



# Board of Adjustment

## Staff Report

**CASE NUMBER:** BA15-003  
**LOCATION/ADDRESS:** The 1300 block of S. Sossaman  
**COUNCIL DISTRICT:** District 6  
**STAFF PLANNER:** Kim Steadman, Planner II  
**OWNER:** Sossaman Development LLC  
**APPLICANT:** Signs Plus – Chris Totton

**REQUEST:** *Requesting a Special Use Permit for a comprehensive sign plan in the LC-PAD-PAD zoning district. (PLN2014-00678).*

### SUMMARY OF APPLICANT’S REQUEST

This request is for a Special Use Permit to create a Comprehensive Sign Plan for the Sossaman Center, a five-lot commercial subdivision.

### STAFF RECOMMENDATION

Staff recommends approval of case BA15-003, *conditioned upon following:*

1. *Compliance with sign plan submitted, except as modified by these conditions.*
2. *All attached signage for Retail #1, Retail #2 and the two pad sites to follow standard Sign Ordinance in area and number.*
3. *Sign “D” includes an “electronic message display”. Per Ch. 11-41-8 (D) 17, a Special Use Permit is required to allow the message to be displayed for a minimum period of less than one (1) hour.*
4. *Sign “F” is a single tenant monument sign. Signage area per to follow standard Sign Ordinance.*
5. *Sign “G” is a multi-tenant monument sign.*
6. *Compliance with all requirements of Development Services in the issuance of sign permits.*

### SITE CONTEXT

**CASE SITE:** Multi-building commercial center – zoned LC-PAD-PAD  
**NORTH:** (Across E. Hampton Ave.) Approved office buildings – zoned LI-PAD-PAD and existing retail buildings – zoned LC-PAD-PAD  
**EAST:** (Across S. Sossaman Rd.) Residential subdivision - zoned RS-6 PAD part of Desert Sands Golf and Country Club.  
**SOUTH:** Retail development including a ‘Costco’ - zoned LC-PAD-PAD  
**WEST:** Fueling station for ‘Costco’ - zoned LC-PAD-PAD

### STAFF ANALYSIS AND FINDINGS:

The requested Special Use Permit (SUP) would create a Comprehensive Sign Plan (CSP) for the Sossaman Center commercial subdivision located at the southwest corner of Sossaman Rd. and Hampton Ave. The site is 4.9 acres, with frontage on two streets, and visibility from the adjacent Costco site. The intent of the CSP is to “provide for the establishment of signage criteria that are tailored to a specific development of location, and which may vary from specific Ordinance provisions.

The intent is to provide for flexible sign criteria that promote superior design through architectural integration of the site, buildings, and signs." (Ch. 11-19-8 (D) 13) The table below lists the numbers and signage area of the various sign types proposed for this commercial center:

**Attached Signs:**

Type	Name	# of Signs	Proposed sign area	Staff recommends
<b><u>CARWASH – Attached Signs</u></b>				
A	Interior Sign	1	258 sf	Interior signage does not require a permit.
B	Circle/Single Text	2	30 sf / ea.	Approve as submitted
C	Circle/Dbl. Text	1	45 sf	Approve as submitted
<b><u>RETAIL BUILDINGS &amp; DRIVE-THRU PADS – Attached Signs</u></b>				
-	Attached	-	Not Specified	Attached signage per Code – See Condition # 2

**Detached Signs:**

Type	Name	# of Signs	Proposed sign area	Monument Height	Staff recommends
<b><u>CARWASH – Detached Signs</u></b>					
D	Carwash Monument	1	76 sf	12'	Approve as submitted
E	Site Directional	2	N/A	3'	Approve as submitted
<b><u>RETAIL BUILDINGS &amp; DRIVE-THRU PADS – Detached Signs</u></b>					
F	Pad Monument	2	Not Dimensioned	6'	Approve as submitted – See Condition #4.
G	Multi-tenant Monument	1	64 sf	11'	Approve as submitted – See Condition #4.

**FINDINGS:**

- 1.1 The proposed CSP includes DETACHED SIGNS - This site has frontage on two different streets, and visibility from the neighboring Costco site. Standard Sign Code would allow a combined height of 22' of detached signage along Hampton and 24' along Sossaman. The CSP proposes detached signage that uses all of this available height for detached signage.
- 1.2 The proposed CSP includes SITE DIRECTIONAL SIGNS – Code limits site directional signs to 3' in height. The CSP proposes 2 directional signs, both to serve the carwash.
- 1.3 The proposed CSP includes ATTACHED SIGNS – This CSP identifies three (3) specific attached signs for

the carwash. The total area of these signs is within the limits of the Sign Ordinance. The CSP proposes compliance with straight Sign Ordinance for attached signage throughout the rest of the five-lot Sossaman Center.

- 1.4 SIGNS THAT DO NOT REQUIRE A PERMIT – The CSP identifies a large sign on the south side of the carwash that will be located behind window glass. The Sign Ordinance specifies that window signage does not require a permit. Therefore, this sign is allowed, but is not calculated into the totals for attached signage.
- 2.1 DESIGN INTEGRATION - The CSP can be seen as a tool to promote superior design throughout a development. This CSP identifies architecturally-integrated signs and specifies location, size, height, construction material, color, and type of illumination and orientation of proposed signs.
- 3.1 The proposed CSP, with staff recommended conditions of approval, will be compatible with the existing development as well as surrounding properties, and will not be detrimental to adjacent development.

#### **ORDINANCE REQUIREMENTS:**

##### **Zoning Ordinance, Section 11-41-6 (E) – Permitted Signs:**

1. Attached Signs.
  - a. Occupancies with less than 100 front feet: two (2) signs for each occupancy not to exceed 2 square feet of total sign area for each front foot of building occupancy.
  - b. Occupancies with more than 100 front feet: three (3) signs for each occupancy not to exceed 2 square feet of total sign area for each front foot of building occupancy.
  - c. Total attached signage shall not exceed 160 square feet per occupancy.
  - d. Attached signage shall not extend horizontally a distance greater than fifty percent (50%) of the width of the building wall on which it is displayed, except for buildings containing multiple occupancies (See figure below).
  - e. Each occupancy shall be permitted at least 24 square feet of attached signage.
  - f. Occupancies having no exterior wall parallel to a fronting street shall be permitted signage based on 2 square feet of sign area for each lineal foot of exterior wall of the front of such occupancy.
  - g. Occupancies having an exterior building wall parallel to more than one (1) fronting street shall be permitted signage based on the longer parallel wall. Signage placed on the shorter parallel exterior wall shall not exceed 2 square feet of area per front foot of building occupancy of such shorter parallel wall, and this area shall be subtracted from the total allowable sign area (See Figure 11-41-6) below.
2. Detached Signs.
  - a. One (1) square foot of total sign area per lineal foot of street frontage.
  - b. One (1) foot of total sign height per each ten feet (10') of street frontage.
  - c. Developments, including group C-O-I developments, displaying more than one (1) detached sign per street frontage shall be permitted 50% of total aggregate sign area and sign height specified in (1) and (2) above.
  - d. No detached sign shall exceed 80 square feet in area or 12 feet in height.

##### **Zoning Ordinance, Section 11-41-8 (D) – Supplemental Provisions:**

13. A Comprehensive Sign Plan for a proposed or existing development/building may be approved by the Zoning Administrator/Board of Adjustment in conjunction with the granting of a Special Use Permit under Title 11, Administration and Procedures Chapter of the Mesa City Code. The purpose of a Comprehensive Sign Plan is to provide for the establishment of signage criteria that are tailored to a specific development or location, and which may vary from specific Ordinance provisions. The intent is to provide for flexible sign criteria that promote superior design through architectural integration of the site, buildings and signs.

A Comprehensive Sign Plan shall include the location, size, height, construction material, color, and type of illumination and orientation of all proposed signs, either permanent or temporary.

A Comprehensive Sign Plan containing elements which exceed the permitted height, area and number of signs specified in this Chapter may be approved by the Zoning Administrator/Board of Adjustment only upon a finding that:

- (a) The development site contains unique or unusual physical conditions, such as topography, proportion, size or relation to a public street that would limit or restrict normal sign visibility; or
- (b) The proposed or existing development exhibits unique characteristics of land use, architectural style, site location, physical scale, historical interest or other distinguishing features that represent a clear variation from conventional development; or
- (c) The proposed signage incorporates special design features such as logos, emblems, murals or statuary that are integrated with the building architecture.

The construction and placement of individual signs contained in the approved Comprehensive Sign Plan shall be subject to the issuance of sign permits in accordance with 11-19-8(E).

17. Electronic message displays are permitted in accordance with the following:
- a. Displays of static messages, where the message change sequence is accomplished immediately or by means of fade or dissolve modes, shall be permitted as a matter of right, subject to the sign size limitations otherwise applicable for the site, provided each message is displayed for a minimum period of one (1) hour.

**Exception:** In any Downtown Zoning District, such display is allowed only after approval of a Special Use Permit.

**Exception:** On a freeway landmark monument, such display is allowed only after approval of a Council Use Permit.

- b. A Special Use Permit in accordance with Chapter 70 of this Ordinance shall be required for approval of the display of static messages displayed for a minimum period less than one (1) hour, and changed by any mode, or for message changes accomplished by the means of travel or scrolling modes. The Zoning Administrator/Board of Adjustment may attach conditions to the approval of such electronic message displays, including limitation on the minimum time period for the display of each message, to the extent necessary to ensure that the granting of the Special Use Permit will not have a detrimental effect on the

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## MESA ZONING ORDINANCE

### Chapter 41: Sign Regulation:

surrounding area or the public welfare, and will be consistent with the purpose and intent of this Chapter. In making this determination, the Zoning Administrator/Board of Adjustment shall consider the following factors:

- (1) The speed and volume of the vehicular traffic visually exposed to the sign;
- (2) The presence of other signs or distracting influences in proximity to the sign location, and
- (3) The extent to which the design of the sign is compatible with other signs located on the premises.

Exception: On a freeway landmark monument, such display is allowed only after approval of a Council Use Permit.

- c. The intensity of the LED display shall not exceed the levels specified in the chart below:

INTENSITY LEVEL (NITS)		
COLOR	DAYTIME	NIGHTTIME
Red Only	3,150	1,125
Green Only	6,300	2,250
Amber Only	4,690	1,675
Full Color	7,000	2,500

Prior to the issuance of a sign permit, the applicant shall provide a written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed the levels specified in the chart above, and the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the Building Safety Director.

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**Sign Comprehensive**

12/22/2014

Southwest Corner of East Hampton Ave. & South Sossaman Rd., Mesa, AZ

Revision 7: 03/24/2015



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## Superstition Springs - Location Information

APN's:  
218-56-934

Location:  
Southwest corner of East Hampton Ave. & South Sossaman Rd., Mesa, AZ

Zoning: LC

## Narrative, Theme and Image & CSP Submittal

**Narrative:**

This Comprehensive Sign Plan (CSP) is for a retail development and a free standing Car Wash which is located on the Southwest corner of East Hampton Avenue and South Sossaman Road in the city of Mesa, AZ just North of the US 60 freeway. The complex consists of two purposed multi-tenant retail buildings and three purposed pad buildings buildings. This project is located in a well populated area and would greatly benefit from its services.

**Theme and Image:**

This package provides specific signage guidelines including materials, colors, locations, and number of signs for this location.

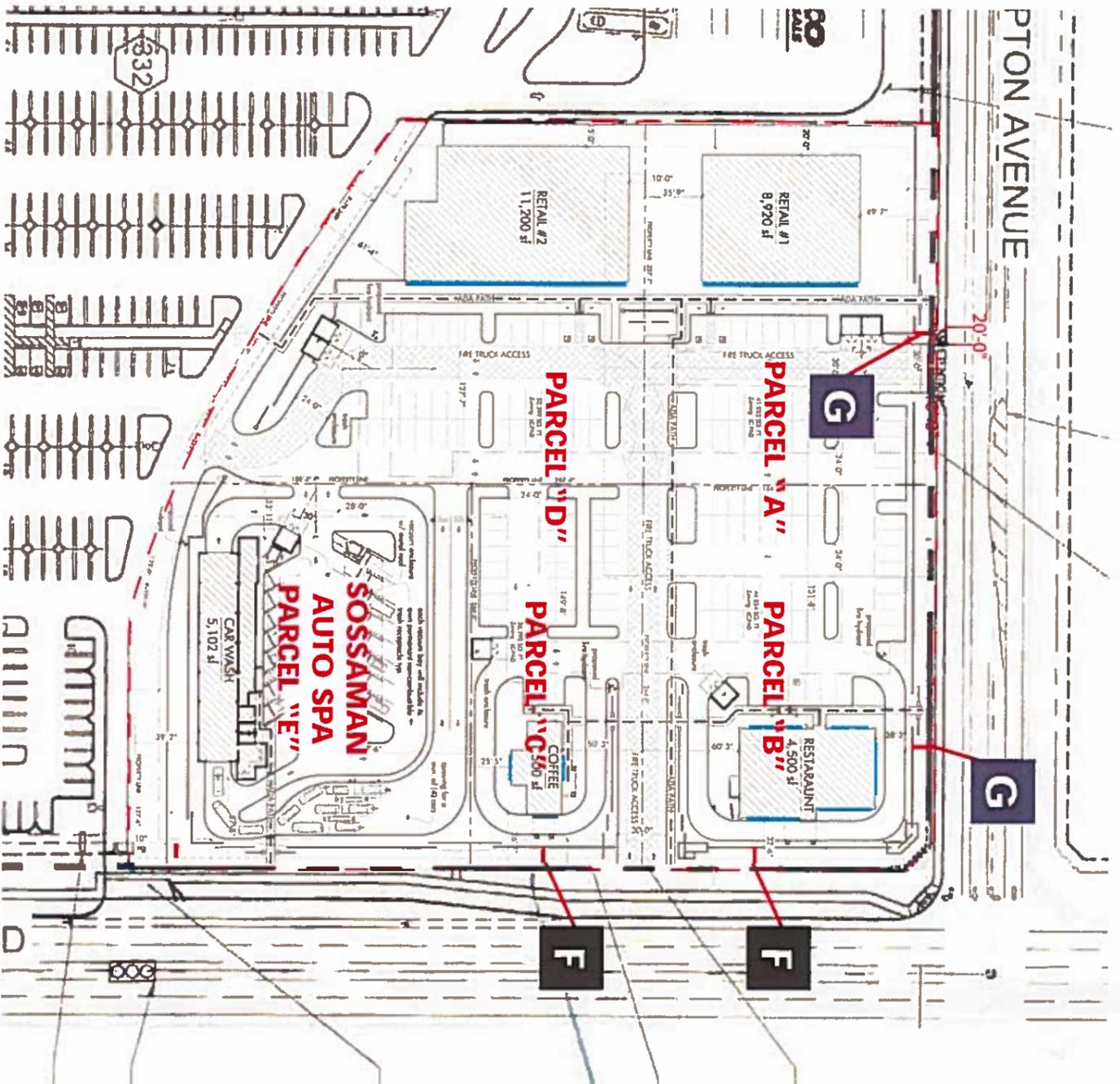
**CSP Submittal:**

The purpose for providing a Comprehensive Sign Package is to start to develop a cohesive design theme for this property.

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# Future Monument Sign Site Map



## Parcel A,B,C,D

— Sign Location Per City and Landlord Approval

## Future Monument Signage

- F** Future Freestanding Multi Tenant Monument Signs
- G** Future Freestanding Car Wash Monument Sign



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# Sign Matrix

SIGN TYPE	SIGN DESCRIPTION	FUNCTION	PLACEMENT	QUANTITY	SIZE	MATERIALS	ILLUMINATION
<b>Sossaman Auto Spa Signage</b>							
Sign A PC Letters	\$3 Car Wash Free Vacuums	Identification of the Car Wash on the property.	Located on the South side of the building. <b>BEHIND THE GLASS</b>	1	8'-0" x 32'-3"  250' sqft	Aluminum, Acrylic, White Lexan & Vinyl	White LED face illuminated
Sign B Routed Cabinet	\$3 Car Wash Free Vacuums	Identification of the Car Wash Pricing.	Located on the North & South side of the Tower.	2	6'-9" x 7'-0"  47.25 sqft Each	Aluminum, Acrylic, White Lexan & Vinyl	White LED face illuminated
Sign C PC Letters	\$3 Car Wash 3 Min. Car Wash	Identification of the Car Wash Name.	Located on the East side of the Tower.	1	7'-3" x 9'-0"  69.89 sqft	Aluminum, Acrylic, White Lexan & Vinyl	White LED face illuminated
Sign D Monument	D/F Monument ID	Identification of the Car Wash.	Located on the South Sossaman Road near the Main Entrance.	1	12'-10" x 10'-4", 12' to top of copy 66.3 sqft	Aluminum, Acrylic, Exposed neon, steel & EMC	White LED face illuminated & LED EMC
Sign E Freestanding D/F Directional	D/F Exit Only Directional Signs	Identification of the Exit Only and Thank You	Located on the West side of the property.	2	3'-0" x 2'-0"  6 sqft	Aluminum, Acrylic & vinyl	Non Illuminated
<b>Parcel A, B, C &amp; D (Retail and Restaurant)</b>							
PC Letters	Illuminated Pan Channel Letters	Retail and Restaurant Identification per city and landlord approval	Located on building facade	T.B.D	Per City Code not to exceed 80% of the length and height of sign area.	Aluminum, Acrylic & Vinyl	LED face illuminated
Monument Pad Signs	Illuminated Cabinet with Base	Retail and Restaurant Identification	Located on South Sossaman Road	2	7'-9" High, 6' to top of copy 40 sqft total	Aluminum, Acrylic & Vinyl	HO Lamp Illuminated
Monument Tenant Sign 2	Illuminated Cabinet with Base	Retail and Restaurant Identification	Located on East Hamton Ave.	2	12'-8 1/2" High, 11' to top of copy 80 sqft total	Aluminum, steel, Acrylic & Vinyl	HO Lamp Illuminated

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## Sign Types

Each tenant is required to install wall signs to identify their place of business. The following sign types and options are allowed.

### Tenant Identification Signs:

The sign option is, Illuminated Pan Channel letters. Creativity is encouraged. All tenants must seek landlord written approval prior to installing any wall signs. With the exception of Sossaman Auto Spa Signage.

### Future Monument Signs:

Future monument sign Qty. 1 for Sossaman Auto Spa not to exceed 12'-10" overall Height 12' to the top of the copy limited to 80 sq. ft. Final dimension TBD. Sign is located on South Sossaman Road.

Future pad monument signs Qty, 2 for either Retail or Restaurant not to exceed 7'-9" overall Height 6' to the top of the copy limited to 40 sq. ft. Final dimension TBD. Sign is located on South Sossaman Road.

Future tenant monument signs Qty. 2 for either Retail or Restaurant Tenant panels not to exceed 12'-8 1/2" overall Height 11' to the top of the copy limited to 80 sq. ft. Final dimension TBD. Sign is located on East Hampton Ave.

The signs will be made out of aluminum and plex. The signs will be internally illuminated. All new monument signs must have landlord written approval and city approval.

### Window / Door Signs & Lettering:

#### Door:

Only pedestrian signs are allowed on doors. Example: Suite Numbers, instructions regarding operation of doors, names of accepted credit companies, and hours of operation. These signs are intended to provide eye level information.

#### Window:

These signs are installed using 3M vinyl lettering of digital graphic application. It is intended that such signs be permitted per city code.

All tenants must seek landlord's written approval prior to installing any window / door signs.

### Existing Signage:

\*Existing permitted signage to be grandfathered as is. Signs may be replaced in the current locations as necessary. Replacement of signs with signs for new tenants or new signs for existing tenants shall not exceed per city code. No one sign or combination of signs shall exceed more than 80% of the horizontal and vertical background which they are being installed. Sign envelopes may vary per landlord approval.

## Wall Sign Guidelines

**Construction:**

All tenants may have building mounted signs fabricated from internally illuminated individual pan channel letters.

**Illumination:**

LED is recommended for internal illumination for it being an environmentally friendly energy source. Neon and/or fluorescent will not be allowed. With the exception of Sossaman Auto Spa Signage.

**Letter Style Color and Finishes:**

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

**Logos:**

Logos will be allowed 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. With the exception of Sossaman Auto Spa Signage.

**Placement:**

Attached signs should not conflict with the architectural elements of the building. Sign letters will be allowed to be above the roof line per landlord approval.

**Raceways:**

Raceways are acceptable under conditions when there is no other alternative available. Raceways may be required to conceal the electrical components. Raceways must be painted to match the adjacent background. Tenants will be responsible for any cost associated with having a raceway.

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## Wall Sign Guidelines (Continued)

**Cabinets:**

Are not allowed. With the exception of Sossaman Auto Spa Signage.

**Sign Area Calculation:**

Per City Code. With the exception of Sossaman Auto Spa Signage.

**Layout Standards:**

Tenants may use a registered corporate trademark or identity used in regional branding campaigns or logotype for building mounted signs.

**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.

## Wall Sign Guidelines (Continued)

### **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.

### **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.

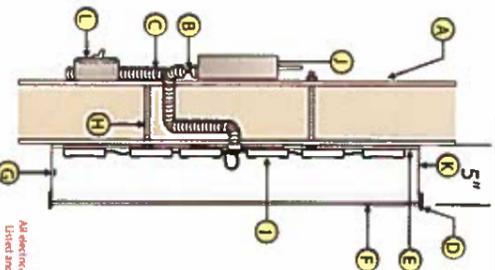
### **Landlord's Right to Modify Requirements:**

The Landlord has the right to modify the design guidelines and requirements for any owner or occupant or tenant.

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# Parcel A, B, C & D Retail, Restaurant & Industrial Tenants Attachment Details

PC Letter / LEDs - Cross Section Detail

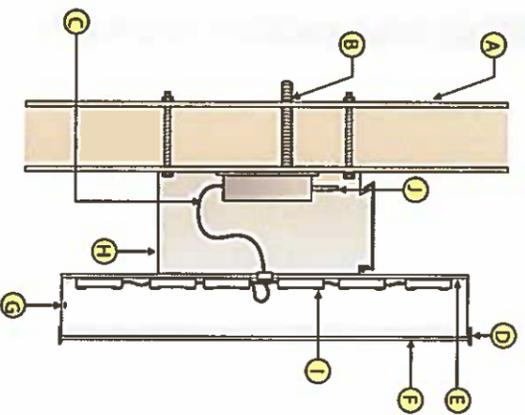


A	wall
B	low voltage wiring
C	conduit (1/2" min.)
D	trim cap
E	aluminum back
F	acrylic face
G	weep holes
H	mounting varies
I	LED lights
J	LED power supply
K	alum. return
L	disconnect switch

All electrical to be UL Listed and Labeled

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

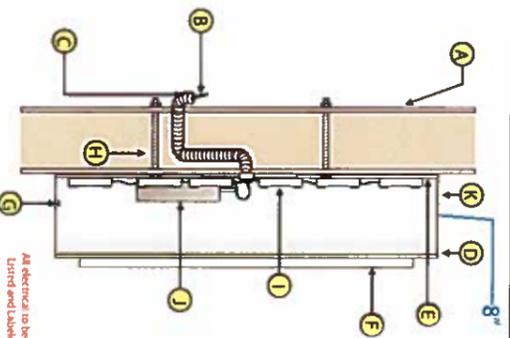
Raceway Mounted PC Letter / LEDs - Cross Section Detail



A	Wall
B	conduit (1/2" min.)
C	low voltage wiring
D	trim cap
E	Aluminum back
F	Acrylic Face
G	weep holes
H	raceway
I	LED lights
J	remote low voltage trans.

All electrical to be UL Listed and Labeled

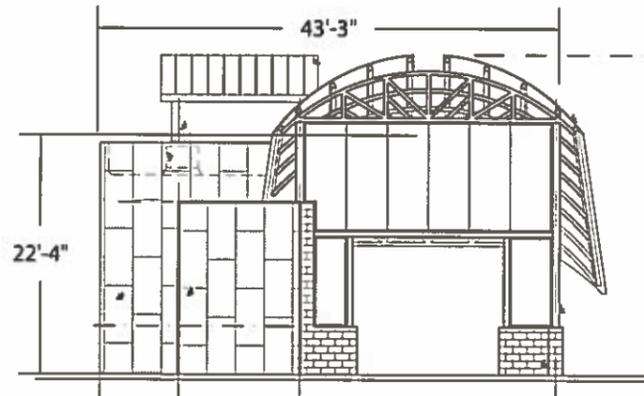
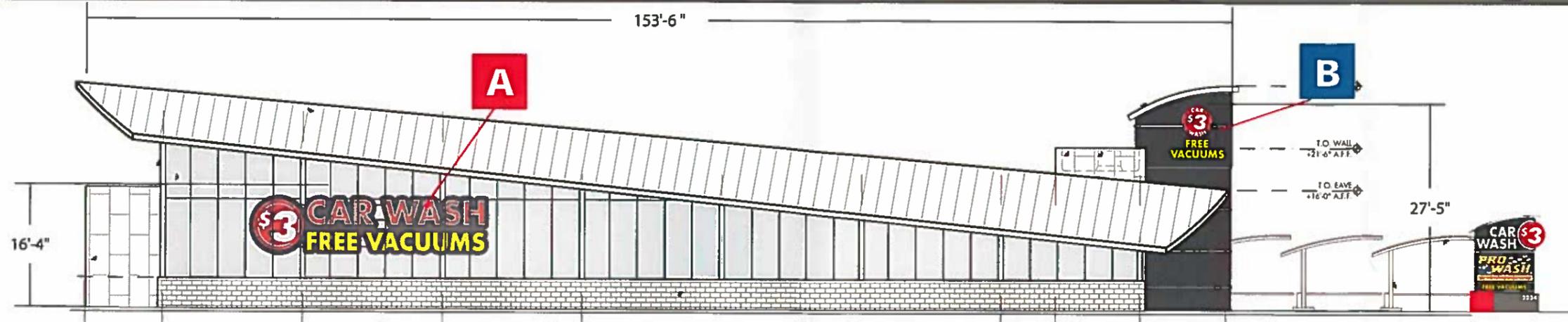
PC Letter Self Contained/ LEDs - Cross Section Detail



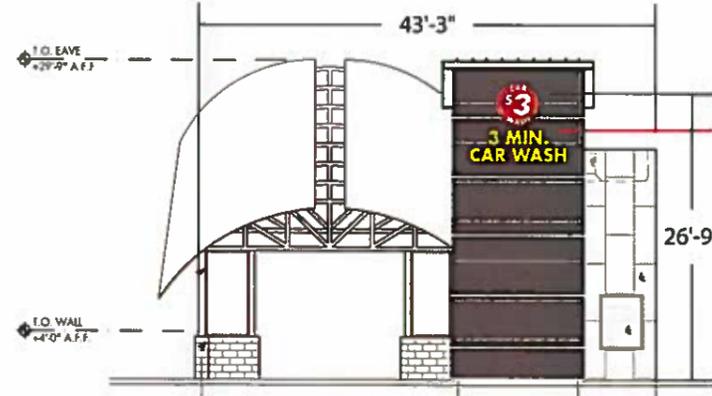
A	wall
B	conduit (1/2" min.)
C	low voltage wiring
D	trim cap
E	aluminum back
F	push thru plex & alum.
G	weep holes
H	mounting varies
I	LED lights
J	LED power supply
K	8" alum. returns

All electrical to be UL Listed and Labeled

# Sossaman Auto Spa Elevation Signage



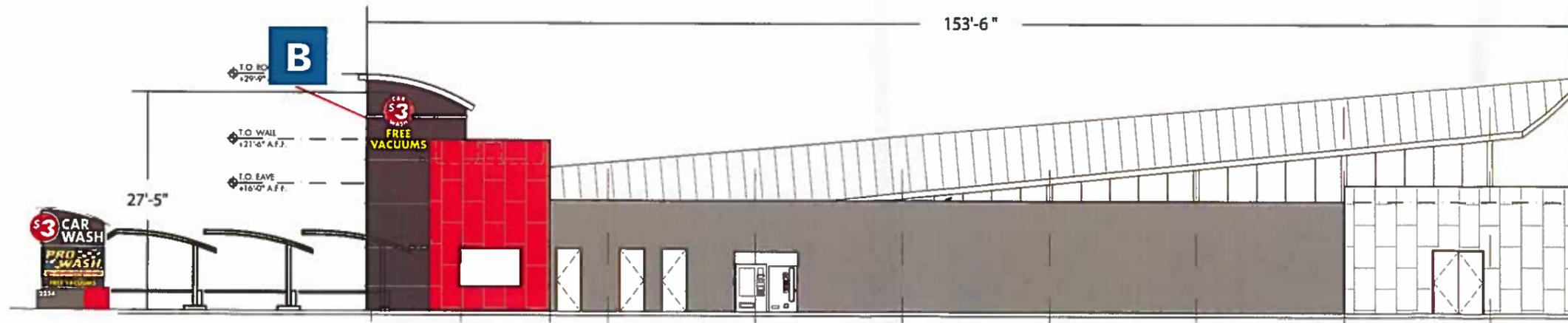
WEST ELEVATION  
scale 1/16"=1'



EAST ELEVATION  
scale 1/16"=1'

SOUTH ELEVATION  
scale 1/16"=1'

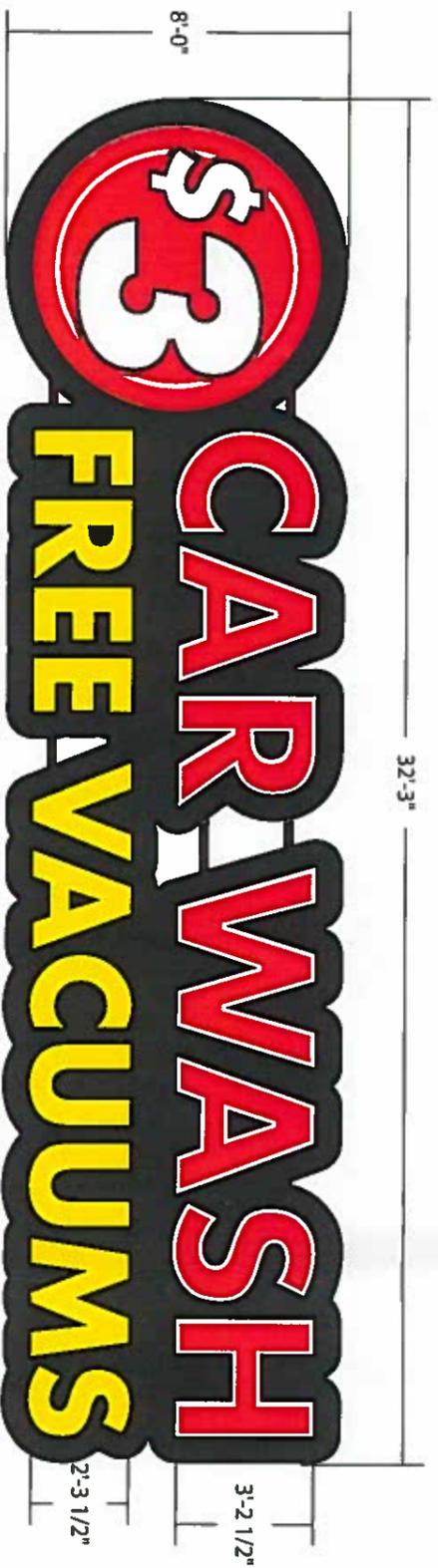
ELEVATIONS



NORTH ELEVATION  
scale 1/16"=1'

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# Sossaman Auto Spa Signage Specs.



<b>A</b>	PAN CHANNEL LETTERS	Scale: 1/4" = 1'-0"	SOFT 258	Perim: 250'
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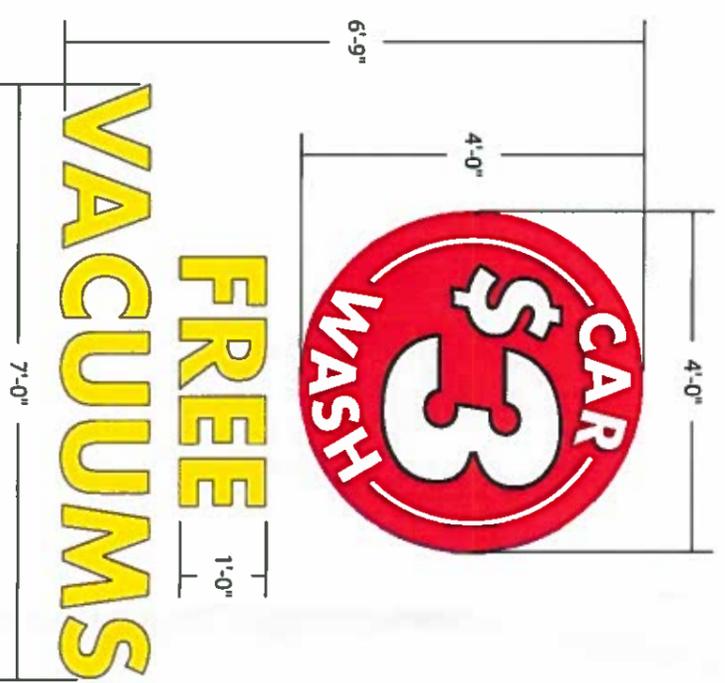
Fabricate & install one (1) set of white LED illuminated pan channel letters. They will have 5" aluminum returns, 3/16" white plex faces overlaid with 3M yellow, black & red vinyl with 1" trimcap. The letters will be mounted to a aluminum backer panel painted black. Black paint color for the backer panel to be determined. **THE SIGN WILL BE MOUNTED BEHIND THE GLASS.**

<b>B</b>	ROUTED CABINET & PC LETTERS	Scale: 1/2" = 1'-0"	SOFT 47.25	Perim: 64'
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Fabricate & install two (2) routed aluminum signs with a routed face and 3/4" clear push thru overlaid with 3M white & black trans. vinyl. This sign will have 5" returns. Stud mounted off the wall.

"FREE VACUUMS" two (2) sets of white LED illuminated pan channel letters. They will have 5" aluminum returns, 3/16" white plex faces overlaid with 3M yellow vinyl & 3/4" trimcap. Stud mounted off the wall.

6.75 x 7 = 47.25 x 2 = 94.5 sqft total



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<b>C</b>	ROUTED CABINET & PC LETTERS	Scale: 1/2" = 1'-0"	SQFT 69.89	Perim: 81'
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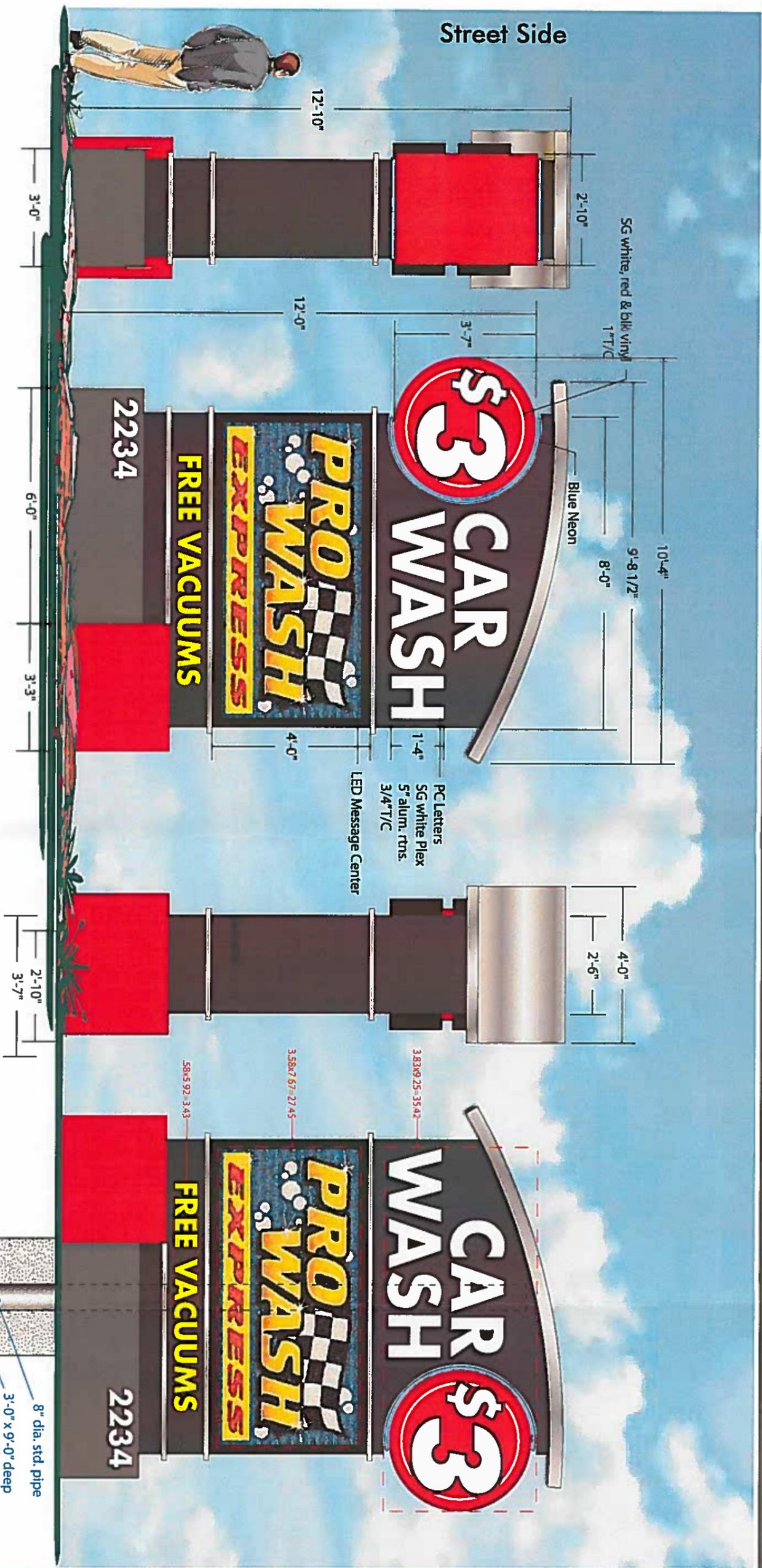
Fabricate & install one (1) routed aluminum signs with a routed face and 3/4" clear push thru overlaid with 3M white & black trans. vinyl. This sign will have 5" returns. Stud mounted off the wall.

"3 MIN. CAR WASH" one (1) sets of white LED illuminated pan channel letters. They will have 5" aluminum returns, 3/16" white plex faces overlaid with 3M yellow vinyl & 3/4" trimcap. Stud mounted off the wall.

7.25 x 9 = 69.89 sqft total

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# Sossaman Auto Spa Signage - Monument



**D** DOUBLE FACED MONUMENT DISPLAY

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

SQFT 66.3

Fabricate & install one (1) D/F, aluminum constructed monument sign.  
**ALL PAINT COLORS TO BE DETERMINED.**  
 9.33 x 7.92 = 73.89 sqft total

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.

*Sossaman Auto Spa*

# Sossaman Auto Spa Signage - Directional Sign



**E**

DIRECTIONAL SIGNS

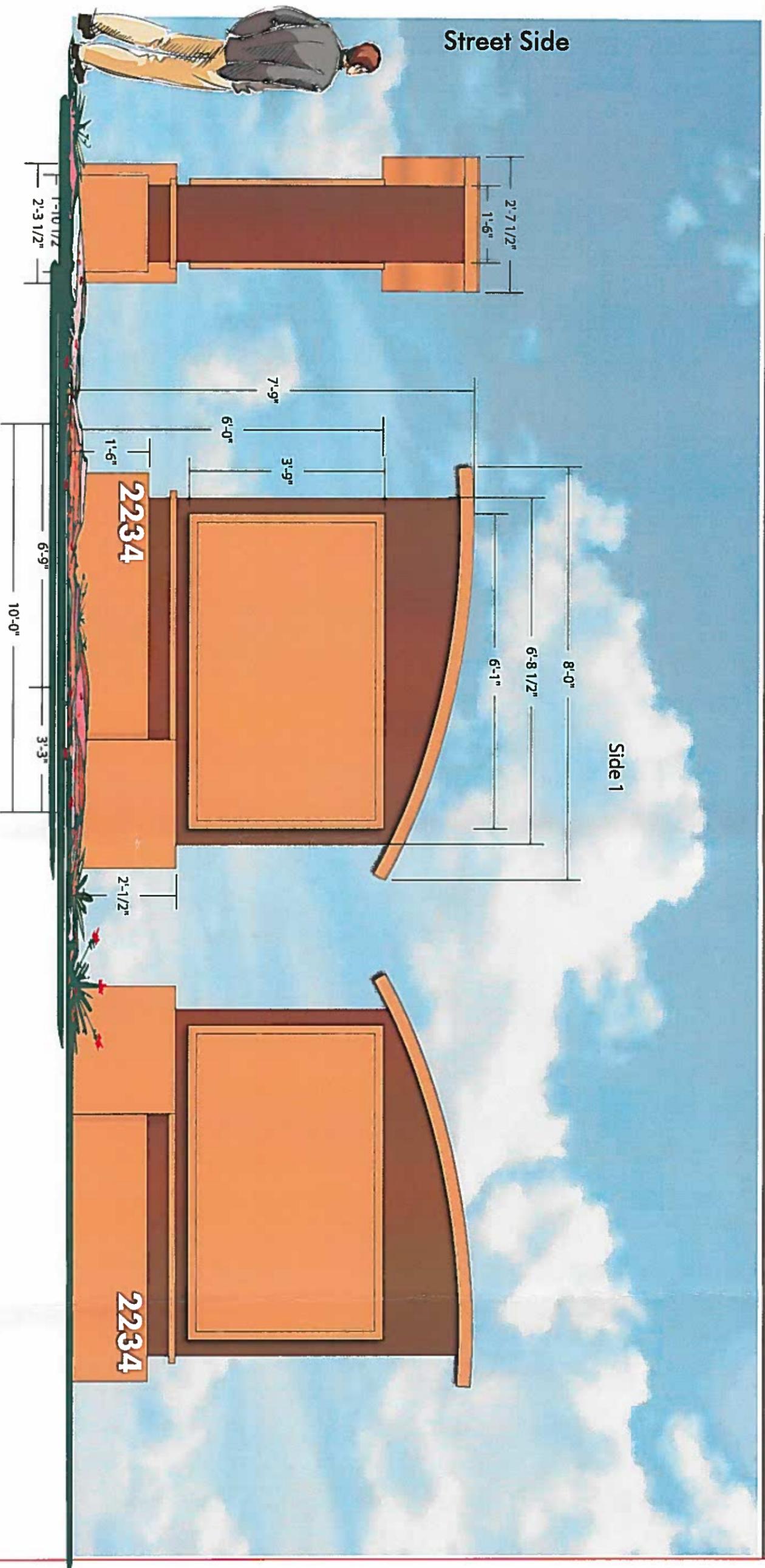
Scale:  
1" = 1'-0"

Fabricate & install two (2) D/F, aluminum directional signs. The signs will have reflective 3M white vinyl.

ALL PAINT COLORS TO BE DETERMINED.

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# Sossaman Plaza - Pad Monument



**F**

**DOUBLE FACED  
MONUMENT DISPLAY**

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

**SQFT  
22.8**

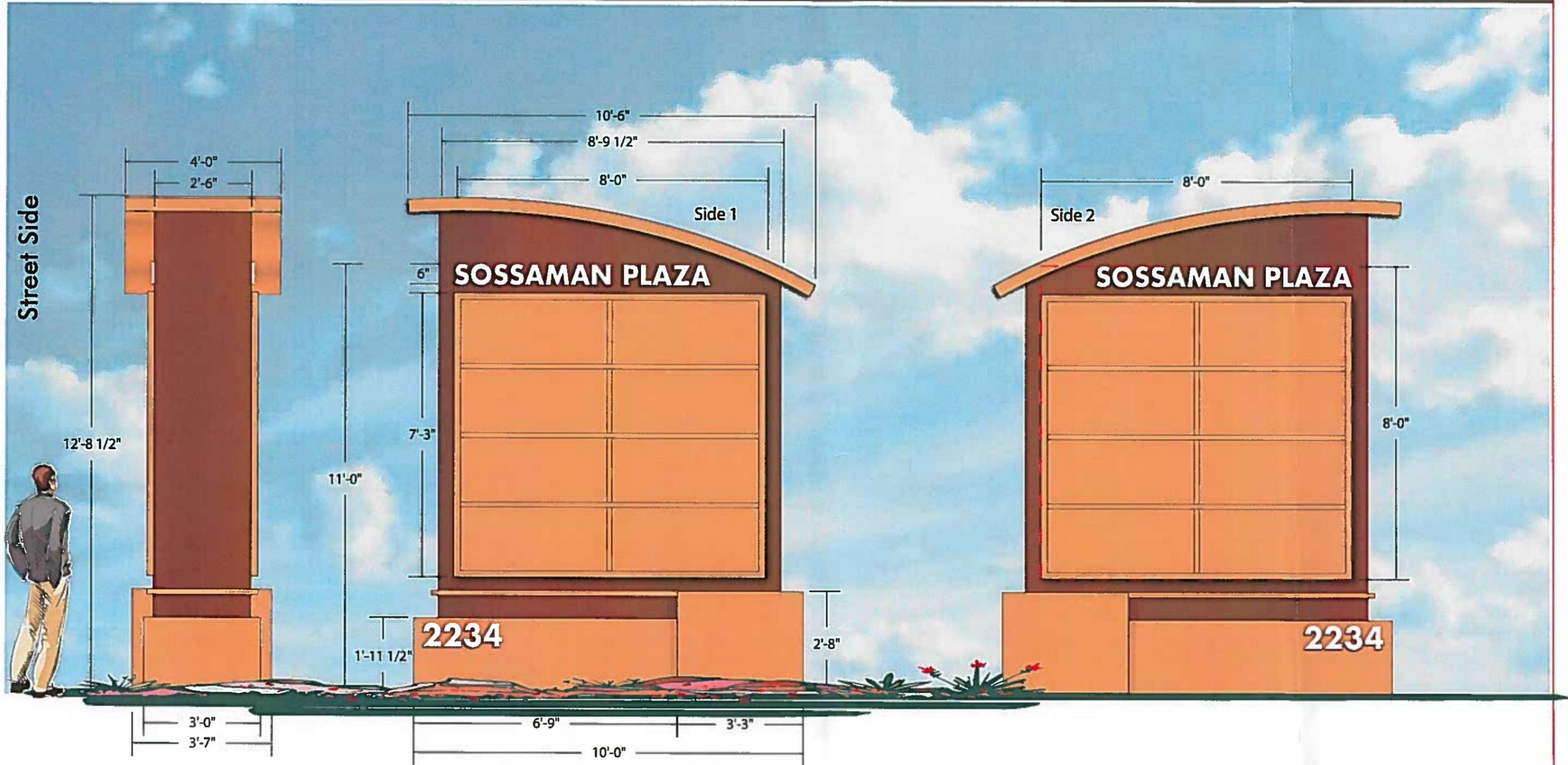
Fabricate & install two (2) D/F, aluminum constructed monument sign.

ALL PAINT COLORS TO BE DETERMINED.

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.

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# Sossaman Plaza - Tenant Monument



**G** DOUBLE FACED MONUMENT DISPLAY      Scale: 3/8" = 1'-0"      SQFT 64

Fabricate & install two (2) D/F, aluminum constructed monument sign.

ALL PAINT COLORS TO BE DETERMINED.

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.

*Sossaman  
Auto Spa*