Date: 08/07/2026

To:
Planning & Development Department
Town of San Tan Valley
31505 N. Schnepf Rd, Suite #101
(520) 216-5702

Dear Planning & Development Staff,

On behalf of the ownership and tenants of the property located at **509-02-062**, we are pleased to submit this application for a Comprehensive Sign Plan (CSP) pursuant to **San Tan Valley Zoning Ordinance**.

This request is submitted to establish a comprehensive signage standard for a multi-tenant development that currently includes **DUTCH BROS COFFEE** and **BUSY BEES**. The CSP is intended to ensure consistent and attractive signage throughout the property while accommodating the unique branding needs of each business.

Included with this submittal package are the following:

- Site plan showing the property layout and existing/proposed sign locations
- Elevations and renderings illustrating proposed signage design
- Sign location matrix
- Sign criteria document including dimensions, materials, illumination, and color palette

We believe this Comprehensive Sign Plan will enhance the visual identity of the site while promoting a cohesive and professional signage standard in accordance with City goals. We appreciate your review and consideration of this request and are happy to provide any additional information or revisions as needed.

Please feel free to contact me directly at (541) 868-2411 or afornero@esasigns.com should you have any questions or require clarification.

Kindly,
Andrea Fornero, PMP
Project Manager
ES&A Signs and Awning

SAN TAN HEIGHTS

SAN TAN HEIGHTS

2515 Hunt Hwy, San Tan Valley, Arizona

Comprehensive Sign Program | August xx, 2026

PIVOT DEVELOPMENT COMPANY
INVEST • DEVELOP • MANAGE

ES&A Sign & Awning Co.
Design | Fabrication | Installation

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SITE CONTACT INFORMATION

PROJECT
THE SHOPS & OFFICES at SAN TAN HEIGHTS
2515 HUNT HWY, SAN TAN VALLEY, AZ 85018

PARCEL INFORMATION
LOT 1 : APN 509-02-062F
LOT 2 : APN 509-02-062G
LOT 3 : APN 509-02-062H
LOT 4 : APN 509-02-062J
LOT 5 : APN 509-02-062K

ZONING
6.40 Ac

GROSS AREA
CB-1; PZ-037-99

GOVERNING AGENT
HUNT HIGHWAY PARTNERS, LLC
7025 E McDOWELL RD - SUITE 10
SCOTTSDALE, AZ 85028
TEL 602-821-4552

Lee Mashburn
mashburn@mashco.net

SIGNAGE CONSULTANT
ES&A SIGN & AWNING
89975 Prairie Rd, Eugene, OR 97402
Phone: (541) 485-5546

Nick Johnson
njohnson@esasigns.com

COMPREHENSIVE SIGNAGE PROGRAM

NARRATIVE

These criteria have been established to maintain a continuity of quality and aesthetics throughout the area for the mutual benefit of all tenants, and to comply with the approved comprehensive sign plan for the development, the regulations of the Town of San Tan Valley Sign Ordinance, and building and electrical codes of any governmental authority having jurisdiction.

Conformance will be strictly enforced, and any non-compliant sign(s) installed by a tenant shall be brought into conformance at the sole cost and expense of the tenant.

This criterion is subject to final approval by the Town of San Tan Valley as part of a comprehensive sign plan submittal. If a conflict is found to exist between these criteria and the final criteria approved by the Town of San Tan Valley, the latter shall prevail.

DESIGN CONCEPTS

Freestanding signs are “excerpts” of the building's architectural components, theme, and materials. Instead of mini buildings, the freestanding monuments become statements in the environment. Architectural and textured walls create a simple expression for the project identification. Accent elements and materials are used for tenant identification areas for both retail. Each combination of wall and accents is integrated into the site with simple, yet formal landscaped areas and lighting features.

All signage elements focus on a simple vocabulary of materials – rock, steel, mass of materials, planting, lighting, and colors. Combined with the graphic materials of aluminum, dimensional lettering, and logo treatments, signage becomes representative of established brands within the overall design theme and palettes. Variations in design distinguish the different uses on the site through simplicity, not over-designed or cluttered with details.

SIGNAGE TYPES

Street-level Identity

Monument signs will be provided along the road frontages that identify the various tenants. Two monument signs are used; a tenant monument that identifies more primary tenants.

Tenant Identification Signs

Building signage will be allowed on all elevations of the building. In addition to building-mounted signage, projecting, canopy, and/or awning mounted signs will be allowed for each business where appropriate for the architecture and viewing opportunities.

FUNCTIONAL REQUIREMENTS

As a local retail center, signage for identification and recognition by customers is interdependent on high-profile signage to encourage traffic to the center.

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BUILDING COLOR & MATERIAL PALETTE

Color & Materials

ROCKY GREY
TOP CAP AND ACCENTS

COLONNADE GRAY
LIGHT TEX-COAT FINISH

COLONNADE GRAY
SMOOTH FINISH

EXTRA WHITE
WHITE LEXAN AND/OR ACRYLIC

SATIN BLACK

MISSION WHITE
GROUND FACED CMU BLOCK

NICHIHA FAUX VINTAGE WOOD CEDAR
WOOD PANELING

WAINSCOT ECHELON TRENDSTONE PEBBLE BEACH
GROUND FACED MASONRY UNITS

Measuring Sign Area on Signage

WITHOUT BORDER

WITH BORDER

DOUBLE-FACED SIGNS:
A double-faced sign shall be considered as one sign when determining the sign area, provided both faces are parallel and the distance between faces does not exceed two feet or the interior angle between the two sign faces is 45 degrees or less.

Wall Sign Placement



Each tenant wall sign is to be centered vertically and horizontally on primary frontage wall.

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SITE PLAN



A — **LOT 1 - BUILDING 1**
UNDER DEVELOPMENT - NO ELEVATIONS

B — **LOT 2**
DUTCH BROS COFFEE

C — **LOT 3**
UNDER DEVELOPMENT

D — **LOT 4**
BUSY BEES

E — **LOT 5**
UNDER DEVELOPMENT - NO ELEVATIONS

F — **LOT 1 - BUILDING 2**
UNDER DEVELOPMENT - NO ELEVATIONS

1 — **MONUMENT A & MONUMENT B**
FREESTANDING MULTI-TENANT MONUMENT SIGN

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FREE STANDING SIGN MATRIX

SIGN TYPE	DESCRIPTION	FUNCTION	PLACEMENT	QTY	SIZE	MATERIALS	ILLUMINATION
1A & 1B Monument	Freestanding sign that shows 6 tenants	Identification of tenants located in the center	Located on the West Hunt HWY Frontage Located on the West Village Lane Frontage	2	Overall: 10′-0″h x 6′-6″w SQFT: 72	Aluminum, Vinyl, Acrylic, Steel support structure with aluminum skin	Internal, White LED
LOT 2 Dutch Bros Freestanding Signs	F - Illuminated Menu G - Directional: Drive Thru H - Directional: Exit Only	Shows the building occupant Assist with traffic flow for drive thru	Located on the South Elevation Located on the North and South Elevations	4 2 1	Overall: 5′-6″h x 5′-10 9/16″w SQFT: 64 Overall: 3′-0″h x 2′-5 1/2″w SQFT: 9.0 Total SQFT. 73.0	Aluminum, Vinyl, Acrylic Aluminum, Reflective Vinyl	Internal, White LED None

Permits approved prior to 07/01/2026 under previous County code.

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WALL SIGN MATRIX

SIGN TYPE	DESCRIPTION	FUNCTION	PLACEMENT	QTY	SIZE	MATERIALS	ILLUMINATION
LOT 2 Dutch Bros Wall Signs	A - Illuminated Channel Letters B - Illuminated Channel Logo C - Snap Frame Menu D - Snap Frame Menu E - Illuminated Menu Cabinet	Shows the Building Occupant Displays menu items available for purchase	Located on the South Elevation Located on the North, East, and West Elevations All menus are located on the North and South Elevation	1 3 4 4 2	Overall: 10′-0″w x 3′-1 1/2″h SQFT: 22.7 Overall: 3′-8 1/2″w x 4′-11 1/2″h SQFT: 14.3 Overall: 31 3/4″w x 41 3/4″h SQFT: 8.0 Overall: 12 3/4″w x 18 3/4″h SQFT: 1.2 Overall: 5′-10 9/16″w x 5′-6″h SQFT: 10.7 Total SQFT. 95.2	Aluminum, Vinyl, Acrylic Aluminum, Acrylic Aluminum, Acrylic Aluminum, Acrylic, Paint	Internal, White LED None None Internal, White LED
LOT 4 Busy Bees Wall Signs	A - Illuminated Channel Letters	Shows the Building Occupant	Located on the North Elevation	1	Overall: 11′-3 3/4″x3′-6 1/4″ SQFT: 20.19 Total SQFT. 20.19	Aluminum, Vinyl, Paint, Acrylic	Internal, White LED

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SIGN GUIDELINES - GENERAL

Allowed Sign Types:
Individual channel-type letters, with plexi-glass faces are permitted. The use of logos, logotypes, or registered trademarks is encouraged. "Halo"-lit signage is permitted.

Prohibited Sign Types:
Cabinet type ("Sign Can"), except for approved logos and trademark designs, open pan channel type letters are not permitted. Elements such as exposed neon tubing are not permitted on any signage, logos or trim.

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.

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

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

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

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

Concealed Electrical Systems:
The source of the sign's illumination, shall not be visible from any street, sidewalk, or adjacent property. (This shall not preclude the use of neon sign elements that shall be limited to use within the commercial zoning districts only.)

Concealed Mechanical Systems:
There shall be no visible angle iron supports, guy wires, braces, or secondary supports except in the case of under canopy signs. All sign supports shall be an integral part of the sign design.

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 reinstalled unless proof can be obtained that the sign was manufactured by a certified UL-approved manufacturer.

Required Insurance for Sign Contractors:
All sign contractors must carry worker's 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 worker's 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.

Regulations:
Where the CSP is silent, the CSP will revert back to section 4.4 of the San Tan Valley Zoning Ordinance.

Landlord's Right to Modify Requirements:
The Landlord has the right to modify the design guidelines and requirements for any owner, occupant or tenant within the property and ordinance. Any amendments to the CSP will require approval of the governing agent.

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SIGN GUIDELINES - PER TENANT

Tenants shall submit, or cause to be submitted to the Landlord, for the Landlords review and approval, prior to fabrication, color detailed drawings and photographs of the storefront elevation indicating the proposed location, size, layout, design, and color of tenant's storefront sign, including all lettering and/or graphics.

Square Footage allowed:
PER TENANT: Shall not exceed **150 SQFT**, all signs to be included in total aggregate sign area. Including all, window, and any freestanding signs.

Exemptions:
Exempt from sign area totals are:
- Directionals, or other safety signs, that are 2 SQFT and 3 FT high, or under, and do not include logos, or advertising.
- Street Address if 2 SQFT or under.

Wall Signs:
Tenants are allowed one illuminated wall sign per parcel lot, or one per street frontage if a corner lot. Attached signs shall not exceed **Linear Frontage × 0.75** or **48 SQFT**, whichever is lower, except as directed by Landlord, and should not conflict with the architectural elements of the building.

Mounting: All exterior letters of signs shall be mounted 1/2" from the building wall with spacers to permit proper dirt and water drainage.

Window & Interior Display:
All window and interior display signs total aggregate area shall not exceed 50 percent of the total area of the windows through which they are visible.

Freestanding Signs:
All freestanding signs are not to exceed 10 FT in height, unless:
- Drive-thru signs: (1) at each entrance and exit to or from a parking area. Size is limited to 3 SQFT and 4 FT in height.
- Menu Signs: 64 SQFT total allowed.

Sign may be double faced.

Maintenance:
Each tenant is responsible for proper sign maintenance. Any repairs needed to the sign must be made within 7 days of notice. Any delamination or other structural deterioration that reflects on the visual appeal of the sign shall be repaired at the expense of the tenant in a timely fashion. All criteria set forth herein also applies to the maintenance and the re-construction services.

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FREESTANDING MULTI-TENANT MONUMENT SIGN

(QTY 2)

1

Specifications

Manufacture & Install (2) D/F Illuminated Monument Signs

Fabricated aluminum caps painted Rocky Grey.

Tenant Cabinet: fabricated aluminum with light tex-coat finish painted Colonnade Gray,

watermark "San Tan Heights" painted smooth finish.

Tenant Panels: 2" deep pans painted Extra White, with routed backed-up acrylic with vinyl overlay.

Side Columns: smooth finish painted Colonnade Gray,

Address: 1/4" aluminum FCO painted Rocky Grey, stud-mount flush.

White internal LED illumination.

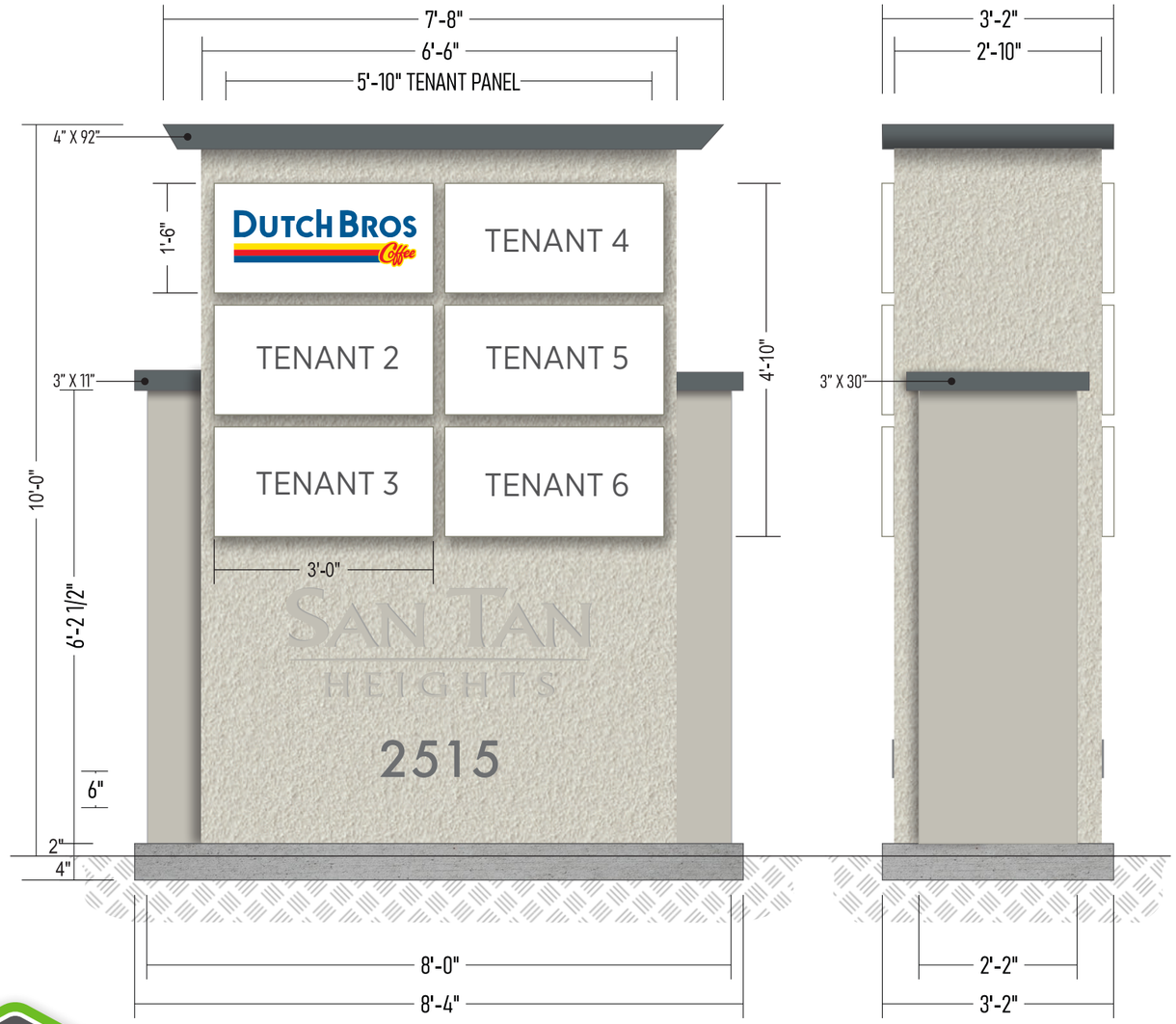
6" concrete mow pad with 2" above grade.

ROCKY GREY
TOP CAP AND ACCENTS

COLONNADE GRAY
LIGHT TEX-COAT FINISH

COLONNADE GRAY
SMOOTH FINISH

EXTRA WHITE
WHITE LEXAN AND/OR ACRYLIC



Layout

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

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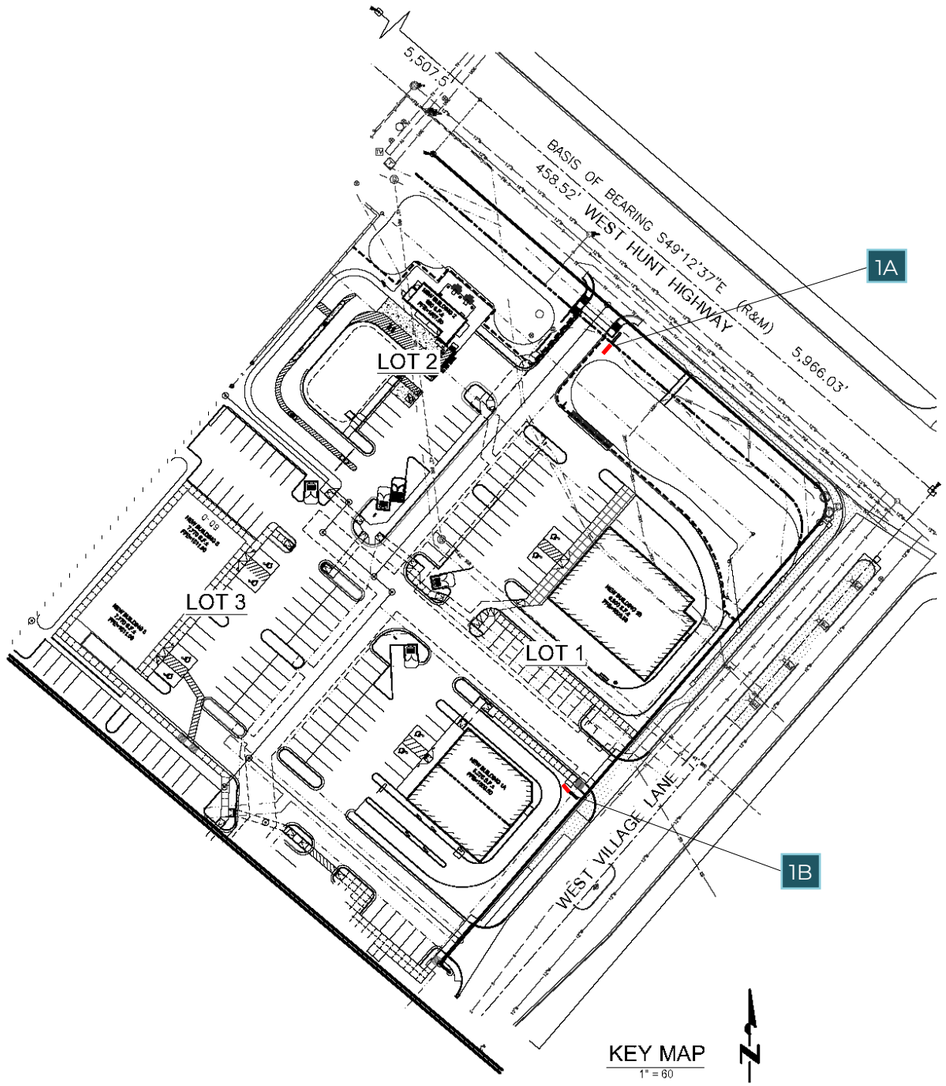
FREESTANDING MULTI-TENANT MONUMENT SIGN

ILLUMINATED MULTI-TENANT MONUMENT (QTY 2)



Layout

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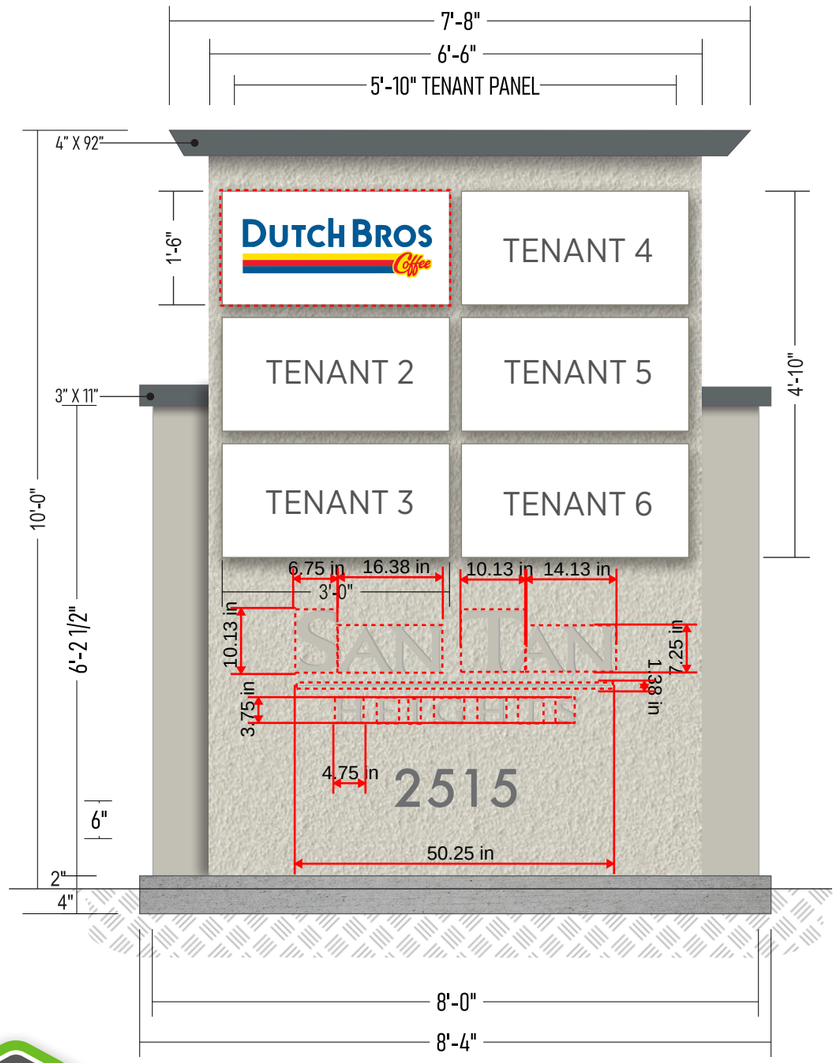

Calculated Sign Square Footage:

Tenant Panels: (per monument)
27 SQFT TOTAL
1.5 x 3 ft = 4.5 SQFT (each)

San Tan Heights: (per Monument)
4.1 SQFT TOTAL
"San": 1.3 SQFT
"Tan": 1.4 SQFT
Bullet: 0.5 SQFT
"Heights": 0.9 SQFT

Combined Total Area: 31.1 SQFT

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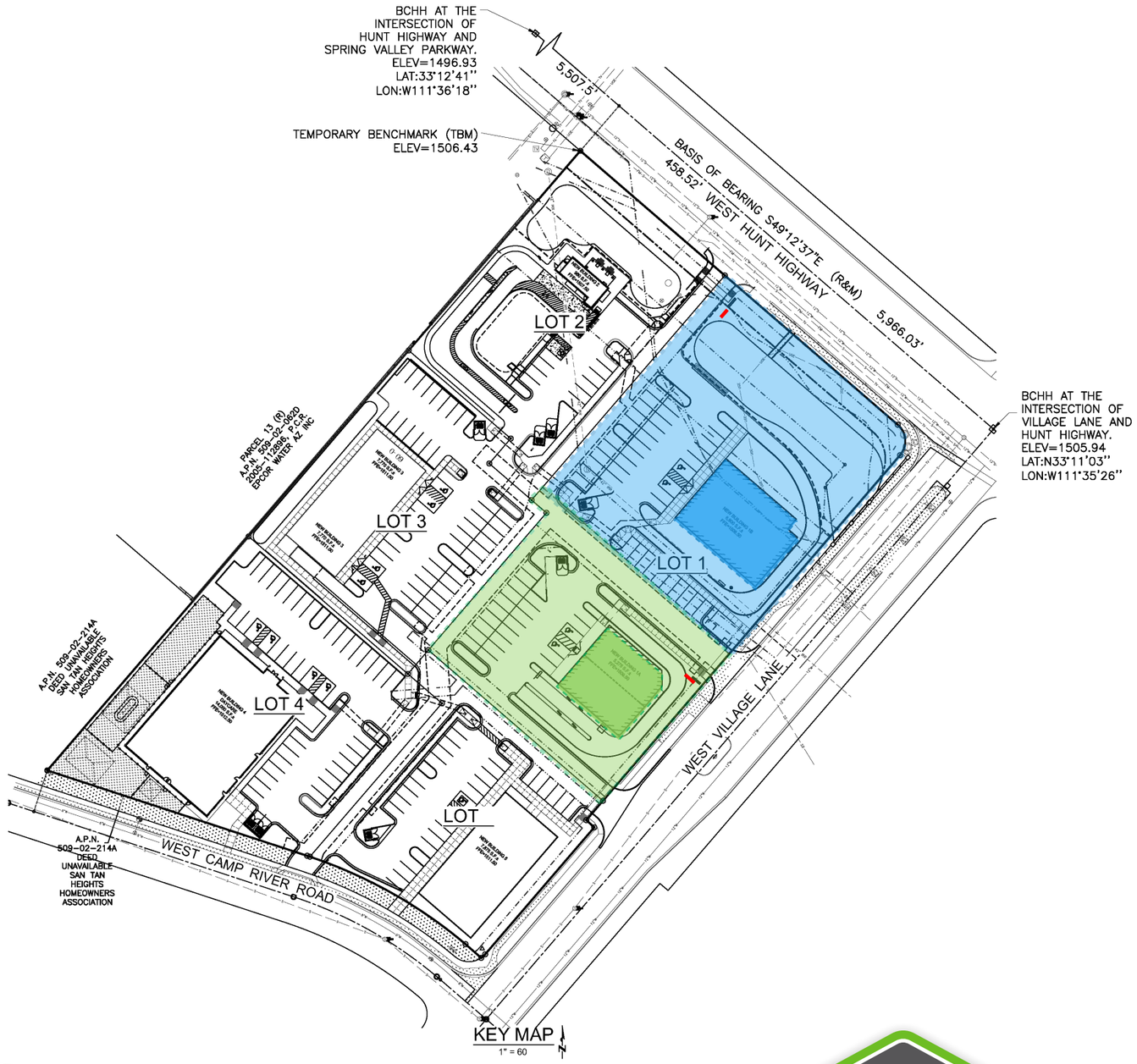
LOT 1 - UNDER DEVELOPMENT



CSP AMENDMENT REQUIRED

A

LOT 1 - BUILDING 1
UNDER DEVELOPMENT - NO ELEVATIONS
BUILDING SIZE: 6,900 ± SQ. FT

F

LOT 1 - BUILDING 2
UNDER DEVELOPMENT - NO ELEVATIONS
BUILDING SIZE: 5275 ± SF (2,667±/2,608±)

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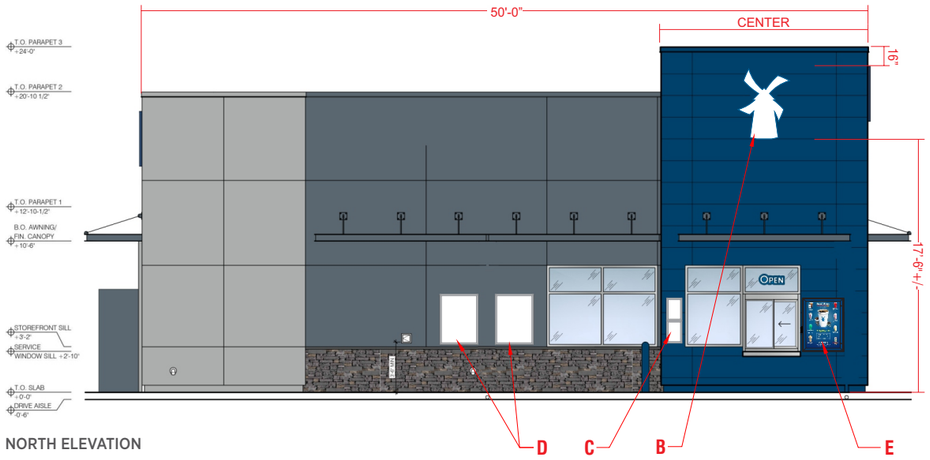
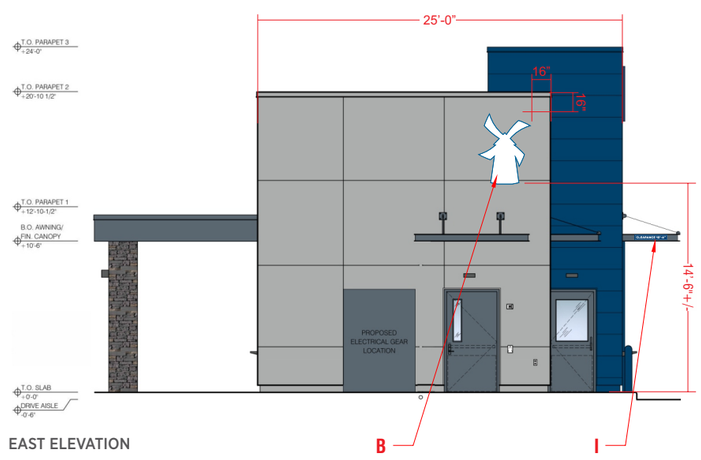
LOT 2 - DUTCH BROS COFFEE

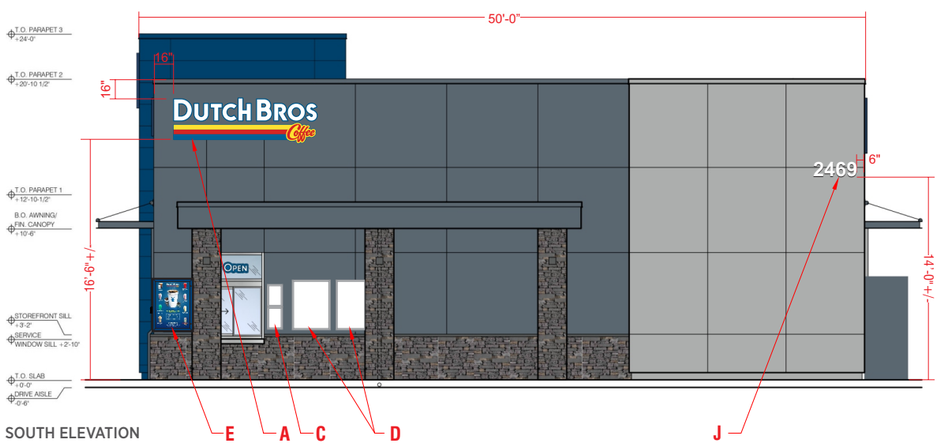
B



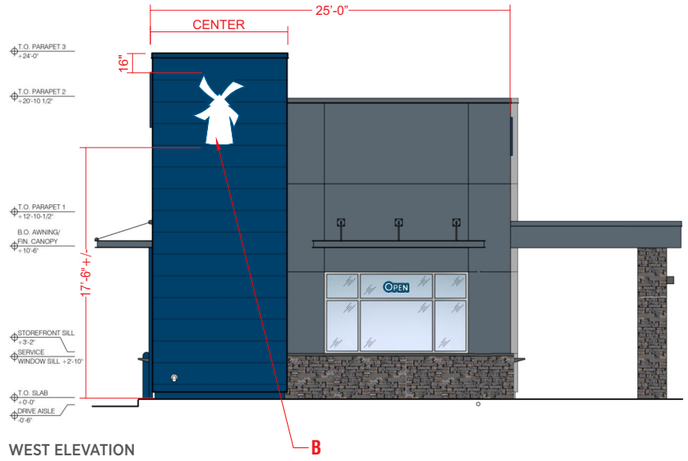
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

SITE OVERVIEW			
PHASE	SIGN TYPE	PRODUCT CODE	QTY
A	CHANNEL LETTERS:	DBCL10	1
B	CHANNEL WRAP:	DBW13	3
C	SNAP:	DBSnapFrame-NL-11x17SC	4
D	SNAP:	DBSnapFrame-NL-30x40SC	4
E	MENU:	DBMenu-WM	2
F	MENU:	DBMenu-PM-SF	4
G	DIRECTIONAL:	DBDIR-DT-DF	2
H	DIRECTIONAL:	DBDIR-EO-DF	1
I	CLEAR:	DB-Clearance-Panel	1
J	ADDRESS:	DBAddress 12" FCO	1

Permits approved prior to 07/01/2026 under previous County code.

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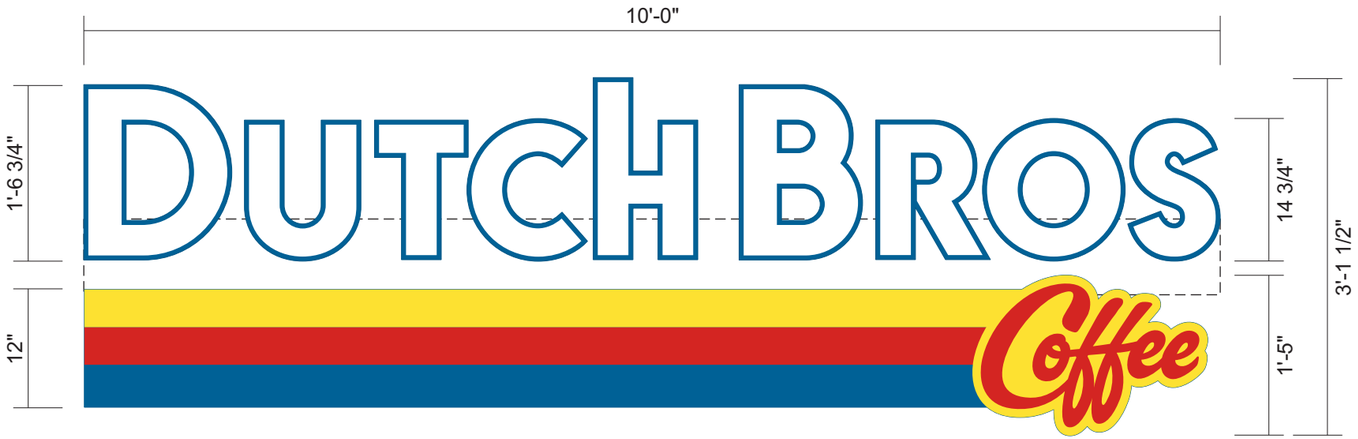
DUTCH BROS COFFEE - EXTERIOR SIGNAGE

A

D/F TENANT PANEL REFACE (QTY 2)

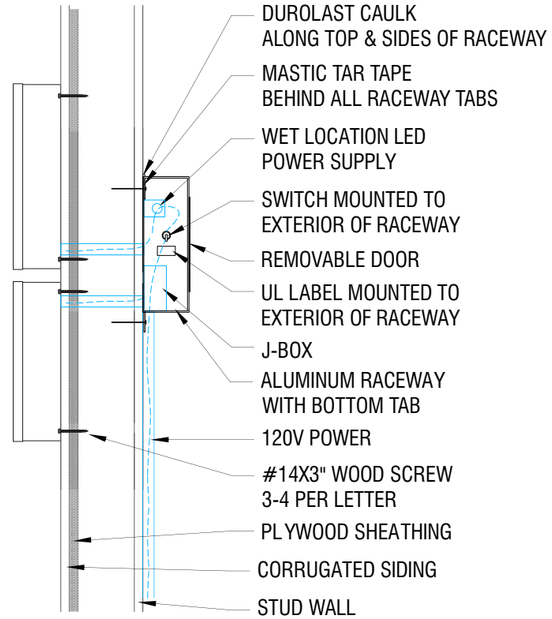
DBCL10-REMOTE RW
SCALE: 3/4"=1'-0"



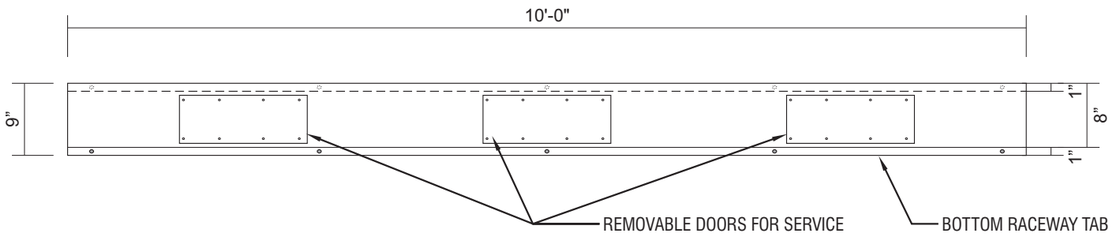
SIDE VIEW



ATTACHMENT DETAIL
CHANNEL LETTERS WITH REMOTE RACEWAY



FABRICATED REMOTE RACEWAY
.040 PRE-COAT WHITE ALUMINUM



COLOR CODE

- 230-015 YELLOW PSV
- 230-33 RED PSV
- 230-127 INTENSE BLUE
- WHITE ACRYLIC

INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL LETTERS
5" DEEP CHANNEL LETTERS.
RETURNS & TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACES.
230-127 INTENSE BLUE PSV, 230-015 YELLOW PSV, 230-33 RED PSV.
LED ILLUMINATION.
FLUSH MOUNTED CHANNEL LETTERS WITH REMOTE MOUNTED RACEWAY.
RACEWAY SHALL HAVE A CAULKING APPLIED ALONG THE TOP AND SIDES.
ALL HOLE PENETRATIONS WILL BE SEALED WITH CAULKING.

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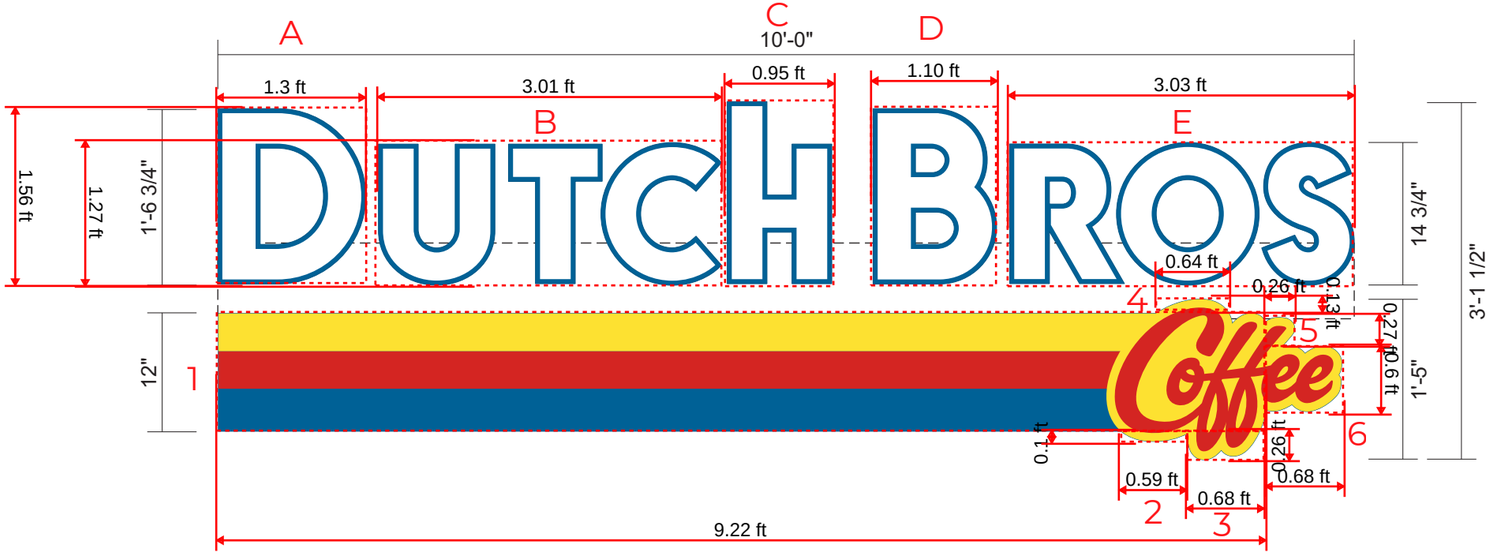
DUTCH BROS COFFEE - EXTERIOR SIGNAGE

D/F TENANT PANEL REFACE (QTY 2)

DBCL10-REMOTE RW
SCALE: 3/4"=1'-0"



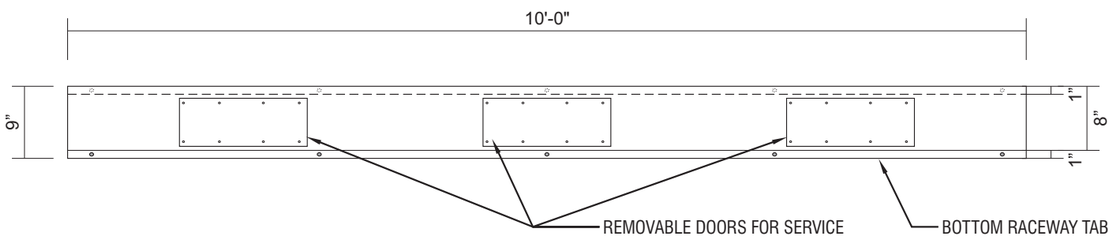
Calculated Sign Square Footage:

22.7 SQFT TOTAL

Channel Letters:
- A: 2.0 SQFT
- B: 3.8 SQFT
- C: 1.5 SQFT
- D: 1.7 SQFT
- E: 3.8 SQFT

Coffee Bullet:
- 1: 9.2 SQFT
- 2: 0.06 SQFT
- 3: 0.117 SQFT
- 4: 0.08 SQFT
- 5: 0.07 SQFT
- 6: 0.41 SQFT

FABRICATED REMOTE RACEWAY
.040 PRE-COAT WHITE ALUMINUM



COLOR CODE

- 230-015 YELLOW PSV
- 230-33 RED PSV
- 230-127 INTENSE BLUE
- WHITE ACRYLIC

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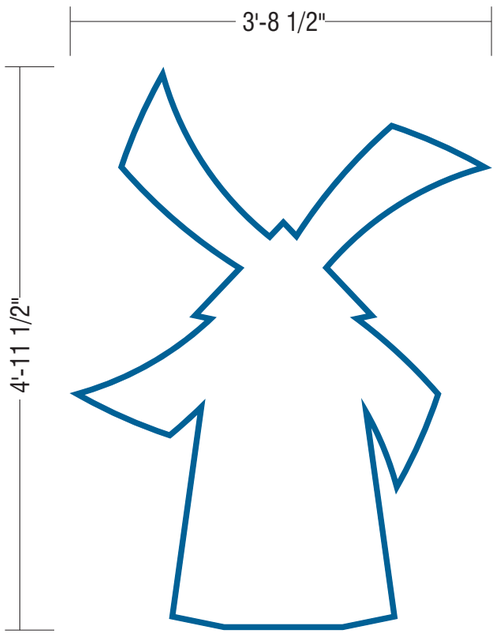
DUTCH BROS COFFEE - EXTERIOR SIGNAGE

B

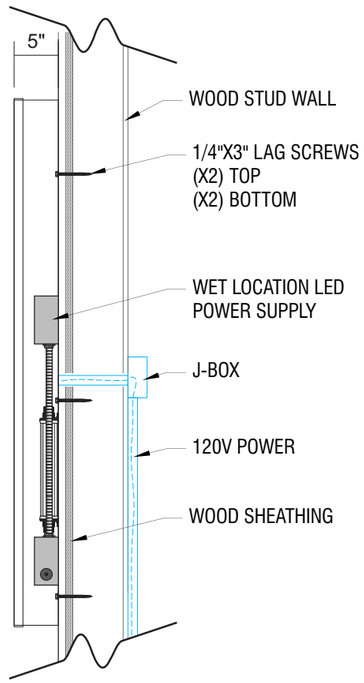
D/F TENANT PANEL REFACE (QTY 3)

CHANNEL LOGO
SELF CONTAINED

DBW13
SCALE: 3/4"=1'-0"



ATTACHMENT DETAIL
SECTION VIEW



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL WRAP LOGO
5" DEEP CHANNEL WRAP.
RETURNS & TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACE.
230-127 INTENSE BLUE PSV OUTLINE.
LED ILLUMINATION.
FLUSH MOUNTED SELF CONTAINED INSTALLATION.

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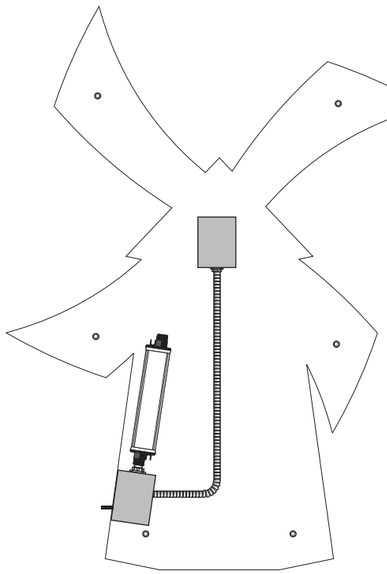
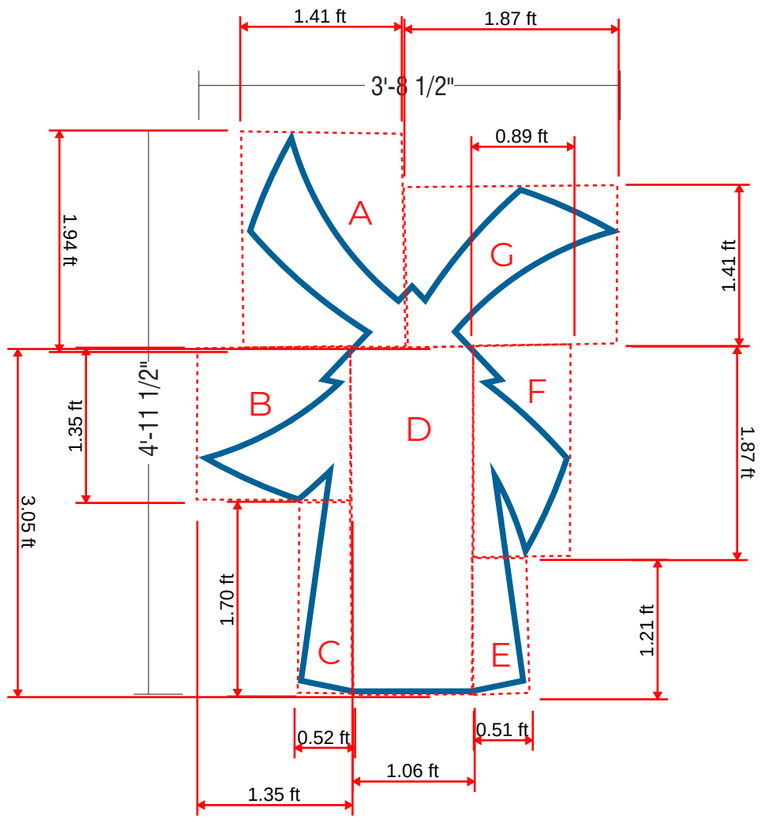
DUTCH BROS COFFEE - EXTERIOR SIGNAGE

D/F TENANT PANEL REFACE (QTY 3)

CHANNEL LOGO
SELF CONTAINED

DBW13
SCALE: 3/4"=1'-0"





Calculated Sign Square Footage:

14.3 SQFT TOTAL

Windmill:
- A: 2.7 SQFT
- B: 1.8 SQFT
- C: 0.9 SQFT
- D: 3.2 SQFT
- E: 0.6 SQFT
- F: 1.7 SQFT
- G: 2.6 SQFT

COLOR CODE

- 230-127 INTENSE BLUE
- WHITE

Permits approved prior to 07/01/2026
under previous County code.

ES&A Sign & Awning Co.
Design | Fabrication | Installation

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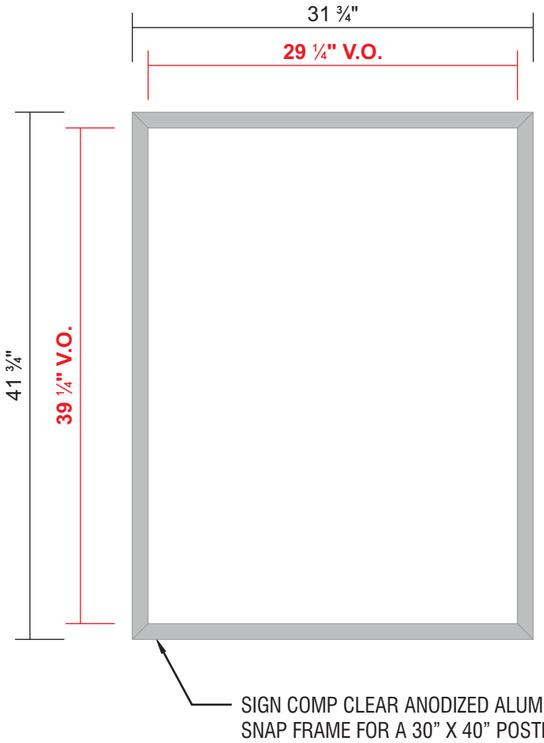
DUTCH BROS COFFEE - EXTERIOR SIGNAGE

C

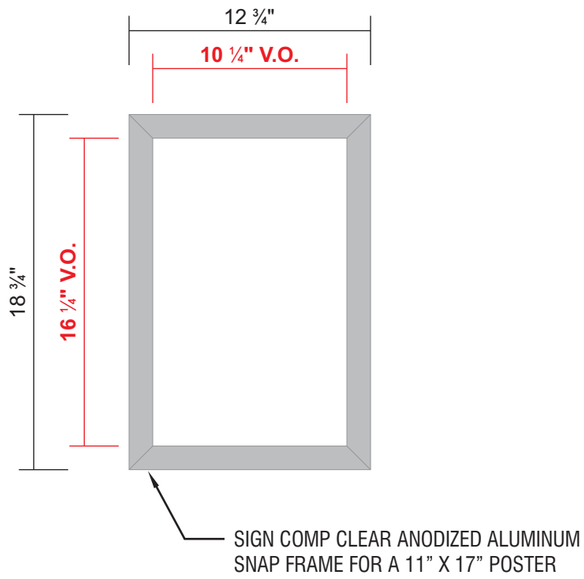
D

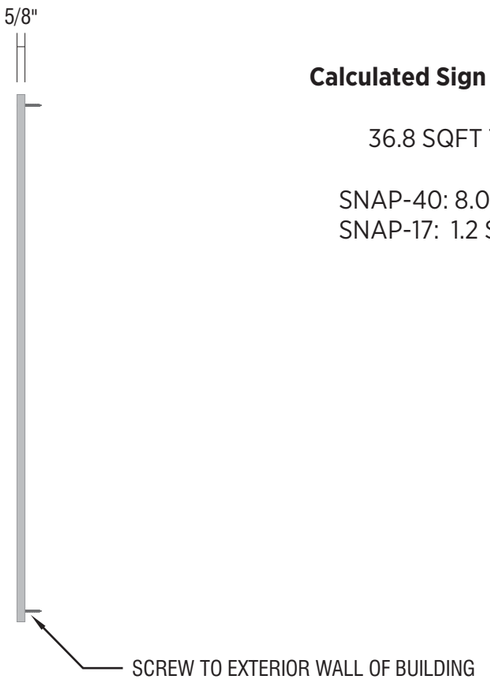
NON-ILLUMINATED SNAP FRAME MENUS (QTY 4 EACH)

DB-SNAP-40



DB-SNAP-17





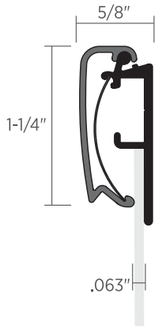
Calculated Sign Square Footage:

36.8 SQFT TOTAL

SNAP-40: 8.0 SQFT
SNAP-17: 1.2 SQFT

COLOR CODE

CLEAR ANODIZED ALUMINUM



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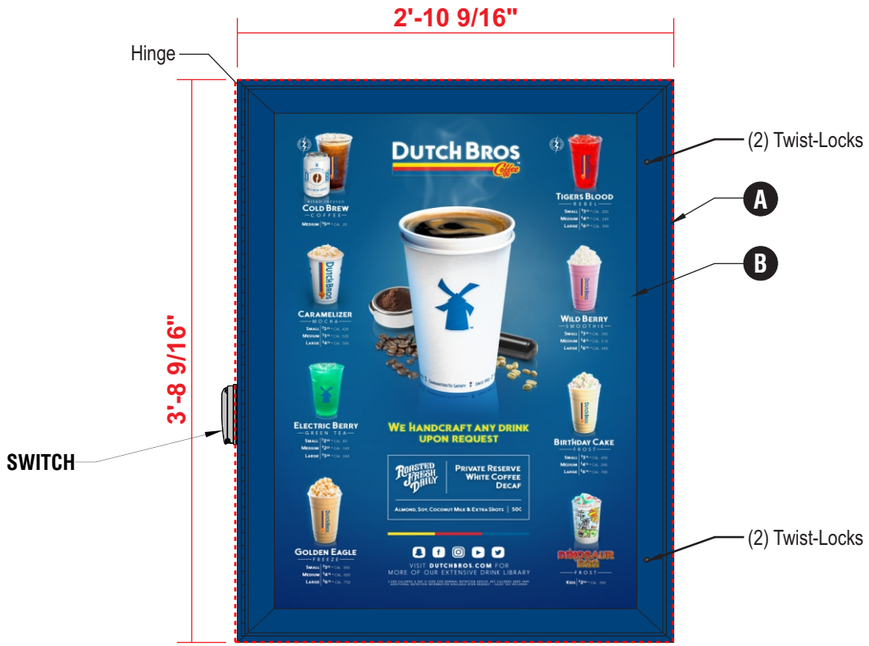
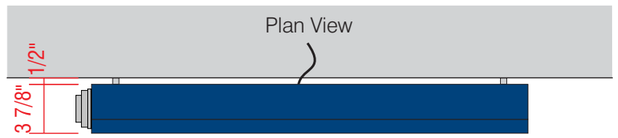
DUTCH BROS COFFEE - EXTERIOR SIGNAGE

E

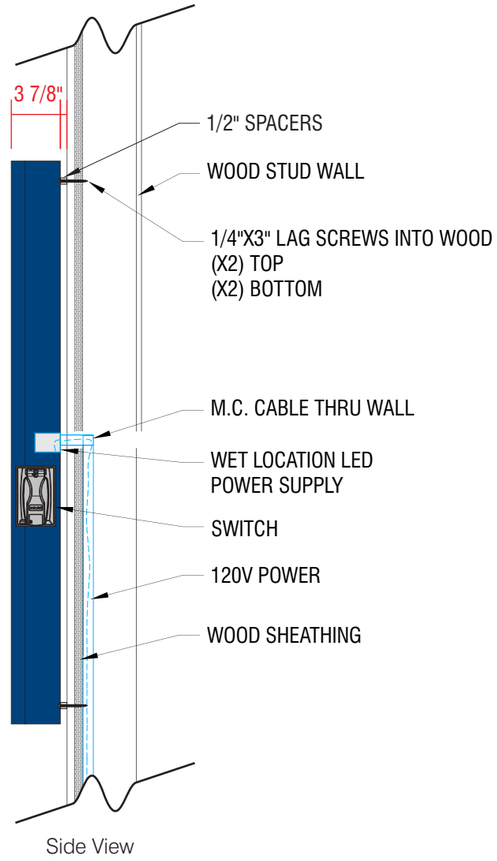
ILLUMINATED MENUS - WALL MOUNTED (QTY 2)

DBMenu-WM





ATTACHMENT DETAIL
ILLUMINATED WALL MOUNTED MENU



Calculated Sign Square Footage:

10.7 SQFT TOTAL

COLOR CODE

POWDER COATED
DB DARK BLUE

A WALL-MOUNTED, BACKLIT MENU SIGN
- PRINTED MENU PANEL NOT INCLUDED
- LED OUTDOOR LIGHT BOX
- LOCKABLE HINGED DOOR
- ALUMINUM CONSTRUCTION

B PRINTED LIGHT GUIDE PANEL
- AS SEPARATE ORDER

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DUTCH BROS COFFEE - EXTERIOR SIGNAGE

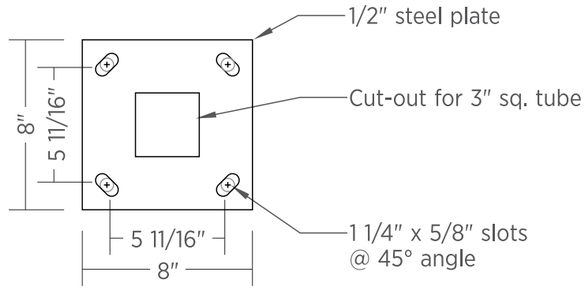
F

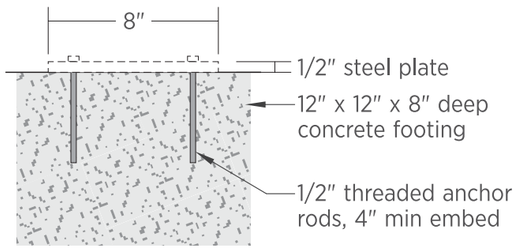
ILLUMINATED MENUS WITH EXTENSION PANELS - DRIVE THRU (QTY 4)

DBMenu-PM-SF

SCALE: 1"=1'-0"







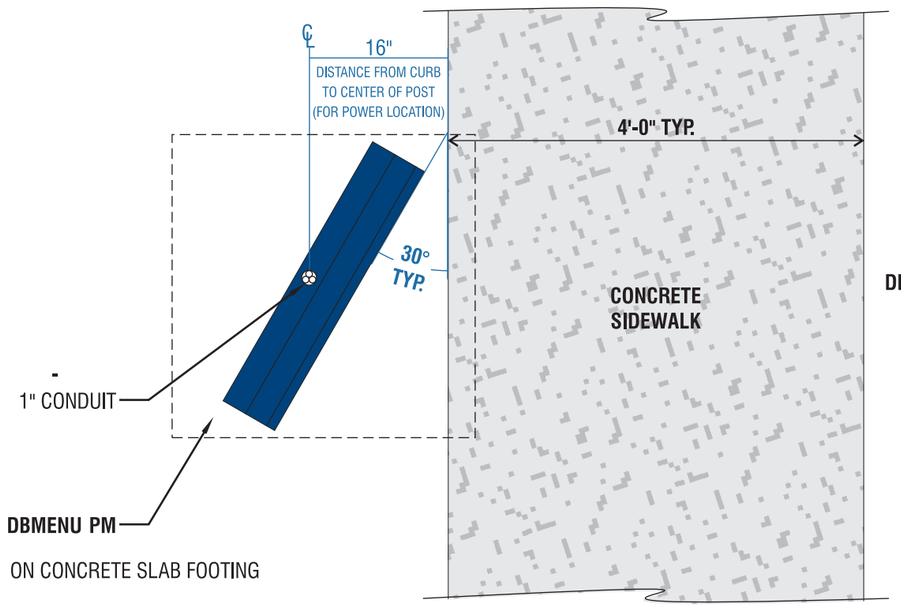
COLOR CODE

POWDER COATED
DB DARK BLUE

Calculated Sign Square Footage:

10.7 SQFT TOTAL

INSTALLATION ORIENTATION DETAIL
NOT TO SCALE



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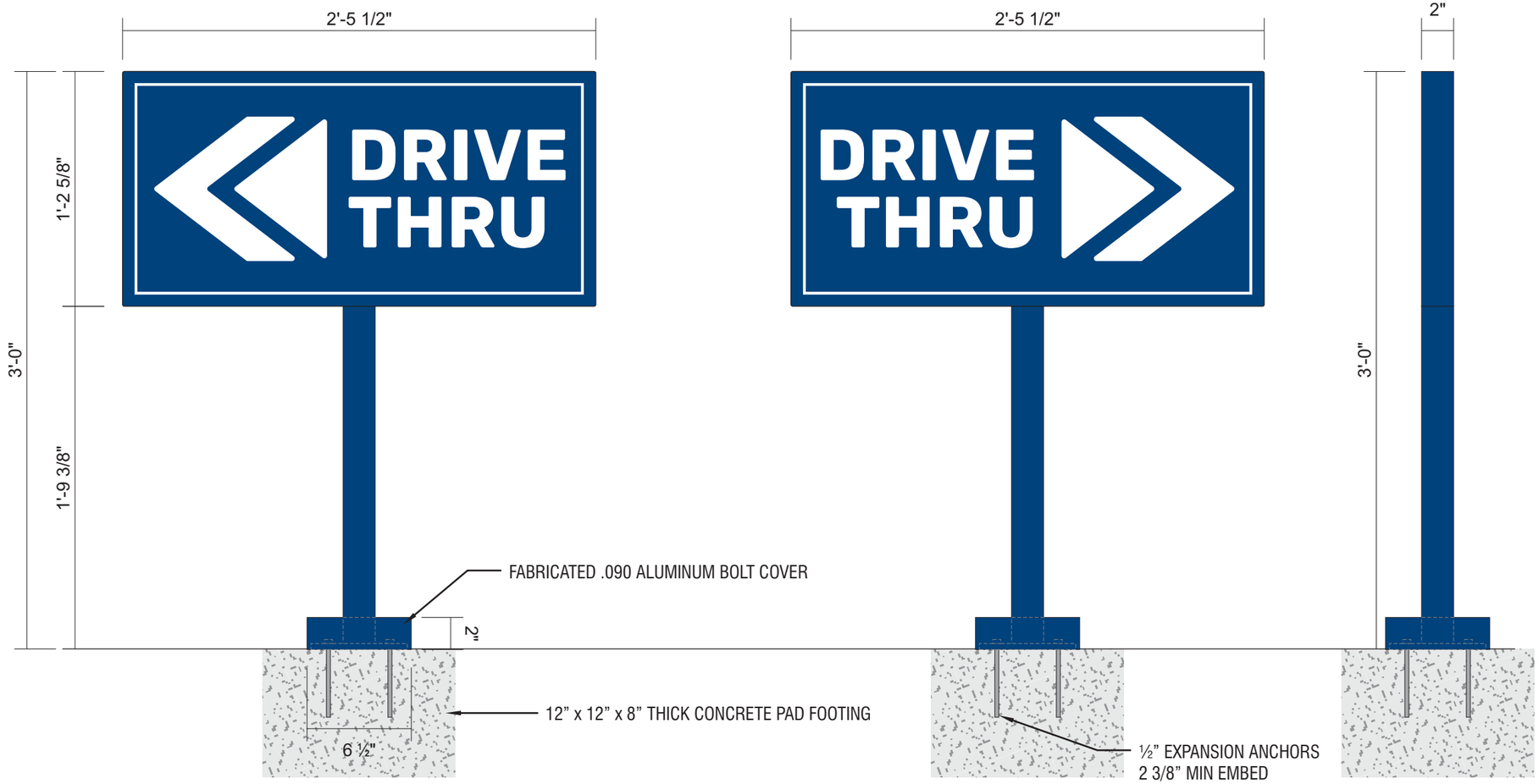
DUTCH BROS COFFEE - EXTERIOR SIGNAGE

G

H

NON-ILLUMINATED DIRECTIONALS - DRIVE THRU (QTY 2)

DBDIR-DT-DF
SCALE: 1 1/2"=1'-0"



SIDE VIEW

DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED BACKGROUND TO MATCH DB CUSTOM DARK BLUE (SPECIAL PRODUCTION NOTE: GRAPHICS TO BE INSET FROM EDGE 1/8").
2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 1/4" X 6" X 6" PLATE FABRICATED .090 ALUMINUM BOLT OVER PAINT DB CUSTOM DARK BLUE INSTALL PLATE-MOUNT SIGN WITH ½" EXPANSION ANCHORS.
PAD FOOTING INSTALLED BY GC

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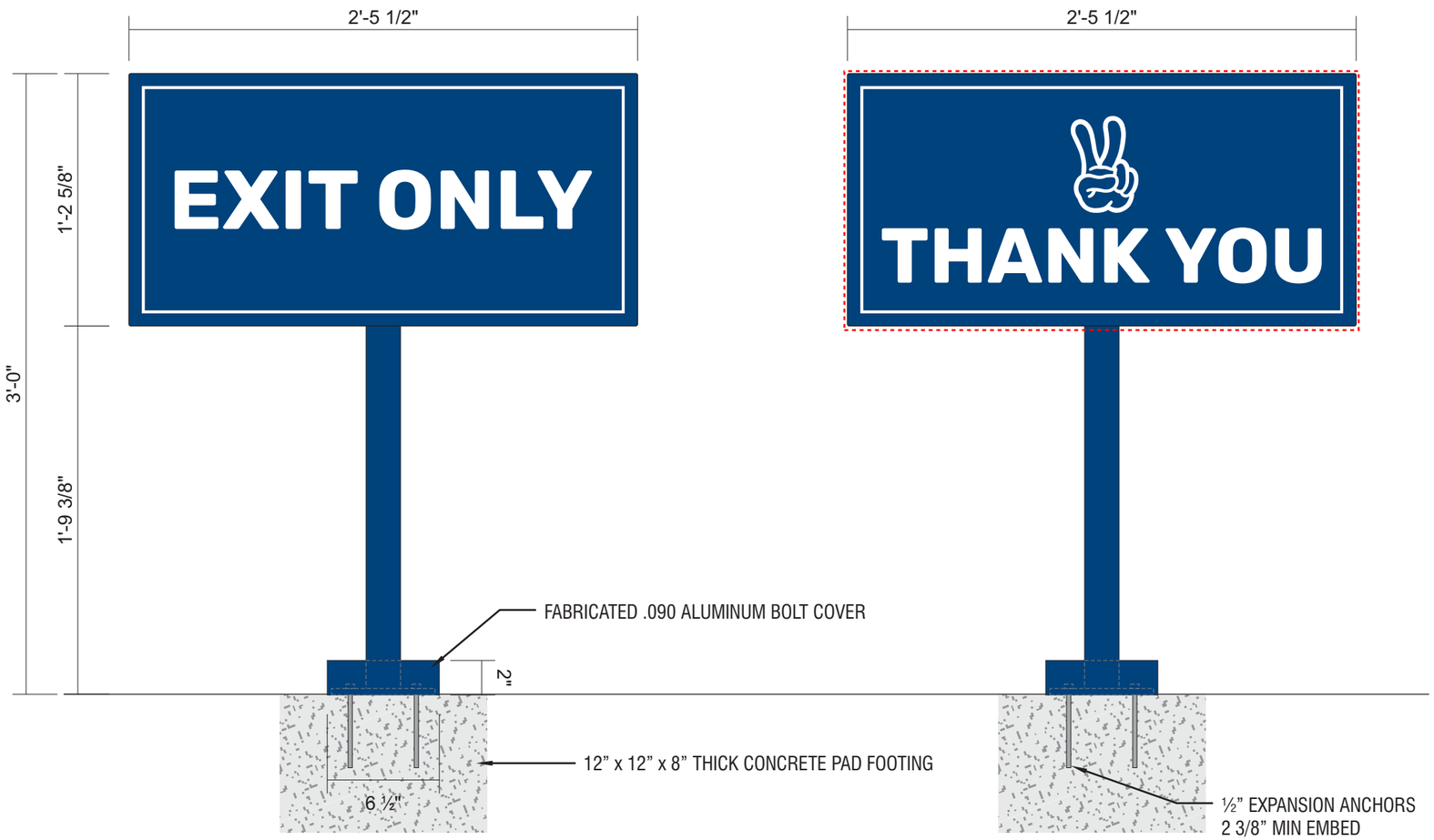
DUTCH BROS COFFEE - EXTERIOR SIGNAGE

NON-ILLUMINATED DIRECTIONALS - DRIVE THRU EXIT ONLY (QTY 1)

DBDIR-EO-DF
SCALE: 1 1/2"=1'-0"



Calculated Sign Square Footage:

3.0 SQFT TOTAL

COLOR CODE

- DB CUSTOM DARK BLUE
- WHITE

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DUTCH BROS COFFEE - EXTERIOR SIGNAGE

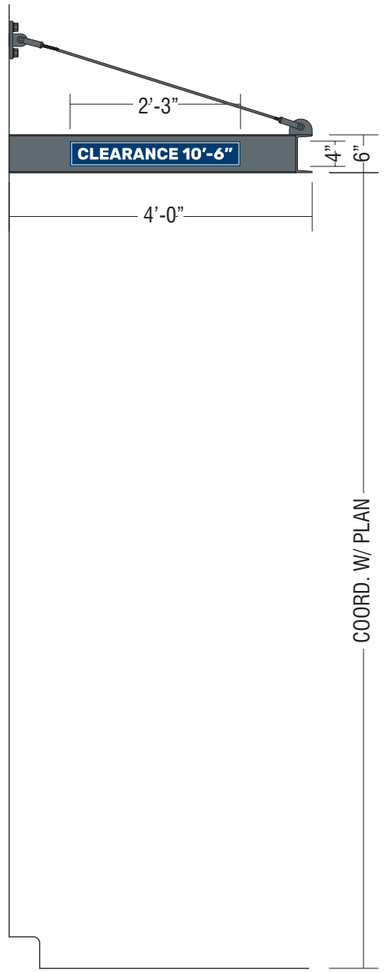
I

PANEL SIGN ON AWNING (QTY 1)

DB-Clearance-Panel
SCALE: 3"=1'-0"



ELEVATION
SCALE: 1/2”=1'-0"



Calculated Sign Square Footage:

2.5 SQFT TOTAL

3MM ACM SIGN PANEL PAINTED DB CUSTOM DARK BLUE.
WHITE REFLECTIVE VINYL COPY & BORDER (NUMBERS SHIPPED LOOSE & FIELD APPLIED).
MEASURE FROM ASPHALT TO BOTTOM OF OVERHANG MINUS 6".
MOUNT DIRECTLY TO ALUMINUM AWNING DRIVE-THRU ENTRANCE SIDE
WITH EXTERIOR GRADE 3M VHB TAPE.

COLOR CODE

- REFLECTIVE WHITE PSV
- DB CUSTOM DARK BLUE

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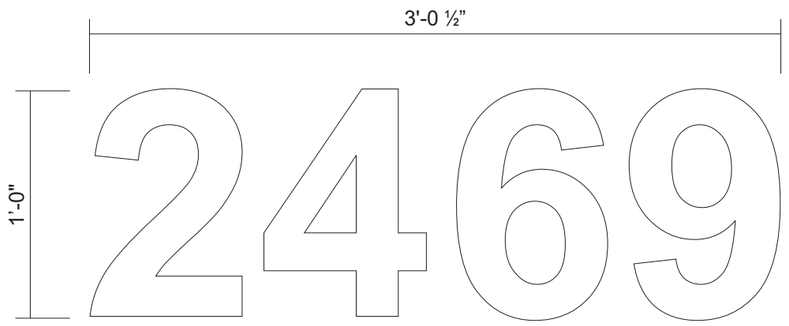
DUTCH BROS COFFEE - EXTERIOR SIGNAGE

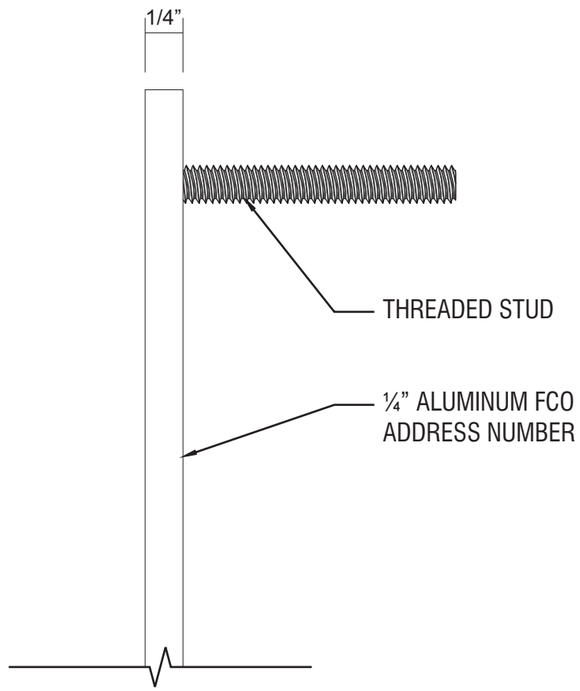
J

FCO REFLECTIVE ADDRESS NUMBERS (QTY 1)

DBAddress
SCALE: 1 1/2"=1'-0"



SIDE DETAIL
FULL SCALE



Calculated Sign Square Footage:

3.0 SQFT TOTAL

ADDRESS NUMBERS:
FONT: ARIAL BOLD
MATERIAL: ¼” THICK ALUMINUM
COLOR: PAINTED SATIN WHITE WITH 3M REFLECTIVE WHITE VINYL, INSET 1/8"
INSTALLATION: STUD MOUNTED FLUSH TO BUILDING

COLOR CODE

SATIN WHITE PAINT
REFLECTIVE WHITE VINYL

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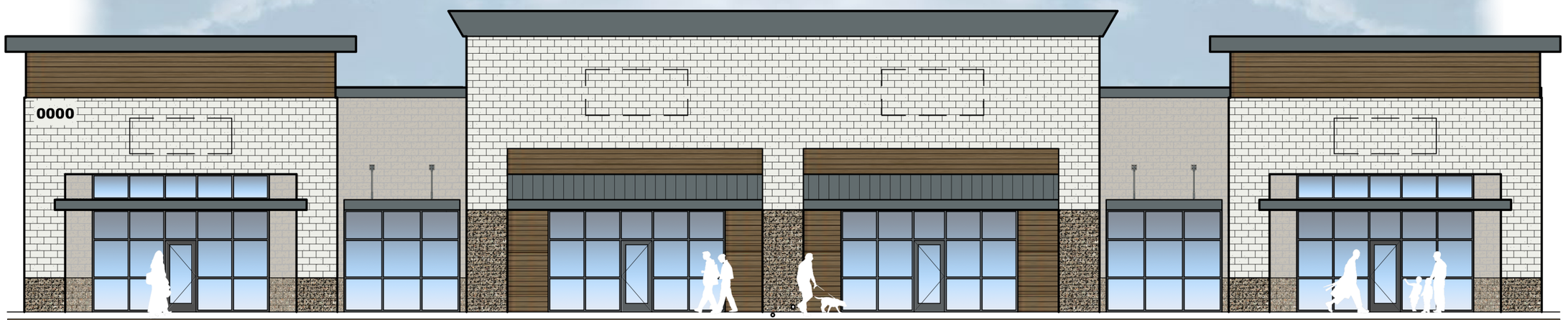
LOT 3 - SAN TAN HEIGHTS

C



EAST ELEVATION

PIVOT DEVELOPMENT COMPANY
INVEST • DEVELOP • MANAGE

THE SHOPS & OFFICES AT SAN TAN HEIGHTS

2515 W. HUNT HWY.
QUEEN CREEK, ARIZONA 85242

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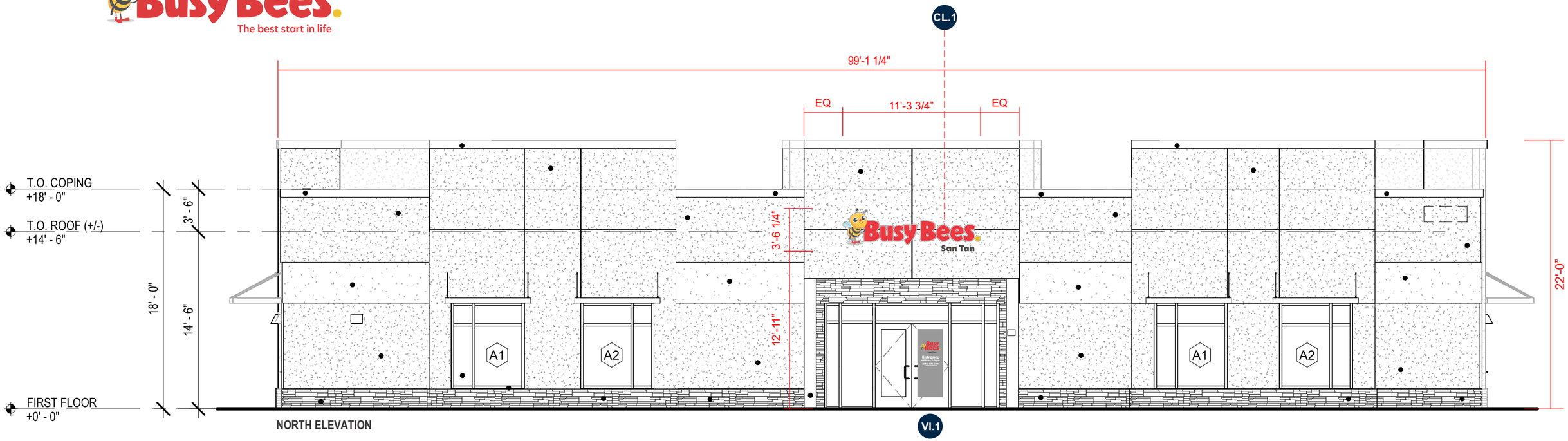
LOT 4 - BUSY BEE

D



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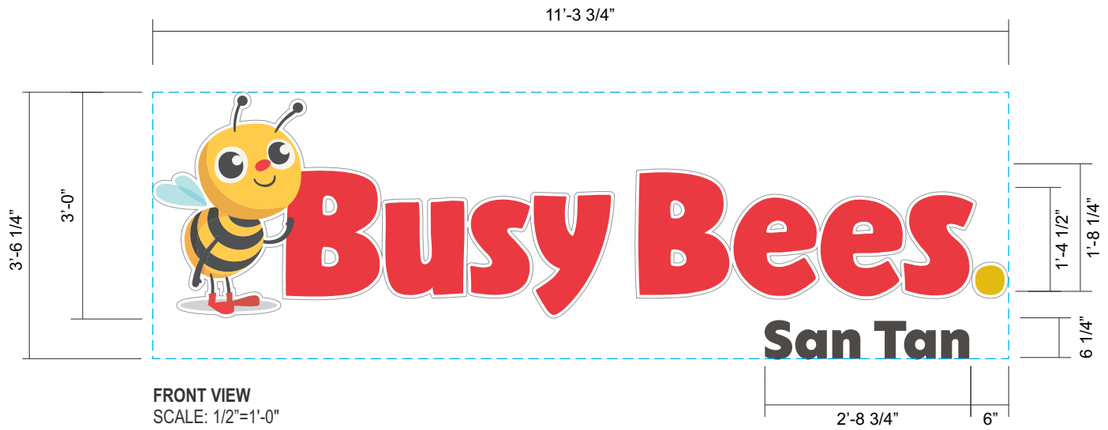
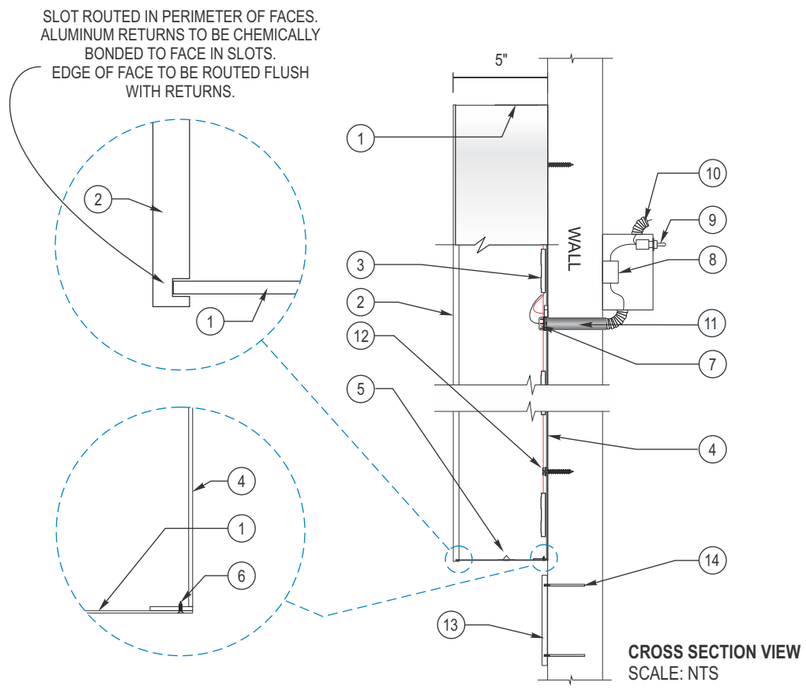
BUSY BEE - EXTERIOR SIGNAGE FACE LIT LOGO

A

& CHANNEL LETTERS - REMOTE POWER SUPPLY - 38" (QTY 1)



FRONT VIEW
SCALE: 1/2"=1'-0"



CROSS SECTION VIEW
SCALE: NTS

SPECIFICATIONS:

1. .040" x 5" ALUM. RETURNS / PAINTED P-1
2. .188" #7328 WHITE ACRYLIC FACE / VISIBLE ROUTED EDGE PAINTED - FACES TO BE CHEMICALLY BONDED TO LETTER RETURNS; FACE TO BE MASKED PRIOR TO PAINTING ROUTED EDGE w/ FIRST SURFACE APPLIED VINYL OVERLAYS V-2, V-3, DP-3, LEAVING WHITE OUTLINE AROUND PERIMETER
3. WHITE LEDS
4. ACM BACKS / LETTER LOCKED TO RETURNS
5. 1/4" DIA. WEEP HOLES w/ .063" DRAIN HOLE COVER (EXTERIOR APPLICATIONS ONLY)
6. #8-32 COUNTERSUNK SCREWS THROUGH SHOEBOX RETURN TO BACK PAN, EXPOSED SCREWS PAINTED TO MATCH
7. 7/8" ELECTRICAL HOLE / 1/2" COUPLER w/ FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS OTHERWISE NOTED) INSTALLER TO FOLLOW LOCAL CODE.
8. LED POWER SUPPLY INSIDE POWER SUPPLY BOX.
9. TOGGLE SWITCH w/ LOCKOUT MOUNTED TO POWER SUPPLY BOX
10. 15 FT. MIN. WHIP LENGTH IF PRIMARY ELECTRIC IS LOCATED WITHIN 6 FT. OF THE POWER SUPPLY BOX, ELECTRIC TO BE CONNECTED BY INSTALLERS, INSTALLER TO FOLLOW LOCAL CODE.
11. RIGID CONDUIT THROUGHT WALL w/ 1/2" - 1" STUB BEYOND INSIDE WALL. 15 FT. MINIMUM WHIP LENGTH FOR LOW VOLTAGE WIRE.
12. APPROPRIATE FASTENERS FOR WALL CONDITIONS
13. 1/4" FLAT CUT OUT "TOWN NAME" LETTERS STUD MOUNTED FLUSH / PAINTED P-5
14. STEEL STUDS DRILLED AND TAPPED

COLORS / FINISHES:

PAINT

P-1 MP WHITE
P-5 MP TO MATCH PANTONE 2336 C NIGHT GREY

VINYL

V-2 3M 3630-75 MARIGOLD TRANSLUCENT VINYL
V-3 3M 3630-163 SCARLET TRANSLUCENT VINYL

DIGITAL PRINT

DP-3 BUSY BEE

FONT
New Hero Super

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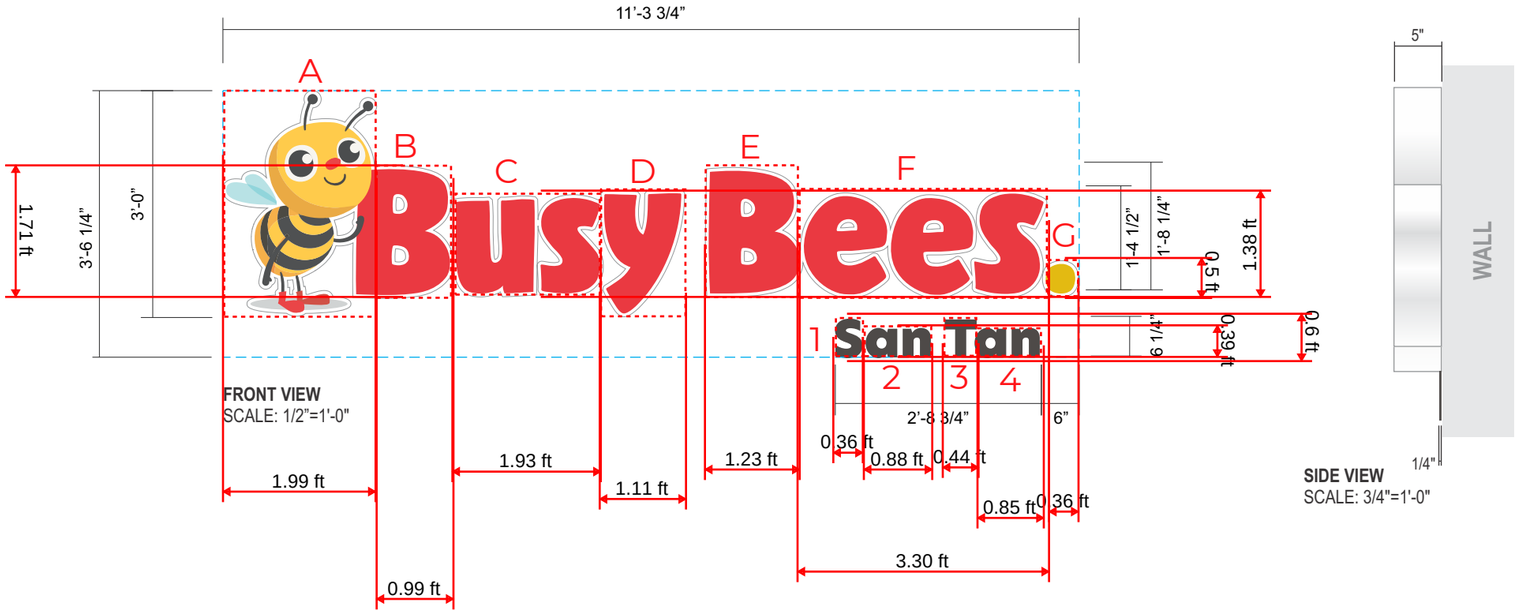
BUSY BEE - EXTERIOR SIGNAGE FACE LIT LOGO

& CHANNEL LETTERS - REMOTE POWER SUPPLY - 38" (QTY 1)



Calculated Sign Square Footage:

Logo & Letters:
20.19 SQFT TOTAL
A: 5.970 SQFT
B: 1.693 SQFT
C: 2.663 SQFT
D: 1.898 SQFT
E: 2.103 SQFT
F: 4.554 SQFT
G: 0.180 SQFT

1: 0.216 SQFT
2: 0.343 SQFT
3: 0.264 SQFT
4: 0.306 SQFT

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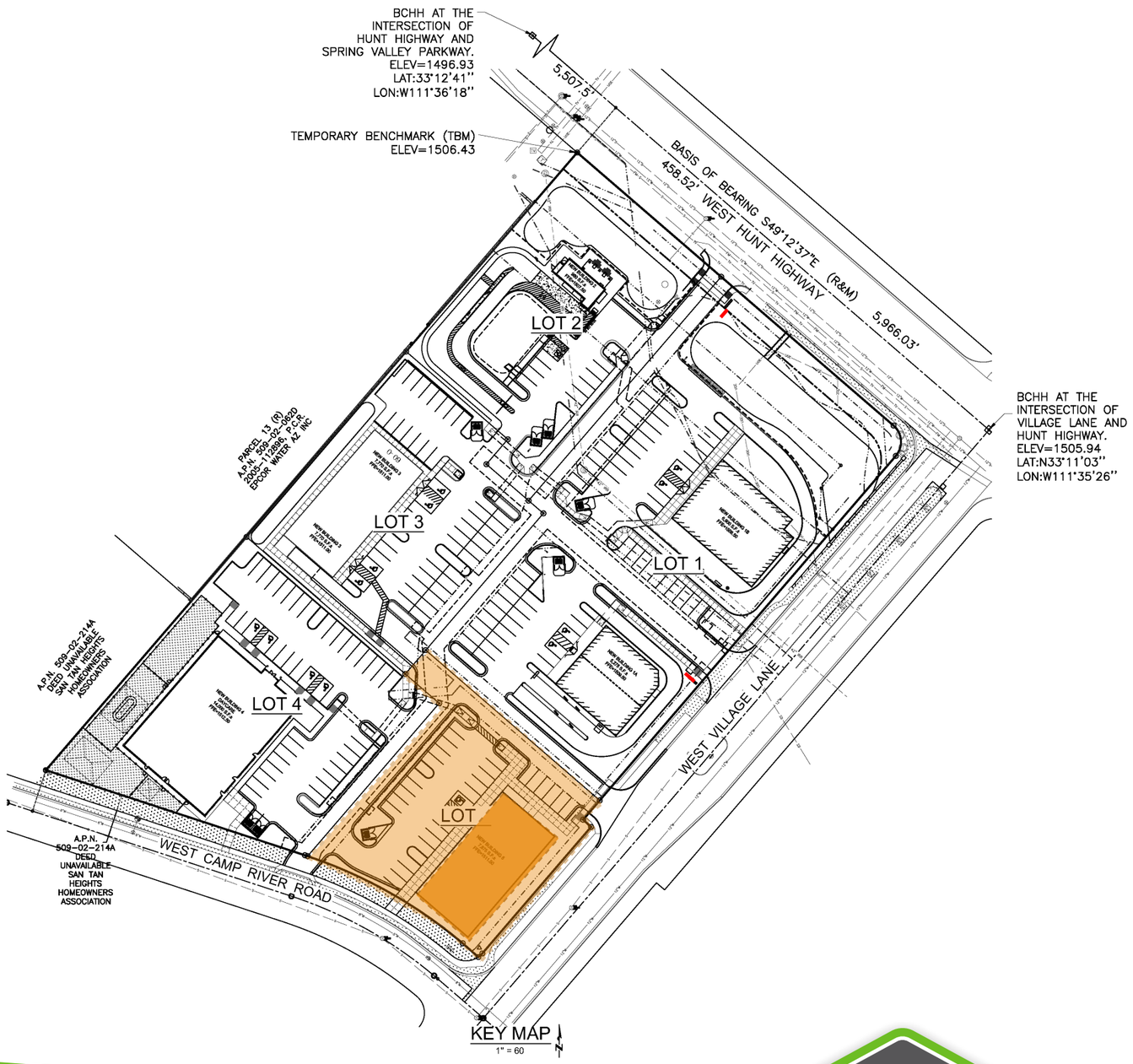
LOT 5 - UNDER DEVELOPMENT



CSP AMENDMENT REQUIRED

E

LOT 5
UNDER DEVELOPMENT - NO ELEVATIONS
BUILDING SIZE: 7,875 SF ± GROSS SF

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