

**SWC Pecos Road & Higley Road
Higley Plaza
July 19, 2016
Rev. 01 August 19, 2016
Rev. 02 September 15, 2016**

Pecos & Higey LLC ("Owner") is seeking Administrative approval of the Comprehensive Sign Program for Higley Plaza, DR13-30 approved December 12, 2013 and DR15-17 approved July 9, 2015. The project is located on approximately 11.02 acre parcel(s) located on the southwest corner of Pecos Road and Higley Road in Gilbert, Arizona. The site is currently zoned Shopping Center (SC) PAD District from case Z11-06 *Higley Manor*, approved July 28, 2011. The site plan includes design for a major tenant ($\pm 33,500$ sf), in-line shops ($\pm 15,500$ sf), a stand alone shop space building ($\pm 6,000$ sf), and three outparcel users. The proposed signage will be detailed below pursuant to Section 4.4 of the Town of Gilbert Land Development Code ("LDC"). All proposed signage will be installed in accordance with the LDC.

WALL SIGNS

All wall mounted signage shall be channel mounted. Individual channel lettering is preferred.

Wall Signage will be illuminated. Internal or halo illumination is preferred. Power sources will be located on the backside of the parapet walls.

The maximum return depth on all wall signs shall be 5".

Shops A

- Wall Signage will be per current Town of Gilbert Code.
 - a. Signage for a tenant with multiple frontages are permitted the maximum wall sign area, as calculated per current Town of Gilbert Code.
 - b. No signage will be permitted on the West facing façade.

Shops B

- Wall Signage will be per current Town of Gilbert Code.
 - a. Signage for a tenant with multiple frontages are permitted the maximum wall sign area, as calculated per current Town of Gilbert Code.
 - b. No signage will be permitted on the West facing façade.

Major

- Wall Signage will be per current Town of Gilbert Code.
 - a. Signage for a tenant with multiple frontages are permitted the maximum wall sign area, as calculated per current Town of Gilbert Code.

Shops C

- Wall Signage will be per current Town of Gilbert Code.

APPROVED
Administrative Design Review
Case Planner Initials: Dana Stevens
Case # DR 15-305
Date: 9/24/16

PDA-2016-00056

- a. Signage for a tenant with multiple frontages are permitted the maximum wall sign area, as calculated per current Town of Gilbert Code.

Outparcels

Out-parcels, as a part of Higley Plaza, will comply with current Town of Gilbert Code.

FREESTANDING SIGNAGE

Currently, two freestanding "gas" monument signs exist within Parcel #2.

- Existing Height: 12 feet
- Existing Signage Area: 58.5 square feet

Two free standing Monument Signs are permitted along Pecos Road and two free standing monument signs are permitted along Higley Road. For parcels with 600 feet of street frontage are permitted two monument signs per frontage.

- The total linear frontage of Pecos Road is 684.06 feet
- The total linear frontage of Higley Road is 794.22 feet

Two, new, freestanding monument signs will be constructed for Higley Plaza:

- Monument Sign One:
 - o Located on the North side of the development, adjacent to East Pecos Road. The sign will be constructed to the West of the Easternmost access drive.
 - o Max Height: 12 feet
 - o Max Area: 60 square feet
 - o Setback: Must be setback 8' from the ROW to remain outside existing Utility Easement
- Monument Sign Two:
 - o Located on the West side of the development, adjacent to South Higley Road. The sign will be constructed to the South of the Southernmost access drive.
 - o Max Height: 12 feet
 - o Max Area: 60 square feet
 - o Setback: Must be setback 8' from the ROW to remain outside existing Utility Easement

No additional monument signage will be permitted for Outparcels 1 or 3.

Monument Sign panels can be changed if/when a tenant vacates or enters into a new lease in the center.

Subject to approval by the Landlord, outparcels shall permitted sign panels on freestanding monument signs.

All monument signage colors and materials will adhere to the theme of the shopping center.

Drive-Thru Restaurant Menu Signs:

- Two menu boards permitted per drive thru lane

- Max Height: 7 feet
- Max Area: 50 square feet
- Drive thru menu boards shall be permitted for Parcels 1, 2 and 3. As well as for the end cap tenant of Shops B.

Service Station Canopy Signs:

- Sign shall display only the company name and or logo
- Max Number: 2
- Max Area: 12 square feet

Attachments:

DRB Approval

Parcel Map

Site Plan

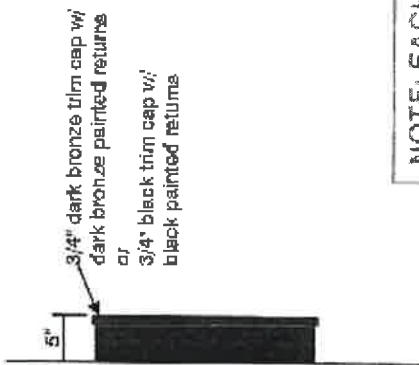
Building Elevations

Sign Details

Freestanding Signage Elevations

Color and Materials

TENANT



NOTE: EACH TENANT ALLOWED
THEIR OWN SPECIFIC COLOR,
FONT, LOGO.

END VIEW

TYPICAL PAN CHANNEL ILLUMINATED LETTERS MOUNTED ON WALL

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

FABRICATE & INSTALL ILLUMINATED PAN CHANNEL LETTERS.

5' DEEP .063 ALUMINUM RETURNS.

RETURNS PAINTED DK BRONZE M.A.P. #42-313 GLOSS W/ 3/4' DARK BRONZE TRIM CAP.

3/16" ACRYLIC FACES (colors to be determined).

ILLUMINATE W/ 6500 WHITE 15 MM NEON

OPTION-DOUBLE BACK NEON W/ ELECTRO-BIT RUBBER BOOTS.

OPTION-#200 HOUSINGS W/ TRUSS ATTACHMENT ENCLOSURE.

30 MA REMOTE TRANSFORMERS.

MOUNT FLUSH TO WALL.

APPROVED

Administrative Design Review

Case Planner Initials: *Dana Stearns*

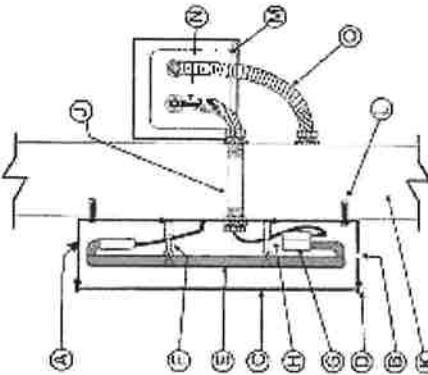
Case # *DR 13-305*

Date: *9/29/10*

PDA-2010-00090

DR13-30-5 (1st)

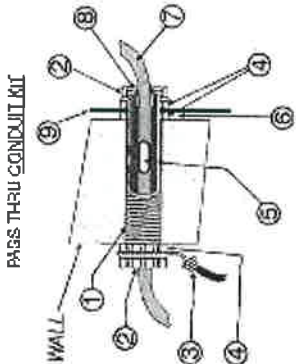
CHANNEL LETTER - ELECTRO-BITS - FLUSH MOUNT



- (A) 600 ALUMINUM CHANNEL LETTER 8\"/>
- (B) 1/8\"/>
- (C) ACRYLIC FACE
- (D) TRIACAP SCREWED TO LETTER 24 18\"/>
- (E) NEON TUBE
- (F) TUBE SUPPORT
- (G) ELECTRO BIT BEAD BACK LISTED ELECTRODE COVER

ALL WIRING MUST BE ACCORDING TO S.O.P.

- (1) LISTED PORTS ALUMINUM PASS THRU
- (2) LISTED CONDUIT FISHING
- (3) GROUNDING RING
- (4) LISTED LOCKWELL
- (5) ETO CABLE
- (6) LISTED METAL CONDUIT WITH ETO INSULATION WITH COVERING CRABEAND
- (7) SEALING BLEHRT
- (8) SIGN - CRIBING



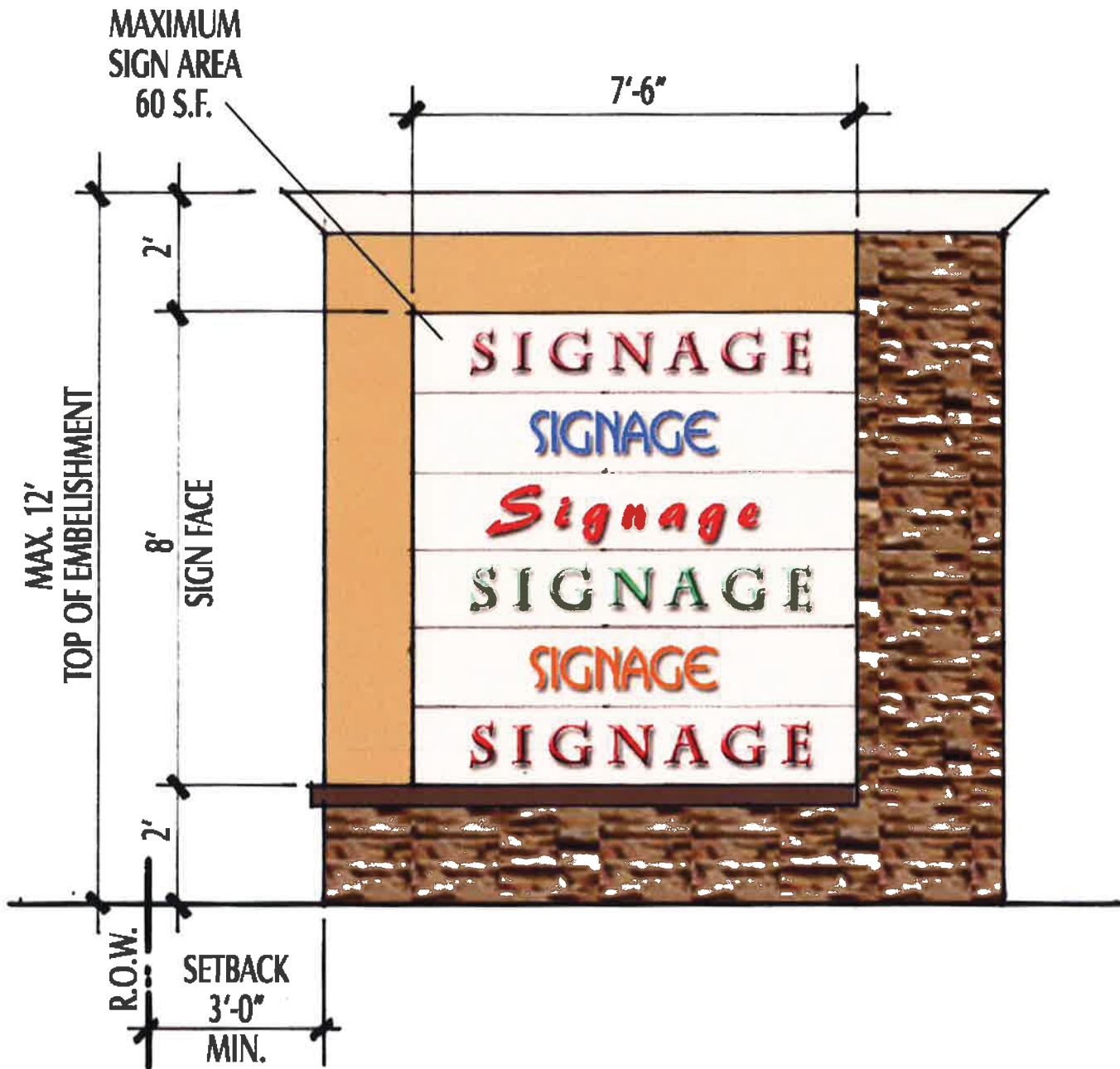
WALL MOUNTING DETAIL

SECTION DETAIL OF PAN CHANNEL LETTERS FLUSH MOUNTED ONTO BLOCK WALL N.T.S.

- (H) ELECTRO BIT SLEEVED ETO
- (J) RIGID PASS THRU CONDUIT NIPPLE
- (K) LOCK WALL VARIETIES IN THICKNESS AND MATERIAL
- (L) 4-10 X 2\"/>
- (M) 90 MA TRANSFORMER HOUSED IN WEATHER-PROOF METAL BOX BEHIND WALL - CONNECTION TO PRIMARY WITH N 10 FT. ISOLATED TO DISCONNECT SWITCH
- (N) ETO CABLE WITH SLEEVING MUST BE SECURELY FASTENED TO HOUSING AND TRANSFORMER AND COVER TIGHTLY 1/2\"/>
- (O) FLEXIBLE METAL CONDUIT BEHIND WALL

APPROVED
 Administrative Design Review
 Case Planner Initials: Dora Shanks
 Case # DR 13-135
 Date: 9/29/16

PDA - 2016-00086 OR 13-30-5(S+)



HIGLEY PLAZA
 ENTRY WAY MONUMENT SIGN - EXHIBIT 2
 SIGN PROGRAM
 JULY 1, 2013

APPROVED
 Administrative Design Review
 Case Planner Initials: Dana Skuas
 Case # DR 13-305
 Date: 9/29/16

PDA-2016-00056 12
DR13-30-5(N+)

FREESTANDING MONUMENT SIGNAGE
Colors and Materials to match existing Monument Signage onsite



**STUCCO WALL FINISH
DUNN EDWARDS
"WARM BUTTERSCOTCH"**



**FAUX STONE
EL DORADO STONE
"RUSTIC LEDGE" PINETOP**



**PAINTED METAL
DUNN EDWARDS
"RODEO"**

APPROVED
Administrative Design Review
Case Planner Initials: *Dana Stevens*
Case # *DR13-305*
Date: *9/29/14*

PDA-2016-00056

DR13-305(15+)

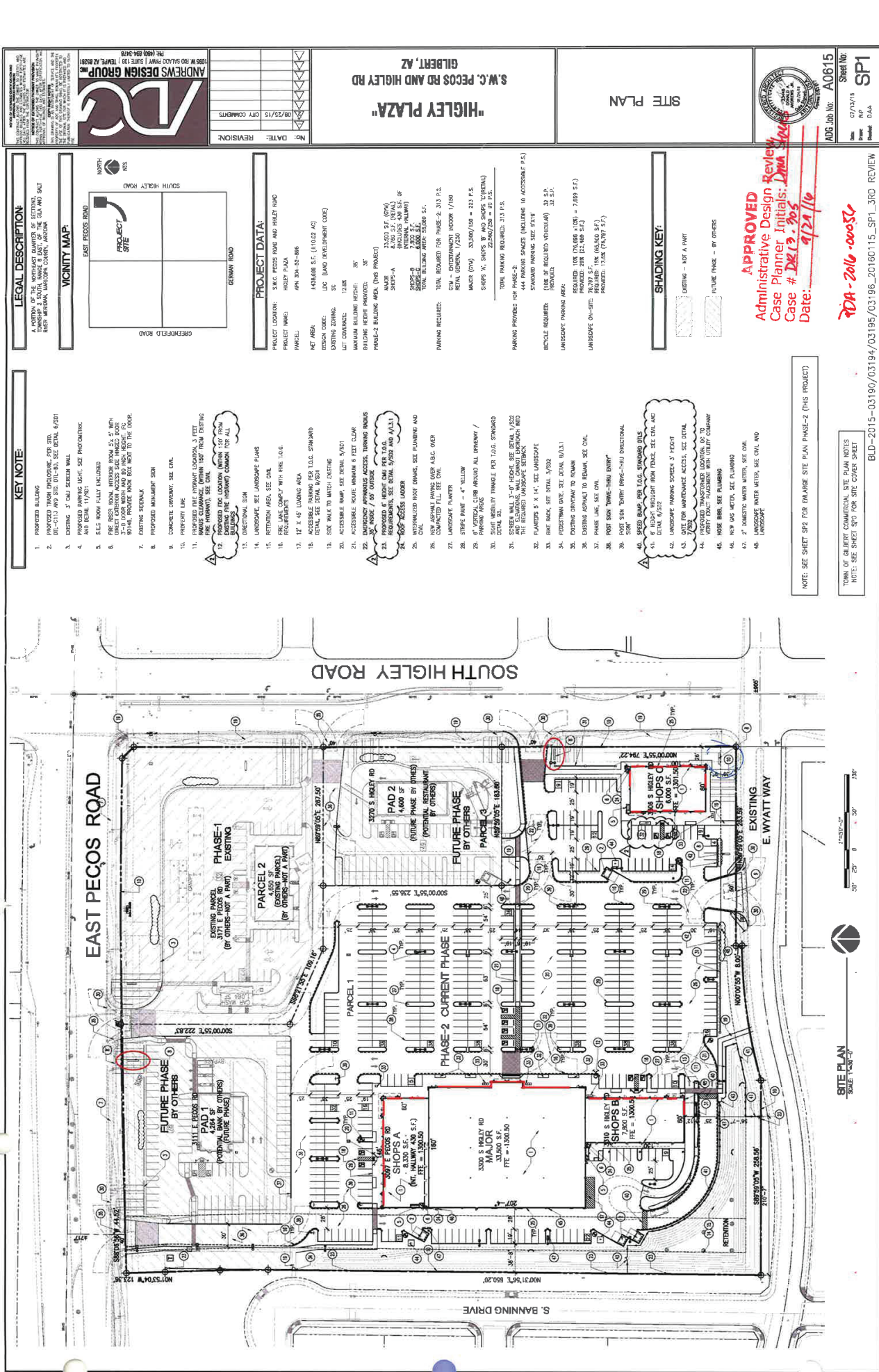


APPROVED
Administrative Design Review
Case Planner Initials: Dana Stevens
Case # DR 13-30 S
Date: 9/29/14

PDA-2016-00056



DR13-30. S(1st)



KEY NOTE:

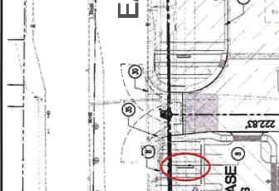
1. PROPOSED BUILDING
2. EXISTING BUILDING
3. EXISTING 3" DIA. SCHEDULE 40S, 15' HIGH
4. EXISTING 3" DIA. SCHEDULE 40S, 15' HIGH
5. EXISTING 3" DIA. SCHEDULE 40S, 15' HIGH
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46. EXISTING 3" DIA. SCHEDULE 40S, 15' HIGH
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LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 38N, RANGE 8E, EAST 1/2 OF THE OLD AND SALT SPRING SURVEY, WASHINGTON COUNTY, ARKANSAS.

SECTION 32, TOWNSHIP 38N, RANGE 8E, EAST 1/2 OF THE OLD AND SALT SPRING SURVEY, WASHINGTON COUNTY, ARKANSAS.

VICINITY MAP:



PROJECT DATA:

PROJECT LOCATION: S.W.C. PECOS ROAD AND HIGLEY ROAD
 PROJECT NAME: HIGLEY PLAZA
 PARCEL: APR 3/04-05-086
 NET AREA: 443,668 S.F. (10.02 AC)
 DESIGN CODE: LOC (LAND DEVELOPMENT CODE)
 EXISTING ZONING: SC
 LUT CONTROL: 12.08
 MAXIMUM BUILDING HEIGHT: 35'
 BUILDING HEIGHT MAXIMUM: 35'
 PHASE-2 BUILDING AREA (THIS PROJECT): 23,620 S.F. (0.54 AC)
 SHOP-A: 2,000 S.F. (0.05 AC)
 SHOP-B: 2,000 S.F. (0.05 AC)
 SHOPS: 4,000 S.F. (0.09 AC)
 TOTAL BUILDING AREA: 44,620 S.F. (1.02 AC)
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SHADING KEY:

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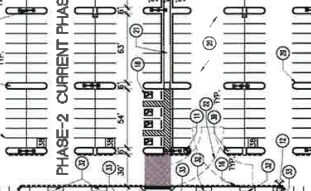
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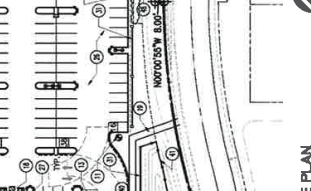
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APPROVED
 Administrative Design Review
 Case Planner Initials: *[Signature]*
 Date: *9/29/16*

DA-2016-00036

NOTE: SEE SHEET SP1 FOR DRAINAGE SITE PLAN PHASE-2 (THIS PROJECT)

TOWN OF GILBERT COMMERCIAL SITE PLAN NOTES
 NOTE: SEE SHEET SP3 FOR SITE COVER SHEET

BLD-2015-03190/03194/03195/03196_20160115_SP1_3RD REVIEW

DR 13.30-S (S7)

ANDREWS DESIGN GROUP
 1055 W RYLAND PARKWAY SUITE 101 TULSA, AZ 86281
 PH: (480) 934-3018

PROJECT NO: 15-0001
 SHEET NO: SP1
 DATE: 08/25/15
 REVISION:

S.W.C. PECOS RD AND HIGLEY RD
"HIGLEY PLAZA"
 GILBERT, AZ

SITE PLAN

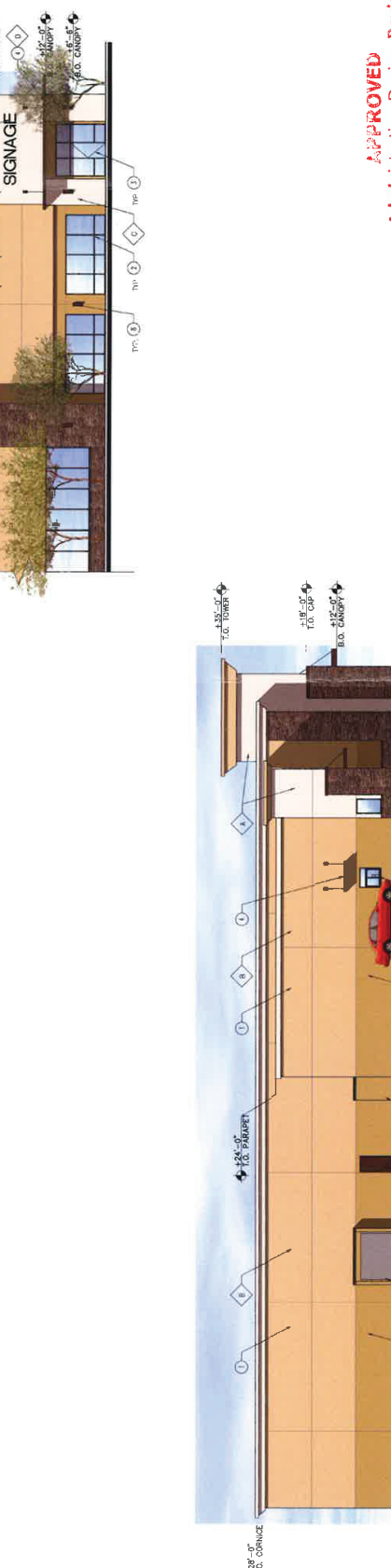
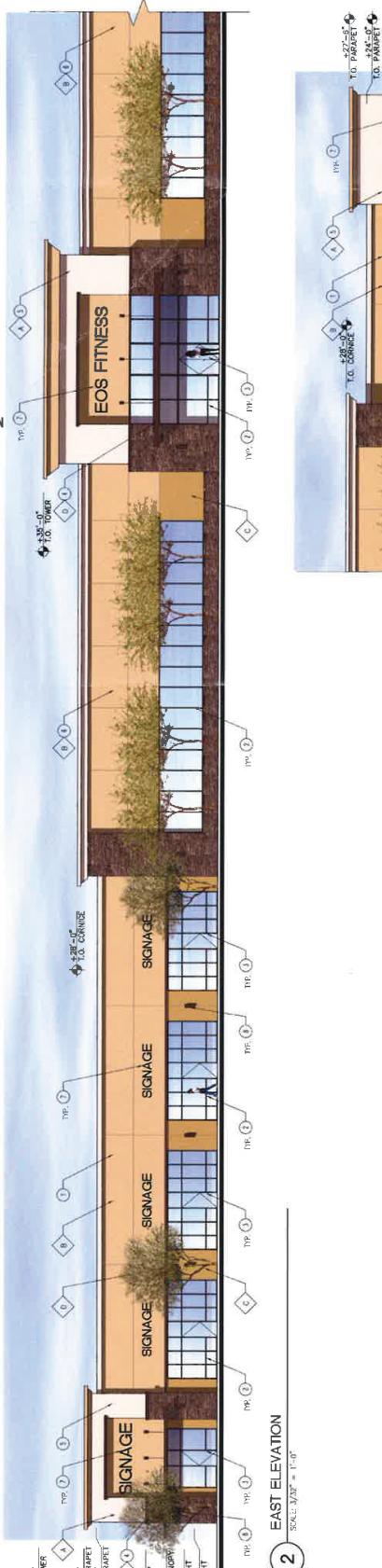
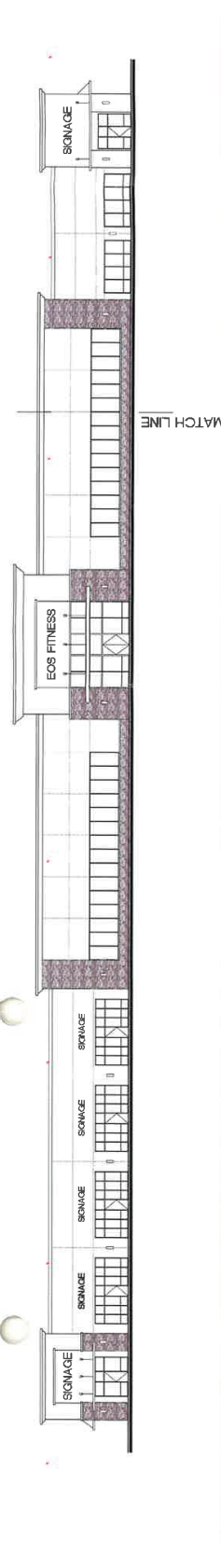
ADG Job No: A0615
 Sheet No: SP1
 Date: 07/31/15
 Author: BFP
 Checker: GDA

KEY NOTES

1. EXTERIOR FINISHES TO BE PER CONTRACT
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10. EXTERIOR FINISHES TO BE PER CONTRACT
11. EXTERIOR FINISHES TO BE PER CONTRACT

FINISH SCHEDULE

1	FLOOR COLOR	PERFECT - TEA ROOM
2	FLOOR COLOR	DELTA - CHERRY ISLAND
3	ACCENT COLOR	DELTA - CHERRY ISLAND
4	ACCENT COLOR	DELTA - CHERRY ISLAND
5	ACCENT COLOR	DELTA - CHERRY ISLAND
6	ACCENT COLOR	DELTA - CHERRY ISLAND
7	ACCENT COLOR	DELTA - CHERRY ISLAND
8	ACCENT COLOR	DELTA - CHERRY ISLAND
9	ACCENT COLOR	DELTA - CHERRY ISLAND
10	ACCENT COLOR	DELTA - CHERRY ISLAND
11	ACCENT COLOR	DELTA - CHERRY ISLAND



KEY NOTES

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APPROVED
 Administrative Design Review
 Case # **DR13-205**
 Date: **9/29/16**
PDA 2014-00056



ADG A0615

EOS FITNESS
 HIGLEY RD. AND PECOS RD.
 GILBERT, AZ

MAJOR ELEVATION
 SCALE: 3/32" = 1'-0"

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

1095 W. RIO SALADO PKWY, SUITE 603 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

DR2.1

DR13-30-5 (15)

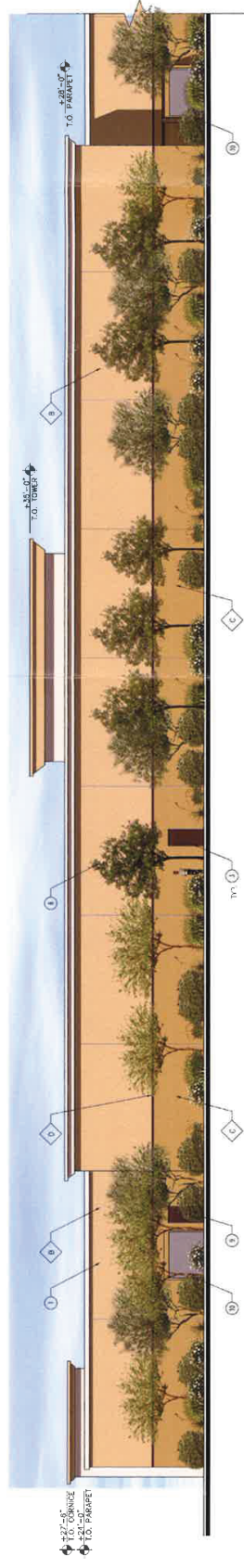
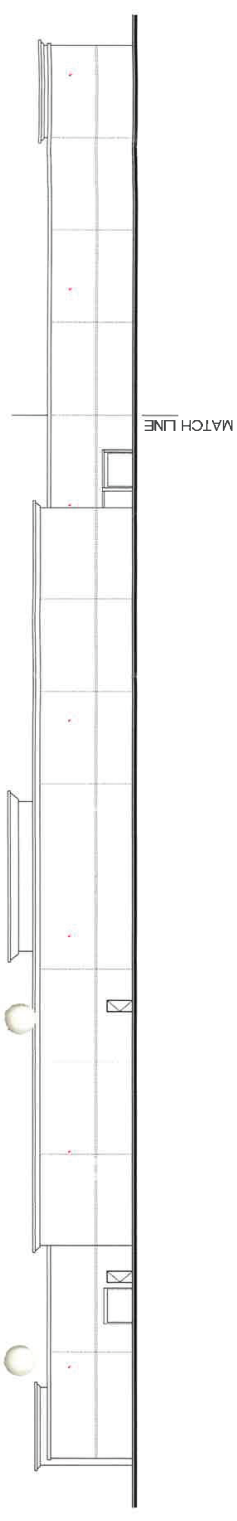
KEY NOTES

1. EXPOSED CONCRETE SHALL BE FINISHED WITH A BRUSHED FINISH.
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4. ALUMINUM CASING
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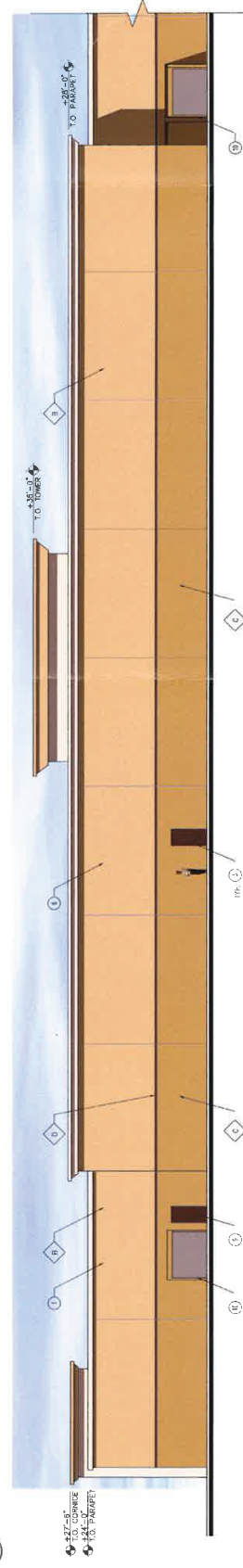
FINISH SCHEDULE

NO.	FINISH SCHEDULE	DESCRIPTION
1	FIELD COLOR	65010 - TEA ROOF
2	CEILING COLOR	02184 - CONCRETE BOARD
3	WALL COLOR	02184 - CONCRETE BOARD
4	WALL COLOR	02184 - CONCRETE BOARD
5	WALL COLOR	02184 - CONCRETE BOARD
6	WALL COLOR	02184 - CONCRETE BOARD
7	WALL COLOR	02184 - CONCRETE BOARD
8	WALL COLOR	02184 - CONCRETE BOARD
9	WALL COLOR	02184 - CONCRETE BOARD
10	WALL COLOR	02184 - CONCRETE BOARD
11	WALL COLOR	02184 - CONCRETE BOARD

NOTE: INTERIOR FINISHES SHALL BE FINISHED WITH A BRUSHED FINISH. ALL FINISHES SHALL BE FINISHED WITH A BRUSHED FINISH. ALL FINISHES SHALL BE FINISHED WITH A BRUSHED FINISH.



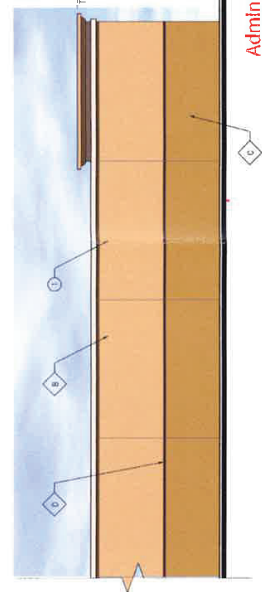
2C WEST ELEVATION (STREET VIEW)
SCALE: 3/32" = 1'-0"



2B WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2A WEST ELEVATION
SCALE: 3/32" = 1'-0"

PRELIMINARY. NOT FOR CONSTRUCTION OR RECORDING.

Administrative Design Review
Case Planner Initials: *Diana Sluans*
Case #: *DL13-30-S*
Date: *9/29/16*

ADG ARCHITECTURE

PLANNING INTERIORS PROJECT MANAGEMENT

Andrews Design Group, Inc.

1095 W. RIO SALADO PKWY, SUITE 103 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

EOS FITNESS
HIGLEY RD. AND PECOS RD.
GILBERT, AZ

ADG A0615

DATE: *9/29/16*

REVISIONS: *DL13-30-S (1st)*

PROJECT: *DL13-30-S (1st)*