



NOTICE OF DECISION

July 12, 2017

RE: DA17-00006, NEC Baseline & Higley (The Highland CSP)

Dear Applicant:

Staff has reviewed the revised drawings received for Administrative Design Review regarding **DA17-00006, NEC Baseline & Higley (The Highland 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 an Amendment to the Administrative Design Review with the following attached information and conditions:

1. Monument Signage Location Plan amended to reflect that sign type A1, A2 or A3 can be located at the identified locations.

If you have any questions regarding the above, please contact me at (480) 503-6812.

Sincerely,

Bob Caravona, AICP
Senior Planner

Attachments:

1. Stamped APPROVED "The Highland, Comprehensive Program, January 04, 2017, Revision: 6".

THE HIGHLAND

Comprehensive Sign Program | January 04, 2017
Revision: 6 03.08.2017

**APPROVE
ADMINISTRATIVE DESIGN REVIEW**

Case: DA17-06
Planner: B. Caravona, AICP
Planner Initials:
Date: 4/3/2017

RC

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RC

SIGNS PLUS

Gary Johnson
C - 623.238.1099
O - 623.780.1544
2810 E Mohawk Lane
Phoenix, AZ 85050

COMPREHENSIVE SIGNAGE PROGRAM

Narrative

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout the area for the mutual benefit of all tenants, and to comply with the approved Comprehensive Sign Plan for the development, regulations of the City 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 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.

Design Concepts

Freestanding signs are "excerpts" of architectural components of the building theme and materials. Instead of mini buildings, the freestanding monuments become statements in the environment. Architectural and textured walls that create simple expression for the project identification. Accent elements and materials are used for tenant identification areas for both retail. Each combination of wall and accent is integrated into the site with simple, yet formal landscaped areas and lighting features.

All signage elements focus on a simple vocabulary of materials – rock, steel, mass of materials, planting, lighting and colors. Combined with the graphic materials of aluminum, dimensional lettering and logo treatments, signage becomes representative of established brands within the overall design theme and palettes. Variations in design distinguish the different uses on the site – through simplicity – not over designed or cluttered with details.

Functional Requirements

As a local retail center, signage for identification and recognition to customers is inter-dependant on high profile signage to support high sales volumes.

The sign package has been designed to provide a hierarchy of elements to meet the spectrum of functional signage needs, from identification to the pedestrian experience approaching the front door, as follows:

Signage Types

Street-level Identity

Monument signs will be provided along the road frontages which identify the various tenants. Two tenant identification types of monument signs are used. A two tenant monument which identifies more primary tenants and a four tenant monument which identifies smaller tenants.

Tenant Identification Signs

Building signage will be allowed on all elevations of the building. In addition to building mounted signage, projecting, canopy and/ or awning mounted signs will also be allowed for each business where appropriate for the architecture and viewing opportunities.

MONUMENT SIGN PAINT COLORS / MATERIAL

PS MS	Horizontal Metal Panel: Atlas International, Inc., Belvedere 6" short rib panels - Painted Lighthouse DEW385
SC	Steel wide flange column- Natural Steel
P1	Muslin DE6227
P2	Play on Gray DE6228
TH	82% of Pantone 7711 C C 80.84 M 14.8 Y 26.68 K .24

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FREE STANDING SIGN MATRIX

SIGN TYPE	SIGN DESCRIPTION	FUNCTION	PLACEMENT	QUANTITY	SIZE	MATERIALS	ILLUMINATION
A1 Future Freestanding Sign	Freestanding sign that shows two tenants.	Identification of tenants located in the shopping center.	<p>Located along East Baseline Road & North Higley Road</p> <p>Per 4.407.C2(4) Monument Signs</p> <p>Signs shall be set back a minimum of 3 feet from the right-of-way.</p> <p>Spacing. Signs shall maintain a minimum spacing of 100 feet from any other low-profile freestanding sign on the same street frontage.</p>	3	Overall Size: 12'-0"x11'-8" SQFT: 58.64	<ul style="list-style-type: none"> • Aluminum, Vinyl, Acrylic and Horizontal Metal Panel • 3/4" Clear Push Thru Acrylic Required for Tenant Copy • 1/2" Clear Push Thru Acrylic for "THE HIGHLANDS" 	Internally LED & Fluorescent Illuminated
A2 Future Freestanding Sign	Freestanding sign that shows four tenants.	Identification of tenants located in the shopping center.	<p>Located along East Baseline Road & North Higley Road</p> <p>Per 4.407.C2(4) Monument Signs</p> <p>Signs shall be set back a minimum of 3 feet from the right-of-way.</p> <p>Spacing. Signs shall maintain a minimum spacing of 100 feet from any other low-profile freestanding sign on the same street frontage.</p>	2	Overall Size: 12'-0"x11'-8" SQFT: 58.64	<ul style="list-style-type: none"> • Aluminum, Vinyl, Acrylic and Horizontal Metal Panel • 3/4" Clear Push Thru Acrylic Required for Tenant Copy • 1/2" Clear Push Thru Acrylic for "THE HIGHLANDS" 	Internally LED & Fluorescent Illuminated
A3 Future Freestanding Sign	Freestanding sign that shows one tenants.	Identification of tenants located in the shopping center.	<p>Located along East Baseline Road & North Higley Road</p> <p>Per 4.407.C2(4) Monument Signs</p> <p>Signs shall be set back a minimum of 3 feet from the right-of-way.</p> <p>Spacing. Signs shall maintain a minimum spacing of 100 feet from any other low-profile freestanding sign on the same street frontage.</p>	1	Overall Size: 12'-0"x11'-8" SQFT: 58.64	<ul style="list-style-type: none"> • Aluminum, Vinyl, Acrylic and Horizontal Metal Panel • 3/4" Clear Push Thru Acrylic Required for Tenant Copy • 1/2" Clear Push Thru Acrylic for "THE HIGHLANDS" 	Internally LED & Fluorescent Illuminated

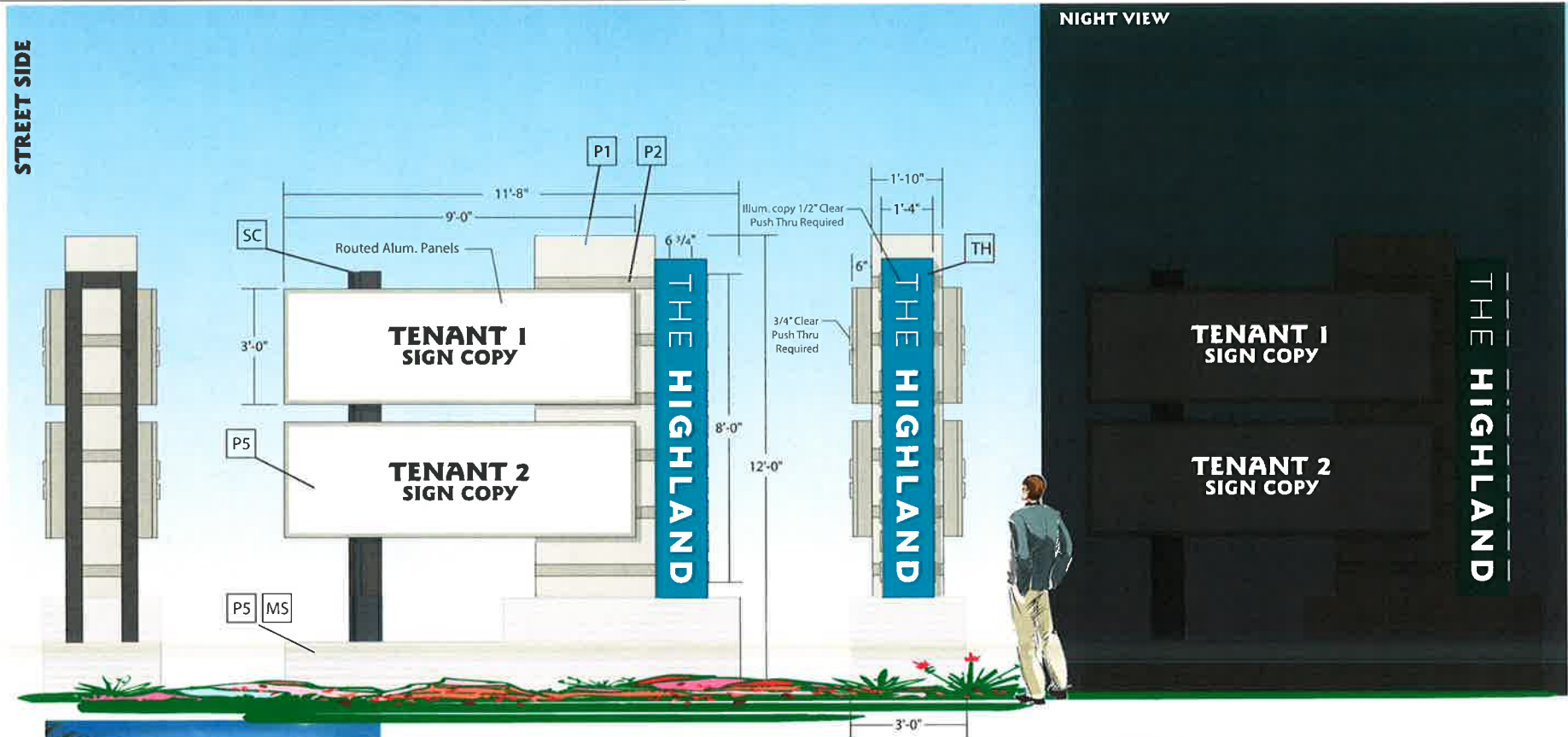
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MONUMENT LAYOUT TWO TENANTS



A1	MONUMENT SIGN	Scale: 3/8" = 1'-0"	TOTAL SQFT: 58.64	3x9=27x2=54 .58x8=4.64 54+4.64=58.64
	<p>Tenant copy is required to be 3/4" clear push thru plex overlaid with 3M vinyl. "THE HIGHLAND" Copy is 1/2" clear push thru overlaid w/ 3M white trans. vinyl. Background will be routed and painted to match 82% of pantone 7711 C.</p>			

Each sign will be 15amps and require 1 dedicated 20amp circuit per sign.

THE HIGHLAND

AMENDED APPROVED ADMINISTRATIVE DESIGN REVIEW

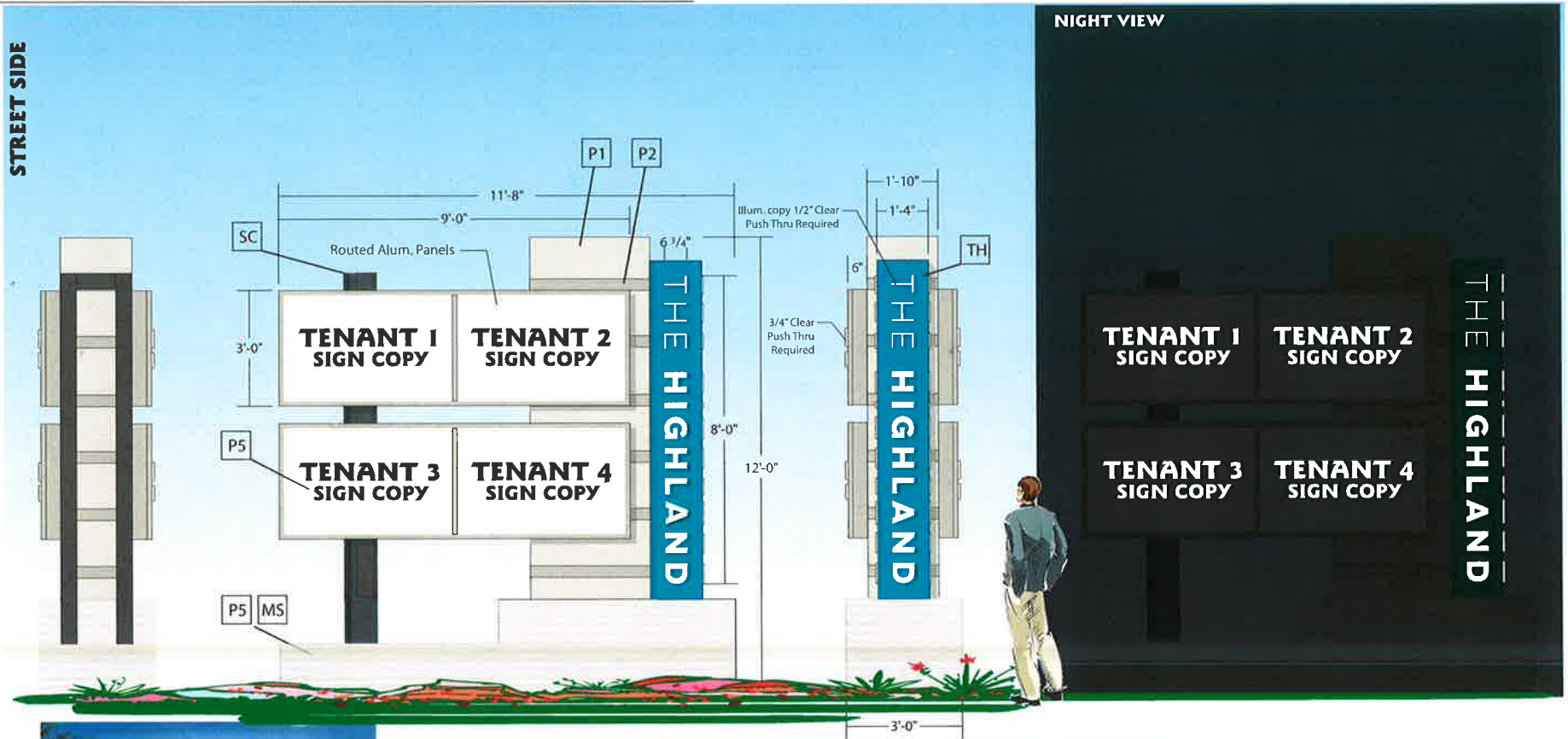
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MONUMENT LAYOUT FOUR TENANTS



A2

MONUMENT SIGN

Scale: 3/8" = 1'-0"

TOTAL SQFT: 58.64

3x9=27x2=54
.58x8=4.64
54+4.64=58.64

Tenant copy is required to be 3/4" clear push thru plex overlaid with 3M vinyl.
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Background will be routed and painted to match 82% of pantone 7711 C.

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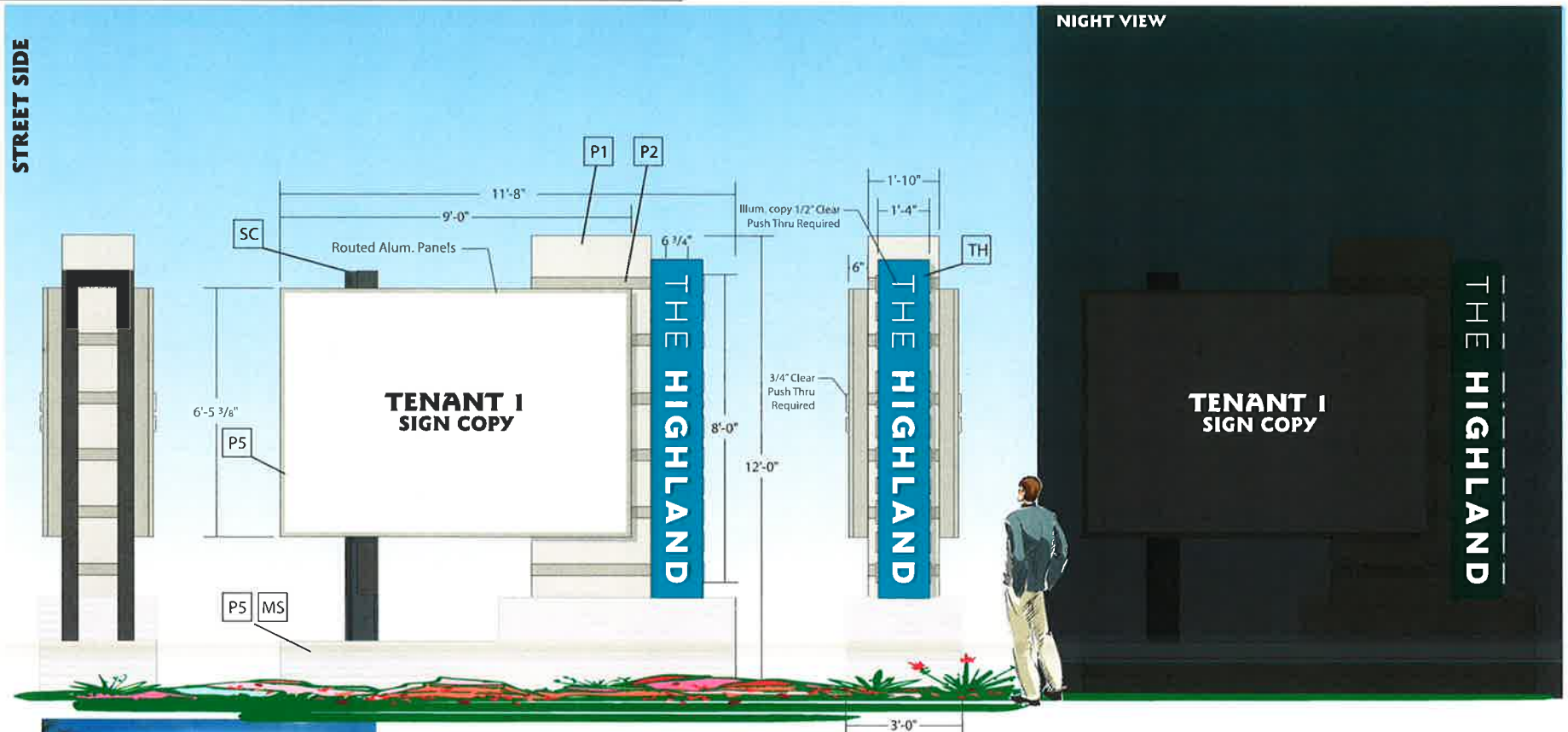
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MONUMENT LAYOUT TWO TENANTS



A3

MONUMENT
SIGN

Scale:
3/8" = 1'-0"

TOTAL SQFT:
58.64

3x9=27x2=54
.58x8=4.64
54+4.64=58.64

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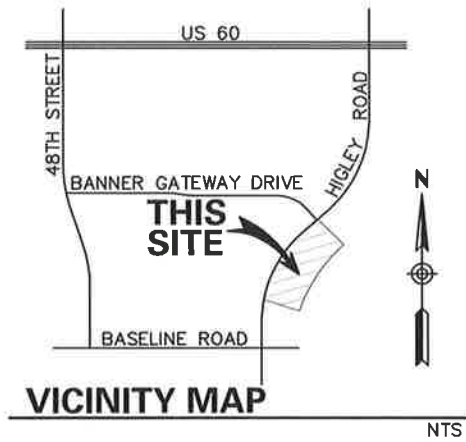
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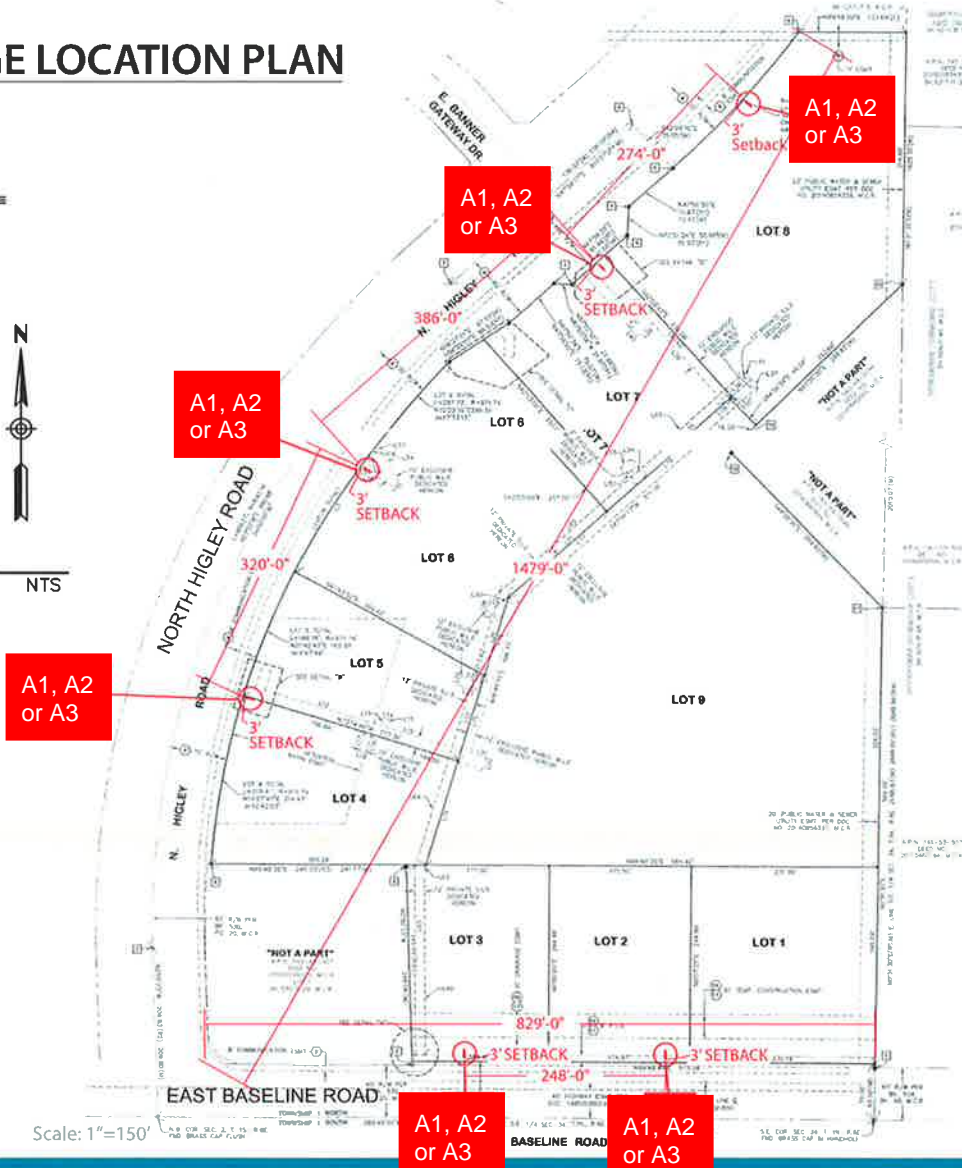
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MONUMENT SIGNAGE LOCATION PLAN



Property Frontage Calculations
 $1479 + 829 = 2308'$ Total



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BUILDING SIGN GUIDELINES

Construction:

All tenants may have building mounted individual letters fabricated from either internally illuminated individual pan channel, reverse pan channel, flat cut out letters and logos or a combination of these and have them mounted flush to the wall.

Illumination:

LED is recommended for it being an environmentally friendly energy source. All methods are acceptable, internal, halo, face and/or indirect. Neon will be allowed with landlord approval.

Letter Style Color and Finishes:

All designs, colors and fonts are acceptable along with the use of corporate colors, style and logos with landlord approval.

Logos:

Logos will be allowed with landlord approval.

Spacing:

A minimum of 2 foot spacing is required between tenant signs.

Proportion:

No one sign or combination of signs shall exceed more than 80% of the horizontal and vertical background which they are being installed.

Placement:

Attached signs should not conflict with the architectural elements of the building. Sign letters will be allowed to be above the roof line per landlord approval.

Raceways:

Raceways are acceptable for only signage mounted to the tops of canopy. The raceway must be integrated into the design of the sign and not be visible.

Sign Area Calculation:

Wall Signs are permitted at a rate of 1 square foot of sign area for each 1 lineal foot of the building elevation adjacent to the suite. For buildings set back more than 75 feet from the right-of-way, 1.5 square feet of sign area is permitted for each 1 lineal foot of building elevation adjacent to the suite. Each business shall be permitted a minimum wall sign area of 32 square feet.

Layout Standards:

Tenants may use a registered corporate trademark or identity used in regional branding campaigns or logotype for building mounted signs.

Hardware:

All exterior bolts, fasteners, clips or other hardware shall be galvanized iron or stainless steel.

Code Compliance:

All signs and their installation shall comply with applicable building and electrical codes.

Labels:

All required labels shall be applied in an inconspicuous location and not on the face of any part of the sign.

UL Code:

All signs must be manufactured under the UL Code and specifications. Each sign shall have the UL certification sticker attached. Any sign not installed with the UL certification sticker will be removed at the expense of the tenant and will not be allowed to be re-installed unless proof can be obtained that the sign was manufactured by a certified UL approved manufacture.

Sealing Penetrations:

In order to maintain any existing warranties all penetrations made to the building must be neatly sealed in a water tight fashion.

Maintenance:

Each tenant is responsible for proper sign maintenance. Any repairs needed to the sign must be made within 5 days of notice. This would include internal and external illumination, replacing faces that have faded or that don't match.

If repairs are not made within the 5 days the landlord has the right to have the sign repaired at the expense of the tenant using a vendor of his / her choice. An administration fee equal to 100% of the landlords cost to repair the signage in addition to the cost of the repair may be assessed to the tenant if the landlord is required to provide the necessary maintenance due to non compliance.

Required Insurance for Sign Contractors:

All sign contractors must carry workers compensation and commercial liability insurance against all damages suffered or done to any and all persons and or property while engaged in the construction or installation of signs with a combined single limit in an amount not less than One Million dollars (\$1,000,000.00) per occurrence. Landlord must be named as additionally insured in the workers compensation and commercial liability insurance. A statement of proof from the insurance carrier must be attached to all submittal documents.

License:

Every contractor must hold a current State of Arizona contractors license. The license number must be included on all submittal documents.

Landlord's Right to Modify Requirements:

The Landlord has the right to modify the design guidelines and requirements for any owner or occupant or tenant.

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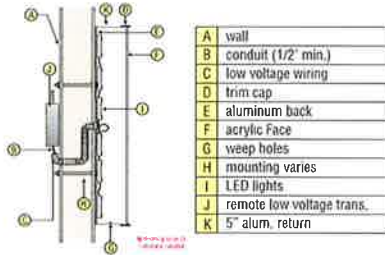
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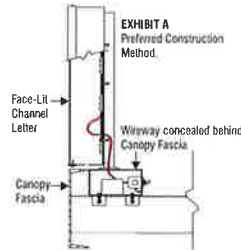
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WALL ATTACHMENT DETAILS

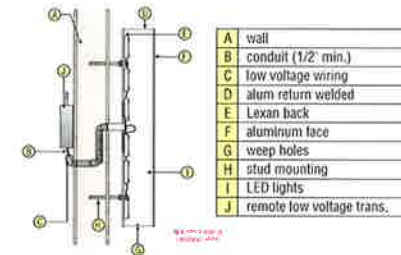
PREFERRED Pan-Channel Letter / LEDs



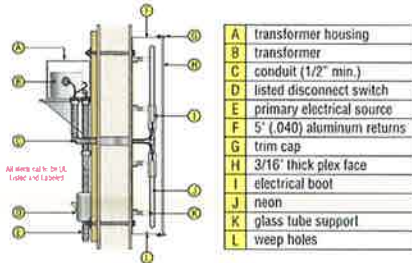
PREFERRED Pan-channel Letter / W/ Integrated Raceway



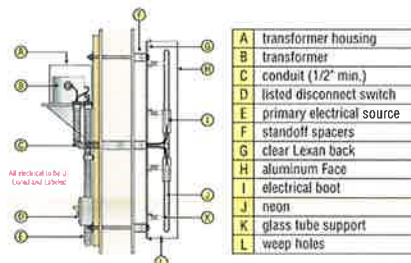
Reverse Pan-Channel Letter / LEDs



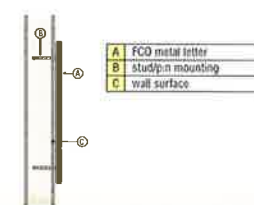
Pan-Channel Letter / Neon



Reverse Pan-Channel Letter / Neon



Non-Illuminated Flat Cut Out (FCO)



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 signs

NOTE: Visible raceways are prohibited.

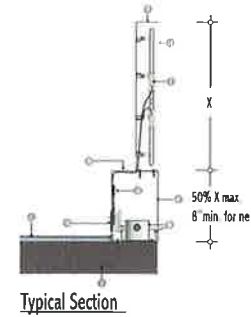
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CANOPY SIGN WITH INTEGRATED RACEWAY EXAMPLE



Raceway with Lettering



Canopy Mounted Sign With Integrated Raceway



Example of Canopy Mounted Sign With Integrated Raceway

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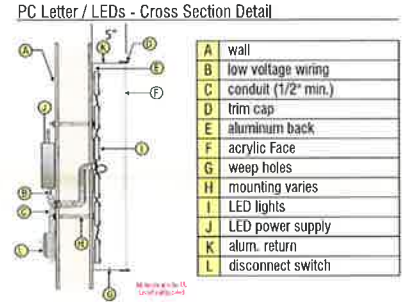
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FLUSH MOUNTED WALL SIGN EXAMPLE



PAN CHANNEL LETTERS
Scale: 3/8" = 1'-0"



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