



## NOTICE OF DECISION

July 9, 2019

**RE: DR15-08-C (DR19-95)**

Dear Applicant:


Staff has reviewed the revised drawings received for Administrative Design Review regarding Gilbert Spectrum Master Sign Plan. 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. Overall Building Envelope Signage Map updated to show site plan layout and location of signage envelopes.
2. Color and Materials Board updated.

If you have any questions regarding the above, please contact me at (480) 503-6625.

Sincerely, 

Stephanie Bubenheim  
Planner II

Attachments:  
MSP stamped and dated 7/9/2019



# GILBERT SPECTRUM

SWC of McQueen and Elliot Roads

## Master Sign Plan Package

2nd Submittal

Associated with DRB  
Submittal # DR-15-04

Developed by:



**APPROVED**

Minor Administrative Design Review

Case # DR15-08-C (DR19-95)

Date July 9, 2019

**APPROVED**

Minor Administrative Design Review

Case # DR17-1076

Date 5/22/2017

**APPROVED**

Minor Administrative Design Review

Case # DR15-08A (PAL15-50)

Date 6-10-15

**APPROVED**

Design Review Board

Case # DR15-08

Date 4/9/15

Subject to Conditions of Approval

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# GILBERT SPECTRUM

## SIGNAGE GENERAL REQUIREMENTS

Gilbert Spectrum Signage shall establish the design imagery for the center's signage and manifest a strong business park image with a sense of "Place". The sign package provides a framework to aesthetically and functionally appeal to Major Corporation demands while unifying park signage. The following guidelines are in addition to specific requirements of the Town of Gilbert Sign Ordinance and focus on freestanding identification elements for Gilbert Spectrum. Building mounted signage shall conform to city ordinance except as defined herein.

### GENERAL CRITERIA

All Free Standing monument signage shall conform to the concept designs attached herein.

All building mounted signage shall conform to Town of Gilbert Sign Ordinance as of date of this submittal.

All individual Building and Building Tenant signage shall be approved by Gilbert Spectrum and Town of Gilbert.

Illuminated signs shall be indirectly or internally lighted by fluorescent, led or neon tubes. No luminous or reflective background or scrip may be attached or applied.

No signs shall be located closer than eight feet from a property line.

No sign shall be within vehicular sight line clearances.

Sign company names or stamps shall be concealed.

Individual letter signs shall be aluminum cap trim edge, plex face with neon or led illumination or reverse pan channel metal with or without backlit illumination.

Individual letters shall not exceed 6" depth.

The maximum height of all signs shall be measured from the nearest street curb grade.

No roof-mounted signs will be permitted.

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Design Review Board  
Case # DR15-08  
Date 4/9/15  
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It is the tenant's responsibility to keep signs maintained in a first class working condition, or Landlord may repair the sign at tenant's expense.

Upon removal of signage by tenant, any damage to the building will be repaired by tenant, or by Landlord at tenant's cost.

Except as provided herein or with Landlord and City approval, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material shall be affixed or maintained upon any automated machine, glass panes on the building, landscape areas, streets or parking areas.

## SIGNAGE TYPES

### PARK IDENTIFICATION SIGNS **M1**

The Gilbert Spectrum externally oriented park signage graphics employ Entry monuments and Driveway entry identification monument signage. Sign M-1 pertains to the intersection of Elliot and McQueen Roads.

### PARK IDENTIFICATION SIGNS **M2**

The Gilbert Spectrum Driveway entry identification signage M-2 monuments are located at drive entries from Elliot and McQueen into the park.

### SINGLE USER / MULTI-USER FREESTANDING IDENTIFICATION SIGNS **S1** and **S2**

Street tenant monument signs shall provide identification to office / industrial Tenants with a maximum of 5 panels high and 5 Users per sign.

Each sign shall be double-sided.

Signs will be internally or externally illuminated.

Information on User monument signs shall be limited to the name of building or tenant(s) and address.

Ground plane landscape treatment around sign base will be provided based on standard details.

The maximum number of freestanding identification signs shall not exceed 11 total.

Freestanding monument signs shall be spaced a minimum of 100' apart.



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Date

**4/9/15**

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## DIRECTIONAL SIGNS

Directional signs shall be internal to the park and not visible to Public Streets. Signage information may include directions to Entrance, Service, Customer Parking, and the like.

Information on Directional signs shall be limited to logos, addresses and directional arrows.

Signs may have external ground illumination or be internally illuminated.

## ADDRESS IDENTIFICATION

Each building shall provide minimum 12" high address signs on the front and rear of the building or as directed by the Fire Department. Addresses shall be individually pin mounted 1 1/2" reverse pan channel numerals located conspicuously for patron and emergency vehicle visibility.

## REAL ESTATE, DEVELOPMENT AND CONSTRUCTION SIGNS

Real estate, development, and construction signs shall follow the Town of Gilbert Land Development Code regulations.

## GENERAL REQUIREMENTS – BUILDING SIGNAGE

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout Gilbert Spectrum for the mutual benefit of all tenants, and to comply with the approved Comprehensive Sign Plan for the development, regulations of the Town of Gilbert Sign Ordinance, building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Landlord or Tenant shall be brought into conformance at the sole cost and expense of the Tenant. This criteria is subject to final approval by the Town of Gilbert as part of a Comprehensive Sign Plan submittal. If a conflict is found to exist between these criteria and the final criteria approved by the Town of Gilbert, the latter shall prevail.

## SPECIFICATIONS - TENANT BUILDING SIGNAGE

### GENERAL SPECIFICATIONS

All signs, including real estate, development and construction signs and their installation shall comply with all Town of Gilbert building and electrical codes.

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Design Review Board

Case # DR15-08

Date 4/9/15

GILBERT SPECTRUM

Subject to Conditions of Approval 3



## LOCATION OF SIGNS

All signs or devices advertising an individual use, business or building shall be attached to the building only within exterior perimeter surfaces of the specific Tenant suite.

All building development shall include specific signage limits on building exteriors that define where future signage may possibly be located. Elevations shall be submitted to Gilbert Spectrum Association for review and approval prior to obtaining sign permits.

## DESIGN REQUIREMENTS BUILDING SIGNAGE

Letters and logos may include pan channel metal letters with acrylic sign faces, reverse pan channel "halo" illuminated letters, flat cut-out letters or any combination thereof. The letters are to be mounted onto the building fascia. Electrical connections shall be concealed to remote and/or self-contained transformers. All signage shall be installed in compliance to the Town of Gilbert electrical code and UL 2161 / UL 48 specifications. Any sign installation found to be non-compliant shall be repaired immediately by the Tenant at Tenant's sole expense.

## SIGN AREA

The maximum aggregate sign area per building elevation for each tenant shall be per Town of Gilbert Code.

## LETTER STYLE OR LOGO RESTRICTIONS

Copy and/or logos utilized shall be Tenant's choice, subject to the approval of Gilbert Spectrum and/or agents and the Town of Gilbert. Sign copy shall be limited to a maximum of two lines of text.

## ILLUMINATION

Tenant building signage may be internally illuminated, backlit to create a "halo" silhouette, indirectly illuminated and/or any combination of lighting methods mentioned herein. Tenants are encouraged to utilize individual letters and logos that are illuminated indirectly or "halo" backlit.

## SIGN COLORS

Sign colors shall complement the architectural features and backgrounds to which they are attached.

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Case # DR15-08

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### 04 Freestanding Sign Matrix

Sign	Type	Information	Local	Ht	Area	Lighting	Material
M1 Corner Park Monument Sign	Monument	Park Identification	Intersection of Elliot & McQueen Roads	7'	+/- 50 SF of Center ID Area Exclusive of Architectural Embellishments Per Face	Halo and/or ground illumination	Steel, Concrete, Textured Aluminum, Powder Coat and Acrylics
M2 Entry Monument Sign	Monument	Park Identification	Main Entry Drives	6'	+/- 50 SF Center ID Area Exclusive of Architectural Embellishments Per Face	Halo and/or ground illumination	Steel, Concrete, Textured Aluminum, Powder Coat and Acrylics
S1 Multi- Tenant Monument Sign	Monument	Park and Tenant Identification	Main and Interior Drives	11'-6"	+/- 50 SF Sign Area Exclusive of Architectural Embellishments Per Face	Internal and/or ground illumination	Glass / Acrylic, Steel, Concrete, Textured Aluminum, Powder Coat and Acrylics
S2 Single- Tenant Monument Sign (optional)	Monument	Park and Tenant Identification	Main and Interior Drives	8'-6"	+/- 35 SF Sign Area Exclusive of Architectural Embellishments Per Face	Internal and/or ground illumination	Glass / Acrylic, Steel, Concrete, Textured Aluminum, Powder Coat and Acrylics

- 1) Sign height is measured from adjacent street sidewalk/curb to the top of sign area. Architectural design features may extend above the maximum sign height.

**APPROVED**

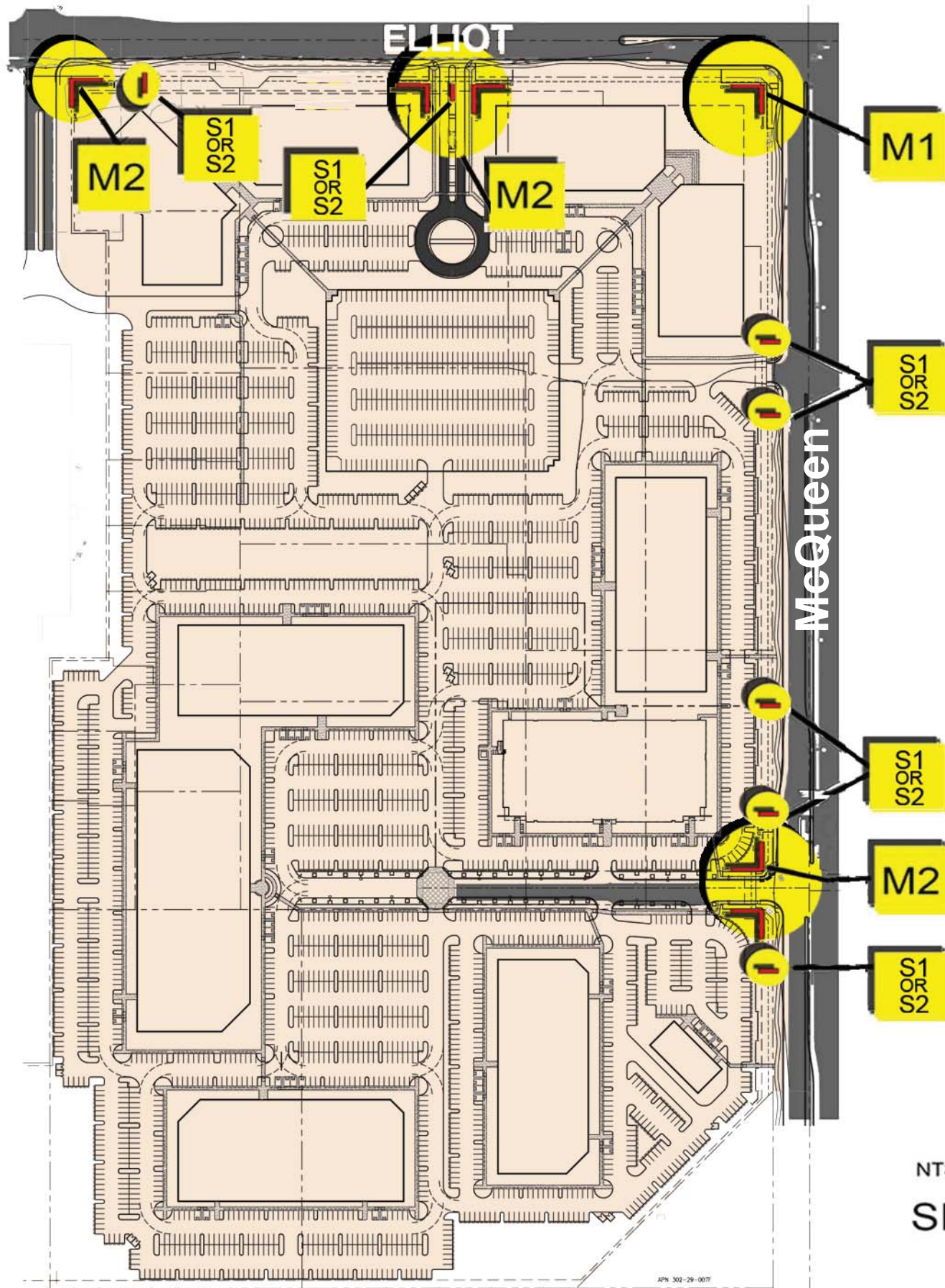
Design Review Board

Case # DR15-08

Date 4/9/15

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**NOTES**

S1 MONUMENT TENANT SIGN QUANTITY AND EXACT LOCATIONS PENDING FINAL SITE DESIGNS

ONLY M1 AND M2 STREET PARK IDENTITY SIGNS TO BE CONSTRUCTED WITH PHASE ONE

PROVIDE ELECTRICAL STUBS TO ALL POTENTIAL S1 LOCATIONS

**STREET SIGNAGE**

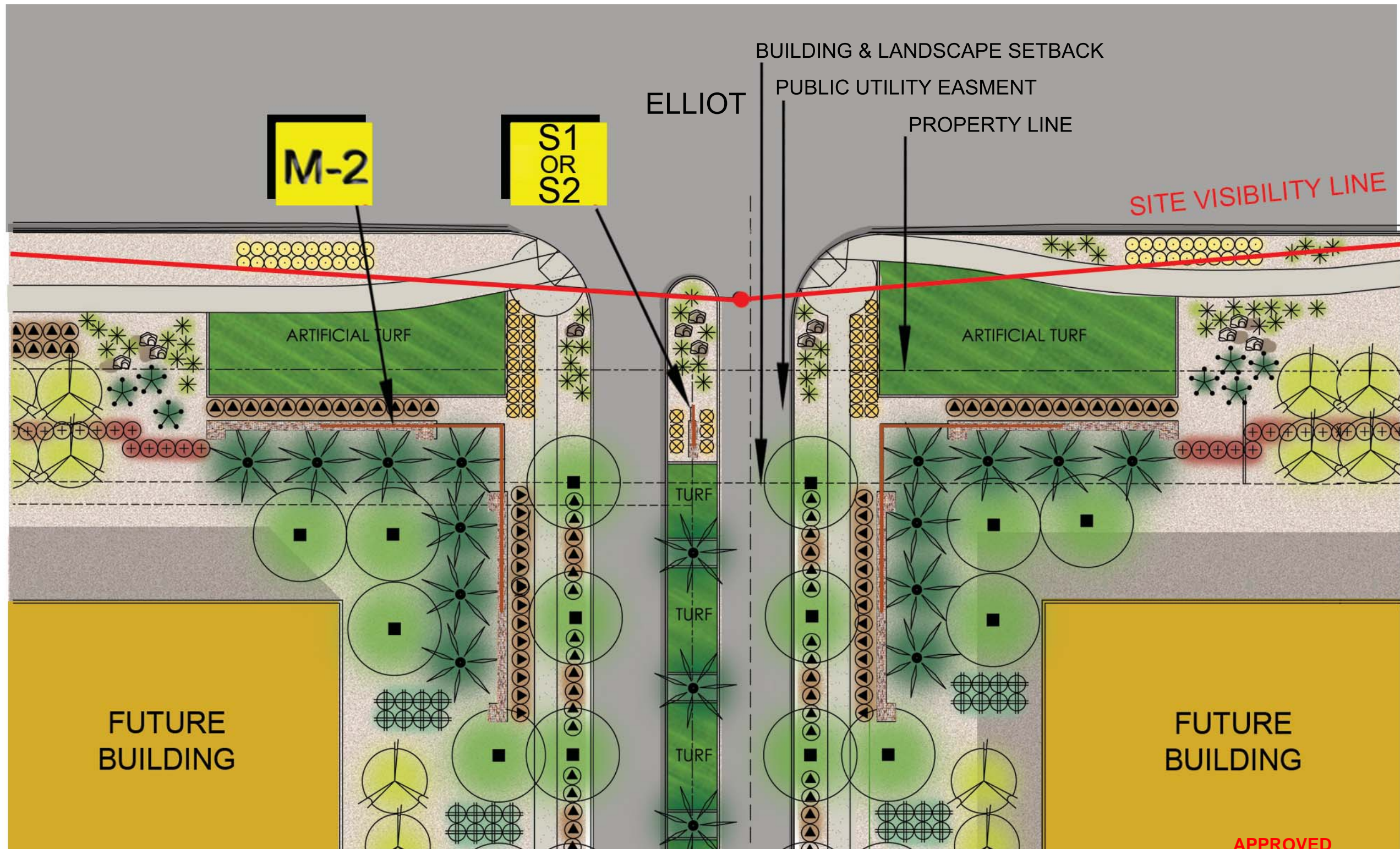
- M1** PARK MONUMENT SIGN MAIN ARTERIAL INTERSECTION SIGNAGE
- M2** PARK MONUMENT SIGN MINOR ENTRY
- S1 OR S2** TENANT MONUMENT SIGN ONE PER 300' OF FRONTAGE 11 SIGNS MAXIMUM



NTS  
**SIGN LOCATION PLAN**

**APPROVED**  
 Design Review Board  
 Case # DR15-08  
 Date 4/9/15  
 Subject to Conditions of Approval





**APPROVED**

Design Review Board

Case # DR15-08

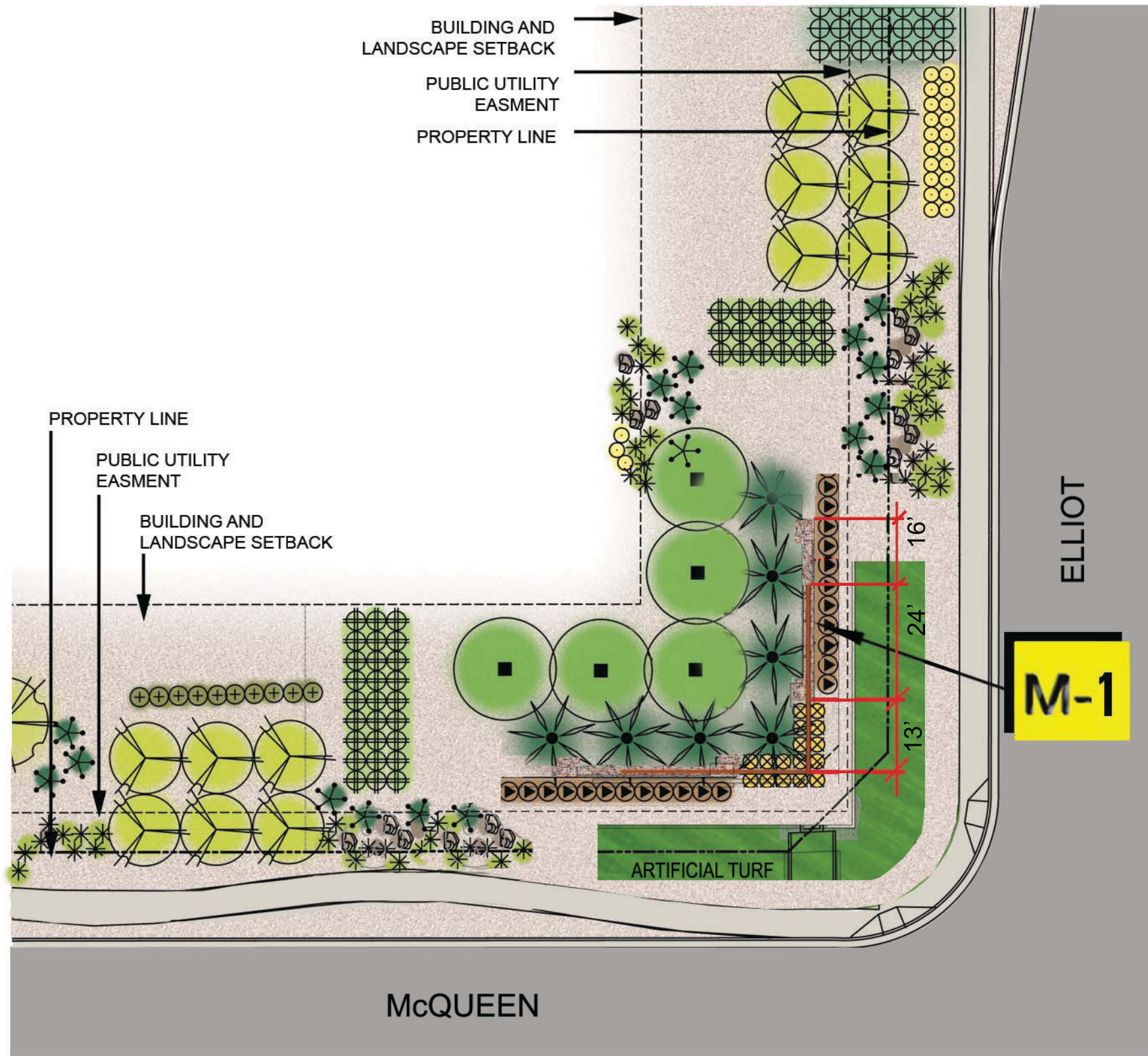
Date 4/9/15

Subject to Conditions of Approval

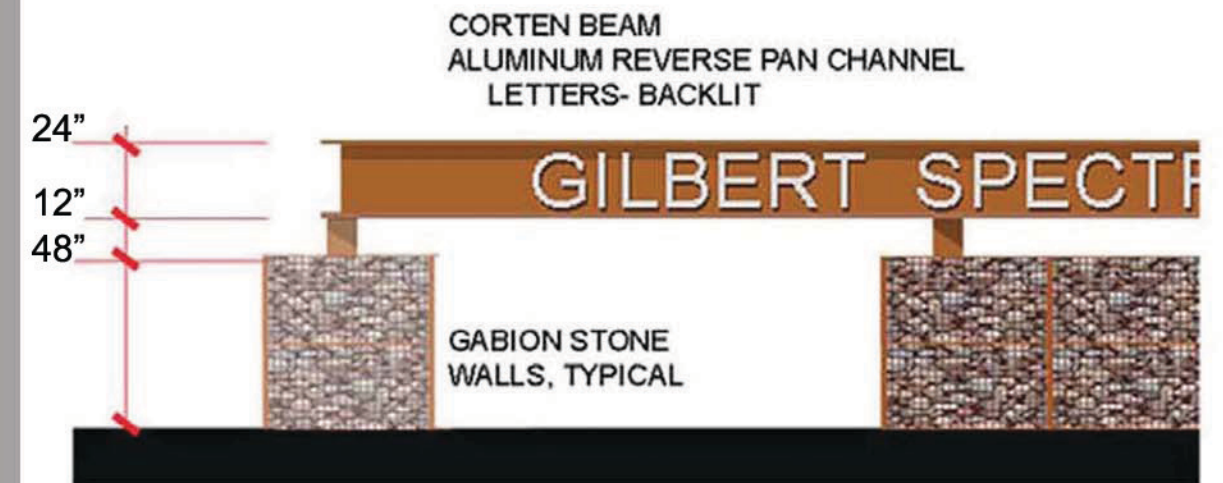
## ELLIOT CENTER ENTRY PLAN



**GILBERT SPECTRUM**  
EXHIBIT B: CENTER ENTRY PLAN



M1 - MAIN CORNER MONUMENTATION

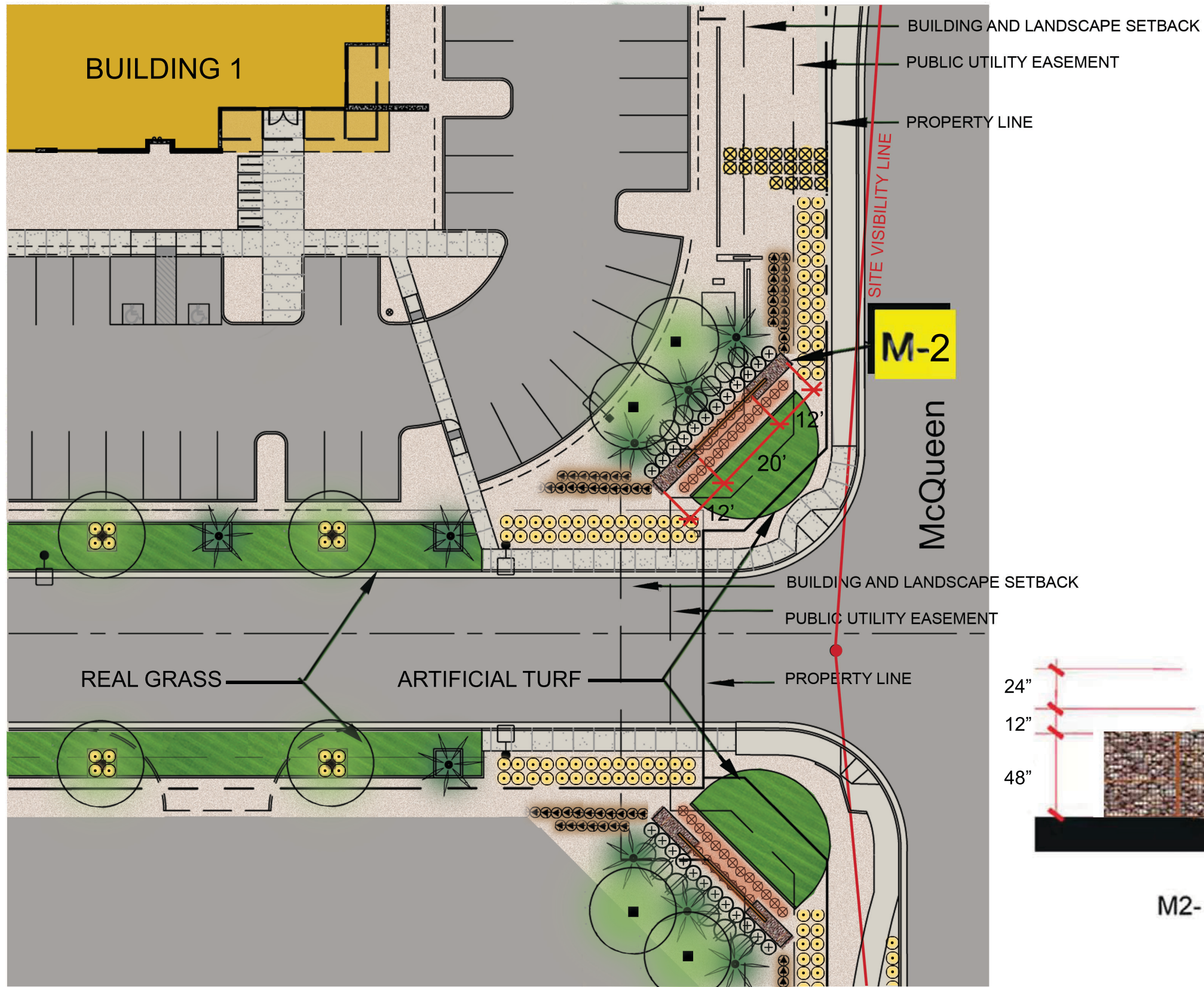


M1 - MAIN CORNER MONUMENTATION

**APPROVED**  
 Minor Administrative Design Review  
 Case # DR15-08A (PAL15-50)  
 Date 6-10-15



GILBERT SPECTRUM



M 2 ENTRY MONUMENTATION



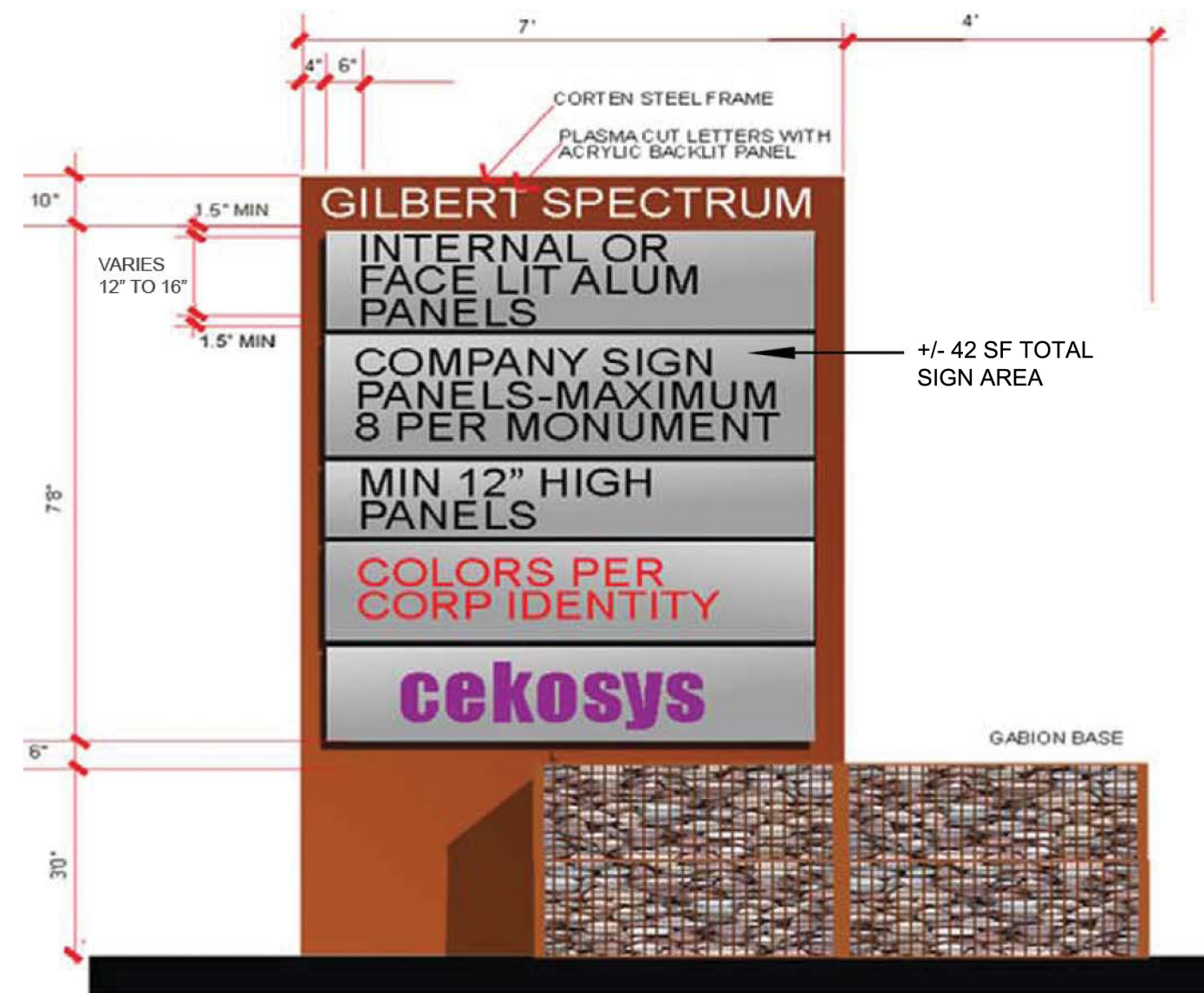
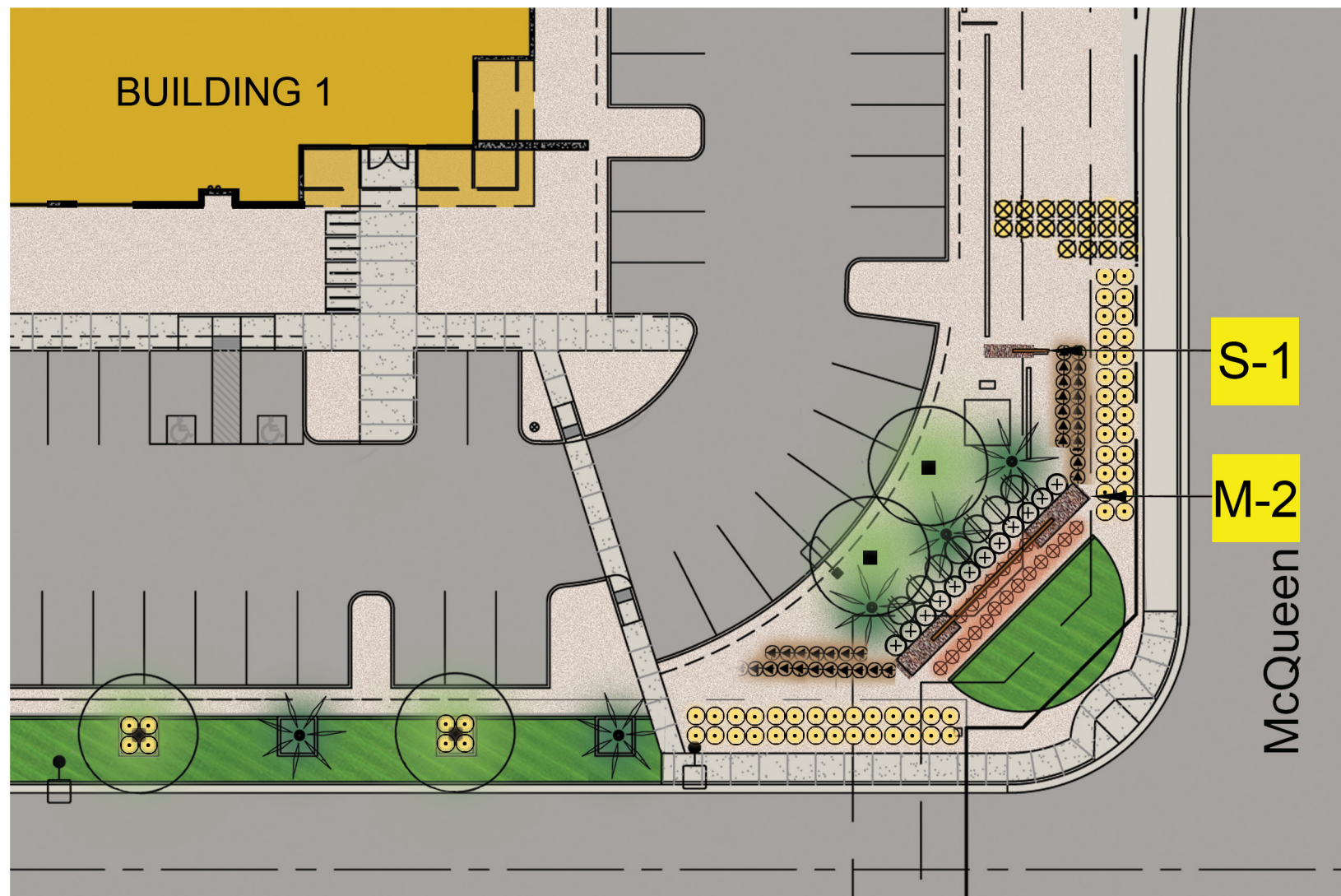
M2- ENTRY MONUMENTATION

**APPROVED**  
 Minor Administrative Design Review  
 Case # DR15-08A (PAL15-50)  
 Date 6-10-15



**GILBERT SPECTRUM**

**EXHIBIT D: ENTRY MONUMENTATION M2**

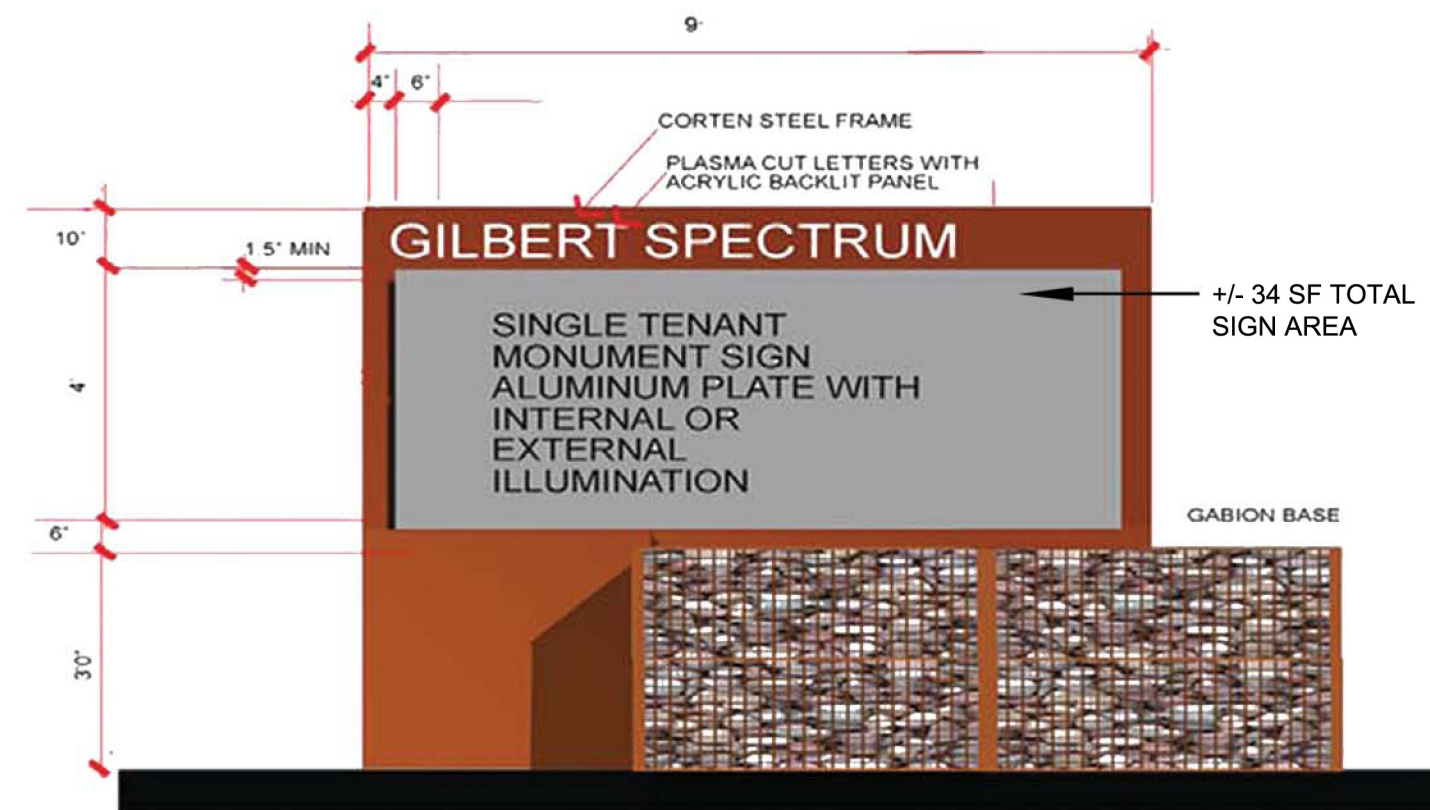
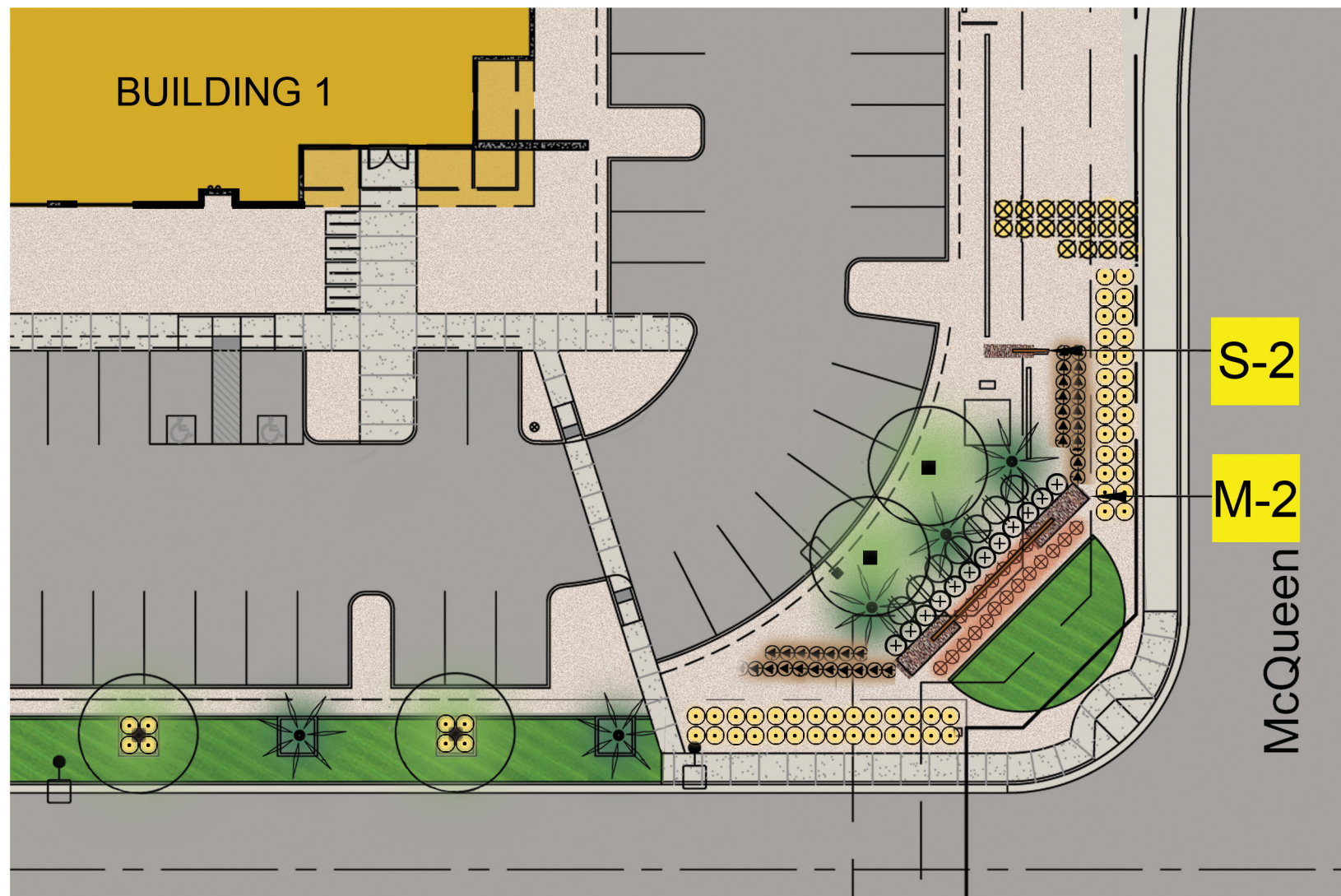


S1 MONUMENT

**APPROVED**  
 Minor Administrative Design Review  
 Case # DR15-08A (PAL15-50)  
 Date 6-10-15



GILBERT SPECTRUM



S2 MONUMENT

**APPROVED**  
 Minor Administrative Design Review  
 Case # DR15-08A (PAL15-50)  
 Date 6-10-15

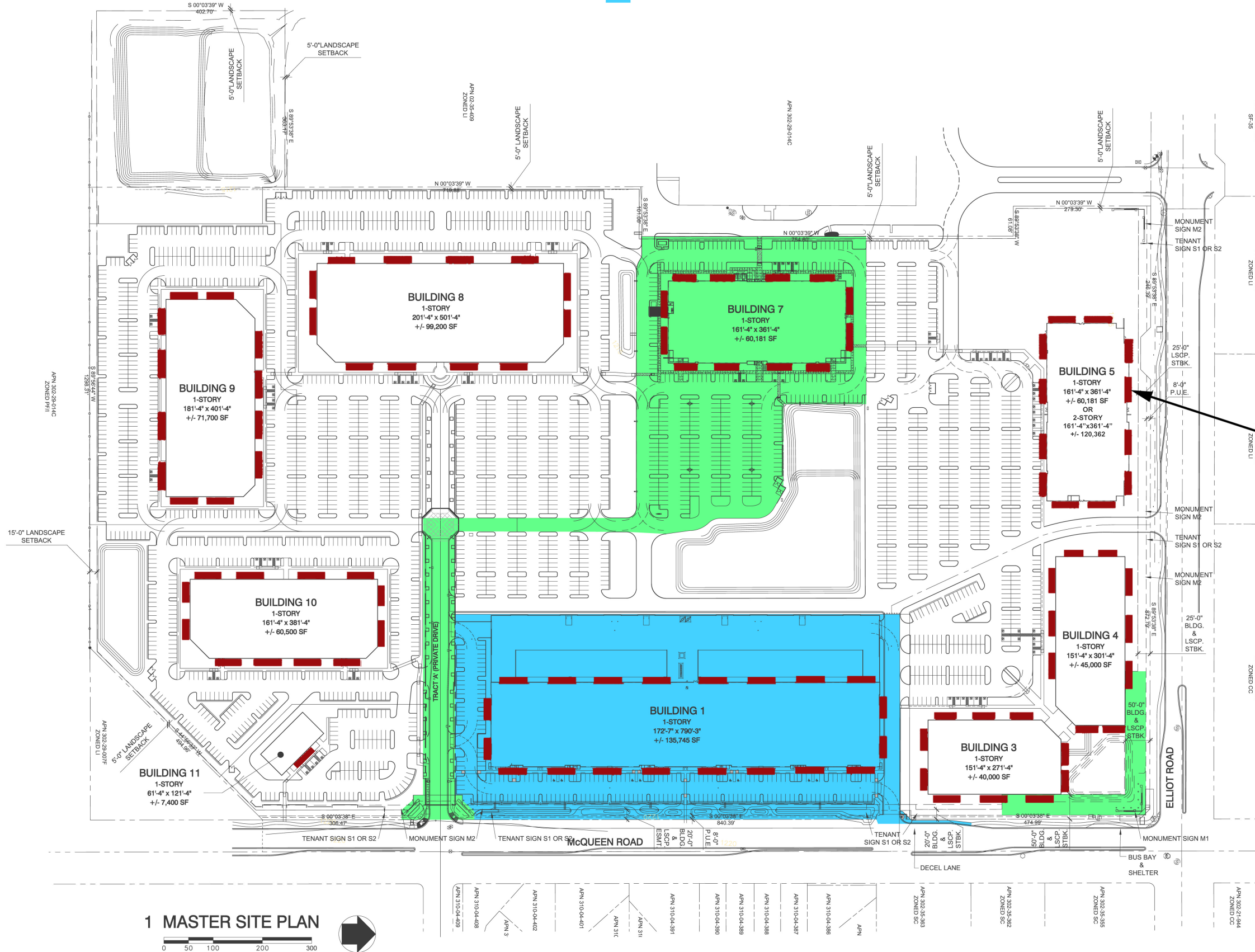


GILBERT SPECTRUM

# EXHIBIT G: OVERALL BUILDING SIGNAGE MAP

**APPROVED**  
 Minor Administrative Design Review  
 Case # DR15-08-C (DR19-95)  
 Date July 9, 2019

■ EXISTING  
■ BUILDING 1 (PERMITTED)



**NOTES**

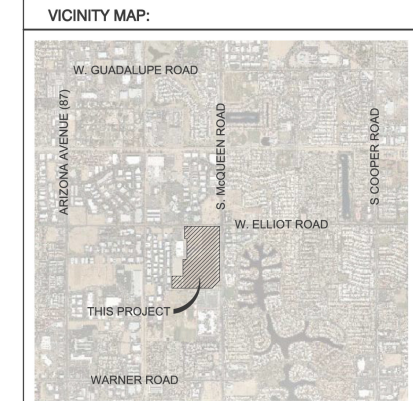
**B1**  
 BUILDING TENANT SIGN QUANTITY AND EXACT LOCATIONS PENDING FINAL SITE DESIGNS AND MINOR ADMINISTRATIVE APPROVAL PRIOR TO PERMITTING.

SIGNAGE IS CALCULATED ON A 1:1 RELATIONSHIP BETWEEN TENANT SUITE LENGTH AND ALLOWABLE SQFT.

WALL SIGNAGE MAY NOT COVER ARCHITECTURAL FEATURES AND MAY NOT EXCEED 80% VERTICAL OR HORIZONTAL AVAILABLE SIGN AREA.

**B 1** TYPICAL  
**B 1** BUILDING TENANT SIGN

SIGNAGE FOR MULTI-STORY BUILDINGS SHALL BE GOVERNED BY THE TOWN OF GILBERT LAND DEVELOPMENT CODE.



USER:

DEVELOPER:

DESIGNER:

---

# Date: Description:  
 REVISIONS:

PROJECT TITLE:  
**GILBERT SPECTRUM**  
**BUILDING 5**  
**MINOR ADMIN DR**

Issue Date: **5-22-2019**  
 Scale: **1" = 40'**  
 Drawn By: **EF**

REVISIONS:

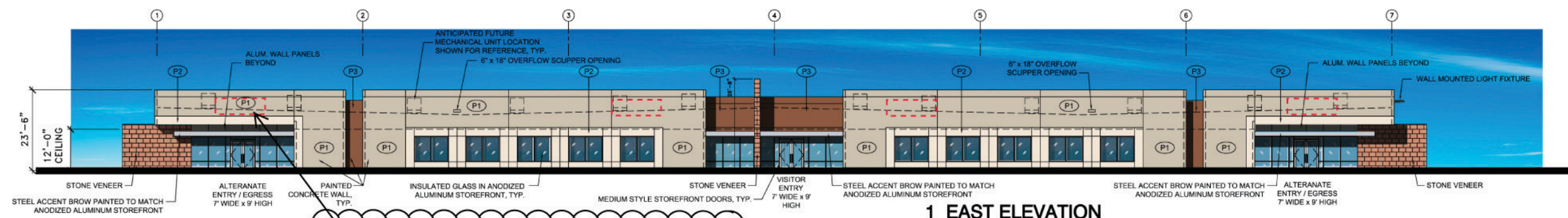
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DRAWING TITLE:  
**MASTER SITE PLAN**

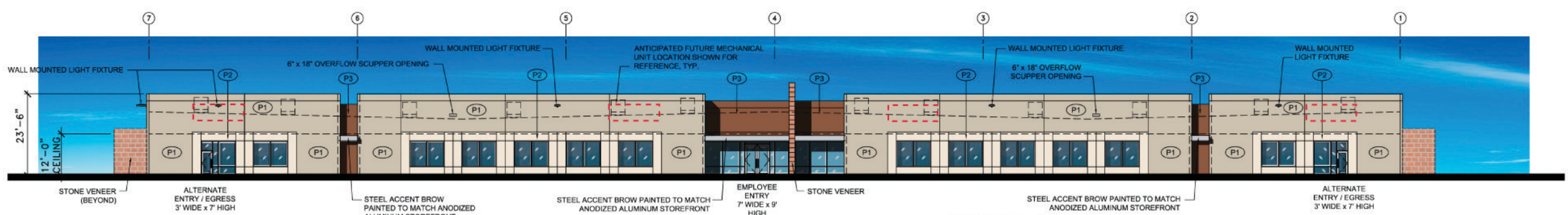
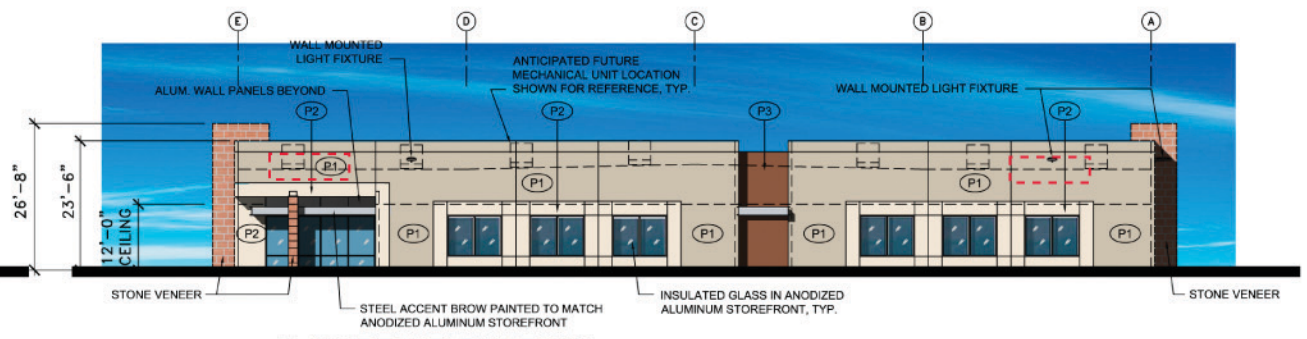
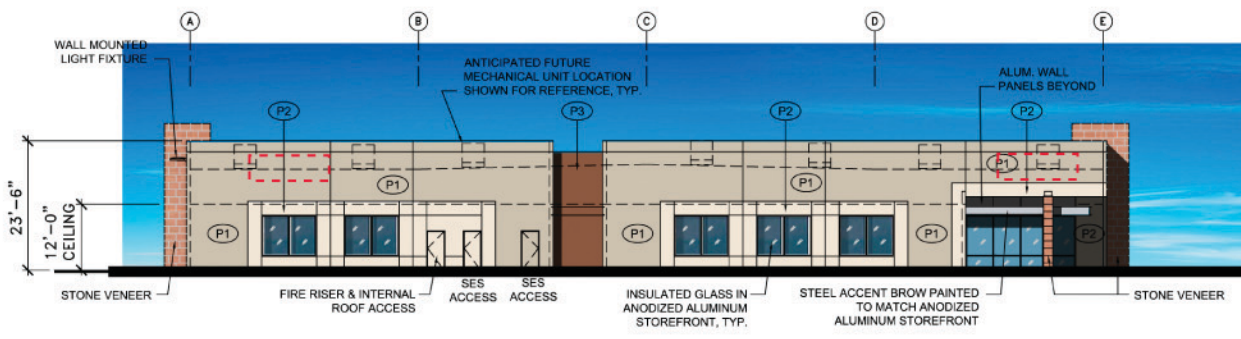
**EXHIBIT 4**

DRAWING NUMBER:  
**A-100**

COPYRIGHT ©



**B1** TYPICAL B1 TENANT SIGNAGE  
 5' X 14', 70' S.F.  
 14'  
 5' TYPICAL DIMENSIONS & S.F.



**PAINT COLOR SCHEDULE:**

P1	DUNN EDWARDS 'WHOLE WHEAT' DE 6124
P2	DUNN EDWARDS 'SAND DUNE' DE 6128
P3	DUNN EDWARDS 'ROXY BROWN' DE 6084

ALL COLORS TO BE DUNN EDWARDS PAINTS OR EQUAL.

**GLASS:**

PPG PACIFICA - 1" INSULATED GLASS SOLARBAN 60 (3) U-VALUE OF 0.29 AND SHGC OF 0.25 CLEAR ANODIZED ALUMINUM FRAMES, TYPICAL.

**STONE VENEER:**

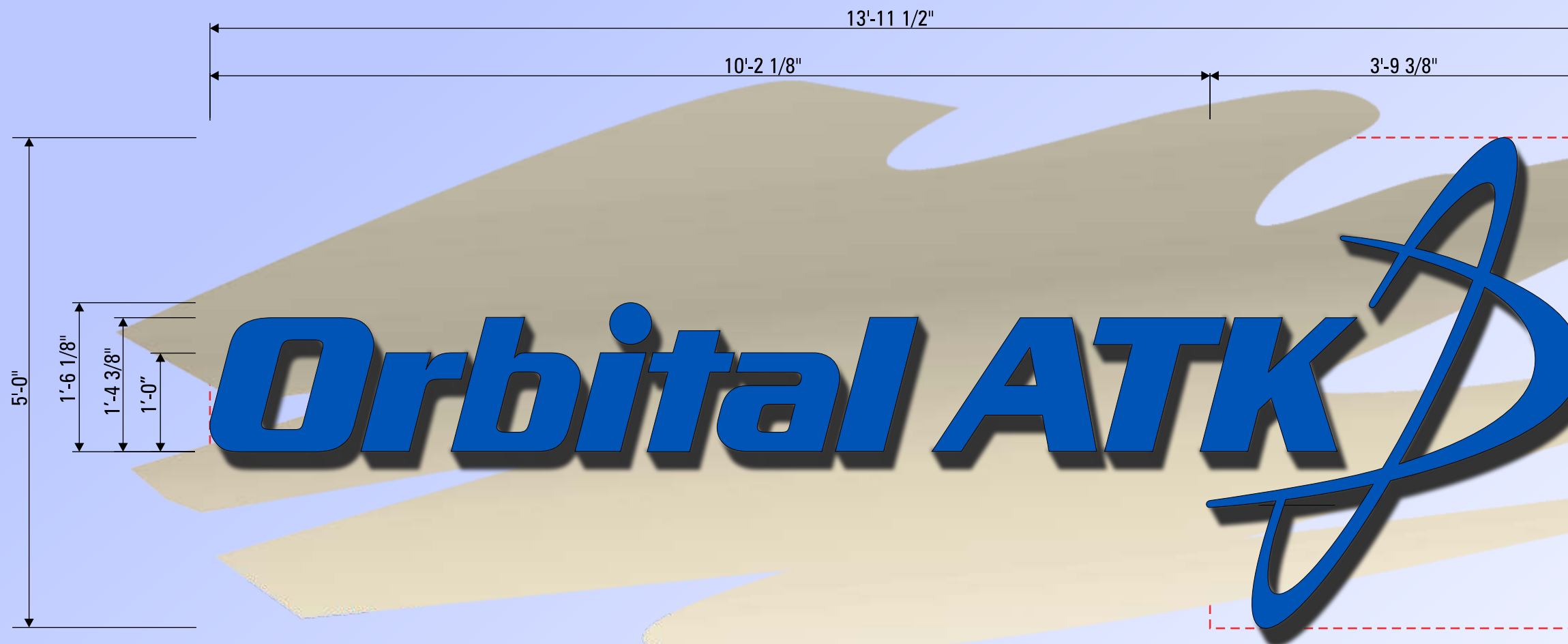
FLAGSTONE 16X24" TILE

- NOTES:**
1. CONCRETE TILT PANELS TO RECEIVE A SMOOTH UNIFORM FINISH, U.N.O.
  2. PAINT COLORS SUBJECT TO CHANGE. NO COLOR SHALL HAVE A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 79.
  3. ALL SIGNAGE REQUIRES SEPARATE REVIEW AND PERMIT PROCESS, EXCEPT ADDRESS NUMBERS.
  4. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
  5. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

**APPROVED**  
 Minor Administrative Design Review  
 Case # DR17-1076  
 Date 5/22/2017

I:\Model\15\_10023 - Gilbert Spectrum\10023\_000 - Bldg 7 - Exterior\10023\_000\_4-201.dwg | 5/22/2016 10:06 PM |





Building 7  
 Building Length 358'  
 1:1 Allowance  
 358 sqft Allowable Signage  
 Total

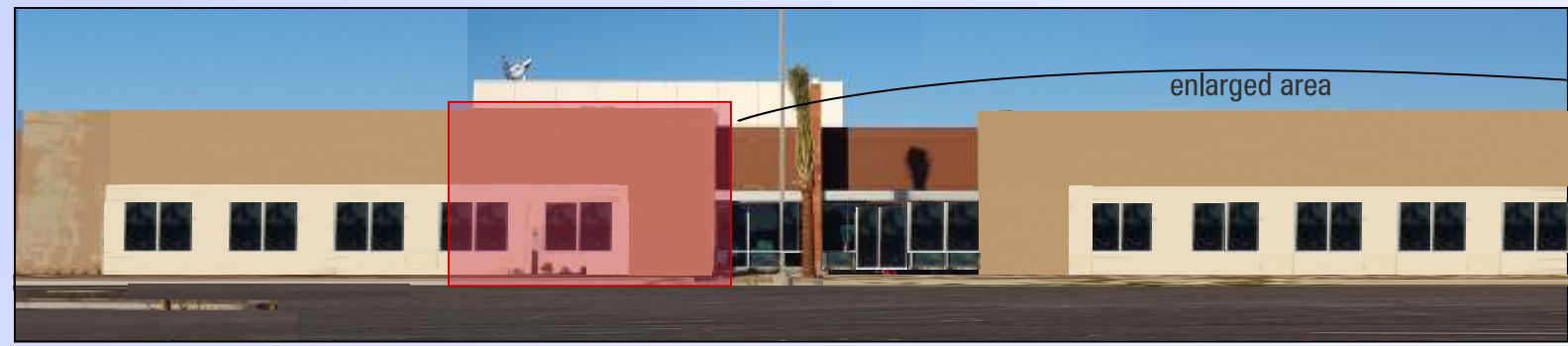
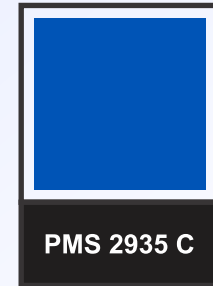
**A** INTERNALLY ILLUMINATED PAN CHANNEL LETTERS

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

**Scope of Work**

Manufacture and install one (1) set of internally illuminated pan channel letters.  
 #7328 White acrylic faces with 3M #230-97 Bristol Blue vinyl overlays.  
 5" black returns with 3/4" black trim cap. White LED modules illumination.

PERMITTING: 34.28 SF



NTS

267'-5" FRONTAGE



EAST ELEVATION

ARTIST RENDERING

NTS



EAST ELEVATION

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

YESCO LLC  
 PHOENIX DIVISION  
 6725 W. Chicago St. Chandler, AZ 85226-3335  
 Phone: (480) 449-3726 / Fax: (480) 961-5923

**YESCO**

AZ Contractor Licenses: SIGNS #ROC260959, AWNINGS #ROC260960, ELECTRICAL #ROC260958

---

CLIENT NAME / PROJECT ADDRESS  
 ORBITAL ATK  
 100 S. MCQUEEN RD., BLDG. 7  
 CHANDLER, AZ

ACCOUNT EXECUTIVE  
 Tim Lambson

SALES APPROVAL

ORIGINAL DESIGNER  
 Mike Keen

ORIGINAL DATE  
 02-08-17

SCALE  
 AS NOTED

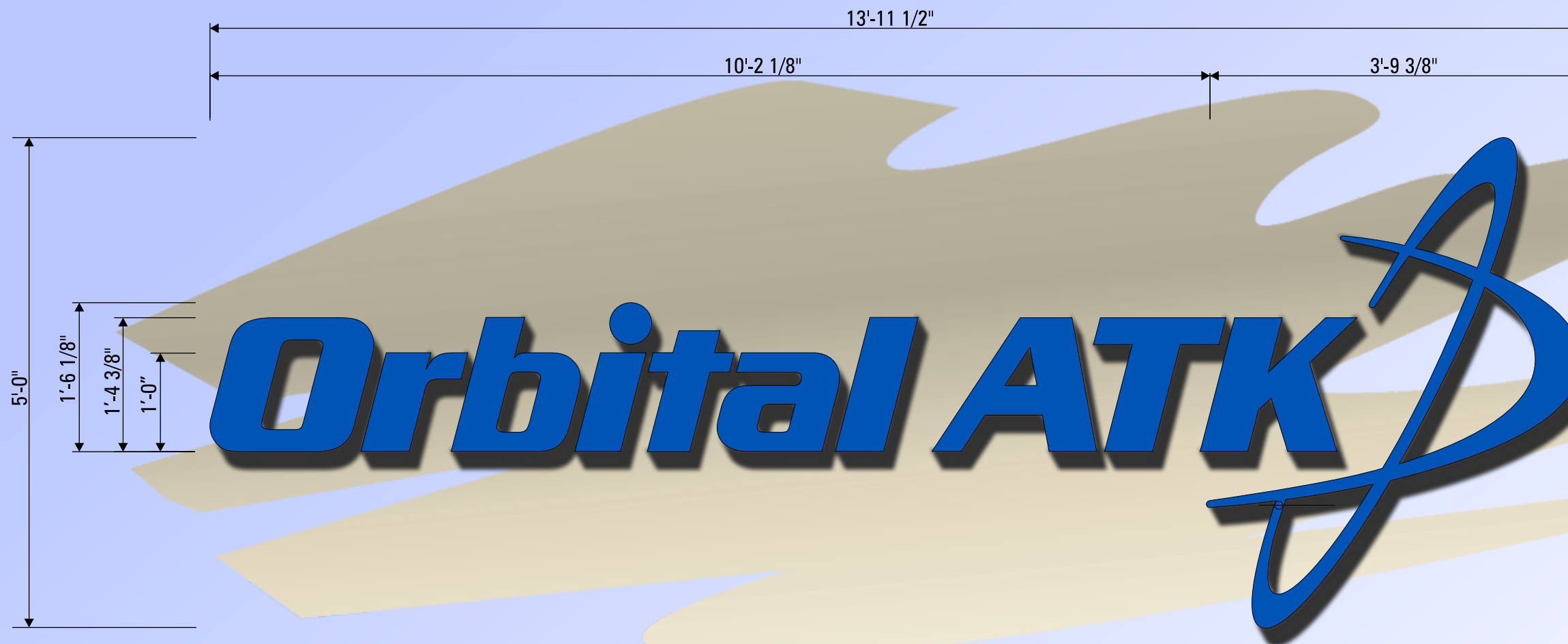
02/10/17	RR
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DESIGN APPROVAL

TRACKING NUMBER  
 6096691-R1

SHEET  
 1 OF 2

ADJUSTED PICS AND LAYOUT



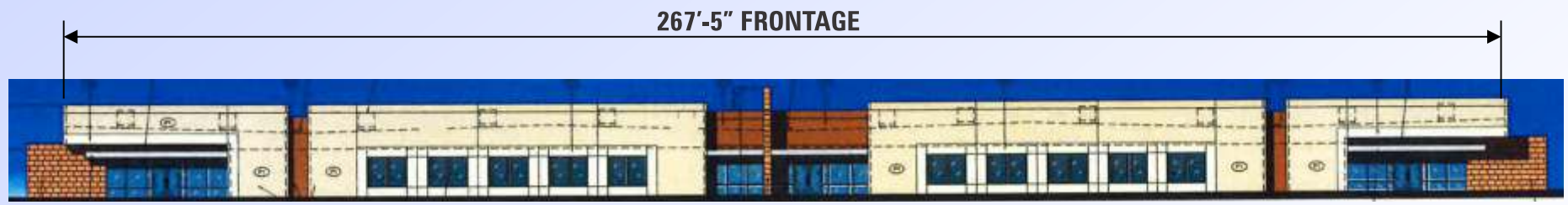
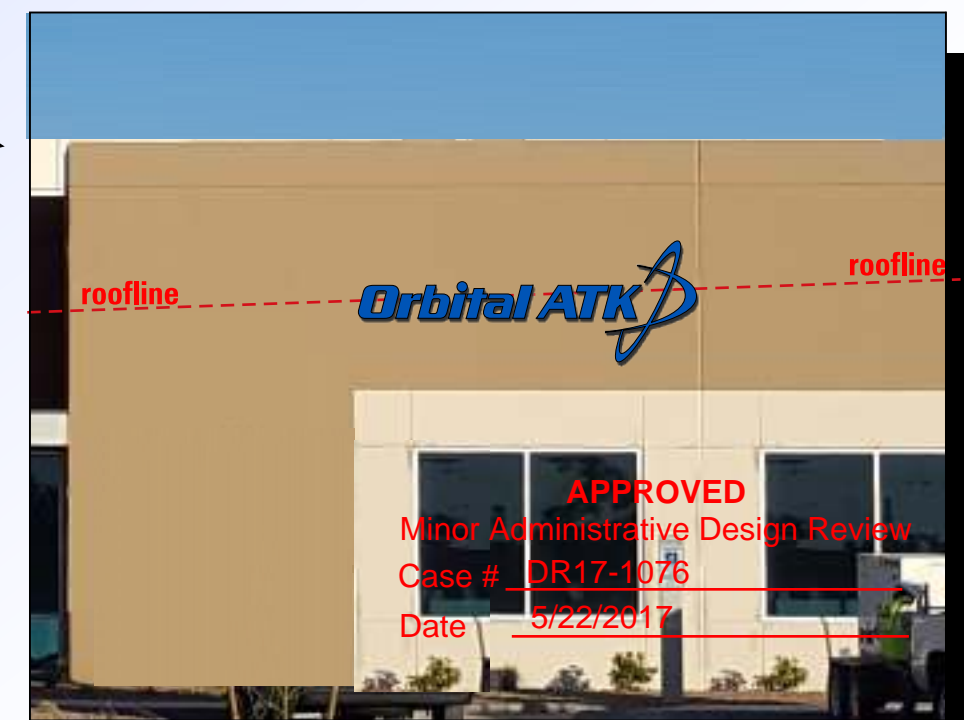
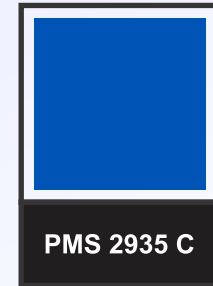
Building 7  
 Building Length 358'  
 1:1 allowance  
 358 sqft Allowable Signage  
 Total

**A** INTERNALLY ILLUMINATED PAN CHANNEL LETTERS

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

PERMITTING: 34.28 SF

**Scope of Work**  
 Manufacture and install one (1) set of internally illuminated pan channel letters.  
 #7328 White acrylic faces with 3M #230-97 Bristol Blue vinyl overlays.  
 5" black returns with 3/4" black trim cap. White LED modules illumination.



WEST ELEVATION

ARTIST RENDERING

NTS

YESCO LLC  
 PHOENIX DIVISION  
 6725 W. Chicago St. Chandler, AZ 85226-3335  
 Phone: (480) 449-3726 / Fax: (480) 961-5923

**YESCO**

AZ Contractor Licenses: SIGNS #ROC260959, AWNINGS #ROC260960, ELECTRICAL #ROC260958

---

CLIENT NAME / PROJECT ADDRESS  
 ORBITAL ATK  
 100 S. MCQUEEN RD., BLDG. 7  
 CHANDLER, AZ

ACCOUNT EXECUTIVE  
 Tim Lambson

SALES APPROVAL

ORIGINAL DESIGNER  
 Mike Keen

ORIGINAL DATE  
 02-08-17

SCALE  
 AS NOTED

02/10/17 RR

DESIGN APPROVAL

TRACKING NUMBER  
 6096691-R1

SHEET  
 2 OF 2

ADJUSTED PICS AND LAYOUT



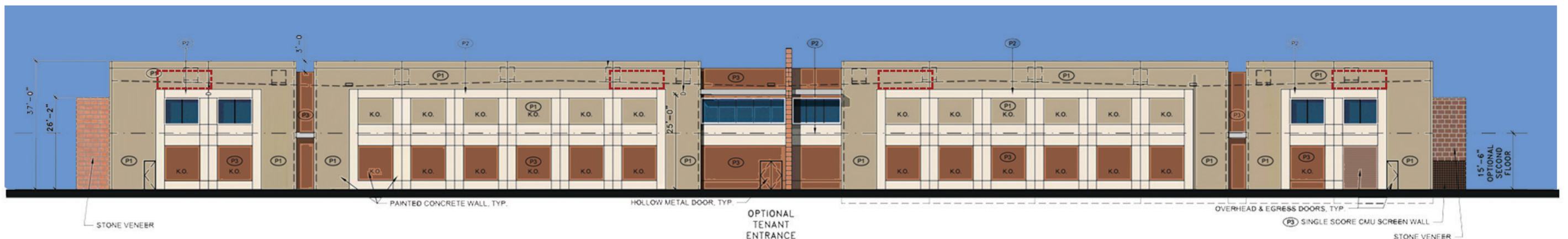
**BUILDING LONG ELEVATION A**

**B 1** TYPICAL B1 TENANT SIGNAGE  
 5' X 14', 70' S.F.  
 14' 5' TYPICAL DIMENSIONS & S.F.

Updated sign locations  
 Minor Administrative Design Review  
 Amendment 05.11.2017








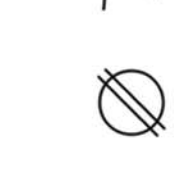



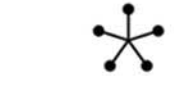
**BUILDING SHORT ELEVATION - TYPICAL**












**BUILDING LONG ELEVATION B**

**APPROVED**  
 Minor Administrative Design Review  
 Case # DR17-1076  
 Date 5/22/2017



-  PINUS ELДАРICA  
MONDEL PINE DISTRICT 1  
THEME TREE  
24" BOX
-  CERCIDIUM 'DESERT MUSEUM'  
DESERT MUSEUM PALO VERDE  
24" BOX (MATCHING)
-  QUERCUS VIRGINIANA  
LIVE OAK  
24" BOX
-  PHOENIX DACTYLIFERA  
DATE PALM  
25' TF, MATCHING, DIAMOND CUT  
TO BE TAGGED BY OWNER
-  SOPHORA SECUNDIFLORA  
TEXAS MOUNTAIN LAUREL  
15 GALLON
-  TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
-  HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
-  DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
-  MUHLENBERGIA 'REGAL MIST'  
REGAL MIST DEER GRASS  
5 GALLON
-  CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON

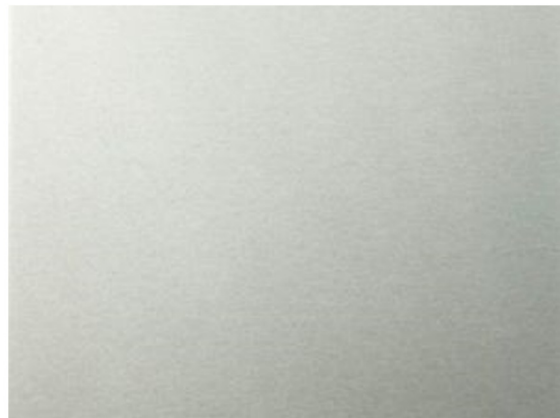
-  BOUGAINVILLEA  
5 GALLON
-  RUELLIA PENINSULARIS  
BAJA RUELLIA  
5 GALLON
-  EREMOPHILA MACULATA  
VALENTINE BUSH  
5 GALLON
-  LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
-  CONVULVULUS CNEORUM  
BUSH MORNING GLORY  
1 GALLON
-  AGAVE GEMNIFLORA  
TWIN FLOWERED AGAVE  
5 GALLON
-  ECHINOCACTUS GRUSONII  
GOLDEN BARREL CACTUS  
10" ROUND (MATCHING)
- MID-IRON  
TURF  
SOD
-  3'x3'x3' SURFACE SELECT  
GRANITE BOULDER  
MINIMUM 2000lbs EACH
- 1/2" SCREENED APACHE BROWN  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS
-  6" EXTRUDED CURB  
CONCRETE HEADER  
SEE DETAIL

**APPROVED**  
Design Review Board  
Case # DR15-08  
Date 4/9/15  
Subject to Conditions of Approval





Glass  
Blue Reflective



Anodized Aluminum Storefront  
Clear Aluminum  
Arcadia



P1 - Sand Dune  
DE6128  
Dunn Edwards



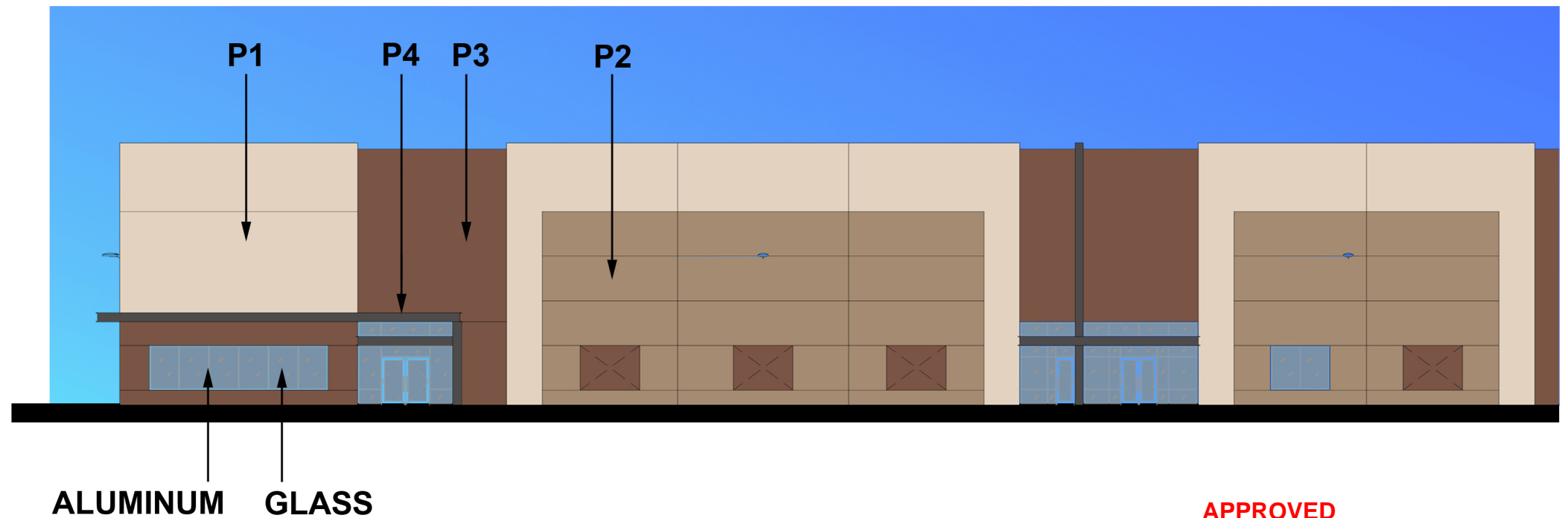
P2 - Whole Wheat  
DE6124  
Dunn Edwards



P3 - Roxy Brown  
DE6084  
Dunn Edwards



P4 - Black Bean  
DE6385  
Dunn Edwards



**APPROVED**  
 Minor Administrative Design Review  
 Case # DR15-08-C (DR19-95)  
 Date July 9, 2019

# Gilbert Spectrum Color Board

DR18-113 Gilbert Spectrum Bldg. 1 | Exhibit 6: Colors & Materials | November 29th, 2018

**GRAYCOR**  
Construction Company Inc.

