

Higley/Pecos Retail



REC

DEC 22 2005

4018 E. Winslow
(480) 921-9900

Phoenix, AZ 85040
fax: (602) 437-8073

PREPARED BY: SCOTT D. HUDSON

SIGN CRITERIA
3126 SOUTH HIGLEY ROAD, GILBERT

SIGN CRITERIA

This criteria has been developed to insure design compatibility among all signs on the west side of South Higley, 3126 South Higley Road and North of Pecos in Gilbert, Arizona. Conformance to this criteria will be strictly enforced. Any sign installed that is not conforming to this criteria and not approved by the Developer/Landlord must be removed or brought into conformance by the Applicant and/or its Sign Contractor.

The Landlord shall approve all signs, in writing, prior to installation. Sign permits must be obtained from the Town of Gilbert before installation.

The following is a description of the design criteria:

GENERAL SIGNAGE REQUIREMENTS

Any reference herein to the word Tenant or Tenants shall be construed to be the same as Owner or Owners.

1. The Landlord shall review the shop drawings and specification (2) two sets and return (1) one set to the Applicant marked "Approved", "Approved as Noted", or "Revise and Re-Submit".
2. "Revise and Re-Submit" drawings will be returned to the Applicant with comments. These drawings shall be revised by the Applicant and re-submitted to the Landlord for its approval.
3. Upon receipt of the Landlord approval, the Applicant must first obtain permit from the Building Department with the Town of Gilbert. Subsequent to city approval, the Applicant may proceed with installation.
4. No signs, advertisements, notices, or other lettering shall be exhibited, inscribed, painted, or affixed on any part of a sign. Except lettering and/or graphics, which have received the prior written approval of the Developer/Landlord.
5. Applicant or its Representatives shall obtain all permits for its exterior sign and its installation. Applicant shall be responsible for all requirements and specifications.

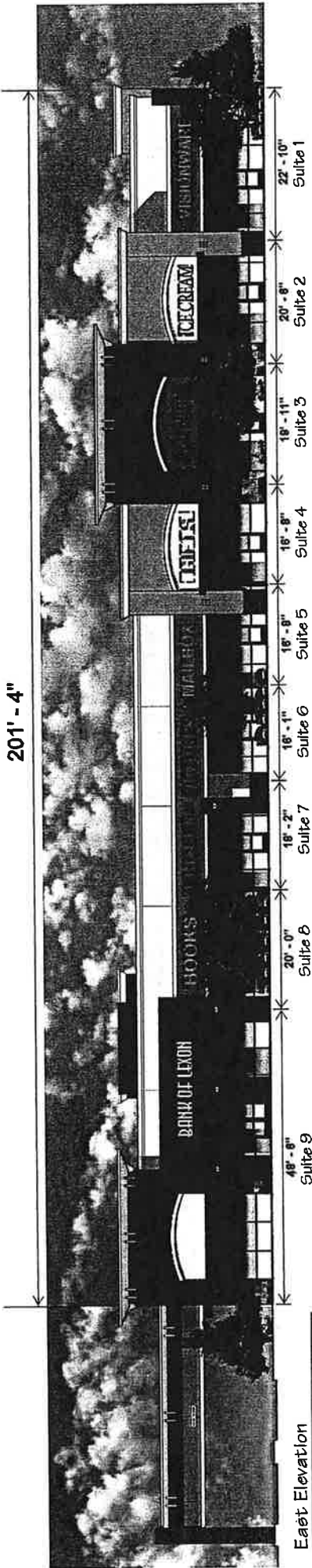
6. Applicant shall have the sole responsibility for compliance with all applicable statutes/codes, ordinances, or other regulations for all work performed on the premises by or on behalf of the Applicant.
7. The Landlord's approval of the Applicant's plan specifications, calculations, or work shall not constitute an implication, representation, or certification by the Landlord that said items are in compliance with the Applicant statutes/codes, ordinances, or other regulations.
8. All signage is subject to the Town of Gilbert approval and this master sign exhibit. Developer/Landlord will support all applications for signs in compliance with this exhibit but cannot guarantee city approval.
9. All signage shall be constructed and installed at the Tenant's expense.
10. Tenant and the Tenant's Contractor shall be responsible for the repair of any damage caused by installation or removal of any signage.
11. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.
12. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
13. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
14. All exposed metal shall be painted to render them inconspicuous.
15. No exposed tubing, conduit, or raceways will be permitted. All conductors, transformers, and other equipment shall be concealed.
16. All electrical signs shall bear the UL label and be mounted on top of letters.
17. All signs shall conform to Uniform Building Code Standards.
18. All electrical signs shall conform to National Electrical Code Standards.
19. Tenant shall be liable for the operation of their Sign Contractor.
20. Painted lettering will not be permitted.
21. Flashing, moving, or audible signs will not be permitted with the exception of drive-thru menu boards and speakers.
22. No exposed neon lighting shall be used on signs, symbols, or decorative elements without prior approval by the Developer/Landlord and the Town of Gilbert.
23. Standard white vinyl die cut copy may be used to display hours of business, emergency numbers, etc. All window graphics and displays shall be subject to the approval of the Developer/Landlord prior to fabrication or implementation.

24. Wall signs (I.D. NAME ONLY) shall consist of individual internally illuminated pan channel letters with plexi-glass faces, 5" returns and 3/4" trim cap. The returns and trim cap to match in color. Colors to be determined by landlord and tenant. Neon or L.E.D. may be used for Illumination in all or part of sign. These letters shall be by the Developer / Landlord.
25. All signage for End-Line Tenants shall calculate signage by the following formula:
For all signs setback over 75' from the right of way, a maximum of 1-1/2' square feet/linear foot of the building elevation per tenant is permitted. Total permitted sign areas for a single user, may be split between two elevations, for those having Tower Elements in front of their leased space. No sign to exceed 80% of leased front or vertical height of sign band.
26. Letter style and color shall be subject to the approval by the Developer/Landlord.
27. A minimum of 32 square feet of wall sign area shall be allowed per tenant/user.
28. All logos are not to exceed 6 square feet.

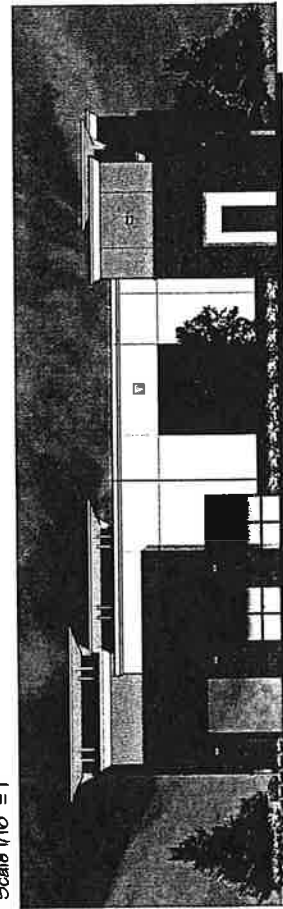
SA1 - SHOP TENANTS

1. Tenants may have (1) one or (2) exterior sign on leased front fascia. Not to exceed Town of Gilbert's sign allowance.
2. Letters to be pan channel made of .040 aluminum with 5" returns.
3. Return colors to be Black or 313 Bronze..
4. Trim-cap color may be 3/4" and color to match plex face.
5. All letters shall not exceed 28" in height on (1) one line of copy.
6. Signs with (2) two lines of copy not to exceed 32" in height.
7. No sign to exceed 80% of the allowable square footage in the vertical height or length, on sign band area.
8. Illumination to be NEON or L.E.D., color to be decided by the Developer/Landlord.
9. Plex colors to be standard acrylic colors, 211-Red, 209-Red, 407-Yellow, 506-Green, 607-Blue or vinyl overlays. Tenants may use other colors if so desired.
10. Franchises and National Companies may use their custom colors.
11. Tenants that have Tower Elements in front of their leased space may install their sign with a maximum height of 32" for (1) one or (2) lines of copy.

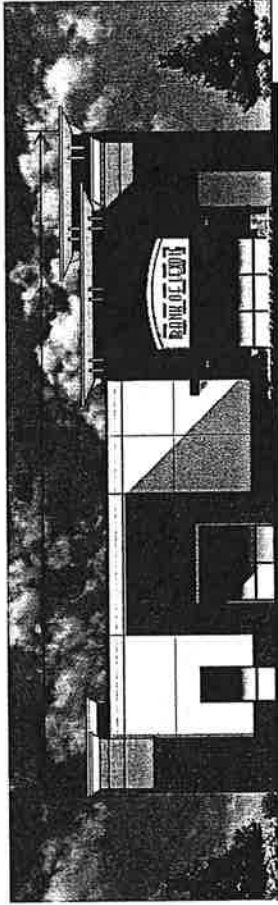
201' - 4"



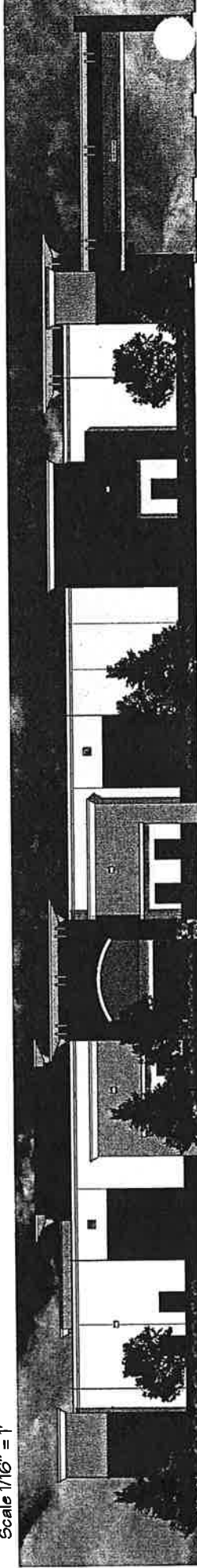
West Elevation
Scale 1/16" = 1'



North Elevation
Scale 1/16" = 1'



South Elevation
Scale 1/16" = 1'



East Elevation
Scale 1/16" = 1'

Table: MAXIMUM ALLOWABLE SIGNAGE PER SUITE

Suite #	Frontage	Sign Footage	Suite #	Frontage	Sign Footage
Suite 1	22' - 10"	34 sqft	Suite 6	16' - 1"	24 sqft
Suite 2	20' - 6"	30 3/4 sqft	Suite 7	18' - 2"	27 1/4 sqft
Suite 3	19' - 11"	29 7/8 sqft	Suite 8	20' - 0"	30 sqft
Suite 4	16' - 8"	25 sqft	Suite 9	48' - 6"	72 3/4 sqft
Suite 5	16' - 8"	25 sqft	Suite 9	If split, 2 (Elev)	48' allowed footage

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Project Name: LEXON - Elevations - Higley & Pecos Road, Gilbert, AZ

CONTACT: SCOTT HUDSON - 602.570.1912

DATE OF DWG: 05/20/05

REVISION DATE:

SCALE(S): SIGN DESIGN: Not To Scale

ELEVATION: DETAILS:

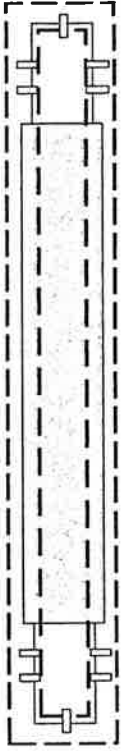
LANDLORD APPROVAL: DATE OF APPVL:

COMMERCIAL SIGNS

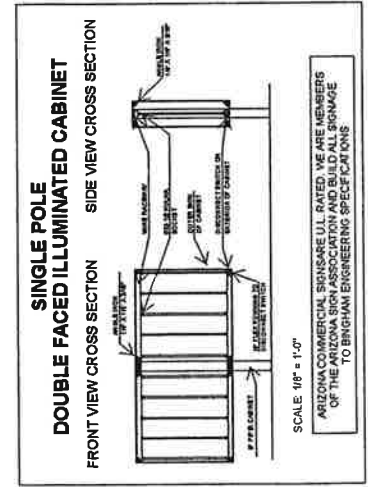
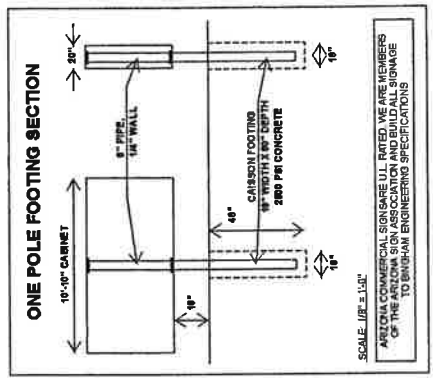
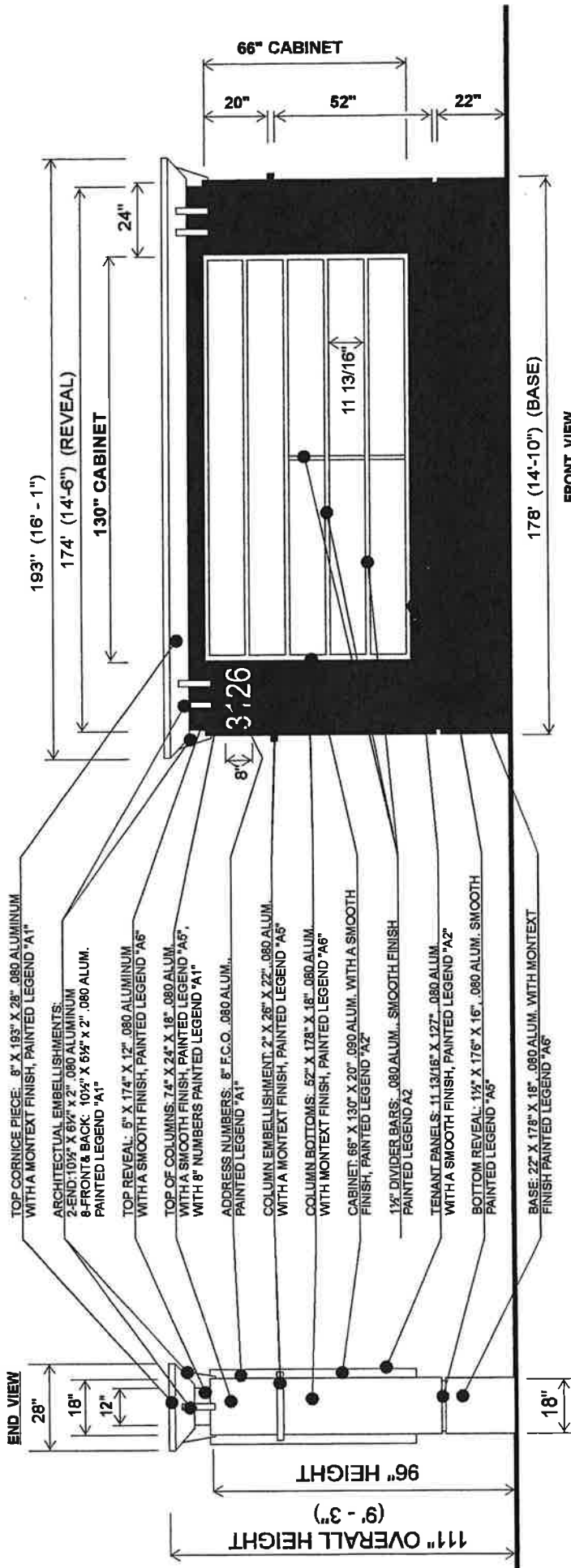
THIS DRAWING IS THE PROPERTY OF ARIZONA COMMERCIAL SIGNS & IS NOT TO BE REPRODUCED BY ANY OTHER SIGN COMPANY

A1	DUNN EDWARDS PEARL WHITE - SP 70	A5	DUNN EDWARDS "STORM WEATHER" - DE 919
A2	DUNN EDWARDS "CLIFF'S VIEW" - DE 3182	A6	DUNN EDWARDS "COCO" - SP 74

TOP VIEW



**MANUFACTURE & INSTALL:
ONE ILLUMINATED DOUBLE FACED
MONUMENT SIGN**



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Project Name: LEXON - Monument - Higley & Pecos Road, Gilbert, AZ

Contact: SCOTT HUDSON - 602.570.1912

DATE OF DWG: 05/20/05
REVISION DATE: 12/14/05

ELEVATION:
SCALE(S):
SIGN DESIGN: 3/16" = 1' - 0" DETAILS

LANDLORD APPROVAL:
DATE OF APPL':

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Findings of Fact

DR04-104
Attachment 4: Findings of Fact
January 12, 2006

DR04-104 **Comprehensive Sign Package** **Higley and Pecos Roads**

1. The project is consistent with applicable design guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and the Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services.

File Copy!



NOTICE OF DECISION

December 31, 2012

Ed Sabin
Sign A Rama
3400 N Arizona Ave., #117
Chandler, AZ
85225

Dear Mr. Sabin,

RE: Minor Administrative Design Review PAL12-65 (DR04-104-A), Higley Pecos Retail Center, Modification of the CSP regarding Wall Signage for Businesses with Double Frontage, located at 3142 S Higley Rd., NWC Higley and Pecos Rd. in NC-Neighborhood Commercial PAD Dist.

Staff has reviewed your application for Minor Administrative Design Review for a Comprehensive Signs Plan-CSP modification for Higley Pecos Retail Center, located at the northwest corner Higley and Pecos Rd. in NC-Neighborhood Commercial PAD Dist. that was received by this office on Dec. 6, 2012. The request is for a modification of the Comprehensive Sign Plan for wall signage for businesses with Double Frontage for the approximate 2.2 ac. shopping center site.

The request provides for the addition of new signage criteria that was recently added to the Sign Code provisions of the Land Development Code-LDC. The amendment to the CSP will update the current wording for Wall Signage to reflect the provisions of the LDC. The new wording provides signage for businesses with double frontage provisions to be as follows;

"For businesses with double frontage the maximum wall sign area as calculated below shall be permitted on two building elevations. Reduced area shall be permitted on additional elevations."

"Wall Signs placed on canopies will be counted against the wall sign area allowance."

The modified signage is consistent with the provisions of the LDC. Therefore, staff has made the following findings when reviewing this request:

1. The project is consistent with applicable design guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use and Community Design Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services.

Based on these findings, Administrative Design Review for PAL12-65 (DR04-104-A), Higley Pecos Retail Center, located at 3142 S Higley Rd., NWC Higley and Pecos Rd. in NC–Neighborhood Commercial PAD Dist. The Minor Comprehensive Signs Plan modification will provide for wall signage for businesses with double frontage and canopy signage by adding the words;

“For businesses with double frontage the maximum wall sign area as calculated below shall be permitted on two building elevations. Reduced area shall be permitted on additional elevations.”

“Wall Signs placed on canopies will be counted against the wall sign area allowance.”

In accordance with the LDC, the application is APPROVED subject to the following condition:

1. The modifications and revisions to the comprehensive sign program shall be as shown on the Higley Pecos Retail Center Comprehensive Sign Program, prepared by Sign A Rama, staff dated December 31, 2012.
2. That the additional signage shown for East Valley Urgent Care is appropriate and approved subject to obtaining a sign permit and conforming with the Gilbert Sign Code and Comprehensive Sign Program as amended.

If you have any questions regarding these findings or require additional information please contact me at (480) 503-6848.

Sincerely,



Al Ward, AICP
Senior Planner

Attachments

- Higley Pecos Retail Center Comprehensive Sign Program by Sign A Rama, staff dated December 31, 2012.

REQUEST TO AMEND EXISTING CSP TO REFLECT:

4.407 Commercial

C. Permanent Signs. Signs shall comply with the approved Comprehensive Sign Program, Master Sign Plan, Final Design Review, or Administrative Design Review subject to the following regulations:

1. Wall Signs.

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

b. Total Business Sign Area. Each business shall be permitted a minimum Wall Sign area of 32 square feet. FOR BUSINESSES WITH DOUBLE FRONTAGE THE MAXIMUM WALL SIGN AREA AS CALCULATED BELOW SHALL BE PERMITTED ON TWO BUILDING ELEVATIONS. REDUCED AREA SHALL BE PERMITTED ON ADDITIONAL ELEVATIONS. The maximum Wall Sign area permitted for a business shall be the greater of:

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

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

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

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

APPROVED
 Administrative Design Review
 Case Planner Initials: AW
 Case #: PA 12-65
 Date: 12/3/12



Date:	12.4.12	Project Name:	EAST VALLEY URGENT CARE
Scale:	NTS	Address:	3142 S HIGLEY RD #9
Drawn:	12.4.12	City / State:	GILBERT
Sales:	JE		

UL
The sign will be printed on one-way reflective material. Dimensions are approximate and subject to change without notice. © 2010 UL LLC

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No.	Designer	Date
1	EPS	12.4.12
2	▲	NA
3	▲	NA
4	▲	NA
5	▲	NA
6	▲	NA

DESIGN DRAWING		1 of 1
Request Number:	1204-104-A 12	
File No:	1656	
File Location:	4.12	