

Bethany 101

9801 W Bethany Home Road

Planned Area Development

Submitted: Jan. 20.2014

Resubmitted: Jan. 30.2014

ZON 14-01



LIFESTYLE FURNITURE

RECEIVED

JAN 30 2014

Glendale Planning Dept.

Bethany Home Road & Loop 101
Glendale, Arizona

Bethany 101
American Furniture Warehouse
Planned Area Development

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Bethany 101
American Furniture Warehouse
Planned Area Development

Development Team

Owner: **American Furniture Warehouse**
Kevin Michalek
8820 American Way
Englewood, Colorado 80112
kmichalek@afwonline.com

Architecture: **Butler Design Group, Inc.**
Rick Butler / Clay Chiappini
5017 East Washington Street, Suite 107
Phoenix, Arizona 85034
602 / 957.1800
rbutler@butlerdesigngroup.com
clayc@butlerdesigngroup.com

Engineer: **Bowman Consulting Group**
Troy Peterson
1295 West Washington Street, Suite 108
Tempe, Arizona 85281
480 / 629.8830
tpeterson@bowmanconsulting.com

Landscape: **Laskin & Associates, Inc.**
Hardy Laskin
67 East Weldon Avenue, Suite 230
Phoenix, Arizona 85012
602 / 840.7771
hardy@laskindesign.com

Bethany 101
American Furniture Warehouse
Planned Area Development

Development Team cont.

Signage:

Royal Sign Company

Dane Alvord
2631 North 31st Avenue
Phoenix, Arizona 85009
602 / 278.6286

Applicant / Legal Representative:

Withey Morris PLC

Michael B. Withey
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016
602 / 230.0600
m@witheymorris.com

I. Introduction

This application (the "Application") is requesting to rezone property generally located at the southeast corner of 99th Avenue and Bethany Home Road (the "Property") from Planned Area Development (Bella Villagio) to a new Planned Area Development (the "Bethany 101 PAD") to allow American Furniture Warehouse to open a new facility and other commercial/employment uses.

American Furniture Warehouse ("AFW") was founded in 1975. Today, AFW is one of the top retail furniture companies in the United States. With sales exceeding \$350 million in 2012 and with 1,800 employees, AFW is one of the largest privately held businesses in the United States. AFW has locations throughout Colorado, and is seeking additional opportunities in Arizona, and in the City of Glendale.

II. Location / Topography and Physical Features

The Property, which is comprised of approximately 47 gross acres, is immediately bounded to the north by Bethany Home Road; to the east by Loop 101 Agua Fria Freeway; and to the west by 99th Avenue. (See **Exhibit 1 – Vicinity Map**). The property immediately to the south is partially improved with the Western Maricopa Education Center and professional offices zoned Commercial-Office. (See **Exhibit 2 – Aerial Map**).

The Property is currently fallow farmland, and gently slopes from the northeast to southwest.

III. Relationship to Adjacent Properties

The property to the north is undeveloped vacant land zoned Planned Area Development, and owned by the City of Glendale; the property to the northeast is University of Phoenix Stadium; the property to the east is existing agricultural fields zoned Planned Area Development; the property to the west is existing agricultural fields zoned Planned Community District in the City of Phoenix.

IV. General Plan Land Use

The City of Glendale General Plan designates the Property as Entertainment Mixed-Use. The Property is also subject to the Airpark Character Area and Airpark Design Guidelines of the Western Area Plan General Plan Update which became effective on July 4, 2002. A Minor General Plan Amendment application to change the land use designation from Entertainment Mixed-use to Planned Commercial has been submitted for City of Glendale review and approval concurrently with the Bethany 101 PAD.

V. General Provisions

The intent of the Bethany 101 PAD is to modify certain provisions of the City of Glendale Zoning Ordinance (the "Zoning Ordinance") to facilitate a quality, context specific development that fulfills the City of Glendale's goals and objectives.

The Bethany 101 PAD has been prepared pursuant to the current Section 5.900 PAD-Planned Area Development of the Zoning Ordinance creating specific land uses, development standards and design guidelines specific to the context of the project site. The provisions of this PAD apply to property within the project boundary. (See **Exhibit 3 – Legal Description**).

Zoning provisions not specifically regulated by the Bethany 101 PAD are governed by the Zoning Ordinance. In the event of a conflict between a provision of the Bethany 101 PAD and a provision of the Zoning Ordinance, the Bethany 101 PAD prevails.

All site plans, landscape plans, signage plans, etc. within the Bethany 101 PAD are preliminary and conceptual, intended to be illustrative of the character and quality of the development, and may be modified during the final design and site plan review approvals. The images do not necessarily convey final design concepts, colors or materials. All parcels and lot lines are conceptual and illustrative, and may be changed by the Subdivision Plat or Minor Land Division process. Specific plans for individual development projects will be processed through the City of Glendale site plan review process.

VI. Permitted Uses

All uses under the current City of Glendale C-2 General Commercial and Commercial-Office C-O zoning districts, and additionally the following uses as a matter of right:

1. A single furniture retail showroom, including warehouse and inventory storage, greater than seventy-five thousand (75,000) square-feet of gross floor area.
2. Outdoor display of merchandise accessory to furniture showrooms, sales, warehousing and inventory storage.
3. Truck repair and maintenance within an enclosed building accessory to furniture showrooms, sales, warehousing and inventory storage.
4. Fueling accessory to furniture showrooms, sales, warehousing and inventory storage.

Prohibited Uses. Pawn shops, Auto Repair, Title Loan Companies, Tattoo Parlors, Drive Thru Liquor Stores, Adult Businesses and Sexually Oriented Businesses.

VII. Development Standards (Yard, Height, Area)

The development standards for the current City of Glendale C-2 General Commercial zoning district shall apply on the Property, except for the development standard modifications set forth in the Bethany 101 PAD. In the event of a conflict between the Development Standards of the Bethany Home 101 and the Zoning Ordinance, the Bethany 101 PAD prevails:

1. **Building Height:** Maximum sixty (60) feet. Gabled roofs, towers and other architectural projections may exceed the maximum building height
2. **Building Setbacks:**

Front	Rear	Side	Street Side
25-feet	15-feet	15-feet	20-feet

3. Off-Street Parking Calculation and Dimensions:

- i. Furniture showroom and sales, including showroom and sales mezzanine: 1 space / 400 square-feet.
- ii. Furniture warehouse and inventory storage, including furniture warehouse and inventory, including furniture warehouse and inventory mezzanine, and maintenance areas: 1 space / 1,000 square-feet.

4. Minimum stall dimension: 9'6" x 18'.

VIII. Phasing (See Exhibit 4 – Parcel Map).

Parcel A. The intent is to develop Parcel A in one phase.

Parcel B. Individual buildings (together with the necessary site work and infrastructure for those buildings) will be developed within the Property as market conditions warrant. Plans for each phase will be submitted to City of Glendale Staff.

IX. Site Plan

The Site Plan is strategically laid out to maximize exposure for buildings along the Loop 101 Agua Fria Freeway, while also creating easy and logical vehicular access for its customers from 99th Avenue and Bethany Home Road. The primary user's showroom is located on the north end of the building with the main store entry centered on the north wall. All customer parking is conveniently located north, northwest and west of the entry for easy and convenient access, with pedestrian sidewalks leading from all areas to the entry. The primary user's warehouse is located south of the showroom, with all truck access, loading and maneuvering west of the building. Truck access is provided at the southwest corner of Parcel A, and separated from the other customer driveways along 99th Avenue. A significant landscape buffer and 8-foot high screen wall is provided to screen trucks/loading from view from 99th Avenue. (See Exhibit 5 – Site Plan).

X. Architecture

Parcel A. The building design incorporates a number of signature elements. Founders Block masonry (*brick-like appearance*), split-face CMU and “honed” smooth face block accents articulate the wall planes and tower elements. Reveal patterns and a color palette consisting of warm desert hues will add articulation and visual interest to the exterior wall planes. (See **Exhibit 6 – Elevation** and **Exhibit 7 – Colors and Materials Palette**). Gabled roofs and corner towers pronounce the main entry, and add an *agrarian*-like design character. The north towers also have internally illuminated frosted glass elements that add a contemporary contrast, and offer a *lantern*-like glow during the evening. The signature *red-white-blue* accent banding is also strategically incorporated for additional design and contrast.

Parcel B. The architecture will complement the architecture in Parcel A, and comply with the City of Glendale standards and objectives. Design for Parcel B buildings will be reviewed during the standard City of Glendale review process.

XI. Signage

Signage on the Property shall comply with **Exhibit 8 – Signage**. In addition, signage shall be permitted in accordance with the current City of Glendale C-2 General Commercial zoning district.

XII. Street Improvements

Street Improvements to 99th Avenue and Bethany Home Road that are required for the functionality of the site development will be designed and constructed according to City of Glendale standard requirements.

XIII. Driveway Improvements

Parcel A. Driveways will be installed to access Parcel A on 99th Avenue and Bethany Home Road. The driveway on 99th Avenue at the Montebello Avenue alignment will be full access. The other driveways on 99th Avenue accessing Parcel A will be limited to right-in, right-out and left-in movements. The driveway on Bethany Home Road will be limited to right-in, right-out movements. Due to conflicts with the

existing power poles along the east side of 99th Avenue, right-turn deceleration lanes will not be installed at the project driveways.

Parcel B. Access to Parcel B will be provided from the Missouri Drive alignment.

XIV. Grading and Drainage

The Loop 101 Agua Fria Freeway improvements on the east side of the Property prevent any off-site water from entering the site. Development on the Property will be designed to retain storm water for a 100-year, 2-hour storm in surface retention basins. Run-off from the adjacent half-streets of 99th Avenue and a portion of Bethany Home Road will also be retained on the Property. The finished floor of the building will be set at an elevation that protects it from a 100-year storm event.

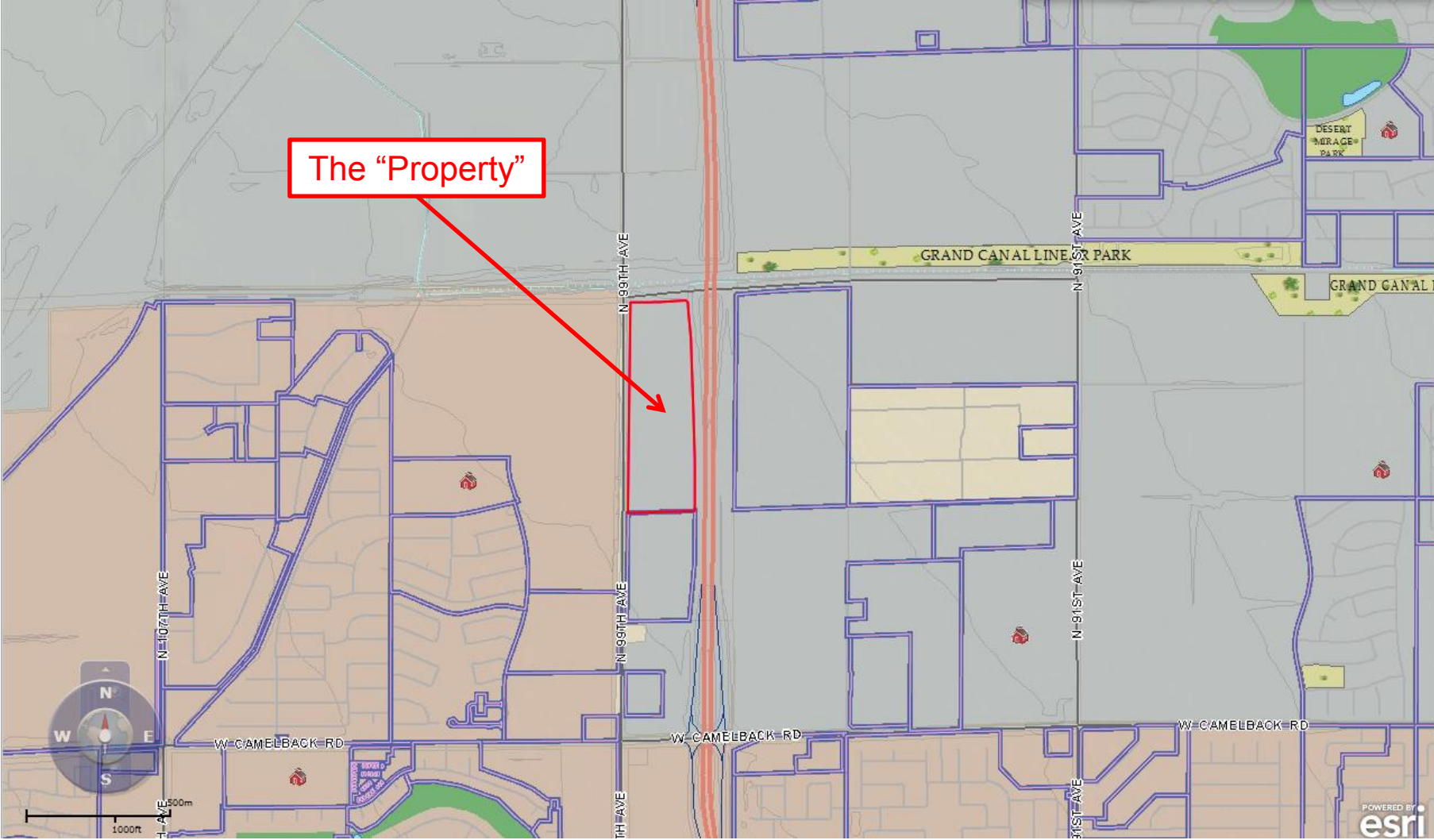
XV. Infrastructure / Utilities

Public sewer and water will be provided to the Property by the City of Glendale. Sewer will drain to an existing line in 99th Avenue. Water connections for potable use and fire protection will be provided from existing public water lines in 99th Avenue and Bethany Home Road. Electricity will be provided by Salt River Project via connection to existing facilities along the Property's 99th Avenue frontage. Natural gas will be provided by Southwest Gas. Data and communication services will be provided by Qwest and Cox Communications.

XVI. Summary

The Bethany 101 PAD is designed to facilitate a regional commercial development on a highly visible and accessible site along Loop 101 Agua Fria Freeway, a major thoroughfare, within a growing area of the City of Glendale. The Bethany 101 PAD establishes a mix of commercial and employment uses compatible with the surrounding properties, and importantly, provides new tax revenues for the City of Glendale.

Exhibit 1 – Vicinity Map



A parcel of land lying within Section 16, Township 2 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the west quarter corner of said Section 16, a Maricopa County Highway Department (M.C.H.D.) brass cap in handhole, from which the northwest corner of said Section 16, a M.C.H.D. brass cap flush bears North 00°53'52" East (basis of bearing), a distance of 2637.73 feet, said west quarter corner being the **POINT OF BEGINNING**;

THENCE along the west line of said section, North 00°53'52" East, a distance of 2504.29 feet;

THENCE leaving said west line, South 89°06'08" East, a distance of 90.00 feet, to the easterly right-of-way line of 99th Avenue;

THENCE leaving said easterly right-of-way line, North 89°37'16" East, a distance of 315.57 feet;

THENCE North 86°37'52" East, a distance of 346.70 feet;

THENCE South 04°04'41" East, a distance of 201.67 feet;

THENCE South 04°58'44" East, a distance of 301.50 feet;

THENCE South 01°48'47" East, a distance of 900.89 feet;

THENCE South 01°33'31" East, a distance of 500.40 feet;

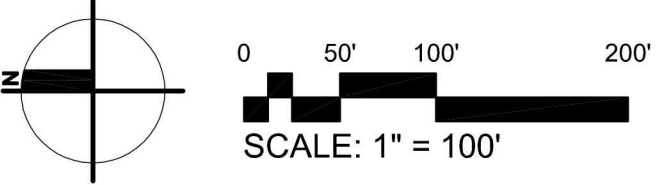
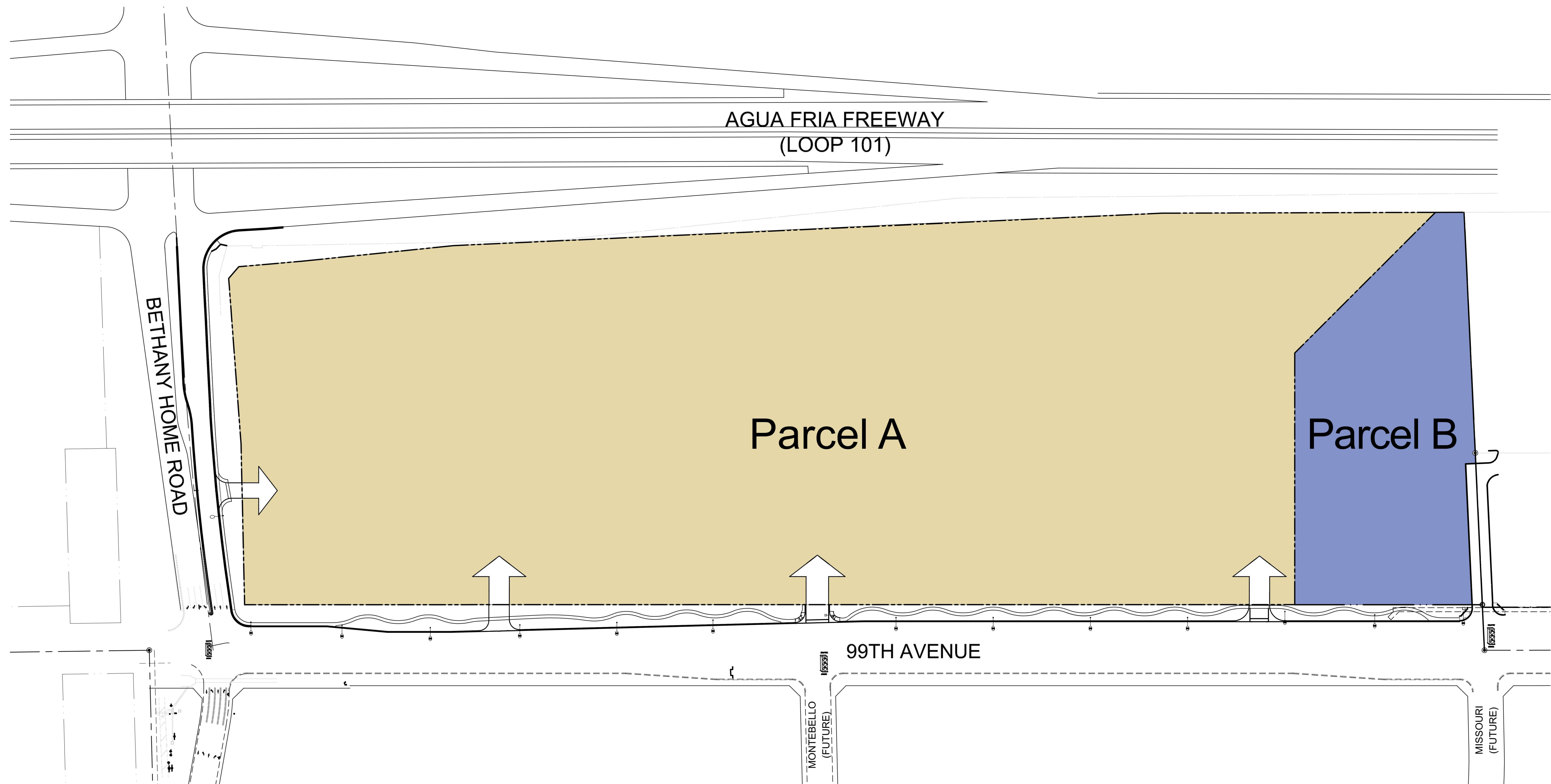
THENCE South 00°43'54" West, a distance of 596.26 feet, to the east-west mid-section line of said section;

THENCE along said east-west mid-section line, South 88°14'17" West, a distance of 866.31 feet, to the **POINT OF BEGINNING**.

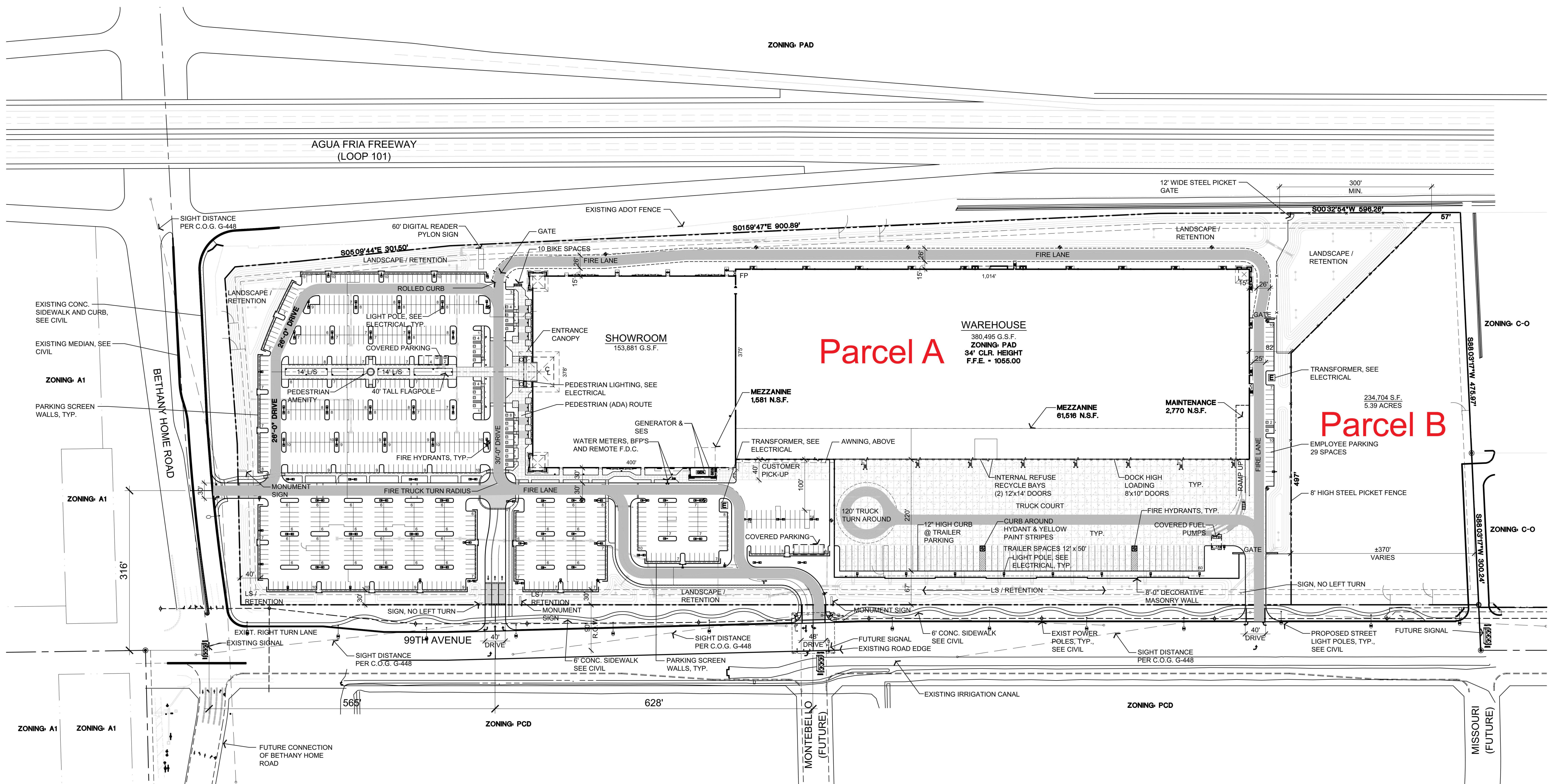
Containing 47.5021 acres, or 2,069,191 square feet of land, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on a Record of Survey recorded in Book 926, page 9, Maricopa County Records (M.C.R.) and other client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2007 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.



PARCEL EXHIBIT



Parcel A

Parcel B

SITE PLAN

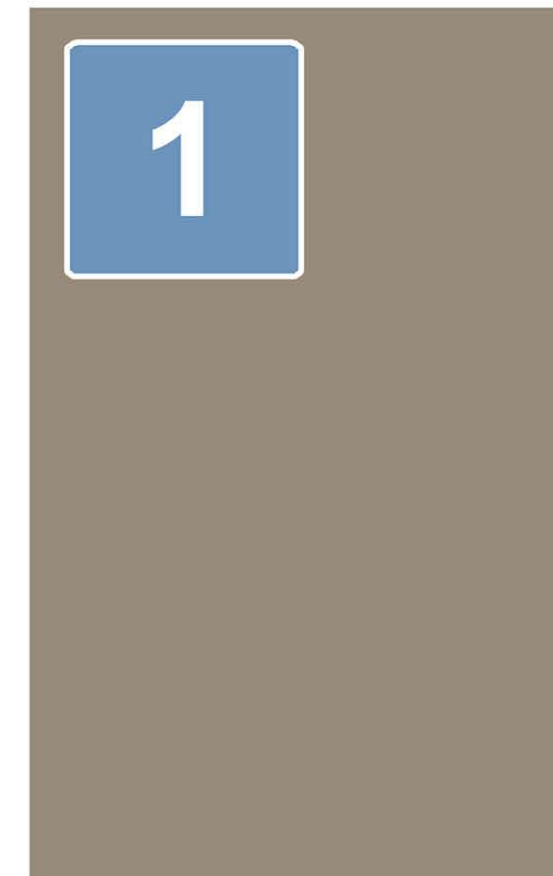




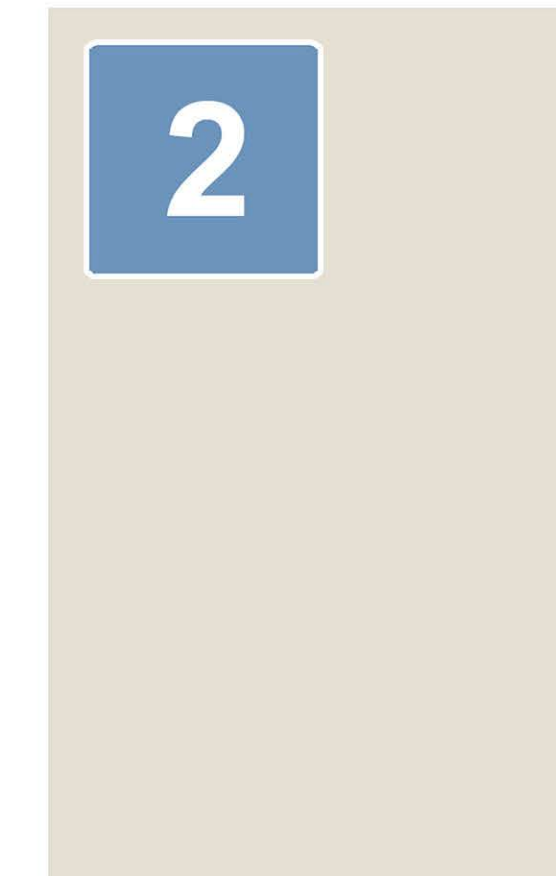
ILLUSTRATIVE RENDERING



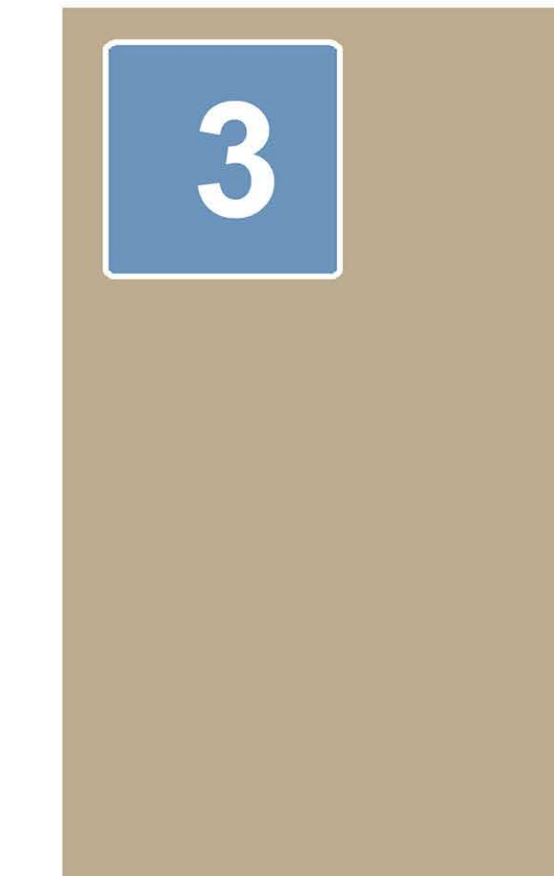
Paint Dunn Edwards



Bison Beige
DEC750



Heather
DEC773

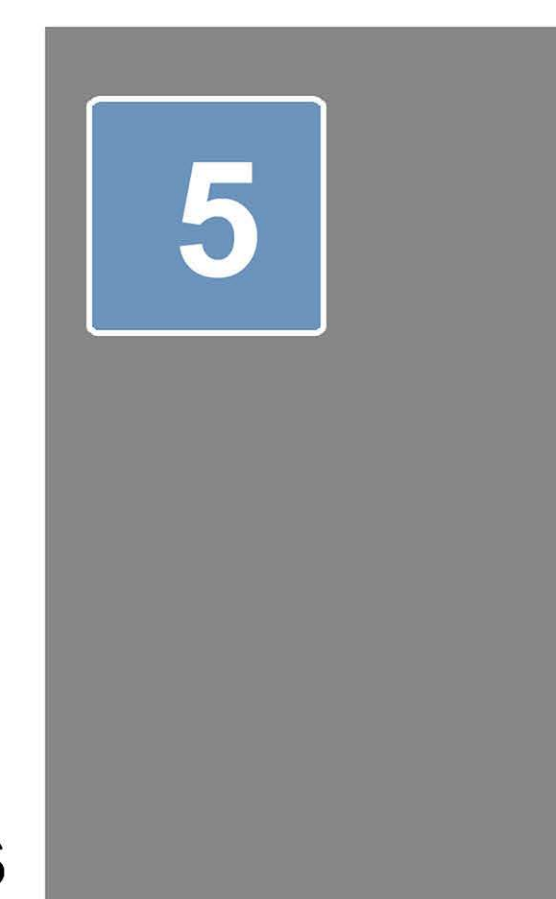


Egyptian Sand
DE6207

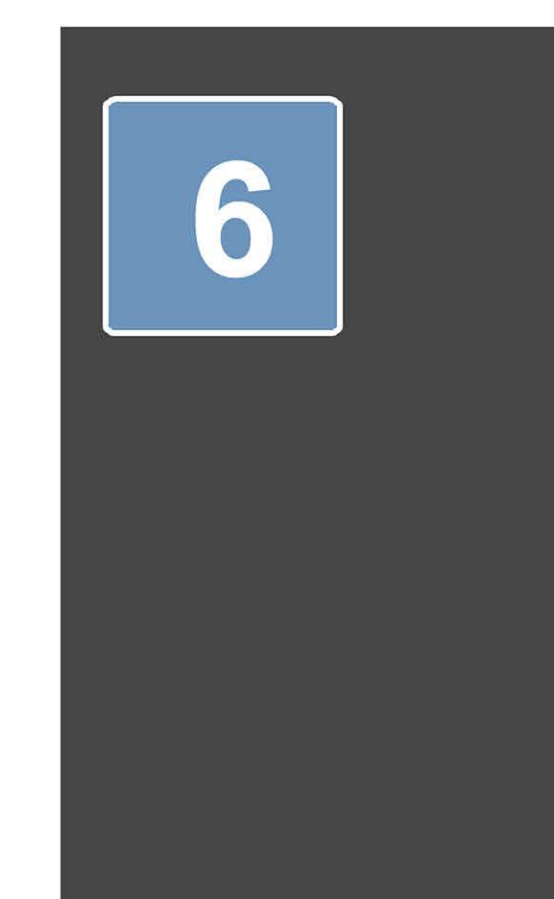


Accent Bands

Red / White / Blue



Looking Glass
DE6376



Boat Anchor
DE6377

Concrete Color Pavement - Davis



Sandstone
5237



Adobe
61078



Cobblestone
860

Storefront



Aluminum Frame -
Clear Anodized

Roofing AEP-SPAN



Cool Zitique II with Zincolume

Concrete Block Superlite



Honed & Splitface - Pearl



Founders Finish - Sedona Blend



Conc. Base Panel (16"x32") - Davis
Taupe Sandbast Finish

COLOR & MATERIAL PALETTE

Comprehensive Sign Package

Dane Alvord
dane@royalsign.net
602-278-6286

Provided By

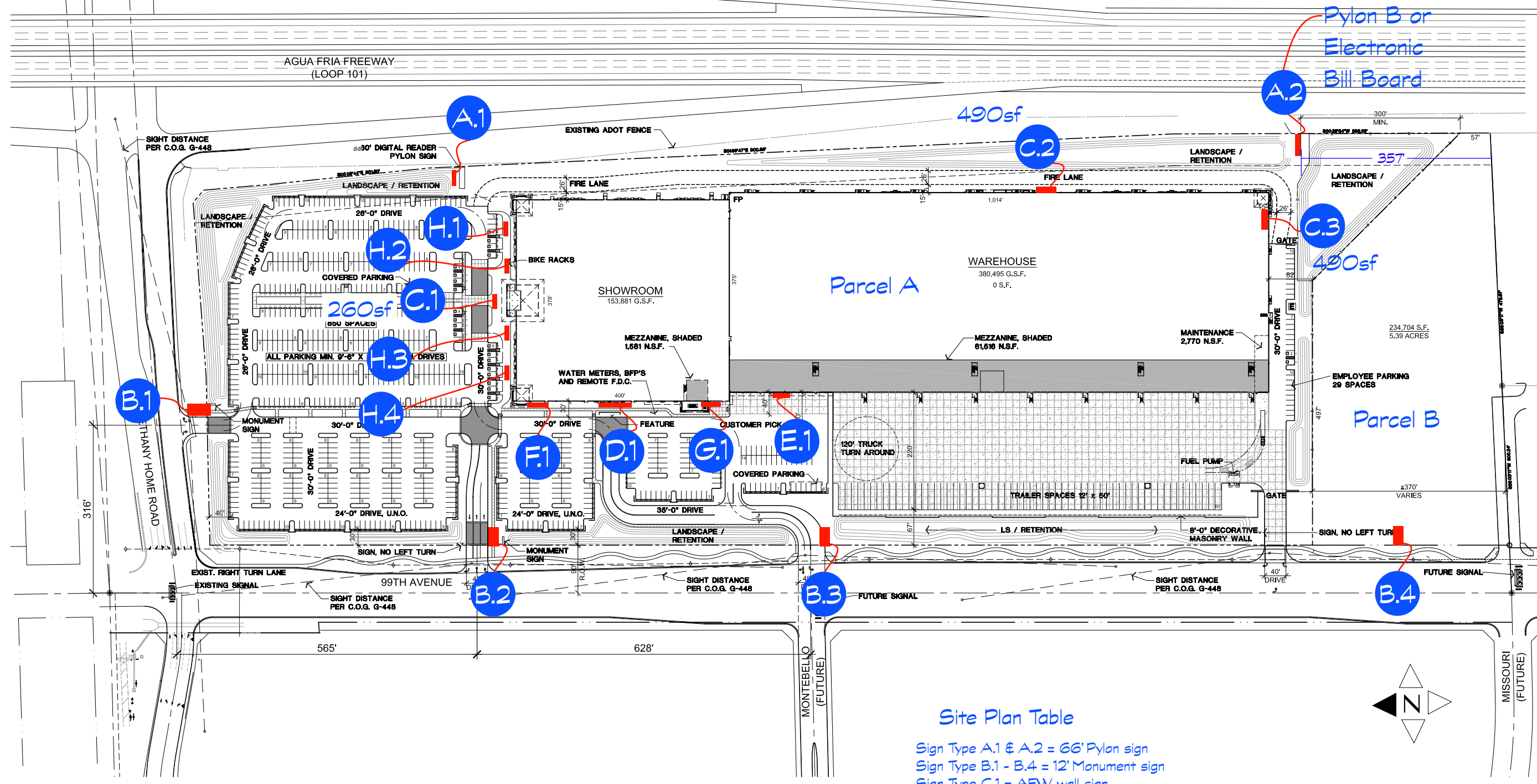


LIFESTYLE FURNITURE

Loop 101 & Bethany Home Rd.
Glendale, AZ



LIFESTYLE FURNITURE
Site Plan



Site Plan Table

- Sign Type A.1 & A.2 = 66' Pylon sign
- Sign Type B.1 - B.4 = 12' Monument sign
- Sign Type C.1 = AFW wall sign
- Sign Type D.1 = "America's Largest Furniture Store" wall sign
- Sign Type E.1 = "Customer Pick up" wall sign
- Sign Type F.1 = "Arizona's Mattress Store"
- Sign Type G.1 = "Customer Check-In"
- Sign Type H.1 - H.4 = Lifestyle Graphics

Client:
American Furniture Warehouse

Location:
Bethany Home Rd.
& 99th Ave
Glendale, AZ



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Original: 17 Dec 13 CJK
Revision # / Date & Designer:

- 1 13-3001-3014 CJK
- 2 13-3015-3020 CJK
- 3 13-3079-3092 CJK
- 4 6 Jan 14 CJK
- 5 20 Jan 14 CJK
- 6 30 Jan 14 CJK
- 7 n/a
- 8 n/a
- 9 n/a
- 10 n/a

Sales Representative:
Dane Alvord
E-Mail:
dane@royalsign.net

Approval Signatures

X Client

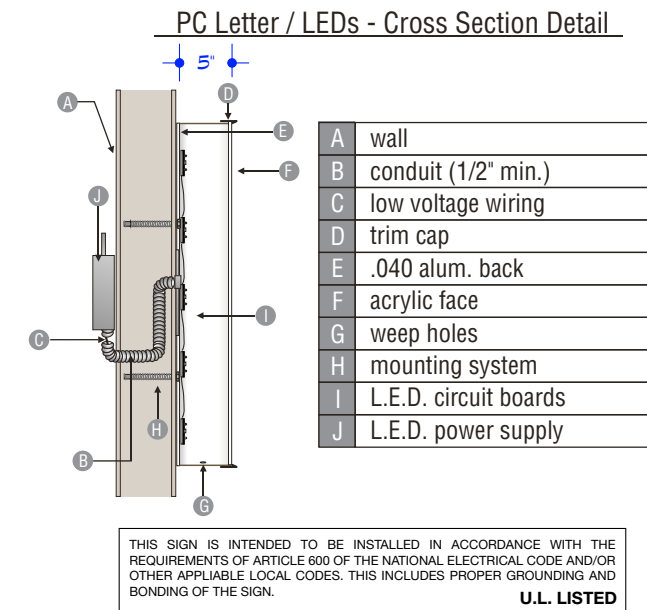
X Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

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 owners' representative wishes to receive detail drawings on all changes during the fabrication process, ROYAL SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title
Exterior

Drawing Number
14-0027



A.1, A.2 MONUMENT SIGN TYPE "A" Scale: 1/8" = 1'-0" Sign Area 540.11sf

Fabricate and install one (1) monument sign. All copy to be internally illuminated PC letters and Logo with vinyl overlay as shown. (3M 3630-15 Yellow, 3M 3630-33 Red, . returns to be 5" deep, returns and trim cap prefinished White.

Client: American Furniture Warehouse

Location: Bethany Home Rd. & 99th Ave Glendale, AZ



2631 N. 31st Ave. Phoenix, AZ 85009 602-278-6286 royalsign.net

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- 8 n/a
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- 10 n/a

Sales Representative: Dane Alvord E-Mail: dane@royalsign.net

Approval Signatures

X Client

X Landlord

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Sheet Title Exterior

Drawing Number

14-0028



B.1, B.2, B.3, B.4

MONUMENT SIGN TYPE "B"

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

Sign Area
60.85sf

Fabricate and install one (1) internally illuminated monument sign.

Client:
American Furniture Warehouse

Location:
Bethany Home Rd.
& 99th Ave
Glendale, AZ



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

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Sales Representative:
Dane Alvord
E-Mail:
dane@royalsign.net

Approval Signatures

X
Client

X
Landlord

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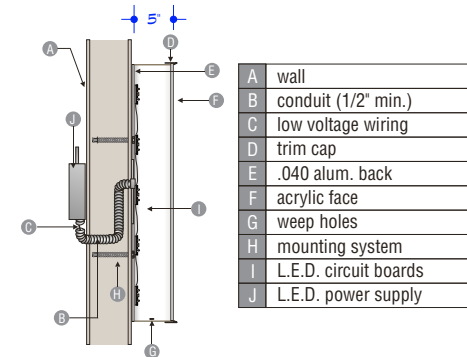
Sheet Title
Exterior

Drawing Number

14-0029



PC Letter / LEDs - Cross Section Detail



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 SIGN.
U.L. LISTED

C.1	LETTER DISPLAY SIGN TYPE "C"	Scale: 3/8" = 1'-0"	Sign Area 274.07sf
------------	------------------------------	------------------------	-----------------------

Fabricate and install one (1) set of 5" deep internally illuminated PC letters. Faces to be White acrylic with 3M translucent vinyl overlay as shown. Returns and trim cap prefinished White. Illuminate with White LED's



N. Elevation
1" = 30'-0"

Client:
American Furniture Warehouse

Location:
Bethany Home Rd.
& 99th Ave
Glendale, AZ



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Phoenix, AZ 85009
602-278-6286
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Sales Representative:
Dane Alvord
E-Mail:
dane@royalsign.net

Approval Signatures

X Client

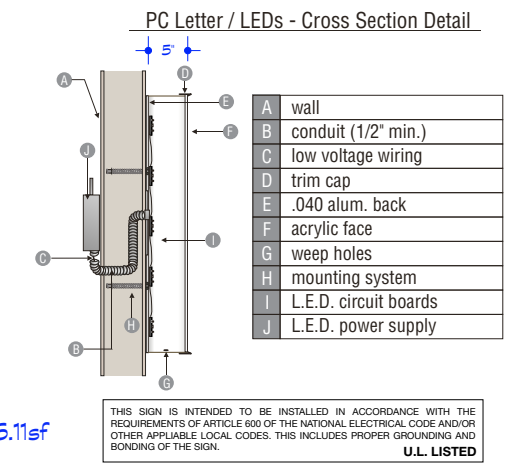
X Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

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Sheet Title
Exterior

Drawing Number
14-0030



Client:
American Furniture Warehouse

Location:
Bethany Home Rd.
& 93th Ave
Glendale, AZ

royal sign

2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

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 - 10 n/a

Sales Representative:
Dane Alvord
E-Mail:
dane@royalsign.net

Approval Signatures

X
Client

X
Landlord

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Sheet Title
Exterior

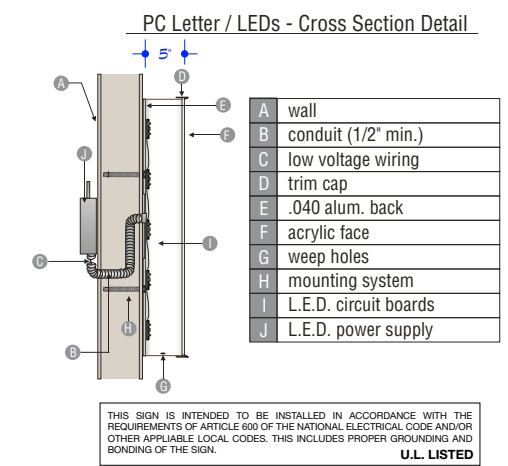
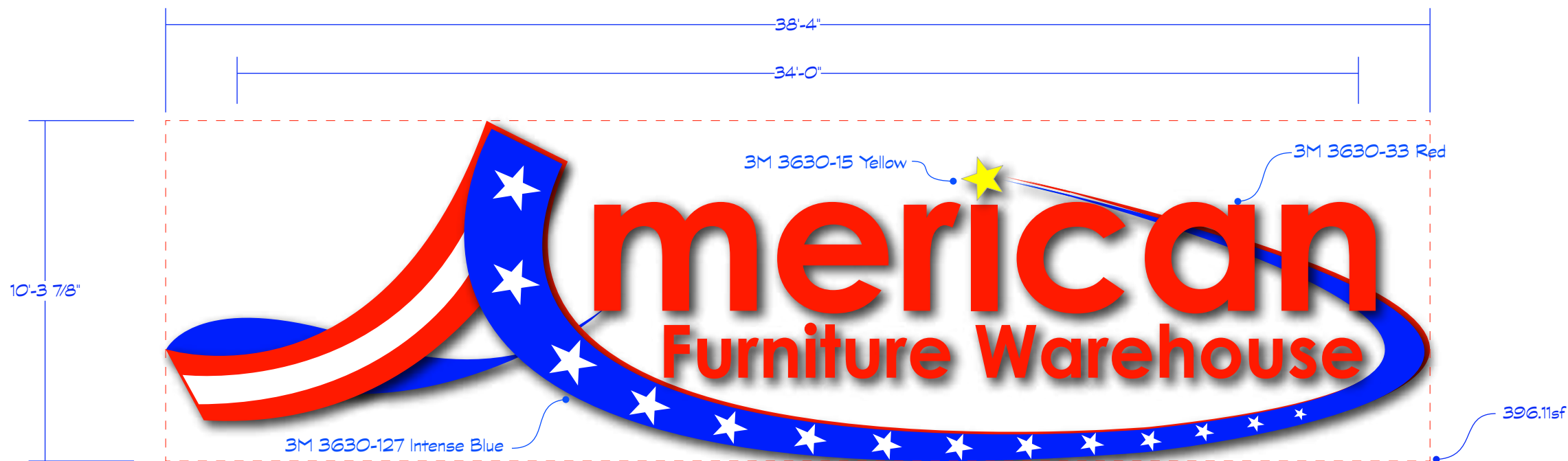
Drawing Number
14-0031

C.2 LETTER DISPLAY SIGN TYPE "C" Scale: 1/4" = 1'-0" Sign Area 486.77sf

Fabricate and install one (1) set of 5" deep internally illuminated PC letters. Faces to be White acrylic with 3M translucent vinyl overlay as shown. Returns and trim cap prefinished White. Illuminate with White LED's



E. Elevation
1/16" = 1'-0"



C.3 LETTER DISPLAY SIGN TYPE "C" Scale: 1/4" = 1'-0" Sign Area 486.77sf

Fabricate and install one (1) set of 5" deep internally illuminated PC letters. Faces to be White acrylic with 3M translucent vinyl overlay as shown. Returns and trim cap prefinished White. Illuminate with White LED's

Client:
American Furniture Warehouse

Location:
Bethany Home Rd.
£ 99th Ave
Glendale, AZ

royal sign
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Phoenix, AZ 85009
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Original: 17 Dec 13 CJK
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- 7 n/a
- 8 n/a
- 9 n/a
- 10 n/a

Sales Representative:
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E-Mail:
dane@royalsign.net

Approval Signatures

X Client

X Landlord

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Sheet Title
Exterior

Drawing Number
14-0032



S. Elevation
1/16" = 1'-0"



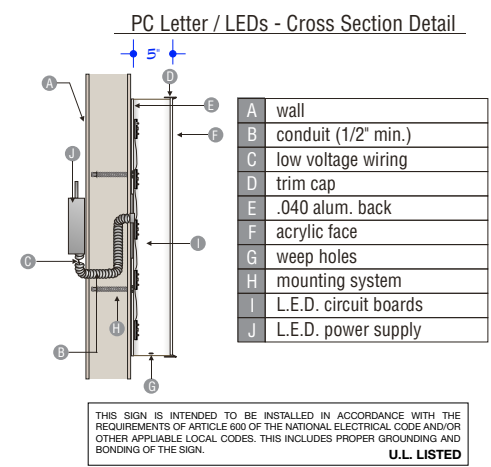
D.1

LETTER DISPLAY SIGN TYPE "D"

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

Sign Area
183.1sf

Fabricate and install one (1) set of 5" deep internally illuminated PC letters. Faces to be White acrylic with 3M translucent vinyl overlay as shown. Returns and trim cap prefinished White. Illuminate with White LED's



W. Elevation
1/16" = 1'-0"

Client:
American Furniture Warehouse

Location:
Bethany Home Rd.
& 99th Ave
Glendale, AZ

royal sign

2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Original: 17 Dec 13 CJK
Revision # / Date & Designer:

- 1 13-3001-3014 CJK
- 2 13-3015-3020 CJK
- 3 13-3079-3092 CJK
- 4 6 Jan 14 CJK
- 5 20 Jan 14 CJK
- 6 n/a
- 7 n/a
- 8 n/a
- 9 n/a
- 10 n/a

Sales Representative:
Dane Alvord
E-Mail:
dane@royalsign.net

Approval Signatures

X Client

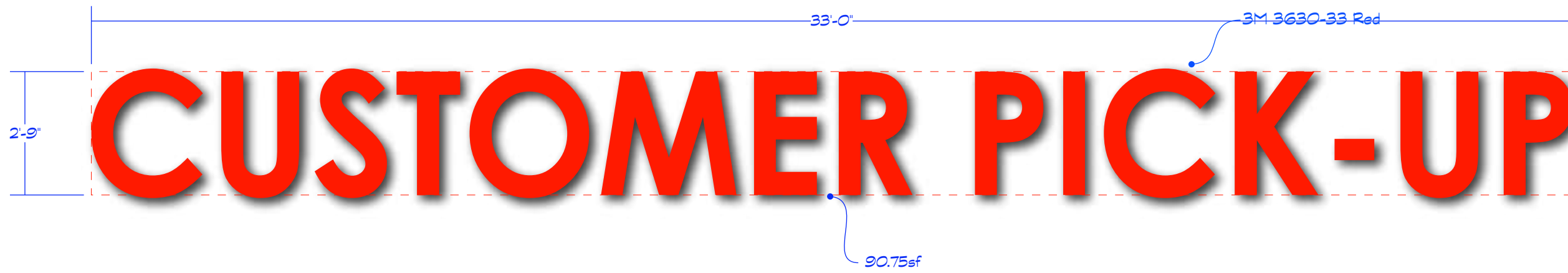
X Landlord

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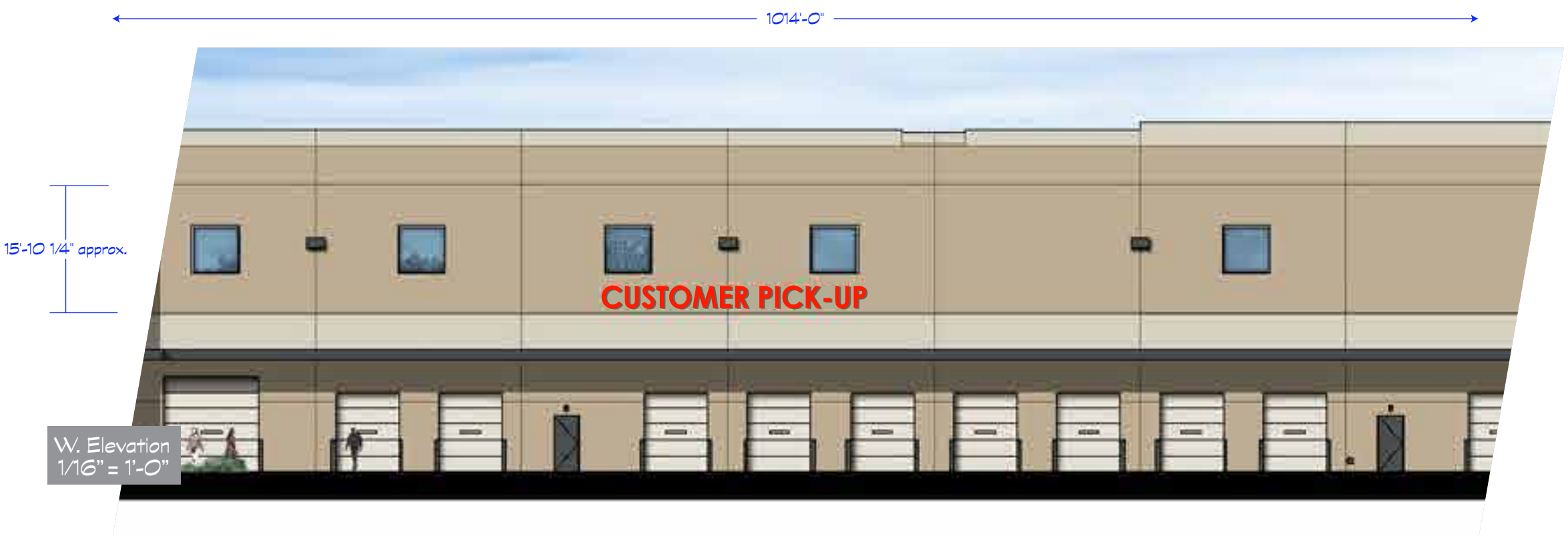
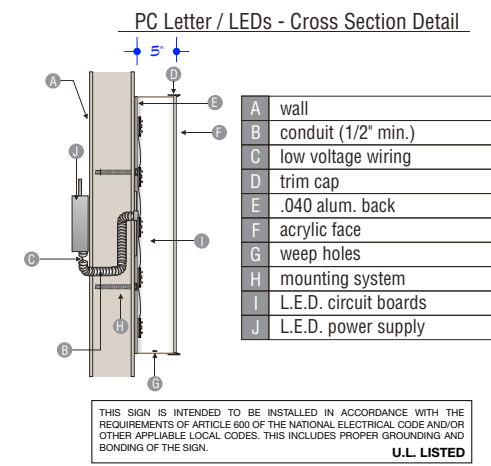
Sheet Title
Exterior

Drawing Number
14-0033



E.1 LETTER DISPLAY SIGN TYPE "E" Scale: 3/8" = 1'-0" Sign Area 90.75sf

Fabricate and install one (1) set of 5" deep internally illuminated PC letters. Faces to be White acrylic with 3M translucent vinyl overlay as shown. Returns and trim cap prefinished White. Illuminate with White LED's



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Sales Representative:
Dane Alvord
E-Mail:
dane@royalsign.net

Approval Signatures

X Client

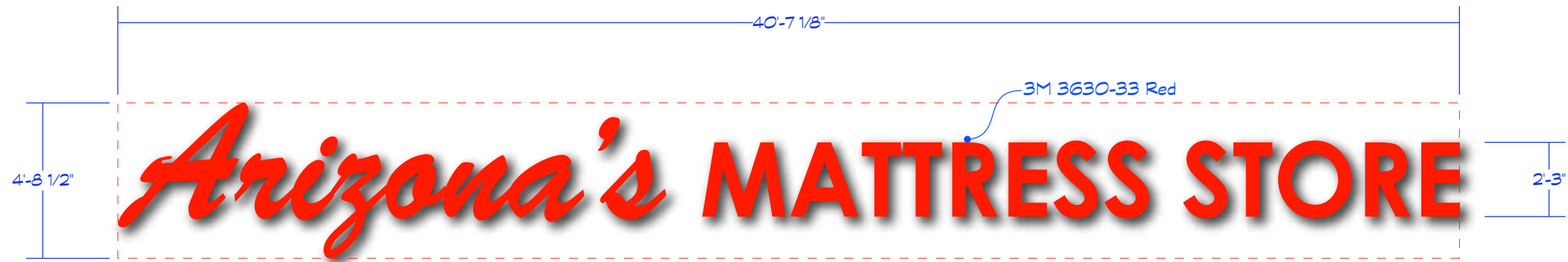
X Landlord

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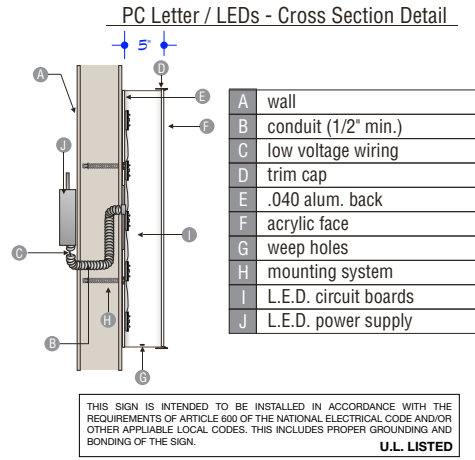
Sheet Title
Exterior

Drawing Number
14-0034



F.1 LETTER DISPLAY SIGN TYPE "F" Scale: 1/4" = 1'-0" Sign Area 191.09sf

Fabricate and install one (1) set of 5" deep internally illuminated PC letters. Faces to be White acrylic with 3M translucent vinyl overlay as shown. Returns and trim cap prefinished White. Illuminate with White LED's



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E 99th Ave
Glendale, AZ



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Sales Representative:
Dane Alvord
E-Mail:
dane@royalsign.net

Approval Signatures

X Client

X Landlord

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Sheet Title
Exterior

Drawing Number

14-0035

28'-2 3/8"

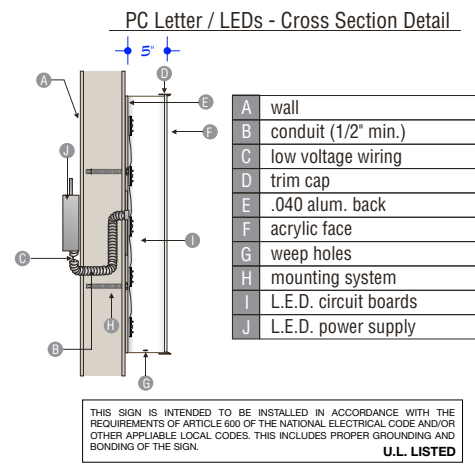
2'-0 1/8"

CUSTOMER CHECK-IN

3M 3630-33 Red

G.1 LETTER DISPLAY SIGN TYPE "G" Scale: 3/8" = 1'-0" Sign Area 56.76sf

Fabricate and install one (1) set of 5" deep internally illuminated PC letters. Faces to be White acrylic with 3M translucent vinyl overlay as shown. Returns and trim cap prefinished White. Illuminate with White LED's



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Sales Representative:
Dane Alvord
E-Mail:
dane@royalsign.net

Approval Signatures

X
Client

X
Landlord

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Sheet Title
Exterior

Drawing Number
14-0036

20'-0"

8'-0"



H.1	LETTER DISPLAY SIGN TYPE "H"	Scale: 1/2" = 1'-0"	Sign Area 160.0sf
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Fabricate and install one (1) Digitally printed Lifestyle sign.



N. Elevation
1/16" = 1'-0"

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American Furniture Warehouse

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& 99th Ave
Glendale, AZ



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Sales Representative:
Dane Alvord
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Approval Signatures

X
Client

X
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Sheet Title
Exterior

Drawing Number

14-0037

20'-0"

8'-0"



H.2

LETTER DISPLAY SIGN TYPE "H"

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

Sign Area
160.0sf

Fabricate and install one (1) Digitally printed Lifestyle sign.



N. Elevation
1/16" = 1'-0"

Client:

American Furniture Warehouse

Location:

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Glendale, AZ

royal sign

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Sales Representative:

Dane Alvord

E-Mail:

dane@royalsign.net

Approval Signatures

X

Client

X

Landlord

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Sheet Title

Exterior

Drawing Number

14-0038

20'-0"



8'-0"

Fabricate and install one (1) Digitally printed Lifestyle sign.



N. Elevation
1/16" = 1'-0"

Client:

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Glendale, AZ



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13-3015-3020 CJK

13-3079-3092 CJK

6 Jan 14 CJK

20 Jan 14 CJK

n/a

n/a

n/a

n/a

n/a

Sales Representative:

Dane Alvord

E-Mail:

dane@royalsign.net

Approval Signatures

X
Client

X
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Sheet Title
Exterior

Drawing Number

14-0039



H.4 LETTER DISPLAY SIGN TYPE "H"

Scale: 1/2" = 1'-0"
Sign Area 160.0sf

Fabricate and install one (1) Digitally printed Lifestyle sign.

N. Elevation
1/16" = 1'-0"



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Sales Representative:
Dane Alvord
E-Mail:
dane@royalsign.net

Approval Signatures

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Client

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Sheet Title
Exterior

Drawing Number
14-0040