



NOTICE OF ADMINISTRATIVE DECISION

January 6, 2016

Gary Martiniak
Equity Sign Group
3218 E Bell Road #201
Phoenix, AZ 85032
gary@equitysigngroup.com

RE: Administrative Design Review **DR07-144-B (PAL-2015-00115)**.

Dear Mr. Martiniak:

Staff has reviewed and **approved** your Administrative Design Review **DR07-144-B (PAL-2015-00115)**, for an amendment to the existing Master Sign Plan (MSP) for Higley Pavilion, located at the northwest corner of Queen Creek Road and Higley Road. The subject site is zoned General Commercial (GC).

A summary of the amendment to the existing MSP for Higley Pavilion is listed below:

- Condition No. 7 on page 4 of the MSP has been deleted to allow for larger logo signs (up to 50 percent of the total permitted wall sign area). This is consistent with Article 4.402 R. in the Town of Gilbert's Land Development Code.

Staff has **approved** your request with the following conditions:

1. Development shall be in general conformance with the Higley Pavilion Master Sign Program amendment, as administratively approved January 6, 2016.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Tanya Castro", written in a cursive style.

Tanya Castro
Planning Specialist
Town of Gilbert



NOTICE OF DECISION

January 22, 2015

RE: DR07-144A Higley Pavilion Master Sign Plan Amendment

Dear Applicant:

Staff has reviewed the revised drawings received for Administrative Design Review regarding Higley Pavilion. 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:

1. The approval is to allow for a tenant wall signage on a building's attached metal mesh structure accent feature. A free standing metal mesh structure may NOT have a tenant sign. **CONDITION OF APPROVAL:** The metal mesh structure must be modified to wrap the sides/ends and attached to the primary building before or at the time of wall sign installation. This condition of approval will apply to existing and future metal mesh accent structures, within the Higley Pavilions, that will be used for tenant sign purposes.

If you have any questions regarding the above, please contact me at (480) 503-6729.

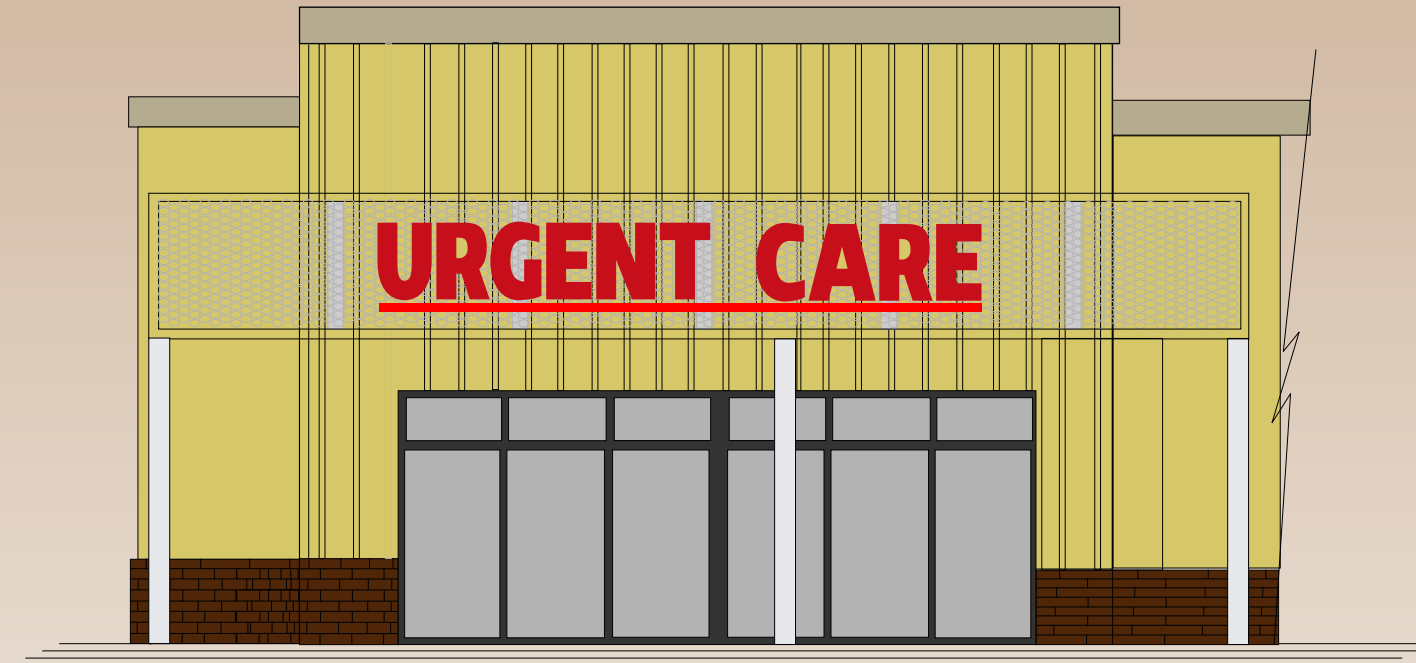
Sincerely,

A handwritten signature in black ink, appearing to read "Amy Temes", with a long horizontal flourish extending to the right.

Amy Temes
Senior Planner

Attachments:
Exhibits dated and stamped approved 1/22/2015

SIGN STRUCTURE EXHIBIT



EAST ELEVATION...83.89 SQ.FT. OF SIGN AREA

1- SET OF 40" PAN CHANNEL LETTERS WITH RED PLEX FACES, 3/4" BRONZE TRIM CAP AND 5" ALUMINUM BRONZE RETURNS. THE LETTERS WILL BE ILLUMINATED WITH DOUBLE STROKE RED LED'S. THE LETTERS WILL HAVE A 4-SIDED NON-ILLUMINATED ALUMINUM PAINTED RED UNDERSCORE THIS WIL CONTAIN THE ELECTRICAL COMPONANTS.

APPROVED

Minor Administrative Design Review

Case # DR07-144A (PAL15-102)

Date 1-26-2015

WESTERN
Signs & Lighting

2452 W. BIRCHWOOD STE. 111
MESA, ARIZONA 85202
480-831-8600

This is an original unpublished drawing created by Western Signs & Lighting, LLC. It is submitted for your personal use in connection with Western Signs & Lighting, LLC. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. The changing of any colors, sizes, application of material or illumination shall not alter the basic drawing. Ownership of design is held by Western Signs & Lighting, LLC. Permission to use this drawing in any form or fashion must be first obtained in writing from Western Signs & Lighting, LLC.

Project	HIGLEY PAVILION SHOP A&B		
Address	4636 S. HIGLEY RD GILBERT, AZ 85297		
Contact		Phone	
Acct. Mgr.		Designer	RON VINCENT
Scale	1/8" = 1' - 0"	Date	NOVEMBER 12, 2014

SIGN STRUCTURE EXHIBIT

URGENT CARE

APPROVED

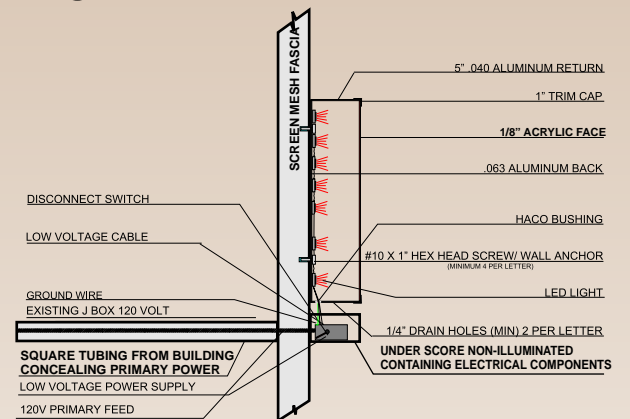
Minor Administrative Design Review

Case # DR07-144A (PAL15-102)

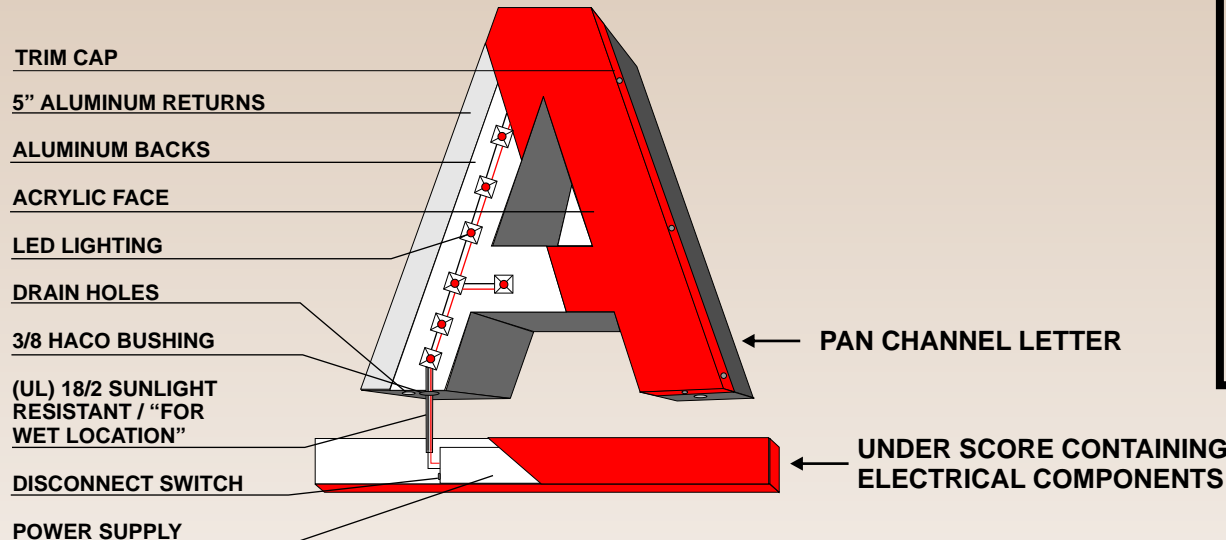
Date 1-26-2015

LED Illuminated Pan Channel Letter

 UNDERWRITERS LABORATORIES APPROVED



LED INSTALLATION DETAIL



1- SET OF 40" PAN CHANNEL LETTERS WITH RED PLEX FACES, 3/4" BRONZE TRIM CAP AND 5" ALUMINUM BRONZE RETURNS. THE LETTERS WILL BE ILLUMINATED WITH DOUBLE STROKE RED LED'S. THE LETTERS WILL HAVE A 4-SIDED NON-ILLUMINATED ALUMINUM PAINTED RED UNDERSCORE THIS WIL CONTAIN THE ELECTRICAL COMPONENTS.

WESTERN
Signs & Lighting

2452 W. BIRCHWOOD STE. 111
MESA, ARIZONA 85202
480-831-8600

This is an original unpublished drawing created by Western Signs & Lighting, LLC. It is submitted for your personal use in connection with Western Signs & Lighting LLC. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. The changing of any colors, sizes, application of material or illumination shall not alter the basic drawing. Ownership of design is held by Western Signs & Lighting, LLC. Permission to use this drawing in any form or fashion must be first obtained in writing from Western Signs & Lighting, LLC.

Project	HIGLEY PAVILION SHOP A&B		
Address	4636 S. HIGLEY RD GILBERT, AZ 85297		
Contact		Phone	
Acct. Mgr.		Designer	RON VINCENT
Scale	1/8" = 1' - 0"	Date	NOVEMBER 12, 2014

APPROVED

Minor Administrative Design Review

Case # DR07-144-B/PAL15-115

Date 01/06/2016

DR07-144



HIGLEY PAVILION

N.W.C. Queen Creek Road & Higley Rd.
Gilbert, Arizona

First Draft: 12-15-06
Second Draft: 07-25-07
Third Draft: 08-06-07
Fourth Draft: 10-10-07
Fifth Draft: 02-14-08
Sixth Draft: 02-28-08

Prepared by:



4028 W. WHITTON PHX, AZ. 85019 PHONE: (602)-272-8356 FAX: (602)-272-4608 www.billgibson@bootzandduke.com

INDEX OF CONTENTS

SIGN CRITERIA (PAGES 1-7)

	<u>PAGE</u>
COVER SHEET	
INDEX.....	1
MATRIX.....	2
Sign Criteria General Requirements, Type of Sign.....	3, 3a
Specific Requirements For Building Signage (Size of Signs).....	4, 4a, 4b
Lighting, Detail Drawing, Window Signage.....	5
Banners, Addresses, Not Permitted List, Contact Person.....	6
Sign Example & Details.....	7, 7a

BUILDING ELEVATIONS (PAGES 8-16)

LOWE'S colored elevations.....	8
Fresh & Easy colored elevations.....	9
Material Board.....	10
Majors 2, 2A & 3 colored elevations.....	11
Shops A colored elevations.....	12
Shops B colored elevations.....	13
Shops C colored elevations.....	14
Shops D colored elevations.....	15
Pad 2 colored elevations.....	16

GROUND SIGNS & SITE PLAN (PAGES 17-21)

Tower Signs A & B.....	17
Multi-Tenat Signs C & D.....	18
One Tenant or Multi-Tenant Signs E & F.....	19
North West Corner (Parking Side "G") and South West Corner (Street Side "H")	
Tower Sign "Higley Pavilion".....	20
Master Site Plan.....	21

HIGLEY PAVILION

FREESTANDING TOWER & MONUMENT SIGN MATRIX

TOWER SIGNS

SIGN	SIGN TYPE	FUNCTION	LOCATION	QTY
TOWER SIGN A & B	TOWER	(1) MAJOR TENANT (3-6) MULTI-TENANTS	AS SHOWN ON SITE PLAN	2

MAX HEIGHT	SQ. FTG.	ILLUMINATION	MATERIALS
15'-0" (180")	100 EACH	INTERNALLY ILLUMINATED	ALUMINUM PAINTED TO MATCH CENTER WITH A MONTEX FINISH CMU BLOCK BASE

MULTI-TENANT SIGNS

SIGN	SIGN TYPE	FUNCTION	LOCATION	QTY
MULTI-TENANT SIGNS C & D	MULTI-TENANT	(3-6) TENANTS	AS SHOWN ON SITE PLAN	2

MAX HEIGHT	SQ. FTG.	ILLUMINATION	MATERIALS
8'-0" (96")	60 EACH	INTERNALLY ILLUMINATED	ALUMINUM PAINTED TO MATCH CENTER WITH A MONTEX FINISH CMU BLOCK BASE

ONE TENANT OR MULTI-TENANT SIGNS

SIGN	SIGN TYPE	FUNCTION	LOCATION	QTY
ONE TENANT OR MULTI-TENANT SIGNS E & F	ONE TENANT OR MULTI-TENANT	(1-3) TENANTS	AS SHOWN ON SITE PLAN	2

MAX HEIGHT	SQ. FTG.	ILLUMINATION	MATERIALS
8'-0" (96")	32 EACH	INTERNALLY ILLUMINATED	ALUMINUM PAINTED TO MATCH CENTER WITH A MONTEX FINISH CMU BASE

DRIVE-THRU MENU SIGNS / DIRECTIONALS

Drive-Thru Menu Signs must be designed in accordance with the Town of Gilbert regulations. Drive-Thru Menu Board elevations will be submitted for each tenant as part of the DRB approval for those building Pads.

NO PROPOSED DIRECTORY SIGNS

APPROVED

Minor Administrative Design Review

MASTER SIGN PLAN - Higley Pavilion- Gilbert, Arizona

Case # _____

Date _____

**HIGLEY PAVILION
MASTER SIGNAGE PLAN**
Sign specifications and Requirements

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

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

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

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

NOTICE:

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

A. GENERAL PROVISIONS

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

B. GENERAL REQUIREMENTS

1. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted or affixed in any manner to any part of the building exterior except as approved in writing by Owner.

-
2. Each electrical sign, and the installation thereof, shall comply with all applicable Laws. Double back connections must be utilized for all electrical connections through the building structure.
 3. Owner shall obtain all necessary permits for signs and the construction and installation of signs.
 4. No labels shall be placed on the exposed surfaces of signs except those required by applicable Laws. Required labels shall be applied in inconspicuous locations.
 5. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner.
 6. Sign copy shall be limited to Owner's proper firm name and shall not include the names of items, goods, products, or service lines. The use of a crest, shield, logo, or other established corporate insignia or modifier which has been displayed or associated with Owner's firm name shall be permitted subject to Owner's written approval.
 7. Any sign that does not conform with the requirements of this Master Sign Plan or was not approved by the Owner as required hereby shall be immediately removed or brought into conformance at the Owner's expense.
 8. Any sign type not discussed or addressed herein shall be covered by the Town of Gilbert sign code.

C. TYPE OF SIGN

1. All signs shall contain individual, pan channel, internally illuminated, wall mounted letters. Letters shall not be mounted on an exposed raceway.

D. SPECIFIC REQUIREMENTS FOR BUILDINGS SIGNAGE

1. Major Tenants (Greater then 5,000 square feet)

A. Size Guidelines

1. Each Major will be allowed one & one-half (1.5) square feet of building signage per foot of linear building frontage when frontage is greater than 75 feet from Property Line/Street Frontage. If frontage is less than 75 feet, one (1) square foot of building signage per foot of linear building frontage.

A. Each frontage will be calculated independently
(Example: If a Major has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage)

2. The square footage for an individual sign will be calculated by using multiple rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as a part of the total signage area.

3. Pan Channel Letters must be a minimum of five (5) inches in depth and a maximum of ten (10) inches in depth.

4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example: Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).

5. Height: Sign may not exceed 80% of SIGN BAND height.

6. National chain businesses shall be allowed to use their standard signage. This includes letter style, colors, logos and lighting method.

~~7. Stylized Logo/Cabinet sign not to exceed 10 square feet.~~

2. Minor Tenants (Less then 5,000 square feet)

A. Size Guidelines

1. Each Minor will be allowed one & one-quarter (1.25) square feet of building signage per foot of linear building frontage when frontage is greater than 75 feet from Property Line/Street Frontage. If frontage is less than 75 feet, one & one-quarter (1.25) square foot of building signage per foot of linear building frontage.

A. Each frontage will be calculated independently for square footage.
(Example: If a Minor has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage).

APPROVED

APPROVED

Minor Administrative Design Review

Case # _____

Date _____

2. The square footage for an individual sign will be calculated by using multiple rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters “y”, “p”, “q”, “j”, “g”, all have descender that do not get calculated as apart of the total signage area.
3. Pan Channel Letters must be a minimum of five (5) inches in depth and a maximum of ten (10) inches in depth.
4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example: Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).
5. Height: Sign may not exceed 80% of SIGN BAND height.
6. Stylized Logo/Cabinet sign not to exceed 8 square feet.

3. Pad Tenants

A. Size Guidelines

1. Each Pad will be allowed one & one-quarter (1.25) square feet of building signage per foot of linear building frontage when frontage is greater than 75 feet from Property Line/Street Frontage. If frontage is less than 75 feet, one & one-quarter (1.25) square foot of building signage per foot of linear building frontage.
 - A. Each frontage will be calculated independently
(Example: If a Pad has 4 elevations, each elevation is entitled to have a building sign based on that elevation frontage)
2. The square footage for an individual sign will be calculated by using multiple rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters “y”, “p”, “q”, “j”, “g”, all have descender that do not get calculated as apart of the total signage area.
3. Pan Channel Letters must be a minimum of five (5) inches in depth and a maximum of ten (10) inches in depth.
4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).
5. Height: Sign may not exceed 80% of SIGN BAND height.
6. Stylized Logo/Cabinet sign not to exceed 8 square feet.

APPROVED**Minor Administrative Design Review**Case # 4. Shops & Inline TenantsDate A. Size Guidelines

1. Each Tenant will be allowed one & one-quarter (1.25) square feet of building signage per foot of linear building frontage when frontage is greater than 75 feet from Property Line/Street Frontage. If frontage is less than 75 feet from Property Line, one & one-quarter (1.25) square foot of building signage per foot of linear building frontage.
 - A. Each frontage will be calculated independently for square footage calculation and frontage measurement.
(Example: If a Shop or Inline Tenant has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage)
2. The square footage for an individual sign will be calculated by using multiple rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as apart of the total signage area.
3. Pan Channel Letters must be a minimum of five (5) inches in depth and a maximum of ten (10) inches in depth.
4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet.
5. Height: Sign may not exceed 80% of SIGN BAND height.
6. Any Shop or Inline suite is guaranteed a minimum of thirty two (32) square feet of signage
7. Shops A & B shall be allowed signage on all elevations.
8. Each frontage will be calculated independently for allowable square footage.
9. Stylized Logo/Cabinet sign not to exceed 6 square feet.

APPROVED

Minor Administrative Design Review

E. LIGHTING

Case # _____

Date _____

1. All lighting shall be illuminated with LED's, Neon or Fluorescent's.
 - A. Neon must be 30MA and between 12mm & 15mm glass tubing
 - B. LED must be Slone or Gelcor brand.
 - C. Fluorescent lighting will be allowed. No exposed bulbs.
2. All electrical will be U.L. or equivalent approved.
3. Penetration of structure and graphics beams shall be kept to a minimum and must have proper insulation for voltage cable and must be approved in writing by Landlord.
4. Power supplies shall be concealed behind fascia and mounted in metal boxes.

F. DETAIL DRAWING

1. Three copies of a complete and detailed drawing by Owner's sign company shall be submitted to Owner for final review and written approval.
2. Elevation of building fascia and sign shall be drawn using a minimum 1/4" to 1" scale.
3. Drawing shall indicate the following specifications:
 - a. Type, thickness, and color of Plexiglas type of material used for backs, returns, and trim caps, including color.
 - b. Finish used on returns.
 - c. Type of illumination and mounting method.
4. Drawing must include fascia cross section showing electrical connections.

G. WINDOW SIGNAGE

Window signs must comply with The Town of Gilbert Sign Code and must be approved by Owner in writing.

Window signs to be created in a professional manner.

APPROVED

Minor Administrative Design Review

Case # H. **Grand Opening banners are allowed with Owner approval and must be permitted.**

Date ~~I.~~ ~~ADDRESS SIGNS~~

Each store is required to display a street address and suite number above storefront door and service door of four (4) inch white exterior vinyl.

J. THE FOLLOWING ARE NOT PERMITTED

Roof signs.

Cloth signs or streamers hanging in front of business.

Exposed seam tubing.

Animated or moving components.

Intermittent or flashing illumination.

Iridescent painted signs.

Letter mounted or painted-on illuminated panels.

Signs or letters painted directly on any surface.

Signs will not be permitted to be installed or placed along perimeter of Property.

If you have any questions please call:

Gordon A. Keig

Vice President

KORNWASSER

Shopping Center Properties L.L.C.
2720 East Camelback Road, Suite 275
Phoenix, Arizona 85016

Main: 602-889-2070

Fax: 602-889-2071

Direct: 602-889-2072

GKEIG@KORNWASSERPROPERTIES.COM

APPROVED

Minor Administrative Design Review

Case # _____
Date _____

NOT TO EXCEED 80%
OF SIGN BAND IN LENGTH



FABRICATE & INSTALL
TYPICAL SET OF ILLUMINATED PAN CHANNEL LETTERS.

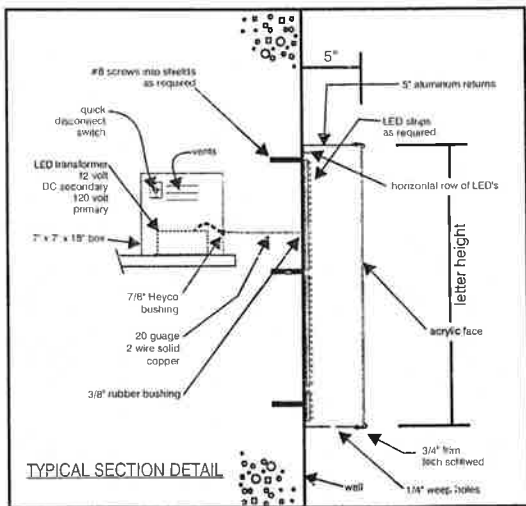
CONSTRUCTION
.063" ALUMINUM BACKS.
.040" ALUMINUM RETURNS, 5" DEEP COLOR TO BE DETERMINED BY TENANT.
3/4" TRIM CAP COLOR TO BE DETERMINED BY TENANT.

VINYL
COLOR TO BE DETERMINED BY TENANT. PER TENANTS CORPORATE COLORS.

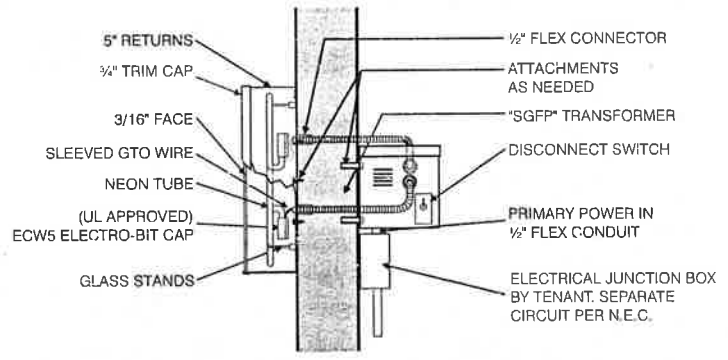
FACE
COLOR TO BE DETERMINED BY TENANT. PER TENANTS CORPORATE COLORS.

ILLUMINATION
SINGLE TUBE, DOUBLE TUBE AND OR GRID - 4" MAX STROKE BETWEEN TUBES.
DOUBLE BACKS W/ELECTRO-BIT RUBBER BOOTS.
30MA REMOTE TRANSFORMERS.
OR L.E.D.'s W/ REMOTE POWER PACKS.

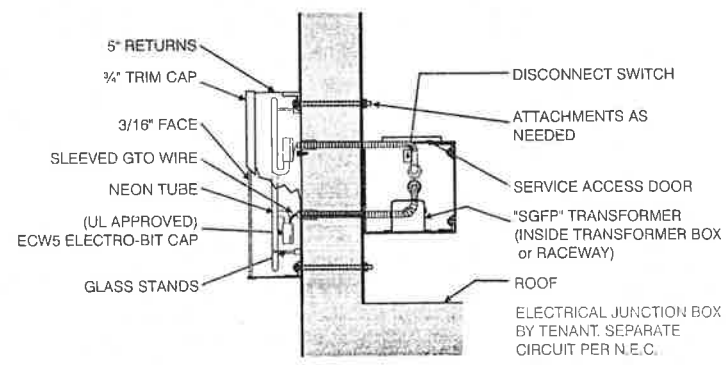
PAN CHANNEL LETTERS W/ L.E.D ILLUMINATION



PAN CHANNEL LETTERS WITH TRANSFORMER BEHIND WALL



PAN CHANNEL LETTERS WITH REMOTE RACEWAY (ABOVE ROOF)



NOTE: ALL SIGNS MUST HAVE U.L. LABEL.

APPROVED

Minor Administrative Design Review

Case # _____

Date _____

NOT TO EXCEED 80% LEASED FRONTAGE

NOT TO EXCEED 80%
OF SIGN BAND IN HEIGHT
(COLORED BAND NEAR TOP OF BUILDING)

TENANT

TYPICAL SET OF REVERSE PAN CHANNEL LETTERS.

FABRICATE & INSTALL
TYPICAL SET OF HALO-ILLUMINATED
REVERSE CHANNEL LETTERS

CONSTRUCTION

.090" ALUMINUM FACES.
.063" ALUMINUM 3" DEEP RETURNS, COLOR AS PER TENANT.

3/16" CLEAR LEXAN BACKS

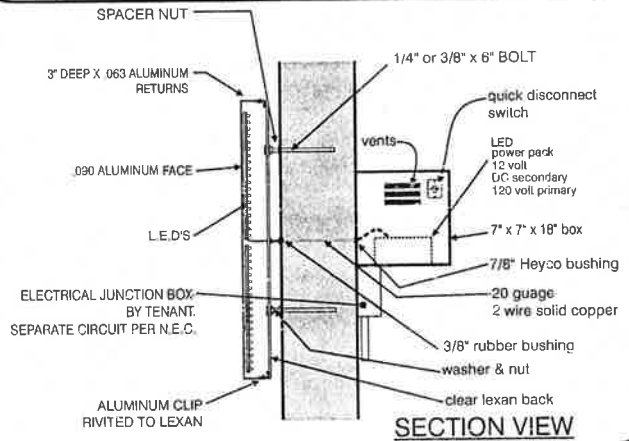
MOUNTING

1" SPACE MOUNTED FROM WALL.

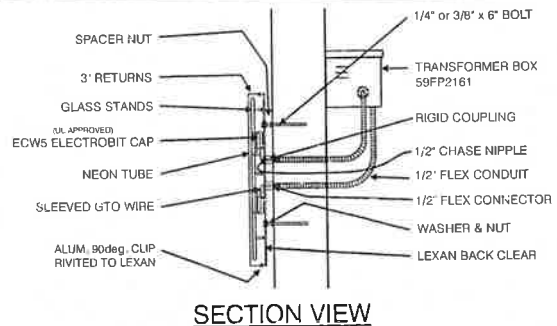
ILLUMINATION

SLOAN OR GEL-COR L.E.D.'S OR NEON TUBING,
SINGLE OR DOUBLE STROKE.
1 STROKE PER 4"
WITH REMOTE TRANSFORMER.

**L.E.D. HALO-ILLUMINATED
REVERSE PAN CHANNEL LETTERS**



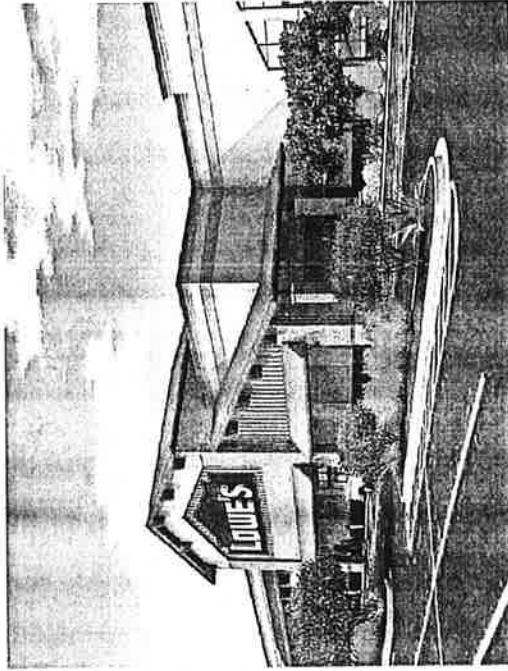
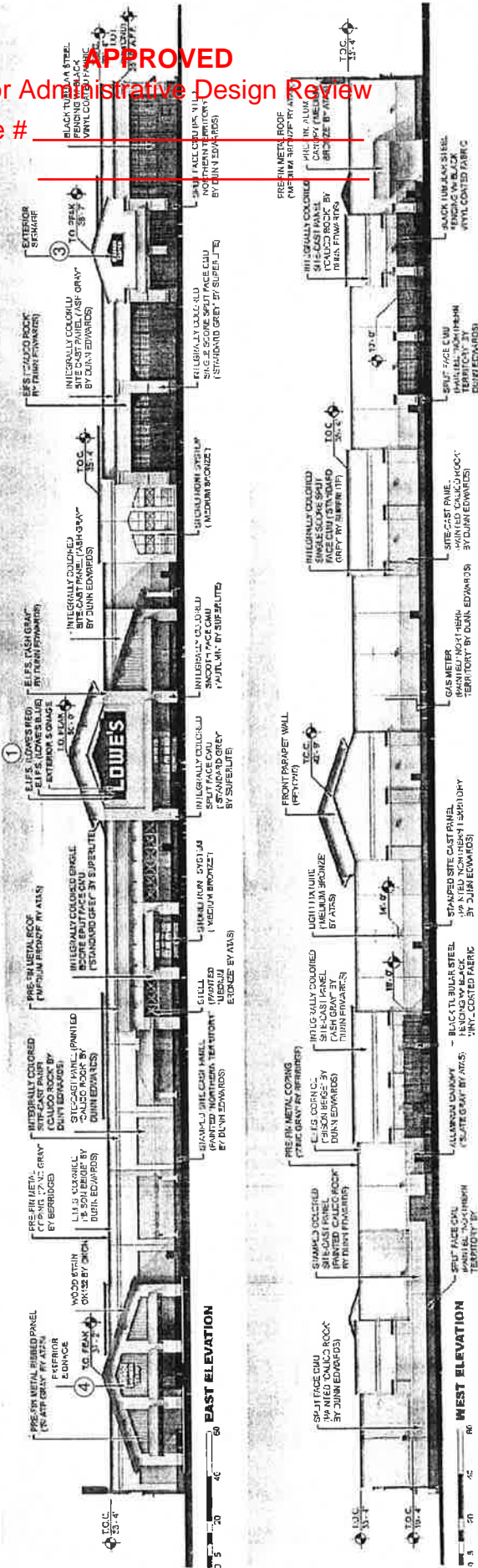
**NEON HALO-ILLUMINATED
REVERSE PAN CHANNEL LETTERS**



APPROVED
 Minor Administrative Design Review
 Case # _____
 Date _____

East Gilbert, AZ
 117K Wide 178 GCK
 11/22/2006

DR07-144



ENTRY VIGNETTE

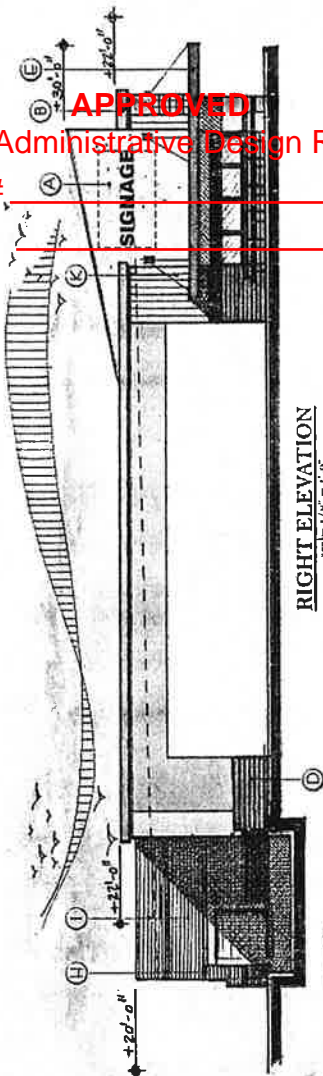
SIGNAGE	HEIGHT	AREA
1. 'LOWE'S'	7'-0" x 3'	24.00 SF
2. 'LOWE'S'	7'-0" x 3'	24.00 SF
3. 'LOWE'S CENTER'	8'-0" x 5'	40.00 SF
4. 'WELCOME CENTER'	8'-0" x 5'	40.00 SF
TOTAL SIGNAGE		128.00 SF



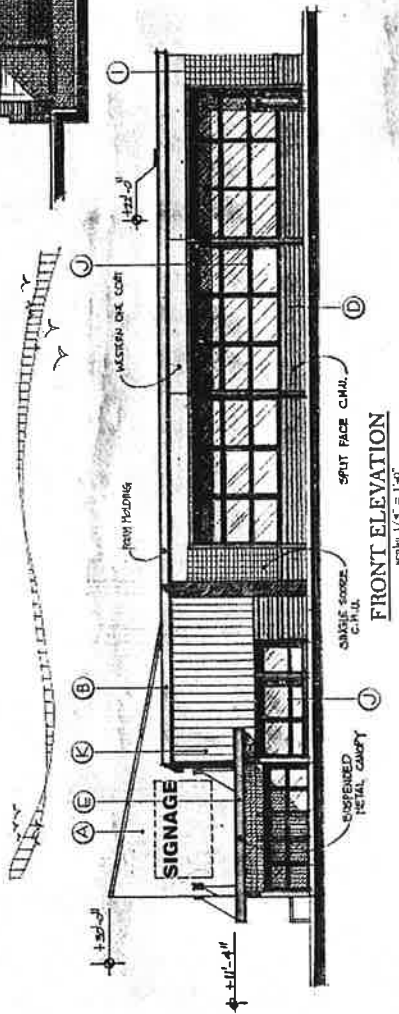
**REPRESENTATION ONLY
 NOT FOR CONSTRUCTION**
 BUILDING IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN
 INTENT AND MAY NOT REFLECT ANY SUBSEQUENT CHANGES IN
 MATERIAL DIFFERENCES AND FINAL DESIGN DETAILS.
 NOTE: 33'-4" HIGH PARAPETS SCREEN RTVS
 IN THEIR ENTIRETY - SEE SHEET A.2

APPROVED
 Minor Administrative Design Review
 Case # _____
 Date _____

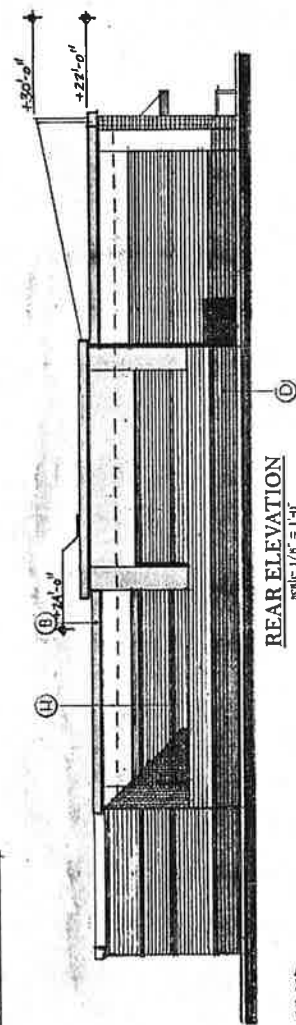
1.5 sq ft. for each lineal foot of frontage-Minimum 32 square feet per elevation



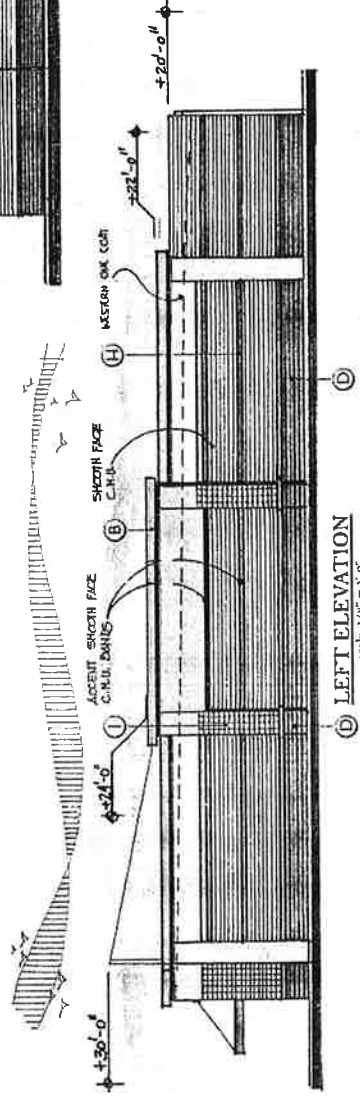
RIGHT ELEVATION
 scale: 1/8" = 1'-0"



FRONT ELEVATION
 scale: 1/8" = 1'-0"



REAR ELEVATION
 scale: 1/8" = 1'-0"



LEFT ELEVATION
 scale: 1/8" = 1'-0"



RED DEVELOPMENT

EXTERIOR ELEVATIONS
 Fresh & Easy
 NWC Higley Rd & Queen Creek Rd
 Gilbert, Arizona
 June 8, 2007

- (A) DUNN EDWARDS #DEC 751 "Ash Gray"
- (B) DUNN EDWARDS #DE 6207 "Rock 'N' Oak"
- (C) DUNN EDWARDS #DEC 776 "Courtyard Green"
- (D) DUNN EDWARDS #DEC 138 "Northern Territory"
- (E) METAL CANOPY AUS INTERNATIONAL #3 "Medium Bronze"
- (H) SUPERIE BLOCK SPURFACE C.M.U. "Rustic"
- (I) SUPERIE BLOCK SPLIT SCORE C.M.U. "Standard Gray"
- (J) SOUTHWEST ROBERTSON C-4372883 "Cocoa Brown"
- (K) METAL RIE PANEL REPERFORI APAS INTERNATIONAL #70 "Stone Gray"

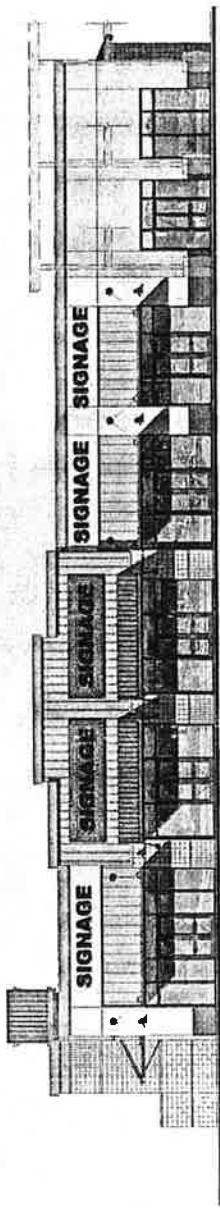
DR07-144
MAJOR 4

APPROVED

Minor Administrative Design Review

Case # _____

Date _____



Elevation

PAINT - BY DUNN EDWARDS

#DEC 751
ASH GRAY
LRV 44

#DE 6209
ROCK 'N' OAK
LRV 19

#DEC 776
COURTYARD GREEN
LRV 25

#DE 6229
CALICO ROCK
LRV 28

#DEC 750
BISON BEIGE
LRV 27

KORNWASSER
SIGNING CENTER PROPERTIES, LLC

CONCRETE - BY DAVIS COLORS

#1117
SANGRIA

MASONRY - BY SUPERLITE

#62.27.3
AUTUMN

STANDARD GRAY

#DEA 158
NORTHERN TERRITORY
LRV 7

METAL ROOF - BY ATLAS

#03
MEDIUM BRONZE

#20
SLATE GREY

HIGLEY PAVILION - MATERIAL BOARD

N.W.C. QUEEN CREEK ROAD & HIGLEY ROAD

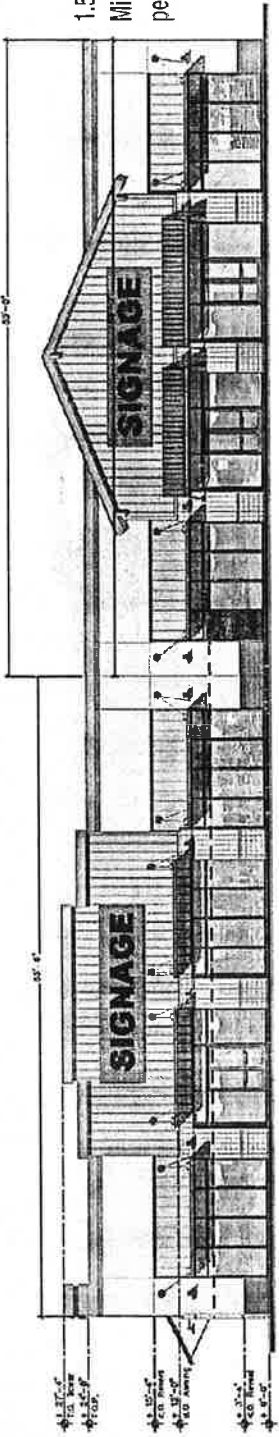
TOWN OF GILBERT, ARIZONA

DR07-144

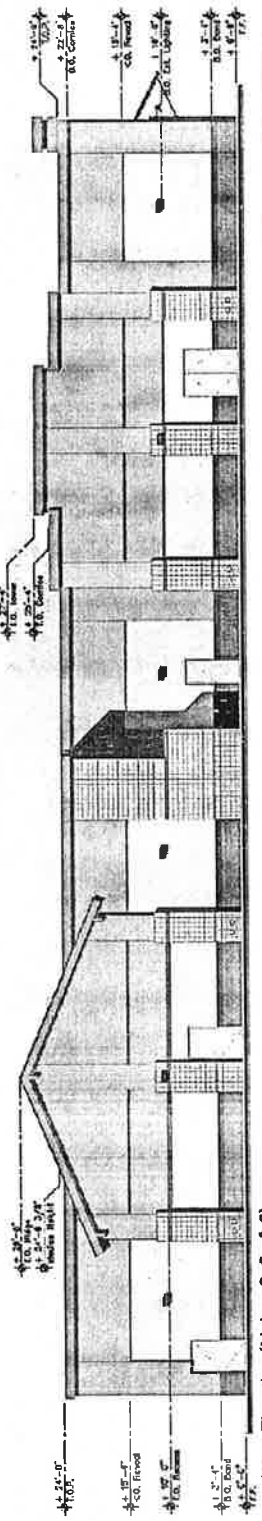


APPROVED
 Minor Administrative Design Review
 Case # _____
 Date _____

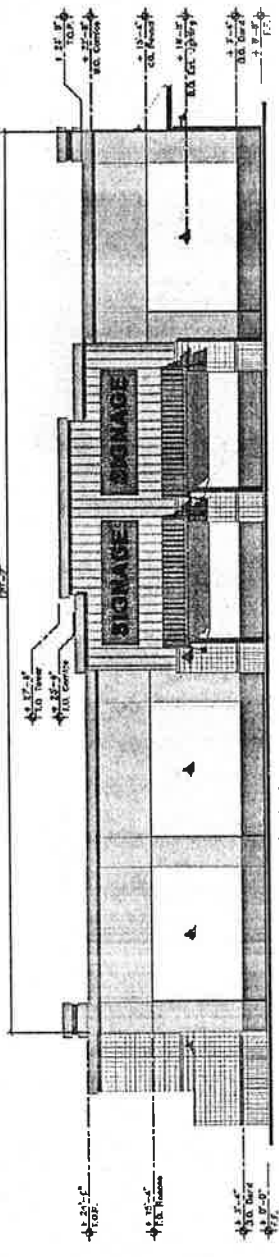
1.5 sq ft. for each lineal foot of frontage.
 Minimum 32 square feet
 per business frontage



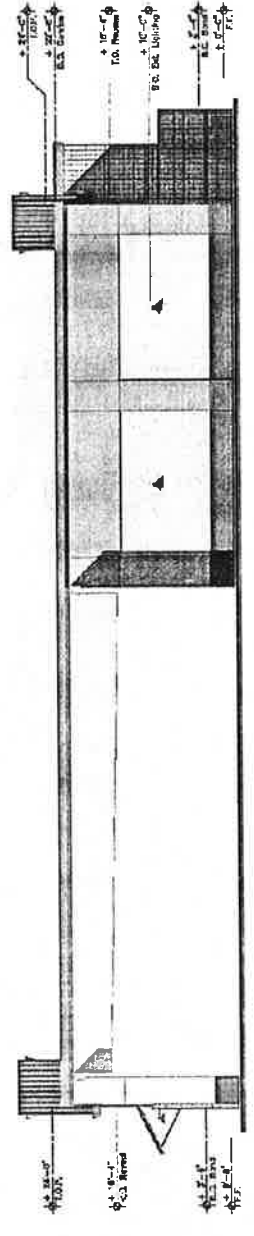
East Elevation (Majors 2, 2a & 3)



West Elevation (Majors 2, 2a & 3)

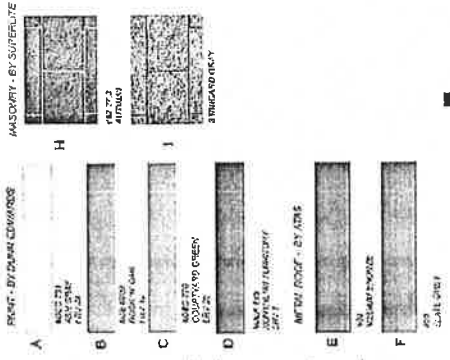


South Elevation (Majors 2, 2a & 3)



North Elevation (Majors 2, 2a & 3)

1.5 sq ft. for each lineal foot of frontage.
 Minimum 32 square feet
 per business frontage



HIGLEY PAVILION - MAJORS 2, 2A, & 3
 N.W.C. QUEEN CREEK ROAD & HIGLEY ROAD
 TOWN OF GILBERT, ARIZONA
 09-24-07 New building elevations. Dimensions of building added.



DR07-144



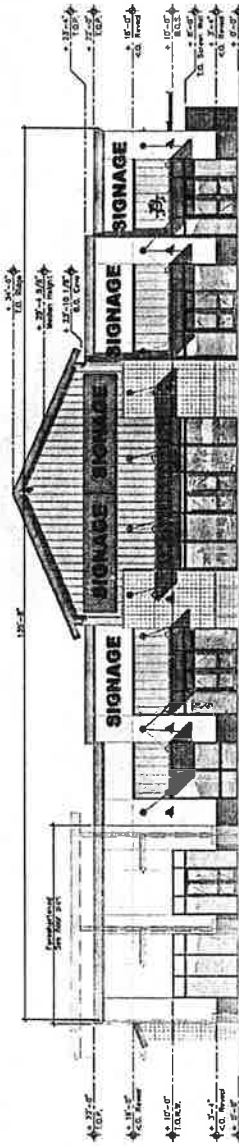
APPROVED

Minor Administrative Design Review

Case # _____

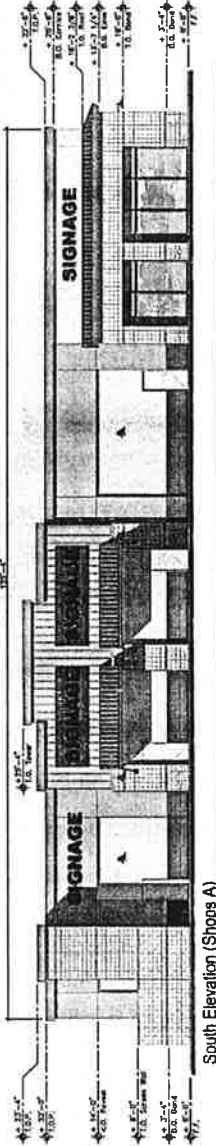
Date _____

1.25 sq ft. for 1 lineal foot of frontage-Minimum 32 square feet per business frontage



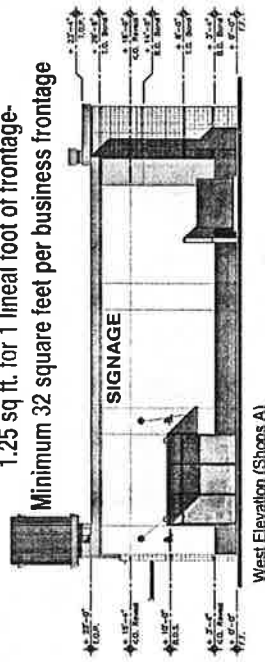
North Elevation (Shops A)

1.25 sq ft. for 1 lineal foot of frontage-Minimum 32 square feet per business frontage



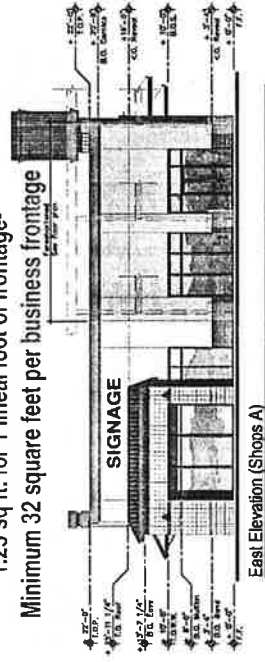
South Elevation (Shops A)

1.25 sq ft. for 1 lineal foot of frontage-
Minimum 32 square feet per business frontage

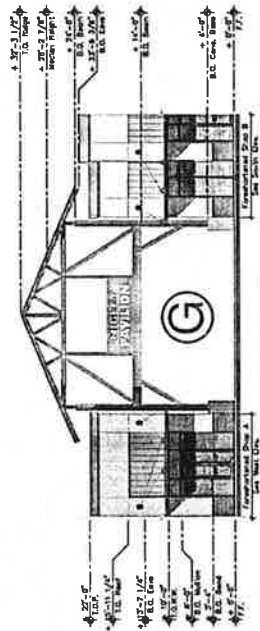


West Elevation (Shops A)

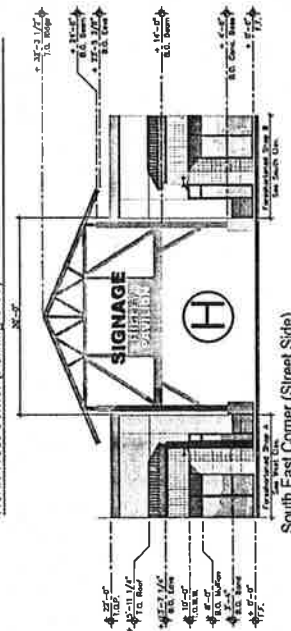
1.25 sq ft. for 1 lineal foot of frontage-
Minimum 32 square feet per business frontage



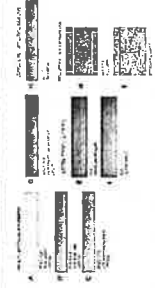
East Elevation (Shops A)



North West Corner (Parking Side)



South East Corner (Street Side)



HIGLEY PAVILION - SHOPS 'A'
N.W.C. QUEEN CREEK ROAD & HIGLEY ROAD
 TOWN OF GILBERT, ARIZONA

09-24-07 New building elevations. Adding building dimensions.

APPROVED

Minor Administrative Design Review

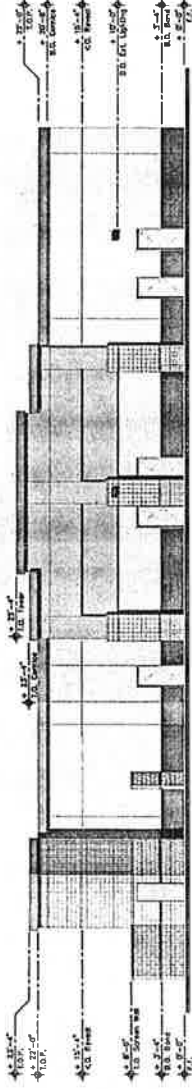
Case # _____

Date _____

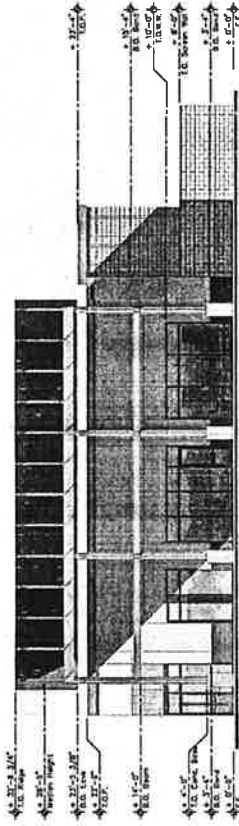
1.25 sq ft. for each lineal foot of frontage-Minimum 32 square feet per business frontage



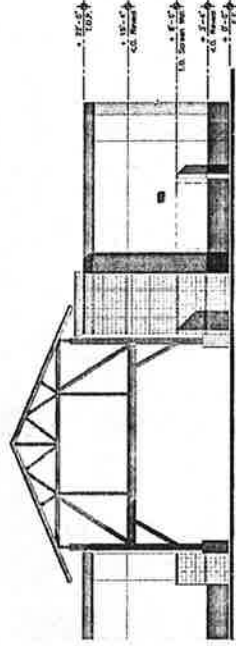
East Elevation (Shops C)



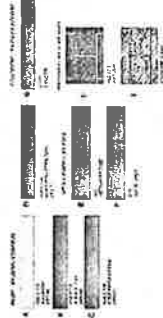
West Elevation (Shops C)



North Elevation (Shops C)



North West Elevation (Shops C)



HIGLEY PAVILION - SHOPS 'C'
 N.W.C. QUEEN CREEK ROAD & HIGLEY ROAD
 TOWN OF GILBERT, ARIZONA

09-24-07 New building elevations. Adding building dimensions.

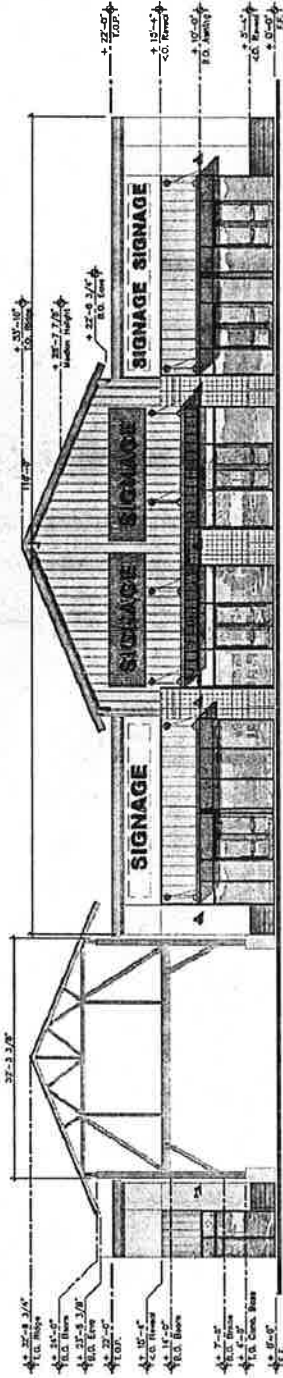


APPROVED
 Minor Administrative Design Review

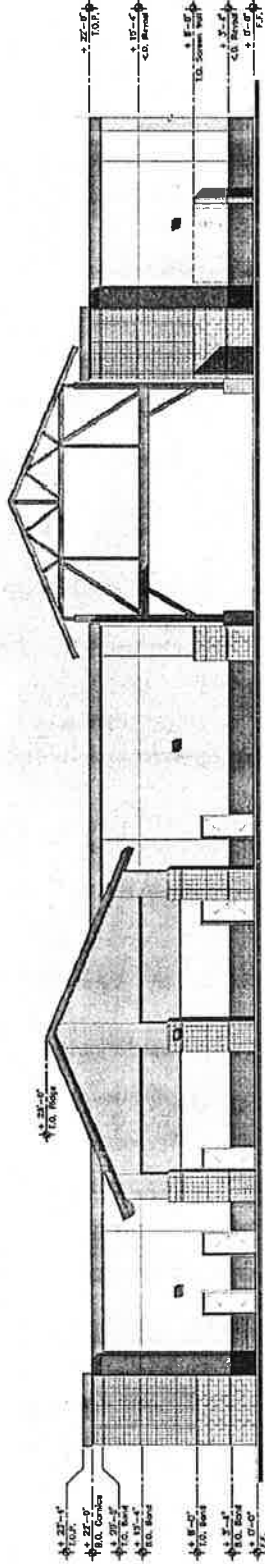
Case # _____

Date _____

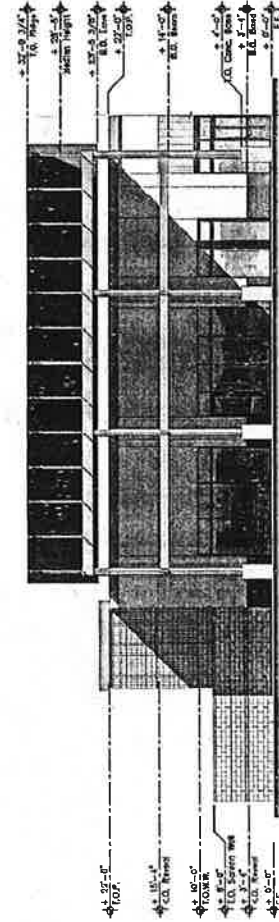
1.25 sq ft. for each lineal foot of frontage-Minimum 32 square feet per business frontage



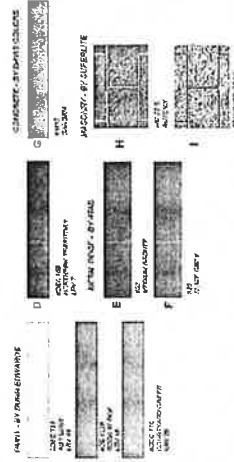
East Elevation (Shops D)



West Elevation (Shops D)



South Elevation (Shops D)



HIGLEY PAVILION - SHOPS 'D'
 N.W.C. QUEEN CREEK ROAD & HIGLEY ROAD
 TOWN OF GILBERT, ARIZONA

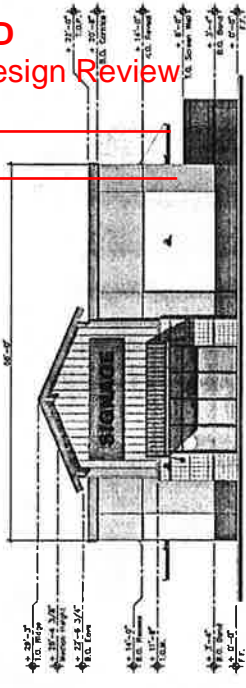
09-24-07 New building elevations. Adding building dimensions.

APPROVED
 Minor Administrative Design Review
 Case # _____
 Date _____

1.25 sq ft. for 1 lineal foot of frontage-Minimum 32 square feet per business frontage

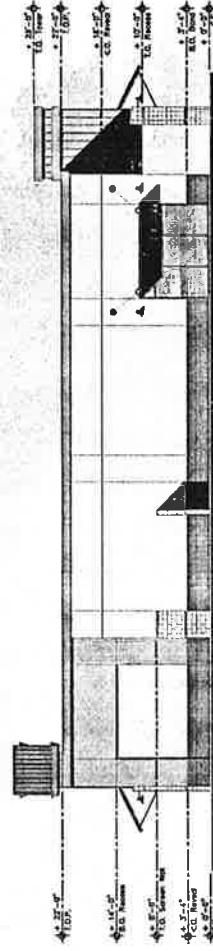


West Elevation (Pad 2)

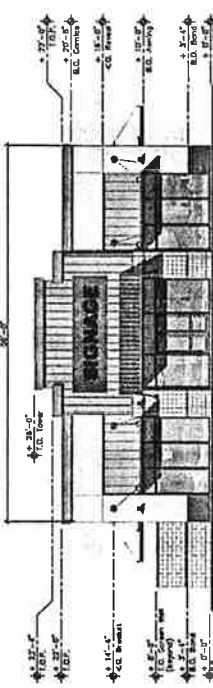


South Elevation (Pad 2)

1.25 sq ft. for 1 lineal foot of frontage
 Minimum 32 square feet per business frontage

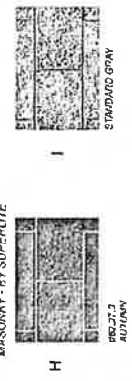


East Elevation (Pad 2)



North Elevation (Pad 2)

- A PAINT - BY DUNN EDWARDS
 100% GLOSS
 LRV 41
- B 100% GLOSS
 ROCK 'N' CASH
 LRV 10
- C 100% TIG
 COUPYARD GREEN
 LRV 42
- D 100% TIG
 NORTHERN TERRITORY
 LRV 7
- E METAL ROOF - BY ATLAS
 100% REFLECTIVE
 100% RADIANT PROTECT
- F 100% TIG
 NORTHERN TERRITORY
 LRV 7



MASONRY - PY SUPERLITE

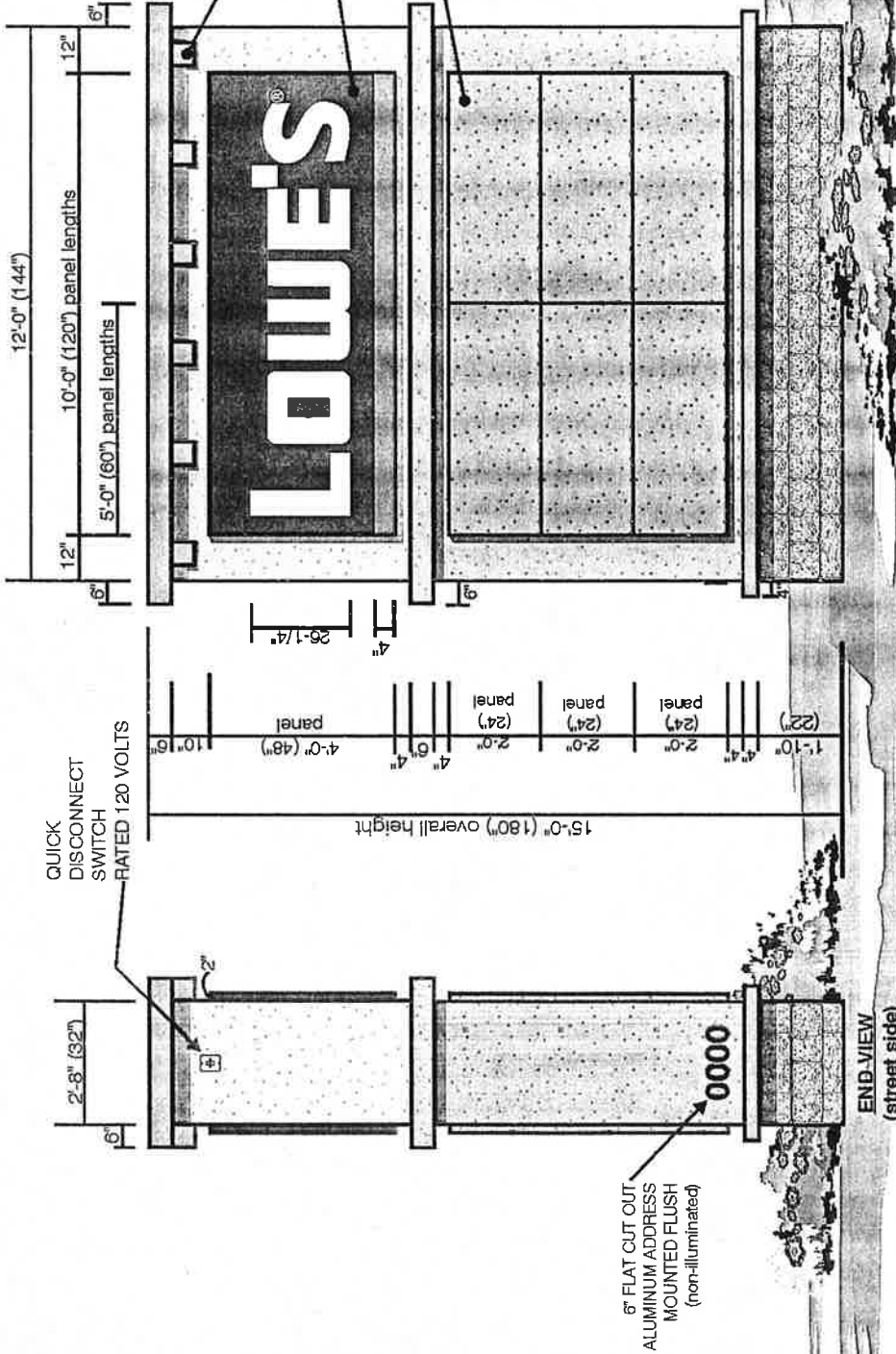
STANDARD GRAY

HIGLEY PAVILION - PAD 2
 N.W.C. QUEEN CREEK ROAD & HIGLEY ROAD
 TOWN OF GILBERT, ARIZONA
 09-24-07 New building elevations. Adding building dimensions.



APPROVED
 Minor Administrative Design Review
 Case # _____
 Date _____

LOWE'S
 Blue = PMS 280
 Red = PMS 200
 6" H x 6" W x 6" D
 SIMULATED BEAMS
 ALUMINUM PANELS
 ROUTED & BACKED
 UP WITH WHITE ACRYLIC
 2" DEEP PANELS
 ATTACHED FACES
 WITH COUNTER
 SUNK SCREWS
 (3 TO 6 TENANTS)
 INTERNAL
 FLUORESCENT
 ILLUMINATION



4'-0" (48") x 10'-0" (120") = 40 square feet
 6'-0" (72") x 10'-0" (120") = 60 square feet
TOTAL SQUARE FEET = 100

Rev 3: Lowe's layout changed. Deleted secondary copy. Added red stripe.
 Rev 2: Changed tenant panels to 3 to 6 panels.
 05-01-07: Added this option. 15% cash.
 Rev 1: Redesignated sign adding design elements. Square footage did not change.

(2) TWO NEW DOUBLE FACE INTERNALLY ILLUMINATED TOWER SIGNS
 scale: 3/8" = 1'-0"

TOWER SIGN A
TOWER SIGN B

	"Rock N' Oak" Dunn Edwards DEC #6209 satin finish		"Fish Gray" Dunn Edwards DEC #752 medium monox finish		"Courtyard Green" Dunn Edwards DEC #776 medium monox finish		"Calico Floor" Dunn Edwards (number unknown)		Superlite CMU Standard Gray
--	--	--	--	--	--	--	--	--	--------------------------------

CLIENT:	HIGLEY PAVILIONS
ADDRESS:	NWC Queen Creek Rd & Higley Rd Gilbert, AZ
SALESMAN:	Bill Gibson
DESIGNER:	LMWWilliams
DATE:	12-15-06
SCALE:	AS NOTED
DESIGN #:	L-1590-06-R3
DESIGN DATE:	11-12-07
PAGE:	100 sq ft Tower Sign Lowe's
REVISION:	12-27-06
DATE:	08-06-07

BOOTZ & DUKE

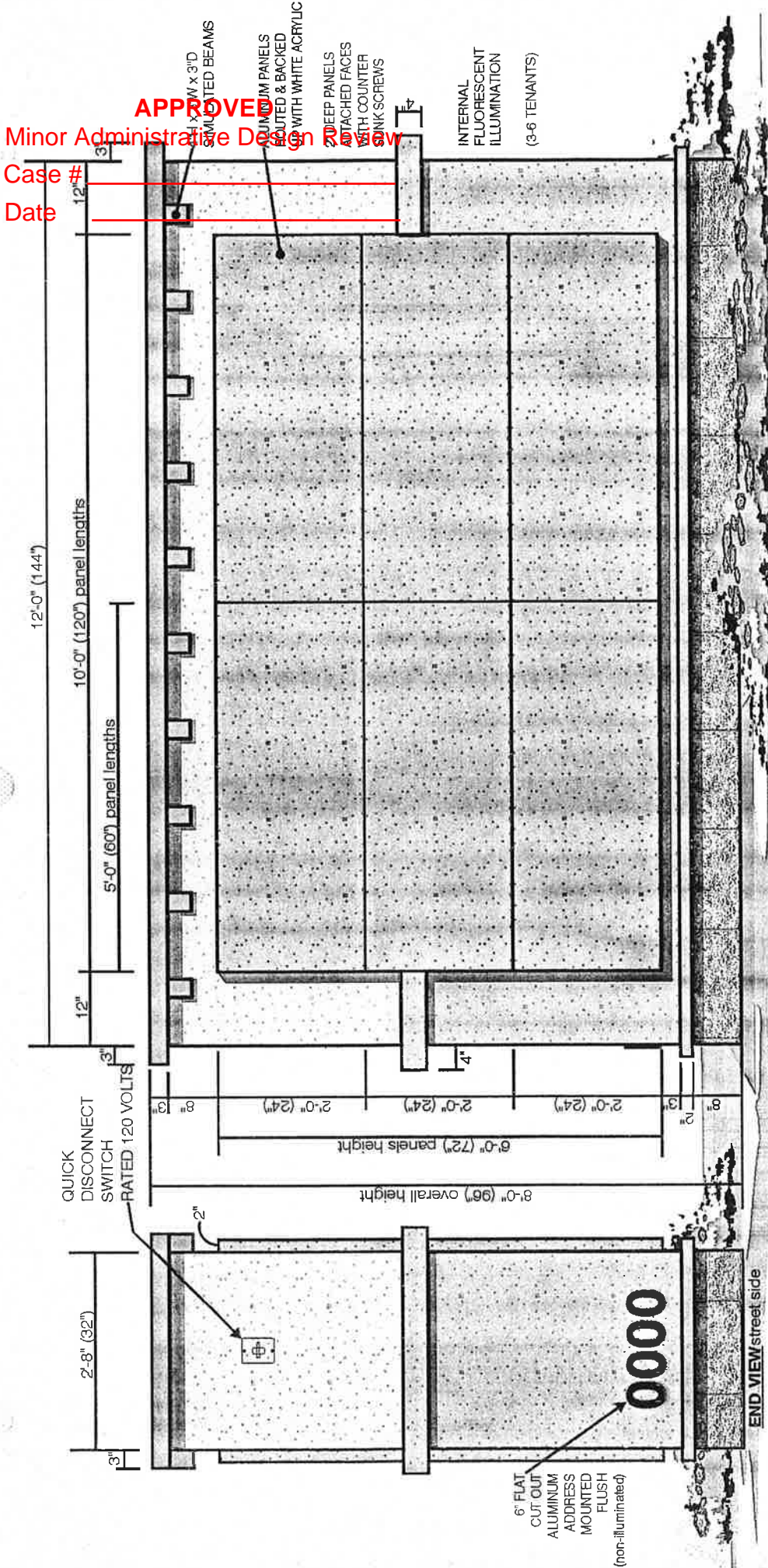
ADDRESS: 4028 W. WHITTON PKY, AZ 86019
 PHONE: (602) 272-9358
 FAX: (602) 272-4908
 E-MAIL: www.bootzandduke.com

This contract is the property of Bootz & Duke. All rights reserved. No part of this contract may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Bootz & Duke, Inc.

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT. ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING.

2005 National Electrical Code, 120 volts

DR07-144



APPROVED
 Minor Administrative Design

INTERNAL FLUORESCENT ILLUMINATION
 (3-6 TENANTS)

MULTI-TENANT C
MULTI-TENANT D

(2) TWO NEW DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT-60square feet
 6'-0" (72") x 10'-0" (120") = 60 square feet
 scale: 3/4" = 1'-0"

- Rock-Oak
Dunn Edwards
DE #8209
satin finish
- Wh Gay
Dunn Edwards
DEC #752
medium monox finish
- Courtyard Green
Dunn Edwards
DEC #775
medium monox finish
- Calico Rock
Dunn Edwards
(number unknown)
- Supertite GMU
Standard Gray

CLIENT:	HIGLEY PAVILIONS
ADDRESS:	NWC Queen Creek Rd & Higley Rd Gilbert, AZ
SALESMAN:	Bil Gibson
DATE:	12-15-06
DESIGNER:	LMWilliams
SCALE:	AS NOTED
DESIGN #:	L-1590-06-R2
PAGE:	60 sq ft monument Tenants
REVISED:	12-27-06 06-06-07

ADDRESS: 4028 W. WHITTON PKW, AZ 85019
 PHONE: (602)-272-8358
 FAX: (602)-272-4808
 E-MAIL: www.bootzandduke.com
 THE CUSTOMER AGREES TO PAY FOR ALL MATERIALS AND LABOR UPON THE RECEIVING PROPERTY OF THE SIGN. THE CUSTOMER AGREES TO PAY FOR ALL MATERIALS AND LABOR UPON THE RECEIVING PROPERTY OF THE SIGN. THE CUSTOMER AGREES TO PAY FOR ALL MATERIALS AND LABOR UPON THE RECEIVING PROPERTY OF THE SIGN.



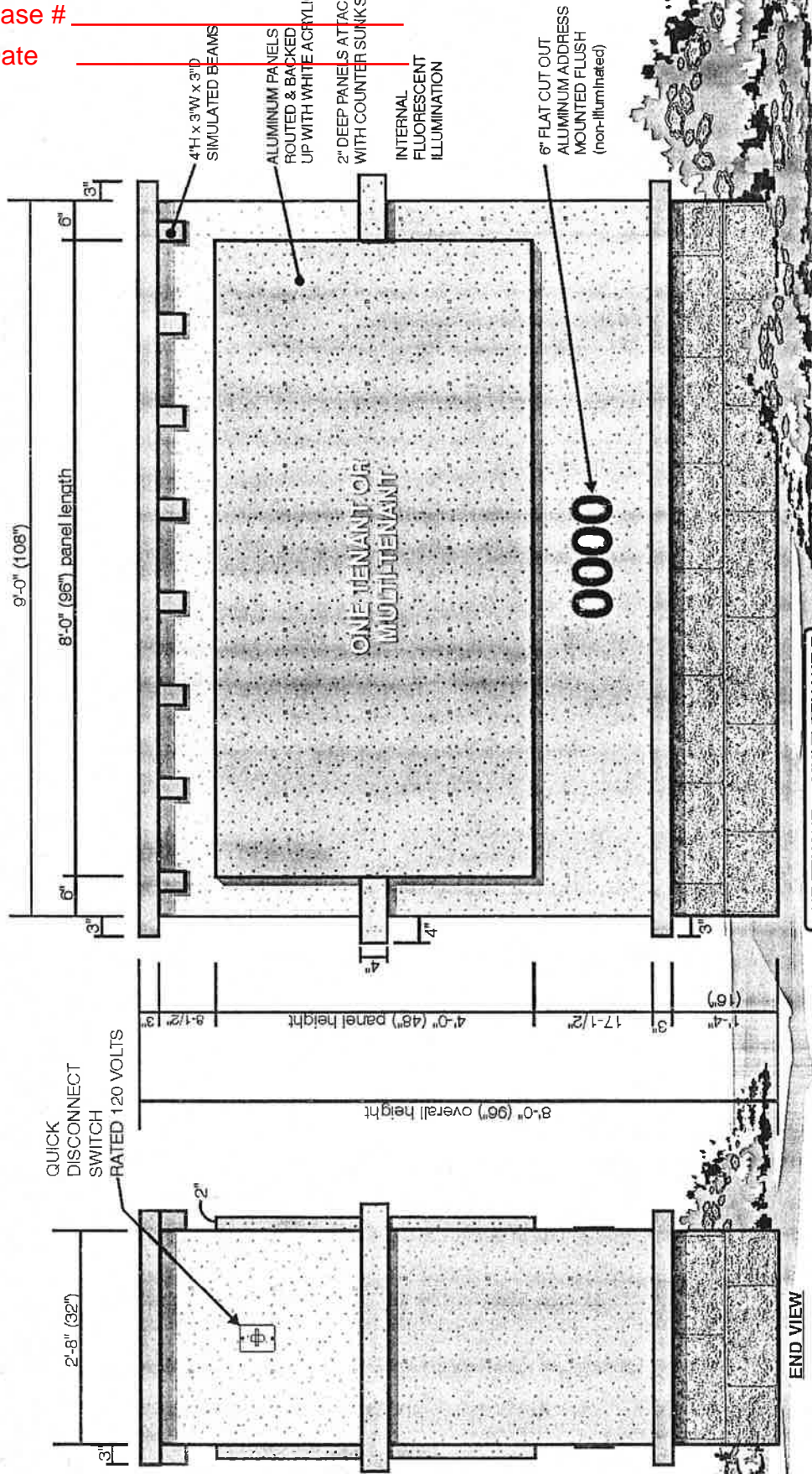
Signs

DR07-144

2005 National Electrical Code, 120 volts

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT. ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING.

APPROVED
 Minor Administrative Design Review
 Case # _____
 Date _____



- 4" H x 3" W x 3" D SIMULATED BEAMS
- ALUMINUM PANELS ROUTED & BACKED UP WITH WHITE ACRYLIC
- 2" DEEP PANELS AT TACHED FACES WITH COUNTER SUNK SCREWS
- INTERNAL FLUORESCENT ILLUMINATION
- 6" FLAT CUT OUT ALUMINUM ADDRESS MOUNTED FLUSH (non-illuminated)

ONE TENANT or MULTI-TENANT E
 ONE TENANT or MULTI-TENANT F

(2) TWO NEW DOUBLE FACE INTERNALLY ILLUMINATED MONUMENTS--32 square feet
 4'-0" (48") x 8'-0" (96") = 32 square feet
 scale: 3/4" = 1'-0"

HIGLEY PAVILIONS

CLIENT: NWC Queen Creek Rd & Higley Rd Gilbert, AZ

ADDRESS: BII Gibson

DESIGNER: LMWilliams

SALES/AN: BII Gibson

DATE: 12-15-06

SCALE: AS NOTED

VERSIONS: 1

DESIGN #: L-1590-06-R1

PAGE: 32 sq ft monument Single Tenant

PROJECT: 12-27-06

"Rock-N-Grid" Dunn Edwards DEC #6209 satin finish medium morlex finish
 "Ath Gray" Dunn Edwards DEC #62 medium morlex finish
 "Courtyard Green" Dunn Edwards DEC #776 medium morlex finish
 "Calico Rock" Dunn Edwards (number unknown)
 Superlite CMU Standard Gray

ADDRESS: 4028 W. WHITTON PKW, AZ. 85019
 PHONE: (602) 272-9356
 FAX: (602) 272-4605
 E-MAIL: www.bootzandduke.com
 THE ABOVE BOARD DIMENSIONS ARE FOR INFORMATION ONLY. THE EXACT HEIGHT OF THE SIGNAGE WILL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT. IF ANY SIGN IS APPROVED, OWNER OR CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL PERMITS DEPARTMENT.

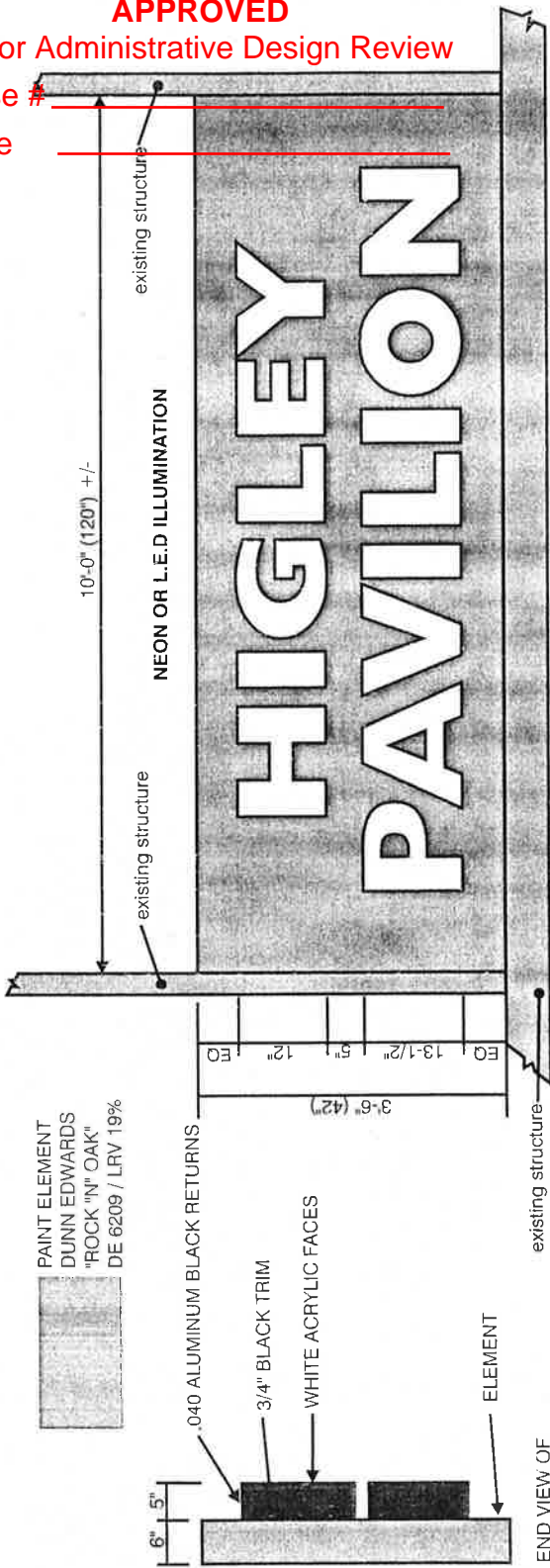
BOOTZ & DUKE

ILLUMINATED SIGNAGE

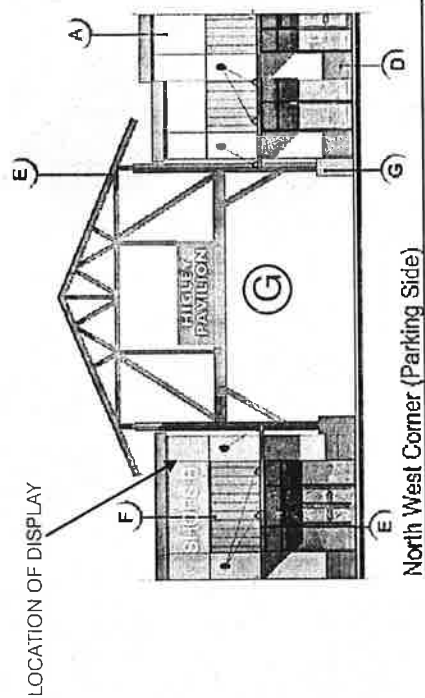
Signs

APPROVED
 Minor Administrative Design Review

Case # _____
 Date _____



(G) (H) (2) TWO SETS OF ILLUMINATED PAN CHANNEL LETTERS ONTO ELEMENTS
 scale: 3/4" = 1'-0"
 NORTHWEST CORNER (Parking Side) BETWEEN SHOPS A & B
 SOUTHEAST CORNER (Street Side) BETWEEN SHOPS A & B



South East Corner (Street Side)

North West Corner (Parking Side)

10-10-07 Added another sign.
 7-27-07 Added this sheet.

HIGLEY PAVILLIONS		BOOTZ & DUKE SIGNS	
Client: NWC Queen Creek Rd & Higley Rd Gilbert, AZ	Project: L-1590-06	2005 National Electrical Code, 120 volts	
Designer: Bill Gibson	Manufacturer: LMWilliams	DR07-144	
Date: 12-15-06	Notes: AS NOTED	NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT. ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING	

APPROVED
EXISTING ZONING GENERAL COMMERCIAL

Minor Administrative Design Review
 Case # _____
 Date _____



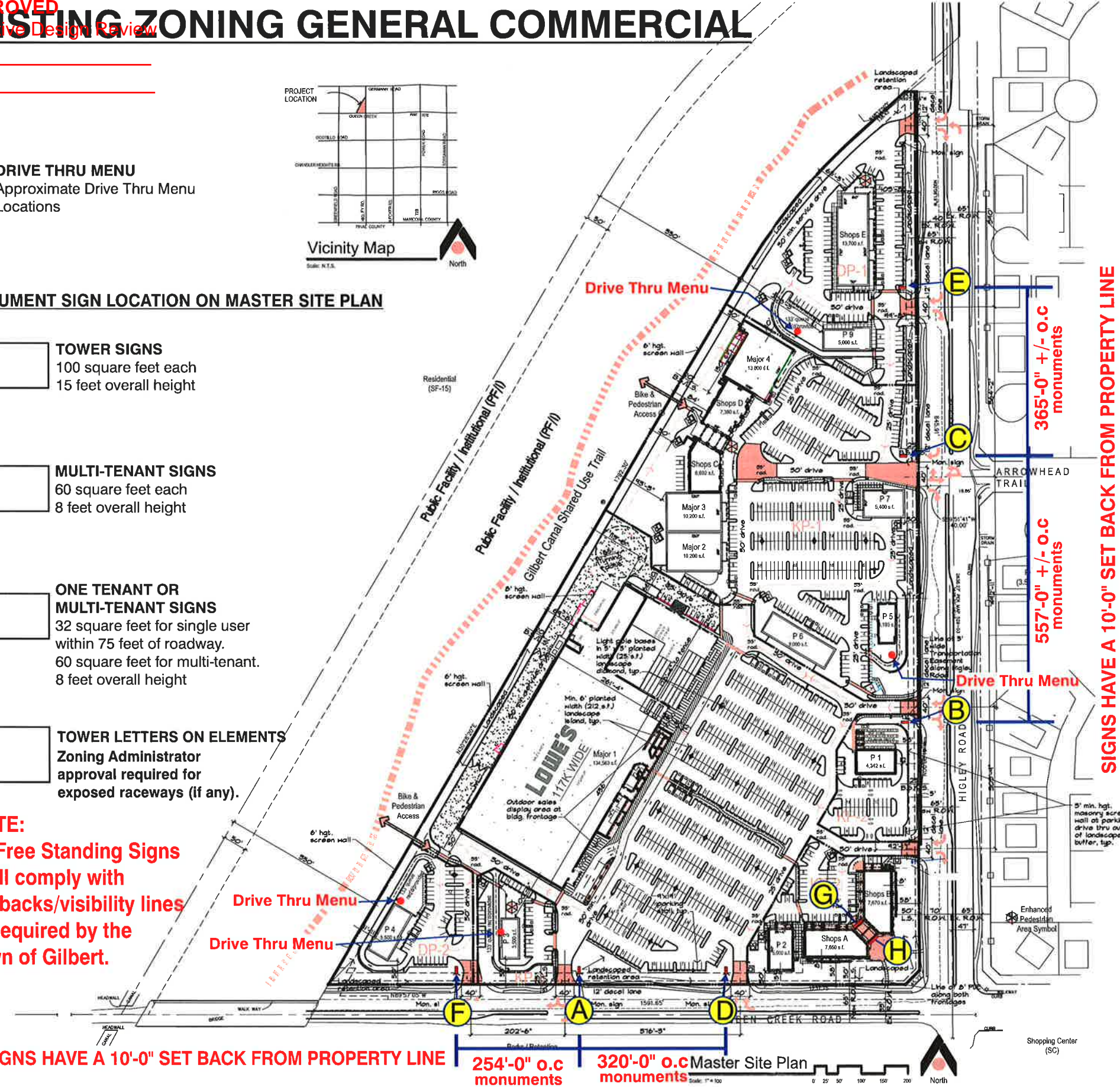
● **DRIVE THRU MENU**
 Approximate Drive Thru Menu Locations

MONUMENT SIGN LOCATION ON MASTER SITE PLAN

- A** TOWER SIGNS
100 square feet each
- B** 15 feet overall height
- C** MULTI-TENANT SIGNS
60 square feet each
- D** 8 feet overall height
- E** ONE TENANT OR MULTI-TENANT SIGNS
32 square feet for single user within 75 feet of roadway.
- F** 60 square feet for multi-tenant.
8 feet overall height
- G** TOWER LETTERS ON ELEMENTS
Zoning Administrator approval required for exposed raceways (if any).
- H**

NOTE:
 All Free Standing Signs shall comply with set backs/visibility lines as required by the Town of Gilbert.

SIGNS HAVE A 10'-0" SET BACK FROM PROPERTY LINE
 254'-0" o.c monuments
 320'-0" o.c monuments



SIGNS HAVE A 10'-0" SET BACK FROM PROPERTY LINE
 365'-0" +/- o.c monuments
 557'-0" +/- o.c monuments

**Net Site Area
 40.79 acres**

Site Data

Project Name	Higley Pavilion
Address	4028 W. Whittom Pk., AZ 85019
Parcel No.	00952
Map No.	01 June 07
Project No.	05052
Date	01 June 07
Drawing Number	SP.321
Developed By	LMW/Williams
Client	Bill Gibson
Design #	L-1590-06-R2
Scale	AS NOTED
Page	Site Plan

LAVA Architecture, Inc.
 101 Phoenix Avenue, Suite 101
 Phoenix, Arizona 85028
 602-351-8765 602-460-4410 fax

BOOTZ & DUKE
 SINCE 1976

Higley Pavilion
 NWC Queen Creek Road & Higley Road
 Town of Gilbert, Arizona

DR07-144



Case #: DR07-144
 Attachment 3: Site Plan
 March 13, 2008

Moved Signs B C & E down. Rev 2-Added Drive Thru Menu Locations (4) total.

CLIENT: **HIGLEY PAVILIONS**
 ADDRESS: NWC Queen Creek Rd. & Higley Rd. Gilbert, AZ
 MAN: Bill Gibson
 GNER: LMW/Williams
 DESIGN #: L-1590-06-R2
 SCALE: AS NOTED
 PAGE: Site Plan

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT. ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING. 2005 National Electrical Code. 120 volts.

APPROVED

Minor Administrative Design Review

Case # _____

Date _____



Elevation

PAINT - BY DUNN EDWARDS



#DEC 751
ASH GRAY
LRV 44



#DE 6209
ROCK 'N' OAK
LRV 19



#DEC 776
COURTYARD GREEN
LRV 25



#DE 6229
CALICO ROCK
LRV 28



#DEC 750
BISON BEIGE
LRV 27



#DEA 158
NORTHERN TERRITORY
LRV 7

METAL ROOF - BY ATLAS



#03
MEDIUM BRONZE



#20
SLATE GREY

CONCRETE - BY DAVIS COLORS



#1117
SANGRIA

MASONRY - BY SUPERLITE



#62.27.3
AUTUMN



STANDARD GRAY

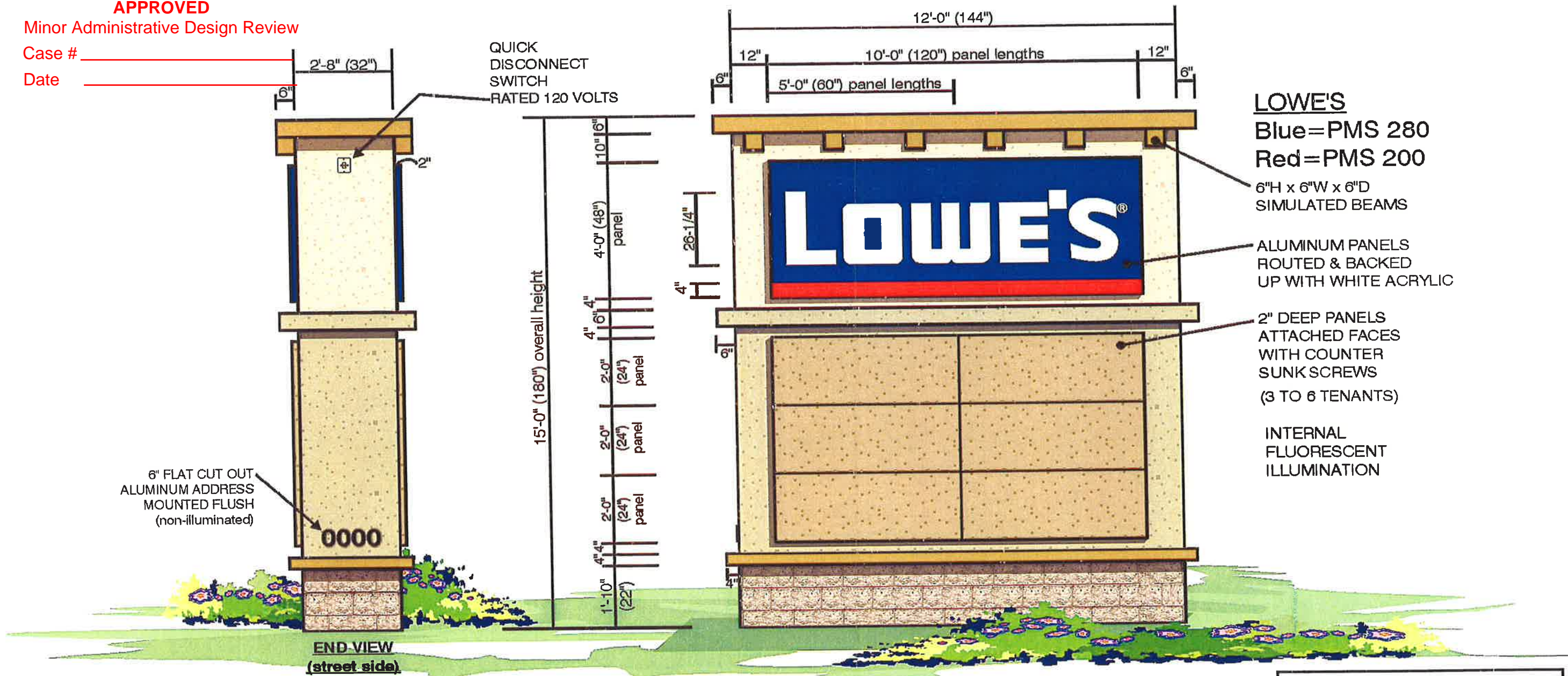


APPROVED

Minor Administrative Design Review

Case # _____

Date _____



"Rock-N-Oak" Dunn Edwards DEC #6209 satin finish	"Ash Gray" Dunn Edwards DEC #752 medium mortex finish	"Courtyard Green" Dunn Edwards DEC #776 medium mortex finish	"Calico Rock" Dunn Edwards (number unknown)	Superlite CMU Standard Gray

TOWER SIGN A

TOWER SIGN B

(2) TWO NEW DOUBLE FACE INTERNALLY ILLUMINATED TOWER SIGNS

scale: 3/8" = 1'-0"

4'-0" (48") x 10'-0" (120") = 40 square feet

6'-0" (72") x 10'-0" (120") = 60 square feet

TOTAL SQUARE FEET = 100

Rev 3-Lowe's layout changed. Deleted secondary copy. Added red stripe.

Rev 2-Changed tenant panels to 3 to 6 panels.

05-01-07-Added this option 15ft osh.

Rev 1-Redesigned sign adding design elements. Square footage did not change.

CLIENT: HIGLEY PAVILIONS	REVISIONS: 12-27-06
ADDRESS: NWC Queen Creek Rd & Higley Rd Gilbert, AZ	08-06-07
SALESMAN: Bil Gibson	DESIGNER: LMWilliams
DATE: 12-15-06	SCALE: AS NOTED
DESIGN #: L-1590-06-R3	PAGE: 100 sq ft Tower Sign Lowe's

● ADDRESS: 4028 W. WHITTON PHX, AZ. 85019

● PHONE: (602)-272-9356

● FAX: (602)-272-4808

● E-MAIL: www.bootzandduke.com

THIS CUSTOM DESIGN SUBMITTED FOR YOUR PERSONAL USE IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITH OUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE SIGN CO.

BOOTZ & DUKE **Signs**

DR07-144

2005 National Electrical Code. 120 volts

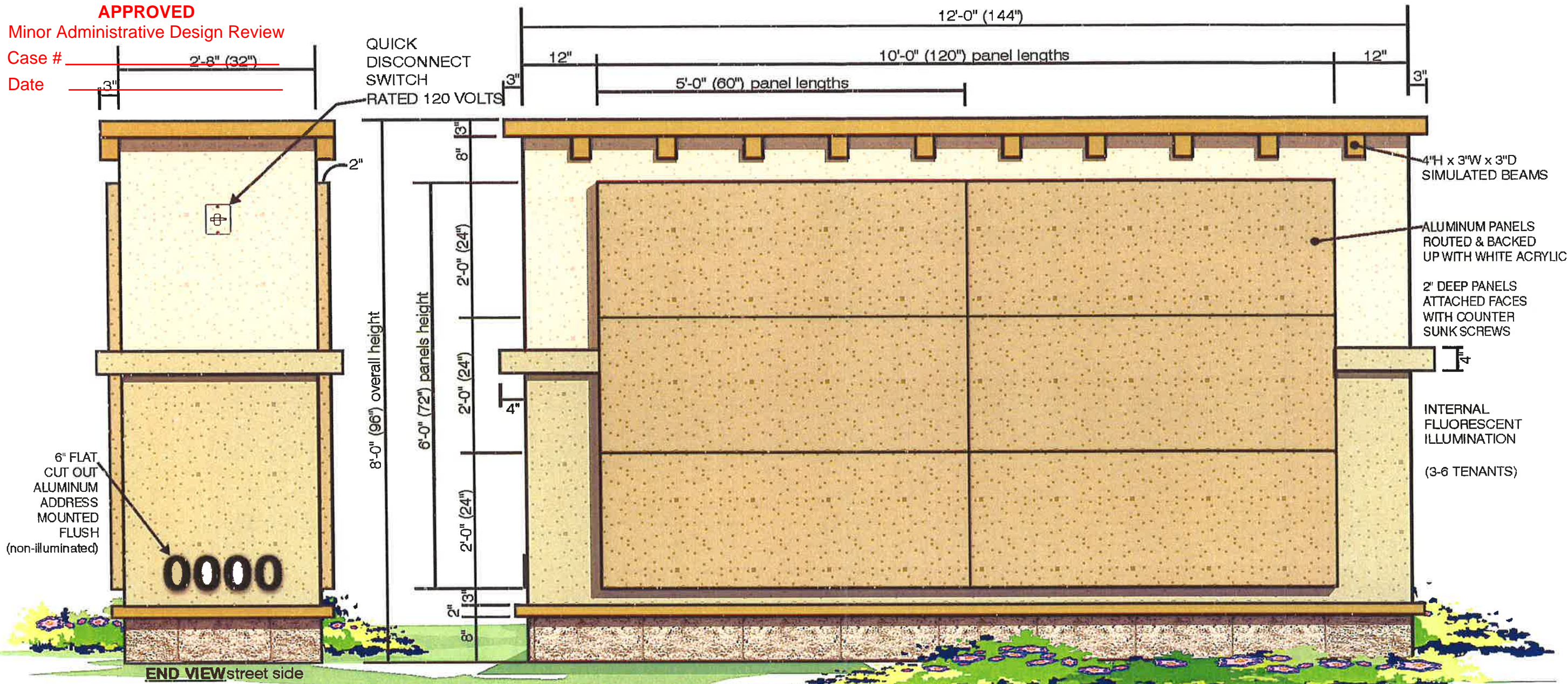
NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT. ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING.

APPROVED

Minor Administrative Design Review

Case # _____

Date _____



6" FLAT CUT OUT ALUMINUM ADDRESS MOUNTED FLUSH (non-illuminated)

END VIEW street side

'Rock-N-Oak' Dunn Edwards DE #6209 satin finish	'Ash Gray' Dunn Edwards DEC #752 medium monlex finish	'Courtyard Green' Dunn Edwards DEC #776 medium monlex finish	'Calico Rock' Dunn Edwards (number unknown)	Superlite CMU Standard Gray

MULTI-TENANT C
MULTI-TENANT D

(2) TWO NEW DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT--60square feet
scale: 3/4" = 1'-0"
6'-0" (72") x 10'-0" (120") = 60 square feet

Rev 2-Changed tenant panels to 3 to 6.
Rev 1-Redesigned sign adding design elements. Square footage did not change.

CLIENT: HIGLEY PAVILIONS		REVISIONS: 12-27-06	ADDRESS: 4028 W. WHITTON PKY, AZ. 85019 PHONE: (602)-272-9356 FAX: (602)-272-4608 E-MAIL: www.bootzandduke.com	
ADDRESS: NWC Queen Creek Rd & Higley Rd Gilbert, AZ		08-06-07		
SALESMAN: Bill Gibson	DESIGNER: LMWilliams	DESIGN #: L-1590-06-R2	<small>THIS CUSTOM DESIGN SUBMITTED FOR YOUR PERSONAL USE IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXTENDED IN ANY FASHION TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITH OUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE SIGN CO.</small>	
DATE: 12-15-06	SCALE: AS NOTED	PAGE: 60 sq ft monument Tenants		

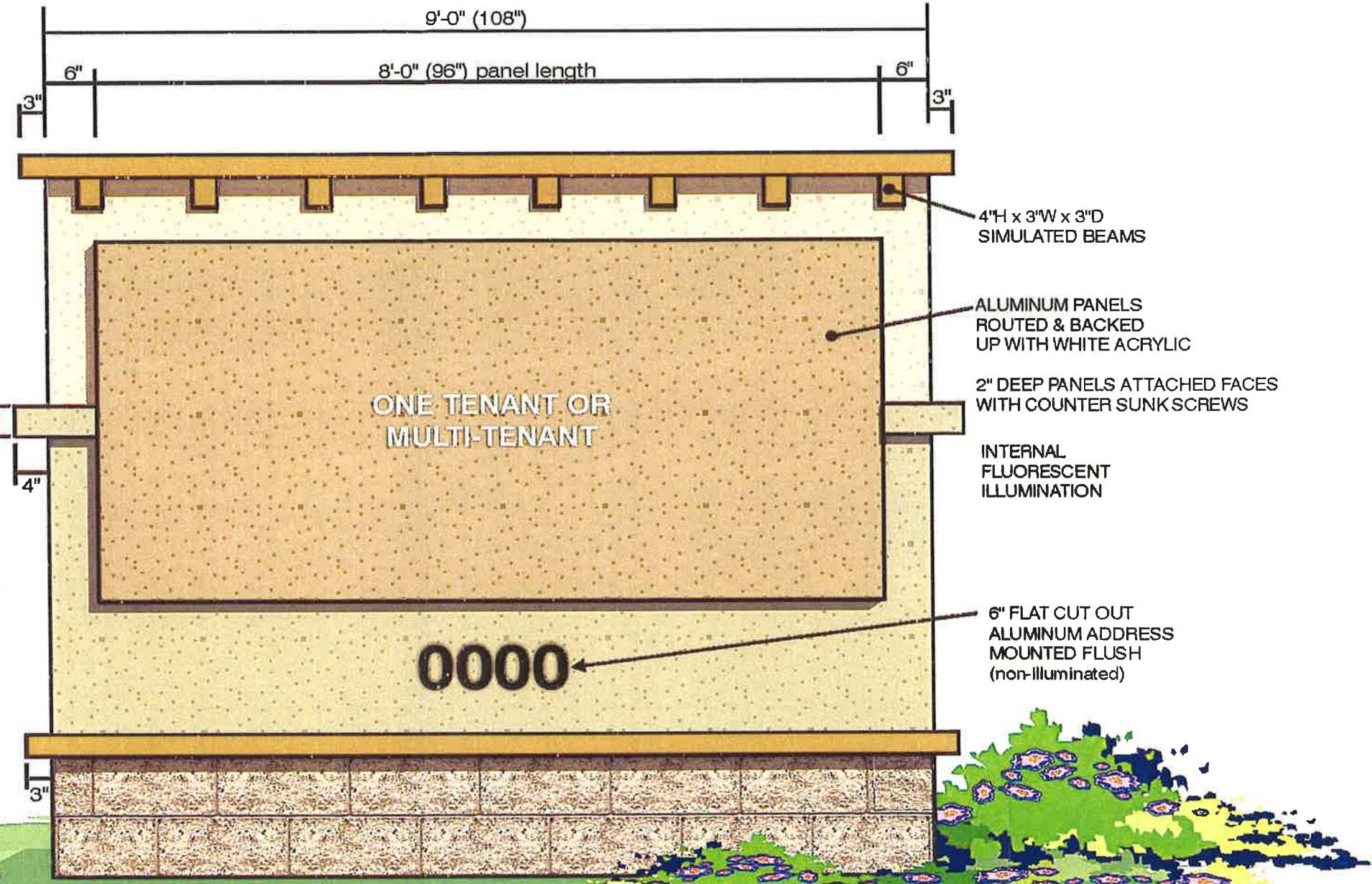
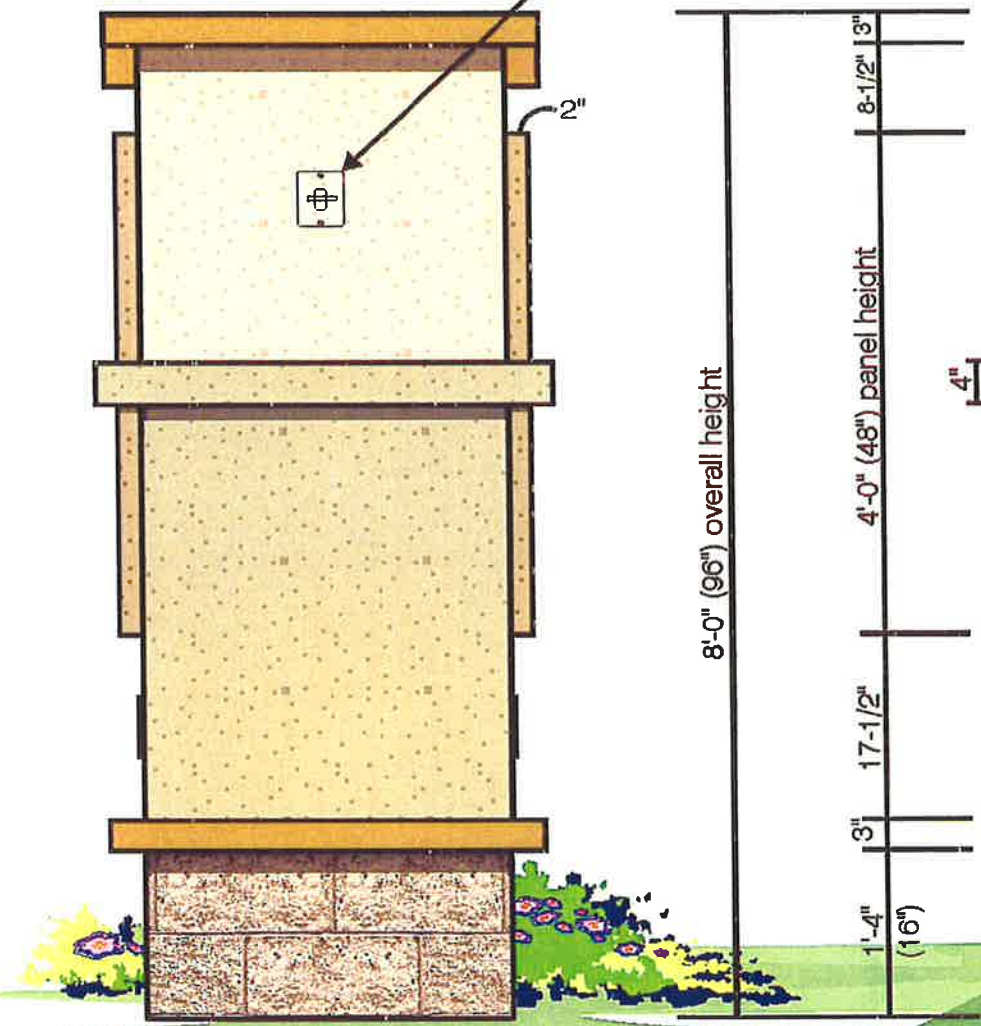
NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT. ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING.

DR07-144

2005 National Electrical Code. 120 volts

APPROVED
 Minor Administrative Design Review
 Case # _____
 Date _____

QUICK
 DISCONNECT
 SWITCH
 RATED 120 VOLTS



END VIEW

ONE TENANT or MULTI-TENANT E

ONE TENANT or MULTI-TENANT F

(2) TWO NEW DOUBLE FACE INTERNALLY ILLUMINATED MONUMENTS--32square feet
 scale: 3/4" = 1'-0" 4'-0" (48") x 8'-0" (96") = 32 square feet

Rev 1-Redesigned sign adding design elements. Square footage did not change.

"Flock-N-Oak" Dunn Edwards DE #6209 satin finish	"Ash Gray" Dunn Edwards DEC #732 medium montex finish	"Courtyard Green" Dunn Edwards DEC #775 medium montex finish	"Calico Flock" Dunn Edwards (number unknown)	Superlite CMU Standard Gray

CLIENT: HIGLEY PAVILIONS		REVISIONS: 12-27-06
ADDRESS: NWC Queen Creek Rd & Higley Rd Gilbert, AZ		
SALESMAN: Bill Gibson	DESIGNER: LMWilliams	DESIGN #: L-1590-06-R1
DATE: 12-15-06	SCALE: AS NOTED	PAGE: 32 sq ft monument Single Tenant

● ADDRESS: 4028 W. WHITTON PHX, AZ. 85019
 ● PHONE: (602)-272-9356
 ● FAX: (602)-272-4808
 ● E-MAIL: www.bootzandduke.com
THIS CUSTOM DESIGN SUBMITTED FOR YOUR PERSONAL USE IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITH OUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICER OF BOOTZ & DUKE SIGN CO.

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT. ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING.

DR07-144

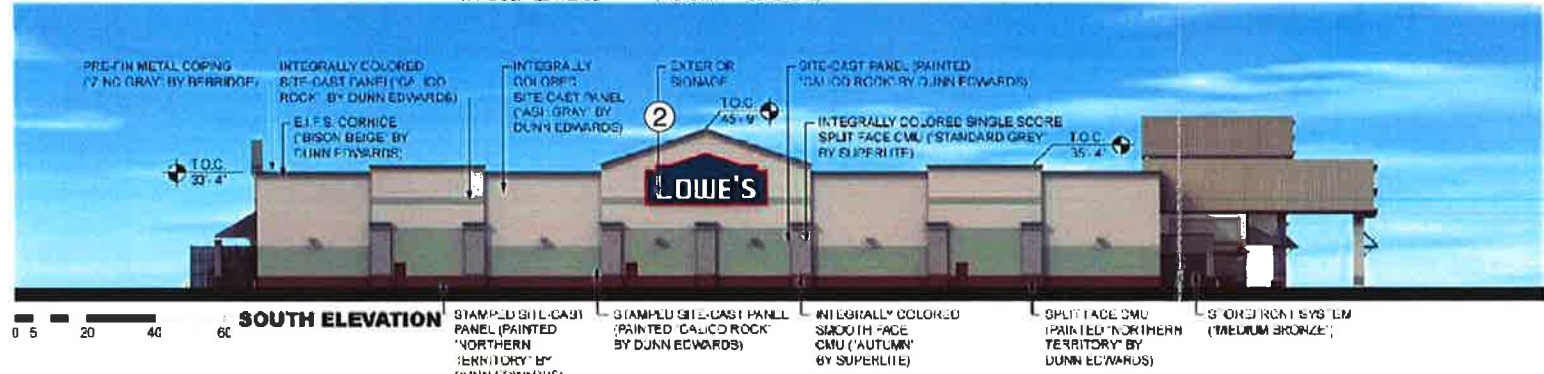
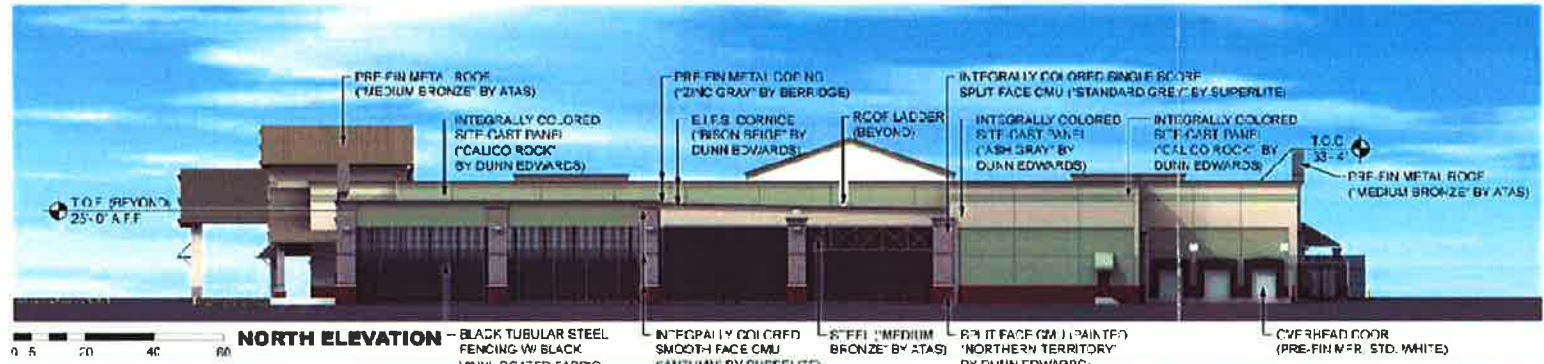
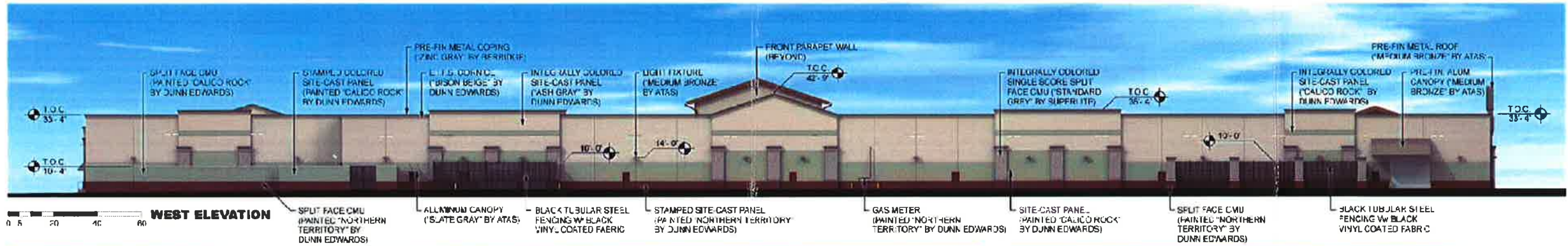
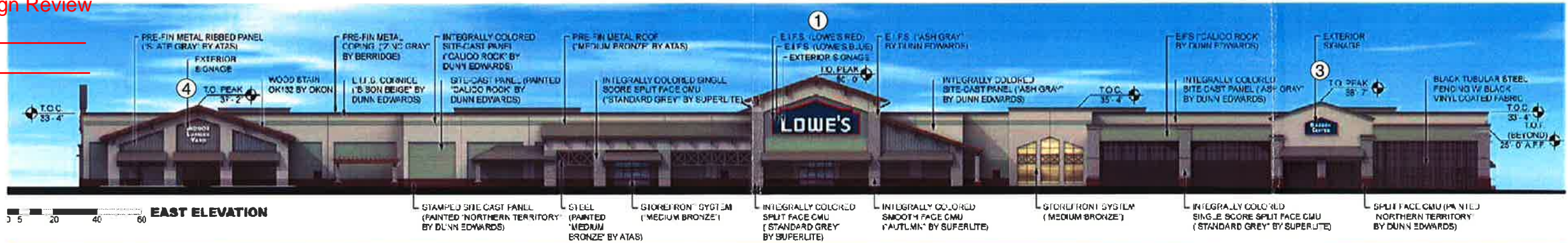
2005 National Electrical Code. 120 volts

APPROVED

Minor Administrative Design Review

Case # _____

Date _____



SIGNAGE SCHEDULE		
SIGNAGE	HEIGHT	AREA
1. 'LOWE'S'	7'-8" / 8'-3"	245.00 S.F.
2. 'LOWE'S'	7'-0" / 6'-2"	200.00 S.F.
3. 'GARDEN CENTER'		81.56 S.F.
4. 'INDOOR LUMBER YARD'		60.11 S.F.
TOTAL SIGNAGE:		986.87 S.F.



REPRESENTATION ONLY
NOT FOR CONSTRUCTION

BUILDING IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT ANY SUBTLE VARIATIONS IN COLOR, MATERIAL OR CONSTRUCTION THAT MAY OCCUR DUE TO LOCAL MATERIAL DIFFERENCES AND FINAL DESIGN DETAILING.

NOTE: 33'-4" HIGH PARAPETS SCREEN RTU'S IN THEIR ENTIRETY - SEE SHEET A.2.



East Gilbert, AZ
117K Wide 178 GCR
11/22/2006

Case #: DR07-144
Attachment 5: Building Elevations
(8 pages)
March 13, 2008



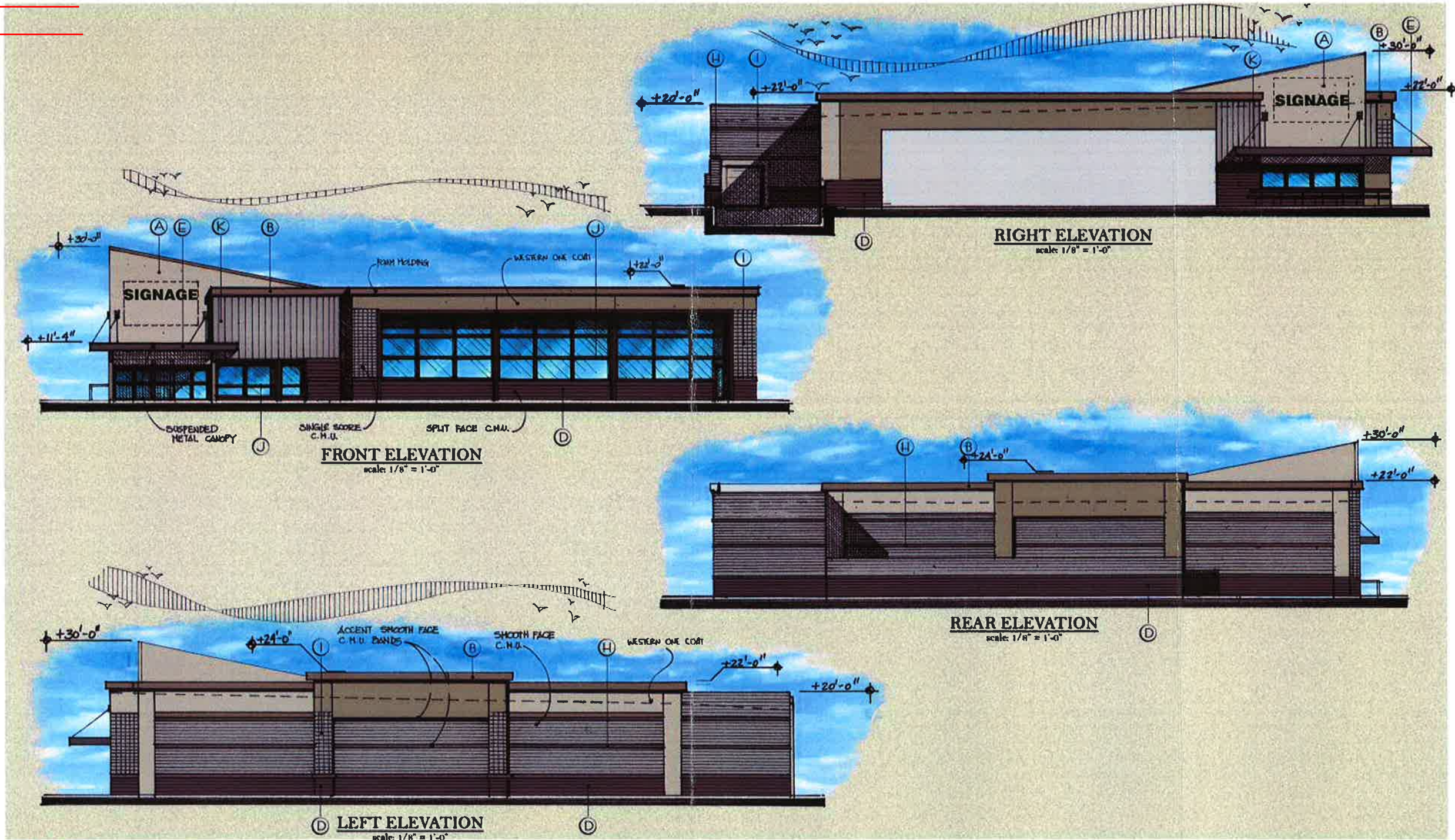
APPROVED

Minor Administrative Design Review

Case # _____

Date _____

1.5 sq ft. for each lineal foot of frontage-Minimum 32 square feet per elevation



EXTERIOR ELEVATIONS



RED DEVELOPMENT

(A) DUNN EDWARDS #DEC 751 'Ash Gray'	(B) DUNN EDWARDS #DE 6209 'Rock 'N' Oak'	(C) DUNN EDWARDS #DEC 776 'Courtyard Green'	(D) DUNN EDWARDS #DEC 158 'Northern Territory'	(E) METAL CANOPY ATAS INTERNATIONAL #3 'Medium Bronze'	(H) SUPERLITE BLOCK SPLIT-FACE C. M. U. 'Autumn'	(I) SUPERLITE BLOCK SINGLE SCORE C. M. U. 'Standard Gray'	(J) SOUTHWEST ALUMINUM STOREFRONT C: 437X883 'Cocoa Brown'	(K) METAL RIB PANEL 'BELVEDERE' ATAS INTERNATIONAL #20 'Slate Grey'

Fresh & Easy
NWC Higley Rd & Queen Creek Rd
Gilbert, Arizona
June 8, 2007

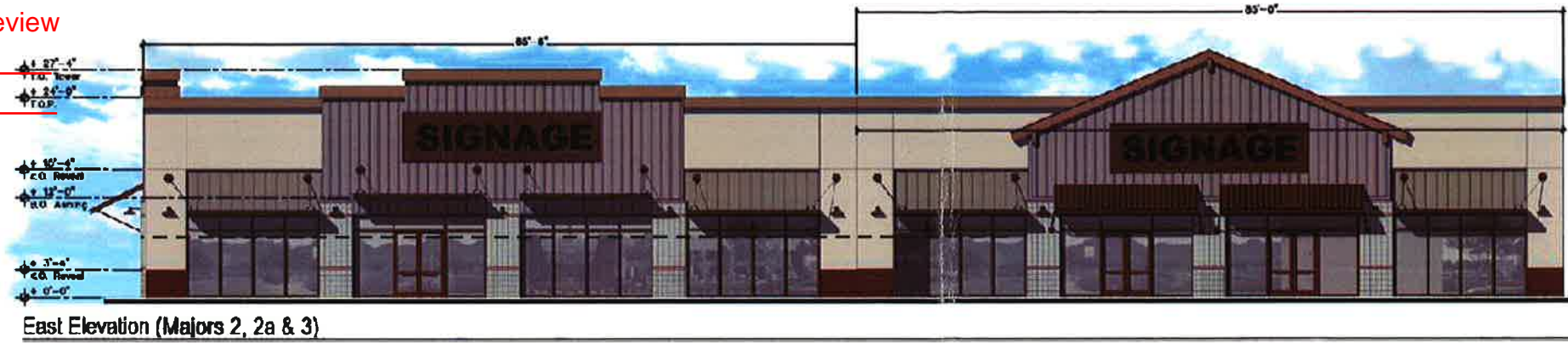
**DR07-144
MAJOR 4**

APPROVED

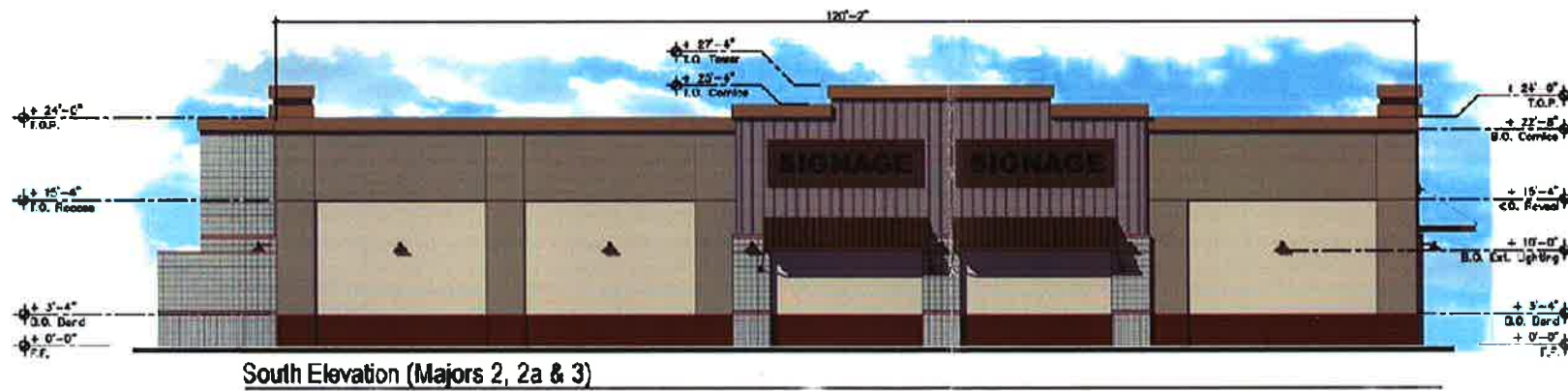
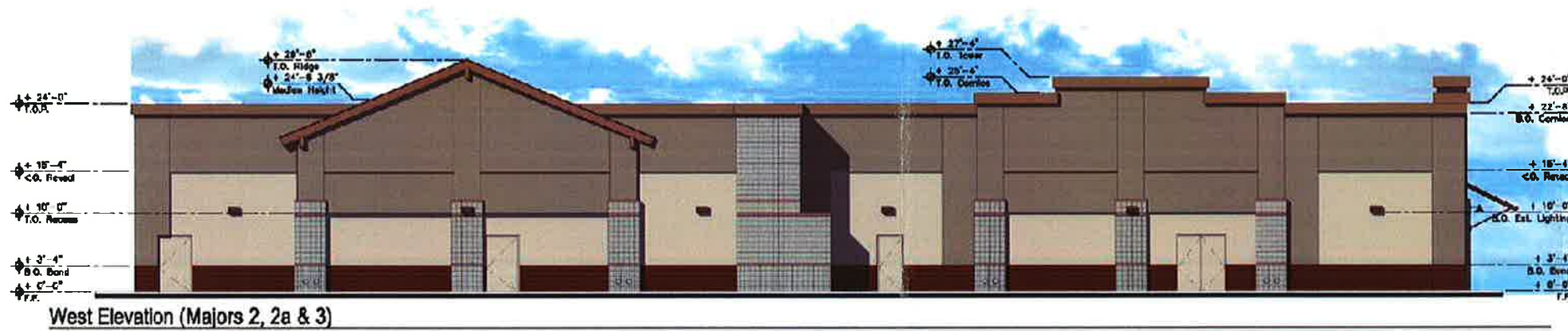
Minor Administrative Design Review

Case # _____

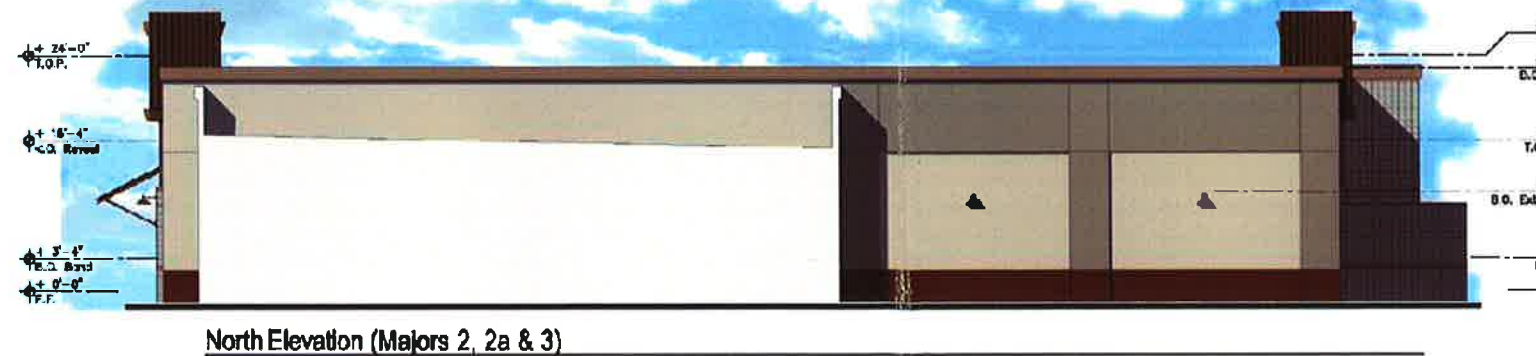
Date _____



1.5 sq ft. for each lineal foot of frontage-
Minimum 32 square feet
per business frontage



1.5 sq ft. for each lineal foot of frontage-
Minimum 32 square feet
per business frontage



PAINT - BY DUNN EDWARDS		MASONRY - BY SUPERLITE	
A	ADCC 751 ASH GRAY FR7-44	H	142 27.3 AUTUMN
B	AGE 6209 ROCK TO OAK FR7-14	I	STANDARD GRAY
C	ADCS 770 COURTYARD GREEN LR7-26		
D	AGE 700 SUNSHINE LUMINOUS LR7-7		
E	METAL ROOF - BY ATAS		
F	M3 MEDIUM BRONZE		
	209 SLATE GRAY		

HIGLEY PAVILION - MAJORS 2, 2A, & 3
N.W.C. QUEEN CREEK ROAD & HIGLEY ROAD
TOWN OF GILBERT, ARIZONA

09-24-07 New building elevations. Dimensions of building added.



APPROVED

Minor Administrative Design Review

Case # _____

Date _____

1.25 sq ft. for 1 lineal foot of frontage-Minimum 32 square feet per business frontage



North Elevation (Shops A)

1.25 sq ft. for 1 lineal foot of frontage-Minimum 32 square feet per business frontage



South Elevation (Shops A)

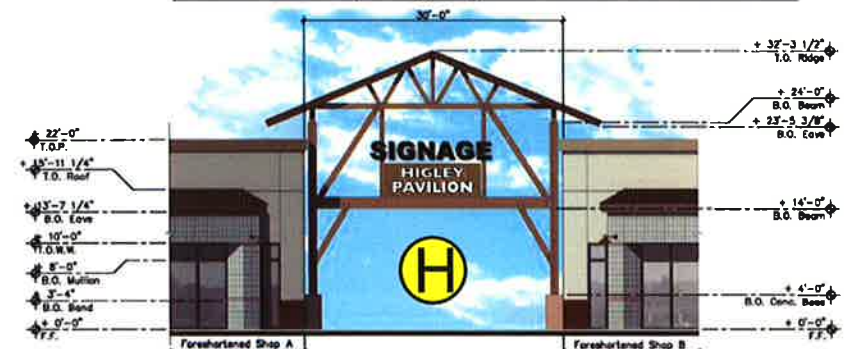


North West Corner (Parking Side)

**1.25 sq ft. for 1 lineal foot of frontage-
Minimum 32 square feet per business frontage**



West Elevation (Shops A)



South East Corner (Street Side)

**1.25 sq ft. for 1 lineal foot of frontage-
Minimum 32 square feet per business frontage**

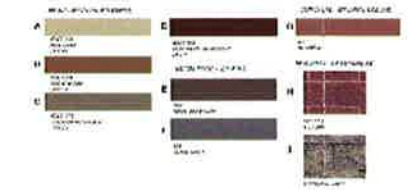


East Elevation (Shops A)

HIGLEY PAVILION - SHOPS 'A'

N.W.C. QUEEN CREEK ROAD & HIGLEY ROAD
TOWN OF GILBERT, ARIZONA

09-24-07 New building elevations. Adding building dimensions.



APPROVED

Minor Administrative Design Review

Case # _____

Date _____

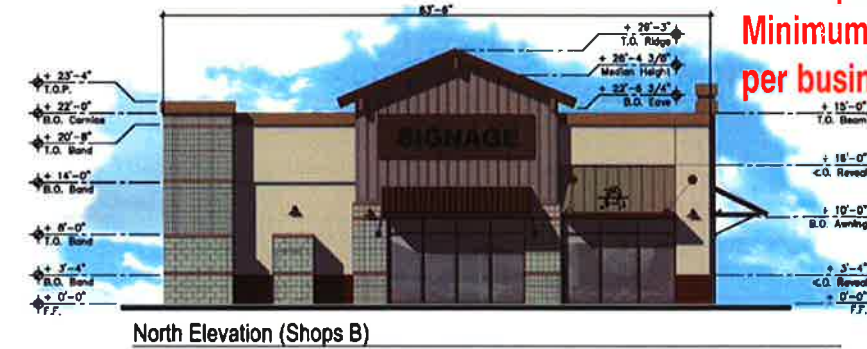
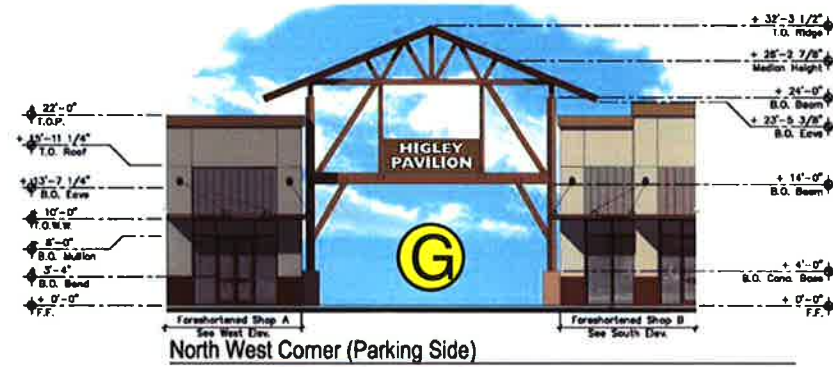
1.25 sq ft. for 1 lineal foot of frontage-
Minimum 32 square feet
per business frontage



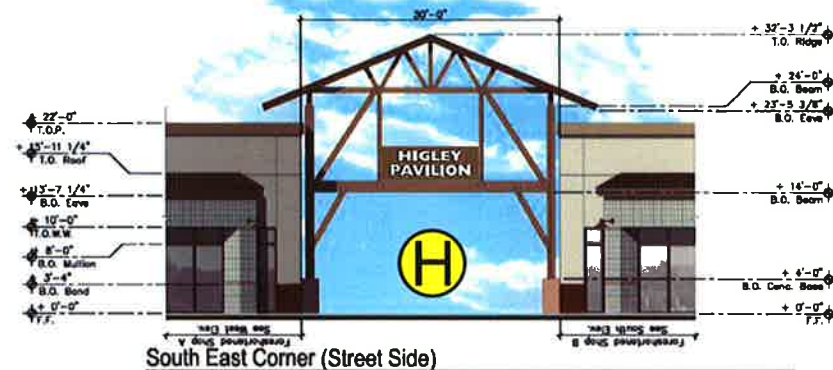
1.25 sq ft. for 1 lineal foot of frontage-
Minimum 32 square feet
per business frontage



1.25 sq ft. for 1 lineal foot of frontage-
Minimum 32 square feet
per business frontage



1.25 sq ft. for 1 lineal foot of frontage-
Minimum 32 square feet
per business frontage



HIGLEY PAVILION - SHOPS 'B'

N.W.C. QUEEN CREEK ROAD & HIGLEY ROAD
TOWN OF GILBERT, ARIZONA

09-24-07 New building elevations. Adding building dimensions.

FINISH - EXTERIOR/INTERIOR		COLORS - EXTERIOR/INTERIOR	
A	BRICK	D	BRICK
B	STUCCO	E	BRICK
C	CONCRETE	F	BRICK
		G	BRICK
		H	BRICK
		I	BRICK



APPROVED

Minor Administrative Design Review

Case # _____

Date _____

1.25 sq ft. for each lineal foot of frontage-Minimum 32 square feet per business frontage



East Elevation (Shops C)



West Elevation (Shops C)



North Elevation (Shops C)



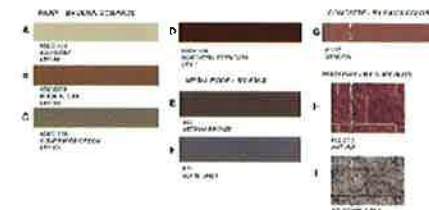
North West Elevation (Shops C)



HIGLEY PAVILION - SHOPS 'C'

N.W.C. QUEEN CREEK ROAD & HIGLEY ROAD
TOWN OF GILBERT, ARIZONA

09-24-07 New building elevations. Adding building dimensions.



APPROVED

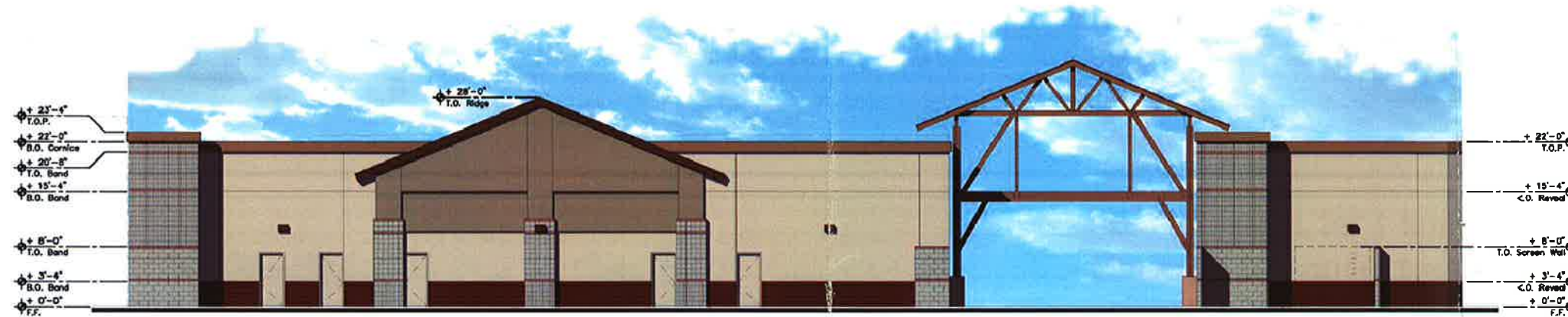
Minor Administrative Design Review **1.25 sq ft. for each lineal foot of frontage-Minimum 32 square feet per business frontage**

Case # _____

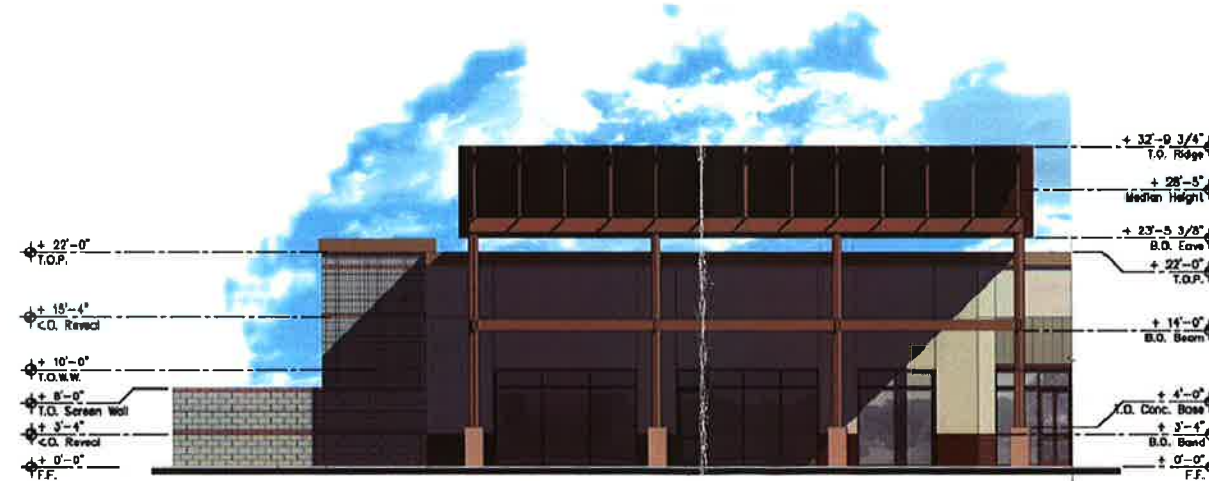
Date _____



East Elevation (Shops D)



West Elevation (Shops D)



South Elevation (Shops D)

PAINT - BY DUNN EDWARDS		CONCRETE - BY DAVIS COLDS	
A	ALICE 1117 AQUA 1001 LRY #8	D	PERI 100 ACRYLIC TERRAZZO LRY #7
B	NEW 100 BOLD 100 LRY #9	E	PERI 100 ACRYLIC TERRAZZO LRY #7
C	BOLD 111 COLORADO GREEN LRY #9	F	PERI 100 ACRYLIC TERRAZZO LRY #7
		G	PERI 100 ACRYLIC TERRAZZO LRY #7
		H	PERI 100 ACRYLIC TERRAZZO LRY #7
		I	PERI 100 ACRYLIC TERRAZZO LRY #7



HIGLEY PAVILION - SHOPS 'D'
N.W.C. QUEEN CREEK ROAD & HIGLEY ROAD
TOWN OF GILBERT, ARIZONA

09-24-07 New building elevations. Adding building dimensions.



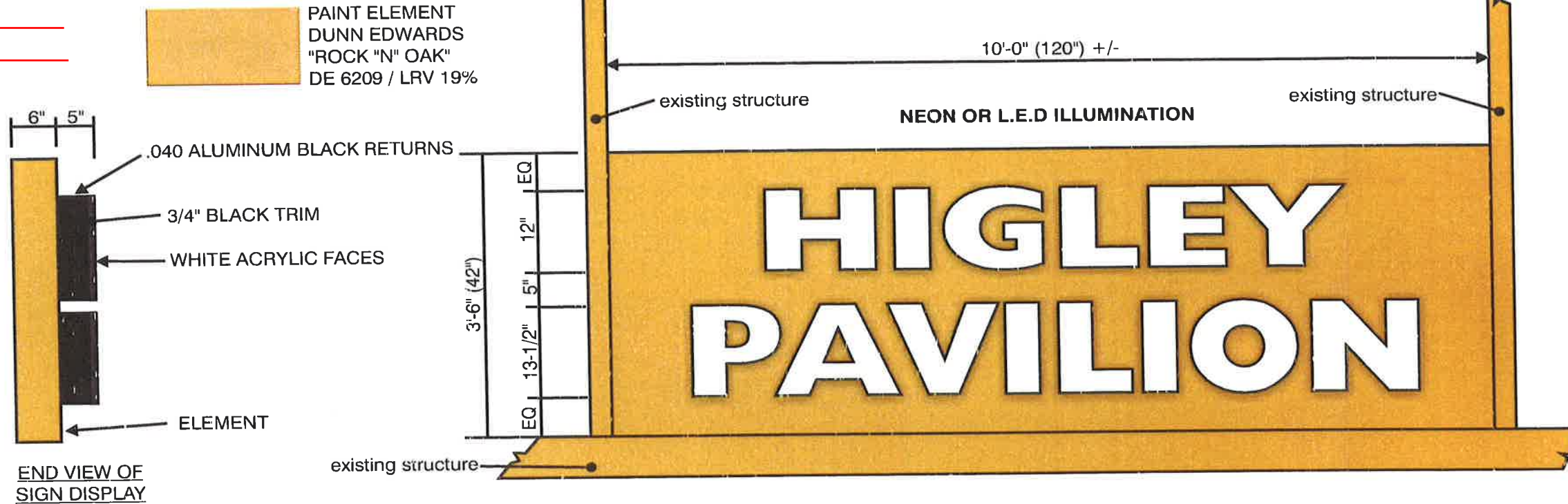
DR07-144

APPROVED

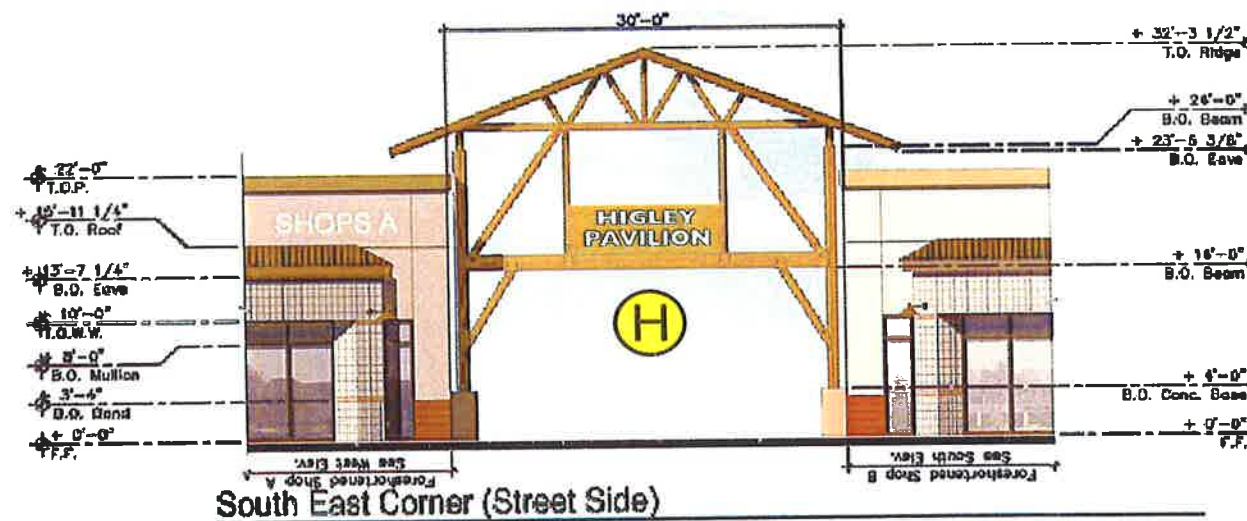
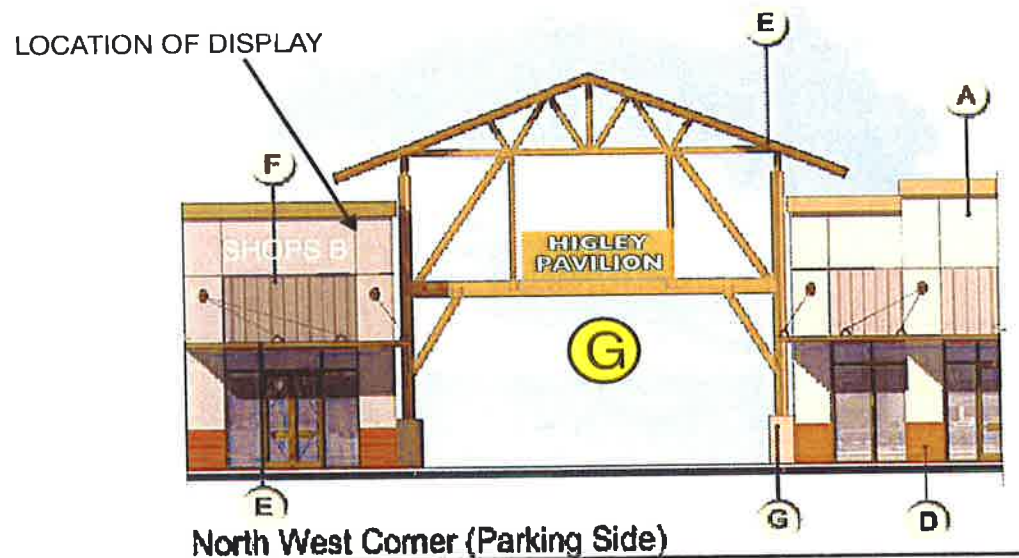
Minor Administrative Design Review

Case # _____

Date _____



G H (2) TWO SETS OF ILLUMINATED PAN CHANNEL LETTERS ONTO ELEMENTS
 scale: 3/4" = 1'-0"
 NORTHWEST CORNER (Parking Side) BETWEEN SHOPS A & B
 SOUTHEAST CORNER (Street Side) BETWEEN SHOPS A & B



10-10-07 Added another sign.
 7-27-07 Added this sheet.

HIGLEY PAVILIONS		ADDRESS: 4028 W. WHITTON PHX, AZ. 85019		BOOTZ & DUKE Signs
NWC Queen Creek Rd & Higley Rd Gilbert, AZ		PHONE: (602)-272-9356		
Bil Gibson	LMWilliams	FAX: (602)-272-4608		SINCE 1944
12-15-06	AS NOTED	E-MAIL: www.bootzandduke.com		
L-1590-06		THIS CUSTOM DESIGN SUBMITTED FOR YOUR PERSONAL USE IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITH OUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE SIGN CO.		2005 National Electrical Code. 120 volts
NORTHWEST CORNER TOWER SIGN SHOPS A B				

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT. ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING.

DR07-144

2005 National Electrical Code. 120 volts