



## NOTICE OF DECISION

September 10, 2020

### **RE: Mercy Medical Commons II Comprehensive Sign Plan**

Dear Applicant:

Staff has reviewed the revised drawings received for Administrative Design Review regarding the Mercy Medical Commons II 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. All signs shall conform to the exhibits approved with this request. All exhibits are stamped administratively approved on September 10, 2020.

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", is written over a light blue circular stamp.

Keith Newman,  
Planner II

Attachments:

Mercy Medical Commons II Comprehensive Sign Plan stamped and dated 9/10/20



# Mercy Medical Commons II

**APPROVED**  
Administrative Design Review  
Case # DR19-211  
Date 9/10/20

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C1 monument

C2 wall-mounted sign

TYPE D SIGN - DIRECTIONAL

D1 vehicular directional

SIGN BAND ELEVATIONS

## PROJECT DESCRIPTION

### PROJECT

Mercy Medical Commons II  
SW Corner of S. Mercy Road & S Rome Street  
3591 S. Mercy Road  
Gilbert, AZ 85297

### PARCEL INFORMATION

304-53-827

Zone: GO General Office  
This district permits medium to large-scale, single- or multistory medical, professional, and service-type office uses. Development standards ensure compatibility with adjacent uses.

Subdivision: MERCY MEDICAL  
COMMONS 2 FINAL PLAT

Gross Site Area = 267,487 SF / 6.14 Acres

### BUILDING INFORMATION

OCCUPANCY

B / Office - Medical Office

Gross Building Area = 62,431 SF

### LANDLORD INFORMATION

Med Properties Group  
71 S. Wacker Dr.  
Chicago, IL 60606  
Suite 3725

Matt Campbell  
mcampbell@medpropertiesgroup.com  
847-897-7301

Daniel Ahlering  
dahlering@medpropertiesgroup.com  
847-897-7315

### THEME STATEMENT

#### PLACEMENT

All monument signs proposed in the Comprehensive Sign Plan are placed to be visible and readable for their function. Each sign is located near the property line but out of the existing right of way easements. Tenant wall signs will be in designated locations on a double-sided wing wall located on the East side of the building.

#### QUANTITY

The Mercy Medical Commons II has requested approval of a number of monument signs to provide an opportunity for as much visibility as possible for Property ID at site entries.

#### SIZE

Each sign has been designed to be as large as possible and to incorporate the architectural elements associated with the building design.

#### ILLUMINATION

Each monument sign will be non-illuminated.  
Each Tenant 'Wing Wall' Sign can be face-illuminated and/or halo-illuminated.

### SIGNAGE CONSULTANT

Trademark Visual, Inc.  
3825 S. 36th Street  
Phoenix, AZ 85040  
602-272-5055

Dan Kronenberg  
dank@trademarkvisual.com

Elisa McSpadden  
emcspadden@trademarkvisual.com

### JURISDICTION

Town of Gilbert  
Section 5.602B.1 - Administrative Design Review

**APPROVED**

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# CREATIVE ELEMENTS

## SIGNAGE COLORS & FINISHES



Sherwin-Williams  
Roman Column (SW 7562)

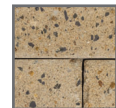


Sherwin-Williams  
Biltmore Buff (SW 7691)

## PROPERTY COLOR PALETTE



EFIS 2  
Sherwin-Williams  
Biltmore Buff (SW 7691)



Concrete Masonry Unit  
Pebble Beach

## MATERIALS

Materials shown under header "Materials, Colors & Finishes" is not an exhaustive list of all materials used to fabricate Mercy Medical Commons II signs, but rather is a listing of specialty materials that are commonly used as exterior finishes or veneers. Other materials such as steel, aluminum, acrylic and polycarbonate are also commonly used in the construction of the Mercy Medical Commons II signs.

## TYPE FAMILIES CRITERIA

Development Identification signs shall utilize the Creative Elements exhibited on this page as follows:

- The typestyles exhibited on this page shall hereinafter be referred to as the "Project Fonts."
- Titles, Headers, Place Names, and Direction that pertain to Mercy Medical Commons II development shall utilize the Project Font 'Mencken Bold.'
- Tenant signage is not confined to the Project Fonts. However, in the event a Tenant does not have branding (font and/or logo), one of the Century Gothic font weights must be used.
- Building Address Numbers must use the Project Font Century Gothic Bold.

## TYPE FAMILY

**Mencken Std Bold**  
**abcdefghijklmnopqrstuvwxy**  
**ABCDEFGHIJKLMNPOQRSTUVWXYZ**  
**0123456789**

**Century Gothic Bold**  
**abcdefghijklmnopqrstuvwxy**  
**ABCDEFGHIJKLMNPOQRSTUVWXYZ**  
**0123456789**

Century Gothic  
 abcdefghijklmnopqrstuvwxy  
 ABCDEFGHIJKLMNPOQRSTUVWXYZ  
 0123456789

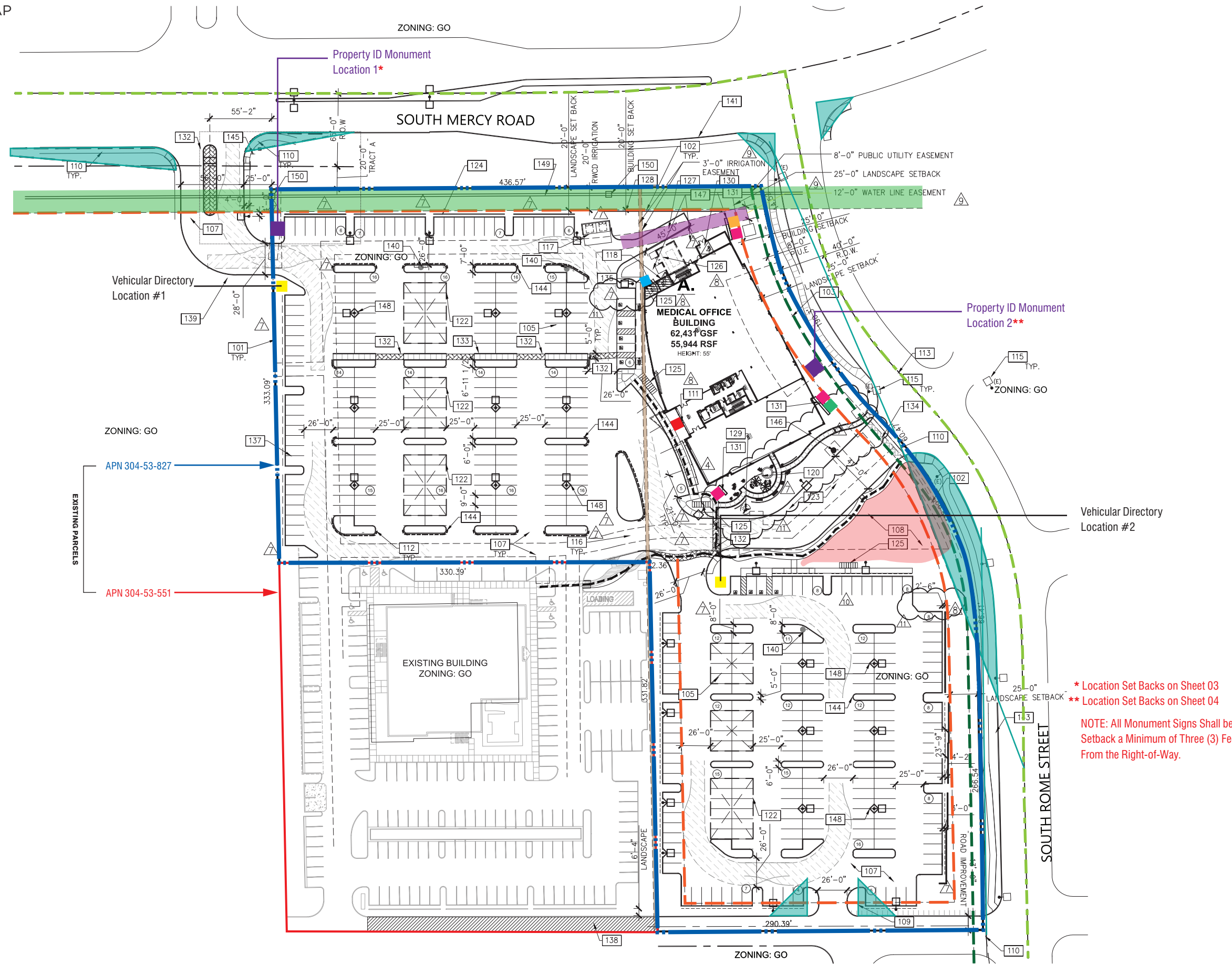
## PROPERTY WORDMARK



## TENANT NAME AND LOGOS

With Landlord approval, Tenant Names and Logos may utilize corporate colors, fonts, logos and logotypes. Background materials, colors and finishes shall be limited to comply with this Comprehensive Sign Program based on the specific sign type.

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**SITE MAP LEGEND**  
SCALE 1" = 90'

- Property Line (APN 304-53-827)
- Ironwood Cancer Center (APN 304-53-551)
- Building Setback Line
- 8ft P.U.E. Line
- Right of Way
- ▲ Visibility Triangle
- Existing Drainage Basin
- RWCD Irrigation
- 12ft Water Line Easement
- 3ft Irrigation Easement

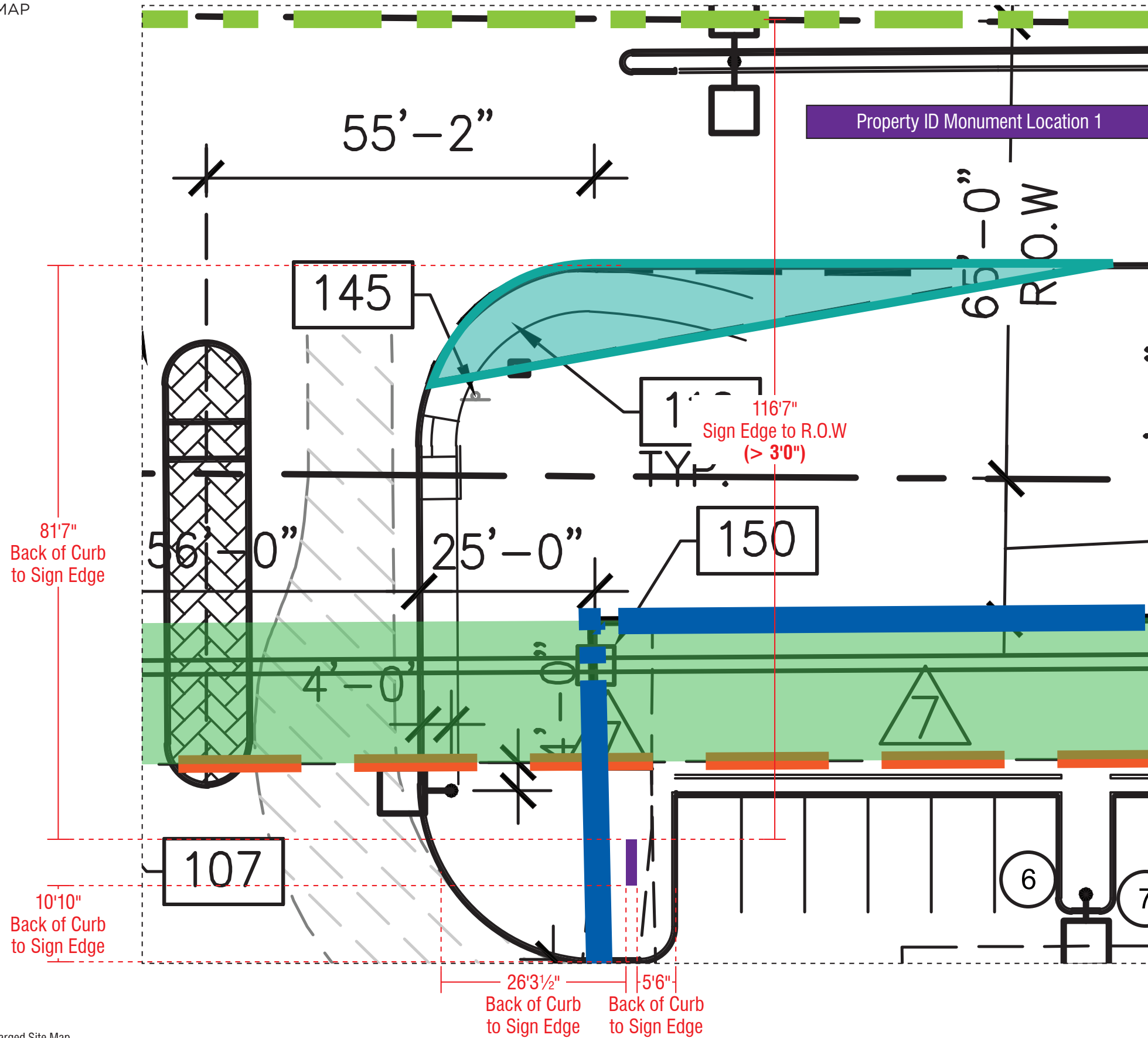
  

- Canopy Address Numbers
- Wing Wall Address Numbers
- North Wall Address Numbers
- Wing Wall Tenant Signs
- Property ID Monument
- Vehicular Directory
- Building ID Sign

\* Location Set Backs on Sheet 03  
 \*\* Location Set Backs on Sheet 04  
 NOTE: All Monument Signs Shall be Setback a Minimum of Three (3) Feet From the Right-of-Way.

**GENERAL NOTES**  
 Subject Site is Phase 2 of the master plan originally approved in 2008 that includes the Ironwood Cancer Center property to the south and west of the site.

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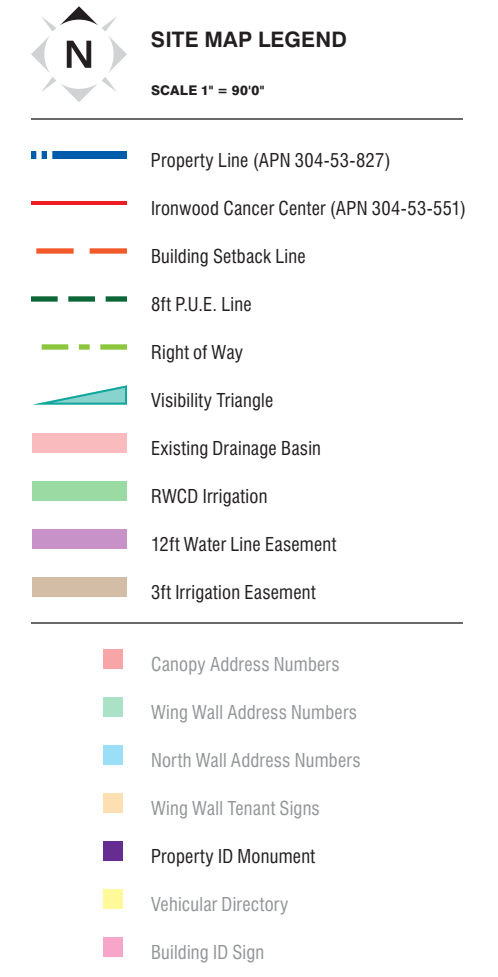
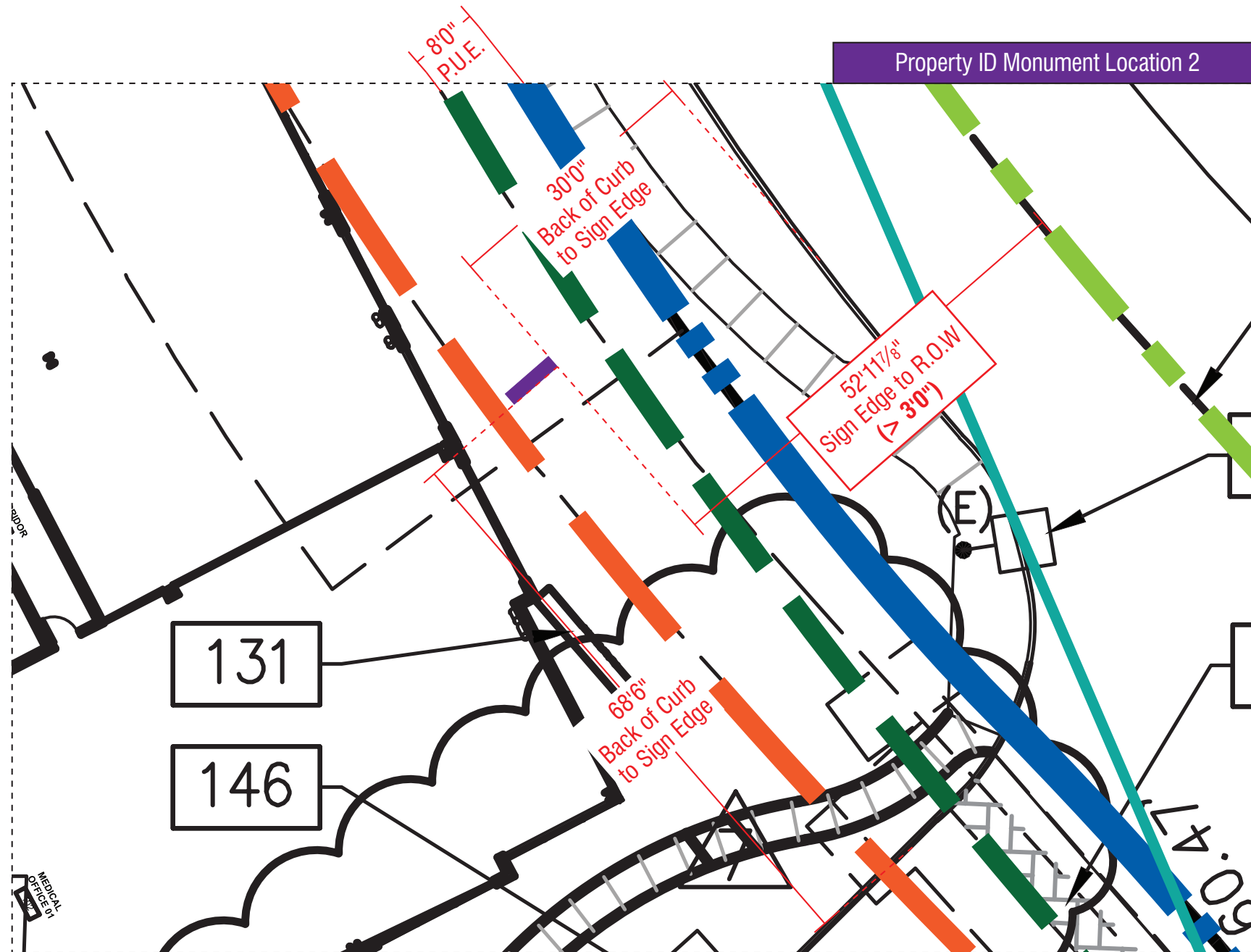
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SCALE 1" = 90'

- Property Line (APN 304-53-827)
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- Canopy Address Numbers
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- North Wall Address Numbers
- Wing Wall Tenant Signs
- Property ID Monument
- Vehicular Directory
- Building ID Sign

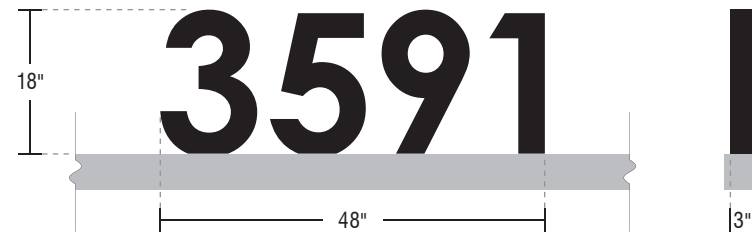
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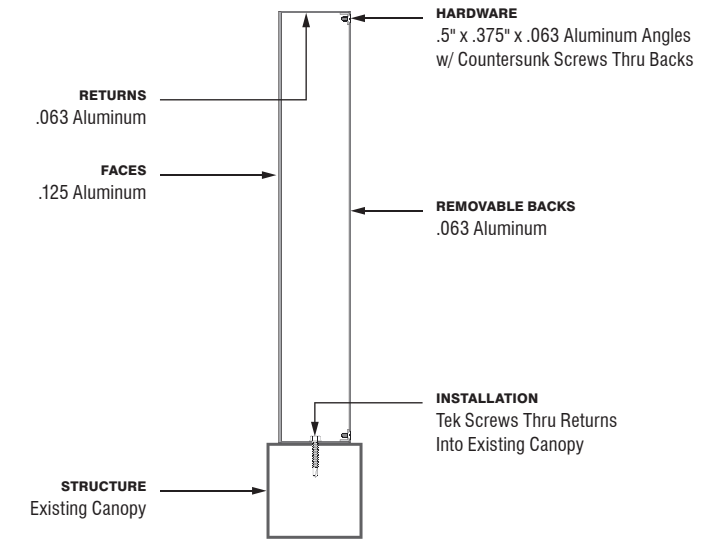
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**NON-ILLUMINATED ADDRESS NUMBERS**

- FACES**  
.125 Aluminum  
Painted; Satin Finish  
Black (MP ■)
- RETURNS**  
3" Deep; .063 Aluminum  
Painted; Satin Finish  
Black (MP ■)
- BACKS**  
.063 Aluminum  
Painted; Satin Finish  
Black (MP ■)
- INSTALLATION**  
Mounted Upright on Existing  
Canopy as Required



**A** Project Detail  
SCALE 1/2" = 1'0"

Qty: 1 / ☉ Install  
6.00 ☒

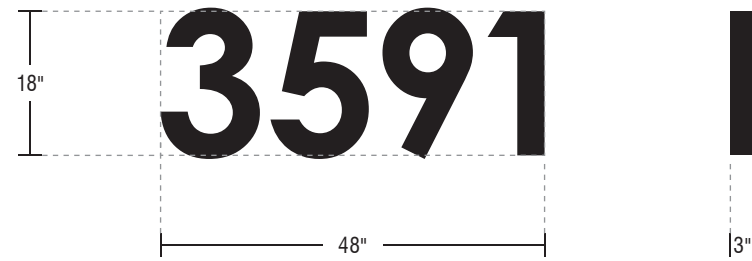
**B** Section Detail  
SCALE 1 1/2" = 1'0"



**C** West Elevation  
SCALE 1/16" = 1'0"

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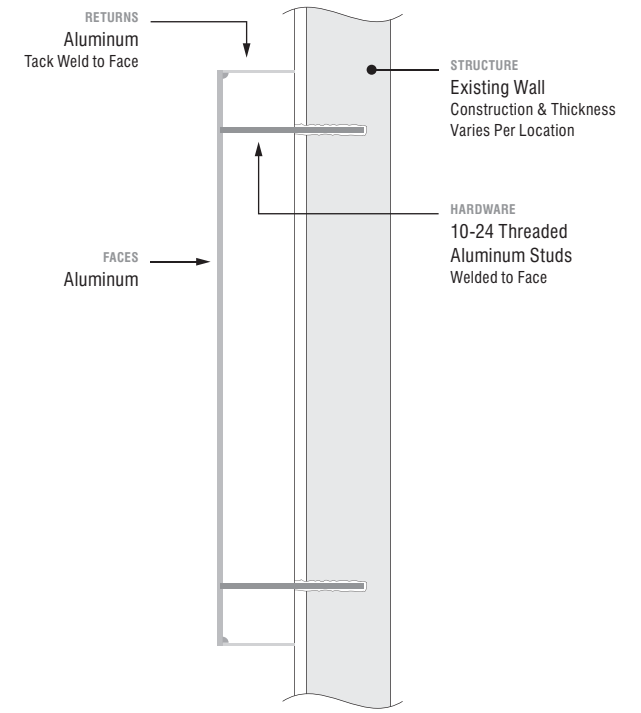


**NON-ILLUMINATED ADDRESS NUMBERS**

**FACES**  
 .125 Aluminum  
 Painted; Satin Finish  
 Black (MP ■)

**RETURNS**  
 3" Deep; .063 Aluminum  
 Painted; Satin Finish  
 Black (MP ■)

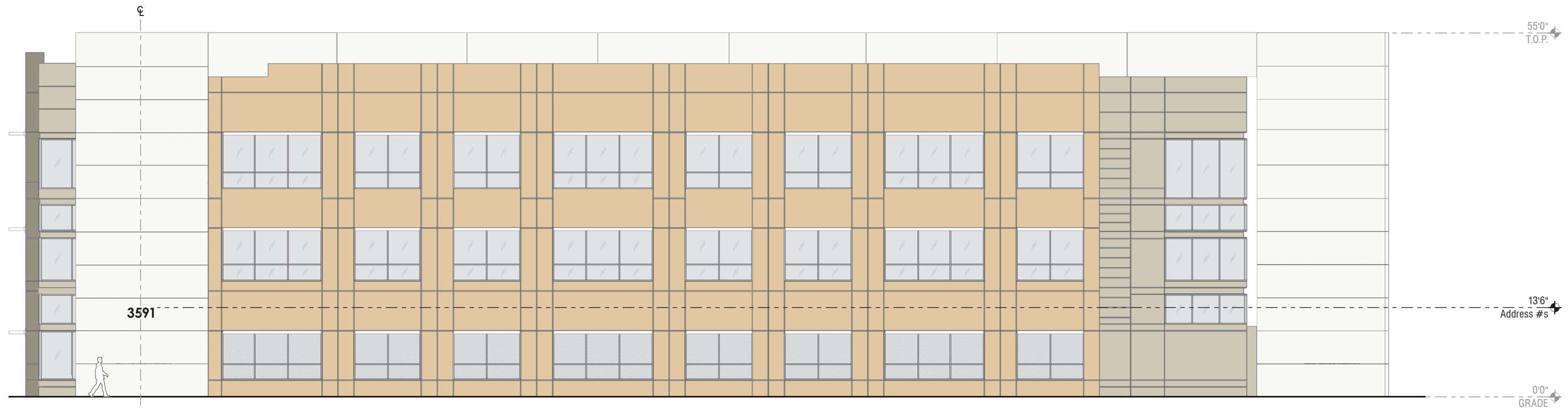
**INSTALLATION**  
 Stud Mount Flush to Wall



**A** Project Detail  
 SCALE 1/2" = 1'0"

Qty: 1 / ☉ Install  
 6.00 ☒

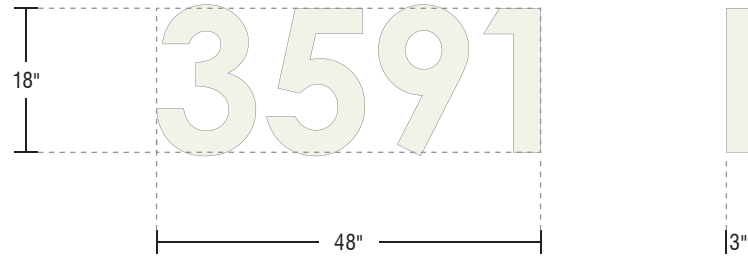
**B** Section Detail - Typical  
 Reverse Pan Channel / Non-Illuminated / Stud Mount Flush



**C** East Elevation  
 SCALE 1/16" = 1'0"

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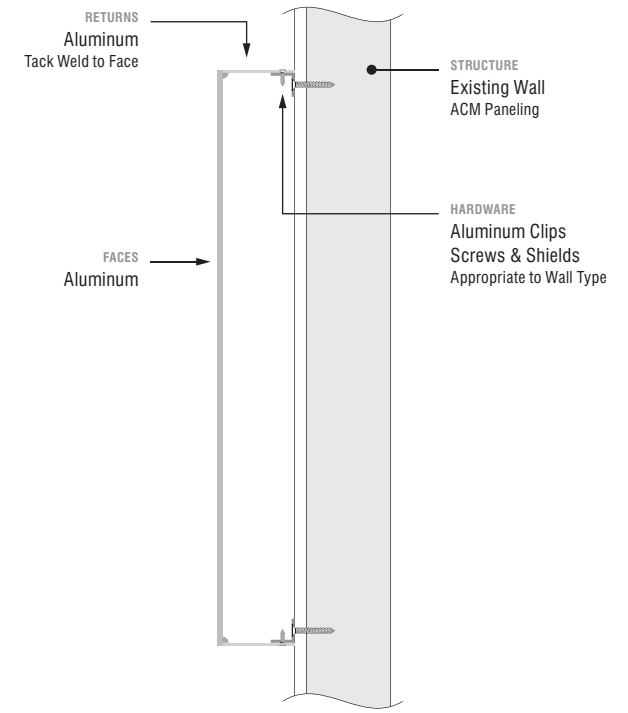
**NORTH WALL ADDRESS NUMBERS**



**NON-ILLUMINATED ADDRESS NUMBERS**

**FACES**  
 .125 Aluminum  
**RETURNS**  
 3" Deep; .063 Aluminum  
**FINISH**  
 Painted; Satin Finish  
 MP to Match 'Alucobond Plus'  
 Bone White (PVDF 2/SRI 89)

**INSTALLATION**  
 Clip Mount Flush to Wall



**A** Project Detail  
 SCALE 1/2" = 1'0"

Qty: 1 / ☉ Install  
 6.00

**B** Section Detail - Typical  
 Reverse Pan Channel / Non-Illuminated / Clip Mount Flush



**C** North Elevation  
 SCALE 1/16" = 1'0"

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**DUAL-ILLUMINATED TENANT LOGO**

**FACES**  
 .125 Aluminum  
 Painted; Satin Finish  
 MP (TBD ■)  
*Color Will Vary per Tenant*

**GRAPHICS**  
 Routed From Face & Backed w/  
 1/8" SG White Acrylic  
 Translucent Vinyl 1st Surface  
*Color Will Vary per Tenant*  
 Diffuser 70 2nd Surface

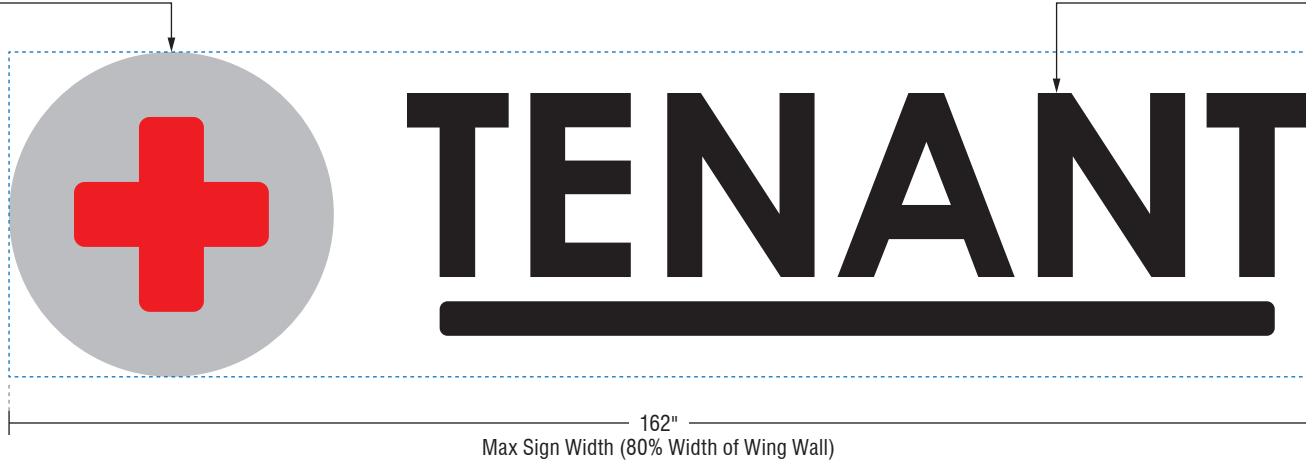
**RETURNS**  
 3" Deep; .063 Aluminum  
 Painted; Satin Finish  
 MP to Match Copy / Logo (TBD ■)  
*Color Will Vary per Tenant*

**BACKS**  
 .177 Clear Lexan; Diffuser 70 2nd Surface

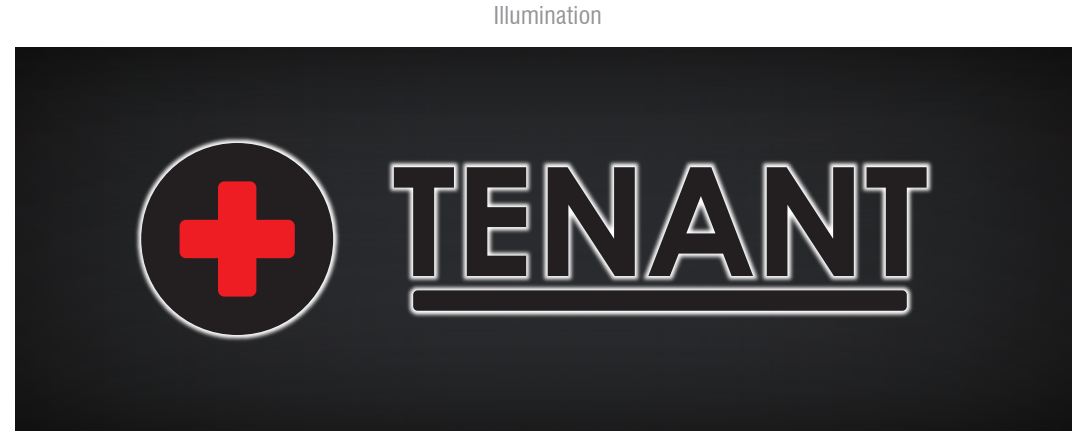
**ILLUMINATION**  
 White LED  
 GE TetraMax 7100K

**ATTACHMENT**  
 1 1/2" Aluminum Spacers Mount to  
 ACM Wing Wall Panels as Required

**NOTE**  
 Logos Are Allowed Corporate Colors  
 Copy to be Uniform With Property  
 Copy Painted; Satin Finish  
 Black (MP ■)



SINGLE SIGN ENVELOPE



**HALO-ILLUMINATED TENANT NAME/COPY**

**FACES**  
 .125 Aluminum  
 Painted; Satin Finish  
 Black (MP ■)

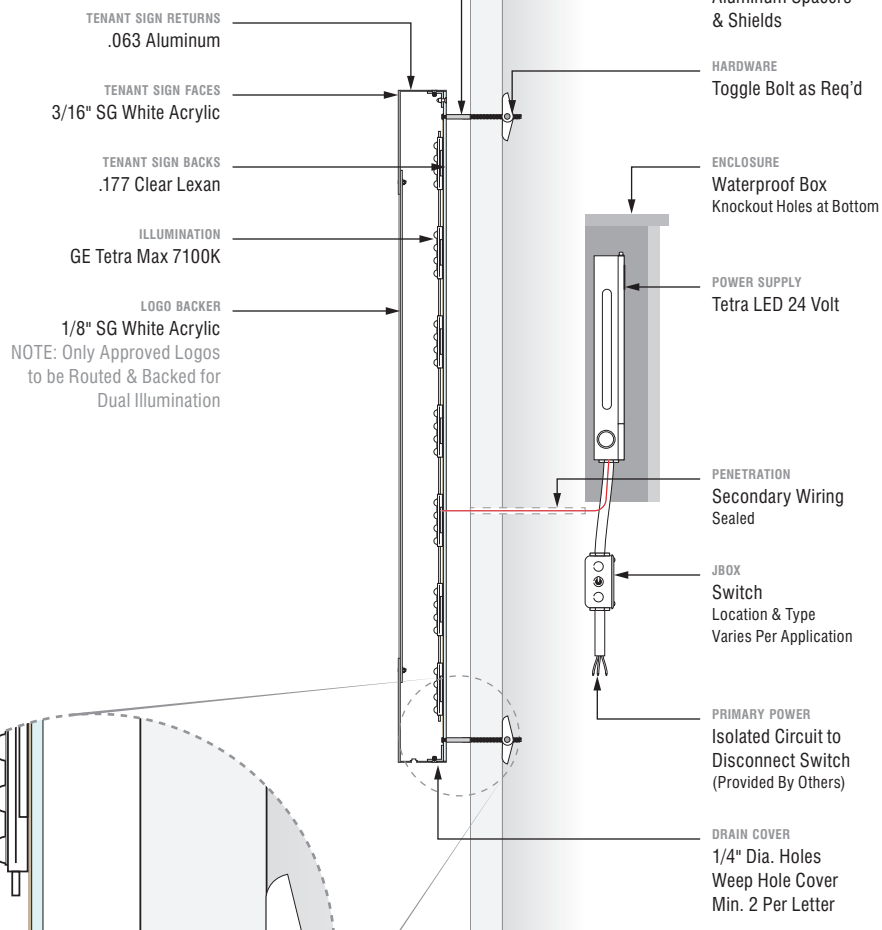
**RETURNS**  
 3" Deep; .063 Aluminum  
 Painted; Satin Finish  
 Black (MP ■)

**BACKS**  
 .177 Clear Lexan; Diffuser 70 2nd Surface

**ILLUMINATION**  
 White LED  
 GE TetraMax 7100K

**ATTACHMENT**  
 1 1/2" Aluminum Spacers Mount to  
 ACM Wing Wall Panels as Required

**NOTE**  
 Logos Are Allowed Corporate Colors  
 Copy to be Uniform With Property  
 Copy Painted; Satin Finish  
 Black (MP ■)



SCALE 1" = 10"

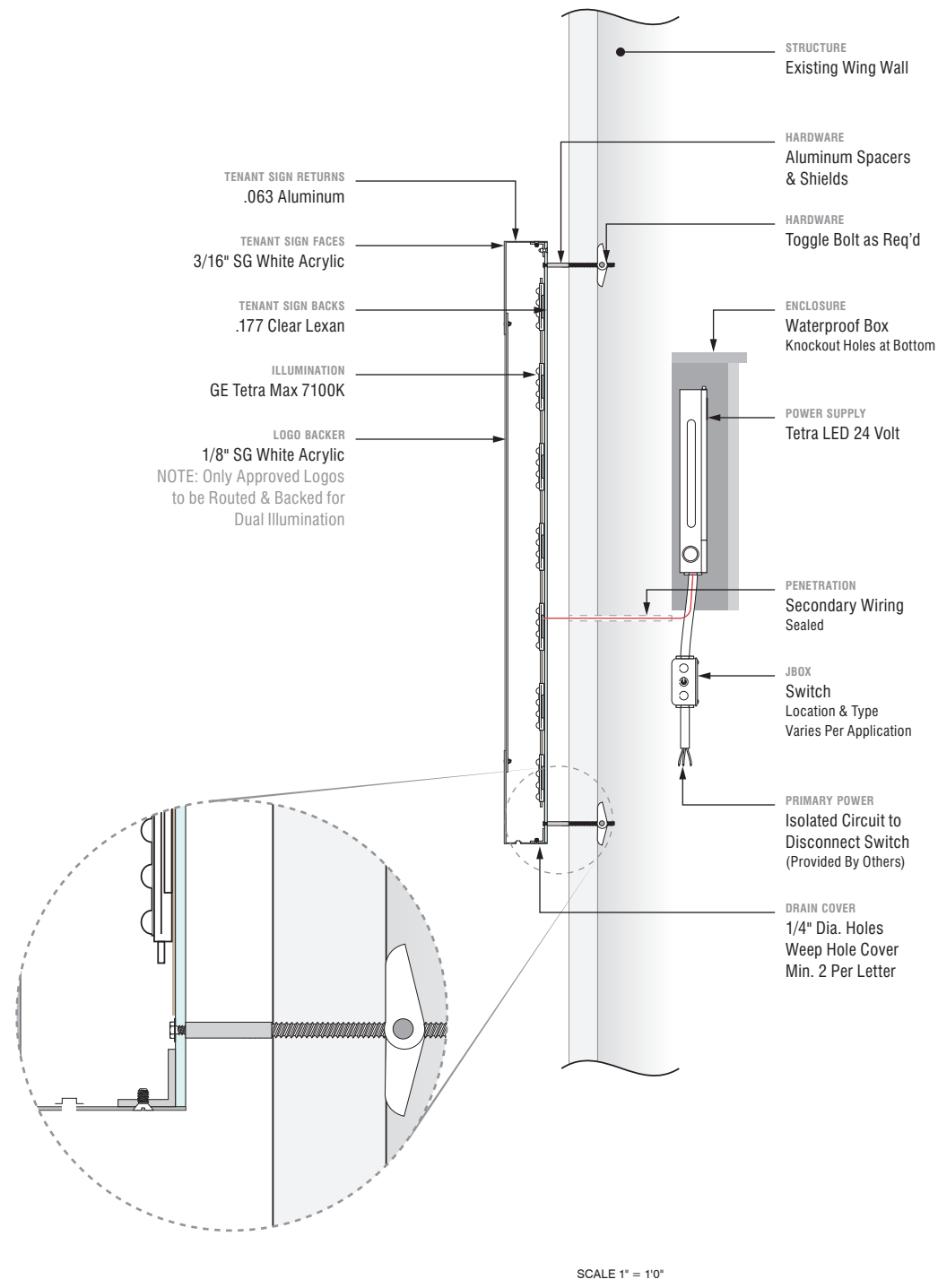
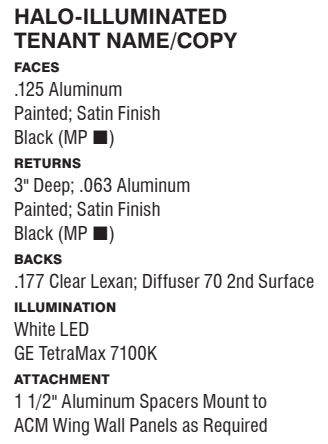
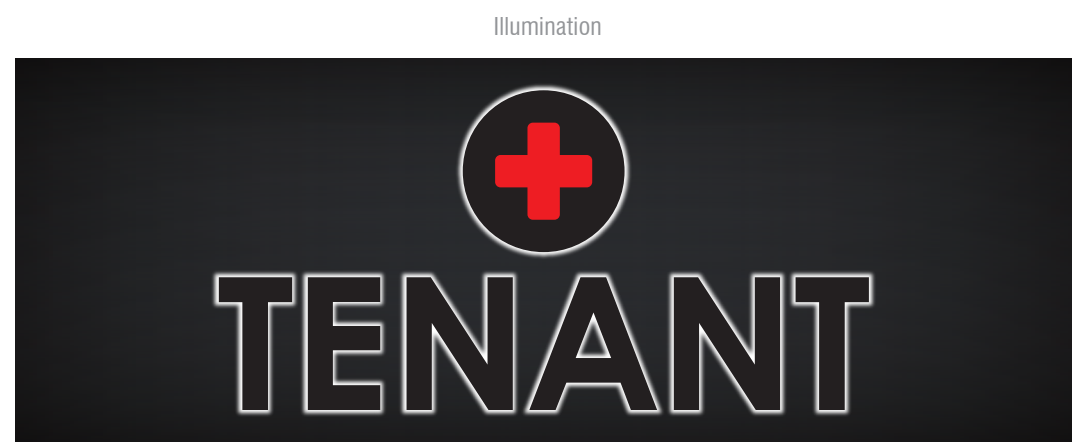
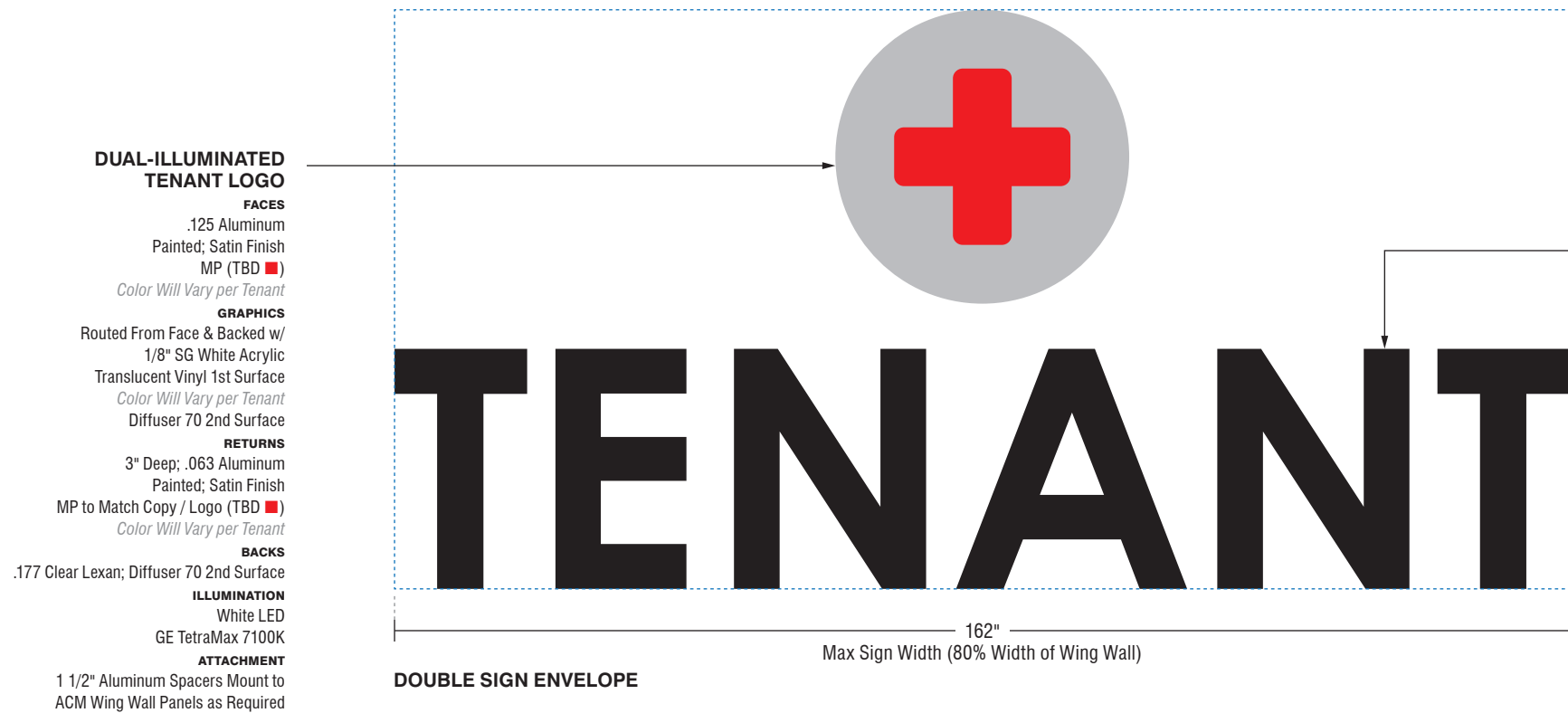
**A** Project Detail  
 SCALE 1/2" = 10"

Qty: TBD / ☉ Install  
 45.00

**B** Section Detail - Wing Wall Tenant Signage  
 Reverse Pan Channel / Halo-Illuminated / Face Illuminated / Splash Panel Mounted

**OFFICIAL ARTWORK REQUIRED**  
 LOW RESOLUTION IMAGE SHOWN FOR  
 PROOFING PURPOSES ONLY.

**SITE SURVEY REQUIRED**  
 FINAL POWER LOCATION MAY CHANGE  
 TBD PER SURVEY RESULTS



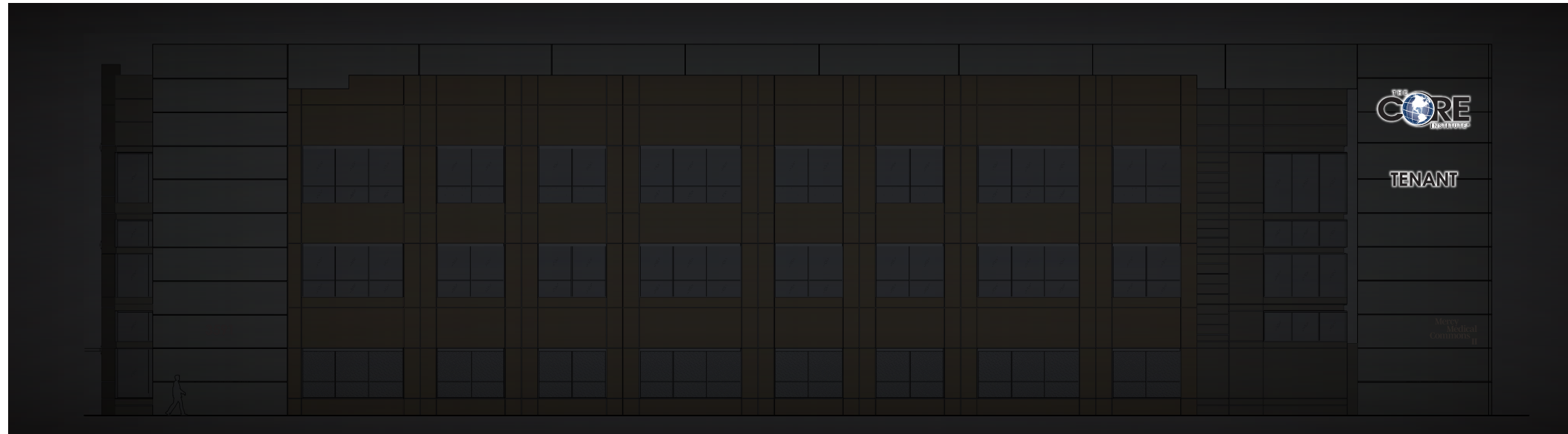
**A** Project Detail  
 SCALE 1/2" = 10"

Qty: TBD / ☉ Install  
 90.00

**B** Section Detail - Wing Wall Tenant Signage  
 Reverse Pan Channel / Halo-Illuminated / Face Illuminated / Splash Panel Mounted

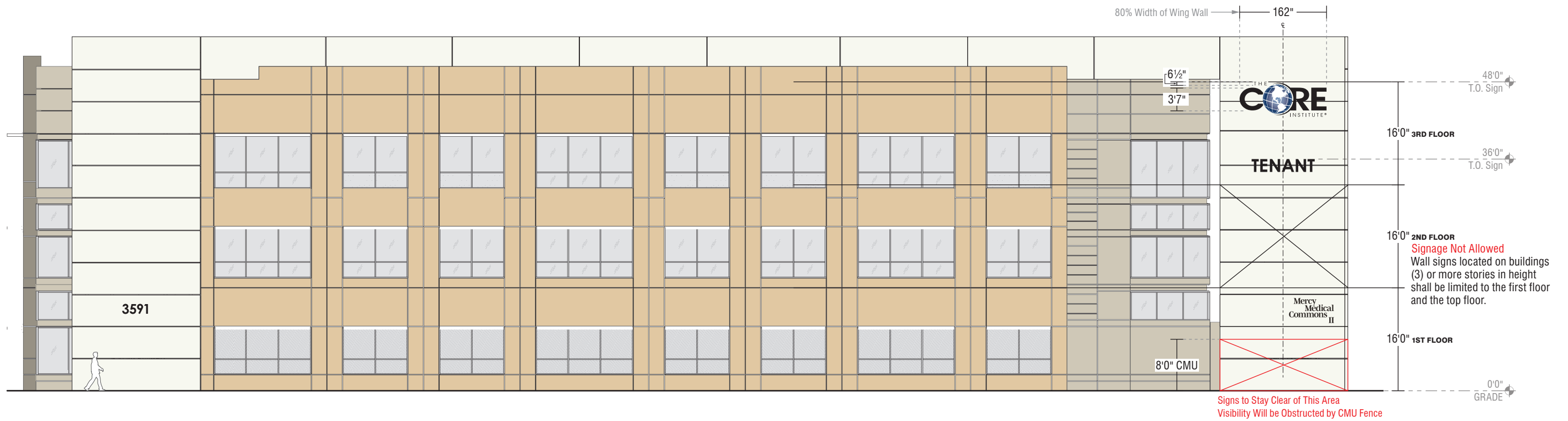
**OFFICIAL ARTWORK REQUIRED**  
 LOW RESOLUTION IMAGE SHOWN FOR  
 PROOFING PURPOSES ONLY.

**SITE SURVEY REQUIRED**  
 FINAL POWER LOCATION MAY CHANGE  
 TBD PER SURVEY RESULTS



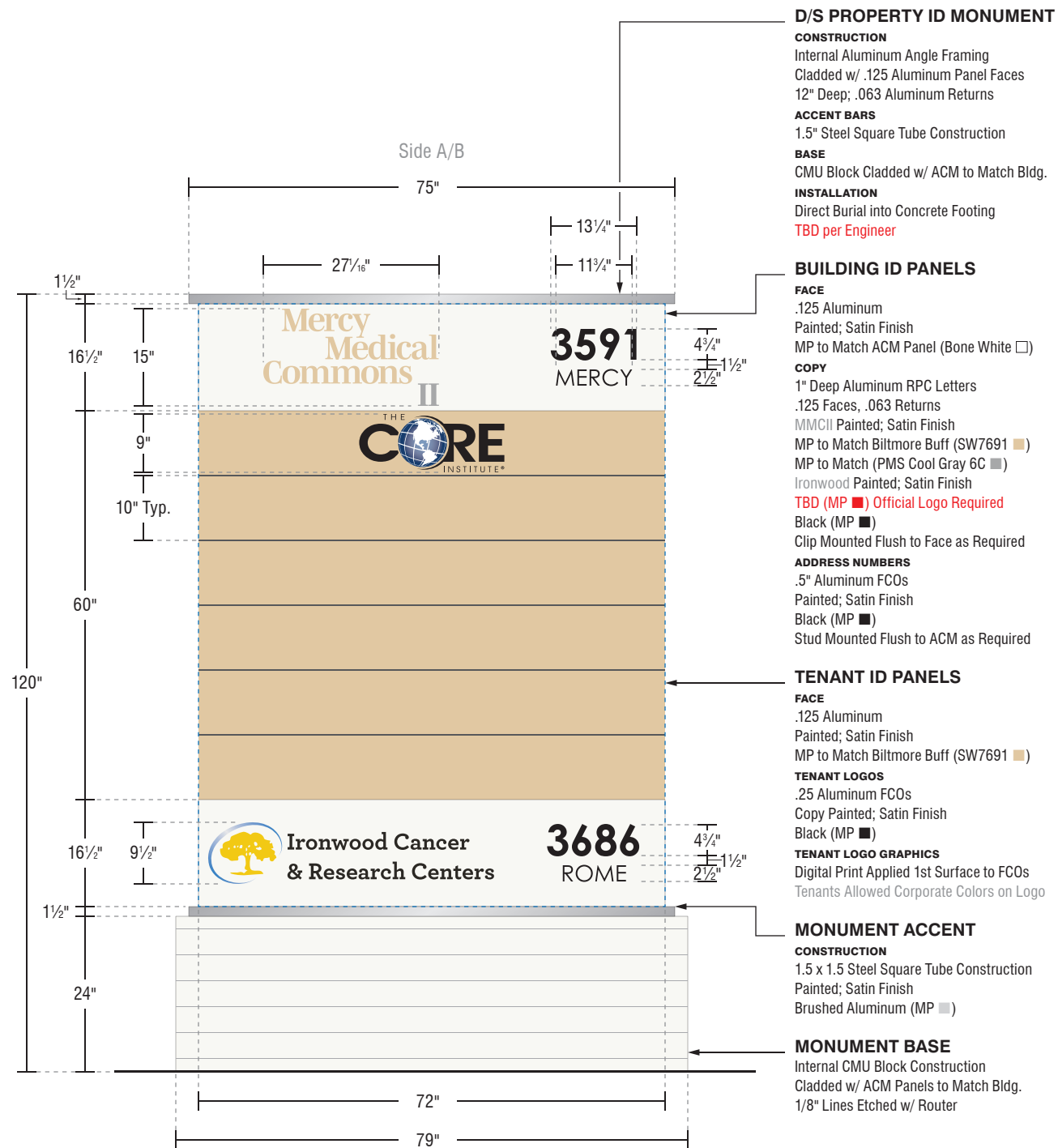
ILLUMINATION SIMULATION

**GENERAL NOTES**  
 Wall signs located on the top floor are limited to either (i) one (1) building sign and (1) tenant sign, or (ii) two (2) tenant signs.

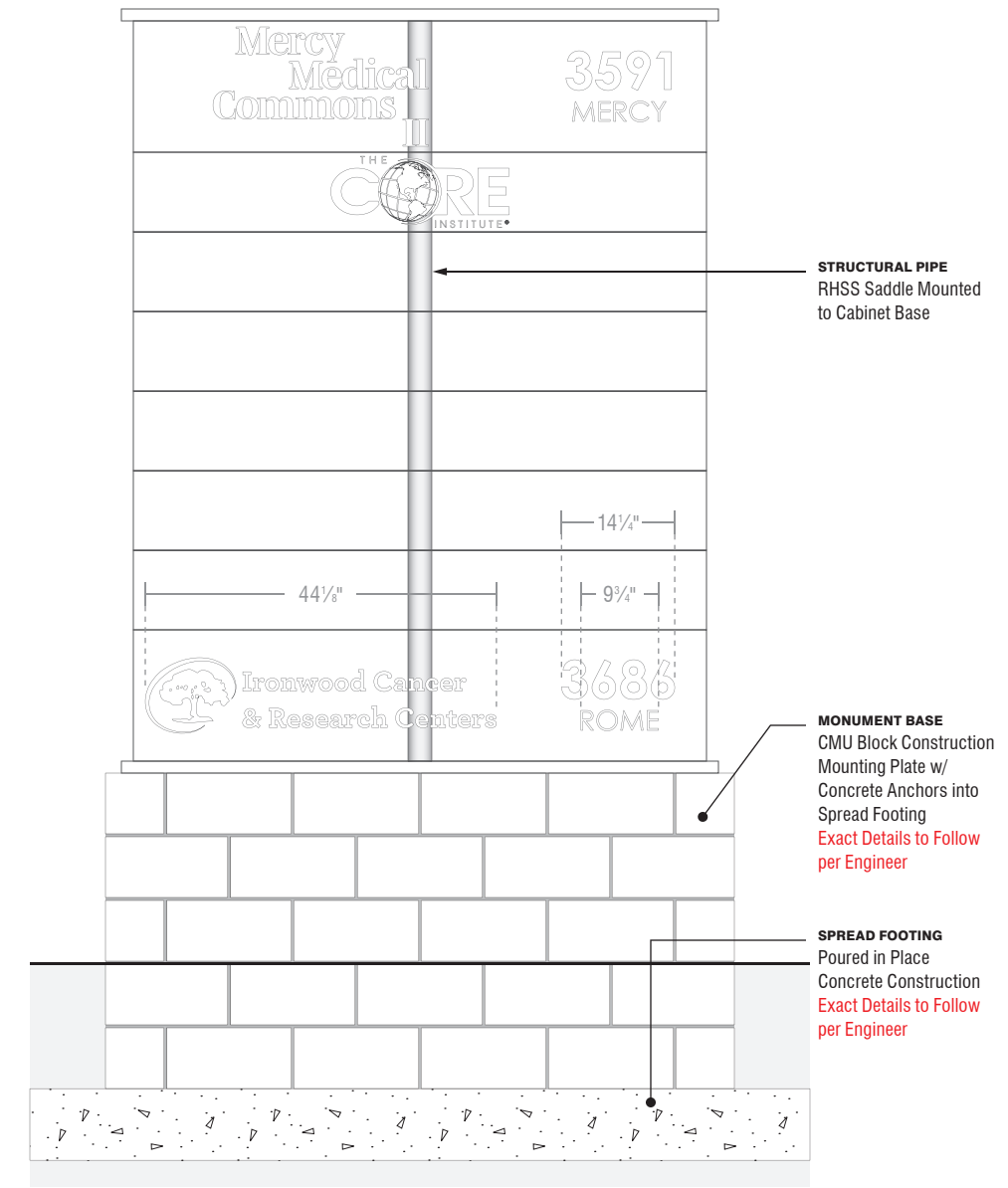
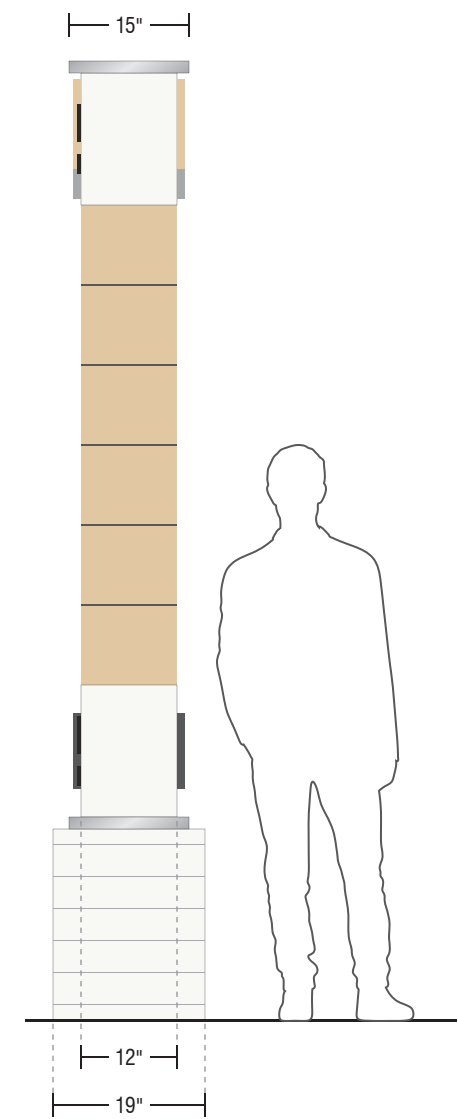


A East Elevation  
 SCALE 1/16" = 1'0"

**APPROVED**  
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**OFFICIAL ARTWORK REQUIRED**  
 LOW RESOLUTION IMAGE SHOWN FOR  
 PROOFING PURPOSES ONLY.

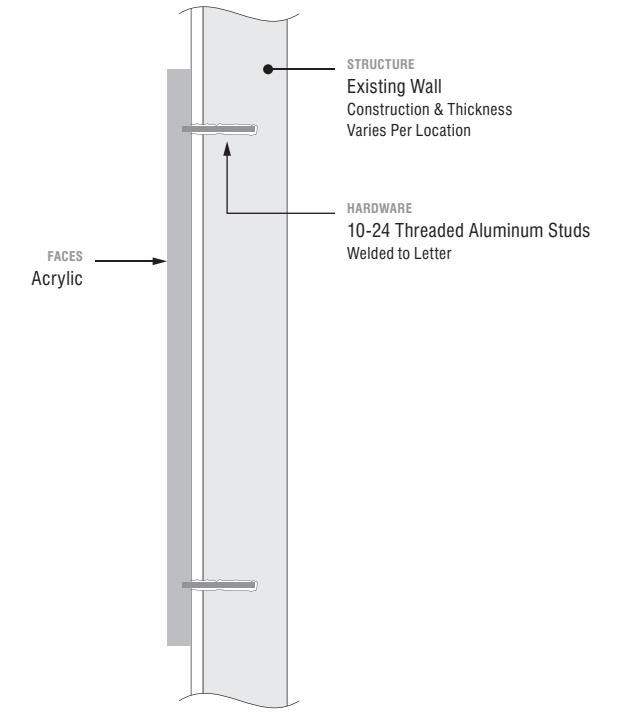


**A** Project Detail  
 SCALE 1/2" = 10"

Qty: 1 / Install  
 57.00  
**B** Structural View  
 SCALE 1/2" = 10"

**NON-ILLUMINATED  
FCO BUILDING ID**  
1" Clear Acrylic FCO  
Painted; Satin Finish  
Black (MP ■)  
**INSTALLATION**  
Stud Mount Flush to Wall

**GENERAL NOTES**  
All 1st floor signage to be building ID or tenant signage with halo-illuminated or non-illuminated options.

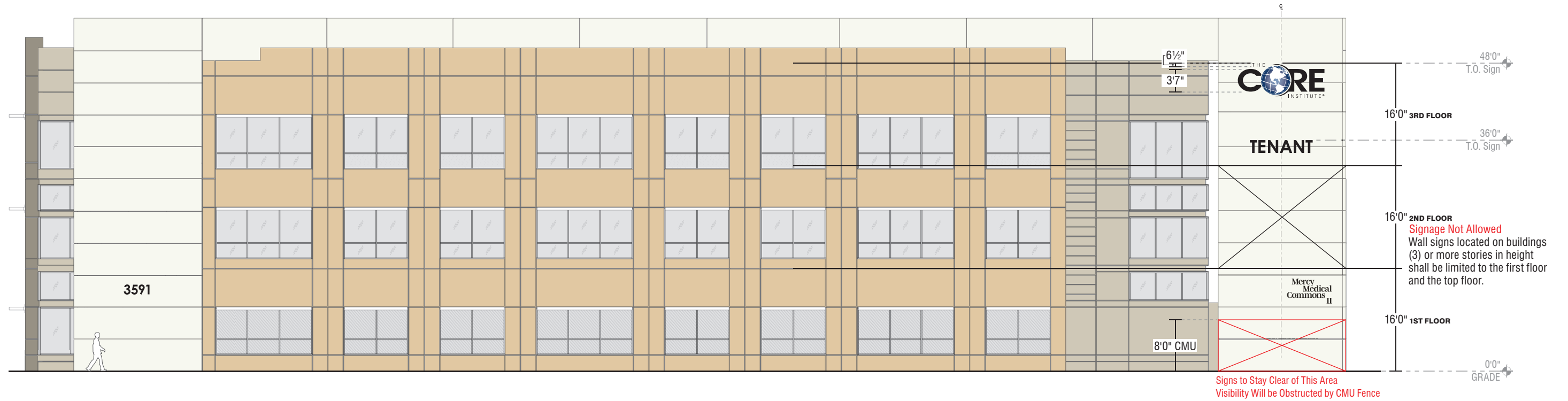


**A** Project Detail  
SCALE 3/4" = 1'0"

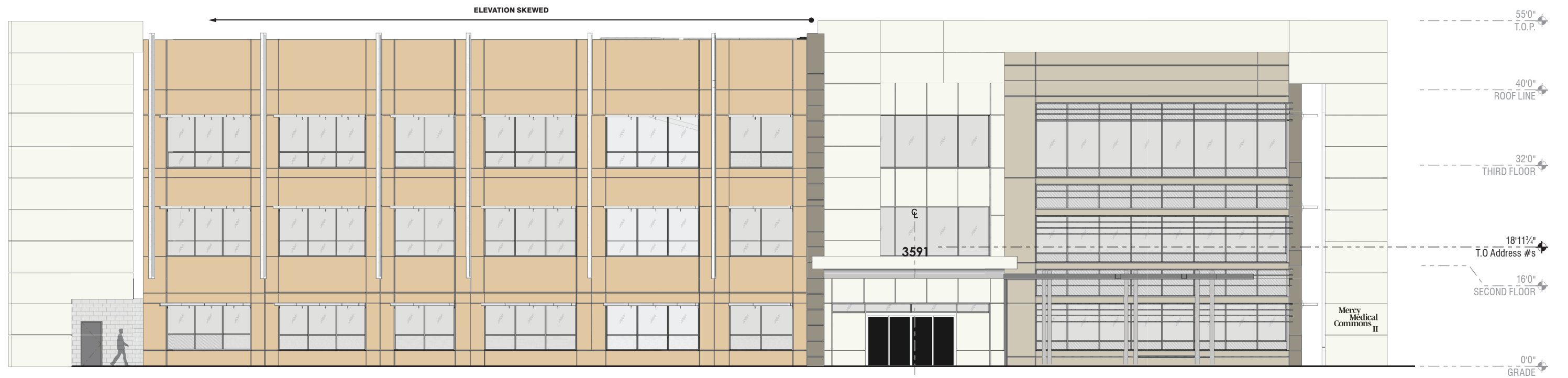
Qty: 3 / ● Install  
27.125

**B** Section Detail - Typical  
Flat Cut Out / Non-Illuminated / Stud Mount Flush

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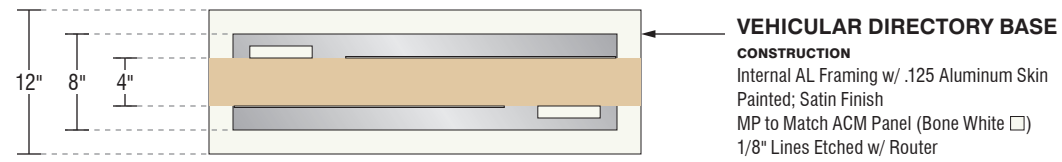


**A** East Elevation  
SCALE 1/16" = 1'0"



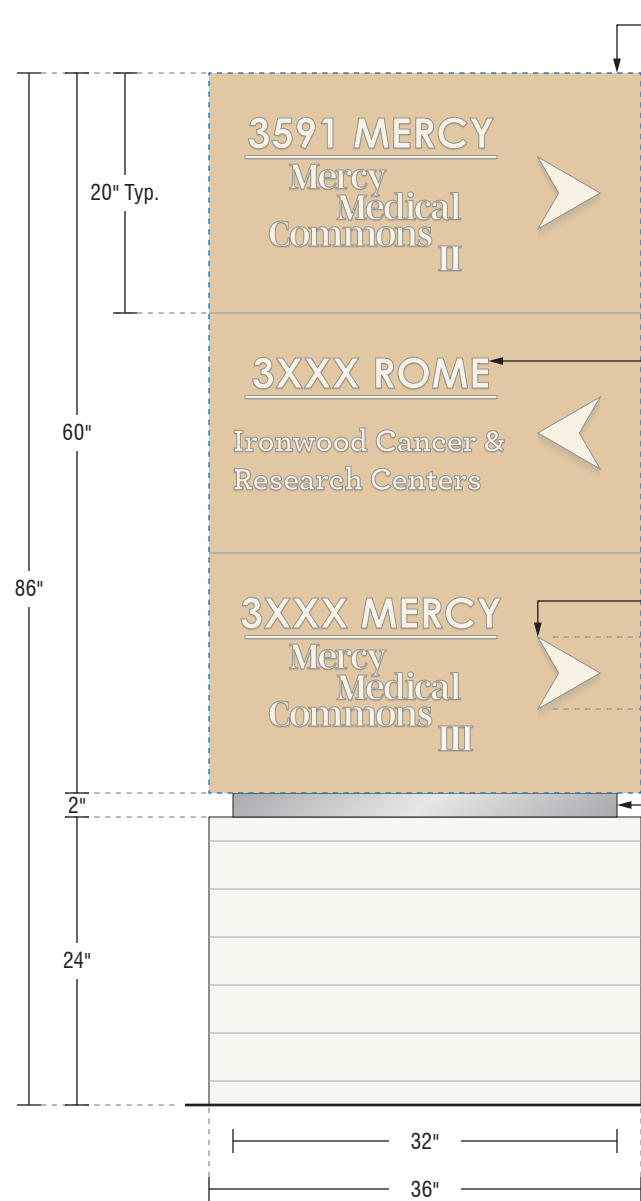
**B** West Elevation  
SCALE 1/16" = 1'0"





**VEHICULAR DIRECTORY BASE**

**CONSTRUCTION**  
Internal AL Framing w/ .125 Aluminum Skin  
Painted; Satin Finish  
MP to Match ACM Panel (Bone White □)  
1/8" Lines Etched w/ Router



**D/S VEHICULAR DIRECTORY CABINET**

**FACES**  
.125 Aluminum  
Painted; Satin Finish  
MP to Match Biltmore Buff (SW7691 ■)

**RETURNS**  
4" Deep; .063 Aluminum  
Painted; Satin Finish  
MP to Match Biltmore Buff (SW7691 ■)

**ATTACHMENT**  
Mechanically Fastened to Reveal as Required

**VEHICULAR DIRECTORY FCO LETTERSET**  
.125 Aluminum  
Copy Painted; Satin Finish  
MP to Match Roman Column (SW7562 □)  
Roman Numerals Painted; Satin Finish  
MP to Match ACM Panel (Bone White □)

**ATTACHMENT**  
Stud Mount Flush to Cabinet as Required

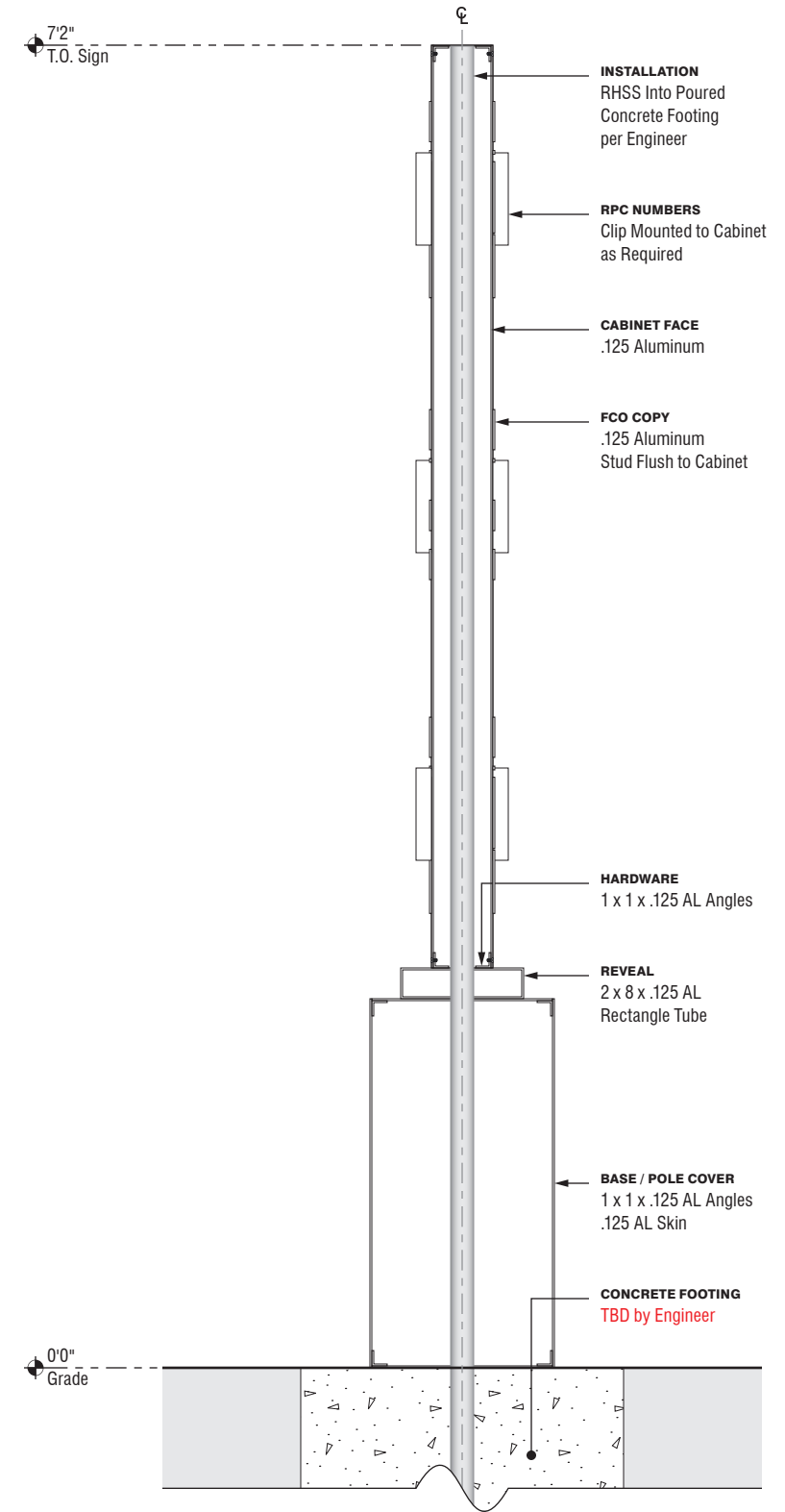
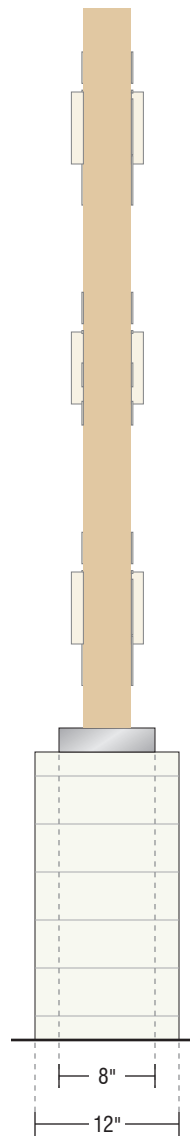
**VEHICULAR DIRECTORY ARROWS**  
**FACE**  
.125 Aluminum  
Painted; Satin Finish  
MP to Match Roman Column (SW7562 □)

**RETURNS**  
1" Deep; .063 Aluminum  
Painted; Satin Finish  
MP to Match Roman Column (SW7562 □)

**ATTACHMENT**  
Stud Mount Flush to Cabinet as Required

**DIRECTORY REVEAL**  
**CONSTRUCTION**  
2 x 8 x .125 Aluminum Rectangle Tube  
Painted; Satin Finish  
Brushed Aluminum (MP ■)

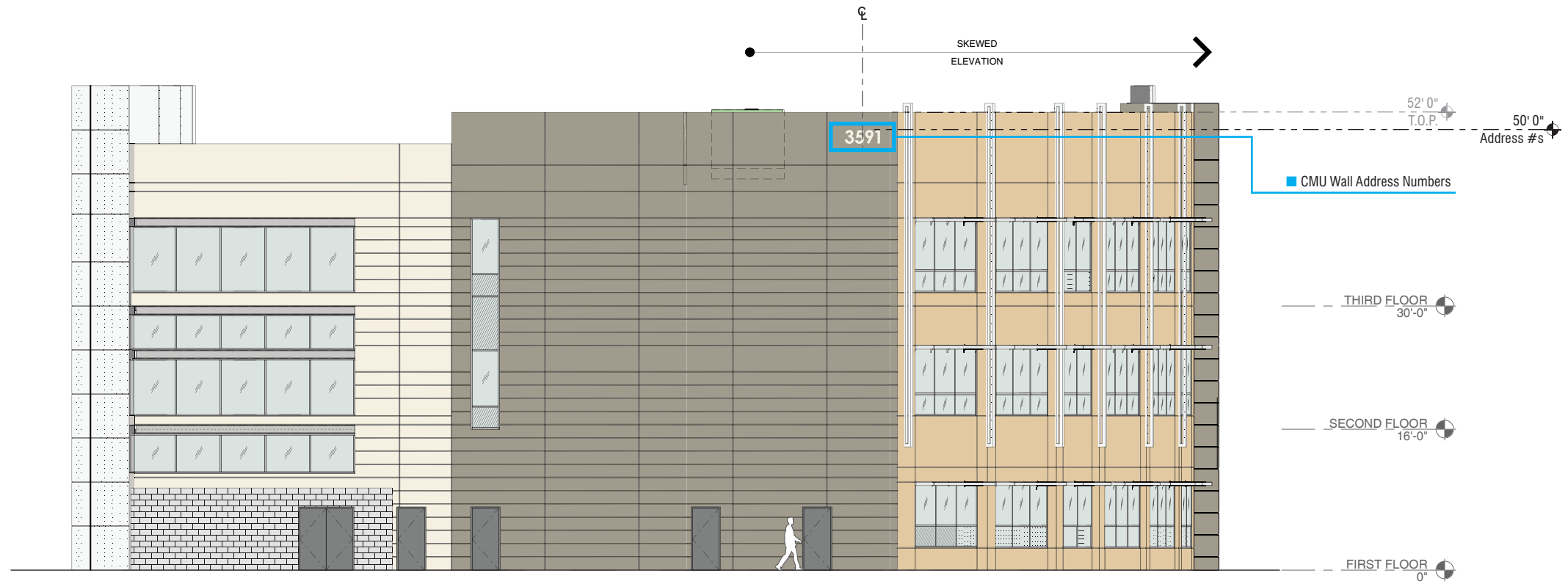
**NOTE**  
Official Message Schedule/Copy  
TBD - Client to Advise



**A** Project Detail  
SCALE 3/4" = 1'0"

Qty: 2 / ☉ Install  
15.00 ☒

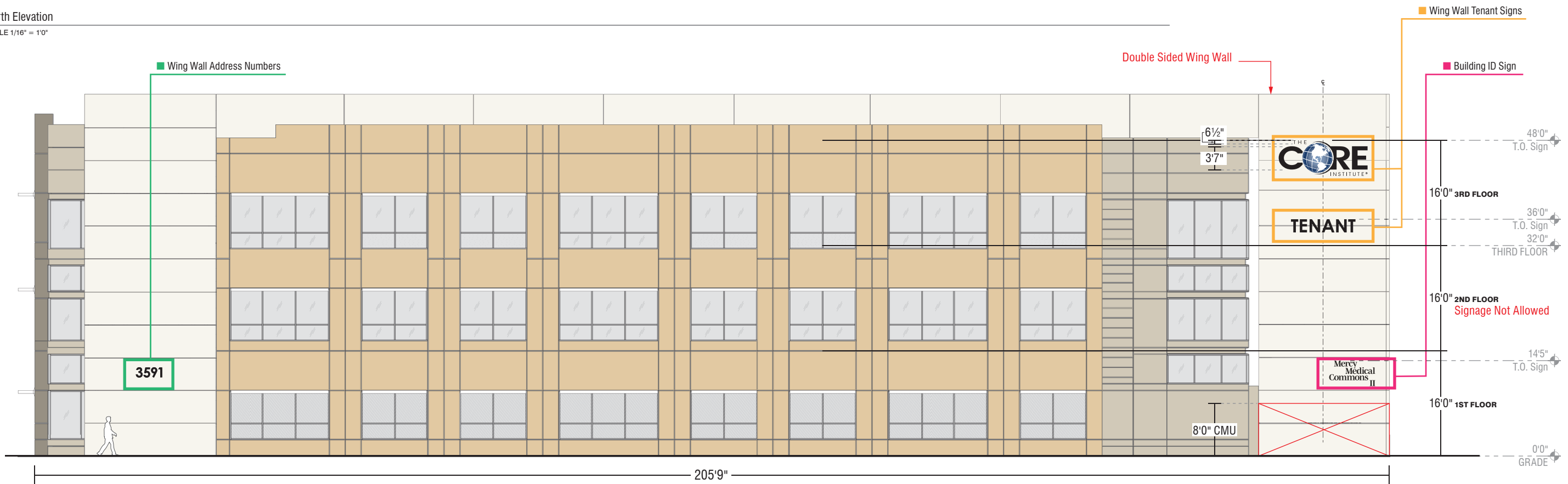
**B** Section Detail - Typical  
SCALE 1" = 1'0"



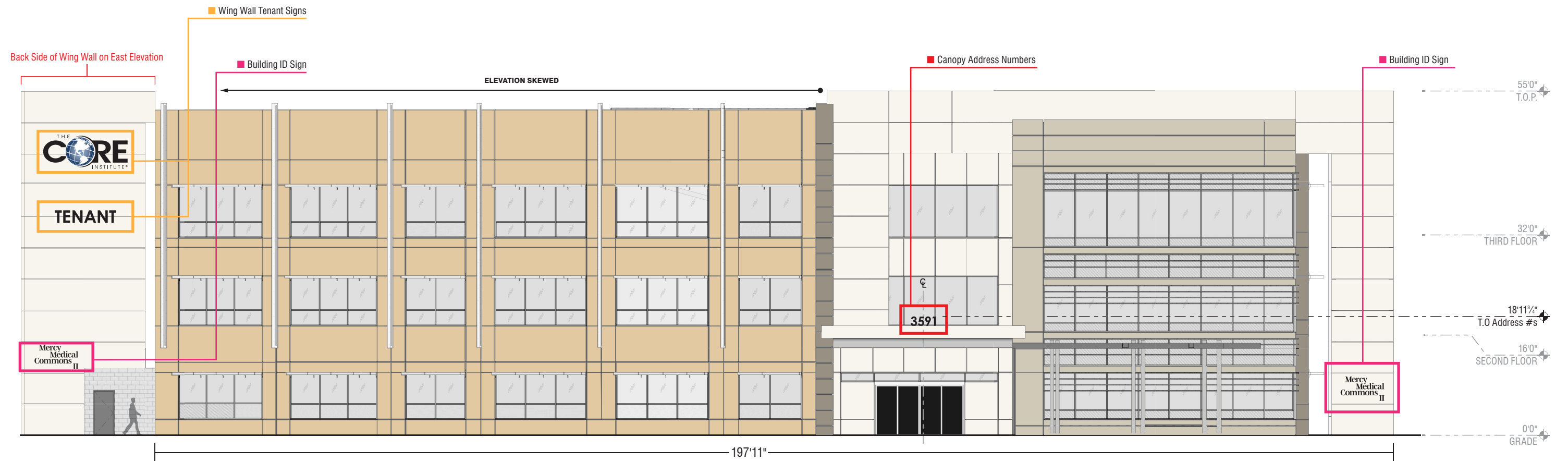
**GENERAL NOTES**  
 Wall signs located on the top floor are limited to either (i) one (1) building sign and (1) tenant sign, or (ii) two (2) tenant signs.

Wall signs located on buildings (3) or more stories in height shall be limited to the first floor and the top floor.

**A** North Elevation  
 SCALE 1/16" = 1'0"



**B** East Elevation  
 SCALE 1/16" = 1'0"



C West Elevation  
SCALE 1/16" = 1'0"

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