



NOTICE OF DECISION

March 16, 2017

RE: DR16-39S (DA16-92) Spectrum Medical Commons CSP-3367 S. Mercy Road

Dear Applicant:

Staff has reviewed the revised drawings received for Administrative Design Review regarding Spectrum Medical Commons Comprehensive Sign Plan (CSP). Staff has made the following findings:

- The project is consistent with the LDC and applicable design guidelines;
- The project is compatible with adjacent and nearby development; and
- The project design provides for safe and efficient provision of public services.

Based on the above, staff has approved this Administrative Design Review with the following attached information and conditions:

1. Approval of the Comprehensive Sign Plan for Spectrum Medical Commons including:
 - Site Plan that includes free standing and wall sign locations.
 - Elevations with sign envelopes identified for first and second floors.
 - Details for Directory sign
 - Details for Freestanding Monument signs
 - Details for Wall Mounted Tenant ID signs
 - Details for Building ID signs
 - Colors and Materials

If you have any questions regarding the above, please contact me at 503-6742.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tanya Castro".

Tanya Castro
Planning Specialist

Attachments:

Spectrum Medical Commons Comprehensive Sign Plan approval date 3/16/17

Comprehensive Sign Plan
SPECTRUM MEDICAL
COMMONS



APPROVED

Administrative Design Review

Case # DR16-39S

Date 3/16/17

Prepared By:



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Date 3/16/17





PROJECT INFORMATION:

PROJECT
Spectrum Medical Commons
3367 S. Mercy Road
Gilbert, AZ 85297

ZONING
G0

LANDLORD
SPECTRUM MEDICAL COMMONS, LLC

Contact Information:
5055 E. WASHINGTON AVE SUITE 110
PHOENIX, AZ 85034

SIGNAGE CONSULTANT
Airpark Signs & Graphics
1205 N. Miller Rd.
Tempe, AZ 85281
480-766-2565

Contact Information:
Gretchen Wilde
gretchen@airparksigns.com

COLORS:

-  Iron Age
NP 06029
-  Old Town
NP 05341
-  Calliope
NP 03362
-  Nick Green
NP 13551
-  Blue Nose
NP 07455

PROJECT OVERVIEW:

Spectrum Medical Commons is a 4-acre development located South of the Loop 202 & East of Val Vicia Road off of S. Mercy Road. Spectrum Medical Commons is Zoned by the Town of Gilbert for General Office.

GENERAL REQUIREMENTS:

- Painted lettering directly to the wall shall not be permitted.
- Flashing or audible signs shall not be permitted.
- All signage shall be constructed and installed at tenant's expense.
- All signs are to have written landlord approval and City of Gilbert permit prior to installation. Tenant or his representative must submit detailed sign drawings to the Landlord for approval with in fifteen (15) days prior to submitting to the City of Gilbert for permits.
- Signs installed without approval are subject to removal at tenant's expense. Damages may be assessed to cover cost of repairs to building.
- Tenant and his/her sign contractor shall repair any damage caused to any property as a result of their installation.
- Landlord to supply the address numbers to identify the buildings.
- Corporate colors and logos are acceptable on the monument sign & building signage.

CONSTRUCTION REQUIREMENTS:

- All electrical signs and their installations must comply with all Uniform Building and Electrical Codes.
- No exposed conduit, tubing or transformers shall be permitted.
- All exterior bolts, fasteners and clips shall be of hot dipped galvanized iron and no black iron materials of any type shall be permitted.
- Locations of all openings for conduit and sleeves in building shall be indicated by the Tenant's sign contractor on the sign drawings submitted to Landlord for approval. The Tenant's sign contractor shall install the same in accordance with approved drawing.
- No labels shall be permitted on the exposed surface of signs, except those required by ordinance, which shall be applied in an inconspicuous place.
- All penetrations of the building structure required for sign installation shall be neatly sealed in a water-tight condition.
- Tenant and the sign contractor shall repair any damage caused during installation of signage.
- Tenant shall be fully responsible for the operations of Tenant's sign contractor.

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Comprehensive Sign Plan
SITE MAP/SIGN LOCATIONS

- FREESTANDING MONUMENT
- WALL MOUNTED TENANT ID
- BUILDING ID
- INTERNAL VEHICULAR DIRECTORY


APPROVED
Administrative Design Review
Case # DB16-398
Date 3/16/17



SPECTRUM MEDICAL COMMONS
11111 S. MARY ROAD, SUITE 100, DENVER, CO 80231



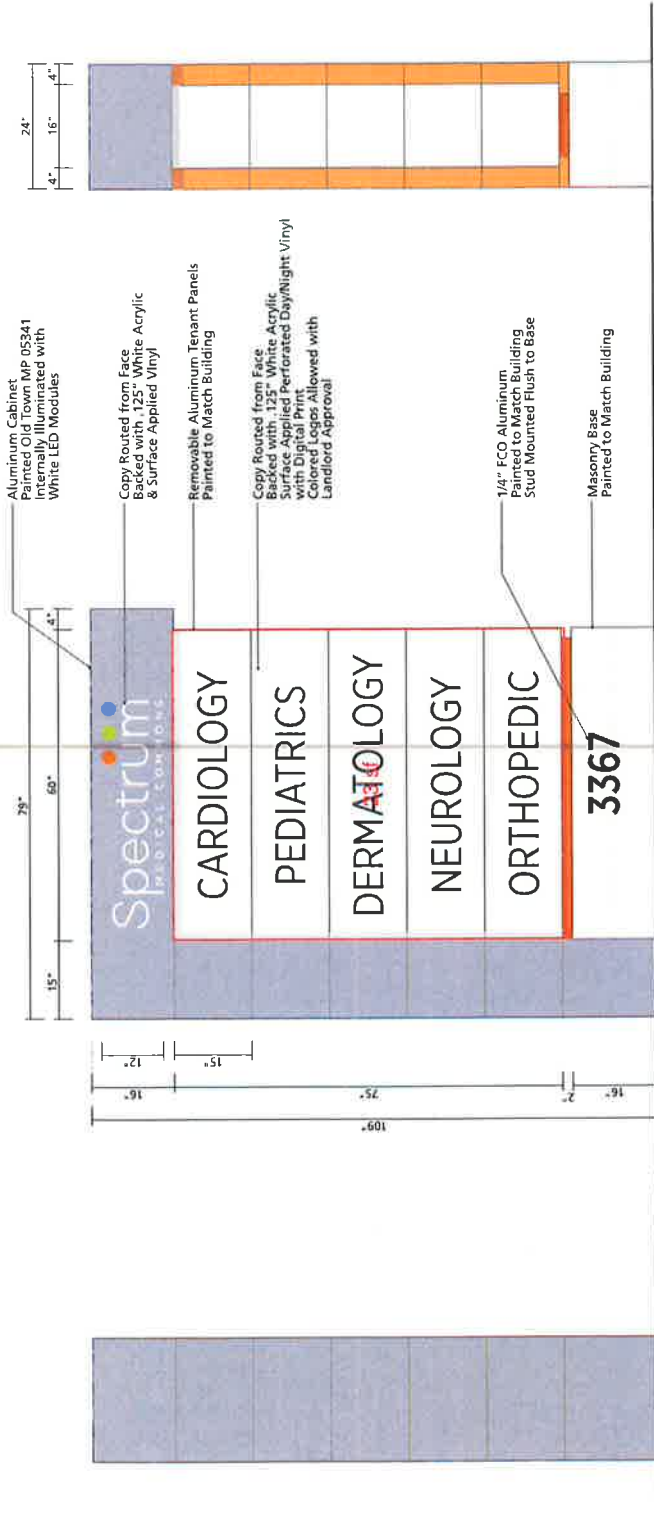
REQUESTED SIGN MATRIX

SIGN TYPE	SIGN NAME	SIGN FUNCTION	MAX. QTY.	MAX. SIZE	MATERIALS
	Freestanding Monument Sign	Identifies project and major tenants for moving traffic on surrounding streets.	1	10' O.A.H. (Max. 60 sq. ft.)	Aluminum construction painted to match existing buildings. Internally illuminated. (See pg. 6)
	Walk Mounted Tenant ID Signs	Identifies tenant occupying space within a particular building for vehicular and pedestrian traffic.	4	1 sq. ft. of sign area for each linear foot of frontage Maximum Logo Height: 6.48" Maximum Letter Heights: 36" Minimum Letter Heights: 12" (See page 7 for Sign Board Sizes)	Reverse Pan Channel Letter & Logo with metal construction painted Iron MP 08029. Paste illuminated, LED tubes are permitted for logo. Backboard Approval Required. Non-Contiguous Allowed.
	Building ID	Identifies building for vehicular and pedestrian traffic.	1	1 sq. ft. of sign area for each linear foot of frontage.	Pan Channel Letter with metal construction. (See pg. 9)
	Directory Sign	Directs vehicular and pedestrian traffic within the property.	1	Maximum Height 4'	Aluminum construction painted to match existing buildings. (See pg. 10)

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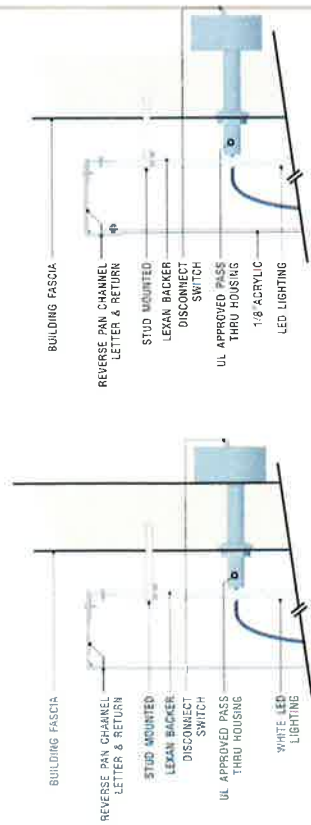
Comprehensive Sign Plan
TENANT ID SIGNS

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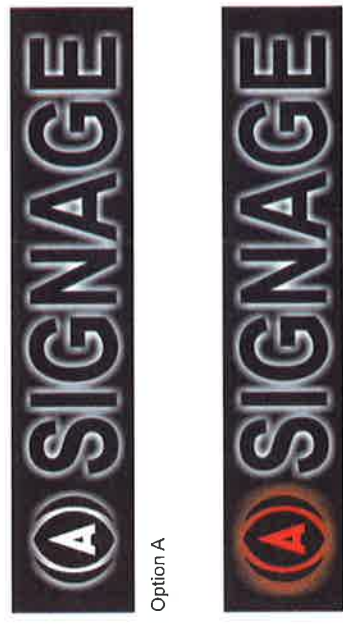


WALL MOUNTED TENANT ID
 scale: N.T.S.

WALL MOUNTED TENANT ID
 scale: N.T.S.



This sign is intended to be evaluated in accordance with the requirements of Article 602 of the National Electrical Code and/or other applicable local codes. There is no field wiring shown on this sign. The sign is intended to be installed in accordance with the requirements of Article 602 of the National Electrical Code and/or other applicable local codes. As signs fabricated in per 2008 I.E.C. Standards.

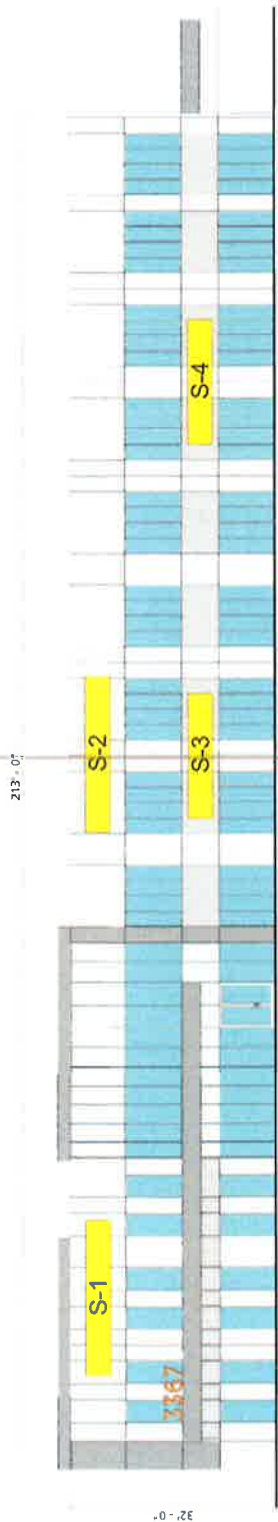


SPECTRUM MEDICAL COMMONS
 1000 S. ...



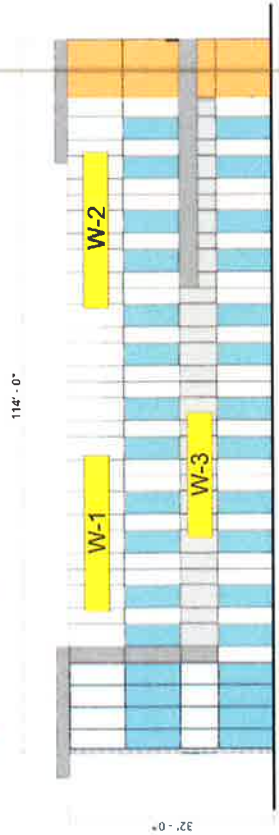
NOTE: TOP FLOOR SIGNAGE IS LIMITED TO EITHER BUILDING ID AND 1 BUILDING TENANT OR 2 BUILDING TENANTS. SIGN AREA ALLOWED ON TOP FLOOR SHALL NOT BE COUNTED AGAINST WALL SIGNAGE ON FIRST FLOOR. SIGN AREA ALLOWANCES PER BUILDING ELEVATION.

SIGN BAND SIZES		
S-1	4' x 25'	100 Sq Ft
S-2	4' x 25'	100 Sq Ft
S-3	4' x 20'	80 Sq Ft
S-4	4' x 20'	80 Sq Ft
ADDRESS	PG. 8	27 Sq Ft
		187 Sq Ft



SOUTH ELEVATION
Scale: 1" = 20' - 0"

SIGN BAND SIZES		
W-1	4' x 25'	100 Sq Ft
W-2	4' x 25'	100 Sq Ft
W-3	4' x 20'	80 Sq Ft



WEST ELEVATIONS
Scale: 1" = 20' - 0"

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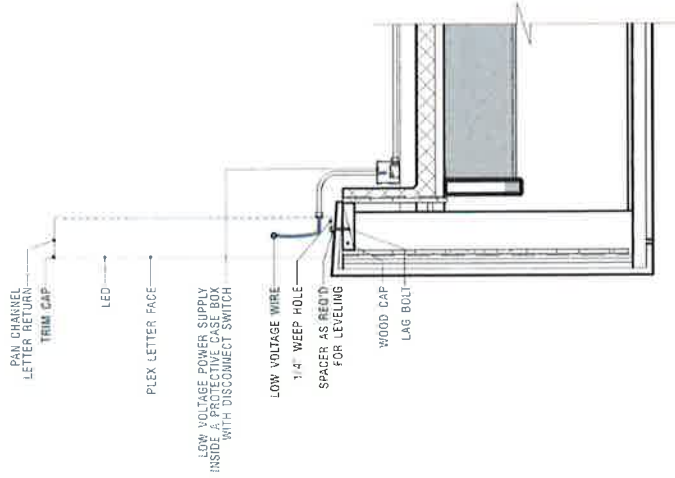
Pan Channel Numbers
with 5" Returns
Painted Old Town MP 05341
with White Vinyl
3/16" Vinyl Return
Yellow on Building
Internally illuminated
with White LED
Mounted to Top of Canopy



27 sq. ft.

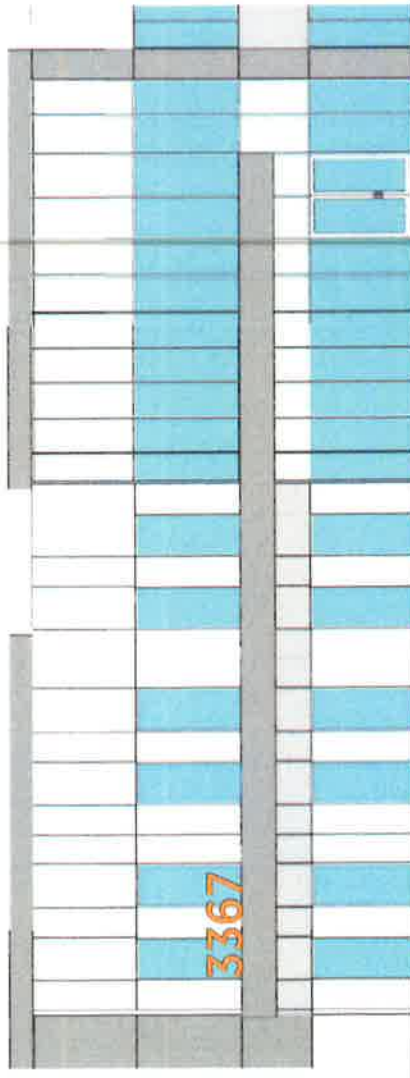
BUILDING ID
Scale: 1/2" = 1'-0"

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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. All signs fabricated as per 2008 N.E.C. Standards

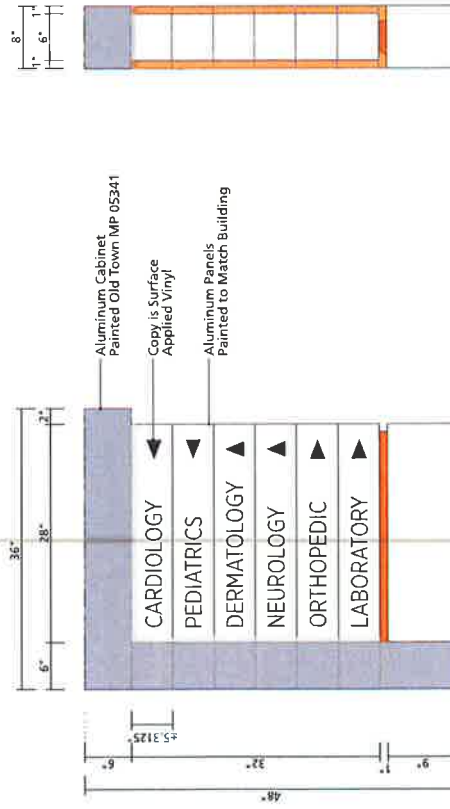
SIDE SECTION
Scale: 3/4" = 1'-0"



BUILDING ID - SOUTH ELEVATION
Scale: 3/32" = 1'-0"



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12 SQ. FT.

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

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



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

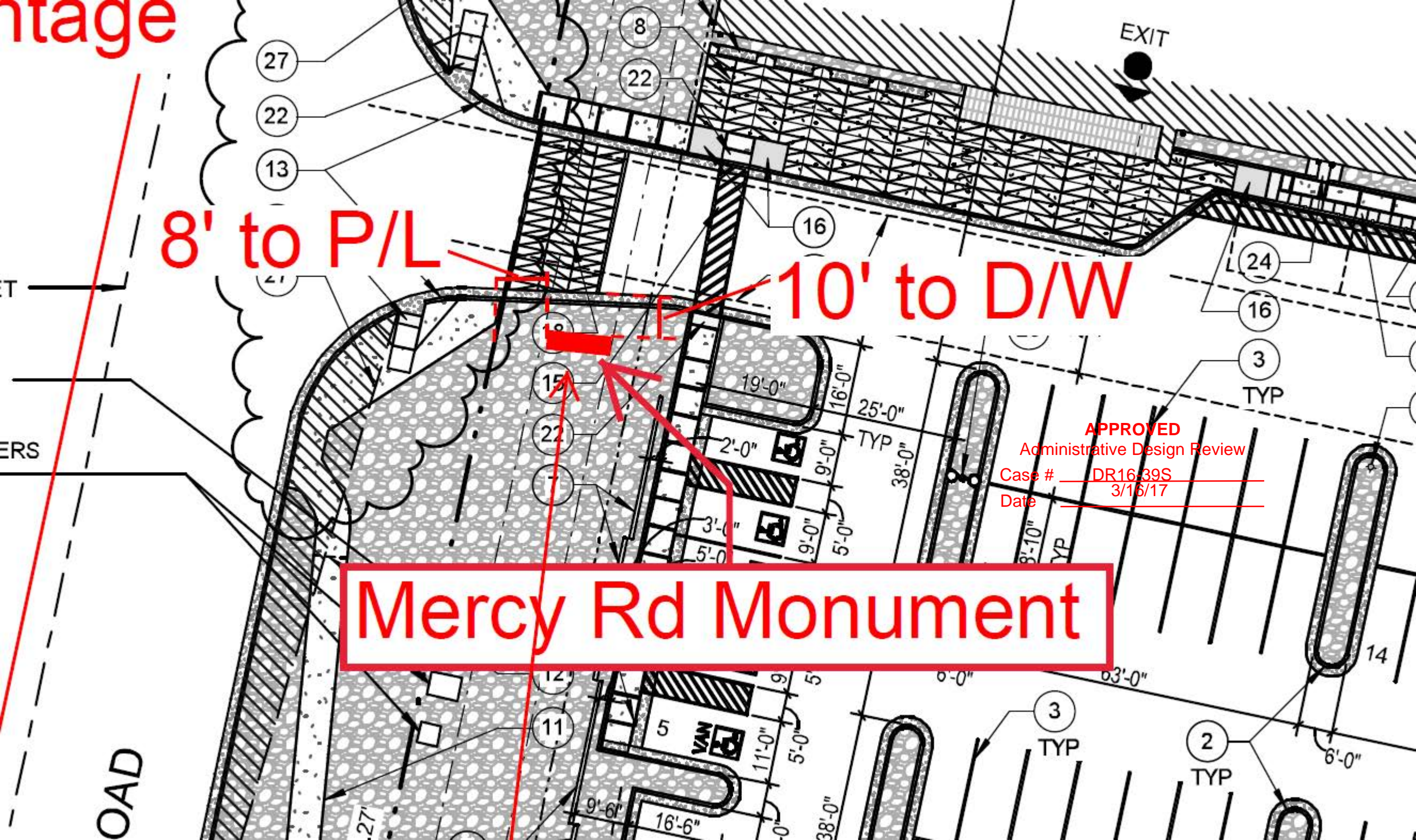
Stage

8' to P/L

10' to D/W

Mercy Rd Monument

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PROPERTY LINE
25'-0" FRONT BUILDING &
LANDSCAPE SETBACK

21' to P/L

10' to P/L

230' between signs

Bonanza Rd Monument

E. BONANZA ROAD

Entry D

As noted by Traffic
Eng.

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Open signs

5' to D/W

5.6' to P/L

Entry Directory

EXISTING
CATCH BASIN

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N69°14'05"E
53.62'