

HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

Agenda Item No: 34

HDRC CASE NO: 2015-177
ADDRESS: 849 E COMMERCE ST
LEGAL DESCRIPTION: NCB 1010 BLK 2 LOT 26 RIVERCENTER SUBD
ZONING: D RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Christian Oviatt
OWNER: New Rivercenter Mall II, L.P.
TYPE OF WORK: Signage
REQUEST:

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

1. Install a horizontally oriented internally illuminated channel letter cabinet sign displaying “Margaritaville” totaling eight (8) square feet at the river level. The sign will be mounted to the limestone façade of the mall.
2. Install a vertically oriented internally illuminated blade sign displaying “Jimmy Buffet’s Margaritaville”, “Restaurant + Bar” and “Live Music” and will total twenty-five (25) square feet. The proposed blade sign will be mounted to a column perpendicular to E Commerce.
3. Install a horizontally oriented internally illuminated channel letter sign displaying “Jimmy Buffet’s Margaritaville” that is to include the complete branding logo featuring a blue parrot, palm trees, waves and a setting sun and will total twenty-five (25) square feet.
4. Construct a covered patio extension in the area of the existing planter at the river level that is to include themed railing and awning structure along the mall’s façade at the river level.

APPLICABLE CITATIONS:

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

(1) Express facade components in ways that will help to establish building scale.

A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.

- B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.
 - C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.
 - D. Painted or stained wood in a lap or shingle pattern.
- (2) The following materials are not permitted as primary building materials and may be used as a secondary material only:
- A. Large expanses of high gloss or shiny metal panels.
 - B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.
- (3) Paint or Finish Colors.
- A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.
 - B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.
 - C. Bright colors may highlight entrances or architectural features.
- (g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.
- (1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.
- A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.
 - B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.
 - C. They should match the shape of the opening.
 - D. Simple shed shapes are appropriate for rectangular openings.
 - E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.
 - F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.
 - G. Historic canopies shall be repaired or replaced with in-kind materials.
- (2) Materials and Color.
- A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.
 - B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.
- (3) Incorporating lighting into the design of a canopy is appropriate.
- A. Lights that illuminate the pedestrian way beneath the awning are appropriate.
 - B. Lights that illuminate the storefront are appropriate.
 - C. Internally illuminated awnings that glow are prohibited.

UDC 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.

(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.

(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.

(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.

(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.

(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.

FINDINGS:

- a. Conceptual approval for the placement and square footage of the proposed signage at 849 E Commerce and the San Antonio River Lagoon was approved on October 17, 2012.
- b. The applicant has proposed to install a horizontally oriented internally illuminated channel letter cabinet sign displaying “Margaritaville” totaling eight (8) square feet at the river level. The sign will be mounted to the limestone façade of the mall. According to the UDC Section 35-678(c)(1), the size, scale, height, color and location of signs shall be harmonious with, and properly related to, the overall character of the district and structure. Staff finds that a reverse channel letter sign with halo type lighting would be more appropriate and consistent with other river level signage.
- c. The applicant has proposed to install a vertically oriented internally illuminated blade sign displaying “Jimmy Buffet’s Margaritaville”, “Restaurant + Bar” and “Live Music” and will total twenty-five (25) square feet. The proposed blade sign will be mounted to a column perpendicular to E Commerce as well as a horizontally oriented internally illuminated channel letter sign displaying “Jimmy Buffet’s Margaritaville” that is to include the complete branding logo featuring a blue parrot, palm trees, waves and a setting sun and will total twenty-five (25) square feet. According to the UDC Section 35-678(c)(1), the size, scale, height, color and location of signs shall be harmonious with, and properly related to, the overall character of the district and structure. At this location, staff finds the applicant’s proposal of two internally illuminated channel letter signs appropriate given the existence of other similar signs and the non-historic status of the structure to which they will be mounted.
- d. The applicant has proposed to construct a covered patio extension in the area of the existing planter at the river level that is to include an awning with themed railing. The applicant has proposed for the canopy to include a teak wood finish, a teak wood wainscoting, metal bamboo style railing, a standing seam metal roof, string lights and a lime clock. The applicant’s proposed materials as well as lighting proposal are consistent with the UDC Section 35-674(d) regarding materials and finishes, and UDC Section 35-674(g) regarding awnings, canopies and arcades.

RECOMMENDATION:

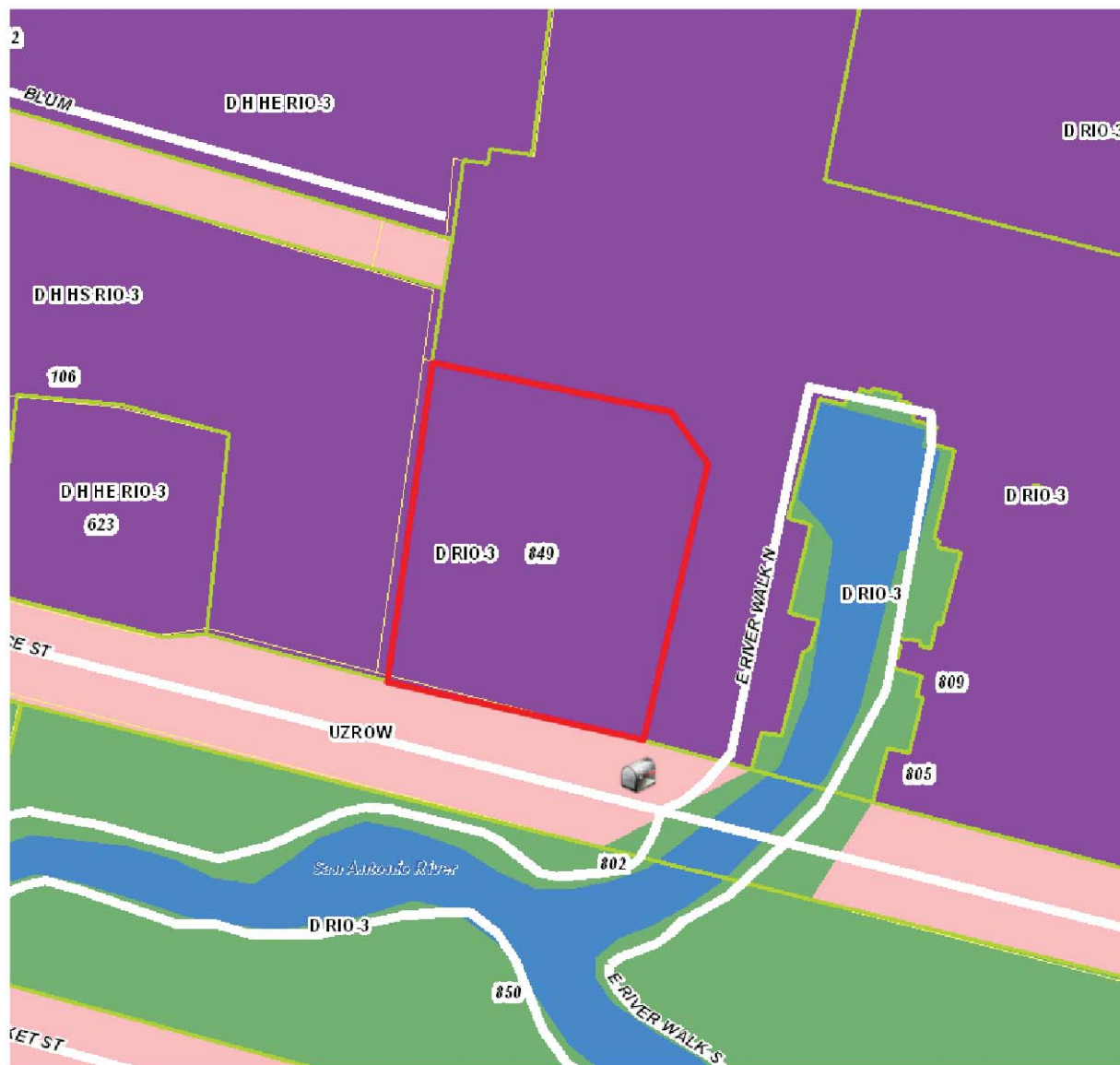
Staff does not recommend approval of item #1 based on finding b. Staff recommends that the applicant consider an aluminum, reverse channel letter halo lit sign that would be more appropriate at the river level than the proposed internally lit channel letter sign.

Staff recommends approval of items #2 through #4 based on findings c and d with the following stipulations:

- i. That the proposed lime clock that is to be mounted at the river level on the proposed awning addition be indirectly lit and be constructed of aluminum.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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04.17.2015

HDRC Submittal-Margaritaville Final Approval- 849 East Commerce, RiverCenter Mall

Rivercenter Mall on behalf of Margaritaville submitted the "Proposed Improvements over and above COSA land HDRC Case # 2013-390 849 East Commerce" for Conceptual Design Approval. Conceptual Approval was granted per the December 03, 2013 HDRC meeting.

The intent of this application is to secure final approval for the Margaritaville tenant lease space portion of the project. The scope of this submittal includes:

<u>Signage</u> : River Level:	Sign 5b,1-3 (Per designation of Rivercenter Master Sign Plan)
Street Level-	Sign E1 (Per designation of Rivercenter Master Sign Plan) Sign E2 (Per designation of Rivercenter Master Sign Plan)
River Patio extension:	New covered patio extension in area of existing planter
River Level Façade:	New themed railing and awning structure along mall façade

Margaritaville Concept:

Anchored at the edge of San Antonio's famous downtown Riverwalk District lies the future site of Jimmy Buffett's Margaritaville Restaurant, Bar & Retail. This unique complex will stand as a tropical oasis for local patrons, offering up not just delicious cuisine and famous drinks, but also an enticing atmosphere that encourages a laid back state-of-mind. In addition to the Caribbean tones commonly associated with the Margaritaville brand, the venue draws inspiration from the area's rich culture for integration into the design aesthetic.

At the river level, adjacent to the restaurant's primary entrance, visitors will be greeted by the 5 O'Clock Somewhere Bar. Teak timber look framing, coral rock bar tops, polished crema nova marble and custom bamboo railing come together to create a blend of sophistication and casual fun. Existing cypress trees stand tall within the bar's exterior space, peering through the top of the venues standing seam roof.

Moving past the exterior bar toward the restaurant, visitors will find themselves surrounded by wind-swept coconut palm trees before reaching the hostess stand inside. Entering into the interior space, various atmospheric elements will coalesce to create a one-of-a-kind dining environment. These elements include custom water tile flooring, quality millwork paddleboard booths, beach scenics featuring a "Lost Shaker of Salt" stuck in the sand, a 28' tall palm tree that extends into the retail space above, a full service thatched-roof tiki bar and a Texas boat booth, the design of which was inspired by the famous local river for which the area is named.

Custom signage pieces will accent the entire space, both inside and out. Visitors will undoubtedly notice numerous references to Jimmy Buffett's lyrics from some of his most famous songs about the "Lone Star State."

River Level Signage. Sign 5b.1.3 is the "Margaritaville" sign viewed from the River Lagoon. The sign is an internally illuminated channel letters mounted to mall limestone façade. Overall signage area is less than 8 square feet of letter area.

Commerce St. Signage: Sign E1 is the "Margaritaville" sign viewed from Commerce St. The sign is an internally illuminated channel letters, palm trees, and parrot branding mounted to the mall limestone façade. Overall signage area is less than xxx square feet of total signage area. This sign is designated to identify the "Margaritaville" retail located on the Street Level.

Sign E2 is the "Margaritaville" blade sign viewed from Commerce St. The sign is an internally illuminated channel letters, "Jimmy Buffet" and parrot branding mounted to the mall limestone façade. Overall signage area is less than xxx square feet of total signage area. This sign is designated to identify the "Margaritaville" restaurant and bar located on the River Level.

River Patio Extension: The "Margaritaville" Bar is to be located on the West side of the Rivercenter Lagoon. The bar will have seating on the south side of the river façade in an outdoor covered existing mall patio. The Bar is proposed to extend beyond the existing covered area to the north into an existing planter area. The new covered patio is proposed to be a steel framed structure with a concrete deck floor and a standing seam metal roof. The structure will be for additional seating and bar service. The existing trees are to be maintained with openings in the roof and floor provided to allow for the trunks of the existing trees- space will be provided for anticipated growth of the trees. Spread footings are designed to minimize impact on the root infrastructure of the trees. The face of the continuous structural support wall is to be clad in limestone to match the

mall improvements. Railings will be a metal rail painted to resemble bamboo construction.

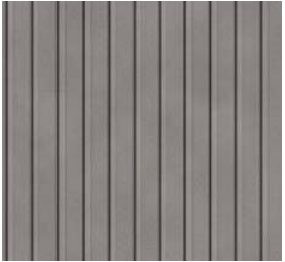
River Level Façade: Improvements to the existing mall covered area include new railings, painting of the existing mall improvements, new wainscoting, new bar and service areas, and a new awning that extends over the city R.O.W. under the existing mall pedestrian bridge that traverses the river channel.

MARGARITAVILLE

MARGARITAVILLE SIGN



LIME CLOCK



SILVER STANDING-SEAM METAL ROOFING

LIMESTONE VENEER PER LANDLORD IMPROVEMENTS

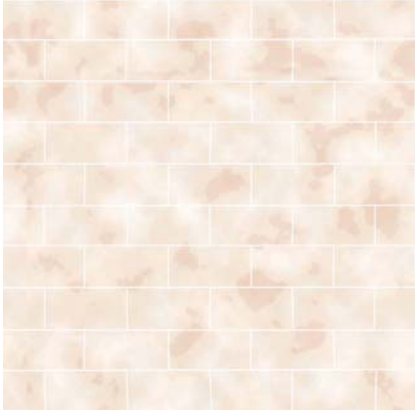


EXISTING TREES TO REMAIN

TEAK WAINSCOTING



THEME PAINT-SIMULATED CONCRETE WITH JOINT LINES, RUST AND AGE STAINS



METAL BAMBOO RAILING



TEAK FINISH WOOD



STRING LIGHTS



MARGARITAVILLE- 5 O'CLOCK BAR FLOOR FINISHES



(F-5) 6"x6" Quarry Tile -Abrasive- Color: Puritan Gray



(F-6) 8"x8" Crema Nova Stone- Marble Polished

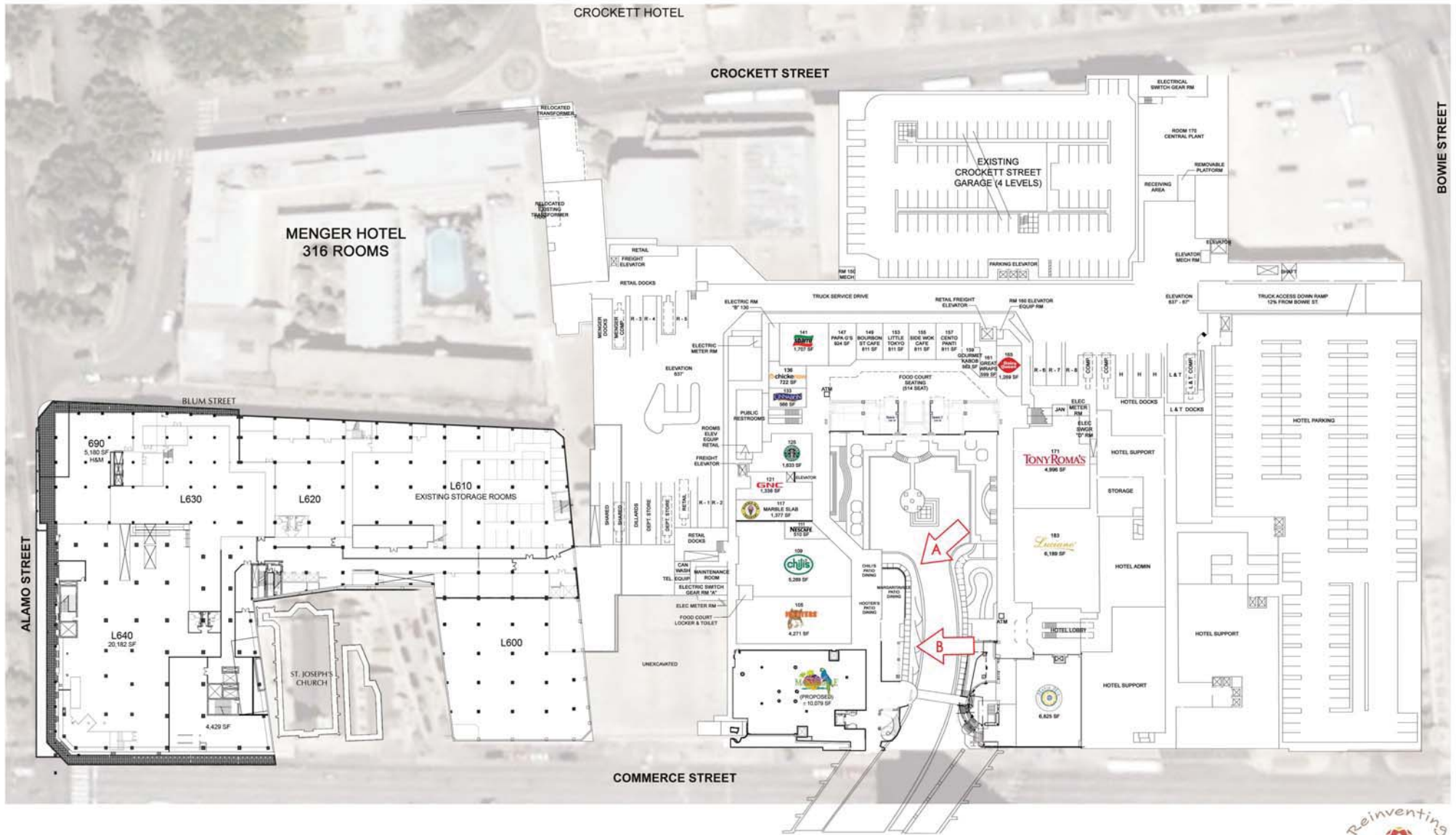


(F-7) 8"x36" Porcelain Wood Tile - Color: Rover









Rivercenter Overall Plan River Level



GENERAL NOTE:
THE TENANT SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS FURNISHED BY GENERAL & SUB-CONTRACTORS.

River Level



Reinventing
RIVERCENTER



Reinventing
RIVERCENTER



RESTAURANT, STORE & 5 O'CLOCK SOMEWHERE BAR

RIVER WALK CENTER / SAN ANTONIO TEXAS

100% EXTERIOR SIGNAGE PROGRESS SET

10/24/14 REVISED 11/19/14

MCBRIDE COMPANY SIGNAGE & GRAPHICS PROGRAM SPECIFICATIONS & SCOPE OF SERVICES REQUIREMENTS

The McBride Company's Signage & Graphics Program is to show design-intent only, and is not for construction purposes. McBride Company will review the fabricators shop drawings for design conformance only. The Sign Fabricator's approved shop drawings are to be used for not only design conformance, but in addition: State & local sign code compliance, coordination with other trades such as engineer drawings for signage wind loads & structural requirements, permitting and installation.

The data in this Signage & Graphics Program incorporates proprietary rights of the McBride Company. Any party accepting this document does so in confidence and agrees that it shall not be duplicated in whole or in part, nor disclosed to others, without written consent of the McBride Company. The acceptance of this Signage & Graphics Program by the Fabricator constitutes agreement to the following conditions:

I. SPECIFICATIONS:

- 1] Fabricator must verify that they are working from the final, approved Signage & Graphics Program issued by the McBride Company. To verify this please contact Brenda@McBrideDesign.com.
- 2] Fabricator must obtain all associated electrical plans, structural & construction detail drawings from the project architect directly. Provide *all* applicable sign permits and engineer drawings.
- 3] Fabricator shall submit at time of bid, a schedule for production & installation. Bids must reflect the specifications as shown in these pages. Any suggested material substitutions, alternate fabrication methods or exclusions must be clearly stated in writing to the McBride Company, and shown as separate line items at the time of bid. Bids must clearly indicate method of construction, materials used, and any exceptions.
- 4] Fabricator is responsible for providing detailed shop drawings (all structural details, sign lighting, installation techniques) to the McBride Company for design conformance approval before permit submittals and before fabrication begins.
- 5] Fabricator must verify job site conditions and take accurate field measurements before installation begins. Installation must be coordinated with the on site construction supervisor. Any delays in scheduled installation to be communicated to the McBride Company, project manager & construction supervisor.
- 6] As part of this agreement, material samples and proofs must be submitted to the McBride Company before fabrication begins. Fabricator assumes all responsibility for selection of approved materials, fabrication and installation of all signage & graphics.
- 7] Fabricator must secure all approvals or modifications in writing directly from the McBride Company and copy to the project manager, construction supervisor and the McBride Company.
- 8] Fabricator is not to reproduce, alter or fabricate any third party graphics or photographs that may be included within these pages. Fabricator shall supply rights usage forms & costs associated with the image usage rights to the owner for signature and payment. This cost must be included in the bid estimate. The McBride Company is responsible for clearly identifying the above mentioned imagery if used in this program.
- 9] Fabricator is responsible for coordinating signage lighting with the lighting designer, electrical engineer & the McBride Company. Fabricator must verify that signage lighting specifications are sufficient within this program, and *whenever necessary* propose additional signage lighting to insure the best functionality of the signage and/or graphics.
- 10] Fabricator is required to e-mail photographs of work in progress every week to the McBride Company until completion, prior to delivery & installation.
- 11] Fabricator shall notify the McBride Company, project manager & construction supervisor immediately if any discrepancies arise between design drawings, shop drawings or field conditions. Fabricator is not to resolve discrepancies without consulting the McBride Company.
- 12] Signage designs are produced in Corel Draw X6 / PC, in Windows 7 format. Digital files, when provided - are strictly for reference purposes only.
- 13] Unless otherwise specified, all signs are single-faced and single quantities.
- 14] Use appropriate symbols as needed within signage: ® ™ ©.
- 15] Securing and paying for all permits required by governmental agencies is the sole responsibility of the fabricator. Fabricator will be reimbursed by the actual cost of the permit fee by the Owner. This cost must be included in the bid estimate.

II. SCOPE OF SERVICES

The “Fabricator’s” services (“Signage”) shall include, but are not limited to the following:

- 1] “Fabricator” shall provide all design, materials, equipment, tools, scaffolding, lifts and ladders, labor, management, supervision, insurance, freight, transportation, travel, lodging, accommodations and related expenses to complete the “Signage”. All materials used shall be new and of the highest quality and professional standards. The fabrication and installation of the “Signage” shall be performed in a timely and workmanlike manner and shall be of the highest quality and professional standards.
- 2] “Fabricator” shall provide scaled artwork of the “Signage” to the “Designer” for review and approval prior to fabrication or execution in the field. “Fabricator” shall allow the Architect of record to submit the scaled artwork to any local agencies, e.g. zoning or historical commissions, as required for approvals prior to permitting.
- 3] “Fabricator” shall provide material samples as reasonably requested for approvals by the “Designer” prior to any fabrication or execution in the field.
- 4] “Fabricator” shall schedule progress inspections of the fabrication by “Designer” at the “Fabricator’s” shop at mutually agreeable intervals. “Designer” reserves the right to approve or reject work in progress at these inspections.
- 5] “Fabricator” shall be responsible for material specifications for the “Signage”; e.g. metals, fiberglass, resins, paints, clear

coats, sealers, light fixtures finishes, etc. Materials must be of a commercial grade and type to provide maximum protection against fading, degradation and damage.

- 6] “Fabricator” shall be responsible for all means and methods of attachment for the “Signage” including any required engineering. Any overhead “Signage” shall include documentation on live & dead loads, and be signed & sealed by a registered Engineer. “Fabricator” will coordinate documentation of attachments, if required, with the Architect.
- 7] “Fabricator” must provide suitable protection for the “Signage” after completion, and/or installation as construction will be ongoing in these areas. The “Signage” must be completely covered in such a fashion that the “Owner’s” general contractor (GC) can complete work in these areas and can remove the protection at the end of construction without damage to adjacent finishes or artwork.
- 8] “Fabricator” shall comply with all applicable safety regulations, including those of the GC and local and Federal jurisdictions.
- 9] “Fabricator” shall be responsible to manage, pay and supervise all subcontractors and suppliers under contract or purchase order to “Fabricator”.
- 10] “Fabricator” shall schedule and coordinate the “Signage” on the jobsite, whether by “Fabricator” or “Fabricator’s” subcontractors, with the GC and cooperate with the GC to avoid conflicts with their respective works at the site. “Fabricator” must make arrangements with the GC for parking and the storage and staging of materials and equipment. “Fabricator” shall adhere to all of the GC’s

jobsite requirements, rules and regulations. “Fabricator” shall make all efforts to cooperate with the GC and comply with all reasonable requests made by the GC in the best interests of the Project.

- 11] “Fabricator” shall be responsible for daily cleaning of the jobsite work area relating to the “Signage”.
- 12] “Fabricator” shall be responsible for the protection of the “Owner’s” and /or Landlords building, property and finishes and all adjacent properties as applicable from damage by the “Fabricator’s” work at the jobsite. “Fabricators” will be held monetarily responsible for repairs performed by the “Owner” or Landlord of damages resulting from the “Fabricator’s” actions.
- 13] “Fabricator” shall provide written cleaning and maintenance procedures for the “Signage”.
- 14] “Fabricator’s” approved artwork and samples shall be considered as work for hire and the property of the owner to be given over to the “Designer” at the conclusion of the “Signage” installation.
- 15] “Fabricator” shall provide written infrastructure requirements to the “Owners” Architect such as necessary wall backing, power requirements, and will coordinate those requirements with the Architect for engineering of connections to building structure and electrical systems. Structural engineering for the “Signage” is the responsibility of the “Fabricator”.
- 16] “Fabricator” shall coordinate connections of the “Signage” to building systems with the GC. Connections shall be by the “Fabricator”.

17] All "Signage" shall meet applicable fire ratings.

18] If applicable, "Fabricator" shall insure all "Signage" will be designed for ease of bulb replacement & ballast replacement.

19] "Fabricator" shall provide a minimum of one (1) year warranty on all "Signage"; this warranty shall apply to materials mechanisms, supports, and proper functioning.

20] A Conditional Release of Lien will be supplied by the "Fabricator" with each request for payment. A Final/Unconditional Release of Lien will be required for contract closeout and final payment.

21] "Fabricator" shall not share any information obtained from the "Designer" with anyone outside the "Fabricators" control. "Fabricator" shall use its best efforts to keep all information related to the project confidential.

22] Any and all permits that may be necessary to complete the "Signage" shall be the responsibility of the "Fabricator".

23] "Fabricator" shall maintain the requested insurance for all contractors and sub-contractors working on behalf of/or under the direct supervision of the "Fabricator" and provide insurance certificates listing the "Owner" as an Additional Insured.

24] "Fabricator" shall supply weekly photos of the "Signage" production progress until installation is complete.

III. SCHEDULE

- | | |
|---|-------------|
| 1] "Signage" List | In Progress |
| 2] "Fabricator's" Art & Sample Submittals Date: | TBD |
| 3] "Fabricator's" Installation / Site Work Dates: | TBD |

IV. SERVICES TO BE PROVIDED BY OTHERS

- | |
|---|
| 1] Conceptual design for the "Signage". |
| 2] GC shall remove the "Fabricator's" protection from the "Signage" at the end of construction. |

MARGARITAVILLE EXTERIOR SIGNAGE (see signage details sheets & elevations for more information)

SIGNAGE INDEX 10/24/14 REVISED 11/19/14

MARGARITAVILLE RESTAURANT

Sign#:	Lighting:	Sign Type:	Sign Description:	Sign Dimensions +/-:	Sign Quantity:	Sign orientation:
E.1	■	C	COMMERCE STREET MAIN MARQUEE	7'H x 12'-9"W (+/-)	1 sign	South
E.2	■	C	COMMERCE STREET BLADE SIGN	10'H x 2'-9"W (+/-)	1 sign, 2-sided	East & West
E.3	■	C	RIVER LEVEL ENTRY ID SIGN	5'-4"H x 10"W (+/-)	1 sign	Northeast
E.4	■	C	MALL FACADE ID SIGN	1'-8"H x 13'-3"W (+/-)	1 sign	East
E.5	■	C	NEON FINS ALONG MALL FACADE	9"H x TBD W (+/-)	1 set	East
E.6	■	C	ARROW DIRECTIONAL BLADE SIGN	7'-6"H x 4"W (+/-)	1 sign	South & North
E.7	■	C	DIGITAL MENU DISPLAY UNIT	9'H x 4'-6"W (+/-)	1 display unit	East
5b.1-3	■	C	RIVER LEVEL ID SIGN FACING LAGOON	1'H x 8"W (+/-)	1 sign	East

5 O'CLOCK SOMEWHERE BAR

5b.1-1		NOT USED				
5b.1-2	■	B/C	5 O'CLOCK SOMEWHERE BAR ID SIGN	3'-6"x 4'w	1 sign	West

SIGN LIGHTING, GENERAL REFERENCE:

■ = INTERNALLY ILLUMINATED SIGN. STRUCTURAL-BLOCKING FOR SIGN MAY BE NECESSARY. REMOTE TRANSFORMERS TYPICAL WHENEVER POSSIBLE.

SIGN TYPE, GENERAL REFERENCE:

TYPE C: ILLUMINATED SIGNAGE, NOT LIMITED TO INTERNALLY-LIT CHANNEL LETTERS, EXPOSED NEON OVER ALUM. CHANNEL LETTERS, REVERSE-CHANNEL HALO-LIGHTING EFFECT, DIGITAL MENU DISPLAY UNITS, ETC. / REFER TO SIGN DETAIL SHEETS / FABRICATOR IS TO SUBMIT SHOP DRAWINGS FOR APPROVAL (TYP ALL SIGNS).

PROGRESS PRINT

GENERAL NOTES:

- 1) LIGHTING DESIGNER TO PROVIDE APPROPRIATE FRONT-LIGHTING AS NECESSARY TO HIGHLIGHT INTERIOR SIGNAGE & GRAPHICS.
- 2) THIS DOCUMENT IS PRELIMINARY IN NATURE AND SUBJECT REVISION.

Sign#:	Lighting:	Sign Type:	Sign Description:
E1	■	C	COMMERCE STREET MAIN MARQUEE
E2	■	C	COMMERCE STREET BLADE SIGN



Commerce Street View West



McBride Company
9100 So. Dadeland Blvd.
Suite 1545, Miami, FL 33156
Phone: 786-497-7234
www.mcbridedesign.com

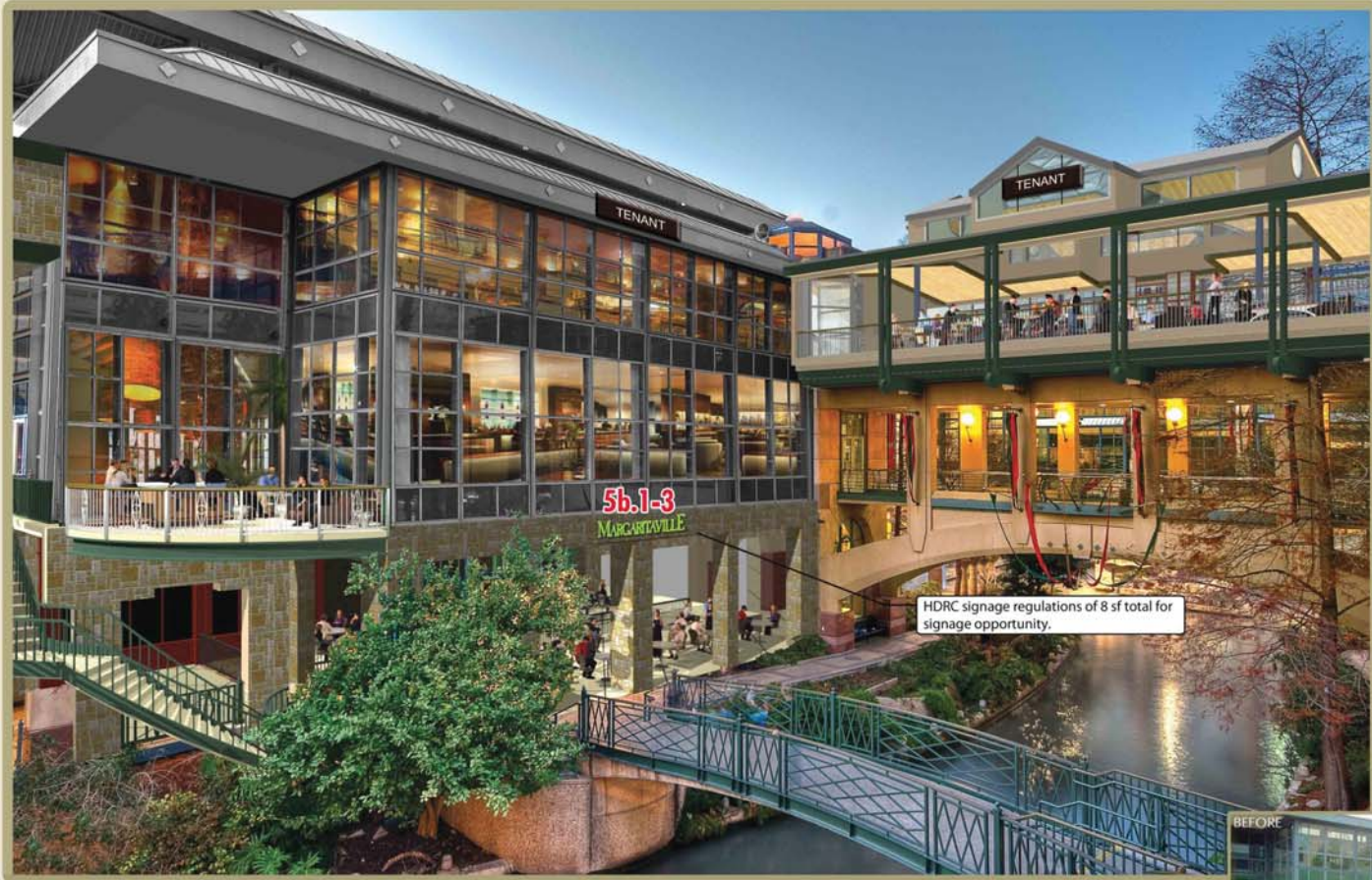
Date: 10/21/14
Scale:
Revisions:
Δ 1 11/19/14
Δ 2
Δ 3
Δ 4

Title: MARGARITAVILLE AT RIVER WALK CENTER, SAN ANTONIO / REFERENCE IMAGERY

Description:

These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Δ Approved
Δ Approved with comments
Δ Not Approved revise-resubmit



Riverwalk Lagoon West View

GENERAL DESIGN-INTENT ONLY



McBride Company
9100 So. Dadeland Blvd.
Suite 1545, Miami, FL 33156
Phone: 786-497-7234
www.mcbridedesign.com

Date: 10/21/14
Scale:
Revisions:
Δ 1 10/23/14
Δ 2 11/19/14
Δ 3
Δ 4

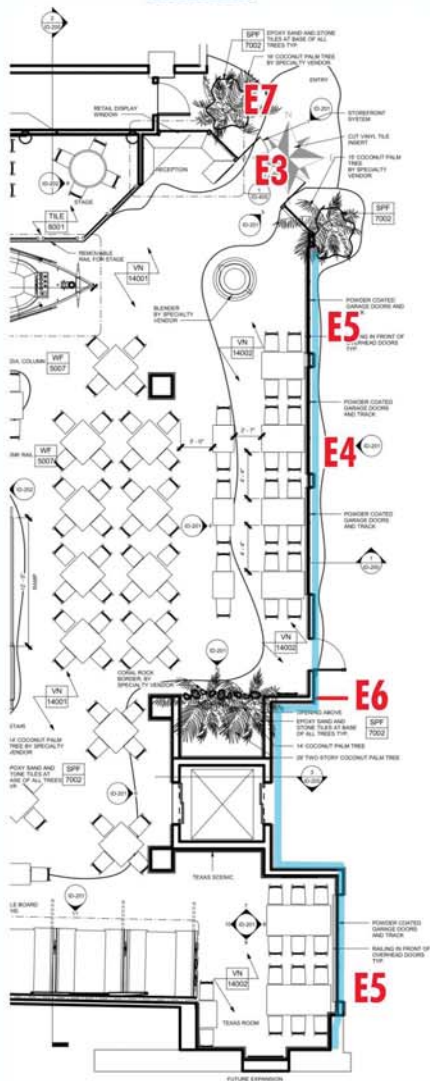
Title: MARGARITAVILLE RESTAURANT AT RIVER WALK CENTER, SAN ANTONIO / REFERENCE IMAGERY

Description:

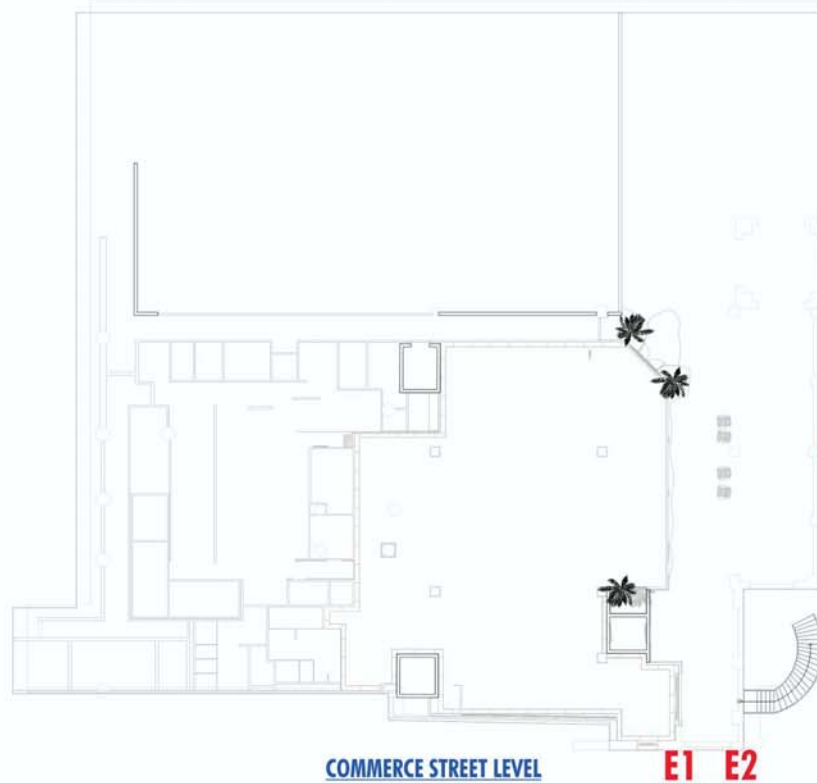
These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Δ Approved
Δ Approved with comments
Δ Not Approved revise-resubmit

RIVER LEVEL



MARGARITAVILLE EXTERIOR SIGNAGE REFERENCE LOCATOR PLANS



MARGARITAVILLE RESTAURANT EXTERIOR SIGNAGE

Sign#:	Lighting:	Sign Type:	Sign Description:
E.1	■	C	COMMERCE STREET MAIN MARQUEE
E.2	■	C	COMMERCE STREET BLADE SIGN
E.3	■	C	RIVER LEVEL ENTRY ID SIGN
E.4	■	C	MALL FACADE ID SIGN
E.5	■	C	NEON FINS ALONG MALL FACADE
E.6	■	C	ARROW DIRECTIONAL BLADE SIGN
E.7	■	C	DIGITAL MENU DISPLAY UNIT
E.8	■	C	RIVER FACING ID SIGN "MARGARITAVILLE"

5 O'CLOCK SOMEWHERE BAR EXTERIOR SIGNAGE

5b.1-1	■	NOT USED
5b.1-2	■	5 O'CLOCK SOMEWHERE BAR ID SIGN
5b.1-3	■	RIVER LEVEL ID SIGN FACING LAGOON

5b.1-3

PROGRESS PRINT

E1



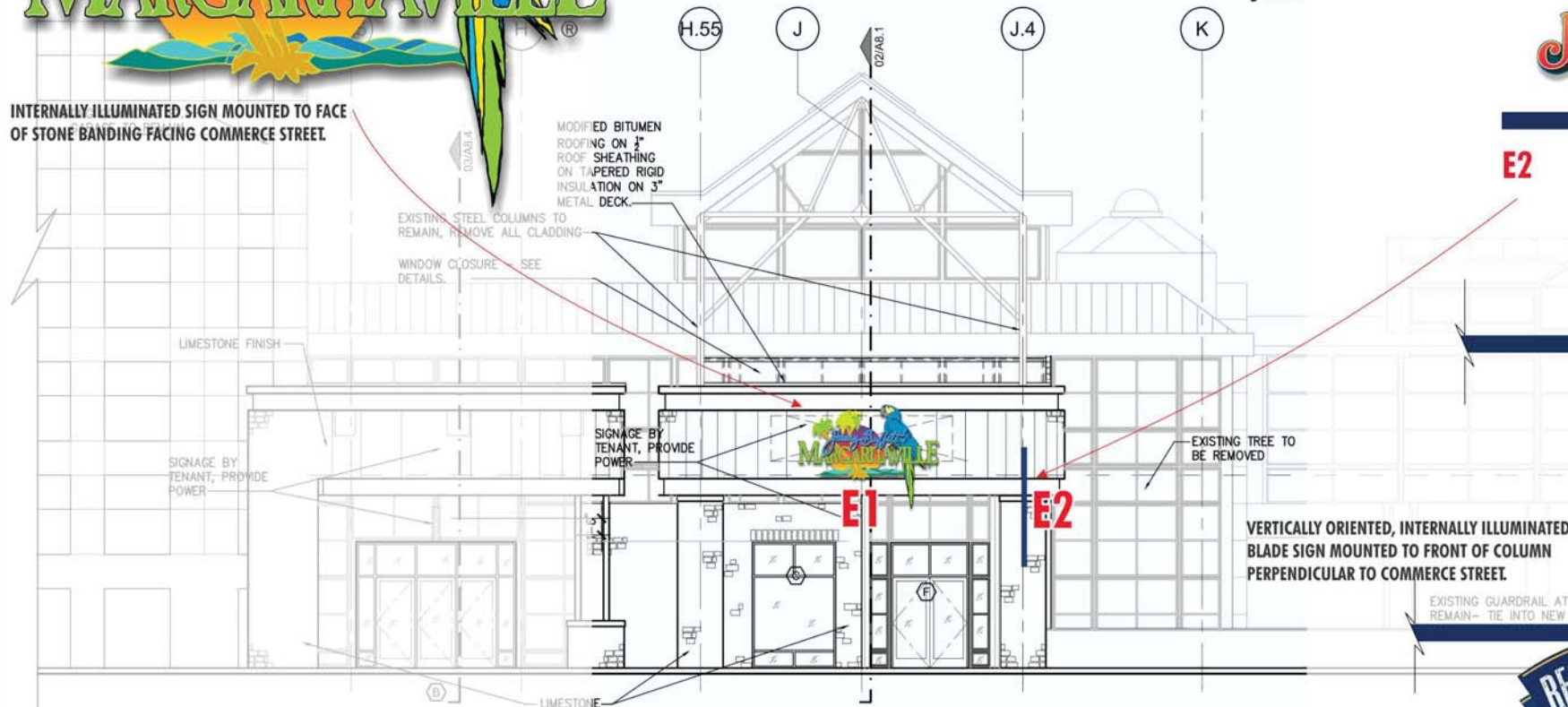
INTERNALLY ILLUMINATED SIGN MOUNTED TO FACE OF STONE BANDING FACING COMMERCE STREET.

COMMERCE STREET SIGNAGE REFERENCE ELEVATION (SOUTH)

Sign#: Lighting: Sign Type: Sign Description:

E1	■	C	COMMERCE STREET MAIN MARQUEE
E2	■	C	COMMERCE STREET BLADE SIGN

PROGRESS PRINT



02 South Elevation (Commerce Street)

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Creative Design & Planning Professionals

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Phone: 786-497-7234
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Date: 10/21/14
Scale:
Revisions:
Δ 1
Δ 2
Δ 3
Δ 4

Title: **MARGARITAVILLE AT RIVER WALK CENTER, SAN ANTONIO / COMMERCE STREET BUILDING ELEVATION**

Description:

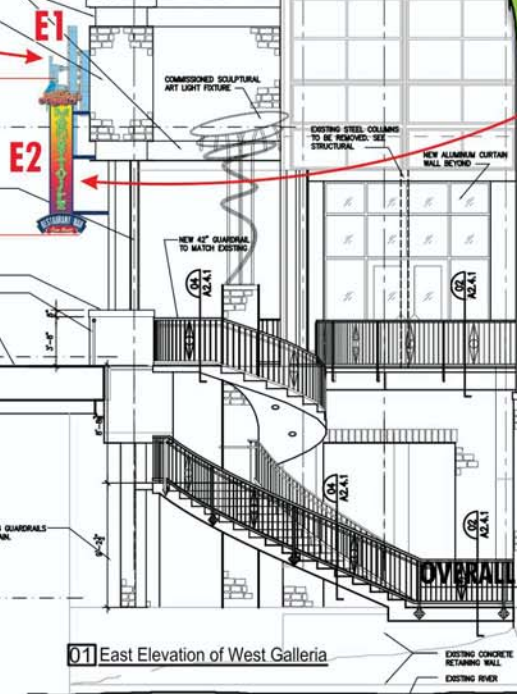
These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Δ Approved
Δ Approved with comments
Δ Not Approved revise-resubmit

E1
SIDE VIEW
DESIGN-INTENT
ONLY



INTERNALLY ILLUMINATED SIGN MOUNTED TO FACE
OF STONE BANDING FACING COMMERCE STREET.



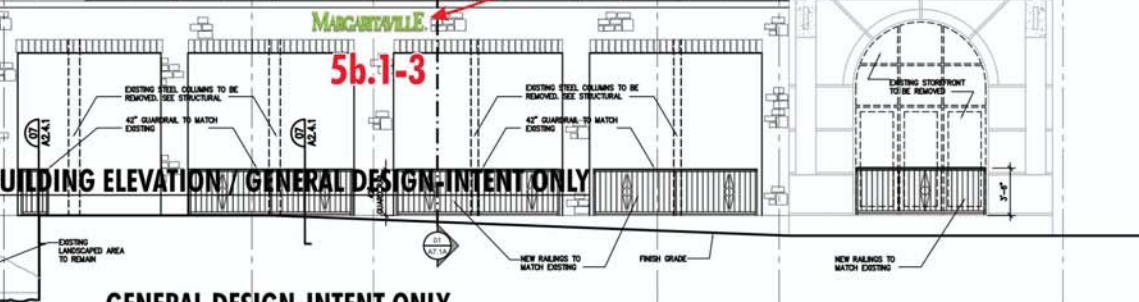
01 East Elevation of West Galleria



VERTICALLY ORIENTED, INTERNALLY ILLUMINATED
BLADE SIGN MOUNTED TO FRONT OF COLUMN
PERPENDICULAR TO COMMERCE STREET.



INTERNALLY ILLUMINATED CHANNEL LETTERS
MOUNTED TO FACE OF STONE BANDING, FACING
THE LAGOON.



OVERALL BUILDING ELEVATION / GENERAL DESIGN-INTENT ONLY

GENERAL DESIGN-INTENT ONLY



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Phone: 786-497-7234
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Date: 10/21/14
Scale:
Revisions:
Δ 1 10/23/14
Δ 2 11/19/14
Δ 3
Δ 4

Title: MARGARITAVILLE AT RIVER WALK CENTER, SAN ANTONIO / EAST ELEVATION OF WEST GALLERIA
Description:

These drawings are for the sole
purpose of expressing visual
design intent only and are not
intended for actual fabrication
purposes. Sign contractor accepts
total responsibility for materials
selection, fabrication and
installation.

Δ Approved
Δ Approved with comments
Δ Not Approved revise-resubmit

5 O'CLOCK SOMEWHERE BAR EXTERIOR SIGNAGE LOCATOR PLAN

5 O'CLOCK SOMEWHERE BAR EXTERIOR SIGNAGE

Sign#: Lighting: Sign Type: Sign Description:

5b.1-1

5b.1-2

5b.1-3

■

■

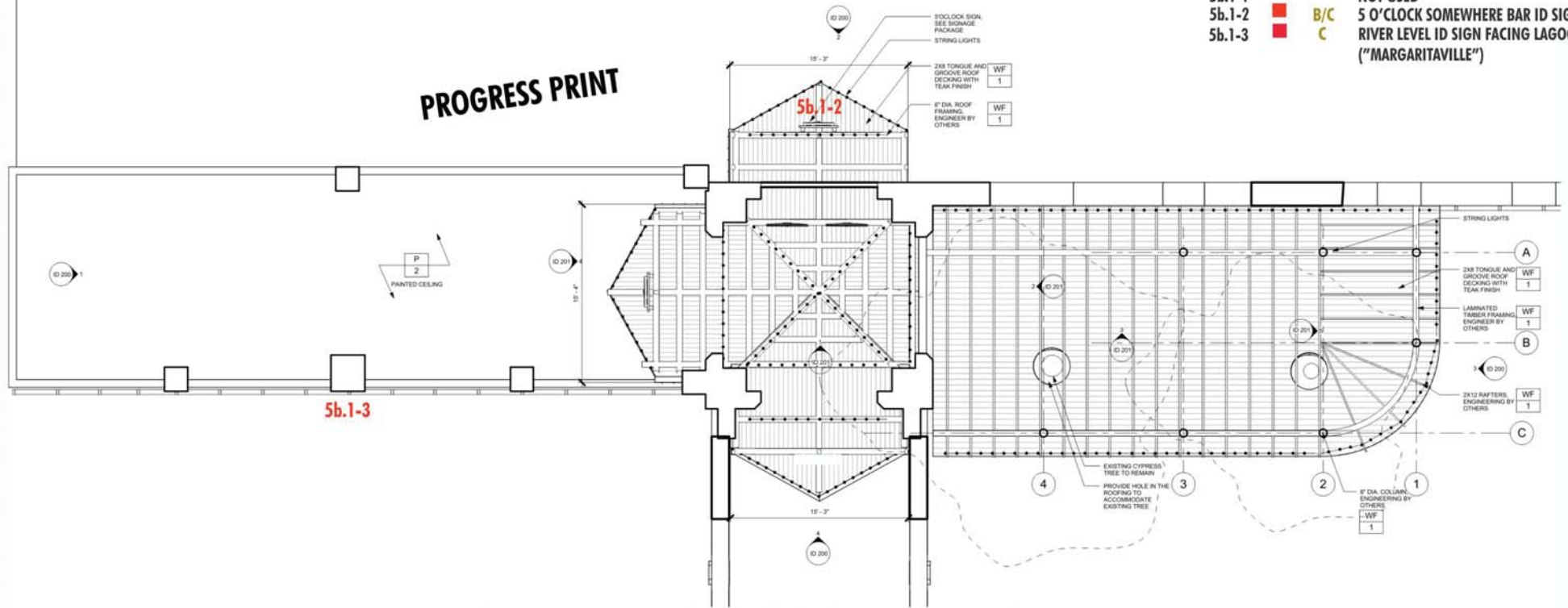
B/C

C

NOT USED

5 O'CLOCK SOMEWHERE BAR ID SIGN
RIVER LEVEL ID SIGN FACING LAAGOON
("MARGARITAVILLE")

PROGRESS PRINT



ID-101

Title:

5 O'CLOCK SOMEWHERE BAR / MARGARITAVILLE AT RIVER WALK CENTER, SAN ANTONIO / EXTERIOR SIGNAGE PLAN

Description:

These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

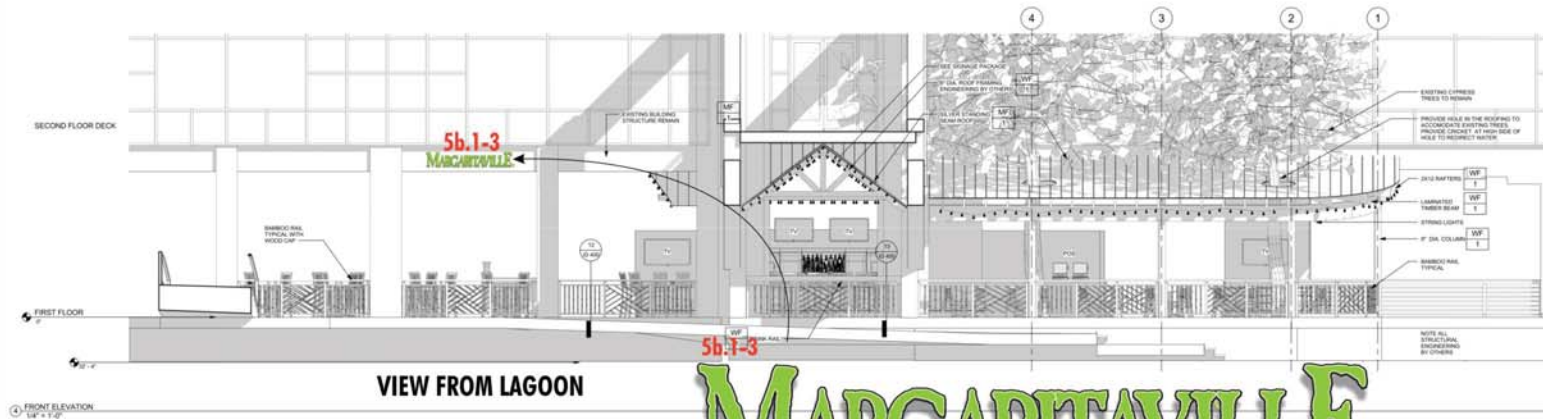
Δ Approved
Δ Approved with comments
Δ Not Approved revise-resubmit

5 O'CLOCK SOMEWHERE BAR EXTERIOR SIGNAGE

5b.1-1
5b.1-2
5b.1-3

■ B/C
■ C

NOT USED
5 O'CLOCK SOMEWHERE BAR ID SIGN
RIVER LEVEL ID SIGN FACING LAGOON



SIGN LIGHTING, GENERAL REFERENCE:

■ = INTERNALLY ILLUMINATED SIGN. STRUCTURAL-BLOCKING FOR SIGN MAY BE NECESSARY. REMOTE TRANSFORMERS TYPICAL WHENEVER POSSIBLE.

SIGN TYPES, GENERAL REFERENCE NOT LIMITED TO:

TYPE B: ROUTED/CUT-OUT FLAT SUBSTRATE SIGN ELEMENTS (ALL OR PART) / INCLUDES LETTERING AND GRAPHIC SHAPES / WITH LAYERS & DIGITAL PRINT OVERLAYS

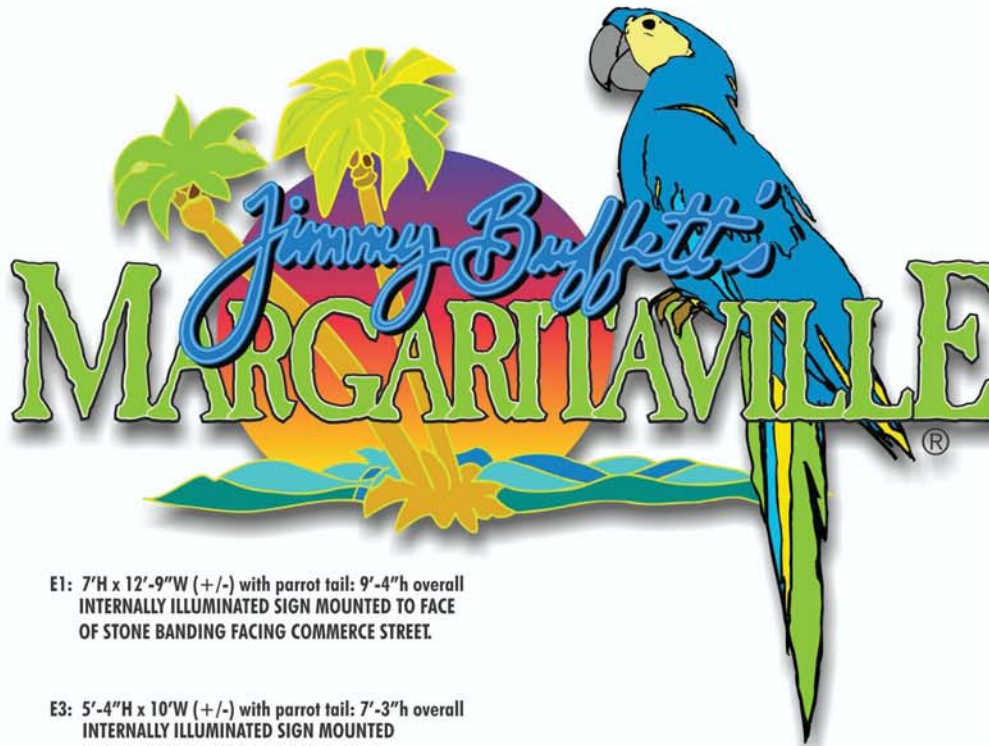
TYPE C: ILLUMINATED SIGNAGE, NOT LIMITED TO EXPOSED NEON OVER ALUM. CHANNEL LETTERS, INTERNALLY-LIT CHANNEL LETTERS, REVERSE-CHANNEL HALO-LIGHTING EFFECT, ETC. / SUBMIT SHOP DRAWINGS FOR APPROVAL (TYP ALL SIGNS)

MARGARITAVILLE RESTAURANT EXTERIOR SIGNAGE DETAIL

Sign#: Lighting: Sign Type: Sign Description:

E1 ■ C COMMERCE STREET MAIN MARQUEE
E3 ■ C RIVER LEVEL ENTRY ID SIGN (MALL)

- PMS 100
- PMS 327
- PMS 430
- PMS 306
- PMS 375
- PMS 319
- PMS 387
- PROCESS BLUE
- PROCESS YELLOW
- PMS 124
- PMS 389
- BLACK
- WHITE
- PMS 373
- PMS 731
- PMS 125
- PMS 382
- PMS: VIOLET/YELLOW/PURPLE
RED 032/ORANGE 021



E1: 7'H x 12'-9"W (+/-) with parrot tail: 9'-4"h overall
INTERNALLY ILLUMINATED SIGN MOUNTED TO FACE
OF STONE BANDING FACING COMMERCE STREET.

E3: 5'-4"H x 10'W (+/-) with parrot tail: 7'-3"h overall
INTERNALLY ILLUMINATED SIGN MOUNTED
TO THE FACADE ABOVE THE RESTAURANT
ENTRY, FACING NORTHEAST.

SIGN FABRICATION IS TO MATCH
THE FOLLOWING TYPICAL
MARGARITAVILLE MARQUEE
SIGN DETAILS. SIGN FABRICATOR
IS TO SUBMIT SHOP DRAWINGS
FOR APPROVAL.

**SEE FOLLOWING MARQUEE SIGN
FABRICATION REFERENCE SHEETS
FOR SIGNS E1 & E3**

SIGN LIGHTING, GENERAL REFERENCE:

■ = INTERNALLY ILLUMINATED SIGN. STRUCTURAL-
BLOCKING FOR SIGN MAY BE NECESSARY. REMOTE
TRANSFORMERS TYPICAL WHENEVER POSSIBLE.

SIGN TYPE, GENERAL REFERENCE:

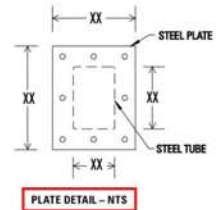
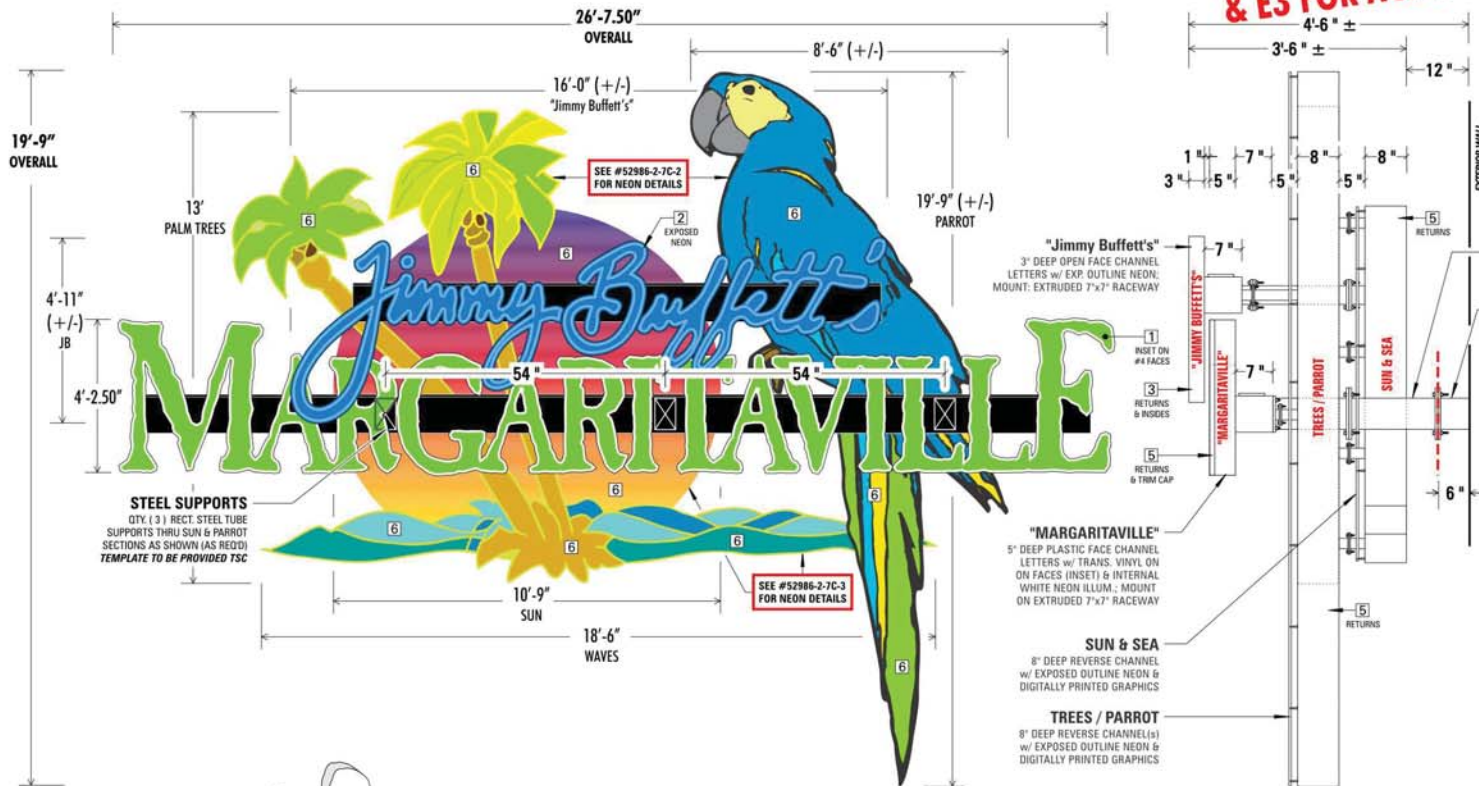
TYPE C: ILLUMINATED SIGNAGE, NOT LIMITED TO INTERNALLY-LIT CHANNEL LETTERS, EXPOSED NEON OVER ALUM.
CHANNEL LETTERS, REVERSE-CHANNEL HALO-LIGHTING EFFECT, ETC. / REFER TO SIGN DETAIL SHEETS / FABRICATOR
IS TO SUBMIT SHOP DRAWINGS FOR APPROVAL (TYP ALL SIGNS).

Typical illuminated marquee sign "Jimmy Buffett's MARGARITAVILLE" logo on wall

(Design-intent reference drawing, actual location needs will vary)

**FABRICATION REFERENCE ONLY
FOR SIGNS E1 & E3. REFER TO E1
& E3 FOR ACTUAL SIGN SIZES**

GENERAL NOTE:
SIGN INSTALLATION NEEDS VARY PER LOCATION.
FABRICATOR TO USE LOCAL ENGINEER DRAWINGS
FOR EXACT REQUIREMENTS. SIGNAGE FABRICATOR
IS RESPONSIBLE FOR FABRICATION & INSTALLATION
METHODS THAT MEET ALL LOCAL SIGNAGE CODES.



BY SIGN CO.
RECT. STEEL TUBE w/ WELDED PLATE
AS REQ'D (QTY 3 + MATCH PLATE EACH)

BY OTHERS:
TUBE SUPPORTS FROM BLDG.
EXTERIOR WALL TO MEET RECT.
TUBES FROM SIGN AS REQ'D

PRODUCTION NOTES

"Jimmy Buffett's" LETTERS:

- Fab'd aluminum open face channels (.125" backs + 3" coil stock)
- Exposed outline 13mm Neo Blue neon illum. as shown
- Letters flush mount to 7"x7" extruded alum. raceway, protruding partially in front of faces of "MARGARITAVILLE" letters (approx. 1" clearance)

"MARGARITAVILLE" LETTERS:

- Fab'd aluminum channels (.063" backs + 5" coil stock)
- 3/16" white #7328 acrylic faces + inset. vinyl + 1" plastic trim
- Internal white 6500 neon illum. as req'd (faces only)
- Letters flush mount to 7"x7" extruded alum. raceway

SUN & SEA, TREES, PARROT:

- 3 piece fab'd alum. reverse channel construction (.125" faces + .080" back/filler + 2" sq. tube internal framing as req'd)
- Flat aluminum face(s) w/digitally printed graphics
- Exposed neon outline/details (NOT SHOWN - see drawings for exposed neon by sign layer)

STEEL SUPPORTS:

- Qty. (3) 4"x6" rectangular main supports (thru sign layers) + 2"x2" sq. steel tubing to join and support individual sign sections + 1/2" steel mounting plates w/ fasteners (all as req'd)

ELECTRICAL:

- Circuits: (4) 115V 20A Toggles: (2)
- Transf: (TBD) 12030 Ventex

INSTALLATION:

- Plate-mount in projected layers to customer-supplied steel supports extended from building structure (provide pattern)
- Signage to be layered as indicated above (see End View)

**** EXACT MOUNTING SPECIFICATIONS TO BE DETERMINED ****



LOGO COLORS

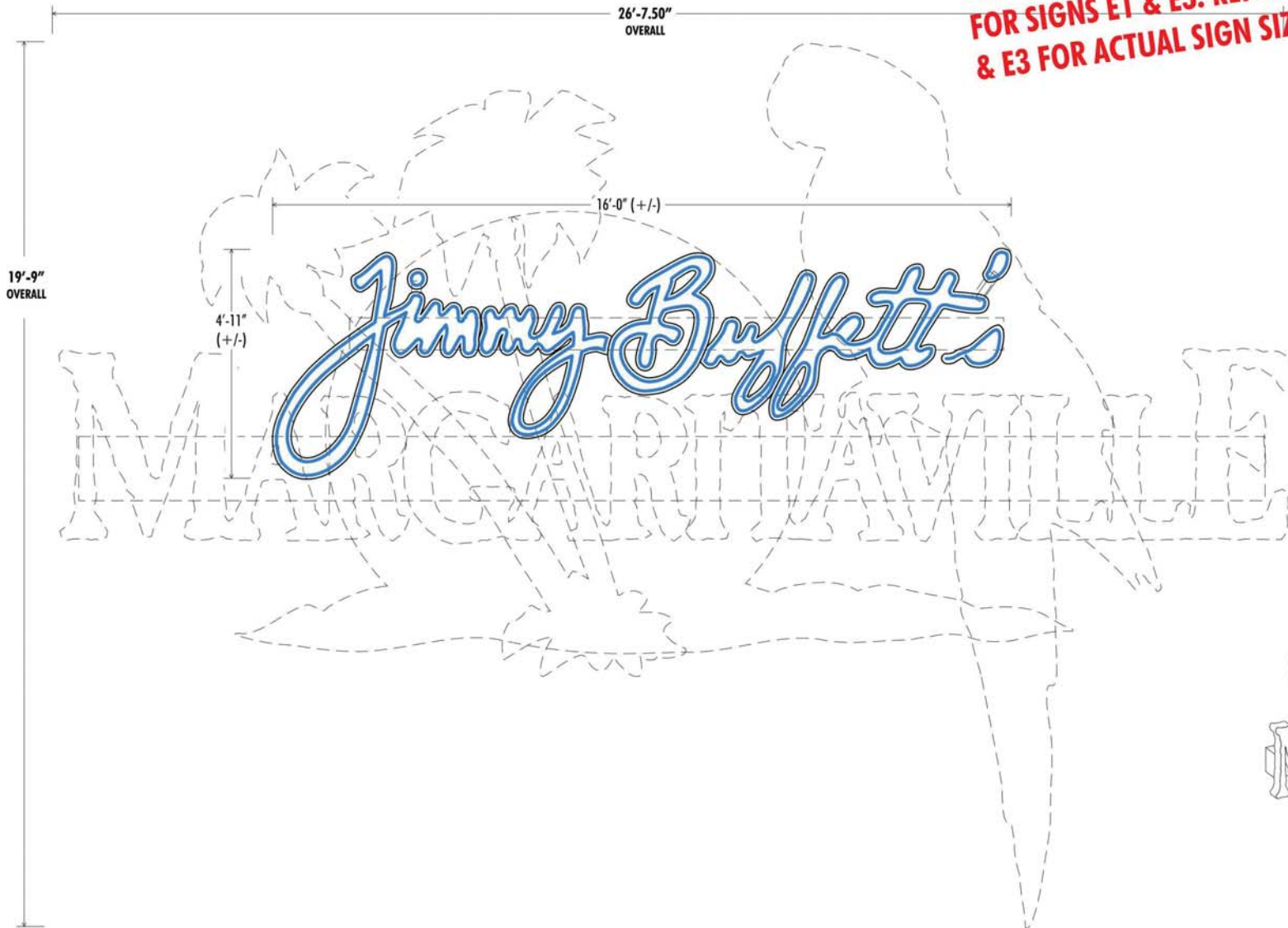
 PMS 389 CV	 PMS 100	 PMS 306 CV
 PMS 382 CV	 PROCESS YELLOW	 PMS 3005 CV
 PMS 375 CV	 PMS 124 CV	 PMS 1255 CV
 PMS 731 CV	 PMS 3945 CV	 PMS VIOLET
 PMS 125 CV	 PMS 327 CV	 PMS YELLOW
 BLACK	 PMS PURPLE	 PMS RED 032
	 PMS 319 CV	 PMS ORANGE 021

SIGN COLOR KEY

 7	PMS 375 Green (Avery A9634-T vinyl, inset)
 2	Neo Blue (13mm Argon Tubing) - "JB" letters
 3	PMS 3005 CV Blue - "JB" letters, insides/returns
 4	White #7328 (acrylic faces)
 5	Black (paint / Jewelite) - returns, steel, raceways
 6	Digital Scotchprint (per customer specs)
 7	PMS 444 (paint to match) - all backs (not shown)

Neon details by layer - "Jimmy Buffett's"

**FABRICATION REFERENCE ONLY
FOR SIGNS E1 & E3. REFER TO E1
& E3 FOR ACTUAL SIGN SIZES**



"Jimmy Buffett's"

3" DEEP OPEN FACE CHANNEL
LETTERS w/ EXP. OUTLINE NEON;
MOUNT: FAB'D 5"x7" RACEWAY

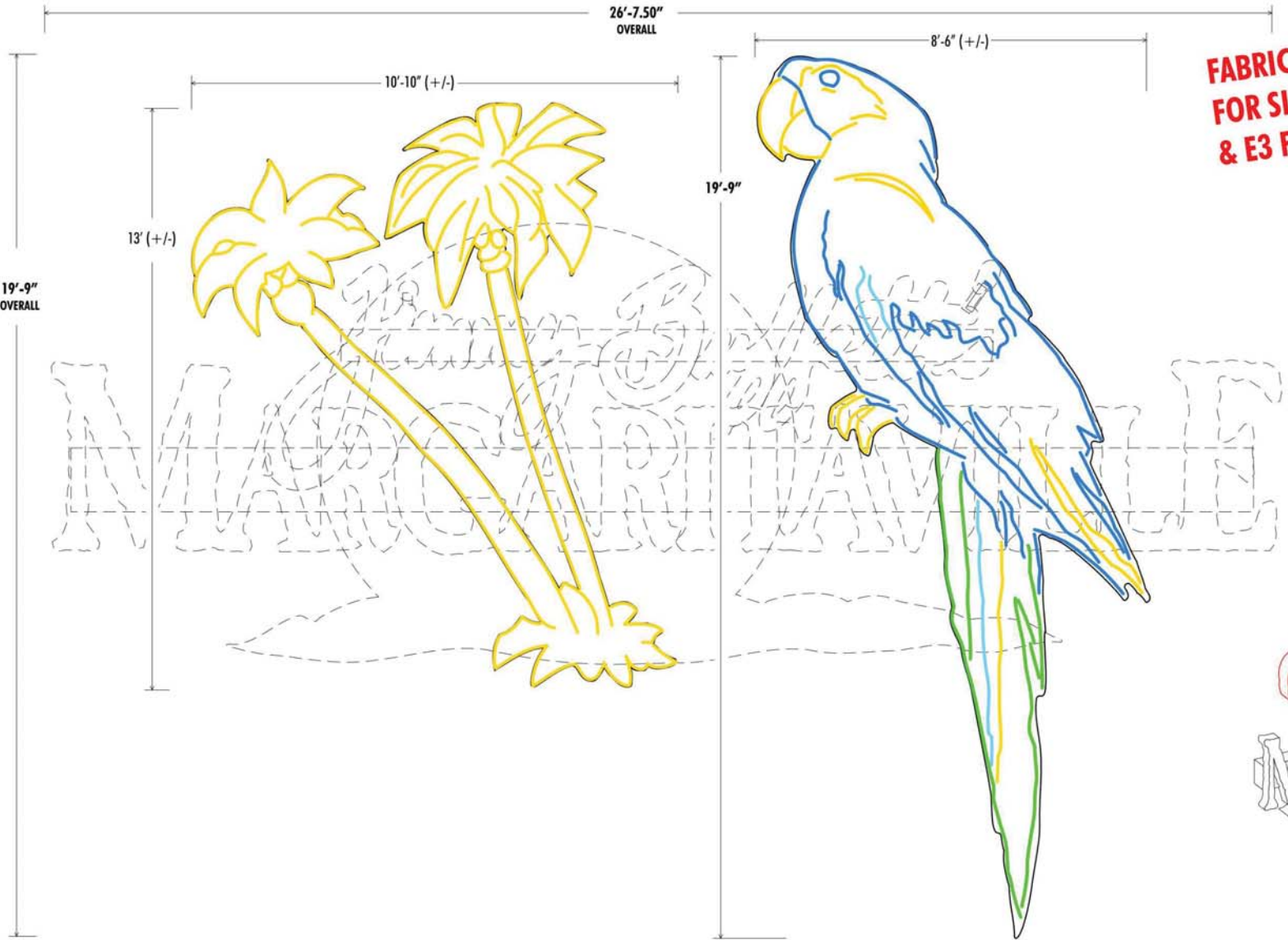
COLORS

Neo Blue (13mm Argon Tubing)



PERSPECTIVE VIEW
For ref. only | NTS

Neon details by layer - Trees and Parrot



**FABRICATION REFERENCE ONLY
FOR SIGNS E1 & E3. REFER TO E1
& E3 FOR ACTUAL SIGN SIZES**

TREES / PARROT

8" DEEP REVERSE CHANNEL(s)
w/ EXPOSED OUTLINE NEON &
DIGITALLY PRINTED GRAPHICS

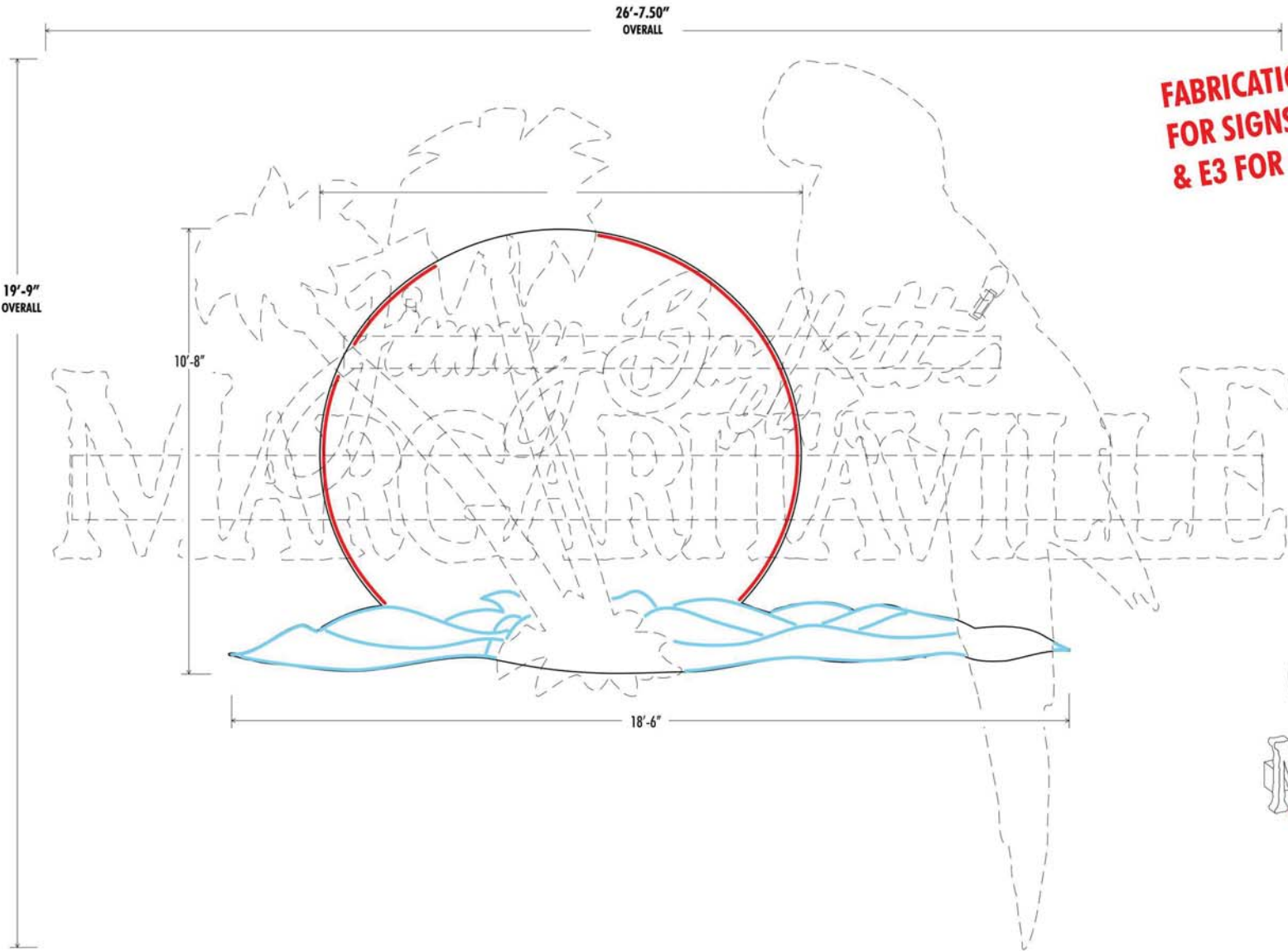
COLORS

- Clear Gold (13mm Argon Tubing)
- Neo Blue (13mm Argon Tubing)
- Turquoise (13mm Argon Tubing)
- Green (13mm Argon Tubing)



PERSPECTIVE VIEW
For ref. only | NTS

Neon details by layer - Sun & Sea



**FABRICATION REFERENCE ONLY
FOR SIGNS E1 & E3. REFER TO E1
& E3 FOR ACTUAL SIGN SIZES**

SUN & SEA
8" DEEP REVERSE CHANNEL
w/ EXPOSED OUTLINE NEON &
DIGITALLY PRINTED GRAPHICS

COLORS
 Ruby Red (13mm Argon Tubing)
 Turquoise (13mm Argon Tubing)



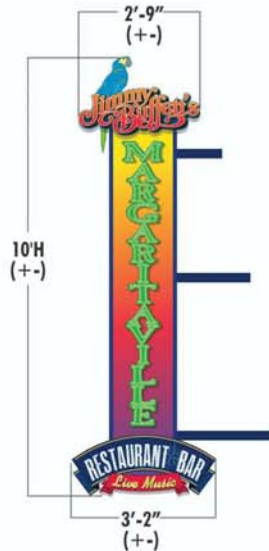
PERSPECTIVE VIEW
For ref. only | NTS

**SIGN E2 / COMMERCE STREET BLADE SIGN
(PERPENDICULAR TO COMMERCE STREET)**

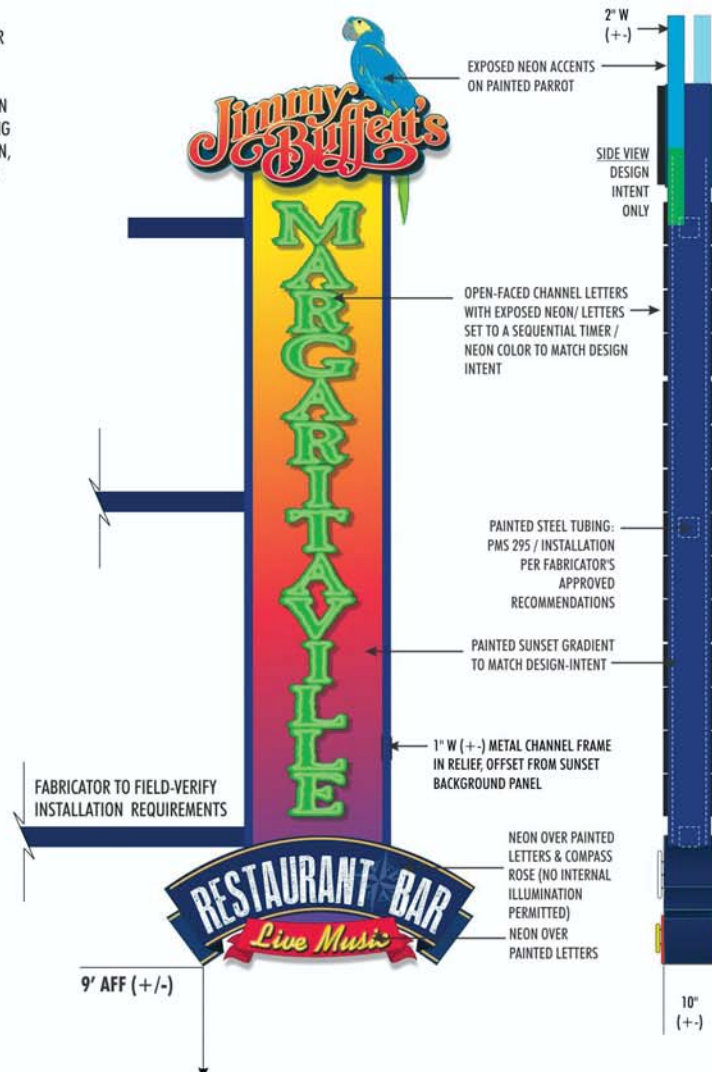
OPEN-FACED INDIVIDUALLY ILLUMINATED CHANNEL LETTERS w/EXPOSED NEON / FABRICATED ALUMINUM CABINET w/LOWER FABRICATED 'RIBBON' BASE / EXPOSED NEON LOWER TEXT & PARROT / PAINTED GRADIENT SUNSET PANEL TO BE INSET / "MARGARITAVILLE" LETTERING ILLUMINATION EFFECT TO BE ON A TIMER, SEE DETAILS BELOW. SEQUENTIAL TIMING & LIGHTING OF SIGN TO MATCH THE NASHVILLE MARGARITAVILLE LOCATION, ALL SPECIFICATIONS TO BE APPROVED BY DESIGNER PRIOR TO FABRICATION (TYP).

"MARGARITAVILLE" TO BE SET TO A SEQUENTIAL TIMER AS FOLLOWS:

- 1) ALL "MARGARITAVILLE" LETTERS ILLUMINATED FOR 10 SECONDS
- 2) "MARGARITAVILLE" LETTERS GO BLANK FOR 1 SECOND
- 3) "MARGARITAVILLE" LETTERS LIGHT UP IN SEQUENCE; "M" FIRST ETC, LETTERS LIT AT LESS THAN 1 SECOND INTERVALS (AND REMAIN ON) UNTIL THE LAST "E" IS ILLUMINATED. ONCE THE WORD "MARGARITAVILLE" IS FULLY LIT, IT REMAINS LIT FOR 10 SECONDS, AND THE SEQUENCE STARTS AGAIN.



MARGARITAVILLE RESTAURANT EXTERIOR SIGNAGE DETAIL



PARROT "CABINET" w/ SKELETON NEON OUTLINES (DESIGN-INTENT)

FULL-COLOR PAINTED PARROT "CABINET" w/ SKELETON NEON

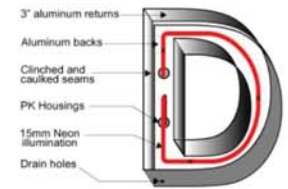
Sign#: E2 Lighting: ■ Sign Type: C Sign Description: COMMERCE STREET BLADE SIGN

VERTICALLY ORIENTED, INTERNALLY ILLUMINATED BLADE SIGN MOUNTED TO FRONT OF COLUMN, PERPENDICULAR TO COMMERCE STREET.

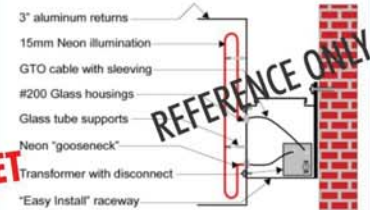
- (TWO) SINGLE-FACED ALUMINUM DISPLAYS
- 2" DEPTH (+/-) / RETURNS PAINTED SATIN BLACK
- FULL COLOR PAINTED PARROT ON FACE
- NEON:
- BLUE FEATHERS: EGL NEO-BLUE/Ar NEON
- GREEN FEATHERS: GREEN E10/Ar NEON
- BEAK & YELLOW FEATHERS: EGL *P-73 NOVIOL GOLD/Ar NEON

GENERAL DESIGN-INTENT (REFERENCE ONLY)
for "Jimmy Buffett's MARGARITAVILLE"

OPEN-FACE CHANNEL LETTER WITH EXPOSED NEON



FRONT VIEW



SIDE VIEW RACEWAY MOUNT



- PAINTED INTERIOR LETTER SURFACES GREEN PMS: 361
- GREEN NEON TO MATCH DESIGN-INTENT
- RETURNS PAINTED SATIN BLACK

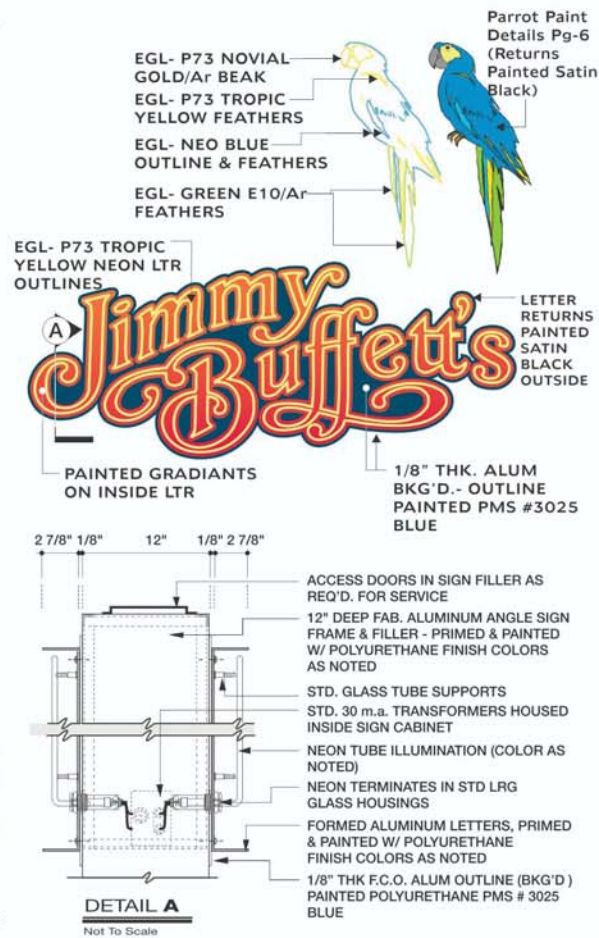
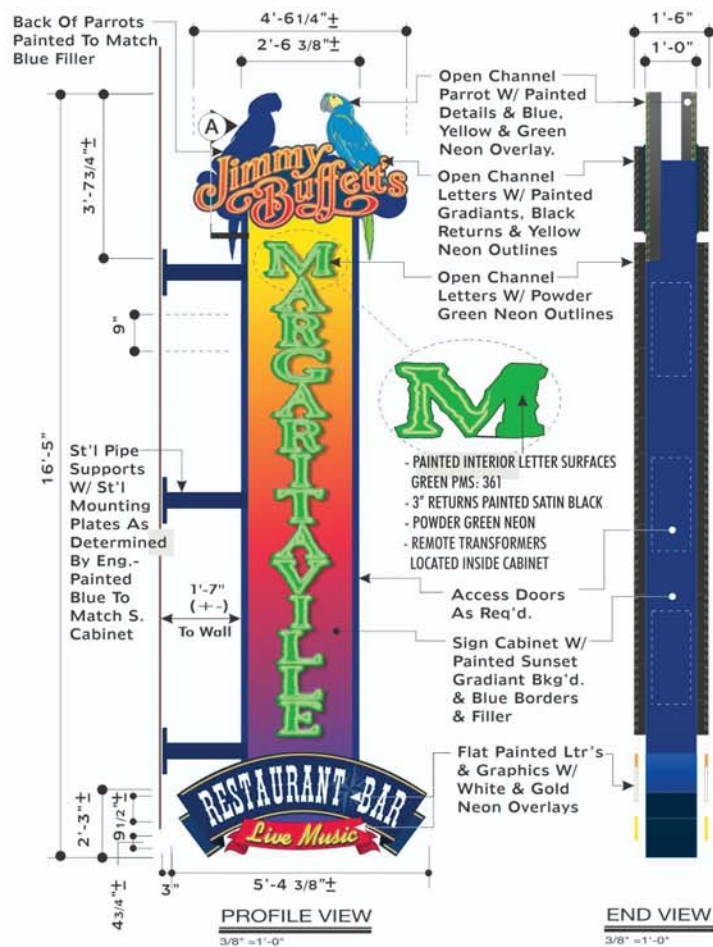
REMOTE RACEWAYS INSIDE "CABINET" IF POSSIBLE

SEE FOLLOWING BLADE SIGN FABRICATION REFERENCE SHEET FOR SIGN E2

Title:

MARGARITAVILLE RESTAURANT AT RIVER WALK CENTER, SAN ANTONIO / EXTERIOR SIGNAGE DETAILS

Description:



**FABRICATION REFERENCE ONLY
FOR BLADE SIGN E2. REFER TO E2
FOR ACTUAL SIGN SIZE.**

MARGARITAVILLE RESTAURANT EXTERIOR SIGNAGE DETAIL

Sign#:	Lighting:	Sign Type:	Sign Description:
E.4	■	C	MALL FACADE ID SIGN "MARGARITAVILLE"
5b.1-3	■	C	RIVER FACING ID SIGN "MARGARITAVILLE"



INTERNALLY ILLUMINATED CHANNEL LETTERS MOUNTED TO RESTAURANT MALL FACADE, OVER GARAGE DOORS.

INSTALLATION PER FABRICATORS APPROVED RECOMMENDATIONS

SIGN LIGHTING, GENERAL REFERENCE:

■ = INTERNALLY ILLUMINATED SIGN. STRUCTURAL-BLOCKING FOR SIGN MAY BE NECESSARY REMOTE TRANSFORMERS TYPICAL WHENEVER POSSIBLE.

SIGN TYPE, GENERAL REFERENCE:

TYPE C: ILLUMINATED SIGNAGE, NOT LIMITED TO INTERNALLY-LIT CHANNEL LETTERS, EXPOSED NEON OVER ALUM. CHANNEL LETTERS, REVERSE-CHANNEL HALO-LIGHTING EFFECT, ETC. / REFER TO SIGN DETAIL SHEETS / FABRICATOR IS TO SUBMIT SHOP DRAWINGS FOR APPROVAL (TYP ALL SIGNS).



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Suite 1545, Miami, FL 33156
Phone: 786-497-7234
www.mcbridedesign.com

Date: 12/9/11
Scale:
Revisions:
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Δ 3 11/19/14
Δ 4

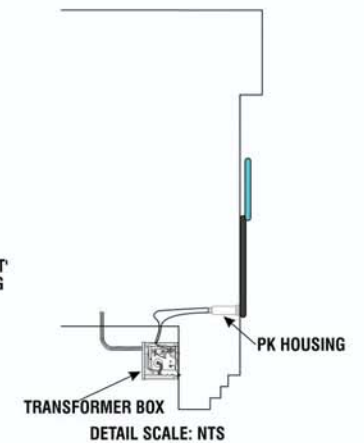
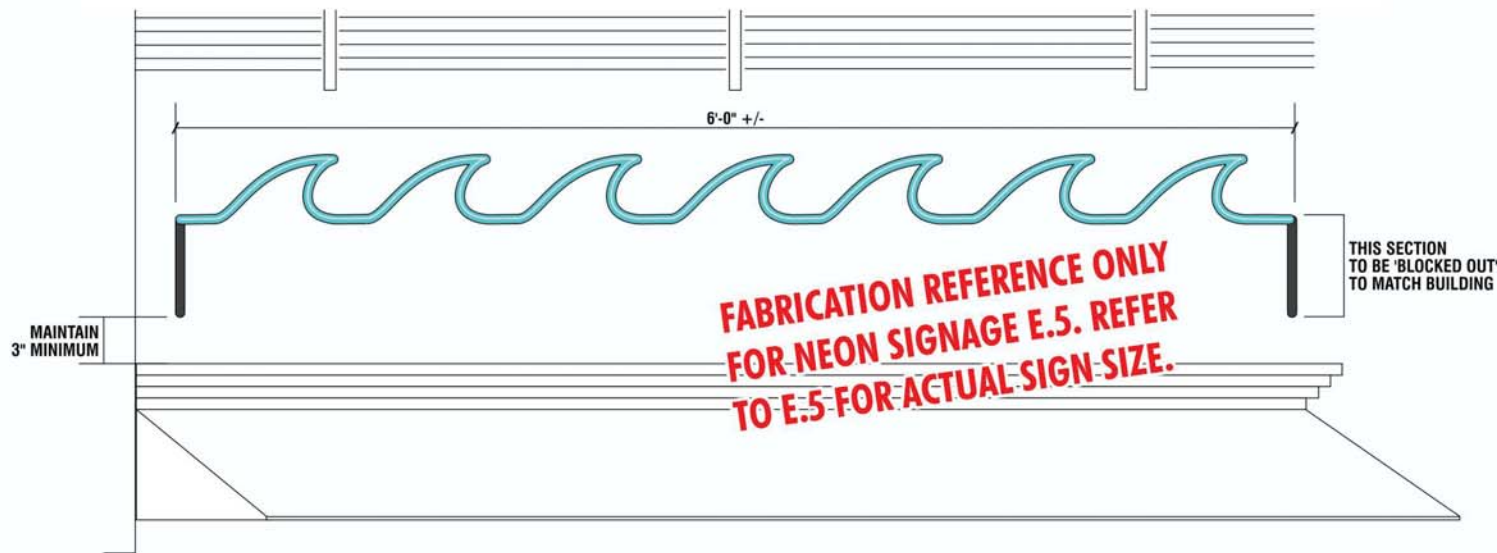
Title:

MARGARITAVILLE AT RIVER WALK CENTER, SAN ANTONIO / EXTERIOR SIGNAGE DETAILS

Description:

These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Sign contractor accepts total responsibility for materials selection, fabrication and installation.

Δ Approved
Δ Approved with comments
Δ Not Approved revise-resubmit



ILLUMINATED NEON DISPLAY

RELATIVE SCALE 1 1/2" = 1'-0"

FABRICATE & INSTALL 14 DISPLAYS OF VOLTARC NEO BLUE NEON.

PERMIT/ELECTRICAL INFORMATION

VOLTS REQ'D: **120** TOTAL AMPS: **20**

(CLIENT TO PROVIDE ELECTRICAL AT SIGN LOCATION)

WIRING PER: U.L. **X** N.E.C.:

CUSTOMER TO PROVIDE ~~ONE~~ **(1)** 120V 20 A
ELECTRICAL BRANCH TO THIS ELEVATION

INSTALLATION NOTE:

CUSTOMER TO PROVIDE 120v/20a CIRCUIT BETWEEN
VERTICAL COLUMNS WHERE NEON IS TO BE INSTALLED.

GENERAL NOTES:

- *The “Owner” retains the right to request that the fabricator maintain Products Completion Insurance.*
 - *A request for proposal is not a contract for services nor an offer to secure services.*
 - *All questions in regard to this document shall be directed to: brenda@mcbriedesign.com, and copies to: kyle@mcbriedesign.com*
 - *All proposals shall be submitted no later than [TBD]. E-mail or fax is acceptable followed-up by a hardcopy of the fabricators proposal.*
 - *All proposals shall be inclusive of the scope of services as outlined in this document.*
 - *The “Owner” reserves the right to choose or reject any submitted proposal.*
 - *The terms of this RFP, the information provided by The McBride Company herein and all other information provided by Consultant in connection with the services offered to be provided by the Consultant pursuant to this RFP, are to be treated by Consultant as strictly confidential and proprietary. Such materials are to be used solely for the purpose of responding to this request. Access shall not be granted to third parties except upon prior consent of The*
- *McBride Company and upon the written agreement of the intended recipient to treat the same as confidential. The McBride Company may request at any time that any material be returned or destroyed. Should Consultant choose not to respond to this RFP, all materials must be destroyed.*



CONTACT INFORMATION:

Brenda Grady / Graphic Designer

T - 850-623-6087

brenda@mcbriedesign.com

Kyle McBride / VP of Specialties

T – 802-362-0700

kyle@mcbriedesign.com



M. Bride

ADDRESS: 400.01.1.0

PROJECT NO. 2447
ISSUE DATES
12.08.14 REVIEW
01.20.15 REVIEW
02.10.15 REVIEW
02.18.15 75% SET
02.27.15 90% SET
03.27.15 90% SET
04.17.15 HDRC SET

04.17.15

MARGARITAVILLE AT RIVER CENTER MALL
849 E COMMERCE STREET
SAN ANTONIO, TEXAS 78205

This drawing and its representation are the property of M. Bride. It is to be used only for the project and location specified. It is not to be reproduced, stored in a retrieval system, or used in any way without the written permission of M. Bride.

PROJECT NO. 2447
ISSUE DATES
12.08.14 REVIEW
01.20.15 REVIEW
02.10.15 REVIEW
02.18.15 75% SET
02.27.15 90% SET
03.27.15 90% SET
04.17.15 HDRC SET

PROJECT NO. 2447
ISSUE DATES
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02.10.15 REVIEW
02.18.15 75% SET
02.27.15 90% SET
03.27.15 90% SET
04.17.15 HDRC SET

PROJECT NO. 2447
ISSUE DATES
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02.10.15 REVIEW
02.18.15 75% SET
02.27.15 90% SET
03.27.15 90% SET
04.17.15 HDRC SET

PROJECT NO. 2447
ISSUE DATES
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02.10.15 REVIEW
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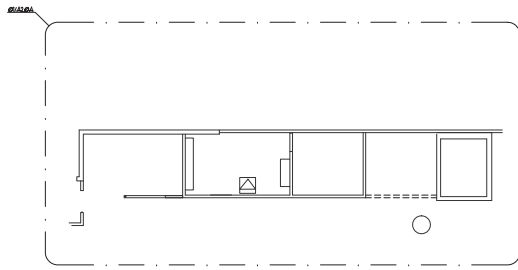
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02.10.15 REVIEW
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02.27.15 90% SET
03.27.15 90% SET
04.17.15 HDRC SET

PROJECT NO. 2447
ISSUE DATES
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02.10.15 REVIEW
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02.27.15 90% SET
03.27.15 90% SET
04.17.15 HDRC SET

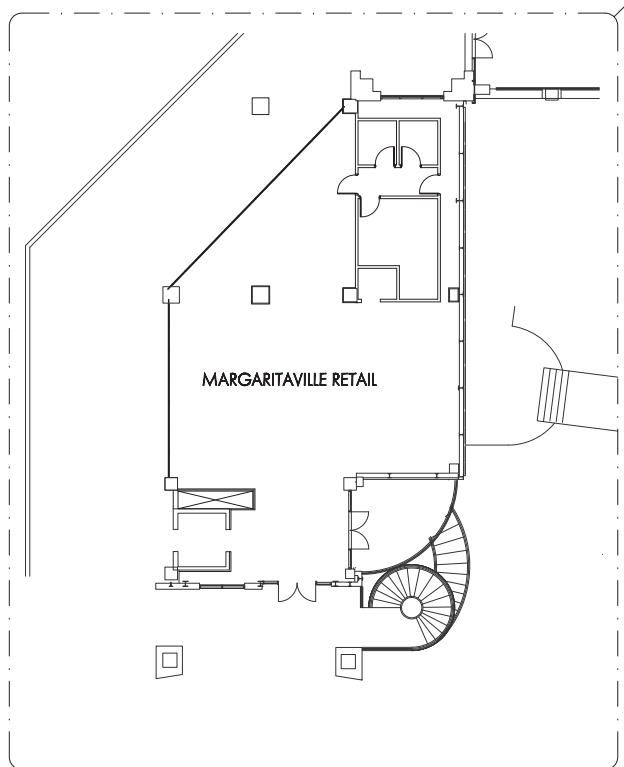
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02.10.15 REVIEW
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02.27.15 90% SET
03.27.15 90% SET
04.17.15 HDRC SET

PROJECT NO. 2447
ISSUE DATES
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02.10.15 REVIEW
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02.27.15 90% SET
03.27.15 90% SET
04.17.15 HDRC SET

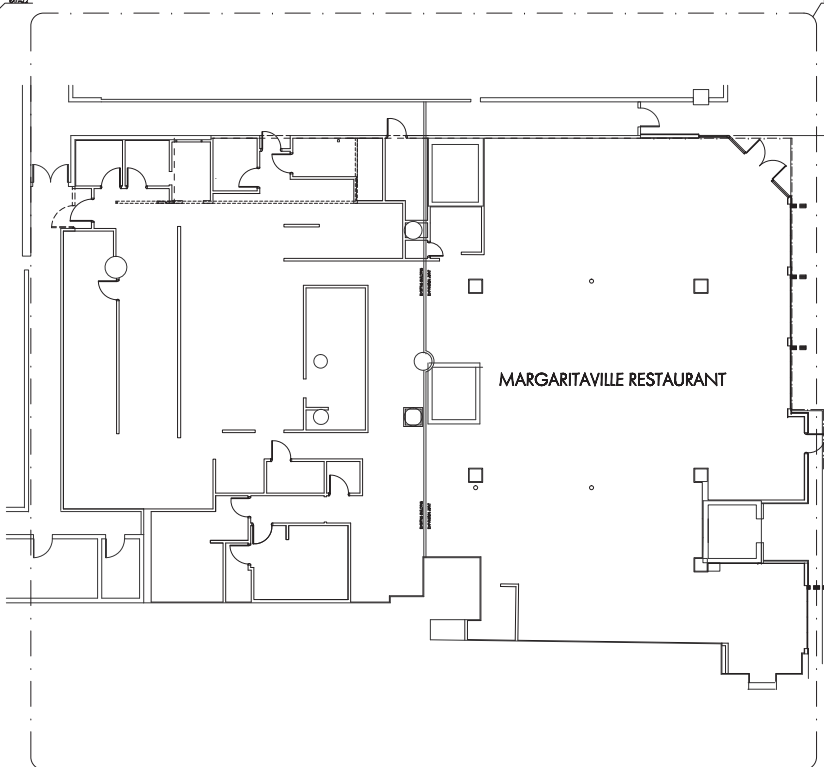
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04.17.15 HDRC SET



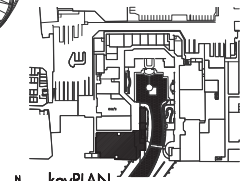
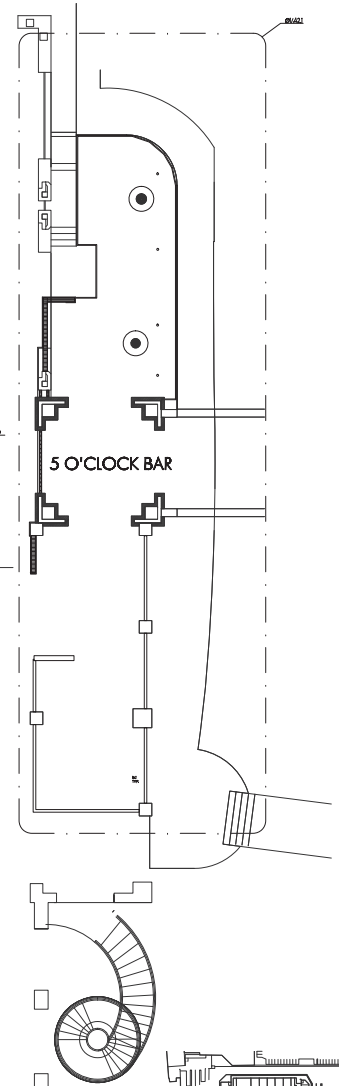
03. mezzanine FLOORPLAN
SCALE 1/8" = 1'-0"
PROJECTED FOR 30" X 42" MEDIA



02. street FLOORPLAN
SCALE 1/8" = 1'-0"
PROJECTED FOR 30" X 42" MEDIA

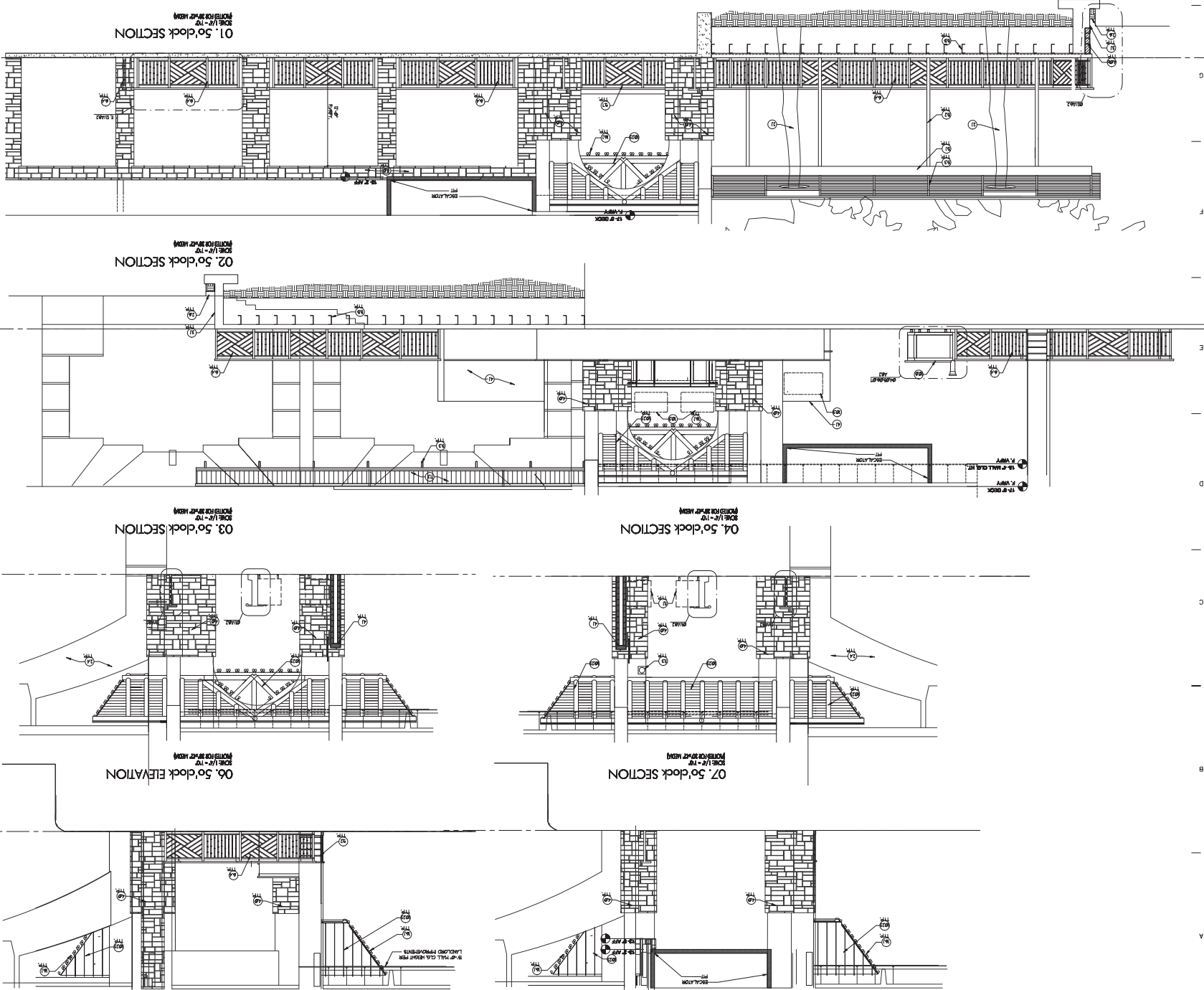


01. river level FLOORPLAN
SCALE 1/8" = 1'-0"
PROJECTED FOR 30" X 42" MEDIA



keyPLAN
NOT TO SCALE
PROJECTED FOR 30" X 42" MEDIA

A1.0



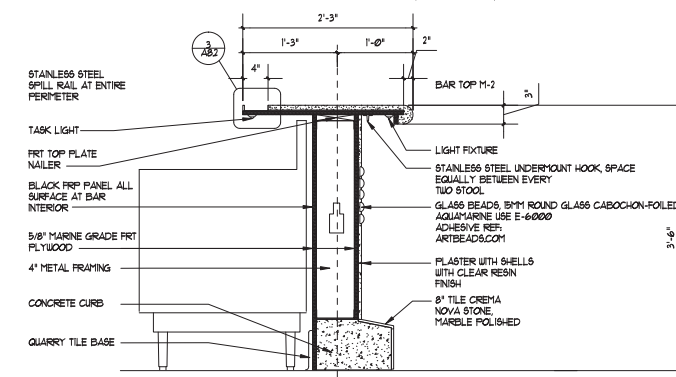
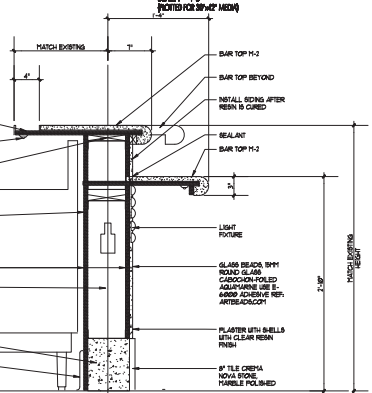
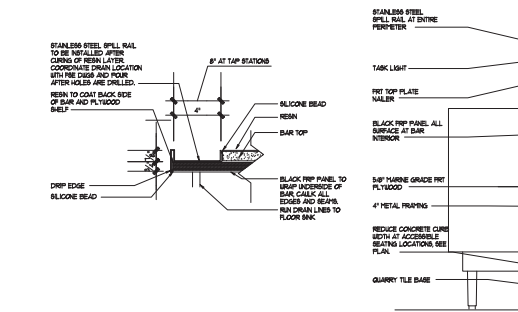
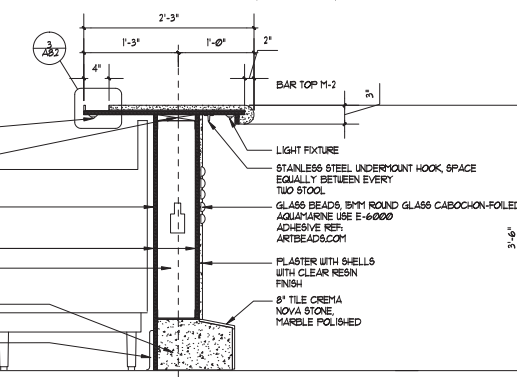
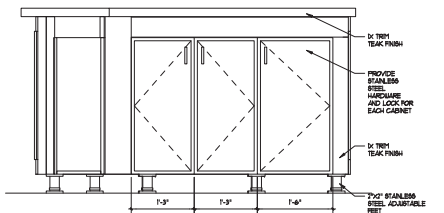
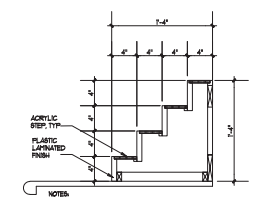
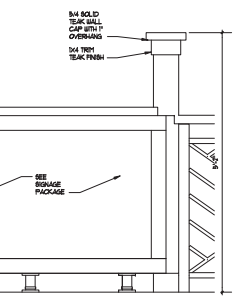
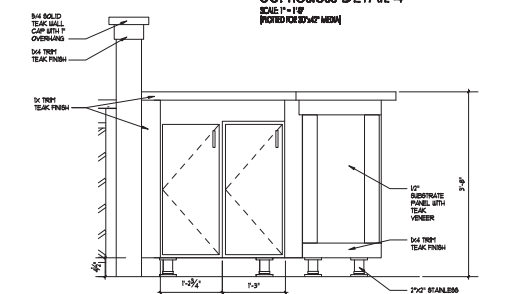
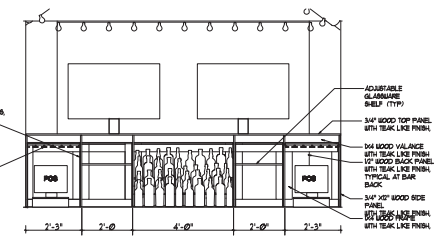
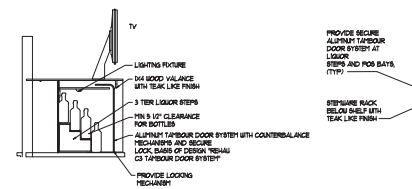
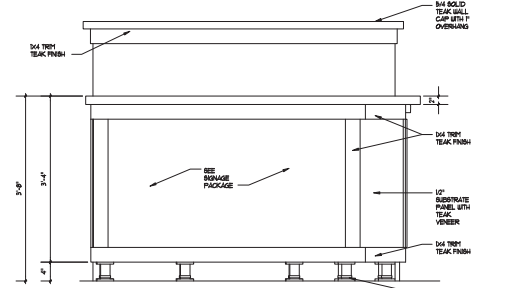
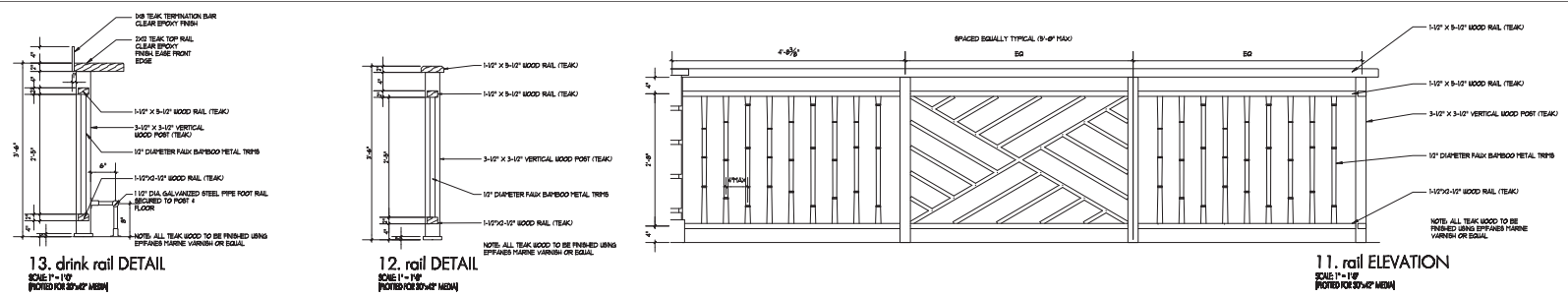
MARGARITAVILLE AT RIVER CENTER MALL
849 E COMMERCE STREET
SAN ANTONIO, TEXAS 78205

PROVIN	STAFF
C-FACT)	JMS
DATE	11.04.14
PERCENT NO.	2447
ISSUE DATES	
12.08.14	REVIEW
01.20.15	REVIEW
02.10.15	REVIEW
02.18.15	75% SET
02.27.15	80% SET
03.27.15	90% SET
04.17.15	HDRC SET

5 O'Clock DETAILS

SHEET NO. _____

A8.2



DOOR SCHEDULE

DOOR NO.	DOOR	DOOR SIZE	THICKNESS	MAT. TYPE	FINISH	HOW.	GLASS	LA. RAT.	THROAT	DM/MATERIAL	TYPE	FINISH	LA. RAT.	REMARKS
100	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
101	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
102	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
103	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
104	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
105	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
106	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
107	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
108	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
109	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
110	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
111	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
112	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
113	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
114	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
115	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
116	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
117	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
118	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
119	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
120	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
121	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
122	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
123	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
124	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
125	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
126	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
127	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
128	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
129	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
130	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
131	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
132	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
133	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
134	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
135	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
136	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
137	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
138	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
139	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
140	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
141	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
142	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
143	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
144	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
145	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
146	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
147	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
148	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
149	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	
150	STAIR DOOR	3'-0" x 7'-0"	1 1/2"	AL	AL	01	A	-	4 1/2"	AL	01	AL	-	

DOOR MATERIAL:
 CLEAR ANODIZED NATURAL ALUMINUM FINISH
 NO VOLUME METAL
 NO SOLID CORE PREFINISHED WOOD VENEER DOOR

DOOR TYPE:
 NOTE: ALL DOORS PROVIDED ALONG ACCESSIBLE ROUTES TO PROVIDE SMOOTH SURFACES ON THE PUSH SIDE WITHIN 1/4" OF THE FINISH FLOOR MEASURED VERTICALLY EXTENDING THE FULL WIDTH OF THE DOOR, AS REQUIRED BY TAB 404.2.10
 HARBOR STILL ALUMINUM EXTERIOR DOOR WITH FULL TEMP. GLASS LITE (1" BOTTOM RAIL)
 A SOLID CORE PREFINISHED WOOD VENEER DOOR
 C CLOSETING, 18 GA. INCL. FULLY INSULATED
 D HUPFOR FRAMELESS GLASSWALL

FRAME TYPE:
 01 COLUMBIAN STREETFRONT SYSTEM
 02 CLOSETING, 18 GA. INCL. FULLY WELDED
 03 HUPFOR ALUMINUM SYSTEM

FINISH:
 01 CLR. ANOD.-CLEAR ANODIZED NATURAL ALUMINUM FINISH
 02 FACTORY APPLIED FINISH, 180 DAYS OF FIELD APPLIED PAINT FINISH
 03 PFC PFC FACTORY PRE-FINISHED FINISH
 04 STAINED STAIN FINISH BY MILLWORKER

GLASS:
 A 1" THICK CLEAR UN-INSULATED GLASS-TEMPERED

HARDWARE SET:
 SET. S1 (ENTRANCE LOCKSET-PER ALUMINUM DOOR MFG.)
 FACTORY HINGE
 PUSH/PULL
 SCHEDULE
 T.A.S. THRESHOLD
 CLOSURE

SET. S1 (ENTRANCE LOCKSET-PER ALUMINUM DOOR MFG.)
 FACTORY HINGE
 PUSH/PULL
 CLOSURE

SET. S2 (EXTERIOR LOCKSET)
 1 IL LOCK/STANDARD FUNCTION
 1 IL CONSTRUCTION CORE
 1 IL PERMANENT CORE
 1 IL HINGE BOWED GASKET
 1 IL LAM-SP-SP-SP
 1 IL DOOR STOP
 1 IL DOOR STOP
 1 IL BRUSHES
 1 IL BRUSHES
 1 IL BRUSHES

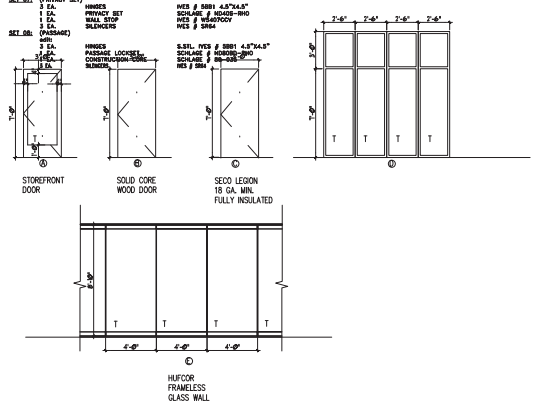
SET. S3 (OFFICE LOCKSET)
 1 IL HINGES
 1 IL ENTRANCE LOCKSET
 1 IL PERMANENT CORE
 1 IL HINGES

SET. S4 (EXTERIOR LOCKSET)
 1 IL HINGES
 1 IL LOCK/STANDARD FUNCTION
 1 IL CONSTRUCTION CORE
 1 IL PERMANENT CORE
 1 IL HINGE BOWED GASKET
 1 IL LAM-SP-SP-SP
 1 IL DOOR STOP
 1 IL DOOR STOP
 1 IL BRUSHES
 1 IL BRUSHES
 1 IL BRUSHES

SET. S5 (STANDARD LOCKSET)
 1 IL HINGES
 1 IL ENTRANCE LOCKSET
 1 IL PERMANENT CORE
 1 IL HINGES

SET. S6 (PRIVACY SET)
 1 IL HINGES
 1 IL PRIVACY SET
 1 IL DOOR STOP
 1 IL BRUSHES

SET. S7 (PRIVACY SET)
 1 IL HINGES
 1 IL PRIVACY SET
 1 IL DOOR STOP
 1 IL BRUSHES



ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	CEILING	REMARKS
100	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
101	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
102	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
103	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
104	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
105	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
106	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
107	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
108	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
109	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
110	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
111	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
112	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
113	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
114	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
115	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
116	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
117	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
118	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
119	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
120	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
121	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
122	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
123	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
124	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
125	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
126	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
127	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
128	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
129	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
130	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
131	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
132	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
133	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
134	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
135	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
136	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
137	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
138	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
139	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
140	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
141	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
142	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
143	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
144	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
145	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
146	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
147	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
148	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
149	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
150	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
151	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
152	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
153	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
154	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
155	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
156	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
157	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
158	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
159	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
160	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
161	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
162	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
163	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
164	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
165	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
166	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
167	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
168	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
169	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
170	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
171	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
172	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
173	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
174	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
175	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
176	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
177	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
178	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
179	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
180	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
181	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
182	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
183	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
184	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
185	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
186	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
187	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
188	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
189	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
190	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
191	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
192	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
193	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
194	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
195	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
196	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
197	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
198	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
199	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
200	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
201	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
202	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
203	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
204	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
205	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
206	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
207	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
208	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C-1
209	DOOR	F-12-12-4	-	W-12-12-2	W-12-12-2	W-12-12-2	W-12-12-2	17'-07X4	C