



## NOTICE OF ADMINISTRATIVE DECISION

June 30, 2022

Ana Sandoval-Jones  
Trademark Visual  
3825 S 36th ST  
Phoenix, AZ 85040  
Email: [ajones@trademarkvisual.com](mailto:ajones@trademarkvisual.com)

RE: Administrative Design Review to establish a Comprehensive Sign Plan for the Power Gateway 202 future industrial development – Comprehensive Sign Plan – located at the SEC of Warner Rd. and Swan Dr.: PDR-2022-00032(**DR21-02**)

Dear Ms. Sandoval - Jones:

Staff has reviewed and **approved** your Administrative Design Review **DR22-32**, for approval of the proposed Comprehensive Sign Plan, including wall, monument sign, and vehicular directional signs for the Power Gateway 202 on approximately 19.98 acres located at the SEC of Warner Rd. and Swan Dr. and zoned Light Industrial (LI) zoning district.

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

1. Construction of the monument sign shall conform to the exhibits submitted for this request, consisting of the following sheets: Site Plans, Sign Details and Elevations and Sign Criteria/ Project Narrative. All exhibits are stamped administratively approved June 30, 2022.

If you have any questions regarding these findings, please contact me at (480) 503-6589.

Sincerely,

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

Josh Rogers  
Planner II

# POWER GATEWAY 202

COMPREHENSIVE SIGN PLAN  
4559 E Warner Road | Gilbert, AZ 85296

**APPROVED**  
Administrative Design Review  
Case # DR22-32 Power Gateway 202 CSP  
Date June 30, 2022

**PROJECT DESCRIPTION**

**INTRODUCTION**

**LANDLORD APPROVAL PROCESS**

**GENERAL SIGNAGE STANDARDS**

**DEFINITIONS**

**SIGN MATRIX**

**CREATIVE MATERIALS**

**SIGN LOCATION PLAN**

**TENANT SIGN CRITERIA**

- **TENANT WALL SIGN**
- **MULTI-TENANT MONUMENT**
- **FREESTANDING VEHICULAR DIRECTIONALS**

**PROPERTY SIGN CRITERIA**

- **BUILDING ADDRESS NUMBERS**

**SIGN BAND ELEVATIONS**

**PROJECT**

Power Gateway 202  
4559 E Warner Road  
Gilbert, AZ 85296

**DEVELOPER**

Hopewell Development  
410 2020 4th Street SW  
Calgary, Alberta T2S 1W3

Jay Ohanesian  
(407) 948 0405

**ARCHITECT OF RECORD**

Deutsch Architecture Group  
4600 E Indian School Road  
Phoenix, AZ 85018

**SIGNAGE CONSULTANT**

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

Jim Bacher  
(602) 792 3120  
jbacher@trademarkvisual.com

**PARCEL INFORMATION**

ZONING  
LI - Light Industrial, Gateway Character Area

PARCEL NO.  
304-29-013C

NET SITE AREA  
743,470 SF (17.1 Acres)

**OCCUPANCY**

TYPE  
Industrial; 4 Buildings  
PHASE I: BLDG A & B  
PHASE II: BLDG C & D

BUILDING AREA  
PHASE I: 123,694 SF  
PHASE II: 142,424 SF

PARKING  
PHASE I: 211 Spaces  
PHASE II: 215 Spaces

**JURISDICTION**

Town of Gilbert  
Land Development Code  
Chapter I, Article 4.4 Sign Regulations

All tenant signs within Power Gateway 202 must be compatible with the standards outlined in this Comprehensive Sign Plan. The purpose of the sign standards is to ensure an attractive environment and to protect the interests of the surrounding neighborhood, owner, and tenants within Power Gateway 202. Conformance will be strictly enforced, and any installed non-conforming or unapproved signs will be brought into conformance at the sole expense of the tenant. Before designing signs, all tenants will receive a copy of these signage standards. Tenants may only utilize space on monument signage included within this CSP, instead of constructing additional monument signs. Sign plans submitted to the owner's representative for approval must conform to these standards. The owner's representative may administer and interpret the criteria as it applies to signage designs. All signs must be approved in writing by the owner's representative prior to application to Town of Gilbert, for permitting.

Where the Power Gateway 202 Comprehensive Sign Plan does not provide criteria, the Town of Gilbert Land Development Code will have precedence.

**APPROVED**  
**Administrative Design Review**

**Case #** DR22-32 Power Gateway 202 CSP

**Date** June 30, 2022

**Signage Proposal**

Each tenant must submit to the owner’s representative three (3) sets of detailed shop drawings (or a PDF Electronic Copy) showing locations (on buildings and/or property), dimensions, sizes, design, colors, materials, lettering, graphics, conduits, junction boxes, sleeves, and other mounting apparatus of all proposed freestanding, wall, window, and rear door signs. This submittal must be made at least fifteen (15) days prior to submitting requests for permits or manufacturing.

**Sign Contractor’s Responsibilities**

Prior to preparation of signage drawings and specifications, the tenant’s sign contractor must review all architectural, structural, and electrical documents as they relate to the building wall and/or storefront at the proposed signage location. In addition, the sign contractor should visit the project site to become familiar with as-built conditions and to verify all dimensions.

Sign faces, sign cabinets and method of attaching signs to their support structure shall be designed and constructed to be in compliance with provisions of The Town of Gilbert Development Code.

**Sign Shop Drawings**

Sign shop drawings submitted by the Tenant shall provide complete information for the Landlord to understand the signage design, installation and appearance. Sign shop drawings shall:

- 1) provide an elevation, in scale, of the storefront façade illustrating each sign’s location and size.
- 2) provide a section or sections through the sign.
- 3) identify the materials and construction.
- 4) provide complete information on installation.
- 5) provide electrical specifications for signage.

**Tenant Responsibilities For Other Regulations**

The owner’s representative’s approval of a tenant’s signage plan does not constitute an implication, representation, or certification by the owner’s representative that those plans are in compliance with applicable statutes, codes, ordinances, or other regulations. Compliance with other regulations is the sole responsibility of the tenant for all work performed on the premises by, or for the tenant.

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.

**Owner’s Representative Review**

After review of the signage proposal, the owner’s representative will return one of the three sets of drawings (or a PDF Copy) to the Tenant, marked either “Approved,” “Approved as Noted,” or “Revise and Resubmit.”

**“Approved”**

If drawings are marked “Approved,” the Tenant is allowed to proceed with sign permitting. Upon permit approval, construction and installation in accordance with the drawings may commence.

**“Approved as Noted”**

If drawings are marked “Approved as Noted,” the tenant is allowed to proceed with sign permitting and then construction and installation, provided that any modifications noted are incorporated into the design. An applicant that takes exception to the noted modifications may revise and resubmit, as explained below.

**“Revise and Resubmit”**

If drawings are marked “Revise and Resubmit,” the plans will be returned to the tenant with comments. The drawings must be revised and resubmitted for owner’s representative approval.

For owner’s representative review, send signage drawings to:

Owner’s Representatives:

HOPEWELL DEVELOPMENT  
410 2020 4th Street SW  
Calgary, Alberta T2S 1W3

Jay Ohanesian  
Phone: (407) 948 0405

**Installation/ Sealing Of Building Wall Penetrations**

All mounting is to be performed by the tenant’s sign company. Tenant’s building signage must be mounted directly to the building façade or canopy as shown on the elevations. Façade penetrations should be kept to a minimum. All penetrations of the building wall structure required for sign installation shall be neatly sealed in a watertight fashion. No roof penetrations are allowed. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.

**Openings In Building Walls**

Locations of all openings for conduit and sleeves in building walls must be indicated by the sign contractor on the drawings submitted. The contractor shall install the sign in accordance with the approved drawings. All penetrations made shall be sealed during the sign installation to prevent damage to the building walls/ materials.

**Electrical Requirements**

No exposed tubing or conduit will be permitted. All conductors, transformers, and other equipment shall be concealed. All electrical signs shall bear the UL label and shall conform to National Electrical Code Standards.

**Damage Caused By Or During Installation**

The sign contractor and/or tenant will pay for any damage to a building’s fascia, canopy, structure, roof, building elements or flashing caused by sign installation.

**Upkeep And Maintenance**

Each Tenant is fully responsible for the upkeep and maintenance of its sign(s), including any individual monument signage, and tenants are to repair any sign defects within five (5) days of notification. If a tenant does not repair said sign(s), the owner, at the tenant’s sole cost and expense, may repair and/or replace sign(s). A penalty of 100% of the owner’s cost to repair said signage, in addition to the cost of the repair, may be assessed to the tenant if the landlord or building owner is required to provide the necessary maintenance due to the tenant’s non compliance following notification.

**Owner’s Right To Modify Requirements**

The owner’s representative has the right to modify the sign design standards and requirements for any Tenant.

**Required Insurance For Sign Contractors**

All sign contractors must carry workers’ compensation and commercial liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or installation of signs, with a combined single limit in an amount not less than two million and no/100 dollars (\$2,000,000.00) per occurrence. Every sign contractor must hold a current contractor’s license in the State of Arizona. Landlord or building owner must be named as additionally insured in the workers’ compensation and commercial liability insurance. Contact the owner’s representative for this information.

**Sign Identification Tags**

No labels shall be permitted on the exposed surface of signs, except those required by local ordinance & labels complying with UL and/or National Electrical Code requirements.

**General Construction Requirements**

All signs shall be fabricated using full welded construction. All exposed fasteners shall be painted to render them inconspicuous. All signs shall conform to International Building Code Standards. Flashing, moving, or audible signs will not be permitted.

**Illuminated Signs**

Illuminated signs may be internally lighted in commercial and industrial districts. The source of illumination of any sign is to be shielded so that it is not visible from or causes glare or reflection onto adjacent properties and streets. All illuminated signs must comply with The Town of Gilbert’s Sign Regulations (see Land Development Code Section 5.6.10.A; *Permanent Sign Lighting* & Section 5.6.10.B; *Sign Illumination*).

**Illumination Timer**

Power to illuminate the tenant’s sign is to be from tenant’s electrical meter, switched through a time clock and photo cell, set in accordance with schedules determined by the owner and property manager.

**APPROVED**  
**Administrative Design Review**

**Case #** DR22-32 Power Gateway 202 CSP

**Date** June 30, 2022

**DIRECTIONAL SIGN**

A permanent sign that designates a functional aspect of a site such as the entrance or exit from a parking area, a loading area, a fire lane, a tenant's location on the property, or any similar feature approved by the Zoning Administrator.

**GRAPHICS**

Lettering, symbols, and logos used for name identification (primary identification), and for identification of product and services (secondary identification or modifiers).

**FREESTANDING SIGN**

A sign supported permanently upon the ground by poles, pylons, braces or a solid base and not attached to any building. Freestanding signs include those signs otherwise known as "pedestal signs," "pole signs," "pylon signs," and "monument signs."

**MONUMENT SIGN**

A permanent sign that displays the name of a multi-tenant complex, tenants within the subject complex, and the physical address of the complex. A monument sign is placed along a street frontage and is attached to one or two sides of a freestanding wall or other ground structure separate from a building.

**PERMANENT SIGN**

A sign displayed for an unrestricted period of time. See the Town of Gilbert Land Development Code Section 5.6.10; *Permanent Signs General Limitations* & Section 5.6.11; *Permanent Sign Types*.

**PROHIBITED SIGNS**

A sign that has been banned by the Town of Gilbert. See the Town of Gilbert Land Development Code Section 5.6.3; *Prohibited Signs*

**SIGN AREA**

The area contained within the outer limits of the text, emblem, logo, or other display together with the material or color forming the background for the text, emblem, logo, or other display but not including the supporting structure or wall to which it is attached. Actual sign area allowed will correspond to a tenant's leased frontage. See Figures 1 & 2 on this sheet for examples.

**SIGN BAND**

A physical architectural feature on a building surface, often above building entrances, designed to accommodate wall signage. See Figure 3 on this sheet for example.

**SIGN ENVELOPE**

Located within a sign band, the sign envelope is the designated area that defines the overall height and length allowances for sign area designated for tenant sign placement on a building elevation. For this project, the area of a sign envelope is ascribed as 80 percent of available horizontal and vertical wall space. A sign envelope does not necessarily define the allowable sign area for a sign. See Figure 3 on this sheet for example.

**TEMPORARY SIGN**

Any sign displayed for a restricted period of time. See the Town of Gilbert Land Development Code Section 5.6.9; *Temporary Signs* for details.

**WALL SIGN**

A permanent sign with only one sign surface that is attached parallel to an outside wall of a building. A wall sign shall be of separate construction extending no more than ten (10) inches from the wall surface.

**WINDOW GRAPHICS**

A permanent or temporary sign attached directly to the surface of the windows, facing toward the exterior of the tenant space. A sign permit is not required and shall not cover more than twenty-five percent (25%) of the area of any window.



FIGURE 1

FIGURE 2

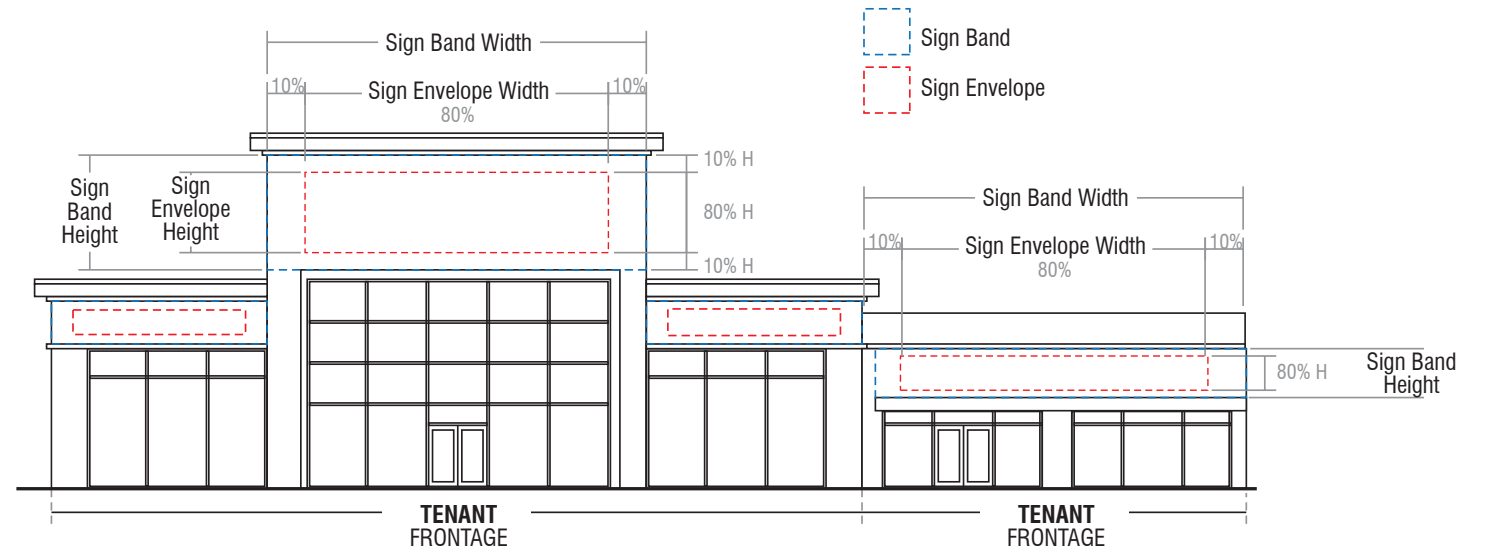


FIGURE 3

**APPROVED**  
**Administrative Design Review**  
 Case # DR22-32 Power Gateway 202 CSP  
 Date June 30, 2022

Tenant Sign Matrix

SIGN TYPE	FUNCTION	MAXIMUMS	SIGN LOCATION	SIGN CONSTRUCTION	ILLUMINATION	MATERIALS	TENANT SIGN AREA ALLOTMENT
<b>A1</b> Wall Signs	Tenant Identification	80% of horizontal and vertical architectural background	Wall Mounted Installed on tenant's building frontage	Pan channel letters  Reverse pan channel letters  <i>FCO allowed for secondary copy only</i>	Face-illuminated; white LED  Halo-Illuminated; white LED  Non-illuminated	Acrylic, Lexan, Polycarbonate, Aluminum, Steel, Painted Metal, Various Vinyls (Typical)	<p style="text-align: center;"><b>PER TENANT</b></p> <p style="text-align: center;">1-foot of sign area per 1-linear foot of street frontage NOTE: Monument Tenant Panel, Window Graphics, Restaurant Menu Signs, Multi-Tenant Freestanding Directionals, &amp; Misc. Tenant Signage as defined in this document do not count towards tenant sign area</p> <p style="text-align: center;"><b>SIGN ENVELOPES</b></p> <p style="text-align: center;">Not to exceed 80% of the horizontal and vertical area of the sign band (architectural background). Tenant shall only install 1 sign per sign band.</p> <p style="text-align: center;"><b>PROPERTY GROUND SIGN ALLOTMENT</b></p> <p style="text-align: center;">PROPOSED ALLOTMENT: One (1) onsite Monument Sign is permitted for any lot or parcel with a minimum of 100 feet of street frontage. One (1) additional Monument Sign is permitted for any lot or parcel with street frontage greater than or equal to 250 feet but less than 400 feet. One (1) additional Monument Sign is permitted for each additional three hundred (300) feet of street frontage.  <i>Tenants may only utilize space on monument signage included within this CSP instead of constructing additional monument signs</i></p>
<b>A2</b> Illuminated Multi-Tenant Monument Sign	Property ID & Tenant Identification	Sign Band vertically between 2'0" to 10'0"  Maximum height of 12'0"  Maximum sign area of 60 SF	(2) Monuments installed on E. Warner Road;  NW Corner & NE Corner of property	Aluminum framing construction  Aluminum tenant panels with acrylic back-up  Address numbers on base	Tenant Panels & Property ID - Face-illuminated; white LED  Address Numbers - Non-illuminated	Acrylic, Lexan, Polycarbonate, Aluminum, Steel, Painted Metal, Various Vinyls (Typical)	
<b>A3</b> Freestanding Vehicular Directionals	Tenant Identification & Wayfinding	Maximum height of 3'0"  Maximum sign area of 3 SF	Installed at property entry drives	Aluminum framing construction & aluminum skin  Aluminum panels with directional arrow and tenant names	Non-Illuminated	Acrylic, Lexan, Polycarbonate, Aluminum, Steel, Painted Metal, Various Vinyls (Typical)	
<b>B2</b> Building Address Numbers	Street Address Identification	Maximum sign area of 6 SF	Wall Mounted (2) address sets installed on primary building frontage	Reverse pan channel numerals	Non-illuminated	Aluminum, Steel, Painted Metal	

**APPROVED**  
**Administrative Design Review**  
**Case #** DR22-32 Power Gateway 202 CSP  
**Date** June 30, 2022

SIGN BANDS - Buildings A & B

SCALE 1" = 30'0"

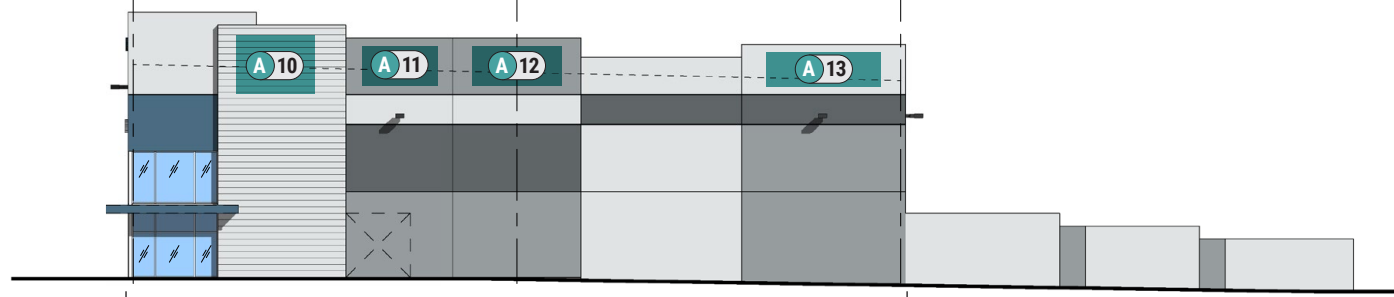
NORTH ELEVATION - BUILDING A



466'-6"

- A 01 1'-4" Tall x 4'-6" Wide
- A 02 5'-3" Tall x 12'-10" Wide
- A 04 9'-1" Tall x 32'-0" Wide
- A 05 7'-9" Tall x 42'-0" Wide
- A 06 9'-1" Tall x 32'-0" Wide
- A 08 1'-4" Tall x 4'-6" Wide
- A 09 5'-3" Tall x 12'-10" Wide

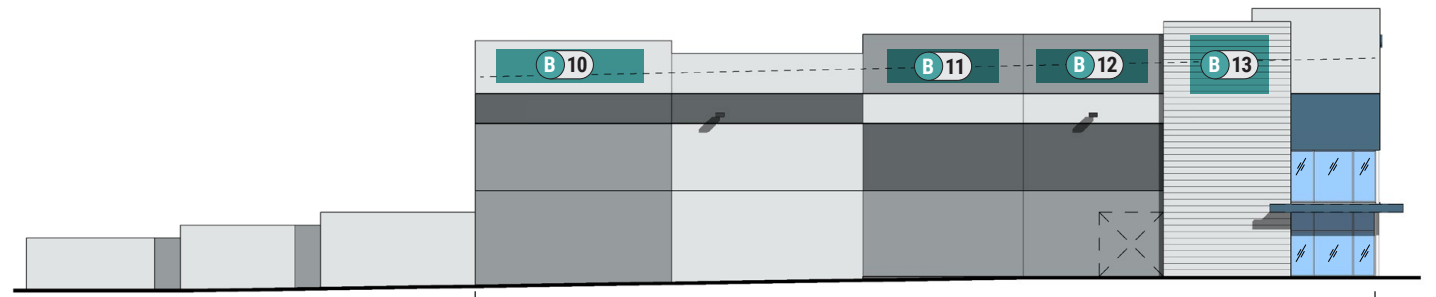
WEST ELEVATION - BUILDING A



120'-0"

- A 10 9'-1" Tall x 12'-3" Wide
- A 11 6'-2" Tall x 11'-9" Wide
- A 12 6'-2" Tall x 13'-11" Wide
- A 13 5'-5" Tall x 17'-11" Wide

WEST ELEVATION - BUILDING B



140'-0"

- B 10 5'-3" Tall x 23'-0" Wide
- B 11 5'-3" Tall x 17'-6" Wide
- B 12 5'-3" Tall x 17'-6" Wide
- B 13 9'-1" Tall x 12'-3" Wide

SOUTH ELEVATION - BUILDING B



466'-6"

- B 01 1'-4" Tall x 4'-6" Wide
- B 02 1'-5" Tall x 4'-3" Wide
- B 04 9'-1" Tall x 32'-0" Wide
- B 05 7'-9" Tall x 42'-0" Wide
- B 06 9'-1" Tall x 32'-0" Wide
- B 08 1'-4" Tall x 4'-6" Wide
- B 09 5'-3" Tall x 12'-10" Wide

SIGN BANDS - Buildings C & D

SCALE 1" = 30'0"

NORTH ELEVATION - BUILDING C



466'-6"

C 01 1'-4" Tall x 4'-6" Wide

C 04 9'-1" Tall x 32'-0" Wide

C 05 7'-9" Tall x 42'-0" Wide

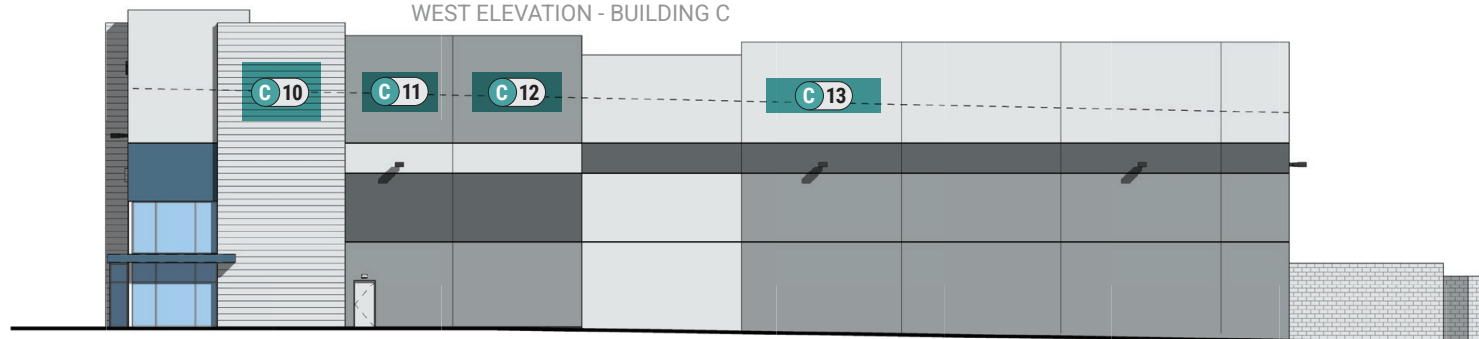
C 06 9'-1" Tall x 32'-0" Wide

C 08 1'-4" Tall x 4'-6" Wide

C 02 5'-3" Tall x 12'-10" Wide

C 09 5'-3" Tall x 12'-10" Wide

WEST ELEVATION - BUILDING C



180'-0"

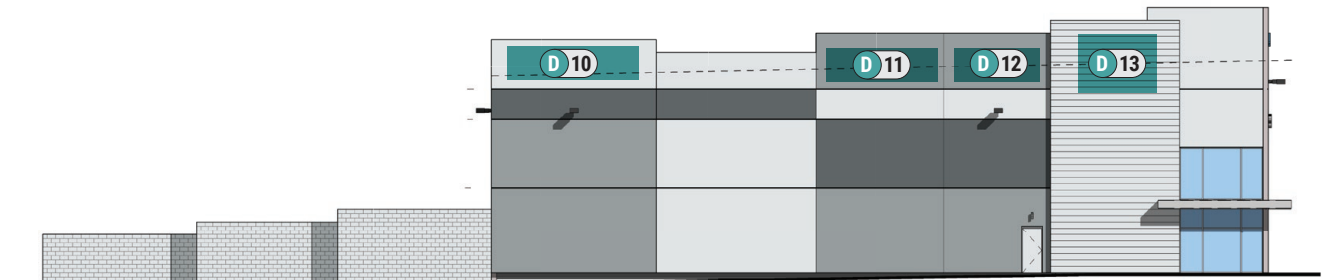
C 10 9'-1" Tall x 12'-3" Wide

C 13 5'-5" Tall x 17'-11" Wide

C 11 6'-2" Tall x 11'-9" Wide

C 12 6'-2" Tall x 13'-11" Wide

WEST ELEVATION - BUILDING D



120'-0"

D 10 5'-3" Tall x 20'-6" Wide

D 11 5'-3" Tall x 17'-6" Wide

D 12 5'-3" Tall x 13'-3" Wide

D 13 9'-1" Tall x 12'-3" Wide

SOUTH ELEVATION - BUILDING D



466'-6"

D 01 1'-4" Tall x 4'-6" Wide

D 04 9'-1" Tall x 32'-0" Wide

D 05 7'-9" Tall x 42'-0" Wide

D 06 9'-1" Tall x 32'-0" Wide

D 08 1'-4" Tall x 4'-6" Wide

D 02 1'-5" Tall x 12'-10" Wide

D 09 5'-3" Tall x 12'-10" Wide

**APPROVED**

Administrative Design Review

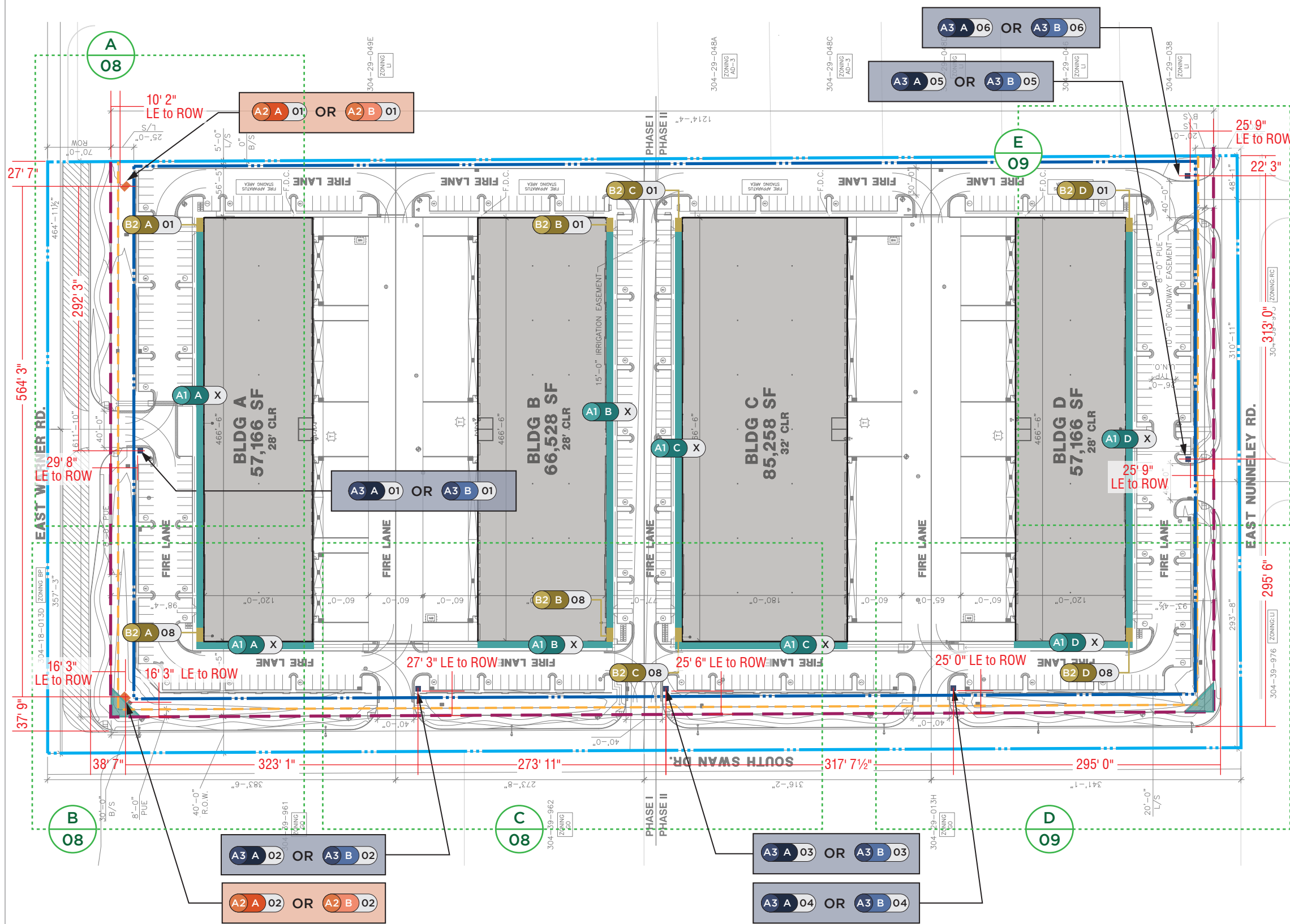
Case # DR22-32 Power Gateway 202 CSP

Date June 30, 2022

Comprehensive Sign Plan | 107814-05 | 05.26.22



Sign Location Plan



- SITE MAP LEGEND**
- Property Line
  - Building Setback Line
  - P.U.E. Line
  - Right of Way
  - ▲ Visibility Triangle
  - Building Footprints

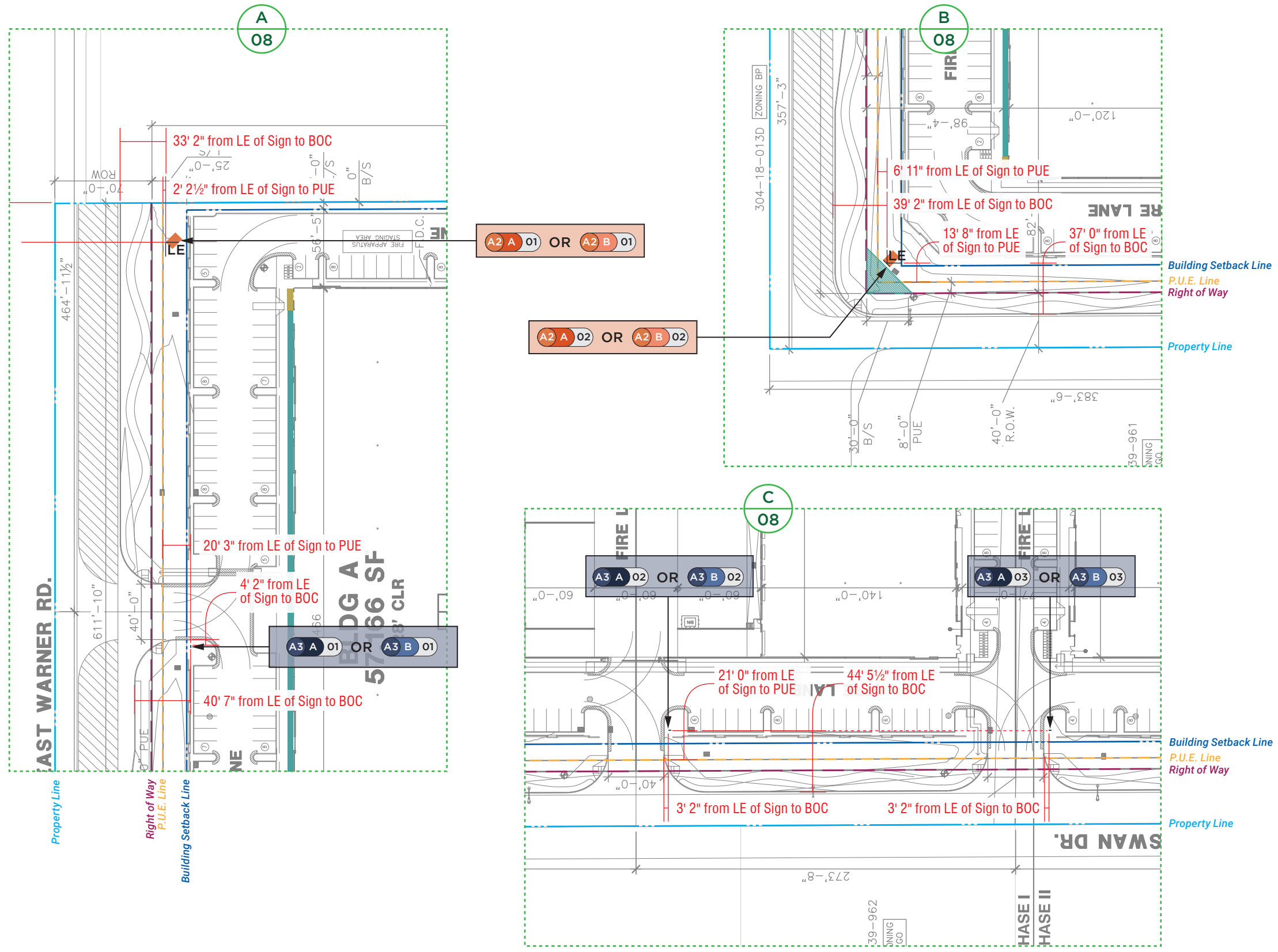
- Tenant Wall Signs
  - A1 A X Building A
  - A1 B X Building B
  - A1 C X Building C
  - A1 D X Building D
- Multi-Tenant Monuments
  - A2 A X 3-Tenant Panel Option
  - A2 B X 4-Tenant Panel Option
- Freestanding Vehicular Directionals
  - A3 A X Layout A
  - A3 B X Layout B
- Building Address Numbers
  - B2 A X Building A
  - B2 B X Building B
  - B2 C X Building C
  - B2 D X Building D

**APPROVED**  
Administrative Design Review

Case # DR22-32 Power Gateway 202 CSP

Date June 30, 2022

Sign Location Plan

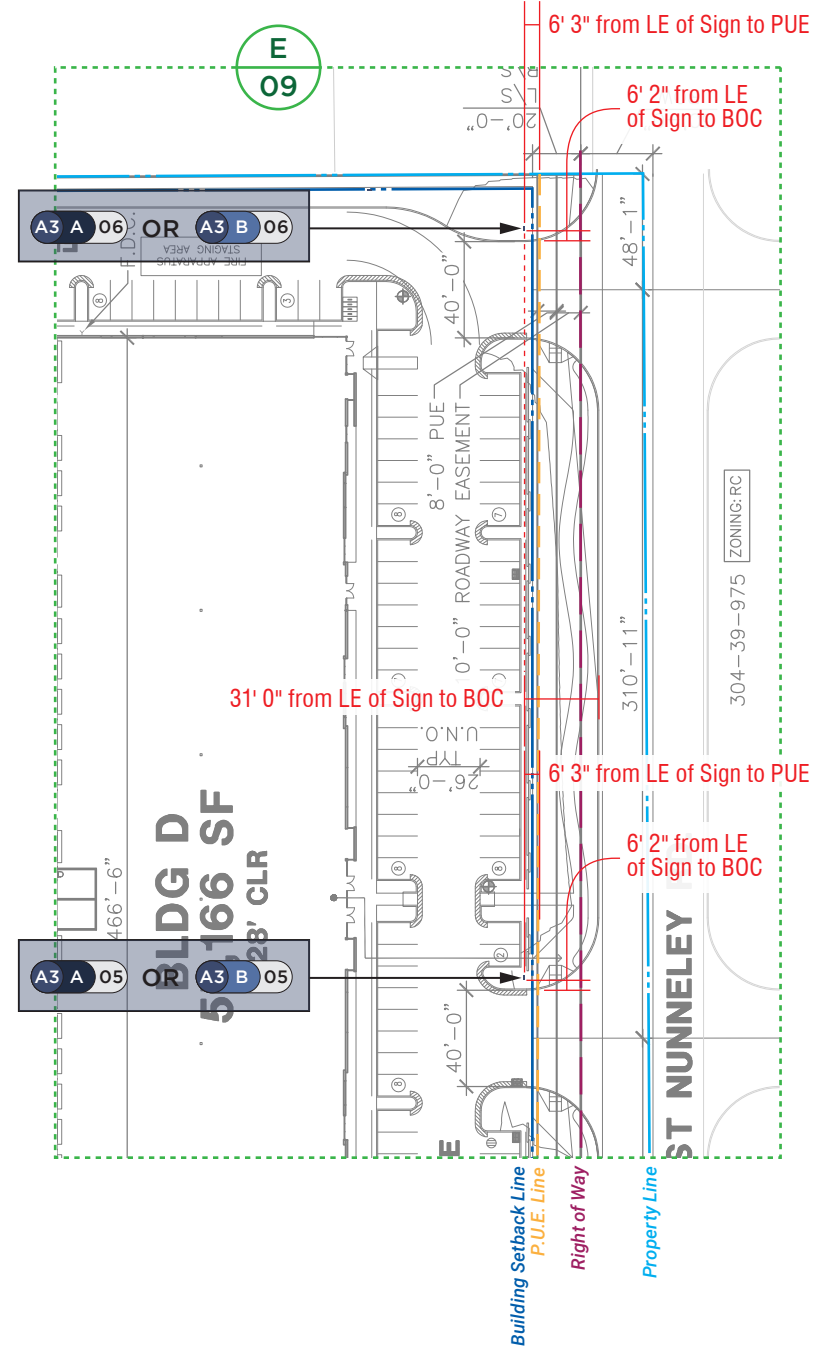
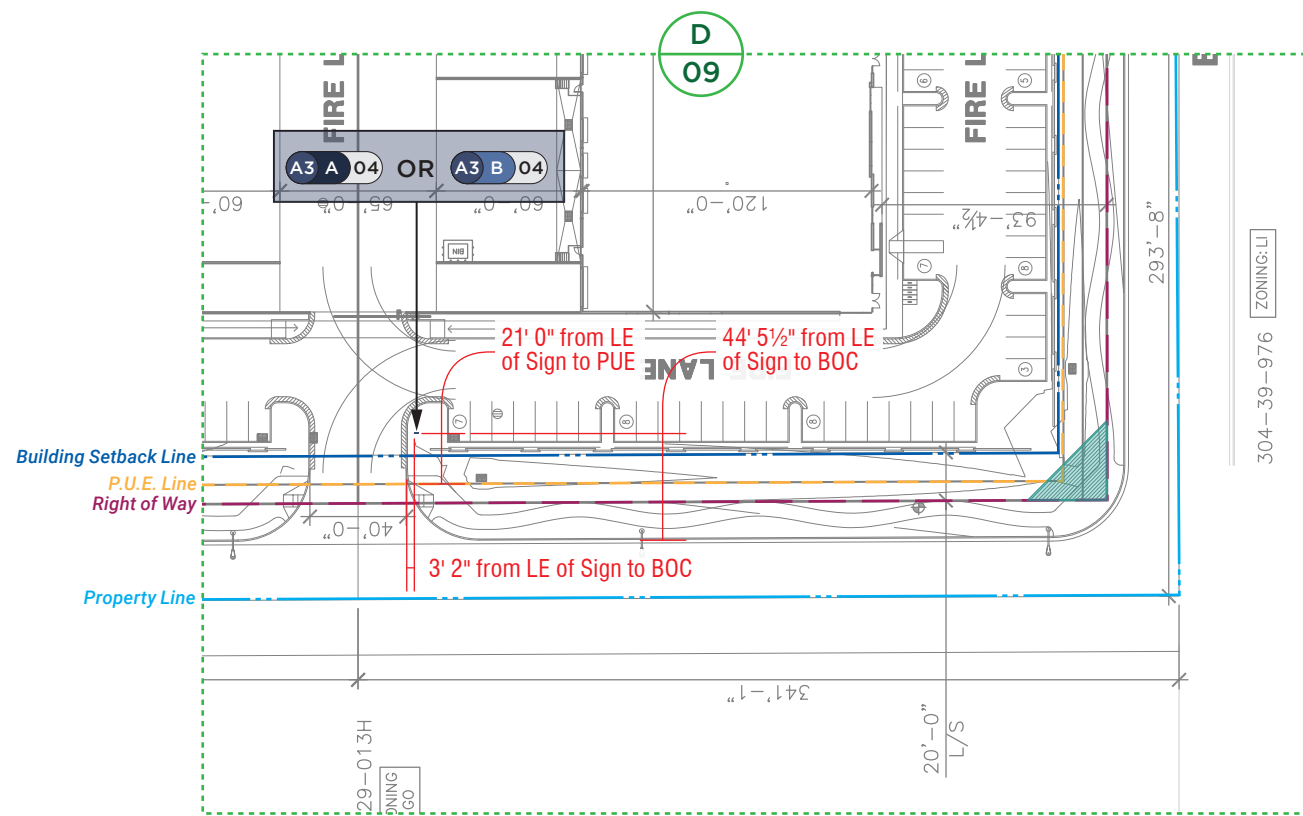


- SITE MAP LEGEND**
- Property Line
  - Building Setback Line
  - P.U.E. Line
  - Right of Way
  - Visibility Triangle
  - Building Footprints

- Tenant Wall Signs
  - A1 A X Building A
  - A1 B X Building B
  - A1 C X Building C
  - A1 D X Building D
- Multi-Tenant Monuments
  - A2 A X 3-Tenant Panel Option
  - A2 B X 4-Tenant Panel Option
- Freestanding Vehicular Directionals
  - A3 A X Layout A
  - A3 B X Layout B
- Building Address Numbers
  - B2 A X Building A
  - B2 B X Building B
  - B2 C X Building C
  - B2 D X Building D

**APPROVED**  
 Administrative Design Review  
 Case # DR22-32 Power Gateway 202 CSP  
 Date June 30, 2022

Sign Location Plan



- Property Line
- Building Setback Line
- P.U.E. Line
- Right of Way
- ▲ Visibility Triangle
- Building Footprints

- Tenant Wall Signs
  - A1 A X Building A
  - A1 B X Building B
  - A1 C X Building C
  - A1 D X Building D
- Multi-Tenant Monuments
  - A2 A X 3-Tenant Panel Option
  - A2 B X 4-Tenant Panel Option
- Freestanding Vehicular Directionals
  - A3 A X Layout A
  - A3 B X Layout B
- Building Address Numbers
  - B2 A X Building A
  - B2 B X Building B
  - B2 C X Building C
  - B2 D X Building D

**APPROVED**  
 Administrative Design Review  
 Case # DR22-32 Power Gateway 202 CSP  
 Date June 30, 2022

# Tenant Sign Types

## A2-A Multi-Tenant Monument - Three Panel Option

### Location

Two (2) Double-Sided Multi-Tenant Monuments are located within the site. Property owner may choose between Layout A (3-tenant panel option) and Layout B (4-tenant panel option) for the two (2) sign locations. Tenant Panel location/usage is to be directed by the Owner.

### Construction

Custom Aluminum Fabrication, Property ID, Address Numbers, & quantity three (3) tenant panels per side.

Monument Tenant Panels are to be fabricated out of routed aluminum panels backed with acrylic. Acrylic may have translucent or perforated vinyl applied 1st surface.




### Appearance

Corporate letter styles, logotype, and logo may be used. Corporate Colors can be used with permission of Owner. Tenant copy/logo not to exceed the tenant panel max sign area as indicated by the dashed rectangle.

### Approval

All tenant sign panels must be approved by the owner prior to proceeding with the Town of Gilbert permit process.

### Color Palette

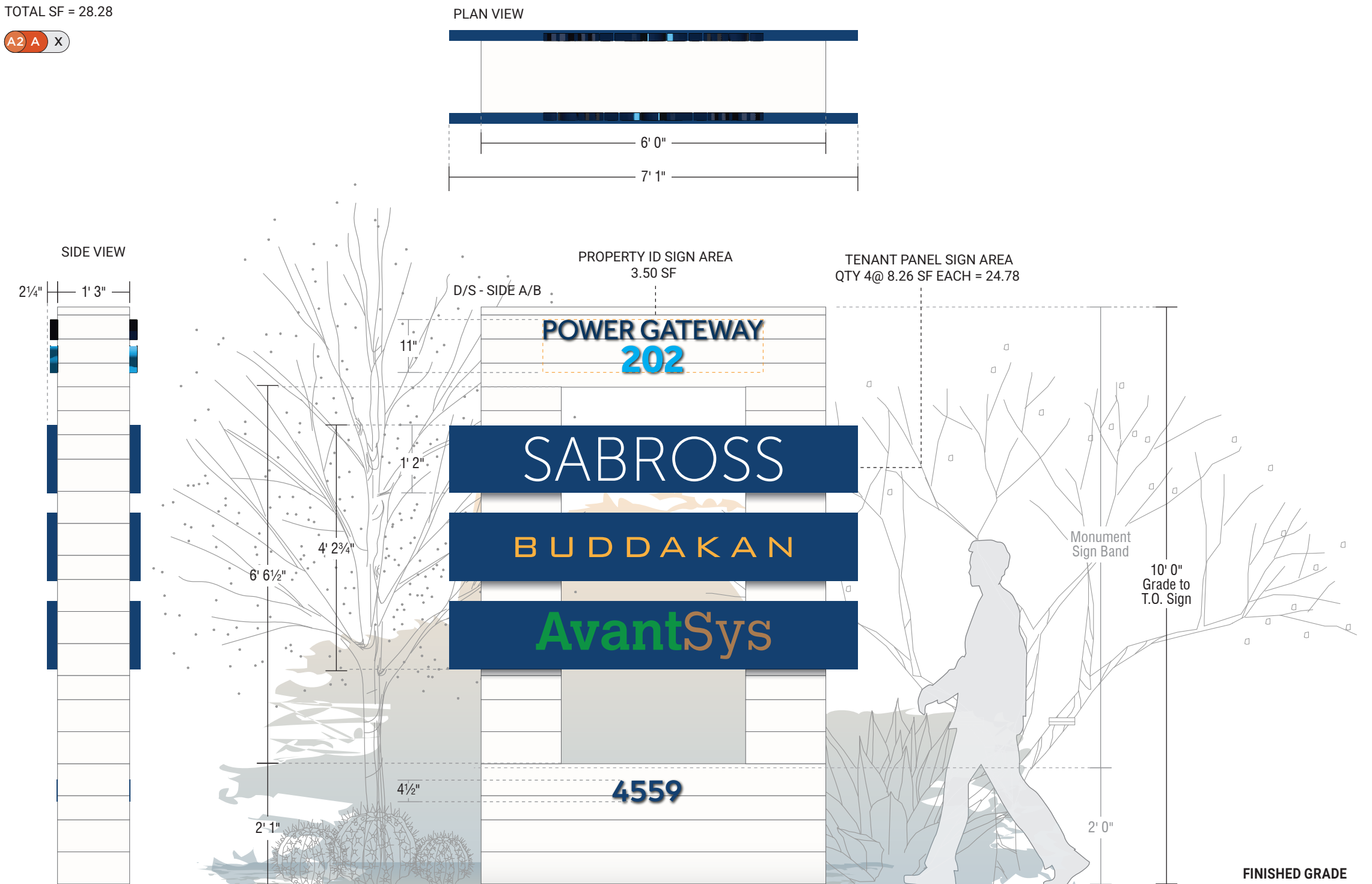
-  Matthews Paint White Spirit (MP 32351)  
3M Vinyl 'Matte White' (3M 220-20)  
White Acrylic or Lexan
-  Matthews Paint Blue Bangle (MP 14188)  
PMS 534 C
-  PMS Process Cyan C

\* Property ID Logo & colors are not official branding for Power Gateway 202. Logo & colors will be used throughout this document as a 'placeholder' until official branding is acquired.

SCALE 1/2" = 1'0"

TOTAL SF = 28.28

A2 A X



**APPROVED**  
Administrative Design Review

Case # DR22-32 Power Gateway 202 CSP

Date June 30, 2022

**A2-B Multi-Tenant Monument - Four Panel Option**

**Location**

Two (2) Double-Sided Multi-Tenant Monuments are located within the site. Property owner may choose between Layout A (3-tenant panel option) and Layout B (4-tenant panel option) for the two (2) sign locations. Tenant Panel location/usage is to be directed by the Owner.

**Construction**

Custom Aluminum Fabrication, Address Numbers, & quantity four (4) tenant panels per side.

Monument Tenant Panels are to be fabricated out of routed aluminum panels backed with acrylic. Acrylic may have translucent or perforated vinyl applied 1st surface.





**Appearance**

Corporate letter styles, logotype, and logo may be used. Corporate Colors can be used with permission of Owner. Tenant copy/logo not to exceed the tenant panel max sign area as indicated by the dashed rectangle.

**Approval**

All tenant sign panels must be approved by the owner prior to proceeding with the Town of Gilbert permit process.

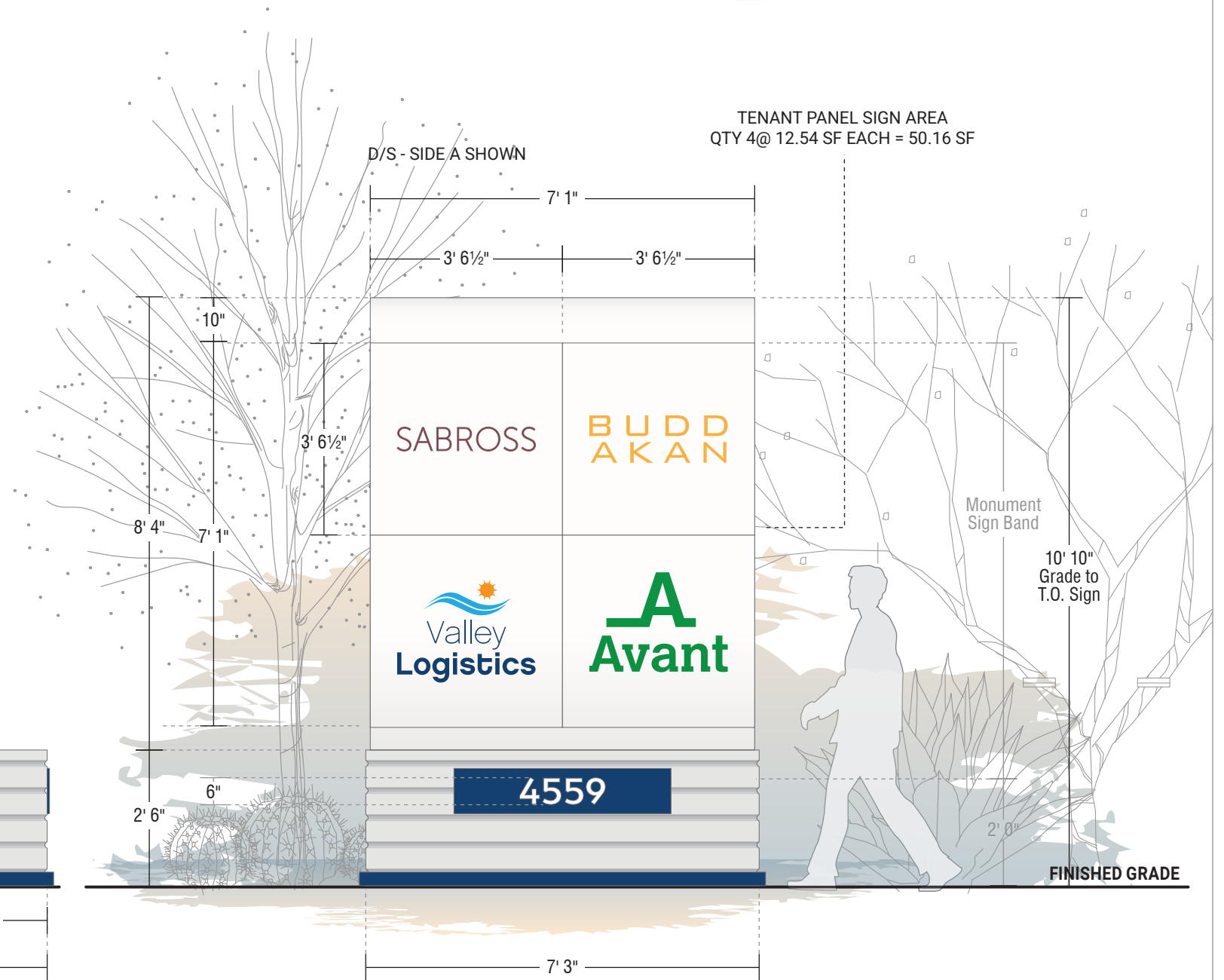
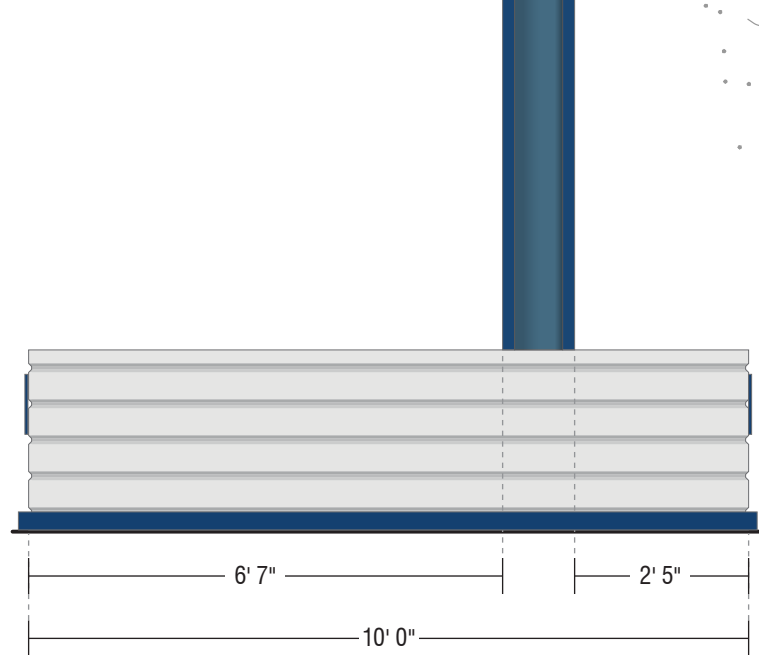
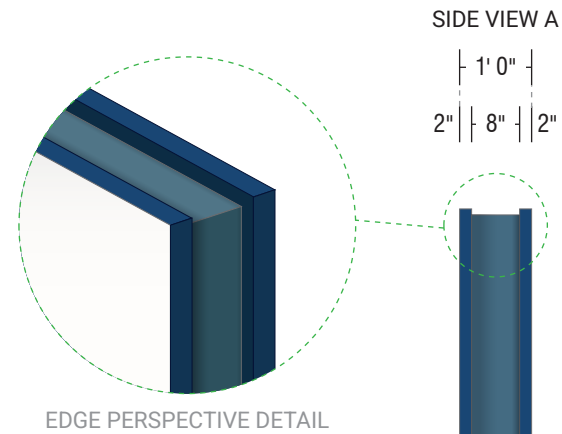
**Color Palette**

-  Matthews Paint White Spirit (MP 32351)  
3M Vinyl 'Matte White' (3M 220-20)  
White Acrylic or Lexan
-  Matthews Paint Blue Bangle (MP 14188)  
PMS 534 C
-  Dunn-Edwards Eames for Blue (DET 564)
-  Painted Metal Decking  
Dunn-Edwards Cold Morning (DE 6365)

SCALE 3/8" = 1'0"

TOTAL SF = 50.16

A2 B X



**APPROVED**

**Administrative Design Review**

Case # DR22-32 Power Gateway 202 CSP

Date June 30, 2022

**A3-A** Freestanding Vehicular Directionals - Layout A

**Location**

Six (6) Single-Sided Freestanding Vehicular Directionals are located within the site. Property owner may choose between Layout A or Layout B for the six (6) sign locations. Directional panel location/usage is to be directed by the Owner.

**Construction**

Custom Aluminum Fabrication with 3 directional panels.

**Appearance**

Corporate letter styles, logotype, and logo may be used. Corporate Colors can be used with permission of Owner. Tenant copy/logo not to exceed the tenant panel max sign area as indicated by the dashed rectangle.

**Approval**

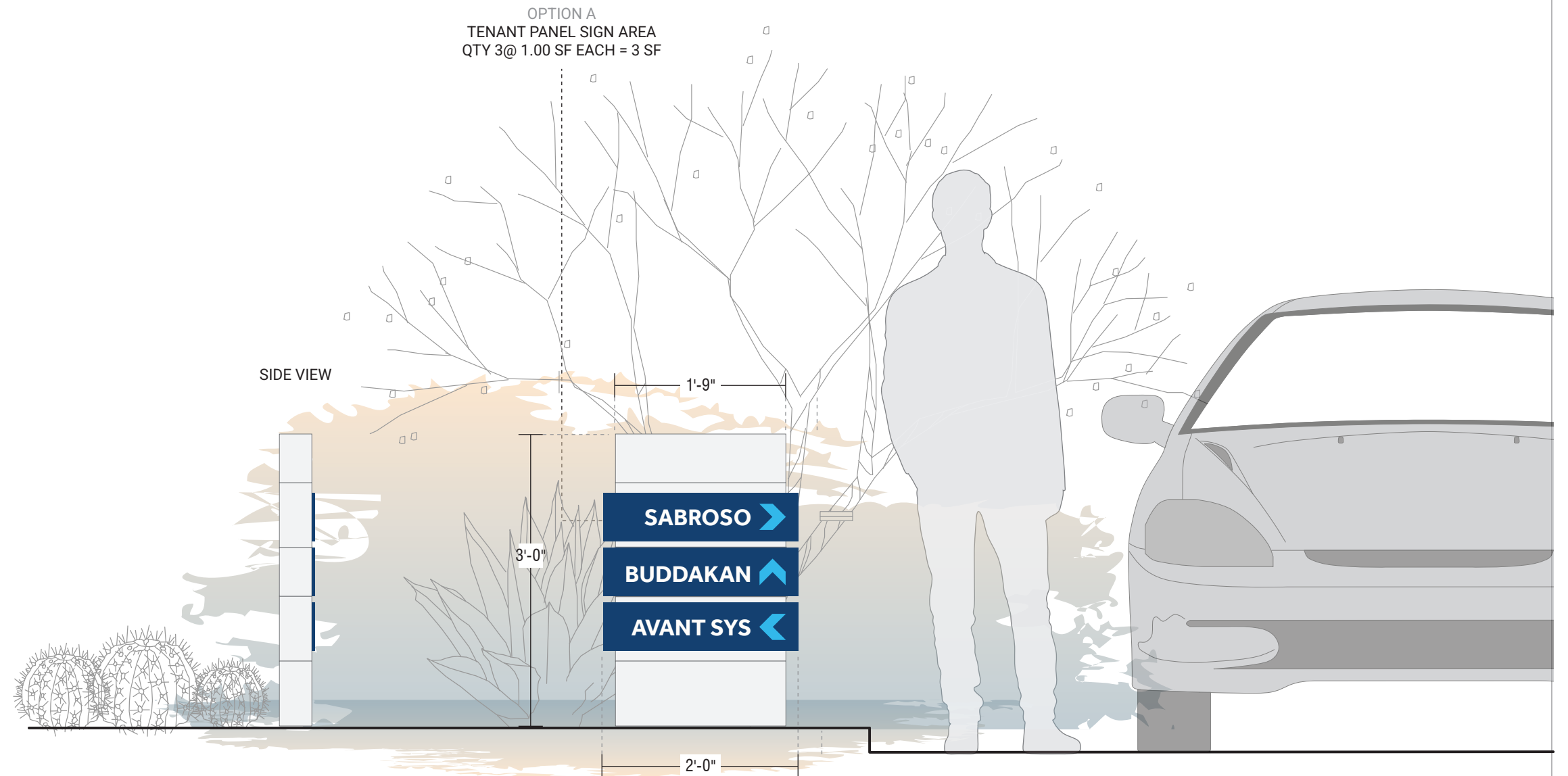
All tenant sign panels must be approved by the Owner.

Color Palette

- Matthews Paint  
White Spirit (MP 32351)  
3M Vinyl 'Matte White' (3M 220-20)  
White Acrylic or Lexan
- Matthews Paint  
Blue Bangle (MP 14188)  
PMS 534 C
- PMS Process Cyan C
- Dunn-Edwards  
Cold Morning (DE 6365)

SCALE 3/4" = 1'0"

A3 A X



**APPROVED**  
 Administrative Design Review  
 Case # DR22-32 Power Gateway 202 CSP  
 Date June 30, 2022 Comprehensive Sign Plan | 107814-05 | 05.26.22

**A3-B** Freestanding Vehicular Directionals - Layout B

**Location**

Six (6) Single-Sided Freestanding Vehicular Directionals are located within the site. Property owner may choose between Layout A or Layout B for the six (6) sign locations. Directional panel location/usage is to be directed by the Owner. The client

**Construction**

Custom Aluminum Fabrication with 3 directional panels.

**Appearance**

Corporate letter styles, logotype, and logo may be used. Corporate Colors can be used with permission of Owner. Tenant copy/logo not to exceed the tenant panel max sign area as indicated by the dashed rectangle.

**Approval**

All tenant sign panels must be approved by the Owner.

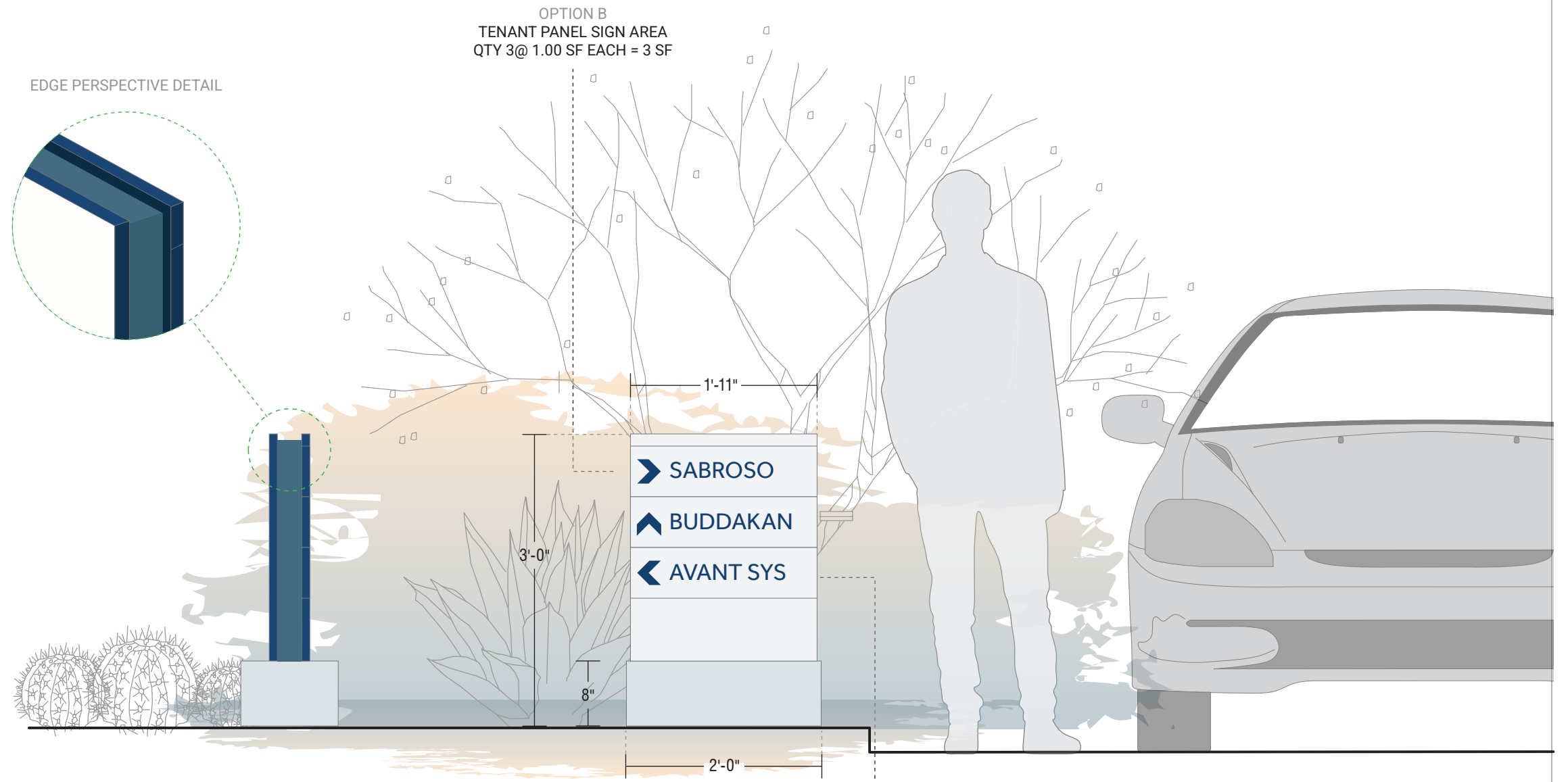
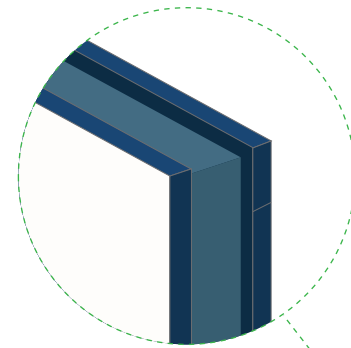
Color Palette

- Matthews Paint  
White Spirit (MP 32351)  
3M Vinyl 'Matte White' (3M 220-20)  
White Acrylic or Lexan
- Matthews Paint  
Blue Bangle (MP 14188)  
PMS 534 C
- Dunn-Edwards  
Eames for Blue (DET 564)
- Dunn-Edwards  
Cold Morning (DE 6365)

SCALE 3/4" = 1'0"

A3 B X

EDGE PERSPECTIVE DETAIL



**APPROVED**  
**Administrative Design Review**

Case # DR22-32 Power Gateway 202 CSP

Date June 30, 2022