



PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, October 10, 2019
9:00 AM**

**COUNCIL CHAMBERS
CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA**

The following agenda will be considered by the **PLANNING & ZONING COMMISSION** at its regular meeting to be held on **THURSDAY, October 10, 2019 AT 9:00AM** in Council Chambers, City Hall, located at **201 S. Cortez Street**. Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS	
George Sheats, Chairman	Ted Gambogi
Terry Marshall, Vice Chair	Mel Roop
Ken Mabarak	George Lee
Don Michelman	

III. REGULAR AGENDA ITEM

1. Approval of the September 26, 2019 meeting minutes.
2. **SIG19-004**, Proposed Comprehensive Sign Plan for Bashford Courts; 130 W. Gurley Street; Property Owner/ Applicant: Craig Hannay; APN 113-15-116.

IV. STAFF UPDATES

V. SUMMARY OF CURRENT OR RECENT EVENTS

VI. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on 10/4/19 at 5:00 pm in accordance with the statement filed with the City Clerk's Office.

Sara [Signature]
Maureen Scott, City Clerk

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 72 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at www.azrelay.org.



**PLANNING & ZONING COMMISSION
MINUTES September 26, 2019
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on Sept 26, 2019 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA

I. CALL TO ORDER

Chairman Sheats called the meeting to order at 9:00 a.m.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
George Sheats, Chairman	George Worley, Planning Manager
Ken Mabarak	Michelle Chavez, Recorder
Terry Marshall	Bryn Stotler, Comm. Development Director
Ted Gambogi	Matt Podracky, City Attorney
Don Michelman	
Mel Roop	COUNCIL
George Lee	Councilman James Lamerson Councilman Phil Goode

REGULAR AGENDA ITEM

1. Approval of the August 8, 2019 Meeting Minutes.

A motion was made by Commissioner Marshall to approve the August 8, 2019 minutes. The motion was seconded by Commissioner Roop and motion was approved 6-0. Commissioner Michelman abstained.

2. SIG19-003, Proposed Comprehensive Sign Plan for Prescott Church of the Nazarene; 2110 Willow Creek Road; property owner: Church of the Nazarene; APN 116-07-007B.

George Worley gave an overview of the sign plan application including location, aerial photos, area zoning, sign locations, scale of signs, and the difference between current and proposed signs.

Commissioners, staff and applicant discussed the crosses on the building, past church sign plan submittals, size of letters, location of signs, objects that obstruct the current signage, the City's electronic sign policy and code enforcement of electronic signs.

A motion was made by Commissioner Marshall to approve SIG19-003. This motion was seconded by Commissioner Gambogi. The motion passed 5 -2. Commissioners Roop and Mabarak voted no.

3. PLN19-009, a revised preliminary plat of Bradshaw Hills, a 33-lot subdivision; Site Zoning: Business General (BG); Property owner: N Squared Properties, LLC; APN 110-04-031C and 110-04-141J

George Worley gave an overview of the history of the project review and subsequent approvals and denials at the Planning and Zoning Commission and City Council. He shared an overview of the area zoning and explained that the applicant is now submitting a new setback request between what exists in the existing BG zoning of the property and their last request.

Mr. Worley explained the only request is to modify the setback requirements. The preliminary plat was approved by the City Council on June 11, 2019. He shared the approved plat setbacks of 25 feet front and rear, and 9 feet on the sides, the typical setbacks for the SF-12 zoning district.

The applicant subsequently approached Community Development staff to note that they had intended different setbacks than what was represented on the plat considered at Council in June. A revised proposal of 5 foot setbacks on all sides was heard by the Planning and Zoning Commission on August 8, 2019 and that proposal failed to gain a recommendation from the Commission. The applicant again approached Community Development staff and modified the desired setbacks, and Council was subsequently presented with applicant's revised request of 15 feet front and rear setbacks and 7 feet on the sides. Council opted to revert the request back to the Planning and Zoning Commission for its evaluation and recommendation. Mr. Worley explained the setbacks contemplated at today's meeting represent similar setbacks adopted in the vicinity of the property and are not out of conformance with many residential setbacks across the City.

The Commissioners, staff and applicant Luther Kraxberger discussed driveway setbacks, market conditions, and how setbacks impact the footprint of the home and marketability. They also discussed the size of proposed homes being 1600 square feet up to 2000 square feet and how the setbacks affect the total developed footprint as proposed.

Chair Sheats and Mr. Worley indicated that Bradshaw Drive is being looked at by Public Works to determine what potential improvements may be needed.

Citizen Gary Palmer shared a photo rendering of the subject area that he created and compared the two plats most recently considered, noting the latest version depicts different lot sizes than those previously considered. Mr. Worley indicated that the only items under consideration today are the revised setbacks. It was clarified that there is no current proposal to change the lot size.

Mr. Palmer shared that he was concerned about the lots being enlarged and the drainage and grading not being sufficient. He noted that if the applicant is not changing the lot sizes, they wouldn't need a new drainage and grading plan. He stated he is concerned about losing his view and liked the idea of moving two lots to the rear.

Citizen John Olson clarified that the January plat is the plat that was approved by the Planning and Zoning Commission and City Council. He expressed concern about the density of the project and the size of the lots. Commissioner Sheats and Mr. Worley explained how Planned Area Developments (PAD) allow a reduction of lot sizes in the Land Development Code (LDC). Mr. Olson recommended the P and Z not approve the newly proposed setbacks.

Citizen Connie Barnett asked how the City defines open space. Mr. Worley explained it can be active or passive, it can be for trails or parks, noting there is a broad spectrum of uses and applications. Ms. Barnett noted she doesn't support the project's planned use of open space.

Citizen Rick Claire expressed concern about the grading between Bradshaw Heights and the development. He is concerned how that will impact his property. He does not support the development and recommends the P and Z vote no on the setbacks.

Mr. Worley and the Commissioners discussed grading and how development proposals are reviewed for drainage and slope stability.

Citizen Gary Palmer shared a diagram of a grading proposal with a photo overlay. He stated some are not comfortable with the current drainage plans.

Citizen Gary Souza stated that he feels the ground is unstable and that there is not a way to fight fires in the proposed development. He also expressed concern regarding the parking and drainage. He noted concerns about overall development in Prescott. He asked the P and Z Commission not to approve the development.

Mr. Worley shared that all new development is reviewed by City staff and they take care to review all new construction for conformance to adopted codes and standards.

Citizen Mr. Lefkowitz asked the P and Z not to approve the project until the drainage plans are revisited. Chair Sheats expressed that the Commission doesn't approve drainage plans, that is a function of the Public Works department. Mr. Lefkowitz also shared his concern that he will lose his view.

Citizen Connie Barnett approached the Commission again and expressed concerns about the City's engineering standards. She stated she had to replace her garage foundation due to slope deterioration. Mr. Worley and Mr. Sheats indicated that engineering standards at the City have changed and have been improved over time.

Citizen Barney Blashill expressed concern about the size of the lots.

Commissioner Mabarak stated that he had originally suggested that this project be built on the basis of SF-12 zoning with 12,000 square foot lots. He expressed appreciation for all who spoke about their concerns and complimented the quality of the information presented.

Commissioner Roop expressed concern about the relationship of density, design and City Land Development Code.

Applicant Kraxberger explained that the homes will all be sprinkled, water retention basins will be part of the engineering design, and that the developers would be open to increasing the lot sizes. He expressed concern about opposition to residential as opposed to commercial development. He displayed setback requirements for Manzanita Village, a neighboring property, and compared those adopted through the Manzanita plat to the existing plat proposal.

Citizen John Olson expressed concern about comparisons to Manzanita Village, noting it is a different type of development. He indicated his preference for a SF-18 zoning which would allow 22 homes for this development.

Gary Palmer re-approached the Commission and expressed clarifying comments on size of the lots and the changes being contemplated at today's hearing.

Staff, applicant and Commissioners further discussed the changes in the plat.

Commissioner Mabarak made a motion to approve PLN19-009 with the setbacks proposed, with a modification that the plat be reviewed for substantial conformance with the prior plat. The motion was seconded by Commissioner Michelman. The motion passed 6-1. Commissioner Roop voted against the application.

IV. STAFF UPDATES:

Director Stotler noted Planning staff recently attended the state APA Conference and is preparing a legislative update for the Planning and Zoning Commission on the latest changes to Arizona state land use law.

V. SUMMARY OF CURRENT OR RECENT EVENTS

None

VI. ADJOURNMENT

Chairman Sheats adjourned the meeting at 10:54 a.m.

Michelle Chavez, Recorder

George Sheats, Chairman

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: **October 10, 2019**

AGENDA ITEM: SIG19-004, Proposed Comprehensive Sign Plan for Bashford Courts; 130 W. Gurley street; Property Owner/ Applicant: Craig Hannay; APN 113-15-116.

Approved By:		Date:
Director:	Bryn Stotler <i>B. Stotler</i>	10-4-19
Planning Manager:	George Worley <i>G. Worley</i>	10/4/19
Community Planner:		

Item Summary

This is a request to for a Comprehensive Sign Plan for the Bashford Courts building at 130 W. Gurley Street. The plan includes sign locations, common elements and letter style options.

Background

The building is a multiple tenant historic building. The current owner of the building is seeking to address signs for tenants through a comprehensive sign plan to assure standardized sign placement locations, standardized sign lettering and additional common elements to give the whole a more unified appearance. Most of the tenants currently do not have direct building frontage and no specific locations to place signs. This plan would create locations so that tenants can have exterior exposure if desired.

Exterior Sign Placement Locations

The proposed plan establishes nine tenant sign placement locations on the front of the building (indicated as T2 on the sign key). These locations use existing bands above and below the windows. Front tenant signs will be back lighted or internally illuminated. Additional locations for building identification signs are proposed as well (indicated as T1 on the sign key). One is to be located on the awning and would contain the name of the building. The second would be in the middle of, and in line with, the lower of the proposed tenant sign bands.

On the rear face of the building there are proposed two tenant or building identification sign locations above the upper floor windows at each end of the building (indicated as T3 on the sign key). These placement locations would likely be for major anchor tenant signs. While not dimensioned on the drawings, staff recommends limiting each area to 100 square feet. The rear face would also have a building identification sign location above the public

AGENDA ITEM: SIG19-004, Proposed Comprehensive Sign Plan for Bashford Courts; 130 W. Gurley street; Property Owner/ Applicant: Craig Hannay; APN 113-15-116.

entrance. These sign locations may be lighted by external fixtures (commonly called gooseneck fixtures).

While not explicitly noted in the proposed plan, staff recommends the Planning and Zoning Commission condition in their approval that any proposed sign must fit entirely within the established sign locations.

On the west face of the building, above the adjoining one-story building, the plan proposes a large potential tenant sign location. While this location occupies the entire building wall, actual visible locations for signs are somewhat limited by the grandfathered billboard on the roof of the adjacent building. However, the Planning and Zoning Commission may want to consider placing a maximum combined square footage limitation on signs placed within this very large space. One option would be to limit sign placement to two locations, similar to what is proposed for the rear of the building.

Additional Plan Elements

In addition to the sign placement locations, the proposed plan would establish common sign elements such as requiring certain letter types and lighting options. Decorative elements and general lighting changes are also proposed.

Historic Preservation Commission

The Historic Preservation Commission will consider this request, along with the proposed façade changes at their meeting of October 11, 2019. For this project to move forward, an approval recommendation by the Planning and Zoning Commission and an approval by the Historic Preservation Commission are needed. Comprehensive Sign Plans also require approval by the City Council.

Attachments

1. Vicinity zoning map
2. Proposed comprehensive sign plan

AGENDA ITEM: SIG19-004, Proposed Comprehensive Sign Plan for Bashford Courts; 130 W. Gurley street; Property Owner/ Applicant: Craig Hannay; APN 113-15-116.

Recommended Action:

MOVE to recommend approval of SIG19-004, a Comprehensive Sign Plan for Bashford Courts.

OR:

MOVE to recommend approval of SIG19-004, a Comprehensive Sign Plan for Bashford Courts with the following conditions:

1. All signs must be installed entirely within the designated sign placement areas, and
2. Tenant signs on the north and west faces of the building are to be limited to two placement areas on each face, with each placement area not to exceed 100 square feet.

BASHFORD COURTS

130 W. GURLEY STREET | PRESCOTT, AZ 86301

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PROJECT INFORMATION

PROJECT NAME/ADDRESS

BASHFORD COURTS
130 W. Gurley St.
Prescott, AZ 86301

LANDLORD

Hannay Realty Advisors
2999 N. 44th St. #400
Phoenix, AZ

Craig Hannay
channay@hannayra.com
602-374-2000

PROPERTY OWNER

Hannay Realty Advisors
2999 N. 44th St. #400
Phoenix, AZ

SIGNAGE CONSULTANT

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

David Baum
dbaum@trademarkvisual.com

Elisa Runger
erunger@trademarkvisual.com

PARCEL INFORMATION

PARCEL NUMBER
113-15-116

BUILDING FRONTAGE
74.72'

ZONING
DTB

SIGN CRITERIA

These criteria have been developed to insure design compatibility among all signs at Bashford Courts, located at 130 W. Gurley Street in Prescott, AZ. These criteria exist to maintain a continuity of quality and aesthetics throughout the exterior of the building 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 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 City of Prescott prior to the installation of any sign.

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 to 3 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 Landlord for its approval.
3. Upon receipt of Landlord approval, Tenant shall proceed with the City of Prescott permit process. No sign shall be installed prior to City 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 Landlord.
5. Tenant and/or its representatives shall obtain all permits for its exterior signs and their installation. Tenant 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 Landlord that said items are in compliance with applicable statutes, codes, ordinances or other regulations.

8. All signage is subject to City of Prescott approval and this comprehensive sign plan. Landlord will support all applications for signs in compliance with this comprehensive sign plan but cannot guarantee City 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. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do the same, Landlord may undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of Landlord's invoice, together with interest thereon at the Default Rate.

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 crossovers, tubing or conduit will be permitted. All conductors, transformers, and other equipment shall be concealed.

17. All electrical signs shall bear the UL label.

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. With the exception of the Anchor Tenant, copy content of the signage shall not include the product sold without prior approval of the Landlord.

23. Advertising devices such as attraction boards, posters, banners and flags shall be permitted on a case by case basis with approval by the Landlord, and are to be within 50 feet of Tenant entry point on or along walkways and sidewalks. Sandwich boards are allowed, with only one business having them out on the sidewalk at a time.

24. General directional signs are also permitted, as long as they feature no branding and are no larger than two (2) square feet per sign.

II. BUILDING MOUNTED TENANT SIGNS

1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by Landlord. Signage can be displayed in areas that are not over leased space.

2. Wall signs shall consist of individual illuminated pan channel letters backed with a raceway, halo-illuminated or non-illuminated reverse pan channel letters with 3" to 5" Deep returns. Non-Illuminated flat cut out lettering and flat panel signs with exterior gooseneck style fixtures to illuminated will also be permitted.

3. Signs may be attached directly to the building surface or to the building awnings. All signs attached to awnings must be located at the middle or back of the awning. Signs are not permitted to be installed at the front edge of the awning.

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

4. Corporate Letterstyles, Logotype, Logo, and Colors may be used per Landlord Approval.

5. The sign area per building elevation shall not exceed 1 square feet for each lineal foot of building frontage on any one side of the building.

6. All Tenant Wall Signs must be approved by the Landlord prior to proceeding with the City of Prescott permit process.

III. WINDOW SIGNS

1. All window graphics and displays shall be subject to the approval of the Landlord prior to fabrication or implementation.

2. Corporate Letterstyles, Logotype, Logo, and Colors may be used per Landlord Approval.

3. All Store Front Graphics are to be installed 1st surface to Tenant frontage windows/doors.

F. SIGNS, COMPONENTS & DEVICES NOT PERMITTED:

1. Cloth, paper, cardboard, and similar stickers or decals around or on surfaces on the exterior or Lease Line.
2. Freestanding.
3. Moving, rotating, or flashing.
4. Noisemaking
5. Unprotected neon below 8'-0"

SIGN CRITERIA

6. Odor-producing.

G. PERMITS, INSPECTIONS, & MAINTENANCE:

No person, firm or corporation shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any sign in Bashford Courts, or cause the same to be done, without first obtaining a separate sign permit for each such sign.

1. Permits: In addition to the information required to be contained by this chapter, each application for a sign permit shall also contain or be accompanied by the following information:

- a. Name and address of owner of the sign.
- b. Name and address of owner of the premises where the sign is located or to be located.
- c. Name and address of person entitled to possession of premises where sign is located or to be located.
- d. Plot plan definitely showing the location of the sign which is the subject of the permit and all other existing signs on the same premises.
- e. Plans showing the dimensions, supports, sizes and materials of sign.
- f. Statement of valuation of all materials and labor incorporated in sign.

2. Inspections: All signs shall be subject to inspections by the Landlord and all other persons duly authorized for such purposes under the ordinances of the City.

3. Maintenance: Every sign in Bashford Courts, including, but not limited to, those signs for which no permits or permit fees are required, shall be maintained in good structural condition at all times. All signs shall be kept neatly painted, including all metal parts and supports thereof that are not galvanized or of rust-resistant materials. The Landlord and all other persons duly authorized for such purposes under the ordinances of the

City, shall inspect and have the authority to order the painting, repair, or removal of a sign which shall constitute a nuisance or hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which shall constitute such a hazard for any other reason.

SIGN LOCATION PLAN



KEY

BUILDING MOUNTED TENANT SIGNS

- T1, T2, & T5 sign types are permitted
- T1 & T3 sign types are permitted
- T2 sign types are permitted

NOTE: See pages 7-10 for sign type descriptions, and Pages 11-12 for Specific Installation Areas on the Building.

TENANT SIGN MATRIX

SIGN TYPE	FUNCTION	PLACEMENT	QTY	MAX. SIGN AREA (PER ELEVATION)	ILLUMINATION	MATERIALS
T1: ILLUMINATED RPC/PC LETTERS INDIVIDUALLY MOUNTED TO BUILDING, RACEWAY, OR AWNING	Tenant/Project Identification	Signs may not exceed the height of the wall to which Sign is attached. Signs may not be displayed as extensions of the roof structure. Awning signs may not be installed at the front edge of the awning.	Not Limited, however total allowed sign area is subject to the Maximum Sign Area limitations (at Right).	1 square foot per linear foot of building elevation upon which signage is placed. See calculation notes at right.	Direct halo or face illumination - LED or Neon.	Aluminum, Acrylic, Lexan, Plexiglas, Painted Metals, vinyls, Flexface Materials
T2: BACKLIT ILLUMINATED FCO OR RPC LETTERS INDIVIDUALLY MOUNTED	Tenant/Project Identification	Signs may not exceed the height of the wall to which Sign is attached. Signs may not be displayed as extensions of the roof structure.	Not Limited, however total allowed sign area is subject to the Maximum Sign Area limitations (at Right).	1 square foot per linear foot of building elevation upon which signage is placed. See calculation notes at right.	Backlit illumination - LED or Neon.	Aluminum, Acrylic, Lexan, Plexiglas, Painted Metals, vinyls, Flexface Materials
T3: FCO OR FLAT PANEL SIGNS W/ GOOSENECK FIXTURES FOR ILLUMINATION	Tenant/Project Identification	Signs may not exceed the height of the wall to which Sign is attached. Signs may not be displayed as extensions of the roof structure.	Not Limited, however total allowed sign area is subject to the Maximum Sign Area limitations (at Right).	1 square foot per linear foot of building elevation upon which signage is placed. See calculation notes at right.	Indirect Gooseneck Fixtures - LED or Neon.	Aluminum, Acrylic, Lexan, Plexiglas, Painted Metals, vinyls, Flexface Materials
T5: AWNING DIRECTIONAL SIGN	Tenant/Project Identification	May only be installed at the main entrance to the building on the underside of the building awning. Sign may only display Anchor Tenant name along with '& Specialty Shops'.	One (1)	Varies Per Application	Non-Illuminated	Aluminum, Acrylic, Lexan, Plexiglas, Painted Metals, vinyls, Flexface Materials
TEMPORARY AND PROMOTIONAL SIGNS	For Promotional Events Only	Within 50 feet of Tenant entry point on or along walkways and sidewalks. Sandwich boards are allowed, with only one business having them out on the sidewalk at a time.	Not Limited	Varies Per Application	Non-Illuminated	Attraction Boards, Posters, Banners, Flags, and Sandwich Boards <i>*all Temporary Signs to be in compliance with the Prescott City Code</i>

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 Figure 1 below. 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 below.

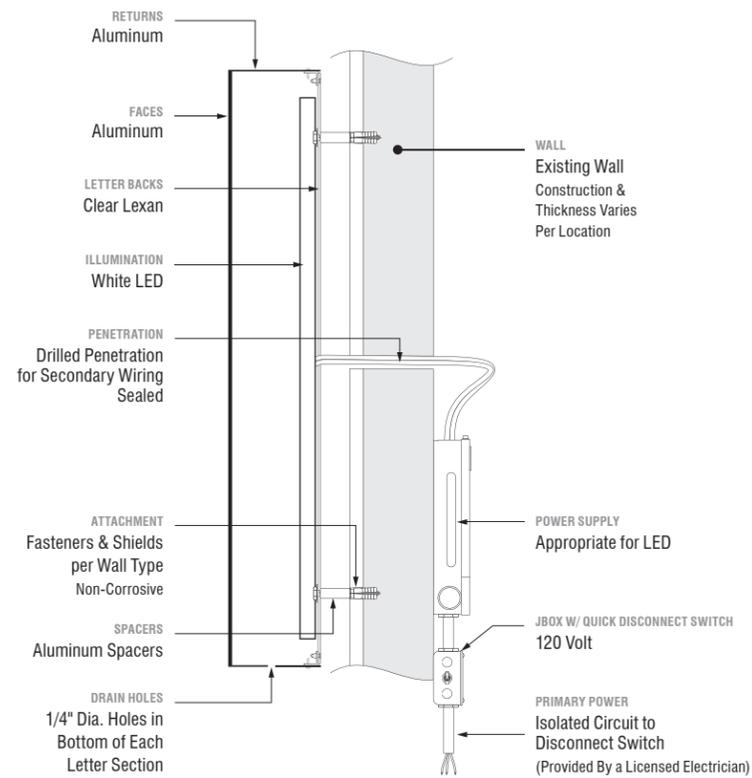


FIGURE 1



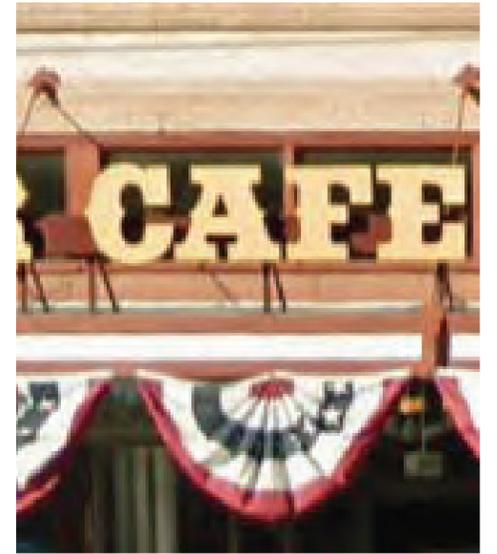
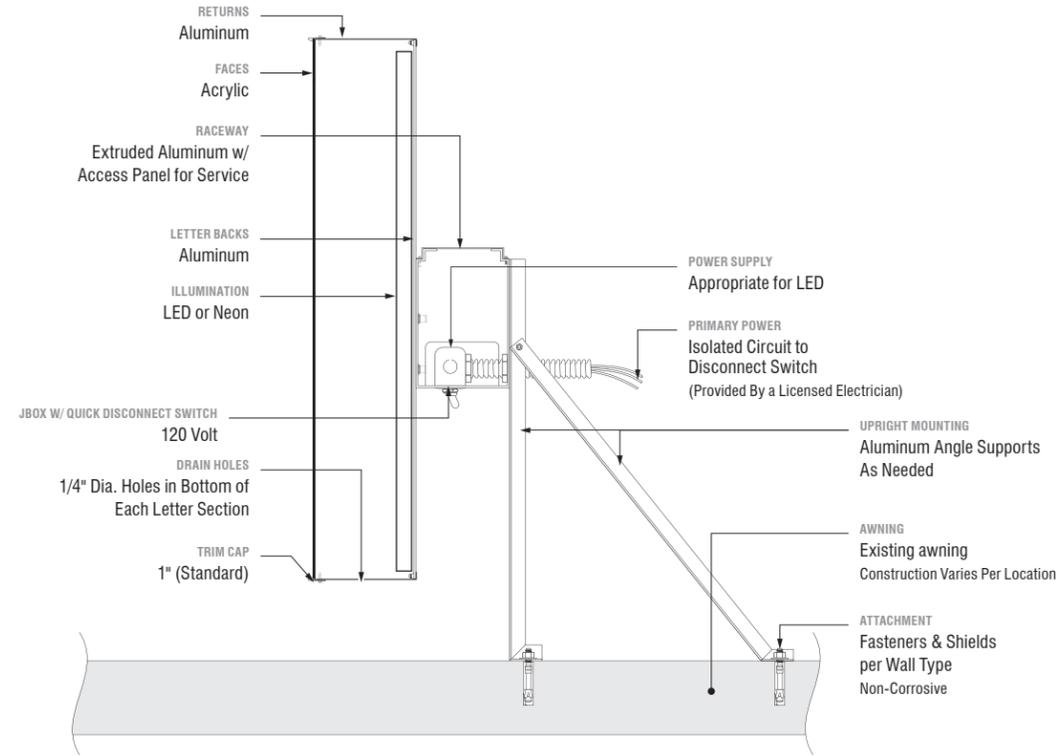
FIGURE 2

T1 & T2 SIGN TYPE DESCRIPTIONS



Reverse Pan Channel Letter
Halo-Illuminated & Mounted to Wall

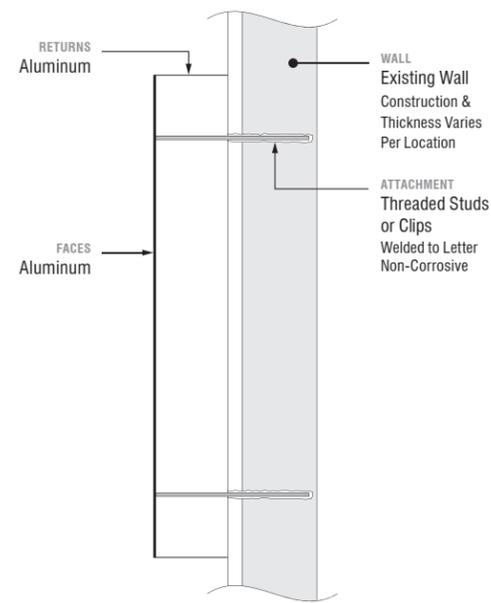
A Section Detail - Typical
Reverse Pan Channel Letter / Halo-Illuminated / Mounted to Wall



Pan Channel Letter
Face-Illuminated & Raceway Mounted to Awning

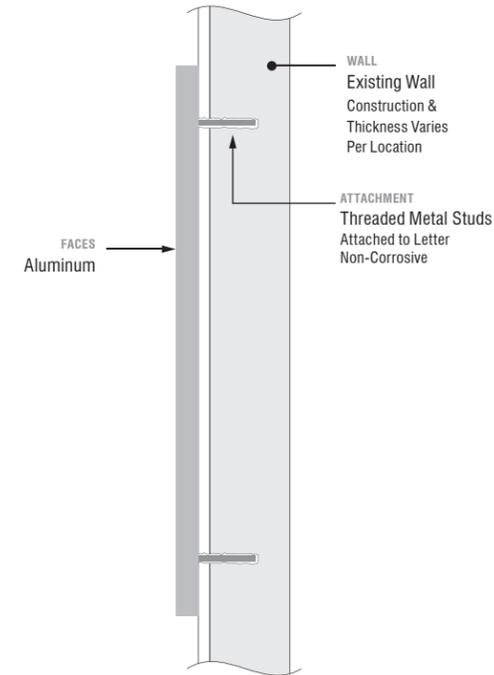
B Section Detail - Typical
Pan Channel Letter / Face-Illuminated / Raceway Mounted to Awning

T3 SIGN TYPE DESCRIPTIONS



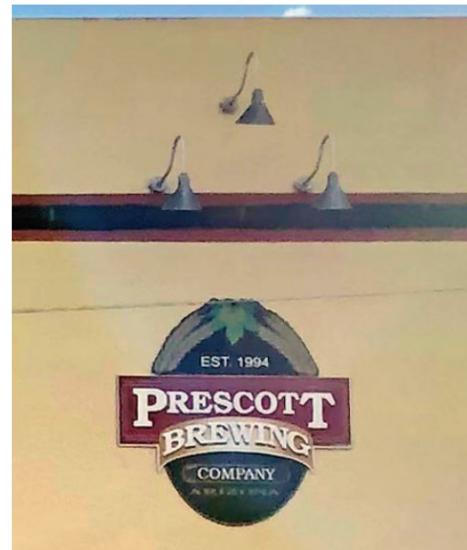
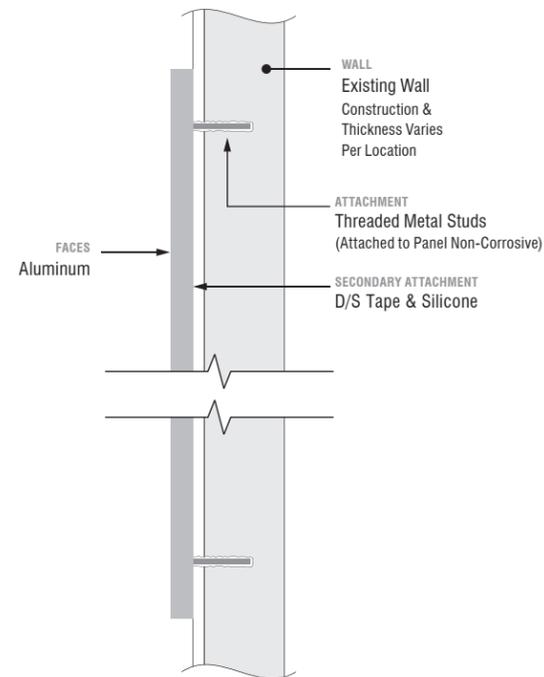
Reverse Pan Channel Letter
Non-Illuminated & Mounted to Wall

A Section Detail - Typical
Reverse Pan Channel Letter / Non-Illuminated / Flush Mounted



Flat Cut Out Letter
Non-Illuminated & Mounted to Wall

B Section Detail - Typical
Flat Cut Out Letter / Non-Illuminated / Flush Mounted



Flat Panel Sign
Mounted to Wall - Gooseneck Fixture Illumination

C Section Detail - Typical
Flat Panel / Non-Illuminated / Flush Mounted

TEMPORARY & PROMOTIONAL SIGNS

A temporary retail or portable sign is any sign or advertising device not secured in place, such as an attraction board, poster, banner, flag, and Sandwich Board. A temporary retail or portable sign is a sign either portable or stationary used to display information relating to a land use or event of limited duration which is intended to be removed upon termination of said land use or event. Temporary retail and portable signs shall not count against the maximum sign area, height or quantity allowed. Temporary signs must be placed within 50 feet of tenant entry point on or along walkways and sidewalks. Maximum sign height shall not be regulated, but the signs taller than three and a half (3.5) feet must be designed so they do not endanger pedestrians or vehicles by falling over. Temporary retail or portable signs are not permitted to block building entrances or sidewalk clear routes. Only one business may display a sandwich board on the sidewalk at a time.

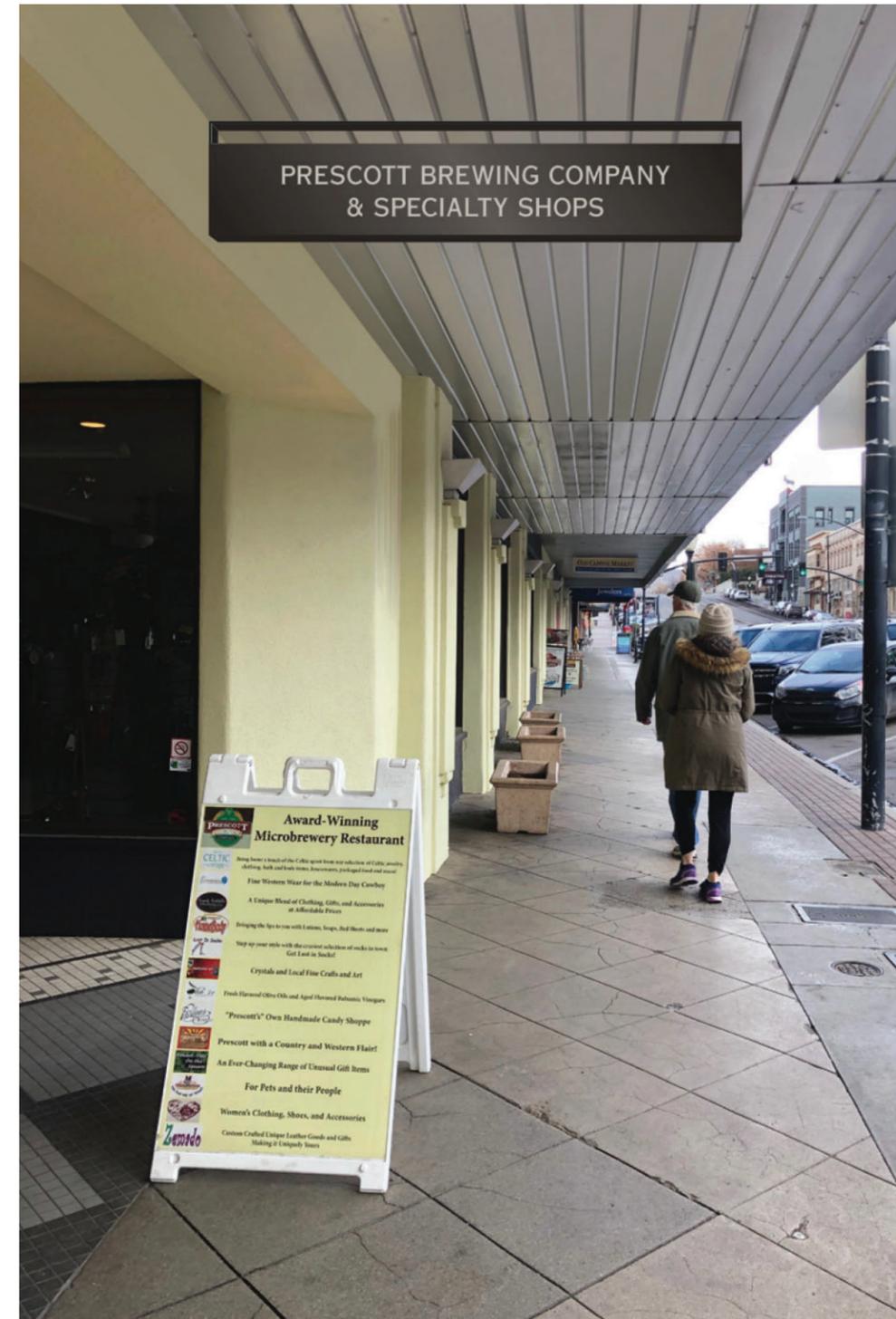
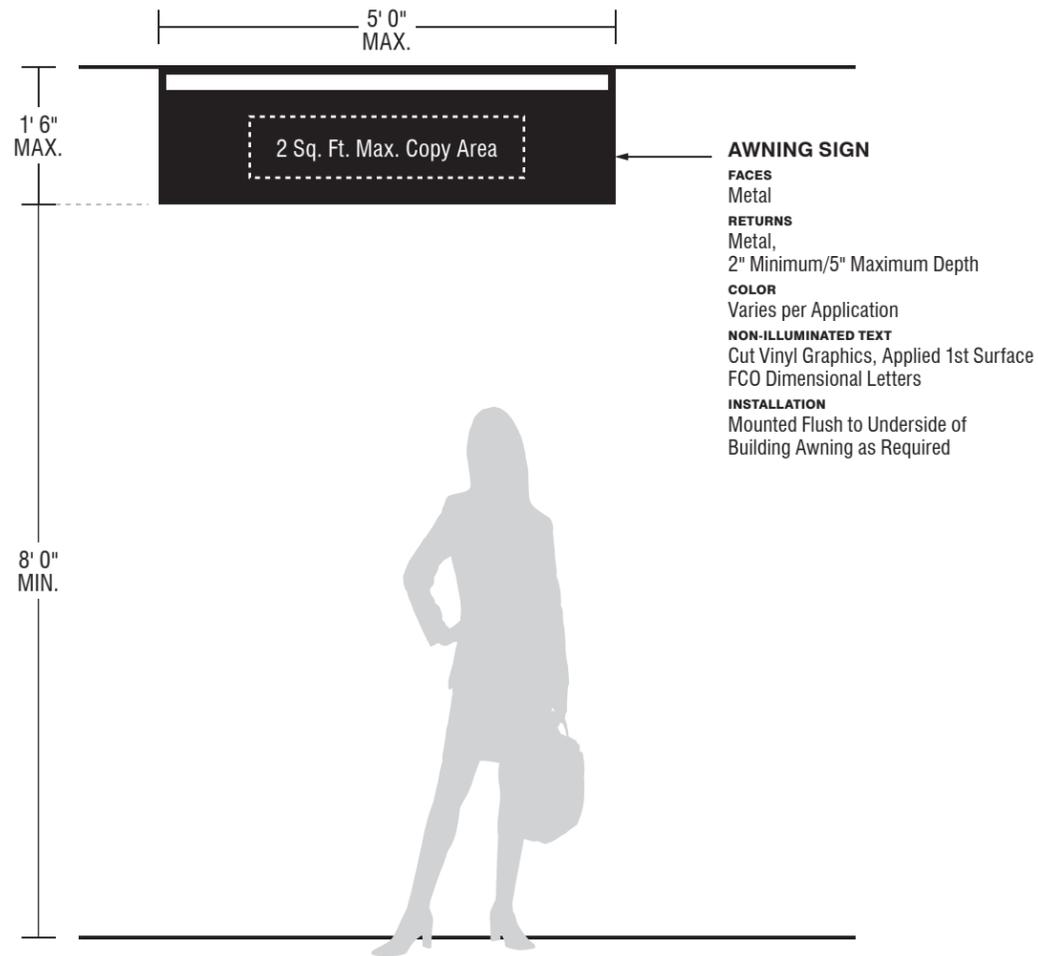


EXAMPLE TEMPORARY & PROMOTIONAL SIGNS

T5 SIGN TYPE DESCRIPTION

AWNING DIRECTIONAL SIGN

The Awning Directional Sign may only be installed at the main entrance to the building on the underside of the building awning. Sign may only display Anchor Tenant name along with '& Specialty Shops'. Sign must be installed with the bottom of the sign a minimum of 8' from grade. Sign to be Non-Illuminated.



EXAMPLE AWNING DIRECTIONAL SIGN

TYPICAL BUILDING SIGNAGE LOCATIONS



SIGN KEY

-  T1: Illuminated RPC/PC Letters Individually Mounted to Building, Raceway, or Awning
-  T2: Backlit Illuminated FCO or RPC Letters Individually Mounted
-  T5: Awning Directional Sign

SOUTH ELEVATION

TYPICAL BUILDING SIGNAGE LOCATIONS



NORTH ELEVATION

SIGN KEY

-  T1: Illuminated RPC/PC Letters Individually Mounted to Building, Raceway, or Awning
-  T3: FCO or Flat Panel Signs w/ Gooseneck Fixtures for Illumination

TYPICAL BUILDING SIGNAGE LOCATIONS



SIGN KEY

■ T2: Backlit Illuminated FCO or RPC Letters Individually Mounted

WEST ELEVATION

GENERAL NOTES

This document represents work to be accomplished for this individual project. Bids prepared from these documents shall be prepared after the contractor has visited the site and verified costs, building operating rules, project timelines, jobsite conditions, as well as other pertinent specifics as directed by the owner.

This plan is preliminary and not for construction. Room sizes shown are approximate. Furnishings shown are for scale purposes and are not in contract unless noted otherwise.

FINISHES

WALL SURFACES:

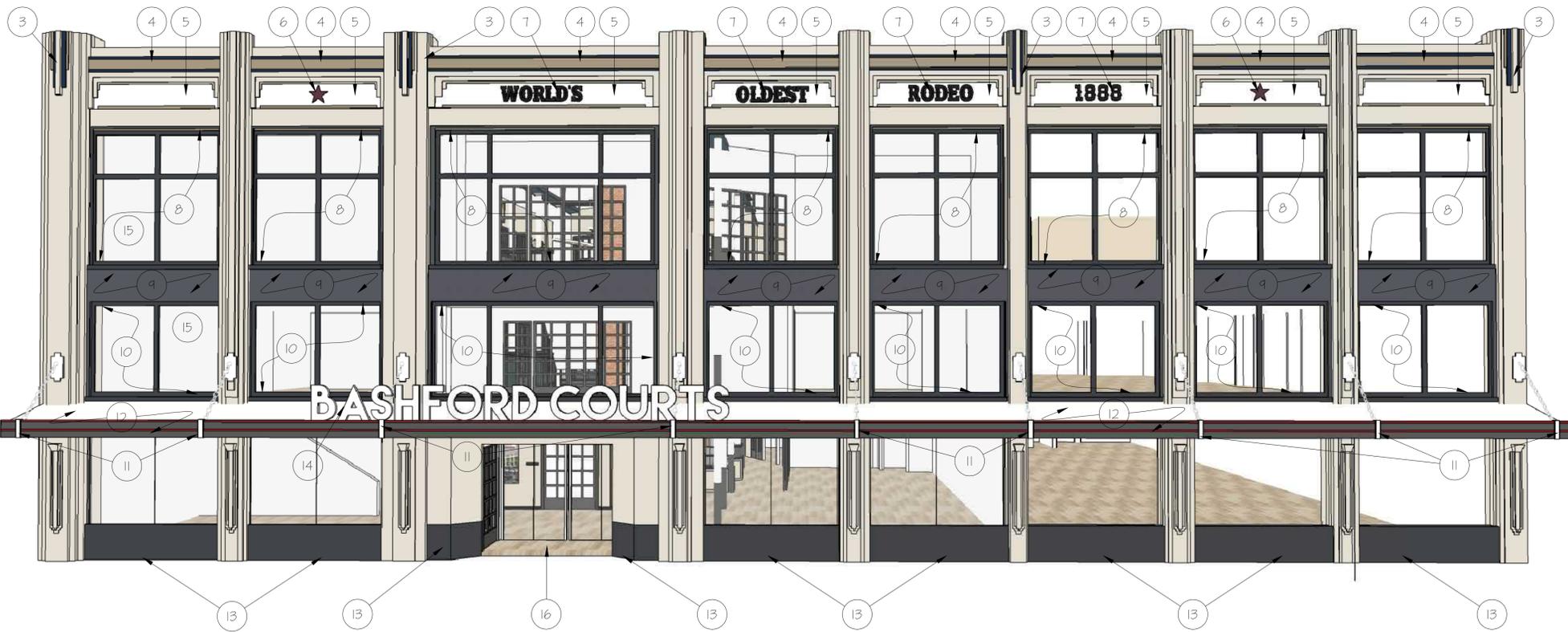
Paint 1 (Field)	Manufacturer: Sherwin Williams Color: Shoji White OR DE Desert Suede Sheen: Eggshell Location: Throughout, U.N.O.
Paint 2	Manufacturer: Dunn-Edwards Color: Whisper - DEK340 Sheen: Eggshell Location: As Noted
Paint 3	Manufacturer: Dunn-Edwards Color: Wooden Peg - DE6215 Sheen: Eggshell Location: As Noted
Paint 4	Manufacturer: Dunn-Edwards Color: Edge of Black - DE6349 Sheen: Eggshell Location: As Noted
Paint 5	Manufacturer: Dunn-Edwards Color: Stargazing - DE6336 Sheen: Eggshell Location: Throughout, U.N.O.
Paint 6	Manufacturer: Dunn-Edwards Color: Garnet Evening - DEA41 Sheen: Eggshell Location: Throughout, U.N.O.
Paint 7	Manufacturer: Dunn-Edwards Color: Jazz Age Blues - DET514 Sheen: Eggshell Location: Throughout, U.N.O.

GENERAL EXTERIOR FINISH NOTES:

- All gypsum board surfaces shall receive two coats of paint: one base coat and one finish coat.
- Prepare all surfaces to be painted per manufacturer recommendations. Commencement of painting indicates painter's acceptance of substrate.
- All existing metal, trim and sash, shall be two coats of paint over manufacturer-recommended primer coat.
- All new metal trim and door frames to be factory finished powder-coat or anodized per schedule.
- Use manufacturer-recommended extender agents in all applications in order to reduce brush marks.
- Provide one (1) gallon of each color, clearly marked, for tenant use at the end of job.
- Ensure all paints are Exterior paint. Provide sealant.

KEYNOTES

- Prep and paint existing exterior.
- Entire Exterior, Columns and Decorative Trimmings/Mouldings: Provide Field Paint 1 (PT-1) throughout U.N.O.
- Decorative Mouldings at Top of Building: Provide Paint 7 (PT-7), Paint 3 (PT-3) and Paint 1 (PT-1) as noted. Refer to detailed image for reference.
- Triple Stripes at Top: Provide Paint 3 (PT-3) at middle portion of striped band this location. Provide Paint 7 (PT-7) at top and bottom stripes. Refer to detailed image for reference.
- Signage Strip: Provide Paint 2 (PT-2) at front face, provide Paint 3 (PT-3) and trim below. Refer to detailed image for reference.
- Star Signage: Provide Paint 6 (PT-6) this location.
 Note: If new metal stars are added, paint over existing star in Paint 2 (PT-2). Otherwise, existing stars to remain.
- Signage: Provide Paint 5 (PT-5) at front face of "WORLD'S OLDEST RODEO 1888" signage.
- Top Window Frame: Provide Paint 5 (PT-5) at all window frames. Provide Paint 3 (PT-3) at middle portion of top frame. Provide Paint 4 (PT-4) at outermost edge of window frame. Refer to detailed image for reference.
- Middle Portion Between Window Frames: Provide Paint 4 (PT-4) this location.
- Bottom Window Frame: Provide Paint 5 (PT-5) at all window frames.
- Existing Structure Holding Up The Awnings: Prep and provide Paint 2 (PT-2) on fastener and chains.
- Awnings: We believe this may be foam. Repair and redo as needed. Provide Paint 2 (PT-2) to top of awnings. Provide Paint 5 (PT-5) and Paint 6 (PT-6) to front face of awnings. Refer to detailed image for reference.
- Tile Base at Bottom: Provide frame and stucco over existing tile this location, paint in Paint 5 (PT-5).
 ALT: Remove existing tile, stucco and paint.
 ALT2: Existing tile to remain. Prepare and paint.
- Provide signage this location. Signage to mount on structure and edge of existing awnings. Client to confirm size, font and color of signage. Provide power.
- Owner to provide film at windows on second and third floor to hide tenant items but allow natural light.
- Remove existing tile this location. Provide new tile at entrance. Refer to spec below.

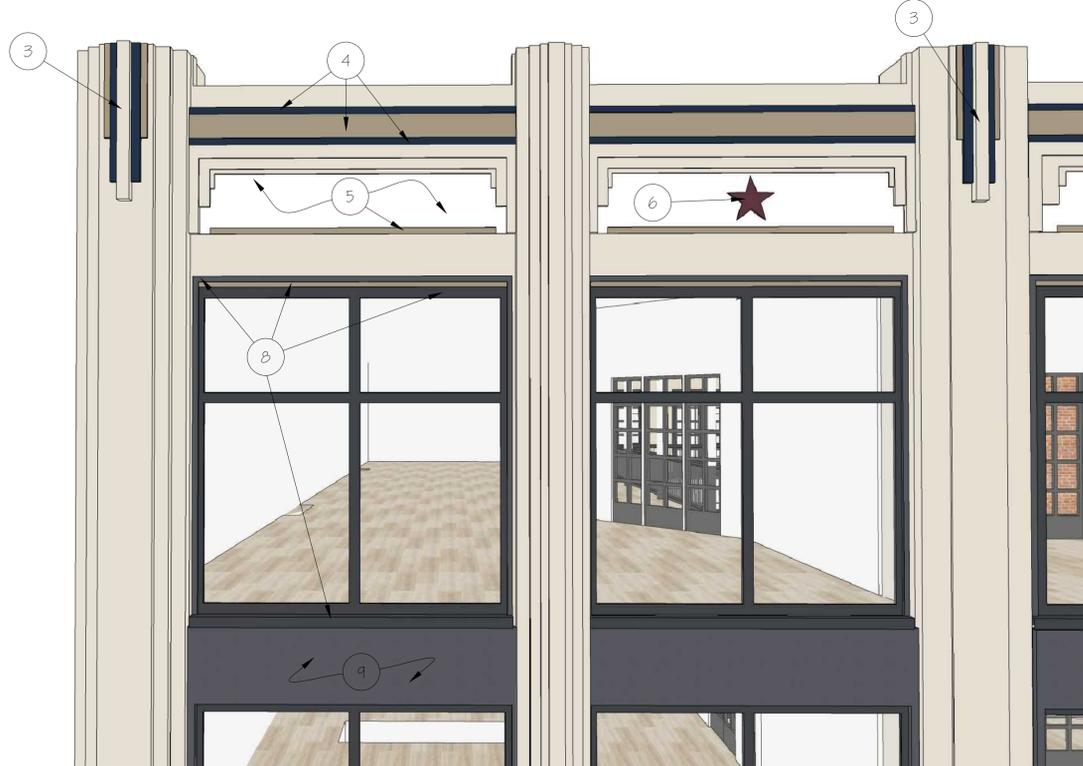


VIEW OF EXTERIOR

NTS

GENERAL KEYNOTES:

- 1
- 2



DETAILED IMAGE REFERENCE

NTS



DETAILED IMAGE REFERENCE

NTS

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NOTE: All drawings are the property of Pdo and shall remain the property of Pdo and shall not be reproduced, copied, or used for any purpose without the written consent of Pdo. All drawings, models, drawings, and specifications are the property of Pdo and shall remain the property of Pdo. All work shall be completed in accordance with the applicable codes and standards. This sheet is in compliance with the applicable codes and standards.

JOB NUMBER
18-0620
DATE
05.31.19
DRAWN BY
AZ
CHECKED BY
JM
SHEET TITLE
PRICING PLAN
EXTERIOR LIGHTING PLAN

REVISIONS
CITY COMMENTS
09.24.19

DRAWING NUMBER

GENERAL NOTES

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LIGHTING

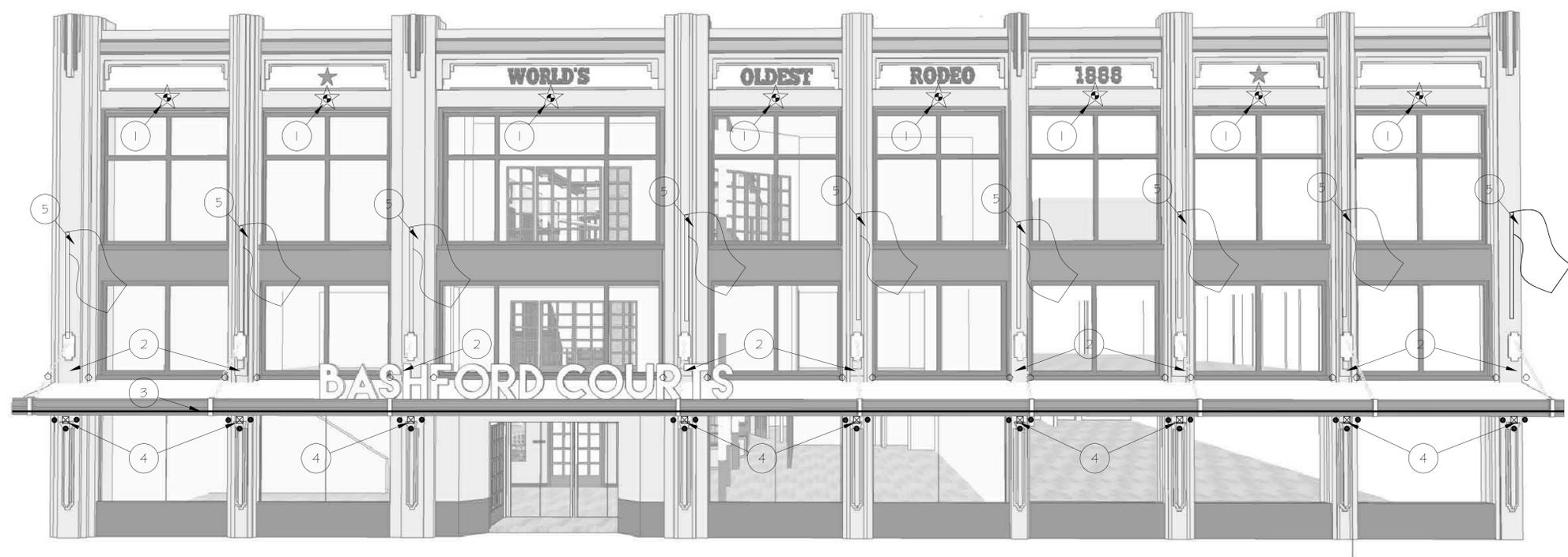
All existing exterior lights to be demo-ed throughout UNO. Provide new lighting as indicated.

SYMBOL LEGEND

- NEW 360° RADIAL OPTIC LIGHTING
SPECIFICATION: TRICK RADIAL 360° - 110MM TYPE 'EC'
- ◇ NEW UPLIGHT
SPECIFICATION: ERGO GRASSHOPPER PROJECTOR - TYPE 'UP'
- NEW LED STRIP LIGHTING
SPECIFICATION: PLEXINEON COLOR SERIES - TYPE 'NEO'
- NEW 'RISE' LIGHTING
SPECIFICATION: ECOSENSE F080 SINGLE RISE LIGHT
- ⊠ NEW DOWNLIGHT
SPECIFICATION: ARCHITHIN SMT56 LED SURFACE MOUNT DOWNLIGHT - TYPE 'LP'

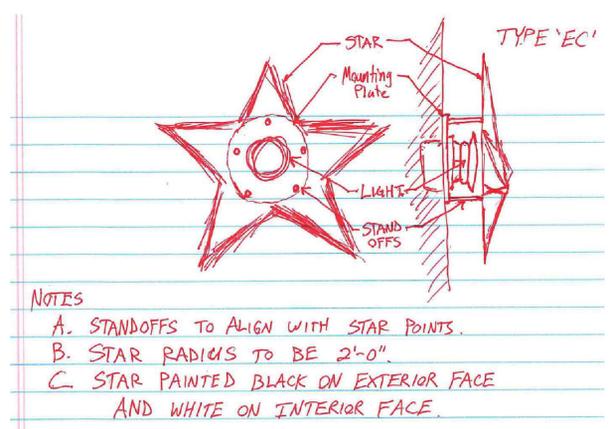
KEYNOTES

- 1 Provide 360° Radial Optic Lighting fixture this location. Provide new metal plate star with metal standings over fixture with as detailed. Refer to sketch. Paint exterior face of star in Paint 6 (PT-6). Provide white paint at interior face of star.
- 2 Provide (3) uplights at each sides of column for flag lighting. Refer to sketch.
- 3 Provide LED strip lighting at length of canopy.
- 4 Provide (3) 'RISE' lighting at each sides of column. Provide custom box to house fixtures with (1) downlight at the top of the box to shine up. Refer to sketch. Remove existing housing and provide new custom metal shroud to capture lighting design. Paint to match building.
- 5 Existing flag on pole to remain.



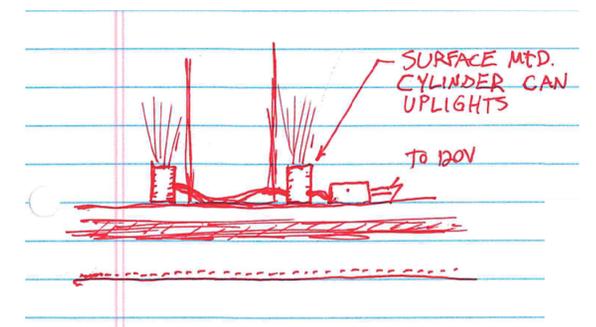
EXTERIOR LIGHTING PLAN

NTS



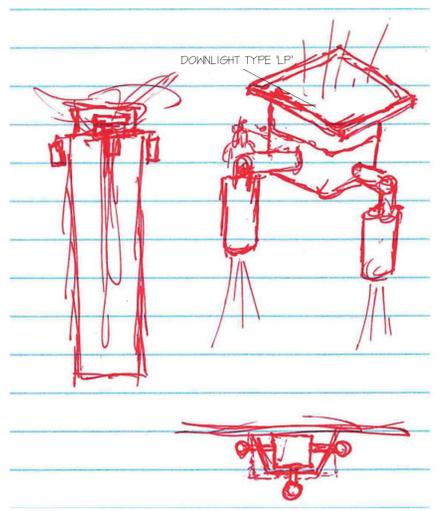
KEYNOTE 1 - SKETCH REFERENCE

NTS



KEYNOTE 2 - SKETCH REFERENCE- FLAG UPLIGHT

NTS



KEYNOTE 4 - SKETCH REFERENCE

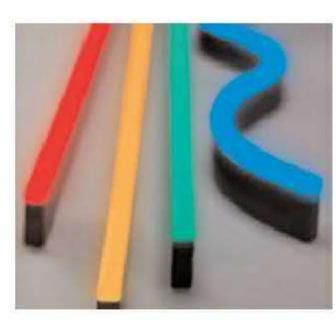
NTS



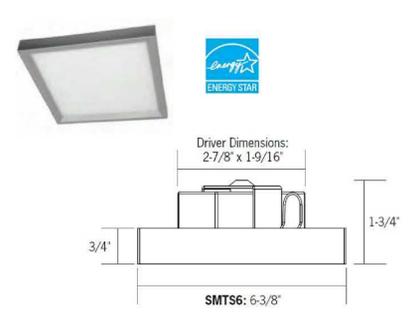
NEW UPLIGHT
SPECIFICATION: ERGO GRASSHOPPER PROJECTOR - TYPE 'UP'



NEW 'RISE' LIGHTING
SPECIFICATION: ECOSENSE F080 SINGLE RISE LIGHT



NEW LED STRIP LIGHTING
SPECIFICATION: PLEXINEON COLOR SERIES - TYPE 'NEO'



NEW DOWNLIGHT
SPECIFICATION: ArchiThin SMT56 LED Surface Mount Downlight - TYPE 'LP'



NEW 360° RADIAL OPTIC LIGHTING
SPECIFICATION: TRICK RADIAL 360° - 110MM TYPE 'EC'