



NOTICE OF ADMINISTRATIVE DECISION

May 21, 2020

Scott Hudson
Arizona Commercial Signs, Inc.
2018 E. Winslow Ave.
Phoenix, AZ 85040
Email:shudson@arizonacommercialsigns.com

RE: Administrative Design Review to amend the existing Comprehensive Sign Plan for the NWC Power & Germann Roads – Comprehensive Sign Plan: **DR20-28(PDA-2013-00023-S)**.

Dear Mr. Hudson:

Staff has reviewed and **approved** your Administrative Design Review **DR20-28(PDA-2013-00023-S)**, for approval of the amended Comprehensive Sign Plan, monument signage for the Dignity Health and future commercial retail and office; located on approximately 4.5 acres located at the NEC of Power and Germann Roads zoned General Commercial (GC) with a Planned Area Development Overlay.

A general summary of the newly proposed requests on the subject site are listed below:

- Introduction of two new monument sign designs;
- Amend location of approved monument sign location along Power Road;
- Identified additional locations along Power and Germann Roads for new future monument signs.

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, and Color and Material Board. All exhibits are stamped administratively approved May 21, 2020.

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

Sincerely,

Joshua Rogers

Josh Rogers
Planner II



April 30, 2020

Dear Town of Gilbert,

Dignity Health's Comprehensive Sign Program will stay in effect as 1st submittal Comprehensive Sign Plan DR3-23-S.

Arizona Commercial Signs is amending the Comprehensive Sign Plan or the new Pad Tenants and any other buildings marked out in blue. The existing monuments that were approved in DR3-23-S, monuments D1 - D6 will remain the same. The Dignity Health Comprehensive Sign Plan had an additional sign D7 approved on South Power Road. Arizona Commercial Signs is changing D7 to a single use Pad Tenant Sign and moving it to the north. Colors to match the Pad Tenant scheme. Arizona Commercial Signs is adding (1) one more Multi-use tenant sign on Power Road, 60 square feet, maximum (12') twelve feet in height matching the original approved Comprehensive Sign Plan DR3-23-S.

Arizona Commercial Signs cannot submit for the new Pad Tenant Auto facility to the north of our project.

Regards,

Scott D. Hudson
Arizona Commercial Signs
4018 E. Winslow Ave.
Phoenix, AZ 85040
480.921.9900

APPROVED
Administrative Design Review
Case # PDR-2020-00028
Date May 21, 2020



Arizona Commercial Signs
4018 East Winslow Avenue
Phoenix, Arizona 85040
Contact: Scott Hudson
Phone: 602-570-1912 (cellular)
Email: shudson@arizonacommercialsigns.com
Web: www.arizonacommercialsigns.com



Barclay Group
N.W.C. South Power Road &
East Germann Road
Gilbert, Arizona 85142
Contact: Alexandra Schuchter
Phone: 480-205-9625 (cellular)
Email: aschucter@barclaygroup.com

N.W.C. POWER & GERMANN ROADS

COMPREHENSIVE SIGN PROGRAM

This criteria has been developed to insure design compatibility among all signs within the development. Conformance to this criteria will be strictly enforced. Any sign installed that is not conforming to this criteria must be removed or brought into conformance by the Applicant and/or its Sign Contractor.

The owner shall approve all signs, in writing, prior to installation. Sign permits must be obtained from the Town of Gilbert. Tenant's sign company must provide owner with (3) three sets of building elevations with all details.

The following is a description of the design criteria:

GENERAL SIGNAGE REQUIREMENTS

Any reference herein to the word Tenant or Tenants shall be construed to be the same as Owner or Owners.

1. Upon receipt of Landlord approval, Tenant shall proceed with the Town of Gilbert permit process. Subsequent to city approval, Tenant may proceed with installation.
2. 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 Developer/Landlord.
3. Tenant or its representatives shall obtain all permits for its exterior sign and its installation. Tenant shall be responsible for all requirements and specifications.
4. Tenant shall have the sole responsibility for compliance with all applicable status/codes, ordinances, or other regulations for all work performed on the premises by or on behalf of the Tenant.
5. All signage is subject to the Town of Gilbert approval and this master sign exhibit.
6. Tenant and the Tenant's Contractor shall be responsible for the repair of any damage caused by installation or removal of signage.
7. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.
8. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
9. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
10. All exposed metals shall be painted to render them inconspicuous.
11. No exposed tubing, conduit, or raceways will be permitted. All conductor, transformers, and other equipment shall be concealed.
12. All electric signs shall bear the UL Label and be mounted on top of letters
13. All signs shall conform to Uniform Building Code Standards.
14. All electrical signs shall conform to National Electrical Code Standards.
15. Painted lettering will not be permitted.

16. Flashing, moving, or audible signs will not be permitted.
17. Letter style(s) and color(s) shall be subject to the approval of the owner.

STOREFRONT SIGNAGE

1. **TYPE OF SIGNAGE:** Face & halo illuminated Pan-Channel letters mounted 1.5" of building fascia to a flat or pan backer. Pan Channel Letters & Logo: 3" - 5" Returns, 3/4" to 1" trim cap, acrylic faces mounted to the building fascia.
2. Tenant's sign(s) to be determined by Tenant, with Landlord approval.
3. LED color to be white.
4. Copy may not exceed 80% of sign band area.
5. Tenant(s) set-back less than seventy-five (75) feet from Right of Way get one (1) square foot of signage per one (1) linear foot of frontage.
Tenant(s) set-back more than seventy-five (75) feet from Right of Way get one and one half (1 1/2) square feet per one (1) linear foot of frontage.

FREESTANDING SIGNAGE

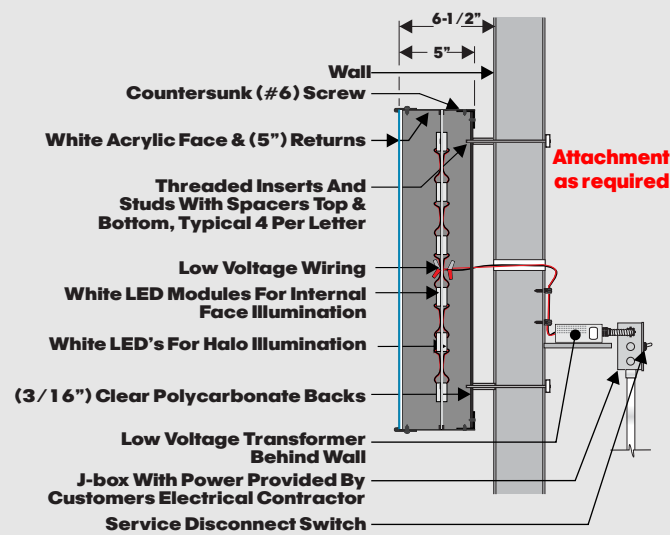
The design of all monument signs and panels are subject to review and approval by Landlord. All freestanding signs shall be "monument" style and must be compatible with the architecture of center.


1. Three (3) monument sign(s) are allowed per arterial street frontage.
2. Sign(s) shall be located in such a manner which will not present any traffic hazards.
3. The maximum sign area for the sign is (60) square feet.
4. The maximum height of the sign is twelve (12) feet above grade with two (2) foot architectural element at the top of the sign.
Copy must be above two (2) feet from grade to ten (10) feet. No copy above ten (10) feet.
5. Faces to be routed out with back-up acrylic.
6. Sign(s) shall maintain a minimum spacing between of one hundred (100) feet from any other monument sign on the same street frontage.


All other sign types permanent and/ or temporary signs shall follow the rules and regulations set forth in the Town of Gilbert Land Development Code, Article 4.4, Sign Regulations.

INSTALLATION/BUILD INSTRUCTIONS

LED ILLUMINATED FACE & HALO ILLUMINATED CHANNEL LETTERS WITH POLYCARBONATE BACKS & REMOTE TRANSFORMERS



 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. E213532 This includes proper grounding and bonding of the sign.

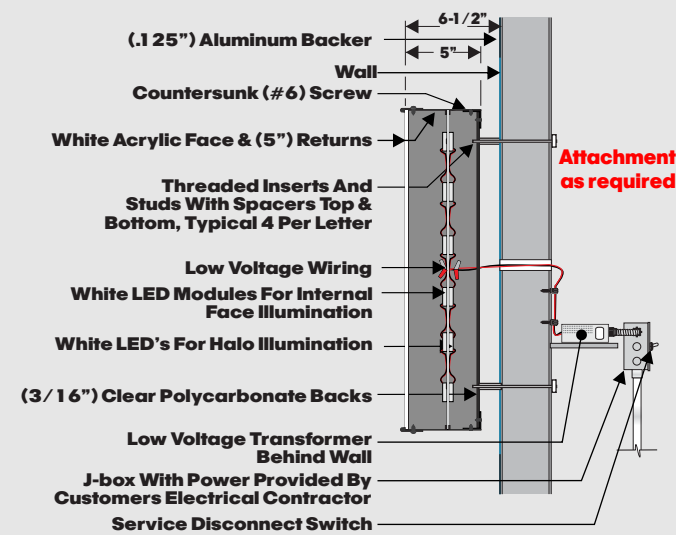
 SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.





THIS SIGN DISPLAY COMPLIES WITH CCR TITLE 24, PART 6, SECTION 148.

INSTALLATION/BUILD INSTRUCTIONS

LED ILLUMINATED FACE & HALO ILLUMINATED CHANNEL LETTERS WITH POLYCARBONATE BACKS & REMOTE TRANSFORMERS - BACKER



 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. E213532 This includes proper grounding and bonding of the sign.

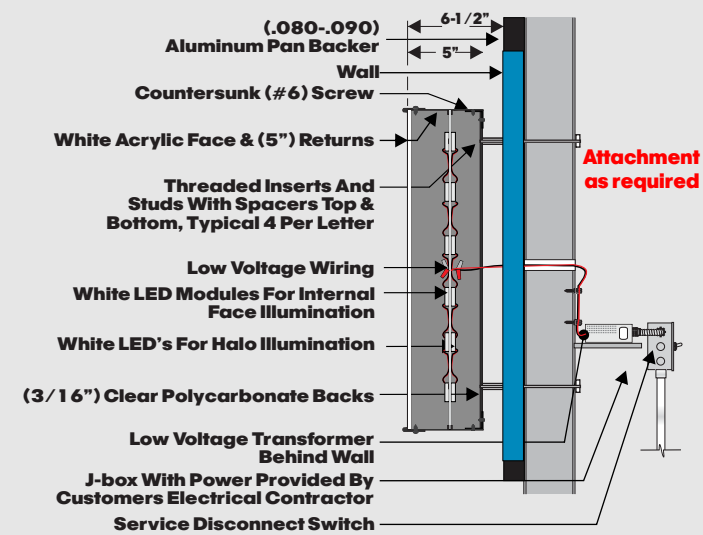
 SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.





THIS SIGN DISPLAY COMPLIES WITH CCR TITLE 24, PART 6, SECTION 148.

INSTALLATION/BUILD INSTRUCTIONS

LED ILLUMINATED FACE & HALO ILLUMINATED CHANNEL LETTERS WITH POLYCARBONATE BACKS & REMOTE TRANSFORMERS - PAN BACKER



 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. E213532 This includes proper grounding and bonding of the sign.

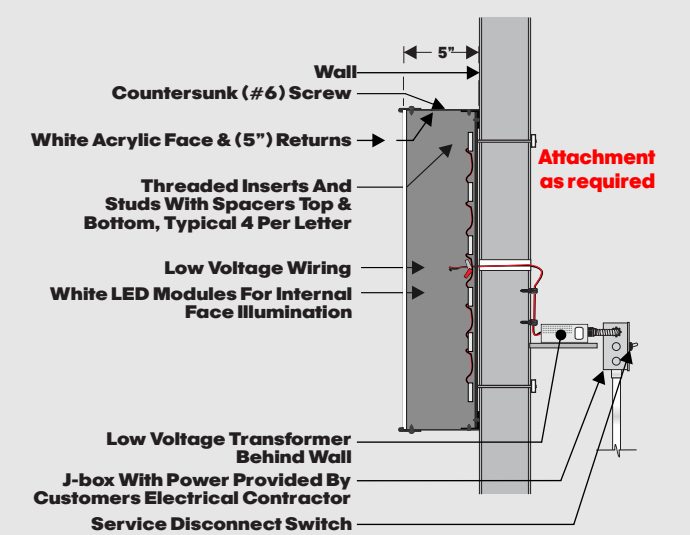
 SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.




THIS SIGN DISPLAY COMPLIES WITH CCR TITLE 24, PART 6, SECTION 148.

INSTALLATION/BUILD INSTRUCTIONS

LED ILLUMINATED FACE ILLUMINATED CHANNEL LETTERS REMOTE TRANSFORMERS - FLUSH MOUNT



 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. E213532 This includes proper grounding and bonding of the sign.

 SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.



THIS SIGN DISPLAY COMPLIES WITH CCR TITLE 24, PART 6, SECTION 148.

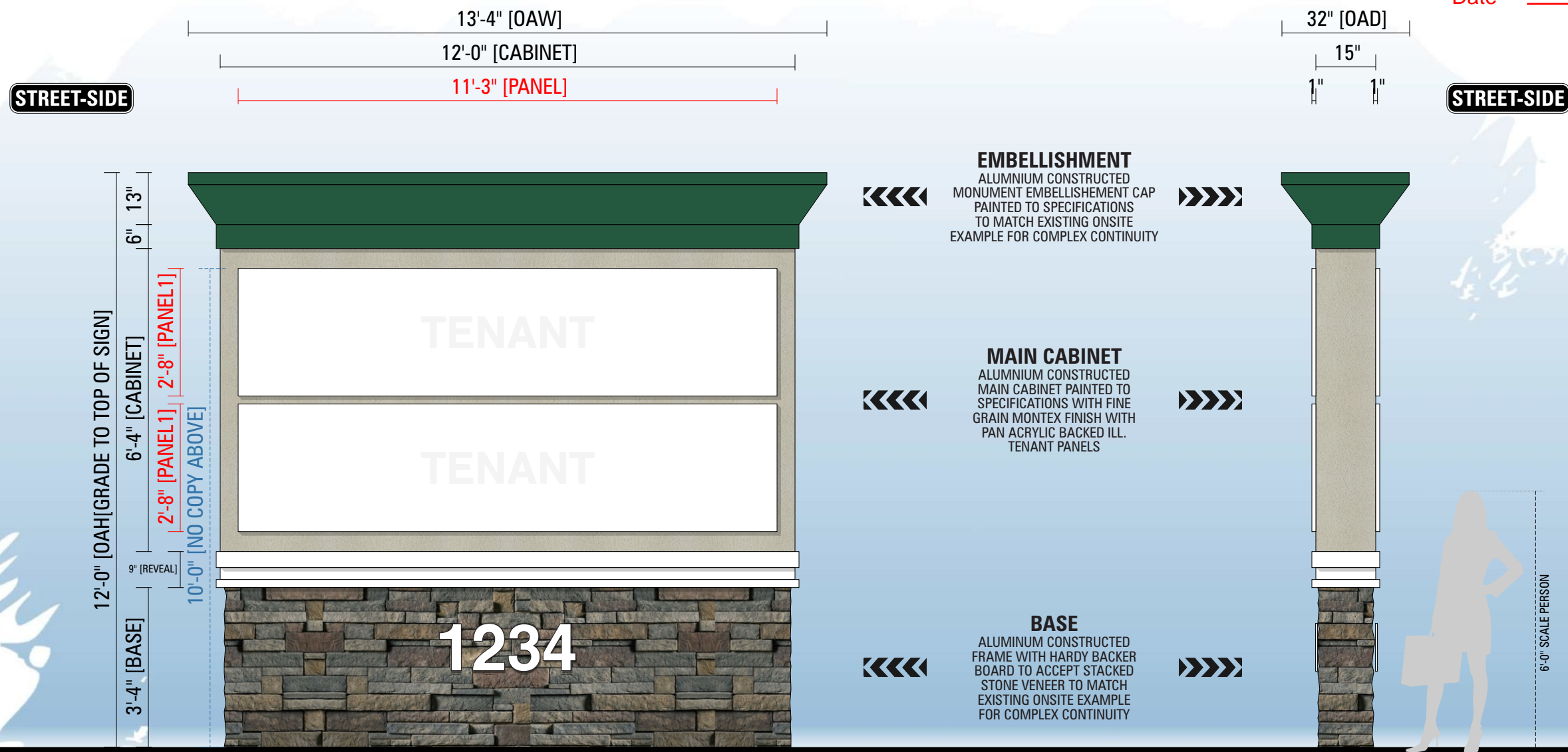
Updated Exhibit

APPROVED

Administrative Design Review

Case # PDR-2020-00028

Date May 21, 2020



PAINT

1
Dunn Edwards® Paints
"White"
TO MATCH EXISTING SATIN FINISH

PAINT

2
Dunn Edwards® Paints
"Tan"
TO MATCH EXISTING FINE GRAIN MONTEX FINISH

PAINT

3
Dunn Edwards® Paints
"Green"
TO MATCH EXISTING SATIN FINISH

STONE

4
Borel® Stone
"Suede"
(Illustrated)
TO MATCH EXISTING DRYSTACK FINISH

A INTERNALLY-ILLUMINATED MONUMENT STRUCTURE
SCALE: 3/8" = 1'-0"

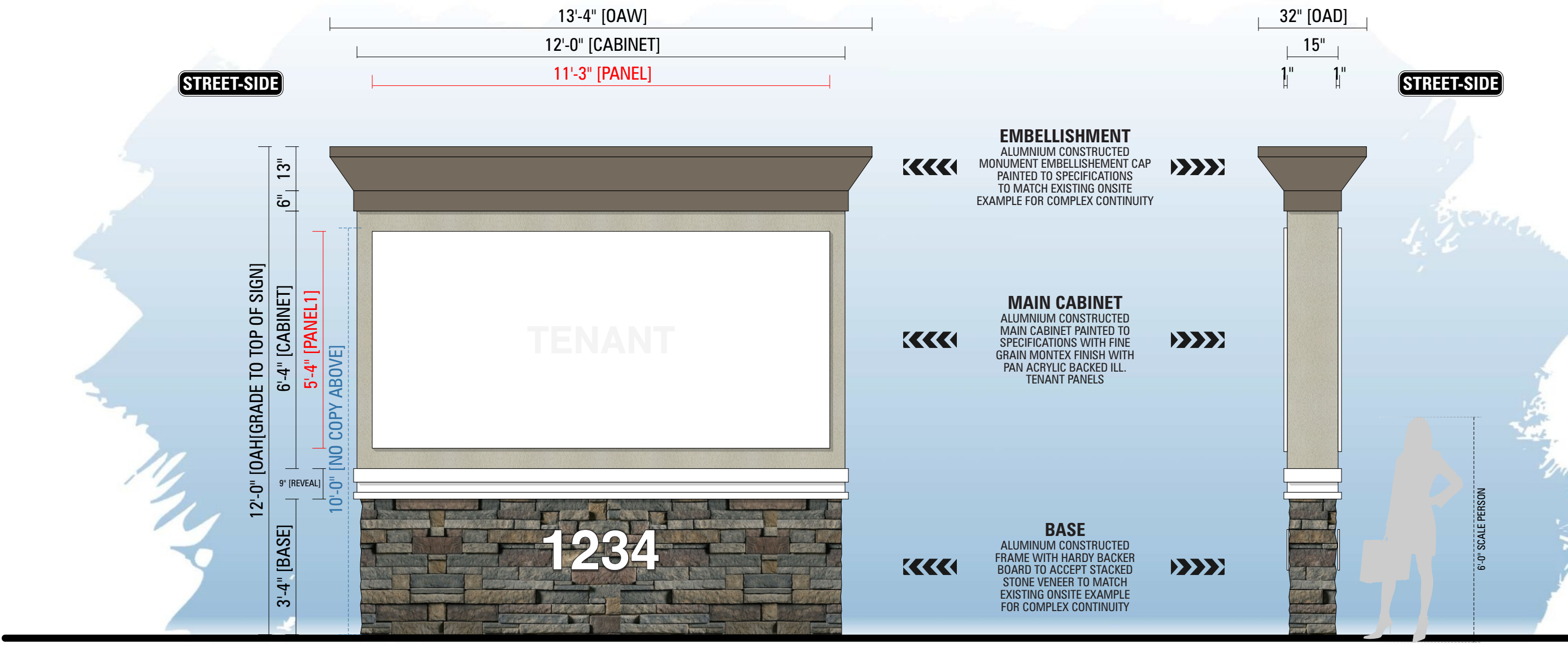
59.86 SQ.FT. TOTAL

MANUFACTURE AND INSTALL (2) TWO DOUBLE-FACED UL LISTED WHITE L.E.D. INTERNALLY-ILLUMINATED ALUMINIUM CONSTRUCTED MONUMENT STRUCTURE(S) PAINTED TO MATCH COMPLEX COLORATION AS FOLLOWS: "TENANT PANELS", AS SPEC'D (.080) GRADE ALUMINIUM WITH REVERSE ROUTED COPY BACKED WITH (3/16") THICK WHITE LEXAN POLYCARBONATE WITH (1ST) SURFACE TENANT GRAPHIC APPLICATION. "1234", AS SPEC'D (1/2") THICK WHITE ACRYLIC ADDRESS NUMERALS PAINTED TO SPECIFICATIONS STUD MOUNTED SPACED OFF STACKED STONE VENEER MONUMENT BASE AS DEMONSTRATED.

*** REQUIRES CITY/COUNTY DESIGN REVIEW & PERMITTING. REQUIRES A.S.A. SIGN ENGINEERING FOR WIND LOAD AND TINSEL STRENGTH.

Updated Exhibit

APPROVED
 Administrative Design Review
 Case # PDR-2020-00028
 Date May 21, 2020



PAINT
1
 Dunn Edwards®
 Paints
 "White"
 TO MATCH EXISTING
 SATIN FINISH

PAINT
2
 Dunn Edwards®
 Paints
 "Tan"
 TO MATCH EXISTING
 FINE GRAIN
 MONTEX FINISH

PAINT
3
 Pittsburgh Paints®
 PPG 521-6 LRV 14
 "Granite"
 TO MATCH BUILD-OUT
 SATIN FINISH

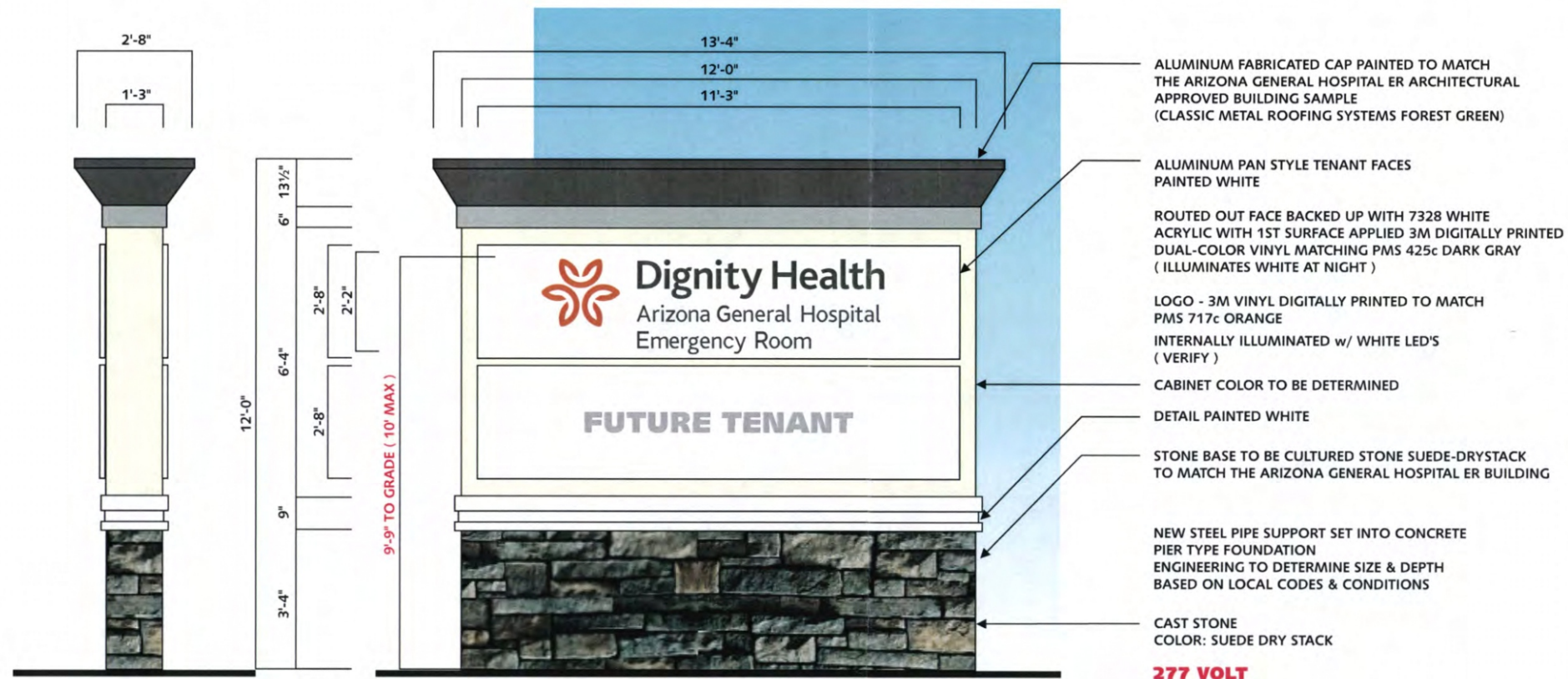
STONE
4
 Borel® Stone
 "Suede"
 (Illustrated)
 TO MATCH EXISTING
 DRYSTACK FINISH

B INTERNALLY-ILLUMINATED MONUMENT STRUCTURE
 SCALE: 3/8" = 1'-0"

60.00 SQ.FT. TOTAL

MANUFACTURE AND INSTALL (1) ONE DOUBLE-FACED UL LISTED WHITE L.E.D. INTERNALLY-ILLUMINATED ALUMINUM CONSTRUCTED MONUMENT STRUCTURE(S) PAINTED TO MATCH COMPLEX COLORATION AS FOLLOWS:
 "TENANT PANELS", AS SPEC'D (.080) GRADE ALUMINUM WITH REVERSE ROUTED COPY BACKED WITH (3/16") THICK WHITE LEXAN POLYCARBONATE WITH (1ST) SURFACE TENANT GRAPHIC APPLICATION.
 "1234", AS SPEC'D (1/2") THICK WHITE ACRYLIC ADDRESS NUMERALS PAINTED TO SPECIFICATIONS STUD MOUNTED SPACED OFF STACKED STONE VENEER MONUMENT BASE AS DEMONSTRATED.

*** REQUIRES CITY/COUNTY DESIGN REVIEW & PERMITTING. REQUIRES A.S.A. SIGN ENGINEERING FOR WIND LOAD AND TINSEL STRENGTH.



- ALUMINUM FABRICATED CAP PAINTED TO MATCH THE ARIZONA GENERAL HOSPITAL ER ARCHITECTURAL APPROVED BUILDING SAMPLE (CLASSIC METAL ROOFING SYSTEMS FOREST GREEN)
- ALUMINUM PAN STYLE TENANT FACES PAINTED WHITE
- ROUTED OUT FACE BACKED UP WITH 7328 WHITE ACRYLIC WITH 1ST SURFACE APPLIED 3M DIGITALLY PRINTED DUAL-COLOR VINYL MATCHING PMS 425c DARK GRAY (ILLUMINATES WHITE AT NIGHT)
- LOGO - 3M VINYL DIGITALLY PRINTED TO MATCH PMS 717c ORANGE
- INTERNALLY ILLUMINATED w/ WHITE LED'S (VERIFY)
- CABINET COLOR TO BE DETERMINED
- DETAIL PAINTED WHITE
- STONE BASE TO BE CULTURED STONE SUEDE-DRYSTACK TO MATCH THE ARIZONA GENERAL HOSPITAL ER BUILDING
- NEW STEEL PIPE SUPPORT SET INTO CONCRETE PIER TYPE FOUNDATION ENGINEERING TO DETERMINE SIZE & DEPTH BASED ON LOCAL CODES & CONDITIONS
- CAST STONE COLOR: SUEDE DRY STACK

D D/F MONUMENT
(1) ONE NEW SIGN REQUIRED

Scale = 3/8" = 1'-0"

59.86 square feet

277 VOLT

APPROVED
Administrative Design Review
Case Planner Initials: DW
Case # DR13-23-S
Date: 6/30/15

Design #	
0375632Ar22	
Sheet	12 of 15
Client	
DIGNITY HEALTH EMERGENCY ROOM	
Address	
4760 GERMANN RD, GILBERT, AZ	
Account Rep.	FINNINGER
Designer	RMS/EJS
Date	2/13/2014
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	
R4 RMS 9-2-14 reduce sq ft under 287	
R5 ES 9/8 A6/7 p10base, +1D3, stipn	
R6 ES 9/9 nonorthx vinyl	
R7 RMS 9-17-14 : change mon stone	
R8 RMS 9-19-14: change mon.	
R9 ES 9/24 d3/d4 size	
R10 ES 9/24 pg10-12 greencap, stipn	
R11-R9/9-29-14 pg10-12 rev specs.	
R12 RMS 10-9-14: change to Dignity H.	
R13 RMS 10-16-14: change to Dignity H.	
R14 ES 10/22 cloud bg on ch	
R15 RMS 11-11-14: New Name	
R17 ES 3/4 del option, new design	
R18 ES 3/11 dgnlysigns, stack off signs	
R19 ES 3/30 new elevations/coverpage	
R20 ES 5/19 D1-7 cast stone base	
R21 ES 6/22 D1-88 letters	
R22 RMS 6-23-15: reduce signs	

Chandler Signs
Brand Image Begins Here

www.chandlersigns.com

1201 Manor Way Dallas, TX 75225
214-902-2000 Fax 214-902-2044

1206 Yuliant San Antonio, TX 78216
210-349-3804 Fax 210-349-8724

1335 Park Center Drive, Unit C
Visca, CA 92088
760-967-7003 Fax 760-967-7033

963 Baxter Avenue, Suite 200
Louisville, KY 40204
502-479-3075 Fax 502-412-0013

2584 Sand Hill Point Circle
Davenport, FL 33837
863-420-0000 Fax 863-424-8660

37 Waterfront Park Court
Dawsonville, GA 30534
800-851-7062 Fax 210-349-8724

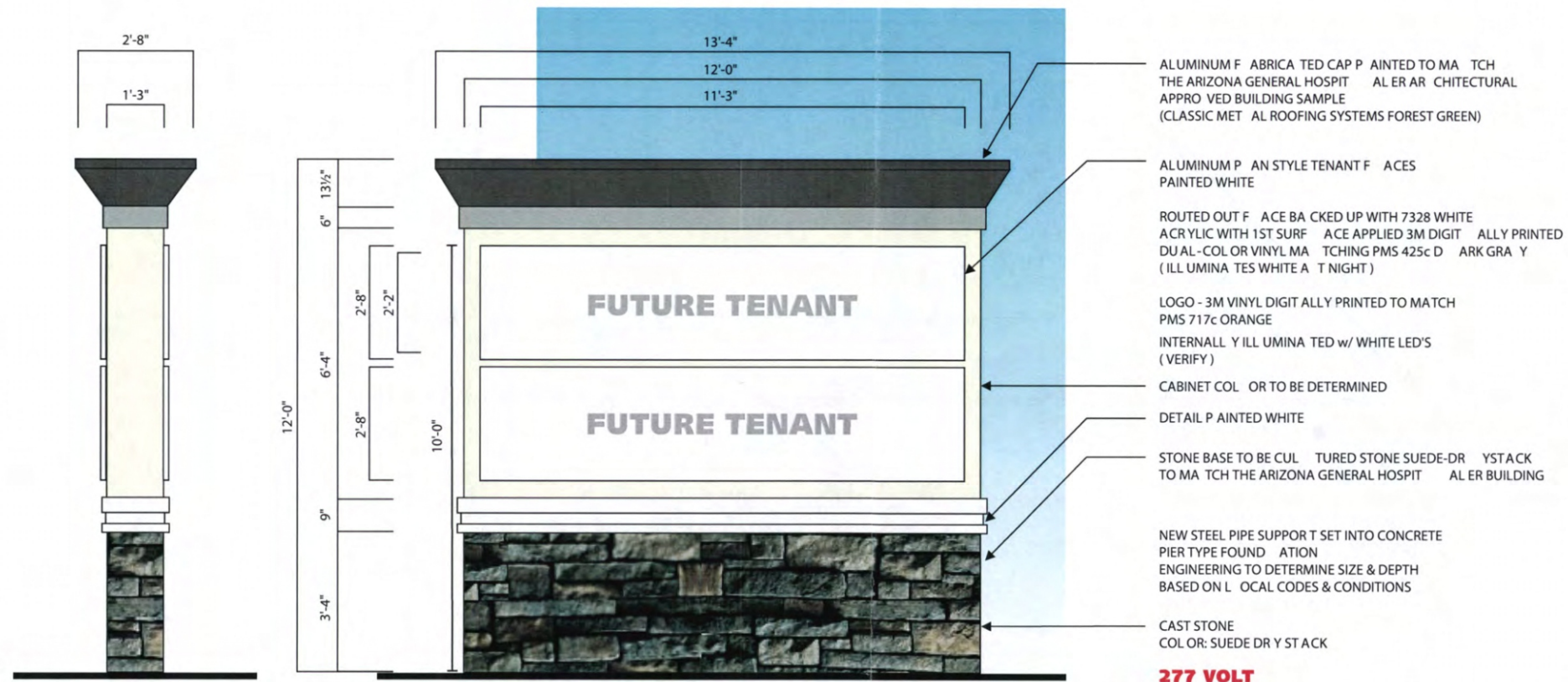
P.O. Box 125, 206 Doral Drive
Portland, TX 78374
361-643-5395 Fax 361-643-4533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 618 OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & EARTHING OF THE SIGN. SIGN WILL BEAR UL LABELS.

DR13-23-S (2nd)



- ALUMINUM FABRICATED CAP PAINTED TO MATCH THE ARIZONA GENERAL HOSPITAL ARCHITECTURAL APPROVED BUILDING SAMPLE (CLASSIC METAL ROOFING SYSTEMS FOREST GREEN)
- ALUMINUM PANEL STYLE TENANT FACES PAINTED WHITE
- ROUTED OUT FACE BACKED UP WITH 7328 WHITE ACRYLIC WITH 1ST SURFACE APPLIED 3M DIGITALLY PRINTED DUAL-COLOR VINYL MACHING PMS 425c DARK GRAY (ILLUMINATED WHITE AT NIGHT)
- LOGO - 3M VINYL DIGITALLY PRINTED TO MATCH PMS 717c ORANGE
- INTERNALLY ILLUMINATED w/ WHITE LED'S (VERIFY)
- CABINET COLOR TO BE DETERMINED
- DETAIL PAINTED WHITE
- STONE BASE TO BE CULTURED STONE SUEDE-DRYSTACK TO MATCH THE ARIZONA GENERAL HOSPITAL BUILDING
- NEW STEEL PIPE SUPPORT SET INTO CONCRETE PIER TYPE FOUNDATION ENGINEERING TO DETERMINE SIZE & DEPTH BASED ON LOCAL CODES & CONDITIONS
- CAST STONE COLOR: SUEDE DRYSTACK

D6 D7 D/F MONUMENT
(1) ONE NEW SIGN REQUIRED

Scale = 3/8" = 1'-0"

59.86 SF

Design #	
0375632Ar20	
Sheet	
10 of 15	
Client	
DIGNITY HEALTH EMERGENCY ROOM	
Address	
4760 GERMANN RD, GILBERT, AZ	
Account Rep.	
FINNINGER	
Designer	
RMS/EJS	
Date	
2/13/2014	
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	
R3 EJS 6/18/14 V1 UPD	ATE
R4 RMS 9-2-14	reduce sq ft under 267
R5 EJS 9/8 A6/7 p10 base + 10 L&P	
R6 EJS 9/9 nonnorth vinyl	
R7 RMS 9-17-14	change mon stone
R8 RMS 9-19-14	change mon.
R9 EJS 9/24 45/04 size	
R10 EJS 9/24 pg10-12 green cap.	update
R11 RMS 9-29-14 pg10-12 rev specs.	
R12 RMS 10-9-14	change to Adaptor H.
R13 RMS 10-16-14	change to Dignity H.
R14 EJS 10/22	closed by on c/s
R15 RMS 11-11-14	change New Name
R16 RMS 12-12-14	change name
R17 EJS 3/4	del option, new design
R18 EJS 3/11	dignity signs, stack design
R19 EJS 3/30	new elevations/coverpage
R20 EJS 5/19 D1-7	cast stone base

Chandler Signs
Brand Image Begins Here

www.chandler-signs.com

1201 Manor Way Dallas, TX 75235
214-902-2000 Fax 214-902-2044

12106 Valiant San Antonio, TX 78216
210-349-3804 Fax 210-349-8724

1335 Park Center Drive, Unit C
Visalia, CA 93280
760-967-7003 Fax 760-967-7033

963 Baxter Avenue, Suite 200
Louisville, KY 40204
502-479-3075 Fax 502-412-0013

2584 Sand Hill Point Circle
Davenport, FL 33837
863-420-0000 Fax 863-424-0660

37 Waterfront Park Court
Dawsonville, GA 30514
800-851-7062 Fax 210-349-8724

P.O. Box 125, 206 Doral Drive
Portland, TX 78374
361-563-5399 Fax 361-643-6533

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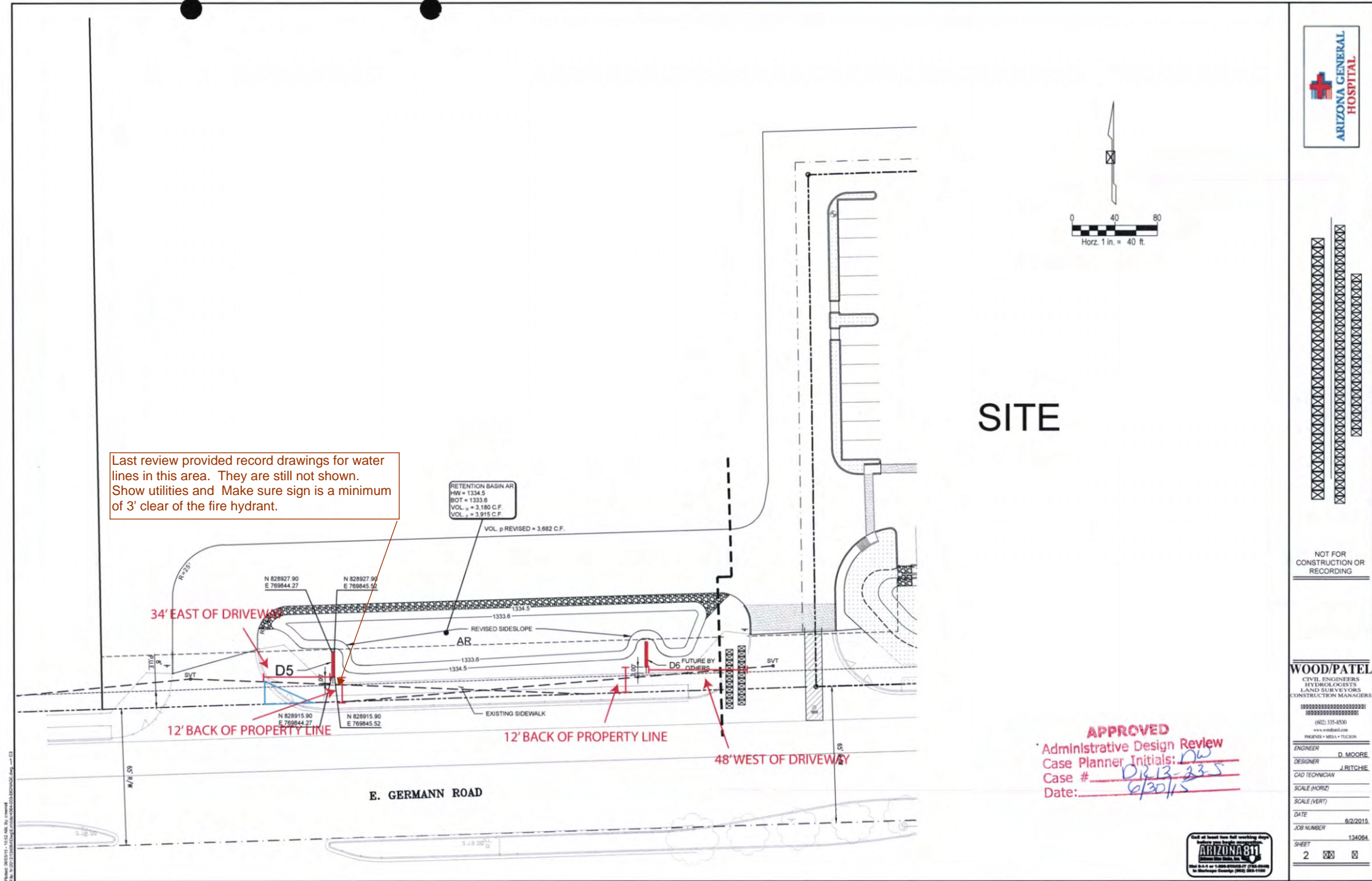
APPROVED
Administrative Design Review
Case Planner Initials: DL
Case # DR13-23-5
Date: 6/30/15

FINAL ELECTRICAL CONNECTION BY CUSTOMER

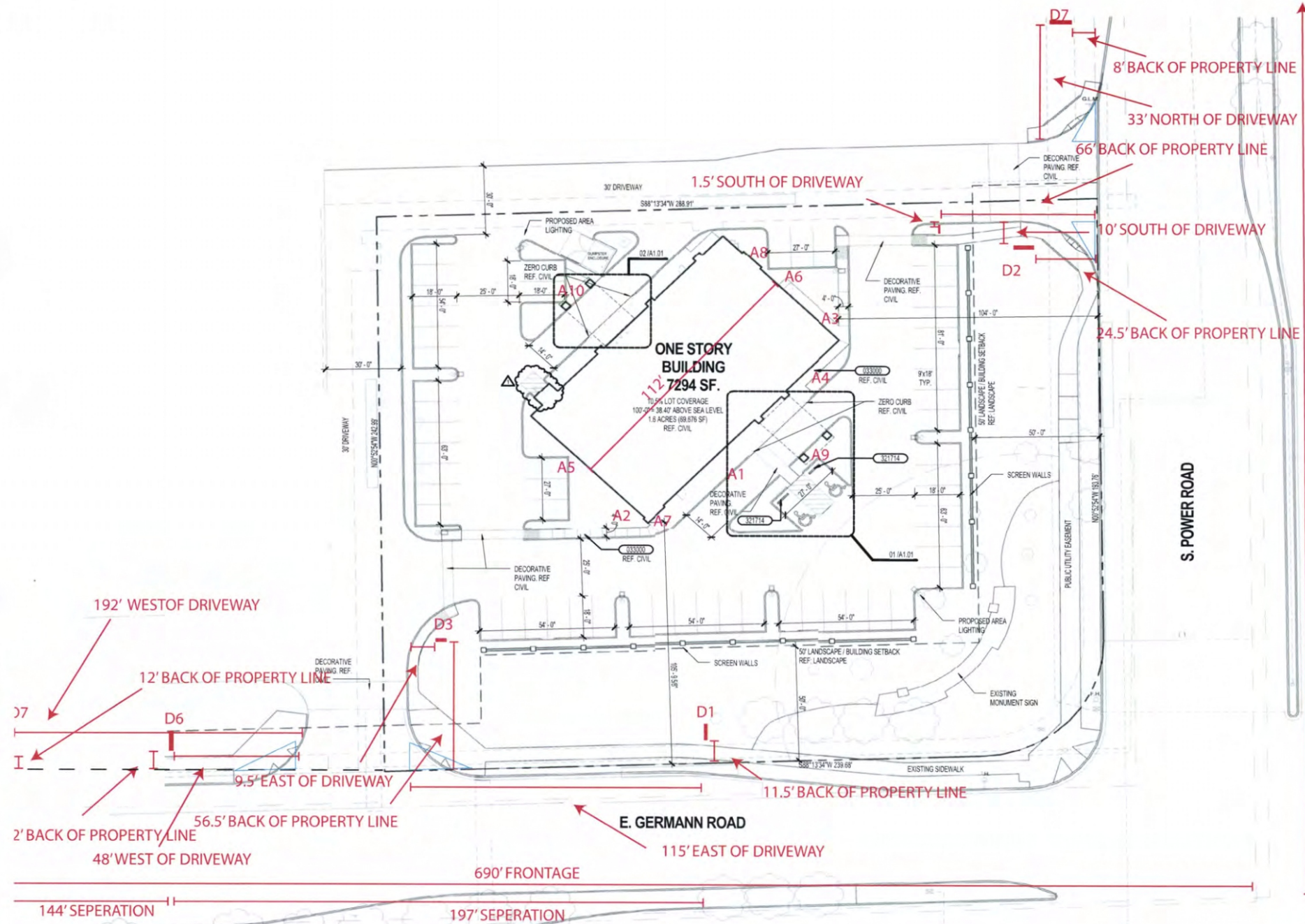
THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 688 OF THE NATIONAL ELECTRICAL CODE. BEFORE ORDERING, APPLICABLE LOCAL CODES, WHICH INCLUDES PROPER DIMENSIONS & SCHEDULES OF THE SIGN, MUST BE OBTAINED.

UL

DR13-23-5 (2nd)



DR13-23-S (2nd)



Keynote Legend	
Key Value	Keynote Text
033000	Cast-in-Place Concrete
321714	Precast Concrete Site Accessories

- STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES - MARCH 11, 2004**
- ALL UTILITY LINES LESS THAN 48" ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
 - ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AND ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 8 FEET IN HEIGHT.
 - ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIAL AND EQUIPMENT SHALL BE D MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
 - ALL S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED, OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
 - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMITS.
 - THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
 - ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
 - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HP OR OTHER THAN FLAT ROOF.
 - ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET, TO THE EXTENT PERMITTED BY LAW. SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
 - GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR SURROUNDING COMMERCIAL USES BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
 - PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - ENCLOSED IN PLASTER, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING OR;
 - ROUTED UNDER GROUND.
 - ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 8' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
 - ALL FREE STANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
 - SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.22.A OF THE ULDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF A FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLAN IS 14'.
 - LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE BOUND AND NATURALLY CONTOURED. NO MORE THAN 50% PF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NOT SLOPE SHALL EXCEED 4:1 MAXIMUM.
 - COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
 - COMMERCIAL DEVELOPMENT WHICH HAS ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
 - ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
 - EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

APPROVED
 Administrative Design Review
 Case Planner Initials: DW
 Case #: DL13-235
 Date: 6/30/15

SITE PLAN
 1" = 20' 01



Arizona Commercial Signs
4018 East Winslow Avenue
Phoenix, Arizona 85040
Contact: Scott Hudson
Phone: 602-570-1912 (cellular)
Email: shudson@arizonacommercialsigns.com
Web: www.arizonacommercialsigns.com



Barclay Group
N.W.C. South Power Road &
East Germann Road
Gilbert, Arizona 85142
Contact: Alexandra Schuchter
Phone: 480-205-9625 (cellular)
Email: alexandra@dpcrc.com

PROJECT PERMIT INFORMATION:

PROJECT ADDRESS:
N.W.C. S. POWER RD. & E. GERMANND RD.
GILBERT, ARIZONA 85297

PROJECT SUBDIVISION:
N.W.C. SOUTH POWER ROAD &
EAST GERMANND ROAD

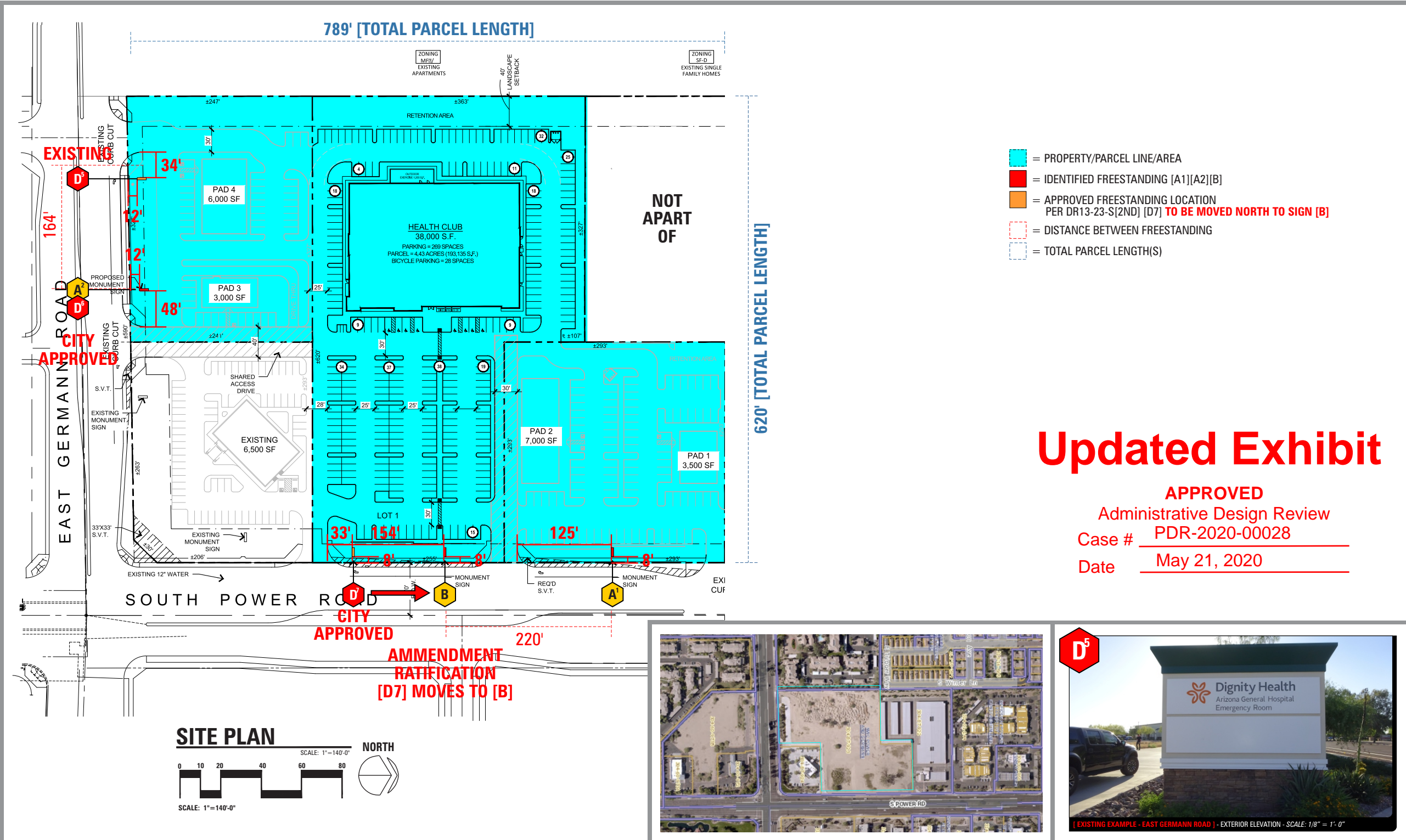
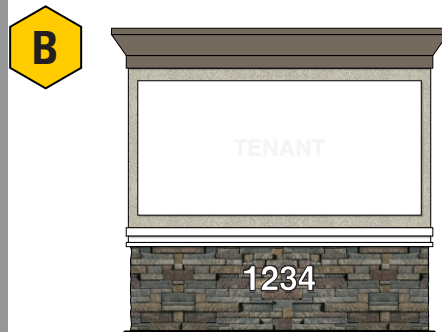
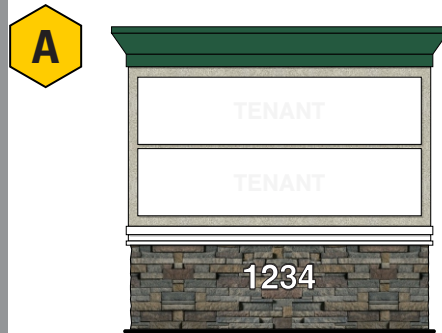
ARIZONA PARCEL NUMBER [APN]:
304-87-923
PROPERTY ZONING:
GC [General Commercial]

PARCEL USE CODE [PUC]:
0022
MARICOPA COUNTY RECORDS [MCR]:
1200-41

JURISDICTION:
TOWN OF GILBERT - MARICOPA COUNTY



PROJECT DETAILS:



Updated Exhibit

APPROVED
Administrative Design Review
Case # PDR-2020-00028
Date May 21, 2020

