

COMPREHENSIVE SIGN PLAN

Prepared For:

SE Corner Chandler Blvd
and McQueen Rd Chandler
AZ 85225

6/10/2021
R5-07/27/2021-AL



Paul Savelle
C - 480.340.1174
O - 623.780.1544
2507 W. Villa Rita Dr.
Phoenix, AZ 85023

BUILDING SIGN REQUIREMENTS

Illumination:

LED is required for it being a environmentally friendly energy source. All methods are acceptable, internal and halo illumination.

Letter Style Color and Finishes:

All designs, colors and fonts are acceptable along with the use of corporate colors, style and logos up to 25% with landlord approval.

Spacing:

A minimum of 2 foot spacing is required between tenant signs.

Proportion:

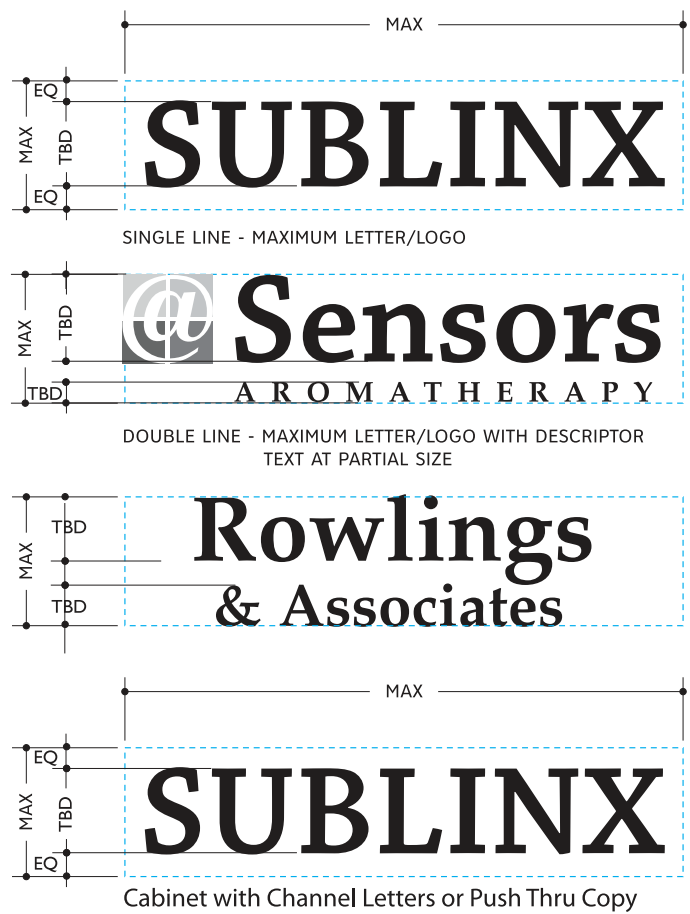
No one sign or combination of signs shall exceed more than 80% of the horizontal and vertical background which they are being installed.

Placement:

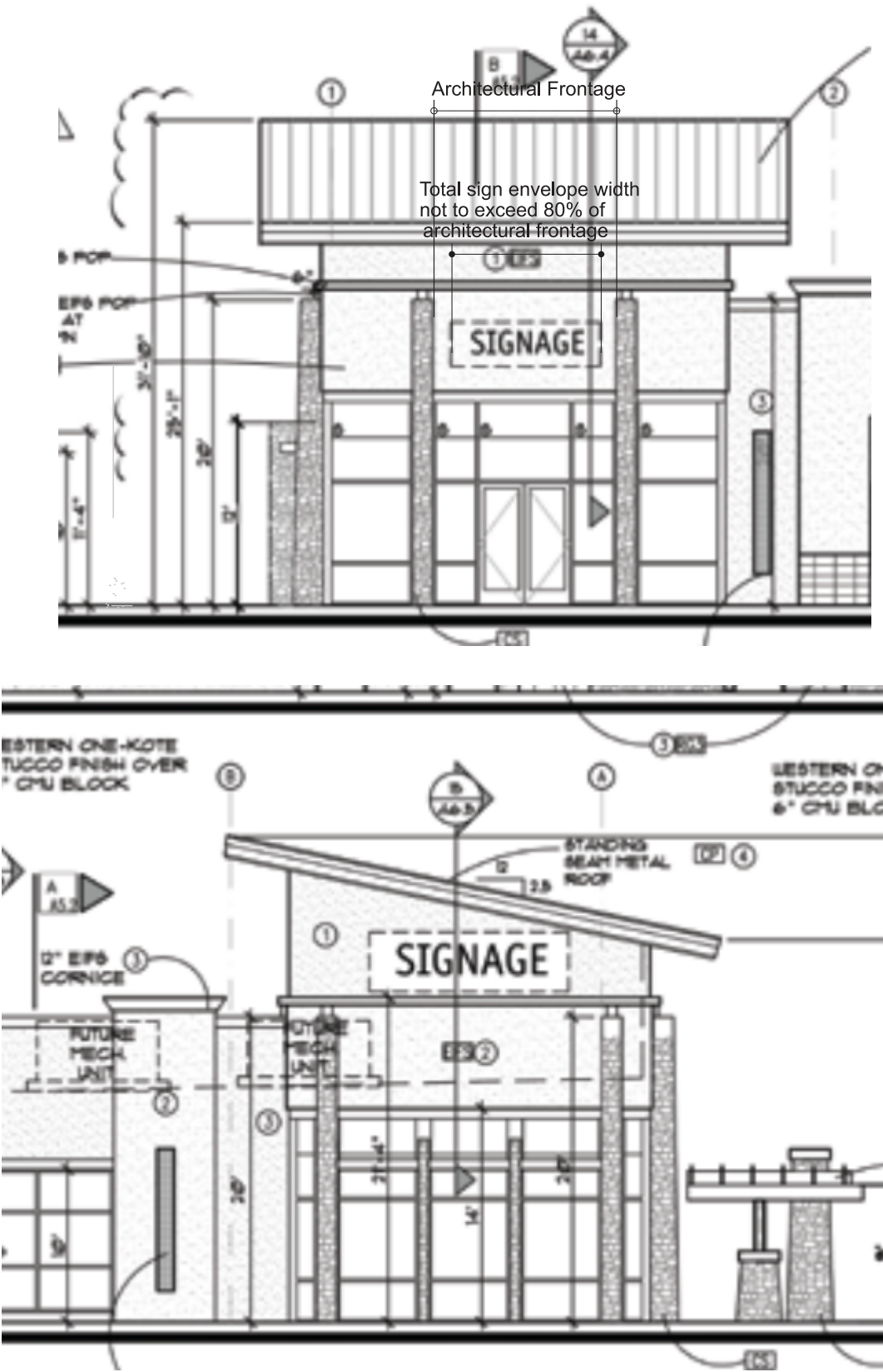
Attached signs should not conflict with the architectural elements of the building.

Sign Area Calculation:

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 examples below.



This is the office building to the East side of the Car Wash. They will be allowed the standard signage, which is a 2 SF to 1 LF ratio based on frontage or suite width. Signs on any elevation that tenant occupies within total allowable sign area. In addition, the tenants must use non-illuminated signs only on the East elevation as part of their SF with landlord approval. Signs on East elevation must be non-illuminated.



BUILDING SIGN REQUIREMENTS

Hardware:

All exterior bolts, fasteners, clips or other hardware shall be galvanized iron or stainless steel.

Code Compliance:

All signs and their installation shall comply with applicable building and electrical codes.

Labels:

All required labels shall be applied in an inconspicuous location and not on the face of any part of the sign.

UL Code:

All signs must be manufactured under the UL Code and specifications. Each sign shall have the UL certification sticker attached. Any sign not installed with the UL certification sticker will be removed at the expense of the tenant and will not be allowed to be re-installed unless proof can be obtained that the sign was manufactured by a certified UL approved manufacturer.

Sealing Penetrations:

In order to maintain any existing warranties all penetrations made to the building must be neatly sealed in a water tight fashion.

Maintenance:

Each tenant is responsible for proper sign maintenance. Any repairs needed to the sign must be made within 5 days of notice. This would include internal and external illumination, replacing faces that have faded or that don't match.

If repairs are not made within the 5 days the landlord has the right to have the sign repaired at the expense of the tenant using a vendor of his / her choice. An administration fee equal to 100% of the landlords cost to repair the signage in addition to the cost of the repair may be assessed to the tenant if the landlord is required to provide the necessary maintenance due to non compliance.

Prohibited Signs:

The following signs are prohibited:

- No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted, or affixed on any part of the buildings visible from outside the premises, except as specifically approved by the Association.
- Animated, flashing, blinking, rotating, moving, or audible signs.
- Placards; posters; playbills; postings; paintings; flags; signs in public right-of-way; and fixed balloons are not permitted in any location, whether or not visible from outside the premises.
- Digital-panel signs are prohibited.
- "A" frames and portable signs.
- Signs that are installed without written approval from the Landlord, or that are inconsistent with approved drawings, may be subject to removal and re installation by the Developer at the Owner's Occupant's expense.
- Painted or hand lettered signs on storefronts.
- Flashing, moving or audible signs.
- Luminous vacuum formed type plastic letters
- Inflatable signs or graphic devices
- Freestanding attraction boards, posters or other permanent advertising devices.
- Paper, cardboard or Styrofoam signs.
- Signs with exposed neon tubing or raceways.
- Signs with gold or silver plastic trim caps that contrast with letter returns.

Illuminated Signs

The City of Chandler requires permits for all signs and electrical permits for all signs that are illuminated. It is the Owner's/Occupant's sole responsibility to secure these and any other permits that may be required.

Sign Types

Wall signs shall be individual Pan Channel or Reverse Pan Channel letters which can be illuminated or non-illuminated. Secondary copy may be non-illuminated flat cut out letters at a minimum of 1/4 inch thickness. Logo signs may only be 10% of allowable total sign area per tenant.

Size Limitation

Each Owner/Occupant must limit the area of its sign in accordance with the area allocated for signage. Single letter, Single line of copy or single logo cabinet shall not exceed:

- 15% building height.
- 80% of designated sign band area.

Cabinet signs shall be limited to twenty-five (25) percent of the total allowable sign area.

Required Insurance for Sign Contractors:

All sign contractors must carry workers compensation and commercial liability insurance against all damages suffered or done to any and all persons and or property while engaged in the construction or installation of signs with a combined single limit in an amount not less than One Million dollars (\$1,000,000.00) per occurrence. Landlord must be named as additionally insured in the workers compensation and commercial liability insurance. A statement of proof from the insurance carrier must be attached to all submittal documents.

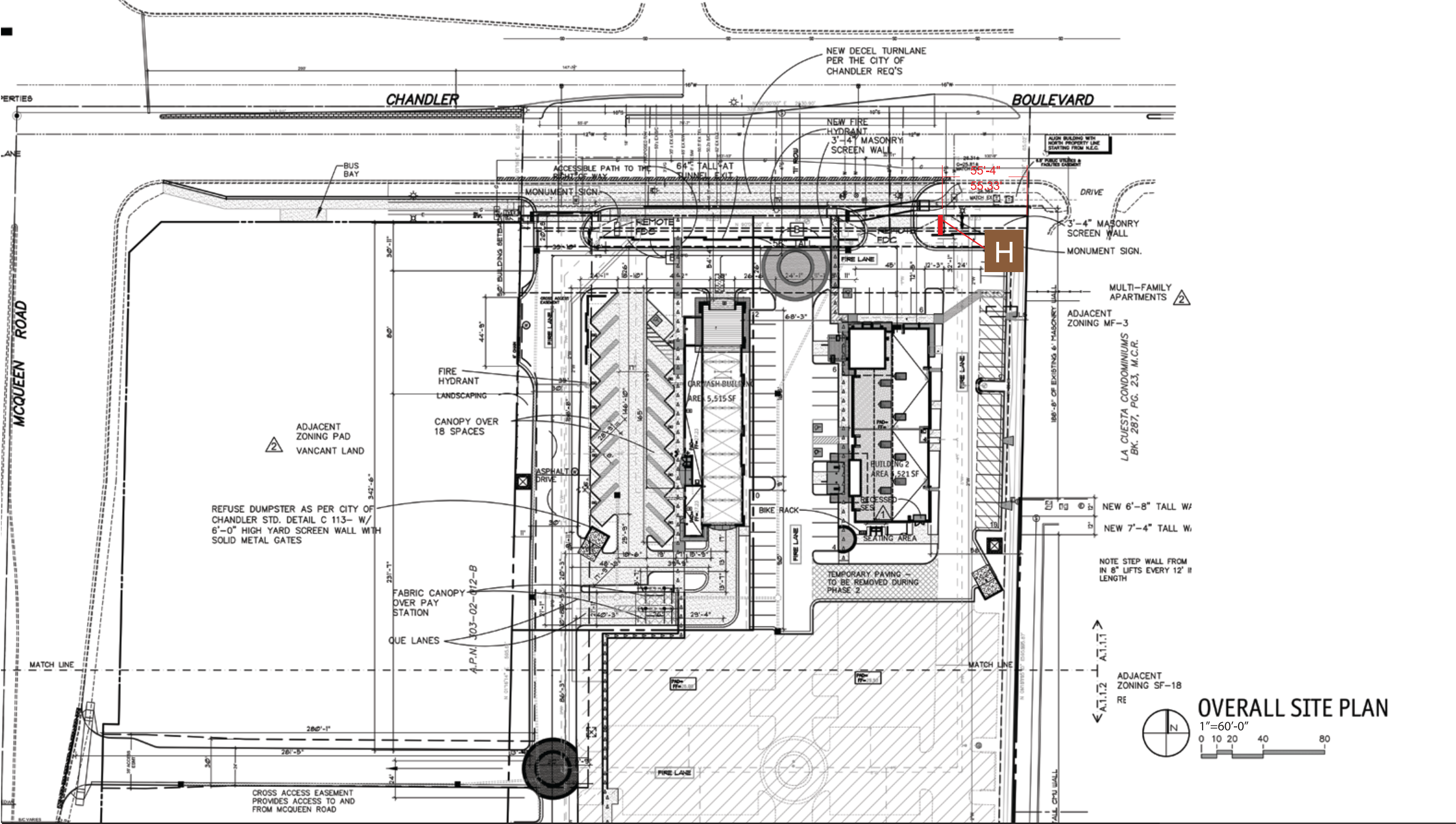
License:

Every contractor must hold a current State of Arizona contractors license. The license number must be included on all submittal documents.

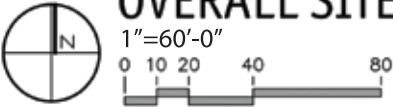
Steps for signage submittal:

- 1) Tenant will provide three copies of sign renderings that comply with the comprehensive sign plan to landlord.
- 2) Landlord will provide stamped and approved copy of sign rendering for permitting with the City of Chandler.
- 3) Tenant or sign company will submit approved sign renderings and permit application to City of Chandler Engineering and Construction Services for permit approval.

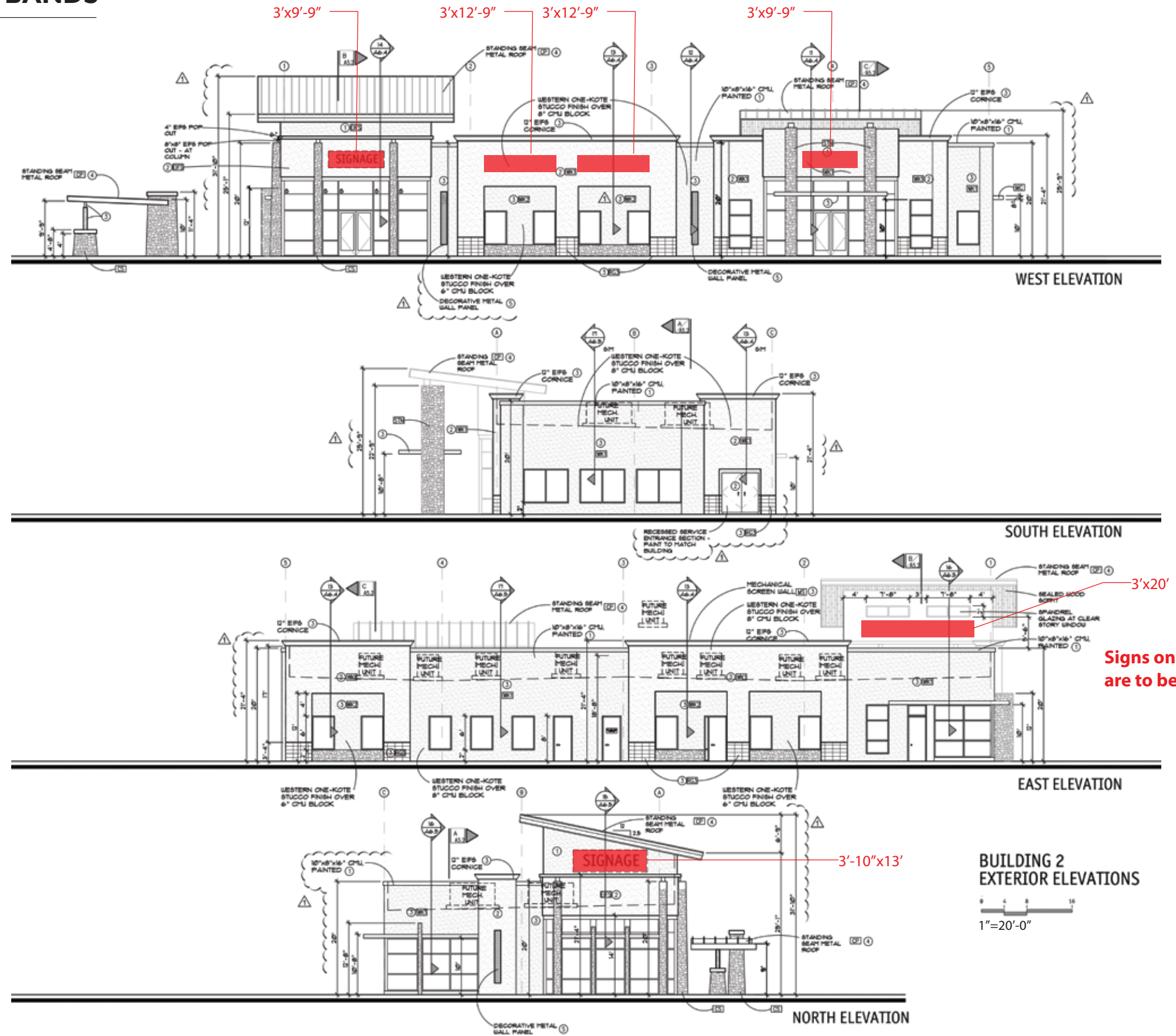
SITE PLAN



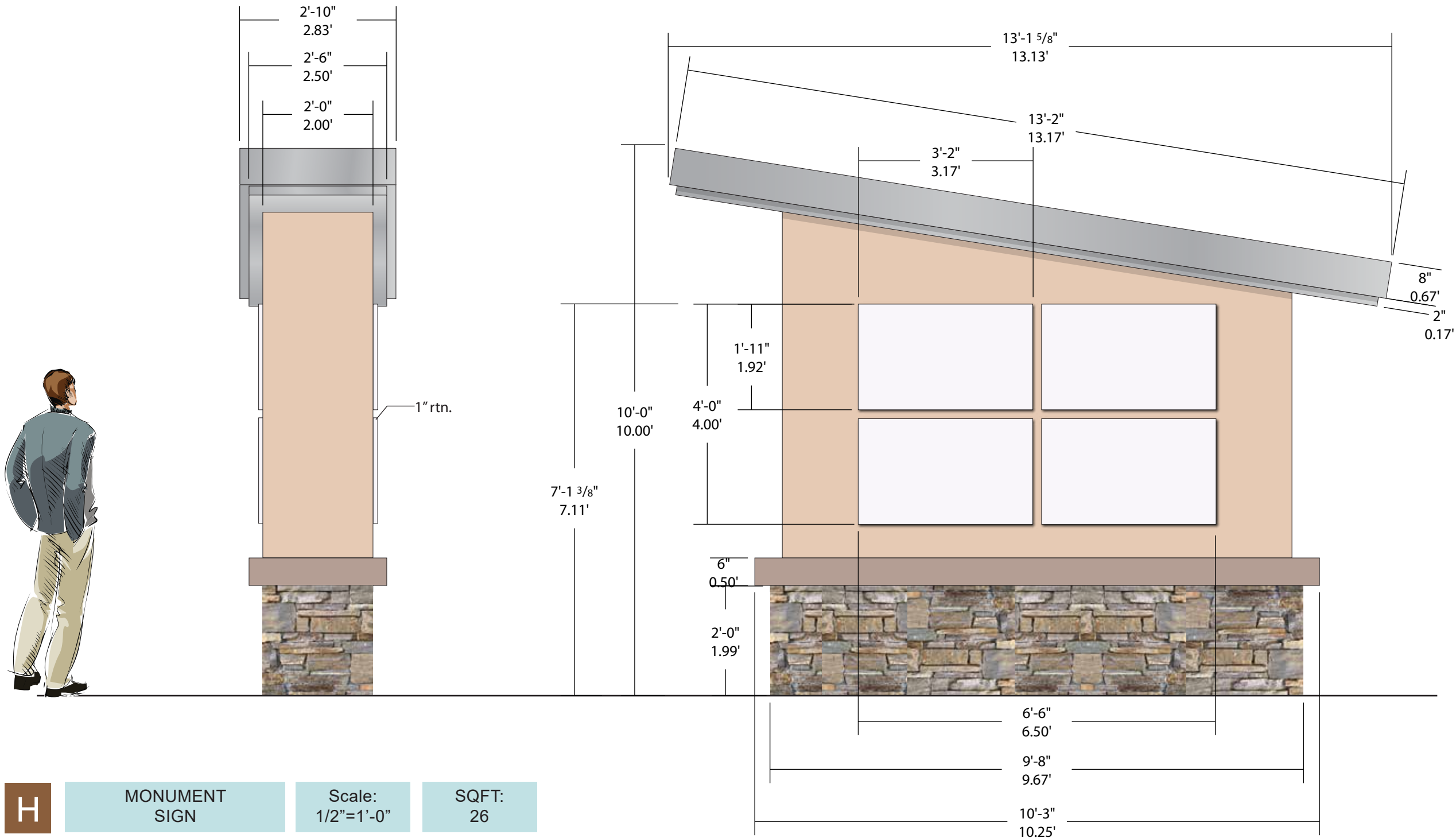
OVERALL SITE PLAN



BUILDING SIGN BANDS



STREET SIDE



H

MONUMENT
SIGN

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

SQFT:
26

Manufacture and install one (1) double sided LED illuminated monument sign. The panels will be routed aluminum with 1/2" clear acrylic push thru. A tenant could take the entire sign if needed.

All paint colors TBD

CUSTOMER APPROVAL

BY:

DATE: ☐ W/O CHGS ☐ W/ CHGS

LANDLORD APPROVAL

BY:

DATE: ☐ W/O CHGS ☐ W/ CHGS

SIGNS PLUS

Account Executive:
Paul Savelle

Designer:
AL

Design Number:
9233

Job Number:

DATE:
04/30/2021

SCALE:
AS NOTED

REVISIONS:

R1-05/17/2021 AL
R2-06/02/2021 AL

R4-06/10/2021 AL
R5-07/27/2021 AL

SHEET:

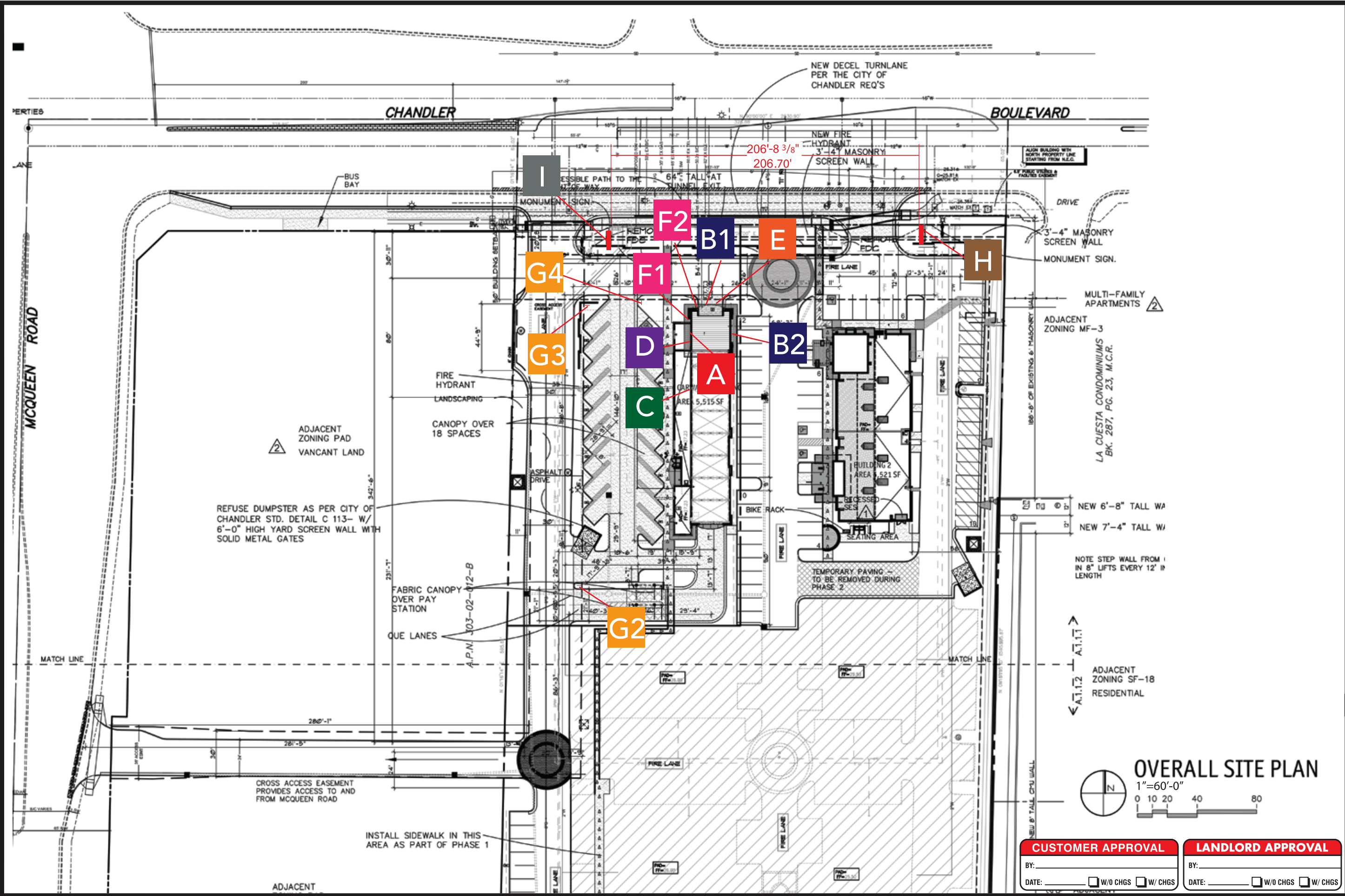
6 OF 6

PROJECT:
Quick Qlean Car Wash

LOCATIONS:
9200 Valley Rd. | 2507 W. Villa Rita Dr.
Prescott Valley, Phoenix,
Arizona 86314 Arizona 85023

800-257-5095

LOCATION:
SE Corner Chandler Blvd and McQueen Rd Chandler AZ 85225



PROJECT:

Quick Qlean Car Wash

LOCATIONS:

9200 Valley Rd. | 2507 W. Villa Rita Dr.
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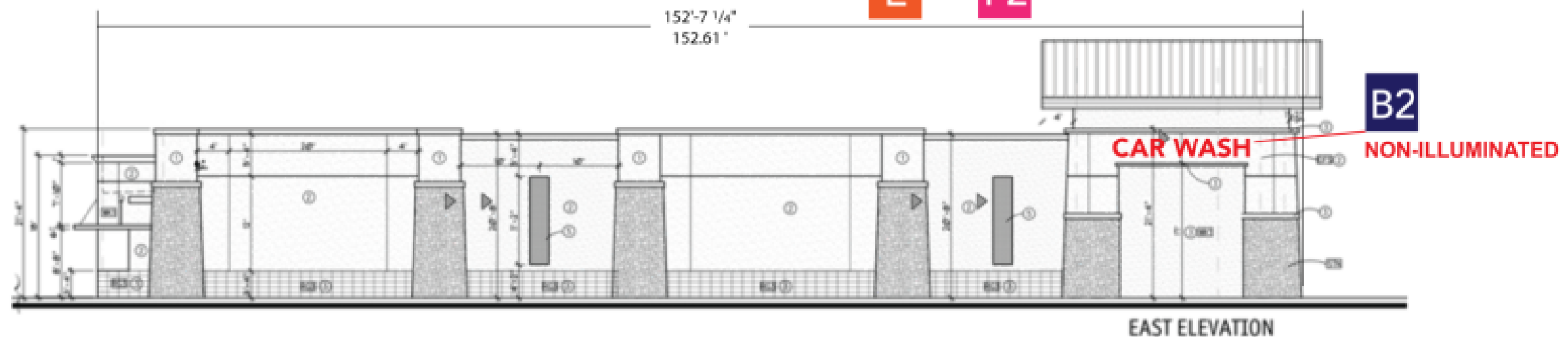
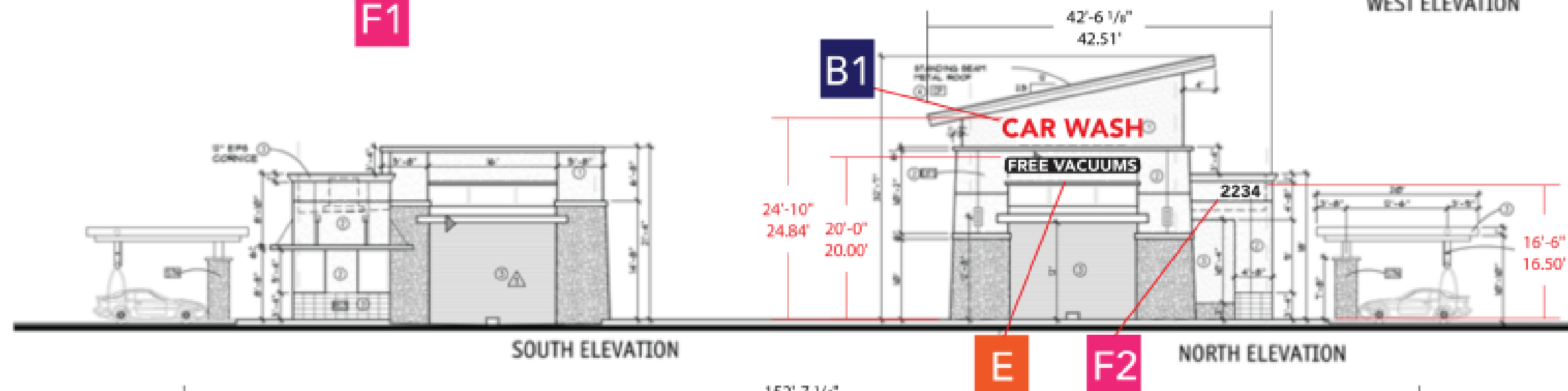
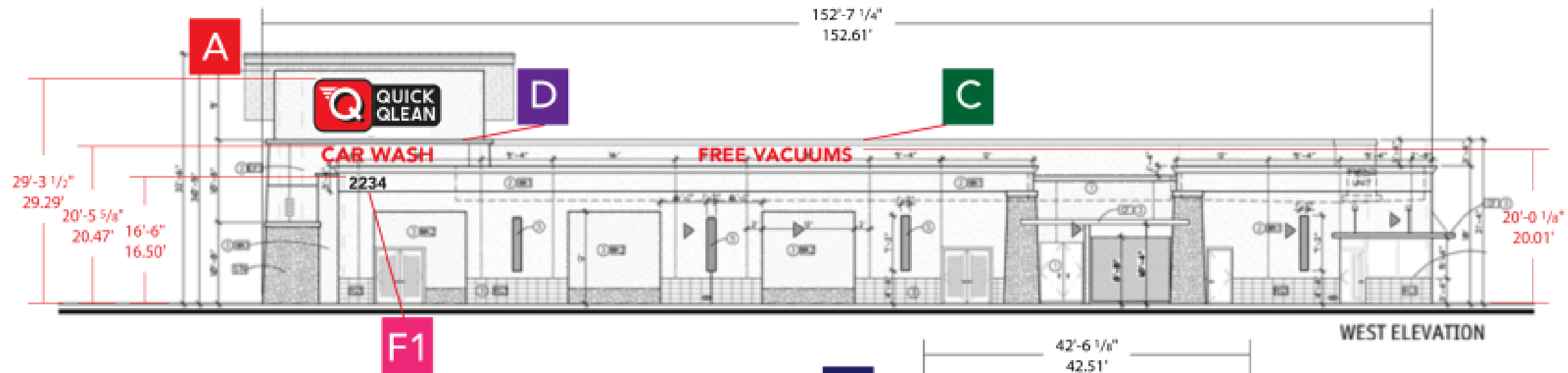
DATE:
04/30/2021

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AS NOTED

REVISIONS:
R1-05/17/2021 AL
R2-06/02/2021 AL
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SHEET:
1 OF 7

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BUILDING 1
EXPRESS WASH
EXTERIOR ELEVATIONS

ELEVATIONS

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



CUSTOMER APPROVAL

BY: _____
DATE: _____ ☐ W/ CHGS ☐ W/ CHGS

LANDLORD APPROVAL

BY: _____
DATE: _____ ☐ W/ CHGS ☐ W/ CHGS

PROJECT:
Quick Qlean Car Wash

LOCATIONS:
9200 Valley Rd. | 2507 W. Villa Rita Dr.
Phoenix, Arizona 85023
Prescott Valley, Arizona 86314
800-257-5095

SIGNS PLUS

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Paul Savella

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AL

Design Number:
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Job Number:

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04/30/2021

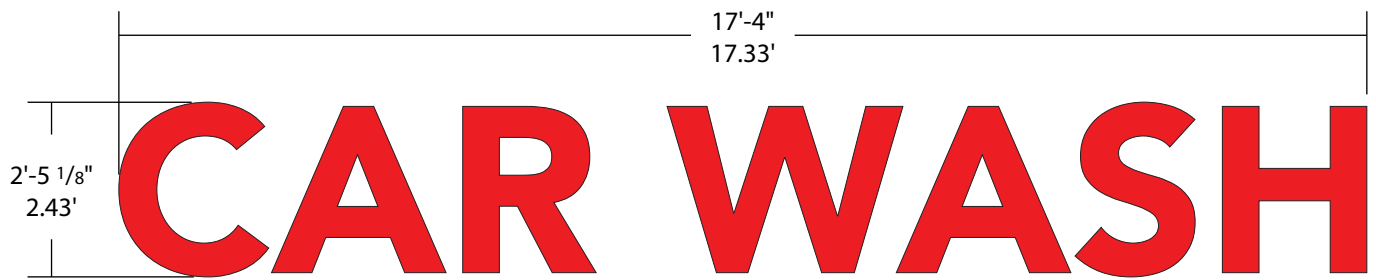
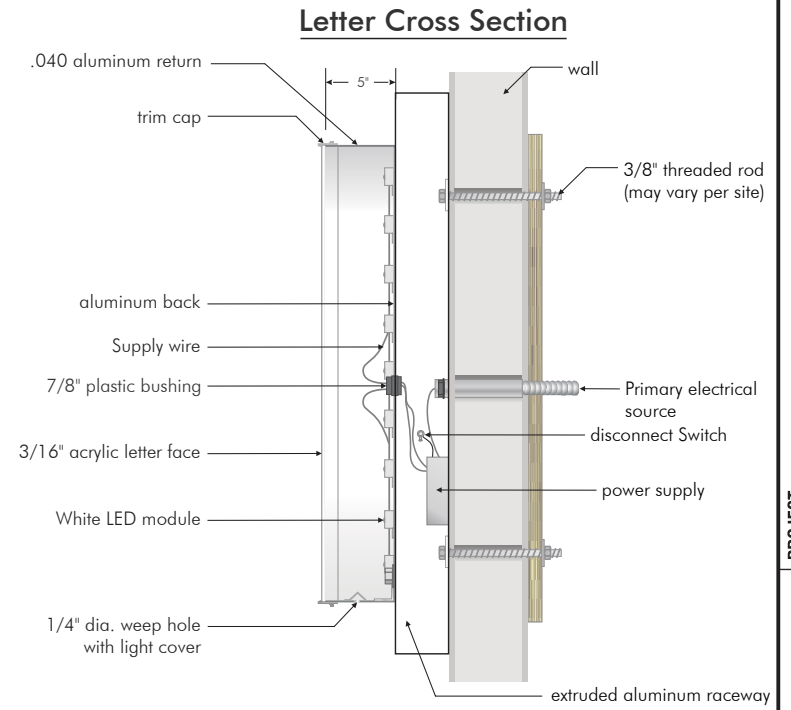
SCALE:
AS NOTED

REVISIONS:
R1-05/17/2021 AL
R2-06/02/2021 AL

R4-06/10/2021 AL
R5-07/27/2021 AL

SHEET:

2 OF 7



Note Field Verify Fascia Area
Prior to Fabrication of signs

B1

B2

PAN CHANNEL
LETTERS

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

SQFT:
42.11 EACH

B1 - Manufacture and install one (1) white LED illuminated wall mounted pan channel letter set.

B2 - Manufacture one (1) non illuminated set of pan channel letters.

"CARWASH" 5" deep red .040 aluminum returns with 1" red trimcap and 3/16" white acrylic faces overlaid with 3M red vinyl (color TBD)

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs

2018 IBC, 2011 NEC, 2012 IBC

A

BUILDING SIGN
DISPLAY

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

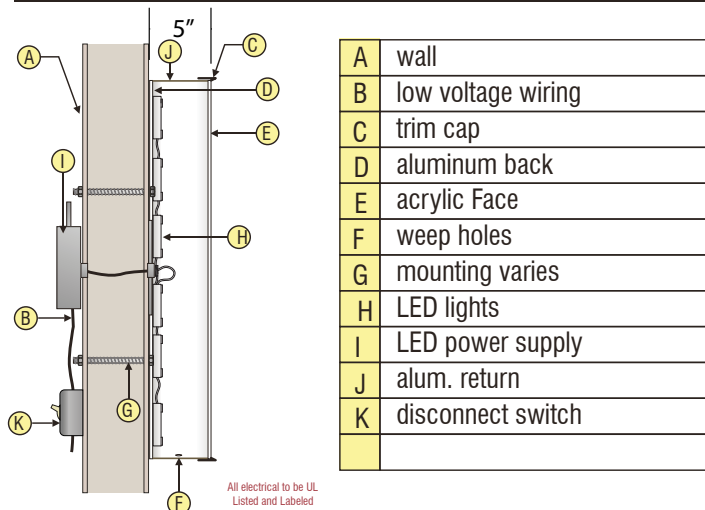
SQFT:
116.76

Manufacture and install one (1) white LED illuminated wall mounted sign display.

3" deep aluminum backer cabinet painted black. The letters will have 5" deep white .040 aluminum returns with 3/4" white trimcap and 3/16" white acrylic faces. The letters will be mounted to the black backer. The logo will have a 5" deep white .040 aluminum return with 1" white trimcap and a 3/16" white acrylic face overlaid with 3M vinyl. The whole sign will be mounted flush to the wall.



PC Letter / LEDs - Cross Section Detail



PROJECT:

Quick Qlean Car Wash

LOCATION:

SE Corner Chandler Blvd and McQueen Rd Chandler AZ 85225

LOCATIONS:

9200 Valley Rd. 2507 W. Villa Rita Dr. Prescott Valley, Phoenix, Arizona 86314

800-257-5095

SIGNS PLUS

Account Executive:

Paul Savela

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AL

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AS NOTED

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R1-05/17/2021 AL
R2-06/02/2021 AL
R4-06/10/2021 AL
R5-07/27/2021 AL

SHEET:

3 OF 7

CUSTOMER APPROVAL

BY: _____

DATE: _____

☐ W/O CHGS ☐ W/ CHGS

LANDLORD APPROVAL

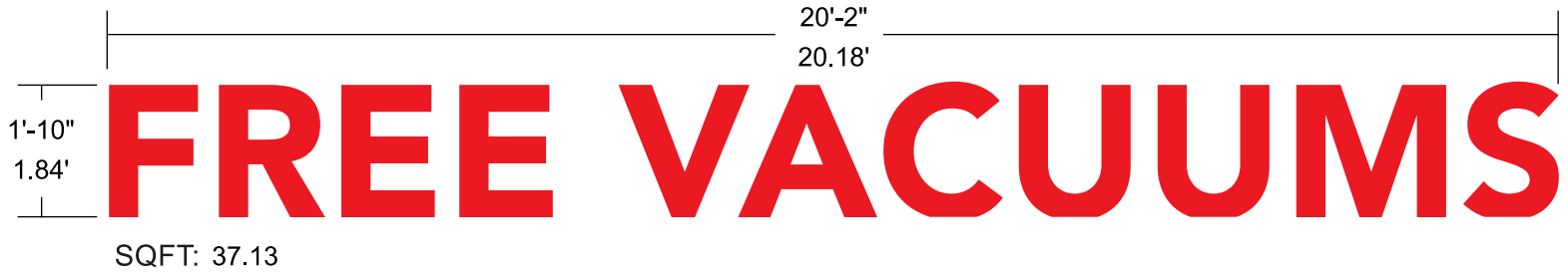
BY: _____

DATE: _____

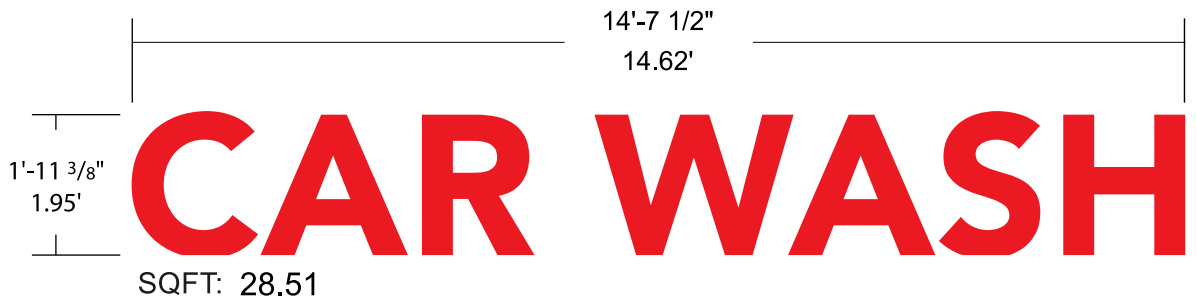
☐ W/O CHGS ☐ W/ CHGS

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C



D



PAN CHANNEL LETTERS	Scale: 3/8"=1'-0"	SQFT: 65.64 Total
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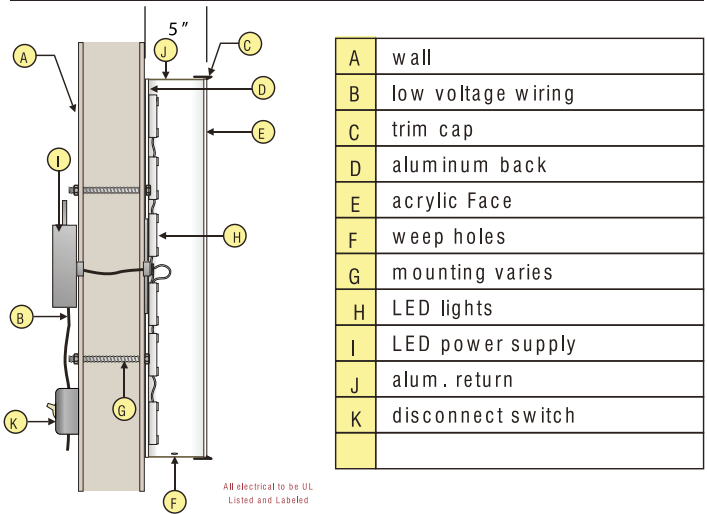
Manufacture and install one (1) of each white LED illuminated sign display.

“FREE VACUUMS” and “CAR WASH” 5” deep red .040 aluminum returns with 1” red trimcap and 3/16” white acrylic faces overlaid with 3M red vinyl (color TBD)

Letters will be mounted flush to the wall.

***Note* Field Verify Fascia Area Prior to Fabrication of signs**

PC Letter / LEDs - Cross Section Detail



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs

2018 IBC, 2011 NEC, 2012 IBC

CUSTOMER APPROVAL	LANDLORD APPROVAL
BY: _____	BY: _____
DATE: _____ ☐ W/O CHGS ☐ W/ CHGS	DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT: Quick Qlean Car Wash

LOCATION: SE Corner Chandler Blvd and McQueen Rd Chandler AZ 85225

LOCATIONS: 9200 Valley Rd. | 2507 W. Villa Rita Dr. | Prescott Valley, Phoenix, Arizona 86314 | Arizona 85023

800-257-5095

Account Executive: Paul Savelle

Designer: AL

Design Number: 9233

Job Number:

DATE: 04/30/2021

SCALE: AS NOTED

REVISIONS: R1-05/17/2021 AL
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R5-07/27/2021 AL

SHEET: 4 OF 7

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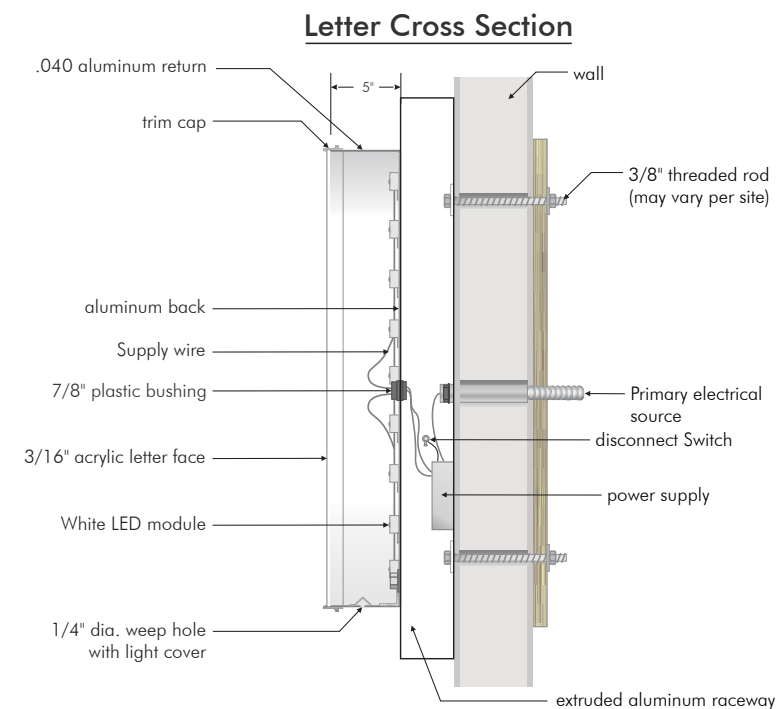
2.00x16.73=33.46 SQFT

E	BUILDING SIGN DISPLAY	Scale: 1/2"=1'-0"	SQFT: 33.46
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Manufacture and install one (1) white LED illuminated sign displays.

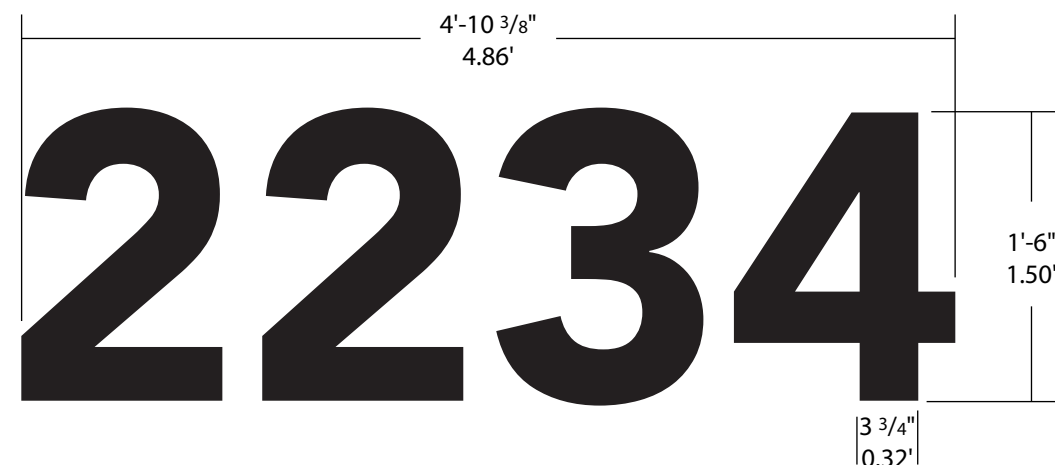
"FREE VACUUMS" 3" deep aluminum backer cabinet painted black. The letters will have 5" deep black .040 aluminum returns with 3/4" black trimcap and 3/16" white acrylic faces. The letters will be mounted to the black backer and the whole sign mounted flush to the wall.

***Note* Field Verify Fascia Area
Prior to Fabrication of signs**



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2018 IBC, 2011 NEC, 2012 IBC

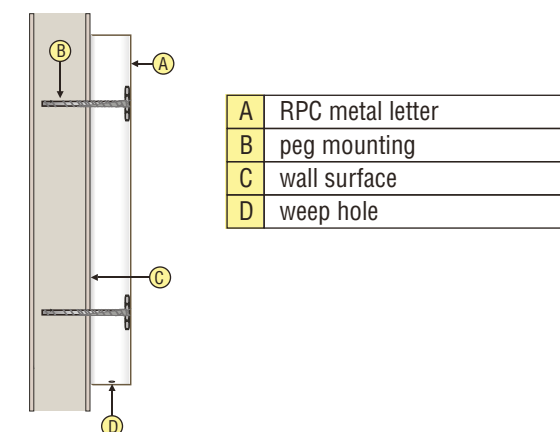


F1 F2	NON-ILLUMINATED REVERSE PAN NUMBERS	Scale: 1"=1'-0"
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Manufacture and install two (2) sets of non illuminated reverse pan channel numbers with 2" aluminum returns and painted black.

ADDRESS TO BE DETERMINED

Non-Illuminated RPC - Cross Section Detail



CUSTOMER APPROVAL	LANDLORD APPROVAL
BY: _____	BY: _____
DATE: _____ ☐ W/O CHGS ☐ W/ CHGS	DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT:

Quick Qlean Car Wash

LOCATION:

SE Corner Chandler Blvd and McQueen Rd Chandler AZ 85225

LOCATIONS:

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Arizona 86314 Arizona 85023

800-257-5095

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Paul Savelle

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SCALE:

AS NOTED

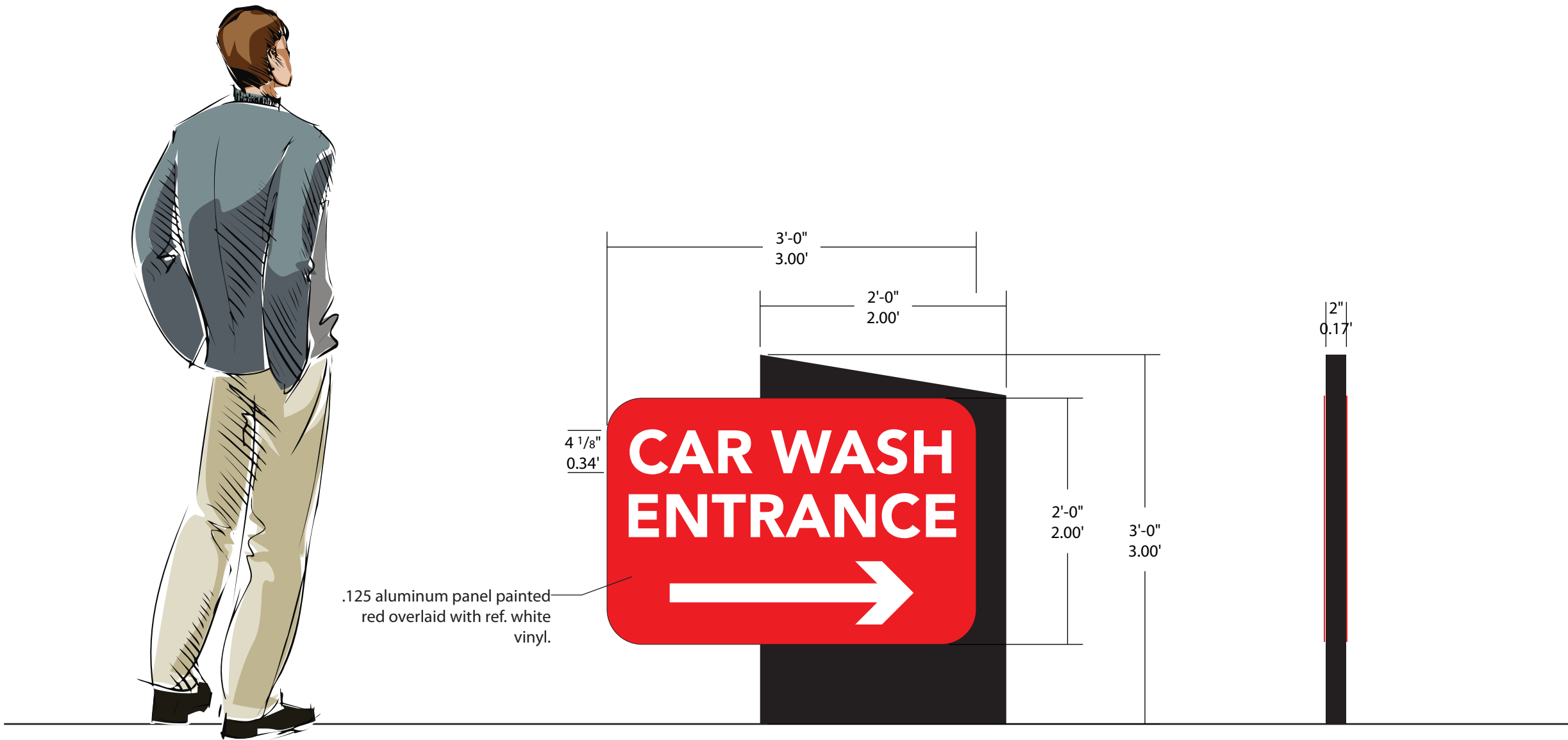
REVISIONS:

R1-05/17/2021 AL
R2-06/02/2021 AL
R4-06/10/2021 AL
R5-07/27/2021 AL

SHEET:

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G2 G3 G4

DIRECTIONAL
SIGN

Scale:
1"=1'-0"

SQFT:
6

Manufacture and install three (3) double sided non illuminated directional signs.

Copy TBD

All paint colors TBD

CUSTOMER APPROVAL

BY: _____

DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

LANDLORD APPROVAL

BY: _____

DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT:	Quick Qlean Car Wash	
	LOCATION: SE Corner Chandler Blvd and McQueen Rd Chandler AZ 85225	
LOCATIONS:	9200 Valley Rd. 2507 W. Villa Rita Dr. 2507 W. Villa Rita Dr. Phoenix, Arizona 85023	
	800-257-5095	
Account Executive: Paul Savelle		
Designer: AL		
Design Number: 9233		
Job Number:		
DATE: 04/30/2021		
SCALE: AS NOTED		
REVISIONS:		
R1-05/17/2021 AL		
R2-06/02/2021 AL		
R4-06/10/2021 AL		
R5-07/27/2021 AL		
SHEET: 6 OF 7		

STREET SIDE



1	MONUMENT SIGN	Scale: 1/2"=1'-0"	SQFT: 27.62
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Manufacture and install one (1) double sided LED illuminated monument sign.

All paint colors TBD

CUSTOMER APPROVAL	LANDLORD APPROVAL
BY: _____	BY: _____
DATE: _____ ☐ W/O CHGS ☐ W/ CHGS	DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT: Quick Qlean Car Wash	
LOCATION: SE Corner Chandler Blvd and McQueen Rd Chandler AZ 85225	
LOCATIONS: 9200 Valley Rd. 2507 W. Villa Rita Dr. Prescott Valley, Phoenix, Arizona 86314	800-257-5095
SIGNS PLUS	
Account Executive: Paul Savelle	
Designer: AL	
Design Number: 9233	
Job Number:	
DATE: 04/30/2021	
SCALE: AS NOTED	
REVISIONS:	
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R2-06/02/2021 AL	
R4-06/10/2021 AL	
R5-07/27/2021 AL	
SHEET: 7 OF 7	