



Requesting Department:  
Development Services

**TO:** Planning and Zoning Commission

**THRU:** Brett Burningham, Development Services Director  
Erik Swanson, Interim Planning Administrator

**FROM:** Sarah Clark, Senior Planner/Project Manager

**RE:** Discussion and Possible Action on P20-0029 Pecan Plaza Comprehensive Sign Plan, a request from Chris Webb of Rose Law Group for approval of a Comprehensive Sign Plan for the 12.2 acre Pecan Plaza commercial center located at the northwest corner of Ellsworth and Riggs roads.

**DATE:** July 8, 2020

**STAFF RECOMMENDATION**

Staff recommends approval of P20-0029 Pecan Plaza Comprehensive Sign Plan, subject to the Conditions of Approval included in this report.

**PROPOSED MOTION**

Move to approve P20-0029 Pecan Plaza Comprehensive Sign Plan, subject to the Conditions of Approval included in this report.

**SUMMARY**

This proposal consists of a request from Chris Webb of Rose Law Group for approval of a Comprehensive Sign Plan for the 12.2 acre Pecan Plaza commercial center located at the northwest corner of Ellsworth and Riggs roads.

**HISTORY**

- Sept. 16, 2015: Town Council approved Ordinance 576-15 "Pecan Plaza Planned Area Development", which rezoned the subject site to C-2/PAD.
- Feb. 9, 2018: Town Staff administratively approved a Minor PAD Amendment (P17-0162) to reorient the major anchor, the mini major anchor, shops buildings the pad sites.
- Feb. 28, 2019: Town Staff administratively approved a Minor PAD Amendment (P18-0235) to reorganize the pad locations and to relocate the shops buildings to the intersection of Ellsworth and Riggs roads.

June 6, 2018: Town Council approved the Pecan Lake PAD (Ordinance 664-18), where the 7-acres of the subject property was split off from the original Pecan Plaza PAD to develop separately.

Feb. 5, 2020: Town Council approves Fat Cats PAD Amendment – Ordinance 720-20 (P19-0108) and Site Plan (P19-0107).

June 24, 2020 Town Staff administratively approved a Minor PAD Amendment which reorganized the pad sites and identified the health club as the major tenant.

**PROJECT INFORMATION**

Project Name	Pecan Plaza Comprehensive Sign Plan (P20-0029)
Site Location	NWC of Ellsworth and Riggs roads
Current Zoning	C-2/PAD
General Plan Designation	Commercial
Surrounding Zoning Designations:	
North	C-2/PAD – Tractor Supply
South	Riggs Road Sonoqui Wash Bridle Ranch (Toll Brothers)
East	Ellsworth Road C-2 (Fry's Marketplace)
West	C-2/PAD (Fat Cats) R1-5/PAD (Pecan Lake)
Gross Acreage	12.2 acres
Building Area (Total)	69,173 sf

**DISCUSSION**

The Pecan Plaza Site Plan includes a total of approximately 69,173 square feet of commercial uses which include an EOS gym, two (2) shops buildings, one (1) pad site (Pad A), and three (3) drive-thru restaurants (Pads B, C, and D). No specific users, other than EOS, have been identified at this time.

A Comprehensive Sign Plan has been submitted to outline the sign standards being requested. In total, the request includes:

- Two (2) 6'9" tall ground mounted multi-tenant monument signs (one located on Riggs Road and the other on Ellsworth Road)
- Three (3) 8'10" tall ground mounted multi-tenant sign (one located on Riggs Road and two on Ellsworth Road)
- Proposed standards for wall mounted signage

Three (3) deviations from the Zoning Ordinance are proposed. The applicant is requesting approval for the following features that exceed or deviate from signage standards as set by the Zoning Ordinance:

**Increased Rear Wall Signage for Shops Buildings:**

<b>Proposed Wall Sign Modifications for Shops Buildings</b>		
<b>Elevation</b>	<b>Zoning Ordinance Requirement</b>	<b>Proposed Standard</b>
Front	1.5 sqft. of signage per linear foot of frontage	<b>Reduction to 1 sf. of signage per linear foot of frontage</b>
Side	0.5 sqft. of signage per linear foot of side wall	0.5 sqft. of signage per linear foot of side wall
Rear	0.5 sqft. of signage per linear foot of rear wall	<b>Increase to 1.5 sqft. of signage per linear foot of frontage</b>

*Applicant Justification: "Article 7.2.A.4.c.1.a and Article 7.2.A.4.c.1.c establish a maximum building front wall signage of one and a half (1-1/2) SF of sign area per lineal foot of building occupancy frontage and a maximum rear wall signage of one-half (1/2) SF of sign area per lineal foot of rear wall, respectively. The buildings identified as Shops A and Shops B at Pecan Plaza are oriented such that their rear walls are immediately adjacent to the project's Ellsworth Road and Riggs Road frontage, making the rear walls far more important for signage than the front walls. A deviation is therefore requested to increase the allowable rear wall signage for Shops A and Shops B to one and a half (1-1/2) SF of sign area per lineal foot of rear wall. As previously stated, this deviation is justified and necessary given the buildings' proximity and orientation toward the main traffic corridors of Ellsworth Road and Riggs Road. Further, Pecan Plaza will voluntarily agree to reduce the allowable front wall signage to one SF of sign area per lineal foot of building occupancy frontage.*

**Staff Response:** The rear of the shops buildings are located immediately adjacent to the Riggs Road and Ellsworth Road intersection. Staff is supportive of the request to increase signage to the more visible rear elevation and reduce signage on the front elevation. The 1.5 square feet of signage per linear foot of street frontage calculation is used for shops buildings in other Comprehensive Sign Plans in Town, such as at the Queen Creek Marketplace.

Additionally, the applicant is also not proposing any signage at the rear and the west side of the EOS elevations and will not be permitted to do so in the future per the CSP. All other signage for the pad sites will maintain the wall signage standards as defined in the Zoning Ordinance.

**Increased Monument Sign Height:**

<b>Proposed Monument Sign Height Modifications</b>	
<b>Zoning Ordinance Requirement</b>	<b>Proposed Standard</b>
Freestanding monument signs shall not exceed 8-feet in height above grade	Three (3) freestanding monument signs at 8'10" in height above grade

Applicant Justification: *“Article 7.2.A.3.2.b establishes a maximum height of 8 ft for ground-mounted monument signs. The M1 monument signs on Ellsworth and Riggs Roads are designed at a total height of 10 ft, though the actual signage on the proposed monuments signs is limited to 8'-10”. The total height of 10 ft is due to the 3 ft base (needed for visibility) and the inclusion of a 1'-2” architectural “roof” enhancement added to the top of the signs. Though not required, the architectural enhancement is intended to make the monument signs complimentary to the building designs in architecture and materials. Smaller signs tend to get lost in landscaping and screen walls. The extra base height on the signs will ensure the tenant panels will be visible to passing traffic on the high-volume and high-speed roadways adjacent to the project. We can reduce the height of the signs by eliminating the roof embellishments, but we feel the signs are much more architecturally pleasing and compliment the center better with the added roof elements. A deviation is therefore requested to allow the actual signage of the M1 monument signs to have a maximum height of 8'-10” (includes the 3' base) and a total height of 10 ft. It should be noted that the M2 monument signs are significantly smaller than the maximum 8 ft height, only reaching a height of 6'-9” for the actual signage itself.”*

Staff Response: The Zoning Ordinance measures sign height from grade to the top of the sign copy (lettering), exclusive of architectural embellishment. The height of the three proposed M1 multi-tenant signs is 8'-10”. The remaining 1'2” of sign height is architectural embellishment and is not included in the sign height measurement per the Ordinance. The applicant has increased the masonry base of the sign from the minimum 2-feet to 3-feet, which resulted in the increased sign height above the 8-foot maximum. While the height of the sign copy is 10-inches above the minimum, the proposed M1 monument signs are 36-square feet in area, where monument signs are permitted to be 48 square feet in area. Additionally, the two proposed M2 monument signs are 6'9” in height to the top of the sign copy and 25 square feet in area.

Based on the reduction of the overall sign square footage for the M1 and M2 signs, and that the increase in height is due to an enhanced masonry base rather than increased sign area, staff is supportive of the deviation in sign height.

**Additional Monument Signs:**

Proposed Number of Allowed Monument Signs Modifications	
Zoning Ordinance Requirement	Proposed Standard
<p>Parcels with 600-feet of street frontage per street are permitted two (2) ground-mounted signs per street frontage and shall be separated by a minimum of 300-feet.</p> <p>One (1) additional sign is permitted for each additional three-hundred (300-feet) of street frontage.</p>	<p>Two (2) ground mounted signs along Riggs Road with street frontage of 591-feet.</p> <p>Three (3) ground mounted signs along Ellsworth Road with a street frontage of 760-feet, separated by approximately 220-feet.</p>

*Applicant Justification: "Article 7.2.A.3.2.c and d allows for 2 ground-mounted monument signs per 600 ft of street frontage, plus 1 additional sign for each additional 300' of street frontage. Pecan Plaza's street frontage along Riggs Road is approximately 591 ft, excluding ROW previously dedicated to the Town for Ellsworth Road. If that previously dedicated ROW were to be included, then Pecan Plaza's frontage on Riggs Road would exceed 600 ft and automatically qualify for 2 ground-mounted monument signs. A deviation is therefore requested to allow a 2nd monument sign. This deviation is extremely minor (existing frontage is approximately 9 ft shy of 600 ft) and is fully justified given that denial of this deviation would effectively penalize Pecan Plaza for dedicating ROW to the Town in advance of the development of the project. Further, in order to respect the adjacent residential uses, the anchor tenant will not utilize its code-permitted wall sign space on the north and west sides of its building and will therefore require additional signage adjacent to Riggs Road. This deviation is necessary given the large traffic volumes anticipated on Riggs Road, and is critical to provide the needed visibility for the project tenants along one of the busiest roads in the Town.*

*Pecan Plaza's street frontage along Ellsworth road is approximately 760 ft, excluding ROW previously dedicated to the Town for Riggs Road, and therefore falls short of being allowed a 3rd monument sign by code. A deviation is therefore requested to allow for the 3rd monument sign. This deviation is very minor given that the Ellsworth Road frontage is closer to qualifying for 3 monument signs than 2 monument signs. The requested deviation is critical to the success of the project and is justified because; (a) in order to respect the adjacent residential uses, the anchor tenant will not utilize its code-permitted wall sign space on the north and west sides of its building and will therefore require additional signage adjacent to Ellsworth Road, (b) all tenants and users are requiring signage on both Riggs and Ellsworth Roads in order to capitalize on two of the most highly-traveled roads in the southeast valley, (c) the two pad tenants adjacent to the northernmost driveway are requiring dedicated signage at this driveway, thereby making the 3rd monument sign a necessity in order to provide signage for all tenants and users at Pecan Plaza, (d) even with this deviation, the overall amount of signage proposed for the development is less than the code allows.*

**Staff Response:** Related to the additional monument sign on Riggs Road, staff is supportive of the proposed request given that the frontage is 9-feet short of being allowed an additional sign,

the proposed M2 sign is 1'3" shorter than the maximum sign height and is about 22-square feet smaller than the maximum allowed sign area for monument signs.

The third monument sign on Ellsworth Road is intended for Pads B and C located at the northern portion of the site along Ellsworth Road, as stated by the applicant. The applicant has indicated that this additional sign is intended to capture traffic for those pads to turn into the first drive-aisle entrance nearest to those pad sites. The proposed sign is 26 square feet in size, where a maximum of 48 square feet is permitted. The other larger proposed multi-tenant monument signs located on Ellsworth Road are 36 square feet in area. Staff has some concerns with the additional monument sign on Ellsworth Road, as no tenants, aside from EOS, have been identified at this point. The applicant has indicated that they are currently in negotiations with users for these pad sites, and cannot divulge the company, but the applicant has stated that these users require a dual panel tenant sign adjacent to their site at the northern most entry to the center.

Staff is supportive of the deviation in separation in distance between the signs as the sign locations coincide with turning movements into the center.

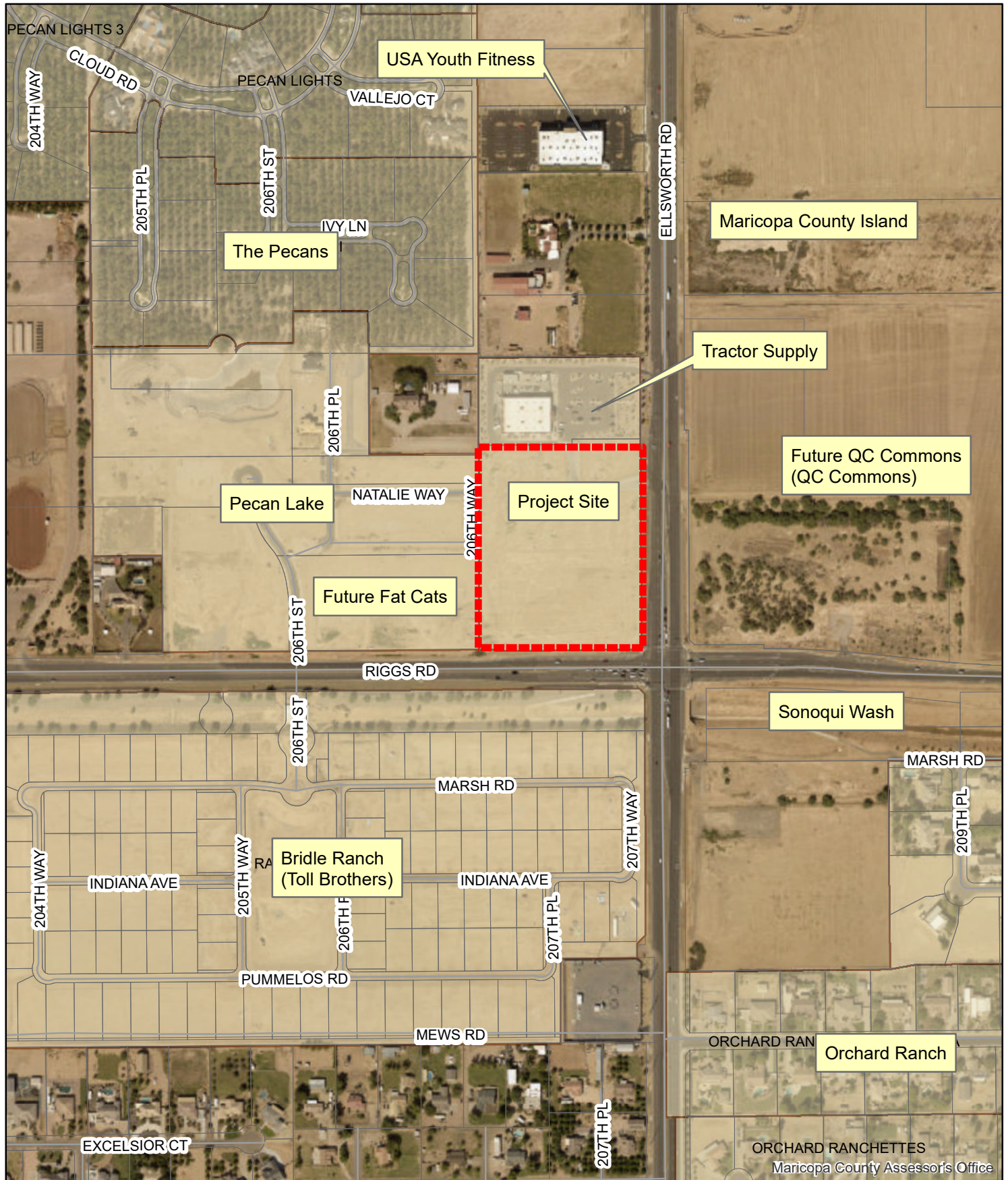
#### **CONDITIONS OF APPROVAL**

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. Any temporary signage shall be subject to review and approval under the Temporary Sign Permit application process.
3. All signage shall be permitted under a building permit, following approval of the Comprehensive Sign Plan from the Planning and Zoning Commission.

#### **ATTACHMENTS**

1. Aerial Exhibit
2. Pecan Plaza Comprehensive Sign Plan

**Project Name: Pecan Plaza Aerial Exhibit**  
**Case Numbers: P20-0029 (Comprehensive Sign Plan)**  
**Hearing Date: July 8, 2020 (Planning Commission)**





COMPREHENSIVE  
SIGN  
PLAN

Riggs & Ellsworth NW, LLC  
Pecan Plaza  
NWC of Ellsworth Road & Riggs Road  
Queen Creek, AZ

June 25, 2020

Prepared by:



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**COMPREHENSIVE SIGN PLAN  
PECAN PLAZA  
QUEEN CREEK, ARIZONA**

**I. INTRODUCTION**

The intent of this comprehensive sign plan is to establish and maintain a continuity of quality and aesthetics throughout Pecan Plaza for the mutual benefit of all Tenants.

**II. GENERAL REQUIREMENTS**

- A.** Each Tenant (or representative) shall submit two (2) sets of scale drawings of proposed signage for approval by Landlord indicating the location, size, layout, design, color and method of attachment. Upon Landlord approval, a signed copy will be returned.
- B.** All signs shall be constructed and installed at Tenant's sole expense.
- C.** All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.
- D.** Signs installed without written approval from the Landlord may be subject to removal, repairs to sign band or removal of signage resulting from unapproved installations.
- E.** Tenant and his sign contractor shall repair any damage caused during installation or removal of any signage.
- F.** Flashing, animated or audible signs are prohibited.
- G.** No window signs are permitted without written approval from the Landlord. Window signs, if permitted shall not exceed 25% of the window on which it is displayed.
- H.** A-frame signs and any portable signs of any nature are prohibited.
- I.** Outlining of a building by means of neon lighting, incandescent lighting or other exposed artificial lighting is prohibited.
- J.** A fixed balloon used as a sign (which means any lighter-than-air or gas filled balloon attached by a tether to a fixed place) is prohibited.
- K.** Portable signs, posters, banners or flags are prohibited.
- L.** Tenant shall be responsible for obtaining all sign permits from the Town of Queen Creek prior to the installation of any signage.
- M.** All sign companies contracted by Tenant must carry workman's compensation and public 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 in the amount of one million and no/100 dollars (\$1,000,000.00) per occurrence.

### **III. SPECIFIC TENANT RESPONSIBILITIES**

- A. Each tenant shall, at their own expense, install and maintain their own identification sign in accordance with specifications noted herein. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to perform said maintenance or repair. Should Tenant fail to perform, Landlord shall undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of invoice.

### **IV. CONSTRUCTION REQUIREMENTS FOR BUILDING MOUNTED SIGNAGE**

- A. All fasteners shall be made of aluminum.
- B. No labels shall be permitted on the exposed surface of signs, except those required by ordinance.
- C. No exposed tubing, conduit, crossovers or conductors will be allowed. All wiring, transformers, and other electrical components or parts shall be concealed. No exposed raceways will be allowed.
- D. All electrical signs shall bear the UL label, conform to 2015 IBC standards, and conform to 1999 National Electrical Code Standards or newer.

### **V. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR ANCHOR TENANT**

Anchor Tenant shall be defined as a Tenant occupying 10,000 square feet of floor space or greater. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Anchor Tenant will be allowed a maximum of one and one half (1.5) square feet of signage for each lineal foot of frontage on the building front (South) and one half (0.5) square feet of signage for each lineal foot of frontage on the building side (East) to a maximum 250 square feet aggregate sign area, the Anchor will not have exterior building signage on the rear (North) or other side (West) elevation. Anchor Tenant may erect up to four building mounted signs. In no case shall an Anchor Tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

### **VI. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR PAD USER**

Pad User shall be defined as an entity occupying a single use building. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Pad User will be allowed a maximum of one and one half (1.5) square feet of signage for each lineal foot of frontage on the building front and one half (0.5) square feet of signage for each lineal foot of frontage on the building sides and rear up to a maximum 250 square feet aggregate sign area for all building elevations. Pad User may erect up to four building mounted signs. In no case shall a Pad User's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

## **VII. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR INLINE TENANTS**

An Inline Tenant shall be defined as a Tenant occupying less than 10,000 square feet of leased floor space and located in a multiple user building. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Inline Tenant will be allowed a maximum of one (1) square foot of signage for each lineal foot of frontage on the building front, one half (0.5) square feet of signage for each lineal foot of frontage on the building sides as well as one and one half (1.5) square feet of signage for each lineal foot of frontage on the building rear up to a maximum 250 square feet aggregate sign area for all building elevations. Inline Tenant may erect up to three(3) building mounted signs. In no case shall a Inline Tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

## **VIII. BUILDING MOUNTED SIGNAGE CONSTRUCTION REQUIREMENTS**

- A. Final approval of any building mounted sign is at the sole discretion of the Landlord.

### **Internally Illuminated Pan Channel Letter Specifications:**

- Aluminum Construction with Minimum .063 Backs and .040 Returns
- 5" Deep Returns Painted Akzo Nobel Acrylic Polyurethane Or Equivalent
- Minimum ¾" Trimcap
- 3/16" Translucent Acrylic Faces - Colors Are Open For Corporate Id
- 3/16" White Plex with Translucent Vinyl Overlay will be Acceptable to Achieve Custom Colors
- No Clear Plex or Clear Lexan Faces will be Acceptable
- Internal Illumination with Neon or LED Fixtures
- Neon Signs Shall Use UL Approved Electrobit Housings And 30ma GFI Transformers
- LED Signs Shall Use UL Approved Components Throughout

### **Internally Illuminated Reverse Pan Channel Letter Specifications:**

- Aluminum Construction with Minimum .063 Faces and .040 Returns
- 3" Deep Returns Painted Akzo Nobel Acrylic Polyurethane or Equivalent
- 3/16" Clear Lexan Backs on All Letters
- No Clear Plex or Clear Lexan Faces will be Acceptable
- Internal Illumination with Neon or LED Fixtures
- Neon Signs Shall Use UL Approved Electrobit Housings and 30ma GFI Transformers
- LED Signs Shall Use UL Approved Components Throughout

### **Internally Illuminated Cabinet Sign:**

- Aluminum Construction with Minimum .090 Backs and .090 Returns
- 5" Deep Returns Minimum Painted Akzo Nobel Acrylic Polyurethane Or Equivalent
- 3/16" White Plex or White Panaflex with Translucent Vinyl Overlay will be Acceptable to Achieve Custom Colors
- No Clear Plex or Clear Lexan Faces will be Acceptable
- Internal Illumination with Fluorescent Lamps or LED Fixtures
- Fluorescent Lamps Shall Use UL Approved Ballasts
- LED Signs Shall Use UL Approved Components Throughout

## **IX. FREESTANDING MULTI-TENANT MONUMENT SIGN DESIGN REQUIREMENTS**

There will be Three (3) types of freestanding identification sign. All project identification signs shall be constructed as per the attached approved details. Individual tenant panel design and location must be approved through the Landlord in writing.

### **Three (3) Main Multi-Tenant Identification Sign (M1)**

- Main 10'-0" high double faced internally illuminated multi-tenant monument sign with a maximum of 36.00 sq. ft. of tenant signage.

### **Two (2) Pad Tenant Identification Sign (M2)**

- Main 8'-0" high double faced internally illuminated pad tenant monument sign with a maximum of 25.69 sq. ft. of tenant signage

### **Drive Thru Signs**

- Each pad is allowed Two(2) drive thru signs max height 8' tall max.
  - Main Menu Board - 24 sqft. max
  - Pre Menu Board - 12 sqft. max

## **X. SIGN CODE DEVIATIONS**

There are 3 deviations being requested from Article 7.0 of the Town's Zoning Ordinance (Sign Regulations).

1. Article 7.2.A.3.2.c and d allows for 2 ground-mounted monument signs per 600 ft of street frontage, plus 1 additional sign for each additional 300' of street frontage. Pecan Plaza's street frontage along Riggs Road is approximately 591 ft, excluding ROW previously dedicated to the Town for Ellsworth Road. If that previously dedicated ROW were to be included, then Pecan Plaza's frontage on Riggs Road would exceed 600 ft and automatically qualify for 2 ground-mounted monument signs. A deviation is therefore requested to allow a 2nd monument sign. This deviation is extremely minor (existing frontage is approximately 9 ft shy of 600 ft) and is fully justified given that denial of this deviation would effectively penalize Pecan Plaza for dedicating ROW to the Town in advance of the development of the project. Further, in order to respect the adjacent residential uses, the anchor tenant will not utilize its code-permitted wall sign space on the north and west sides of its building and will therefore require additional signage adjacent to Riggs Road. This deviation is necessary given the large traffic volumes anticipated on Riggs Road, and is critical to provide the needed visibility for the project tenants along one of the busiest roads in the Town.

Pecan Plaza's street frontage along Ellsworth road is approximately 760 ft, excluding ROW previously dedicated to the Town for Riggs Road, and therefore falls short of being allowed a 3rd monument sign by code. A deviation is therefore requested to allow for the 3rd monument sign. This deviation is very minor given that the Ellsworth Road frontage is closer to qualifying for 3 monument signs than 2 monument signs. The requested deviation is critical to the success of the project and is justified because; (a) in order to respect the adjacent residential uses, the anchor tenant will not utilize its code-permitted wall sign space on the north and west sides of its building and will therefore require additional signage adjacent to Ellsworth Road, (b) all tenants and users are requiring signage on both Riggs and Ellsworth Roads in order to capitalize on two of the most highly-traveled roads in the southeast valley, and (c) the two pad tenants adjacent to the northernmost driveway are requiring dedicated signage at this driveway, thereby making the 3rd monument sign a necessity in order to provide signage for all tenants and users at Pecan Plaza.

**X. SIGN CODE DEVIATIONS (Cont.)**

2. Article 7.2.A.3.2.b establishes a maximum height of 8 ft for ground-mounted monument signs. The M1 monument signs on Ellsworth and Riggs Roads are designed at a total height of 10 ft, though the actual signage on the proposed monuments signs is limited to 8'-10". The total height of 10 ft is due to the 3 ft base (needed for visibility) and the inclusion of a 1'-2" architectural "roof" enhancement added to the top of the signs. Though not required, the architectural enhancement is intended to make the monument signs complimentary to the building designs in architecture and materials. Smaller signs tend to get lost in landscaping and screen walls. The extra base height on the signs will ensure the tenant panels will be visible to passing traffic on the high-volume and high-speed roadways adjacent to the project. We can reduce the height of the signs by eliminating the roof embellishments, but we feel the signs are much more architecturally pleasing and compliment the center better with the added roof elements. A deviation is therefore requested to allow the actual signage of the M1 monument signs to have a maximum height of 8'-10" (includes the 3' base) and a total height of 10 ft. It should be noted that the M2 monument signs are significantly smaller than the maximum 8 ft height, only reaching a height of 6'-9" for the actual signage itself.
3. Article 7.2.A.4.c.1.a and Article 7.2.A.4.c.1.c establish a maximum building front wall signage of one and a half (1-1/2) SF of sign area per lineal foot of building occupancy frontage and a maximum rear wall signage of one-half (1/2) SF of sign area per lineal foot of rear wall, respectively. The buildings identified as Shops A and Shops B at Pecan Plaza are oriented such that their rear walls are immediately adjacent to the project's Ellsworth Road and Riggs Road frontage, making the rear walls far more important for signage than the front walls. A deviation is therefore requested to increase the allowable rear wall signage for Shops A and Shops B to one and a half (1-1/2) SF of sign area per lineal foot of rear wall. As previously stated, this deviation is justified and necessary given the buildings' proximity and orientation toward the main traffic corridors of Ellsworth Road and Riggs Road. Further, Pecan Plaza will voluntarily agree to reduce the allowable front wall signage to one (1) SF of sign area per lineal foot of building occupancy frontage.

**Sign Consultant: Andy Gibson**  
**Bootz & Duke Sign Co.**  
**4028 W. Whitton**  
**Phoenix, AZ 85019**  
**602-272-9356 / 602-272-4608 Fax**  
**Andy@bootzandduke.com**

# 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.

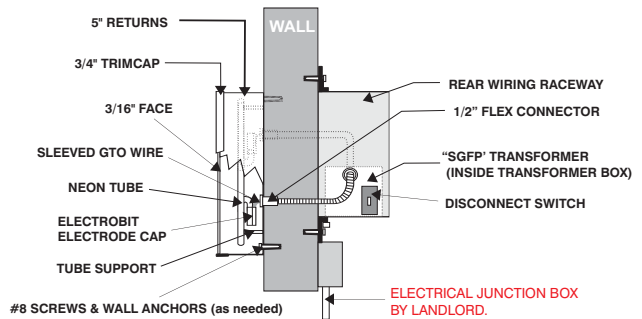
## FACE

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

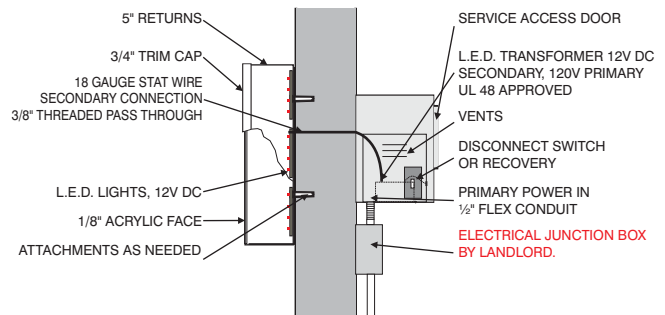
## ILLUMINATION

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



# TYPICAL RACEWAY PAN CHANNEL LETTERS

NOT TO EXCEED 80%  
LEASED FRONTAGE



## 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.

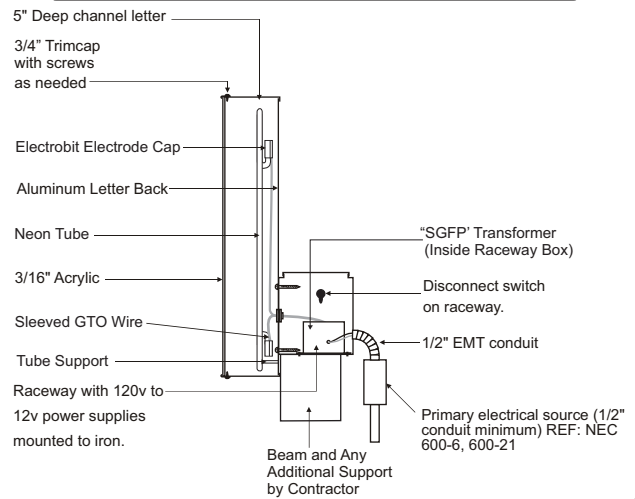
## FACE

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

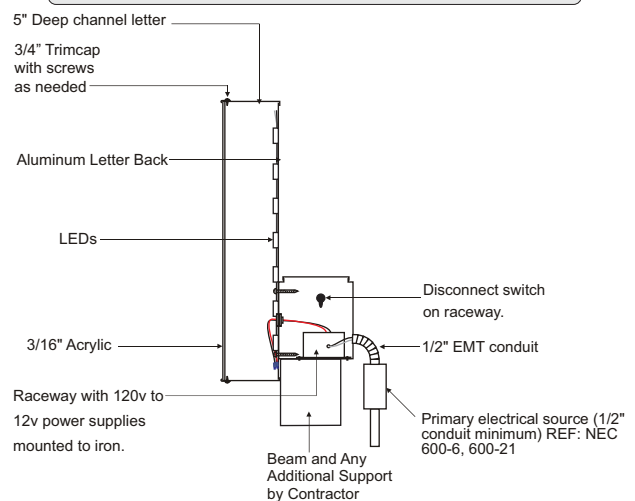
## ILLUMINATION

LED 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





# TYPICAL REVERSE PAN CHANNEL LETTERS

NOT TO EXCEED 80%  
LEASED FRONTAGE

NOT TO EXCEED 80%  
OF SIGN BAND IN HEIGHT

# TENANT

## CONSTRUCTION

.063" CLC RETURNS 3" DEEP WITH .090" ALUMINUM FACES PAINTED COLOR AS PER TENANT

3/16 CLEAR LEXAN BACKS CLIP MOUNTED TO THE LETTERS

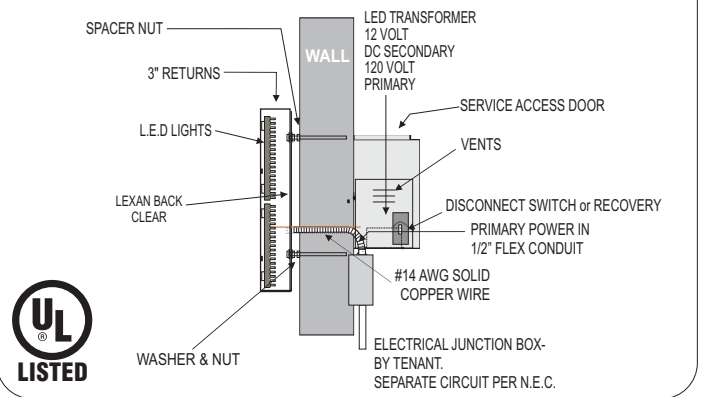
## MOUNTING

STUD MOUNTED 1" OFF THE WALL TO CREATE HALO ILLUMINATION.

## ILLUMINATION

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

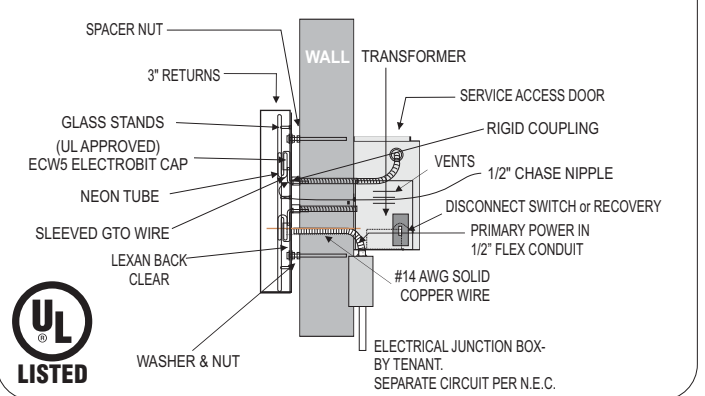
## LED HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS



NIGHT VIEW OF HALO ILLUMINATION



## NEON HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS





Front Elevation  
Scale: 1/16" = 1'-0"

1 Linear Foot for Frontage = 1 Square Foot of Signage

 Represents 80% for the Sign Band



Rear Elevation  
Scale: 1/16" = 1'-0"

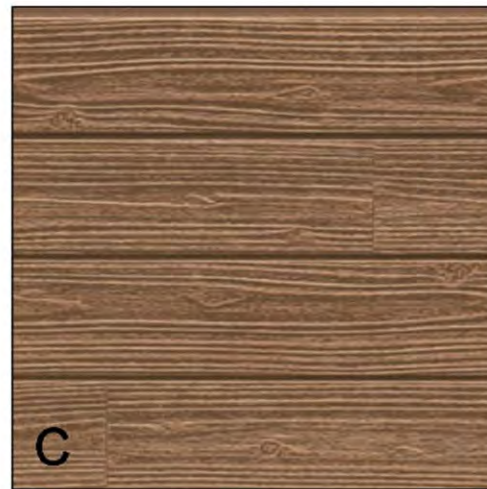
1 Linear Foot for Frontage = 1.5 Square Foot of Signage

 Represents 80% for the Sign Band

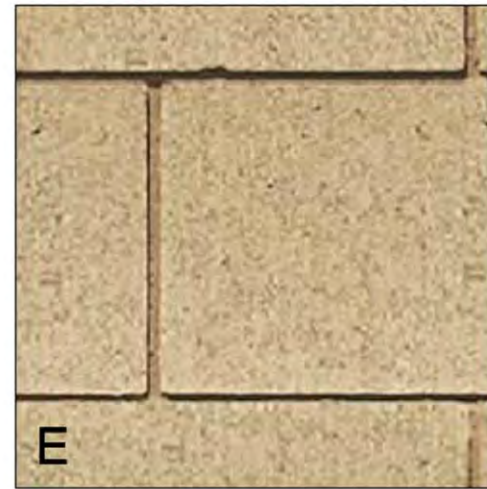




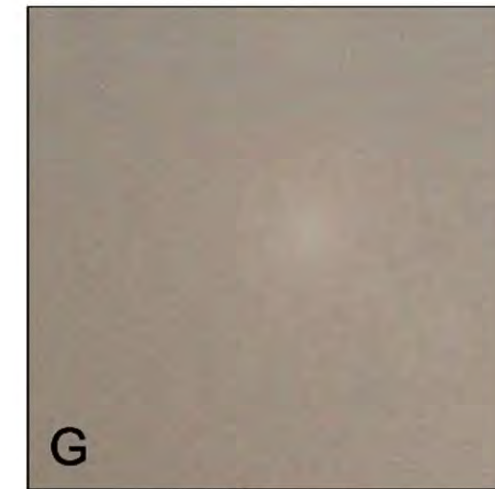
**A**  
Dunn-Edwards (or Equal):  
 DEC756 'WEATHERED BROWN'



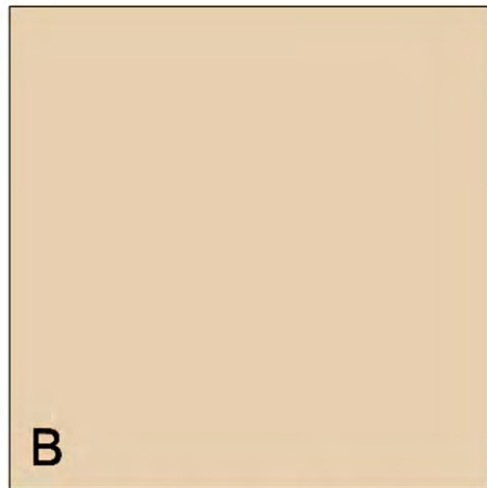
**C**  
Ceraclad (Or Equal):  
 CERAMIC COATED PANEL  
 'CARMEL'



**E**  
Superlite (or Equal):  
 INTEGRAL COLORED BLOCK (8"X8"X16")  
 'SOUTHWEST GOLD' (SUPERSTITION)



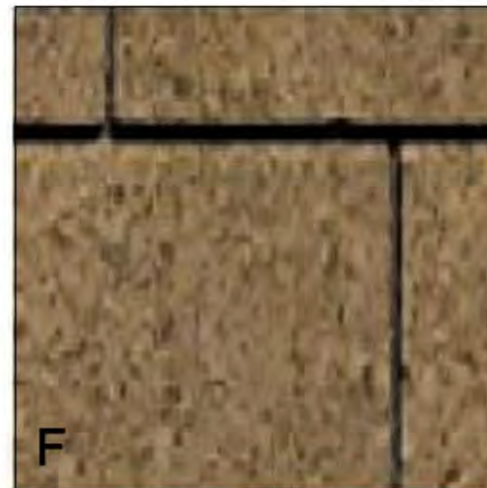
**G**  
Atas (Or Equal):  
 STANDING SEAM ROOFING  
 'SILVERSMITH'



**B**  
Dunn-Edwards (or Equal):  
 DEC745 'CHAPARRAL'



**D**  
Creative Mines (Or Equal):  
 WHITEGOLD CRAFT ORCHARD  
 LIMESTONE



**F**  
Superlite (or Equal):  
 INTEGRAL COLORED BLOCK (8"X8"X16")  
 'MONTEREY STONE'



**H**  
Oldcastle (Or Equal):  
 CLEAR ANODIZED STOREFRONT

PECAN PLAZA  
 N.W.C. ELLSWORTH RD. AND RIGGS RD.  
 QUEEN CREEK, AZ  
 01.21.20  
 PROJECT NO.: 19071



**M1** SCOPE OF WORK: 36.00 Sq. Ft. SCALE: 3/8" = 1'-0"  
 MANUFACTURE AND INSTALL THREE(3) INTERNALLY ILLUMINATED MONUMENT SIGN

**CONSTRUCTION:**

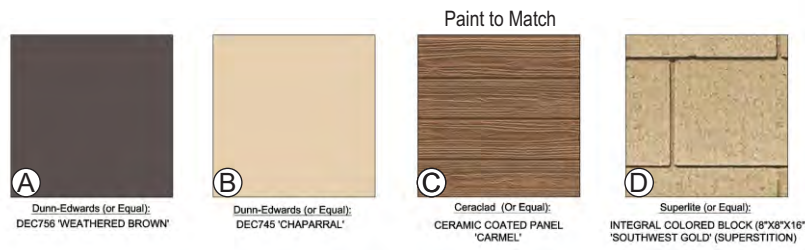
- ALUMINUM ANGLE FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM AND .125" ROUTED PANELS TEXTURE AND PAINTED TO MATCH BUILDING
- 1/2" ROUTED CLEAR ACRYLIC LETTERS WITH FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL EFFECT BACKED UP WITH 3/16" WHITE ACRYLIC

**ILLUMINATION:**

- CWHO FLUORESCENT LAMPS SPACED AS NECESSARY FOR AMPLE ILLUMINATION WITH BALLASTS MOUNTED INTERNALLY

**INSTALLATION:**

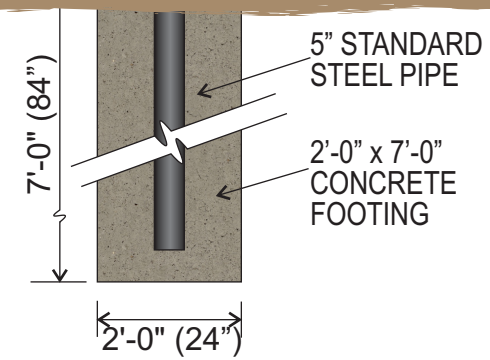
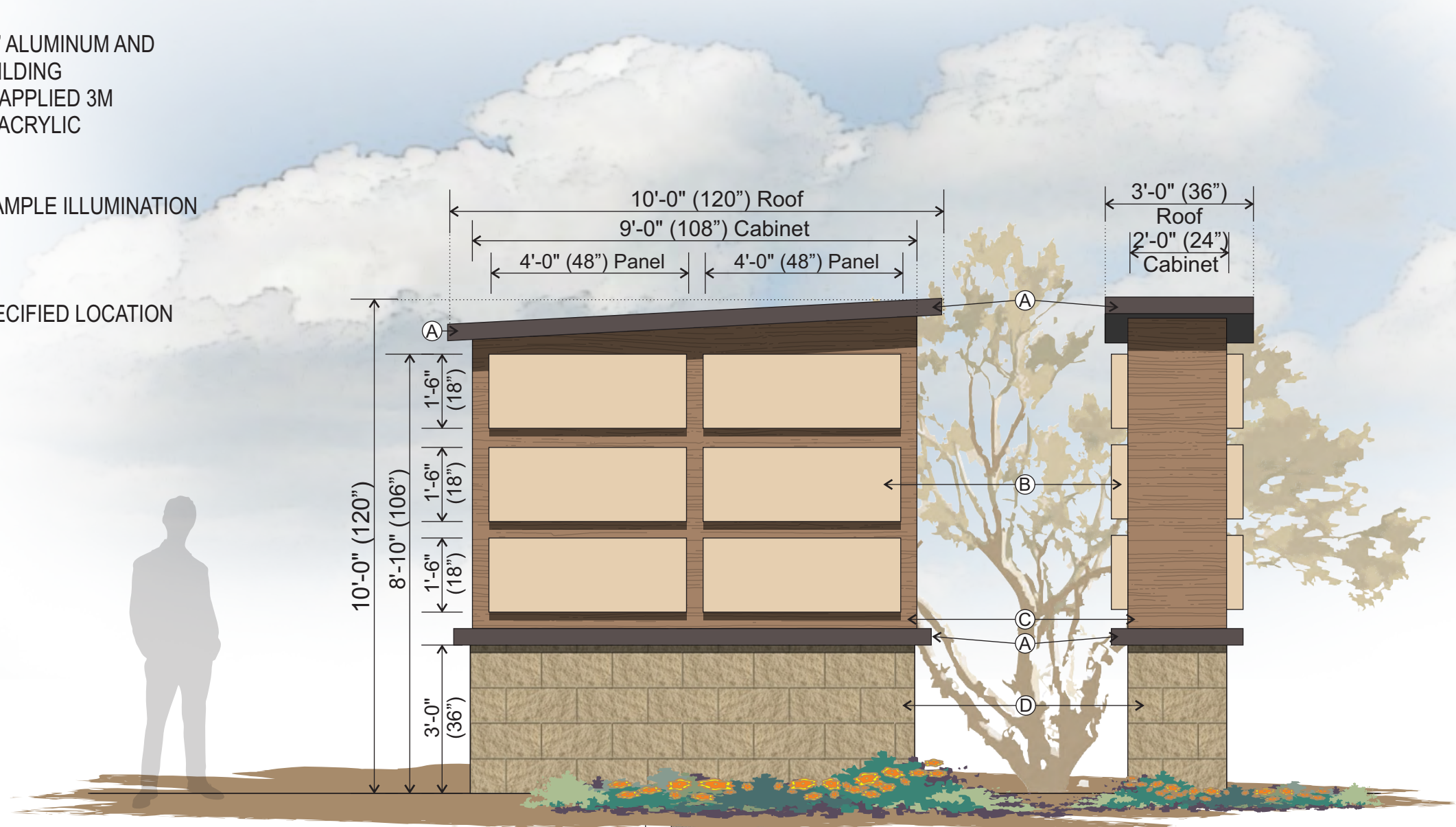
- ON ASA APPROVED PIPES AND FOOTINGS AT CUSTOMER SPECIFIED LOCATION



**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





**M2** SCOPE OF WORK: 25.69 Sq. Ft. SCALE: 3/8" = 1'-0"  
 MANUFACTURE AND INSTALL TWO(2) INTERNALLY ILLUMINATED MONUMENT SIGN

**CONSTRUCTION:**

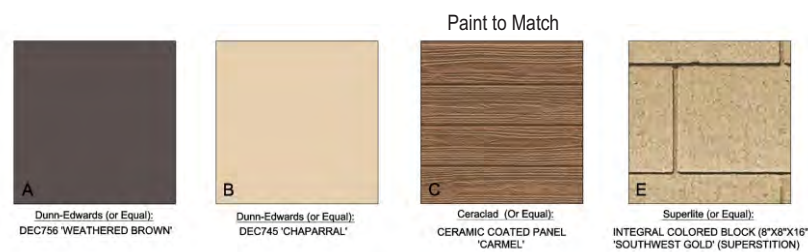
- ALUMINUM ANGLE FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM AND .125" ROUTED PANELS TEXTURE AND PAINTED TO MATCH BUILDING
- 1/2" ROUTED CLEAR ACRYLIC LETTERS WITH FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL EFFECT BACKED UP WITH 3/16" WHITE ACRYLIC

**ILLUMINATION:**

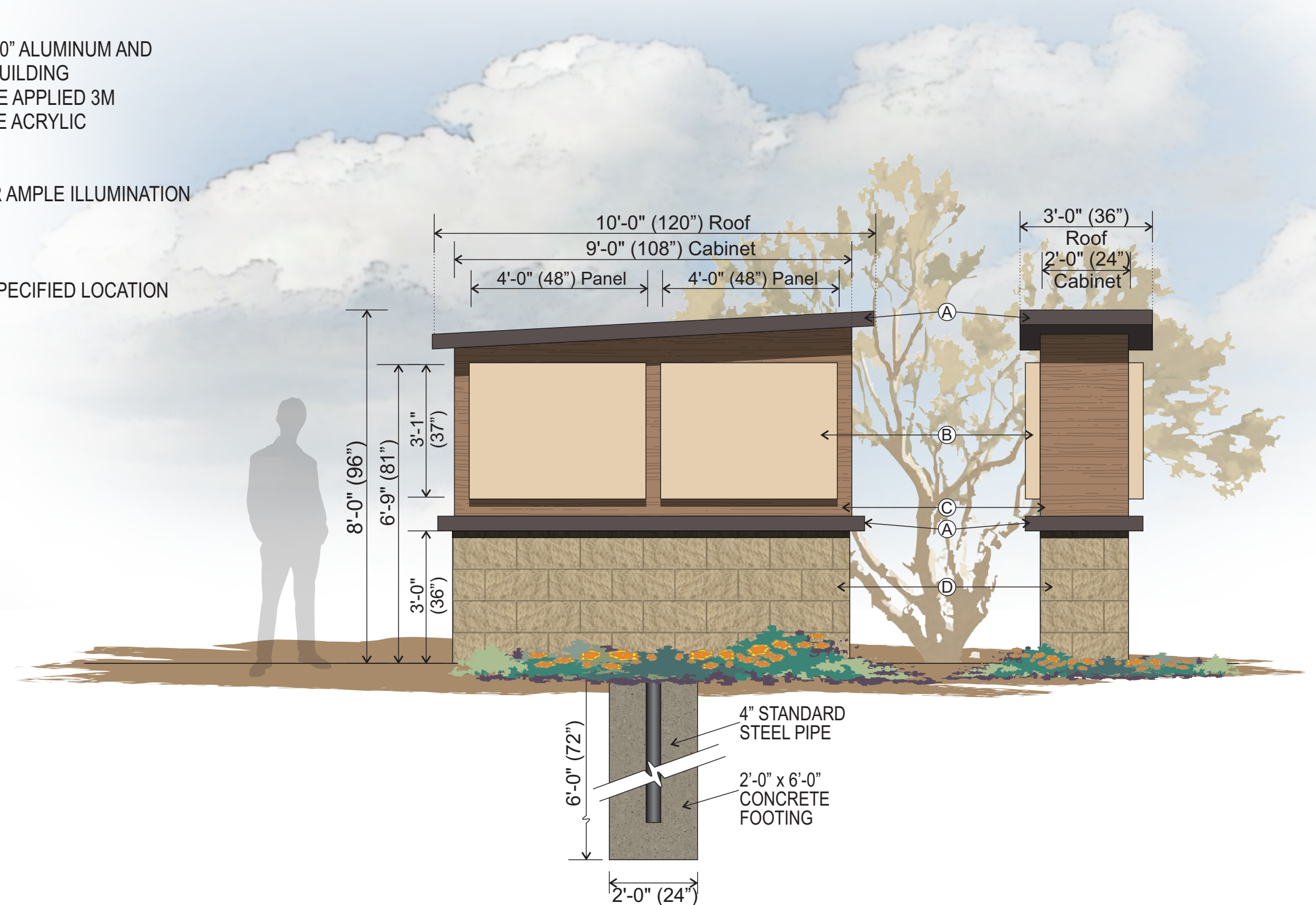
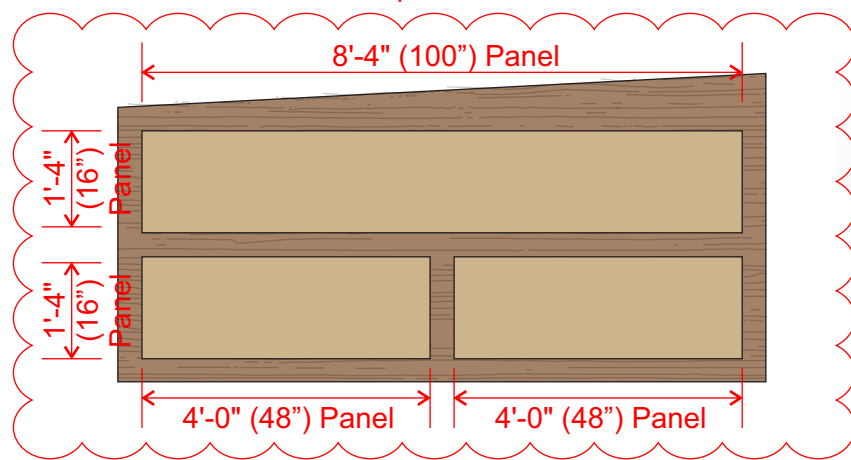
- CWHO FLUORESCENT LAMPS SPACED AS NECESSARY FOR AMPLE ILLUMINATION WITH BALLASTS MOUNTED INTERNALLY

**INSTALLATION:**

- ON ASA APPROVED PIPES AND FOOTINGS AT CUSTOMER SPECIFIED LOCATION



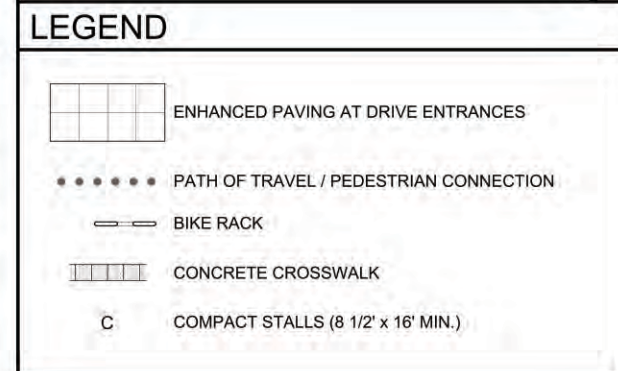
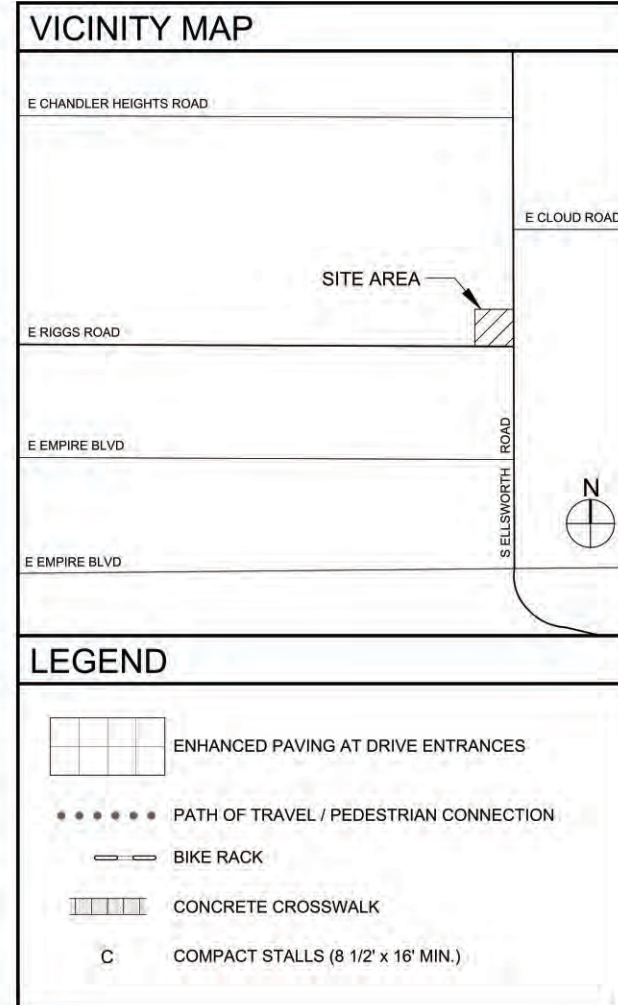
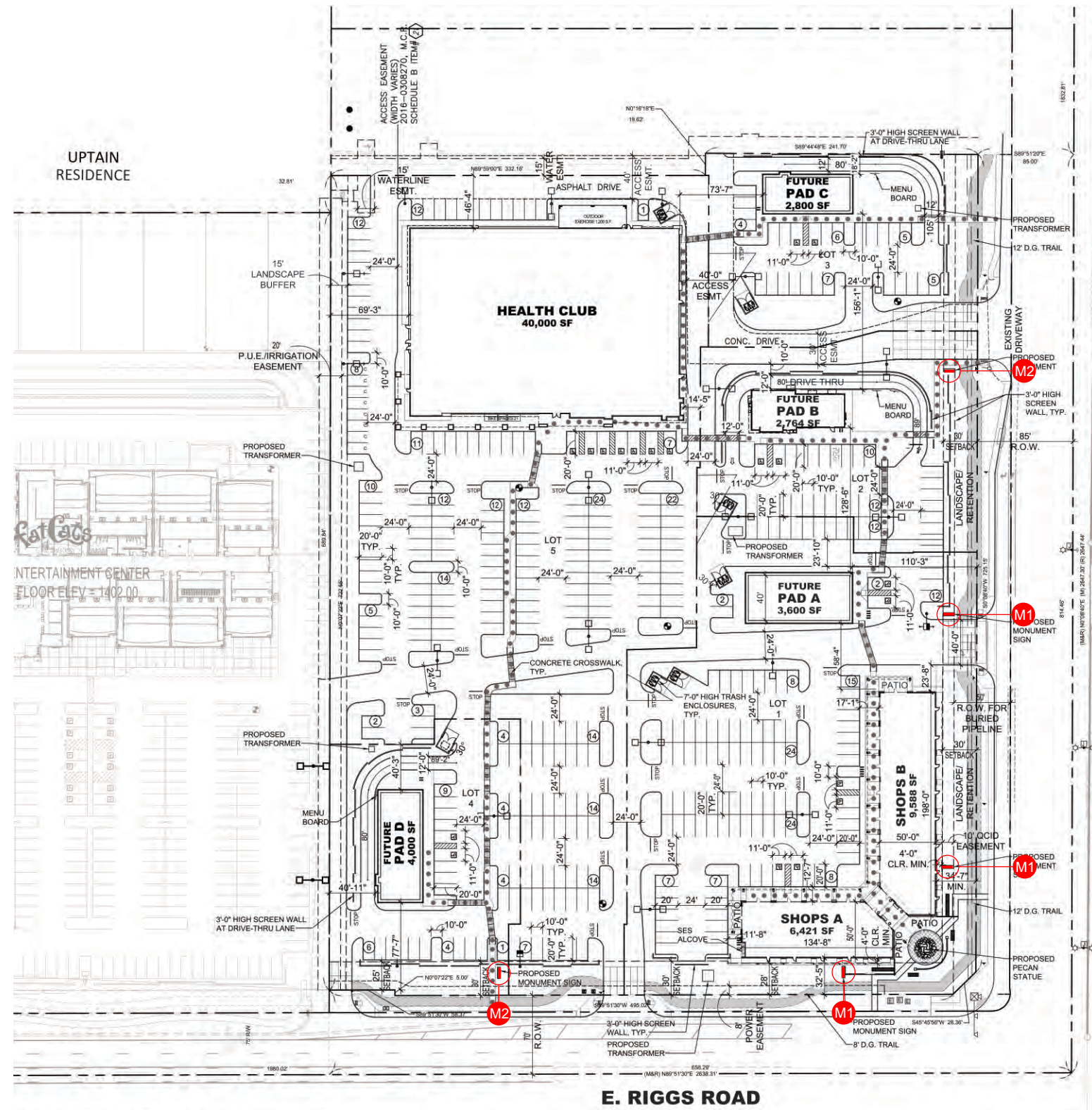
**3 Tenant Panel Option for M2 Monuments**



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

<b>Engineering Specifications</b> All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.	<b>Electrical Specifications</b> All Signs Fabricated as per 2011 N.E.C. Specifications
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**SITE PLAN**  
SCALE: 1" = 120'-0"