



TOWN OF
QUEEN CREEK
 ARIZONA

TO: PLANNING & ZONING COMMISSION

THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

FROM: ERIK SWANSON, PLANNING ADMINISTRATOR, MALLORY RESS, PLANNER I

RE: DISCUSSION AND POSSIBLE ACTION ON P23-0025 ARISE VETERINARY HOSPITAL COMPREHENSIVE SIGN PLAN AMENDMENT, A REQUEST FROM STEVE WILEY OF TRIANGLE SIGN SERVICES FOR APPROVAL OF A COMPREHENSIVE SIGN PLAN AMENDMENT FOR HERITAGE SQUARE LOCATED SOUTH OF THE SOUTHEAST CORNER OF RITTENHOUSE AND ELLSWORTH ROADS.

DATE: June 14, 2023

Suggested Action:

Move to approve P23-0025 Arise Veterinary Hospital Comprehensive Sign Plan Amendment, subject to the Conditions of Approval included in this report.

History:

October 12, 2016: Planning Commission approved case P16-0028, "Heritage Square Comprehensive Sign Plan".

April 21, 2021: Town Council approved cases P21-0007 and P21-0008, Heritage Square Veterinary Hospital Conditional Use Permit and Site Plan.

Project Information:

Project Name - Heritage Square Comprehensive Sign Plan Amendment (P23-0025)

Site Location - South of SEC of Rittenhouse and Ellsworth roads

Current Zoning - C-2 (General Commercial)

General Plan Designation - Commercial

Surrounding Zoning Designations:

North - Queen Creek Crossroads (C-2)

South - Heritage Square (C-2)

East - Rittenhouse Rd., Union Pacific Railroad (EMP-B & R1-43), Nauvoo Station (R1-6 & R1-8)

West - Heritage Square (C-2)

Net Acreage - 3.29 acres (approx.)

Building Area (Total) - 33,566 sq.ft. (approx.)

Discussion:

The Arizona Regional Intensive Care Veterinary Hospital (ARISE) building is a recently constructed two-story building within the Heritage Square commercial center. Heritage Square is an

approximately 14.5 acre commercial shopping center zoned C-2/PAD. The shopping center is comprised of 10 lots, most of which are developed. The Comprehensive Sign Plan for Heritage Square was approved in October 2016.

ARISE is a veterinary emergency and multispecialty facility that houses 11 different medical specialties including CT, MRI Trailer, three X-rays, C-Arm, and a Nu-boom. In conjunction with the approval of the conditional use permit and site plan for the veterinary hospital by Town Council in April 2021, two (2) lots within Heritage Square were tied to create one (1) lot for the ARISE building including the MRI Trailer and the associated parking lot.

The Comprehensive Sign Plan Amendment is requested to allow for the following deviations from the approved CSP: 1) increased sign area at the east building elevation, 2) increased aggregate signage, and 3) illuminated under canopy signage. Justification for these deviations is outlined below.

Increased Sign Area for East Elevation- The existing CSP allows for ½ sq. ft of sign area per lineal foot of building occupancy at side and rear elevations. The east elevation is considered a side elevation. The length of the east elevation of the ARISE building is 128.04 ft. Pursuant to the CSP the total sign area permitted for this elevation is 64.02 sq. ft. The applicant is requesting a total of 90.35 sq. ft. across two (2) signs. This is in excess of the allowable signage for the east elevation by 26.33 sq. ft. The east side of the building is the elevation most visible from Rittenhouse Rd. Given the critical nature of operations at ARISE, the increased sign area is necessary for customers to easily identify the veterinary hospital building while travelling on Rittenhouse Rd. Staff has reviewed the deviation and supports it as presented.

Increased Aggregate Sign Area- The maximum permitted aggregate sign area for a building within Heritage Square is 250 sq. ft., irrespective of the size of the building. The applicant is requesting an aggregate sign area of 300.26 sq. ft. This is in excess of the permitted total signage by 50.26 sq. ft. Prior to construction of the ARISE building, two (2) lots within Heritage Square were combined to create one larger lot, allowing for a building with a greater footprint than if constructed on one lot. The applicant is proposing signage at three elevations, with no signage proposed on the north elevation. The following sign allowances are permitted pursuant to the existing CSP at each building elevation as follows: North elevation – 83.43 sq. ft., South elevation – 257.69 sq. ft., East elevation – 64.02 sq. ft., West elevation – 64.46 sq. ft. Therefore the total allowed signage for the building, if the maximum aggregate stipulation was not a part of the CSP, is 469.6 sq. ft. The total aggregate sign area requested is well under this amount. The requested total signage is proportionate with the size of the building. Staff has reviewed the deviation and supports it as presented.

Illuminated Under Canopy Signage- The CSP allows for non-illuminated under canopy blade signs in front on a tenant's leased space and below the architectural canopy with a maximum size of 6 sq. ft. The applicant is requesting three (3) illuminated under canopy signs with one (1) under canopy sign proposed at the east elevation and two (2) proposed at the south elevation. The under canopy sign proposed at the east elevation is 19.5 sq. ft.. The same sign is proposed at the south elevation along with an additional sign that is 17.29 sq. ft. The applicant provides that these under canopy signs will serve the purpose of distinguishing between the "Pet Emergency" and the "Pet Specialty" entrances. This will provide clients with a clear visual of which entrance to use and assist in veterinary hospital staff accessing the patient as quickly as possible when a critical patient arrives. It is also crucial that these signs are illuminated because the majority of critical patients are generally received in the late evening hours. Staff has reviewed the deviation and supports it as presented.

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. Signage shall be permitted under a building permit, following approval of the Comprehensive

Sign Plan Amendment from the Planning and Zoning Commission.

4. Signage shall be maintained in a manner consistent with its initial installation.

Attachment(s):

1. [Aerial Exhibit](#)
2. [Sign Package](#)



PROJECT SCHEDULE

SIGN TYPE/ DESCRIPTION:	QTY.:	PG.
A. A.1 - ILLUM. FACE-LIT STACKED CHANNEL LETTERS, FLUSH MOUNTED.	ONE (1)	5
A.2 - ILLUM. FACE-LIT STACKED CHANNEL LOGO AND LETTERS, FLUSH MOUNTED.	ONE (1)	5
A1. REMOVED FROM PACKAGE.		
B. ILLUM. FACE-LIT LINEAR CHANNEL LETTERS, FLUSH MOUNTED.	ONE (1)	7
C. ILLUM. FACE-LIT CHANNEL LETTERS ON WIREWAY, UNDER-CANOPY MOUNTED "PET EMERGENCY"	TWO (2)	9
C1. ILLUM. FACE-LIT CHANNEL LETTERS ON WIREWAY, UNDER-CANOPY MOUNTED "PET SPECIALTY"	ONE (1)	11
C2. REMOVED FROM PACKAGE.		
D. ALUM. FORMED PAN WITH PUSH-THRU LOGO/COPY FOR EXISTING MONUMENT SIGN @ HERITAGE LOOP.	TWO (2)	13
D1. ALUM. FORMED PAN WITH PUSH-THRU LOGO/COPY FOR EXISTING MONUMENT SIGN @ RITTENHOUSE RD.	TWO (2)	14
TOTAL SQ. FT. ALLOWED: 250 SQ. FT.		
TOTAL APPROVED SIGNAGE SQ. FT.: 173.17 SQ. FT.		
PROPOSED SIGNAGE SQ. FT.: 127.09 SQ. FT.		
TOTAL SIGNAGE SQ. FT.: 300.26 SQ. FT.		

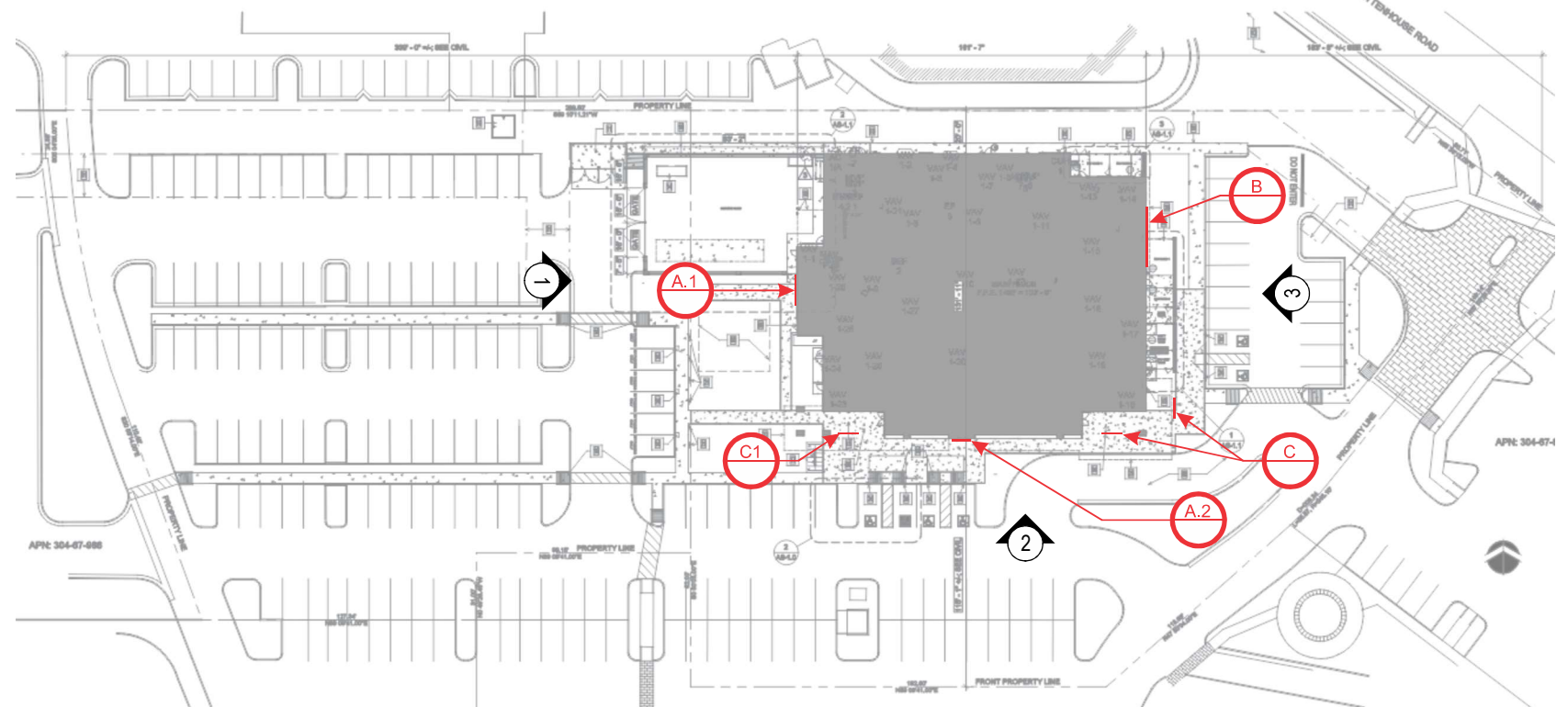
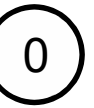
PROJECT:



HERITAGE TOWN SQUARE CENTER
21419 S ELLSWORTH RD
QUEEN CREEK, AZ 85142

SITE PLAN - AREA VIEW

SCALE: NTS



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CLIENT & LOCATION



HERITAGE TOWN SQUARE CENTER
21419 S ELLSWORTH RD
QUEEN CREEK, AZ 85142

LEAD NO.
206636 T5
SM - PM
S. MOODY/S. WILEY

DATE
5/16/2023
DRAWN BY
BZ

REVIEWED BY
SEG. NO.

SHEET NO.
1 of 15

WEST BUILDING - LEFT SIDE ELEVATION

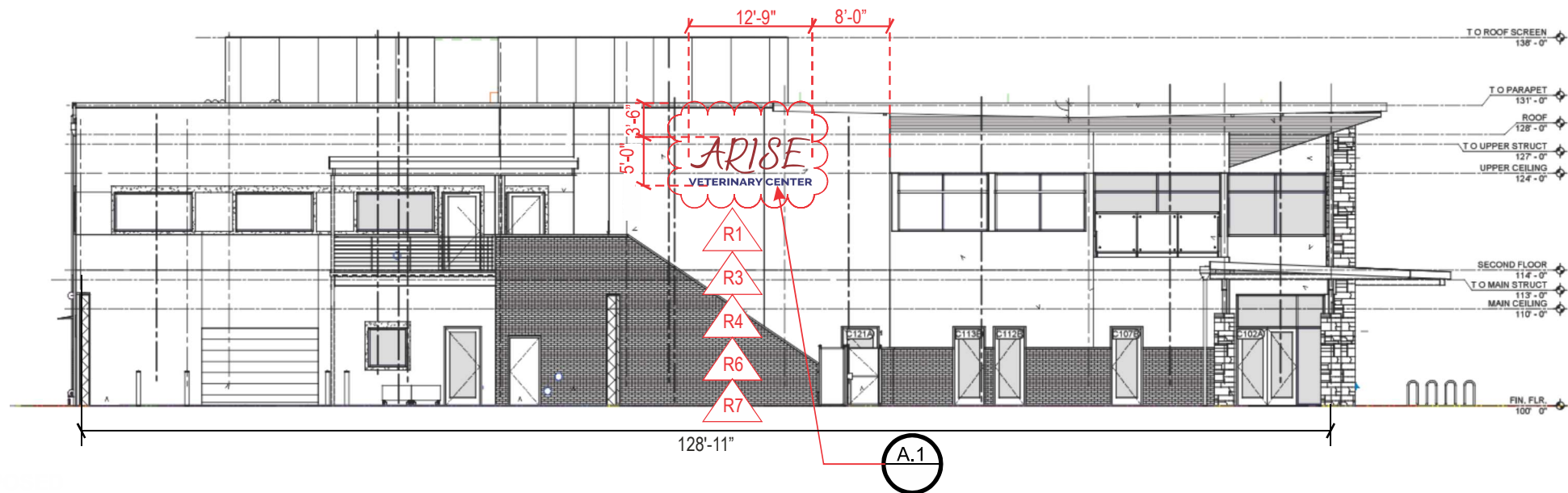
SCALE: 1/16" = 1'-0"

1



1.1 BUILDING PHOTO RENDERING
SCALE: NTS

- R1 - CHANGED BACKER PANEL COLORS TO MATCH WALL.
- R2 - CHANGED SIGN A.2 BACKER PANEL COLORS.
- R3 - REMOVED ALL CABINET SIGN AND REPLACE WITH CHANNEL LETTERS
- R4 - INCREASE SIGNS A.1 AND A.2 SIZES.
- R6 - REMOVED LOGO ON SIGN A.1 AND INCREASED SIGNS A.1 AND A.2 SIZES.
- R7 - INCREASED SIGNS A.1 LETTERS AND A.2 LOGO SIZES.



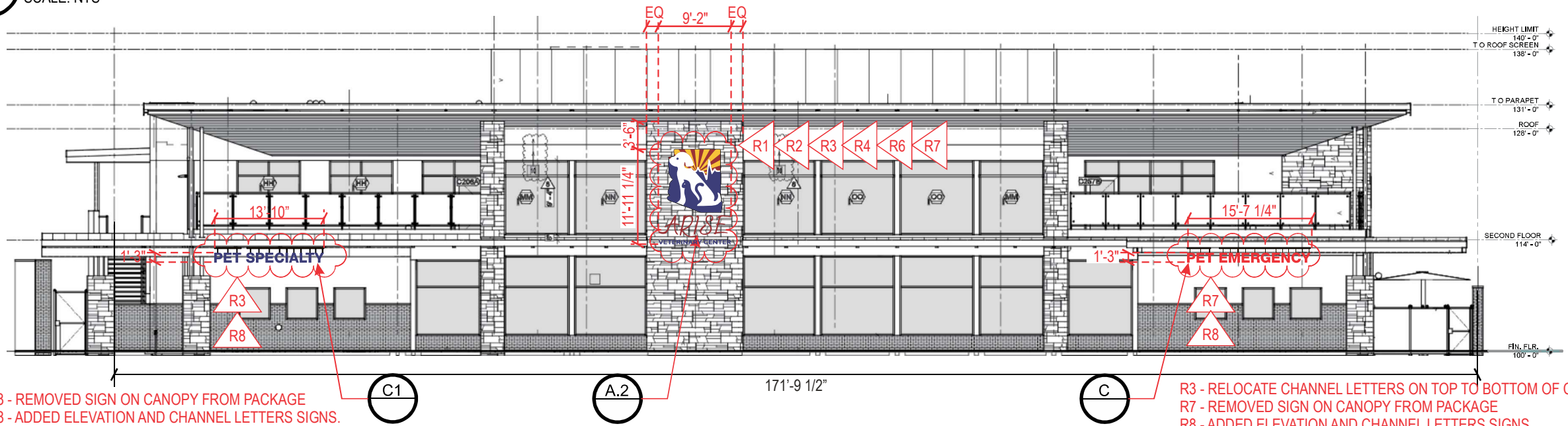
ADDED CH. LTRS TO DRAWING PACKAGE



- R1 - CHANGED BACKER PANEL COLORS TO MATCH WALL.
- R2 - CHANGED SIGN A.2 BACKER PANEL COLORS.
- R3 - REMOVED ALL CABINET SIGN AND REPLACE WITH CHANNEL LETTERS
- R4 - INCREASE SIGNS A.1 AND A.2 SIZES.
- R6 - REMOVED LOGO ON SIGN A.1 AND INCREASED SIGNS A.1 AND A.2 SIZES.
- R7 - INCREASED SIGNS A.1 LETTERS AND A.2 LOGO SIZES.
- R8 - ADDED ELEVATION AND CHANNEL LETTERS SIGNS.

3.1 BUILDING PHOTO RENDERING

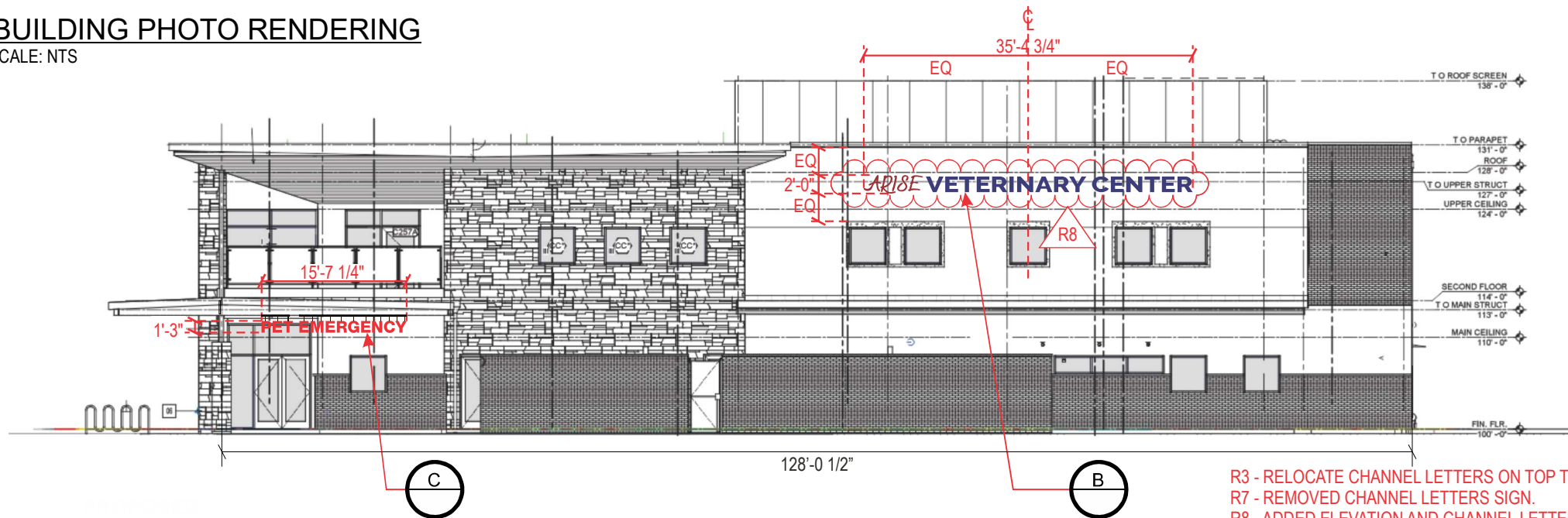
SCALE: NTS



ADDED TO DRAWING PACKAGE



3.1 BUILDING PHOTO RENDERING
SCALE: NTS



R3 - RELOCATE CHANNEL LETTERS ON TOP TO BOTTOM OF CANOPY.
R7 - REMOVED CHANNEL LETTERS SIGN.
R8 - ADDED ELEVATION AND CHANNEL LETTERS SIGNS.



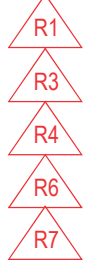
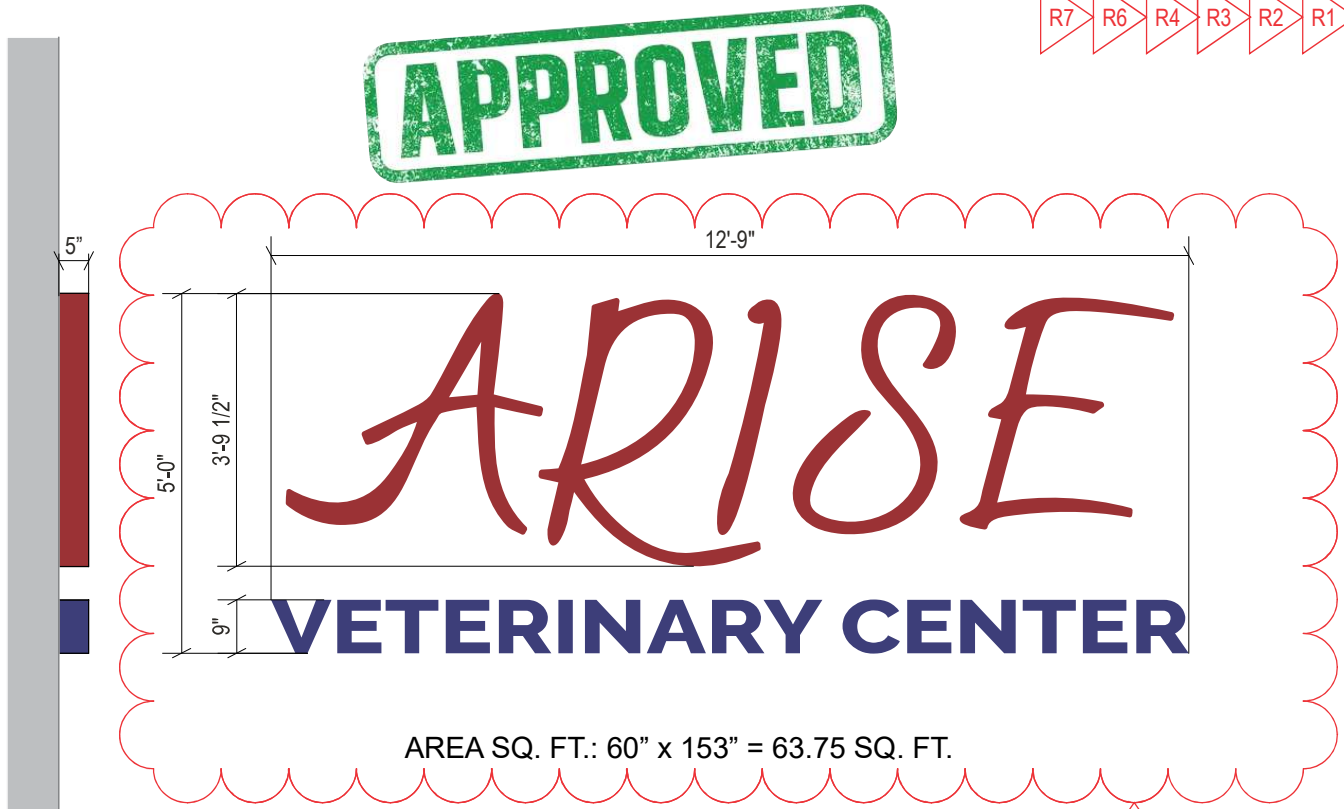
- R1 - CHANGED BACKER PANEL COLORS TO MATCH WALL.
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- R3 - REMOVED ALL CABINET SIGN AND REPLACE WITH CHANNEL LETTERS
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- R6 - REMOVED LOGO ON SIGN A.1 AND INCREASED SIGNS A.1 AND A.2 SIZES.
- R7 - INCREASED SIGNS A.1 LETTERS AND A.2 LOGO SIZES.

ILLUM. FACE-LIT CHANNEL LOGO/LETTERS SIGN

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

SIGN
A

QTY: TWO (2)



A.3 SIDE

A.1 FRONT @ WEST ELEVATION
QTY: ONE (1)

FRONT @ SOUTH ELEVATION A.2
QTY: ONE (1)

SIDE A.4

CLIENT & LOCATION



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LEAD NO.
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S. MOODY/S. WILEY

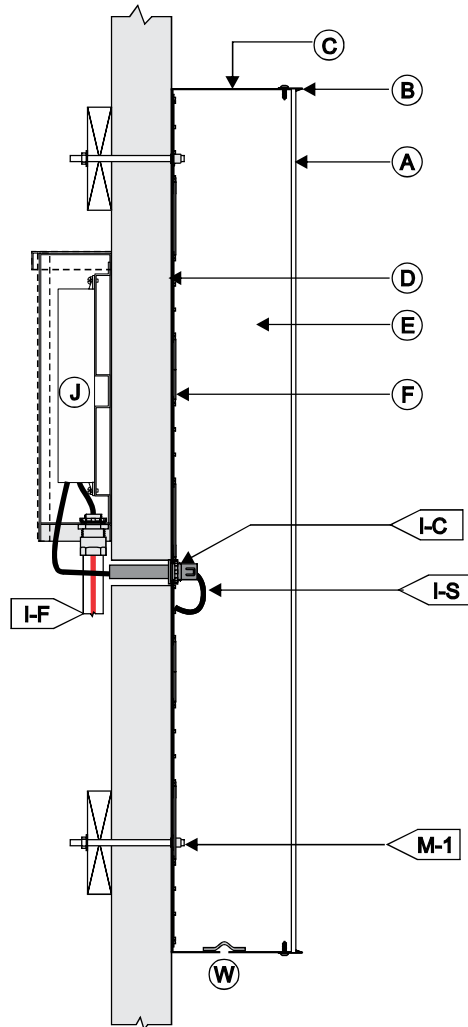
DATE
5/16/2023
DRAWN BY
BZ

REVIEWED BY
SEG. NO.

SHEET NO.
5 of 15

TRIMCAP FACE LIT CHANNEL LOGO & LETTER / LED ILLUM. / EXTERIOR INSTALL / FLUSH MOUNTED


SCALE: N.T.S.



(A) FACE	
MATERIAL:	3/16" #2447 WHITE ACRYLIC.
VINYL:	TRANSLUCENT VINYL FILM
COLOR INFO.:	MATCH CUSTOMER COLORS.
(B) TRIMCAPS	
SIZE / FINISH	1" / MATCH RETURNS
(C) RETURNS	
DEPTH:	5"
MATERIAL:	ALUM. .040
COLOR:	MATCH CUSTOMER COLORS
FINISH:	SATIN
(D) BACKS:	
MATERIAL:	3MM ACM
COLOR/FINISH:	WHITE SATIN
(E) INSIDE OF CAN	
COLOR:	PRE-COAT WHITE
(F) ILLUMINATION:	
TYPE:	STANDARD 6500K WHITE LEDS
	ALL WIRES TO BE TERMINATED W/ A MECHANICAL UL LISTED FASTENER

(I) WIRING	
I-C	7/8" DIA. HOLE @ LEXAN W/ PAIGE WALL BUSTER CONNECTOR & CONDUIT.
I-F	TO ELECTRICAL FEED
I-S	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
	ALL CONNECTIONS TO BE IN WATERPROOF BOXES
(J) POWER SUPPLY	
TYPE:	REMOTE LED POWER SUPPLY HOUSE IN FRONT
	ACCESS WEATHER-PROOF LED POWER SUPPLY BOX.
VOLTAGE;	120V
(M) MOUNTING SEE MOUNTING NOTE.	
M-1	10/24 NUTSERT.
(W) WEEP HOLES: 1/4" DIA. WITH COVER	



120V INSTALL	<ol style="list-style-type: none"> CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE 	ELECTRICAL	<ol style="list-style-type: none"> ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. 	FABRICATOR	<ol style="list-style-type: none"> PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN 	 ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED
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ADDED DRAWING TO PACKAGE

ADDED SIGN TO FOR VARIANCE.



ADDED SIGN FOR A VARIANCE.

B.2 SIDE

B.1 FRONT

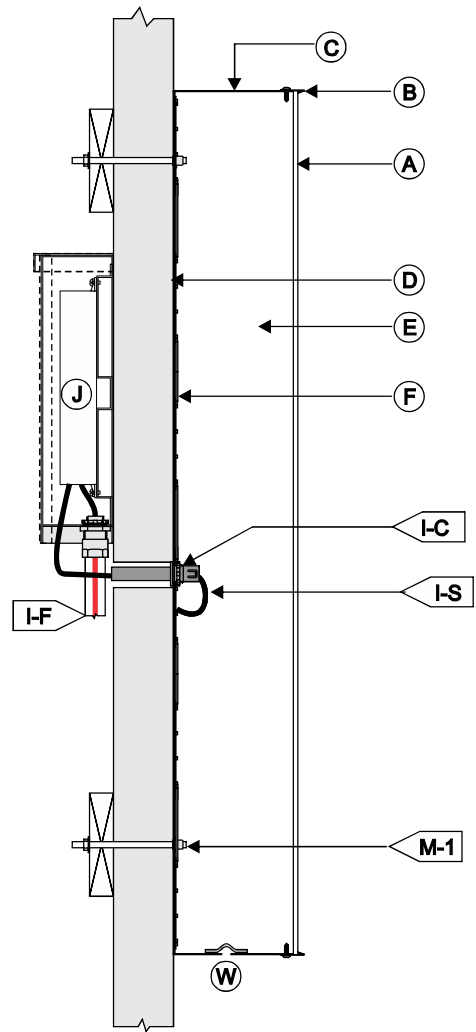
SIDE B.3

R8 - ADDED ELEVATION AND CHANNEL LETTERS SIGNS.



TRIMCAP FACE LIT CHANNEL LETTERS / LED ILLUM. / EXTERIOR INSTALL / FLUSH MOUNTED

SCALE: N.T.S.



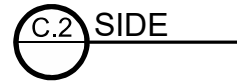
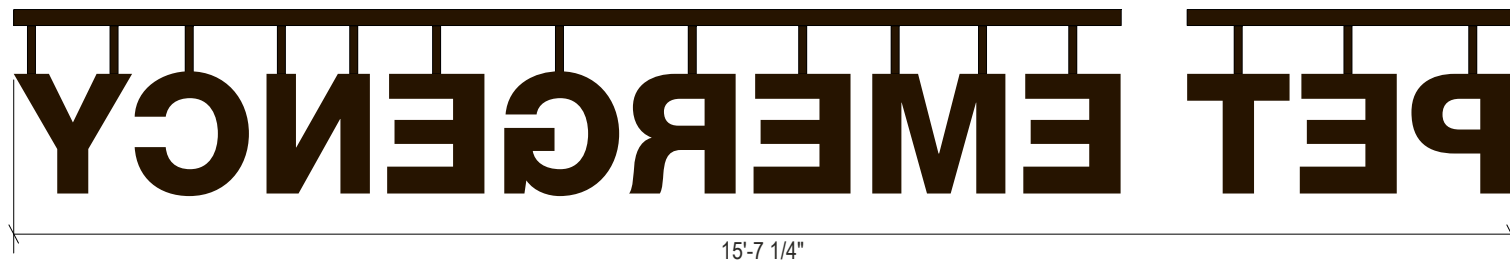
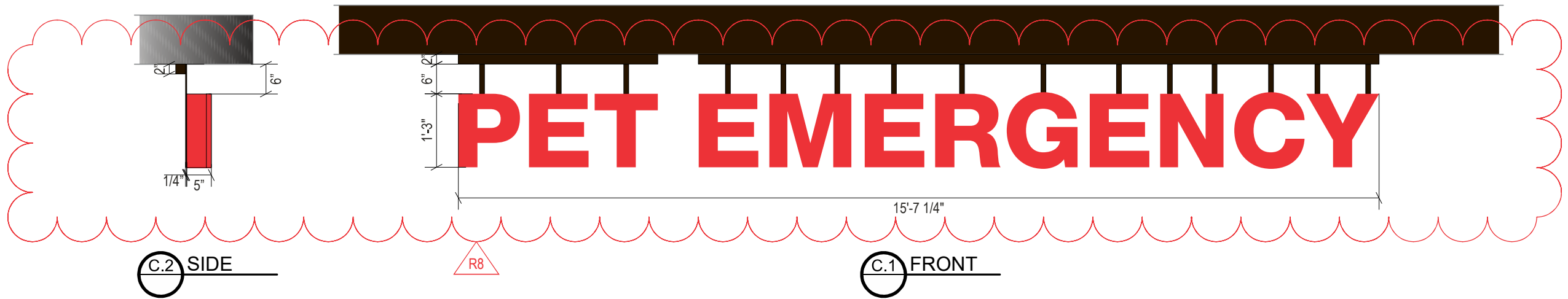
(A) FACE	
MATERIAL:	3/16" #2447 WHITE ACRYLIC.
VINYL:	TRANSLUCENT VINYL FILM
COLOR INFO.:	MATCH CUSTOMER COLORS.
(B) TRIMCAPS	
SIZE / FINISH	1" / MATCH RETURNS
(C) RETURNS	
DEPTH:	5"
MATERIAL:	ALUM. .040
COLOR:	MATCH CUSTOMER COLORS
FINISH:	SATIN
(D) BACKS:	
MATERIAL:	3MM ACM
COLOR/FINISH:	WHITE SATIN
(E) INSIDE OF CAN	
COLOR:	PRE-COAT WHITE
(F) ILLUMINATION:	
TYPE:	STANDARD 6500K WHITE LEDS
	ALL WIRES TO BE TERMINATED W/ A MECHANICAL UL LISTED FASTENER

(I) WIRING	
I-C	7/8" DIA. HOLE @ LEXAN W/ PAIGE WALL BUSTER
	CONNECTOR & CONDUIT.
I-F	TO ELECTRICAL FEED
I-S	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
	ALL CONNECTIONS TO BE IN WATERPROOF BOXES
(J) POWER SUPPLY	
TYPE:	REMOTE LED POWER SUPPLY HOUSE IN FRONT
	ACCESS WEATHER-PROOF LED POWER SUPPLY BOX.
VOLTAGE;	120V
(M) MOUNTING SEE MOUNTING NOTE.	
M-1	10/24 NUTSERT.
(W) WEEP HOLES: 1/4" DIA. WITH COVER	

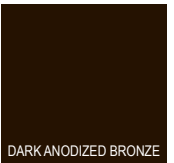
120V INSTALL	<ol style="list-style-type: none"> CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE 	ELECTRICAL	<ol style="list-style-type: none"> ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. 	FABRICATOR	<ol style="list-style-type: none"> PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN 	 ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED
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ADDED DRAWING TO PACKAGE

ADDED SIGN TO FOR VARIANCE.



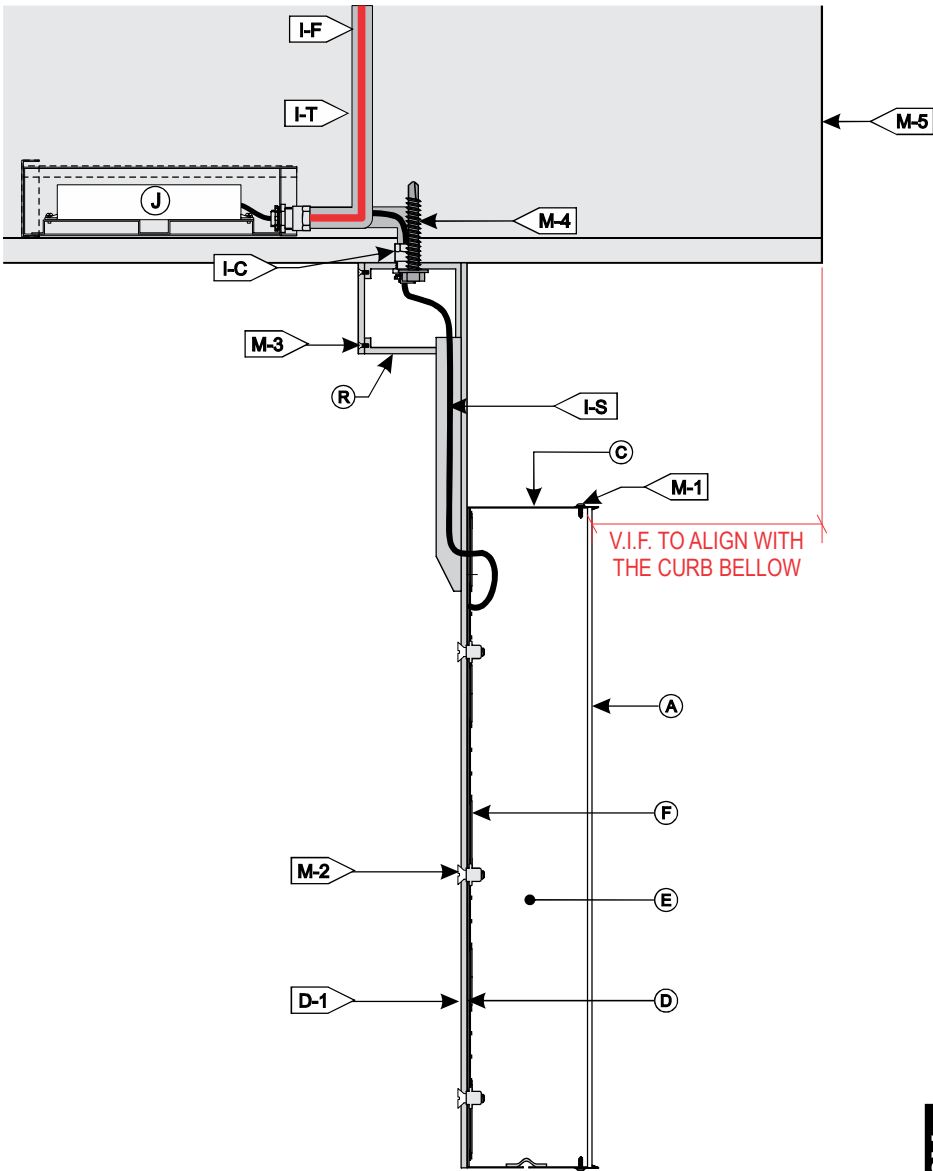
- R3 - RELOCATE CHANNEL LETTERS ON TOP TO BOTTOM OF CANOPY.
- R7 - REMOVED CHANNEL LETTERS SIGN.
- R8 - ADDED ELEVATION AND CHANNEL LETTERS SIGNS.



ILLUM. FACE-LIT, SUSPENDED CH LTRS with CUSTOM WIREWAY - SECTION DETAILS

C-1

SCALE: N.T.S.



(A) FACE	
MATERIAL:	3/16" #2447 WHITE ACRYLIC.
VINYL:	TRANSLUCENT VINYL FILM
COLOR INFO.:	RED TRANSLUCENT .
(B) TRIMCAPS:	
SIZE / FINISH	1" / MATCH RETURNS
(C) RETURNS	
DEPTH:	5"
MATERIAL:	ALUM. .040
COLOR:	RED
FINISH:	SATIN
(D) BACKS:	
MATERIAL:	ALUM.
D-1 PLATE:	1/4" ALUM. ROUTED LETTERS SHAPE WITH STEM, WELDED TO FRONT OF WIREWAY.
COLOR/FINISH:	FINISHED TO MATCH CANOPY FASCIA
(E) INSIDE OF CAN	
COLOR:	PRE-COAT WHITE
(F) ILLUMINATION	
TYPE:	6500K WHITE LEDS
ALL WIRES TO BE TERMINATED W/ A MECHANICAL UL LISTED FASTENER	

(I) WIRING	
I-C:	1/2" CONNECTOR & CONDUIT.
I-F:	TO ELECTRICAL FEED
I-S:	U.L. APPROVED CLASS II LOW VOLTAGE WIRING FED FROM REMOTE P.S., THRU WIREWAY INTO BACKS OF LETTERS - SEALED TIGHT.
I-T:	LIQUID TITE from POWER SUPPLY BOX
(J) POWER SUPPLY	
TYPE:	REMOTE LED POWER SUPPLY HOUSE IN FRONT ACCESS WEATHER-PROOF LED POWER SUPPLY BOX.
VOLTAGE:	120V
(R) WIREWAY	
TYPE:	2" x 2" x 1/8" ALUM. TUBE WITH BACK ACCESS.
FINISH:	MATCH DARK ANODIZED BRONZE CANOPY FASCIA
(M) MOUNTING SEE MOUNTING NOTE.	
M-1:	FLUSH-FITTING SCREWS.
M-2:	FLATHEAD SCREWS WITH NUTSERT THRU BACK PLATE AND INTO LETTERS.
M-3:	FLATHEAD SCREWS TO HOLD CLOSED.
COLOR:	FINISH TO MATCH FASCIA.
M-4:	3/8" DIA. MIN. SCREWS THRU WIREWAY AND INTO
M-5:	EXISTING CANOPY
(W) WEEP HOLES:	
TYPE:	1/4" DIA. WITH COVER

120V INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN



ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED



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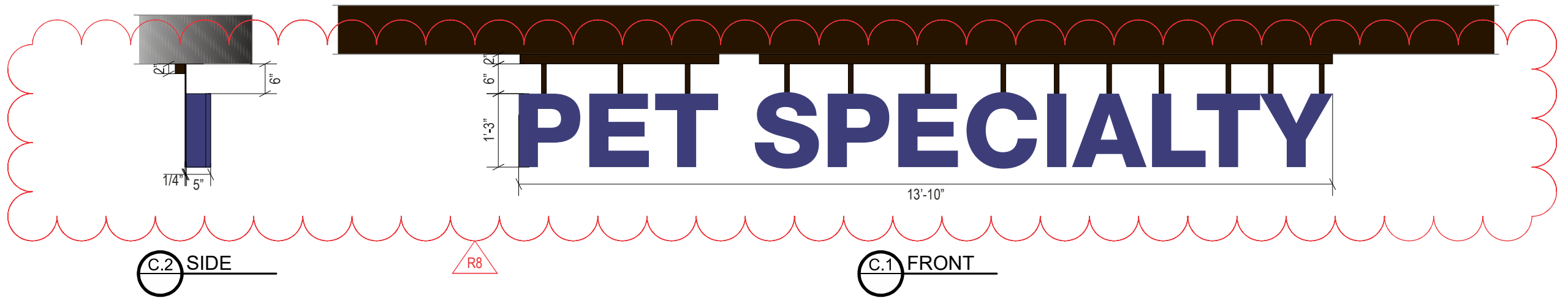
DATE
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BZ

REVIEWED BY
SEG. NO.

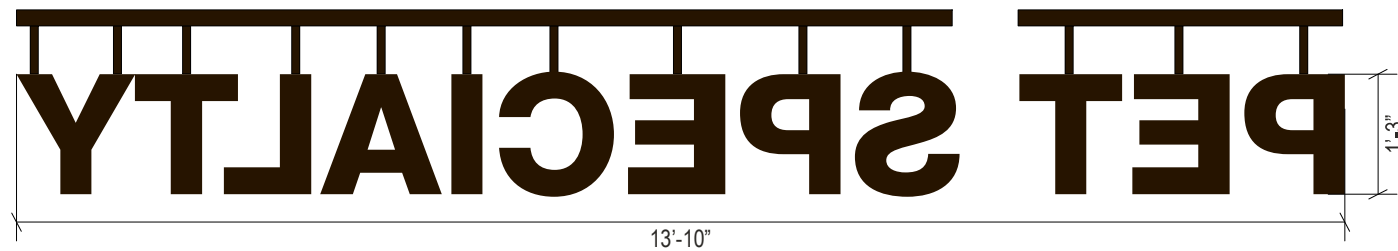
SHEET NO.
10 of 15

ADDED DRAWING TO PACKAGE

ADDED SIGN TO FOR VARIANCE.

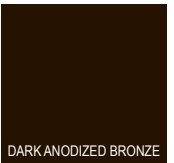


ALIGN WITH THE CURB BELOW



C.3 BACK

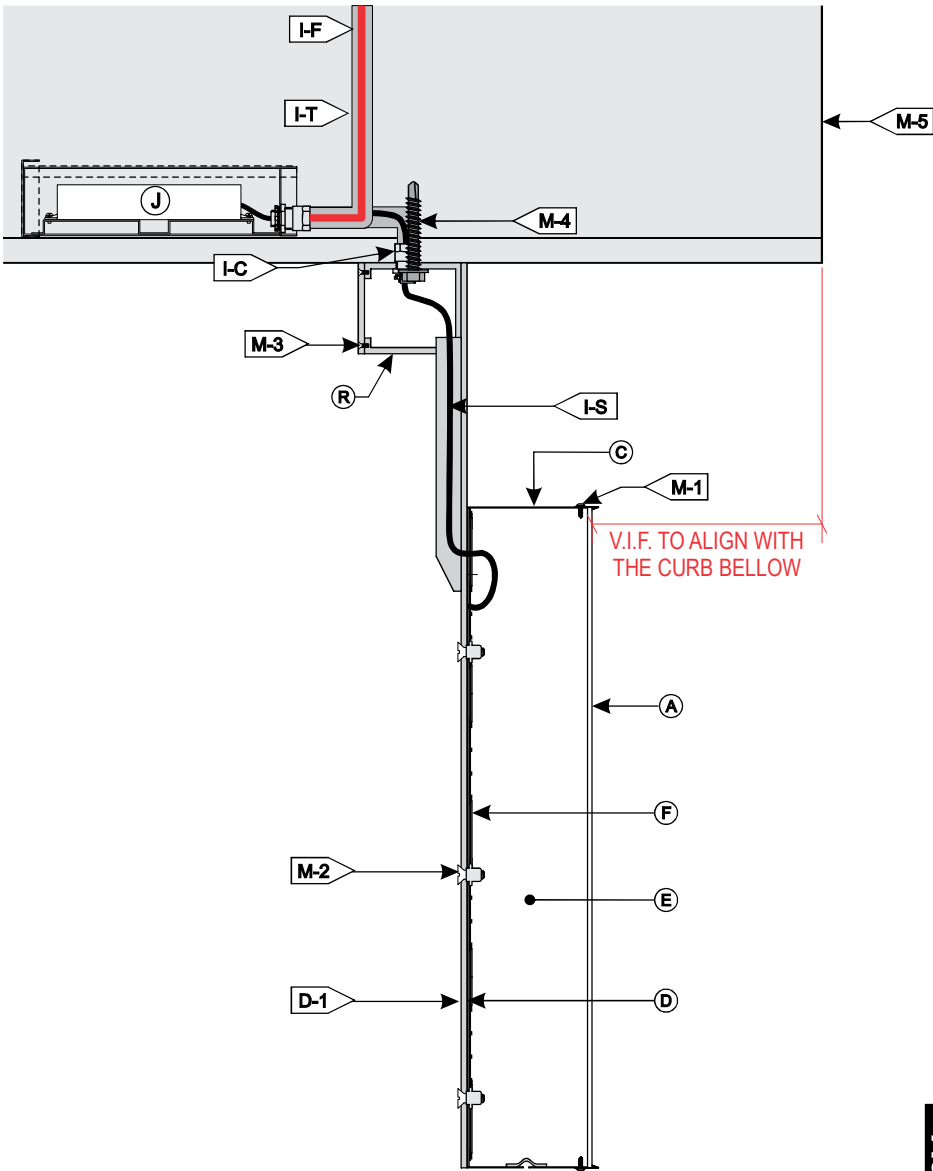
R3 - REMOVED SIGN ON CANOPY FROM PACKAGE.
R8 - ADDED ELEVATION AND CHANNEL LETTERS SIGNS.



ILLUM. FACE-LIT, SUSPENDED CH LTRS with CUSTOM WIREWAY - SECTION DETAILS

C1-1

SCALE: N.T.S.



(A) FACE	
MATERIAL:	3/16" #2447 WHITE ACRYLIC.
VINYL:	TRANSLUCENT VINYL FILM
COLOR INFO.:	BLUE TRANSLUCENT .
(B) TRIMCAPS:	
SIZE / FINISH	1" / MATCH RETURNS
(C) RETURNS	
DEPTH:	5"
MATERIAL:	ALUM. .040
COLOR:	BLUE
FINISH:	SATIN
(D) BACKS:	
MATERIAL:	ALUM.
D-1 PLATE:	1/4" ALUM. ROUTED LETTERS SHAPE WITH STEM, WELDED TO FRONT OF WIREWAY.
COLOR/FINISH:	FINISHED TO MATCH CANOPY FASCIA
(E) INSIDE OF CAN	
COLOR:	PRE-COAT WHITE
(F) ILLUMINATION	
TYPE:	6500K WHITE LEDS
ALL WIRES TO BE TERMINATED W/ A MECHANICAL UL LISTED FASTENER	

(I) WIRING	
I-C:	1/2" CONNECTOR & CONDUIT.
I-F:	TO ELECTRICAL FEED
I-S:	U.L. APPROVED CLASS II LOW VOLTAGE WIRING FED FROM REMOTE P.S., THRU WIREWAY INTO BACKS OF LETTERS - SEALED TIGHT.
I-T:	LIQUID TITE from POWER SUPPLY BOX
(J) POWER SUPPLY	
TYPE:	REMOTE LED POWER SUPPLY HOUSE IN FRONT ACCESS WEATHER-PROOF LED POWER SUPPLY BOX.
VOLTAGE:	120V
(R) WIREWAY	
TYPE:	2" x 2" x 1/8" ALUM. TUBE WITH BACK ACCESS.
FINISH:	MATCH DARK ANODIZED BRONZE CANOPY FASCIA
(M) MOUNTING SEE MOUNTING NOTE.	
M-1:	FLUSH-FITTING SCREWS.
M-2:	FLATHEAD SCREWS WITH NUTSERT THRU BACK PLATE AND INTO LETTERS.
M-3:	FLATHEAD SCREWS TO HOLD CLOSED.
COLOR:	FINISH TO MATCH FASCIA.
M-4:	3/8" DIA. MIN. SCREWS THRU WIREWAY AND INTO
M-5:	EXISTING CANOPY
(W) WEEP HOLES:	
TYPE:	1/4" DIA. WITH COVER

120V INSTALL

- CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
- INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
- ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
- INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE

ELECTRICAL

- ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
- CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
- THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

- PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
- MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN



ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED



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CLIENT & LOCATION



HERITAGE TOWN SQUARE CENTER
21419 S ELLSWORTH RD
QUEEN CREEK, AZ 85142

LEAD NO.
206636 T5

SM - PM
S. MOODY/S. WILEY

DATE
5/16/2023

DRAWN BY
BZ

REVIEWED BY

SEG. NO.

SHEET NO.
12 of 15



EXISTING



PROPOSED

4 MONUMENT SIGN ELEVATION - ELLSWORTH RD
SCALE: NTS

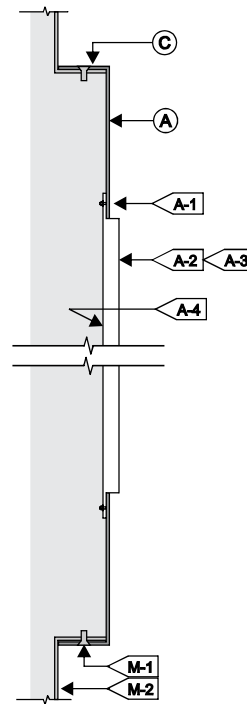
R1 - ADDED A TAGLINE TO PYLON SIGN LOGO
R2 - ADDED PYLON SIGN PANEL TEXTURE FINISH.

APPROVED

ALUM. PAN w/ PUSH-THRU LOGO/COPY FOR (E) MONUMENT SIGN.

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

SIGN
D



(A) FACE	
MATERIAL:	1/8" ALUM., PAN ROUTED WITH LOGO, 2" RETURNS
COLOR:	SHERWIN WILLIAMS SW 6113 "INTERACTIVE CREAM"
FINISH:	PAINTED DRYVIT SANDPEBBLE FINE TEXTURE.
A-1:	BACKUP FLANGE MOUNTS WITH 10/24 STUDS & NUTS.
A-2 PUSH THRU:	3/4" CLEAR ACRYLIC, ROUTED WITH 1/8" FLANGE AND WITH 1/2" PUSH-THRU.
A-3 VINYL:	DIGITAL PRINTED VINYL LOGO AND LETTERS APPLIED 1ST SURFACE OF PUSH-THRUS.
COLOR/ FINISH:	MATCH CUSTOMER COLORS / TRANSLUCENT.
A-4 VINYL:	WHITE TRANSLUCENT VINYL APPLIED 2ND SURFACE.
(C) RETURNS	
DEPTH:	2"
MATERIAL:	1/8" ALUM.
COLOR:	SHERWIN WILLIAMS SW 6113 "INTERACTIVE CREAM"
FINISH:	PAINTED DRYVIT SANDPEBBLE FINE TEXTURE.
(M) MOUNTING	SEE MOUNTING NOTE
M-1:	MECHANICAL FASTENERS TO MATCH EXISTING.
M-2:	EXISTING MONUMENT SIGN FACE.





EXISTING



PROPOSED

R1 - ADDED A TAGLINE TO PYLON SIGN LOGO
 R2 - ADDED PYLON SIGN PANEL TEXTURE FINISH.

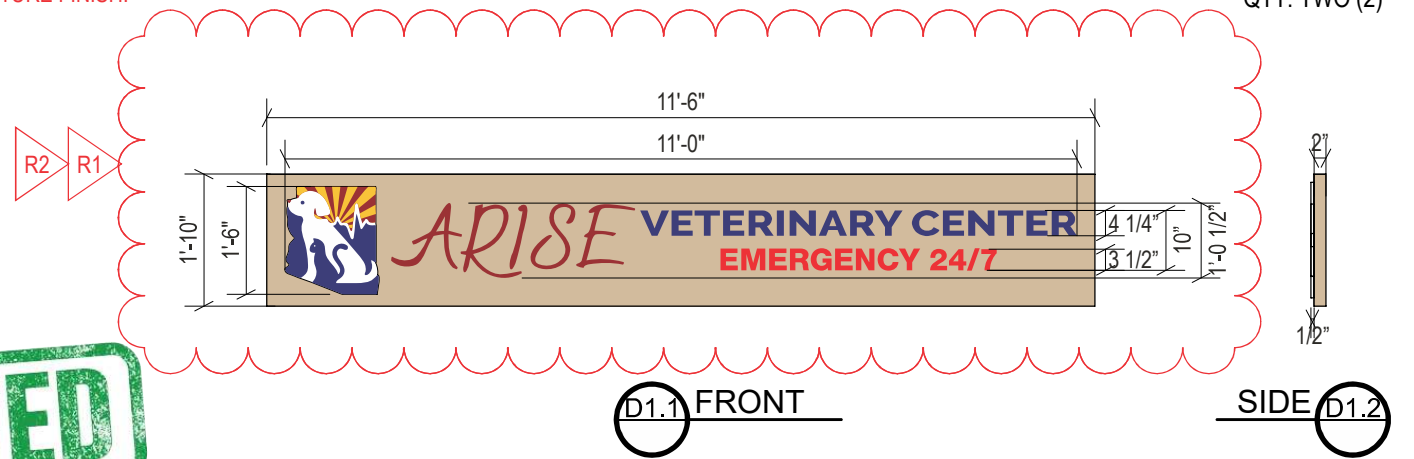
APPROVED

ALUM. PAN w/ PUSH-THRU LOGO/COPY FOR (E) MONUMENT SIGN.

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

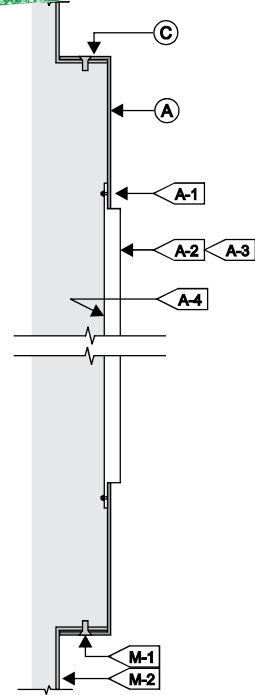
SIGN
D1

QTY: TWO (2)



D1.1 FRONT

SIDE D1.2



(A) FACE	
MATERIAL:	1/8" ALUM., PAN ROUTED WITH LOGO, 2" RETURNS
COLOR:	SHERWIN WILLIAMS SW 6113 "INTERACTIVE CREAM"
FINISH:	PAINTED DRYVIT SANDPEBBLE FINE TEXTURE.
A-1:	BACKUP FLANGE MOUNTS WITH 10/24 STUDS & NUTS.
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A-3 VINYL:	DIGITAL PRINTED VINYL LOGO AND LETTERS APPLIED 1ST SURFACE OF PUSH-THRUS.
COLOR/ FINISH:	MATCH CUSTOMER COLORS / TRANSLUCENT.
A-4 VINYL:	WHITE TRANSLUCENT VINYL APPLIED 2ND SURFACE.
(C) RETURNS	
DEPTH:	2"
MATERIAL:	1/8" ALUM.
COLOR:	SHERWIN WILLIAMS SW 6113 "INTERACTIVE CREAM"
FINISH:	PAINTED DRYVIT SANDPEBBLE FINE TEXTURE.
(M) MOUNTING	SEE MOUNTING NOTE
M-1:	MECHANICAL FASTENERS TO MATCH EXISTING.
M-2:	EXISTING MONUMENT SIGN FACE.



5 MONUMENT SIGN ELEVATION - RITTENHOUSE RD
 SCALE: NTS



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Project Narrative Requested by the technical review committee for the town of Queen Creek.

Arizona Regional Intensive Care located on Parcel 304-67-988A inside of Heritage Square is requesting Variance from the total aggregate wall sign area of up to 250 Square feet. Currently we have used 173.17 Square feet and the total additional signage we are requesting is 127.09 which would give us a total of 300.26 SF Requested. Please reference the shop drawings. ARISE (Arizona Regional intensive Care) is a multispecialty Veterinary Emergency and Specialty facility that houses 11 different medical specialties and state of the art equipment, some of which includes a CT, MRI Trailer, C-Arm, three X-Rays, and a Nu-boom etc. All these pieces of equipment will help to diagnose fix and cure the communities' animals. With being such a critical operation, we are in need of additional signage on our facility to ensure our building is easily seen by the public when seconds count. We have unfortunately had an incident where we lost a patient due to the owner not being able to find our facility when driving down Rittenhouse headed west since we do not have any signage on our East Elevation. It is for these types of scenarios that are critical and can be avoided which is why we are asking for Variance pertinent to additional signage square footage for our facility.

If you reference our most recent submittal, we are wanting to add an additional 4 signs two on the East Elevation Location B and Location C and two on the South Elevation Location C1 and Location C, Just for Clarification we have two location C Signs which are identical and will say "Emergency". The need for all the signs in the Variance package to be illuminated is imperative as we get majority of our critical patients in the late evening hours. We have added the "Emergency" Sign under the Southeast Canopy and the southwest Canopy, and we have added the "Pet Specialty" sign under the southwest Canopy. The objective for the sign placement for the under-canopy signs is to ensure that our clients have a visual on the Emergency and Specialty entrances, so they know not only where to enter but there is a 0% chance of confusion and our staff is able to access the patient as quick as possible when a critical comes in. For the Purpose of Clarification, the South side of the facility is considered the front and we are not requesting to add any signage on the North side of the facility which faces the Dairy Queen drive through.

Signature from Tenant:

Taylor David Rimsza

Digitally signed by Taylor David Rimsza
DN: C=US, E=drimsza2@gmail.com, O=Deer Valley Corporate Center, CN=Taylor David Rimsza
Date: 2023.05.12 09:09:41-0700



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