



NOTICE OF DECISION

July 27, 2016

RE: DR01-48A (DA16-48) Elliot Ranch Plaza

Dear Applicant:

Staff has reviewed the drawings received for Administrative Design Review regarding the amendment to the Elliot Ranch Plaza 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 "J" of the Comprehensive Sign Plan (attached) has been amended to include the approved details for the proposed monument sign.
- The sign shall be located as shown on the approved site plan attached as an exhibit to the revised Comprehensive Sign Program (CSP).
- The double faced EMC monument sign (Exhibit A-page 1), 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 the new monument sign. The approved colors/materials are:
 - DE 967 M3 – Sun Glow, heavy texture
 - DE SP 63 – Travertine, heavy texture
 - DE 1001 L1- Cream Chant, medium texture
- The comprehensive sign plan has been revised to meet current Land Development Code requirements.

If you have any questions regarding the above, please contact me at (480) 503-6742.

Sincerely,

A handwritten signature in blue ink that reads "Tanya Castro".

Tanya Castro
Planning Specialist
Town of Gilbert

Attachments: Approved Exhibits stamped and dated 07/27/16

TENANT SIGN CRITERIA

ELLIOT RANCH PLAZA

I. INTRODUCTION

The purpose of a sign control program is to ensure an attractive shopping environment and to protect the interests of the Landlord and Tenant.

II. GENERAL REQUIREMENTS

A. Landlord shall administer and interpret the criteria and shall approve all signs in writing prior to their installation.

B. Submittal and Compliance

1. Tenant shall submit or cause to be submitted to Landlord, for approval, detailed shop drawings covering location, size, design, color, materials, lettering and graphics of the proposed wall sign. The Tenant must not submit any sign drawings to the Town of Gilbert without first obtaining the Landlord's approval.
2. Landlord shall review the drawings and return them marked "Approved", "Approved as Noted" or "Revise and Resubmit".
 - a. "Approved" drawings will permit Tenant to proceed with permitting, construction and installation of its sign in accordance with the drawings.
 - b. "Approved as Noted" drawings will permit Tenant to proceed with permitting, sign construction and installation, provided that the modifications are incorporated into the design. If the Tenant takes exception to the modifications, Tenant shall revise and resubmit.
3. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted or affixed on any part of the building visible from outside the premises except as specifically approved by Landlord. Signs that are installed without written approval or are inconsistent with approved drawings, may be subject to removal and reinstallation by Landlord at Tenant's expense.
4. The Town of Gilbert requires sign permits for all signs. It shall be the Tenant's sole responsibility to secure these and any other permits that may be required.
5. Landlord's approval of Tenant's plans shall not constitute an implication, representation, or certification by Landlord that said items are in compliance with applicable statutes, codes, ordinances, or other regulations. Said compliance shall be the sole responsibility of Tenant for all work performed on the premises by or for Tenant.

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- 6. Sign contractors performing any sign work at Elliot Ranch Plaza must be bonded, insured and licensed by the Arizona State Registrar of Contractors.
- C. To insure strict compliance with this sign criteria landlord suggests that ~~Sign World Inc.~~ YESCO, LLC provide all signage at Elliot Ranch Plaza. ~~Sign World Inc. (480) 982-6696.~~ YESCO, LLC (480) 449-3726.

Landlord will correct non-compliance with this sign ~~criterion~~ criteria at the Tenant expense.

- D. Landlord may repair or replace any broken or faded sign at Tenant's expense.

III. DESIGN REQUIREMENTS

- A. Flashing, painted, blinking, rotating, moving or audible signs are not permitted. **Electronic Message Centers and time and temperature displays are not flashing or animated signs.**
- B. The wall sign may identify the individual business of Tenant by name or by name and principle service offered, when the name does not identify the principal service offered. Established logos, crests, or insignias may be included as part of the signs ~~as provided in section 3.26 (K) of the Town of Gilbert Sign Code.~~
- C. Lettering: The letters on all signs shall be either script or individual block type. Logo cans are allowed ~~but must be of irregular design.~~ Routed out lettering with acrylic backing or registered trademark logos with acrylic faces and vinyl graphics will be allowed on logo cans. Use of logo signs **signage** is subject to the regulations of, and review and approval by, the Town of Gilbert.
- D. Each Tenant will be permitted to place upon the entrance of its premises up to 144 square inches of gold leaf or decal application lettering (not to exceed two inches in height) indicating hours of business, an emergency telephone number, etc. All other window signage must comply with the ordinances of the Town of Gilbert, i.e., window signage may cover no more than twenty-five percent (25%) of window area and said area used is **not** deducted from the sign allowance set forth in paragraph F.2 below.
- E. Illumination: All main copy signs on the sign band are to be internally illuminated with no light source visible. Modifiers need not be illuminated. No signs will be allowed with intermittent illumination (flashing). ~~No exposed neon, except as halo or accent (not as outline).~~ **All internally illuminated signs shall be illuminated with LED diodes.** No **neon**, fluorescent and/or incandescent tubing or lamps shall be permitted.
- F. Tenant shall have wall signage on fascia storefront. Sign shall be limited to ~~one half (.5)~~ **one** square foot of signage for each front foot of store front, unless building is in excess of 75 feet from property line in which case Tenant will be allowed one and one-half (1.5) square feet of signage for each front foot of store front. ~~Sign shall be limited to overall length of eighty percent (80%) of store front footage as measured along and parallel to~~

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~~the storefront.~~ The length of a wall sign shall not exceed 80% of the exterior building elevation of a tenant suite. The height of a wall sign shall not exceed 80% of the vertical dimension of the wall space on which the sign is placed.

- ~~Tenant Wall signs shall be limited to a minimum of thirty-six (36) inches high. Single copy letters shall have a maximum height of twenty-four (24) inches. Double line signs are allowed within these restrictions.~~

G. Sign Colors

- Tenant may choose face color.
- ~~Returns on the sign pans will be #313 bronze, unless otherwise approved by Landlord.~~ Tenant may choose the color of the returns on the sign pans subject to the approval of the Landlord.
- The color of the internal ~~neon~~ LEDs will be red, white, blue or green, unless otherwise approved by Landlord.
- Trim capping on the faces of the sign is to be minimum 3/4 inch gold with gold screws or it may be the same color as the faces with matching screws with screws painted the same color as the trim cap. Tenant may choose the color of the trim cap subject to the approval of the Landlord.

H. Landlord shall have the right to modify the design requirements for any Tenant.

I. Construction Requirements.

- All sign bolts, fastenings, sleeves and clips shall be hot-dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.
- No labels shall be permitted on the exposed surfaces of signs, except those required by local ordinance or electrical code. One sign manufacturer's label may also be attached. Those labels required or allowed shall be applied in an inconspicuous location.
- All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- Sign contractor and/or Tenant shall pay for any damage to the fascia, canopy, structure, roof, or flashing caused by sign installation.
- ~~No exposed tubing will be permitted, except as halo or accent.~~
- Wall signs shall be centered vertically and horizontally on the sign band.

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7. All electrical signs shall adhere to UL Standards and carry a UL sticker on the exterior of the sign.
8. All signs shall conform to the Uniform Building Code Standards.
9. All electrical signs shall conform to National Electrical Code Standards.
10. Electrical Service to signs shall be on the Tenant's meter.
11. ~~PK housings are not allowed, 7/8 inch hole maximum. Low voltage drivers are encouraged.~~
12. Timers or photocells are to be installed with the sign.

J. MONUMENT SIGNS

1. Monument signs shall conform to current Town of Gilbert regulations. The design and dimensions are set forth in Exhibit "A". The colors are shown on color card, Exhibit "B".
 - A. Signs shall be constructed of aluminum with all copy and logos routed out and plex backed so that the balance of the face remains opaque.
 - B. Illumination shall be ~~internal fluorescent~~ LED with only the copy illuminated.
 - C. **Electronic Changeable Message signs shall be allowed on monument signs in accordance with Town of Gilbert regulations.**
2. There will be a total of two (2) monument signs on Val Vista Drive frontage one is 320' North of the South property line and one monument sign 330' North of that sign. There ^{will} be one monument sign on the West side of the Elliot Road entrance as shown on the Plot Plan, Exhibit "C".

For further information and assistance with your signage code compliance, drawings, etc., contact:

~~Don Meinershagen
Sign World, Inc.
(480) 982-6696 fax: (480) 982-6774~~

**Kelly Chipman
YESCO, LLC
(602) 402-5515**

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A ILLUMINATED DOUBLE FACED DISPLAY - 12MM MESSAGE UNIT
SCALE: 3/8" = 1'-0"

SCOPE OF WORK:
 Manufacture / Install (1) One internally LED illuminated Double faced display with an 12mm Full Color, 112 x 176 matrix message unit. Messages shall not change more than once every eight (8) seconds. Display to be textured and painted as noted. Messages shall be instant change, no fading out and in between.

Center's Name: 3/4" clear acrylic pushed thru cabinet face and overlaid with 3M #3630-49 Burgundy vinyl and second-surface 3m white diffuser vinyl.

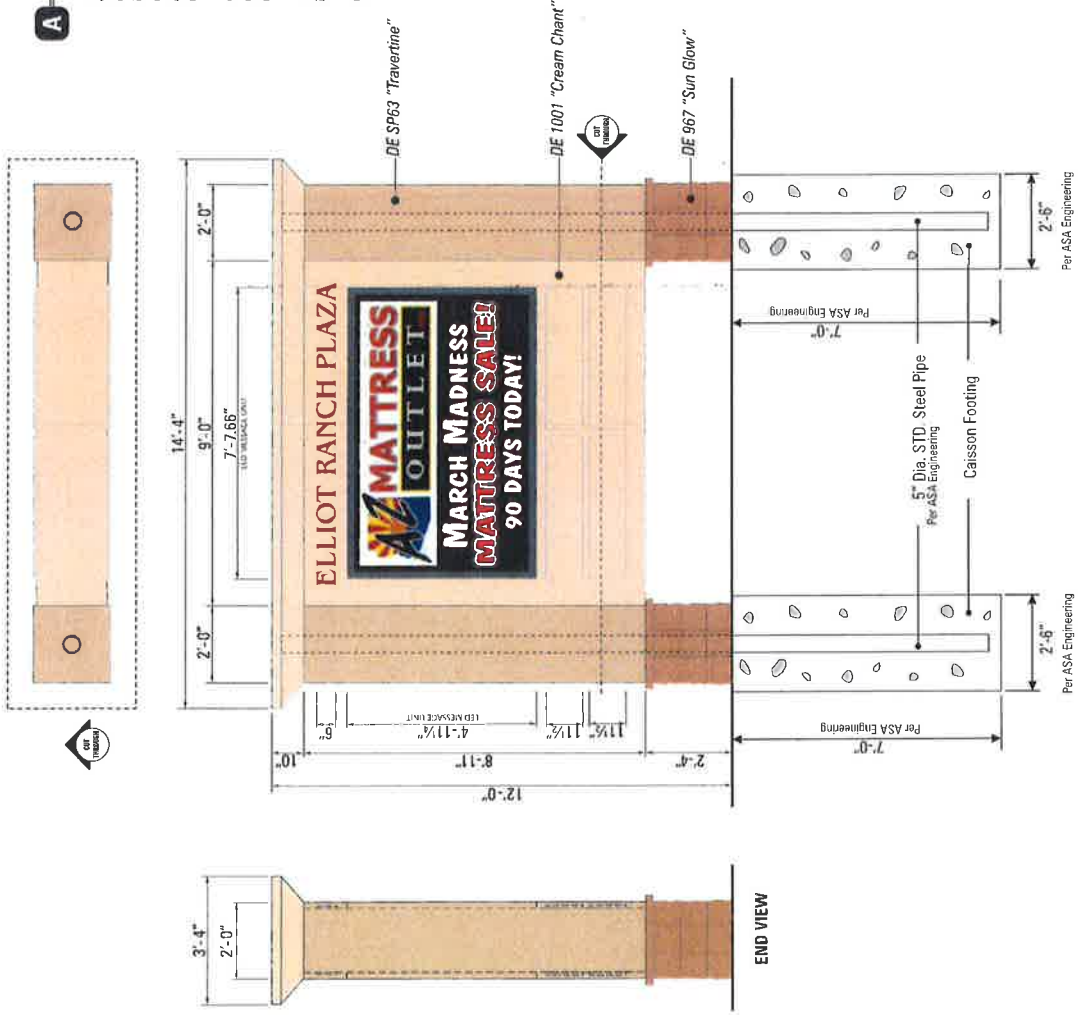
Tenant panels: 1" deep raised frame with removable .125 aluminum faces for routed and backed w/ 3/16" #7328 white acrylic.

Column Bases: CITU split-face block column bases, painted as noted.

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SITE PHOTO / PLACEMENT SCALE: 3/8" = 1'-0"



YESCO PHOENIX DIVISION
 8735 W CRENSHAW CENTER, AZ 85226-3193
 Phone: (480) 488-3120 Fax: (480) 961-9529

PERMIT

YESCO

AZ MATTRESS OUTLET
 91 N. VAL VISTA DRIVE
 GILBERT, ARIZONA

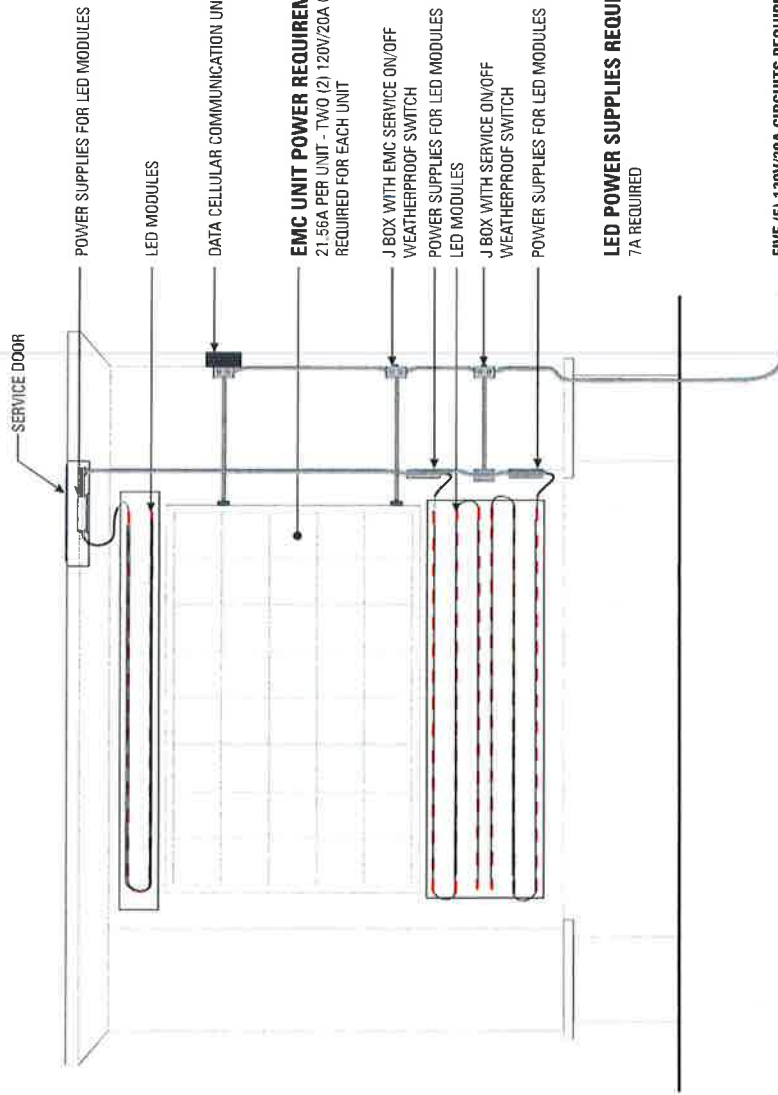
SUBMITTALS PER

1	OF	4
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DATE: 02/01/2016

D201-48-A (1st)

ELECTRICAL DETAILS AND REQUIREMENTS



LED POWER SUPPLIES REQUIREMENTS
7A REQUIRED

FIVE (5) 120V/20A CIRCUITS REQUIRED
FOUR (4) DEDICATED TO EMC UNITS
ONE (1) FOR LED ILLUMINATION

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Date: 12-11-16

YESCO LLC PHOENIX DIVISION 8725 W Chandler St. Chandler, AZ 85226-3139 Phone: (480) 489-3126 / Fax: (480) 961-5023 480-489-3126		YESCO	
AZ MATRESS OUTLET 911 N VAL VISTA DRIVE GILBERT, ARIZONA			
Kelly Chapman Jim Fawcett GUYTON AS NOTED IN-2174 EMC			
60957-051-958		2 OF 4	

2001-48-A (15)



YESCO LLC
 PHOENIX DIVISION
 6725 W Chicago St, Chandler, AZ 85226-3338
 Phone: (480) 489-3726 / Fax: (480) 961-5022

YESCO

PROJECT NO.	000575101-000
SHEET NO.	3 OF 4
DATE	12/27/14
DESIGNED BY	AS NOTED
CHECKED BY	AS NOTED
APPROVED BY	AS NOTED
DATE	12/27/14

A2 MATRESS OUTLET
 91 N VAL VISTA DRIVE
 GILBERT, ARIZONA
 Kelly Chapman
 Jim Weasook
 AS NOTED
 AS NOTED
 AS NOTED
 AS NOTED
 AS NOTED
 AS NOTED

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 Case Planner Initials: *AS*
 Case # *2001-487*
 Date: *12/27/14*

Exhibit C
 0201-48A(1st)



Scale: 1/32" = 1'-0"

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D201-48A(1st)

Paint & Materials Sample Board

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Date: 12/1/14



DE 967 M3 Sun Glow
with a heavy textured finish



DE SP 63 Travertine
with a heavy textured finish



DE 1001 L1 Cream Chant
with a medium textured finish



Elliot Ranch Plaza

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