



NOTICE OF ADMINISTRATIVE DECISION

May 21, 2020

Scott Hudson
Arizona Commercial Signs, Inc.
2018 E. Winslow Ave.
Phoenix, AZ 85040
Email:shudson@arizonacommercialsigns.com

RE: Administrative Design Review to amend the existing Comprehensive Sign Plan for the NWC Power & Germann Roads – Comprehensive Sign Plan: **DR20-28(PDA-2013-00023-S)**.

Dear Mr. Hudson:

Staff has reviewed and **approved** your Administrative Design Review **DR20-28(PDA-2013-00023-S)**, for approval of the amended Comprehensive Sign Plan, monument signage for the Dignity Health and future commercial retail and office; located on approximately 4.5 acres located at the NEC of Power and Germann Roads zoned General Commercial (GC) with a Planned Area Development Overlay.

A general summary of the newly proposed requests on the subject site are listed below:

- Introduction of two new monument sign designs;
- Amend location of approved monument sign location along Power Road;
- Identified additional locations along Power and Germann Roads for new future monument signs.

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

1. Construction of the monument sign shall conform to the exhibits submitted for this request, consisting of the following sheets: Site Plans, Sign Details and Elevations and Sign Criteria/ Project Narrative, and Color and Material Board. All exhibits are stamped administratively approved May 21, 2020.

If you have any questions regarding these findings, please contact me at (480) 503-6589 or josh.rogers@gilbertaz.gov.

Sincerely,

Joshua Rogers

Josh Rogers
Planner II



April 30, 2020

Dear Town of Gilbert,

Dignity Health's Comprehensive Sign Program will stay in effect as 1st submittal Comprehensive Sign Plan DR3-23-S.

Arizona Commercial Signs is amending the Comprehensive Sign Plan or the new Pad Tenants and any other buildings marked out in blue. The existing monuments that were approved in DR3-23-S, monuments D1 - D6 will remain the same. The Dignity Health Comprehensive Sign Plan had an additional sign D7 approved on South Power Road. Arizona Commercial Signs is changing D7 to a single use Pad Tenant Sign and moving it to the north. Colors to match the Pad Tenant scheme. Arizona Commercial Signs is adding (1) one more Multi-use tenant sign on Power Road, 60 square feet, maximum (12') twelve feet in height matching the original approved Comprehensive Sign Plan DR3-23-S.

Arizona Commercial Signs cannot submit for the new Pad Tenant Auto facility to the north of our project.

Regards,

Scott D. Hudson
Arizona Commercial Signs
4018 E. Winslow Ave.
Phoenix, AZ 85040
480.921.9900

APPROVED
Administrative Design Review
Case # PDR-2020-00028
Date May 21, 2020



Arizona Commercial Signs
4018 East Winslow Avenue
Phoenix, Arizona 85040
Contact: Scott Hudson
Phone: 602-570-1912 (cellular)
Email: shudson@arizonacommercialsigns.com
Web: www.arizonacommercialsigns.com



Barclay Group
N.W.C. South Power Road &
East Germann Road
Gilbert, Arizona 85142
Contact: Alexandra Schuchter
Phone: 480-205-9625 (cellular)
Email: aschucter@barclaygroup.com

N.W.C. POWER & GERMANN ROADS

COMPREHENSIVE SIGN PROGRAM

This criteria has been developed to insure design compatibility among all signs within the development. Conformance to this criteria will be strictly enforced. Any sign installed that is not conforming to this criteria must be removed or brought into conformance by the Applicant and/or its Sign Contractor.

The owner shall approve all signs, in writing, prior to installation. Sign permits must be obtained from the Town of Gilbert. Tenant's sign company must provide owner with (3) three sets of building elevations with all details.

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. Upon receipt of Landlord approval, Tenant shall proceed with the Town of Gilbert permit process. Subsequent to city approval, Tenant may proceed with installation.
- 2. 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 Developer/Landlord.
- 3. Tenant or its representatives shall obtain all permits for its exterior sign and it's installation. Tenant shall be responsible for all requirements and specifications.
- 4. Tenant shall have the sole responsibility for compliance with all applicable status/codes, ordinances, or other regulations for all work performed on the premises by or on behalf of the Tenant.
- 5. All signage is subject to the Town of Gilbert approval and this master sign exhibit.
- 6. Tenant and the Tenant's Contractor shall be responsible for the repair of any damage caused by installation or removal of signage.
- 7. 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.
- 8. 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.
- 9. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- 10. All exposed metals shall be painted to render them inconspicuous.
- 11. No exposed tubing, conduit, or raceways will be permitted. All conductor, transformers, and other equipment shall be concealed.
- 12. All electric signs shall bear the UL Label and be mounted on top of letters
- 13. All signs shall conform to Uniform Building Code Standards.
- 14. All electrical signs shall conform to National Electrical Code Standards.
- 15. Painted lettering will not be permitted.

- 16. Flashing, moving, or audible signs will not be permitted.
- 17. Letter style(s) and color(s) shall be subject to the approval of the owner.

STOREFRONT SIGNAGE

- 1. TYPE OF SIGNAGE: Face & halo Illuminated Pan-Channel letters mounted 1.5” of building fascia to a flat or pan backer. Pan Channel Letters & Logo: 3” - 5” Returns, 3/4” to 1” trim cap, acrylic faces mounted to the building fascia.
- 2. Tenant’s sign(s) to be determined by Tenant, with Landlord approval.
- 3. LED color to be white.
- 4. Copy may not exceed 80% of sign band area.
- 5. Tenant(s) set-back less than seventy-five (75) feet from Right of Way get one (1) square foot of signage per one (1) linear foot of frontage. Tenant(s) set-back more than seventy-five (75) feet from Right of Way get one and one half (1 1/2) square feet per one (1) linear foot of frontage.

FREESTANDING SIGNAGE

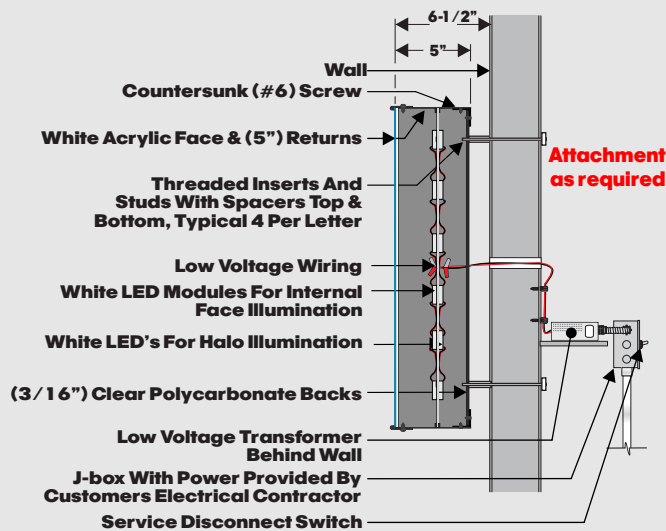
The design of all monument signs and panels are subject to review and approval by Landlord. All freestanding signs shall be “monument” style and must be compatible with the architecture of center.

- 1. Three (3) monument sign(s) are allowed per arterial street frontage.
- 2. Sign(s) shall be located in such a manner which will not present any traffic hazards.
- 3. The maximum sign area for the sign is (60) square feet.
- 4. The maximum height of the sign is twelve (12) feet above grade with two (2) foot architectural element at the top of the sign. Copy must be above two (2) feet from grade to ten (10) feet. No copy above ten (10) feet.
- 5. Faces to be routed out with back-up acrylic.
- 6. Sign(s) shall maintain a minimum spacing between of one hundred (100) feet from any other monument sign on the same street frontage.

All other sign types permanent and/ or temporary signs shall follow the rules and regulations set forth in the Town of Gilbert Land Development Code, Article 4.4, Sign Regulations.

INSTALLATION/BUILD INSTRUCTIONS

LED ILLUMINATED FACE & HALO ILLUMINATED CHANNEL LETTERS
WITH POLYCARBONATE BACKS & REMOTE TRANSFORMERS



E213532

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.



E213532

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.

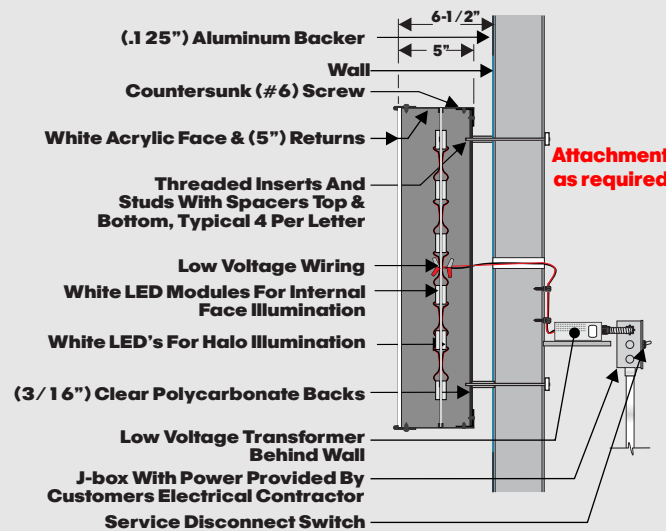


InternationalLight
TECHNOLOGIES

THIS SIGN DISPLAY COMPLIES WITH CCR TITLE 24, PART 6, SECTION 148.

INSTALLATION/BUILD INSTRUCTIONS

LED ILLUMINATED FACE & HALO ILLUMINATED CHANNEL LETTERS
WITH POLYCARBONATE BACKS & REMOTE TRANSFORMERS - BACKER



E213532

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.



E213532

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.

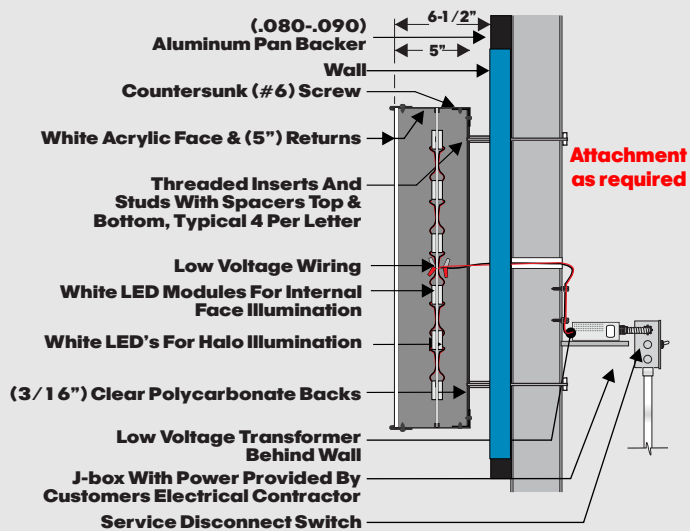


InternationalLight
TECHNOLOGIES

THIS SIGN DISPLAY COMPLIES WITH CCR TITLE 24, PART 6, SECTION 148.

INSTALLATION/BUILD INSTRUCTIONS

LED ILLUMINATED FACE & HALO ILLUMINATED CHANNEL LETTERS
WITH POLYCARBONATE BACKS & REMOTE TRANSFORMERS - PAN BACKER



E213532

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.



E213532

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.

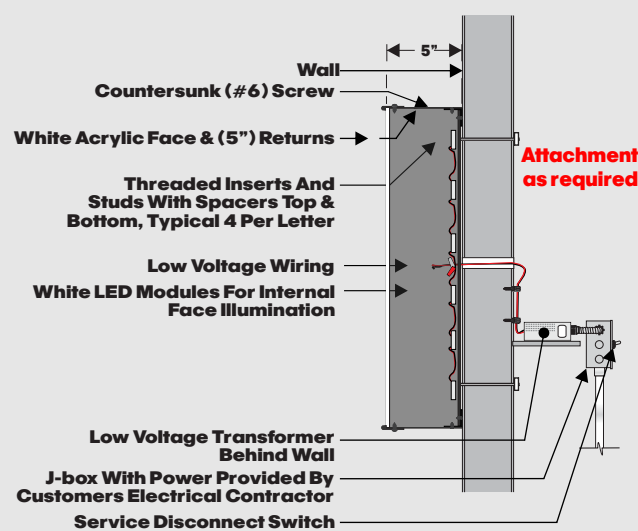


InternationalLight
TECHNOLOGIES

THIS SIGN DISPLAY COMPLIES WITH CCR TITLE 24, PART 6, SECTION 148.

INSTALLATION/BUILD INSTRUCTIONS

LED ILLUMINATED FACE ILLUMINATED CHANNEL LETTERS
REMOTE TRANSFORMERS - FLUSH MOUNT



E213532

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.



E213532

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.



InternationalLight
TECHNOLOGIES

THIS SIGN DISPLAY COMPLIES WITH CCR TITLE 24, PART 6, SECTION 148.

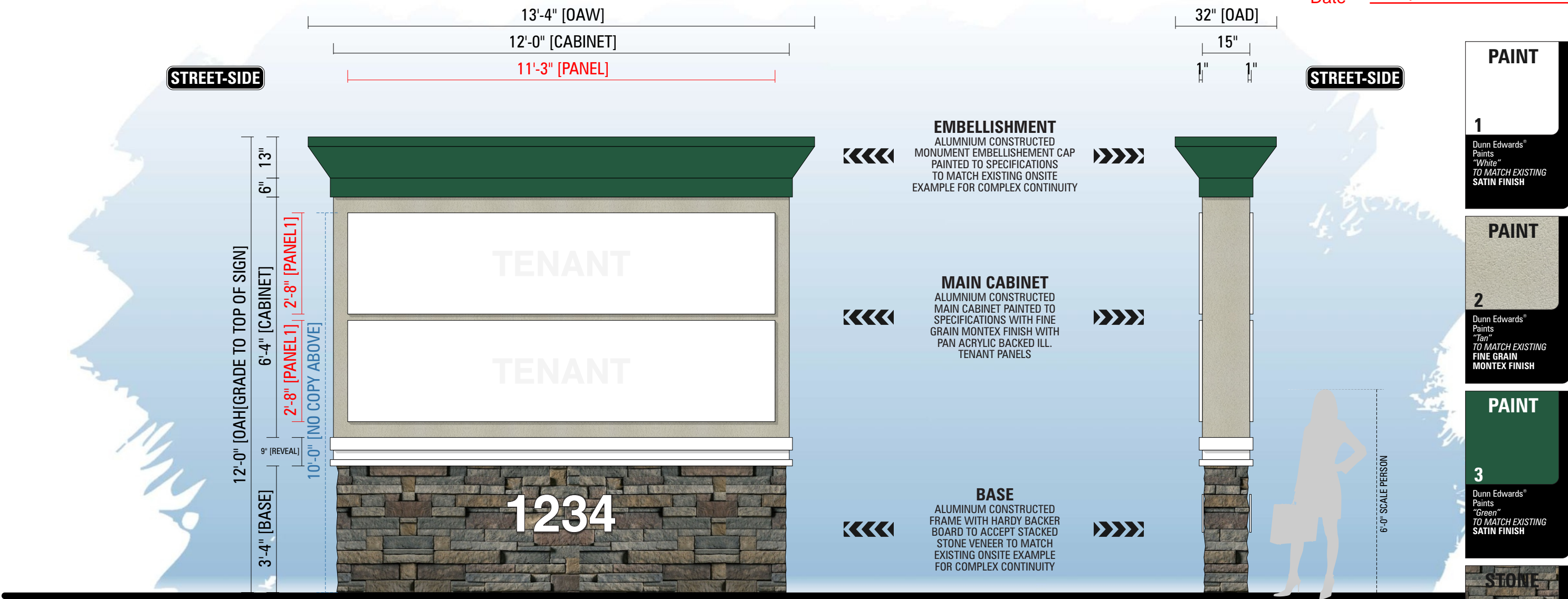
Updated Exhibit

APPROVED

Administrative Design Review

Case # PDR-2020-00028

Date May 21, 2020



A INTERNALLY-ILLUMINATED MONUMENT STRUCTURE

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

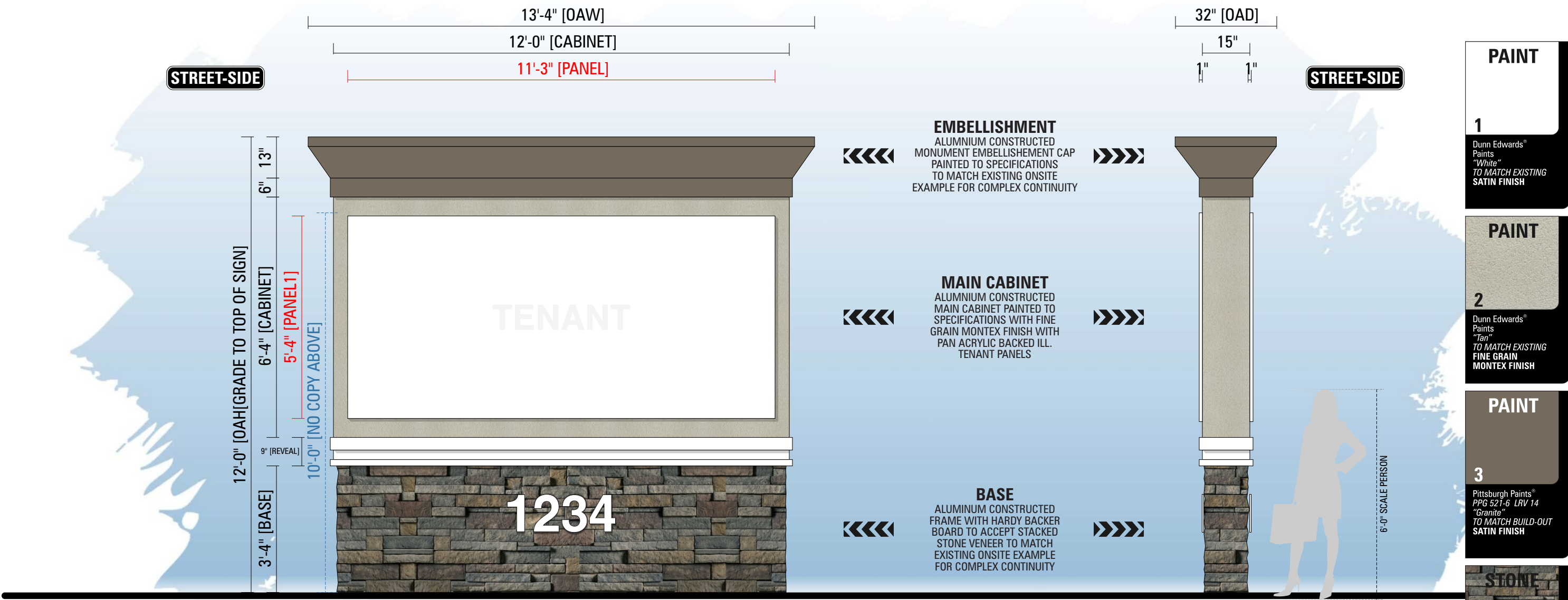
59.86 SQ.FT. TOTAL

MANUFACTURE AND INSTALL (2) TWO DOUBLE-FACED UL LISTED WHITE L.E.D. INTERNALLY-ILLUMINATED ALUMINUM CONSTRUCTED MONUMENT STRUCTURE(S) PAINTED TO MATCH COMPLEX COLORATION AS FOLLOWS: "TENANT PANELS", AS SPEC'D (.080) GRADE ALUMINUM WITH REVERSE ROUTED COPY BACKED WITH (3/16") THICK WHITE LEXAN POLYCARBONATE WITH (1ST) SURFACE TENANT GRAPHIC APPLICATION. "1234", AS SPEC'D (1/2") THICK WHITE ACRYLIC ADDRESS NUMERALS PAINTED TO SPECIFICATIONS STUD MOUNTED SPACED OFF STACKED STONE VENEER MONUMENT BASE AS DEMONSTRATED.

*** REQUIRES CITY/COUNTY DESIGN REVIEW & PERMITTING. REQUIRES A.S.A. SIGN ENGINEERING FOR WIND LOAD AND TINSEL STRENGTH.

Updated Exhibit

APPROVED
Administrative Design Review
Case # PDR-2020-00028
Date May 21, 2020



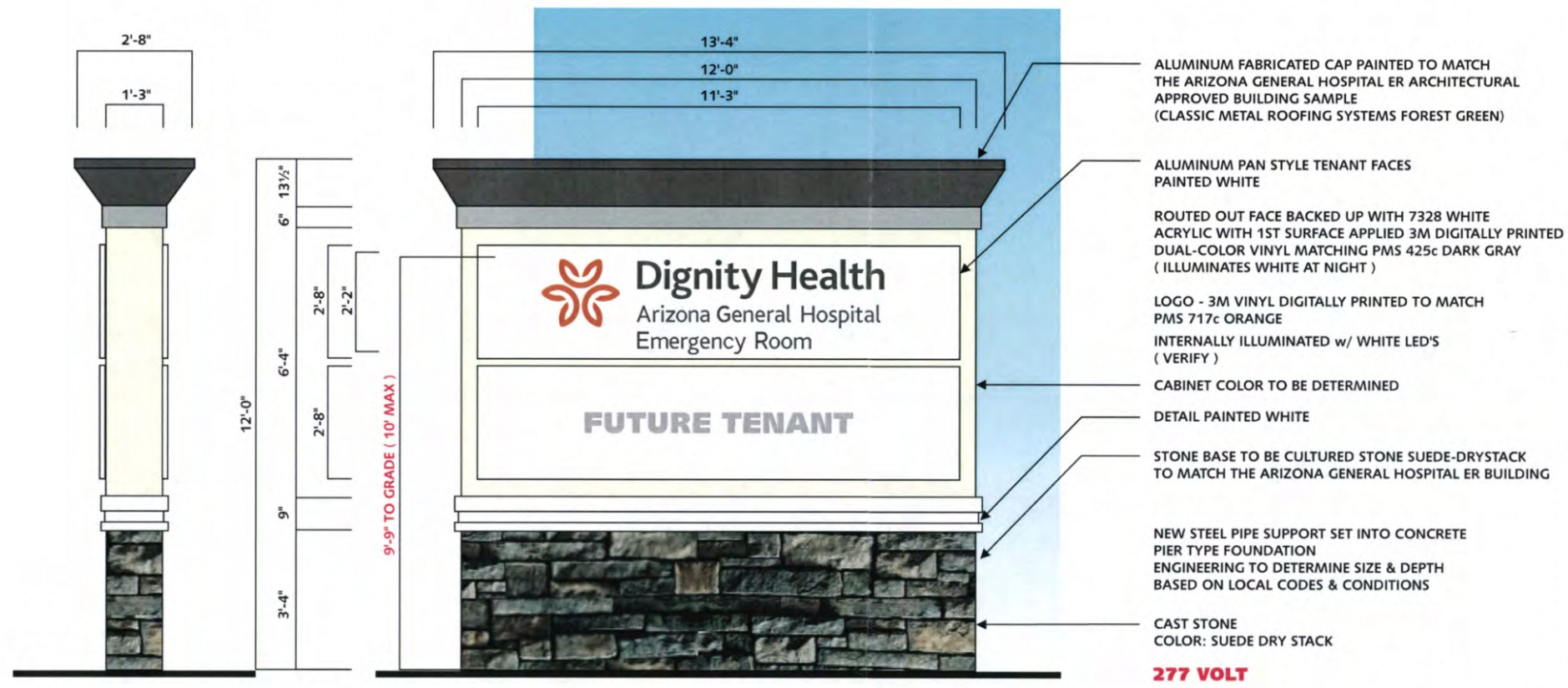
B INTERNALLY-ILLUMINATED MONUMENT STRUCTURE

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

60.00 SQ.FT. TOTAL

MANUFACTURE AND INSTALL (1) OONE DOUBLE-FACED UL LISTED WHITE L.E.D. INTERNALLY-ILLUMINATED ALUMINIUM CONSTRUCTED MONUMENT STRUCTURE(S) PAINTED TO MATCH COMPLEX COLORATION AS FOLLOWS:
"TENANT PANELS", AS SPEC'D (.080) GRADE ALUMINUM WITH REVERSE ROUTED COPY BACKED WITH (3/16") THICK WHITE LEXAN POLYCARBONATE WITH (1ST) SURFACE TENANT GRAPHIC APPLICATION.
"1234", AS SPEC'D (1/2") THICK WHITE ACRYLIC ADDRESS NUMERALS PAINTED TO SPECIFICATIONS STUD MOUNTED SPACED OFF STACKED STONE VENEER MONUMENT BASE AS DEMONSTRATED.

*** REQUIRES CITY/COUNTY DESIGN REVIEW & PERMITTING. REQUIRES A.S.A. SIGN ENGINEERING FOR WIND LOAD AND TINSEL STRENGTH.



D/F MONUMENT
(1) ONE NEW SIGN REQUIRED

Scale = 3/8" = 1'-0"

- ALUMINUM FABRICATED CAP PAINTED TO MATCH THE ARIZONA GENERAL HOSPITAL ER ARCHITECTURAL APPROVED BUILDING SAMPLE (CLASSIC METAL ROOFING SYSTEMS FOREST GREEN)
- ALUMINUM PAN STYLE TENANT FACES PAINTED WHITE
- ROUTED OUT FACE BACKED UP WITH 7328 WHITE ACRYLIC WITH 1ST SURFACE APPLIED 3M DIGITALLY PRINTED DUAL-COLOR VINYL MATCHING PMS 425c DARK GRAY (ILLUMINATES WHITE AT NIGHT)
- LOGO - 3M VINYL DIGITALLY PRINTED TO MATCH PMS 717c ORANGE
- INTERNALLY ILLUMINATED w/ WHITE LED'S (VERIFY)
- CABINET COLOR TO BE DETERMINED
- DETAIL PAINTED WHITE
- STONE BASE TO BE CULTURED STONE SUEDE-DRystack TO MATCH THE ARIZONA GENERAL HOSPITAL ER BUILDING
- NEW STEEL PIPE SUPPORT SET INTO CONCRETE PIER TYPE FOUNDATION ENGINEERING TO DETERMINE SIZE & DEPTH BASED ON LOCAL CODES & CONDITIONS
- CAST STONE COLOR: SUEDE DRY STACK

277 VOLT

59.86 square feet

APPROVED
Administrative Design Review
Case Planner Initials: DW
Case # DR13-23-S
Date: 6/30/15



Design #	
0375632Ar22	
Sheet	12 of 15
Client	
DIGNITY HEALTH EMERGENCY ROOM	
Address	
4760 GERMANN RD, GILBERT, AZ	
Account Rep.	FINNINGER
Designer	RMS/EJS
Date	2/13/2014
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	
R4 RMS 9-2-14 reduce sq ft under 267	
R5 ES 9/8 A6/7 p10base, +1D3, sitplan	
R6 ES 9/9 monomorthx vinyl	
R7 RMS 9-17-14 : change mon stone	
R8 RMS 9-19-14: change mon.	
R9 ES 9/24 d3/d4 size	
R10 ES 9/24 pg10-12 greencap, uplan	
R11 RMS 9-29-14: pg10-12 rev specs.	
R12 RMS 10-9-14: change to Adapth H.	
R13 RMS 10-16-14: change to Dignity H.	
R14 ES 10/22 cloud bg on ch	
R15 RMS 11-11-14: New Name	
R16 RMS 12-12-14: change name	
R17 ES 3/4 del option, new Esign	
R18 ES 3/11 dgntysigns, stackdEsigns	
R19 ES 3/30 new elevations/coverpage	
R20 ES 5/19 D1-7 cast stone base	
R21 ES 6/22 D1 88 letters	
R22 RMS 6-23-15: reduce signs	

Chandler Signs
Brand Image Begins Here

www.chandler signs.com

3201 Manor Way Dallas, TX 75235
214-902-2000 Fax 214-902-2044

1206 Valiant San Antonio, TX 78216
210-349-3804 Fax 210-349-8724

1335 Park Center Drive, Unit C
Visalia, CA 93201
760-967-7003 Fax 760-967-7033

963 Baxter Avenue, Suite 200
Louisville, KY 40204
502-479-3075 Fax 502-412-0013

2584 Sand Hill Point Circle
Davenport, FL 33837
863-410-1100 Fax 863-424-1160

37 Waterfront Park Court
Dunsmuir, CA 95924
800-851-7062 Fax 210-349-8724

P.O. Box 125, 206 Doran Drive
Portland, TX 78374
361-563-5599 Fax 361-643-4533

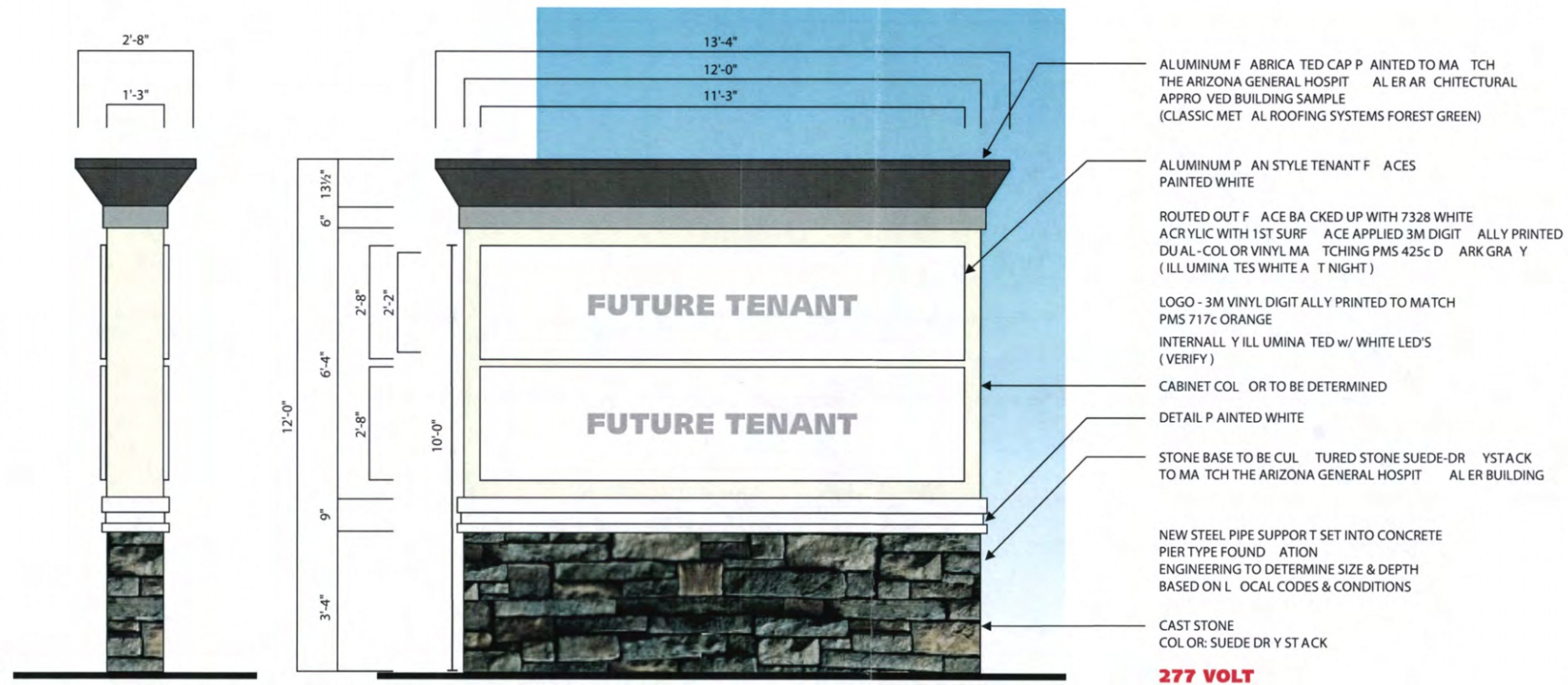
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABELS.

UL

DR13-23-S (2nd)



D6 D7 D/F MONUMENT
(1) ONE NEW SIGN REQUIRED

Scale = 3/8" = 1'-0"

59.86 SF

APPROVED
Administrative Design Review
Case Planner Initials: DL
Case # DR13-23-5
Date: 6/30/15



Design #	
0375632Ar20	
Sheet	10 of 15
Client	
DIGNITY HEALTH EMERGENCY ROOM	
Address	
4760 GERMANN RD, GILBERT, AZ	
Account Rep.	FINNINGER
Designer	RMS/EJS
Date	2/13/2014
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	
R3 ES 6/18/14 V1 UPD - ATTE	
R4 RMS 9-2-14 reduce sq ft under 267	
R5 ES 9/8 A6/7 p10 base, +10L stipple	
R6 ES 9/9 nonnorthx vinyl	
R7 RMS 9-17-14: change mon stone	
R8 RMS 9-19-14: change mon.	
R9 ES 9/24-03/04 size	
R10 ES 9/24 pg10-12 green cap, stipple	
R11 RMS 10-9-14: change to A - daptus H	
R12 RMS 10-9-14: change to A - daptus H	
R13 RMS 10-16-14: change to Dignity H	
R14 ES 10/22 closed by on c/s	
R15 RMS 11-1-14: change New Name	
R16 RMS 12-12-14: change name	
R17 ES 3/4 del option, new ERSign	
R18 ES 3/11 dignysign, stack of ERSigns	
R19 ES 3/30 new elevations/coverage	
R20 ES 5/19 D1-7 cast stone base	

Chandler Signs
Brand Image Begins Here

www.chandlersigns.com

1201 Manor Way Dallas, TX 75235
214-902-2000 Fax 214-902-2044

1206 Valiant San Antonio, TX 78216
210-349-3804 Fax 210-349-8724

1335 Park Center Drive, Unit C
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963 Baxter Avenue, Suite 200
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2584 Sand Hill Point Circle
Davenport, FL 33637
863-420-1100 Fax 863-424-1160

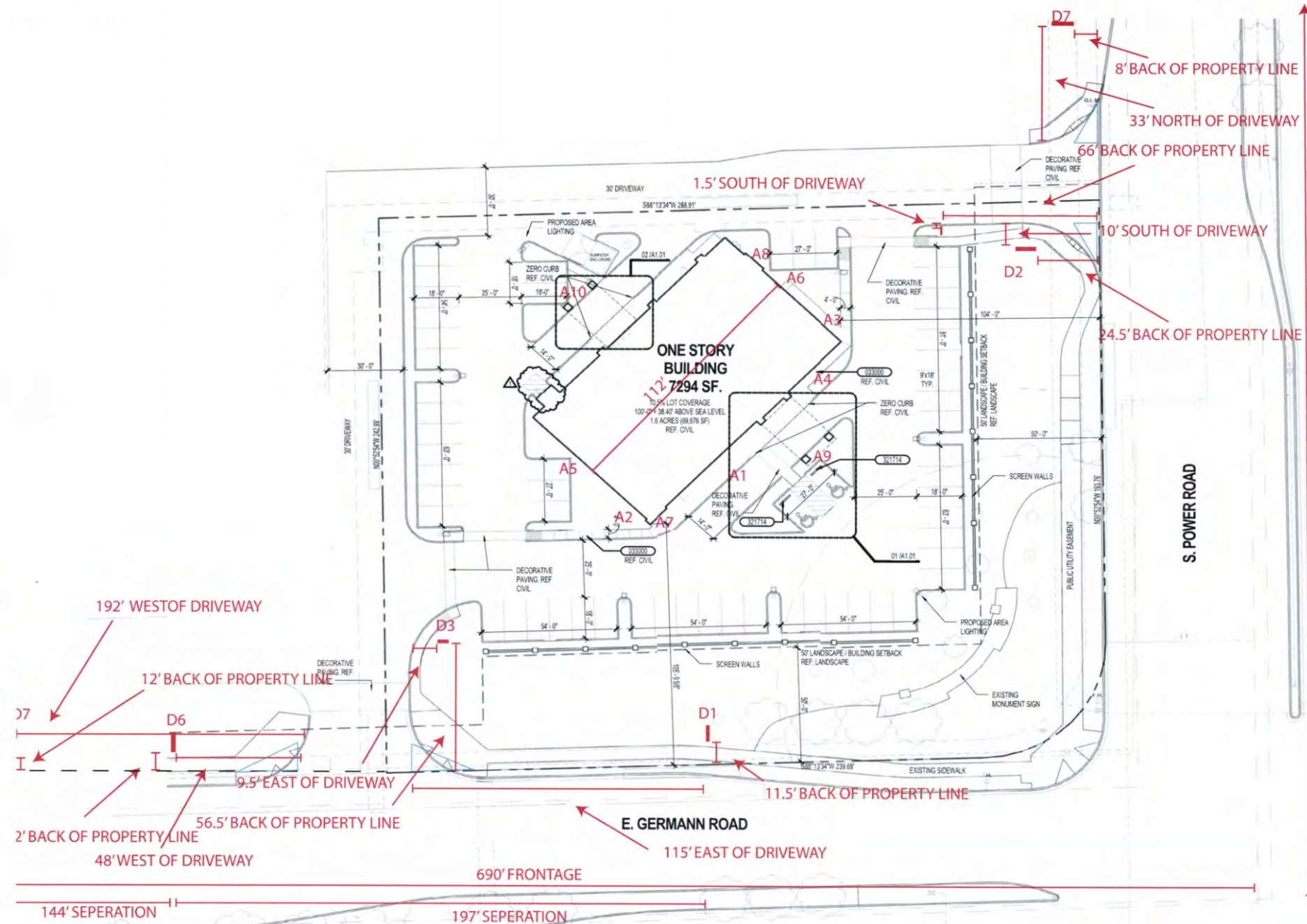
37 Waterfront Park Court
Dawsonville, GA 30534
800-851-7062 Fax 210-349-8724

P.O. Box 125, 204 Doral Drive
Portland, TX 78374
361-563-5399 Fax 361-643-4533

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reserved by Chandler Signs, L.P., L.L.P.



DR13-23-5 (2nd)



SITE PLAN 01 
1" = 20'-0"

Keynote Legend	
Key Value	Keynote Text
033000	Cast-in-Place Concrete
321714	Precast Concrete Site Accessories

STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES - MARCH 11, 2004

1. ALL UTILITY LINES LESS THAN 18 IN. IN OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVEWAYS. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS / LOCATED INSIDE AND ENCLOSED YARDCHS IS COVERED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE MASONRY WALL, INDUSTRIAL STORAGE SCREEN ADJACENT NON-INDUSTRIAL USES.
4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
 - B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE SHAPED TO FOLLOW THE LINE OF A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
 - C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMITS.
5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - A. THE PARAPET WALL OF THE BUILDING SHALL EXCEED OR EXCEED THE HEIGHT OF THE MECHANICAL EQUIPMENT.
 - B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT BEYOND THE BUILDING. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
8. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
9. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - A. ENCLOSED IN PLASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING OR.
 - B. ROUTED UNDER GROUND.
10. ALL BACKFLOW PREVENTION DEVICES 7" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 8' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 7" SHALL BE PLACED IN A WIRE CASE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
11. ALL FREE STANDING LIGHT POLES SHALL:
 - A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH BASES PAINTED WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 3' FROM ADJACENT GRADE.
 - C. BE LOCATED TO AVOID CONFLICT WITH TREES.
12. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.2.2 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF A FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLAN IS 14'.
13. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND FULLYALLY CONTIGUOUS TO THE PUBLIC RIGHT-OF-WAY. THE PERMITTED RIGHT-OF-WAY AND LANDSCAPING TRACTS LOCATING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIZE SLOPES SHALL BE VARIED, AND NOT SLOPE SHALL EXCEED A 4:1 MAXIMUM.
14. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL, SUCH AS STEEL.
15. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, ROMANIAN, OR POLISHED AGGREGATE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
16. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY MASONRY WALL. THE PARKING SCREENING WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
17. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
18. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

APPROVED
Administrative Design Review
Case Planner Initials: DW
Case #: DR13-235
Date: 6/30/15



Arizona Commercial Signs
4018 East Winslow Avenue
Phoenix, Arizona 85040
Contact: Scott Hudson
Phone: 602-570-1912 (cellular)
Email: shudson@arizonacommercialsigns.com
Web: www.arizonacommercialsigns.com



Barclay Group
N.W.C. South Power Road &
East Germann Road
Gilbert, Arizona 85142
Contact: Alexandra Schuchter
Phone: 480-205-9625 (cellular)
Email: alexandra@dpcrc.com

PROJECT PERMIT INFORMATION:

PROJECT ADDRESS:
■ N.W.C. S. POWER RD. & E. GERMANN RD.
GILBERT, ARIZONA 85297

PROJECT SUBDIVISION:
■ N.W.C. SOUTH POWER ROAD &
EAST GERMANN ROAD

ARIZONA PARCEL NUMBER [APN]:
■ 304-87-923

PROPERTY ZONING:
■ GC [General Commercial]

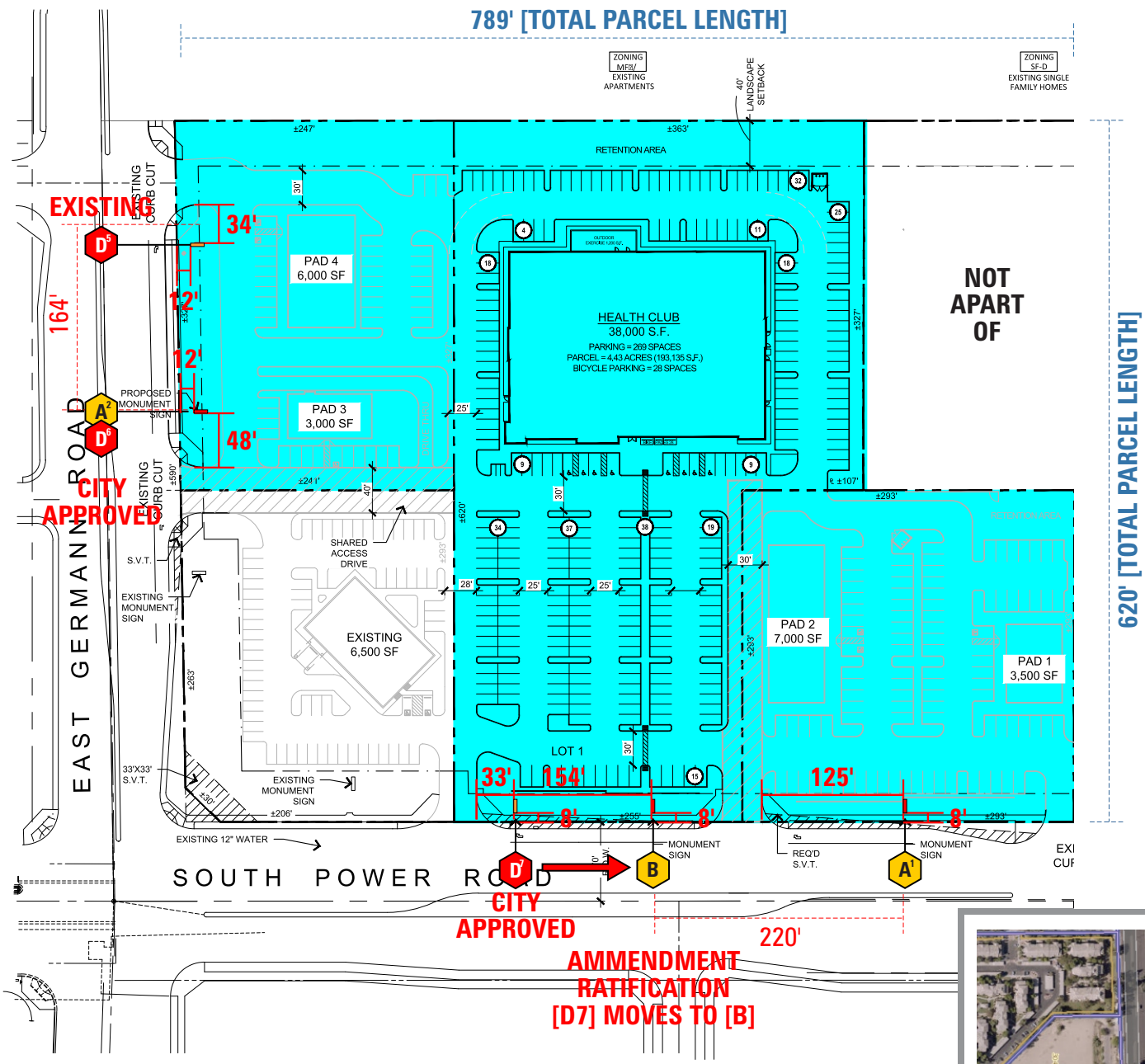
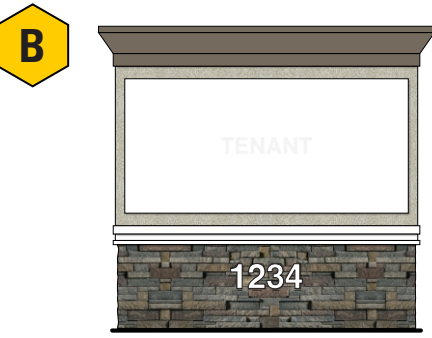
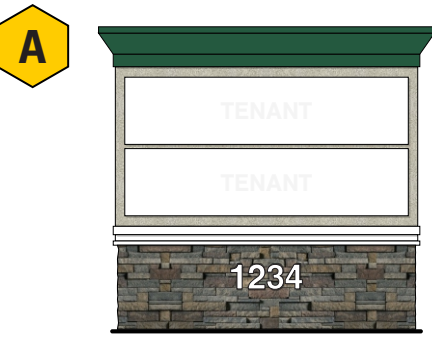
PARCEL USE CODE [PUC]:
■ 0022

MARICOPA COUNTY RECORDS [MCR]:
■ 1200-41

JURISDICTION:
■ TOWN OF GILBERT - MARICOPA COUNTY



PROJECT DETAILS:



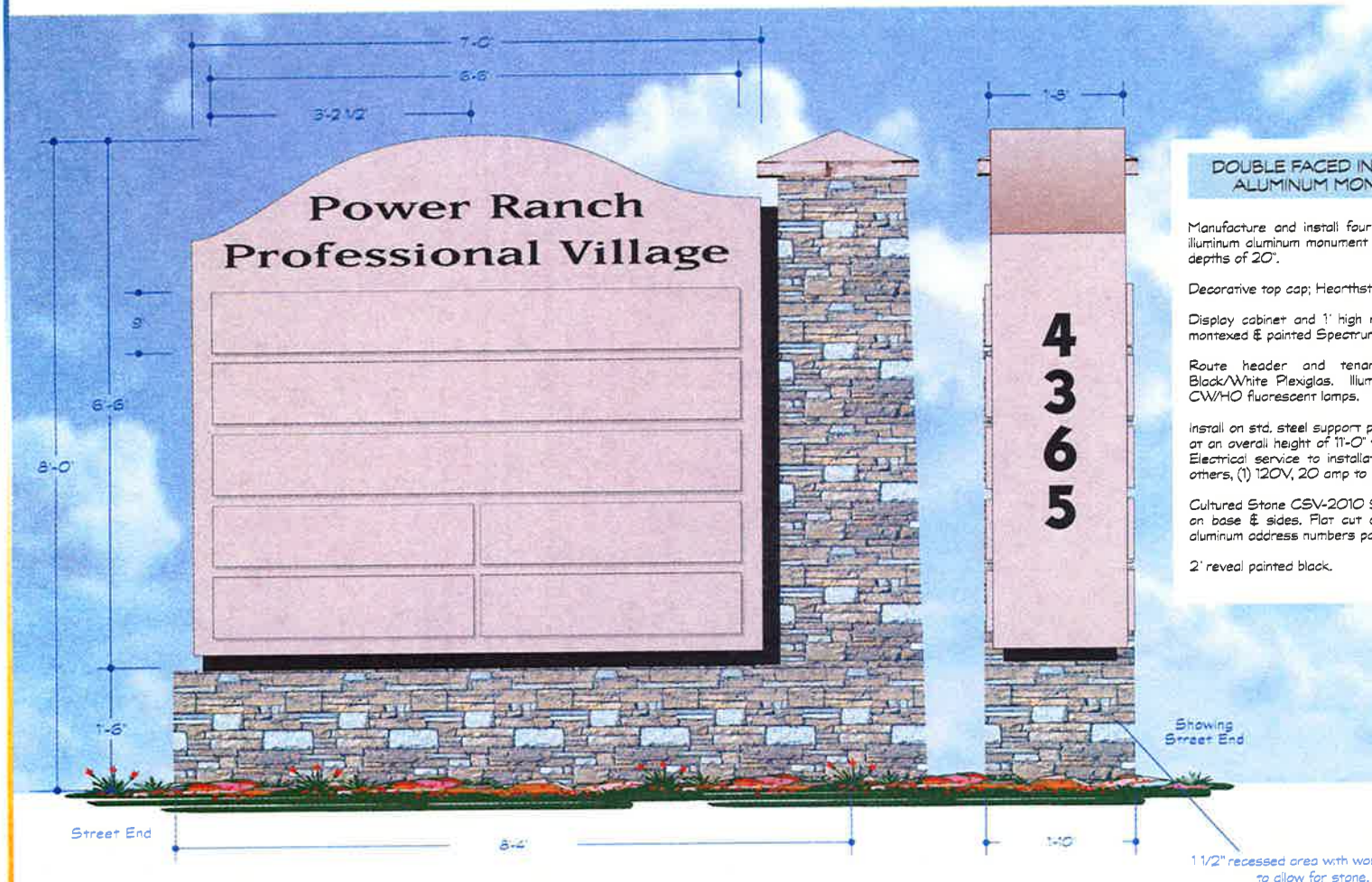
- = PROPERTY/PARCEL LINE/AREA
- = IDENTIFIED FREESTANDING [A1][A2][B]
- = APPROVED FREESTANDING LOCATION PER DR13-23-S[2ND] [D7] **TO BE MOVED NORTH TO SIGN [B]**
- = DISTANCE BETWEEN FREESTANDING
- = TOTAL PARCEL LENGTH(S)

Updated Exhibit

APPROVED
Administrative Design Review
Case # PDR-2020-00028
Date May 21, 2020



Case #: DR05-41
Attachment 2: Sign Placement Site Plan
October 12th, 2006



Client:
Power Ranch
Professional
Village
Location:
Ranch House Parking &
Roope, Gilbert



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

05-1933 06-256
06-0672
06-1701
06-1951
06-2300
06-2354

Client Representative:
Dennis Martin

Email:
dennis@royalsign.net

Opening of Submittal Log:
25 SEPT 06

Client By:
S. Chunta

Checked By:
S. Chunta, L. Hart

Client/Arch:
Matrix Mfg.

Approved Submittal:
Client

Client

Client

Case No. DR05-41
Attachment 3: Sign Exhibits
October 12th, 2006

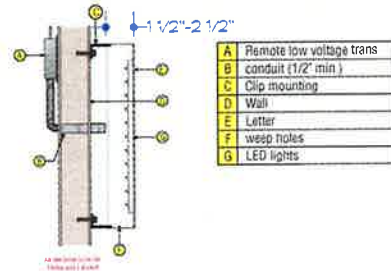
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be reverse pan channel
aluminum letters painted Dark Bronze
MAP 26077.

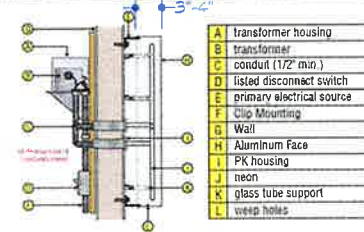
Stud mount to tenant area of fascia.

*Note: Field Verify Fascia Area
Prior to Fabrication of signs

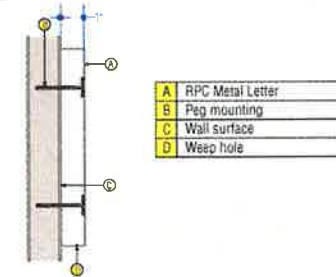
Remote Mounted RPC Letter / LEDs - Cross Section Detail



Remote Mounted RPC Letter / Halo - Cross Section Detail



Non-Illuminated RPC - Cross Section Detail



North



West



South



East

Building 1
Type G

Scale
1/16" = 1'-0"

Client:
**Power Ranch
Professional
Village**
Location:
4915 E Baseline Road
Gilbert, AZ



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
fax: 602-278-0294
E-mail (Art Dept):
royalsign@royalsign.net

Rev. 08-14-08
08-06-14
08-25-01

Owner Representative:
Dennis Martin

Estimator:
dennis@royalsign.net

Drawing or Revision Date:
25 SEPT 08

Drawn By:
S. Chumra

Revised By:
S. Chumra, L. Hart

Permit Lead:

Approval Signatures
Client:

Contractor:

Builder:

City/County:

This contract is made between the undersigned and the client for the purpose of providing the client with a set of drawings for the construction of the building. The client agrees to pay the fee for the drawings and to provide the necessary information for the client to complete the drawings. The client agrees to provide the necessary information for the client to complete the drawings. The client agrees to provide the necessary information for the client to complete the drawings.

Sheet Title
Location

Scale:

Drawing Number

06-2591

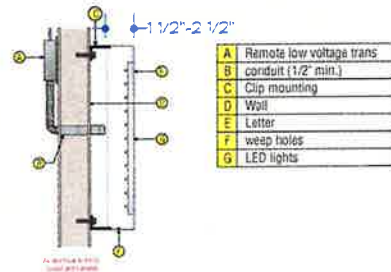
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be reverse pan channel
aluminum letters painted Dark Bronze
MAP 26077.

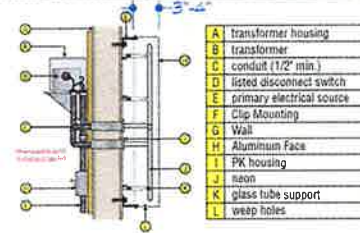
Stud mount to tenant area of fascia.

"Note" Field Verify Fascia Area
Prior to Fabrication of signs

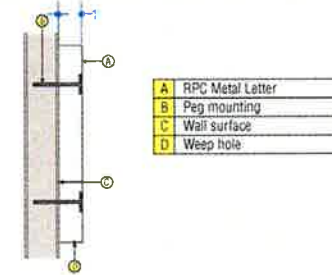
Remote Mounted RPC Letter / LEDs - Cross Section Detail



Remote Mounted RPC Letter / Halo - Cross Section Detail



Non-Illuminated RPC - Cross Section Detail



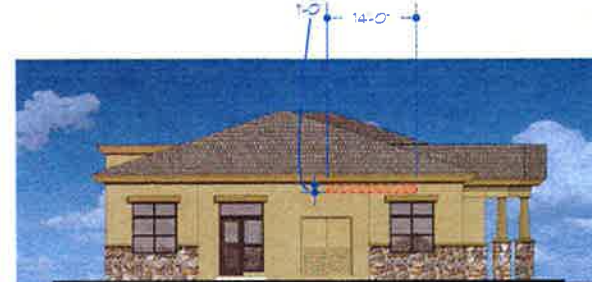
North

Building 2
Type H

Scale
1/16" = 1'-0"



West



East

Client:

Power Ranch
Professional
Village

Location:
4915 E. Baseline Road
Gilbert, AZ



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

Notes:
05-14-09
06-06-09
06-25-09

Goose Representative:

Dennis Martin

Phone:

dennis@royalsign.net

Printing or Reprint Date:

25 SEPT 06

Drawn By:

S. Chumka

Reviewed By:

S. Chumka, L.M.A.

Permit Used:

Approval Signatures

Client:

Landlord:

Builder:

Signifying

This document is the property of the sign company and is not to be reproduced or used in any way without the written consent of the sign company. The sign company is not responsible for any damage or loss of property caused by the use of this document. The sign company is not responsible for any damage or loss of property caused by the use of this document. The sign company is not responsible for any damage or loss of property caused by the use of this document.

Sheet Title

Location

Scale:

Drawing Number

06-2592

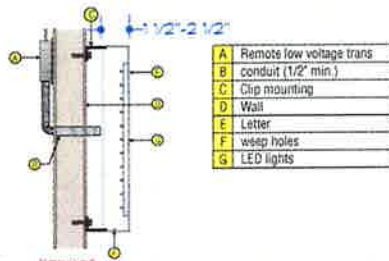
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be reverse pan channel
aluminum letters painted Dark Bronze
MAP 26077.

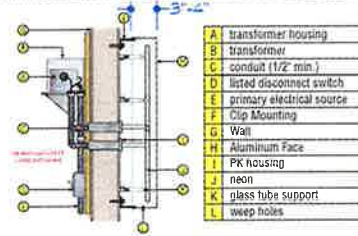
Stud mount to tenant area of fascia.

Note Field Verify Fascia Area
Prior to Installation of signs

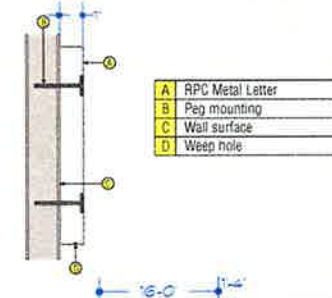
Remote Mounted RPC Letter / LEDs - Cross Section Detail



Remote Mounted RPC Letter / Halo - Cross Section Detail



Non-Illuminated RPC - Cross Section Detail

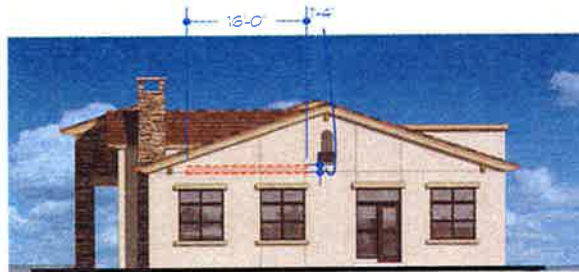


Building "13" S. W.



Building "3" West
Building "13" N. E.

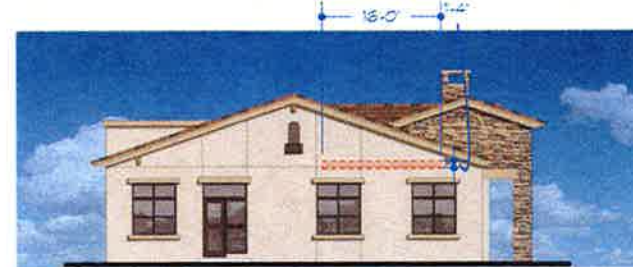
Building "3" West will require a variance
for signs over 14" in height, over 16 sq. ft.
or if they are illuminated



Building "3" North
Building "13" S. E.

Building 3 & 13
Type I

Scale
1/16" = 1'-0"



Building "3" South
Building "13" N. W.

Building "3" South will require a variance
for signs over 14" in height, over 16 sq. ft.
or if they are illuminated

Client:
Power Ranch Professional Village
Location:
4915 E. Baseline Road
Gilbert, AZ

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

Project:
06-2593
06-0676
06-1838
06-2593

Design Representative:
Dennis Mann
dennis@royaleign.net
Contractor:
25 SEPT 06
Contractor:
S. Chumma
Contractor:
S. Chumma, L. Hart
Form: 1/16"

Approval Signatures:
Client:
Contractor:
Designer:
Engineer:

This is a preliminary drawing. It is not intended to be used for construction. It is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The designer is not responsible for the accuracy of the information provided by the client. The engineer is not responsible for the accuracy of the information provided by the client.

Sheet Title:
Location
Scale:
Drawing Number:
06-2593

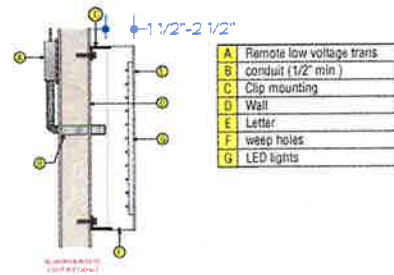
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be reverse pan channel
aluminum letters painted Dark Bronze
MAP 26077.

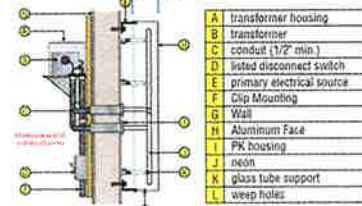
Stud mount to tenant area of fascia.

"Note" Field Verify Fascia Area
Prior to Fabrication of signs

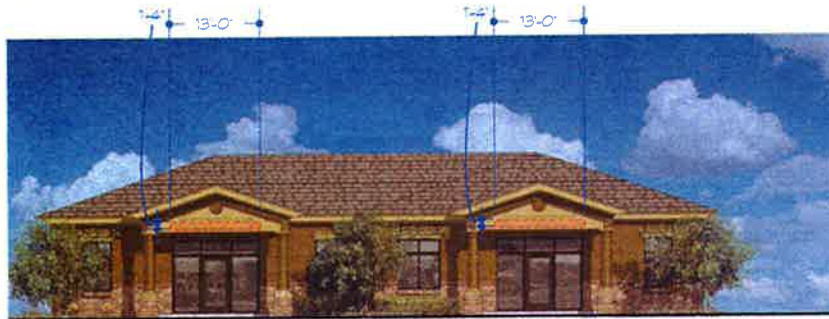
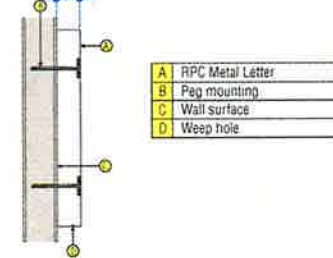
Remote Mounted RPC Letter / LEDs - Cross Section Detail



Remote Mounted RPC Letter / Halo - Cross Section Detail



Non-Illuminated RPC - Cross Section Detail

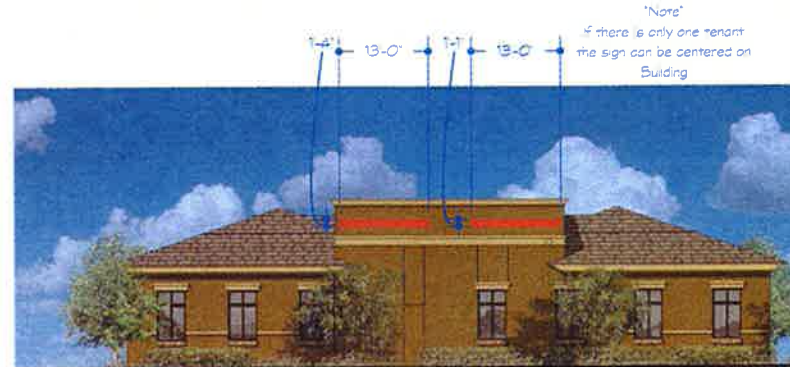


South

Building 4
Type B

Scale
1/16" = 1'-0"

East



North

West



Client:

Power Ranch
Professional
Village

Location:
4915 E. Baseline Road
Gilbert, AZ

royal sign co.

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

Job Date:
05-14-06
06-06/08
06-25/04

Sales Representative:
Dennis Martin

E-Mail:
dennis@royalsign.net

Drawing or Revision Date:
25 SEPT 06

Drawn By:
S. Chumra

Revised By:
S. Chumra, L. Hart

Form Used:

Approval Signatures

Client:

Landlord:

Owner:

Engineer:

The original unprinted set of this drawing shall be the property of Royal Sign Co. and shall not be loaned, copied, or otherwise reproduced without the written consent of Royal Sign Co. All printed copies of this drawing shall be the property of Royal Sign Co. and shall not be loaned, copied, or otherwise reproduced without the written consent of Royal Sign Co. The printed copy of this drawing shall be the property of Royal Sign Co. and shall not be loaned, copied, or otherwise reproduced without the written consent of Royal Sign Co. The printed copy of this drawing shall be the property of Royal Sign Co. and shall not be loaned, copied, or otherwise reproduced without the written consent of Royal Sign Co.

Sheet Title
Location

Scale:

Drawing Number

06-2594

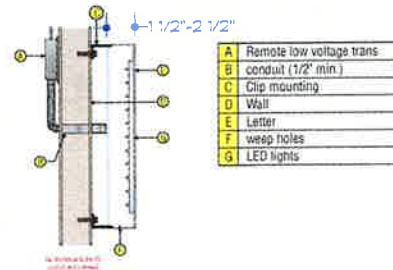
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be reverse pan channel
aluminum letters painted Dark Bronze
MAP 26077.

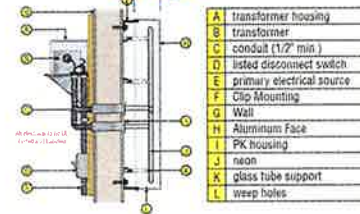
Stud mount to tenant area of fascia.

Note Field Verify Fascia Area
Prior to Fabrication of signs

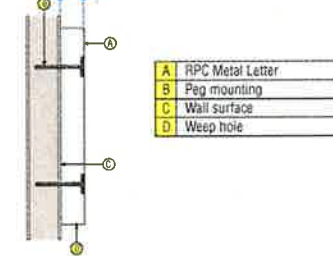
Remote Mounted RPC Letter / LEDs - Cross Section Detail



Remote Mounted RPC Letter / Halo - Cross Section Detail



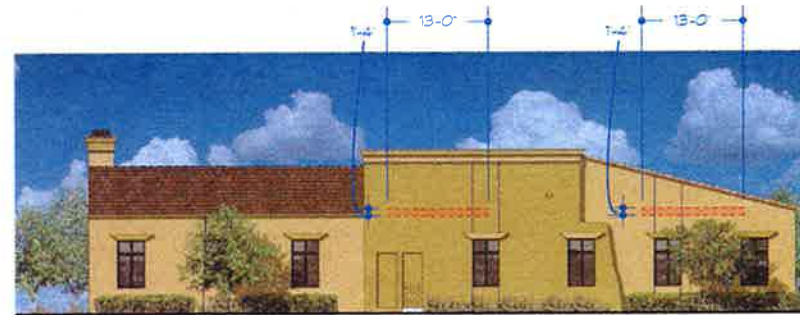
Non-Illuminated RPC - Cross Section Detail



Building "5" North
Building "14" North

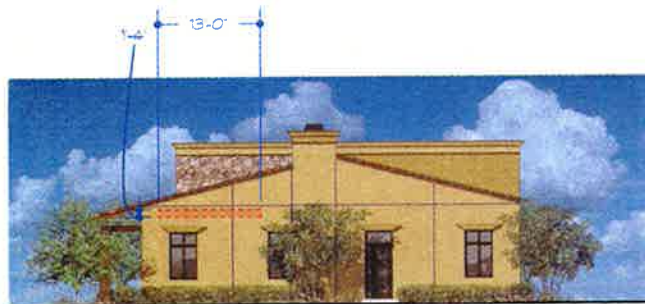
Building 5 & 14
Type D

Scale
1/16" = 1'-0"



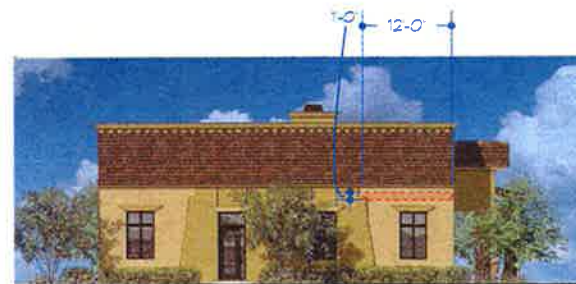
Building "5" South
Building "14" South

Building "5" South will require a variance
for signs over 14" in height, over 16 sq. ft.
or if they are illuminated



Building "5" West
Building "14" West

Building "5" West will require a variance
for signs over 14" in height, over 16 sq. ft.
or if they are illuminated



Building "14" East

Client:

Power Ranch
Professional
Village

Location:
4915 E. Baseline Road
Gilbert, AZ

royal sign co.

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

Notes:
06-1441
06-0677
06-1864
06-2595

Edges Representative:
Dennis Martin

E-mail:
dennis@royalsign.net

Drawing or Revision Date:
25 SEPT 06

Drawn By:
S. Chumma

Revised By:
S. Chumma, L. Hart

Forms Used:

Approval Signatures:
Client:

Contract:

Scope:

Estimating:

The original unapproved plan is submitted solely for the purpose of permitting a plan to be submitted to the appropriate authority for review. The plan is not to be used for construction or other purposes without the written approval of the appropriate authority. The plan is not to be used for construction or other purposes without the written approval of the appropriate authority. The plan is not to be used for construction or other purposes without the written approval of the appropriate authority.

Sheet Title:
Location

Scale:

Drawing Number:

06-2595

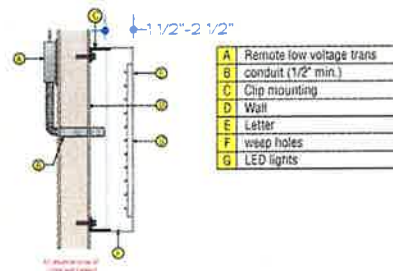
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be reverse pan channel
aluminum letters painted Dark Bronze
MAP 26077.

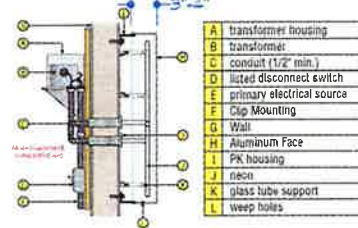
Stud mount to tenant area of fascia.

Note Field Verify Fascia Area
Prior to Fabrication of signs

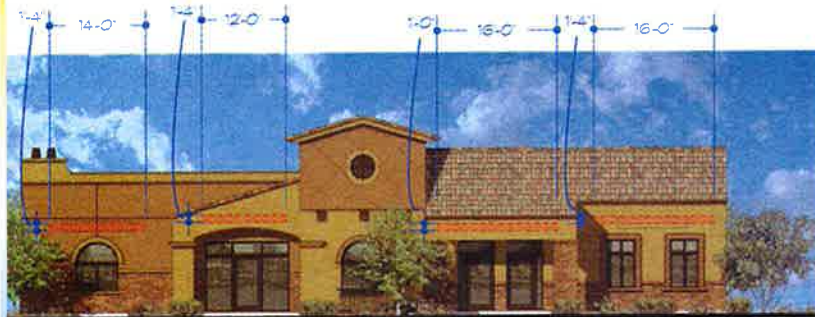
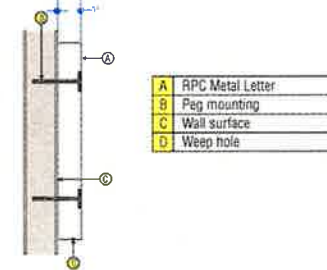
Remote Mounted RPC Letter / LEDs - Cross Section Detail



Remote Mounted RPC Letter / Halo - Cross Section Detail



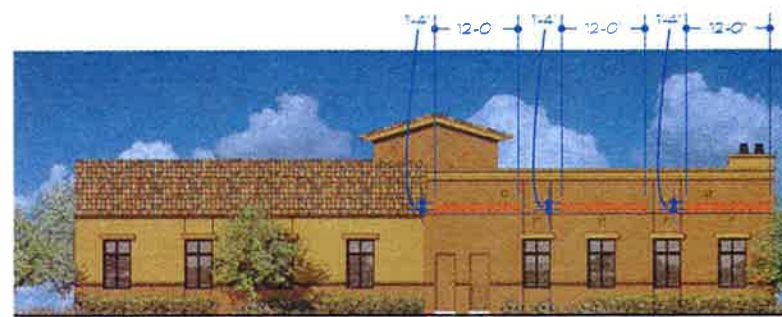
Non-Illuminated RPC - Cross Section Detail



Building "6" North
Building "12" East

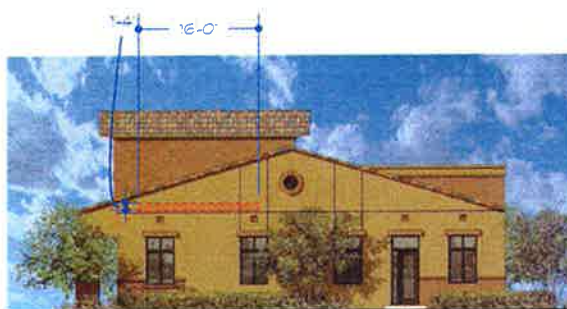
Building "6" & "12"
Type E

Scale
1/16" = 1'-0"

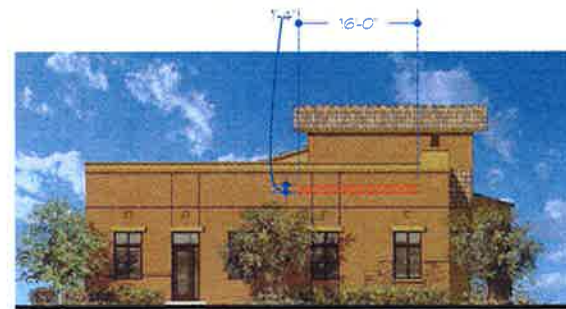


Building "6" South
Building "12" West

Building "6" South will require a variance
for signs over 14" in height, over 16 sq. ft.
or if they are illuminated



Building "12" North



Building "6" East
Building "12" South

Client:

Power Ranch
Professional
Village
Location
4915 E Baseline Road
Gilbert, AZ



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

Version:
03-14-13
03-14-13
06-25-16

Scale Representative
Dennis Martin

Client:
dennis@royalsign.net

Designer: Dennis Martin
25 SEPT 08

Checker: Ben
S. Chumra

Revised By:
S. Chumra, L. Hart

Notes (User)

Approved Signage Area
Client:

Location:

Scale:

Signage:

The original unaltered sign is submitted solely for the purpose of record. It is not to be used for any other purpose. The sign is the property of the client and is to be returned to the client upon completion of the project. The sign is to be maintained in good condition and is to be replaced if damaged. The sign is to be removed if the client no longer wishes to use it. The sign is to be removed if the client no longer wishes to use it. The sign is to be removed if the client no longer wishes to use it.

Sheet Title
Location

Scale:

Drawing Number

06-2596

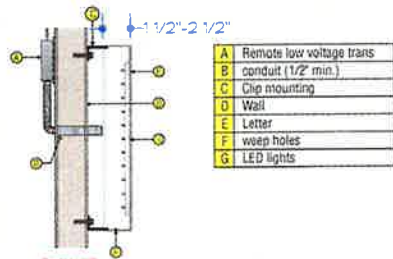
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be reverse pan channel
aluminum letters painted Dark Bronze
MAP 26077.

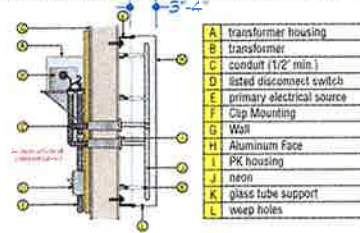
Stud mount to tenant area of fascia.

Note Field Verify Fascia Area
Prior to Fabrication of signs

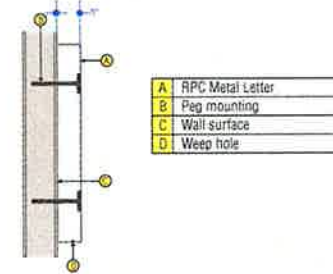
Remote Mounted RPC Letter / LEDs - Cross Section Detail



Remote Mounted RPC Letter / Halo - Cross Section Detail



Non-Illuminated RPC - Cross Section Detail

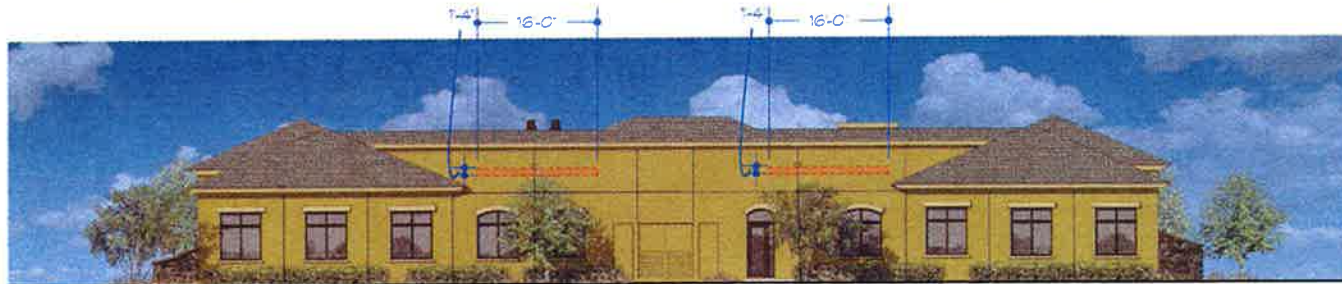


Building "7" North
Building "11" East



Building "7" South will require
a variance for signs over 14"
in height, over 16 sq. ft. or if
they are illuminated

Building "7" South
Building "11" West



Building "7" West
Building "11" North

Building "7" West will require a
variance for signs over 14" in height,
over 16 sq. ft. or if they are illuminated



Building 7 & 11
Type A

Scale
1/16" = 1'-0"

Building "7" East
Building "11" South



Client:
**Power Ranch
Professional
Village**
Location:
4915 E. Baseline Road
Gilbert, AZ



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

Rev Notes:
06-14-04
06-06-06
06-25-07

Sales Representative:
Dennis Martin

E-Mail:
dennis@royalsign.net

Drawing or Revision Date:
25 SEPT 06

Drawn By:
S. Chumro

Revised By:
S. Chumro, L. Hart

Form Used:

Approved Signage
Crest

Uniford

Golden

Estimate

This original unperfected set of architectural drawings for the building project is hereby acknowledged as the property of the client. The client agrees to indemnify and hold the sign company harmless from all claims, damages, and expenses, including reasonable attorney's fees, arising from the use of these drawings, whether or not caused in whole or in part by the negligence of the sign company. The sign company agrees to defend the client against all claims, damages, and expenses, including reasonable attorney's fees, arising from the use of these drawings, whether or not caused in whole or in part by the negligence of the sign company. This agreement shall be governed by the laws of the State of Arizona.

Sheet Title
Location

Scale

Drawing Number

06-2597

Tenant copy to be reverse pan channel
aluminum letters painted Dark Bronze
MAP 26077.

Stud mount to tenant area of fascia.

Note Field Verify Fascia Area
Prior to Fabrication of signs

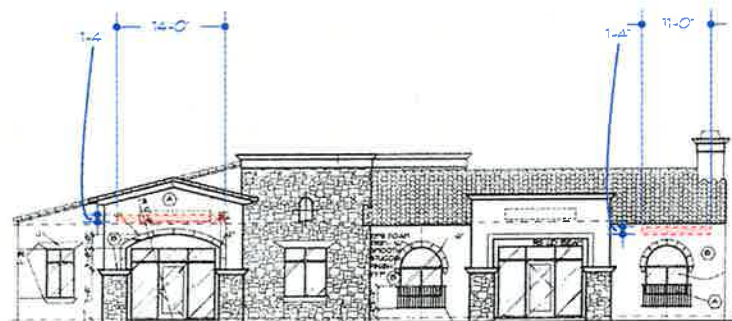
A	Remote low voltage trans
B	conduit (1/2" min.)
C	Clip mounting
D	Wall
E	Letter
F	weep holes
G	LED lights

Technical drawing of a door assembly showing the internal mechanism and components. The drawing includes a cross-section of the door and the frame, with various parts labeled with circled numbers 1 through 10. A red label 'all' is visible on the left side of the drawing.

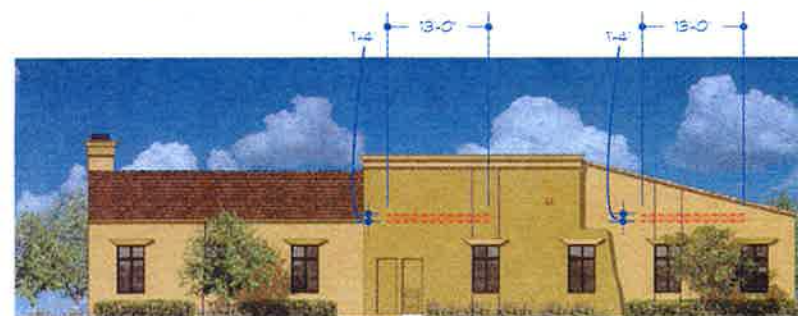
A	transformer housing
B	transformer
C	conduit (1/2" min.)
D	listed disconnect switch
E	primary electrical source
F	Clip Mounting
G	Wall
H	Aluminum Face
I	PK housing
J	neon
K	glass tube support
L	weep holes

The diagram shows a horizontal beam of length 10 m. A triangular load starts at 0 kN/m at the left end and increases linearly to 10 kN/m at the right end. A point load of 10 kN is applied downwards at the right end of the beam. The beam is supported by a pin support at the left end and a roller support at the right end. The triangular load is represented by a shaded area under a line that starts at the origin and goes up to 10 kN/m at 10 m. The point load is a downward arrow at 10 m. The roller support is a vertical line at 10 m.

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

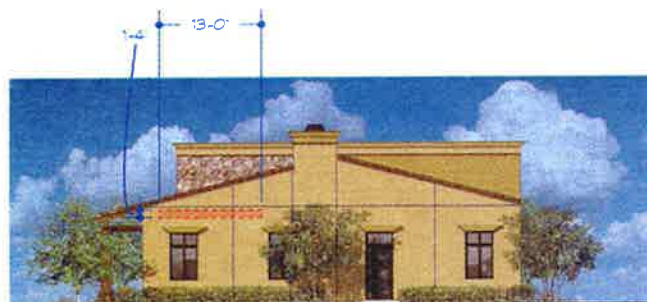


Building "B" East



Building "B" West

Building "8" West will require a variance for signs over 14" in height, over 16 sq. ft. or if they are illuminated



Building "6" North

Building 8
Type D

Scale
1/16" = 1'-0"



Building "B" South

Client:

Power Ranch
Professional
Village

Location:
4915 E. Baseline Road
Gilbert, AZ



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

05-1441
06-0677
06-1837
06-2528

Spes. Representative:
Dennis Martin

Email:
dennis@royalsign.net

25 SEPT 06

Crown By:

S. Chumtata

Revised By:
S. Chumita, L. Hart

Fonts List

Approval Signatures _____
Client _____

London!

Exam

Following:

The original matches of the

interior to Vietnam. It has
outside of the country
without a passport.
authorities from North
CORRECTION

An admitted North Viet-
namese spy, subject to the
U.S. FBI, has reportedly been
killed. He was killed by a
Vietnamese police officer
in Hanoi, the FBI says.
The man was killed by a
Vietnamese police officer
in Hanoi, the FBI says.
The man was killed by a
Vietnamese police officer
in Hanoi, the FBI says.

Location

Drawing Number

06-2598

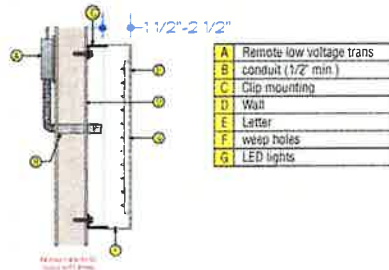
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be reverse pan channel aluminum letters painted Dark Bronze MAP 26077.

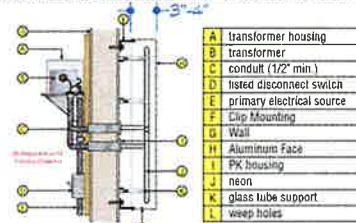
Stud mount to tenant area of fascia.

'Note' Field Verify Fascia Area Prior to Fabrication of signs

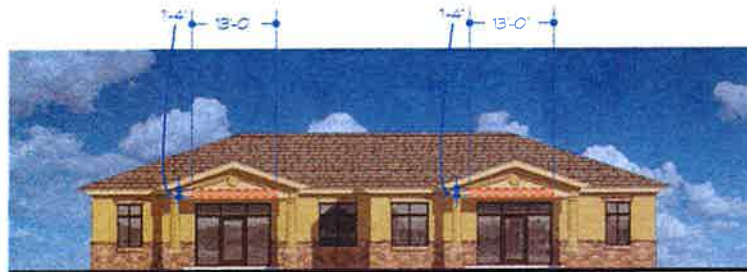
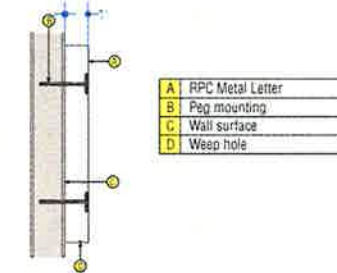
Remote Mounted RPC Letter / LEDs - Cross Section Detail



Remote Mounted RPC Letter / Halo - Cross Section Detail



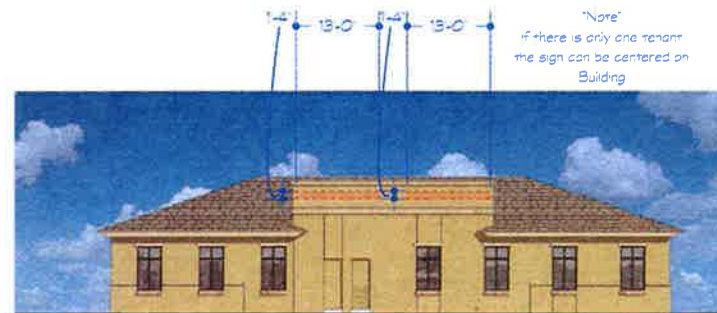
Non-Illuminated RPC - Cross Section Detail



Building "9" East
Building "17" North

Building "9" E 17
Type B

Scale
1/16" = 1'-0"



Building "9" West
Building "17" South

'Note'
if there is only one tenant
the sign can be centered on
Building



Building "9" North
Building "17" West



Building "9" South
Building "17" East

Client:

Power Ranch
Professional
Village

Location:
4915 E Baseline Road
Gilbert, AZ

royal sign co.

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

Drawings:
08-14-09
08-06-09
08-25-09

Excess Representative:
Dennis Martin

E-Mail:
dennis@royalsign.net

Drawing or Revision Date:
25 SEPT 08

Drawn By:
S Chumra

Revised By:
S Chumra, L Hart

Form Used:

Approved Signatures:
Client:

Contract:

Order:

Estimate:

This drawing is intended for use as a guide only. It is not a contract. The client is responsible for providing accurate information and for obtaining all necessary permits. The client is also responsible for ensuring that the drawing is used in accordance with the terms of the contract. The client is not responsible for any damage or loss resulting from the use of this drawing. The client is also responsible for ensuring that the drawing is used in accordance with the terms of the contract.

Sheet Title:
Location

Scale:

Drawing Number

06-2599

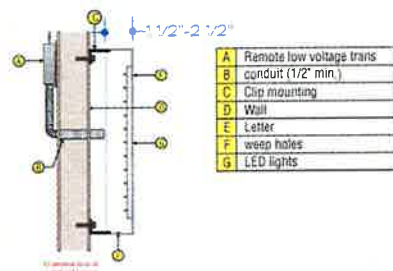
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be reverse pan channel
aluminum letters painted Dark Bronze
MAP 26077.

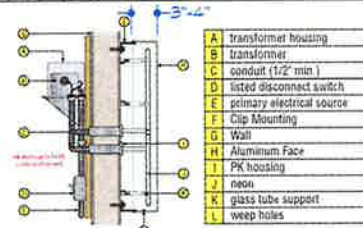
Stud mount to tenant area of fascia.

"Note" Field Verify Fascia Area
Prior to Fabrication of signs

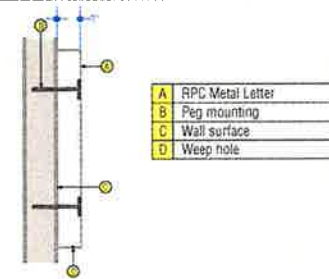
Remote Mounted RPC Letter / LEDs - Cross Section Detail



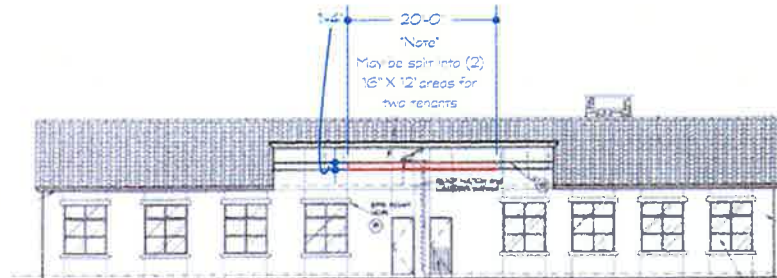
Remote Mounted RPC Letter / Halo - Cross Section Detail



Non-Illuminated RPC - Cross Section Detail

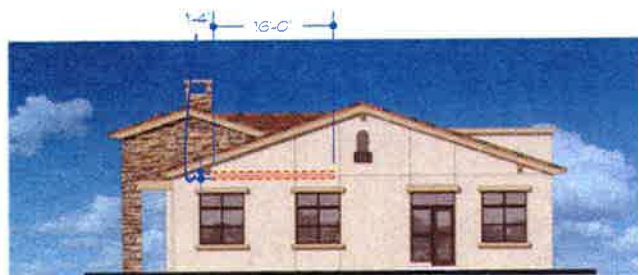


Building "10" East



Building "10" West

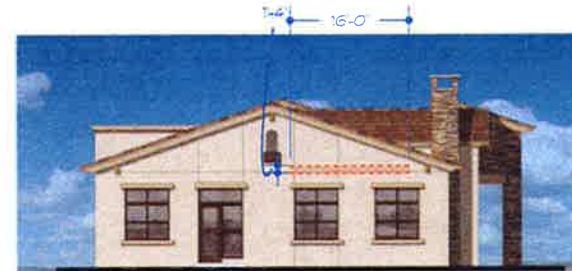
Building "10" West will require a variance
for signs over 14" in height, over 16 sq. ft.
or if they are illuminated



Building "10" North

Building 10
Type I-3

Scale
1/16" = 1'-0"



Building "10" South

Building "10" South will require a variance
for signs over 14" in height, over 16 sq. ft.
or if they are illuminated

Client:
Power Ranch
Professional
Village
Location:
3815 E. Baseline Road
Gilbert, AZ



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

Project:
06-1440
06-0676
06-1539
06-2600

Client Representative:
Dennis Martin

Design:
dennis@royalsign.net

Working for Building Code:
25 SEPT 06

Drawn By:
B. Chumra

Revised By:
B. Chumra, L. Hart

Prints Used:

Approval Signatures
Client:

Contract:

Release:

Permitting:

This document is prepared by
the undersigned for the
purpose of being used as a
contract for the design and
construction of the project
described herein. It is the
policy of the undersigned to
provide the highest quality
service to its clients and to
maintain the highest standards
of professional conduct. The
undersigned warrants that the
design and construction of the
project shall conform to the
requirements of the applicable
building codes and standards.
The undersigned shall not be
held responsible for any
errors or omissions in this
document or for any damage
resulting therefrom.

Sheet Title
Location

Scale:

Drawing Number:

06-2600

17

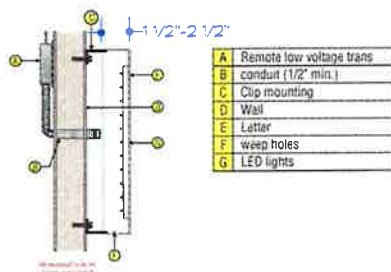
DESIGNATED TENANT DISPLAY AREAS

Tenant copy to be reverse pan channel
aluminum letters painted Dark Bronze
MAP 26077.

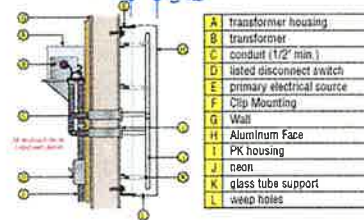
Stud mount to tenant area of fascia.

Note Field Verify Fascia Area
Prior to Fabrication of signs

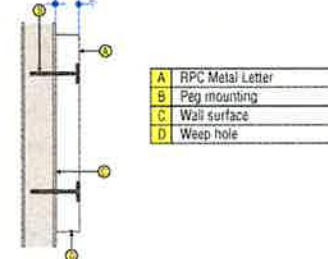
Remote Mounted RPC Letter / LEDs - Cross Section Detail



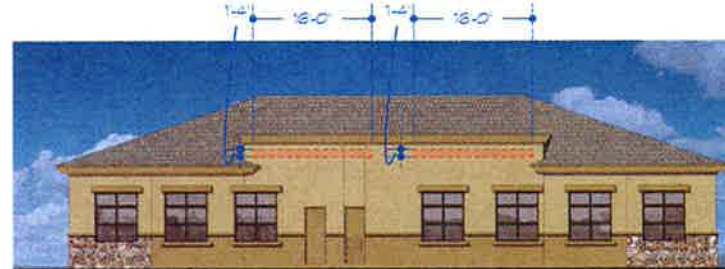
Remote Mounted RPC Letter / Halo - Cross Section Detail



Non-Illuminated RPC - Cross Section Detail



North



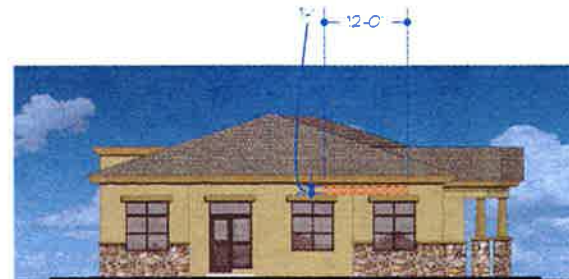
South



West

Building 15
Type H

Scale
1/16" = 1'-0"



East

Client:

Power Ranch
Professional
Village

Location:
4915 E. Baseline Road
Gilbert, AZ

royal sign co.

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

Project:
05-1479
05-0633

Exes Representation:
Dennis Martin

E-Mail:
dennie@royalsign.net

Creating or Revision Date:
25 SEPT 06

Drawn By:
S Chumita

Revised By:
S Chumita, L. Hart

Form Used:

Approval Signatures:
Client:

Landlord:

Scale:

Estimate:

This original approved plan is submitted to the City of Phoenix for review and approval. It is the responsibility of the submitter to ensure that all information is accurate and complete. The City of Phoenix reserves the right to reject or require modification of this plan at any time. The City of Phoenix is not responsible for any delays or costs incurred by the submitter due to any rejection or modification of this plan. The City of Phoenix is not responsible for any damages or losses incurred by the submitter due to any rejection or modification of this plan. The City of Phoenix is not responsible for any other matters related to this plan.

Sheet Title:
Location

Scale:

Drawing Number

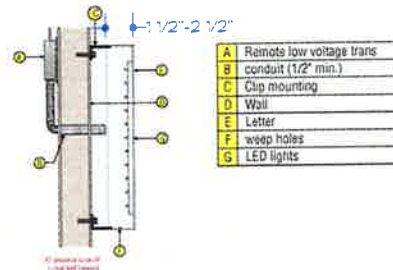
06-2601

DESIGNATED TENANT DISPLAY AREAS

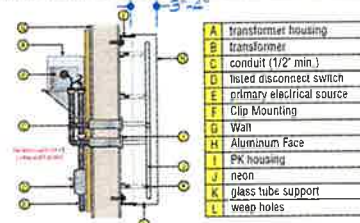
Tenant copy to be reverse pan channel
aluminum letters painted Dark Bronze
MAP 26071.

Sign mount to tenant area of fascia.
Note: Field Verify Fascia Area
Prior to Fabrication of signs

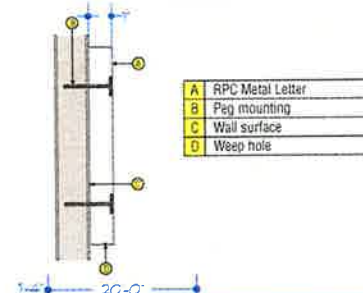
Remote Mounted RPC Letter / LEDs - Cross Section Detail



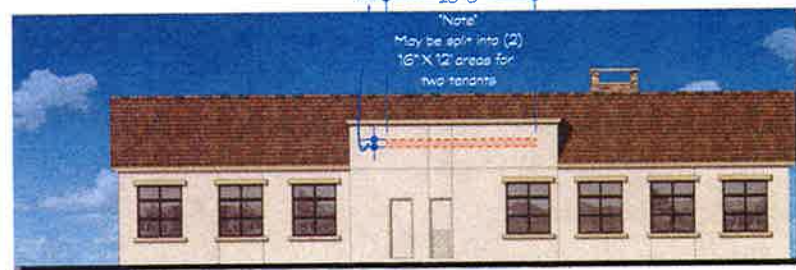
Remote Mounted RPC Letter / Halo - Cross Section Detail



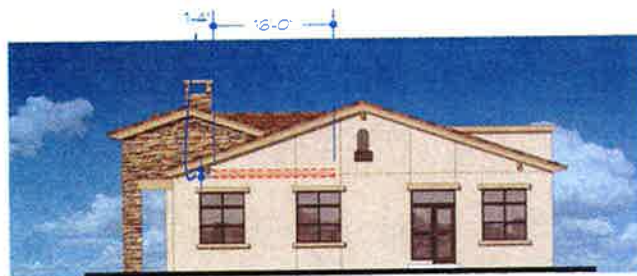
Non-Illuminated RPC - Cross Section Detail



Building "16" North
Building "18" North



Building "16" South
Building "18" South



Building "16" West
Building "18" West

Building 16 & 18
Type I

Scale
1/16" = 1'-0"



Building "16" East
Building "18" East

Client:
**Power Ranch
Professional
Village**
Location:
4915 E. Baseline Road
Gilbert, AZ
royal sign co.
2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
fax: 602-278-0234
E-mail (Art Dept):
royalsign@royalsign.net

Revised:
08-14-10
08-06-16
08-16-16
08-28-02

Client Representative:
Dennis Martin
E-mail:
dennis@royalsign.net
Drawing Title: Signage Plan
25 SEP 08
Checked By:
S. Chittka
Reviewed By:
S. Chittka, L. Hart
Printed: 10/1/08

Approval Signatures:
Client:

Location:

Notes:

Extending:

This original, unaltered, and
undated copy of the
drawing is to be kept
on file by the client for
reference only. It is not
to be used for any other
purpose. The client is
responsible for the
accuracy of the
information provided.
The client is responsible
for the accuracy of the
information provided.
The client is responsible
for the accuracy of the
information provided.
The client is responsible
for the accuracy of the
information provided.

Sheet Title:

Location:

Scale:

Drawing Number:

06-2602

FINDINGS of FACT
DR05-41: Power Ranch Professional Village, Comprehensive Signs Program

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.