



## **NOTICE OF DECISION**

October 31, 2018

**RE: LA Fitness/Dutch Bros Agritopia Village North Comprehensive Sign Plan**

Dear Applicant:

Staff has reviewed the revised drawings received for Administrative Design Review regarding LA Fitness/Dutch Bros Agritopia Village North Comprehensive 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. Signs shall conform to Ordinance No. 2364 and the approved Comprehensive Sign Plan as attached.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Keith Newman".

Keith Newman,  
Planner II

Attachments:

LA Fitness/Dutch Bros Agritopia Village North Comprehensive Sign Plan stamped and dated 10/31/18

# Agritopia Village North



**1310 S. HIGLEY ROAD  
GILBERT, ARIZONA 85296**

**APPROVED**  
Administrative Design Review  
Case # DR18-115  
Date 10/31/18



7500 E. McDONALD DRIVE  
SCOTTSDALE, ARIZONA 85250  
480-947-8800



LA Fitness International LLC  
6400 Irvine Boulevard  
Irvine, California 92620  
949-502-2043



2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
602-955-3900



Nationwide Sign Systems  
4018 E. WINSLOW  
PHOENIX, ARIZONA 85040

REV 4 10/04/18 12:06 PM MST

SCOTT HUDSON 480-921-9900 OFFICE  
602-570-1912 CELL



PREPARED BY: SCOTT D. HUDSON

***SIGN CRITERIA  
LA FITNESS***

**SIGN CRITERIA**

This criteria has been developed to insure design compatibility among all signs at LA Fitness, Gilbert, Arizona. Conformance to the criteria will be strictly enforced. Any sign installed that is not conforming to this criteria and not approved by Developer/Landlord and Major Tenant, must be removed or brought into conformance by the Applicant and/or its Sign Contractor.

The Landlord shall approve all signs, in writing, prior to installation. Approval shall be for appearance only and not for code. Sign permits must be obtained from the Town of Gilbert.

The following is a description of the design criteria:

**GENERAL SIGNAGE REQUIREMENTS**

Any reference herein to the word Tenant or Tenants shall be construed to be the same as Owner or Owners.

1. The Landlord shall review the shop drawings and specification of the (2) two sets and (1) one set return to the Applicant marked “Approved”, “Approved as Noted”, or “Revised and Re-Submit”.
2. “Revise and Re-Submit” drawings will be returned to the Applicant with comments. These drawings shall be revised by the Applicant and re-submitted to the Landlord for its approval.
3. Upon receipt of the Landlord’s approval, Applicant shall proceed with Town of Gilbert permit process. Subsequent to city approval, Applicant may proceed with installation.
4. No signs, advertisements, notices, or other lettering shall be exhibited, inscribed, painted, Or affixed on any part of a sign, except lettering and/or graphics which have received the prior written approval of the Developer/Landlord.
5. Applicant or its Representatives shall obtain all permits for its exterior sign and its installation. Applicant shall be responsible for all requirements and specifications.
6. Applicant shall have the sole responsibility for compliance with all applicable statues/codes, ordinances, or other regulations for all work performed on the premises by or on behalf of the Applicant.
7. The Landlord’s approval of Applicant’s plans, specifications, calculations, or work shall not constitute an implication, representation, or certification by the Landlord that said items are in compliance with applicable statues/codes, ordinances, or other regulations.
8. All signage is subject to Town of Gilbert approval and this master sign exhibit. Developer/Landlord will support all applications for signs in compliance with this exhibit but cannot guarantee town approval.
9. All signage shall be constructed and installed at Tenant’s expense.
10. Tenant and the Tenant’s Contractor shall be responsible for the repair of any damage caused by installation or removal of any signage.

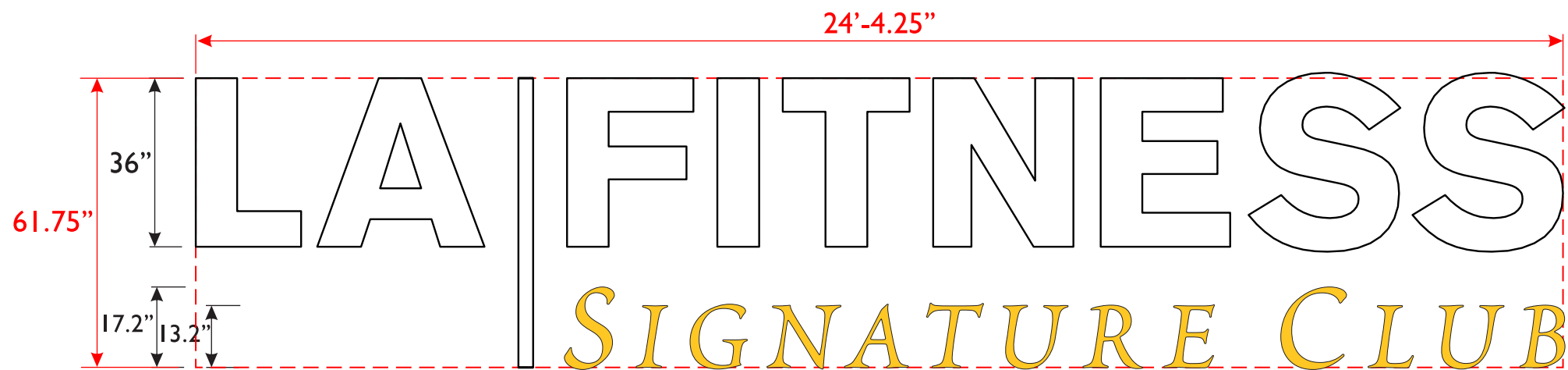
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11. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.
12. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
13. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
14. All exposed metals shall be painted to render them inconspicuous.
15. No exposed tubing, conduit, or raceways will be permitted. All conductors, transformers, and other equipment shall be concealed.
16. All electrical signs shall bear the UL label and be mounted on top of letters.
17. All signs shall conform to the Uniform Building Code Standards.
18. All electrical signs shall conform to the National Electrical Code Standards.
19. Tenant shall be liable for the operation of their Sign Contractor.
20. Painted lettering will not be permitted.
21. Logos may be permitted. All logos may be pan-channel with company graphics and must be approved by the Landlord.
22. Standard white vinyl die cut copy may be used to display hours of business, emergency numbers, etc. All window graphics and displays shall be subject to the approval of the Developer/Landlord prior to fabrication or implementation.
23. Wall signs shall consist of individual interior LED or neon illuminated pan-channel letters. These letters shall be mounted on the building fascia in the area allocated for sign by the Developer/Landlord.
24. Letter style and color shall be subject to the approval by the Developer/Landlord.
25. All freestanding directory signs and traffic directional signs shall be approved by the Landlord, and the Town of Gilbert. All freestanding directory and traffic directional signs shall adhere to all applicable sections of the Sign ordinance.

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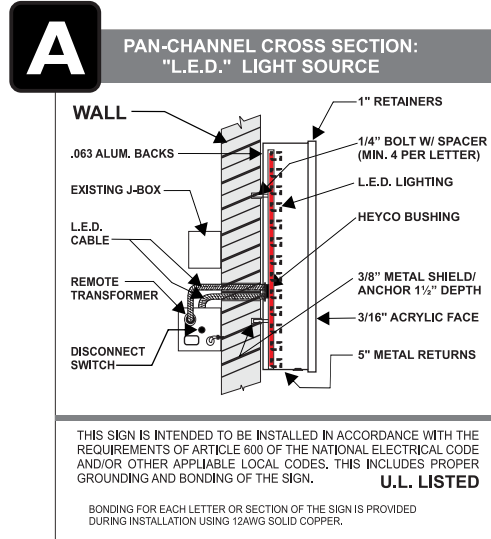


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**A ILLUMINATED PAN CHANNEL LETTERS**  
 SCALE: 3/8" = 1'-0"

125.32 SQ.FT.

- MFG. & INSTALL ( 1 ) ONE PAN-CHANNEL LETTER SET ILLUMINATED WALL SIGN AS FOLLOWS :**  
**FACES:** TO BE 3/16" WHITE ACRYLIC  
**RETURNS:** 5" .063 ALUMINUM PAINTED "MATTHEWS BRUSHED ALUMINUM"  
**LETTER BACKS:** .063 ALUMINUM  
**ILLUMINATION:** DOUBLE STROKE WHITE LED'S  
**RETAINERS:** 3/4" X 1" .063 ALUMINUM PAINTED "MATTHEWS BRUSHED ALUMINUM"  
**BAR:** ILLUMINATED  
**"SIGNATURE CLUB":** SAA WITH .75" SILVER TRIM CAP, 3630-125 "SUNFLOWER" VINYL OVERLAY.



SOUTH ELEVATION - SCALE: 1/16" - 1'-0"

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 ARIZONA COMMERCIAL SIGNS  
 4018 E. WINSLOW • PHOENIX, AZ 85040  
 OFFICE: (480) 921-9900 • FAX: (602) 437-8073

PROJECT NAME:  
 ■ LA FITNESS  
 SWC LOOP 202 FREEWAY & HIGLEY ROAD.  
 1310 SOUTH HIGLEY ROAD  
 GILBERT, ARIZONA 85296

CONTACT: LEM GONZALES  
 PHONE: 1-949-255-7471  
 EMAIL: LEMG@FITNESSINTL.COM

CONTACT REP:  
 ■ SCOTT HUDSON - 602-570-1912

DESIGNER:  
 ■ JWALLACE, CHEARN

DESIGN NUMBER:  
 ■ LA FITNESS - 11-08-16 - R12 PERMIT

SCALE:  
 ■ AS NOTED

DATE:  
 ■ 11/08/16, per. 06/02/2018 10:29 AM MST CHEARN

REVISIONS:

△ 1	LOWER SIGN	05/10/17	JW
△ 2	NEW ELEVATIONS	05/31/17	JW
△ 3	NEW ELEVATIONS-HALO-ILLUMINATION	02/08/17	JW
△ 4	NEW FRONT ELEVATION	03/22/17	JW
△ 5	MONUMENT LOWER	05/04/17	JW

LANDLORD / DEVELOPER APPROVAL  
 SIGNATURE & DATE:

CUSTOMER APPROVAL  
 SIGNATURE & DATE:

SHEET:  
 1 OF 7

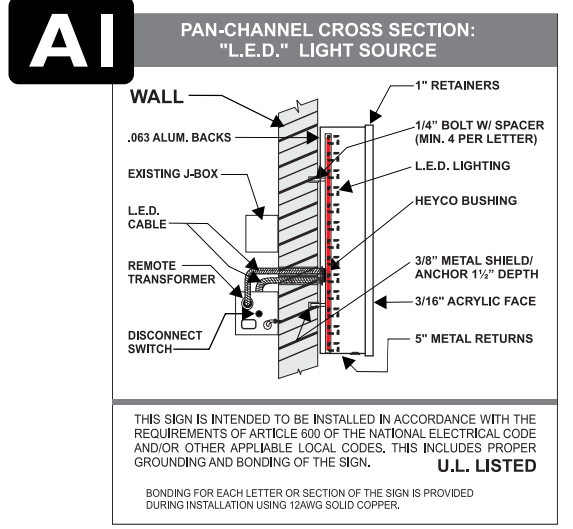
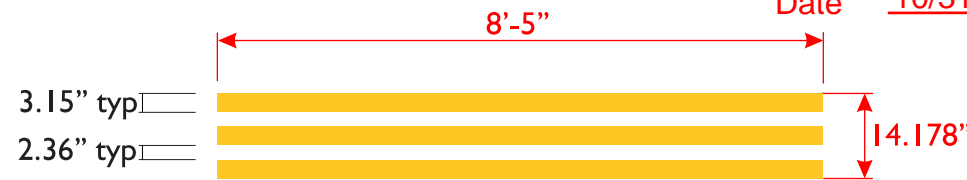


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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. U.L. LISTED

BONDING FOR EACH LETTER OR SECTION OF THE SIGN IS PROVIDED DURING INSTALLATION USING 12AWG SOLID COPPER.

**AI ILLUMINATED PAN CHANNEL**  
 SCALE: 3/8" = 1'-0" 16.96 SQ.FT.

MFG. & INSTALL (1) ONE PAN-CHANNEL SET.

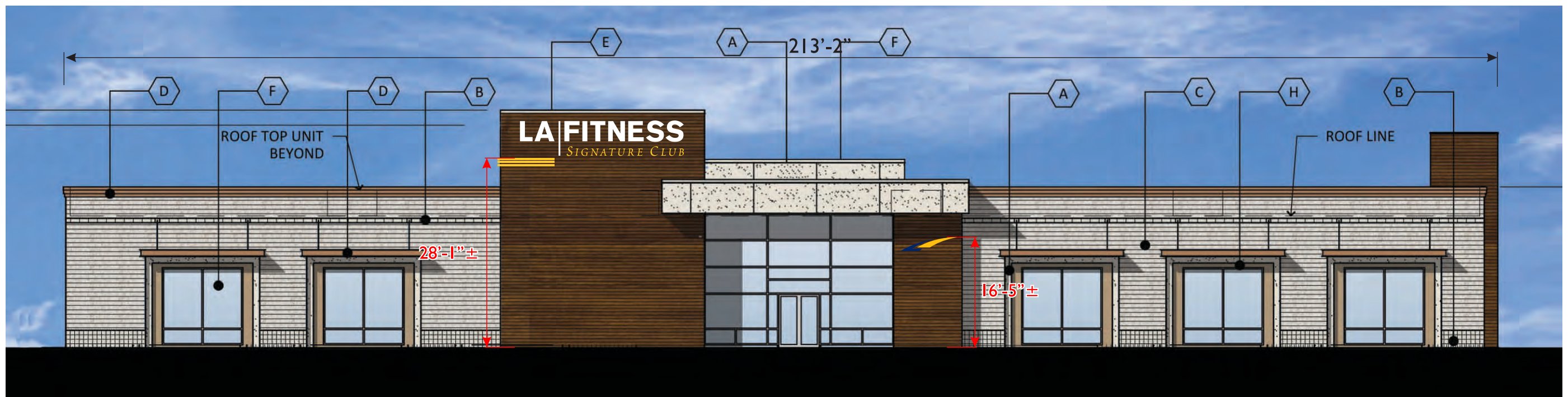
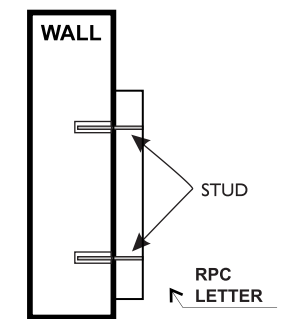
**FACES:** TO BE 3/16" WHITE, 3630-36 BLUE & 3630-25 SUNFLOWER  
**RETURNS:** 5" YELLOW, & BLUE  
**TRIM CAP:** 3/4" YELLOW & BLUE  
**ILLUMINATION:** YELLOW & WHITE LED'S

**A2 NON-ILLUMINATED BUILDING ELEMENT**  
 SCALE: 3/8" = 1'-0"

MFG. & INSTALL (1) NON-ILLUMINATED BUILDING ELEMENT.

4" DEEP RETURNS AND FACES ARE .080 ALUMINUM PAINTED PMS# 123 YELLOW. MOUNT FLUSH TO FASCIA AS SHOWN.

**A2 REVERSE PAN-CHANNEL LETTERS: CROSS SECTION: NON-ILLUMINATED**



SOUTH ELEVATION - SCALE: 1/16" - 1'-0"

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 PHONE: 1-949-255-7471  
 EMAIL: LEMG@FITNESSINTL.COM

CONTACT REP:  
 SCOTT HUDSON - 602-570-1912

DESIGNER:  
 JWALLACE, CHEARN

DESIGN NUMBER:  
 LA FITNESS - 11-08-16 - R12 PERMIT

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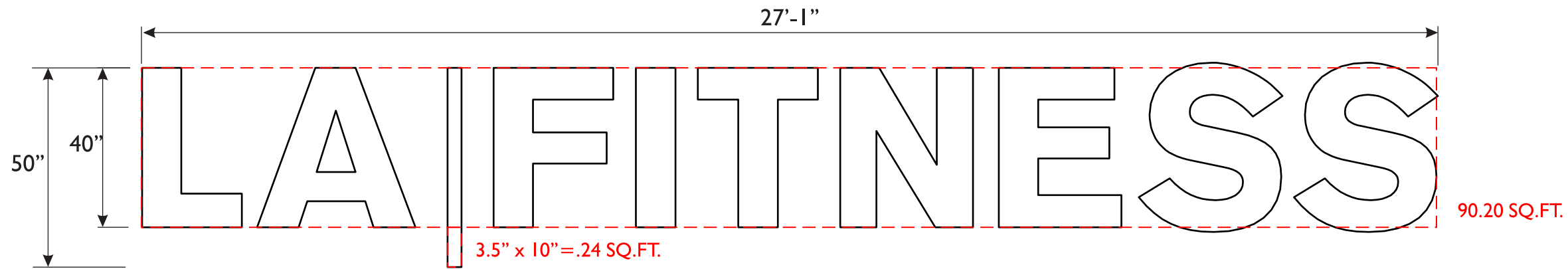
REVISIONS:		
1	LOWER SIGN	05/10/17 JW
2	NEW ELEVATIONS	05/31/17 JW
3	NEW ELEVATIONS-HALO-ILLUMINATION	02/08/17 JW
4	NEW FRONT ELEVATION	03/22/17 JW
5	MONUMENT LOWER	05/04/17 JW

LANDLORD / DEVELOPER APPROVAL  
 SIGNATURE & DATE:

CUSTOMER APPROVAL  
 SIGNATURE & DATE:

SHEET:  
 2 OF 7





**B ILLUMINATED PAN CHANNEL LETTERS**

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

90.44 SQ.FT. TOTAL

MFG. & INSTALL ( 1 ) ONE PAN-CHANNEL LETTER SET ILLUMINATED WALL SIGN AS FOLLOWS :

FACES: TO BE 3/16" WHITE ACRYLIC

RETURNS: 5" .063 ALUMINUM

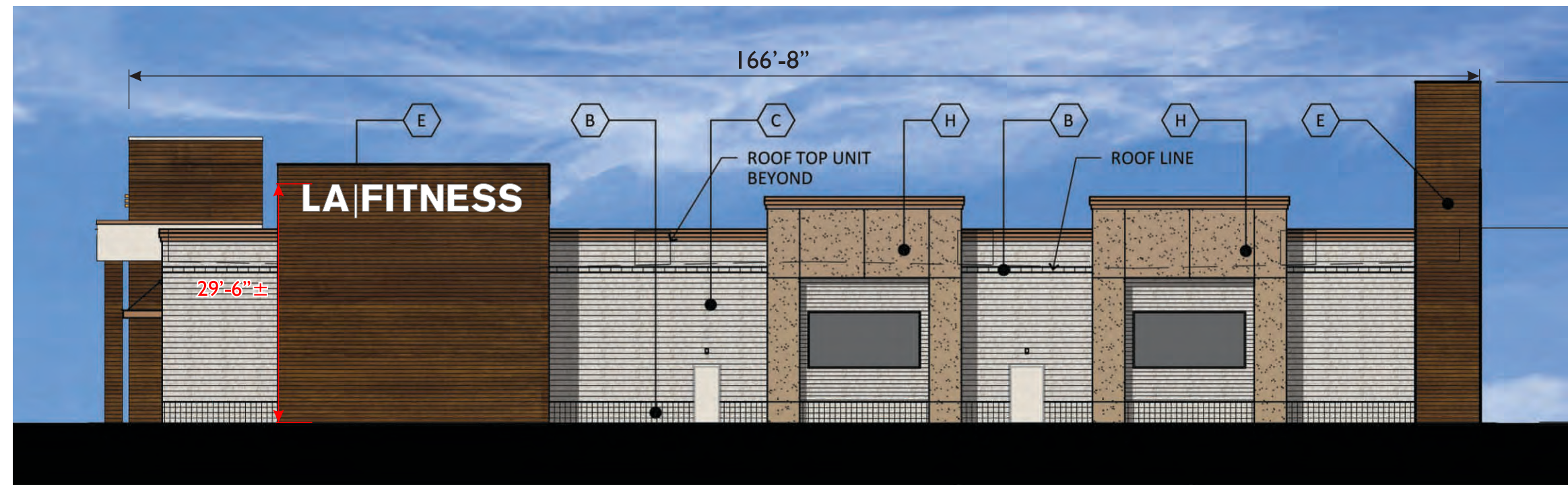
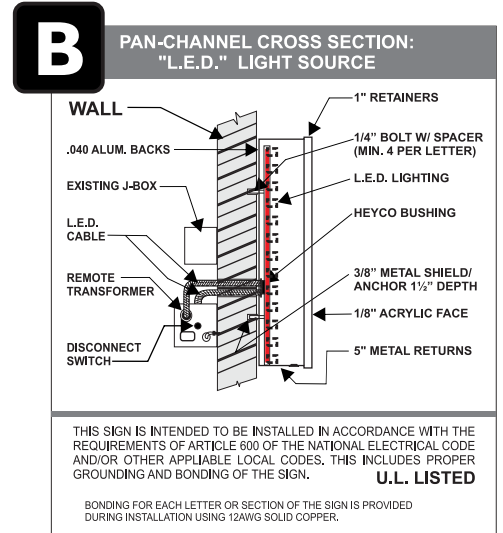
RETURNS COLOR: PAINTED "MATTHEWS BRUSHED ALUMINUM"

LETTER BACKS: .063 ALUMINUM

ILLUMINATION: TRIPLE STROKE WHITE LED'S

TRIM CAP: 3/4" X 1" .063 ALUMINUM PAINTED "MATTHEWS BRUSHED ALUMINUM"

BAR: ILLUMINATED



EAST ELEVATION - SCALE: 1/16" - 1'-0"

**APPROVED**

Administrative Design Review

Case # DR18-115

Date 10/31/18

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 DESIGNER:  
 ■ JWALLACE, CHEARN

DESIGN NUMBER:  
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 SCALE:  
 ■ AS NOTED  
 DATE:  
 ■ 11/08/16, per. 06/02/2018 10:29 AM MST CHEARN

REVISIONS:			
△	LOWER SIGN	05/10/17	JW
△	NEW ELEVATIONS	05/31/17	JW
△	NEW ELEVATIONS-HALO-ILLUMINATION	02/08/17	JW
△	NEW FRONT ELEVATION	03/22/17	JW
△	MONUMENT LOWER	05/04/17	JW

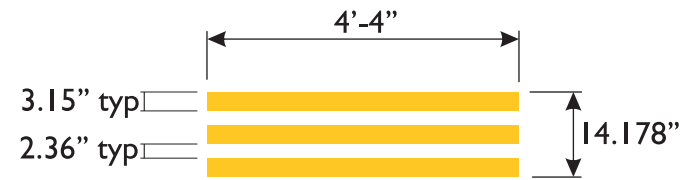
LANDLORD / DEVELOPER APPROVAL  
 SIGNATURE & DATE:  
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 CUSTOMER APPROVAL  
 SIGNATURE & DATE:  
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SHEET:

**3** OF **7**





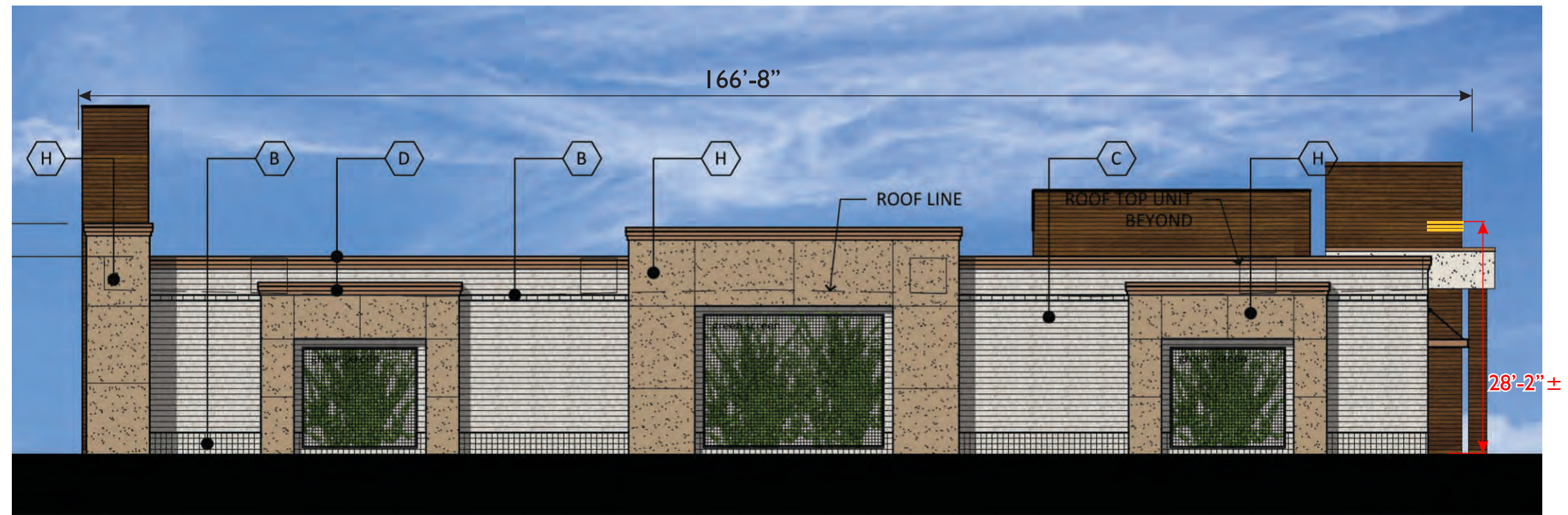
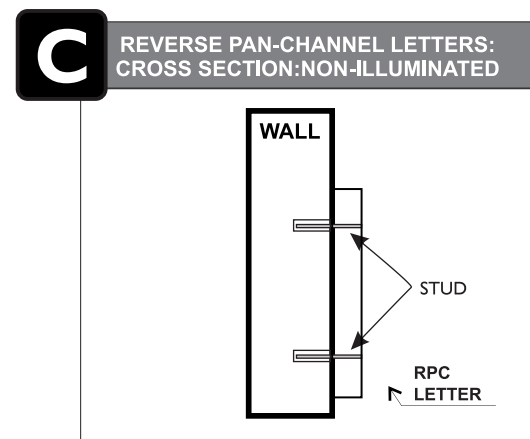


**C NON-ILLUMINATED BUILDING ELEMENT**  
SCALE: 3/8" = 1'-0"

**MFG. & INSTALL (I) NON-ILLUMINATED BUILDING ELEMENT.**

4" DEEP RETURNS AND FACES ARE .080 ALUMINUM PAINTED PMS# 123 YELLOW.  
MOUNT FLUSH TO FASCIA AS SHOWN.

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WEST ELEVATION - SCALE: 1/16" - 1'-0"

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DESIGNER:

■ JWALLACE, CHEARN

DESIGN NUMBER:

■ LA FITNESS - 11-08-16 - R12 PERMIT

SCALE:

■ AS NOTED

DATE:

■ 11/08/16, per. 06/02/2018 10:29 AM MST CHEARN

REVISIONS:

△ 6	LOWER SIGN	05/10/17	JW
△ 7	NEW ELEVATIONS	05/31/17	JW
△ 8	ADD BARS	06/06/17	JW
△ 4	NEW FRONT ELEVATION	03/22/17	JW
△ 5	MONUMENT LOWER	05/04/17	JW

LANDLORD / DEVELOPER APPROVAL  
SIGNATURE & DATE:

CUSTOMER APPROVAL  
SIGNATURE & DATE:

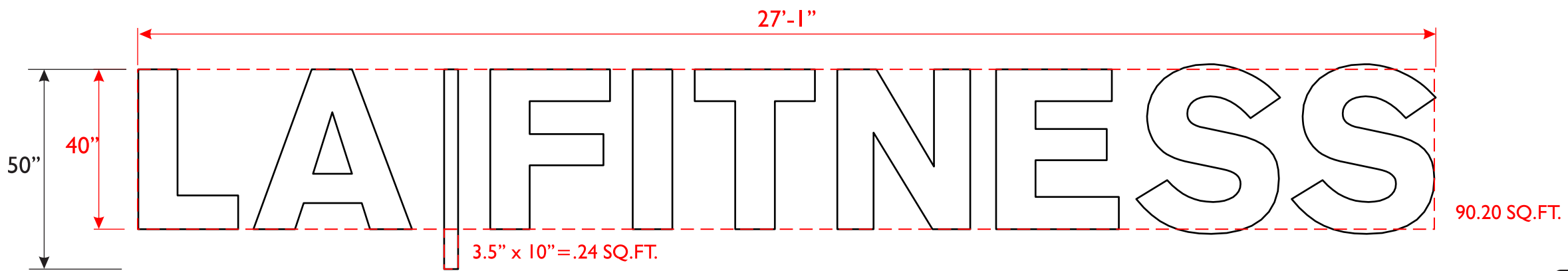
SHEET:

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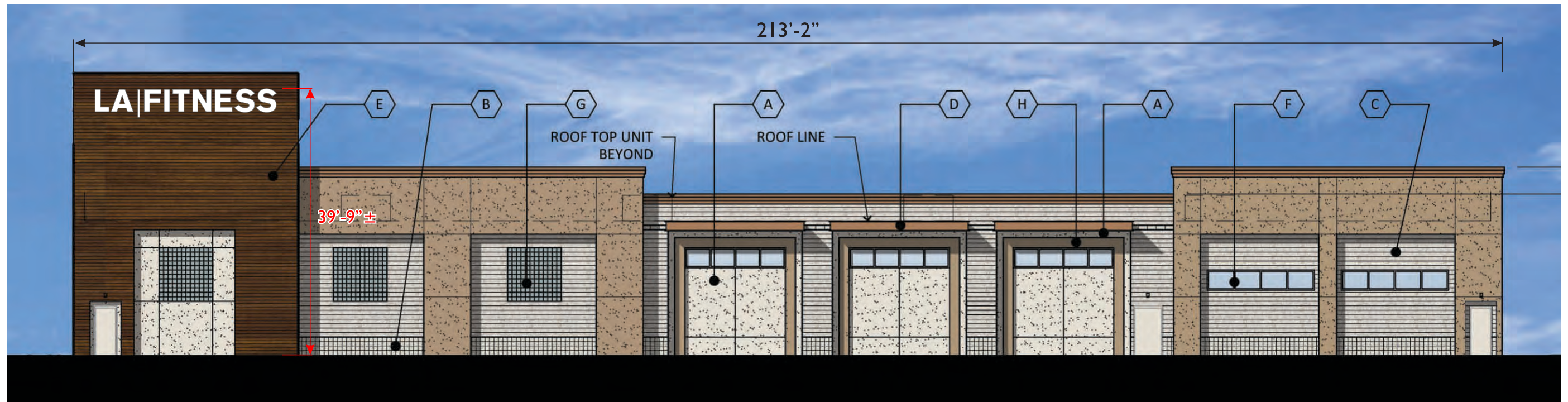
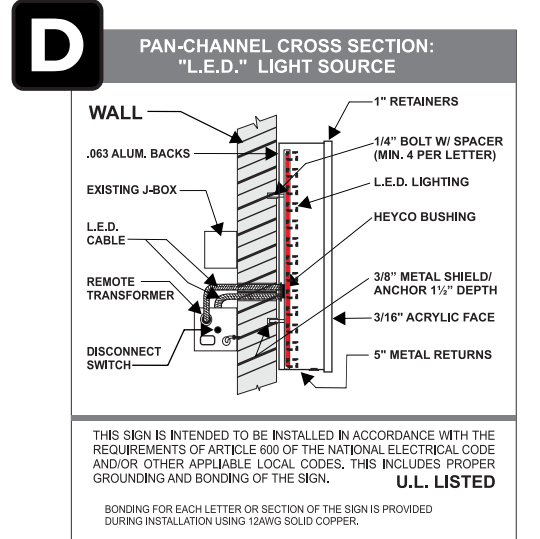


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**D ILLUMINATED PAN CHANNEL LETTERS**  
 SCALE: 3/8" = 1'-0"

**90.44 SQ.FT. TOTAL**

- MFG. & INSTALL ( 1 ) ONE PAN-CHANNEL LETTER SET ILLUMINATED WALL SIGN AS FOLLOWS :**  
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**RETURNS COLOR:** PAINTED "MATTHEWS BRUSHED ALUMINUM"  
**LETTER BACKS:** .063 ALUMINUM  
**ILLUMINATION:** TRIPLE STROKE WHITE LED'S  
**TRIM CAP:** 3/4" X 1" .063 ALUMINUM PAINTED "MATTHEWS BRUSHED ALUMINUM"  
**BAR:** ILLUMINATED



NORTH ELEVATION - SCALE: 1/16" - 1'-0"

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 ■ JWALLACE, CHEARN

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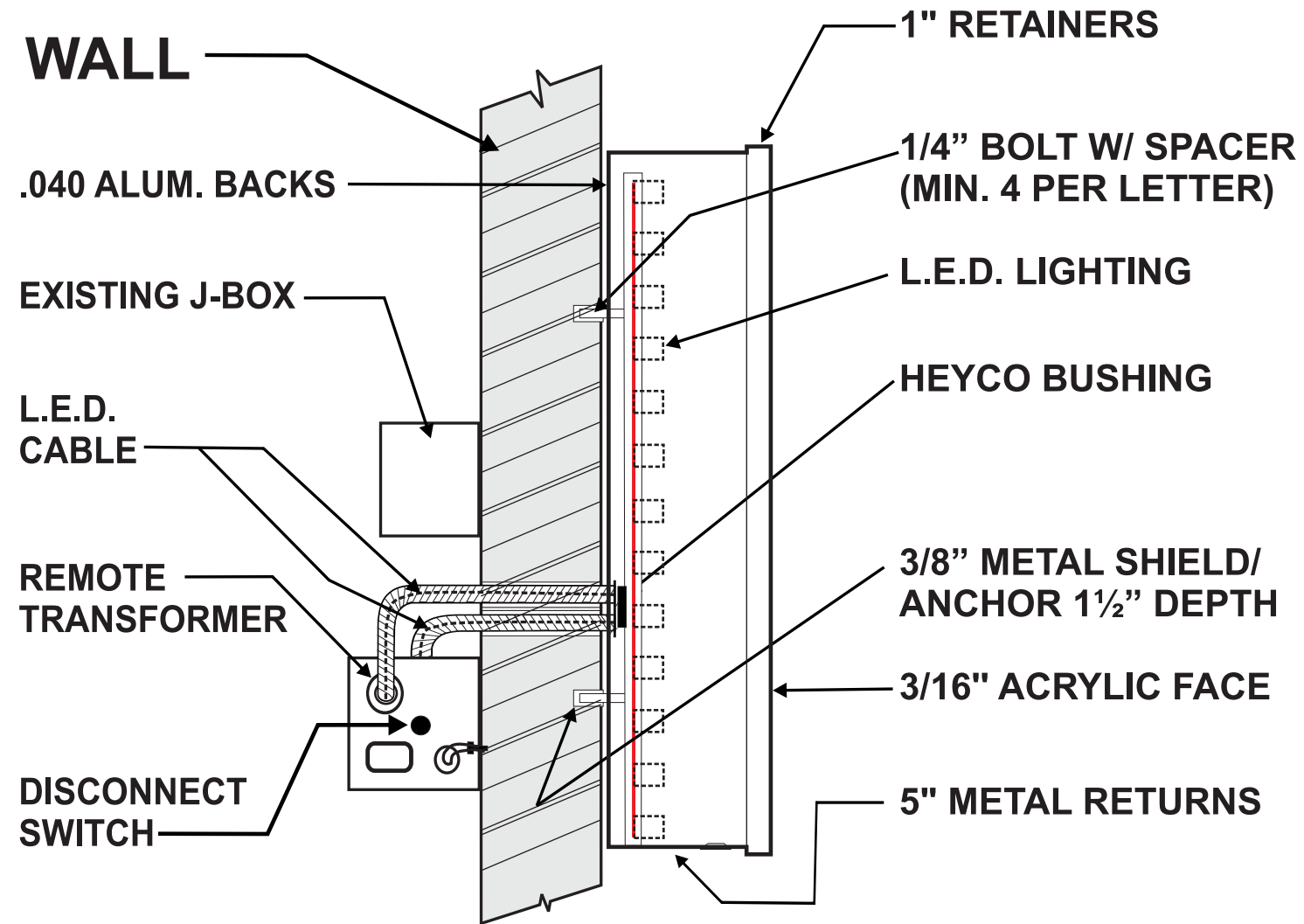
REVISIONS:			
△ 1	LOWER SIGN	05/10/17	JW
△ 2	NEW ELEVATIONS	05/31/17	JW
△ 3	NEW ELEVATIONS-HALO-ILLUMINATION	02/08/17	JW
△ 4	NEW FRONT ELEVATION	03/22/17	JW
△ 5	MONUMENT LOWER	05/04/17	JW

LANDLORD / DEVELOPER APPROVAL  
 SIGNATURE & DATE:

CUSTOMER APPROVAL  
 SIGNATURE & DATE:

SHEET:  
**5** OF **7**

# PAN-CHANNEL CROSS SECTION: "L.E.D." LIGHT SOURCE



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.

**U.L. LISTED**

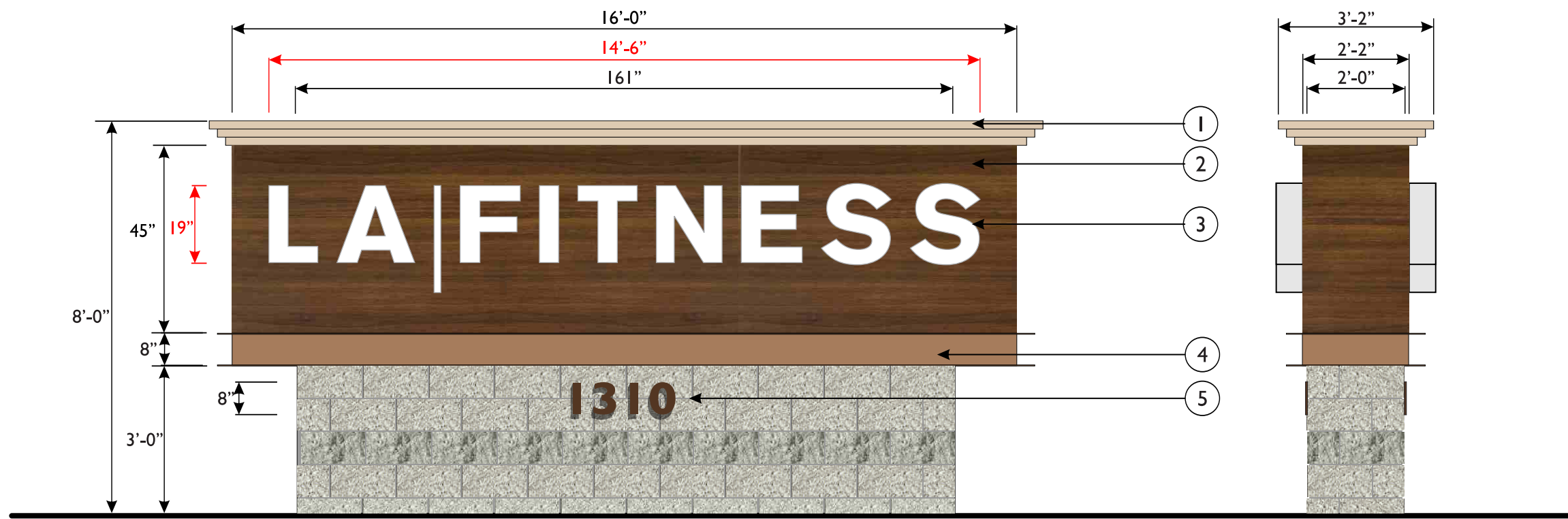
BONDING FOR EACH LETTER OR SECTION OF THE SIGN IS PROVIDED DURING INSTALLATION USING 12AWG SOLID COPPER.

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PPG 1008-1 "FOCUS"

**SPECIFICATION NOTES**

- ① ALUMINUM REVEALS ARE PAINTED TO MATCH PPG1085-3 "SERIOUSLY SAND".
- ② CABINET HAS LONG BOARD STEEL SIDING "LIGHT NATIONAL WALNUT" TO MATCH BUILDING. ARCHITECTURAL ELEMENTS ARE 2" SQ. ALUMINUM TUBES PAINTED PMS# 123 "SUNFLOWER"
- ③ LETTERS ARE WHITE LED ILLUMINATED PAN CHANNEL. FACES TO BE 3/16" WHITE ACRYLIC, LA FITNESS SPECS.
- ④ 8" SIMULATED "I BEAM" PAINTED PPG 1080-6 "CINNAMON CRUNCH"
- ⑤ BASE IS SMOOTH & SPLIT FACE SUPERLITE CMU BLOCK : "MISSION WHITE". "8" FCO ADDRESS NUMBERS PAINTED TO MATCH LONGBOARD



**E D/F ILLUMINATED MONUMENT SIGN**  
 SCALE: 3/8" = 1'-0" 60.00 SQ.FT.  
 MANUFACTURE AND INSTALL (1) ONE ILLUMINATED D/F MONUMENT SIGN.



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 ■ JWALLACE, CHEARN

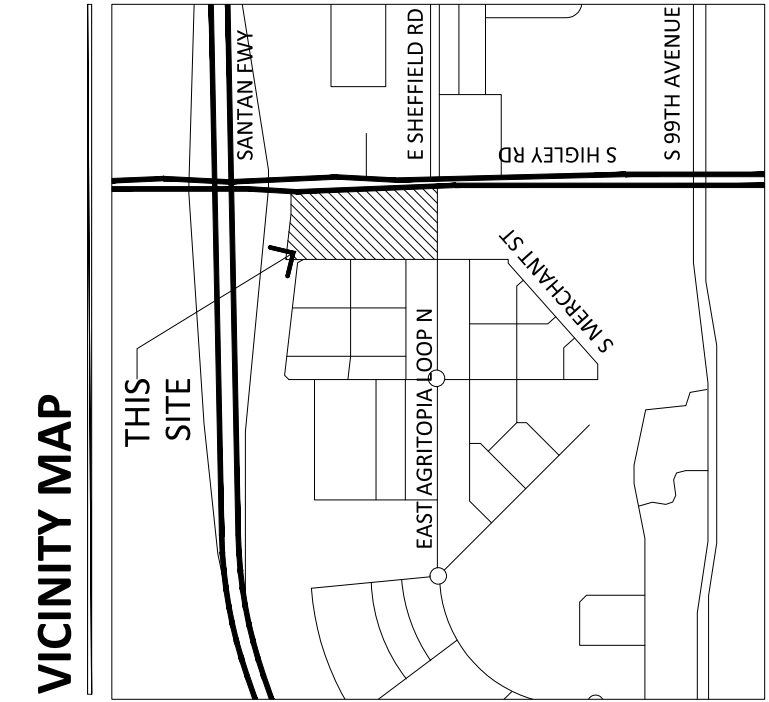
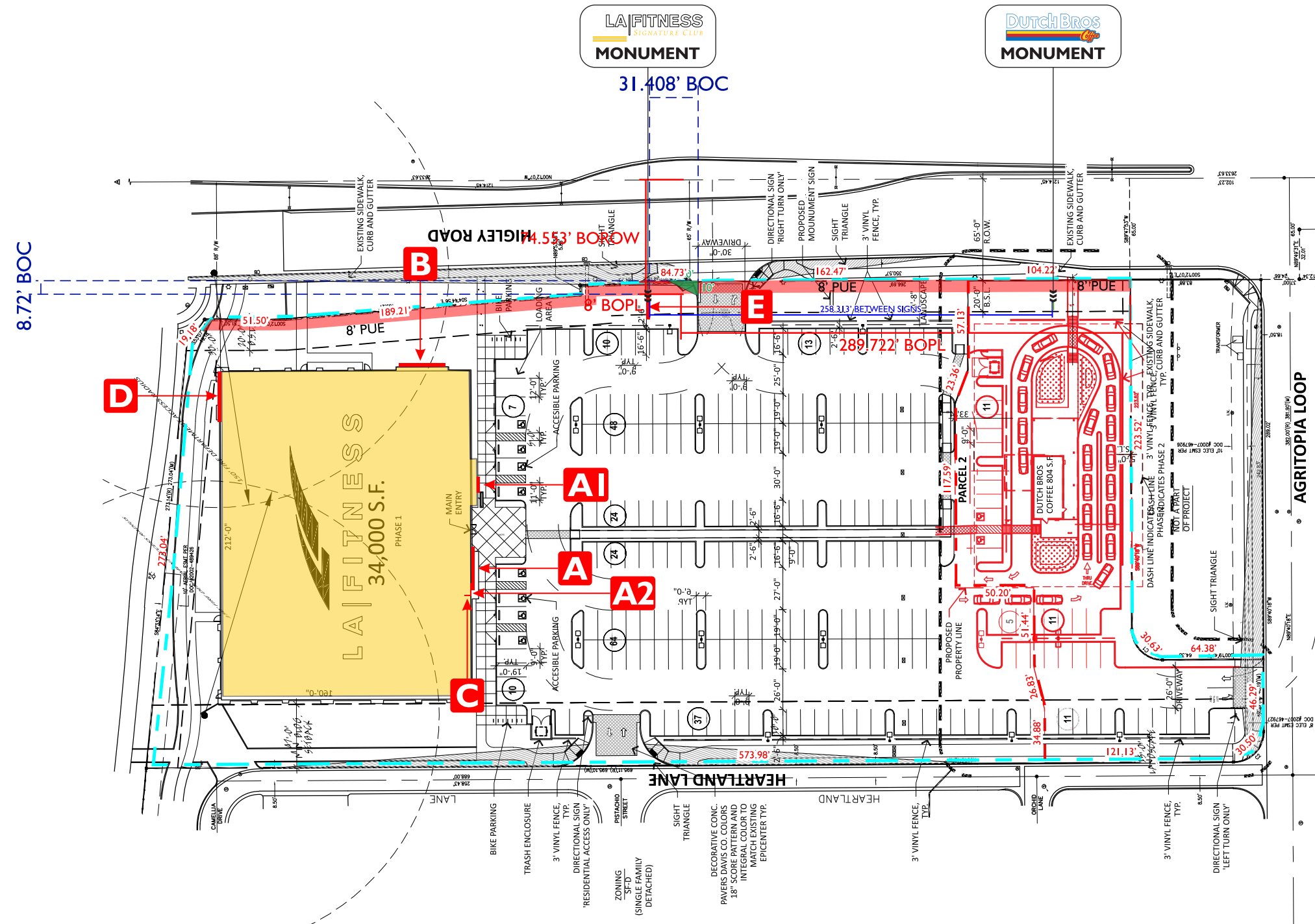
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△ 5	MONUMENT LOWER	05/04/17 JW

LANDLORD / DEVELOPER APPROVAL  
 SIGNATURE & DATE:  
 \_\_\_\_\_  
 CUSTOMER APPROVAL  
 SIGNATURE & DATE:  
 \_\_\_\_\_

SHEET:  
**6** OF **7**





**NORTH**  
**SCALE: 1" = 80'**

PARCEL: 313-14-917  
 JURISDICTION: TOWN OF GILBERT  
 ZONING: GC  
 MCR: 1359-24

- = PARCEL LINE
- = SIGN(S) LOCATION(S) ON PARCEL
- = BUILDING ON PARCEL
- = BACK OF CURB TO EDGE OF MONUMENT

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 SWC LOOP 202 FREEWAY & HIGLEY ROAD.  
 1310 SOUTH HIGLEY ROAD  
 GILBERT, ARIZONA 85296  
 CONTACT: LEM GONZALES  
 PHONE: 1-949-255-7471  
 EMAIL: LEMG@FITNESSINTL.COM

CONTACT REP:  
 SCOTT HUDSON - 602-570-1912  
 DESIGNER:  
 JWALLACE, CHEARN

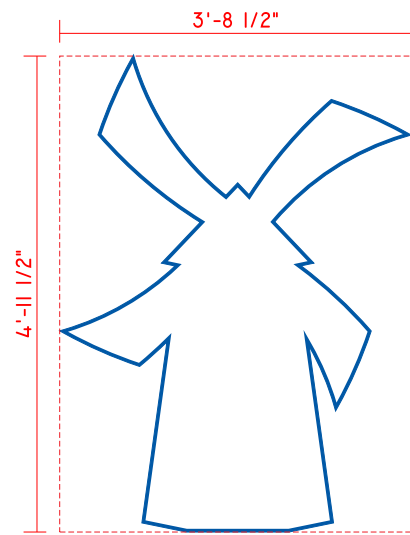
DESIGN NUMBER:  
 LA FITNESS - 11-08-16 - R12 PERMIT  
 SCALE:  
 AS NOTED  
 DATE:  
 11/08/16, per. 06/02/2018 10:29 AM MST CHEARN

REVISIONS:		
1	LOWER SIGN	05/10/17 JW
2	NEW ELEVATIONS	05/31/17 JW
3	NEW ELEVATIONS-HALO-ILLUMINATION	02/08/17 JW
4	NEW FRONT ELEVATION	03/22/17 JW
5	MONUMENT LOWER	05/04/17 JW

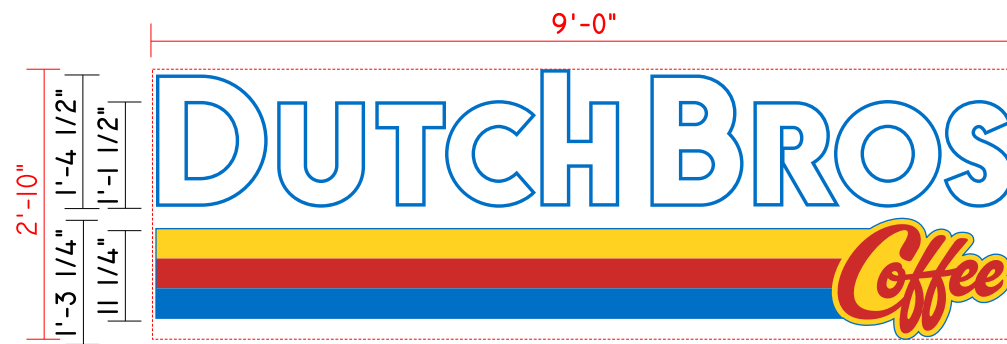
LANDLORD / DEVELOPER APPROVAL  
 SIGNATURE & DATE:  
 \_\_\_\_\_  
 CUSTOMER APPROVAL  
 SIGNATURE & DATE:  
 \_\_\_\_\_

A

PAD



QTY (1): 18.40 SF



QTY (1): 25.50 SF

MANUFACTURE AND INSTALL (1) ONE EA. SINGLE FACED UL LISTED WHITE L.E.D. INTERNALLY-ILLUMINATED PAN CHANNEL DIMENSIONAL LETTERS WITH (5") HERON BLUE RETURNS AND (3/4") INTENSE BLUE TRIM CAPPING WITH (1/8") WHITE ACRYLIC FACES WITH (1ST) SURFACE 3M TRANSLUCENT DIE-CUT VINYL APPLICATION MOUNTED FLUSH TO EXTERIOR I.D. FASCIA AS SHOWN.

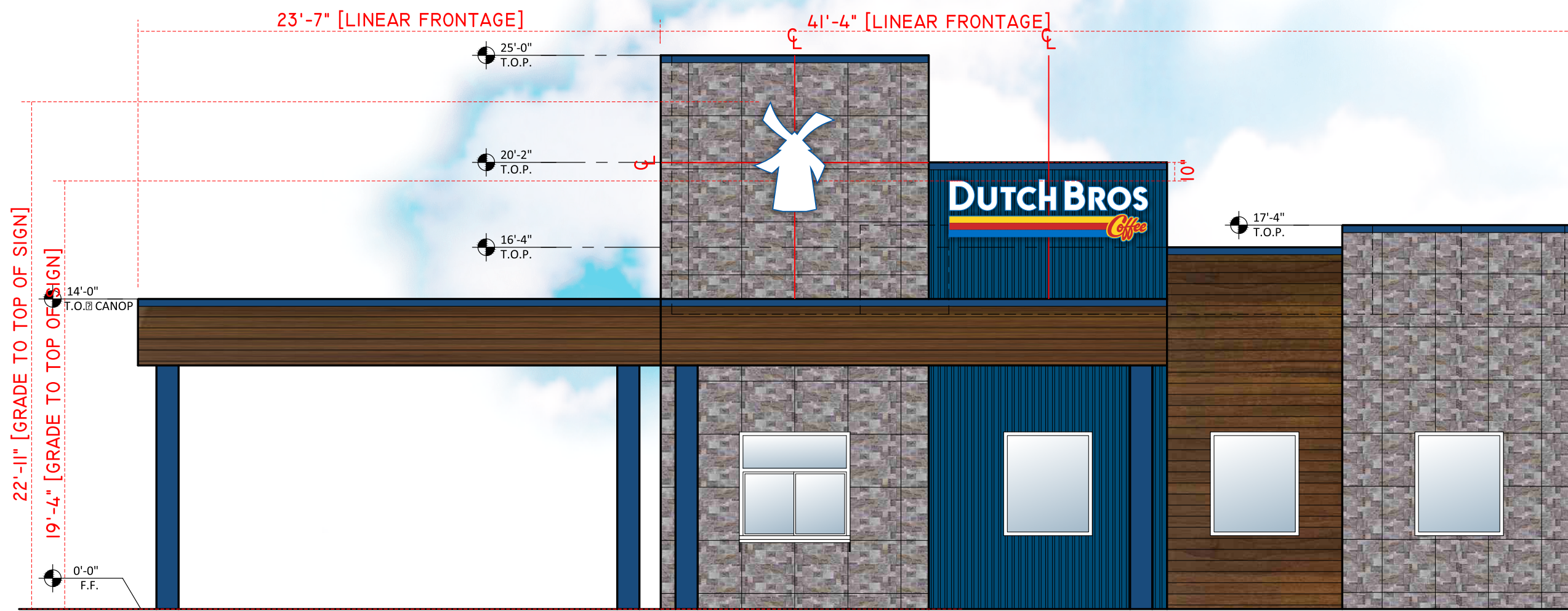
REQUIRES PENETRATION HOLES TO BE DRILLED INTO EXTERIOR I.D. FASCIA FOR INSTALLATION MOUNTING.

SCALE: 1/2" = 1'-0" [ALLOWANCE 1.5:1 IF SET BACK ± 75FT] 43.90 SF

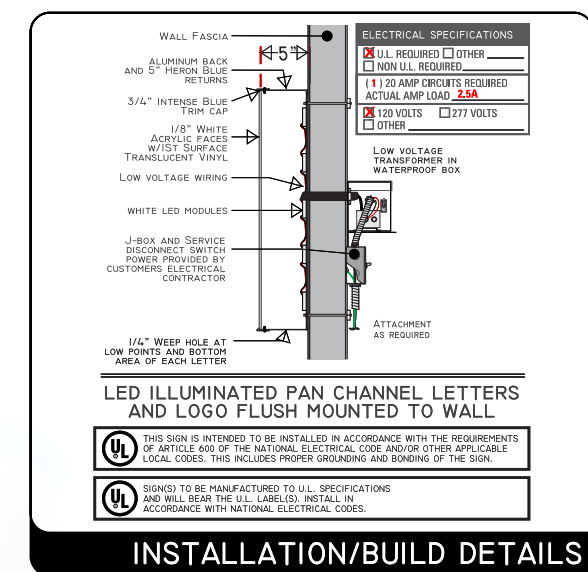
A S/F INTERNALLY-ILLUMINATED PAN CHANNELS

ACRYLIC	VINYL	VINYL	VINYL	TRIMCAP	RETURNS
1	2	3	4	5	6
ACRYLITE® ACRYLIC WHITE GLOSS FINISH	3M SCOTCHCAL TRANSLUCENT GRAPHIC FILM SERIES 3360-127 INTENSE BLUE SATIN FINISH	3M SCOTCHCAL TRANSLUCENT GRAPHIC FILM SERIES 3360-113 POPPY RED SATIN FINISH	3M SCOTCHCAL TRANSLUCENT GRAPHIC FILM SERIES 3360-115 YELLOW SATIN FINISH	JEWELITE® LETTER TRIM INTENSE BLUE GLOSS FINISH	ALLIANCE® METALS HERON BLUE GLOSS FINISH

COLOR SCHEDULE



NORTHERN ELEVATION - SCALE: 3/16" = 1FT-0"



**APPROVED**  
 Administrative Design Review  
 Case # DR18-115  
 Date 10/31/18

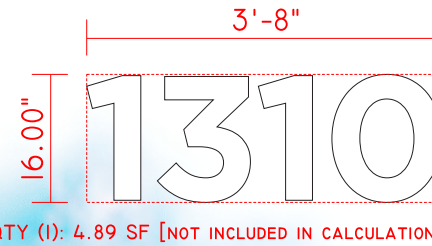
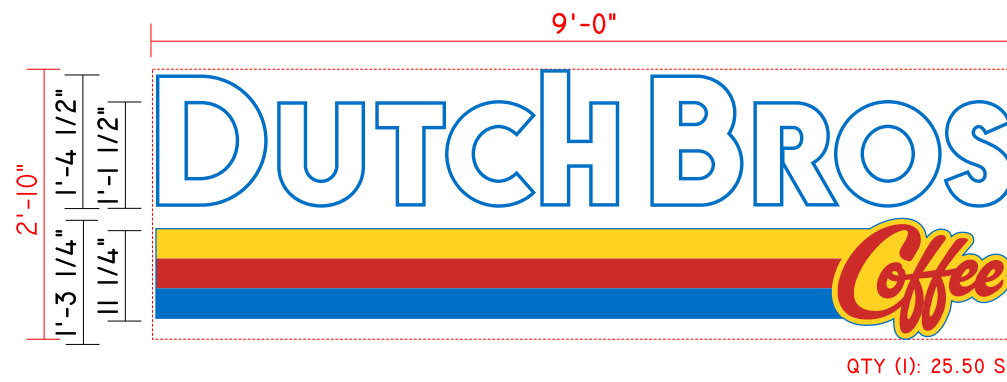
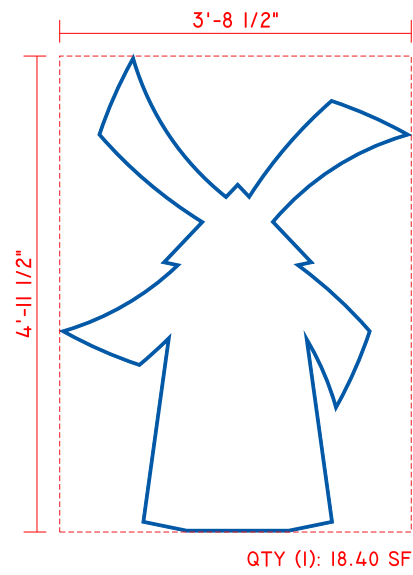


PROJECT NAME	CONTACT REP	DESIGN NUMBER	REVISIONS	LANDLORD/DEVELOPER APPROVAL SIGNATURE
DUTCH BROS SWC LOOP 202 FREEWAY & HIGLEY ROAD 1310 SOUTH HIGLEY ROAD GILBERT, ARIZONA 85296	SHUDSON - 602.570.1912	DUTCH BROS - 202&HIGLEY 02-28-18 R4 PERMIT	1 SCOTT PRELIMINARY REVIEW CHANGES 03.02.18 CH	
CONTACT: NEIL FEASER PHONE: EMAIL:	CHEARN - 480.663.2087	SCALE AS NOTATED	2 ES&A SIGN AWNING SUMMARY C.REVISIONS 05.24.18 CH	
	DISCLAIMER THIS DRAWING IS THE INTELLECTUAL PROPERTY OF ARIZONA COMMERCIAL SIGNS. REPRODUCTION IS PROHIBITED BY LAW - STATUTE: 17 U.S.C. §9 10-910	DATE 02/28/2018 1:05 PM MST, REV. 08.01.2018 3:12 PM MST	3 CITY REDLINES To CSP & PACKAGE 07.25.18 CH	CUSTOMER APPROVAL SIGNATURE
			4 CLIENT SUB REVIEW W/CHANGES 08.01.18 CH	
			5	
			6	





# B PAD



MANUFACTURE AND INSTALL (1) ONE EA. SINGLE FACED UL LISTED WHITE L.E.D. INTERNALLY-ILLUMINATED PAN CHANNEL DIMENSIONAL LETTERS WITH (5'') HERON BLUE RETURNS AND (3/4'') INTENSE BLUE TRIM CAPPING WITH (1/8'') WHITE ACRYLIC FACES WITH (1ST) SURFACE 3M TRANSLUCENT DIE-CUT VINYL APPLICATION MOUNTED FLUSH TO EXTERIOR I.D. FASCIA AS SHOWN.

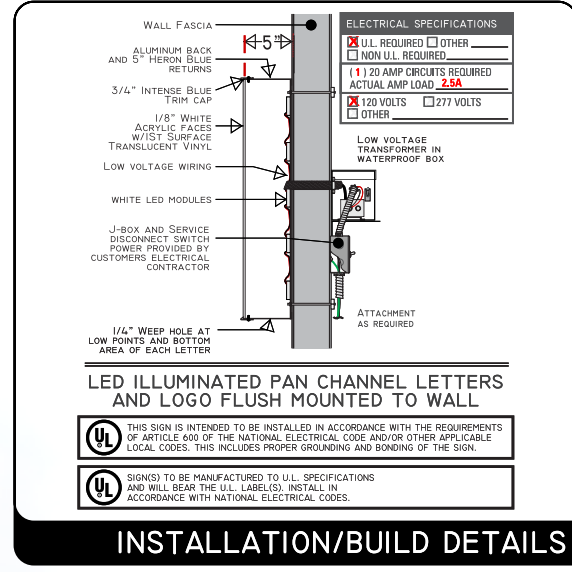
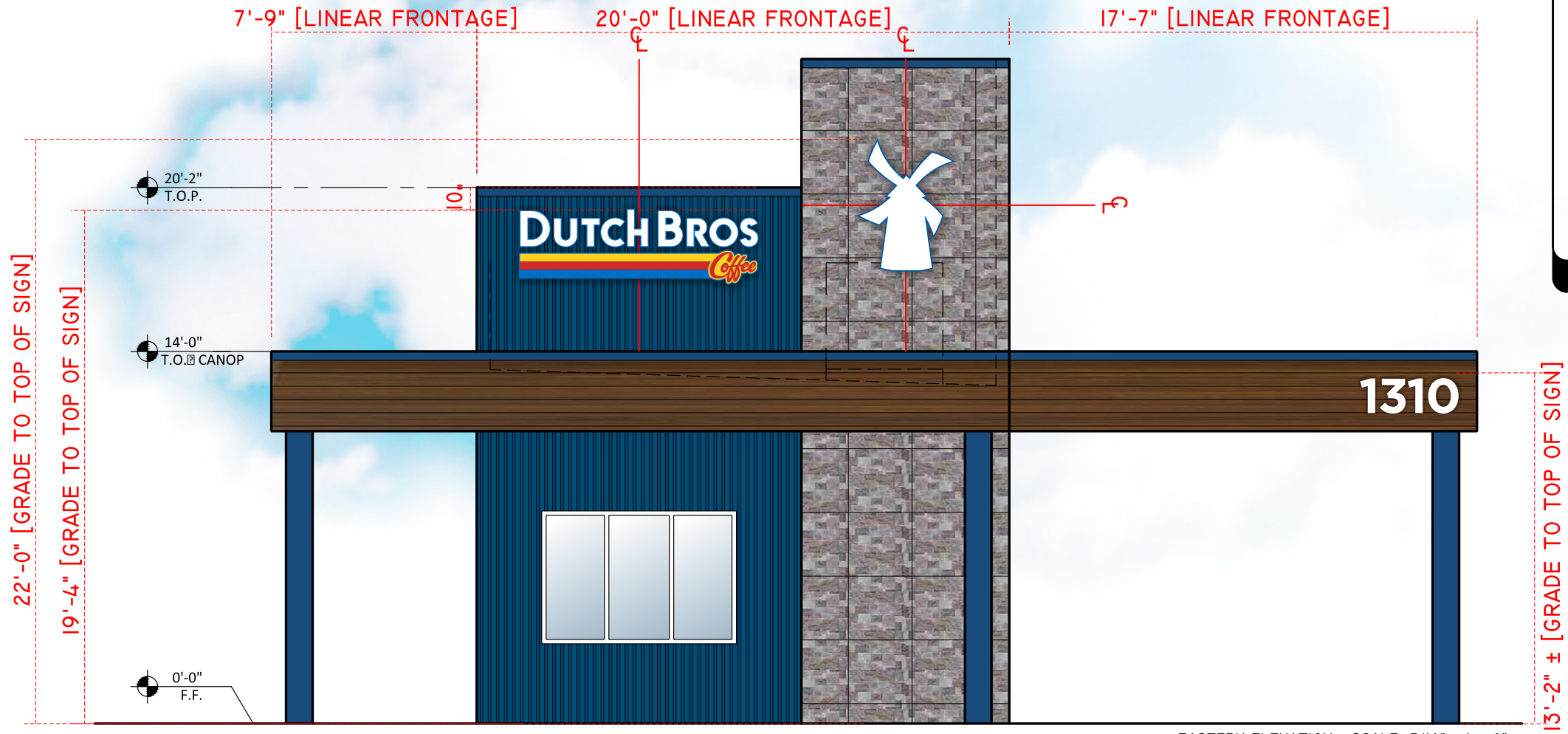
REQUIRES PENETRATION HOLES TO BE DRILLED INTO EXTERIOR I.D. FASCIA FOR INSTALLATION MOUNTING. INCLUDES (1) ONE SET OF (1/4'') THICK WHITE ACRYLIC FLAT CUT OUT ADDRESS NUMERALS STUD MOUNTED FLUSH I.D. CANOPY FASCIA.

SCALE: 1/2" = 1'-0" [ALLOWANCE 1.5:1 IF SET BACK ± 75FT] 43.90 SF

**B** S/F INTERNALLY-ILLUMINATED PAN CHANNELS

ACRYLIC	VINYL	VINYL	VINYL	TRIMCAP	RETURNS
1	2	3	4	5	6
ACRYLITE® ACRYLIC WHITE GLOSS FINISH	3M SCOTCHCAL TRANSLUCENT GRAPHIC FILM SERIES 3360-127 INTENSE BLUE SATIN FINISH	3M SCOTCHCAL TRANSLUCENT GRAPHIC FILM SERIES 3360-113 POPPY RED SATIN FINISH	3M SCOTCHCAL TRANSLUCENT GRAPHIC FILM SERIES 3360-115 YELLOW SATIN FINISH	JEWELITE® LETTER TRIM INTENSE BLUE GLOSS FINISH	ALLIANCE® METALS HERON BLUE GLOSS FINISH

**COLOR SCHEDULE**



**APPROVED**  
Administrative Design Review  
Case # DR18-115  
Date 10/31/18



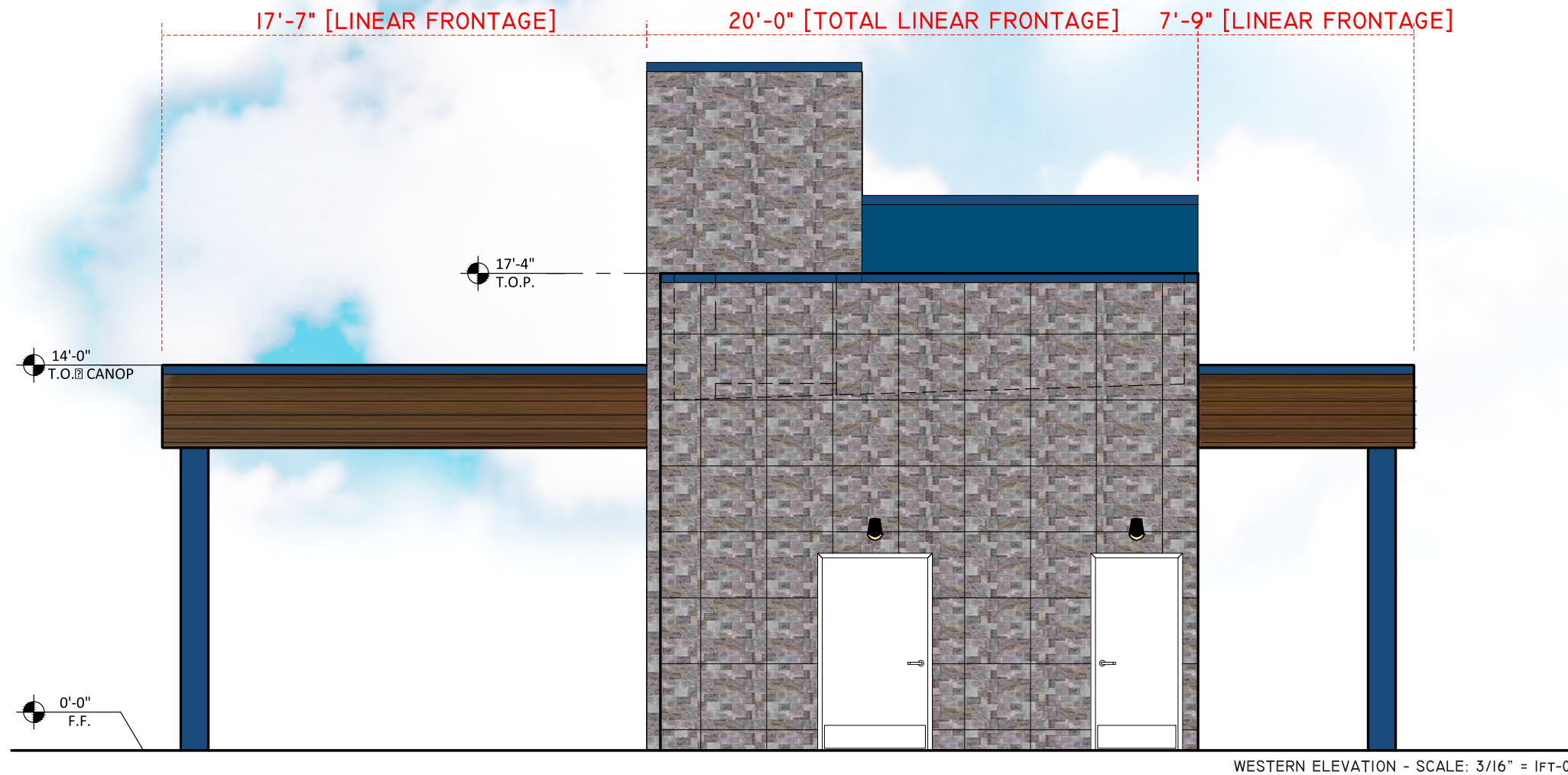
EASTERN ELEVATION - SCALE: 3/16" = 1FT-0"

PROJECT NAME	CONTACT REP	DESIGN NUMBER	REVISIONS	LANDLORD/DEVELOPER APPROVAL SIGNATURE
DUTCH BROS SWC LOOP 202 FREEWAY & HIGLEY ROAD 1310 SOUTH HIGLEY ROAD GILBERT, ARIZONA 85296	SHUDSON - 602.570.1912	DUTCH BROS - 202&HIGLEY 02-28-18 R4 PERMIT	1 SCOTT PRELIMINARY REVIEW CHANGES 03.02.18 CH 2 ES&A SIGN AWNING SUMMARY C.REVISIONS 05.24.18 CH 3 CITY REDLINES TO CSP & PACKAGE 07.25.18 CH 4 CLIENT SUB REVIEW W/CHANGES 08.01.18 CH 5 6	
CONTACT: NEIL FEASER PHONE: EMAIL:	CHEARN - 480.663.2087	SCALE AS NOTATED		CUSTOMER APPROVAL SIGNATURE
	DISCLAIMER THIS DRAWING IS THE INTELLECTUAL PROPERTY OF ARIZONA COMMERCIAL SIGNS. REPRODUCTION IS PROHIBITED BY LAW - STATUTE: 17 U.S.C. § 101-910	DATE 02/28/2018 1:05 PM MST, REV. 08.01.2018 3:12 PM MST		





# PAD



**APPROVED**  
 Administrative Design Review  
 Case # DR18-115  
 Date 10/31/18



**PROJECT NAME**

■ DUTCH BROS  
 SWC LOOP 202 FREEWAY & HIGLEY ROAD  
 1310 SOUTH HIGLEY ROAD  
 GILBERT, ARIZONA 85296

CONTACT: NEIL FEASER  
 PHONE:  
 EMAIL:

**CONTACT REP**

■ SHUDSON - 602.570.1912

**DESIGNER**

■ CHEARN - 480.663.2087

**DISCLAIMER**

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**DESIGN NUMBER**

■ DUTCH BROS - 202&HIGLEY 02-28-18 R4 PERMIT

**SCALE**

■ AS NOTATED

**DATE**

■ 02/28/2018 1:05 PM MST, REV. 08.01.2018 3:12 PM MST

**REVISIONS**

1	SCOTT PRELIMINARY REVIEW CHANGES	03.02.18	CH
2	ES&A SIGN AWNING SUMMARY C.REVISIONS	05.24.18	CH
3	CITY REDLINES To CSP & PACKAGE	07.25.18	CH
4	CLIENT SUB REVIEW W/CHANGES	08.01.18	CH
5			
6			

**LANDLORD/DEVELOPER APPROVAL SIGNATURE**

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**CUSTOMER APPROVAL SIGNATURE**

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PAGE

3 OF 10

PERMIT





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Administrative Design Review

Case # DR18-115

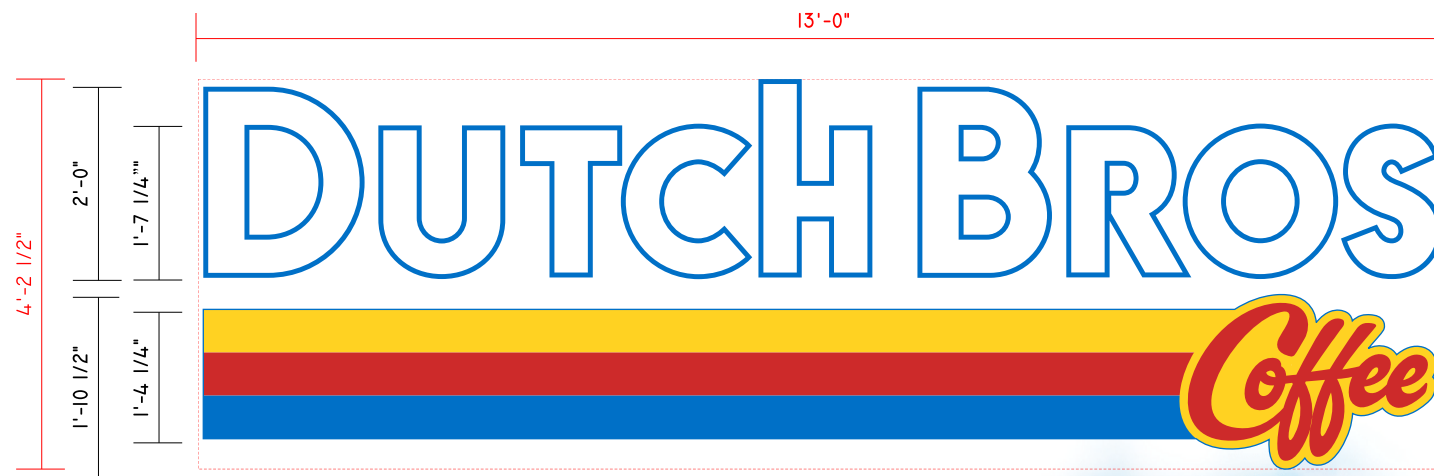
Date 10/31/18

MANUFACTURE AND INSTALL (1) ONE EA. SINGLE FACED UL LISTED WHITE L.E.D. INTERNALLY-ILLUMINATED PAN CHANNEL DIMENSIONAL LETTERS WITH (5") HERON BLUE RETURNS AND (3/4") INTENSE BLUE TRIM CAPPING WITH (1/8") WHITE ACRYLIC FACES WITH (1ST) SURFACE 3M TRANSLUCENT DIE-CUT VINYL APPLICATION MOUNTED FLUSH TO EXTERIOR I.D. FASCIA AS SHOWN.

REQUIRES PENETRATION HOLES TO BE DRILLED INTO EXTERIOR I.D. FASCIA FOR INSTALLATION MOUNTING.

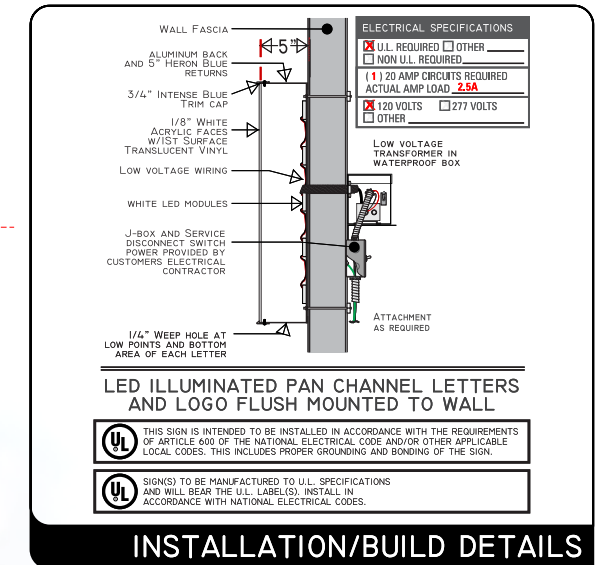
SCALE: 1/2" = 1'-0" [ALLOWANCE 1.5:1 IF SET BACK ± 75FT] 56.00 SF

D S/F INTERNALLY-ILLUMINATED PAN CHANNELS



ACRYLIC	VINYL	VINYL	VINYL	TRIMCAP	RETURNS
1	2	3	4	5	6
ACRYLITE® ACRYLIC WHITE GLOSS FINISH	3M SCOTCHCAL TRANSLUCENT GRAPHIC FILM SERIES 3360-127 INTENSE BLUE SATIN FINISH	3M SCOTCHCAL TRANSLUCENT GRAPHIC FILM SERIES 3360-113 POPPY RED SATIN FINISH	3M SCOTCHCAL TRANSLUCENT GRAPHIC FILM SERIES 3360-15 YELLOW SATIN FINISH	JEWELTITE® LETTER TRIM INTENSE BLUE GLOSS FINISH	ALLIANCE® METALS HERON BLUE GLOSS FINISH

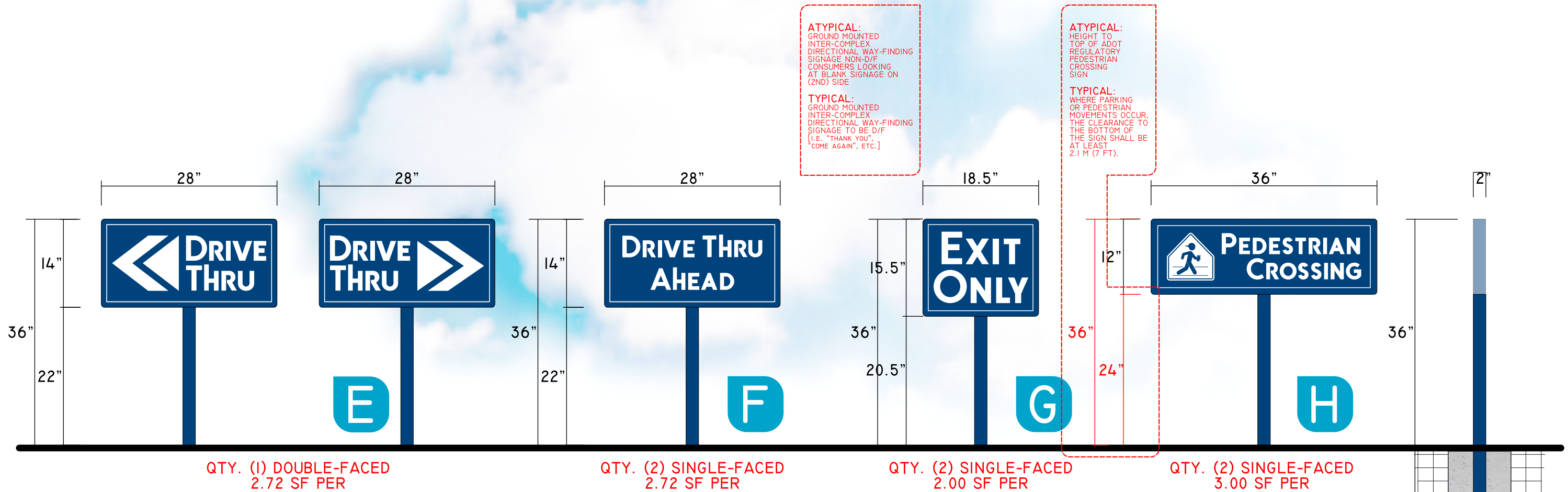
COLOR SCHEDULE



SOUTHERN ELEVATION - SCALE: 3/16" = 1FT-0"

PROJECT NAME	CONTACT REP	DESIGN NUMBER	REVISIONS	LANDLORD/DEVELOPER APPROVAL SIGNATURE
DUTCH BROS SWC LOOP 202 FREEWAY & HIGLEY ROAD 1310 SOUTH HIGLEY ROAD GILBERT, ARIZONA 85296	SHUDSON - 602.570.1912	DUTCH BROS - 202&HIGLEY 02-28-18 R4 PERMIT	1 SCOTT PRELIMINARY REVIEW CHANGES 03.02.18 CH	
CONTACT: NEIL FEASER PHONE: EMAIL:	CHEARN - 480.663.2087	SCALE AS NOTATED	2 ES&A SIGN AWNING SUMMARY C.REVISIONS 05.24.18 CH	
	DISCLAIMER	DATE	3 CITY REDLINES To CSP & PACKAGE 07.25.18 CH	
	THIS DRAWING IS THE INTELLECTUAL PROPERTY OF ARIZONA COMMERCIAL SIGNS. REPRODUCTION IS PROHIBITED BY LAW - STATUTE: 17 U.S.C. §§ 101-109	02/28/2018 1:05 PM MST, REV. 08.01.2018 3:12 PM MST	4 CLIENT SUB REVIEW W/CHANGES 08.01.18 CH	
			5	
			6	
				CUSTOMER APPROVAL SIGNATURE





MANUFACTURE AND INSTALL (8) EIGHT SINGLE & DOUBLE-FACED NON-ILLUMINATED DIRECTIONAL POST & PANEL SIGNS WITH (2") PAN FACES PAINTED PMS 541 C BLUE WITH (1ST) SURFACE 3M REFLECTIVE WHITE DIE-CUT VINYL APPLICATION MOUNTED FLUSH TO GRADE AS SHOWN.

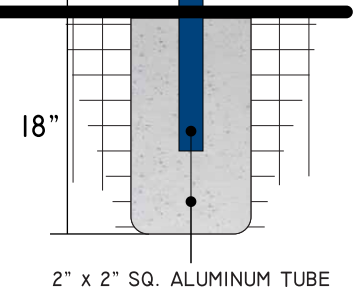
REQUIRES ONSITE SAKRETE CONCRETE FOOTING POUR FOR INSTALLATION MOUNTING.

SCALE: 3/4" = 1'-0" 2.72 - 2.00 - 3.00 SF

**E F G H** NON-ILLUMINATED DIRECTIONAL SIGNS

VINYL	PAINT
1 3M SCOTCHLITE REFLECTIVE GRAPHIC FILM SERIES 5000 WHITE GLOSS FINISH	2 MATTHEWS® PAINT PANTONE® 541 C BLUE SEMI-GLOSS FINISH

**COLOR SCHEDULE**

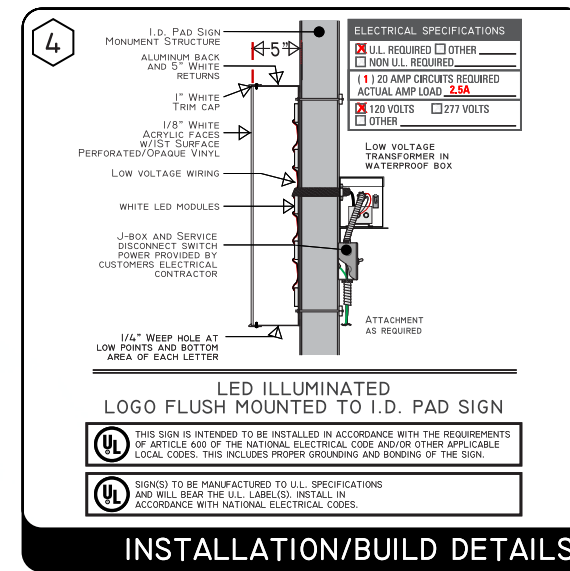


PROJECT NAME	CONTACT REP	DESIGN NUMBER	REVISIONS	LANDLORD/DEVELOPER APPROVAL SIGNATURE																								
<ul style="list-style-type: none"> <li>DUTCH BROS SWC LOOP 202 FREEWAY &amp; HIGLEY ROAD 1310 SOUTH HIGLEY ROAD GILBERT, ARIZONA 85296</li> <li>CONTACT: NEIL FEASER</li> <li>PHONE:</li> <li>EMAIL:</li> </ul>	<ul style="list-style-type: none"> <li>SHUDSON - 602.570.1912</li> <li>CHEARN - 480.663.2087</li> </ul>	<ul style="list-style-type: none"> <li>DUTCH BROS - 202&amp;HIGLEY 02-28-18 R4 PERMIT</li> <li>SCALE: AS NOTATED</li> <li>DATE: 02/28/2018 1:05 PM MST, REV. 08.01.2018 3:12 PM MST</li> </ul>	<table border="1"> <tr><td>1</td><td>SCOTT PRELIMINARY REVIEW CHANGES</td><td>03.02.18</td><td>CH</td></tr> <tr><td>2</td><td>ES&amp;A SIGN AWNING SUMMARY C.REVISIONS</td><td>05.24.18</td><td>CH</td></tr> <tr><td>3</td><td>CITY REDLINES To CSP &amp; PACKAGE</td><td>07.25.18</td><td>CH</td></tr> <tr><td>4</td><td>CLIENT SUB REVIEW W/CHANGES</td><td>08.01.18</td><td>CH</td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> </table>	1	SCOTT PRELIMINARY REVIEW CHANGES	03.02.18	CH	2	ES&A SIGN AWNING SUMMARY C.REVISIONS	05.24.18	CH	3	CITY REDLINES To CSP & PACKAGE	07.25.18	CH	4	CLIENT SUB REVIEW W/CHANGES	08.01.18	CH	5				6				<p>CUSTOMER APPROVAL SIGNATURE</p>
1	SCOTT PRELIMINARY REVIEW CHANGES	03.02.18	CH																									
2	ES&A SIGN AWNING SUMMARY C.REVISIONS	05.24.18	CH																									
3	CITY REDLINES To CSP & PACKAGE	07.25.18	CH																									
4	CLIENT SUB REVIEW W/CHANGES	08.01.18	CH																									
5																												
6																												





# PAD



- ① ALUMINUM "CAP" RETURNS AND 1" TRIM CAP. ARE PAINTED TO MATCH SW 6804 DIGNITY BLUE, WHITE ACRYLIC, WHITE LEDS. TRANSLUCENT VINYL OVERLAYS.
- ② CUP IS ALUMINUM PAINTED WHITE.
- ③ SIDES ARE ALUMINUM PAINTED WHITE WITH FULL COLOR DIGITAL PRINT VINYL GRAPHIC LOGOS (IST) SURFACE APPLICATION.
- ④ "WINDMILL" IS 5" DEEP INTERNALLY-ILLUMINATED PAN CHANNEL LOGO. RETURNS ARE WHITE. WHITE ACRYLIC FACE, WHITE LEDS. 3M PERFORATED VINYL PAINTED TO MATCH SW 6804 DIGNITY BLUE W/WHITE OPAQUE VINYL OUTLINE.
- ⑤ REVEAL IS ALUMINUM PAINTED TO MATCH SW 6804 DIGNITY BLUE.
- ⑥ BASE IS CORONADO PAVILION STONE VENEER "NEWPORT GRAY". 6" BLACK ACRYLIC ADDRESS #S.
- ⑦ ALLANSON BLUE SKYLINE, 1" WIDE LED BORDER.

## SPECIFICATION NOTES

**APPROVED**  
Administrative Design Review  
Case # DR18-115  
Date 10/31/18

MANUFACTURE AND INSTALL (1) ONE DOUBLE--FACED UL LISTED WHITE L.E.D. INTERNALLY-ILLUMINATED MONUMENT STRUCTURE PAD SIGN MOUNTED FLUSH TO GRADE AS SHOWN.

REQUIRES CITY DESIGN REVIEW & PERMITTING. REQUIRES ONSITE SAKRETE CONCRETE FOOTING POUR FOR INSTALLATION MOUNTING.

SCALE: 3/4" = 1'-0" 35.00 SF

D/F INTERNALLY-ILLUMINATED MONUMENT



**PROJECT NAME**  
DUTCH BROS  
SWC LOOP 202 FREEWAY & HIGLEY ROAD  
1310 SOUTH HIGLEY ROAD  
GILBERT, ARIZONA 85296

**CONTACT: NEIL FEASER**  
PHONE:  
EMAIL:

**CONTACT REP**  
SHUDSON - 602.570.1912

**DESIGNER**  
CHEARN - 480.663.2087

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**DESIGN NUMBER**  
DUTCH BROS - 202&HIGLEY 02-28-18 R4 PERMIT

**SCALE**  
AS NOTATED

**DATE**  
02/28/2018 1:05 PM MST, REV. 08.01.2018 3:12 PM MST

REVISIONS	DATE	BY
① SCOTT PRELIMINARY REVIEW CHANGES	03.02.18	CH
② ES&A SIGN AWNING SUMMARY C.REVISIONS	05.24.18	CH
③ CITY REDLINES To CSP & PACKAGE	07.25.18	CH
④ CLIENT SUB REVIEW W/CHANGES	08.01.18	CH
⑤		
⑥		

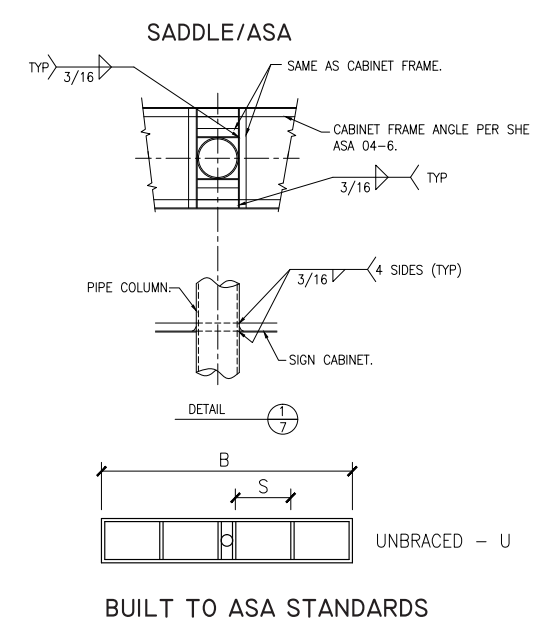
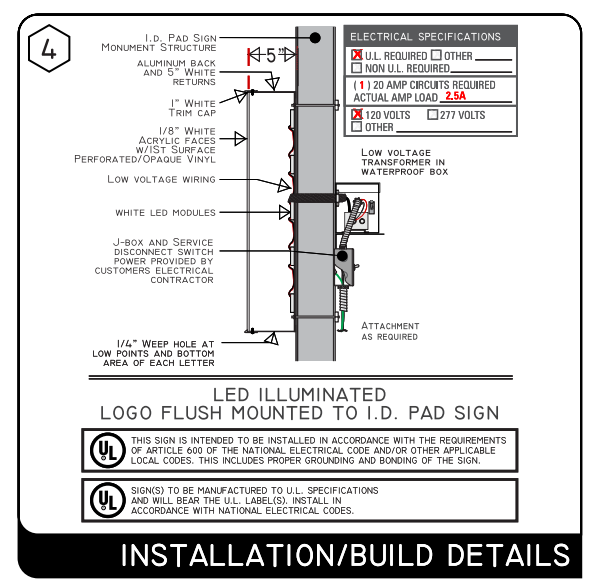
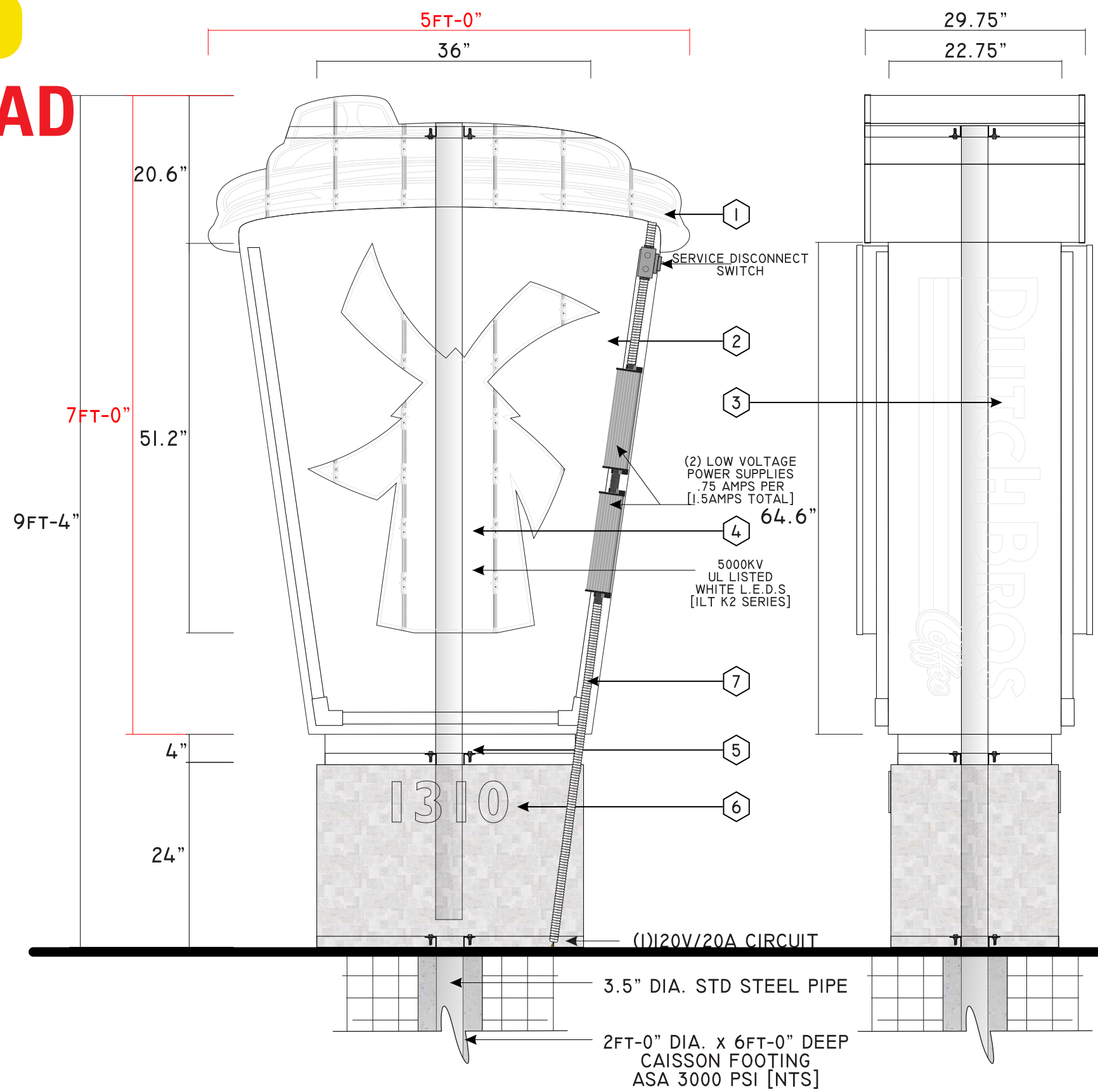
**LANDLORD/DEVELOPER APPROVAL SIGNATURE**

**CUSTOMER APPROVAL SIGNATURE**





# PAD



MANUFACTURE AND INSTALL (1) ONE DOUBLE--FACED UL LISTED WHITE L.E.D. INTERNALLY-ILLUMINATED MONUMENT STRUCTURE PAD SIGN MOUNTED FLUSH TO GRADE AS SHOWN.

REQUIRES CITY DESIGN REVIEW & PERMITTING. REQUIRES ONSITE SAKRETE CONCRETE FOOTING POUR FOR INSTALLATION MOUNTING.

SCALE: 3/4" = 1'-0" 35.00 SF

D/F INTERNALLY-ILLUMINATED MONUMENT

- 1 ALUMINUM "CAP" RETURNS AND 1" TRIM CAP. ARE PAINTED TO MATCH SW 6804 DIGNITY BLUE, WHITE ACRYLIC, WHITE LEDS. TRANSLUCENT VINYL OVERLAYS.
- 2 CUP IS ALUMINUM PAINTED WHITE.
- 3 SIDES ARE ALUMINUM PAINTED WHITE WITH FULL COLOR DIGITAL PRINT VINYL GRAPHIC LOGOS (IST) SURFACE APPLICATION.
- 4 "WINDMILL" IS 5" DEEP INTERNALLY-ILLUMINATED PAN CHANNEL LOGO. RETURNS ARE WHITE. WHITE ACRYLIC FACE, WHITE LEDS. 3M PERFORATED VINYL PAINTED TO MATCH SW 6804 DIGNITY BLUE W/WHITE OPAQUE VINYL OUTLINE.
- 5 REVEAL IS ALUMINUM PAINTED TO MATCH SW 6804 DIGNITY BLUE.
- 6 BASE IS CORONADO PAVILION STONE VENEER "NEWPORT GRAY". 6" BLACK ACRYLIC ADDRESS #S.
- 7 ALLANSON BLUE SKYLINE, 1" WIDE LED BORDER.

**APPROVED**

Administrative Design Review

Case # DR18-115

Date 10/31/18



**PROJECT NAME**  
 DUTCH BROS  
 SWC LOOP 202 FREEWAY & HIGLEY ROAD  
 1310 SOUTH HIGLEY ROAD  
 GILBERT, ARIZONA 85296

**CONTACT:** NEIL FEASER  
**PHONE:**  
**EMAIL:**

**CONTACT REP**  
 SHUDSON - 602.570.1912

**DESIGNER**  
 CHEARN - 480.663.2087

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**DESIGN NUMBER**  
 DUTCH BROS - 202&HIGLEY 02-28-18 R4 PERMIT

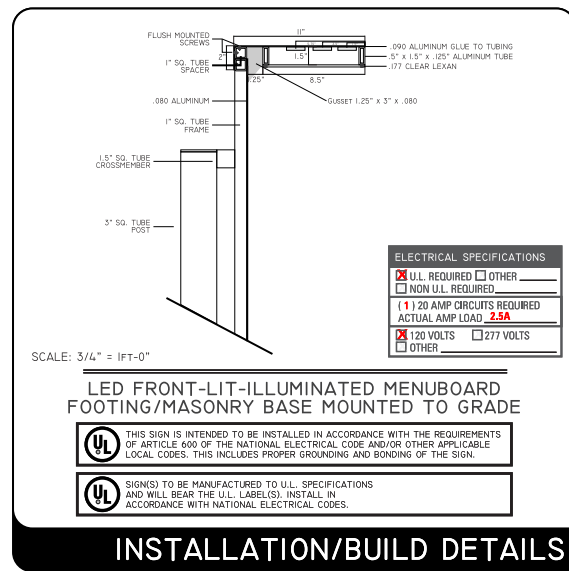
**SCALE**  
 AS NOTATED

**DATE**  
 02/28/2018 1:05 PM MST, REV. 08.01.2018 3:12 PM MST

REVISIONS	DATE	BY
1 SCOTT PRELIMINARY REVIEW CHANGES	03.02.18	CH
2 ES&A SIGN AWNING SUMMARY C.REVISIONS	05.24.18	CH
3 CITY REDLINES To CSP & PACKAGE	07.25.18	CH
4 CLIENT SUB REVIEW W/CHANGES	08.01.18	CH
5		
6		

**LANDLORD/DEVELOPER APPROVAL SIGNATURE**  
 \_\_\_\_\_

**CUSTOMER APPROVAL SIGNATURE**  
 \_\_\_\_\_



SERVICE DISCONNECT SWITCH J-BOX WITH POWER PROVIDED BY CUSTOMERS ELECTRICAL CONTRACTOR [ON BACK]

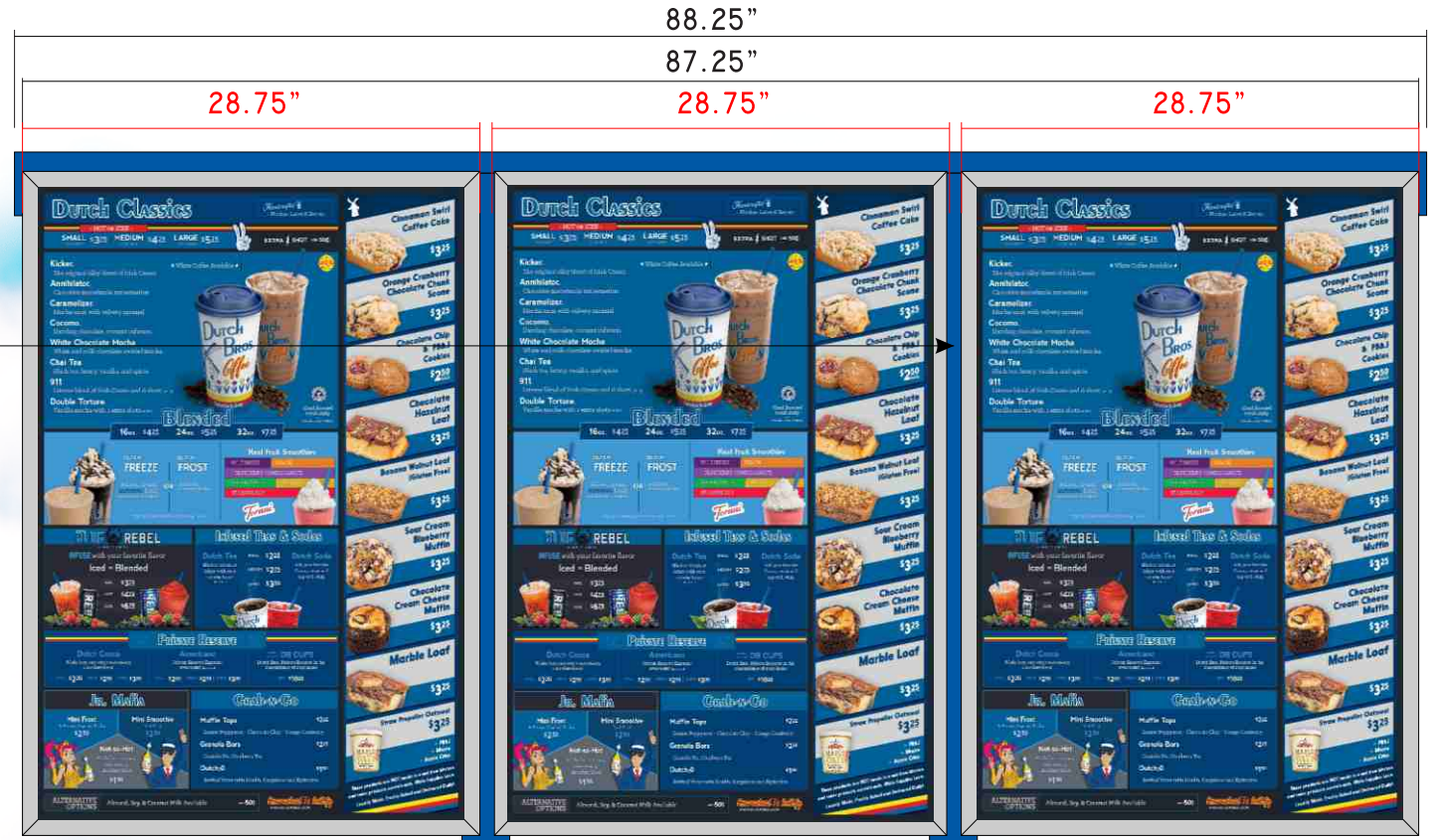
41.75"

BASE IS SOLID MASONRY SKINNED W/CORONADO PAVILION STONE VENEER "NEWPORT GRAY"

24"

MOUNTING PLATE

1FT-0" DIA. X 2FT-8" DEEP CAISSON FOOTING ASA 3000 PSI WITH J-BOLT ASSEMBLY



**APPROVED**  
Administrative Design Review  
Case # DR18-115  
Date 10/31/18

MANUFACTURE AND INSTALL (4) FOUR TOTAL; SINGLE-FACED UL LISTED WHITE L.E.D. FRONT-LIT-ILLUMINATED MENU-BOARD STRUCTURE SIGN(S), WITH (3) THREE PER MENU-BOARD (3/4") ALUMINUM SNAP FRAME(S) FOR MENU-BOARD INSERT CHANGEOUTS WITH (3") ALUMINUM BOX-TUBE FRAMING STRUCTURE PAINTED TO SPECIFICATIONS MOUNTED FLUSH TO GRADE WITH SOLID MASONRY BASE TO MATCH PAD BUILDING MOTIF & PAD MONUMENT BASE AS SHOWN.

REQUIRES CITY DESIGN REVIEW & PERMITTING. REQUIRES ONSITE SAKRETE CONCRETE FOOTING POUR FOR INSTALLATION MOUNTING.

SCALE: 1" = 1'-0" **25.02 SF PER**

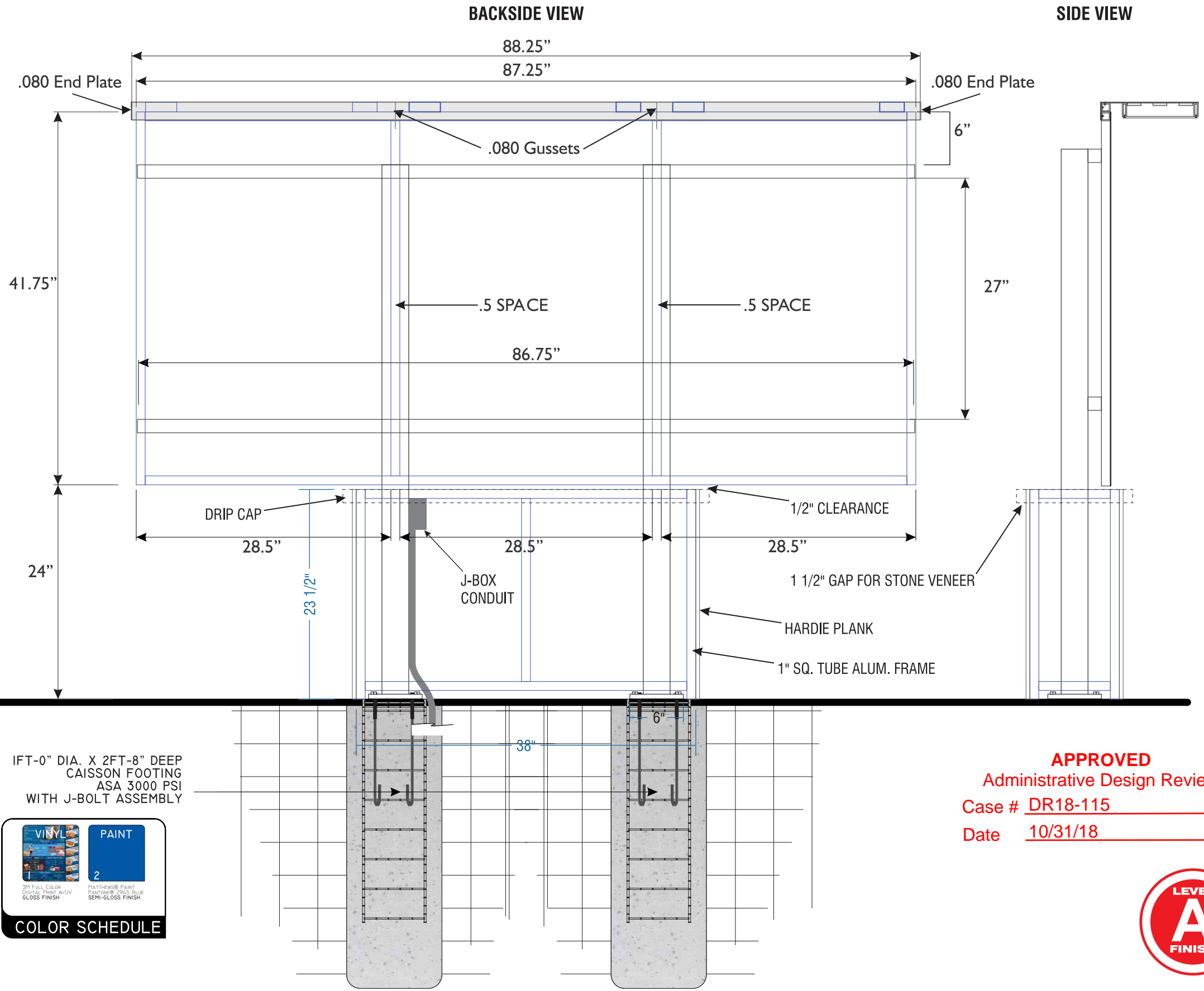
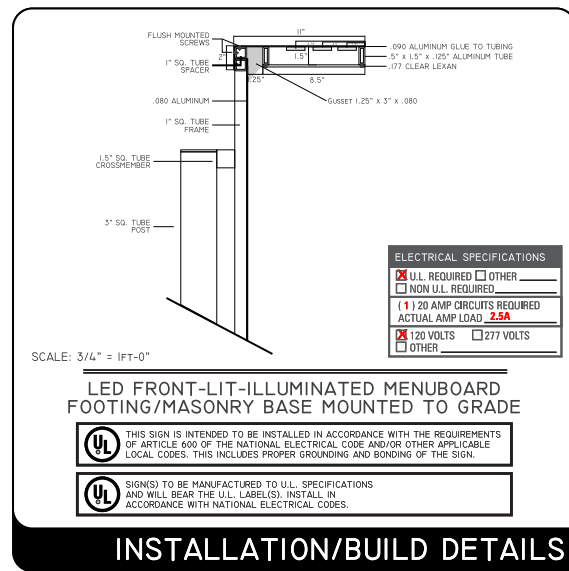
**S/F FRONT-LIT-ILLUMINATED MENU-BOARD SYSTEM**

**COLOR SCHEDULE**

<b>VINYL</b> 1 3M FULL COLOR DIGITAL PRINT W/UV GLOSS FINISH	<b>PAINT</b> 2 MATTHEWS® PAINT PANTONE® 2945 BLUE SEMI-GLOSS FINISH
--	---







MANUFACTURE AND INSTALL (4) FOUR TOTAL; SINGLE-FACED UL LISTED WHITE L.E.D. FRONT-LIT-ILLUMINATED MENU-BOARD STRUCTURE SIGN(S), WITH (3) THREE PER MENU-BOARD (3/4") ALUMINUM SNAP FRAME(S) FOR MENU-BOARD INSERT CHANGEOUTS WITH (3") ALUMINUM BOX-TUBE FRAMING STRUCTURE PAINTED TO SPECIFICATIONS MOUNTED FLUSH TO GRADE WITH SOLID MASONRY BASE TO MATCH PAD BUILDING MOTIF & PAD MONUMENT BASE AS SHOWN.

**REQUIRES CITY DESIGN REVIEW & PERMITTING. REQUIRES ONSITE SAKRETE CONCRETE FOOTING POUR FOR INSTALLATION MOUNTING.**

SCALE: 1" = 1'-0" **25.02 SF PER**

**J S/F FRONT-LIT-ILLUMINATED MENU-BOARD SYSTEM**

IFT-0" DIA. X 2FT-8" DEEP  
CAISSON FOOTING  
ASA 3000 PSI  
WITH J-BOLT ASSEMBLY

**COLOR SCHEDULE**

<b>1</b> VINYL 3M FULL COLOR DIGITAL PRINT W/UV GLOSS FINISH	<b>2</b> PAINT MATTHEWS® PAINT PANTONE® 2945 BLUE SEMI-GLOSS FINISH
--	---

**APPROVED**  
Administrative Design Review  
Case # DR18-115  
Date 10/31/18



**PROJECT NAME**  
DUTCH BROS  
SWC LOOP 202 FREEWAY & HIGLEY ROAD  
1310 SOUTH HIGLEY ROAD  
GILBERT, ARIZONA 85296

**CONTACT: NEIL FEASER**  
PHONE:  
EMAIL:

**CONTACT REP**  
SHUDSON - 602.570.1912

**DESIGNER**  
CHEARN - 480.663.2087

**DISCLAIMER**  
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**DESIGN NUMBER**  
DUTCH BROS - 202&HIGLEY 02-28-18 R4 PERMIT

**SCALE**  
AS NOTATED

**DATE**  
02/28/2018 1:05 PM MST, REV. 08.01.2018 3:12 PM MST

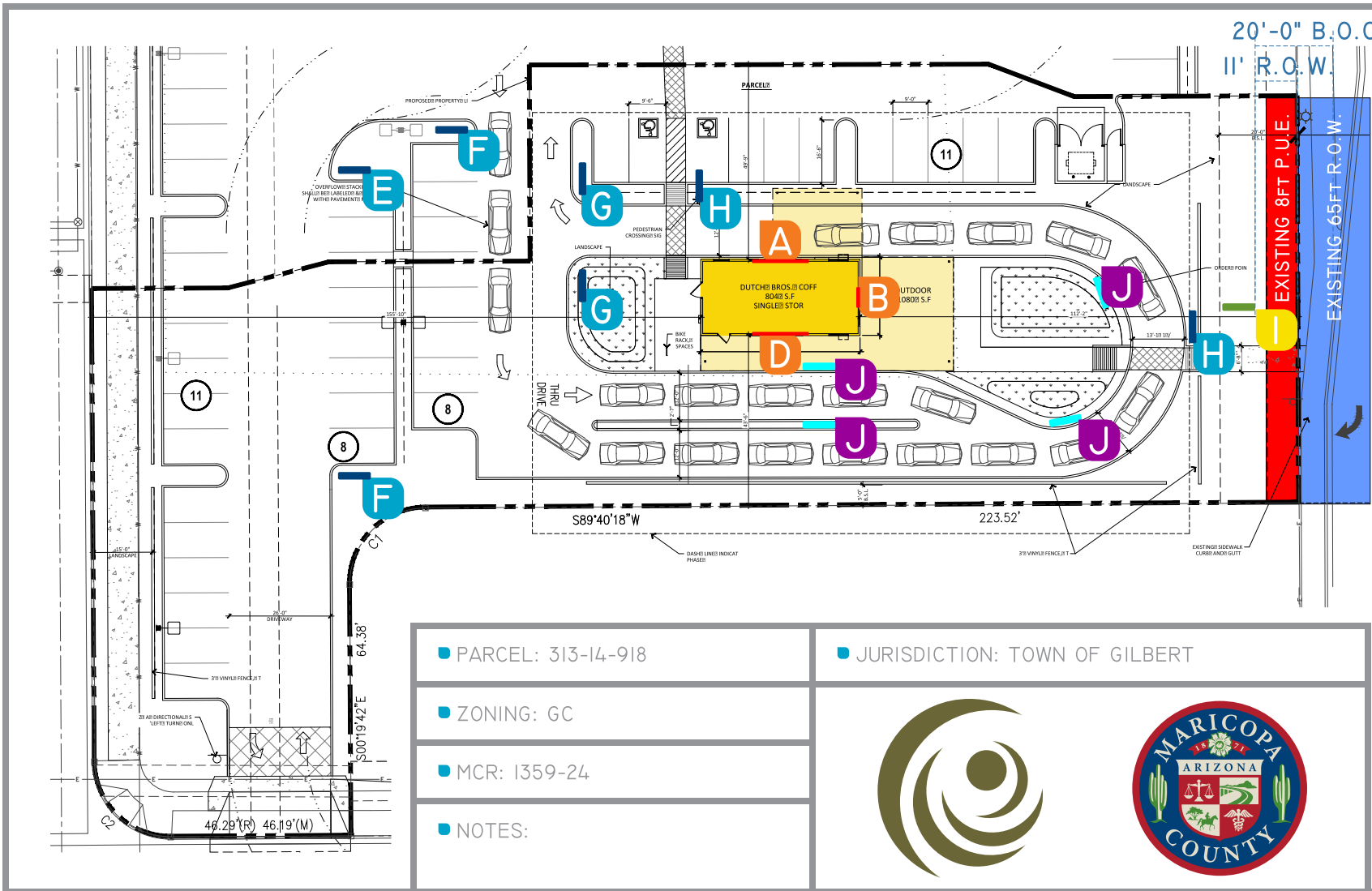
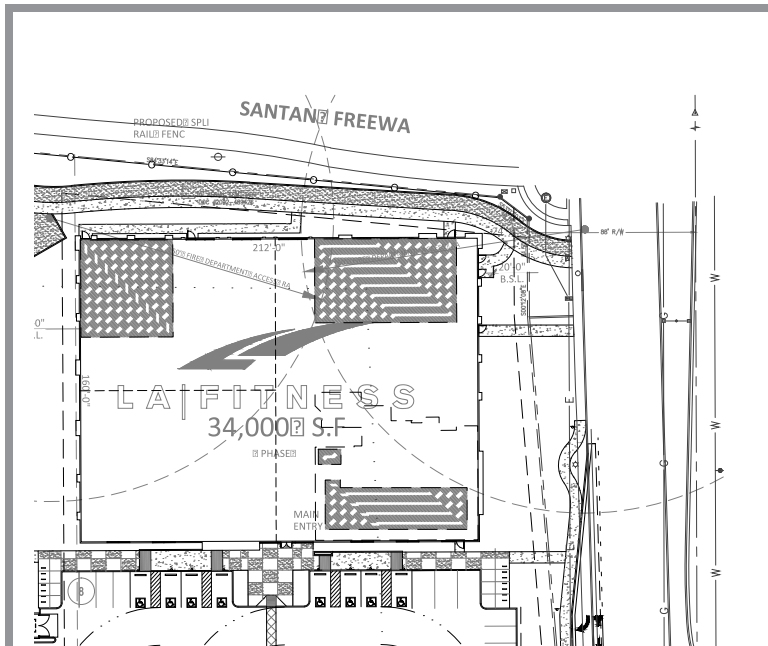
**REVISIONS**

1	SCOTT PRELIMINARY REVIEW CHANGES	03.02.18	CH
2	ES&A SIGN AWNING SUMMARY C.REVISIONS	05.24.18	CH
3	CITY REDLINES To CSP & PACKAGE	07.25.18	CH
4	CLIENT SUB REVIEW W/CHANGES	08.01.18	CH
5			
6			

**LANDLORD/DEVELOPER APPROVAL SIGNATURE**

**CUSTOMER APPROVAL SIGNATURE**

A	B	C	D	E	F	G	H	I	J
QTY: (1) EA.	QTY: (1) EA.		QTY: (1)	QTY: (1)	QTY: (2)	QTY: (2)	QTY: (2)	QTY: (1)	QTY: (4)
43.90 SF	43.90 SF		56.00 SF	2.72 DF	5.44 SF	4.00 SF	6.00 SF	36.93 SF	100.08 SF
MANUFACTURE & INSTALL	MANUFACTURE & INSTALL		MANUFACTURE & INSTALL	MANUFACTURE & INSTALL	MANUFACTURE & INSTALL	MANUFACTURE & INSTALL	MANUFACTURE & INSTALL	SHIP-IN & INSTALL	MANUFACTURE & INSTALL
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
7FT PAN CHANNEL DIMENSIONAL LOGO & LETTERS	7FT PAN CHANNEL DIMENSIONAL LOGO & LETTERS		4FT-5" PAN CHANNEL LETTERS & LOGO BAR	"DRIVE THRU W/ARROW" DIRECTIONAL SIGN	"DRIVE THRU AHEAD" DIRECTIONAL SIGN	"EXIT ONLY" DIRECTIONAL SIGN	"PEDESTRIAN CROSSING" SIGN	8FT-4" MONUMENT STRUCTURE PAD SIGN	DRIVE-THRU MENUBOARD SIGN



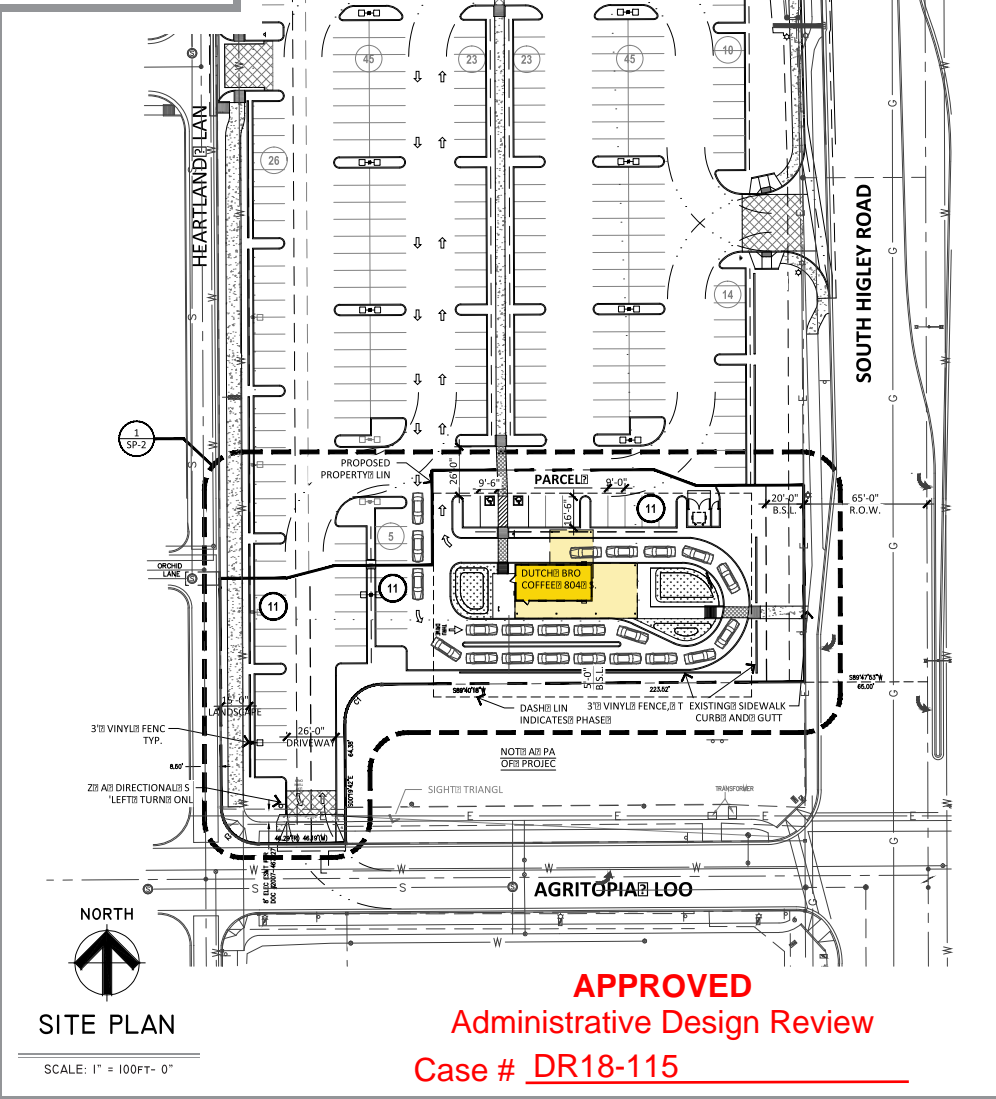
NORTH

↑

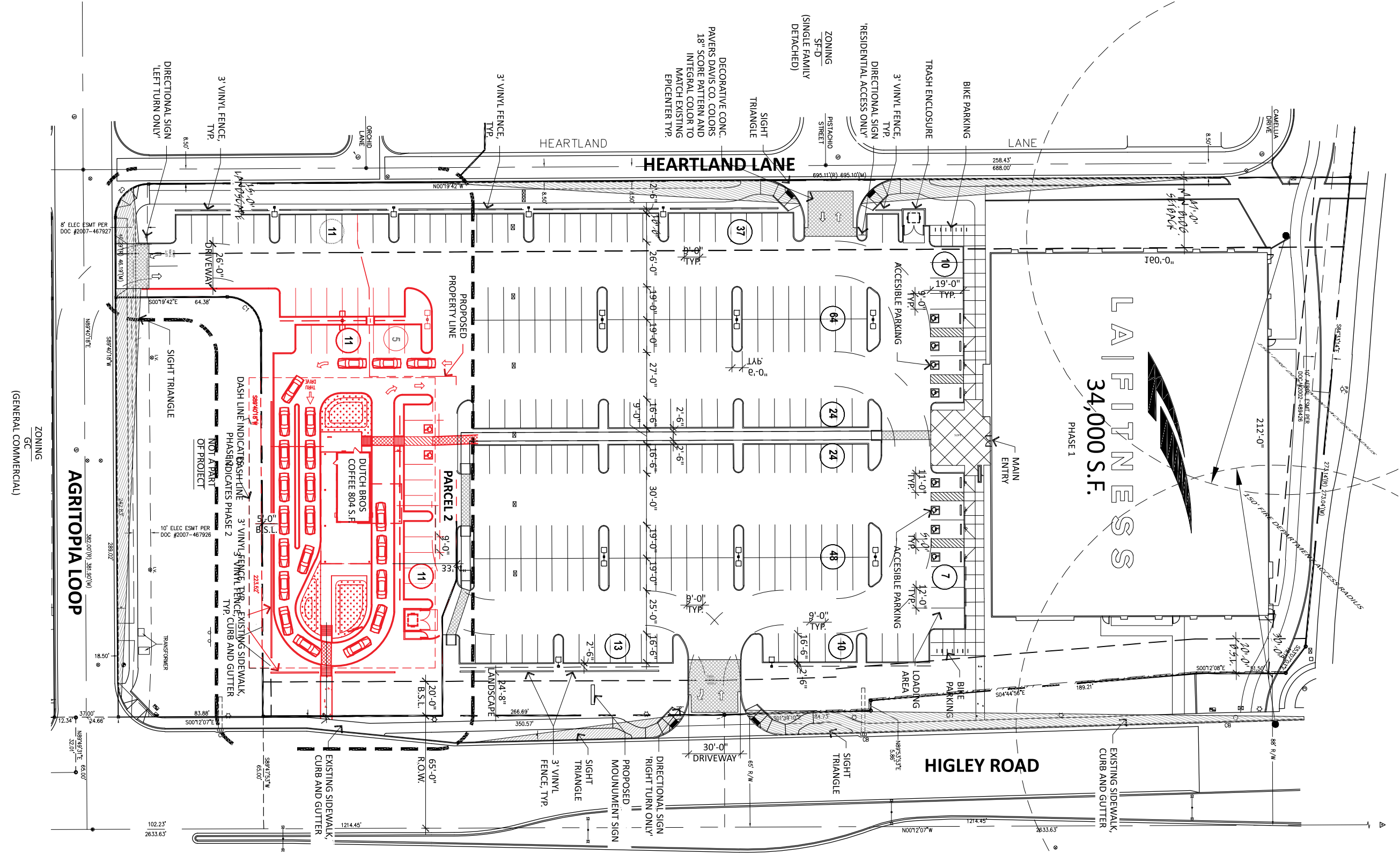
**ENLARGED SITE PLAN**

SCALE: 1" = 40FT- 0"

**PAD**



<p>Nationwide Sign Systems 4018 E. WINSLOW AVE.   PHOENIX AZ 85040 OFFICE: 480.921.9900   FAX: 602.437.8075 WWW.ARIZONACOMMERCIALSIGNS.COM</p>	<b>PROJECT NAME</b> DUTCH BROS SWC LOOP 202 FREEWAY & HIGLEY ROAD 1310 SOUTH HIGLEY ROAD GILBERT, ARIZONA 85296  <b>CONTACT: NEIL FEASER</b> <b>PHONE:</b> <b>EMAIL:</b>	<b>CONTACT REP</b> SHUDSON - 602.570.1912  <b>DESIGNER</b> CHEARN - 480.663.2087  <b>DISCLAIMER</b> THIS DRAWING IS THE INTELLECTUAL PROPERTY OF ARIZONA COMMERCIAL SIGNS. REPRODUCTION IS PROHIBITED BY LAW - STATUTE: 17 U.S.C. §§ 101-106	<b>DESIGN NUMBER</b> DUTCH BROS - 202&HIGLEY 02-28-18 R4 PERMIT  <b>SCALE</b> AS NOTATED  <b>DATE</b> 02/28/2018 1:05 PM MST, REV. 08.01.2018 3:12 PM MST	<b>REVISIONS</b> <table border="1"> <tr> <td>1</td> <td>SCOTT PRELIMINARY REVIEW CHANGES</td> <td>03.02.18</td> <td>CH</td> </tr> <tr> <td>2</td> <td>ES&amp;A SIGN AWNING SUMMARY C.REVISIONS</td> <td>05.24.18</td> <td>CH</td> </tr> <tr> <td>3</td> <td>CITY REDLINES TO CSP &amp; PACKAGE</td> <td>07.25.18</td> <td>CH</td> </tr> <tr> <td>4</td> <td>CLIENT SUB REVIEW W/CHANGES</td> <td>08.01.18</td> <td>CH</td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> <td></td> </tr> </table>	1	SCOTT PRELIMINARY REVIEW CHANGES	03.02.18	CH	2	ES&A SIGN AWNING SUMMARY C.REVISIONS	05.24.18	CH	3	CITY REDLINES TO CSP & PACKAGE	07.25.18	CH	4	CLIENT SUB REVIEW W/CHANGES	08.01.18	CH	5				6				<b>LANDLORD/DEVELOPER APPROVAL SIGNATURE</b>  <b>CUSTOMER APPROVAL SIGNATURE</b>	<b>PAGE</b> <b>10 OF 10</b> <b>PERMIT</b>
	1	SCOTT PRELIMINARY REVIEW CHANGES	03.02.18	CH																										
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4	CLIENT SUB REVIEW W/CHANGES	08.01.18	CH																											
5																														
6																														



ZONING GC (GENERAL COMMERCIAL)

AGROTOPIA LOOP

DIRECTIONAL SIGN 'LEFT TURN ONLY'

DASH LINE INDICATING PHASE 1, DASH-DOT LINE INDICATING PHASE 2, DASH-DOT-DOT LINE NOT A PART OF PROJECT

EXISTING SIDEWALK, CURB AND GUTTER

DUTCH BROS COFFEE 804 S.F.

B.S.L.

PROPOSED MOUNTAIN SIGN

DIRECTIONAL SIGN 'RIGHT TURN ONLY'

SIGHT TRIANGLE

3' VINYL FENCE, TYP.

LANDSCAPE

DRIVEWAY

30'-0" DRIVEWAY

65' R/W

SIGHT TRIANGLE

DECORATIVE CONC. PAVERS DAVIS CO. COLORS 18" SCORE PATTERN AND INTEGRAL COLOR TO MATCH EXISTING EPICENTER TYP.

TRASH ENCLOSURE

BIKE PARKING

LOADING AREA

PARKING

12'-0" TYP.

11'-0" TYP.

9'-0" TYP.

ACCESSIBLE PARKING

MAIN ENTRY

212'-0"

150' FIRE DEPARTMENT ACCESS RADIUS

273'±(10) 273.64'(10)

10'-0"±(0.5) 10.39'(0.5)

258.43'±(0.5) 258.88'(0.5)

690.11'(0.5) 695.10'(0.5)

258.43'±(0.5) 258.88'(0.5)

2633.63'

102.23'

2633.63'

37.00'

24.66'

18.50'

288.02'

382.02'(0) 381.90'(0)

242.83'

500'±(0.75) 500.75'(0.75)

64.38'

500'±(0.75) 500.75'(0.75)

26.00'

8.50'

258.43'±(0.5) 258.88'(0.5)

690.11'(0.5) 695.10'(0.5)

258.43'±(0.5) 258.88'(0.5)

690.11'(0.5) 695.10'(0.5)

258.43'±(0.5) 258.88'(0.5)

8'-0" ELEC ESMT PER DOC #2007-467927

8'-0" ELEC ESMT PER DOC #2007-467926

10'-0" ELEC ESMT PER DOC #2007-467926

8'-0" ELEC ESMT PER DOC #2007-467927

10'-0" ELEC ESMT PER DOC #2007-467926

8'-0" ELEC ESMT PER DOC #2007-467927

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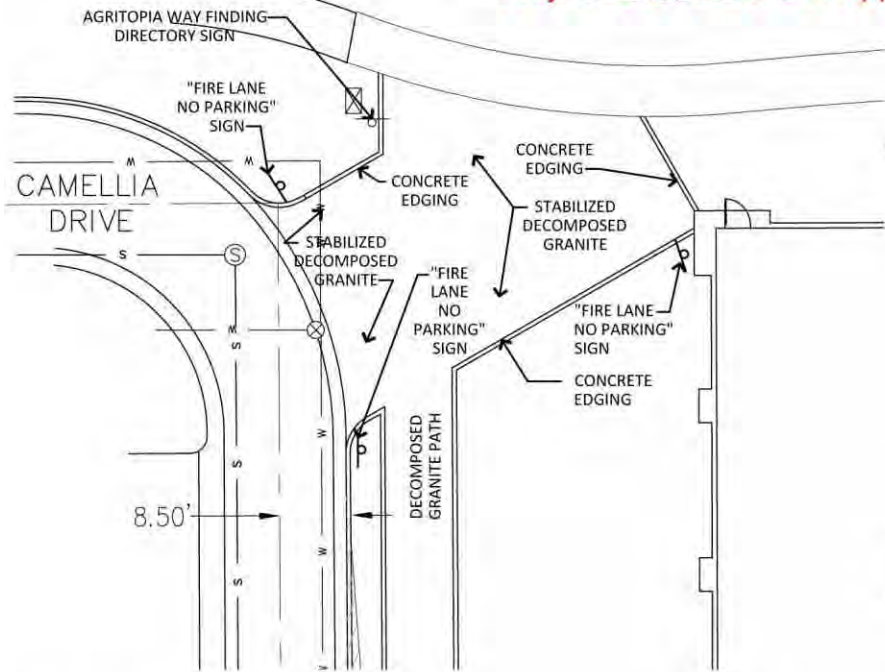
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10'-0" ELEC ESMT PER DOC #2007-467926

8'-0" ELEC ESMT PER DOC #2007-467927



Case # \_\_\_\_\_  
Date 5/3/17  
Subject to Conditions of Approval

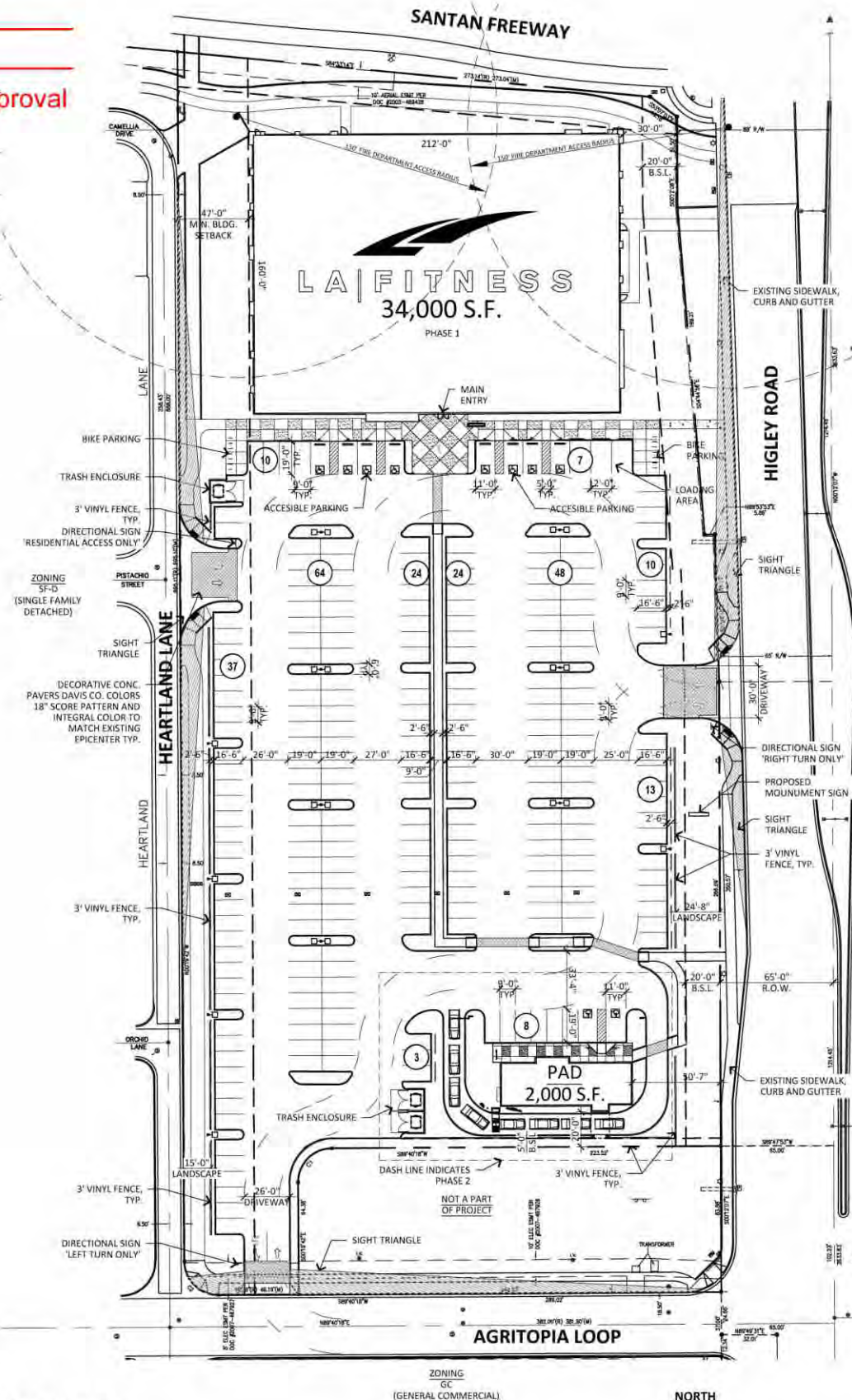
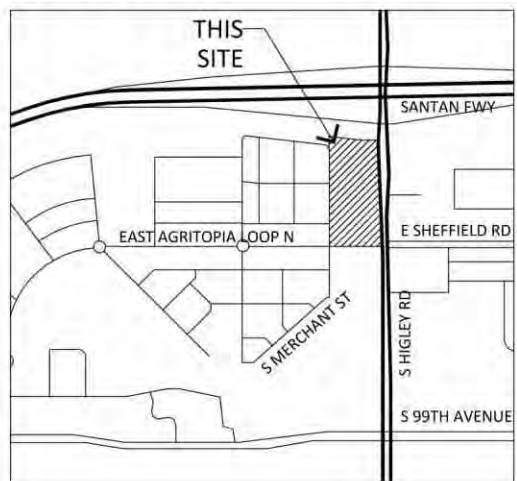


**FIRE LANE PLAN**

SCALE: 1" = 10'-0"



**VICINITY MAP**



**SITE PLAN**

SCALE: 1" = 40'-0"

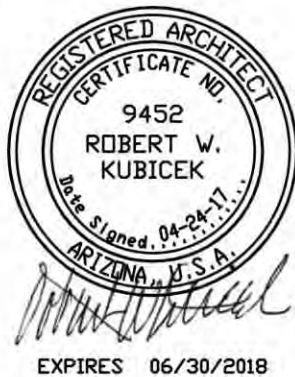


**SITE DATA**

PARCEL NUMBER:	304-27-013M
ZONING:	GC (GENERAL COMMERCIAL)
GROSS SITE AREA:	241,603 S.F. (5.54 ACRES)
NET SITE AREA:	191,306 S.F. (4.39 ACRES)
BUILDING AREA:	36,000 S.F.
SITE COVERAGE: BLDG./NET SITE AREA	18.8 %
PARKING REQUIRED:	
EXERCISE AND RECREATION INDOOR - 34,000/150 S.F.	227 SPACES
RESTAURANTS, FULL SERVICE - 2000/100 S.F.	20 SPACES
TOTAL PARKING REQUIRED:	247 SPACES
TOTAL PARKING PROVIDED:	248 SPACES
ACCESSIBLE SPACES REQUIRED:	7 SPACES
ACCESSIBLE SPACES PROVIDED:	10 SPACES
BICYCLE PARKING PROVIDED:	28

**SITE NOTES**

- All utility lines less than 69 KV on or contiguous to the site shall be installed or relocated under ground.
- All trash enclosures shall include fully opaque screening gates, finished and painted to match the enclosure. Screening gates shall not open into vehicular drive aisles. Trash enclosures are not required in industrial districts if located inside an enclosed yard which is screened by a perimeter wall at least 6 feet in height.
- All outdoor storage areas for storage of materials and equipment shall be fully screened from view by a 8' solid masonry wall. Industrial storage screen walls shall be finished where they are exposed to public view from streets or adjacent non-industrial uses.
- S.E.S. panels and any other above ground utility cabinet shall be fully screened from view from streets or from areas accessible to customers and the general public. Screening may be accomplished by any one of the following methods:
  - Fully recessing the cabinet into the building and enclosing it by a solid door or doors separate from the cabinet;
  - Screening with a decorative masonry wall of the same height as the panel. The screen wall may be L-shaped, U-shaped or a straight wall parallel to the cabinet, depending on the location of the cabinet;
  - An alternative screening method approved by the Planning Department prior to issuance of any permits.
- The location of all electrical utility equipment shall be identified on the construction plans.
- Roof-mounted mechanical equipment shall be fully screened by either one of the following methods:
  - The parapet wall of the building shall equal or exceed the height of the mechanical units, or;
  - By locating the mechanical equipment behind the roof planes in the case of mansard, hip or other than flat roof.
- Roof mounted mechanical equipment enclosures or equipment screen walls shall not project above the roof parapet. To the extent permitted by law, satellite dishes shall be fully screened by a parapet wall.
- Ground mounted mechanical equipment shall be fully screened from view (from streets or surrounding commercial uses) by a combination of decorative walls and an evergreen vegetative hedge equal to or exceeding the height of the equipment.
- Pneumatic tubes, whether metal or plastic, shall be either:
  - Enclosed in pilasters, columns or other architectural features of the canopy or building, or;
  - Routed underground.
- All backflow prevention devices larger than 2" shall be screened with landscape located within a 6' radius of the device. All backflow preventers 2" or smaller shall be placed in a locked wire mesh cage painted to match the primary building color.
- All freestanding light poles shall:
  - Be located within landscaped areas or planter islands.
  - Have concrete bases painted to match the primary building color or finished to match parking screen walls. Concrete bases for light poles shall not exceed a height of 30" from adjacent grade.
  - Be located to avoid conflict with trees.
- Site lighting shall comply with the light and glare criteria set forth in Section 4.103 of the LDC, including a maximum freestanding light fixture height of 25'.
- Landscaped areas adjacent to public right-of-way shall be mounded and naturally contoured. No more than 50% of the required (right-of-way and landscaping tracts) landscaping fronting adjacent streets may be used for retention. Retention area side slopes shall be varied, and no slope shall exceed a 4:1 maximum.
- Commercial building downspouts shall be internalized. Industrial buildings may use exposed downspouts if articulated with the architecture of the building and built with a durable material such as steel.
- Commercial development vehicular access points and pedestrian access ways shall include special paving treatment such as integral colored stamped concrete, Boamanite, or similar alternative. Location and material shall be reviewed and approved by the Planning Department prior to the issuance of a building permit.
- Customer, employee and visitor parking shall be screened from street view by low masonry walls. The parking screen walls shall be finished on both sides using the same materials and colors, and a design to complement that of the main building
- All exterior metal shall be finished or painted to match the approved project colors.
- Existing on-site plant material damaged during construction shall be replaced with comparable species and size.



**LOOP 202 AND HIGLEY ROAD**  
SWC LOOP 202 AND HIGLEY ROAD  
GILBERT, AZ 85296  
04-24-2017 (PRELIMINARY)

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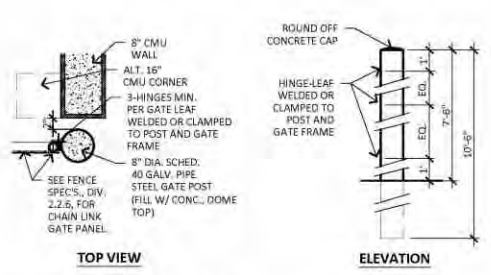
SP-1

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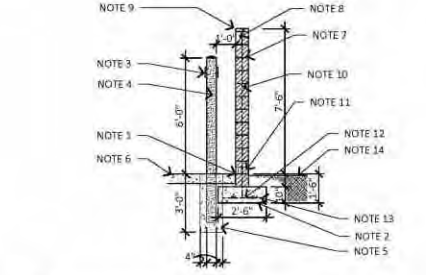


**ON FILE AT CITY | DR16-54**

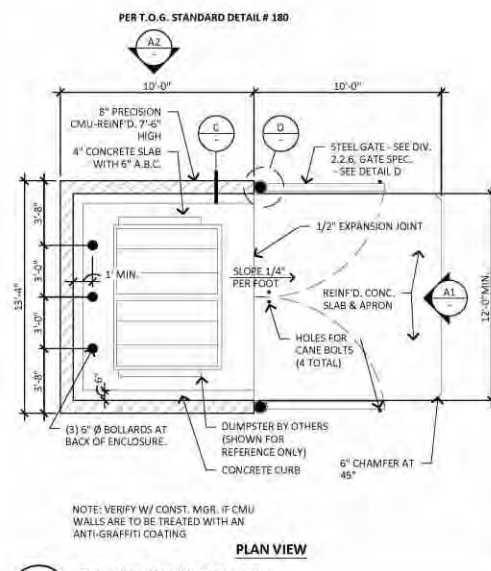




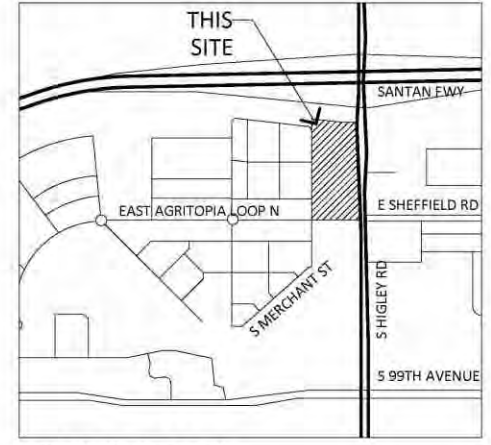
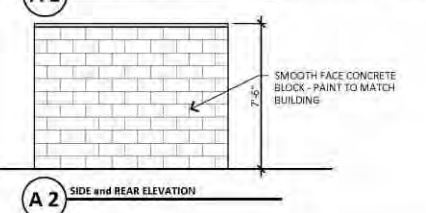
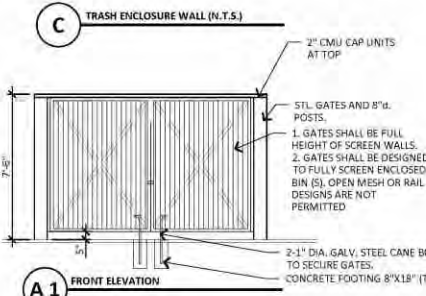
**D GATE POST (N.T.S.)**



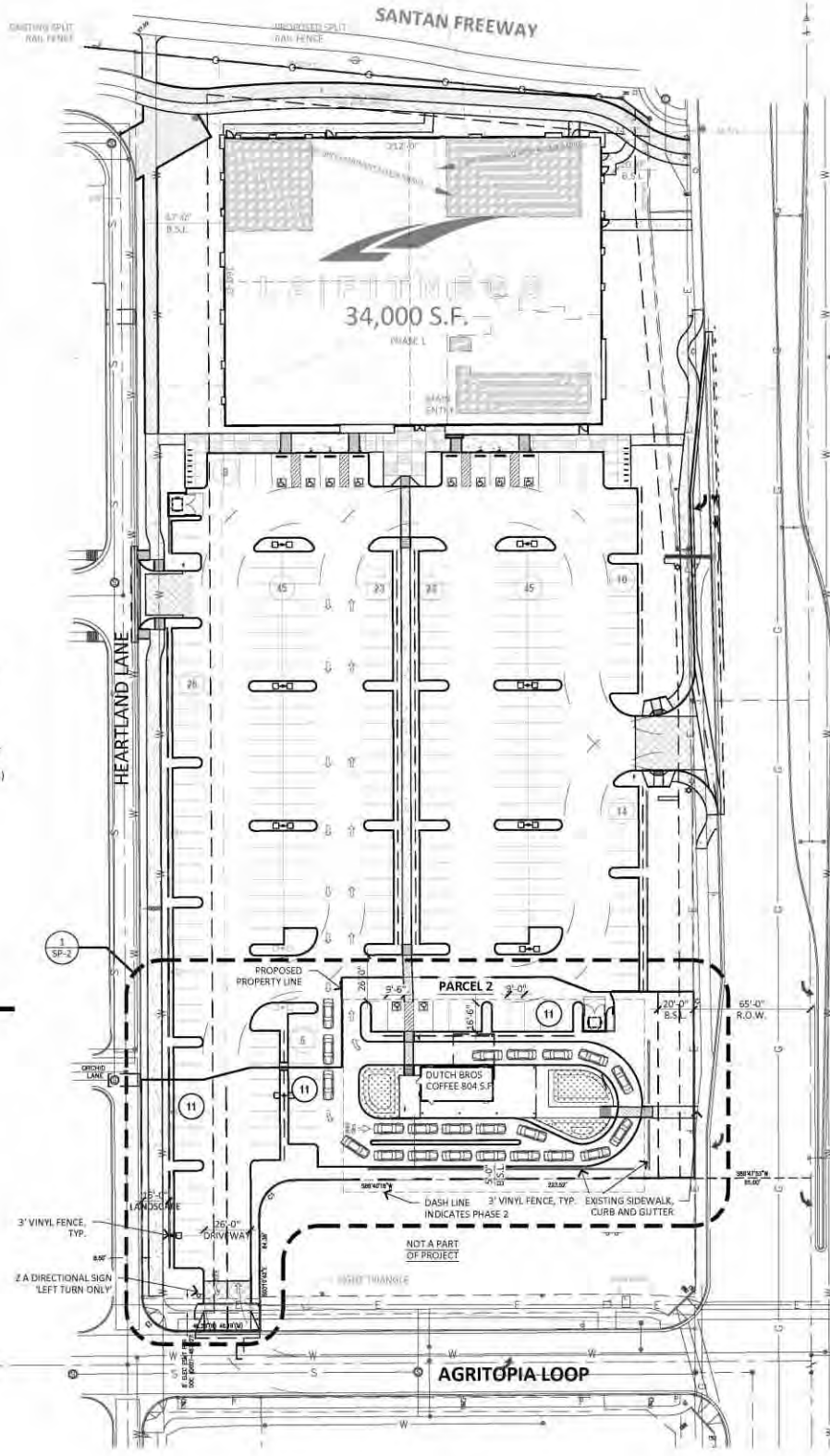
- NOTE:**
1. EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREFORMED EXPANSION JOINT FILLER ASTM D-1751.
  2. USE CLASS A CONCRETE AS PER MAG SECTION 725 EXCEPT AS NOTED IN SAFETY POST DETAIL.
  3. 6" REFLECTIVE ENGINEERS TAPE (3M HIGH DENSITY YELLOW PRESSURE SENSITIVE TAPE OR APPROVED EQUIVALENT).
  4. 4" OR 6" DIA X 8'-2" STEEL POST, SCHEDULE 40, GALVANIZED, FILL WITH GROUT AND CROWN TOP.
  5. USE CLASS B CONCRETE.
  6. 6" CONCRETE PAD.
  7. 8" X 12" X 1/2" CMU WALL.
  8. 1-#4 BAR CONTINUOUS.
  9. 2" SOLID CMU CAP.
  10. #4 BARS @ 8" ON CENTER (GROUT CELLS SOLID FULL HEIGHT).
  11. 4" OPENING AT LOW POINT.
  12. 2 #4 BARS CONTINUOUS.
  13. ALTERNATE.
  14. FINISH GRADE.



**2 TRASH ENCLOSURE**  
SCALE: 1/4" = 1'-0"



**VICINITY MAP**



**SITE DATA**

PARCEL NUMBER:	304-27-013M
ZONING:	GC (GENERAL COMMERCIAL)
GROSS SITE AREA:	241,603 S.F. (5.54 ACRES)
NET SITE AREA:	191,306 S.F. (4.39 ACRES)
BUILDING AREA:	34,804 S.F.
SITE COVERAGE: BLDG./NET SITE AREA	18.1%
PARKING REQUIRED:	
EXERCISE AND RECREATION INDOOR - 34,000/150 S.F.	227 SPACES
RESTAURANTS, BEVERAGE SERVICE - 804/75 S.F. + 1080/400 S.F. (OUTDOOR DINING AREA)	14 SPACES
TOTAL PARKING REQUIRED:	241 SPACES
TOTAL PARKING PROVIDED:	241 SPACES
ACCESSIBLE SPACES REQUIRED:	7 SPACES
ACCESSIBLE SPACES PROVIDED:	10 SPACES
BICYCLE PARKING PROVIDED:	28

**SITE NOTES**

1. All utility lines less than 69 KV on or contiguous to the site shall be installed or relocated underground.
2. All trash enclosures shall include fully opaque screening gates, finished and painted to match the enclosure. Screening gates shall not open into vehicular drive aisles. Trash enclosures are not required in industrial districts if located inside an enclosed yard which is screened by a perimeter wall at least 6 feet in height.
3. All outdoor storage areas for storage of materials and equipment shall be fully screened from view by a 6' solid masonry wall. Industrial storage screen walls shall be finished where they are exposed to public view from streets or adjacent non-industrial uses.
4. S.E.S. panels and any other above ground utility cabinet shall be fully screened from view from streets or from areas accessible to customers and the general public. Screening may be accomplished by any one of the following methods:
  - a. Fully recessing the cabinet into the building and enclosing it by a solid door or doors separate from the cabinet;
  - b. Screening with a decorative masonry wall of the same height as the panel. The screen wall may be L-shaped, U-shaped or a straight wall parallel to the cabinet, depending on the location of the cabinet;
  - c. An alternative screening method approved by the Planning Department prior to issuance of any permits.
5. The location of all electrical utility equipment shall be identified on the construction plans.
6. Roof-mounted mechanical equipment shall be fully screened by either one of the following methods:
  - a. The parapet wall of the building shall equal or exceed the height of the mechanical units; or
  - b. By locating the mechanical equipment behind the roof planes in the case of mansard, hip or other than flat roof.
7. Roof mounted mechanical equipment enclosures or equipment screen walls shall not project above the roof parapet. To the extent permitted by law, satellite dishes shall be fully screened by a parapet wall.
8. Ground mounted mechanical equipment shall be fully screened from view (from streets or surrounding commercial uses) by a combination of decorative walls and an evergreen vegetative hedge equal to or exceeding the height of the equipment.
9. Pneumatic tubes, whether metal or plastic, shall be either:
  - a. Enclosed in pilasters, columns or other architectural features of the canopy or building; or
  - b. Routed underground.
10. All backflow prevention devices 2" or larger shall be screened with landscape located within a 6' radius of the device. All backflow preventers less than 2" shall be placed in a wire cage painted to match the primary building color.
11. All freestanding light poles shall:
  - a. Be located within landscaped areas or planter islands.
  - b. Have concrete bases painted to match the primary building color or finished to match parking screen walls. Concrete bases for light poles shall not exceed a height of 30" from adjacent grade.
  - c. Be located to avoid conflict with trees.
12. Site lighting shall comply with the light and glare criteria set forth in Section 11.22.A of the ULDC, including a maximum freestanding light fixture height of 25'. The maximum height of a building mounted light fixture is 14'. The maximum height of a freestanding light fixture located within 100' of a residential zoning district or property designated for residential development in the General Plan is 14'.
13. Landscaped areas adjacent to public right-of-way shall be mounded and naturally contoured. No more than 50% of the required (right-of-way and landscaping tracts) landscaping fronting adjacent streets may be used for retention. Retention area side slopes shall be varied, and no slope shall exceed a 4:1 maximum.
14. Commercial building downspouts shall be internalized. Industrial buildings may use exposed downspouts if articulated with the architecture of the building and built with a durable material such as steel.
15. Commercial development vehicular access points and pedestrian access ways shall include special paving treatment such as integral colored stamped concrete, Boamanite, or similar alternative. Location and material shall be reviewed and approved by the Planning Department prior to the issuance of a building permit.
16. Customer, employee and visitor parking shall be screened from street view by low masonry walls. The parking screen walls shall be finished on both sides using the same materials and colors, and a design to complement that of the main building.
17. All exterior metal shall be finished or painted to match the approved project colors.
18. Existing on-site plant material damaged during construction shall be replaced with comparable species and size.

**APPROVED**  
Administrative Design Review  
Case # DR17-1146  
Date 1/30/2018

**DUTCH BROS HIGLEY RD. & LOOP 202**  
SWC LOOP 202 AND HIGLEY ROAD  
GILBERT, AZ 85296  
01-16-2018 (PRELIMINARY)

SP-1  
RKAA# 17143.00

