



NOTICE OF DECISION

November 6, 2024

Jenny Hodges
Arizona Signs Plus
9200 E Valley Rd
Prescott Valley, AZ 86314

RE: DR22-127-S (PDR-2024-00019) Modera Higley Commons Comprehensive Sign Plan

Staff has reviewed the Administrative Design Review (DR22-127-S), a Comprehensive Sign Plan (CSP) for Modera Higley Commons located west of the southwest corner of Ray and Higley Roads. 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 condition:

1. Signs shall conform to the exhibits in the attached Sign Packet, which are stamped as administratively approved on November 4, 2024.

In addition to this CSP approval, the Town Zoning Administrator has granted discretionary approval for sign type B2 allowing it to be mounted on the underside of residential balconies as specified in the CSP, classifying them as wall signs per the definition in Section 2.0 of the Land Development Code (LDC). This approval is granted per LDC Section 5.6.8, which allows the Zoning Administrator to interpret and approve where the Code is unclear, and it has been determined that sign type B2 meets all criteria for discretionary approval.

If you have any questions regarding the above, please contact me at (480) 503-6812 or keith.newman@gilbertaz.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Keith Newman', with a stylized flourish extending to the right.

Keith Newman,
Senior Planner

Attachments:

1. Modera Higley Commons CSP



MODERA | HIGLEY COMMONS

BY MILL CREEK

COMPREHENSIVE SIGN PLAN

SWC RAY & HIGLEY RD | GILBERT, AZ

September 2024

PREPARED BY:



Signs Plus Job Number: 231412

APPROVED

Administrative Design Review

Case # DR22-127-S (DR24-19)

Date 11/4/24

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SITE INFORMATION

PROJECT
Modera Higley Commons
Comprehensive Sign Plan

JURISDICTION



Town of Gilbert, Arizona

ADDRESS

SWC Ray & Higley Road
Gilbert, AZ

PARCEL NUMBER

304-40-912

SUBDIVISION

MODERA GILBERT

TOTAL AREA

558,700 Square Feet (12.82 Acres)

TOWN OF GILBERT ZONING

SC

OWNER INFORMATION



Mill Creek Residential
15210 N. Scottsdale Road Suite 210
Scottsdale, Arizona 85254

Contact:

Mark Sanford, Vice President - Development
Direct: 602.635.6548
Email: msanford@mctrust.com

SIGNAGE CONSULTANTS



Signs Plus
21640 N. 19th Ave. Suite C-3
Phoenix, AZ 85027

Contact:

Sarah Spradlin, Senior Account Manager
Phone: 480.262.0412
Email: sarah@arizonasignsplus.com
Web: www.arizonasignsplus.com

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NARRATIVE & REQUEST

Located approximately 1 mile East of the 202L (Santan Freeway) on 12.82 net acres on the Southwest corner of East Ray Road and South Higley Road. This lot has been vacant since 2015 and before that was used as farm land and heavy machinery storage. Modera Higley Commons thus provides an opportunity to develop a four (4) story retail building with a high-quality residential development that includes a street activating, outdoor community space as well as walkable ground floor retail and commercial spaces, which is an added amenity for residents and will benefit the larger surrounding community.

Modera Higley Commons, developed by Mill Creek Residential, is a four (4) story luxury rental residential and retail community that will add high quality dwelling units along East Ray Road in a unique mixed-use development. The development will consist of 276 multi-family dwelling units and 18,990 square feet of ground-floor retail space, all within four (4) separate buildings. The goal of the project is to provide a quality modern urban living experience for future residents, to create a pedestrian friendly, walkable retail environment streetscape along Ray Road.

The purpose of the Modera Higley Commons Comprehensive Sign Plan is to introduce design and placement standards for a series of building wall signs. Projecting signs, and building canopy signs that will identify both the apartment uses, wayfinding/directional for pedestrian and vehicular traffic, and commercial tenants along the ground floor retail and commercial spaces. All building signage will be appropriate to the character of the development, provide adequate identification and information, provide a good visual environment, and promote traffic and pedestrian safety.

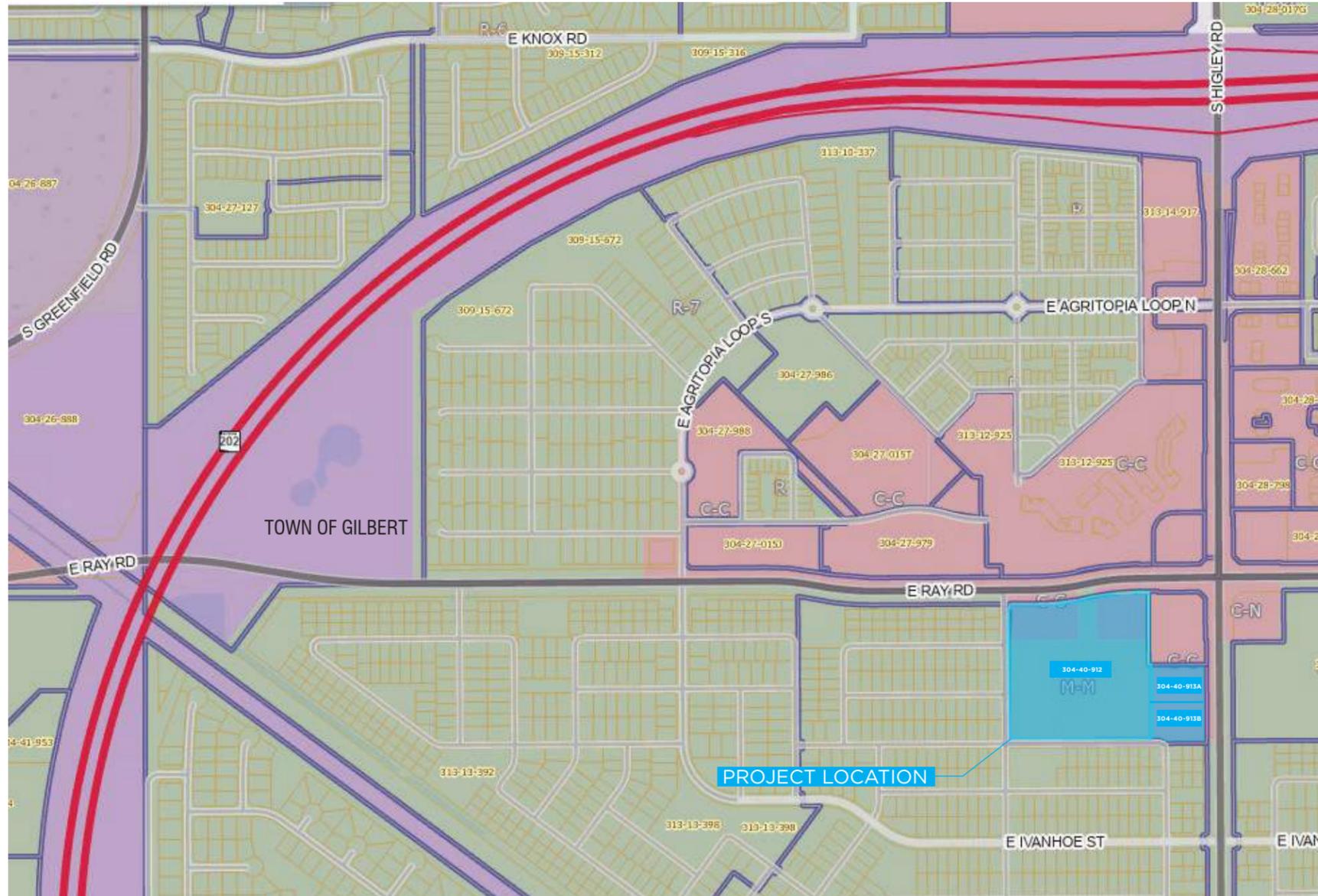
On behalf of Signs Plus and Mill Creek Residential we are pleased to submit the Modera Higley Commons Comprehensive Sign Plan to the Town of Gilbert and request review and approval from the Town of Gilbert Planning and Development. The proposed Modera Higley Commons Comprehensive Sign Plan will be a positive addition to the neighborhood and the community by proposing a unique, high quality sign program that will benefit the residents and businesses within and around the development while promoting economic vitality and effective wayfinding for pedestrians and vehicular traffic - thus benefiting the residents and patrons of the Town of Gilbert.

There will also be two (2) future parcels along Higley Rd. which are also part of the PAD/Master Plan.



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VICINITY MAP



MARICOPA COUNTY ASSESSOR PARCEL MAP



PARCEL MAP & AERIAL PHOTO



MARICOPA COUNTY ASSESSOR PARCEL MAP & AERIAL (2023)



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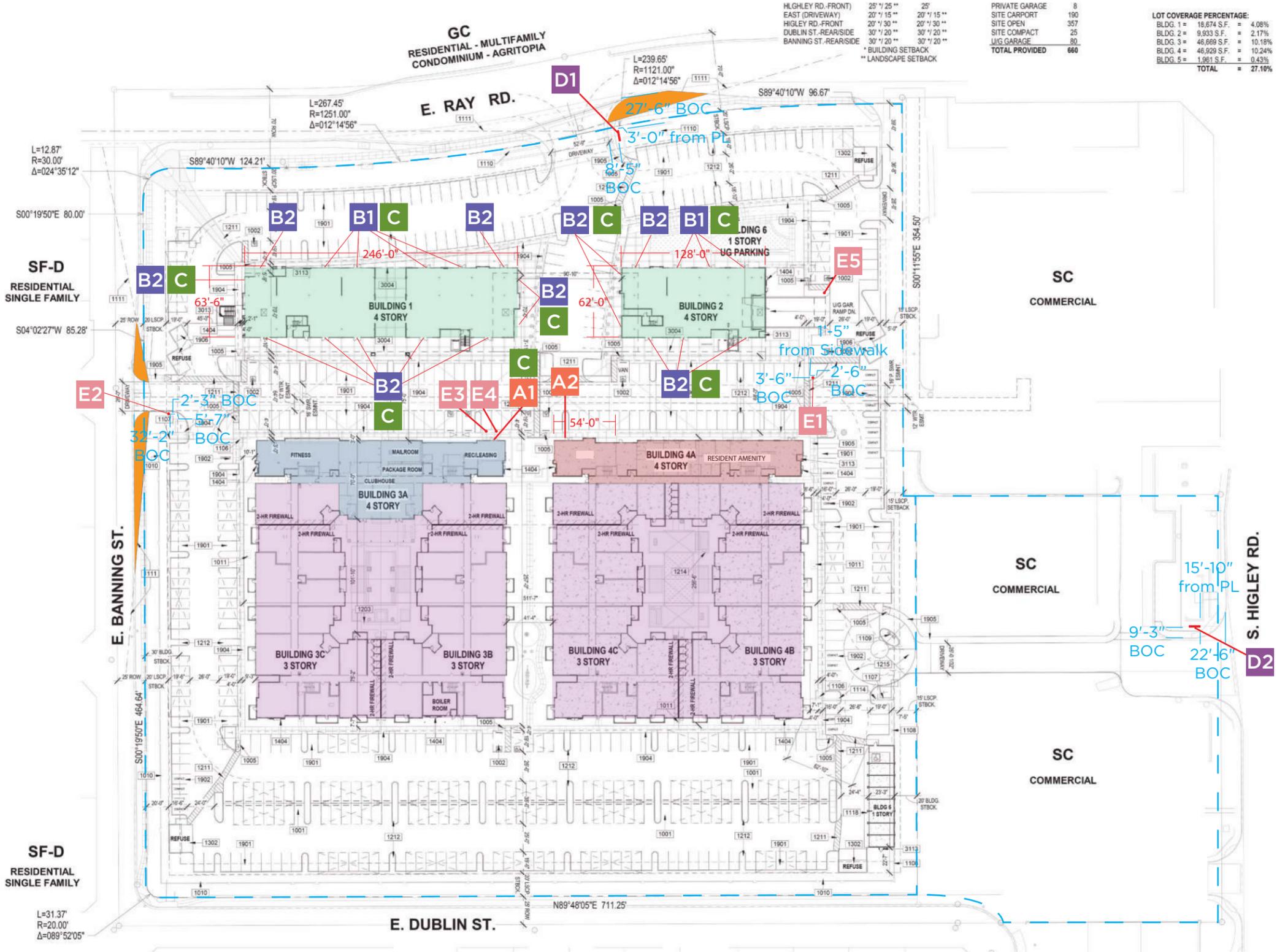
Site Map

Legend

- A1 PC Leasing Office
- A2 RPC Logo
- B1 Retail Tenant Signs
- B2 Retail Tenant Signs
- C Blade Signs (Above Doors)
- D1 Illum. Monument
- D2 Illum. Monument
- E1 Directional Sign
- E2 Directional Sign
- E3 Directional Sign
- E4 Directional Sign
- E5 Directional Sign

- Retail on 1st Floor / Residential Above
- Common/Admin. on 1st Floor Residential Above
- Residential all Floors
- Resident Amenity

Property Line



Scale: 1"=100'-0"



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These criteria have been developed to ensure design compatibility among all signs with in Modera Higley Commons, located on the Southwest corner of East Ray Road and South Higley Road in Gilbert, Arizona. These criteria exist to maintain a continuity of quality and aesthetics throughout the development for the mutual benefit of all tenants, and do comply with the regulations of the local municipal sign electrical codes. Conformance to these criteria will be strictly enforced. Any sign installed that is non-conforming to these criteria and that has not been approved by the Landlord must be removed or brought into conformance by the Tenant and/or its sign contractor.

The Landlord must approve all signs, in writing, prior to installation. Approval shall be for appearance only and not for code compliance. Sign permits must be obtained from the Town of Gilbert prior to the installation of any sign if a permit is required.

I. Performance Standards

1. The Landlord shall review the detailed signage shop drawings electronically, with the drawings indicating the sign location, size, layout, design color, illumination materials and method of attachment. The Landlord shall then electronically return the drawings back to the Tenant marked as either "Approved", "Approved as Noted", or "Revise and Re-Submit".
2. "Revise and Re-Submit" drawings will be returned to the Tenant with comments. These drawings shall be revised by Tenant and resubmitted to the Landlord for his approval.
3. Upon receipt of Landlord approval, Tenant shall proceed with the Town of Gilbert permit process. No sign shall be installed prior to Town approval.
4. 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 from the Landlord.
5. Tenant and/or its representatives shall obtain all permits for its exterior signs and their installation. Tenants are responsible for all requirements, specifications, and cost.
6. Tenant shall have the sole responsibility for compliance with all applicable codes, ordinances, or other regulations for all work performed on the premises by or on behalf of the Tenant.
7. The Landlord's approval of Tenant's plans, specifications, calculations, or work shall not constitute an implication, representation, or certification by Landlord that said items are following applicable codes, ordinances, or other regulations.

II. General Sign Requirements

1. All signage is subject to the Town of Gilbert approval and this comprehensive sign program. Landlord will support all applications for signs in compliance with this sign program but cannot guarantee Town approval.
2. All signage shall be constructed and installed at Tenant's expense.
3. Tenant and the Tenant's contractor shall be responsible for the repair of any damage caused by installation or removal of any sign.
4. Temporary advertising devices such as attraction boards, posters, banners, and flags shall be permitted.
5. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.
6. All signs shall be fabricated using full welded construction.
7. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.
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. All exposed metals shall be painted to render them inconspicuous.
10. No exposed raceways, crossovers, tubing, or conduit will be permitted. All conductors, transformers, and other equipment shall be concealed.

11. All electrical signs shall bear the UL label.
12. All signs shall conform to International Building Code Standards.
13. All electrical signs shall conform to National Electrical Code Standards.
14. Tenant shall be liable for the operation of their sign contractor. Tenant shall be responsible for selecting a sign company that carries workers' compensation and commercial general liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs with limits of liability satisfying the requirements of the Lease.
15. Flashing, moving, or audible signs will not be permitted.
16. Tenant logo styled letters may be used. With the exception of the Major Tenant, copy content of the signage shall not include the product sold without prior approval of Landlord.

III. Wall Sign Requirements

1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by Landlord. Each tenant or user suite shall be permitted a Wall Sign that complies with the Sign Regulations of the Land Development Code.
2. All sign materials shall be quality in nature and include Aluminum, Steel, Stainless Steel, Acrylic and Polycarbonate.
3. Corporate letter styles and logos are allowed with Landlord approval.
4. All wall signs may utilize illumination or non-illumination. Illumination shall consist of individual LED illuminated or non-illuminated pan channel or reverse pan channel letters with 3" to 5" Deep returns. The color of the LEDs may utilize the tenant's corporate identity.
5. Flat cut out aluminum letters and logos may be used for smaller letters and logos if necessary.
6. Aluminum pan-formed cabinets with routed copy backed with plex or push-thru acrylic may be used, with Landlord approval.
7. Aluminum backer panels with returns no deeper than 3" may be used to conceal any wireways and raceways.
8. Wireways and raceways must be fully concealed behind the sign or concealed by the architectural features of the building.
9. Wall Sign Area: Buildings Three and Four Stories in Height.
 - A. Minimum Wall Sign Area. Each tenant or user suite shall be permitted a Wall Sign with a Minimum Sign Area that complies with the Sign Regulations of the Land Development Code, and such Wall Sign shall be permitted on any exterior wall of the tenant or user suite. with Landlord approval.
 - B. Maximum Wall Sign Area. Each tenant or user suite shall be limited to a Wall Sign with a Sign Area no greater than the total Sign Allowance Area permitted by the Sign Regulations of the Land Development Code.
 - C. Sign Allowance Area. Sign Allowance Area under this subsection shall be defined based on the definition outlined in the Sign Regulations of the Land Development Code.
 - D. Double Sign Allowance Area for Certain Buildings. Buildings or Suites with at least two (2) building elevations facing streets and/or main private circulation drives shall be permitted a Sign Allowance Area that complies with the Sign Regulations of the Land Development Code.

12. Wall Sign Area: Buildings Three or Four Stories in Height.

Wall Signs on multiple floors of a building Three (3) or Four (4) stories in height shall conform to the following criteria:

- A. First Floor. Individual tenant signs located on the first floor of a building two (2) stories in height shall be subject to the same criteria as tenant signs for a building one story in height, as set forth above.
 - B. Second Floor. Individual tenant signs and building signs located on the second floor of a building two (2) stories in height shall comply with the Sign Regulations of the Land Development Code. Individual tenant signs and any building signs may be placed on any approved sign band or wall space on the second floor. The maximum wall Sign Area, including all tenant signs and building signs, shall comply with the Sign Regulations of the Land Development Code.
 - C. Double Sign Allowance Area for Certain Buildings. Buildings or Suites with at least two (2) building elevations facing streets and/or main private circulation drives shall be permitted a Sign Allowance Area that complies with the Sign Regulations of the Land Development Code.
13. Placement: Wall Signs shall not be located closer to the top of a parapet wall than what is allowed by the Sign Regulations of the Land Development Code.
 14. All Tenant Wall Signs must be approved by the Landlord prior to proceeding with the Town of Gilbert sign permit process.

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IV. Window Sign Requirements

1. Window Signs or applied graphics, shall be any sign placed on, affixed to, painted on, sandblasted on, or located within the casement or sill area of a mineral glass window or other glazing. Dimensional letters attached to the glazing must have matched dimensional letters on each side of the glazing or a consistent and permanent opaque finish.
2. Standard white vinyl die cut copy may be used to display hours of business, emergency numbers, etc. All window graphics and displays shall be subject to the approval of the Landlord prior to fabrication or implementation.
3. The Maximum Sign Area allowance for Window Signs shall comply with applicable provisions of the Sign Regulations of the Land Development Code.
4. Corporate Letterstyles, Logotype, Logo, and Colors may be used with Landlord Approval.
5. All Window Signs and/or Storefront Graphics are to be installed on the 1st surface of the tenant frontage windows and/or doors.

V. Monument Sign Requirements

1. Two (2) Double-Faced Multi-Tenant Monument Signs are available for this property.
2. The Multi-Tenant Monument Signs are located on East Ray Road and South Higley Road.
3. A Multi-Tenant Monument Sign may display up to six (6) tenant panels per side, however, the Landlord may approve the display of any number of tenant panels (up to a maximum of 6 panels) on any of the Multi-Tenant Monument Signs.
4. Only businesses within the Modera Higley Commons development may display their business identification on a designated tenant panel on any of the Multi-Tenant Monument Sign, with Landlord Approval.
5. The height of a Monument Signs shall be no greater than twelve (12) feet to the top of design embellishments, and shall comply with all applicable design, size, and placement standards of the Sign Regulations of the Land Development Code.
6. The Maximum Sign Area of a Monument Sign shall not exceed what is allowed by the Sign Regulations of the Land Development Code.
7. The placement, setback and spacing of Monument Signs shall comply with all applicable requirements of the Sign Regulations of the Land Development Code.
8. Monument Sign Tenant Panels are to be fabricated of routed aluminum backed with acrylic. All tenant panel faces are to be painted to match Black Magic (PPG1001-7) or similar matching color to provide design consistency.
9. The routed copy of any tenant panel may utilize the corporate letter styles, logotype, and colors of the business with Landlord Approval.
10. All Multi-Tenant Monument Sign Tenant Panels must be approved by the Landlord prior to proceeding with the Town of Gilbert permit process.
11. The Multi-Tenant Monument Signs may include and display the street address on each side of the sign.

VI. Street Address Requirements

1. Buildings and units that are part of a multi-building development shall be clearly identified for public safety first responders, mail delivery and official governmental notification.
2. The Street Address Sign may be non-illuminated, externally illuminated, or internally illuminated.
3. The Street Address Sign shall comply with all applicable provisions of the Sign Regulations of the Land Development Code, and require Landlord Approval and Town of Gilbert Approval if required.

VII. Temporary Sign Requirements

1. Temporary Signs are intended to be utilized by businesses as a short-term advertisement of special events (e.g., grand opening, going out of business), sales, and new products or services.
2. All Temporary Sign types listed in the Sign Regulations of the Land Development Code are allowed with Landlord Approval.
3. All Temporary Signs shall comply with all applicable size, duration, manner and placement requirements of the Sign Regulations of the Land Development Code.
4. Before a tenant displays any Temporary Sign, the tenant shall obtain Landlord Approval, and a permit from the Town of Gilbert if a permit is required to display a Temporary Sign by the Sign Regulations of the Land Development Code.

VIII. Vehicular Directional Signs

1. The sign must be no taller than 3' and no more than 4 sqft in size.
2. Non-illuminated signs only.
3. 3M Reflective vinyl must be used.

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Sign Matrix



Sign Type	Sign Description	Function	Sign Location	Quantity	Size	Materials	Illumination
A1 Illuminated Pan Channel Letters	Face & halo illuminated channel letters.	Leasing Office Identification	Building 3 North Elevation	One (1)	1'-4 1/8" tall 21'-4 3/4" wide SQFT: 28.87 overall	Aluminum, acrylic	Internally LED Illuminated
A2 Reverse Pan Channel Logos	Reverse pan channel halo illuminated logo	Center Identification	Building 4 North Elevation	One (1)	4'-9 1/2" tall 12'-1 7/8" wide SQFT: 58.19 overall	Aluminum, polycarbonate	Internally LED Illuminated
B1 Face & Halo Illuminated Channel Letters	Canopy Mounted Face & Halo Illuminated Channel Letters	To Identify Tenants	First Floor of Buildings 1 and 2	Seven (7)	Sign Area: 3'-0"x15'-0" SQFT: TBD	Aluminum, Acrylic and Vinyl	Internally LED Illuminated
B2 Face & Halo Illuminated Channel Letters	Hanging Face & Halo Illuminated Channel Letters	To Identify Tenants	First Floor of Buildings 1 and 2	Sixteen (16)	Sign Area: 3'-0"x15'-0" SQFT: TBD	Aluminum, Acrylic and Vinyl	Internally LED Illuminated
C Non-Illuminated Blade Signs	Alum. sign to be hung above the Tenants suite entrance.	Pedestrian Traffic Tenant Identification	Above Tenant main entrance.	Twenty Four (24)	2'-0" tall 2'-0" wide SQFT: 4	Aluminum, Vinyl	Non-Illuminated

Sign Type	Sign Description	Function	Sign Location	Quantity	Size	Materials	Illumination
D1 & D2 Monument Signs	Double sided LED illuminated monument signs	Tenant and Center Identification	East Ray Road and on South Higley Road	Two (2)	12'-0" tall. 11'-4" wide SQFT: 48.97	Aluminum, steel, acrylic, vinyl and block	Internally LED Illuminated

Sign Type	Sign Description	Function	Sign Location	Quantity	Size	Materials	Illumination
E1, E2, E3, E4 & E5 Vehicular Directional Sign	Double sided Non-illuminated directional sign for Leasing Office	Leasing Office Location	E1 - East side of the property next to Building 2 E2 - Next to E. Banning St. E3 - In front of the leasing office E4 - In front of the leasing office E5 - In front of garage entrance	Five (5)	3'-0" tall. 3'-0" wide SQFT: 3	Aluminum and vinyl	Non-Illuminated

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Building 1 North Elevation
Scale: 1"=20'-0"



Building 1 South Paseo Elevation
Scale: 1"=20'-0"

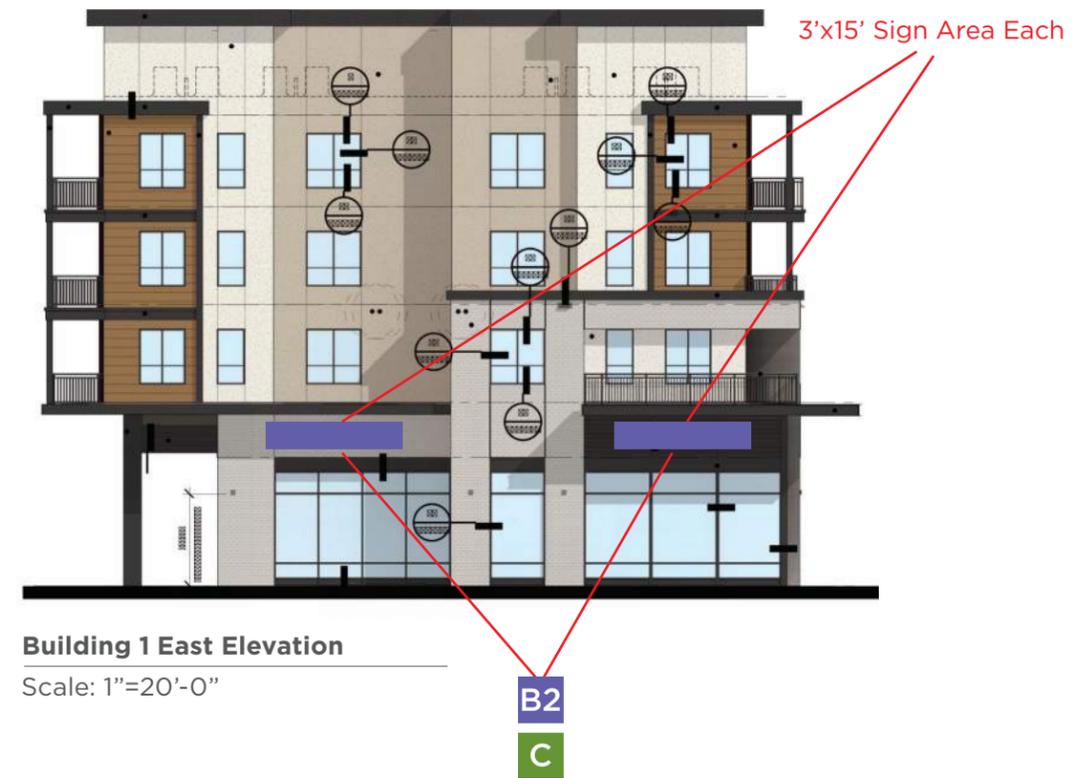
NOTE: Wall signage will not exceed 80% of the horizontal and vertical dimension of the sign band or wall space on which it is placed on the exterior bldg. elevation of a tenant suite and that this standard will be reviewed as part of the sign permit approval for each tenant sign.

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Building 1 West Elevation

Scale: 1"=20'-0"



Building 1 East Elevation

Scale: 1"=20'-0"

NOTE: Wall signage will not exceed 80% of the horizontal and vertical dimension of the sign band or wall space on which it is placed on the exterior bldg. elevation of a tenant suite and that this standard will be reviewed as part of the sign permit approval for each tenant sign.

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Building 2 North Elevation

Scale: 1"=20'-0"

B1
C

B2
C

B2
C

Building 2 West Elevation

Scale: 1"=20'-0"

B2
C



Building 2 South Paseo Elevation

Scale: 1"=20'-0"

B2
C



Building 2 East Elevation

Scale: 1"=20'-0"

NOTE: Wall signage will not exceed 80% of the horizontal and vertical dimension of the sign band or wall space on which it is placed on the exterior bldg. elevation of a tenant suite and that this standard will be reviewed as part of the sign permit approval for each tenant sign.

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Building 3 North Paseo Elevation

Scale: 1"=20'-0"



Building 3 South Elevation

Scale: 1"=20'-0"

NOTE: Wall signage will not exceed 80% of the horizontal and vertical dimension of the sign band or wall space on which it is placed on the exterior bldg. elevation of a tenant suite and that this standard will be reviewed as part of the sign permit approval for each tenant sign.

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Building 3 East Elevation

Scale: 1"=20'-0"



Building 3 West Elevation

Scale: 1"=20'-0"

NOTE: Wall signage will not exceed 80% of the horizontal and vertical dimension of the sign band or wall space on which it is placed on the exterior bldg. elevation of a tenant suite and that this standard will be reviewed as part of the sign permit approval for each tenant sign.

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Building 4 East Elevation

Scale: 1"=20'-0"



Building 4 West Elevation

Scale: 1"=20'-0"

NOTE: Wall signage will not exceed 80% of the horizontal and vertical dimension of the sign band or wall space on which it is placed on the exterior bldg. elevation of a tenant suite and that this standard will be reviewed as part of the sign permit approval for each tenant sign.

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Building 4 North Paseo Elevation

Scale: 1"=20'-0"

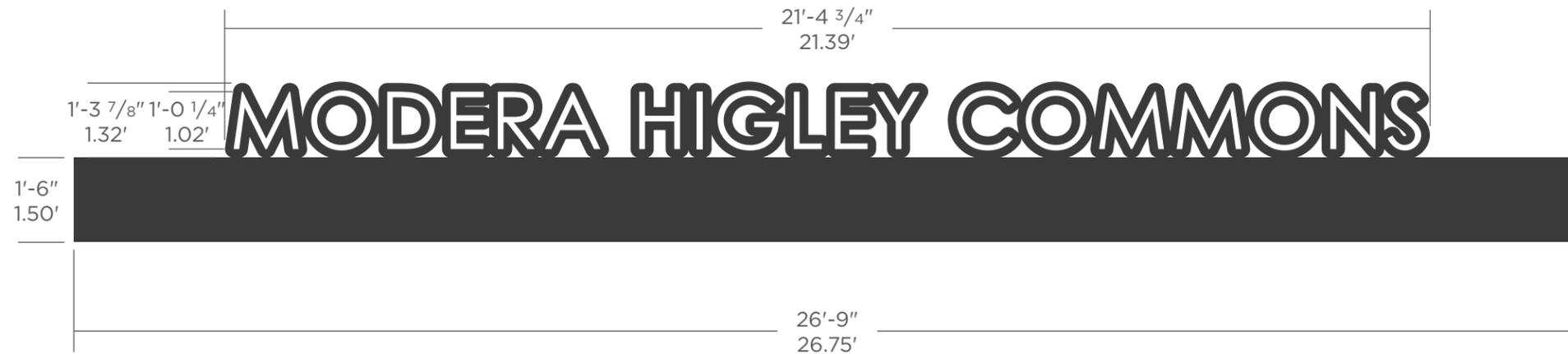


Building 4 South Elevation

Scale: 1"=20'-0"

NOTE: Wall signage will not exceed 80% of the horizontal and vertical dimension of the sign band or wall space on which it is placed on the exterior bldg. elevation of a tenant suite and that this standard will be reviewed as part of the sign permit approval for each tenant sign.

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NOTE: Wall signage will not exceed 80% of the horizontal and vertical dimension of the sign band or wall space on which it is placed on the exterior bldg. elevation of a tenant suite and that this standard will be reviewed as part of the sign permit approval for each tenant sign.

Face View

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

Perim. 103'

SQFT: 28.23

Description:

Manufacture and install channel letters & backer.

Letter Face:

- 3/16" white acrylic

Trimcap:

- 3/4" white

Returns:

- 3" .040 white aluminum

Back:

- .177 clear lexan

Halo Illumination:

- White LED

Backer:

3" deep contoured aluminum cabinet painted Black Magic (PPG1001-7)

Installation:

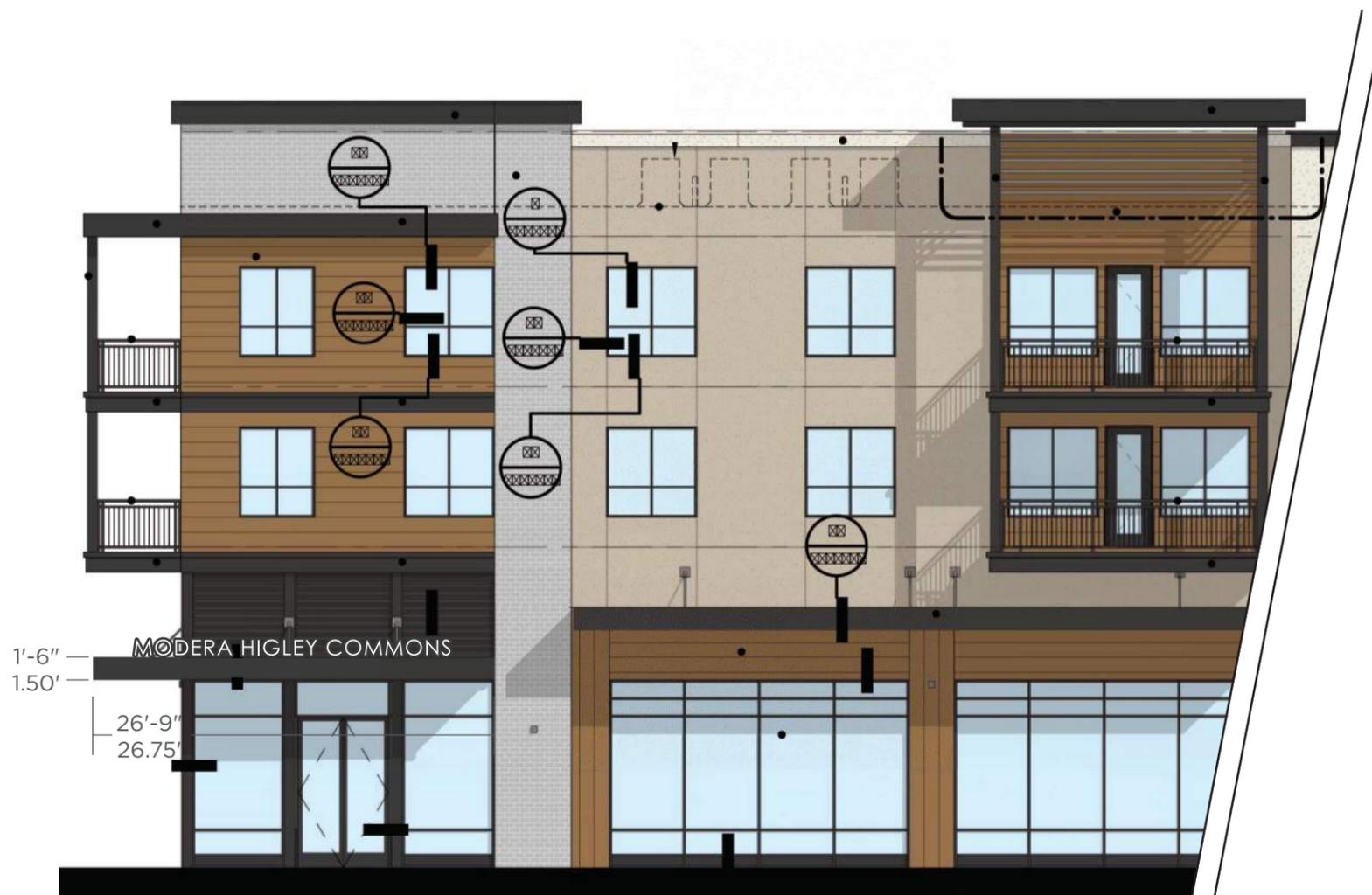
- To existing canopy attaching to the seams of the awnings. (Survey will be needed)

Estimated Sign Weight:

- 300lbs

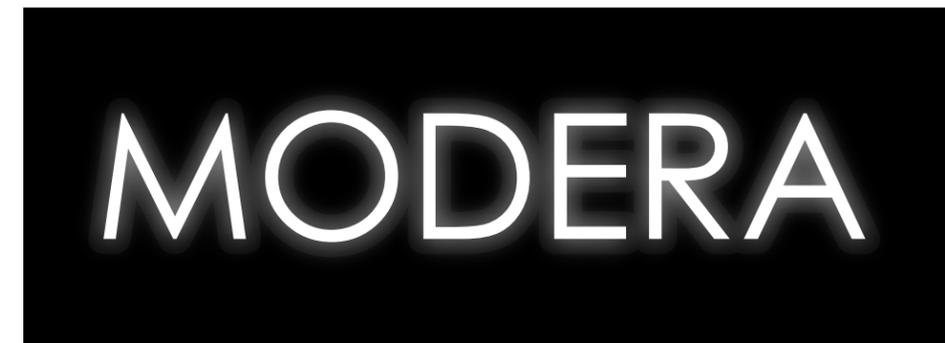
Power:

1 / 227 or 1 / 120 Circuit / 5 amps per sign (A1 and A2 and B) 1 / 20amp Circuit will work)



Building 3 North Paseo Elevation

Scale: 3/32"=1'-0"



Night View

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Paint Colors	
P1	SW 6991 Black Magic

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs. The location of the disconnect switch after installation shall comply with article 600.6(A) (1) of the National Electrical Code.

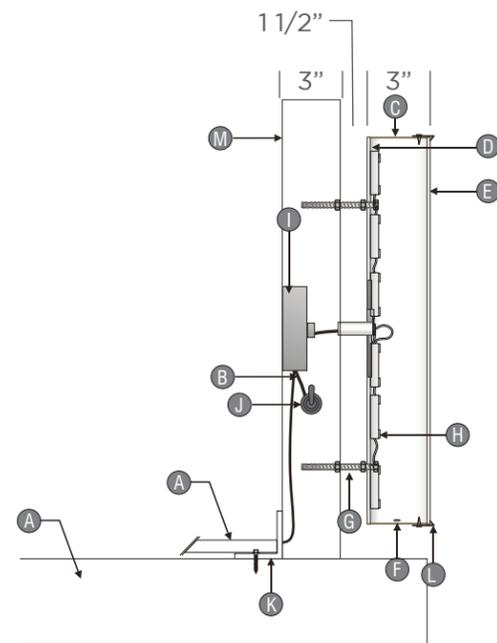
2018 IBC, 2011 NEC, 2012 IBC





3D View

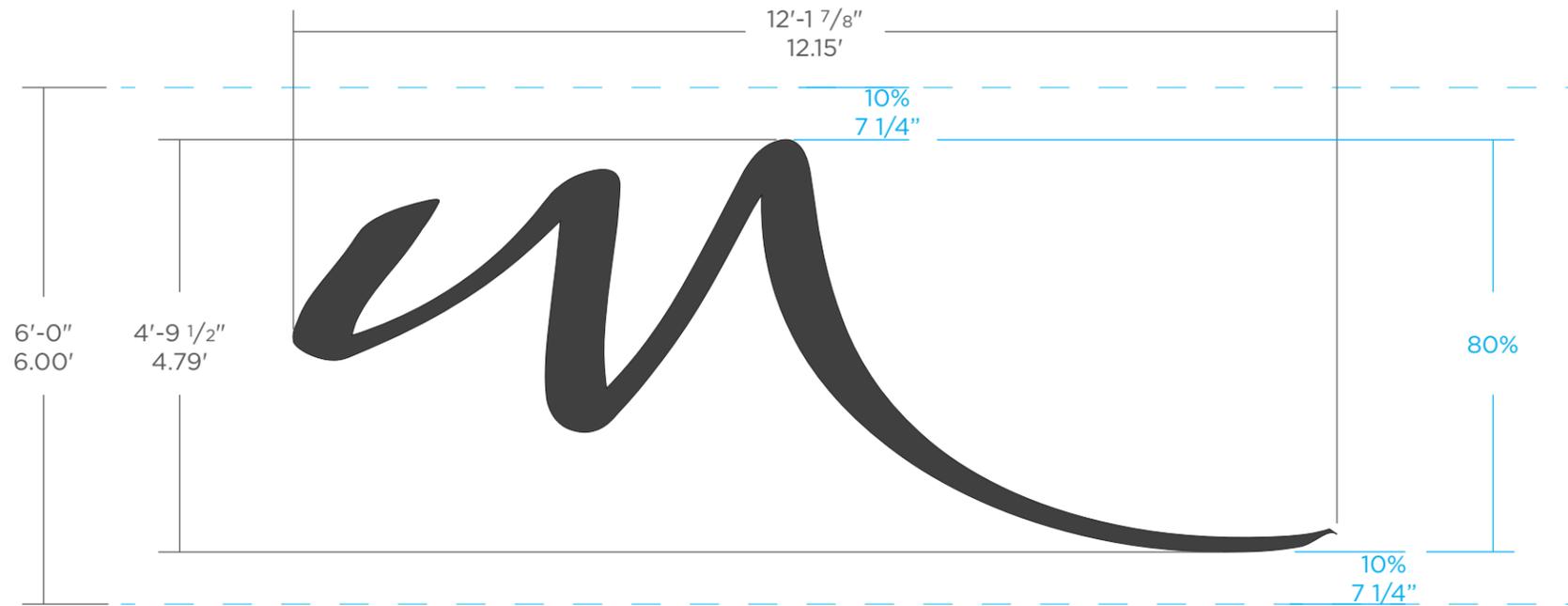
Scale: NTS



A	metal canopy
B	low voltage wiring
C	.040 alum. return
D	lexan back
E	3/16" acrylic face
F	weep holes
G	stud mounting to cabinet
H	LED lights
I	remote low voltage trans.
J	disconnect switch
K	2"x2" alum. angle clips
L	trimcap
M	contoured alum. backer cabinet

Halo-Illuminated Reverse Pan Channel Letters - Cross Section View

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Face View

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

Perim. 43'

SQFT: 58.19

Description:

Manufacture and install reverse pan channel logo.

Face:

- .125 aluminum painted P1

Returns:

- 3" .063 aluminum returns painted P1

Back:

- clear .177 lexan

Halo-Illumination:

- White LEDs

Installation:

- 1 1/2" off the wall To Be Determined (Survey will be needed)

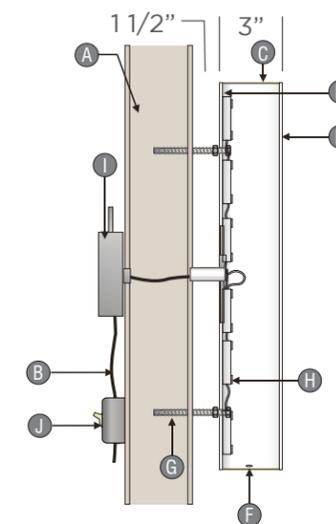
Estimated Sign Weight:

- 300lbs

Power:

- 1 / 227 or 1 / 120 Circuit / 5 amps per sign (A1 and A2 and B)
- 1 / 20amp Circuit will work)

NOTE: Wall signage will not exceed 80% of the horizontal and vertical dimension of the sign band or wall space on which it is placed on the exterior bldg. elevation of a tenant suite and that this standard will be reviewed as part of the sign permit approval for each tenant sign.



A	wall
B	low voltage wiring
C	aluminum return welded
D	lexan back
E	aluminum face
F	weep holes
G	stud mounting
H	LED lights
I	remote low voltage trans.
J	disconnect switch

Halo-Illuminated Reverse Pan Channel Letters - Cross Section View



Building 4 North Elevation

Scale: 1"=20'-0"

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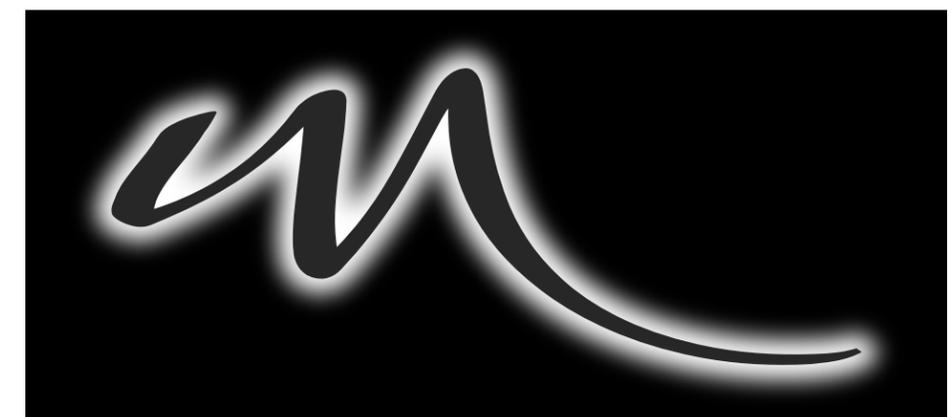
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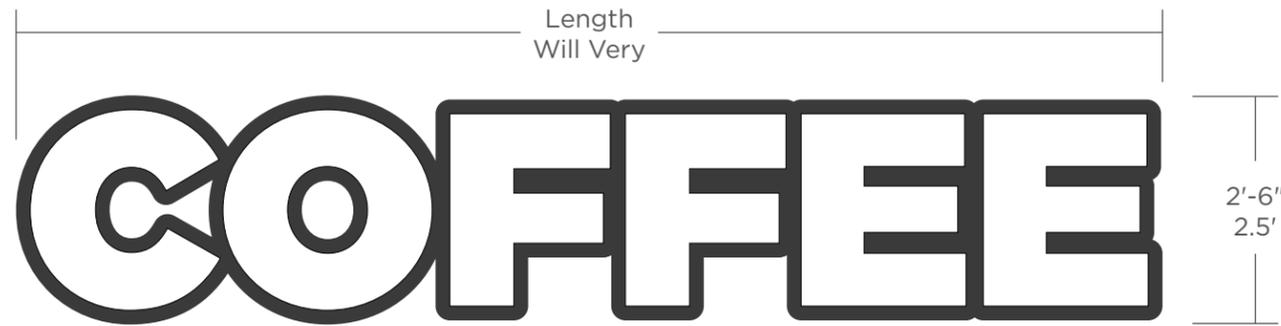
2018 IBC, 2011 NEC, 2012 IBC



Night View

Paint Colors	
P1	SW 6991 Black Magic

EXAMPLE



Face View

Qty. 7

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

SQFT: TBD

Description:

Manufacture and install channel letters & backer.

Letter Face:

- 3/16" white acrylic

Trimcap:

- 3/4" white

Returns:

- 3" .040 white aluminum

Back:

- .177 clear lexan

Halo Illumination:

- White LED

Installation:

- To existing canopy attaching to the seams of the awnings. (Survey will be needed)

Estimated Sign Weight:

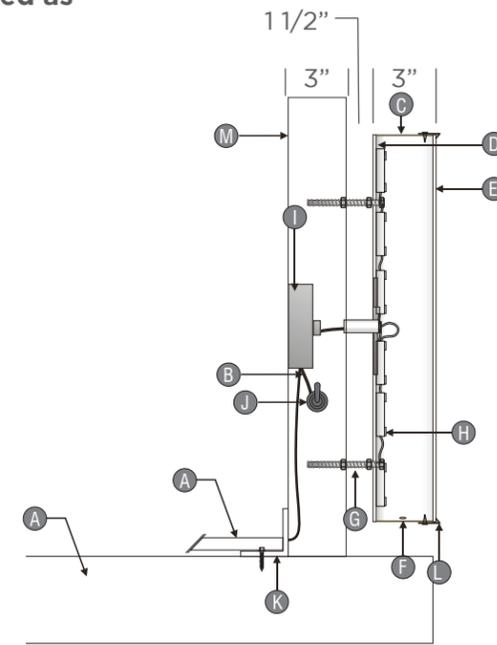
- 300lbs

Power:

- 1 / 227 or 1 / 120 Circuit / 5 amps per sign (A1 and A2 and B) 1 / 20amp Circuit will work)

NOTE: Wall signage will not exceed 80% of the horizontal and vertical dimension of the sign band or wall space on which it is placed on the exterior bldg. elevation of a tenant suite and that this standard will be reviewed as part of the sign permit approval for each tenant sign.

Overall size of sign to be within Town of Gilbert Sign Code - Sign sizes will vary depending on client.



A	metal canopy
B	low voltage wiring
C	.040 alum. return
D	lexan back
E	3/16" acrylic face
F	weep holes
G	stud mounting to cabinet
H	LED lights
I	remote low voltage trans.
J	disconnect switch
K	2"x2" alum. angle clips
L	trimcap
M	contoured alum. backer cabinet

Halo-Illuminated Reverse Pan Channel Letters - Cross Section View



Building 2 North Elevation

Scale: 1"=20'-0"

B1
C

B2

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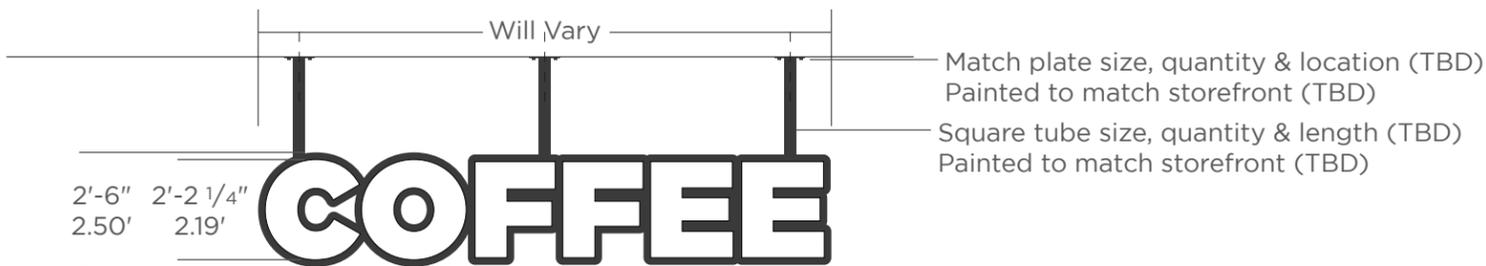
2018 IBC, 2011 NEC, 2012 IBC



Night View

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EXAMPLE



Face View

Qty. 16

Scale: 1/4"=1'-0"

SQFT: TBD

Description:

Manufacture and install channel letters & backer.

Letter Face:

- 3/16" white acrylic

Trimcap:

- 3/4" white

Returns:

- 3" .040 white aluminum

Back:

- .177 clear lexan

Halo Illumination:

- White LED

Installation:

- To existing concrete canopy (Survey will be needed)

Estimated Sign Weight:

- 300lbs

Power:

- 1 / 227 or 1 / 120 Circuit / 5 amps per sign (A1 and A2 and B) 1 / 20amp Circuit will work)

NOTE: Wall signage will not exceed 80% of the horizontal and vertical dimension of the sign band or wall space on which it is placed on the exterior bldg. elevation of a tenant suite and that this standard will be reviewed as part of the sign permit approval for each tenant sign.

Overall size of sign to be within Town of Gilbert Sign Code - Sign sizes will vary depending on client.



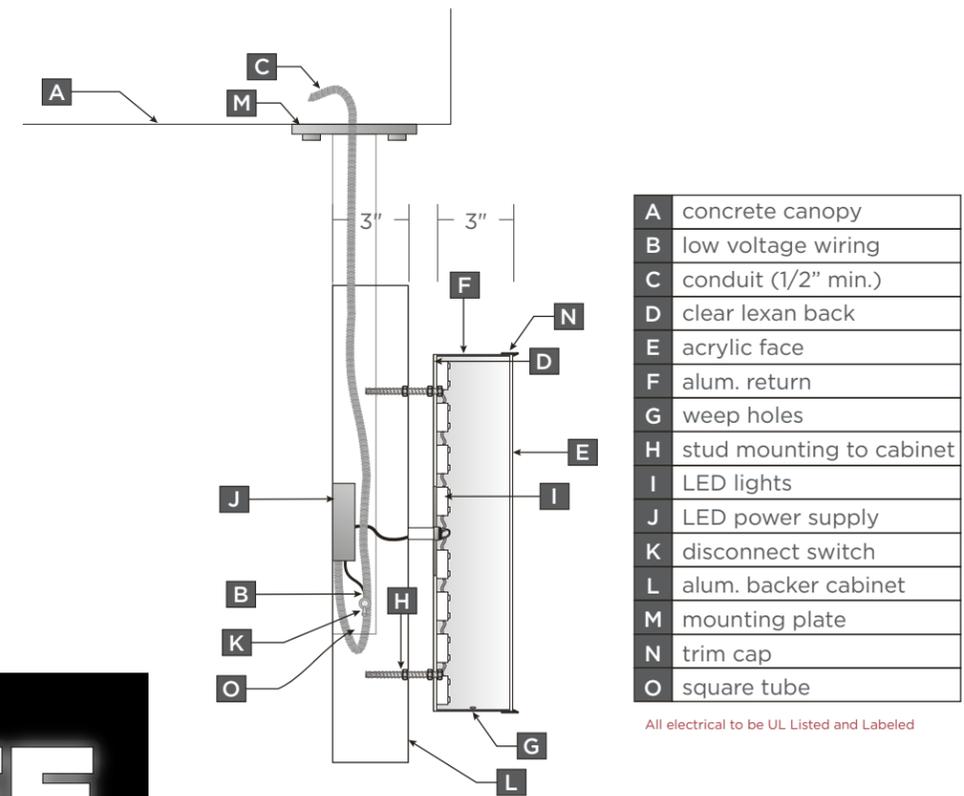
Building 2 South Paseo Elevation

Scale: 1"=20'-0"

B2



Night View



Face & Halo-Illuminated Pan Channel Letters - Cross Section View

Scale: NTS

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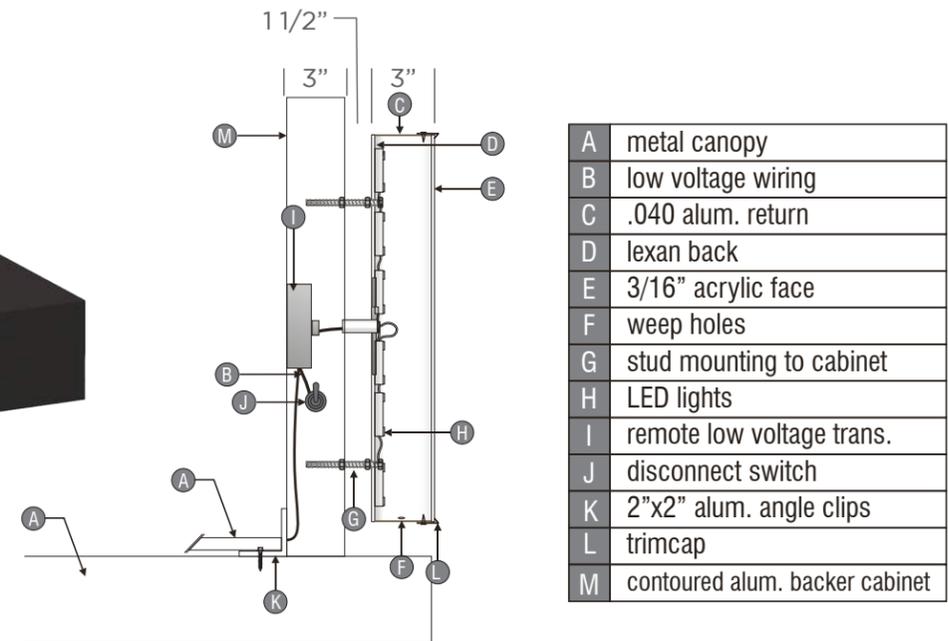
2018 IBC, 2011 NEC, 2012 IBC



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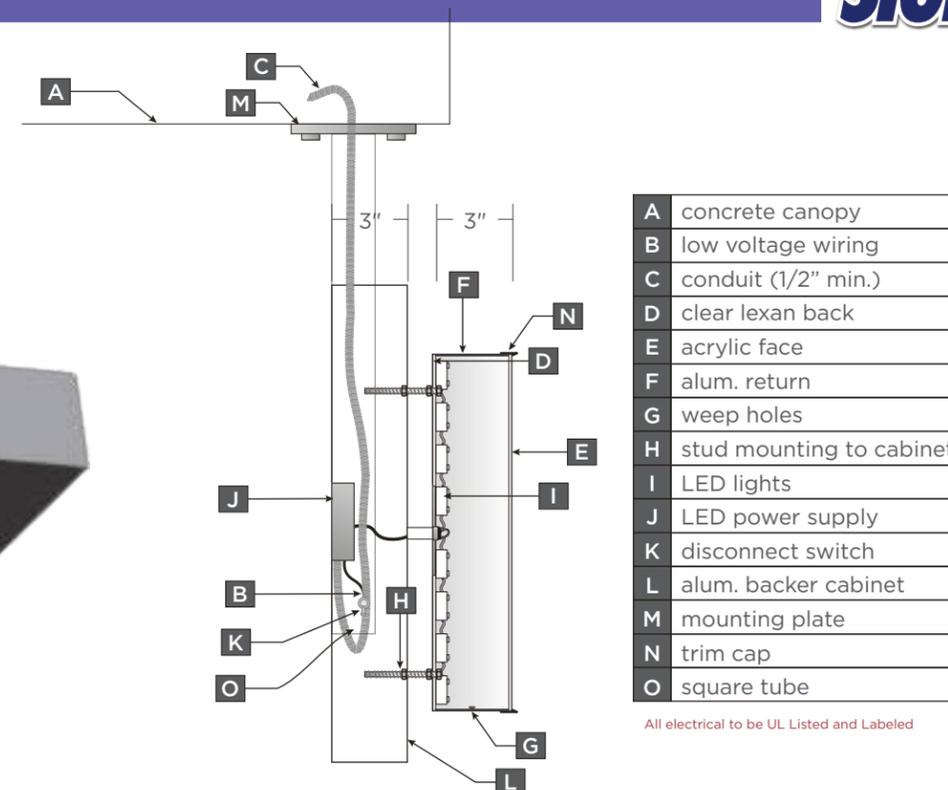
Date 11/4/24

Option Sign B1 - Retail Tenant Signs



Halo-Illuminated Reverse Pan Channel Letters - Cross Section View

Option Sign B2 - Retail Tenant Signs

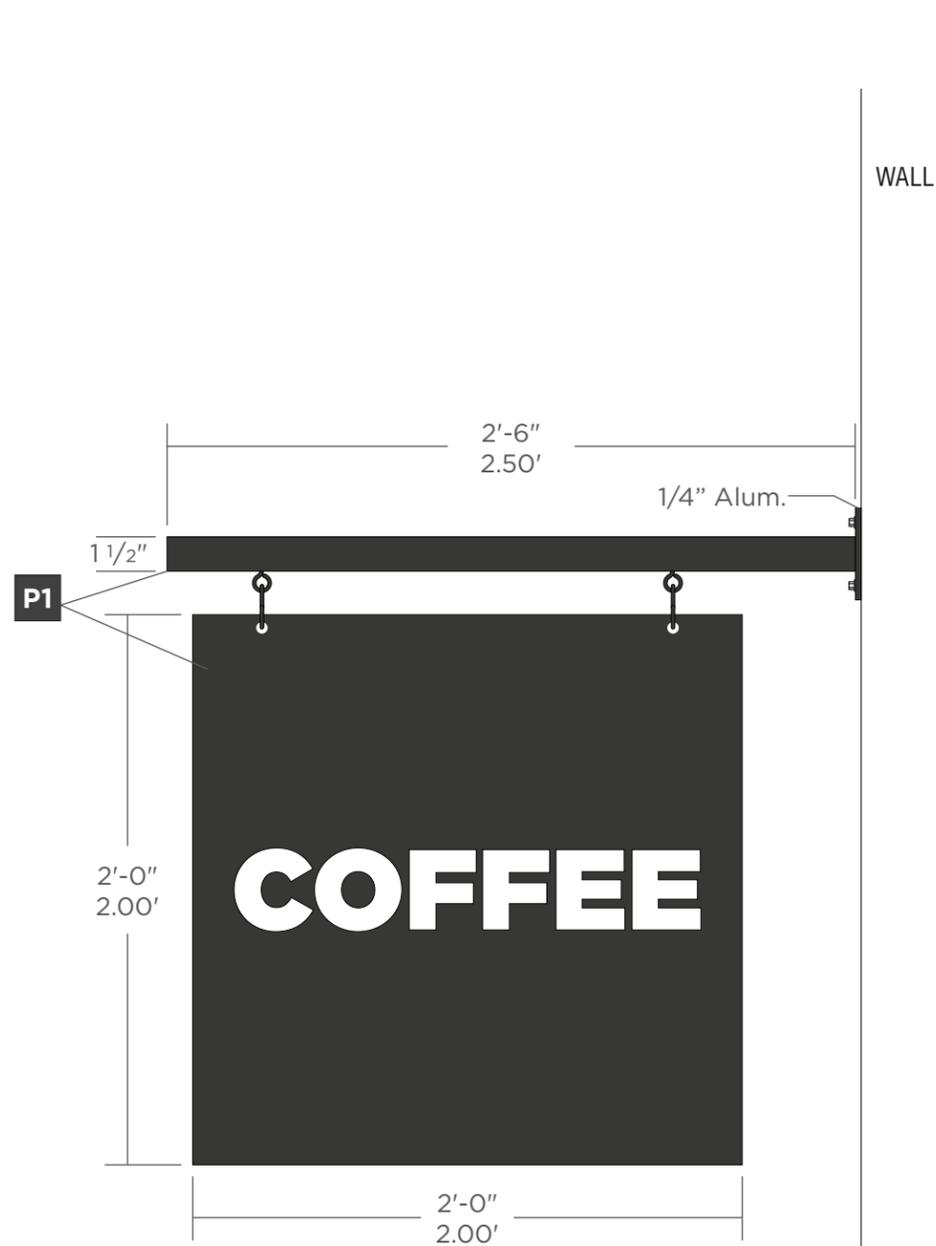


All electrical to be UL Listed and Labeled

Face & Halo-Illuminated Pan Channel Letters - Cross Section View

Scale: NTS

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Face View

Scale: 1"=1'-0"

Qty. 24

SQFT: 4

Description:

Manufacture and install non-illuminated blade signs.

Face:

- 1/8" aluminum face painted P1 overlaid with 3M vinyl (color per tenant brand)

Illumination:

- Non-illuminated

Mounting:

- 1 1/2"x1 1/2" Sq. Tube & 1/4" mounting plate

Installation Location:

- To Be Determined (Survey will be needed)

Paint Colors

P1 SW 6991 Black Magic

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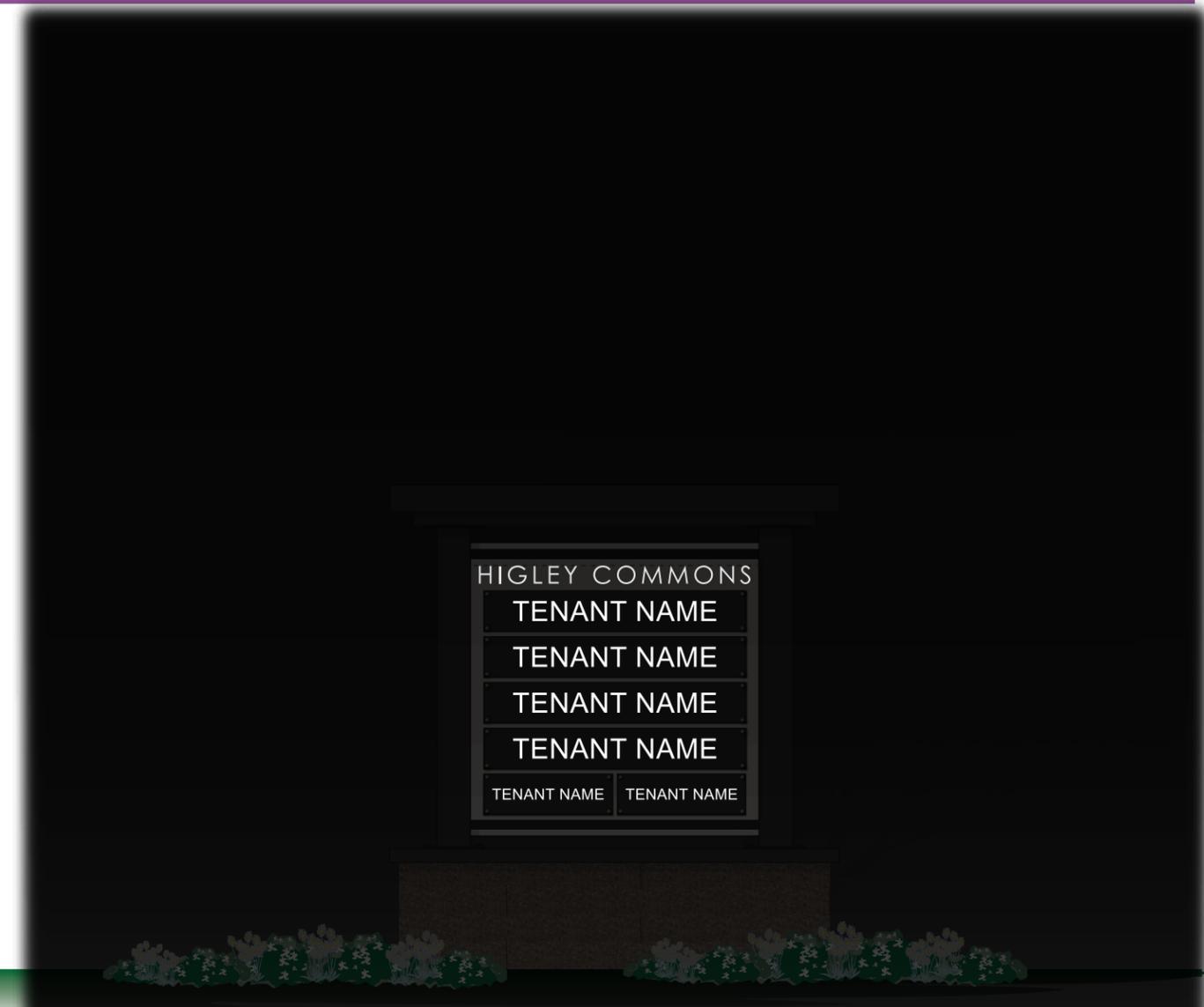
Sign D1 & D2 - Illuminated Monument Sign



Gateway Character Area Code Applies.

Face View

Scale: 1/4"=1'-0"



Night View

Scale: 1/4"=1'-0"

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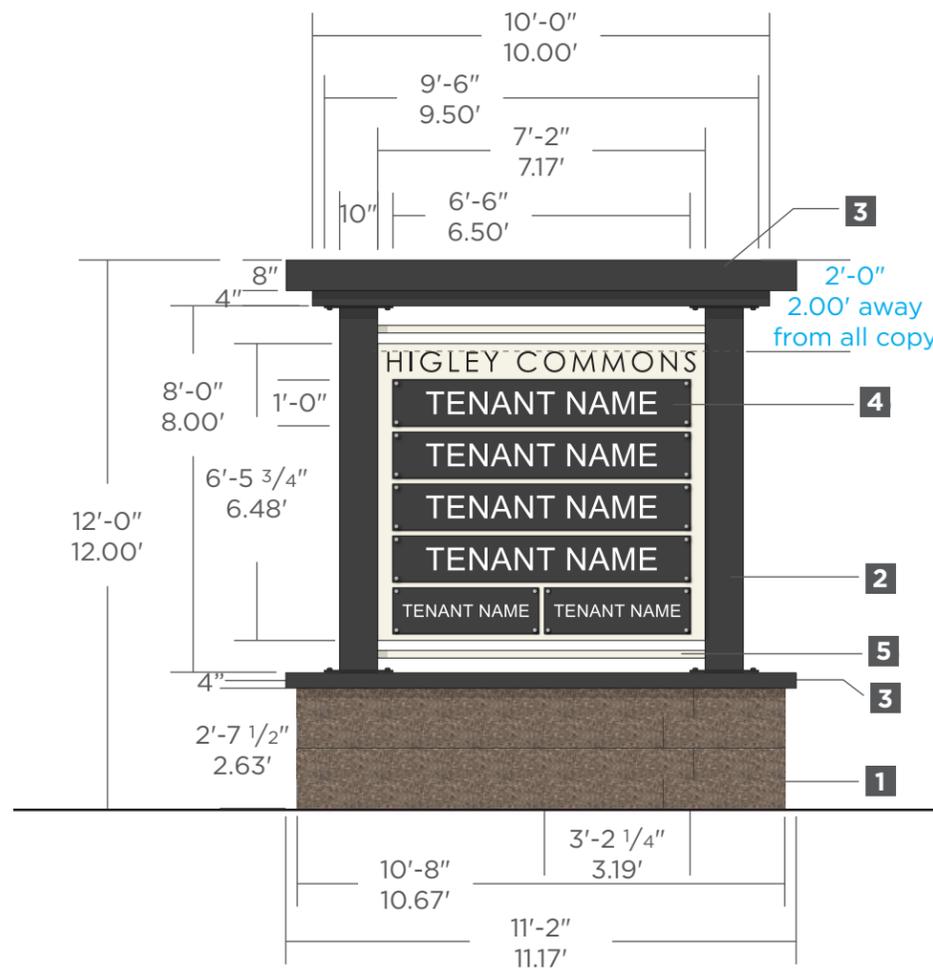
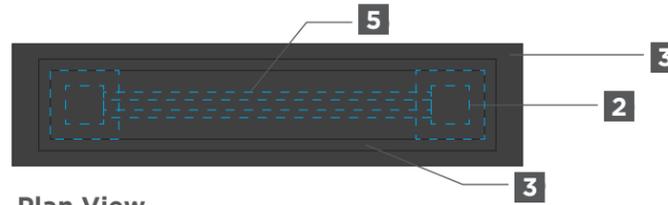


Sign D1 & D2 - Illuminated Monument Sign

Materials

- 1 Block Base**
 - By Others using B1 with two rows painted P1
- 2 Posts**
 - two (2) steel posts painted P1
 - J-bolted to the top of the block base
 - 1/4" plates used for construction
- 3 Topper / Bottom Reveal**
 - aluminum constructed topper painted P2
- 4 Tenant Panels / Higley Commons**
 - .125 flat aluminum constructed panels painted P1
 - routed out and backed with 3/16" white acrylic
 - panels will be mounted to the cabinet using decorative bolts
 - "HIGLEY COMMONS" routed out and backed with 3/16" white acrylic overlaid with V1.
- 5 Accent Bars**
 - four 2"x2"x.125" alum. square tube painted P1

Paint Colors		Brick Color	
P1 SW 6991 Black Magic		B1 CMU Honed Block, Trendstone Opal	
P2 SW 7102 White Flour		Vinyl Colors	
		V1 Dual Color Black Perf (3635-222)	
		V2 3M White Vinyl (7725-10)	



Face View

Scale: 1/4"=1'-0"

TOTAL SQFT: 46.46

Description:

Manufacture and install one (1) double sided LED illuminated monument sign.

Gateway Character Area Code Applies.

Side View

Scale: 1/4"=1'-0"



Inspiration

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Sign E1, E2, E3, E4 & E5 - Non-Illuminated Vehicular Directional Sign

Materials

1 Top of Sign

- 3"x3" alum. square tube frame skinned with .125 aluminum panel painted P2 overlaid with V1 vinyl.

2 Bottom of Sign

- 2"x2" alum. frame skinned with .125 alum. painted P1.

Paint Colors

P1 SW 6991 Black Magic

P2 SW 7102 White Flour

Block Colors

Vinyl Colors

V1 3M Black Reflective

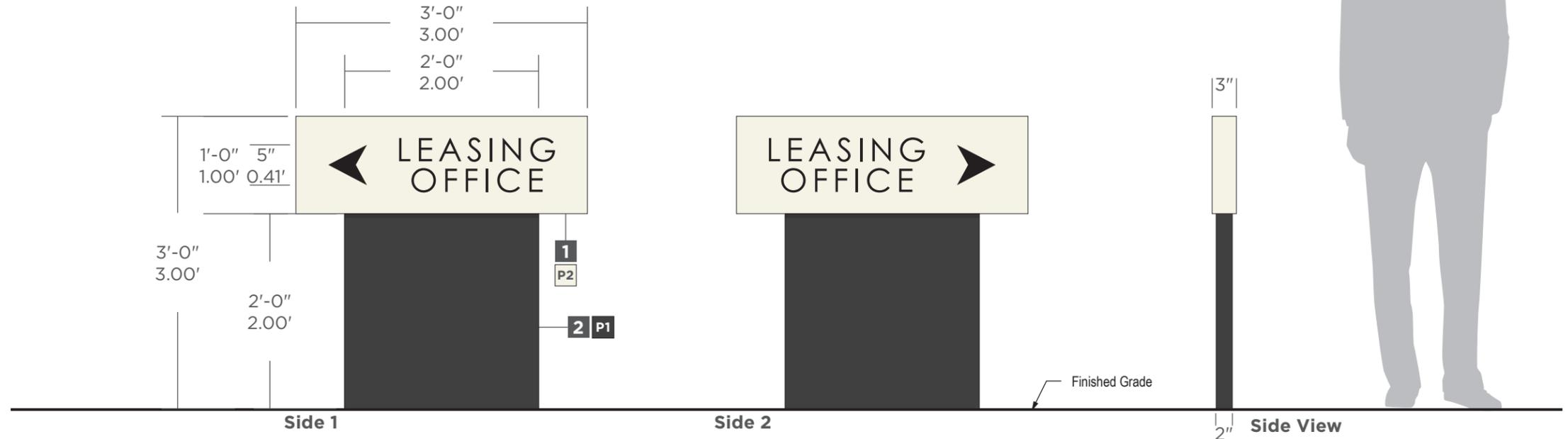
E1 E2 Face View

Scale: 3/4"=1'-0"

TOTAL SQFT: 3

Description:

Manufacture and install two (2) Non-Illuminated D/F Directional Signs as shown.



E3 E4

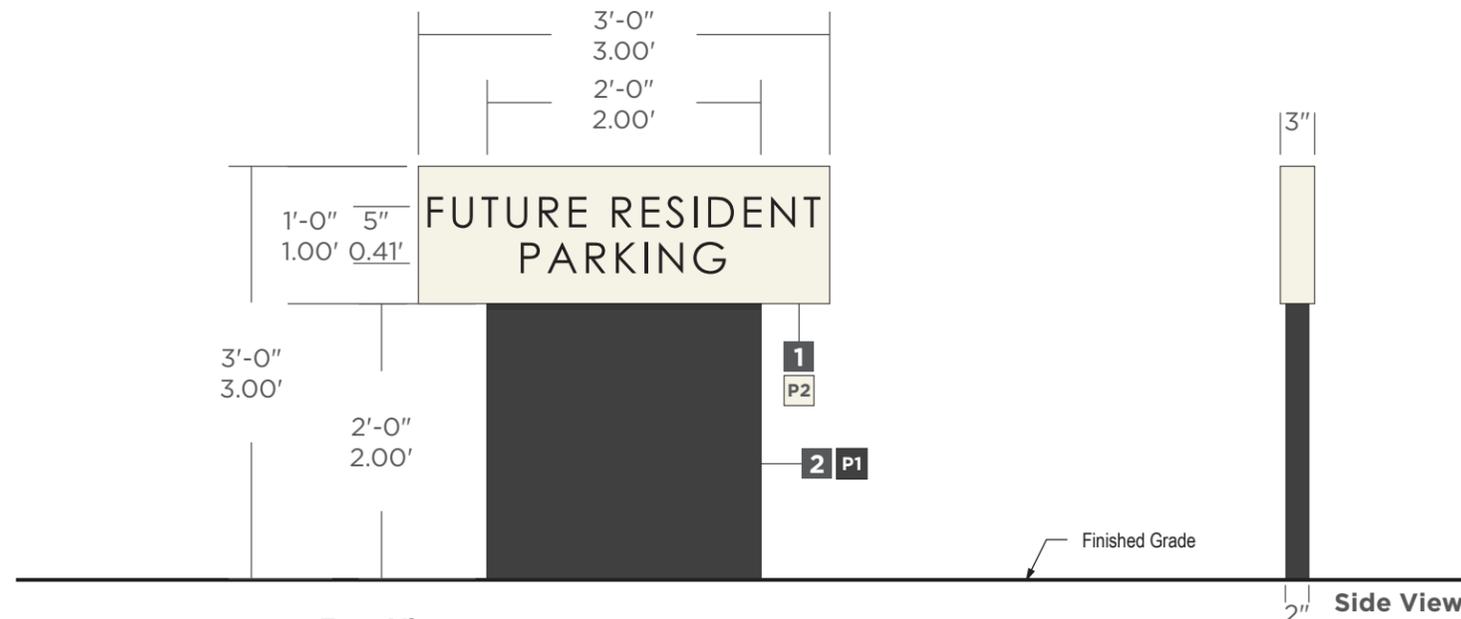
Face View

Scale: 3/4"=1'-0"

TOTAL SQFT: 3

Description:

Manufacture and install two (2) Non-Illuminated S/F Directional Signs as shown.



E5

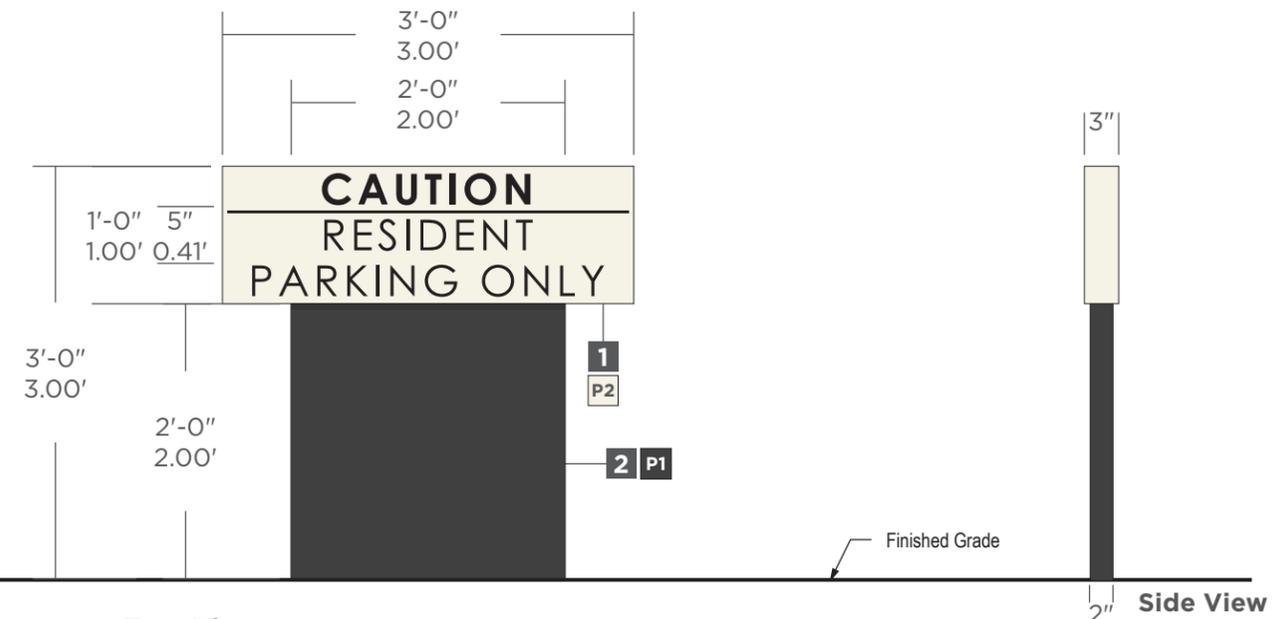
Face View

Scale: 3/4"=1'-0"

TOTAL SQFT: 3

Description:

Manufacture and install one (1) Non-Illuminated S/F Directional Signs as shown.



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Color Board

Sign Type	Materials	Color / Color Swatch
A1 Face & Halo Illuminated Channel Letters	Aluminum, Acrylic & Polycarbonate	Black Magic (SW6991) P1
A2 Reverse Pan Channel Logos	Aluminum, Polycarbonate	Black Magic (SW6991) P1
B1 Face & Halo Illuminated Channel Letters	Aluminum, Acrylic & Polycarbonate	Tenant Copy Colors Will Vary
B2 Face & Halo Illuminated Channel Letters	Aluminum, Acrylic & Polycarbonate	Tenant Copy Colors Will Vary
C Non-Illuminated Blade Signs	Aluminum, Vinyl	Black Magic (SW6991) P1 3M White Vinyl (7725-10) V1



Sign Type	Body	Topper	Side Elements	Stone	Address Numerals	Tenant Panels
D1 & D2 Monument Signs	Aluminum P2 SW 7102 White Flour	<ul style="list-style-type: none"> aluminum constructed topper painted P2 "HIGLEY COMMONS" routed out and backed with 3/16" white acrylic overlaid with V1. P2 SW 7102 White Flour V1 Dual Color Black Perf (3635-222)	<ul style="list-style-type: none"> two (2) steel posts painted P1 J-bolted to the top of the block base 1/4" plates used for construction P1 Black Magic (SW6991)	• By Others using B1 B1 CMU Honed Block, Trendstone Opal	<ul style="list-style-type: none"> 1/4" aluminum flat panel painted P1 V2 vinyl copy P1 Black Magic (SW6991) V2 3M White Vinyl (7725-10)	<ul style="list-style-type: none"> .125 flat aluminum constructed panels painted P1 routed out and backed with 3/16" white acrylic panels will be mounted to the cabinet using decorative bolts P1 Black Magic (SW6991)

Sign Type	Posts	Faces
E1, E2, E3, E4 & E5 Vehicular Directional Sign	Aluminum P1 Black Magic (SW6991)	Aluminum P2 SW 7102 White Flour

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