



Development Review (Minor) Staff Approval

8-MS-2017

Yam Circle Community
Sign District

APPLICATION INFORMATION

LOCATION: 15600 N Hayden Rd	APPLICANT: gary johnson
PARCEL: 215-51-005R	COMPANY: Signs Plus
Q.S.: 35-48	ADDRESS: 9200 E Valley Rd Ste A Prescott Valley, AZ 863142308
CODE VIOLATION #:	PHONE: 623-238-1099

Request: Request approval of a community sign district for Sonora Village shopping center, Go AZ Motorcycles, YAM Circle shopping center, Yam World Wide office building, and Harley Davidson of Scottsdale, totaling 40.62 acres of property with Highway Commercial (C-3) and General Commercial (C-4) zoning.

STIPULATIONS

1. All signs within Sonora Village shopping center, Go AZ Motorcycles, YAM Circle shopping center, Yam World Wide office building, and Harley Davidson of Scottsdale shall adhere to the Yam Properties Comprehensive Sign Program submitted by Signs Plus, stamped approved by City staff 5/1/18.
2. Architectural design including form, materials, colors, and textures for all freestanding signs shall be consistent with the elevations and details within the Yam Properties Comprehensive Sign Program submitted by Signs Plus, stamped approved by City staff 5/1/18.
3. The location and configuration of all freestanding signs shall be generally consistent with the site map within the Yam Properties Comprehensive Sign Program submitted by Signs Plus, stamped approved by City staff 5/1/18.
4. In accordance with Section 8.302.II. of the Zoning Ordinance, a twenty (20) percent increase in sum total sign area, general area of signs, and allowed sign height shall be permitted within the Community Sign District. These increases are already reflected in the approved Comprehensive Sign Program.
5. All building signs shall be located on the tenant's leased frontage. Noncontiguous building wall signs are not permitted.
6. With final plan submittals, any freestanding sign that is located within a Public Utility Easement (PUE) shall receive approval from all applicable utility companies.
7. Freestanding signs shall not be located in any Sight Distance Easement or Traffic Safety Triangles.
8. All signs must receive landlord approval.
9. Any modifications to the Yam Properties Comprehensive Sign Program shall require Development Review Board or staff approval.

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088
City of Scottsdale's Website: www.scottsdaleaz.gov

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit a copy of this approval letter, along with a completed Sign Permit Application, to the One Stop Shop for future sign plan reviews.

Sign Permit Application & Submittal Requirements: <http://www.scottsdaleaz.gov/codes/signs>.

Expiration of Development Review (Minor) Approval

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

Staff Signature:



DATE:

5/7/18

Bryan Cluff, Senior Planner

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

yam

PROPERTIES

Community Sign District

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

Revision 8

8-MS-2017
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
5/7/18 DATE INITIALS 



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 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.

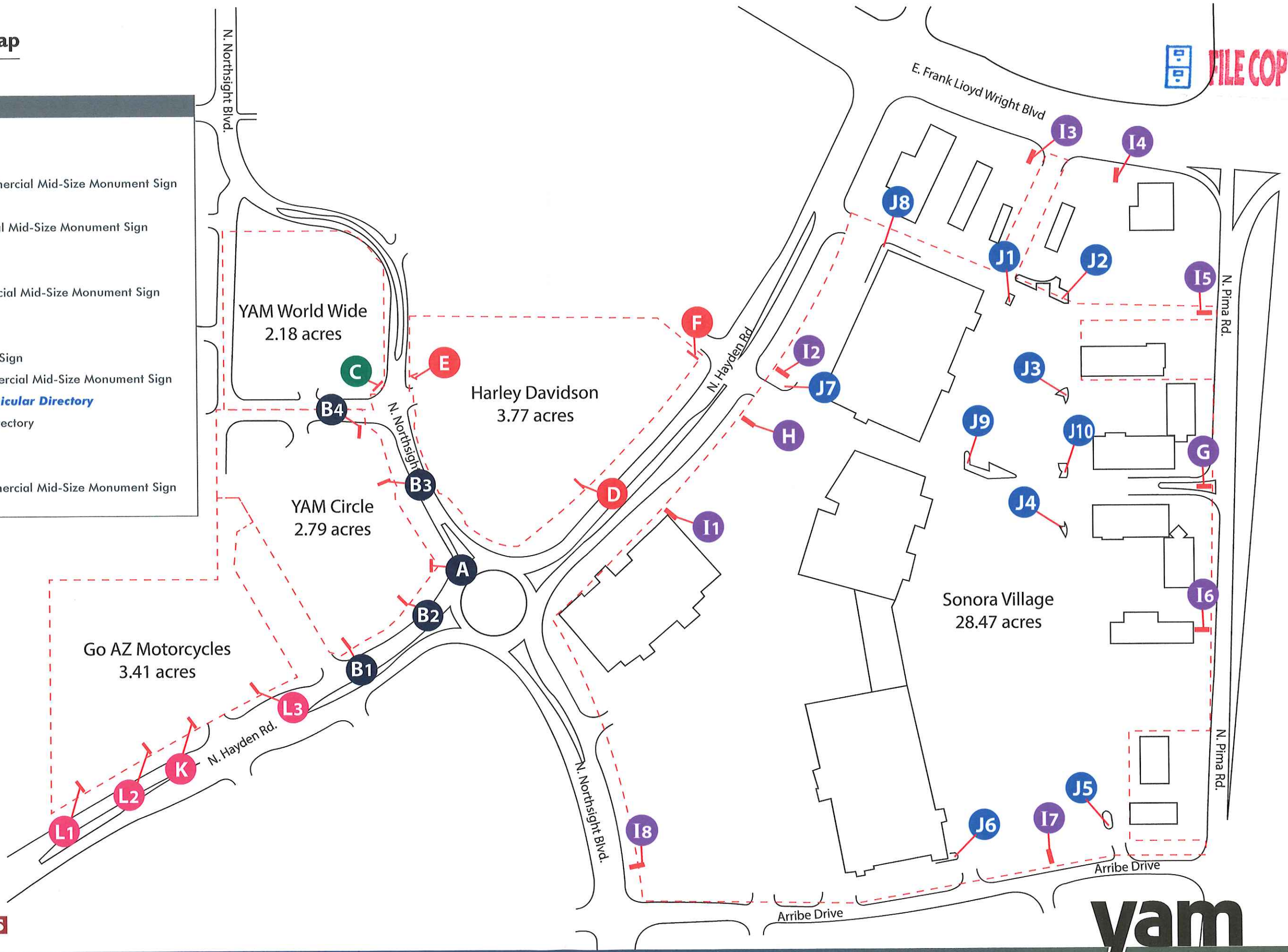
Context Aerial Site



Site Map

 **FILE COPY**

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	- Tower Sign
H	- Chase 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 Matrix - Monument Sign, Tower Sign & Mid-Size Monument



SIGN TYPE	FUNCTION	RESPONSIBLE PARTY	LOCATION	QUANTITY	SIZE	MATERIALS	ILLUMINATION
Monument A	Overall project identification	YAM Properties	Located on the Southeast Corner	Qty. 1	5' overall height 9'-4 1/2" wide and 14.17 SQFT	Aluminum, Acrylic, Barnwood, Tin and Stone Veneer	Internally Illuminated with white LED
Monument B Mid-Size 1,2,3 & 4	Overall project identification and tenant identification	YAM Properties	B1-Southwest corner off Hayden Rd. B2-South end off Hayden Rd. B3-East side entrance off Northsight Blvd. B4-Northeast corner Northsight Blvd. & the Private St.	Qty. 4	14' overall height 9'-6" wide and 61.64 SQFT each	Aluminum, Acrylic, Barnwood, Tin and Stone Veneer	Internally Illuminated with white LED
Monument C Mid-Size	Overall project identification and tenant identification	YAM Properties	Located on the Southeast Corner	Qty. 1	8' overall height 6'-7" wide and 23.67 SQFT	Aluminum, Acrylic	Internally Illuminated with white LED
Monument D	Overall project identification	YAM Properties	Located on the Southeast side on N. Hayden Rd.	Qty. 1	5' overall height 11' wide and 24.96 SQFT	Aluminum, Acrylic	Internally Illuminated with white LED
Monument E Mid-Size	Overall project identification	YAM Properties	Located on the West side on Northsight Blvd.	Qty. 1	7' overall height 10' wide and 21.42 SQFT	Aluminum, Acrylic	Internally Illuminated with white LED
Monument F Mid-Size	Overall project identification	YAM Properties	Located on the Southeast side on N. Hayden Rd.	Qty. 1	14' overall height 10'-5" wide and 75.024 SQFT	Aluminum, Acrylic	Internally Illuminated with white LED
Tower Sign G	Overall project identification and tenant identification	YAM Properties	Located on the East side of	Qty. 1	30' overall height 17' wide and 140 SQFT	Aluminum, Acrylic	Internally Illuminated with white LED
Monument H	Overall project identification	Chase	Located on the Southeast Corner	Qty. 1	5' overall height 7' wide and 13.16 SQFT	Aluminum, Acrylic	Internally Illuminated with white LED
Monument I1-18 Mid-Size	Overall project identification and tenant identification	YAM Properties	Located around the property	Qty. 8	13'-9 1/8' overall height 12' wide and 62 SQFT	Aluminum, Acrylic	Internally Illuminated with white LED

Sign Matrix - Monument Sign, Tower Sign & Mid-Size Monument



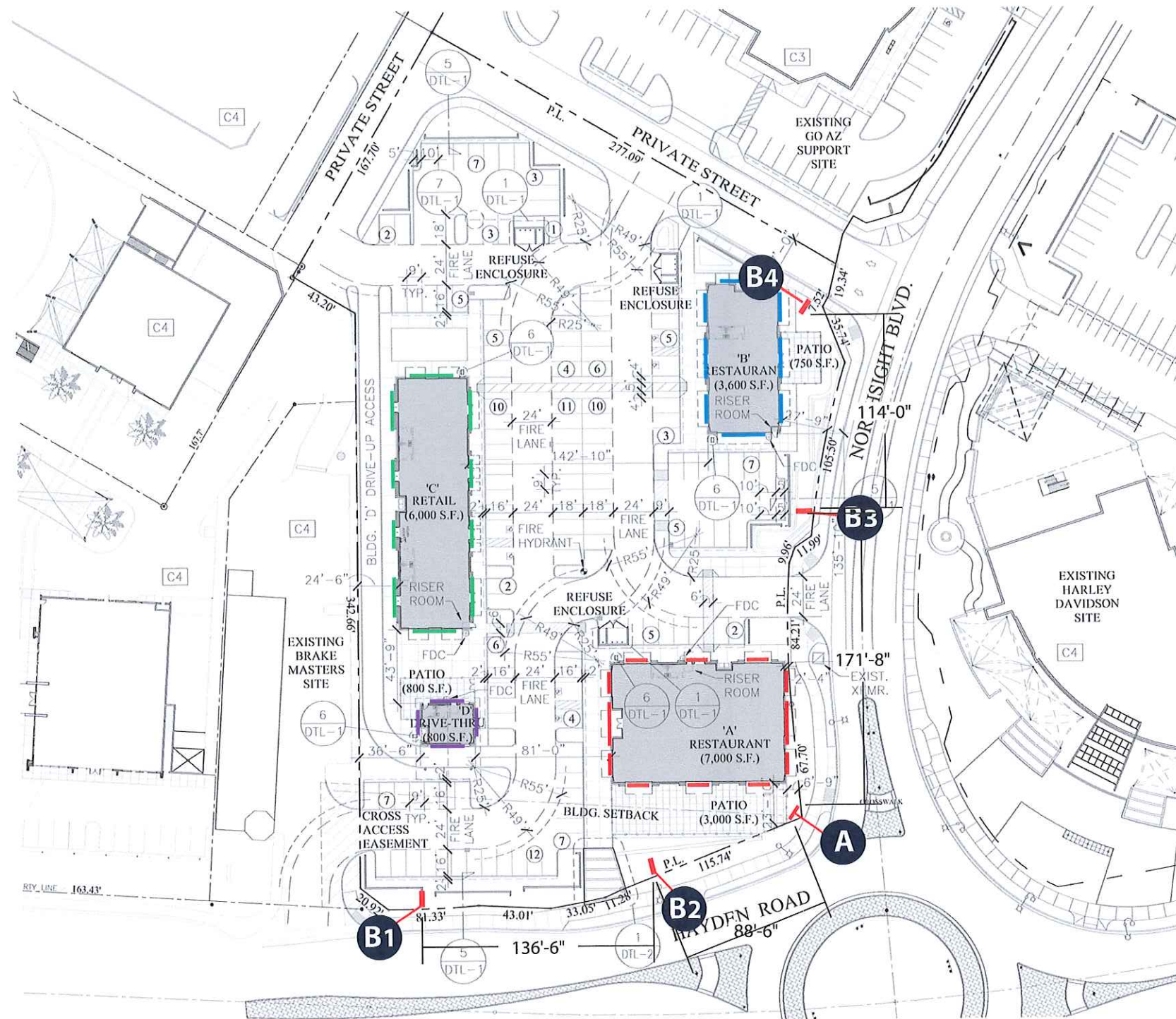
SIGN TYPE	FUNCTION	RESPONSIBLE PARTY	LOCATION	QUANTITY	SIZE	MATERIALS	ILLUMINATION
Vehicular Directory J1-J10	Overall project identification	YAM Properties	Located within Sonora Village Shopping Center	Qty. 10	13'-6" overall height 5'-9 3/8" wide and 47.5 SQFT	Aluminum, Acrylic	Internally Illuminated 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

Sign Matrix - Wall Signs for Yam Circle, Sonora Village, Yam World Wide and Harley Davidson

SIGN TYPE	FUNCTION	RESPONSIBLE PARTY	Sign Envelope Max Height	LOCATION	QUANTITY	SIZE	MATERIALS	ILLUMINATION
Tenant Wall Signs Anchor Tenant (Over 15,000 SQFT)	Tenant Identification	YAM Properties	80% Max Usage	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 white LED Halo, face lit, non lit acceptable (Ref. page 23-24)
Tenant Wall Signs Inline Tenant (Up to 15,000 SQFT)	Tenant Identification	YAM Properties	80% Max Usage	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 white LED Halo, face lit, non lit acceptable (Ref. page 23-24)
Tenant Wall Signs Pad Tenant	Tenant Identification	YAM Properties	80% Max Usage	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 white LED Halo, face lit, non lit acceptable (Ref. page 23-24)

NOTE: Max Character Height is 6' + 20% = 7.2'Tall

Yam Circle Site Map



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

SITE PLAN
SCALE: 1"=80'

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"

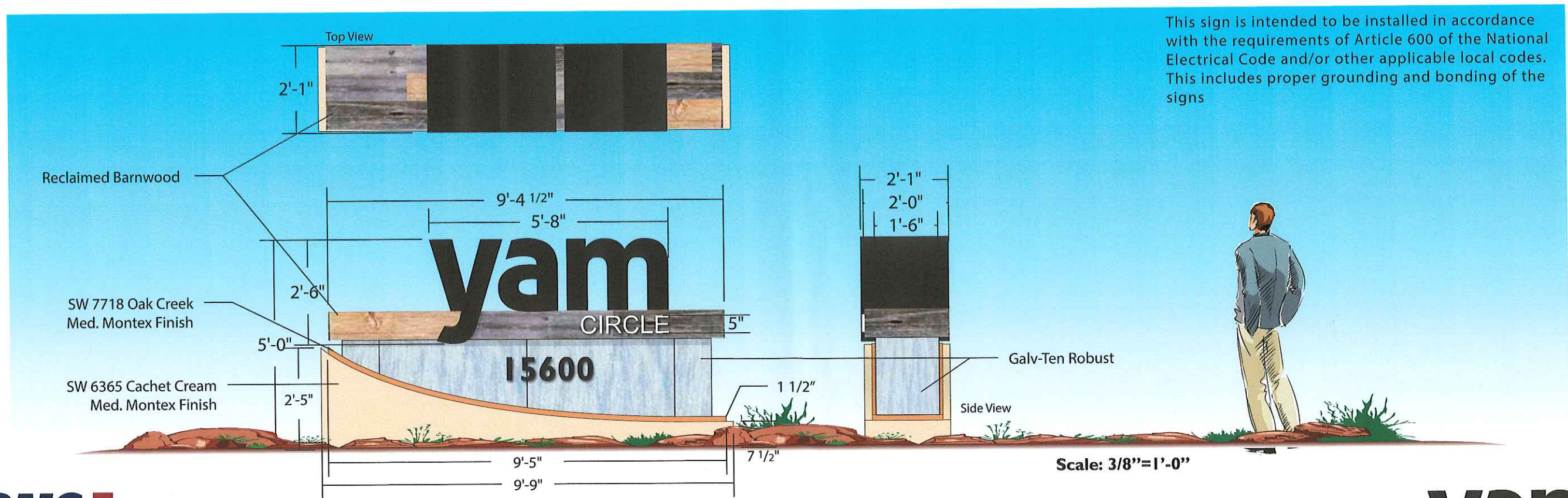
SQFT: 14.17

Base: Recycled Barnwood w/ "CIRCLE" routed out w/ 3/4" clear push thru overlaid w/ 3M white vinyl. Barnwood Color will vary. Bottom of the base to be alum. and painted SW 7718 Oak Creek w/ a Med. Montex Finish and SW 6365 Cachet Cream w/ a Med. Montex Finish.

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

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): 9'-3" x 14'-0"

SQFT: 61.64

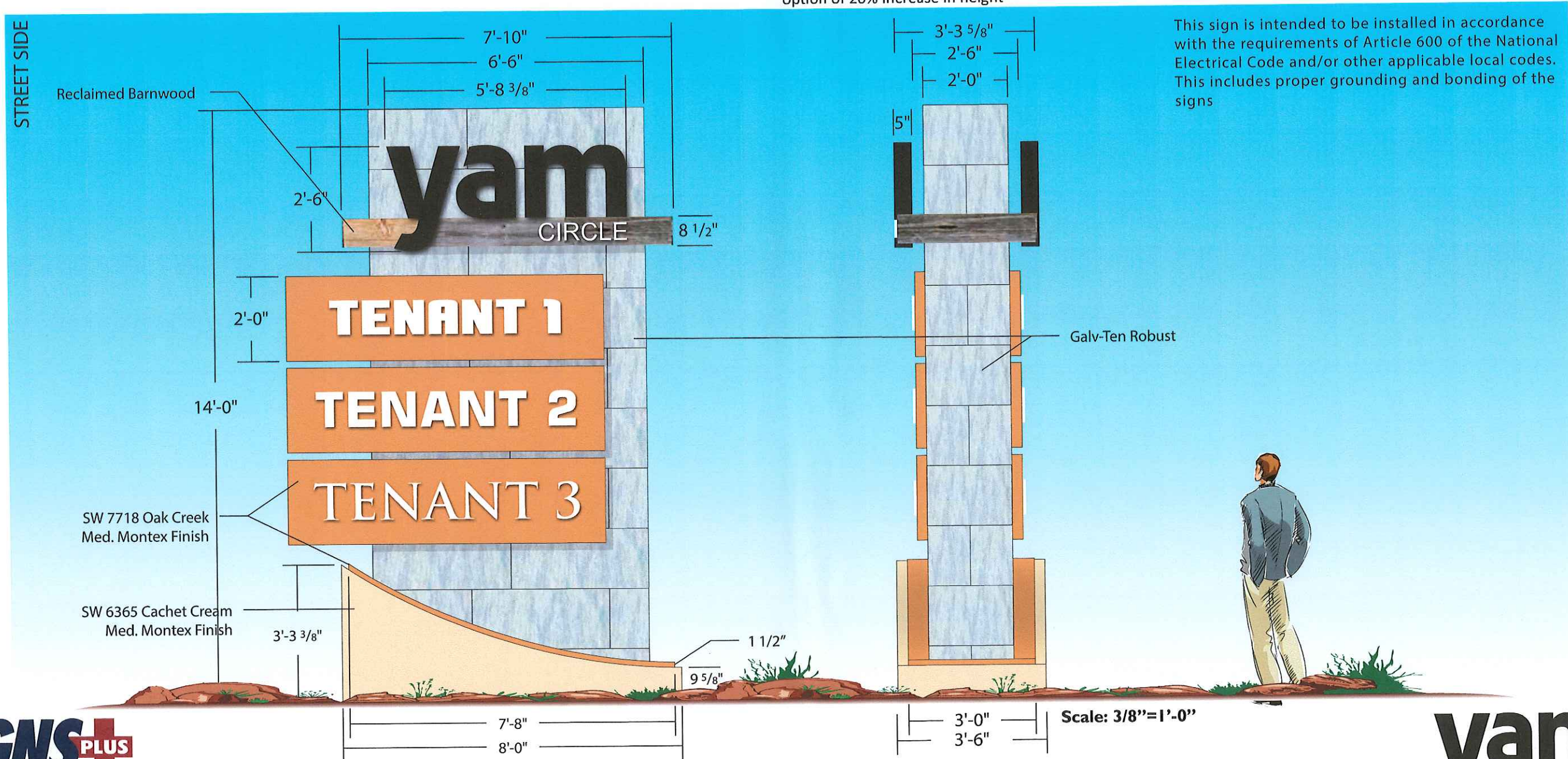
Base: Bottom of the base to be alum. and painted SW 7718 Oak Creek w/ a Med. Montex Finish and SW 6365 Cachet Cream w/ a Med. Montex Finish.

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 vary.

Tenant Panels: Will be required to have routed aluminum faces with 3/4" clear push thru acrylic overlaid with 3M vinyl. All panels must be painted SW 7718 Oak Creek w/ a Med. Montex Finish but the color of the routed copy can be corporate colors.

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

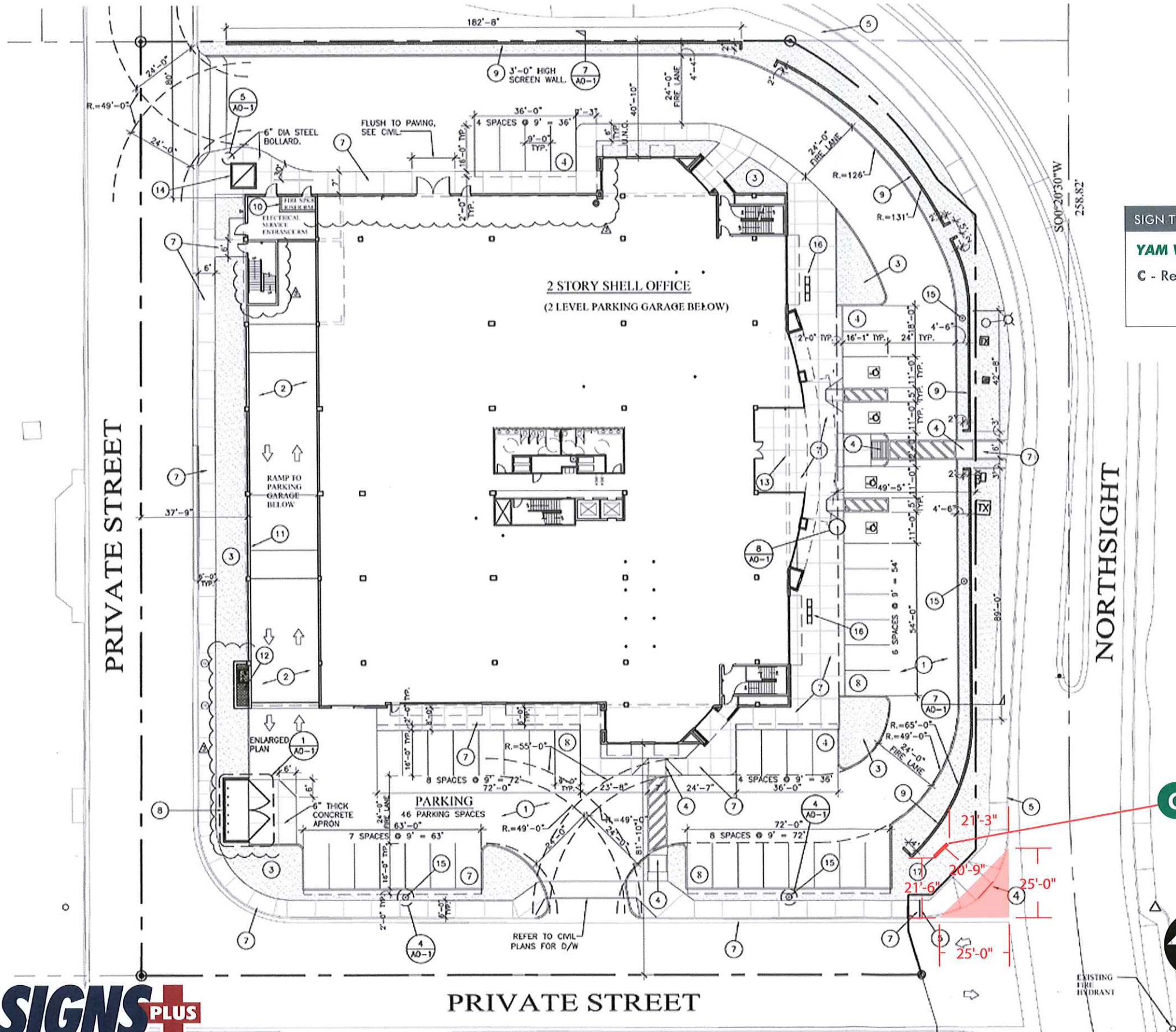
As this is a community Sign district, sizes described are allowed under code section 8.533.III.C with the exercised option of 20% increase in height



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

FILE COPY



SIGN TYPES

YAM World Wide

C - Retail / Commercial Mid-Size Monument Sign



SITE MAP

Scale:
1" = 40'-0"

SIGNS PLUS

yam
PROPERTIES

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): 10'-0" x 8'-0"

SQFT: 23.67

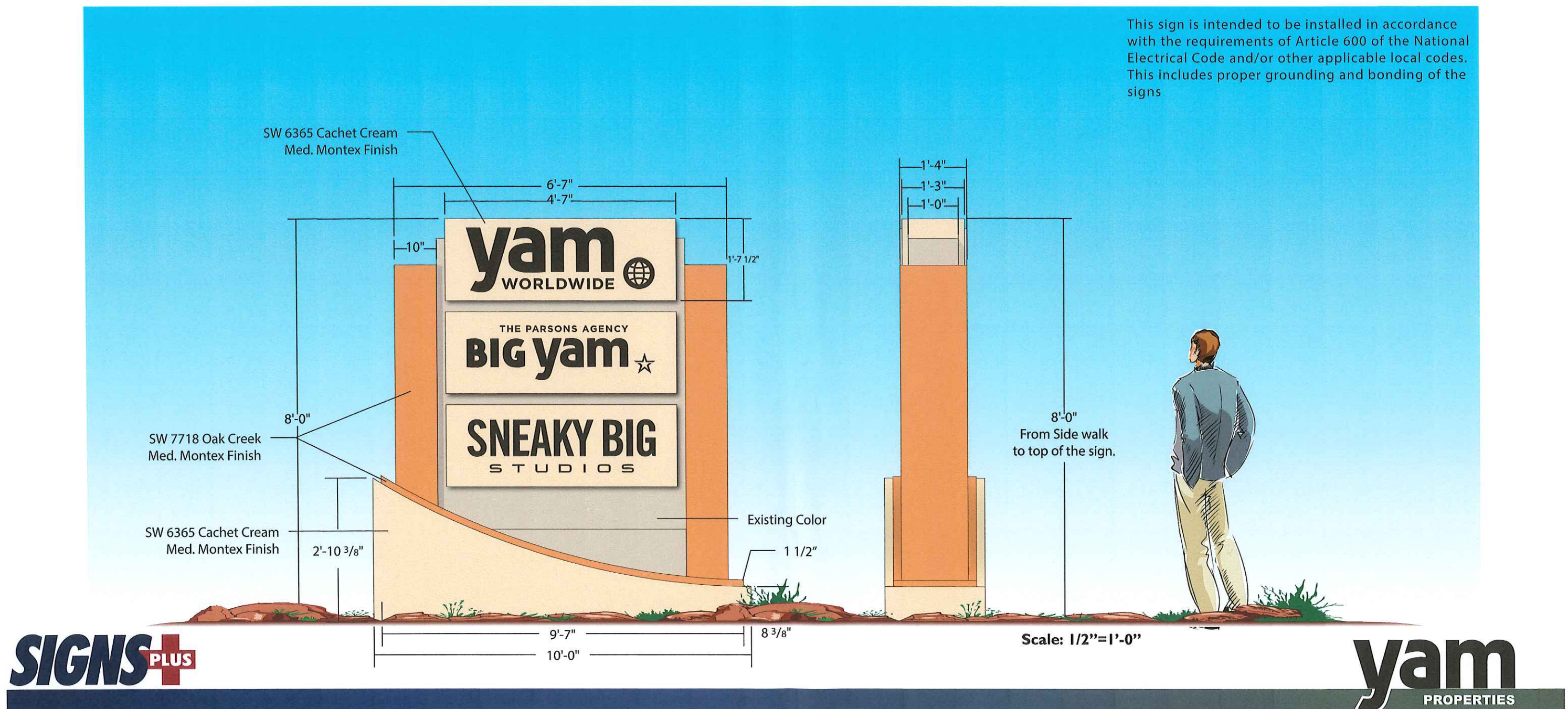
Base: Bottom of the base to be alum. and painted SW 7718 Oak Creek w/ a Med. Montex Finish and SW 6365 Cachet Cream w/ a Med. Montex Finish.

Tenant Panels: Routed aluminum face with 3/4" clear push thru and 3M black perf vinyl overlay. All panels must be painted SW 6365 Cachet Cream w/ a Med. Montex Finish.

Illumination: Will be face illuminated with white LEDs.

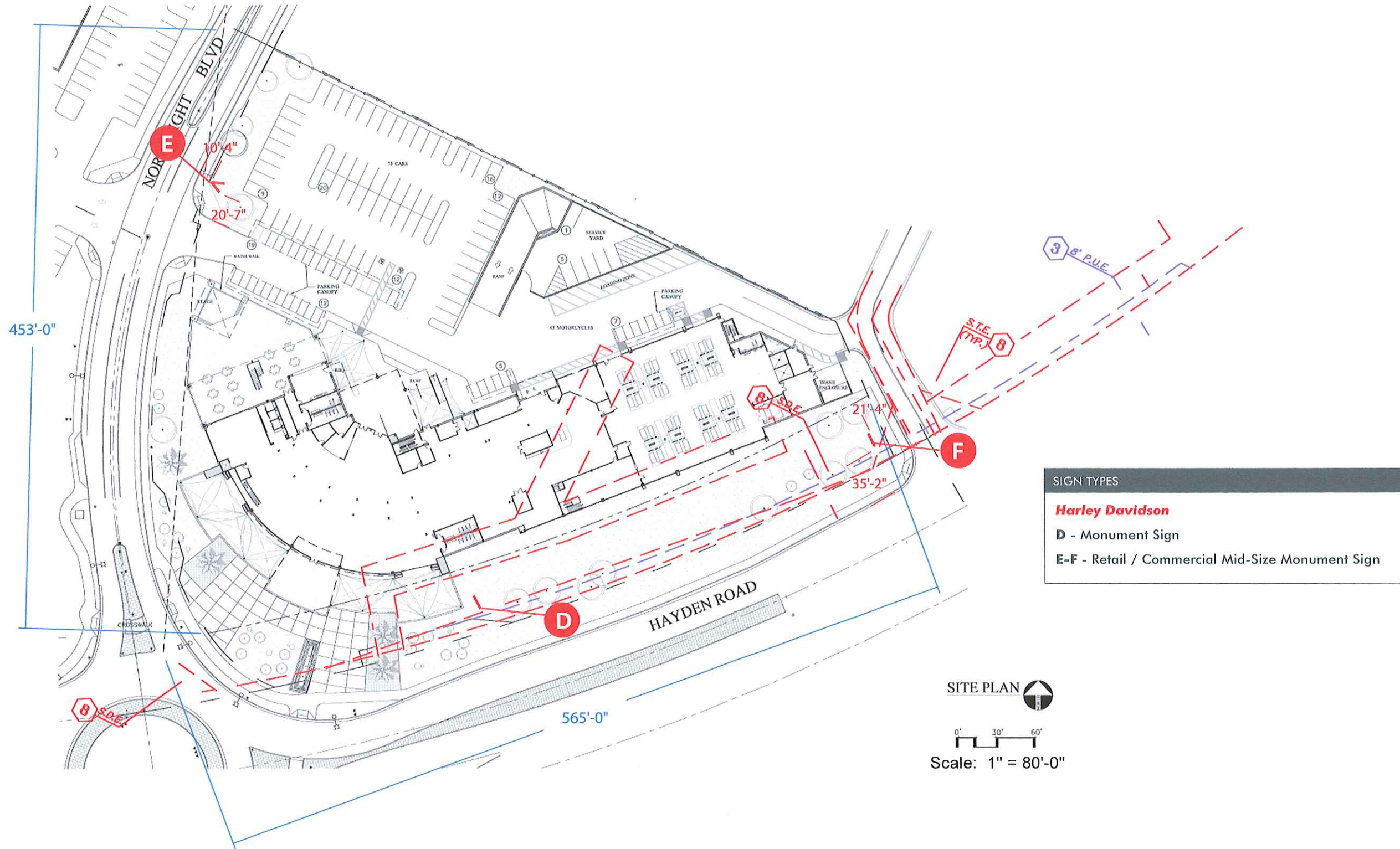
As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i

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

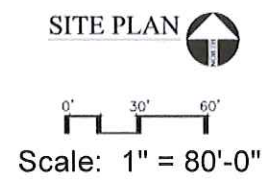


Harley Davidson Site Map

FILE COPY



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



Sign Type E - 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"

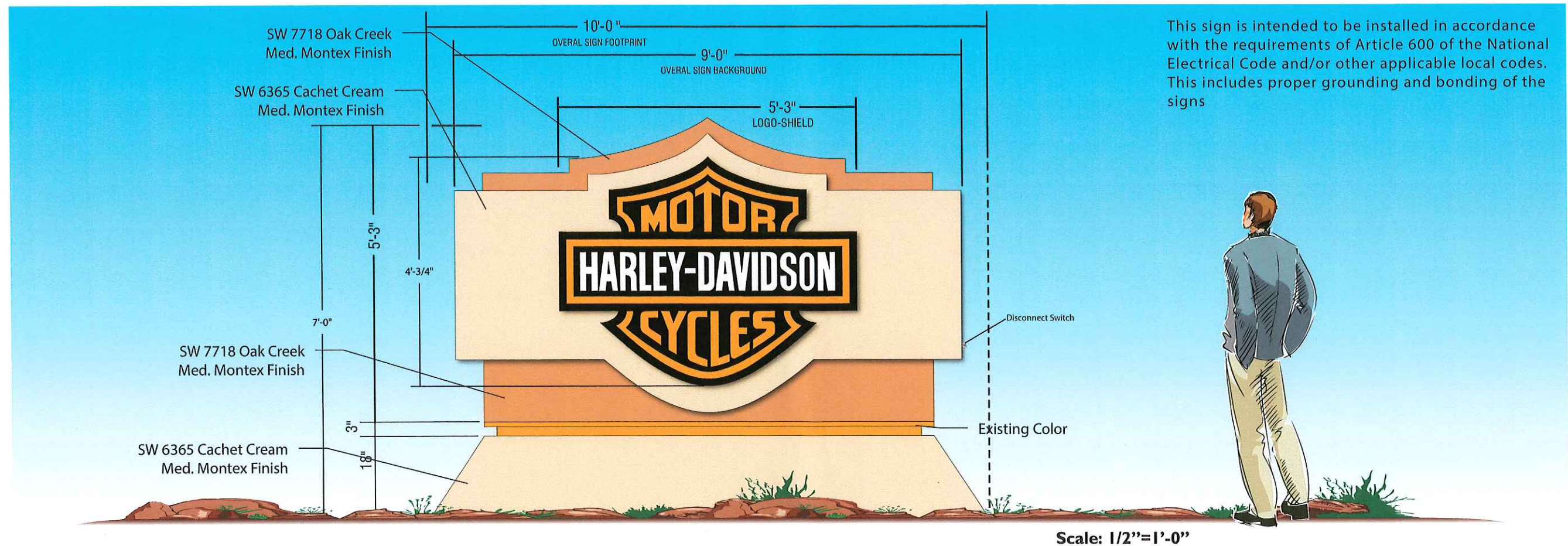
SQFT: 21.42

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



Sign Type F - 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): 9'-8" x 14'-0"

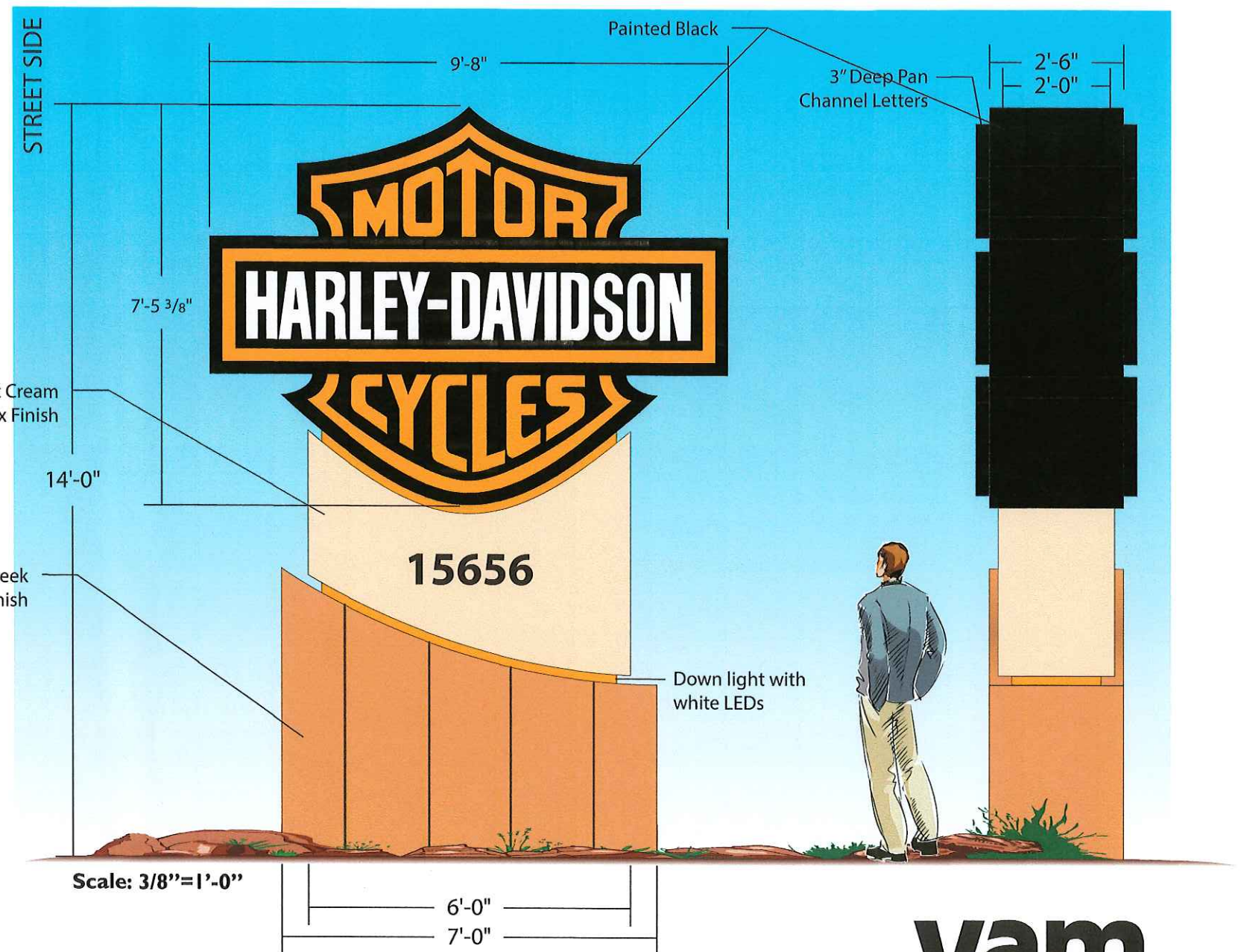
SQFT: 71.75

Base: Aluminum and painted SW 7718 Oak Creek with Med. Montex Finish
 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.

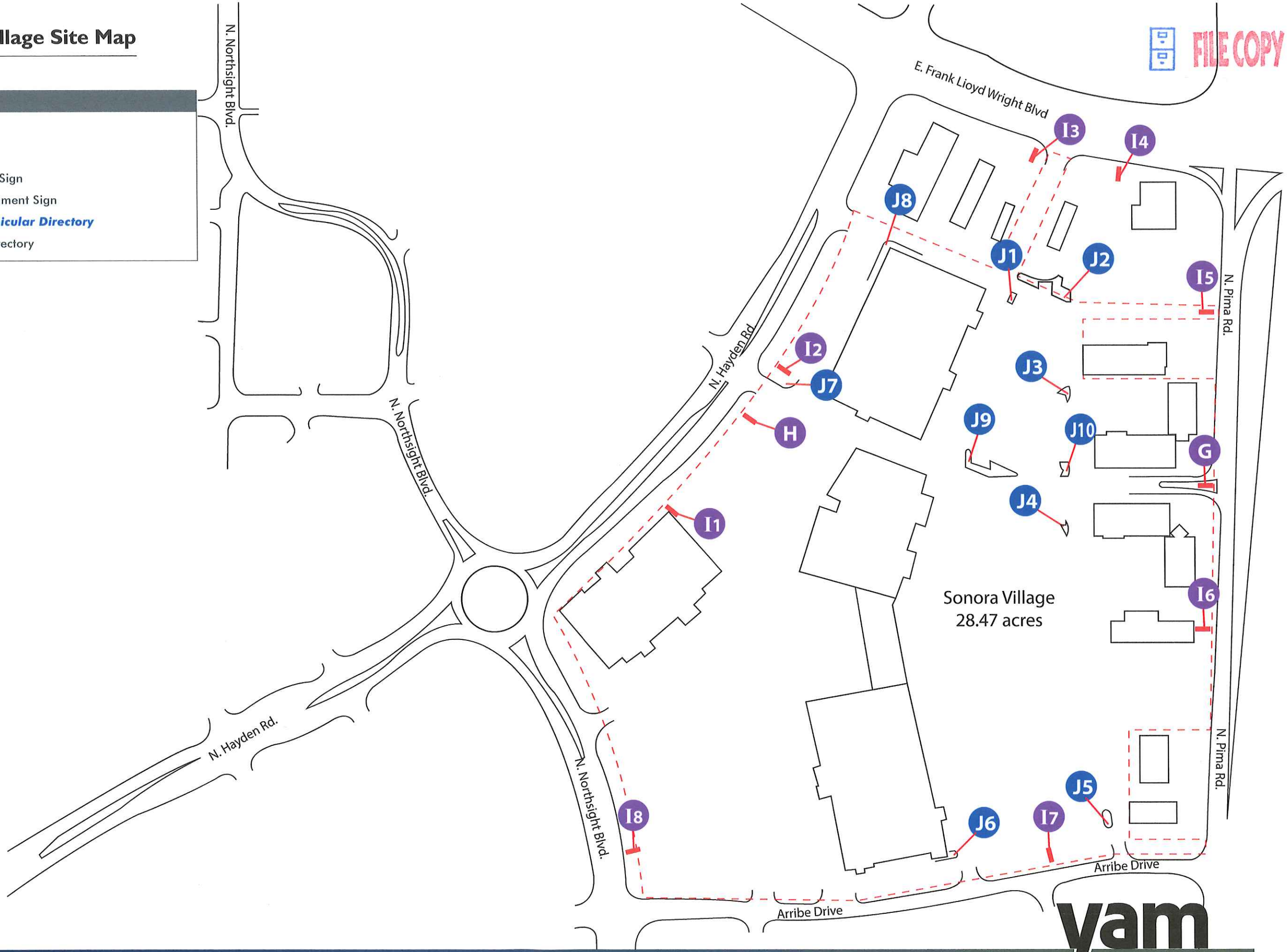
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs



Sonora Village Site Map

FILE COPY

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



Sign Type G - Tower Sign

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): 14'-6" x 30'-0"

SQFT: 140

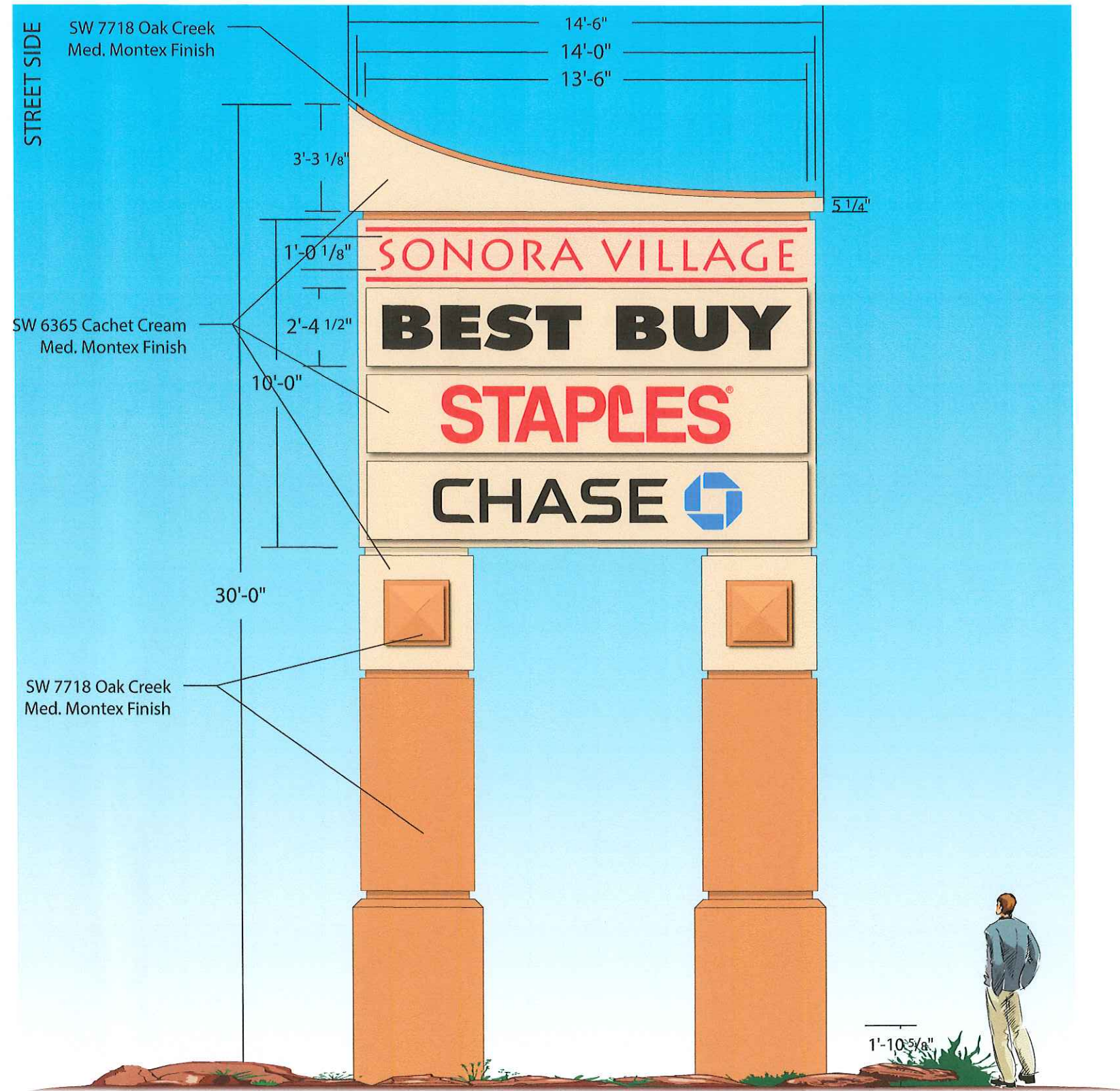
Base: .063 Aluminum

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. All panels must be painted SW 6365 Cachet Cream w/ a Med. Montex Finish but the color of the routed copy can be corporate colors.

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.



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 H - 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.

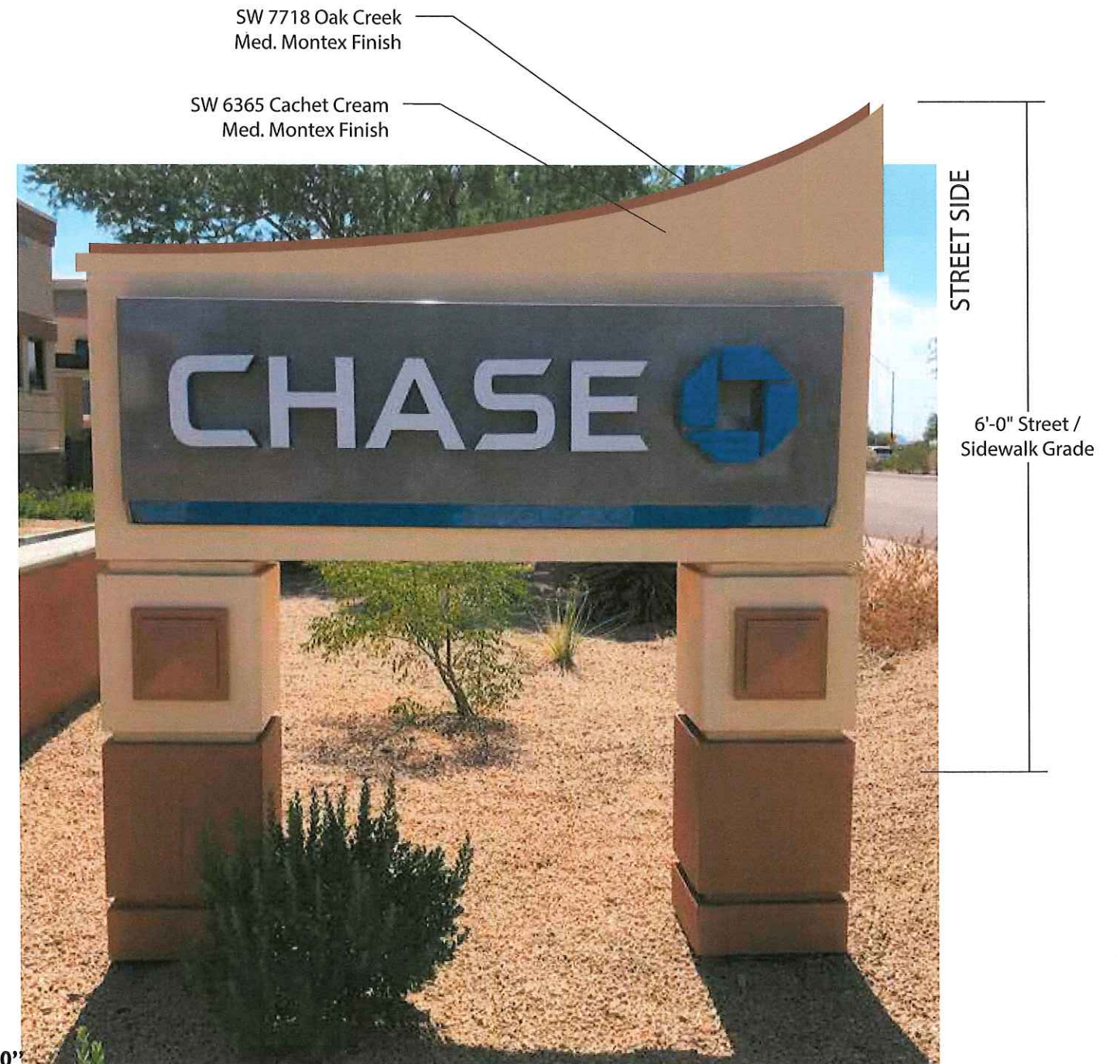
Overall (length x height): 7'-0" x 6'-0"

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



Sign Type II-I8 - 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.

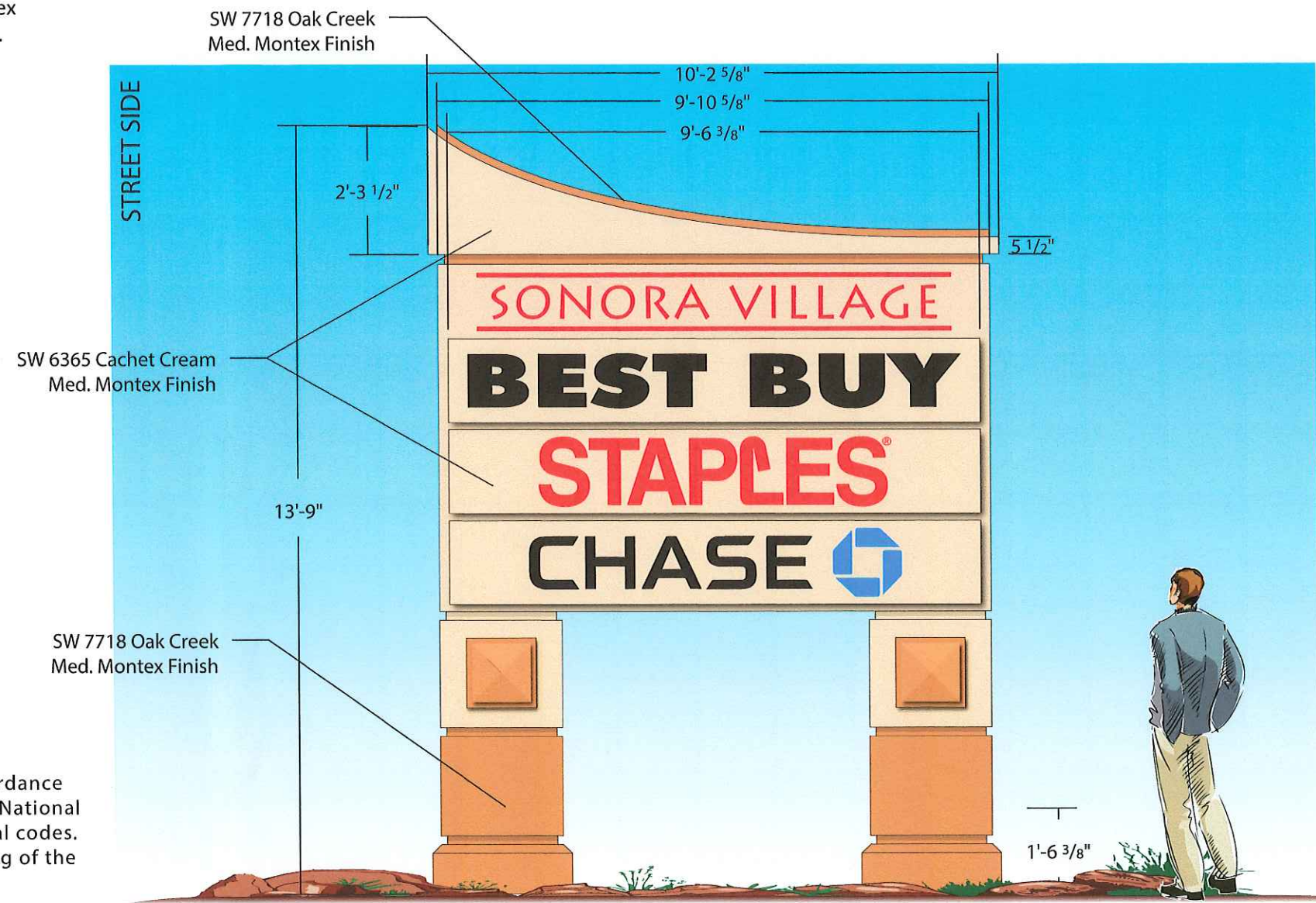
Overall (length x height): 10'-2 5/8" x 13'-9"

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. All panels must be painted SW 6365 Cachet Cream w/ a Med. Montex Finish but the color of the routed copy can be corporate colors.

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: 3/8"=1'-0"

Sign Type J1-J10 - Vehicular Directory

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 with in the shopping center near the main entrances to the shopping center.

Overall (length x height): 6'-0" x 13'-6"

SQFT: 47.5

Base: .063 Aluminum

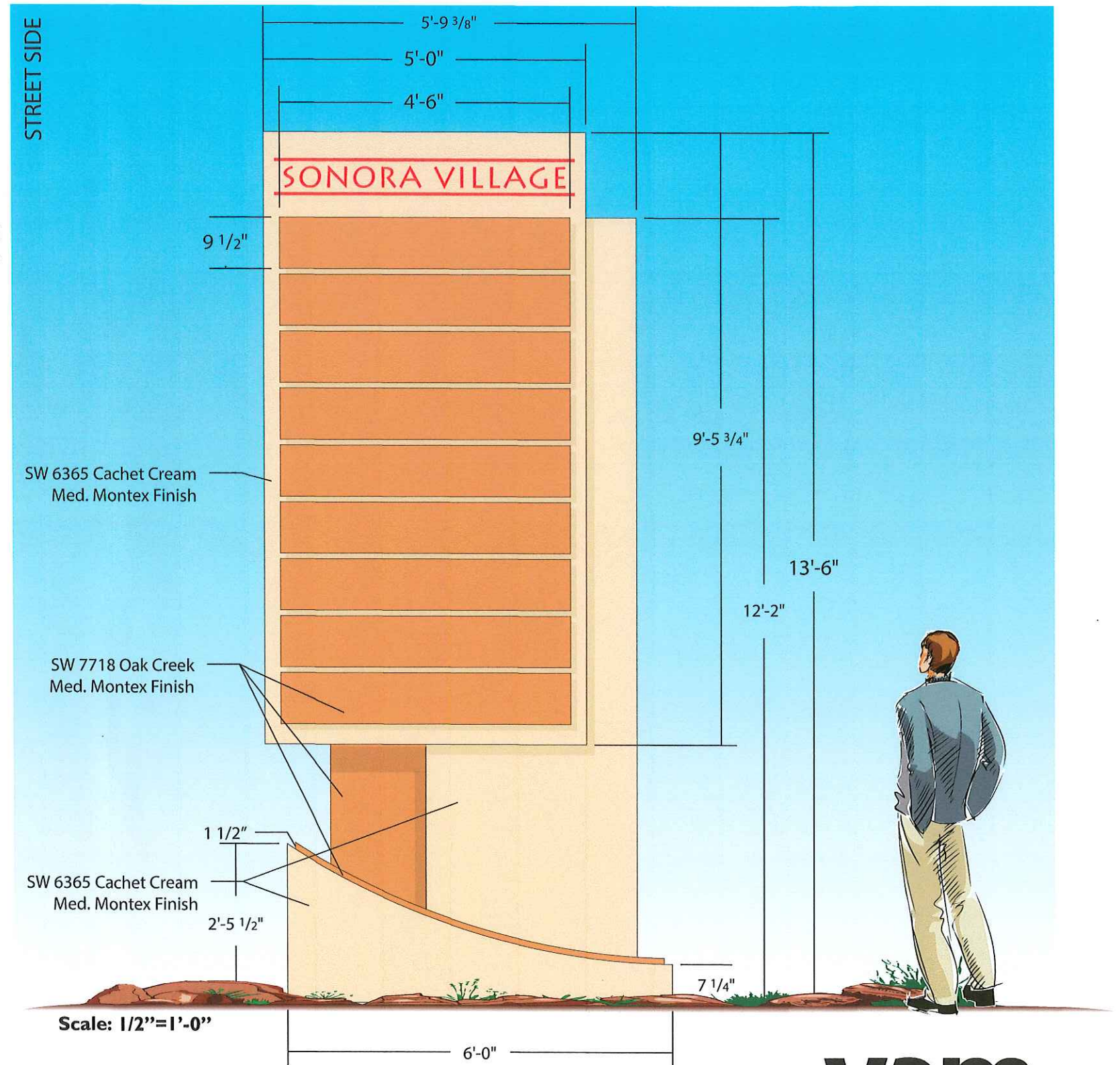
Project ID: Routed aluminum face backed with white plex overlaid with 3M vinyl.

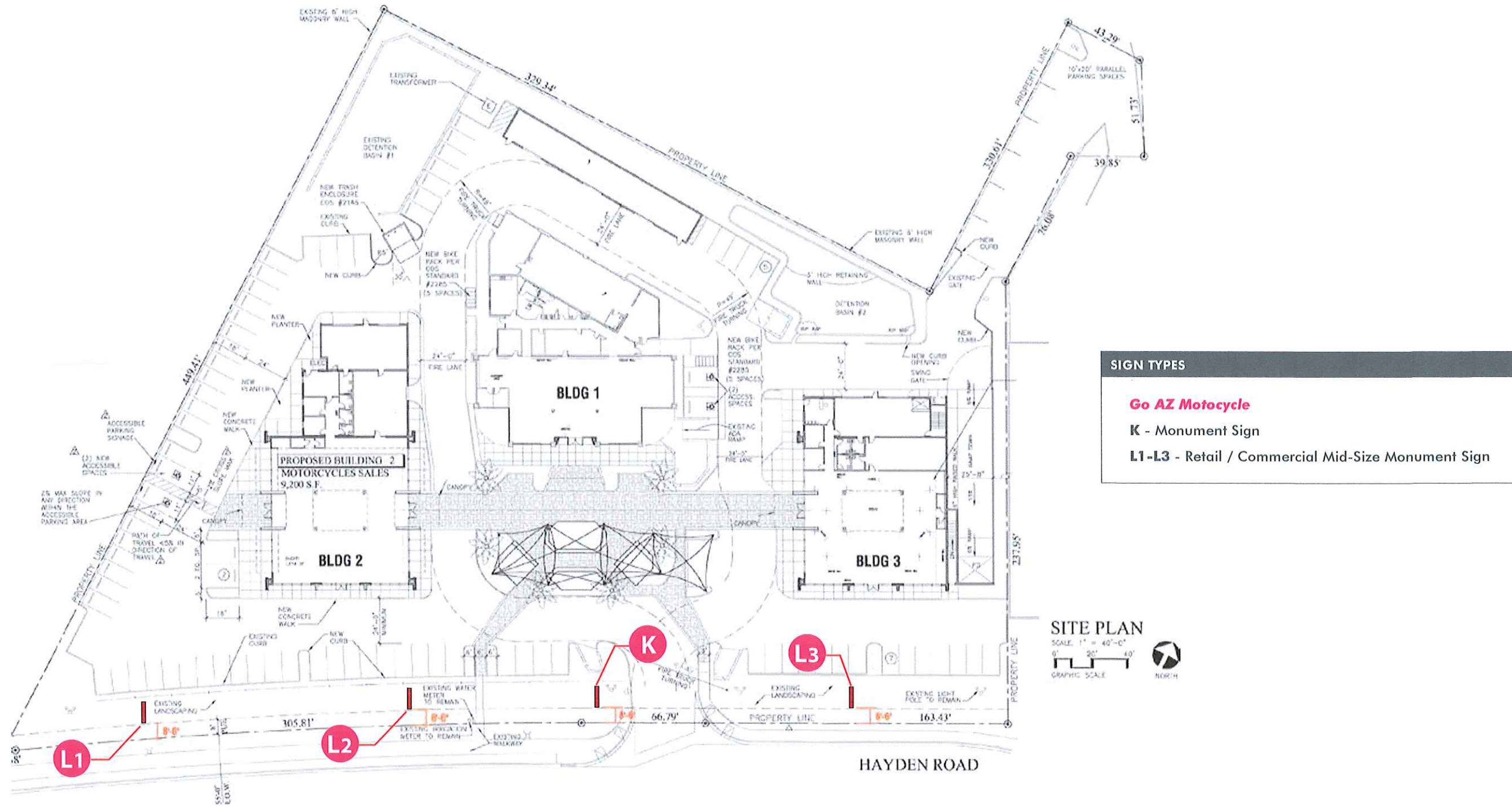
Tenant Panels: Will be required to have routed aluminum faces backed with white plex overlaid with 3M vinyl. All panels must be painted SW 7718 Oak Creek w/ a Med. Montex Finish but the color of the routed copy can be corporate colors.

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





SIGN TYPES

- Go AZ Motorcycle**
- K** - Monument Sign
- L1-L3** - Retail / Commercial Mid-Size Monument Sign

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

NORTH

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.

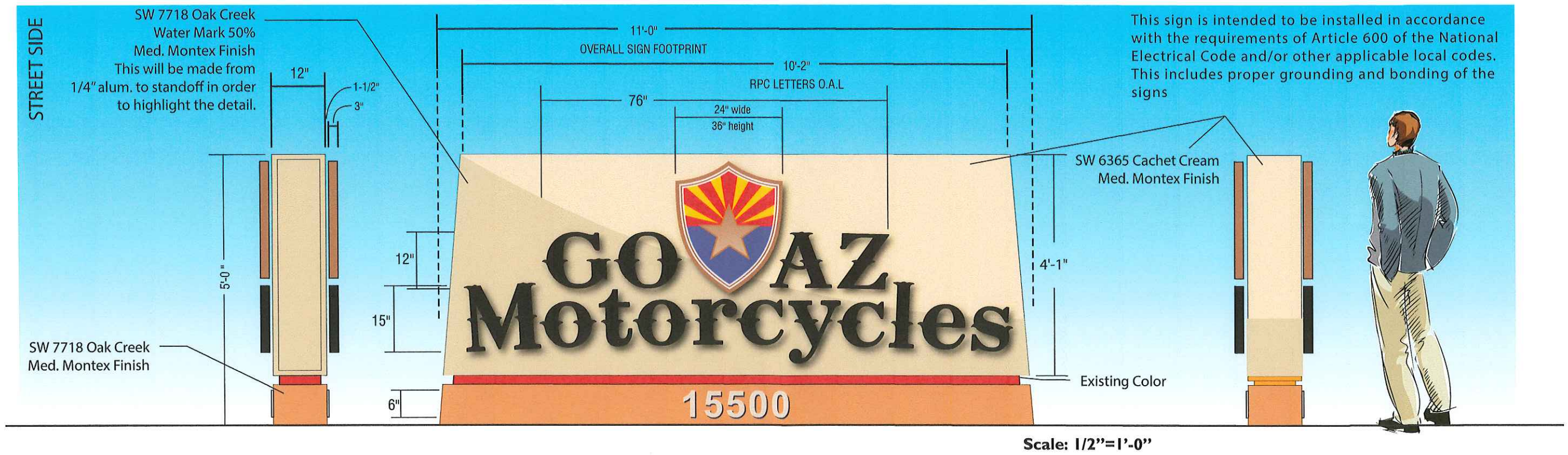
Overall (length x height): 11'-0" x 5'-0"

SQFT: 34.32

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



Sign Type L1-L3 - 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'-5"

SQFT: 24.00

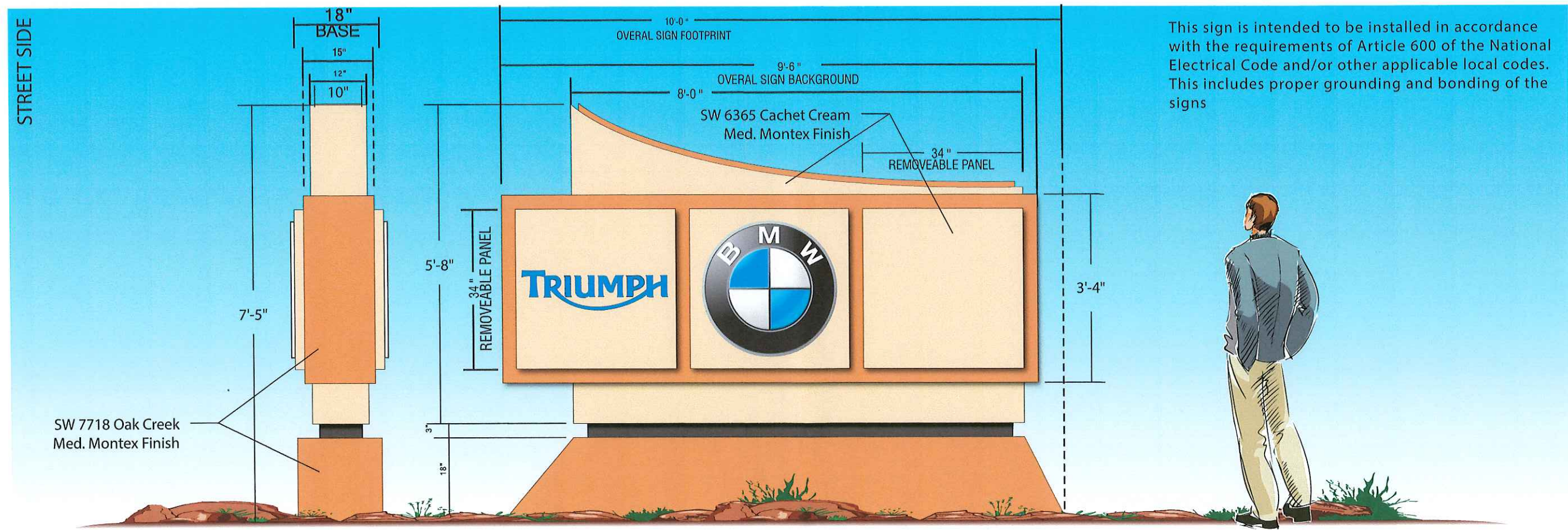
Base: Aluminum

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. 24). No countour shape cabinets are allowed, unless a nationally recognized logo with landlord approval. Flat cut out non illuminated individual letters and logos will be allowed 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. Non illuminated will be allowed with landlord approval.

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:

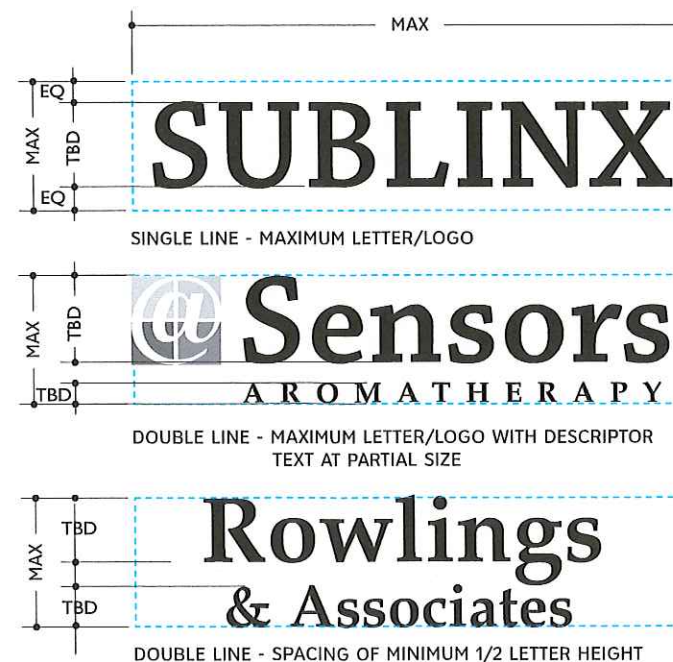
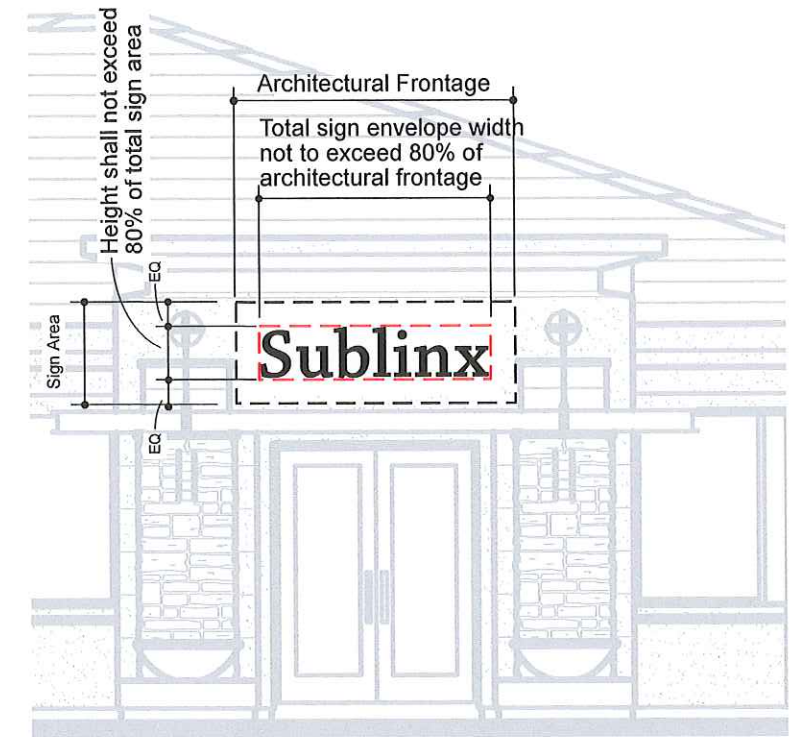
Tenants may use a registered corporate trademark or identity used in regional branding campaigns or logotype for building mounted signs.

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.

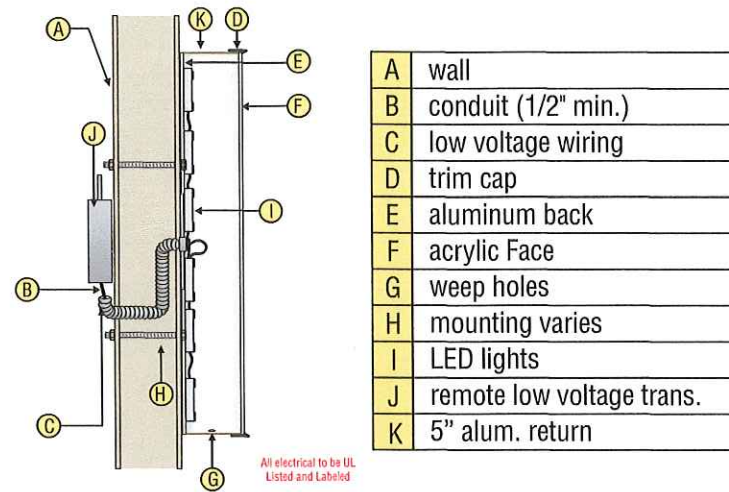
In the case of individual letters used as a sign, the area is ninety (90) percent of the area enclosed within the smallest regular geometric figure needed to completely encompass all letters, insignias or symbols of the sign, including horizontal spacings between letters, insignias or symbols, except 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.



Wall Sign Examples



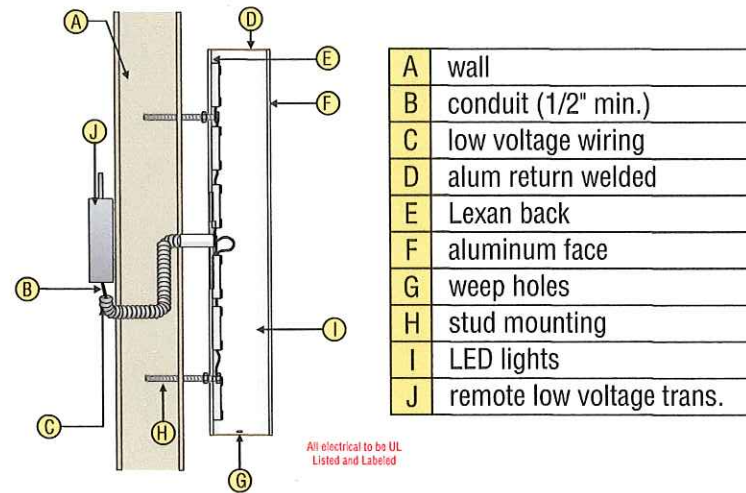
Pan-Channel Letter / LEDs



FILE COPY

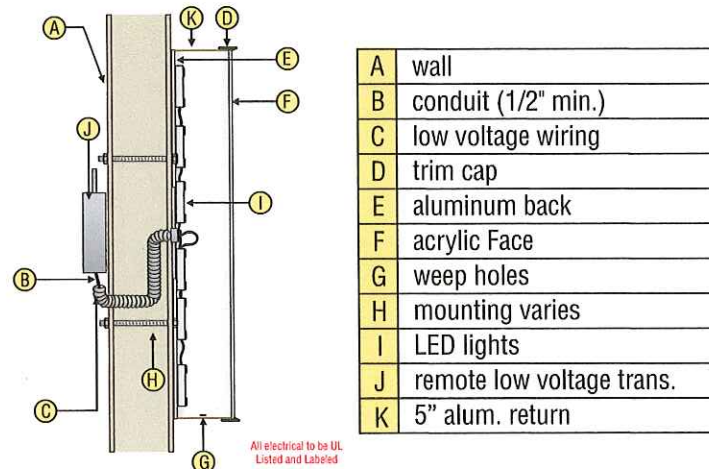
LED illum. Pan Channel Letters

Reverse Pan-Channel Letter / LEDs

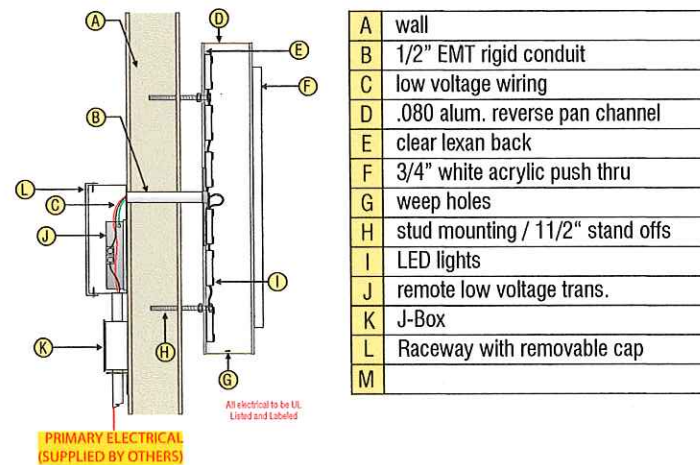


LED Halo-illum. reverse Pan Channel Letters

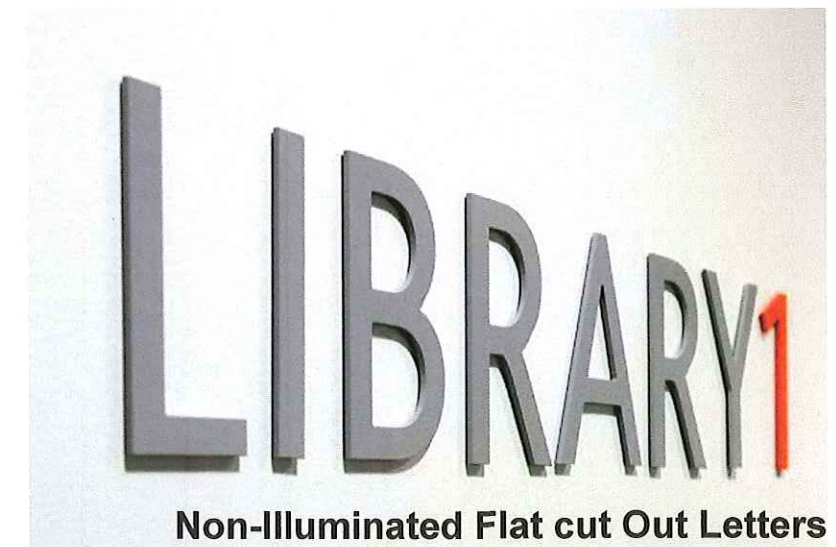
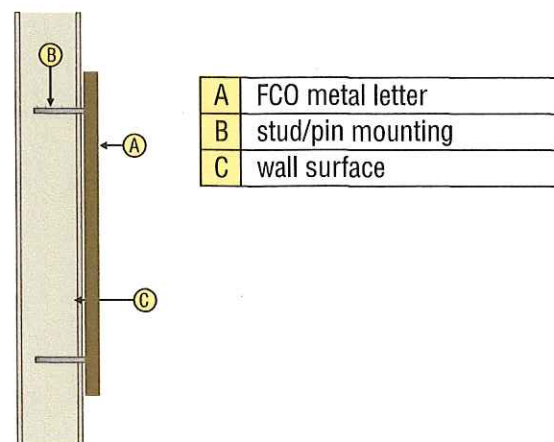
Pan-Channel Letter / LEDs



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



Non-Illuminated FCO - Cross Section Detail



Non-Illuminated Flat cut Out Letters

Hardware:

All exterior bolts, fasteners, clips or other hardware shall be galvanized iron or stainless steel.

Code Compliance:

All signs and their installation shall comply with applicable building and electrical codes.

Labels:

All required labels shall be applied in an inconspicuous location and not on the face of any part of the sign.

UL Code:

All signs must be manufactured under the UL Code and specifications. Each sign shall have the UL certification sticker attached. Any sign not installed with the UL certification sticker will be removed at the expense of the tenant and will not be allowed to be re-installed unless proof can be obtained that the sign was manufactured by a certified UL approved manufacture.

Sealing Penetrations:

In order to maintain any existing warranties all penetrations made to the building must be neatly sealed in a water tight fashion.

Maintenance:

Each tenant is responsible for proper sign maintenance. Any repairs needed to the sign must be made within 5 days of notice. This would include internal and external illumination, replacing faces that have faded or that don't match.

If repairs are not made within the 5 days the landlord has the right to have the sign repaired at the expense of the tenant using a vendor of his / her choice. An administration fee equal to 100% of the landlords cost to repair the signage in addition to the cost of the repair may be assessed to the tenant if the landlord is required to provide the necessary maintenance due to non compliance.

Prohibited Signs:

The following signs are prohibited from use within YAM Circle.

- Contour Shape Cabinets
- Cabinet (Typical) Acrylic, Plexiglas, or plastic-faced panels with surface or second-surface applied or painted graphics, injection molded panels with integral color - internally back-lit cabinet construction.
- No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted, or affixed on any part of the buildings visible from outside the premises, except as specifically approved by the Association.
- Rude, obscene, offensive, animated, flashing, blinking, rotating, moving, or audible signs.
- Placards; posters; playbills; postings; paintings; flags; signs in public right-of-way; and fixed balloons are not permitted in any location, whether or not visible from outside the premises.
- Change-panel signs are prohibited.
- "A" frames and portable signs.
- Signs that are installed without written approval from the Association, or that are inconsistent with approved drawings, may be subject to removal and re installation by the Developer at the Owner's Occupant's expense.
- Painted or hand lettered signs on storefronts.
- Flashing, moving or audible signs.
- Luminous vacuum formed type plastic letters
- Inflatable signs or graphic devices
- Freestanding attraction boards, posters or other permanent advertising devices.
- Paper, cardboard or Styrofoam signs.
- Signs with exposed neon tubing or raceways.
- Signs with gold or silver plastic trim caps that contrast with letter returns.

Illuminated Signs

The City of Scottsdale requires permits for all signs and electrical permits for all signs that are illuminated. It is the Owner's/Occupant's sole responsibility to secure these and any other permits that may be required.

Size Limitation

Each Owner/Occupant must limit the area of its sign in accordance with the area allocated for signage. Maximum letter height and length varies according to storefront, but it must not exceed the area allocated for signage. Each Owner/Occupant will be granted a minimum of one sign. Owners/Occupants with more than one elevation wall may have a sign on each elevation.

Freestanding Signs

All freestanding signs must meet applicable setbacks, and their installation must comply with all local building and electrical codes.

Required Insurance for Sign Contractors:

All sign contractors must carry workers compensation and commercial liability insurance against all damages suffered or done to any and all persons and or property while engaged in the construction or installation of signs with a combined single limit in an amount not less than One Million dollars (\$1,000,000.00) per occurrence. Landlord must be named as additionally insured in the workers compensation and commercial liability insurance. A statement of proof from the insurance carrier must be attached to all submittal documents.

License:

Every contractor must hold a current State of Arizona contractors license. The license number must be included on all submittal documents.

Landlord's Right to Modify Requirements:

The Landlord has the right to modify the design guidelines and requirements for any owner or occupant or tenant.







