



NOTICE OF DECISION

June 18, 2021

Karen Schellinger
Signarama
3144 N Colorado St.
Chandler, AZ 85225

RE: DR19-26-S (PDR2021-00036): VJ BASELINE COMPREHENSIVE SIGN PLAN (CSP)

Dear Karen Schellinger:

Staff has reviewed the drawings received for Administrative Design Review regarding VJ Baseline Comprehensive Sign Plan (CSP) located at 481 E. Baseline Road in the General Industrial (GI) zoning district. 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. Signs shall conform to the approved Comprehensive Sign Plan as attached.

If you have any questions regarding the above, please contact me at (480) 503-6625 or stpehanie.bubenheim@gilbertaz.gov.

Sincerely,

Stephanie Bubenheim
Senior Planner

A handwritten signature in black ink, appearing to read "S.B.", written over a light blue horizontal line.

Attachments:

1. VJ Baseline CSP stamped June 18, 2021

VJ BASELINE LLC

481 E BASELINE ROAD
GIBERT AZ 85233

COMPREHENSIVE SIGN PLAN



APPROVED

Administrative Design Review

Case # DR19-26-S (DR21-36)

Date June 18, 2021



3144 N Colorado Street, Chandler, AZ 85225
Phone 480-821-1100 Fax 480-821-1100
signarama@sarchandler.com www.signaramachandler.com



SIGN STANDARDS

All signs must be legible and compatible with the standards outlined in this section. The primary purpose of the sign standards is to ensure all signage is consistent and intergrated with equivalent architectural character and designed in a manner that will not create a nuisance or diminish the visibility and/or value of other parcels. It is our intention to provide a general outline for signage in which will be strictly enforced and installed. Unapproved signs will be brought into conformance at the sole expense of the Tenant.

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GENERAL REQUIREMENTS

VJ Baseline LLC must review all signs that are intended to be installed for conformance of sign standards. All Tenants will receive a copy of these sign standards before designing signs. Plans must be approved by VJ Baseline LLC prior to commencement of installation. Approval shall be for appearance only and not for compliance with Town code. Sign permits must be obtained by the Tenant from the Town and all signs must otherwise be in compliance with all Town requirements and regulations. For VJ Baseline LLC review, email proposal of signage drawings to:

Vance Marshall
VJ Baseline LLC
480-675-8588 Office
vmarshall@vjproperties.com

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SIGN STANDARDS AND REQUIREMENTS

Tenant shall submit for Landlord approval via email at least 15 days prior to submitting to the Town of Gilbert sign permits.

After the proposal is reviewed, VJ Baseline LLC, will respond with:

"Approved"-Tenant is permitted to proceed with Town of Gilbert sign permit process and construction/installation.

"Approved as noted" -Tenant must make any revisions noted on drawings before proceeding with Town of Gilbert sign permit process and construction/installation.

or

"Revise and Resubmit" -Tenant must make any revisions noted on drawings and resubmit prior to proceeding with Town of Gilbert sign permit process and construction/installation.

Any changes to previously approved signage or other window or storefront lettering or graphics will require prior written approval from Landlord and shall be subject to Town approval.

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 statutes, codes, ordinances or other regulations.

SIGN STANDARDS AND REQUIREMENTS

All signage is subject to Town approval and these criteria. Tenant or a representative shall obtain all permits for its exterior sign and installation.

Subsequent to Town approval, tenant may proceed with installation of signs.

All signage shall be constructed of durable and long-lasting materials. All hardware, including screws, nails and other fasteners shall be constructed of non-corrosive materials. All exposed metals shall be painted to render them inconspicuous.

All penetrations of the building structure for sign installation shall be neatly sealed in a watertight fashion.

Sign content shall be restricted to the identification of business or service(s) located within the Tenant space and installed at the Tenant's sole expense.

Any damage to a building's fascia, canopy, structure, roof or flashing which is caused by the sign contractor or Tenant must be repaired and/or paid for by the sign contractor or Tenant. Tenant shall be liable for the operation of their sign contractor.

Tenant shall have sole responsibility for compliance with all applicable statutes/codes, ordinances or other regulations for all work performed on the premises by or on behalf of the Tenant.

All electrical signs shall bear the UL label.

PROHIBITED SIGNS

No logos shall be permitted without prior written approval of Landlord. Copy content of signage shall not include the product sold by Tenant. No exposed neon lighting shall be used on signs, symbols, or decorative elements without prior written approval by Landlord and Town.

No sign shall be painted on the surface of any building or structure.

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 Landlord. 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 location.

No exposed tubing, conduit, raceways or wire ways will be permitted. All conductors, transformers and other equipment shall be concealed.

No sign shall be placed or located above the roof or above the roofline on any building.

No sign shall be located or constructed in a manner that materially impairs the visibility of or access to any other parcel or the buildings located thereon without prior written consent of the owner(s) of the affected parcel(s).

No animated, flashing, blinking, audible, placard, poster, playbill, posting, painting, change-panel, flag, fixed balloon, rotating light, moving or rotating signs are permitted.

PROHIBITED SIGNS

Signs may not be installed within a public right-of-way.

No sign shall be placed on or attached to any vehicle except for signs painted directly on the surface of the vehicle and meeting all government requirements. The primary use of such vehicles shall be in connection with the operation of a business on a parcel and not advertising or identifying the business premises.

No sign shall be permitted which is structurally unsafe or constitutes a hazard to safety or health.

Under Canopy signs are prohibited.

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FREESTANDING SIGNS

One double faced , internally illuminated, multi-tenant monument sign which conforms to the Town of Gilbert sign code shall be permitted upon written approval of Landlord.

Directory signs for traffic control shall not exceed 3' in height and 3 square feet. No commercial logos will be placed on these signs.

VJ Baseline LLC must approve the Tenant panels and locations on the monument sign in writing prior to commencement of installation.

WALL SIGNS

The design of all wall signs is subject to the review and approval of VJ Baseline LLC. Any variations from these standards are at VJ Baseline LLC discretion.

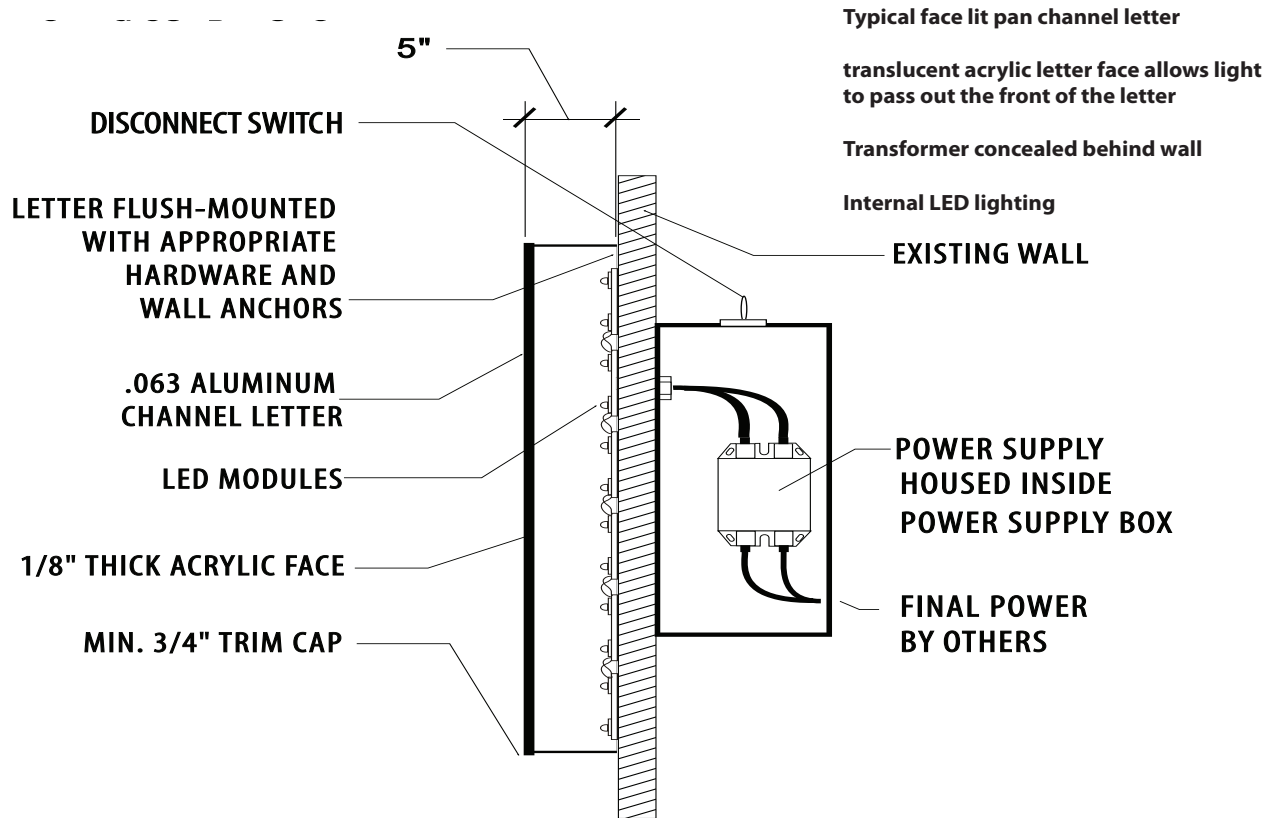
Each Tenant is permitted (1.5) square foot of sign area per one (1) lineal foot of leased building frontage with a minimum of 32 square feet of sign area. Tenants with two frontages are permitted to use the longest frontage for the calculation of sign area.

Individual, internally illuminated pan channel letters and logos must be constructed with 5" deep aluminum returns and flush mounted to the building fascia in the area allocated for signs by the Landlord.

Letter/logo face, trim cap & return colors and illumination colors are open and must be approved by VJ Baseline LLC.

Logos are not to exceed 25% of the total sign area or 6 square feet in area.

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Signarama
CHANDLER
The way to grow your business.
3144 N Colorado Street • Chandler, Arizona 85225
Ph: 480.821.1100 • Fx: 480.821.0700



INTERNATIONAL SIGN ASSOCIATION

Date:	Project Name: VJ Baseline LLC
Scale: NTS	Address: 481 E Basline Rd
Drawn:	City/State: Gilbert AZ
Sheet:	Zip Code: 85233

UL This sign will be constructed to meet safety standards specified by Underwriters Laboratories Inc. and will be marked with the UL Listed Sign.
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
All information contained in this and subsequent documents are the sole property of Signarama, Chandler, AZ. Any use or re-distribution of said information contained within this document may be done only with the express written consent of Signarama, Chandler or any of its authorized agents. Copyright 2013.

DESIGN DRAWING 1 of 1
File No:
File Location:
Designer: WES

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Administrative Design Review
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WINDOW SIGNS AND GRAPHICS

Glass areas of business fronts and offices may contain graphics indicating business name, address, or suite number, hours of operation, emergency phone numbers, logos, etc.
Subject to the following:

Total copy area must not exceed 20% of the door area.

Such information shall be constructed of vinyl and may be installed on the door.

Style of letters may be in compliance with Tenant's corporate identification.

No hand painted or handwritten signs permitted.

Window signs and graphics are subject to approval by VJ Baseline LLC.

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Monument sign to be located between parcel entrances, within the Gilbert city limits, minimum of 15' from back of curb & outside of the Town of Gilbert visibility triangle.
Sign structure shall not impede drainage flow or reduce existing retention

VJ Baseline LLC

**DR19-26 VJ Baseline
Attachment 4: Master Site Plan
June 5, 2019**

SITE DATA

PROJECT:	VJ BASELINE
ADDRESS:	481 E. BASELINE RD.
OWNER:	481 E. BASELINE LLC
SCOPE:	NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION:	SEE CIVIL
ASSOCIATED PARCEL:	302-1-121 (1-30,405 SF) 302-1-122 (1-34,107 SF) 302-1-123 (1-36,504 SF) 302-1-128 (1-105,784 SF) 302-1-112 (1-100,300 SF)
ZONING:	GI
SITE AREA:	14,489,270 S.F. (14,142.5 ACRES)
NET SITE AREA:	14,227,777 S.F. (14,046 ACRES)
BUILDING AREA:	14,200 S.F. (NEW BLDG) 14,200 S.F. (EXISTING BLDG) 14,600 S.F. (TO DATE)
LOT COVERAGE:	7% = 20,200 S.F. (NEW BLDG) 7% = 10,000 S.F. (EXISTING BLDG) 12% = TOTAL (TO DATE)
LANDSCAPE AREA:	168,817 S.F. (TO DATE)
LANDSCAPE COVERAGE:	35% (TO DATE)
OCCUPANCY:	87.5%
CONSTRUCTION TYPE:	148 W/ A.F.S.E.
ALLOWABLE AREA:	80,000 S.F. (SINGLE STORY)
CLEAR HEIGHT:	20'-0"
STRUCTURAL DEPTH:	40' (MIN. ORDER)
SLOPE DEPTH:	1/4" PER 100' MIN.
SCREENING HEIGHT:	50' MAX.
BUILDING HEIGHT:	30'-0" TOP PARAPET

PARKING CALCULATIONS

SCOPE OF WORK				
BUILDING AREA CALCULATIONS				
OCCUPANCY	%	1ST FLOOR	TOTALS	
RETAIL	10%	2,500 SF	2,500 SF	
WHOLESALE SALES & DISTRIBUTION	90%	22,700 SF	22,700 SF	
TOTAL:		25,200 SF	25,200 SF	
REQUIRED PARKING CALCULATIONS				
OCCUPANCY	%	S.F.	FACTOR	TOTAL
RETAIL	10%	2,500	1/2500	10
WHOLESALE SALES & DISTRIBUTION	90%	22,700	1/1800	29
TOTAL:				39

PER T.O.G. LAND DEVELOPMENT CODE:			
* RETAIL SALES GENERAL (MIN. LIMITED) - 1/2500			
** BLDG. MATERIAL & HOME IMPROVEMENT SALES & SERVICE WHOLESALE SALE - 1/1800			
PARKING PROVIDED:			
TOTAL REGULAR SPACES			31
TOTAL ACCESSIBLE SPACES			4
TOTAL SPACES			95
BICYCLE PARKING CALCULATIONS			
RATIO	REQUIRED	PROVIDED	
1/10 SPACES	4	4	

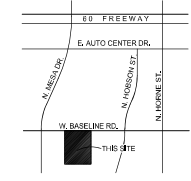
EXISTING BUILDING				
BUILDING AREA CALCULATIONS				
OCCUPANCY	%	1ST FLOOR	TOTALS	
PHONE/NEWSPAPER DISTRIBUTION CENTER		35,000 SF	35,000 SF	
TOTAL:		35,000 SF	35,000 SF	
REQUIRED PARKING CALCULATIONS				
OCCUPANCY	%	S.F.	FACTOR	TOTAL
MANUFACTURING & ASSEMBLY - GENERAL		35,000	1/500	70
TOTAL:				70
PARKING PROVIDED:				
TOTAL REGULAR SPACES			89	
TOTAL ACCESSIBLE SPACES			3	
TOTAL SPACES			192	
BICYCLE PARKING CALCULATIONS				
RATIO	REQUIRED	PROVIDED		
1/10 SPACES	7	7		

TOTAL PARKING PROVIDED TO DATE:			
REGULAR SPACES			290
ACCESSIBLE SPACES			7
TOTAL SPACES			297
BICYCLE PARKING			11

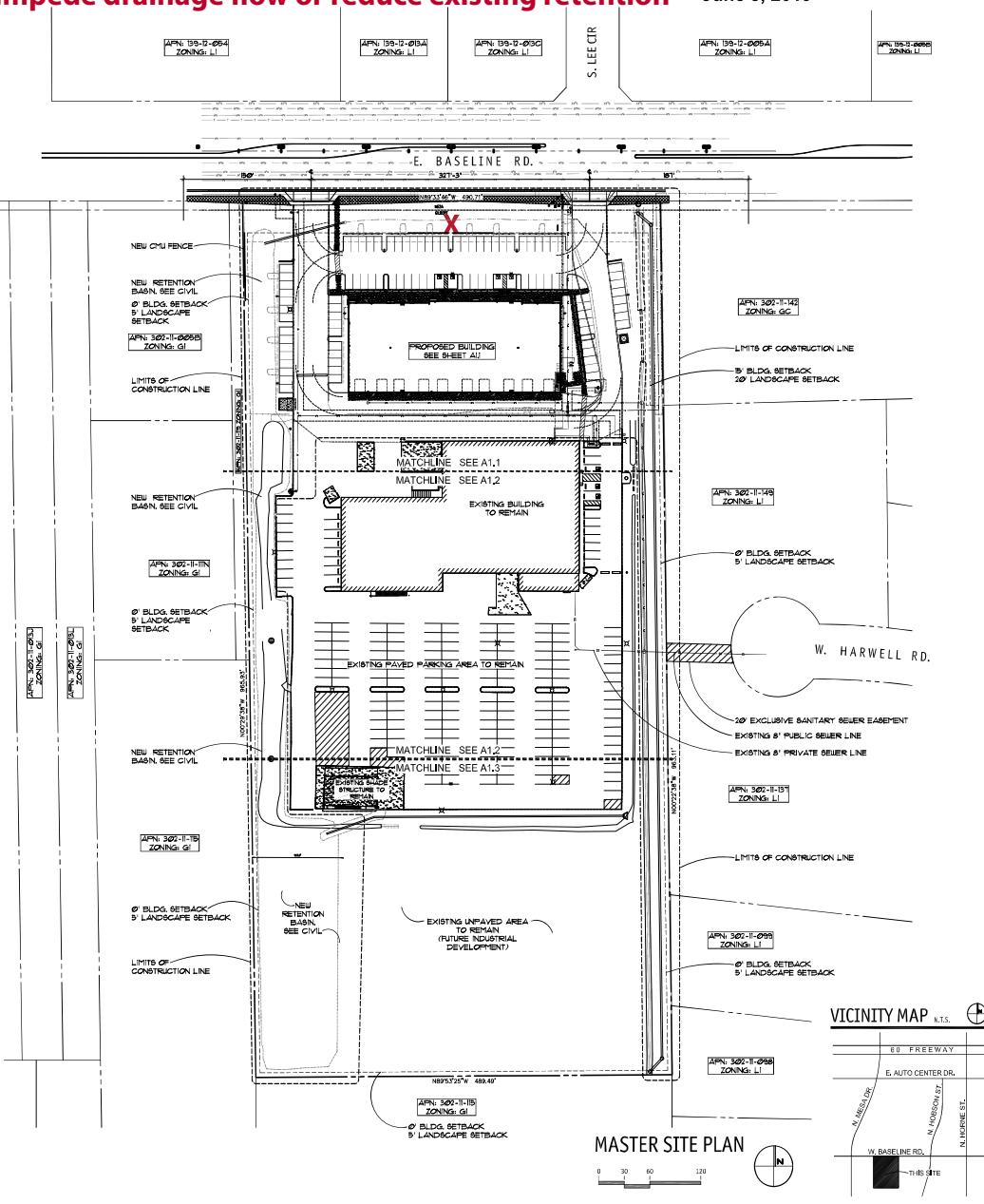
LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- BUILT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER
- SITE WALL TYPES, SEE A14
- PAINTED FACE & TOP OF CURB
- RED = FIRE LINE SIGNS PER T.O.G. STANDARDS

VICINITY MAP



MASTER SITE PLAN



730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.6060

CawleyArchitects.com



VJ BASELINE

481 E. Baseline Rd,
Gilbert
ARIZONA, 85233

DATE
 PRICING SET 06-15-2018
 PRELIM SUBMITTAL 11-09-2018
 DR 1ST SUBMITTAL 02-04-2019
 BLANKS MEETING SET 03-03-2019
 75% PROGRESS SET 03-21-2019
 2ND DR SUBMITTAL 04-26-2019
 1ST TOWN SUBMITTAL 05-16-2019

NOTE OF ALTERNATE BUILDING CYCLE:

Project: 4558
A1.0

APPROVED
 Adm
 Case #
 Date

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 Ph: 480.821.1100 • Fx: 480.821.0700

INTERNATIONAL SIGN ASSOCIATION
 MEMBER

Date:	Project Name:	VJ Baseline LLC
Scale: NTS	Address:	481 E Baseline Rd
Drawn:	City / State:	Gilbert AZ
Sales:	Zip Code:	85233

UL
 LISTED
 This sign will be constructed to meet safety standards specified by Underwriters Laboratories, Inc. and will be labeled with the UL Listed logo.
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DESIGN DRAWING 1 of 1
 File No:
 File Location:
 Designer: WES

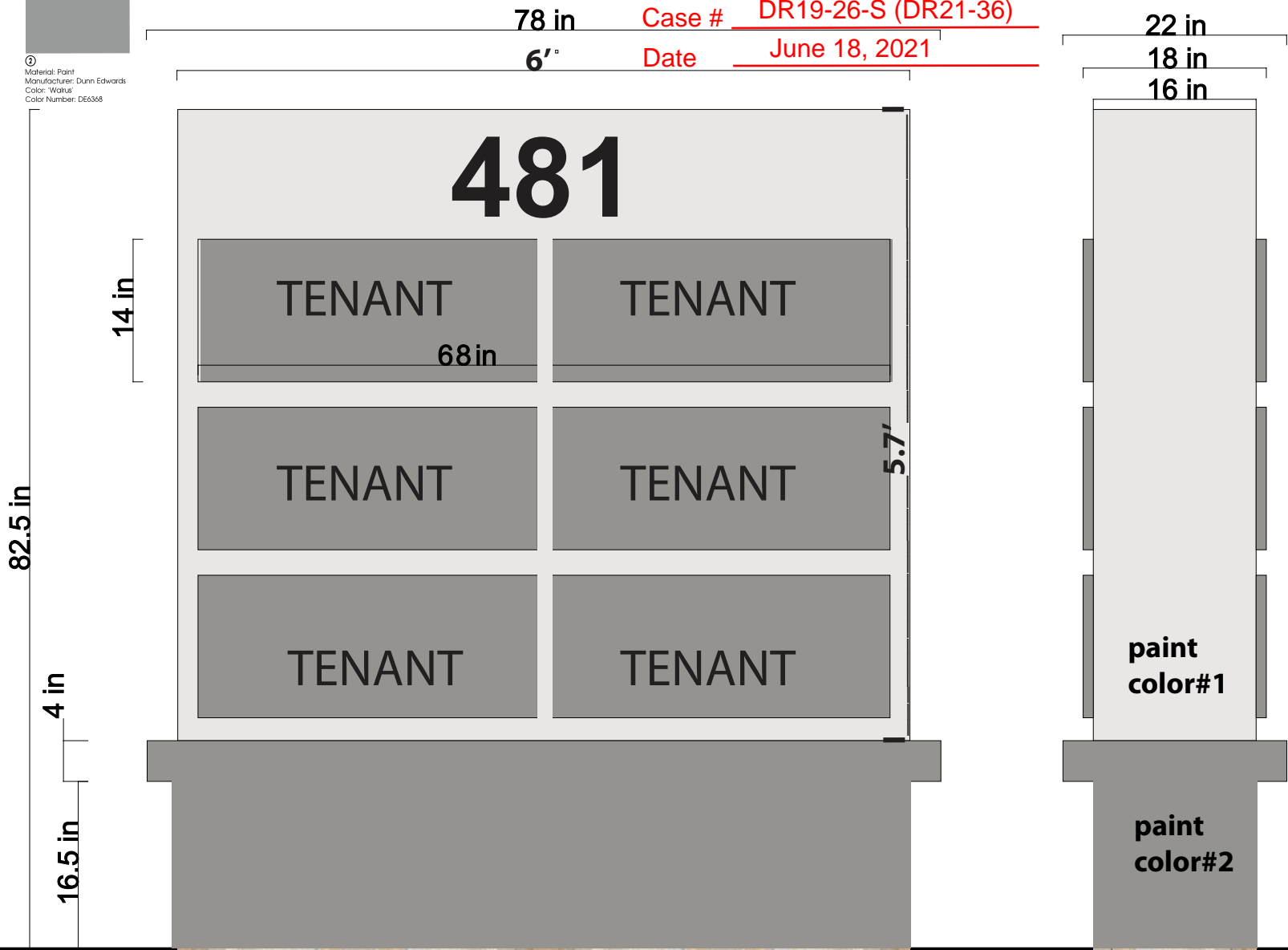
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Date June 18, 2021

- ① Material: Paint
Manufacturer: Dunn Edwards
Color: Lace Veil
Color Number: D66372
- ② Material: Paint
Manufacturer: Dunn Edwards
Color: Walnut
Color Number: D66368



1.5" ALUMINUM ANGLE FRAME SKINNED W/ 0.90 ALUMINUM
ALUMINUM FRAME CABINET BASE, TEXTURED PAINT

A Section View PROPOSED NEW SIGN
ALUMINUM FRAMED & SKINNED MONUMENT




1" FOR SCALING

Signarama CHANDLER
The way to grow your business.

3400 N. Arizona Ave. Suite 117/118 • Chandler, Arizona 85225
Ph: 480.821.1100 • Fx: 480.821.0700




Date: 9.4.18	Project Name: JV Baseline LLC
Scale: NTS	Address: 481 E Baseline Rd
Drawn: 9.4.18	City / State: GILBERT, AZ
Sales: HH	Zip Code: 85233



This sign will be constructed to meet safety standards specified by Underwriters Laboratories Inc. and will be labeled with the UL Listed logo.

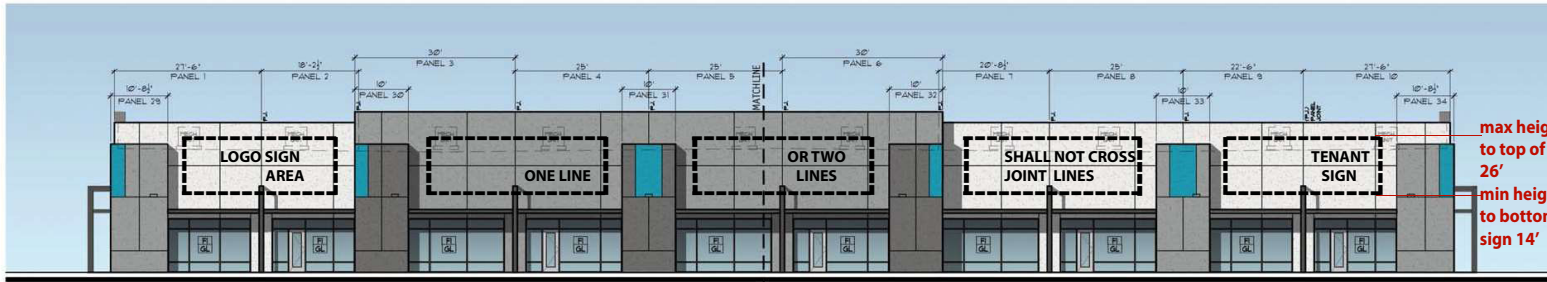
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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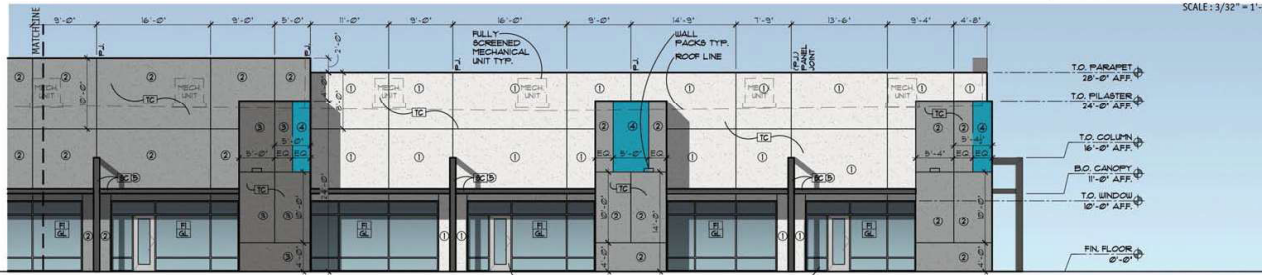
DESIGN DRAWING 1 of 1

File No: 29821
File Location: 9.18
Designer: WES

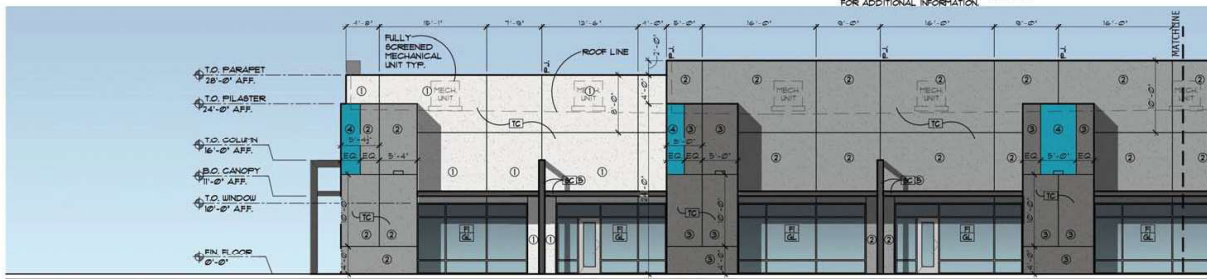
No LOGO or letters shall cross over joint lines or be closer than 2.5' from columns. No canopy signs permitted
Tenant signs can be one line or two lines of copy, can include a LOGO & installed over full or half suites on north, east & west elevations.
Signs NTE 1.5sf per lineal foot of suite frontage, min 32sf



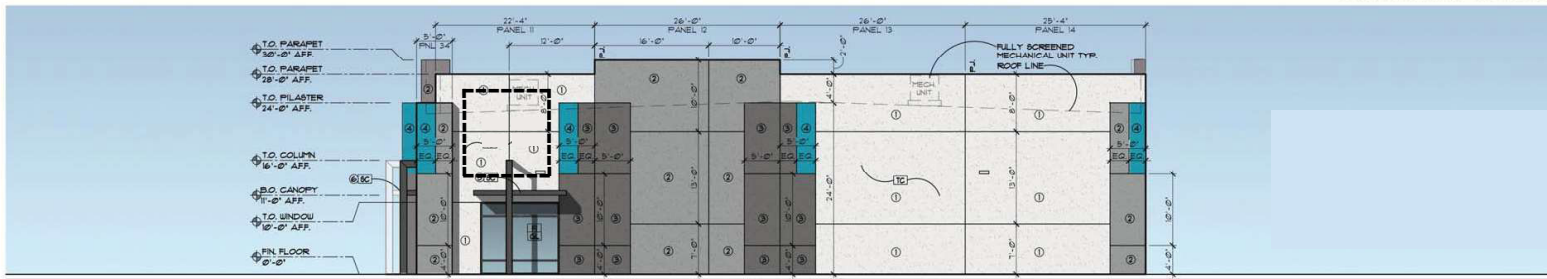
OVERALL NORTH ELEVATION



PARTIAL NORTH ELEVATION



PARTIAL NORTH ELEVATION



PARTIAL NORTH ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL FOR Lintel INFORMATION.
2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
3. SEE STRUCTURAL FOR PANEL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER (E.G. PAINTED CH-U, ETC.).
- ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ON-SITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
(TC)	TILT CONCRETE
(SC)	STEEL CANOPY; FRAME: 6" STEEL CHANNEL; ROOF: 18'-DECK; COLUMN: I-BEAM STEEL POST W/ RETURN TO EXTERIOR WALL.

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES (H)	CLEAR ANODIZED ALUMINUM
GLAZING (G)	1" INSULATED CLEAR REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION
 OLDCASTLE - 1" INSULATED GLAZING SYSTEM
 U-FACTOR: 0.23
 SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.23
 OUTBOARD: 1/4" PPG SOLARBAN 180V CLEAR (SRF 9)
 AIRSPACE: 1/2" (AIR FILL)
 INBOARD: 1/4" CLEAR

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

KEY	MANF. - DUNN EDWARDS COLOR NAME
(1)	'LACE VEIL' DE6312
(2)	'VALIUS' DE6308
(3)	'BOAT ANCHOR' DE6311
(4)	'TROPICAL LAGOON' DE6318
(5)	'BLACK JACK' DE6311

- MATERIAL KEY**
- | EXT. RAILING | (1) |
|--------------|-----|
| BOLLARDS | (1) |
| GATES | (1) |
| SES | (1) |
| TRANSFORMER | (1) |
1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
 2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
 3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
 4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

VJ BASELINE
 481 E. BASELINE RD.
 GILBERT
 ARIZONA, 85233

DATE
 1ST TOWN SUBMITTAL
 05-10-2019
 2ND TOWN SUBMITTAL
 TOWN COMMENTS
 07-23-2019
 3RD TOWN SUBMITTAL
 TOWN COMMENTS
 08-23-2019
 NEW COLOR SUBMITTAL
 03-12-2020

NOTICE OF ALTERNATE BILLING CYCLE
 This contract obligates the owner to require submission of bills or amounts in billing cycles other than 30 days. A written copy of such alternate billing cycle application to the project's jurisdiction from the owner or the owner's designated agent (the owner's telephone number and address on cover sheet) and the number of its designation shall be provided to the written description upon request.

No architectural design and/or data presented in these documents is an acknowledgment of service provided by Cawley Architects.

All discrepancies found in these documents or conflicts between these documents and other documents shall be resolved by Cawley Architects for the resolution and to the satisfaction of the owner.

Discrepancies between bid amounts and these documents shall be reported to the contractor at the time of bid.

East & West Elevation → WEST ELEVATION

EXTERIOR ELEVATIONS
 1/8" = 1'-0"
 0 4 8 16

APPROVED
 Administrative Design Review
 Case # DR19-26-S (DR21-36)
 Date June 18, 2021

Project: 455B
 A7.1