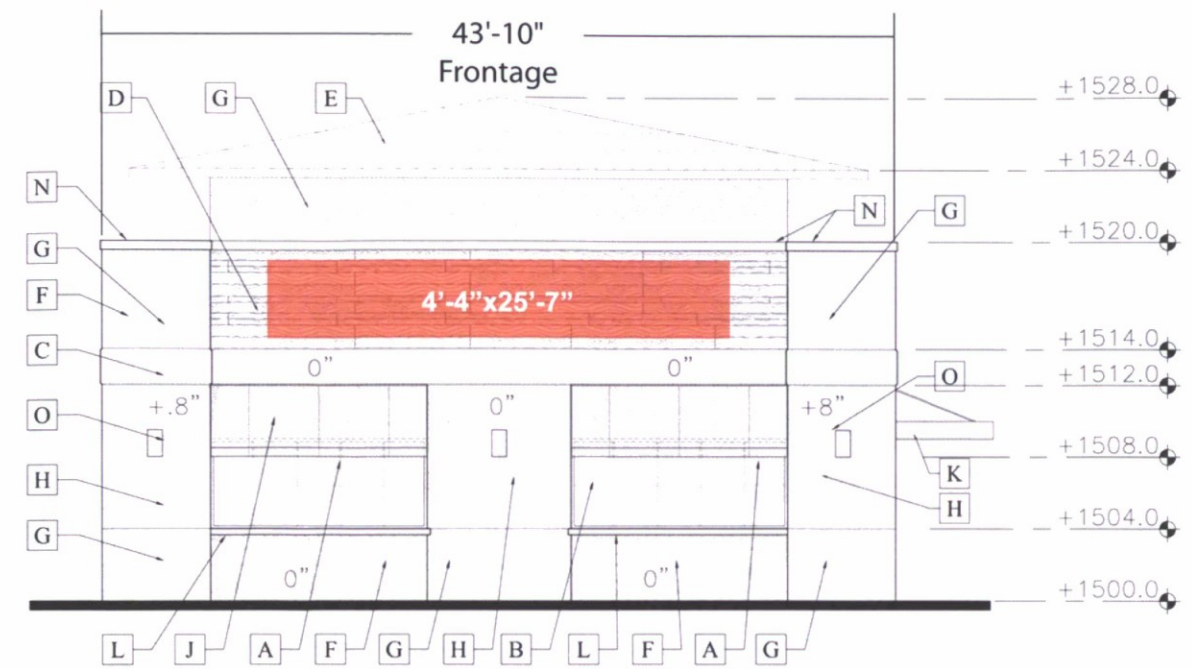
NORTH ELEVATION
Scale: 3/32"=1'



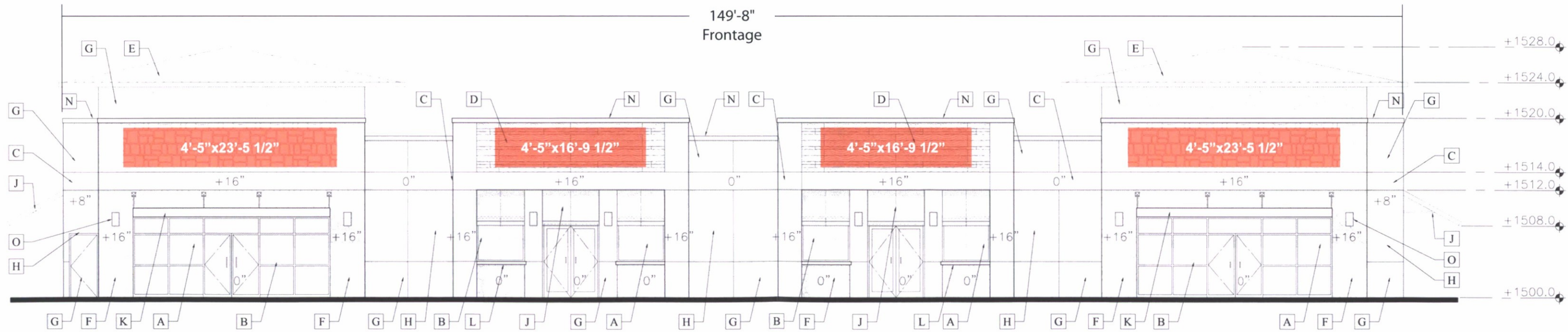
EAST ELEVATION
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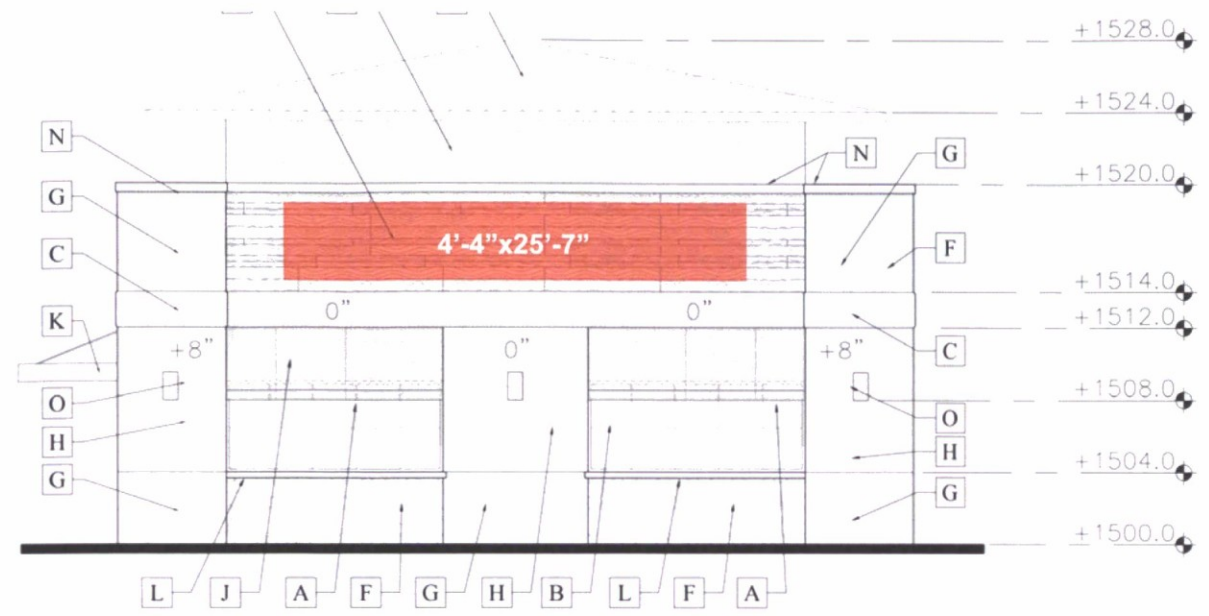
SOUTH ELEVATION
Scale: 3/32"=1'



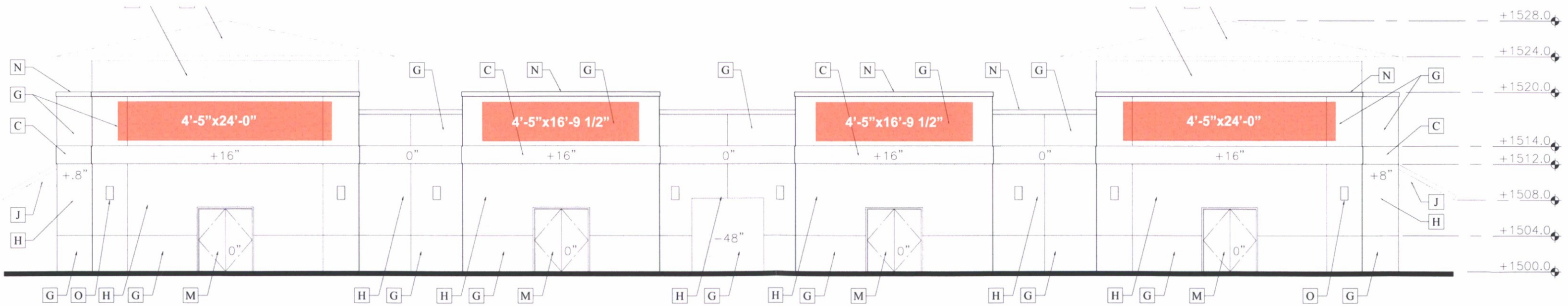
SOUTH ELEVATION
Scale: 3/32"=1'



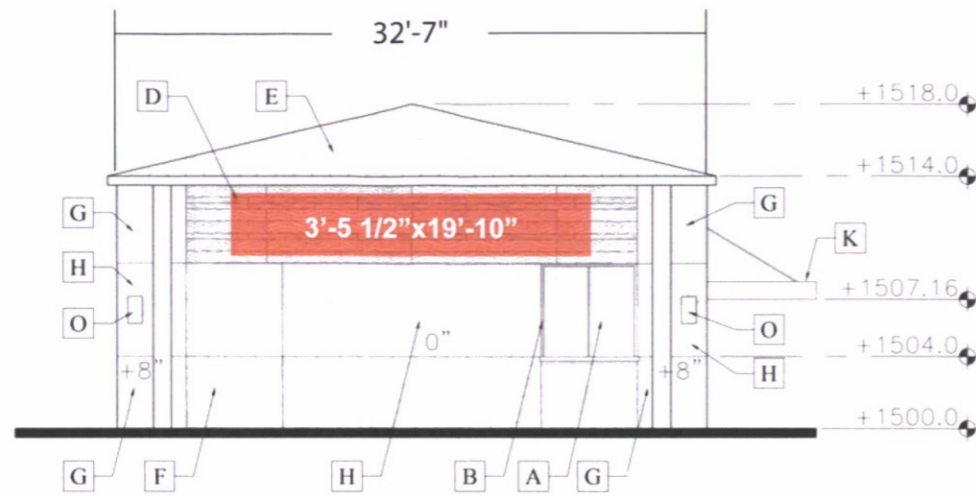
EAST ELEVATION
Scale: 3/32"=1'



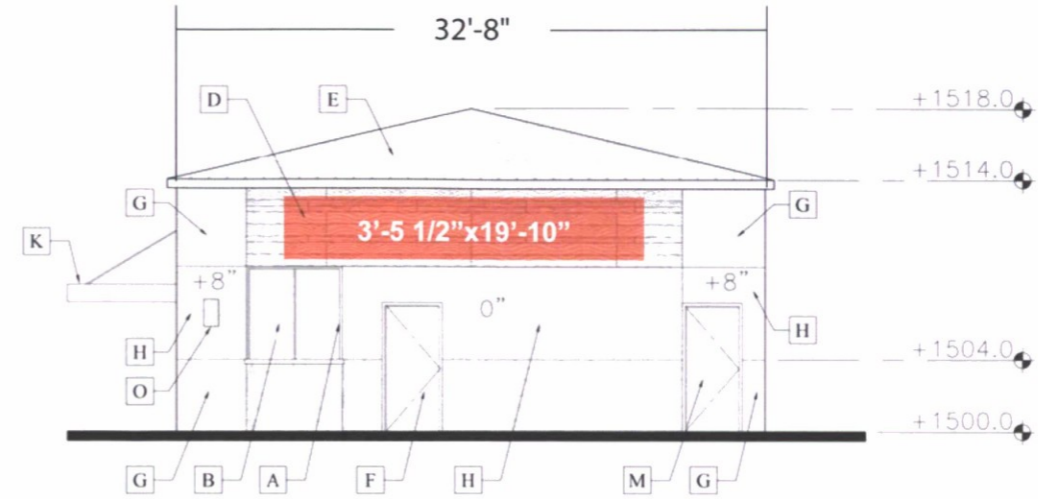
NORTH ELEVATION
Scale: 3/32"=1'



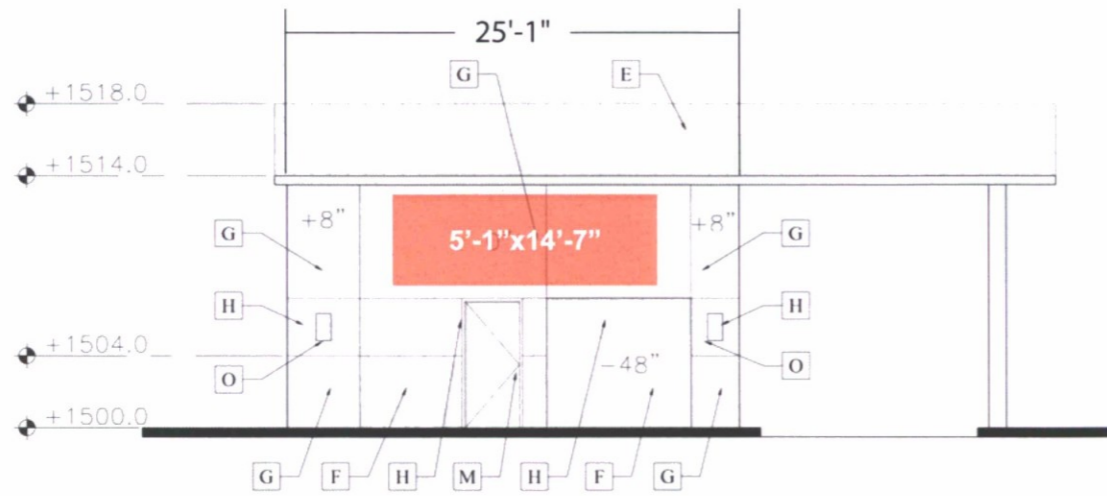
WEST ELEVATION
Scale: 3/32"=1'



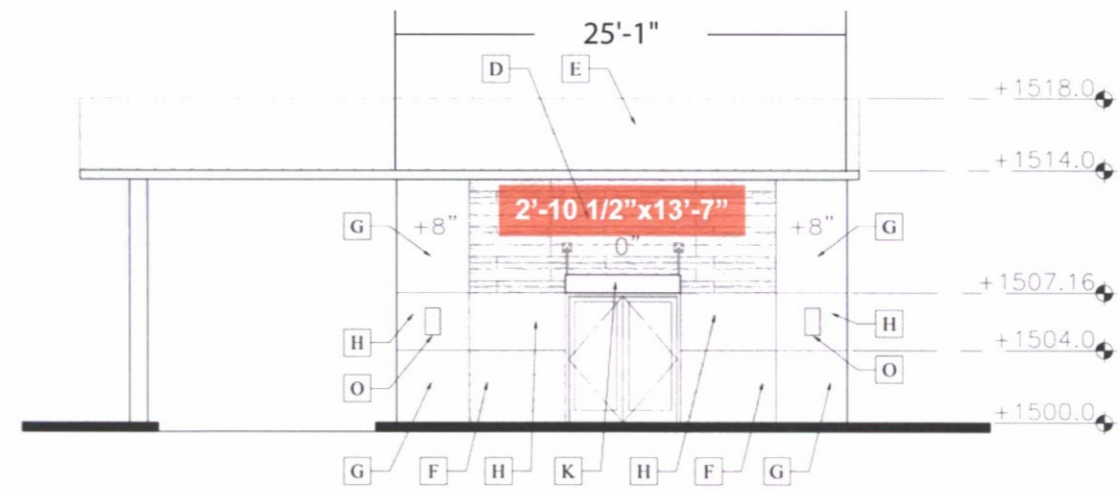
SOUTH ELEVATION
Scale: 3/32"=1'



NORTH ELEVATION
Scale: 3/32"=1'



WEST ELEVATION
Scale: 3/32"=1'



EAST ELEVATION
Scale: 3/32"=1'