

Sunrise Plaza at Lake Pleasant Planned Area Development Standards and Guidelines Report



May 21, 2018



PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: 6-7-18

City Council Approval Date: 6-19-18

Planner: Lorie Dever

Administrative Approval Date: 7-19-18

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I. Development Team

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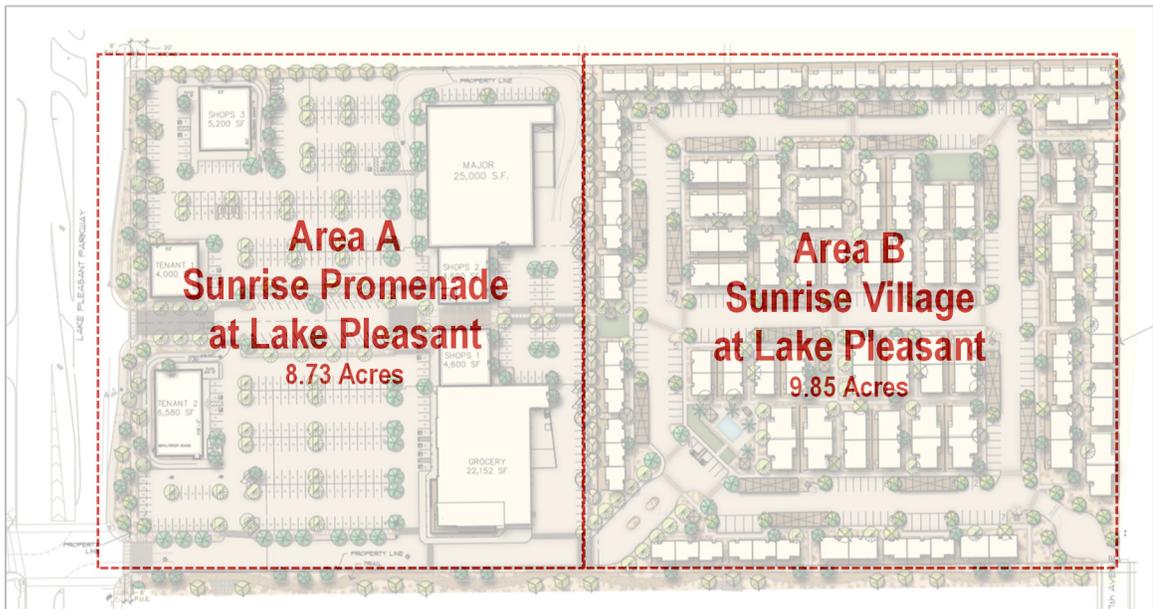
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II. Introduction & Purpose of Request

This is a request to rezone approximately 18.58 gross acres located south of the southeast corner of Lake Pleasant Parkway and Happy Valley Road (the “Property”) from the Suburban Ranch (SR-43) zoning district to Planned Area Develop (PAD). The purpose of this Sunrise Plaza at Lake Pleasant Planned Area Development Standards and Guidelines Report (or “Sunrise Plaza PAD”) prepared by Thompson Thrift Development and Tru Vista Homes is to create a unique and highly stylized commercial, retail, and residential mixed-use project along the Lake Pleasant Parkway corridor.

The proposed PAD for Sunrise Plaza is congruent with the surrounding developments and supports the goals of the Peoria General Plan by providing an alternative residential product with new retail while integrating the two with pedestrian and vehicular connectivity. Through the use of a neutral color palette that is modified for each building type, the developments elevations will boast a soft, contemporary building style for both the residential and commercial buildings. Additionally, the two areas will be blended into a cohesive and fluid design through the repetition of design elements strategically located throughout the site, and multi-modal connections between the two areas.

The commercial and retail portion of the project (referred to herein as “Sunrise Promenade at Lake Pleasant” or “Sunrise Promenade”) is located immediately adjacent to Lake Pleasant Parkway and is approximately 8.73 acres in size. (See Area A) The multi-family residential portion of the project is known as “Sunrise Village at Lake Pleasant” or “Sunrise Village” and encompasses approximately 9.85 acres as shown below. (See Area B) There are 140 units proposed on this site, which results in an approximate density of 14.22 dwelling units per acre. Because these areas are adjacent to each other, careful consideration has been given to the proposed architectural design and development regulations within this Sunrise Plaza PAD in order to horizontally integrate these uses in a meaningful way.



III. Legal Description

Legal description for each of the areas is attached as Exhibit A within the Appendix.

IV. Context

The property consists of an 18.58-acre vacant infill property located south of the southeast corner of Lake Pleasant Parkway and Happy Valley Road as shown within the Vicinity map above. More specifically, the property is located between a Salt River Power (SRP) power line corridor to the south and Mountainside Crossing commercial center to the north.

Mountainside Crossing consists of a Shell fuel station, CVS, Mountainside Fitness and other retail businesses. Mountainside Crossing is oriented to Happy Valley Road, therefore leaving the backside and loading areas abutting the Sunrise Plaza property. West of the Property is Lake Pleasant Pavilion, with Target, Bed, Bath & Beyond, and Marshalls, among others. To the east, Pulte is completing their residential development, Tierra Del Sol, offering a variety of one and two-story single-family detached homes.

Vicinity Map



V. General Plan and Zoning

Upon annexation and initial zoning in 1990, the site has retained the zoning of Suburban Ranch (SR-43) since 1991 (ORD. 91-01). The property is currently vacant and has remained largely unchanged since its annexation into the city.

The property was previously designated on the Peoria General Plan Land Use Map as Estate Density Residential, which has a density range of 0 - 2 dwelling units per acre (du/ac) and a target of 1 du/ac. A minor general plan amendment was submitted concurrently with the Sunrise Plaza PAD that subsequently changed the land use category to Mixed Use (MU) to allow for the development of this type of mixed-use project. Within the Peoria General Plan, the Mixed Use land use category has the following defining characteristics:

“Denotes areas where a horizontally or vertically integrated mixture of land use types is promoted.” And it also states that, “the mixed-use designation is intended to minimize the impacts traditionally associated with growth by providing housing, shopping and employment opportunities together in the same area.”

The Property is near the Lake Pleasant Parkway and Happy Valley major transportation corridor, which has seen significant commercial and residential development activity over the recent years. Due to its proximity to this corridor, the Property is surrounded by a variety of land uses as shown within Table 1.

Table 1: On-Site and Surrounding Uses, General Plan and Zoning Designation

	Existing Land Use	General Plan Land Use Designation	Zoning District
Site	Vacant Land	Mixed Use (MU)	Suburban Ranch (SR-43)
South	SRP Power Corridor	Park / Open Space (P/OS)	Single-Family Residential (R1-18)
West	Lake Pleasant Parkway then Lake Pleasant Pavilion	Community Commercial (CC)	Planned Area Development (PAD)
North	Mountainside Crossing Commercial Center	Community Commercial (CC)	Planned Area Development (PAD)
East	Tierra Del Sol (Single-family Residential)	Low Density Residential (2-5 du/ac, target 3 du/ac)	Planned Area Development (PAD)

VI. Preliminary Development Plan

The intent of the Sunrise Plaza mixed-use development is to provide convenient retail and commercial opportunities to the residents nearby and within the immediate area, along with providing additional housing choices for the area. It is the desire of this mixed-use development to encourage interaction of the uses and design between the retail and residential components of the project by utilizing common architecture, landscape elements, and pedestrian linkage between the two areas.

The homes and retail buildings are located within linear and clustered 'module areas' in the site's framework and are accentuated with visually stimulating architectural themes, styles, and colors to create a diverse "mixed-residential environment." As proposed, the Sunrise Plaza project shall comply with all applicable City of Peoria Zoning Ordinance and Design Review Manual standards except as modified within this document. See Exhibit B, Master Site Plan.

1. Sunrise Promenade Overview

The proportion of the project known as Sunrise Promenade is located along Lake Pleasant Parkway and features an array of retail and commercial uses. To create a strong "sense of entry" into Sunrise Promenade, the primary vehicular entry is centrally located within the site and designed to welcome guests through an enhanced boulevard entrance that will be distinguished through a combination of items such as thematic screening elements, landscaping, hardscape materials and angled parking. The boulevard entry terminates into an enhanced public gathering area between the two proposed anchors as shown in Exhibit B, Master Site Plan. This portion of the development is intended to create a lively and exciting experience that welcomes residents from Sunrise Village as well as the surrounding neighborhood.

Retail / Commercial Architectural Concept & Design

Through the use of a neutral color palette that is modified for each building type, the developments elevations will boast a soft, contemporary building style for both the residential and commercial buildings. An illustrative color palette is shown in Exhibit C, along with the various Design Elements within Exhibit D to articulate the architectural vocabulary and character contemplated within the Sunrise Promenade area. The building facades will be broken up through the use of architectural massing that consist of both strong projections and recesses to create a shadow play and visual interest. In addition, the retail /commercial architecture shall have the following elements:

- The buildings shall be designed to have four sided architecture to ensure that the architectural concept is articulated on all sides of the buildings.
- The perceived building mass for the anchor and shop areas shall be reduced through the implementation and strategic application of fenestration / wall penetrations, façade articulation, varied roof planes, and selection and use of colors and materials.
- Design emphasis shall be placed on the sides of the buildings facing the streets and the building elevations facing Lake Pleasant Parkway shall include elements like windows, canopies, awnings, trellis, arcade or towers.
- Drive-through uses adjacent to Lake Pleasant Parkway (and their associated appurtenances) shall be screened to the greatest extent possible from public view through the use of landscape, wall, and/or architectural screening methods.
- The complex shall establish and maintain a consistent architectural vocabulary with individual buildings being designed with complementary forms and materials. These forms and the materials shall be in general conformance with the Sunrise Village residential development.
- Loading/Unloading areas shall not be visible from Lake Pleasant Parkway.

- The public space between the anchors shall be enhance the customer experience, create visual interest, and provide a destination space that embellishes the overall feeling of the center.
- Walkways shall be enhanced with special design features such as a tower, arcade, portico, or trellis, or hardscape and shall include pedestrian light features, bollards, planter walls, and other architectural elements that define the outdoor space.
- Outdoor furniture and fixtures will be compatible and integrated with the project architecture.
- Utility and mechanical equipment shall not be visible to the public and will be appropriately integrated into the building and/or screened from view.
- Mixed-use projects commonly encounter noise issues where the commercial and residential uses merge. Mitigation measures may include appropriate landscape buffers, along with utilizing wet blown cellulose insulation for all exterior walls within the residential area, and a higher rated sound transmission class (STC) window facing the commercial uses.

2. Sunrise Village Overview

Today's residents are looking for a less burdensome lifestyle unencumbered by the typical maintenance required of traditional living. Additionally, residents are looking for a diversity of housing that can accommodate a variety of lifestyles. Sunrise Villages is a community where residents can live free of the maintenance and obligations of traditional homeownership, but still have the feeling of single-family home ownership.

The vision for Sunrise Villages is to create a unique urban living environment that caters to a variety of lifestyles. The community aims to provide convenient access to services, employment opportunities and amenities while enjoying a lock-and-leave lifestyle. The proposed plan features 140 units and will create an intimate community designed to foster connections and caring relationships amongst other residents, and thus supporting the broader community.

Residential Architectural Concept & Design

The proposed homes within Sunrise Village will have a residential scale that fits well with existing residential communities in the immediate area and is cohesive with the retail portion of the development. Additionally, a "pocket neighborhood" such as the one proposed here provides the setting for neighbors to develop meaningful relationships beyond family and housemates. The community design will allow for spontaneity, encourage connections, and lay the foundation for lasting friendships.

Sunrise Village will have multiple types of highly-stylized residential units which will feature mostly single-story residences with enhanced architectural elements and private rear yards for each resident. Some two-story units may be part of the development depending on site plan limitations. The project is comprised of homes which range between +/-679 square-feet to +/-1,324 square-feet of livable space. Homes are oriented in a duplex and triplex configuration and separated by a fire-rated wall. The active rooms of the residential cottages, including front porches, face out instead of turning inward. Their scale encourages residents to enjoy the outdoor porch and common area where it's easy to engage in conversations with neighbors.

These casual conversations help foster caring relationships and a meaningful sense of community, and ensure a safe community. Three illustrative color palettes are shown in Exhibit E to illustrate the potential residential architectural vocabulary and character contemplated within the Sunrise Village residential area. Accordingly, the residential architecture shall have the following elements:

- The project entry shall be reflective of the overall architectural identity and character of the Sunrise Plaza.
- The development shall provide both passive and active recreation elements that are appropriate in size and scale with the project.
- Landscaping will be used to define areas such as building entrances, key activity hubs, focal points, and the street edge.
- Lighting will be provided within outdoor spaces to provide visual interest as well as provide security lighting for the area. Additionally, the lighting design will be compatible with the building architecture, and the fixtures will be complementary with the overall lighting scheme within the Sunrise Promenade portion of the development.
- The architectural design emphasizes the use of interior natural light with clerestory windows, spacious floor plans and 10-foot vaulted ceilings.
- Individual covered patio entrances for each home accommodate patio areas that bring residents outside to interact with neighbors.
- This new community includes modern-style rental homes, with optional detached garages, energy efficiency features, private rear yards/patios, shaded outdoor gathering spaces and modern appliances.
- Detached garage buildings which accommodate private, secured, spaces as well as standard, covered, parking spaces to serve the needs of residents and guests. The garage buildings and parking structures will be architecturally and functionally integrated with the established design theme.
- Some of the homes located interior to the residential community will share common walls adjacent to private backyard areas. The rear yards will be platted as common area with fences so residents can enjoy the privacy of a rear yard, subject to easements for management access and maintenance.
- The architectural style of the buildings is contemporary with a mixture of flat and pitched roofs that interplay with other massing elements and undulating planes.
- Building architecture includes creative use of shade elements and stone veneer which complement the facades' scored stucco and fiber cement lap siding.
- Building placement will be varied in a manner that creates design interest and visual relief using techniques such as but not limited to the following: pop-outs, wall recesses, varied wall planes, decorative window treatment, staggered setbacks, canopies, brick or stone veneers, color changes, and other architectural elements.
- All utility, along with ground and roof mechanical equipment will be screened from view.
- Every home will have Class-A interior finishes such as fully insulated wood construction, dual-paned, (Low-E rated) vinyl windows for improved cooling for the units, granite or quartz counters with modern wood cabinetry, latest tile/plank flooring styles, decorative entry and

interior trim accents, large walk-in closets, streamlined appliances and key entry gated access to garage spaces conveniently accessible which are in addition to ample surface parking areas for residents and guests.

VII. Land Uses

1. Parcel A (Sunrise Promenade)

A. Uses: The uses within Sunrise Promenade shall include all permitted principal, conditional and accessory uses listed under the City's Intermediate Commercial (C-2) zoning district, except for the following modifications:

- Dry-cleaning and Laundry Establishments shall be limited to drop-off and pick-up services only. (Cleaning services performed on-site is prohibited.)
- Outdoor dining and seating areas shall be a permitted accessory use.
- The two drive-throughs (one within "Shops 3" and one within "Tenant 2") as shown on the conceptual site plan shall be principally permitted. Additional drive-through restaurants within these buildings, or located elsewhere within the Sunrise Promenade area may allowed, subject to obtaining a Conditional Use Permit for each use. All drive-through uses shall be in conformance with the architectural design standards as noted within Section IV above.
- Prohibited Uses -
 - The following land use categories within in Table 21-503 of the Zoning Ordinance will be prohibited as noted below:
 - All "Automobile Related" uses
 - All "General Industrial & Manufacturing" uses
 - All "Institutional" uses except art galleries, cultural institutions
 - All "Transportation Uses"
 - Tobacco retailer, a Medical Marijuana Dispensary, or a retailer of e-cigarettes or a "Vape" shop.
 - Mortuary or funeral home.
 - Telemarketing, polling, or surveying center.

2. Parcel B (Sunrise Village)

Allows for permitted principal, conditional and accessory uses in accordance with the RM-1 Zoning District within the City of Peoria Zoning Ordinance.

VIII. Development Standards

Based on unique characteristics of this mixed use project, the following standards are being proposed:

1. Standards Table

The retail / commercial uses shall comply with the C-2 development standards and the residential area shall comply with the RM-1 development standards within the City of Peoria Zoning Ordinance except as modified below:

Landscape Buffer – Commercial Area	
Direction	Buffer
North Property Line (PAD Commercial to PAD Commercial)	3 FT
East Property Line (PAD Commercial to PAD Multi-Family)	10 FT *
South Property Line (PAD Commercial to R1-18 HOA Tract)	0 FT *
Lake Pleasant Roadway Urban Sector of the Lake Pleasant Parkway Scenic Roadway Corridor	15 FT

*Note: The Pulte Tierra Del Sol HOA Tract A to the east provides a minimum of 100 feet of open space to the single-family residential lots to the east. A 200 foot open space area has already been provided on the residential homeowner’s association tract within the SRP easement.

Development Standard Summary	
Landscape & Building Setbacks	
West	22 FT *
North	0 FT
East	0 FT **
South	0 FT
Building Height	
Residential Units	24 FT for 50% of the product, remaining 50% will be single story
Commercial Buildings	36 FT
Interior Pedestrian Links	9'-0"
Maximum Residential Density	15 du/ac
Residential Setbacks*	
Front	8 FT
Rear	8 FT
Side	8 FT

*Building setback shall exclusive of any trellis, canopy, pergola, and other similar overhanging structures.

** This is for principal building only.

2. Open Space and Amenities

Overall, the proposed open space area will meet or exceed the required amount of open space required in accordance with the Zoning Ordinance and the Peoria Design Manual. A variety of active and passive recreational areas and resident amenities will be strategically located within Sunrise Plaza to create a sense of community. All of the open space areas and amenities will be selected and designed to engage residents and visitors throughout the year.

This development is uniquely designed to foster strong relationships and socialization amongst its residents. The design intent for open space within Sunrise Plaza is to provide enhanced desert landscaping along key pedestrian corridors and along the key site boundaries. As an infill development, the subject site has a unique opportunity to take advantage of the existing landscape buffers and mature screening already in place. The existing Melton Ranch residential community to the south of the SRP power easement provides an ample space with existing native vegetation between Melton Ranch and the subject property. For example, the width of the electrical corridor space is in excess of 200 feet, which is in addition to the landscape buffer within Melton Ranch.

The development team has met with representatives from SRP to discuss the opportunity to provide additional improvements to the easement area. The intent would be to implement decomposed granite walking paths and add to the existing native landscape, creating a desert themed area that blends well with the native desert in the area. This design will also be designed with water conservation in mind. Any improvements to the SRP easement area would be designed and implemented to the satisfaction of SRP and City staff.

Retail / Commercial Amenities

Sunrise Promenade will feature an enhanced public space between the anchor shops. This space will be designed to enhance the customer experience by creating visual interest, and providing a destination space that embellishes the overall feeling of the center. This will be achieved through the development of a cohesive shade structure strategy, activity and lifestyle area, landscaping, ample seating allowance, and lighting to further the ambiance of the center. Additionally, patio and/or gathering areas for patrons will be located adjacent to various businesses throughout the center. These amenities will be accessible through pedestrian connections that will link the retail / commercial uses with each other, as well as the residential community.

Project Entry

Primary entry into the retail / commercial portion of the project is centrally located and designed to create a "Main Street" feel. This primary corridor will create a focal point for pedestrians and gathering places for patrons. The "Main Street" will convert to a pedestrian only corridor carrying the theme through a breezeway of the inline retail buildings and connecting the residential parcel. Landscaping, benches, and shade trellis awnings will create a "Main Street Courtyard" theme connecting both uses in a fluid and consistent manner.

Main Street Courtyard Examples



Shaded Walkways

Sunrise Plaza will have shaded walkways at key intervals on the pedestrian walkways. The walkways shown on the elevations will enhance the experience for customers, provide shade, and create gathering areas. The architectural design of the shade structure will be consistent throughout the development. There will be a focal shade structure at the entrance between the residential and the retail areas.

Shaded Walkway & Trellis Example



Residential Amenities

The residential area has amenities such as a pool, pergolas, walking paths, and featured lawns. Retail patrons and residents will enjoy convenient access to the adjacent amenities which are on site. Moreover, each residence has a front porch facing a courtyard, encouraging opportunities for neighborly interactions with neighbors and passersby. The retail areas have focused on the connectivity and patios for outdoor dining. Additionally, the residential areas have also been planned with open areas, pool, BBQ, and park areas.

3. Lighting

Sunrise Plaza will carefully consider and mitigate the visual impact to surrounding properties. Lighting shall be provided within outdoor spaces to provide visual interest along with enhanced security. Decorative accent lighting may be used to further define pedestrian paths and be

compatible with the overall architectural design character of the development. Lighting will also implement the latest in technology to minimize light pollution and will be shielded to mitigate off-site visual impacts. All light fixtures shall comply with the City of Peoria regulations and the Dark Sky Ordinance.

4. Screening and Walls

Screening walls will be designed to help separate key uses and areas but also to enhance the overall design. Colors and material will be compatible with the overall architectural design. The design will also focus on the pedestrian corridors assuring easy access throughout the site and to adjoining sites while maintaining a sense of security for the residential portion of the community. View fencing may be used in areas where key visual corridors and open space will benefit the residence and patrons.

View Fencing Example



5. Signage

A comprehensive sign package will be submitted with Site Plan and Design Review application for review and approval. The proposed color and materials palette will be consistent with the overall color and materials palette selected for the Sunrise Plaza.

6. Parking

Parking shall comply with Chapter 21-823 of the Zoning Ordinance (“Parking and Loading Requirements”) except as identified below:

- Sunrise Promenade (Parcel A):
 - Parking Ratio:
One (1) space per 250 square feet of gross floor area
 - Parking Stall Dimensions:
Standard Parking Space = 9'.0” x 18'-0”
Compact Parking Space = 8'.0” x 16'-0”

- Compact Parking: Compact parking spaces shall not exceed 20 percent (20%) of the total required parking spaces. Parking in excess of the minimum number of spaces may utilize any combination of compact and standard spaces for excess parking areas.
- Sunrise Village (Parcel B):
 - 1.5 spaces per 1 bedroom unit; plus
 - 2.0 spaces per 2+ bedroom units; plus
 - 1.0 spaces per ten (10) units for guest parking.

Note: Guest parking shall be uniformly distributed throughout the site.

7. Landscape

Creating a contemporary desert environment and providing outdoor spaces that are resident and pedestrian friendly will be the vision and goal for the landscape design. The landscape plant palette will focus on incorporating plant material that is without thorns, non-allergenic, nearly litter free, and trees that will have a canopy growth to temper the solar heat and promote shade. The primary plant material will be utilizing plant species from the Arizona Department of Water Resources low water use list. The use of high water use plant material and turf will be limited to 20% of the landscape area. Since all the surrounding parcels of this development have previously been developed, the landscape will continue the theme and precedent already established, most notably along the Lake Pleasant Parkway Scenic Roadway Corridor.



IX. Phasing / Development Schedule

At this time, the development is planning a late 2018 start and being construction as a single phase. That said, minor phasing of individual pads, buildings and infrastructure may be needed to accommodate certain tenants. All phasing of the property will be subject to City of Peoria review and approval.

X. Infrastructure

1. Access

Sunrise Plaza will have two access points to the project along Lake Pleasant Parkway and one emergency access for the residential area that connects to 97th Avenue as shown on the conceptual site plan. Both entries along Lake Pleasant Parkway will have decorative paving crosswalks and landscape and signage features and is discussed in more detail below.

- “Main Street” Entry (Midpoint of Project) – The main entry into the retail / commercial area is a 30-foot driveway located approximately midway along the Lake Pleasant Parkway frontage of the property.
- Hatfield Road Alignment - A 36-foot driveway provides access to the Property along the southern property line, abutting the SRP easement. This drive is signalized and is the primary entrance to the residential parcel. A decal lane will be improved for the right-in access. The signalized access will have a left out, straight out, and a right out of the property.

Modifications to the existing signal at the SWC of the subject property are needed and currently there are existing power poles and improvements that will need to be relocated. The intersection improvements will be appropriately designed to accommodate the existing conditions while providing adequate access to the Sunrise Plaza development.

- Residential Emergency Access – An “emergency” exit is proposed at the southeast corner of the residential property, which connects to 97th Avenue. Outside of the gate, there will be an adequate turn-around for vehicles.

2. Drainage

Onsite stormwater storage will be provided for the development, as required by the City of Peoria.

3. Utilities

- a. Water – Water service will be provided by Sunrise Water Company. Sunrise Water Company has performed flow test and have confirmed there is adequate supply to service the proposed development.
- b. Sewer – Sanitary Sewer services will be provided by the City of Peoria. Existing sewer lines have been taken into account in the design. Based on existing lines, it is anticipated that the sewer system has adequate capacity for the proposed development.

- c. Electrical – Arizona Public Service Company has confirmed they will service the site and no extensions or modifications are anticipated.
- d. Natural Gas – Southwest Gas Company has confirmed they will service the site and gas availability is sufficient for the proposed development.
- e. Telephone/ Internet – Century Link and Cox have both confirmed they can adequately service the project

XI. Desert Lands Conservation Overlay

The project is located on Lake Pleasant Parkway, north of Pinnacle Peak Road, which is therefore subject to the Desert Lands Conservation Overlay District (DLCO). Per the Peoria Zoning Ordinance the intent of the “DLCO is to identify and protect the unique and environmentally sensitive Sonoran Desert lands in the City and promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.”

A site analysis and native plant inventory has been conducted (see attached Native Plant Inventory) and it has been determined that no significant vegetation, slopes, peaks, boulder formations, or washes exist onsite. Below is a summary of results of the site analysis performed onsite:

Site Analysis

- The site is very flat, the results of the survey show a very minor fall of only six feet across the entire site from the northeast corner to the southwest corner of the site (not including the drainage ditch installed with the street improvements along Lake Pleasant Parkway).
- The drainage ditch along Lake Pleasant Parkway is not a natural formation and appears to have been dug during the street improvements to Lake Pleasant Parkway.
- There is evidence onsite that the property has been utilized for construction staging in the past (debris, rock parking/drives, and asphalt millings).
- Multiple transient camping areas have been utilized under trees and many of the trees have burned and damaged due to transient fires.
- Unlawful dumping has been present on site.
- There are stockpiles of dirt and rock present in the southwest corner of the site.

It is for the reasons listed above that the site does not contain any environmentally sensitive areas where protection or preservation under the DLCO is warranted.

Appendix

Legal Descriptions

Parcel A

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 9 FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE CENTER OF SAID SECTION 9 BEARS NORTH 89°32'54" EAST, 2,660.22 FEET;

THENCE NORTH 00°04'08" WEST, ALONG THE WEST LINE OF SAID SECTION 9, 1,319.92 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°24'50" EAST, 75.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID WEST LINE, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00°04'08" WEST, ALONG SAID PARALLEL LINE, 640.05 FEET TO A REBAR WITH CAP RLS#21780;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 89°19'26" EAST, 590.20 FEET;

THENCE SOUTH 00°40'34" EAST, 640.95 FEET;

THENCE SOUTH 89°24'50" WEST, 596.98 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 380,184 SQUARE FEET OR 8.728 ACRES, MORE OR LESS.

PARCEL B

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 9 FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE CENTER OF SAID SECTION 9 BEARS NORTH 89°32'54" EAST, 2,660.22 FEET;

THENCE NORTH 00°04'08" WEST, ALONG THE WEST LINE OF SAID SECTION 9, 1,319.92 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°24'50" EAST, 75.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID WEST LINE;

THENCE CONTINUING NORTH 89°24'50" EAST, 596.98 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°40'34" WEST, 640.95 FEET; THENCE NORTH 89°19'26" EAST, 673.39 FEET; THENCE SOUTH 00°09'30" WEST, 642.06 FEET;

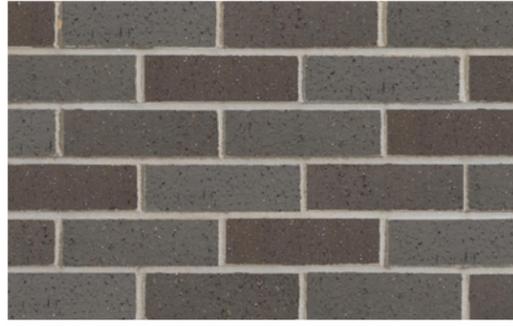
THENCE SOUTH 89°24'50" WEST, 664.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 428,963 SQUARE FEET OR 9.848 ACRES, MORE OR LESS.

Exhibit B

Exhibit C

DESIGN GUIDELINES: PROJECT COLOR PALETTE



BRICK MASONRY
INTERSTATE MIDNIGHT BLACK



BRICK MASONRY
INTERSTATE MONTEREY



BRICK MASONRY
INTERSTATE ALMOND



BRICK MASONRY
INTERSTATE PLATINUM



METAL WALL PANELS
MS METAL SALES
DARK BRONZE



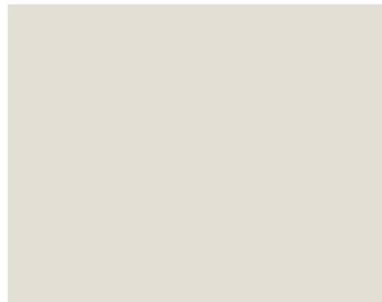
COMPOSITE WOOD SIDING
NEW TECH WOOD ULTRASHIELD
BRAZILIAN IPE



STOREFRONT SYSTEM
KAWNEER
DARK BRONZE



METAL AWNINGS & ACCENTS
DARK BRONZE



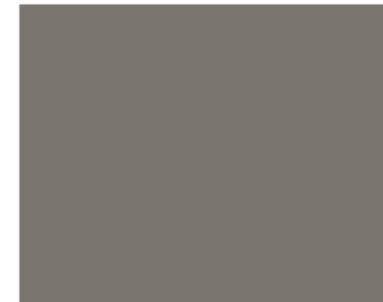
STUCCO FINISH
SHERWIN WILLIAMS
SW7035 - AESTHETIC WHITE



STUCCO FINISH
SHERWIN WILLIAMS
SW7633 - TAUPE TONE



STUCCO FINISH
SHERWIN WILLIAMS
SW7016 - MINDFUL GRAY



STUCCO FINISH
SHERWIN WILLIAMS
SW7019 - GAUNTLET GRAY

PEORIA RETAIL CENTER
NORTH LAKE PLEASANT PKWY AND WEST HAPPY VALLEY ROAD
PEORIA, ARIZONA



Exhibit D

DESIGN GUIDELINES: DESIGN ELEMENTS



PARKING LOT LIGHTING
KIM LIGHTING - THE ARCHETYPE
BRONZE



EXTERIOR WALL LIGHTING
BEGA UP/DOWN LUMINAIRE 66519
BRONZE



METAL AWNINGS
BRONZE COLOR

HARPO BENCH

Materials / Colors



bronze



jarrah (P)



SITE FURNITURE



TRASH ENCLOSURE GATES
HORIZONTAL METAL SLATS
BRONZE COLOR

PEORIA RETAIL CENTER
NORTH LAKE PLEASANT PKWY AND WEST HAPPY VALLEY ROAD
PEORIA, ARIZONA



BOLA
Materials / Colors

landscapeforms®

PRESIDIO LITTER
Materials / Colors

landscapeforms®

Metallic



bronze



BIKE RACKS

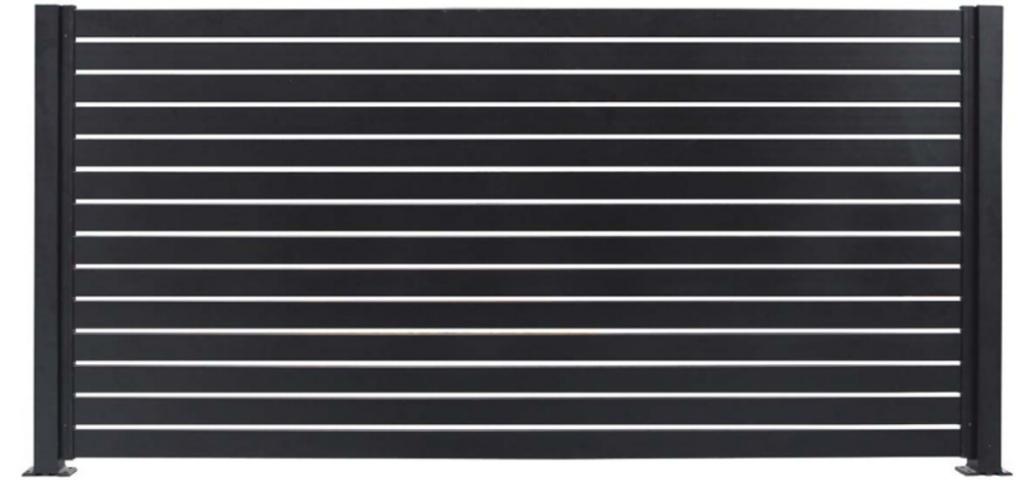
Metallic



bronze



TRASH RECEPTACLE



STEEL RAILING SYSTEMS
BRONZE COLOR

PEORIA RETAIL CENTER
NORTH LAKE PLEASANT PKWY AND WEST HAPPY VALLEY ROAD
PEORIA, ARIZONA



Exhibit E



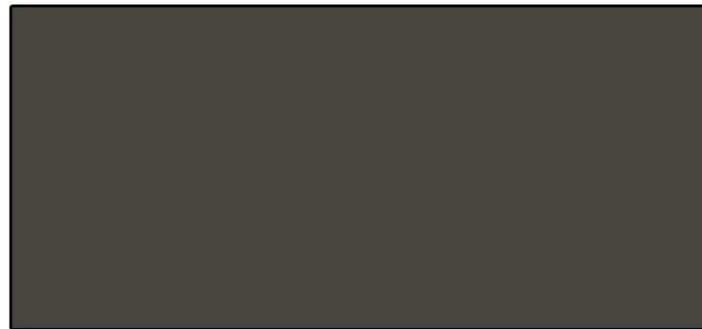
Body Color
Mfg: Sherwin Williams
Aesthetic White (SW 7035)



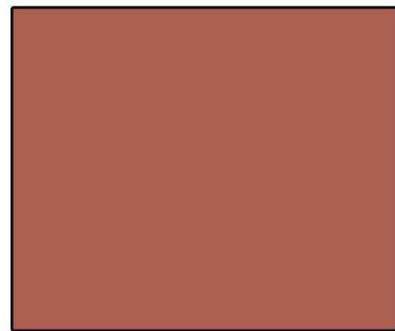
Trim Color
Mfg: Sherwin Williams
Gauntlet Gray (SW 7019)



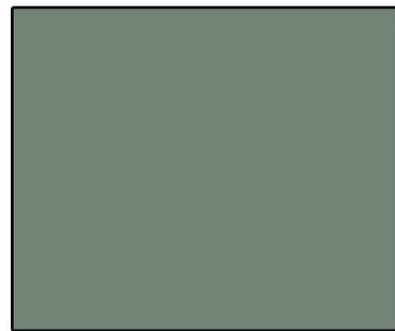
Siding Color
Mfg: Sherwin Williams
Mindful Gray (SW 7016)



Metal Color
Mfg: Sherwin Williams
Sealskin (SW 7675)



Plan 1-Front Door Color
Mfg: Sherwin Williams
Foxy (SW 6333)



Plan 2-Front Door Color
Mfg: Sherwin Williams
Rookwood Blue Green
(SW 2811)



Plan 3-Front Door Color
Mfg: Sherwin Williams
Commodore (SW 6524)



Roof
Mfg: Eagle Roofing
4697 Slate Range- Charcoal Range



Stone
Mfg: Eldorado Stone
Ledge Cut 33- Birch

| Color Scheme

03-06-2017



Body Color
Mfg: Sherwin Williams
Aesthetic White (SW 7035)



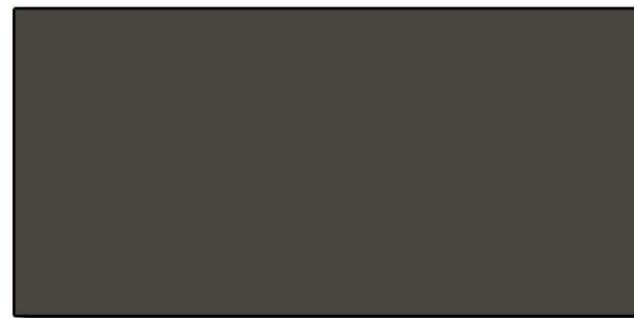
Trim Color
Mfg: Sherwin Williams
Gauntlet Gray (SW 7019)



Roof
Mfg: Eagle Roofing
4697 Slate Range- Charcoal Range



Siding Color
Mfg: Sherwin Williams
Mindful Gray (SW 7016)



Metal Color
Mfg: Sherwin Williams
Sealskin (SW 7675)



Stone
Mfg: Eldorado Stone
Ledge Cut 33- Birch



Front Door Color
Mfg: Sherwin Williams
Foxy (SW 6333)

| Plan One | Color Scheme

03-07-2017



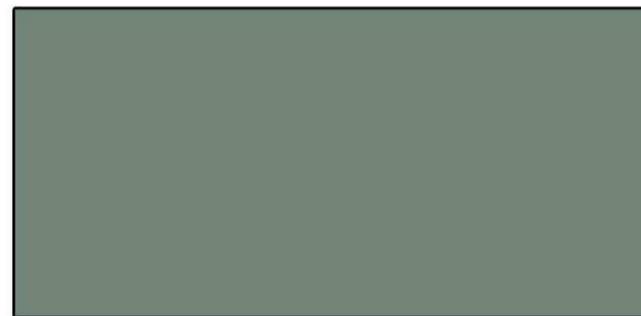
Body Color
Mfg: Sherwin Williams
Aesthetic White (SW 7035)

Trim Color
Mfg: Sherwin Williams
Gauntlet Gray (SW 7019)



Siding Color
Mfg: Sherwin Williams
Mindful Gray (SW 7016)

Metal Color
Mfg: Sherwin Williams
Sealskin (SW 7675)



Front Door Color
Mfg: Sherwin Williams
Rookwood Blue Green
(SW 2811)



Roof
Mfg: Eagle Roofing
4697 Slate Range- Charcoal Range



Stone
Mfg: Eldorado Stone
Ledge Cut 33- Birch

| Plan Two | Color Scheme

03-07-2017

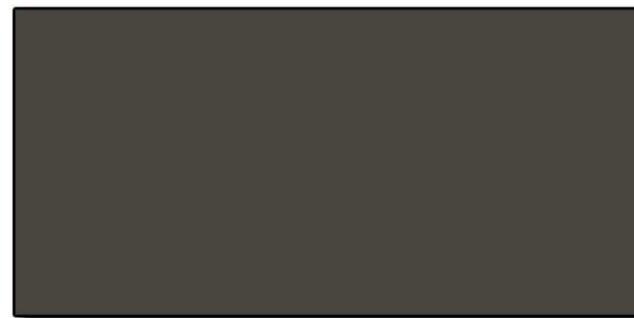


Body Color
Mfg: Sherwin Williams
Aesthetic White (SW 7035)

Trim Color
Mfg: Sherwin Williams
Gauntlet Gray (SW 7019)



Roof
Mfg: Eagle Roofing
4697 Slate Range- Charcoal Range



Siding Color
Mfg: Sherwin Williams
Mindful Gray (SW 7016)

Metal Color
Mfg: Sherwin Williams
Sealskin (SW 7675)



Stone
Mfg: Eldorado Stone
Ledge Cut 33- Birch



Front Door Color
Mfg: Sherwin Williams
Commodore (SW 6524)

|Plan Three| Color Scheme

03-07-2017

Comprehensive Sign Program

Thompson Thrift
3131 East Camelback Rd
Phoenix, AZ 85016

Surprise Plaza @ Lake Pleasant
NEC of Hatfield Rd & Lake Pleasant Pkwy
Peoria, AZ

Revised: 4/17/2018

COMPREHENSIVE
SIGN
PROGRAM

PLANNING & ZONING

Site Plan Approval w/Conditions

Date: 8-28-18

Planner: Lorie Dever

Prepared by:



- ADDRESS: 2831 W. Weldon Ave. | Phoenix, AZ 85017
- PHONE: 602-272-9356
- FAX: 602-272-4608
- www.bootzandduke.com

**COMPREHENSIVE SIGN PACKAGE
SUNRISE PLAZA @ LAKE PLEASANT
PEORIA, ARIZONA**

I. INTRODUCTION

The intent of this comprehensive sign package is to establish and maintain a continuity of quality and aesthetics throughout Sunrise Plaza @ Lake Pleasant for the mutual benefit of all Tenants and to comply with the regulations of the City of Peoria.

II. GENERAL REQUIREMENTS

- A. Flashing, animated or audible signs are prohibited.
- B. No window signs are permitted without written approval from the Landlord. Window signs, if permitted shall not exceed 25% of the window on which it is displayed.
- C. A-frame signs and any portable signs of any nature are prohibited.
- D. Outlining of a building by means of neon lighting, incandescent lighting or other exposed artificial lighting is prohibited.
- E. A fixed balloon used as a sign (which means any lighter-than-air or gas filled balloon attached by a tether to a fixed place) is prohibited.
- F. Portable signs, posters, banners or flags are prohibited.
- G. For the purpose of computing allowable “sign area” for building mounted signs, “Business Front Footage” shall be defined as the lineal distance of the building space occupied by the particular business or use measured on a straight line parallel to the street. In the event that a business or use fronts two (2) or more streets, the property owner shall be given the option of selecting one (1) street frontage for the purpose of computing allowable sign area. Where a business or use does not parallel a street, the “Business Front Footage” shall be measured along the exterior of the building space occupied by the business or use that contains the business’/use’s primary Entrance.
- H. Tenant Shall be responsible for obtaining all sign permits from the City of Peoria prior to the installation of any signage.

III. SPECIFIC TENANT RESPONSIBILITIES

- A. Each tenant shall, at their own expense, install and maintain their own identification sign in accordance with specifications noted herein. Should Tenant’s sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to perform said maintenance or repair. Should Tenant fail to perform, Landlord shall undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of invoice.

IV. CONSTRUCTION REQUIREMENTS FOR BUILDING MOUNTED SIGNAGE

- A. No exposed tubing, conduit, crossovers or conductors will be allowed. All wiring, transformers, and other electrical components or parts shall be concealed. No exposed raceways will be allowed.

Table 1
Build Mounted Wall Signage

Tenant Type	Tenant Leased Floor Space	Signage Multiplier	Maximum Sign Area (Sq. Ft.)	Maximum Sign Height (In.)
Anchor	≥ 20,000 Sq. Ft. < 50,000 Sq. Ft.	1.87	312	72"
Major	≥ 20,000 Sq	1.87	250	60"
Pad	< 20,000 Sq. Ft.	1.87	120	60"
Inline Tenant	< 20,000 Sq. Ft.	1.87	120	48"

Table 2
Free Standing Monument Signs

Sunrise Plaza	# of Signs Permitted on Lake Pleasant Pkwy	# of Signs Permitted on Hatfield Rd	Total # of Signs Permitted	Maximum Sign Height	Maximum Sign Area per Sign
Multi Tenant Freestanding Monument Signs	4	1	5	14ft + 2ft for Embellishment	84 Sq. Ft.

* Sign area shall be as shown on the attached sign detail.

V. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR ANCHOR TENANTS

An Anchor Tenant shall be defined as a Tenant occupying 20,000 square feet of leased floor area or greater. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. The total allowable sign area shall be a maximum of 1.875 square foot of signage for each linear foot of business front footage up to a maximum of 400 square feet. In the event a user fronts on two or more streets, the user shall be given the option of selecting one street frontage for the purpose of computing allowable sign area. Maximum overall sign height including letters and/or corporate logos for all building elevations shall not exceed 96". In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

VI. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR MAJOR TENANTS

A Major Tenant shall be defined as a Tenant occupying a minimum of 20,000 square feet of floor area or less. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. For Major Tenants occupying less than 20,000 square feet of floor area the total allowable sign area shall be a maximum of 1.875 square foot of signage for each linear foot of business front footage up to a maximum of 312 square feet. In the event a user fronts on two or more streets, the user shall be given the option of selecting one street frontage for the purpose of computing allowable sign area. For Major Tenants occupying a minimum of 20,000 square feet of floor area the total allowable sign area shall be a maximum of 1.875 square foot of signage for each linear foot of business front footage up to a maximum of 400 square feet. In the event a user fronts on two or more streets, the user shall be given the option of selecting one street frontage for the purpose of computing allowable sign area. Maximum overall sign height including letters and/or corporate logos for all building elevations shall not exceed 72". In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

VII. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR PAD TENANTS

A Pad Tenant shall be defined as a Tenant occupying a single occupancy building. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. For Pad Tenants occupying less than 20,000 square feet of floor space the total allowable sign area shall be a maximum of 1.875 square foot of signage for each linear foot of business front footage up to a maximum of 120 square feet. In the event a user fronts on two or more streets, the user shall be given the option of selecting one street frontage for the purpose of computing allowable sign area. For Pad Tenants occupying a minimum of 20,000 square feet of floor area and less than 50,000 square feet of floor area the total allowable sign area shall be a maximum of 1.875 square foot of signage for each linear foot of business front footage up to a maximum of 250 square feet. In the event a user fronts on two or more streets, the user shall be given the option of selecting one street frontage for the purpose of computing allowable sign area. Maximum overall sign height including letters and/or corporate logos for all building elevations shall not exceed 60". In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

VIII. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR INLINE TENANTS

An Inline Tenant shall be defined as a Tenant occupying less than 20,000 square feet of floor area and located in a multiple user building. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. The total allowable sign area shall be a maximum of 1.875 square foot of signage for each linear foot of business front footage up to a maximum of 120 square feet. In the event a user fronts on two or more streets, the user shall be given the option of selecting one street frontage for the purpose of computing allowable sign area. Maximum overall sign height including letters and/or corporate logos for all building elevations shall not exceed 48". In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

X. BUILDING MOUNTED SIGNAGE CONSTRUCTION REQUIREMENTS

All building mounted signs shall be defined as pan channel internally illuminated Characters. Custom cabinets will be allowed for logos upon review and approval by Landlord. No clear plex or clear lexan faces will be acceptable. All signs must be illuminated.

XI. FREESTANDING PROJECT IDENTIFICATION DESIGN REQUIREMENTS

There will be five (5) freestanding multi-tenant monument signs, four (4) located along Lake Pleasant Road and three (1) located along Hatfield Road. All multi-tenant monument signs shall be constructed as per the attached approved details. Individual tenant panel design and location must be approved through the Landlord in writing.

Anchor/Major Multi-Tenant Monument Signs

- Two (2) total 14'-0" high double faced internally illuminated multi-tenant monument signs ranging in size from 84 square feet in sign copy area as shown in attachments are permitted. Such signs shall be allowed an additional two (2) feet in height for architectural embellishments, where architectural embellishments are defined as elements of a sign incorporating architectural features of the associated building or development. Embellishments shall not include any feature, figure, or emblem conveying a commercial message and may not constitute more than 20% of sign area.

Secondary Monument Signs

- Two (2) total 12'-0" high double faced internally illuminated multi-tenant monument signs ranging in size from 54 square feet in sign copy area as shown in attachments are permitted. Such signs shall be allowed an additional two (2) feet in height for architectural embellishments, where architectural embellishments are defined as elements of a sign incorporating architectural features of the associated building or development. Embellishments shall not include any feature, figure, or emblem conveying a commercial message and may not constitute more than 20% of sign area.

Entry Monument Signs

- One (2) total 7'-0" high double faced internally illuminated monument signs ranging in size from 21 square feet in sign copy area as shown in attachments are permitted. Such signs shall be allowed an additional two (2) feet in height for architectural embellishments, where architectural embellishments are defined as elements of a sign incorporating architectural features of the associated building or development. Embellishments shall not include any feature, figure, or emblem conveying a commercial message and may not constitute more than 20% of sign area.

Sign Consultant: Andy Gibson

Bootz & Duke Sign Co. • 4028 W. Whitton - Phoenix, AZ 85019

Phone: 602-272-9356 • Fax: 602-272-4608 • andy@bootzandduke.com

TYPICAL PAN CHANNEL LETTERS

NOT TO EXCEED 80%
LEASED FRONTAGE

NOT TO EXCEED 80%
OF SIGN BAND IN HEIGHT



TYPICAL SET OF PAN CHANNEL LETTERS.

CONSTRUCTION

.063" ALUMINUM CONSTRUCTION.
5" DEEP RETURNS, .040" CLC, COLOR AS PER
TENANT.
3/4" TRIM CAP, COLOR AS PER TENANT..

MOUNTING

MOUNT FLUSH TO WALL.

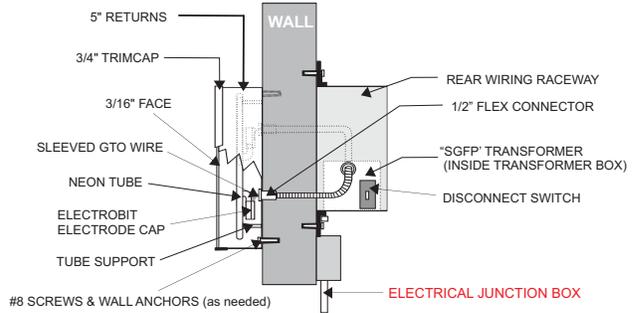
FACE

3/16" SG ACRYLIC, COLOR AS PER TENANT.

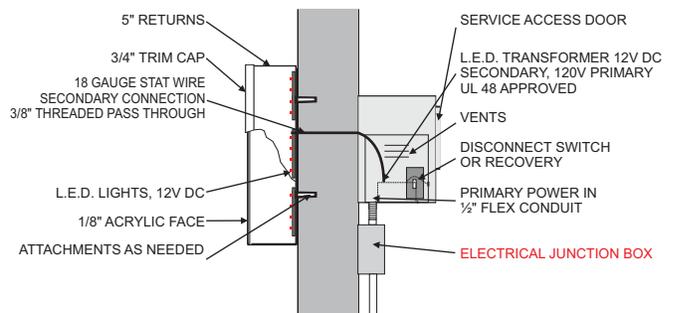
ILLUMINATION

L.E.D. OR NEON, SINGLE OR DOUBLE STROKE.
1 STROKE PER 4" LED, 1 STROKE PER 6" NEON.
REMOTE MOUNTED 30MA TRANSFORMERS.

NEON ILLUMINATED PAN CHANNEL LETTERS



L.E.D. ILLUMINATED PAN CHANNEL LETTERS

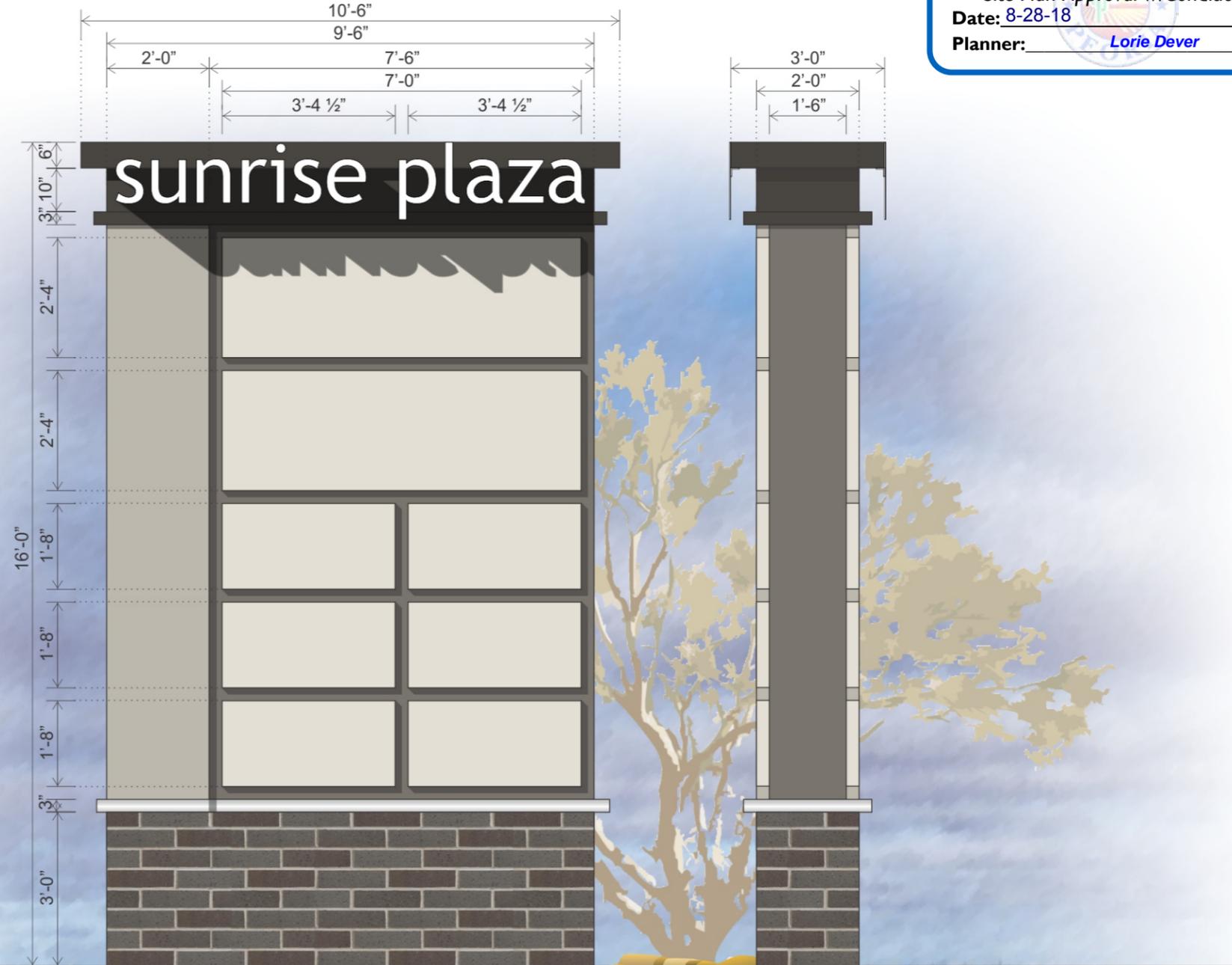


1 Manufacture and Install Two(2) Internally Illuminated Monument Sign
 84.00 Sq. Ft. Scale: 3/8" - 1"-0"

Monument Sign:

- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted
- **Faces:** Routed .125 Painted
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Vinyl:** Colors TBD
- **Illumination:** CWHO Fluorescent Lamps
- **Power:** Ballasts in Sign
- **Installation:** On ASA Pipe and Footer at Customer Specified Location

PLANNING & ZONING
 Site Plan Approval w/Conditions
 Date: 8-28-18
 Planner: Lorie Dever



MATERIALS	
	Asthetic White SW7035
	Mindful Gray SW7016
	Taupe Tone SW7633
	Gauntlet Gray SW7019
	Duranodic Bronze
	Brick Masonry
	Interstate Midnight Black

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
--	--

PLANNING & ZONING
 Site Plan Approval w/Conditions
 Date: 8-28-18
 Planner: Lorie Dever

2 Manufacture and Install Two(2) Internally Illuminated Monument Sign
 53.95 Sq. Ft. Scale: 3/8" - 1"-0"

Monument Sign:

- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted
- **Faces:** Routed .125 Painted
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Vinyl:** Colors TBD
- **Illumination:** CWHO Fluorescent Lamps
- **Power:** Ballasts in Sign
- **Installation:** On ASA Pipe and Footer at Customer Specified Location

MATERIALS	
	Asthetic White SW7035
	Mindful Gray SW7016
	Taupe Tone SW7633
	Gauntlet Gray SW7019
	Duranodic Bronze
	Brick Masonry
	Interstate Midnight Black



All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
--	--

PLANNING & ZONING
 Site Plan Approval w/Conditions
 Date: 8-28-18
 Planner: Lorie Dever

3 Manufacture and Install One(1) Internally Illuminated Monument Sign
 21.00 Sq. Ft. Scale: 3/8" - 1"-0"

Monument Sign:

- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted
- **Faces:** Routed .125 Painted
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Vinyl:** Colors TBD
- **Illumination:** CWHO Fluorescent Lamps
- **Power:** Ballasts in Sign
- **Installation:** On ASA Pipe and Footer at Customer Specified Location

MATERIALS	
	Asthetic White SW7035
	Mindful Gray SW7016
	Taupe Tone SW7633
	Gauntlet Gray SW7019
	Duranodic Bronze
	Brick Masonry Interstate Midnight Black



All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
--	--

4 Manufacture and Install One(1) Internally Illuminated Monument Sign
 21.00 Sq. Ft. Scale: 3/8" - 1"-0"

Monument Sign:

- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted
- **Faces:** Routed .125 Painted
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Vinyl:** Colors TBD
- **Illumination:** CWHO Fluorescent Lamps
- **Power:** Ballasts in Sign
- **Installation:** On ASA Pipe and Footer at Customer Specified Location

MATERIALS	
	Asthetic White SW7035
	Gauntlet Gray SW7019
	Mindful Gray SW7016
	Sealskin SW7675
	Split Face Block Color TBD



All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.	Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications
---	---

PLANNING & ZONING
 Site Plan Approval w/Conditions
 Date: 8-28-18
 Planner: Lorie Dever



Manufacture and Install Illuminated Blade Signs with Tenant Logo on Translucent Panel
 Scale: 3" - 1"-0"

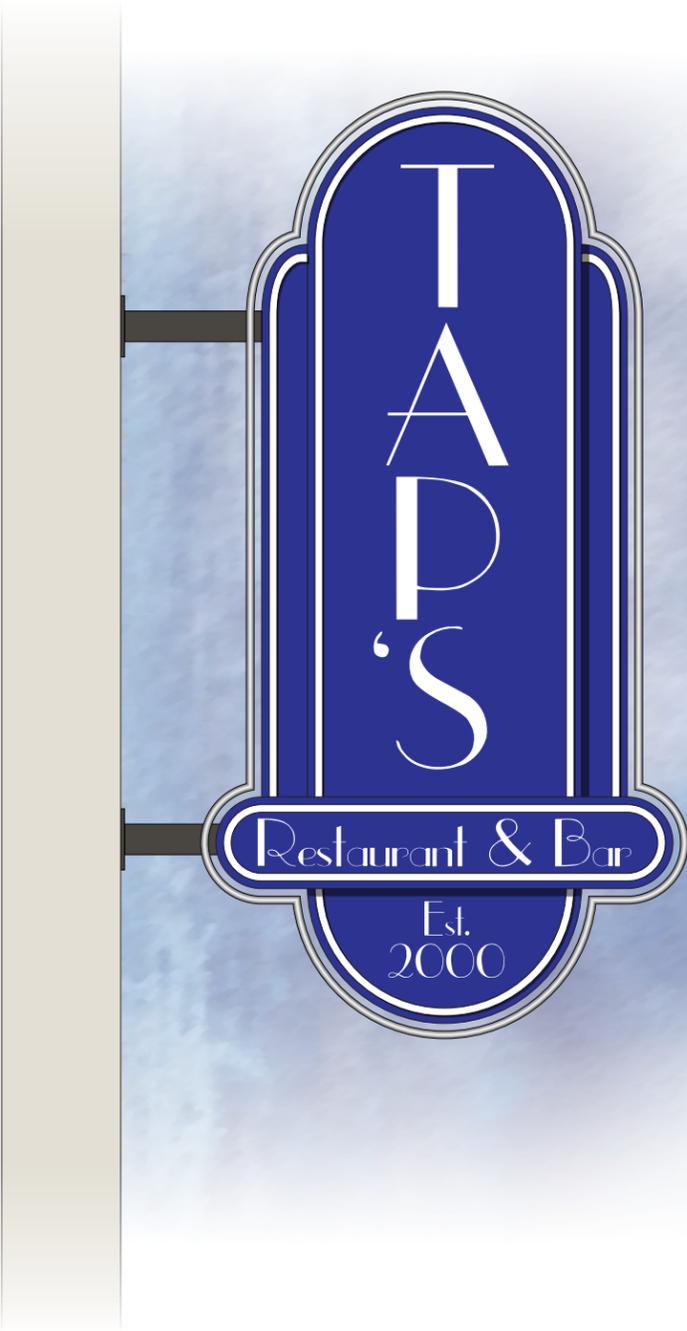
Blade Sign:

- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted
- **Faces:** 3/16" White Acrylic
- **Vinyl:** Colors TBD
- **Illumination:** White LEDs
- **Power:** Power Supplies in Cabinet
- **Installation:** On Brackets at Customer Specified Location

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
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PLANNING & ZONING
Site Plan Approval w/Conditions
Date: 8-28-18
Planner: Lorie Dever



Manufacture and Install Illuminated Elaborate Blade Signs with Tenant Logo on Translucent Panel
Scale: 1" = 1'-0"

- Blade Sign:**
- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted
 - **Faces:** 3/16" White Acrylic
 - **Vinyl:** Colors TBD
 - **Illumination:** White LEDs
 - **Power:** Power Supplies in Cabinet
 - **Installation:** On Brackets at Customer Specified Location



All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2012 I.B.C.

Electrical Specifications
All Signs Fabricated as per
2011 N.E.C. Specifications

