



NORTHERN OAK

COMMERCE PARK

COMPREHENSIVE SIGN PROGRAM

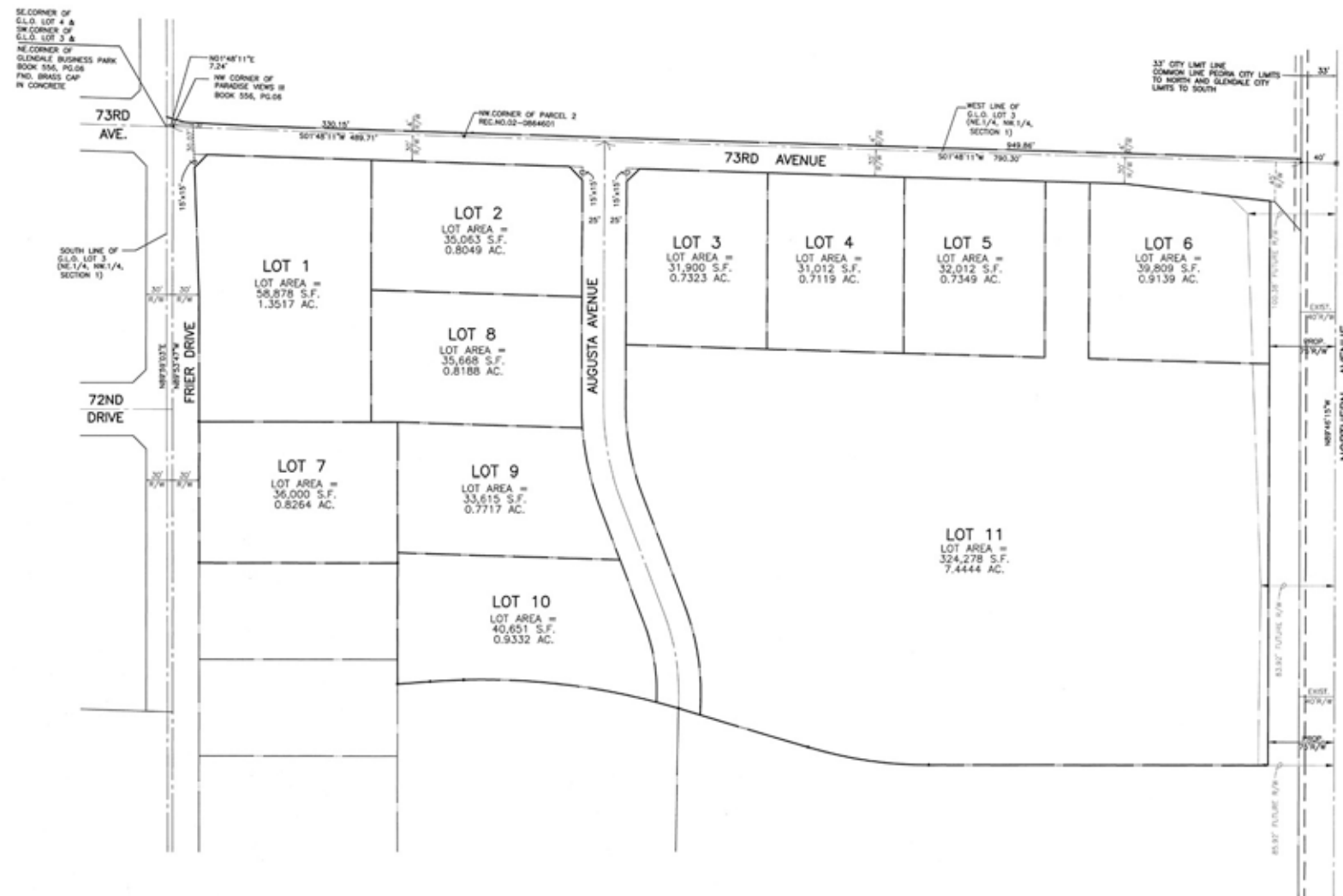
Southeast Corner of
Northern Avenue and 73rd Avenue
Glendale, Arizona



NORTHERN OAK COMMERCE PARK

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Legal

Narrative

Awaiting Plat.

Purpose of this Comprehensive Sign Program

A planned system of signage & graphics is a necessity; with the desired result being: Public image & recognition and (time-saving) traffic / pedestrian flow. Signs provide a sequence of information needed to identify the site and its major tenants.

The Comprehensive Sign Program (CSP) for Northern Oak Commerce Park is intended to create a unique visual and physical identity using attractive, effective and integrated signs; incorporating the architectural design and materials for each individual site; all the while maintaining a common thread for the Northern Oak project through the use of approved materials and color palettes.

The CSP is designed to be an effective people mover. Traffic flow will be achieved through the proper use of sign size & design. As the property is entered, and the individual lots are engaged, the signs scale down in size; reflecting a slower traffic pattern, fewer vehicles, with pedestrian movement accounted for.

Implementation and Conclusion

The location and message for each sign are selected to provide a logical sequence of information to guide traffic and pedestrians in their movement from the point of approach to a destination. All signage will meet Northern Oak's CSP and guidelines and the City of Glendale's codes (or variances). Freestanding signs are generally placed at street intersections and are placed in a manner for the viewer to make timely wayfinding decisions. Directional signs are placed at parking entries. No freestanding sign will encroach into traffic visibility spaces, as defined by applicable traffic regulations. Signs in this CSP shall be fabricated and installed to coordinate with landscaping and building construction.

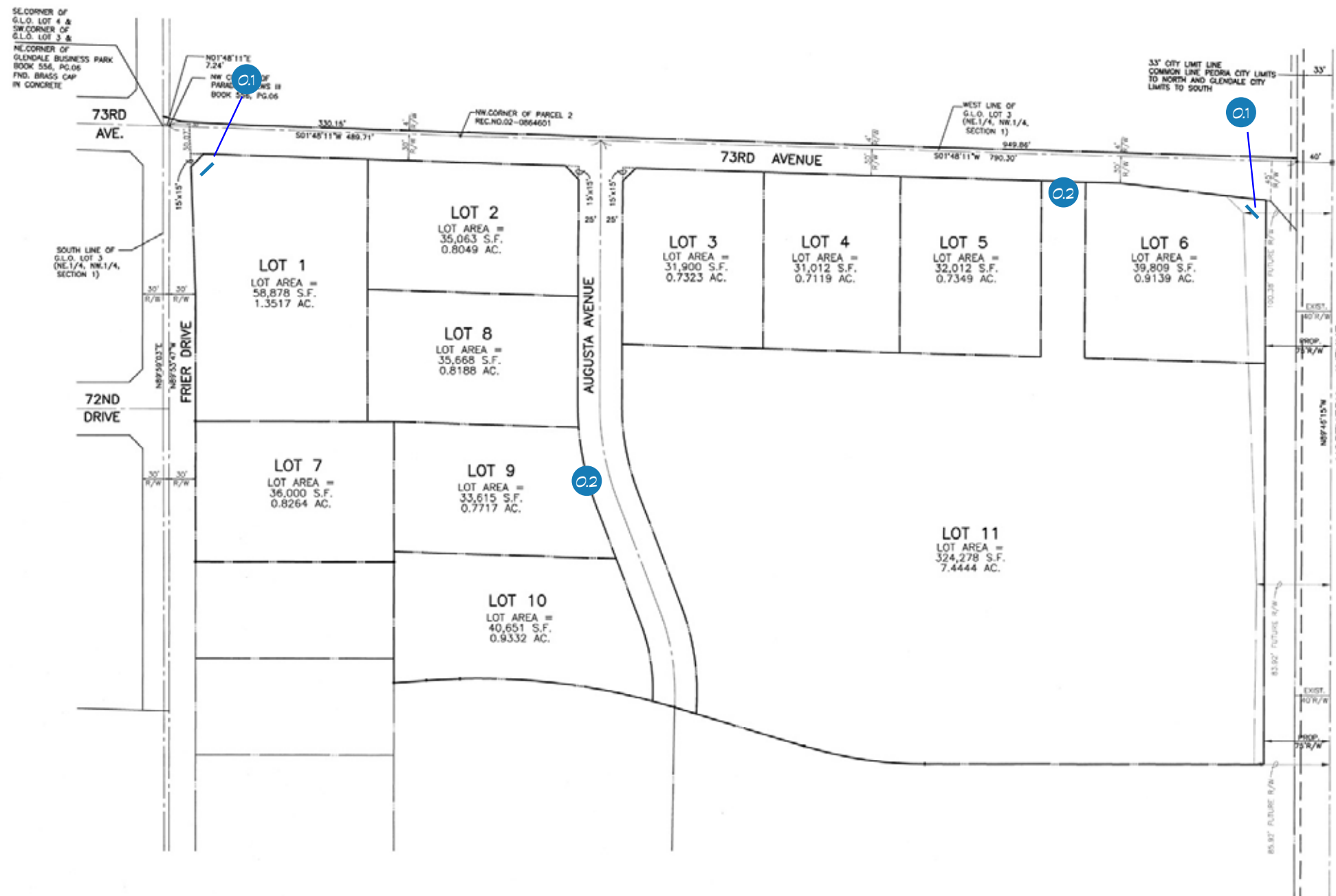
The quantity, size, materials, illumination and other specifications can be found in the Sign Matrix pages (included in this comprehensive sign program). The Sign Matrix is designed to be flexible and to commensurate with each phase of Northern Oak's development as it occurs.



NORTHERN OAK COMMERCE PARK DEVELOPMENT (GENERAL COMPLEX I.D. SIGNS)

Matrix

TYPE	DEFINITION	FUNCTION	LOCATION	QUANTITY	HEIGHT	SIZE / SQ FT	ILLUMINATION	MATERIALS
0.1	Reverse Pan Channel Letters on primary Screen Wall feature	OPTION 1 (Main I.D.) Primary I.D. Sign integrated into corner screen wall	(1) at Northern Ave. & 73rd Avenue (1) at 73rd Avenue & Frier Drive	2 (1ea corner)	5'	48 square feet (not counting addr)	Ground Lighting	Aluminum, High Performance Water Resistant Finish
0.2	Directional Signs Pedestrian & VehicleTraffic	S/F & D/F Ground Sign for Wayfinding	See Site Plan	unknown	3 feet	6 square feet (max)	none	Masonry, Alum, Water Resistant to incorporate Reflective Vinyl Graphics & copy



SITE PLAN
1" = 150'

SITE PLAN (SHOWN)
IS CONCEPTUAL ONLY

Client:



Location:
SEC Northern & 73rd Ave.
Glendale, AZ



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

Prior Drawings (Revisions)

06-1313
06-3024
06-3152
06-3226
07-0761
07-1084

Sales Representative:

Richard Alvord

E-Mail:

richard@royalsign.net

Drawing or Revision Date:

13 APR 07

Drawn By:

RKP

Revised By:

RKP

Fonts Used:

n/a

Approval Signatures

Client:

Landlord:

Sales:

Estimating:

This original unpublished drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from ROYAL SIGN COMPANY.

All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. ROYAL SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or creator representative wishes to receive design drawings or all changes during the fabrication process, ROYAL SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title

Site Plan

(development)

Scale:

1" = 150'

Drawing Number

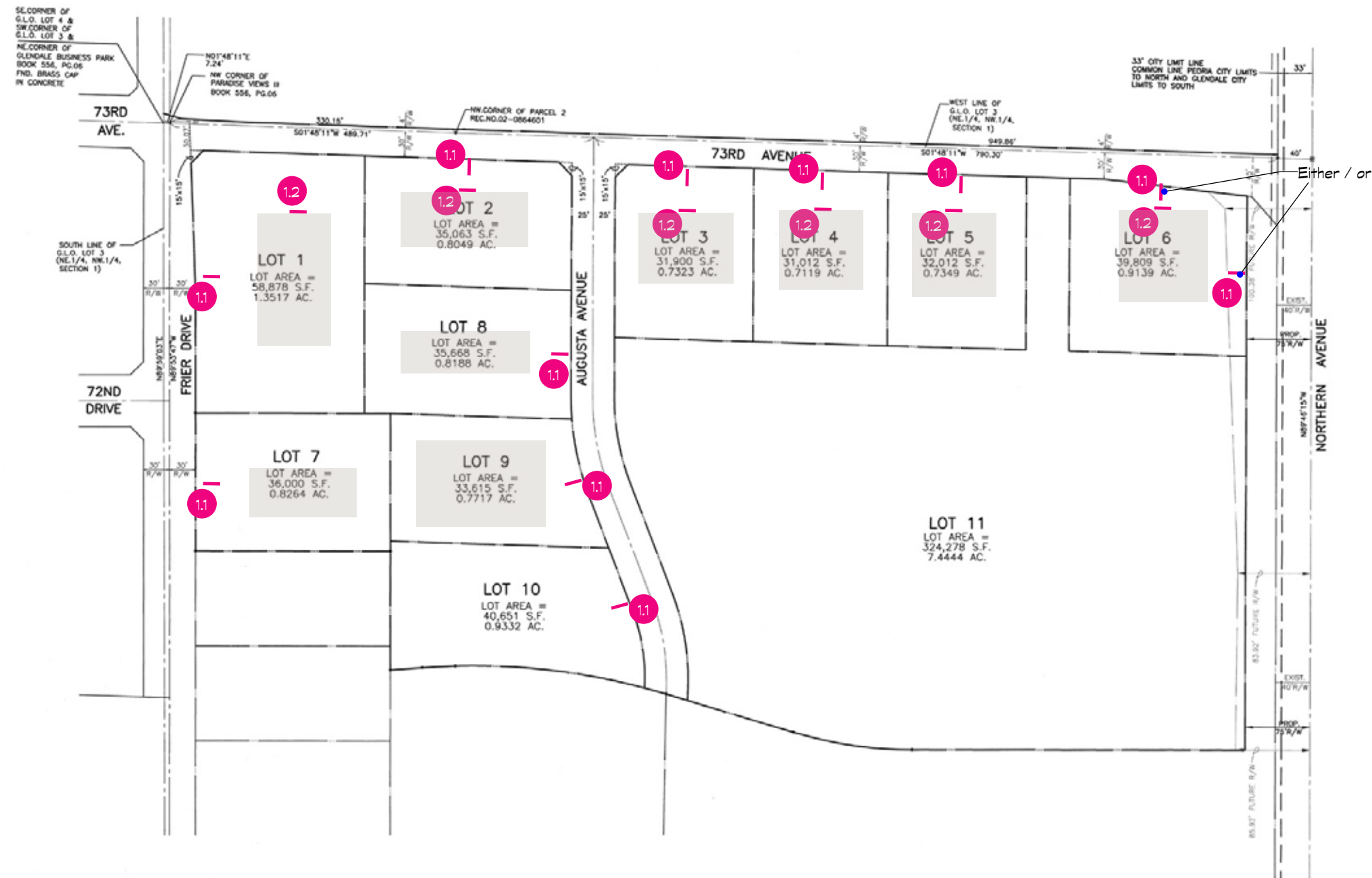
07-1084

NORTHERN OAK COMMERCE PARK OFFICE / EMPLOYMENT SIGNAGE

Matrix

TYPE	DEFINITION	FUNCTION	LOCATION	QUANTITY	HEIGHT	SIZE / SQ FT	ILLUMINATION	MATERIALS
1.1	D/F Monument Display	Freestanding Directory Sign (to include address) at entry location One (1) per project/bldg.	See Site Plan	unknown	10 feet (max)	48 square feet (not counting addr)	Internal Lamp/Ballast Opaque Background	Aluminum, High Performance Water Resistant Finish, Acrylic
1.2	Pan Channel or Reverse Pan Channel Letters RPC option: non-illum	S/F Wall Sign for single tenant building	See Site Plan	unknown	Limit by Bldg. Ht.	1 sq.ft./1 lineal ft of bldg. frontage (street elevation)	Non-illuminated or Internal Neon using Electrobits & remote GFI Transformers or LEDs	Aluminum, High Performance Water Resistant Finish, Acrylic, Neon tubing
1.3	Pan Channel or Reverse Pan Channel Letters	S/F Wall Sign for multi-tenant building; to identify individual business	See Site Plan	unknown	Limit by Bldg. Ht.	1 sq.ft./1 lineal ft of bldg. lease front 1/2 sq.ft./1 lineal ft on all other walls	Internal Neon using Electrobits & remote GFI Transformers or LEDs	Aluminum, High Performance Water Resistant Finish, Acrylic, Neon tubing

Note: The maximum aggregate sign area is 200 square feet per business (building/project).



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

Prior Drawings (Revisions)

06-3025
06-3153
06-3227
07-0762
07-1085

Sales Representative:

Richard Alvord

E-Mail:

richard@royalsign.net

Drawing or Revision Date:

13 APR 07

Drawn By:

RKP

Revised By:

RKP

Fonts Used:

n/a

Approval Signatures

Client:

Landlord:

Sales:

Estimating:

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Sheet Title

Site Plan

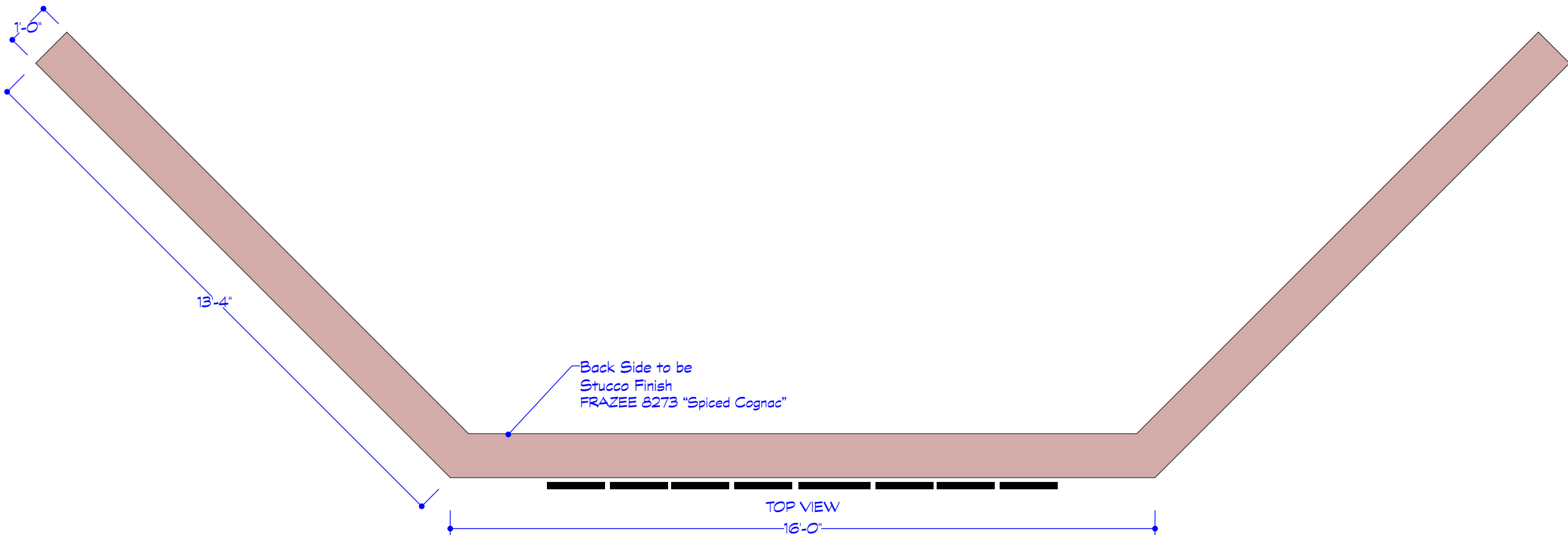
(development)

Scale:

1" = 150'

Drawing Number

07-1085



0.1

PRIMARY I.D. for COMPLEX SCREEN WALL

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

Fabricate & install one (1) set of aluminum, reverse pan channel, logo letters w/ 2" deep returns; painted semi-gloss Black. Mount (flush) to Masonry screen wall as shown.

Client:

NORTHERN OAK
COMMERCE PARK

Location:
SEC Northern & 73rd Ave.
Glendale, AZ

royal sign co.

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

Prior Drawings (Revisions)

06-1315	07-1086
06-3026	
06-3154	
06-3225	
07-0763	
07-1057	

Sales Representative:

Richard Alvord

E-Mail:

richard@royalsign.net

Drawing or Revision Date:

13 APR 07

Drawn By:

RKP

Revised By:

RKP

Fonts Used:

Biblon reg
Arial reg

Approval Signatures

Client:

Landlord:

Sales:

Estimating:

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Sheet Title

Location

Exterior wall

Scale:

see drawing

Drawing Number

07-1086

Client:

NORTHERN OAK
COMMERCE PARK

Location:
SEC Northern & 73rd Ave.
Glendale, AZ



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

Prior Drawings (Revisions)

06-2367
06-3027
06-3155
06-3229
07-0764
07-1087

Sales Representative:

Richard Alvord

E-Mail:

richard@royalsign.net

Drawing or Revision Date:

13 APR 07

Drawn By:

RKP

Revised By:

RKP

Fonts Used:

Arial reg

Approval Signatures

Client:

Landlord:

Sales:

Estimating:

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Sheet Title

Location

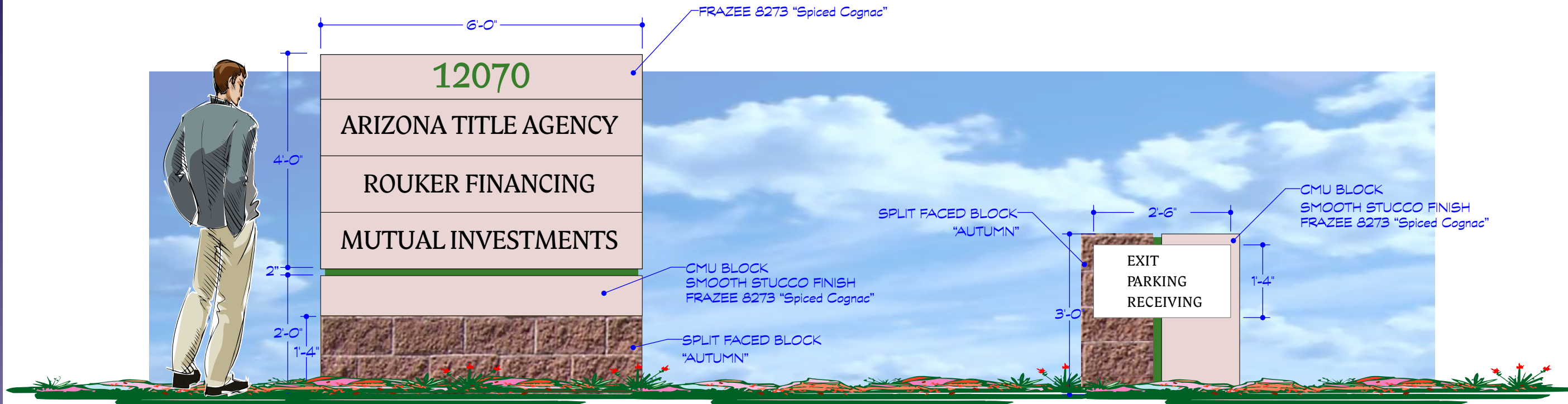
Exterior

Scale:

see drawing

Drawing Number

07-1087



1.1 DOUBLE FACED DIRECTORY OFFICE I.D.

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

Fabricate & install D/F, aluminum construction, internally-illuminated directories (lamp/ballast). Address numbers to be 1/8" FCO aluminum plate; painted to match PMS 364 Dark Green. Removable tenant panels to be .125 alum; computer routed & backed w/ Black/White Plex. Tree (logo) to be engraved (blasted) 1/2" deep into flagsotne.

0.2 DOUBLE FACED DIRECTIONAL


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

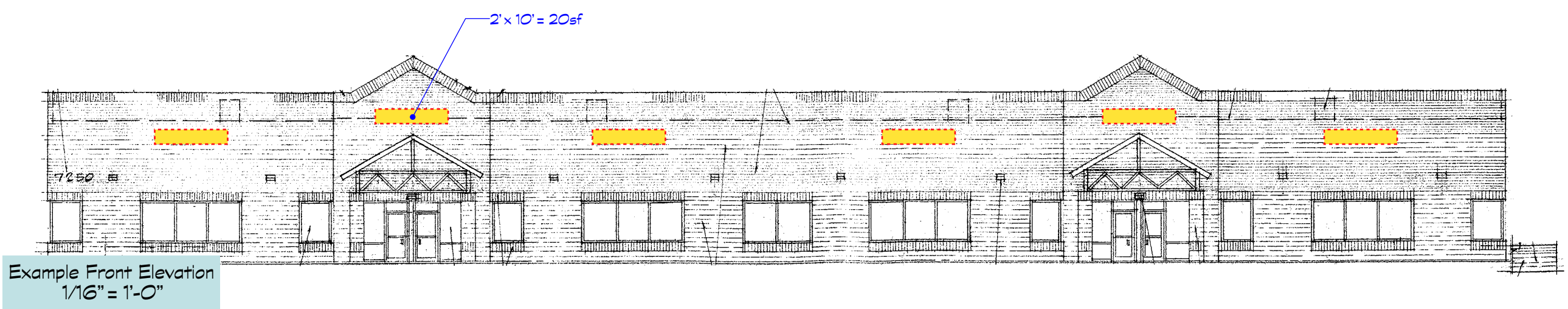
Fabricate & install D/F, aluminum construction, non-illuminated directionals. Panels to be .125 alum; HP black vinyl arrows & copy.

1.2 OFFICE BUILDING 1/16" = 1'-0" DESIGNATED TENANT DISPLAY AREAS

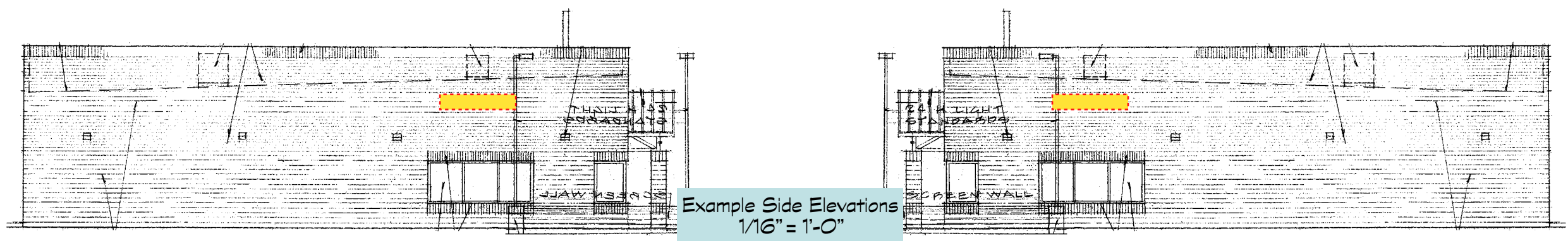
Tenant wall signs to be aluminum, internally illuminated pan channel w/ 5" deep returns or halo-illuminated, reverse pan channel letters w/ 3"-4" deep returns. Copy style & colors per tenant choice w/ landlord and City approval. Fabrication & installation per detail (page 7).

Note: Field verify fascia area prior to fabrication of display.

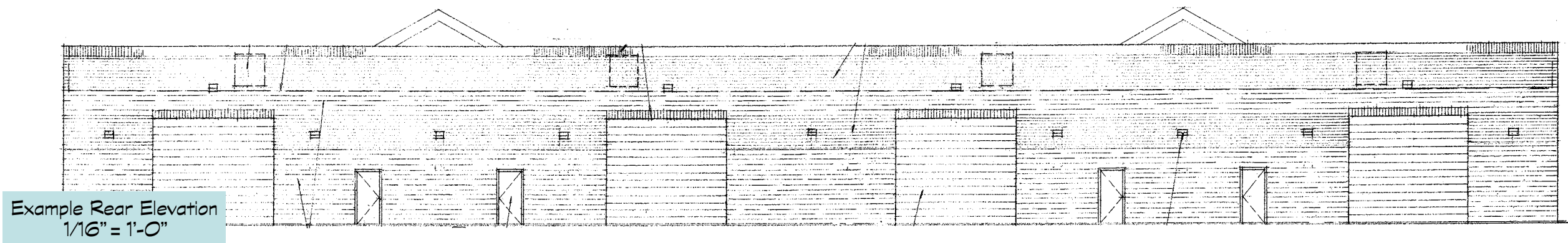
 = Yellow areas showing proposed sign locations
1 square foot per 1 linear foot of frontage



Example Front Elevation
1/16" = 1'-0"



Example Side Elevations
1/16" = 1'-0"



Example Rear Elevation
1/16" = 1'-0"

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fax: 602-278-0234
E-mail (Art Dept):
royalsign@royalsign.net

Prior Drawings (Revisions)
06-3028
06-3156
06-3230
07-0765
07-1088

Sales Representative:
Richard Alvord

E-Mail:
richard@royalsign.net

Drawing or Revision Date:
13 APR 07

Drawn By:
RKP

Revised By:
RKP

Fonts Used:
n/a

Approval Signatures
Client:

Landlord:

Sales:

Estimating:

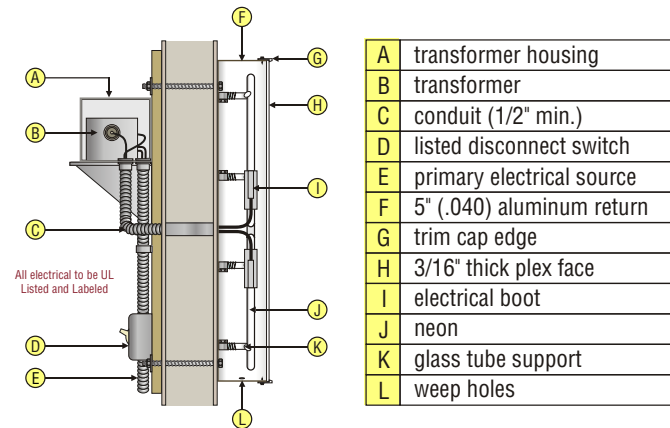
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Sheet Title
Location
Exterior wall
Scale:
see drawing
Drawing Number

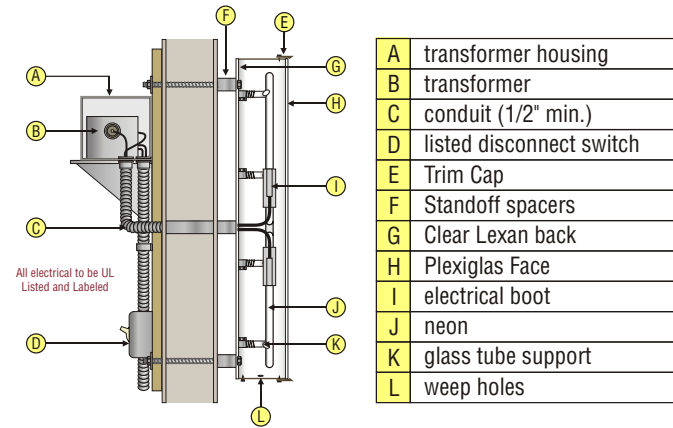
07-1088

3-DIMENSIONAL LETTER OPTIONS / DETAIL VIEWS

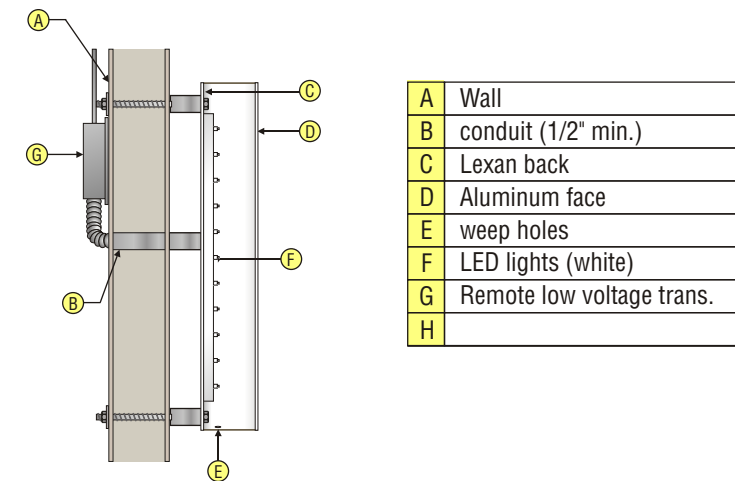
1 Remote Mounted Letter - Cross Section Detail



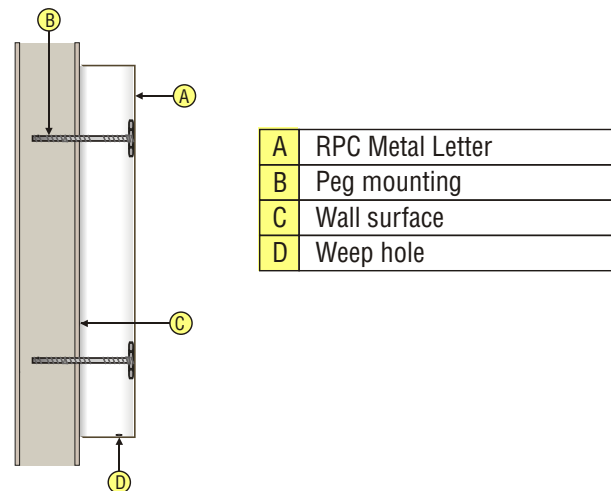
2 Remote Mounted PC Letter / Lexan Back - Cross Section Detail



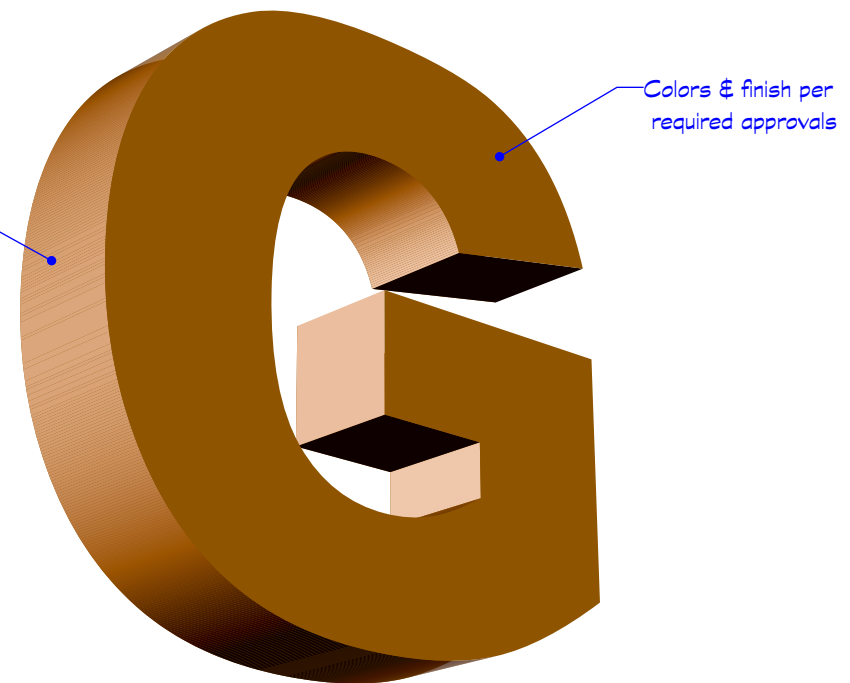
3 Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



4 Non-Illuminated RPC - Cross Section Detail



Return Depth:
5" for pan channel
4" for RPC (halo)
3" for LED (halo)
2" for RPC (non-illum)



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fax: 602-278-0234
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royalsign@royalsign.net

Prior Drawings (Revisions)

06-3029
06-3157
06-3231
07-0766
07-1089

Sales Representative:

Richard Alvord

E-Mail:

richard@royalsign.net

Drawing or Revision Date:

13 APR 07

Drawn By:

RKP

Revised By:

RKP

Fonts Used:

n/a

Approval Signatures

Client:

Location:

Sales:

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Sheet Title

Details

Scale:

see drawing

Drawing Number

07-1089