



NOTICE OF DECISION

December 26, 2017

RE: DR17-1012 CPS for Val Vista & Queen Creek

Dear Applicant:

Staff has reviewed the revised drawings received for Administrative Design Review regarding the Comprehensive Sign Plan for Val Vista and Queen Creek. 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. Comprehensive Sign Plan for Val Vista and Queen Creek stamped and date 12/26/2017.

If you have any questions regarding the above, please contact me at (480) 503-6729.

Sincerely,

Amy Temes
Senior Planner

A handwritten signature in black ink, appearing to be "A. Temes", written in a cursive style.

Attachments:
CSP stamped and dated 12/26/2017

Comprehensive Sign Plan Val Vista & Queen Creek October 23, 2017



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Case # DR17-1012

Date 12/26/2017

Project Team



SPECTRUM
RETIREMENT COMMUNITIES, LLC

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Case # DR17-1012
Date 12/26/2017

 **OLSSON**[®]
ASSOCIATES

GastingerWalker&

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These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout the development at Val Vista Road & Queen Creek Road for the mutual benefit of all Tenants/Owners, and to comply with the approved Sign Plan for the development, regulations of the Town of Gilbert Sign Ordinance, and 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/Owner shall be brought into conformance at the sole cost and expense of the Tenant/Owner. These criteria are 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.

I. General Requirements

- A. Tenant/Owner shall submit or cause to be submitted to Developer, for approval, prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design color, illumination materials and method of attachment.
- B. Tenant/Owner shall or Tenant's/Owner's representative shall obtain all permits for signs and their installation.
- C. All signs shall be constructed and installed at Tenant's/Owner's sole expense.
- D. Tenant/Owner shall be responsible for the fulfillment of all requirements and specifications, including those of the local municipality.
- E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Developer or Developer's authorized representative. Approval shall be reasonable and according to approved sign criteria.
- F. Tenant/Owner shall be responsible for the installation and maintenance of Tenant's/Owner's sign. Should Tenant's/Owner's sign require maintenance or repair, Developer shall give Tenant/Owner thirty (30) days written notice to effect said maintenance or repair. Should Tenant/Owner fail to do the same, Developer may undertake repairs and Tenant/Owner shall reimburse Developer within ten (10) days from receipt of Developer's invoice.
- G. Advertising devices such as attraction boards, posters, banners, and flags shall be permitted in accordance with the Town of Gilbert Sign Ordinance. Tenant/Owner shall obtain Developer's approval in addition to any permit(s) required by the Town of Gilbert.
- H. Signs not shown on the Comprehensive Sign Plan must be reviewed and approved by the Town of Gilbert prior to installation. This includes directional signs.

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II. Specifications

A. General Specifications

1. No animated, flashing, or audible signs shall be permitted.
2. All signs and their installation shall comply with all local building and electrical codes.
3. No exposed raceways, crossovers, or conduit shall be permitted.
4. All electrical enclosures, conductors, transformers, and other equipment shall be concealed.
5. Painted lettering shall not be permitted except as approved by Developer and the Town of Gilbert.
6. Any damage to the sign band face or roof deck resulting from Tenant's/Owner's sign installation shall be repaired at Tenant's/Owner's sole cost.
7. Upon removal of any sign by Tenant/Owner, any damage to the sign band face shall be repaired by Tenant/Owner or by Developer at Tenant's/Owner's cost.

B. Location of Signs

1. Wall signs or devices advertising an individual use, business or building shall be attached to the building at locations approved by Developer, and in accordance with the Town of Gilbert Sign Ordinance.
2. Freestanding signs shall be located as shown on the Master Signage Site Plan as shown in Exhibit **A**, and in accordance with the Town of Gilbert Sign Ordinance.

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III. Design Requirements

A. General Design

1. All signage shall be reviewed by the Developer and shall be approved based upon the findings that the signage complements the surrounding building features, environment, and thematic design of the development.
2. Unique signage applications such as projecting elements, canopy mounted displays, and architecturally integrated storefronts functioning as signage are encouraged and shall be allowed subject to approval of the Developer and the Town of Gilbert.
3. Up to three (3) flagpoles are allowed for each parcel that is over one-half ($\frac{1}{2}$) acre in size. For each additional acre, up to two (2) additional flagpoles may be installed. Up to two (2) flags may be displayed per flagpole. Flagpoles shall be depicted on Final Design Review plans or approved administratively as part of a sign plan. Flagpoles shall not exceed one and one-half (1.5) times the allowed building height for the district in which it is located, but in no event shall a flagpole exceed a height of fifty (50) feet. A building permit shall be required for flagpoles on nonresidential properties.

B. Sign Area

1. Freestanding onsite traffic directional signs shall meet design requirements of the Comprehensive Sign Plan and Town of Gilbert Sign Ordinance.
2. Wall Signs
 - a. Wall signs shall fit proportionally with the building massing and architectural features of the elevation.
 - b. Signs are intended for easy recognition of the Tenant's/Owner's premises by the Public. It is recommended that the signage be designed for day and nighttime visibility.
 - c. The maximum aggregate sign area per building elevation for each Tenant/Owner shall be calculated by multiplying one and one-half (1.5) times the length of the storefront(s) and/or elevations occupied by Tenant/Owner if the building is setback more than 75 feet from the right-of-way. For buildings set back 75 feet or less from the right-of-way one (1) square foot of sign areas is allowed per one (1) lineal foot of the building elevation. Each Tenant/Owner shall be permitted a minimum of thirty-two (32) square feet of sign area. Allowable individual sign areas within the aggregate area shall be calculated in accordance with the Town of Gilbert Sign Ordinance.
 - d. Canopy Signs for Service Islands shall not exceed twelve square feet and shall meet the requirements of the Town of Gilbert Land Development Code.
 - e. Drive-Through Lane Signs shall be no greater than fifty square feet in area and seven feet in height and shall meet the requirements of the Town of Gilbert Land Development Code.



C. Size and Placement Restrictions

1. Tenant/Owner signage shall be installed in accordance with the approved Comprehensive Sign Plan in location designated by the Developer.
2. All national retailers shall be permitted to utilize their standard corporate identification program subject to sign area limitations contained in the Comprehensive Sign Plan and subject to Developer approval.
3. Sign length shall not exceed eighty (80%) percent of the horizontal length of a building elevation and/or surface upon which it is placed. Sign height shall not exceed eighty (80%) percent of the vertical height of a building elevation and/or surface upon which it is placed. Signs may not be located over or on top of architectural features.
4. Shop tenant signage shall not exceed eighty (80%) percent of Tenant's leased storefront length.
5. Multi-story, 3 or more stories in height, buildings may only have signs on the 1st floor and top floor.
 - a. First Floor individual tenant signs shall be subject to the same criteria as tenant signs for a building of one story in height.
 - b. Top floor sign area shall not be counted against the sign Allowance Area of wall on the first floor. Wall sign located on top floor are limited to either (i) one (1) tenant sign, or (ii) two (2) tenant signs. A Wall sign located on top floor shall adhere to the criteria contained in Table 4.409B: Top floor Sign Area and Height Standards for On- Premise wall signs.
 - c. Double Sign Allowance Area for Certain Buildings. Building with at least two building elevations facing street and/or main private circulation drives shall be permitted double (2x) THE Sign Allowance Area. Sign a may be located on more than two elevations as long as the maximum allowance is not exceeded. In no event shall the Double Sign Allowance Area be used on a single elevation.
 - d. Approval. Approval is required through either Comprehensive sign Program or a Master Sign Plan.

D. Wall Mounted Cabinet Signs

1. Permanent Wall-Mounted Cabinet Signs shall be stylized in shape, rather than rectangular, to reflect the shape of the image printed on the Sign Face of the molded Sign Face, with embossed copy or sign copy or sign copy in relief.

E. Illumination

1. Tenant building signage may be internally illuminated, backlit to create a silhouette, and/or combination of lighting methods mentioned herein. Other forms of lighting methods may be used subject to the Developer approval.
2. Individual illuminated letters and logos may include pan channel metal letters with acrylic sign faces, reverse pan channel "backlit" illuminated letters, or any combination thereof. Electrical connections shall be concealed to remote and/or self-contained transformers.



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3. All signage shall be installed in compliance with the Town of Gilbert electrical code and UL 2161 / UL 48 specifications. Any sign installation found to be non-compliant shall be remedied immediately by the Tenant/Owner at Tenant's/Owner's sole expense.
4. Lighting shall be controlled by a 24-hour time clock set in accordance with hours set by Developer.

F. Monument Signs: Freestanding Sign

1. Monument sign frame structure shall be stone veneer and shall be dimensioned & detailed as shown in Exhibit B. The sign may be vertically or horizontally oriented, and shall meet design requirements of the Comprehensive Sign Plan and Town of Gilbert Sign Ordinance.

G. Window Signage

1. The area of permanent window signage will be calculated as part of the allowable building signage.
2. Window signage shall not exceed twenty-five (25%) percent of the total window area.
3. Temporary Signs: May be displayed as ground sign or wall sign, inclusive of a window sign. Window sign shall not cover more than 25% pf the first floor window area.

- H. All other signage not mentioned shall meet requirements of the Comprehensive Sign Plan and Town of Gilbert Sign Ordinance.

IV. General Construction Requirements

- A. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.
- B. All signs shall be fabricated using full welded construction or similar method to conceal light leaks.
- C. All penetrations of the building structure required for sign installation shall be nearly sealed in a watertight condition.
- D. No labels or other identification shall be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in an inconspicuous location.
- E. Tenant/Owner shall be fully responsible for the operations of Tenant's/Owner's sign contractors and shall indemnify, defend, and hold Developer harmless for, from, and against damages or liabilities on account thereof.

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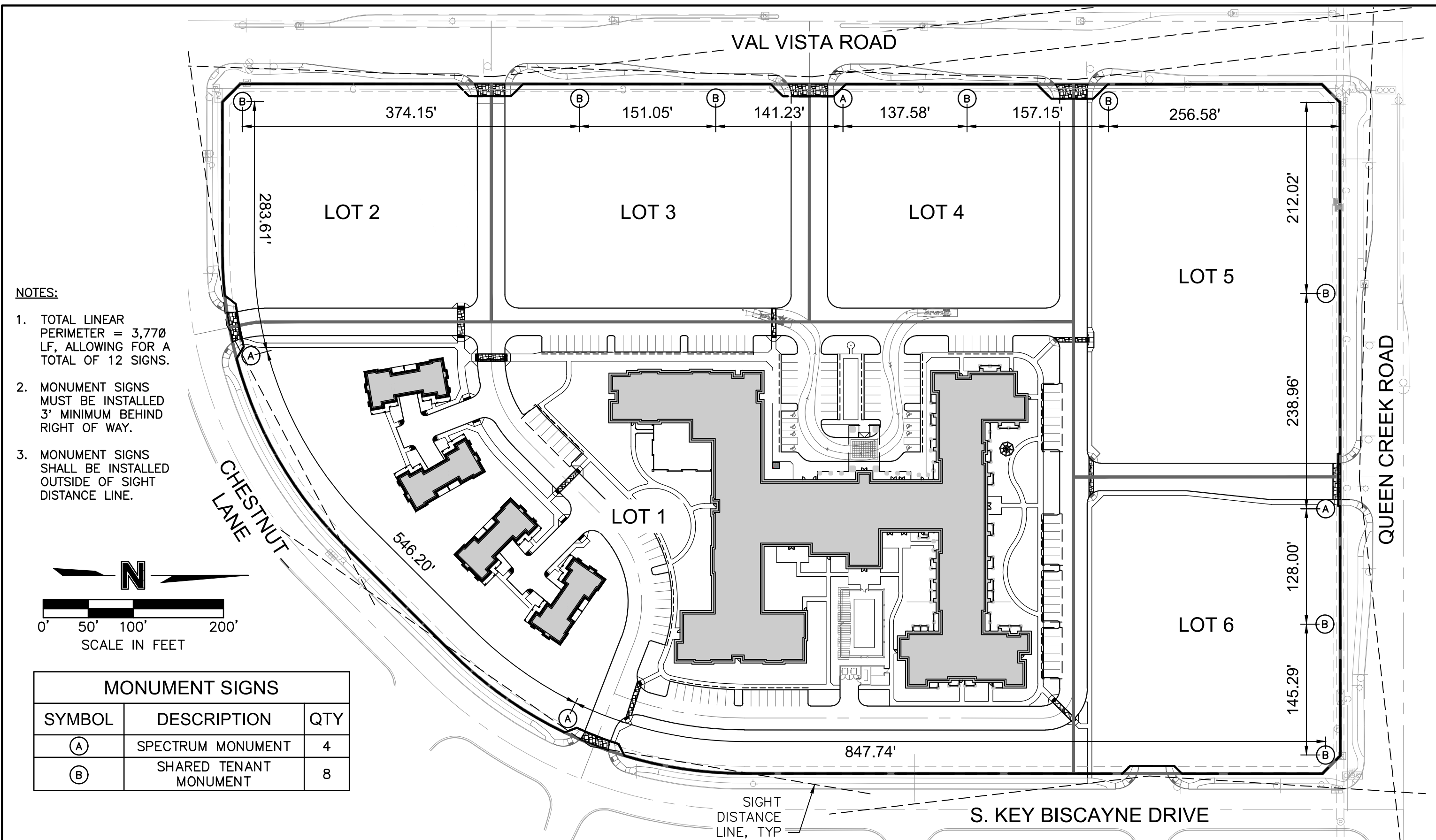
Date 12/26/2017



Exhibit A
Master Signage Plan

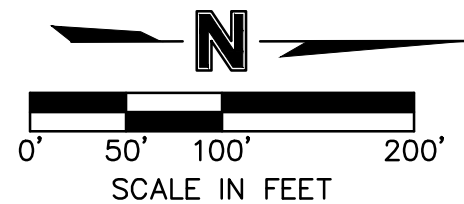
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NOTES:

1. TOTAL LINEAR PERIMETER = 3,770 LF, ALLOWING FOR A TOTAL OF 12 SIGNS.
2. MONUMENT SIGNS MUST BE INSTALLED 3' MINIMUM BEHIND RIGHT OF WAY.
3. MONUMENT SIGNS SHALL BE INSTALLED OUTSIDE OF SIGHT DISTANCE LINE.



| MONUMENT SIGNS | | |
|----------------|------------------------|-----|
| SYMBOL | DESCRIPTION | QTY |
| (A) | SPECTRUM MONUMENT | 4 |
| (B) | SHARED TENANT MONUMENT | 8 |

PROJECT NO: 014-2396
 DRAWN BY: ALA/MD
 DATE: 10/18/17

MASTER SIGNAGE PLAN

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 Date 12/26/2017



7250 North 16th Street
 Suite 210
 Phoenix, AZ 85020-5282
 TEL 602.748.1000
 FAX 602.748.1001

EXHIBIT

A

Monument Signs

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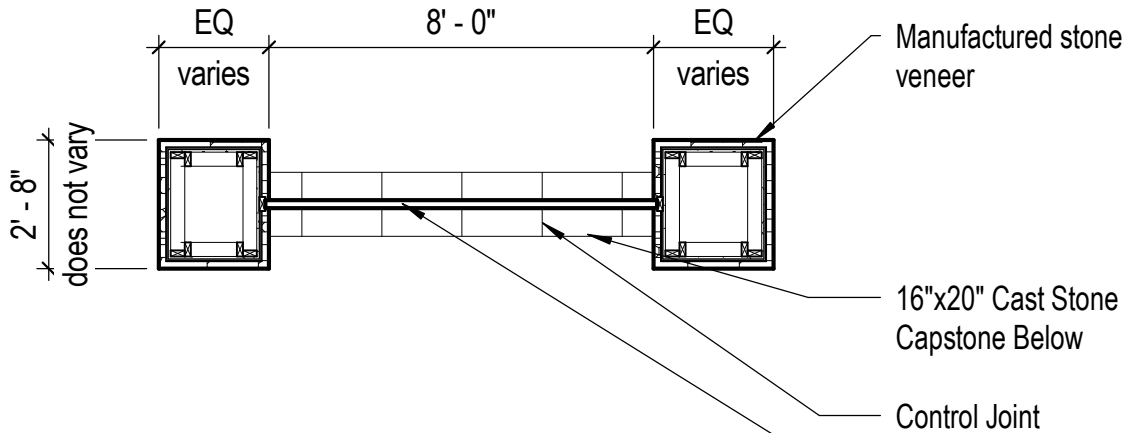
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Sign A The Enclave at Gilbert Monument Sign

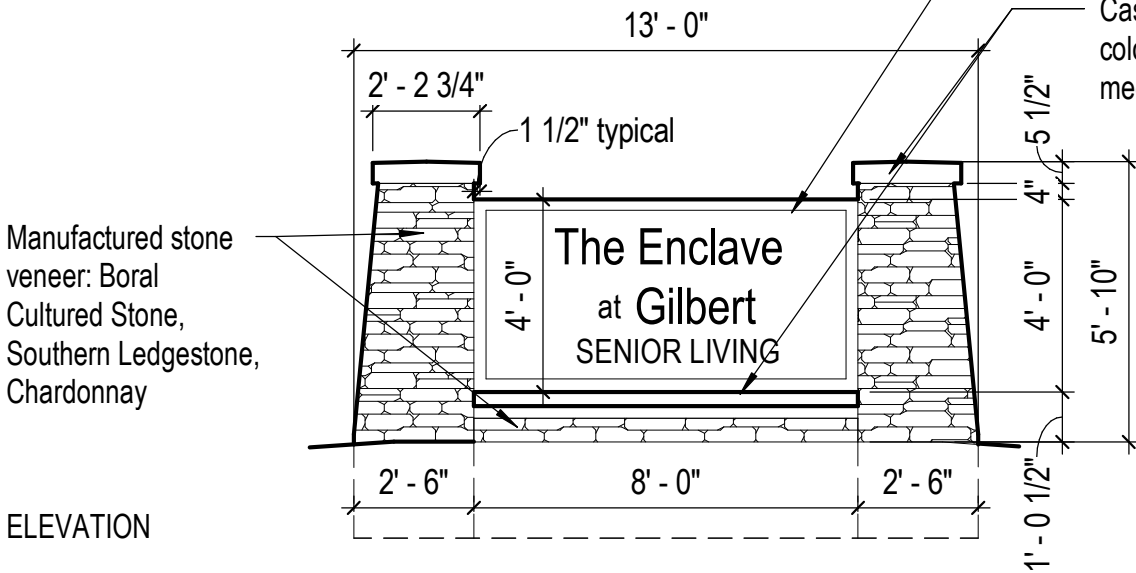


PLAN

*On both sides; Signage (letters, logo, address, etc.) to be designed and provided by signage contractor. Signs require separate permit. 60 SF maximum sign area per Gilbert Standards.

2" Thick HDU (Signfoam) signage with aluminum (Kynar: Medium Bronze) angle attachment each end. Sign area 32 SF.

Cast stone capstones color to match stucco medium accent color.



ELEVATION

Note: Monument Sign the same on both major elevations.

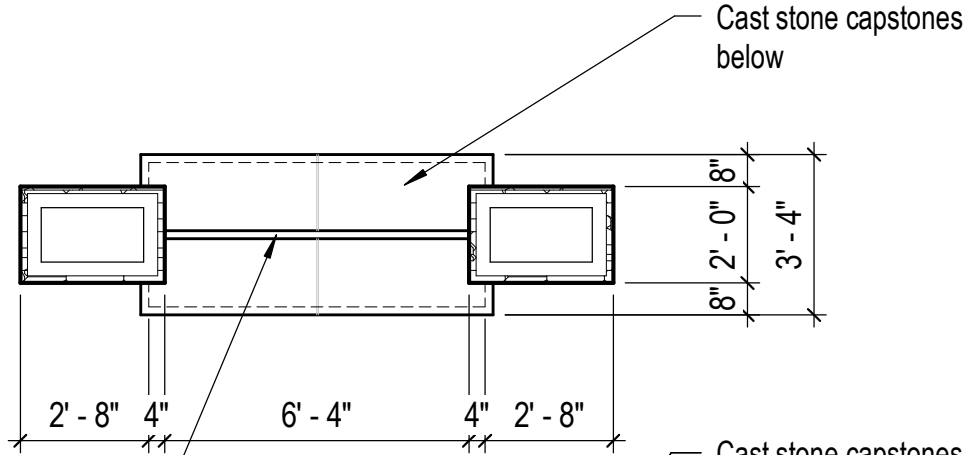
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Sign B Shared Tenant Sign

*On both sides; Signage (letters, logo, address, etc.) to be designed and provided by signage contractor. Signs require separate permit. 60 SF Max sign area per Gilbert Standards.

PLAN

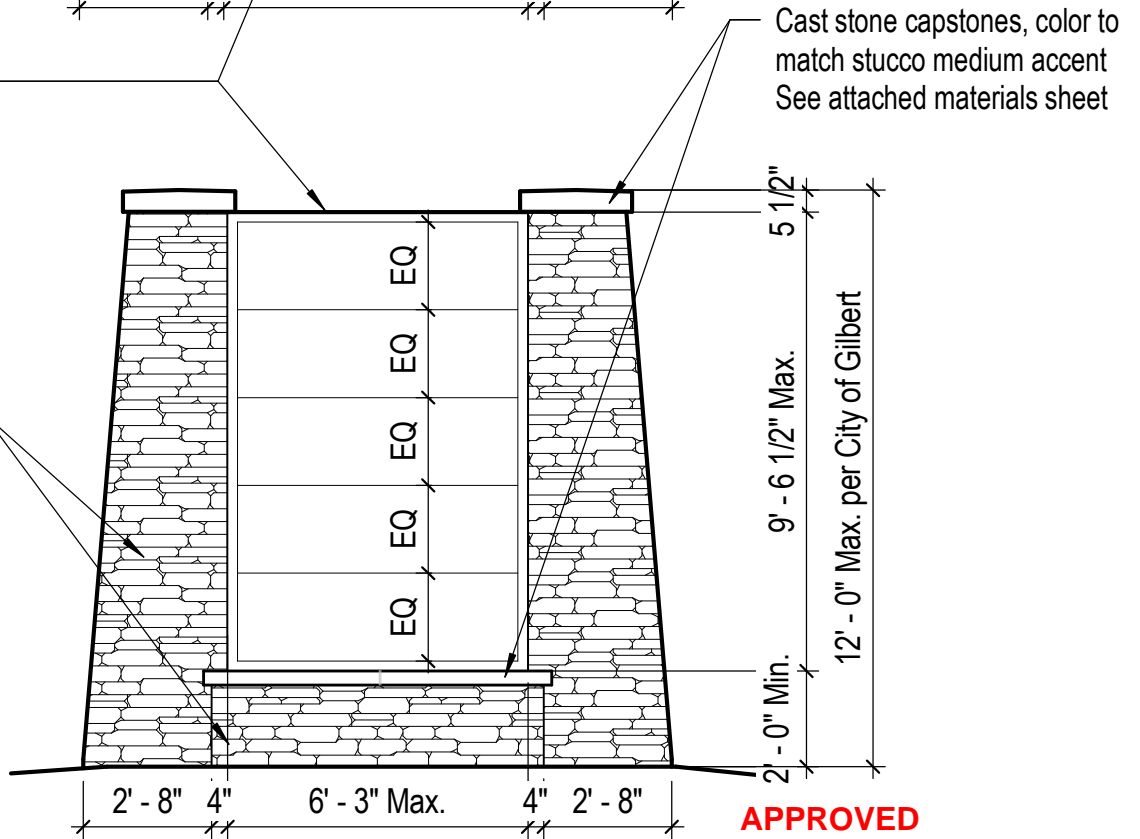


2" Thick HDU (Signfoam) paneled signage with aluminum angle (Kynar: Medium Bronze) attachment each end. Provide 2- 5 equally spaced changeable sign panels for tenants

Manufactured stone veneer: Boral Cultured Stone, Southern LedgeStone, Chardonnay

Note: Monument sign the same on both major elevations

ELEVATION

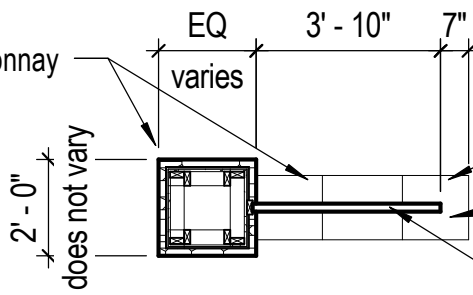


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Sign C The Enclave at Gilbert Directional Sign

Manufactured stone veneer Boral Cultured Stone, Southern LedgeStone, Chardonnay



Control Joint

16"x20" Cast Stone Capstone below, color to match stucco medium accent color

PLAN

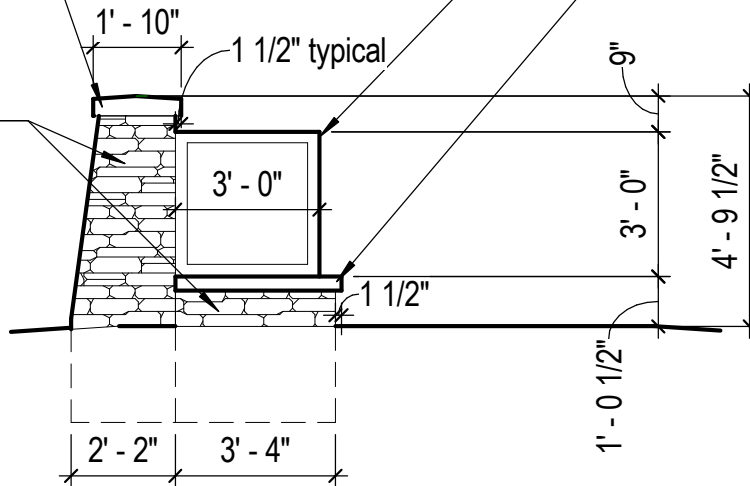
*On both sides; Signage (letters, logo, address, etc.) to be designed and provided by signage contractor. Signs require separate permit.

2" Thick HDU (Signfoam) signage with aluminum (Kynar: Medium Bronze) angle attachment each end. Sign area 9 SF.

Cast stone capstone color to match stucco medium accent color.

Cast stone capstone color to match stucco medium accent color.

Manufactured stone veneer: Boral Cultured Stone, Southern LedgeStone, Chardonnay



ELEVATION

Note: Monument Sign the same on both major elevations.

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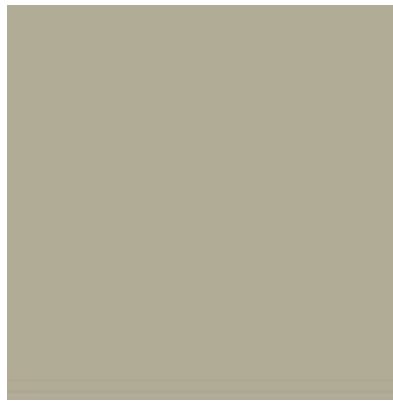
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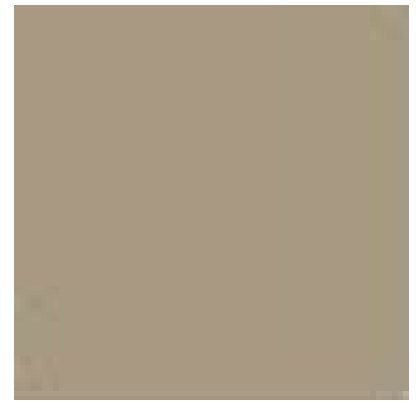




Fiber Cement Soffit and Fascia
-Sherwin Williams, SW7048
Urbane Bronze



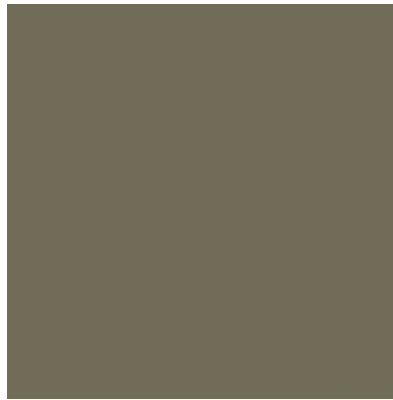
Stucco, Main Color
-Dunn Edwards, DEC771
Shaggy Barked



Stucco, Lightest Accent Color
-Dunn Edwards, DE6215 Wooden
Peg



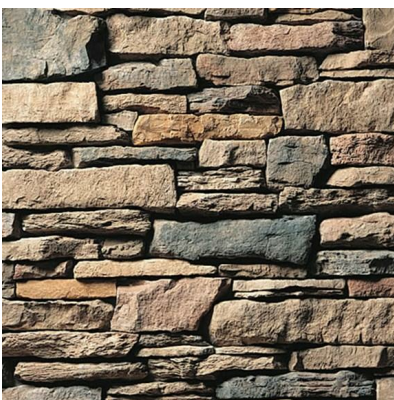
Stucco, Darkest Accent Color
-Sherwin Williams, SW7710
Brandywine



Stucco, Medium Accent Color
-Sherwin Williams, SW6173
Cocoon



Metal
- Kynar 500 Medium Bronze



Stone Veneer
- Boral, Cultured Stone, Southern LedgeStone,
Chardonnay

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Gastinger Walker &

The Enclave at Gilbert Senior Living
Spectrum Retirement
Sign Materials