



**Development Review (Minor)  
Staff Approval**

**8-MS-2017#2**

**Yam Properties  
Comprehensive Sign Program  
Amendment**

APPLICATION INFORMATION	
LOCATION: 15500 N Hayden Rd	APPLICANT: Mike Donada
PARCEL: 215-51-003C, 215-51-008G, 215-51-011J, 215-51-018, 215-51-019, 215-51-024, 215-51-025	COMPANY: Signs Plus
Q.S.: 35-48	ADDRESS: 2507 W Villa Rita Dr Phoenix, AZ 85023
ZONING: C-3 & C-4 (C)	PHONE: 623-780-1544 x310
<p><u>Request:</u> To amend the Yam Properties (Yam Circle) Comprehensive Sign Program and Community Sign District to update the freestanding signs and site plan for the Go AZ Motorcycles development, and to allow additional building sign types and updated sign design standards for all users within the district.</p>	

**STIPULATIONS**

**COMMUNITY SIGN DISTRICT & COMPREHENSIVE SIGN PROGRAM**

1. This Yam Properties Community Sign District and Comprehensive Sign Program Amendment, Case# 8-MS-2017#2, shall replace the previous Yam Circle Community Sign District and Comprehensive Sign Program, Case# 8-MS-2017, originally approved by City Staff on 5/7/2018.
2. 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 this Yam Properties Comprehensive Sign Program Amendment, submitted by Signs Plus and approved by City Staff with a date of 9/30/2019.
3. In accordance with Sign Ordinance Section 8.302.II – Sign Programs, 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 Amendment.

**FREESTANDING SIGNS**

4. 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 Amendment, submitted by Signs Plus and approved by City Staff with a date of 9/30/2019.
5. Tenant panels on all Mid-Size Monument Signs shall utilize the same background color as shown on the elevations and details within the Yam Properties Comprehensive Sign Program Amendment. Tenant copy may utilize corporate colors, logos and fonts.
6. The location and configuration of all freestanding signs shall be generally consistent with the Site Map within the Yam Properties Comprehensive Sign Program Amendment, submitted by Signs Plus and approved by City Staff with a date of 9/30/2019.
7. With Sign Permit Application submittals, any freestanding sign that is located within a Public Utility Easement (PUE) shall receive approval from all affected utility companies.
8. Freestanding signs shall not be located in any Sight Distance Easement or Traffic Safety Triangles.

**Planning and Development Services**

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 ♦ www.ScottsdaleAZ.gov



# Master Sign Program Application

Application & Submittal Requirements



<u>670</u> - PA - <u>2019</u> Project Number	<u>8</u> - MS - <u>2017#2</u> Case Number	<u>Andrew Chi, Planner</u> Staff Coordinator
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Please check one of the following:  New Master Sign Program  Amendment to Existing Master Sign Program

**Project Name:** Yam Circle Comprehensive Sign Program Amendment

**Address:** 15600 N. Hayden Rd. Scottsdale, AZ **Zip Code:** 85260

**Zoning District:** C-4 (C) **Parcel Number(s):** 215-51-003C **Quarter Section:** 35-48

**Request:** To approve a CSP amendment to the Yam Circle Comprehensive Sign Program to update the building sign standards, freestanding Mid-Size Monument Signs and Site Plan for Go AZ Motorcycles.

**Associated Case(s):** 8-MS-2017

**Owner:** Glenn Guenther **Agent/Applicant:** Gary Johnson

**Company:** Yam Properties **Company:** Signs Plus

**Address:** 15750 N Northsight Blvd Scottsdale, AZ **Address:** 2507 W Villa Rita Dr. Scottsdale, AZ

**Phone:** 480.357.5614 **Phone:** 623.238.1099

**E-mail:** glenn@yamholdings.com **E-mail:** gary@arizonasignsplus.com

**Submittal Requirements: Please submit three (3) copies of the materials requested below**

<input checked="" type="checkbox"/> <b>Completed Application</b> (this form) <input checked="" type="checkbox"/> <b>Application Fee</b> (subject to change every July): \$ <u>95.00</u> <input type="checkbox"/> <b>Context Aerial and/or Site Location Map</b> <input type="checkbox"/> <b>Narrative</b> describing nature of request or scope of work <input type="checkbox"/> <b>Property Owner Approval Letter</b> <input type="checkbox"/> <b>Homeowners/Property Owners Association Approval Letter</b> (if applicable) <input type="checkbox"/> <b>Sign Criteria Written Regulations</b> <input type="checkbox"/> <b>Context Photos</b>	<input type="checkbox"/> <b>Site Plan</b> indicating extent and location of all signs and existing buildings; provide dimensions for all freestanding signs. <input type="checkbox"/> <b>Floor Plan Layout</b> of existing building or buildings. The plan shall show all tenant suites within a development. <input type="checkbox"/> <b>Elevation Plan(s)</b> of all buildings with sign locations indicated; rendering of all freestanding signs. <input type="checkbox"/> <b>Other:</b> _____ _____ _____
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**Please indicate in the checkbox below the requested review methodology (see the descriptions on Page 2)**

**Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

**Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

<p>Owner Signature</p>	<p>Agent/Applicant Signature</p>
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**Official Use Only**      Submittal Date: \_\_\_\_\_      Development Application No.: \_\_\_\_\_



## Planning and Development Services

7447 East Indian School Road  
Scottsdale, Arizona 85251

September 11, 2019

Mike Donada  
Signs Plus  
2507 W Villa Rita Dr  
Phoenix, AZ 85023

RE: Administrative Completeness Determination

Dear Mike:

It has been determined that your Development Application 8-MS-2017#2, Yam Circle Comprehensive Sign Program Amendment, is administratively complete. Your Development Application is being reviewed under the City's Enhanced Application Review Methodology, as requested on your Development Application form. City Staff will begin their substantive review of the application material after the \$95.00 CSP amendment fee payment has been received. Please submit payment for this application by either:

- 1) Submitting payment through the online interface for the Digital Case Submittal process utilizing the Key Code 2912D,
- OR
- 2) Submitting payment in-person at the City's One Stop Shop referencing the project case number.

Upon completion of the review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information; or, 2) City Staff will issue an electronic determination or approval pertaining to this application. If you have any questions, or need further assistance please contact me at 480-312-7828 or at [achi@ScottsdaleAZ.gov](mailto:achi@ScottsdaleAZ.gov).

Sincerely,

Andrew Chi  
Planner

C: Case File

## Chi, Andrew

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**From:** Castro, Lorraine  
**Sent:** Thursday, September 12, 2019 4:27 PM  
**To:** Chi, Andrew  
**Subject:** 8-MS-2017#2 - City of Scottsdale Case Payment

**From:** Planning Customer Relations <[PlanningInfo@scottsdaleaz.gov](mailto:PlanningInfo@scottsdaleaz.gov)>  
**Sent:** Thursday, September 12, 2019 2:46 PM  
**To:** [michael@arizonasignsplus.com](mailto:michael@arizonasignsplus.com)  
**Cc:** Ruenger, Jeffrey <[JRuenger@scottsdaleaz.gov](mailto:JRuenger@scottsdaleaz.gov)>  
**Subject:** City of Scottsdale Case Payment



Your case payment has been received and is being processed.

**Case Number** 8-MS-2017#2

**Project Name** YAM CIRCLE COMPREHENSIVE SIGN PROGRAM AMENDMENT

**Location** 15500 N HAYDEN RD

**Card Name** MICHAEL DONADA

**Card Type** VISA

**Card Number** 8200

**Total Amount** \$95.00

Any questions call 480-312-7767

Thank You!



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2507 W. Villa Rita Dr. Phoenix AZ 85023

623-780-1544

9200 E. Valley Rd. Prescott Valley, AZ 86314

928-772-4070

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Date: 08/30/19

Re:

**Yam Properties**

**15600 N. Hayden Rd.**

**Scottsdale, AZ 85260**

**#670-PA-2016**

This CSP Amendment request is to change/update the following:

1 - Update the site plan to show the new buildings that have been added since the CSP was approved. (page 20).

2 – On the Sign Type approved page, add Pan Formed Face Sign Cabinets. (page 24).

3 – Remove verbiage under “Prohibited Signs”

\* 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. (page 25).

Thank you,

**Michael Donada**

Permit Specialist

**Sign Plus**

2507 W. Villa Rita Dr.

Phoenix, AZ 85023

michael@arizonasignsplus.com

480-283-3496

LETTER OF AUTHORIZATION

To whom it may concern,

I, Glenn Guenther, owner or agent of property listed below, do hereby approve the attached drawings and authorize Sign Plus to obtain all signage permits for the property listed below.

Job Site Information:

Company Name: GO AZ MOTORCYCLES

Address: 15500 N. HAYDEN RD SCOTTSDALE

Thank you,

Print Name: Glenn Guenther

Title: Manager

Company: YAM PROPERTIES

Signature: [Handwritten Signature]

Date: 11 Sep 19

# yam

## PROPERTIES

CASE# 8-MS-2017#2  
Yam Circle Community Sign District  
& Comprehensive Sign Program  
1st Amendment

APPROVED

STIPULATION SET  
RETAIN FOR RECORDS

09/30/19 *Andrew Chi*  
DATE APPROVED BY

Community Sign District

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

Revision 8

**SIGNS** **PLUS**

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

# 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.

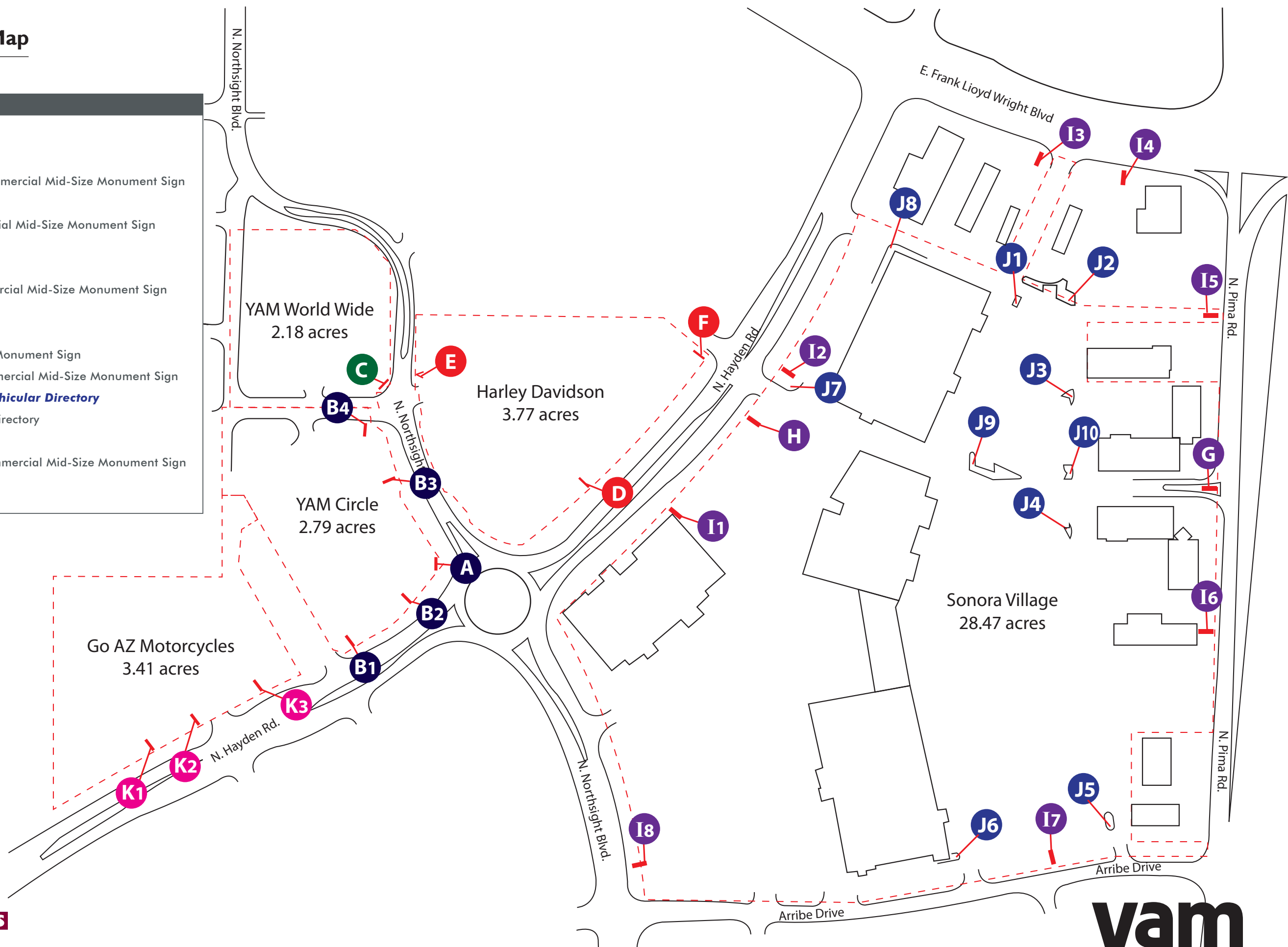
As a community sign district, some signs are being requested to have up to an additional 20% dimension and area.

## Context Aerial Site



# Site Map

SIGN TYPES	
<b>YAM Circle</b>	
A	- Monument Sign
B1-B4	- Retail / Commercial Mid-Size Monument Sign
<b>YAM World Wide</b>	
C	- Retail / Commercial Mid-Size Monument Sign
<b>Harley Davidson</b>	
D	- Monument Sign
E-F	- Retail / Commercial Mid-Size Monument Sign
<b>Sonora Village</b>	
G	- Power Sign
H	- Chase Mid-Size Monument Sign
I1-I8	- Retail / Commercial Mid-Size Monument Sign
<b>Sonora Village - Vehicular Directory</b>	
J1-J10	- Vehicular Directory
<b>Go AZ Motorcycles</b>	
K1-K3	- Retail / Commercial Mid-Size Monument Sign



## Sign Matrix - Monument Sign, Power 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 Mid-Size	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-I8 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

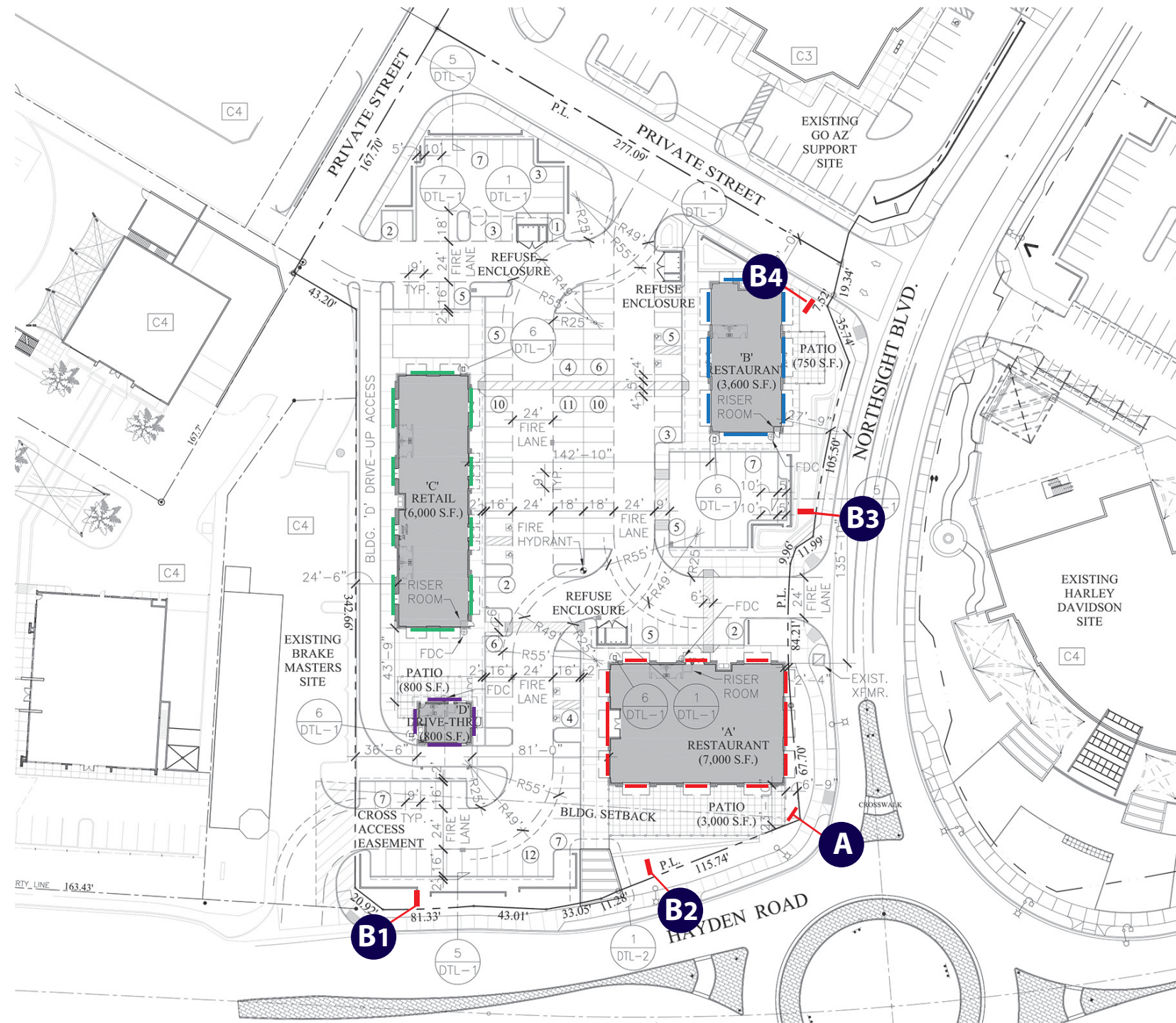
## Sign Matrix - Monument Sign, Power Sign & Mid-Size Monument

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 K1-K3 Mid-Size	Overall project identification	YAM Properties	Located on N. Hayden Rd.	Qty. 3	14'-0" overall height 10' wide and 52.5 SQFT	Aluminum, Acrylic	Internally Illuminated with white LED

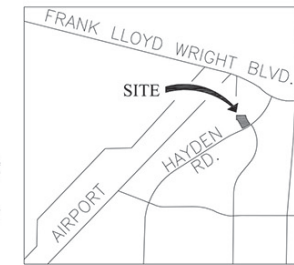
## Sign Matrix - Wall Signs

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

# Yam Circle Site Map



SITE PLAN  
SCALE: 1" = 80'



VICINITY MAP

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

## 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"

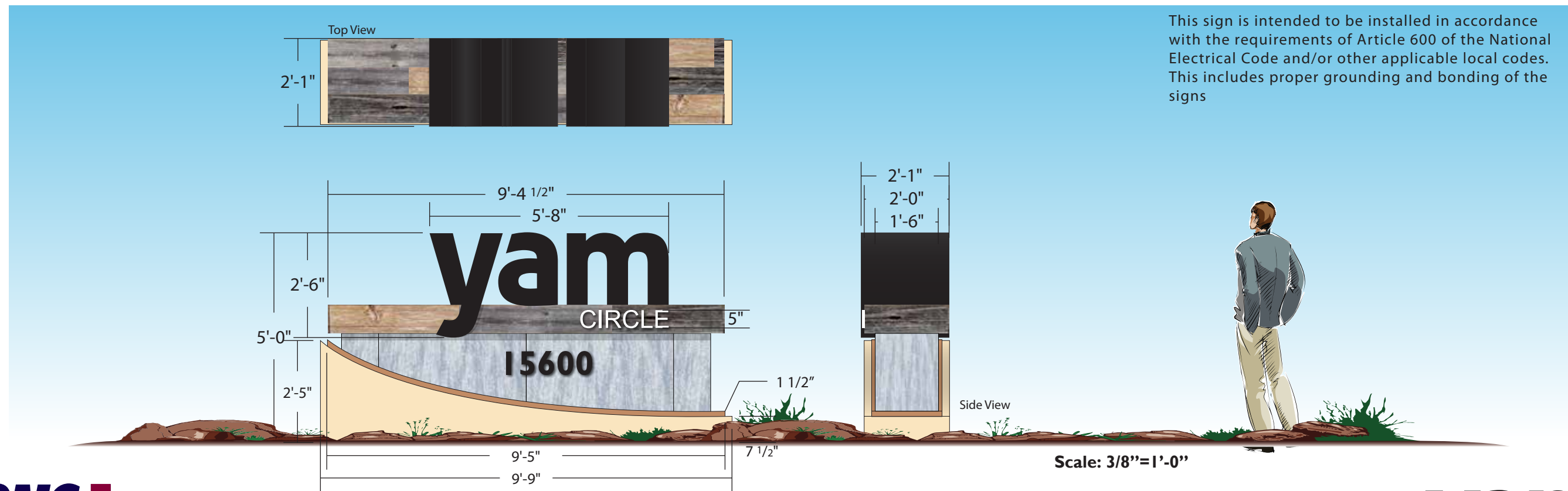
SQFT: 14.17

Base: Recycled Barnwood w/ "CIRCLE" routed out w/ 3/4" clear push thru overlaid w/ 3M white vinyl. Barnwood Color will Very. 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



## 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.

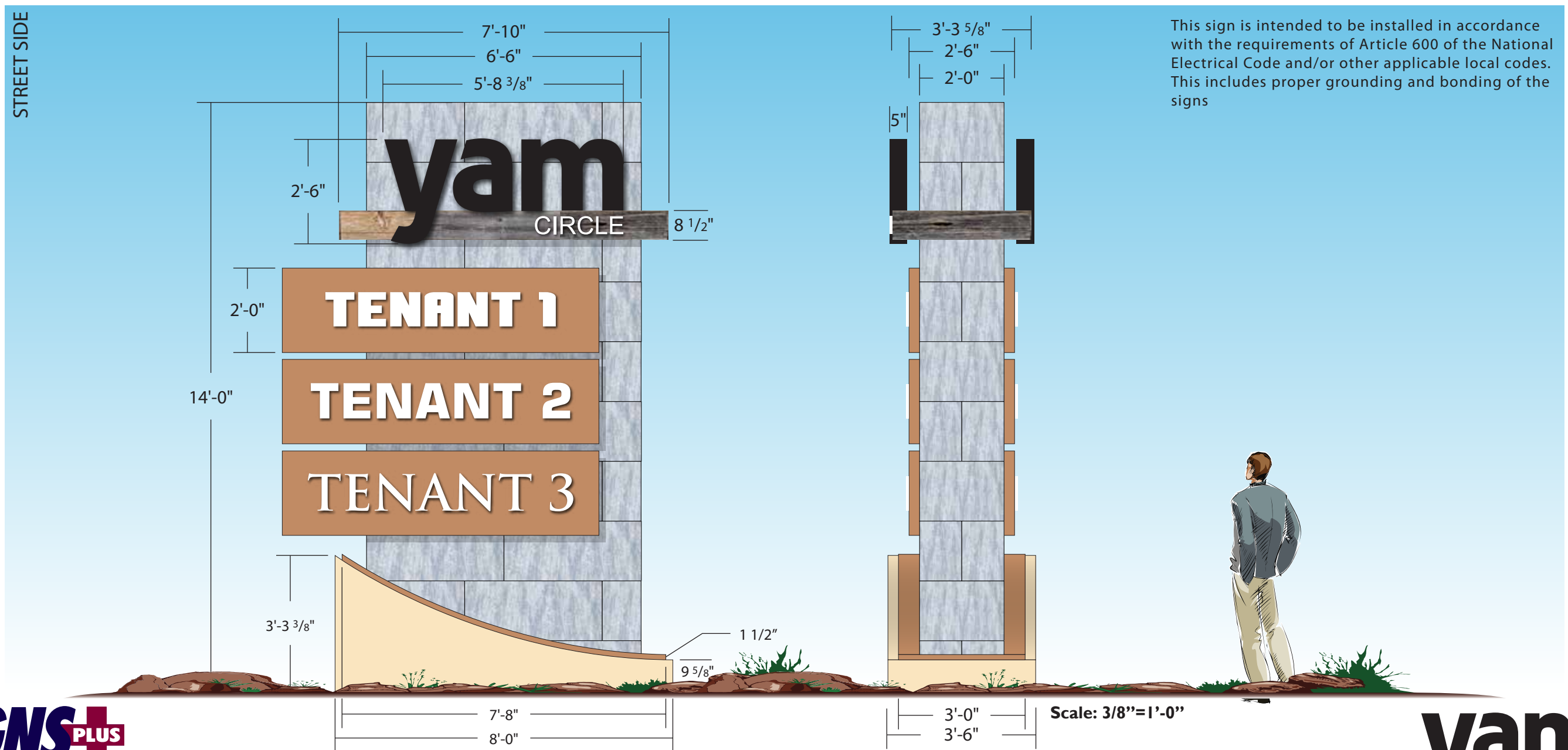
Overall (length x height): 14'-0" x 9'-6 3/8"

SQFT: 61.64

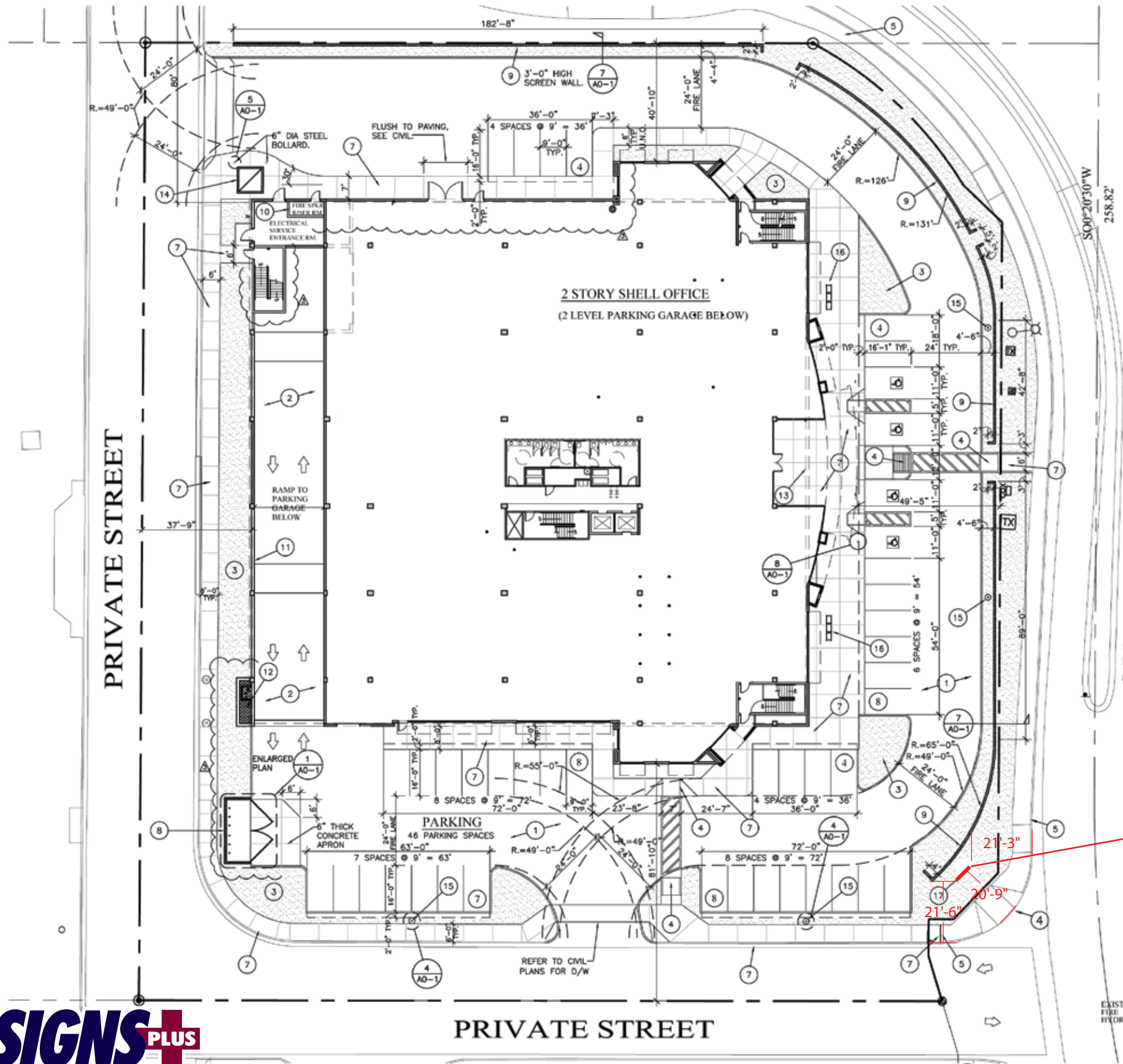
Base: Bottom of the base to be alum. and painted to match Sonora Village Signs Western States Vintage Flat Sheet "Galu-Ten Robust".  
 Project ID: Pan Channel letters w/ 25" returns painted black w/ 3/4" inset white plex overlaid w/ 3M black perf vinyl. Recycled Barnwood w/ "CIRCLE" routed out w/ 3/4" 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



# Yam World Wide Site Map



**SIGN TYPES**

**YAM World Wide**

C - Retail / Commercial Mid-Size Monument Sign



SITE MAP

Scale:  
1" = 40'-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"

SQFT: 23.67

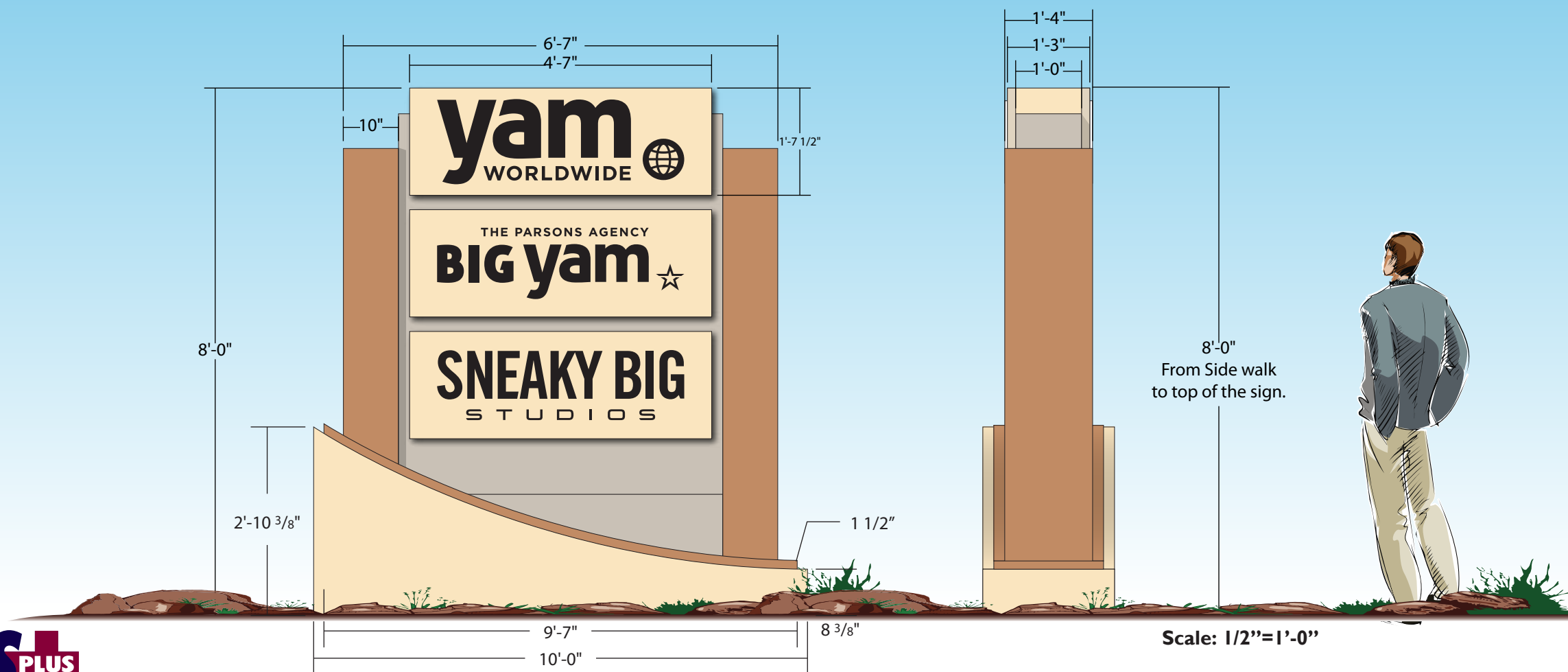
Base: Aluminum painted to match Sonora Village Signs.

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

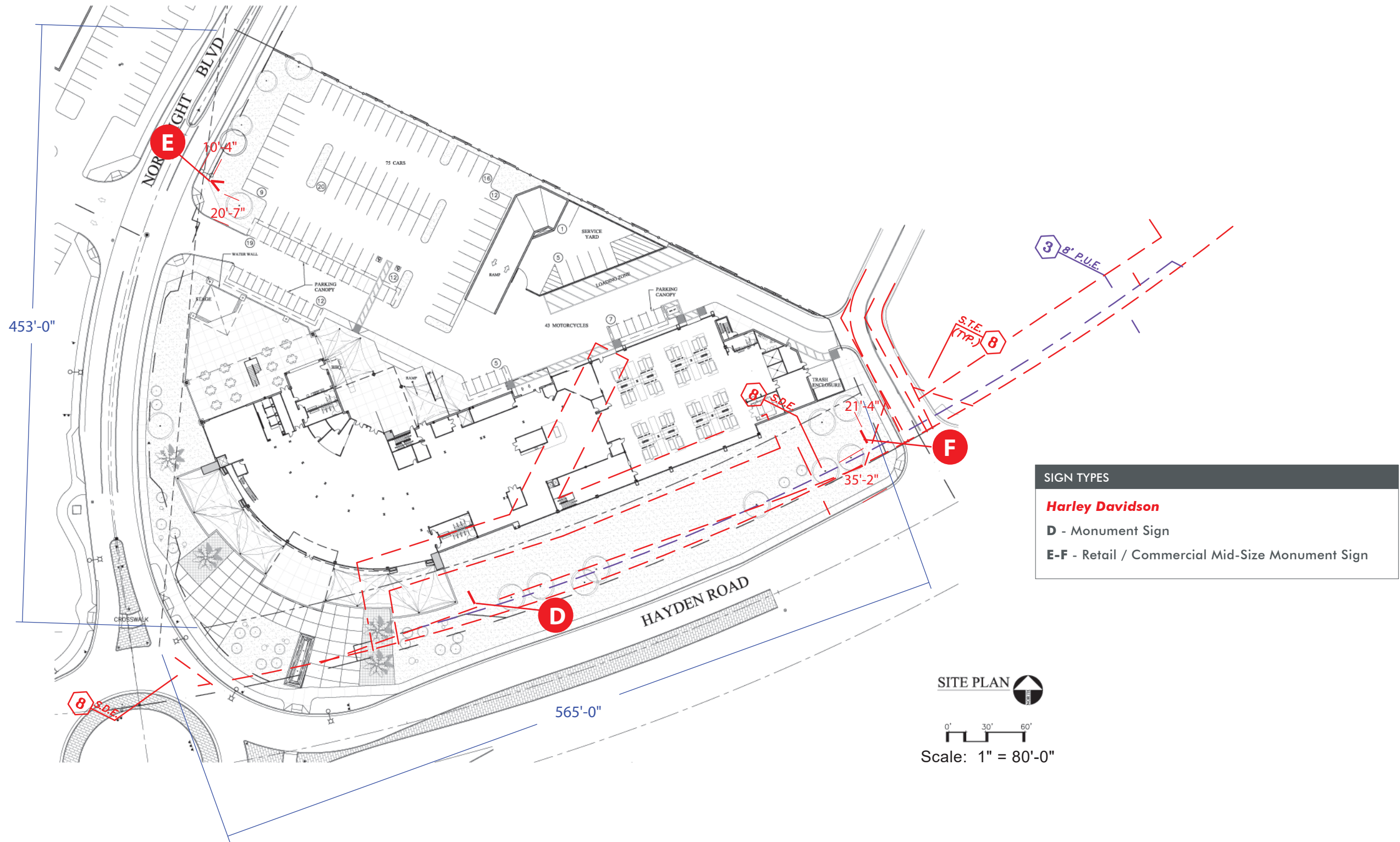
Illumination: Will be face illuminated with white LEDs.

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

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



SIGN TYPES	
<b>Harley Davidson</b>	
<b>D</b>	Monument Sign
<b>E-F</b>	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. 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"

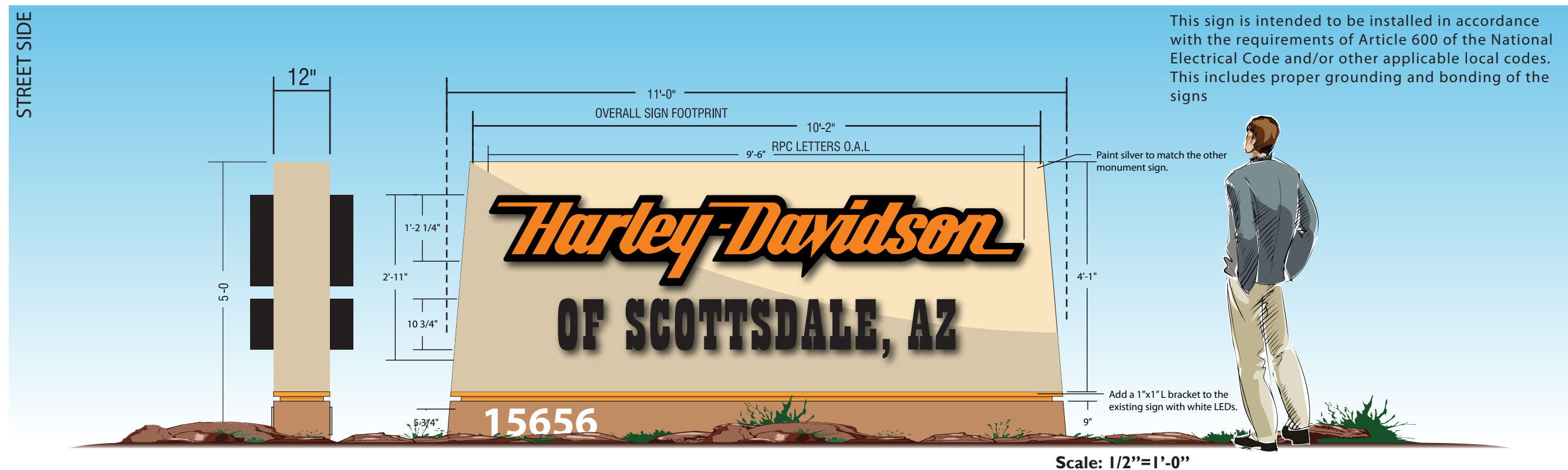
SQFT: 24.96

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



## 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"

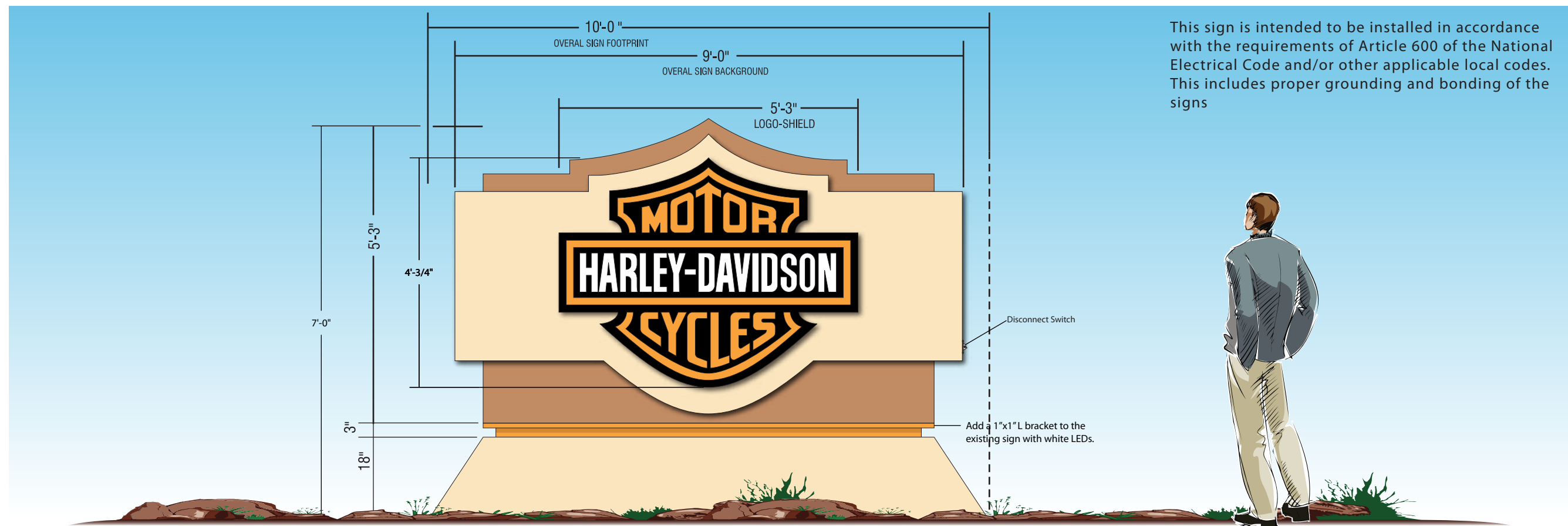
SQFT: 21.42

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): 10'-5" x 14'-0"

SQFT: 75.024

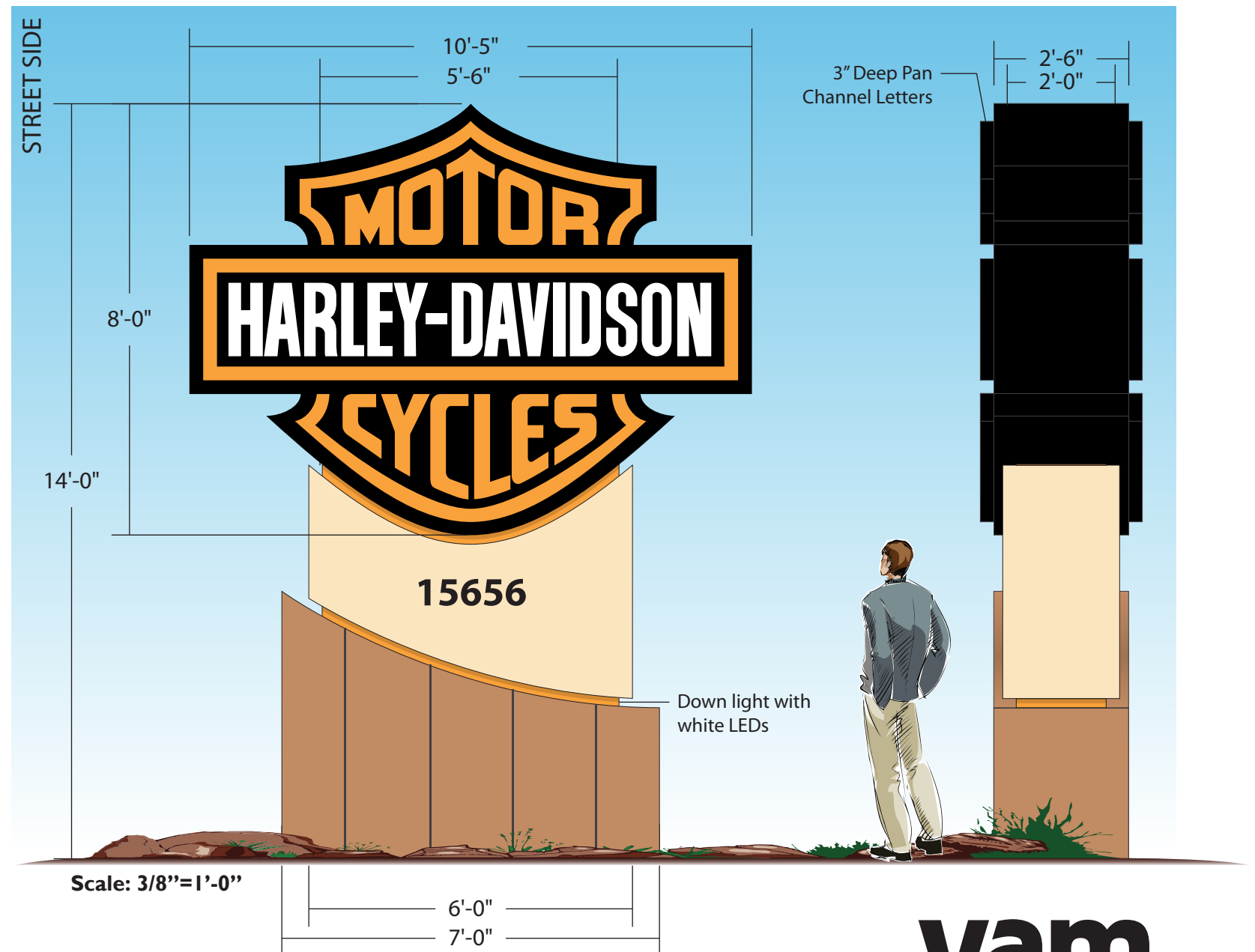
Base: Aluminum

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

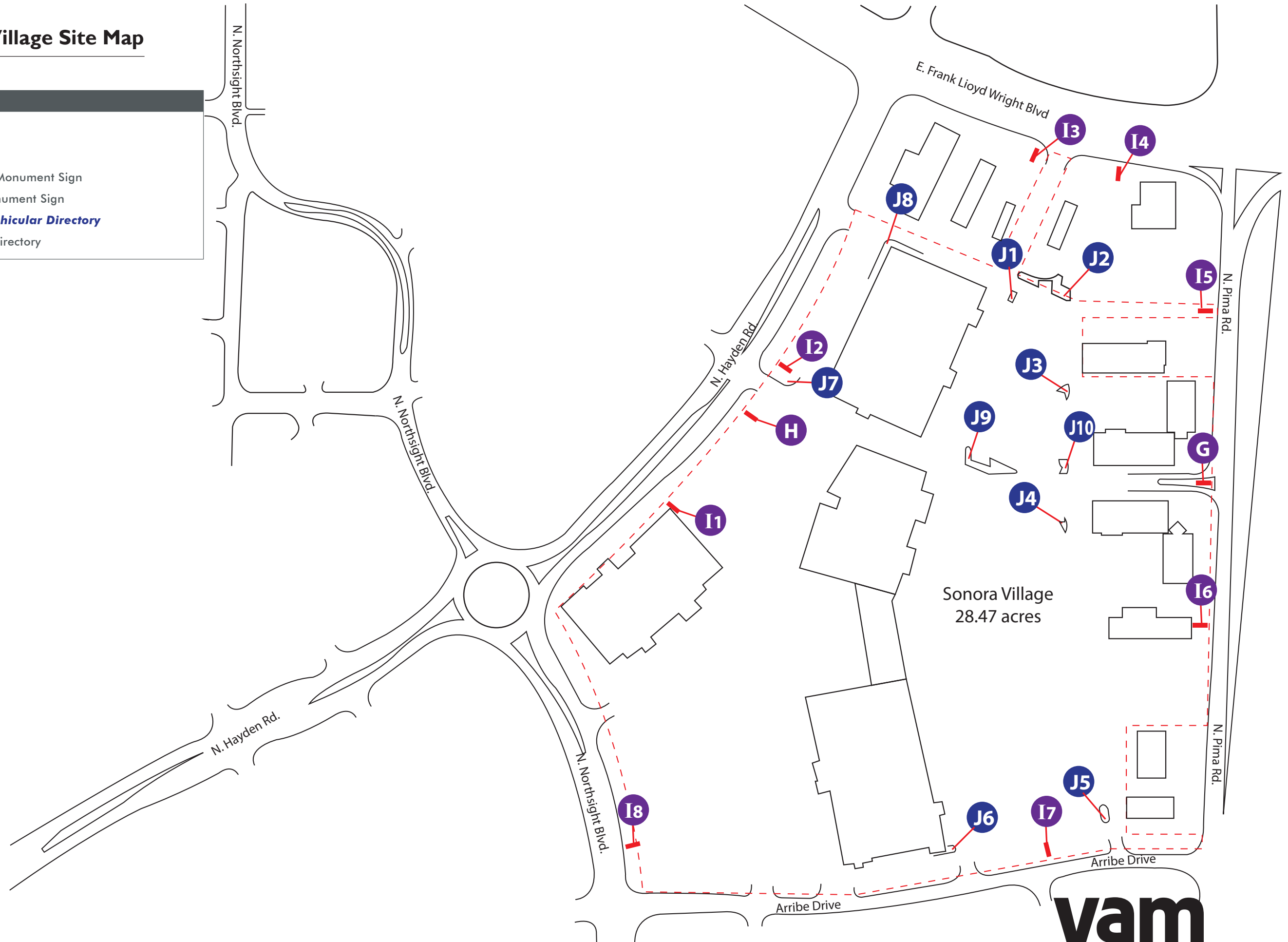
As this is a community Sign district, sizes described are allowed under code section 8.532.C.f.i with the exercised option of 20% increase in height and area.

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



Sonora Village  
28.47 acres



## 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): 17'-0" x 30'-0"

SQFT: 140

Base: .063 Aluminum

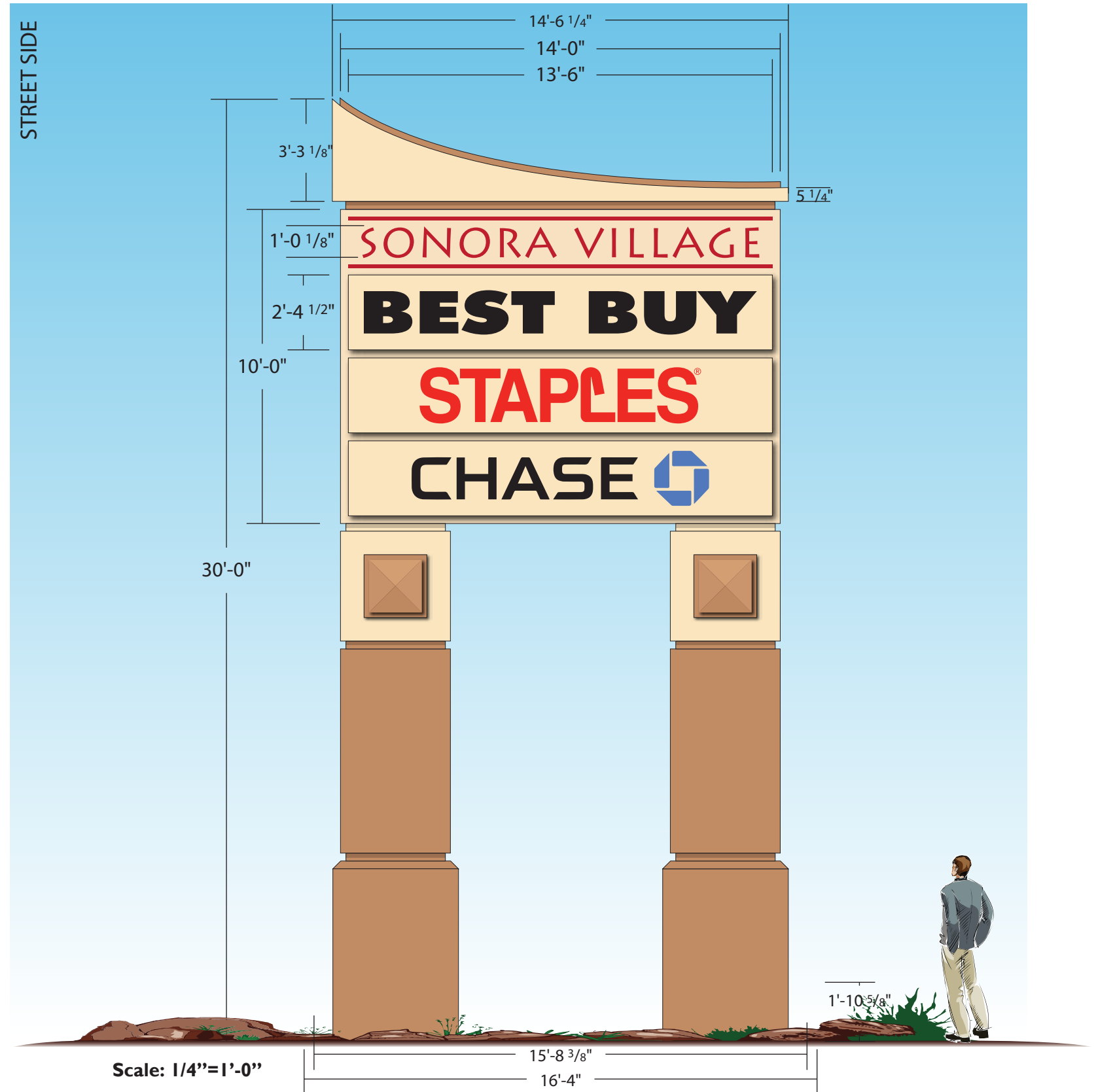
Project ID: Routed aluminum face backed with white plex overlaid with 3M vinyl.

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.

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 - 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): 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



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

## 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 Arriba Drive at the main entrances to the shopping center.

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

SQFT: 62

Base: .063 Aluminum

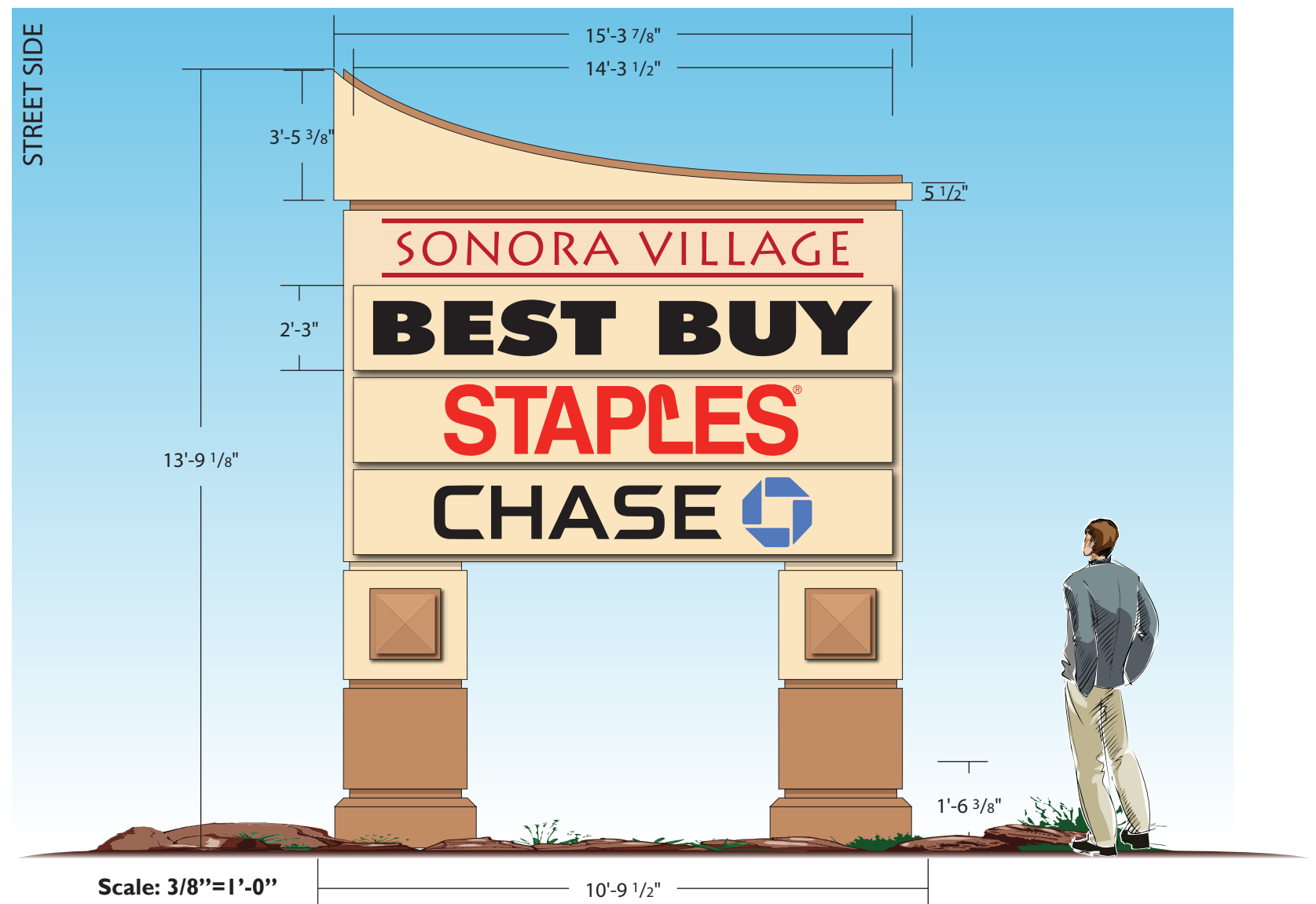
Project ID: Routed aluminum face backed with white plex overlaid with 3M vinyl.

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



## 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 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

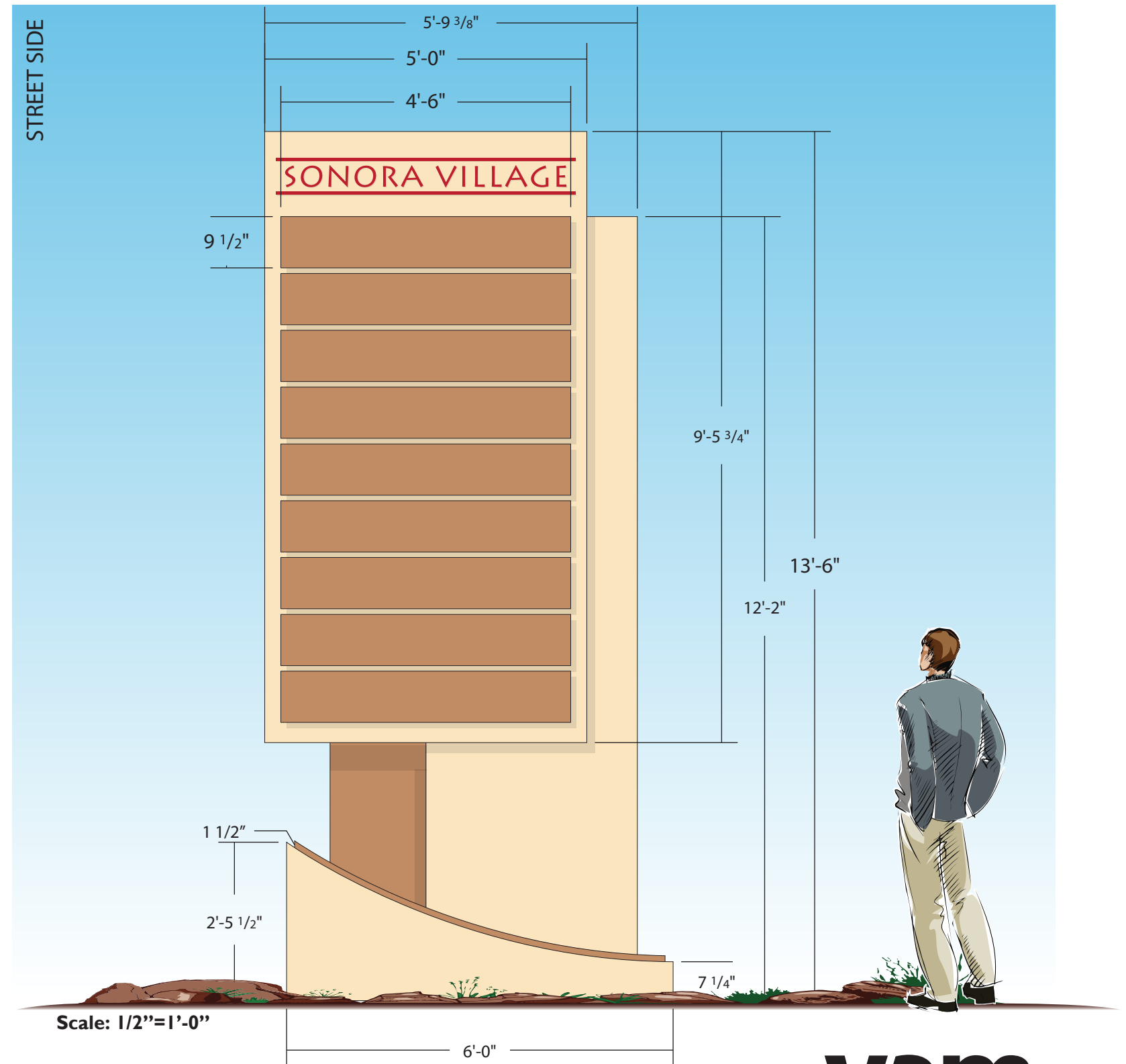
Project ID: Routed aluminum face backed with white plex overlaid with 3M vinyl.

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

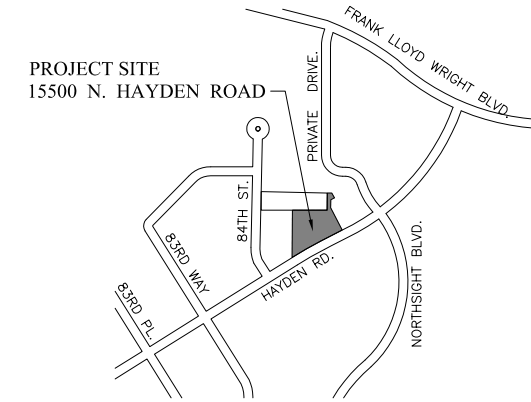
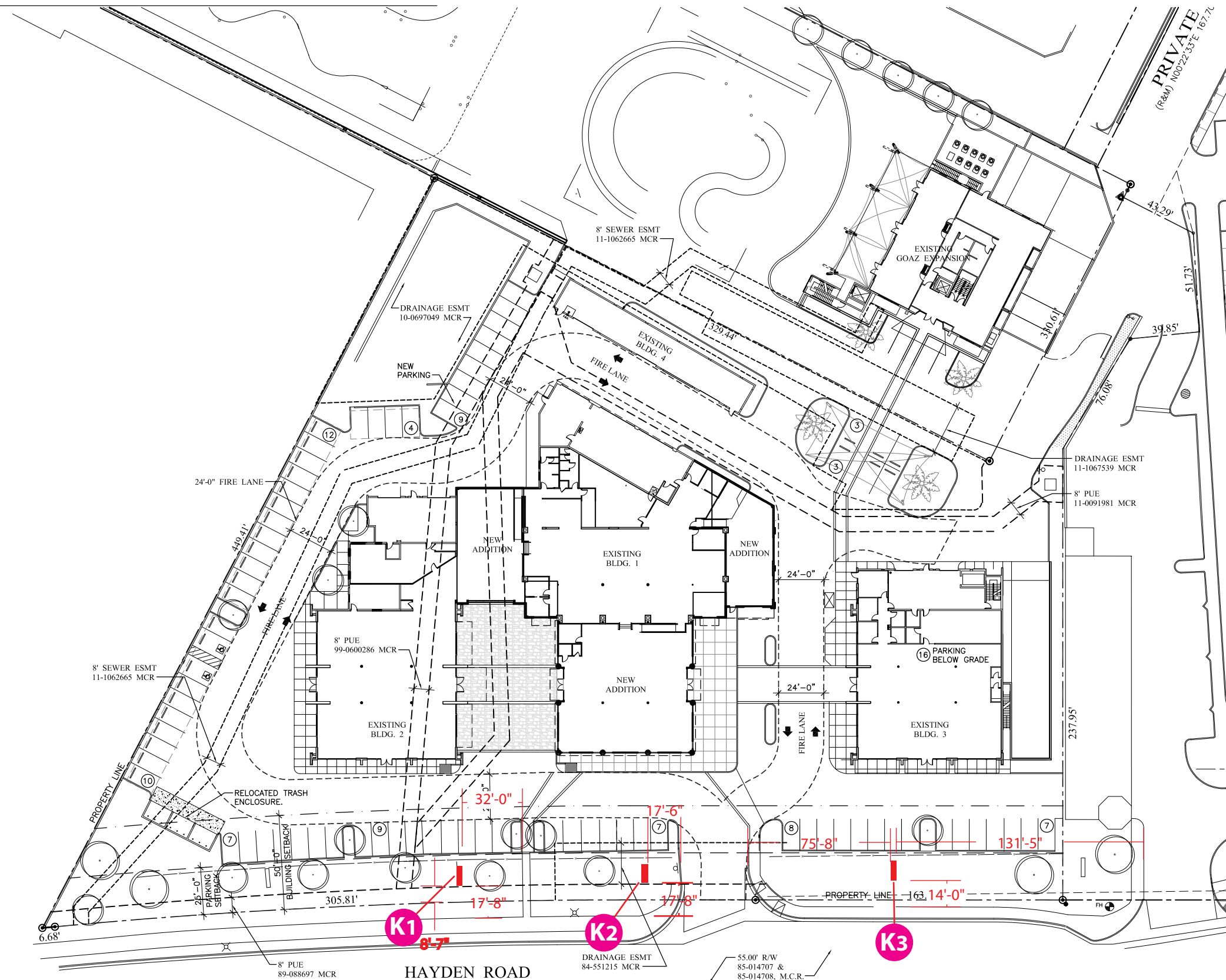
Illumination: Will be face illuminated with white LEDs

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



# GO AZ Motorcycle Site Map



VICINITY MAP

**DIRECTORY**  
 OWNER:  
 YAM HOLDINGS C/O  
 GO AZ MOTORCYCLES  
 15750 NORTHSIGHT BOULEVARD  
 SCOTTSDALE, AZ 85260  
  
 ARCHITECT:  
 K/G ARCHITECTS, PLLC  
 7585 E. REDFIELD ROAD SUITE 102  
 SCOTTSDALE, AZ 85260  
 480 443-3705

**SITE MAP**      Scale: 1" = 60'-0"

SIGN TYPES
<b>Go AZ Motorcycle</b>
<b>K1-K3 - Retail / Commercial Mid-Size Monument Sign</b>



# Sign Type KI-K3 - 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 14'-0"

SQFT: 52.5

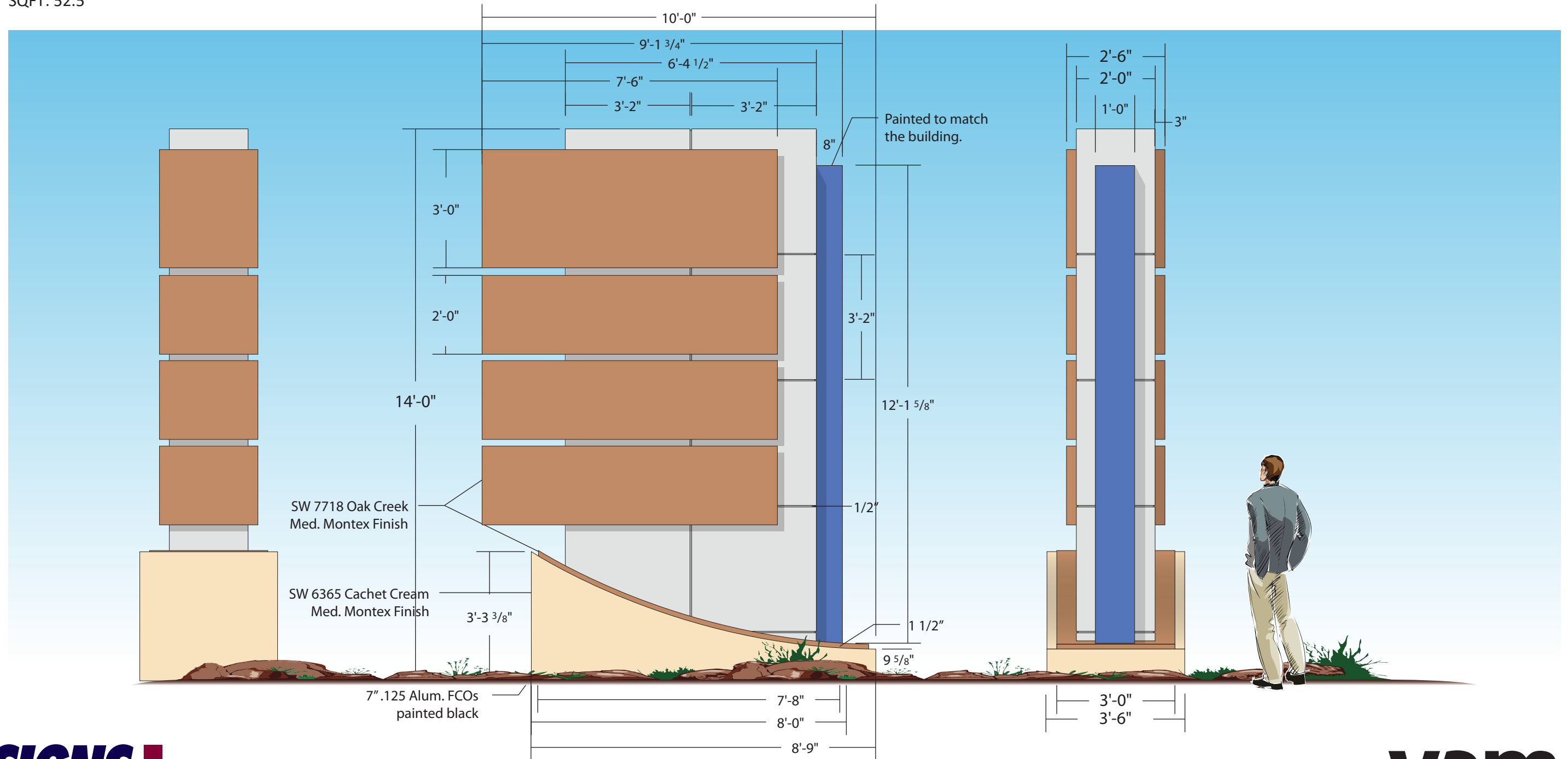
Base: Aluminum

Project ID: LOGOS and letters, routed faces backed with plex, with translucent vinyl overlay per existing corporate color specs.

NOTE: Panels are 3" 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



# Building Sign Guidelines

## 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). Other available sign types on page 23.

## Illumination:

LED is required for it being an environmentally friendly energy source. All methods are acceptable, internal, halo, face and/or indirect. DEFAULT LED halo color for RPC letters and logos shall be white, however, colored halo LEDs are allowed with owner and City of Scottsdale 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:

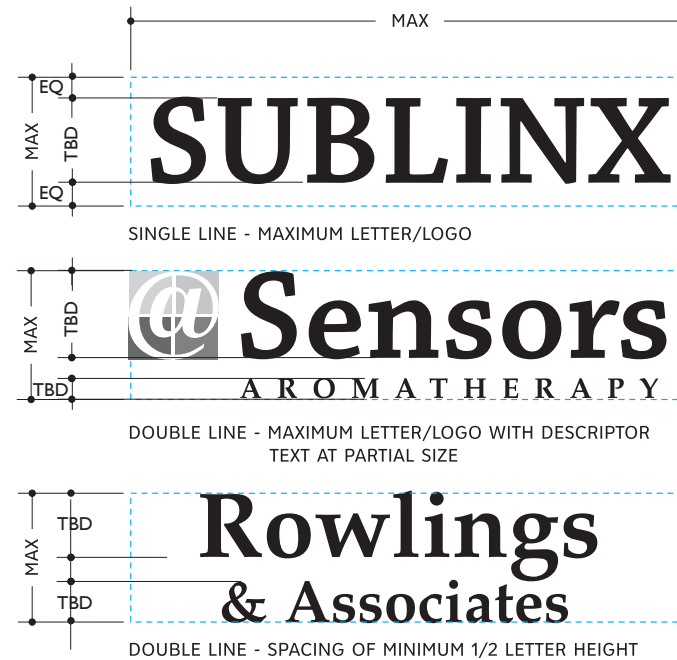
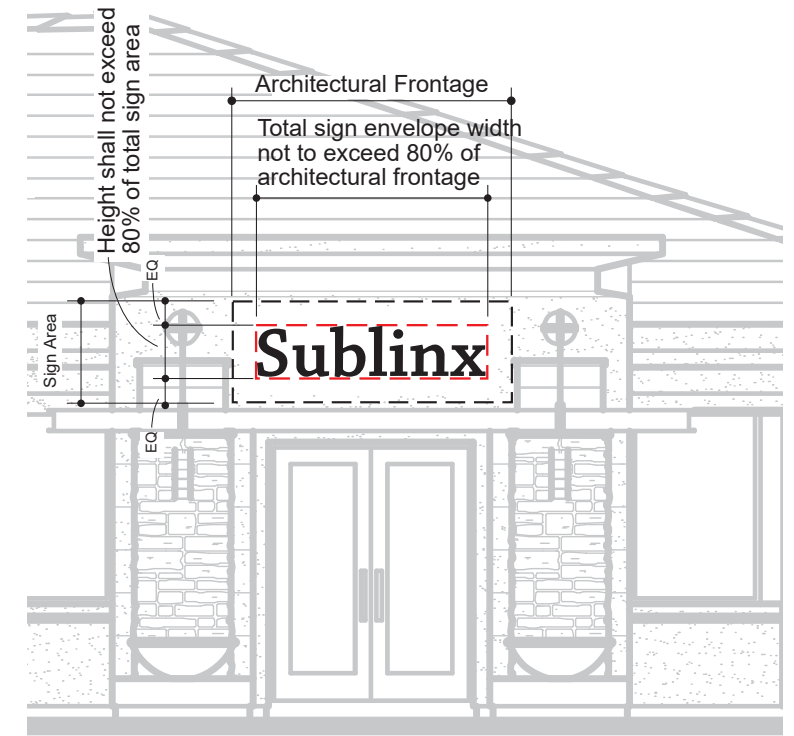
Tenants may use a registered corporate trademark or identity used in regional branding campaigns or logotype for building mounted signs.

## 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.

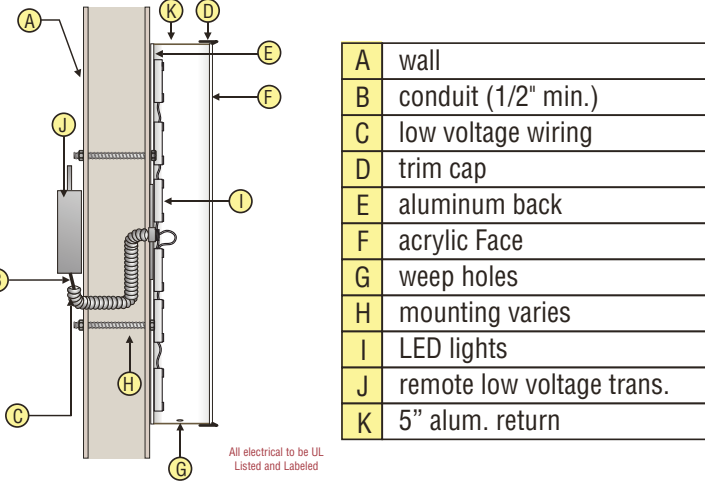
In the case of individual letters used as a sign, the area is ninety (90) percent of the area enclosed within the smallest regular geometric figure needed to completely encompass all letters, insignias or symbols of the sign, including horizontal spacings between letters, insignias or symbols, except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



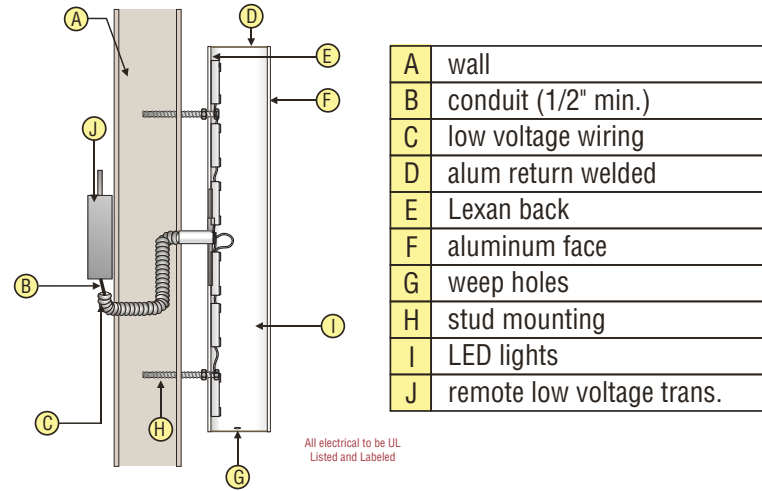
# Wall Sign Examples

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

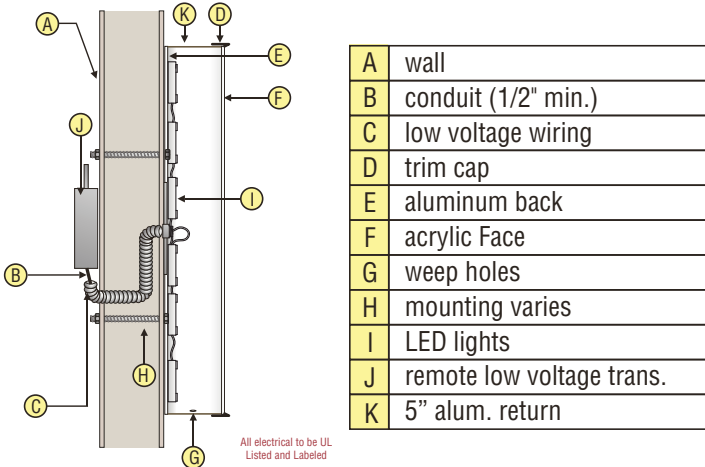
## Pan-Channel Letter / LEDs



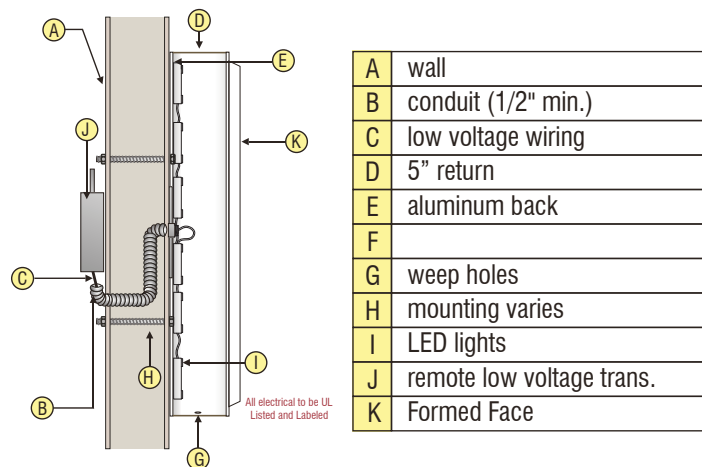
## Reverse Pan-Channel Letter / LEDs



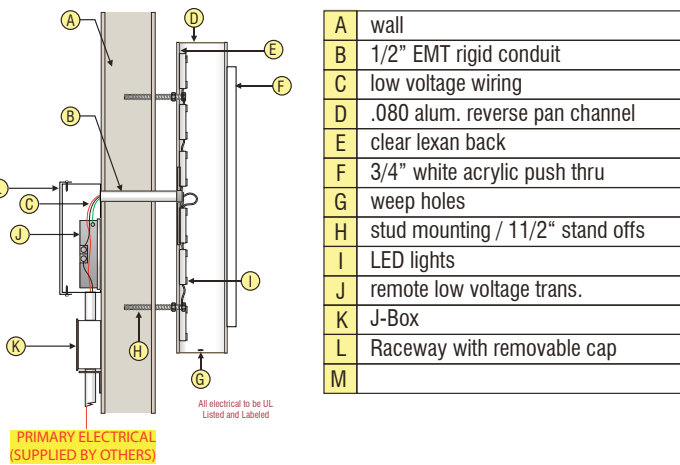
## Pan-Channel Letter / LEDs



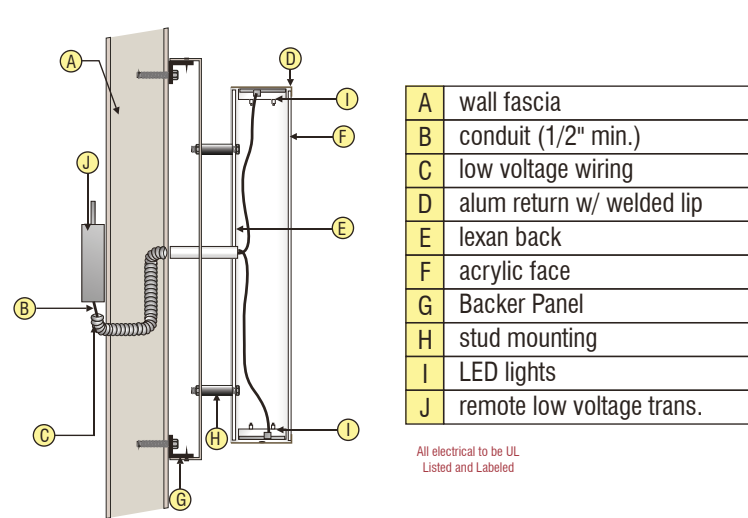
## Cabinet with Formed Face / LEDs - Cross Section Detail



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



## PC & RPC Letter / LEDs - Cross Section Detail



LED illum. Pan Channel Letters on backer panel



LED illum. Pan Channel Letters



LED Halo-illum. reverse Pan Channel Letters



LED illum. Reverse Pan Channel Letters on backer panel



Cabinet with formed face



LED illum. Pan Channel Letters

## General Requirements

### 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.

- 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.
- 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.