



SANTAN PAVILIONS

Developed By:



APPROVED
Design Review Board
Case # DR17-1026
Date 6/12/2017
Subject to Conditions of Approval

Signage Consultant:



Amendment to Master Sign Program (DR05-139) To include the SWC of Williams Field Road and SanTan Village Parkway

Amended June, 2017 V2.0





SANTAN VILLAGE

AMENDMENT TO
MASTER SIGN PROGRAM
TO INCLUDE THE ADDITION OF



SANTAN PAVILIONS

and the



June, 2017 V2.0

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General Sign Guidelines

This guideline has been established for the purpose of maintaining a continuity of quality and aesthetics throughout SanTan Village and SanTan Pavilions for the mutual benefit of all, and to comply with the approved Master Sign Plan for the overall San Tan Village development, regulations of the Town of Gilbert Land Development Code and Article 4.4: Sign Regulations, 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 Sign User shall be brought into conformance at the sole cost and expense of the applicable Sign User. This guideline is subject to final approval by the Town of Gilbert Design Review Board as part of an amendment to the San Tan Village 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 signs not specifically regulated by this guideline shall be regulated in accordance to the Town of Gilbert Land Development Code and Article 4.4: Sign Regulations in effect at the time.

I. GENERAL REQUIREMENTS

- A. Each Sign User shall submit or cause to be submitted to the Master Developer, for approval, prior to fabrication detailed drawings in electronic format indicating the location, size, layout, design color, illumination materials and method of attachment.
- B. Each Sign User or Sign User's representative shall obtain all required permits for signs and their installation.
- C. All attached building mounted signs shall be constructed and installed at each individual Sign User's sole expense.
- D. Each Sign User 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 Sign User shall be responsible for the installation and maintenance of their signage. Should Sign User's signage require maintenance or repair, the Master Developer shall give the Sign User ten (10) days written notice to effect said maintenance or repair. Should the Sign User fail to effectuate said maintenance and repair, the Master Developer may undertake the repairs and invoice the Sign User 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 Article 4.4: Sign Regulations of the Town of Gilbert Land Development Code. The Sign User shall obtain Master Developer's approval in addition to any permit(s) required by the Town of Gilbert.

II. SIGN USER 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 except for signage mounted on top of a canopy feature. All Sign User signage shall consist of individual letters and logos. Sign User signage shall not include any background color, material and/or structure used to delineate Sign User'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.
 7. Tenant Monument Signs, Directional Signs, and Directory / Pedestrian Advertising Signs may be placed in any location not specifically identified on the Freestanding Sign Site Location Plan contained below after receiving approval of the Master Developer. The granting of approval shall be at the discretion of the Master Developer. All signs should be architecturally consistent with the overall character and design themes set forth in this Master Sign Plan.
 8. All retailers, hospitality chains, and multi-family residential 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 SanTan Pavilions.
 - a. Letter Style or Logo Restrictions: Copy and/or logos utilized shall be determined by each Sign User and shall be subject to the approval of Master Developer and/or Master Developer's agents and the Town of Gilbert.
 - 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 canopy 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 Sign User at Sign User's sole expense. All sign area limitations regulated by this guideline may be increased in accordance to the Town of Gilbert Land Development Code and Article 4.4: Sign Regulations in effect at the time.

A. All Uses

1. Total Business Sign Area. Each Sign User shall be permitted a minimum Wall Sign Area of 32 square feet. The maximum Wall Sign area permitted for each Sign User shall be the greater of:
 - a. The sign area calculated pursuant to Section 4.407C.1c: Sign area Allowances per Building Elevation for the longest building elevation of the tenant/user suite facing the street; or
 - b. The sign area calculated pursuant to Section 4.407C.1c: 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 the building elevation occupied by the Sign User. 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 building elevation occupied by the Sign User. Subject to the discretionary approval of the Master Developer, a Sign User may increase sign area allowances stated above by up to twenty five (25%) percent. Each request for sign area increase will be reviewed on an individual basis by the Master Developer.
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, as permitted in Sections 4.407C.1b: Total Business Sign Area and 4.407C.1c: Sign Area Allowances per Building Elevation.

- 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 as permitted in Sections 4.407C.1b: Total Business Sign Area and 4.407C.1C: Sign Area Allowances per Building Elevation.
- 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 provisions of Sections 4.407C.1b: Total Business Sign Area and 4.407C.1c: Sign Area Allowances per Building Elevation. 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

<i>Facing Street Type or Freeway</i>	<i>Sign Height (Feet) from Finish Floor Level to Top of Sign¹</i>	<i>Maximum Allowable Size of Sign Face (Sq. Ft.)</i>	<i>Minimum Letter Height (Inches)</i>
Local/Collector	40+	Per Section 4.407C.1b. and 4.407C.1c; or one percent of the area of the elevation to which it is attached, whichever is greater.	12
Arterial	40+	Per Section 4.407C.1b. and 4.407C.1c; or one percent of the area of the elevation to which it is attached, whichever is greater.	15
Freeway	40+	Per Section 4.407C.1b. and 4.407C.1c; or one percent of the area of the elevation to which it is attached, whichever is greater.	21

¹ Unless approved signage spans floor plates

5. Design. Wall Signs shall fit proportionally with building massing and architectural features of the elevation upon which the signage is placed. Retail tenants occupying less than 4000 square feet of gross leaseable area shall place their building identification signage on top of the architectural canopy placed in front of their leased space.
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 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 Design Review Board 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.

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 Sign User 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.

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SANTAN PAVILIONS

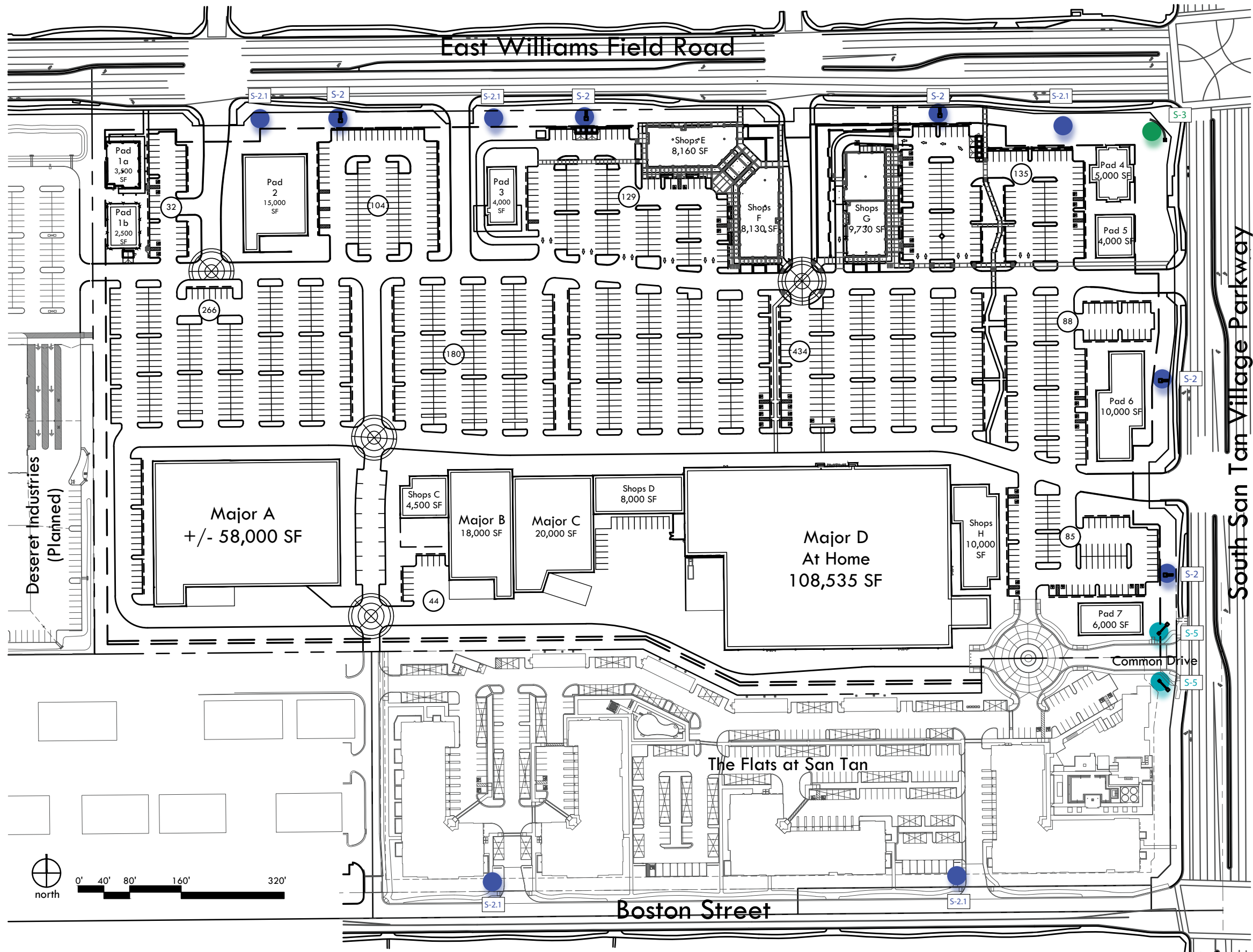


Freestanding Sign Matrix

SIGN	SIGN TYPE	FUNCTION	LOCATION	QUANTITY	HEIGHT	SIZE	ILLUMINATION	MATERIALS
SIGN TYPE S-1 Freeway Sign	Freeway	Center ID with tenant identification	Not Used On This Project Site	N/A	N/A	N/A	N/A	N/A
SIGN TYPE S-2 Multi-Tenant Tower Monument Sign	Tower	Center ID with tenant identification	Placed along Santan Village Parkway, and Williams Field Road	Williams Field Road (3) Santan Village Pkwy (2)	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 Williams Field Road and along Boston Street	Williams Field Road (3) Boston Street (2)	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	SanTan Village ID at Gateway Intersection	SWC Williams Field Road and Santan Village Pkwy	1	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	Not Used On This Project Site	N/A	N/A	N/A	N/A	N/A
SIGN TYPE S-5 Main Entry Wall Sign	Monument	Entry Wall / Business ID at Driveway	Santan Village Pkwy at Southernmost Driveway	2	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.



- S-1 Freeway sign
- S-2 Multi-Tenant Tower sign
- S-2.1 Tenant Monument sign
- S-3 Primary gateway sign
- S-4 Secondary gateway sign
- S-5 Main entry wall / sign

SANTAN PAVILIONS

The FLATS

At SanTan
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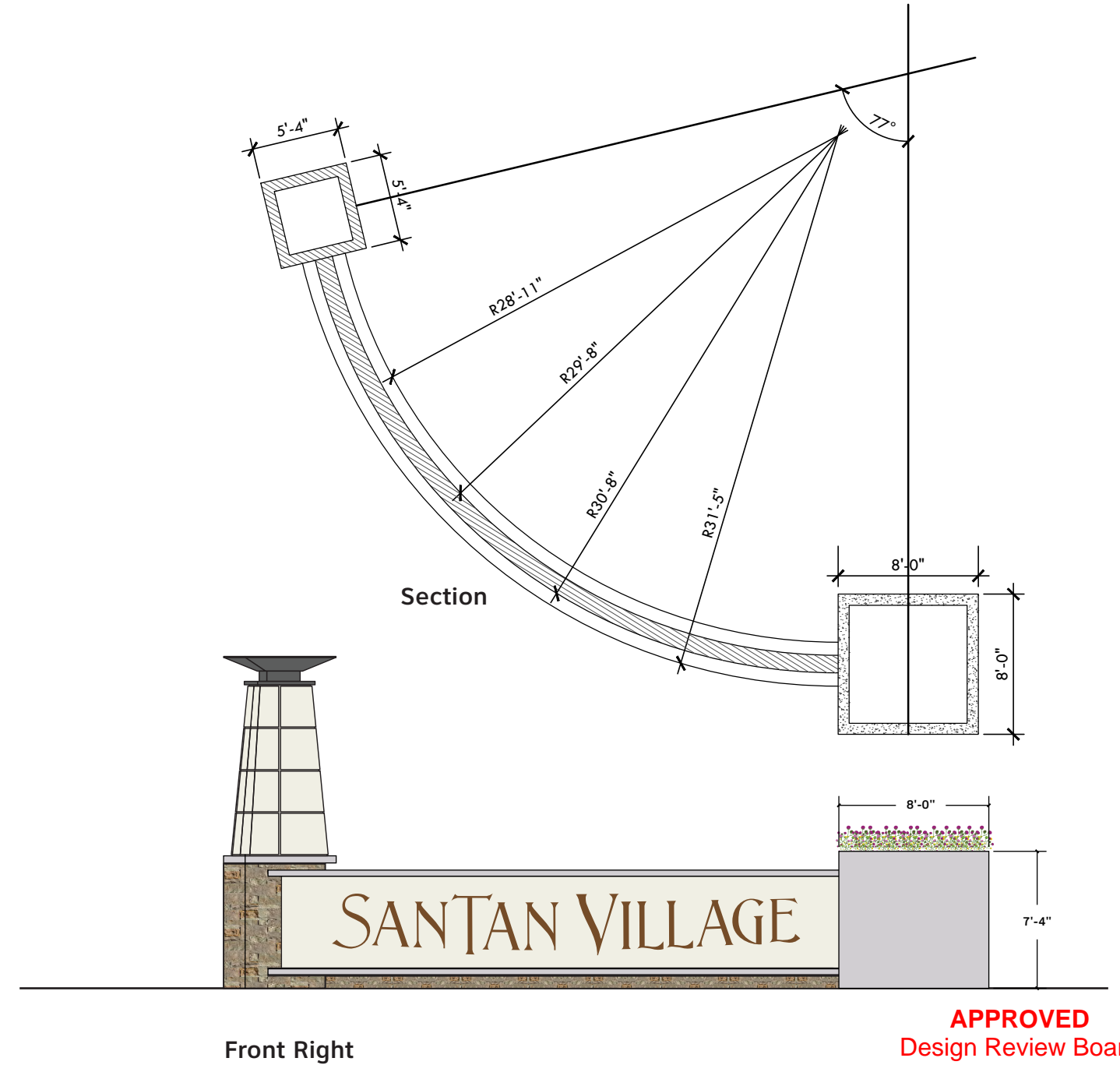
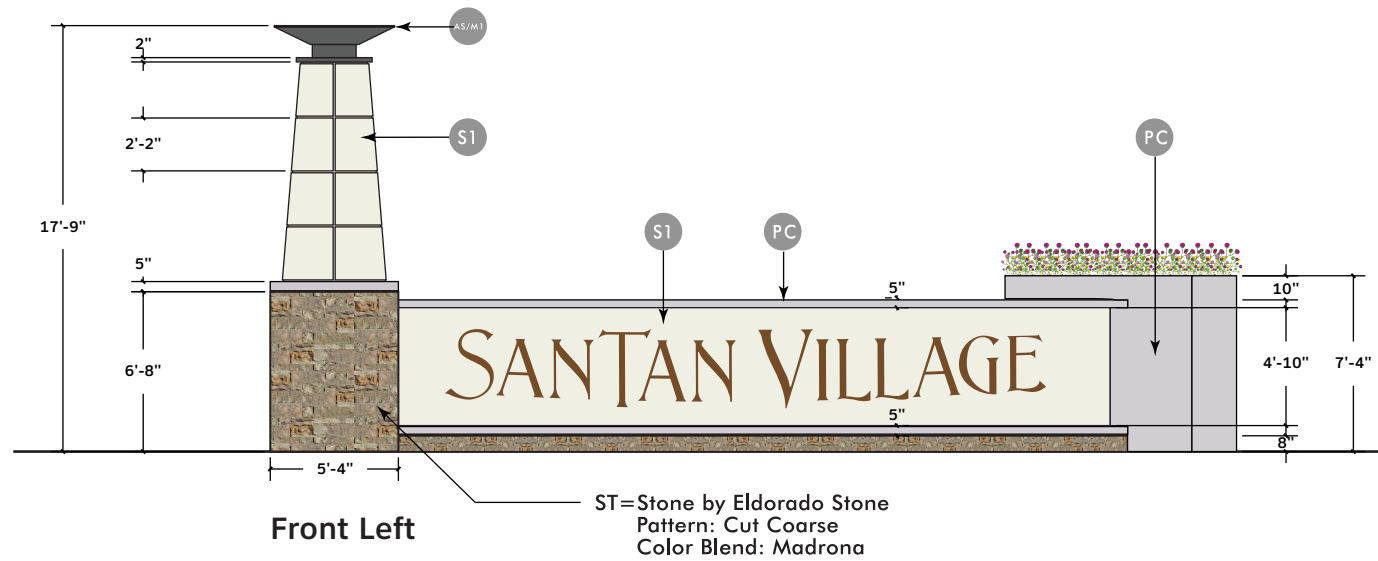
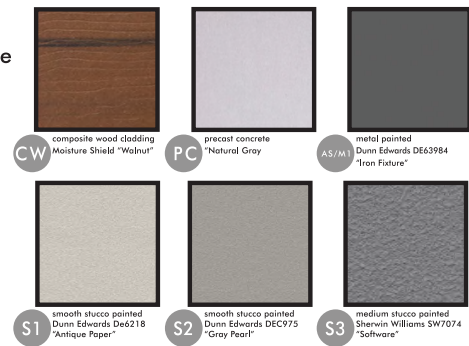
20'-0"

2'-5" "S"
1'-10" "A"

SANTAN VILLAGE

Individual Reverse Pan Channel Letters w/ White LED Backlit "Halo" Illumination.
Powdercoat to Match Rohm & Haas "Weathered Brown".

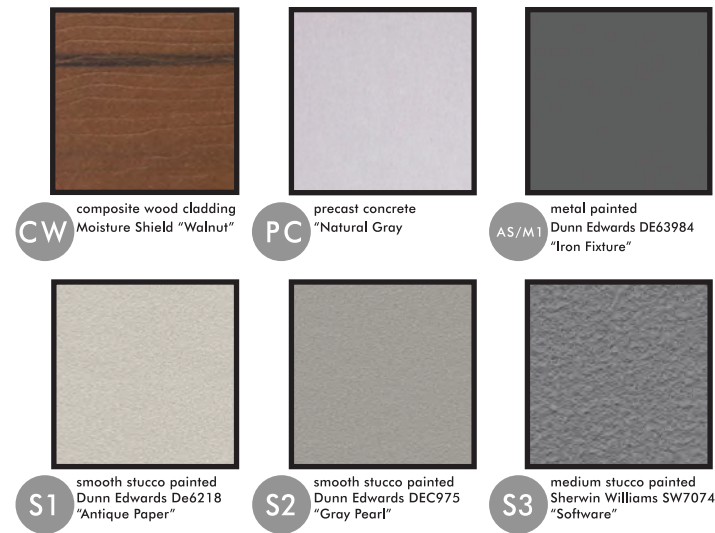
ST=Stone by Eldorado Stone
Pattern: Cut Coarse
Color Blend: Madrona



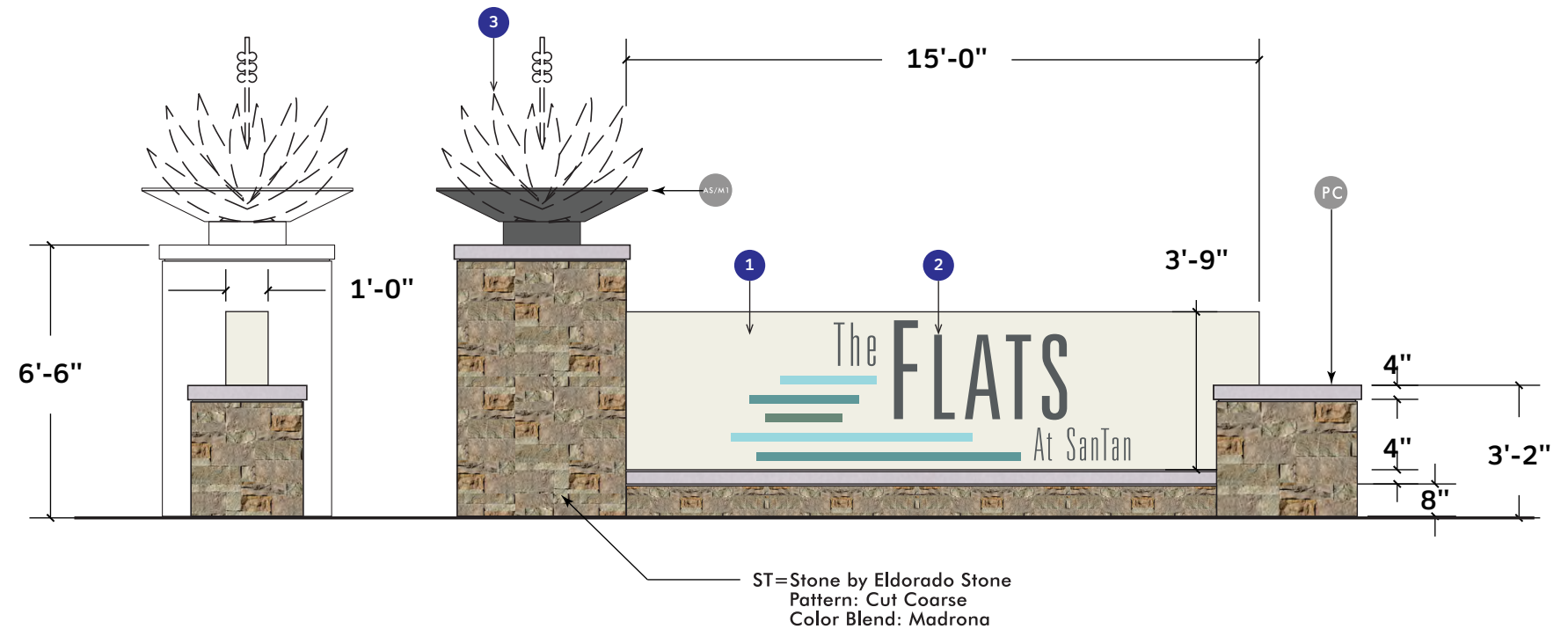
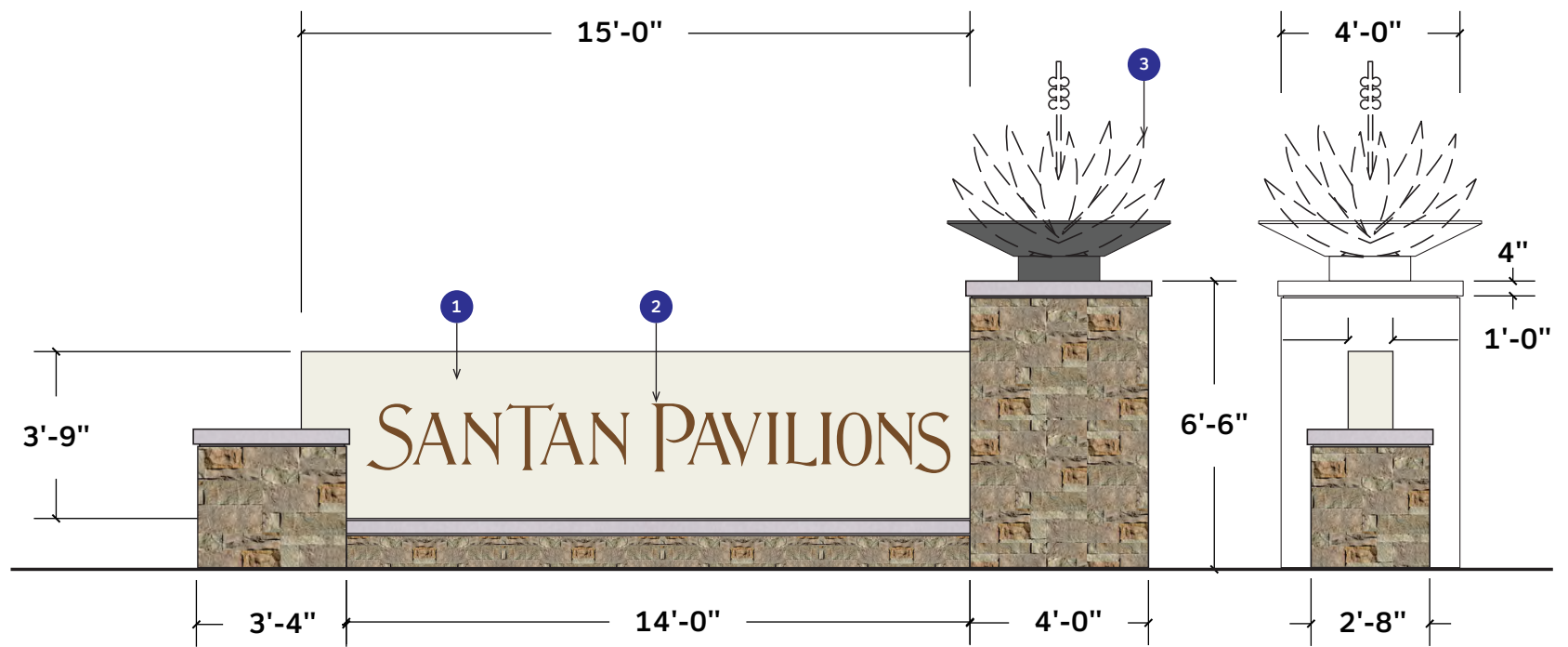
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S-3

PRIMARY GATEWAY SIGN
Scale: 1/8" = 1'-0"



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 Pattern: Cut Coarse
 Color Blend: Madrona



- 1 .125 ALUMINUM SIGN DISPLAY TEXTURED AND PAINTED S1. INTERNAL WHITE LED ILLUMINATION AS REQUIRED FOR EVEN ILLUMINATION OF GRAPHICS.
- 2 1" CLEAR ACRYLIC PUSH THRU TEXT AND LINE ELEMENTS. "SANTAN PAVILIONS" WILL HAVE .040 ALUMINUM APPLIED FIRST SURFACE AND POWDERCOATED TO MATCH ROHM & HAAS "WEATHERED BROWN". "THE FLATS AT SANTAN" WILL HAVE .040 ALUMINUM APPLIED FIRST SURFACE AND PAINTED DARK GRAY. THE LINE ELEMENTS WILL HAVE TRANSLUCENT LIGHT BLUE, TEAL, AND GREEN VINYL APPLIED FIRST SURFACE. APPLY PUSH THRU GRAPHICS TO WHITE ACRYLIC BACKUP AND MECHANICALLY ATTACH TO ALUMINUM BACKGROUND AS REQUIRED.
- 3 METAL ARTPIECE MEANT TO SIMULATE AN AGAVE PLANT.

S-5

MAIN ENTRY WALL SIGNS (SINGLE SIDED)

Scale: 1/4" = 1'-0"

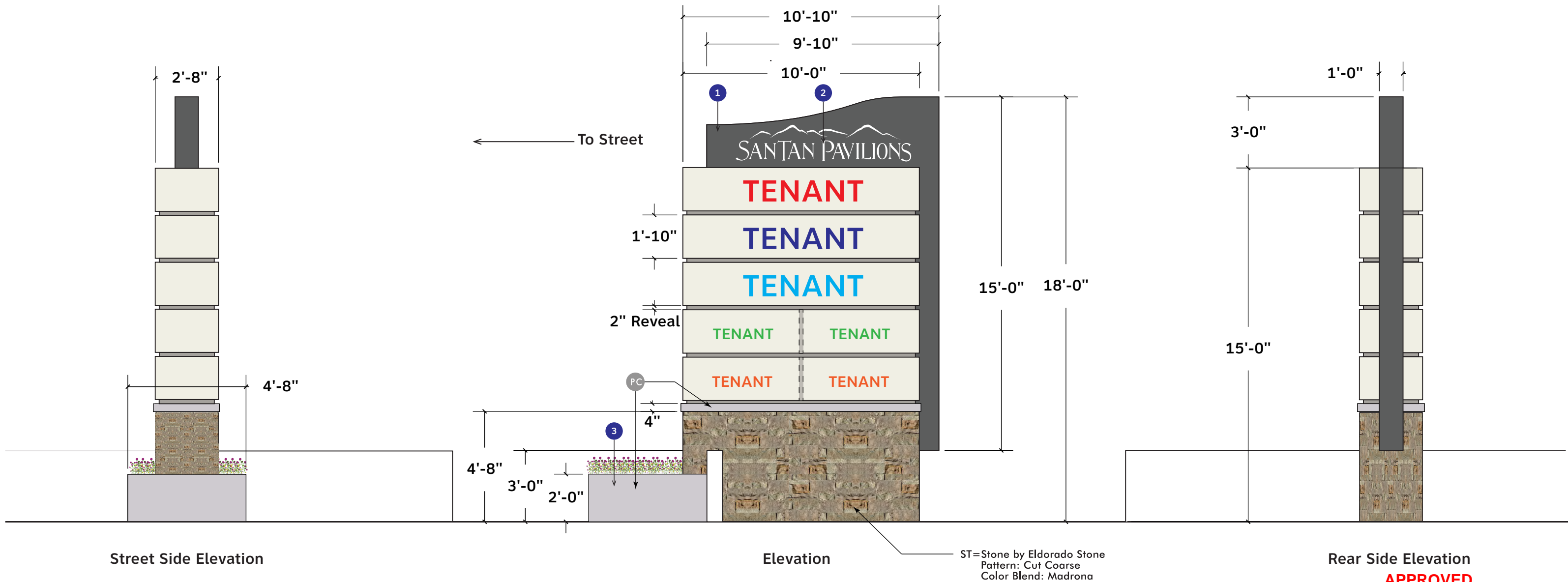
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ST=Stone by Eldorado Stone
 Pattern: Cut Coarse
 Color Blend: Madrona



- 1 .125 ALUMINUM SIGN DISPLAY. TENANT PANELS TEXTURED AND PAINTED S1. DECORATIVE EMBELLISHMENT PAINTED AS/M1. REVEALS PAINTED S2. INTERNAL WHITE LED ILLUMINATION AS REQUIRED FOR EVEN ILLUMINATION OF GRAPHICS.
- 2 1" CLEAR ACRYLIC PUSH THRU TEXT AND LOGO ELEMENTS. "SANTAN PAVILIONS" WILL HAVE WHITE TRANSLUCENT VINYL APPLIED FIRST SURFACE. TENANT COPY WILL HAVE COLORED TRANSLUCENT VINYL APPLIED FIRST SURFACE PER TENANT'S GRAPHIC REQUIREMENTS. APPLY PUSH THRU GRAPHICS TO WHITE ACRYLIC BACKUP AND MECHANICALLY ATTACH TO ALUMINUM BACKGROUND AS REQUIRED.
- 3 CAST-IN-PLACE CONCRETE PLANTER.



Street Side Elevation

Elevation

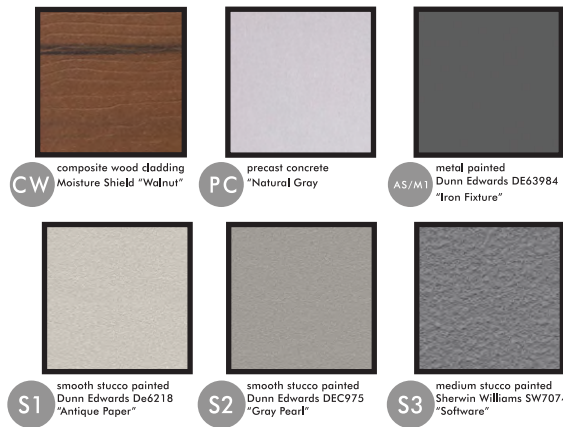
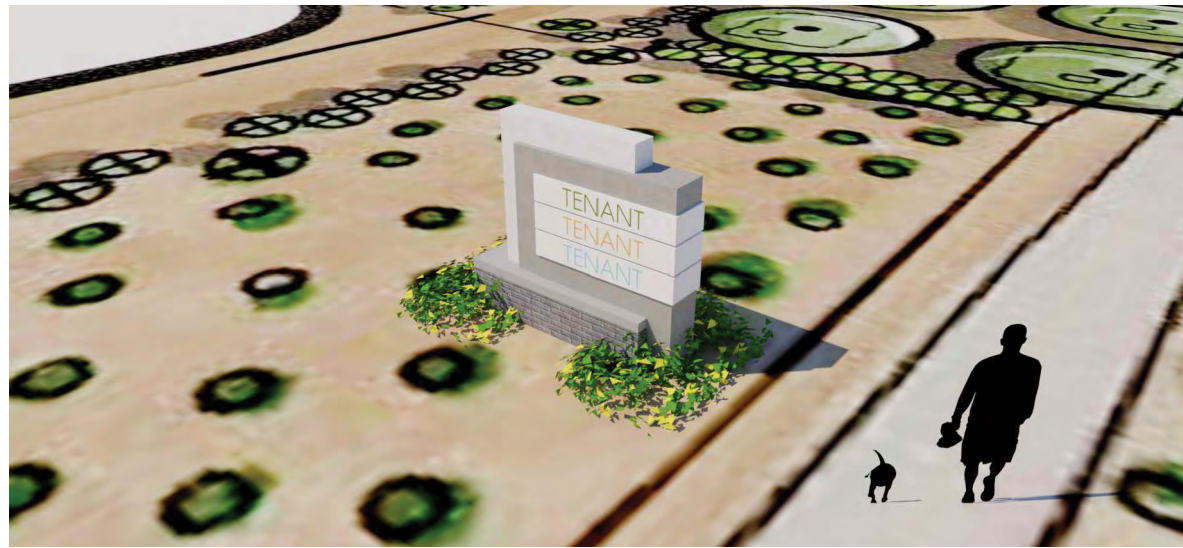
Rear Side Elevation

ST=Stone by Eldorado Stone
 Pattern: Cut Coarse
 Color Blend: Madrona

S-2

MULTI TENANT TOWER SIGN
 Scale: 1/4" = 1'-0"

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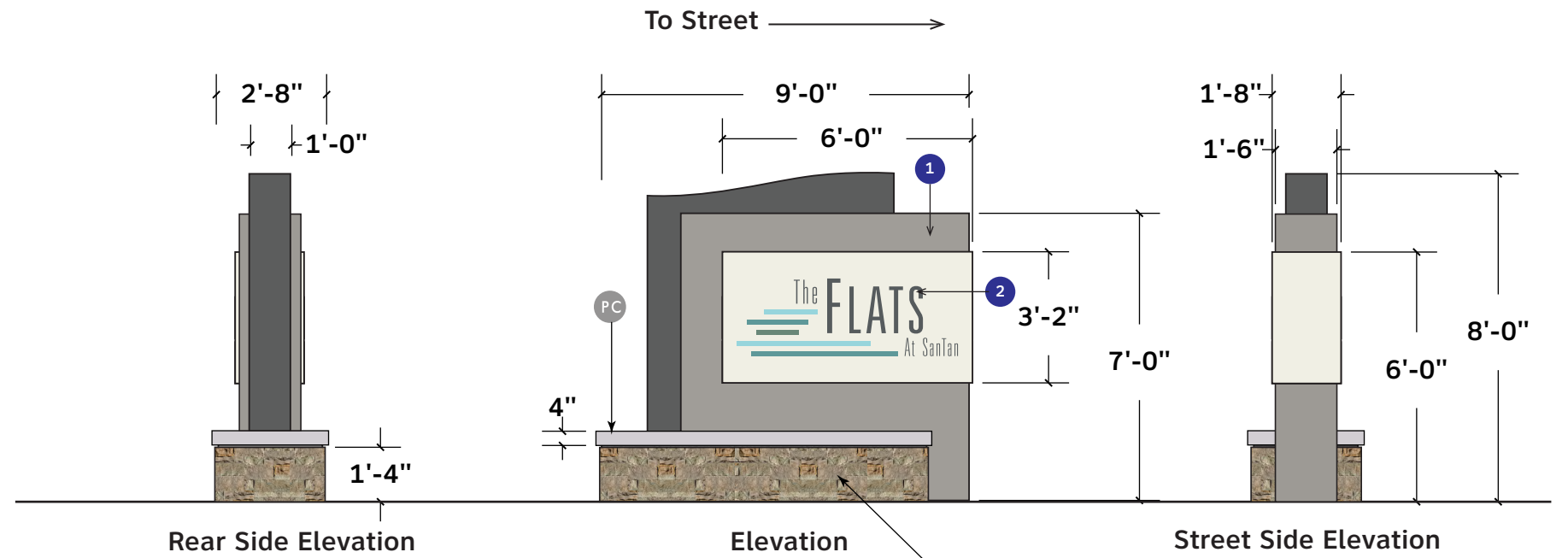
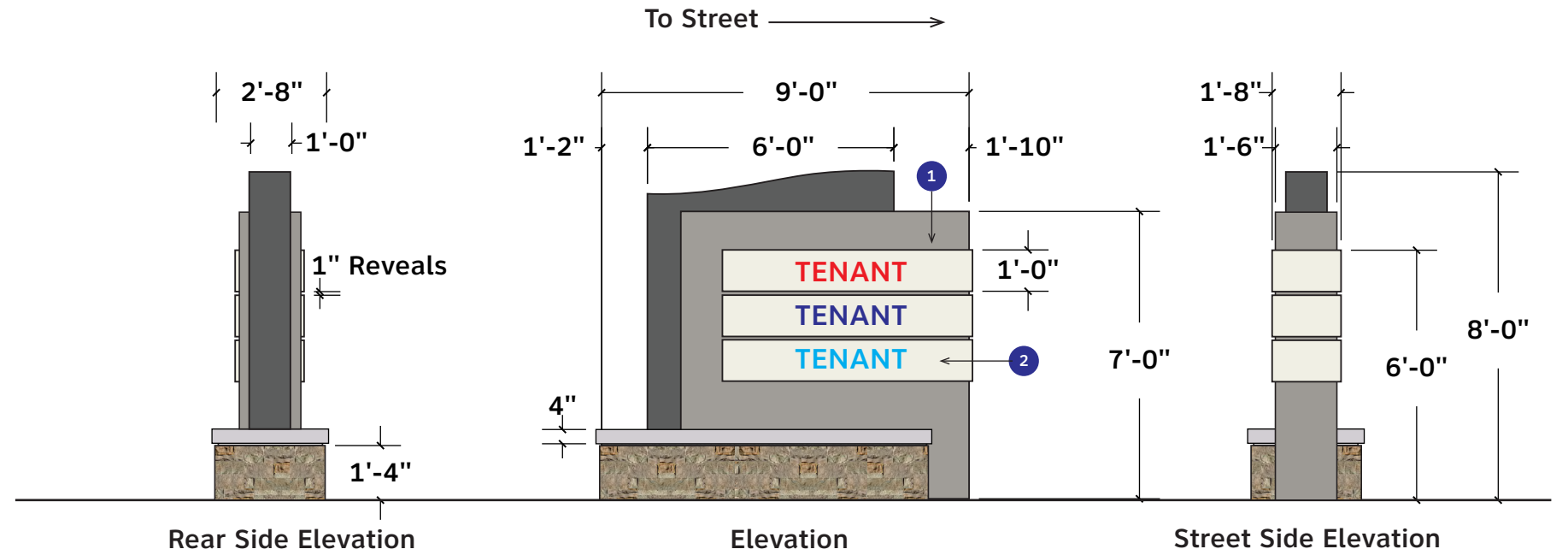
ST=Stone by Eldorado Stone
 Pattern: Cut Coarse
 Color Blend: Madrona



1 .125 ALUMINUM SIGN DISPLAY. TENANT PANELS TEXTURED AND PAINTED S1. DECORATIVE EMBELLISHMENTS PAINTED AS/M1 AND S2. REVEALS PAINTED S2. INTERNAL WHITE LED ILLUMINATION AS REQUIRED FOR EVEN ILLUMINATION OF GRAPHICS.

2 1" CLEAR ACRYLIC PUSH THRU TEXT AND LOGO ELEMENTS. TENANT COPY WILL HAVE COLORED TRANSLUCENT VINYL APPLIED FIRST SURFACE PER TENANT'S GRAPHIC REQUIREMENTS. APPLY PUSH THRU GRAPHICS TO WHITE ACRYLIC BACKUP AND MECHANICALLY ATTACH TO ALUMINUM BACKGROUND AS REQUIRED.

"THE FLATS AT SANTAN" WILL HAVE .040 ALUMINUM APPLIED FIRST SURFACE AND PAINTED DARK GRAY. THE LINE ELEMENTS WILL HAVE TRANSLUCENT LIGHT BLUE, TEAL, AND GREEN VINYL APPLIED FIRST SURFACE. APPLY PUSH THRU GRAPHICS TO WHITE ACRYLIC BACKUP AND MECHANICALLY ATTACH TO ALUMINUM BACKGROUND AS REQUIRED



ST=Stone by Eldorado Stone
 Pattern: Cut Coarse
 Color Blend: Madrona

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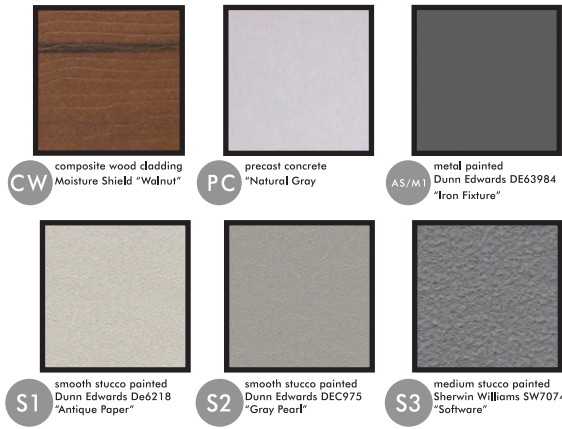
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S-2.1

MULTI TENANT & SINGLE USER / TENANT MONUMENT SIGN

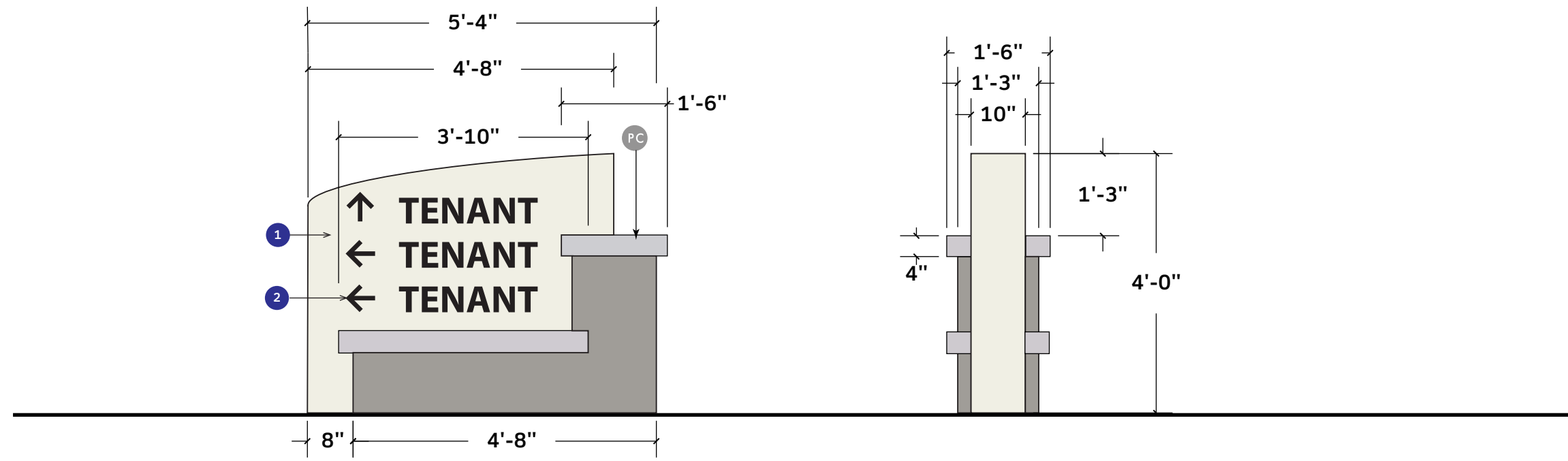
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ST=Stone by Eldorado Stone
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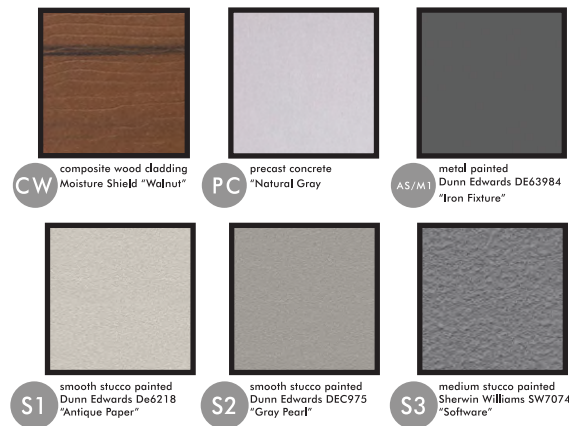


- .125 ALUMINUM SIGN DISPLAY. SIGN BACKGROUND TEXTURED AND PAINTED S1. DECORATIVE BASE AND CAPS PAINTED S2 AND S3. DIRECTIONAL COPY MAY NON-ILLUMINATED OR INTERNALLY ILLUMINATED WITH WHITE LED ILLUMINATION AS REQUIRED FOR EVEN ILLUMINATION OF GRAPHICS.
- DIRECTIONAL COPY AND ARROWS MAY BE REFLECTIVE VINYL IF NON-ILLUMINATED. IF ILLUMINATED, ALL GRAPHICS ARE TO BE ROUTED AND BACKED WITH ACRYLIC MECHANICALLY ATTACHED TO ALUMINUM BACKGROUND AS REQUIRED.



DIR DIRECTIONAL SIGN
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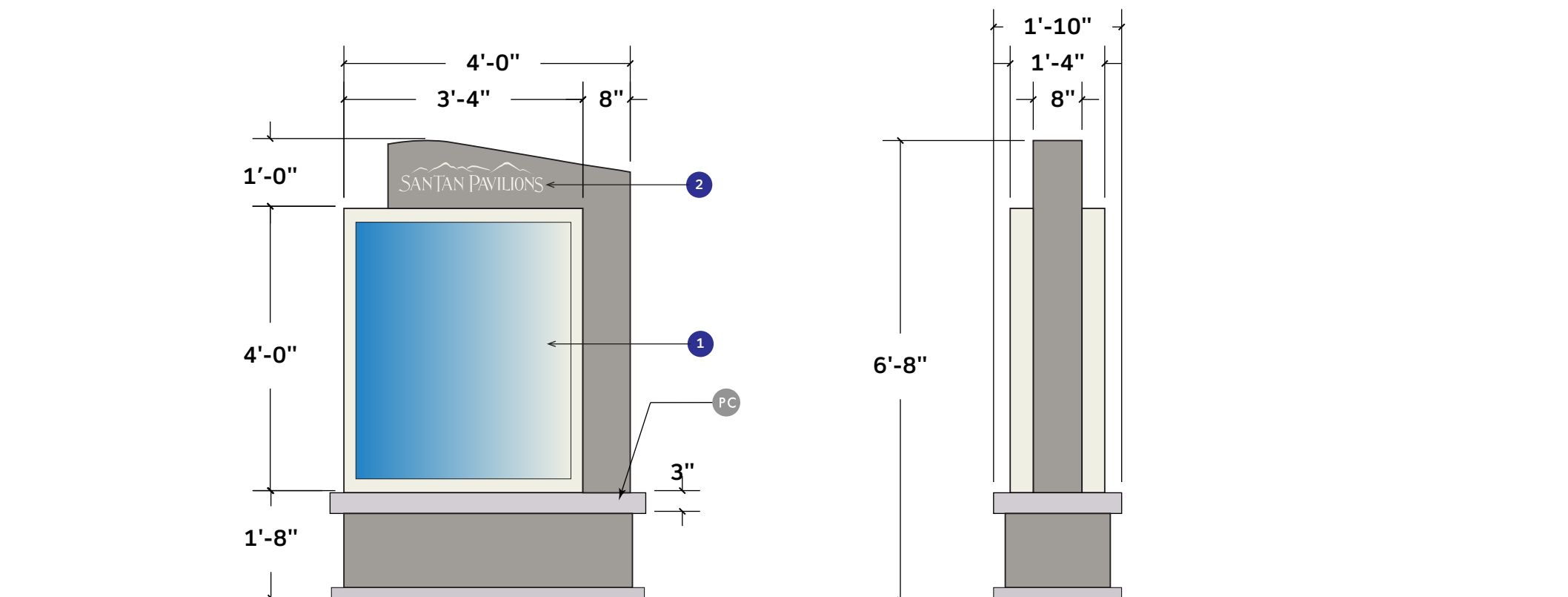
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 Color Blend: Madrona



- 1 .125 ALUMINUM DIRECTORY DISPLAY. DISPLAY TEXTURED AND PAINTED S1. DECORATIVE BASE, CAPS, AND DECORATIVE EMBELLISHMENT PAINTED S2 AND S3. DIRECTORY AND ADVERTISING COPY MAY NON-ILLUMINATED OR INTERNALLY ILLUMINATED WITH WHITE LED ILLUMINATION AS REQUIRED FOR EVEN ILLUMINATION OF GRAPHICS.
- 2 "SANTAN PAVILIONS" COPY TO BE WATERJETCUT CUT ALUMINUM PAINTED S1 AND MECHANICALLY ATTACHED TO ALUMINUM BACKGROUND AS REQUIRED.



ADV ADVERTISING & DIRECTORY SIGN
 Scale: 1/2" = 1'-0"

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

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Major Tenant with occupancy of 90,000 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
Major Tenant with occupancy greater than 50,000 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	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.

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Building Sign Matrix Shop Tenants (Retail Uses)

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Shop Tenants Greater Than 4000 SF and Greater	Wall Mounted 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 Less Than 4000 SF	Canopy Mounted Signs	Tenant ID	Mounted on Concealed Raceway on Top of Canopy in Front of Tenant's Leased Space.	Copy displayed in multiple lines cannot exceed a total height of 36".	1.5 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 and 2 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 4 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) See canopy mounted sign detail on Page 14
- 3) Reference to "Street Frontage" shall pertain to both public and private roadways.
- 4) 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.

APPROVED
Design Review Board
Case # DR17-1026
Date 6/12/2017

Subject to Conditions of Approval



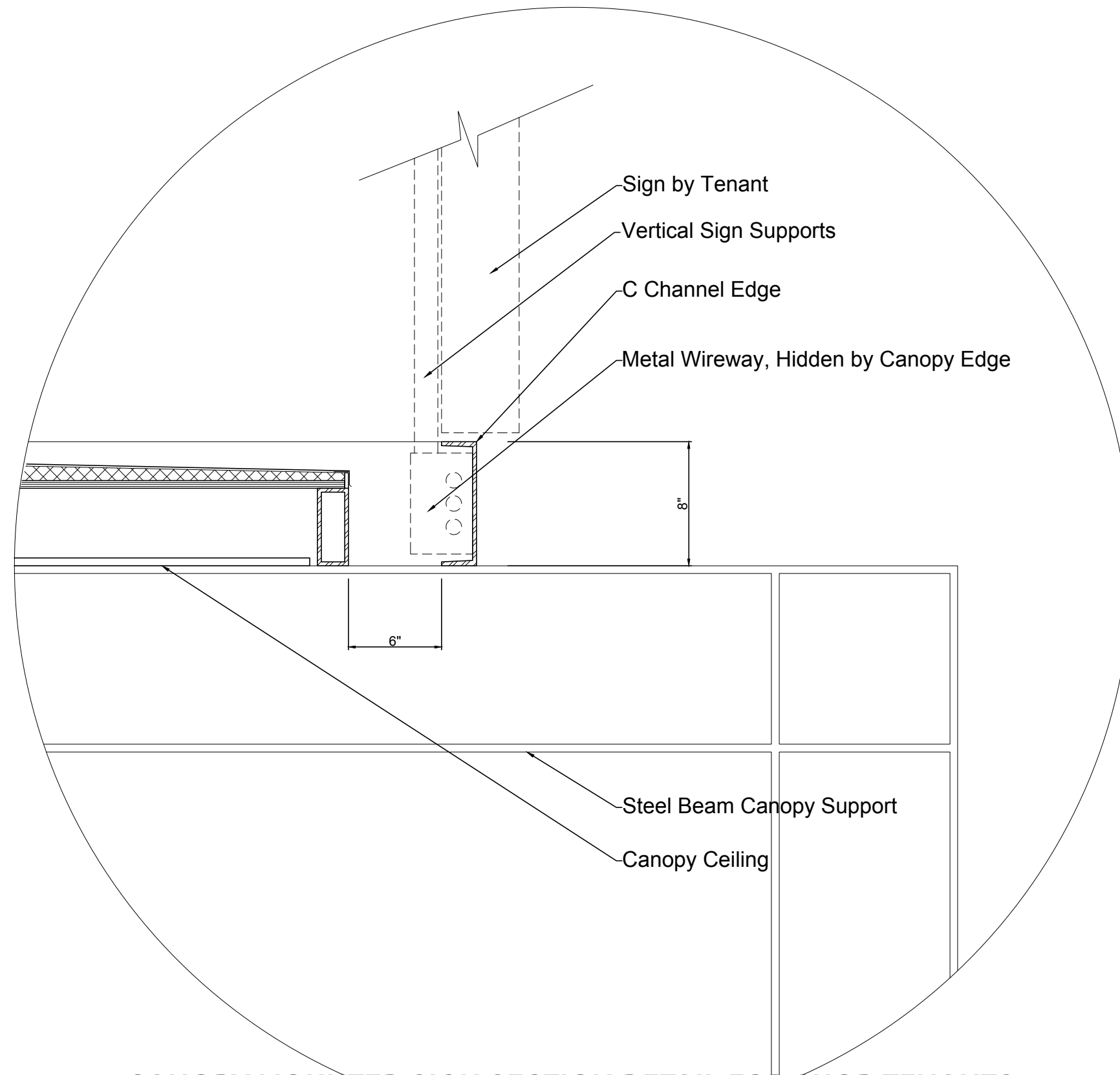
Building Sign Matrix Freestanding Pad Tenants (Retail Uses)

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Pad Tenant	Wall Signs and Canopy 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 For pad tenants located within seventy five (75) feet of a public right-of-way or centerline of a private roadway, sign area for the elevation parallel to the street shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. 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	8 SF	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:

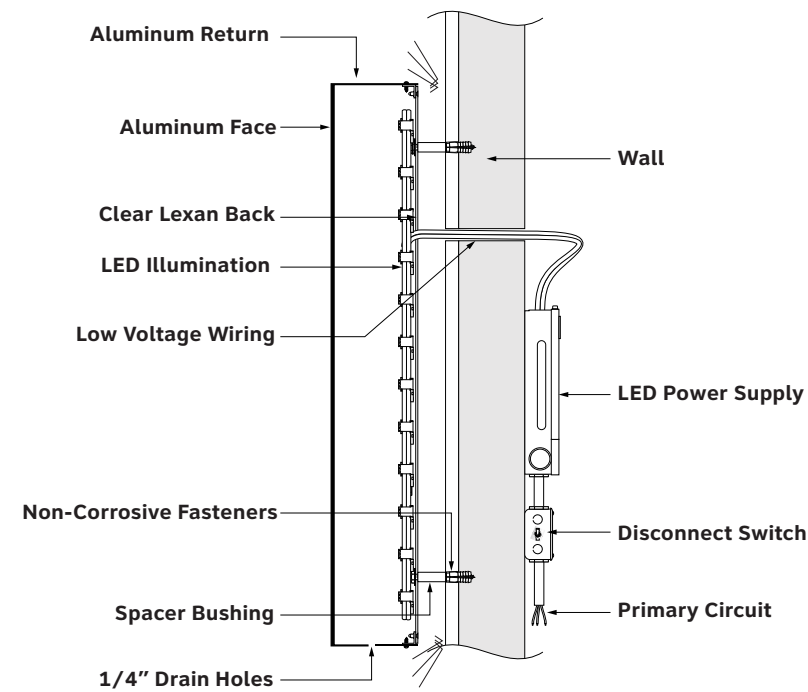
- 1) The sign area on any elevation may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 2) Reference to "Street Frontage" shall pertain to both public and private roadways.
- 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.

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Case # DR17-1026
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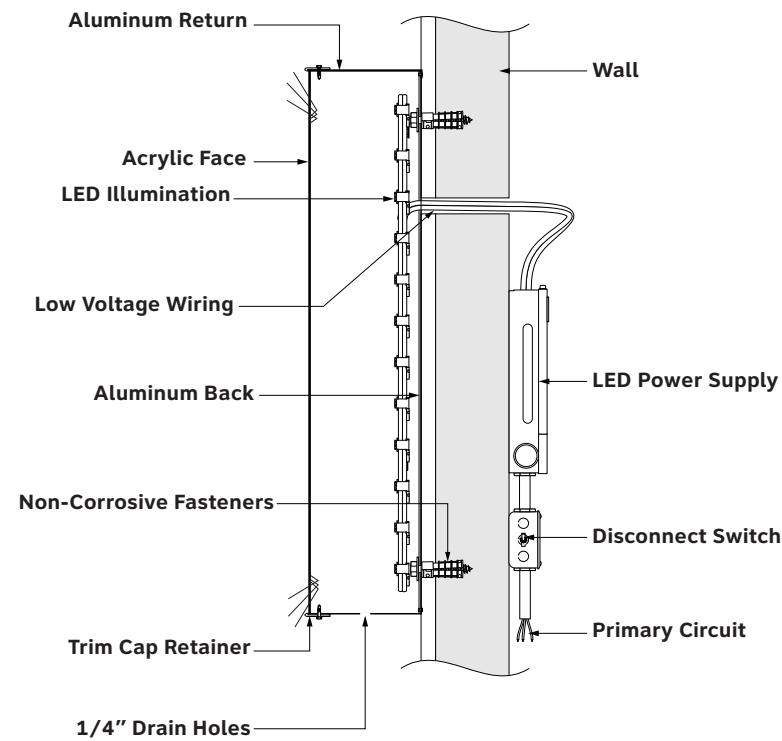


**CANOPY MOUNTED SIGN SECTION DETAIL FOR SHOP TENANTS
OCCUPYING LESS THAN 4000 SF
Not to Scale**

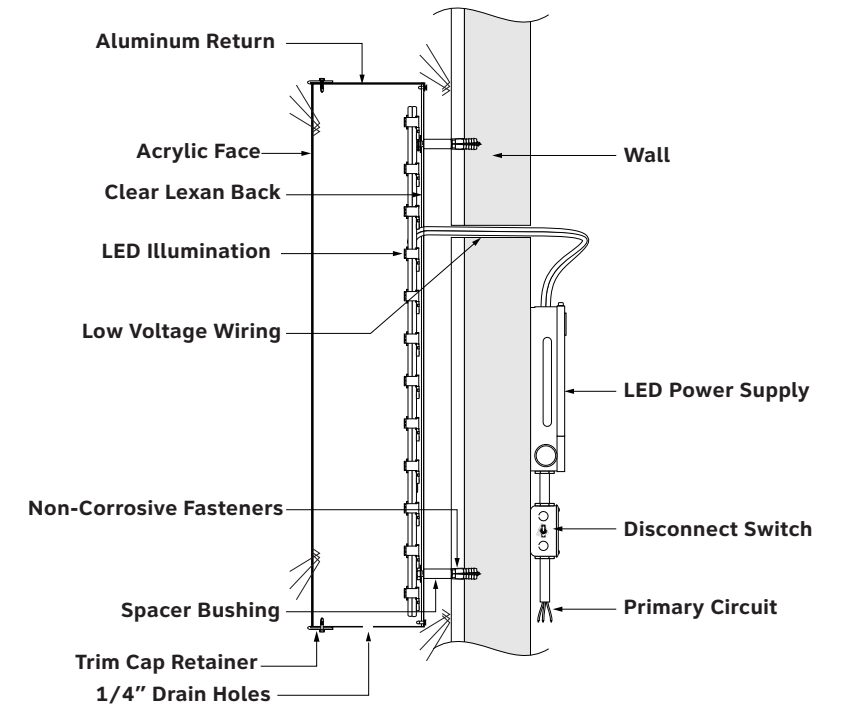
APPROVED
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Page 16



Typical Reverse Pan Channel Letter Section
Back-Lit "Halo" LED Illumination



Typical Pan Channel Letter Section
Face-Lit LED Illumination



Typical Pan Channel Letter Section
Face-Lit and Back-Lit "Halo" Combination LED Illumination

I. LETTER CONSTRUCTION

All letterforms and logos shall be fabricated using a minimum of .050 aluminum for returns and .063 aluminum for letterbacks. For reverse pan channel letter faces, a minimum of .090 aluminum shall be used. Clear polycarbonate shall be used as a backing for reverse pan channel letters and combination face-lit & back-lit type letters.

II. LETTER DEPTH

3" minimum. 8" maximum.

III. COLOR

All colors and combinations of colors are permissible.

IV. FINISH

All letterforms and logos shall be painted and sealed utilizing matthews acrylic polyurethane paints, or equal. Letter interiors shall be caulked to ensure that there are no visible light leaks. Letter interiors shall be painted high reflective white.

V. ILLUMINATION

Illumination shall be provided by LED modules or neon tubing. Fabricator shall ensure that illumination provided is even throughout and without hot spots. Exposed neon illumination may be permitted at the sole discretion of the Developer or his designated agent.

VI. ELECTRICAL

All electrical power supplies and transformers shall be mounted remotely. Visible raceways are not allowed except in the event that physical conditions limit the ability to locate power supplies and transformers remotely. Such situations will be reviewed on a case by case basis.

VII. UL AND NEC COMPLIANCE

All electrical sign components shall be fabricated and installed in accordance to UL 48 and shall be labeled accordingly. All installations shall be in accordance with the requirements of Article 600 of the National Electrical Code and City of Avondale codes. All signs shall include proper grounding and bonding of components.

**TYPICAL METHODS OF INDIVIDUAL LETTER CONSTRUCTION
AND ILLUMINATION
Not to Scale**



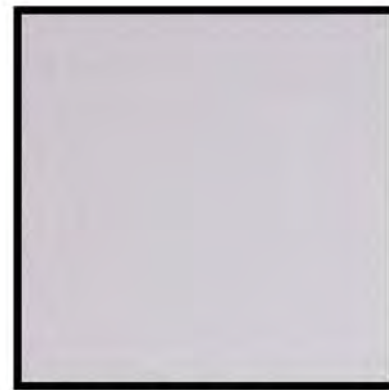
block veneer
Trendstone "Black Canyon"

BV



composite wood cladding
Moisture Shield "Walnut"

CW



precast concrete
"Natural Gray"

PC



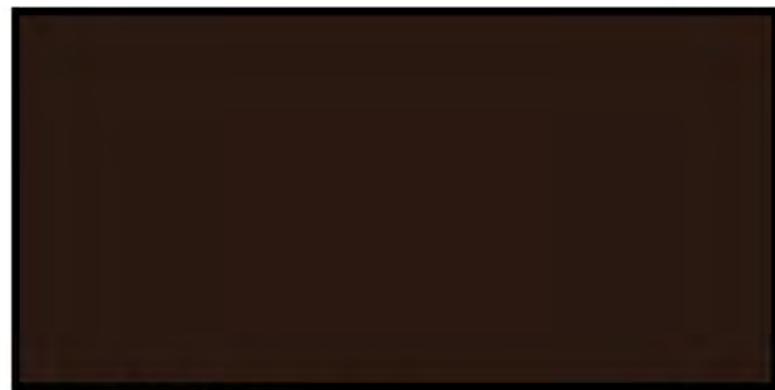
metal painted
Dunn Edwards DE6384
"Iron Fixture"

AS/M1



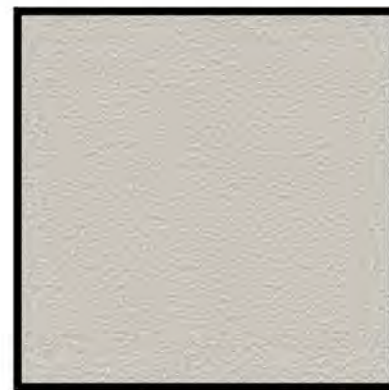
signage veneer
Eldorado Stone-Cut Coarse
"Madrona"

ST



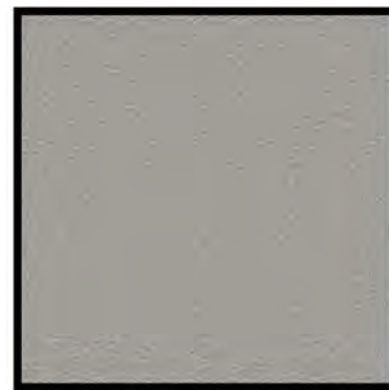
aluminum storefront
Kawneer "Dark Bronze No.40"

AL



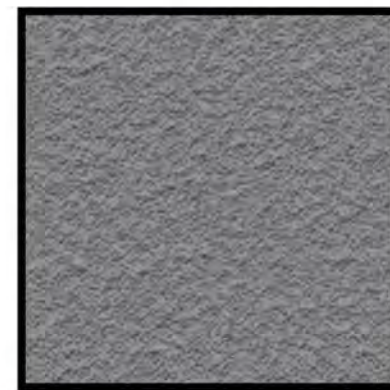
smooth stucco painted
Dunn Edwards DE6218
"Antique Paper"

S1



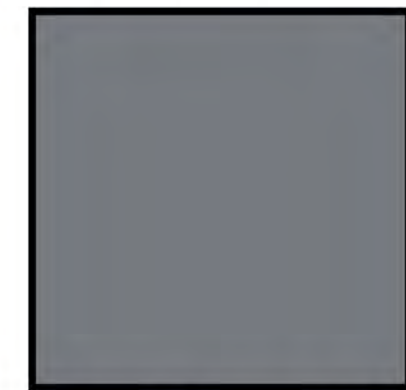
smooth stucco painted
Dunn Edwards DEC975
"Gray Pearl"

S2



medium stucco painted
Sherwin Williams SW7074
"Software"

S3



medium stucco painted
"At Home Exterior
Dark Gray"

S4

San Tan Pavilions Palette

COLOR (S1)	STUCCO (S2)	STUCCO (S3)	STUCCO (S4)	STUCCO (S5)	STUCCO (S6)	STUCCO (S7)	STONE (A1)
GARAGES / ACCENT	ACCENT COLOR	ACCENT COLOR	ACCENT COLOR	ACCENT COLOR	PARAPET CAP	TOWER CAP	
SW 7044 AMAZING GRAY	SW 7046 ANONYMOUS	SW 7549 STUDIO TAUPE	SW 7569 STUCCO	SW 6095 TOASTY	SW 7047 PORPOISE	SW 7048 URBAN BRONZE	ELDORADO STONE MOONLIGHT

Flats at San Tan Palette