

1010

Gateway Medical Professional Village

4915 E. Baseline Road
Gilbert, AZ



4915

DR05-51 (9/14/05) Sign

05-1156

APPROVED PLANS
 Design Review Board
CASE: DR-21-51
DATE: 4/13/22
 SUBJECT TO CONDITIONS OF APPROVAL

Client:
Gateway Medical
 Professional
 Village
 Location:
 4805 E. Baseline Road
 Silver, AZ



2851 N. 31st Ave.
 Phoenix, AZ 85009
 602-278-6286
 Fax: 602-278-0234
 E-mail (at Email):
 roy@roylgo.com
 roy@roylgo.com

**DOUBLE FACED INTERNALLY ILLUM.
 ALUMINUM MONUMENT SIGNS**

Scale:
 3/4" = 1'-0"



Manufacture and install two (2) double faced internally illuminated aluminum monument type sign displays with filler depths of 20".

Decorative beveled top; Monrex finish and paint Dunn Edwards 6066 Cobblestone Path.

Display (tenant) faces and 1" high raised tenant panels will be painted Dunn Edwards 6069 Barnisher Brown.

Route header and tenant copy and back with White Plexiglas. Illuminate with internal 800ma CW/HO fluorescent lamps.

Install on std. steel support pipe in ASA concrete footing at an overall height of 11'-0" from grade to top of display. Electrical service to installation site will be provided by others.

Cultured Stone CSV-366192 Dressed Fieldstone Villa DI Logo on base & sides. Flat cut out 8" high x 1/4" thick aluminum address numbers painted black.

2" reveal painted black.

1 1/2" recessed area with wonderboard to allow for stone.

- Deming Martin
- 602-278-6286
- deming@roylgo.com
- 2851 N 31st Ave
- L. Hart
- None

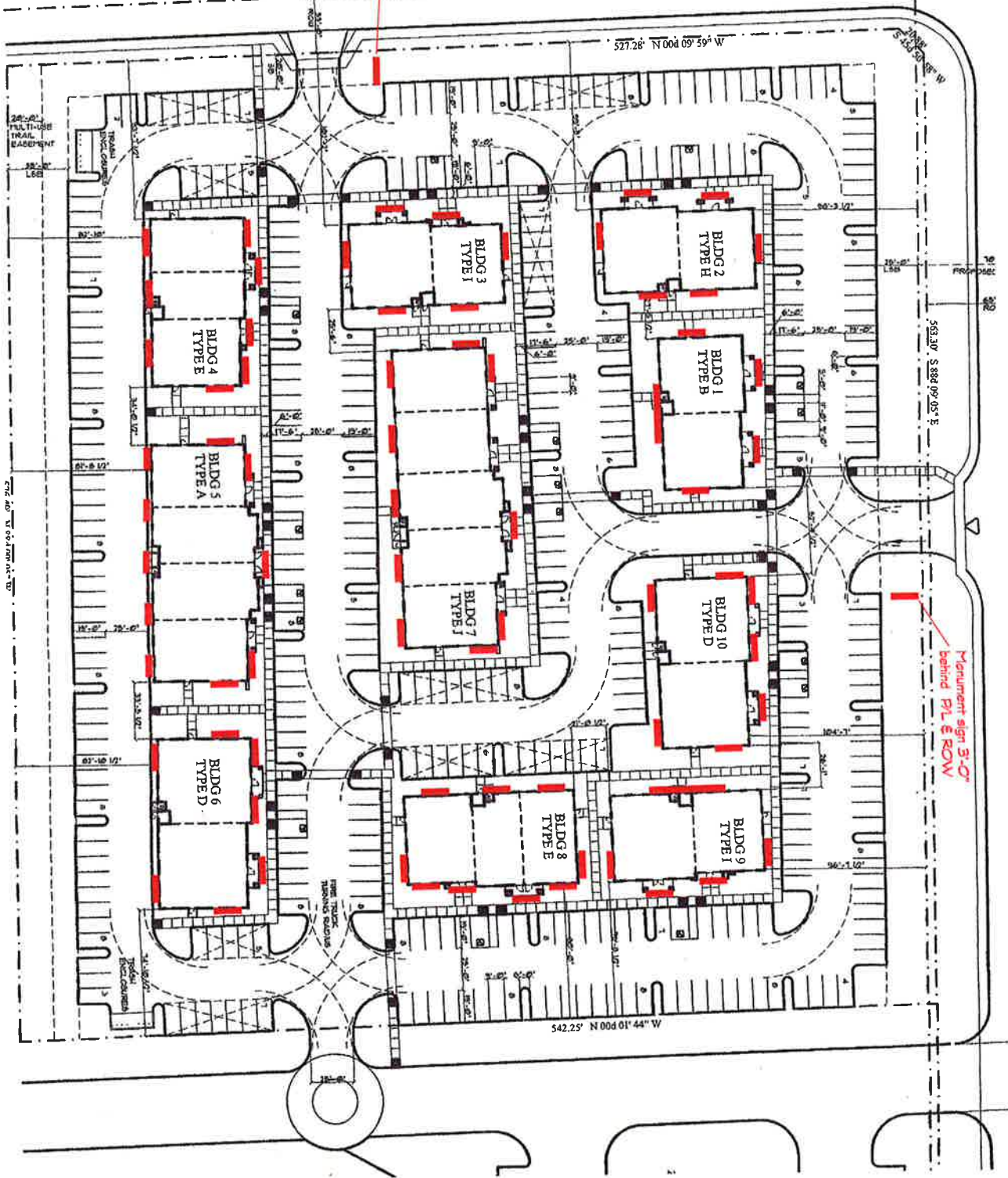


Sheet Title
Location

Scale:
 3/4" = 1'-0"
 Drawing Number:
05-1111



CLAIBORNE AVE



Client: Gateway Medical Professional Village
 Location: 4875 E. Baseline Road Gilbert, AZ

royalblue
 2821 N. 31st Ave. Phoenix, AZ 85008
 602-278-8286 Fax: 602-278-0224
 E-mail: (for design) royalsign@royalblue.com

Design by: Dennis Martin
 Email: dennis@royalblue.com

Project: Gateway Medical Professional Village
 2875 N 31st Ave
 L 1st

Approved by: [Signature]
 Date: [Date]

Scale: [Scale]

Sheet Title: Site Plan

Drawing Number: 05-1112

DESIGNATED TENANT DISPLAY AREAS

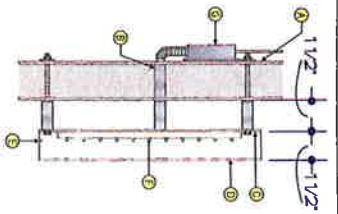
Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

Stud mount to tenant area of fascia.

1g" max height.

Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

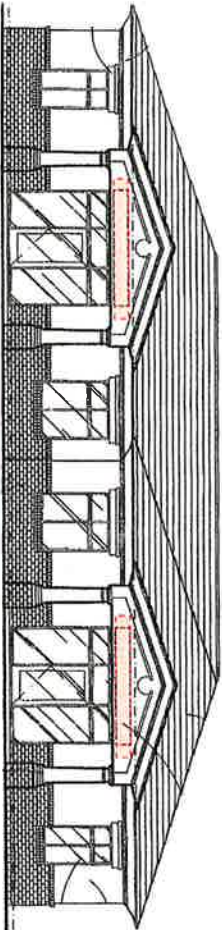


A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights (white)
G	Remote low voltage trans.
H	

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole



Building 1
North Elevation



Client:
Gateway Medical Professional Village
Location:
4835 E. Esplanade Road
Scottsdale, AZ



2831 N. 31st Ave.
Phoenix, AZ 85009
Tel: 602-278-6286
Fax: 602-278-0284
E-mail: info@tojiban.com
http://www.tojiban.com

Signal Representation, Inc.
Dennis Martin

EX-102
dennisa@rycedesign.net

Contractor: Signal Representation, Inc.

26 MAY 05

Drawn By: L. Herr

Checked By: [Signature]

File No: 05-1065

Approved By: [Signature]

Checked By: [Signature]

Checked By: [Signature]

Checked By: [Signature]

Checked By: [Signature]

Checked By: [Signature]

NO. 1	PROJECT: Gateway Medical Professional Village
NO. 2	DATE: 05/10/05
NO. 3	DRAWN BY: L. Herr
NO. 4	CHECKED BY: [Signature]
NO. 5	DATE: 05/10/05
NO. 6	PROJECT: Gateway Medical Professional Village
NO. 7	DATE: 05/10/05
NO. 8	DRAWN BY: L. Herr
NO. 9	CHECKED BY: [Signature]
NO. 10	DATE: 05/10/05

Sheet Title
Location

Scale:

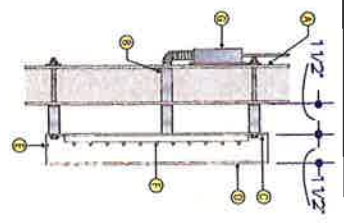
Drawing Number

05-1065

DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.
 Stud mount to tenant area of fascia.
 16" max height.
 Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

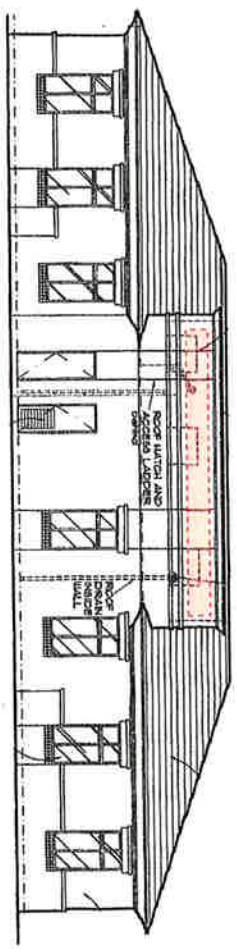


A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans
H	

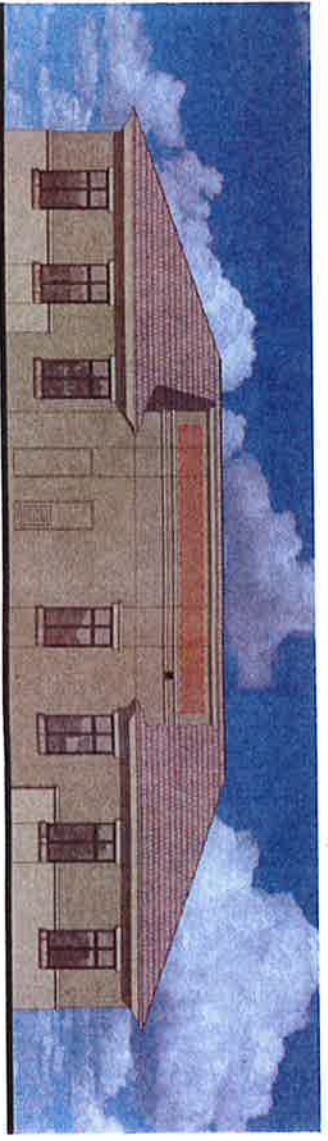
Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole



Building 1
South Elevation



Client:
Gateway Medical
 Professional
 Village
 4295 E. Baseline Road
 Gilbert, AZ



2631 N. 37th Ave.
 Phoenix, AZ 85009
 602-276-6384
 Email: info@royalco.net
 royaleign@royalco.net

Estos Representamos
 Daniel Morin
 E-MAIL: demora@royalco.net
 Owner of Gateway Dome
 26 MAY 05
 Drawn By: L. Hart
 Checked By: Same User

REVISIONS

DATE: 05-10-05
 DRAWN BY: L. Hart
 CHECKED BY: Same User
 PROJECT: Gateway Dome
 SHEET: 05-1066

Sheet Title
Location
 Scale:
 Drawing Number
05-1066

DESIGNATED TENANT DISPLAY AREAS

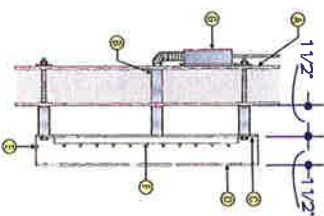
Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

Strud mount to tenant area of fascia.

18" max height.

Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



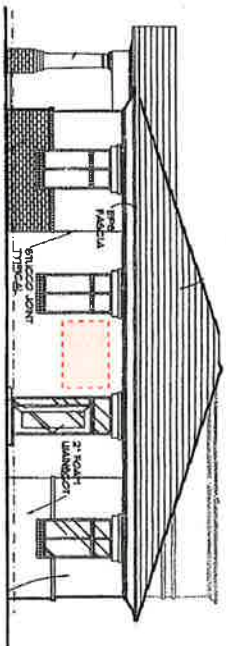
A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	aluminum face
E	weep holes
F	LED lights
G	Remotable low voltage Trans.
H	

Non-Illuminated RPC - Cross Section Detail

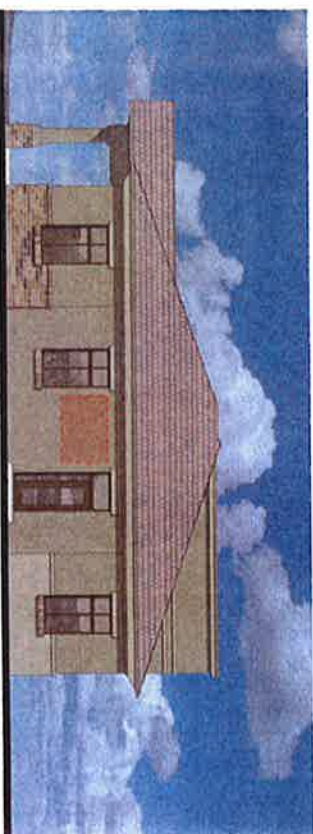
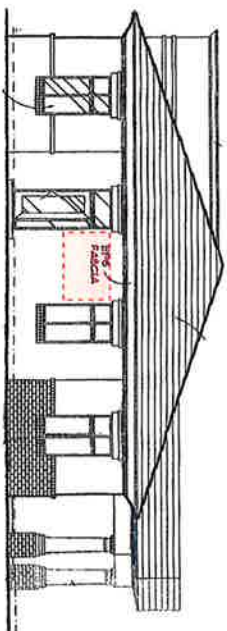


A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole

Building 1
West Elevation



Building 1
East Elevation



Client:
**Gateway Medical
Professional
Village**

Location:
4615 E. Baseline Road
Gilbert, AZ



2631 N. 31st Ave.
Phoenix, AZ 85018
Phone: 602-778-8089
Fax: 602-778-0284
E-mail: (Art Dept):
royalsign@royalsign.com

royalsign.com

Sales Representative:
Danielle Martin

denim@royalsign.net

Drawings or Revision Date:
26 MAY 05

Drawn By:
L. Hart

Checked By:
L. Hart

Form Used:
S-1003

Approved Engineer:
Chris

Checked:
Chris

Approved:
Chris

Checked:
Chris

Approved:
Chris



Sheet Title

Location

Scale:

Drawing Number

05-1067



2831 N. 31st Ave.
 Phoenix, AZ 85008
 602-278-8224
 Email: (for Dept):
 royal@royalco.net

DATE: 05/05/2015

State Representative
 Dennis Martin

Estimate
 demartin@royalco.net

Order Number
 26 MAY 05

Drawn By
 L. Hirt

Checked By
 Steve Usak

- Approved By**
- Contract**
- Phone**
- Fax**
- Website**



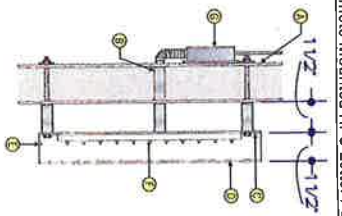
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Location

Scale:

Drawing Number

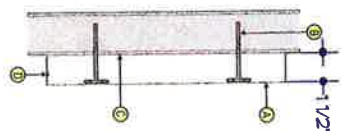
05-1068

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole

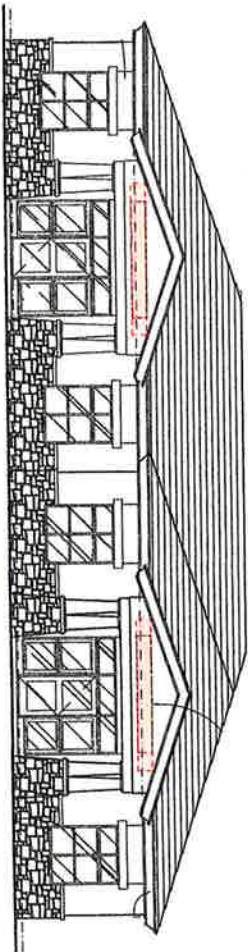
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters - painted Dark Bronze MAP 26077.

Shud mount to tenant area of fascia.

18" max height.

Copy sized to fit highlighted sign windows.



Building 2 West Elevation

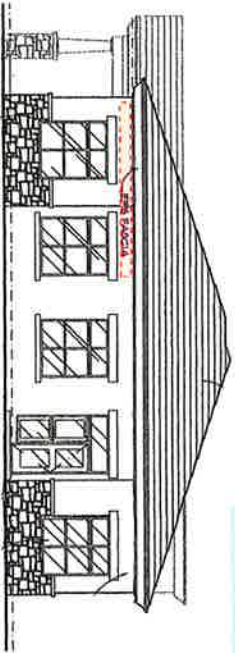


DESIGNATED TENANT DISPLAY AREAS

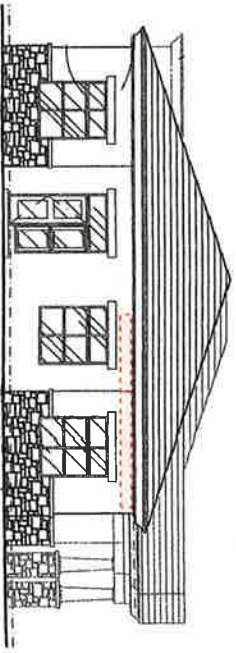
Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

Stud mount to tenant area of fascia.

18" max height.
Copy sized to fit highlighted sign windows.

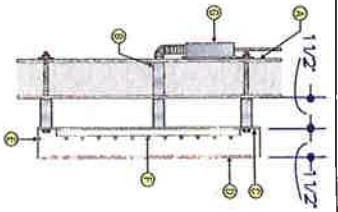


Building 2
South Elevation



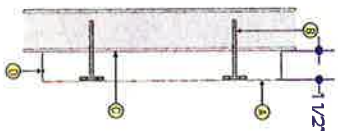
Building 2
North Elevation

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

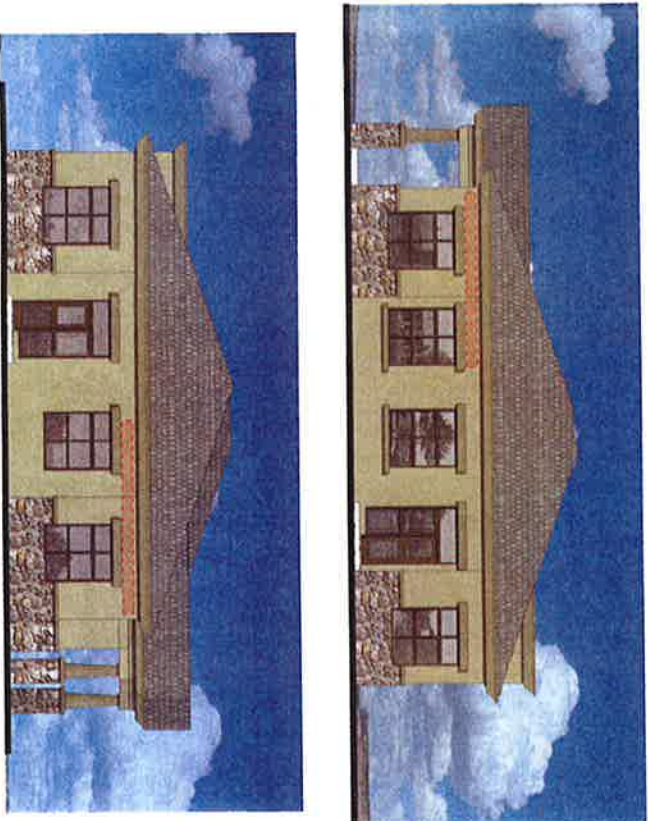


A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole



Client:
Gateway Medical
Professional
Village
Location:
4695 E. Squireline Road
Gilbert, AZ



2931 N. 31st Ave.
Phoenix, AZ 85008
602-278-8866
fax: 602-278-0234
e-mail: info@roughco.com
roughco@roughco.com

Edison Design/Constructive

Deming Martin

EP-700

demiak@roughco.com

Division of Roughco Drive

26 MAY 05

Chris Bry

L. Hart

Sealed By

Form Used:

- 1. [Orange bar]
- 2. [Orange bar]
- 3. [Orange bar]
- 4. [Orange bar]
- 5. [Orange bar]
- 6. [Orange bar]
- 7. [Orange bar]
- 8. [Orange bar]
- 9. [Orange bar]
- 10. [Orange bar]

Notes:
1. See drawing for details.
2. See drawing for details.
3. See drawing for details.
4. See drawing for details.
5. See drawing for details.
6. See drawing for details.
7. See drawing for details.
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9. See drawing for details.
10. See drawing for details.

Sheet Title
Location

Scale:

Drawing Number
05-1070

DESIGNATED TENANT DISPLAY AREAS

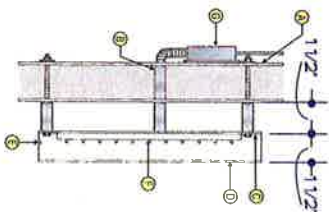
Tenant copy to be 1 1/2" deep reverse pan chromal aluminum letters painted Dark Bronze NXP 26077.

Shd mount to tenant area of fascia.

18" max height.

Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

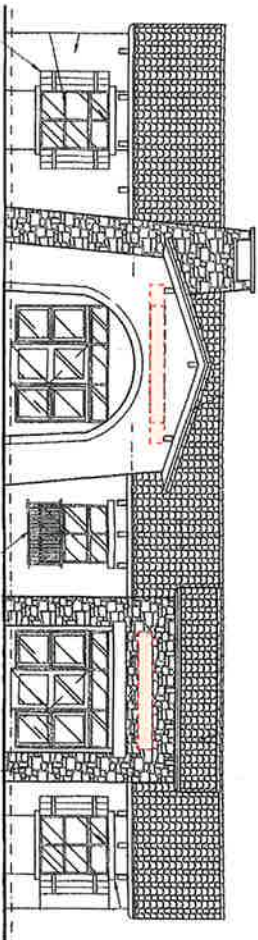


A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

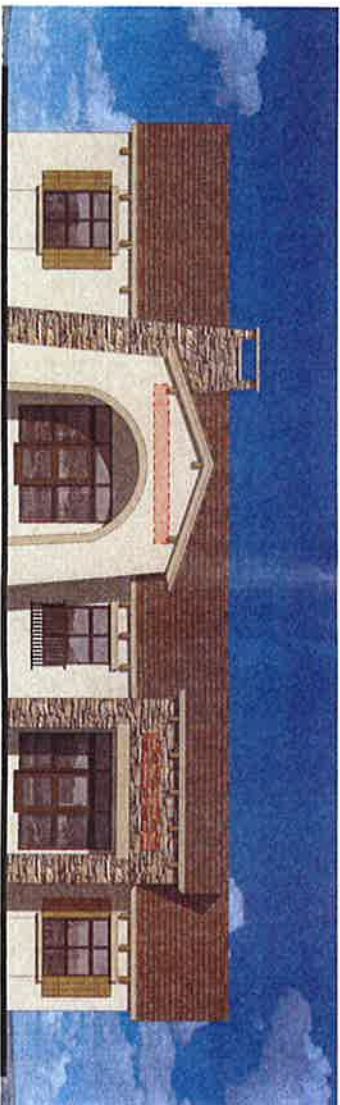
Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole



Building 3
West Elevation



Client:

Gateway Medical
Professional
Village

Location:
4915 E. Baseline Road
Gilbert, AZ



3631 N. 31st Ave.
Phoenix, AZ 85006
602-278-8285
fax: 602-278-0234
Email (Art Dept):
royalart@royalco.com

royalco.com

Est. by Royalco
Dennis P. Smith

E-Mail:
dennis@royalco.com

Drawing for Equi-Kon Design
26 JAN 05

Drawn by
L. Hart

Approved by
Adrian Davis

Approved by
Adrian Davis

Approved by
Adrian Davis

Approved by
Adrian Davis

Approved by
Adrian Davis



Sheet Title
Location

Scale:

Drawing Number

05-1071

DESIGNATED TENANT DISPLAY AREAS

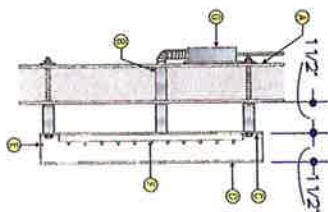
Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

Stud mount to tenant area of fascia.

18" max height.

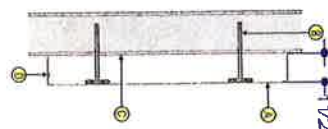
Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

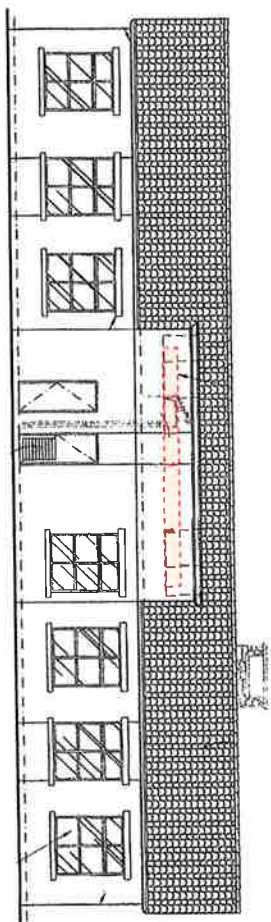


A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans
H	RPC letter

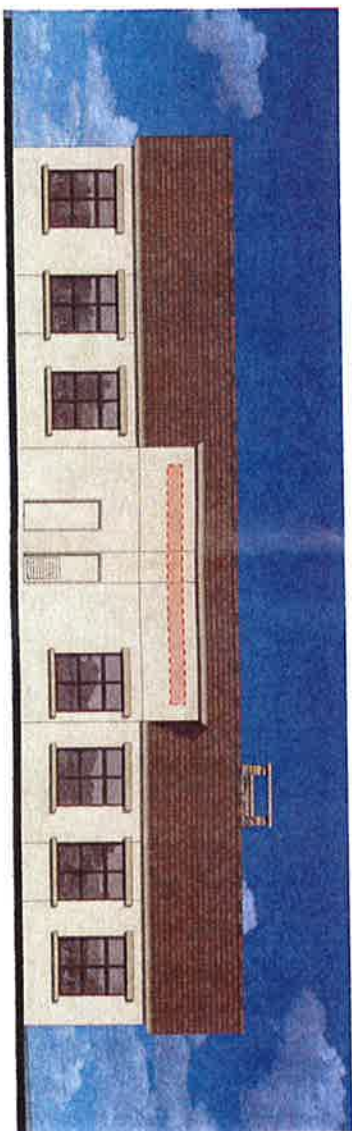
Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole



Building 3
East Elevation



Client:

Gateway Medical
Professional
Village
4395 E. Baseline Road
Gilbert, AZ



2631 N. 31st Ave.
Phoenix, AZ 85008
602-278-8084
royal@royal-signco.com
royal@royal-signco.com

Project:

Design: Dennis Martin

Design/Development: denis@royal-signco.com

26 MAY 05

Project No:

L. Page:

Sheet Label:

Scale:

Location:

Sheet Title:

Scale:

Scale:

Location:

Sheet Title:

Drawing Number:

05-1072

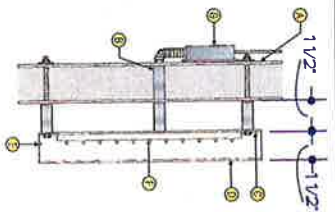
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

Shud mount to tenant area of fascia.

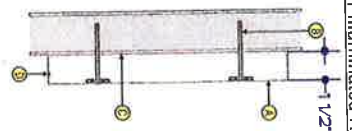
16" max height.
Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



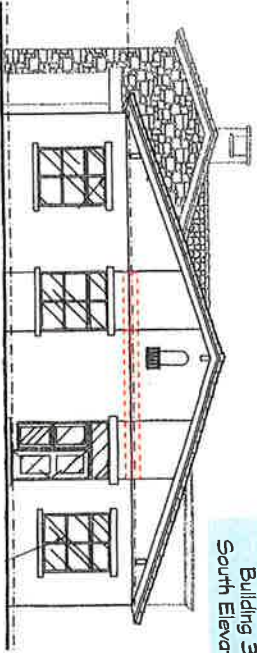
A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

Non-Illuminated RPC - Cross Section Detail

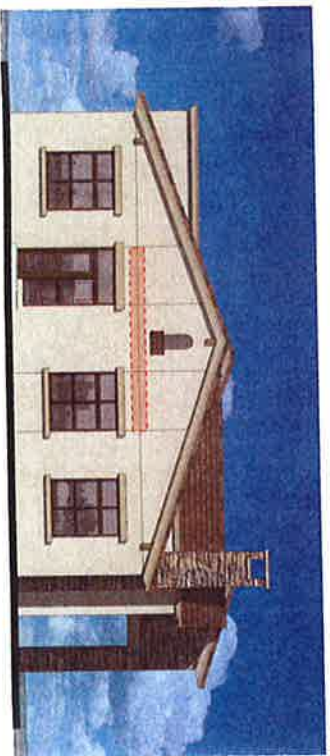
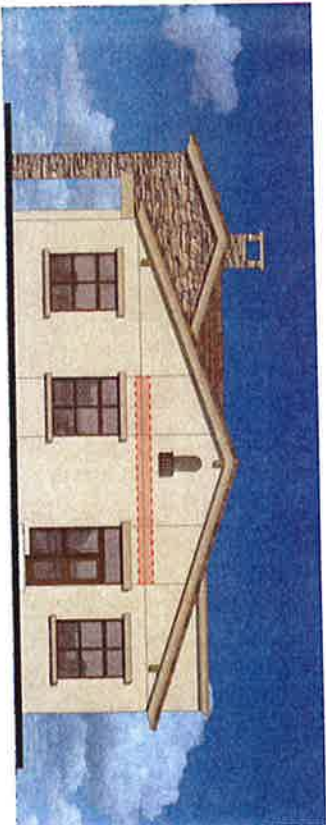
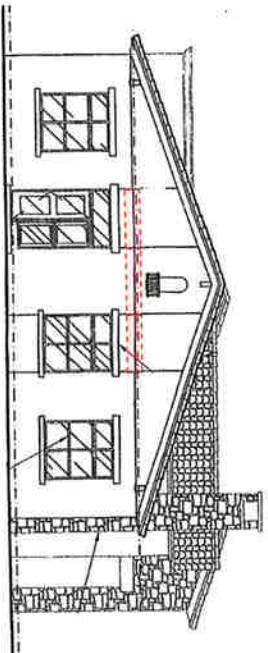


A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole

Building 3
South Elevation



Building 3
North Elevation



Client:
Gateway Medical
Professional
Village
4975 E. Baseline Road
Gilbert, AZ



2891 N. 31st Ave.
Phoenix, AZ 85009
602-796-6884
royal@royalsignco.net
royalsignco.com

Design: Dennis Morris
dennis@royalsignco.net
28 W. W. 05
Phoenix, AZ
L. Hart
royalsignco.com

Architect: Dennis Morris
dennis@royalsignco.net
28 W. W. 05
Phoenix, AZ
L. Hart
royalsignco.com

Contractor: Dennis Morris
dennis@royalsignco.net
28 W. W. 05
Phoenix, AZ
L. Hart
royalsignco.com

Signage: Dennis Morris
dennis@royalsignco.net
28 W. W. 05
Phoenix, AZ
L. Hart
royalsignco.com

Signage: Dennis Morris
dennis@royalsignco.net
28 W. W. 05
Phoenix, AZ
L. Hart
royalsignco.com

Drawn Number
05-1073

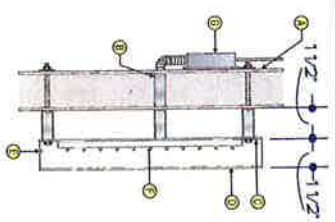
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters - painted Dark Bronze MAP 26077.

Shud mount to tenant area of fascia.

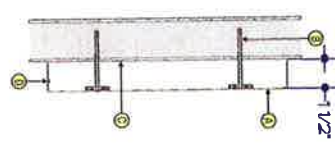
18" max height.
Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



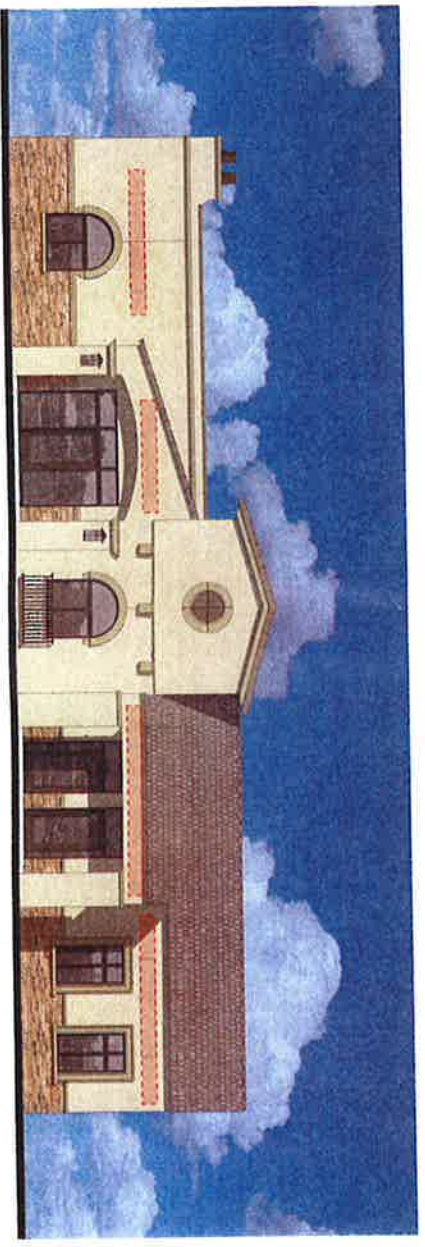
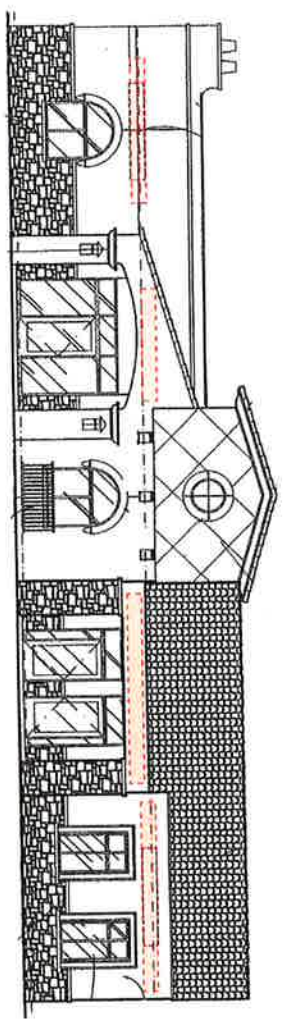
A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole

Building 4
North Elevation



Client:
Gateway Medical
Professional
Village
14300 North Baseline Road
Gilbert, AZ



2831 N. 31st Ave.
Phoenix, AZ 85008
602-278-6288
Fax: 602-278-6284
E: demin@royalco.com
mroyalco@royalco.com

Senior Escrow/Architect
Dennis Martin

Senior Escrow/Architect
demina@royalco.com

Escrow/Architect
26 MAY 05

Senior Escrow/Architect
L. Hart

Senior Escrow/Architect
Royal Usa

- 1. Project Name
- 2. Project Location
- 3. Project Description
- 4. Project Status
- 5. Project Dates
- 6. Project Budget
- 7. Project Team
- 8. Project Risks
- 9. Project Deliverables
- 10. Project Milestones

1	Project Name
2	Project Location
3	Project Description
4	Project Status
5	Project Dates
6	Project Budget
7	Project Team
8	Project Risks
9	Project Deliverables
10	Project Milestones

Sheet Title
Location

Scale

Drawing Number
05-1077

DESIGNATED TENANT DISPLAY AREAS

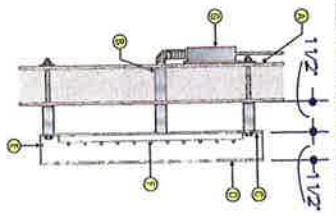
Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

Stud mount to tenant area of fascia.

18" max height.

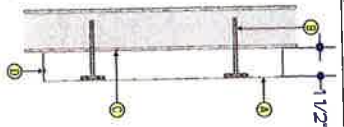
Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

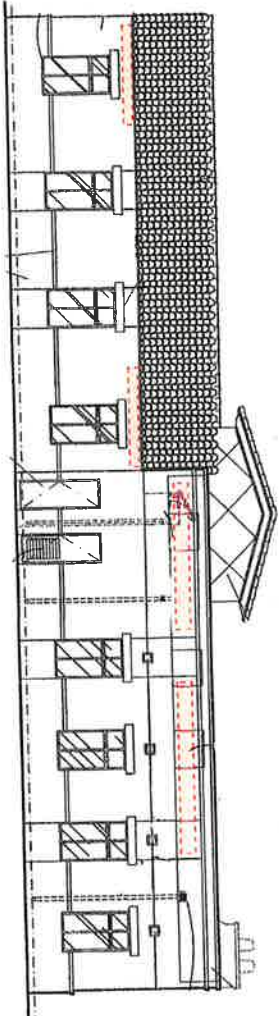


A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trails
H	

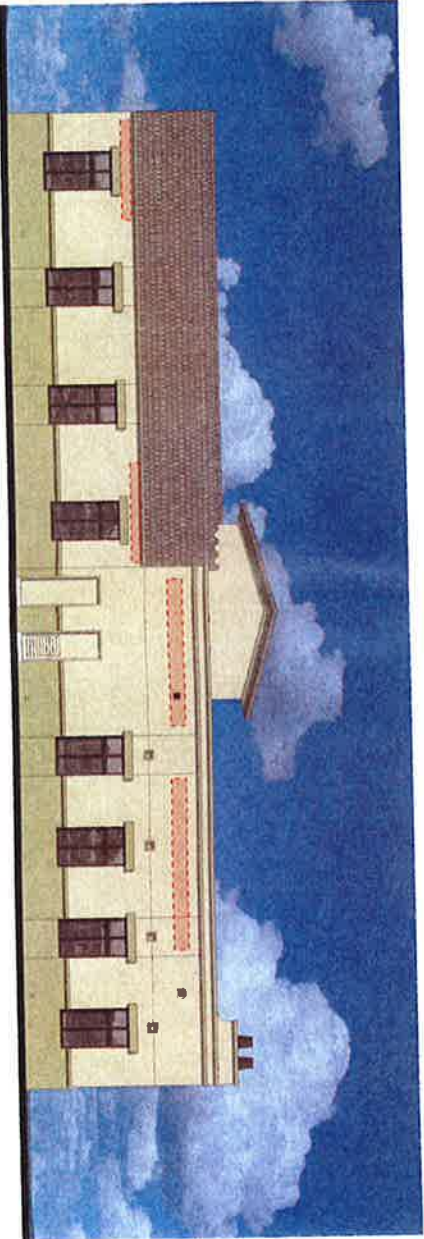
Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole



Building 4
South Elevation



Client:
**Gateway Medical
Professional
Village**
Location:
4935 E. Baseline Road
Gilbert, AZ



2631 N. 31st Ave
Phoenix, AZ 85018
Tel: 602-278-8286
Fax: 602-278-0234
Email (Art Dept):
royalcoart@royalco.net

2631 N. 31st Ave
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Fax: 602-278-0234
Email (Art Dept):
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2631 N. 31st Ave
Phoenix, AZ 85018
Tel: 602-278-8286
Fax: 602-278-0234
Email (Art Dept):
royalcoart@royalco.net

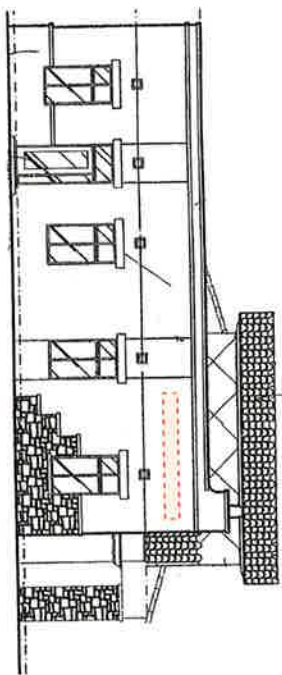
2631 N. 31st Ave
Phoenix, AZ 85018
Tel: 602-278-8286
Fax: 602-278-0234
Email (Art Dept):
royalcoart@royalco.net

2631 N. 31st Ave
Phoenix, AZ 85018
Tel: 602-278-8286
Fax: 602-278-0234
Email (Art Dept):
royalcoart@royalco.net

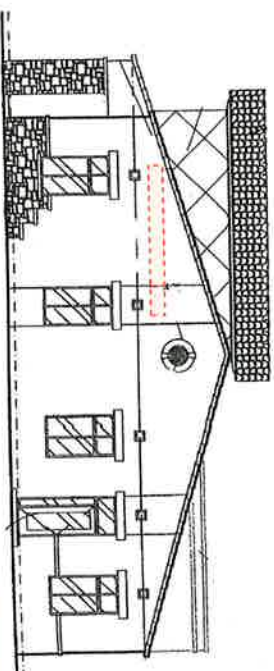
Sheet Title
Location
Scale
Drawing Number
05-1078

DESIGNATED TENANT DISPLAY AREAS

- Tenant copy to be 1 1/2" deep reverse perforated aluminum letters painted Dark Bronze MAP 26077.
- Sign mount to tenant area of fascia.
- 18" max height.
- Copy sized to fit highlighted sign windows.

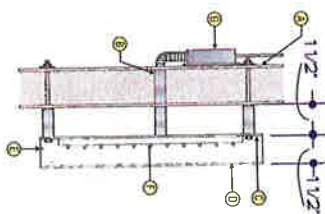


Building 4
East Elevation



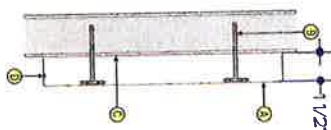
Building 4
West Elevation

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

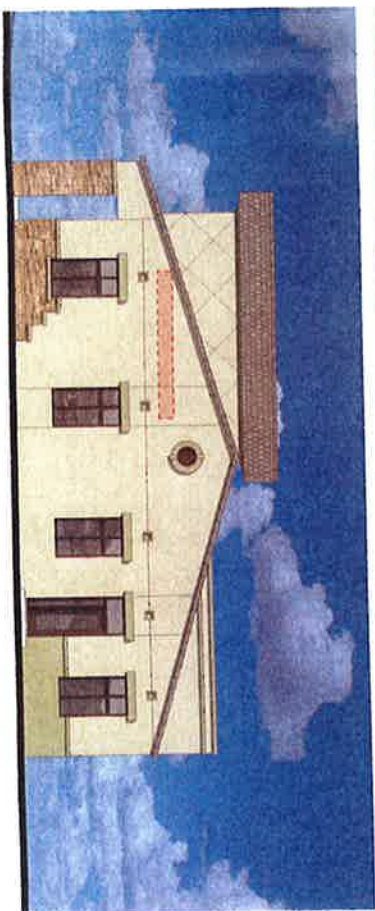


A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remove low voltage trans.
H	

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole





2831 N. 31st Ave.
 Phoenix, AZ 85008
 602-278-6286
 Fax: 602-278-6287
 Email: info@royalsignco.com
 royalsignco@royalsignco.com

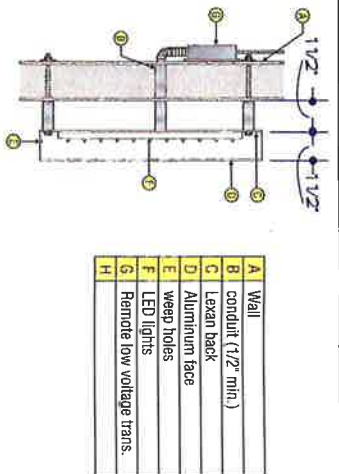
**DESIGNATED TENANT
 DISPLAY AREAS**

Tenant copy to be 1 1/2" deep reverse pan
 channel aluminum letters painted Dark
 Bronze MAP 26077.

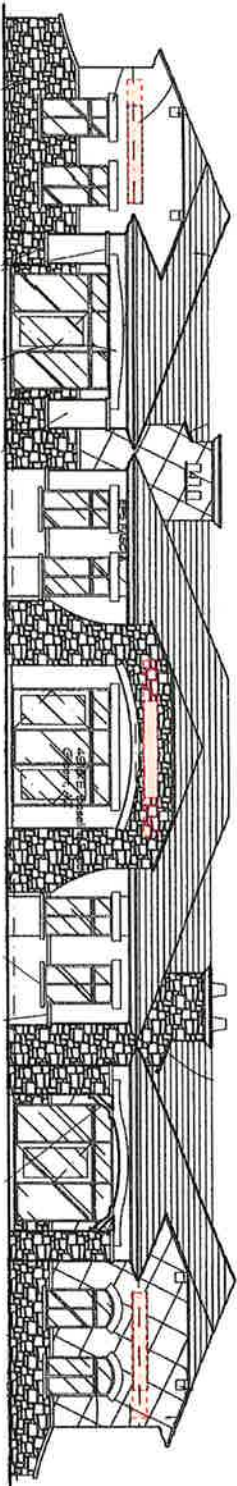
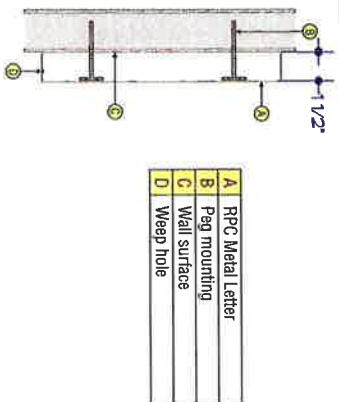
Shud mount to tenant area of fascia.

18" max height.
 Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



Non-Illuminated RPC - Cross Section Detail



**Building 5
 North Elevation**



- Colors Representations:**
 Dennis Parnin
- EMAs:**
 dennis@royalsignco.com
- Drawing or Revision Date:**
 26 MAY 05
- Drawn By:**
 L. Horn
- Checked By:**
 [Redacted]
- Final User:**
 [Redacted]
- [Redacted]**
- [Redacted]**
- [Redacted]**
- [Redacted]**
- [Redacted]**

DESIGNATED TENANT DISPLAY AREAS

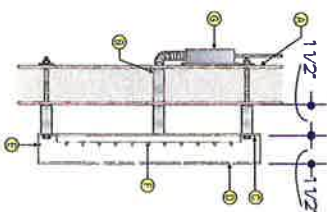
Tenant copy to be 1 1/2" deep reverse panel aluminum letters painted Dark Bronze MAP 26077.

Shud mount to tenant area of fascia.

18" max height.

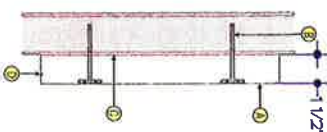
Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

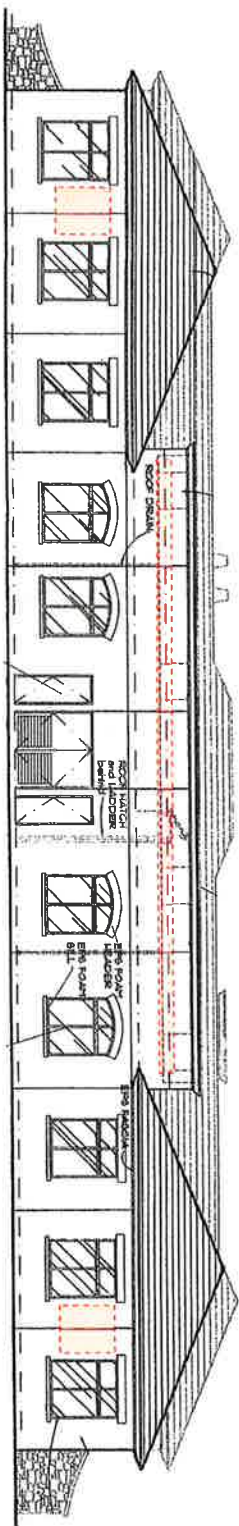


A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

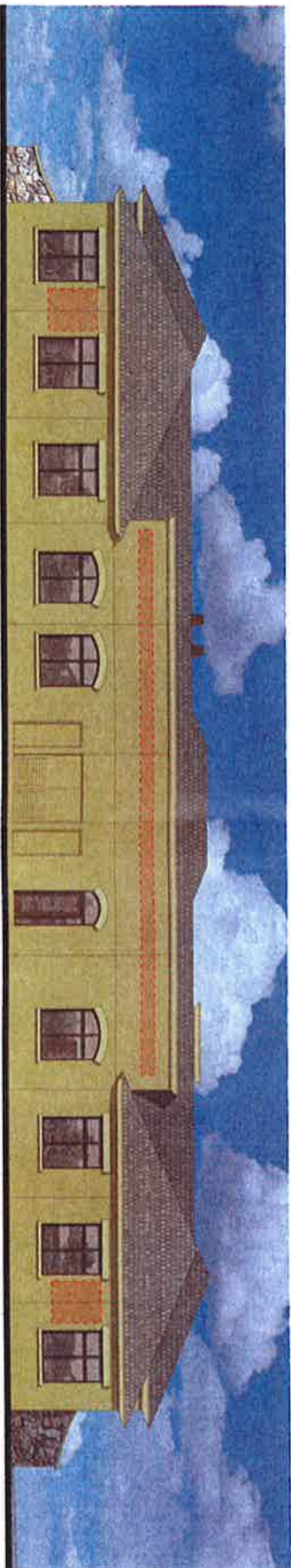
Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole



Building 5
South Elevation



Client:
Gateway Medical Professional Village
Location:
4815 E. Baseline Road
Gilbert, AZ



2837 N. 31st Ave.
Phoenix, AZ 85008
602-225-2224
Email: Art Dept:
royalcoart@royalco.net

Est. By: **Royco/Art/Art**

Drawn By: **Dennis Martin**

EMail: **dennis@royalco.net**

Drawn by: **Royco/Art/Art**

Date: **26 MAY 05**

Drawn By: **L. Hart**

Checked By: **L. Hart**

Scale: **1/8" = 1'-0"**

Approved: **Signature**

Client: **Signature**

Location: **Signature**

Scale: **Signature**

Sheet Title: **Signature**

Location: **Signature**

Scale: **Signature**

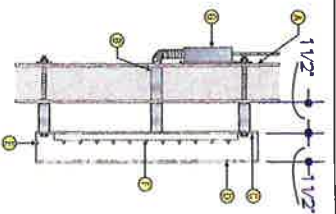
Drawn Number: **05-1084**

DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

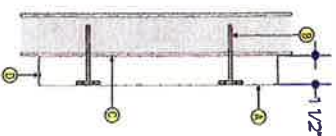
Shut mount to tenant area of fascia.

18" max height.
Copy sized to fit highlighted sign windows.



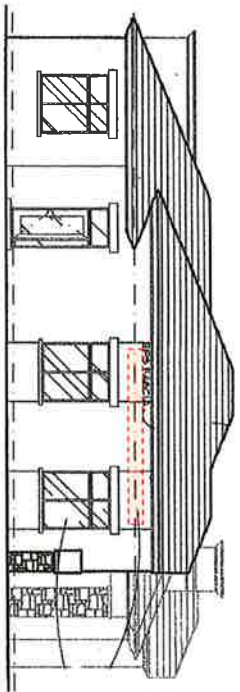
A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

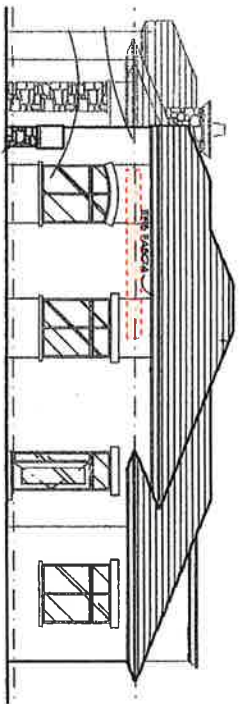


A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole

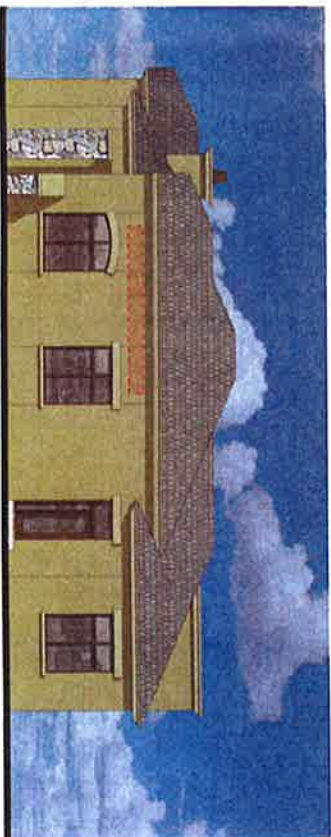
Non-Illuminated RPC - Cross Section Detail



Building 5
East Elevation



Building 5
West Elevation



Clients

Gateway Medical
Professional
Village

Location:
4915 E. Esplanade Road
Gilbert, AZ



2631 N. 21st Ave.,
Phoenix, AZ 85009
802-278-8288
fax: 802-278-0284
Email: lhart@royalco.net
royalco@royalco.net

www.royalco.net

SEAS REPRESENTATIVE

Daniela Merino

E-MAIL:

daniela@royalco.net

CREATING AN EXCELLENCE DATE

26 MAY 05

DRAWN BY:

L Hart

REVIEWED BY:

SEAS

SEAS USER:

SEAS

APPROVAL SIGNATURE:

SEAS

DATE:

SEAS

SEAS:

SEAS

SEAS:

SEAS



Sheet Title

Location

Scale:

Drawings Number

05-1085

Client:

Gateway Medical
Professional
Village

4915 E. Baseline Road
Gilbert, AZ



2811 N. 21st Ave.
Phoenix, AZ 85008
602-278-4284
royalco@royalco.com
royalco.com

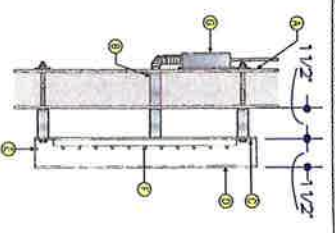
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be 1 1/2" deep reverse pan
channel aluminum letters painted Dark
Bronze MAP 26077.

Stud mount to tenant area of fascia.

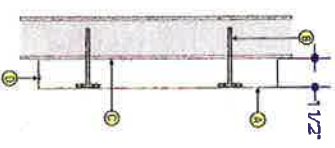
18" max height.
Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

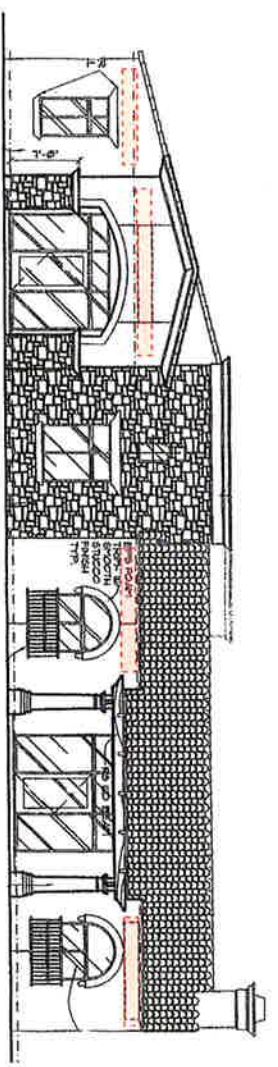


A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole



Building 6
North Elevation



EDA Representative
Dennis Verlin
dverlin@royalco.com

Drawing or Revision Date:
26 MAY 05

Drawn By:
L Hart

Checked By:
Ewing Lutz

Approved By:
Client

Contract No:

Project:

Estimate:



Sheet Title
Location

Scale

Drawings Number
05-1086



2801 N. 31st Ave.
Phoenix, AZ 85008
602-278-6888
Fax: 602-278-6264
toughco@toughco.com
toughcoign@toughco.com

© 2012 Toughco

5405 E. Greenway, G

Dennis Martin

EMail:

dennis@toughco.com

Drawing or Section Date:

26 MAY 05

Drawn By:

L. Herr

Revised By:

Extra Load:

Approved By:

Checked By:

Reviewed By:

Drawn By:

Checked By:

Reviewed By:

Drawn By:

Checked By:

Reviewed By:

Drawn By:

Checked By:

Reviewed By:

Drawn By:

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Checked By:

Reviewed By:

Drawn By:

Checked By:

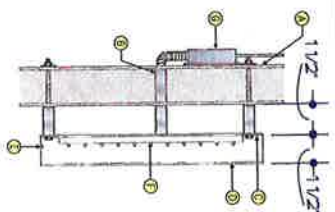
Reviewed By:

Drawn By:

Checked By:

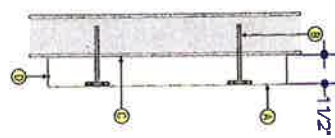
Reviewed By:

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole

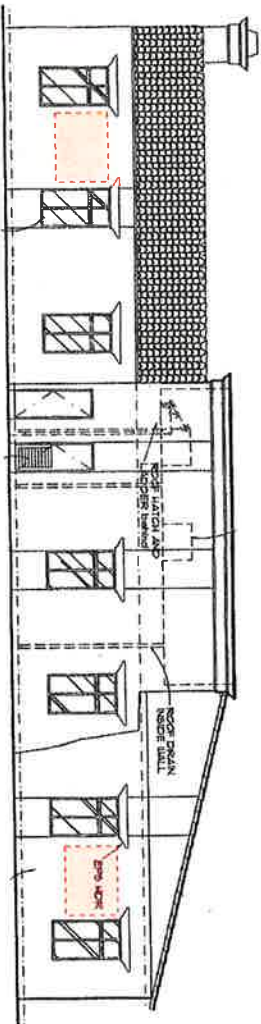
**DESIGNATED TENANT
DISPLAY AREAS**

Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

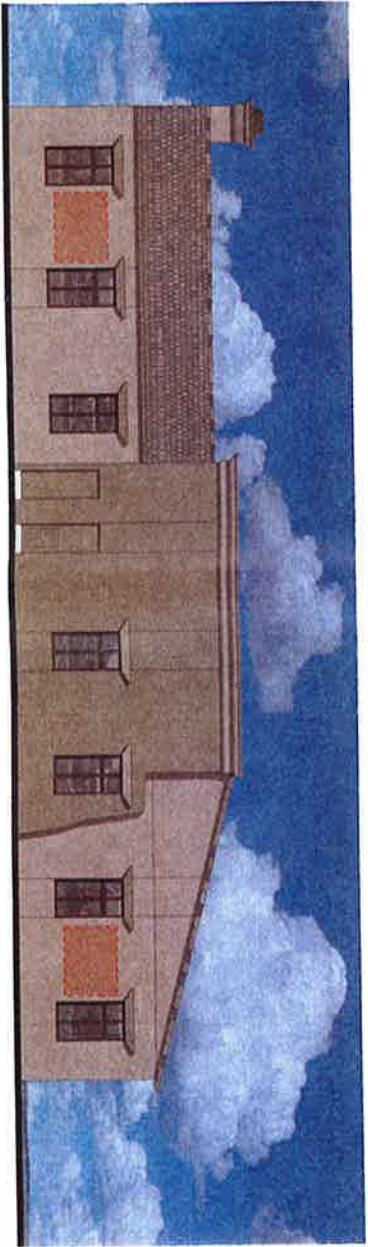
Stud mount to tenant area of fascia.

1g" max height.

Copy sized to fit highlighted sign windows.



**Building 6
South Elevation**



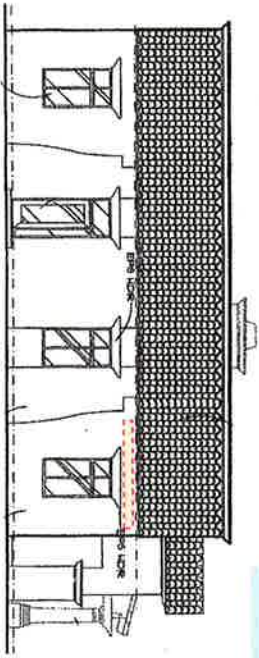
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be 1 1/2" deep reverse paint channel aluminum letters painted Dark Bronze MAP 26077.

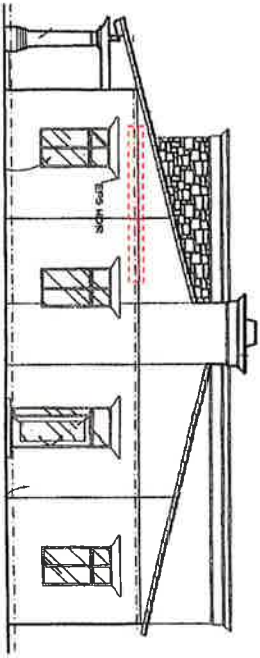
Stud mount to tenant area of fascia.

18" max height.

Copy sized to fit highlighted sign windows.

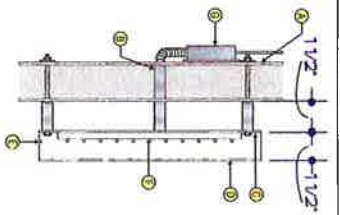


Building 6
East Elevation



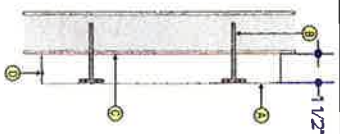
Building 6
West Elevation

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

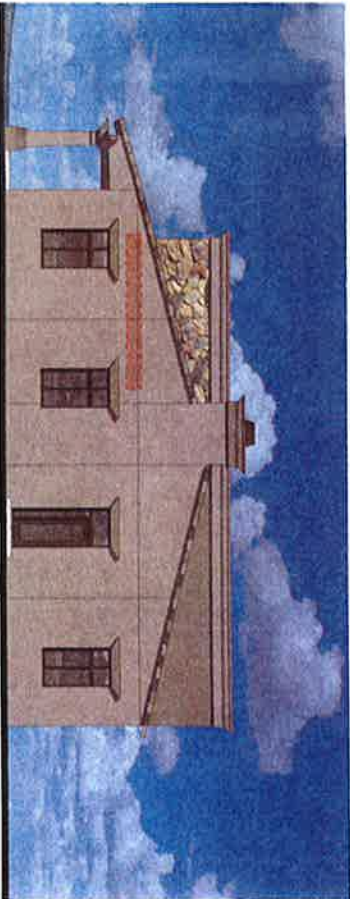


A	Wall
B	conduit (1 1/2" min.)
C	Lexan back
D	Aluminum face
E	Weep holes
F	LED lights
G	Remote low voltage trans.
H	

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole



Client:

Gateway Medical
Professional
Village

Location:
5915 E Chandler Road
Glendale, AZ



2893 N. 31st Ave.
Phoenix, AZ 85009
602-278-8288
Fax: 602-278-8284
royalcoign@royalcoign.net

www.royalcoign.net

Sales Representative:
Dennis Martin

E-Mail:
dennism@royalcoign.net

Drawing or Revision Date:
26 MAY 05

Drawn By:
L. Hart

Checked By:

Form Used:

Approved By:

Client:

Contract:

Estimate:

Drawings:

Revisions:

Sheet Title:

Location:

Scale:

Drawing Number:

05-1088

Client:

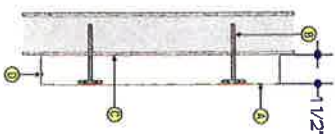
Gateway Medical
Professional
Village

4905 S Baseline Road
Gilbert, AZ



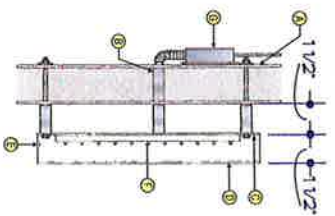
2851 N. 31st Ave.
Phoenix, AZ 85009
602-278-8888
royalco.com
royalco@royalco.net

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

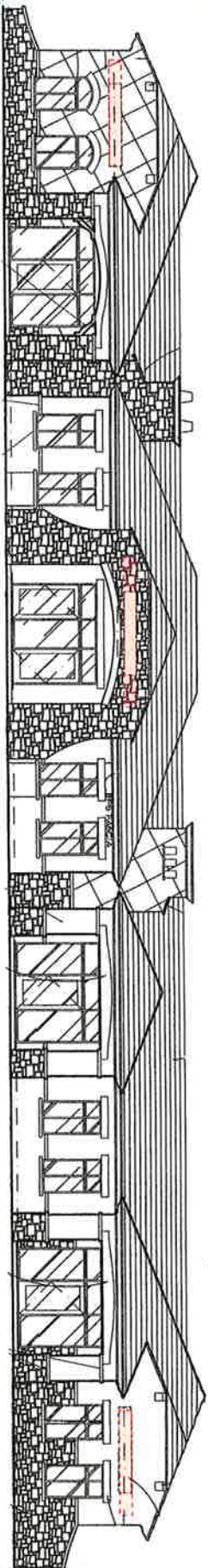
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be 1 1/2" deep reverse pan
channel aluminum letters painted Dark
Bronze MAP 26077.

Stud mount to tenant area of fascia.

18" max height.

Copy sized to fit highlighted sign windows.



Building 7
North Elevation



Scale:

Sheet Title

Location

Drawing Number

05-1108

Edited By: [Name]

Checked By: [Name]

Drawn By: [Name]

Date: [Date]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

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Architect: [Firm Name]

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Date: [Date]

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Architect: [Firm Name]

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Architect: [Firm Name]

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Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

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Architect: [Firm Name]

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Architect: [Firm Name]

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Architect: [Firm Name]

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Date: [Date]

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Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

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Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

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Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

Project No: [Project Number]

Sheet No: [Sheet Number]

Scale: [Scale]

Date: [Date]

Drawn By: [Name]

Checked By: [Name]

Project: [Project Name]

Location: [Location]

Client: [Client Name]

Architect: [Firm Name]

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Scale: [Scale]

Date: [Date]

Drawn By: [Name]

DESIGNATED TENANT DISPLAY AREAS

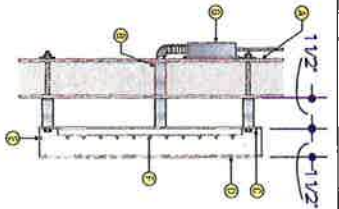
Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

Stud mount to tenant area of fascia.

18" max height.

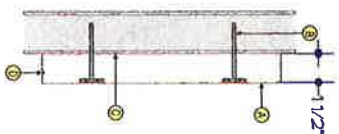
Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

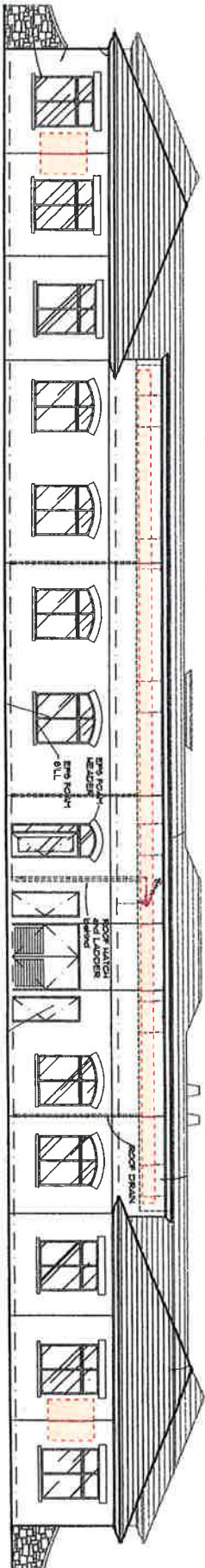


A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	Weep holes
F	LED lights
G	Remote low voltage trans
H	

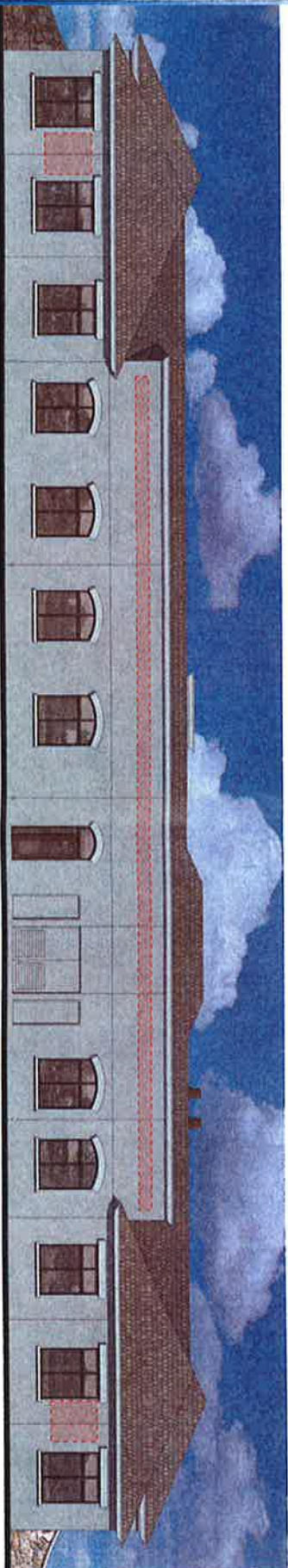
Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole



Building 7
South Elevation



Client:

Gateway Medical
Professional
Village

Location:
40001
Ludwig
Baseler's Road
Gilbert, AZ



2631 N. 31st Ave.
Phoenix, AZ 85009
602-776-4288
Fax: 602-776-1200
roydesign@roydesign.com

Designer: Dennis Martin

dra@roydesign.com

26 MAY 05

L. Hart

Checked By:

City:

State:

Country:

Scale:

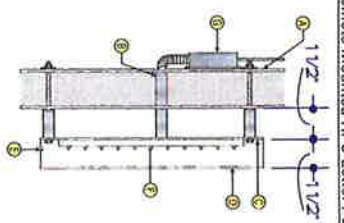
Sheet Title:

Location:

Drawing Number:
05-1109

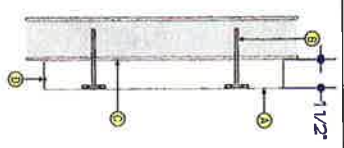
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.
 Sign mount to tenant area of fascia.
 18" max height.
 Copy sized to fit highlighted sign windows.



A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans
H	

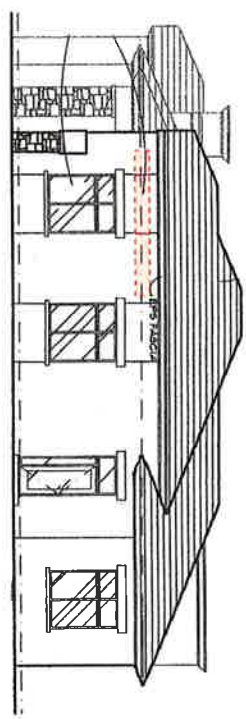
Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



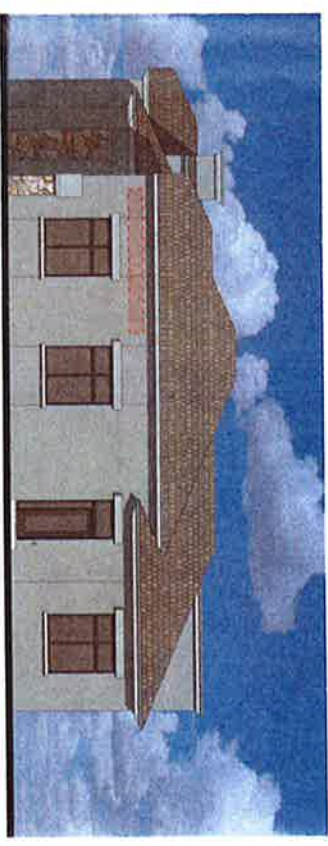
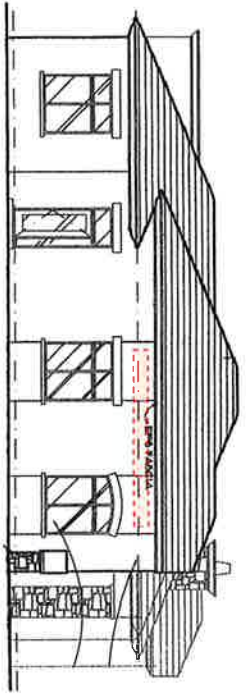
A	RPC Metal Letter
B	Pkg mounting
C	Wall surface
D	Weep hole

Non-Illuminated RPC - Cross Section Detail

Building 7
West Elevation



Building 7
East Elevation



Client:
Gateway Medical Professional Village
 Location:
 5115 E. Camelback Road
 Glendale, AZ



2831 N. 31st Ave.
 Phoenix, AZ 85009
 602-278-8285
 Fax: 602-278-7900
 royalsign@royalsign.net

Eding Performance
 Daniel Martin

ST-01
 demin@royalsign.net

Drawn on Eas-Scan Dwg
 26 MAY 05

Drawn By
 L. Hart

Checked By
 [Blank]

Color Usage
 [Blank]

- 1. [Blank]
- 2. [Blank]
- 3. [Blank]
- 4. [Blank]
- 5. [Blank]
- 6. [Blank]
- 7. [Blank]
- 8. [Blank]
- 9. [Blank]
- 10. [Blank]

OWNER	Gateway Medical Professional Village
PROJECT	Signage
DATE	05/11/10
SCALE	AS SHOWN
DRAWN BY	L. Hart
CHECKED BY	[Blank]
PROJECT NO.	[Blank]
DRAWING NO.	[Blank]
REVISIONS	[Blank]

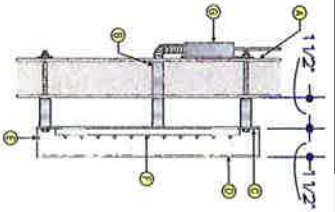
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Location

Scale
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Drawings Number
05-1110

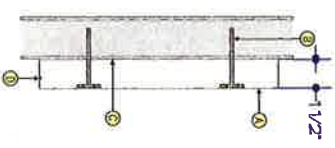


Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

Non-Illuminated RPC - Cross Section Detail



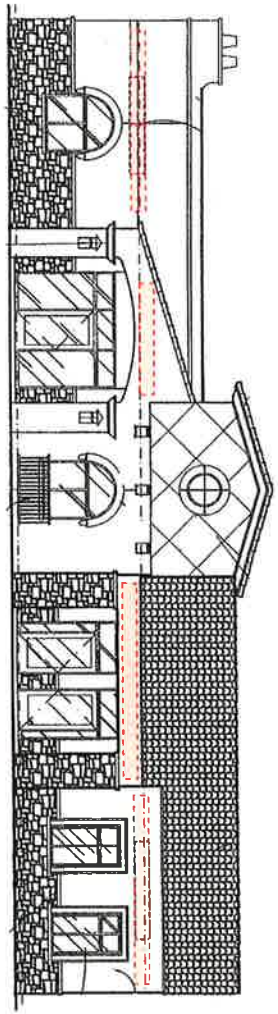
A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole

**DESIGNATED TENANT
DISPLAY AREAS**

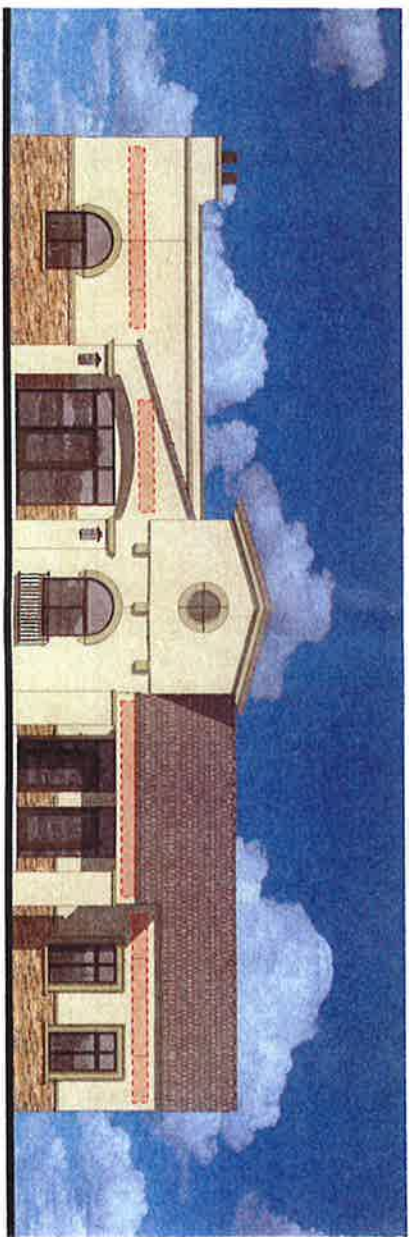
Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze NYP 26077.

Shud mount to tenant area of fascia.

18" max height.
Copy sized to fit highlighted sign windows.



**Building 8
East Elevation**



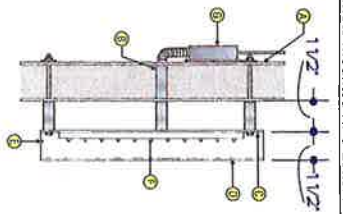
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 2607T.

Stud mount to tenant area of fascia.

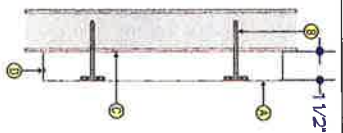
18" max height.
Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

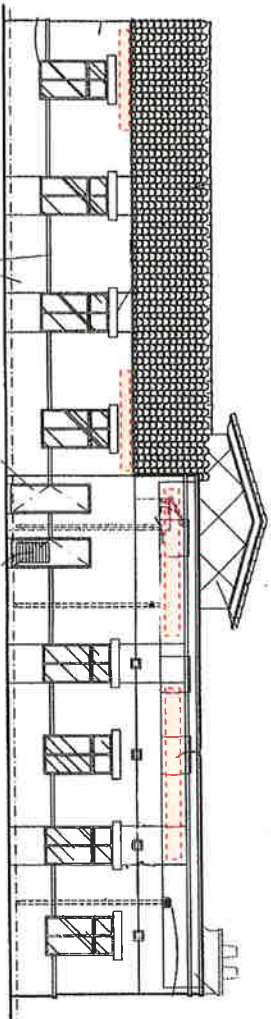


A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

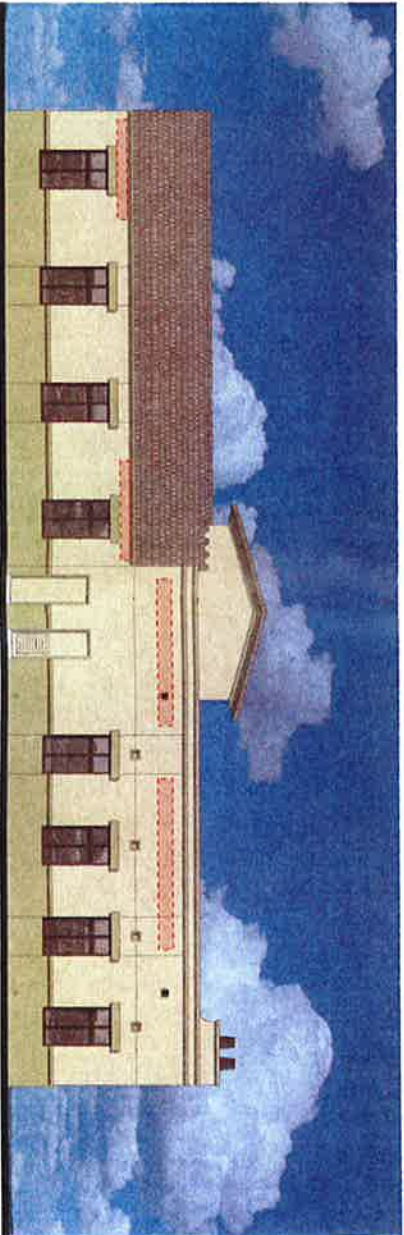
Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole



Building 8
West Elevation



Client:

Gateway Medical
Professional
Village

Location:
4815 E. Saseline Road
Gilbert, AZ



2831 N. 31st Ave.,
Phoenix, AZ 85009
Tel: 602-278-8286
Fax: 602-278-0234
Email: info@tougo.com
www.tougo.com

DATE: 11/11/11

Drawn: **Erin**

Checked: **Kevin**

Designed: **Kevin**

Customer: **Gateway Medical**

26 MAY 05

Scale: **1/8" = 1'-0"**

Notes:

1. See notes on drawing.

2. See notes on drawing.

3. See notes on drawing.

4. See notes on drawing.

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Sheet Title

Location

Scale:

Drawing Number

05-1081



2631 N. 31st Ave.
 Phoenix, AZ 85008
 602.226.8004
 4801 N. 25th St.
 Email: fact Dept:
 royalsign@royalsign.net

royalsign.com

- 1. Dennis Martin
- 2. dennis@royalsign.net
- 3. 2631 N. 31st Ave.
- 4. Phoenix, AZ 85008
- 5. 602.226.8004
- 6. 4801 N. 25th St.
- 7. Email: fact Dept:
- 8. royalsign@royalsign.net

- 1. 2631 N. 31st Ave.
- 2. Phoenix, AZ 85008
- 3. 602.226.8004
- 4. 4801 N. 25th St.
- 5. Email: fact Dept:
- 6. royalsign@royalsign.net

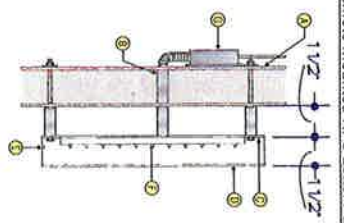


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 Location

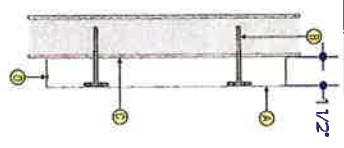
Scale:
 Drawing Number:
05-1082

DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.
 Stud mount to tenant area of fascia.
 18" max height.
 Copy sized to fit highlighted sign windows.



A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

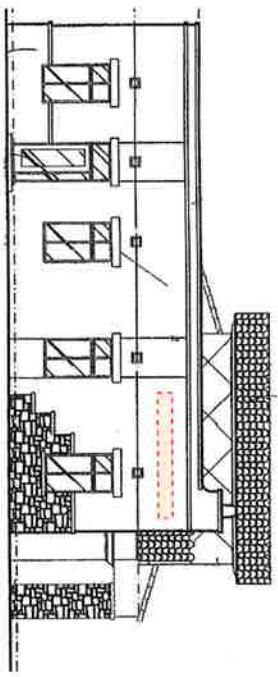


A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole

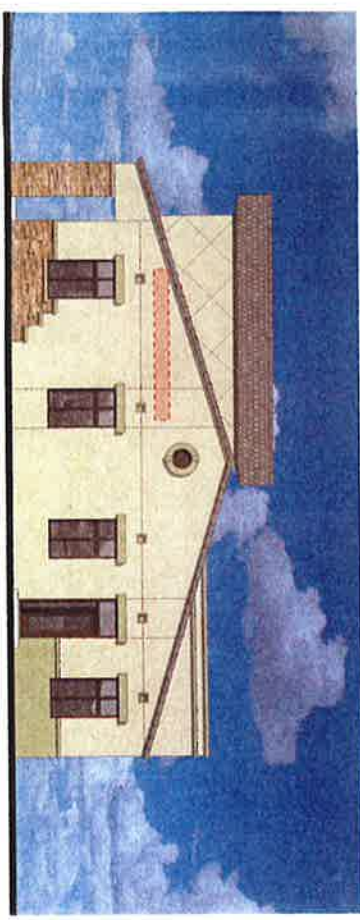
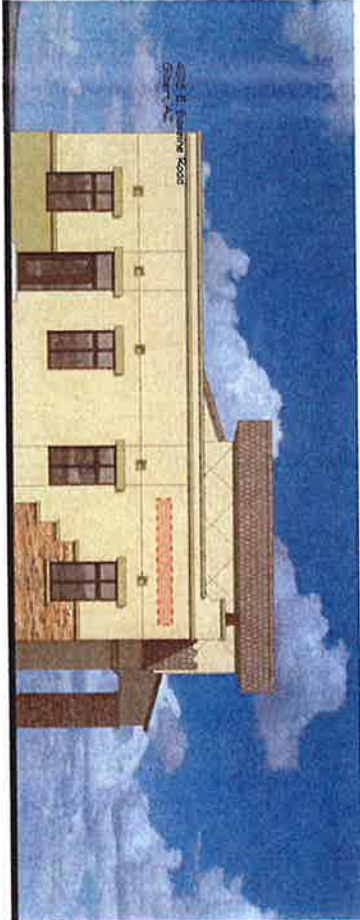
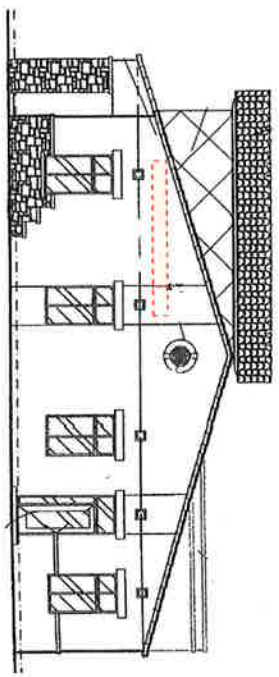
Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

Non-Illuminated RPC - Cross Section Detail

Building & South Elevation



Building & North Elevation



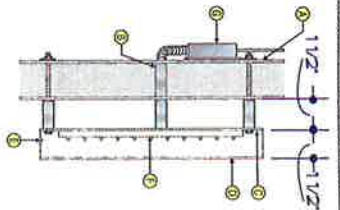
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

Stud mount to tenant area of fascia.

18" max height.
Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

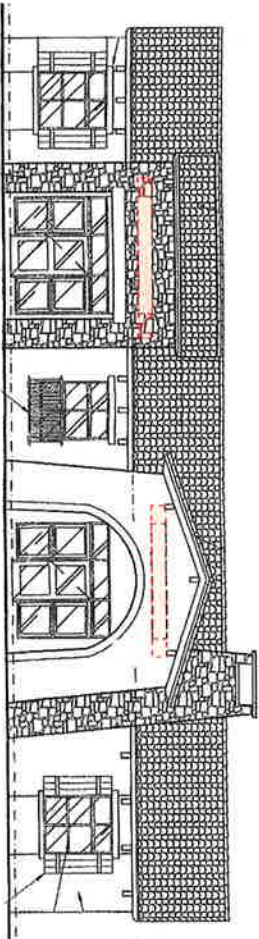


A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

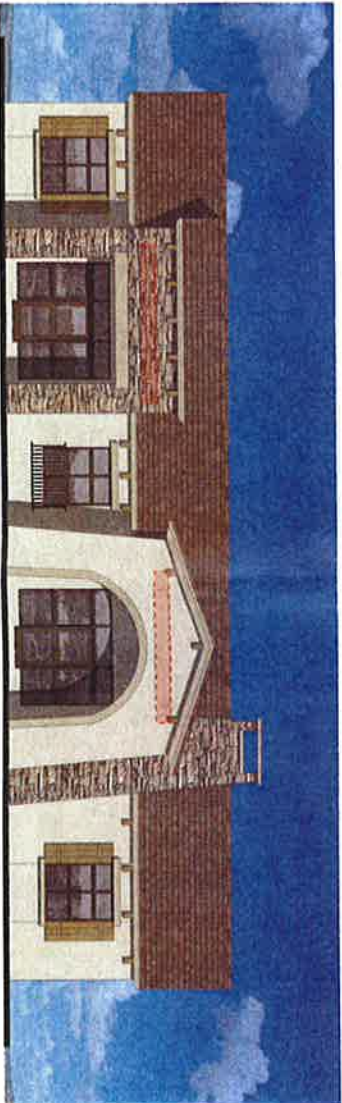
Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole



Building 9
East Elevation



Client:

Gateway Medical
Professional
Village

Location:
4195 E. Baseline Road
Gilbert, AZ



2831 N. 31st Ave.
Phoenix, AZ 85009
Tel: 602-276-6284
Fax: 602-276-6284
royalco@royalco.com

Project Manager:
Daniel Meyer

Project Designer:
dennis@royalco.com

Project Engineer:
26 MAN 05

Project Supervisor:
L. Hunt

Project Designer:
Michael B.

Project Designer:
Michael B.

Project Designer:
Michael B.

Project Designer:
Michael B.

Project Designer:
Michael B.

Project Designer:
Michael B.



Sheet Title

Location

Scale

Drawing Number

05-1074

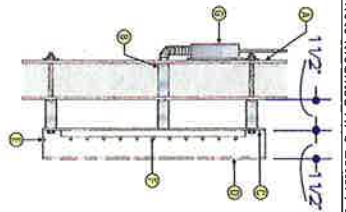
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be 1 1/2" deep reverse painted enamel aluminum letters painted Dark Bronze MAP 26077.

Sign mount to tenant area of fascia.

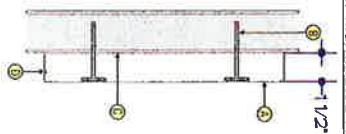
18" max height.
Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

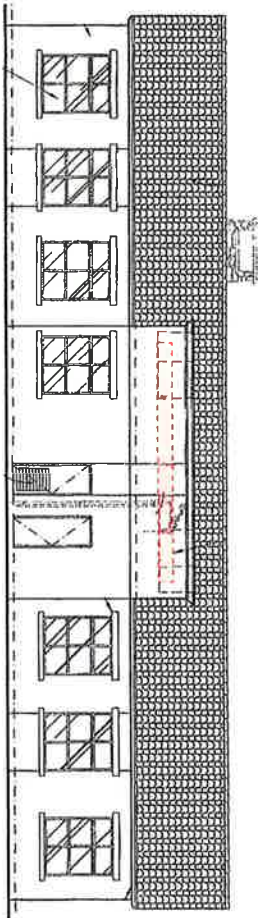


A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	Weep holes
F	LED lights
G	Remote low voltage trans.
H	

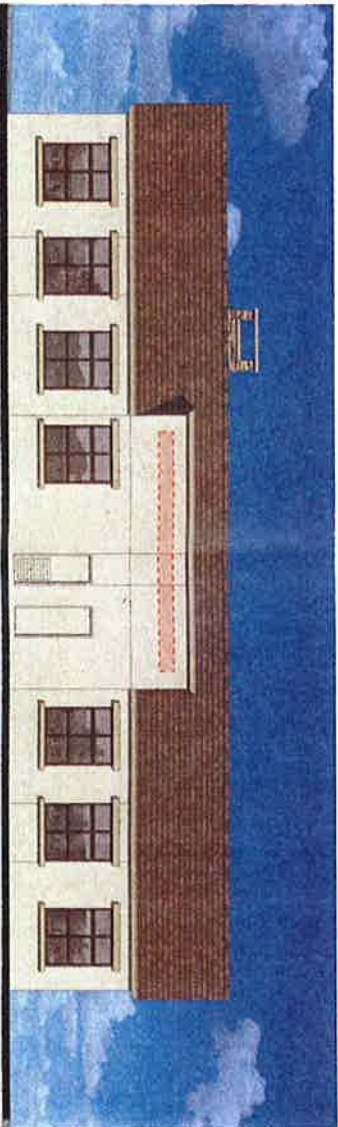
Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole



Building 9
West Elevation



Client:

Gateway Medical
Professional
Village

Location:
4515 E. Baseline Road
Gilbert, AZ



2811 N. 21st Ave.
Phoenix, AZ 85008
602-278-8288
fax: 602-278-0234
Email: (for Dept.)
royal@polydesign.net

www.polydesign.net

Design: Ryan

Design: Ryan

Design: Ryan

Design: Ryan

Design: Ryan

Design: Ryan

Design: Ryan

Design: Ryan

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Design: Ryan

Drawing Number
05-1075

DESIGNATED TENANT DISPLAY AREAS

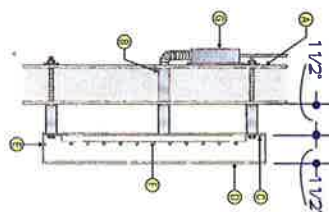
Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

Stud mount to tenant area of fascia.

18" max height.

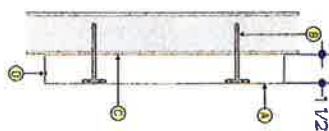
Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



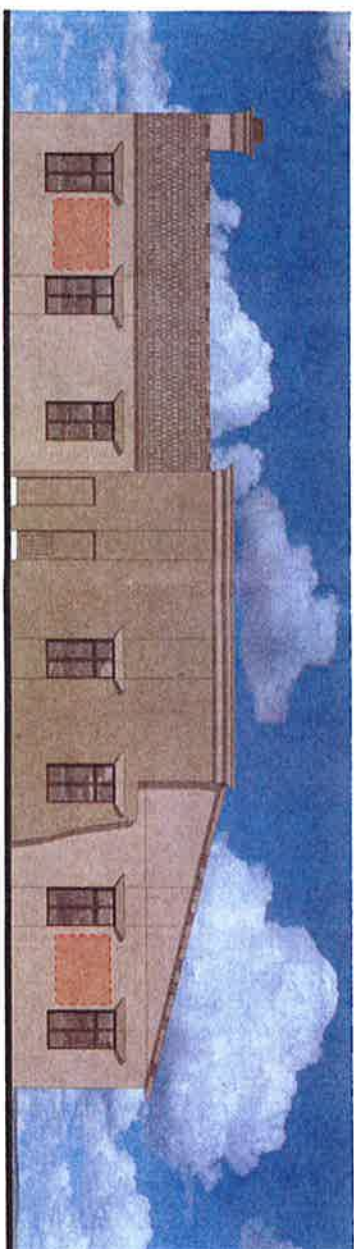
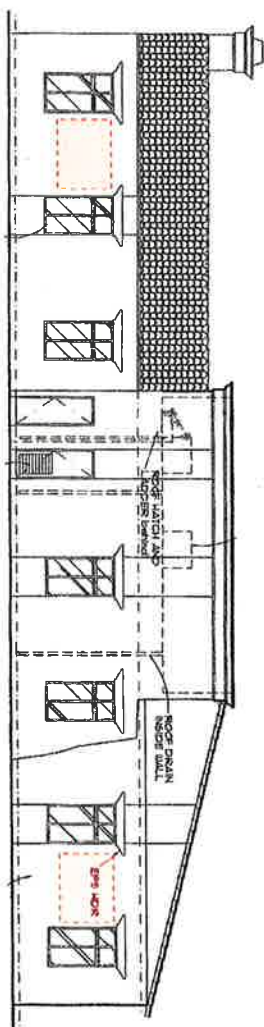
A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remove low voltage trans.
H	Remove low voltage trans.

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole

Building 10
South Elevation



Client:

Gateway Medical
Professional

Village

Location
4919 E. Baseline Road
Gilbert, AZ



2631 N. 31st Ave.
Phoenix, AZ 85008
602-276-8884
E-mail: (see Dept.)
royal@royalco.com

royal@royalco.com

Sales Representative:
Dennis North

Artist:
dennis@royalco.com

Contractor or Excavator Date:
26 MAY 05

Drawn By:
L. Hart

Checked By:

Form Used:

Approved Structures

Client:

Location:

Notes:

Remarks:



Sheet Title
Location

Scale:

05-1090

DR04-97 - Comprehensive Sign Program for the Shops on Warner located at the southeast corner of Warner Road and Civic Center Drive. The subject site is zoned Shopping Center (SC)

Approval of the findings and approval of DR 04-97, a Comprehensive Sign Program for the Shops on Warner, subject to the following conditions:

1. Construction of the signs shall conform to the Shops on Warner Comprehensive Sign Plan approved by the Design Review Board at the April 13, 2006 public meeting.

DR05-51 - Comprehensive Sign Program for Gateway Medical Professional Village located at 4915 E. Baseline Road. The subject site is zoned Shopping Center (SC).

Approval of the findings and approval DR05-51, a Comprehensive Sign Program for Gateway Medical Professional Village, subject to the following conditions:

1. Construction of the signs shall conform to the exhibits approved by the Design Review Board at the April 13, 2006 public meeting.
2. The wall sign display areas located between the windows on buildings 5, 6, 7 and 10 shall be eliminated.

DR05-82 - Site plan, grading and drainage, architecture, building elevations, landscaping and lighting for Wendy's at SanTan Village Market Place, a proposed restaurant located on Pad F in Phase 2 of SanTan Village Market Place, east of the northeast corner of SanTan Village Parkway and Market Street. This 0.99-acre site is zoned Regional Commercial (RC) with a Planned Area Development Overlay Zoning District (PAD).

Approval of the findings and approval of the site plan, grading and drainage, architecture, building elevations, landscaping and lighting for DR05-82 Wendy's Restaurant at SanTan Village Market Place, subject to the following conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the April 13, 2006 public hearing.
2. At the time of construction document submittal, the site plan shall include Town of Gilbert standard commercial and industrial site plan notes adopted by the Gilbert Design Review Board on March 11, 2004.

DR05-99 - Site Plan, Landscape Plan, and Building Elevations for the Elliotana office complex building located on the southeast corner of Elliot Road and 29th Place.

Approval of the findings and approval of the site plan, building elevations, landscaping and lighting for DR05-99, Elliotana office complex, subject to the following conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the April 13, 2006 public hearing.
2. At the time of construction document submittal, the site plan shall include Town of Gilbert standard commercial and industrial site plan notes adopted by the Gilbert Design Review Board on March 11, 2004.
3. Prior to the issuance of any permits, the applicant shall submit to the Planning Department for review a revised site plan illustrating:



DESIGN REVIEW BOARD STAFF REPORT

AGENDA

6

TO: DESIGN REVIEW BOARD

FROM: MIKE MILILLO, SENIOR PLANNER *MM*

THROUGH: MARIA S. CADAVID, AICP, PLANNING MANAGER *MS*

MEETING DATE: APRIL 13, 2006

SUBJECT: DR05-51 COMPREHENSIVE SIGN PROGRAM FOR GATEWAY MEDICAL PROFESSIONAL VILLAGE LOCATED AT 4915 E. BASELINE ROAD.

REQUEST

Approval of a Comprehensive Sign Program for Gateway Medical Professional Village located at 4915 E. Baseline Road. The subject site is zoned Shopping Center (SC).

RECOMMENDED MOTION

Move to approve the findings and approve DR05-51, a Comprehensive Sign Program subject to conditions.

APPLICANT/OWNER

Arch Ratliff
 UTAZ Development Corp.
 3850 E. Baseline Road
 Mesa, AZ 85206
 V: 480-776-3400
 F: 480-776-3457
 E: arch@utaz.com

Gateway Medical Professional Village
 Development
 3850 E. Baseline Road
 Mesa, AZ 85206
 V: 480-776-3400
 F: 480-776-3457
 E: arch@utaz.com

HISTORY

- January 21, 1997:* The Town Council approved the annexation of the site (A96-4).
- November 9, 1999:* Town Council approval of Z99-7 for C-2 PAD zoning on 12.3 acres adjacent to the southwest corner of Higley Road and Baseline Road.
- October 30, 2001:* Town Council approval of zoning case Z01-3A, rezoning approximately 8.51 acres from R1-43 to C-1 for development of a commercial shopping center and approval of zoning case Z01-3B, rezoning approximately 5.73 acres from R1-43 to C-1 for development of a commercial shopping center.

August 11, 2005:

The Design Review Board approved case DR05-51, the site plan, landscaping, preliminary grading and drainage, lighting, and building elevations for Gateway Medical Professional Village.

PROJECT FACTS

Site Area (Net)	7.19 acres
General Plan Land Use designation	Shopping Center (SC)
Current Zoning District	Shopping Center (SC)
Existing Land Use	Professional Offices

BACKGROUND

The Gateway Medical Professional Village office complex was approved in Case DR05-51 and consists of a 7-acre parcel west of the southwest corner of Higley Road and Baseline Road. The project is a medical and professional office complex consisting of ten single-story buildings ranging from 4,000 square feet to 10,000 square feet in size. The development borders a commercial center to the east and a residential subdivision to the south.

DISCUSSION

The sign program consists of two monument signs and both illuminated and non-illuminated wall signs for each of the buildings on the site.

Monument Signs (Two proposed)

The two monument signs are located on the Claiborne Avenue and Baseline Road frontages. Both signs are double faced internally illuminated aluminum signs with beveled tops and cultured stone clad bases. The signs are consistent with Zoning Code height and area requirements. Individual letters will be internally illuminated white Plexiglas.

Wall Signs

The applicant proposes designated tenant display areas for the wall signs. This sign program will allow 18" maximum letter height with copy sized to fit the highlighted sign areas on the building elevations. Sign copy will be 1½" deep reverse pan channel letters painted "Dark Bronze". Tenants will have a choice of either neon or LED halo-illuminated signs or non-illuminated signs.

The adjacent zoning to the south and west is residential. Section 4.407 C. (1) h. of the Zoning Code requires that all signage facing residential districts shall be non-illuminated, shall not exceed sixteen square feet in area and shall be installed no higher than fourteen feet above finished grade. This section of the Code will affect the west elevations of buildings 2 and 3 and the south elevations of buildings 4, 5, and 6. Staff finds that several of the areas identified for wall signs are odd locations. As these appear inappropriate for signage, staff has added a condition requiring their elimination.

FINDINGS

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of the project:

1. The sign proposal is consistent with all applicable provisions of the Zoning Code;

2. The comprehensive sign program is compatible with overall Town design objectives which are important in attracting new residents and businesses to the community, and
3. The designs provide for safe and efficient provision of public services.

STAFF RECOMMENDATION

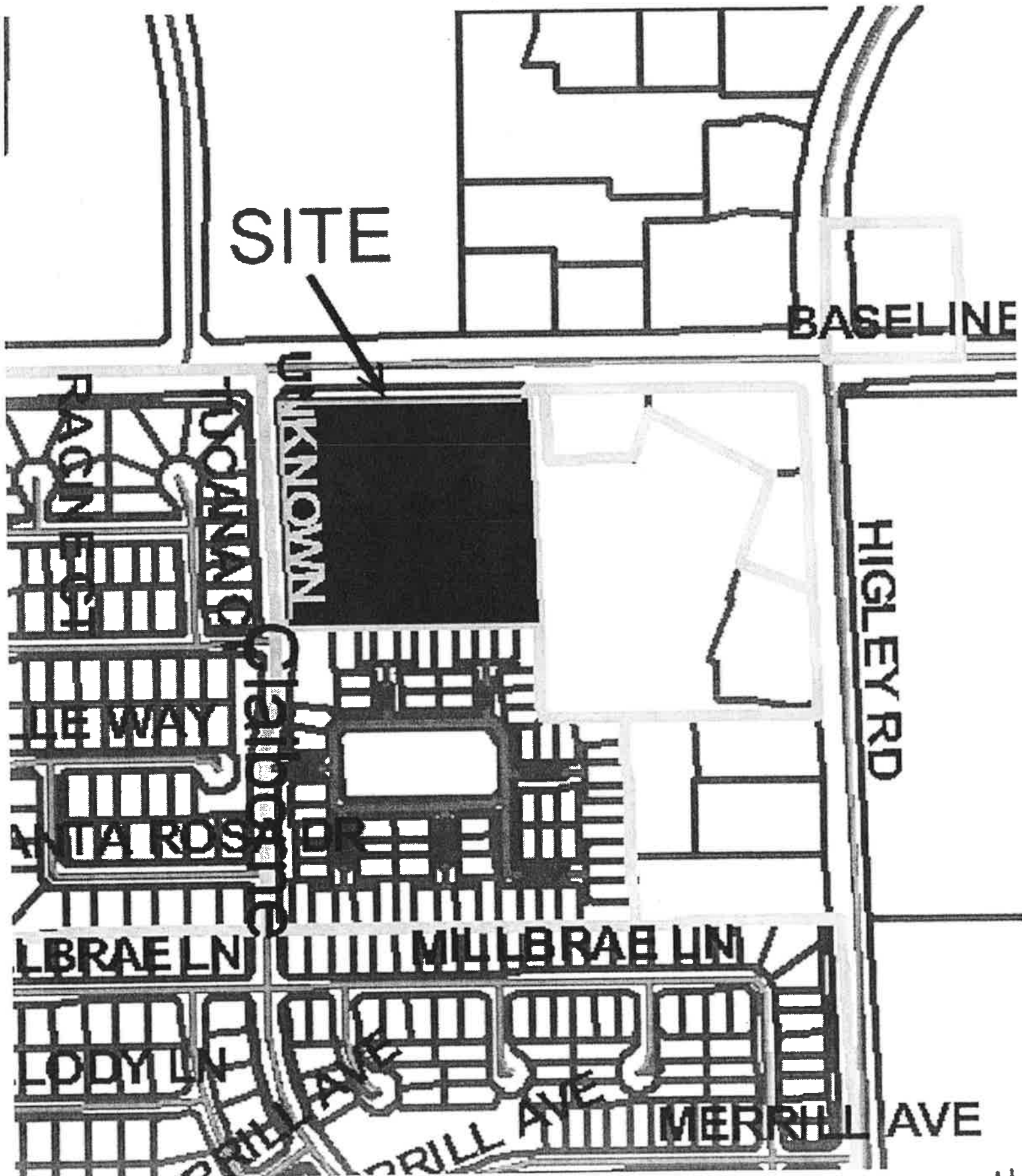
Approval of the findings and approval DR05-51, a Comprehensive Sign Program for Gateway Medical Professional Village, subject to the following conditions:

1. Construction of the signs shall conform to the exhibits approved by the Design Review Board at the April 13, 2006 public meeting.
2. The wall sign display areas located between the windows on buildings 5, 6, 7 and 10 shall be eliminated.

Attachments

1. Vicinity map
2. Findings of Facts
3. Site Plan
4. Monument and typical wall sign elevations (17 pages)

Gateway Medical Professional Village Vicinity Map



FINDINGS OF FACTS
GATEWAY MEDICAL PROFESSIONAL VILLAGE
DR05-51

1. The sign proposal is consistent with all applicable provisions of the Zoning Code;
2. The comprehensive sign program is compatible with overall Town design objectives which are important in attracting new residents and businesses to the community, and
3. The signs design provides for safe and efficient provision of public services.

Gateway Medical Professional Village
 Location:
 49th E. Buehler Road
 Gilbert, AZ

10950

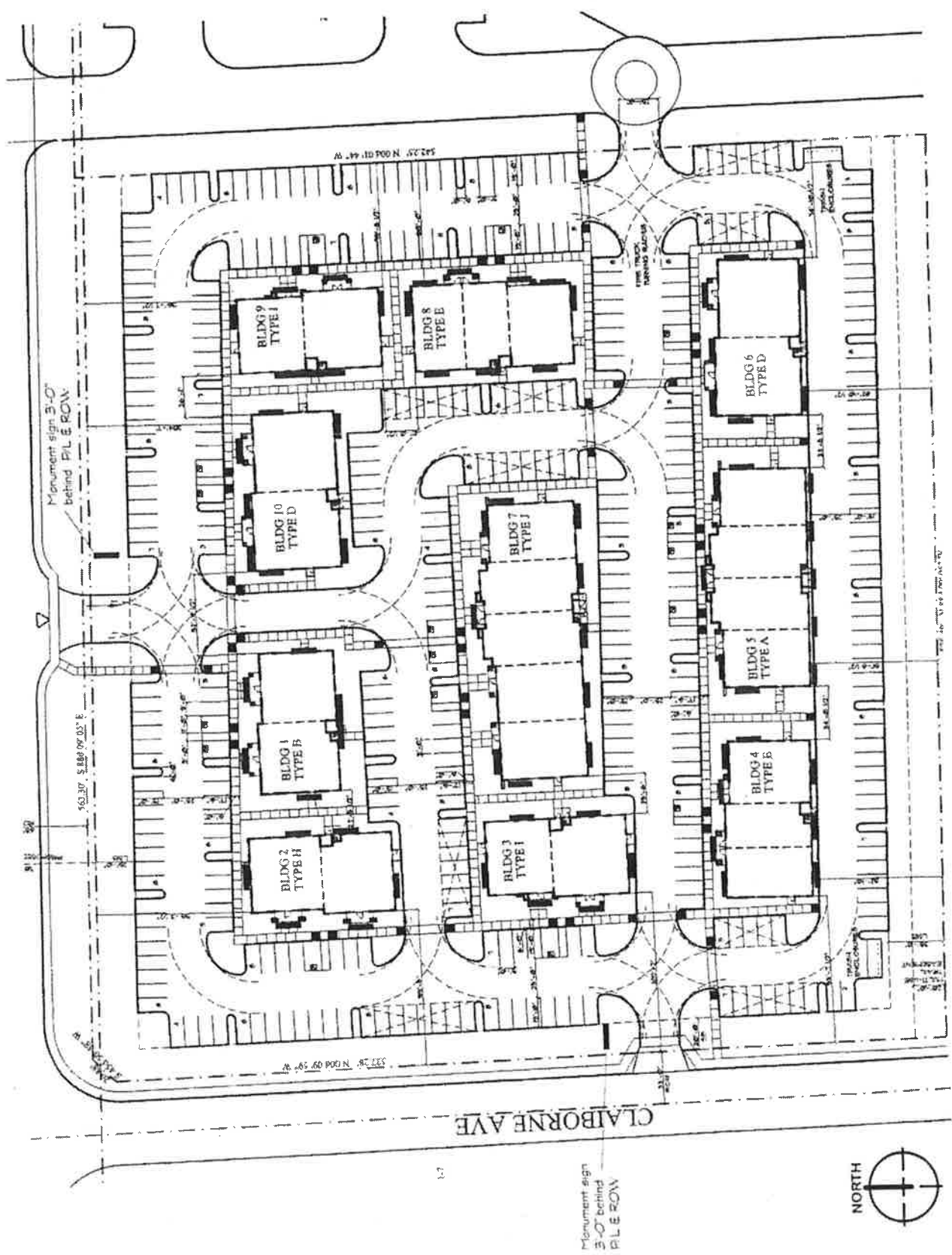
2011 N. 31st Ave.
 Phoenix, AZ 85009
 Tel: 480.778.4984
 Fax: 480.778.4984
 Email: info@gatewaymedical.com
 mywebsite@gatewaymedical.com

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Sheet Title
Site Plan

Scale:

Case Number
05-111



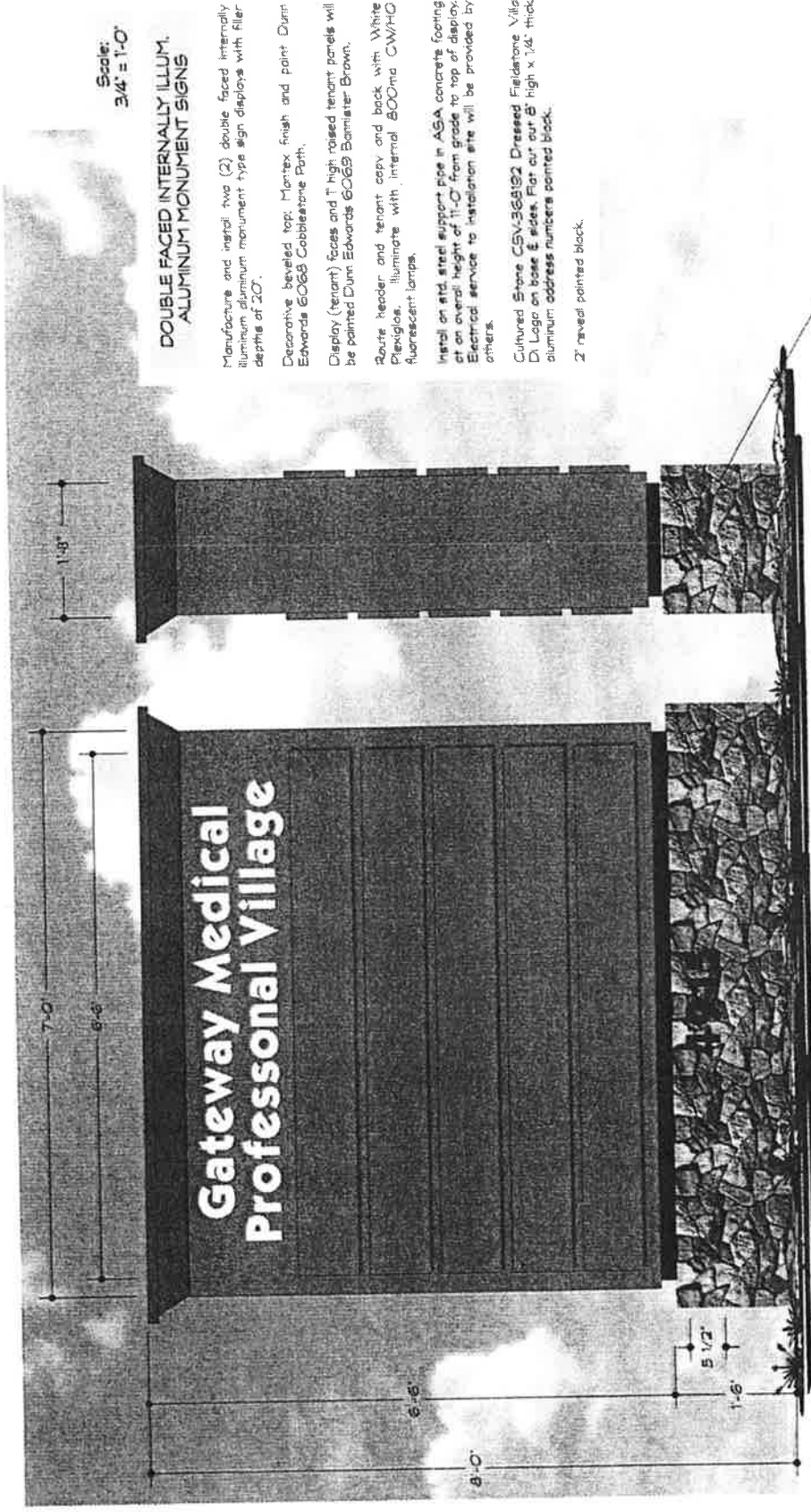
Gateway Medical
 Professional
 Village
 4975 E. Skyway Blvd
 Gilbert, AZ
 85118
 480.379.8298
 Fax: 480.379.8298
 Email: (M Design)
 mdesign@prosign.net



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Case #: DR05-51
 Attachment 4: Monument and Typical Wall
 Sign Elevations (17 pages)
 April 13th, 2006

Scale: 3/4" = 1'-0"
 Location: 05-1



**DOUBLE FACED INTERNALLY ILLUM.
ALUMINUM MONUMENT SIGNS**

Manufacture and install two (2) double faced internally illuminated aluminum monument type sign displays with filler depths of 20".
 Decorative beveled top; Mantex finish and paint Dunn Edwards 6069 Cobblestone Roth.
 Display (tenant) faces and 1" high raised tenant panels will be painted Dunn Edwards 6069 Bomister Brown.
 Route header and tenant copy and back with White Plexiglas. Illuminate with internal 800ma CW/HO fluorescent lamps.
 Install on std. steel support pipe in ASA concrete footing at an overall height of 11'-0" from grade to top of display. Electrical service to installation site will be provided by others.
 Cultured Stone CSV-36992 Dressed Fieldstone Villa Di Lago on base & sides. Flat cut 8" high x 1 1/4" thick aluminum address numbers painted black.
 2" beveled painted block.

1 1/2" recessed area with wonder-board to allow for stone.

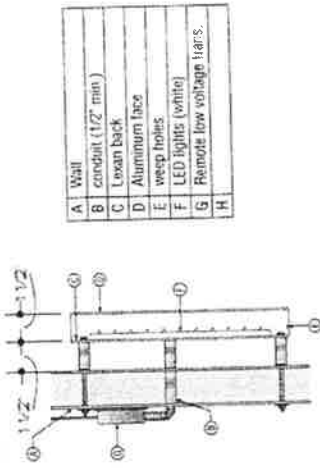
**DESIGNATED TENANT
DISPLAY AREAS**

Tenant copy to be 1 1/2" deep reverse pan
channel aluminum letters painted Dark
Bronze MAP 26077.

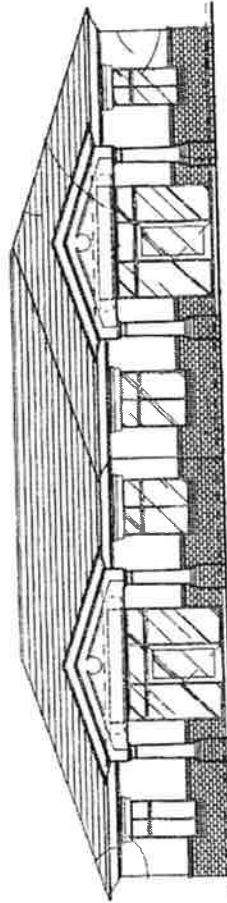
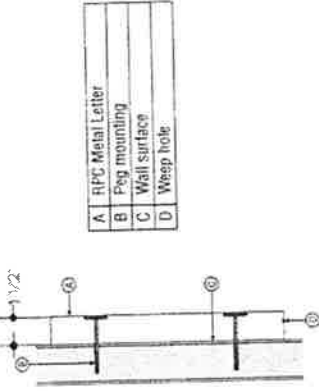
Stud mount to tenant area of fascia.

15" max height.
Copy sized to fit highlighted sign windows.

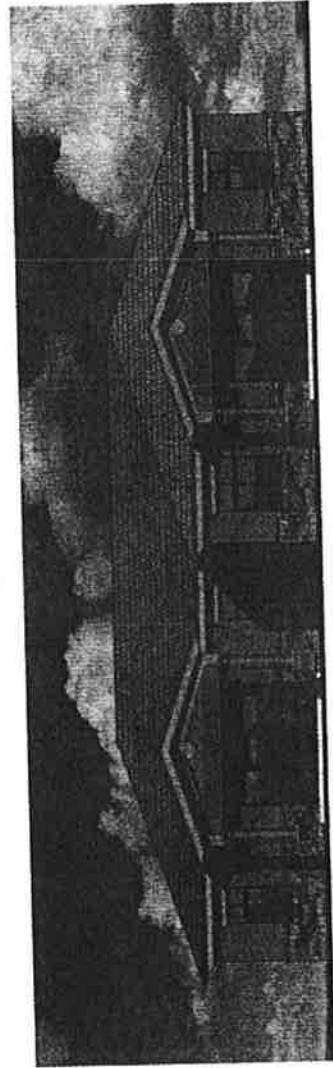
Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



Non-Illuminated RPC - Cross Section Detail



Building 1
North Elevation



Gateway Medical
Professional
Village
4928 E. Baseline Road
Glendale, AZ



2033 N. 114th Ave.
Phoenix, AZ 85006
800.278.6386
www.gatewaymedical.com
K. David Hart, D.D.S.
Raymond G. Craythorn, D.D.S.

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- 22. 1/2" x 1/2" x 1/2" (1/2" min)
- 23. 1/2" x 1/2" x 1/2" (1/2" min)
- 24. 1/2" x 1/2" x 1/2" (1/2" min)
- 25. 1/2" x 1/2" x 1/2" (1/2" min)
- 26. 1/2" x 1/2" x 1/2" (1/2" min)
- 27. 1/2" x 1/2" x 1/2" (1/2" min)
- 28. 1/2" x 1/2" x 1/2" (1/2" min)
- 29. 1/2" x 1/2" x 1/2" (1/2" min)
- 30. 1/2" x 1/2" x 1/2" (1/2" min)
- 31. 1/2" x 1/2" x 1/2" (1/2" min)
- 32. 1/2" x 1/2" x 1/2" (1/2" min)
- 33. 1/2" x 1/2" x 1/2" (1/2" min)
- 34. 1/2" x 1/2" x 1/2" (1/2" min)
- 35. 1/2" x 1/2" x 1/2" (1/2" min)
- 36. 1/2" x 1/2" x 1/2" (1/2" min)
- 37. 1/2" x 1/2" x 1/2" (1/2" min)
- 38. 1/2" x 1/2" x 1/2" (1/2" min)
- 39. 1/2" x 1/2" x 1/2" (1/2" min)
- 40. 1/2" x 1/2" x 1/2" (1/2" min)
- 41. 1/2" x 1/2" x 1/2" (1/2" min)
- 42. 1/2" x 1/2" x 1/2" (1/2" min)
- 43. 1/2" x 1/2" x 1/2" (1/2" min)
- 44. 1/2" x 1/2" x 1/2" (1/2" min)
- 45. 1/2" x 1/2" x 1/2" (1/2" min)
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- 47. 1/2" x 1/2" x 1/2" (1/2" min)
- 48. 1/2" x 1/2" x 1/2" (1/2" min)
- 49. 1/2" x 1/2" x 1/2" (1/2" min)
- 50. 1/2" x 1/2" x 1/2" (1/2" min)
- 51. 1/2" x 1/2" x 1/2" (1/2" min)
- 52. 1/2" x 1/2" x 1/2" (1/2" min)
- 53. 1/2" x 1/2" x 1/2" (1/2" min)
- 54. 1/2" x 1/2" x 1/2" (1/2" min)
- 55. 1/2" x 1/2" x 1/2" (1/2" min)
- 56. 1/2" x 1/2" x 1/2" (1/2" min)
- 57. 1/2" x 1/2" x 1/2" (1/2" min)
- 58. 1/2" x 1/2" x 1/2" (1/2" min)
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- 61. 1/2" x 1/2" x 1/2" (1/2" min)
- 62. 1/2" x 1/2" x 1/2" (1/2" min)
- 63. 1/2" x 1/2" x 1/2" (1/2" min)
- 64. 1/2" x 1/2" x 1/2" (1/2" min)
- 65. 1/2" x 1/2" x 1/2" (1/2" min)
- 66. 1/2" x 1/2" x 1/2" (1/2" min)
- 67. 1/2" x 1/2" x 1/2" (1/2" min)
- 68. 1/2" x 1/2" x 1/2" (1/2" min)
- 69. 1/2" x 1/2" x 1/2" (1/2" min)
- 70. 1/2" x 1/2" x 1/2" (1/2" min)
- 71. 1/2" x 1/2" x 1/2" (1/2" min)
- 72. 1/2" x 1/2" x 1/2" (1/2" min)
- 73. 1/2" x 1/2" x 1/2" (1/2" min)
- 74. 1/2" x 1/2" x 1/2" (1/2" min)
- 75. 1/2" x 1/2" x 1/2" (1/2" min)
- 76. 1/2" x 1/2" x 1/2" (1/2" min)
- 77. 1/2" x 1/2" x 1/2" (1/2" min)
- 78. 1/2" x 1/2" x 1/2" (1/2" min)
- 79. 1/2" x 1/2" x 1/2" (1/2" min)
- 80. 1/2" x 1/2" x 1/2" (1/2" min)
- 81. 1/2" x 1/2" x 1/2" (1/2" min)
- 82. 1/2" x 1/2" x 1/2" (1/2" min)
- 83. 1/2" x 1/2" x 1/2" (1/2" min)
- 84. 1/2" x 1/2" x 1/2" (1/2" min)
- 85. 1/2" x 1/2" x 1/2" (1/2" min)
- 86. 1/2" x 1/2" x 1/2" (1/2" min)
- 87. 1/2" x 1/2" x 1/2" (1/2" min)
- 88. 1/2" x 1/2" x 1/2" (1/2" min)
- 89. 1/2" x 1/2" x 1/2" (1/2" min)
- 90. 1/2" x 1/2" x 1/2" (1/2" min)
- 91. 1/2" x 1/2" x 1/2" (1/2" min)
- 92. 1/2" x 1/2" x 1/2" (1/2" min)
- 93. 1/2" x 1/2" x 1/2" (1/2" min)
- 94. 1/2" x 1/2" x 1/2" (1/2" min)
- 95. 1/2" x 1/2" x 1/2" (1/2" min)
- 96. 1/2" x 1/2" x 1/2" (1/2" min)
- 97. 1/2" x 1/2" x 1/2" (1/2" min)
- 98. 1/2" x 1/2" x 1/2" (1/2" min)
- 99. 1/2" x 1/2" x 1/2" (1/2" min)
- 100. 1/2" x 1/2" x 1/2" (1/2" min)

1. 1/2" x 1/2" x 1/2" (1/2" min)

Sheet Title
Location
Scale

Product Number
05-1065

Gateway Medical
Professional
Village
4916 E. Riverside Road
Gilbert, AZ



2411 N. 31st Ave.
Phoenix, AZ 85018
Tel: 480-278-8798
Fax: 480-278-0254
www.gatewaymedical.com

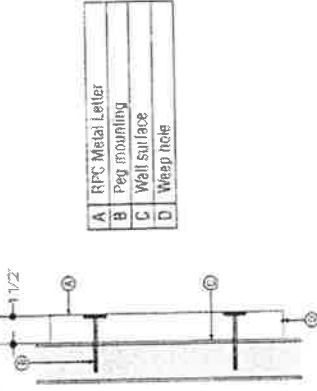
Demco North
Demco Prosign
Demco Prosign
26 MAY 08
L. Hunt
L. Hunt
L. Hunt

Demco Prosign
Demco Prosign
Demco Prosign
Demco Prosign

Demco Prosign
Demco Prosign
Demco Prosign
Demco Prosign

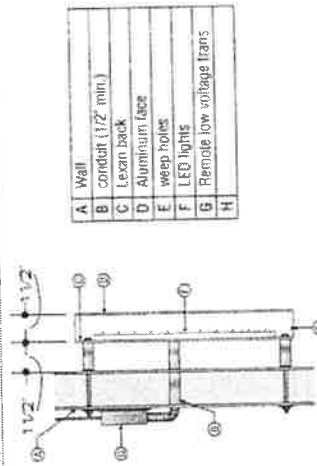
Sheet No.
Location
Scale
Drawing Number
05-1066

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



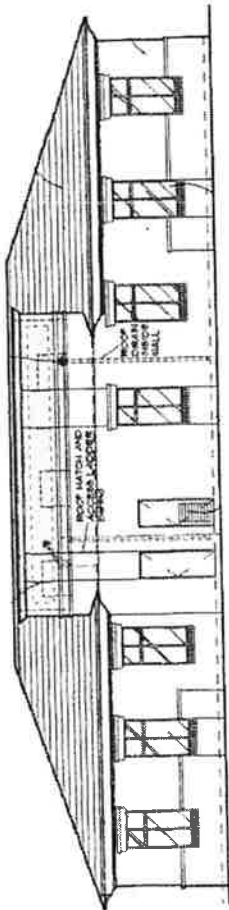
A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage fans
H	

DESIGNATED TENANT DISPLAY AREAS

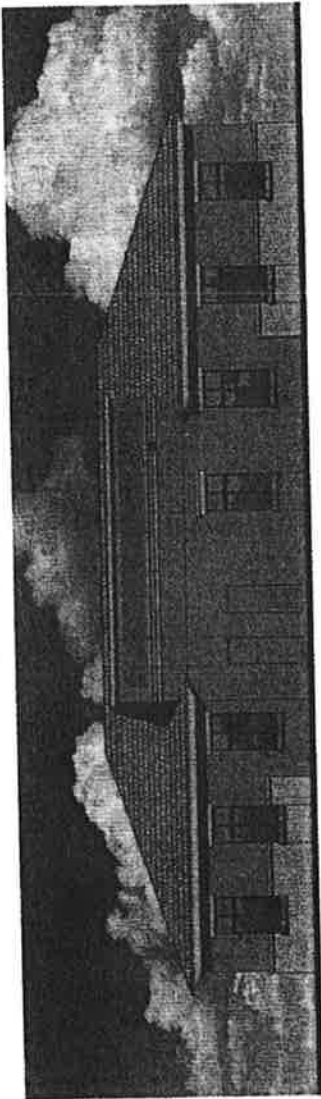
Tenant copy to be 1 1/2" deep reverse pan
channel aluminum letters painted Dark
Bronze 1" AP 26077.

Stud mount to tenant area of fascia.

18" max height.
Copy sized to fit highlighted sign windows.



Building 1
South Elevation



DESIGNATED TENANT DISPLAY AREAS

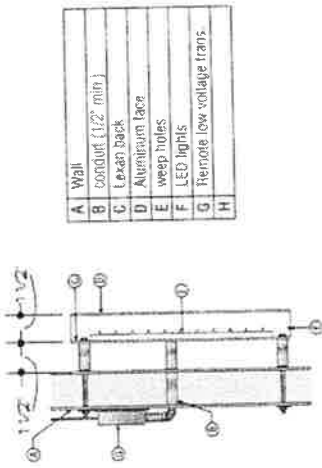
Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

Sign mount to tenant area of fascia.

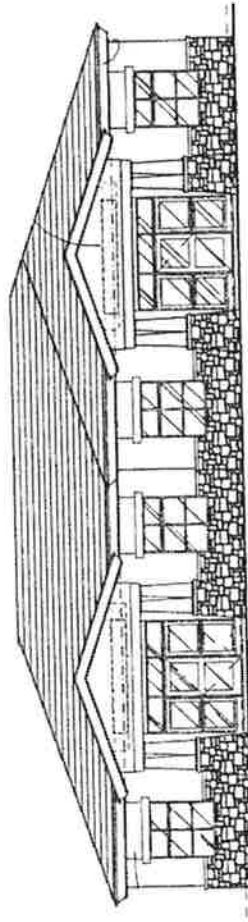
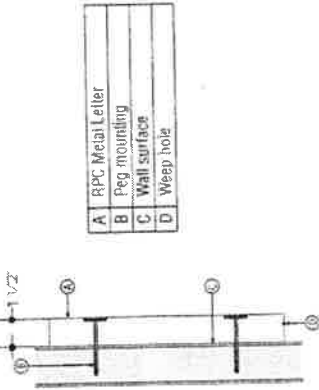
1/8" max height.

Copy sized to fit highlighted sign windows.

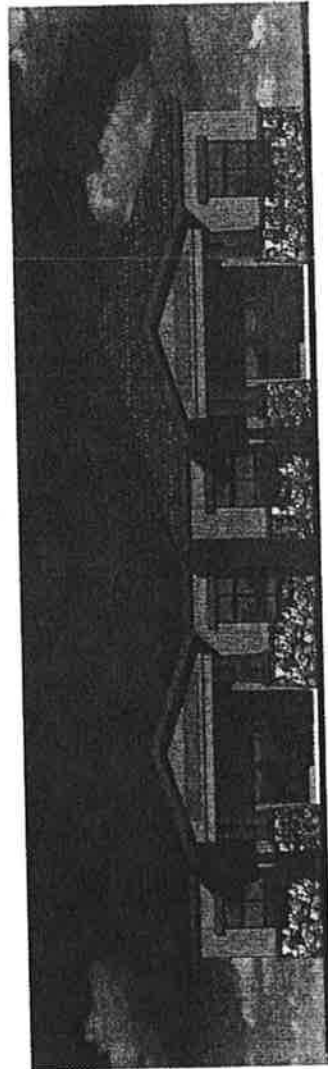
Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



Non-Illuminated RPC - Cross Section Detail



Building 2
West Elevation



Gateway Medical
Professional
Village
4915 E Rosette Road
Scottsdale, AZ



1801 N. 114th Ave.
Phoenix, AZ 85028
Tel: 802.278.0294
E-mail: info@polyabco.net
www.polyabco.net

Dynamic Motion
dms@polyabco.net
215 MAY 05
L. Hart
L. Hart

1/8" max height
Copy sized to fit highlighted sign windows

1/8" max height
Copy sized to fit highlighted sign windows

Sheet Title
Location

Scale:

Project Number

05-1068

DESIGNATED TENANT DISPLAY AREAS

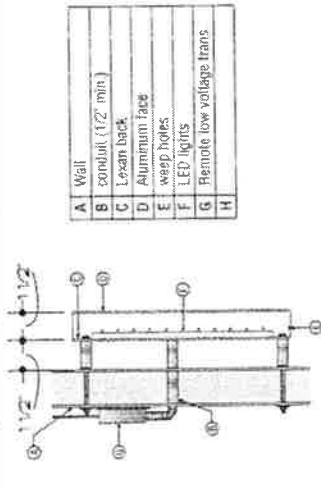
Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

Stud mount to tenant area of fascia.

16" max height.

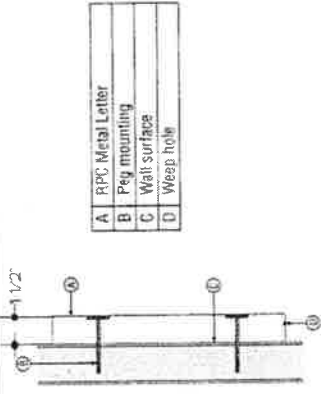
Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



A	Wall
B	Conduit (1 1/2" min.)
C	Lexan back
D	Aluminum face
E	Weep holes
F	LED lights
G	Remote low voltage trans
H	

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole

Gateway Medical Professional Village
4915 E. Pecosine Road
Gilbert, AZ

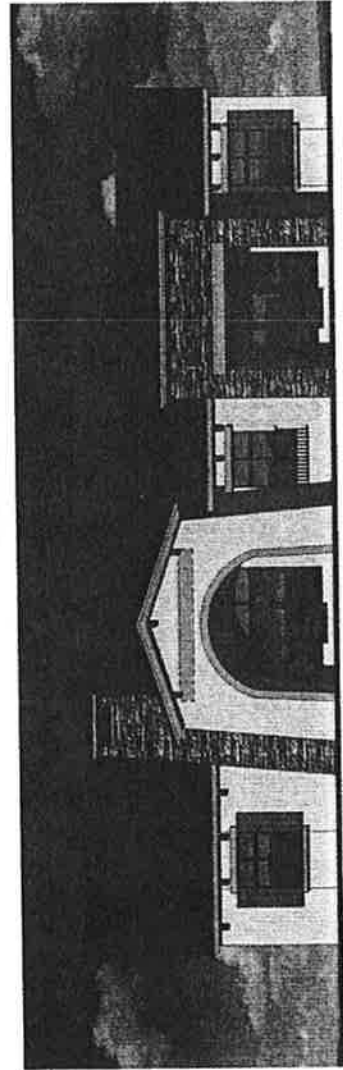


8811 N. 31st Ave.
Phoenix, AZ 85009
Fax: 602.978.0294
E-mail: (AZ) Dept: ray@total-signco.net

6021 E. Camelback Rd. Suite 100
Phoenix, AZ 85018
Phone: 602.978.0294
Fax: 602.978.0294
E-mail: (AZ) Dept: ray@total-signco.net

6021 E. Camelback Rd. Suite 100
Phoenix, AZ 85018
Phone: 602.978.0294
Fax: 602.978.0294
E-mail: (AZ) Dept: ray@total-signco.net

Building 3
West Elevation



Project Number
05-1071

**DESIGNATED TENANT
DISPLAY AREAS**

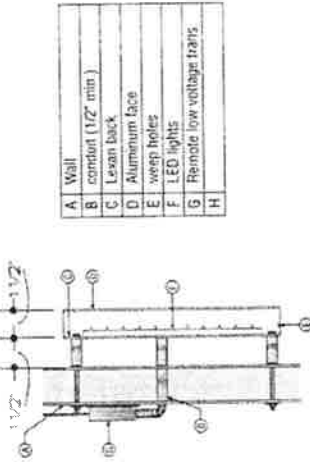
Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

Stud mount to tenant area of fascia.

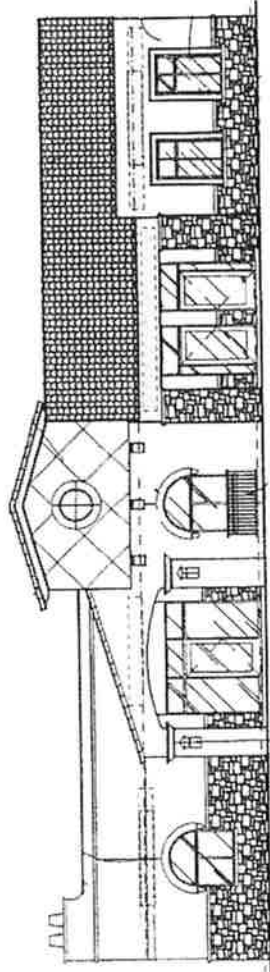
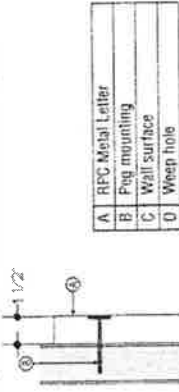
16" max height.

Copy sized to fit highlighted sign windows.

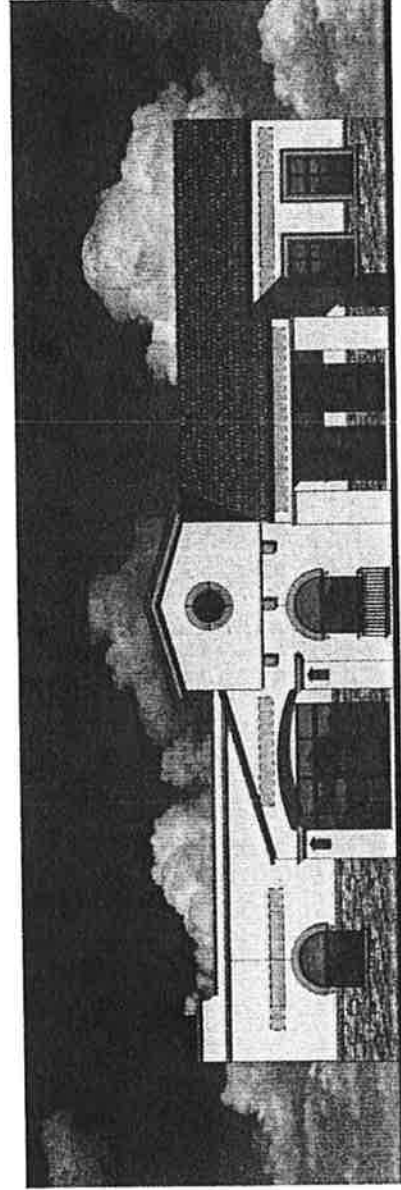
Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



Non-Illuminated RPC - Cross Section Detail



Building 4
North Elevation



Gateway Medical
Professional
Village
4000 E. Baseline Road
Glendale, AZ

10150

901 N. 31st Ave
Phoenix, AZ 85008
Tel: 602.278.0234
Fax: 602.278.0234
http://www.gatewaymedical.com

- 1. General Notes
- 2. Demolition
- 3. Electrical
- 4. Mechanical
- 5. Plumbing
- 6. Fire Protection
- 7. Low Voltage
- 8. Telecommunications
- 9. Security
- 10. Other

Sheet Title
Location

Sheet Number
05-1077



- DATE: 05/11/2015
- DESIGN: Dennis Horn
- PROJECT: Gareway Medical Professional Village
- CLIENT: Gareway Medical Professional Village
- 26 MAY 05
- L. Horn
- DATE: 05/11/2015
- PROJECT: Gareway Medical Professional Village
- CLIENT: Gareway Medical Professional Village
- DATE: 05/11/2015
- PROJECT: Gareway Medical Professional Village
- CLIENT: Gareway Medical Professional Village
- DATE: 05/11/2015
- PROJECT: Gareway Medical Professional Village
- CLIENT: Gareway Medical Professional Village
- DATE: 05/11/2015
- PROJECT: Gareway Medical Professional Village
- CLIENT: Gareway Medical Professional Village

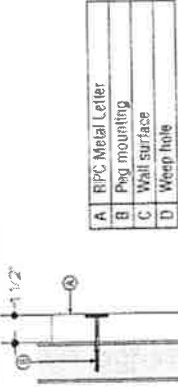
Sheet No. **05-1083**

Location

Scale

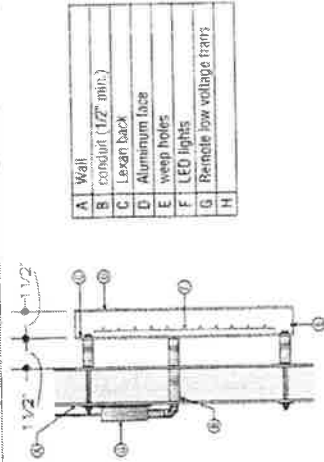
Project Number

Non-Illuminated RPC - Cross Section Detail



- A RPC Metal Letter
- B Peg mounting
- C Wall surface
- D Weep hole

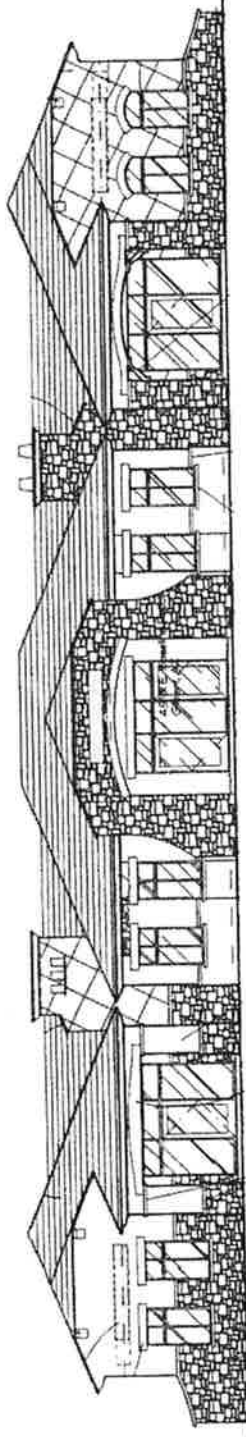
Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



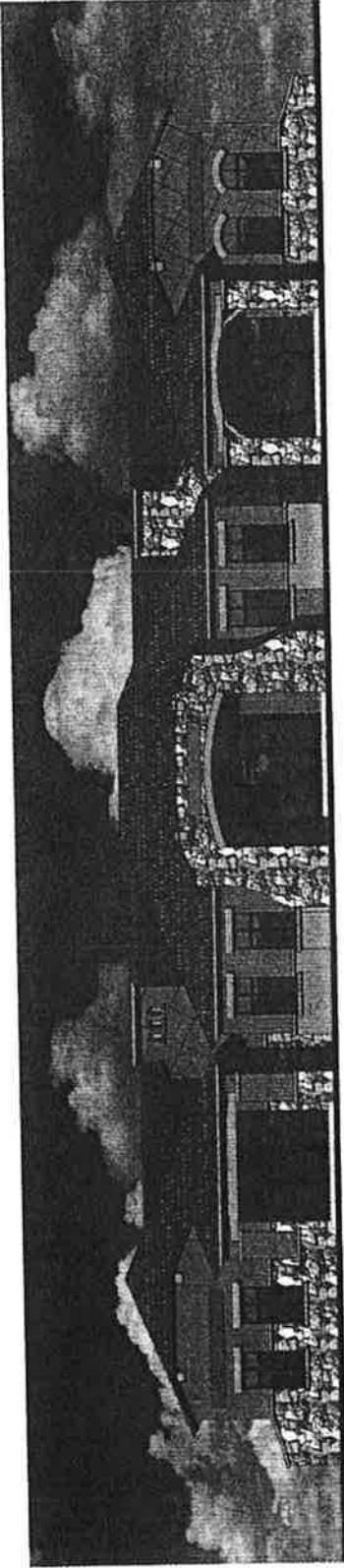
- A Wall
- B conduit (1/2" min.)
- C Lexan back
- D Aluminum face
- E weep holes
- F LED lights
- G Remote low voltage transformers
- H

DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.
 Stud mount to tenant area of fascia.
 18" max height.
 Copy sized to fit highlighted sign windows.



Building 5
North Elevation



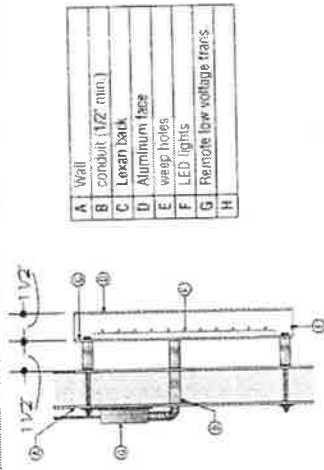
**DESIGNATED TENANT
DISPLAY AREAS**

Tenant copy to be 1/2" deep reverse pan
channel aluminum letters painted Dark
Bronze MAD 26077.

Stud mount to tenant area of facade.

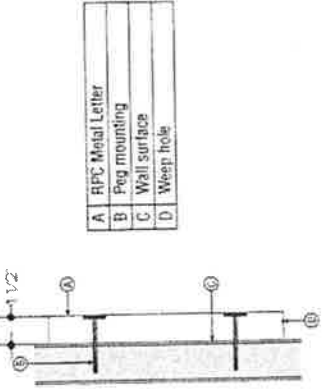
18" max height.
Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail

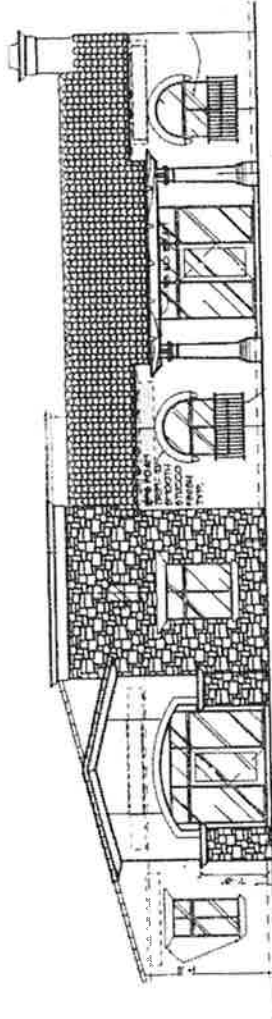


A	Wall
B	conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	weep holes
F	LED lights
G	Remote low voltage trans.
H	

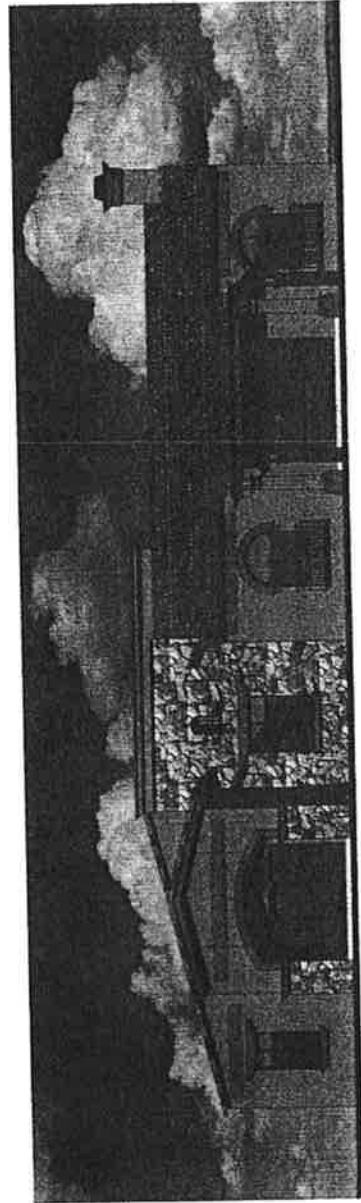
Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Pig mounting
C	Wall surface
D	Weep hole



Building 6
North Elevation



Gateway Medical
Professional
Village
LSC 1000
4895 E. Dunlap Road
Glendale, AZ



2831 N. 31st Ave.
Phoenix, AZ 85009
Tel: 602-278-0294
E-mail: Art.Dunlap@jolya.com

Demco Martin
Sensei Prodigy.net
28 MAY 05
L. More

...

...

Series Title
Location
Score
Grading Number
05-1086

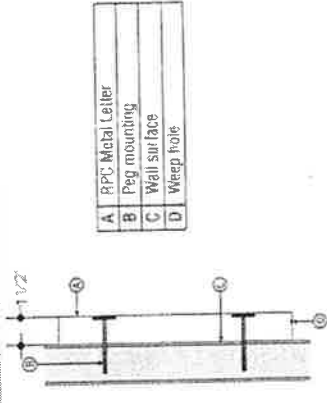
Client: Gateway Medical Professional Village
 4975 E. Pinnacle Road
 Gilbert, AZ



2811 N. 31st Ave
 Phoenix, AZ 85018
 Tel: 480-278-2834
 Fax: 480-278-2834
 E-mail: Art.Denitz@royal-signco.com
 www.royal-signco.com

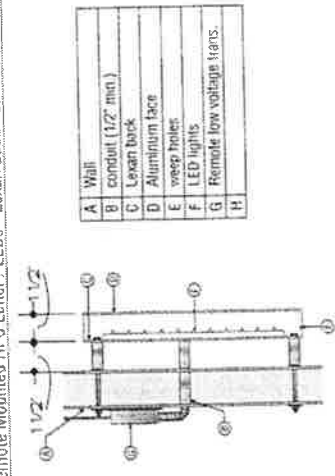
- 1. Dimple Form
- 2. Service Enclosure
- 3. 26 MAY 05
- 4. L. Heat
- 5. G. Remote low voltage lens
- 6. H. 1/2" max height
- 7. Copy sized to fit highlighted sign windows

Not-Illuminated RPC - Cross Section Detail



- A RPC Metal Letter
- B Peg mounting
- C Wall surface
- D Weep hole

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



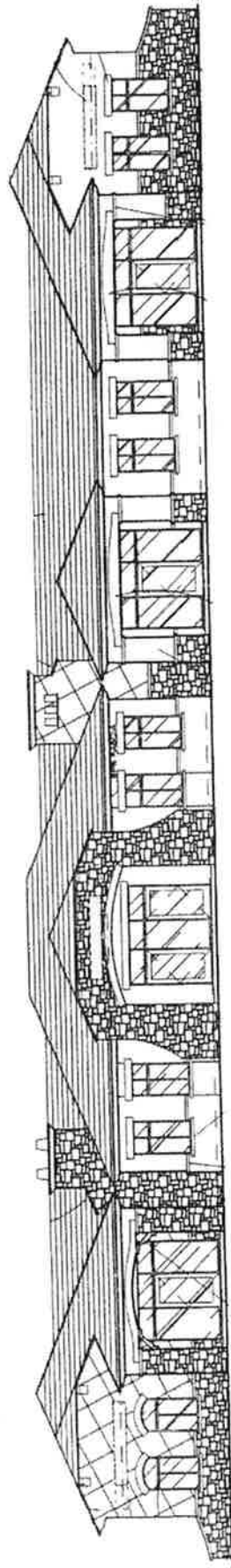
- A Wall
- B conduit (1/2" min)
- C Lexan back
- D Aluminum face
- E weep holes
- F LED lights
- G Remote low voltage lens
- H 1/2" max height

DESIGNATED TENANT DISPLAY AREA

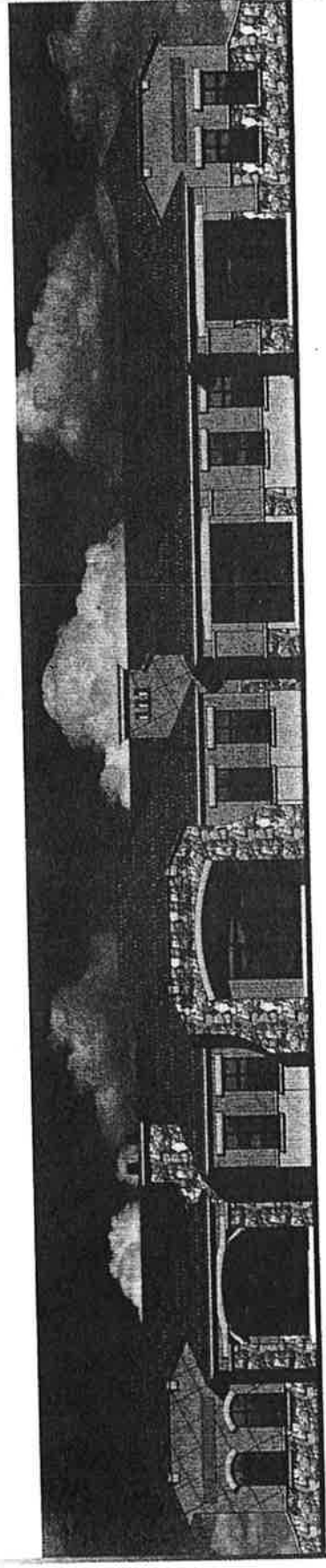
Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters pointed Dark Bronze MAP 26077.

Stud mount to tenant area of fascia.

1/2" max height.
 Copy sized to fit highlighted sign windows.



Building 7 North Elevation



Project Name: Gateway Medical Professional Village
 Location: 4975 E. Pinnacle Road, Gilbert, AZ
 Date: 26 MAY 05
 Designer: L. Heat
 Project Number: 05-1108

05-1108

**DESIGNATED TENANT
DISPLAY AREAS**

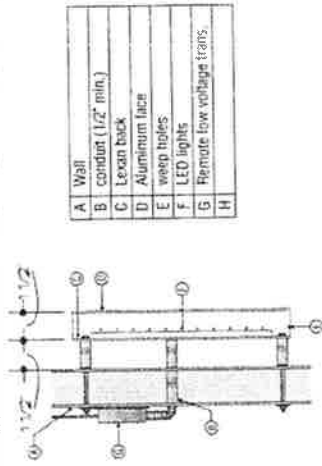
Tenant copy to be 1 1/2" deep reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

Stud mount to tenant area of fascia.

1/8" max height.

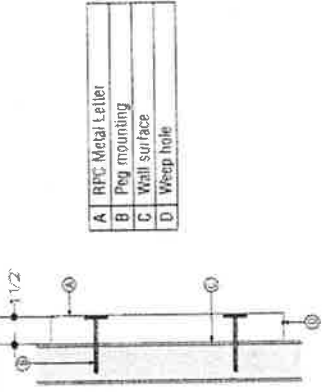
Copy sized to fit highlighted sign windows.

Remote Mounted RPC Letter / LEDs - Lexan Back - Cross Section Detail



A	Wall
B	Conduit (1/2" min.)
C	Lexan back
D	Aluminum face
E	Weep holes
F	LED lights
G	Remote low voltage trans
H	

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	Peg mounting
C	Wall surface
D	Weep hole

Gateway Medical
Professional
Village
4915 E. Baseline Road
Gilbert, AZ



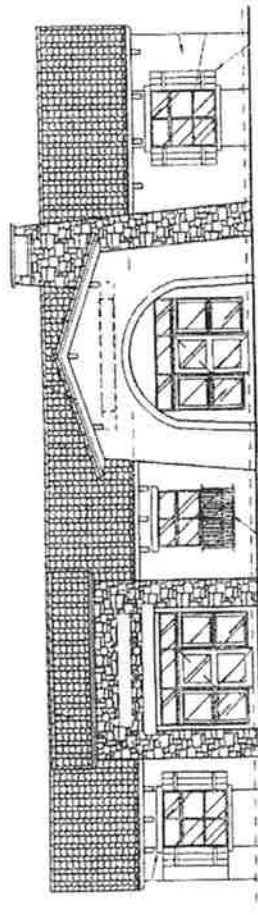
3031 N. 9th Ave.
Phoenix, AZ 85018
Tel: 908.278.0024
E-mail: Ask Dept.
toy@joyalco.com

Design: [unclear]
Dennis Horn
Date: [unclear]
26 MAY 05
L. Horn

[unclear]
[unclear]
[unclear]
[unclear]

The owner agrees to pay for the sign and the sign shall be the property of the owner. The sign shall be removed at the end of the lease term. The sign shall be the property of the owner. The sign shall be removed at the end of the lease term.

Sheet Title
Location
Scale
Drawing Number
05-1074



Building 9
East Elevation

