

Agua Fria Towne Center

Comprehensive Sign Plan

NEC Interstate 101 & Camelback Road
Glendale, Arizona

For:

Vestar Development Co.

2425 East Camelback Road, Suite 750
Phoenix, Arizona 85016
602.866.0900
Fax 602.955.2298

Architect:

Kurt D. Reed Associates, Inc.

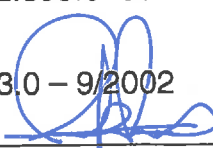
7400 East McDonald Drive, Suite 101
Scottsdale, Arizona 85250
480.941.1440
Fax 480.948.1055

Prepared by:



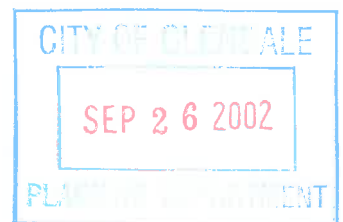
2030 West Desert Cove Avenue
Phoenix, Arizona 85029
602.944.3117
Fax 602.395.0753

Version 3.0 - 9/2002

Approved By:  RICARDO TORIS
Approval Date: SEPT. 26, 2002

DR-01-42
APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE

MASTER SIGN PLAN



AGUA FRIA TOWNE CENTER

SIGN CRITERIA PHASE I / 2

This Sign Criteria has been established for the purpose of assuring an outstanding retail and shopping experience for the mutual benefit of the general public and of all tenants. Properly adhered to, the criteria will ensure that tenant identification is consistent in quality, and is compatible with the overall architectural character of the center. It is intended that each Tenant provide an imaginative signage solution and each proposed sign will be evaluated on its design quality and compatibility with the surrounding building architecture.

Each Tenant and/or Tenant's Sign Contractor shall review the following information before proceeding with the design of their signage. Conformance shall be strictly enforced and any non-conforming or non-approved signs shall be brought into immediate conformance at the expense of the Tenant.

Vestar Development Company and/or its designated representative herein referred to as "Developer / Landlord" shall administer and interpret the criteria:

A. GENERAL REQUIREMENTS

1. Tenant shall submit or cause to be submitted to Developer/Landlord for approval prior to fabrication, four (4) copies of detailed drawings specifying the location(s), size, layout, design, methods of illumination and color of the proposed sign(s), including letterstyle and/or any special logo graphics.
2. All permits for signs and their installation shall be obtained by Tenant or its representative from the City of Glendale prior to sign installation.
3. Tenant shall be responsible for the fulfillment of all requirements and specifications of this criteria.
4. Signs installed without the prior written approval of the Developer/Landlord will be subject to removal at the Tenant's expense. Damages may be assessed to cover the cost of repairs to sign fascia or removal of signage resulting from the non-approved installation.

5. The Tenant or Tenant's Sign Contractor shall review all architectural, structural and electrical documents as they relate to building wall and/or canopies and storefront details at the proposed location of signage prior to preparation of signage drawings and specifications. In addition, the Tenant's Sign Contractor should visit the project site to become familiar with as-built conditions and verify all dimensions at sign's location.

B. GENERAL SPECIFICATIONS / PROHIBITED SIGNS

1. Only signage provided for in these criteria and specifically approved by the Developer/Landlord pursuant to the Criteria shall be allowed.
2. Tenant shall cause its signage to be installed so that it is operative on or before the date the Tenant is required to open its store for business to the public in the Shopping Center.
3. The following signs are prohibited:
 - a. Conventional acrylic faced sign cabinets with applied copy on illuminated backgrounds unless part of a nationally recognized corporate identification program.
 - b. Painted or hand lettered signs on building fascia or storefronts.
 - c. Flashing, moving or audible signs.
 - d. Window signs except where specifically approved by Developer/Landlord.
 - e. Inflatable signs or pennants.
 - f. Freestanding attraction boards, posters or other permanent advertising devices.
 - g. Paper, cardboard or Styrofoam signs.

C.

CONSTRUCTION REQUIREMENTS

1. All exterior signs, bolts, fastenings and clips shall be of hot dipped galvanized iron or stainless steel. No black iron materials of any type shall be permitted.
2. No label shall be permitted on the exposed surface of signs, except those required by local ordinance, which shall be applied in an inconspicuous location.
3. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
4. Tenant's sign contractor shall repair any damage to the property caused by his work.
5. Tenant shall be fully responsible for the operations of Tenant's sign contractor.
6. All electrical signs and their installation must comply with all local building and electrical codes.
7. No exposed conduit or raceways shall be permitted.
8. All conductors and other equipment shall be concealed in accordance to UL 48 specifications.

D.

DESIGN REQUIREMENTS: Wall Signage - Major Tenants

1. All signage shall conform to specifications established in this "Comprehensive Sign Program" and approved by the City of Glendale and the Developer/Landlord. Specifications include size, placement, and methods of illumination, colors and materials to be utilized in the construction and installation of tenant signage. "Major Tenant" shall be defined as any individual business establishment that occupies a freestanding pad in its entirety or occupies a gross leasable floor area of 3000 square feet within the primary development.
2. Maximum size of all permitted wall signs for any single major tenant shall be determined by the following formula:

The maximum aggregate sign area for each major tenant shall be 200 sq. ft., and is calculated by multiplying one (1) times the length of business wall elevation along the street frontage occupied by the tenant. Each major tenant may place its signage on wall surfaces specifically designated for such use. No signage shall be placed on wall surfaces oriented to the freeway

3. Letter Heights

Maximum letter height for major tenants shall not exceed four (4') feet.

4. Maximum length of any individual sign or group of signs shall in no instance exceed 80% of the major tenant's building elevation upon which the sign(s) is/are displayed.
5. Logos shall be permitted subject to Developer/Landlord approval and are to be calculated as sign area.
6. Fabrication Specifications
 - a. All letters and logos are recommended to be fabricated from a minimum .050 aluminum material. Letters may be up to 12" deep to facilitate self-contained methods of illumination. They shall be fabricated as pan channel letters and logos w/ illuminated acrylic faces, reverse pan channel w/ backlit illumination and/or combination face and backlit letters and logos. All letters and logos shall be painted in accordance to their corporate identification specifications.

- b. Letters and logos shall be internally illuminated. Exposed neon tubing shall be permitted subject to Developer / Landlord approval and City of Glendale sign ordinance regulations.
- c. Major tenants may utilize colors that are in accordance with their nationally recognized corporate identification specifications.
- d. All major tenants shall be permitted to utilize their established letter style and logos in accordance to their corporate identification specifications.
- e. All signage shall be constructed in accordance to UL 48 specifications and shall be labeled accordingly.

E.

DESIGN REQUIREMENTS: Wall Signage – Shops “A”, “B”, & “C”

1. All signage shall conform to specifications established in this “Comprehensive Sign Program” and approved by the City of Glendale and the Developer/Landlord. Specifications include size, placement, colors and materials to be utilized in the construction and installation of tenant signage.
2. Maximum size of all permitted wall signs for any single Shop Tenant shall be determined by the following formula:

The maximum aggregate sign area for each shop tenant shall be 200 sq. ft., and is calculated by multiplying one (1) times the length of business wall elevation along the street frontage occupied by the tenant. For Shop “C” tenants, the north and east elevations shall be considered as street frontages. Shop “C” tenants may, in addition to the above, place signage on the south and west elevations. Sign area for these elevations shall be calculated by multiplying one-half (1/2) times the length of business wall elevation along the store frontage occupied by the tenant.

Each shop tenant may place its signage on wall surfaces specifically designated for tenant's use by the Developer/Landlord. In locations where columns or other architectural elements extend beyond the plane of a sign band, signage shall be shifted as required and directed by the City of Glendale and the Developer/Landlord. No signage shall be placed on wall surfaces oriented to the freeway.

3. Letter Heights

Maximum letter height for shop tenants shall be 30” for one (1) line of copy. Maximum overall height of 36” is available for two (2) lines of copy with a 4” minimum space between lines.

4. Maximum length of sign shall in no instance exceed 80% of tenant's leased frontage or elevation upon which the sign is displayed. Developer/Landlord shall designate the exact placement of tenant signage.
5. Logos shall be permitted subject to Developer/Landlord approval and are to be calculated as sign area.

6. Fabrication Specifications

- a. All letters and logos are recommended to be fabricated from .050 aluminum material. Letters shall be approximately 5" deep. They shall be fabricated as pan channel letters and logos with illuminated acrylic faces, reverse pan channel with backlit illumination and/or combination facelit and backlit letters and logos. It is the desire to enhance the visual appearance of the storefront with unique signage. Shops "C" tenants placing signage on the south elevation facing Camelback Road shall be limited to reverse pan channel letters and logos with backlit "halo" illumination.
- b. Neon tubing shall internally illuminate letters and logos. Use of exposed neon tubing may be permitted subject to Developer/Landlord and City of Glendale sign ordinance regulations.
- c. All tenants shall be permitted to utilize their established letter styles and colors.
- d. All signage shall be constructed in accordance to UL 48 specifications and shall be labeled accordingly.
- e. Vinyl lettering shall be permitted on the storefront glass, but will be restricted to the business name and hours of operation only. The maximum size of lettering shall be 2" for the business name and 1" for the hours of operation.
- f. Each tenant who has a non-customer backdoor for receiving merchandise may have his or her name applied to the door with 2" vinyl lettering. Position on door to be determined by Developer/Landlord. Color of vinyl to be determined by Developer/Landlord.

F.

DESIGN REQUIREMENTS: Wall Signage - Pads (Single or Multi-Tenant Use)

1. Future Pad Tenant(s) shall comply with the approved sign program for the Agua Fria Towne Center.
2. Each single and multi-tenant pad building will be permitted to display wall signage on four (4) elevations. One elevation may display signage with the permitted sign area calculated by multiplying one (1) times the length of the primary elevation. The remaining three (3) elevations may display signage with the permitted sign area calculated by multiplying one-half (1/2) times the length of the elevation. In no instance shall the aggregate sign area exceed two hundred (200 SF) square feet.

3. Letter Heights

Maximum letter height for single tenant pad users shall be 42" for one (1) line of copy. Maximum overall height of 42" is available for two (2) lines of copy with a 4" minimum space between lines.

Maximum letter height for multi-tenant pad users shall be 30" for one (1) line of copy. Maximum overall height of 36" is available for two (2) lines of copy with a 4" minimum space between lines.

4. Maximum length of signage shall in no instance exceed 80% of the frontage upon which the sign(s) is/are displayed.
5. Logos shall be permitted subject to Developer/Landlord approval and are to be calculated as sign area.
6. Fabrication Specifications
 - a. All letters and logos are recommended to be fabricated from .050 aluminum material. Letters shall be approximately 5" deep. They shall be fabricated as pan channel letters and logos with illuminated acrylic faces, reverse pan channel with backlit illumination and/or combination facelit and backlit letters and logos. It is the desire to enhance the visual appearance of the storefront with unique signage.

- b. Neon tubing shall internally illuminate letters and logos. Use of exposed neon tubing is subject to Developer/Landlord and City of Glendale sign ordinance regulations.
- c. All pad tenants shall be permitted to utilize their established letter styles and colors.
- d. All signage shall be constructed in accordance to UL 48 specifications and shall be labeled accordingly.
- e. Pad tenants shall be permitted to install directional signs for the purpose of relieving traffic congestion and promoting safe flow of traffic. Directional signs shall not contain advertising or business identification copy. Each directional sign shall not exceed six (6) square feet in area and three (3) feet in height. The Developer/Landlord and City of Glendale shall approve exact installation locations.
- f. Menu signs for may be erected subject to Developer/Landlord and City of Glendale approval. They shall integrate the materials and colors of the pad building so as to enhance their visual appearance. Size and height of the menu sign shall not exceed amounts permitted by the sign ordinance.
- g. Each Pad Tenant's sign package is subject to review and approval by the Developer/Landlord and the City of Glendale.

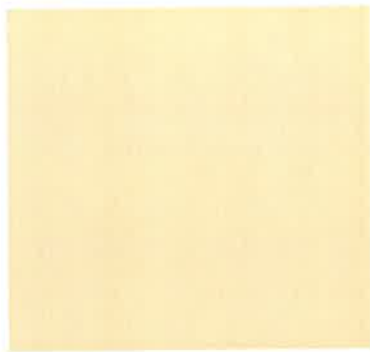
G.

DESIGN REQUIREMENTS: Monument Signs

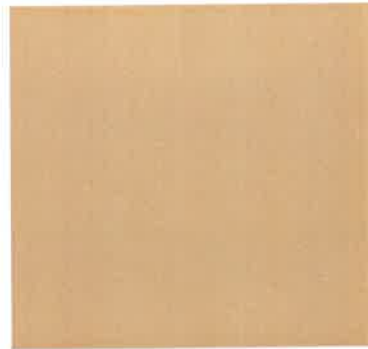
1. A total of four (4) freestanding monument signs shall be permitted for Agua Fria Towne Center.
2. The monument signs shall identify "Agua Fria Towne Center", major tenants, pad users and/or shop tenants as designated by the Developer/Landlord. Two (2) signs each shall be located perpendicular to 95th Avenue and to Camelback Road adjacent to principal driveways.
3. Monument signs will be integrated within landscape areas designed to enhance the visual appearance of the displays.
4. Monument sign and decorative trim will be constructed from aluminum, textured, and painted to match the principal building colors. All copy will be routed from solid backgrounds in accordance to tenant's typestyle requirements and backed with colored acrylic as required. Internal illumination shall be provided utilizing 800 ma fluorescent lighting. Each monument sign may be ground illuminated utilizing approved fixtures.
5. Monument signs shall be installed within decorative masonry bases and planter designed to match building materials utilized.

AGUA FRIA TOWNE CENTER

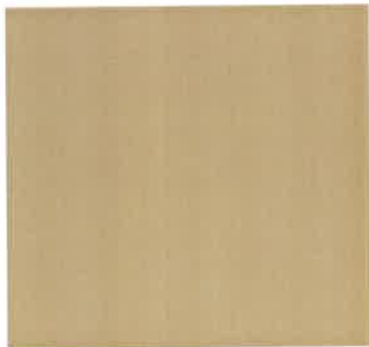
COLOR BOARD



Field Color 1 (F1)
Frazee Paint
"Amber Waves"
8243M



Field Color 2 (F2)
Frazee Paint
"Paprika"
7815A



Base Color 1
Frazee Paint
"Jamocho"
8255D



Accent Color
Frazee Paint
"Queensland Walnut"
8246N

AGUA FRIA FREEWAY / LOOP 101

PARCEL A +57.95 ACRES
RETAIL USE;
ZONING CSC

PHASE I
PHASE II

APPROXIMATE PHASING LINE

WAL-MART
SUPERCENTER
TRACT I
MAJOR A
20,000 S.F.

MAJOR D
20,000 S.F.

FUTURE MAJOR
20,000 S.F.

FUTURE MAJOR
20,000 S.F.

FUTURE SHOPS
20,000 S.F.

FUTURE MAJOR
20,000 S.F.

ARCHITECTURAL
FEATURE

GARDEN CENTER
40,000 S.F.

FUTURE GAS PAD
MAX. BUILDING
200 S.F.

PAD E

PAD F
20,000 S.F.

PARKING PROVIDED
64 SPACES

95th AVE.

CAMELBACK RD.

CENTER / TENANT
MONUMENT SIGN
MS 1.1

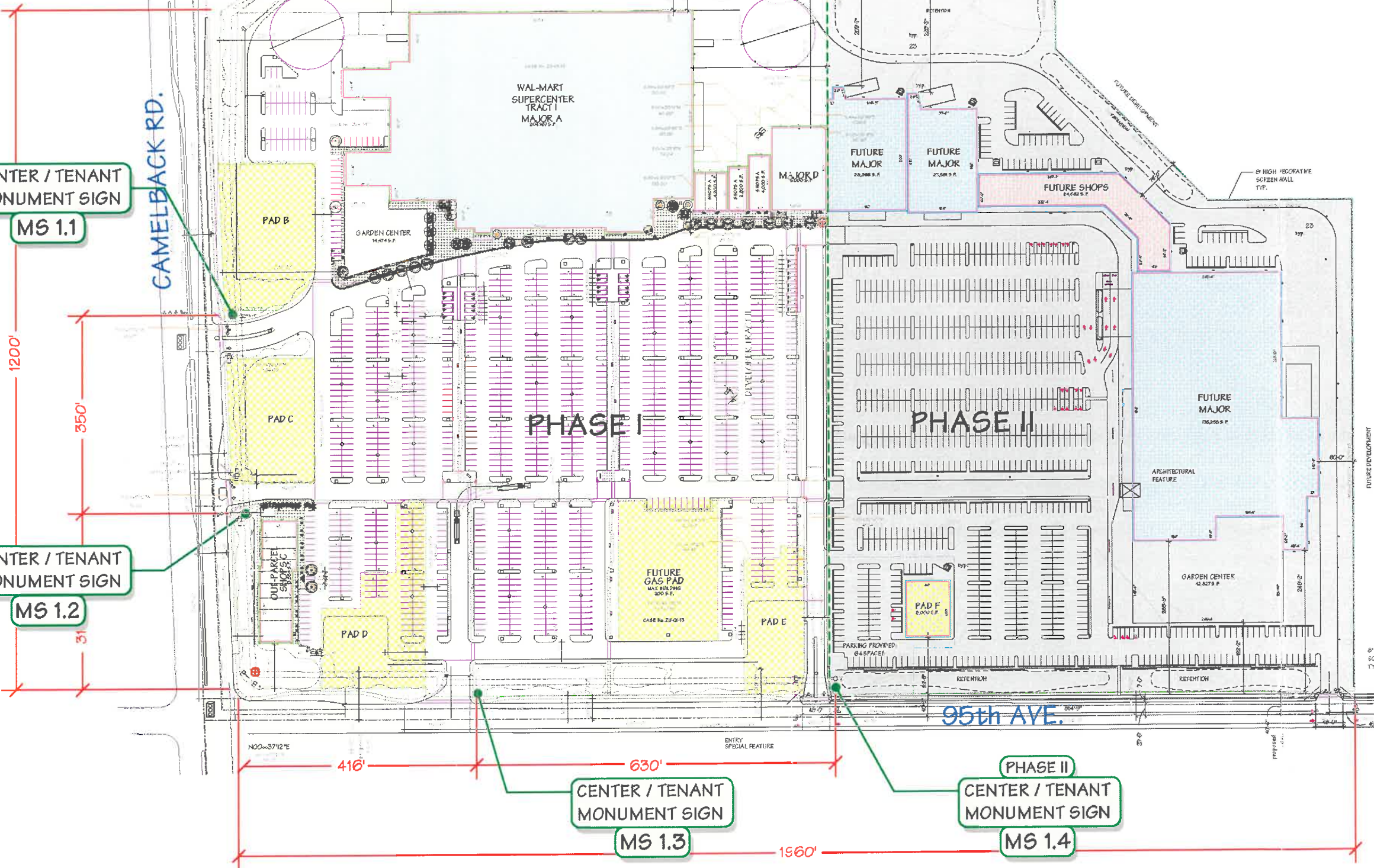
CENTER / TENANT
MONUMENT SIGN
MS 1.2

CENTER / TENANT
MONUMENT SIGN
MS 1.3

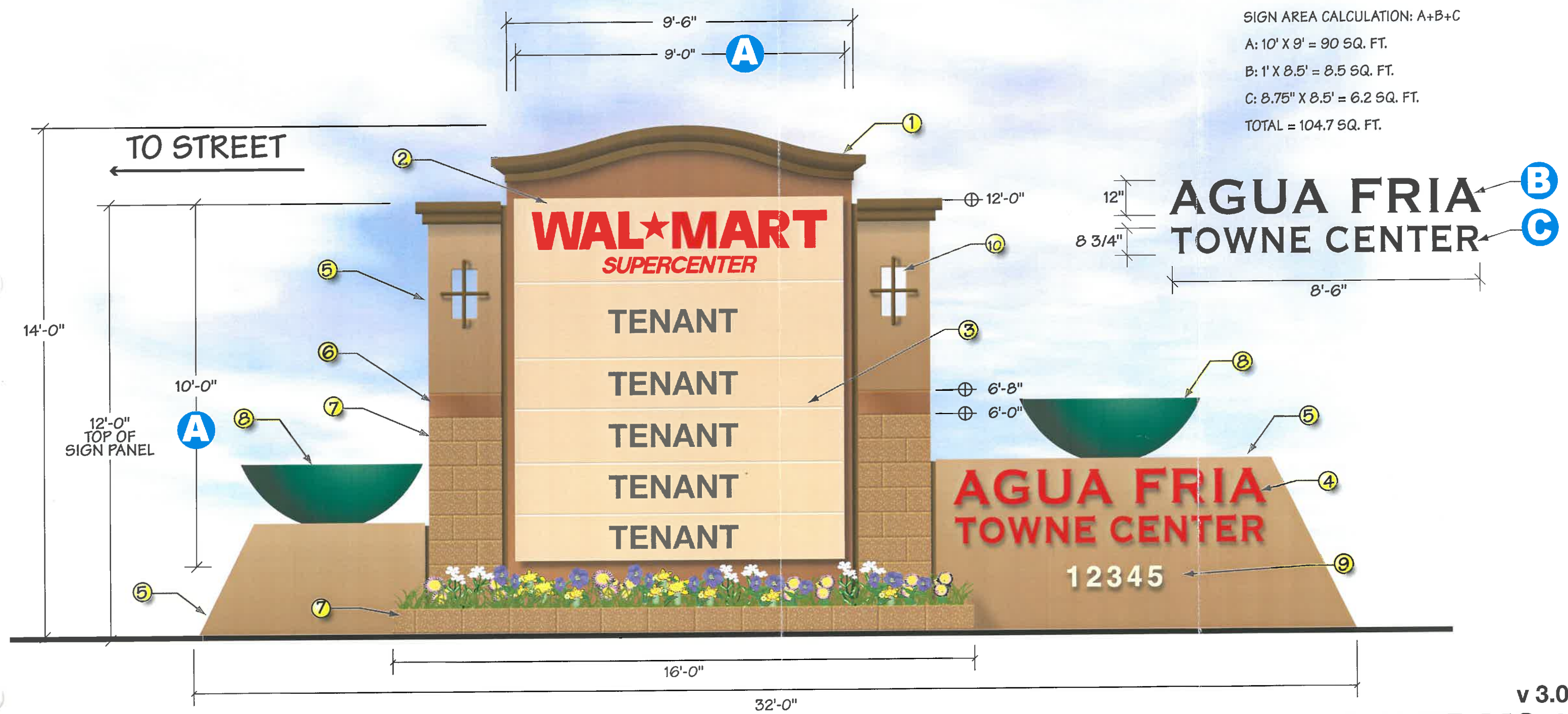
PHASE II
CENTER / TENANT
MONUMENT SIGN
MS 1.4



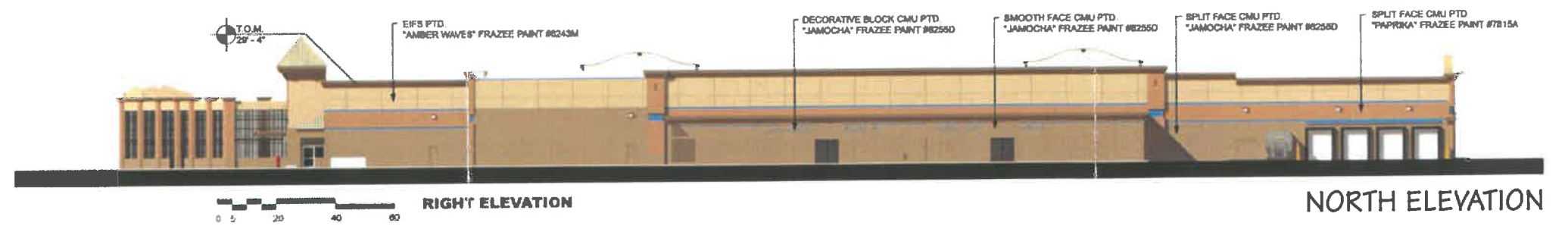
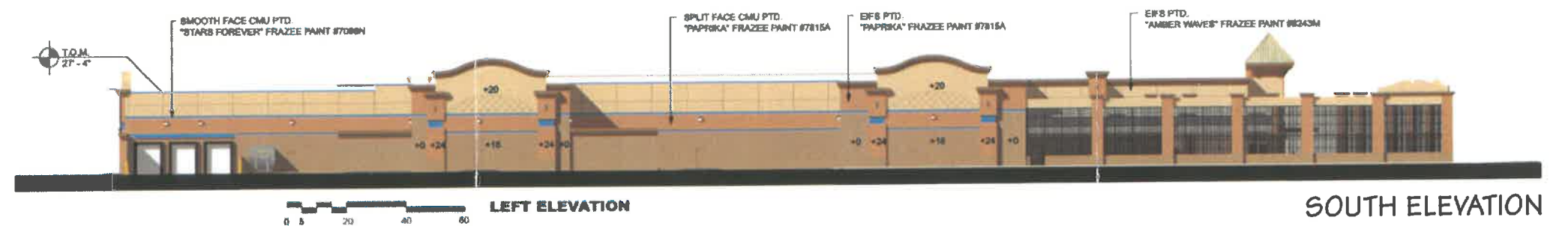
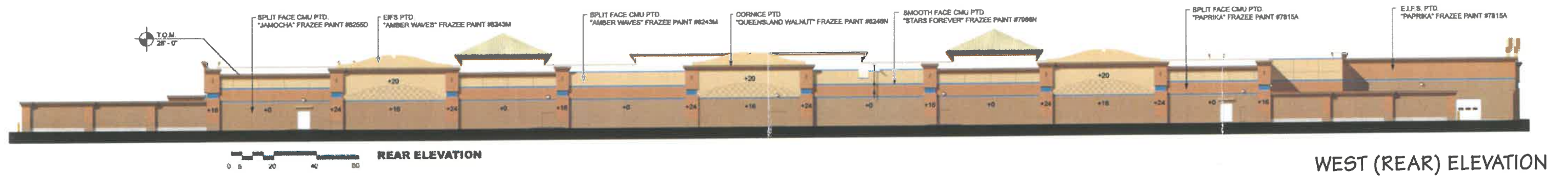
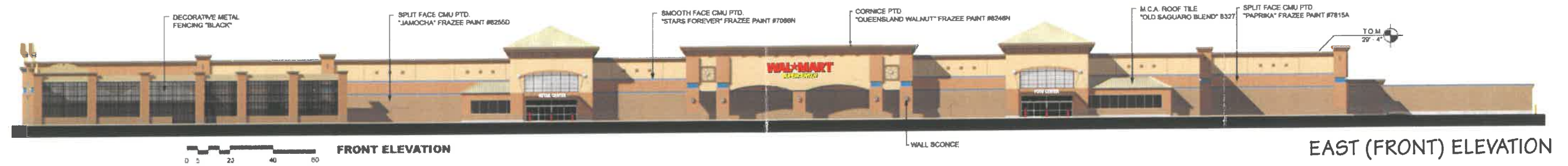
SCALE: 1" = 200'-0"
AGUA FRIA TOWNE CENTER
SHEET: SP 1
v 3.0



- ① ALUMINUM CORNICE PAINTED TO MATCH FRAZEE "QUEENSLAND WALNUT" 8246N WITH LIGHT TEXTURE FINISH.
- ② SIGN CABINET TO BE FABRICATED ALUMINUM. BACKGROUND PAINTED TO MATCH FRAZEE "PAPRIKA" 7815A, LIGHT TEXTURE FINISH.
- ③ DIMENSIONAL ALUMINUM TENANT PANELS PAINTED TO MATCH FRAZEE "AMBER WAVES" 8243M LIGHT TEXTURE FINISH. TENANT COPY TO BE ROUTED LETTERS AND GRAPHICS WITH ACRYLIC BACKUP FOR INTERNAL ILLUMINATION.
- ④ CENTER IDENTIFICATION TO BE RED INDIVIDUAL GROUND ILLUMINATED LETTERS.
- ⑤ BATTERED CMU PAINTED TO MATCH FRAZEE "JAMOCHA" 8255D.
- ⑥ SMOOTH FINISH CMU PAINTED TO MATCH FRAZEE "PAPRIKA" 7815A.
- ⑦ SPLITFACE CMU PAINTED TO MATCH FRAZEE "JAMOCHA" 8255D.
- ⑧ 5' DIA. PLANTER TO MATCH OTHER PLANTERS AT ENTRIES.
- ⑨ FCO 6" ADDRESS NUMERALS PAINTED TO MATCH FRAZEE "AMBER WAVES" 8243M
- ⑩ 16"H X 8"W OPENING W/WROUGHT IRON GRILL PAINTED TO MATCH FRAZEE "QUEENSLAND WALNUT" 8246N.



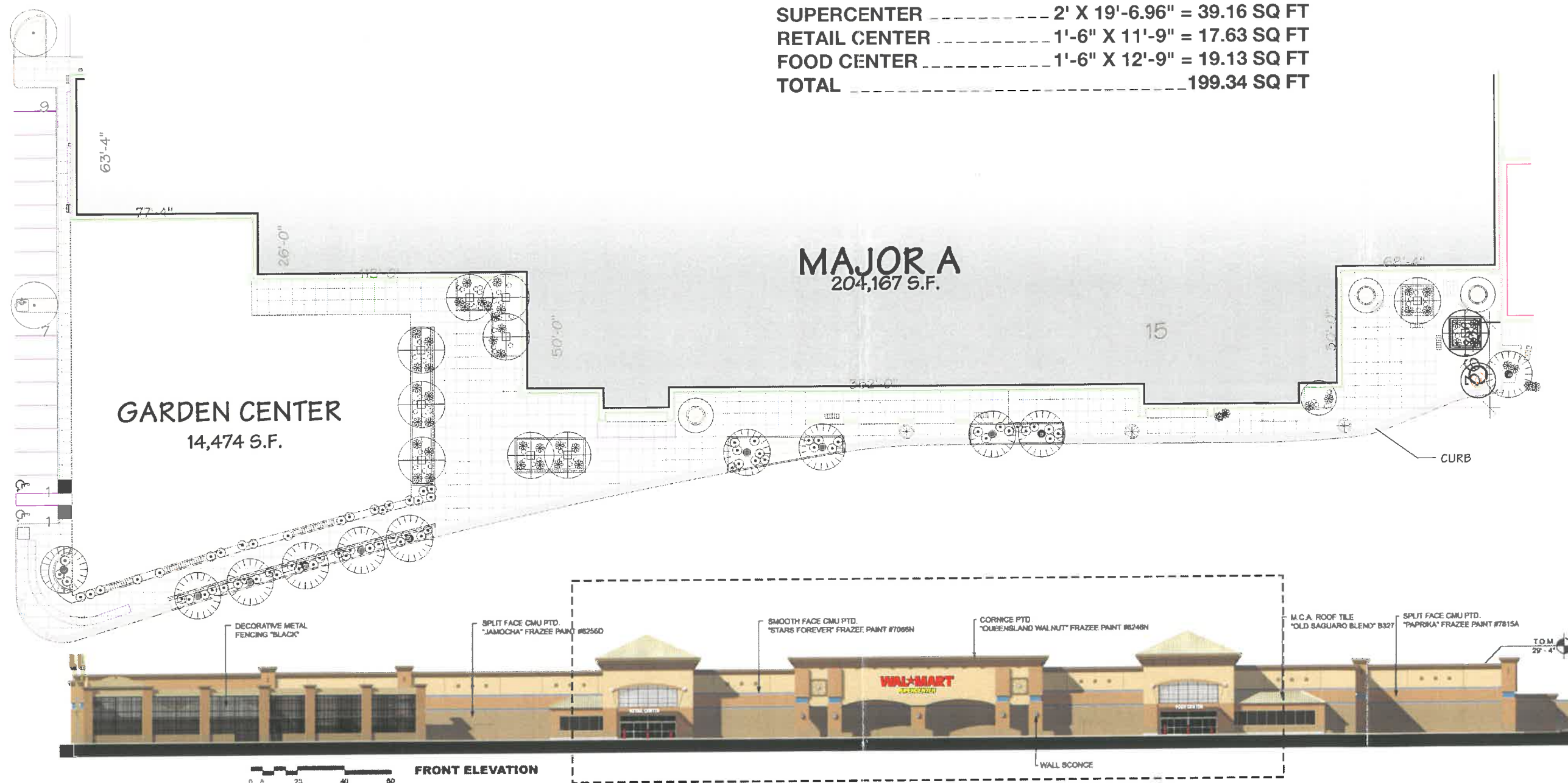
MONUMENT SIGN TO UTILIZE MATERIALS, TEXTURES, FINISHES AND COLORS USED IN THE BUILDING ARCHITECTURE.





WALMART ELEVATION - ENLARGEMENT
scale: 1"= 20'-0"

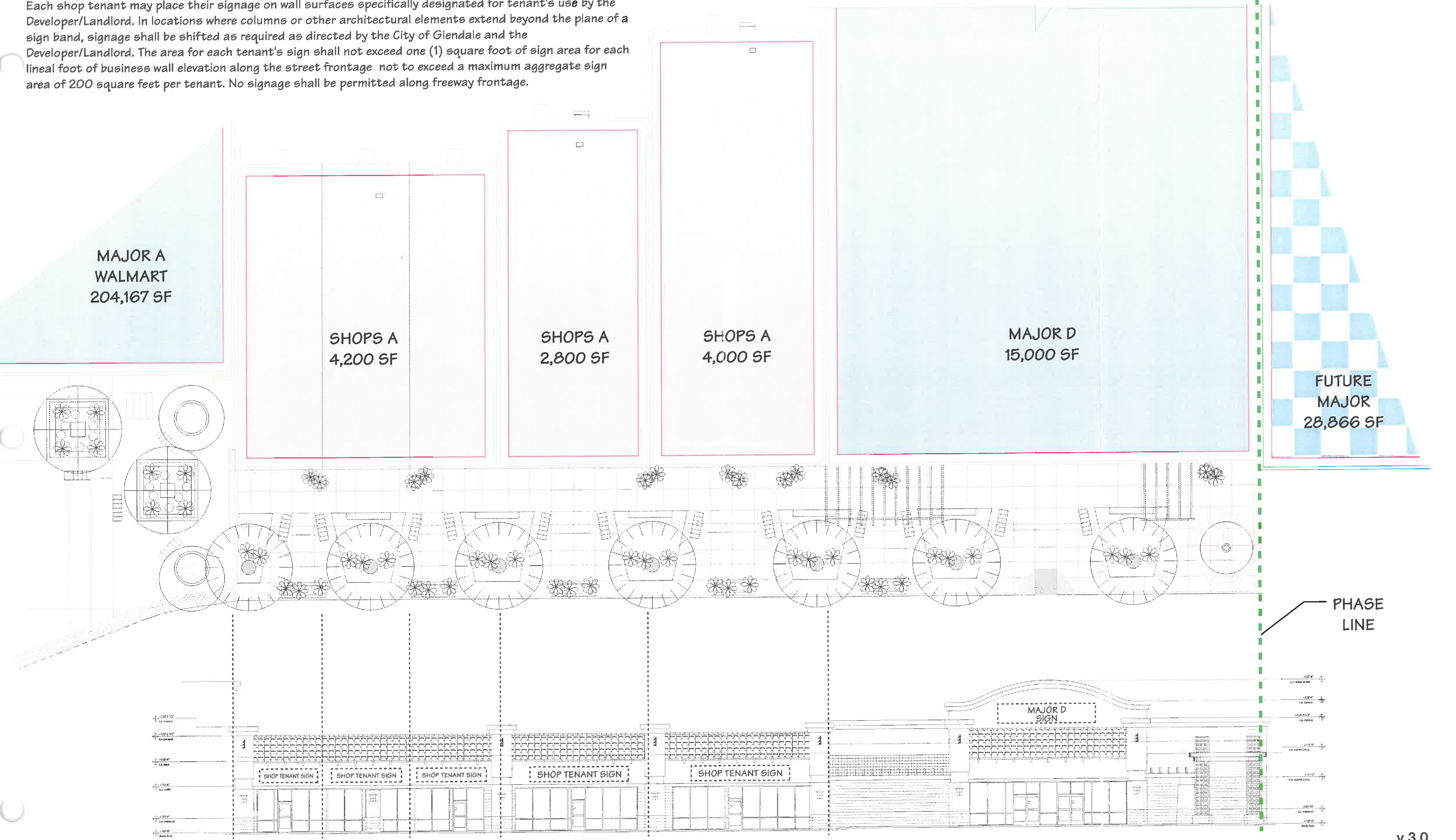
WALMART	4' X 30'-10.25"	= 123.42 SQ FT
SUPERCENTER	2' X 19'-6.96"	= 39.16 SQ FT
RETAIL CENTER	1'-6" X 11'-9"	= 17.63 SQ FT
FOOD CENTER	1'-6" X 12'-9"	= 19.13 SQ FT
TOTAL		199.34 SQ FT



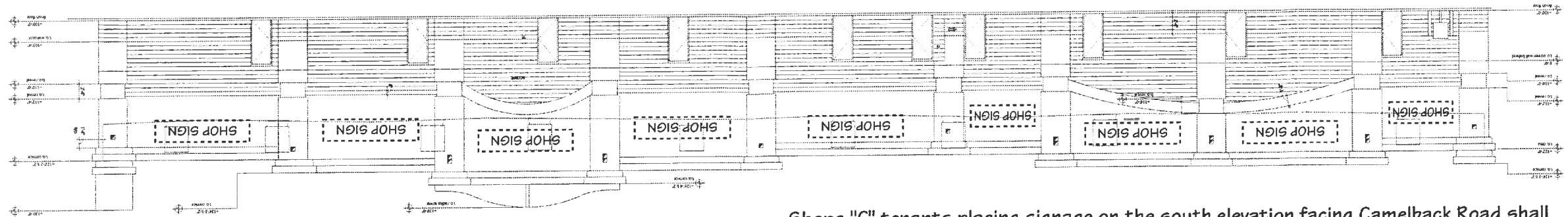
EAST (FRONT) WALMART ELEVATION
scale: 1"= 50'-0"

GENERAL NOTE:

Each shop tenant may place their signage on wall surfaces specifically designated for tenant's use by the Developer/Landlord. In locations where columns or other architectural elements extend beyond the plane of a sign band, signage shall be shifted as required as directed by the City of Glendale and the Developer/Landlord. The area for each tenant's sign shall not exceed one (1) square foot of sign area for each lineal foot of business wall elevation along the street frontage not to exceed a maximum aggregate sign area of 200 square feet per tenant. No signage shall be permitted along freeway frontage.



SHOPS A, MAJOR D EAST ELEVATION
scale: 1" = 20'-0"



Shops C South (Rear) Elevation (Camelback Road)
scale: 1" = 20'-0"

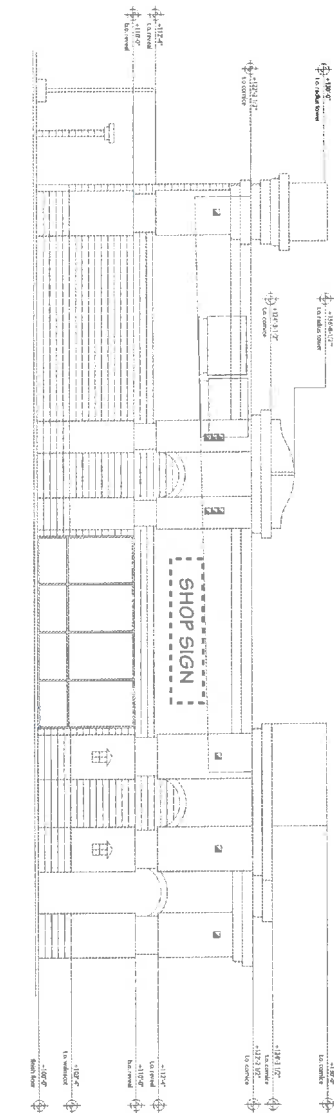
Shops "C" tenants placing signage on the south elevation facing Camelback Road shall be limited to reverse pan channel letters and logos with back-lit "halo" illumination. The area for each tenant's sign shall not exceed one-half (1/2) square feet of sign area for each lineal foot of leased frontage.



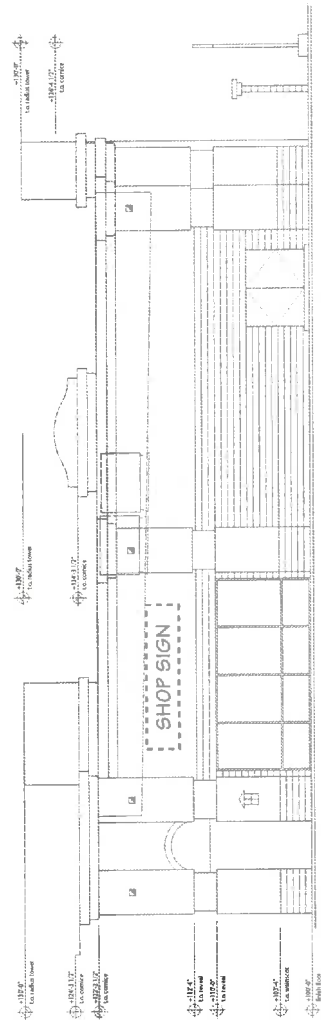
Shops C - Plan
scale: 1" = 20'-0"

GENERAL NOTE:

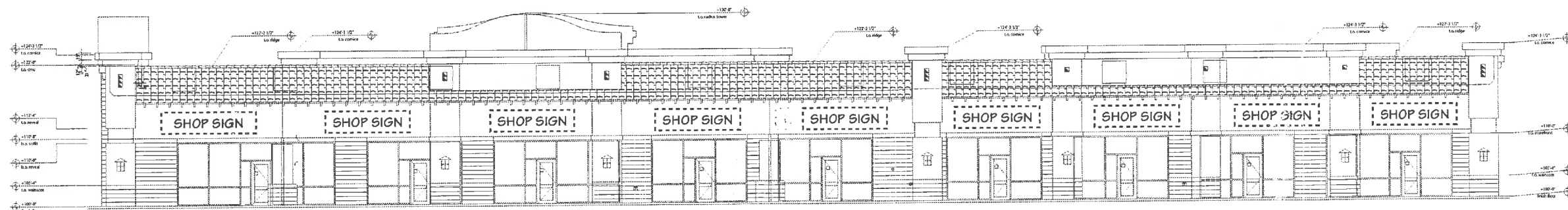
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Shops C East Elevation
scale: 1" = 20'-0"



Shops C West Elevation
scale: 1" = 20'-0"



Shops C North (Front) Elevation
scale: 1" = 20'-0"



PLANNING DEPARTMENT

Community Development Group

DESIGN REVIEW

Date Filed: 6/18/03 Taken By: J. VERDUGO Application No.: DR-01-42 DSC No.: _____
Property Address: 9672 W. CAMELBACK RD. AMENDMENT
Location: _____ Council District: _____
Existing Land Use: AGUA FRIA TOWN CENTER Parcel Size: _____ acres _____ sq. ft.
Request: MINOR DR FOR SIGN PACKAGE AMENDMENT
TO FREESTANDING PAD (DEL TACO).

PROPERTY OWNER:

Name: Brent Veach
Desert Taco LLC d/b/a Del Taco Phone: 602-708-3040 Fax: 480-515-5992
Address: 7795 E Los Gatos Drive
City: Scottsdale State: AZ Zip Code: 85255

TO REPRESENT ME IN THIS APPLICATION, I GIVE AUTHORIZATION TO:

Name: _____ Phone: _____ Fax: _____
Address: _____
City: _____ State: _____ Zip Code: _____

Desert Taco, LLC / Brent Veach
(Print or type name of owner of record)

SAVIL
(Owner of record Signature)

6-18-03
(Date)

INTERNAL USE ONLY	☒ Completed Application (Original)	☒ Master sign package*
	☒ Project Narrative	☐ Material & color palette sheet/board (1 copy - 8 1/2" x 11")
	☒ Site plan - blue or blackline prints* (12 copies)	☐ Filing Fee \$ _____
	☐ Exterior elevations-noting color and materials* (6 copies)	Planner Pre-App Fee \$ _____
	☐ Elevations-all buildings & sides of buildings* (2 color copies)	Team Pre-App Fee \$ _____
	☐ Conceptual landscape plans* (6 copies)	Fee Balance \$ _____
	☐ Conceptual grading & drainage plans* (6 copies)	☐ Application Complete Date _____
	☐ Conceptual on-site lighting plans* (6 copies) (with catalog cuts of lighting fixtures)	☐ Project Planner _____

*NOTE: SHEET SIZE SHALL BE 24" x 36" INDIVIDUALLY FOLDED TO 9" x 12



CITY OF GLENDALE
PLANNING SERVICE REQUEST

RECEIVED
MS
JUN 10 2003

DATE: 6/10/03 TIME: 206 TAKEN BY: MKS
NAME: Heidi E. Rahn COUNCIL DISTRICT: 6 uprica
COMPANY: Franklins Fine Signs
MAILING ADDRESS: 2517 W. McDowell Rd CITY: Phx ZIP CODE: 85009
PHONE: 602 269 2888 ALT. PHONE: _____

PROPERTY ADDRESS**: 9672 W. Camelback Rd
PROPERTY LOCATION**: See Attached
**Attach map with property area bolded or shade. If aerial, note streets.

EXISTING USE: De Taco PARCEL SIZE: _____

EXISTING ZONING: CSC GENERAL PLAN DESIGNATION: _____

DESCRIPTION OF REQUEST: Design Review for Master
Sign Package - Route to
Kate per Brian Friedman.

OTHER COMMENTS: _____

ASSIGNED TO

NAME: John DATE: 6/11/03 TIME: _____
COMMENTS: _____

RESULTS OF CONTACT

COMMENTS: Waited status of sign package for DeTaco.
He will FAX menu board detail & photos were elevation
upon received and approved on const. plans.
DATE: 6/12/03 TIME: 9:10 AM & 1:20 PM INITIALS: (JR)

SERVICE REQUEST #: 03-1065
DATE/TIME ENTERED: 6/12/03 9:30 am



Desert Taco, LLC
d/b/a Del Taco
7795 E. Los Gatos Drive
Scottsdale, AZ 85255
480-515-5991 - Office
480-515-5992 - Fax
602-708-3040 - Cellular

June 18, 2003

City of Glendale
Mr. John Verdugo
5850 W. Glendale Avenue
Glendale, AZ 85301

John Verdugo

JUN 19 2003

Planning Dept.

Re: Del Taco Aqua Fria Towne Center – Sign Narrative

Dear John,

Thank you for the opportunity to speak with you on the telephone this morning. As you requested, below is a narrative containing details of the sign package submitted for the Del Taco restaurant at the Aqua Fria Towne Center.

Company Name: Desert Taco, LLC, d/b/a Del Taco
Owners Name: Brent Veach
Project Name: Del Taco – Aqua Fria Towne Center
Zoning: CSC

Sign Details:

Type:

Pan Channel Letter building signs

Location:

The Channel letter signs will be located on all four sides of the building in the center of the parapet (peak) at a 7 degree angle.

Color:

The colors are Del Taco corporate's specified colors, which are a red (PM S 186) face, cabinet and return, green mountain (PMS 368), and yellow sun (PMS 123). See attached picture for more details.

Type:

Aluminum Wave Backing

Location:

The wave backing is located at the top of each side of the building immediately under the top crown molding. The wave is placed on the horizontal planes and is not on the parapets.

Color:

The wave consists of two aluminum bands, which are each 2" wide. The top band is PMS 186 red, the bottom band is PMS 368 green and the middle support matches the building color.

Type: **LED/Neon Recessed Band**
Location: The LED/Neon band is recessed behind the top crown molding band surrounding the building. The band can not be seen from an exterior elevation (ie. The light source cannot be seen when looking at the building). The band illuminates the top of the building from top down and surrounds the building on the four sides.

Color: The band color is red (PMS 186) to match the signs and blend in with other building colors.

Type: **Drive Thru Directional Signs**
Location: There are two drive thru directional signs. The first one is located at the drive thru entrance on the inside (East side) of the drive thru lane. The second sign is located just prior to exiting the drive thru lane on the left (West side) of the lane. Both signs are set back away from the drive thru lane as to not hinder or interfere with the traffic flow. See attached site plan for more details.

Color: The face background is red (PMS 186), face copy is white, face logo is yellow sun (PMS 123) and green mountain (PMS 368), cabinet is cream and the pole is also cream. The signs are illuminated by interior florescent bulbs. The cabinet is 1'6"x3'1" and stands 3'6" in height. See Directional Sign pictures and specs attached.

Type: **Drive Thru Menu Board**
Location: The drive thru menu board is located on the inside (North side) of the drive thru lane approximately 55' (4 car lengths) from the drive thru window. The board is placed at a 35 degree angle and at its closest point is 12" from the drive thru lane. The board does not hinder or interfere with traffic flow.

Color: The menu board cabinet is black with florescent lights to illuminate the inside. The inside panel colors are black with white lettering. The top and left side appendages are cream color with the same inside panel and lighting as the main board. See the attached picture and specifications for more details.

I hope this information is helpful in describing the details of the Del Taco sign package. If you have any questions please don't hesitate to call me on my cell phone at 602-708-3040.

Sincerely,



Brent A. Veach
Managing Member

Manufacture & Install four sets of individual Pan Channel Illuminated Letters with logos mounted on North, East, West and South Elevation.

Copy to read: "  "

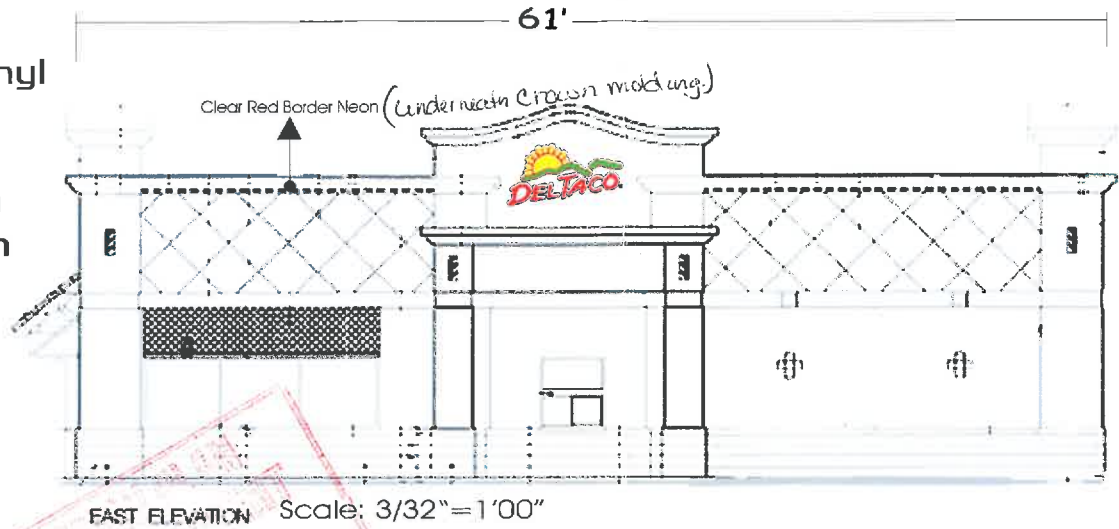
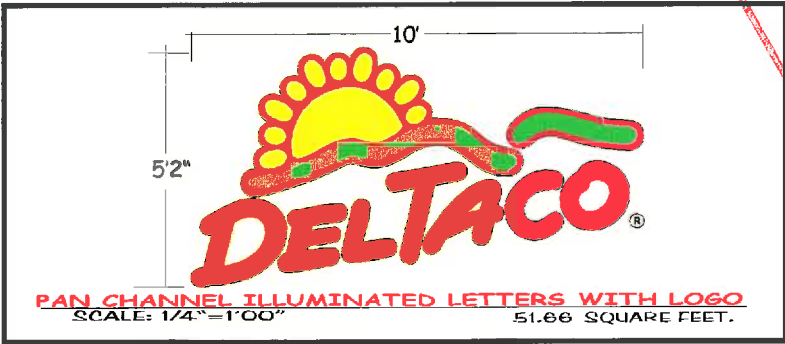
Sun logo will be:

- **FACE:** 1/8" white acrylic faces w/ RED vinyl background and Sun logo to be yellow.
 - **TRIM CAP:** 3/4" RED trim cap
 - **RETURNS:** 5" deep RED aluminum
 - **ILLUMINATION:** 15mm white neon
- Mountain Logo will be:

- **FACES:** 1/8" WHITE acrylic faces with GREEN translucent vinyl overlay.
- **TRIM CAP:** 3/4" RED trim
- **RETURNS:** 5" deep RED aluminum
- **ILLUMINATION:** 15mm WHITE neon

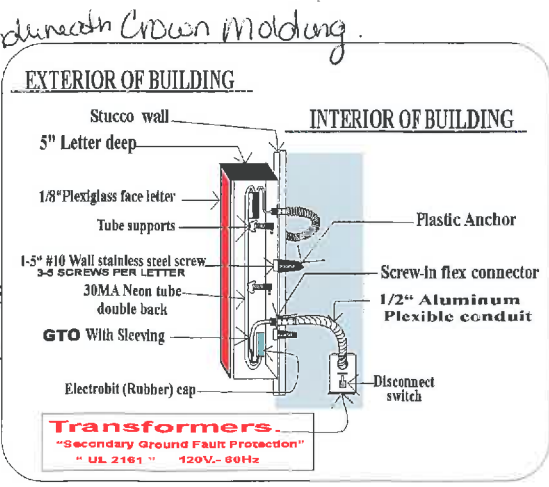
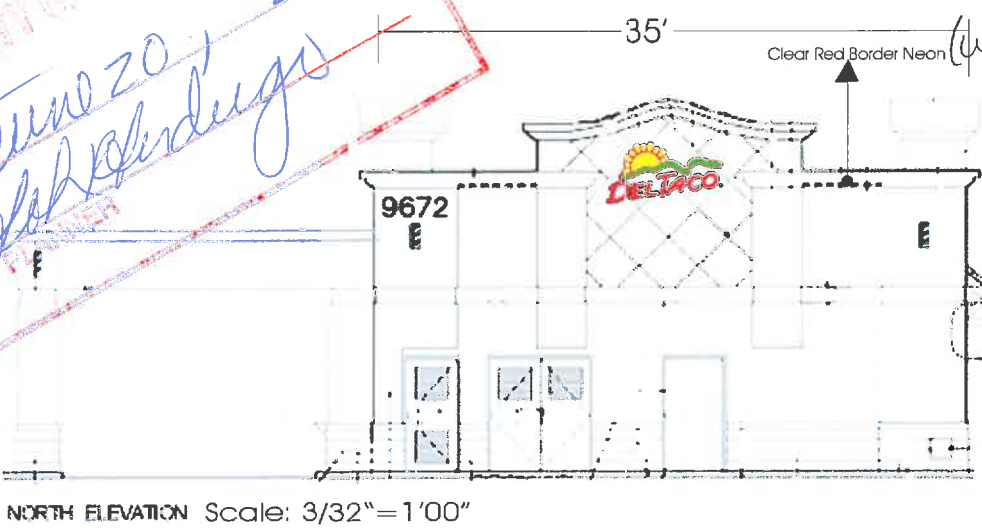
DEL TACO will be:

- **FACES:** 1/8" #211- RED acrylic faces
- **TRIM CAP:** 3/4" RED trim
- **RETURNS:** 5" deep RED aluminum
- **ILLUMINATION:** 15mm Clear RED neon



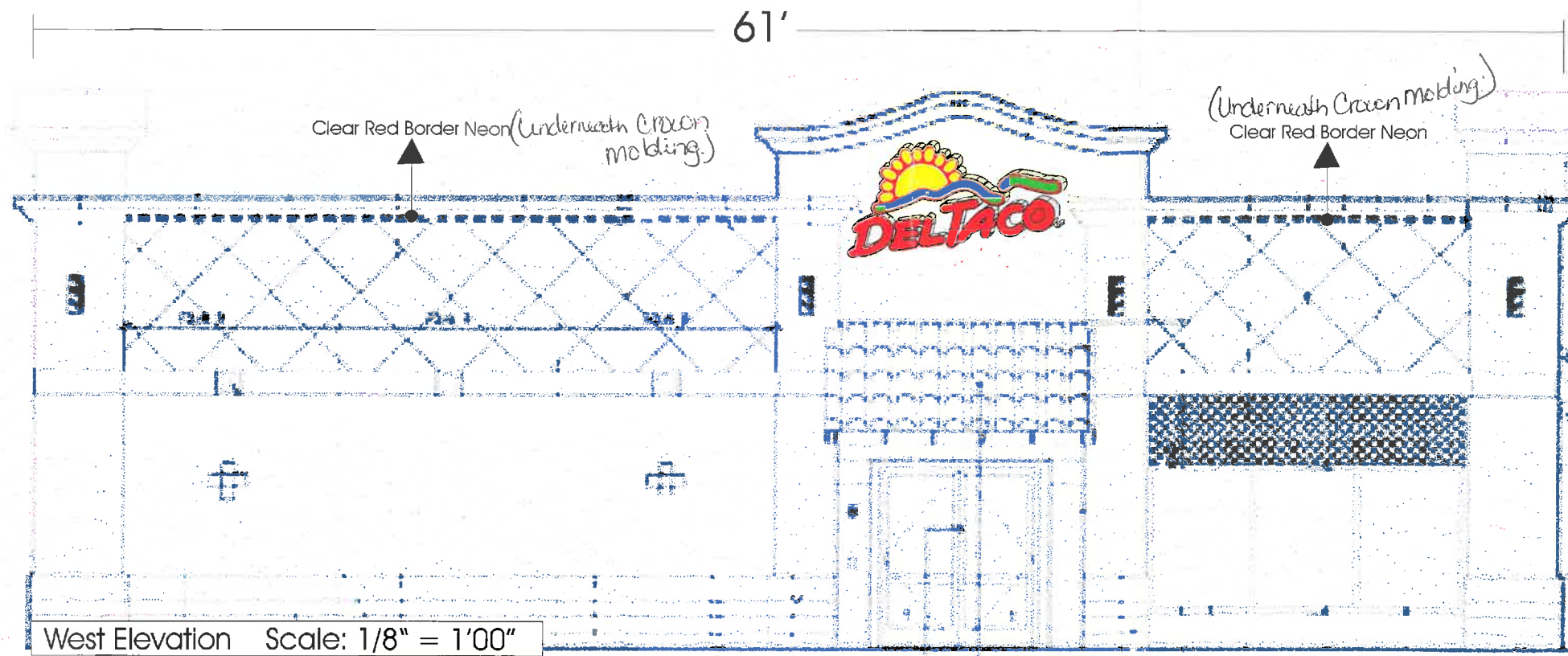
John Verdug
JUN 19 2003
Planning Dept

APPROVED
GUYTON
JUN 20 2003
John Verdug



The sign to be connected to existing electrical 120 V/20 AMP circuit All constructions & wiring to be "UL" approved.

 Franklin's Fine SIGNS Co. Contractor Lic# L-38 SIGNS-130396 2517 W McDowell Phoenix AZ 85009 (602) 269-2888 Fax: 269-0042	Business Name: DEL TACO	Design By: Franklin	Drawing #: 030145PC
	Address: 9672 West Camelback Rd. Glendale, AZ	Date: Jun.02,2003	



Manufacture & Install four sets of individual Pan Channel Illuminated Letters with logos mounted on North, East, West and South Elevation.

Copy to read: "  "

Sun logo will be:

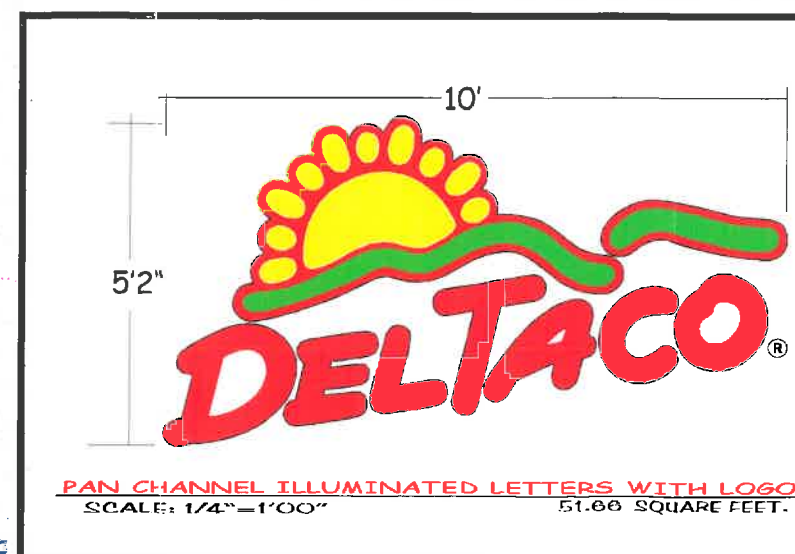
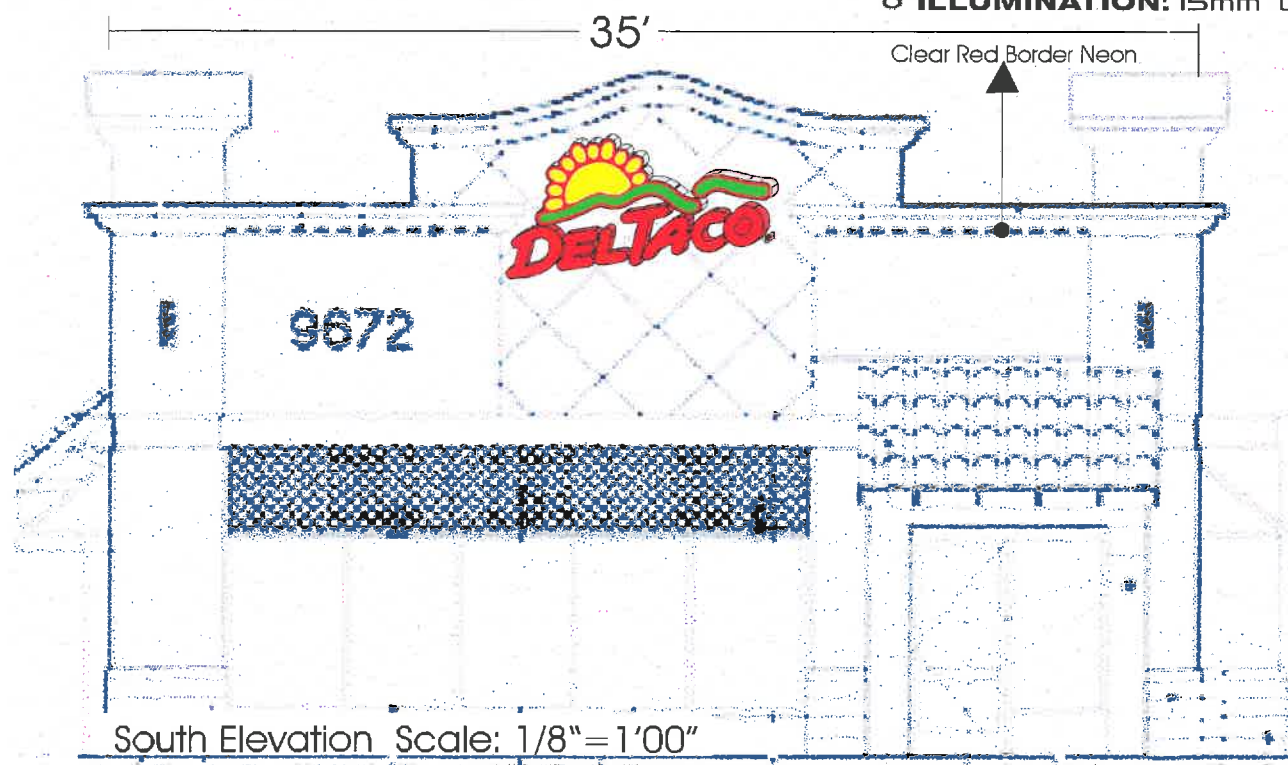
- o **FACE:** 1/8" white acrylic faces w/ RED vinyl background and Sun logo to be yellow.
- o **TRIM CAP:** 3/4" RED trim cap
- o **RETURNS:** 5" deep RED aluminum
- o **ILLUMINATION:** 15mm white neon

Mountain Logo will be:

- o **FACES:** 1/8" WHITE acrylic faces with GREEN translucent vinyl overlay.
- o **TRIM CAP:** 3/4" RED trim
- o **RETURNS:** 5" deep RED aluminum
- o **ILLUMINATION:** 15mm WHITE neon

DEL TACO will be:

- o **FACES:** 1/8" #211-RED acrylic faces
- o **TRIM CAP:** 3/4" RED trim
- o **RETURNS:** 5" deep RED aluminum
- o **ILLUMINATION:** 15mm CLEAR RED neon



Business Name: **DEL TACO**
 Design By: Franklin
 Drawing #: 030145PC
 Date: Jun. 02, 2003
 Address: 9672 West Camelback Rd. Glendale, AZ
 Contractor Lic# L-38 SIGNS-130396
 2517 W McDowell Phoenix AZ 85009 (602) 269-2888 Fax: 269-0042



WALL SIGN - CHANNEL LETTERS (CANTED)

GENERAL INFORMATION

SIZES:

2'-7" x 6'-0", 3'-11" x 8'-11", 5'-3" x 11'-11"

MATERIALS:

FACE: ACRYLIC
RETURNS: ALUMINUM

COLORS:

FACE BACKGROUND: PMS 186 RED
FACE COPY: PMS 186 RED
SUN: 123 YELLOW
MOUNTAINS: PMS 368 GREEN
RETURNS: PMS 185 RED

ILLUMINATION:

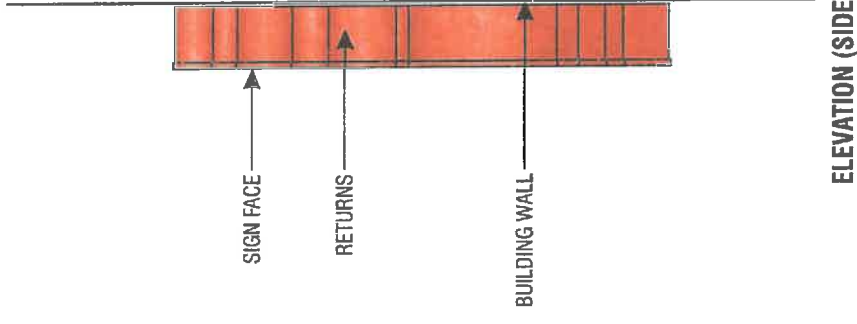
NEON

NOTE:

ALL DEL TACO CHANNEL LETTER
SIGNS SHALL BE CANTED AT 7°.



ELEVATION (FRONT)





WAVE BACKING

GENERAL INFORMATION

SIZES:

11 1/2" x LENGTH OF PLANTON

MATERIALS:

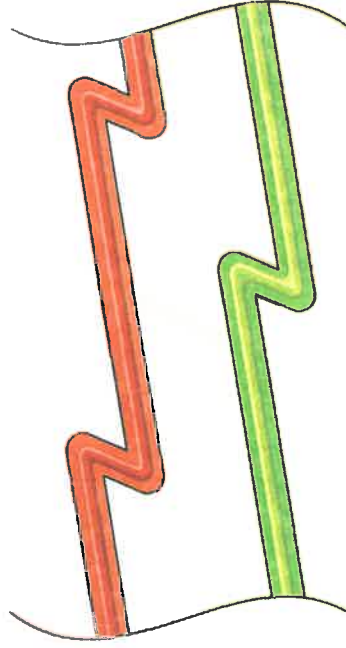
BACKING: ALUMINUM

COLORS:

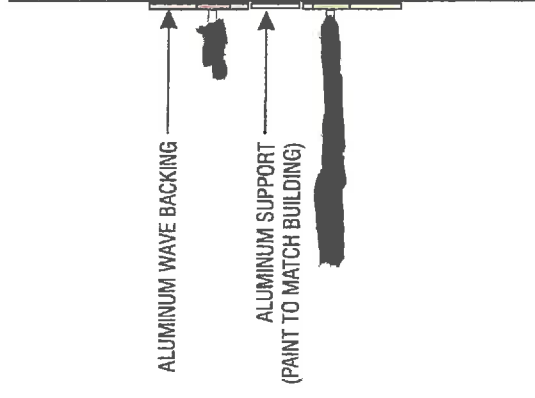
TOP BACKING: PMS 186 RED

BOTTOM BACKING: PMS 368 GREEN

MIDDLE SUPPORT: TO MATCH BUILDING



ELEVATION (FRONT)



ELEVATION (SIDE)

LED/NEON Recessed F

A43

A43

A43

DELTA CO

9672

113-6 (VERIFY)

1
A32
SIM.

2
A32

P-4

G-1

C-1

P-4

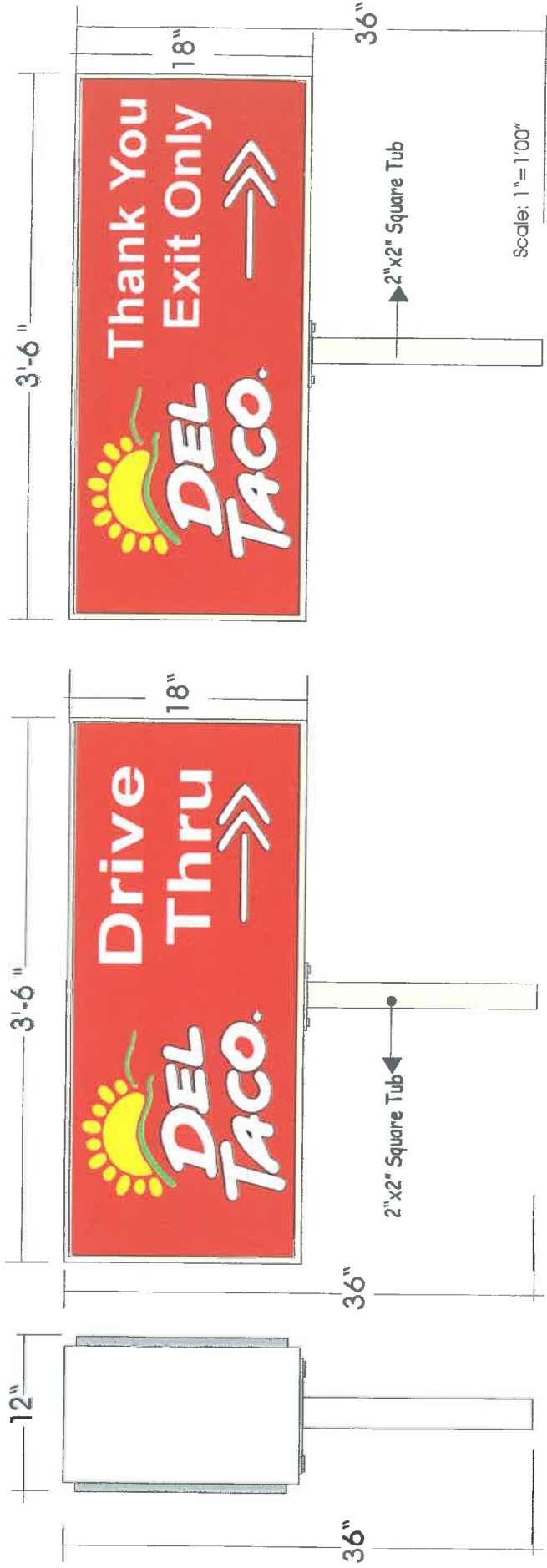
TR-1

G-1

P-4

P-2

P-4



MANUFACTURE & INSTALL TWO (DOUBLE FACE) INTERNALLY ILLUMINATED, DIRECTIONAL SIGNS

One for : " Drive Thru" and one for: " Thank You! Exit Only"

- ☉ **SIZE OF CABINET:** 1'6"H. X 3'6"L. X 12"D.
- ☉ **COLOR OF CABINET & POLE :** Painted cream
- ☉ **FACE OF CABINET:** White acrylic faces with translucent vinyl overlay (as shown)
- ☉ **ILLUMINATIONS:** Fluorescent lamps high output w/ disconnect switch.

All constructions & wiring to be "UL" approved.

	Fine SIGNS Co. Contractor Lic: L-385(GNS-130396) 2517 W McDowell Phoenix AZ 85009 (602) 269-2888 Fax: 269-0042	Business Name: <i>DEL TACO.</i>	Design By: Frankfin	Drawing #: 030145PC
		Address: 9672 West Camelback Rd. Glendale, AZ	Date: Jun.02.2003	

DIRECTIONAL SIGN



GENERAL INFORMATION

SIZES:

1'-6" x 3'-1" (CABINET) 3'-6" (OAH)

MATERIALS:

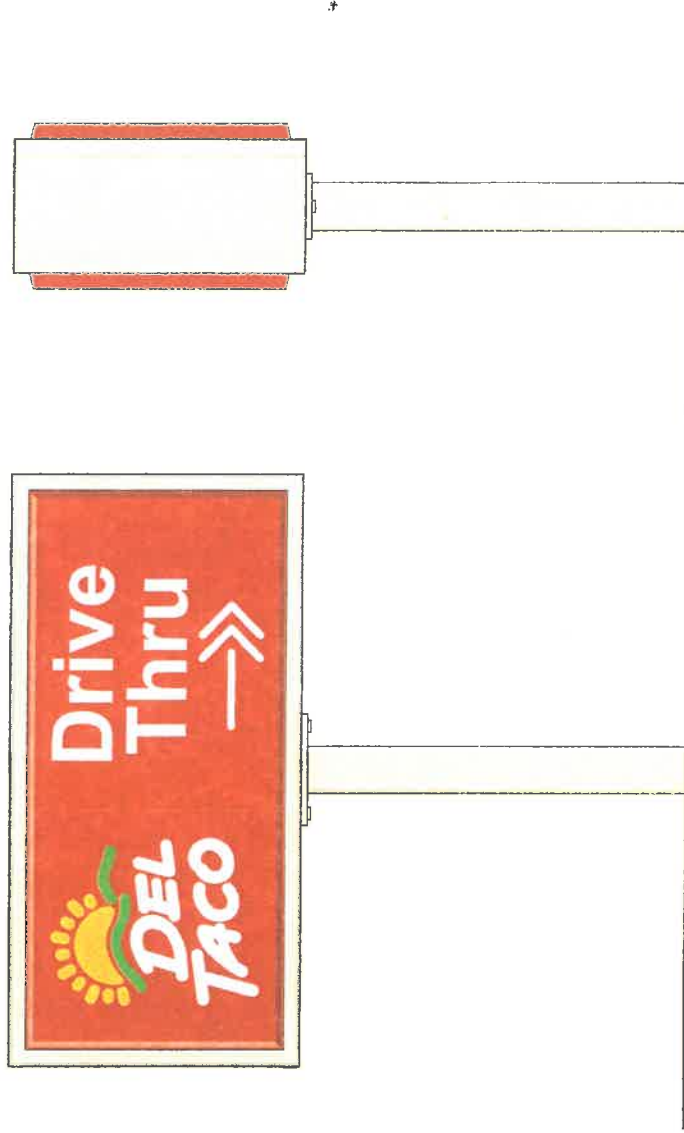
FACE: LEXAN WITH FORMED BACKGROUND
CABINET: EXTRUDED ALUMINUM
POLE: STEEL TUBE

COLORS:

FACE BACKGROUND: PMS 186 RED
FACE COPY: WHITE
FACE LOGO: PMS 123 YELLOW AND 368 GREEN
CABINET: CREAM
POLE: CREAM

ILLUMINATION:

FLUORESCENT



ELEVATION (FRONT)

ELEVATION (SIDE)



DIRECTIONAL SIGN FACES (STANDARD)

GENERAL INFORMATION

SIZES:

1'-6" x 3'-1"

MATERIALS:

FACE: LEXAN WITH FORMED BACKGROUND

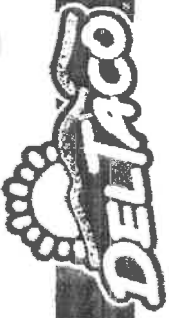
COLORS:

FACE BACKGROUND: PMS 186 RED

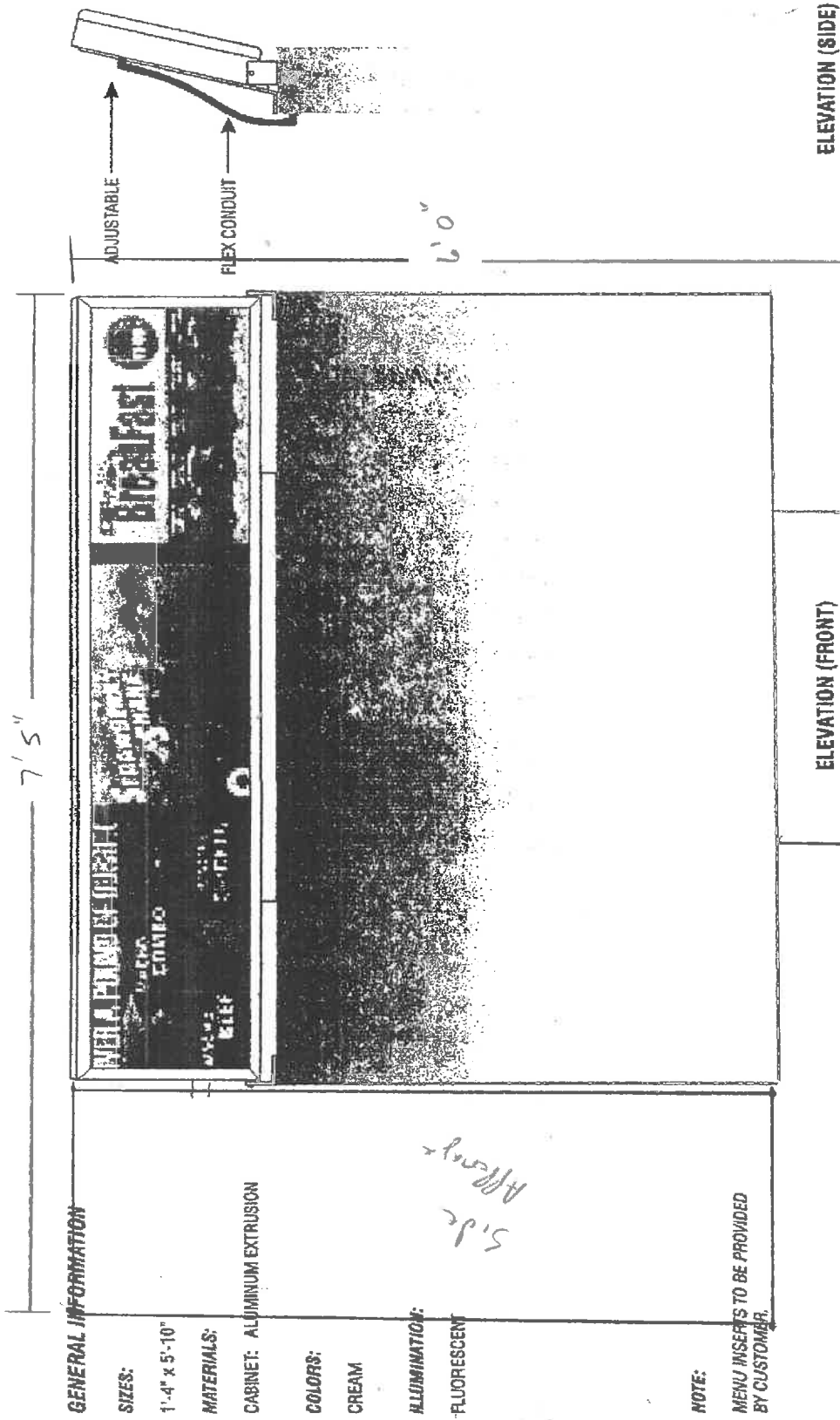
FACE COPY: WHITE

FACE LOGO: PMS 123 YELLOW AND 368 GREEN





EXTERIOR MENU APPENDAGE (TOP)



GENERAL INFORMATION

SIZES:

1'-4" x 5'-10"

MATERIALS:

CABINET: ALUMINUM EXTRUSION

COLORS:

CREAM

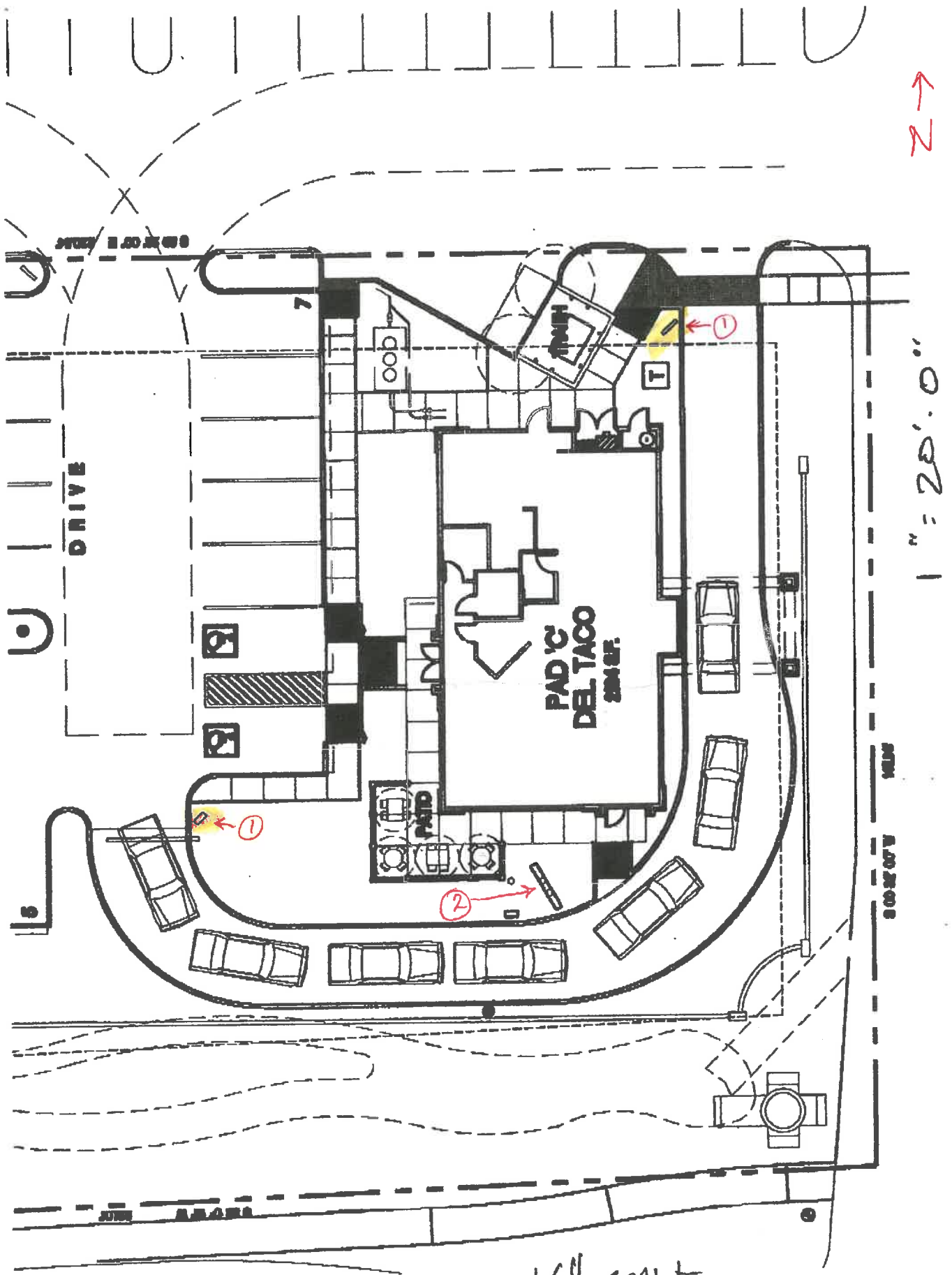
ILLUMINATION:

FLUORESCENT

NOTE:

MENU INSERTS TO BE PROVIDED BY CUSTOMER.

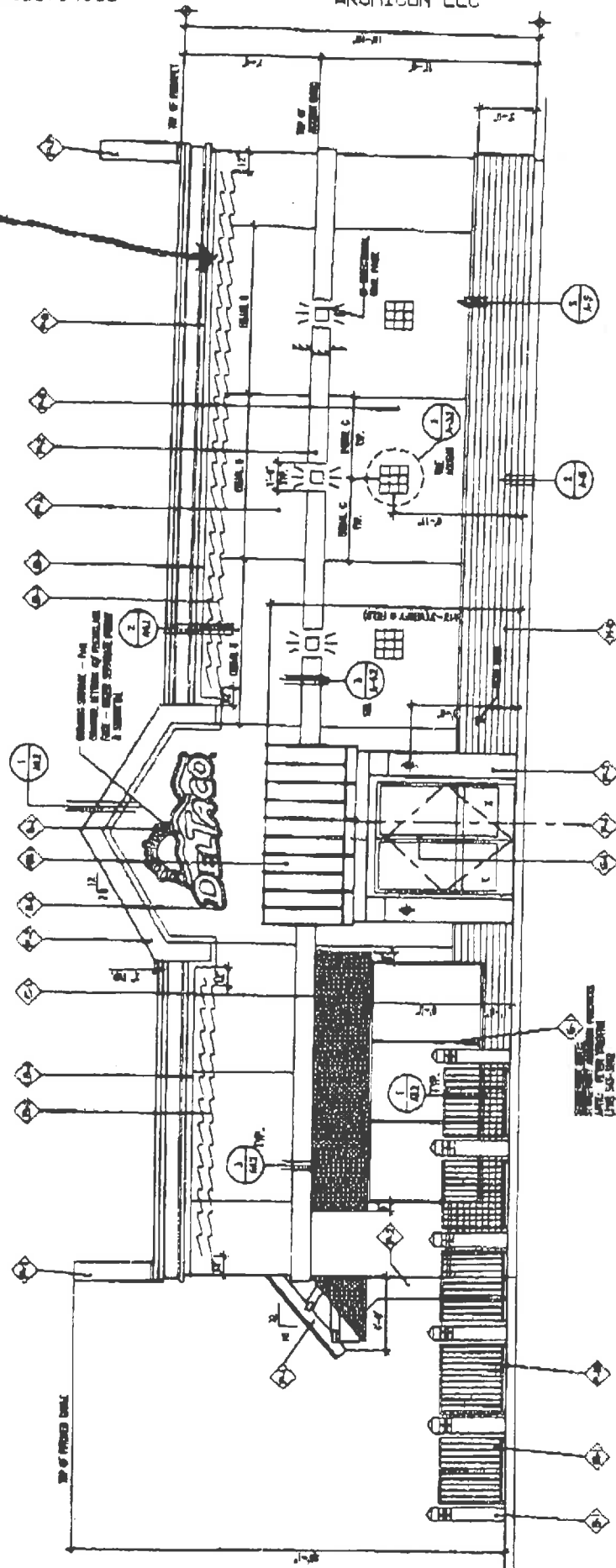
Side Appendix



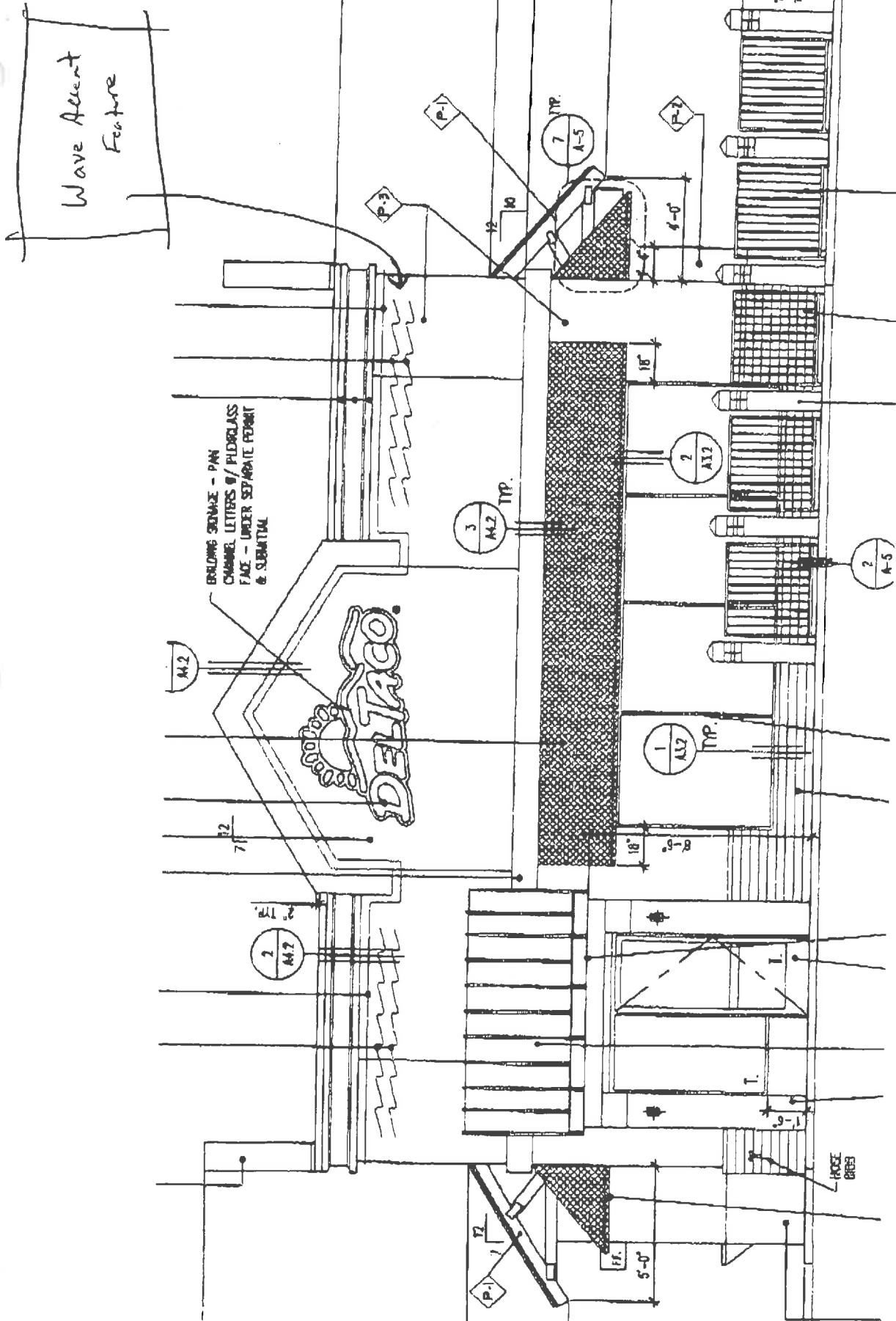
- Key
- ① - Directional Signs
 - ② - menu board

1/8" SCALE

Wave Accent
Feature

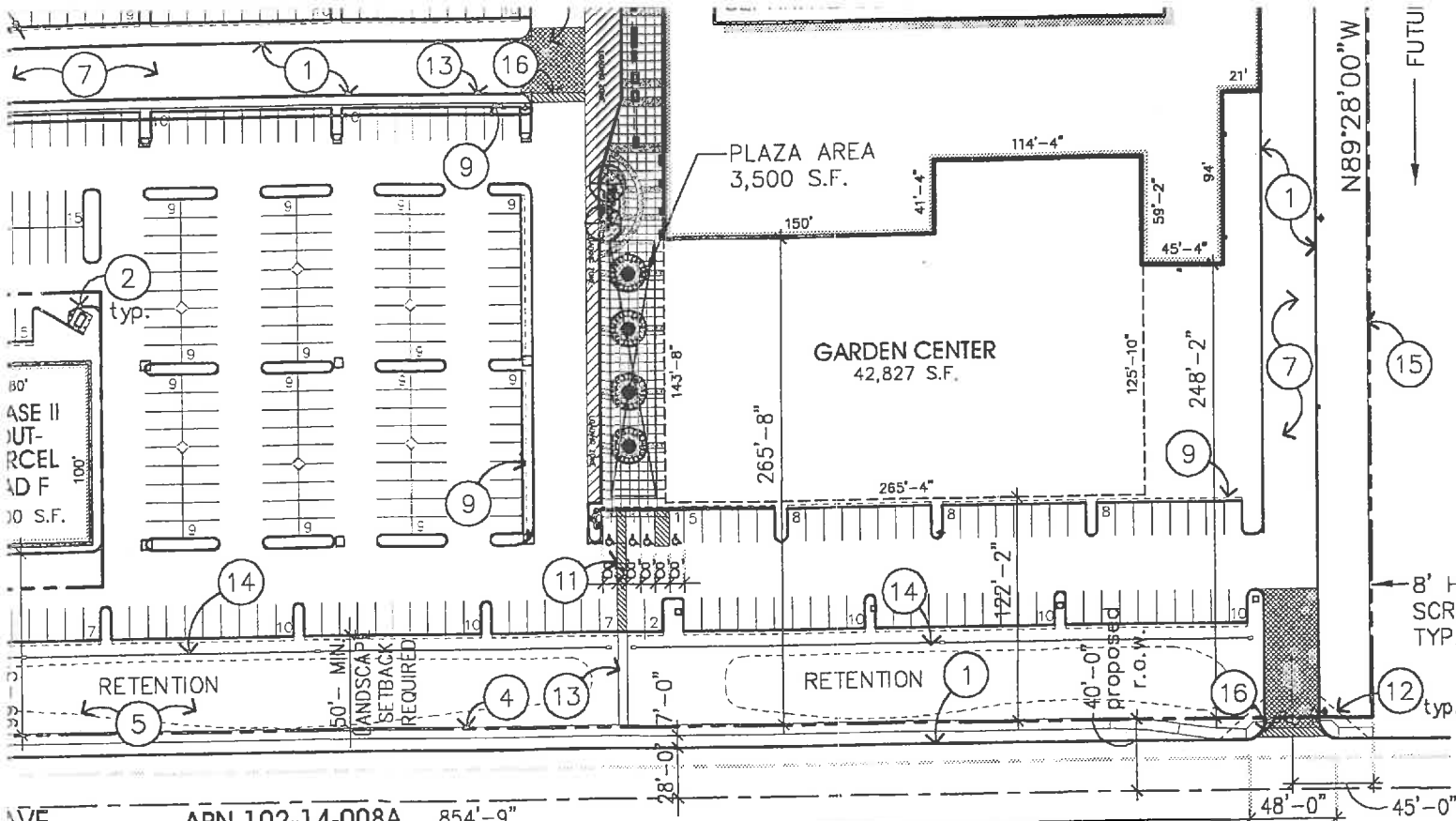


Note: This is a standard/prototypical Del Taco Building, not the Aqua Fire Tower Center Elevators



Note: This is a standard/prototypical Delta Building, not the Aqua Fire Tower Center Elevations

NO.	MANUFACTURER	DESCRIPTION
B-1	CUSTOM	PATIO BOLLARD - SEE DETAIL 15/A 1.2 (COLOR P-2)
C-1	SUPREME	VINYL CANOPY - COLOR: #1910-RED (TO BE SUPPLIED BY UNIVERSAL AWNING: 818-259-6252)
CT-1	DAL-TILE	CERAMIC TILE - COLOR: RED #DM-7 6x6 (N.I.C.)
CT-2	DAL-TILE	CERAMIC TILE - COLOR: YELLOW #DH-50 6x6 (N.I.C.)
CT-3	DAL-TILE	CERAMIC TILE - COLOR: GREEN #DM-18 6x6 (N.I.C.)
CT-4	DAL-TILE	NOT USED
G-1	STOREFRONT ALUM. PRODUCTS	ALUMINUM STOREFRONT - COLOR: CLEAR ANODIZED
LB-1	LIGHT BAND	EXPOSED RED LED BAND (N.I.C.)
LB-2	METAL ACCENT WAVE ✕	APPLIED METAL ACCENT WAVE RED & GREEN
M-1	YOUNG BLOCK	INTERGRAL COLOR SPLIT-FACE BLOCK, COLOR: "CHOCOLATE"
HR-1	ATLAS INTERNATIONAL, INC.	STANDING SEAM METAL ROOF - (1") (24GA.) (SEAMS 12" O.C., PCS100) FACTORY APPLIED COLOR TO MATCH P-1
P-1	DUNN EDWARDS	PAINT - COLOR: DUNN EDWARDS "VELVET" DE 558
P-2	DUNN EDWARDS	PAINT - COLOR: DUNN EDWARDS "PORCELAIN MONA" DE 130 L1
P-3	SHERWIN WILLIAMS	PAINT - COLOR: SHERWIN WILLIAMS "TERRAIN TAN" SW 2177
P-4	SHERWIN WILLIAMS	PAINT - COLOR: "SAFETY RED" #SW4081
P-5	SHERWIN WILLIAMS	PAINT - COLOR: SHERWIN WILLIAMS "MIDIEVAL MAUVE" DE 917 M3
P-10	SHERWIN WILLIAMS	POWDER COAT "TERRAIN TAN" SW 2177 (RAILING SEMI-GLOSS)
R-1	CUSTOM	PATIO FENCE - COLOR: P-10
QC-1	QUICK CRETE	TRASH RECEPTICLE #QS SERIES (CONTACT JARA FRASER 909-737-6240) BY G.C.
QC-2	QUICK CRETE	ASH URN CALIFORNIA SERIES (CONTACT JARA FRASER 909-737-6240) BY G.C.
S-1	CUSTOM	EXTERIOR SIGNAGE (NIC)
W-1	READY ACCESS DRIVE-THRU	MODEL #6SS-275 W/ AA100 WINDOW - COLOR: CLEAR ANODIZED (CONTACT: VINCENT ASTA 800-621-5045)



THE HEIGHT OF THE PARKING LOT LIGHTS WITHIN 150' OF RESIDENTIAL USE TO BE 15'. HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.

7. ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.

DESIGN THEME WITH THE APPROVED DESIGN PLAN. CORPORATE ARCHITECTURAL MUST BE TEMPERED TO BE COMPATIBLE WITH THE DESIGN OF THE CENTER. MATERIALS AND COLORS OF ALL BUILDINGS SHALL BE UNIFORM. REFLECTIVE MATERIALS (SUCH AS PLASTICS AND METAL) AND BRIGHT COLORS WILL BE USED AS ACCENTS.

16. ALL OUTDOOR STORAGE OF MATERIALS, INCLUDING PALLETS, MUST BE WITHIN A ROOFED ENCLOSURE. THIS ENCLOSURE MUST MATCH THE ARCHITECTURE OF THE SHOPPING CENTER.

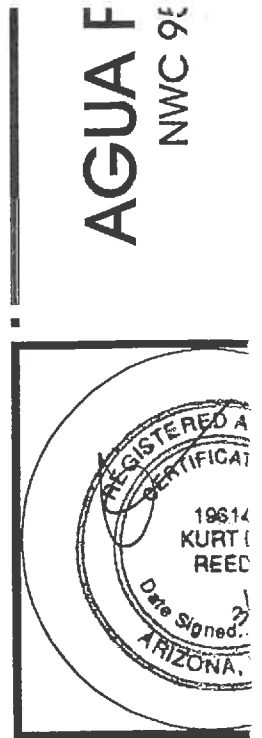
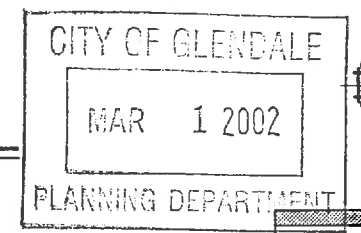
17. ALL SITE WALLS, SITE LANDSCAPING AND SITE LIGHTING ARE TO MATCH.

18. FUTURE GAS PAD, PAD B, C, D, E AND F REQUIRE SEPARATE DESIGN REVIEW APPROVAL



SITE PLAN

SCALE: 1" = 100'-0"

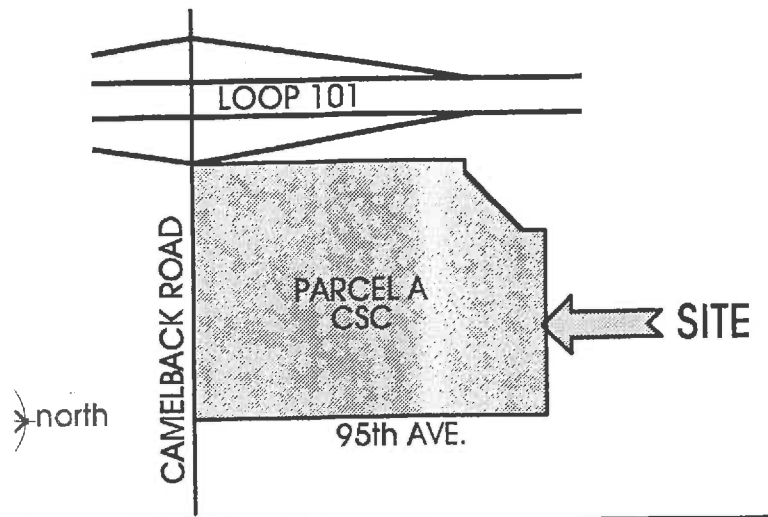


APN 102-14-008A 854'-9"
OWNER: GLADYS BOULAIS

UTILITY COMMITMENT TABLE

OWNER:	CITY OF GLENDALE
OWNER:	CITY OF GLENDALE
OWNER:	SALT RIVER PROJECT
TELEPHONE:	US WEST COMMUNICATIONS
	SOUTHWEST GAS

VICINITY MAP:



EXISTING ZONING:	CSC COMMUNITY SHOPPING CENTER
LAND AREA:	
GROSS:	
PHASE I	1,473,822 S.F. = 33.83± AC.
PHASE II	1,045,800 S.F. = 24.01± AC.
TOTAL GROSS	2,519,623 S.F. = 57.84± AC.
NET:	
PHASE I	1,336,371 S.F. = 30.67± AC.
PHASE II	1,007,653 S.F. = 23.16± AC.
TOTAL NET	2,345,024 S.F. = 53.82± AC.
PHASE I	
MAJOR A (RETAIL)	986,281 S.F.
MAJOR A (GARDEN CENTER)	14,474 S.F.
MAJOR D (RETAIL)+	15,000 S.F.
SHOPS A (RETAIL)	= 138,811 S.F.
SHOPS C (RETAIL/FOOD)	73,424 S.F.
PAD B (RESTAURANT)	41,025 S.F.
PAD C (RESTAURANT)	33,202 S.F.
PAD D (RESTAURANT)	39,651 S.F.
PAD E (RETAIL)	26,467 S.F.
TOTAL PHASE I:	272,938 S.F.
PHASE II	
MAJOR E (RETAIL)+	28,866 S.F.
MAJOR F (RETAIL)+	23,591 S.F.
MAJOR G (RETAIL)+	135,255 S.F.
MAJOR G (GARDEN CENTER)	42,827 S.F.
SHOPS B (REST.) =	960,791 S.F.
PAD F (RETAIL)	48,058 S.F.
TOTAL PHASE II:	263,201 S.F.
TOTAL BUILDING AREA:	536,139 S.F.

LOT COVERAGE:	
PHASE I	(272,767/1,336,371) = 20.41%
PHASE II	(263,021/1,007,653) = 26.10%
TOTAL	(539,322/2,387,475) = 22.84%
FLOOR AREA RATIO:	
PHASE I	0.20
PHASE II	0.26
TOTAL	0.23
BUILDING HEIGHT:	40'-0" MAX.
OCCUPANCY:	
CONSTRUCTION:	
LANDSCAPE REQUIRED	20% 503,925 S.F.
LANDSCAPE PROVIDED	23% 580,941 S.F.
LANDSCAPE PROVIDED PHASE 1	73% 416,779 SF
LANDSCAPE PROVIDED PHASE 2	27% 164,162 SF
PARKING REQUIRED:	(1 SPACE PER 250 S.F. RETAIL/SHOPPING CENTER)
	(1 SPACES PER 100 S.F. REST.)
	(1 SPACE PER 5,000 S.F. GARDEN CENTER)
PHASE I	
MAJOR A (RETAIL)	817 SPACES
MAJOR A (GARDEN CENTER)	58,3 SPACES
MAJOR D (RETAIL)	60 SPACES
SHOPS A (RETAIL)	44 SPACES
SHOPS C (RETAIL/FOOD)	54 SPACES
PAD B (RESTAURANT)	33 SPACES
PAD C (RESTAURANT)	28 SPACES
PAD D (RESTAURANT)	55 SPACES
PAD E (RETAIL)	22 SPACES
TOTAL PHASE I:	1,107 SPACES
PHASE II	
MAJOR E (RETAIL)	118 SPACES
MAJOR F (RETAIL)	94 SPACES
MAJOR G (RETAIL)	550 SPACES
SHOPS B (REST.)	79 SPACES
PAD F (RETAIL)	64 SPACES
TOTAL PHASE II:	905 SPACES
TOTAL PROVIDED:	2,321 SPACES
ACCESSIBLE PARKING REQUIRED:	21 SPACES
ACCESSIBLE PARKING PROVIDED:	37 SPACES

PHASE II	
MAJOR E (RETAIL)	115 SPACES
MAJOR F (RETAIL)	94 SPACES
MAJOR G (RETAIL)	541 SPACES
MAJOR G (GARDEN CENTER)	9 SPACES
SHOPS B (RETAIL/FOOD)	98 SPACES
PAD F (RETAIL)	32 SPACES
TOTAL PHASE II:	889 SPACES
ACCESSIBLE PARKING REQUIRED	18 SPACES
ACCESSIBLE PARKING PROVIDED	22 SPACES
PARKING PROVIDED:	
PHASE I	
MAJOR A	967 SPACES
MAJOR D	117 SPACES
SHOPS A	67 SPACES
SHOPS C	74 SPACES
PAD B (RESTAURANT)	33 SPACES
PAD C (RESTAURANT)	28 SPACES
PAD D (RESTAURANT)	42 SPACES
PAD E	27 SPACES
TOTAL PHASE I:	1,416 SPACES
PHASE II	
MAJOR E	118 SPACES
MAJOR F	94 SPACES
MAJOR G	550 SPACES
SHOPS B	79 SPACES
PAD F	64 SPACES
TOTAL PHASE II:	905 SPACES
TOTAL PROVIDED:	2,321 SPACES

SITE PLAN

Job No: 99128
Date: 25 JAN 02
Scale: SEE PLAN
Drawn: RR
Checked: WCS

AGUA FRIA TOWNE CENTER