



## NOTICE OF ADMINISTRATIVE DECISION

September 9, 2019

Jason Shano  
Associated Sign Company  
3335 W. Vernon Ave.  
Phoenix, AZ 85009  
Email: jms@ascosigns.com

RE: Administrative Design Review to establish a Comprehensive Sign Plan for the Gilbert Gateway Commerce Center located at 4450 E. Nunneley Road: DR19-101 (**DR19-29-S**)

Dear Mr. Shano:

Staff has reviewed the drawings received for Administrative Design Review regarding Gilbert Gateway Commerce Center CSP. Staff has made the following findings:

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

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

1. Construction shall conform to the exhibits submitted for this request. All exhibits are stamped administratively September 9, 2019.

If you have any questions regarding these findings, please contact me at (480) 503-6589.

Sincerely,

A handwritten signature in cursive script that reads "Joshua Rogers".

Josh Rogers  
Planner II  
Town of Gilbert

# COMPREHENSIVE SIGN PLAN



Trammell Crow Company

TRAMMELL CROW COMPANY  
**GILBERT GATEWAY COMMERCE CENTER**

4450 E. Nunneley Rd. Gilbert, AZ

THIRD REVIEW SET 08/05/19

**APPROVED**

Administrative Design Review

Case # DR19-101 (DR19-29-S)

Date September 9, 2019

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PROJECT DESCRIPTION

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PROJECT	PARCEL INFO	ZONING	PROPERTY OWNER
<p>GILBERT GATEWAY COMMERCE PARK</p> <p>4450,4461, 4561 E NUNNELEY RD GILBERT, AZ 85296</p>	<p>APN: 304-39-956A</p> <p>LOT SIZE: 2,248,966 SF 28.67 ACRES</p>	<p>LI</p>	<p>TC/P GILBERT GATEWAY LLC C/O TRAMMELL CROW COMPANY 2231 E CAMELBACK RD STE 102 PHOENIX, AZ 85016</p>

LEGAL DESCRIPTION

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AMERICAN FURNITURE WAREHOUSE MCR 1145-15 POR LOT 2 DAF COM AT NE COR SD LOT 2 TH W 160F POB TH S 01D 05M E 1238.48F TH S 87D 16M W 384.25F TH S 88D 26M W 398.30F TH W 196.91F TH N 1295.55F TH E 632.53F TH S 40F TH E 344.49F TO POB P/F 19-0080621

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# REQUIREMENTS & PROCEDURES

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## I. INTRODUCTION

THE PURPOSE OF THE COMPREHENSIVE SIGN PLAN IS TO ENSURE AN ATTRACTIVE PROFESSIONAL ENVIRONMENT WHILE ALSO PROTECTING THE INTERESTS OF THE LANDLORD, TENANT, AND SURROUNDING NEIGHBORHOOD.

## II. GENERAL REQUIREMENTS

**A.** ALL TENANTS SHALL SUBMIT (3) COPIES OF DRAWINGS TO LANDLORD FOR APPROVAL. DRAWINGS MUST INCLUDED DETAILS OF SIZE, COLOR, MATERIALS, ILLUMINATION, AND ATTACHMENT. NO DRAWINGS MAY BE SUBMITTED TO THE TOWN OF GILBERT PRIOR TO LANDLORD APPROVAL.

**B.** LANDLORD SHALL REVIEW ALL SUBMITTED DRAWINGS AND MARK THEM EITHER APPROVED, APPROVED AS NOTED, OR REVISE AND RESUBMIT.

**C.** NO SIGNS, ADVERTISEMENTS, NOTICES, OR OTHER LETTERING SHALL BE DISPLAYED, EXHIBITED, INSCRIBED, PAINTED OR AFFIXED ON ANY PART OF THE BUILDING VISIBLE FROM OUTSIDE THE PREMISES EXCEPT AS SPECIFICALLY APPROVED BY THE LANDLORD. SIGNS THAT ARE INSTALLED WITHOUT WRITTEN APPROVAL OR ARE INCONSISTENT WITH APPROVED DRAWINGS MAY BE SUBJECT TO REMOVAL AND/OR REINSTALLATION BY LANDLORD AT TENANTS EXPENSE.

**D.** THE TOWN OF GILBERT REQUIRES SIGN PERMITS FOR ALL SIGNS VISIBLE FROM OUTSIDE THE PREMISES. IT SHALL BE TENANTS SOLE RESPONSIBILITY TO SECURE THESE AND ANY OTHER PERMITS THAT MAY BE REQUIRED.

**E.** LANDLORD'S APPROVAL OF TENANTS PLANS SHALL NOT CONSTITUTE AN IMPLICATION, REPRESENTATION, OR GUARANTEE THAT SAID ITEMS ARE IN COMPLIANCE WITH APPLICABLE STATUTES, CODES, ORDINANCES, OR OTHER REGULATIONS.

**F.** SIGN CONTRACTORS PERFORMING ANY SIGN WORK AT GILBERT GATEWAY COMMERCE CENTER MUST BE BONDED, INSURED, LICENSED BY THE ARIZONA STATE REGISTRAR OF CONTRACTORS. SIGN CONTRACTOR MUST BE APPROVED BY LANDLORD PRIOR TO CONSTRUCTION OF SIGN.

**G.** LANDLORD RESERVES THE RIGHT TO FIX, REPAIR, OR REPLACE ANY BROKEN OR FADED SIGN OR ANY SIGN DEEMED TO BE IN DISREPAIR AT THE TENANTS EXPENSE.

**H.** ANY SIGN TYPE NOT SPECIFICALLY ADDRESS BY THIS CRITERIA IS SUBJECT TO THE APPLICABLE STANDARDS SET FOR IN SECTION TOWN OF GILBERT DEVELOPMENT CODE.

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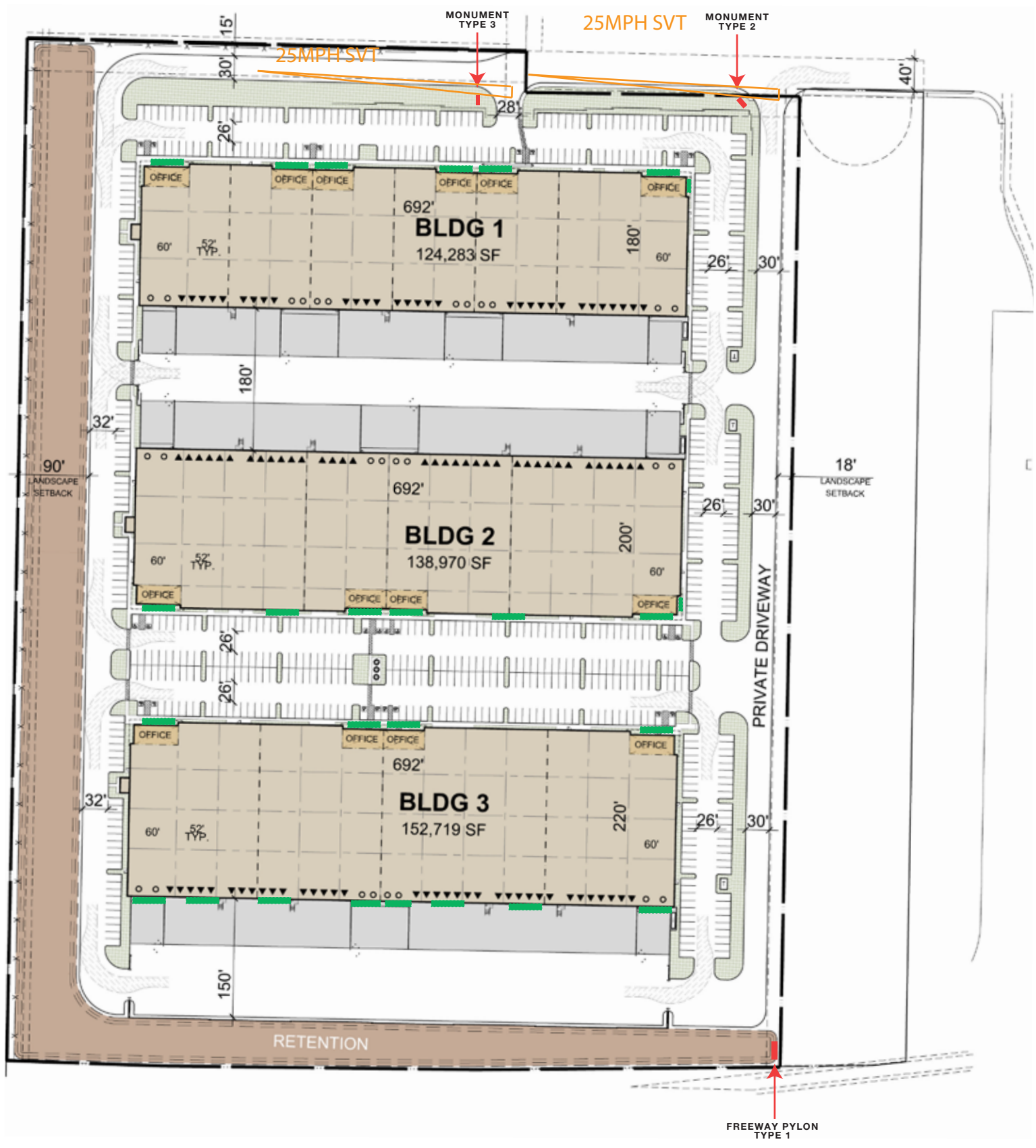


# Map





**SIGN BAND**



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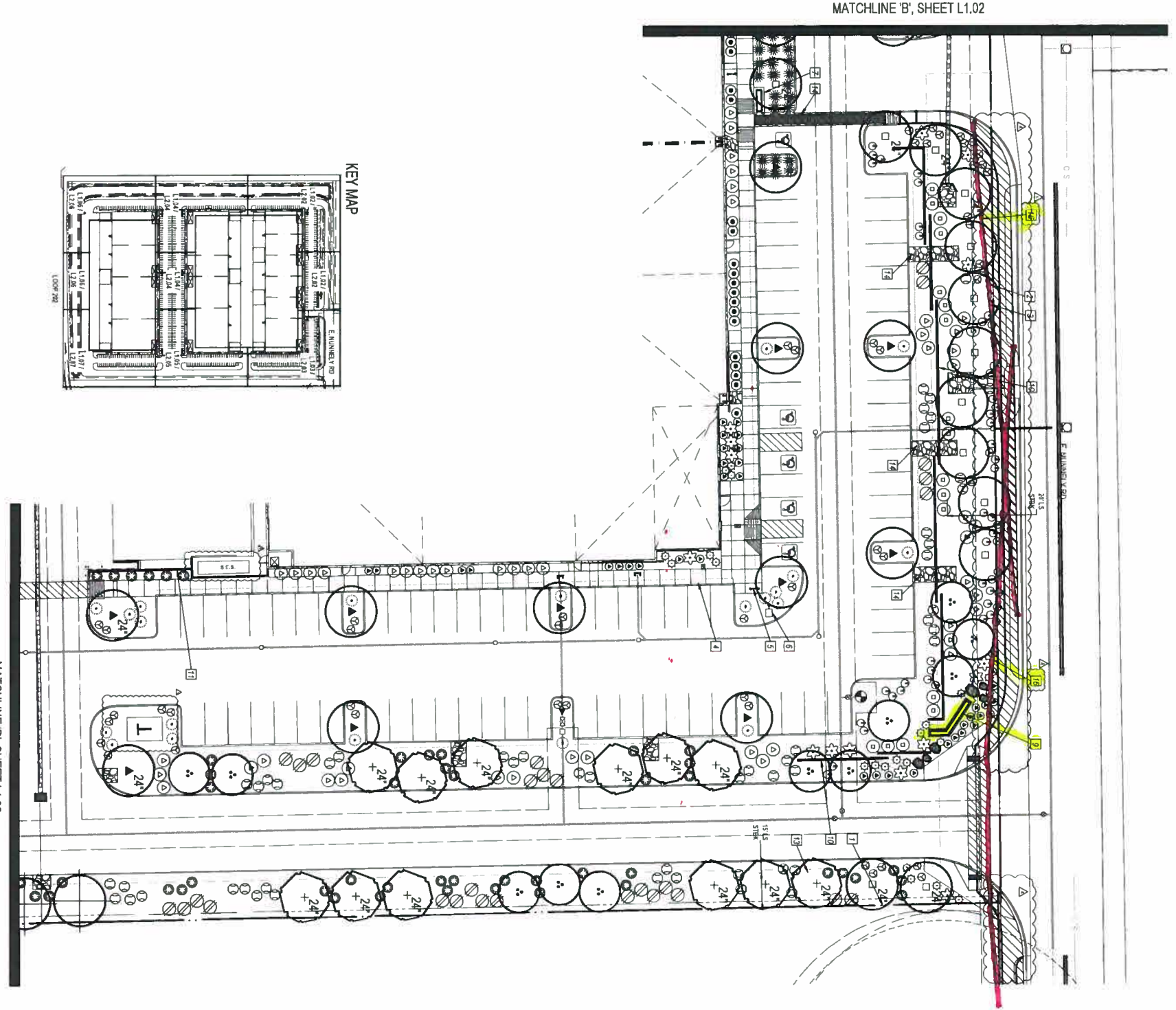












**PLANT MATERIAL SCHEDULE**

SYMBOL (TREES)	BOTANICAL NAME COMMON NAME	SIZE
	Caesalpinia mesocarpa Mexican Callalumba	15 gal
	Acacia greggiana Sweet Acacia	24" Box
	Palmetto x Desert Museum Desert Museum	15 gal 24" Box
	Quercus virginiana Virginia Live Oak	15 gal 24" box
	Ulmus parviflora Evergreen Elm	15 gal 24" box

**SHRUBS and ACCENTS**

	Agave desertiana Tropical Agave	5 gallon
	Aboi Bakerdomus	5 gallon
	Aloe - Yellow Bloom	5 gallon
	Boulevarde grasses	5 gallon
	Blue Gamma	5 gallon
	Caesalpinia gilliesii	5 gallon
	Yellow Bird of Paradise	5 gallon
	Calliandra calliandra	5 gallon
	Red Fairy Duster	5 gallon
	Dodonaea viscosa	5 gallon
	Hoop Bush	5 gallon
	Hesperaloe parviflora	5 gallon
	Red Yucca	5 gallon
	Justicia speciosa	5 gallon
	Mexican Henry's Yucca	5 gallon
	Lanocarpium beavertium	5 gallon
	Chihuahuan Rain Sage	5 gallon
	Muhlenbergia emersleyi 'El Toro'	5 gallon
	Bull Grass	5 gallon
	Ruppia penninsularis	5 gallon
	Desert Ruibark	5 gallon
	Yucca x Chiricahua	5 gallon
	Osmunda Fibra Esperanza	5 gallon

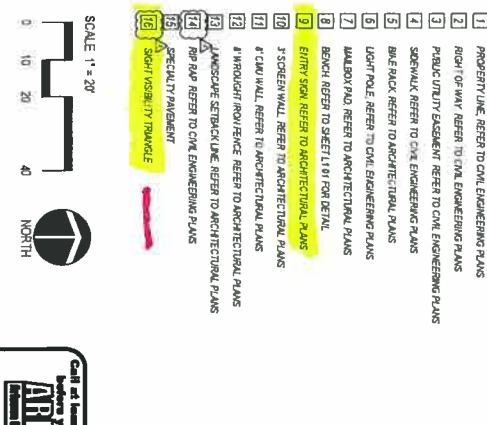
**GROUNDCOVERS**

	Acacia redolens	1 gallon
	Desert Carpet	1 gallon
	Calliandra virens	1 gallon
	Lulua John Bird Bush	1 gallon
	Lantana mexicanensis	1 gallon
	Purple Lantana	1 gallon
	Wicked Wreath	1 gallon
	Yellow Dots	1 gallon

**HEDGES**

	3/4" Menus Strip P. Gold	1 gallon
	Spring Sand Geranium Boulevarde	1 gallon
	1/2" Menus Strip P. Gold	1 gallon

- KEYNOTES**
- 1 PROPERTY LINE, REFER TO CIVIL ENGINEERING PLANS
  - 2 ROAD OR WAY, REFER TO CIVIL ENGINEERING PLANS
  - 3 PUBLIC UTILITY EXHIBENT, REFER TO CIVIL ENGINEERING PLANS
  - 4 SIDEWALK, REFER TO CIVIL ENGINEERING PLANS
  - 5 BIKE PAVEMENT, REFER TO ARCHITECTURAL PLANS
  - 6 LIGHT POLE, REFER TO CIVIL ENGINEERING PLANS
  - 7 MAILBOX PAVEMENT, REFER TO ARCHITECTURAL PLANS
  - 8 BENCH, REFER TO SHEET L1.01 FOR DETAIL
  - 9 ENTRY SIGN, REFER TO ARCHITECTURAL PLANS
  - 10 3" SCHEDULE WALL, REFER TO ARCHITECTURAL PLANS
  - 11 4" CURB WALL, REFER TO ARCHITECTURAL PLANS
  - 12 6" WROUGHT IRON FENCE, REFER TO ARCHITECTURAL PLANS
  - 13 LANDSCAPE SITEWORK LINE, REFER TO ARCHITECTURAL PLANS
  - 14 ASPHALT PAVEMENT, REFER TO CIVIL ENGINEERING PLANS
  - 15 SPECIFIC PAVEMENT, REFER TO ARCHITECTURAL PLANS
  - 16 SOFT VESSELITY PAVEMENT



**DATE REVISION:**

05.17.2019	CITY SUBMITTAL SET
07.16.2019	CITY RESUBMITTAL SET - CITY COMMENTS
07.16.2019	CITY RESUBMITTAL SET - OWNER COMMENTS

**LANDSCAPE CONSTRUCTION DOCUMENTS**

**Gilbert Gateway Commerce Park**

PREPARED FOR: WARE MALCOMB

4455, 44611, 4465 E. NUNNELLY RD. GILBERT, ARIZONA

DATE:  
07.16.19



**studio DPA**  
Planning and Landscape Architecture

P.O. Box 7999 - Tempe, AZ 85281  
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PLANTING  
SHEET  
L1.03

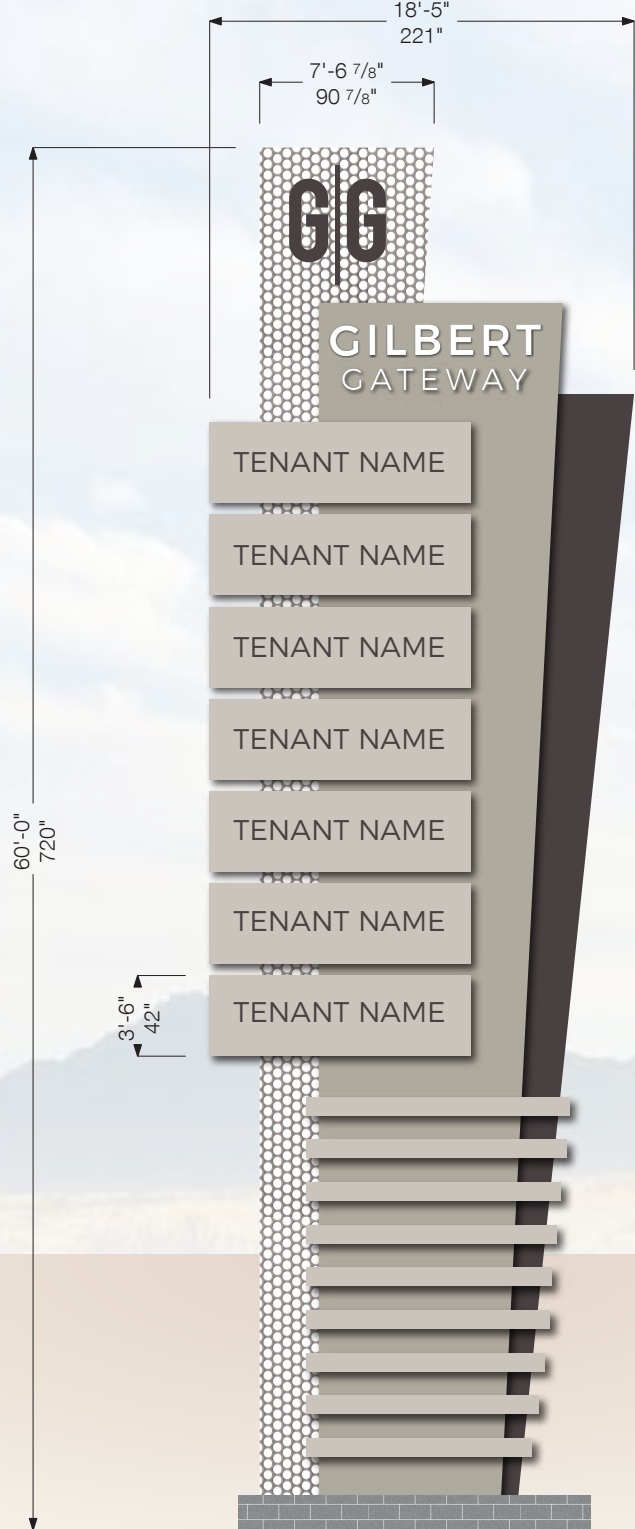
# SIGN MATRIX

SIGN TYPE	FUNCTION	LOCATION	QUANTITY	MAX HEIGHT	SIGN AREA	ILLUMINATION	CONSTRUCTION
1 - FREEWAY PYLON SIGN	IDENTIFY PROJECT AND TENANTS TO THE LOOP 202 FREEWAY TRAFFIC ON THE SOUTHERN BORDER OF THE PROPERTY	FREEWAY PYLON SIGN WILL BE LOCATED ON THE SOUTHEAST CORNER OF THE PROPERTY ADJACENT TO THE FREEWAY FRONTAGE	(1)	60'	MAX SIGN AREA IS 500 SF PLUS AN ADDITIONAL 20 SF FOR ID OF THE PROJECT	INTERNALLY ILLUMINATED	ALUMINUM CONSTRUCTION ON STEEL SUPPORT
2 - ENTRY MONUMENT SIGNS	IDENTIFY THE PROJECT AT THE NORTHEAST CORNER OF THE PROPERTY AND IN EASEMENT ON ADJACENT PARCEL	NORTHEAST CORNER OF PROPERTY & IN EASEMENT ON ADJACENT PARCEL	(1)	12'	MAX 60 SF	INTERNALLY ILLUMINATED	ALUMINUM / ACRYLIC
3 - MULTI-TENANT MONUMENT SIGNS	IDENTIFY TENANTS IN THE BUILDING TO TRAFFIC ALONG PROPERTY FRONTAGE	ALONG NUNNELEY RD AND PRIVATE DR. ALONG EAST SIDE OF PROPERTY	(1)	12'	MAX 60 SF	INTERNALLY ILLUMINATED	ALUMINUM / ACRYLIC
4 - TENANT BUILDING SIGNS	IDENTIFY TENANT ON THEIR LEASE SPACE	IN DESIGNATED SIGN BANDS ON TENANT LEASE SPACE	NO LIMIT	LIMITED TO 80% VERTICAL ARCHITECTURAL SPACE SIGN IS INSTALLED ON	1.5 SF OF SIGN AREA PER 1 LINEAL FOOT OF LEASE SPACE	INTERNAL, HALO, OR A COMBINATION ILLUMINATED OR NON-ILLUMINATED	PAN CHANNEL / REVERSE PAN CHANNEL

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# SIGN TYPE 1 - FREEWAY PYLON



Pylon Sign | Elevation Detail  
SCALE: 1:100

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SIGN TYPE 2 - ENTRY MONUMENT



**A** Entry Monument | Elevation Detail  
SCALE: 1/4" = 1'

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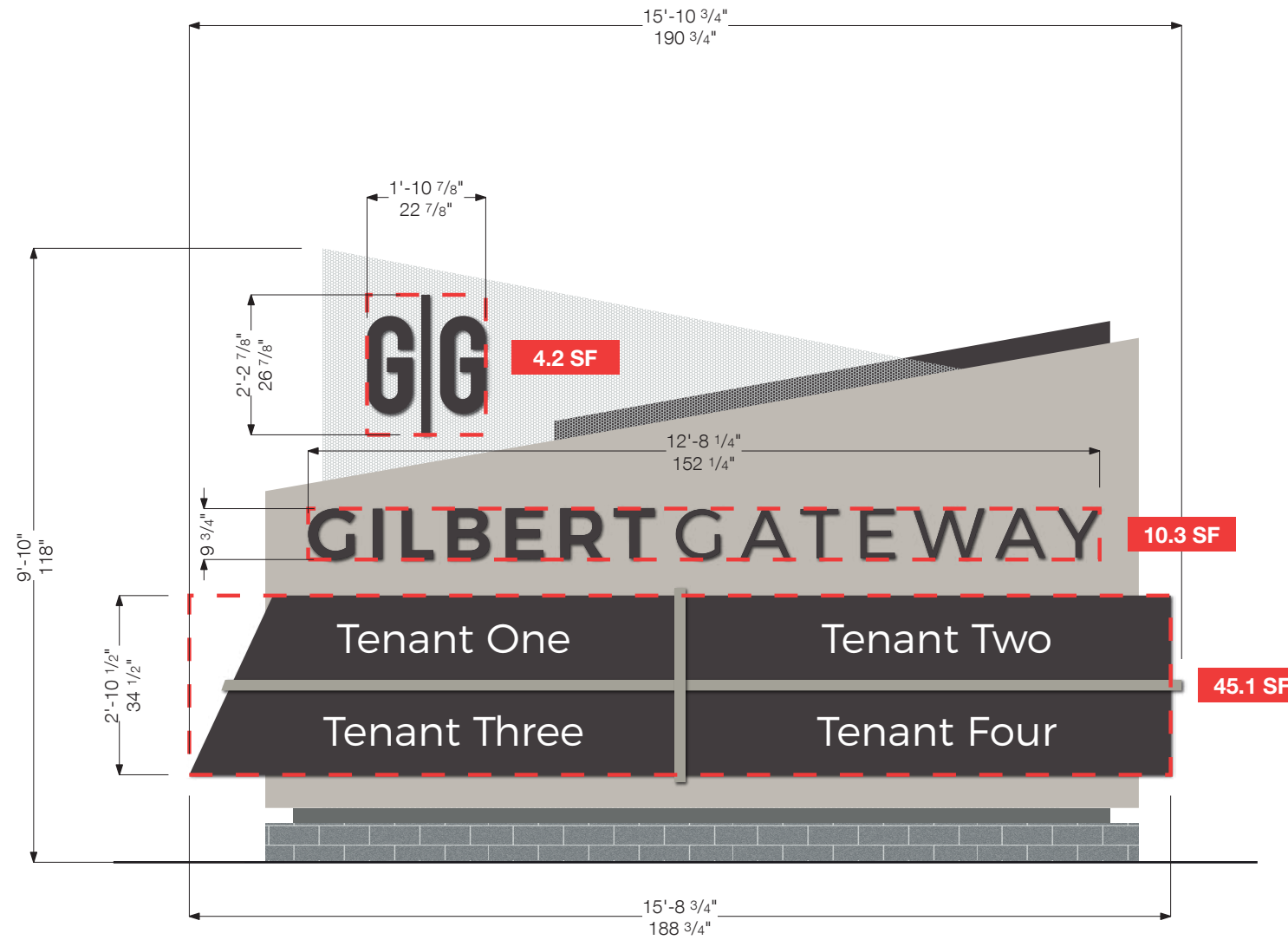
# SIGN TYPE 2 - ENTRY MONUMENT



**B** Entry Monument | Elevation Detail  
SCALE: 1/4" = 1'

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# SIGN TYPE 3 - TENANT MONUMENT

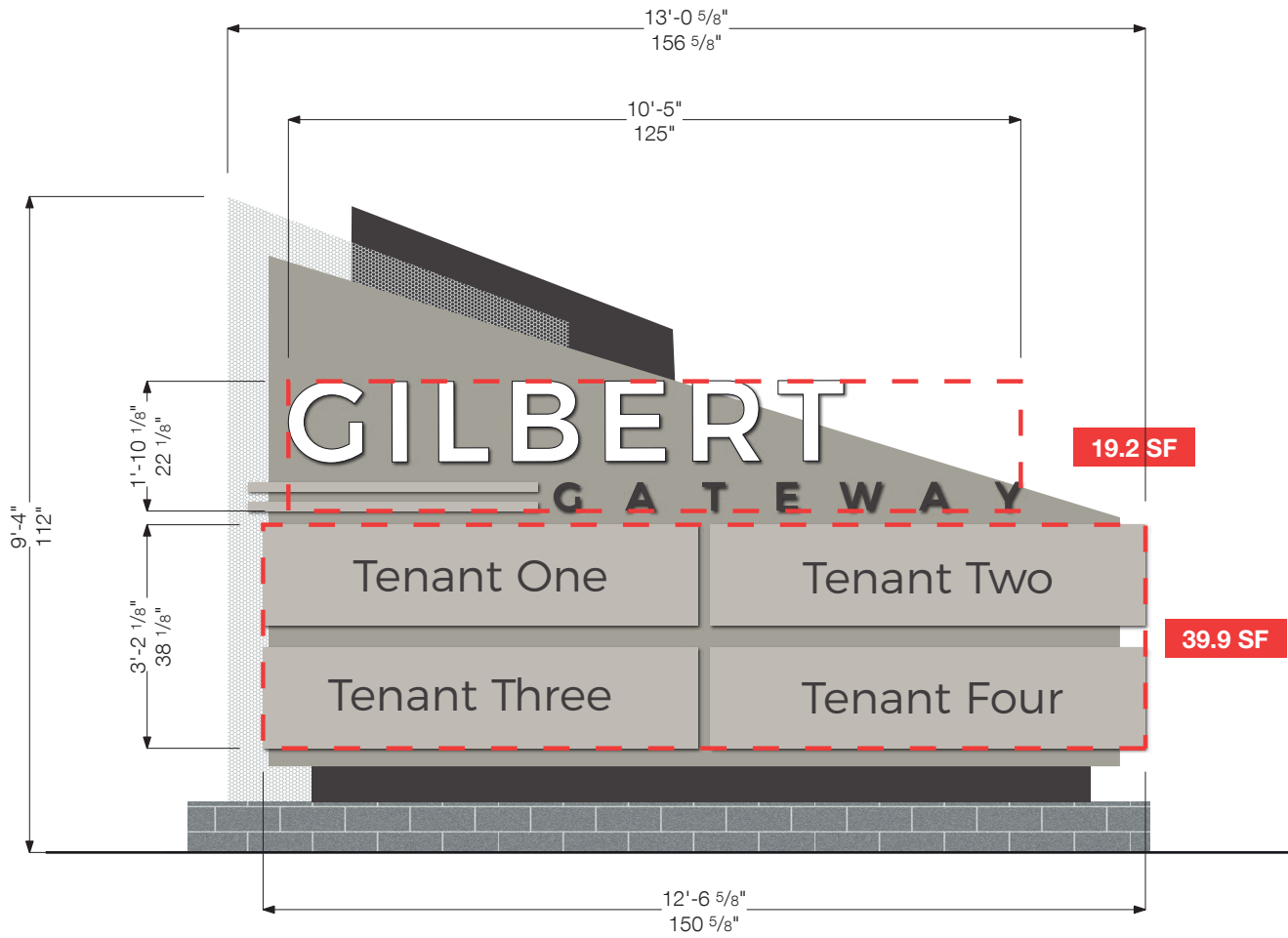


**A** Tenant Monument | Elevation Detail  
SCALE: 3/8" = 1'

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 59.6 SF Administrative Design Review  
 Case # DR19-101 (DR19-29-S)  
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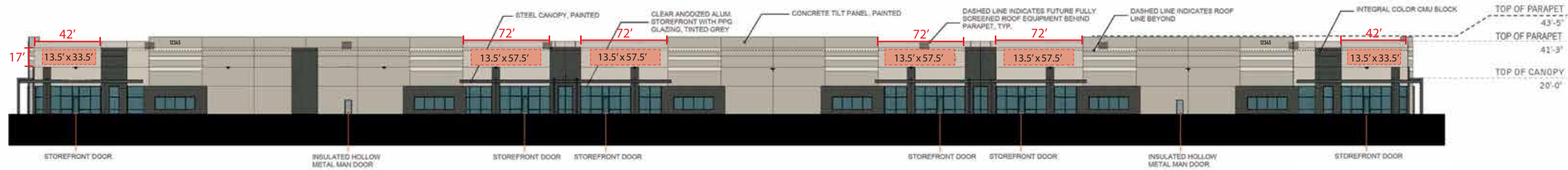
# SIGN TYPE 3 - TENANT MONUMENT



**B** Tenant Monument | Elevation Detail  
SCALE: 3/8" = 1'

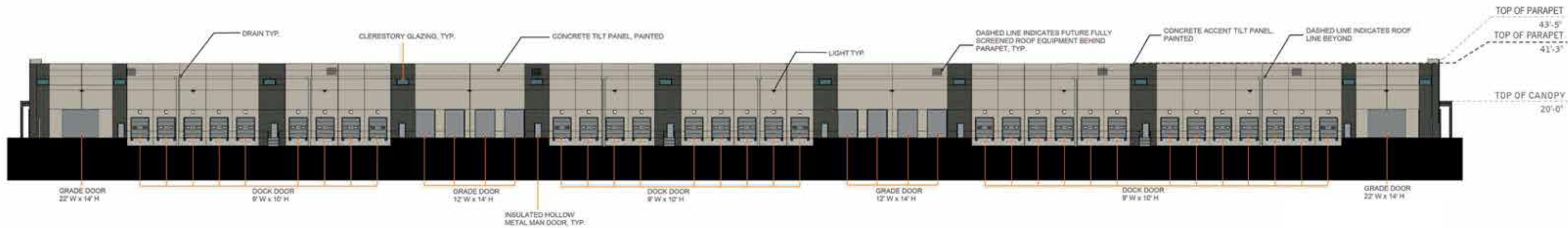
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# TENANT BUILDING SIGNAGE | BUILDING 1



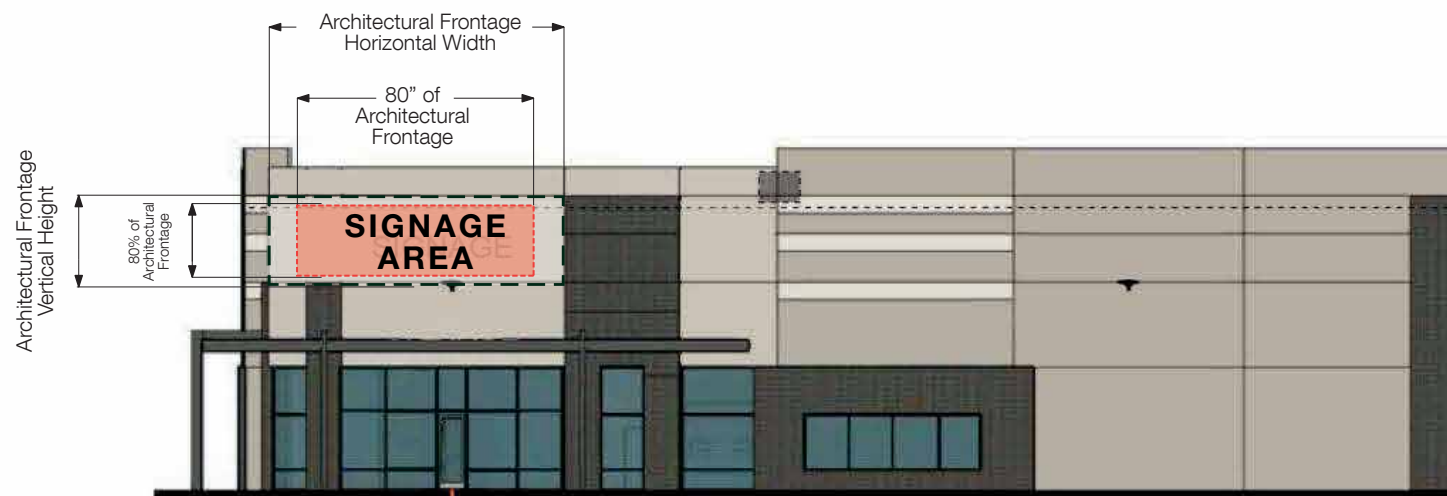
**NORTH** Elevation Detail

SCALE: 1" = 80'



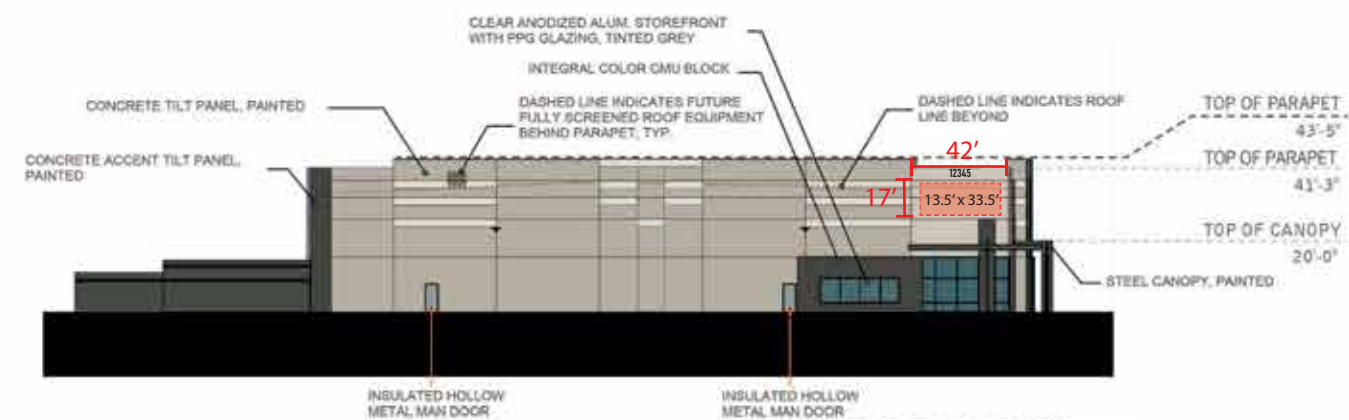
**SOUTH** Elevation Detail

SCALE: 1" = 80'



Typical Signage Location | Area

SCALE: N.T.S



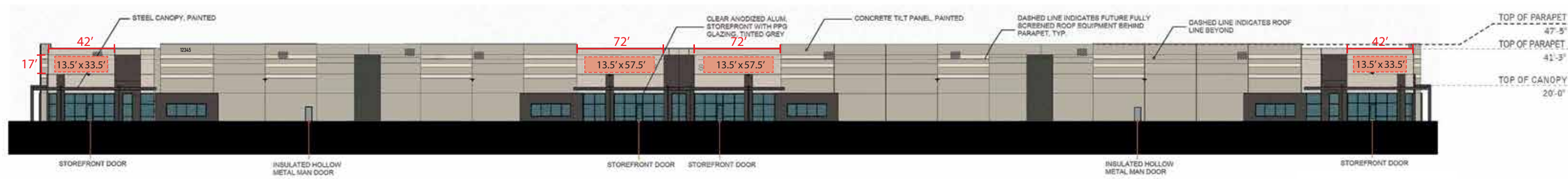
**EAST** Elevation Detail

SCALE: 1" = 80'

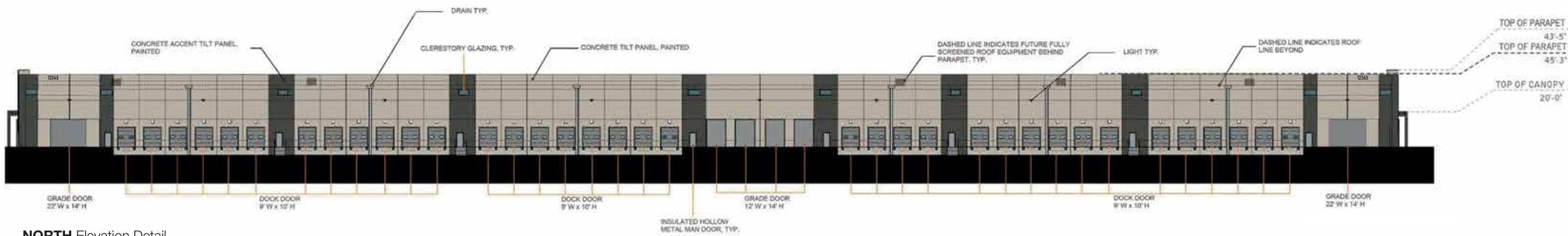
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# TENANT BUILDING SIGNAGE | BUILDING 2



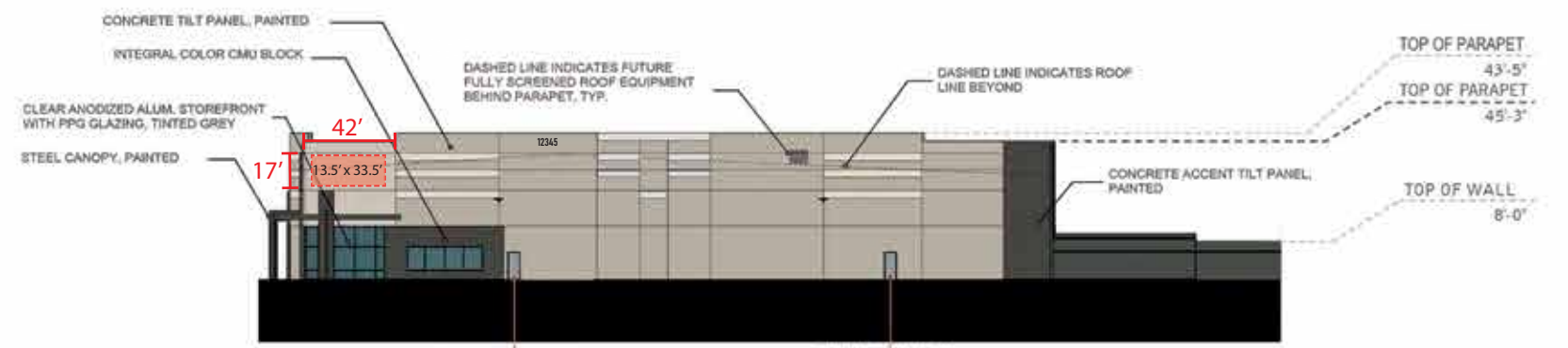
**SOUTH** Elevation Detail  
SCALE: 1" = 80'



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



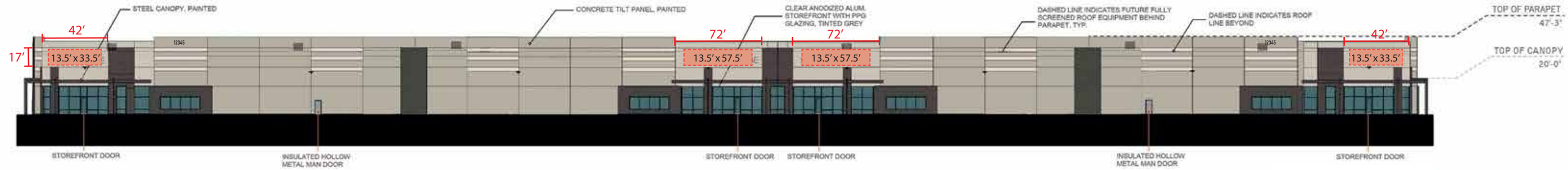
Typical Signage Location | Area  
SCALE: N.T.S



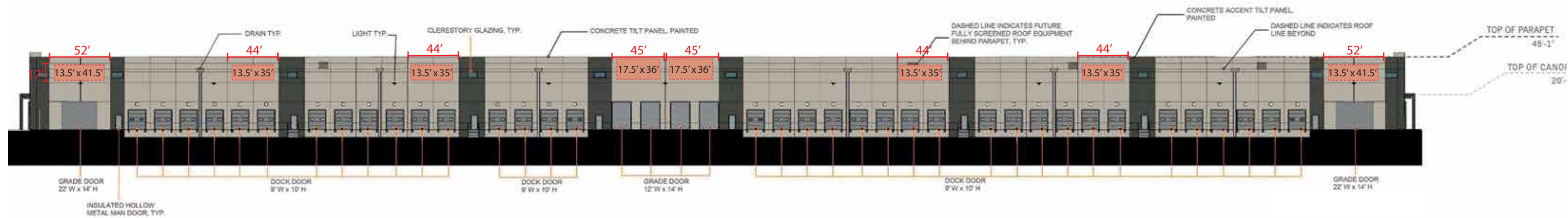
**EAST** Elevation Detail  
SCALE: 1" = 80'

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# TENANT BUILDING SIGNAGE | BUILDING 3



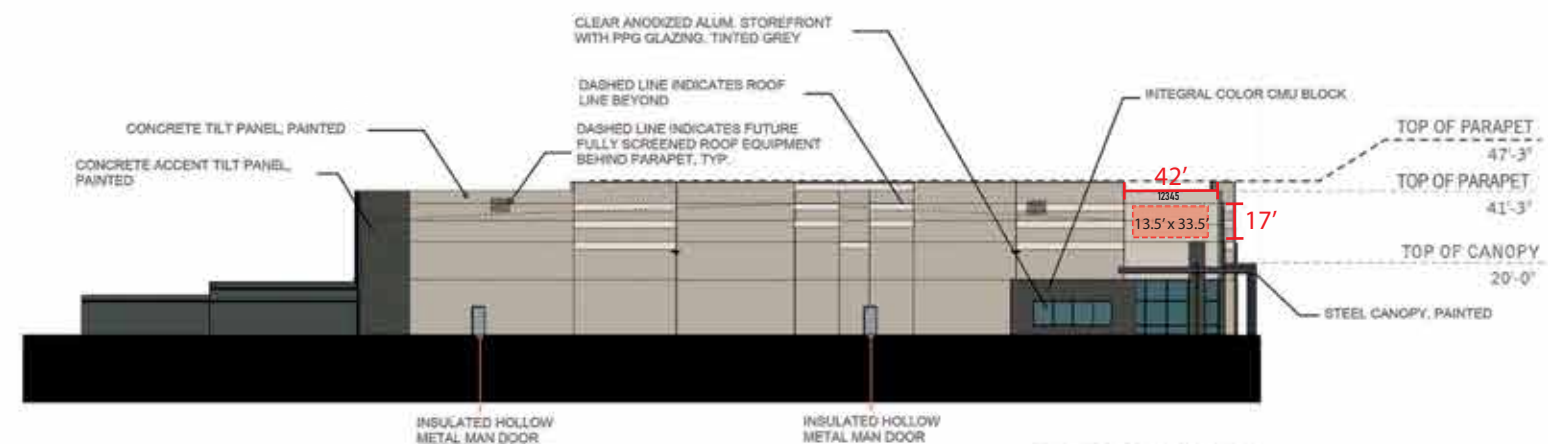
**NORTH** Elevation Detail  
SCALE: 1" = 80'



**SOUTH** Elevation Detail  
SCALE: 1" = 80'



Typical Signage Location | Area  
SCALE: N.T.S



**EAST** Elevation Detail  
SCALE: 1" = 80'

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# SIGN TYPE 4 - TENANT BUILDING SIGNS

## ALLOWABLE WALL SIGN TYPES

### CONSTRUCTION / ILLUMINATION:

BUILDING WALL SIGNS WILL BE INDIVIDUAL PAN CHANNEL, REVERSE PAN CHANNEL CONSTRUCTION. SIGNS MAY BE INTERNALLY FACE ILLUMINATED, HALO-ILLUMINATED, OR A COMBINATION OF HALO AND FACE LIT CHARACTERS. SIGNS SHALL BE ILLUMINATED USING INTERNAL WHITE LED MODULES, DIFFERENT COLOR LED MODULES MAY BE USED SUBJECT TO LANDLORD APPROVAL. SIGNS ARE NOT REQUIRED TO BE ILLUMINATED, NON-ILLUMINATED SIGNS MUST BE REVERSE PAN CHANNEL CONSTRUCTION.

### TYPEFACE / LOGOTYPE:

TENANTS SHALL BE ALLOWED TO USE THEIR CORPORATE TRADEMARK LOGOTYPE.

### COLORS:

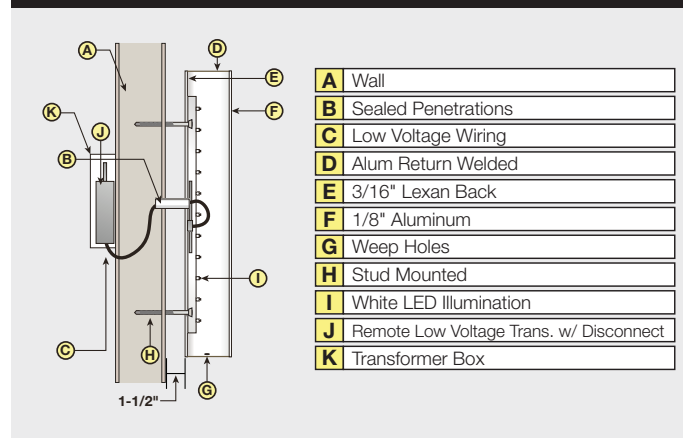
COLORS ARE OPEN TO THE TENANT STANDARD COLORS SUBJECT TO LANDLORD APPROVAL. LETTER RETURNS ARE TO MATCH THE COLOR OF THE FACE OF THE CHARACTERS UNLESS OTHERWISE APPROVED BY LANDLORD.

### MOUNTING:

INDIVIDUAL LETTERS SHALL BE MOUNTED DIRECTLY TO THE BUILDING, NO RACEWAYS ARE ALLOWED. ALL CONDUIT, FASTENERS, AND TRANSFORMERS SHALL BE CONCEALED IN WATER TIGHT CONDITION.

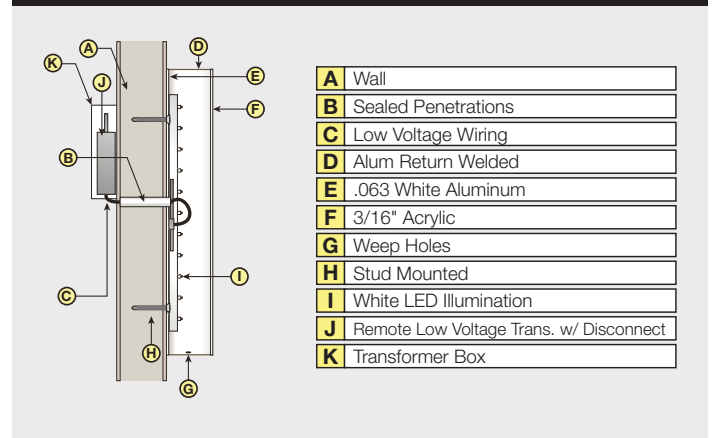
### REVERSE PAN CHANNEL LETTERS

ILLUMINATED • FLOAT MOUNT



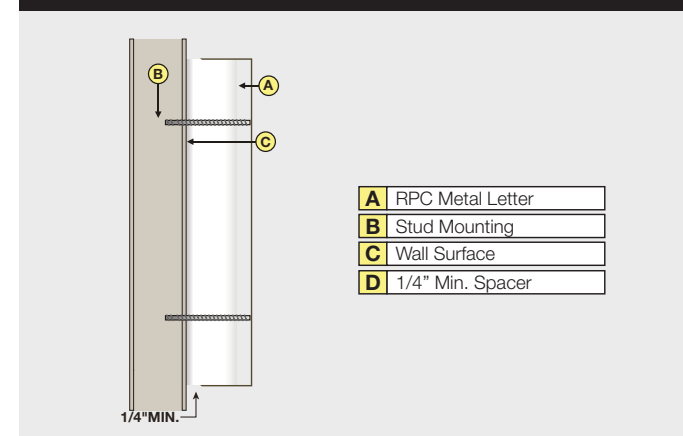
### PAN CHANNEL LETTERS

ILLUMINATED • FLUSH MOUNT



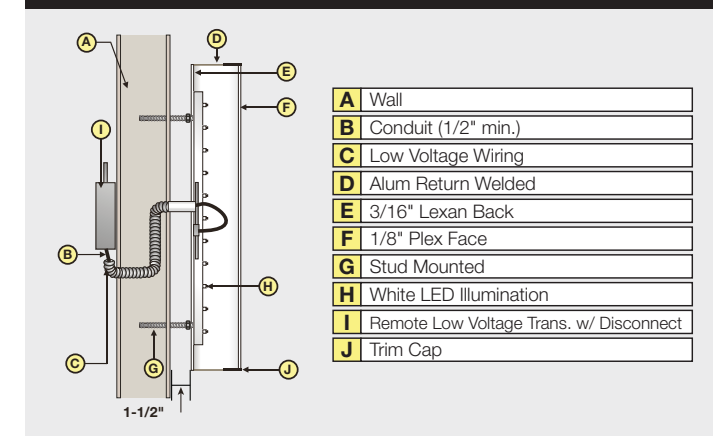
### REVERSE PAN CHANNEL LETTERS

NON-ILLUMINATED • FLUSH MOUNT



### PAN CHANNEL LETTERS

DUAL-ILLUMINATED • FLOAT MOUNT



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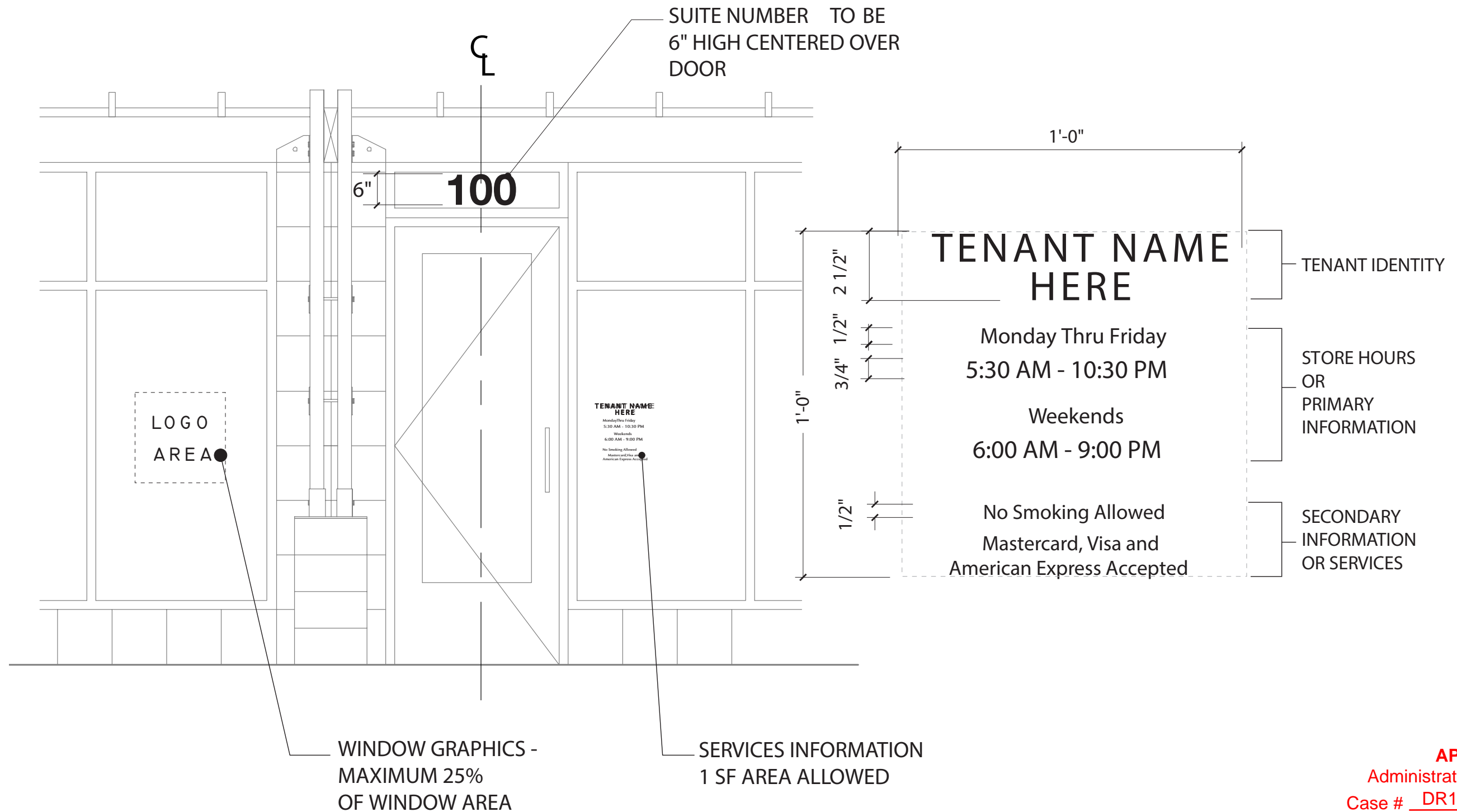
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# SIGN EXAMPLES



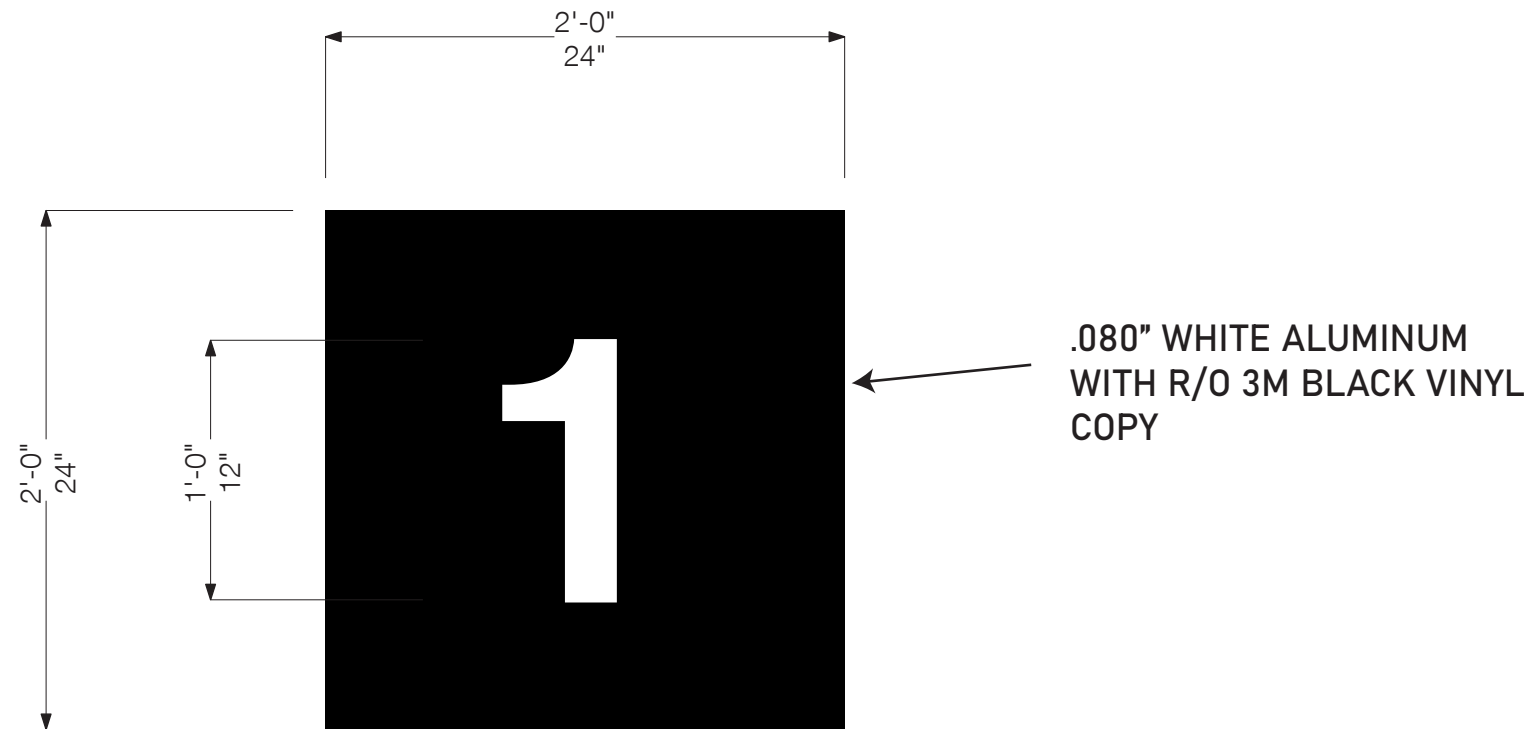


# WINDOW GRAPHICS



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# DOCK ID SIGNS

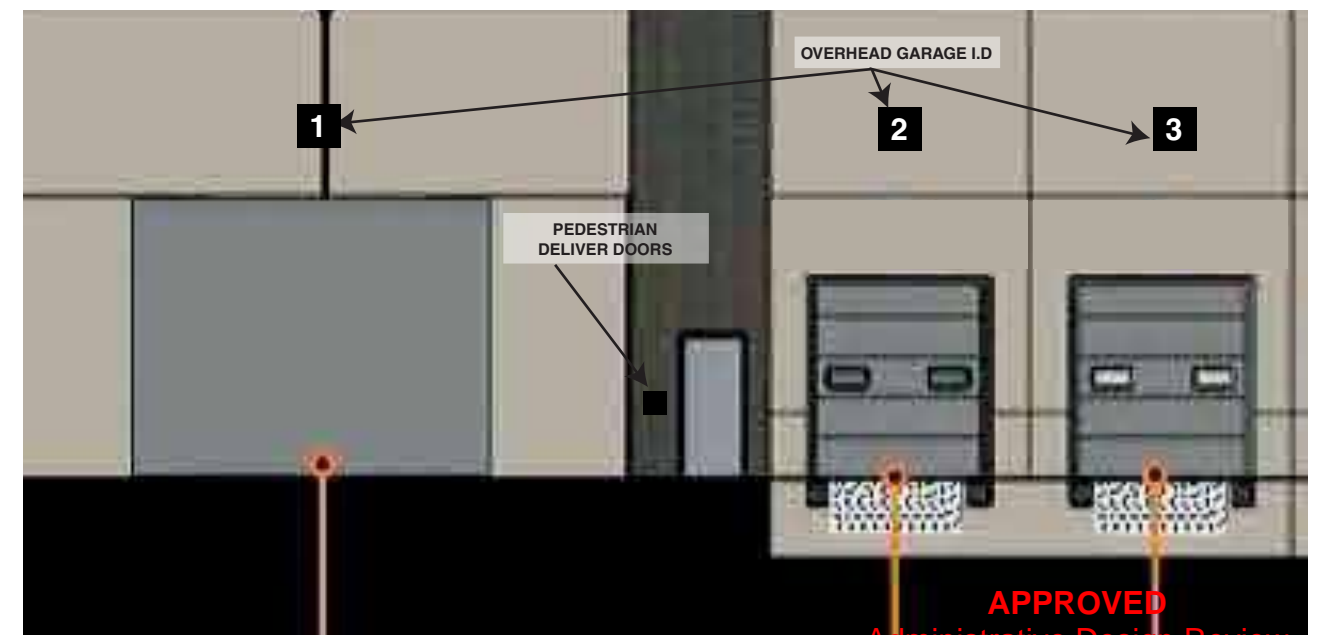


TYPICAL | Elevation Detail

**1 2 3 4 5 6 7 8 9 0**



TYPICAL | Install Location  
SCALE: N.T.S



TYPICAL | Elevation Detail  
SCALE: 1/16"=1'