



VARISPACE COPPELL

Exterior Signage Exhibit

JUNE 8, 2021

VARISPACE Precedent Images

VARISPACE SOUTHLAKE

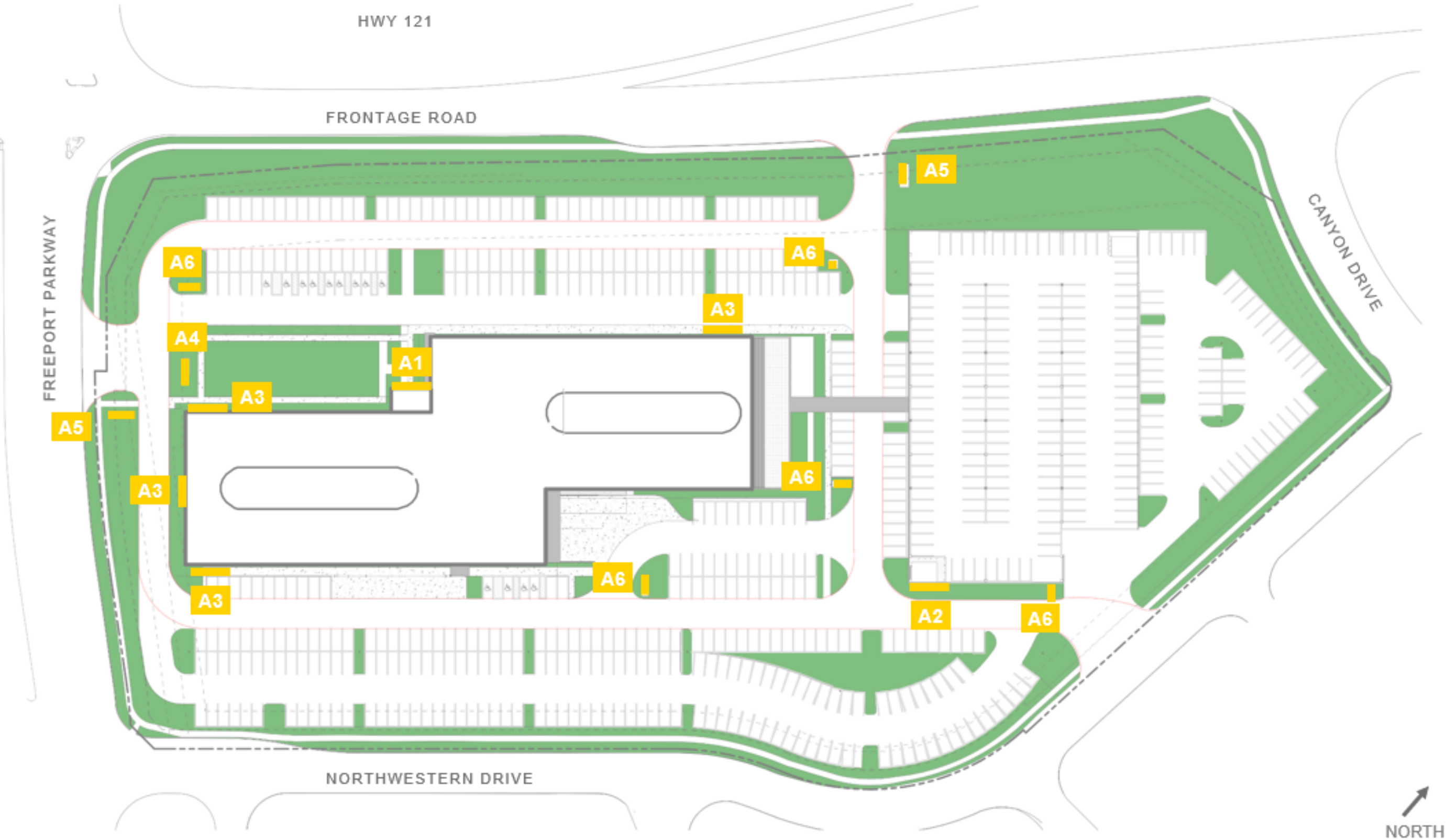


VARISPACE Precedent Images

VARISPACE SOUTHLAKE



VARISPACE Coppel Exterior Signage



- A1** BUILDING ID (QTY: 1)
LANTERN
- A2** BUILDING ID (QTY: 1)
GARAGE FAÇADE
- A3** TENANT ID (QTY: 4)
- A4** TENANT MONUMENT
(QTY: 1)
- A5** ENTRY MONUMENT
(QTY: 2)
- A6** VEHICULAR DIRECTIONAL
(QTY: 5)



Sign Type A1: Building ID – Lantern Facade (Quantity 1)

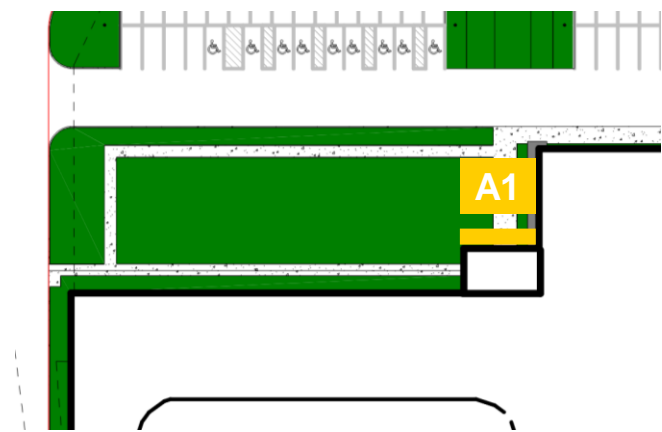
Face lit illuminated dimensional letters. White translucent acrylic face with painted returns to match metal panel. Aluminum letters pin mounted and attached horizontally to structure. “Varispace” copy is approximately 24’- 6” (w) x 2’-10” (h) x 4” (d). “Coppel” copy is approximately 11’-0” (w) x 1’-6” (h) x 4” (d). Power source required.

Code: Signs can have an aggregate effective area equal to 0.5 square foot per aggregate linear foot of footage on all streets

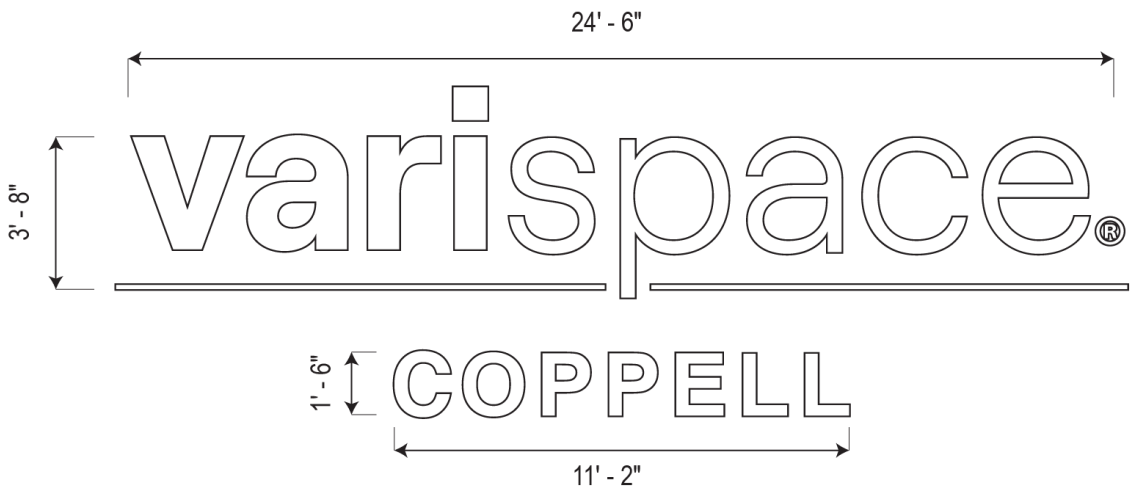
Sec. 12-29-4.3.B Code Requirements
Total Building Façade Linear Length: 1,328 LF

Aggregate Effective Area: 664 SF (1,328 * .5)

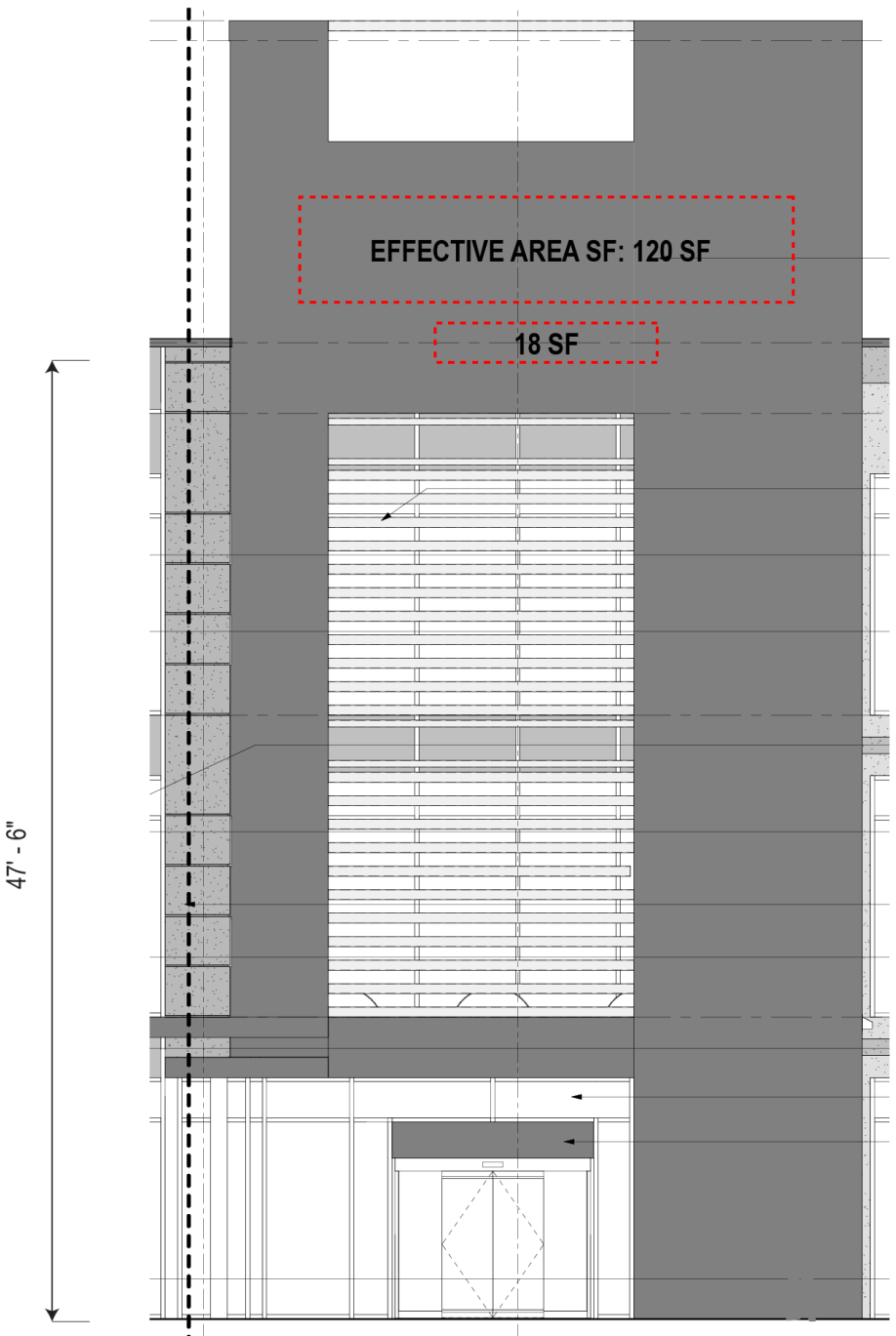
Total Signage SF Allowance with Sign Placement over 36’-0” in building height (MAX): 400 SF



NIGHT TIME VIEW



2
DETAIL
SCALE: 3/16" = 1'-0"

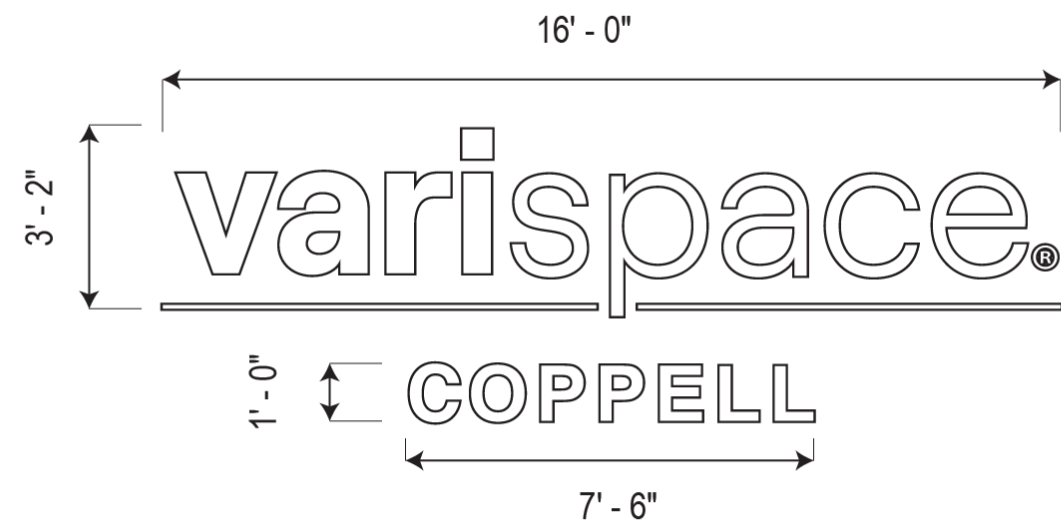
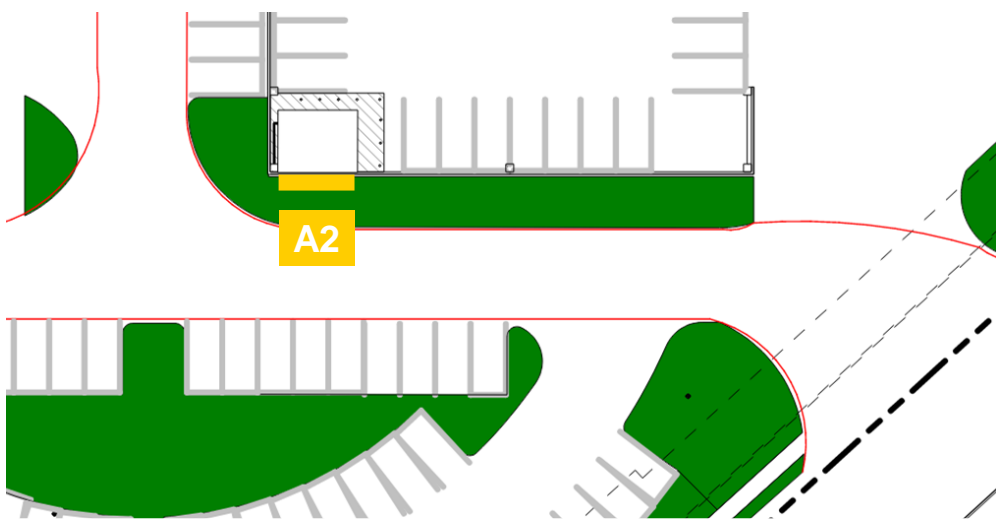


1
CONTEXT ELEVATION
SCALE: 3/32" = 1'-0"

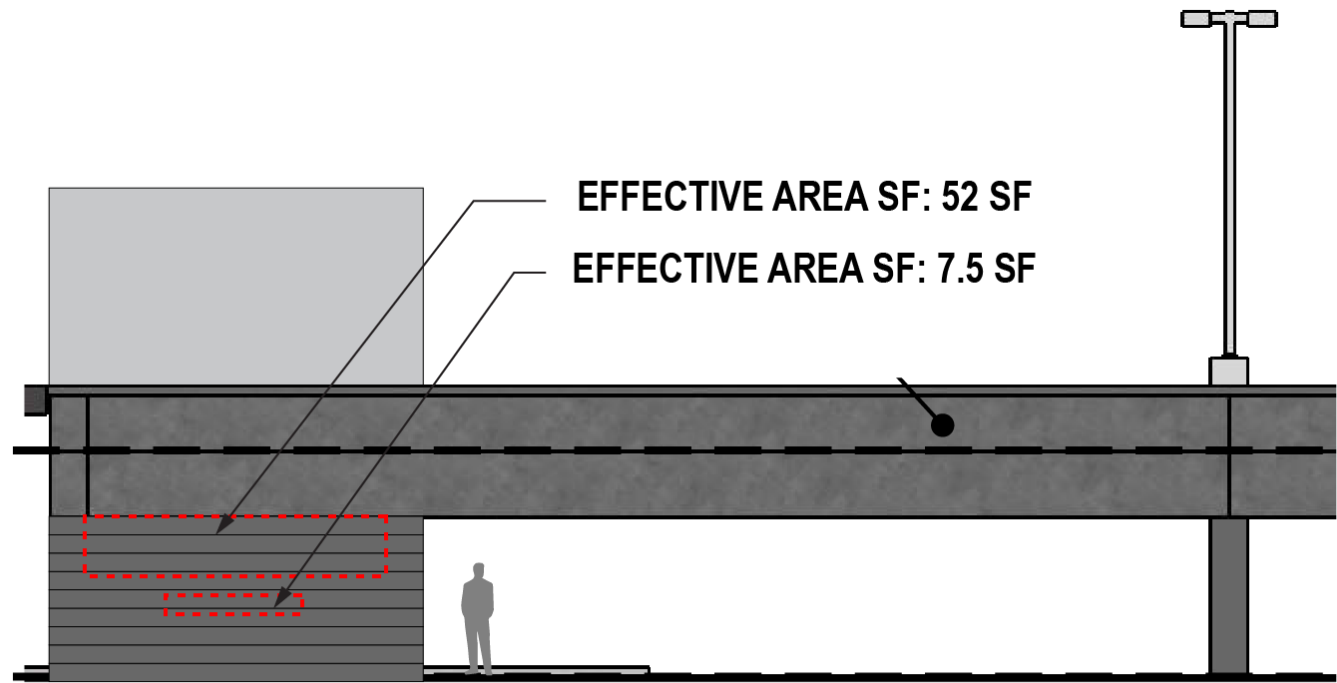
Sign Type A2: Building ID – Façade (Quantity 1)

Face lit illuminated dimensional letters. White translucent acrylic face with painted returns to match metal panel. Aluminum letters pin mounted and attached horizontally to structure. Face and returns painted black. “Varispace” copy is approximately 16'- 0" (w) x 3'-2" (h) x 4" (d). “Coppel” copy is approximately 7'-0" (w) x 1'-0" (h) x 4" (d). Power source required.
1 applied to building façade, 1 applied to garage serving secondary site entry (east)

Sec. 12-29-4.3.B Code Requirements
Total Signage SF Allowance with Sign Placement over 36'-0" in building height (MAX): 400 SF



2 DETAIL
SCALE: 3/16" = 1'-0"



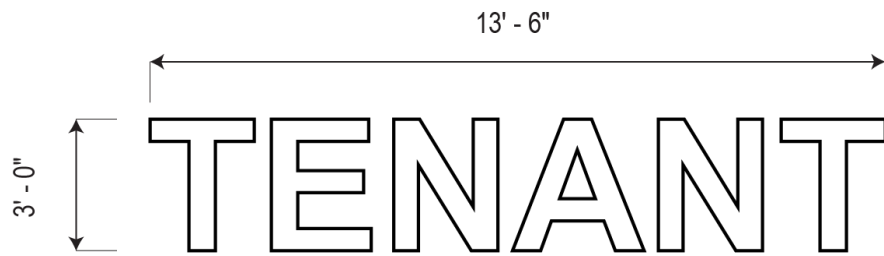
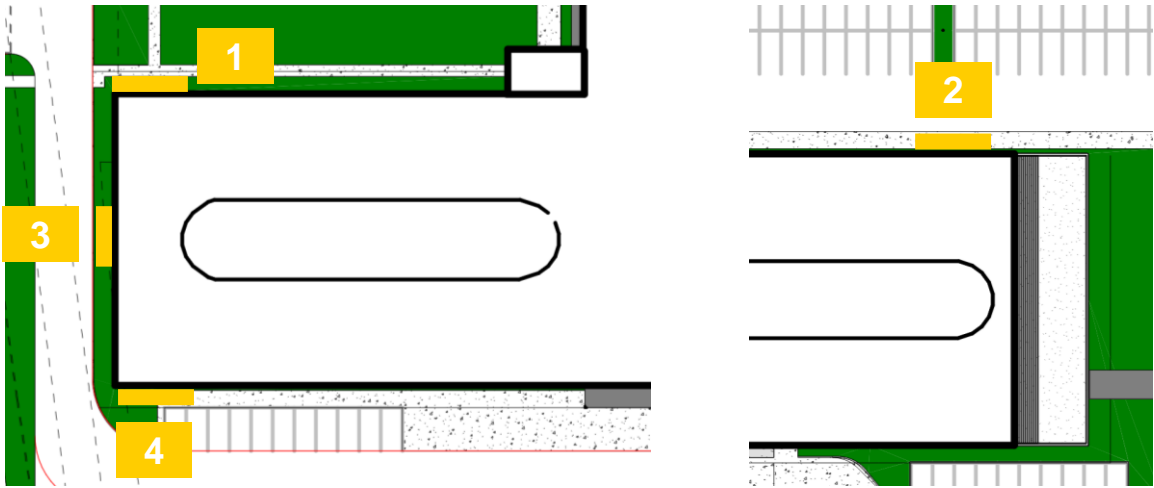
1 PLAN SOUTH GARAGE CONTEXT ELEVATION
SCALE: 1/16" = 1'-0"

Sign Type A3: Building ID – Leasing Tenant (Quantity 4)

Face lit illuminated dimensional letters. White translucent acrylic face with painted returns to match metal panel. Aluminum letters pin mounted and attached horizontally to structure. 4” thick aluminum letters pin mounted and attached horizontally to existing structure. Face and returns painted black. Maximum effective area for each tenant logo is approximately 13’-6” (w) x 3’ (h). Tenant logo/name to be determined. Power source required.

Sec. 12-29-4.3.B Code Requirements
Total Signage SF Allowance with Sign Placement over 36’-0” in building height (MAX): 400 SF

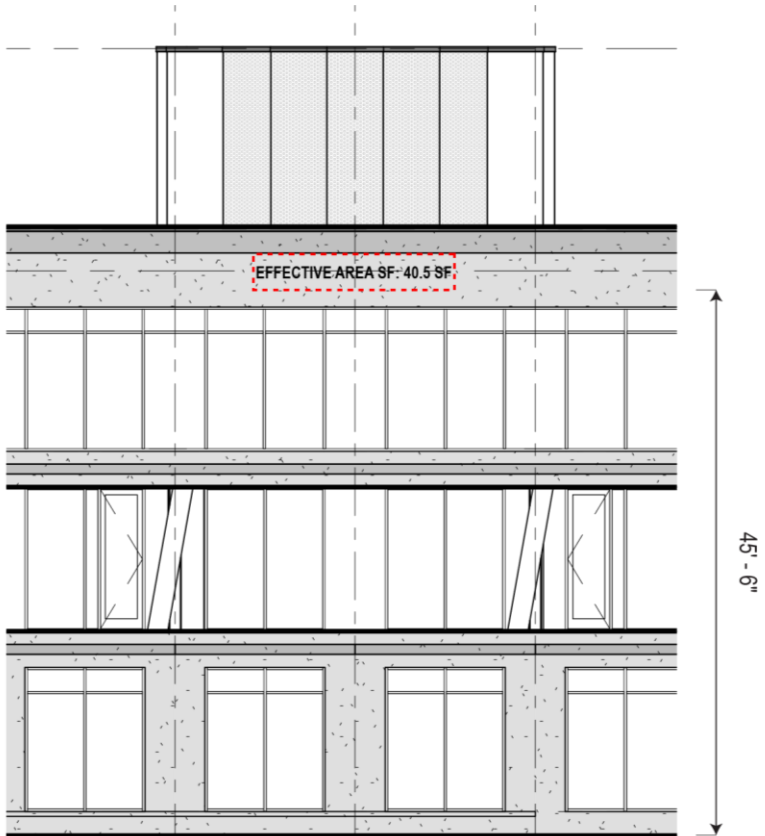
AS SHOWN: 40.5 SF/EACH (162 SF)



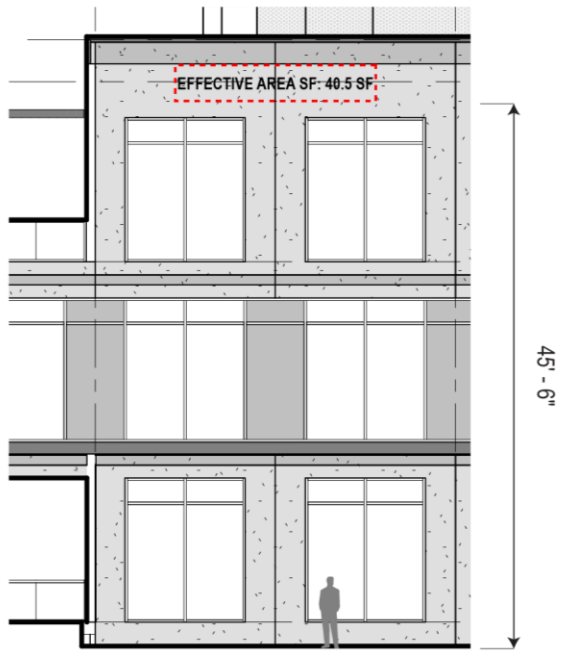
5 DETAIL
SCALE: 3/16" = 1'-0"



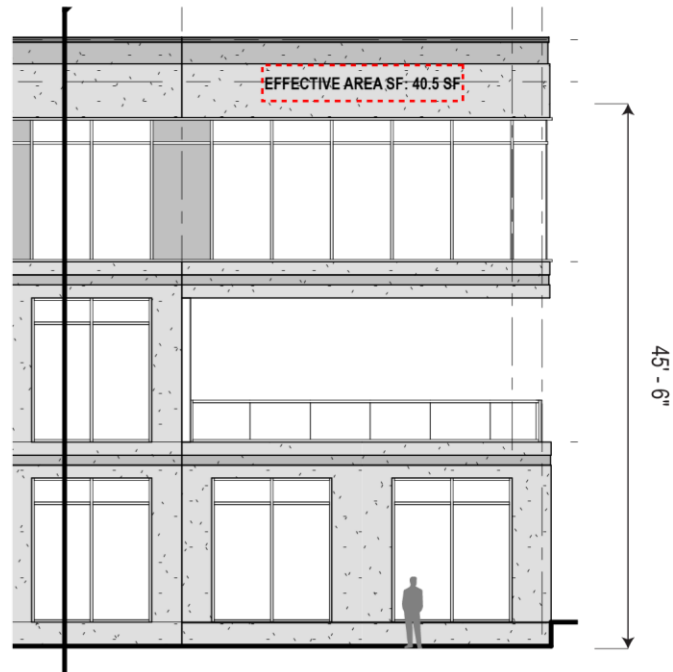
4 PLAN SOUTH CONTEXT ELEVATION (EAST SIDE OF BUILDING)
SCALE: 1/16" = 1'-0"



3 CONTEXT PLAN WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 CONTEXT PLAN NORTH ELEVATION (EAST SIDE OF BUILDING)
SCALE: 1/16" = 1'-0"



1 CONTEXT PLAN NORTH ELEVATION (WEST SIDE OF BUILDING)
SCALE: 1/16" = 1'-0"

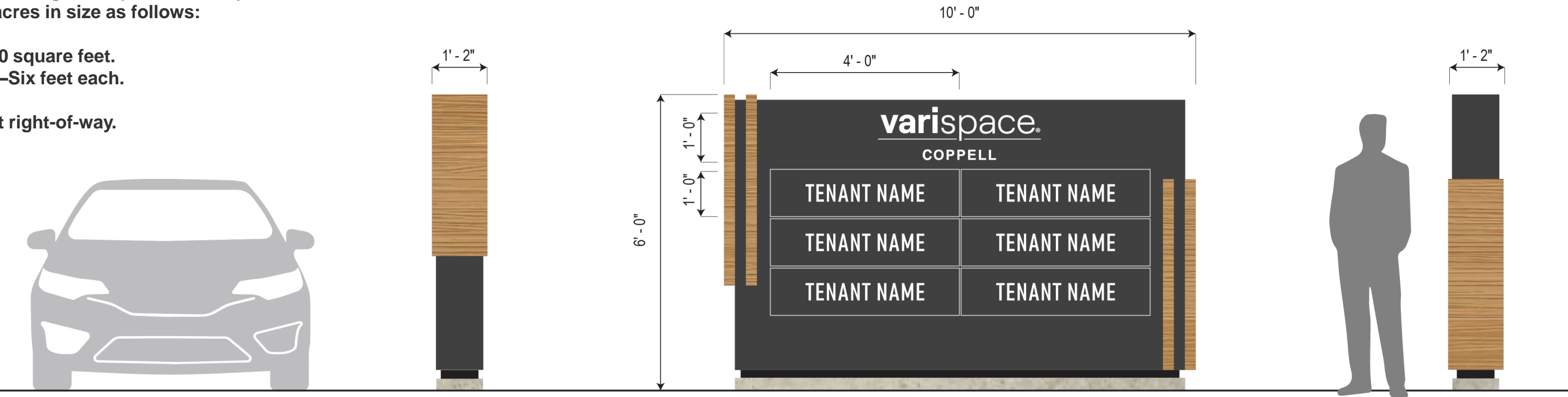
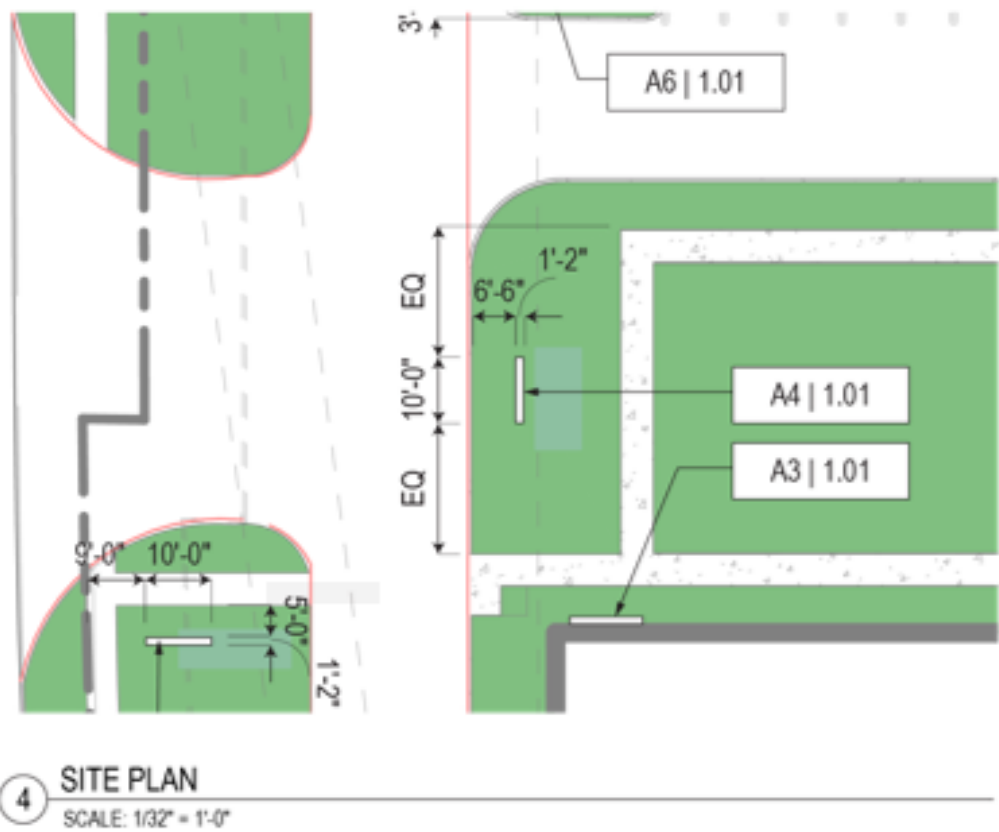
Sign Type A4: Tenant Monument (Quantity 1)

Double sided, painted aluminum cabinet with logo of 3/4" thick illuminated dimensional logo. Tenant panels to be removable 4'-0" x 1'-0" aluminum panels with 1/2" thick non illuminated dimensional tenant names attached first surface panel. Accent wrap element with custom powder-coated wood grain texture. Overall monument not to exceed 60 SF.

Sec. 12-29-4.C.II Code Requirements: Provided that the premises has frontage on more than one street and that the frontage on each street is 500 feet or more, two monument signs are permitted on premises greater than five acres in size as follows:

Maximum size—60 square feet.
Maximum height—Six feet each.

15 feet from street right-of-way.



CONCEPT DESIGN SHOWN.
FINALIZED DESIGN MAY DEViate.

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

2 PLAN NORTH ELEVATION
SCALE: 3/8" = 1'-0"

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

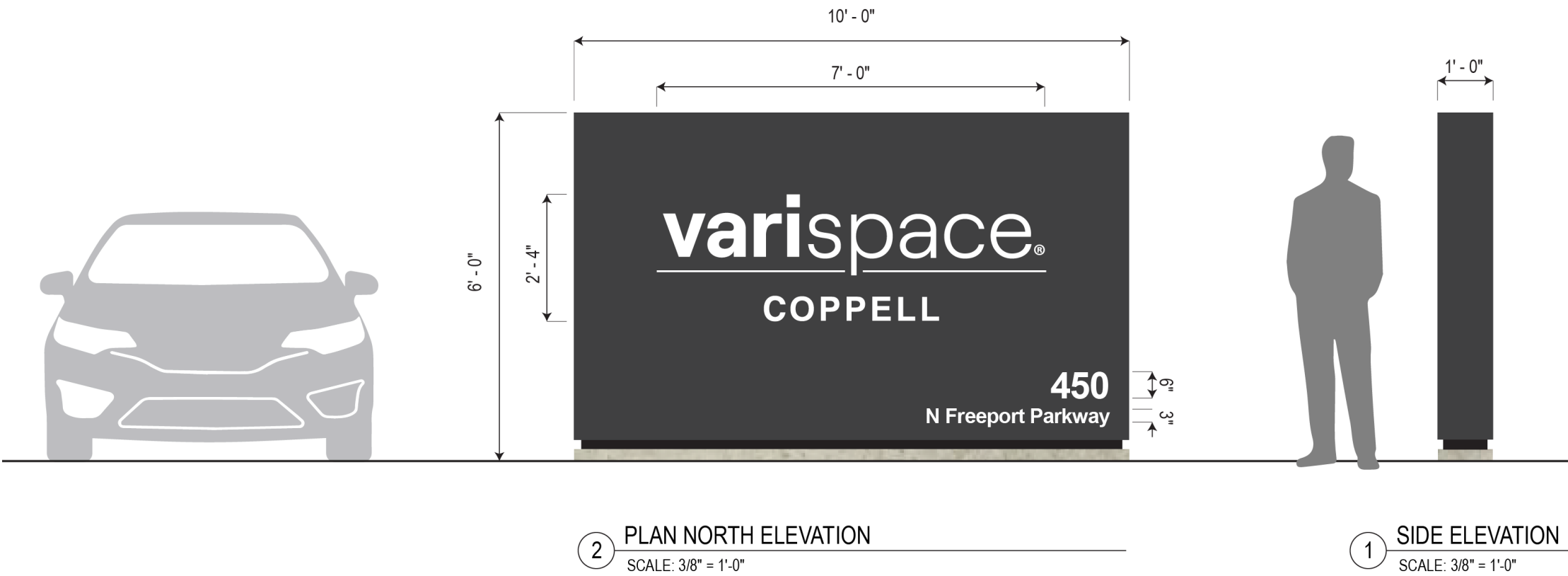
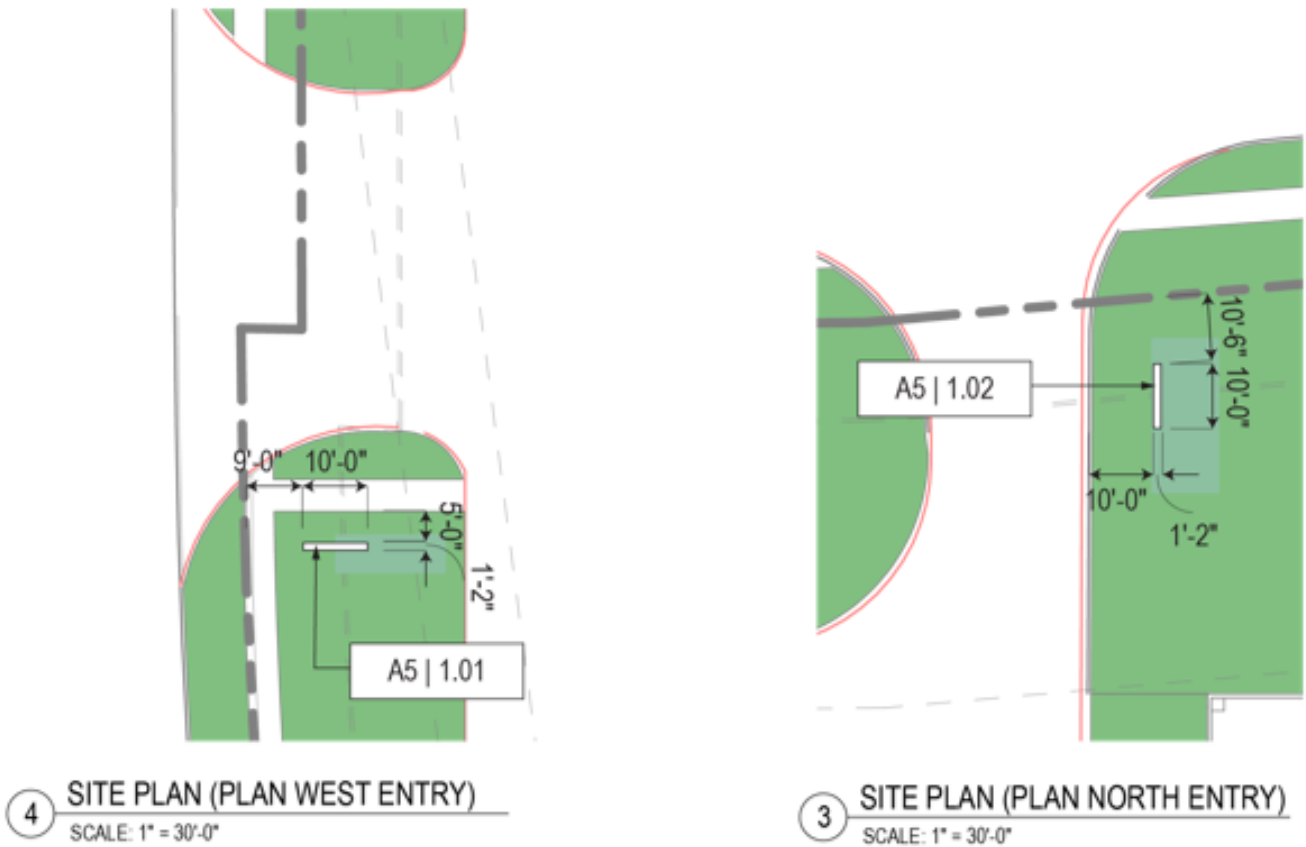
Sign Type A5: Entry Monument (Quantity 2)

Double-sided, internally illuminated monument sign on concrete base. Monument sign is approximately 10'-0" (w) x 6'-0" (h) x 12" (d). Sign cabinet to be painted aluminum with push through, white acrylic letters/logo. Include building address in vinyl, approximately 6" tall.

Sec. 12-29-4.C.II Code Requirements: Provided that the premises has frontage on more than one street and that the frontage on each street is 500 feet or more, two monument signs are permitted on premises greater than five acres in size as follows:

Maximum size—60 square feet.
Maximum height—Six feet each.

15 feet from street right-of-way.



Sign Type A6: Freestanding Vehicular Directional (Quantity 5)

Double-sided post and panel directional sign skinned in painted, 1/8" aluminum to fully conceal posts no greater than 2" above the landscaping. Posts to be 2x2, direct bury. Vehicular directional sign is approximately 3'-0" (w) x 4'-0" (h) x 2-1/4" (d). Copy and directional arrow is applied white vinyl. Copy and directional icon is approximately 3" tall

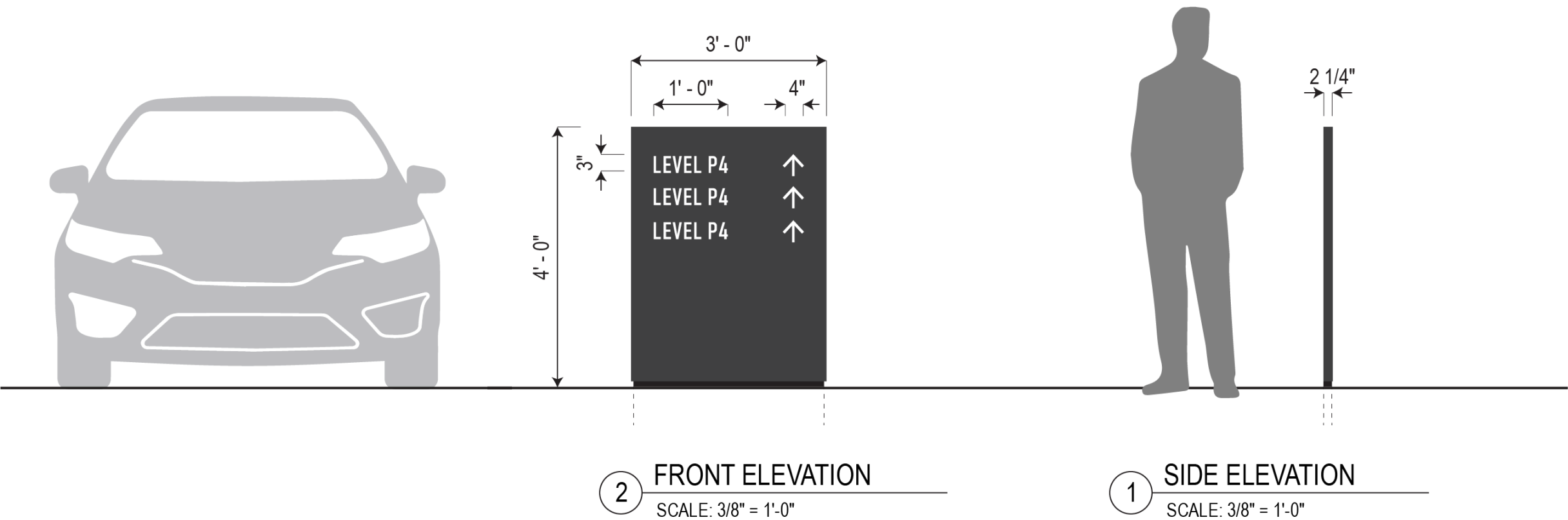
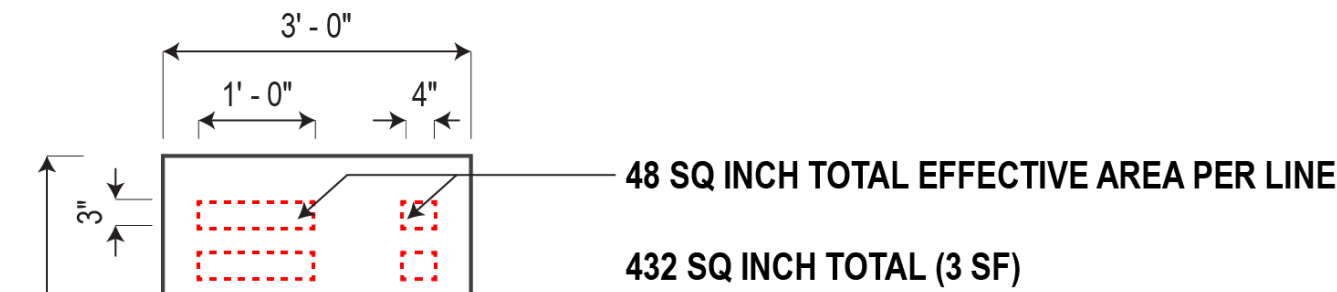
Sec. 12-29-3.2.A Code Requirements:

Movement control signs may be erected at any occupancy or any premises, other than single-family or duplex premises, may be attached or detached, and may be erected without limits as to number.

Each sign must not exceed three square feet in effective area;

If a sign is an attached sign, the words must not exceed six inches in height;

Each sign must convey a message which directs vehicular or pedestrian movement within or onto the premises on which the sign is located;



Sign Effective Area Summary

NO VARIANCE ADJUSTMENT NEEDED FOR SIGN TYPES A1, A2 AND A3 BASED ON EXISTING DIMENSIONS.

		SIGN EFFECTIVE AREA	TOTAL
A1	BUILDING ID – LANTERN (QTY: 1)	120SF + 18SF	= 138 SF
A2	BUILDING ID – FAÇADE (QTY: 1)	52SF + 7.5SF	= 59 SF
A3	BUILDING ID – FAÇADE TENANT (QTY: 4)	40.5SF + 40.5SF + 40.5SF + 40.5SF	= 162 SF
			359 SF AGGREGATE EFFECTIVE AREA < 400SF MAX

SEC. 12-29-4.C.II: VARIANCE NEEDED FOR SIGN TYPES A4 AND A5 SINCE ONE STREET FRONTAGE IS LESS THAN 500 FT AS WELL AS FOR (3) MONUMENTS WHEN MAXIMUM IS (2) TOTAL.

A4	TENANT MONUMENT (QTY: 1)
A5	ENTRY MONUMENT (QTY: 2)

SEC. 12-29-3.2.A: VARIANCE NEEDED FOR MOVEMENT CONTROL SIGNAGE FOR OVERALL SIZE MODIFICATION GREATER THAN 3 SF.

A6	VEHICULAR DIRECTIONAL (QTY: 5)
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Thank you.