



NOTICE OF DECISION

November 20, 2014

RE: DR03-87-B (PAL14-87) Center at Higley Signage Amendment

Dear Applicant:

Staff has reviewed the drawings received for Administrative Design Review regarding the amendment to the Center at Higley Comprehensive Sign Program. Staff has made the following findings:

- The project is consistent with the LDC and applicable design guidelines;
- The project is compatible with adjacent and nearby development; and
- The project design provides for safe and efficient provision of public services.

Based on the above, staff has approved this Administrative Design Review with the following attached information and conditions:

- Section "O" of the Comprehensive Sign Plan (attached) has been amended to include the approved details for the four (4) monument signs. One of the four monument signs already exists on site for the Walgreens store.
- The signs shall be located as shown on the approved site plan attached as an exhibit to the revised Comprehensive Sign Program (CSP).
- The "Salad and Go" monument sign, identified as #1 on the approved site plan, is approved as a 60 sq. ft. sign with the details as shown as an exhibit to the revised CSP.
- The color/materials board (attached) is approved for the exterior cabinet and base for all new monument signs. The approved colors/materials are:
 - DE 6094 – Canyon Dusk, light texture
 - DR6093 – Blushing Bride, light texture
 - Boral Stone "Country LedgeStone"

If you have any questions regarding the above, please contact me at (480) 503-6747.

Sincerely,

A handwritten signature in blue ink that reads "Nichole M. McCarty".

Nichole McCarty
Planner II

Attachments: Approved Exhibits stamped and dated 11/20/2014

CENTER AT HIGLEY

Master Sign Package

Higley & Williams Field Rd., LLC

9440 Santa Monica Blvd. Suite 206
Beverly Hills, CA 90210

Higley - Comp

2473 S. Higley - Gilbert, AZ

REVISION 11/20/14

Prepared by:



■ ADDRESS: 4028 W. WHITTON PKY, AZ 85018
■ PHONE: (602)-272-9356
■ FAX: (602)-272-4608
■ www.bootzandduke.com

APPROVED

Minor Administrative Design Review

Case # DR03-87-B

Date 11-20-2014 *JM*

Centre at Higley and Williams Field
COMPREHENSIVE SIGN PROGRAM
Sign specifications and Requirements

The purpose of this Comprehensive Sign Program is to create a graphic environment that is individual and distinctive in identity for the merchant and also compatible with other signs within the Property. The total concept should give an impression of quality and professionalism, as well as, instill a good business image.

The following specifications shall be used for the design of all signage within the Property; however, in all cases, final written approval by Centre at Higley and Williams Field is required prior to manufacturing and installation of all signs.

For purposes of this Comprehensive Sign Program, any reference herein to "Owner" shall also include all tenants, subtenants, licensees and other occupants of Owner's Parcel.

PROCEDURE: All signage drawing proposals will be submitted in three (3) copies to Higley and Williams Field, LLC for written approval, prior to application for sign permit from the Town of Gilbert.

NOTICE:

WRITTEN APPROVAL AND CONFORMANCE WITH THE REQUIREMENTS SET FORTH HEREIN DOES NOT IMPLY CONFORMANCE WITH APPLICABLE LAWS, CODES, RULES, AND REGULATIONS PROMULGATED BY THE TOWN OF GILBERT OR ANY OTHER APPLICABLE GOVERNMENTAL AGENCY OR BODY (COLLECTIVELY, THE "LAWS"). ALL SIGNAGE LOCATED WITHIN THE PROPERTY SHALL BE APPROVED IN WRITING BY DECLARANT AND SHALL COMPLY WITH THE APPLICABLE LAWS, RECEIPT BY OWNER OF A SIGN PERMIT AND NOTIFICATION BY OWNER TO VISTA DEL ORO MUST BE RECEIVED PRIOR TO MANUFACTURING AND INSTALLATION OF ANY SIGNAGE.

A. GENERAL PROVISIONS

1. All signs and signage programs must conform to the requirements of this Comprehensive Sign Program, the Town of Gilbert, and all applicable Laws. Applications and submittals for sign permits shall be per the Town of Gilbert's procedure and requirements.
2. Signs shall identify the person or company operating the use conducted on the Parcel or Suite. No off-premises advertising is permitted.

B. GENERAL REQUIREMENTS

1. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, painted or affixed in any manner to any part of the building exterior except as approved in writing by Higley and Williams Field Road, LLC.
2. Each Owner shall defend, indemnify and hold Higley & Williams Field Road, LLC harmless for, from, and against all claims, costs (including attorneys' fees, expert witness fees and other litigation related costs), damages, expenses, liabilities and losses arising from the installation, maintenance and repair of Owner's signs.
3. Each electrical sign, and the installation thereof, shall comply with all applicable Laws.
4. Owner shall obtain all necessary permits for signs and the construction and installation of signs.
5. No labels shall be placed on the exposed surfaces of signs except those required by applicable Laws. Required labels shall be applied in inconspicuous locations.
6. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner.
7. Sign copy shall be limited to Owner's proper firm name and shall not include the names of items, goods, products, or service lines. The use of a crest, shield, logo, or other established corporate insignia or modifier which has been displayed or associated with Owner's firm name shall be permitted subject to Higley and Williams Field, LLC written approval.
8. Any sign that does not conform with the requirements of this Comprehensive Sign Program or was not approved by Higley and Williams Field Road, LLC as required hereby shall be immediately removed or brought into conformance at the Owner's expense.
 - a. Signs with penetrations falling above roof line must seal wiring using a raceway rear.
 - b. Landlord reserves the right to modify this criteria at any time.

C. TYPE OF SIGN

1. **PAN CHANNEL**
 - a. Individual internally illuminated with LED, 5" deep aluminum returns, acrylic faces, may have translucent vinyl overlays, .75" - 1" trim cap. May use corporate colors per individual corporate identities.
2. **FLAT CUT OUT**

Aluminum or acrylic may be used as modifiers or directionals: ex. (drive-thru)

D. SPECIFIC REQUIREMENTS FOR BUILDING SIGNAGE

1. SIZE OF SIGN

- a. Depth 5”
- b. The overall length and height of sign shall not exceed 80% of the Sign Band area.
- c. Overall size of each sign allowed may be 1.5 square feet per leased front. Buildings that front ROW and internal circulation drive will be counted as double frontage when calculating sign area.
- d. Logos may be illuminated and up to 50.00 square feet in area.

E. LIGHTING

- 1. All lighting shall be with LEDs.
- 2. All electrical will be U.L. or equivalent approved.
- 3. Primary copy (store name) is required to be lighted. Illumination of secondary copy such as crests, shields, logos, established corporate insignias, or any modifiers is subject to Higley and Williams Field Road, LLC written approval.
- 4. Penetration of structure and graphics beams shall be kept to a minimum and must have proper insulation for voltage cable and must be approved in writing by Higley and Williams Field Road, LLC.
- 5. L.E.D. Power supplies shall be concealed behind fascia and mounted in metal boxes.

F. DETAIL DRAWING

- 1. Three copies of a complete and detailed drawing by Owner’s sign company shall be submitted to Higley and Williams Field Road, LLC for final review and written approval.
- 2. Elevation of building fascia and sign shall be drawn in scale.
- 3. Drawings shall indicate the following specifications:
 - a. Type, thickness and color of acrylic, type of material used for backs, returns and trim cap including color.

work at Higley and Williams Field Road, LLC. Only these sign vendors are authorized to do any work at the site. Higley and Williams Field Road, LLC may replace or modify this list of vendors without notice at anytime at its option.

Bootz and Duke Signs
Royal Signs
Young Electric Sign Co.

L. MENU BOARDS

- 1. Menu Boards are allowed, illuminated or non-illuminated. No more than 50 square feet in area and 7' in height.

M. DIRECTIONAL SIGNS

- 1. Illuminated or non-illuminated, no more than 3.0 square feet in area and 3' in height.

N. SIGNAGE REMOVAL

- 1. Upon the event your sign must be removed, Higley and Williams Field Road, LLC must approve your efis repair contractor.

O. MONUMENTS

- 1. Overall site has been allotted (4) monument signs.
- 2. Monuments sign locations shall match the approved site plan.
- 3. 10' maximum height, 60 square feet for each monument. All elements with the exception of the cabinet interiors are to match the existing "Walgreens" sign, colors and base.
- 4. Tenant panels are to be routed out with back-up acrylic. Cabinet interior colors shall be approved by Town staff during the sign permit process.
- 5. Each monument sign shall have shared space for a minimum of two (2) pads or tenants. All four (4) signs must accommodate the needs of the entire shopping center.

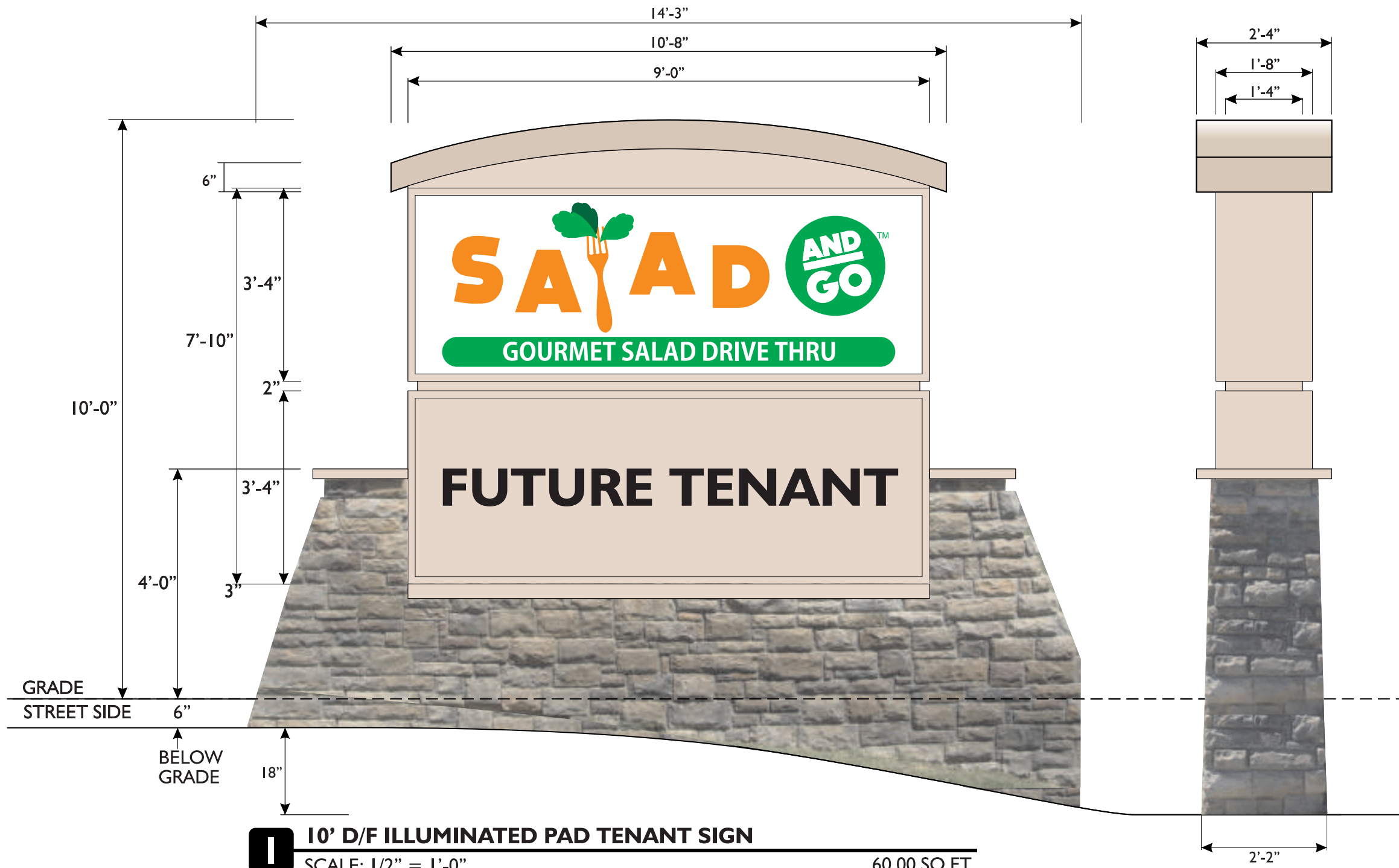
If you have any questions please call:

Charlie Gibson
Bootz and Duke Sign Company
4028 w. Whitton Avenue
Phoenix, Arizona 85019
Phone: 602-272-9356/Fax: 602-272-4608

Charlie@bootzandduke.com

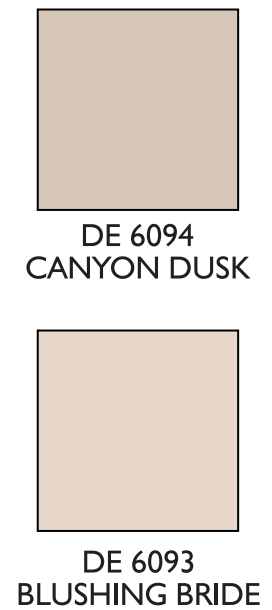
Approved Exhibits

- 1. Site plan
- 2. Monument details
- 3. Sign details for "Salad & Go" monument.

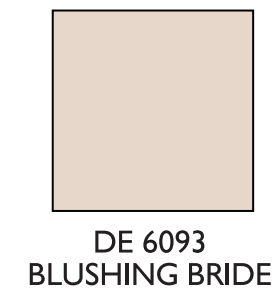
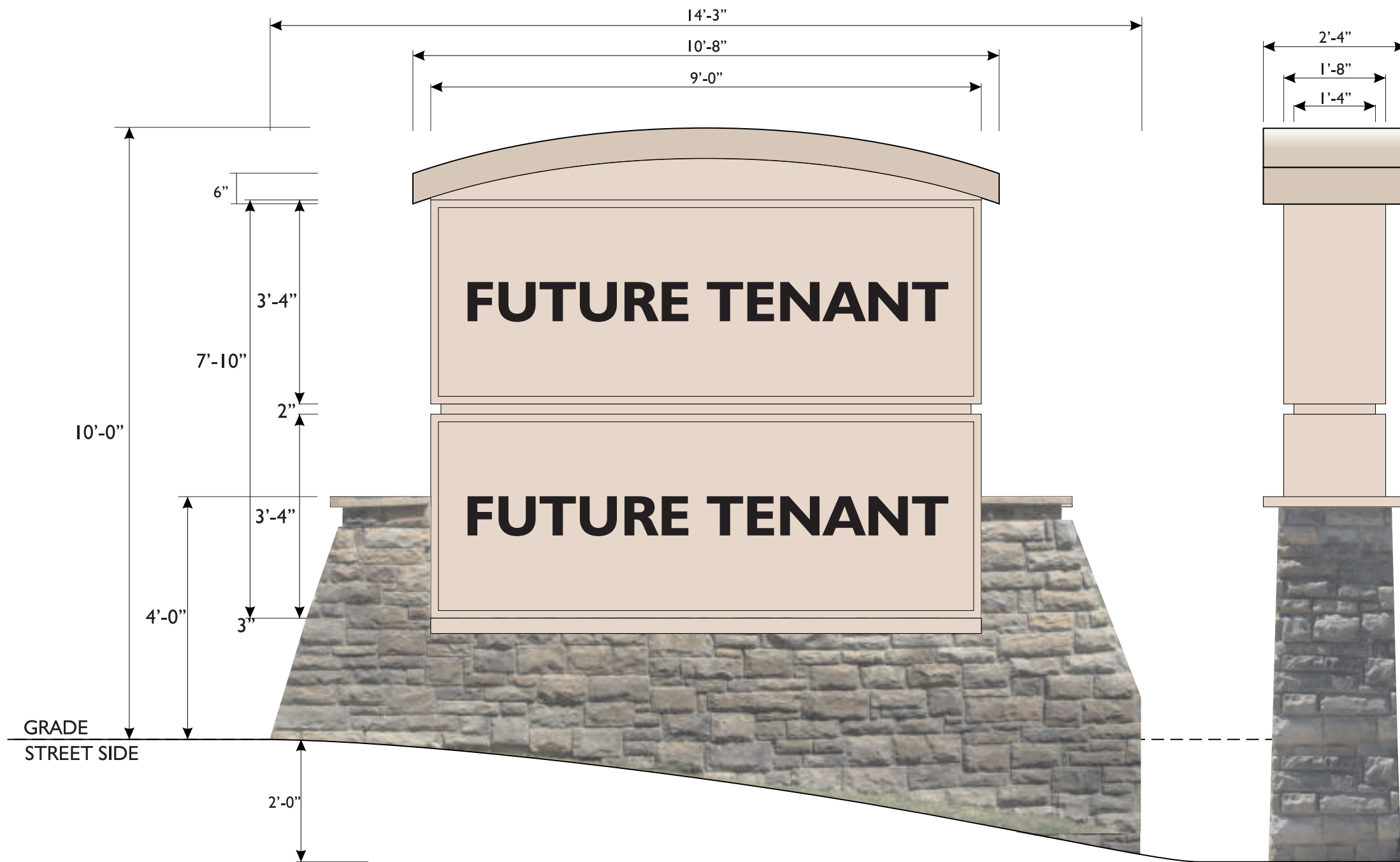


I 10' D/F ILLUMINATED PAD TENANT SIGN
 SCALE: 1/2" = 1'-0" 60.00 SQ.FT.

MANUFACTURE AND INSTALL (I) D/F ILLUMINATED PAD TENANT SIGN.
 TOP, CABINETS AND REVEALS ARE PAINTED TO MATCH EXISTING. LIGHT TEXTURE.
 FACES ARE ROUTED OUT WITH BACK-UP WHITE ACRYLIC. HO FLUORESCENT LAMPS. VINYL OVERLAYS.
 BASE IS STONE VENEER TO MATCH EXISTING.



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2 10' D/F ILLUMINATED MULTI TENANT SIGN
 SCALE: 1/2" = 1'-0" 60.00 SQ.FT.

MANUFACTURE AND INSTALL (1) D/F ILLUMINATED PAD TENANT SIGN.
 TOP, CABINETS AND REVEALS ARE PAINTED TO MATCH EXISTING. LIGHT TEXTURE.
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EXISTING WALGREENS MONUMENT #3

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www.arizonacommercialsigns.com



Nationwide Sign Systems
 ARIZONA COMMERCIAL SIGNS
 4018 E. WINSLOW • PHOENIX, AZ 85040
 OFFICE: (480) 921-9900 • FAX: (602) 437-8073

PROJECT NAME:

■ CENTER AT HIGLEY & WILLIAMSFIELD
 3299 E. WILLIAMSFIELD ROAD
 GILBERT, ARIZONA 85295

CONTACT:
 PHONE:
 CELL:

CONTACT REP:

■ SCOTT HUDSON - 602.570.1912

DESIGNER:

■ JW

THIS DRAWING IS THE PROPERTY OF ARIZONA
 COMMERCIAL SIGNS & IS NOT TO BE REPRODUCED BY
 ANY OTHER SIGN COMPANY.

DESIGN NUMBER:

■ SALADS & GO 08-19-14-R3

SCALE:

■ AS NOTED

DATE:

■ 08/19/14

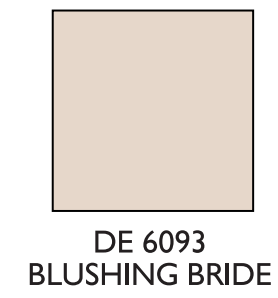
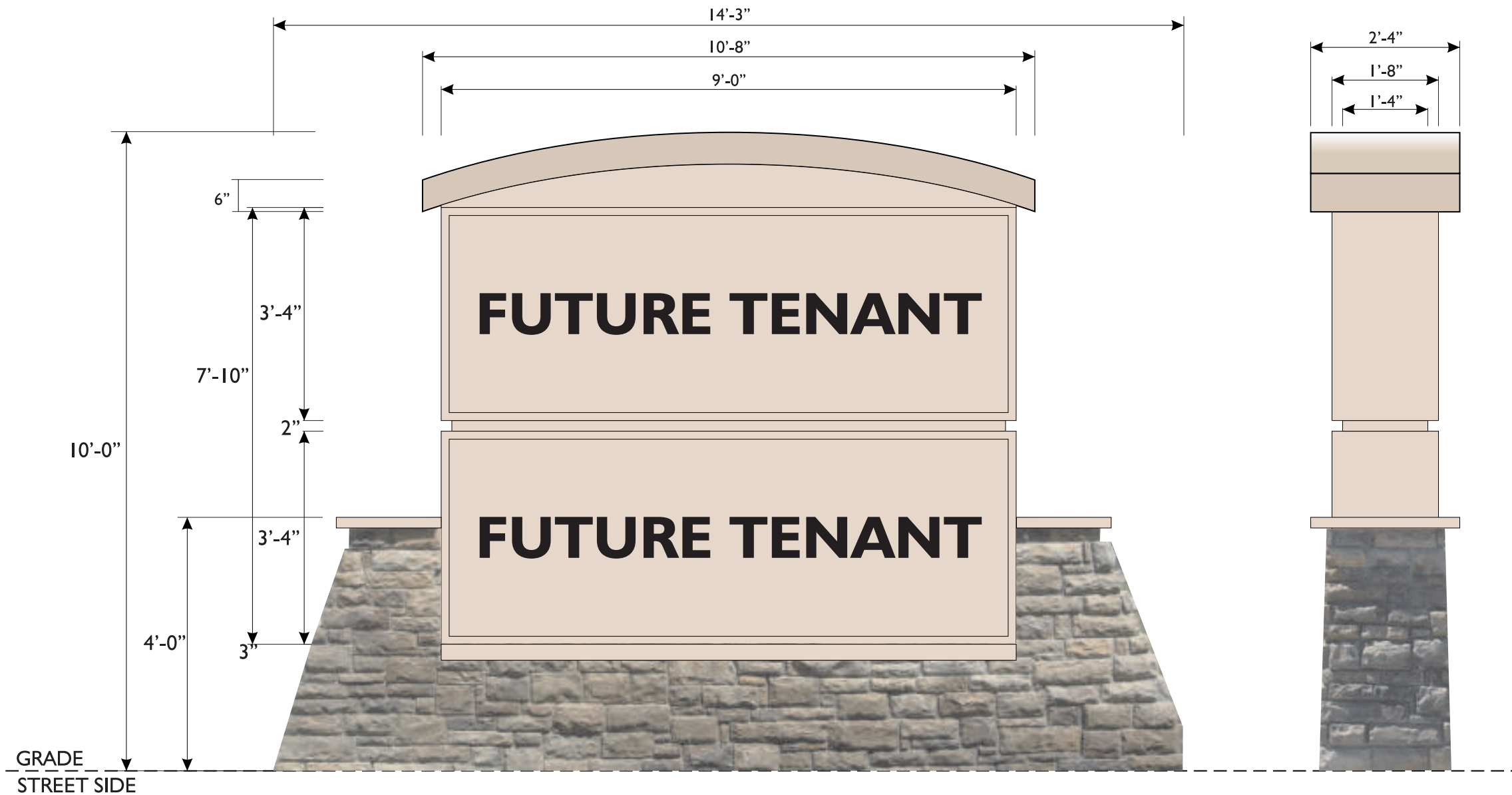
REVISIONS:

△ PERMIT	09/03/14	JW
△ TWEAKS	09/23/14	JW
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LANDLORD / DEVELOPER APPROVAL
 SIGNATURE & DATE:

■ _____
 CUSTOMER APPROVAL
 SIGNATURE & DATE:
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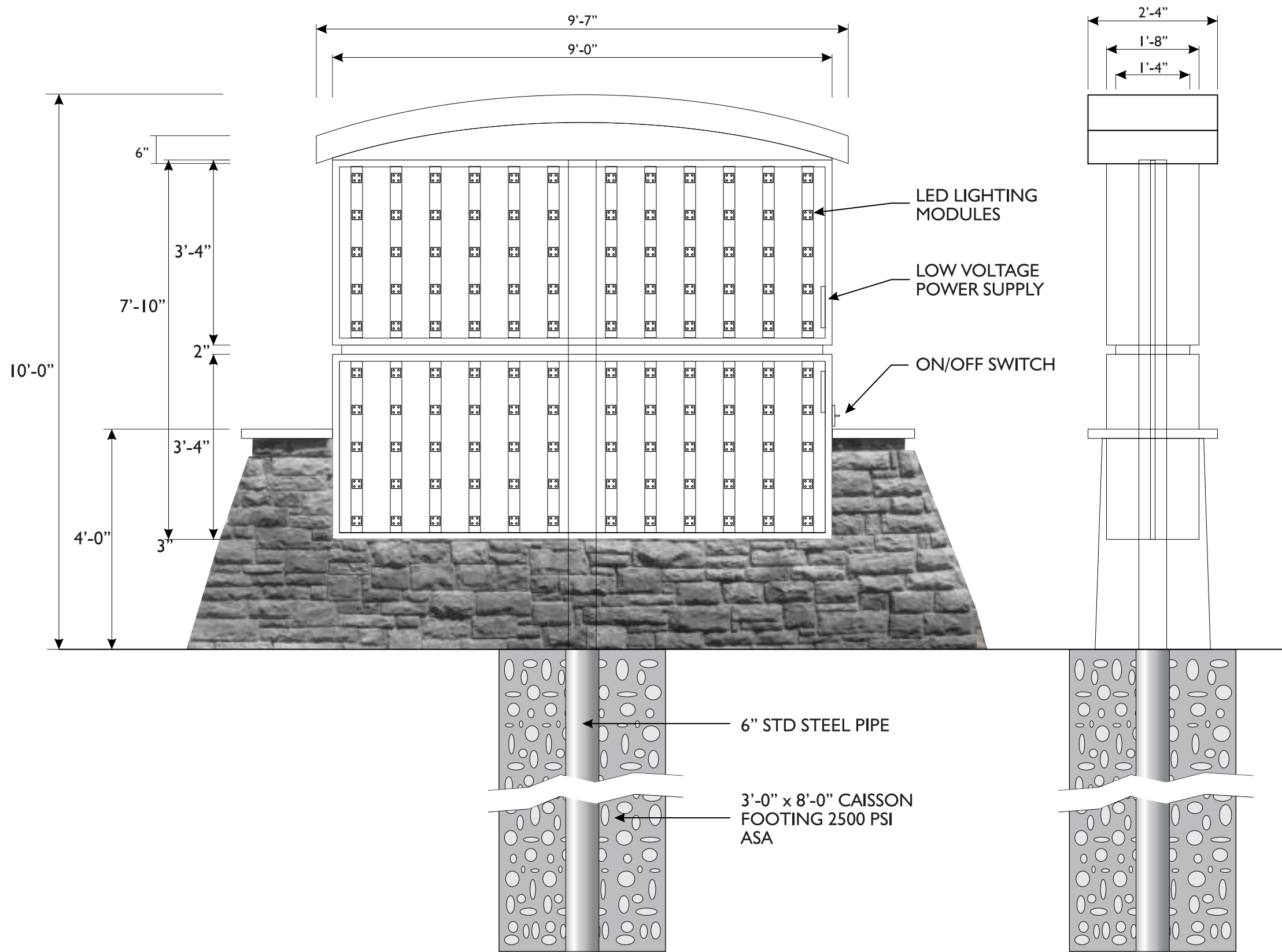
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3 OF **6**
PERMIT



4 10' D/F ILLUMINATED MULTI TENANT SIGN
 SCALE: 1/2" = 1'-0" 60.00 SQ.FT.

MANUFACTURE AND INSTALL (1) D/F ILLUMINATED PAD TENANT SIGN.
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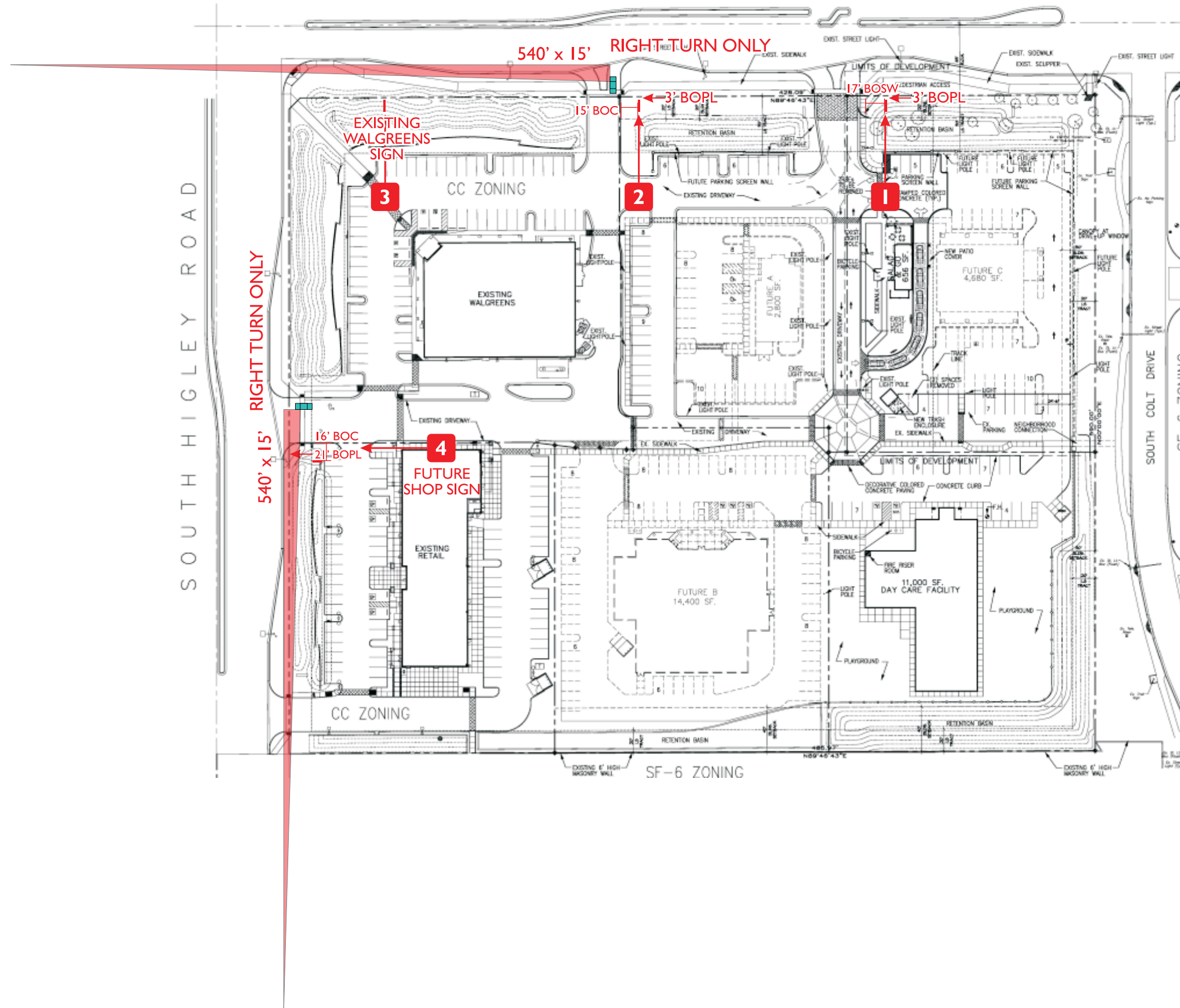
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LANDLORD / DEVELOPER APPROVAL
 SIGNATURE & DATE:

■ _____
 CUSTOMER APPROVAL
 SIGNATURE & DATE:
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SHEET:
5 OF **6**
PERMIT



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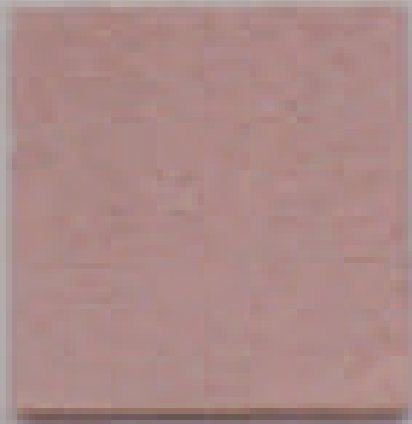
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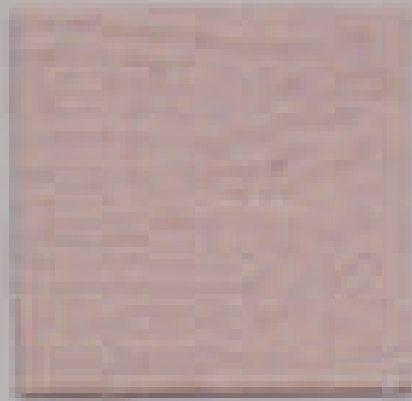
LANDLORD / DEVELOPER APPROVAL
 SIGNATURE & DATE:

CUSTOMER APPROVAL
 SIGNATURE & DATE:

SHEET:
6 OF 6
PERMIT



DE 6094
CANYON DUSK
LIGHT TEXTURE



DE 6093
BLUSHING BRIDE
LIGHT TEXTURE



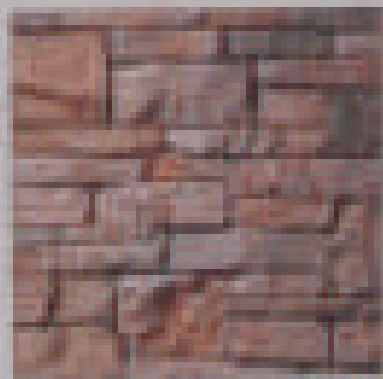
ACRYLITE 303 ORANGE
ACRYLIC



ACRYLITE 015-2 WHITE ACRYLIC
3M VIVID GREEN VINYL
3630-156



ACRYLITE 015-2 WHITE ACRYLIC
3M GREEN VINYL
3630-26



BORAL STONE
"COUNTRY LEDGESTONE"
TO MATCH EXISTING

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