

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** KRISTEN DEVINE, PLANNER II *KD*  
(480) 503-6742, KRISTEN.DEVINE@GILBERTAZ.GOV

**THROUGH:** ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*  
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

**MEETING DATE:** APRIL 6, 2022

**SUBJECT:** DR21-159, WARNER COMMONS MASTER SIGN PLAN

**STRATEGIC INITIATIVE:** Exceptional Built Environment

To allow a Master Sign Plan for the Warner Commons development

### RECOMMENDED MOTION

Approve the Findings of Fact and approve DR21-159 Warner Commons MSP - Master Sign Plan for the Warner Commons Development on approximately 27.45 acres located at the NWC of Warner Road and Wren Drive, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

#### APPLICANT

Company: Trademark Visual  
 Name: Ana Jones  
 Address: 3825 S. 36<sup>th</sup> St  
 Phoenix, AZ 85040  
 Phone: 602-272-5505  
 Email: [ajones@trademarkvisual.com](mailto:ajones@trademarkvisual.com)

#### OWNER

Company: Petsas Commercial, LLC  
 Name: Bill Pestas  
 Phone: 480-362-9611  
 Email: [bill.petsas@outlook.com](mailto:bill.petsas@outlook.com)

## BACKGROUND/DISCUSSION

### History

Date	Description
<i>February 3, 2003</i>	Town Council annexed 156.24 acres with case A06-17 (Resolution No. 1793)
<i>October 14, 2004</i>	Town Council approved Z06-68 (Ord. No 1860) rezoning approximately 78.7 acres from Maricopa County Rural - 43 to Community Commercial and Business Park and Z07-72 (Ord. No 1861) rezoning approximately 77 acres from Maricopa County Rural - 43 to SF-D and MF/L with a PAD
<i>November 17, 2009</i>	Town Council approved case GP09-04 (Resolution No. 2996) changing the land use designation on 156 acres from Residential > 5-8 DU/Acre, BP, CC, GFC to Residential > 14-25 DU/Acre, CC, BP and LI and Z09-10 (Ordinance No 2261) rezoning 156 acres from SF-D, MF/L, BP and CC to MF/M, BP, CC, and LI with a PAD
<i>June 28, 2012</i>	Town Council approved GP12-02 (Resolution No. 3124) changing the land use designation on approximately 1.04 acres from LI, BP, and R>14-25 DU/Acre to Residential >14-25 DU/Acre and LI and Z12-03 (Ordinance No. 2378) rezoning approximately 34.1 acres from MF/M, BP and LI with a PAD to MF/M, BP and LI with a PAD to reconfigure the site.
<i>July 19, 2012</i>	Design Review Board approved DR12-07 approving the site plan, landscaping, and elevations for North Gateway Apartments (Liv Northgate)
<i>September 17, 2013</i>	Town Council approved a GP13-09 (Resolution No. 3195) and Z13-20 (Ordinance No. 2448) rezoning a portion of the Rockefeller Group North Gateway PAD from BP, LI and CC to BP, LI and CC
<i>October 17, 2019</i>	Town Council approved Ord. No 2734, rezoning 124.8 acres from Business Park (BP), (LI) and 8 Community Commercial (CC) to 30.6 acres of Light Industrial (LI), 18.4 acres of Single Family - Attached (SF-A), 30.0 acres of Single Family - Detached (SF-D), 19.5 acres of Single Family - 6 (SF-6) and 26.5 acres of Single Family - 7 (SF-7) zoning district, all with a Planned Area Development (PAD) overlay.

	.
August 4, 2021	Planning Commission approved DR20-179 approving the site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 27.5 acres.

**Overview**

Warner Commons is a 27.45 acre site located at the northwest corner of Warner Road and Wren Drive and will include approximately 390,000 sq.ft. of industrial space in four buildings. The site development was approved in August 2021. This specific request is for a Master Sign Plan (MSP) for the entire project area in compliance with the criteria of Land Development Code (LDC) Section 5.6.5. Projects eligible for Master Sign Plans include those that are 40 acres or more, consist of stand-alone office/employment buildings exceeding 100,000 sq.ft, or for unique and special projects.

**Surrounding Land Use & Zoning Designations:**

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 8-14 DU/Acre, Residential > 5-8 DU/Acre	Single Family-Detached (SF-D) with a PAD and Single Family – Attached SF-A) with a PAD	Vacant – Warner Meadows Residential Community (Future)
South	Residential > 5-8 DU/Acre, Residential > 1-2 DU/Acre	Single Family-Detached (SF-D) with a PAD and Maricopa County Airport District – 3 (AD-3)	Warner Road then Residential and vacant land
East	General Office (GO), and Industrial (I)	Business Park (BP)and Light Industrial (LI)	Vacant (Morrison Ranch Business Center)
West	Residential > 8-14DU/Acre	Single Family – Attached SF-A) with a PAD	Vacant – Warner Meadows Residential Community (Future)
Site	Light Industrial (LI)	Light Industrial (LI) PAD	Vacant

## Project Signs

Sign Type	Description	Allowed by Code
Multi-Tenant Monument Signs	Free-standing tenant identification signs.	Sign Area: 60sf Max Height: 12'
Tenant Wall Signs	This includes a variety of building tenant signage such as wall signs.	1.5 sf per 1 lineal foot of frontage if building is greater than 75' from ROW. 32sf minimum

## DISCUSSION

Warner Commons is an employment development that includes four buildings ranging in size from 52,000 sq.ft. to 194,000 sq.ft. The applicant is requesting approval of a Master Sign Plan because their largest building is over 100,000 sq.ft. MSPs do allow for an increase in wall sign area of 25% if approved by the Design Review Board; but the applicant is not requesting this increased allowance, and will follow all Land Development Code standards.

The project fronts Warner Road and is bounded by Wren Drive to the east and the future Warner Meadows residential community to the north and west. Wall signs are proposed on three of four sides of each building. Wall signs facing the residential zoning districts bordering the northern and western boundaries of the site have all been designated as non-illuminated.

In addition to wall signs, the applicant is seeking approval of nine freestanding tenant identification monument signs, six along Warner Road and three along Wren Drive. These signs are proposed at 8'8" in height and include four tenant panels along with identifying the plaza "Warner Commons".

## PUBLIC NOTIFICATION AND INPUT

An official notice of the meeting agenda was posted in all the required public places within the Town.

Staff has received no comment from the public.

## STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR20-159, Warner Commons Master Sign Plan for approximately 27.45 acres located at the NWC of Warner Road and Wren

Drive, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the April 6, 2022 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. All signage will require a sign permit.

Respectfully submitted,

*Kristen Devine*

Kristen Devine  
Planner II

**Attachments and Enclosures:**

- 1) Finding of Fact
- 2) Aerial Photo
- 3) Site Plan
- 4) Master Sign Plan

**FINDINGS OF FACT  
DR21-159: Warner Commons MSP**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.



Address or Intersection

Feature Information  
(1 of 2) Clear ?

**304-18-010E**

**Owner Information**

Owner Name: PETSAS COMMERCIAL LLC  
 Property Address:  
 Mailing Address: 8925 E PIMA CENTER PKWY SUITE 200 SCOTTSDALE AZ 85258  
 Deed Number: 201267508  
 Sale Date:  
 Sale Price: \$

**Property Information**

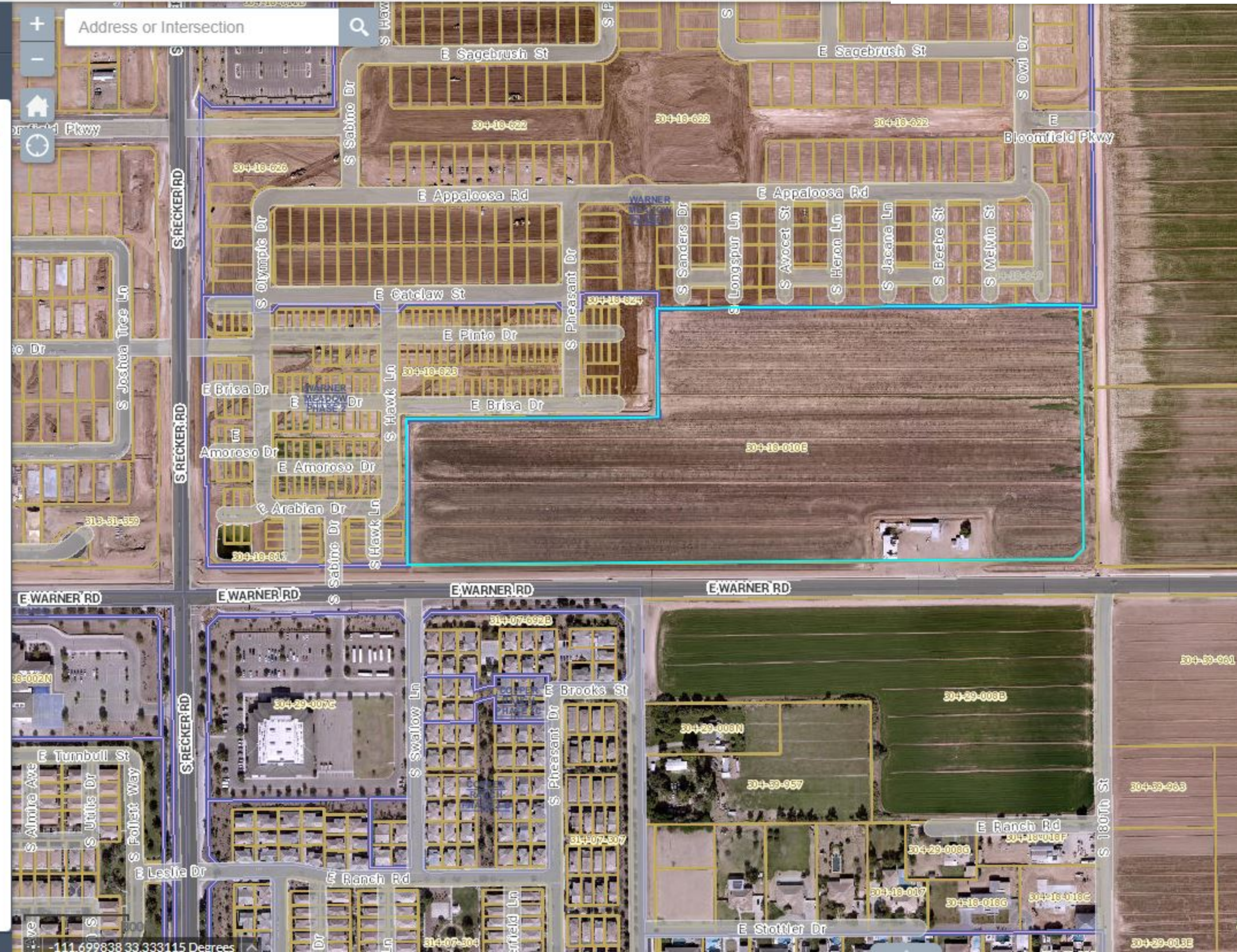
Lat/Long: 33.337098, -111.698628  
 S/T/R: 13 1S 6E  
 Jurisdiction: GILBERT  
 Zoning: LI  
 PUC: 8710  
 Lot Size (sq ft): 1,166,649  
 MCR #:  
 Subdivision:  
 Lot #:  
 Floor: 1  
 Construction Year:  
 Living Space (sq ft):

**Valuation Information**

Tax Year:	2022	2021
FCV:	\$3,412,700	\$3,456,872
LPV:	\$2,034,398	\$2,112,504
Legal Class:	M	M



Zoom to Clear Selected

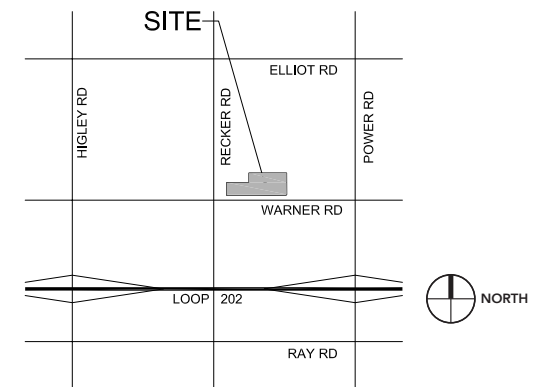


SITE MAP

SITE DATA

ZONING: LI  
 TOTAL SITE AREA: 27.45 ACRE (1,195,888 SF)  
 PROPOSED USE: LIGHT INDUSTRIAL

VICINITY MAP

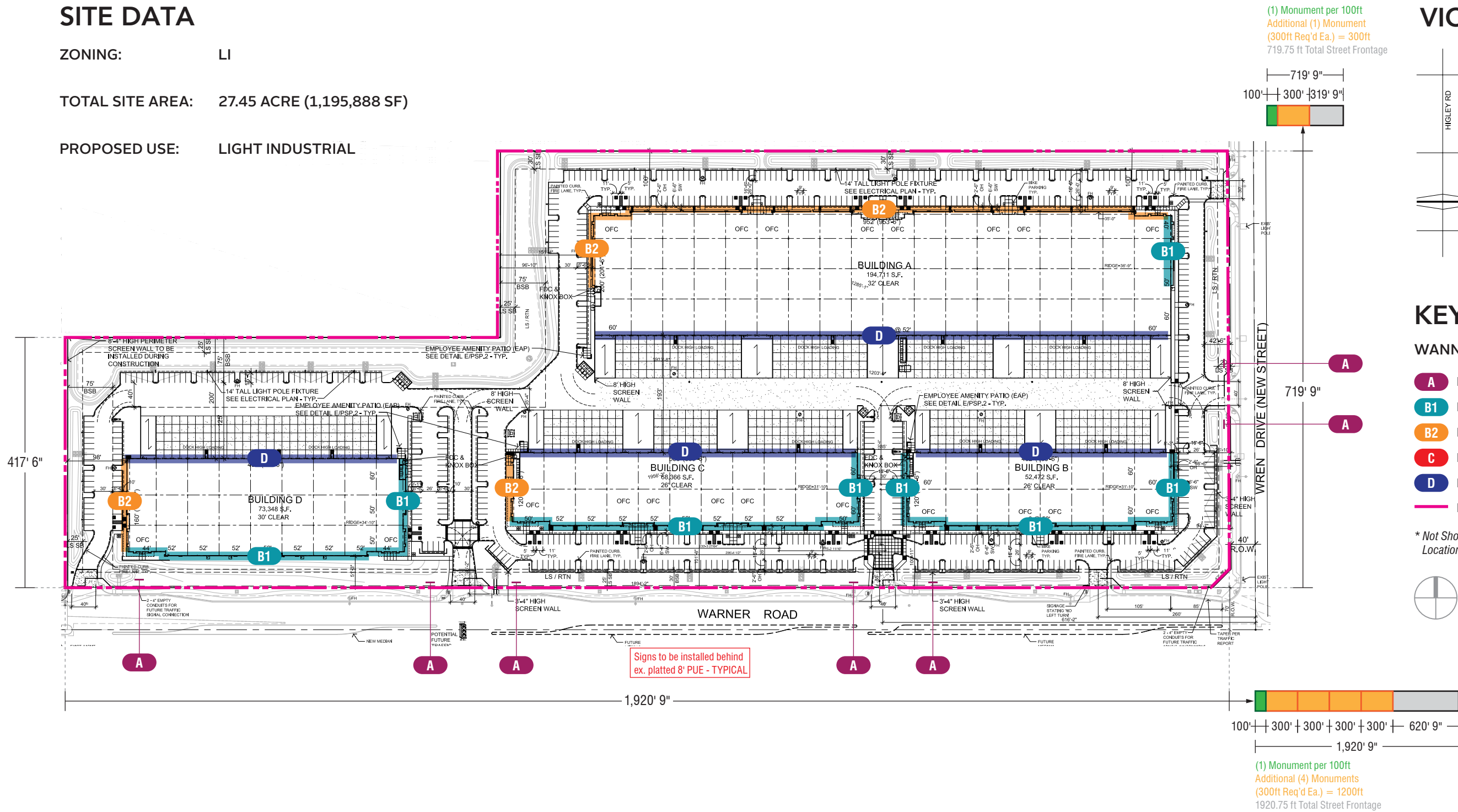


KEY

WARNER COMMONS SIGNS

- A** INDUSTRIAL MULTI-TENANT MONUMENT SIGN
- B1** INDUSTRIAL TENANT WALL SIGNS (ILLUMINATED)
- B2** INDUSTRIAL TENANT WALL SIGNS (NON-ILLUMINATED)
- C** BUILDING STREET ADDRESS SIGNS\*
- D** LOADING DOOR NUMBER SIGNS
- Property Line

\* Not Shown on Map at time of this Submittal.  
Locations to be Determined by the Fire Department.



(1) Monument per 100ft  
 Additional (1) Monument  
 (300ft Req'd Ea.) = 300ft  
 719.75 ft Total Street Frontage

(1) Monument per 100ft  
 Additional (4) Monuments  
 (300ft Req'd Ea.) = 1200ft  
 1920.75 ft Total Street Frontage

**GENERAL NOTES**  
 MONUMENT SIGNAGE IS PERMITTED AS FOLLOWS:  
 (1) For the first 100ft of street frontage  
 +(1) For every 300ft of frontage



# WARNER COMMONS

4250 EAST WARNER ROAD | GILBERT, ARIZONA 85296

**CONTENTS**

**GENERAL INFORMATION**

**SIGN CRITERIA**

**SITE MAP**

**INDUSTRIAL MULTI-TENANT MONUMENT SIGNS**

**BUILDING STREET ADDRESS SIGNS**

**LOADING DOOR NUMBER SIGNS**

**INDUSTRIAL TENANT SIGNS**

**GENERAL INFORMATION**

**PROJECT ADDRESS**

Warner Commons  
4250 E. Warner Rd.  
Gilbert, AZ 85296

**DEVELOPER**

Petsas Commercial, LLC  
8925 E. Pima Center Pkwy. Ste. 200  
Scottsdale, AZ 85258

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Bill Petsas  
480-362-9611  
bill.petsas@outlook.com

**SIGNAGE CONSULTANT**

Trademark Visual, Inc.  
3825 S. 36th St.  
Phoenix, AZ 85040  
602-272-5055

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Jim Bacher  
jbacher@trademarkvisual.com

**PARCEL INFORMATION**

**PARCEL NUMBER**  
304-18-010E

**AREA IN ACRES**  
27.45 +/-

**ZONING**  
LI - Light Industrial

**ARCHITECT**

Butler Design Group, Inc.  
5017 E. Washington St. Ste. 107  
Phoenix, AZ 85034

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Toby Rogers  
602-957-1800  
trogers@butlerdesigngroup.com

**NARRATIVE**

Warner Commons consists of a proposed 388,897 sq building area split among four light industrial use freestanding buildings at the Northwest corner of E. Warner Road & Wren Drive in Gilbert, AZ. The purpose of this Master Sign Plan is to set a visually consistent fabrication and location sign standard for all future exterior signs at this site.

## SIGN CRITERIA

These criteria have been developed to insure design compatibility among all signs at Warner Commons located at the Northwest corner of E. Warner Road and Wren Drive in Gilbert, Arizona. These criteria exist to maintain a continuity of quality and aesthetics throughout the site for the mutual benefit of all tenants, and to comply with the regulations of the local municipal sign and electrical codes. Conformance to these criteria will be strictly enforced. Any sign installed that is non-conforming to these criteria not approved by the Landlord must be removed or brought into conformance by the Tenant and/or its sign contractor.

Landlord shall approve all signs, in writing, prior to installation. Approval shall be for appearance only and not for code compliance. Sign permits must be obtained from the Town of Gilbert prior to the installation of permit required signs only.

### I. GENERAL SIGNAGE REQUIREMENTS

1. The Landlord shall review the detailed shop drawings indicating the location, size, layout, design color, illumination materials and method of attachment (2 sets) and return one (1) set to Tenant marked "Approved", "Approved as Noted", or "Revise and Re-Submit".
2. "Revise and Re-Submit" drawings will be returned to the Tenant with comments. These drawings shall be revised by Tenant and re-submitted to the Landlord for its approval.
3. Upon receipt of Landlord approval, Tenant shall proceed with the Town of Gilbert permit process. Permit required signs shall not be installed prior to Town approval.
4. No signs, advertisements, notices or other lettering shall be exhibited, inscribed painted or affixed on any part of a sign, except lettering and/or graphics which have received the prior written approval of the Landlord.
5. Tenant and/or its representatives shall obtain all permits for any permit required exterior signs and their installation. Landlord shall be responsible for all requirements, specifications and costs.

6. Tenant shall have the sole responsibility for compliance with all applicable statutes/codes, ordinances or other regulations for all work performed on the premises by or on behalf of the Tenant.
7. The Landlord's approval of Tenant's plans, specifications, calculations, or work shall not constitute an implication, representation, or certification by the Landlord that said items are in compliance with applicable statutes, codes, ordinances or other regulations.
8. All permit required signage is subject to Town of Gilbert approval and this Comprehensive Sign Plan. Landlord will support all applications for signs in compliance with this plan but cannot guarantee Town approval.
9. All signage shall be constructed and installed at Tenant's expense.
10. Tenant and the Tenant's contractor shall be responsible for the repair of any damage caused by installation or removal of any sign.
11. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.
12. All signs shall be fabricated using full welded construction.
13. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.
14. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
15. All exposed metals shall be painted to render them inconspicuous.
16. No exposed raceways, crossovers, tubing or conduit will be permitted. All conductors, transformers, and other equipment shall be concealed.

17. All electrical signs shall be constructed to UL Standards.
18. All signs shall conform to International Building Code Standards.
19. All electrical signs shall conform to National Electrical Code Standards.
20. Tenant shall be liable for the operation of their sign contractor. Tenant shall be responsible for selecting a sign company that carries workers' compensation and commercial general 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 with limits of liability satisfying the requirements of the Lease.

21. Flashing, moving, or audible signs will not be permitted.
22. Tenant logo styled letters may be used. Copy content of the signage shall not include the product sold without prior approval of the Landlord.

### II. WALL SIGNS

1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by the Landlord. Each tenant sign located on the first floor of a one or two story building shall be permitted a minimum sign area of thirty-two (32) square feet. Each tenant sign located on the second floor of a two story building shall not exceed seventy-five (75) square feet in allowable sign area.
2. Sign Allowance under this subsection shall mean "for buildings set back seventy-five (75) feet or less from the right-of-way, one (1) square foot of Sign Area for each one (1) lineal foot of the building elevation adjacent to the suite," and "for buildings set back more than seventy-five (75) feet from the right-of-way, one and one-half (1.5) square feet of Sign Area for each one (1) lineal foot of building elevation adjacent to the suite." The maximum sign allowance area, including all tenant signs and building signs, shall not exceed 50% of the lineal building elevation on the 2nd floor.

3. *Height and Length.* The height of a Wall Sign shall not exceed eighty (80) percent of the vertical dimension of the sign band or wall space on which the sign is placed. The length of a Wall Sign shall not exceed eighty (80) percent of the horizontal length of the exterior building elevation of a tenant suite.

4. Wall signs shall consist of individual LED or Neon illuminated or non-illuminated pan channel or reverse pan channel letters with 3" to 5" Deep returns. FCO Aluminum may be used for smaller letters if necessary. Cabinet signs & Projecting signs are prohibited.

5. All sign materials shall be quality in nature and include Aluminum, Steel, Stainless Steel, Acrylic, and Polycarbonate.

6. Corporate Letterstyles, Logotype, Logo, and Colors may be used per Landlord Approval. In instances where a Tenant has no corporate color or identity, the Wall Sign is to be typeset in the font Korolev Bold and the color is to match DE 6371 'Black Jack'.

7. *Placement.* Wall Signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character. Top floor signage located on multi-story buildings may span floor plates.

8. All Tenant Wall Signs must be approved by the Landlord prior to proceeding with the Town of Gilbert permit process.

### III. STORE FRONT GRAPHICS

1. Standard white vinyl die cut copy may be used to display hours of business, emergency numbers, etc. All window graphics and displays shall be subject to the approval of the Landlord prior to fabrication or implementation. Not to exceed 25% of each first floor window area.
2. Corporate Letterstyles, Logotype, Logo, and Colors may be used with Landlord Approval.
3. All Store Front Graphics are to be installed to Tenant frontage windows/doors.

## SIGN CRITERIA

4. All window signs shall meet the requirements of the Town of Gilbert:

- a. *Window Signs.* Window Signs are permitted in all zoning districts but may be placed in single-family residential zoning districts only in conjunction with non-residential uses as a permanent Wall Sign, provided that the Window Sign does not cover more than twenty-five percent (25%) of the area of any window. Window Signs may be internally illuminated. A sign permit is not required for a Window Sign.
- b. *Door Signs.* Door Signs are permitted provided that the Door Sign does not cover more than twenty-five percent (25%) of the area of any door. Door Signs shall not be illuminated. A sign permit is not required for a Door Sign.

### IV. INDUSTRIAL MULTI-TENANT MONUMENT SIGN & TENANT PANELS

1. Nine (9) Single-Faced Multi-Tenant Monuments are permitted within the site for Industrial Tenant usage.
2. The height of these Monument Signs shall be no greater than twelve (12) feet to the top of design embellishments, and the Sign Faces shall be located between two (2) feet and ten (10) feet above grade with design embellishments added to the top, sides or bottom of the signs. The size of these Monument Signs shall not exceed sixty (60) square feet in area.
3. Monument Signs shall be set back a minimum of three (3) feet from the right of-way. Monument Signs shall maintain a minimum spacing of one hundred (100) feet from any other Monument Sign on the same street frontage.
4. Monument Sign Panels are to be fabricated of routed aluminum backed with acrylic. All panel faces are to be painted to monument cabinet color.
5. Corporate Letterstyles, Logotype, Logo, and Colors may be used. In instances where a Tenant has no corporate color or identity, tenant text is to be typeset in the font Korolev

Medium and the color is to match DE 6371 'Black Jack' during the day and illuminate white during the evening/night.

6. Tenant copy/logo not to exceed the monument face panel boundary.

7. All Industrial Multi-Tenant Monument Sign Panels must be approved by the Landlord prior to proceeding with the Town of Gilbert permit process.

### V. BUILDING STREET ADDRESS SIGNS

Each location of a business or non-residential use shall be clearly identified by or associated with a street address for first responders to locate the same as necessary to respond to any fire or public safety issue. These signs shall serve as visible street address and identifiers for delivery of mail and official governmental notification. Street Address Signs shall consist of non-illuminated reverse pan channel letters with 3" Deep returns. The numerals of all Street Address Signs shall be typeset in the font Korolev Bold and the color is to match DE 6371 'Black Jack'. Final size and placement of these signs is to be determined by the fire department.

### VI. LOADING DOOR NUMBER SIGNS

Each loading door of a business or non-residential use shall be clearly identified by number. These number signs will be provided by the Landlord in order to keep a uniform appearance. The Loading Door Number Signs shall be non-illuminated 12" tall black numbers applied or printed to white .040 aluminum screwed flush to the wall above each dock door.

### VII. BACK OF HOUSE SIGNS

Back of House Signs shall include signage located in and around a back door entrance to a building and shall be permitted as shown on page 18 of this document, without counting towards the maximum sign area.

### VIII. TEMPORARY SIGNS

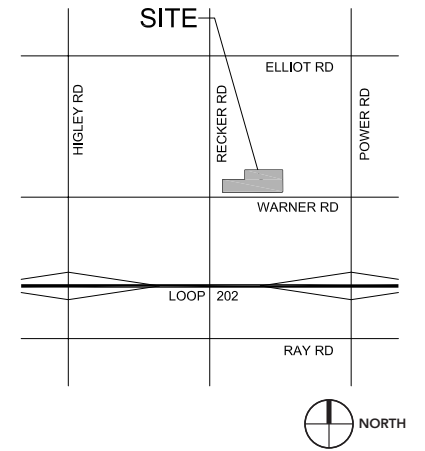
All temporary signs are allowed per the Town of Gilbert Land Development Code Section 5.6.9.

# SITE MAP

PARCEL	ZONING	NET SITE AREA	FREESTANDING SIGNS
EXISTING	LI	27.45 ACRES	9 TOTAL (PROPOSED)
TO NORTH <i>Within 300'</i>	SFA & SFD	--	--
TO EAST <i>Within 300'</i>	LI & BP	--	--
TO SOUTH <i>Within 300'</i>	AD-3 & SFD	--	--
TO WEST <i>Within 300'</i>	SFA	--	--

(1) Monument per 1st 100ft Street Frontage  
 (+1) Monument - Parcel over 400ft Street Frontage  
 Additional (1) Monument  
 (300ft Req'd Ea.) = 300ft  
 719.75 ft Total Street Frontage

## VICINITY MAP



## KEY

### WARNER COMMONS SIGNS

- A** INDUSTRIAL MULTI-TENANT MONUMENT SIGN
- B1** INDUSTRIAL TENANT WALL SIGNS (ILLUMINATED)
- B2** INDUSTRIAL TENANT WALL SIGNS (NON-ILLUMINATED)
- C** BUILDING STREET ADDRESS SIGNS\*
- D** LOADING DOOR NUMBER SIGNS
- Property Line

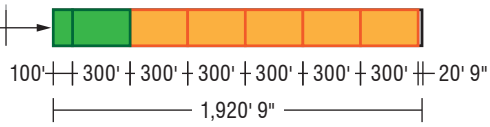
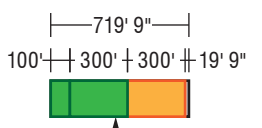
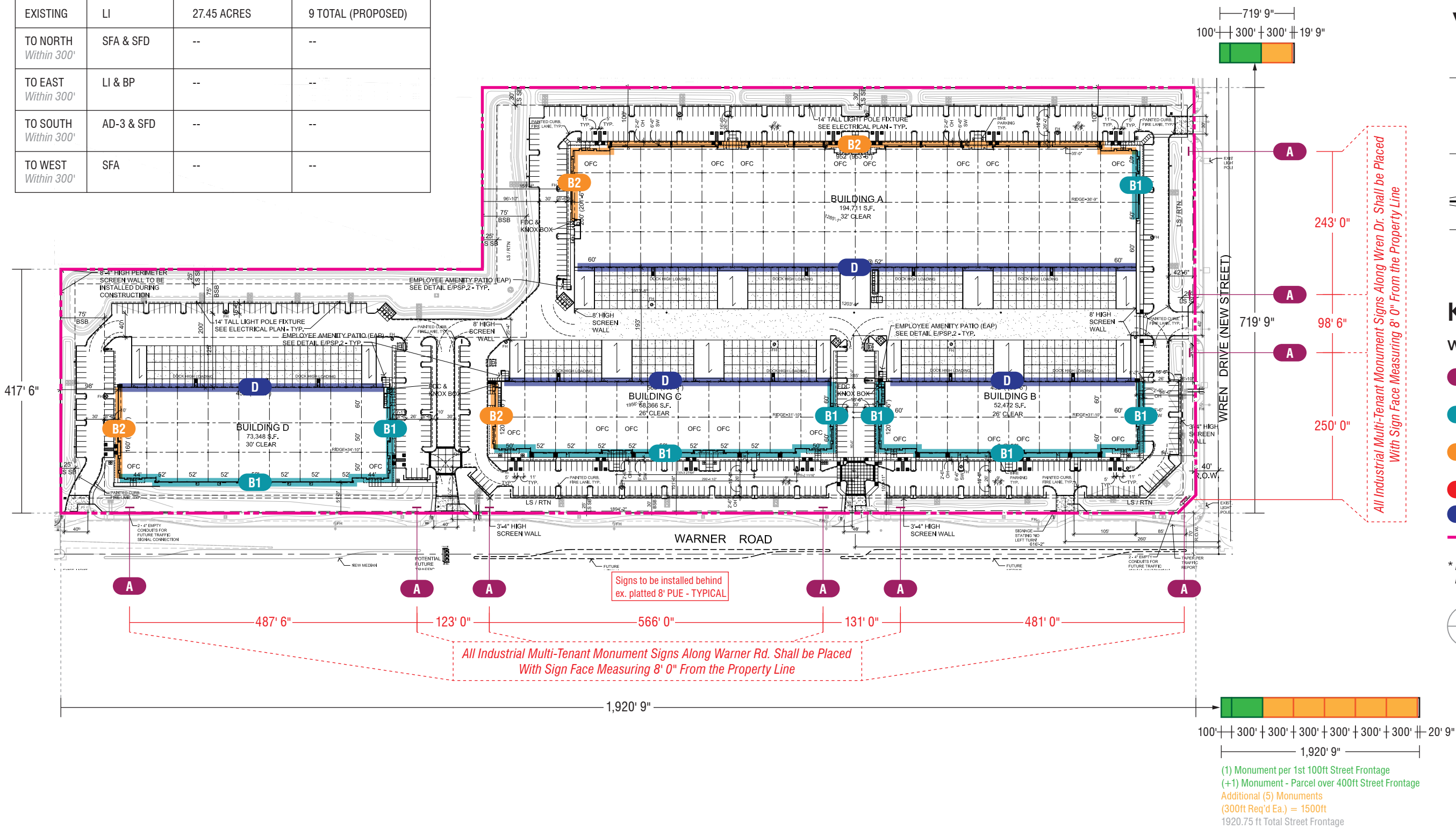
\* Not Shown on Map at time of this Submittal.  
 Locations to be Determined by the Fire Department.



### GENERAL NOTES

MONUMENT SIGNAGE IS PERMITTED AS FOLLOWS:

- (1) For the first 100ft of street frontage
- + (1) For a lot/parcel with 250-400ft of street frontage
- + (1) for every additional 300 ft of frontage



Signs to be installed behind ex. plated 8' PUE - TYPICAL

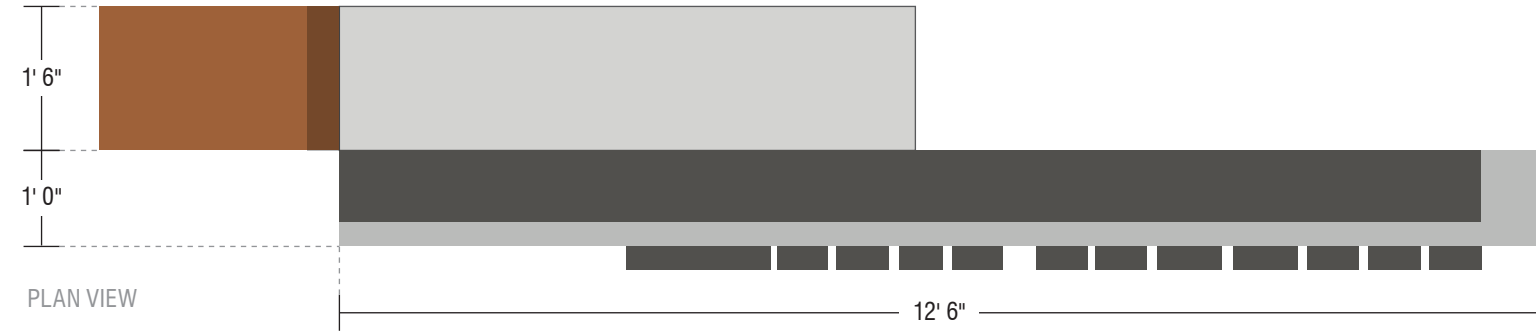
All Industrial Multi-Tenant Monument Signs Along Warner Rd. Shall be Placed With Sign Face Measuring 8' 0" From the Property Line

All Industrial Multi-Tenant Monument Signs Along Wren Dr. Shall be Placed With Sign Face Measuring 8' 0" From the Property Line

# INDUSTRIAL MULTI-TENANT MONUMENT SIGNS

TENANT PANEL AREA = 33 SF  
 'WARNER COMMONS' AREA = 7.4 SF

**TOTAL SIGN AREA: 40.4 SF (60 SF MAX)**  
**SIGN CAN ACCOMMODATE 4 TENANTS**



**ILLUMINATED TENANT CABINET**

**STRUCTURE**  
 Internal Aluminum Angle Frame  
 1/8" Aluminum Cladding  
 All Sides Painted; Satin Finish  
 MP to Match 'Silver Spoon' (DE 6366 ■)

**ILLUMINATED ACCENT SPIRE**  
 Corrugated Metal Cabinet  
 To Match Building Architecture  
 Painted; Satin Finish  
 MP to Match 'Rusted Brown' ■

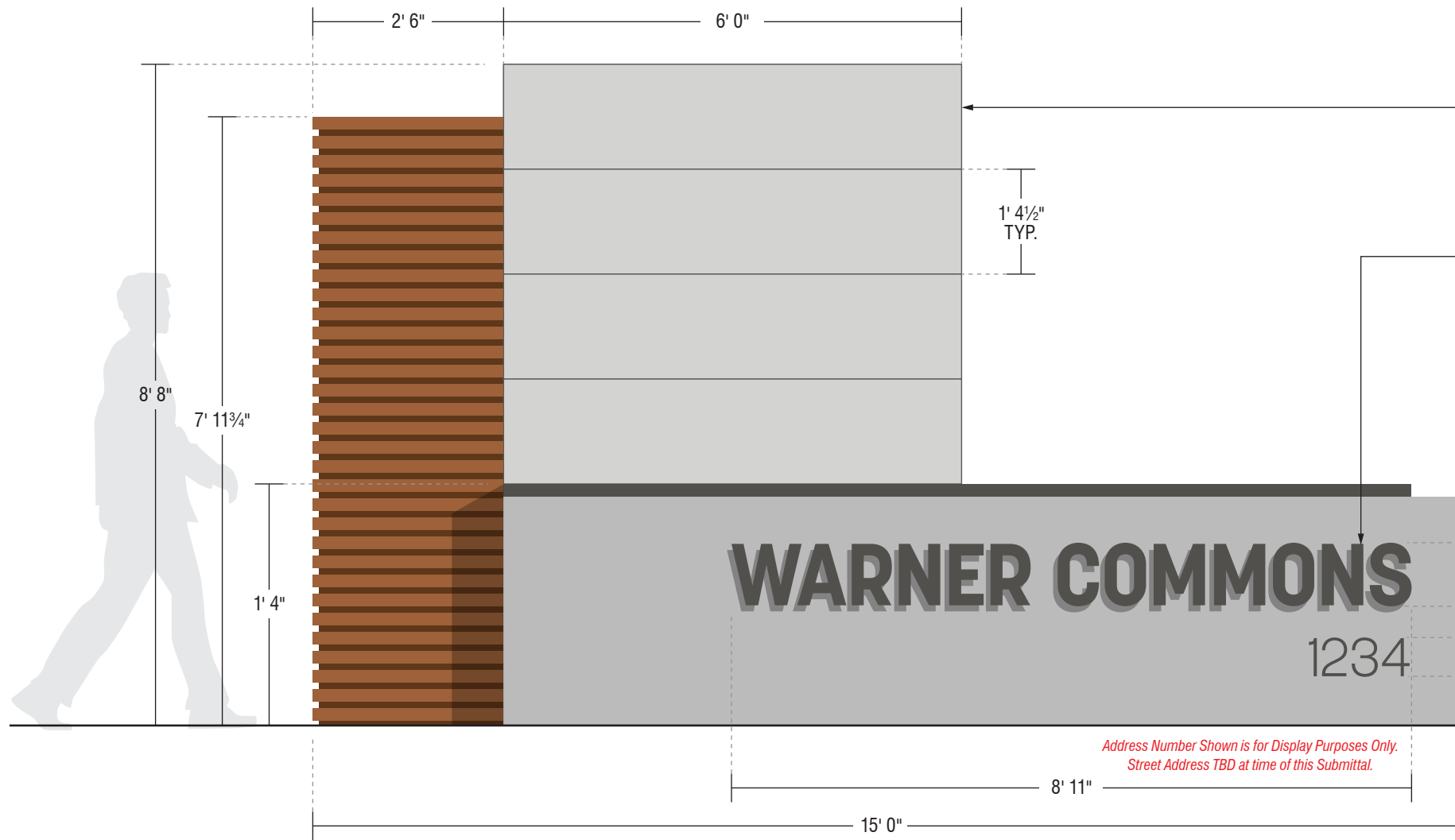
**TENANT PANEL FACES**  
 1/8" Aluminum Panel  
 Painted; Satin Finish  
 MP to Match 'Silver Spoon' (DE 6366 ■)

**TENANT NAME/LOGO**  
 Routed From Panel Face

**BACKER**  
 3/16" White Acrylic

**TENANT PANEL INSTALLATION**  
 Placed on to Structure  
 with Required Hardware  
 Hardware Painted to Match Panel

**INTERNAL ILLUMINATION**  
 White LED - GE TetraMAX 7100K



**EDGELESS FACE-ILLUMINATED CHANNEL LETTERS**

**FACES**  
 1/2" Clear Acrylic  
 Perforated Vinyl Applied 1st Surface  
 Vinyl Painted; Satin Finish  
 MP to Match 'Black Jack' (DE 6371 ■)  
 70 Diffuser 2nd Surface  
*Faces Flush With Returns*

**RETURNS**  
 3" Deep, .063 Aluminum  
 Painted; Satin Finish  
 MP to Match 'Black Jack' (DE 6371 ■)

**BACKS**  
 .063 Aluminum

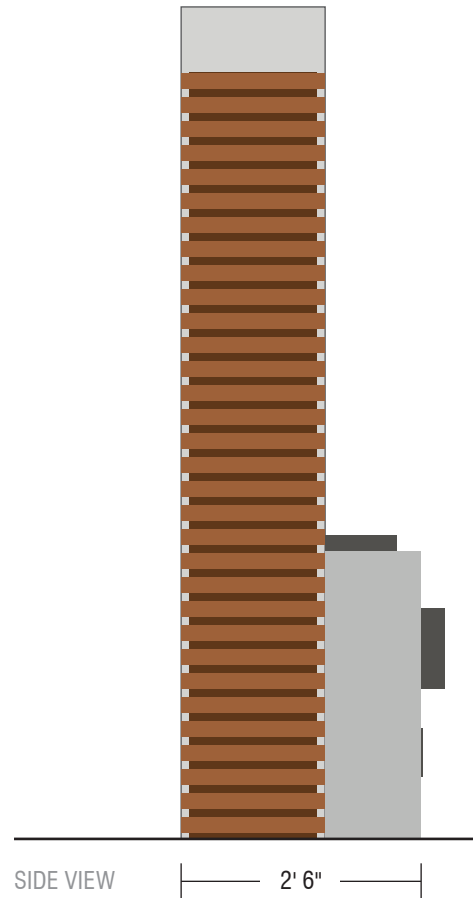
**ILLUMINATION**  
 Internally Illuminated  
 White LED - GE Tetra MAX 7100K

**INSTALLATION**  
 Mounted Flush to Cabinet Face  
 As Required

**PROJECT ID CABINET**

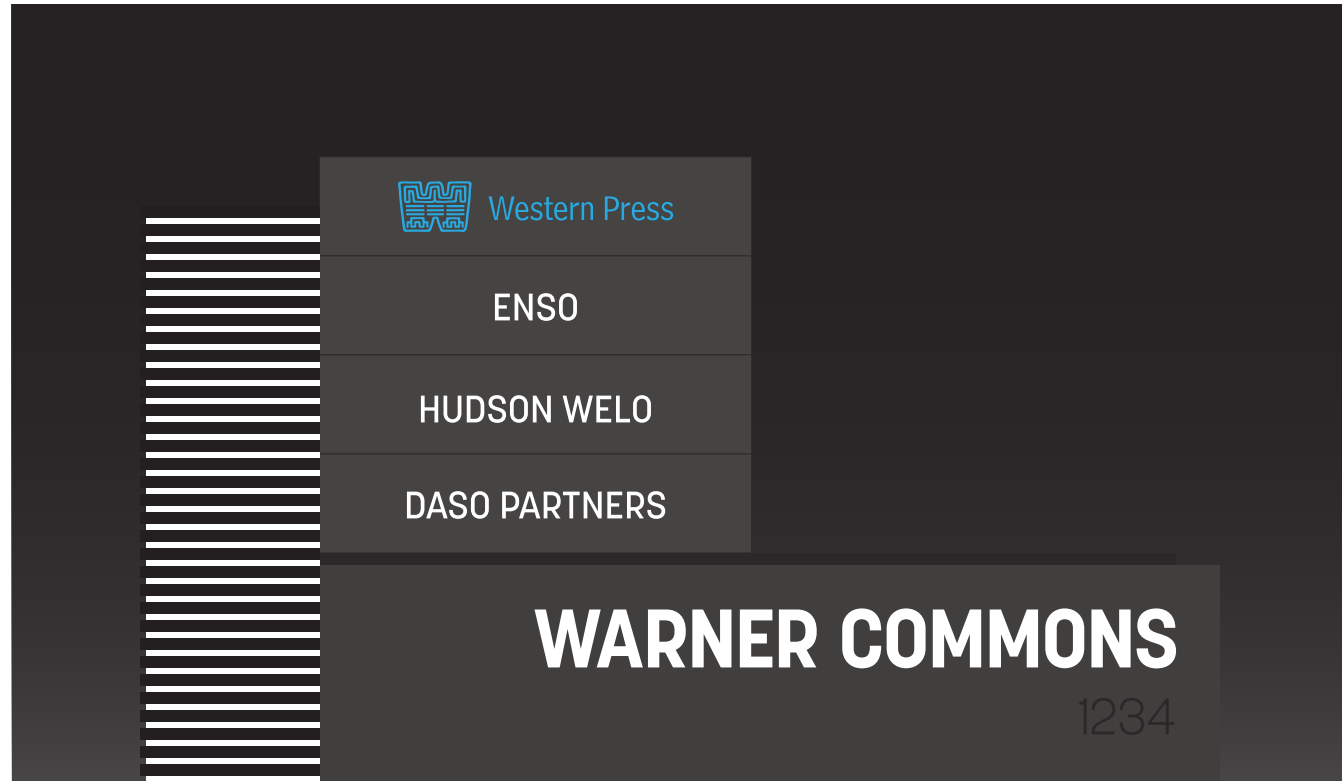
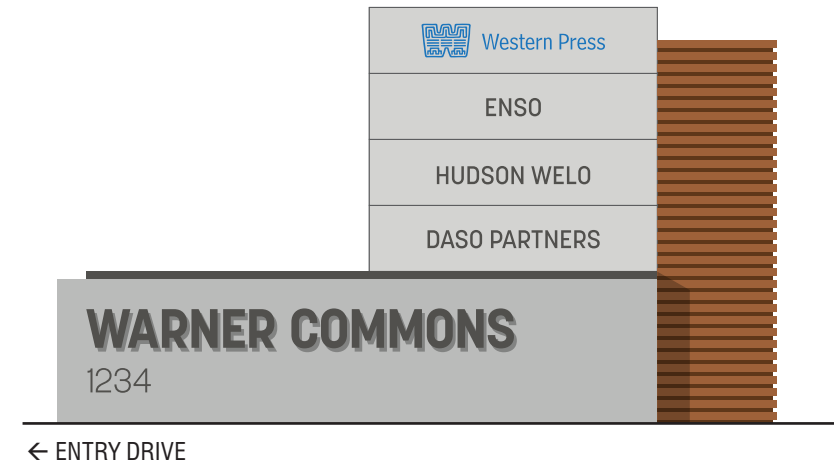
Aluminum Angle Frame  
 1/8" Aluminum Skin  
 All Sides Painted; Satin Finish  
 MP to Match 'Covered in Platinum' (DE 6367 ■)  
 MP to Match 'Black Jack' (DE 6371 ■) Accent Cap

**ADDRESS NUMBERS**  
 1/4" FCO Aluminum  
 Painted; Satin Finish  
 MP to Match 'Black Jack' (DE 6371 ■)  
 Mounted Flush to Cabinet Face



**A** Sign Detail - Orientation A  
 SCALE 1/2" = 1'0"

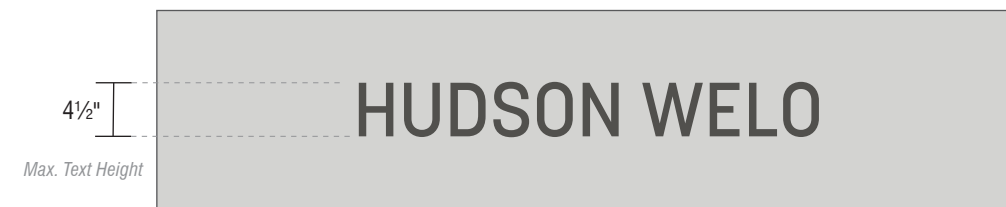
# INDUSTRIAL MULTI-TENANT MONUMENT SIGNS



**C** Orientation B  
SCALE 1/4" = 1'0"



**TENANT PANEL (WITH TENANT LOGO)**  
 1/8" Aluminum Panel  
 Painted; Satin Finish  
 MP to Match 'Silver Spoon' (DE 6366 ■)  
**TENANT LOGO**  
 Routed From Panel Face  
**BACKER**  
 3/16" White Acrylic  
 Translucent Vinyl Graphics Applied 1st Surface  
 Where Required - Color Varies by Tenant



**TENANT PANEL (TENANT NAME ONLY)**  
 1/8" Aluminum Panel  
 Painted; Satin Finish  
 MP to Match 'Silver Spoon' (DE 6366 ■)  
**TENANT NAME**  
 Routed From Panel Face  
**FONT**  
 Korolev Medium (Capital Letters Only)  
**BACKER**  
 3/16" White Acrylic  
 Perforated Vinyl Applied 1st Surface  
 Vinyl Painted; Satin Finish  
 MP to Match 'Black Jack' (DE 6371 ■)

**B** Simulated Night View  
SCALE 3/8" = 1'0"

**D** Tenant Panel Detail  
SCALE 3/4" = 1'0"

# BUILDING STREET ADDRESS SIGNS



*Address Number Shown is for Display Purposes Only.  
Street Address TBD at time of this Submittal.*

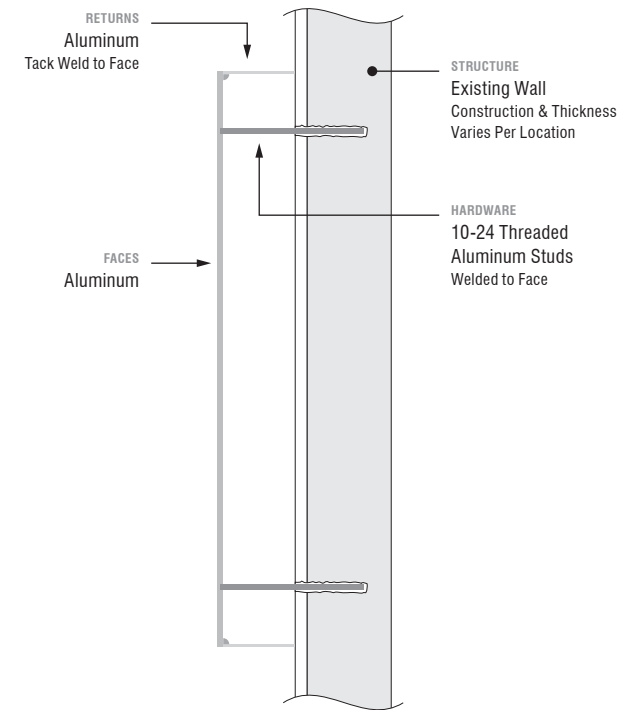
## NON-ILLUMINATED RPC LETTERS

**FACES**  
1/8" Aluminum  
Painted; Satin Finish  
MP to Match 'Black Jack' (DE 6371 ■)

**RETURNS**  
3" Deep, .063 Aluminum  
Painted; Satin Finish  
MP to Match 'Black Jack' (DE 6371 ■)

**FONT**  
Korolev Bold

**INSTALLATION**  
Stud Mounted Flush to Building Surface  
in Locations Determined by the Fire Department

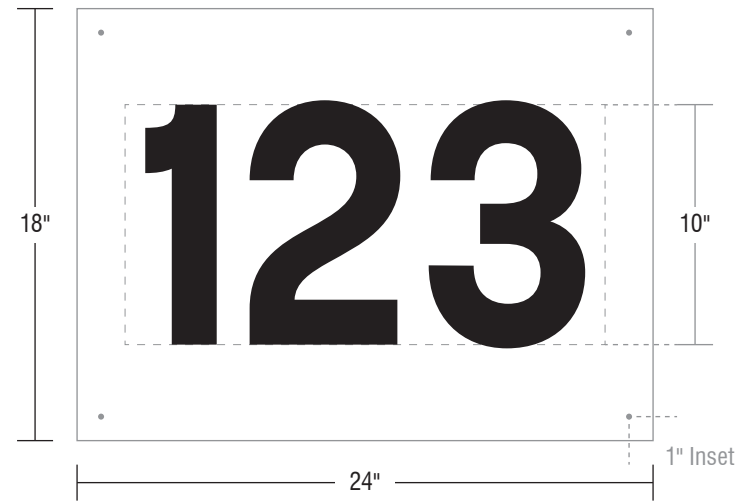


**A** Sign Detail  
SCALE 1-1/2" = 1'0"

**B** Section Detail - Typical  
Reverse Pan Channel / Non-Illuminated / Stud Mount Flush



# LOADING DOOR NUMBER SIGNS



*Number Varies Per Door*

## FLAT PANEL DOCK ID

### NUMBER

Direct Digital Print or Cut Vinyl to Face  
Vinyl Color: Black (Gerber 220-12 ■)

### ORIENTATION

S/S

### SUBSTRATE

.480 White Aluminum

### FINISHING

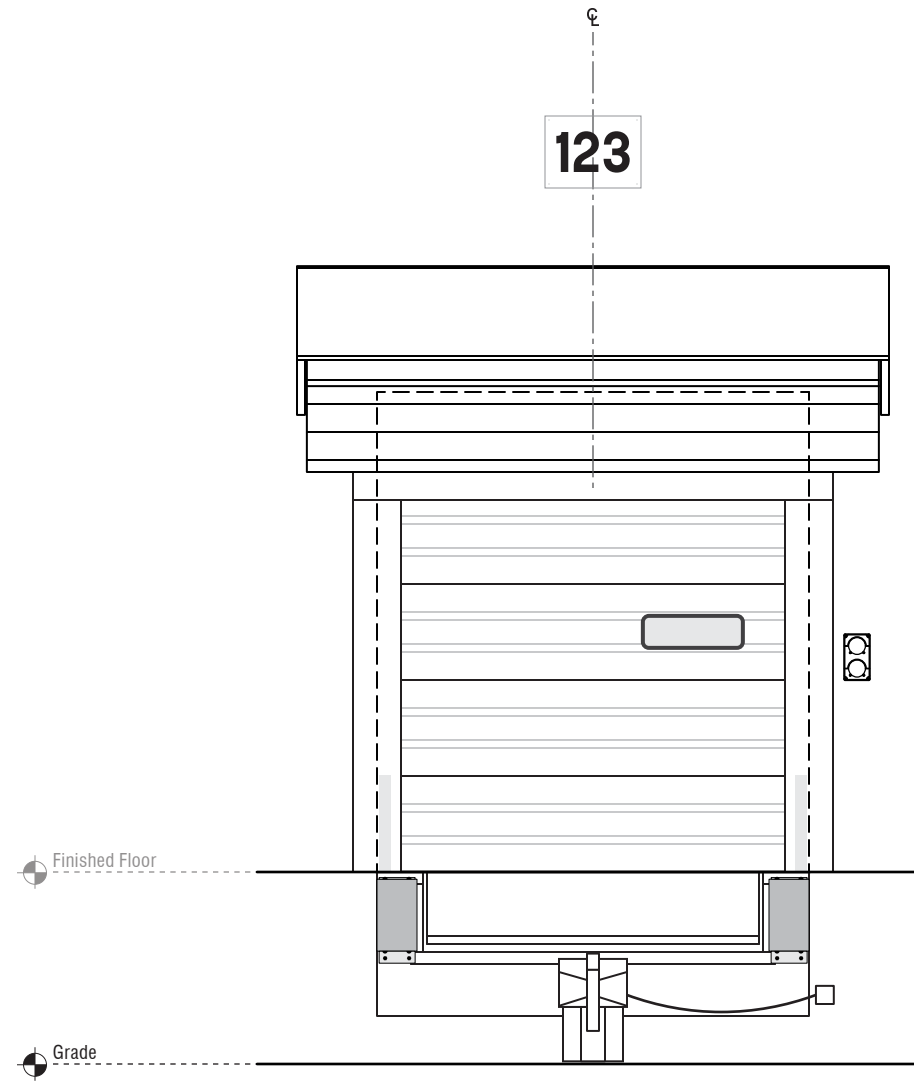
1/4" Holes: 4 Corners

### FONT

Korolev Bold

### INSTALLATION

Screwed Flush to Building Surface  
Above Dock Door



**A** Sign Detail  
SCALE 1-1/2" = 1'0"

**B** Installation Detail (Typical)  
SCALE 1/4" = 1'0"

**SIGN AREA & SIZE RESTRICTIONS**

**SIGN AREA CALCULATION** Allowable Sign Area for Attached Signs is calculated as follows: The total sign area for tenant occupied buildings up to 75' from Right of Way shall not exceed one (1) square feet for each front foot of building occupancy. The total sign area for tenant occupied buildings 75' or more from Right of Way shall not exceed one and a half (1.5) square feet for each front foot of building occupancy (See Figure 3 at right for examples). The maximum wall sign area of signs located on the second floor of a two story building shall not exceed fifty (50) percent of the lineal building elevation on the second floor. Where a sign consists only of individual letters, numerals, symbols or other similar components, the total area of the sign shall be calculated by the sum of the areas of the smallest square or rectangle that encloses all the text and graphics as shown in Figure 1 at right. More than one bounding box can be used in defining Sign Area as long as all bounding boxes are conjoined to an adjacent bounding box. If more than one bounding box is used, they must all be connected in some way - see Figure 2 at right.

**ALLOWED SIGN AREA** Each tenant sign located on the first floor of a one or two story building shall be permitted a minimum sign area of thirty-two (32) square feet. Each tenant sign located on the second floor of a two story building shall not exceed seventy-five (75) square feet in allowable sign area.

**SIGN ENVELOPE** is an area not to exceed 80% of the vertical and 80% of the horizontal background of the building surface upon which the sign is to be installed. Sign envelope does not define the total allowable sign area. It defines the outermost reaches that a sign can occupy. Sign area calculations based on lineal feel of leased space still apply. See Figure 3 at right.

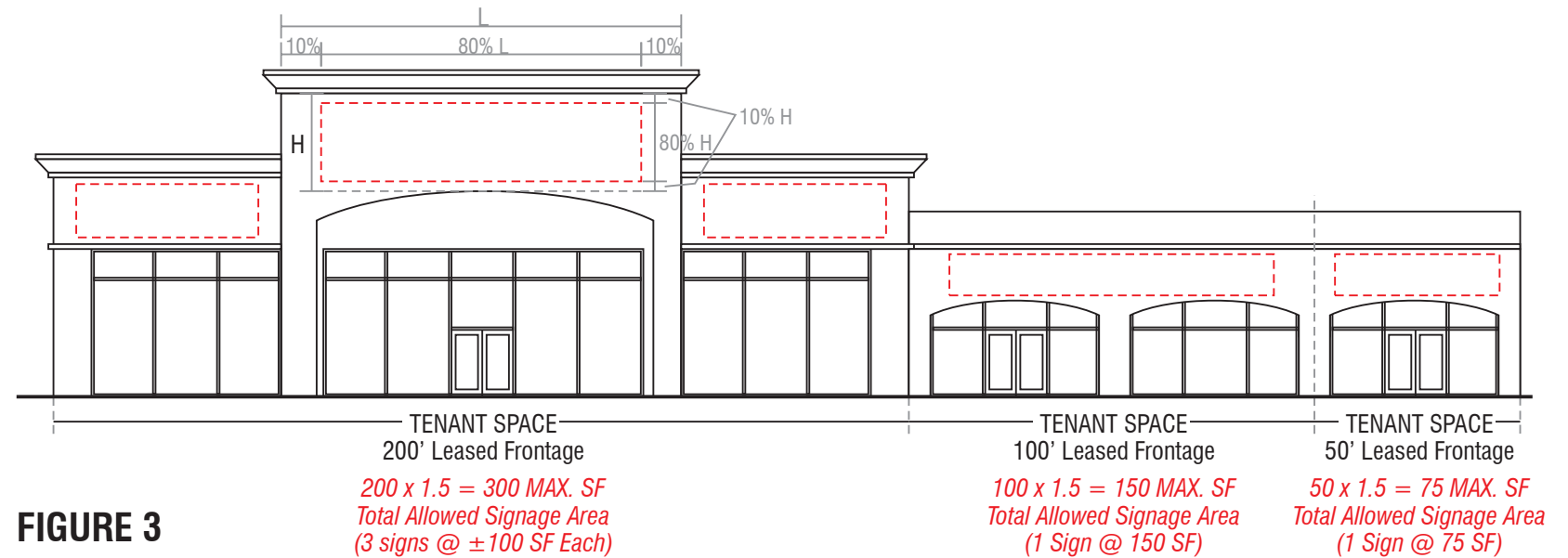
**SIGN LOCATION** All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by Landlord. In general, all signs shall fit appropriately into architectural sign areas. Margins left by the sign should be in balance around the sign. Color breaks, control joints, high variation in surface texture or other obvious architectural delineation of spaces shall define the architectural sign area. Wall Signs shall not be located closer to the top of a parapet wall than one-half the vertical dimension of the largest letter or character. Top floor signage located on multi-story buildings may span floor plates.



**FIGURE 1**



**FIGURE 2**



**FIGURE 3**

*Tenant Building Located  
75' or More from ROW*

# INDUSTRIAL TENANT SIGNS - WALL SIGNS



NORTH ELEVATION **B2** *Non-Illuminated Sign Types Allowed Only*



EAST ELEVATION **B1** *All Sign Types Allowed*



WEST ELEVATION **B2** *Non-Illuminated Sign Types Allowed Only*

SOUTH ELEVATION (No Sign Envelopes)



## TOP SECTION ENVELOPES

- |                                    |                                    |                                    |                                    |                                     |                                     |                                     |
|------------------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| <b>A1</b> 6' 5" Tall x 24' 0" Wide | <b>A3</b> 6' 5" Tall x 21' 0" Wide | <b>A5</b> 6' 5" Tall x 21' 0" Wide | <b>A7</b> 6' 5" Tall x 21' 0" Wide | <b>A9</b> 6' 5" Tall x 21' 0" Wide  | <b>A11</b> 6' 5" Tall x 21' 0" Wide | <b>A13</b> 6' 5" Tall x 24' 0" Wide |
| <b>A2</b> 6' 5" Tall x 21' 0" Wide | <b>A4</b> 6' 5" Tall x 21' 0" Wide | <b>A6</b> 6' 5" Tall x 21' 0" Wide | <b>A8</b> 6' 5" Tall x 21' 0" Wide | <b>A10</b> 6' 5" Tall x 24' 0" Wide | <b>A12</b> 6' 5" Tall x 24' 0" Wide | <b>A14</b> 6' 5" Tall x 21' 0" Wide |

## MID SECTION ENVELOPES

- |                                    |                                    |                                    |                                    |                                     |                                     |                                     |
|------------------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| <b>A1</b> 5' 0" Tall x 24' 0" Wide | <b>A3</b> 5' 0" Tall x 21' 0" Wide | <b>A5</b> 5' 0" Tall x 21' 0" Wide | <b>A7</b> 5' 0" Tall x 21' 0" Wide | <b>A9</b> 5' 0" Tall x 21' 0" Wide  | <b>A11</b> 5' 0" Tall x 21' 0" Wide | <b>A13</b> 5' 0" Tall x 24' 0" Wide |
| <b>A2</b> 5' 0" Tall x 21' 0" Wide | <b>A4</b> 5' 0" Tall x 21' 0" Wide | <b>A6</b> 5' 0" Tall x 21' 0" Wide | <b>A8</b> 5' 0" Tall x 21' 0" Wide | <b>A10</b> 5' 0" Tall x 24' 0" Wide | <b>A12</b> 5' 0" Tall x 24' 0" Wide | <b>A14</b> 5' 0" Tall x 21' 0" Wide |



SOUTH ELEVATION **B1** All Sign Types Allowed



WEST ELEVATION **B1** All Sign Types Allowed



EAST ELEVATION **B1** All Sign Types Allowed

NORTH ELEVATION (No Sign Envelopes)



**TOP SECTION ENVELOPES**

- |                                    |                                    |                                    |                                    |                                     |
|------------------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|
| <b>B1</b> 4' 6" Tall x 24' 0" Wide | <b>B3</b> 4' 6" Tall x 21' 0" Wide | <b>B5</b> 4' 6" Tall x 21' 0" Wide | <b>B7</b> 4' 6" Tall x 18' 6" Wide | <b>B9</b> 4' 6" Tall x 24' 0" Wide  |
| <b>B2</b> 4' 6" Tall x 21' 0" Wide | <b>B4</b> 4' 6" Tall x 21' 0" Wide | <b>B6</b> 4' 6" Tall x 24' 0" Wide | <b>B8</b> 4' 6" Tall x 24' 0" Wide | <b>B10</b> 4' 6" Tall x 18' 6" Wide |

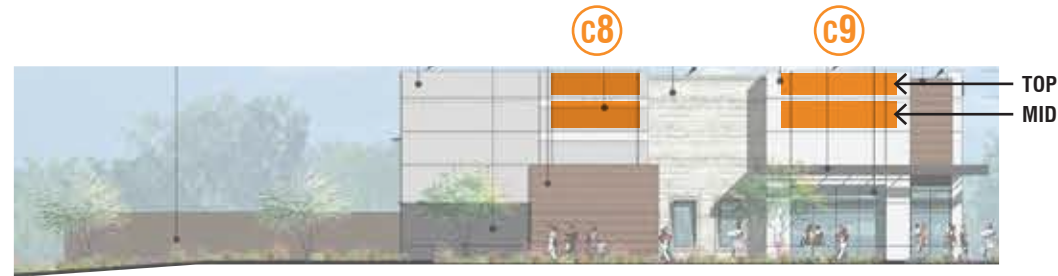
**MID SECTION ENVELOPES**

- |                                    |                                    |                                    |                                    |                                     |
|------------------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|
| <b>B1</b> 5' 6" Tall x 24' 0" Wide | <b>B3</b> 5' 6" Tall x 21' 0" Wide | <b>B5</b> 5' 6" Tall x 21' 0" Wide | <b>B7</b> 5' 6" Tall x 18' 6" Wide | <b>B9</b> 5' 6" Tall x 24' 0" Wide  |
| <b>B2</b> 5' 6" Tall x 21' 0" Wide | <b>B4</b> 5' 6" Tall x 21' 0" Wide | <b>B6</b> 5' 6" Tall x 24' 0" Wide | <b>B8</b> 5' 6" Tall x 24' 0" Wide | <b>B10</b> 5' 6" Tall x 18' 6" Wide |

**INDUSTRIAL TENANT SIGNS - WALL SIGNS**



SOUTH ELEVATION **B1** All Sign Types Allowed



WEST ELEVATION **B2** Non-Illuminated Sign Types Allowed Only



EAST ELEVATION **B1** All Sign Types Allowed

**NORTH ELEVATION (No Sign Envelopes)**



**TOP SECTION ENVELOPES**

- |                                    |                                    |                                    |                                    |                                     |                                     |
|------------------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|-------------------------------------|
| <b>c1</b> 4' 6" Tall x 24' 0" Wide | <b>c3</b> 4' 6" Tall x 21' 0" Wide | <b>c5</b> 4' 6" Tall x 21' 0" Wide | <b>c7</b> 4' 6" Tall x 24' 0" Wide | <b>c9</b> 4' 6" Tall x 24' 0" Wide  | <b>c11</b> 4' 6" Tall x 18' 6" Wide |
| <b>c2</b> 4' 6" Tall x 21' 0" Wide | <b>c4</b> 4' 6" Tall x 21' 0" Wide | <b>c6</b> 4' 6" Tall x 21' 0" Wide | <b>c8</b> 4' 6" Tall x 18' 6" Wide | <b>c10</b> 4' 6" Tall x 24' 0" Wide |                                     |

**MID SECTION ENVELOPES**

- |                                    |                                    |                                    |                                    |                                     |                                     |
|------------------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|-------------------------------------|
| <b>c1</b> 5' 6" Tall x 24' 0" Wide | <b>c3</b> 5' 6" Tall x 21' 0" Wide | <b>c5</b> 5' 6" Tall x 21' 0" Wide | <b>c7</b> 5' 6" Tall x 24' 0" Wide | <b>c9</b> 5' 6" Tall x 24' 0" Wide  | <b>c11</b> 5' 6" Tall x 18' 6" Wide |
| <b>c2</b> 5' 6" Tall x 21' 0" Wide | <b>c4</b> 5' 6" Tall x 21' 0" Wide | <b>c6</b> 5' 6" Tall x 21' 0" Wide | <b>c8</b> 5' 6" Tall x 18' 6" Wide | <b>c10</b> 5' 6" Tall x 24' 0" Wide |                                     |



SOUTH ELEVATION **B1** All Sign Types Allowed



WEST ELEVATION **B2** Non-Illuminated Sign Types Allowed Only



EAST ELEVATION **B1** All Sign Types Allowed

NORTH ELEVATION (No Sign Envelopes)



**TOP SECTION ENVELOPES**

- |                                    |                                    |                                    |                                    |                                     |
|------------------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|
| <b>D1</b> 4' 6" Tall x 24' 0" Wide | <b>D3</b> 4' 6" Tall x 21' 0" Wide | <b>D5</b> 4' 6" Tall x 21' 0" Wide | <b>D7</b> 4' 6" Tall x 18' 6" Wide | <b>D9</b> 4' 6" Tall x 24' 0" Wide  |
| <b>D2</b> 4' 6" Tall x 21' 0" Wide | <b>D4</b> 4' 6" Tall x 21' 0" Wide | <b>D6</b> 4' 6" Tall x 24' 0" Wide | <b>D8</b> 4' 6" Tall x 24' 0" Wide | <b>D10</b> 4' 6" Tall x 18' 6" Wide |

**MID SECTION ENVELOPES**

- |                                    |                                    |                                    |                                    |                                     |
|------------------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|
| <b>D1</b> 5' 6" Tall x 24' 0" Wide | <b>D3</b> 5' 6" Tall x 21' 0" Wide | <b>D5</b> 5' 6" Tall x 21' 0" Wide | <b>D7</b> 5' 6" Tall x 18' 6" Wide | <b>D9</b> 5' 6" Tall x 24' 0" Wide  |
| <b>D2</b> 5' 6" Tall x 21' 0" Wide | <b>D4</b> 5' 6" Tall x 21' 0" Wide | <b>D6</b> 5' 6" Tall x 24' 0" Wide | <b>D8</b> 5' 6" Tall x 24' 0" Wide | <b>D10</b> 5' 6" Tall x 18' 6" Wide |

## INDUSTRIAL TENANT SIGNS - WALL SIGNS

### INDIVIDUAL LETTER SIGNS

Individual letter signs are signs that feature text and/or logo symbols that are individually attached to a building surface.

Individual letter signs shall consist of individual LED or Neon illuminated or non-illuminated pan channel or reverse pan channel letters with 3" to 5" Deep returns. FCO Aluminum may be used for smaller letters if necessary. All Individual letter signs are to be mounted off wall surface with 1-1/2" (Min.) spacers.

Corporate Letterstyles, Logotype, Logo, and Colors may be used per Landlord Approval. In instances where a Tenant has no corporate color or identity, the Wall Sign is to be typeset in the font Korolev Bold in all capital letters and the color is to match DE 6371 'Black Jack' (See Figure 4 below).

# TENANT NAME

Font - Korolev Bold (all capital letters)

Color - Match DE 6371 'Black Jack'

Face to Illuminate White During Evening/Night (if illuminated)

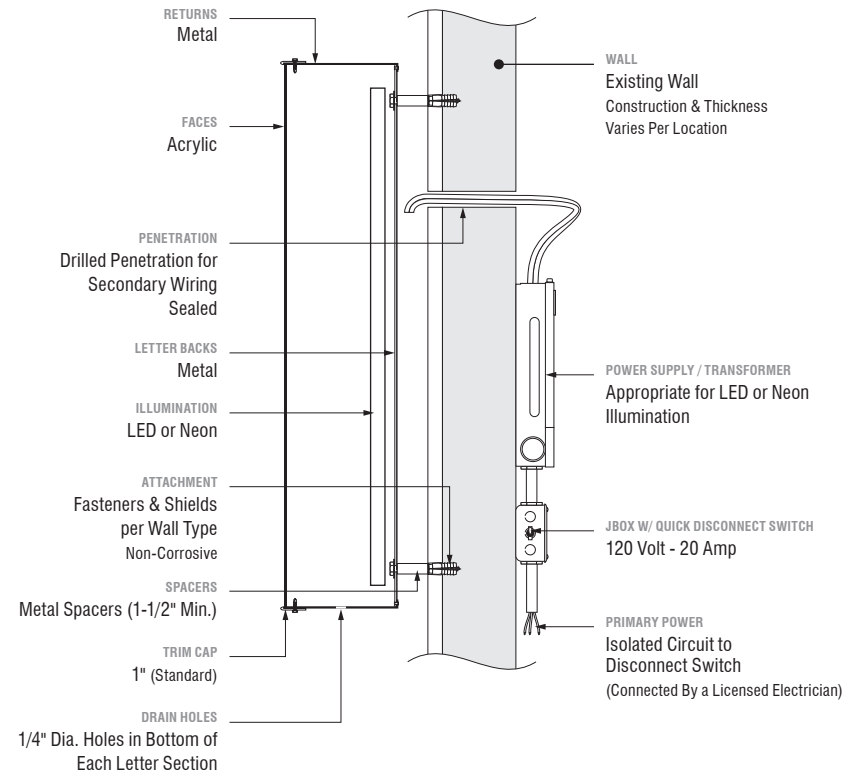
### FIGURE 4

EXAMPLE INDIVIDUAL LETTER SIGN WITHOUT CORPORATE IDENTITY



EXAMPLE INDIVIDUAL LETTER SIGNS WITH CORPORATE IDENTITIES

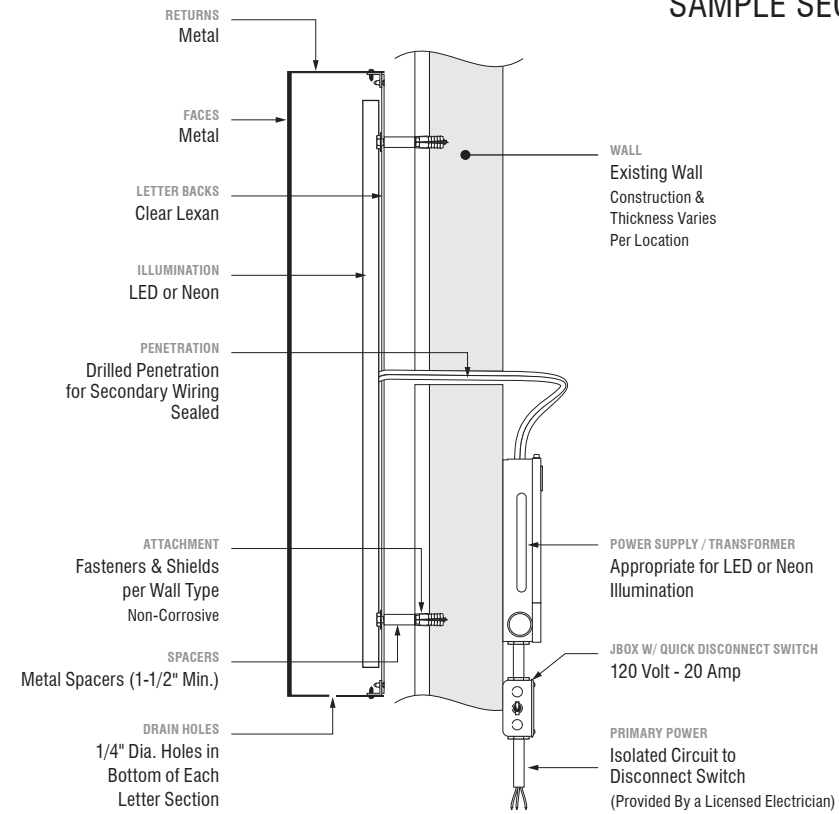
# INDUSTRIAL TENANT SIGNS - WALL SIGNS (ILLUMINATED SIGN TYPES)



Pan Channel Letter Internally Illuminated

**A** Section Detail - Typical  
Pan Channel Letter / LED Internally Illuminated / Flush Mounted

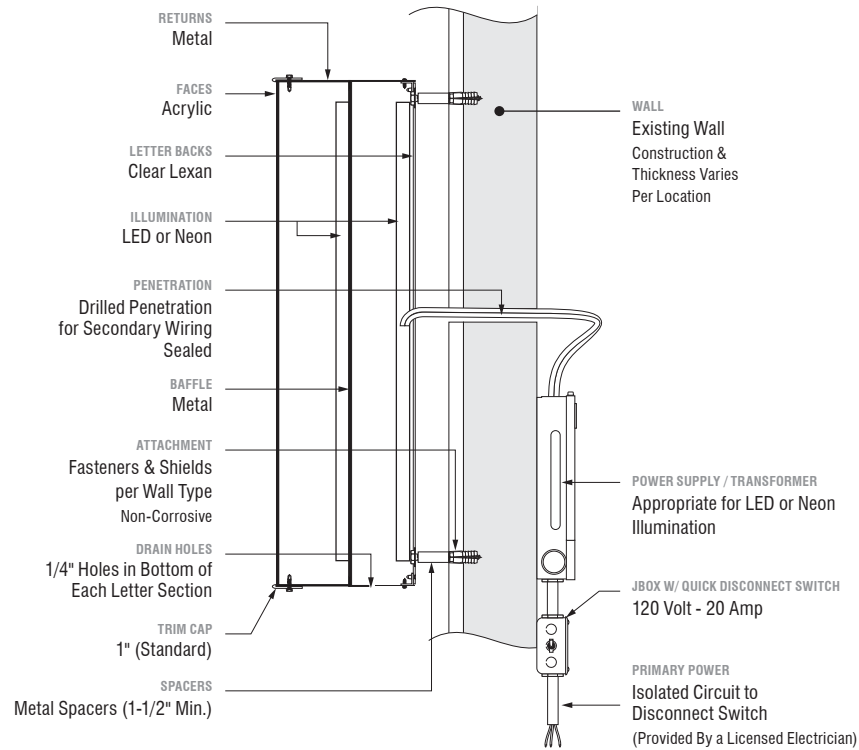
# SAMPLE SECTION DETAILS - RECOMMENDED SIGNAGE



Reverse Pan Channel Letter Halo-Illuminated

**NOTE: Back-Plate for Halo Illumination May be Required on Signs Installed on Awnings.**

**B** Section Detail - Typical  
Reverse Pan Channel Letter / LED Halo-Illuminated / Mounted Off Wall

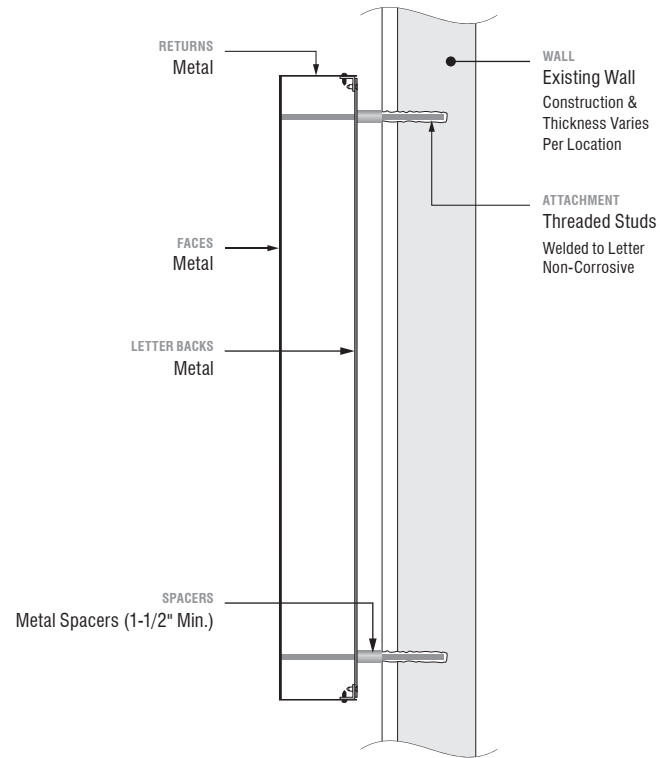


Channel Letter Face and Halo Illuminated

**NOTE: Back-Plate for Halo Illumination May be Required on Signs Installed on Awnings.**

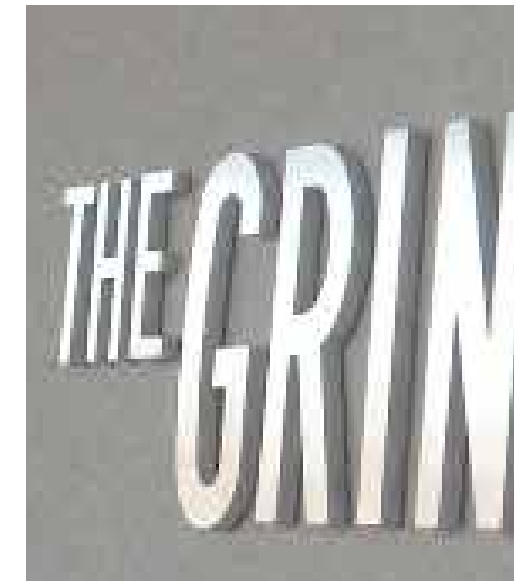
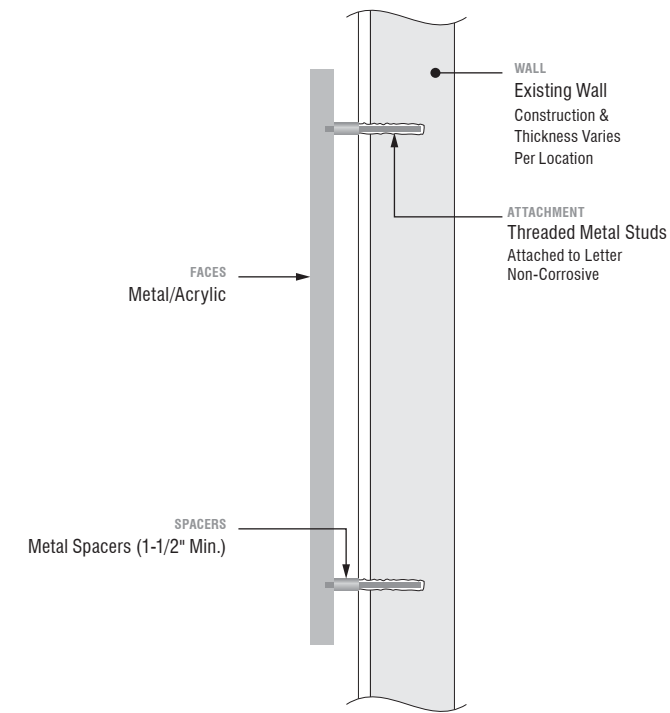
**C** Section Detail - Typical  
Channel Letter / Face and Halo Illuminated





Reverse Pan Channel Letter  
Non-Illuminated

**D** Section Detail - Typical  
Reverse Pan Channel Letter / Non-Illuminated / Stud Mount With Spacers



Flat Cut Out Letter  
Non-Illuminated

**E** Section Detail - Typical  
Flat Cut Out Letter / Non-Illuminated / Stud Mount With Spacers

## INDUSTRIAL TENANT SIGNS - MISC. TENANT ID SIGNS

### WINDOW SIGNS

Window signs or applied graphics shall be any sign placed on, affixed to, painted on, or located within the casement or sill area of a mineral glass window or other glazing. Dimensional letters attached to the glazing must have matching dimensional letters on each side of the glazing or a consistent and permanent opaque finish. Window sign area shall not exceed 25% of each window area.



EXAMPLE WINDOW SIGNS

### BACK OF HOUSE SIGNS

Shop Tenants: Back of house signs shall include signage located in and around a back door entrance to a building and shall be permitted as shown at right, without counting against the maximum sign area.

