



NOTICE OF ADMINISTRATIVE DECISION

March 25, 2021

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

RE: Administrative Design Review for AZ 60 Distribution Center - Comprehensive Sign Plan (CSP): **DR15-37-S (PDR-2021-00020)**

Dear Applicant:

Staff has reviewed and **approved** your Administrative Design Review **DR15-37-S (PDR-2021-00020)**, regarding the approval of the CSP for AZ 60 Distribution Center located at 1343 N. Colorado St. and zoned Light Industrial (LI).

Staff has reviewed the drawings received for Administrative Design Review regarding the AZ 60 Distribution Center 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 conditions:

1. Signs shall conform to the approved Comprehensive Sign Plan as attached.

If you have any questions regarding these findings, please contact me at (480) 503-6742.

Sincerely,

Kristen Devine
Kristen Devine
Planner II

Attachments: AZ 60 Distribution Center Comprehensive Sign Plan stamped March 25, 2021

COMPREHENSIVE SIGN PLAN



AZ|60 DISTRIBUTION CENTER

1343 N COLORADO ST. Gilbert, AZ

1ST REVIEW SET 01/15/21

APPROVED

Administrative Design Review

Case # PDR-2021-00020 (DR15-37-S)

Date 03/25/2021

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PREPARED BY: JASON SHANO JMS@ASCOSIGNS.COM

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PROJECT DESCRIPTION

PROJECT	PARCEL INFO	ZONING	PROPERTY OWNER
AZ 60 DISTRIBUTION CENTER 1343 N COLORADO ST GILBERT, AZ 85233	APN: 302-09-547 LOT SIZE: 696,960 SF 16.00 ACRES	LI	AZ 60 PROPERTY LLC 901 MAIN ST 16TH FLOOR TX1-492-16-03 DALLAS, TX 75202

LEGAL DESCRIPTION

LOT 6A, MINOR LAND DIVISION, A REPLAT OF LOT 6 OF THE FIESTA TECH MASTER PLAN PHASE II ACCORDIijG TO BOOK 310 OF MAPS, PAGE 12, RECORDS OF MARI COP A COUNTY, ARIZONA, SAID MINOR LAND DIVISION BEING RECORDED IN BOOK 1239 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, · ARIZONA, BEING A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. 1

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REQUIREMENTS & PROCEDURES

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 INCLUDE 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 EXTERIOR SIGNS. 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 ADDRESSED BY THIS CRITERIA IS SUBJECT TO THE APPLICABLE STANDARDS SET FORTH IN TOWN OF GILBERT SIGN REGULATIONS.

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Map

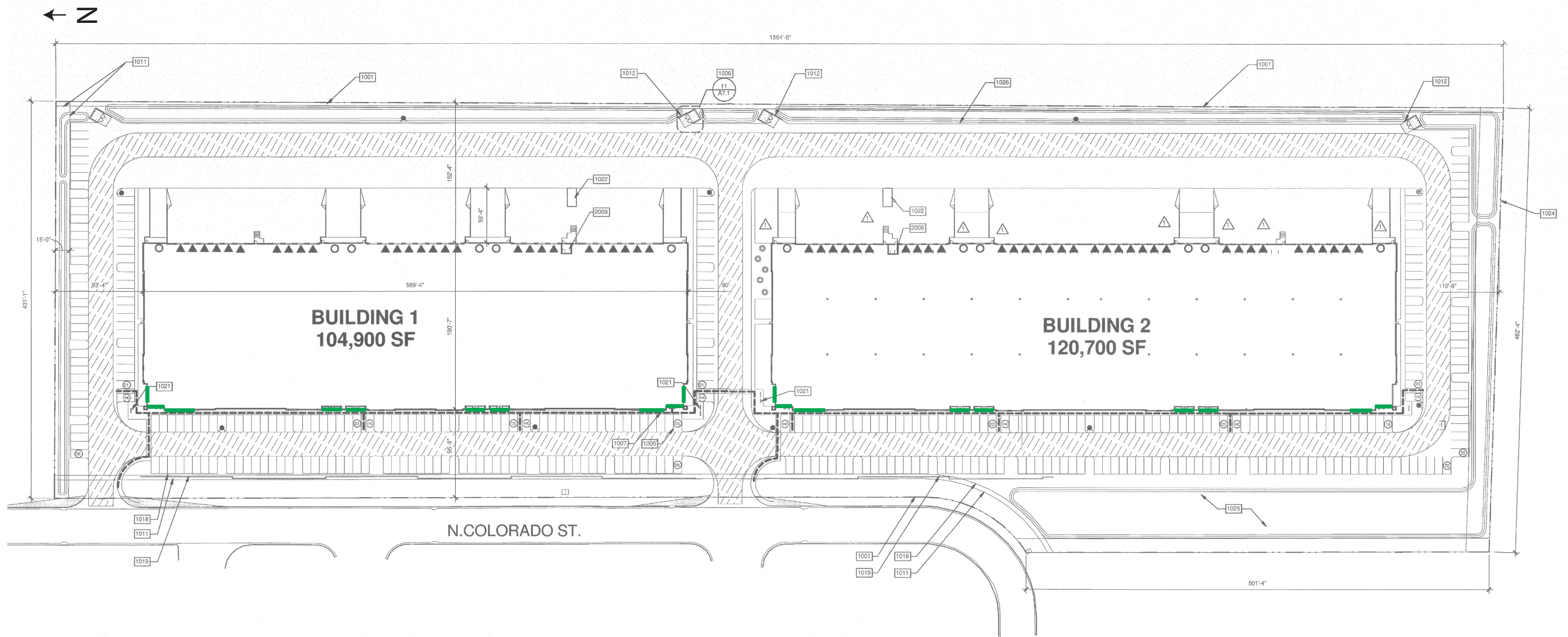


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SIGN MATRIX

SIGN TYPE	FUNCTION	LOCATION	QUANTITY	MAX HEIGHT	SIGN AREA	ILLUMINATION	CONSTRUCTION
1 - 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 / FORMED PLASTIC

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Site Map | Sign Locations

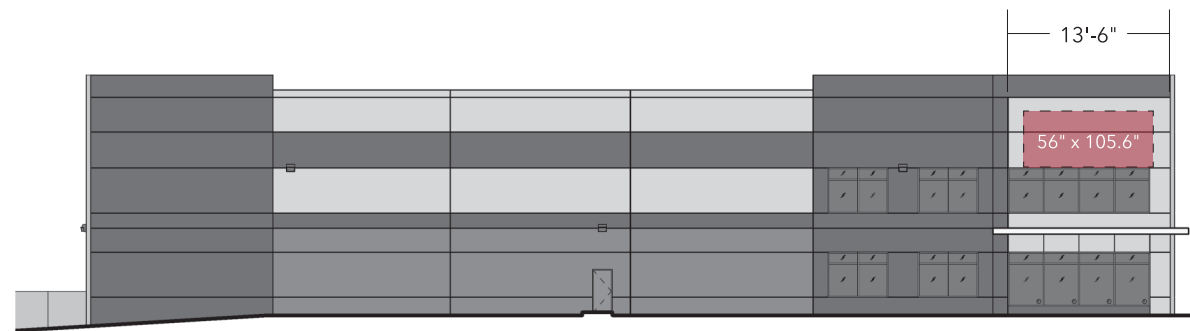
SCALE: 1" = 150'

*NOTE - ANY FUTURE SIGNAGE THAT MAY BE PROPOSED ON THE SOUTH ELEVATION OF BUILDING 2 SHALL BE NON-ILLUMINATED, CANNOT EXCEED 16 SF IN SIGN AREA, AND CANNOT BE INSTALLED HIGHER THAN 14 FEET ABOVE GRADE

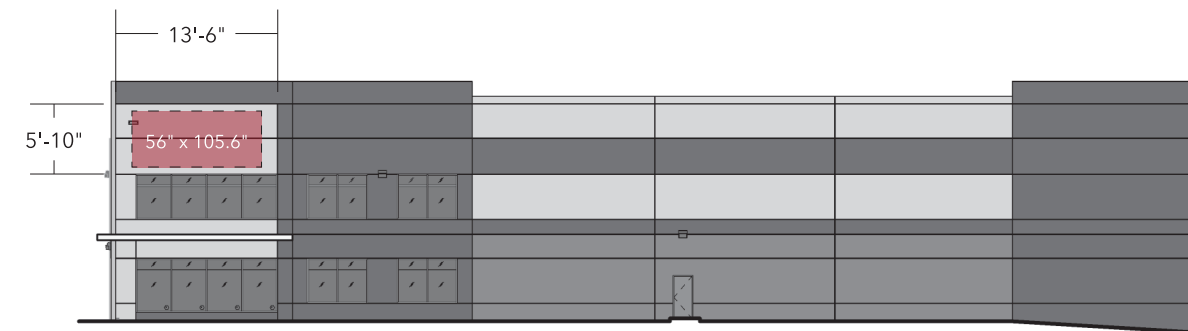
BUILDING 1 ELEVATIONS



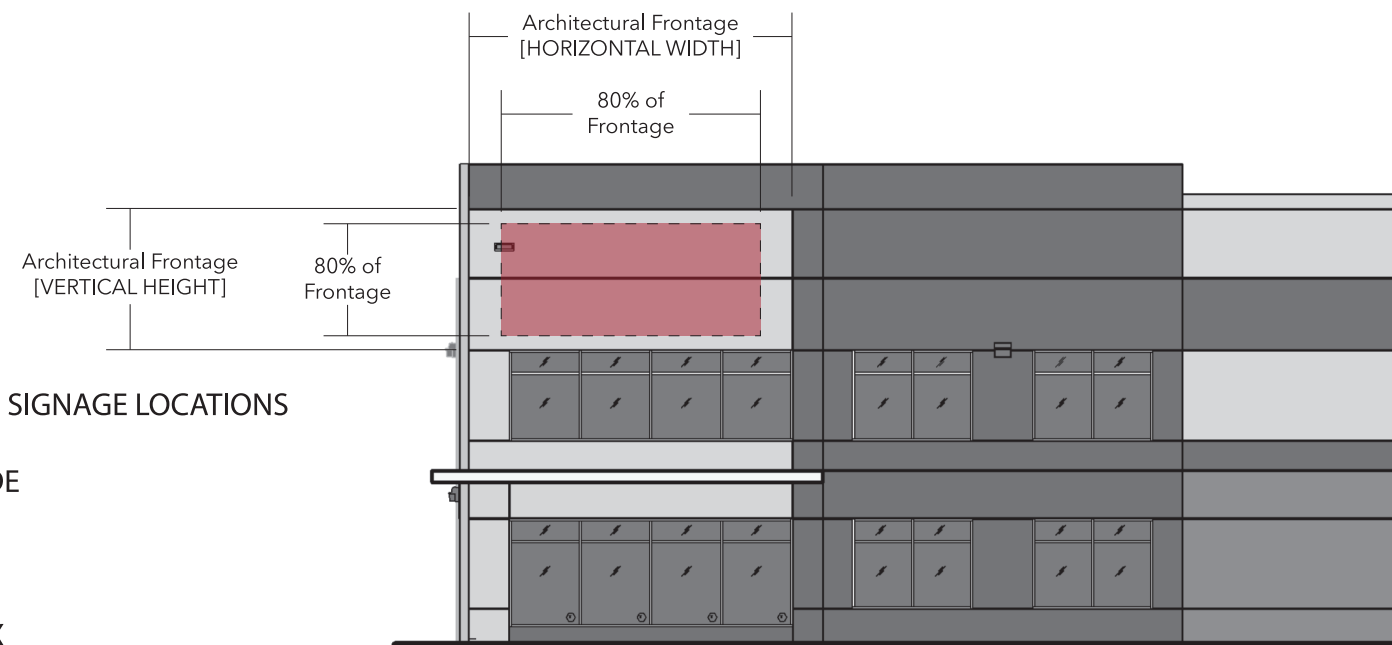
1 West Elevation
SCALE: 1/32"=1'



2 North Elevation
SCALE: 1/32"=1'



3 South Elevation
SCALE: 1/32"=1'



4 Typical Signage Location Area
SCALE: 1/16"=1'

*NOTE - SIGN BANDS ARE TO INDICATE ALLOWED WALL SIGNAGE LOCATIONS

ACTUAL WALL SIGN SF SHALL ADHERE TO GILBERT CODE

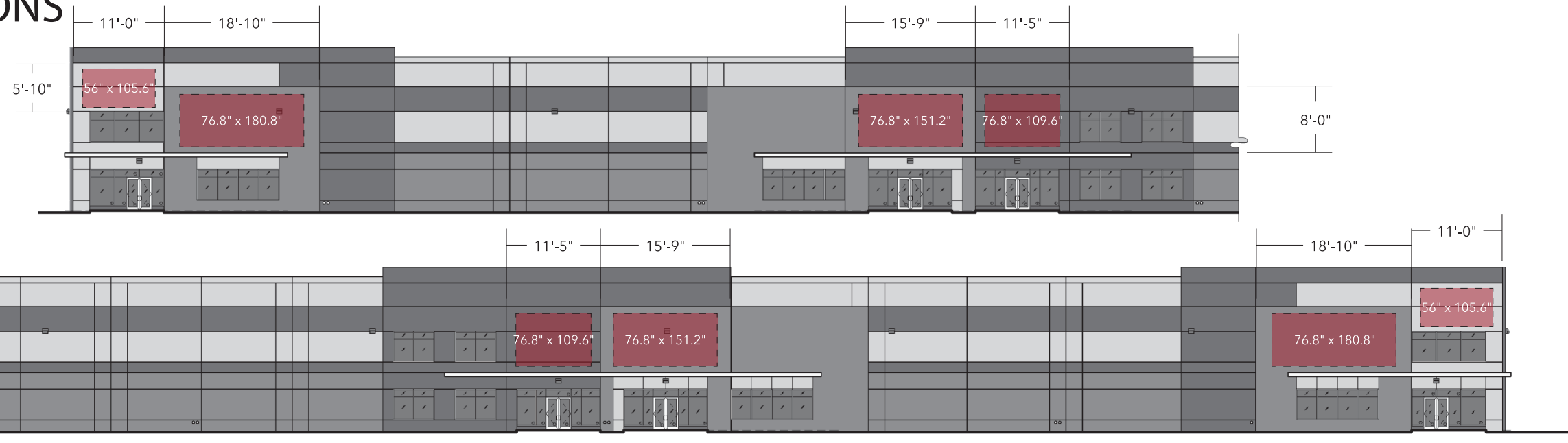
WALL SIGN COLOR ALLOWANCE: CORPORATE COLORS

WALL SIGN CONSTRUCTION TYPE PER THE SIGN MATRIX

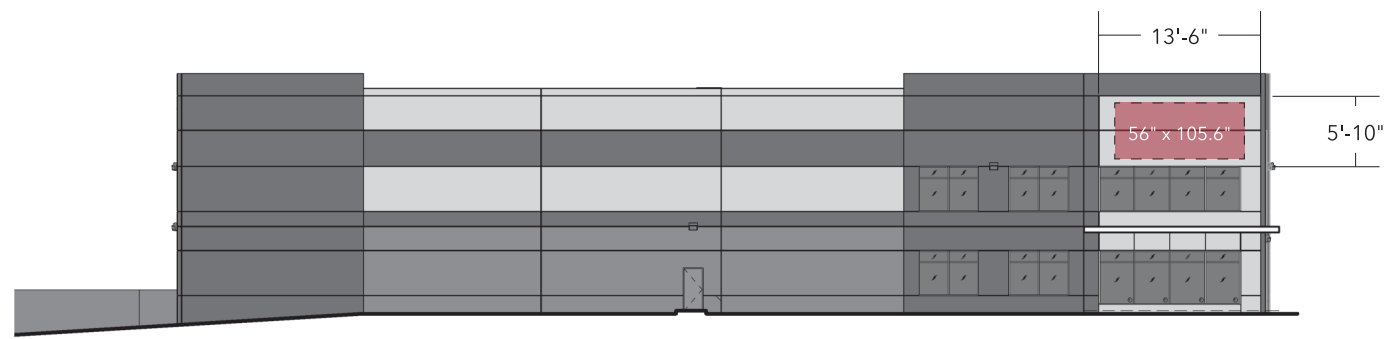
WALL SIGN ILLUMINATION: PER THE SIGN MATRIX

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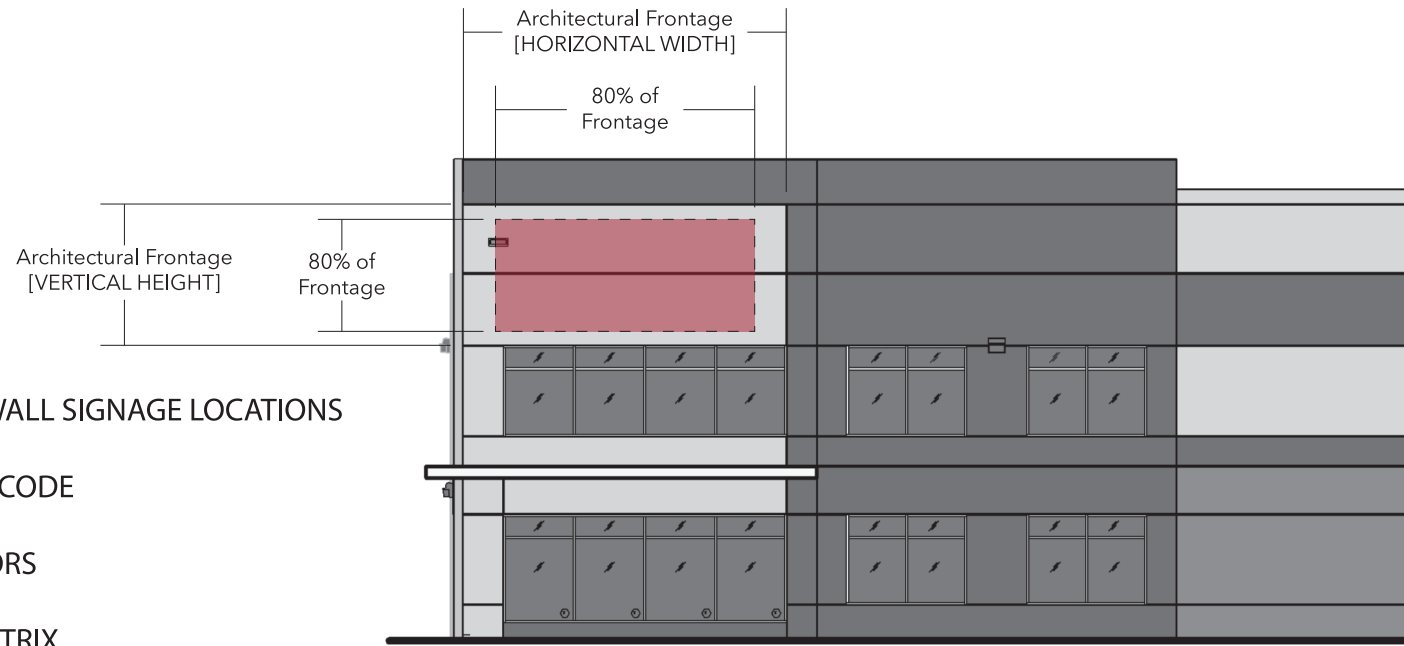
BUILDING 2 ELEVATIONS



1 West Elevation
SCALE: 1/32"=1'



2 North Elevation
SCALE: 1/32"=1'



4 Typical Signage Location Area
SCALE: 1/16"=1'

*NOTE - SIGN BANDS ARE TO INDICATE ALLOWED WALL SIGNAGE LOCATIONS
 ACTUAL WALL SIGN SF SHALL ADHERE TO GILBERT CODE
 WALL SIGN COLOR ALLOWANCE: CORPORATE COLORS
 WALL SIGN CONSTRUCTION TYPE PER THE SIGN MATRIX
 WALL SIGN ILLUMINATION: PER THE SIGN MATRIX

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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:

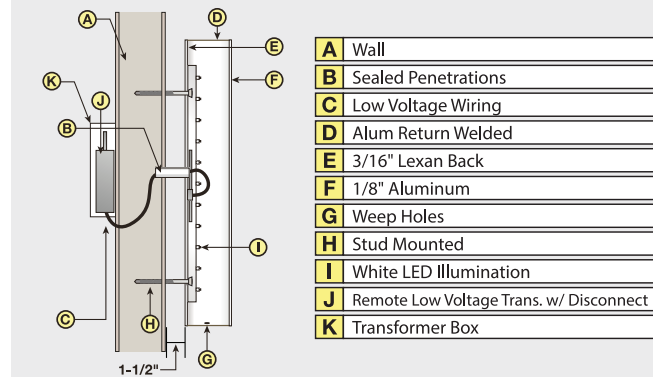
COLORS ARE OPEN TO THE TENANT STANDARD COLORS SUBJECT TO LANDLORD APPROVAL. LETTER RETURNS ARE TO MATCH THE COLOR OF THE FACE OF THE CHARACTERS UNLESS OTHERWISE APPROVED BY LANDLORD.

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.

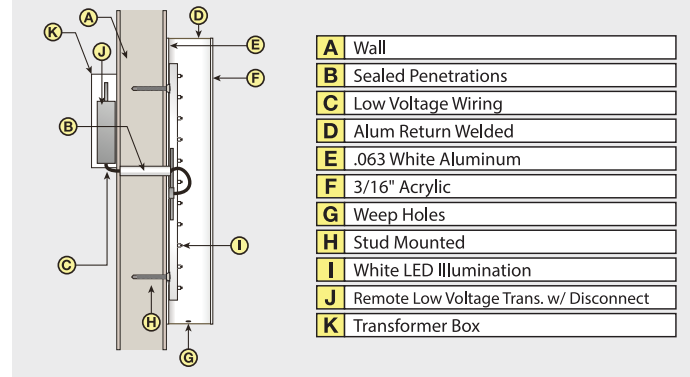
REVERSE PAN CHANNEL LETTERS

ILLUMINATED • FLOAT MOUNT



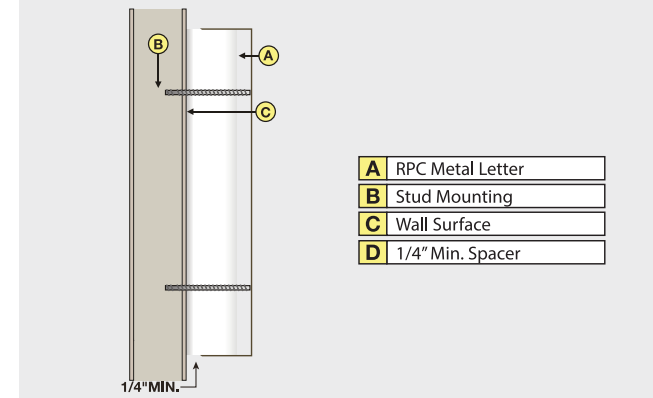
PAN CHANNEL LETTERS

ILLUMINATED • FLUSH MOUNT



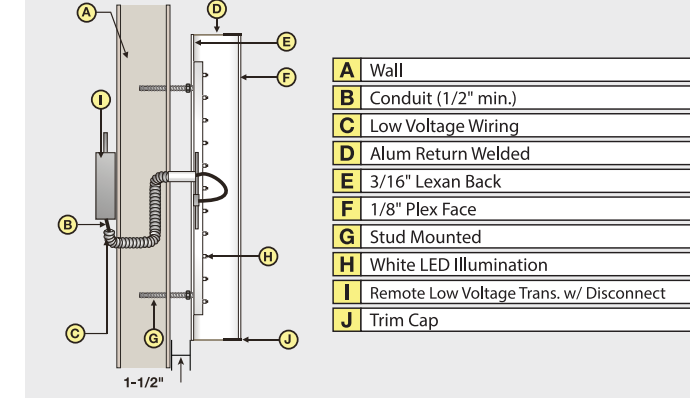
REVERSE PAN CHANNEL LETTERS

NON-ILLUMINATED • FLUSH MOUNT



PAN CHANNEL LETTERS

DUAL-ILLUMINATED • FLOAT MOUNT



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