



NOTICE OF DECISION

May 18, 2016

RE: DR99-83D (DA16-32) Greenfield Village CSP Revisions

Dear Applicant:

Staff has reviewed the revised drawings received for Administrative Design Review regarding. 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. The addition of an Optional Digital Monument Sign.
2. Revision of Primary Multi-Tenant Monument Sign #3 to the Optional Digital Monument Sign #3
3. The relocation of Optional Digital Monument Sign #3 to approximately 95' east to avoid retention basin issues.
4. No existing landscape, other than turf, shall be removed for the construction/visibility of Optional Digital Monument Sign #3.
5. No backflow or existing meter service shall be relocated or modified for the construction/visibility of Optional Digital Monument Sign #3.

If you have any questions regarding the above, please contact me at (480) 503-6729.

Sincerely,
Amy Temes
Senior Planner

Attachments:
Greenfield CSP Revised 5/18/2016

Comprehensive Sign Package

**COMPREHENSIVE
SIGN
PACKAGE**

Greenfield Plaza Shopping Center
4311-4341 East Baseline Road
Gilbert, AZ 85234

June 30, 2015

Prepared by:



■ ADDRESS: 4028 W. WHITTON PHX, AZ. 85019
■ PHONE: (602)-272-9356
■ FAX: (602)-272-4608
■ www.bootzandduke.com

APPROVED

Administrative Design Review

Case # DR99-83D (DA15-32)

Date May 18, 2016

APPROVED

Administrative Design Review

Case # DR99-83C (DA15-17)

Date June 30, 2015

EXHIBIT "C"
Greenfield Plaza Shopping Center
4311-4341 East Baseline Road
Gilbert, AZ 85234

Comprehensive Sign Criteria
Sign Specifications and Requirements

The purpose of the sign criteria is to create signage that is individual and distinctive in identity for the tenant and also compatible with other signs within the Center. The signage will create an impression of quality and professionalism, and instill a superior business image.

The following specifications are to be used for the design of the signs; however in all cases, final written approval by OWNER'S management is required prior to manufacturing and installation of all signs.

All signage shall conform to Management guidelines and Town of Gilbert code.

DETAIL DRAWING REQUIRED

A complete and detailed rendering by TENANT'S sign company shall be submitted to OWNER'S management for final review and approval prior to application for Town of Gilbert sign permit.

1. Elevation of building fascia and sign shall be drawn using a minimum ¼" to 1' scale.
2. Rendering shall indicate the following specifications:
 - a. Type, thickness, and color of Plexiglas and any vinyl overlay.
 - b. Types of material used for backs, returns, and trim cap, including color.
 - c. Finish used on returns.
 - d. Type of illumination
 - e. Mounting method.
 - f. Sign cross section showing electrical connections.

Upon approval, OWNER'S management will return one signed approval copy to TENANT'S sign company.

NOTICE:

WRITTEN APPROVAL AND CONFORMANCE WITH THESE SPECIFICATIONS DOES NOT IMPLY CONFORMANCE WITH THE TOWN OF GILBERT AND OTHER APPLICABLE SIGN CODES. YOUR SIGN MUST BE PERMITTED AND MUST COMPLY WITH THE TOWN OF GILBERT SIGN CODES AND ELECTRICAL CODES AND A RECEIPT OF A SIGN PERMIT MUST BE RECEIVED BY LESSOR'S MANAGEMENT PRIOR TO MANUFACTURING AND INSTALLATION OF ALL SIGNS.

A. GENERAL PROVISIONS

1. All signs and signage programs must conform to the requirements of Town of Gilbert Zoning Ordinance, Sign Regulation, and the Freestanding Sign Design Guidelines. Applications and submittals for signage permits shall be per Town of Gilbert.
2. Signs shall identify the person or company operating the use conducted on the site. No off premise advertising is permitted.
3. Signs shall be designed to reflect the character of the project they are identifying. Sign construction materials shall be consistent and compatible with the material used for the project.
4. Freestanding signs shall be incorporated into the landscape, and utilize key architectural elements of the buildings.

B. GENERAL TENANT SIGNAGE REQUIREMENTS

1. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscripted, painted or affixed in any manner to any part of the building exterior except as approved in writing by Owner.

2. Tenant shall defend, indemnify and hold Owner harmless from, for and against all claims, costs, attorney's fees, damages, expenses, liabilities and losses arising from the installation, maintenance and repair of Tenant's signs.
3. Each electrical sign and the installation thereof, shall comply with all local building and electrical codes. U.L approved penetrations must be utilized for all electrical connections through the building structure – **NO PK HOUSINGS ALLOWED.**
4. Tenant shall obtain all necessary permits for signs and the construction and installation of signs.
5. No labels shall be placed on the exposed surfaces of signs except those required by local ordinances. Required labels shall be applied in inconspicuous locations.
6. All penetrations of the building required for sign installation shall be neatly sealed in a watertight manner.
7. Sign copy may include Tenant's proper firm name and/or the names of items, goods, products, or service lines. The use of a logo, or other established corporate insignia or modifier, which has been displayed, or associated with Tenant's firm name, shall be permitted subject to Owner approval.
8. Tenant shall be required to identify the Premises by an exterior sign complying with these criteria. Any sign that does not conform to the requirements of these criteria or was not approved by the Owner shall be immediately removed or brought into conformance at the Tenant's expense.
9. If the premises has a non-customer door(s) for receiving merchandise, Tenant may have marked thereon, in a location designated by Owner, Tenant's name in four-inch high painted block letters.
10. The Tenant, at their expense shall maintain all signage. All outages must be repaired within (5) five days.
11. Upon vacation of premises, tenant shall be responsible for removal of sign and restoration of fascia to original condition.

C. TYPE OF SIGN

Individual, pan channel, internally illuminated, wall mounted letters and logos. Letters and logos may be on a background but shall not be mounted on an exposed raceway.

D. CONSTRUCTION OF LETTERS

1. Individual pan channel letters will have 1/8" or 3/16" Plexiglas faces.
2. Returns and backs - .040 minimum aluminum. Returns shall be anodized aluminum, color subject to Owner approval.
3. No wood in the manufactured returns or backs may be used.
4. Non-corrosive mounting fasteners must be used.

E. PLACEMENT OF LETTERS

1. Structural I-beams or glue-lams are not to be penetrated.
2. Letters are to be centered on fascia area of storefront left to right and centered vertically top to bottom, or as designated Owner. The sign may not exceed 80% of either dimension.

F. LIGHTING

1. All letters and or logos shall be illuminated with LED or internal neon, single, double, or triple stroke as appropriate. No skeleton neon/LED is allowed. Neon shall be 30ma clear red or 6500 white.
2. All electrical components will be U.L. or equivalent approved.

3. Electrical power shall be brought to required location at TENANT'S expense. Routing and location of any required items shall not be visible on front of fascia.
4. Penetration of structure and graphics beams shall be kept to a minimum and must have proper insulation for voltage cable.
5. Transformers shall be concealed behind fascia and mounted in metal boxes.

SHOP TENANTS

LESS THAN 6,000 SQ. FT.

G. SIZE OF SIGN

1. Maximum sign area shall not exceed 1.5 square feet per linear foot of storefront. For storefront with double frontage the applicant shall adhere to the Town of Gilbert Sign Code.
2. Depth - 5" Standard (May vary with landlord approval.)
3. Length - The overall length of spread of letters shall not exceed 80% of leased front footage as specified by Lease.
4. Height - No greater than 80% of of the vertical dimension of the sign band or wall space on which the sign is placed.

H. STYLE OF SIGN

1. Any style (Block or Script) may be used. Upper and lower case may also be used.
2. Owner must approve Logos, in addition to signage. Logos may be up to 50% of the total sign area with Landlord approval and be proportionate to height of fascia and sign and also conform with basic color of signage.

I. COLOR OF SIGN

1. Face - Any color, subject to Owner approval. Plexiglas or vinyl overlay. No clear faces.
2. Return – Any color, subject to Owner approval.
3. Trim Cap – Any color, subject to Owner Approval.

MINOR TENANTS & PAD TENANTS

6,000 – 10,000 SQUARE FEET

J. SIZE OF SIGN

1. Maximum sign area shall not exceed 1.5 square feet per linear foot of storefront. For storefront with double frontage the applicant shall adhere to the Town of Gilbert Sign Code.
2. Depth - 5" Standard (May vary with landlord approval.)
3. Length - The overall length of spread of letters shall not exceed 80% of leased front footage as specified by Lease.
4. Height - No greater than 80% of of the vertical dimension of the sign band or wall space on which the sign is placed.

K. STYLE OF SIGN

1. Any style (Block or Script) may be used. Upper and lower case may also be used.
2. Owner must approve Logos, in addition to signage. Logos may be up to 50% of the total sign area with Landlord approval and be proportionate to height of fascia and sign and also conform with basic color of signage.

L. COLOR OF SIGN

1. Face - Any color, subject to Owner approval. Plexiglas or vinyl overlay. No clear faces.
2. Return – Any Color or corporate color, subject to Owner approval.
3. Trim Cap – Any color, subject to Owner Approval.

MAJOR TENANTS

10,000 - 25,000 SQUARE FEET

M. SIZE OF SIGN

1. Maximum sign area shall not exceed 1.5 square feet per linear foot of storefront. For storefront with double frontage the applicant shall adhere to the Town of Gilbert Sign Code.
2. Depth - 5" Standard (May vary with landlord approval.)
3. Length - The overall length of spread of letters shall not exceed 80% of leased front footage as specified by Lease.
4. Height - No greater than 80% of of the vertical dimension of the sign band or wall space on which the sign is placed.

N. STYLE OF SIGN

1. Any style (Block or Script) may be used. Upper and lower case may also be used.
2. Owner must approve Logos, in addition to signage. Logos may be up to 50% of the total sign area with Landlord approval and be proportionate to height of fascia and sign and also conform with basic color of signage.

O. COLOR OF SIGN

1. Face - Any color, subject to Owner approval. Plexiglas or vinyl overlay. No clear faces.
2. Return – Any Color or corporate color, subject to Owner approval.
3. Trim Cap – Any color, subject to Owner Approval.

ANCHOR TENANTS

25,000 SQUARE FEET +

P. SIZE OF SIGN

1. Maximum sign area shall not exceed 1.5 square feet per linear foot of storefront. For storefront with double frontage the applicant shall adhere to the Town of Gilbert Sign Code.
2. Depth - 5" Standard (May vary with landlord approval.)
3. Length - The overall length of spread of letters shall not exceed 80% of leased front footage as specified by Lease.
4. Height - No greater than 80% of Fascia Height.

Q. STYLE OF SIGN

1. Any style (Block or Script) may be used. Upper and lower case may also be used.
2. Owner must approve Logos, in addition to signage. Logos may be up to 50% of the total sign area with Landlord approval and be proportionate to height of fascia and sign and also conform with basic color of signage.

R. COLOR OF SIGN

1. Face - Any color, subject to Owner approval. Plexiglas or vinyl overlay. No clear faces.
2. Return – Any color, subject to Owner approval.
3. Trim Cap – Any color, subject to Owner Approval.

S. WINDOW SIGNAGE

For all tenants, window and/or door vinyl shall be white and not to exceed two square feet and limited to store name, hours, and emergency phone numbers, subject to Owner approval.

T. ADDRESS SIGNS

For all tenants, each store is required to display a street address and suite number above storefront door and on service door of four inch white exterior vinyl. Address shall be as written in lease.

U. THE FOLLOWING ARE NOT PERMITTED

1. Roof or box signs or signs installed or placed along perimeter of shopping center
2. Cloth signs or streamers hanging in front of business.
3. Iridescent painted signs, animated or moving components, intermittent or flashing signs.
4. Letter mounted or painted-on illuminated panels or signs, letters painted directly on any surface.
5. Exposed seam tubing.
6. Trailer signs

Note: All work is to be performed in a quality workmanship-like manner and shall be inspected upon completion.

V. FREESTANDING IDENTIFICATION SIGNS (MONUMENT SIGNS)

Two primary center monument signs with tenant panels or changeable message signs allowed per street frontage – four total.

- To be designed to be in harmony with key architectural features of the center.
- Maximum area – 60 square feet
- Maximum Height – 12 feet high with minimum of 2 feet embellishment at the top and 2 feet embellishment at the bottom.
- Sign may name center and tenant names and/or have changeable message signs.
- Tenant to receive a panel on the multi-tenant monument sign as specified in the lease agreement.
- Panels to be rout out and back up – red plex or corporate colors, subject to Owner approval.

Changeable Message Signs.

1. *Manual Changeable Message Signs.* One-half (1/2) of a monument sign may be a changeable message sign, subject to administrative approval.
2. *Electronic Changeable Message Signs.* The entire freestanding monument sign area may be an electronic changeable message display, subject to administrative approval and the following operational limitations:
 - a. Displays may be full color. When visible from public rights-of-way, displays shall be static messages.

- b. Flashing or animated signs are limited to interior project locations and shall not be visible from public rights-of-way.
 - c. Minimum Display Time: The digital message shall not change more than once every eight (8) seconds.
 - d. Transition Method: Shall be by instant change method.
 - e. Illumination Levels: shall incorporate photocell/ light sensors, with automatic dimming technology that appropriately adjusts to ambient light conditions.
 - f. Displays shall have a brightness level of no greater than 0.3 foot candles above ambient light conditions as measured by foot candle meter.
 - g. Maintenance: Any permitted electronic changeable message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner shall be repaired or disconnected within forty-eight (48) hours by the owner or operator of such sign.
3. *Each separate lot or pad shall be allowed a secondary monument sign with rout out back up text and logo, any color - maximum 40 square feet sign area, maximum 6'4 height.*
4. *Freestanding menu boards are allowed, subject to Owner approval and Town of Gilbert code*

See exhibits

W. DIRECTIONAL SIGNS

Signs necessary for on-premise vehicle and business transactions from a vehicle shall be allowed subject to Owner approval.

- Maximum sign area – six square feet
- Maximum height – three feet
- No business identification permitted
- Shall be permanently affixed to ground or building
- Setback to be a minimum of twenty five feet from right of way

Signs installed without written approval by Owner or it Authorized Agent may be subject to removal and proper reinstallation at Tenant's expense. Damages may be assessed to cover the cost of repairs to the building or removal of signage resulting from unapproved installation.

Sign permits(s) must be obtained from the Town of Gilbert prior to installation of signage.

Landlord Contact
 AZG Greenfield Plaza LLC
 1129 South Oakland
 Mesa, AZ 85206
 480-353-2900

Sign Contact
 Bootz and Duke Sign Co.
 4028 W. Whitton Ave.
 Phoenix, AZ 85019
 602-272-9362
 Charlie Gibson

TYPICAL PAN CHANNEL LETTERS

NOT TO EXCEED 80%
LEASED FRONTAGE

NOT TO EXCEED 80%
OF SIGN BAND IN HEIGHT

TENANT

CONSTRUCTION

.063" ALUMINUM CONSTRUCTION.
5" DEEP RETURNS, .040" CLC, COLOR AS PER
TENANT.
3/4" TRIM CAP, COLOR AS PER TENANT..

MOUNTING

MOUNT FLUSH TO WALL.

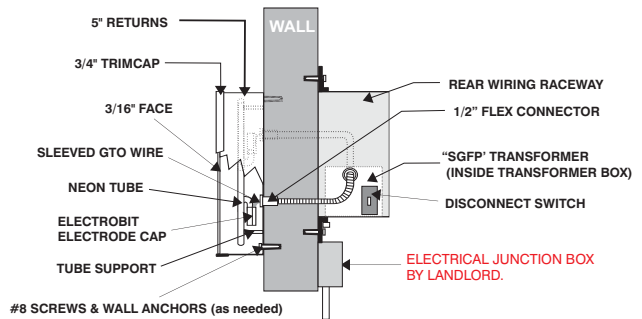
FACE

3/16" SG ACRYLIC, COLOR AS PER TENANT.

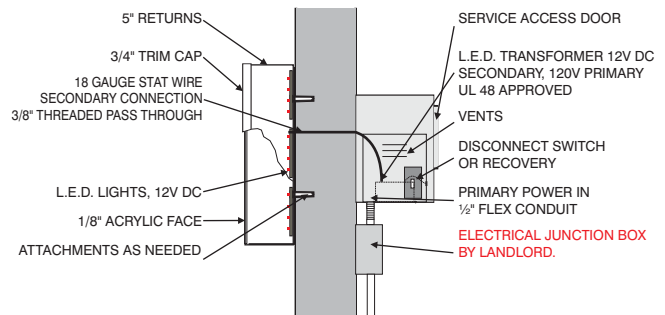
ILLUMINATION

L.E.D. OR NEON, SINGLE OR DOUBLE STROKE.
1 STROKE PER 4"
WITH REMOTE TRANSFORMER.

NEON ILLUMINATED PAN CHANNEL LETTERS



L.E.D. ILLUMINATED PAN CHANNEL LETTERS



SCOPE OF WORK:

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

MANUFACTURE AND INSTALL TWO(2) NEW INTERNALLY ILLUMINATED MONUMENT SIGNS

CONSTRUCTION:

- ALUMINUM FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM PAINTED WITH MEDIUM TEXTURED MONTEX AND CUSTOMER SPECIFIED COLORS .125" ALUMINUM TENANT PANEL ROUTED OUT COPY AND BACKED UP WITH 3/16" WHITE ACRYLIC AND FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL TO MATCH CUSTOMER SPECIFIED LOGO COLORS

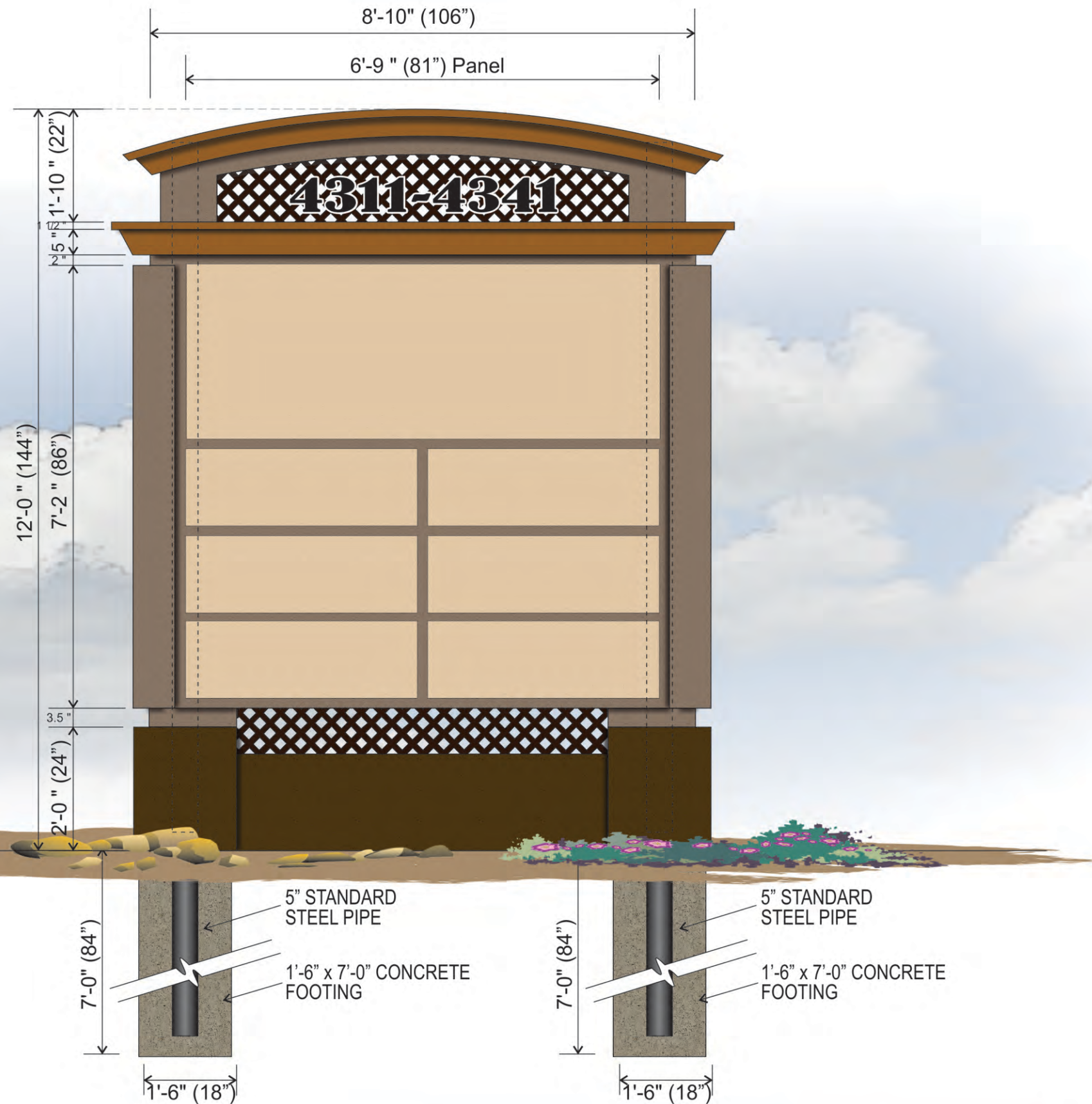
ILLUMINATION:

- CWHO FLUORESCENT LAMPS SPACED AS NECESSARY FOR AMPLE ILLUMINATION

INSTALLATION:

- INSTALL AT CUSTOMER SPECIFIED LOCATION ON ASA APPROVED PIPE AND FOOTING

* FIELD VERIFY MEASUREMENTS OF EXISTING MONUMENT SIGNS*



PAINT COLORS

MEDIUM TEXTURE COLOR TBD	MEDIUM TEXTURE COLOR TBD	MEDIUM TEXTURE COLOR TBD	SATIN FINISH COLOR TBD

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.	Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications
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SCOPE OF WORK:

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

MANUFACTURE AND INSTALL TWO(2) NEW INTERNALLY ILLUMINATED MONUMENT SIGNS WITH FULL COLORS DIGITAL DISPLAY BOARDS

CONSTRUCTION:

- ALUMINUM FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM PAINTED WITH MEDIUM TEXTURED MONTEX AND CUSTOMER SPECIFIED COLORS .125" ALUMINUM TENANT PANEL ROUTED OUT COPY AND BACKED UP WITH 3/16" WHITE ACRYLIC AND FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL TO MATCH CUSTOMER SPECIFIED LOGO COLORS

ILLUMINATION:





- DAKTRONICS DIGITAL DISPLAY# AF - 3500 - 80 x 112 - 20 - RGB - 2V (AS EXAMPLE)

INSTALLATION:

- INSTALL AT CUSTOMER SPECIFIED LOCATION ON ASA APPROVED PIPE AND FOOTING

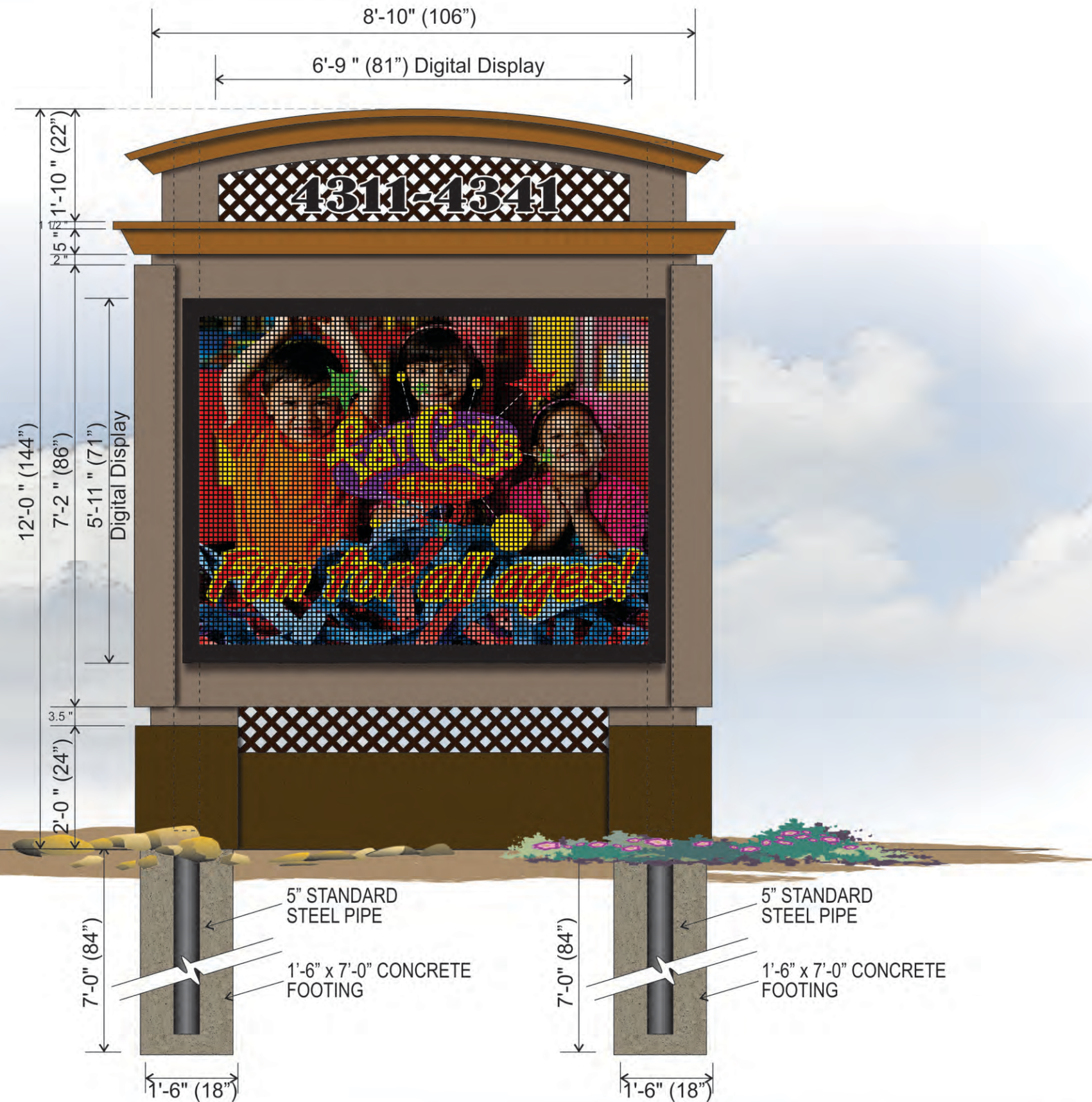
- * FIELD VERIFY MEASUREMENTS OF EXISTING MONUMENT SIGNS
- * DIGITAL MUST BE A MINIMUM OF 20MM
- * DIGITAL MUST HAVE A 5 YEAR WARRANTY
- * DIGITAL MUST HAVE LOCAL SERVICE AND REPAIR

PAINT COLORS

			
MEDIUM TEXTURE COLOR TBD	MEDIUM TEXTURE COLOR TBD	MEDIUM TEXTURE COLOR TBD	SATIN FINISH COLOR TBD

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
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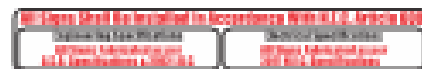
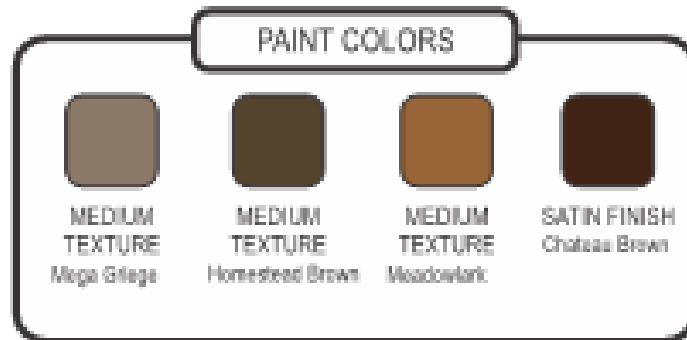
Optional Digital Monument Sign

Construction:

Manufacture 1 double face monument sign with 2 LED digital displays
 Structure is to be skinned with .090" Aluminum
 Aluminum framed structure with textured Montex and customer specified colors

Vantage LED

LED EMC - 6'3 9/16" x 7'10 1/2" (Active Display Area 49.6 sq' Per Face)
 16/8 mm Enhanced Resolution, Physical Matrix 120 x 150,
 Borderless Design, Edge To Edge LED Pixels
 281 Trillion Colors, 160 Degrees Viewing Angle, 10,000 NITS Brightness, Cloud Based Software,
 Wireless Communications, Typical Electrical Load @120 - 3.5 Amps Per Face
 Warranty - 5 Years On Site Parts & Labor
 1 Year Custom Graphic Design Content (Static Files)
 Message Centers Will Hold Static Images For A Minimum Of 8 Seconds
 Local Service Dealer For Service And Repair



BlueRibbonInc

Pocatello, Idaho
 208-241-1514

APPROVED
 Administrative Design Review
 Case # DR99-83D (DA15-32)
 Date May 18, 2016



SCOPE OF WORK:

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

MANUFACTURE AND INSTALL TWO(2) NEW INTERNALLY ILLUMINATED MONUMENT SIGNS

CONSTRUCTION:

- ALUMINUM FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM PAINTED WITH MEDIUM TEXTURED MONTEX AND CUSTOMER SPECIFIED COLORS .125" ALUMINUM TENANT PANEL ROUTED OUT COPY AND BACKED UP WITH 3/16" WHITE ACRYLIC AND FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL TO MATCH CUSTOMER SPECIFIED LOGO COLORS

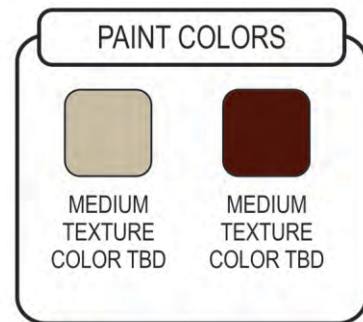
ILLUMINATION:

- CWHO FLUORESCENT LAMPS SPACED AS NECESSARY FOR AMPLE ILLUMINATION

INSTALLATION:

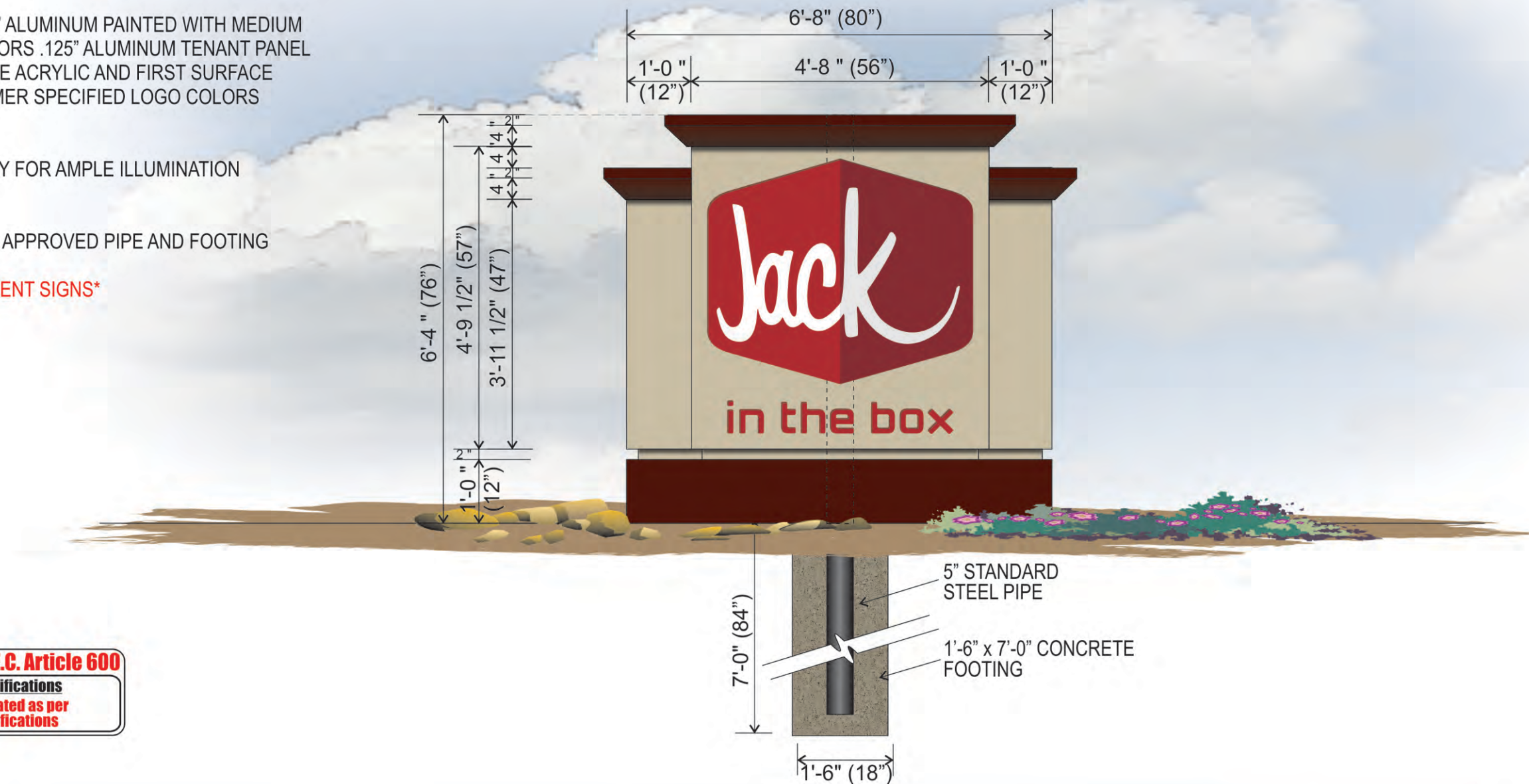
- INSTALL AT CUSTOMER SPECIFIED LOCATION ON ASA APPROVED PIPE AND FOOTING

* FIELD VERIFY MEASUREMENTS OF EXISTING MONUMENT SIGNS*



All Signs Shall Be Installed In Accordance With N.E.C. Article 600
Engineering Specifications
 All Signs Fabricated as per
 A.S.A. Specifications & 2012 I.B.C.

Electrical Specifications
 All Signs Fabricated as per
 2011 N.E.C. Specifications



SCOPE OF WORK:

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

MANUFACTURE AND INSTALL ONE(1) NEW INTERNALLY ILLUMINATED MONUMENT SIGN

CONSTRUCTION:

- ALUMINUM FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM PAINTED WITH MEDIUM TEXTURED MONTEX AND CUSTOMER SPECIFIED COLORS .125" ALUMINUM TENANT PANEL ROUTED OUT COPY AND BACKED UP WITH 3/16" WHITE ACRYLIC AND FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL TO MATCH CUSTOMER SPECIFIED LOGO COLORS

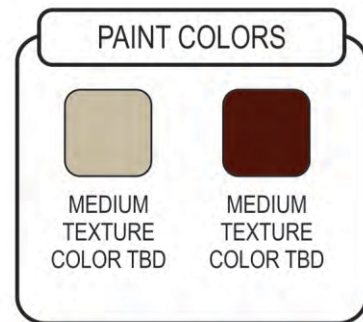
ILLUMINATION:

- CWHO FLUORESCENT LAMPS SPACED AS NECESSARY FOR AMPLE ILLUMINATION

INSTALLATION:

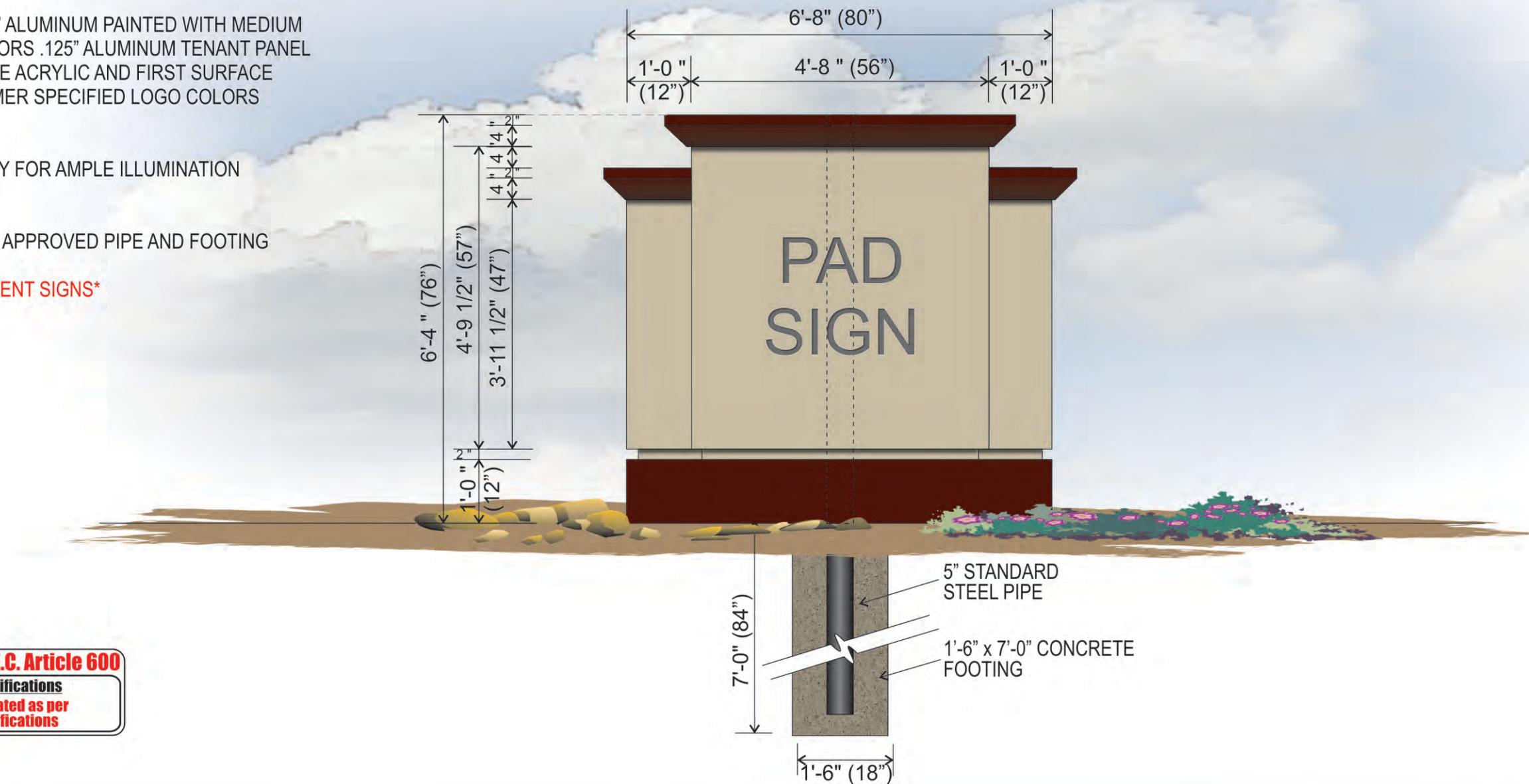
- INSTALL AT CUSTOMER SPECIFIED LOCATION ON ASA APPROVED PIPE AND FOOTING

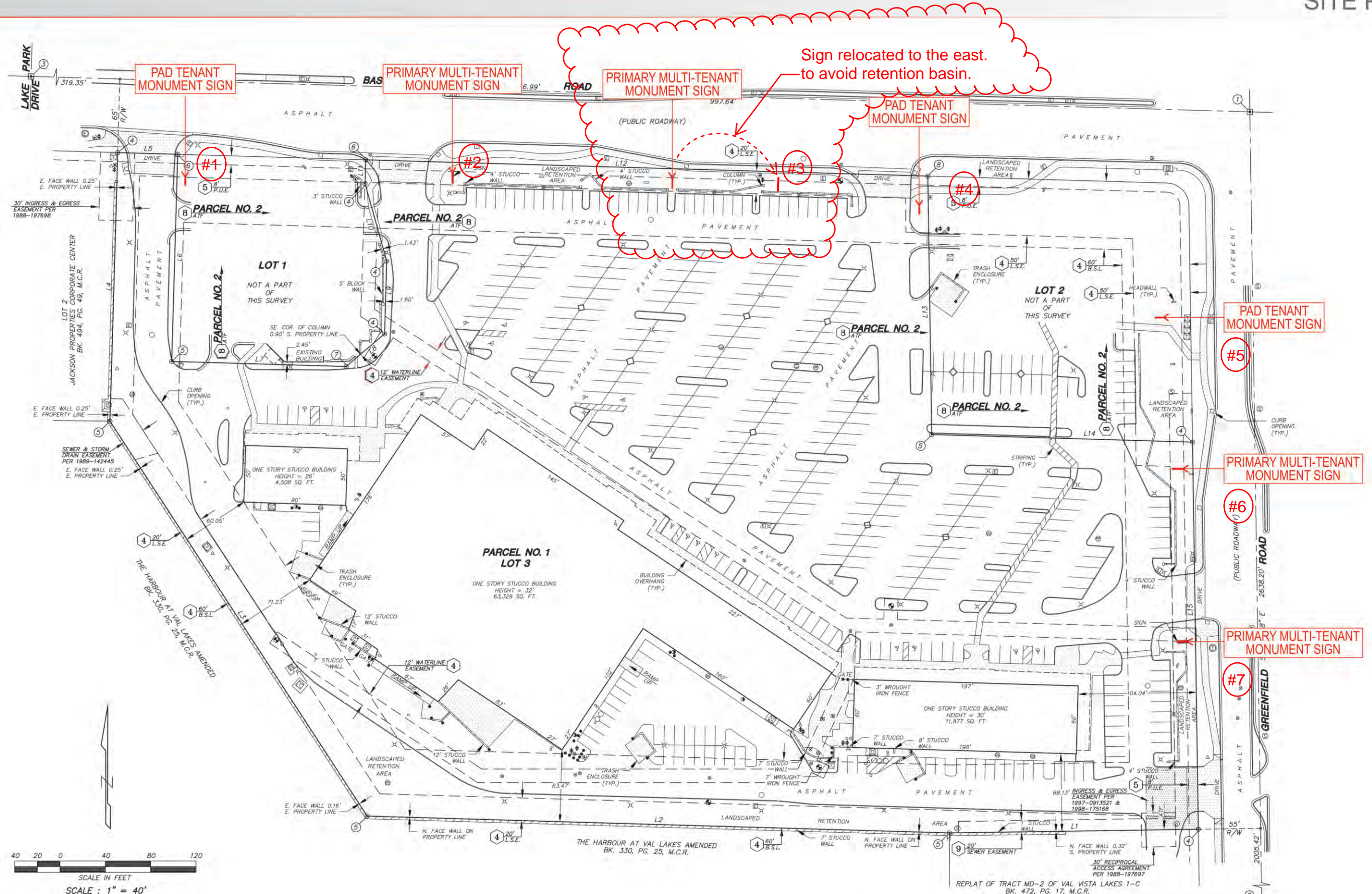
* FIELD VERIFY MEASUREMENTS OF EXISTING MONUMENT SIGNS*



All Signs Shall Be Installed In Accordance With N.E.C. Article 600
Engineering Specifications
 All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.

Electrical Specifications
 All Signs Fabricated as per 2011 N.E.C. Specifications





APPROVED

Administrative Design Review