



APPROVED
Administrative Design Review
Case # DR23-29
Date 05/22/2023

NOTICE OF DECISION

May 22, 2023

Matthew Brown
534 Albemarle Street
El Cerrito, CA, 94530
Matthew.brown@takeform.com

RE: DR23-29 (PDR-2021-00129)

Dear Applicant,

Staff has reviewed the revised drawings received for Administrative Design Review regarding Comprehensive Sign Program for PMB Medical Office Building 3. The comprehensive sign program (CSP) includes standards for the placement and design of monument signage, wall signage for tenants of the single multi-tenant building on the site and provides a framework for the approval of any future additional signage on the site. The standards propose general design standards and specific construction standards for any future signage on the site. The program includes all criteria laid forth in LDC Section 5.6.4.

Staff has made the following findings:

- The project is consistent with the LDC and applicable design guidelines;
- The project is compatible with adjacent and nearby development; and
- The project design provides for safe and efficient provision of public services.

Based on the above, staff has approved this Administrative Design Review with the following attached information and conditions:

1. Construction shall conform to the exhibits submitted for this request, consisting of the following sheets: Site Plan, Landscape Plan, Floorplan, Building Elevations, Colors & Materials Board, and Project Narrative. All exhibits are stamped administratively approved May 22, 2023.

2. The exhibit Sample Signage Design Packet (Exhibit 3) shall be used for informative purposes only; the Comprehensive Sign Program Packet (Exhibit 2) shall be admitted as the CSP on record for the multi-tenant building and improvements approved by Planning Commission/Design Review Board on DR21-129.

If you have any questions regarding the above, please contact me at (480) 503-6729 or Noah.Schumerth@gilbertaz.gov.

Sincerely,



Noah Schumerth
Planner II

Attachments:

1. Applicant Narrative
2. Comprehensive Sign Program Packet
3. Sample Signage Design Packet
4. Additional Monument Sign Exhibit

APPROVED

Administrative Design Review

Case # DR23-29

Date 05/22/2023

APPROVED
Administrative Design Review
Case # DR23-29
Date 05/22/2023
Exhibit 1: Applicant Narrative

Town of Gilbert
Planning and Development
Jasmine Carter
480.503.6713
jasmine.carter@gilbertAZ.gov

SIGN-2023_00020

Administrative Amendment Request

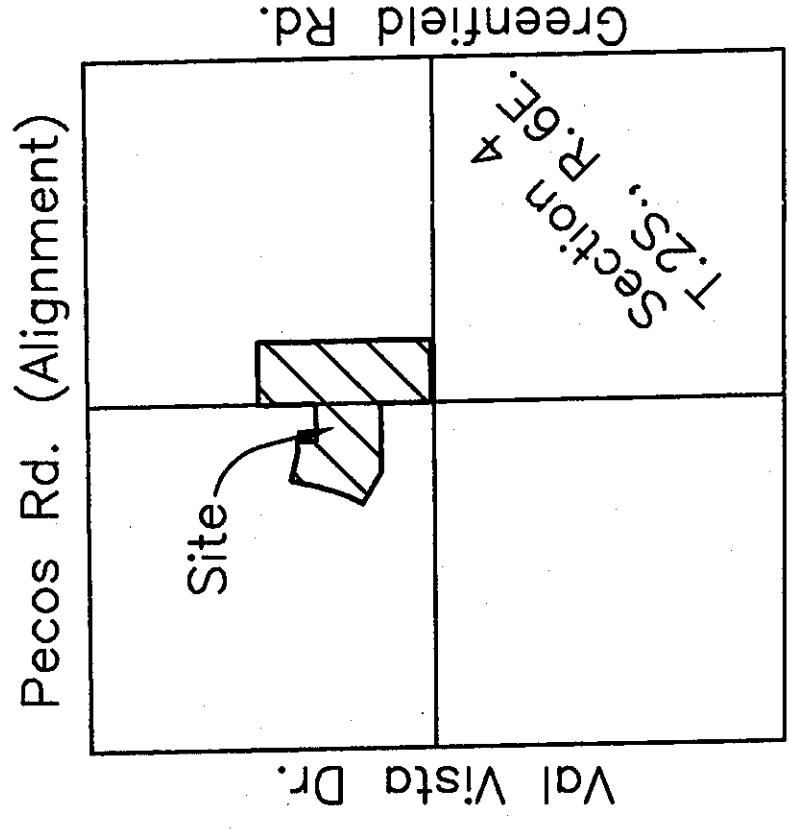
Mercy Gilbert MOB 3

3477 S. Mercy Road

The Mercy Gilbert Medical Center Medical Office Building III is a new, two-story 45,000 square-foot facility located at 3477 South Mercy Road in Gilbert. The project is the third medical office building of the Mercy Medical Commons, built in partnership with Dignity Health and PMB, utilizing Venn Construction as the General Contractor.

With Orcutt Winslow as the architect, the building design represents a successful effort to unify the aesthetic and proportional relationships between Mercy Gilbert Medical Center and the proximate Medical Office Buildings.

The building texture and material families are reinforced by the design of the proposed monument sign for this site. With the use of Formliner random depth cladding system for the sign base, and colors that match the building color palette, the monument will integrate well with the site. The use of a dark message area background and push-thru acrylic letters will ensure legibility and limit the illumination to the messages only. The monument height and size are similar to the adjacent MOB sites and will balance necessary visibility with a complementary appearance.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
A portion of Gilbert Medical Center, as shown on 'A Final Plat of Gilbert Medical Center', recorded in Book 797, Page 34, official records of Maricopa County and a portion of the South Half of the Northeast Quarter of Section 4, Township 2 South, Range 6 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the southeast corner of Parcel A of said Gilbert Medical Center, from which the southwest corner of said Parcel A bears S89°47'21"W (an assumed bearing) at a distance of 1464.37 feet; thence N01°09'36"W, along the east line of said Parcel A, for a distance of 20.00 feet to a point on the north line of the south 20 feet of said Parcel A, said point being the POINT OF BEGINNING;

Thence continuing N01°09'36"W, along said east line, for a distance of 382.81 feet to the southeast corner of Parcel B of said Gilbert Medical Center; thence N89°56'42"W, along the south line of said Parcel B, for a distance of 537.07 feet; thence N59°33'56"W, along said south line, for a distance of 268.56 feet to the southwest corner of said Parcel B, said point lying on a non-tangent curve, concave to the west, the center of which bears N59°33'56"W at a distance of 1,065.00 feet; thence northerly, along the east right-of-way line of Mercy Road and the arc of said curve, through a central angle of 18°14'30" for a distance of 339.07 feet; thence N12°11'34"E, tangent to said curve and along said east right-of-way line, for a distance of 229.57 feet to the northwest corner of Parcel C of said Gilbert Medical Center; thence S77°47'32"E, along the north line of said Parcel C, for a distance of 229.94 feet; thence N88°58'12"E, along said north line, for a distance of 75.94 feet to the northeast corner of said Parcel C; thence S01°01'48"E, along the east line of said Parcel C, for a distance of 140.33 feet to the northwest corner of Parcel E of said Gilbert Medical Center; thence N89°24'09"E, along the north line of said Parcel E, for a distance of 284.29 feet to the northeast corner of said Parcel E, said corner lying on the north-south mid-section line of said Section 4; thence N01°09'36"W, along said north-south mid-section line, for a distance of 436.95 feet to the northwest corner of the south half of the northeast quarter of said Section 4; thence N89°39'16"E, along the north line of the south half of the northeast quarter of said Section 4, for a distance of 479.54 feet; thence S01°10'07"E, along the east line of a Parcel of land described in Document Number 2008-587988, official records of Maricopa County, for a distance of 1,311.87 feet to a point on the north line of the south 20 feet of the northeast quarter of said Section 4; thence S89°47'15"W, along said north line, for a distance of 479.75 feet to the POINT OF BEGINNING.

AREA
Gross Area: 1,010,193 Sq. Ft. 23.1908 Acres

BASIS OF BEARING

The Basis of Bearing is the South line of Parcel A of Gilbert Medical Center as shown on 'A Final Plat of Gilbert Medical Center' per Book 797, Page 34, MCR.

Basis of Bearing = N89°47'21"E

DEVELOPER/OWNERS

Specres Inc.
c/o William S. Lund
6632 North 66th Place
Paradise Valley, AZ 85253
(480) 607-3443

Canyon Oaks Estates, L.P.
c/o William S. Lund
6632 North 66th Place
Paradise Valley, AZ 85253
(480) 607-3443

Willis & Melrose, L.L.C.
c/o Dr. Edgar H. Hernandez
2002 S College St.
Tempe, AZ 85282

Hospice of the Valley
c/o Susan Levine
1510 E. Flower St.
Phoenix, AZ 85014

**A FINAL PLAT OF
CELEBRATION CENTRE CAMPUS**

"Lots 1 & 2"

A portion of the South Half of the Northeast Quarter of Section 4, Township 2 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona and including

A RE-PLAT OF GILBERT MEDICAL CENTER PARCELS B, C & E

as shown on 'A Final Plat of Gilbert Medical Center', recorded in Book 797, Page 34, official records of Maricopa County, Township 2 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona

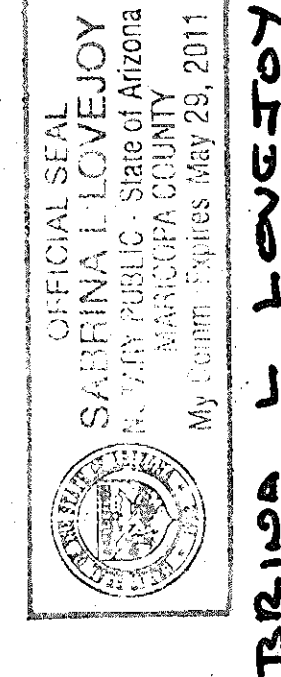
ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) s.s.

On this 14th day of May, before me, the undersigned notary public, personally appeared William S. Lund, who acknowledged that he, as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

BY: William S. Lund
NOTARY PUBLIC
MY COMMISSION EXPIRES: May 29, 2011 DATE



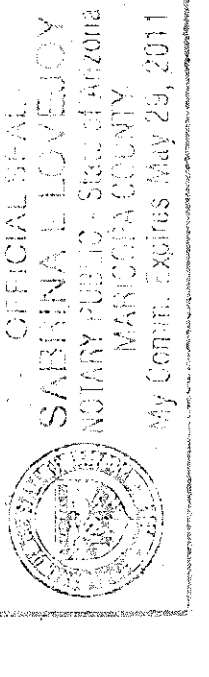
ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) s.s.

On this 14th day of May, before me, the undersigned notary public, personally appeared William S. Lund, who acknowledged himself to be President of Canyon Oaks Estates, L.P., as owner, and acknowledged that he, as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

BY: William S. Lund
NOTARY PUBLIC
MY COMMISSION EXPIRES: May 29, 2011 DATE



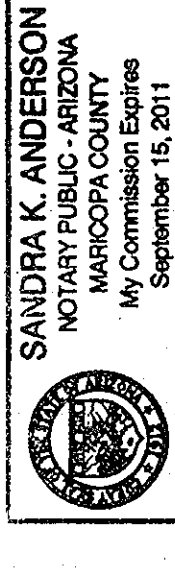
ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) s.s.

On this 14th day of May, before me, the undersigned notary public, personally appeared Dr. Edgar H. Hernandez, who acknowledged himself to be the Managing Member of Willis & Melrose, L.L.C., as owner, and acknowledged that he, as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

BY: Edgar H. Hernandez
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-15-2011 DATE



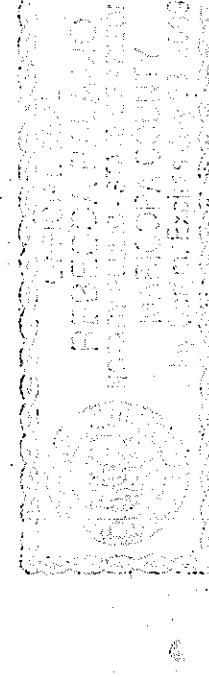
ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) s.s.

On this 15th day of May, before me, the undersigned notary public, personally appeared Susan Levine, who acknowledged herself to be Executive Director of Hospice of the Valley, as owner, and acknowledged that she, as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

BY: Susan Levine
NOTARY PUBLIC
MY COMMISSION EXPIRES: July 23, 2009 DATE



COUNTY RECORDER
BOOK 1030 PAGE 49
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2009 - 0505892
06/04/2009 08:49 AM

APPROVED
Administrative Design Review
Case # DR23-29
Date 05/22/2009
Exhibit 2: Final Plat

GENERAL NOTES

- Construction within public easements, except by public agencies and utility companies, shall be limited to utilities and wood, wire or removable section type fencing unless approved otherwise by the Town of Gilbert.
- All utilities shall be constructed underground.
- All electric and communication lines to be constructed underground as required by the Arizona Corporation Commission.
- The Town of Gilbert is not responsible for and will not accept maintenance of any private streets, private utilities, private facilities, and landscaped areas within the project. The Gilbert Medical Center or Celebration Centre Campus or individual owners shall be responsible for private streets, private utilities, private facilities, and landscaped areas within the project.
- No structures shall be constructed in or across nor shall other improvements or alterations be made to the drainage facilities that are a part of this development without written authorization of the Town of Gilbert.
- All retention basins must drain any storm event up to and including the 50-year, 24 hour storm within 36 hours, Owner(s) of any basin failing to meet this requirement must take corrective action to bring the basin into compliance.
- All drywells shown on this project shall be maintained by the owner(s) and are to be replaced by the owner(s) when they cease to drain the surface water in a 36 hour period. Regular maintenance of the drywell silt chamber is required to achieve the best operation of the drywell.
- A #4 Rebar 18" in length will be set at each property corner.
- This property, due to its Proximity to the San Tan Freeway, is likely to experience noise from the freeway, which could be of concern to some individuals.
- Landscape Easements along Roadway rights-of-way shall meet applicable PAD requirements.
- This area platted hereon is approved and lies within the domestic water services of the Town of Gilbert which is designated as having an assured water supply in accordance with ARS 45-576.
- Parcel B-1, C-1 and E-1, as shown hereon, are to remain part of the Gilbert Medical Center and are subject to its CC&R's and maintenance association.
- Lots 1 & 2, as shown hereon, will be subject to the Celebration Centre Campus' CC&R's and maintenance association, which is separate from the Gilbert Medical Center.
- East Woodside Way, per the Final Plat of Gilbert Medical Center, as recorded in Book 797, Page 34, records of Maricopa County, Arizona, shall now be known as East Woodside Court, as shown hereon.
- Parcels B-1, C-1 and E-1, as shown hereon, shall supercede and replace Parcels B, C and E, respectively, as defined on a Final Plat of Gilbert Medical Center, recorded in Book 797, Page 34, records of Maricopa County, Arizona.
- A Vehicular and Pedestrian Cross Access is hereby created between lots 1 and 2 and between lot 1 and Parcel B-1, part of the Gilbert Medical Center and any future subdivision thereof.

APPROVALS

Approved by the MAYOR and TOWN COUNCIL of the Town of Gilbert, Arizona this 15th day of May, 2009.

BY: Edgar H. Hernandez
Mayor
ATTEST: Catharina Demps
Town Clerk

Approved by: Edgar H. Hernandez
Planning Manager
Date 5-22-09

Approved by: Richard Alford
Town Engineer
Date 5-22-09

CERTIFICATION

I, Joe Kraft hereby certify that I am a Registered Land Surveyor in the State of Arizona; that this plat correctly represents a survey made under my direction during the month of December 2008; that the survey is true and correct as shown; that all monuments actually exist or will be set as shown; that said monuments are sufficient to enable the survey to be retraced.

eps group, inc.
Engineers, Planners & Surveyors
2045 S. Vinyard, Ste. 101, Mesa, Arizona 85210
Phone (480) 503-2350 Fax (480) 503-2358

Celebration Centre Campus
Final Plat

Revisions:
Project:

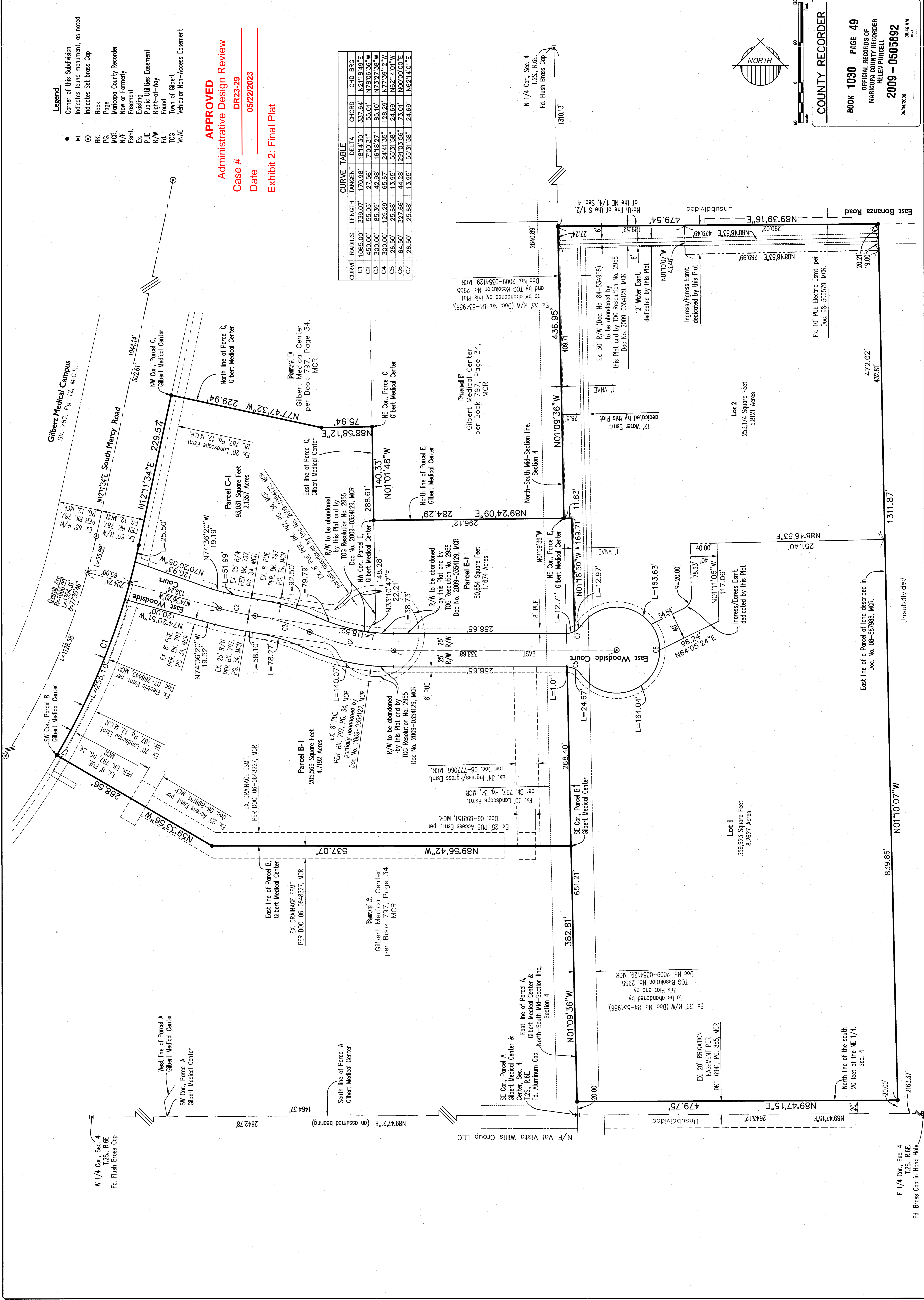
DESIGNER: GH
DRAWN BY: JK
DATE: 05/22/09
PROJECT: 2009-0505892-IT
SHEET: 08-046

Job No. **08-046**
Sheet No. **1** of **2**

- Legend**
- Corner of this Subdivision
 - Indicates found monument, as noted
 - Indicates Set brass Cap
 - BK Book
 - PC Page
 - MCR Maricopa County Recorder
 - N/F Now or Formerly
 - Esmt. Easement
 - Ex. Existing
 - PUE Public Utilities Easement
 - R/W Right-of-Way
 - Fd. Found
 - TOG Town of Gilbert
 - WNAE Vehicular Non-Access Easement

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Exhibit 2: Final Plat

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHD BRG
C1	1055.00'	339.07'	170.98'	187°14'30"	S37°54'48"E
C2	450.00'	55.95'	27.96'	72°00'31"	N78°05'36"W
C3	500.00'	65.39'	32.69'	72°00'31"	N78°05'36"W
C4	300.00'	129.29'	65.67'	24°41'35"	N77°39'12"W
C5	28.50'	25.88'	13.95'	55°31'58"	N62°14'01"E
C6	64.50'	37.66'	19.83'	55°31'58"	N62°14'01"E
C7	26.50'	25.68'	13.95'	55°31'58"	N62°14'01"E



COUNTY RECORDER
 BOOK **1030** PAGE **49**
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
2009-0505892
 08/04/2009 08:49 AM

Rendering

Project:
 Gilbert MOB3
 Exterior

Date: 10.27.22 Drawn By: JB

Filename:
 PMB0001_203836_XCR_rev4

- Revisions:
- 08.24.22 KS
 - 08.29.22 CJ
 - 10.14.22 KS
 - 12.08.22 MB
 - 01.06.23 MB
 - 03.24.23 MB
 - 04.13.23 MB

Scale: 1/16" = 1'-0"

Custom
 EXTERIOR SIGNAGE

Notes:

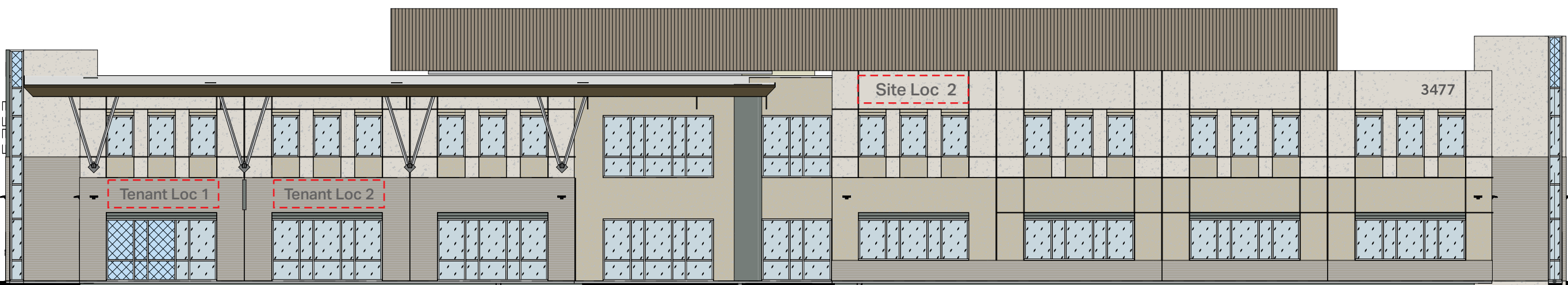
Product Approval

As Is As Noted
 Approved By: _____
 Date: _____



East Elevation

East Elevation: 111.72 linear ft.
Address Number (non-illuminated): 7 sq. ft.
Site Logo: Allowed Area/Location 1 (illuminated face-lit channel letters): 40.53 sq. ft.
Total Allowed Area - East Elevation: (illuminated face-lit channel letters): 64 sq. ft.



North Elevation

North Elevation: 204.67 linear ft.
Address Number (non-illuminated): 7 sq. ft.
Site Logo: Allowed Area/Location 2 (illuminated face-lit channel letters): 64 sq. ft.
Tenant Logo: Allowed Area/Locations 1 & 2: (illuminated face-lit channel letters): 64 sq. ft.
Total Allowed Area - North Elevation: (illuminated face-lit channel letters): 192 sq. ft.

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 Case # DR23-29
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 Exhibit 3: Comprehensive Sign Program
 Packet

takeform

11601 Maple Ridge Rd, Medina, NY, 14103
 P 800.528.1398 F 585.798.8889
 www.takeform.net

Rendering

Project:
 Gilbert MOB3
 Exterior

Date: 10.27.22 Drawn By: JB

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 PMB0001_203836_XCR_rev4

- Revisions:
- 08.24.22 KS
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 - 04.13.23 MB

Scale: 1/16" = 1'-0"

Custom
 EXTERIOR SIGNAGE

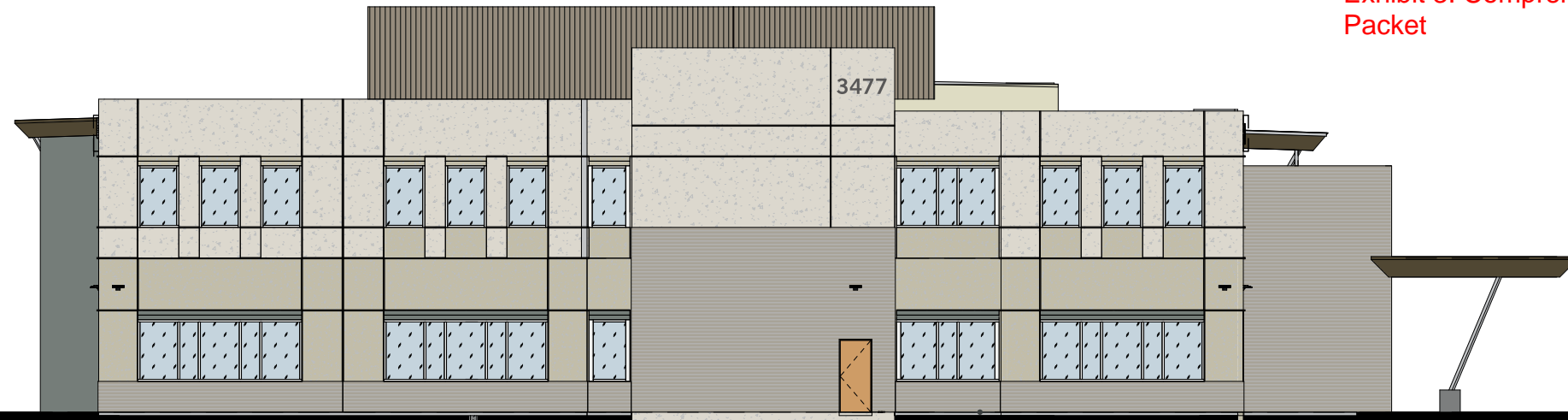
Notes:

Product Approval

As Is As Noted

Approved By: _____

Date: _____



West Elevation

West Elevation: 111.72 linear ft.
Address Number (non-illuminated): 7 sq. ft.



South Elevation

South Elevation: 204.67 linear ft.
Address Number (non-illuminated): 7 sq. ft.
Site Logo: Allowed Area/Location 3 (illuminated face-lit channel letters): 64 sq. ft.
Tenant Logo: Allowed Area/Locations 3 & 4: (illuminated face-lit channel letters): 64 sq. ft.
Total Allowed Area - South Elevation: (illuminated face-lit channel letters): 192 sq. ft.

Site Logo Example
 Face-lit Channel Letters
 Mechanically fasten to concrete w/
 1/4" X 1 3/4" Tapcon screw anchors
QTY: 2 sets

APPROVED
 Administrative Design Review
 Case # DR23-29
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 Exhibit 3: Comprehensive Sign Program
 Packet

takeform
 11601 Maple Ridge Rd, Medina, NY, 14103
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 www.takeform.net

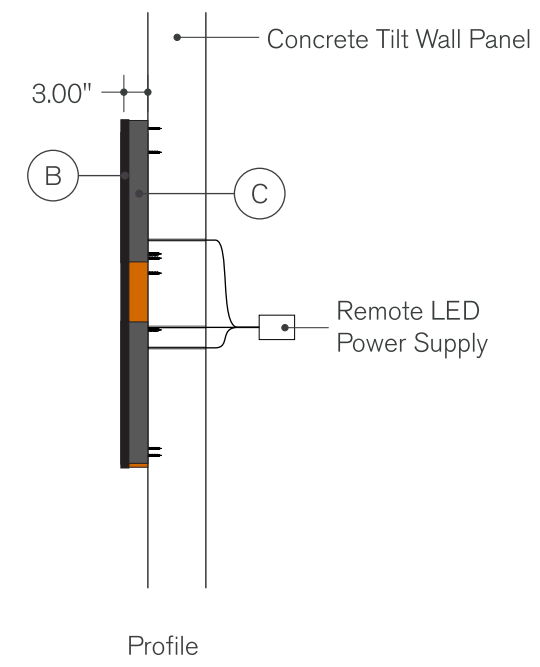
Rendering

Project:
 Gilbert MOB3
 Exterior

Date: 10.27.22 Drawn By: JB

Filename:
 PMB0001_203836_EXT

Revisions:



Scale: 1/2" = 1'-0"

Ethos

LETTERS & LOGOS

Notes:

120-277V Electrical service required

Verify final voltage at sign

Illuminated Logo / Copy

(A) 3/16" Translucent Acrylic w/ First Surface Applied Vinyl
 Font: Customer Supplied Artwork
 print to match **PMS 717 C** / **3635-222** Dual-Color Film painted to match **PMS 425 C** / **7328** White

Returns

(C) Painted 3" Deep .040 Aluminum Channel Coil
 to match **PMS 717 C** / to match **PMS 425 C**

Face Trim

(B) 1" Trim Cap
2025 Black

Product Approval

As Is As Noted

Approved By: _____

Date: _____

Tenant Logo Example

Face-lit Channel Letters

Mechanically fasten to concrete w/

1/4" X 1 3/4" Tapcon screw anchors

QTY: 2 sets

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Exhibit 3: Comprehensive Sign Program Packet

takeform

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Rendering

Project:
Gilbert MOB3
Exterior

Date: 10.27.22 Drawn By: JB

Filename:
PMB0001_203836_EXT

Revisions:

Scale: 1/2" = 1'-0"

Ethos

LETTERS & LOGOS

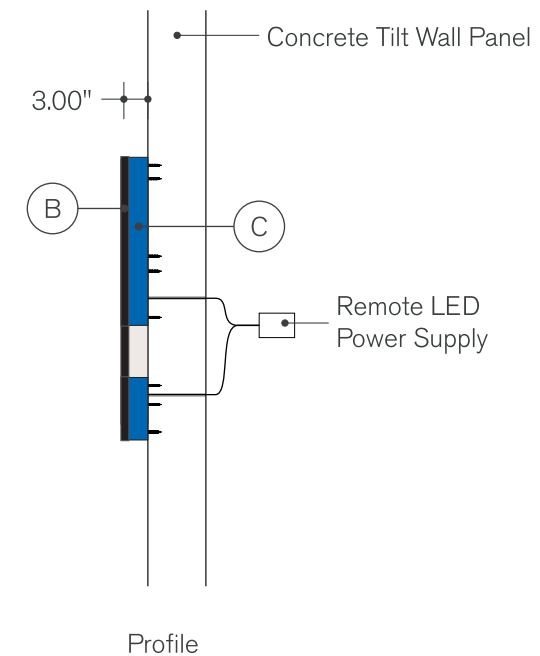
Notes:

120-277V Electrical service required

Verify final voltage at sign

Product Approval

As Is As Noted
Approved By: _____
Date: _____



Illuminated Logo / Copy

3/16" Translucent Acrylic w/ First Surface Applied Vinyl
Font: Customer Supplied Artwork
print to match **Logo** colors

Face Trim

1" Trim Cap
2025 Black

Returns

Painted 3" Deep .040 Aluminum Channel Coil
to match **SW 7004** Snowbound / to match **Logo** blue

Monument Sign: Tenant Example

Double Sided, Internally Illuminated Post and Cabinet

Panel count: Side A (4), Side B (4)

Mechanically fasten to concrete footer

QTY: 1

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 Exhibit 3: Comprehensive Sign Program Packet

takeform

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Rendering

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Date: 10.27.22 Drawn By: JB

Filename:
 PMB0001_203836_EXT

Revisions:
 01.09.23 MB

Scale: 1/2" = 1'-0"

Custom
 EXTERIOR SIGNAGE

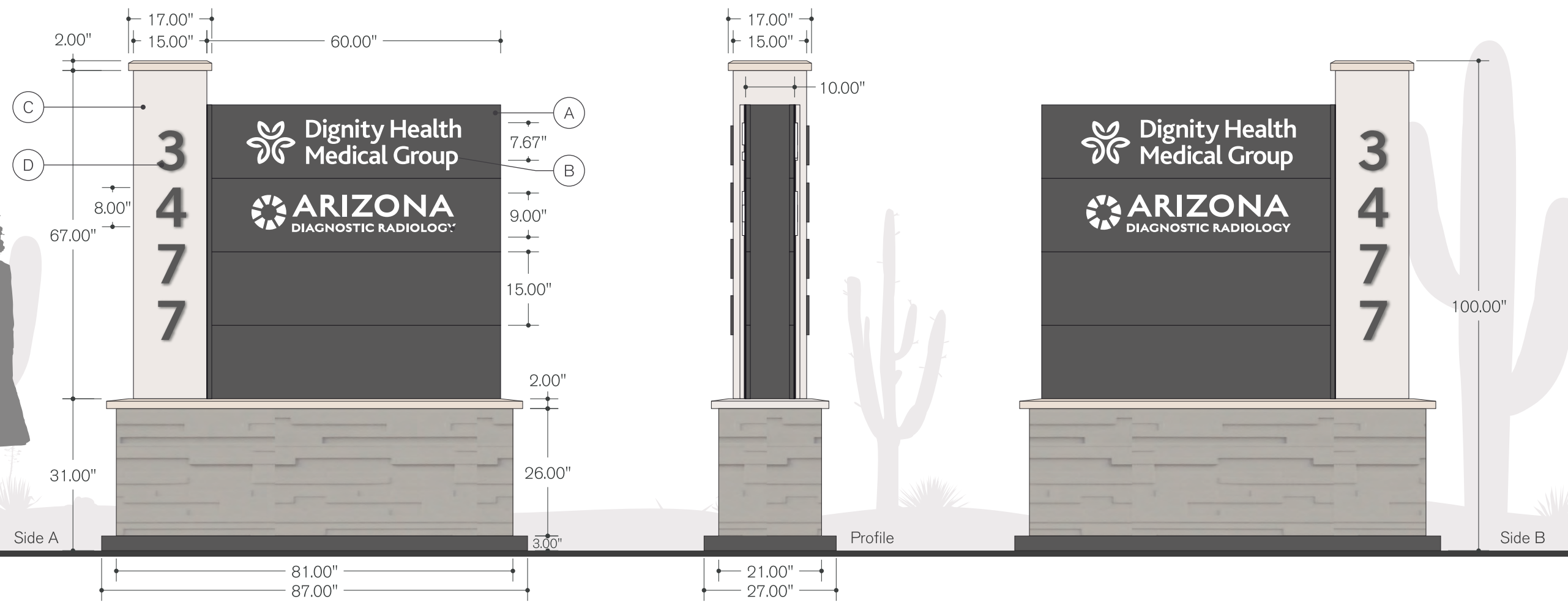
Notes:

120-277V Electrical service required

Verify final voltage at sign

Product Approval

As Is As Noted
 Approved By: _____
 Date: _____



Tenant Panel

(A) Painted, routed .125 aluminum to match **PMS 425 C**

Illuminated Tenant Copy

(B) Push-thru 3/4" translucent acrylic 1/2" proud of face
 Font: Customer supplied artwork
7328 White

Column

(C) Painted, fabricated aluminum w/ finial to match **SW 6147 Panda White / SW 7004 Snowbound**

Non-Illuminated Address Copy

(D) Painted 1/2" acrylic
 Font: Trade Gothic Bold No. 2
 to match **PMS 425 C**

Base

(E) Painted, fabricated aluminum cap and skirt w/ angle iron frame faced with 16021 Fitzgerald Formliners 1.5" Wide Plank Random Depth to match **SW 6147 Panda White (Cap)** to match **SW 7643 Pussy Willow (Fascia)** to match **PMS 425 C (Skirt)**

Type 1

Double Sided, Internally Illuminated Post and Cabinet

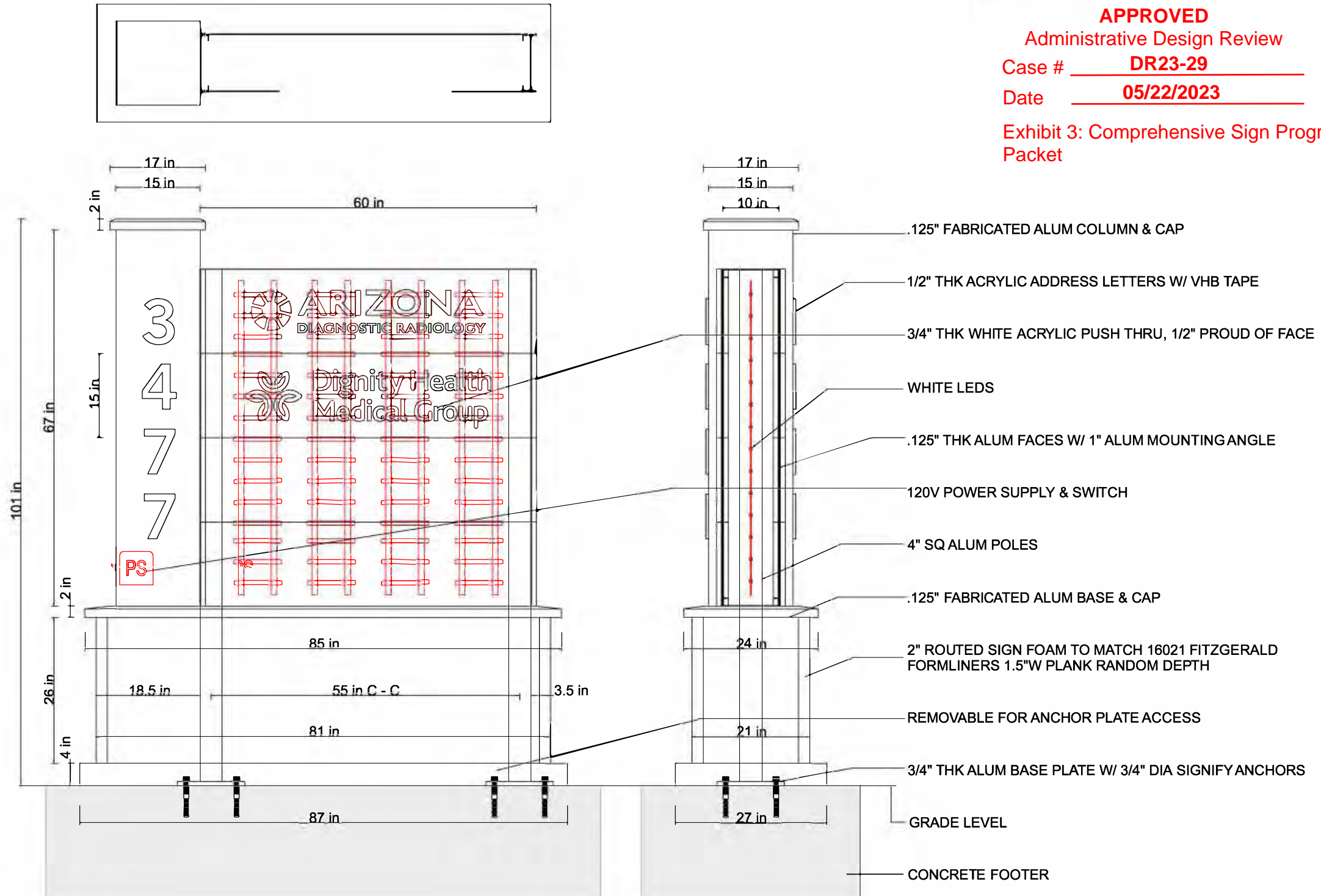
Panel count: Side A (4), Side B (4)

Mechanically fasten to concrete footer

QTY: 1

BASE PLATE DETAIL
 3/4" THK ALUM
 QTY. 2
 12 in

APPROVED
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Rendering

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 Gilbert MOB3
 Exterior

Date: _____ Drawn By: _____

Filename:
 PMB0001_203836_EXT

Revisions:

Custom

EXTERIOR SIGNAGE

Notes:

120-277V Electrical service required

Verify final voltage at sign

Product Approval

As Is As Noted
 Approved By: _____
 Date: _____

Locations

Project:
 Gilbert MOB3
 Exterior

Date: 04.20.23 Drawn By: MB

Filename:
 PMB0001_203836_EXT

Revisions:
 04.25.23 MB

Scale: NTS

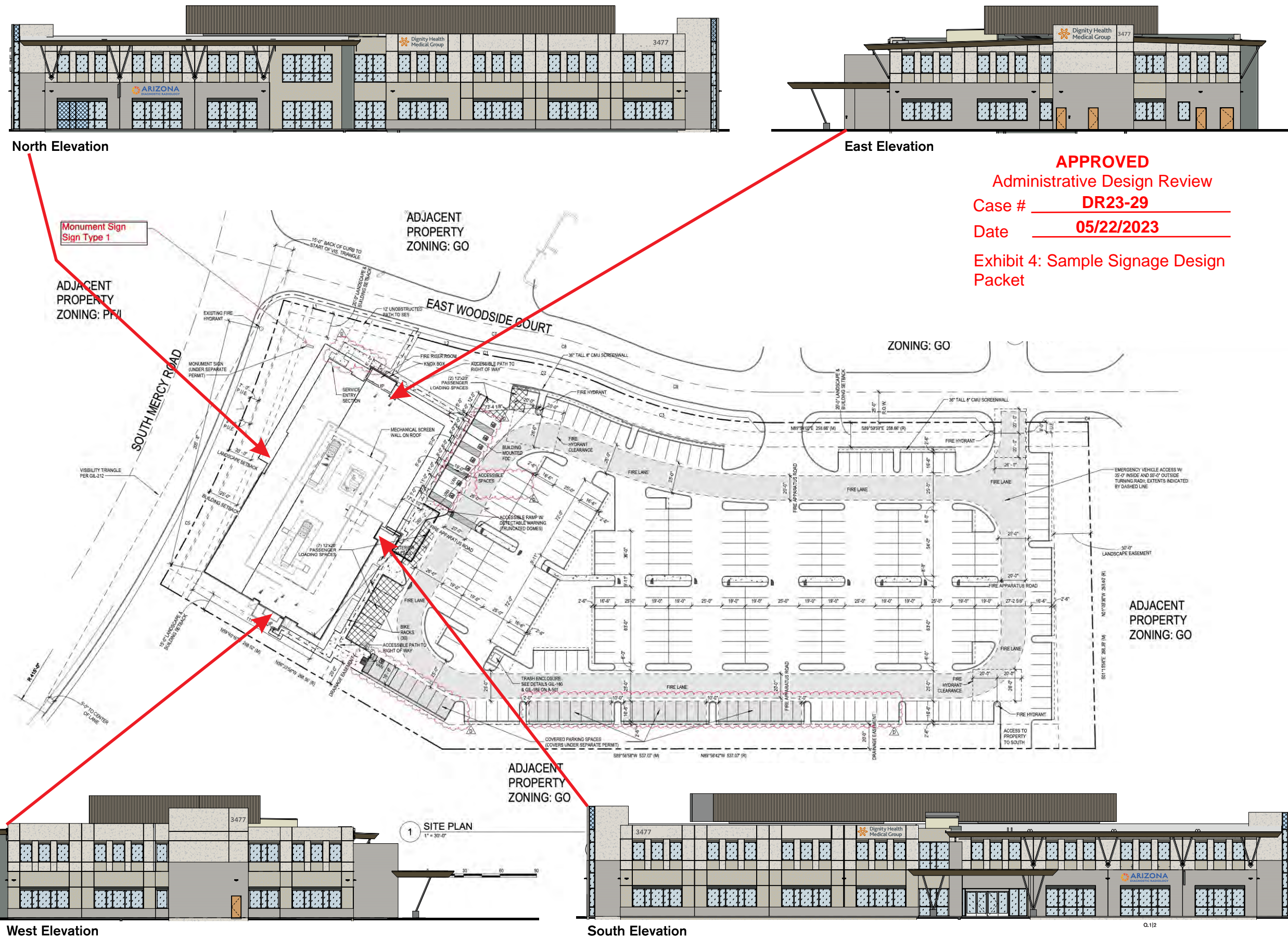
Custom EXTERIOR SIGNAGE

Notes:

120-277V Electrical service required

Verify final voltage at sign

Rendering Composite



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 Exhibit 4: Sample Signage Design Packet

Proposed Locations

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 Exhibit 4: Sample Signage Design Packet

takeform

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- Revisions:
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 EXTERIOR SIGNAGE

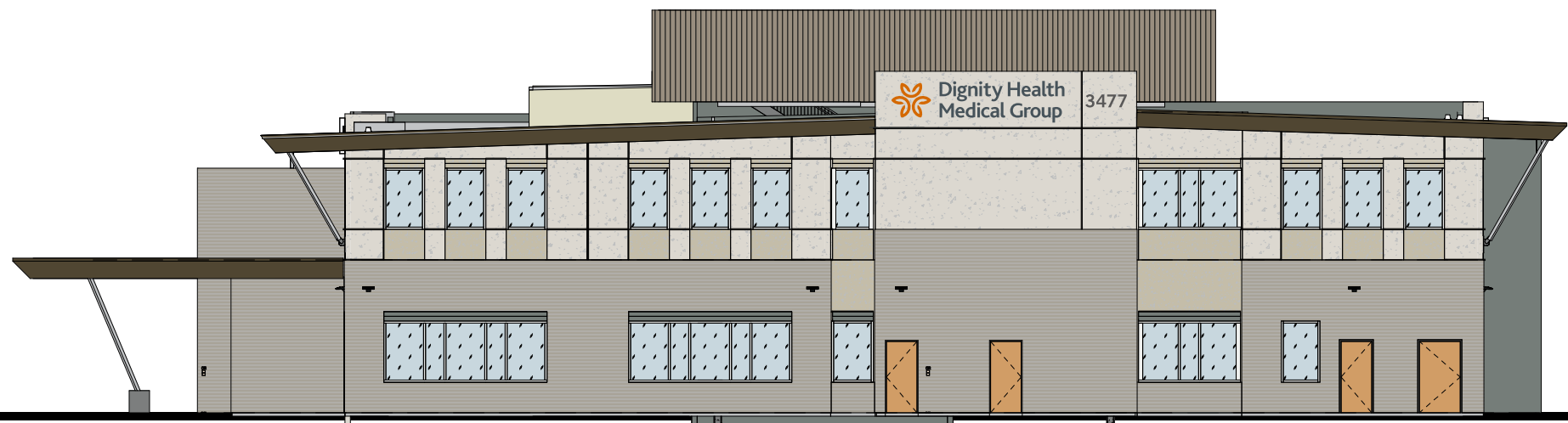
Notes:

Product Approval

As Is As Noted

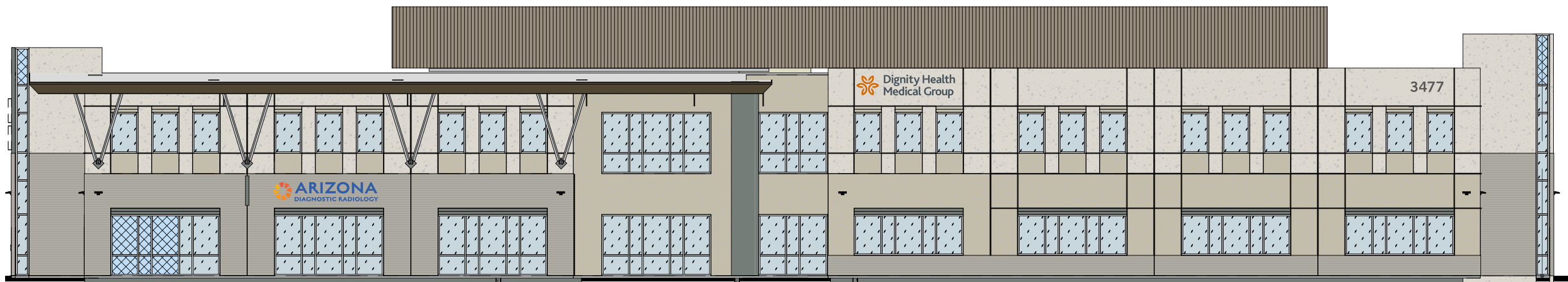
Approved By: _____

Date: _____



East Elevation

East Elevation: 111.72 linear ft.
Address Number (non-illuminated): 7 sq. ft.
Site Logo Area/Location 1 (illuminated face-lit channel letters): 40.53 sq. ft.
Total Area - East Elevation: (illuminated face-lit channel letters): 40.53 sq. ft.



North Elevation

North Elevation: 204.67 linear ft.
Address Number (non-illuminated): 7 sq. ft.
Site Logo Area/Location 2 (illuminated face-lit channel letters): 40.53 sq. ft.
Tenant Logo: Allowed Area/Locations 1 & 2: (illuminated face-lit channel letters): 64 sq. ft.
Total Area - North Elevation: (illuminated face-lit channel letters): 104.53 sq. ft.

Proposed Locations

APPROVED
 Administrative Design Review
 Case # DR23-29
 Date 05/22/2023
 Exhibit 4: Sample Signage Design Packet

takeform

11601 Maple Ridge Rd, Medina, NY, 14103
 P 800.528.1398 F 585.798.8889
 www.takeform.net

Rendering

Project:
 Gilbert MOB3
 Exterior

Date: 10.27.22 Drawn By: JB

Filename:
 PMB0001_203836_XCR_rev4

- Revisions:
- 08.24.22 KS
 - 08.29.22 CJ
 - 10.14.22 KS
 - 12.08.22 MB
 - 01.06.23 MB
 - 03.24.23 MB
 - 04.13.23 MB
 - 04.13.23 MB

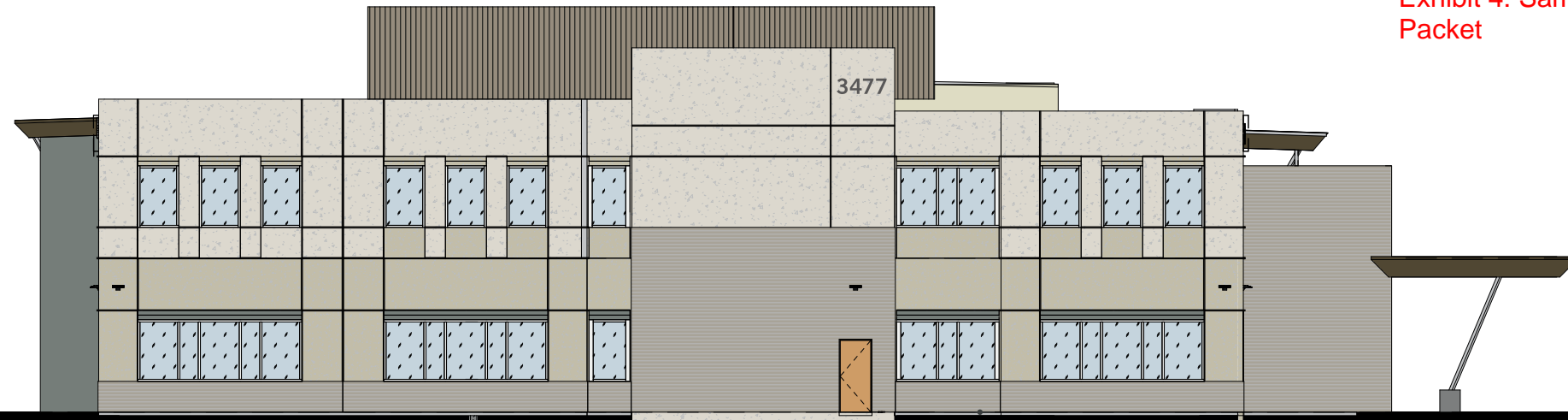
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Custom EXTERIOR SIGNAGE

Notes:

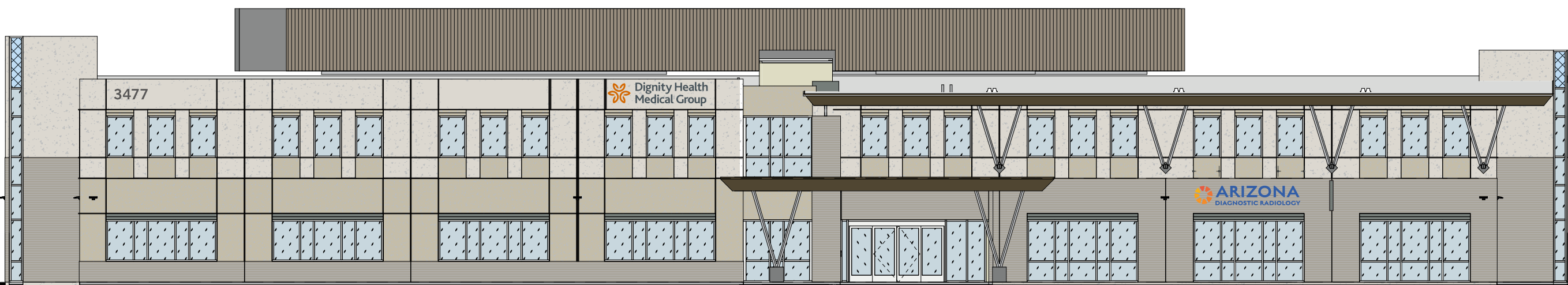
Product Approval

As Is As Noted
 Approved By: _____
 Date: _____



West Elevation

West Elevation: 111.72 linear ft.
 Address Number (non-illuminated): 7 sq. ft.



South Elevation

South Elevation: 204.67 linear ft.
 Address Number (non-illuminated): 7 sq. ft.
 Site Logo Area/Location 3 (illuminated face-lit channel letters): 40.53 sq. ft.
 Tenant Logo Area/Location 3: (illuminated face-lit channel letters): 64 sq. ft.
 Total Area - South Elevation: (illuminated face-lit channel letters): 104.53 sq. ft.

Site Logo (Typical)
 Face-lit Channel Letters
 Mechanically fasten to concrete w/
 1/4" X 1 3/4" Tapcon screw anchors

QTY: 3 sets

APPROVED
 Administrative Design Review
 Case # DR23-29
 Date 05/22/2023
 Exhibit 4: Sample Signage Design
 Packet

takeform
 11601 Maple Ridge Rd, Medina, NY, 14103
 P 800.528.1398 F 585.798.8889
 www.takeform.net

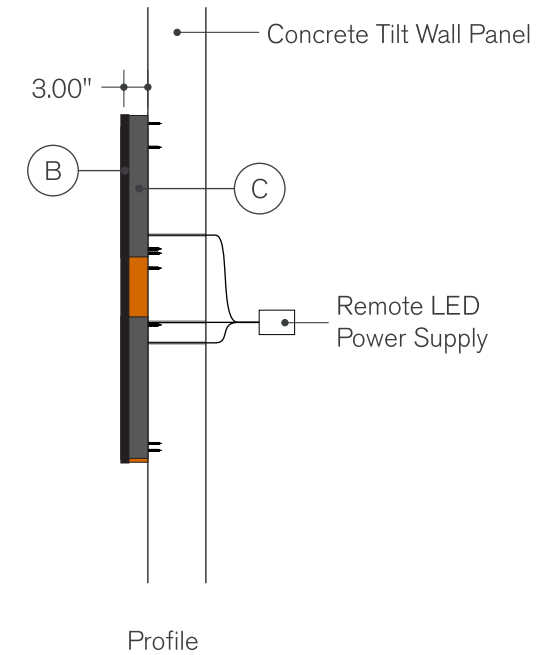
Rendering

Project:
 Gilbert MOB3
 Exterior

Date: 10.27.22 Drawn By:
 JB

Filename:
 PMB0001_203836_EXT

Revisions:



Scale: 1/2" = 1'-0"

Ethos

LETTERS & LOGOS

Notes:

120-277V Electrical service
 required

Verify final voltage at sign

Illuminated Logo / Copy

(A) 3/16" Translucent Acrylic w/ First Surface Applied Vinyl
 Font: Customer Supplied Artwork
 print to match **PMS 717 C / 3635-222** Dual-Color Film painted to match **PMS 425 C / 7328** White

Face Trim

(B) 1" Trim Cap
2025 Black

Returns

(C) Painted 3" Deep .040 Aluminum Channel Coil
 to match **PMS 717 C** / to match **PMS 425 C**

Product Approval

As Is As Noted
 Approved By: _____
 Date: _____

Tenant Logo (Typical)

Face-lit Channel Letters

Mechanically fasten to concrete w/

1/4" X 1 3/4" Tapcon screw anchors

QTY: 2 sets

APPROVED
Administrative Design Review
Case # DR23-29
Date 05/22/2023
Exhibit 4: Sample Signage Design
Packet

takeform

11601 Maple Ridge Rd, Medina, NY, 14103
P 800.528.1398 F 585.798.8889
www.takeform.net

Rendering

Project:
Gilbert MOB3
Exterior

Date: 10.27.22 Drawn By:
JB

Filename:
PMB0001_203836_EXT

Revisions:

Scale: 1/2" = 1'-0"

Ethos

LETTERS & LOGOS

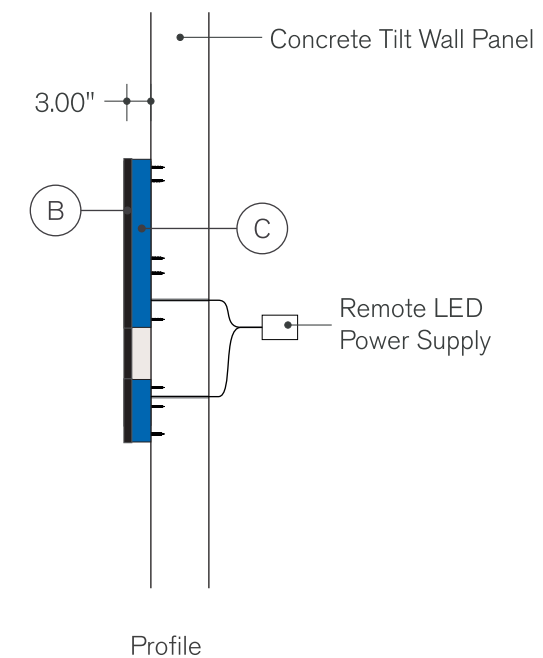
Notes:

120-277V Electrical service
required

Verify final voltage at sign

Product Approval

As Is As Noted
Approved By: _____
Date: _____





Illuminated Logo / Copy

  3/16" Translucent Acrylic w/ First Surface Applied Vinyl
Font: Customer Supplied Artwork
print to match **Logo** colors

Face Trim

  1" Trim Cap
2025 Black

Returns

  Painted 3" Deep .040 Aluminum Channel Coil
to match **SW 7004** Snowbound / to match **Logo** blue

Monument Sign: Tenant Example

Double Sided, Internally Illuminated Post and Cabinet

Panel count: Side A (4), Side B (4)

Mechanically fasten to concrete footer

QTY: 1

APPROVED
 Administrative Design Review
 Case # DR23-29
 Date 05/22/2023
 Exhibit 4: Sample Signage Design Packet

takeform

11601 Maple Ridge Rd, Medina, NY, 14103
 P 800.528.1398 F 585.798.8889
 www.takeform.net

Rendering

Project:
 Gilbert MOB3
 Exterior

Date: 10.27.22 Drawn By: JB

Filename:
 PMB0001_203836_EXT

Revisions:
 01.09.23 MB

Scale: 1/2" = 1'-0"

Custom
 EXTERIOR SIGNAGE

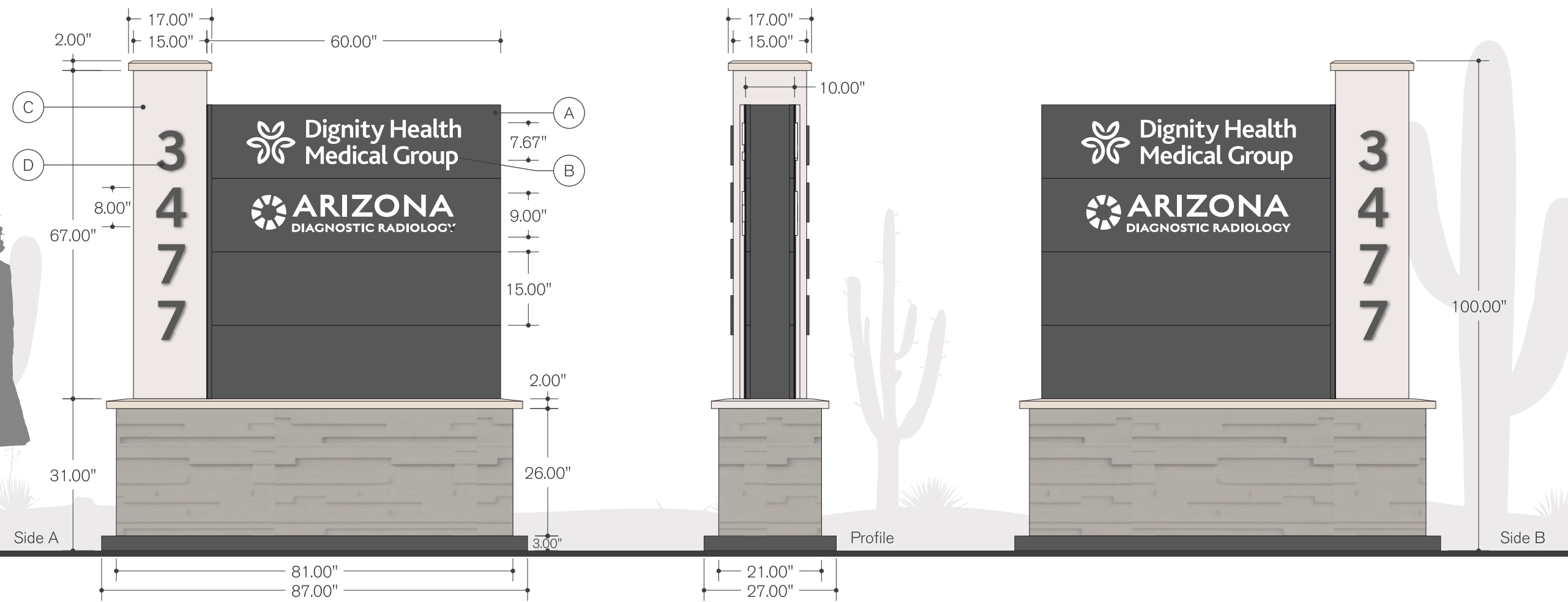
Notes:

120-277V Electrical service required

Verify final voltage at sign

Product Approval

As Is As Noted
 Approved By: _____
 Date: _____



Tenant Panel

(A) Painted, routed .125 aluminum to match **PMS 425 C**

Illuminated Tenant Copy

(B) Push-thru 3/4" translucent acrylic 1/2" proud of face
 Font: Customer supplied artwork
7328 White

Column

(C) Painted, fabricated aluminum w/ finial to match **SW 6147 Panda White / SW 7004 Snowbound**

Non-Illuminated Address Copy

(D) Painted 1/2" acrylic
 Font: Trade Gothic Bold No. 2
 to match **PMS 425 C**

Base

(E) Painted, fabricated aluminum cap and skirt w/ angle iron frame faced with 16021 Fitzgerald Formliners 1.5" Wide Plank Random Depth to match **SW 6147 Panda White (Cap)** to match **SW 7643 Pussy Willow (Fascia)** to match **PMS 425 C (Skirt)**

APPROVED

Administrative Design Review

Case # DR23-29

Date 05/22/2023

Exhibit 5: POA Approval Letter

Town of Gilbert
Development Services
90 E. Civic Center Drive
Gilbert, AZ 85296
480.503.6000

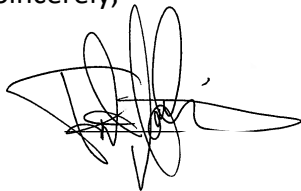
To Whom It May Concern,

Dignity Health and Pacific Medical Buildings has contracted with Takeform, Inc to prepare the required documents and submit all needed information and specifications to the Town of Gilbert for the proposed building signs to be installed at Mercy Office Building 3, 3477 S. Mercy Road

This letter of authorization represents permission for Takeform Inc to act on Dignity Health's behalf in the required submittals and communication for the permit approval process.

Your cooperation is greatly appreciated. If you have any questions, please call me at 951.264.3800.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pietro Martinez', with a stylized flourish at the end.

Pietro Martinez, AIA

Vice President | Architecture & Construction

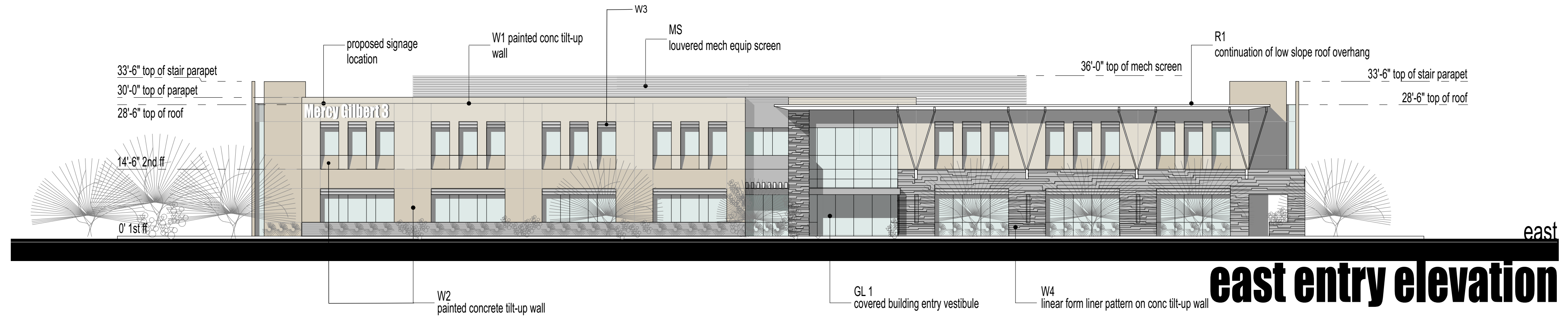
PMB | Advancing Healthcare Real Estate

3394 Carmel Mountain Road, Suite 200 | San Diego, CA 92121

o 858.794.1900 | c 951.264.3800

EXTERIOR MATERIALS

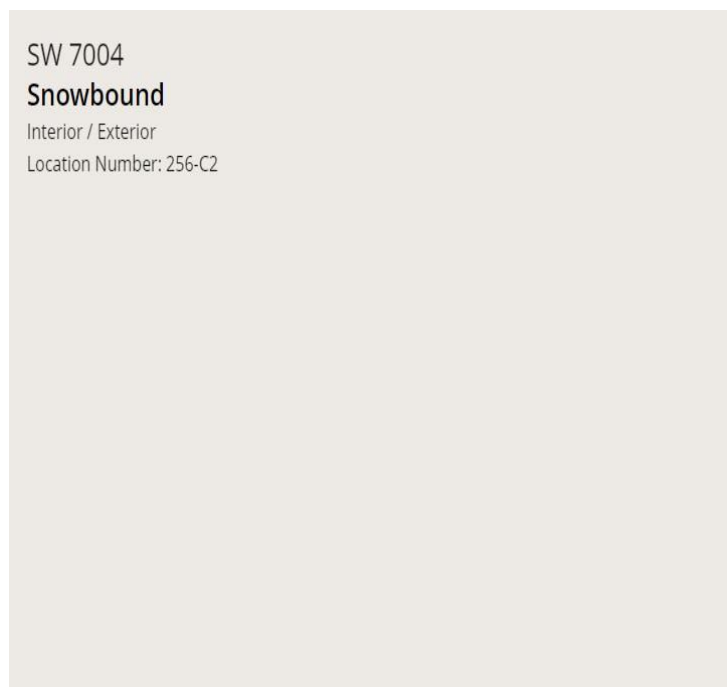
- W1 Concrete Tilt Up Wall
- W2 Concrete Tilt Up Wall
- W3 Concrete Tilt Up Wall Accent
- W4 Concrete Tilt Up Wall with Form Liner
- W5 Aluminum Composite Panel
- GL1 Glazing with Anodized Aluminum Frames
- MS Mechanical Equipment Screen
- R1 Roof Fascias and Support Canopy



EXTERIOR COLOR AND MATERIALS BOARD:

EXTERIOR WALLS:

EXTERIOR WALLS:



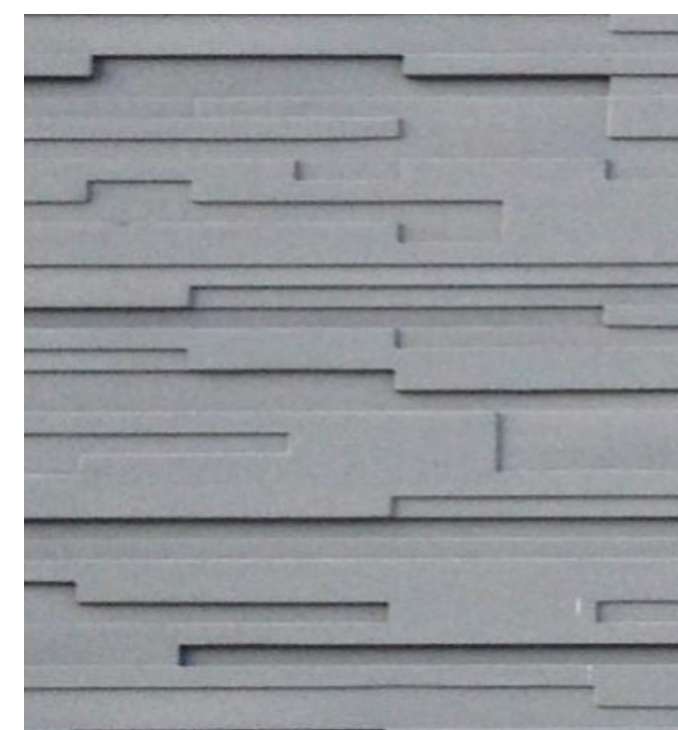
W1 • Concrete Tilt Up Wall
 Snowbound - SW7004



W2 • Concrete Tilt Up Wall Base and Insets
 Panda White - SW 6147



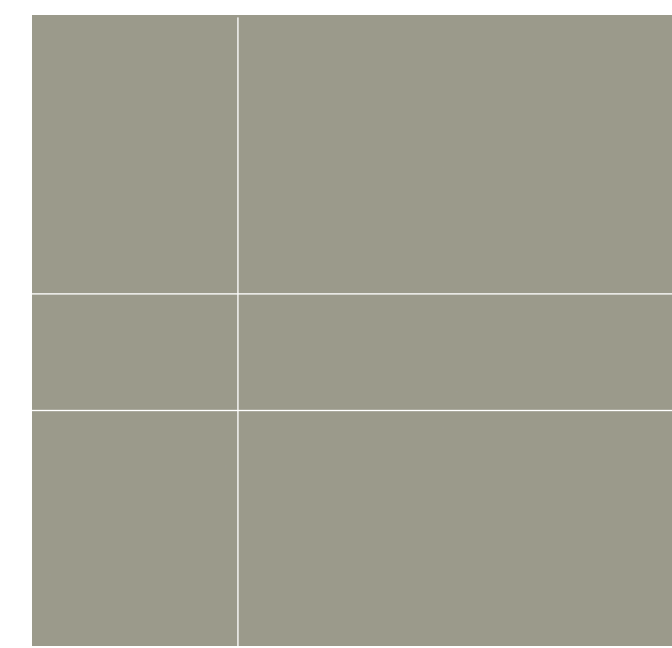
W3 • Concrete Tilt Up Wall Accents
 Pussywillow - SW 7643



W4 • Concrete Tilt Up Feature Wall
 "16021" Fitzgerald Formliners
 1.5" Wide Plank Random Depth
 Paint or integral color to match W3

SPECIALTY WALLS:

SPECIALTY WALLS:



W5 • Aluminum Composite Panel
 "Castle Gray" Alucobond Plus
 4mm ACM



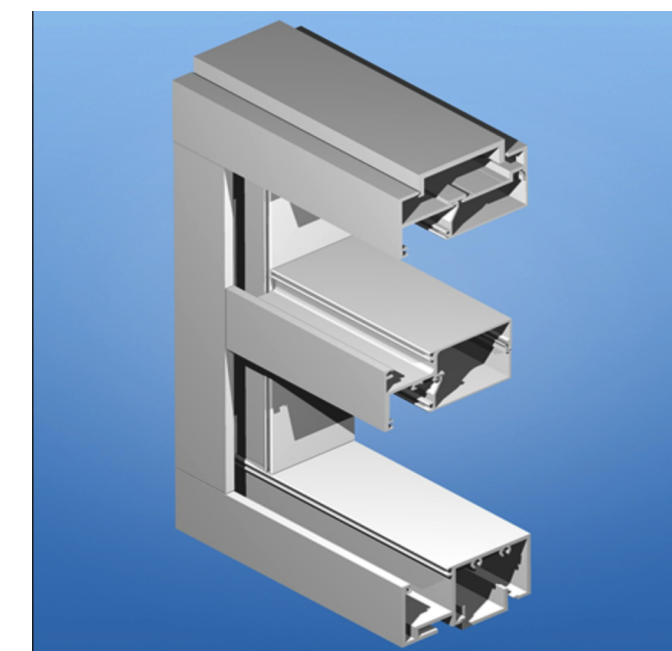
MS • Mechanical Screen Wall
 Architectural Louvers Company
 "6 Deep Narrow Blade Screen" V6JN
 Pre-finished to match W5 ACP's

GLAZING AND FRAMES:

GLAZING & FRAMES:



GL1 • Glazing
 Sun Tech Glass
 1/4 Solar ban 90VT Clear



GL1 • Anodized Aluminum Frames
 Arcadia Co.
 "2"x4-1/2" and 2"x6" Fame Section
 Clear Anodized Aluminum

ROOF EAVES / FINISHES:

ROOF EAVES / FINISHES:



R1 • Roof Eaves & Supports

[EDIT CLIENT COMPANY NAME]
[Edit Project Name]
 [STREET], [CITY], [STATE] 850[xx]

CLIENT CONTACT	
[edit client name]	[000.000.0000] t
[street]	[000.000.0000] f
[city], [state] 850[xx]	[name@domain.com]

PROJECT NO.	DATE OF ISSUE
[2019_000]	[00.00.2019]
REVISION NO.	DATE

PROJECT TEAM	DRAWN BY
[team name]	[initials]

PROJECT PHASE
[project status]

SHEET CONTENTS
EXHIBIT 8 DRB COLOR BOARD

SHEET NO.
2