



## NOTICE OF DECISION

June 21, 2017

**RE: DR16-100S (PDR-2017-01043) Mercy Point Medical Center- Administrative Design Review for Comprehensive Sign Program - 4<sup>th</sup> Monument Sign**

Dear Applicant:

Staff has reviewed the exhibits received for Administrative Design Review for Comprehensive Sign Program regarding an additional monument sign for Mercy Point Medical Center. 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 subject site is located within Mercy Point Medical Center which has a total street frontage of 1245 feet allowing a maximum total of four. There are three existing monument signs previously approved under original Comprehensive Sign Program DR06-100.
2. The sign will consist of one double face, internally illuminated with five tenant panel per side not to exceed eight feet in height from grade to top in overall height.
3. The double faced sign shall have a stone base and will be textured and painted according to the paint colors noted on attached exhibits previously approved under PAL15-16.
4. The sign will be set back a minimum of three feet from any right-of-way and maintain a minimum spacing of 100 feet from any other low-profile freestanding sign.
5. Placement of the monument sign shall be per the attached exhibits as approved by the Town's Traffic Engineering Department.

If you have any questions regarding the above, please contact me at 480-503-6563 or [dana.stevens@gilbertaz.gov](mailto:dana.stevens@gilbertaz.gov).

Sincerely,

A handwritten signature in blue ink that reads "Dana Stevens".

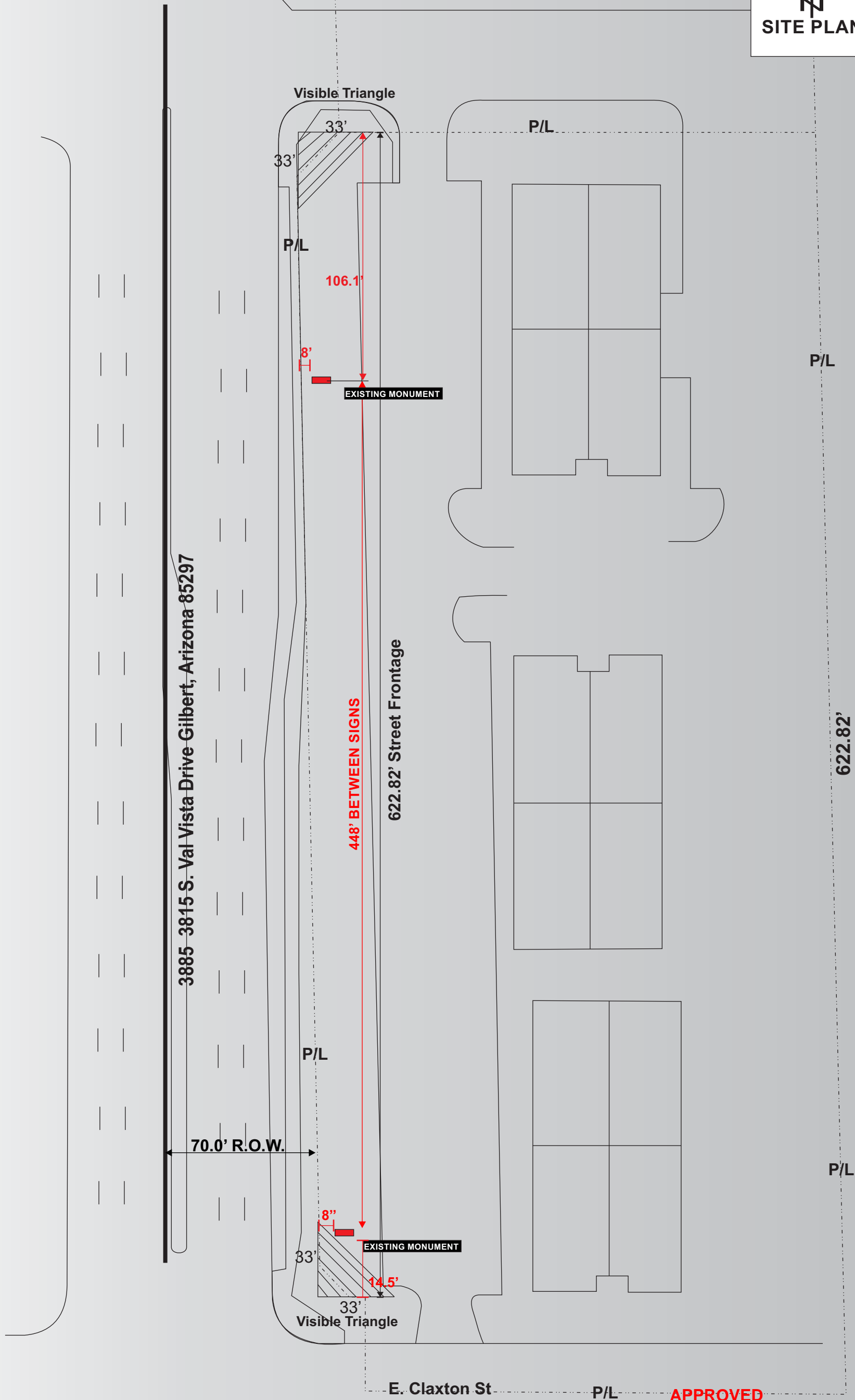
Dana Stevens  
Planning Specialist

Attachments:

Approved Sign Exhibits (Stamped approved 6/21/17)

# Mercy Point North Medical Center

E. Melrose St.



E. Claxton St

P/L

**APPROVED**

Administrative Design Review

Case # DR06-100B

Date 6/21/17

**WESTERN**  
Signs & Lighting  
2452 W. BIRCHWOOD STE. 111  
MESA, ARIZONA 85202  
480-831-8600

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Project	Affiliated Properties / Mercy Point North		
Address	3725 S. Val Vista Drive Gilbert, Arizona 85297		
Contact	Phone		
Acct. Mgr.	Designer	Mark Cefalu	
Scale	1" = 50'-0"	Date	3 - 17 - 17

**CUSTOMER APPROVAL**

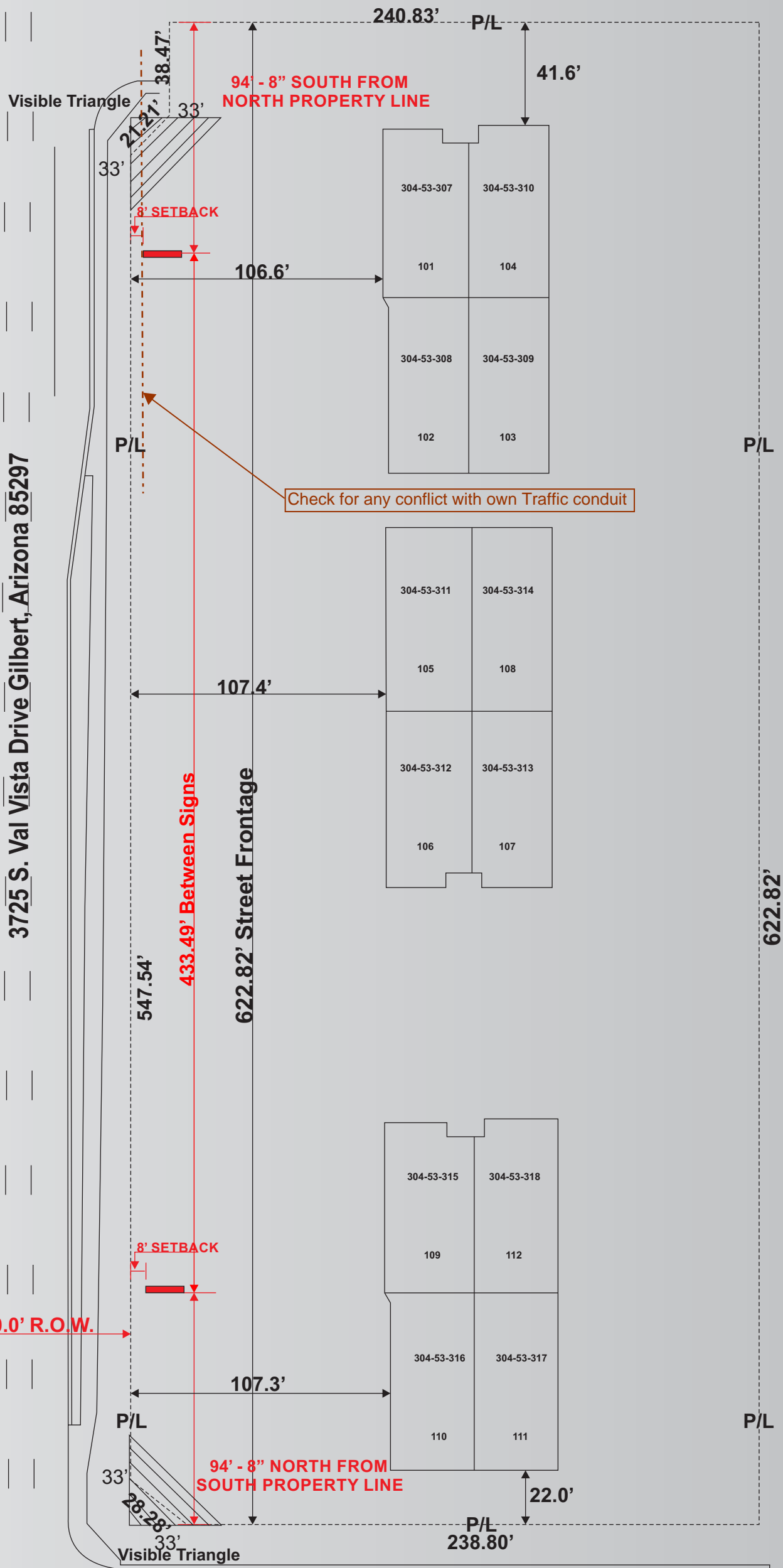
Approved without exception  Approved as noted & initialed

PLEASE NOTE: ALL PRINTED COLORS ARE REPRESENTATIONS OF THE INDICATED SPECIFICATIONS, AND MAY NOT BE AN EXACT MATCH TO ACTUAL COLORS USED.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Design No.

# Mercy Point North Medical Center



3725 S. Val Vista Drive Gilbert, Arizona 85297

Melrose Street

**APPROVED**  
 Administrative Design Review  
 Case # DR06-100B  
 Date 6/21/17

**WESTERN**  
*Signs & Lighting*  
 2452 W. BIRCHWOOD STE. 111  
 MESA, ARIZONA 85202  
 480-831-8600

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Project	Affiliated Properties / Mercy Point North		
Address	3725 S. Val Vista Drive Gilbert, Arizona 85297		
Contact	Phone		
Acct. Mgr.	Designer	Mark Cefalu	
Scale	1" = 50'-0"	Date	3 - 17 - 17

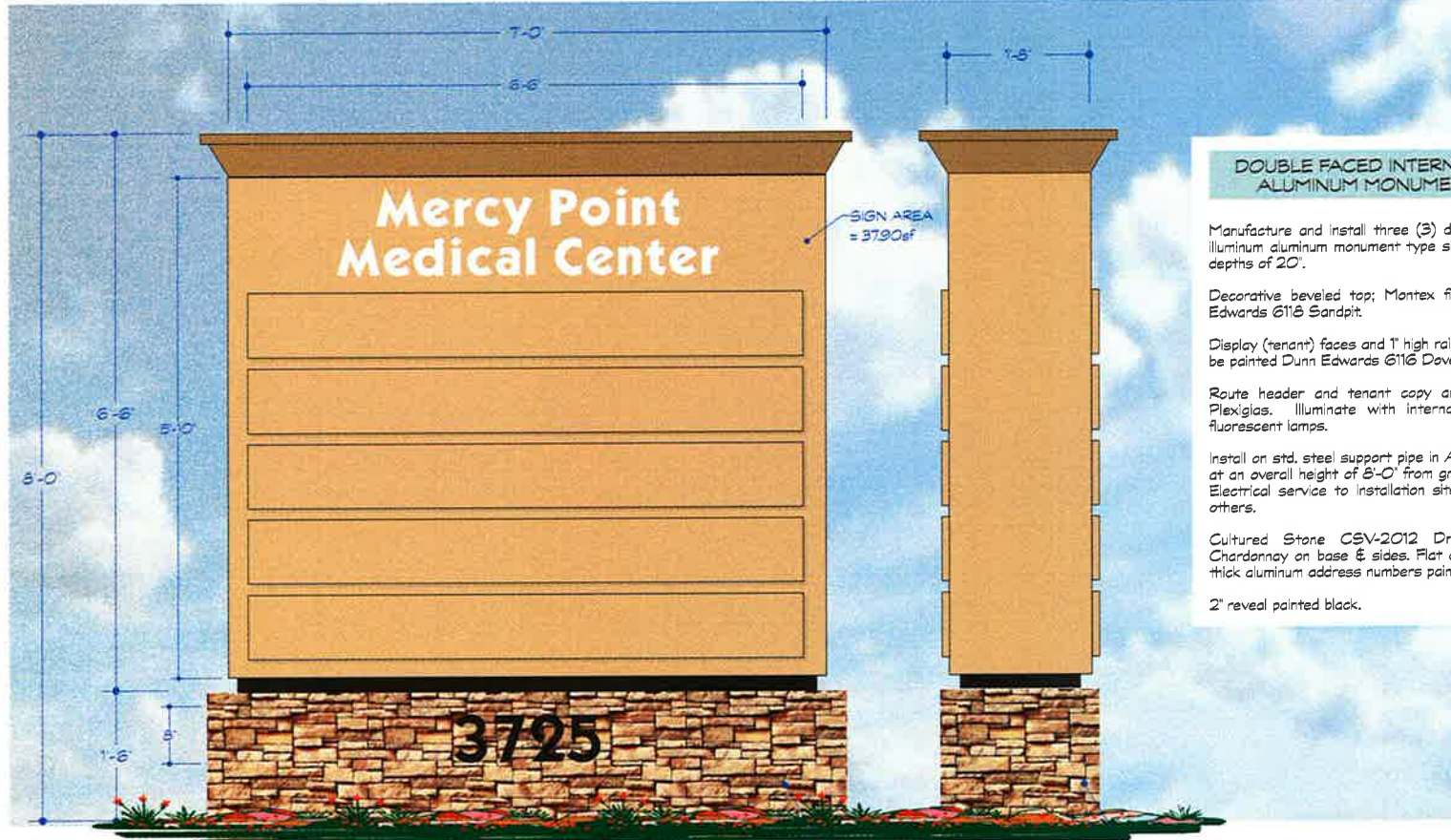
**CUSTOMER APPROVAL**

Approved without exception  Approved as noted & initialed

PLEASE NOTE: ALL PRINTED COLORS ARE REPRESENTATIONS OF THE INDICATED SPECIFICATIONS, AND MAY NOT BE AN EXACT MATCH TO ACTUAL COLORS USED.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Design No. \_\_\_\_\_



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

### DOUBLE FACED INTERNALLY ILLUM. ALUMINUM MONUMENT SIGNS

Manufacture and install three (3) double faced internally illum. aluminum monument type sign displays with filler depths of 20".

Decorative beveled top; Montex finish and paint Dunn Edwards 618 Sandpit.

Display (tenant) faces and 1" high raised tenant panels will be painted Dunn Edwards 616 Dover Plains.

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 8'-0" from grade to top of display. Electrical service to installation site will be provided by others.

Cultured Stone CSV-2012 Drystake LedgeStone Chardonnay on base & sides. Flat cut out 8" high x 1/4" thick aluminum address numbers painted black.

2" reveal painted black.

CSV 2012  
Chardonnay Drystake LedgeStone

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

Client:  
Mercy Point  
Medical Center

Location:  
Val Vista & Marrose  
Gilbert, AZ



2631 N. 31st Ave.  
Phoenix, AZ 85009  
602-278-6286  
fax: 602-278-0234  
E-mail (Art Dept):  
royalsign@royalsign.net

07-2892  
07-3390  
07-3417  
08-0278

Global Representative:  
Dennis Martin

E-mail:  
dennis@royalsign.net

Ordering or Revision Date:  
25 JAN 08

Drawn By:  
RKP

Checked By:  
SC, RKP

Fonts Used:  
Kabel bd normal  
Kabel demi

Approved Signage

Client

Location

Scale

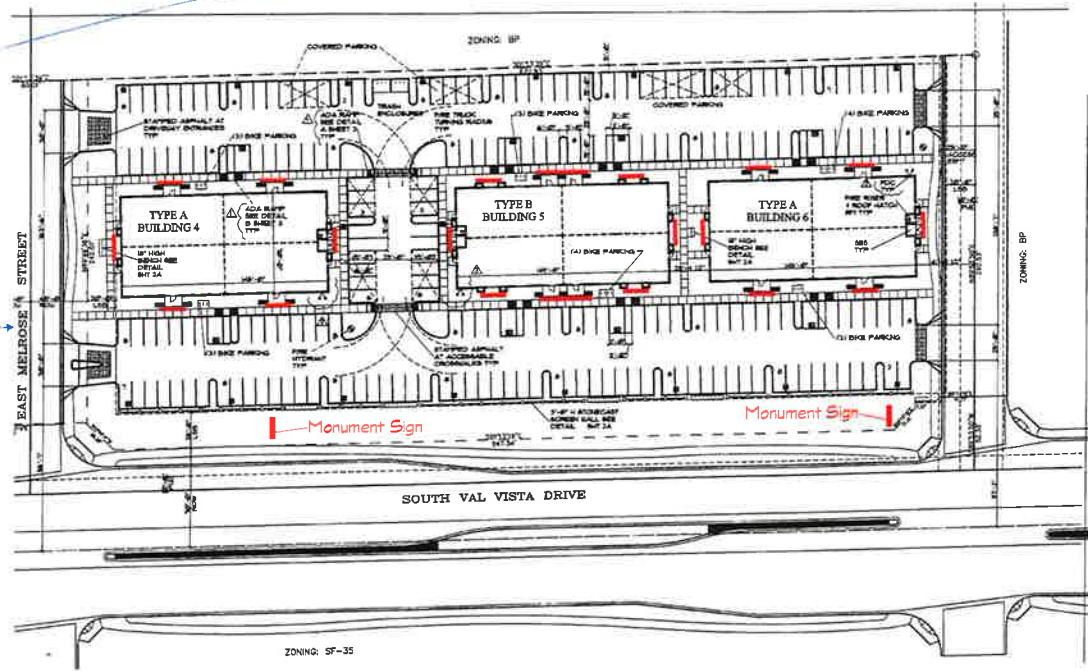
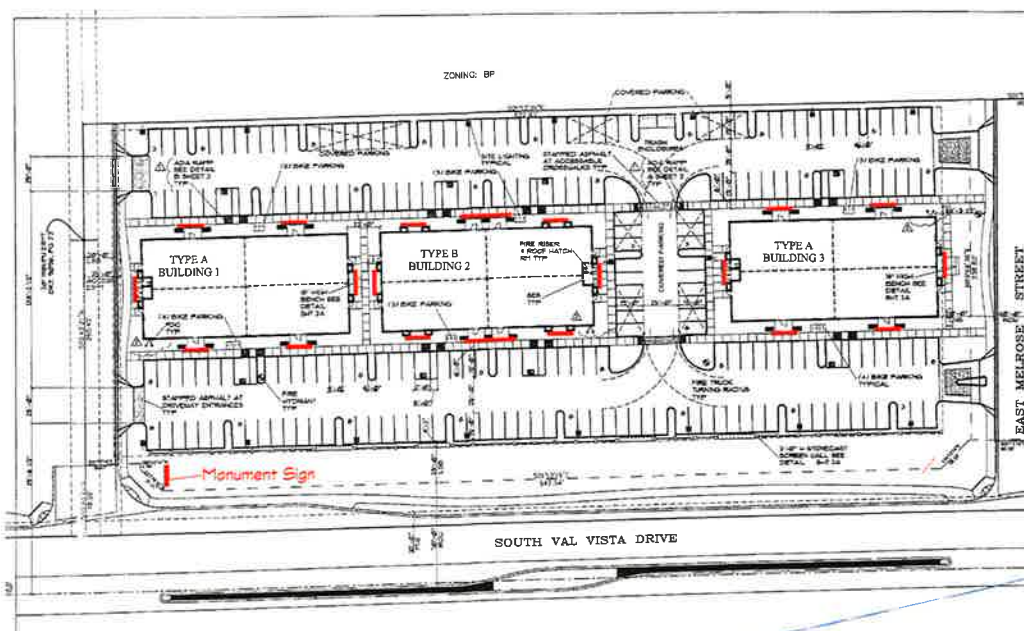
Estimate #

Sheet Title  
Location

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

Drawing Number

08-0278



Client:  
Merry Point  
Professional Village

Location:  
Val Vista E Melrose  
Gilbert, AZ



2631 N. 31st Ave.  
Phoenix, AZ 85009  
602-278-6266  
fax: 602-278-0234  
E-mail (Art Dept):  
royalsign@royalsign.net

07-2803  
08-0279

Exhib Representative:  
Dennis Martin

Ex-Per:  
dennis@royalsign.net

Drawing or Revision Date:  
25 JAN 08

Drawn By:

L. Harr

Revised By:

RKP

Forms Used:

Approved Submittals  
Covers

Landmarks

Signs

Grading

Sheet Title  
Site Plan

Scale:  
1" = 20'

Drawing Number  
**08-0279**

ZONING: SF-35

**MAXIMUM PERMITTED  
SIGN AREA = 145sf**

**DESIGNATED TENANT  
DISPLAY AREAS**

Tenant copy to be 2" deep reverse pan channel #4 brushed stainless steel.

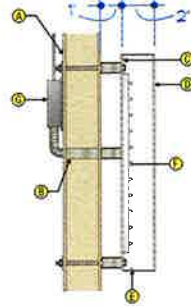
Stud mount to tenant area of fascia.

Copy sized to fit highlighted sign windows.  
Maximum sizes shown.

Logos may be allowed w/ Landlord and City approval  
(not to exceed 6sf)

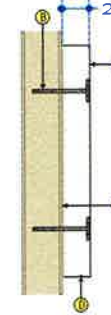
Signs shall not exceed 80% of wall area (height or width).

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

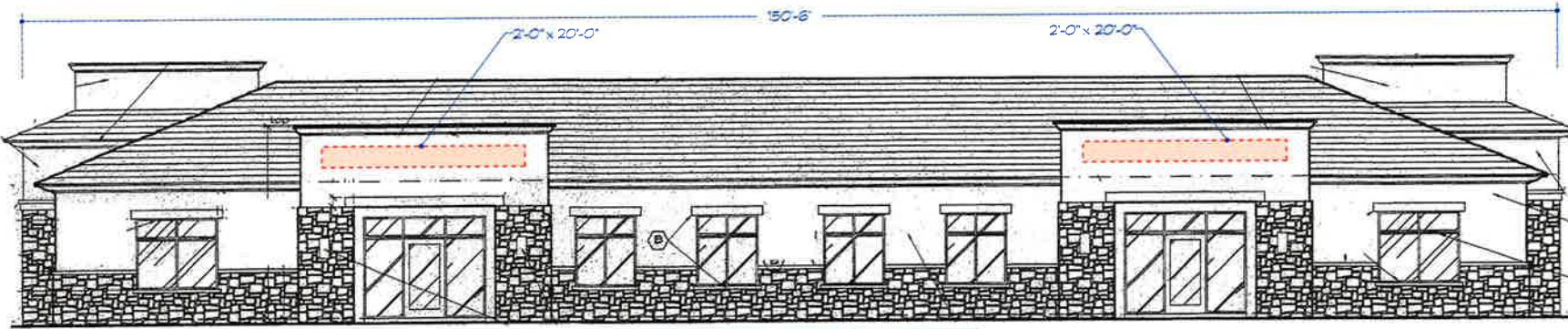


A	wall
B	conduit (1/2" min.)
C	Lexan back
D	brushed stainless steel
E	weep holes
F	LED lights (white)
G	remote low voltage trans.
H	

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	peg mounting
C	wall surface
D	weep hole



Bldg 1, 3, 4, 6 type A  
West Elevation  
Scale  
3/32" = 1'-0"



Client:  
Mercy Point  
Professional Village

Location:  
Val Vista E Merrose  
Gilbert, AZ



2631 N. 31st Ave.  
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602-278-6286  
fax: 602-278-0234  
E-mail (Art Dept):  
royalsign@royalsign.net

07-2893  
08-0266

Scale: Recommended  
Dennis Martin

Scale:  
dennis@royalsign.net

Drawing or Revision Date:  
25 JAN 08

Drawn By:  
RCP

Revised By:  
RCP

Notes Listed:  
na

Approval Signatures  
Client:

Landlord:

Scale:

Estimating:

Sheet Title

Location

Scale:  
see drawing

Drawing Number

**08-0266**

**MAXIMUM PERMITTED  
SIGN AREA = 145sf**

**DESIGNATED TENANT  
DISPLAY AREAS**

Tenant copy to be 2" deep reverse pan channel #4 brushed stainless steel.

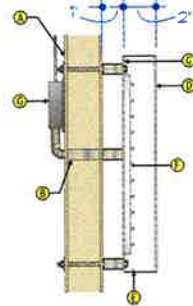
Stud mount to tenant area of fascia.

Copy sized to fit highlighted sign windows. Maximum sizes shown.

Logos may be allowed w/ Landlord and City approval (not to exceed 6sf)

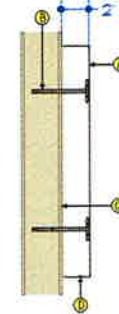
Signs shall not exceed 80% of wall area (height or width).

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

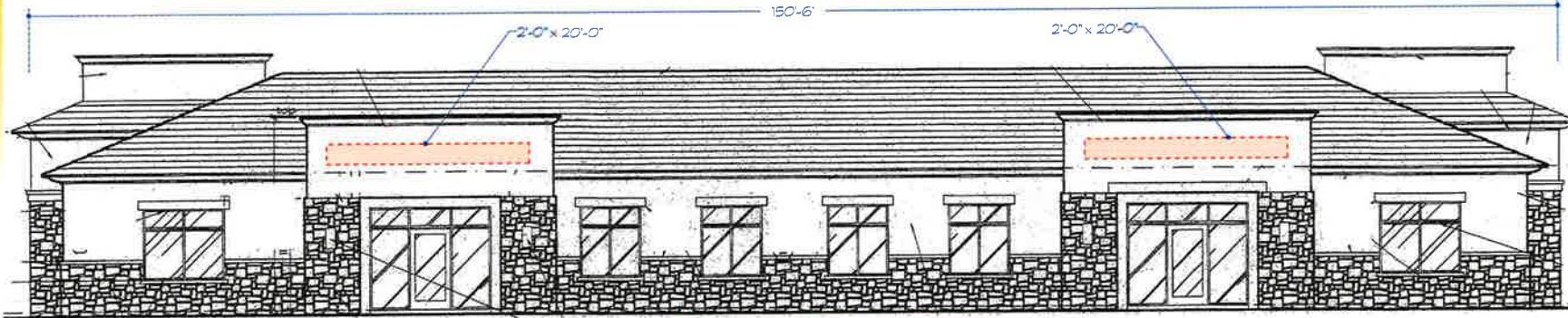


A	wall
B	conduit (1/2" min.)
C	Lexan back
D	brushed stainless steel
E	weep holes
F	LED lights (white)
G	remote low voltage trans.
H	

**Non-Illuminated RPC - Cross Section Detail**



A	RPC Metal Letter
B	peg mounting
C	wall surface
D	weep hole



Bldg 1, 3, 4, 6 type A  
East Elevation  
Scale  
3/32" = 1'-0"



Client:  
Mercy Point  
Professional Village

Location:  
Val Vista E Mallone  
Gilbert, AZ



2831 N. 31st Ave.  
Phoenix, AZ 85009  
602-278-6286  
fax: 602-278-0234  
E-mail (Art Dept):  
royalsign@royalsign.net

07-2884  
08-0269

Boles Representative:  
Dennis Martin

E-Mail:  
dennis@royalsign.net

Drawing or Revision Date:  
25 JAN 08

Drawn By:  
RKP

Revised By:  
RKP

Fonts Used:  
n/a

Approval Signatures  
Client

Designer

Checker

Estimator

Sheet Title

Location

Scale:  
see drawing

Drawing Number

**08-0269**

**MAXIMUM PERMITTED  
SIGN AREA = 145sf**

**DESIGNATED TENANT  
DISPLAY AREAS**

Tenant copy to be 2" deep reverse pan channel #4 brushed stainless steel.

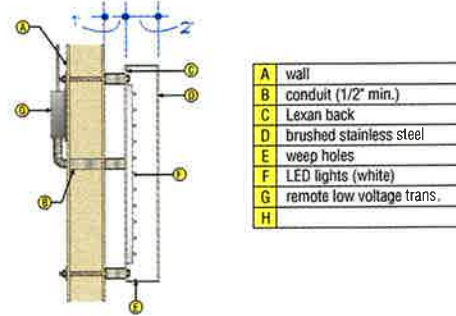
Stud mount to tenant area of fascia.

Copy sized to fit highlighted sign windows.  
Maximum sizes shown.

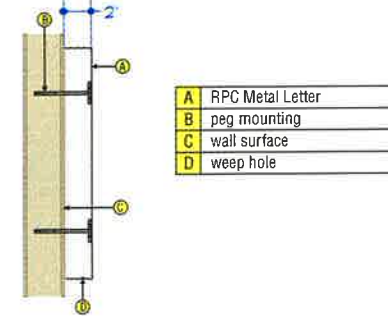
Logos may be allowed w/ Landlord and City approval  
(not to exceed 6sf)

Signs shall not exceed 30% of wall area (height or width).

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



Non-Illuminated RPC - Cross Section Detail



Bldg 1, 3, 4, 6 type A  
South Elevation

Scale  
3/32" = 1'-0"



Client:  
Mercy Point  
Professional Village

Location:  
Val Vista E. Meirrose  
Gilbert, AZ



2631 N. 31st Ave.  
Phoenix, AZ 85009  
602-278-6286  
fax: 602-278-0234  
E-mail (Art Dept):  
royalsign@royalsign.net

07-2685  
08-0270

Client Representative:  
Dennis Martin

E-Mail:  
dennis@royalsign.net

Drawing or Revision Date:  
25 JAN 08

Original By:  
RKP

Checked By:  
RKP

Form Used:  
n/a

Approved By/Prints:  
Client:

License:

Notes:

Comments:

Sheet Title

Location

Scale:

see drawing

Drawing Number

**08-0270**



**MAXIMUM PERMITTED  
SIGN AREA = 145sf**

**DESIGNATED TENANT  
DISPLAY AREAS**

Tenant copy to be 2" deep reverse pan channel #4 brushed stainless steel.

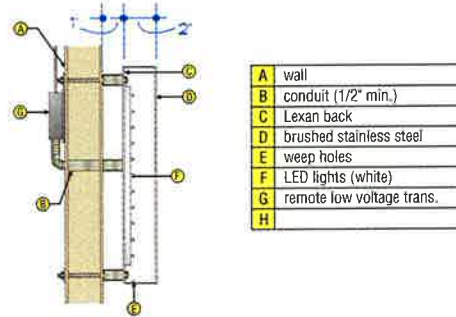
Stud mount to tenant area of fascia.

Copy sized to fit highlighted sign windows.  
Maximum sizes shown.

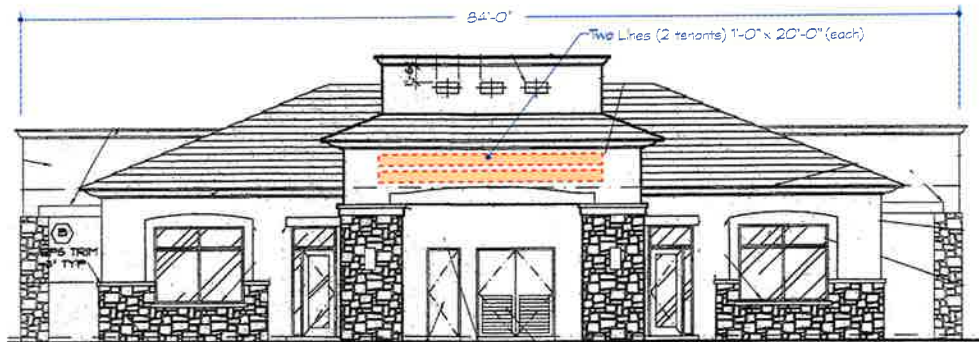
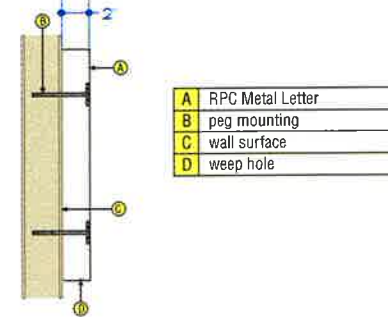
Logos may be allowed w/ Landlord and City approval  
(not to exceed 6sf)

Signs shall not exceed 80% of wall area (height or width).

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



**Non-Illuminated RPC - Cross Section Detail**



Bldg 1, 3, 4, 6 type A  
North Elevation  
Scale  
3/32" = 1'-0"



Client:  
Merly Parr  
Professional Village

Location:  
Val Vista @ Melrose  
Gilbert, AZ



2631 N. 31st Ave.  
Phoenix, AZ 85009  
602-278-6286  
fax: 602-278-0234  
E-mail (Art Dept):  
royalsign@royalsign.net

07-2596  
08-0271

- Check Revisions: Dennis Martin
- DATE: dennis@royalsign.net
- Drawing or Revision Date: 25 JAN 08
- Checked By: RKP
- Reviewed By: RKP
- Print Label: n/a

- Approved Submittals: \_\_\_\_\_
- Client: \_\_\_\_\_
- Contract: \_\_\_\_\_
- Scale: \_\_\_\_\_
- Explanatory: \_\_\_\_\_

Sheet Title  
**Location**

Scale:  
see drawing

Drawing Number

**08-0271**

**MAXIMUM PERMITTED  
SIGN AREA = 150sf**

**DESIGNATED TENANT  
DISPLAY AREAS**

Tenant copy to be 2" deep reverse pan channel #4 brushed stainless steel.

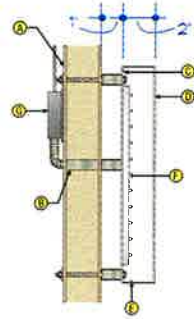
Stud mount to tenant area of fascia.

Copy sized to fit highlighted sign windows.  
Maximum sizes shown.

Logos may be allowed w/ Landlord and City approval  
(not to exceed 6sf)

Signs shall not exceed 80% of wall area (height or width).

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

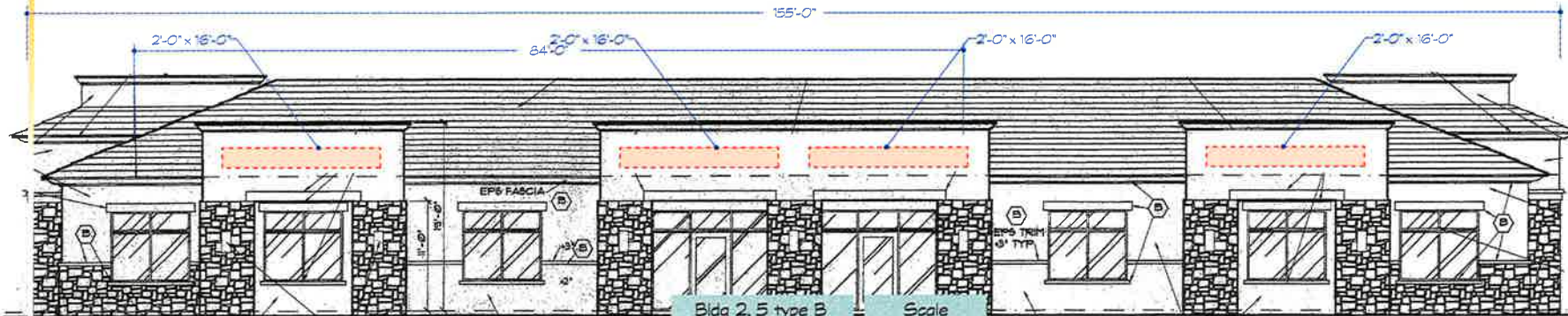


A	wall
B	conduit (1/2" min.)
C	Lexan back
D	brushed stainless steel
E	weep holes
F	LED lights (white)
G	remote low voltage trans.
H	

Non-Illuminated RPC - Cross Section Detail



A	RPC Metal Letter
B	peg mounting
C	wall surface
D	weep hole



Bldg 2, 5 type B  
West Elevation  
Scale  
3/32" = 1'-0"



Client:  
Meroy Point  
Professional Village

Location:  
Val Vista & Melrose  
Gilbert, AZ



2631 N. 31st Ave.  
Phoenix, AZ 85009  
602-278-6286  
fax: 602-278-0254  
E-mail (Art Dept):  
royalsign@royalsign.net

07-2897  
08-0272

Sales Representative:  
Dennis Martin

E-Mail:  
dennis@royalsign.net

Drawing or Revision Date:  
25 JAN 08

Drawn By:  
RKP

Revised By:  
RKP

Points Used:  
n/a

Approved Signatures  
Owner

Landlord:

Scale:

Estimating:

Sheet Title

Location

Scale:  
see drawing

Drawing Number

**08-0272**

**MAXIMUM PERMITTED  
SIGN AREA = 150sf**

**DESIGNATED TENANT  
DISPLAY AREAS**

Tenant copy to be 2" deep reverse pan channel #4 brushed stainless steel.

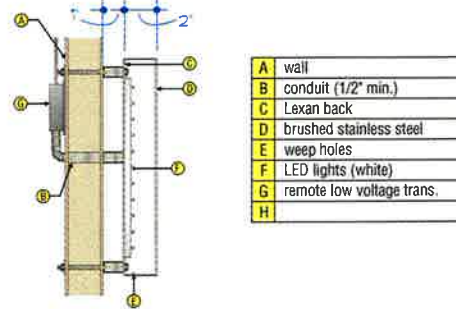
Stud mount to tenant area of fascia.

Copy sized to fit highlighted sign windows.  
Maximum sizes shown.

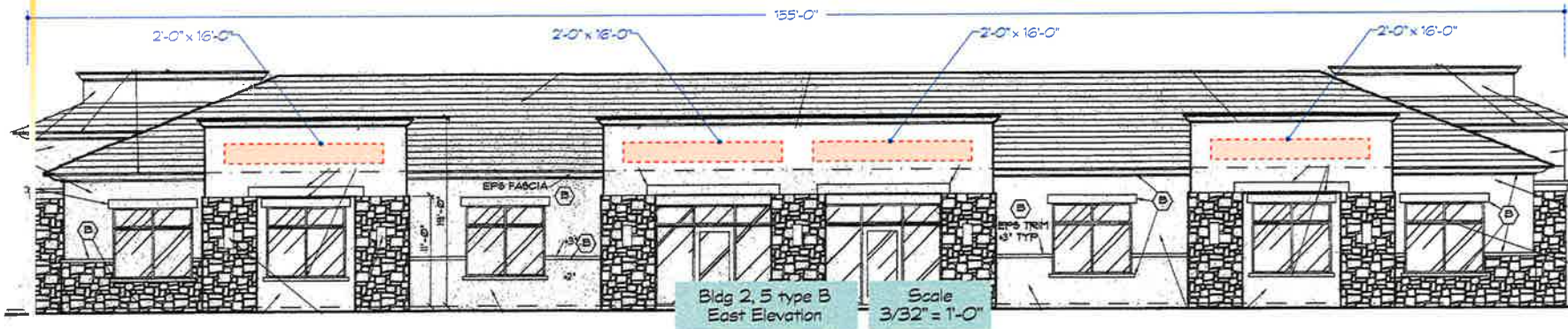
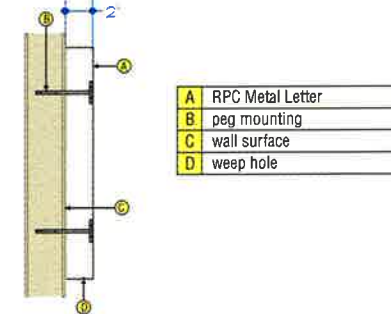
Logos may be allowed w/ Landlord and City approval  
(not to exceed 6sf)

Signs shall not exceed 80% of wall area (height or width).

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



**Non-Illuminated RPC - Cross Section Detail**



Client:  
Meroy Point  
Professional Village

Location:  
Val Vista E. Melrose  
Gilbert, AZ



2631 N. 31st Ave.  
Phoenix, AZ 85009  
602-278-6286  
fax: 602-278-0234  
E-mail (Art Dept):  
royalsign@royalsign.net

07-2698  
08-0273

Sales Representative:  
Dennis Martin

E-Mail:  
dennis@royalsign.net

Drawing or Revision Date:  
25 JAN 08

Drawn By:  
RKP

Revised By:  
RKP

Fonts Used:  
n/a

Approval Signature:  
Crem

Landlord:

Sales:

Estimating:

Sheet Title:  
Location

Scale:  
see drawing

Drawing Number

**08-0273**

**MAXIMUM PERMITTED  
SIGN AREA = 150sf**

**DESIGNATED TENANT  
DISPLAY AREAS**

Tenant copy to be 2" deep reverse pan channel #4 brushed stainless steel.

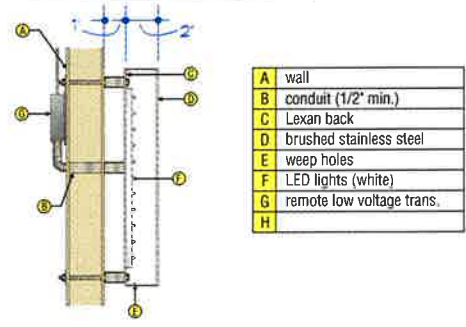
Stud mount to tenant area of fascia.

Copy sized to fit highlighted sign windows. Maximum sizes shown.

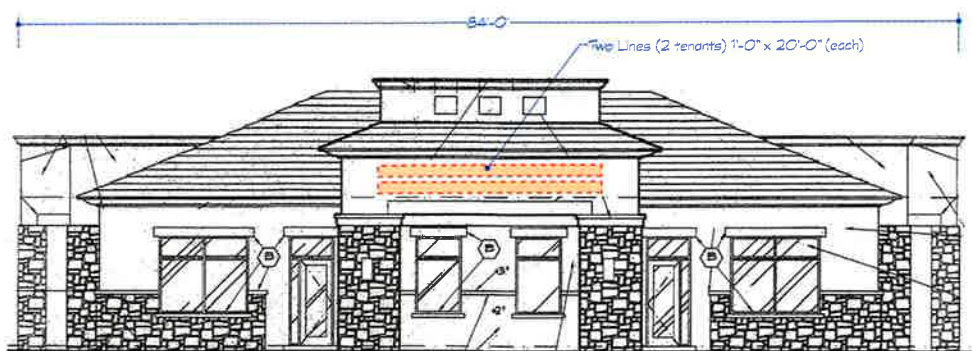
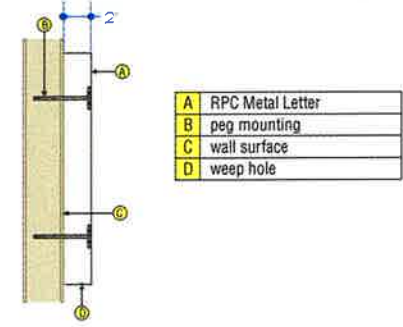
Logos may be allowed w/ Landlord and City approval (not to exceed 6sf)

Signs shall not exceed 80% of wall area (height or width).

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



**Non-Illuminated RPC - Cross Section Detail**



Bldg 2, 5 type B  
South Elevation  
Scale  
3/32" = 1'-0"



Client:  
Mercy Point  
Professional Village

Location:  
Val Vista E Melrose  
Gilbert, AZ



2631 N. 31st Ave.  
Phoenix, AZ 85009  
602-278-6286  
fax: 602-278-0234  
E-mail (Art Dept):  
royalsign@royalsign.net

07-2609  
08-0274

Signs Responsibility:  
Dennis Martin

E-Mail:  
dennis@royalsign.net

Drawing or Revision Date:  
25 JAN 08

Drawn By:  
RKP

Revised By:  
RKP

Form Used:  
n/a

Approval Signature:  
Client:

Contractor:

City:

Estimating:



Sheet Title

Location

Scale:  
see drawing

Drawing Number

**08-0274**

**MAXIMUM PERMITTED  
SIGN AREA = 150sf**

**DESIGNATED TENANT  
DISPLAY AREAS**

Tenant copy to be 2" deep reverse pan channel #4 brushed stainless steel.

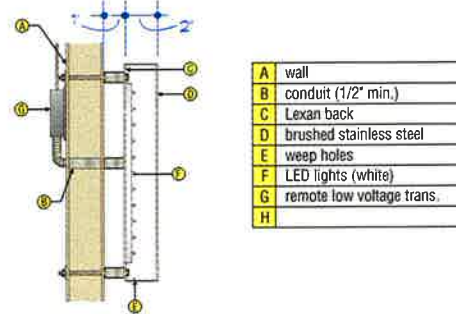
Stud mount to tenant area of fascia.

Copy sized to fit highlighted sign windows.  
Maximum sizes shown.

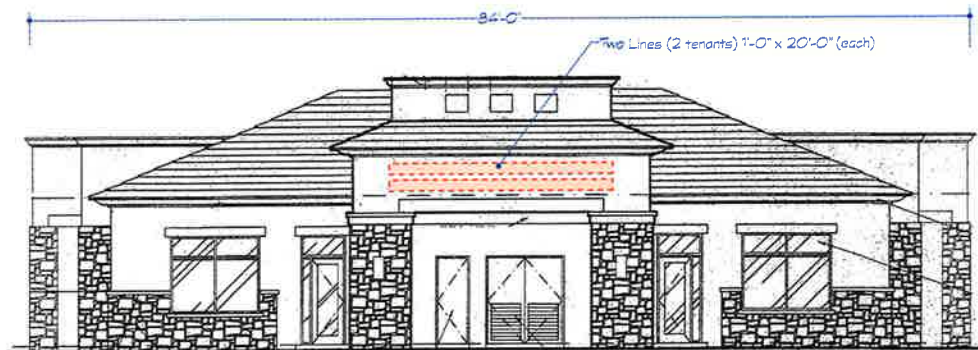
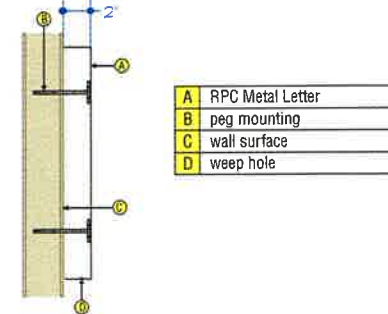
Logos may be allowed w/ Landlord and City approval  
(not to exceed 6sf)

Signs shall not exceed 80% of wall area (height or width).

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



**Non-Illuminated RPC - Cross Section Detail**



Bldg 2, 5 type B  
North Elevation  
Scale  
3/32" = 1'-0"



Client:  
Mercy Point  
Professional Village

Location:  
Val Vista E Meirrose  
Gilbert, AZ



2831 N 51st Ave.  
Phoenix, AZ 85009  
602-278-6286  
fax: 602-278-0234  
E-mail (Art Dept):  
royalsign@royalsign.net

07-2900  
08-0275

Spec Representative:  
Dennis Martin  
E-Mail:  
dennis@royalsign.net  
Drawing or Revision Date:  
25 SEP 07  
Client Svc:  
RKP  
Reviewed By:  
RKP  
Perms Limit:  
na

Approved Signatures:  
Client:  
Contractor:  
City:  
E-Permitting:

Sheet Title:  
Location

Scale:  
see drawing  
Drawing Number

**08-0275**

**MAXIMUM PERMITTED  
SIGN AREA = 150sf**

**DESIGNATED TENANT  
DISPLAY AREAS**

Tenant copy to be 2" deep reverse pan channel #4 brushed stainless steel.

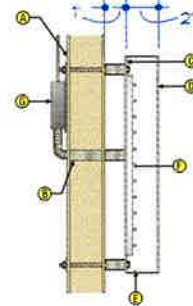
Stud mount to tenant area of fascia.

Copy sized to fit highlighted sign windows. Maximum sizes shown.

Logos may be allowed w/ Landlord and City approval (not to exceed 6sf)

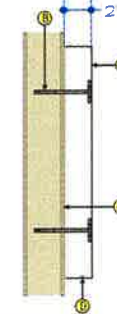
Signs shall not exceed 80% of wall area (height or width).

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



A	wall
B	conduit (1/2" min.)
C	Lexan back
D	brushed stainless steel
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



Client:  
Mercy Point  
Professional Village

Location:  
Val Vista E Melrose  
Gilbert, AZ



2531 N. 31st Ave.  
Phoenix, AZ 85009  
602-278-6266  
fax: 602-278-0234  
E-mail (Art Dept):  
royalsign@royalsign.net

07-2901  
08-0276

Scales Representative:  
Dennis Martin

E-Mail:  
dennis@royalsign.net

Drawing or Revision Date:  
25 JAN 08

Drawn By:  
RKP

Revised By:  
RKP

Fonts Used:  
Optima Bold

Approved Submittals:  
Client

Contract

Scale

Comments

Sheet Title  
Location

Scale  
see drawing

Drawing Number

**08-0276**

**MAXIMUM PERMITTED  
SIGN AREA = 150sf**

**DESIGNATED TENANT  
DISPLAY AREAS**

Tenant copy to be 2" deep reverse pan channel #4 brushed stainless steel.

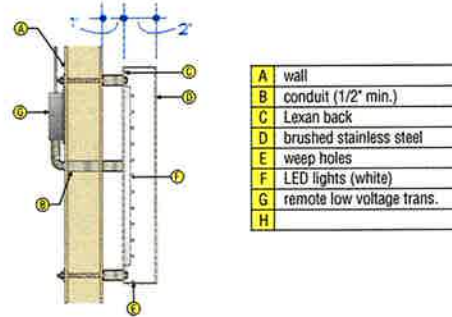
Stud mount to tenant area of fascia.

Copy sized to fit highlighted sign windows.  
Maximum sizes shown.

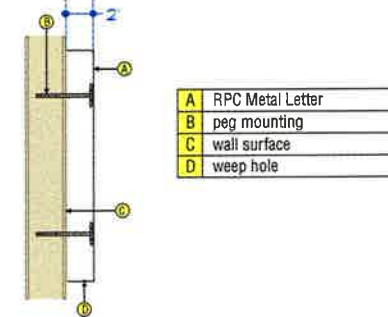
Logos may be allowed w/ Landlord and City approval  
(not to exceed 6sf)

Signs shall not exceed 80% of wall area (height or width).

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



Non-Illuminated RPC - Cross Section Detail



Client:  
Mercy Point  
Professional Village

Location:  
Val Vista E Meirase  
Gilbert, AZ



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07-2902  
08-0277

Sales Representative:  
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Drawing or Revision Date:  
25 JAN 08

Drawn By:  
RKP

Revised By:  
RKP

Fonts Used:  
Optima Bold

Approval Signatures:  
Owner

Contractor

Signs

Engineering

Sheet Title

**Location**

Scale:  
see drawing

Drawing Number

**08-0277**