



TO: Planning and Zoning Commission

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

FROM: Sarah Clark, Senior Planner/Project Manager

RE: Discussion and Possible Action on P20-0161 QC Commons Comprehensive Sign Plan, a request from Andy Gibson of Bootz and Duke sign company for approval of a Comprehensive Sign Plan for the 19.6 acre QC Commons (Fry's) commercial center located at the northeast corner of Ellsworth and Riggs roads.

DATE: January 13, 2021

STAFF RECOMMENDATION

Staff recommends approval of P20-0161 QC Commons Comprehensive Sign Plan, subject to the Conditions of Approval included in this report.

PROPOSED MOTION

Move to approve P20-0161 QC Commons Comprehensive Sign Plan, subject to the Conditions of Approval included in this report.

SUMMARY

This proposal consists of a request from Andy Gibson of Bootz and Duke sign company for approval of a Comprehensive Sign Plan for the 19.6 acre QC Commons (Fry's) commercial center located at the northeast corner of Ellsworth and Riggs roads.

HISTORY

Aug. 15, 2002: The subject site was zoned to C-1/PD and R1-35/RUPD in Maricopa County.

Sept. 18, 2019: Town Council approved Ordinance 709-19 "NEC Ellsworth & Riggs Annexation", annexing 36 acres, which included the subject site, into the Town and approved Ordinance 710-19 "NEC Ellsworth & Riggs Rezone", which rezoned the subject site to C-2.

Jan. 29, 2020

The Planning Commission approved the QC Commons Site Plan (P19-0163) and Preliminary Plat (P19-0164).

PROJECT INFORMATION

| | |
|----------------------------------|--|
| Project Name | QC Commons Comprehensive Sign Plan (P20-0161) |
| Site Location | NEC of Ellsworth and Riggs roads |
| Current Zoning | C-2 |
| General Plan Designation | 18.6 acres (approximate) Commercial 1 acre (approximate) Neighborhood |
| Surrounding Zoning Designations: | |
| North | R1-35 |
| South | Riggs Road Sonoqui Wash R1-35 (Orchard Ranch) |
| East | R1-35 |
| West | Ellsworth Road C-2/PAD (Pecan Plaza and Tractor Supply) |
| Gross Acreage | 19.6 acres |
| Building Area (Total) | 163,520 square feet |

DISCUSSION

The QC Commons Site Plan includes a total of approximately 163,520 square feet of commercial uses which include a 126,000 square foot Fry's Marketplace and Pharmacy, a Fry's fuel station, 3 pad sites (Pad A, C, and E) and two (2) drive-thru restaurants. No specific users, other than Fry's, 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) 11' tall ground mounted multi-tenant monument signs (one located on Riggs Road and the other on Ellsworth Road)
- Three (3) 8'6" tall ground mounted multi-tenant sign (one located on Riggs Road and two on Ellsworth Road)
- Proposed standards for wall mounted signage
- Proposed standards for fuel canopy and convenience store signage

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

Increased Allowed Cumulative Signage for the Fry's Building:

| Proposed Maximum Cumulative Wall Signage | |
|---|---|
| Zoning Ordinance Requirement | Proposed Standard |
| Total wall signage shall not exceed two-hundred and fifty (250) square feet | Total wall signage shall not exceed four-hundred and fifty (450) square feet |

Applicant Justification: *The first requested deviation is for an increase in allowable square footage for major tenants in the center. A Fry's Marketplace store has an average of 450 to 650 square feet of signage. We have reduced the sizes of the signs to the corporate minimums, and reduced the dead spaces in the sign layouts. Code allows for 250 sq ft and we are proposing 450 sq ft of building signage for the Major tenant. The store have several signs that are crucial to the store success: Branding, services in store, Banks, Clinics, Pharmacy, pick up services, Coffee, etc. This major tenant basically has 5-6 other businesses operating inside the store. These sign can make or break these services.*

Staff Response: The Fry's building measures 460-feet along the Ellsworth frontage and nearly 300-feet along the Riggs Road frontage and totals 126,000 square feet in size. The Fry's building may include additional businesses within the building that may require wall signage. The proposed signage for the Fry's Marketplace, Pharmacy, and Starbucks amounts to 336 square feet of signage and the applicant is requesting an additional 115 square feet of allowed wall signage to accommodate those additional businesses. The proposed wall signage includes internally illuminated pan channel letters as well as halo illuminated reverse pan channel letters.

By comparison, the Target site at Queen Creek Marketplace measures 519-feet at its frontage and is 364-feet in depth, totaling 186,324 square feet in size. The Target building includes 497 square feet of signage along the front elevation and 148 square feet of signage on the side and rear, totaling 645 square feet of signage for the building. The primary "Target" sign and logo measures 323 square feet and the proposed primary "Fry's Marketplace" sign measures 155 square feet.

As another comparison, the Safeway building (excluding the inline shops) at Ironwood Crossing has 295-feet of frontage and is 55,416 square feet in building size. This Safeway building provides 254 square feet of signage, where the Ironwood Crossing CSP allows for 590 square feet of allowed signage. In this example, the primary "Safeway" sign at the front entrance measures 207 square feet in size and by comparison, the proposed primary "Fry's Marketplace" sign measures 155 square feet.

Due to the building's overall size, the proposed wall signage appears balanced across the building elevations, and the additional request for 115 square feet of signage (for a maximum of 450 square feet) for any future businesses within the building does not appear excessive and will maintain a balanced design. Based on the comparison of wall signage provided at existing major anchor tenants in Town as well as the Fry's elevation exhibits

provided as part of the CSP, Staff is supportive of the proposed request. The applicant is also not proposing any signage along the northern and eastern sides of the building.

Increased Monument Sign Height and Square Footage:

| Proposed Monument Sign Height and Area Modifications | |
|---|--|
| Zoning Ordinance Requirement | Proposed Standard |
| Freestanding monument signs shall not exceed 8-feet in height above grade | Two (2) freestanding monument signs at 11-feet above grade (10-feet to sign copy) |
| Freestanding monument signs shall not exceed 48 square feet in sign area | Two (2) freestanding monument signs not to exceed 68.82 square feet in sign area |

Applicant Justification: *The second deviation is a request to add height to the ground signs on the project. When first proposed the height of the ground sign were proposed at 16ft and 12 ft tall. We redesigned the signs to be 11 ft tall for the major ground sign, and 8 ft tall for the minor ground signs. We relocated the center name to the base of the sign, and reconfigured tenant panels and design to show a more pleasing design to Queen Creek.*

The third deviation is in the square footage size of the monument signs. The major monument signs are designed at 113 square feet, and minor monument sign designed at 54 sq ft. Code allows for 48 sq ft. The sign designs are thought out when developing the center, in regards to number tenant panels needed, size of panels, colors and designs. If the panels are reduced in size, the tenant copy will not be legible to passing drivers. The sizes of the signs are similar and smaller than other Fry's locations in Gilbert and Mesa. We worked with staff to come to the square footage on the ground signs, larger signs being 68.82 sq ft and the smaller signs being 46.16 sq ft.

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 tallest proposed multi-tenant signs (2 monument signs in total) is 11-feet to the top of the structure, where the top of sign copy is at 10-feet and the remaining 1-foot consists of architectural embellishment. In total, the 11-foot monument sign consist of 68.82 square feet of signage, exceeding the 48 square foot maximum as required by the Ordinance. The 11-foot proposed monument sign also includes a 12-square foot digital LED fuel pricing panel for the Fry's Fuel Station.

Similar requests to increase the proposed monument sign height and square footage have been approved in other commercial developments in Town including QC Station East, QC District, and Heritage Square. The request for increased signage is consistent with developments of a similar nature.

The secondary monument sign meets Zoning Ordinance standards for height and square footage.

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.
4. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
5. Signage shall be maintained in a manner consistent with its initial installation.
6. Signage is not permitted on the east and north elevation of the Fry's building per the CSP.

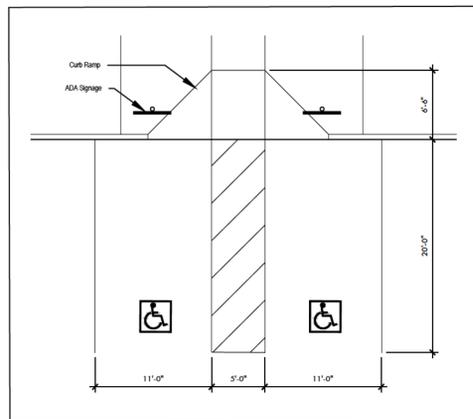
ATTACHMENTS

1. Aerial Exhibit
2. Site Plan
3. QC Commons Comprehensive Sign Plan

Project Name: QC Commons Comprehensive Sign Plan (P20-0161) Aerial Exhibit
Hearing Date: January 13, 2021 (Planning Commission)



Future Residential

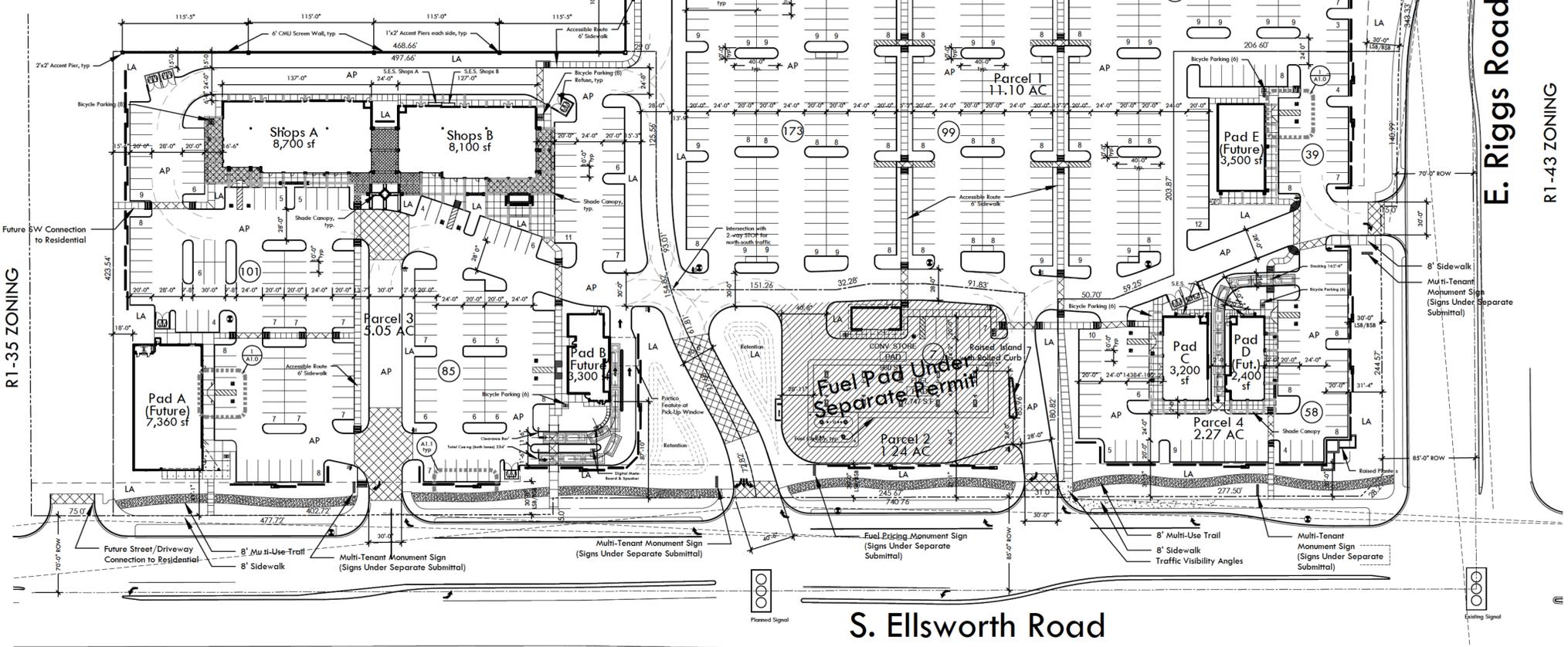


1 Accessible Parking Detail, Typ.
1/8"=1'-0"

Future Residential

Parking Provided Per Parcel

| | |
|--------------|---------------|
| Parcel 1 | 436 sp |
| Parcel 2 | 7 sp |
| Parcel 3 | 186 sp |
| Parcel 4 | 97 sp |
| Total | 726 sp |



C-2 ZONING

S. Ellsworth Road

E. Riggs Road
R1-43 ZONING

Major Tenant
Fry's Marketplace
126,000 sf

Fuel Pad Under
Separate Permit

PROJECT DESCRIPTION

A NEW SHOPPING CENTER ON +/-19.7 AC TO BE BUILT IN PHASES. PHASE I TO CONSIST OF MAJOR TENANT (FRY'S MARKETPLACE), FRY'S GAS SALES, SHOPS A & B AND PADS C & D.

PROJECT INFORMATION

Project Name Queen Creek Commons
Project Address NEC Riggs Rd and Ellsworth Rd
 Queen Creek, Arizona
Owner RIGGS ELLSWORTH 40, LLC
 20 S. Kyrene Road
 Chandler, AZ 85226
 Contact: Mike Nothum
 Tel: 480-889-0010
 Email: mike@landworksaz.com
Architect SUITE 6 architecture + planning
 6111 N. Cattletrack Road
 Scottsdale, Arizona 85250
 Tel: 480-348-7800
 Email: dean@suite6.net

SITE DATA

| | | |
|-----------------------------|-------------------|-----------------|
| Zoning | C-2 | |
| Retail Parcels (net) | | |
| Parcel 1 | 483,500 sf | 11.10 ac |
| Parcel 2 | 53,883 sf | 1.24 ac |
| Parcel 3 | 219,960 sf | 5.05 ac |
| Parcel 4 | 98,930 sf | 2.27 ac |
| Total Retail Acreage | 856,273 sf | 19.66 ac |

| Buildings | Area | Parking Req'd |
|----------------------|-------------------|---------------|
| Major Tenant | 126,000 sf | 1/300 420 sp |
| Shops A/B (Retail) | 10,000 sf | 1/300 34 sp |
| Shops A/B (Resnt) | 6,800 sf | 1/75 91 sp |
| Retail Pads (A,C) | 10,560 sf | 1/300 36 sp |
| DriveThru Pads (B,D) | 5,700 sf | 1/50* 85 sp |
| Restaurant Pads (E) | 3,500 sf | 1/75 47 sp |
| C Store | 960 sf | 1/166 6 sp |
| Outdoor Dining | 2,000 sf | 1/400 5 sp |
| Totals | 163,520 sf | 724 sp |

* 65% @ 1/50 + 35% @ 1/200

| | |
|----------------------------|-------------------|
| Gas Canopy | 7,747 sf |
| Total Coverage Area | 171,267 sf |

Lot Coverage-Retail 20.0%

FAR 0.19

| | | |
|-----------------------------|------------------------|---------------|
| Parking Provided | | |
| Standard Spaces | | 699 sp |
| ADA Spaces | Req. 2% of 726 = 15 sp | 27 sp |
| Total Parking Prov'd | | 726 sp |

| | |
|---------------------------|--------------|
| Bike Parking Req'd | 60 sp |
| Total Bike Prov'd | 60 sp |

| | |
|---------------------------------|--------------------|
| Landscape Area | 174,273 sf |
| Open Space | 228,888 sf 26.73 % |
| Impervious Surface Ratio | 0.80 |



Ownership:

QC Commons
Queen Creek, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:

Ownership of Instruments of Service:

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Seal
 Date: January 7, 2020
 Project Number: 618
 Drawn by: dm/rdb
 Sheet Number

Legend

- Property Line
- Fire Turning Radii 35' IR, 55' OR
- Fire Hydrant
- Refuse Enclosure
- Decorative Paving see landscape drawings
- LA Landscaped Area
- AP Asphalt Paving
- SS Stop Sign

General Notes:
 1. No Delivery, Loading, Trash Removal or Compaction, or Other Such Operations Shall Be Permitted Between the Hours of 10 P.M. and 6 A.M. Unless the Applicant Submits Evidence That Sound Barriers Between All Areas For Such Operations Effectively Reduce Noise Emissions to a Level of 45 dB, as Measured at the Lot Line of Any Adjoining Property.
 2. Drive Through uses shall incorporate architectural features such as porticos or overhangs to screen pick up windows from the public right-of-way.



A1.0
Master Plan



Queen Creek Commons
NEC of Ellsworth Rd & Riggs Rd.
Queen Creek, AZ

December 29, 2020

Prepared by:



- ADDRESS: 2831 W. Weldon Ave. | Phoenix, AZ 85017
- PHONE: 602-272-9356
- FAX: 602-272-4608
- www.bootzandduke.com

There are several deviations from the Queen Creek Sign code that we are requesting.

The first deviation is adding height to the ground signs on the project. When first proposed the height of the ground sign were proposed at 16ft and 12 ft tall. We redesigned the signs to be 11 ft tall for the major ground sign, and 8 ft tall for the minor ground signs. We relocated the center name to the base of the sign, and reconfigured tenant panels and design to show a more pleasing design to Queen Creek.

The second deviation is in the square footage size of the monument signs. The major monument signs are designed at 113 square feet, and minor monument sign designed at 54 sq ft. Code allows for 48 sq ft. The sign designs are thought out when developing the center, in regards to number tenant panels needed, size of panels, colors and designs. If the panels are reduced in size, the tenant copy will not be legible to passing drivers. The sizes of the signs are similar and smaller than other Fry's locations in Gilbert and Mesa. We worked with staff to come to the square footage on the ground signs, larger signs being 68.82 sq ft and the smaller signs being 46.16 sq ft.

The third deviation is the increase in allowable square footage for major tenants in the center. A Fry's Marketplace store has a average of 450 to 650 square feet of signage. We have reduced the sizes of the signs to the corporate minimums, and reduced the dead spaces in the sign layouts. Code allows for 250 sq ft and we are proposing 450 sq ft of building signage for the Major tenant. The store have several signs that a crucial to the store success: Branding, services in store, Banks, Clinics, Pharmacy, pick up services, Coffee, etc. This major tenant basically has 5-6 other businesses operating inside the store. These sign can make or break these services.

Respectfully submitted,
Andy Gibson
President
Bootz & Duke Sign Company

**COMPREHENSIVE SIGN PACKAGE
QUEEN CREEK COMMONS
NE CORNER OF ELLSWORTH & RIGGS RD. QUEEN CREEK, AZ**

I. INTRODUCTION

The intent of this comprehensive sign package is to establish and maintain a continuity of quality and aesthetics throughout Queen Creek Commons for the mutual benefit of all Tenant/Owners.

II. GENERAL REQUIREMENTS

- A. Each Tenant/Owner shall submit two (2) sets of scale drawings of proposed signage for approval by Landlord/Declarant indicating the location, size, layout, design, color and method of attachment. Upon Landlord/Declarant approval, a signed copy will be returned.
- B. All signs shall be constructed and installed at Tenant/Owner'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/Declarant.
- D. Signs installed without written approval from the Landlord/Declarant 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/Declarant. Windowsigns, 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. Unless approved under temporary sign permit through the Town Queen Creek

- L. Tenant/Owner shall be responsible for obtaining all sign permits from the Town of Queen Creek prior to the installation of any signage.

III. SPECIFIC TENANT RESPONSIBILITIES

- A. Each Tenant/Owner shall, at their own expense, install and maintain their own identification sign in accordance with specifications noted herein. Should Tenant/Owner's sign require maintenance or repair, Landlord/Declarant may give Tenant/Owner thirty (30) days written notice to perform said maintenance or repair. Should Tenant/Owner fail to perform, Landlord/Declarant may undertake repairs and Tenant/Owner 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. Unless channel or reverse pan channel letters are mounted on structural beam, raceways to be painted the color of the beam.
- D. All electrical signs shall bear the UL label, conform to 2000 IBC standards, and conform to 1999 National Electrical Code Standards or newer.

V. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR MAJOR TENANT

Major Tenant/Owner shall be defined as a Tenant/Owner occupying 100,000 square feet of leased 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. Major Tenant/Owner will be allowed a maximum of one and one half (1.5) square feet of signage for each lineal foot of leased frontage on the front elevations and one half (0.5) square feet of signage for each lineal foot of leased frontage on the side and rear elevations up to a maximum 450 square feet aggregate sign area for all building elevations. In no case shall a Major Tenant/Owner'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. No signage on the rear elevations of the Major Tenant/Owner.

VI. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR PAD TENANTS

Pad Tenant/Owner shall be defined as a Tenant/Owner 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. Each Tenant/Owner will be allowed a maximum of one and one half (1.5) square feet of signage for each lineal foot of leased frontage on the front elevations and one half (0.5) square feet of signage for each lineal foot of leased frontage on the side and rear elevations up to a maximum 250 square feet aggregate sign area for all building elevations. Tenant/Owner to decide which elevation is considered the front elevation. Regardless of frontage, in no case shall Tenant/Owner'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 MINOR TENANTS

An Minor Tenant/Owner shall be defined as a Tenant occupying less than 100,000 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. Each Tenant/Owner will be allowed a maximum of one and one half (1.5) square feet of signage for each lineal foot of leased frontage on the front elevations and one half (0.5) square feet of signage for each lineal foot of leased frontage on the side and rear elevations up to a maximum 250 square feet aggregate sign area for all building elevations. Minor Tenant/Owners with only two frontages may erect up to two building mounted signs. In no case shall Tenant/Owner'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

All building mounted signs shall be defined as pan channel or reverse pan channel internally illuminated letters. Final approval of any building mounted sign is at the sole discretion of the Landlord/Declarant and must be permitted by the Town of Queen Creek.

Pan Channel Internally Illuminated Letter Specifications:

- Aluminum construction with minimum .063 backs and .040 returns
- 5" deep returns painted Akzo Nobel acrylic polyurethane or equivalent
- Minimum 3/4" 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
- Landlord can approve modifications for return depth and trimcap size

Reverse Pan Channel Internally Illuminated 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
- Landlord can approve modifications for return depth

IX. FREESTANDING MULTI-TENANT MONUMENT SIGN DESIGN REQUIREMENTS

There will be five types of freestanding multi-tenant identification signs. 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.

- Two (2) 10'-0" high double faced internally illuminated multi-tenant monument sign with fuel pricing
- Three (3) 8'-0" high double faced internally illuminated multi-tenant monument sign

**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

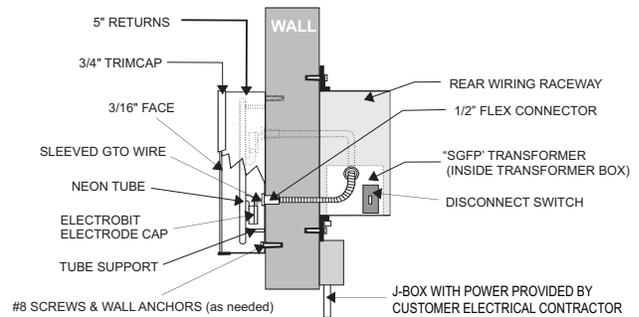
3/16" SG ACRYLIC, COLOR AS PER TENANT.

ILLUMINATION

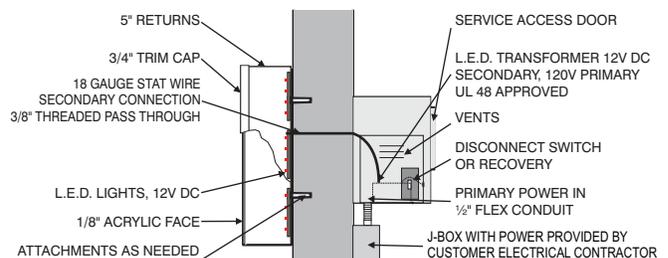
L.E.D. OR NEON, SINGLE OR DOUBLE STROKE.
1 STROKE PER 4"
WITH REMOTE TRANSFORMER.

*LANDLORD CAN APPROVE MODIFICATIONS
FOR RETURN DEPTH AND TRIMCAP SIZE

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

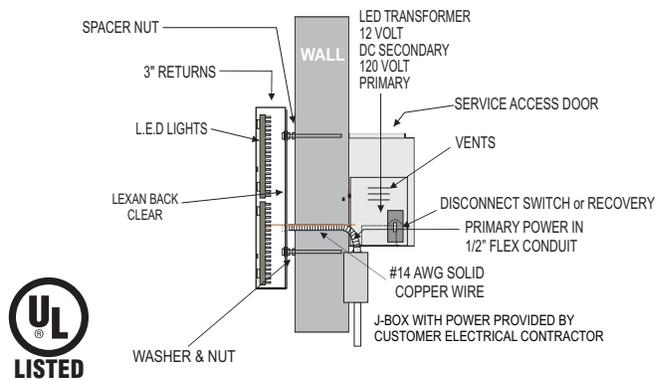
STUD MOUNTED 1" OFF THE WALL TO CREATE HALO ILLUMINATION.

ILLUMINATION

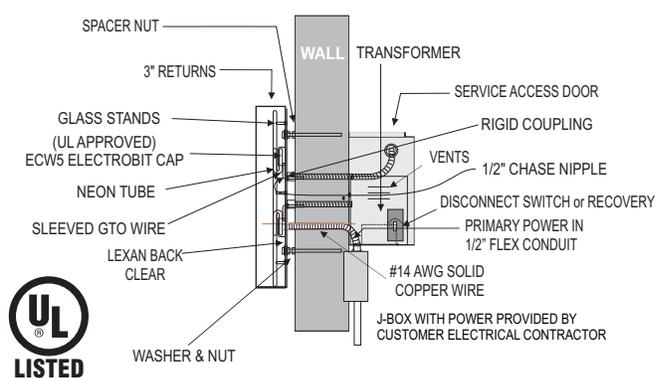
L.E.D. OR NEON, SINGLE OR DOUBLE STROKE. 1 STROKE PER 4" WITH REMOTE TRANSFORMER.

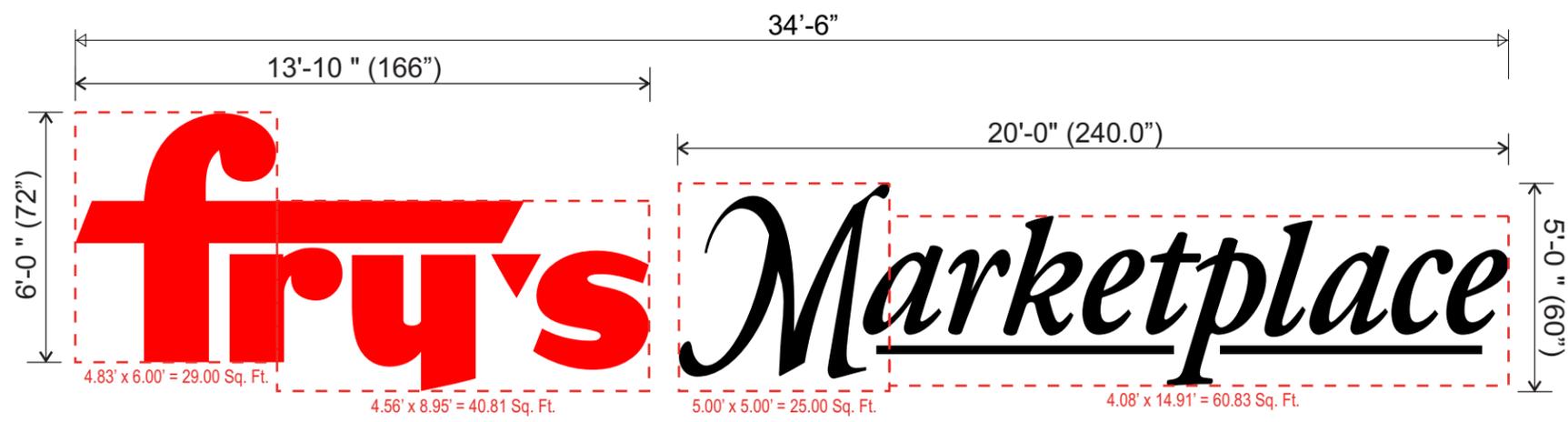
*LANDLORD CAN APPROVE MODIFICATIONS FOR RETURN DEPTH

LED HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS



NEON HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS





SIGN A

Manufacture And Install One(1) Set Of Internally Illuminated Pan Channel Letters (Fry's) And One(1) Set Of Halo Illuminated Reverse Pan Channel Letters (Marketplace)
 155.64 Sq. Ft. Scale: 1/4" = 1'-0"

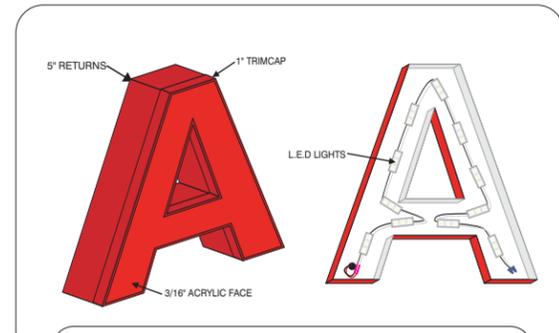
- Fry's:**
- .040" Aluminum 5" Deep Red CLC Returns with .063" Aluminum Prefinished White Backs
 - 3/16" White Acrylic Faces with 3630-83 Scarlet Red Vinyl and 1" Red Jewelite Trim Cap
 - White LEDs Illumination
 - Install Flush to the Building Fascia

- Marketplace:**
- .063 Aluminum 3" Returns with .090 Aluminum Faces Painted Satin White
 - 3/16" Clear Lexan Backs
 - Halo-Illuminate w/ White LEDs
 - Install Spaced 1" from Wall for Proper Illumination

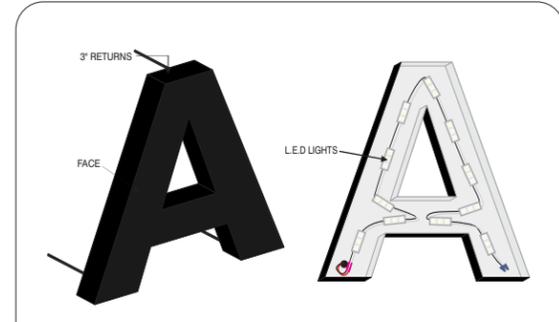
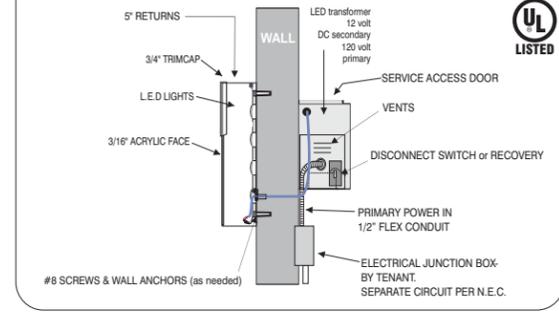
All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
 All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.

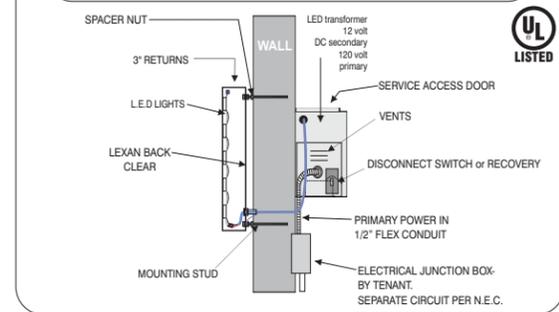
Electrical Specifications
 All Signs Fabricated as per 2017 N.E.C. Specifications

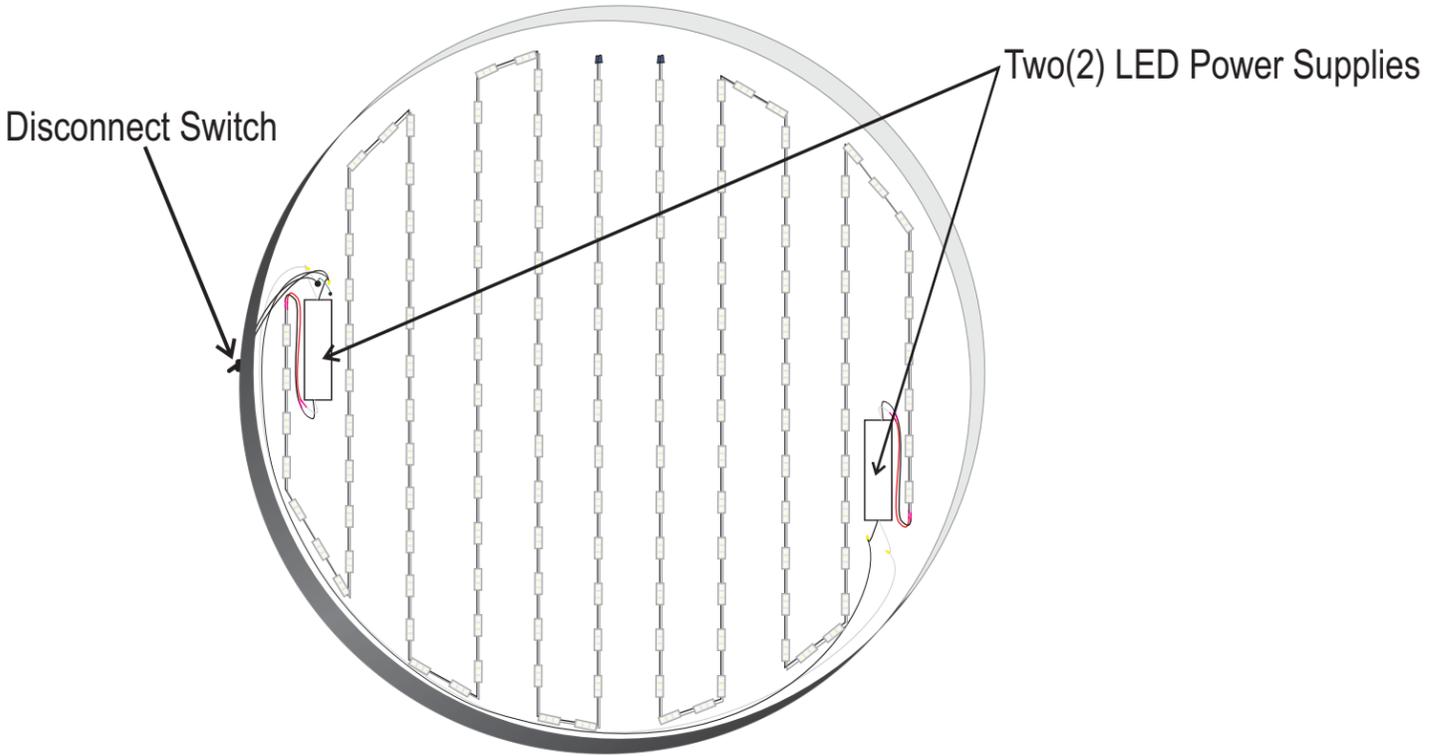


L.E.D. ILLUMINATED PAN CHANNEL LETTERS



L.E.D. HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS

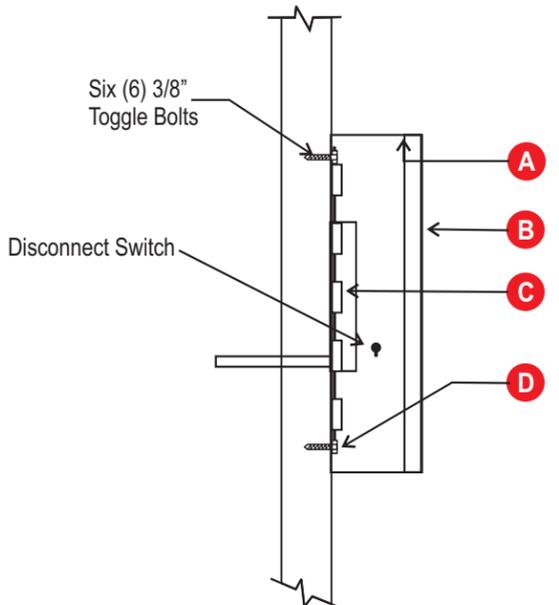




SIGN B

SPECIFICATIONS:

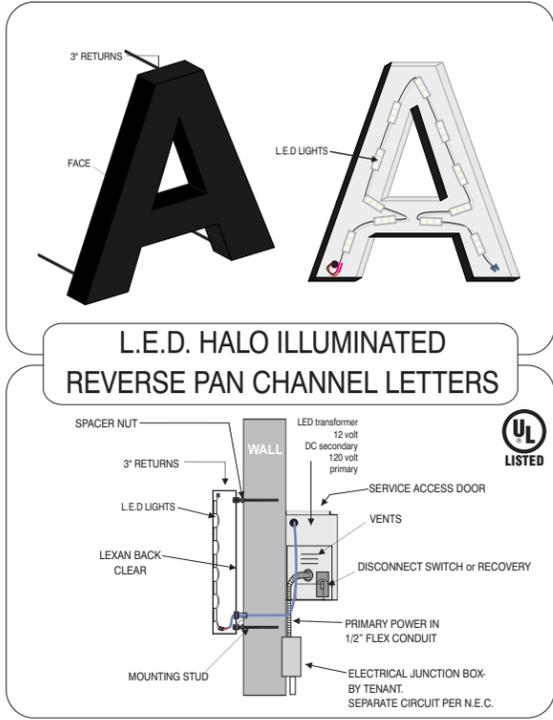
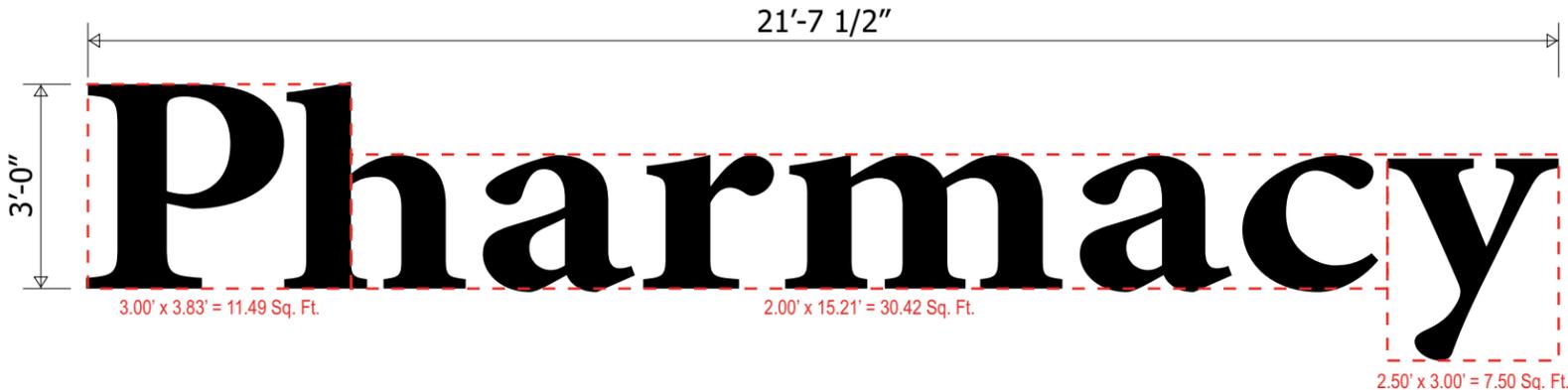
- A** 48" Single faced internally illuminated wall mount logo disk. Cabinet to be 6" deep, fabricated from .063" aluminum returns and .090" aluminum backs. Paint cabinet satin finish 'Black' polyurethane.
- B** Faces to be 3/16" White acrylic. 1" Black Trimcap with square head screws retainer edging. Graphics to be 3M #3630-76 "Holly Green" First surface Translucent vinyl
- C** Internally illuminated logo disk with 'White' L.E.D.s spaced as necessary. Power with Two(2) 120v to 12v L.E.D. power supplies.
- D** Fasten to wall with six (6) 3/8" Toggle Bolts



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

Engineering Specifications
All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
All Signs Fabricated as per 2017 N.E.C. Specifications



SIGN ©

Manufacture And Install One(1) Set Of Halo Illuminated Reverse Pan Channel Letters
49.41 Sq. Ft. Scale: 3/8" - 1"-0"

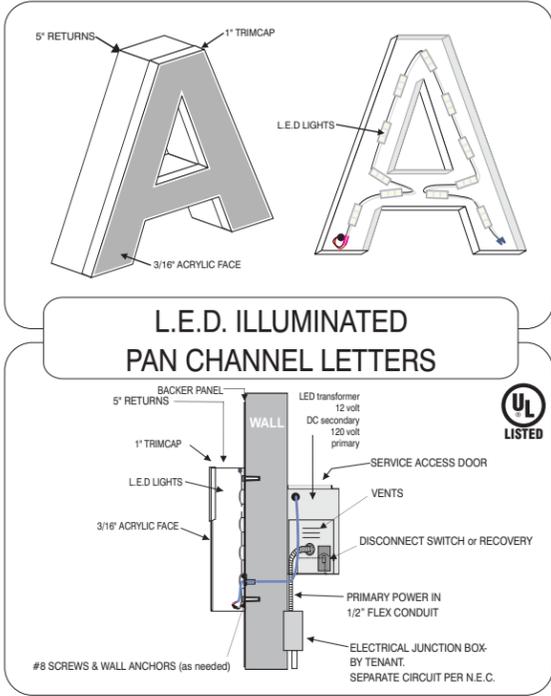
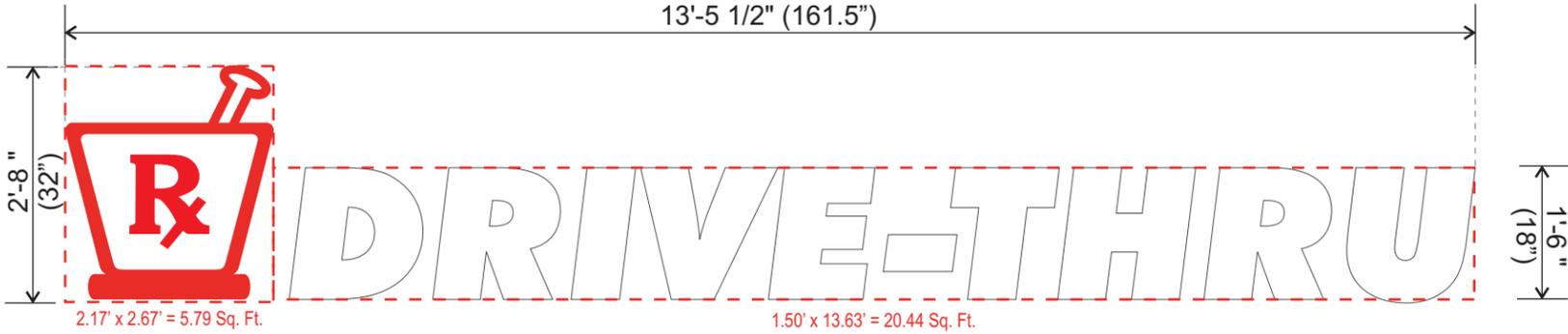
Pharmacy:

- .063 Aluminum 3" Returns with .090 Aluminum Faces Painted Red
- 3/16" Clear Lexan Backs
- Halo-Illuminate w/ Red LEDs
- Install Spaced 1" from Wall for Proper Illumination

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

Engineering Specifications
All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
All Signs Fabricated as per 2017 N.E.C. Specifications



SIGN D

Manufacture and Install One(1) Set LED Illuminated Pan Channel Letters
 26.32 Sq. Ft. Scale: 3/8" - 1"-0"

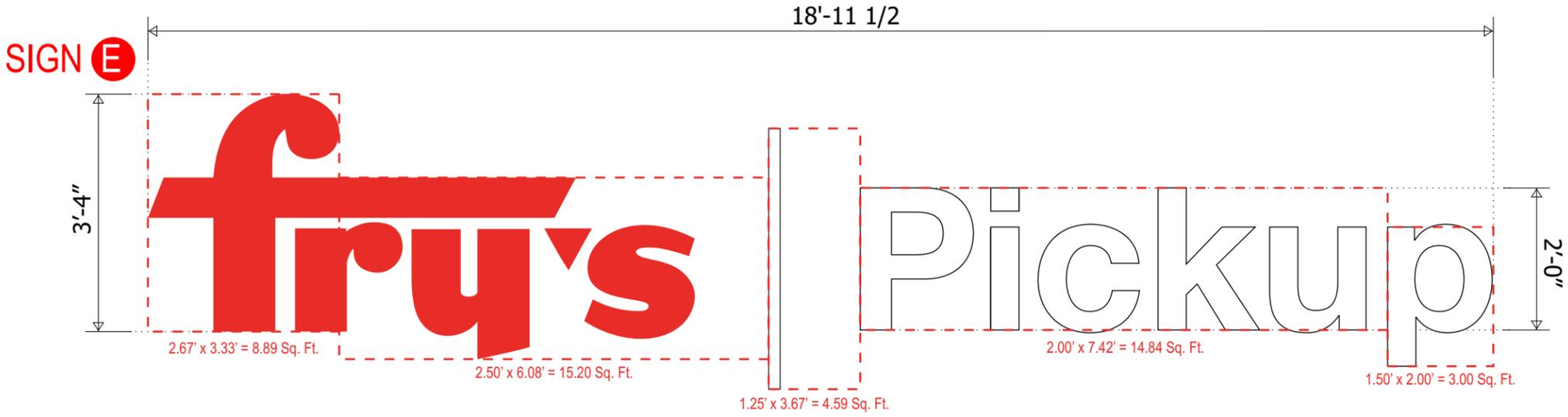
Letters:

- Returns: 040" White CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" White Acrylic
- Vinyl: 3630-83 Regal Red
- Trimcap: 1" White & Red Jewelite
- Illumination: White & Red LEDs
- Power Supplies: Remote in Raceway
- Installation: On Raceway Flush to the Building

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

Engineering Specifications
 All Signs Fabricated as per
 A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
 All Signs Fabricated as per
 2017 N.E.C. Specifications



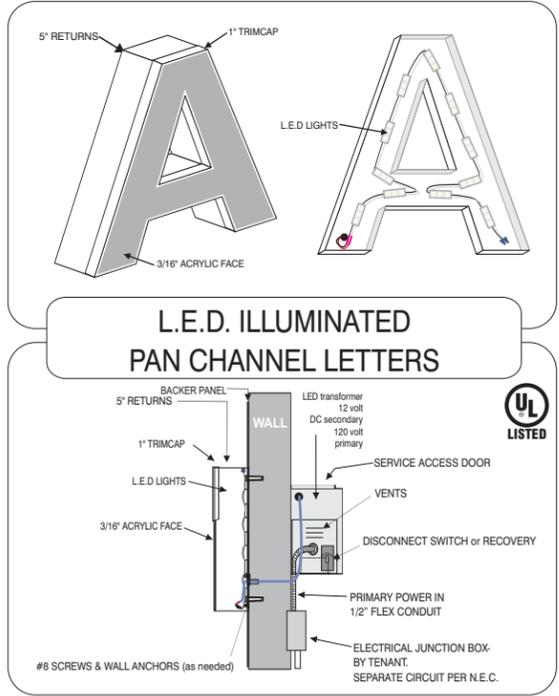
Manufacture and Install Two(2) Sets LED Illuminated Pan Channel Letters
 46.52 Sq. Ft. Scale: 3/8" = 1'-0"

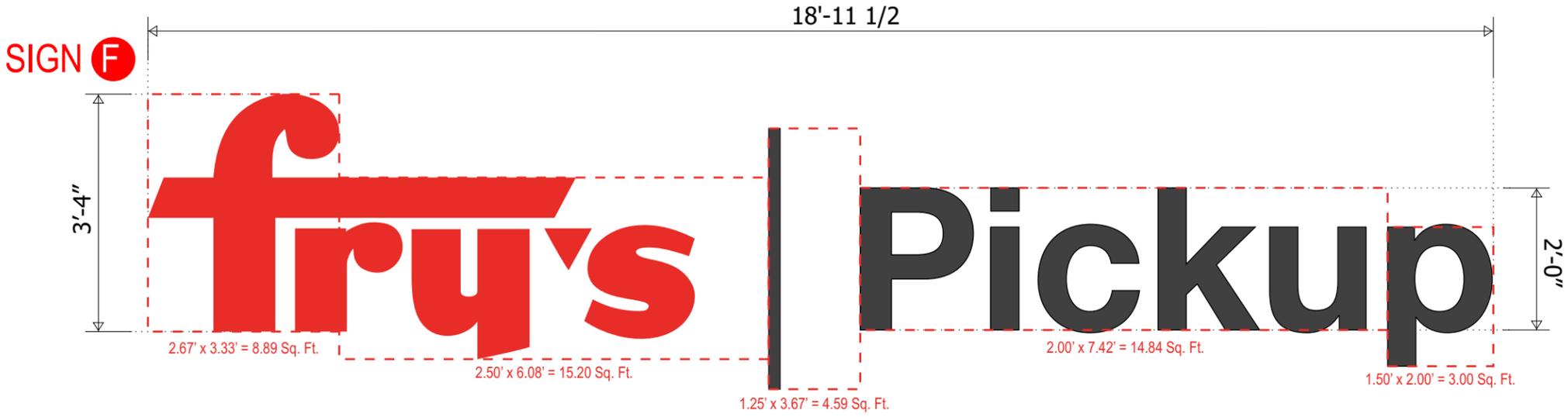
- Letters:**
- Returns: 040" White CLC 5" Deep
 - Backs: .063" Prefinished White Aluminum Backs
 - Faces: 3/16" White & Red Acrylic
 - Trimcap: 1" White & Red Jewelite
 - Illumination: White & Red LEDs
 - Power Supplies: Remote in Raceway
 - Installation: On Raceway Attached to Beam

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

Engineering Specifications
 All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
 All Signs Fabricated as per 2017 N.E.C. Specifications





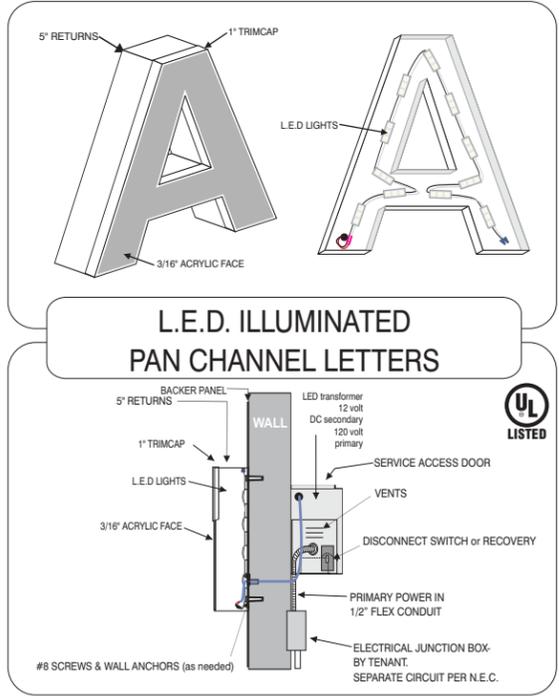
Manufacture and Install Two(2) Sets LED Illuminated Pan Channel Letters
 46.52 Sq. Ft. Scale: 3/8" = 1'-0"

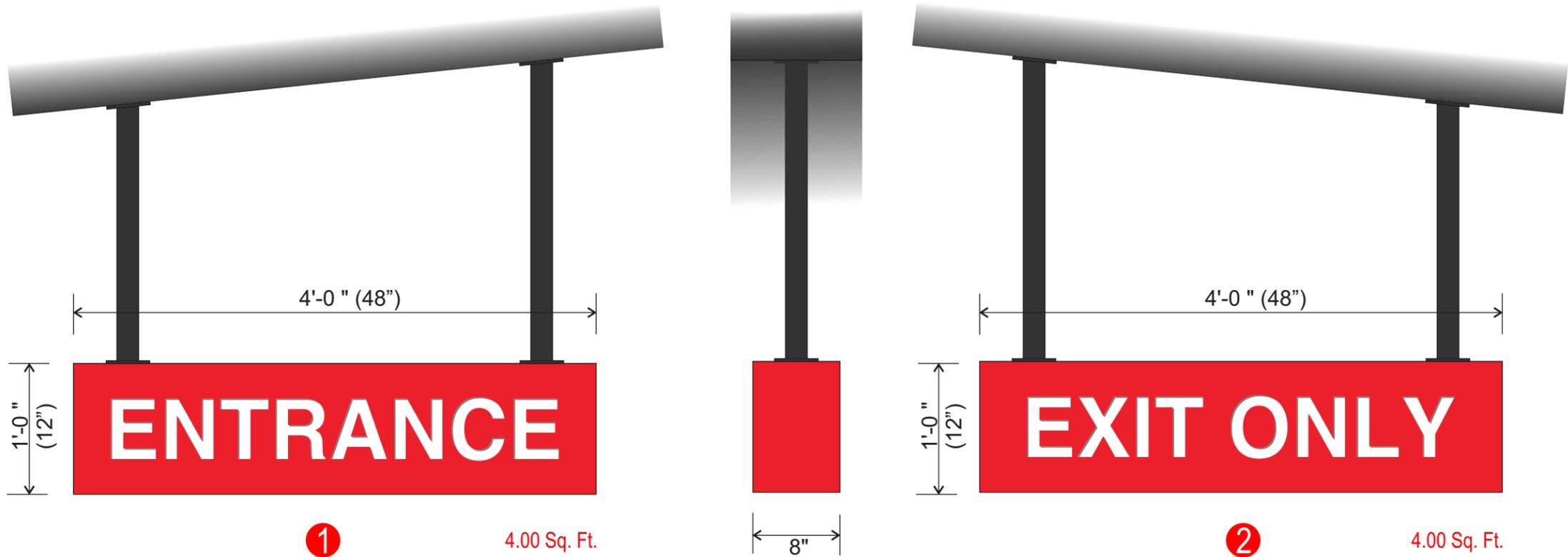
- Letters:**
- Returns: 040" White CLC 5" Deep
 - Backs: .063" Prefinished White Aluminum Backs
 - Faces: 3/16" White & Red Acrylic
 - Vinyl: Perf Black
 - Trimcap: 1" White & Red Jewelite
 - Illumination: White & Red LEDs
 - Power Supplies: Remote in Raceway
 - Installation: On Raceway Attached to Beam

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

Engineering Specifications
 All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
 All Signs Fabricated as per 2017 N.E.C. Specifications





SIGN G

Manufacture And Install Two(2) Internally Illuminated Cabinets

Scale: 1" = 1'-0"

Construction:

- Aluminum Framed Structure Skinned with .125" Aluminum Painted Red
- 3/16" White Backup Acrylic Stud Mounted to Faces
- White LEDs Inside Cabinet Spaced as Necessary for Ample Illumination
- Install Under Drive Thru Canopy on Square Tubes with Hardware as Necessary

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> |
|--|--|



west elevation
scale: 1" = 30'-0"

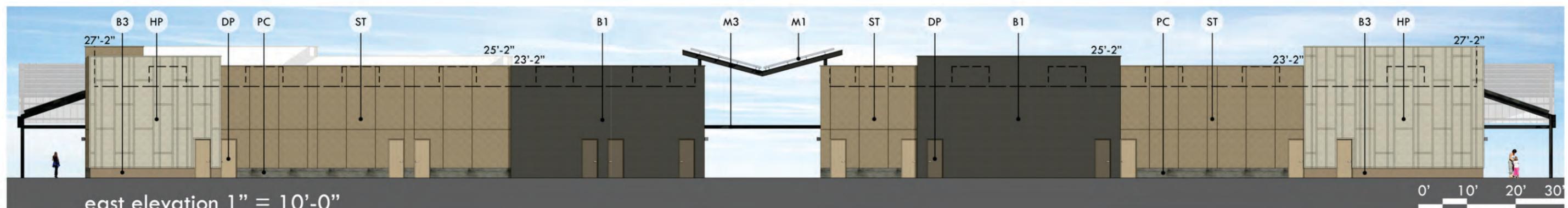
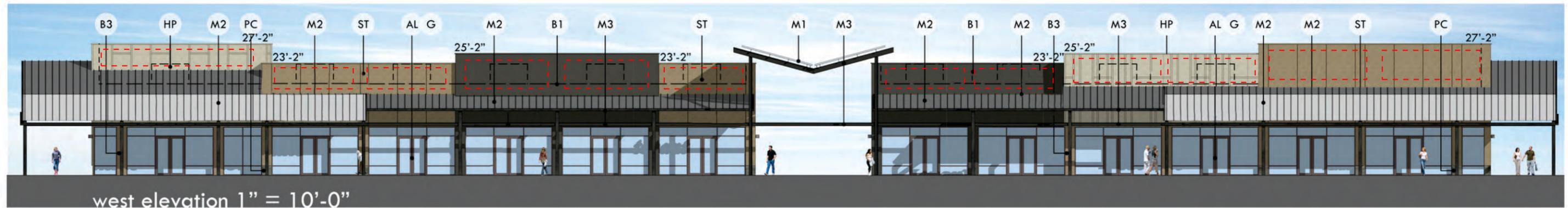


south elevation
scale: 1" = 30'-0"

| |
|--------------------------------|
| Primary Fry's: 155.64 Sq. Ft. |
| Secondary Fry's: 70.00 Sq. Ft. |
| Starbucks: 12.56 Sq. Ft. |
| Little Clinic: 30.78 Sq. Ft. |
| Chase: 12.25 Sq. Ft. |
| Pharmacy: 49.41 Sq. Ft. |
| Drive Thru: 26.32 Sq. Ft. |
| Pick-Up: 46.52 Sq. Ft. x2 |
| Total: 450.00Sq. Ft. |



- Materials**
- SF: Steel Flashing, Paint to Match Wall Surface Below
 - HP: Hardie Panel vertical Siding 48"x120": "Cobblestone" Combined with Hardie Trim
 - B1: 8x8x16 Splitface CMU Echelon "Opal"
 - B2: 8x8x16 Ground Face CMU Echelon "Opal"
 - B3: 8x8x16 Split Face CMU Echelon "Monterey Stone"
 - ST: paint on synthetic stucco DE6144 "Graham Cracker"
 - M1: B-Decking Hot Dipped Galvanized Finish
 - M2: Standing Seam Metal Roofing with 1.5" Seam Berridge "Slate Gray"
 - M3: Steel Structure Natural Finish With Clear Seal Coat
 - M4: Steel Perforated Natural Finish With Clear Seal Coat
 - AL: Aluminum Storefront Kawneer No 40 "Dark Bronze"
 - DP: Service Doors, Paint to Match DE6391 "Black Russian" / DE6144 "Graham Cracker"
 - G: Clear Glazing
 - PC: Precast Concrete "Natural"
 - CC: Board Formed Concrete "Natural"

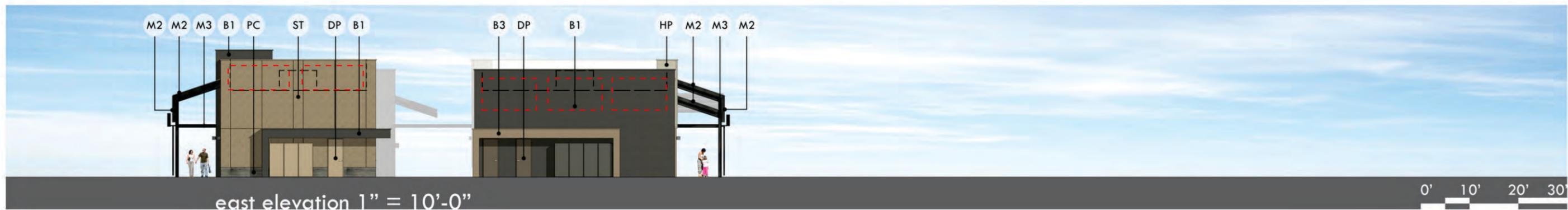
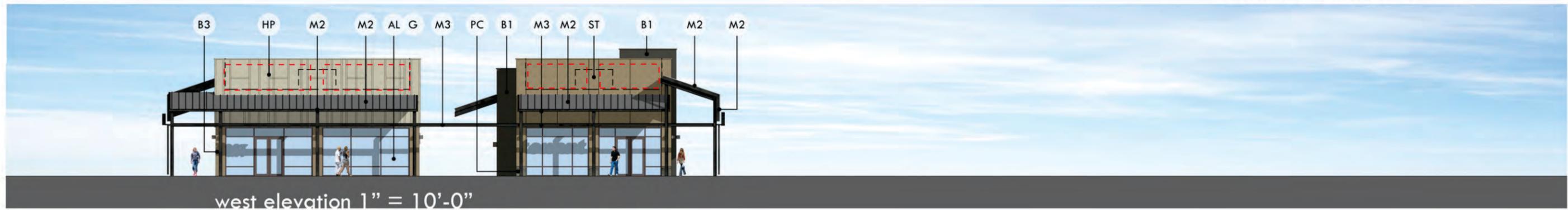




Represents a Potential Sign Location

Materials

- SF: Steel Flashing, Paint to Match Wall Surface Below
- HP: Hardie Panel vertical Siding 48"x120": "Cobblestone" Combined with Hardie Trim
- B1: 8x8x16 Splitface CMU Echelon "Opal"
- B2: 8x8x16 Ground Face CMU Echelon "Opal"
- B3: 8x8x16 Split Face CMU Echelon "Monterey Stone"
- ST: paint on synthetic stucco DE6144 "Graham Cracker"
- M1: B-Decking Hot Dipped Galvanized Finish
- M2: Standing Seam Metal Roofing with 1.5" Seam Berridge "Slate Gray"
- M3: Steel Structure Natural Finish With Clear Seal Coat
- M4: Steel Perforated Natural Finish With Clear Seal Coat
- AL: Aluminum Storefront Kawneer No 40 "Dark Bronze"
- DP: Service Doors, Paint to Match DE6391 "Black Russian" / DE6144 "Graham Cracker"
- G: Clear Glazing
- PC: Precast Concrete "Natural"
- CC: Board Formed Concrete "Natural"



Manufacture and Install Two(2) Internally Illuminated Monument Sign

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

- **Structure:** 8" x 8" I-Beams with Perforated Steel Faces

QC Common:

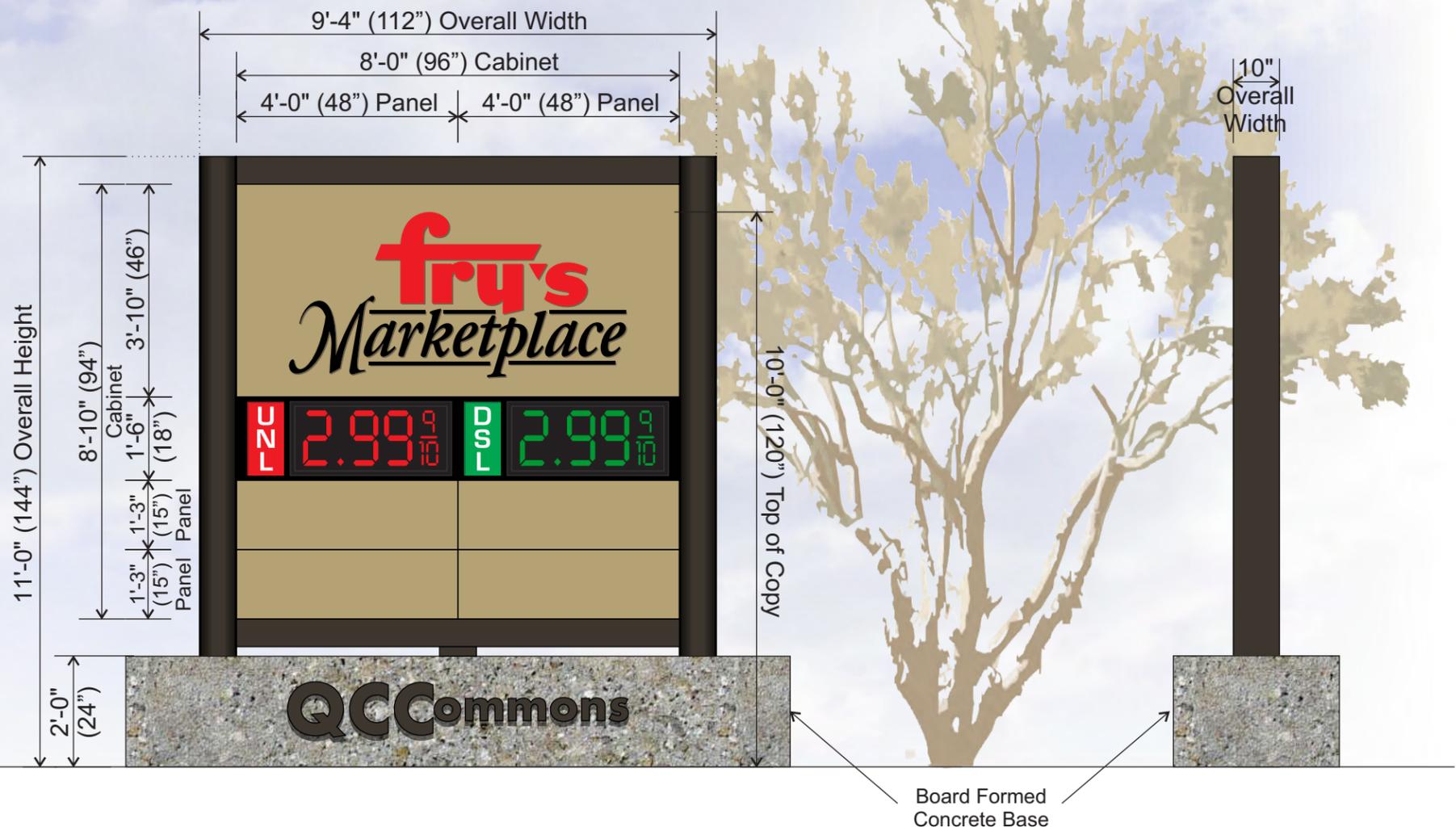
- **Cabinets:** Aluminum Angle
- **Faces:** .090" Perforated Aluminum Painted
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Letters:** 1/4" Aluminum Painted White
- **Illumination:** LED Lights
- **Power:** Power Supplies in Cabinet Sign
- **Installation:** Onto Structure with Hardware as Necessary

Main Cabinet:

- **Cabinets:** Aluminum Angle Skinned with .090" Aluminum Painted
- **Faces:** Routed .125 Painted
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Vinyl:** TBD
- **Illumination:** LED Lights
- **Power:** Power Supplies in Cabinet Sign
- **Installation:** Onto Structure with Hardware as Necessary

| |
|------------------------------|
| Fry's Panel: 30.66 Sq. Ft. |
| Fuel Panel: 12.00 Sq. Ft. |
| Tenant Panels: 20.00 Sq. Ft. |
| QC Letters: 6.16 Sq. Ft. |
| Total: 68.82 Sq. Ft. |

| | |
|---|--|
| Electrical Specifications: All Signs Fabricated as per 2017 N.E.C. Specifications | |
| This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. | |
|  | |
| The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code. | |
| Engineering Specifications: All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C. | |



Manufacture and Install Three(3) Internally Illuminated Monument Sign

Construction:

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

- **Structure:** 8" x 8" I-Beams with Perforated Steel Faces

QC Common:

- **Cabinets:** Aluminum Angle
- **Faces:** .090" Perforated Aluminum Painted
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Letters:** 1/4" Aluminum Painted White
- **Illumination:** LED Lights
- **Power:** Power Supplies in Cabinet Sign
- **Installation:** Onto Structure with Hardware as Necessary

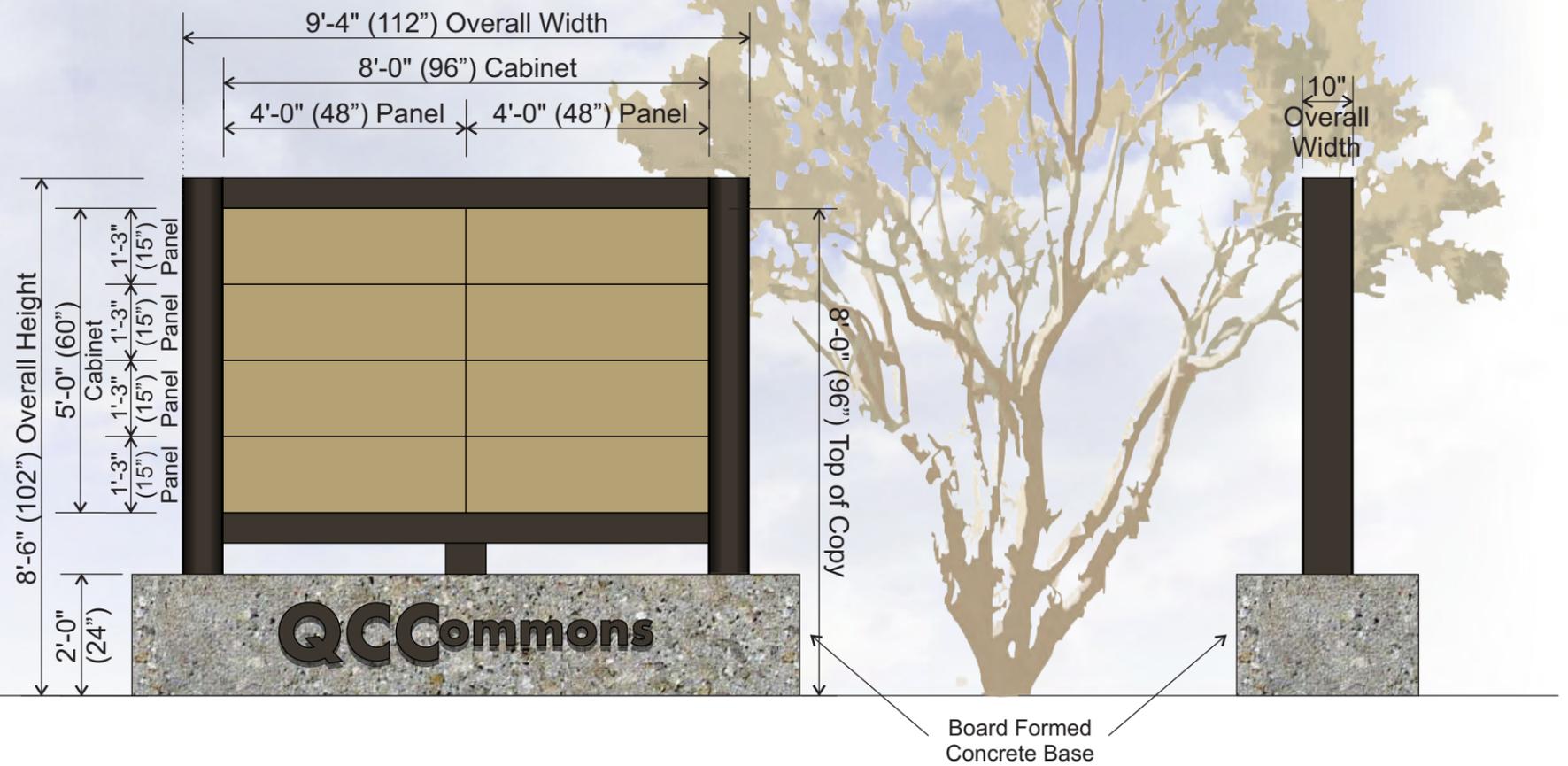
Main Cabinet:

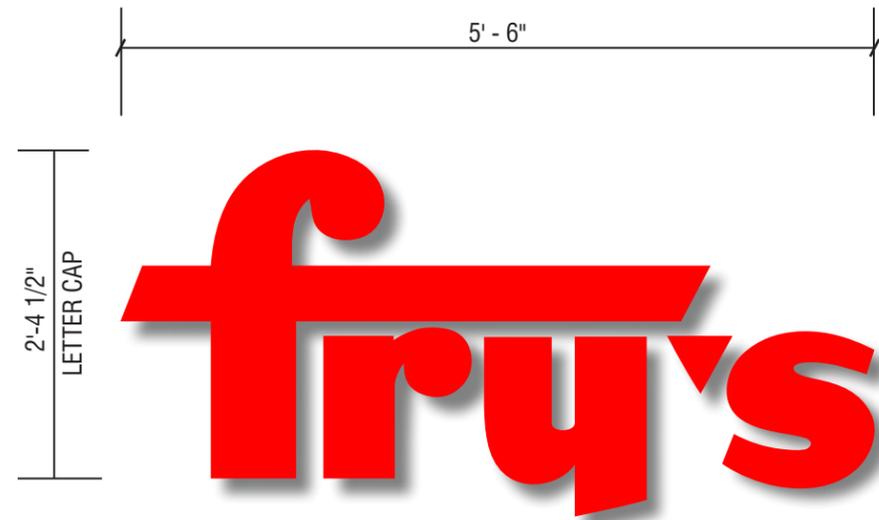
- **Cabinets:** Aluminum Angle Skinned with .090" Aluminum Painted
- **Faces:** Routed .125 Painted
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Vinyl:** TBD
- **Illumination:** LED Lights
- **Power:** Power Supplies in Cabinet Sign
- **Installation:** Onto Structure with Hardware as Necessary

Tenant Panels: 40.00 Sq. Ft.
 QC Letters: 6.16 Sq. Ft.
 Total: 46.16 Sq. Ft.

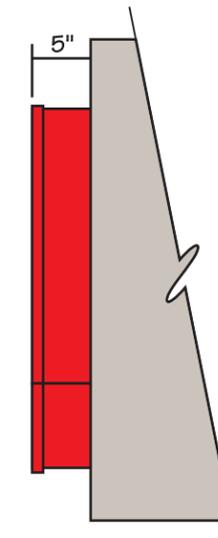
Electrical Specifications: All Signs Fabricated as per 2017 N.E.C. Specifications
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

Engineering Specifications: All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.





END VIEW OF LETTERS



H MANUFACTURE AND INSTALL THREE (3) SET OF INTERNALLY ILLUMINATED LOGOS & LETTERS
 SCALE: 3/4" = 1' - 0" 9.11 SQ. FT.

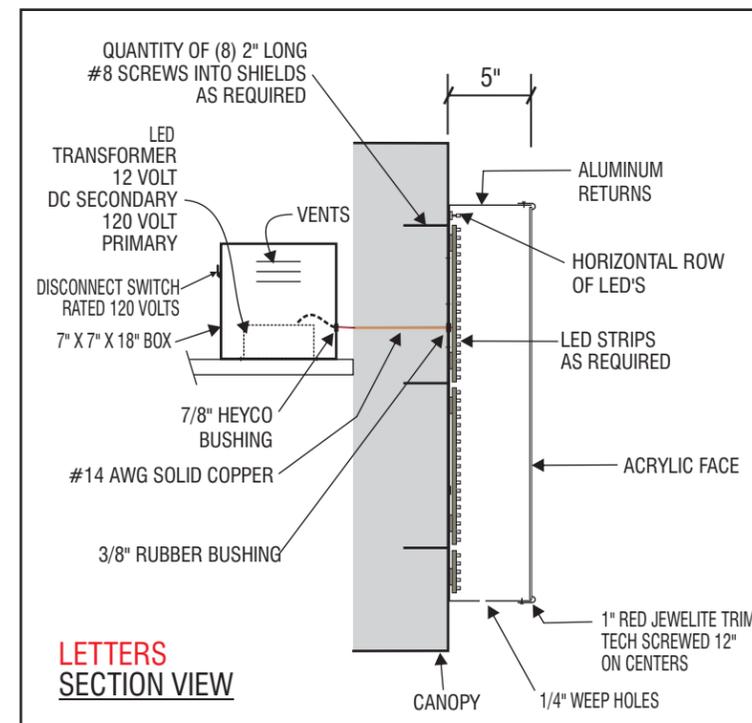
- .040 ALUMINUM 5" DEEP RED AND WHITE .063 ALUMINUM BACKS.

3/16" RED ACRYLIC FACES #211-1 WITH 1" RED JEWELITE TRIM CAP

RED L.E.D. ILLUMINATION / REMOTE POWER PACKS / 120 VOLT.

MOUNT FLUSH TO BUILDING FASCIA.

NOTE: LETTERS DRAWS 3 AMPS ON A 20 AMP CIRCUIT. 120 VOLT PRIMARY POWER.



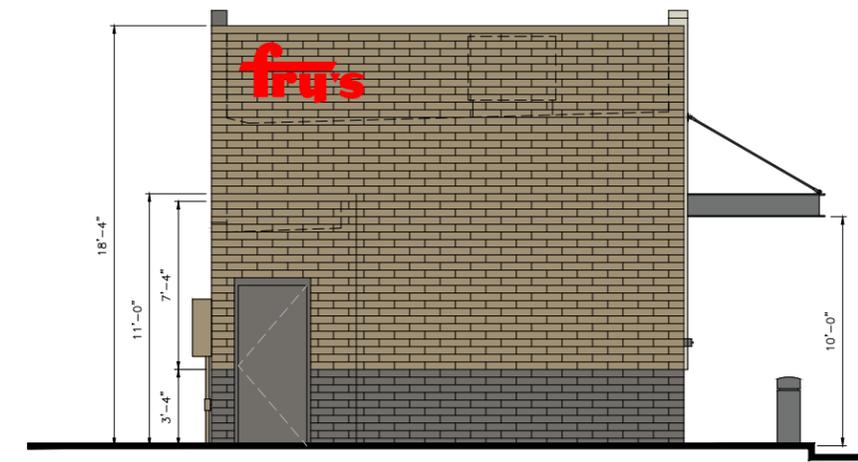
All Signs Shall Be Installed In Accordance With N.E.C. Article 600

| | |
|--|--|
| <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> |
|--|--|



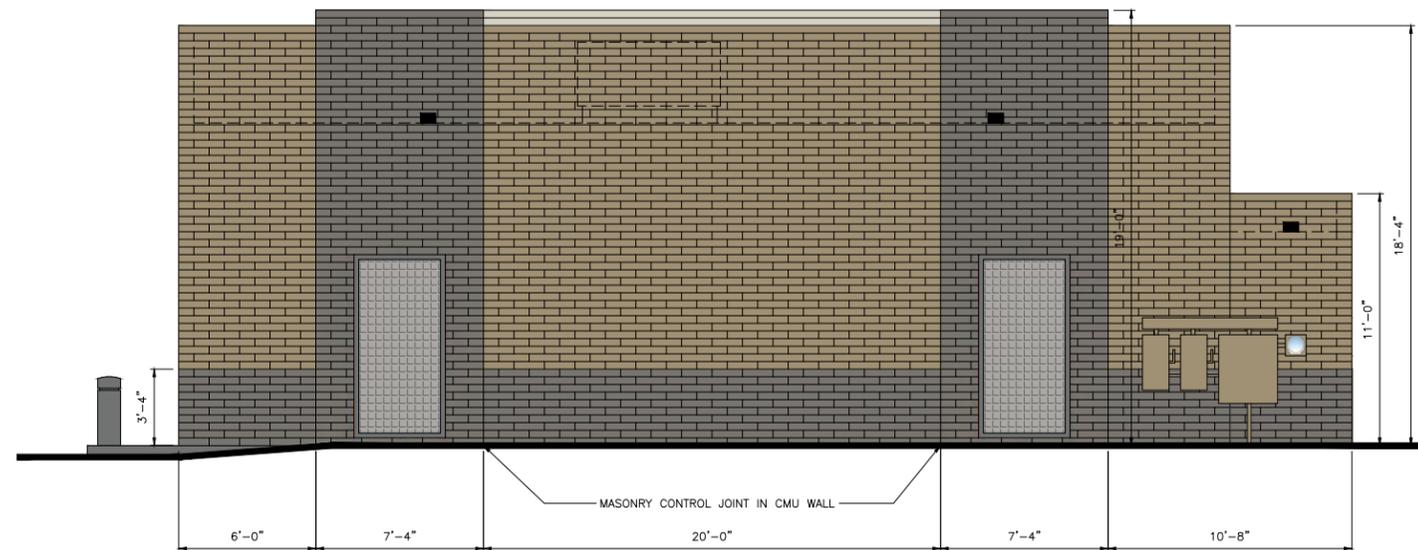
FRONT (WEST) ELEVATION

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



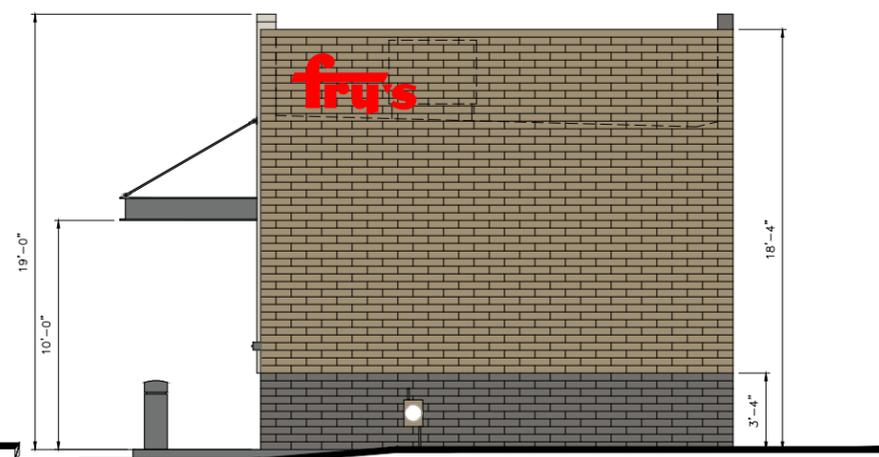
LEFT (NORTH) ELEVATION

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



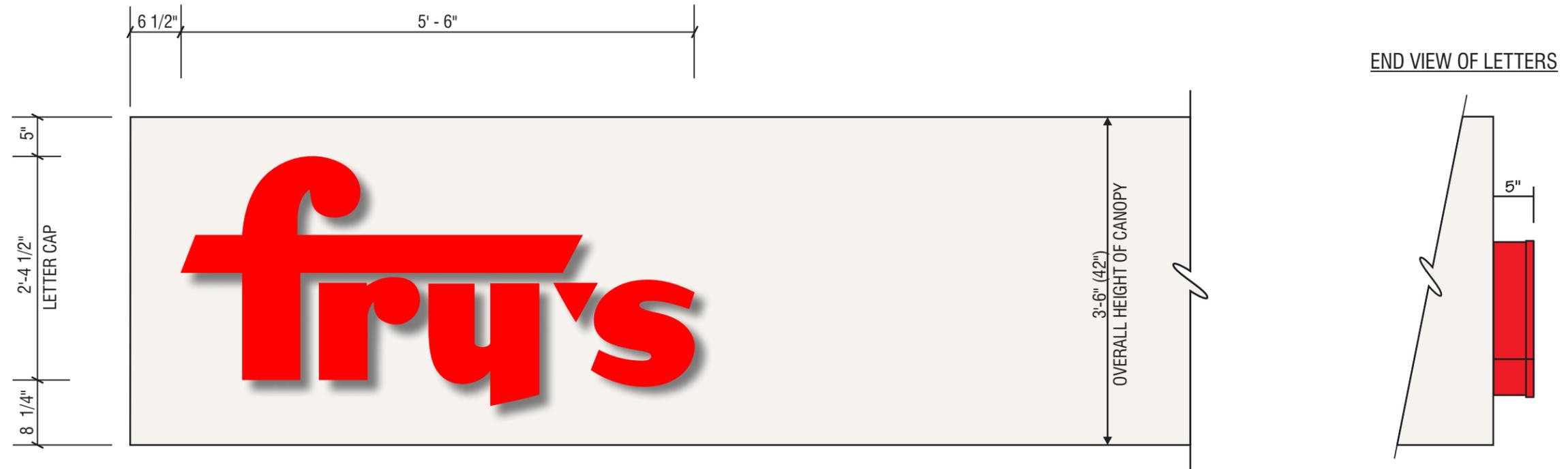
REAR (EAST) ELEVATION

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



RIGHT (SOUTH) ELEVATION

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



I MANUFACTURE AND INSTALL FOUR (4) SET OF INTERNALLY ILLUMINATED LOGOS & LETTERS
 SCALE: 3/4" = 1' - 0" 9.11 SQ. FT.

- .040 ALUMINUM 5" DEEP RED AND WHITE .063 ALUMINUM BACKS.

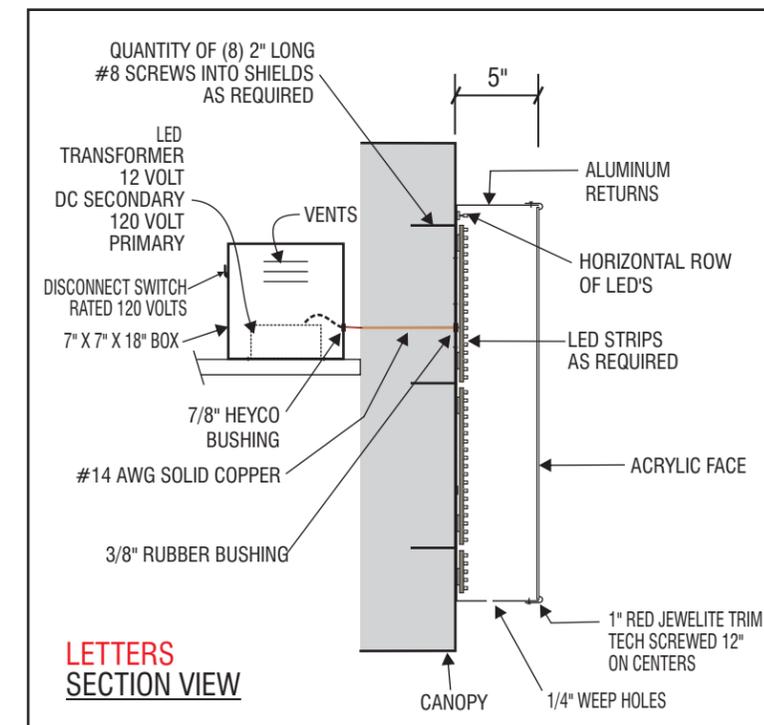
3/16" RED ACRYLIC FACES #211-1 WITH 1" RED JEWELITE TRIM CAP

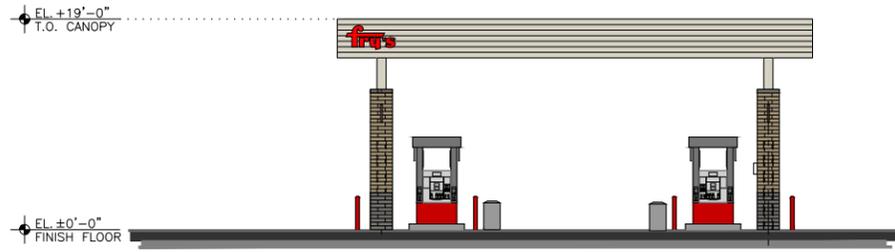
RED L.E.D. ILLUMINATION / REMOTE POWER PACKS / 120 VOLT.

MOUNT FLUSH TO CANOPY FASCIA.

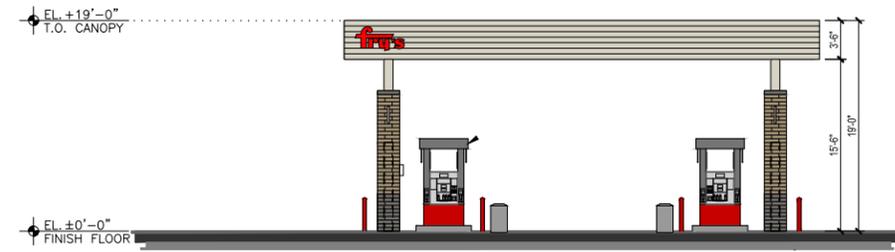
NOTE: LETTERS DRAWS 3 AMPS ON A 20 AMP CIRCUIT. 120 VOLT PRIMARY POWER.

| | |
|---|---|
| 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 |

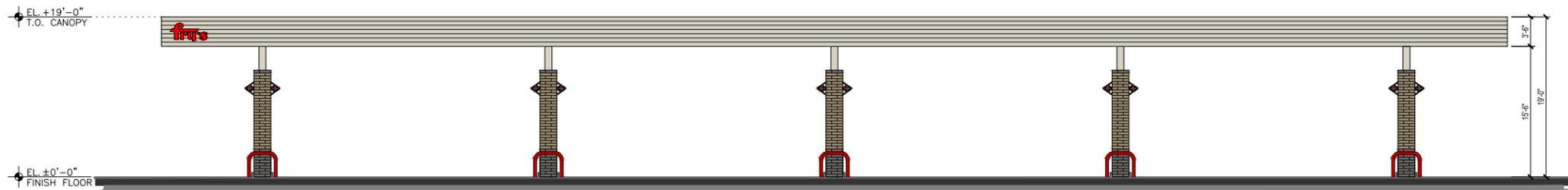




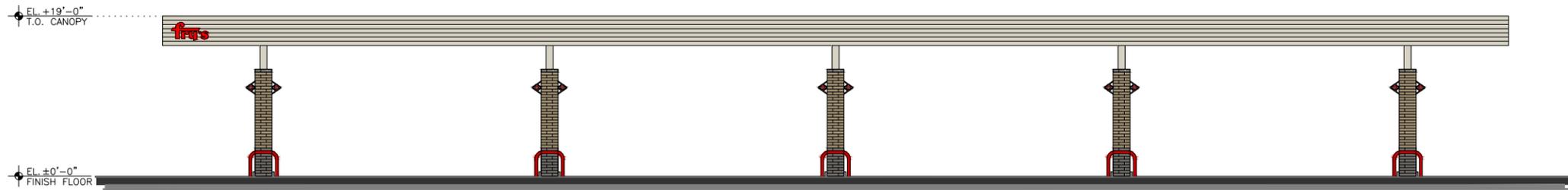
NORTH ELEVATION
Scale: 1/16" = 1'-0"



SOUTH ELEVATION
Scale: 1/16" = 1'-0"



WEST ELEVATION
Scale: 1/16" = 1'-0"



EAST ELEVATION
Scale: 1/16" = 1'-0"

