

DESTINATION AT GATEWAY

Comprehensive Sign Plan

PROPERTY SIGNS

3.5.26



INSPIRATION IDEAS

PROJECT LOGO

DESTINATION AT GATEWAY

TYPE STYLE FOR NON LOGO TENANTS

Avenir Next LT Pro Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

COLOR & MATERIAL SCHEDULE

White	Essential Grey (SW)	Zurich White (SW)	Ashfall Stone	Texture plus, ledge stone, Cream Frost or equal product
Pantone 425 C	Light Gray TBD	Medium Gray TBD	Metallic Silver	

1 SIGN CRITERIA

The purpose of this plan is to create a guide for the permanent, freestanding signs at Destination at Gateway Commercial development.

Conformity to the sign criteria shall be strictly enforced and any non-conforming signs or disapproved signs will be brought into conformity at the expense of the developer










2 SIZE & CONTENT RESTRICTIONS

1. Sizes are per this Comprehensive Sign Plan and can not be altered or changed in any way.
2. Tenant signs may contain the name of businesses, corporate trademarked logo.

3 PROHIBITED SIGNS

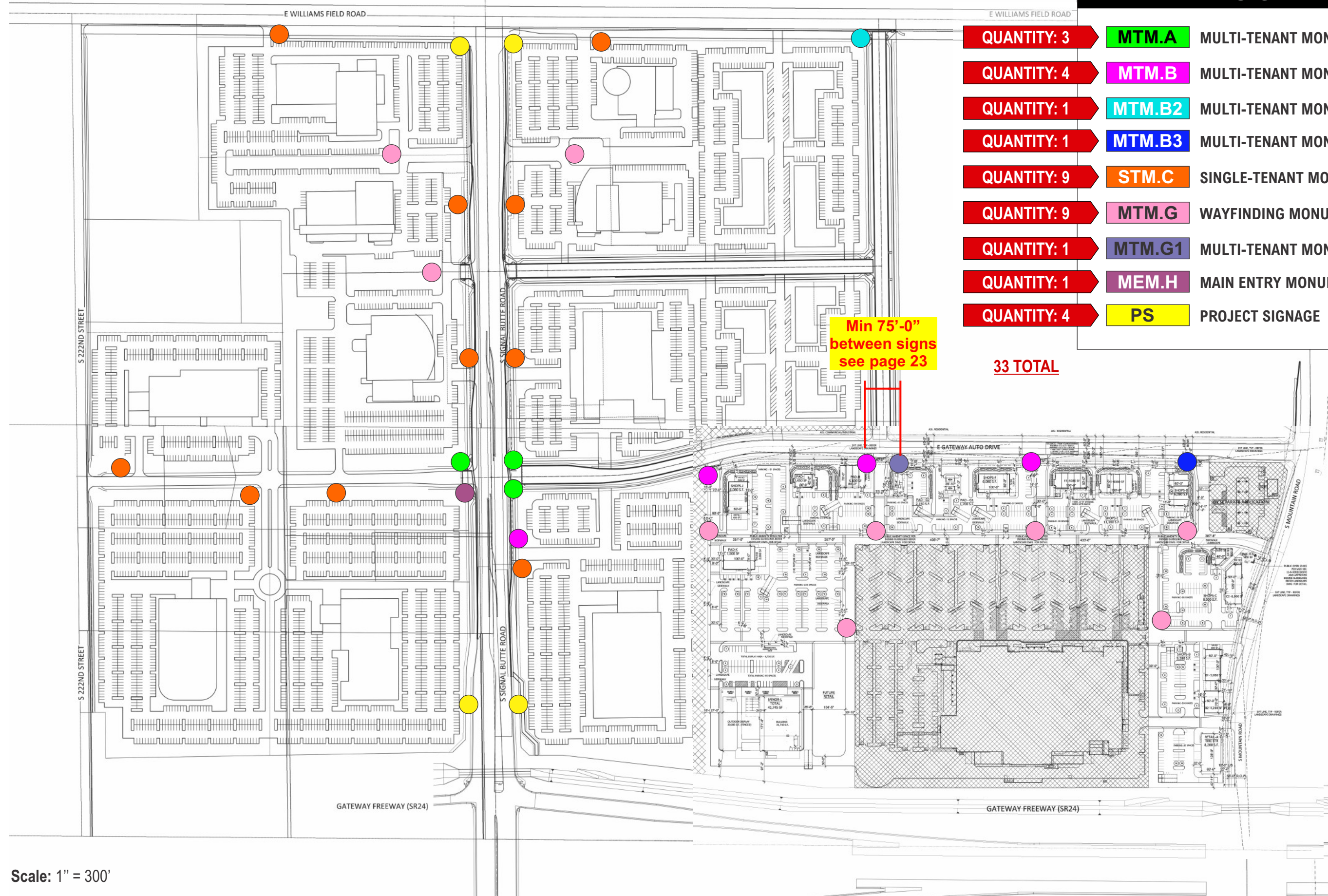
- Any type of sign not mentioned on this master sign plan
- Additionally, any sign not permitted by the City of Mesa Sign code will also be prohibited

SIGN TYPES

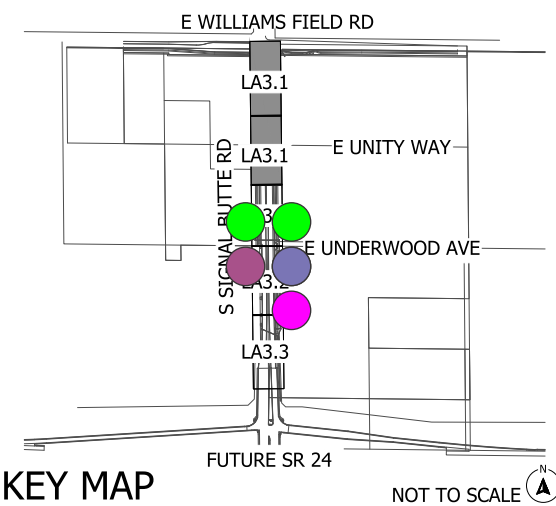
QUANTITY: 3	MTM.A	MULTI-TENANT MONUMENT A	
QUANTITY: 4	MTM.B	MULTI-TENANT MONUMENT B	
QUANTITY: 1	MTM.B2	MULTI-TENANT MONUMENT B.2 (14' OAH)	
QUANTITY: 1	MTM.B3	MULTI-TENANT MONUMENT B.3 (12' OAH)	
QUANTITY: 9	STM.C	SINGLE-TENANT MONUMENT C	
QUANTITY: 9	MTM.G	WAYFINDING MONUMENT G	
QUANTITY: 1	MTM.G1	MULTI-TENANT MONUMENT G1	
QUANTITY: 1	MEM.H	MAIN ENTRY MONUMENT H	
QUANTITY: 4	PS	PROJECT SIGNAGE	

Min 75'-0"
between signs
see page 23

33 TOTAL

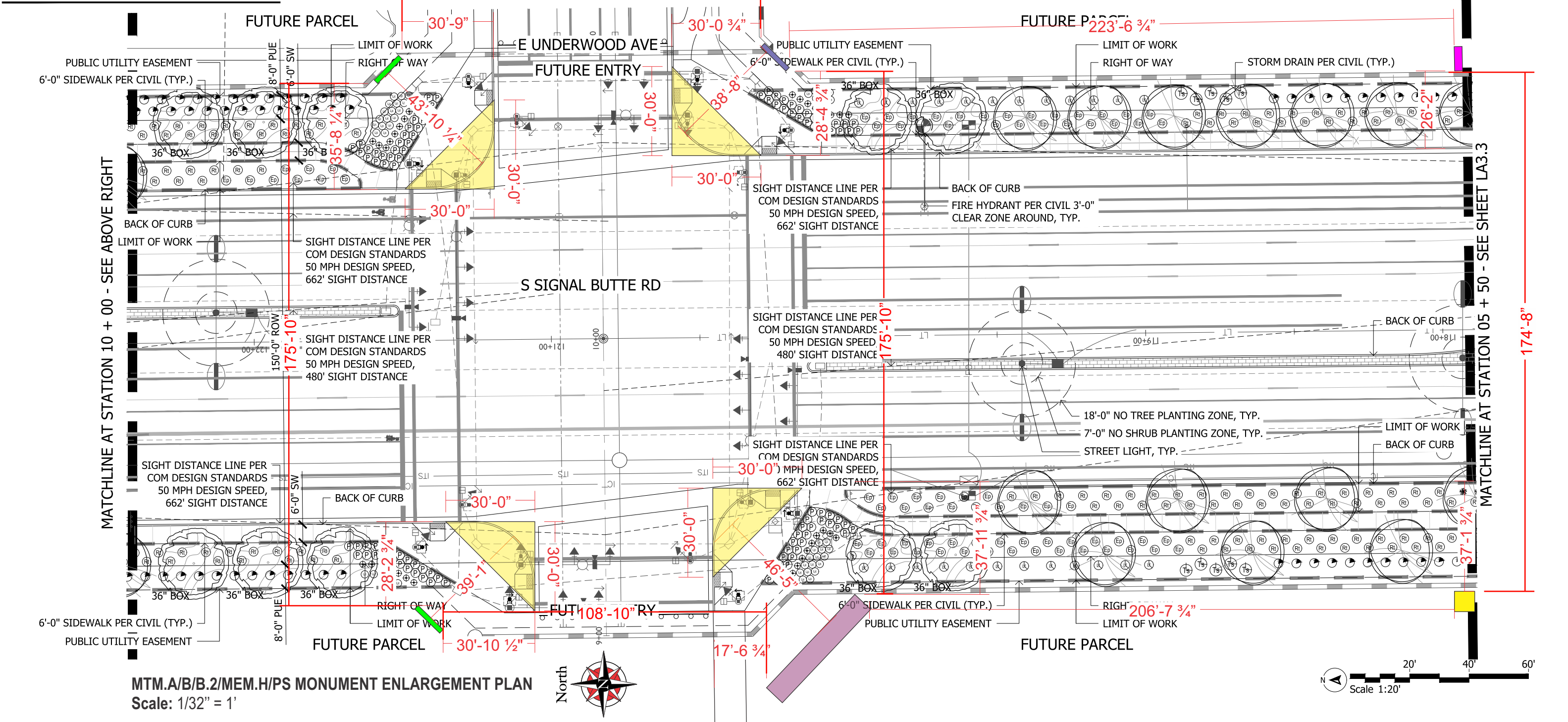


Scale: 1" = 300'



All signs will be located outside of the Public Utilities and Facilities Easements (PUFE's) and at least 15-feet from the back-of curb (BOC) of the adjacent roadway

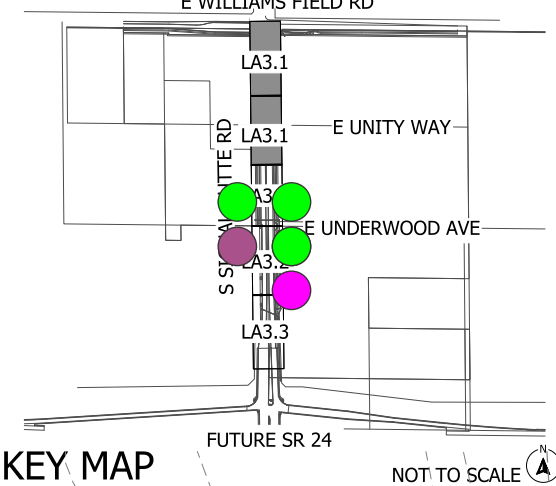
SIGN TYPES		
MTM.A	MULTI-TENANT MONUMENT A	
MTM.B	MULTI-TENANT MONUMENT B	
MEM.H	MAIN ENTRY MONUMENT H	
MTM.G1	MULTI-TENANT MONUMENT G1	



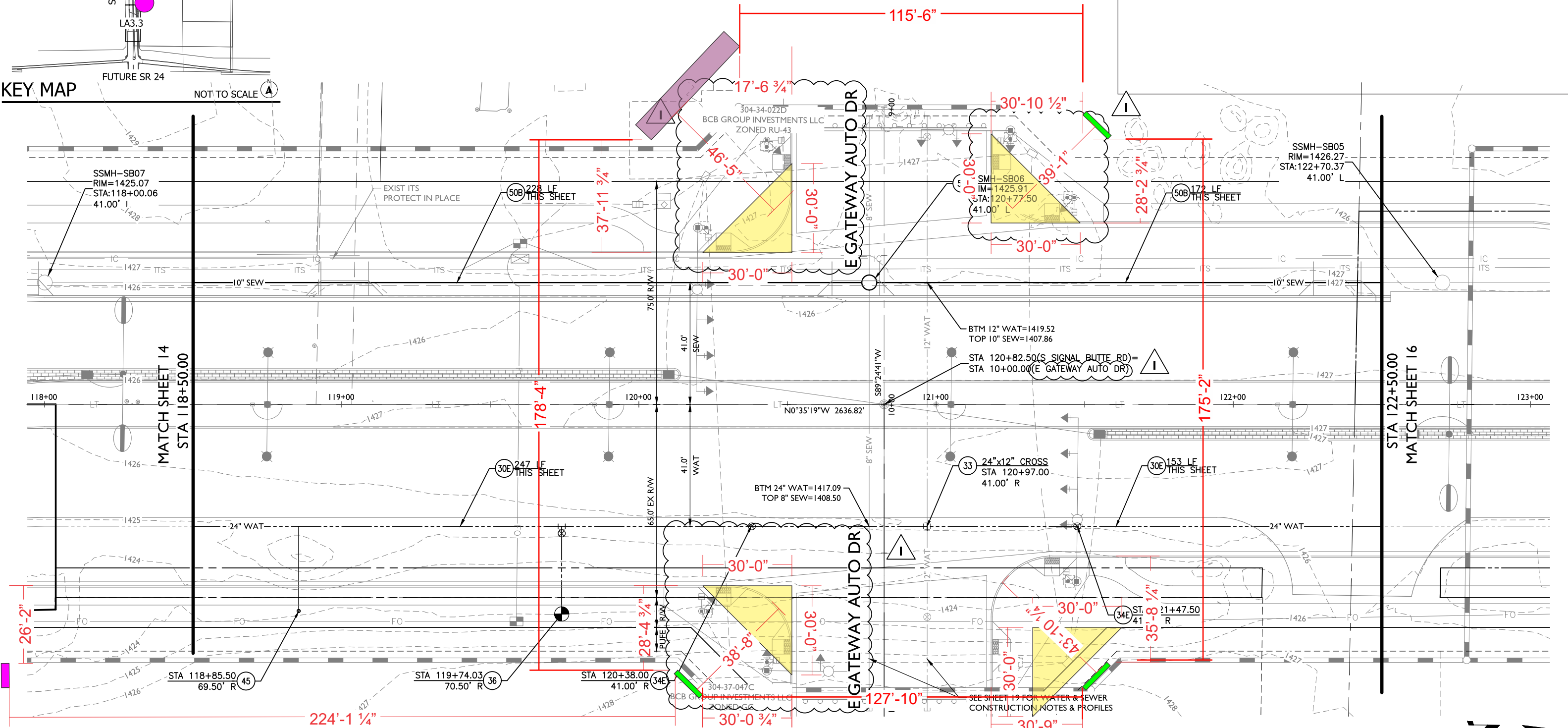
SIGN TYPES

- MTM.A** MULTI-TENANT MONUMENT A ●
- MTM.B** MULTI-TENANT MONUMENT B ●
- MEM.H** MAIN ENTRY MONUMENT H ●

All signs will be located outside of the Public Utilities and Facilities Easements (PUFE's) and at least 15-feet from the back-of curb (BOC) of the adjacent roadway

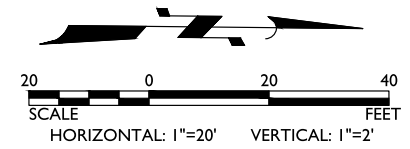


KEY MAP NOT TO SCALE



S Signal Butte Road

MTM.A/B/B.2/H MONUMENT ENLARGEMENT PLAN - UTILITY PLAN
Scale: 1/32" = 1'



E GATEWAY AUTO DR

PROPOSED WATER SERVICE (TYP)

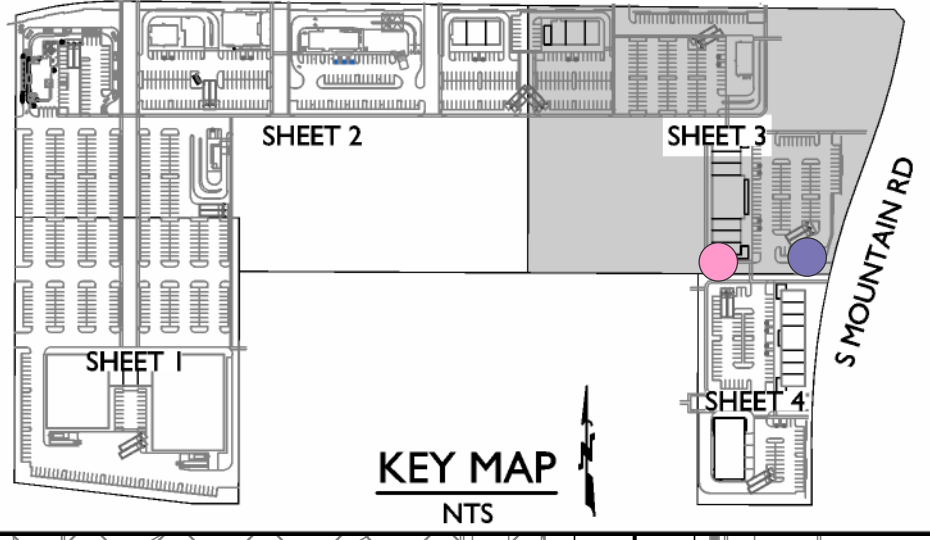
PROPOSED BACKFLOW PREVENTER (TYP)

PROPOSED FIRE SERVICE (TYP)

SIGN TYPES

- MTM.G** MULTI-TENANT MONUMENT G
- MTM.G1** MULTI-TENANT MONUMENT G1

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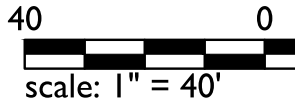


FF=36.00

PROPOSED SEWER SERVICE (TYP)

MATCH SHEET 4

MTM.G1/MTM.G MONUMENT ENLARGEMENT PLAN
Scale: 1/32" = 1'



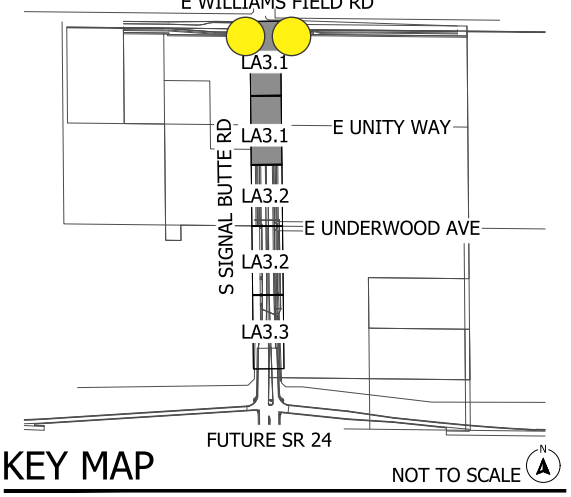
SIGN TYPES

PS

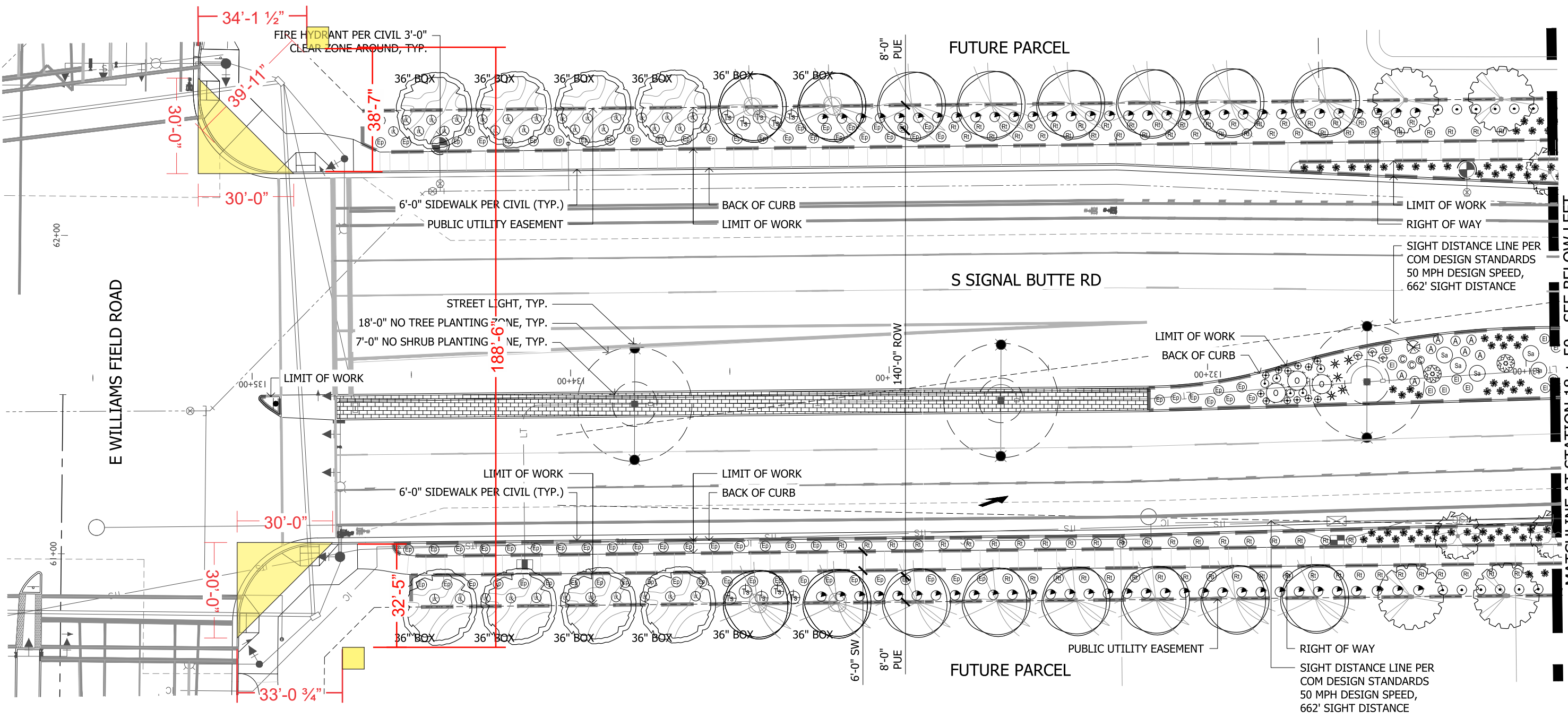
PROJECT SIGNAGE



All signs will be located outside of the Public Utilities and Facilities Easements (PUFE's) and at least 15-feet from the back-of curb (BOC) of the adjacent roadway



KEY MAP NOT TO SCALE



MATCHLINE AT STATION 18 + 50 - SEE BELOW LEFT



MTM.B/B.2 MONUMENT ENLARGEMENT PLAN
Scale: 1/32" = 1'

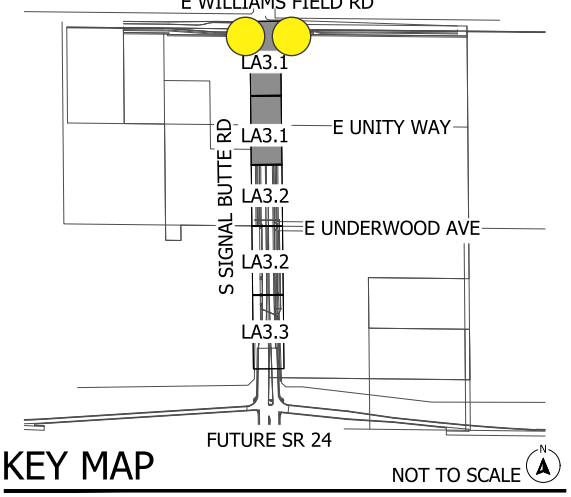
SIGN TYPES

PS

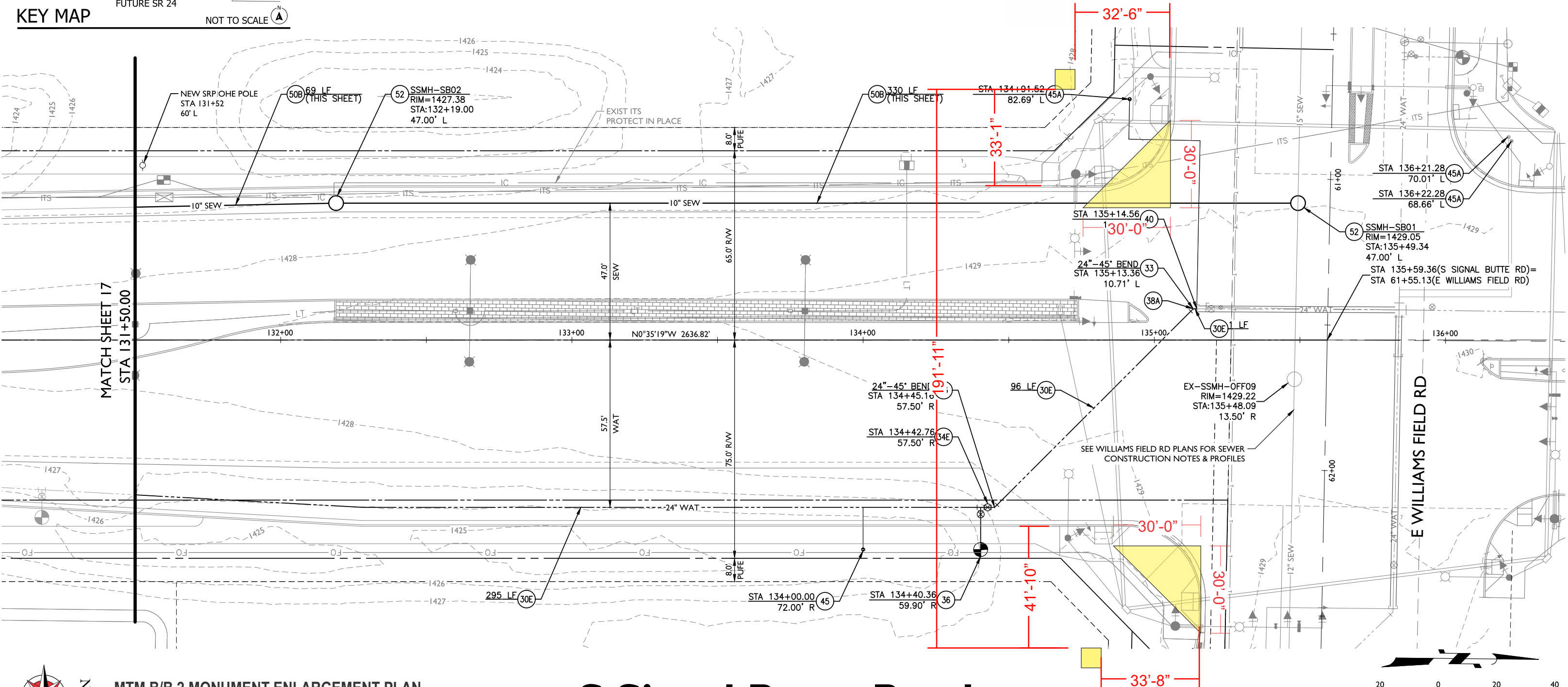
PROJECT SIGNAGE



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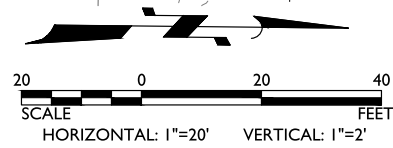


KEY MAP NOT TO SCALE



MTM.B/B.2 MONUMENT ENLARGEMENT PLAN
Scale: 1/32" = 1'

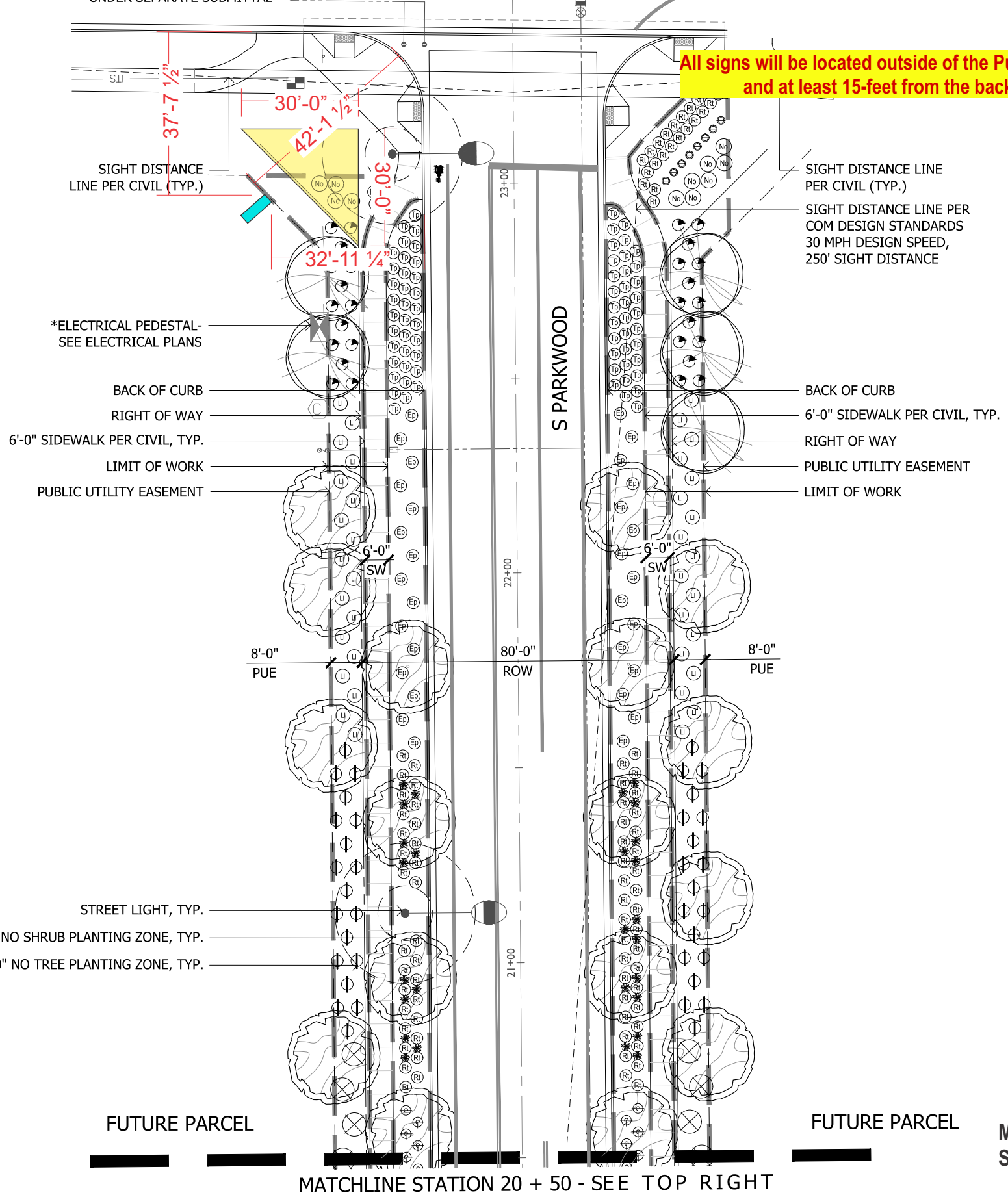
S Signal Butte Road



DESTINATION AT GATEWAY
(BERGE) E WILLIAMS FIELD ROAD
LANDSCAPE IMPROVEMENT PLANS
UNDER SEPARATE SUBMITTAL

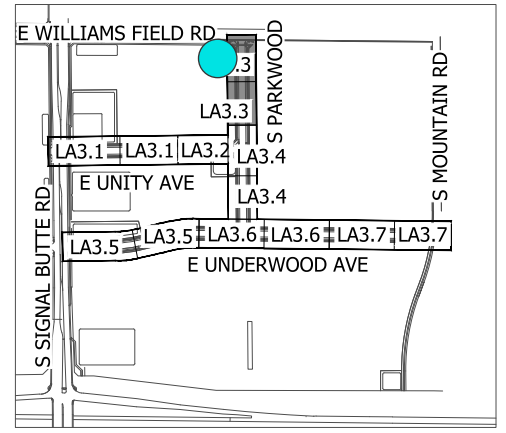
E WILLIAMS FIELD ROAD

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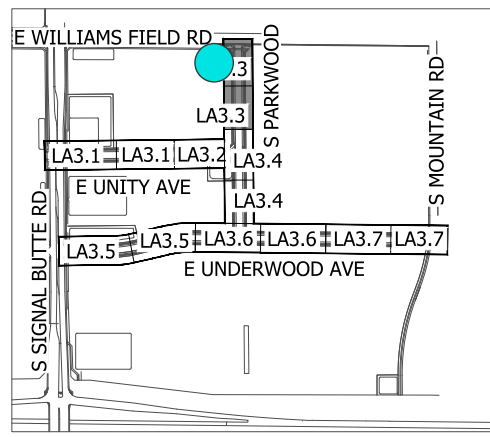
SIGN TYPES

MTM.B2 MULTI-TENANT MONUMENT B.2



KEY MAP NOT TO SCALE

North
MTM.B/B.2 MONUMENT ENLARGEMENT PLAN
Scale: 1/32" = 1'

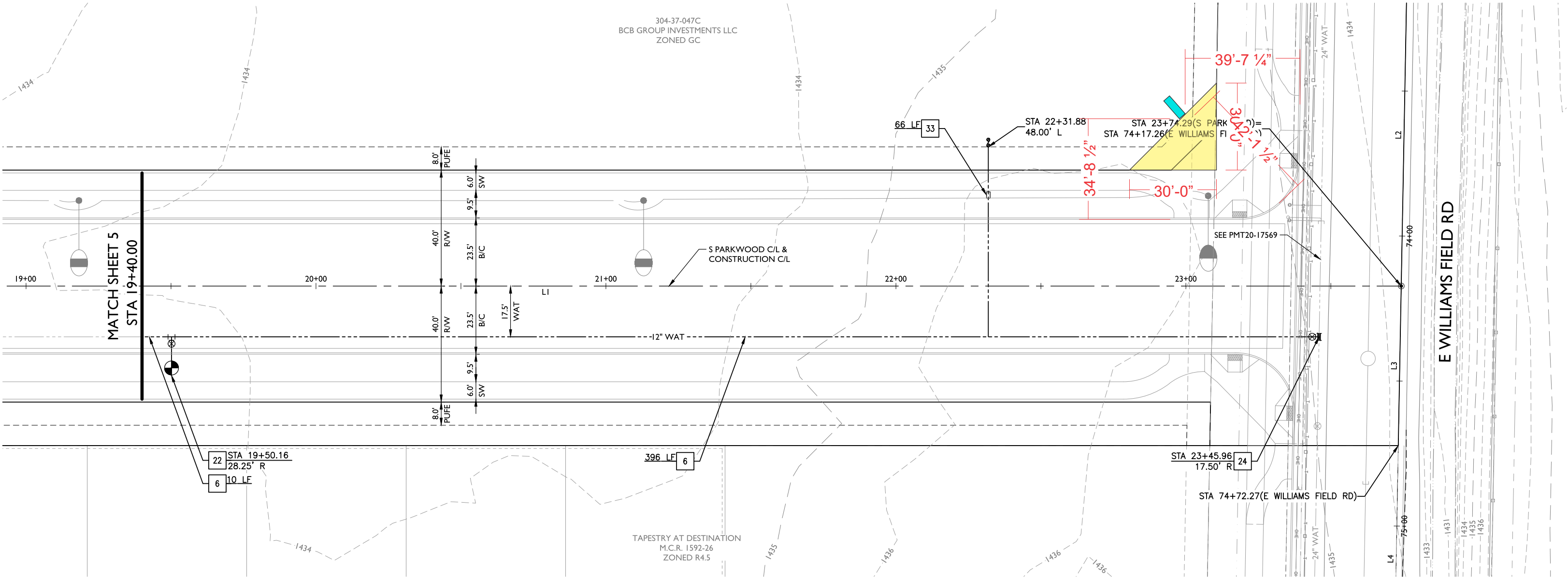


KEY MAP NOT TO SCALE

SIGN TYPES

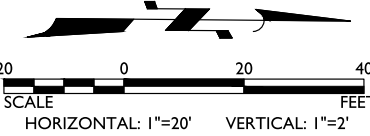
MTM.B2 MULTI-TENANT MONUMENT B.2

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MTM.B/B.2 MONUMENT ENLARGEMENT PLAN
Scale: 1/32" = 1'

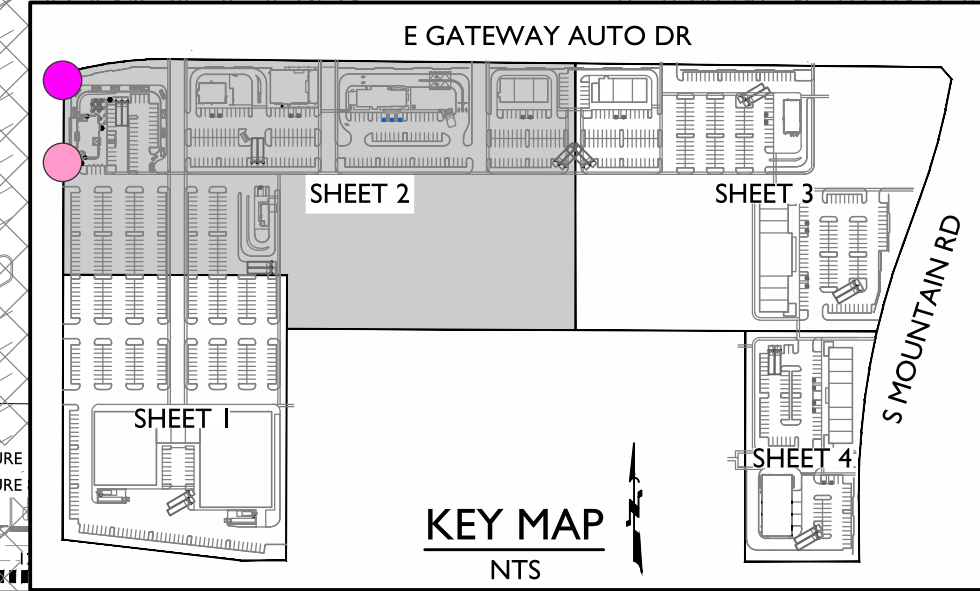
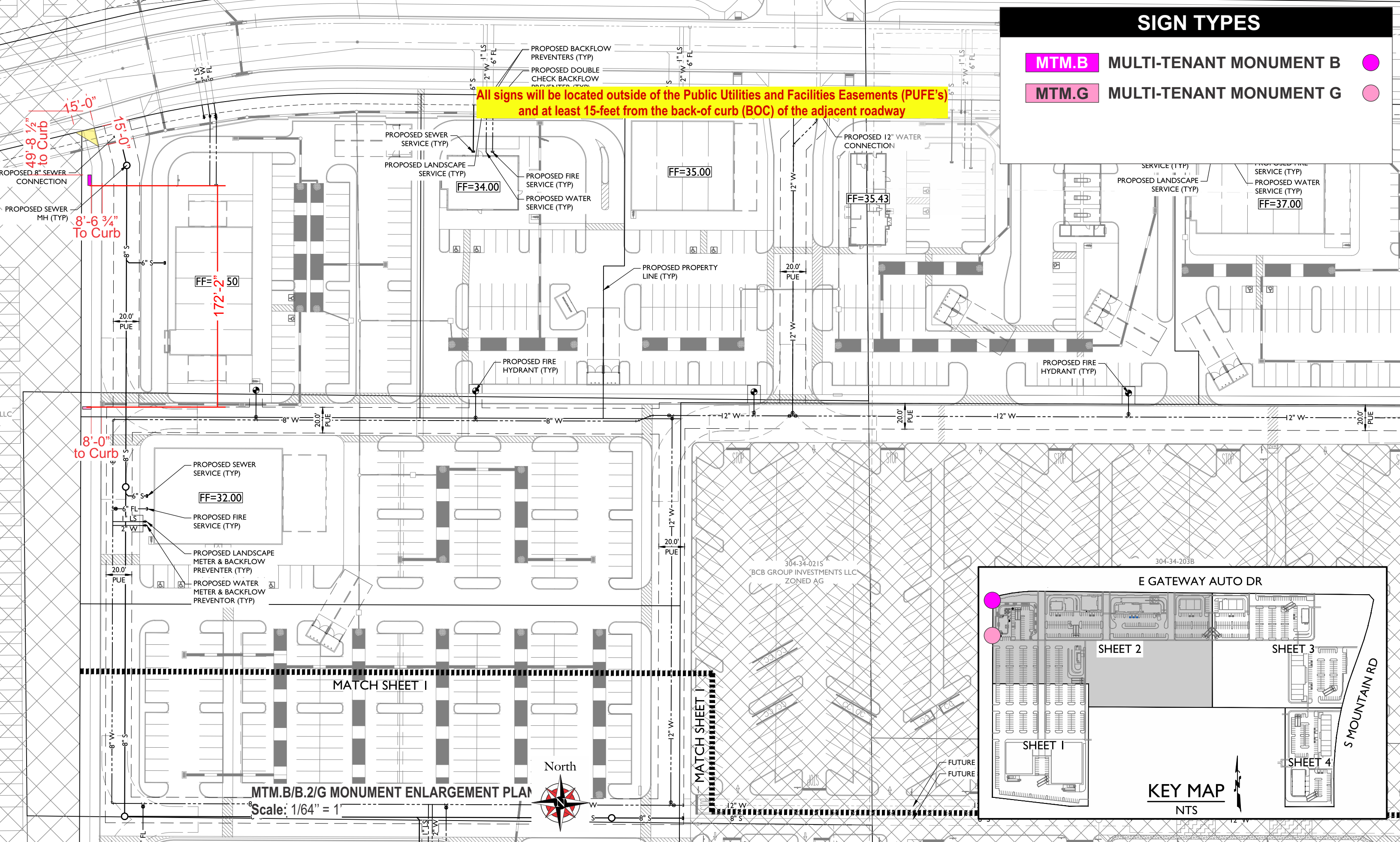
S Parkwood



SIGN TYPES

- MTM.B** MULTI-TENANT MONUMENT B 
- MTM.G** MULTI-TENANT MONUMENT G 

All signs will be located outside of the Public Utilities and Facilities Easements (PUFE's) and at least 15-feet from the back-of curb (BOC) of the adjacent roadway



MTM.B/B.2/G MONUMENT ENLARGEMENT PLAN
Scale: 1/64" = 1'

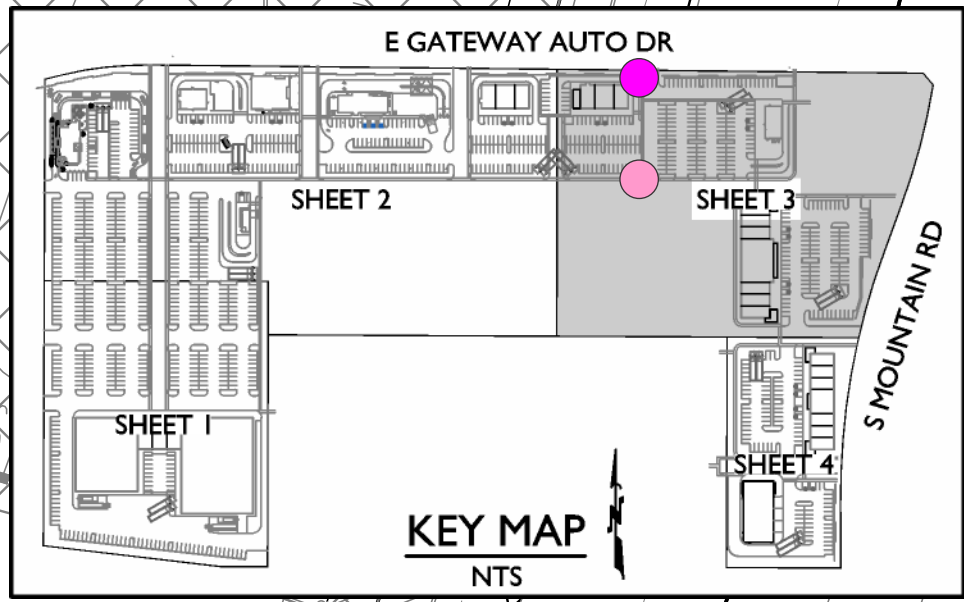
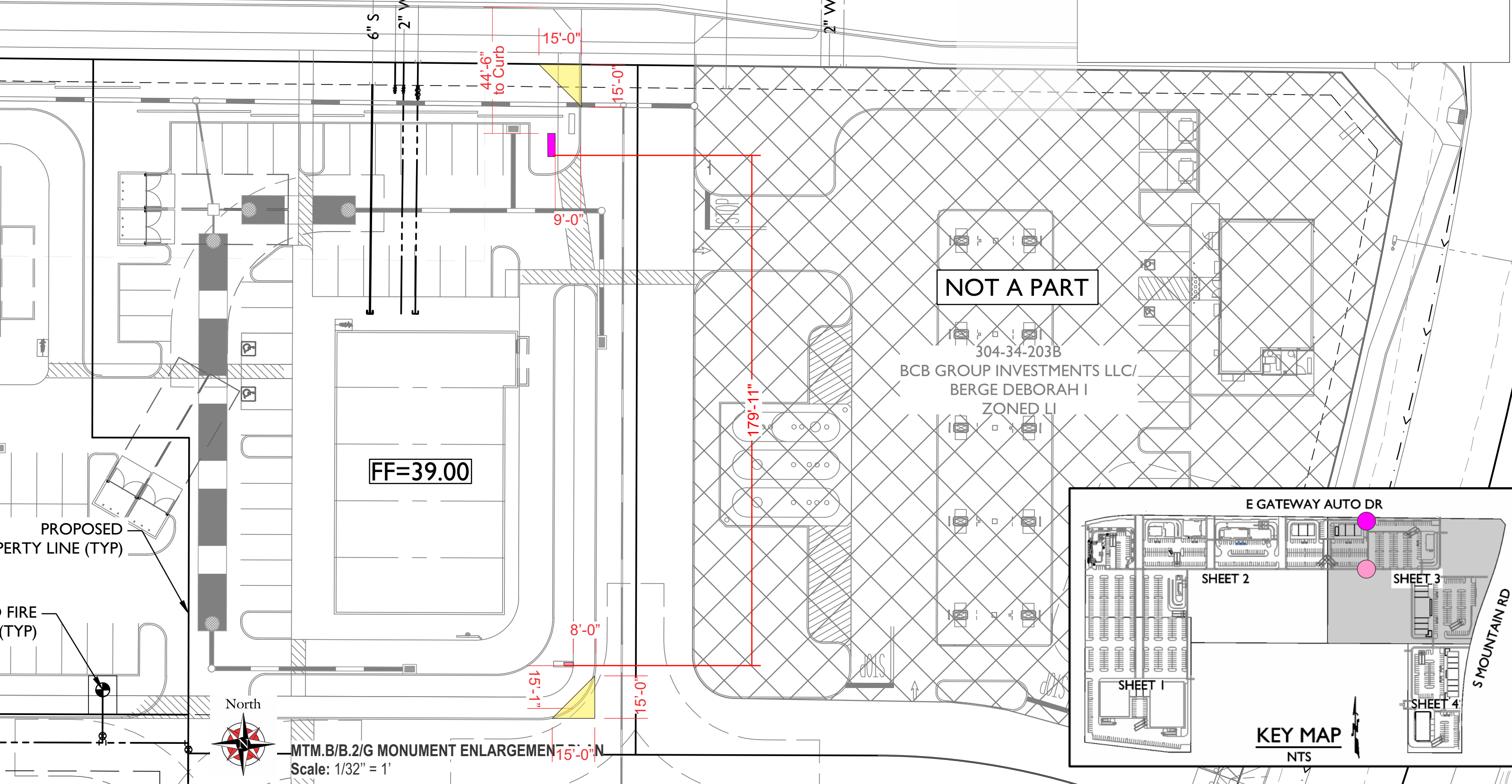


E GATEWAY AUTO DR

SIGN TYPES

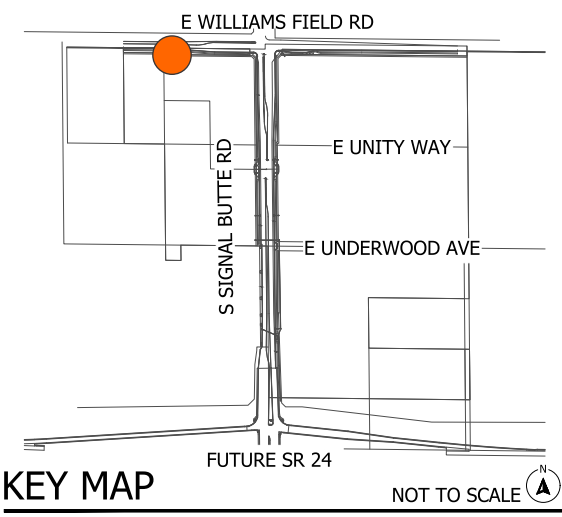
- MTM.B** MULTI-TENANT MONUMENT B ●
- MTM.G** MULTI-TENANT MONUMENT G ●

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MTM.B/B.2/G MONUMENT ENLARGEMENT
Scale: 1/32" = 1'



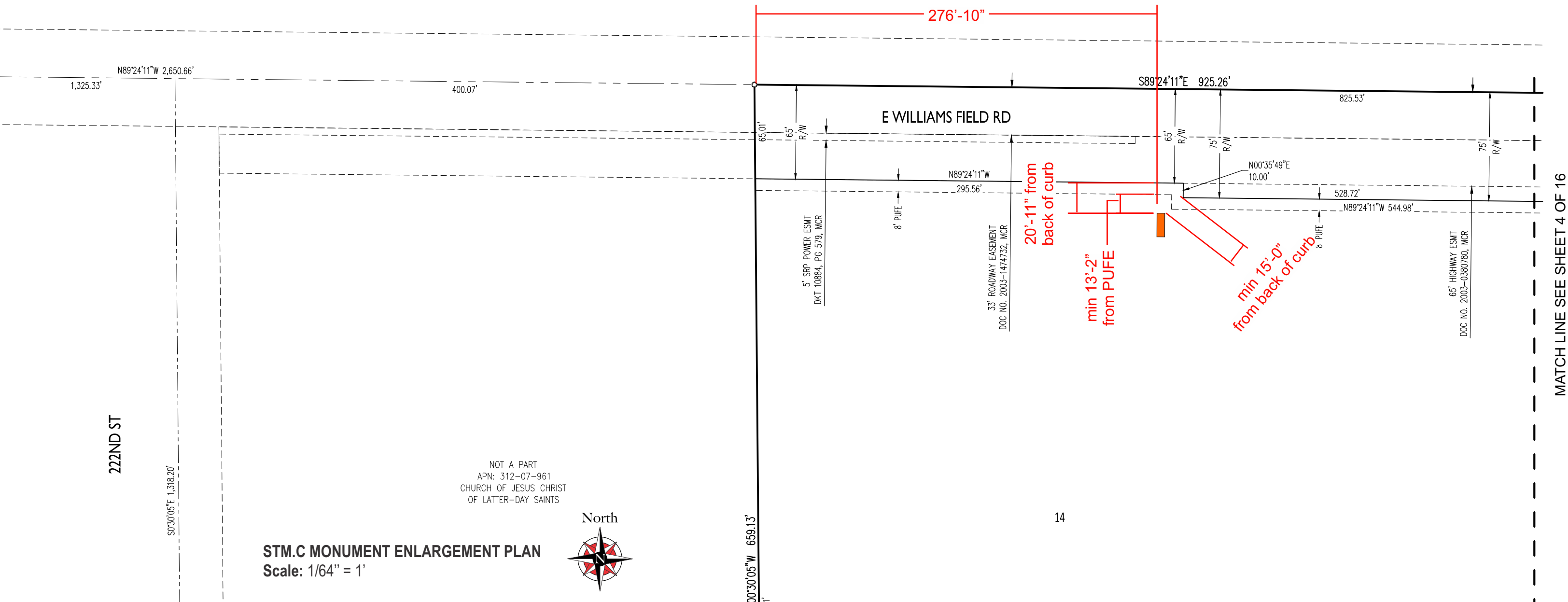


SIGN TYPES

STM.C SINGLE-TENANT MONUMENT C

All signs will be located outside of the Public Utilities and Facilities Easements (PUFE's) and at least 15-feet from the back-of curb (BOC) of the adjacent roadway

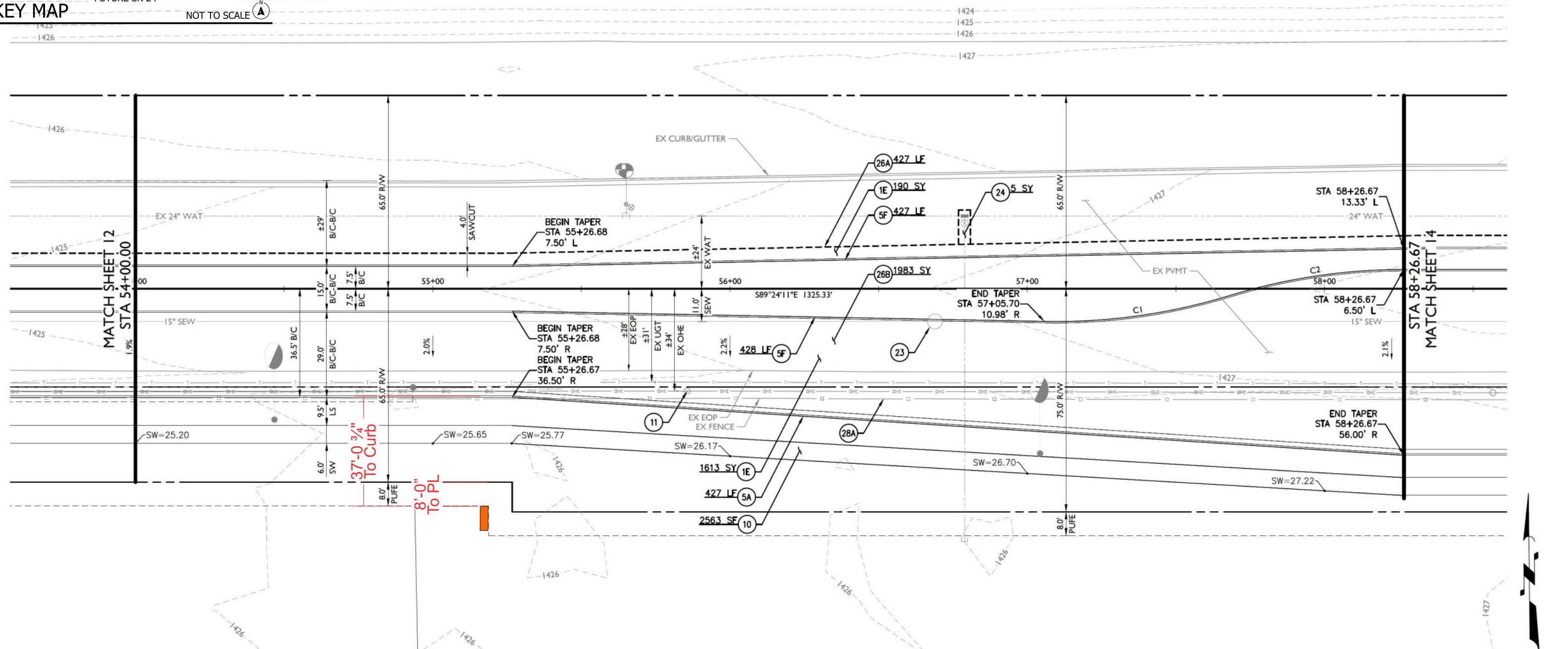
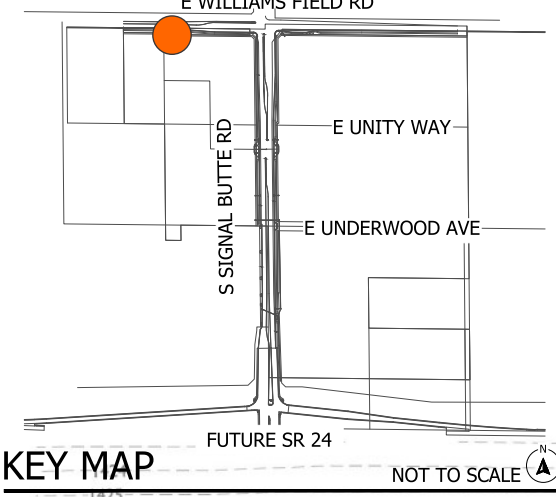
NW COR, SEC 36
T1S, R7E, G&SRM



SIGN TYPES

STM.C SINGLE-TENANT MONUMENT C 

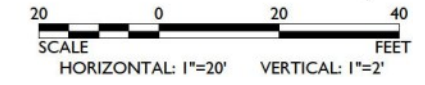
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STM.C MONUMENT ENLARGEMENT PLAN
Scale: 1/32" = 1'



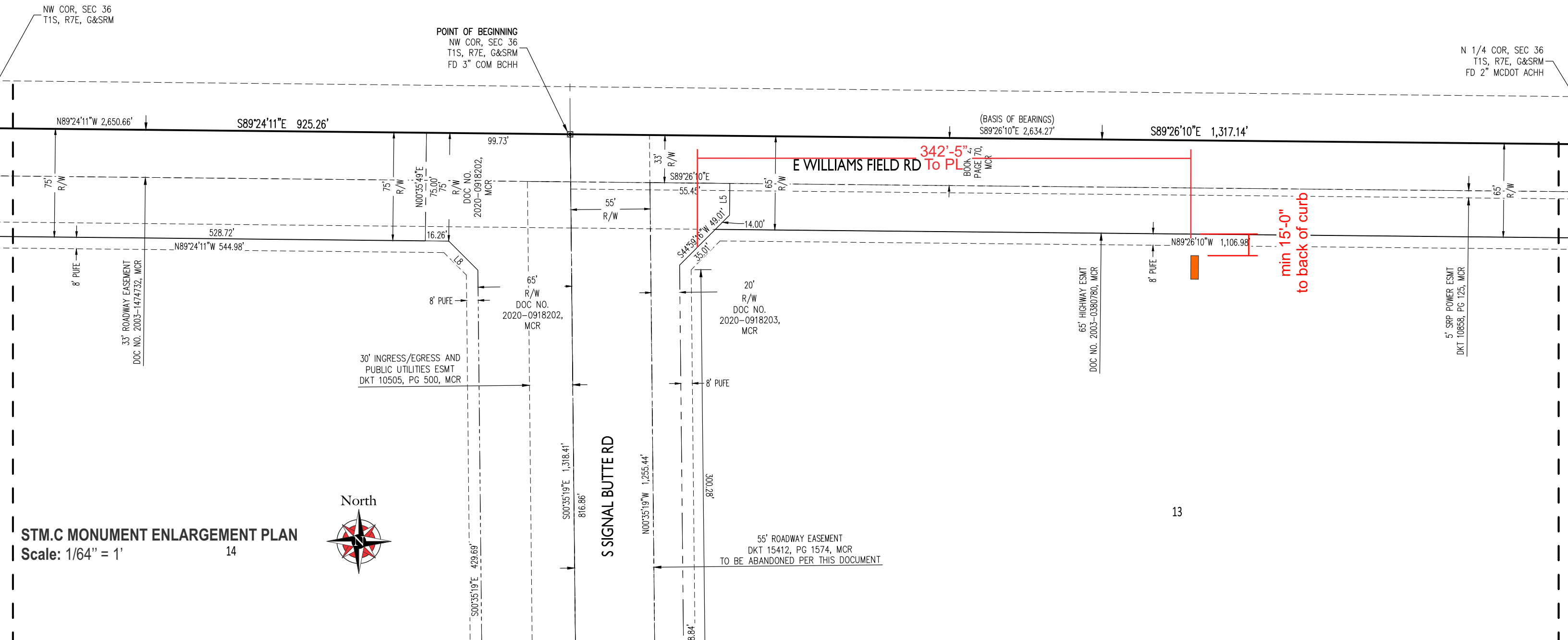
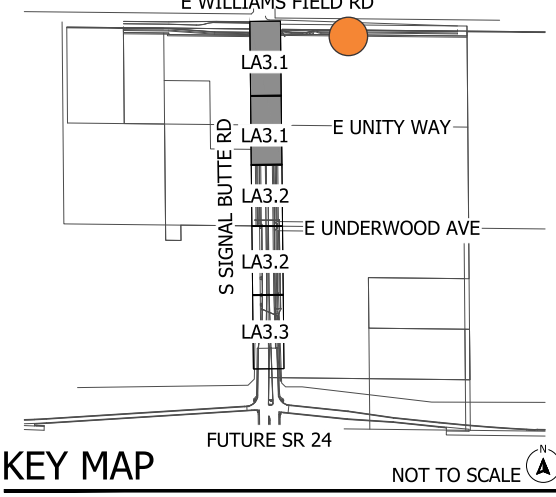
E. Williams Field Road



SIGN TYPES

STM.C SINGLE-TENANT MONUMENT C 

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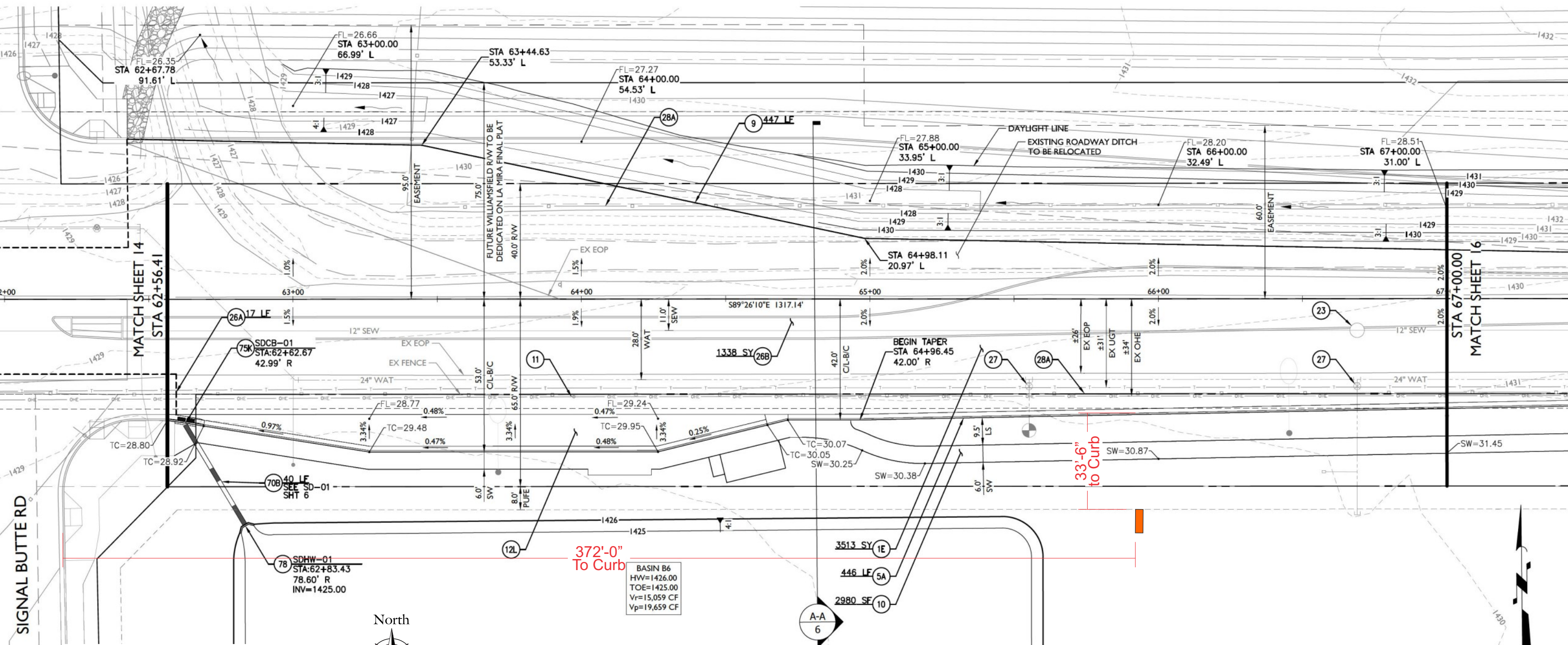
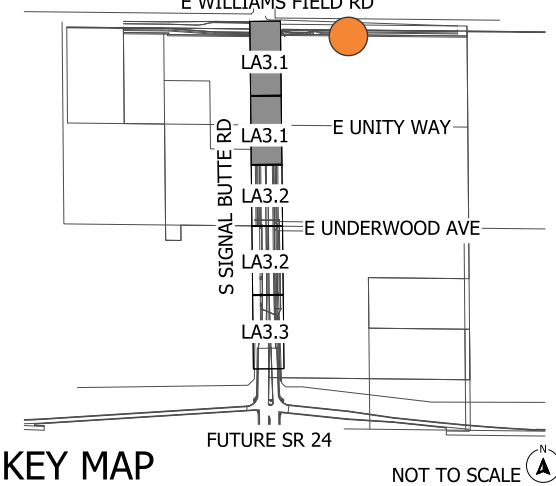
STM.C MONUMENT ENLARGEMENT PLAN
Scale: 1/64" = 1'



SIGN TYPES

STM.C SINGLE-TENANT MONUMENT C 

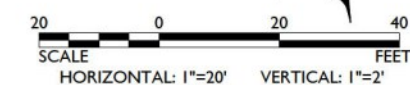
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STM.C MONUMENT ENLARGEMENT PLAN
Scale: 1/32" = 1'



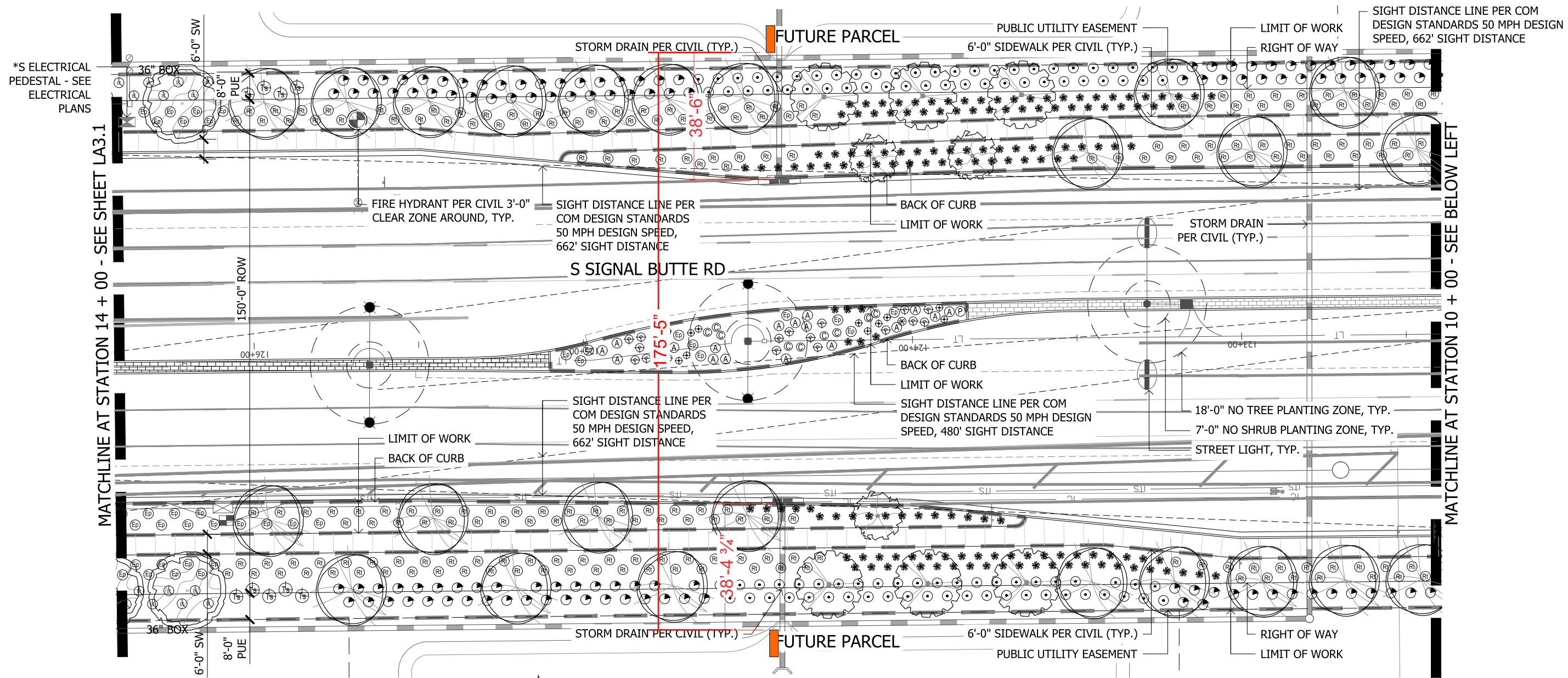
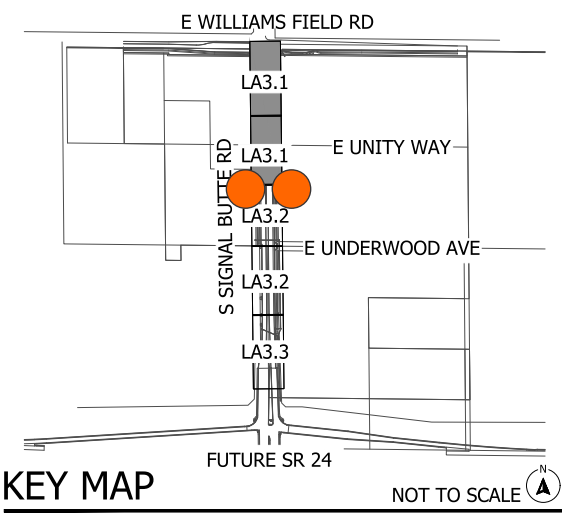
E. Williams Field Road



SIGN TYPES

STM.C SINGLE-TENANT MONUMENT C ●

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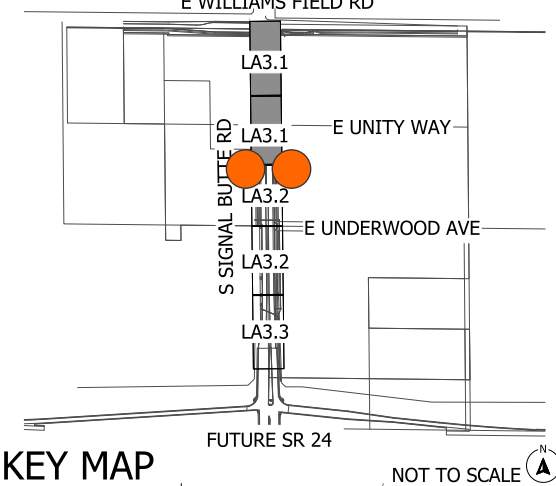
STM.C MONUMENT ENLARGEMENT PLAN
Scale: 1/32" = 1'



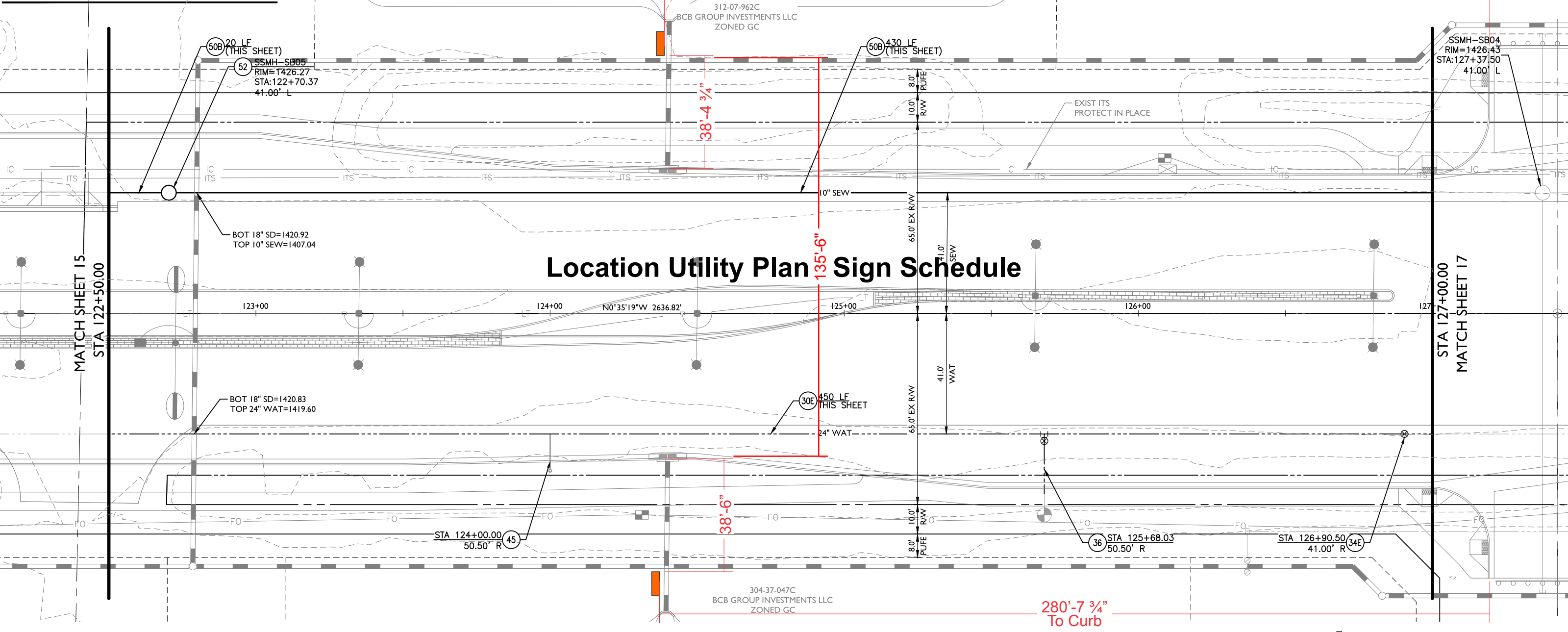
SIGN TYPES

STM.C SINGLE-TENANT MONUMENT C 

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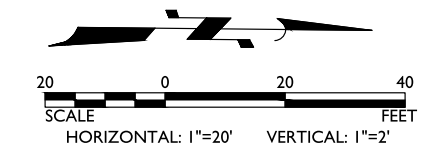
KEY MAP NOT TO SCALE

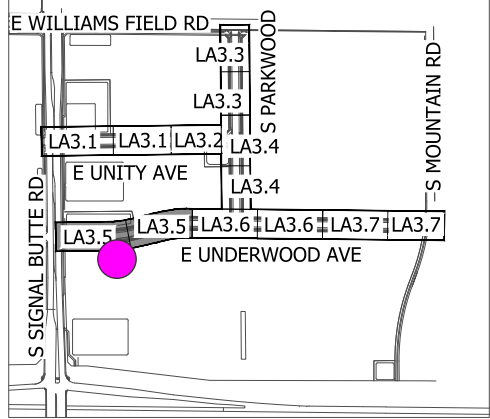


Location Utility Plan / Sign Schedule

S Signal Butte Road

STM.C MONUMENT ENLARGEMENT PLAN
Scale: 1/32" = 1'



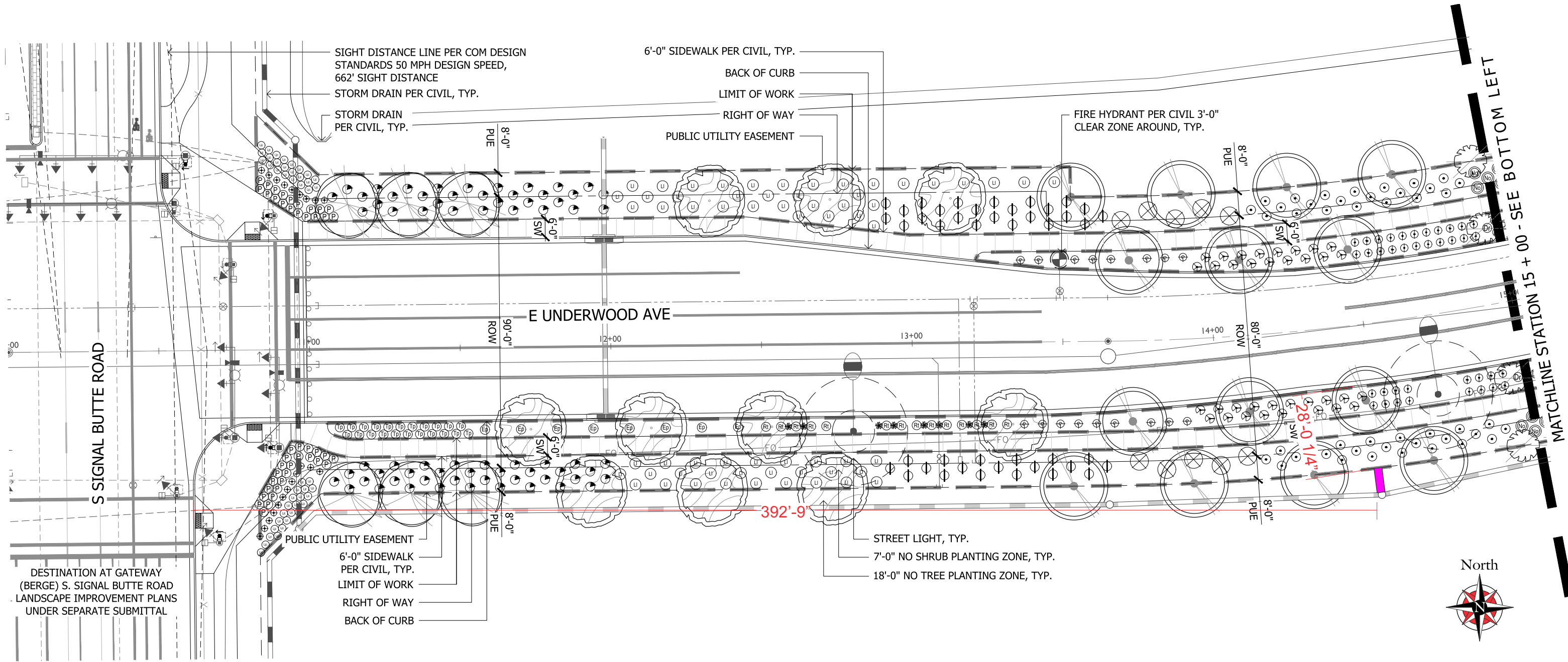


SIGN TYPES

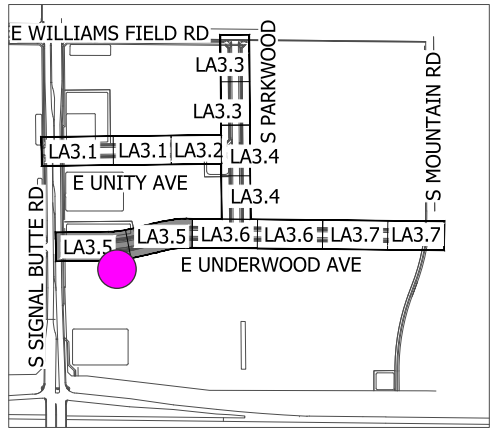
MTM.B MULTI-TENANT MONUMENT B ●

All signs will be located outside of the Public Utilities and Facilities Easements (PUFE's) and at least 15-feet from the back-of curb (BOC) of the adjacent roadway

KEY MAP NOT TO SCALE



MTM.B/B.2/C MONUMENT ENLARGEMENT PLAN
Scale: 1/32" = 1'

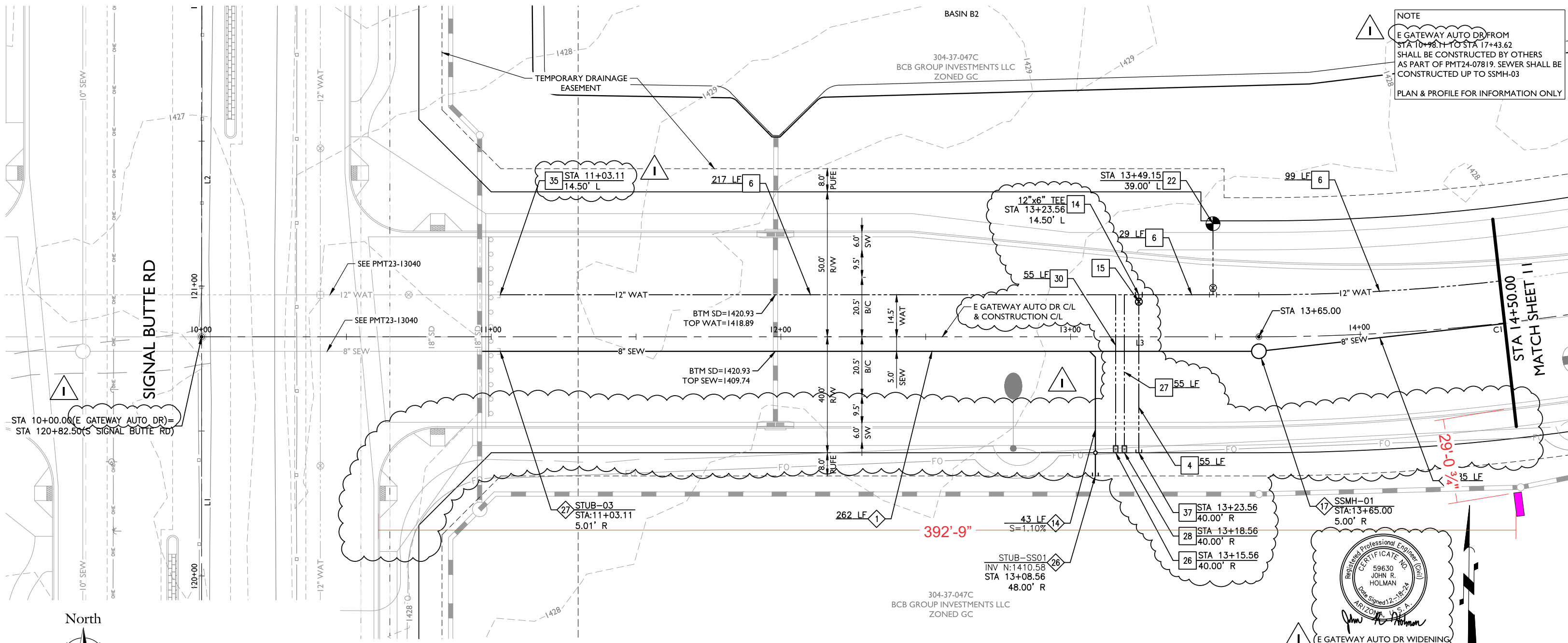


SIGN TYPES

MTM.B MULTI-TENANT MONUMENT B ●

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KEY MAP NOT TO SCALE

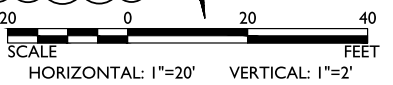
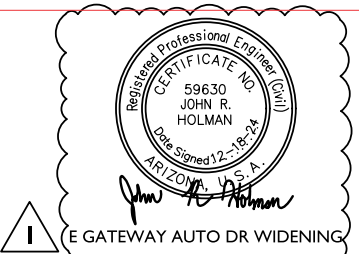


NOTE
 E GATEWAY AUTO DR FROM STA 10+98.11 TO STA 17+43.62 SHALL BE CONSTRUCTED BY OTHERS AS PART OF PMT24-07819. SEWER SHALL BE CONSTRUCTED UP TO SSMH-03
 PLAN & PROFILE FOR INFORMATION ONLY



MTM.B/B.2/C MONUMENT ENLARGEMENT PLAN
 Scale: 1/32" = 1'

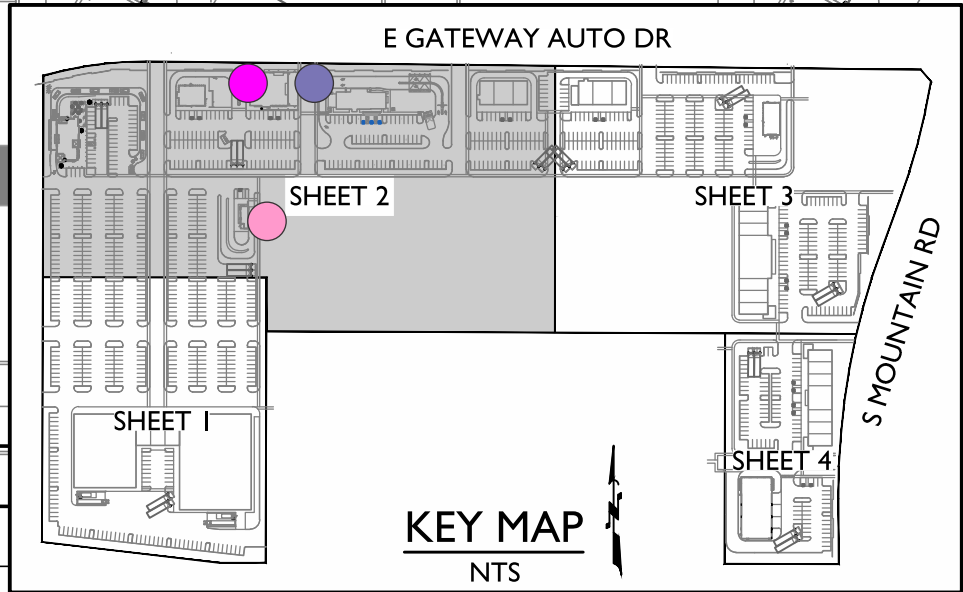
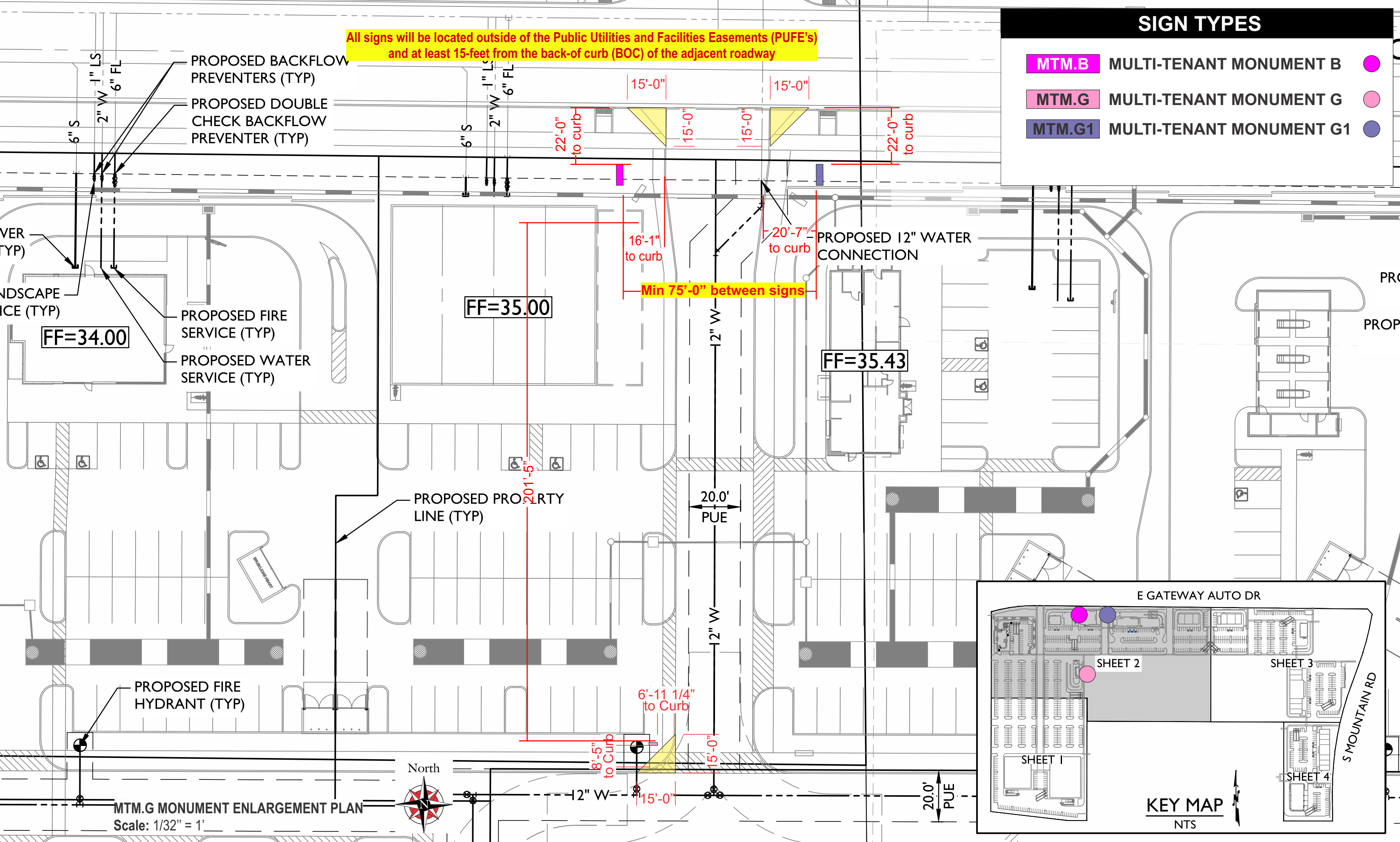
E Gateway Auto Dr



SIGN TYPES

- MTM.B** MULTI-TENANT MONUMENT B ●
- MTM.G** MULTI-TENANT MONUMENT G ●
- MTM.G1** MULTI-TENANT MONUMENT G1 ●

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MTM.G MONUMENT ENLARGEMENT PLAN
Scale: 1/32" = 1'

MTM.G MULTI-TENANT MONUMENT G

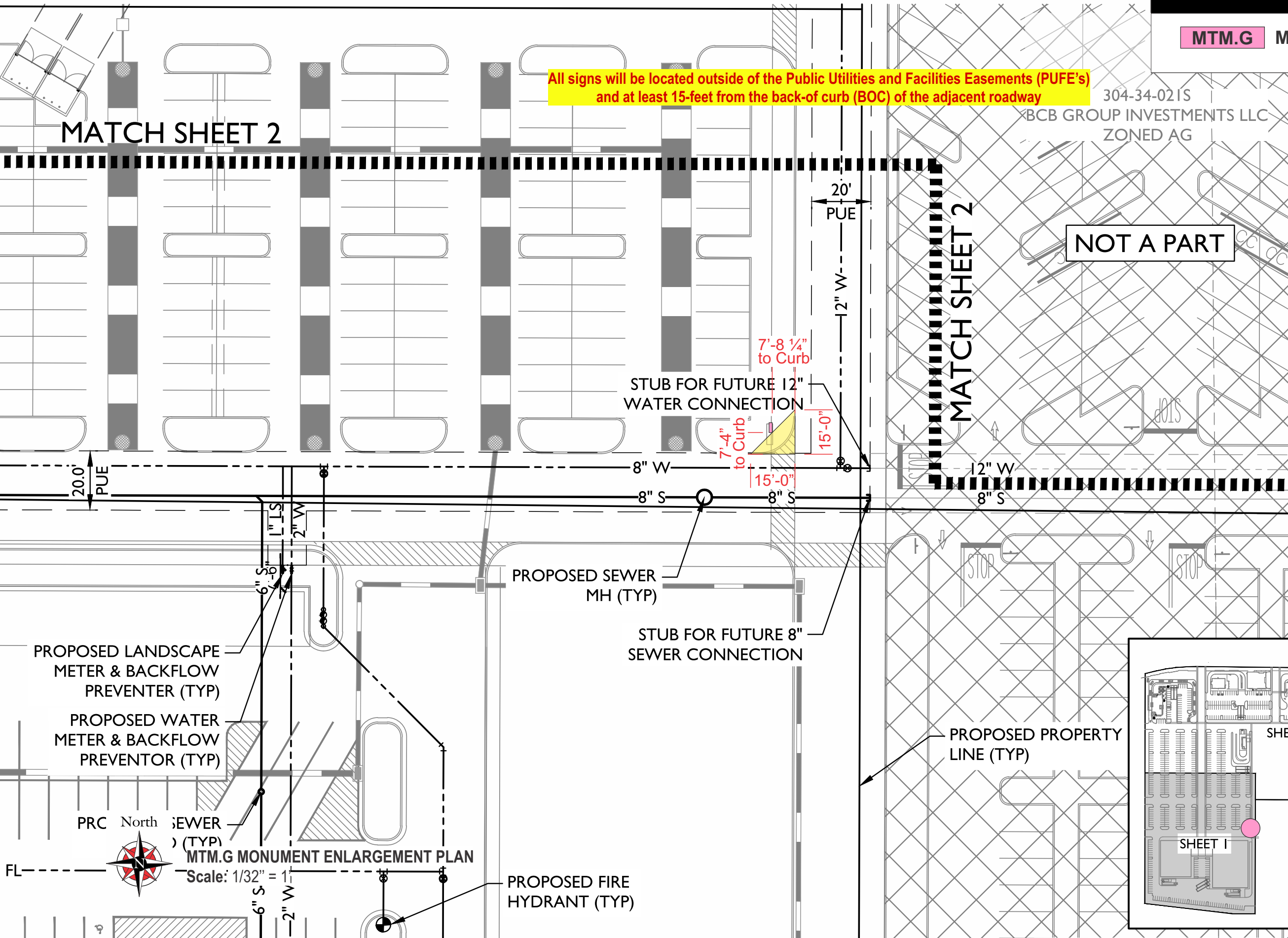
All signs will be located outside of the Public Utilities and Facilities Easements (PUFE's) and at least 15-feet from the back-of curb (BOC) of the adjacent roadway

304-34-021S
BCB GROUP INVESTMENTS LLC
ZONED AG

MATCH SHEET 2

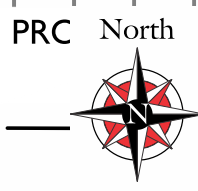
MATCH SHEET 2

NOT A PART

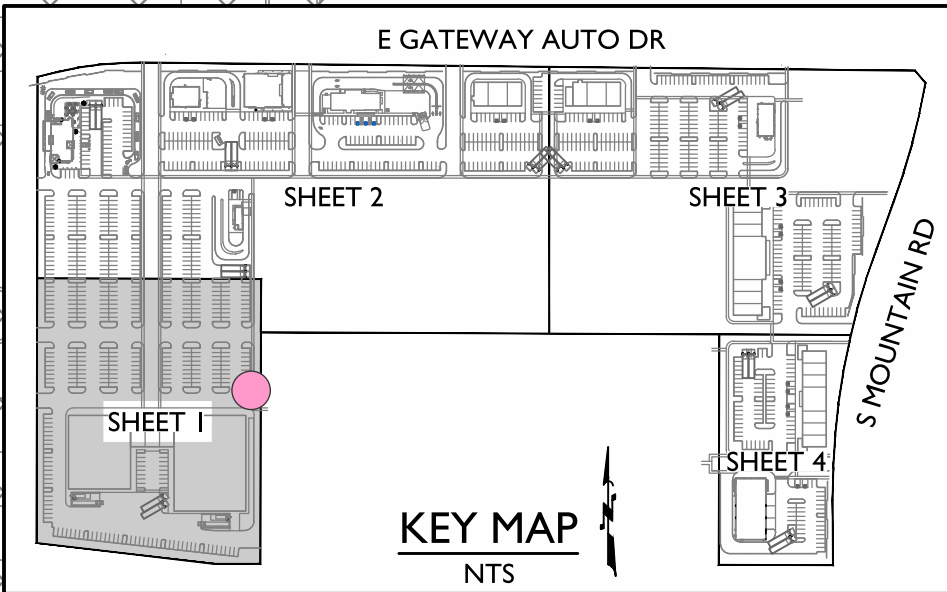


PROPOSED LANDSCAPE METER & BACKFLOW PREVENTER (TYP)

PROPOSED WATER METER & BACKFLOW PREVENTOR (TYP)



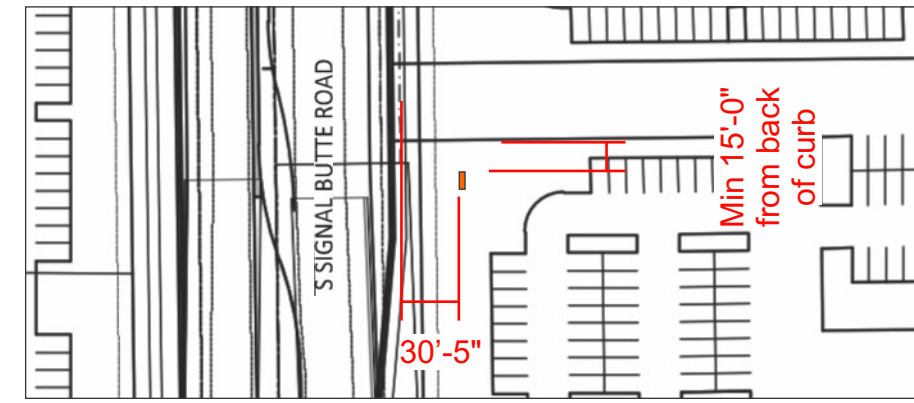
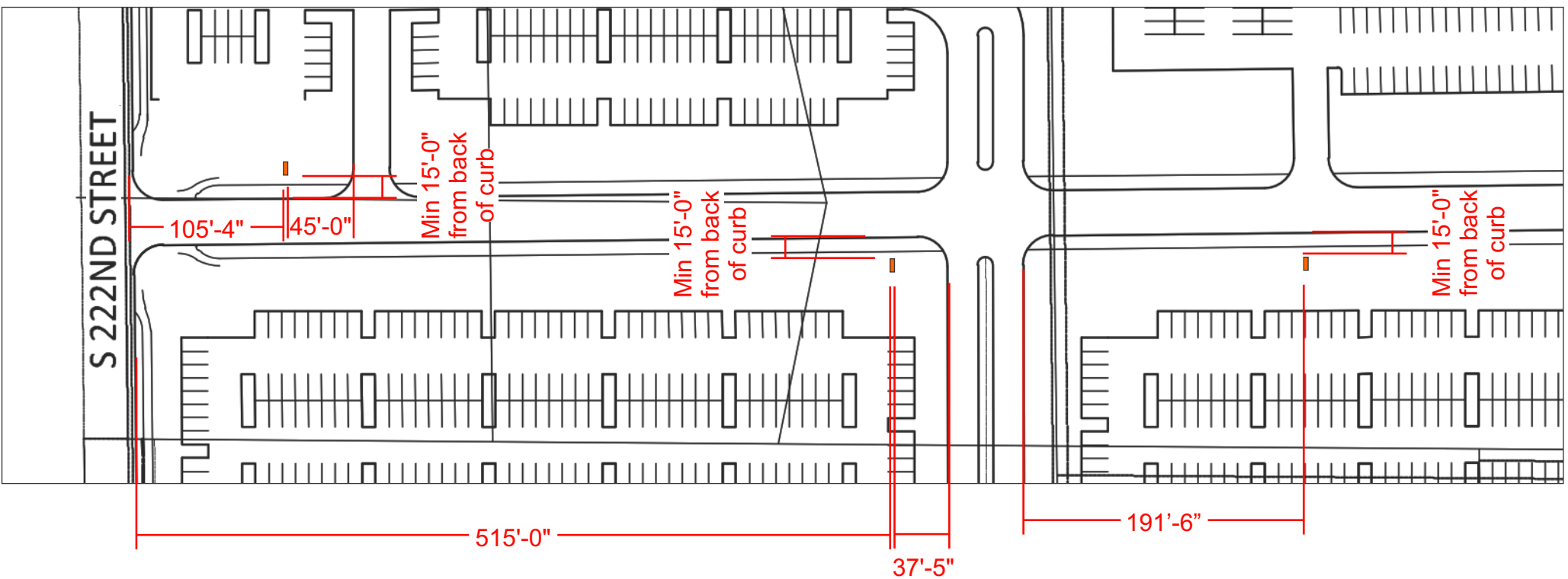
MTM.G MONUMENT ENLARGEMENT PLAN
Scale: 1/32" = 1'



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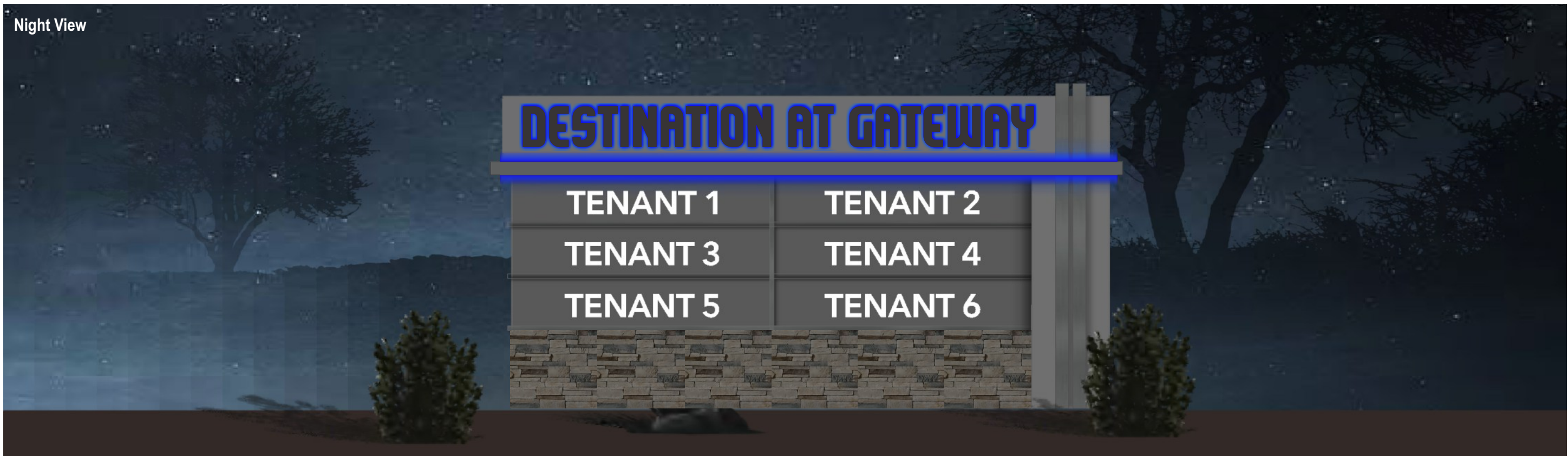
SIGN TYPES

STM.C SINGLE-TENANT MONUMENT C ●



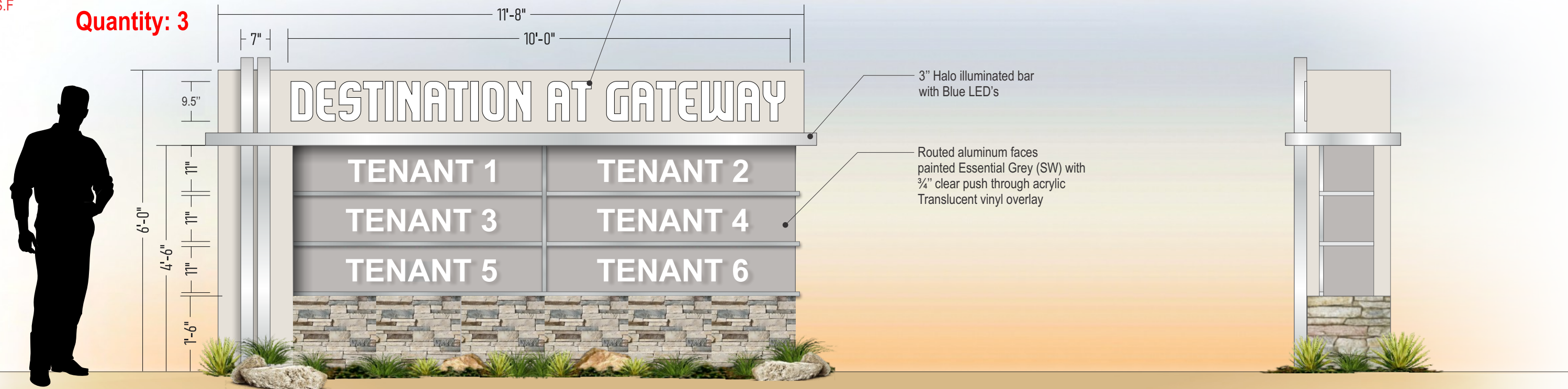
STM.C MONUMENT ENLARGEMENT PLAN
Scale: 1" = 100'





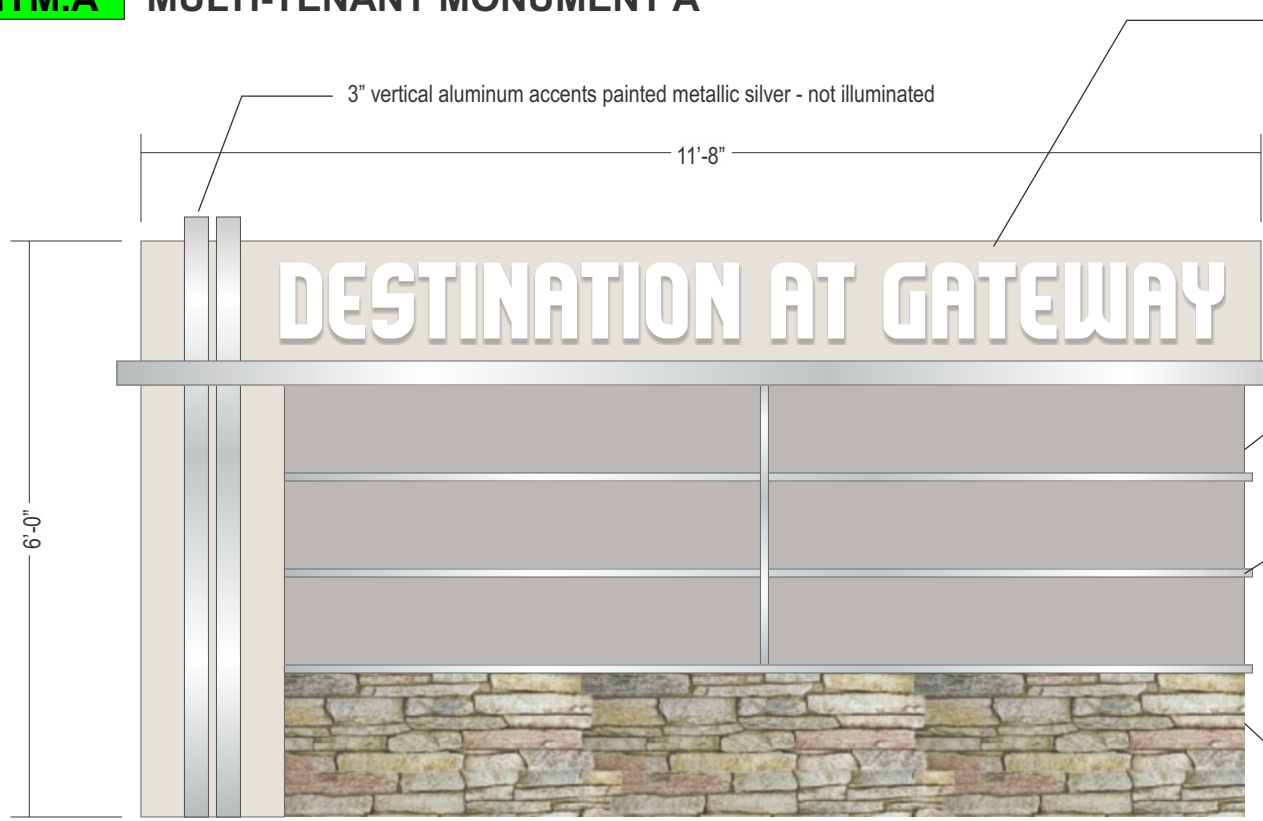
Destination at Gateway: 7.91 S.F.
 Tenant Panels: 29.16 S.F.
 Total: 37.07 S.F.

Quantity: 3



Scale: 1/2" = 1'

MTM.A MULTI-TENANT MONUMENT A



- Sign body: all aluminum fabrication with .125" cladding, painted Zurich White (SW)
- 3/4" Push thru ID graphics - Opaque white applied to faces Illuminated with Blue LEDs
- 3" accent painted metallic silver with cove lighting, Blue LEDs
Note: lighting illuminated above and below at end accent
- Changeable tenant faces: .125" aluminum painted Essential Grey (SW)
Future tenant graphics to be push thru acrylic fabrication Internally illuminated with white LEDs
- 1" accents and divider bars painted metallic silver
- Typical configuration shown**
- Divider accents and frame elements to be removeable & bolted to frame to allow for various tenant configurations see configuration pages at end of package
- Base: Aluminum frame with cement board
Faux Masonry cladding applied to cement board
Cladding: Texture plus, ledge stone, Cream Frost or equal product

Note: cove lighting to wrap at ends and back of sign

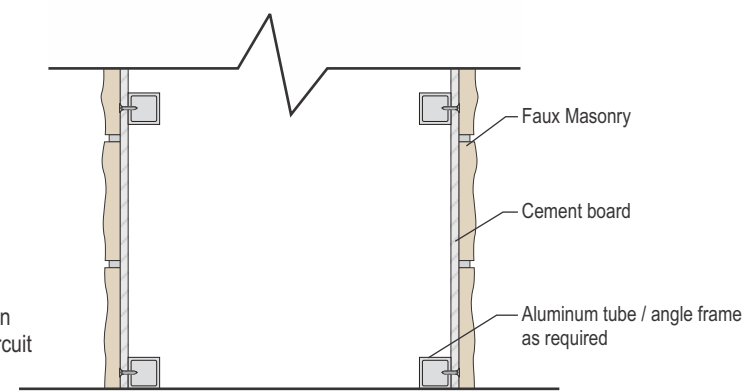


Back side of sign

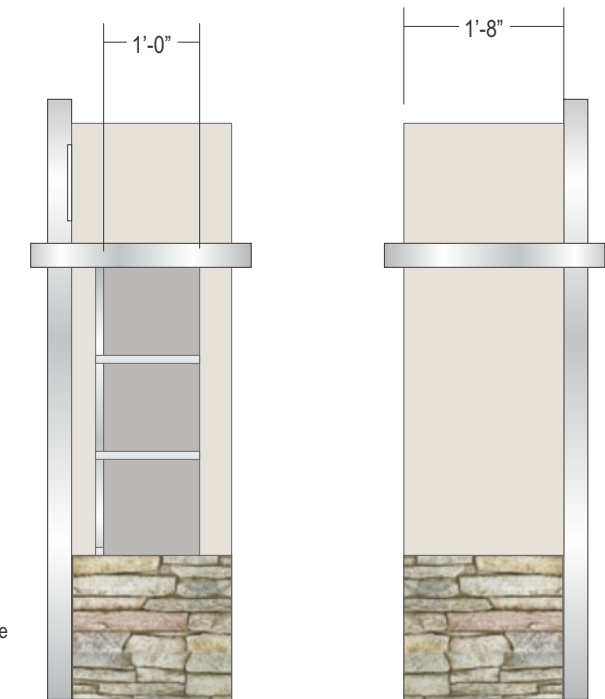
Scale: 1/2" = 1'-0"



- Electrical: Include photocell, GC to make electrical connection
Load: 3A at 120V, Power requirement: 20 Amp Dedicated Circuit
- Primary electrical in 1" conduit by client 6" from support, 2'-0" below grade, typical**
- Support: 5" std wall steel pipe
- Foundation: 2'-0" dia x 6'-0" deep concrete pier

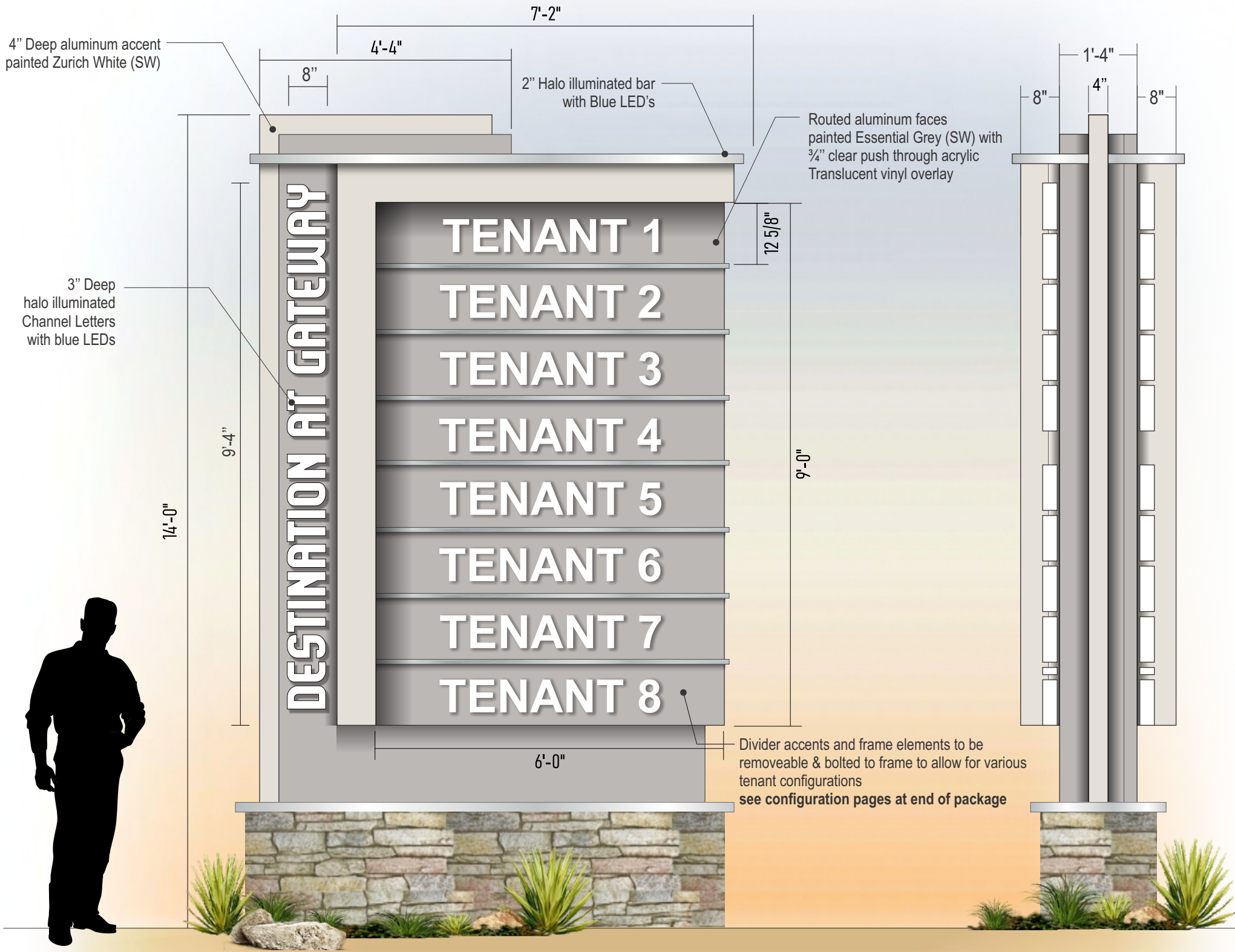


Typical section detail at masonry clad cabinet

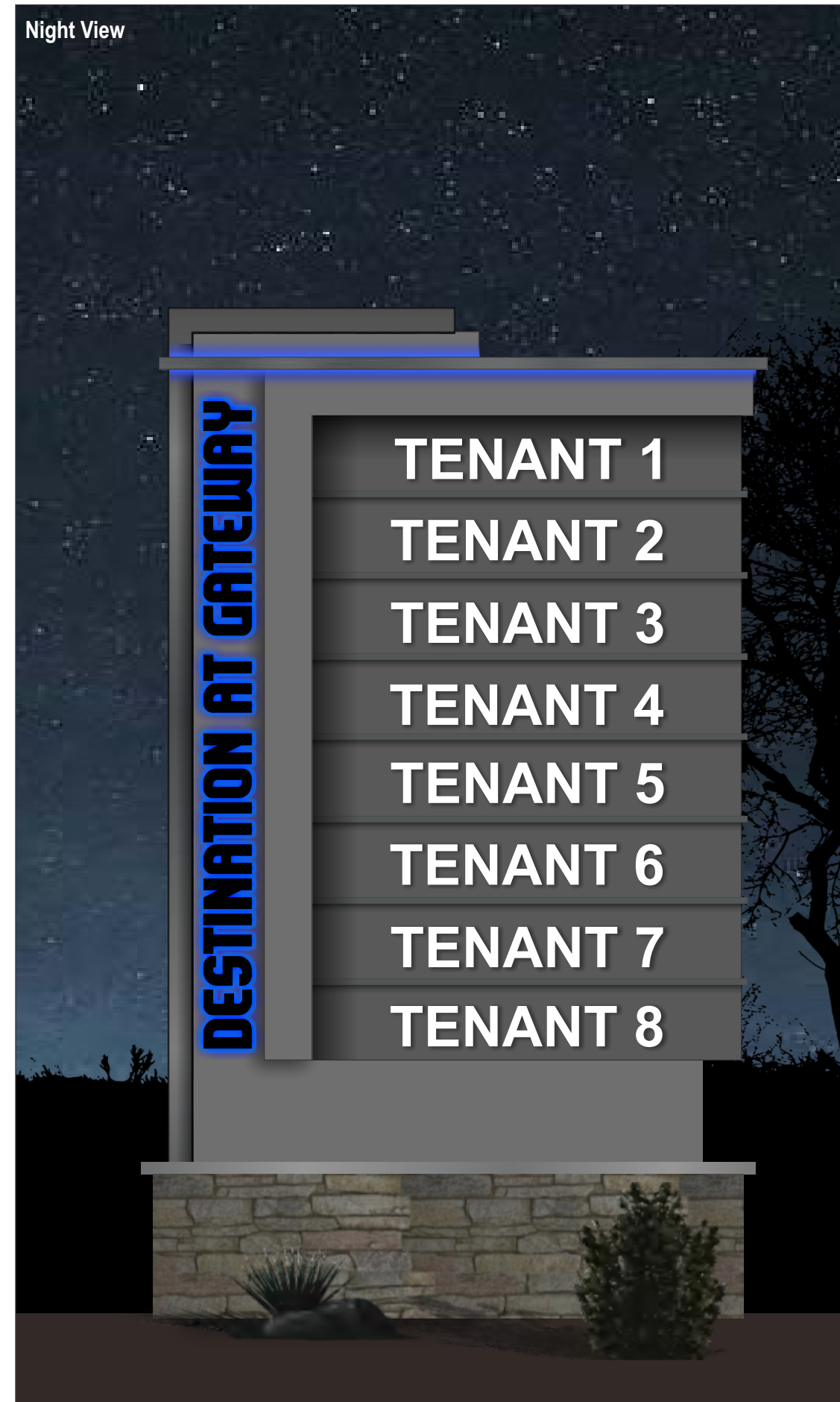


End views

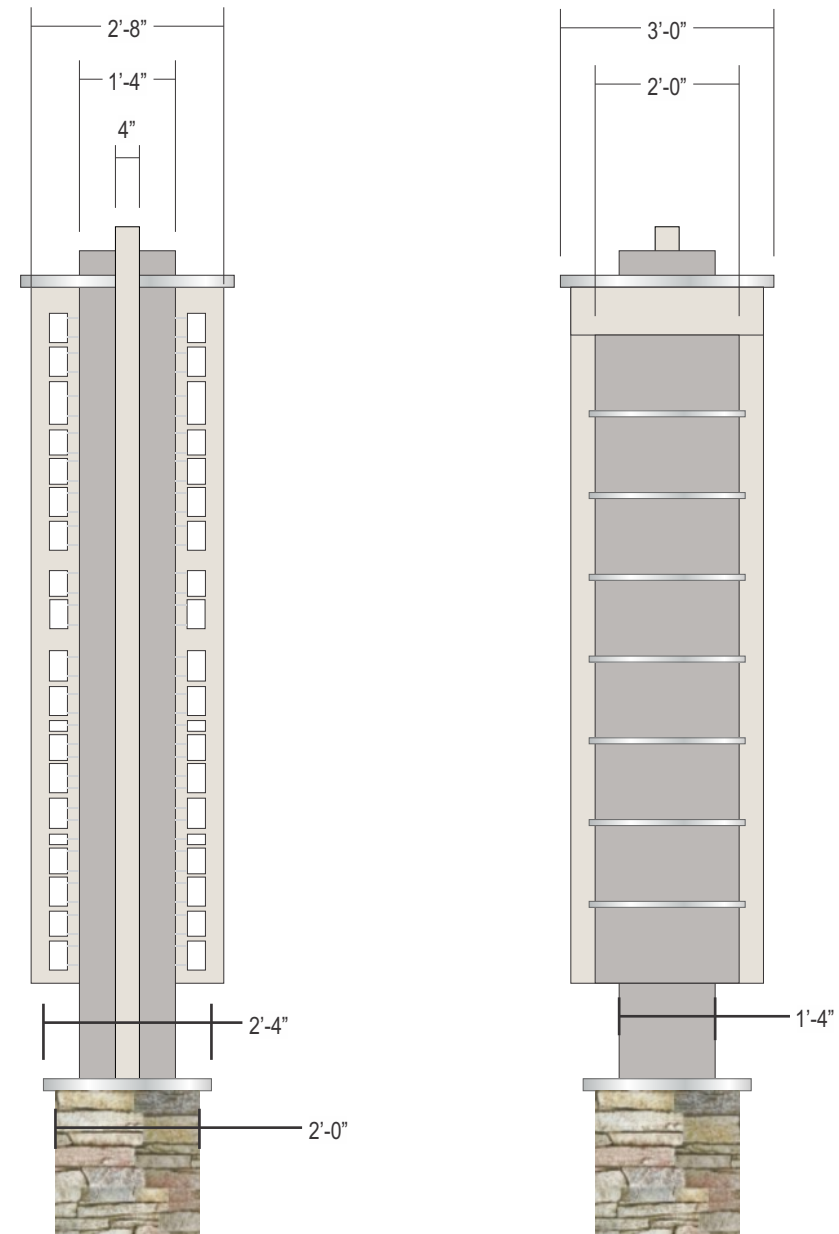
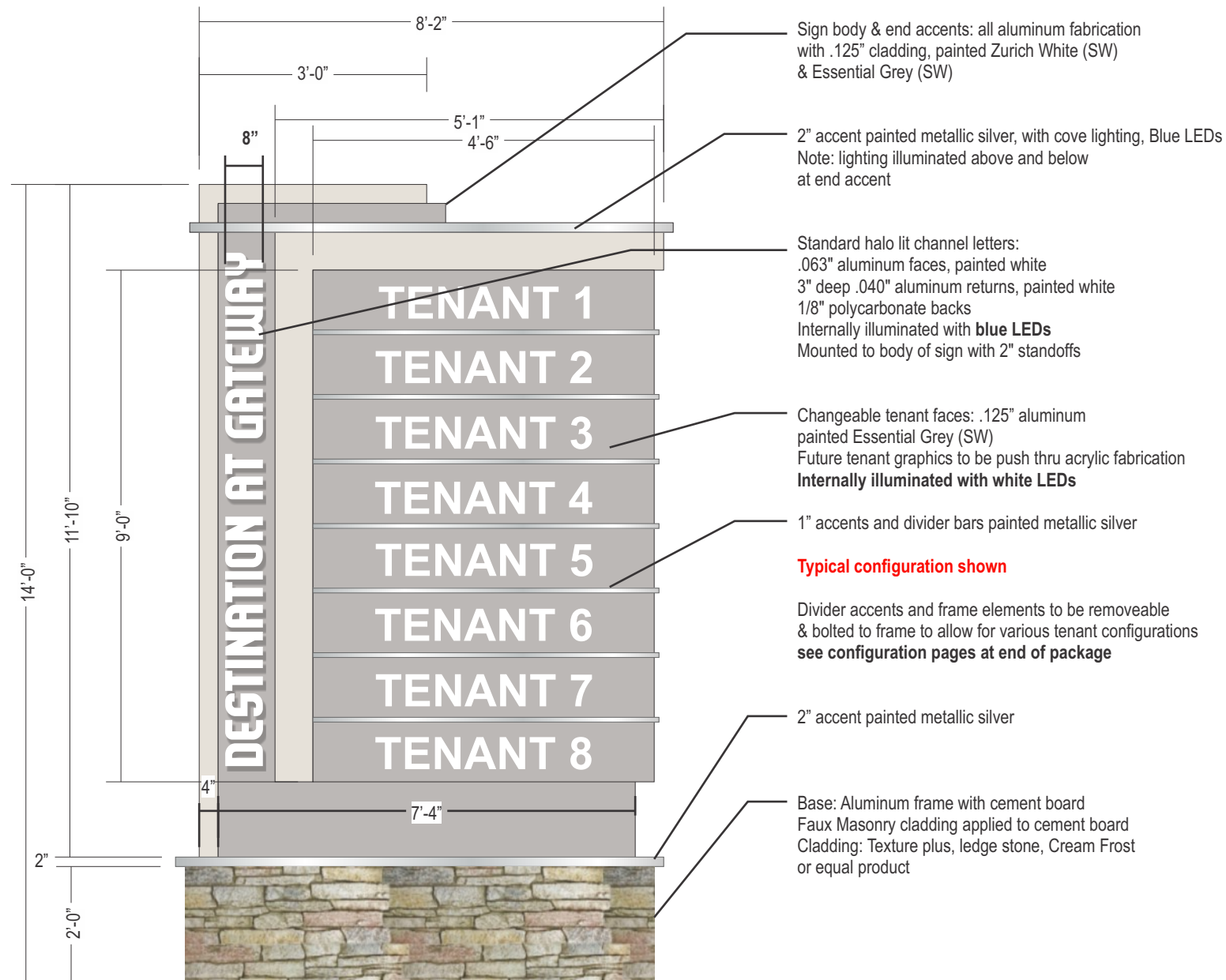
Quantity: 4



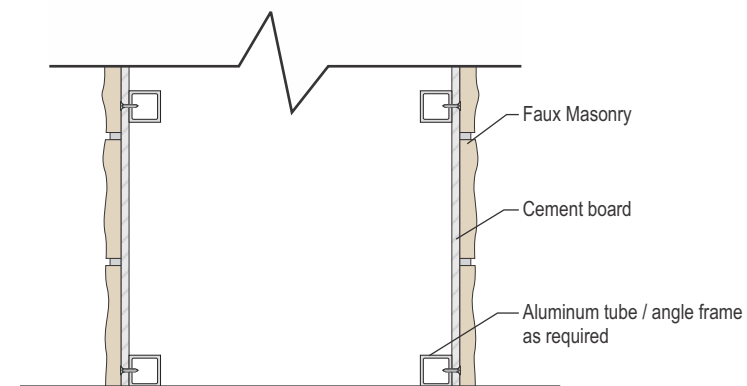
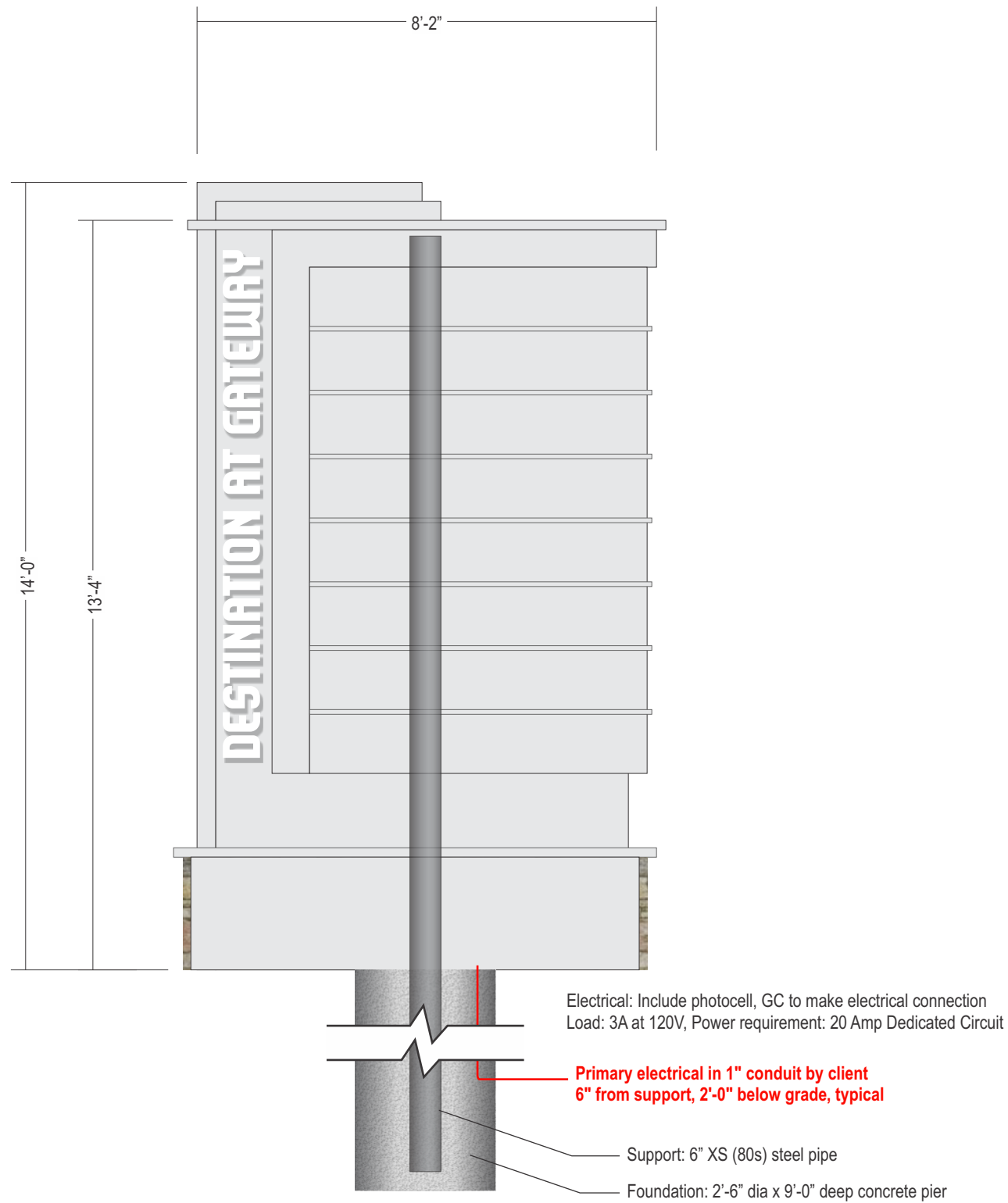
Scale: 1/2" = 1'



Night View



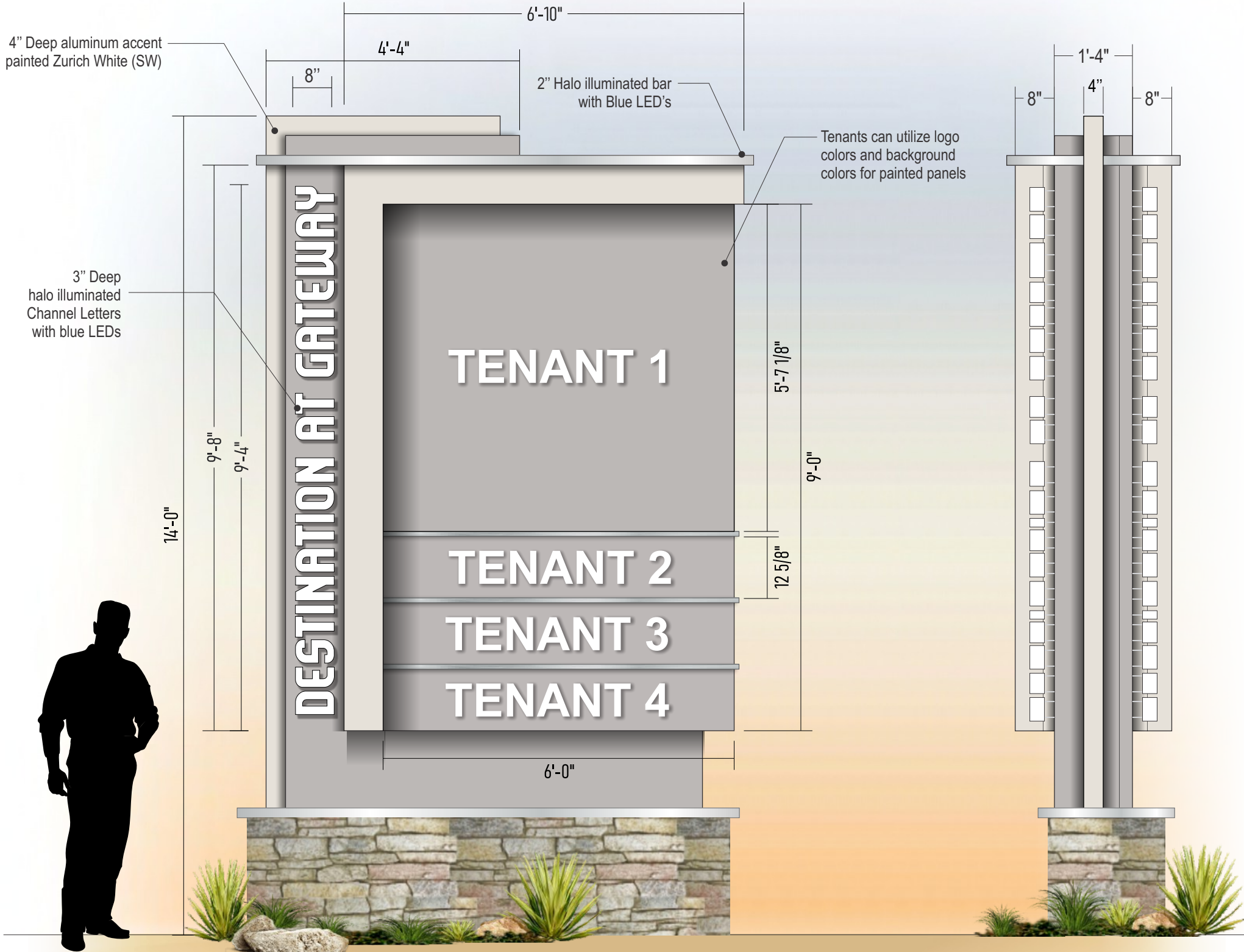
Scale: 3/8" = 1'-0"



Typical section detail at masonry clad cabinet



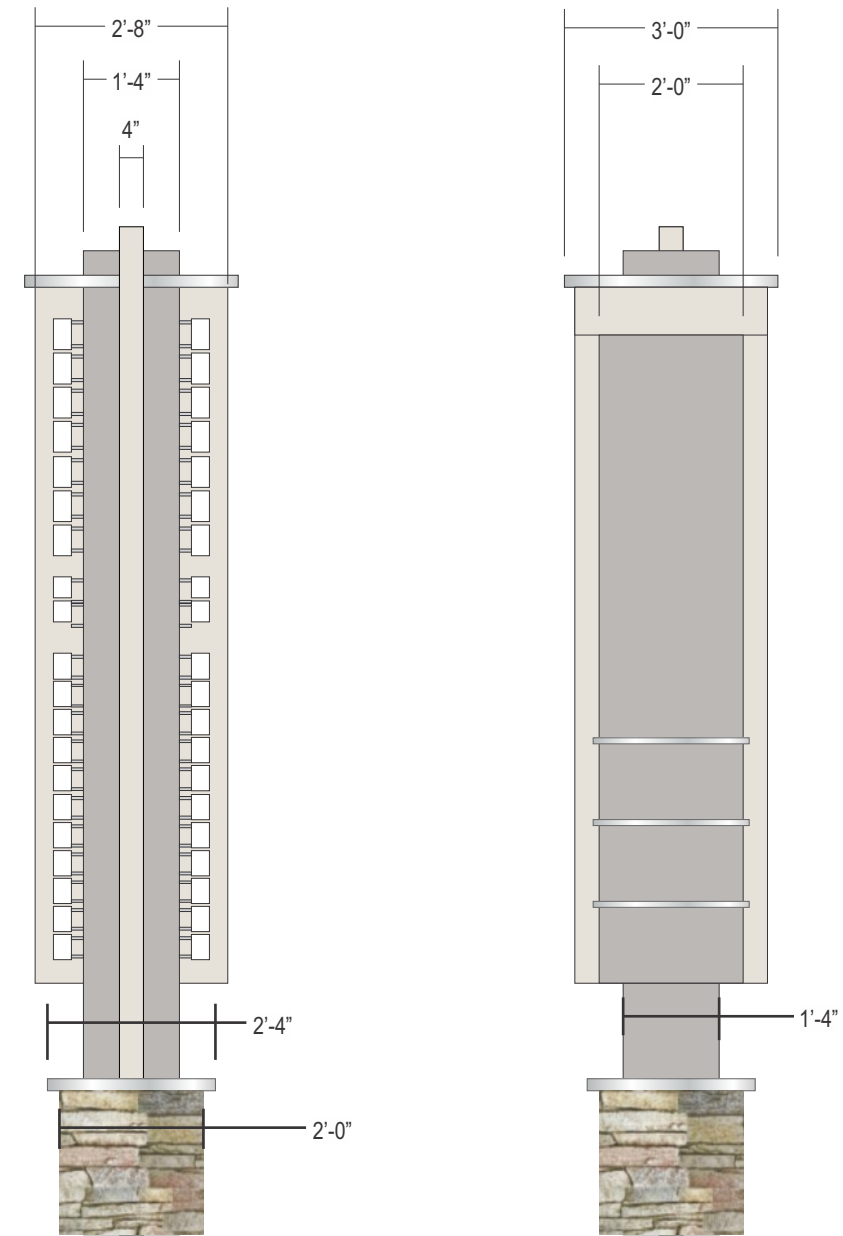
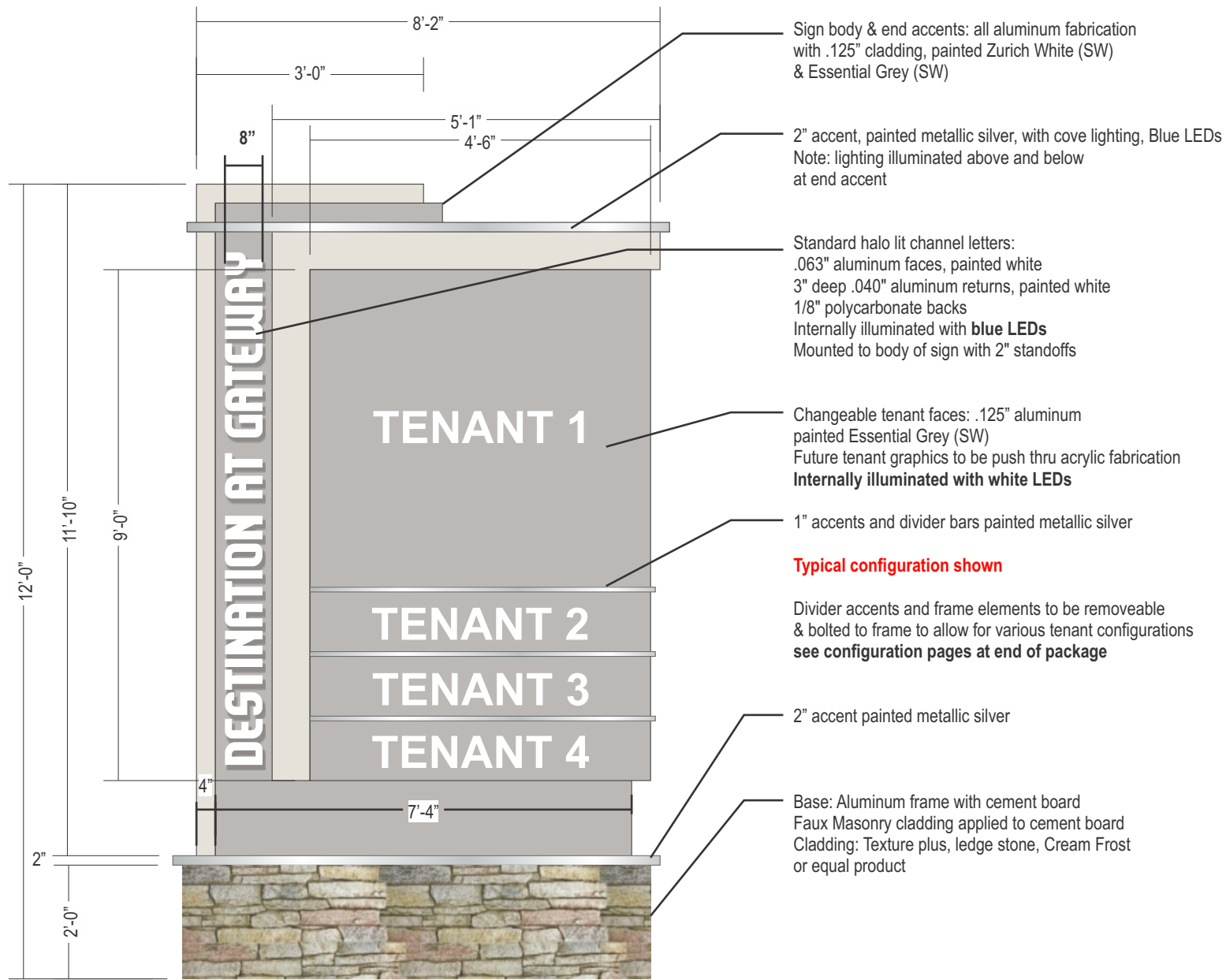
Quantity: 1



Scale: 1/2" = 1'



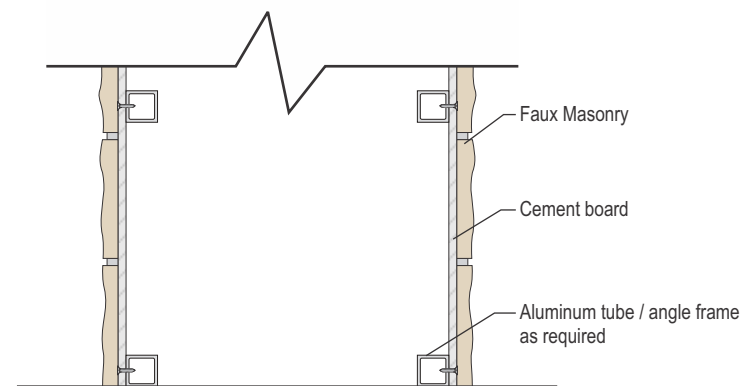
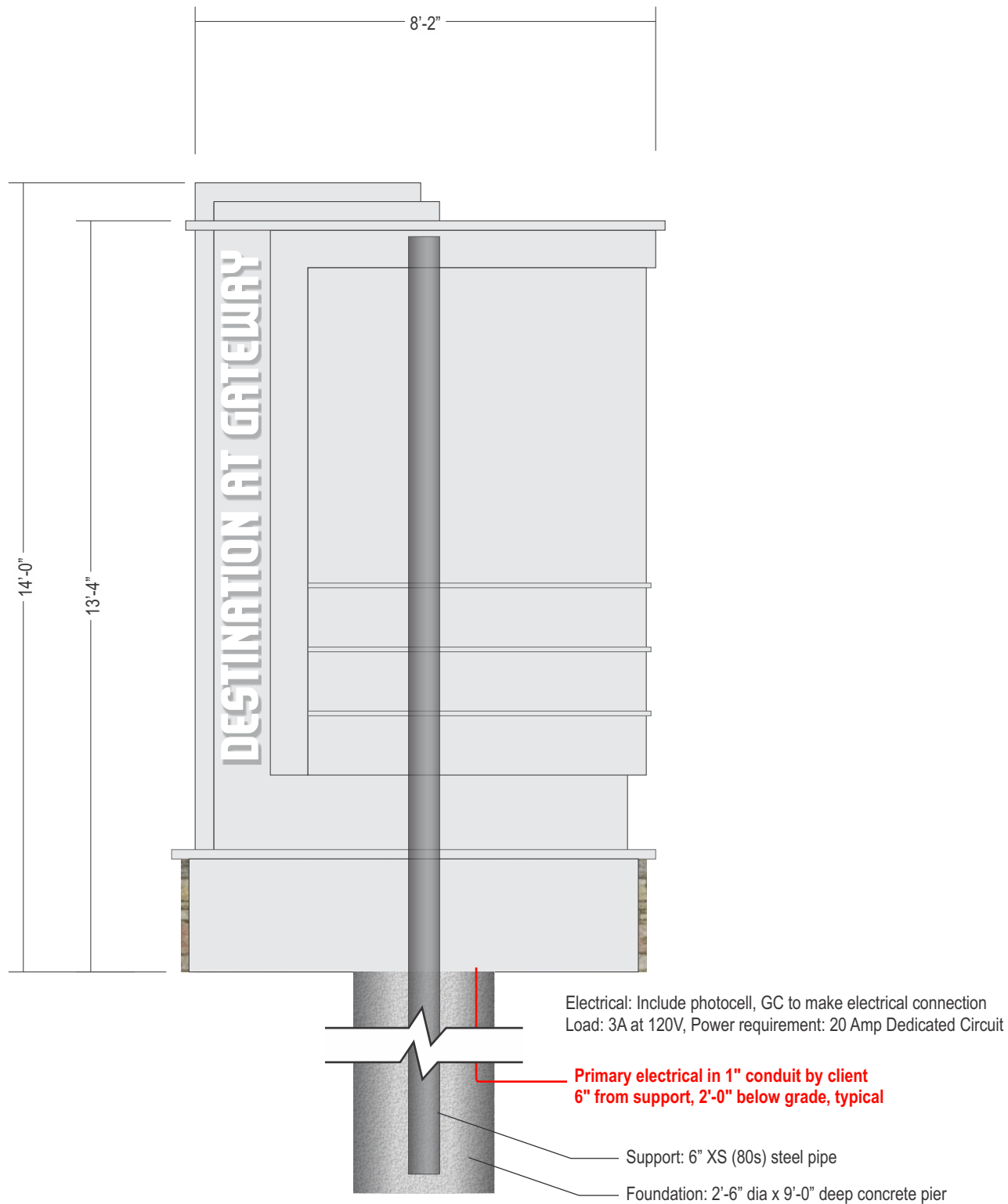
Night View



End Views

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



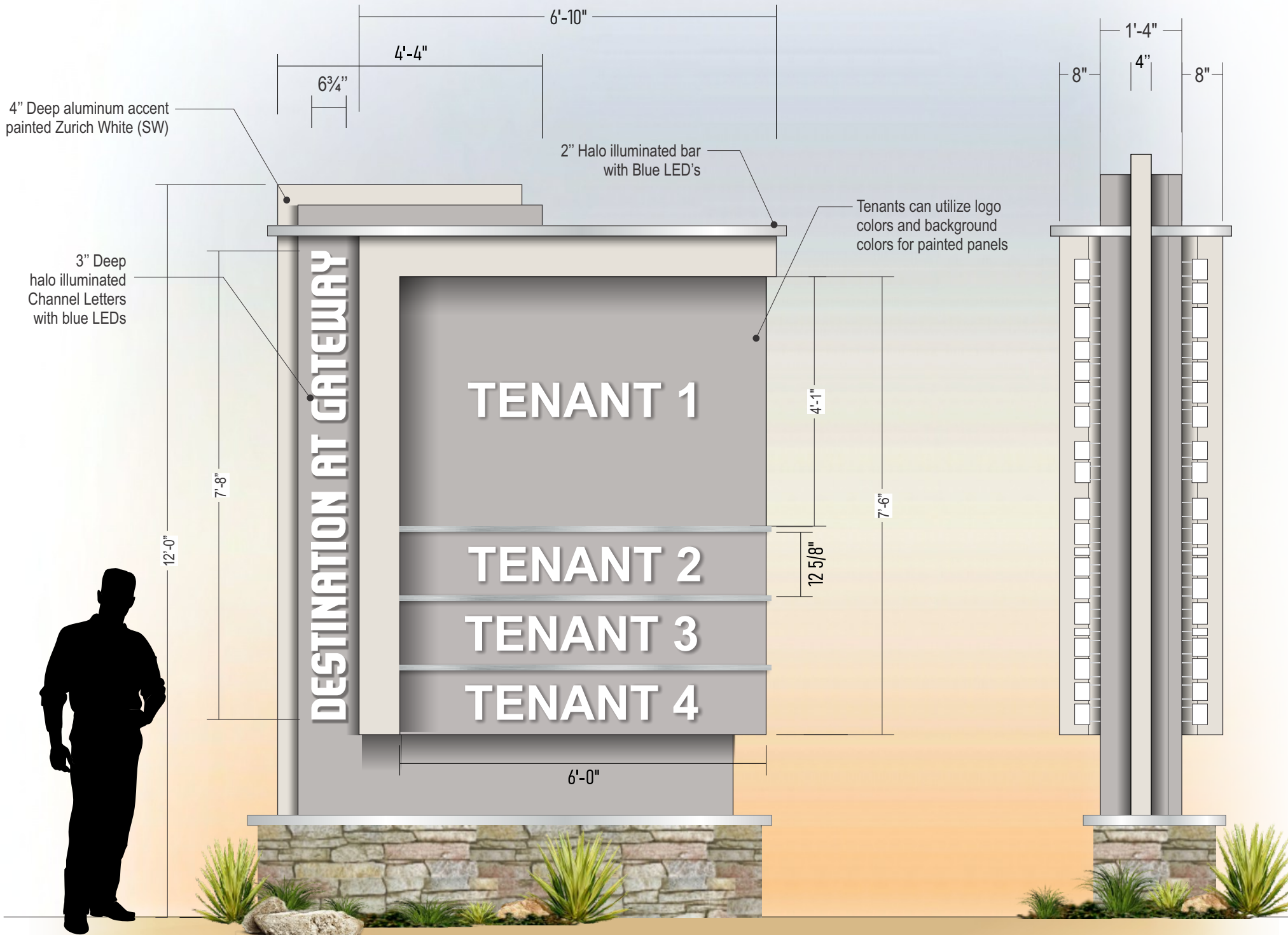


Typical section detail at masonry clad cabinet

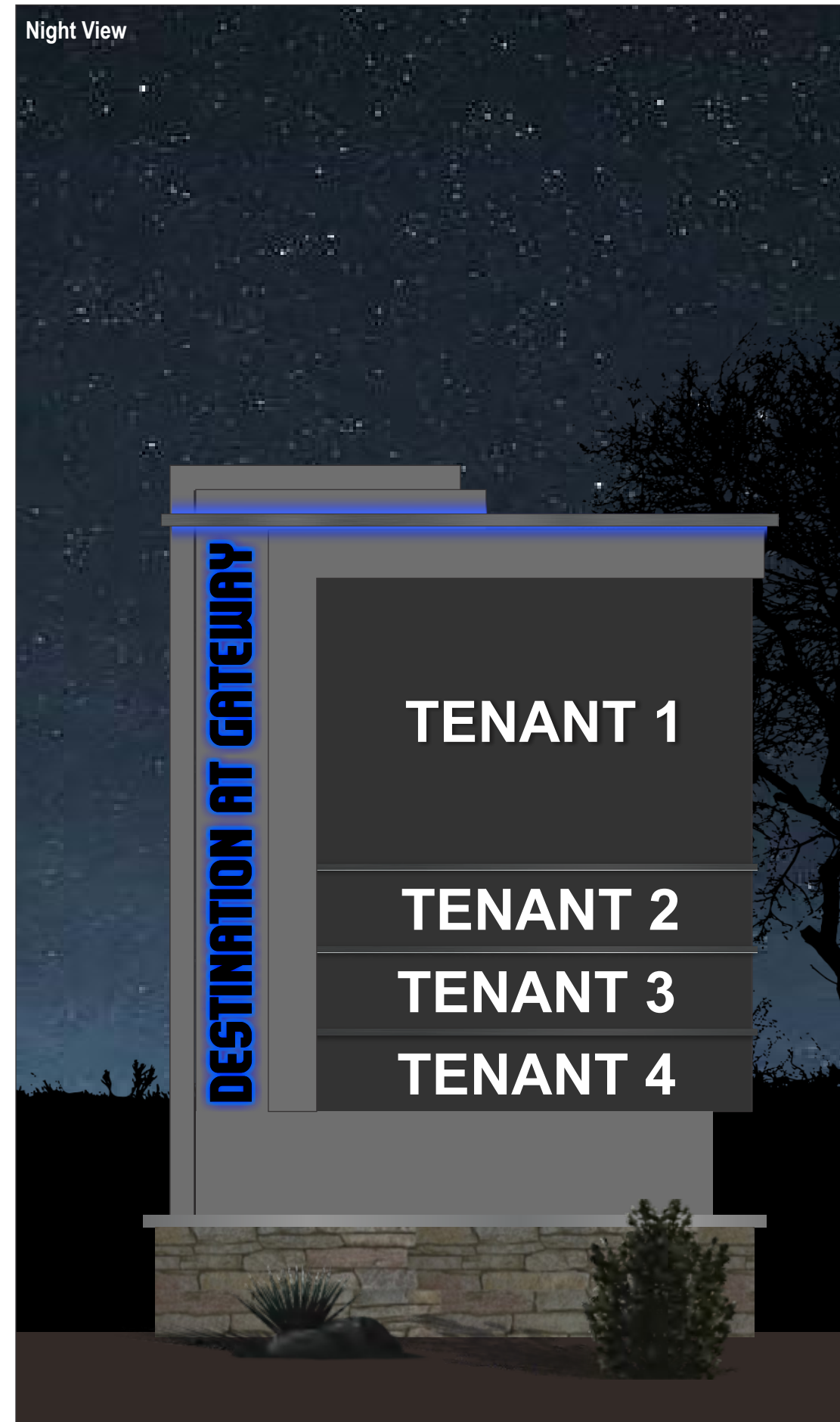
Scale: 3/8" = 1'-0"



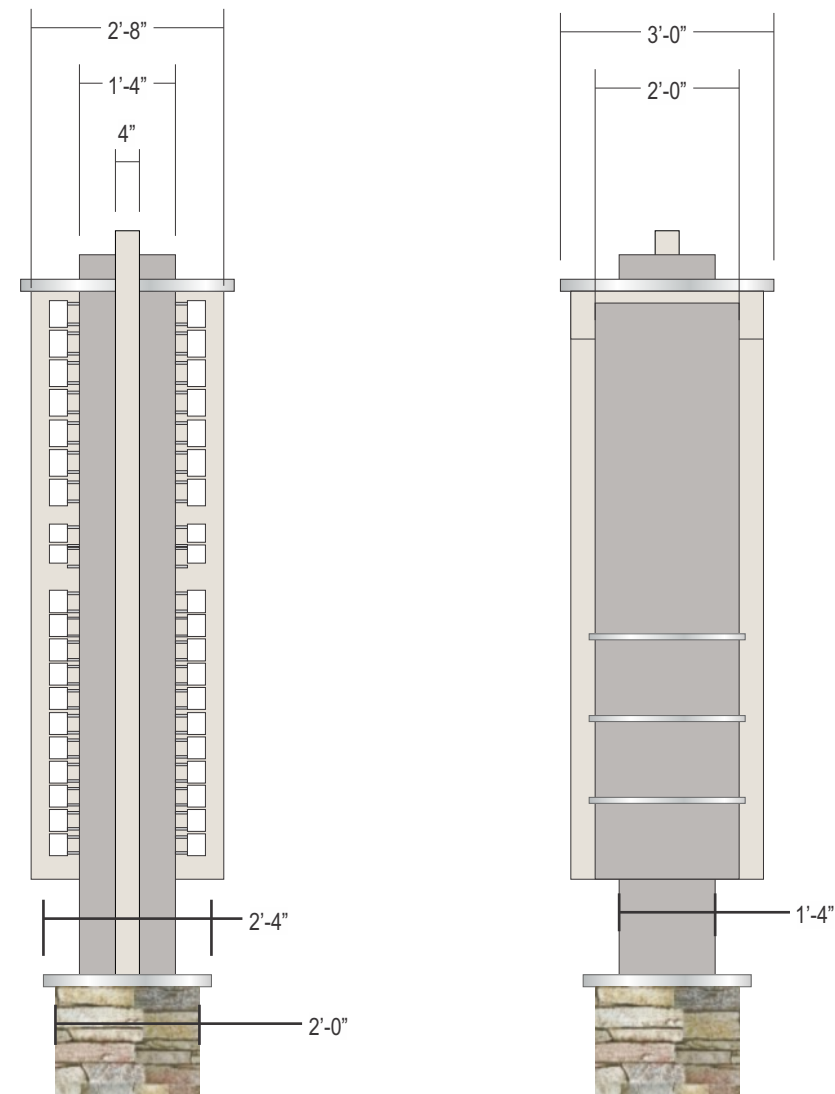
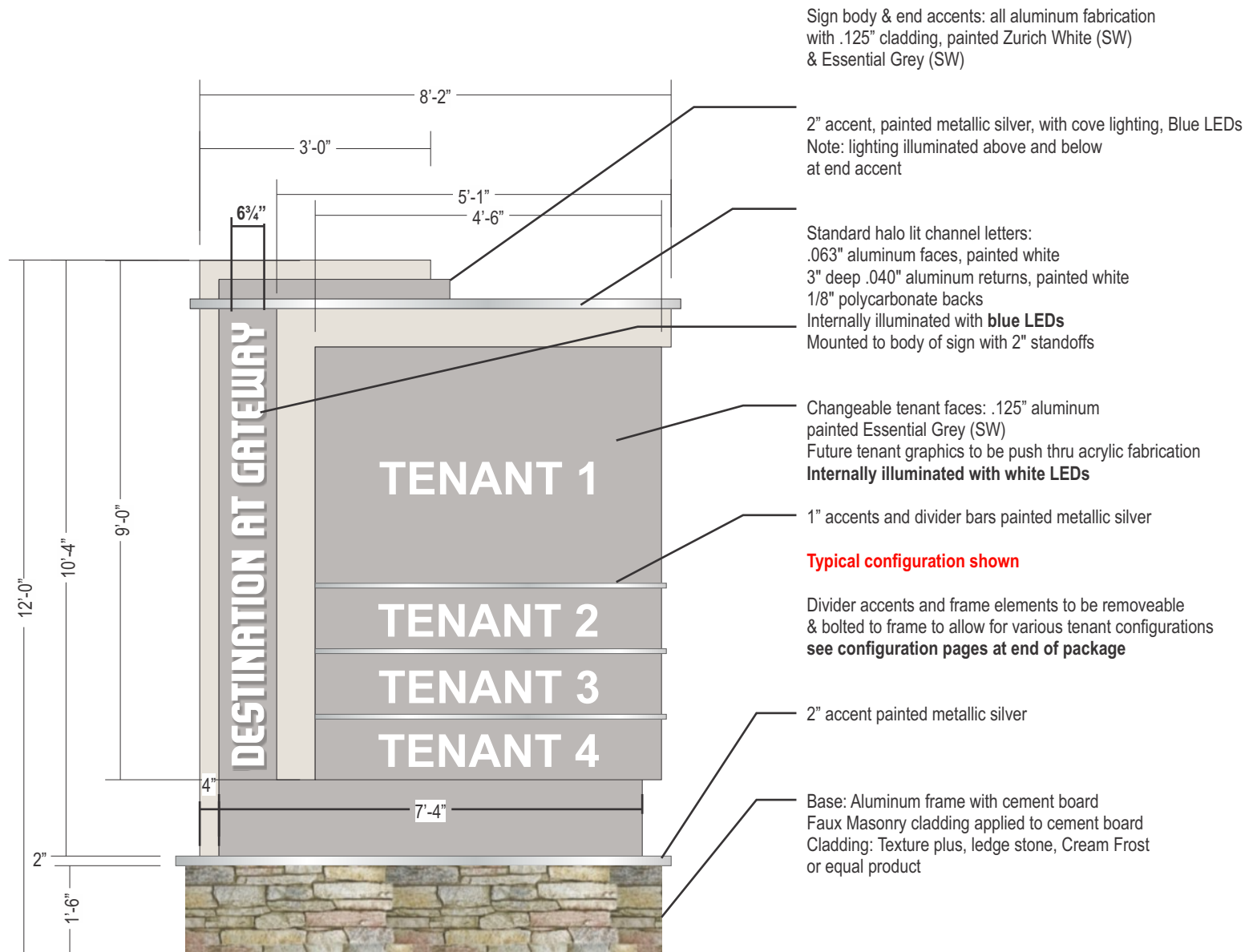
Quantity: 1



Scale: 1/2" = 1'



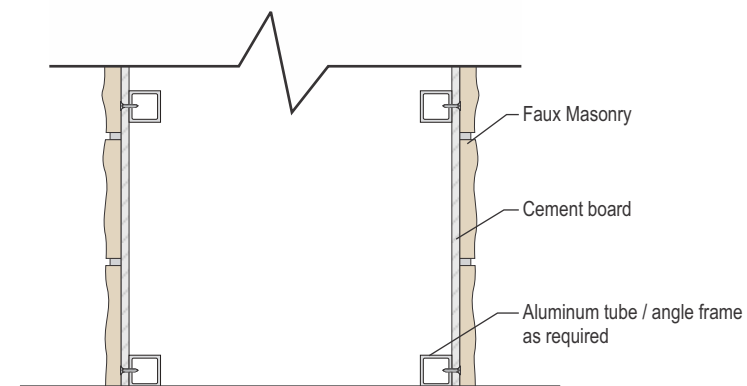
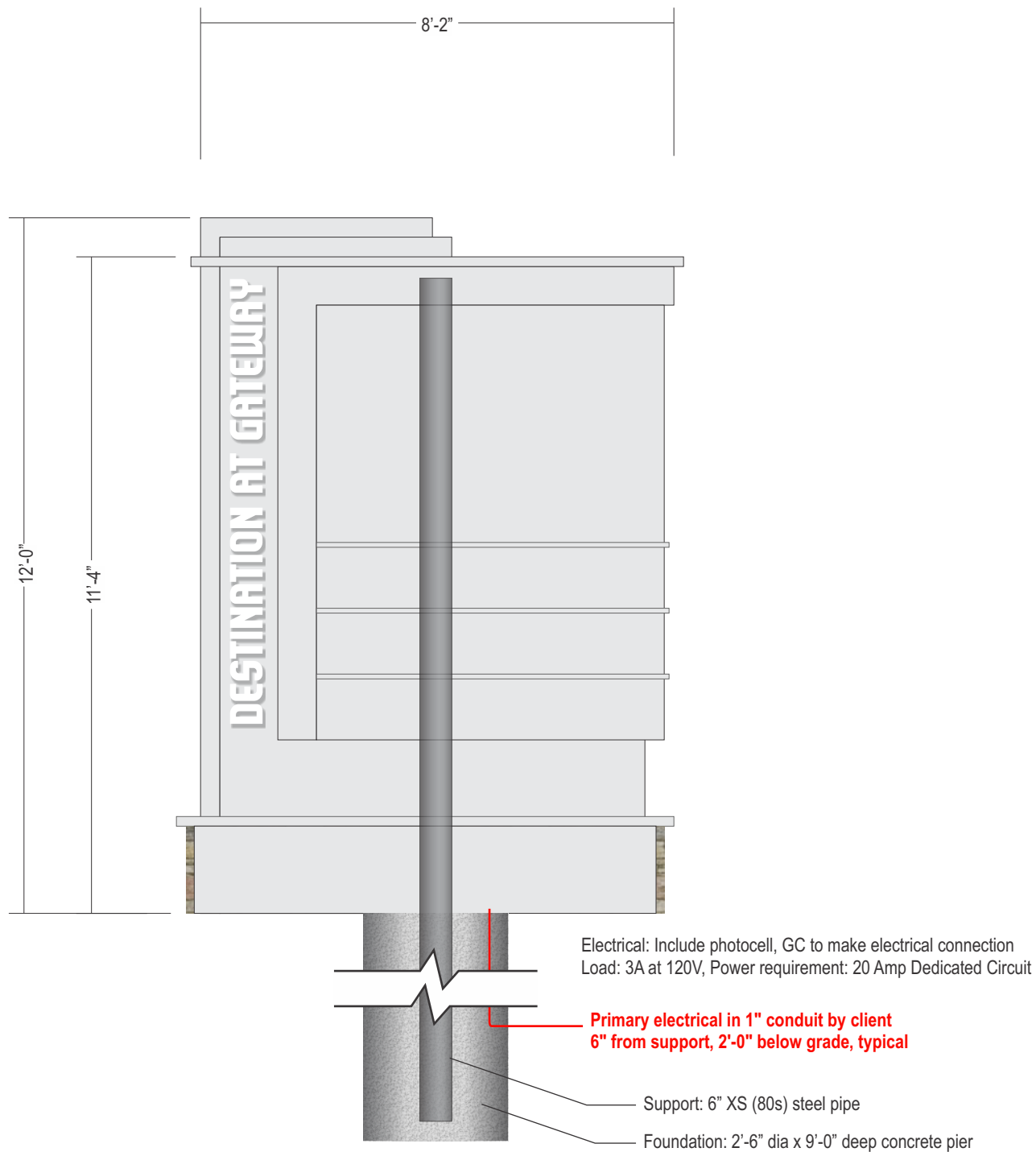
Night View



End Views

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



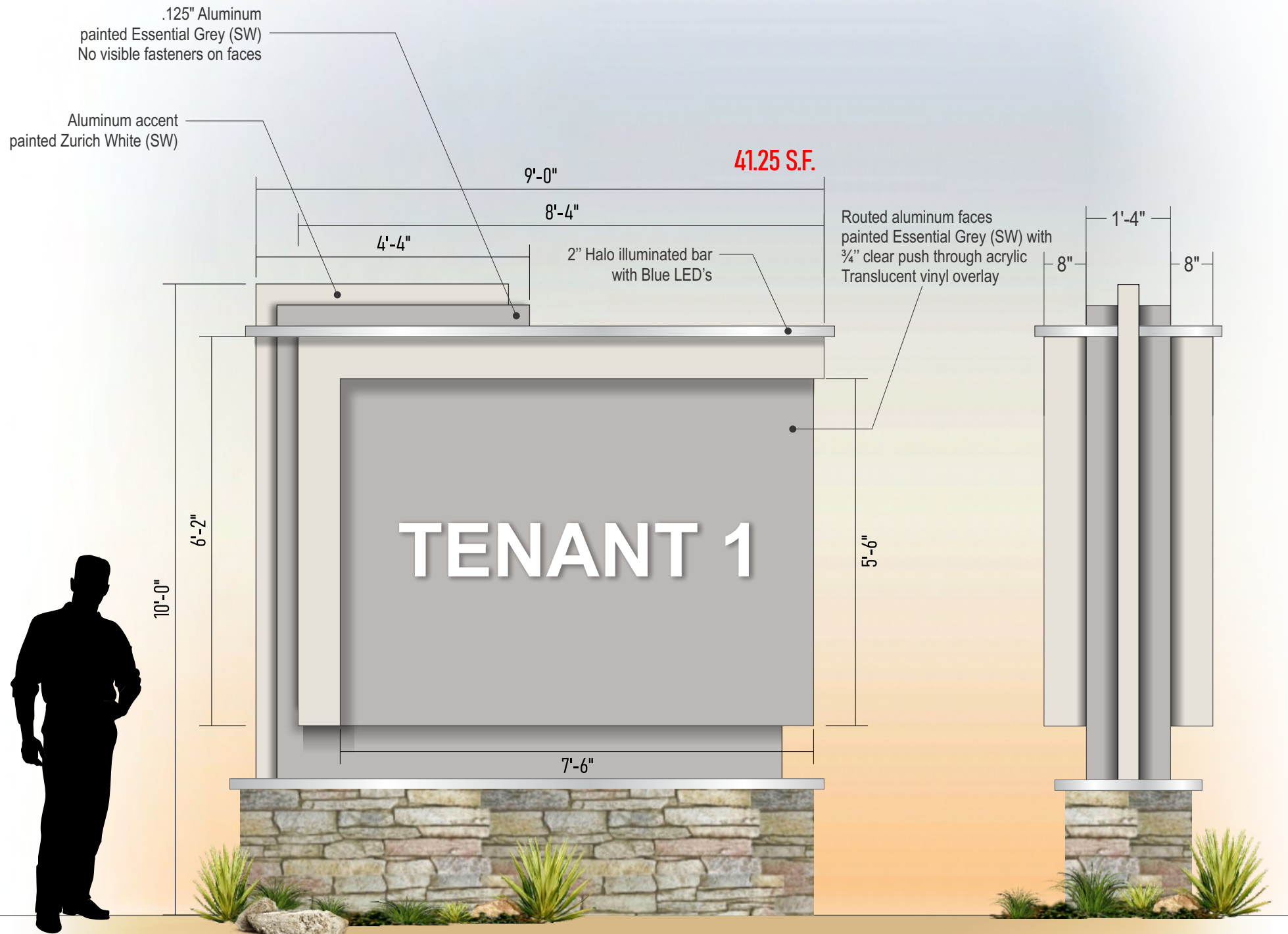


Typical section detail at masonry clad cabinet

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



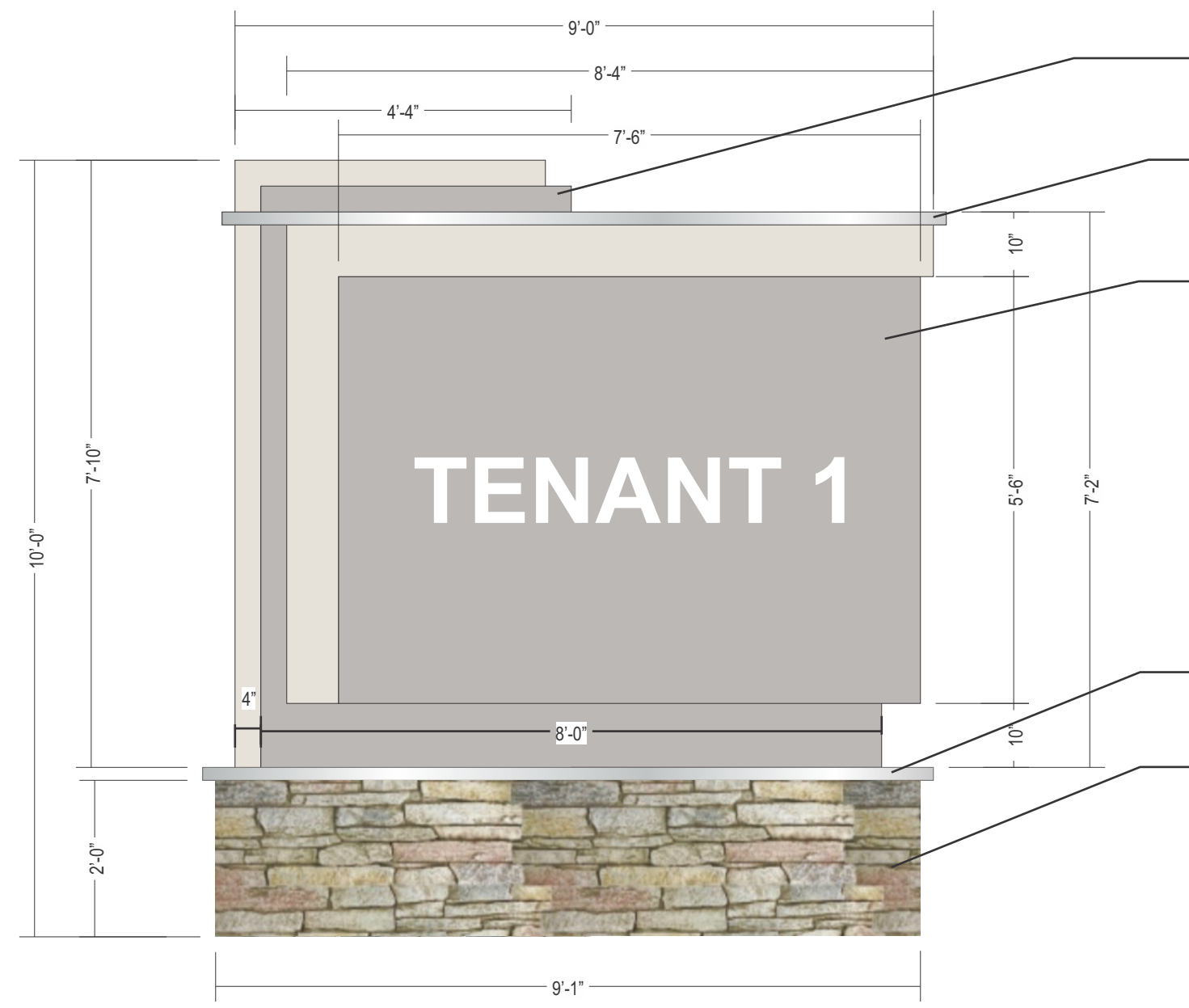
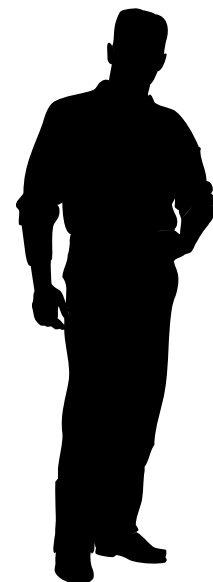
Quantity: 7



41.25 S.F.

Scale: 1/2" = 1'





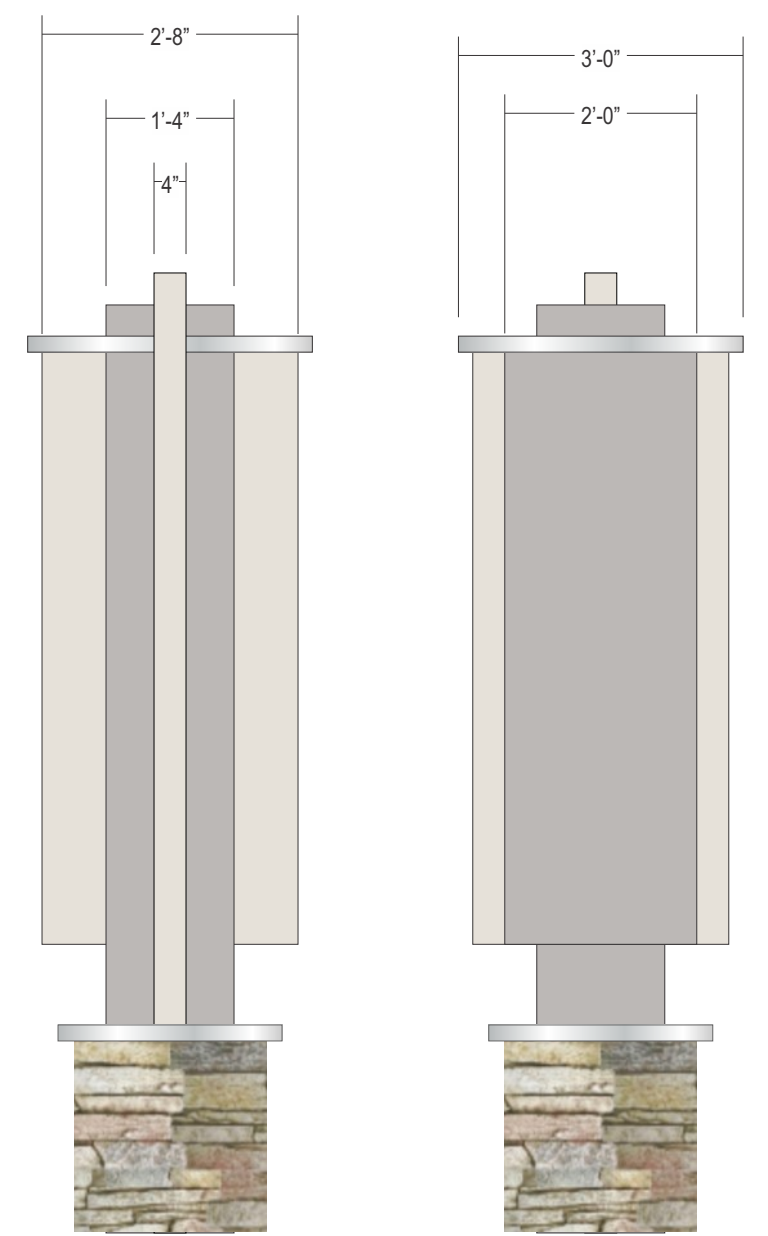
Sign body & end accents: all aluminum fabrication with .125" cladding, painted Zurich White (SW) & Essential Grey (SW)

2" accent, painted metallic silver, with cove lighting, Blue LEDs
Note: lighting illuminated above and below at end accent

Changeable tenant faces: .125" aluminum painted Essential Grey (SW)
Future tenant graphics to be push thru acrylic fabrication
Internally illuminated with white LEDs

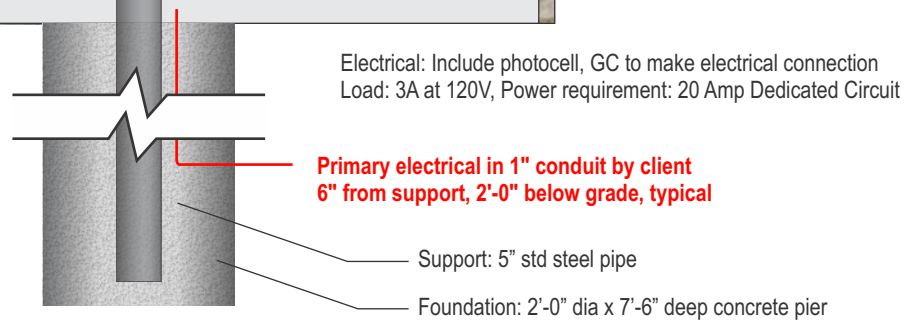
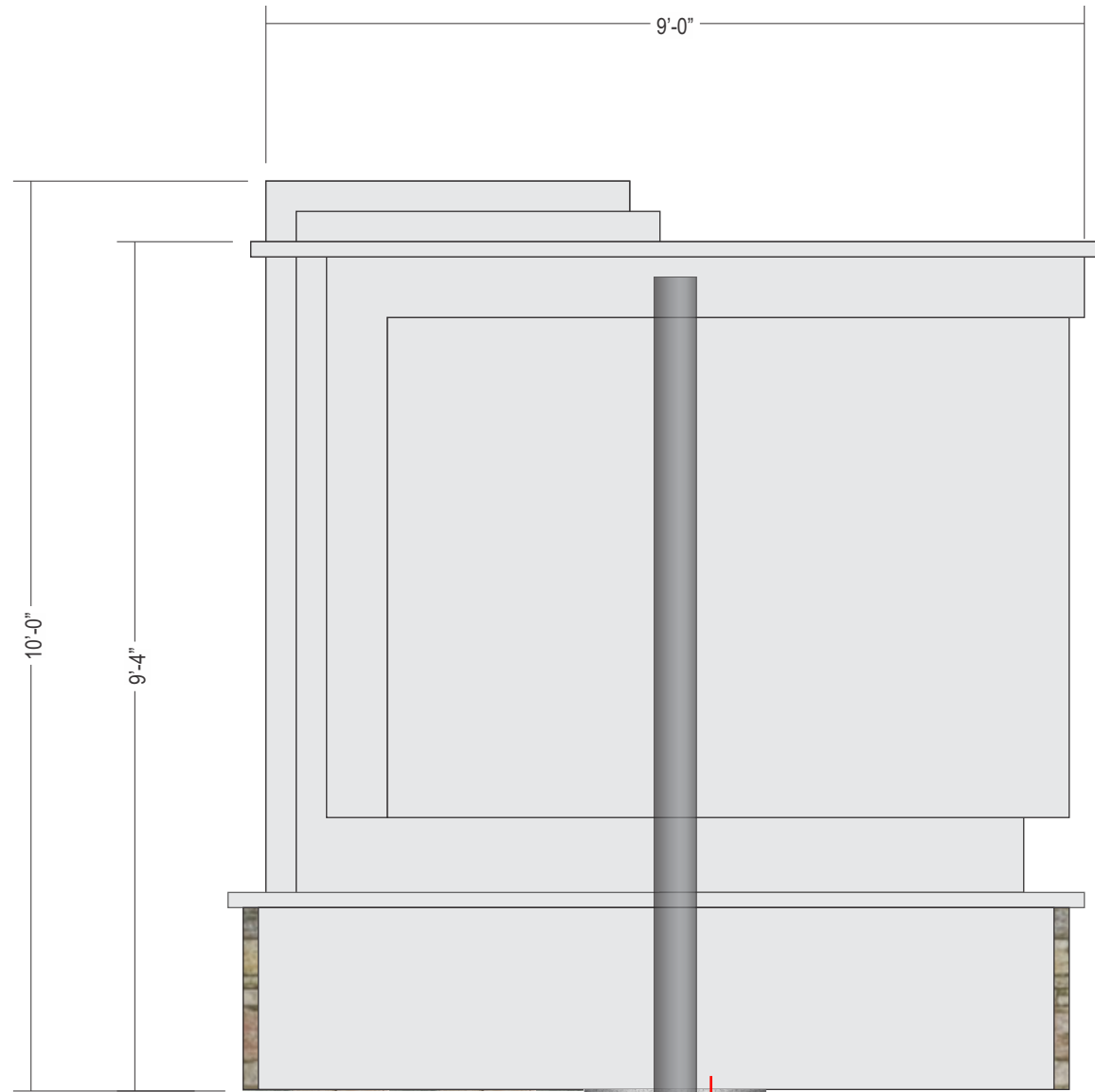
2" accent painted metallic silver

Base: Aluminum frame with cement board
Faux Masonry cladding applied to cement board
Cladding: Texture plus, ledge stone, Cream Frost or equal product

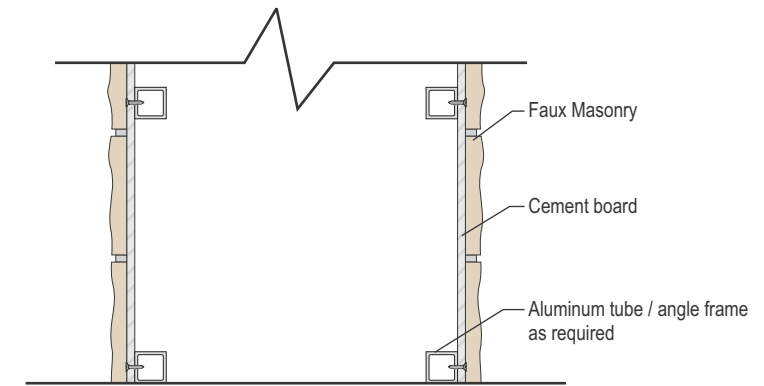


End Views

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

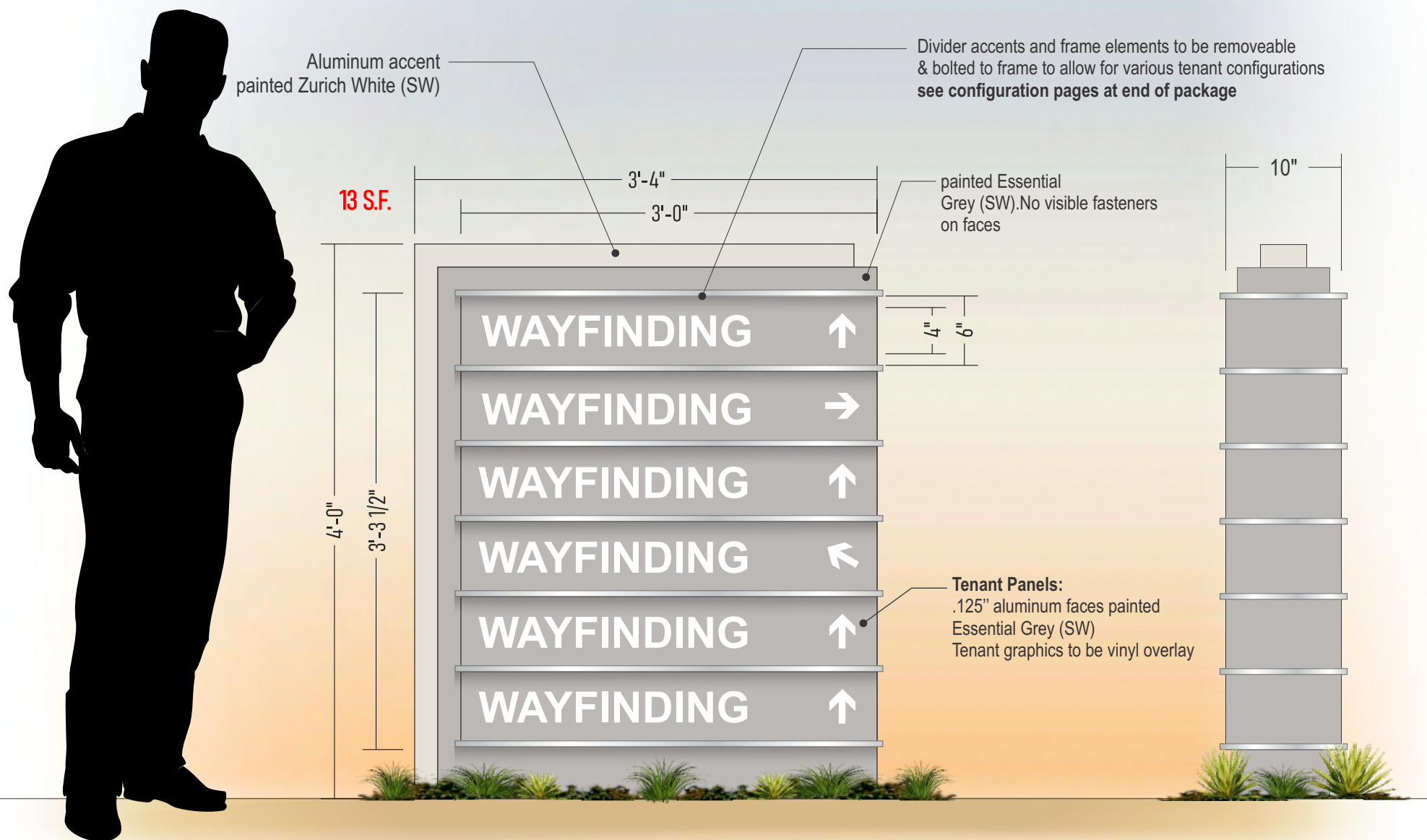


Scale: 1/2" = 1'-0"

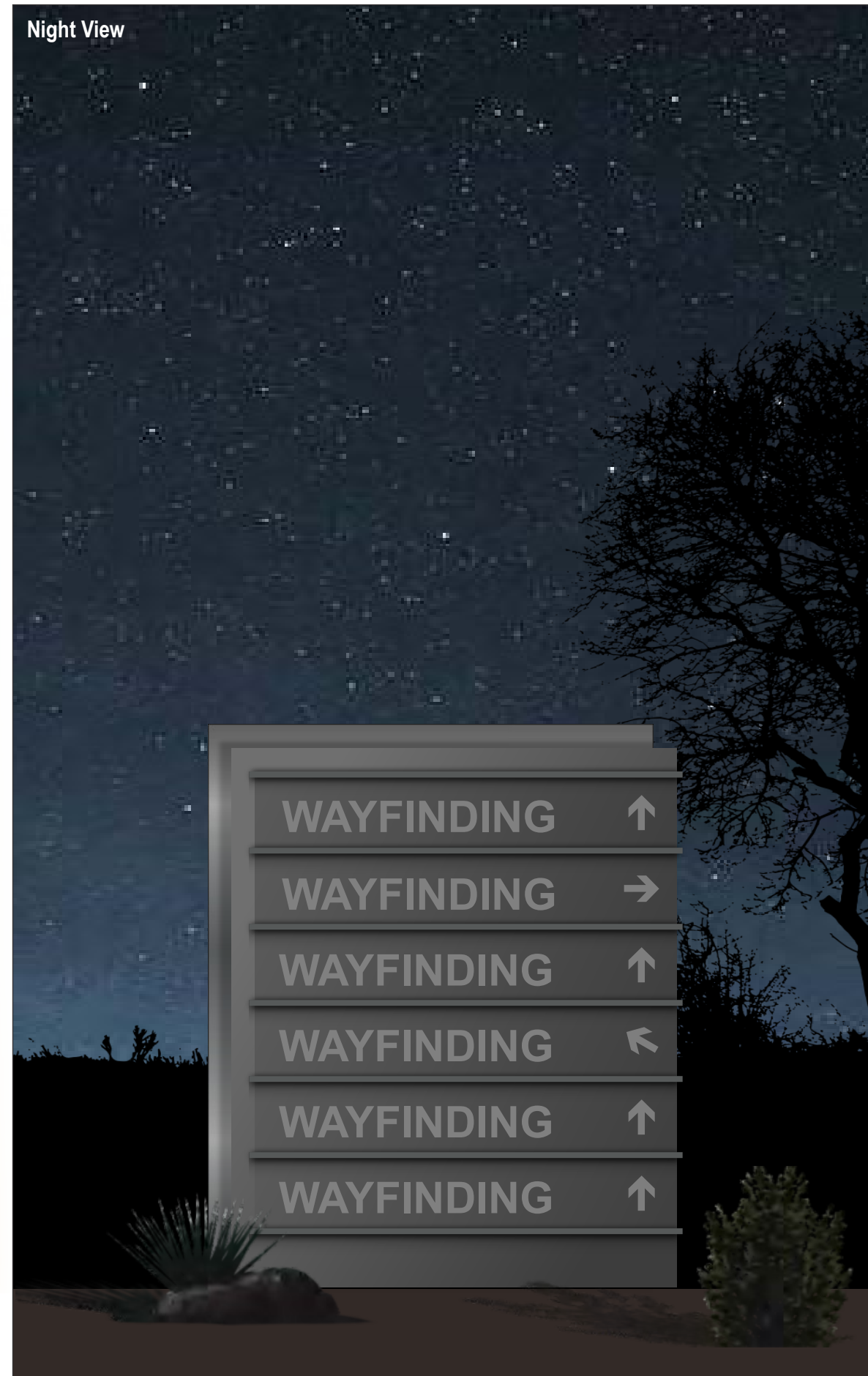


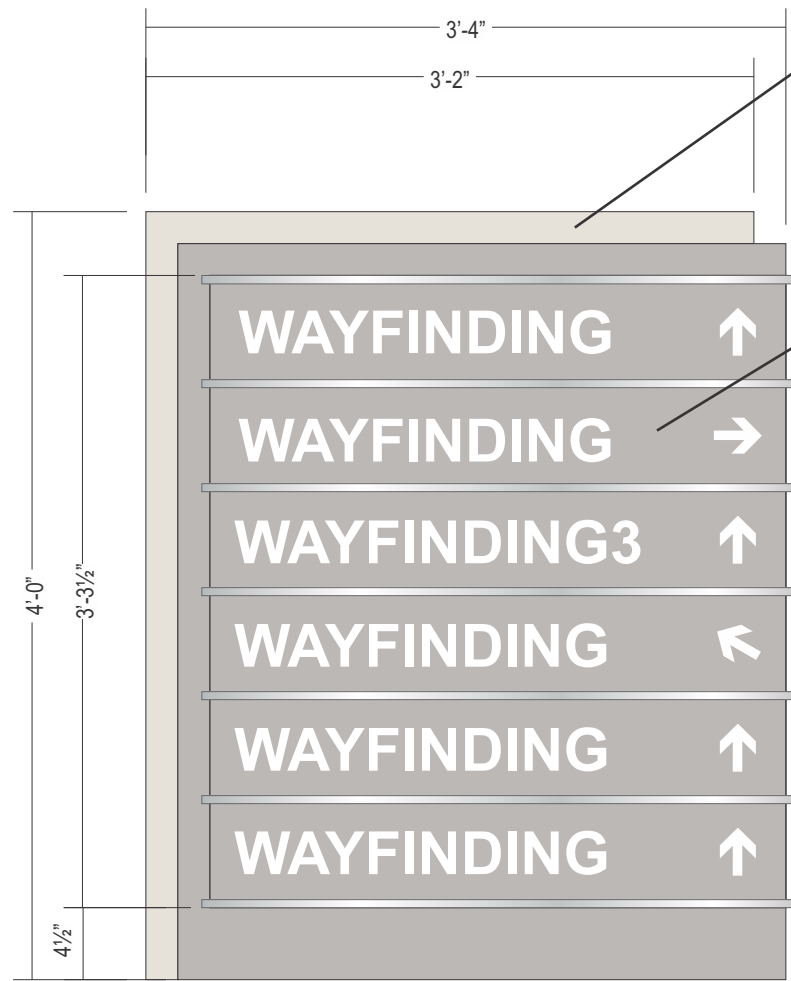
Typical section detail at masonry clad cabinet

Quantity: 9



Scale: 1" = 1'





Sign body & end accents: all aluminum fabrication with .125" cladding, painted Zurich White (SW) & Essential Grey (SW)

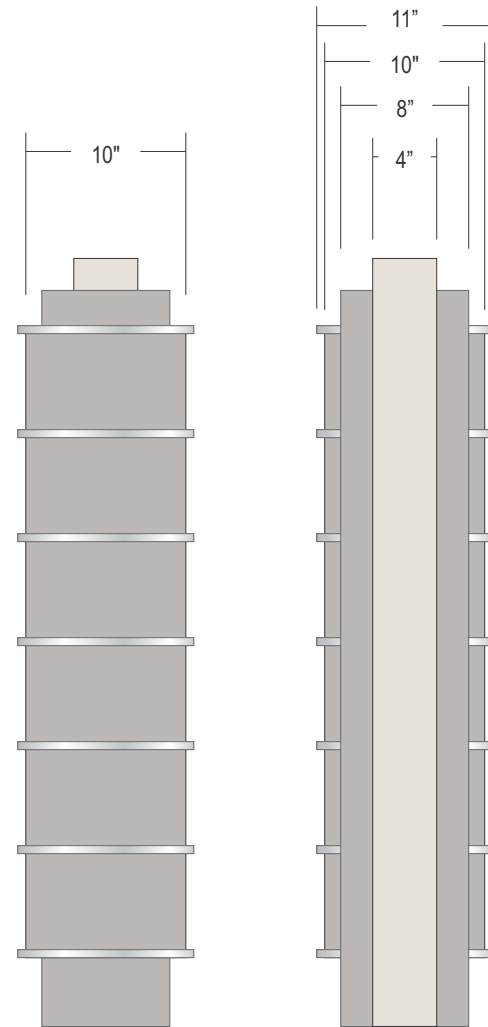
Changeable tenant faces: .125" aluminum painted Essential Grey (SW)
Future tenant graphics to vinyl applied

1/2" accents and divider bars painted metallic silver

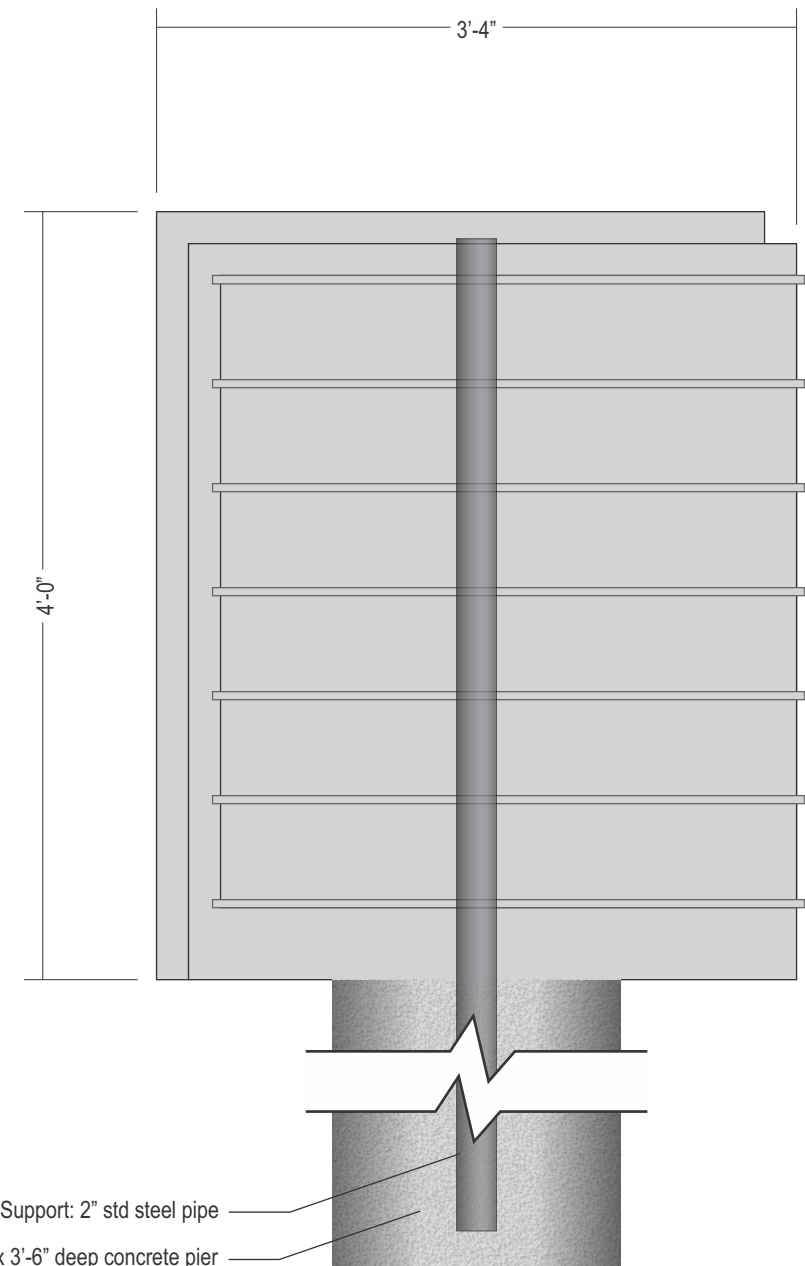
Typical configuration shown

Divider accents and frame elements to be removeable & bolted to frame to allow for various tenant configurations
see configuration pages at end of package

Scale: 1" = 1'-0"



End Views



Support: 2" std steel pipe

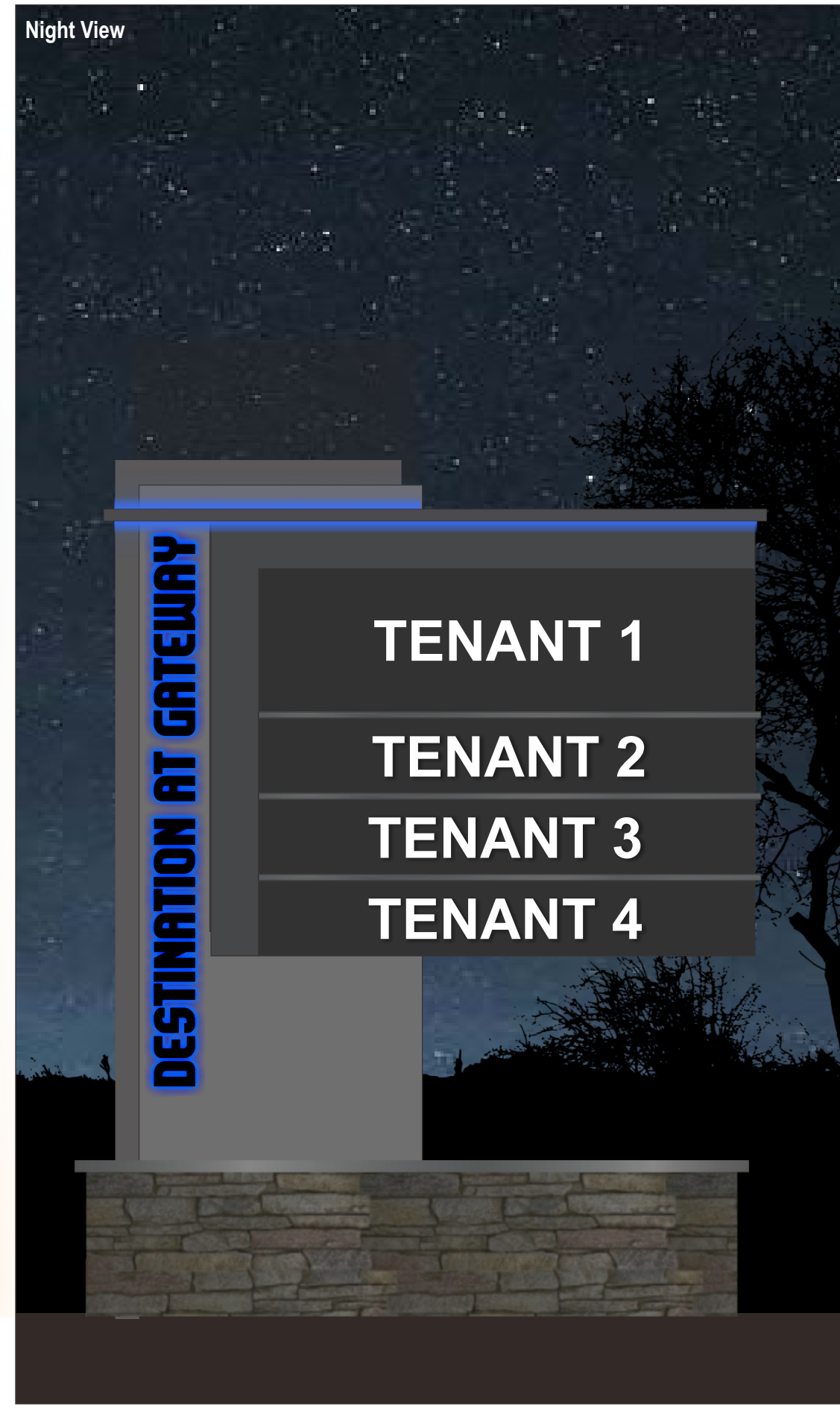
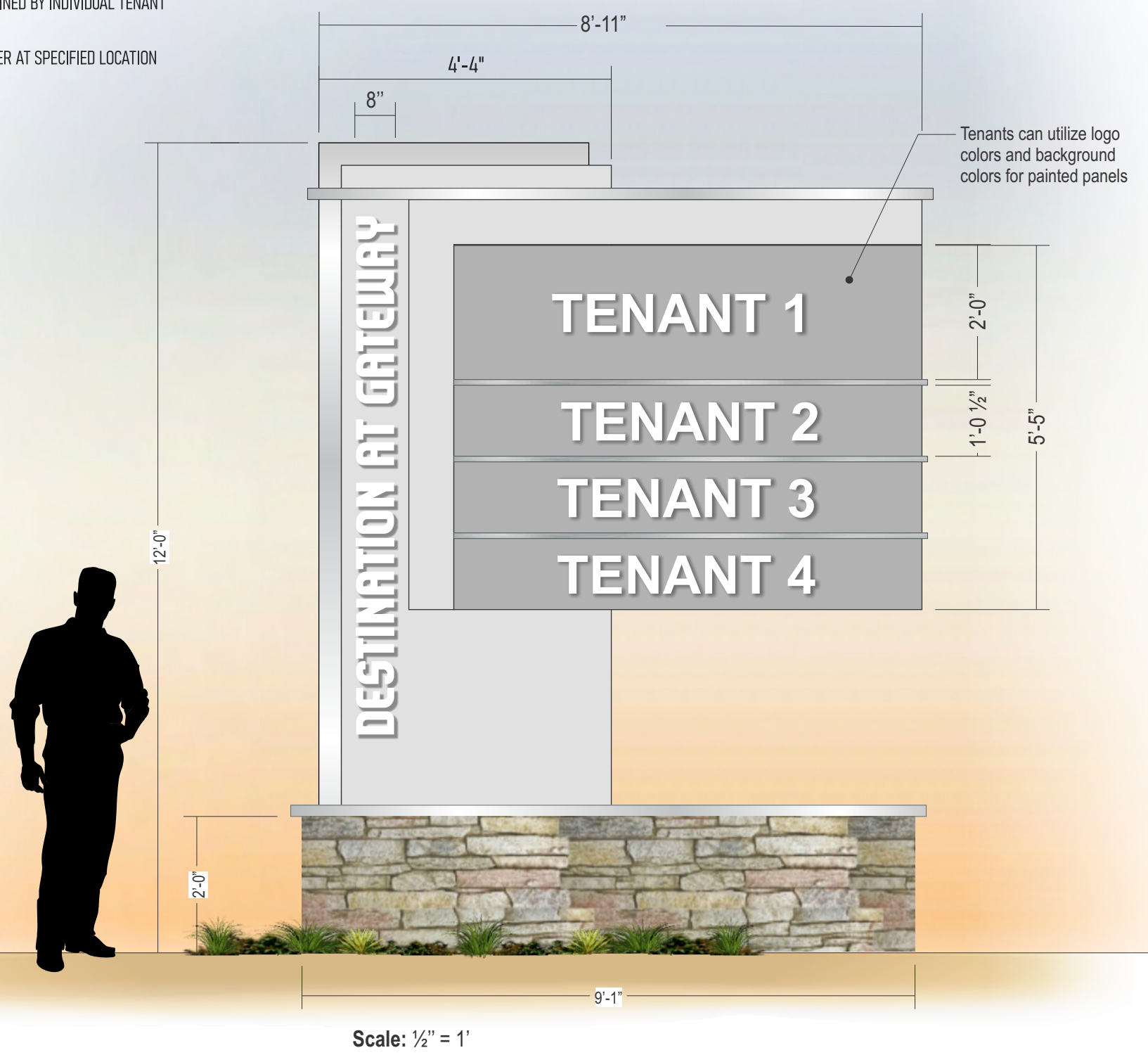
Foundation: 1'-6" dia x 3'-6" deep concrete pier

MTP.G1 MULTI-TENANT PYLON G.1

Destination at Gateway: 6.01 S.F.
Large Tenant Panel: 13.87
Smaller Panels: 21.68
Total: 41.56

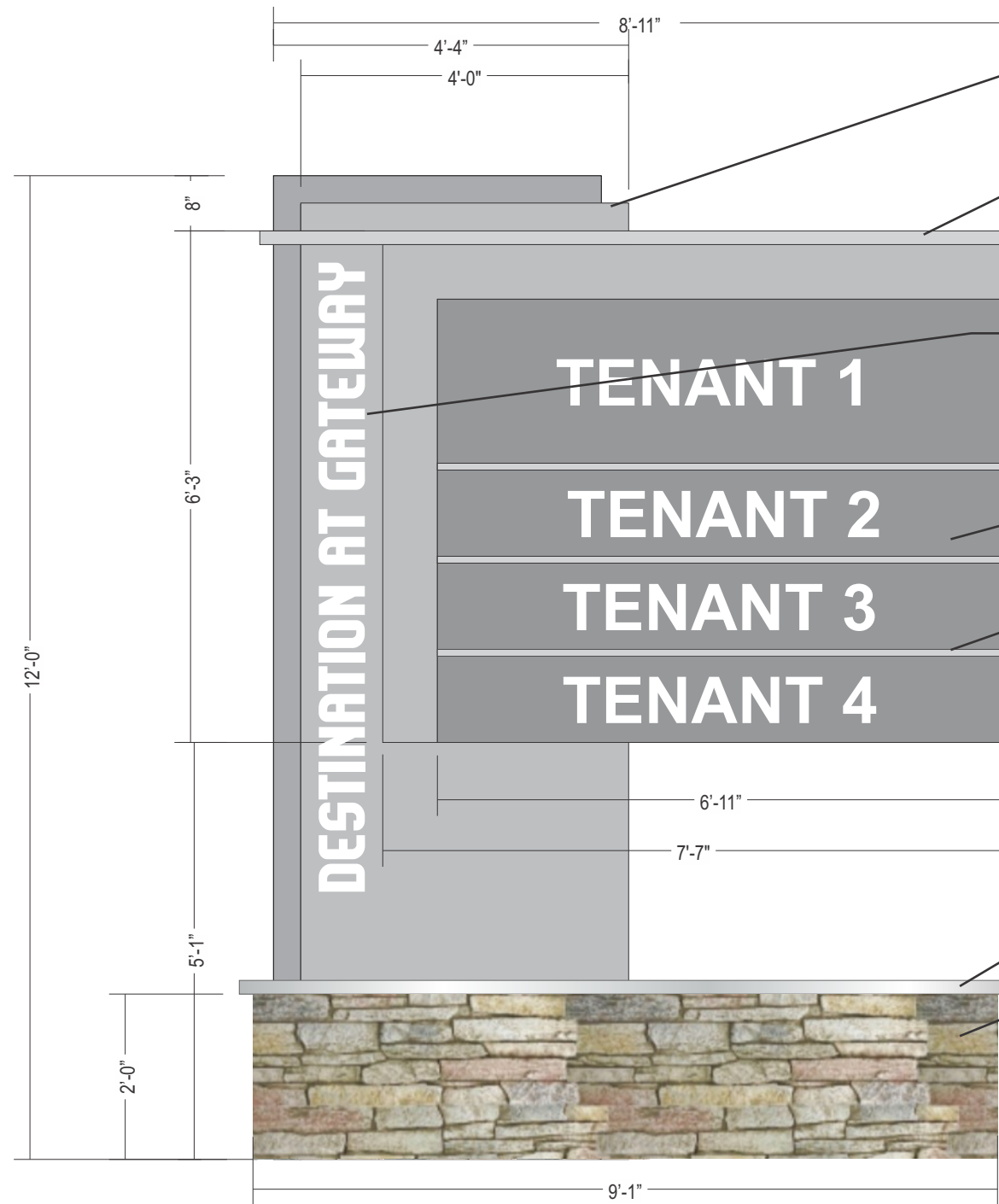
Quantity: 1

- MANUFACTURE AND INSTALL ONE (1) INTERNALLY ILLUMINATED GROUND SIGN
- NEW ALUMINUM CONSTRUCTION MONUMENT SIGN
 - PAINTED TO MATCH POWER CENTER BUILDING COLORS (TBD)
- BLUE LED HALO-ILLUMINATED REVERSE PAN CHANNEL AND CAP
- WHITE LED INTERNAL ILLUMINATION (TENANT AREA)
- ROUTED ALUMINUM TENANT PANELS WITH 1/2" CLEAR PUSH-THRU PLEX
 - TRANSLUCENT VINYL OVERLAYS DETERMINED BY INDIVIDUAL TENANT
- BALLAST WITHIN SIGN
- INSTALL ONTO ASA APPROVED PIPE & FOOTER AT SPECIFIED LOCATION



MTP.G1 MULTI-TENANT PYLON G.1

Note: number of paint colors and colors for each section of sign to be determined prior to fabrication
 Current paint specification = Painted to match power center building colors (TBD)



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

Sign body & end accents: all aluminum fabrication with .125" cladding

2" accent with cove lighting, Blue LEDs
 Note: lighting illuminated above and below at end accent

Standard halo lit channel letters:
 .063" aluminum faces, painted white
 3" deep .040" aluminum returns, painted white
 1/8" polycarbonate backs
 Internally illuminated with **blue LEDs**
 Mounted to body of sign with 2" standoffs

Changeable tenant faces: .125" aluminum
 Future tenant graphics to be push thru acrylic fabrication - **Internally illuminated with white LEDs**

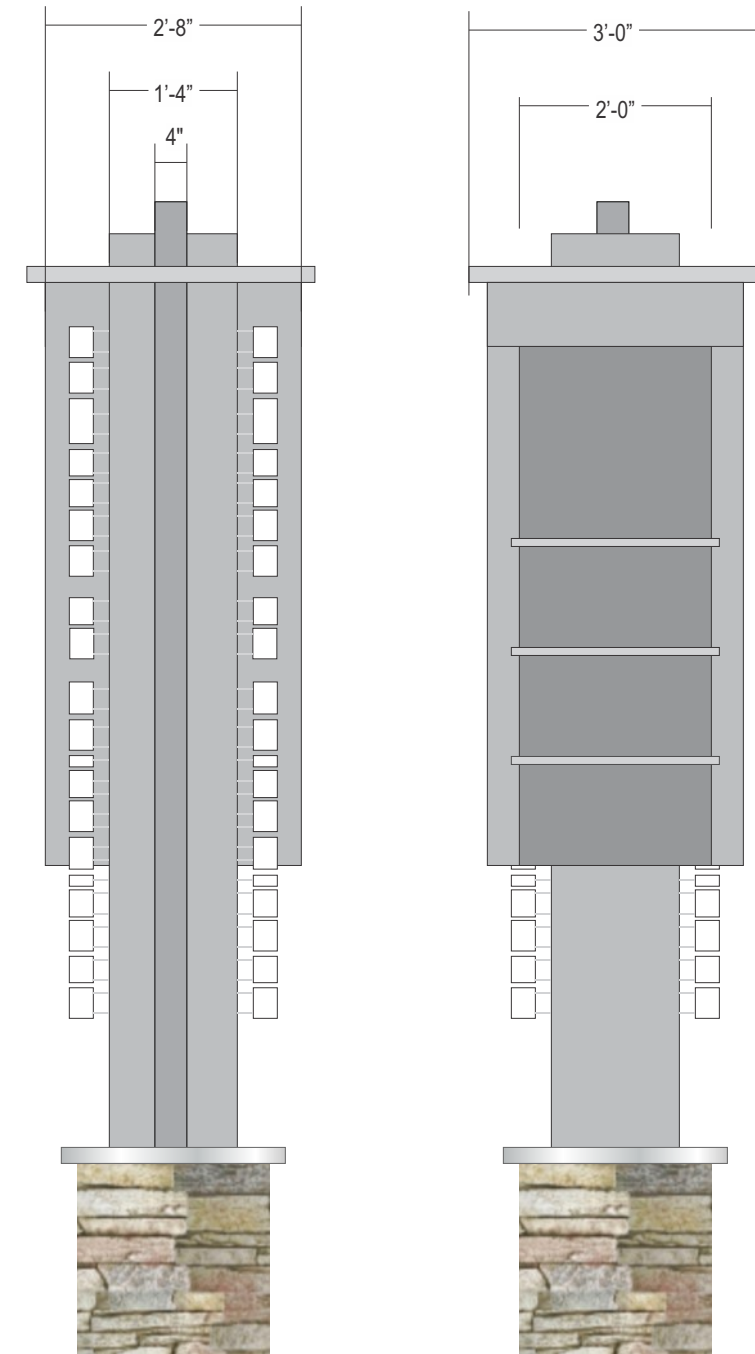
1" accents and divider bars painted metallic silver

Typical configuration shown

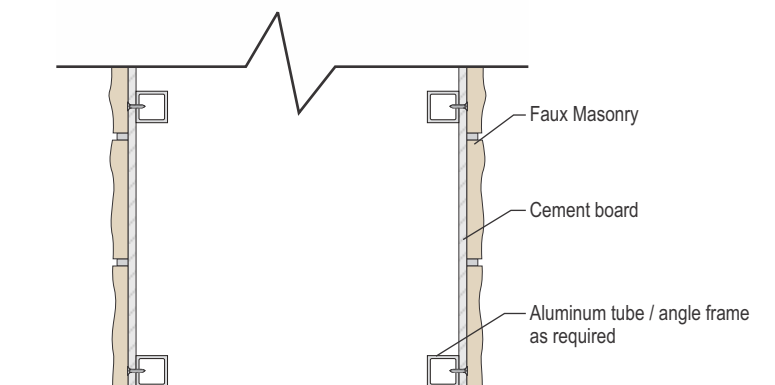
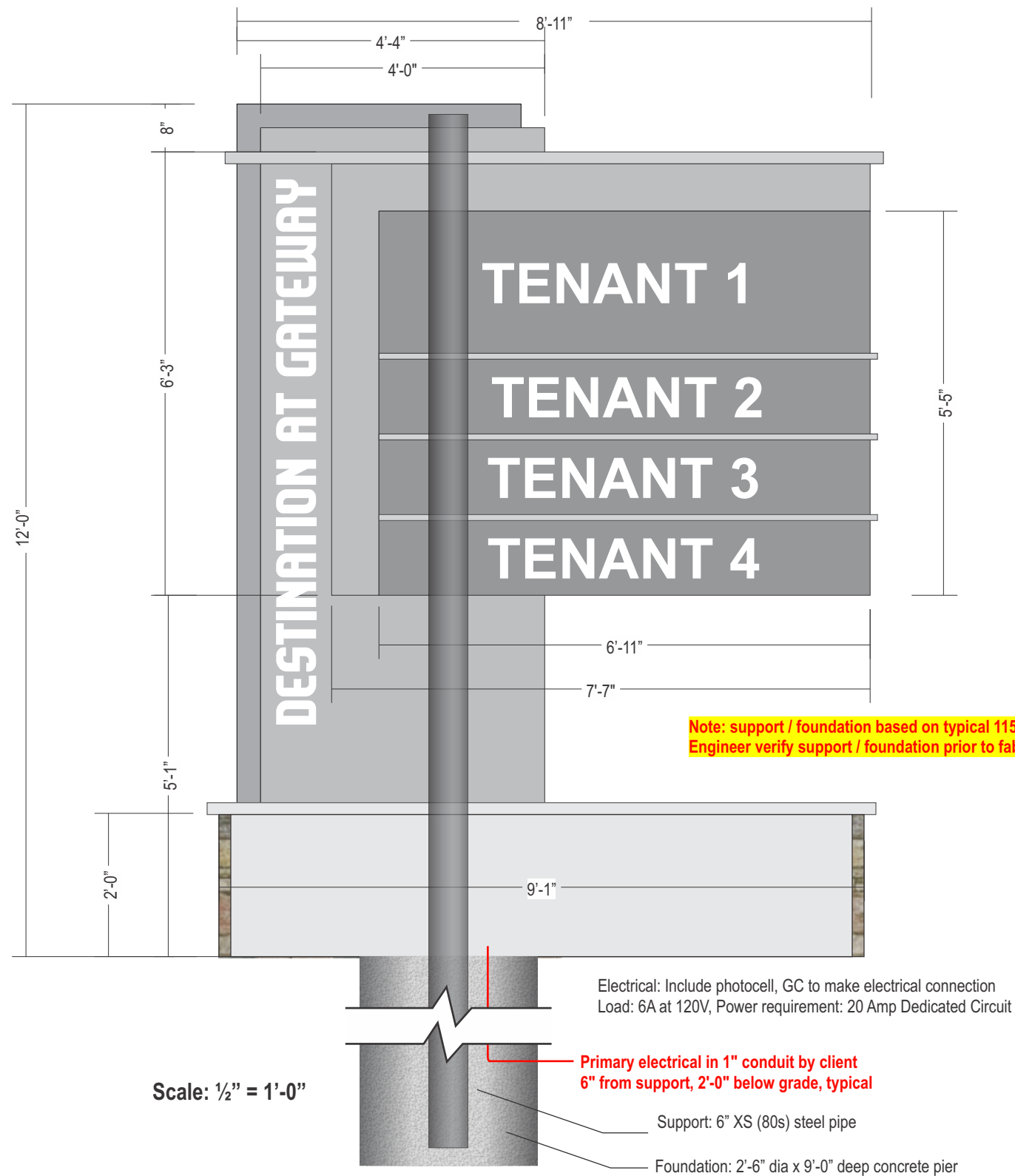
Divider accents and frame elements to be removeable & bolted to frame to allow for various tenant configurations see configuration pages at end of package

2" accent painted metallic silver

Base: Aluminum frame with cement board
 Faux Masonry cladding applied to cement board
 Cladding: Texture plus, ledge stone, Cream Frost or equal product



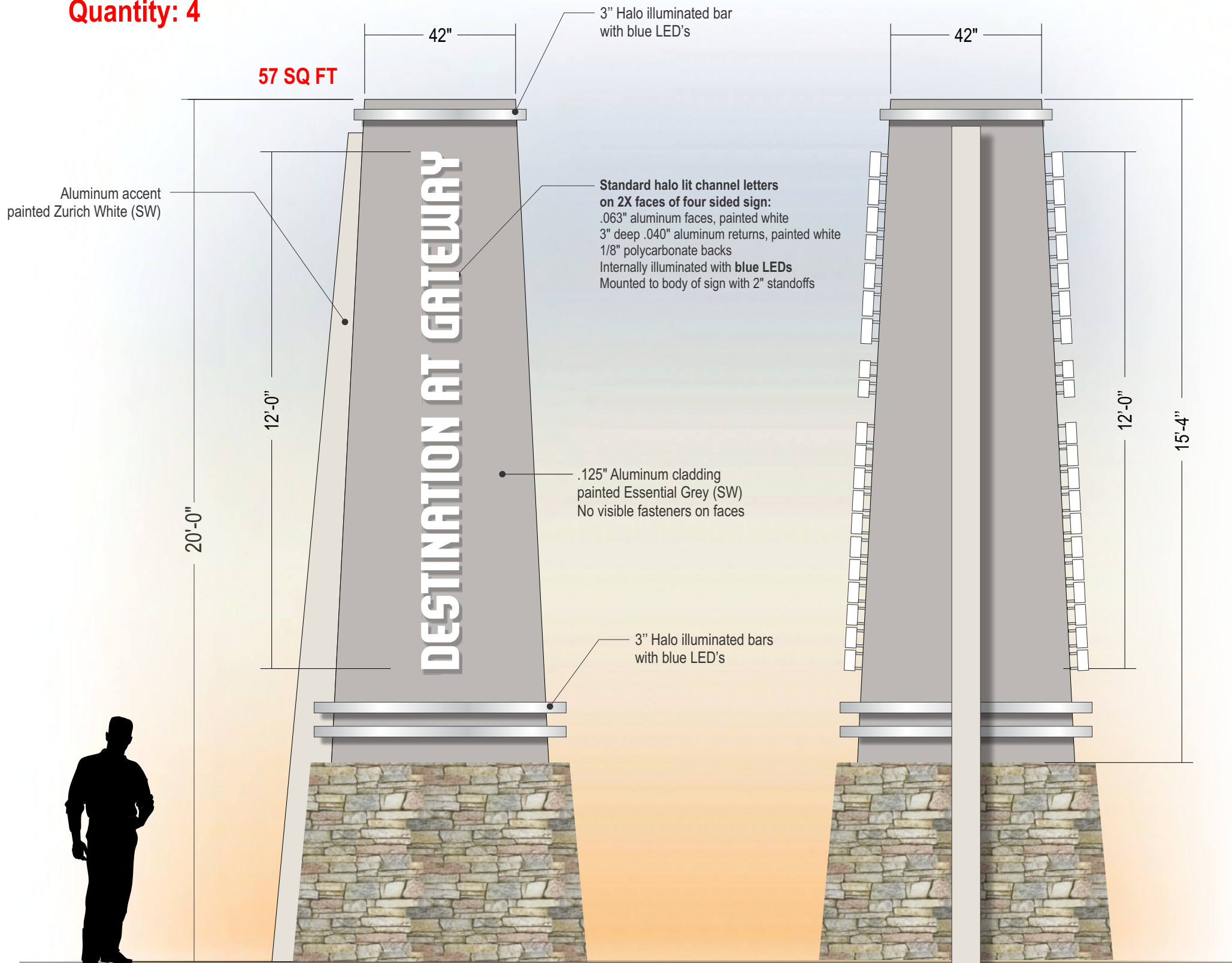
End Views



Typical section detail at masonry clad cabinet

Quantity: 4

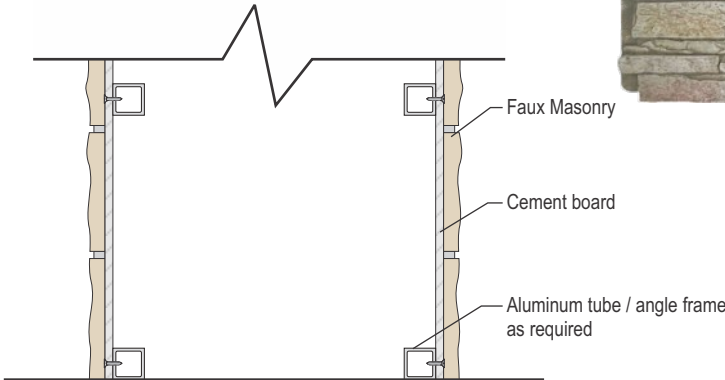
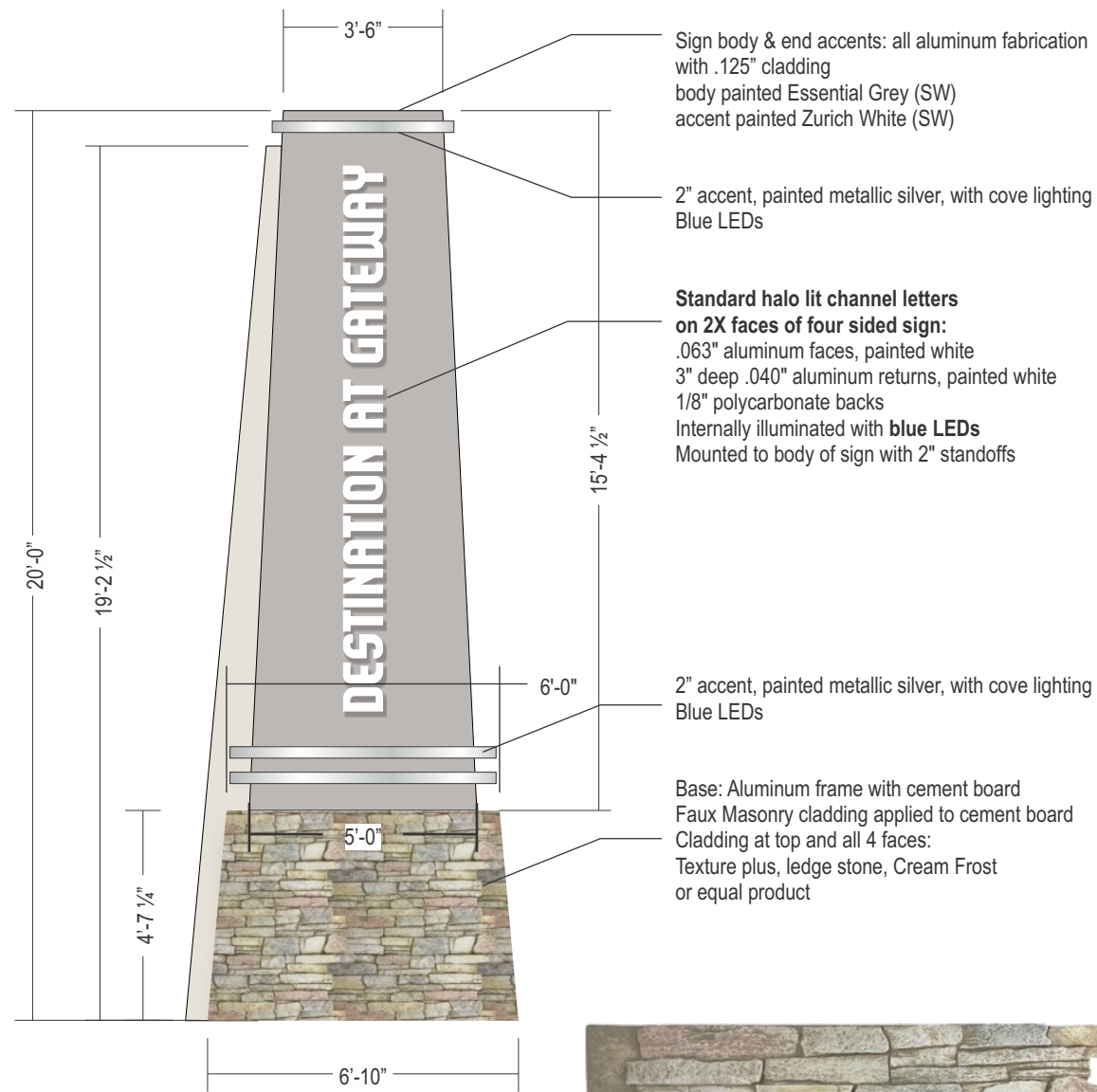
57 SQ FT



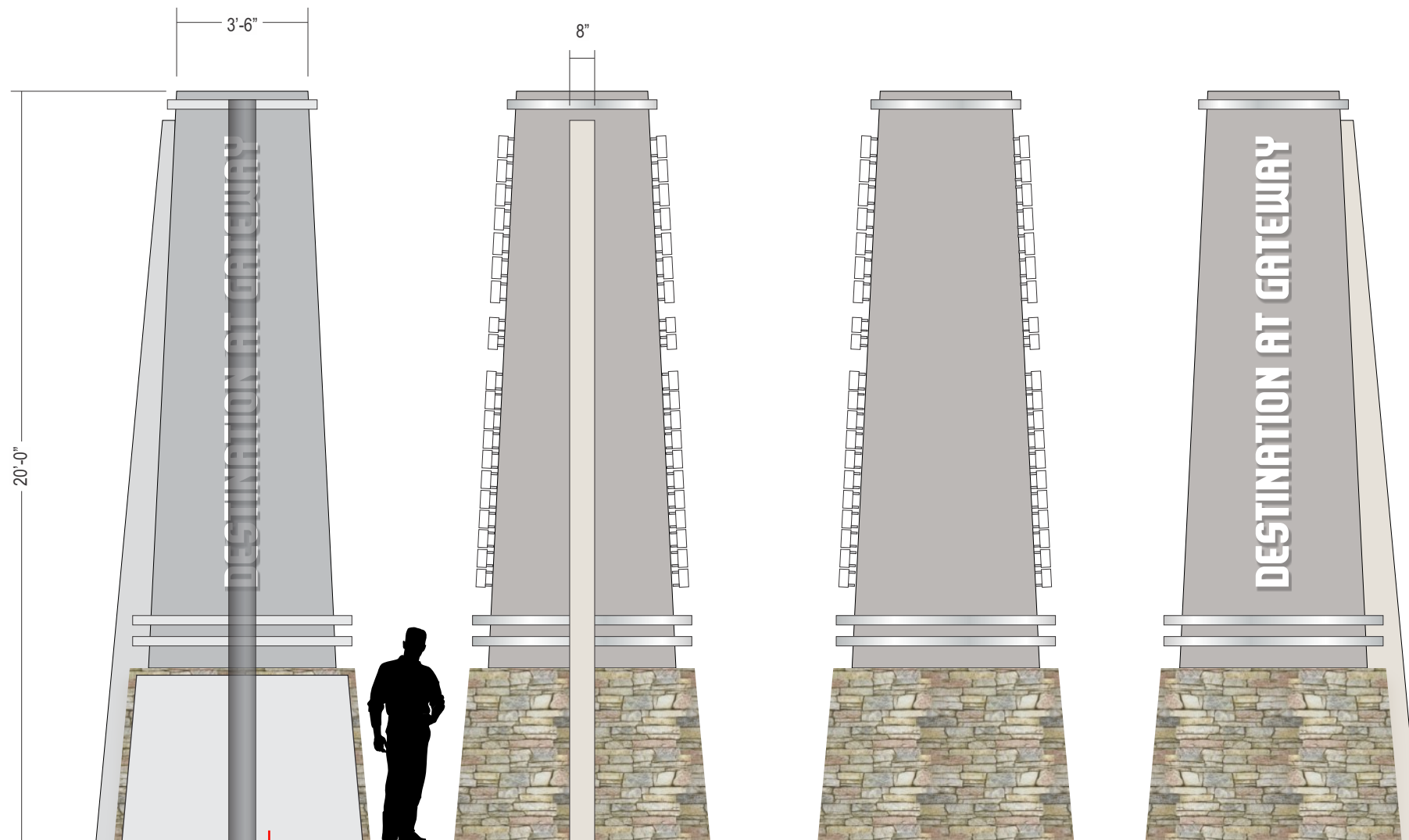
Scale: 3/8" = 1'

Night View

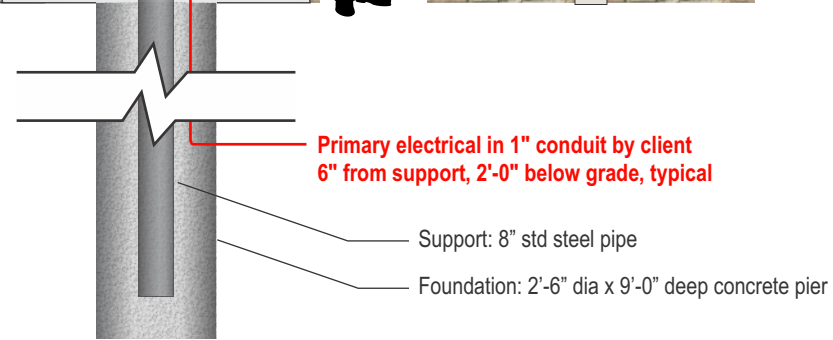




Typical section detail at masonry clad cabinet



Alternate views



Electrical: Include photocell, GC to make electrical connection
Load: 3A at 120V, Power requirement: 20 Amp Dedicated Circuit

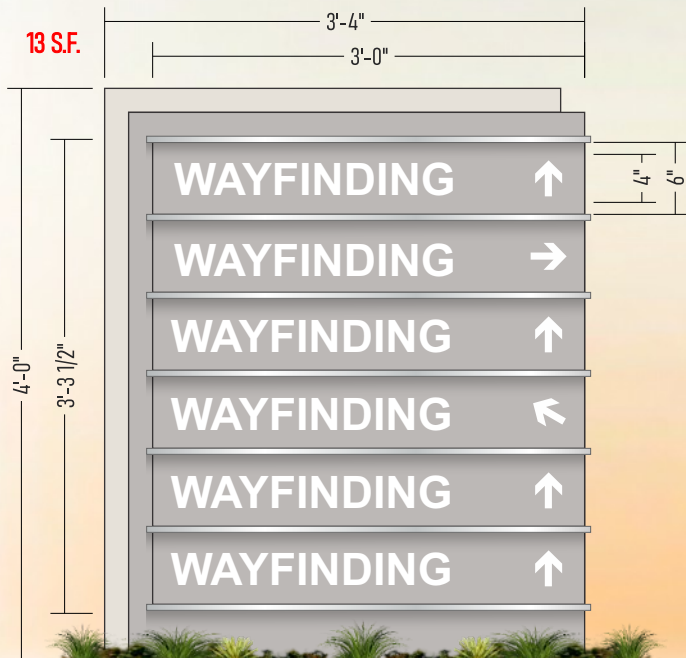
Scale: 1/4" = 1'-0"



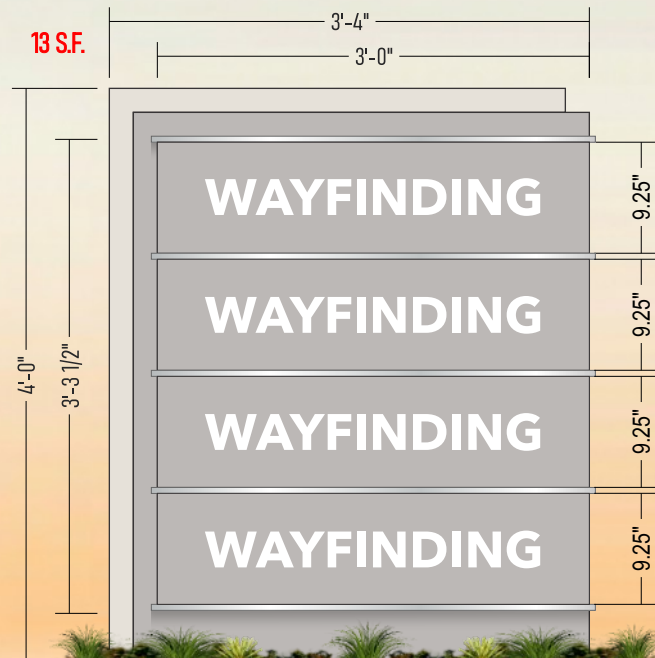
TENANT PANEL CONFIGURATION OPTIONS

Names shown here are examples only, all graphics & tenants TBD

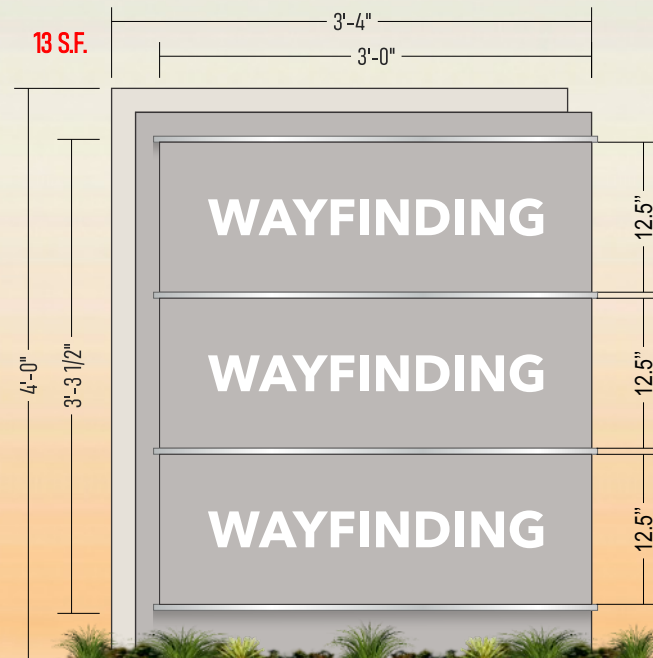
SIX TENANT LAYOUT



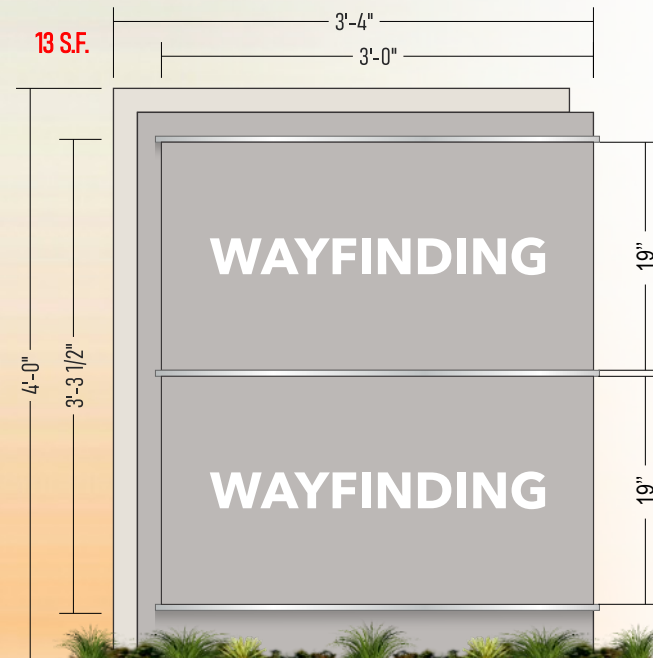
FOUR TENANT LAYOUT



THREE TENANT LAYOUT



TWO TENANT LAYOUT



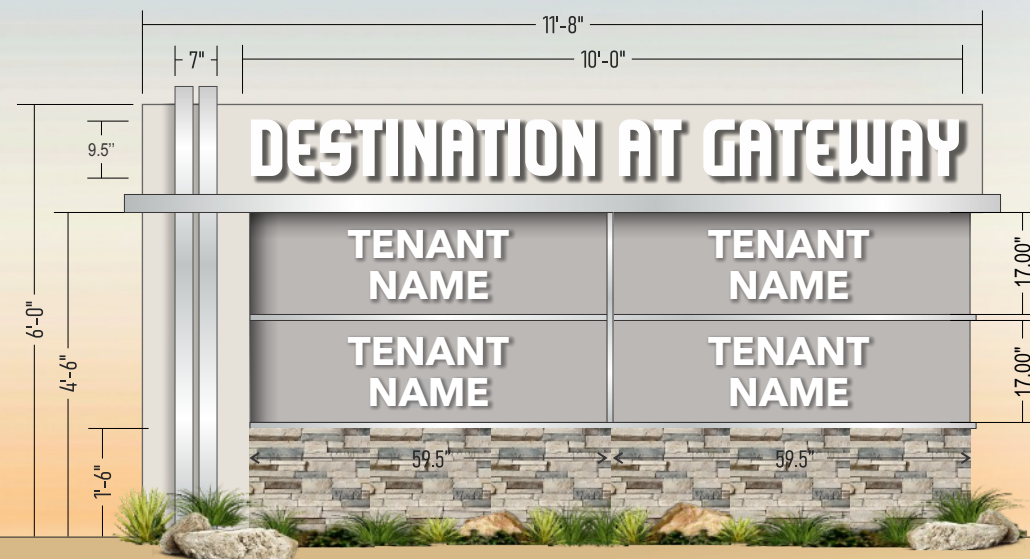
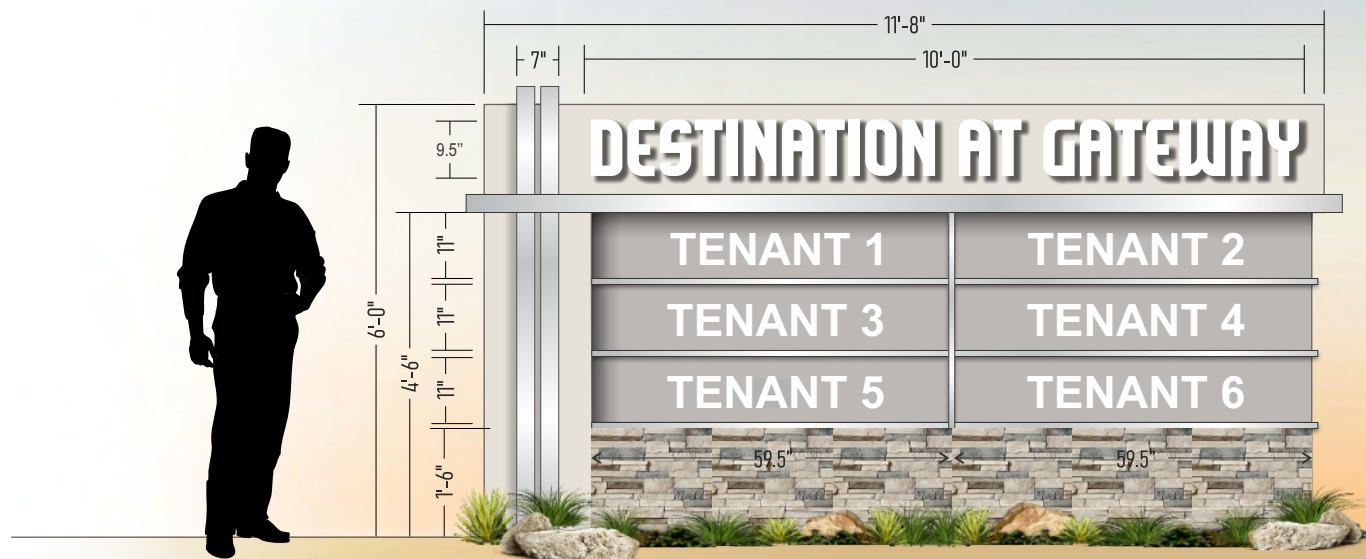
Scale: 3/4" = 1'

TENANT PANEL CONFIGURATION OPTIONS

Names shown here are examples only, all graphics & tenants TBD

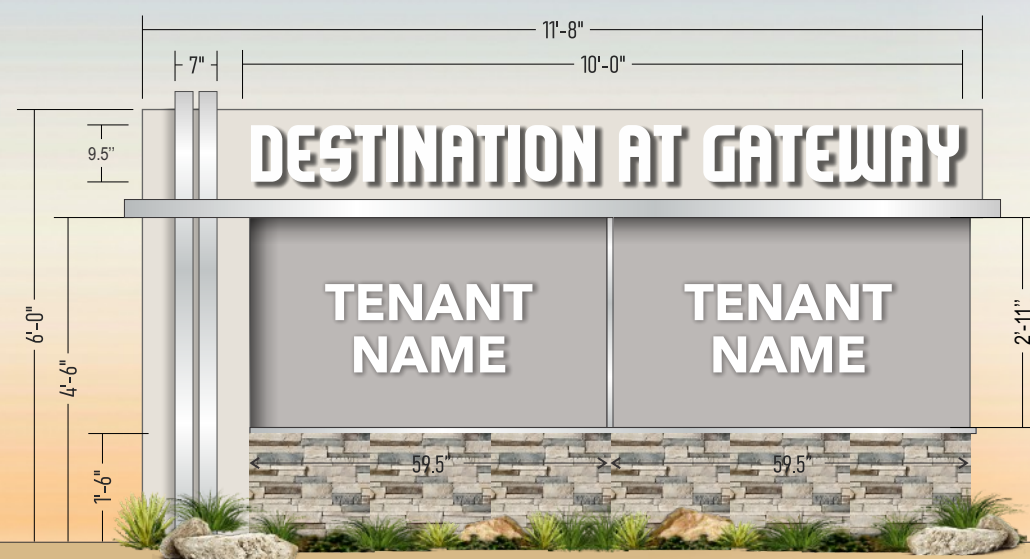
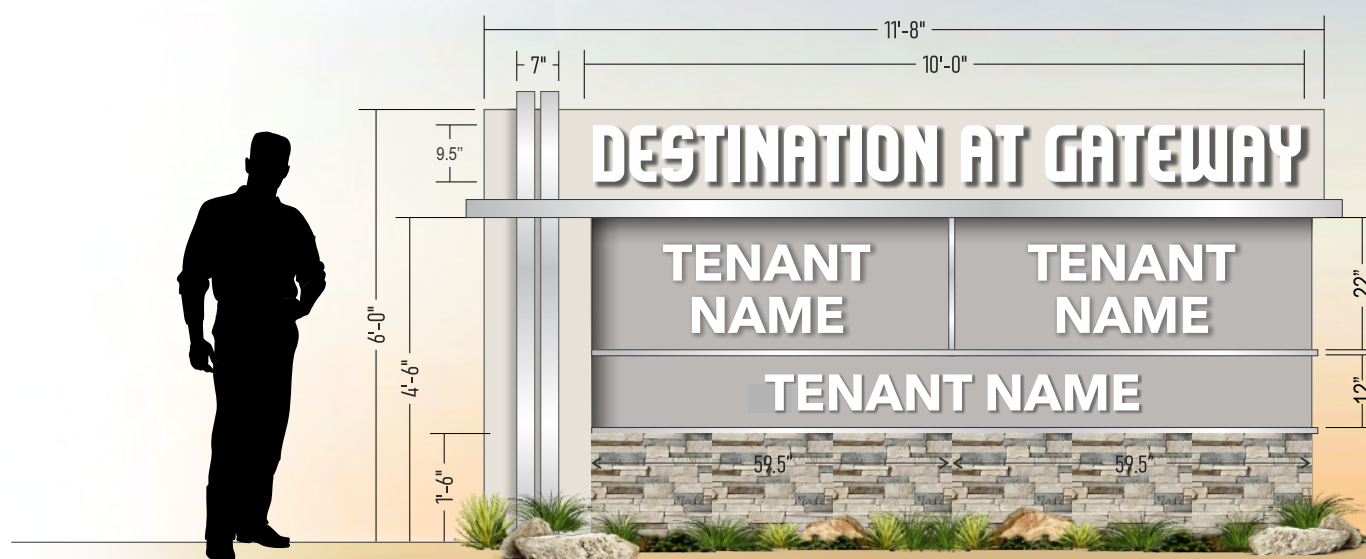
SIX TENANT LAYOUT

FOUR TENANT LAYOUT



THREE TENANT LAYOUT

TWO TENANT LAYOUT



Scale: 3/8" = 1'

TENANT PANEL CONFIGURATION OPTIONS

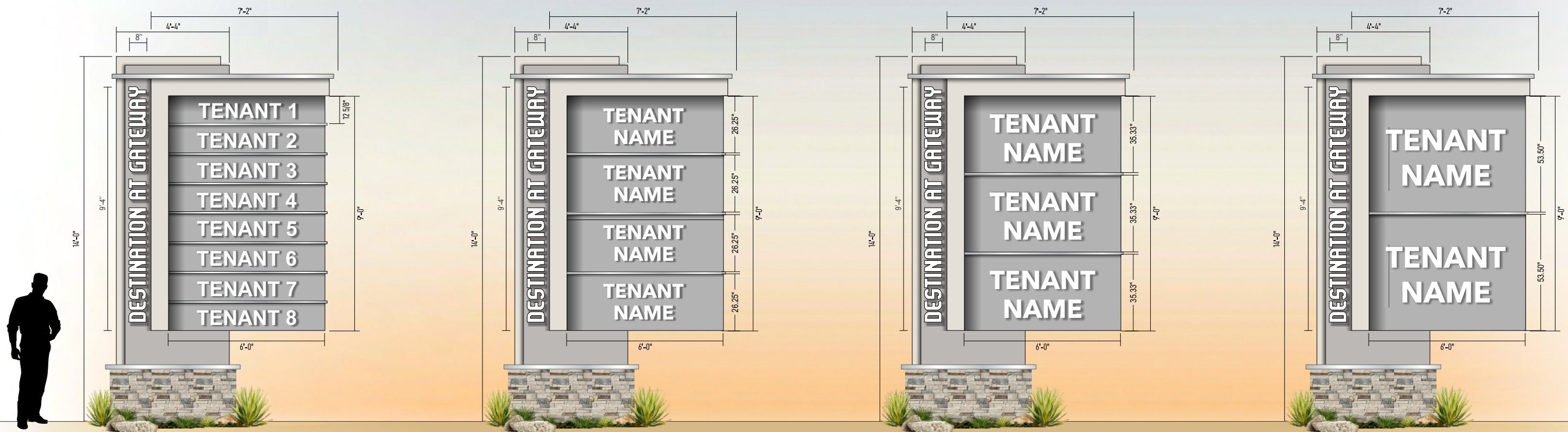
Names shown here are examples only, all graphics & tenants TBD

EIGHT TENANT LAYOUT

FOUR TENANT LAYOUT

THREE TENANT LAYOUT

TWO TENANT LAYOUT



Scale: 1/4" = 1'

SIGN MEM.H

Quantity: 1

1 Top of sign painted metallic silver with 4" high illuminated aluminum top cap painted metallic silver. Halo illumination with blue LED's - **note curved fabrication**

2 ID copy "SIGNAL BUTTE": Standard halo lit channel letters: .063" aluminum faces, painted white 3" deep .040" aluminum returns, painted white 1/8" polycarbonate backs Internally illuminated with **blue LEDs** Mounted to body of sign with 2" standoffs

3 Single faced ID cabinet: all aluminum fabrication with .125" cladding painted Zurich White (SW)

4 Vertical accents: 4" Halo illuminated aluminum accents painted metallic silver. Halo illumination with blue LED's

5 Single faced ID cabinet: all aluminum fabrication with .125" cladding painted Essential Grey (SW)

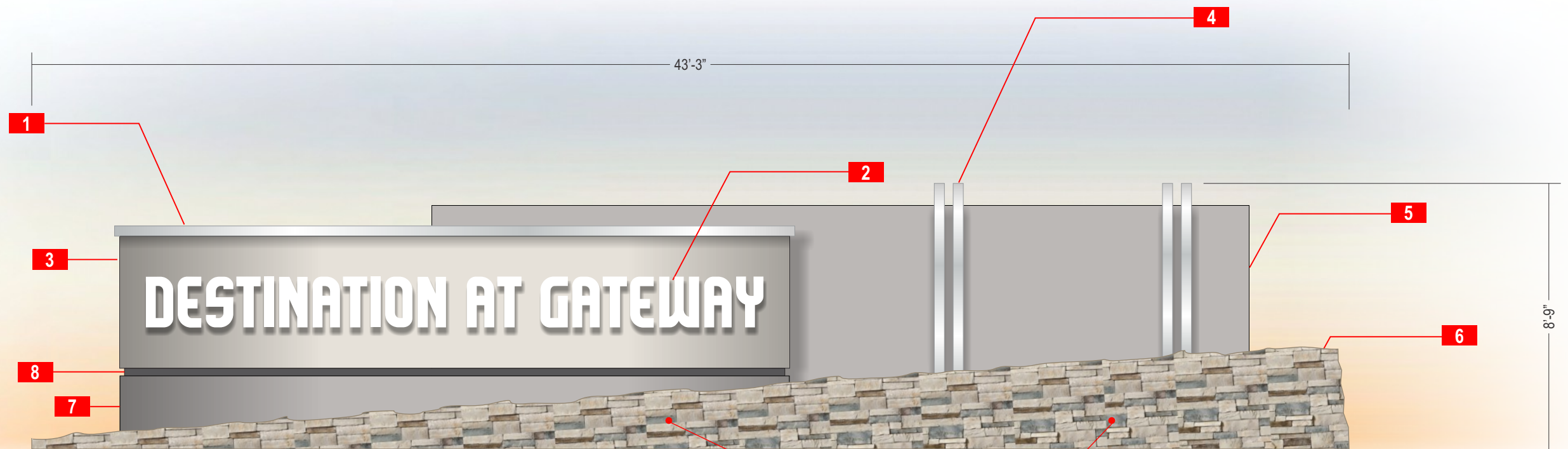
6 Base: CMU core with masonry cladding on face, back, ends, and top Up lighting as noted on plan view

Masonry cladding: Ashfall Stone -- Exact masonry specification to be provided to Signdealz prior to fabrication

7 Cabinet base: all aluminum fabrication with .125" cladding painted Essential Grey (SW) - **note curved fabrication**

8 Fabricated aluminum accent reveal painted Pantone 424 C - **note curved fabrication**

23.83 SF



Front Elevation

Drain holes for light fixtures

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

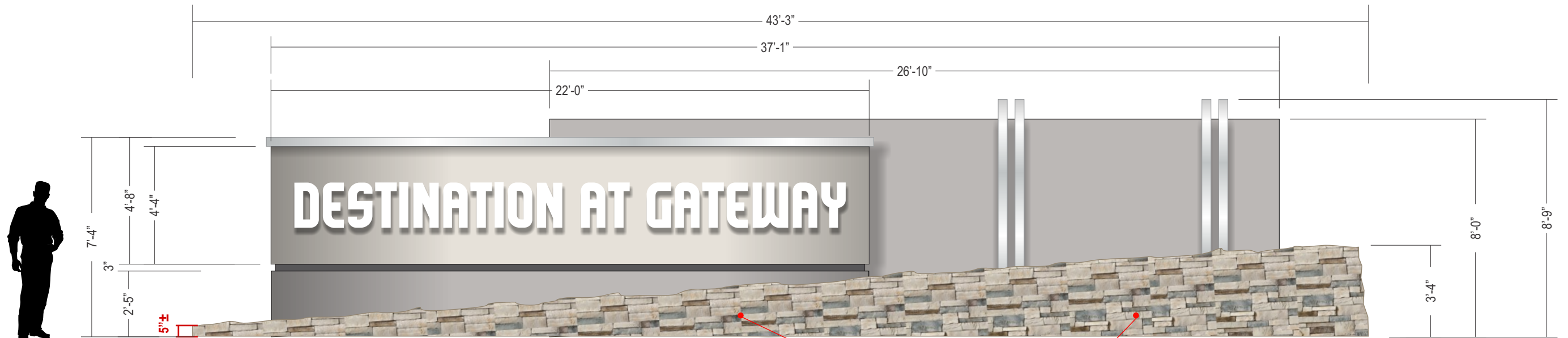
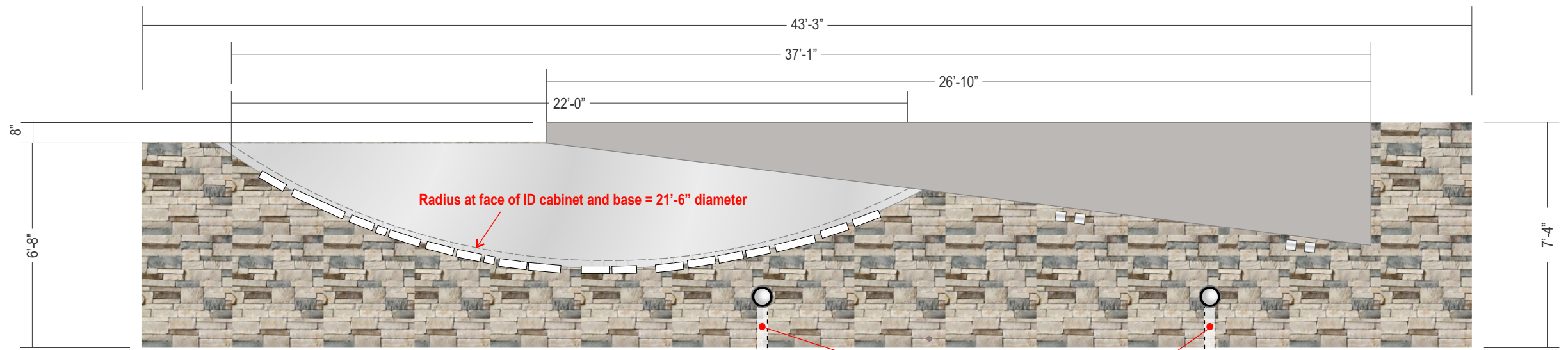
See following page for additional views / additional details



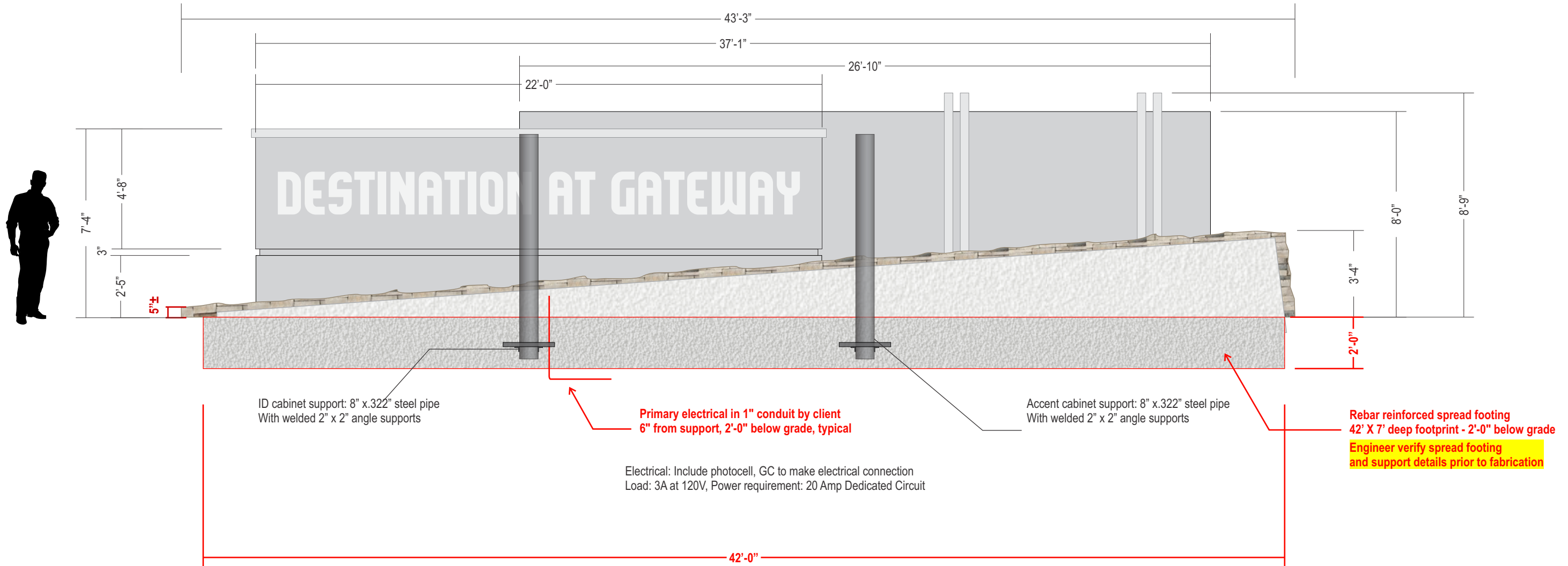
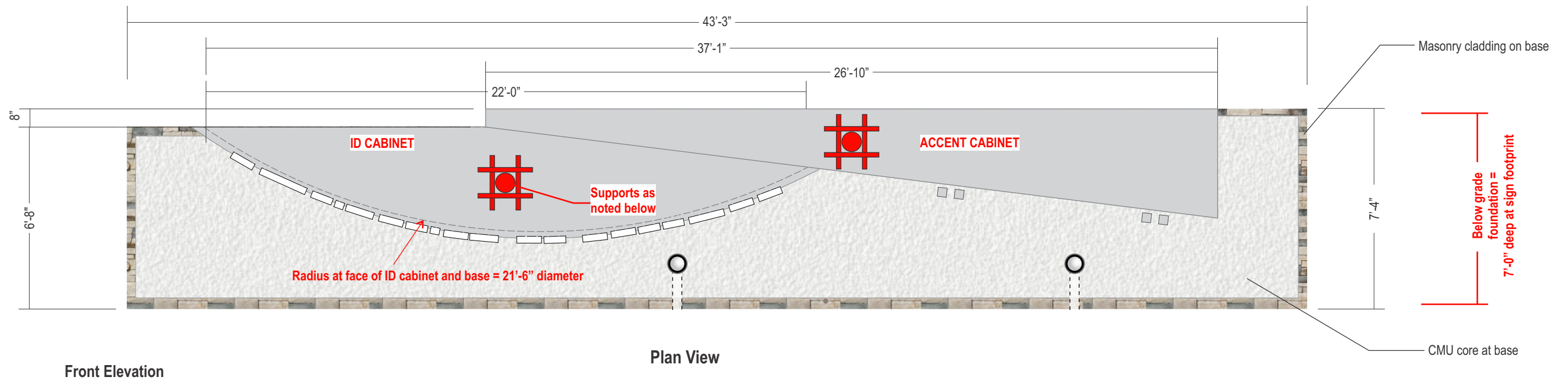
Newly Proposed Signage: Night View



SIGN MEM.H



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



KEYNOTES

- ① ENTRY MONUMENT (SEE SIGN PLAN ELEVATIONS)
- ② ENHANCED MONUMENT PLANTING
- ③ SIDEWALK



PROPOSED PLANT PALETTE



Aloe barbadensis
Yellow Blooming Aloe



Dasylirion wheeleri
Desert Spoon



Hesperaloe parviflora
Red Yucca



Lantana x 'New Gold'
New Gold Lantana



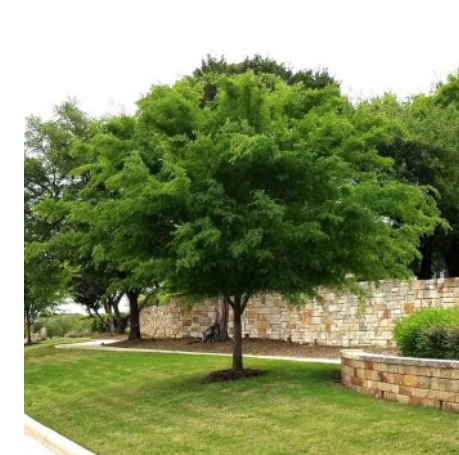
Leucophyllum frutescens
Green Cloud



Muhlenbergia capillaris
Pink Muhly Grass



Acacia farnesiana
Sweet Acacia



Ulmus parvifolia
Chinese Elm

