



NOTICE OF ADMINISTRATIVE DECISION

February 12, 2019

Jason Shano
Associated Sign Company
3335 W. Vernon Ave.
Phoenix, AZ 85009
Email: jms@ascosigns.com

RE: Minor Administrative Design Review to amend the Master Sign Plan for parcels A,C,D, and E within SanTan Village located adjacent to Santan Village Pkwy and north of Williams Field Road: **DR19-11 (DR05-139)**.

Dear Mr. Shano:

Staff has reviewed and **approved** your Administrative Design Review **DR19-11 (DR05-139)**, for approval of the amendment to the Master Sign Plan for parcels A,C,D, and E within SanTan Village, originally approved under DR05-139. The site is zoned a mixture of Regional Commercial (RC), Regional Commercial with a PAD, and Multi-Family-Medium (MF/M) with a PAD.

A general summary of the amendment to the Master Sign Plan is outlined below:

- Change the monument sign located on Parcel C, adjacent to Santan Village Pkwy, *from* the S-2 Multi-Tenant Tower Sign *to* the S-2.1 Tenant Monument Sign.

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

1. Construction of the monument sign shall conform to the exhibits stamped administratively approved February 12, 2019.

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

Sincerely,

A handwritten signature in black ink that reads "Joshua Rogers". The signature is written in a cursive, flowing style.

Josh Rogers
Planner II



PERMITTING COPY
SANTAN VILLAGE

Developed by:
Parks / Martin Development Company
3850 E. Basellne, Suite 114
Mesa, Arizona 85308

Revised
February 12, 2019
(DR19-11)

APPROVED PLANS
Design Review Board
DR05-139-A
8/13/09
ET TO CONDITIONS OF APPROVAL

Signage Consultant:

bleier
INDUSTRIES
9650 WEST ROOSEVELT STREET
TOLLESON, ARIZONA 85353
602-944-3117
FAX 602-395-0753
SALES@BLEIERINDUSTRIES.COM

Amendment to Master Sign Program (DR05-139-A)

To include the following additional parcels within SanTan Village - Parcels A, C, D and E

Amended August 13, 2009

Architects:

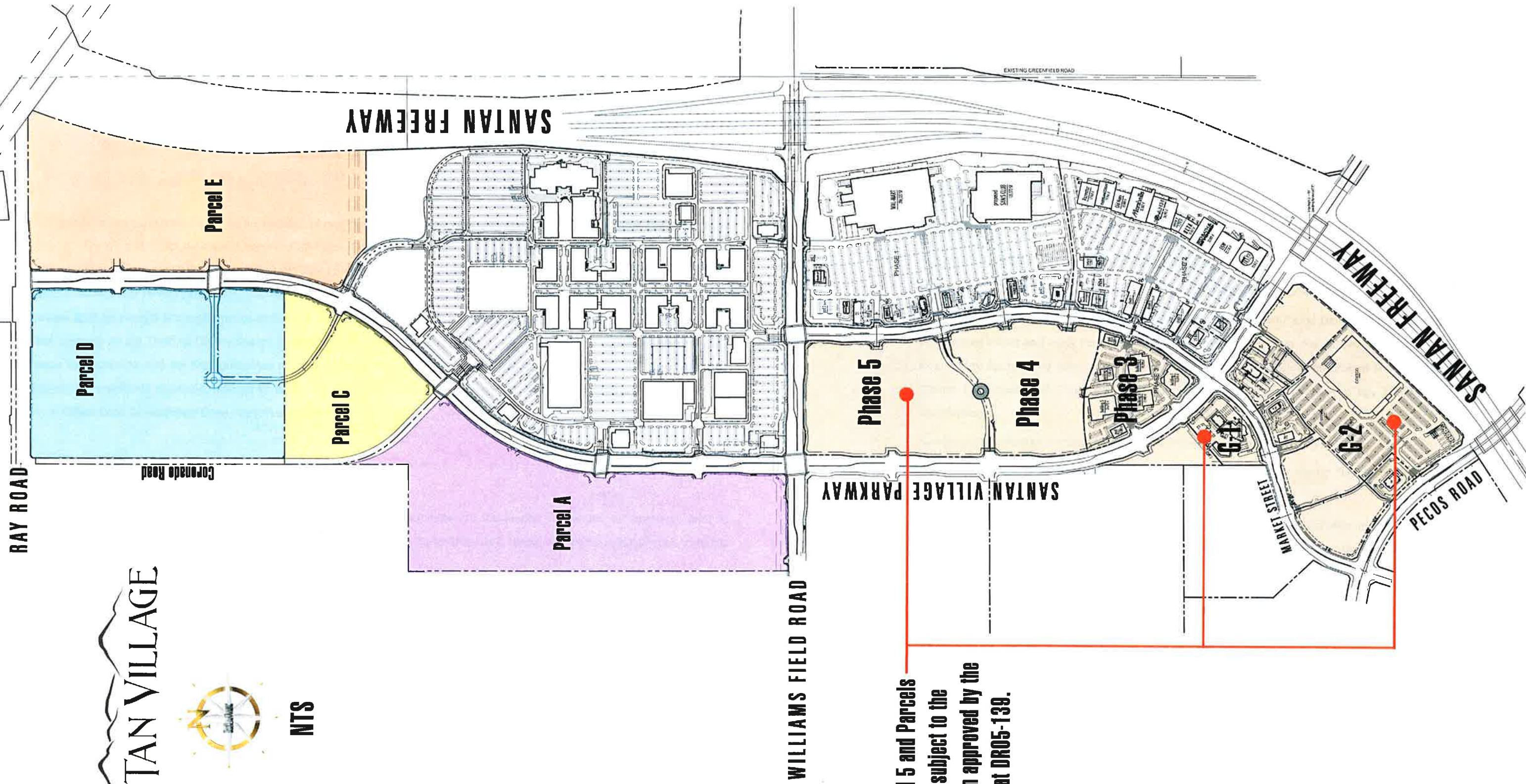
ESB
ELLERMANN
SCHICK & BRUNO

DR05-139-A
August 13, 2009

SANTAN VILLAGE



NTS



Phases 3, 4, and 5 and Parcels G-1 and G-2 are subject to the Master Sign Plan approved by the Town of Gilbert at DR05-139.



SANTAN VILLAGE

General Sign Guidelines Parcels 'A', 'C', 'D', and 'E'

This guideline has been established for the purpose of maintaining a continuity of quality and aesthetics throughout San Tan Village Parcels 'A', 'C', 'D', and 'E' for the mutual benefit of all Parcel Developers, and to comply with the approved Master Sign Plan for the overall development, and regulations of the Town of Gilbert Land Development Code, in addition to building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Parcel Developer shall be brought into conformance at the sole cost and expense of the applicable Parcel Developer. This guideline is subject to final approval by the Town of Gilbert Design Review Board as part of a Master Sign Plan submittal. If a conflict is found to exist between this guideline and the final guidelines approved by the Town of Gilbert, the latter shall prevail. All sign types and their placement not specifically regulated, referred to, and/or specifically defined within this guideline shall be regulated in accordance to the Town of Gilbert Land Development Code in effect at the time.

I. GENERAL REQUIREMENTS

- A. Each Parcel Developer shall submit or cause to be submitted to the Master Developer, for approval, prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design color, illumination materials and method of attachment.
- B. Each Parcel Developer or Parcel Developer's representative shall obtain all required permits for signs and their installation.
- C. All signs shall be constructed and installed at each individual Parcel Developer's sole expense.
- D. Each Parcel Developer shall be responsible for the fulfillment of all requirements and specifications, including those of the local municipality.
- E. All signs shall be reviewed for conformance with these guidelines and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Master Developer or Master Developer's authorized representative.
- F. Each Parcel Developer shall be responsible for the installation and maintenance of their signage. Should Parcel Developer's signage require maintenance or repair, the Master Developer shall give the Parcel Developer thirty (30)

days written notice to effect said maintenance or repair. Should the Parcel Developer fail to effectuate said maintenance and repair, the Master Developer may undertake the repairs and invoice the Parcel Developer who shall then reimburse the Master Developer within ten (10) days from receipt of the Master Developer's invoice.

- G. Advertising devices such as attraction boards, posters, banners, temporary signs, A-Frame signs and flags may be permitted in accordance with the Town of Gilbert Land Development Code. The Parcel Developer shall obtain Master Developer's approval in addition to any permit(s) required by the Town of Gilbert.

II. PARCEL DEVELOPER SIGNS / GENERAL

A. General Requirements

- 1. No animated, flashing or audible signs shall be permitted.
- 2. All signs and their installation shall comply with all local building and electrical codes.
- 3. No exposed raceways, crossovers or conduit shall be permitted. All Parcel Developer signage shall consist of individual letters and logos installed onto the building's wall surface. Parcel Developer signage shall not include any background color, material and/or structure used to delineate Parcel Developer's signage. Master Developer shall have the sole and separate discretion in varying any provision of these specifications.
- 4. All cabinets, conductors, transformers and other equipment shall be concealed.
- 5. Painted lettering shall not be permitted except as approved by the Master Developer and the Town of Gilbert.
- 6. All freestanding signage described herein shall be constructed in accordance to design specifications included within these guidelines and approved as part of the Master Sign Plan for Parcels 'A', 'C', 'D', and 'E'.
- 7. Tenant Monument Signs, Directional Signs, and Directory / Pedestrian Advertising Signs may be placed in any location not specifically identified on the "Freestanding Sign Location" exhibit after receiving the approval of the Master Developer and the Town of Gilbert. All signs should be architecturally consistent with the overall character and design themes set forth in this Master Sign Plan.
- 8. All national retailers, hospitality chains, and office users shall be permitted to utilize their standard corporate identification program subject to sign area limitations contained in the approved Master Sign Plan. All signage shall be reviewed and approved by the Master Developer and shall be appropriate to the surrounding, parcels, building features, environment, and thematic design of San Tan Village.

- a. Letter Style or Logo Restrictions: Copy and/or logos utilized shall be determined by each Parcel Developer and shall be subject to the approval of Master Developer and/or Master Developer's agents and the Town of Gilbert Design Review Board.
- b. Illumination: Building signage may be internally illuminated, backlit to create a silhouette, and/or combination of lighting methods mentioned herein. External accent lighting fixtures may be used to illuminate signage subject to the approval of the Master Developer and the Town of Gilbert.

III. DESIGN REQUIREMENTS FOR BUILDING MOUNTED SIGNAGE

Building mounted signage shall consist of individual illuminated letters and logos and may include pan channel metal letters with acrylic sign faces; reverse pan channel "backlit" illuminated letters; and/or any combination thereof. The individual letters and logos are to be mounted onto the building fascia or architectural element designed specifically to accommodate building mounted signage. Electrical connections shall be concealed to remote and/or self-contained transformers and power supplies. All signage shall be installed and labeled in compliance with the Town of Gilbert electrical code and UL 48 specifications. Any sign installation determined to be non-compliant shall be repaired and/or replaced immediately by the Parcel Developer at Parcel Developer's sole expense.

A. Retail and Hospitality Uses

- 1. Total Business Sign Area. Each business shall be permitted a minimum Wall Sign Area of 32 square feet. The maximum Wall Sign area permitted for a business shall be the greater of:
 - a. Sign area Allowances per Building Elevation for the longest building elevation of the tenant/user suite facing the street; or
 - b. Sign Area Allowances per Building Elevation for the length of the building elevation of the tenant/user suite in which the principal entrances to the business is located.
- 2. Sign Area Allowances per Building Elevation. Wall Signs are permitted at a rate of 1 square foot of sign area for each 1 lineal foot of sign area allowed. For buildings set back more than 75 feet from the public right-of-way or from the centerline of a private roadway, 1.5 square feet of sign area is permitted for each 1 lineal foot of sign area allowed.
- 3. Multi-Story Buildings. Wall Signs on multiple floors of a multi-story building shall be approved by the Master Developer and shall conform to the multi-story signage design criteria set forth below.
- 4. Wall Signs shall be allowed as follows:
 - a. Individual tenant signs located on the second floor of a building two stories in height shall not exceed 75 square feet in area. Tenant signs may be placed on any approved sign band or wall space on the

second floor and the total sign area combined, including Building Identification Signs, shall not exceed 50 percent of the lineal building elevation on the second floor.

- b. Individual Building Identification Signs located on buildings two stories in height shall not exceed 75 square feet in area. The total sign area combined, including tenant signs, shall not exceed 50 percent of the lineal building elevation on the second floor.
- c. Signs located on buildings three stories or more in height shall be limited to signage on the first floor and top floor. Sign area allowance for first floor tenants is subject to the Town of Gilbert's requirements. Sign area allowed on the top floor shall not be counted against wall signage on the first floor. Top floor signage is limited to either building identification and one building tenant or two building tenants and shall adhere to the sign area allowance contained in Table 4.407: top Floor Sign Size and Height Standards for On-Premise Signs. This area shall not be increased through a Comprehensive Sign Program or Master Sign Plan.

Table 4.407: Top Floor Sign Size and Height Standards for On-Premise Signs

| Facing Street Type or Freeway | Sign Height (Feet) From Finish Floor Level to Top of Sign¹ | Maximum Allowable Size of Sign Face (Sq. Ft.) | Minimum Letter Height (Inches) |
|--|--|--|---|
| Local / Collector or Private Roadway | 40+ | Per Section III(A)(1) and Section III(A)(2) of this Master Sign Plan or one (1%) percent of the area of the elevation to which it is attached, whichever is greater. | 12 |
| Arterial | 40+ | Per Section III(A)(1) and Section III(A)(2) of this Master Sign Plan or one (1%) percent of the area of the elevation to which it is attached, whichever is greater. | 15 |
| Freeway | 40+ | Per Section III(A)(1) and Section III(A)(2) of this Master Sign Plan or one (1%) percent of the area of the elevation to which it is attached, whichever is greater. | 21 |

¹Unless approved signage spans floor plates.

5. Design. Wall Signs shall fit proportionally with building massing and architectural features of the elevation.
6. Dimensions. The length of a Wall Sign shall not exceed 80 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a Wall Sign shall not exceed 80 percent of the vertical dimension of the sign band or wall space on which the sign is placed.
7. Placement and Scale. Wall Signs shall be placed on a wall surface that does not obscure or impose upon architectural features and embellishments. Wall Signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character. The Town of Gilbert may approve a sign that is closer to the top of the parapet wall if it finds that the sign placement does not visually crowd the top of the wall. Top floor signage located on horizon multi-story buildings may span floor plates.

B. Office / Employment Uses

1. Wall Signs.
 - a. Total Business Sign Area. Each business shall be permitted a minimum Wall Sign area of 32 square feet. The maximum Wall Sign area permitted for a business shall be the greater of:
 1. Sign Area Allowances per Building Elevation for the longest building elevation of the tenant/user suite facing the street; or
 2. Sign Area Allowances per Building Elevation for the length of the building elevation of the tenant/user suite in which the principal entrance to the business is located.
 - b. Sign Area Allowances per Building Elevation. Wall Signs are permitted on any exterior wall of the tenant or user suite at a rate of 1 square foot of sign area for each 1 lineal foot of the sign area allowed.
 - c. Multi-Story Buildings. Wall Signs on multiple floors of a multi-story building shall be approved by the Master Developer and shall conform to the multi-story signage design criteria set forth below.
 - d. Wall Signs shall be allowed as follows:
 1. Signs located on buildings three stories or more in height shall be limited to signage on the first floor and top floor. Sign area allowance for first floor tenants is subject to the Town of Gilbert requirements. Sign area allowed on the top floor shall not be counted against wall signage on the first floor. Top floor signage is limited to either building identification and one building tenant or two building tenants and shall adhere to the sign area allowance contained in Table 4.409: Top Floor Sign Size and Height Standards for On-Premise Signs. This area shall not be increased through a Comprehensive Sign Program or Master Sign Plan.

Table 4.409: Top Floor Sign Size and Height Standards for On-Premise Signs

| Facing Street Type or Freeway | Sign Height (Feet) From Finish Floor Level to Top of Sign² | Maximum Allowable Size of Sign Face (Sq. Ft.) | Minimum Letter Height (Inches) |
|--|--|---|---|
| Local / Collector or Private Roadway | 40+ | Per Section III(B)(1)(a) and Section III(B)(1)(b) of this Master Sign Plan or one (1%) percent of the area of the elevation to which it is attached, whichever is greater. | 12 |
| Arterial | 40+ | Per Section III(B)(1)(a) and Section III(B)(1)(b) of this Master Sign Plan or one (1%) percent of the area of the elevation to which it is attached, whichever is greater. | 15 |
| Freeway | 40+ | Per Section III(B)(1)(a) and Section III(B)(1)(b) of this Master Sign Plan or one (1%) percent of the area of the elevation to which it is attached, whichever is greater.. | 21 |

²Unless approved signage spans floor plates.

2. Design. Wall Signs shall fit proportionally with building massing and architectural features of the elevation.
3. Dimensions. The length of a Wall Sign shall not exceed 80 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a Wall Sign shall not exceed 80 percent of the vertical dimension of the sign band or wall space on which the sign is placed.
4. Placement and Scale. Wall Signs shall be placed on an area that is free of architectural details. Wall Signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character. The Town of Gilbert may approve a sign that is closer to the top of the parapet wall if it finds that the sign placement does not visually crowd the top of the wall. Top floor signage located on multi-story buildings may span floor plates.

IV GENERAL CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.
1. All signs shall be fabricated to conceal light leaks.
 1. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
 2. No labels or other identification shall be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in an inconspicuous location.
 3. The Parcel Developer shall be fully responsible for the operations of their sign contractors and shall indemnify, defend and hold the Master Developer harmless for, from and against damages or liabilities on account thereof.



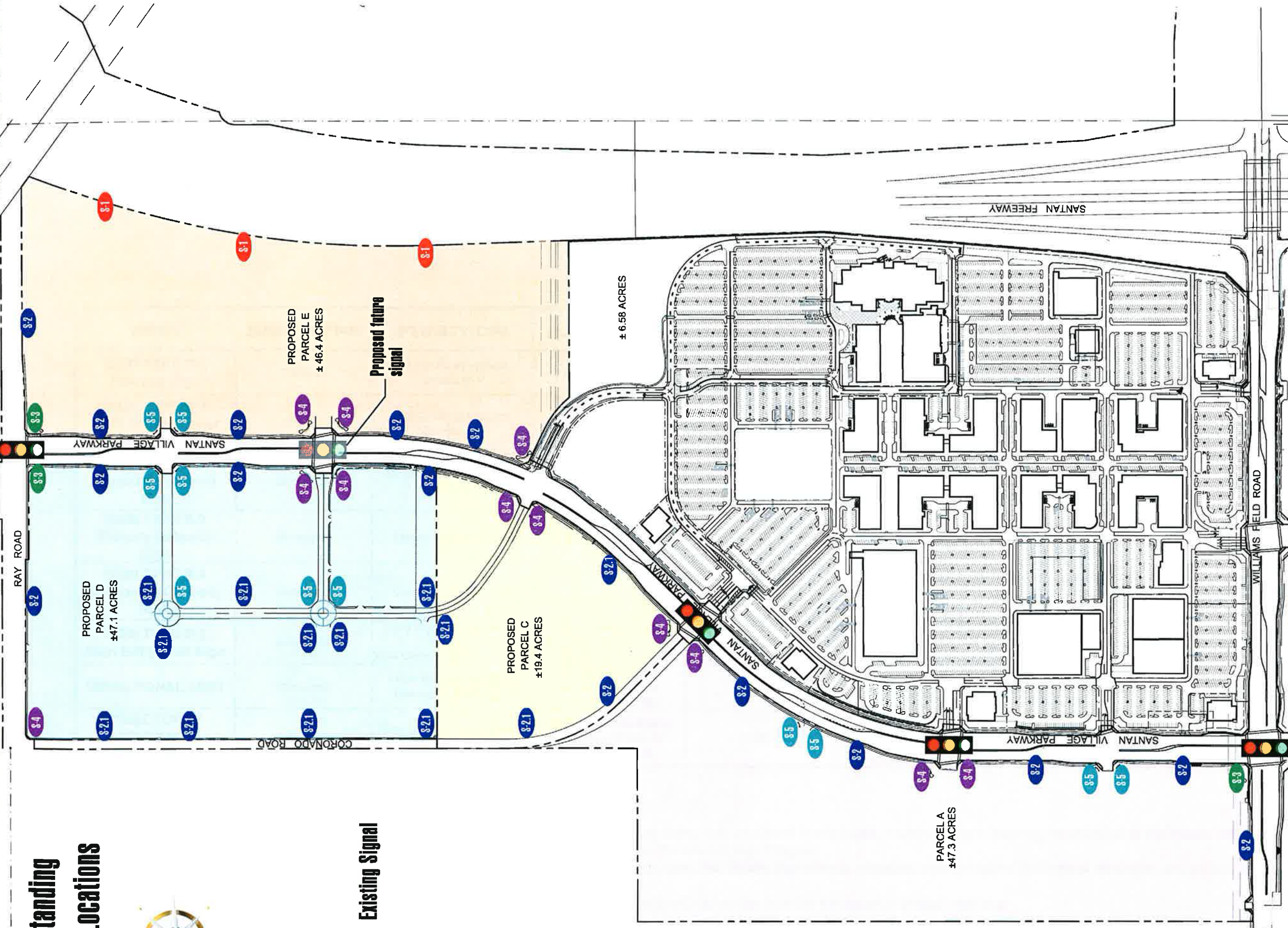
SANTAN VILLAGE

Freestanding Signage and Wayfinding System

Freestanding Sign Locations



Existing Signal



Minor Administrative Design Review
APPROVED
 Project: DR19-11 (DR05-139)
 Date: February 12, 2019



S-2 Multi-Tenant Tower sign

S-3 Primary gateway sign

S-5 Main entry wall / sign

S-1 Freeway sign

S-2.1 Tenant Monument sign

S-4 Secondary gateway sign

NOTE: FREESTANDING SIGN QUANTITIES AND LOCATIONS ARE APPROXIMATE. FINAL SITE PLAN DESIGNS WILL DICTATE THE QUANTITY AND LOCATION OF EACH SIGN TYPE.



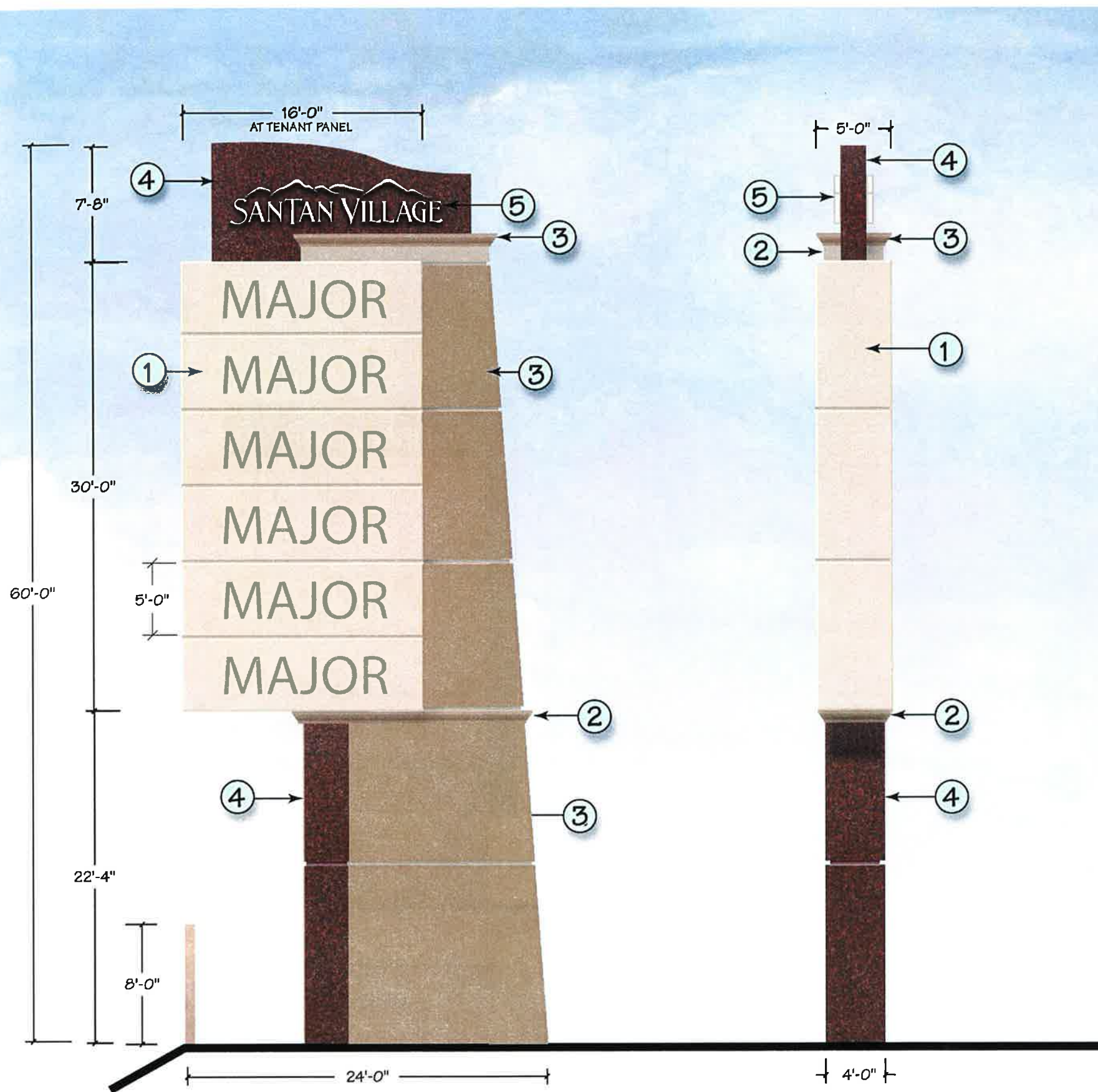
SANTAN VILLAGE

Parcels 'A', 'C', 'D', and 'E' Freestanding Sign Matrix

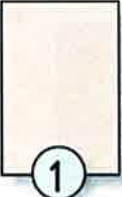
| SIGN | SIGN TYPE | FUNCTION | LOCATION | QUANTITY | HEIGHT | SIZE | ILLUMINATION | MATERIALS |
|---|-----------|--|---|--|--|--|---|--|
| SIGN TYPE S-1 Freeway Sign | Freeway | Center ID with tenant identification | Placed along Santan Freeway (Loop 202) On Parcel 'E' | 3 | Sixty (60') Feet to top of Pylon | 500 SF Maximum Exclusive of Center Identification and Architectural Embellishments | Interior Illumination | Textured Aluminum, Powder Coat and Acrylics |
| SIGN TYPE S-2 Multi-Tenant Tower Monument Sign | Tower | Center ID with tenant identification | Placed along Santan Village Parkway, Ray Road, Coronado Road, and Williams Field Road | Williams Field Road (1) Ray Road (2) Santan Village Pkwy (11) Coronado Road (1) | Fifteen (15') feet to top of sign panel exclusive of architectural embellishment | 100 SF Maximum Exclusive of Architectural Embellishments | Combination of Interior and Exterior Illumination | Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics |
| SIGN TYPE S-2.1 Tenant Monument Sign | Monument | Single and/or multi-tenant identification | Placed along Coronado Road and along Interior and Private Roadways | 13 | Seven (7') feet to top of sign panel exclusive of architectural embellishment | 24 SF Maximum Exclusive of Architectural Embellishments | Combination of Interior and Exterior Illumination | Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics |
| SIGN TYPE S-3 Primary Gateway Sign | Monument | Center ID at Gateways | Santan Village Pkwy at Williams Field Road and Ray Road | 3 | Eight (8') Feet to top of Monument | 80 SF Maximum Sign Copy Exclusive of Architectural Embellishments | Internal Illumination and/or Ground Illumination | Masonry, Stucco, Textured Aluminum, Powder Coat |
| SIGN TYPE S-4 Secondary Gateway Sign | Monument | Center ID at Gateways | Along Santan Village Pkwy at Street Intersections and Major Entrances to Parcels | Ray Road (1) Santan Village Pkwy (11) | Eight (8') Feet to top of Monument | 80 SF Maximum Sign Copy Exclusive of Architectural Embellishments | Internal Illumination and/or Ground Illumination | Masonry, Stucco, Textured Aluminum, Powder Coat |
| SIGN TYPE S-5 Main Entry Wall Sign | Monument | Entry Wall / Business ID at Corners (See General Notes 4 below) | Along Santan Village Pkwy and at Interior and Private Roadways | 11 | Eight (8') Feet to top of Monument | 80 SF Maximum Sign Copy Exclusive of Architectural Embellishments | Internal Illumination and/or Ground Illumination | Masonry, Stucco, Textured Aluminum, Powder Coat |
| DIRECTIONAL SIGN | Monument | Vehicular and Pedestrian Directional Information | At Driveways and Landscape Islands Internal to the Site | TBD | Four (4') Feet to top of Monument | 12 SF Maximum Sign Copy Exclusive of Architectural Embellishments | Internal Illumination and/or Ground Illumination | Masonry, Stucco, Textured Aluminum, Powder Coat |
| DIRECTORY / PEDESTRIAN ADVERTISING SIGN | Kiosk | Site Directory with Optional Advertising Copy | Interior Site Locations in Landscape Islands or Pedestrian Areas | TBD | Six (6') feet to top of sign panel exclusive of architectural embellishment | 24 SF Maximum Sign Copy per Sign Face Exclusive of Architectural Embellishments | Internal Illumination and/or Ground Illumination | Masonry, Stucco, Textured Aluminum, Powder Coat |

GENERAL NOTES:


- 1) Tenant Monument Signs, Directional Signs, and Directory / Pedestrian Advertising Signs may be placed in any location subject to first receiving the approval of the Master Developer and the Town of Gilbert. All such signs should be architecturally consistent with the design themes set forth in this Master Sign Program.
- 2) Any freestanding sign type not specifically designated herein shall not be allowed unless this Master Sign Plan is amended, whether administratively or otherwise, and written approval is obtained from the Master Developer.
- 3) Freestanding sign quantities and locations are approximated. Final site plan design will dictate the quantity and location of each sign type.
- 4) Signage on Main Entry wall signs shall be limited to project or plat identification and shall not include national corporate or trademark logos, or shall be otherwise as approved by the Master Developer and the Town. In any event, Signage on Main Entry wall signs shall be architecturally consistent with the design themes and materials set forth in this Master Sign Program.





S-1 FREEWAY SIGN
SCALE: 1/8" = 1'-0"


- 

D/F INTERNALLY ILLUMINATED SIGN CABINET WITH ROUTED ALUMINUM TENANT PANELS BACKED-UP WITH COLORED ACRYLIC TO UTILIZE TENANTS CORPORATE COLORS/LOGOS/TYPEFACES
LANDLORD APPROVAL REQUIRED

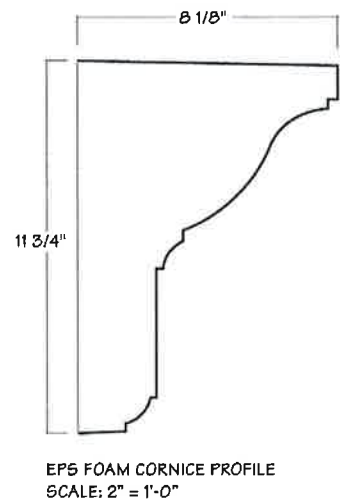
PAINT TO MATCH ICI 634 "LA MESA"
DRYVIT® SANDPEBBLE FINE™ TEXTURE
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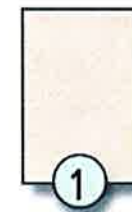
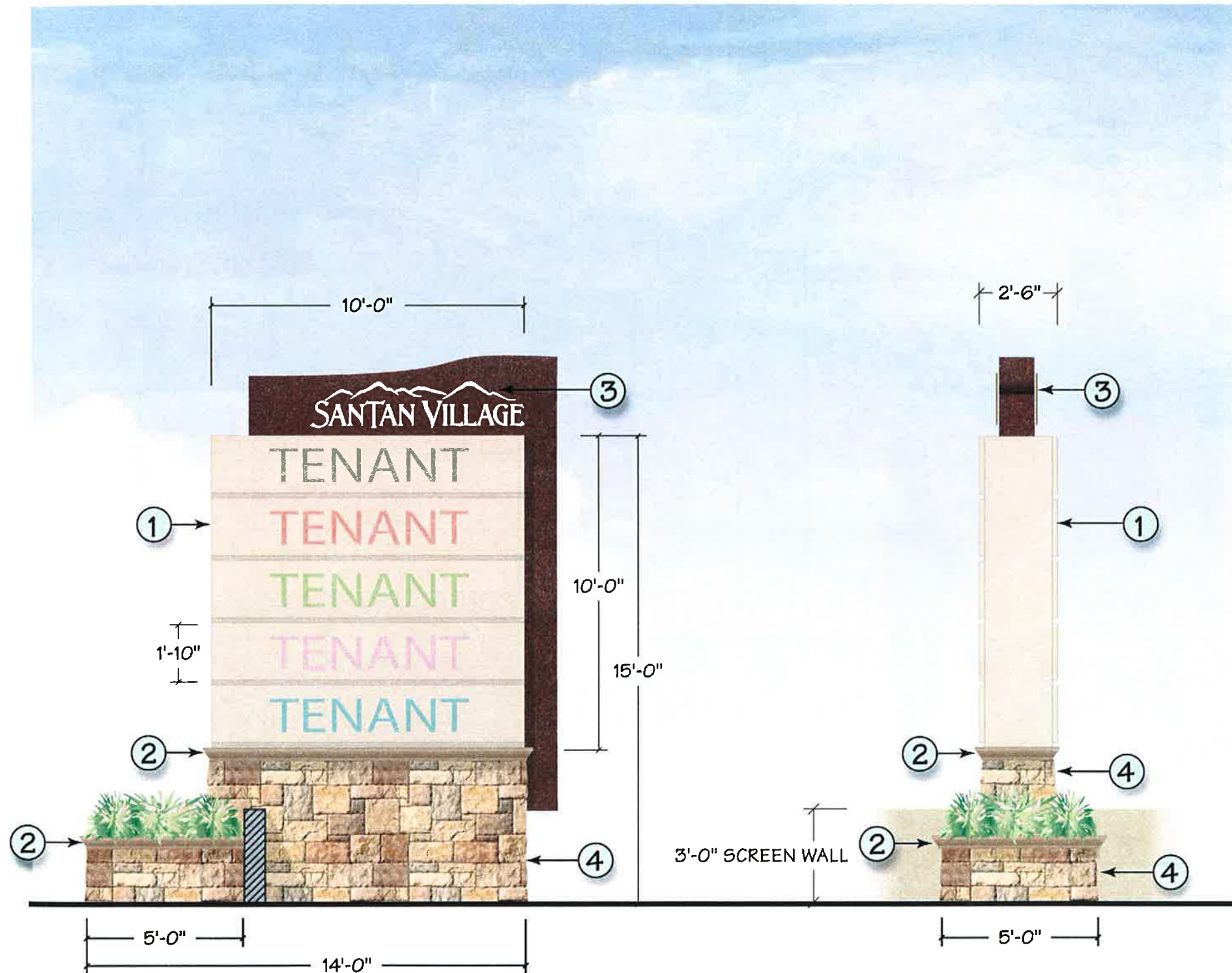
ALUMINUM POLE COVER
PAINT TO MATCH ICI 527 "CAMEL TAN"
DRYVIT® SANDPEBBLE FINE™ TEXTURE
- 

EPS FOAM CORNICE
PAINT TO MATCH ICI 370 "WOODRUFF"
DRYVIT® SANDPEBBLE FINE™ TEXTURE
PROFILE AT RIGHT →
- 

CENTER ID CABINET / ALUMINUM POLE COVER
POWDER COAT ROHM and HAAS "WEATHERED BROWN"
- 

INTERNALLY ILLUMINATED FACE-LIT CHANNEL LETTERS/LOGO
WHITE ACRYLIC FACES
5" RETURNS PAINTED WHITE

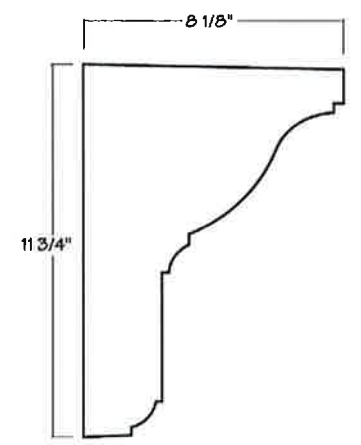




D/F INTERNALLY ILLUMINATED SIGN CABINET
 TENANT PANELS WITH ROUTED COPY
 TENANT COPY WILL BE 3/8" CLEAR ACRYLIC PUSH-THRU
 WITH FIRST SURFACE APPLIED VINYL PER TENANTS
 CORPORATE COLORS/LOGOS/TYPEFACES.
 LANDLORD APPROVAL REQUIRED.
 PAINT TO MATCH ICI 634 "LA MESA"
 DRYVIT® SANDPEBBLE FINE™ TEXTURE



CONCRETE DESIGNS INC.
 PRECAST CONCRETE CORNICE M51
 PAINT TO MATCH ICI 370 "WOODRUFF"
 PROFILE AT RIGHT →



CONCRETE CORNICE PROFILE M51
 SCALE: 2" = 1'-0"

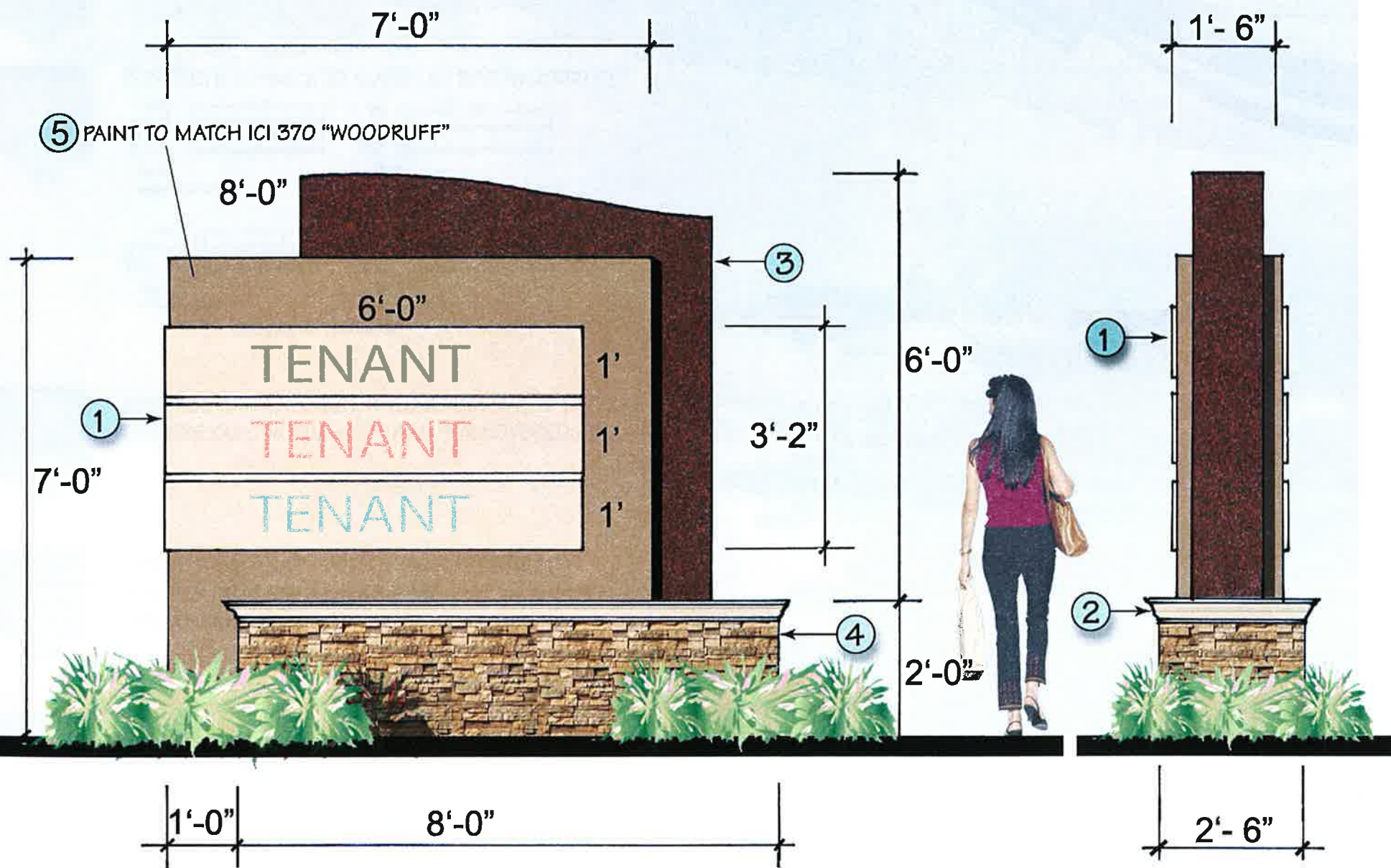


CENTER ID CABINET / ALUMINUM ACCENT
 POWDER COATED ROHM and HAAS "WEATHERED BROWN"
 INTERNALLY ILLUMINATED ROUTED CENTER ID/LOGO
 PUSH-THRU LETTERS/LOGO WITH ALUMINUM LETTER FACES
 POWDER COATED WHITE

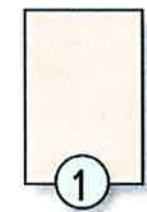


CULTURED STONE "CHARDONNAY EUROPEAN CASTLE STONE"
 VENEER OVER CMU BASE

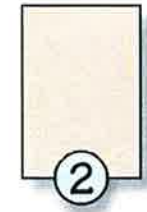
S-2 MULTI TENANT TOWER SIGN
 SCALE: 1/4" = 1'-0"



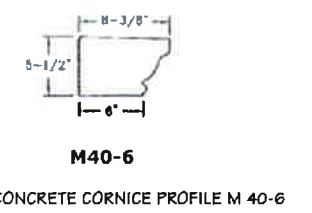
⑤ PAINT TO MATCH ICI 370 "WOODRUFF"



D/F INTERNALLY ILLUMINATED SIGN CABINET
 TENANT PANELS WITH ROUTED COPY
 TENANT COPY WILL BE 3/8" CLEAR ACRYLIC PUSH-THRU
 WITH FIRST SURFACE APPLIED VINYL PER TENANTS
 CORPORATE COLORS/LOGOS/TYPEFACES.
 LANDLORD APPROVAL REQUIRED.
 PAINT TO MATCH ICI 634 "LA MESA"
 DRYVIT® SANDPEBBLE FINE™ TEXTURE



CONCRETE DESIGNS INC.
 PRECAST CONCRETE CORNICE M40-6
 PAINT TO MATCH ICI 634 "LA MESA"
 PROFILE AT RIGHT →



POWDER COATED ROHM and HAAS "WEATHERED BROWN"



CULTURED STONE "PRO-FIT ALPINE LEDGESTONE - AUTUMN"
 VENEER OVER CMU BASE



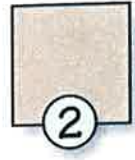
PAINT TO MATCH ICI 370 "WOODRUFF"

NOTE: TENANT PANELS MAY BE GROUPED TO CREATE A SINGLE
 OR TWO PANEL ALTERNATIVE.

§-2.1 TENANT MONUMENT SIGN
 SCALE: 1/2" = 1'-0"



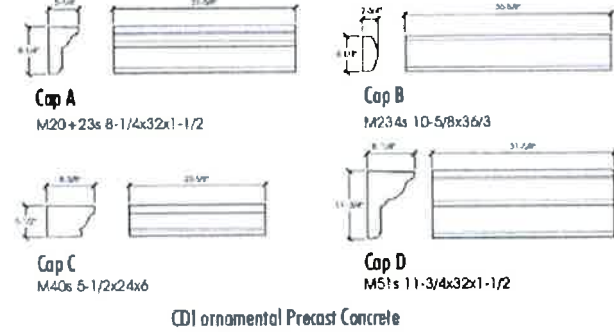
1 STUCCO ON CMU PAINT TO MATCH ICI 527 "CAMEL TAN"



2 SMOOTH EFIS WITH REVEALS PAINT TO MATCH ICI 527 "CAMEL TAN"



3 CONCRETE CORNICE TO MATCH ICI 370 "WOODRUFF"



4 REVERSE PAN CHANNEL HALO ILLUMINATED LETTERS POWDER COAT ROHM and HAAS "WEATHERED BROWN"



5 METAL TOWER CAP - WITH UP-LIGHT BENEATH POWDER COAT ROHM and HAAS "WEATHERED BROWN"



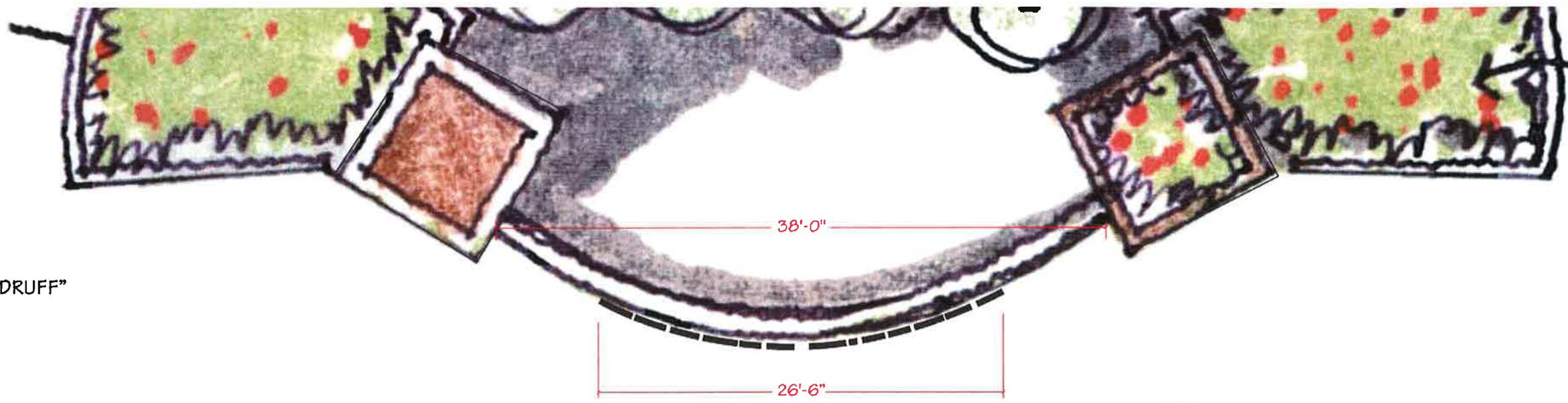
6 CULTURED STONE "CHARDONNAY EUROPEAN CASTLE STONE" VENEER OVER CMU BASE



7 GROUND MOUNTED UP-LIGHT

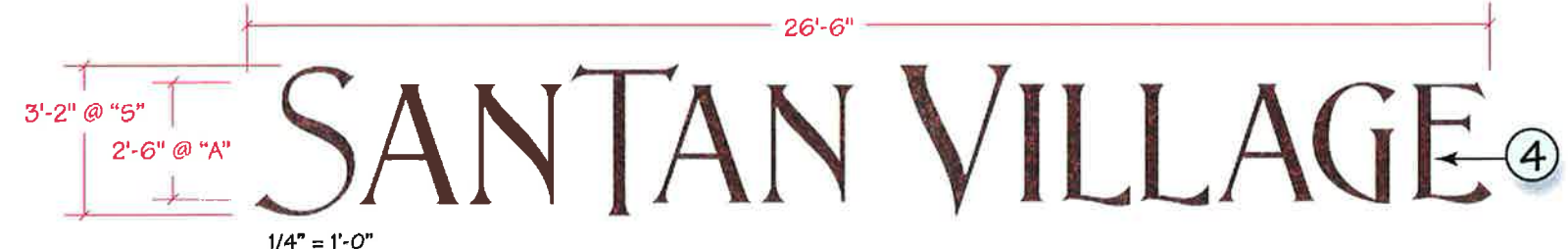


8 FLOWER PLANTING

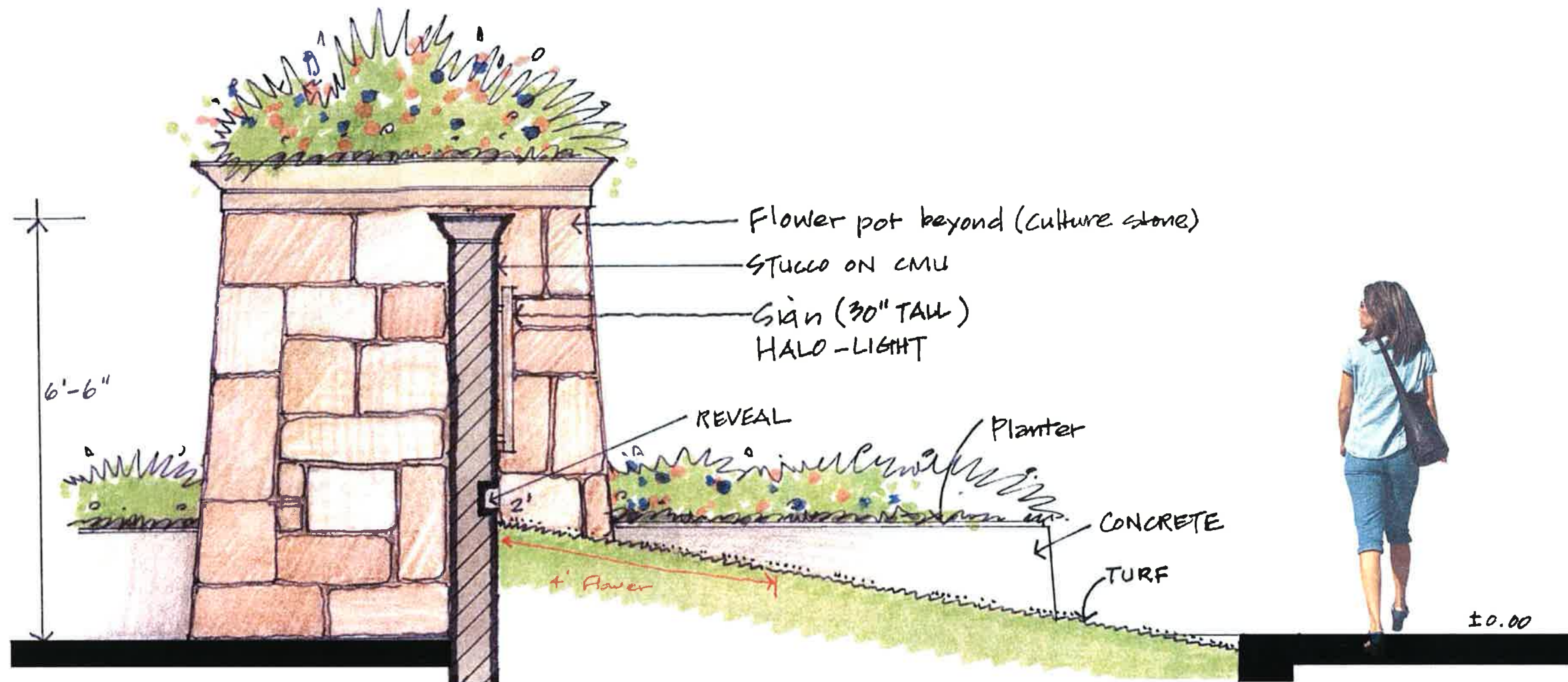


S-3 PRIMARY GATEWAY SIGN
SCALE: 1/8" = 1'-0"

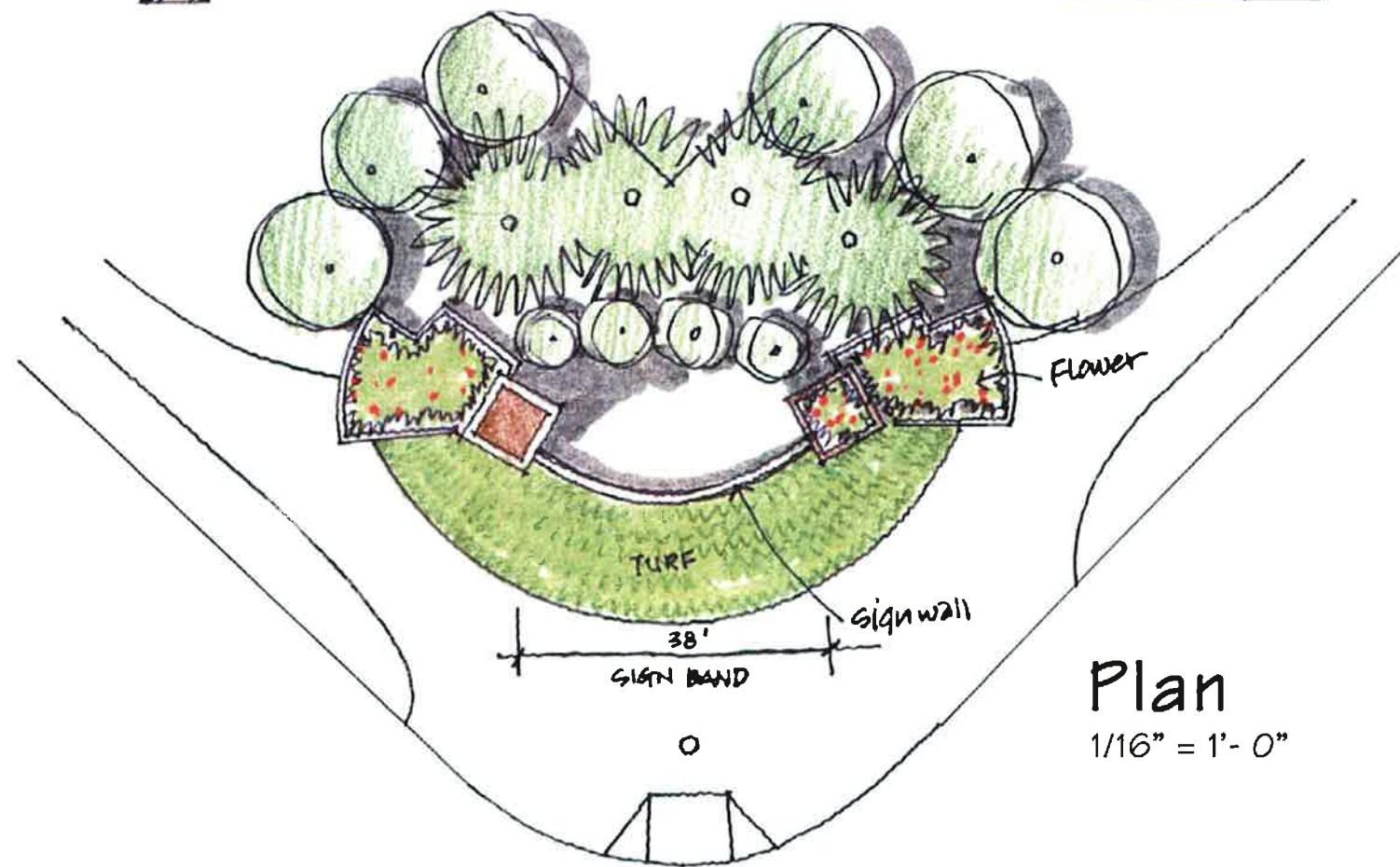
*UP-LIGHTING TOWER, METAL CAP AND PLANTER



* Contact Ellermann Schick and Bruno Architects for construction document.



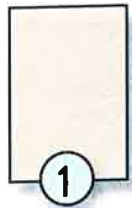
Section
1/2" = 1'-0"



Plan
1/16" = 1'-0"

S-3 PRIMARY GATEWAY SIGN

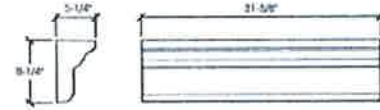
* Contact Ellermann Schick and Bruno Architects for construction document.



STUCCO ON CMU PAINT TO MATCH ICI 634 "LA MESA"



CONCRETE CORNICE TO MATCH ICI 370 "WOODRUFF" PROFILE AT RIGHT



Cap A
M20 + 23s 8-1/4x32x1-1/2



REVERSE PAN CHANNEL HALO ILLUMINATED LETTERS
POWDER COAT ROHM and HAAS "WEATHERED BROWN"



METAL TOWER CAP - WITH UP-LIGHT BENEATH
POWDER COAT ROHM and HAAS "WEATHERED BROWN"



CULTURED STONE "PRO-FIT ALPINE LEDGESTONE - AUTUMN"
VENEER OVER CMU BASE

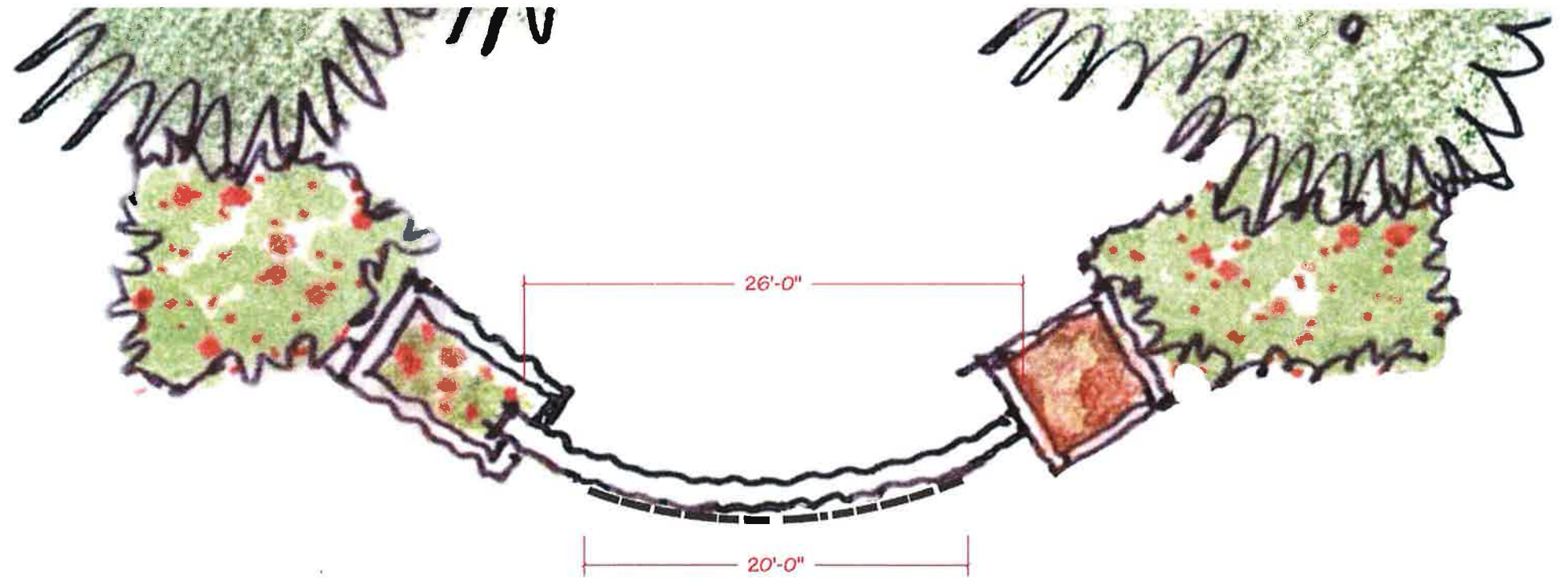


GROUND MOUNTED UP-LIGHT



FLOWER PLANTING

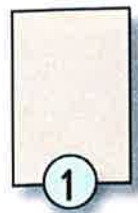
* Contact Ellermann Schick and Bruno
Architects for construction document.



S-4 SECONDARY GATEWAY SIGN
SCALE: 1/8" = 1'-0"

*UP-LIGHTING TOWER, METAL TOWER CAP AND PLANTER

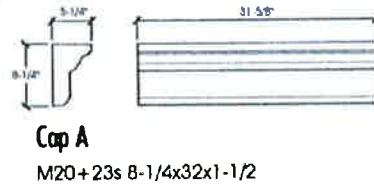




STUCCO ON CMU PAINT TO MATCH ICI 634 "LA MESA"



CONCRETE CORNICE TO MATCH ICI 370 "WOODRUFF" PROFILE AT RIGHT



REVERSE PAN CHANNEL HALO ILLUMINATED LETTERS
POWDER COAT ROHM and HAAS "WEATHERED BROWN"



METAL TOWER CAP - WITH UP-LIGHT BENEATH
POWDER COAT ROHM and HAAS "WEATHERED BROWN"



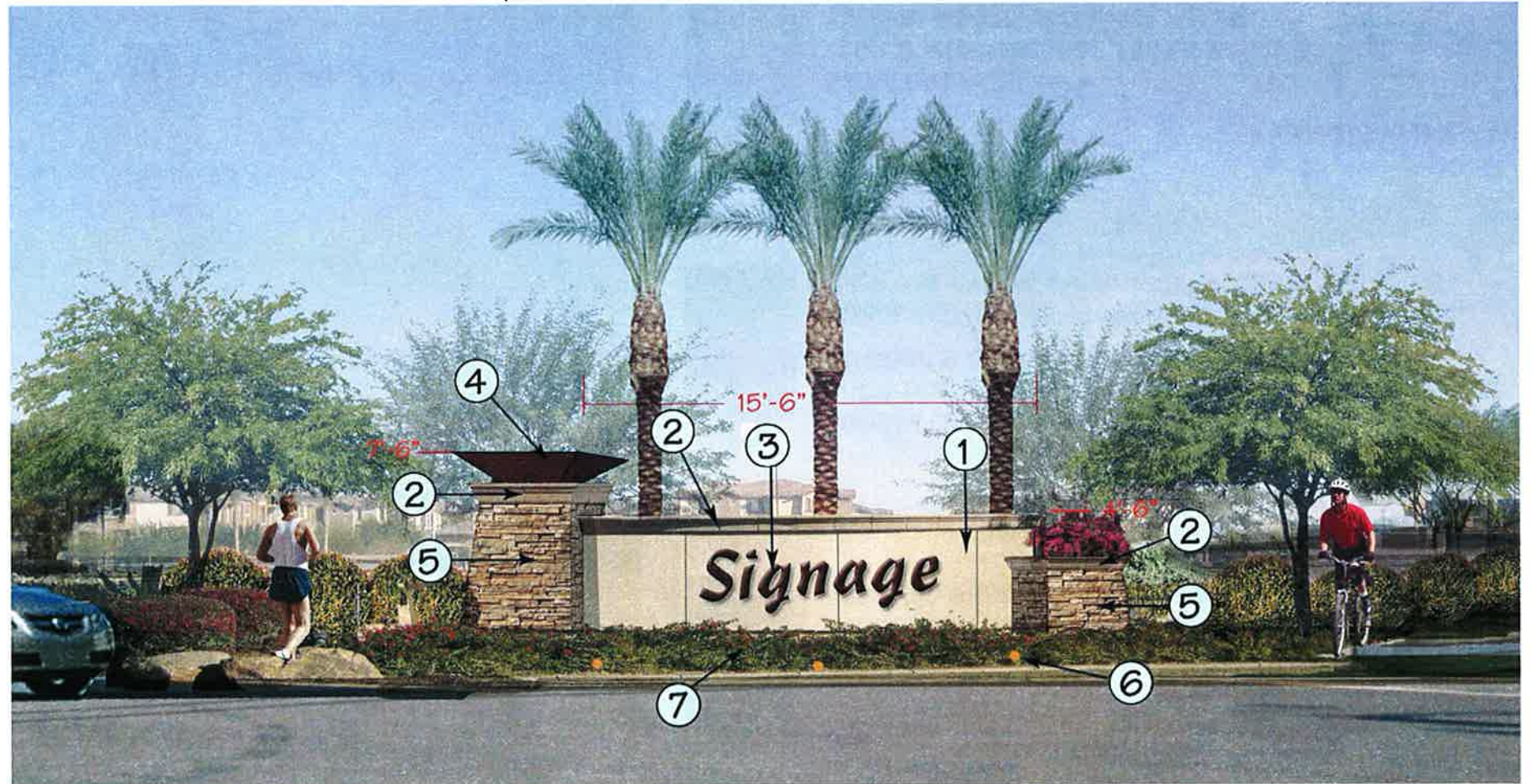
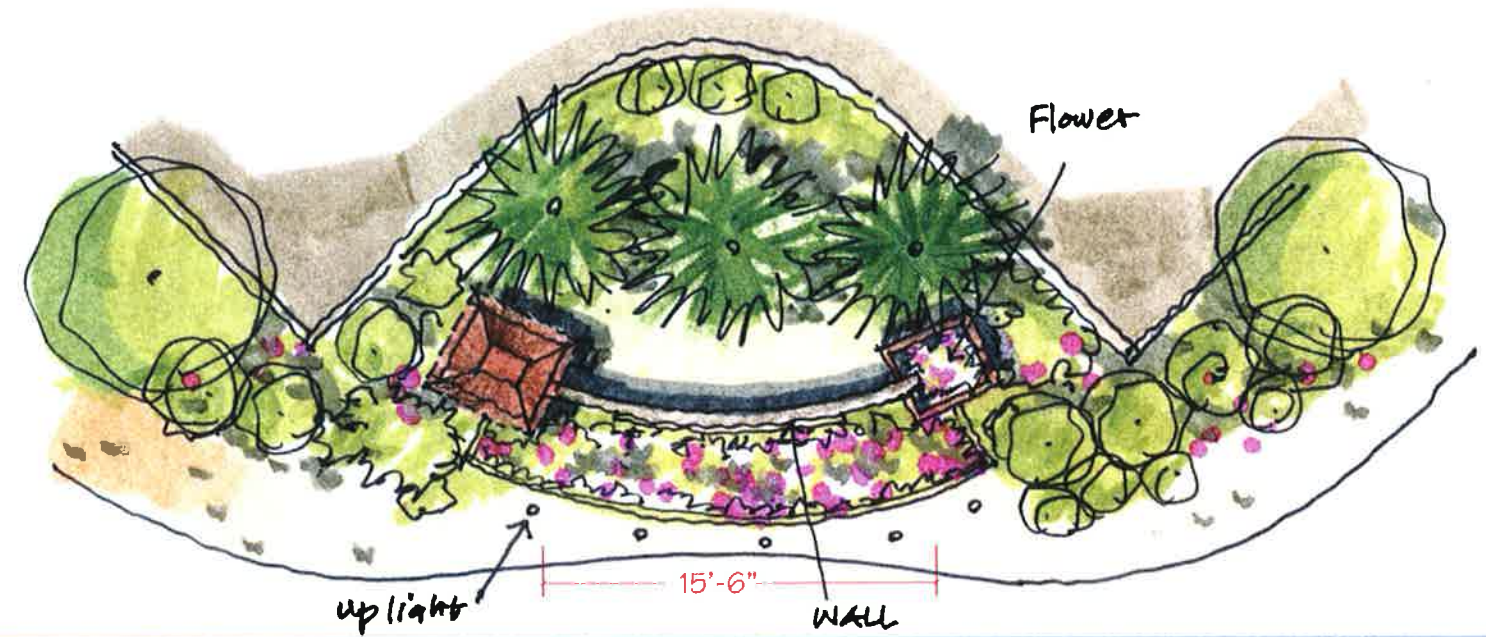
CULTURED STONE "PRO-FIT ALPINE LEDGESTONE - AUTUMN"
VENEER OVER CMU BASE



GROUND MOUNTED UP-LIGHT



FLOWER PLANTING



S-5

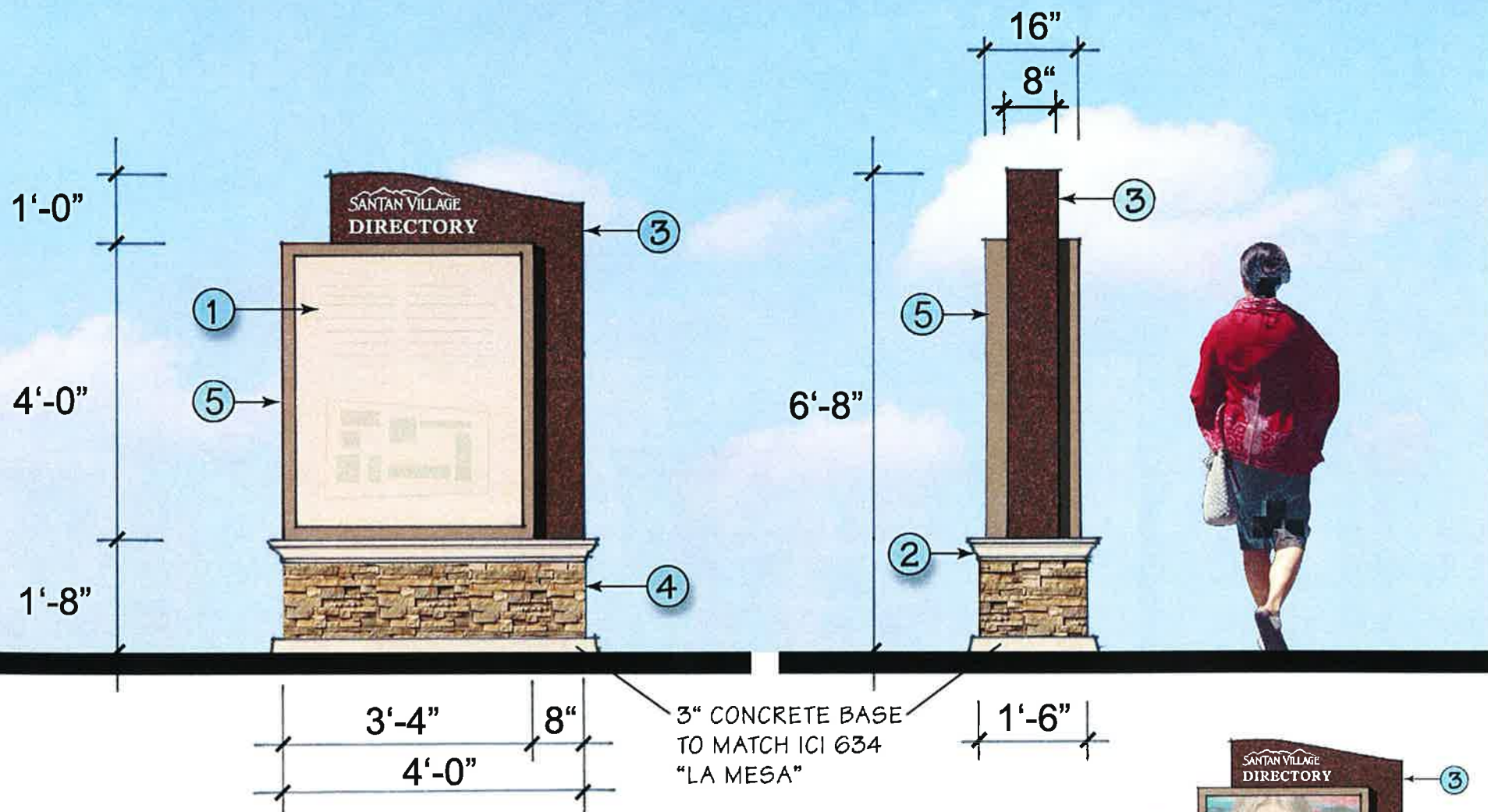
MAIN ENTRY WALL / SIGN

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

*UP-LIGHTING TOWER, METAL TOWER CAP AND PLANTER

NOTE: Signage on Main Entry wall signs shall be limited to project or plat identification and shall not include national corporate or trademark logos, or shall be otherwise as approved by the Master Developer and the Town. In any event, Signage on Main Entry wall signs shall be architecturally consistent with the design themes and materials set forth in this Master Sign Program.

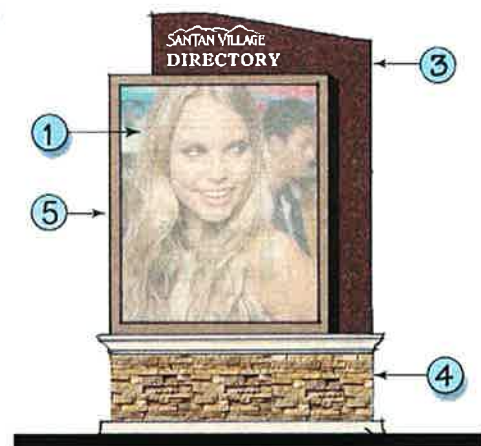
* Contact Ellermann Schick and Bruno Architects for construction document.



DIRECTORY SIGN
SCALE: 1/2" = 1'-0"

NOTE: Directory signs must be located along pedestrian walkways, in pedestrian friendly areas, or in landscape areas.

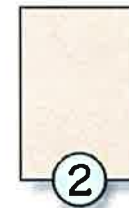
NOTE: Three-sided directory signs may be used in place of two-sided directory signs subject to first receiving the approval of the Master Developer. All such signs should be architecturally consistent with the design themes set forth in this Master Sign Program.



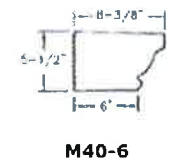
Graphic side



4'-0" x 3'-4" INTERNALLY ILLUMINATED ALUMINUM CABINET. INTERIOR PAINTED TO MATCH ICI 634 "LA MESA".



CONCRETE DESIGNS INC. PRECAST CONCRETE CORNICE M40-6 PAINT TO MATCH ICI 634 "LA MESA" PROFILE AT RIGHT →



CONCRETE CORNICE PROFILE M40-6



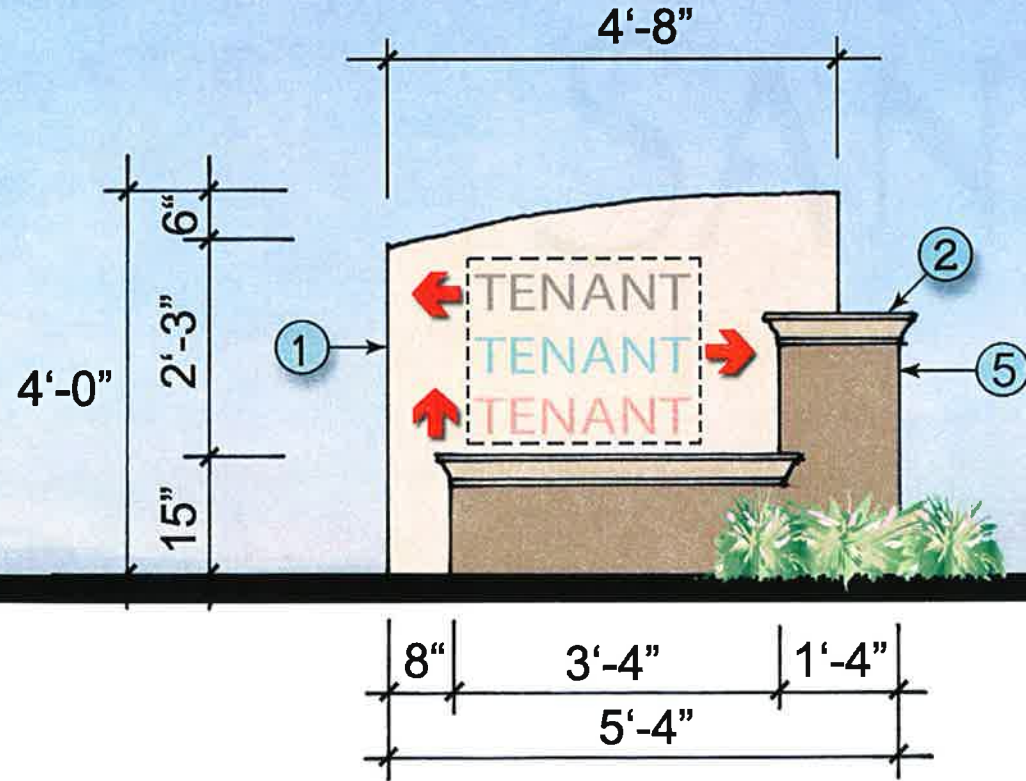
SIGNAGE CABINET ALUMINUM ACCENT POWDER COATED ROHM and HAAS "WEATHERED BROWN" INTERNALLY ILLUMINATED ROUTED CENTER ID/LOGO PUSH-THRU LETTERS/LOGO WITH ALUMINUM LETTER FACES POWDER COATED WHITE



CULTURED STONE "PRO-FIT ALPINE LEDGESTONE - AUTUMN" VENEER OVER CMU BASE

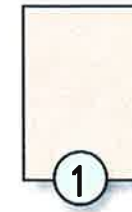
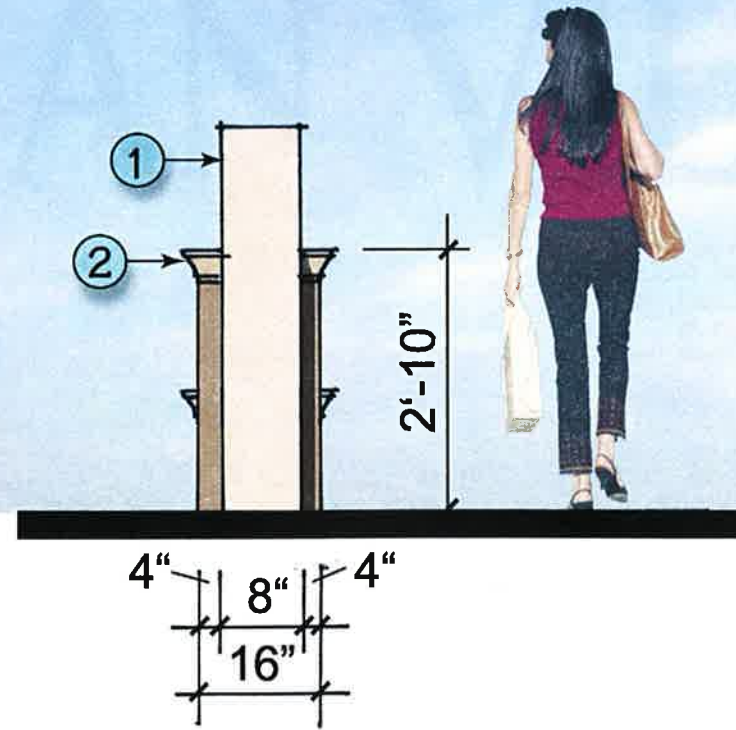


1-1/2" HINGED DIRECTORY RETAINER WITH STANDARD LOCK AND KEY. ALUMINUM RETAINER PAINT TO MATCH ICI 370 "WOODRUFF"



DIRECTIONAL SIGN
SCALE: 1/2" = 1'-0"

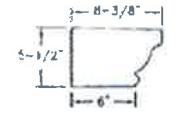
NOTE: The dashed line around the tenant names represents an area that is 6 square feet.



D/F INTERNALLY ILLUMINATED SIGN CABINET
TENANT PANELS WITH ROUTED COPY
TENANT COPY WILL BE 3/8" CLEAR ACRYLIC PUSH-THRU
WITH FIRST SURFACE APPLIED VINYL PER TENANTS
CORPORATE COLORS/LOGOS/TYPEFACES.
LANDLORD APPROVAL REQUIRED.
PAINT TO MATCH ICI 634 "LA MESA"
DRYVIT® SANDPEBBLE FINE™ TEXTURE



CONCRETE DESIGNS INC.
PRECAST CONCRETE CORNICE M40-6
PAINT TO MATCH ICI 527 "CAMEL TAN"
PROFILE AT RIGHT →



M40-6

CONCRETE CORNICE PROFILE M40-6



NOT USED
POWDER COATED ROHM and HAAS "WEATHERED BROWN"



NOT USED
CULTURED STONE
VENEER OVER CMU BASE



PAINT TO MATCH ICI 370 "WOODRUFF"



SANTAN VILLAGE

SANTAN VILLAGE

Parcels 'A', 'C', 'D', and 'E'

Building Sign Matrix Major and Mini-Major Tenants (Retail Uses)

| SIGN | SIGN TYPE | FUNCTION | LOCATION | HEIGHT | SIZE | ILLUMINATION | MATERIALS |
|---|------------------------------------|-----------------------|---------------------------------------|---|---|---|---|
| Major Tenant with occupancy of 50,000 SF or greater | Wall Mounted Signs | Tenant Identification | All elevations that offer readability | Copy displayed in multiple lines cannot exceed a total height of 96". | 1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below | Interior, Backlit or a combination thereof. | Aluminum, Acrylic, Painted Metal, Flexface Material |
| Mini-Major Tenant with occupancy greater than 20,000 SF through 49,999 SF | Wall Mounted Signs | Tenant Identification | All elevations that offer readability | Copy displayed in multiple lines cannot exceed a total height of 96". | 1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below | Interior, Backlit or a combination thereof | Aluminum, Acrylic, Painted Metal, Flexface Material |
| Mini-Major Tenant with occupancy greater than 10,000 SF through 19,999 SF | Wall Mounted Signs | Tenant Identification | All elevations that offer readability | Copy displayed in multiple lines cannot exceed a total height of 96". | 1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below | Interior, Backlit or a combination thereof | Aluminum, Acrylic, Painted Metal, Flexface Material |
| Mini-Major Tenant with occupancy 9,999 SF or less | Wall Mounted Signs | Tenant Identification | All elevations that offer readability | Copy displayed in multiple lines cannot exceed a total height of 96". | 1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below | Interior, Backlit or a combination thereof | Aluminum, Acrylic, Painted Metal, Flexface Material |
| All Tenants | Under Canopy Blade Sign (Optional) | Tenant Identification | In front of tenant's leased space | Below architectural canopy. Maintain 8' Clearance AFF | 6 SF See General Note 3 Below | Non-illuminated | Aluminum, Acrylic, Painted Metal, Vinyl Graphics |

GENERAL NOTES:

- 1) For signs on elevations located within seventy five (75) feet of a public right-of-way or the centerline of a private roadway, the sign area for the elevation parallel to the street or private roadway shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. The sign area on any elevation may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 2) Reference to "Street Frontage" shall pertain to both public and private roadways.
- 3) The size of the Blade Sign(s) may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 4) Signs directly adjacent to properties designated in the General Plan for residential use may not have lit signs, signs greater than 16 square feet or signs that are mounted above 14 feet. These restrictions shall not apply to parcels within San Tan Village that are separated from property designated in the General Plan for residential use by public rights-of-way or private streets.



SANTAN VILLAGE

Parcels 'A', 'C', 'D', and 'E'

Building Sign Matrix Shop Tenants (Retail Uses)

| SIGN | SIGN TYPE | FUNCTION | LOCATION | HEIGHT | SIZE | ILLUMINATION | MATERIALS |
|--------------|-------------------------|-----------|---|---|--|---|---|
| Shop Tenants | Wall Signs | Tenant ID | Wall surfaces and architectural features designed to accommodate signage. | Copy displayed in multiple lines cannot exceed a total height of 48". | 1.5 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below 32 SF Minimum Per Building Elevation Upon Which Signage is Placed | Interior, Backlit or a combination thereof. | Aluminum, Acrylic, Painted Metal, Flexface Material |
| Shop Tenants | Under Canopy Blade Sign | Tenant ID | In front of tenant's leased space | Below architectural canopy. Maintain 8' Clearance AFF | 6 SF See General Note 3 Below | Non-illuminated | Aluminum, Acrylic, Painted Metal, Vinyl Graphics |

GENERAL NOTES:

- 1) For shop tenant signs on elevations located within seventy five (75) feet of a public right-of-way or the centerline of a private roadway, the sign area for the elevation parallel to the street or private roadway shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. The sign area on any elevation may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 2) Reference to "Street Frontage" shall pertain to both public and private roadways.
- 3) The size of the Blade Sign(s) may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 4) Signs directly adjacent to properties designated in the General Plan for residential use may not have lit signs, signs greater than 16 square feet or signs that are mounted above 14 feet. These restrictions shall not apply to parcels within San Tan Village that are separated from property designated in the General Plan for residential use by public rights-of-way or private streets.

SANTAN VILLAGE

Parcels 'A', 'C', 'D', and 'E'

Building Sign Matrix Freestanding Pad Tenants (Retail Uses)

| SIGN | SIGN TYPE | FUNCTION | LOCATION | HEIGHT | SIZE | ILLUMINATION | MATERIALS |
|------------|-------------------------|--------------------------|---|---|--|--|---|
| Pad Tenant | Wall Signs | Tenant ID | Wall surfaces and architectural features designed to accommodate signage. | Copy displayed in multiple lines cannot exceed a total height of 96". | 1.5 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below 32 SF Minimum Sign Area Permitted per Elevation | Interior, Backlit, or a combination thereof. | Aluminum, Acrylic, Painted Metal, Flexface Material |
| Pad Tenant | Under Canopy Blade Sign | Tenant ID | In front of tenant's leased space | Below architectural canopy. Maintain 8' Clearance AFF | 6 SF See General Note 3 Below | Non-Illuminated | Aluminum, Acrylic, Painted Metal, Vinyl Graphics |
| Pad Tenant | Menu Signs | Menu Display and Pricing | Drive Thru | Per Gilbert Sign Ordinance | Per Gilbert Sign Ordinance | Interior and Ground Illumination | Aluminum, Acrylic, Painted Metal, Flexface Material |
| Pad Tenant | Traffic Directionals | Vehicular | Driveways and Drive Thru as Required | Per Gilbert Sign Ordinance | Per Gilbert Sign Ordinance | Interior and Ground Illumination | Aluminum, Acrylic, Painted Metal, Flexface Material |
| Pad Tenant | ATM | ATM | Wall or Freestanding | Per Gilbert Sign Ordinance | Per Gilbert Sign Ordinance | Interior and Ground Illumination | Aluminum, Acrylic, Painted Metal, Flexface Material |

GENERAL NOTES:

- 1) For shop tenant signs on elevations located within seventy five (75) feet of a public right-of-way or the centerline of a private roadway, the sign area for the elevation parallel to the street or private roadway shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. The sign area on any elevation may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 2) Reference to "Street Frontage" shall pertain to both public and private roadways.
- 3) The size of the Blade Sign(s) may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 4) Signs directly adjacent to properties designated in the General Plan for residential use may not have lit signs, signs greater than 16 square feet or signs that are mounted above 14 feet. These restrictions shall not apply to parcels within San Tan Village that are separated from property designated in the General Plan for residential use by public rights-of-way or private streets.

SANTAN VILLAGE

Parcels 'A', 'C', 'D', and 'E'

Building Sign Matrix (Hospitality Uses)

| SIGN | SIGN TYPE | FUNCTION | LOCATION | HEIGHT | SIZE | ILLUMINATION | MATERIALS |
|--|--------------------|-----------------------|---------------------------------------|---|---|---|---|
| Tenant Signage on Single-Story Building | Wall Mounted Signs | Tenant Identification | All elevations that offer readability | Copy displayed in multiple lines cannot exceed a total height of 96". | 1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below | Interior, Backlit or a combination thereof. | Aluminum, Acrylic, Painted Metal, Flexface Material |
| Tenant Signage on Multi-Story Building (2 Floors) | Wall Mounted Signs | Tenant Identification | All elevations that offer readability | Copy displayed in multiple lines cannot exceed a total height of 96". | Reference Section III(A) of this Master Sign Plan See General Note 1 Below | Interior, Backlit or a combination thereof | Aluminum, Acrylic, Painted Metal, Flexface Material |
| Tenant Signage on Multi-Story Building (3 or More Floors) | Wall Mounted Signs | Tenant Identification | All elevations that offer readability | Copy displayed in multiple lines cannot exceed a total height of 96". | Reference Section III(A) of this Master Sign Plan See General Note 1 Below | Interior, Backlit or a combination thereof | Aluminum, Acrylic, Painted Metal, Flexface Material |

GENERAL NOTES:

- 1) For tenant signs on elevations located within seventy five (75) feet of a public right-of-way or the centerline of a private roadway, the sign area for the elevation parallel to the street or private roadway shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. The sign area on any elevation may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 2) Reference to "Street Frontage" shall pertain to both public and private roadways.
- 3) Signs directly adjacent to properties designated in the General Plan for residential use may not have lit signs, signs greater than 16 square feet or signs that are mounted above 14 feet. These restrictions shall not apply to parcels within San Tan Village that are separated from property designated in the General Plan for residential use by public rights-of-way or private streets.

SANTAN VILLAGE

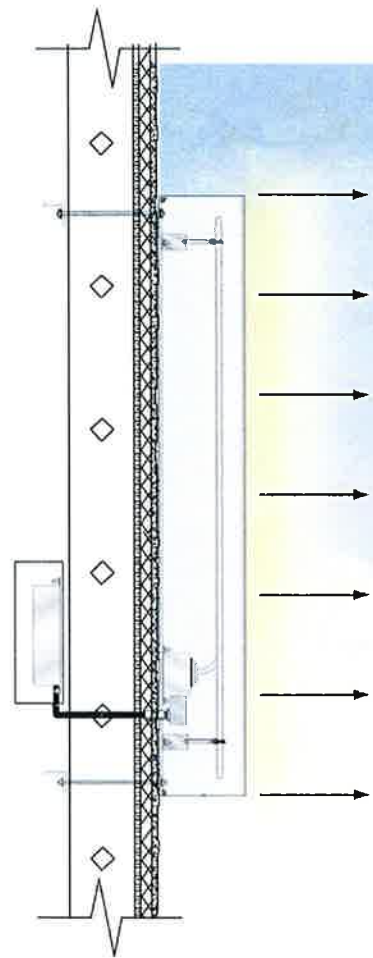
Parcels 'A', 'C', 'D', and 'E'

Building Sign Matrix (Office / Employment Uses)

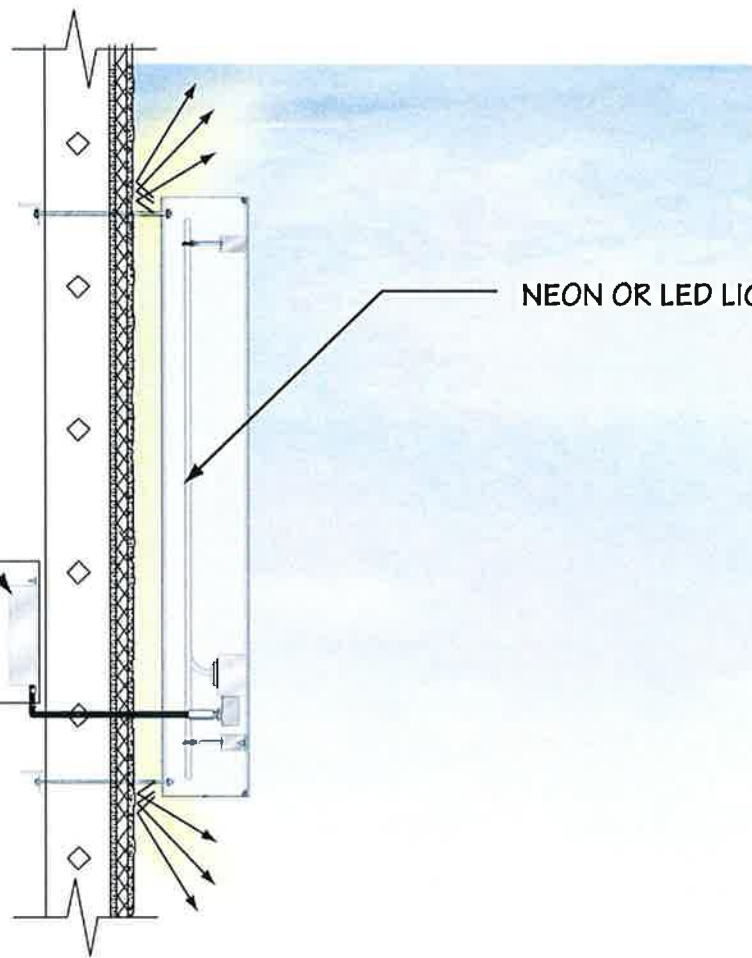
| SIGN | SIGN TYPE | FUNCTION | LOCATION | HEIGHT | SIZE | ILLUMINATION | MATERIALS |
|---|--------------------|-----------------------|---------------------------------------|---|---|---|---|
| Tenant Signage on Single-Story Building | Wall Mounted Signs | Tenant Identification | All elevations that offer readability | Copy displayed in multiple lines cannot exceed a total height of 96". | 1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below | Interior, Backlit or a combination thereof. | Aluminum, Acrylic, Painted Metal, Flexface Material |
| Tenant Signage on Multi-Story Building (2 Floors) | Wall Mounted Signs | Tenant Identification | All elevations that offer readability | Copy displayed in multiple lines cannot exceed a total height of 96". | Reference Section III(A) of this Master Sign Plan. See General Note 1 Below | Interior, Backlit or a combination thereof | Aluminum, Acrylic, Painted Metal, Flexface Material |
| Tenant Signage on Multi-Story Building (3 or More Floors) | Wall Mounted Signs | Tenant Identification | All elevations that offer readability | Copy displayed in multiple lines cannot exceed a total height of 96". | Reference Section III(A) of this Master Sign Plan. See General Note 1 Below | Interior, Backlit or a combination thereof | Aluminum, Acrylic, Painted Metal, Flexface Material |

GENERAL NOTES:

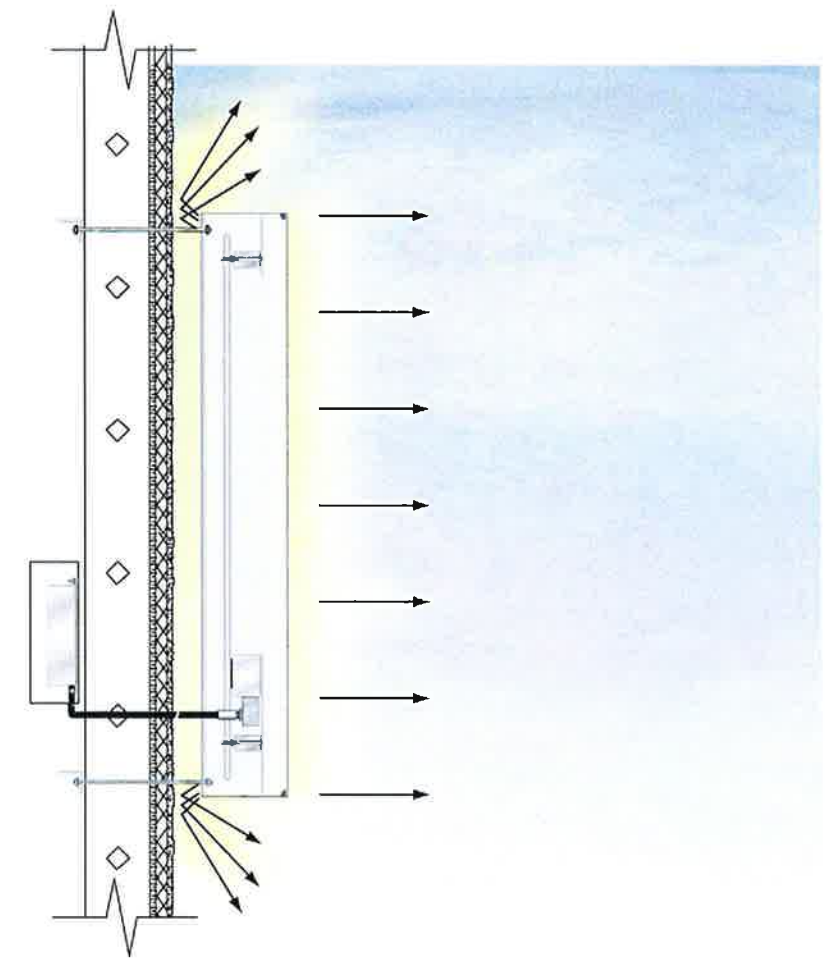
- 1) For tenant signs on elevations located within seventy five (75) feet of a public right-of-way or the centerline of a private roadway, the sign area for the elevation parallel to the street or private roadway shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. The sign area on any elevation may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 2) Reference to "Street Frontage" shall pertain to both public and private roadways.
- 3) Signs directly adjacent to properties designated in the General Plan for residential use may not have lit signs, signs greater than 16 square feet or signs that are mounted above 14 feet. These restrictions shall not apply to parcels within San Tan Village that are separated from property designated in the General Plan for residential use by public rights-of-way or private streets.



REMOTE MOUNTED
TRANSFORMER



NEON OR LED LIGHT SOURCE



TYPE "A"

TYPICAL FACE-LIT PAN CHANNEL LETTER

TRANSLUCENT ACRYLIC LETTER FACE ALLOWS LIGHT TO PASS
OUT THE FRONT OF LETTER

TYPE "B"

TYPICAL HALO-ILLUMINATED REVERSE
PAN CHANNEL LETTER

LETTER FACE IS OPAQUE PAINTED METAL

OPEN LETTER BACK ALLOWS LIGHT TO PASS
OUT THE BACK OF LETTER TO REFLECT OFF
OF WALL SURFACE BEHIND

TYPE "C"

TYPICAL COMBINATION FACE LIT / HALO-ILLUMINATED
PAN CHANNEL LETTER

TRANSLUCENT ACRYLIC LETTER FACE ALLOWS LIGHT TO PASS
OUT THE FRONT OF LETTER

OPEN LETTER BACK ALLOWS LIGHT TO PASS
OUT THE BACK OF LETTER TO REFLECT OFF
OF WALL SURFACE BEHIND