

Comprehensive Sign Plan

APPROVED PLANS
Design Review Board
CASE: DR00-86
DATE: 8/10/00
SUBJECT TO CONDITIONS OF APPROVAL

for an area of
Proposed Development
extending from
the

**NEC of Baseline & Higley Roads
Gilbert Az.**

DR00-86

8/10/00.

1. Tenant Sign Criteria

Introduction

The intent of these sign criteria is to establish and maintain guidelines consistent with the signage policies of the Landlord and the Town of Gilbert. Further, the purpose is to assure a standard conformance for the design, size, fabrication techniques and materials for the signage of the project and for tenant identification.

A. Major Tenants (Over 25,000 Square feet)

For buildings whose minimum set back is at least 75 feet or greater; the maximum sign area shall not exceed 1.5 square feet per linear front foot of business frontage per building tenant. Building frontage shall be defined as the elevation facing the street. Signs shall be individual, internally illuminated, metal channel letters/logos with plexi-glass faces; maximum height of individual letters for primary wall signs is 7 feet and maximum of secondary signs is 2 feet. Trim cap and return colors to be Black Trim Cap with Black Return.

B. Minor Tenants (10,001- 25,000 Square feet)

For buildings whose minimum set back is at least 75 feet or greater; the maximum sign area shall not exceed 1.5 square feet per linear front foot of business frontage per building tenant. Building frontage shall be defined as the elevation facing the street. The length of any major tenant sign shall not exceed 80% of that tenant's storefront width.

Signs shall be mounted on the wall of fascia above the shop and shall be individual, internally illuminated, metal channel letters/logos with plexi-glass faces. Individual letter sizes and logos shall not exceed 48" in height. Trim cap and return colors to be Black Trim Cap with Black Return.

C. Shop Tenant Signs

Maximum sign area shall not exceed 1.5 square feet per linear front foot of business per suite. For the in-line tenants, building frontage shall be defined as the elevation facing the street. For end cap tenants facing two sides, the building frontage shall be defined as the side facing the major arterial. The length of any shop tenant sign shall not exceed 80% of that tenant's storefront width. Stacked letters are subject to approval.

Signs shall be mounted on wall or fascia above the shop and shall be individual, internally illuminated, metal channel letters/logos with plexi-

glass faces. Maximum size of individual letters shall be based upon square footage of the shop area of the Tenant's space, and shall be determined as indicated below:

Building/Shop Area	Maximum Letter Size	Minimum Letter Size
6,000 S.F. or Less	24"	10"
6,001 S.F.- 10,000 S.F.	36"	10"

Trim cap and return colors to be Black Trim Cap with Black Return.

D. Freestanding Pad Buildings

Wall/window signs: one-half (.5) square feet of sign area for each front foot of building unless the minimum building setback is in excess of seventy-five (75) feet from the right-of-way line, one and one half (1.5) square feet of sign area for each front foot of building. The sign must be placed on the side of the building from which it draws its allowed square footage. In all cases, a minimum of sixteen (16) square feet of sign area is allowed per tenant/use. Pad tenant given special consideration for signage colors.

Freestanding menu boards that are complimentary, as allowed by the Town of Gilbert, will be allowed.

E. Freestanding Monument Signs

For buildings whose minimum setback is less than seventy-five (75) feet from the right-of-way line, on-premise freestanding monument signs shall not exceed forty (40) total square feet in area, nor eight (8) feet in height. All freestanding signs shall be setback at least three (3) feet from property line.

For buildings whose minimum setback is at least seventy-five (75) feet from the right-of-way line, on-premise freestanding monument signs shall not exceed seventy-five (75) total square feet in area, nor eight (8) feet in height. All freestanding signs shall be setback at least three (3) feet from property line.

Each separate lot or pad will receive a 40 square foot, 6'-4" high monument sign.

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2. General Sign Standards

- A. All signs and their installation must comply with local building and electrical codes.
- B. A Tenant may identify service doors for delivery and emergency purposes only. Signs shall identify suite number only and be located in the center of the door, five feet above finished floor to top of numbers.
- C. No animated, flashing, audible or roof mounted signs shall be permitted.
- D. No exposed raceways, ballasts, crossovers, conduits, conductors, transformers, etc. shall be permitted. Electrobite housing is required for all neon in shop tenant signs.
- E. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site, or the products sold therein.
- F. When signs are placed in the building and landscape setback areas, they shall be positioned a minimum of three (3) feet from the right-of-way line to maintain safe sight distances at entrances to the public right-of-way. A thirty-three (33) foot line of sight visibility triangle shall be maintained along the street frontage at each entrance and street corners.
- G. Signs visible to the exterior of any building may be lighted, but no signs or any other device will be installed to rotate, gyrate, blink or move in any fashion.
- H. Sign text may be placed on more than one row, subject to space availability, required approvals, and provided the maximum allowable area guidelines are not exceeded. Signs shall be measured as the smallest perimeter rectangle that will enclose the lettering comprising the sign, regardless of whether the signage is on one line, or two lines. In no event shall any signage exceed two lines of script.
- I. Retail tenants shall be allowed to place a sign in the upper window panel adjacent to the entrance door, not more than 144 square inches in size. Hand painted, decal stick-on lettering, or graphics indicating hours of business operation, telephone numbers for

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emergency contact, approved credit of business, approved credit cards, etc. shall be permitted.

- J. Each tenant (or representative) must submit three (3) sets of scale drawings of proposed signage for approval by Landlord or his appointed agent. (Refer to submittal procedures).
- K. Signs installed without written approval of the Landlord may be subject to removal and proper installation at tenant's expense. Damage may be assessed to cover costs of repairs to sign band or removal of signage resulting from unapproved installations.
- L. Tenant and his sign contractor shall repair any damage caused during installation of signage.
- M. No labels shall be permitted on exposed surfaces of signs, except those required by local ordinance. Those required must be installed in an inconspicuous location per code requirements.
- N. No window signs are permitted without the express approval of the Landlord.
- O. No portable signs to be placed on the site without the Landlords approval.
- P. Sign permit must be obtained from the Town of Gilbert prior to installation of signage.
- Q. Neon strips/stripes will not be allowed in this project without Landlord's prior written approval.

3. Miscellaneous Signs

A. Sale or Lease Signs

Temporary sign advertising the sale, lease, or hire of the site will be allowed. Said signs shall be in conformance to the Town of Gilbert standards. These signs shall not exceed eight (8) feet in height and a total of 32 square feet per side in sign area. Permits shall be required.

B. Construction Signs

A sign denoting the developer, architect, engineers, contractor and other related subjects will be allowed at three commencement of construction. Said signs will be removed within 30 days' after

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building occupancy. One sign for each separate construction project will be allowed. Each sign shall not exceed eight (8) feet in height and a total of forty (40) S.F. per side in sign area. These signs shall be removed upon completion of project construction. Permits shall be required.

C. **Future Tenant Signs**

Signs listing the name of a future tenant will be allowed until the occupancy of the tenant. Said signs shall not exceed eight (8) feet in height and a total of thirty-two (32) S.F. per side in the sign area. Permits shall be required.

D. **Directional Signs**

Signs necessary for on-premise vehicle control and the performance of business transactions from a vehicle shall be allowed, subject to the following conditions:

1. Maximum area of six (6) square feet.
2. Maximum height of three (3) feet.
3. No business identification permitted.
4. Signs shall be permanently affixed to ground or a building.
5. All directory signs shall be setback at least twenty-five (25) feet from any right-of-way line.

4. **Submittal Procedures**

The property owner, or their authorized agent shall review all drawings of proposed signage and return marked "Approved"; "Approved as Noted"; or "Revise and Resubmit". See below.

Submittals shall include three (3) sets of scale drawings showing the size of lettering, size of sign, construction and installation methods, illumination method and details, and proposed colors.

- A. "Approved" drawings will permit the Tenant to proceed with Town of Gilbert sign permits as required, then sign fabrication and installation in accordance with said marked drawings.
- B. "Approved as Noted" drawings will permit the Tenant to proceed with Town of Gilbert sign permits as required, then sign fabrication and installation in accordance with said marked drawings, provided the modification(s) noted are incorporated into the design.

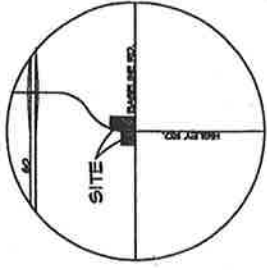
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- C. "Revise & Resubmit" drawings shall be returned to Tenant with comments. These drawings shall be revised and resubmitted for Owner or their Authorized Agent's approval within forty-five (45) days of their return to the Tenant.

Signs installed without written approval by the Owner, or the Owner's Authorized Agent, may be subject to removal and proper installation at Tenant's expense. Damages may be assessed to cover the cost of repairs to the building or removal of signage resulting from unapproved installation.

Sign permits must be obtained from the Town of Gilbert prior to installation of signage.

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VICINITY MAP
N.T.S.

OVERALL SITE DATA
 ZONING: PSC-2
 TOTAL GROSS SITE AREA: 21.9 ACRES
 TOTAL NET SITE AREA: 19.375 ACRES
 TOTAL BUILDING AREA: 252,256 S.F.
 TOTAL SITE COVERAGE: 17.9 %
 TOTAL PARKING REQUIRED: 761 SPACES
 TOTAL PARKING PROVIDED: 973 SPACES

SITE PLAN
 SCALE: 1" = 60'-0"

PROPOSED DEVELOPMENT PLAN
 NOT APPROVED BY TOWN OF GILBERT
 TOWN OF GILBERT

ZONING
PSC-2

SHOW STYLE OF SIGNAGE AS REQUIRED TO MATCH 70 FUEL STATION @ 8202 E. BASELINE RD. /
 STYLE OF SIGNAGE TO BE INDIVIDUAL LETTERING IN HELVETICA LETTERING STYLE. FACES TO
 BE HORIZONTAL W/ BLACK PLASTIC LETTERS. MONUMENT SIGN TO BE NO CLOSER THAN 300'-0" TOGETHER
 ALONG HIGHLY RD. AND BASELINE RD. MONUMENT SIGN TO BE CONSTRUCTED OUT OF THE APPROVED
 MATERIAL & COLOR TABLET FOR THE FUEL STATION. (SHERMAN WILLIAMS "VALIARAD" - BWOODS), TLE
 ACCENTS 1 AMERICAN OLEAN "TORO ANTIQO" BADI OLMA LNET
 INTEGRAL COLOR SPIT-FACE MANDORY IMPERLITE "AUTUMN" COLOR & METAL STANDING BEAM ROOF
 (KOVACH -HEMLUCK GREEN)

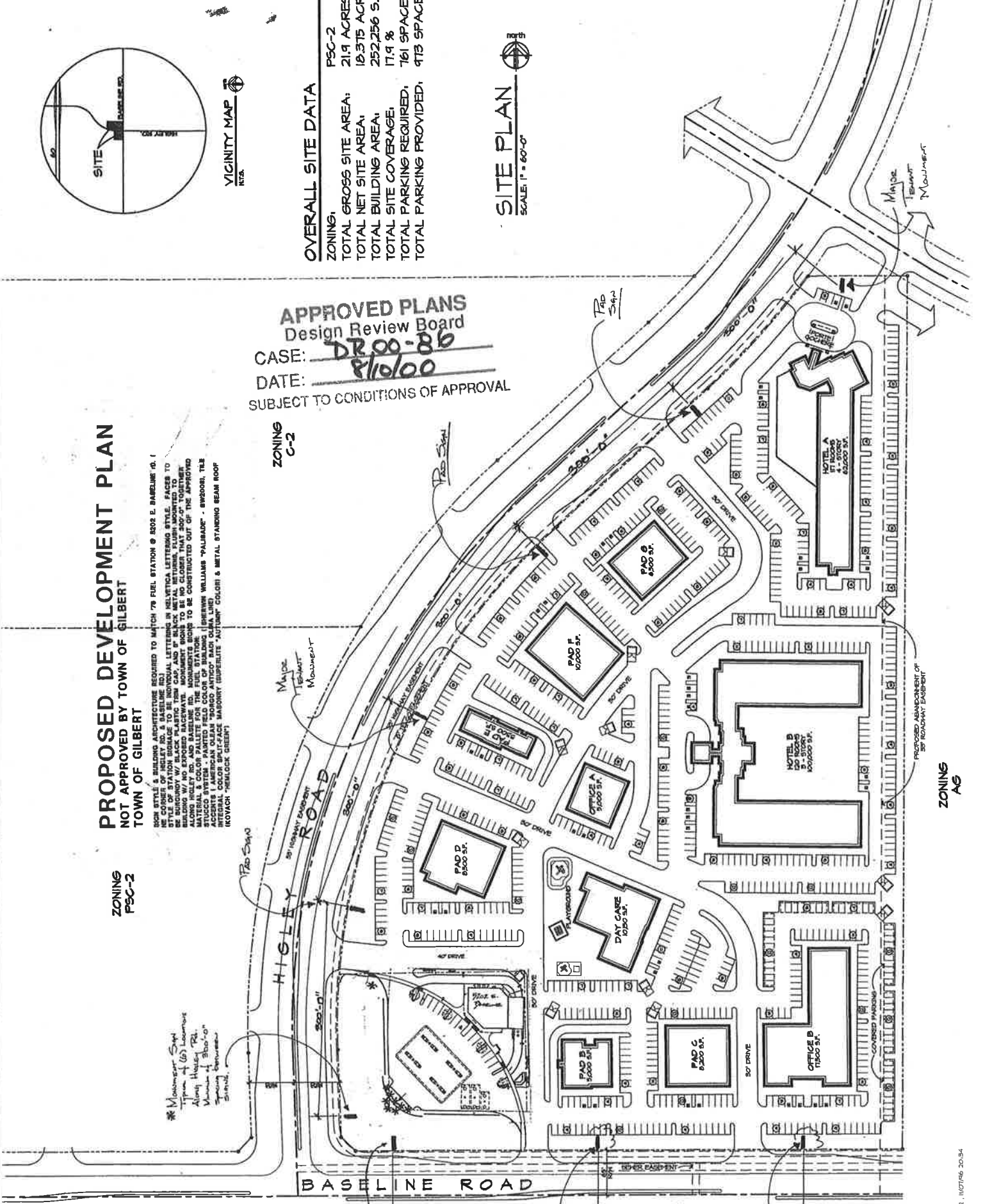
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ZONING
C-2

ZONING
RURAL-4S

ZONING
RURAL-4S

ZONING
AS



* Monument Sign
 Type of (S)
 Along Higley Rd.
 Minimum of 350'-0"
 Spacing Between
 Signs

* Monument Sign
 Type of (S)
 Located Along
 Baseline Rd.
 Spacing 50'-0"

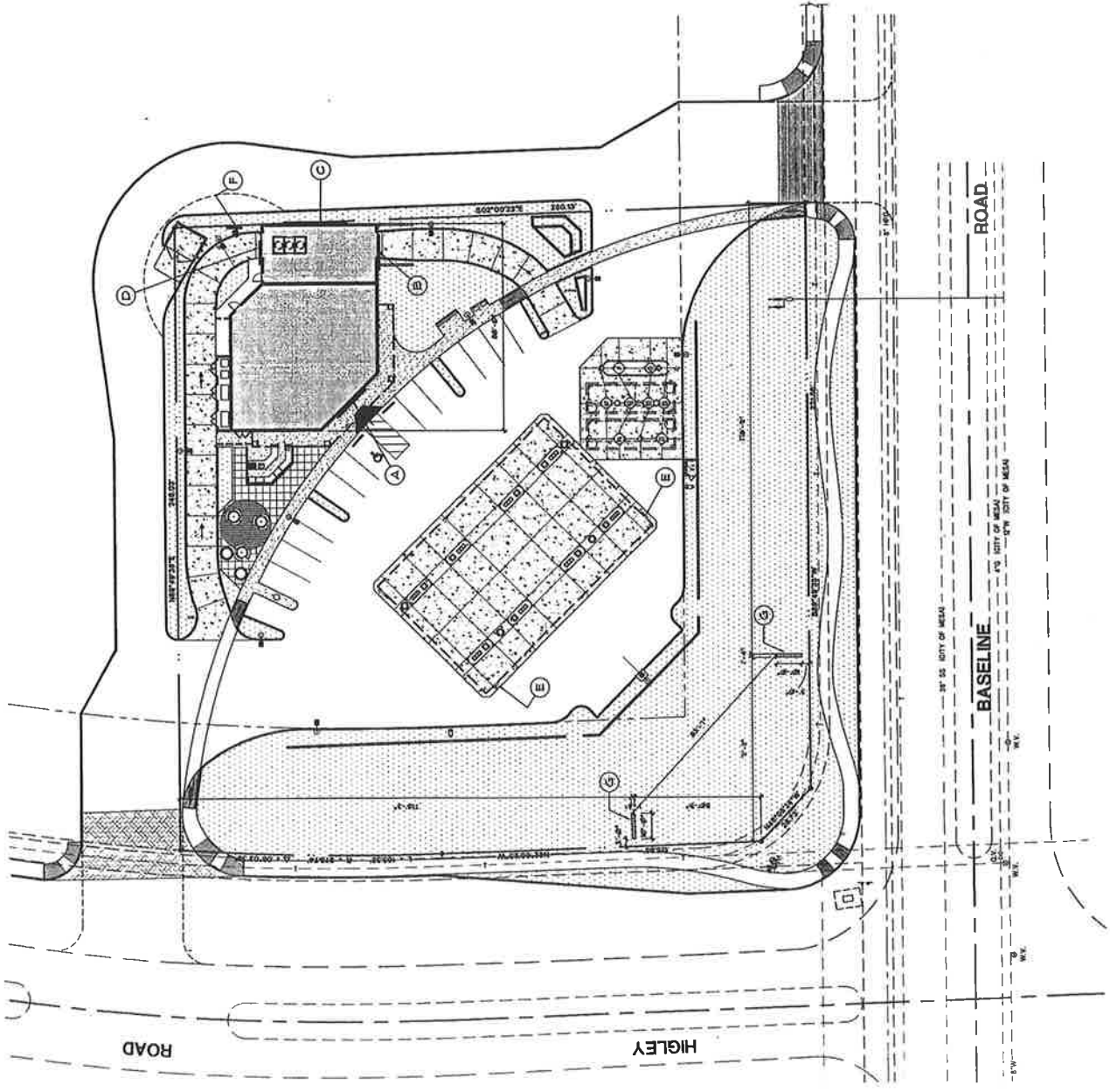


- KEYNOTE**
- A.
 - B.
 - C.
 - D.
 - E.
 - F.
 - G.

- SIGN**
- "FOOD MART"
 - "CARWASH EXIT"
 - "TOUCH-FREE CARWASH"
 - "CARWASH"
 - "16" LOGO BALL
 - INTERNALLY ILLUMINATED CARWASH MENU BOARD
 - MONUMENT

- TOTAL SF.**
- 373 SF.
 - 196 SF.
 - 54 SF.
 - 126 SF.
 - 4 (2x2) SF.
 - 18 SF.
 - 80 (2x40) SF.
- TOTAL SF. • 1165**

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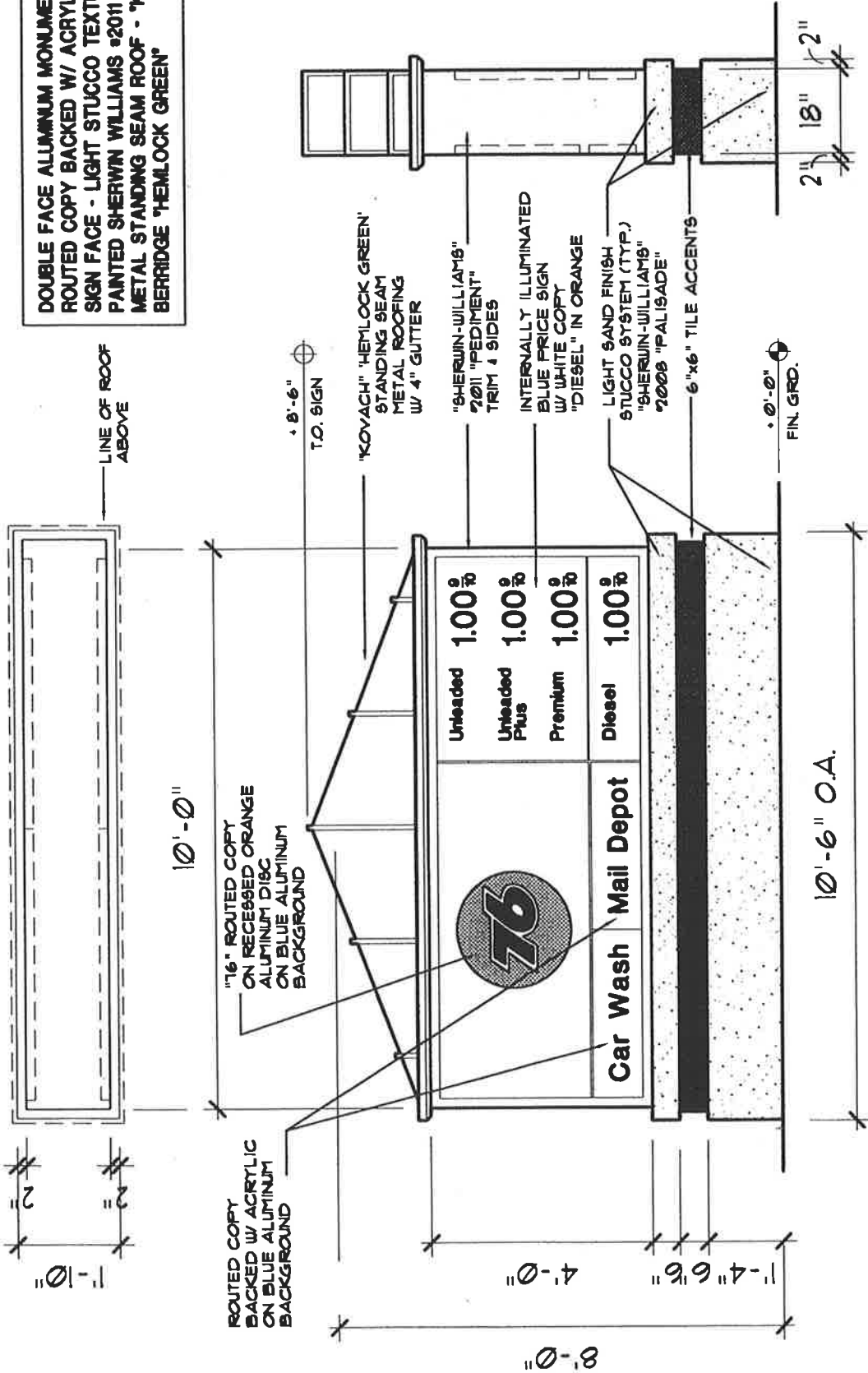


JIM IDSARDI'S 76'
 NEW FUEL FACILITY FOR
 THE CORNER OF BASELINE & HIGLEY
 GILBERT, ARIZONA

DATE	F. A. 22-07	BY	JTB
SCALE	AS SHOWN	DATE	8/1/00
PROJECT	WAG 2288	DATE	8/1/00
DRAWN	JTB	DATE	8/1/00
CHECKED	JTB	DATE	8/1/00
APPROVED	JTB	DATE	8/1/00
SP-3			
REVISIONS			
NO.	DATE	BY	DESCRIPTION

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DOUBLE FACE ALUMINUM MONUMENT SIGN
 ROUTED COPY BACKED W/ ACRYLIC
 SIGN FACE - LIGHT STUCCO TEXTURE
 PAINTED SHERWIN WILLIAMS #2011 - PEDIMENT
 METAL STANDING SEAM ROOF - "KOVACH" OR
 BERRIDGE "HEMLOCK GREEN"



ARCHITECTURE

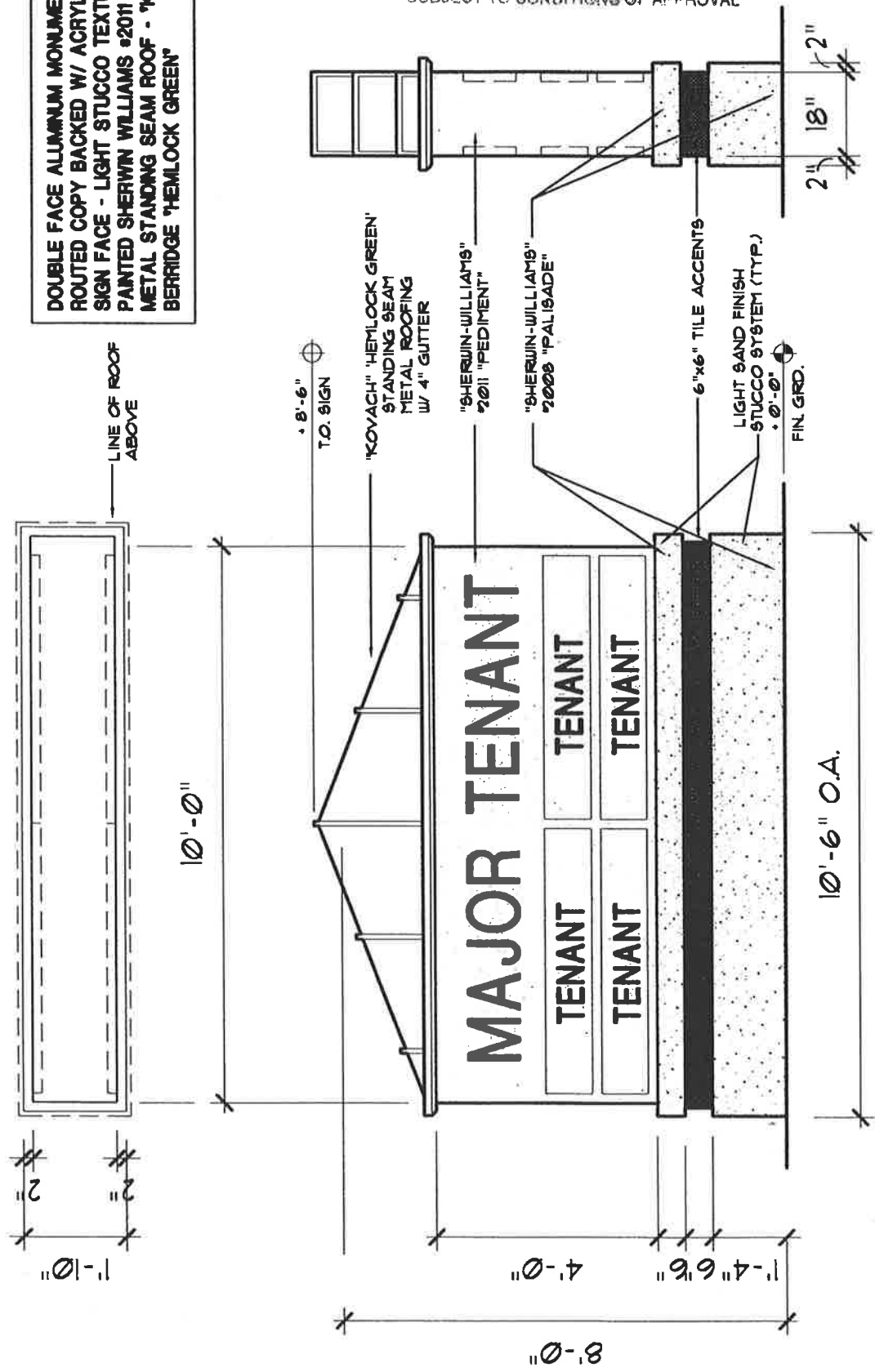
398 S. MILL AVENUE
 SUITE #301
 TEMPE, AZ. 85281
 T 480-894-4637
 F 480-894-3638

PROPOSED PYLON MONUMENT SIGN
 SCALE: 3/8" = 1'-0"

SK-01
 7.25.00

APPROVED PLANS
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DOUBLE FACE ALUMINUM MONUMENT SIGN
 ROUTED COPY BACKED W/ ACRYLIC
 SIGN FACE - LIGHT STUCCO TEXTURE
 PAINTED SHERWIN WILLIAMS #2011 - PEDIMENT
 METAL STANDING SEAM ROOF - "KOVACH" OR
 BERRIDGE "HEMLOCK GREEN"



SK-02
 7.25.00

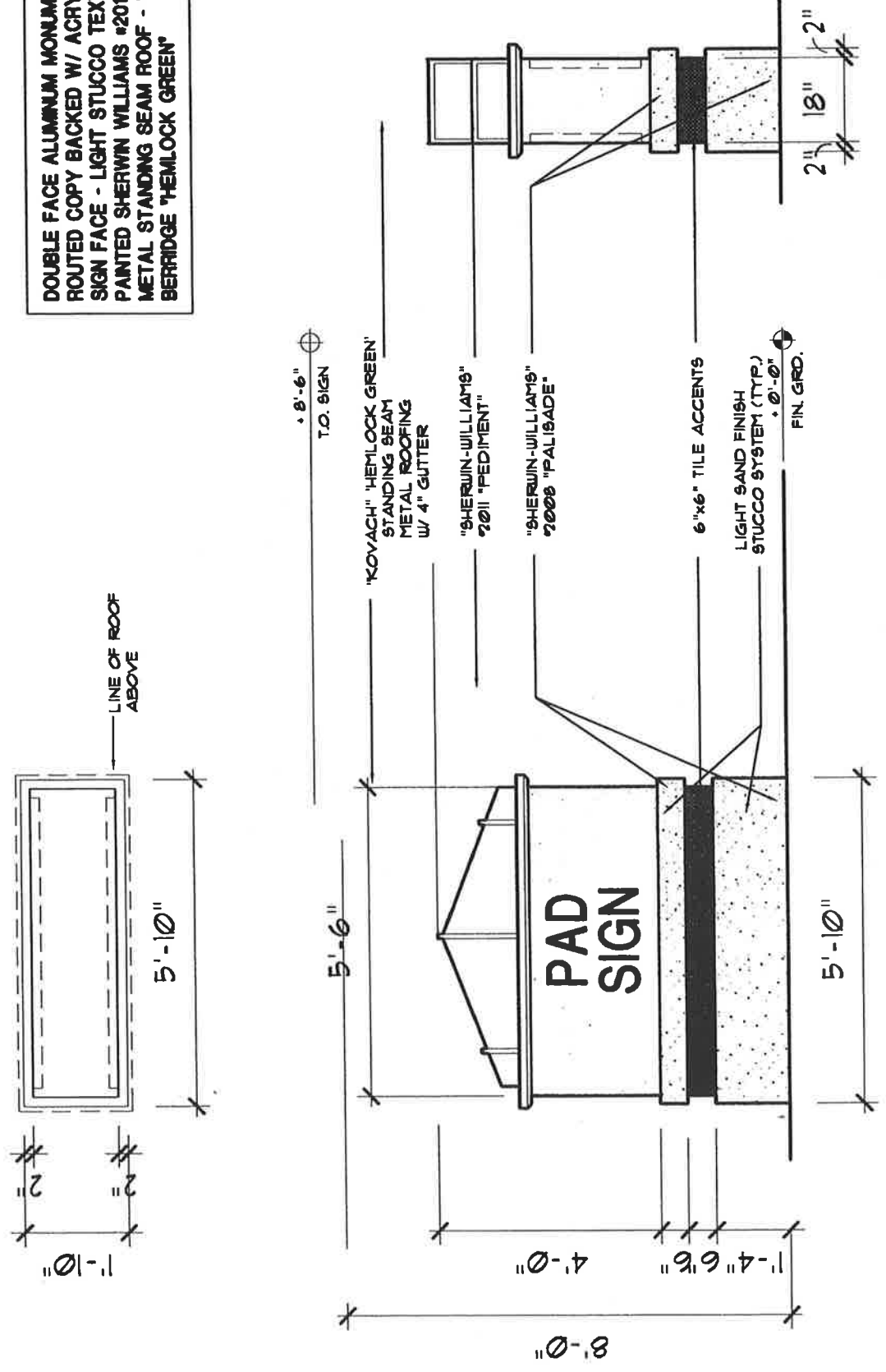
PROPOSED PYLON MONUMENT SIGN
 SCALE: 3/8" = 1'-0"

ARCHITTEKTON

398 S. MILL AVENUE
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 METAL STANDING SEAM ROOF - "KOVACH" OR
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APPROVED PLANS
 Design Review Board
 CASE: DK00-86
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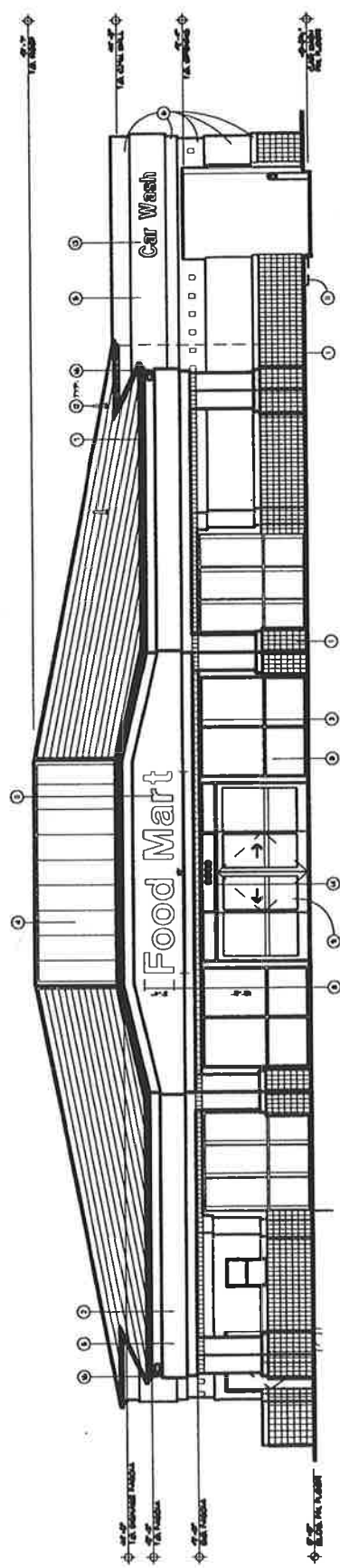


ARCHITEX OR

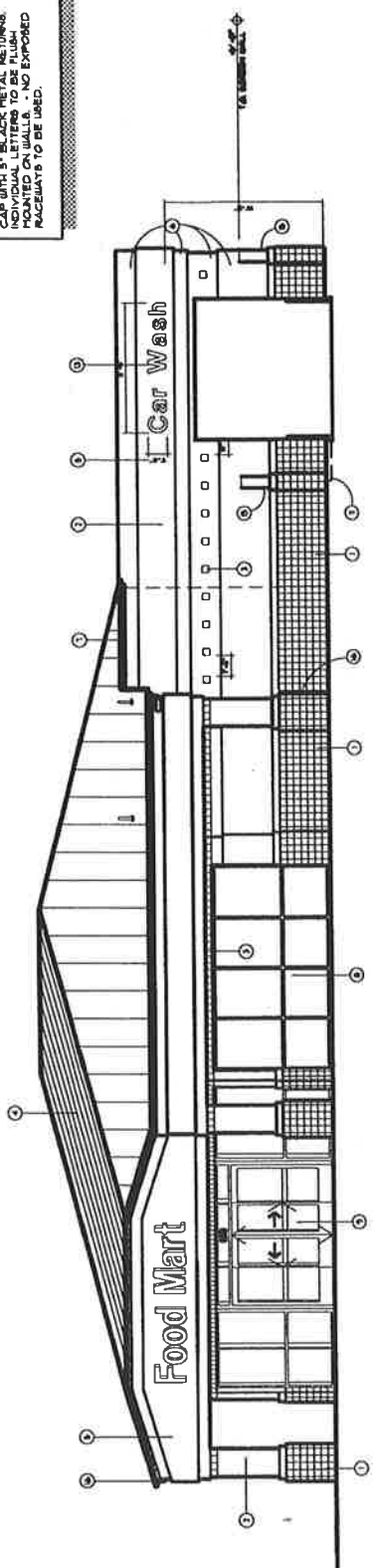
398 S. MILL AVENUE
 SUITE #301
 TEMPE, AZ. 85281
 T 480-894-4637
 F 480-894-3630

PROPOSED PYLON MONUMENT SIGN
 SCALE: 3/8" = 1'-0"

SK-03
 7.25.00



STOREFRONT ELEVATION



SOUTH ELEVATION

MARKS TO BE HELVETICA LETTER STYLE WITH BURGUNDY VINYL FACES, 1/2" BLACK PLASTIC TRIM CAP WITH 3/8" RADIUS TO BE BLANK. POINTED ON WALLS. - NO EXPOSED RACEWAYS TO BE USED.

BUILDING ELEVATION KEY NOTES

- 1. CON. CON. CONTRACTOR 1/2" x 1/2" TONGUE AND GROOVE
- 2. CON. CON. 1/2" x 1/2" TONGUE AND GROOVE
- 3. CON. CON. 1/2" x 1/2" TONGUE AND GROOVE
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- 100. CON. CON. 1/2" x 1/2" TONGUE AND GROOVE

JIM IDSARDI'S 76
 ARCHITECTURAL FIRM
 GILBERT, ARIZONA

DATE: 8/10/00
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: A-7

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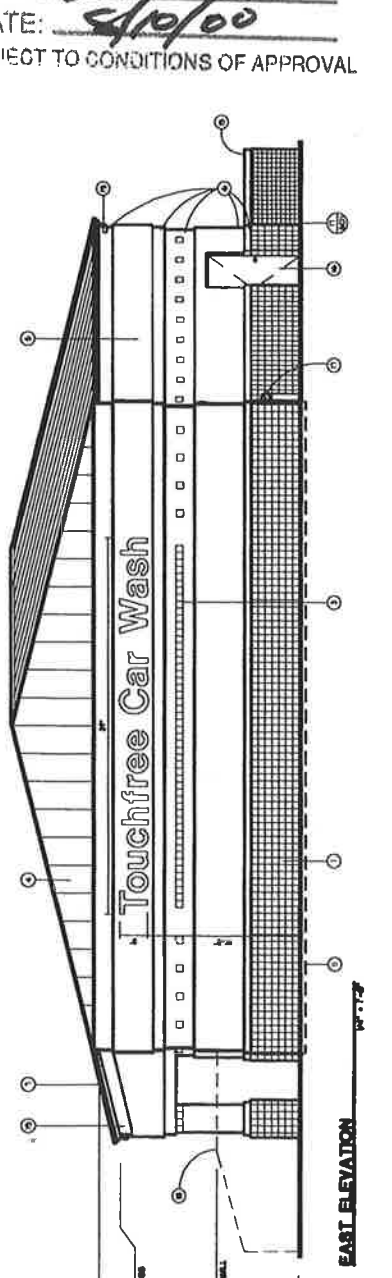
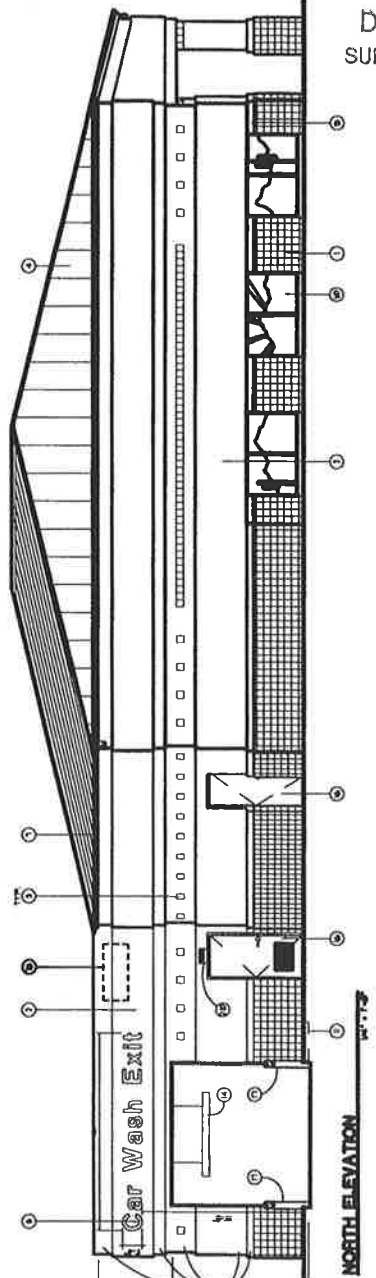
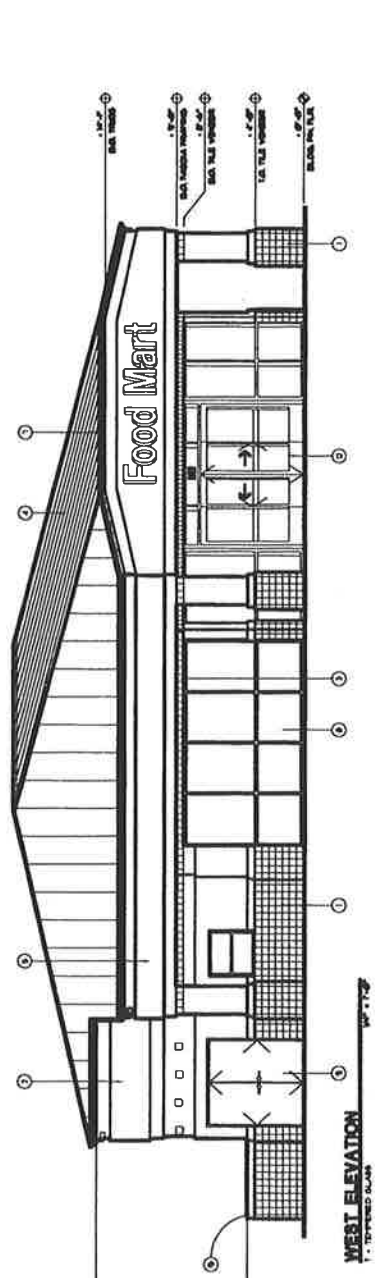
- 1. CON 3/4" x 1/4" METAL BRACKET
- 2. CON 1" x 1/4" x 1/4" METAL BRACKET
- 3. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 4. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 5. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 6. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 7. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 8. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 9. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 10. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 11. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 12. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 13. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 14. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 15. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 16. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 17. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 18. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 19. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 20. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 21. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 22. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 23. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 24. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 25. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 26. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 27. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 28. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 29. CON 3/8" x 3/8" x 1/4" METAL BRACKET
- 30. CON 3/8" x 3/8" x 1/4" METAL BRACKET

BOARDS TO BE HELVETICA LETTER STYLE WITH BURGUNDY METAL LETTERING. LETTERS TO BE 1/2" HIGH WITH CAP WITH 1/8" BLACK METAL BEZEL. INDIVIDUAL LETTERS TO BE FLUSH MOUNTED ON WALLS. NO EXPOSED FASTENERS TO BE USED.

APPROVED PLANS
 Design Review Board
 CASE: DR 00-86
 DATE: 8/10/00
 SUBJECT TO CONDITIONS OF APPROVAL

JIM ISARDI'S 76
 ARCHITECTS
 1015 N. WILSON AVENUE
 GILBERT, ARIZONA 85234
 TEL: 480-835-1111
 FAX: 480-835-1112
A-7.1

DATE	REV	DESCRIPTION



DATE: 8/10/00
 DRAWN BY: JIM ISARDI
 CHECKED BY: JIM ISARDI
 PROJECT NO: 00-86

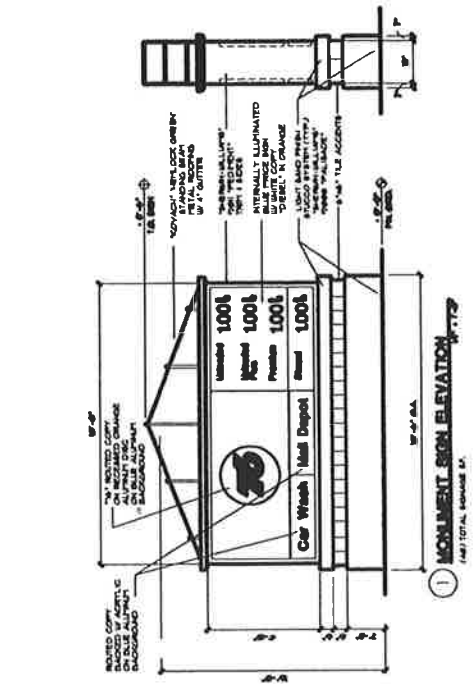
APPROVED PLANS
 Design Review Board
 CASE: TR00-86
 DATE: 5/19/80
 SUBJECT TO CONDITIONS OF APPROVAL

JIM IDSARDI'S 76
 ARCHITECTURE
 1000 N. CENTRAL AVENUE
 GILBERT, ARIZONA 85234

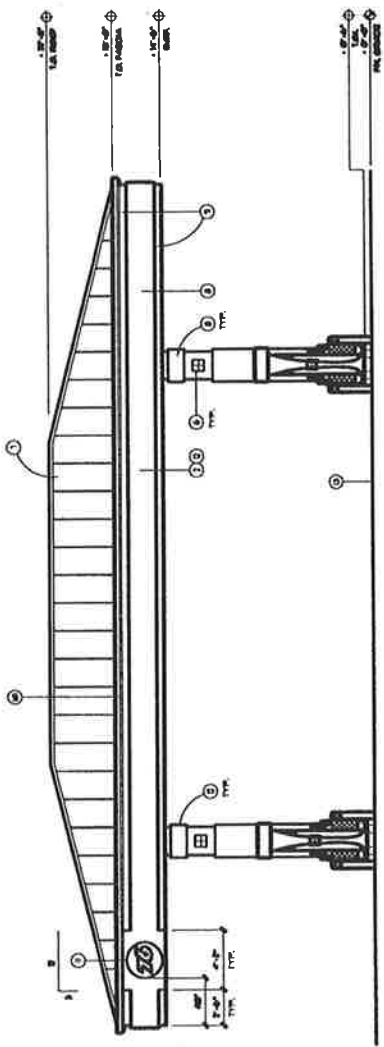
A-72

REVISIONS

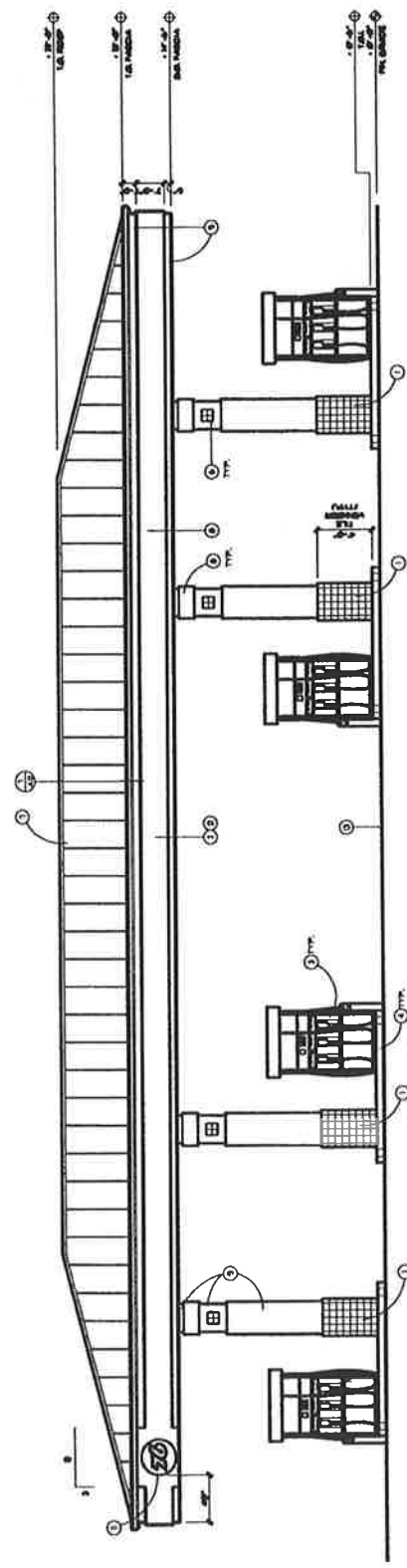
NO.	DATE	BY	DESCRIPTION



MONUMENT SIGN ELEVATION
 (SEE TOTAL SIGNAGE EX.)



SOUTHEAST CANOPY ELEVATION
 NORTHWEST ELEVATION IS OPPOSITE END.



SOUTHWEST CANOPY ELEVATION
 NORTHWEST ELEVATION IS SAME WITH NO SIGNAGE.

- CANOPY ELEVATION KEY NOTES**
- | | | |
|---------|------------|------------|
| 1. CON | CONTRACTOR | 18 - TORCO |
| 2. CON | CONTRACTOR | 18 - TORCO |
| 3. CON | CONTRACTOR | 18 - TORCO |
| 4. CON | CONTRACTOR | 18 - TORCO |
| 5. CON | CONTRACTOR | 18 - TORCO |
| 6. CON | CONTRACTOR | 18 - TORCO |
| 7. CON | CONTRACTOR | 18 - TORCO |
| 8. CON | CONTRACTOR | 18 - TORCO |
| 9. CON | CONTRACTOR | 18 - TORCO |
| 10. CON | CONTRACTOR | 18 - TORCO |
| 11. CON | CONTRACTOR | 18 - TORCO |
| 12. CON | CONTRACTOR | 18 - TORCO |
| 13. CON | CONTRACTOR | 18 - TORCO |
| 14. CON | CONTRACTOR | 18 - TORCO |
| 15. CON | CONTRACTOR | 18 - TORCO |
| 16. CON | CONTRACTOR | 18 - TORCO |
| 17. CON | CONTRACTOR | 18 - TORCO |
| 18. CON | CONTRACTOR | 18 - TORCO |
| 19. CON | CONTRACTOR | 18 - TORCO |
| 20. CON | CONTRACTOR | 18 - TORCO |
| 21. CON | CONTRACTOR | 18 - TORCO |
| 22. CON | CONTRACTOR | 18 - TORCO |
| 23. CON | CONTRACTOR | 18 - TORCO |
| 24. CON | CONTRACTOR | 18 - TORCO |
| 25. CON | CONTRACTOR | 18 - TORCO |
| 26. CON | CONTRACTOR | 18 - TORCO |
| 27. CON | CONTRACTOR | 18 - TORCO |
| 28. CON | CONTRACTOR | 18 - TORCO |
| 29. CON | CONTRACTOR | 18 - TORCO |
| 30. CON | CONTRACTOR | 18 - TORCO |
| 31. CON | CONTRACTOR | 18 - TORCO |
| 32. CON | CONTRACTOR | 18 - TORCO |
| 33. CON | CONTRACTOR | 18 - TORCO |
| 34. CON | CONTRACTOR | 18 - TORCO |
| 35. CON | CONTRACTOR | 18 - TORCO |
| 36. CON | CONTRACTOR | 18 - TORCO |
| 37. CON | CONTRACTOR | 18 - TORCO |
| 38. CON | CONTRACTOR | 18 - TORCO |
| 39. CON | CONTRACTOR | 18 - TORCO |
| 40. CON | CONTRACTOR | 18 - TORCO |
| 41. CON | CONTRACTOR | 18 - TORCO |
| 42. CON | CONTRACTOR | 18 - TORCO |
| 43. CON | CONTRACTOR | 18 - TORCO |
| 44. CON | CONTRACTOR | 18 - TORCO |
| 45. CON | CONTRACTOR | 18 - TORCO |
| 46. CON | CONTRACTOR | 18 - TORCO |
| 47. CON | CONTRACTOR | 18 - TORCO |
| 48. CON | CONTRACTOR | 18 - TORCO |
| 49. CON | CONTRACTOR | 18 - TORCO |
| 50. CON | CONTRACTOR | 18 - TORCO |