

# COPPER POINT

## BUSINESS / RETAIL CENTER

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### COMPREHENSIVE SIGN PROGRAM

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**JULY 2012**

**APPROVED**  
Administrative Design Review  
Case Planner Initials: Chw  
Case # PA 12-43  
Date: Aug 9, 2012  
D206-88-B.

#### ARCHITECTS:

Dick & Fritsche  
Design Group  
4545 E. McKinley Street  
Phoenix, AZ 85008  
Telephone: 602.954.9060  
Fax: 602.954.6954  
[www.dfdg.com](http://www.dfdg.com)

#### DEVELOPER:

Investment Equity  
Joseph Zapustas  
2930 E. Camelback Road  
Suite 220  
Phoenix, AZ 85016  
Telephone: 602.956.7100  
Fax: 602.956.4108  
[www.investmentequity.com](http://www.investmentequity.com)

#### SIGN CONSULTANT:

Sign A Rama Chandler  
Brian Eichenberg  
E.P. Sabin  
3400 N Arizona Ave.  
Suite 117  
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[www.signaramachandler.com](http://www.signaramachandler.com)

## Copperpoint Business / Retail Center Gilbert, Arizona

### 2. Project Narrative

Copperpoint Business / Retail Center is a unique mixed use development with professional offices and retail located at the Northwest corner of Val Vista Drive and Loop 202. The project comprise a total of 10.6 acres with 3 professional office buildings and 1 retail building for a total of over 100,000 square feet of building space. The development is organized with the professional buildings located at the northeast to southwest property line and the retail building located in the southeastern corner of the property. The development uses one 60' tall multi-tenant highway monument and 3 entry monuments to direct visitors to the visitor of their choice. This comprehensive sign plan follows the standards set forth in the Town of Gilbert's sign code for comprehensive sign plans.

### 3. Design Theme

Building architecture utilizes traditional materials and methods to achieve a contemporary southwestern style. The materials used in the construction of the signs are directly related to the buildings architecture nearby and their materials, color and textures.

### 4. Detached Signs

#### SignTypeA

Freestanding Highway Monument with project identification

This is a grand architectural Highway monument(60 ft tall) utilizing internally illuminated routed sign panels for project identification as well as tenant identification. This feature enhances the property as it faces both the east and west Loop 202 traffic flow.

### Sign Type B1/ B2/B3

These signs are placed along Val Vista Rd. and Willis Road to identify the vehicle entry points into the project. The Code allows for 12 ft. Tall signs with sign copy placed between 2 and 10 ft. above grade and 60 sq. ft. of sign copy graphics. As designed, sign B1 and B2 along Willis Road are 6 ft. tall with 6 square feet of graphics and sign B3 along Val vista Dr. is 8 ft. high with 6 tenant panels for a total of 18 sq. ft. Of graphics, but these signs may be modified in the future to meet the size and areas permitted by the Sign Code

### SignTypeC1/C2

#### Project Identification Wall Sign

These signs are places along the radiused front of the copper patina domes. The signs are illuminated (white LED) reverse pan channel letters, painted Spraylat Dark Bronze, and to read: "Copper Point"

### 5. Attached Wall Signs

1. Placement. The plan identifies areas on each building elevation where tenant identification may be placed called "sign envelopes". The envelopes shown on the building elevations are general sign locations. All wall signs to be installed and centered within the sign envelope as shown. The landlord will provide the tenants with the sign envelope allowed for their use. All wall signs installed on 2nd floor that penetrates the parapet shall have weatherproof rear Raceways and be restricted to a maximum of 75 sq ft.

2. Size: Refer to page 2a for allowable square footage allowed.

3. Colors: The color of wall mounted signs for all tenants shall be Spraylat Dark Bronze.

4. Letterstyle: Letterstyle for all wall mounted signs shall be Myriad.

5. Illumination: All wall mounted signs shall be illuminated with Sloane White LED Modules.

6. Signtype: All wall mounted signs to be illuminated reverse pan channel letters with 3" returns. Letter faces and returns to be painted same color. Signs to be manufactured of 24 gauge Paintlock. Letters to be clip mounted 1" from wall.

7. Address: The building addresses will be illuminated reverse pan channel letters with 3" returns and 12" in height. Letters to be illuminated with Sloane LED modules.

8. Copy: Wall signs will be restricted to identifying the person, firm, corporation or the products and/or services offered specifically at this location.

9. Final Electric: No sign is allowed to be installed without electrical provided. Providing electrical is the responsibility of the tenant. Each sign vendor must hook up to the electrical at the time of sign installation. All signs are required to be illuminated.

10. Logos: Logos not to exceed 50% of total sign area.

11. Compliance: Any sign not in compliance with this sign plan will be removed at the tenants expense within 10 days of receiving written warning from the landlord.

12. All signs must be manufactured and installed by a licensed UL approved sign company. It is the responsibility of the tenant to verify the work being completed is with a UL approved licensed sign contractor.

13. Copper Point Landlord reserves the sole right to interpret, enforce and administer the terms and conditions of the sign criteria and all related documents and policies.

**APPROVED**  
Administrative Design Review  
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Case # PAL12-43  
Date: Aug 9, 2012

## 2. ALLOWABLE SQUARE FOOTAGE.

**a. Applicability.** Wall Signs are permitted on any exterior wall of the tenant or user suite.

**b. Total Business Sign Area.** Each business shall be permitted a minimum Wall Sign area of 32 square feet. For businesses with double frontage the maximum wall sign area as calculated below shall be permitted on 2 building elevations. Reduced area shall also be permitted on additional elevations.

The maximum Wall Sign area permitted for a business shall be the greater of:

(1) The sign area calculated pursuant to Section 4.407C.1c: Sign Area Allowances per Building Elevation for the longest building elevation of the tenant/user suite facing the street; or

(2) The sign area calculated pursuant to Section 4.407C.1c: Sign Area Allowances per Building Elevation for the length of the building elevation of the tenant/user suite in which the principal entrance to the business is located.

**c. Sign Area Allowances per Building Elevation.** Wall Signs are permitted at a rate of 1 square foot of sign area for each 1 lineal foot of the building elevation adjacent to the suite. For buildings set back more than 75 feet from the right-of-way, 1.5 square feet of sign area is permitted for each 1 lineal foot of building elevation adjacent to the suite.

**d. Multi-Story Buildings.** Wall Signs on multiple floors of a multistory building shall be approved by the Design Review Board through either a Comprehensive Sign Program or a Master Sign Plan and shall conform to the multi-story signage design criteria set forth below.

Wall Signs shall be allowed as follows:

(1) Individual tenant signs located on the second floor of a building two stories in height shall not exceed 75 square feet in area. Tenant signs may be placed on any approved sign band or wall space on the second floor and the total sign area combined, including Building Identification Signs, shall not exceed 50 percent of the lineal building elevation on the second floor, as permitted in Sections 4.407C.1b: Total Business Sign Area and 4.407C.1c: Sign Area Allowances per Building Elevation.

(2) Individual Building Identification Signs located on buildings two stories in height shall not exceed 75 square feet in area. The total sign area combined, including tenant signs, shall not exceed 50 percent of the lineal building elevation on the second floor as permitted in Sections 4.407C.1b: Total Business Sign Area and 4.407C.1c: Sign Area Allowances per Building Elevation.

(3) Signs located on buildings three stories or more in height shall be limited to signage on the first floor and top floor. Sign area allowance for first floor tenants is subject to the provisions of Sections 4.407C.1b: Total Business Sign Area and 4.407C.1c: Sign Area Allowances per Building Elevation. Sign area allowed on the top floor shall not be counted against wall signage on the first floor. Top floor signage is limited to either building identification and one building tenant or two building tenants and shall adhere to the sign area allowance contained in Table 4.407: Top Floor Sign Size and Height Standards for On-Premise Signs. This area shall not be increased through a Comprehensive Sign Program or Master Sign Plan.

**e. Design.** Wall Signs shall fit proportionally with building massing and architectural features of the elevation.

**f. Dimensions.** The length of a Wall Sign shall not exceed 80 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a Wall Sign shall not exceed 80 percent of the vertical dimension of the sign band or wall space on which the sign is placed.

**g. Placement and Scale.** Wall Signs shall be placed on an area that is free of architectural details. Wall Signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character. The Design Review Board may approve a sign that is closer to the top of the parapet wall if it finds that the sign placement does not visually crowd the top of the wall. Top floor signage located on multi-story buildings may span floor plates.

**h. Wall Signs Facing Residential Uses.** Wall Signs on building elevations abutting property designated for residential use in the General Plan shall:

- (1) Not be illuminated;
- (2) Not exceed 16 square feet in area; and
- (3) Be installed no higher than 14 feet above grade.

14. Landlord Submittal: Each tenant shall provide the landlord two full sets of color scaled drawings with the following:

a. Full suite elevation delineating the sign envelope and fully dimensioned proposed sign.

B. Detailed section view showing mounting method.

C. Monument panel layout with dimensions.\* (See section 16)

15. Landlord Approval: Each tenant will receive back a response of either approved, approved as noted, or denied. Approved means proceed to the Town of Gilbert for permits. Approved as noted means redesign with notes made and then you may proceed with permitting. Denied means to redesign and resubmit to Landlord for approvals.

16. Highway Monument Panels: Tenants who purchase a monument panel for the Highway Monument, must submit a scaled drawing to the landlord for approval. Drawing must be fully dimensioned and full color.

17. Major Tenant Designation: Tenants who occupy 7500 square feet or more, are otherwise designated as a "Major Tenant", may elect to have an additional wall sign on the north side of the building. Sign envelopes for the north elevation are designated as such. Major Tenant must place their north facing sign in the envelope designated by the landlord. Maximum letter height for the north elevation shall be 36". Major tenants must divide their allotment of total sq ft between the north and south elevations. There shall be a maximum of 8 major tenants. Major tenants can only reside in the Business Center. Retail Center tenants may not qualify for major tenant status.

6. Prohibited Signs:

1. No signs shall be painted on the surface of any building or structure.

2. No signs shall be placed or located on the roof or above the roof line of any building.

3. No Sign Holders (People holding signs)

4. No animated, flashing, blinking, audible, placard, poster, playbill, posting, painting, change-panel, flag, fixed balloon, rotating light, A-frame, moving or rotating signs are permitted.

5. No signs shall be placed on or attached to any vehicle except for signs painted or adhered directly to the vehicle proper. The primary use of such vehicles shall be in connection with the operation of a business on a parcel and not advertising or identifying the business premises.

7. Window Graphics

1. Where applicable only.

2. All material to be 3M 220-10 white.

3. Area of window graphics not to exceed 25%

4. Window graphics limited to Tenant/Business Name, hours of operation, and telephone number.

8. Submit Drawings to:

Sign A Rama Chandler

3400 N. Arizona Ave. #117

Chandler, AZ 85225

480.821.1100

**APPROVED**

Administrative Design Review

Case Planner Initials: aw

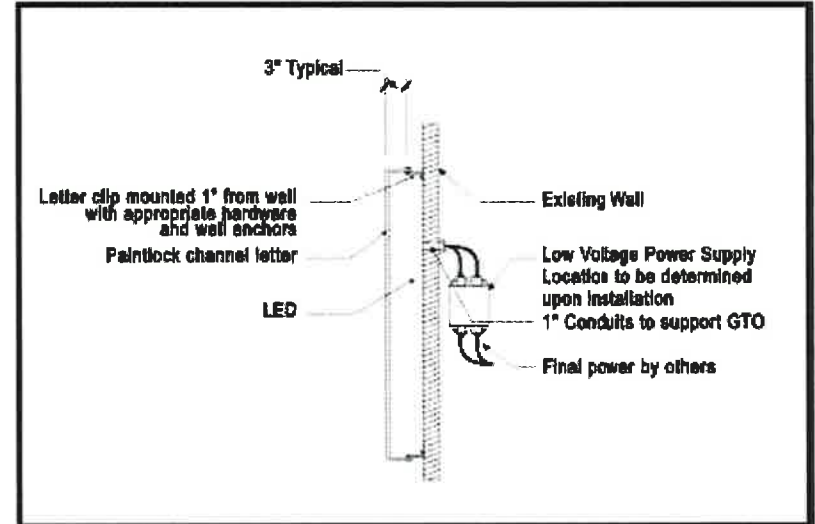
Case # PAL12-43

Date: Aug 9, 2012

**TYPICAL TENANT WALL SIGN**

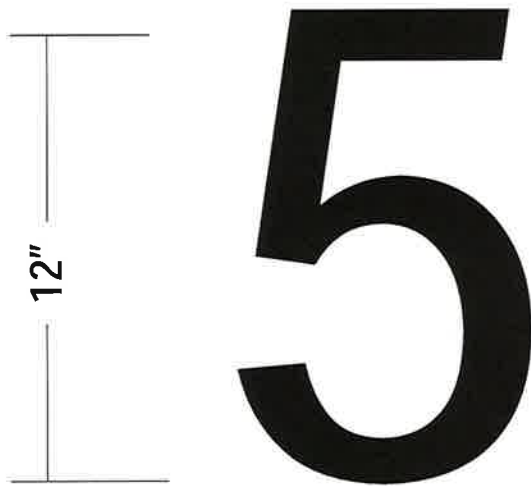


**TYPICAL TENANT WALL SIGN**

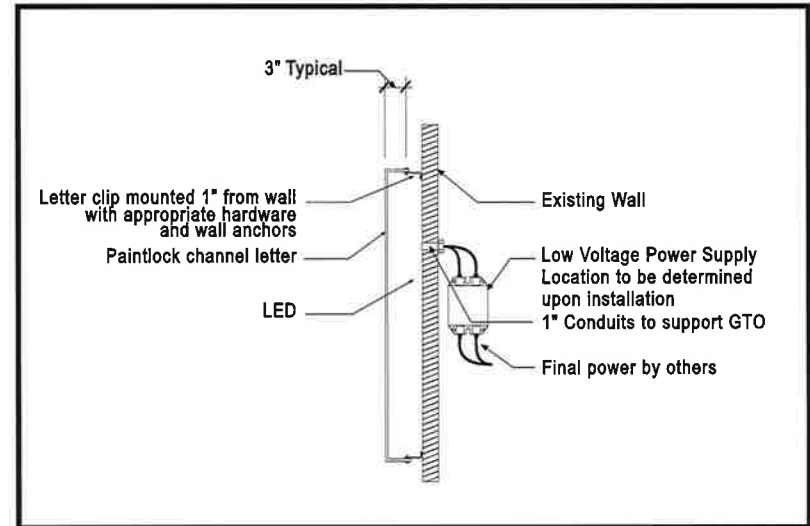


**ILLUMINATED REVERSE PAN CHANNEL LETTERS**  
SECTION VIEW

**APPROVED**  
Administrative Design Review  
Case Planner Initials: aw  
Case # PA12-43  
Date: Aug 9, 2012

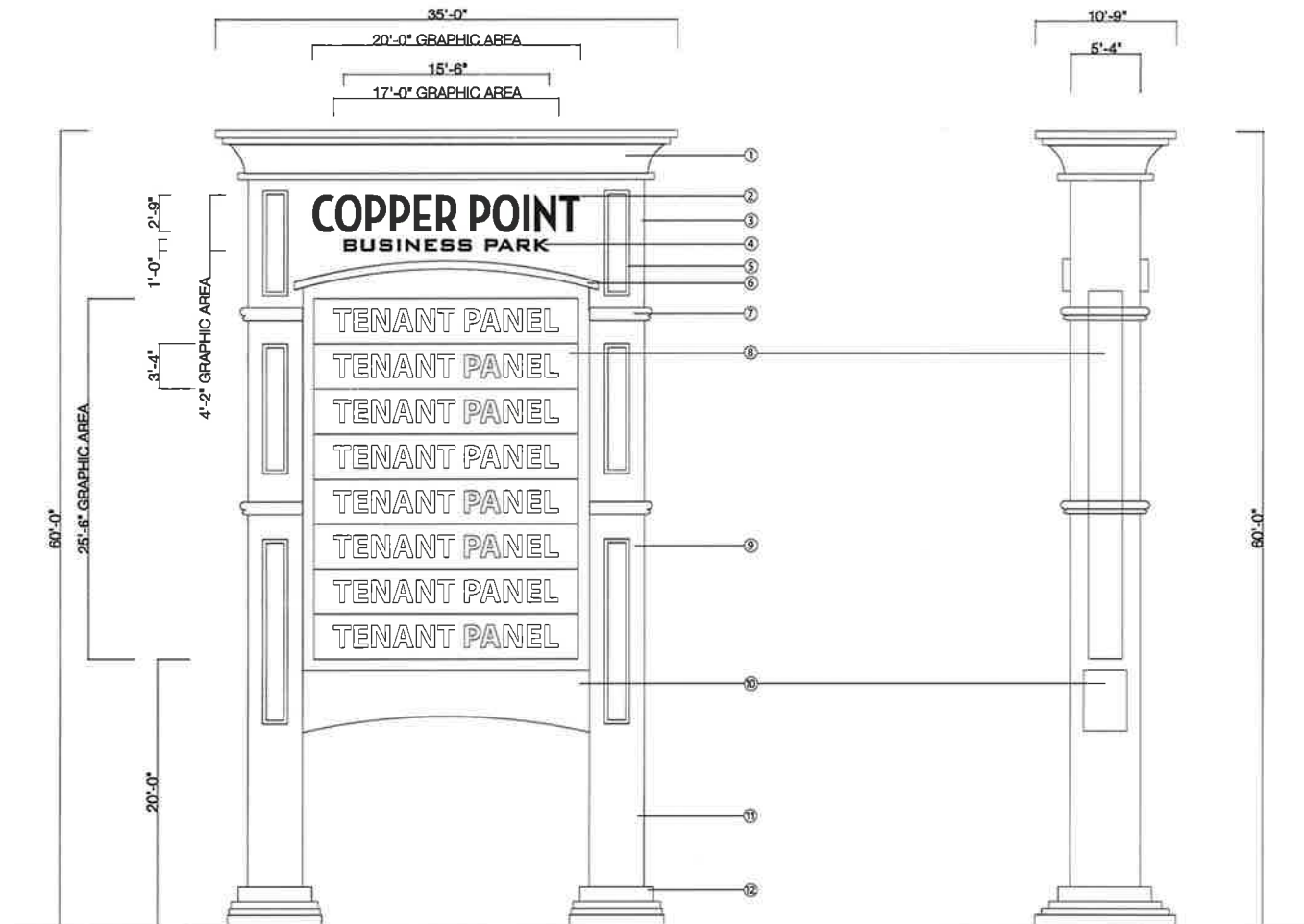


**ILLUMINATED REVERSE PAN CHANNEL LETTERS**  
TYPICAL BUILDING ADDRESS NUMBER



**ILLUMINATED REVERSE PAN CHANNEL LETTERS**  
SECTIONVIEW

**APPROVED**  
Administrative Design Review  
Case Planner Initials: aw  
Case # PA 12-43  
Date: Aug 9, 2012



**FRONT ELEVATION SIGN TYPE A**  
DOUBLE FACED

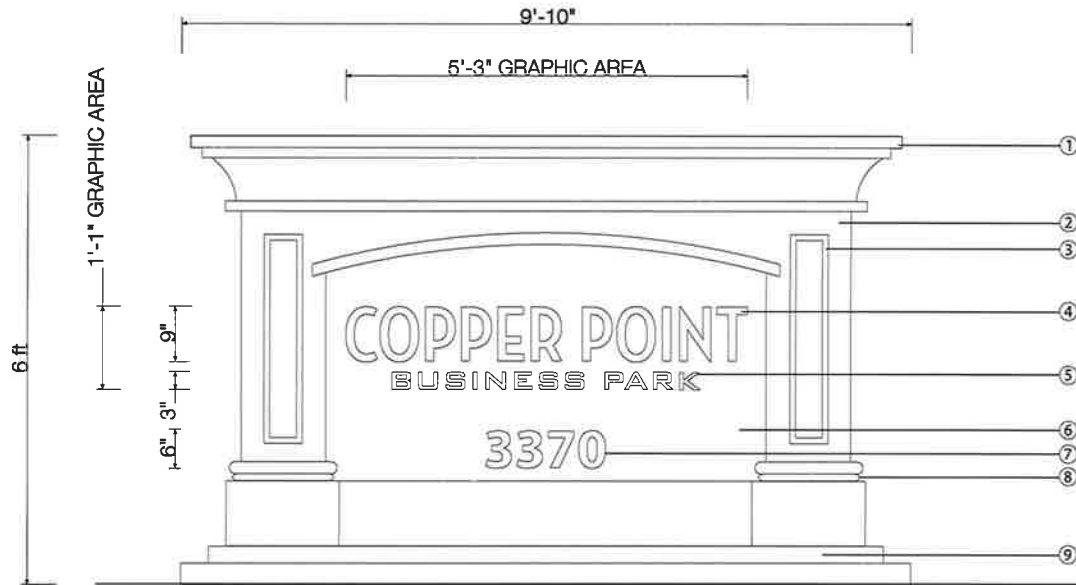
**SIDE ELEVATION SIGN TYPE A**  
SCALE: DOUBLE FACED

- NOTES**
1. ARCHITECTURAL ELEMENT INTERNAL ALUMINUM SKELETON WITH HDU FOAM SKIN. PAINT P-1 TEXTURE TO MATCH BUILDING.
  2. COPY/TEXT ROUTED FROM ALUMINUM PANEL AND BACKED WITH ACRYLIC PAINTED TO MATCH SPRAYLAK DK BRONZE TRANSLUCENT. INTERNALLY ILLUMINATED WITH FLUORESCENT LIGHTING.
  3. PYLON BODY TO BE ALUMINUM SKINNED. PAINT P-2. TEXTURE AND COLOR TO MATCH BUILDING.
  4. COPY/TEXT ROUTED FROM ALUMINUM PANEL AND BACKED WITH ACRYLIC PAINTED TO MATCH SPRAYLAK DK BRONZE TRANSLUCENT. INTERNALLY ILLUMINATED WITH FLUORESCENT LIGHTING.
  5. DECORATIVE ARCHITECTURAL ELEMENT TO MATCH BUILDING. PAINT P-3/4.
  6. ARCHED ARCHITECTURAL ELEMENT. PAINT P-1.
  7. DECORATIVE ARCHITECTURAL ELEMENT. HDU FOAM CONSTRUCTION. PAINT P-3
  8. ILLUMINATED SIGN CABINETS. COPY/TEXT TO BE ROUTED FROM ALUMINUM FACES AND BACKED WITH ACRYLIC. ACRYLIC TO BE WHITE WITH 3M BLACK VINYL OUTLINE. CABINETS TO BE INTERNALLY ILLUMINATED WITH FLUORESCENT LIGHTING. ALUMINUM FACES TO BE PAINTED P-4
  9. PYLON BODY TO BE ALUMINUM SKINNED. PAINT P-2. TEXTURE AND COLOR TO MATCH BUILDING.
  10. ARCHED SPAN/TRUSS. STEEL FRAMED ALUMINUM SKINNED. PAINT/TEXTURE TO MATCH BUILDING. PAINT P-2.
  11. PYLON BODY TO BE ALUMINUM SKINNED. PAINT P-2. TEXTURE AND COLOR TO MATCH BUILDING.
  12. STEPPED/STRUCTURED POLE COVER. PAINT P-2.

SIGN CALCULATIONS:  
CENTER I.D.: 4'-2" X 20'-0" = 84 SQ FT  
100 SQ ALLOWED

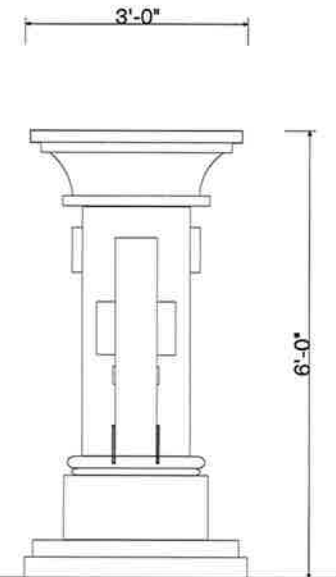
TENANT PANELS: 25'-6" X 17'-0" = 433.5 SQ FT  
500 SQ FT ALLOWED  
1 SIGN PROPOSED



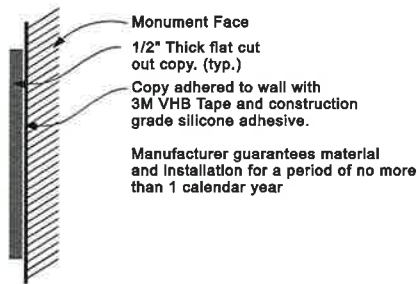


**FRONT ELEVATION SIGN TYPE B1/B2**  
SCALE: \_\_\_\_\_ DOUBLE FACED

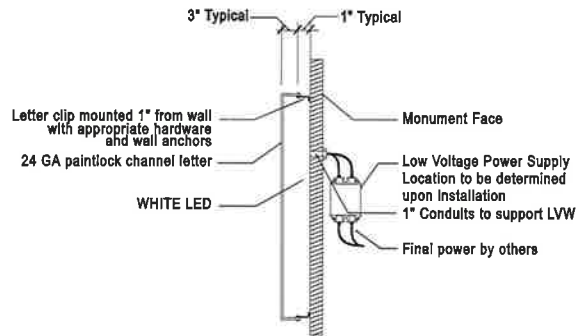
SIGN CALCULATIONS:  
CENTER I.D.: 1'-1" X 5'-3" = 6 SQ FT  
32 SQ ALLOWED  
2 SIGNS PROPOSED



**SIDE ELEVATION SIGN TYPE B1/B2**  
SCALE: \_\_\_\_\_ DOUBLE FACED



**A ACRYLIC NUMBERS/LETTER**  
SCALE: \_\_\_\_\_ SECTION VIEW

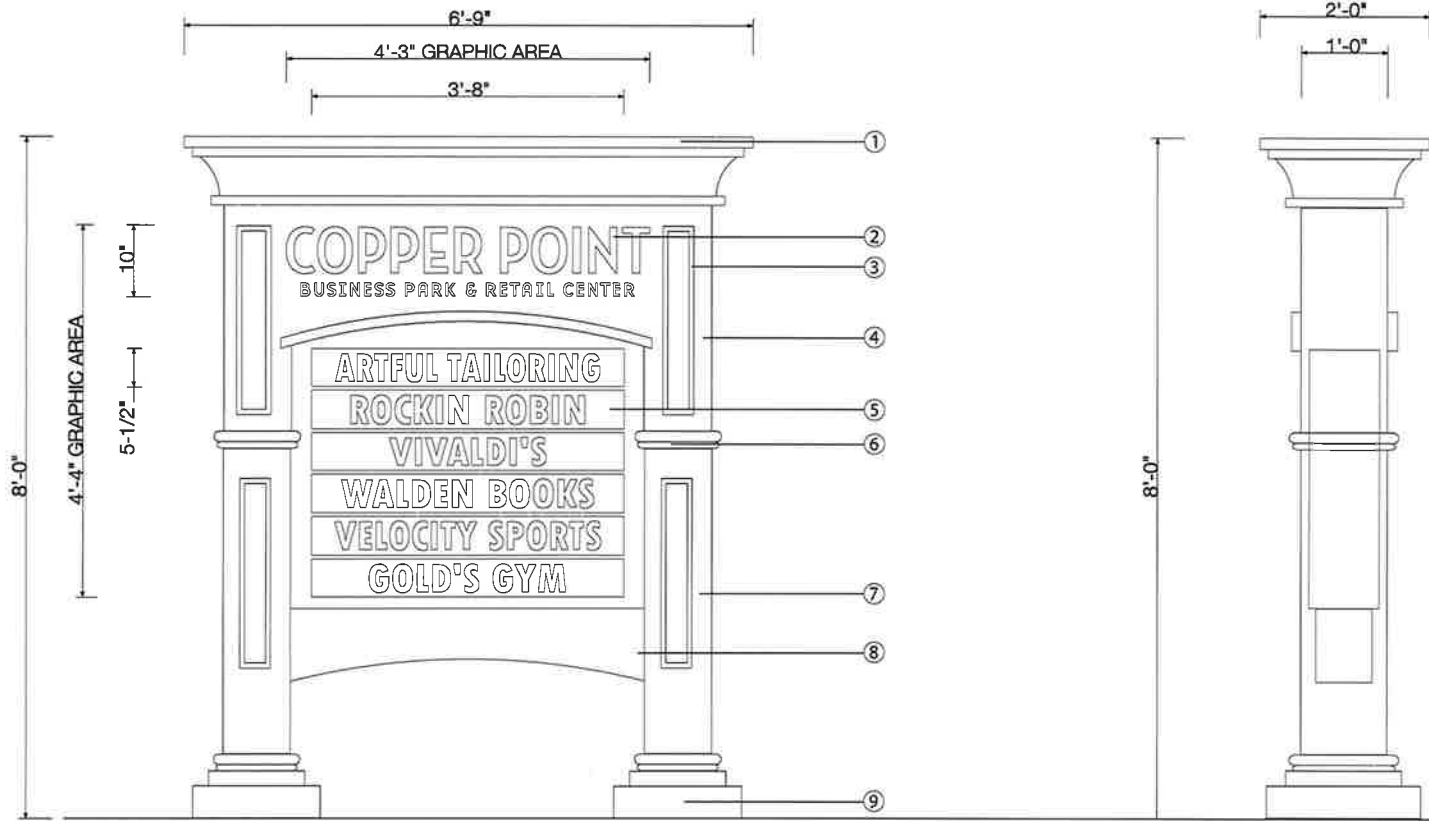


**B REVERSE CHANNEL LETTER**  
SCALE: \_\_\_\_\_ SECTION VIEW

**NOTES**

1. ARCHITECTURAL ELEMENT INTERNAL ALUMINUM SKELETON WITH HDU FOAM SKIN. PAINT P-1 TEXTURE TO MATCH BUILDING.
2. MONUMENT BODY TO BE ALUMINUM SKINNED. PAINT P-2. TEXTURE AND COLOR TO MATCH BUILDING.
3. DECORATIVE ARCHITECTURAL ELEMENT TO MATCH BUILDING. PAINT P-3/4.
4. COPY/TEXT TO BE PAINTLOCK REVERSE CHANNEL LETTERS WITH 3" RETURNS. ILLUMINATED WITH LED. PAINT SPRAYLAT DK BRONZE.
5. COPY/TEXT TO BE 1/2" THICK ACRYLIC. PAINT SPRAYLAT DK BRONZE.
6. CABINET BODY TO MATCH TEXTURE/COLOR OF BUILDING. PAINT P-4.
7. COPY/TEXT TO BE 1/2" THICK ACRYLIC. PAINT SPRAYLAT DK BRONZE.
8. ARCHITECTURAL ELEMENT TO MATCH BUILDING ARCHITECTURE. PAINT P-3.
9. STEPPED CONCRETE BASE.

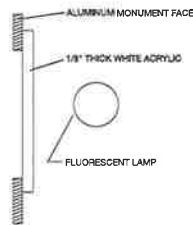
**APPROVED**  
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Case Planner Initials: aw  
Case # PAL 12-413  
Date: Aug 9, 2012



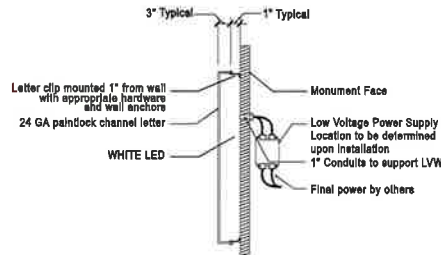
**FRONT ELEVATION SIGN TYPE B3**  
SCALE: DOUBLE FACED

SIGN CALCULATIONS:  
4'-4" X 4'-3" = 18.08 SQ FT  
32 SQ ALLOWED  
1 SIGN PROPOSED

**SIDE ELEVATION SIGN TYPE B3**  
SCALE: DOUBLE FACED



**A TENANT PANEL (ILLUMINATED)**  
SCALE: SECTION VIEW



**B REVERSE CHANNEL LETTER**  
SCALE: SECTION VIEW

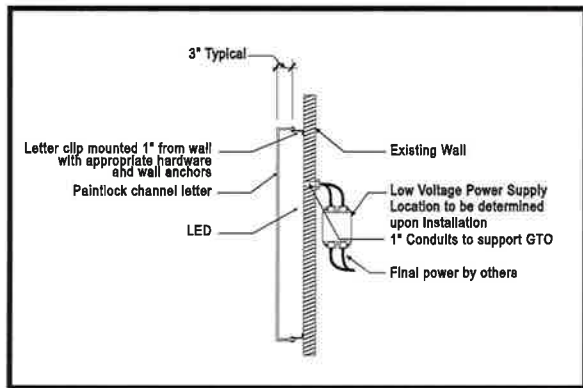
- NOTES**
1. ARCHITECTURAL ELEMENT INTERNAL ALUMINUM SKELETON WITH HDU FOAM SKIN, PAINT P-1 TEXTURE TO MATCH BUILDING.
  2. COPY TEXT TO BE PAINT, LOCK REVERSE CHANNEL LETTERS WITH 3" RETURNS, ILLUMINATED WITH LED, PAINT SPRAYLAC DK BRONZE.
  3. DECORATIVE ARCHITECTURAL ELEMENT TO MATCH BUILDING, PAINT P-3/4.
  4. MONUMENT BODY TO BE ALUMINUM SKINNED, PAINT P-2, TEXTURE AND COLOR TO MATCH BUILDING.
  5. INDIVIDUAL TENANT PANELS, FLUSH MOUNTED ROUTED ALUMINUM PANELS BACKED WITH WHITE ACRYLIC, PAINT P-4.
  6. ARCHITECTURAL ELEMENT TO MATCH BUILDING ARCHITECTURE, PAINT P-3.
  7. PAINT P-2, TEXTURE AND COLOR TO MATCH BUILDING.
  8. ARCHITECTURAL ELEMENT TO MATCH BUILDING.
  9. STEPPED CONCRETE BASE.

**COPPER POINT**  
BUSINESS / RETAIL CENTER

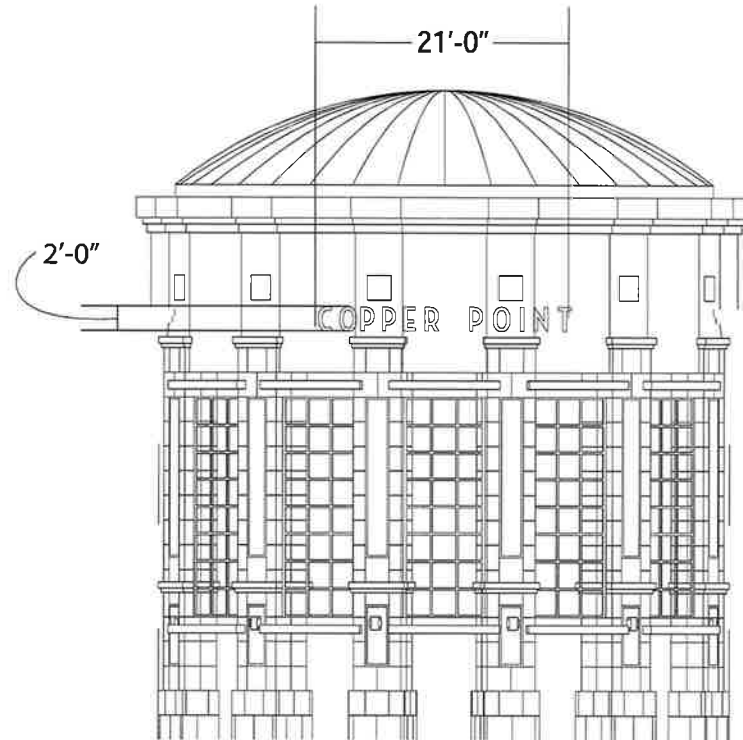
**8**

**APPROVED**

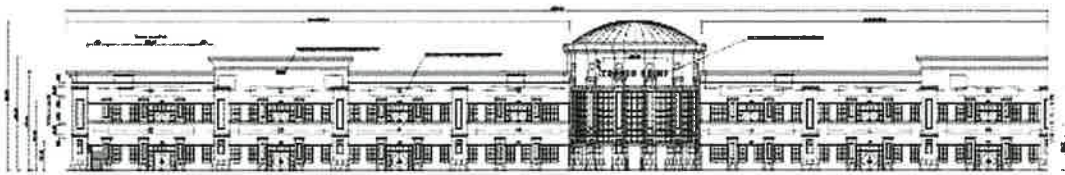
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ILLUMINATED REVERSE PAN CHANNEL LETTERS



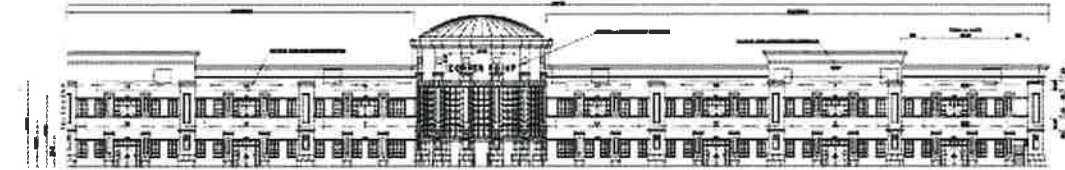
**SOUTH ELEVATION DOMES  
BUSINESS CENTER**



**SOUTH ELEVATION WEST**  
SCALE

TOP FLOOR SIGN CALCULATIONS: 10 LETTERS SIGN TYPE - 100% OF SIGN AREA IS SIGNAGE - 10' x 10' SIGN - 100% OF SIGN AREA IS SIGNAGE - 10' x 10' SIGN - 100% OF SIGN AREA IS SIGNAGE

TYPE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
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9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10



**SOUTH ELEVATION EAST**  
SCALE

TOP FLOOR SIGN CALCULATIONS: 10 LETTERS SIGN TYPE - 100% OF SIGN AREA IS SIGNAGE - 10' x 10' SIGN - 100% OF SIGN AREA IS SIGNAGE

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9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10



**NORTH ELEVATION EAST**  
SCALE

TOP FLOOR SIGN CALCULATIONS: 10 LETTERS SIGN TYPE - 100% OF SIGN AREA IS SIGNAGE - 10' x 10' SIGN - 100% OF SIGN AREA IS SIGNAGE

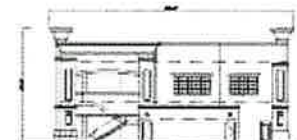
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10	10	10	10	10	10	10	10	10	10



**NORTH ELEVATION WEST**  
SCALE

TOP FLOOR SIGN CALCULATIONS: 10 LETTERS SIGN TYPE - 100% OF SIGN AREA IS SIGNAGE - 10' x 10' SIGN - 100% OF SIGN AREA IS SIGNAGE

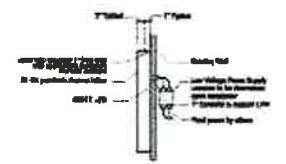
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**WEST ELEVATION**  
SCALE



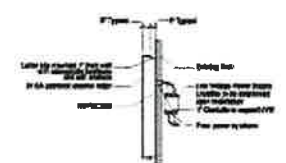
**EAST ELEVATION**  
SCALE



**ADDRESS NUMBERS WALL SIGN**  
SCALE



**TYPICAL BUILDING ADDRESS NO.**  
SCALE



**TENANT/BUILDING WALL SIGN**  
SCALE



**TWO LINE APPLICATION**  
SCALE



**ONE LINE APPLICATION**  
SCALE

**COPPER POINT**

**CENTER I.D. WALL SIGN SIGN TYPE CODE**  
SCALE

PRINT COLOR TO MATCH SPRAY AT DARK BRONZE  
SIGN AREA: 3'-0" x 8'-0" = 44 SQ. FT.  
1 SIGN PROPOSED



**TENANT SUITE NUMBERS**  
SCALE



**TYPICAL SUITE NUMBER**  
SCALE

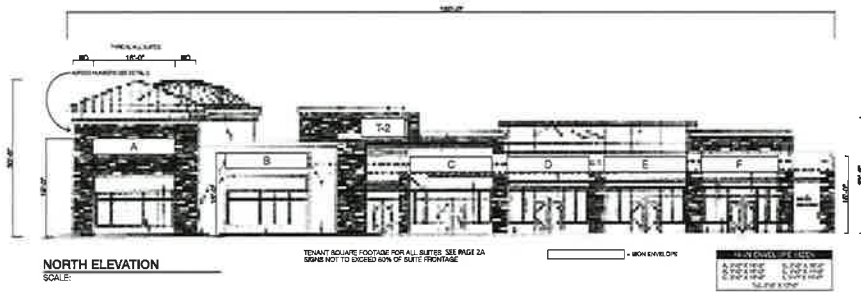
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
0123456789

**TENANT/ADDRESS FONT MYRIAD ROMAN BOLD**  
SCALE

**COPPER POINT**  
BUSINES 5/RET AIL CENTER

10

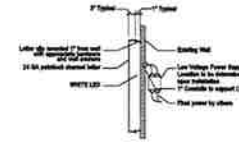
**APPROVED**  
Administrative Design Review  
Case Planner Initials: *AW*  
Case # PA 12-43  
Date: Aug 9, 2012



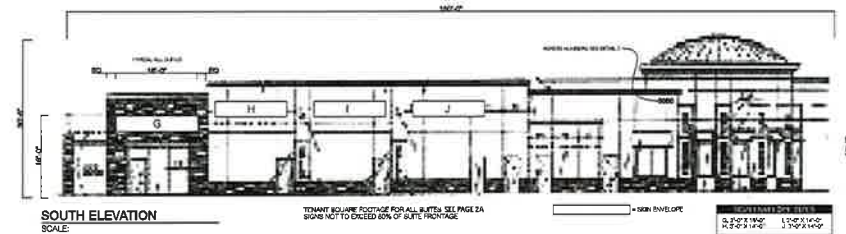
**NORTH ELEVATION**  
SCALE:

TENANT SQUARE FOOTAGE FOR ALL SUITES: SEE PAGE 2A  
SQUARES NOT TO EXCEED 60% OF SUITE FRONTAGE

FINISH ENVELOPE NOTES:  
1. EXTERIOR WALLS: BRICK & STONE  
2. ROOFING: METAL PANEL  
3. SIGN ENVELOPE: 1/8\"/>



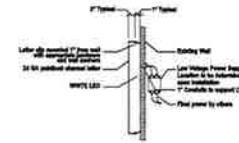
**A TENANT WALL SIGNS TYPICAL**  
SCALE:



**SOUTH ELEVATION**  
SCALE:

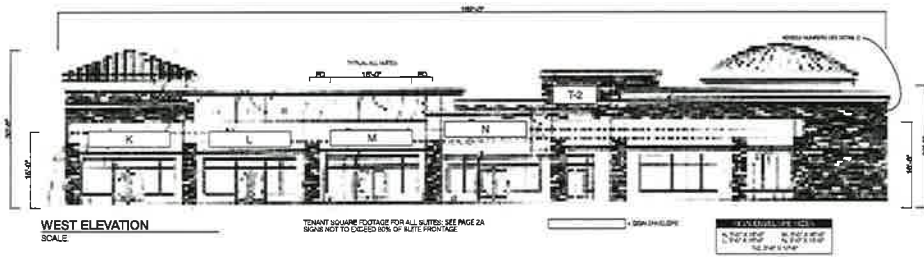
TENANT SQUARE FOOTAGE FOR ALL SUITES: SEE PAGE 2A  
SQUARES NOT TO EXCEED 60% OF SUITE FRONTAGE

FINISH ENVELOPE NOTES:  
1. EXTERIOR WALLS: BRICK & STONE  
2. ROOFING: METAL PANEL  
3. SIGN ENVELOPE: 1/8\"/>



**C ADDRESS NUMBERS TYPICAL**  
SCALE:

5  
PAINT COLOR TO MATCH  
SPRAY/LAT DARK BRONZE



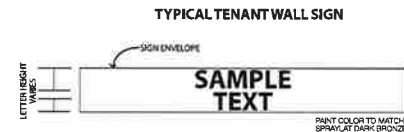
**WEST ELEVATION**  
SCALE:

TENANT SQUARE FOOTAGE FOR ALL SUITES: SEE PAGE 2A  
SQUARES NOT TO EXCEED 60% OF SUITE FRONTAGE

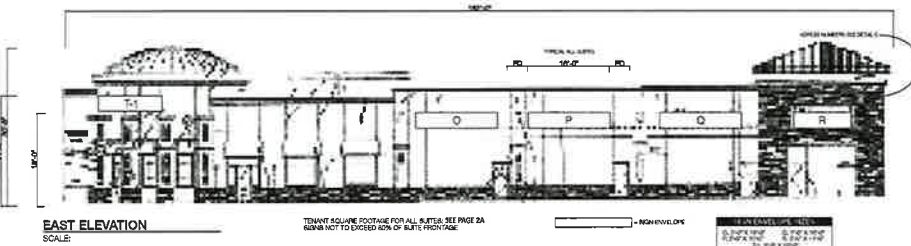
FINISH ENVELOPE NOTES:  
1. EXTERIOR WALLS: BRICK & STONE  
2. ROOFING: METAL PANEL  
3. SIGN ENVELOPE: 1/8\"/>



**E ONE LINE APPLICATION**  
SCALE:



**F TWO LINE APPLICATION**  
SCALE:



**EAST ELEVATION**  
SCALE:

TENANT SQUARE FOOTAGE FOR ALL SUITES: SEE PAGE 2A  
SQUARES NOT TO EXCEED 60% OF SUITE FRONTAGE

FINISH ENVELOPE NOTES:  
1. EXTERIOR WALLS: BRICK & STONE  
2. ROOFING: METAL PANEL  
3. SIGN ENVELOPE: 1/8\"/>

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
0123456789

**F TENANT/ADDRESS FONT: MYRIAD ROMAN BOLD**  
SCALE:

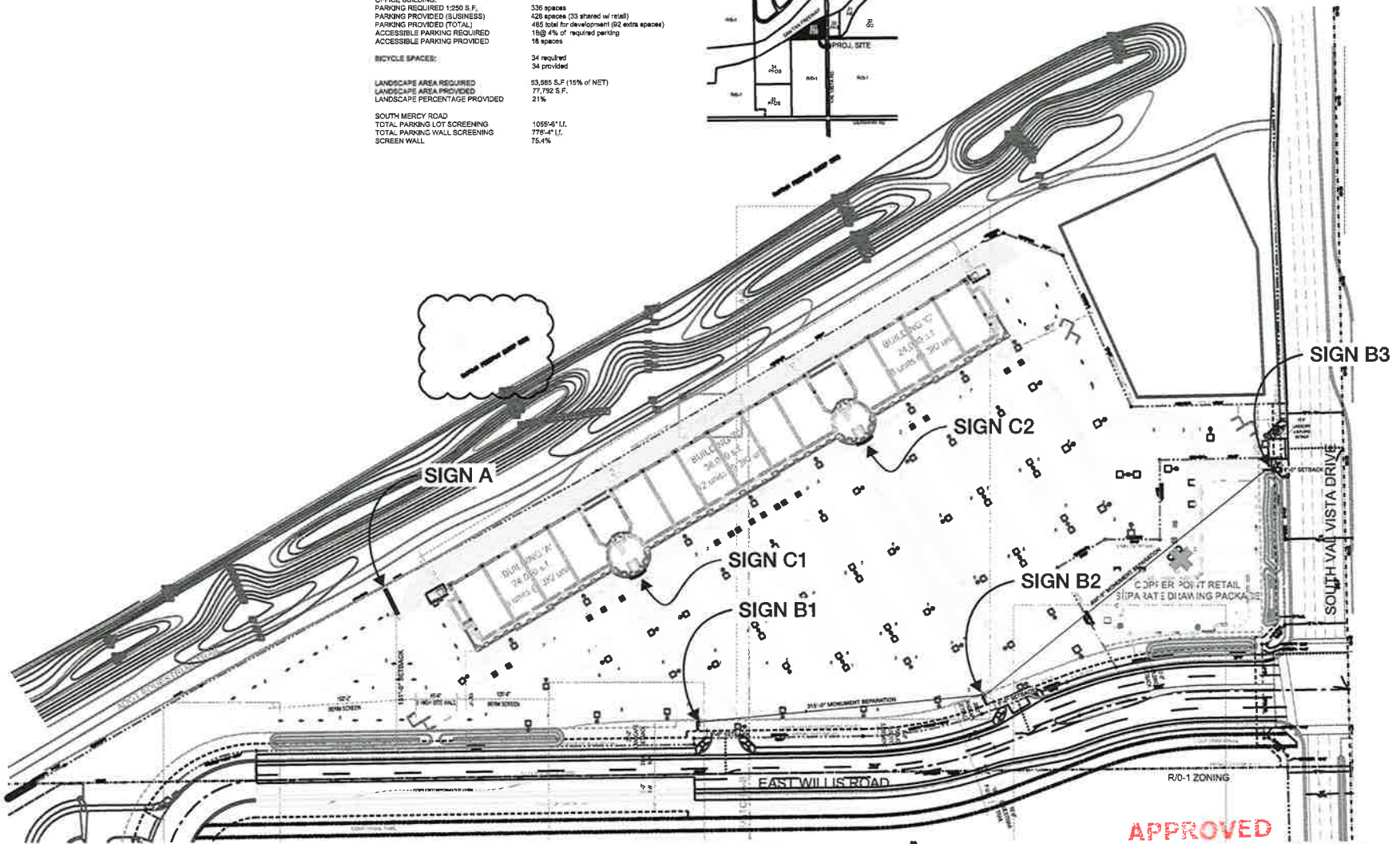
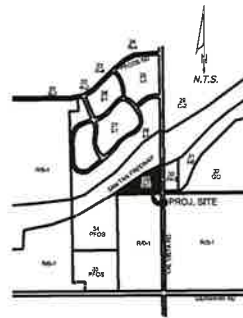
**APPROVED**

Administrative Design Review  
Case Planner Initials: aw  
Case # PAL 12-43 11  
Date: Aug 9, 2012

**Project Data**

NET SITE AREA:	485,082.85 s.f. (10,676 Ac - TOTAL) 357,400.39 s.f. (BUSINESS PARCEL) 41,317.56 s.f. (RETAIL PARCEL) 66,335.00 s.f. (REMAINDER @ STREET)
ZONING:	SC
BUILDING HEIGHT ALLOWED:	35'
BUILDING HEIGHT PROVIDED:	35'
GROSS BUILDING AREA (offices):	100,889 s.f.
NET BUILDING AREA (offices):	84,084 s.f.
OFFICE BUILDING:	336 spaces
PARKING REQUIRED 1,250 S.F.:	428 spaces (33 shared w/ retail)
PARKING PROVIDED (BUSINESS):	485 total for development (92 extra spaces)
PARKING PROVIDED (TOTAL):	18@ 4% of required parking
ACCESSIBLE PARKING REQUIRED:	18 spaces
ACCESSIBLE PARKING PROVIDED:	34 required 34 provided
BICYCLE SPACES:	53,585 S.F. (15% of NET) 77,792 S.F. 21%
LANDSCAPE AREA REQUIRED:	1059'x4' LI.
LANDSCAPE AREA PROVIDED:	778'x7' LI.
LANDSCAPE PERCENTAGE PROVIDED:	75.4%
SOUTH MERCY ROAD	
TOTAL PARKING LOT SCREENING:	
TOTAL PARKING WALL SCREENING:	
SCREEN WALL:	

**Vicinity Map**



1 OVERALL SITE PLAN  
1" = 50'-0"  
S:\Projects\12-43\DWG\12-43-01.dwg

**APPROVED**  
Administrative Design Review  
Case Planner Initials: aw  
Case # PAE 12-43  
Date: Aug 9, 2012 **12**

File Copy!



## NOTICE OF DECISION

August 9, 2012

Ed Sabin  
Sign Arama  
3400 N Arizona Ave, Suite #117  
Chandler, AZ.  
85225

**RE: PAL 12-43 (DR06-88-B) Copper Point Business and Retail Center, Providing Comprehensive Sign Program Modifications in Compliance with LDC Updates, located at the SWC of Val Vista Dr. and SanTan Freeway, at 3570 S. Val Vista Dr. in Shopping Center (SC) PAD Zoning District**

Dear Mr. Sabin:

Staff has reviewed your application for minor administrative design review received on July 19, 2012 (Case PAL 12-43, DR06-88-B). The applicant requests modifying the Comprehensive Sign Program, approved by Design Review as part of the 10.7 ac., 100,000 sq. ft. + floor area office, retail development approval by case DR06-88 Copper Point Business and Retail Center on Oct. 11, 2007. The request is to update the Copper Point Comprehensive Sign Program to be in conformance with the amendments that have been made to the current Land Development Code sign provisions and are specifically relate to monument signs and businesses containing double frontage locations.

### Signage

The request is to modify the Copper Point Comprehensive Sign Program to conform with recent amendments to the Gilbert Sign Code, Section 4.3 of the Land Development Code. The two (2) primary areas of update to the CSP are as follows;

- P. 2, Free Standing Entry Monument Signs to read as follows; These signs are placed along Val Vista Dr. and Willis Road to identify the vehicle entry points into the project. The Code allows for 12 ft. tall signs with sign copy placed between 2 and 10 ft. above grade and 60 sq. ft. of sign copy/ graphics area. As designed, signs B1 and B2 along Willis Road are 6 ft. tall with 6 square feet of graphics and sign B3 along Val Vista Dr. is 8 ft. high with 6 tenant panels for a total of 18 sq. ft. of copy/ graphics, but these signs may be modified in the future to meet the size and areas permitted by the Sign Code.
- P 2A, 2 Allowable Square Footage, b. Total Business Sign Area; Each business shall be permitted a minimum Wall Sign area of 32 square feet. ADD THE FOLLOWING; For businesses with double frontage the maximum wall sign area as calculated below shall be permitted on 2 building elevations. Reduced area shall also be permitted on additional elevations.

## **Analysis**

Proposed modifications conform to provisions of the amended LDC Sign Code and are subsequently deemed appropriate for this CSP affecting this location.

Staff therefore makes 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 APPROVES the Minor Administrative Design Review application for modifications for case **PAL 12-43 (DR06-88-B) Copper Point Business and Retail Center Comprehensive Sign Program**, located at the SWC of Val Vista Dr. and SanTan Freeway, at 3570 S. Val Vista Dr. in Shopping Center (SC) PAD Zoning District, subject to the following conditions:

1. The modifications to the Comprehensive Sign Program shall be as shown on **Copper Point Business and Retail Center CSP**, Sheets 1-12 by Sign A Rama Chandler and as described in the Project Narrative staff dated August 9, 2012.
2. All other aspects of the original approved CSP plan in DR06-88 shall remain in effect.

If you have any questions or require additional information, please call me at (602) 503-6748.



Al Ward, AICP  
Senior Planner

Attachments: Approved Comprehensive Sign Program stamped August 9, 2012