



NOTICE OF DECISION

January 26, 2010

RE: DR08-51 S A

Dear Applicant

Staff has reviewed the revised drawings received on January 15, 2010 for Administrative Design Review regarding the minor sign additions to AquaSafe Swim School. 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

1. The total allowable signage for the AquaSafe building is 100 square feet. The existing AquaSafe sign, on the south elevation, is 75 square feet in area.
2. The new AquaSafe sign on the east build elevation shall not exceed 12 square feet in area.
3. The Art Studio sign on the east build elevation shall not exceed 13 square feet in area.
4. No foam graphic shape shall be greater than 6 square feet in area. This size restriction does not apply to individual letters.
5. The signs may be hung in the locations show on the approved stamped exhibits.
6. The foam letters and shapes meet the design specifications of the Lamoreaux Marketplace Comprehensive Sign Plan.
7. Pantone Black C, Pantone White C, Pantone 166C and Pantone 362 C are approved in addition to the existing color palette.

If you have any questions regarding the above, please contact me at (602) 550-6729

Sincerely,
Amy Temes
Planner II

cc DR08-51S A

Attachments: 6 Exhibits

**Lamoreaux Marketplace
COMPREHENSIVE SIGN PLAN**

The purpose of this information package is to assist you in coordinating your building signage to meet with the requirements set forth by the Town of Gilbert and the Landlord.

The restrictions for the Town of Gilbert are as follows:

- 1) Tenant/ pad with less than 75 feet of setback will be limited to 1 square foot of sign area for each 1 linear foot of storefront. Each tenant/pad is allowed a 1.5 square foot of signage for each linear foot of storefront for building with 75 feet or more setback from Gilbert Road or Ray Road.
- 2) Sign shall not exceed 80% of sign band area.
- 3) Sign band shall not include building areas with architectural features (meaning you can not overlap onto architectural features)
- 4) Approved sign locations are indicated on Master Sign Plan. Tenant sign locations will be determined by the property manger of Lamoreaux Marketplace.
- 5) Signs shall be centered on tenants sign band, unless otherwise noted by Town of Gilbert & Landlord.
- 6) Signs shall consist of pan channel letters, wall mounted, with plex faces, or Reverse pan channel letters.
(REVISED 09/01/09)
May also consist of high density sign foam letters and logos with vinyl inlays
- 7) Logos may be used, they shall be stylized, NO SQUARE or ROUND Logos (unless national chain trademark, example H&R Block uses a square green box in their sign layout), logo should follow shape of lettering if used. Logos will be limited to 6 square feet for minor retail shop tenant.
(REVISED 09/01/09)
Logos may be used as each tenant needs may require for shape and size
- 8) Pad buildings will be allowed up to 12 square feet of logo area provided it is does not exceed 25% of sign area.
- 9) Each Individual pad building will be responsible for placement and number of signs. Retail building will be under control of Lamoreaux Marketplace.

D1208-51-S-A

LIABILITY & MAINTENANCE:

- A) Tenant is responsible for keeping sign in working order and illuminated from dusk to dawn, (this will keep a uniform look through out center). Tenant or their agent has 48 hours from time of notification from landlord to fix any outages in their signage, and keep them in good condition at all times, this requirement assures that the center appearance is kept up, and is a fire preventive measure keeping with city & national codes.**
- B) Insurance: Each sign company shall provide landlord with a copy of liability insurance for \$1,000,000.00 per occurrence, before any work may begin.**
- C) Upon termination of Tenant's lease, Tenant shall remove his sign, repair any damage to wall. Paint any damaged areas caused by the sign or it's removal, to a condition acceptable to landlord. If this is not done within 5 days of termination Tenant will be responsible for cost of Landlord's agent to perform work.**

GENERAL REQUIREMENTS:

Signs not permitted:

- a) No illuminated signage will be permitted to face residential homes, to the north or the west of the site.. If signs are placed on these elevations they shall not exceed 16 square feet nor shall they be higher than 14 feet to top of sign.**
- b) Cabinet signs will not be permitted.**
- c) No painted wall signage will be allowed.**
REVISED 09/01/09
Painted Sign foam letters and logos will be permitted
- d) Flashing, moving, or audible signs are not permitted.**
- e) No banners are to be hung on building without consent from Landlord or sign permit from Town of Gilbert.**
- f) Sign permits must be obtained from the Town of Gilbert prior to installation of Signage.**
- g) Signs must bear "UL" sign label in an inconspicuous location.**

DESIGN REQUIREMENTS:

Pad Buildings:

- a) **Letters to be constructed of aluminum returns and backs or 22 ga. Sheet metal Sign face colors are open. Return color Open. 3/4" min. Trim cap, color Open, Letter style Open.**
(REVISED 09/01/09)
May also consist of high density sign foam letters and logos with vinyl inlays
- b) **Neon or LED illumination may be used, signs may be illuminated or not.**
- c) **Letters shall be wall mounted (no raceways)**
- d) **No exposed conduits or wires will be allowed.**
- e) **All wall penetrations to be sealed in a watertight manner.**
- f) **Landlord of will determine placement of signage on monument sign or his agent; lettering placed on sign without written approval will be removed at Tenants Expense.**

Retail Building Tenant Signs:

- a) **Letters shall be pan channel letters, to be constructed of aluminum returns and backs.**
(REVISED 09/01/09)
May also consist of high density sign foam letters and logos with vinyl inlays
- b) **Sign face colors, 211 red, 607 blue, 407-yellow, 613- blue, 506- green, 048- white, Colors for National chains with trademark will be approved as requested. Return color Bronze, 3/4" min. trim cap, color Bronze , Letter style Open. Neon or LED Illumination to be used, signs shall be illuminated.**
(REVISED 09/01/09)
High density sign foam letters and logos may use all colors listed above AND THESE COLORS: PANTONE BLACK C, PANTONE WHITE C, PANTONE 166 C, PANTONE 362 C
- c) **Letters shall be wall mounted (no raceways)**

d) Logos may be used, they shall be stylized, NO SQUARE or ROUND Logos (unless national chain trademark, example: H&R Block uses a square green box in their sign layout), logo should follow shape of lettering if used. Logos will be limited to 6 square feet for tenant signs.

(REVISED 09/01/09)

Logos may be used as each tenant needs may require for shape and size

e) No exposed conduits or wires will be allowed.

f) All wall penetrations to be sealed in a watertight manner.

g) Landlord will determine placement of signage on monument sign or his agent; lettering placed on sign without written approval will be removed at Tenants Expense.

h) Signs shall not exceed 80% of store front.

l) Maximum and minimum letter heights, Single lines of copy maximum letter height 30" tall, minimum 16" tall, 2 lines of copy, shall not exceed 30" in height with a 4" space between lines.

(REVISED 09/01/09)

Lettering may not exceed 35" in height but may be as small and as close together as the tenant requires for aesthetics but has to be approved by the city and landlord.

j) The Lamoreaux Marketplace Retail building has an approval with a drive - through, All drive - through signage shall comply with The Town of Gilbert Code.

Number. Drive-Through Restaurant Menu Signs shall be limited to 2 per drive-through lane.

Area. Signs shall be no greater than 50 square feet in area and 7 feet in height. Location.

Location shall be approved by the Design Review Board as part of a Comprehensive Sign

Program or Final Design Review plan. Design. Drive-Through Restaurant Menu Signs shall be constructed with a solid base.

Window Signage

a) Window signs shall not exceed two (2) square feet and shall be limited to store name, hours of operation, and phone numbers. Any

other variations must be approved by Lamoreaux Marketplace and shall comply with the Town of Gilbert in writing. Standard white vinyl die cut copy may be used .

Directional Signs

When required and where needed to assist the flow of traffic (i.e. drive thru, exit, enter, etc.) directional signs are permitted. Such signs shall not exceed 3 square feet or a height of 3 feet.

Such signs may include business identification by word or by logo on up to 25% of the sign area. Sign will be placed when needed on the interior of the property. Minimum set back from property line is 25 feet.

Monument Signs

Pad / Retail Shop Tenant Signs, 2 will be allowed, both shall not exceed 60 square feet in sign / copy area. POA will have control of allotment and placement of names on each monument

sign.

All metal surfaces will have a medium montex finish and shall be painted Dunn Edwards 1036

P-2 [Friar Tuck] main body color, Trim / accent areas painted Dunn Edwards 1037-P-1 [Nutmeg

TI P-1], Stone accents shall be Corando Stone, Old Country Ledge, Sunset Blend, Grout ½"

Brown, [these are existing colors and existing stone in complex.

If you have any questions or require additional information please feel free to call (602) 265-9597.

Contact: T.J. Marco The Signery

(REVISED 09/01/09)

Please Contact Traffic Graphics for further information

Traffic Graphics

Blake Davis

480-636-6223



NOTICE OF DECISION

November 11, 2011

RE: Lamoreaux Marketplace Signage Revisions

Dear Applicant:

Staff has reviewed the revised drawings received on November 8, 2010, for Administrative Design Review regarding the minor changes to the Lamoreaux Marketplace monument and wall signs. Staff has made the following findings:

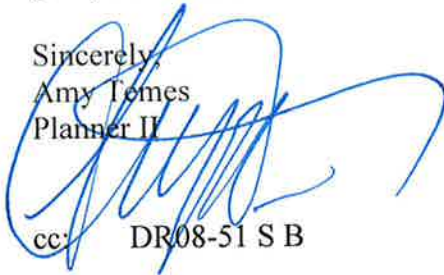
- The project is consistent with the LDC and applicable design guidelines;
- The project is compatible with adjacent and nearby development; and
- The project design provides for safe and efficient provision of public services.

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

1. Monument Sign B has been relocated to the south end of the retail shops along the Gilbert Road frontage.
2. The Monument Signs have been amended from a 43 square foot sign area with aluminum routed copy in plexi with a vinyl overlay within a 8' x 14' fully ground mounted sign to a 24 square feet of sign area with routed aluminum backed with plexi mounted on two stone veneer support columns for an overall sign dimension of 8' x 8.5'. All colors and materials shall match the approved Lamoreaux Marketplace CSP colors and materials.
3. The Lamoreaux Retail Building wall signage is shown as Sign I in the Comprehensive Sign Plan. Previously Sign I tenant envelopes were located only on the east elevation of the building. The CSP has been revised so that signage is also allowed on the west elevation. The each tenant's west and east signage shall be a cumulative total. The design requirements for the west elevation tenant signs shall be that same as what is currently required for the east elevation.

If you have any questions regarding the above or require additional information, please contact me at (602) 503-6729.

Sincerely,
Amy Tomes
Planner II



cc: DR08-51 S B

Attachments:
Approved graphic stamped 11/11/10

These drawings and specifications are the property of ABM Development, LLC. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of ABM Development, LLC.

REV. NO.	DATE	REMARKS
01	05/28/08	ISSUE FOR PERMIT

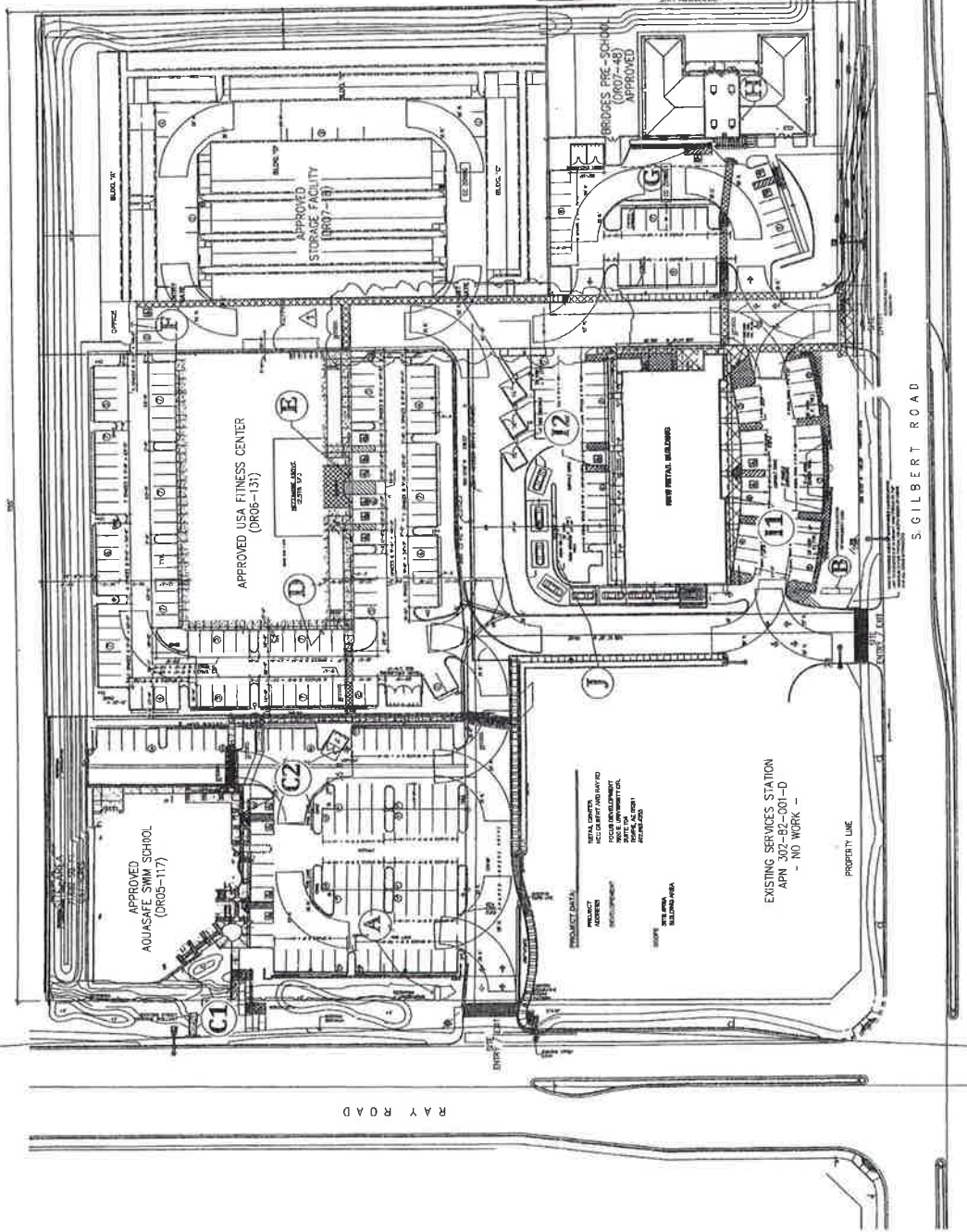
DATE	MAY - 08
PROJECT NO.	
SCALE	1" = 40'-0"
DRAWN BY	PD
CHECKED BY	DA
SHEET	

SP-1
 1208-51-518

SIGN LEGEND

- A Monument sign
- B Monument sign
- C Wall sign-Aqua Safe /Tenant
- D Wall sign-USA Youth Fitness
- E Wall sign-USA Youth Fitness
- F Wall sign-Storage Solution
- G Wall sign-Bridges Preschool
- H Wall sign-Bridges Preschool
- I Tenant signs-Lamoreaux Retail
- J Drive thru sign

APPROVED
 Administrative Design Review
 Permit #
 Case # **DR08-51-518**
 Date: **11/11/11**



01 MASTER SITE DEVELOPMENT PLAN

Case Number DR08-51 Date of meeting August 14,2008

APPROVED PLANS
 DATE: 11/11/11
 SCALE: 1" = 40'-0"



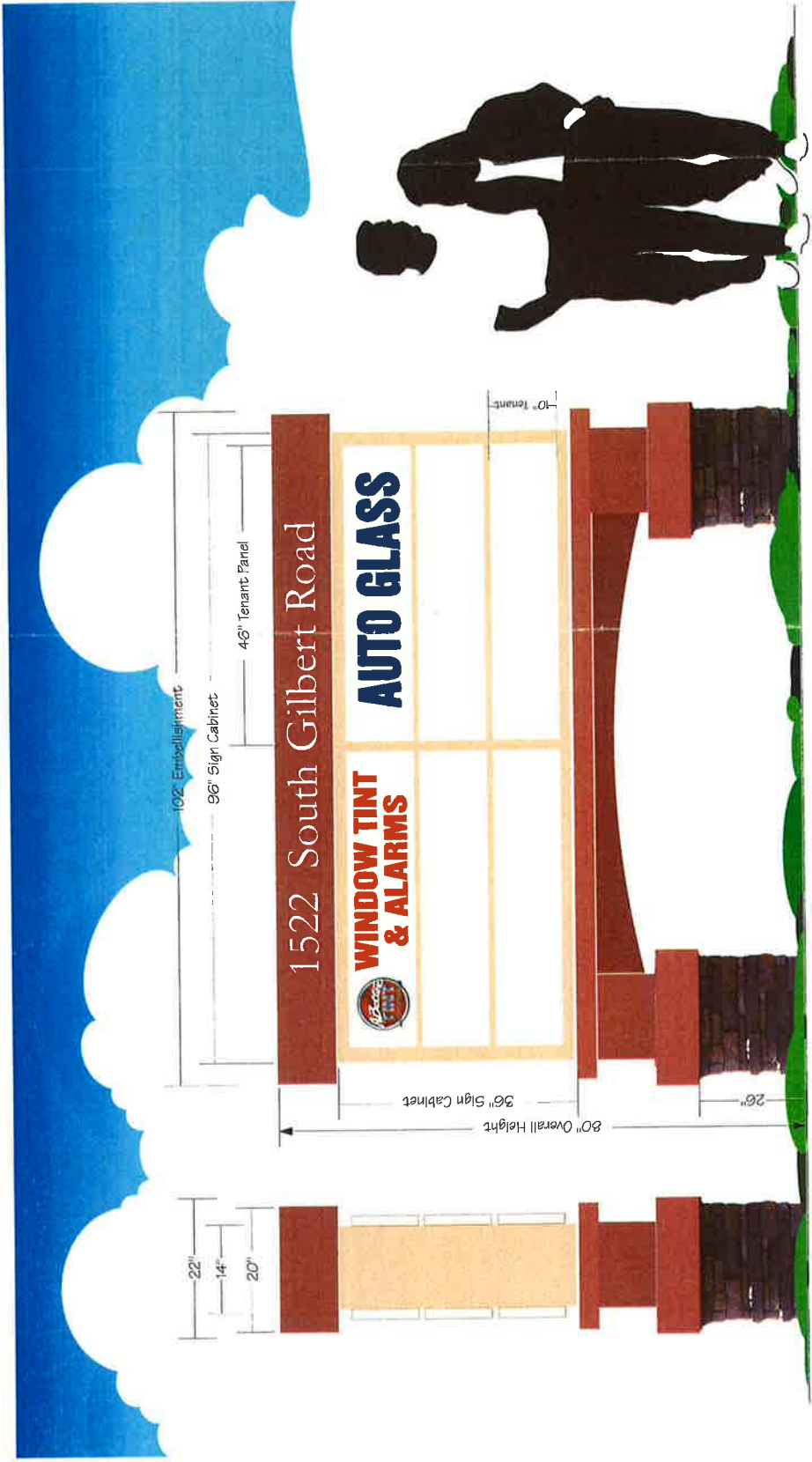
92 VICINITY MAP

SCALE 1" = 40'-0"

Client	1522 S. Gilbert Rd Gilbert, AZ 85296
Project Name	1522 S. Gilbert Rd
Project Location	1522 S. Gilbert Rd
Project Description	1522 S. Gilbert Rd
Project Status	1522 S. Gilbert Rd
Project Start Date	1522 S. Gilbert Rd
Project End Date	1522 S. Gilbert Rd



2008-51-S-B



APPROVED
Administrative Review
Date: 12-08-11
Initials: [Signature]

A & B

PROPOSED SIGNAGE Monument **Scale: N.T.S.** **Square feet 24 total**

Fabricate & install one (1) internally illuminated Monument Sign - Cabinet fabricated of aluminum & painted as per approved building palette. Faces to be routed aluminum & backed with plexi.

Installation on two vertical steel support columns with direct burial in footings as per ASA Engineering Specs.

Signage to be installed as per customer/permit specs - one dedicated 120V 20amp circuit required.