

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

HDRC CASE NO: 2019-175
ADDRESS: 1974 S ALAMO ST
LEGAL DESCRIPTION: NCB 1009 BLK LOT 46 & 49 (EXTRA SPACE STORAGE)
ZONING: I-2, RIO-7E
CITY COUNCIL DIST.: 1
APPLICANT: Martin Strickland
OWNER: Extra Space Storage
TYPE OF WORK: Signage
APPLICATION RECEIVED: March 21, 2019
60-DAY REVIEW: May 20, 2019
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Relocate an existing, internally illuminated channel letter sign from its existing location facing east on the westernmost building to the north façade of the easternmost building.
2. Install a new channel letter sign to feature an overall height of 3' – 0" and an overall length of 31' – 11 ¼" for a total size of approximately 96 square feet on the north façade of the easternmost building.

APPLICABLE CITATIONS:

Unified Development Code, Section 35-678 – Signs and Billboards in the RIO

(a) General Provisions.

- (1) This section governs all exterior signs and all interior signs hung within ten (10) feet of an exterior fenestration, or those signs intended to be read by exterior patrons.
 - A. All signage within an RIO district shall conform to all city codes and must have approval of the historic preservation officer prior to installation.
 - B. Permits must be obtained following approval of a certificate of appropriateness.
 - C. No sign shall be painted, constructed, erected, remodeled, refaced, relocated, expanded or otherwise altered until it has been approved and a permit has been obtained from the development services department in accordance with the provisions of this section and applicable city code.
 - D. Signs, visual displays or graphics shall advertise only the business on the premises unless otherwise allowed in this section.
 - E. Temporary displays for permitted events are authorized if in accordance with chapter 28 of the City Code of San Antonio, Texas.
- (2) When reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.
 - A. Signs should respect and respond to the environment and landmark or district character in which constructed.
 - B. Signs should respect and respond to the river improvement overlay districts character and the historic Riverwalk.
 - C. The content or advertising message carried by permitted signs shall pertain to the business located on the same premises as the sign or to any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, provided that signs erected on buildings with multiple businesses within shall pertain to any such business within.
- (3) For signs with changeable message panels, the changeable message area of the sign shall not exceed twenty-five (25) percent of the total sign area, except for gasoline price signs which shall not exceed seventy-five (75) percent of the total sign area. Electronic changeable message boards shall be prohibited.
- (4) The name of a business may be changed through the administrative approval process if the sign conforms to the provisions of this section, and if the color, size, and style of lettering, and illumination of the sign remain the same.
- (5) Provisions under this section shall comply with chapter 28 of the City Code of San Antonio, Texas. In cases where

provisions under this section are stricter or a sign is designated as a contributing structure, then this section shall control.

(6) Special consideration should be given to the character of the sign itself proposed in the application, and whether the proposed sign has inherently historic characteristics which may fall outside of the guidelines presented below but which would contribute to the historic district, landmark or area for which it is being proposed. Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

(7) Memorials, markers, naming rights of public property, and recognition of charitable donations given to the City of San Antonio shall be additionally governed by any formal action passed by city council.

(b) Sign Definitions. For signage definitions, refer to subsection 35-612(b) and chapter 28 of the City Code.

(c) Standards for Sign Design and Placement. In considering whether to recommend approval or disapproval of an application to construct or alter signage on a building, object, site, or structure in a river improvement overlay district, review shall be guided by the following standards in addition to any specific design guidelines approved by city council.

(1) Primary sign design considerations shall be identification and legibility. Size, scale, height, color and location of signs shall be harmonious with, and properly related to, the overall character of the district and structure. Sign materials shall be compatible with that of the building facade. Highly reflective materials that will be difficult to read are not permitted.

(2) Signs which describe, point, or direct the reader to a specific place or along a specific course, such as "entrance," "exit," and "disabled persons access," as well as government signs, shall be reviewed but shall not be included in total allowable signage area. Emergency signs shall be exempt from historic and design review commission approval.

(3) All graphic elements shall reinforce the architectural integrity of any building. Signs shall not disfigure, damage, mar, alter, or conceal architectural features or details and shall be limited to sizes that are in scale with the architecture and the streetscape. Emblems and symbols of identification used as principal structural or architectural design elements on a facade shall not be included in the total allowable signage per facade per structure when approved. Review shall be guided by the building's proportion and scale when such elements are incorporated.

(4) Graphics and signage may be illuminated by indirect, internal, or bare-bulb sources, providing that glare is not produced; by indirect light sources concealed by a hood or diffuser; by internal illumination with standard opal glass or other translucent material or with an equal or smaller light transmission factor. All illumination shall be steady and stationary. Neon lighting shall be permitted when used as an integral architectural element or artwork appropriate to the site. For purposes of this subsection, "Glare" shall mean an illumination level of six (6) Lux or greater at the property boundary. If internal illumination is used, it shall be designed to be subordinate to the overall building composition. Light fixtures should reflect the design period of the building on which they are placed. The use of ambient light from storefront or streetlights is encouraged.

(5) Signage requests for multi-tenant buildings must complement existing signage with regards to size, number, placement and design, unless such existing signage is not in conformity with regulations in this article. It is recommended that the building owner or their agent develop a master signage plan or signage guidelines for the total building or property. If a property has an approved master signage plan on file with the historic preservation officer, then applications for signage may be approved administratively at the discretion of the historic preservation officer provided that they comply with such master signage plan. Notwithstanding the above, signs may not exceed the maximum size and height limitation of signage contained in chapter 28, article 9.

(d) Proportion of Signs. For all signage, signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs shall respect and respond to the character and/or period of the area in which they are being placed.

(e) Number and Size of Signs.

(1) Number and Size. The historic and design review commission shall be guided in its decisions by the total number of businesses or services per building and the percentage of visible storefront occupied by each business or service. Applicants may apply for up to three (3) signs total. Total signage for all applicants shall not exceed fifty (50) square feet unless additional signs and/or additional total footage is approved. Additional square footage may be approved provided that the additional signage is in conformity with, and does not interfere with, the pedestrian experience on the Riverwalk. The additional square footage shall be based upon the size and scope of the site. Signs should reflect the type and speed of traffic they are meant to attract. Signs designed for pedestrians and drivers of slow moving cars should not be the same size as signs designed for highway traffic.

(2) Sign Area. The sign area shall be determined in the following manner:

A. Sign Areas. The area of a sign shall be computed on the actual area of the sign. Sign area shall be calculated as the area within a parallelogram, triangle, circle, semicircle or other regular geometric figure including all letters, figures, graphics or other elements of the sign, together with the framework or background of the sign. The supporting framework of the sign shall not be included in determining sign area unless such supporting framework forms an integral part of the sign display, as determined by the historic preservation officer. If the sign is located on a decorative fence or wall, when such fence or wall otherwise meets these or other ordinances or regulations and is clearly incidental to the display itself, the fence or wall shall not be included in the sign area. In the cases of signs with more than one (1) sign face, including but not restricted to double-faced signs, back-to-back signs, overhanging signs, and projecting signs, each side of the sign shall be included in total allowable signage area.

B. Channel Letter Signs. For channel letter signs, the sign area shall be the smallest rectangle that will encompass the limits of the writing, including spaces between the letters. Each advertising message shall be considered separately.

(3) Building Identification Signs. An additional building identification sign may be placed on a building with multiple tenants, if the building name is not the same as the business(s) housed within and such sign is recommended for approval by the historic and design review commission. This type of sign is to identify a building as a destination, shall not exceed thirty-two (32) square feet, shall not be included in the total allowable signage area, and shall not include names of individual businesses.

(4) Freestanding Signs. Freestanding signs are allowed provided the sign does not interfere with pedestrian or vehicular traffic. Freestanding signs shall be perpendicular to the street, two-sided and no taller than six (6) feet. Freestanding signs shall not be located in the right-of-way.

A. Projecting Arm Signs. Signs hung from poles are allowed. Pole height shall not exceed six (6) feet and the pole diameter shall not exceed three (3) inches. Blade signs are not allowed to project over a sidewalk or other right-of-way.

(f) Allowable Signs Not Included in the Total Signage Area.

(1) Parking lot signs identifying entrances and exits to a parking lot or driveway, but only when there is one-way traffic flow. No more than one (1) sign shall be permitted for each driveway entrance or exit, and no corporate or business logos shall be permitted. Additionally, parking lot signs to identify divisions of the parking lot into sections and to control vehicular traffic and pedestrian traffic within the lot provided that no corporate or business logos shall be permitted. Signs approved under this category shall not be included in the total allowable signage per structure.

(2) Dates of erection, monumental citations, commemorative tablets, insignia of local, state or federal government, and like when carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type construction and made an integral part of the structure. Signs approved under this category shall not be included in the total allowable signage per structure.

(3) Information signs of a public or quasi-public nature identifying or locating a hospital, public building, college, publicly-owned parking area, historic area, major tourist attraction or similar public or quasi-public activity; and also including signs identifying restrooms or other facilities relating to such places or activities. Signs approved under this category shall not be included in the total allowable signage per structure.

(4) Incidental signs, including signs designating business hours, street numbers, credit card acceptance and the like provided that the signs are not freestanding, the total of all such signs shall not exceed four (4) square feet for each business, and the signs are non-illuminated. Incidental signs shall not be included in the total allowable signage per structure.

(5) Real estate signs, advertising the sale, rental or lease of the premises or part of the premises on which the signs are displayed. The maximum sign area shall be eight (8) square feet. Only one (1) sign will be permitted for each building for sale or lease that is adjacent to the Riverwalk. The sign is permitted to remain only while that particular building is for sale or the lease space is available.

(k) Prohibited Signs. The following signs are prohibited:

(1) Billboards, junior billboards, portable signs, and advertising benches;

(2) Any sign placed upon a building, object, site, or structure in any manner so as to disfigure, damage, or conceal any window opening, door, or significant architectural feature or detail of any building;

(3) Any sign or sign spinner which advertises commercial off-premises businesses, products, activities, services, or

events unless otherwise allowed in this article;

(4) Any sign which does not identify a business or service within the river improvement overlay district unless otherwise allowed in this article;

(5) Any non-contributing sign which is abandoned or damaged beyond fifty (50) percent of its replacement value, including parts of old or unused signs. All remnants such as supports, brackets and braces must also be removed;

(6) Any attachment to an already affixed sign which does not meet the provisions of the City Code;

(7) Roof mounted signs, except in the cases of landmark signs or unless approved in accordance with standards set forth in subsections (b) and (c) of this section. Contributing roof mounted signs may be resurfaced with an approved certificate of appropriateness. The square footage of roof mounted signs shall be included in the total allowable signage for the building;

(8) Pole-mounted cabinet signs and pylon signs;

(9) Digital displays, digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign, with or without rotating, flashing lettering, icons or images.

Except as provided below:

A. A public transportation agency may incorporate transit information signage into transit shelters, utilizing LED or digital technology, provided the signage is contained within or under the transit shelter, and is limited to five (5) square feet of signage area, and one (1) sign per thirty (30) linear feet of pedestrian shelter.

B. A public transportation agency may incorporate transit information signage into a monument sign at transit stops, utilizing LED or digital technology, provided it is limited to five (5) square feet of signage area.

C. A public transportation agency may incorporate transit information signage into a monument sign at transit facilities (other than transit stops), utilizing LED or digital technology, provided it is limited to seven (7) square feet of signage area.

D. The historic preservation officer may impose additional restrictions on illumination to ensure that the character of signs are harmonious with the character of the structures on which they are to be placed and designated landmarks or districts in the area, provided that such restrictions are reasonably related to other conforming signs and conforming structures in the area, do not unreasonably restrict the amount of signage allowed by this section, and are in keeping with the intent of this section. Among other things, consideration shall be given to the location and illumination of the sign in relation to the surrounding buildings, the use of appropriate materials, the size and style of lettering and graphics, and the type of lighting proposed.

E. Digital displays, digital and/or LED lighted signs are authorized in conjunction with a temporary display for a permitted event if in accordance with chapter 28 of the City Code of San Antonio, Texas.

(10) Revolving signs or signs with a moving component.

(11) Any sandwich board which conflicts with the Americans with Disabilities Act, or which disrupts or interferes with pedestrian or other traffic.

(12) Any sign that obscures a sign display by a public authority for the purpose of giving instructions or directions or other public information.

(13) Any sign which consists of pennants, ribbons, spinners or other similar moving devices.

(14) Any sign, except official notices and advertisements, which is nailed, tacked, posted or in any other manner attached to any utility pole or structure or supporting wire, cable, or pipe; or to any tree on any street or sidewalk or to public property of any description.

(15) Moored balloons, wind jammers or other floating or inflated signs that are tethered to the ground or to a structure.

(16) Any permanent or temporary sign affixed to, painted on, or placed in or upon any parked vehicle, parked trailer or other parked device capable of being towed, which is parked so as to advertise the business to the passing motorist or pedestrian; and whose primary purpose is to provide additional on-site signage or is to serve the function of an outdoor advertising sign. Excluded from this are vehicles or equipment that are in operating condition, currently registered and licensed to operate on public streets with a valid inspection sticker, and actively used in the daily function of the business to which such signs relate; vehicles/equipment engaged in active construction projects; vehicles or equipment offered for rent to the general public and stored on-premises and otherwise allowed under applicable city ordinance. Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to relocate one existing sign and to install new signage on the storage structure at 1974 S Alamo, located within RIO-7E. The existing signage at this location received a permit on April 29, 2016, prior to the approval of the River Improvement Overlay District for San Pedro Creek, RIO-7. In addition to the existing sign that is to be relocated, this property also has two, internally illuminated signs facing San Pedro Creek; one, non-illuminated banner sign facing San Pedro Creek; one internally illuminated wall sign facing S Alamo and one parapet sign facing east. The addition of the proposed new sign would result in seven (7) total signs.
- b. **RELOCATION** – The applicant has proposed to Relocate an existing, internally illuminated channel letter sign from its existing location facing east on the westernmost building to the north façade of the easternmost building. As noted in finding a, the existing wall sign received a permit on April 29, 2016. The UDC Section 35-768(e)(1) notes that total signage for all applicants shall not exceed fifty (50) square feet unless additional signage and/or additional total footage is approved. Staff finds that the existing signage is excessive of RIO standards; however, given that the sign will be relocated to a similar position on a similar façade, staff finds the proposed relocation to be appropriate.
- c. **NEW SIGNAGE** – The applicant has proposed to install a new channel letter sign to feature an overall height of 3' – 0" and an overall length of 31' – 11 ¼" for a total size of approximately 96 square feet on the north façade of the easternmost building. The UDC Section 35-768(e)(1) notes that total signage for all applicants shall not exceed fifty (50) square feet unless additional signage and/or additional total footage is approved. Staff finds the proposed new signage to be inconsistent with the UDC in regards to the proposed square footage as well as the number of existing signs on site. Staff finds that if signage is preferred on this façade, that signage that currently fronts San Pedro Creek should be relocated.

RECOMMENDATION:

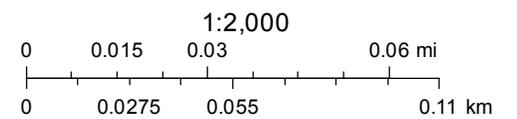
1. Staff recommends approval of item #1, the relocation of existing signage within the site.
2. Staff does not recommend approval of item #2, the introduction of new signage to the site. Staff recommends that the applicant relocate existing signage from the San Pedro Creek façade in place of introducing additional signage to the site.

City of San Antonio One Stop



April 10, 2019

— User drawn lines





1974 S Alamo St

536

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©2018 Google



ExtraSpace Storage

ExtraSpace Storage

STRUCTURAL & CIVIL
A-1 ENGINEERING
101-4210



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT
ON-PREMISE SIGN PERMIT

SIGN APPLICATION "A"

Date: 3-4-19 Circle One: NEW EXISTING SITE REVIEW

Sign Address: 1974 S Alamo St Bldg.: _____ Suite: _____

Business Name of above address: Extra Space Storage

Street Classification: Local Arterial B Collector

Arterial A Expressway

Type of sign: Wall Mount Neon Electronic message center

Free Standing Channel Letters Monument

Other(explain) Raceway mounted

Free standing sign total sq.ft.(including existing and proposed) _____

Free standing sign(s) Overall Height for each sign: _____

No. of sign faces for each sign: _____

Sign face sizes:

A) 3 x 32 = 96 B) _____ x _____ = _____

C) 3 x 32 = 96 D) _____ x _____ = _____

E) _____ x _____ = _____ F) _____ x _____ = _____

Other: _____ 192 sq.ft.

Building façade total sq.ft.(façade where sign to be located) _____

Value of scope of work in this permit \$ _____ Replacement cost of sign (if applicable) \$ _____

Sign Inspection Fee:	\$50.00	QTY	TOTAL
Plan review fee	\$50.00		
1. 1st 32 sq. ft. or less	\$10.80		<u>110.80</u>
2. Over 32 sq. ft.	\$.22/each sq. ft over	<u>160</u>	<u>35.20</u>
3. Gas Tube/electric/led	\$10.80	<u>2</u>	<u>21.60</u>
4. Incandescent signs	\$5.40 + .22/socket		
5. Sign height for new sign	\$2.00/ft (freestanding)		
6. Digital Display/EMC Fee	\$15.00		

Approved By: _____ Total: \$ 167.10 + \$ 5.0 +3% Technological Fee
5.0 +3% Development Services Fee
= 177.16

Escrow Payment: YES NO (circle)



PAGE 2 OF
SIGN APPLICATION "A"

Applications shall contain all necessary information in order to show compliance with Chapter 28, Signs and Billboards of the City Code, the current edition of the *International Building Code*, and the Unified Development Code. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of any code or ordinance of the City of San Antonio. Permits presuming to give authority to violate or cancel any code or ordinance of the City of San Antonio shall not be valid. The issuance of a permit is based on the construction documents and data provided by the permit applicant. The issuance of a permit in error shall not prevent the Building Official from requiring corrections of the construction documents, other data or the structure where in violation of any code or ordinance of the City of San Antonio.

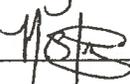
FAILURE to obtain the proper permit prior to starting any work will result in a **DOUBLE FEE** of the permit and a **VIOLATION NOTICE** issued to the licensed sign contractor.

The contractor is obligated to schedule all required inspections and is responsible for closing out each permit obtained. If the sign contractor is no longer doing the job, a letter written by the licensed contractor must be submitted to the Building Official with the request to cancel the permit.

It is also the responsibility of the licensed sign contractor to request in writing permit extensions. Sign permits expire after 180 days of no construction activity. Multiple open permits and expired permits will result in a license being put on **HOLD** by the Building Official.

Contact person for this project :(print) Marty Strickland

Email: heartoftx@sbcglobal.net

Master of Record Signature: 

Property owner or lessee's signature: see attached letter

Local License or State License (circle one)

License Number: 11187

State Contractor License Number: 18446 AC Number: _____

Telephone (210) 566-7500 Fax: (210) 566-7503 Customer No.: 20606

Company Name: Strickland Sign Service LLC

Brief description of proposed work:

Install one set of C/L raceway mounted letters

Remove and reinstall one set of C/L raceway mounted letters to new location.

Sign Inspector Notes:



February 7, 2019

City of San Antonio
Attn: Planning Dept

**RE: Letter of Authorization
Extra Space Storage #1651
1974 S. Alamo St
San Antonio, TX 78204**

To Whom It May Concern:

I, Mark Glasmire, owner's representative of said property, as evidenced by this letter, so hereby authorize Strickland Signs, as a Vixxo representative, to use layout number VX182301 R3 dated 12/21/18 to obtain permits, and install the proposed signage located at 1974 S. Alamo St, San Antonio, TX 78204.

Sincerely,

A handwritten signature in blue ink that reads "Mark Glasmire".

Owner Representative Signature

Extra Space Storage

Name of Owner

2705 E Cottonwood Pkwy., Suite 400

Salt Lake City, UT 84121

Address of Owner

801-365-4533

Phone Number of Owner

SITE

Jurisdiction: San Antonio
 Zoning Classification: I2 – Light Industrial
 Sign Code:
 Wall Signs: 25% of building façade or 75sf whichever is more. No limit.
 Freestanding Signs: Allowable height: 24ft; Maximum square footage allowed 150sf; 1 per street frontage: setback requirements: front: 10ft from ROW side: 10ft from property line

SIGN 1



SIGN 1

SQUARE FEET

96

ExtraSpaceStorage

SIGN 2

RELOCATING EXISTING SIGN

ExtraSpaceStorage



Address # 1651
 1974 S. Alamo St

City San Antonio

State TX 78204

Account Representative:
 K.BLINKA

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Approvals Signature(s) / Initials

Client

Design

Production

Designer J.STRANGE

Design # Vx182301 R3

Original Date 06/22/18

Revision Date 12/21/18

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards.



- * All electrical components shall be U.L. Listed.
- * Sign shall be grounded per N.E.C. Article 250.
- * Insulated conductors as per N.E.C. Code 310.8. type to be used - metallic insulated sheath.
- * Disconnect switch as per N.E.C. Code 600.6.



2:5

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

ELEVATION

SIGN
1

SCOPE OF WORK:

Manufacture and Install new 3'-0" R/W channel letters
Run dedicated circuit to sign



*** SIGN HAS EXISTING LED PRODUCT BY OTHERS.

*** PURCHASE AND INSTALL (1) INTERMATIC ET8015C
ASTRONOMICAL DIGITAL TIMER (SET "SUNSET" ON & OFF @ 2AM).

PROPOSED



EXISTING



SIGN BAND 44'-9" x 8'-3"

**ExtraSpace
Storage.**

Address # 1651
1974 S. Alamo St

City San Antonio
State TX 78204

Account Representative:
K.BLINKA

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Approvals Signature(s) / Initials

Client

Design

Production

Designer J.STRANGE

Design # Vx182301 R3

Original Date 06/22/18

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type to be used - metallic insulated sealrite.
* Disconnect switch as per N.E.C. Code 600.6.

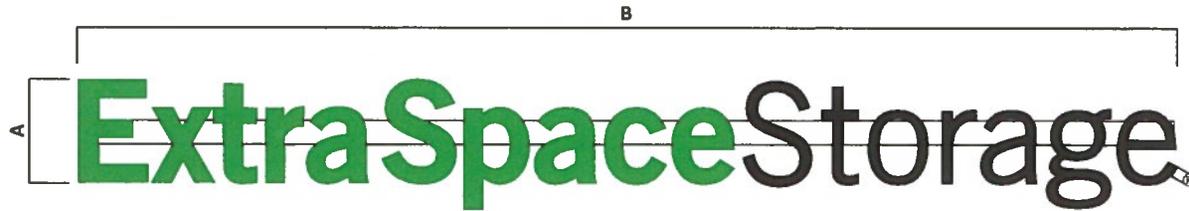
VIXXO
Sign & Lighting

3:5

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for pipes and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

RACEWAY MOUNT CHANNEL LETTERS

SIGN
1



A	B	SQUARE FEET
3'-0"	31'-11 1/4"	96



Address # 1651
1974 S. Alamo St
City San Antonio
State TX 78204

Account Representative:
K.BLINKA

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Approvals Signature(s) / Initials

Client _____
Design _____
Production _____

Designer J.STRANGE
Design # Vx182301 R3
Original Date 06/22/18
Revision Date 12/21/18

ELECTRICAL REQUIREMENT

L.E.D.	"USLED" WHITE L.E.D. MODULES
POWER SUPPLY	24V "ADVANCE" POWER SUPPLY
AMPS	0.79A
CIRCUITS	(1) 20A-120V
DISCONNECT	(1) 20A-120V

UL LISTED nECC



4:5

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.



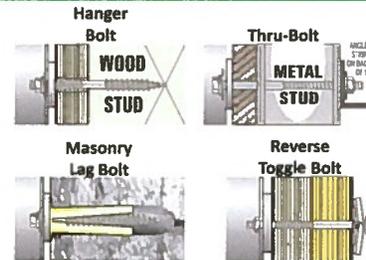
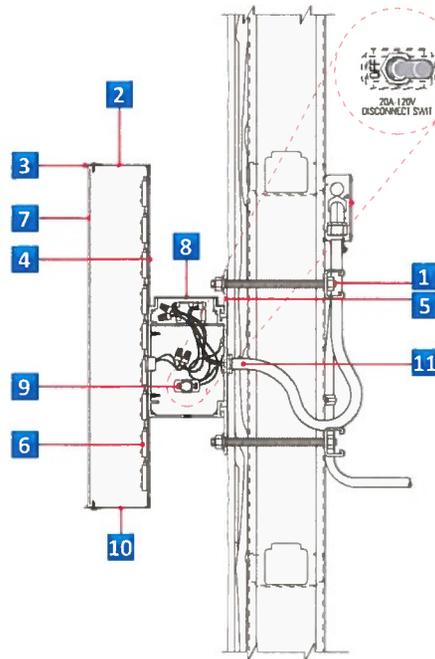
SPECIFICATION

SECTION DETAIL

MOUNTING DETAILS

COLOR SCHEDULE

- NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 5" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GUAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- TRIM CAP RETAINER DOVE GRAY
- FLAT ALUMINUM BACK
- 1/2" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
- USLED DIODE MODULE WHITE
- 3/16" #7328 ACRYLIC FACE WHITE WITH 1ST SURFACE TRANSLUCENT & PERFORATED VINYL AS SHOWN
- LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7 1/4" X 7 1/4" EXTRUDED .050 ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED SW 7063 Nebulous White
- VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
- 1/4" WEEP HOLES (2) TWO PER LETTER
- GROUNDING WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.



*All Hardware to be Galvanized and Non Corrosive

GREEN	#2500-106 BRILLIANT
GREY	DOVE GRAY TRIMCAP
BLACK	PMS BLACK #2500-022
WHITE	WHITE

MANUFACTURING NOTES

CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

REGISTRATION MARK TO BE BLACK VINYL ON ALUMINUM TAB ATTACHED TO BACK OF "e" CHANNEL LETTER.

BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .090" ALUMINUM PAINTED TO MATCH RW POP-RIVITED TO RETURN (FACING UP TO HIDE FROM SIGHT)



ELEVATION

SIGN 2

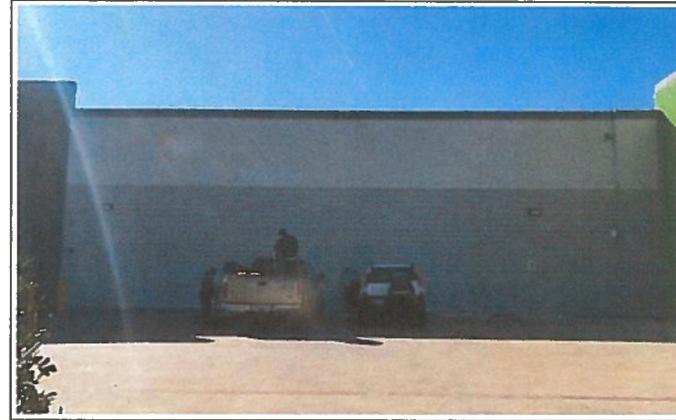
SCOPE OF WORK:

Remove existing 3'-0" raceway channel letters from another building.
 Seal/patch/paint as needed.
 Install same 3'-0" sign in new location on another elevation.
 Run dedicated circuit to sign.



- *** SIGN HAS EXISTING LED PRODUCT BY OTHERS.
- *** PURCHASE AND INSTALL (1) INTERMATIC ET8015C ASTRONOMICAL DIGITAL TIMER (SET "SUNSET" ON & OFF @ 2AM).

EXISTING



SIGN BAND 64'-6" x 8'-3"

PROPOSED



Address # 1651
 1974 S. Alamo St
 City San Antonio
 State TX 78204

Account Representative:
 K.BLINKA

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Approvals Signature(s) / Initials

Client _____
 Design _____
 Production _____

Designer J.STRANGE
 Design # Vx182301 R3
 Original Date 06/22/18
 Revision Date 12/21/18

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards.



- * All electrical components shall be U.L. listed.
- * Sign shall be grounded per N.E.C. Article 250.
- * Insulated conductors as per N.E.C. Code 310.8.
- Type to be used - metallic insulated sealable.
- * Disconnect switch as per N.E.C. Code 600.6.



5:5

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.