



AGENDA

DESIGN REVIEW BOARD

Friday, September 14, 2012, 11:00 AM
Administrative Conference Room
College Station City Hall
1101 Texas Avenue
College Station, Texas, 77840

1. Call to Order
2. Consideration, discussion and possible action to approve meeting Minutes.
 - July 2, 2012
3. Presentation, possible action, and discussion regarding freestanding and attached signs for Ozona Bar & Grill located at 520 Harvey Road in the Wolf Pen Creek Design District. Case # 12-00500176 (MTH)
4. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
5. Adjourn.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the **Friday, September 14, 2012** at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2012 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2012 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2012.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3541 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



Minutes
Design Review Board
July 2, 2012, 11:00 a.m.
Administrative Conference Room ~ City Hall
1101 Texas Ave
College Station, Texas, 77840

Board Members Present: Jason Kinnard Acting Chairman, Katy Jackson, Susan McGrail and Steven Schloss

Board Members Absent: Bill Mather and Mike Ashfield

Staff Present: Jennifer Prochazka, Morgan Hester, Jenifer Paz and Mandi Alford

Others Present: Natalie Stancik

AGENDA ITEM NO. 1: Call to order.

Acting Chairman Jason Kinnard called the meeting to order at 11:03 a.m.

AGENDA ITEM NO.2: Consideration, discussion and possible action on Absence Requests.

Katy Jackson motioned to approve the absence request for Bill Mather and Mike Ashfield on July 2, 2012; Steven Schloss seconded the motion, which passed (4-0).

AGENDA ITEM NO. 3: Consideration, discussion and possible action to approve meeting minutes for October 14, 2011 and February 24, 2012.

Katy Jackson motioned to approve the meeting minutes; Jason Kinnard seconded the motion, which passed (4-0).

AGENDA ITEM NO. 4: Presentation, possible action, and discussion regarding new freestanding and attached signs for Ozona Bar & Grill located at 520 Harvey Road in the Wolf Pen Creek Design District. Case #12-00500110 (MTH)

Staff Planner Hester presented the staff report stating that the applicant requested to replace the existing attached building signs and freestanding sign located on Harvey Road with signs utilizing the company's new branding. A new sign package presented to the Design Review Board in 2009 was denied. The freestanding and attached signage currently on site was approved in 2003 when the restaurant changed from Kona Ranch to Ozona Bar & Grill.

The applicant proposed one sign package for consideration. Both the attached building signs and freestanding sign utilize a maroon color (PMS 505 C) and white. The sign includes graphic elements consisting of a white directional arrow below the restaurant name. Both the arrow and the words "Ozona Bar & Grill" will be lined with neon lighting. Red neon will be utilized on the white directional arrow and white neon will be incorporated into the words "Ozona Bar & Grill".

The freestanding sign area is 68.25 square feet in size and will be mounted on the existing stone monument structure. The building's attached signage is 68.25 square feet facing the right-of-way and 19 square feet above the entry door. All proposed signs meet the requirements of the Unified Development Ordinance Section 7.4 'Signs' as it relates to allowable sign area and height.

Katy Jackson motioned to approve the sign as submitted; Steven Schloss seconded the motion, which passed unopposed. (4-0)

AGENDA ITEM NO. 5: Presentation, possible action, and discussion regarding an attached sign for Sabi Boutique located at 614 Holleman Drive East Suite 1170 at The Lofts at Wolf Pen Creek in the Wolf Pen Creek Design District. Case #12-00500120 (MTH)

Staff Planner Hester presented the staff report stating that the applicant is requesting to provide attached signage for a retail tenant location at The Lofts at Wolf Pen Creek on Holleman Drive East.

The applicant proposed an attached sign for their retail suite in The Lofts at Wolf Pen Creek. The proposal utilizes white and two different shades of green. The sign includes graphic elements consisting of the words "sabi boutique" and a crown over the "b". These letters utilize the darker green color and white, while the crown and "b" utilize the white and both greens. The lighter green may not meet the criteria listed below, but it is being utilized as a small accent to the sign.

The proposed attached sign is 30.0 square feet in size and meets the requirements of the Unified Development Ordinance Section 7.4 'Signs' as it relates to allowable sign area.

Steven Schloss motioned to approve the sign as submitted; Katy Jackson seconded the motion, which passed unopposed. (4-0)

AGENDA ITEM NO. 6: Possible action and discussion on future agenda items - A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

No Items

AGENDA ITEM NO. 7: Adjourn

Steven Schloss motioned to adjourn the meeting; Katy Jackson seconded the motion, which passed unopposed (4-0). Meeting adjourned at 11:12 a.m.

APPROVED:

Mike Ashfield, Chairman

ATTEST:

Mandi Alford, Staff Assistant



DESIGN REVIEW BOARD
for
Ozona Bar & Grill
12-00500176

REQUEST: Replace existing freestanding and attached signage

SCALE: 1.84 acres

LOCATION: 520 Harvey Road

ZONING DISTRICT: WPC Wolf Pen Creek

APPLICANTS: Shannon Pennington, Advanced Sign Company

PROJECT MANAGER: Morgan Hester, Staff Planner
mhester@cstx.gov

RECOMMENDATION: Staff recommends approval of the proposed sign package.

ITEM BACKGROUND: The applicant is requesting to replace the existing attached building signs and freestanding sign located on Harvey Road with signs utilizing the company's new branding. A new sign package presented to the Design Review Board in July 2012 and was approved. The freestanding and attached signage currently on site was approved in 2003 when the restaurant changed from Kona Ranch to Ozona Bar & Grill.

ITEM SUMMARY: The applicant has proposed a revised sign package for consideration. Both the attached building signs and freestanding sign now utilize a red orange color (PMS 484 C) and white instead of a maroon color (PMS 505 C) and white that was approved in July 2012. The sign includes graphic elements consisting of a white directional arrow below the restaurant name. Both the arrow and the words "Ozona Bar & Grill" will be lined with neon lighting. Red neon will be utilized on the white directional arrow and white neon will be incorporated into the words "Ozona Bar & Grill".

The freestanding sign area is 68.25 square feet in size and will be mounted on the existing stone monument structure. The building's attached signage is 68.25 square feet facing the right-of-way and 19 square feet above the entry door. All proposed signs meet the requirements of the Unified Development Ordinance Section 7.4 'Signs' as it relates to allowable sign area and height.

All signs reviewed and approved by the Design Review Board will require the submittal of a sign permit application to the Planning & Development Department in order to receive an approved sign permit prior to installation of any signs.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed sign package.

REVIEW CRITERIA:

The Design Review Board shall evaluate all proposed signage according to the following criteria:

1. Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.
2. Every sign shall have good scale and proportion in its design and in its visual relationship to the buildings and surroundings.
3. The color, materials, and lighting of every sign shall be restrained and harmonious with the building and surroundings.
4. The number of graphics on a signs shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
5. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
6. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

SUPPORTING MATERIALS:

1. Application
2. Sign details
3. Color and material samples (provided at the meeting)



Aug 24th

FOR OFFICE USE ONLY	
CASE NO.:	12-170
DATE SUBMITTED:	8-16-12
TIME:	11:40
STAFF:	RK

DESIGN REVIEW BOARD APPLICATION WOLF PEN CREEK DEVELOPMENT REVIEW

(Check all that apply. Note: All items checked must be presented to the Design Review Board at the same time):

- Site Plan / Building Building Sign

MINIMUM SUBMITTAL REQUIREMENTS:

- \$350 Design Review Board Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.

For Site Plan / Building consideration:

- \$932 Site Plan Application Fee.
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- \$350 Non-Residential Architectural Standards Building Review Application Fee (if applicable).
- Fourteen (14) folded copies of site plan.
- One (1) folded copy of the landscape plan.
- One (1) copy of the following for building review (if applicable).
 - Building elevations to scale for all buildings.
 - A list of building materials for all facade and screening.
 - Color samples for all buildings or list colors to be used from the approved color palette.
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the public infrastructure plans and supporting documents (if applicable).
- The attached Site Plan and Non-Residential Architectural Standards Building Review checklists (if applicable) with all items checked off or a brief explanation as to why they are not check off.

For Building consideration:

- \$250 Non-Residential Architectural Standards Building Review Application Fee (if applicable).
- One (1) copy of building elevations to scale for all buildings.
- A list of building materials for all facades and screening.
- Color samples for all buildings or list colors to be used from the approved color palette.
- The attached Non-Residential Architectural Standards Building Review checklist with all items checked off or a brief explanation as to why they are not checked off (if applicable).

For Sign consideration:

- Ten (10) copies of sign details with dimensions.
- Ten (10) copies of the building elevation showing sign placement (if attached signage is proposed).
- Ten (10) copies of color samples.
- Material samples.

NOTE: Proposed development in Wolf Pen Creek must be reviewed by the Design Review Board. When staff has completed their technical review of the proposal, it will be scheduled for consideration by the Design Review Board. Ten (10) copies of all current design plans and color samples will be required for the Board.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT OZONA BAR & Grill

ADDRESS 520 HARVEY Rd. C.S. TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) _____

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project): art@advancedsigncompany.com

Name Shannon Pennington (Advanced Sign Co.) E-mail on file

Street Address 10114 Woodview Dr.

City College Station State TX Zip Code 77845

Phone Number (779) 218-5072 Fax Number _____

PROPERTY OWNER'S INFORMATION: (Contact: Creed Ford)

Name Moondance Investments (Creed Ford) E-mail _____

Street Address 1514 RR 620 South

City Austin State TX Zip Code 78734

Phone Number (512) 263-0929 Fax Number 512-203-2099

OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.):

Name BRANDON HALL E-mail on file already

Street Address 116910 IH 35 brandon@lewissign.com

City Buda State TX Zip Code 78610

Phone Number (512) 312-4553 Fax Number (512) 312-4551

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

- Yes
- No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

Proposed use of property BAR & Grill

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

Square footage of attached sign 87.25

Square footage of freestanding sign 48.25

For **Site Plan** consideration, describe how the following proposed elements meet the goals of the special district plan and related regulations:

Site Lighting:

Solid Waste:

Relationship of building(s) to site:

Relationship of building(s) and site to adjoining areas:

Building footprint design:

Miscellaneous structures and street hardware:

Landscaping:

Site Maintenance:

For **Building** consideration, describe how the following proposed elements meet the goals of the special district plan and related regulations:

Building Lighting:

[Empty box for Building Lighting description]

Solid Waste Screening:

[Empty box for Solid Waste Screening description]

Relationship of building(s) to site:

[Empty box for Relationship of building(s) to site description]

Relationship of building(s) and site to adjoining areas:

[Empty box for Relationship of building(s) and site to adjoining areas description]

Building design:

[Empty box for Building design description]

Maintenance (as related to Building design):

[Empty box for Maintenance (as related to Building design) description]

For **Sign** consideration, describe how the following proposed elements meet the goals of the special district plan and related regulations:

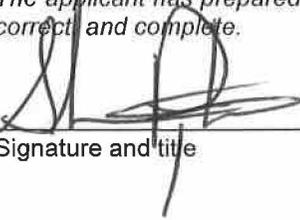
Signs:

Signs Are being Replaced & upgraded To match AREA & To Beautify location.

Maintenance:

All electrical components to be New, All NEC standards and will cut down on consumption of elect. & Maintenance work...

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct and complete.

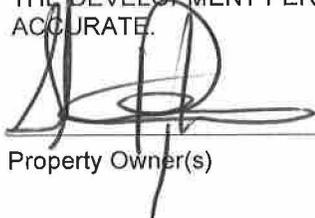
 Signature and title
OWNER
Sign Co.

8/ Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no significant work is progressing within 24 months of issuance.
6. Other permits may be required to fulfill local, state, and federal requirements. Owner will obtain or show compliance with all necessary State and Federal Permits prior to construction including NOI and SWPPP.
7. If required, Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.
8. Owner hereby gives consent to City representatives to make reasonable inspections required to verify compliance.
9. If, stormwater mitigation is required, including detention ponds proposed as part of this project, it shall be designed and constructed first in the construction sequence of the project.
10. In accordance with Chapter 13 of the Code of Ordinances of the City of College Station, measures shall be taken to insure that all debris from construction, erosion, and sedimentation shall not be deposited in city streets, or existing drainage facilities. All development shall be in accordance with the plans and specifications submitted to and approved by the City Engineer for the above named project. All of the applicable codes and ordinances of the City of College Station shall apply.
11. The information and conclusions contained in the attached plans and supporting documents will comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines Technical Specifications, and Standard Details. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
12. Release of plans to _____ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.


Property Owner(s)

Sign Contractor

8/16/12
Date

Engineer Certification:

1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including NOI and SWPPP. Design will not preclude compliance with TPDES: i.e., projects over 10 acres may require sedimentation basin.
3. The information and conclusions contained in the attached plans and supporting documents comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
4. I, THE ENGINEER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

Engineer

Date

The following CERTIFICATIONS apply to development in Special Flood Hazard Areas.

Required for Site Plans, Final Plats, Construction Plans, Fill / Grading Permits, and Clearing Only Permits:*

A. I, _____, certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, **shall not:**

- (i) increase the Base Flood elevation;
- (ii) create additional areas of Special Flood Hazard Area;
- (iii) decrease the conveyance capacity to that part of the Special Flood Hazard Area that is not in the floodway and where the velocity of flow in the Base Flood event is greater than one foot per second. This area can also be approximated to be either areas within 100 feet of the boundary of the regulatory floodway or areas where the depth of from the BFE to natural ground is 18 inches or greater;
- (iv) reduce the Base Flood water storage volume to the part of the Special Flood Hazard Area that is beyond the floodway and conveyance area where the velocity of flow in the Base Flood is equal to and less than one foot per second without acceptable compensation as set forth in the City of College Station Code of Ordinances, Chapter 13 concerning encroachment into the Special Flood Hazard Area; nor
- (v) increase Base Flood velocities.

beyond those areas exempted by ordinance in Section 5.11.3a of Chapter 13 Code of Ordinances.

Engineer

Date

Initial

* If a platting-status exemption to this requirement is asserted, provide written justification under separate letter in lieu of certification.

Required for Site Plans, Final Plats, Construction Plans, and Fill / Grading Permits:

B. I, _____, certify to the following:

- (i) that any nonresidential or multi-family structure on or proposed to be on this site as part of this application is designed to prevent damage to the structure or its contents as a result of flooding from the 100-year storm.

Engineer

Date

Additional certification for Floodway Encroachments:

C. I, _____, certify that the construction, improvement, or fill covered by this permit shall not increase the base flood elevation. I will apply for a variance to the Zoning Board of Adjustments.

Engineer

Date



LEWIS*SIGN

ESTABLISHED 1975

16910 S IH 35 Blvd, TX 78610

Office: 512.312.4555 Fax: 512.312.4551

email: info@lewisign.com

DESIGN #: 03-056 R2
Sheet: 1 of 4
PROJECT
OZONA GRILL & BAR
ADDRESS
520 HARVEY RD.
COLLEGE STATION, TX. 77840
Acct. Rep: B. HALL
Designer: ASHLEIGH FIDDLER
Date: 03/26/12
REVISION / DATE

04/17/12 CHANGE TO PMS 505 AF
07/24/12 CHANGE TO PMS 484 AF

MANDATED BY STATE STATUTE:
 Anytime wiring, installing or servicing electrical signs, outline lighting, lighted awnings, signals, LED's and existing outdoor electric discharge lighting must be licensed individually and the company they represent must maintain an Electric Sign Contractor License.

These license holders are regulated by the Texas Department of Licensing and Regulation. For compliance verification or complaints contact TDLR in Austin at 1-800-803-9202, 512-463-6599, or www.license.state.tx.us.

This firm's license is TSEL #18067 Sign Healer's License #7312. To verify a company's license, log on to www.license.state.tx.us/LicenseSearch Enter the company's name at "Inquire By Name" and press enter.

ELECTRICAL CONNECTION
 IF PRIMARY POWER/ BOX IS WITHIN 10'-0" OF SIGN, FINAL CONNECTION BY LEWIS SIGN. IF PRIMARY POWER/ BOX IS FURTHER THAN 10'-0" FINAL CONNECTION TO BE BY CLIENT'S ELECTRICAL.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. SIGN SHALL BEAR UL LABEL(S).



A DOUBLE FACE MONUMENT (CABINET)

ONE SIGN (1) REQU'D - MANUFACTURE & INSTALL

SCALE: 1/4" = 1'-0"

SQ. FT. 68.25

SCOPE OF WORK: FABRICATE AND INSTALL NEW DOUBLE FACE CABINET WITH EXPOSED NEON AND OPEN-FACE NEON CHANNEL LETTERING

CABINET: ALUMINUM SKINNED CABINET WITH WELDED STEEL INNER ANGLE FRAME
 PTM PMS 484 C AND WHITE

26 1/2" RETURNS ON MAIN CABINET, FACE PANEL TO EXTEND BELOW EXISTING MONUMENT (ARROW)
 EXPOSED NEON ATTACHED TO FACE

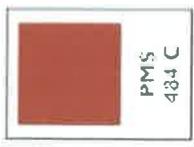
CHANNEL LETTERS: OPEN FACE CHANNEL LETTERS:

3/16" CLEAR ACRYLIC FACE, 3" .040 RETURNS PTM PMS 484 (O, FACE A, FACE B) AND WHITE

.050 PREFINISHED WHITE ALUM BACKS MOUNTED TO CABINET FACE

ILLUMINATION: 15MM 30MA RUBY RED AND WHITE NEON

MOUNTING: MOUNTED ON EXISTING MONUMENT STRUCTURE WITH NON-CORROSIVE HARDWARE AS REQUIRED
 EXISTING PIPE SUPPORT IS 8 3/4" OD STEEL PIPE.



12-176
 8-16-12
 11:40
 RK



LEWIS SIGN
ESTABLISHED 1978

16910 S IH 35 Bldg, TX 78610
 Office: 512.312.4555 Fax: 512.312.4551
 email: info@lewisign.com

DESIGN #: 03-056 RZ
Sheet: 2 of 4
PROJECT
OZONA GRILL & BAR
ADDRESS
520 HARVEY RD. COLLEGE STATION, TX. 77840
Acct. Rep: B. HALL
Designer: ASHLEIGH FIDDLER
Date: 03/26/12
REVISION / DATE
04/17/12 CHANGE TO PMS 505 AF 07/24/12 CHANGE TO PMS 484 AF

MANDATED BY STATE STATUTE:
 Anyone selling, installing or servicing electrical signs, outline lighting, lighted awnings, signals, LED's and existing outdoor electric discharge lighting must be licensed individually and the company they represent must maintain an Electric Sign Contractors License.

These license holders are regulated by the Texas Department of Licensing and Regulation. For compliance verification or complaints contact TDLR in Austin at 1-800-803-9292, 512-463-6399, or www.license.state.tx.us.

This firm's license is TSCC #18067 Sign Makers License # 2312. To verify a company's license, log on to www.license.state.tx.us/licensesearch. Enter the company's name or "Inquire By Name" and press enter.

ELECTRICAL CONNECTION

IF PRIMARY POWER BOX IS WITHIN 10'-0" OF SIGN, FINAL CONNECTION BY LEWIS SIGN. IF PRIMARY POWER BOX IS FURTHER THAN 10'-0" FINAL CONNECTION TO BE BY CLIENT'S ELECTRICIAN.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



NIGHT VIEW



***** **IMPORTANT NOTE** *****
 PHOTO RENDERING IS FOR VISUALIZATION ONLY. ACTUAL SIGN(S) MAY BE LARGER OR SMALLER THAN DEPICTED

CLIENT'S APPROVAL

Approval required before work can begin



LEWIS SIGN

16910 S IH 35 Blvd, TX 78640
 Office: 512.312.4555 Fax: 512.312.4551
 email: info@lewisign.com

DESIGN #:	03-056 R2
Sheet:	3 of 4
PROJECT:	OZONA GRILL & BAR
ADDRESS:	520 HARVEY RD. COLLEGE STATION, TX. 77840
Acc. Rep.:	B. HALL
Designer:	ASHLEIGH FIDDLER
Date:	03/26/12
REVISION / DATE	

04/17/12 CHANGE TO PMS 505 AF
07/24/12 CHANGE TO PMS 484 AF

MANDATED BY STATE STATUTE:
 Anyone selling, installing or servicing electrical signs, outline lighting, lighted awnings, signs, LEDs and existing outdoor electric discharge lighting must be licensed individually and the company they represent must maintain an Electric Sign Contractors License.

These license holders are regulated by the Texas Department of Licensing and Regulation. For compliance verification or complaints contact TDLR in Austin at 1-800-803-9302. 512-462-6599, or www.license.state.tx.us

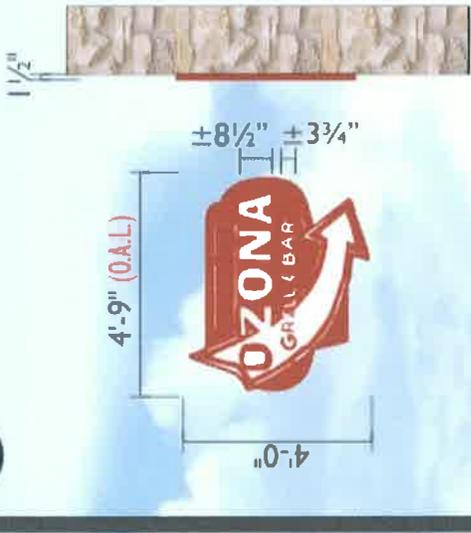
This firm's license is TSLC #10047 Sign Painter's License #7312. To verify a company's license, log on to www.license.state.tx.us/LicenseSearch Enter the company's name at "Inquire By Name" and press enter.

ELECTRICAL CONNECTION
 IF PRIMARY POWER BOX IS WITHIN 10'-0" OF SIGN, FINAL CONNECTION BY LEWIS SIGN. IF PRIMARY POWER BOX IS FURTHER THAN 10'-0" FINAL CONNECTION TO BE BY CLIENT'S ELECTRICIAN.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 690 OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN SIGN WILL BEAR UL LABELS.

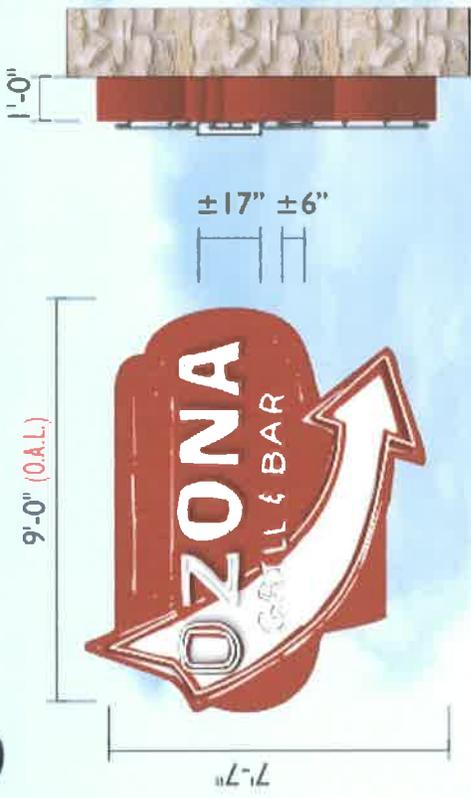


C



SIDE VIEW

B



SIDE VIEW

B

WALL CABINET SIGN (ILLUMINATED)

ONE SIGN (1) REQUIRED - MANUFACTURE & INSTALL

SCOPE OF WORK: FABRICATE AND INSTALL NEW SINGLE FACE CABINET WITH EXPOSED NEON AND OPEN FACE CHANNEL LETTERING

CABINET: ALUMINUM SKINNED CABINET WITH WELDED STEEL INNER ANGLE FRAME
 PTM PMS 484 C AND WHITE
 EXPOSED NEON ATTACHED TO FACE

CHANNEL LETTERS: OPEN FACE CHANNEL LETTERS:

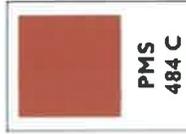
3/16" CLEAR ACRYLIC FACE, 3" .040 RETURNS PTM PMS 484 (O) AND WHITE
 .050 PREFINISHED WHITE ALUM BACKS. MOUNTED TO CABINET FACE.

ILLUMINATION: 15MM 30MA RUBY RED AND WHITE EXPOSED NEON

MOUNTING: MOUNTED TO BUILDING FASCIA WITH NON-CORROSIVE HARDWARE AS REQUIRED

SCALE: 1/4" = 1'-0"

SQ. FT. 68.25



C

WALL PAN SIGN (NON-ILLUMINATED)

ONE SIGN (1) REQUIRED - MANUFACTURE & INSTALL

SCOPE OF WORK: FABRICATE AND INSTALL NEW SINGLE FACE PAN SIGN

CABINET: .125 ALUMINUM FACE, 1 1/2" .063 RETURNS
 PTM PMS 484 C AND WHITE

MOUNTING: MOUNTED TO BUILDING FASCIA WITH NON-CORROSIVE HARDWARE AS REQUIRED

SCALE: 1/4" = 1'-0"

SQ. FT. 19

CLIENT'S APPROVAL

Approval required before work can begin



LEWIS★SIGN

14910 S IH 35 Suite, TX 78810
 Office: 512.312.4555 Fax: 512.312.4551
 email: info@lewisign.com

DESIGN #:	03-056 RZ
Sheet:	4 of 4
PROJECT:	OZONA GRILL & BAR
ADDRESS:	520 HARVEY RD. COLLEGE STATION, TX. 77840
Act. Mgr.:	B. HALL
Designer:	ASHLEIGH FIDDLER
Date:	03/26/12
REVISION / DATE	

04/17/12 CHANGE TO PMS 505 AF
07/24/12 CHANGE TO PMS 484 AF

PERMITTED BY STATE STATUTE:
 Anytime wiring, installing or servicing electrical signs, outline lighting, lighted writings, signals, LED's and cooling outdoor electric discharge lighting must be licensed individually and the company they represent must maintain an Electric Sign Contractors License.

These license holders are regulated by the Texas Department of Licensing and Regulation. For compliance verification or complaints contact TDLR in Austin at 1-800-605-9100, 512-463-4539, or www.dlicensing.state.tx.us.

This firm's license is TSLC #16063 Sign Marter's License #7312. To verify a company's license, log on to www.license.state.tx.us/verifyLicense. Enter the company's name or "Inquire By Name" and press enter.

ELECTRICAL CONNECTION

IF PRIMARY POWER BOX IS WITHIN 10'-0" OF SIGN, FINAL CONNECTION BY LEWIS SIGN. IF PRIMARY POWER BOX IS FURTHER THAN 10'-0" FINAL CONNECTION TO BE BY CLIENT'S ELECTRICIAN.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 800 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN SIGN WILL BEAR UL LABEL(S).



***** **IMPORTANT NOTE** *****
 PHOTO RENDERING IS FOR VISUALIZATION ONLY. ACTUAL SIGN(S) MAY BE LARGER OR SMALLER THAN DEPICTED

CLIENT'S APPROVAL

Approval required before work can begin





Zoning Districts	A - O A - OR R - 1 R - 1B R - 2	Agricultural Open Rural Residential Subdivision Single Family Residential Single Family Residential Duplex Residential	R - 3 R - 4 R - 6 R - 7 A - P C - 1 C - 2	Townhouse Multi-Family High Density Multi-Family Manufactured Home Park Administrative/Professional General Commercial Commercial-Industrial	R - 3 M - 1 M - 2 C - U R & D P - MUD PDD	Light Commercial Light Industrial Heavy Industrial College and University Research and Development Planned Mixed-Use Development Planned Development District	WPC NG - 1 NG - 2 NG - 3 OV RDD KO	Wolf Pen Creek Dev. Corridor Core Northgate Transitional Northgate Residential Northgate Corridor Overlay Redevelopment District Krenek Tap Overlay
-------------------------	---	--	---	--	---	---	--	---

	DEVELOPMENT REVIEW	OZONA BAR & GRILL	Case: 12-176	DRB
---	---------------------------	------------------------------	---------------------	------------