



## NOTICE OF ADMINISTRATIVE DECISION

November 22, 2022

Anthony Hatchell  
Bennu Enterprises, Inc.  
1116 Fowler St.  
Old Hickory, TN 371138  
Email: [tony@bennusigns.com](mailto:tony@bennusigns.com)  
Phone: 615-226-4577

RE: Administrative Design Review to modify the Master Sign Plan for SanTan Village-Parcels A, C, D and E – **DR05-139-M (DR22-133)**.

Dear Mr. Hatchell:

Staff has reviewed and **approved** your Administrative Design Review **DR05-139-M (DR22-133)**, for approval of the proposed modifications to the Master Sign Plan for SanTan Village-Parcels A, C, D and E.. The site is zoned Regional Commercial (RC).

A general summary of the proposed modifications are listed below:

- Amendment to Section III for wall signs on two story buildings and adding “Medical Use” to Office/Employment Use Table.
- Addition of new monument signs along S. Santan Village Parkway between corner of East Private St. and Santan Village Parkway (S-4) and the northwest corner of property and Santan Village Parkway (S-2).

Staff has **approved** your request with the following conditions:

1. Construction shall conform to the exhibits submitted for this request, consisting of the following sheets: Site Plans, Sign Detail and Project Narrative. All exhibits are stamped administratively approved November 22, 2022.
2. Any required landscaping impacted by the relocation of the monument sign shall be relocated to an appropriate location in the landscape area along the Santan Village Parkway frontage.

If you have any questions regarding these findings, please contact me at (480) 503-6713

Sincerely,

*Tanya Castro*

Planning Specialist  
Town of Gilbert



**APPROVED**  
Administrative Design Review  
Case # PDR-2022-00133 (DR05-139M)  
Date 11/22/22

Date: 11-08-2022

To: Tanya Castro, City of Gilbert

From: Tony Hatchell, Bennu Enterprises, Inc.

Re: Dignity Health Rehabilitation Hospital – Gilbert Master Sign Plan Amendment Minor for Two Story Medical Office Building

Dear Tanya,

Thank you for all of your help getting the information needed for the Minor Master Sign Plan Amendment outlined.

Project Scope: Bennu Enterprises was contacted to provide design, planning and manufacturing of signs for the new Dignity Health Rehabilitation Hospital. The following signs have been proposed for the new campus.

**Minor Amendment Sign Description**

**CL1- Building Channel Letters – East Elevation OAD 8’0”T X 18’0” W at 136 Sq/Ft Internally Illuminated Face Illuminated by LED – Located above main entry to facility.**

ADD- Building Address Numbers – OAD 2’0”T X 5’ 10 ¼” W at 12 Sq/Ft Non-Illuminated

**Major Amendment Sign Description**

**S- 2.1 M- Monument – OAD 7’0” 9’0”W X2’6” D at 66 Sq/Ft Internally Illuminated Aluminum Cabinet Face with letters that are push-through. LED**

M-CL – Monument Channel Letters (Corner Entry Sign for SanTan Village) Reverse Illuminated Channel Letters LED Wall Dimension 3’9”T X 26’0” – Letters 2’ 6” X 20’ 0”

D – Directional Signs Location D1, D2, D3 and D4 – 3’0” T X 2’8” Wide 8 Sq/Ft Non Illuminated

Per the Gilbert City Code the current Master Sign Plan for SanTan Village Parcels A,C,D & E Section III Design Requirements for Building Mounted Signs does not address medical use.

**Request for Minor Amendment to Section III for Wall Signs on Two Story Buildings.** For the amendment we respectfully request that Medical Use be added to the Retail/Hospitality or Office/Employment Uses Guidelines of the Gilbert Sign Code, Section III Design Requirements

for Building Mounted Signage for 2<sup>nd</sup> story buildings. The wall sign complies with Section III Design Requirement for Building Mounted Signs needs Medical Use assigned to this section.

**Request for Major Amendment for Location Update for Monument Sign Location Master Sign Plan. Addition of S-2.1 Along SanTan Village Pkwy.** For the Major Amendment we are requesting a new sign location along S. SanTan Village Pkwy located between the corner of E. Private Street and S. SanTan Village Pkwy (S.1) and the Northeast corner of the property and S. SanTan Village Pkwy (S.2). We have identified this on the map as a S-2.1. This location better identifies the property and use. This location does not affect the sight triangle at and entry point or intersection.

Please refer to the attached signage design package as it relates to Dignity Health located at 1850 Santan Village Pkwy.

Please do not hesitate to contact me directly with any questions or changes. I have an amazing ability to screw things up and frustrate people through sheer unintended mistakes and omissions. 615-522-4588.

Sincerely,



Tony Hatchell

Bennu Enterprises, Inc.

**APPROVED**

Administrative Design Review

Case # PDR-2022-00133 (DR05-139M)

Date 11/22/22

KINDRED - GILBERT AZ

CLIENT

1850 SAN TAN VILLAGE  
PARKWAY GILBERT AZ 85295

PROJECT ADDRESS

TONY HATCHELL PRESENTED BY

ELLIOT BAE PREPARED BY

EXT - DIGNITY HEALTH RHB-  
GILBERT AZ -  
EXHIBIT 5: SIGN PLAN/SIGN  
KEY MAP

PROJECT NAME

601167 QUOTE #

6785 SALES #

01	08/11/2022
02	11/07/2022
03	
04	
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PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUIT(S) WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH YOUR FINISHED PRODUCT PERFECTLY. COLOR CALL-OUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE. THIS ORIGINAL DESIGN IS THE SOLE PROPERTY OF BENNU ARCHITECTURAL SIGNAGE. IT CANNOT BE REPRODUCED, COPIED OR EXHIBITED IN WHOLE OR PART, WITHOUT FIRST OBTAINING WRITTEN CONSENT FROM BENNU ARCHITECTURAL SIGNAGE. ELECTRICAL SIGNS ARE 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 SIGN.

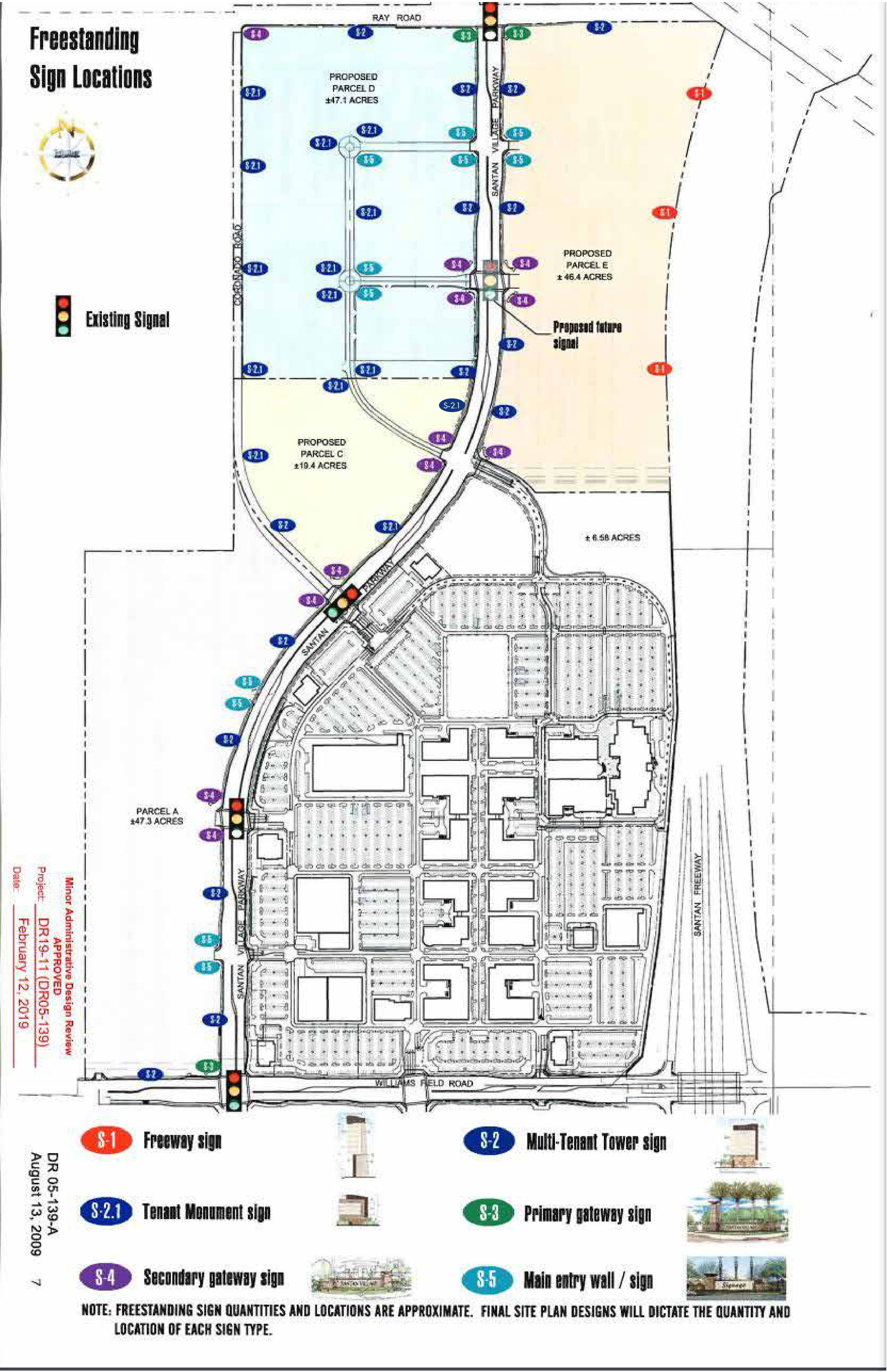
APPROVED  
Administrative Design Review  
Case # PDR-2022-00133 (DR05-139M)  
Date 11/22/22

### Freestanding Sign Locations



Minor Administrative Design Review  
APPROVED  
Project: DR19-11 (DR05-139)  
Date: February 12, 2019

DR 05-139-A  
August 13, 2009  
7



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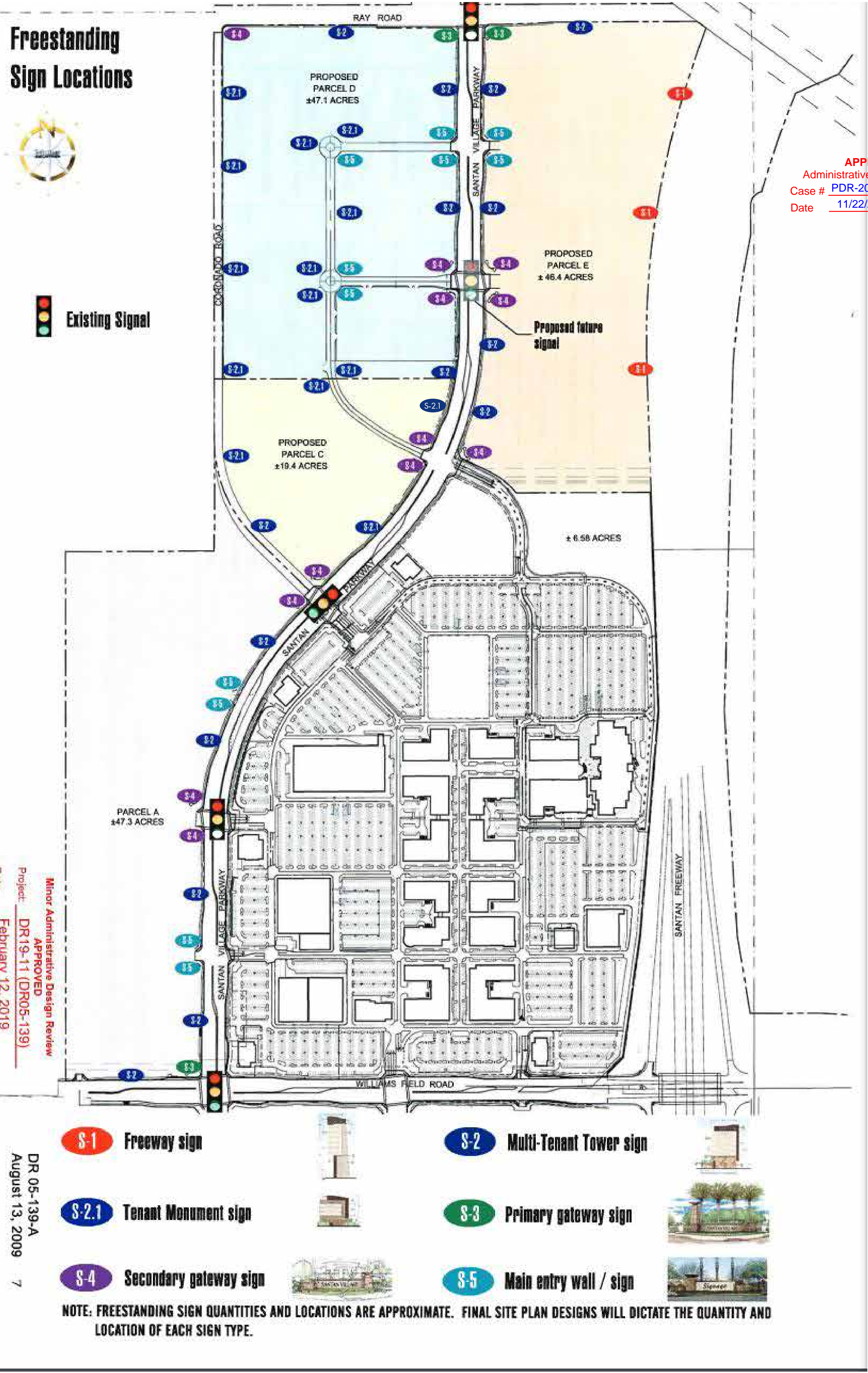
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### Freestanding Sign Locations



Minor Administrative Design Review  
APPROVED  
Project: DR19-11 (DR05-139)  
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Administrative Design Review  
Case # PDR-2022-00133 (DR05-139M)  
Date 11/22/22

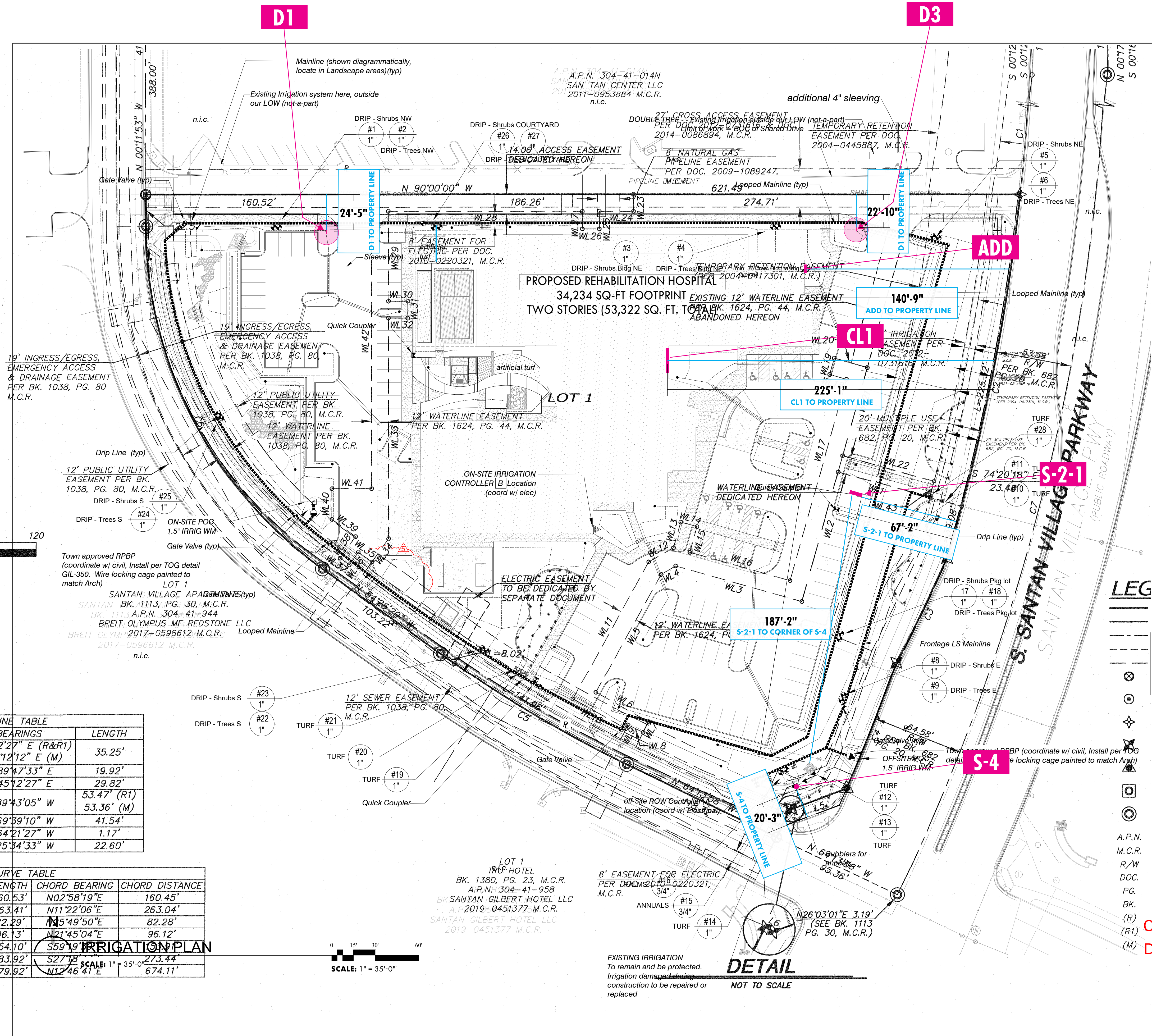
- S-1** Freeway sign
- S-2** Multi-Tenant Tower sign
- S-2.1** Tenant Monument sign
- S-3** Primary gateway sign
- S-4** Secondary gateway sign
- S-5** Main entry wall / sign

NOTE: FREESTANDING SIGN QUANTITIES AND LOCATIONS ARE APPROXIMATE. FINAL SITE PLAN DESIGNS WILL DICTATE THE QUANTITY AND LOCATION OF EACH SIGN TYPE.

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## **EXHIBIT 5:** SITE PLAN/SIGN KEY MAP



LINE BEARINGS	LENGTH
2°27' E (R&R1)	35.25'
7°12'12" E (M)	
89°47'33" E	19.92'
45°12'27" E	29.82'
39°43'05" W	53.47' (R1)
69°39'10" W	41.54'
64°21'27" W	1.17'
25°34'33" W	22.60'

ENGT	CHORD BEARING	CHORD DISTANCE
60.53'	N02°58'19"E	160.45'
63.41'	N11°22'06"E	263.04'
32.29'	N15°49'50"E	82.28'
96.13'	N21°45'04"E	96.12'
54.10'	S59°19'11"W	273.44'
83.92'	S27°18'11"W	273.44'
79.92'	N12°46'41"E	674.11'

**CL1 CHANNEL LETTERS 1**

QUANTITY: 1 (ONE)  
 SQ/FT: 136  
 FACE: SINGLE  
 ILLUMINATED: INTERNAL/FACE

**ADD ADDRESS**

QUANTITY: 1 (ONE)  
 SQ/FT: 12  
 FACE: SINGLE  
 ILLUMINATED: NONE

**S-2-1 TENANT MONUMENT SIGN**

QUANTITY: 1 (ONE)  
 SQ/FT: 66  
 FACE: DOUBLE  
 ILLUMINATED: INTERNAL

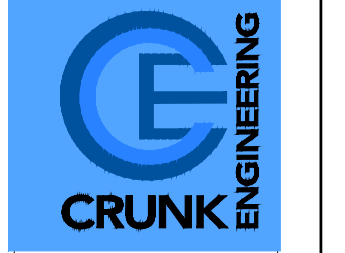
**S-4 SECONDARY GATEWAY SIGN**

QUANTITY: 1 (ONE)  
 SQ/FT: TBD  
 FACE: SINGLE  
 ILLUMINATED: HALO

**D DIRECTIONAL**

QUANTITY: 2 (TWO)  
 SQ/FT: 8  
 FACE: SINGLE  
 ILLUMINATED: NONE

**APPROVED**  
 Administrative Design Review  
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 Date 11/22/22



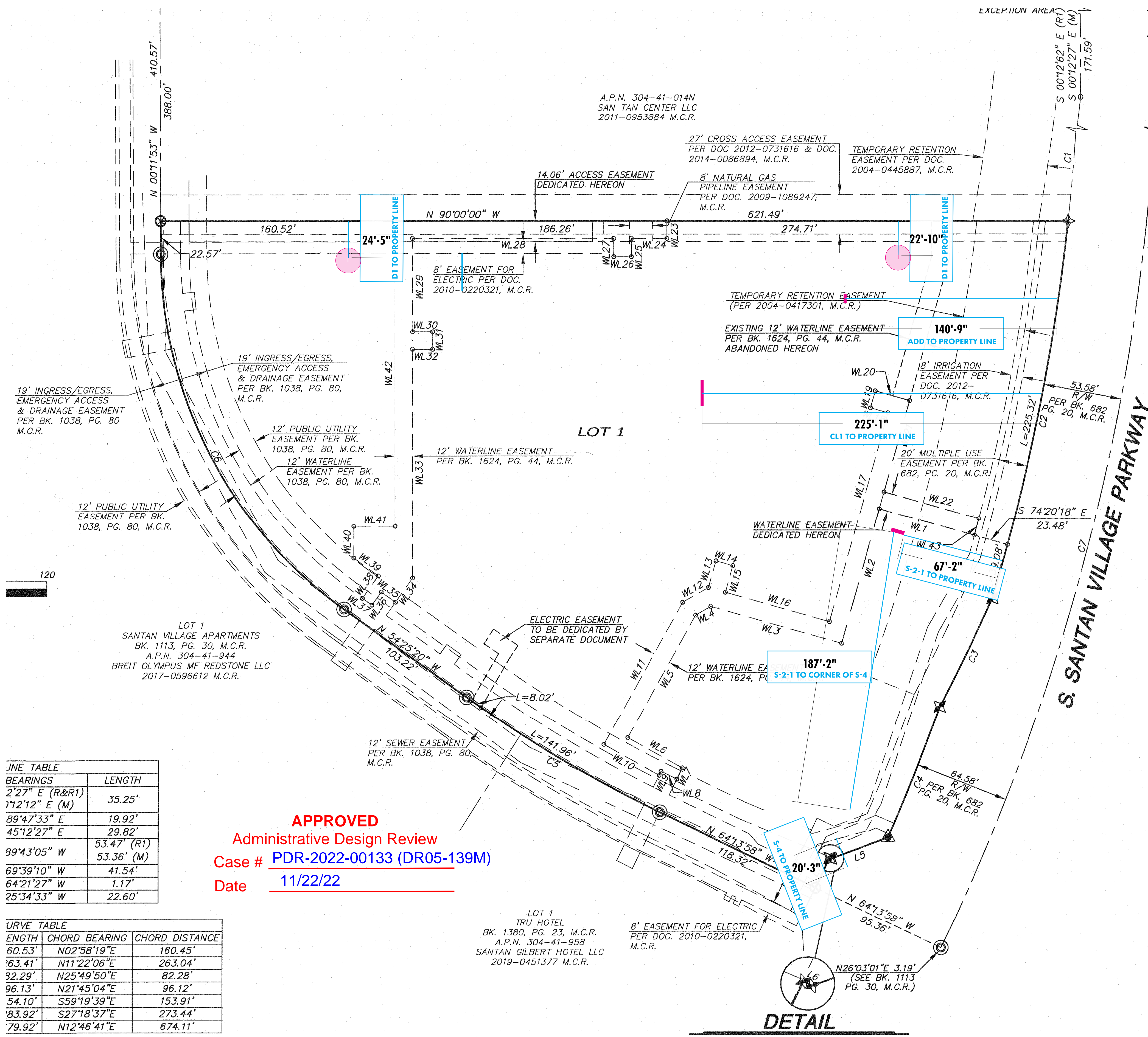
CRUNK ENGINEERING LLC  
 7112 CROSSROADS BOULEVARD  
 SUITE 301  
 BIRMGHAM, AL 35227  
 (205) 853-1799  
 WWW.CRUNKENGINEERING.COM

**DIGNITY HEALTH MERCY GILBERT  
 REHABILITATION HOSPITAL**  
 1800 S. Santan Village Parkway  
 Gilbert, Arizona

DRAWN: hcs  
 CHECKED: hal  
 SHEET SCALE: 1"=30'  
 DATE: march 16, 2022

6.28.22 Rev. 2 Transformer  
 3.16.22 Rev. 2 SPP coord  
 6.05.21 Revision 1  
 5.19.21 City Comments  
 4.7.21 Revised Sight Lines  
 CITY NUMBERS

SHEET NUMBER  
 IRRIGATION  
 PLAN  
**LA-03**  
 3 of 6



BEARINGS	LENGTH
2°27' E (R&R1)	35.25'
7°12'12" E (M)	19.92'
89°47'33" E	29.82'
45°12'27" E	53.47' (R1)
39°43'05" W	53.36' (M)
69°39'10" W	41.54'
64°21'27" W	1.17'
25°34'33" W	22.60'

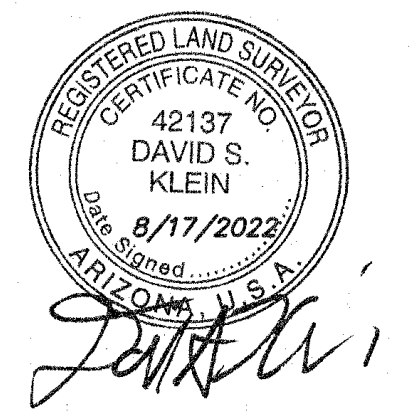
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60.53'	N02°58'19"E	160.45'
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96.13'	N21°45'04"E	96.12'
54.10'	S59°19'39"E	153.91'
83.92'	S27°18'37"E	273.44'
79.92'	N12°46'41"E	674.11'

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LINE	BEARING	DISTANCE
WL1	N 74°20'18" W	67.70'
WL2	S 15°39'47" W	95.564'
WL3	S 74°20'13" E	93.06'
WL4	N 60°39'47" E	12.04'
WL5	N 28°59'27" E	95.81'
WL6	N 61°00'33" W	42.72'
WL7	N 26°08'25" E	8.46'
WL8	N 63°51'35" W	12.00'
WL9	N 26°08'25" E	2.95'
WL10	S 61°00'33" E	43.30'
WL11	N 28°59'27" E	111.22'
WL12	N 60°39'47" E	20.42'
WL13	N 15°39'47" E	18.86'
WL14	S 74°20'13" E	12.00'
WL15	N 15°39'47" E	18.86'
WL16	N 74°20'13" W	74.04'
WL17	N 15°39'47" E	148.43'
WL18	N 74°20'13" W	12.39'
WL19	N 15°39'47" E	12.00'
WL20	N 74°20'13" W	24.39'
WL21	S 15°39'47" W	67.79'
WL22	S 74°20'13" E	67.53'
WL23	N 00°00'00" W	12.00'
WL24	N 90°00'00" E	24.43'
WL25	S 00°00'00" E	12.39'
WL26	N 90°00'00" W	12.00'
WL27	N 00°00'00" W	12.39'
WL28	N 90°00'00" E	137.83'
WL29	S 00°00'00" E	63.91'
WL30	S 89°59'52" E	13.67'
WL31	N 00°00'08" E	12.00'
WL32	S 89°59'52" E	13.66'
WL33	N 00°00'00" W	156.31'
WL34	N 35°33'10" E	20.23'
WL35	N 54°26'50" W	12.00'
WL36	S 35°33'10" W	11.00'
WL37	N 54°26'50" W	8.00'
WL38	N 35°33'10" E	18.69'
WL39	N 53°56'25" W	20.67'
WL40	N 00°00'00" E	21.80'
WL41	N 90°00'00" E	28.27'
WL42	S 00°00'00" E	208.82'
WL43	S 14°51'01" W	12.00'

CLOUDED WATER LINE LABELS DENOTES CHANGES IN THE WATER EASEMENT LINE TABLE.

- LEGEND**
- SUBDIVISION LINE
  - LOT LINE
  - - - CENTER LINE OR MONUMENT LINE
  - - - EXISTING EASEMENT LINE
  - NEW EASEMENT LINE
  - ⊗ SET 1/2" REBAR WITH ALUMINUM CAP STAMPED 42137
  - ⊙ FOUND 1/2" CAPPED REBAR STAMPED 15573 (YELLOW CAP)
  - ⊕ FOUND NAIL IN WASHER STAMPED 39554
  - ⊗ FOUND 1/2" CAPPED REBAR STAMPED 45337 (YELLOW CAP)
  - ⊕ FOUND CHISELED "+" IN CONCRETE
  - ⊗ FOUND 3" TOWN OF GILBERT BRASS CAP IN HANDHOLE 0.5' DOWN
  - ⊙ FOUND 3" TOWN OF GILBERT BRASS CAP FLUSH
  - A.P.N. ASSESSORS PARCEL NUMBER
  - M.C.R. MARICOPA COUNTY RECORDS
  - R/W RIGHT OF WAY
  - DOC. DOCUMENT
  - PG. PAGE
  - BK. BOOK
  - (R) RECORD PER DESCRIPTION
  - (R1) RECORD PER BK. 1054, PG. 24, M.C.R.
  - (M) MEASURED



**DETAIL**  
 NOT TO SCALE



KINDRED - GILBERT AZ

CLIENT

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PROJECT ADDRESS

TONY HATCHELL

PRESENTED BY

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EXT - DIGNITY HEALTH RHB-  
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EXHIBIT 5: SIGN PLAN/SIGN  
KEY MAP

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601167

QUOTE #

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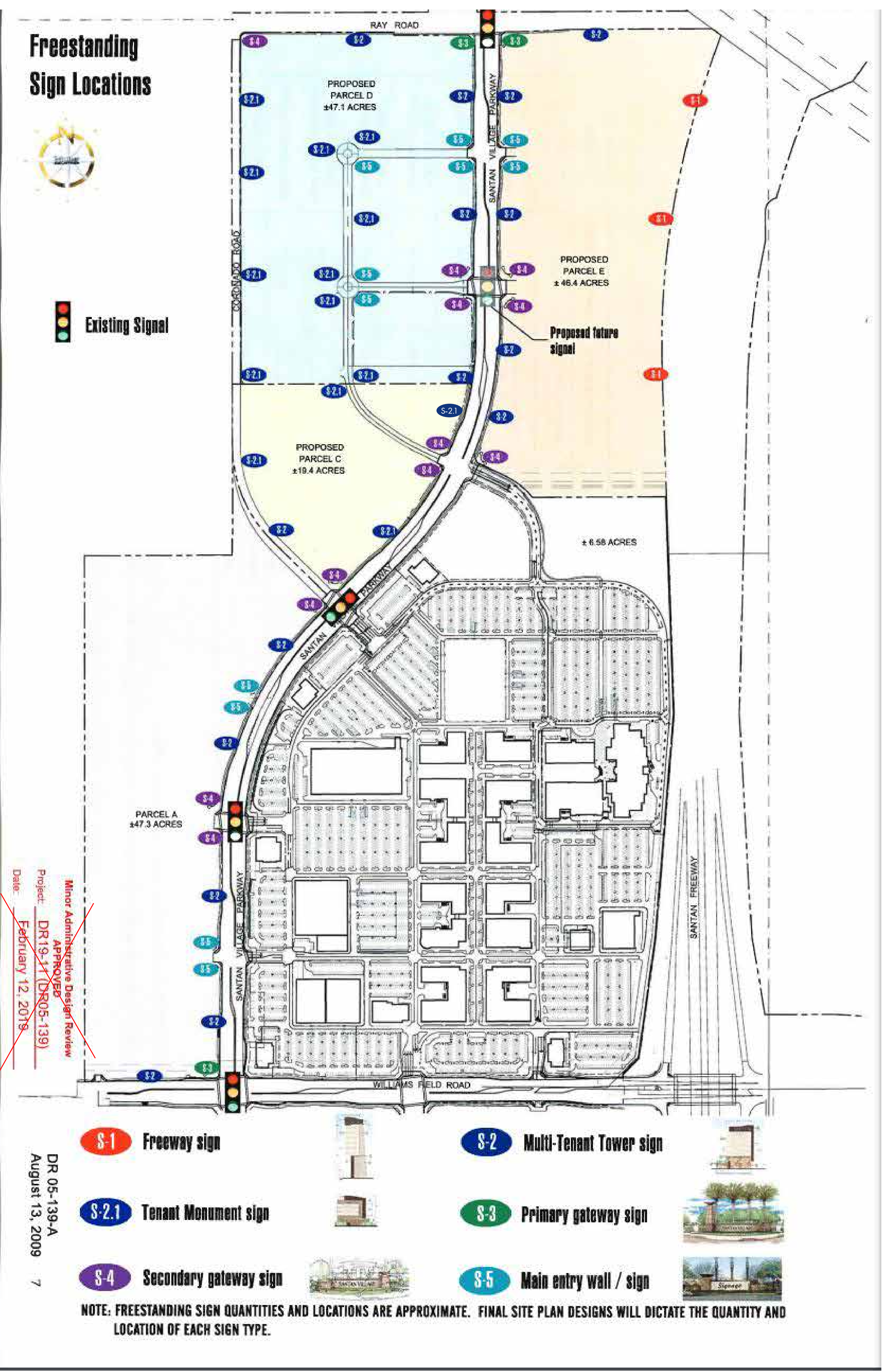
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### Freestanding Sign Locations



~~Minor Administrative Design Review  
APPROVED  
Project: DR19-11 (DR05-139)  
Date: February 12, 2019~~

DR 05-139-A  
August 13, 2009  
7



**APPROVED**  
Administrative Design Review  
Case # PDR-2022-00133 (DR05-139M)  
Date 11/22/22



1116 FOWLER STREET,  
OLD HICKORY, TN 37138  
615.226.4577 / bennusigns.com

KINDRED - GILBERT AZ  
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1850 SAN TAN VILLAGE  
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Maricopa County Assessor's Office  
Parcel Viewer

**APPROVED**  
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Date 11/22/22

Address or Intersection

Feature Information (1 of 2) Clear

**304-41-964**

**Owner Information**  
 Owner Name: GILBERT IRF LLC  
 Property Address:  
 Mailing Address: 800 SHADES CREEK PKWY STE 400 BIRMINGHAM AL USA 35209  
 Deed Number: 211171134  
 Sale Date:  
 Sale Price: \$

**Property Information**  
 Lat/Long: 33.316091, -111.744019  
 S/T/R: 28 1S 6E  
 Jurisdiction: GILBERT  
 Zoning: R-3  
 PUC: 2833  
 Lot Size (sq ft): 196,696.00  
 MCR #: 1624.44  
 Subdivision: DIGNITY HEALTH MERCY GILBERT REHABILITATION HOSPITAL  
 Lot #: 1  
 Floor: 1  
 Construction Year:  
 Living Space (sq ft):

**Valuation Information**  
 Tax Year: 2023 2022  
 FCV: \$N.A. \$1,808,500  
 LPV: \$N.A. \$446,639  
 Legal Class: 1.12 2.R

Zoom to  Clear Selected

**APPROVED**

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## **EXHIBIT 6:** SIGN DETAILS

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**120V / 277V 15 AMP**

POWER TO COME IN  
6'-5" FROM LEFT CORNER AND  
7'-1" FROM TOP TO TOP LEFT CORNER OF "D"

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PLYWOOD BLOCKING 1  
5'-6" X 4'-8"

PLYWOOD BLOCKING 2  
13'-4" X 2'-4"

PLYWOOD BLOCKING 3  
18'-0" X 1'-8"



### CL1 CHANNEL LETTER DISPLAY 1

**QUANTITY: 1 (ONE)**

**SCALE: 1:12**

**FACE: SINGLE**

**CONSTRUCTION:**

STANDARD ALUMINUM CONSTRUCTION WITH MATTHEWS SATIN ACRYLIC POLYURETHANE FINISH.

**INSTALL:**

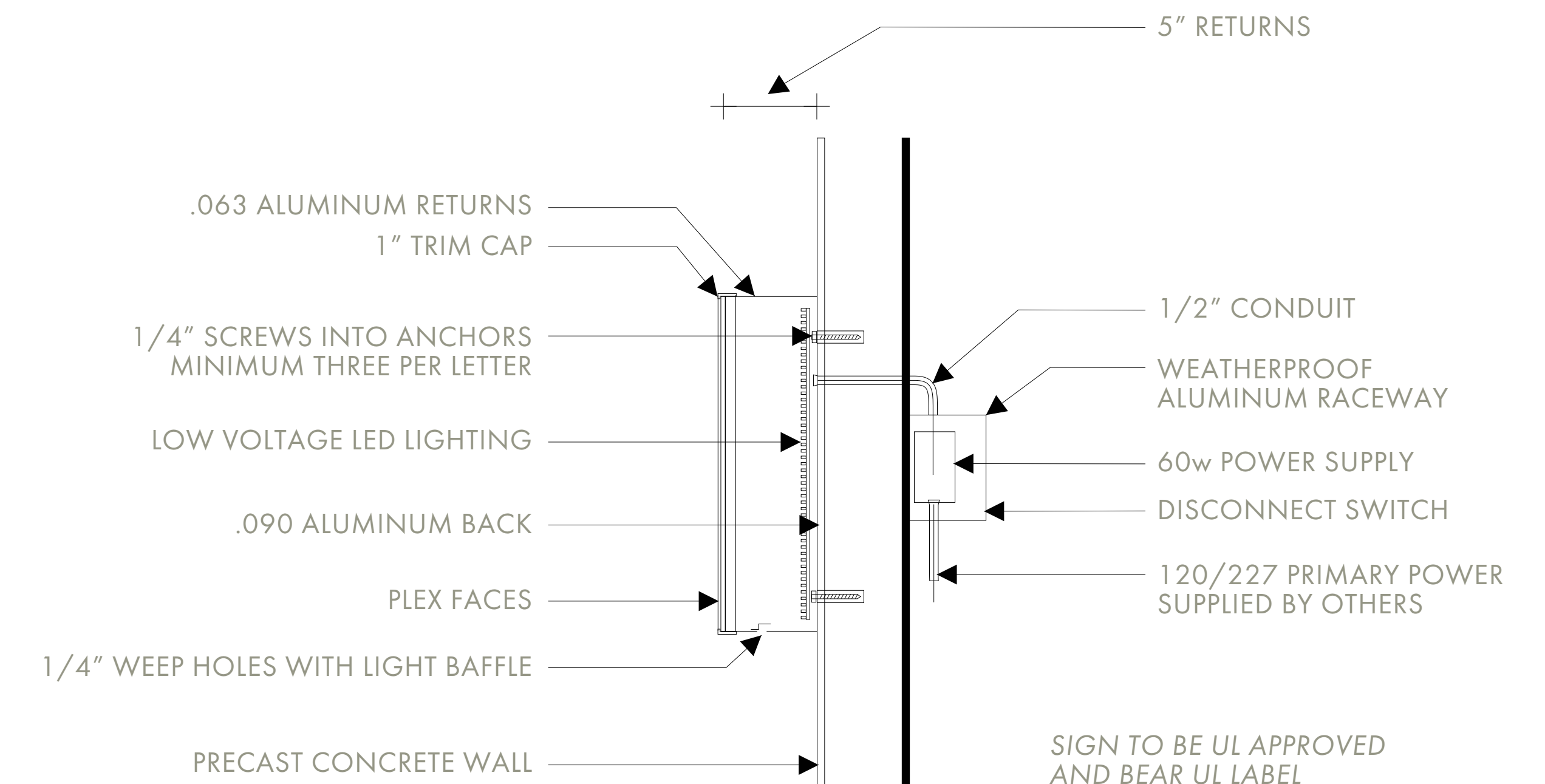
3/16 WHITE IMPACT MODIFIED ACRYLIC ILLUMINATED WITH WHITE LED'S WITH FACE PLATE TREATED WITH HIGH PERFORMANCE CAST TRANSLUCENT VINYL. PAINT EXPOSED STRUCTURE MAP BLACK.

1" TRIMCAP (BLACK) WITH 5.3" LETTER COIL (BLACK)

**SQ/FT: 136**

**ILLUMINATED: INTERNAL**

- PMS 717 C
- 3M -074 KUMQUAT ORANGE
- LOGO GRAY
- 3M DAY NIGHT VINYL 3635-91



**PLEX FACED CHANNEL LETTERS WITH LED ILLUMINATION / FLUSH MOUNTED**

KINDRED - GILBERT AZ

CLIENT

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PARKWAY GILBERT AZ 85295

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PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUIT(S) WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH YOUR FINISHED PRODUCT PERFECTLY. COLOR CALL-OUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE. THIS ORIGINAL DESIGN IS THE SOLE PROPERTY OF BENNU ARCHITECTURAL SIGNAGE. IT CANNOT BE REPRODUCED, COPIED OR EXHIBITED IN WHOLE OR PART, WITHOUT FIRST OBTAINING WRITTEN CONSENT FROM BENNU ARCHITECTURAL SIGNAGE. ELECTRICAL SIGNS ARE 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 SIGN.

LINEAR FOOT OF BUILDING(EAST ELEVATION): 209'-5"

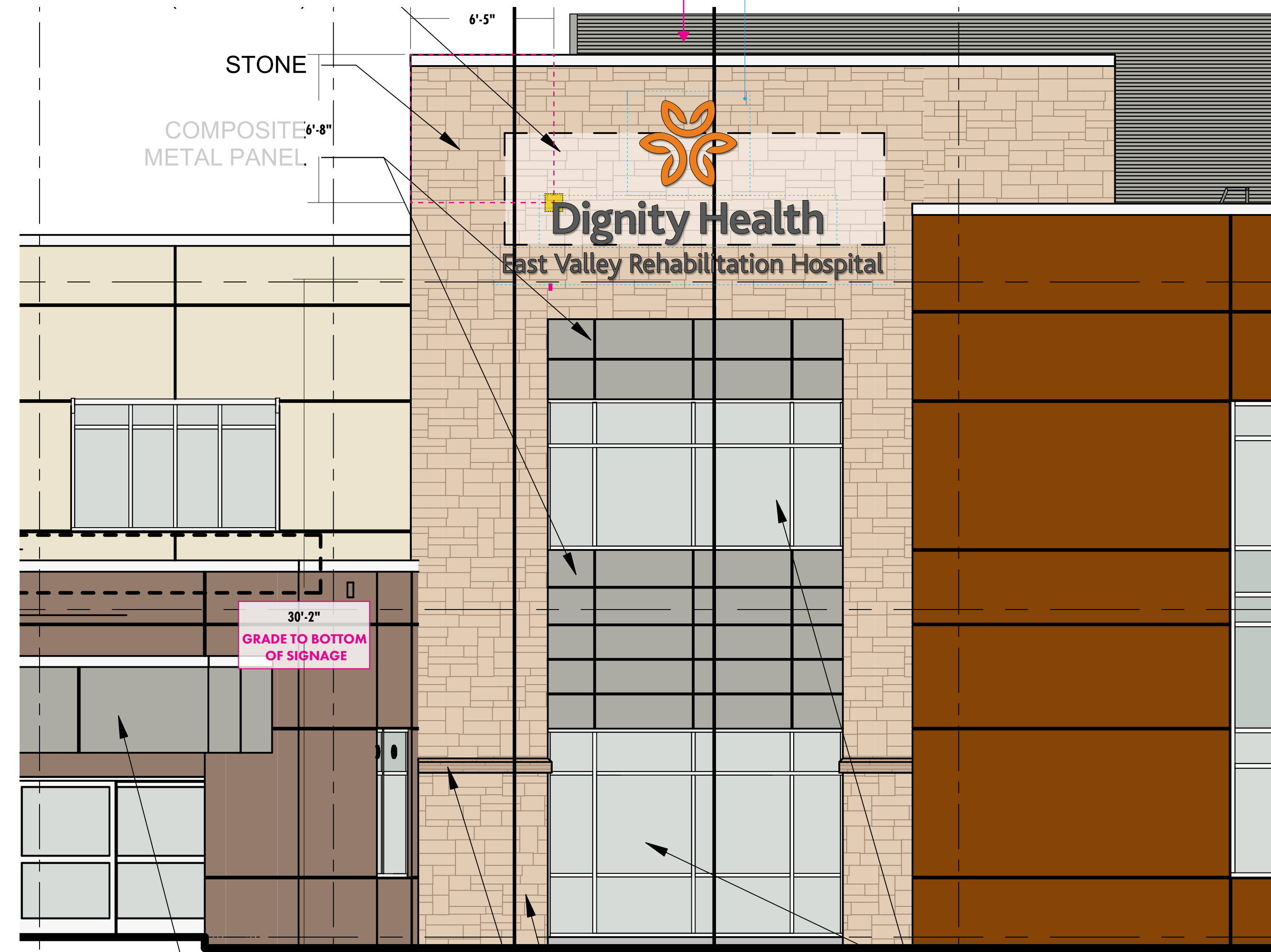
120V / 277V 15 AMP

CL1

POWER TO COME IN  
6'-5" FROM LEFT CORNER AND  
6'-8" FROM TOP TO TOP LEFT CORNER OF "D"

30'-2" GRADE TO BOTTOM OF SIGNAGE

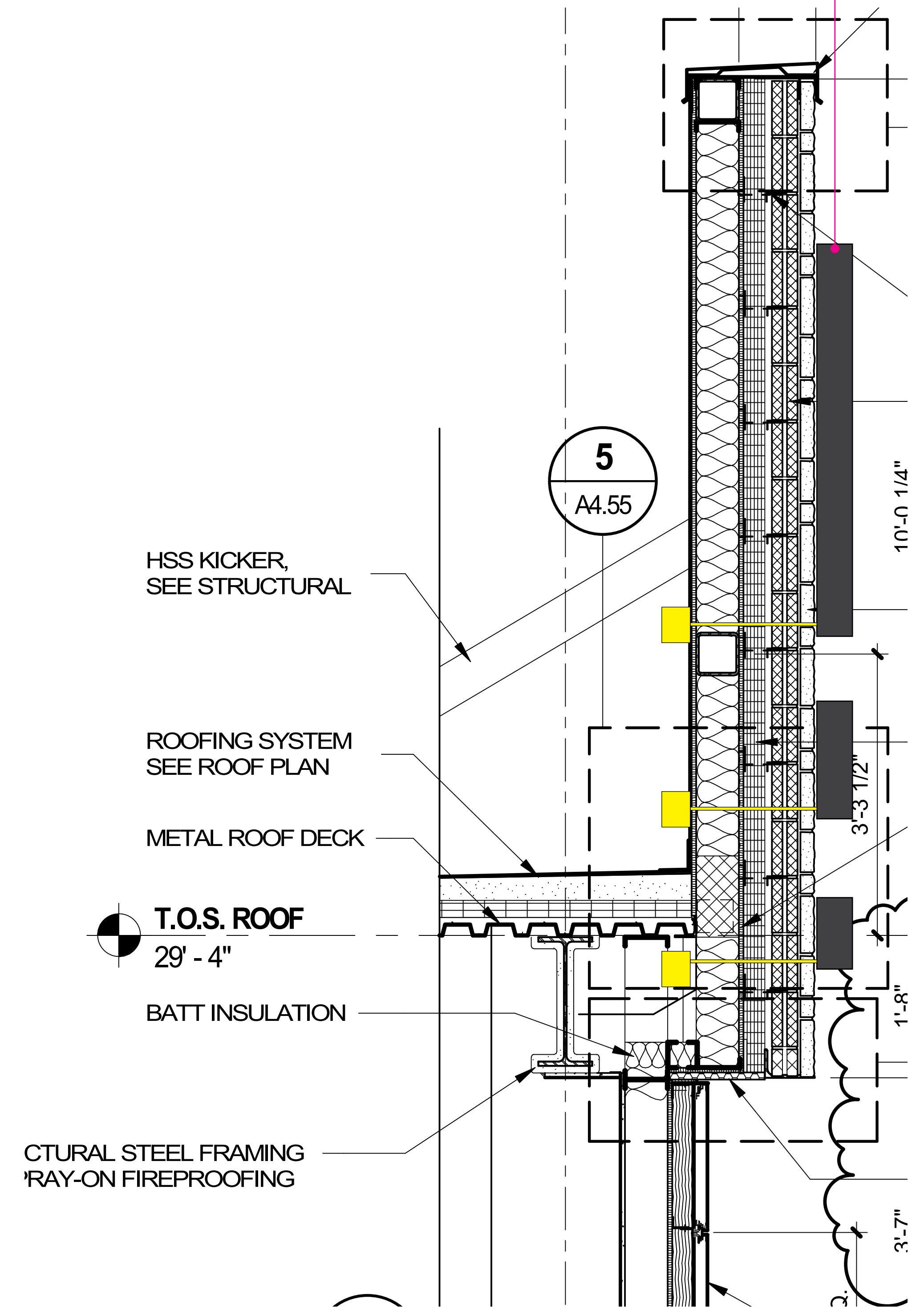
PLYWOOD BLOCKING



PARTIAL EAST ELEVATION SCALE: 1/4" = 1'-0"

APPROVED  
Administrative Design Review  
Case # PDR-2022-00133 (DR05-139M)  
Date 11/22/22

CL1



SECTION AT LOBBY STOREFRONT SCALE: 1" = 1'-0"



KINDRED - GILBERT AZ

CLIENT

1850 SAN TAN VILLAGE  
PARKWAY GILBERT AZ 85295

PROJECT ADDRESS

TONY HATCHELL

PRESENTED BY

ELLIOT BAE

PREPARED BY

EXT - DIGNITY HEALTH RHB-  
GILBERT AZ -  
EXHIBIT 6: SIGN DETAILS

PROJECT NAME

601167

QUOTE #

6785

SALES #

01 08/11/2022

02 11/10/2022

03

04

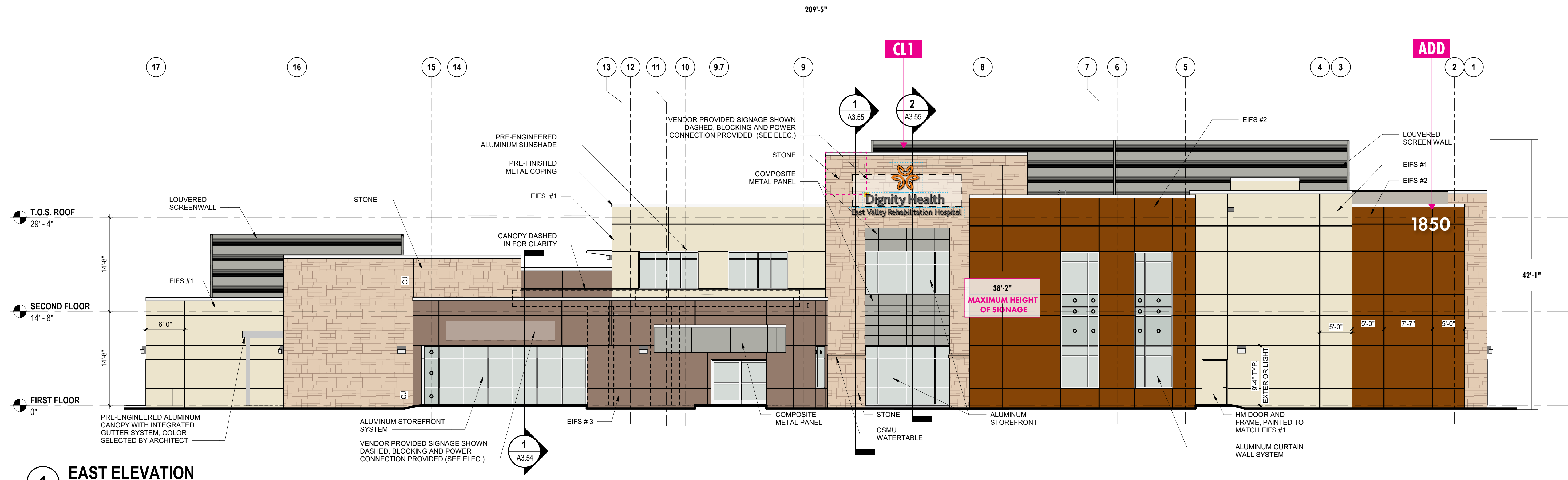
05

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**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**LINEAR FOOT OF BUILDING(EAST ELEVATION): 209'-5"**

**MAXIMUM HEIGHT OF SIGNS: 38'-2"**

KINDRED - GILBERT AZ

CLIENT

1850 SAN TAN VILLAGE  
PARKWAY GILBERT AZ 85295

PROJECT ADDRESS

TONY HATCHELL

PRESENTED BY

ELLIOT BAE

PREPARED BY

EXT - DIGNITY HEALTH RHB-  
GILBERT AZ -  
EXHIBIT 6: SIGN DETAILS

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## S-2-1 TENANT MONUMENT SIGN

**QUANTITY: 1 (ONE)**

**SCALE: 1:10**

**SQ/FT: 66**

**FACE: DOUBLE**

**ILLUMINATED: INTERNAL**

**CONSTRUCTION:**

USE STANDARD ALUMINUM CONSTRUCTION. PUSH-THRU ILLUMINATED LOGO AND ADDRESS NUMBERS.

100% WHITE

MATCH ICI 370 "WOODRUFF"

POWDER COATED ROHM AND HAAS "WEATHERED BROWN"

PMS 717 C

LOGO GRAY

3M -074 KUMQUAT ORANGE

3M DAY NIGHT VINYL 3635-91

**APPROVED**  
Administrative Design Review  
Case # PDR-2022-00133 (DR05-139M)  
Date 11/22/22





1116 FOWLER STREET,  
OLD HICKORY, TN 37138  
615.226.4577 / bennusigns.com

KINDRED - GILBERT AZ  
CLIENT

1850 SAN TAN VILLAGE  
PARKWAY GILBERT AZ 85295  
PROJECT ADDRESS

TONY HATCHELL PRESENTED BY

ELLIOT BAE PREPARED BY

EXT - DIGNITY HEALTH RHB-  
GILBERT AZ -  
EXHIBIT 6: SIGN DETAILS  
PROJECT NAME

601167 QUOTE #

6785 SALES #

01	08/11/2022
02	11/10/2022
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**S-2-1 TENANT MONUMENT SIGN / FOUNDATION**

**APPROVED**  
Administrative Design Review  
Case # PDR-2022-00133 (DR05-139M)  
Date 11/22/22



KINDRED - GILBERT AZ

CLIENT

1850 SAN TAN VILLAGE  
PARKWAY GILBERT AZ 85295

PROJECT ADDRESS

TONY HATCHELL

PRESENTED BY

ELLIOT BAE

PREPARED BY

EXT - DIGNITY HEALTH RHB-  
GILBERT AZ -  
EXHIBIT 6: SIGN DETAILS

PROJECT NAME

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## S-4 SECONDARY GATEWAY SIGN - CHANNEL LETTERS / HALO

**QUANTITY: 1 (ONE)**

**SCALE:** 1:12 (1"=1')

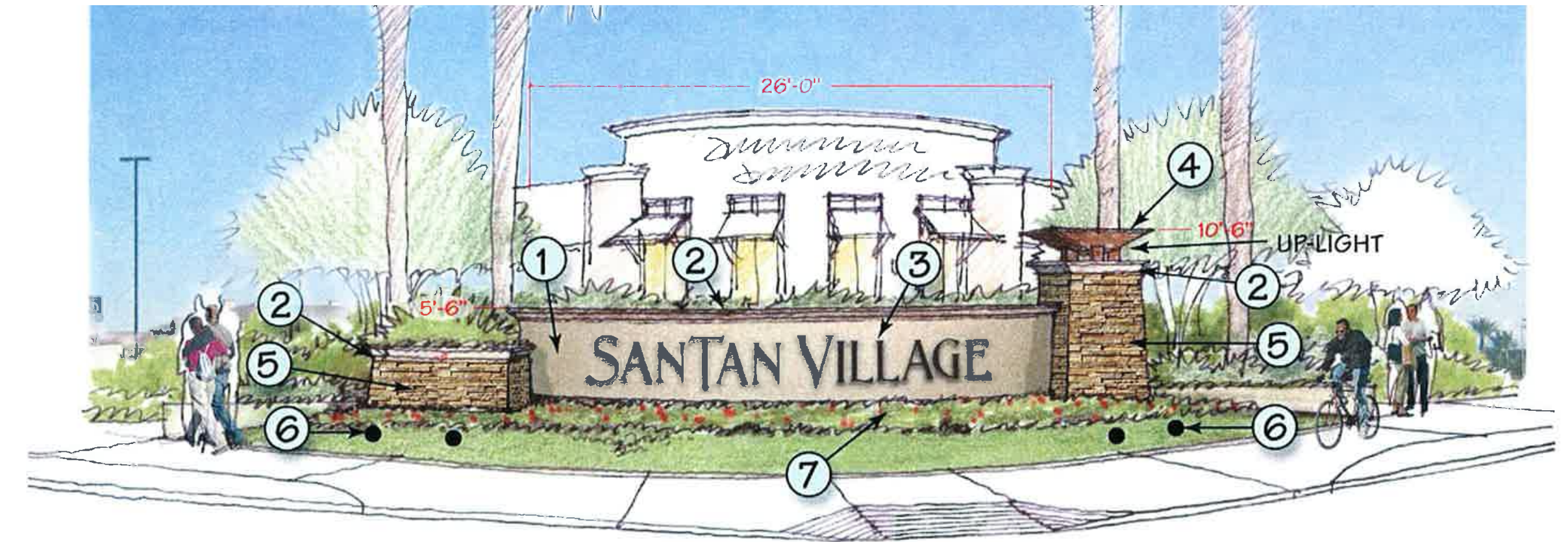
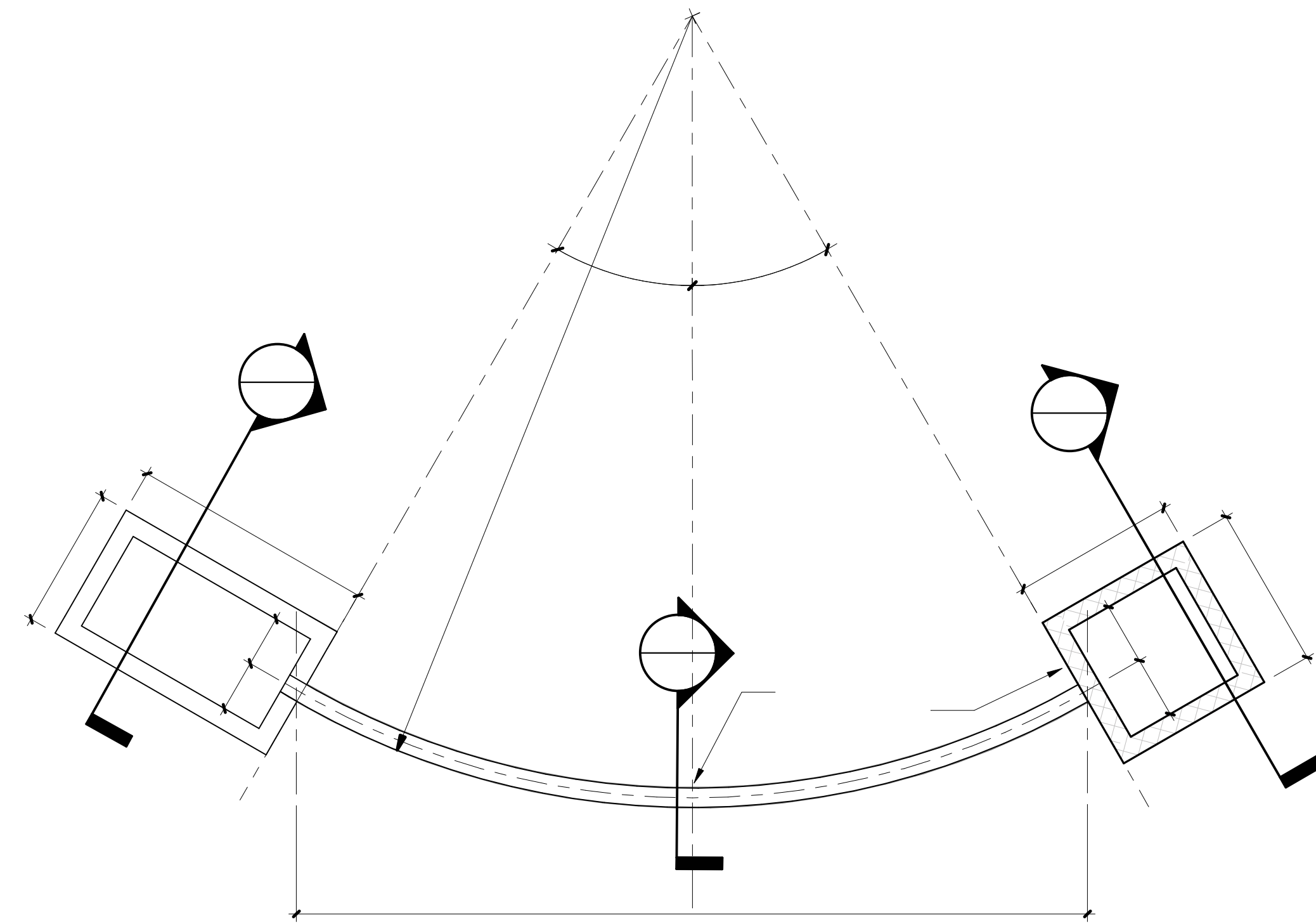
**FACE:** SINGLE

**CONSTRUCTION:**

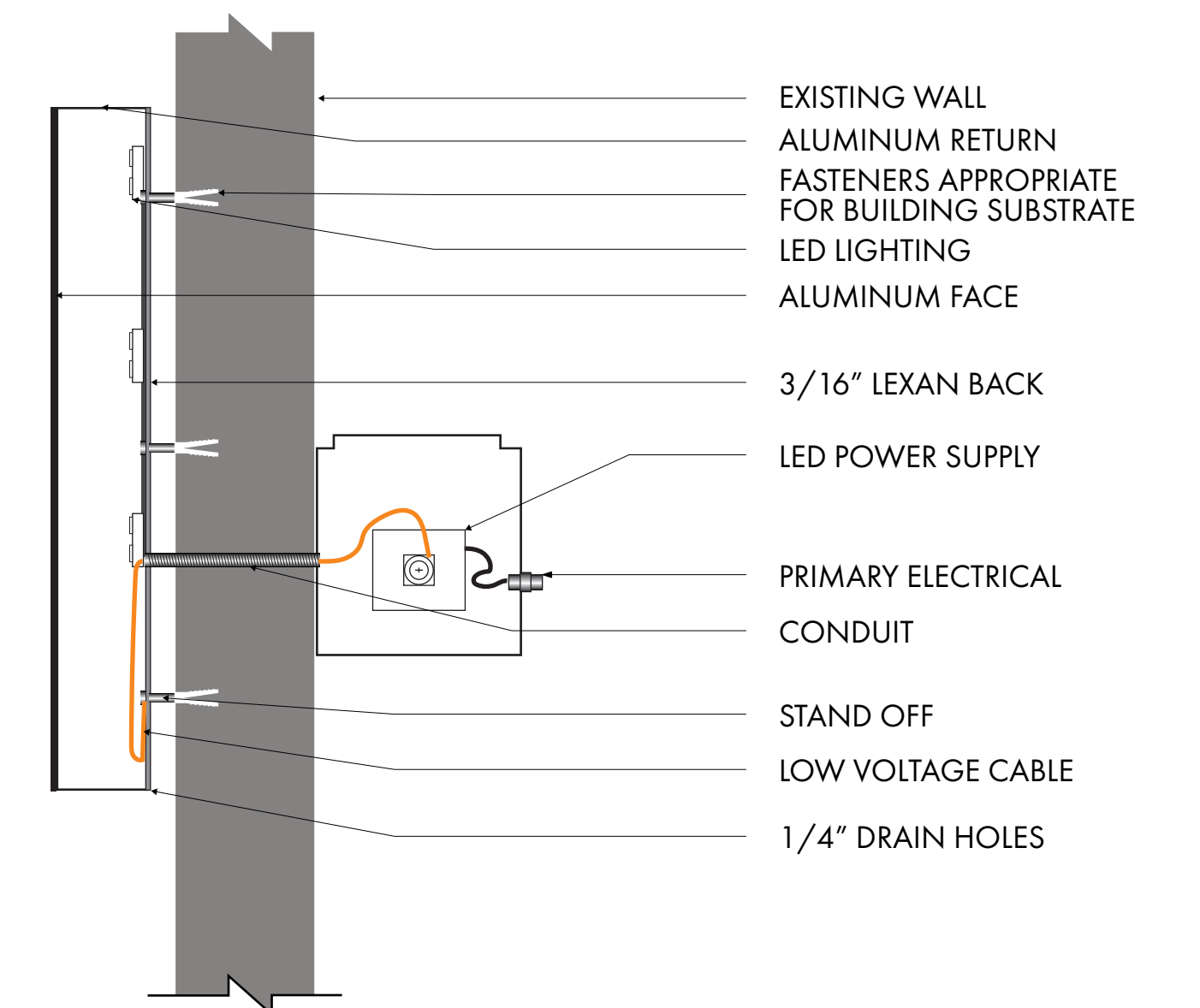
STANDARD ALUMINUM CONSTRUCTION.

**SQ/FT:** 53

**ILLUMINATED:** HALO



**APPROVED**  
Administrative Design Review  
Case # PDR-2022-00133 (DR05-139M)  
Date 11/22/22



**REVERSE PAN**  
-LED HALO ILLUMINATED

KINDRED - GILBERT AZ  
CLIENT

1850 SAN TAN VILLAGE  
PARKWAY GILBERT AZ 85295  
PROJECT ADDRESS

TONY HATCHELL PRESENTED BY

ELLIOT BAE PREPARED BY

EXT - DIGNITY HEALTH RHB-  
GILBERT AZ -  
EXHIBIT 6: SIGN DETAILS  
PROJECT NAME

601167 QUOTE #

6785 SALES #

01	08/11/2022
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**D DIRECTIONAL / POST AND PANEL**

**QUANTITY: 4 (FOUR)**

**SCALE: 1:5**

**SQ/FT: 8**

**FACE: SINGLE**

**ILLUMINATED: NONE**

**CONSTRUCTION:**

USE STANDARD ALUMINUM CONSTRUCTION.  
VINYL LOGO.

- WHITE
- LOGO GRAY

**APPROVED**  
Administrative Design Review  
Case # PDR-2022-00133 (DR05-139M)  
Date 11/22/22

**APPROVED**

Administrative Design Review

Amendment to the Table  
approved under DR05-139-A.

Case # PDR-2022-00133 (DR05-139M)

Date 11/22/22



**Parcels 'A' , 'C' , 'D' , and 'E'**

**Building Sign Matrix**

**(Medical / Offices/ Employment Uses)**

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIAL
<b>Tenant Signage on Single-Story Building</b>	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	Copy displayed in multiple lines cannot exceed a total height of 96"	1.50 SF/Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below	Interior, Backlit or combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
<b>Tenant Signage on Multi-Story Building (2 Floors)</b>	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	Copy displayed in multiple lines cannot exceed a total height of 96"	Reference Section III(A) of this Master Sign Pan. See General Note 1 Below	Interior, Backlit or combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
<b>Tenant Signage on Multi storage Building (3 or More Floors)</b>	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	Copy displayed in multiple lines cannot exceed a total height of 96"	Reference Section III(A) of this Master Sign Pan. See General Note 1 Below	Interior, Backlit or combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material

**GENERAL NOTES:**

- 1) For tenant signs or elevations located within seventy-five (75) feet of a public right-of-way or the centerline of a private roadway, the sign area for the elevation parallel to the street or private roadway shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevations(s) occupied by the tenant. The sign area on any elevation may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 2) Reference to "Street Frontage" shall pertain to both public and private roadways
- 3) Signs directly adjacent to properties designated in the General Plan for residential use may not have lit signs, signs greater than 16 square feet or signs that are mounted above 14 feet. These restrictions shall not apply to parcels within San Tan Village that are separated from property designated in the General Plan for residential use by public rights-of-way or private streets.



## NOTICE OF ADMINISTRATIVE DECISION

February 12, 2019

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

RE: Minor Administrative Design Review to amend the Master Sign Plan for parcels A,C,D, and E within SanTan Village located adjacent to Santan Village Pkwy and north of Williams Field Road: **DR19-11 (DR05-139)**.

Dear Mr. Shano:

Staff has reviewed and **approved** your Administrative Design Review **DR19-11 (DR05-139)**, for approval of the amendment to the Master Sign Plan for parcels A,C,D, and E within SanTan Village, originally approved under DR05-139. The site is zoned a mixture of Regional Commercial (RC), Regional Commercial with a PAD, and Multi-Family-Medium (MF/M) with a PAD.

A general summary of the amendment to the Master Sign Plan is outlined below:

- Change the monument sign located on Parcel C, adjacent to Santan Village Pkwy, *from* the S-2 Multi-Tenant Tower Sign *to* the S-2.1 Tenant Monument Sign.

Staff has **approved** your request with the following conditions:

1. Construction of the monument sign shall conform to the exhibits stamped administratively approved February 12, 2019.

If you have any questions regarding these findings, please contact me at (480) 503-6589 or [josh.rogers@gilbertaz.gov](mailto:josh.rogers@gilbertaz.gov).

Sincerely,

A handwritten signature in black ink that reads "Joshua Rogers". The signature is written in a cursive, flowing style.

Josh Rogers  
Planner II



*PERMITTING COPY*  
**SANTAN VILLAGE**

Developed by:  
**Parks / Martin Development Company**  
3850 E. Basellne, Suite 114  
Mesa, Arizona 85308

**Revised**  
February 12, 2019  
(DR19-11)

APPROVED PLANS  
Design Review Board  
*DR05-139-A*  
*8/13/09*  
ET TO CONDITIONS OF APPROVAL

Signage Consultant:  
**bleier**  
INDUSTRIES  
9650 WEST ROOSEVELT STREET  
TOLLESON, ARIZONA 85353  
602-944-3117  
FAX 602-395-0753  
SALES@BLEIERINDUSTRIES.COM

Architects:  
**ESB**  
ELLERMANN  
SCHICK & BRUNO

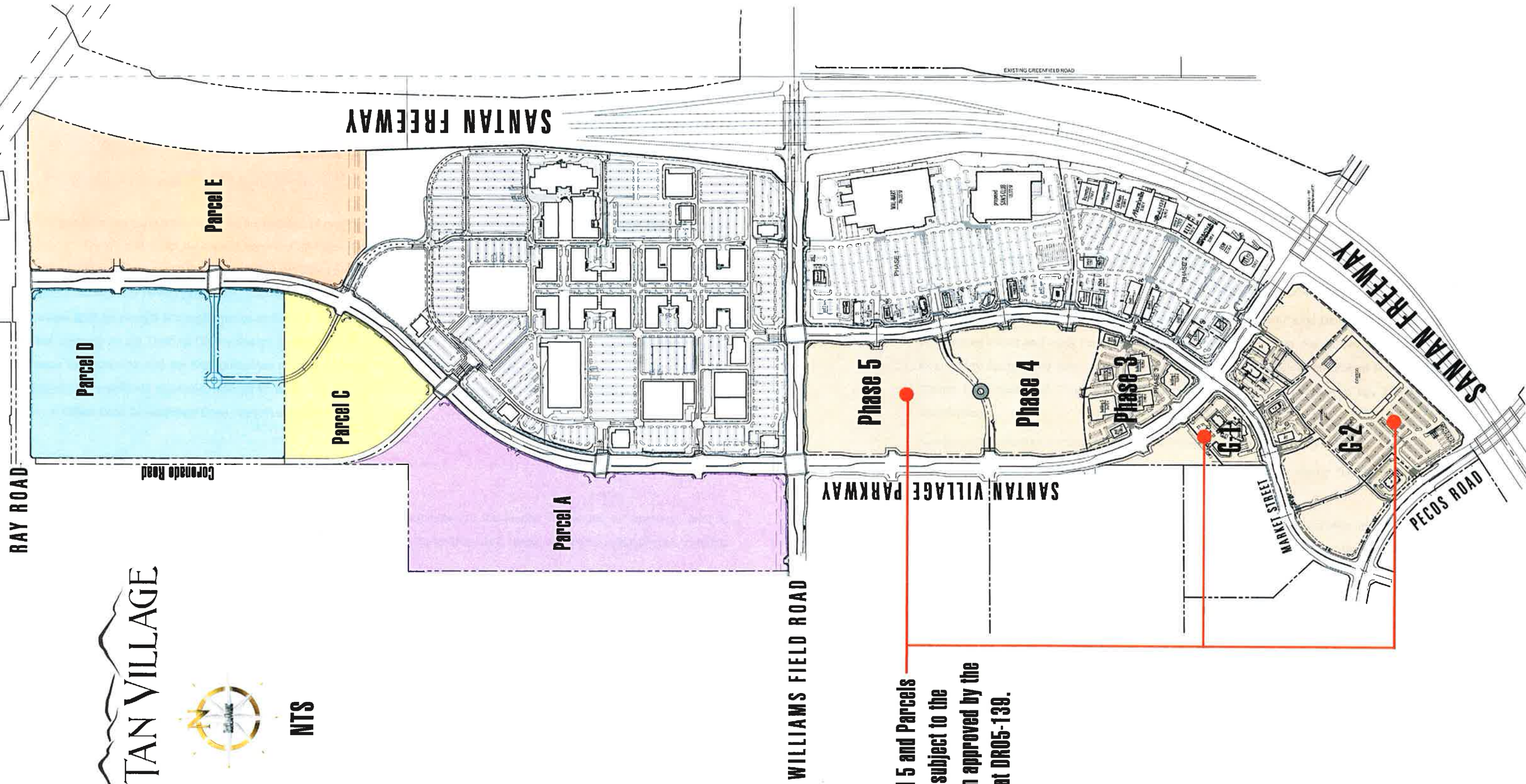
**Amendment to Master Sign Program (DR05-139-A)**  
**To include the following additional parcels within SanTan Village - Parcels A, C, D and E**  
Amended August 13, 2009

**DR05-139-A**  
August 13, 2009

# SANTAN VILLAGE



NTS



**Phases 3, 4, and 5 and Parcels G-1 and G-2 are subject to the Master Sign Plan approved by the Town of Gilbert at DR05-139.**



# SANTAN VILLAGE

## General Sign Guidelines Parcels 'A', 'C', 'D', and 'E'

This guideline has been established for the purpose of maintaining a continuity of quality and aesthetics throughout San Tan Village Parcels 'A', 'C', 'D', and 'E' for the mutual benefit of all Parcel Developers, and to comply with the approved Master Sign Plan for the overall development, and regulations of the Town of Gilbert Land Development Code, in addition to building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Parcel Developer shall be brought into conformance at the sole cost and expense of the applicable Parcel Developer. This guideline is subject to final approval by the Town of Gilbert Design Review Board as part of a Master Sign Plan submittal. If a conflict is found to exist between this guideline and the final guidelines approved by the Town of Gilbert, the latter shall prevail. All sign types and their placement not specifically regulated, referred to, and/or specifically defined within this guideline shall be regulated in accordance to the Town of Gilbert Land Development Code in effect at the time.

### I. GENERAL REQUIREMENTS

- A. Each Parcel Developer shall submit or cause to be submitted to the Master 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. Each Parcel Developer or Parcel Developer's representative shall obtain all required permits for signs and their installation.
- C. All signs shall be constructed and installed at each individual Parcel Developer's sole expense.
- D. Each Parcel Developer 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 guidelines and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Master Developer or Master Developer's authorized representative.
- F. Each Parcel Developer shall be responsible for the installation and maintenance of their signage. Should Parcel Developer's signage require maintenance or repair, the Master Developer shall give the Parcel Developer thirty (30)

days written notice to effect said maintenance or repair. Should the Parcel Developer fail to effectuate said maintenance and repair, the Master Developer may undertake the repairs and invoice the Parcel Developer who shall then reimburse the Master Developer within ten (10) days from receipt of the Master Developer's invoice.

- G. Advertising devices such as attraction boards, posters, banners, temporary signs, A-Frame signs and flags may be permitted in accordance with the Town of Gilbert Land Development Code. The Parcel Developer shall obtain Master Developer's approval in addition to any permit(s) required by the Town of Gilbert.

### II. PARCEL DEVELOPER SIGNS / GENERAL

#### A. General Requirements

- 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. All Parcel Developer signage shall consist of individual letters and logos installed onto the building's wall surface. Parcel Developer signage shall not include any background color, material and/or structure used to delineate Parcel Developer's signage. Master Developer shall have the sole and separate discretion in varying any provision of these specifications.
- 4. All cabinets, conductors, transformers and other equipment shall be concealed.
- 5. Painted lettering shall not be permitted except as approved by the Master Developer and the Town of Gilbert.
- 6. All freestanding signage described herein shall be constructed in accordance to design specifications included within these guidelines and approved as part of the Master Sign Plan for Parcels 'A', 'C', 'D', and 'E'.
- 7. Tenant Monument Signs, Directional Signs, and Directory / Pedestrian Advertising Signs may be placed in any location not specifically identified on the "Freestanding Sign Location" exhibit after receiving the approval of the Master Developer and the Town of Gilbert. All signs should be architecturally consistent with the overall character and design themes set forth in this Master Sign Plan.
- 8. All national retailers, hospitality chains, and office users shall be permitted to utilize their standard corporate identification program subject to sign area limitations contained in the approved Master Sign Plan. All signage shall be reviewed and approved by the Master Developer and shall be appropriate to the surrounding, parcels, building features, environment, and thematic design of San Tan Village.



- a. Letter Style or Logo Restrictions: Copy and/or logos utilized shall be determined by each Parcel Developer and shall be subject to the approval of Master Developer and/or Master Developer's agents and the Town of Gilbert Design Review Board.
- b. Illumination: Building signage may be internally illuminated, backlit to create a silhouette, and/or combination of lighting methods mentioned herein. External accent lighting fixtures may be used to illuminate signage subject to the approval of the Master Developer and the Town of Gilbert.

**III. DESIGN REQUIREMENTS FOR BUILDING MOUNTED SIGNAGE**

Building mounted signage shall consist of individual illuminated letters and logos and may include pan channel metal letters with acrylic sign faces; reverse pan channel "backlit" illuminated letters; and/or any combination thereof. The individual letters and logos are to be mounted onto the building fascia or architectural element designed specifically to accommodate building mounted signage. Electrical connections shall be concealed to remote and/or self-contained transformers and power supplies. All signage shall be installed and labeled in compliance with the Town of Gilbert electrical code and UL 48 specifications. Any sign installation determined to be non-compliant shall be repaired and/or replaced immediately by the Parcel Developer at Parcel Developer's sole expense.

**A. Retail and Hospitality Uses**

- 1. Total Business Sign Area. Each business shall be permitted a minimum Wall Sign Area of 32 square feet. The maximum Wall Sign area permitted for a business shall be the greater of:
  - a. Sign area Allowances per Building Elevation for the longest building elevation of the tenant/user suite facing the street; or
  - b. Sign Area Allowances per Building Elevation for the length of the building elevation of the tenant/user suite in which the principal entrances to the business is located.
- 2. Sign Area Allowances per Building Elevation. Wall Signs are permitted at a rate of 1 square foot of sign area for each 1 lineal foot of sign area allowed. For buildings set back more than 75 feet from the public right-of-way or from the centerline of a private roadway, 1.5 square feet of sign area is permitted for each 1 lineal foot of sign area allowed.
- 3. Multi-Story Buildings. Wall Signs on multiple floors of a multi-story building shall be approved by the Master Developer and shall conform to the multi-story signage design criteria set forth below.
- 4. Wall Signs shall be allowed as follows:
  - a. Individual tenant signs located on the second floor of a building two stories in height shall not exceed 75 square feet in area. Tenant signs may be placed on any approved sign band or wall space on the

second floor and the total sign area combined, including Building Identification Signs, shall not exceed 50 percent of the lineal building elevation on the second floor.

- b. Individual Building Identification Signs located on buildings two stories in height shall not exceed 75 square feet in area. The total sign area combined, including tenant signs, shall not exceed 50 percent of the lineal building elevation on the second floor.
- c. Signs located on buildings three stories or more in height shall be limited to signage on the first floor and top floor. Sign area allowance for first floor tenants is subject to the Town of Gilbert's requirements. Sign area allowed on the top floor shall not be counted against wall signage on the first floor. Top floor signage is limited to either building identification and one building tenant or two building tenants and shall adhere to the sign area allowance contained in Table 4.407: top Floor Sign Size and Height Standards for On-Premise Signs. This area shall not be increased through a Comprehensive Sign Program or Master Sign Plan.

**Table 4.407: Top Floor Sign Size and Height Standards for On-Premise Signs**

Facing Street Type or Freeway	Sign Height (Feet) From Finish Floor Level to Top of Sign <sup>1</sup>	Maximum Allowable Size of Sign Face (Sq. Ft.)	Minimum Letter Height (Inches)
Local / Collector or Private Roadway	40+	Per Section III(A)(1) and Section III(A)(2) of this Master Sign Plan or one (1%) percent of the area of the elevation to which it is attached, whichever is greater.	12
Arterial	40+	Per Section III(A)(1) and Section III(A)(2) of this Master Sign Plan or one (1%) percent of the area of the elevation to which it is attached, whichever is greater.	15
Freeway	40+	Per Section III(A)(1) and Section III(A)(2) of this Master Sign Plan or one (1%) percent of the area of the elevation to which it is attached, whichever is greater.	21

<sup>1</sup>Unless approved signage spans floor plates.

5. Design. Wall Signs shall fit proportionally with building massing and architectural features of the elevation.
6. Dimensions. The length of a Wall Sign shall not exceed 80 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a Wall Sign shall not exceed 80 percent of the vertical dimension of the sign band or wall space on which the sign is placed.
7. Placement and Scale. Wall Signs shall be placed on a wall surface that does not obscure or impose upon architectural features and embellishments. Wall Signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character. The Town of Gilbert may approve a sign that is closer to the top of the parapet wall if it finds that the sign placement does not visually crowd the top of the wall. Top floor signage located on horizon multi-story buildings may span floor plates.

B. Office / Employment Uses

1. Wall Signs.
  - a. Total Business Sign Area. Each business shall be permitted a minimum Wall Sign area of 32 square feet. The maximum Wall Sign area permitted for a business shall be the greater of:
    1. Sign Area Allowances per Building Elevation for the longest building elevation of the tenant/user suite facing the street; or
    2. Sign Area Allowances per Building Elevation for the length of the building elevation of the tenant/user suite in which the principal entrance to the business is located.
  - b. Sign Area Allowances per Building Elevation. Wall Signs are permitted on any exterior wall of the tenant or user suite at a rate of 1 square foot of sign area for each 1 lineal foot of the sign area allowed.
  - c. Multi-Story Buildings. Wall Signs on multiple floors of a multi-story building shall be approved by the Master Developer and shall conform to the multi-story signage design criteria set forth below.
  - d. Wall Signs shall be allowed as follows:
    1. Signs located on buildings three stories or more in height shall be limited to signage on the first floor and top floor. Sign area allowance for first floor tenants is subject to the Town of Gilbert requirements. Sign area allowed on the top floor shall not be counted against wall signage on the first floor. Top floor signage is limited to either building identification and one building tenant or two building tenants and shall adhere to the sign area allowance contained in Table 4.409: Top Floor Sign Size and Height Standards for On-Premise Signs. This area shall not be increased through a Comprehensive Sign Program or Master Sign Plan.

**Table 4.409: Top Floor Sign Size and Height Standards for On-Premise Signs**

<b>Facing Street Type or Freeway</b>	<b>Sign Height (Feet) From Finish Floor Level to Top of Sign<sup>2</sup></b>	<b>Maximum Allowable Size of Sign Face (Sq. Ft.)</b>	<b>Minimum Letter Height (Inches)</b>
Local / Collector or Private Roadway	40+	Per Section III(B)(1)(a) and Section III(B)(1)(b) of this Master Sign Plan or one (1%) percent of the area of the elevation to which it is attached, whichever is greater.	12
Arterial	40+	Per Section III(B)(1)(a) and Section III(B)(1)(b) of this Master Sign Plan or one (1%) percent of the area of the elevation to which it is attached, whichever is greater.	15
Freeway	40+	Per Section III(B)(1)(a) and Section III(B)(1)(b) of this Master Sign Plan or one (1%) percent of the area of the elevation to which it is attached, whichever is greater..	21

<sup>2</sup>Unless approved signage spans floor plates.

2. Design. Wall Signs shall fit proportionally with building massing and architectural features of the elevation.
3. Dimensions. The length of a Wall Sign shall not exceed 80 percent of the horizontal length of the exterior building elevation of a tenant suite. The height of a Wall Sign shall not exceed 80 percent of the vertical dimension of the sign band or wall space on which the sign is placed.
4. Placement and Scale. Wall Signs shall be placed on an area that is free of architectural details. Wall Signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character. The Town of Gilbert may approve a sign that is closer to the top of the parapet wall if it finds that the sign placement does not visually crowd the top of the wall. Top floor signage located on multi-story buildings may span floor plates.

IV GENERAL CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.
1. All signs shall be fabricated to conceal light leaks.
  1. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
  2. 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.
  3. The Parcel Developer shall be fully responsible for the operations of their sign contractors and shall indemnify, defend and hold the Master Developer harmless for, from and against damages or liabilities on account thereof.



# SANTAN VILLAGE

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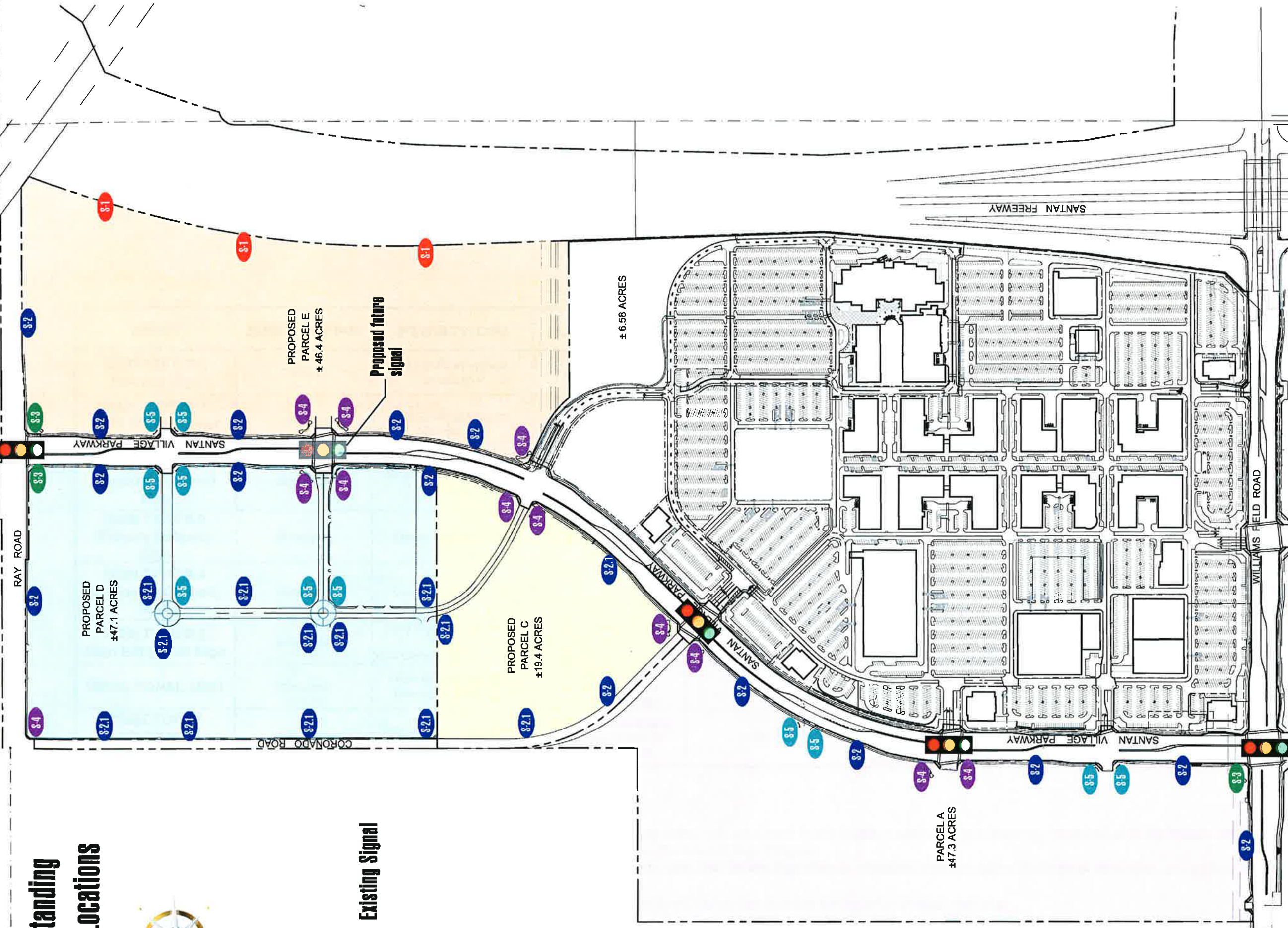
**Freestanding Signage and Wayfinding System**

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# Freestanding Sign Locations



Existing Signal



Minor Administrative Design Review  
**APPROVED**  
 Project: DR19-11 (DR05-139)  
 Date: February 12, 2019

	<b>S-1</b>	Freeway sign		<b>S-2</b>	Multi-Tenant Tower sign
	<b>S-2.1</b>	Tenant Monument sign		<b>S-3</b>	Primary gateway sign
	<b>S-4</b>	Secondary gateway sign		<b>S-5</b>	Main entry wall / sign

NOTE: FREESTANDING SIGN QUANTITIES AND LOCATIONS ARE APPROXIMATE. FINAL SITE PLAN DESIGNS WILL DICTATE THE QUANTITY AND LOCATION OF EACH SIGN TYPE.



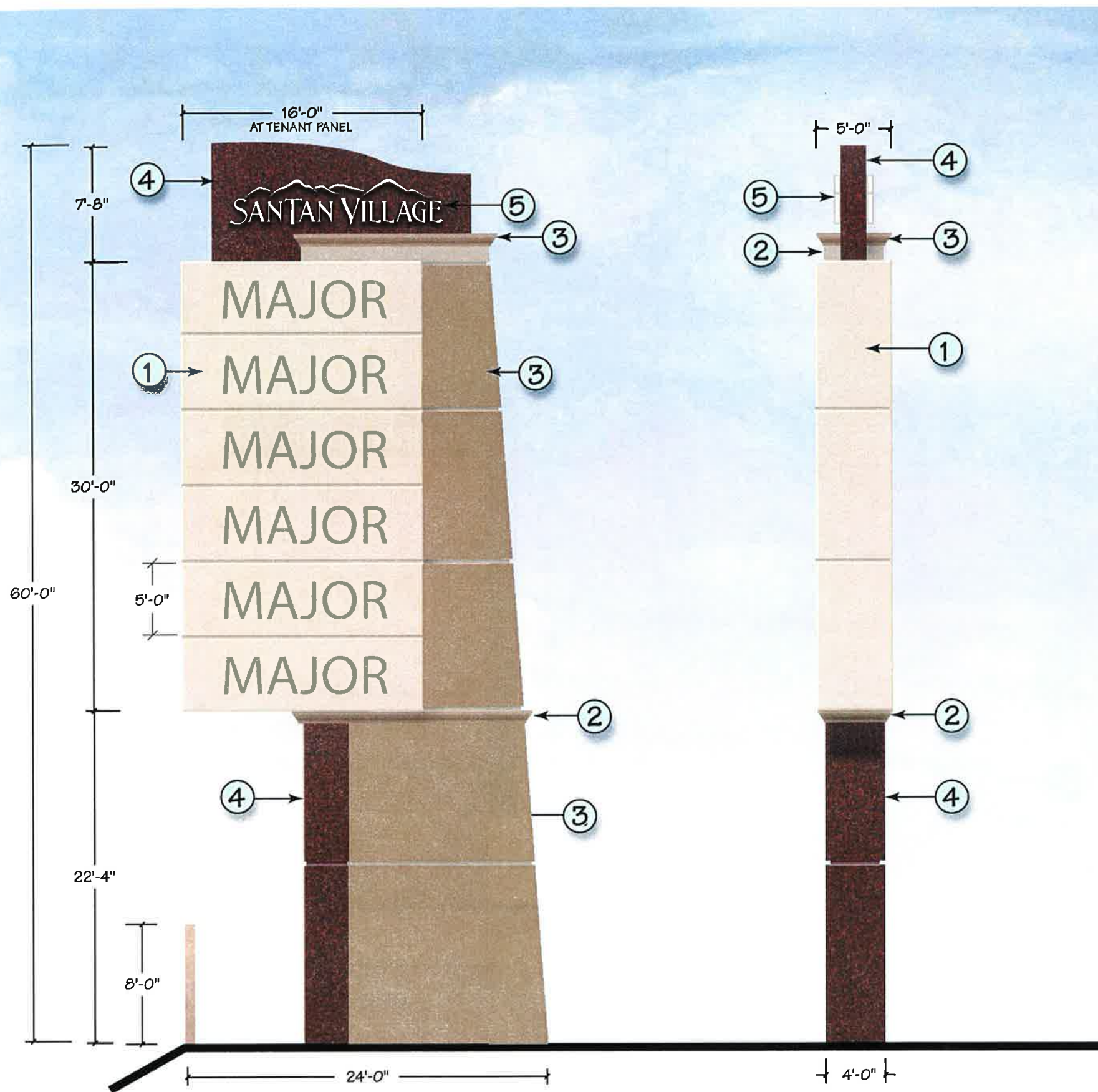
# SANTAN VILLAGE

## Parcels 'A', 'C', 'D', and 'E' Freestanding Sign Matrix

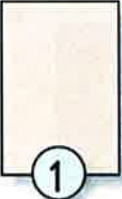
SIGN	SIGN TYPE	FUNCTION	LOCATION	QUANTITY	HEIGHT	SIZE	ILLUMINATION	MATERIALS
<b>SIGN TYPE S-1 Freeway Sign</b>	Freeway	Center ID with tenant identification	Placed along Santan Freeway (Loop 202) On Parcel 'E'	3	Sixty (60') Feet to top of Pylon	500 SF Maximum Exclusive of Center Identification and Architectural Embellishments	Interior Illumination	Textured Aluminum, Powder Coat and Acrylics
<b>SIGN TYPE S-2 Multi-Tenant Tower Monument Sign</b>	Tower	Center ID with tenant identification	Placed along Santan Village Parkway, Ray Road, Coronado Road, and Williams Field Road	Williams Field Road (1) Ray Road (2) Santan Village Pkwy (11) Coronado Road (1)	Fifteen (15') feet to top of sign panel exclusive of architectural embellishment	100 SF Maximum Exclusive of Architectural Embellishments	Combination of Interior and Exterior Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics
<b>SIGN TYPE S-2.1 Tenant Monument Sign</b>	Monument	Single and/or multi-tenant identification	Placed along Coronado Road and along Interior and Private Roadways	13	Seven (7') feet to top of sign panel exclusive of architectural embellishment	24 SF Maximum Exclusive of Architectural Embellishments	Combination of Interior and Exterior Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics
<b>SIGN TYPE S-3 Primary Gateway Sign</b>	Monument	Center ID at Gateways	Santan Village Pkwy at Williams Field Road and Ray Road	3	Eight (8') Feet to top of Monument	80 SF Maximum Sign Copy Exclusive of Architectural Embellishments	Internal Illumination and/or Ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat
<b>SIGN TYPE S-4 Secondary Gateway Sign</b>	Monument	Center ID at Gateways	Along Santan Village Pkwy at Street Intersections and Major Entrances to Parcels	Ray Road (1) Santan Village Pkwy (11)	Eight (8') Feet to top of Monument	80 SF Maximum Sign Copy Exclusive of Architectural Embellishments	Internal Illumination and/or Ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat
<b>SIGN TYPE S-5 Main Entry Wall Sign</b>	Monument	Entry Wall / Business ID at Corners (See General Notes 4 below)	Along Santan Village Pkwy and at Interior and Private Roadways	11	Eight (8') Feet to top of Monument	80 SF Maximum Sign Copy Exclusive of Architectural Embellishments	Internal Illumination and/or Ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat
<b>DIRECTIONAL SIGN</b>	Monument	Vehicular and Pedestrian Directional Information	At Driveways and Landscape Islands Internal to the Site	TBD	Four (4') Feet to top of Monument	12 SF Maximum Sign Copy Exclusive of Architectural Embellishments	Internal Illumination and/or Ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat
<b>DIRECTORY / PEDESTRIAN ADVERTISING SIGN</b>	Kiosk	Site Directory with Optional Advertising Copy	Interior Site Locations in Landscape Islands or Pedestrian Areas	TBD	Six (6') feet to top of sign panel exclusive of architectural embellishment	24 SF Maximum Sign Copy per Sign Face Exclusive of Architectural Embellishments	Internal Illumination and/or Ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat

**GENERAL NOTES:**


- 1) Tenant Monument Signs, Directional Signs, and Directory / Pedestrian Advertising Signs may be placed in any location subject to first receiving the approval of the Master Developer and the Town of Gilbert. All such signs should be architecturally consistent with the design themes set forth in this Master Sign Program.
- 2) Any freestanding sign type not specifically designated herein shall not be allowed unless this Master Sign Plan is amended, whether administratively or otherwise, and written approval is obtained from the Master Developer.
- 3) Freestanding sign quantities and locations are approximated. Final site plan design will dictate the quantity and location of each sign type.
- 4) Signage on Main Entry wall signs shall be limited to project or plat identification and shall not include national corporate or trademark logos, or shall be otherwise as approved by the Master Developer and the Town. In any event, Signage on Main Entry wall signs shall be architecturally consistent with the design themes and materials set forth in this Master Sign Program.





**S-1** FREEWAY SIGN  
SCALE: 1/8" = 1'-0"


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D/F INTERNALLY ILLUMINATED SIGN CABINET WITH ROUTED ALUMINUM TENANT PANELS BACKED-UP WITH COLORED ACRYLIC TO UTILIZE TENANTS CORPORATE COLORS/LOGOS/TYPEFACES  
LANDLORD APPROVAL REQUIRED

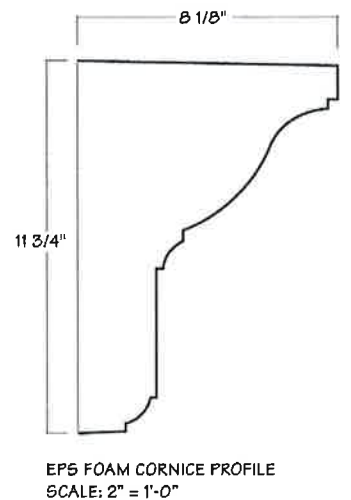
PAINT TO MATCH ICI 634 "LA MESA"  
DRYVIT® SANDPEBBLE FINE™ TEXTURE
- 

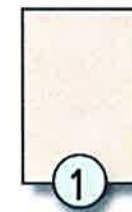
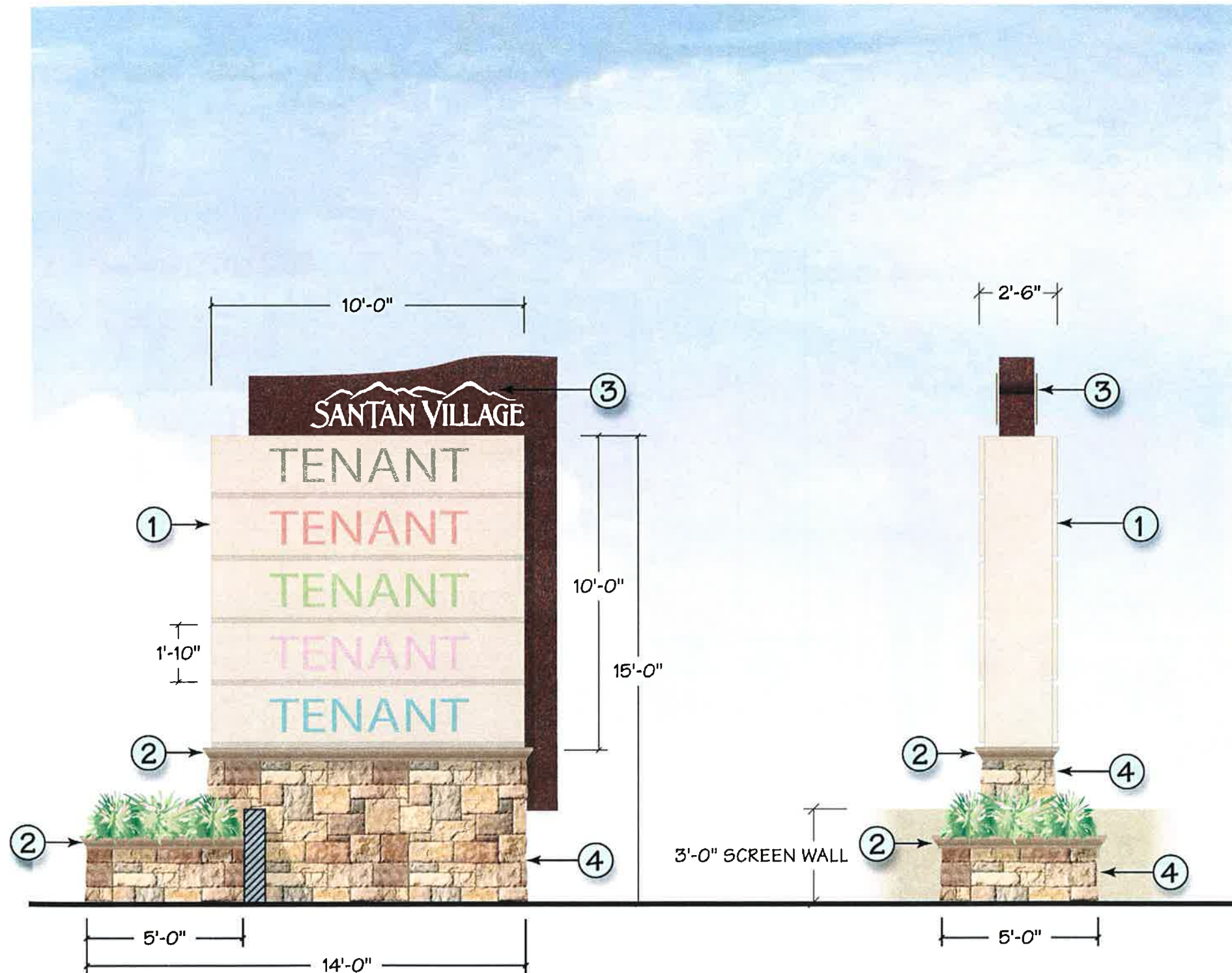
ALUMINUM POLE COVER  
PAINT TO MATCH ICI 527 "CAMEL TAN"  
DRYVIT® SANDPEBBLE FINE™ TEXTURE
- 

EPS FOAM CORNICE  
PAINT TO MATCH ICI 370 "WOODRUFF"  
DRYVIT® SANDPEBBLE FINE™ TEXTURE  
PROFILE AT RIGHT →
- 

CENTER ID CABINET / ALUMINUM POLE COVER  
POWDER COAT ROHM and HAAS "WEATHERED BROWN"
- 

INTERNALLY ILLUMINATED FACE-LIT CHANNEL LETTERS/LOGO  
WHITE ACRYLIC FACES  
5" RETURNS PAINTED WHITE

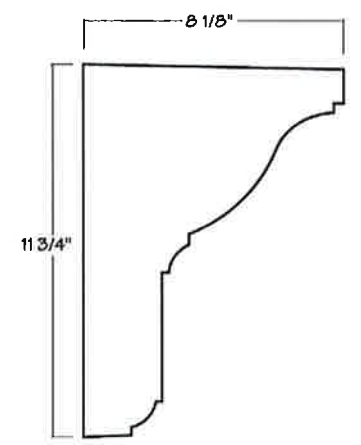




D/F INTERNALLY ILLUMINATED SIGN CABINET  
 TENANT PANELS WITH ROUTED COPY  
 TENANT COPY WILL BE 3/8" CLEAR ACRYLIC PUSH-THRU  
 WITH FIRST SURFACE APPLIED VINYL PER TENANTS  
 CORPORATE COLORS/LOGOS/TYPEFACES.  
 LANDLORD APPROVAL REQUIRED.  
 PAINT TO MATCH ICI 634 "LA MESA"  
 DRYVIT® SANDPEBBLE FINE™ TEXTURE



CONCRETE DESIGNS INC.  
 PRECAST CONCRETE CORNICE M51  
 PAINT TO MATCH ICI 370 "WOODRUFF"  
 PROFILE AT RIGHT →



CONCRETE CORNICE PROFILE M51  
 SCALE: 2" = 1'-0"



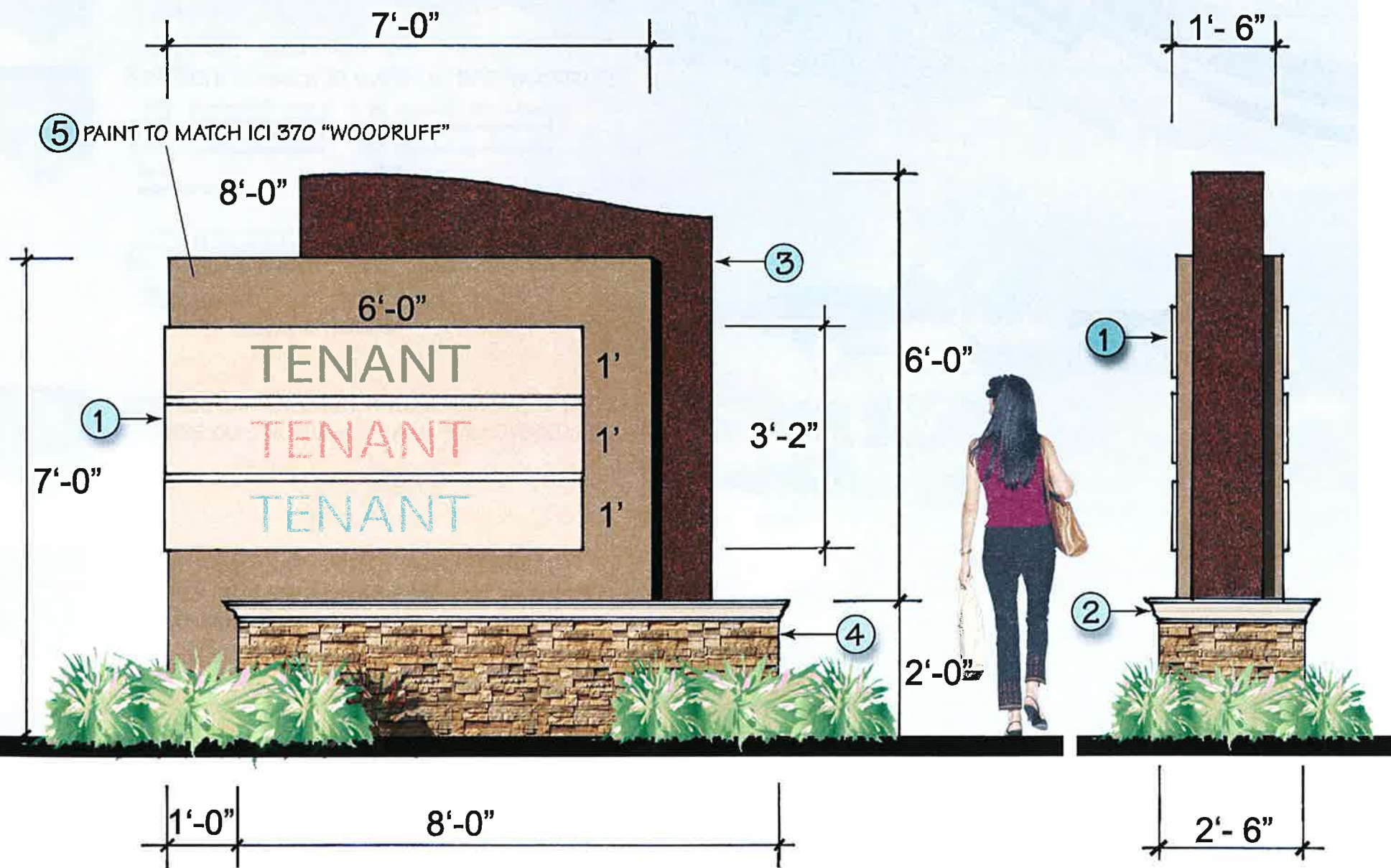
CENTER ID CABINET / ALUMINUM ACCENT  
 POWDER COATED ROHM and HAAS "WEATHERED BROWN"  
 INTERNALLY ILLUMINATED ROUTED CENTER ID/LOGO  
 PUSH-THRU LETTERS/LOGO WITH ALUMINUM LETTER FACES  
 POWDER COATED WHITE



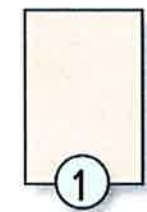
CULTURED STONE "CHARDONNAY EUROPEAN CASTLE STONE"  
 VENEER OVER CMU BASE

**S-2** MULTI TENANT TOWER SIGN  
 SCALE: 1/4" = 1'-0"

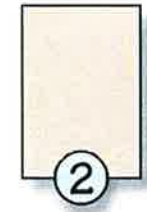




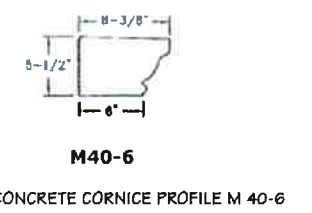
⑤ PAINT TO MATCH ICI 370 "WOODRUFF"



D/F INTERNALLY ILLUMINATED SIGN CABINET  
 TENANT PANELS WITH ROUTED COPY  
 TENANT COPY WILL BE 3/8" CLEAR ACRYLIC PUSH-THRU  
 WITH FIRST SURFACE APPLIED VINYL PER TENANTS  
 CORPORATE COLORS/LOGOS/TYPEFACES.  
 LANDLORD APPROVAL REQUIRED.  
 PAINT TO MATCH ICI 634 "LA MESA"  
 DRYVIT® SANDPEBBLE FINE™ TEXTURE



CONCRETE DESIGNS INC.  
 PRECAST CONCRETE CORNICE M40-6  
 PAINT TO MATCH ICI 634 "LA MESA"  
 PROFILE AT RIGHT →



POWDER COATED ROHM and HAAS "WEATHERED BROWN"



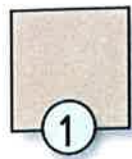
CULTURED STONE "PRO-FIT ALPINE LEDGESTONE - AUTUMN"  
 VENEER OVER CMU BASE



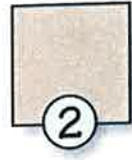
PAINT TO MATCH ICI 370 "WOODRUFF"

NOTE: TENANT PANELS MAY BE GROUPED TO CREATE A SINGLE  
 OR TWO PANEL ALTERNATIVE.

**§-2.1** TENANT MONUMENT SIGN  
 SCALE: 1/2" = 1'-0"



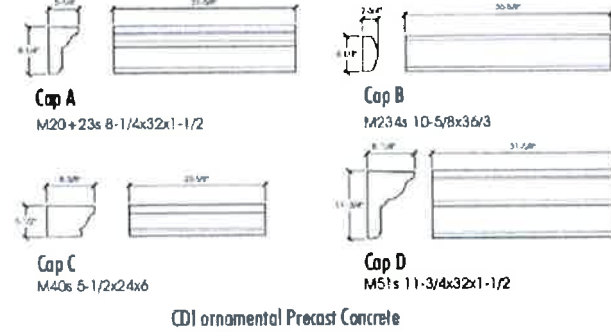
1 STUCCO ON CMU PAINT TO MATCH ICI 527 "CAMEL TAN"



2 SMOOTH EFIS WITH REVEALS PAINT TO MATCH ICI 527 "CAMEL TAN"



3 CONCRETE CORNICE TO MATCH ICI 370 "WOODRUFF"



4 REVERSE PAN CHANNEL HALO ILLUMINATED LETTERS POWDER COAT ROHM and HAAS "WEATHERED BROWN"



5 METAL TOWER CAP - WITH UP-LIGHT BENEATH POWDER COAT ROHM and HAAS "WEATHERED BROWN"



6 CULTURED STONE "CHARDONNAY EUROPEAN CASTLE STONE" VENEER OVER CMU BASE

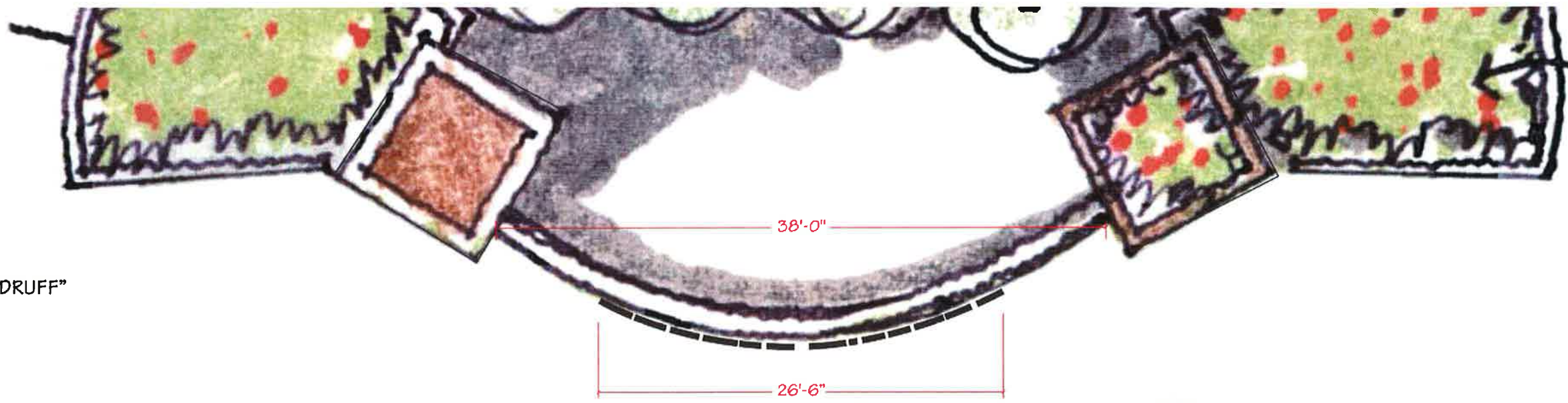


7 GROUND MOUNTED UP-LIGHT



8 FLOWER PLANTING

\* Contact Ellermann Schick and Bruno Architects for construction document.

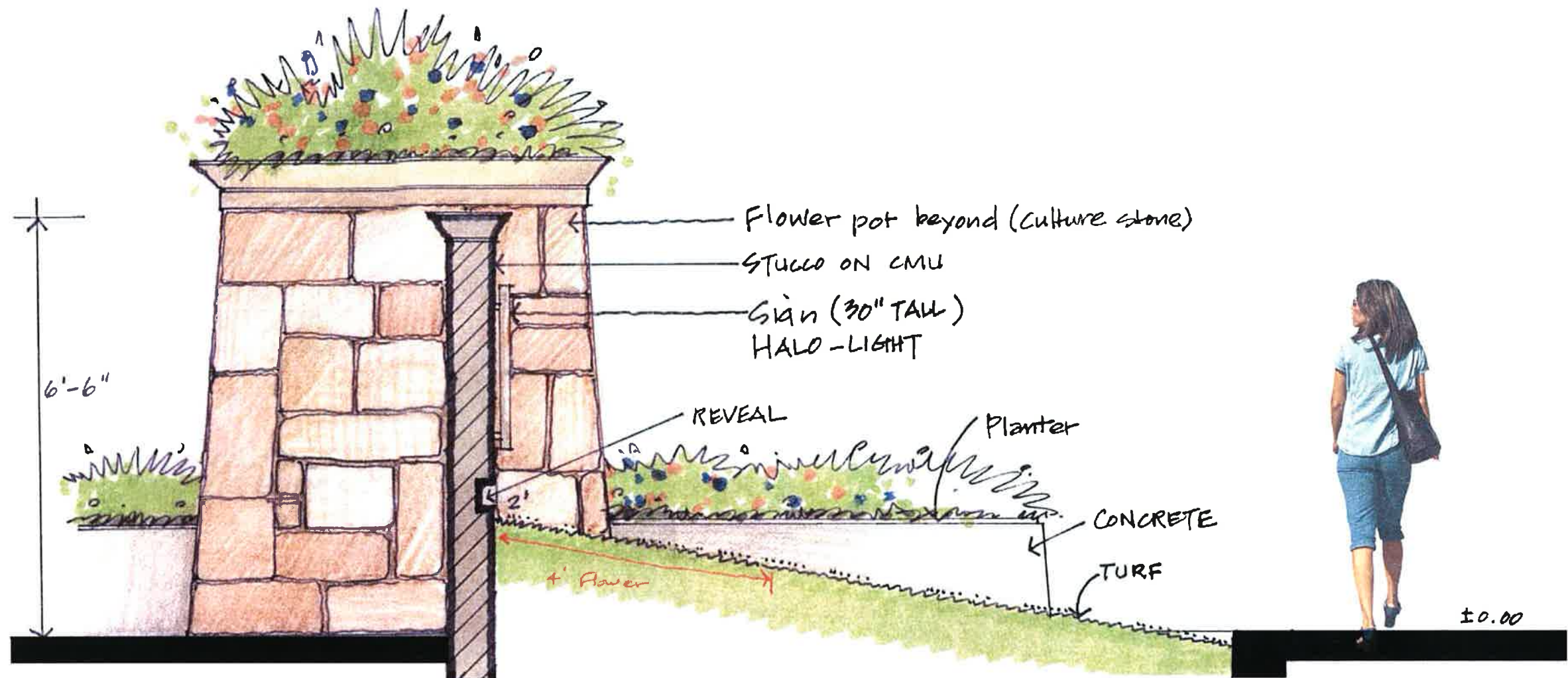


S-3

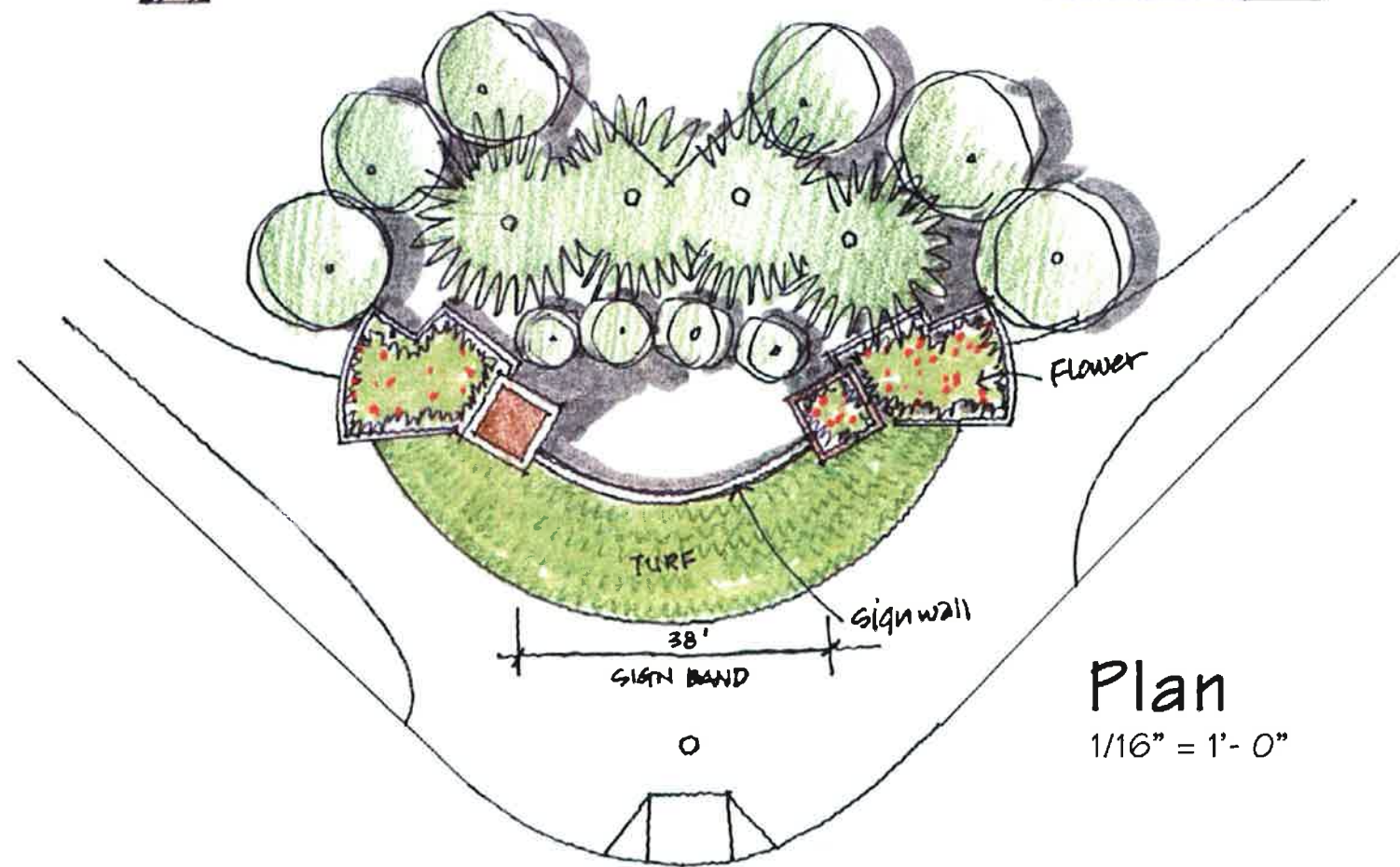
PRIMARY GATEWAY SIGN  
SCALE: 1/8" = 1'-0"

\*UP-LIGHTING TOWER, METAL CAP AND PLANTER





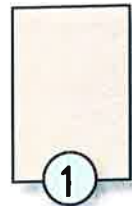
Section  
1/2" = 1'-0"



Plan  
1/16" = 1'-0"

**S-3** PRIMARY GATEWAY SIGN

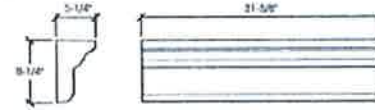
\* Contact Ellermann Schick and Bruno Architects for construction document.



STUCCO ON CMU PAINT TO MATCH ICI 634 "LA MESA"



CONCRETE CORNICE TO MATCH ICI 370 "WOODRUFF" PROFILE AT RIGHT



Cap A  
M20 + 23s 8-1/4x32x1-1/2



REVERSE PAN CHANNEL HALO ILLUMINATED LETTERS  
POWDER COAT ROHM and HAAS "WEATHERED BROWN"



METAL TOWER CAP - WITH UP-LIGHT BENEATH  
POWDER COAT ROHM and HAAS "WEATHERED BROWN"



CULTURED STONE "PRO-FIT ALPINE LEDGESTONE - AUTUMN"  
VENEER OVER CMU BASE

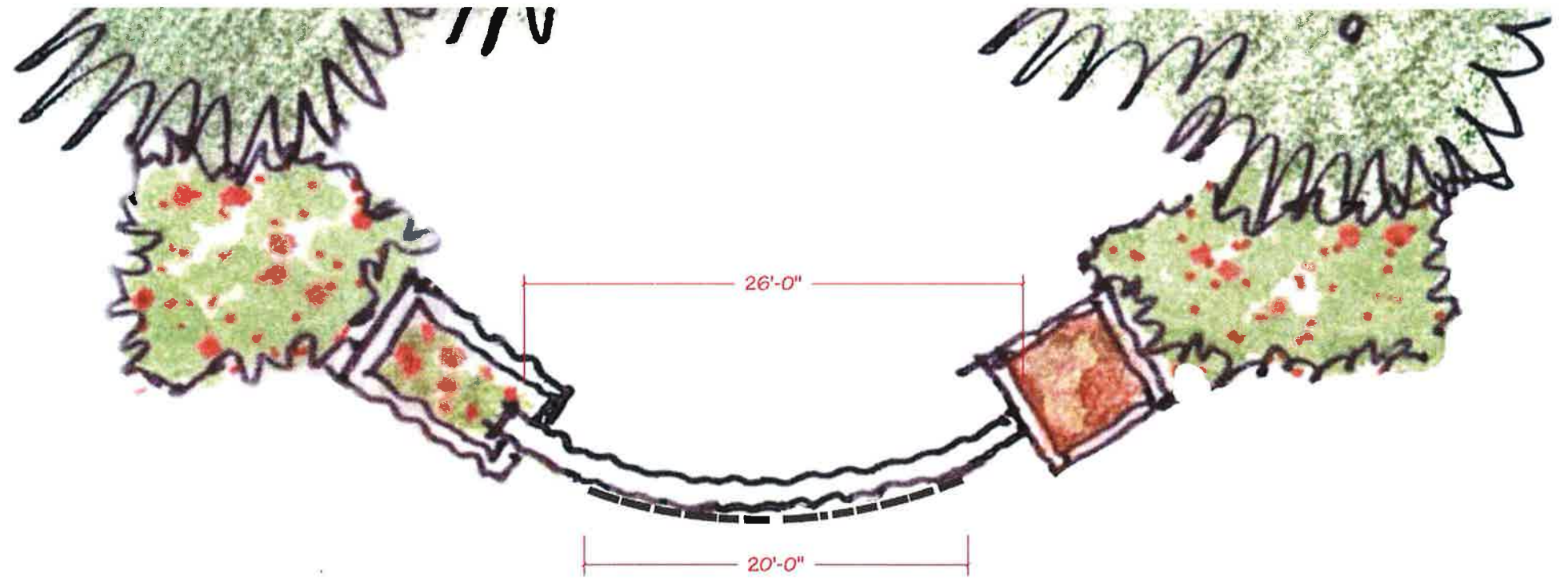


GROUND MOUNTED UP-LIGHT



FLOWER PLANTING

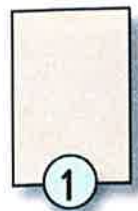
\* Contact Ellermann Schick and Bruno  
Architects for construction document.



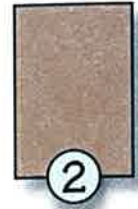
**S-4** SECONDARY GATEWAY SIGN  
SCALE: 1/8" = 1'-0"

\*UP-LIGHTING TOWER, METAL TOWER CAP AND PLANTER

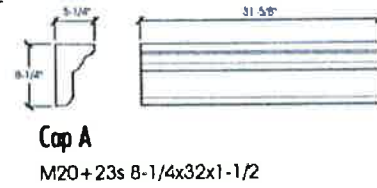




STUCCO ON CMU PAINT TO MATCH ICI 634 "LA MESA"



CONCRETE CORNICE TO MATCH ICI 370 "WOODRUFF" PROFILE AT RIGHT



REVERSE PAN CHANNEL HALO ILLUMINATED LETTERS POWDER COAT ROHM and HAAS "WEATHERED BROWN"



METAL TOWER CAP - WITH UP-LIGHT BENEATH POWDER COAT ROHM and HAAS "WEATHERED BROWN"



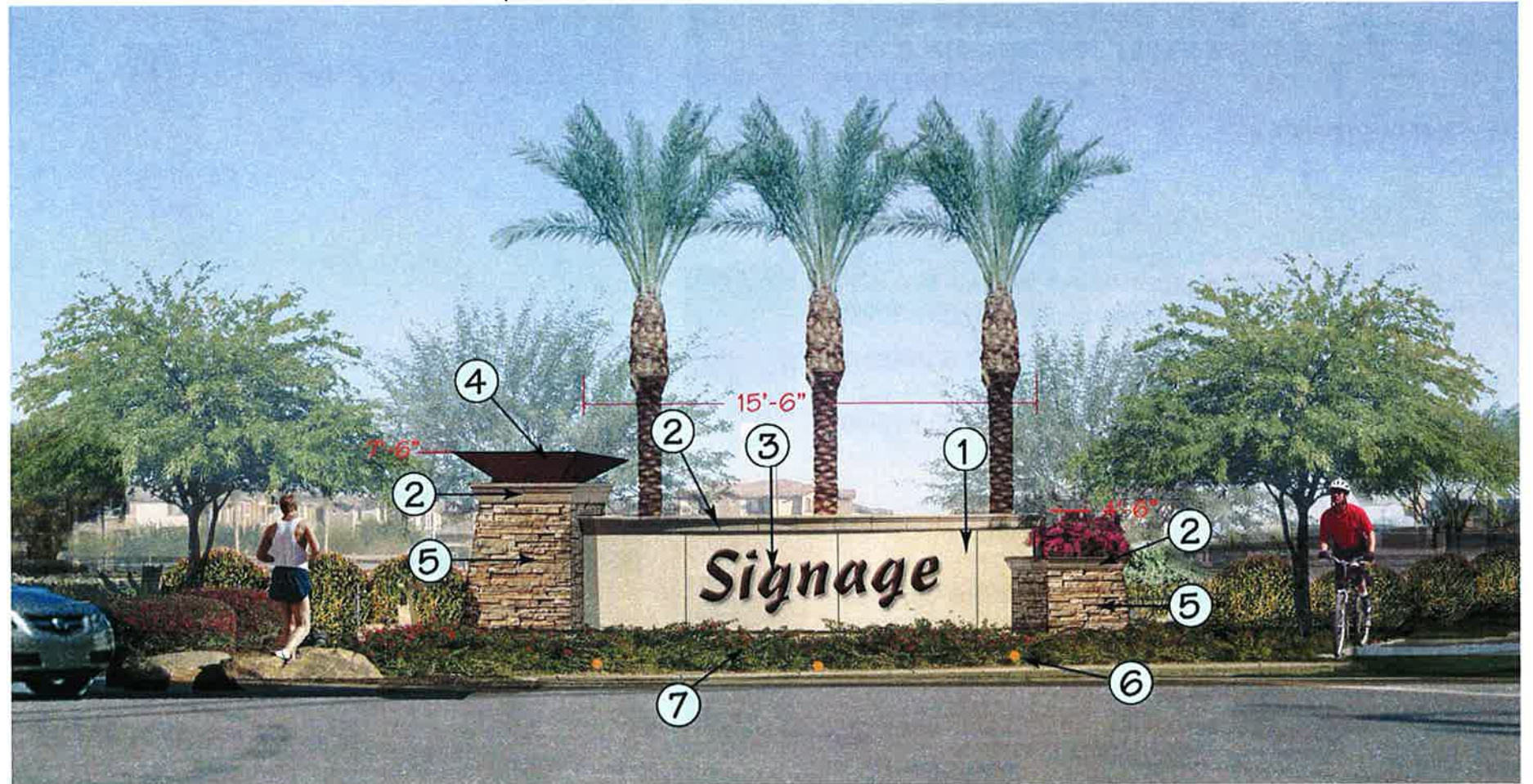
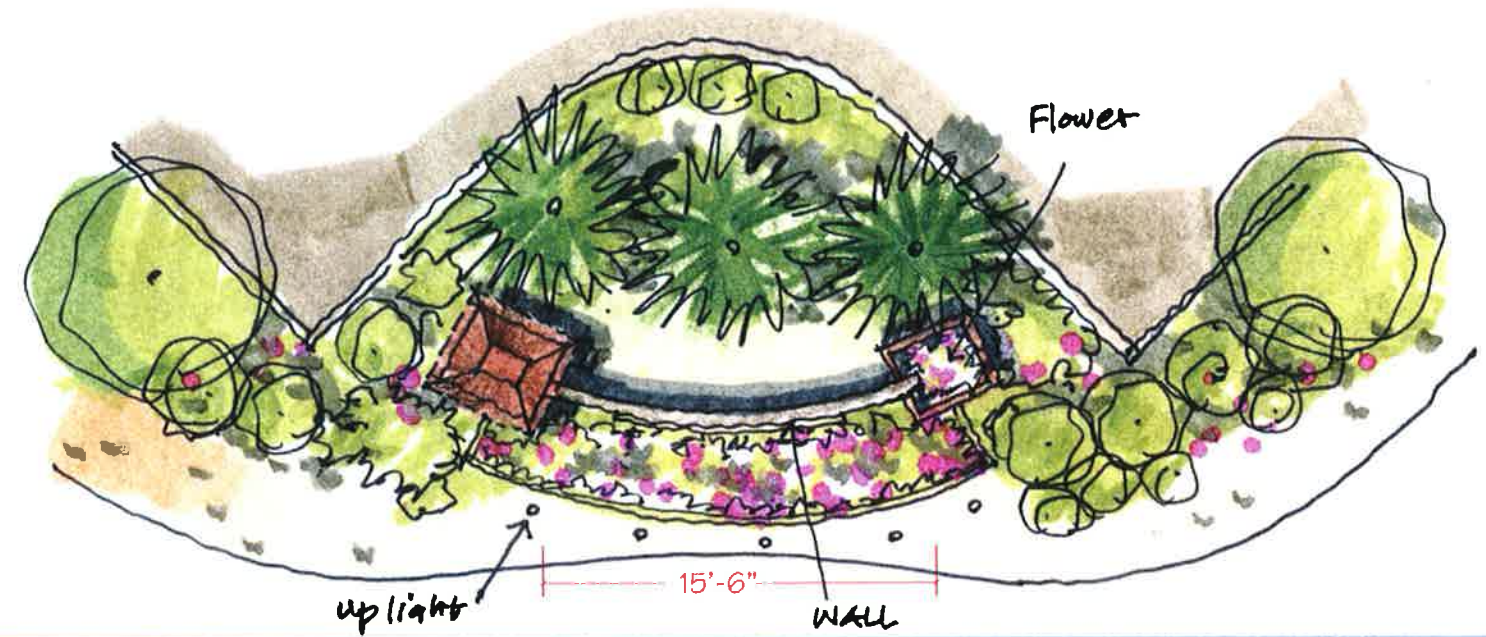
CULTURED STONE "PRO-FIT ALPINE LEDGESTONE - AUTUMN" VENEER OVER CMU BASE



GROUND MOUNTED UP-LIGHT



FLOWER PLANTING



S-5

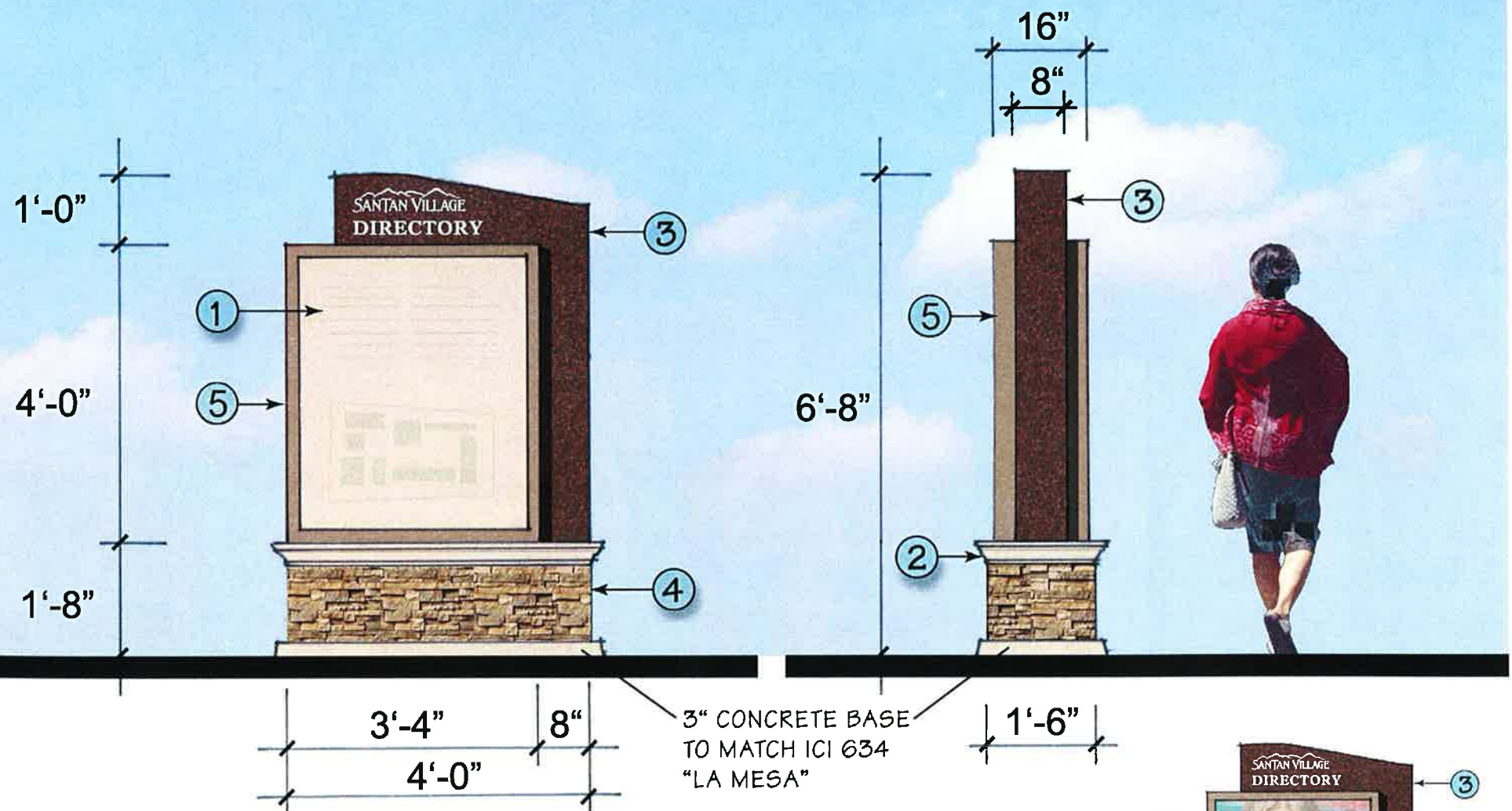
MAIN ENTRY WALL / SIGN

SCALE: 1/8" = 1'-0"

\*UP-LIGHTING TOWER, METAL TOWER CAP AND PLANTER

**NOTE:** Signage on Main Entry wall signs shall be limited to project or plat identification and shall not include national corporate or trademark logos, or shall be otherwise as approved by the Master Developer and the Town. In any event, Signage on Main Entry wall signs shall be architecturally consistent with the design themes and materials set forth in this Master Sign Program.

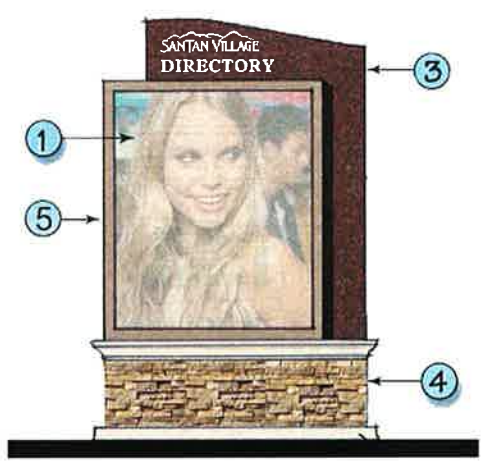
\* Contact Ellermann Schlick and Bruno Architects for construction document.



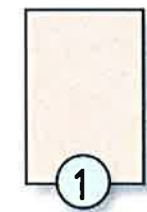
DIRECTORY SIGN  
SCALE: 1/2" = 1'-0"

NOTE: Directory signs must be located along pedestrian walkways, in pedestrian friendly areas, or in landscape areas.

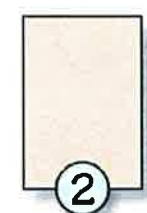
NOTE: Three-sided directory signs may be used in place of two-sided directory signs subject to first receiving the approval of the Master Developer. All such signs should be architecturally consistent with the design themes set forth in this Master Sign Program.



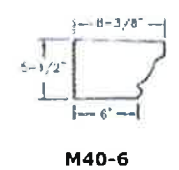
Graphic side



4'-0" x 3'-4" INTERNALLY ILLUMINATED ALUMINUM CABINET. INTERIOR PAINTED TO MATCH ICI 634 "LA MESA".



CONCRETE DESIGNS INC. PRECAST CONCRETE CORNICE M40-6 PAINT TO MATCH ICI 634 "LA MESA" PROFILE AT RIGHT →



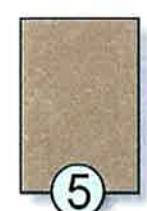
CONCRETE CORNICE PROFILE M40-6



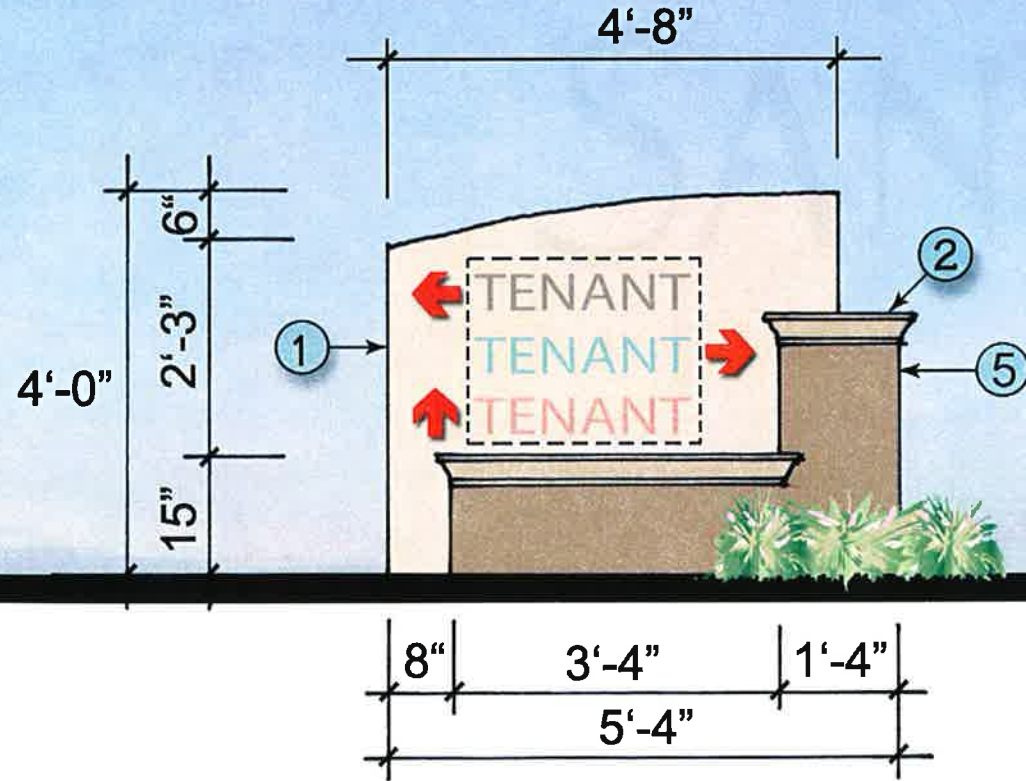
SIGNAGE CABINET ALUMINUM ACCENT POWDER COATED ROHM and HAAS "WEATHERED BROWN" INTERNALLY ILLUMINATED ROUTED CENTER ID/LOGO PUSH-THRU LETTERS/LOGO WITH ALUMINUM LETTER FACES POWDER COATED WHITE



CULTURED STONE "PRO-FIT ALPINE LEDGESTONE - AUTUMN" VENEER OVER CMU BASE

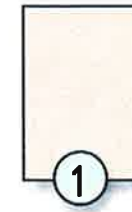
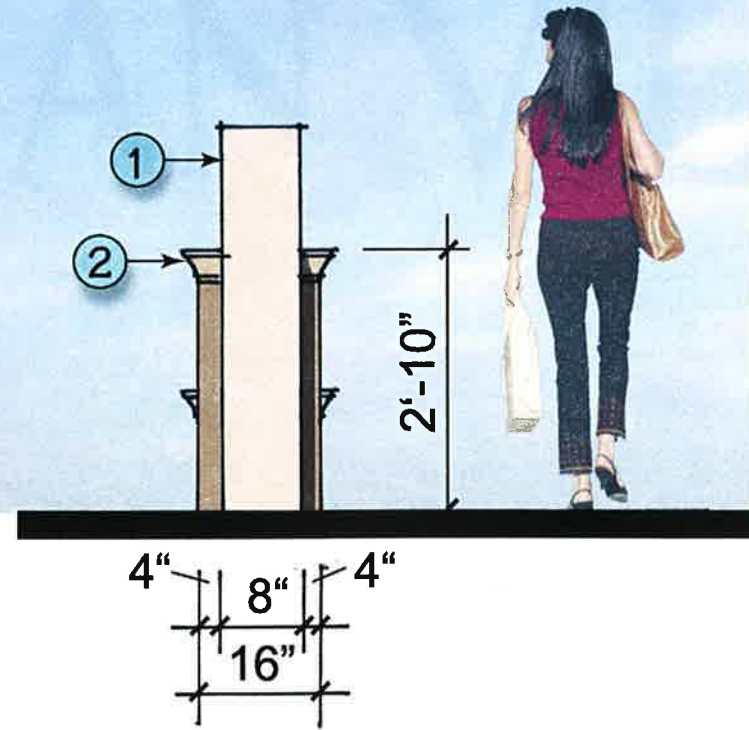


1-1/2" HINGED DIRECTORY RETAINER WITH STANDARD LOCK AND KEY. ALUMINUM RETAINER PAINT TO MATCH ICI 370 "WOODRUFF"



DIRECTIONAL SIGN  
SCALE: 1/2" = 1'-0"

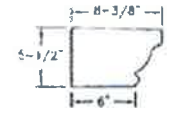
NOTE: The dashed line around the tenant names represents an area that is 6 square feet.



D/F INTERNALLY ILLUMINATED SIGN CABINET  
TENANT PANELS WITH ROUTED COPY  
TENANT COPY WILL BE 3/8" CLEAR ACRYLIC PUSH-THRU  
WITH FIRST SURFACE APPLIED VINYL PER TENANTS  
CORPORATE COLORS/LOGOS/TYPEFACES.  
LANDLORD APPROVAL REQUIRED.  
PAINT TO MATCH ICI 634 "LA MESA"  
DRYVIT® SANDPEBBLE FINE™ TEXTURE



CONCRETE DESIGNS INC.  
PRECAST CONCRETE CORNICE M40-6  
PAINT TO MATCH ICI 527 "CAMEL TAN"  
PROFILE AT RIGHT →



M40-6

CONCRETE CORNICE PROFILE M40-6



NOT USED  
POWDER COATED ROHM and HAAS "WEATHERED BROWN"



NOT USED  
CULTURED STONE  
VENEER OVER CMU BASE



PAINT TO MATCH ICI 370 "WOODRUFF"



# SANTAN VILLAGE



# SANTAN VILLAGE

## Parcels 'A', 'C', 'D', and 'E'

### Building Sign Matrix Major and Mini-Major Tenants (Retail Uses)

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Major Tenant with occupancy of 50,000 SF or greater	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	Copy displayed in multiple lines cannot exceed a total height of 96".	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below	Interior, Backlit or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
Mini-Major Tenant with occupancy greater than 20,000 SF through 49,999 SF	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	Copy displayed in multiple lines cannot exceed a total height of 96".	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
Mini-Major Tenant with occupancy greater than 10,000 SF through 19,999 SF	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	Copy displayed in multiple lines cannot exceed a total height of 96".	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
Mini-Major Tenant with occupancy 9,999 SF or less	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	Copy displayed in multiple lines cannot exceed a total height of 96".	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
All Tenants	Under Canopy Blade Sign (Optional)	Tenant Identification	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	6 SF See General Note 3 Below	Non-illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics

#### GENERAL NOTES:

- 1) For signs on elevations located within seventy five (75) feet of a public right-of-way or the centerline of a private roadway, the sign area for the elevation parallel to the street or private roadway shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. The sign area on any elevation may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 2) Reference to "Street Frontage" shall pertain to both public and private roadways.
- 3) The size of the Blade Sign(s) may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 4) Signs directly adjacent to properties designated in the General Plan for residential use may not have lit signs, signs greater than 16 square feet or signs that are mounted above 14 feet. These restrictions shall not apply to parcels within San Tan Village that are separated from property designated in the General Plan for residential use by public rights-of-way or private streets.



# SANTAN VILLAGE

## Parcels 'A', 'C', 'D', and 'E'

### Building Sign Matrix Shop Tenants (Retail Uses)

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Shop Tenants	Wall Signs	Tenant ID	Wall surfaces and architectural features designed to accommodate signage.	Copy displayed in multiple lines cannot exceed a total height of 48".	1.5 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed.  See General Note 1 Below  32 SF Minimum Per Building Elevation Upon Which Signage is Placed	Interior, Backlit or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
Shop Tenants	Under Canopy Blade Sign	Tenant ID	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	6 SF See General Note 3 Below	Non-illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics

#### GENERAL NOTES:

- 1) For shop tenant signs on elevations located within seventy five (75) feet of a public right-of-way or the centerline of a private roadway, the sign area for the elevation parallel to the street or private roadway shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. The sign area on any elevation may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 2) Reference to "Street Frontage" shall pertain to both public and private roadways.
- 3) The size of the Blade Sign(s) may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 4) Signs directly adjacent to properties designated in the General Plan for residential use may not have lit signs, signs greater than 16 square feet or signs that are mounted above 14 feet. These restrictions shall not apply to parcels within San Tan Village that are separated from property designated in the General Plan for residential use by public rights-of-way or private streets.

# SANTAN VILLAGE

## Parcels 'A', 'C', 'D', and 'E'

### Building Sign Matrix Freestanding Pad Tenants (Retail Uses)

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Pad Tenant	Wall Signs	Tenant ID	Wall surfaces and architectural features designed to accommodate signage.	Copy displayed in multiple lines cannot exceed a total height of 96".	1.5 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below  32 SF Minimum Sign Area Permitted per Elevation	Interior, Backlit, or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	Under Canopy Blade Sign	Tenant ID	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	6 SF See General Note 3 Below	Non-Illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics
Pad Tenant	Menu Signs	Menu Display and Pricing	Drive Thru	Per Gilbert Sign Ordinance	Per Gilbert Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	Traffic Directionals	Vehicular	Driveways and Drive Thru as Required	Per Gilbert Sign Ordinance	Per Gilbert Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	ATM	ATM	Wall or Freestanding	Per Gilbert Sign Ordinance	Per Gilbert Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material

**GENERAL NOTES:**

- 1) For shop tenant signs on elevations located within seventy five (75) feet of a public right-of-way or the centerline of a private roadway, the sign area for the elevation parallel to the street or private roadway shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. The sign area on any elevation may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 2) Reference to "Street Frontage" shall pertain to both public and private roadways.
- 3) The size of the Blade Sign(s) may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 4) Signs directly adjacent to properties designated in the General Plan for residential use may not have lit signs, signs greater than 16 square feet or signs that are mounted above 14 feet. These restrictions shall not apply to parcels within San Tan Village that are separated from property designated in the General Plan for residential use by public rights-of-way or private streets.

# SANTAN VILLAGE

## Parcels 'A', 'C', 'D', and 'E'

### Building Sign Matrix (Hospitality Uses)

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
<b>Tenant Signage on Single-Story Building</b>	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	Copy displayed in multiple lines cannot exceed a total height of 96".	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below	Interior, Backlit or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
<b>Tenant Signage on Multi-Story Building (2 Floors)</b>	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	Copy displayed in multiple lines cannot exceed a total height of 96".	Reference Section III(A) of this Master Sign Plan See General Note 1 Below	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
<b>Tenant Signage on Multi-Story Building (3 or More Floors)</b>	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	Copy displayed in multiple lines cannot exceed a total height of 96".	Reference Section III(A) of this Master Sign Plan See General Note 1 Below	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material

#### GENERAL NOTES:

- 1) For tenant signs on elevations located within seventy five (75) feet of a public right-of-way or the centerline of a private roadway, the sign area for the elevation parallel to the street or private roadway shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. The sign area on any elevation may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 2) Reference to "Street Frontage" shall pertain to both public and private roadways.
- 3) Signs directly adjacent to properties designated in the General Plan for residential use may not have lit signs, signs greater than 16 square feet or signs that are mounted above 14 feet. These restrictions shall not apply to parcels within San Tan Village that are separated from property designated in the General Plan for residential use by public rights-of-way or private streets.

# SANTAN VILLAGE

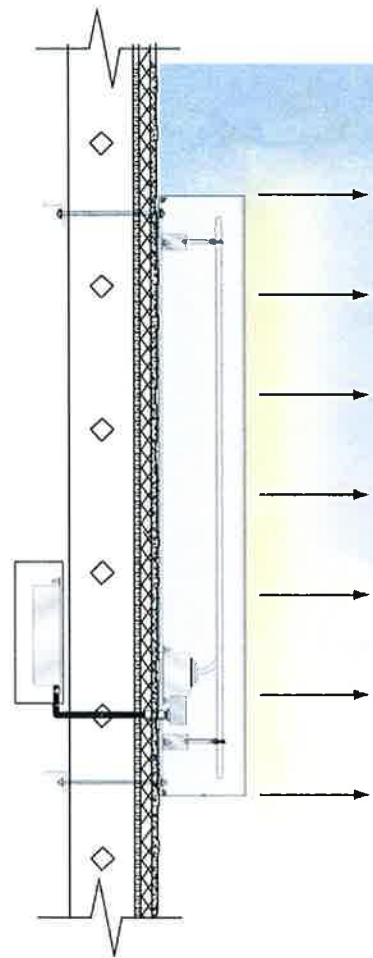
## Parcels 'A', 'C', 'D', and 'E'

### Building Sign Matrix (Office / Employment Uses)

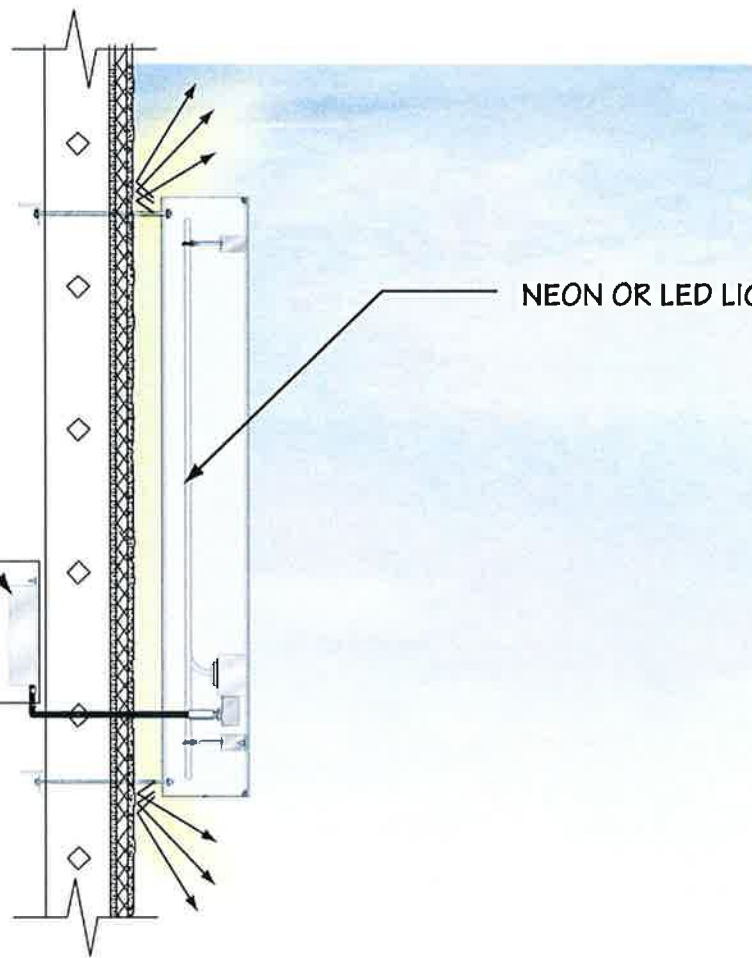
SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
<b>Tenant Signage on Single-Story Building</b>	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	Copy displayed in multiple lines cannot exceed a total height of 96".	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed. See General Note 1 Below	Interior, Backlit or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
<b>Tenant Signage on Multi-Story Building (2 Floors)</b>	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	Copy displayed in multiple lines cannot exceed a total height of 96".	Reference Section III(A) of this Master Sign Plan. See General Note 1 Below	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
<b>Tenant Signage on Multi-Story Building (3 or More Floors)</b>	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	Copy displayed in multiple lines cannot exceed a total height of 96".	Reference Section III(A) of this Master Sign Plan. See General Note 1 Below	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material

#### GENERAL NOTES:

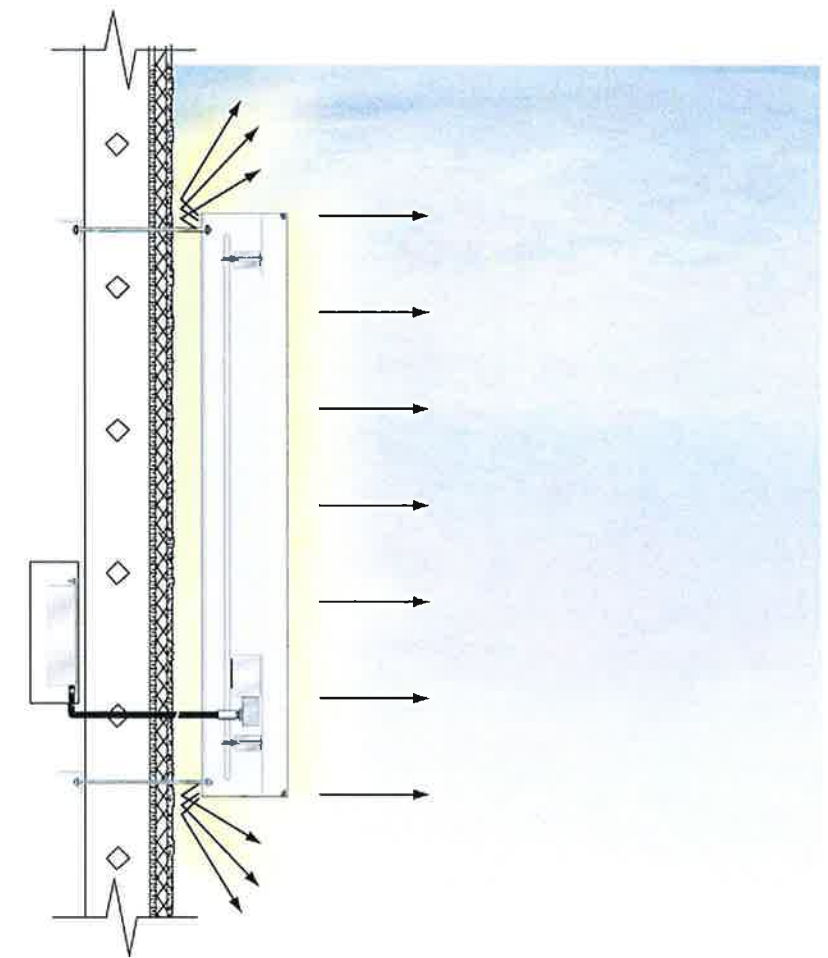
- 1) For tenant signs on elevations located within seventy five (75) feet of a public right-of-way or the centerline of a private roadway, the sign area for the elevation parallel to the street or private roadway shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. The sign area on any elevation may be increased by up to twenty five (25%) percent subject to administrative approval by the Town of Gilbert Planning Services Manager or equivalent thereof and the Master Developer.
- 2) Reference to "Street Frontage" shall pertain to both public and private roadways.
- 3) Signs directly adjacent to properties designated in the General Plan for residential use may not have lit signs, signs greater than 16 square feet or signs that are mounted above 14 feet. These restrictions shall not apply to parcels within San Tan Village that are separated from property designated in the General Plan for residential use by public rights-of-way or private streets.



REMOTE MOUNTED  
TRANSFORMER



NEON OR LED LIGHT SOURCE



### TYPE "A"

TYPICAL FACE-LIT PAN CHANNEL LETTER

TRANSLUCENT ACRYLIC LETTER FACE ALLOWS LIGHT TO PASS  
OUT THE FRONT OF LETTER

### TYPE "B"

TYPICAL HALO-ILLUMINATED REVERSE  
PAN CHANNEL LETTER

LETTER FACE IS OPAQUE PAINTED METAL

OPEN LETTER BACK ALLOWS LIGHT TO PASS  
OUT THE BACK OF LETTER TO REFLECT OFF  
OF WALL SURFACE BEHIND

### TYPE "C"

TYPICAL COMBINATION FACE LIT / HALO-ILLUMINATED  
PAN CHANNEL LETTER

TRANSLUCENT ACRYLIC LETTER FACE ALLOWS LIGHT TO PASS  
OUT THE FRONT OF LETTER

OPEN LETTER BACK ALLOWS LIGHT TO PASS  
OUT THE BACK OF LETTER TO REFLECT OFF  
OF WALL SURFACE BEHIND