



NOTICE OF ADMINISTRATIVE DECISION

February 19, 2020

Teri Davis
Sierra Signs & Service Inc.
1745 N. Greenfield Road
Mesa, AZ 85205
Email: terid@sierrasignsaz.com

RE: Administrative Design Review for Greenfield Park Comprehensive Sign Program **PDR-2019-00199 (DR13-38-S)**.

Teri:

Town of Gilbert has reviewed an Administrative Design Review regarding the Greenfield Park Comprehensive Sign Program (CSP) located at 4635 E. Baseline Road and zoned General Commercial (GC). These are the following findings:

- The project is consistent with the LDC and applicable sign 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 of the monument sign shall conform to the exhibits submitted for this request.
2. This approval is for the CSP only. All signs are required to receive sign permits prior to installation.
3. All exhibits of the CSP are stamped administratively approved February 06, 2020.

If you have any questions, please contact me at (480) 503-6563 or dana.stevens@gilbertaz.gov.

Sincerely,

A handwritten signature in blue ink that reads "Dana Stevens".

Dana Stevens
Planning Specialist

Attachments:

- Site Plan
- Sign Elevation
- Colors and Materials

Comprehensive Sign Plan

**Greenfield Park
4635 E. Baseline Rd.
Gilbert, AZ 85234**

APPROVED

Administrative Design Review

Case # PDR-2019-00199

Date 2/06/2020

Signage Company:



p 480.835.0168
e info@sierrasignsaz.com
w sierrasignsaz.com
a 1745 N. Greenfield Rd
Mesa, Az 85205

Landlord:



Tower Investments, LLC

250 West Main St., Suite 101

Woodland, CA 95695

Phone: (530) 668-1000

Fax: (530) 666-5574

www.towerinv.com

This criteria has been developed to insure design compatibility among all signs at "Greenfield Park". Conformance to this criteria will be strictly enforced. Any sign installed that is not conforming to this criteria and not approved by Landlord 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. Sign permits must be obtained from the Town of Gilbert. Tenant's sign company must provide Landlord with (3) sets of building elevations with all details.

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 specifications (2) two sets and Return (1) one set to Tenant marked "Approved", "Approved as Noted", or "Revise and Re-Submit".
2. "Revise and Re-Submit" drawings will be returned to the Tenant with comments. These drawings shall be revised by the Tenant and re-submitted to Landlord for approval.
3. Upon receipt of Landlord approval, Tenant shall proceed with the Town of Gilbert permit process. Subsequent to City approval, Tenant 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 Developer/Landlord.
5. Tenant or its representatives shall obtain all permits for its exterior sign and its installation. Tenant shall be responsible for all requirements and specifications.
6. Tenant shall have the sole responsibility for compliance with all applicable status/codes, ordinances, or other regulations for all work performed on the premises by or on behalf of the Tenant.
7. The Landlord's approval of Tenant's plans, specifications, calculations, or work shall not constitute an implication, representation, or certification by Landlord that said items are in compliance with applicable statues/codes, ordinances, or other regulations set forth in the Town of Gilbert Land Development Code.
8. All signage is subject to the 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 city 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 signage.
11. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, bass or bronze and not 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 locations.
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 conductor, transformers, and other equipment shall be concealed.
16. All electrical signs shall bear the UL Lable and be mounted on top of letters.
17. All signs shall conform to Uniform Building Code Standards.
18. All electrical signs shall conform to National Electrical Code Standards.
19. Tenant shall be liable for the operation of their Sign Contractor.

20. Painted lettering will not be permitted.
21. Flashing, moving, or audible signs will not be permitted.
22. Logos may be permitted, with written approval form Landlord.
23. Standard 3M™ Scotchcal™ ElectroCut™ opaque white vinyl die cut copy may be used to display tenant name, hours of business, emergency numbers, etc. on door or window (1st) surface application (outside). All window graphics and displays shall be subject to the approval of the Landlord prior to fabrication or implementation. Maximum 25% of window area.
24. Wall signs shall consist of individual LED illuminated reverse pan-channel letters and/or individual Non illuminated reverse pan-channel letters and/or flat cut out letters. These letters shall be mounted on the building fascia in the area allocated for sign by the landlord.
25. All signage for Tenants shall calculate by the following formula: buildings with set-backs equal to or less than (75) Seventy-Five Feet from right-of-way sign area is (1) One square foot of sign area to (1) One linear foot of occupied building elevation, buildings with set-backs more than (75) Seventy-Five Feet from right-of-way sign area is (1.5) one and a half square foot of signage area to (1) One linear foot of occupied building elevation. No sign to exceed 80% occupied suite building elevation. Maximum sign area to be no greater than the total sign allowance area set forth above for (a) the longest building elevation of the tenant or user suite facing the street, or (b) the length of the building elevation of the tenant or user suite where it's principal entrance is located.
26. Letters style and color shall be subject to the approval by the Landlord.

TENANT STOREFRONT SIGNAGE

1. Type of Signage: Reverse Pan-Channel Letters mounted 1" off building fascia or 1/4" Flat Cut Out Aluminum Letters mounted Flush to building fascia.
2. Tenant's face color to be determined by Tenant, with Landlord approval.
3. Return colors to match faces.
4. LED Color to be white.
5. Logos allowed, with Landlord approval.
6. Copy may not exceed 80% of sign band area.

FREESTANDING SIGNAGE

The design of all monument signs and panels are subject to review and approval by Landlord. All freestanding signs shall be "monument" style and must be compatible with the architecture of center.

1. Two (2) monument sign(s) are allowed:
2. Sign(s) shall be located in such a manner which will not present any traffic hazards.
3. The maximum sign area for the sign is (60) square feet.
4. The maximum height of the sign is twelve (12) feet above grade with two (2) foot architectural element at the top of the sign. Copy must be above (2) feet from grade to (10) feet. No copy above (10) feet.
5. Sign(s) shall maintain a minimum spacing of (100) one hundred feet between from any other monument sign on the same street frontage.

All other sign types permanent and/or temporary signs shall follow the rules and regulations set forth in the Town of Gilbert Land Development Code, Article 4.4, Sign Regulations. All sign types shall be reviewed by the Landlord prior to applying for permits.



LDC REQUIREMENTS
4.409 PERMANENT SIGNS:

(6) I. WALL SIGN AREA: BUILDINGS ONE-STORY OR TWO-STORY IN HEIGHT.

1. MINIMUM WALL SIGN AREA - 32 SQUARE FEET
2. MAXIMUM WALL SIGN AREA - NO GREATER THAN SIGN ALLOWANCE AREA FOR; (A) THE LONGEST BUILDING ELEVATION OF THE TENANT OR USER SUITE FACING THE STREET, OR (B) THE LENGTH OF THE BUILDING ELEVATION OF THE TENANT OR USER SUITE WHERE ITS PRINCIPAL ENTRANCE IS LOCATED.
3. SIGN ALLOWANCE AREA - BUILDING SET-BACK (75) FEET OR LESS OF RIGHT-OF-WAY (1) SQ. FT. PER (1) LINEAL FT FRONTAGE, BUILDING SET-BACK MORE THAN (75) FEET FROM RIGHT-OF-WAY (1.5) SQ. FT. PER (1) LINEAL FT FRONTAGE.

LDC REQUIREMENTS
4.409.B.3.b.5 PERMANENT SIGNS:

WALL SIGNS ON BUILDING ELEVATIONS ABUTTING PROPERTY DESIGNED FOR RESIDENTIAL USE IN A GENERAL PLAN SHALL:

- I. NOT BE ILLUMINATED;
- II. NOT TO EXCEED (16) SQUARE FEET IN SIGN AREA; AND
- III. BE INSTALLED NO HIGHER THAN (14) FOURTEEN FEET ABOVE GRADE.

TYPICAL BUILDING ID SIGNAGE



APPROVED
Administrative Design Review
Case # PDR-2019-00199
Date 2/06/2020

A HALO-ILLUMINATED REVERSE PAN CHANNEL LETTERS (R.P.C.)

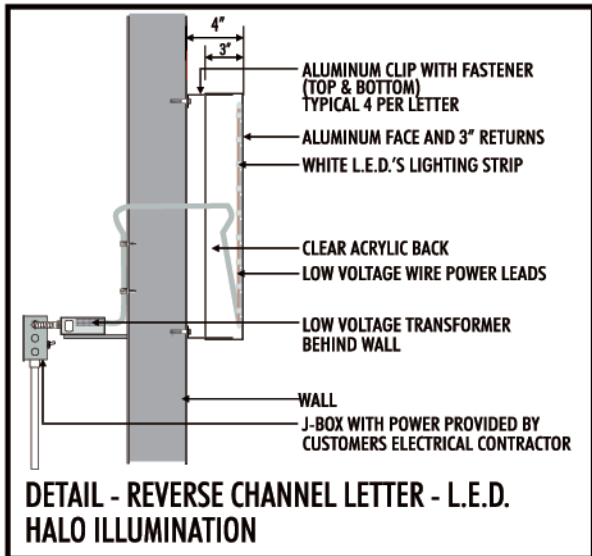
SINGLE-FACED UL LISTED WHITE L.E.D. HALO-ILLUMINATED REVERSE PAN CHANNEL LETTER SIGN AS FOLLOWS:

“**TENANT SIGN**”, AS SPEC'D SINGLE-FACED UL LISTED WHITE L.E.D. HALO-ILLUMINATED REVERSE PAN CHANNEL LETTERS WITH (3”) RETURNS AND FACES PAINTED SAME PER COMPLEX SIGN CRITERIA AND REQUIRING LANDLORD APPROVAL SPACE-MOUNTED (1”) AWAY FROM WALL FASCIA BAND AS SHOWN

“**TAGLINE OR BUSINESS DESCRIPTION**”, AS SPEC'D SINGLE-FACED UL LISTED WHITE L.E.D. HALO-ILLUMINATED REVERSE PAN CHANNEL LETTERS WITH (3”) RETURNS AND FACES PAINTED SAME PER COMPLEX SIGN CRITERIA AND REQUIRING LANDLORD APPROVAL SPACE-MOUNTED (1”) AWAY FROM WALL FASCIA BAND AS SHOWN

*A COMBINATION OF ILLUMINATED, NON-ILLUMINATED OR FLAT CUT OUT LETTERS ALLOWED AS APPROVED BY LANDLORD

** REQUIRES PENETRATION HOLES TO BE DRILLED INTO FASCIA WALL FOR INSTALLATION MOUNTING.



TYPICAL BUILDING ID SIGNAGE



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B NON-ILLUMINATED REVERSE PAN CHANNEL LETTERS (R.P.C.)

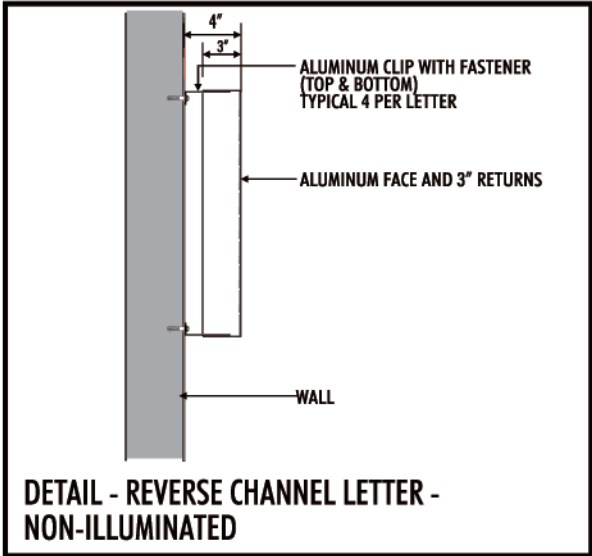
SINGLE-FACED NON-ILLUMINATED REVERSE PAN CHANNEL LETTER SIGN AS FOLLOWS:

“**TENANT SIGN**”, AS SPEC'D SINGLE-FACED NON-ILLUMINATED REVERSE PAN CHANNEL LETTERS WITH (3") RETURNS AND FACES PAINTED SAME PER COMPLEX SIGN CRITERIA AND REQUIRING LANDLORD APPROVAL SPACE-MOUNTED (1") AWAY FROM WALL FASCIA BAND AS SHOWN

“**TAGLINE OR BUSINESS DESCRIPTION**”, AS SPEC'D SINGLE-FACED NON-ILLUMINATED REVERSE PAN CHANNEL LETTERS WITH (3") RETURNS AND FACES PAINTED SAME PER COMPLEX SIGN CRITERIA AND REQUIRING LANDLORD APPROVAL SPACE-MOUNTED (1") AWAY FROM WALL FASCIA BAND AS SHOWN

*A COMBINATION OF ILLUMINATED, NON-ILLUMINATED OR FLAT CUT OUT LETTERS ALLOWED AS APPROVED BY LANDLORD

** REQUIRES PENETRATION HOLES TO BE DRILLED INTO FASCIA WALL FOR INSTALLATION MOUNTING.



DETAIL - REVERSE CHANNEL LETTER - NON-ILLUMINATED

TYPICAL BUILDING ID SIGNAGE



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NON-ILLUMINATED FLAT CUT OUT ALUMINUM LETTERS (F.C.O.)

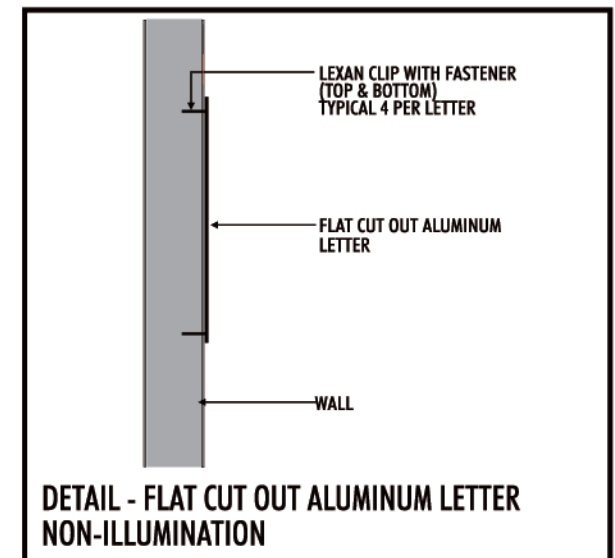
SINGLE-FACED NON-ILLUMINATED FLAT CUT OUT LETTER SIGN AS FOLLOWS:

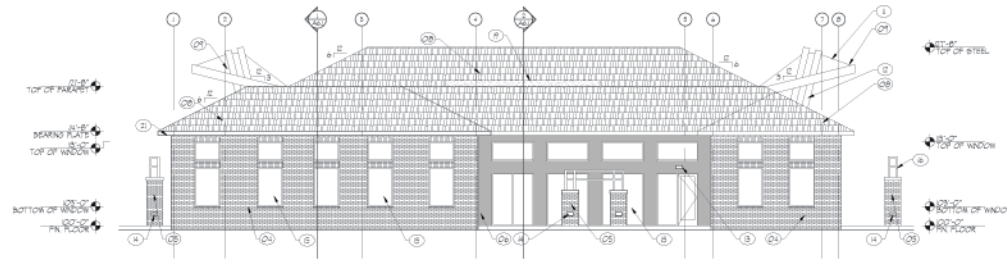
“TENANT SIGN”, AS SPEC'D SINGLE-FACED NON-ILLUMINATED FLAT CUT OUT LETTERS WITH (1/4" THICK) RETURNS AND FACES PAINTED SAME PER COMPLEX SIGN CRITERIA AND REQUIRING LANDLORD APPROVAL FLUSH-MOUNTED TO WALL FASCIA BAND AS SHOWN

“TAGLINE OR BUSINESS DESCRIPTION”, AS SPEC'D SINGLE-FACED NON-ILLUMINATED FLAT CUT OUT LETTERS WITH (1/4" THICK) RETURNS AND FACES PAINTED SAME PER COMPLEX SIGN CRITERIA AND REQUIRING LANDLORD APPROVAL FLUSH-MOUNTED TO WALL FASCIA BAND AS SHOWN

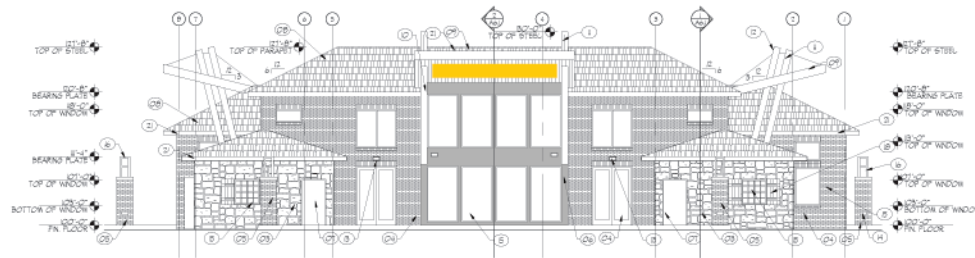
*A COMBINATION OF ILLUMINATED, NON-ILLUMINATED OR FLAT CUT OUT LETTERS ALLOWED AS APPROVED BY LANDLORD

** REQUIRES PENETRATION HOLES TO BE DRILLED INTO FASCIA WALL FOR INSTALLATION MOUNTING.

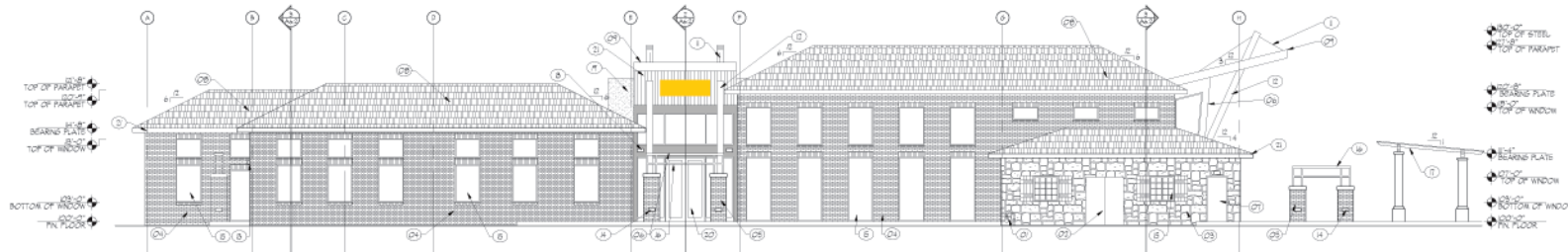




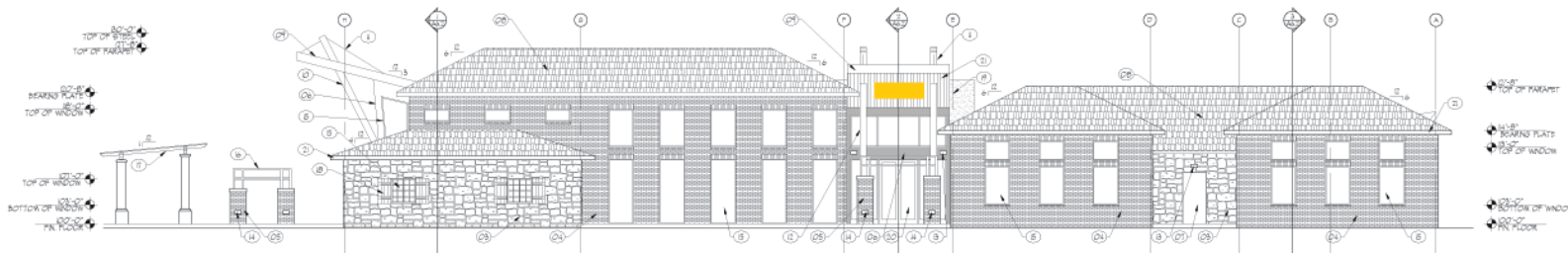
SOUTH EXTERIOR ELEVATION 4



NORTH EXTERIOR ELEVATION 3



EAST EXTERIOR ELEVATION 2



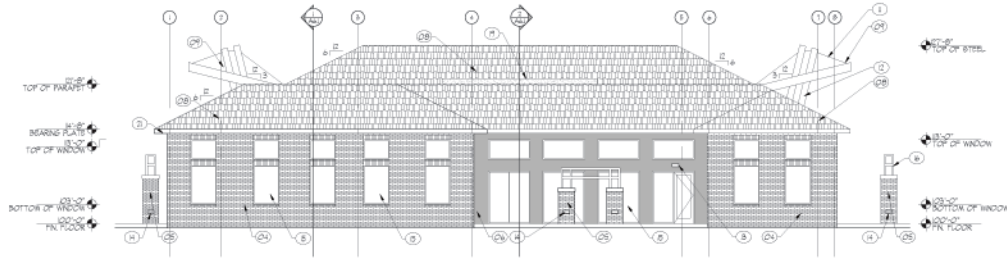
WEST EXTERIOR ELEVATION 1

SHEET NOTES

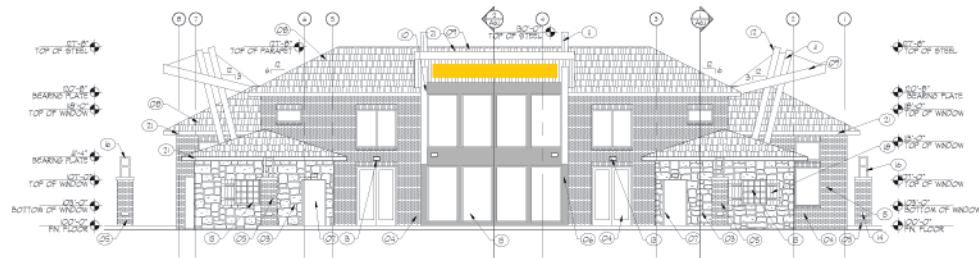
1. DIM. METERS
2. ELECTRIC METERS
3. COLORADO RUBIC LUDOS STONE
4. INTERSTATE EARTH TONE, TUMBLED END SIDE BRICK
5. BRICK COLUMN, SEE DETAIL #1A/3
6. METAL PANEL
7. PAINTED METAL EXTERIOR DOORS, TUMBLEBRED TAN 22, SEE DOOR SCHEDULE
8. EAGLE ROOFING, SOLAR 4402 CONCORD BLIND, CONCRETE TILE ROOF
9. BRONZE STANDING BEAM, METAL ROOF
10. CLEAR ALUMINUM STEEL UNDERBRACE
11. STEEL TENSION ROD
12. CLEAR ALUMINUM FINISHED STEEL COLUMN
13. EXTERIOR LIGHTING, SEE ELECTRICAL
14. DOWN LIGHT, SEE ELECTRICAL
15. CLEAR ALUMINUM STORE FRONT WINDOW
16. BRONZE PAINTED DECORATIVE METAL ENTRY, SEE DETAIL # 1 E 3/1A/3
17. PATIO CANOPY, SEE DETAIL 1/1A/3
18. WOOD SHUTTERS, PAINTED TUMBLEBRED TAN
19. STUCCO SYSTEM, PAINTED HONEY TINT
20. CLEAR ALUMINUM STORE FRONT DOOR ENTRY SYSTEM
21. PRE-FINISHED ALUMINUM FASCIA AND SOFFIT, PAINTED TUMBLEBRED TAN 22

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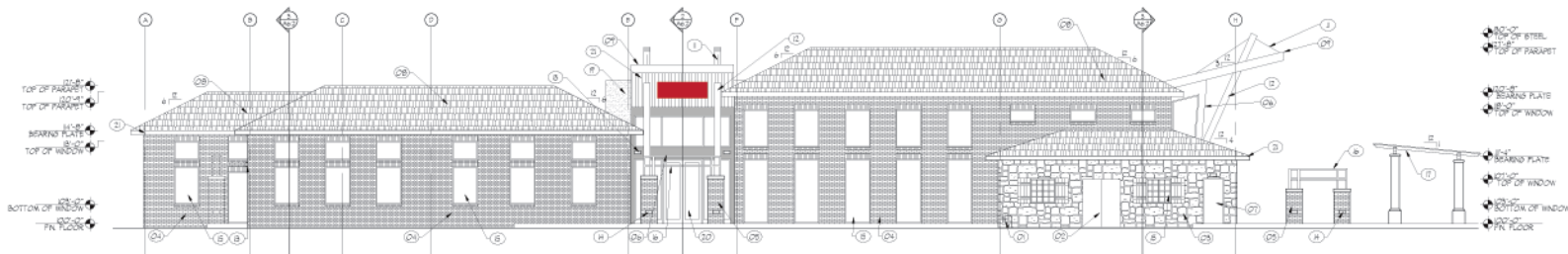
EXTERIOR ELEVATIONS BUILDING "A"



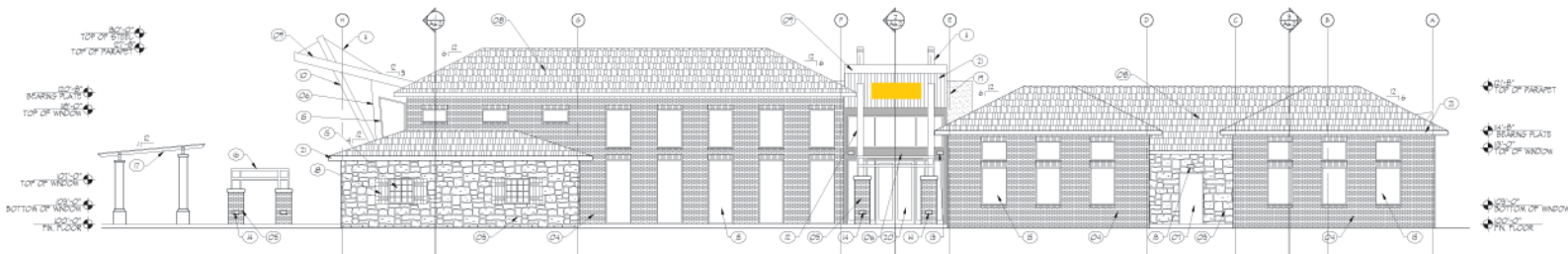
SOUTH EXTERIOR ELEVATION 4



NORTH EXTERIOR ELEVATION 3



EAST EXTERIOR ELEVATION 2



WEST EXTERIOR ELEVATION 1

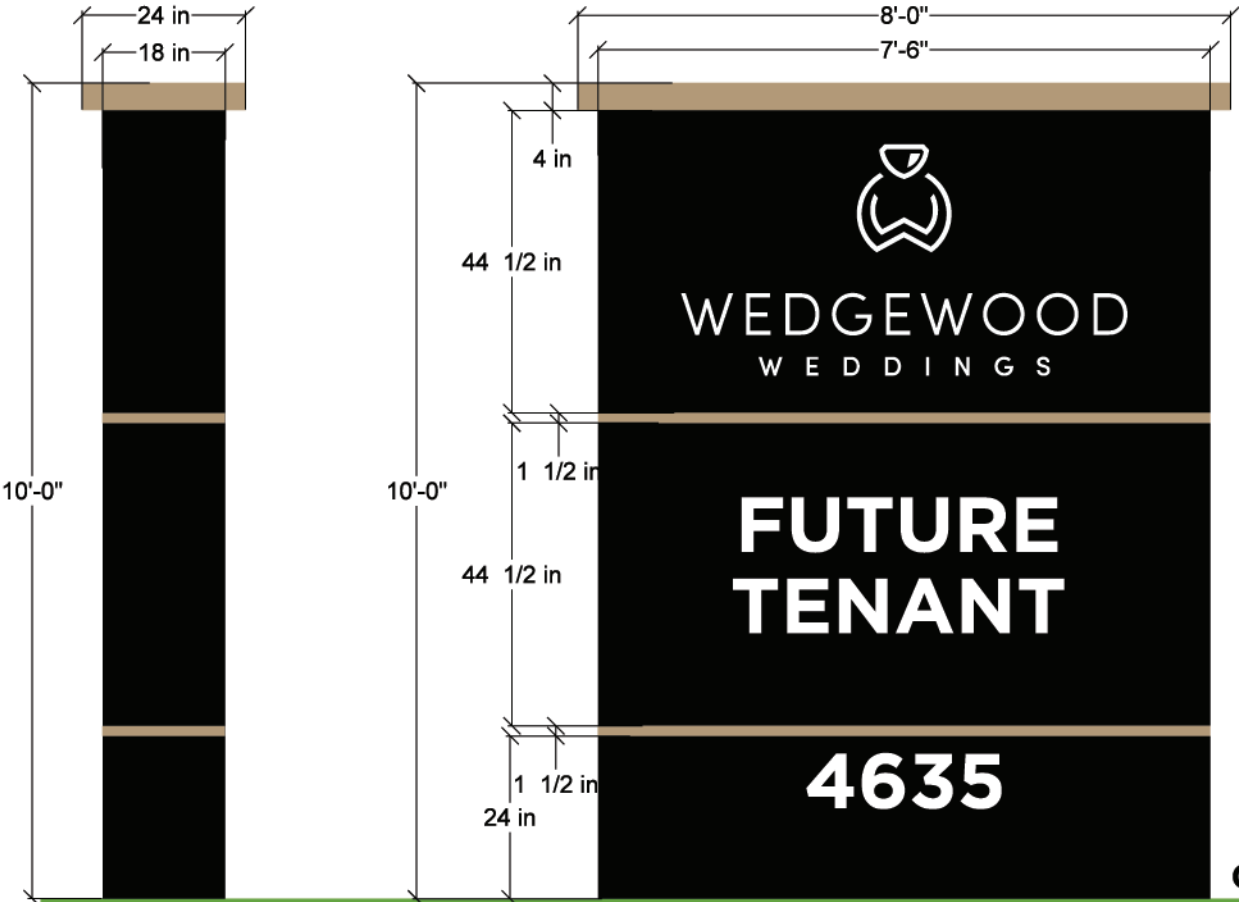
SHEET NOTES

1. 646 METER
2. ELECTRIC METER
3. BLOCKADO RUSTIC LEDGE STONE
4. INTERSTATE'S EARTH TONE, TUMBLED 1/2" 6/8 BRICK
5. BRICK COLUMN, 6/8 DETAIL 4/1/3
6. METAL SONS
7. PAINTED METAL STORAGE DOORS, TUMBLER TAN 23, SEE DOOR SCHEDULE
8. EAVE ROOFING, BELOW 4/02 CONCRETE BLEND, CONCRETE TILE ROOF
9. BRONZE STANDING BEAM METAL ROOF
10. CLEAR ALUMINUM STEEL INTERSPACE
11. STEEL TENSION ROD
12. CLEAR ALUMINUM FINISHED STEEL COLUMN
13. EXPOSED LIGHTING, SEE ELECTRICAL
14. DOWN LIGHT, SEE ELECTRICAL
15. CLEAR ALUMINUM STORE FRONT WINDOW
16. BRONZE PAINTED DECORATIVE METAL ENTRY, SEE DETAIL 4 1 4 S/1/3
17. PATIO CANOPY, SEE DETAIL 1/1/3
18. WOOD SHUTTERS, PAINTED TUMBLED TAN
19. SILECO SYSTEM, PAINTED HONEY TIEB
20. CLEAR ALUMINUM STORE FRONT DOOR ENTRY SYSTEM
21. PRE-FINISHED ALUMINUM FABRICA AND BOPRT, PAINTED TUMBLED TAN 23

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EXTERIOR ELEVATIONS BUILDING "B"

TYPICAL MONUMENT SIGNAGE



Remove and dispose of existing sign and footing

Manufacture and Install (1) double sided internally illuminated monument cabinet with push thru acrylic letters/logo.
Cabinet to be painted black.
White push thru acrylic with translucent vinyl overlay for logo colors. White LED illumination.

New Concrete footing

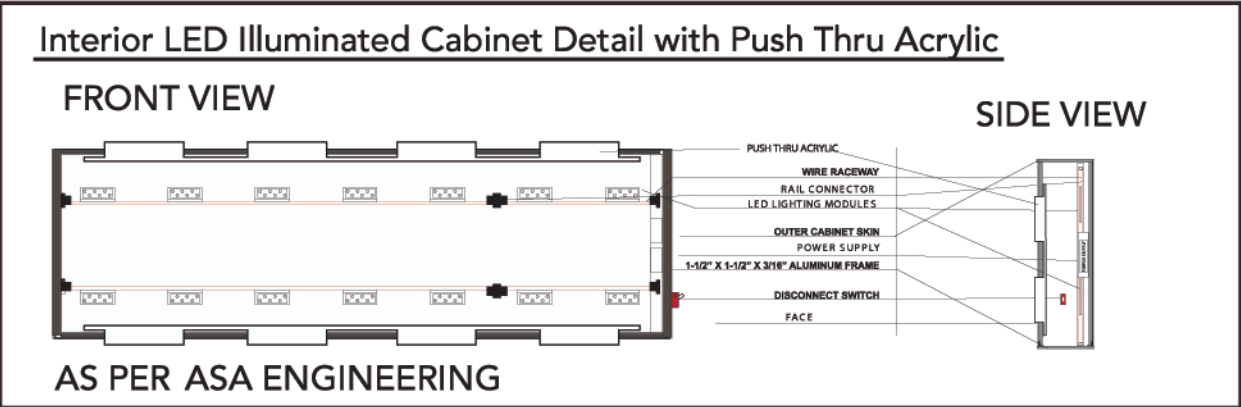
Utilize power from existing sign location.

57 Sq. Ft. Signage — 60 Sq. Ft. MAX

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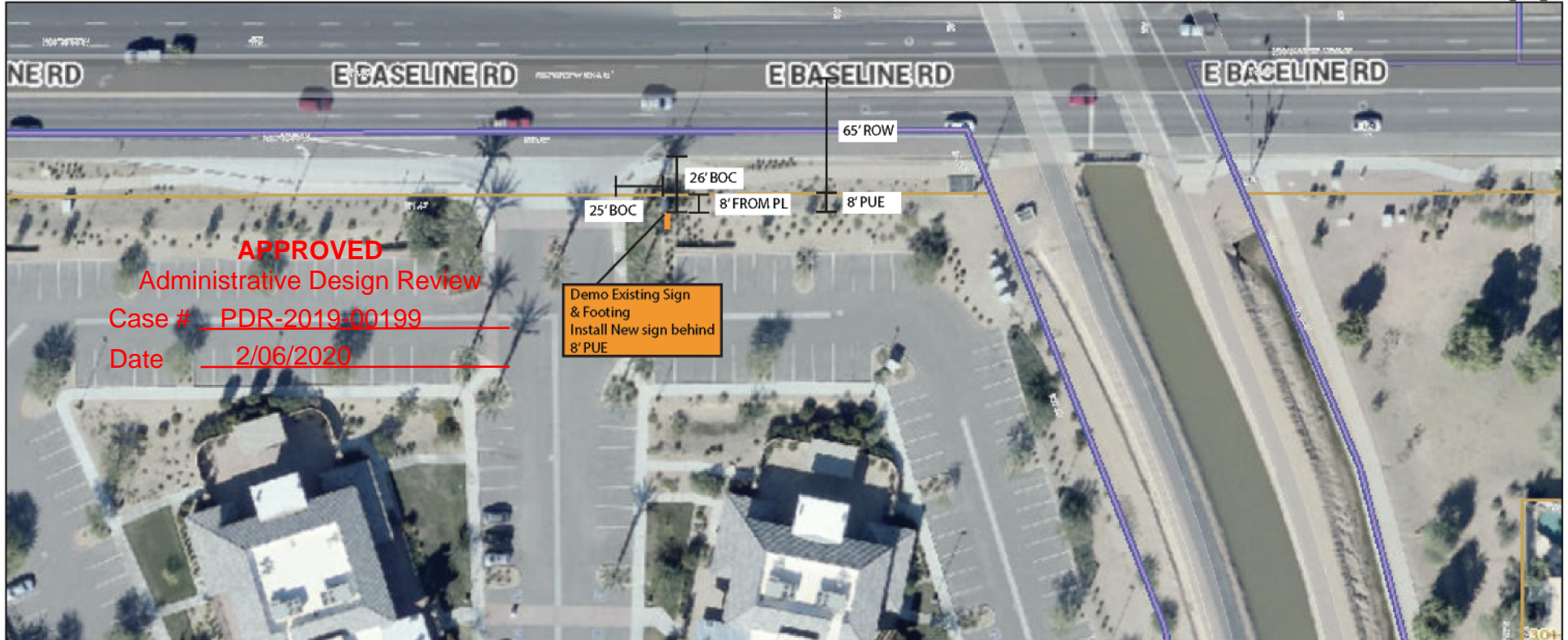


Toasted Wheat Behr - 280E-3
 Black Suede Behr S-H-790
 White Push Thru Acrylic



4635 E Baseline Rd Map

*NOTE: NO OTHER MONUMENT SIGNAGE WITHIN 100' OF PROPOSED SIGN



Enlarged Site Plan

