

HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2015

Agenda Item No: 11

HDRC CASE NO: 2015-357
ADDRESS: 516 S FLORES ST
LEGAL DESCRIPTION: NCB 929 BLK 3 LOT 3 (ARSENAL UT-2) 2014 NEW ACCT PER PLAT 9655/17-21 (ARSENAL UT-2) EXE 5/17/13
ZONING: UZROW
CITY COUNCIL DIST.: 1
OWNER: HEB Grocery Company, LP
TYPE OF WORK: Signage
REQUEST:

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

1. Install a wall mounted sign to the front façade of the new HEB South Flores Market. The sign will be double sided, 16' – 0" in height, 4' – 5 9/16" in width and 1' – 2" thick featuring an angle iron frame, 4" deep aluminum channel letters, aluminum fillers, clear protective acrylic faces, internal illumination, perimeter neon lighting and approximately 97 square feet. The sign will read "South Flores Market, HEB" and feature the colors white, red, yellow and brown.
2. Install an aluminum cabinet sign on top of the fuel pump canopy to front S Flores. The sign will be double sided, 3' in height, 18' in width and 1' – 9" thick featuring an angle iron frame, 5" deep aluminum channel letters, neon lighting and approximately 108 square feet. The sign will read "HEB Fuel" and will feature the colors of white, red and yellow.
3. Install a ground mounted pole sign fronting Cesar E Chavez to advertise fuel prices. The sign will be double sided, 6' feet in height and 4' – 7" in width featuring an aluminum cabinet sign, internal illumination, a plastic facing with a vinyl overlay and bronze square steel tubing and approximately 36 square feet. The signage would read "HEB Fuel, UNL with an associated numerical value and SUPER UNL with an associated numerical value. The sign will feature the colors of red, white, yellow and black.
4. Install fuel pump identification numbers on the fuel canopy, 9' above the finished floor. The fuel pump identification signs will feature the numerals 1 through 8, be 1' in height and 1' – 2 1/2" in width and feature aluminum covered in yellow and white vinyl.
5. Install a painted wall sign as well as non lit aluminum channel letter sign along with S Flores façade. The wall painted sign will be 66.25 inches in height, 181.5 inches in length and feature the colors white, yellow and black. Paint colors have not been finalized and will be determined in accordance with the final brick color. The applicant has also proposed to install a metal mounted sign with 1" reverse channel letters to be 1' in height and 3' in length to be centered below the painted sign. This sign will not be lit.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 6, Guidelines for Signage

1. General

A. GENERAL

i. Number and size—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.

ii. New signs—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features

and historic districts.

iii. Scale—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

C. PLACEMENT AND INSTALLATION

i. Location—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.

ii. Obstruction of historic features—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.

iii. Damage—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.

iv. Pedestrian orientation—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

i. Inappropriate materials—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.

ii. Appropriate materials—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.

iii. Color—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.

iv. Typefaces—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

E. LIGHTING

i. Lighting sources—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.

ii. Neon lighting—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

4. Freestanding Signs

A. GENERAL

i. Appropriate usage—Freestanding signs are most appropriate in locations where building forms are set back from the street, such as in areas where historic residences have been adapted for office or retail uses, or in commercial districts where they may be used to identify parking areas or other accessory uses.

ii. Placement—Place freestanding signs near the public right-of-way where they are clearly visible to passing pedestrians and motorists, a minimum of five feet from the street right-of-way and ten feet from all interior side lot lines. No freestanding sign should be placed in a manner that obstructs the pedestrian walkway.

iii. Number—Limit the number of freestanding signs per platted lot to one, unless the lot fronts more than one street, in which case, one sign is allowed on each street on which the lot has frontage.

iv. Monument signs—Do not use —suburban-style monument signs or electronic messaging signs not historically found in San Antonio's historic districts.

B. DESIGN

i. Height—Limit the height of freestanding signs to no more than six feet.

ii. Area—The size of new signs should be appropriate within the historic context, and should not exceed 25 square feet on either side, for a total of 50 square feet. Appropriate size shall be determined by considering historic precedent, sign patterns within historic districts, and conditions specific to individual properties.

iii. Structural supports—Use subtle structural elements (in terms of their scale and mass) with historically compatible materials to support a freestanding sign.

FINDINGS:

- a. The applicant has proposed to install a wall mounted sign to the front façade of the new HEB South Flores Market. The sign will be double sided, 16' – 0" in height, 4' – 5 9/16" in width and 1' – 2" thick featuring an angle iron frame, 4" deep aluminum channel letters, aluminum fillers, clear protective acrylic faces, internal illumination, perimeter neon lighting and approximately 97 square feet. The sign will read "South Flores Market, HEB" and feature the colors white, red, yellow and brown. While the cabinet sign will be internally illuminated, the applicant has proposed to coat the reverse channel letter openings with white acrylic, producing a halo effect as will be produced by the proposed perimeter neon lighting. Staff finds the materials and colors consistent with the Guidelines for Signage 1.A. and 1.D. and the proposed size and lighting source appropriate.
- b. The applicant has proposed to install an aluminum cabinet sign on top of the fuel pump canopy to front S Flores. The sign will be double sided, 3' in height, 18' in width and 1' – 9" thick featuring an angle iron frame, 5" deep aluminum channel letters, neon lighting and approximately 108 square feet. The sign will read "HEB Fuel" and will feature the colors of white, red and yellow. As with request item #1, staff finds the additional square footage as well as proposed materials and lighting appropriate and consistent with the Guidelines.
- c. In addition to the canopy mounted HED Fuel sign, the applicant has proposed to install a ground mounted pole sign fronting Cesar E Chavez to advertise fuel prices. The sign will be double sided, 6' feet in height and 4' – 7" in width featuring an aluminum cabinet sign, internal illumination, a plastic facing with a vinyl overlay and bronze square steel tubing and approximately 36 square feet. The signage would read "HEB Fuel, UNL with an associated numerical value and SUPER UNL with an associated numerical value. The sign will feature the colors of red, white, yellow and black. Regarding the Guidelines for Signage, 4.A., freestanding signs should be located near the public right of way, should be limited to no more than one per platted lot, should be no taller than six feet in height and should be less than fifty total square feet. The applicant's proposal is consistent with the Guidelines.
- d. Regarding signage for fuel pump identification, the applicant has proposed to install fuel pump identification numbers on the fuel canopy, 9' above the finished floor. The fuel pump identification signs will feature the numerals 1 through 8, be 1' in height and 1' – 2 1/2" in width and feature aluminum covered in yellow and white vinyl. Staff finds the placement, associated materials and colors of this signage appropriate.
- e. Fronting S Flores, Install a painted wall sign as well as non lit aluminum channel letter sign.. The wall painted sign will be 66.25 inches in height, 181.5 inches in length and feature the colors white, yellow and black. Paint colors have not been finalized and will be determined in accordance with the final brick color. The applicant has also proposed to install a metal mounted sign with 1" reverse channel letters to be 1' in height and 3' in length to be centered below the painted sign. This sign will not be lit. The materials, size and placement of the aluminum reverse channel letter sign is consistent with the Guidelines for Signage 1.A and 1.B. While larger than typical for street facing signage, staff finds that this request is appropriate given the nature of the sign. Staff recommends the applicant provide the final paint colors to staff prior to receiving a Certificate of Appropriateness.

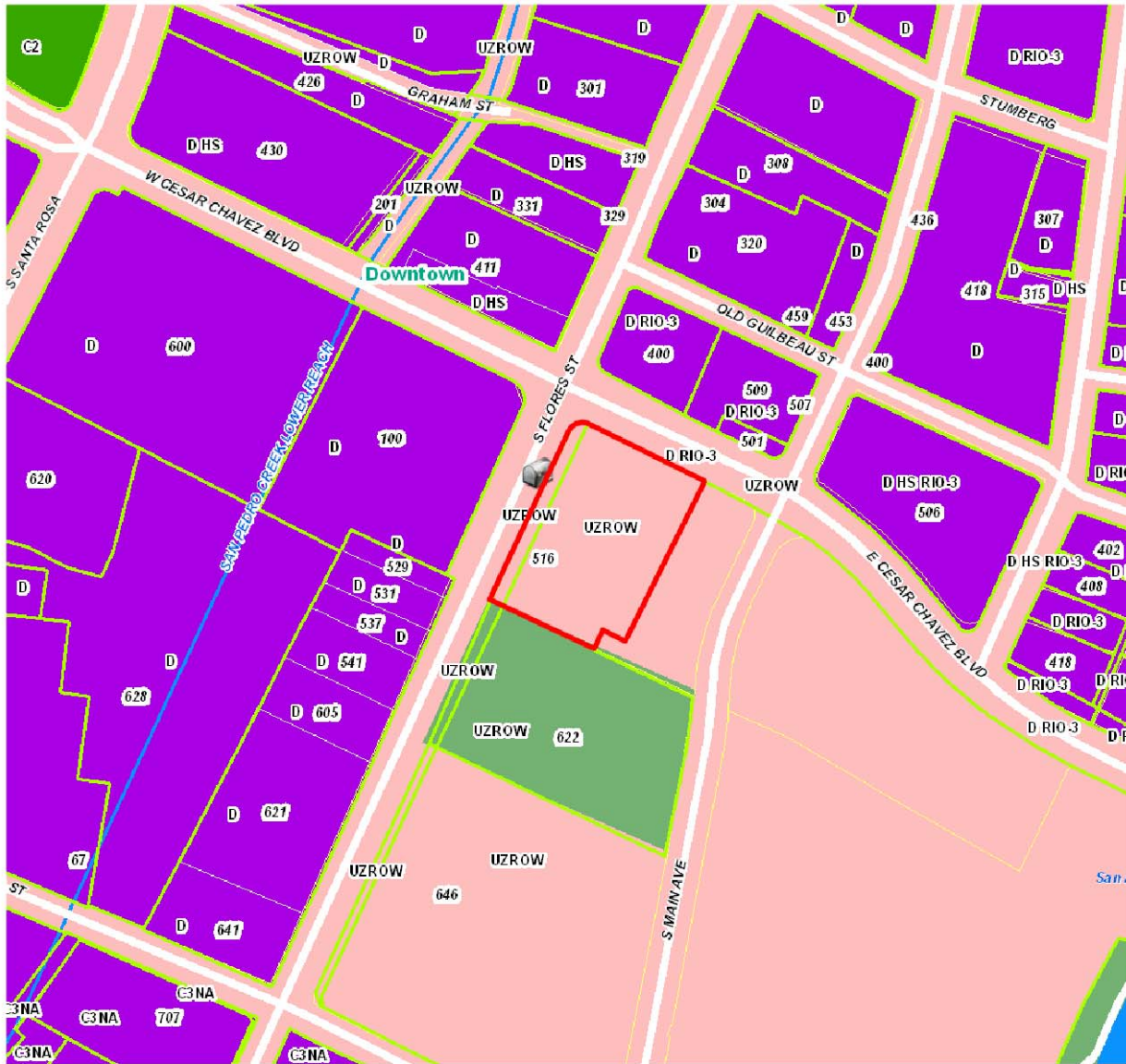
RECOMMENDATION:

Staff recommends approval of items #1 through #4 as submitted based on findings a through e.

Staff recommends approval of item #5 with the stipulation that the applicant provide the final paint colors to staff prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Sep 09, 2015

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S. Flores St. and Ceasar Chavez Blvd., San Antonio, TX:

For Historical Board Review



☐ Approved

☐ Approved As Noted

☐ Revise & Resubmit

By: _____

Date: _____

Client: HEB

Location: S. Flores St. and
Ceasar Chavez Blvd.
San Antonio, TX

Salesperson: Pete Sitterle

Prj. Mngr.: Tammy Colson

Date: 8-14-15

Designer: David Gamez

File Name: 22648 HEB. San
Antonio Downtown. Flores.
R3

Proposal #: 22648

Job #: _____

Revisions

R1/8-17/15/DG: Revised to dimensions which could be manufactured.

R2/8-21-15/DG: Sign 'A': Added inset stripes/arrow.

R3/8-24/15/DG: Sign 'A': reduced sign size; Sign 'B': Changed product to "Super UNL"; Sign 'C': created a night view. Deleted signs 'F' & 'G'.



TDLR #: 18010

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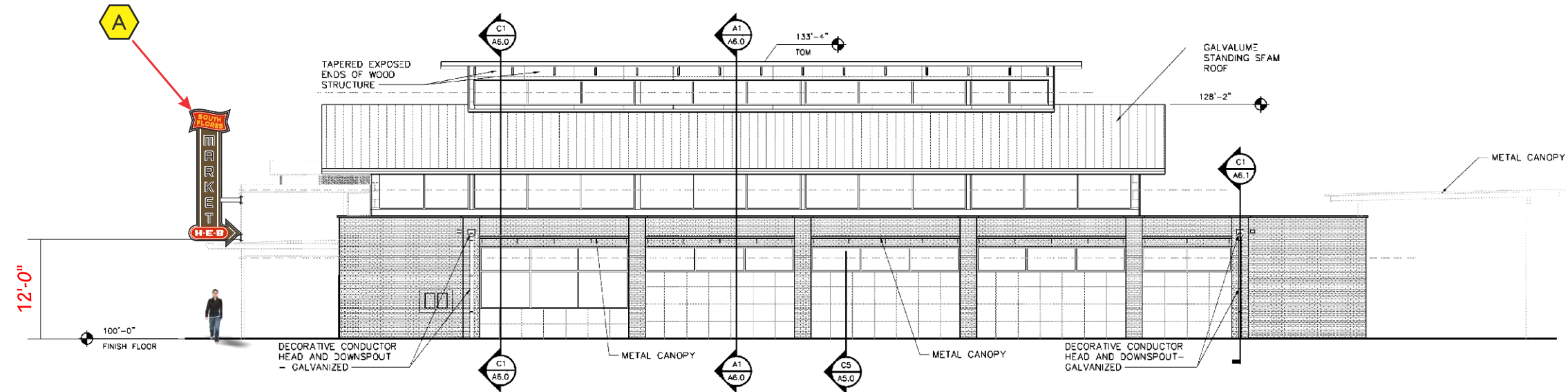
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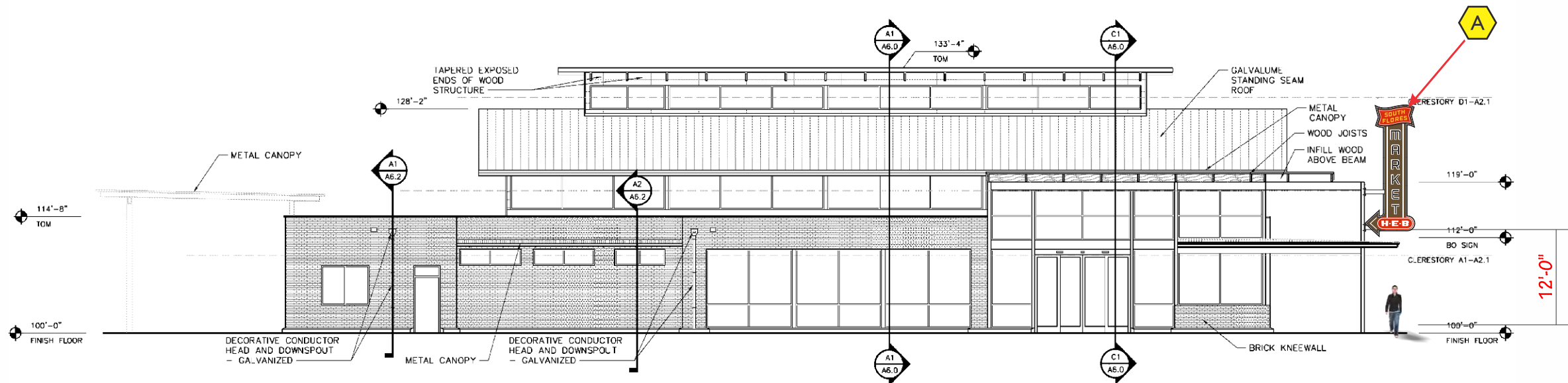
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PARK ELEVATION - SOUTH SCALE: 1/16"=1'-0"



PARKING LOT ELEVATION - NORTH SCALE: 1/16"=1'-0"



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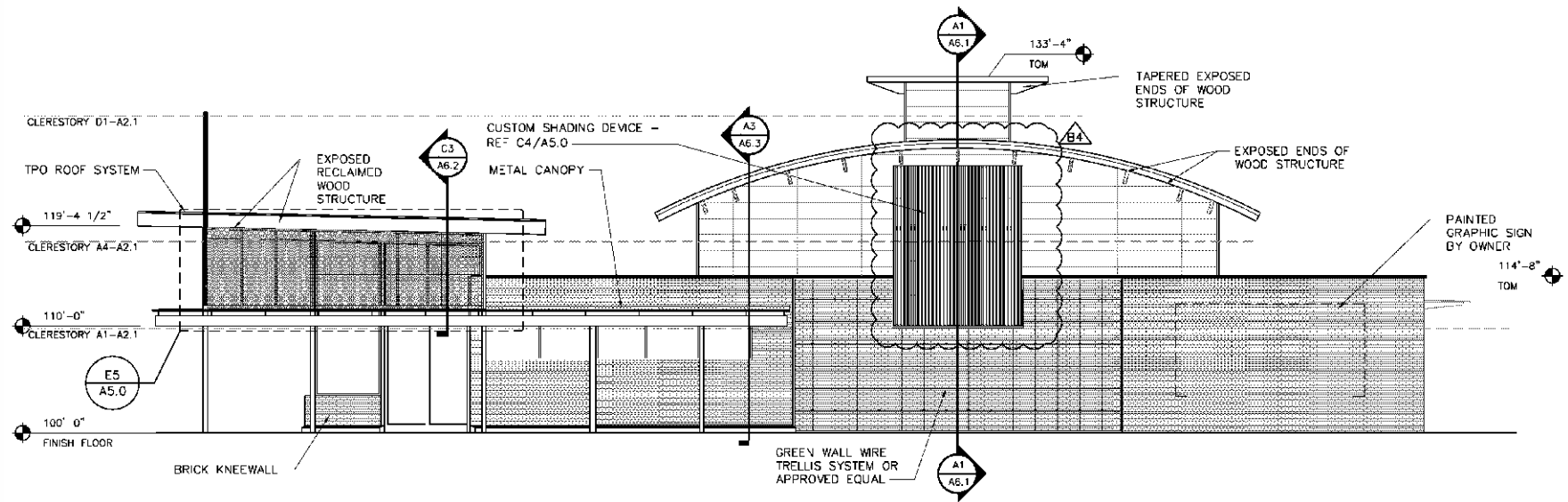
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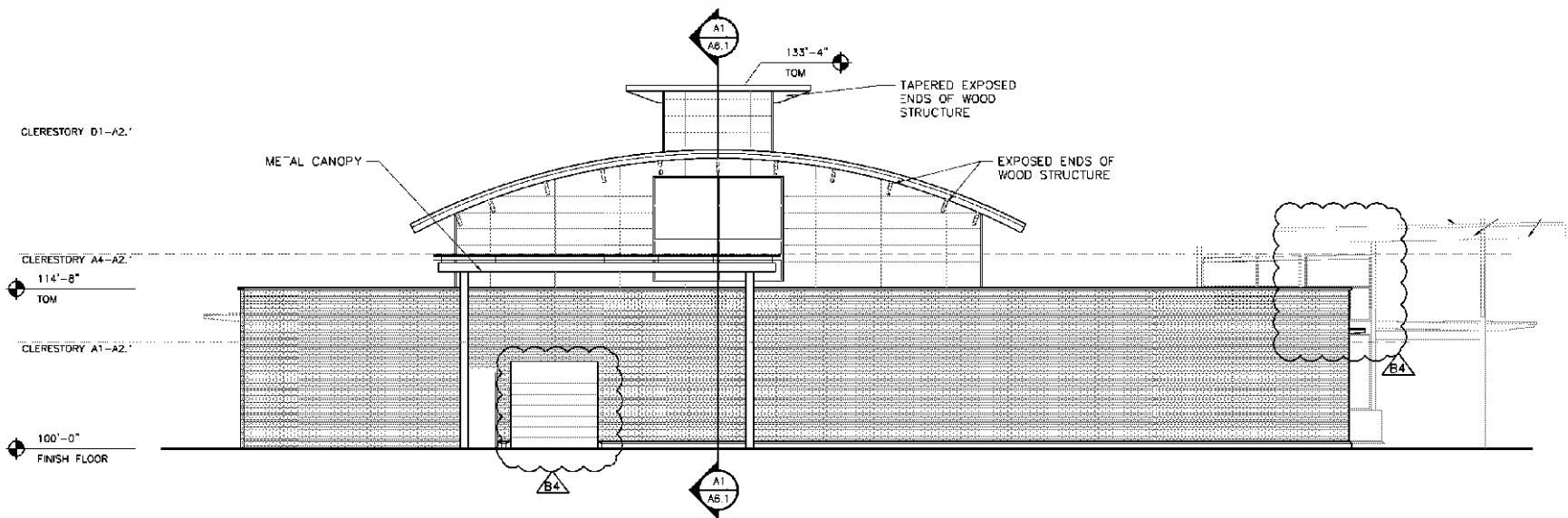
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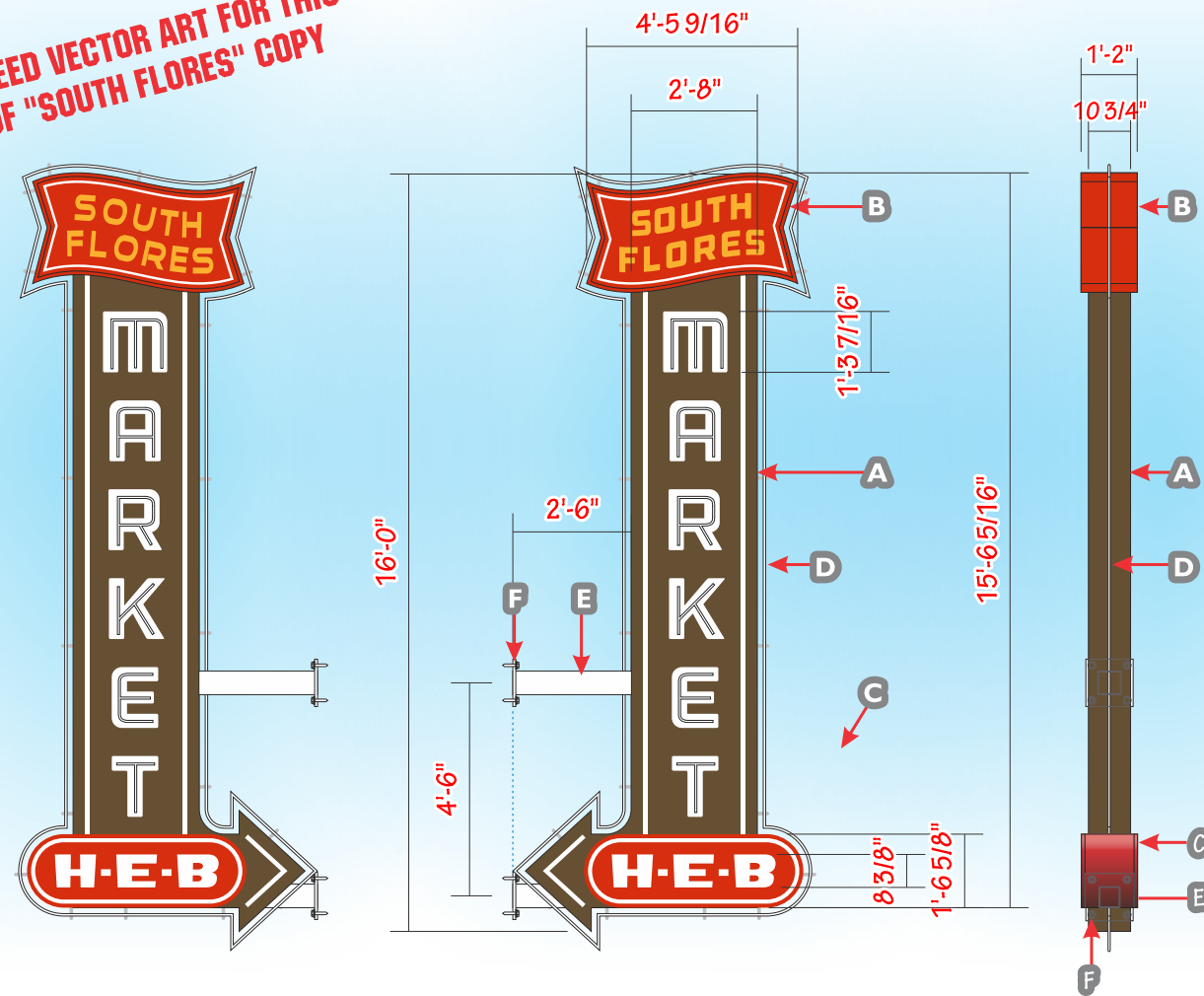


FLORES ST. ELEVATION - WEST SCALE: 1/16"=1'-0"



REAR/DOCK ELEVATION - EAST SCALE: 1/16"=1'-0"

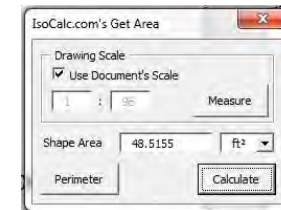
NEED VECTOR ART FOR THIS SIDE
OF "SOUTH FLORES" COPY



FIELD SURVEY REQUIRED.
BLOCKING REQUIRED.

- A** MAIN BODY: STL. 2" x 2" x 3/16" ANGLE IRON FRAME; ALUMINUM FACES & FILLERS; 4" DEEP ALUMINUM CHANNEL LETTERS WITH CENTER-STROKE 15mm WHITE NEON; CLEAR PROTECTIVE ACRYLIC FACES WITH TRIM CAPS; 30 M.A. TRANSFORMERS INSIDE SIGN BODY.
- B** TOP CABINET: STL. 2" x 2" x 3/16" ANGLE IRON FRAME; ALUMINUM FILLER; ALUMINUM 1 3/8" RETAINER; 3/16" PLASTIC FACES WITH DIGITAL-PRINT VINYL OVERLAY; INTERNALLY ILLUMINATED BY H/O LAMPS.
- C** BOTTOM CABINET: STL. 2" x 2" x 3/16" ANGLE IRON FRAME; ALUMINUM FILLER; 2" TRIM CAP; 1/8" PLASTIC FACES WITH DIGITAL-PRINT VINYL OVERLAY; INTERNALLY ILLUMINATED BY H/O LAMPS.
- D** PERIMETER NEON: ONE STROKE OF 15mm WHITE NEON; 30 M.A. TRANSFORMERS INSIDE SIGN BODY.
- E** SUPPORTS: STL. 6" x 6" x 1/4" SQUARE TUBE.
- F** PLATE: STL. 3/4"; FASTEN TO WALL AS NECESSARY.

48.52²



A D/F BLADE SIGN
(1) REQUIRED

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



ELECTRICAL
TO BE DETERMINED



NIGHT VIEW SCALE: 3/16"=1'-0"



- ☐ Approved
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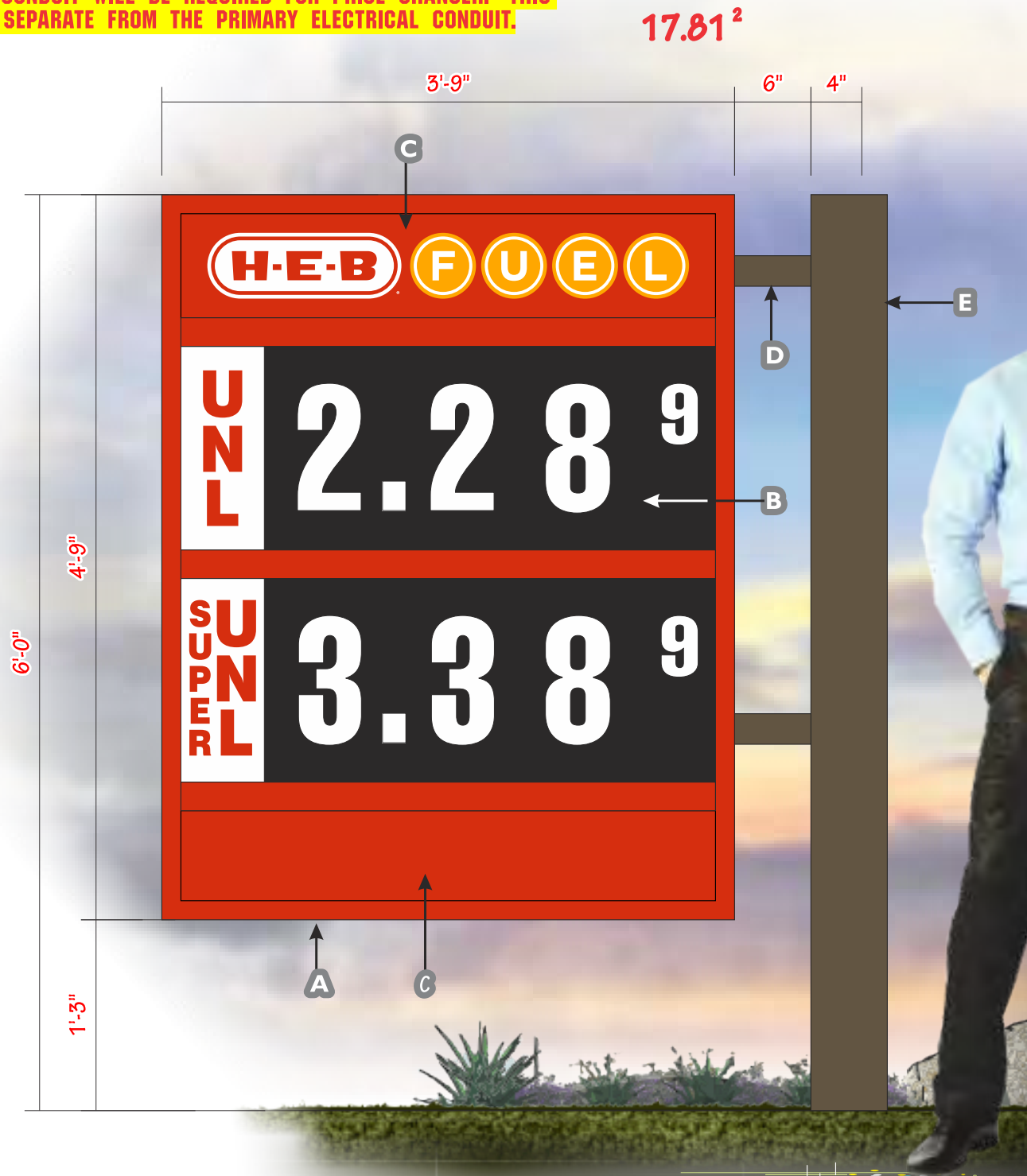
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PRODUCTS ARE CONFIRMED.

SECONDARY CONDUIT WILL BE REQUIRED FOR PRICE CHANGER. THIS CONDUIT IS SEPARATE FROM THE PRIMARY ELECTRICAL CONDUIT.



- A CABINET: ALUMINUM CONSTRUCTION - PAINTED PMS RED # 485C.
- B SCROLL COPY: WHITE ON BLACK BACKGROUND; INTERNALLY ILLUMINATED.
- C PANEL: PLASTIC FACING; VINYL OVERLAY; INTERNALLY ILLUMINATED.
- D ARMS: STL. 2" x 2" x 3/16" SQ. TUBES - PAINTED DK BRONZE # 313.
- E SUPPORT: STL. 6" x 6" x 3/16" SQ. TUBE - PAINTED DK. BRONZE # 313.I CONCRETE.

PMS: 485.
TRANSLUCENT: 3M "SUNFLOWER" 3630-25.

PMS: 130.
TRANSLUCENT: 3M "SUNFLOWER" 3630-25.

PIGMENTED WHITE 7329.
STD. WHITE.

TRANSLUCENT VINYL: BLACK 3630-22.
OPAQUE VINYL: BLACK 7725-12.

PMS: 697.
PAINT: DK. BRONZE 313.

PMS: 355.
TRANSLUCENT: 3M "VIVID GREEN" # 3630-156.

IMPORTANT DISCLAIMER: Site signage specification and sign positioning is based on information/data provided by the customer at time of drawing request. Any freestanding sign, to include signs defined as pylons, multi-tenant pylons, and monument signs may be subject to review as required by the City, County or governing body in which said property is positioned. Freestanding signs positioned in proximity to urban corridors, utility easements, overhead power lines, ROW Transmission lines, State Department of Transportation ROW and underground pipelines/fiber optic lines may also be subject to review in regards to setbacks or encroachment requirements by those specific entities.



- ☐ Approved
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B D/F BLADE SIGN
(1) REQUIRED

SCALE: 1"=1'-0"



NIGHT VIEW SCALE: 1/2"=1'-0"



Client: HEB

San Antonio, TX

Salesperson: Pete Sitterle

Prj. Mngr.: Tammy Colson

Date: 8-14-15

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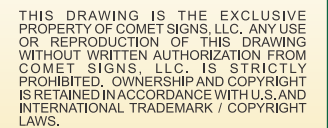
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Technical drawing of a fuel sign, showing front and side views with dimensions and callouts.

Front View Dimensions:

- Overall width: 3'-9"
- Overall height: 4'-9"
- Top section: WHITE PLEX BY SKYLINE ARTWORK SUPPLIED & INSTALLED BY OTHERS
- Top section height: 10"
- Top section content: H-E-B FUEL
- Bottom section height: 3'-9"
- Bottom section content: UNL 3.26 9, SUPNRL 3.38 9


Side View Dimensions:

- Overall width: 20"
- Top section width: 12" MAX POLE
- Top section height: 2"
- Top section content: Ø0.44"
- Top section distance from pole: 4"
- Top section distance from center: 5"
- Top section distance from bottom: 9"
- Bottom section width: 12" MAX POLE
- Bottom section height: 2"
- Bottom section content: Ø0.44"
- Bottom section distance from pole: 4"
- Bottom section distance from center: 5"
- Bottom section distance from top: 9"

Callouts:

- REMOVABLE FACE RETAINERS
- 2 1/2" CONDUIT NIPPLE. CABLE PASS THROUGH
- AIR VENTS, TYP. -DO NOT BLOCK-
- PLEASE SPECIFY MOUNTING HOLE(S) PLACEMENT

1. CONFORMS TO UL STD 48
2. FONT: HELVETICA BOLD
3. CABINET PAINTED HEB RED
4. ACTUAL POLE SIZE MAY DETERMINE
SIGN DEPTH PLEASE SPECIFY ANY
SPECIAL MOUNTING REQUIREMENTS.
5. FACE VINYL TO BE APPLIED ON
OUTSIDE SURFACE (1st SURFACE)
6. ALL PANELS TO BE $\frac{3}{16}$ " CLEAR OR
WHITE ACRYLIC
7. COMMODITY BACKGROUND TO BE
TRANSLUCENT
8. INTERIOR ILLUMINATION:
T-8 "DAYLIGHT" H.O. LONG LIFE
FLUOR LAMPS
9. ELECTRICAL REQUIREMENTS:
Input Voltage: 120 VAC
TOTAL: 4 Amps

COLORS	REVISIONS	CUSTOMER REVIEW STATUS	THE INTENT OF THE DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. THE FINISHED SIGN MAY DIFFER SLIGHTLY FROM DRAWING.
 "LIGHT TOMATO RED"; 3630-43 GREEN; 3630-26 BLACK; 3630-22	1: 2: 3: 4: 5:	SKYLINE PRODUCTS, INC. REQUIRES THAT AN "APPROVED" DRAWING BE OBTAINED FROM THE CUSTOMER PRIOR TO ANY PRODUCTION RELEASE OR PRODUCTION RELEASE REVISION. <input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> REVISE AND RESUBMIT NAME: _____ DATE: _____	DRAWING NUMBER: HEB2166-081715-01.1 CATALOG NUMBER: PCS-10DPDFSSF SIGN TOLERANCES: +1/8 -1/2"

CUSTOMER: HEB	
ADDRESS: SAN ANTONIO, TX	STORE #: 22648
SALESPERSON: COMPANY	
DATE: 8.17.15	SIGNATURE: SNM
	SIGN AREA: 17,81 sq ft

2903 DELTA DRIVE
COLORADO SPRINGS
CO 80910-1012
392-392-9046
800-759-9046

	TITLE:	MODEL 10" DOUBLE PRODUCT DOUBLE FACE FUEL PRICE DISPLAY
	REV.	MODEL NO.

All Installation details are suggested only.
All Signs must be installed in accordance with NATIONAL, STATE ELECTRICAL, AND BUILDING CODES. Unless specifically contracted for Skyline Products, Inc. shall have no responsibility for wind loads, installations, or electrical circuits. These are the sole responsibility of the buyer/user.



- ☐ Approved
☐ Approved As Noted
☐ Revise & Resubmit

By: _____
Date: _____

Client: HEB
Location: S. Flores St. and
Ceasar Chavez Blvd.
San Antonio, TX
Salesperson: Pete Sitterle
Prj. Mngr.: Tammy Colson
Date: 8-14-15
Designer: David Gamez
File Name: 22648 HEB. San
Antonio Downtown. Flores.
R3
Proposal #: 22648
Job #:

Revisions

R1/8-17/15/DG: Revised to dimensions which
could be manufactured.
R2/8-21-15/DG: Sign 'A': Added inset
stripes/arrow.
R3/8-24/15/DG: Sign 'A': reduced sign size;
Sign 'B': Changed product to "Super UNL";
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& 'G'.



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Irving, TX 75060
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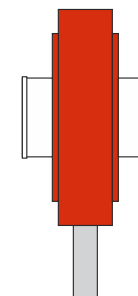
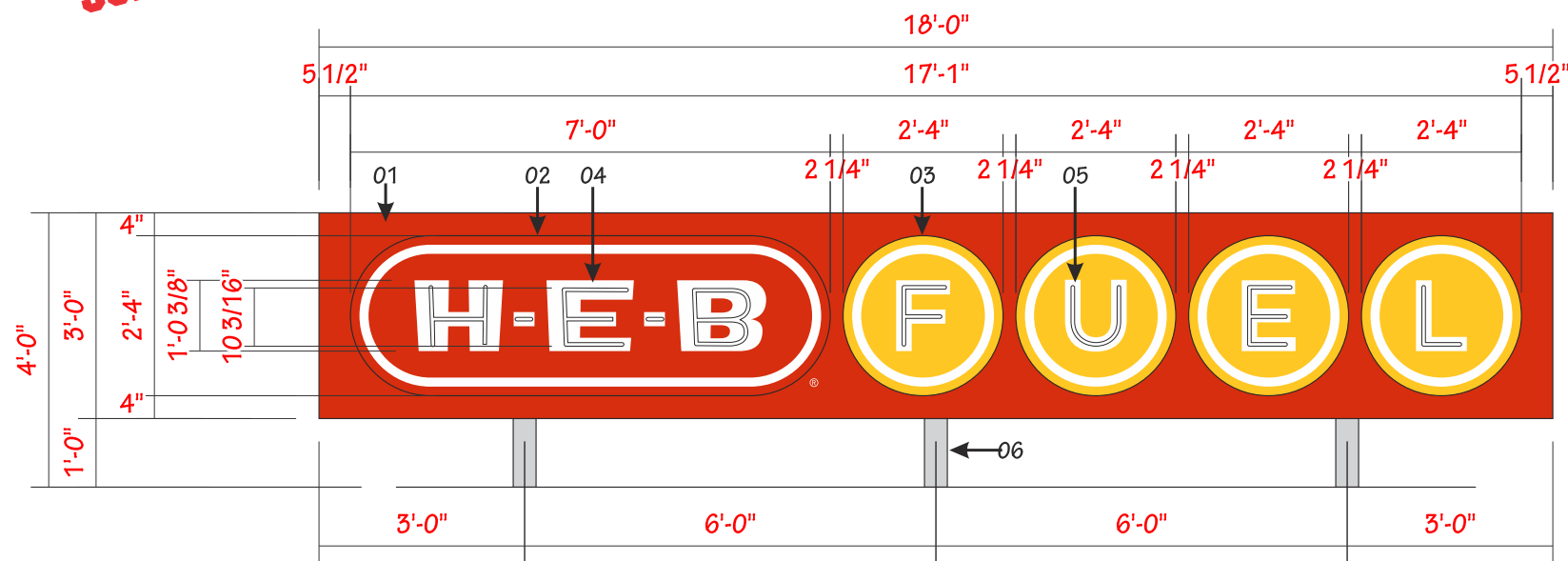
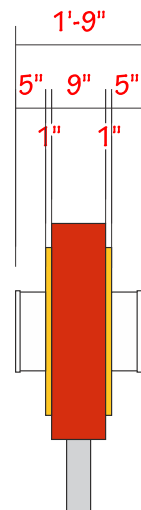
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Ph.: (281) 492-6581

Austin Branch
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Buda, TX 78610
Ph.: (512) 872-2800



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LAWS.

ENGINEERING FOR
SUPPORTS BY OTHERS



D/F FUEL SIGN (1) REQUIRED

SCALE: 1"=1'-0"

- 01 CABINET: STL. ANGLE IRON
FRAME; ALUMINUM FACES &
RETURNS.
- 02 HEB LOGO CAPSULE: 1"
ALUMINUM PAN.
- 03 "FUEL" CAPSULES: 1" ALUMINUM
PAN.
- 04 "HEB" & "FUEL" LETTERS: 5" DEEP
ALUMINUM OPEN CHANNEL
LETTERS; CENTER-STROKE 15mm
NEON; CLEAR PROTECTIVE FACES
WITH 3/4" TRIM CAPS. 30 m.a.
TRANSFORMERS TO BE LOCATED
INSIDE CABINET INSIDE
TRANSFORMER BOXES.
- 05 SUPPORT STRUCTURE: STL. 4" x
4" x 1/4" SQUARE TUBES - BY
OTHERS. ENGINEERING FOR
SUPPORT STRUCTURE TO BE
PROVIDED BY OTHERS AND
CONFIRMED TO COMET SIGNS.
NOTE: CONCEALED VENT PIPE WILL
BE INSIDE ONE OF THE SUPPORTS.

CABINET

- BACKGROUND & FILLERS- PMS RED # 485C;
@=WHITE.

LOGO

- CAPSULE. FACE: BACKGROUND- PMS RED #
485C, "HEB" & INSET OUTLINE- WHITE.
RETURNS- PMS RED # 485C.
- LETTERS. CHANNELS (INSIDE & OUTSIDE)-
WHITE; NEON- WHITE; TRIM CAP- WHITE.

"FUEL"

- CAPSULE. FACE: BACKGROUND- PMS YELLOW
130C; LETTERS & INSET OUTLINE- WHITE.
RETURNS- PMS YELLOW # 123C.
- LETTERS. CHANNELS (INSIDE & OUTSIDE)-
WHITE; NEON- WHITE; TRIM CAP- WHITE.

3M 3630-43 LT. TOMATO RED
PMS 485C

OUTLINE: 3M 3630-25 SUNFLOWER
PMS 123C

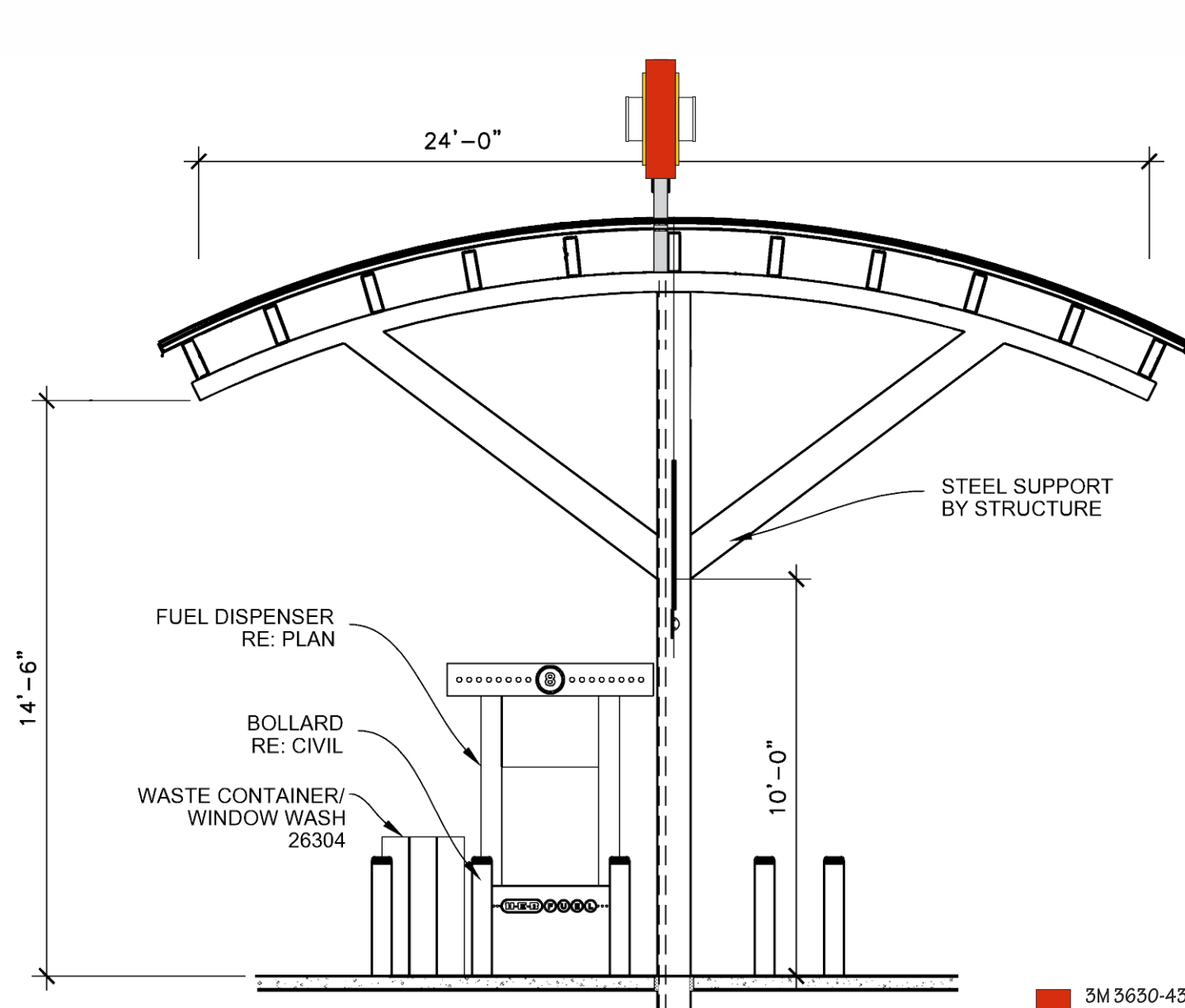
WHITE

ELECTRICAL

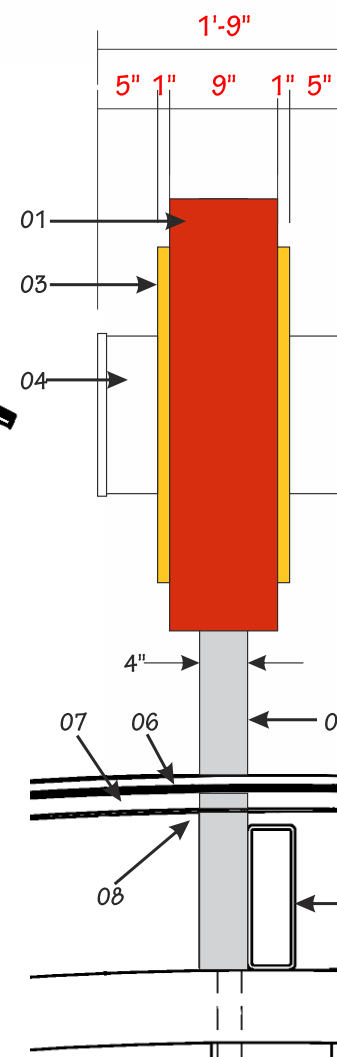
TO BE DETERMINED



NIGHT VIEW SCALE: 3/4"=1'-0"



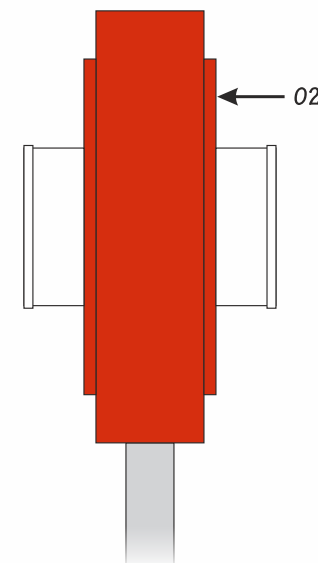
FUEL CANOPY SECTION SCALE: 1/4"=1'-0"



CANOPY DETAIL SCALE: 3/4"=1'-0"

- 3M 3630-43 LT. TOMATO RED
PMS 485C
- OUTLINE: 3M 3630-25 SUNFLOWER
PMS 123C
- WHITE

- 01 CABINET: STL. ANGLE IRON FRAME;
ALUMINUM FACES & RETURNS.
- 02 HEB LOGO CAPSULE: 1" ALUMINUM PAN.
- 03 "FUEL" CAPSULES: 1" ALUMINUM PAN.
- 04 "HEB" & "FUEL" LETTERS: 5" DEEP ALUMINUM
OPEN CHANNEL LETTERS; CENTER-STROKE
15mm NEON; CLEAR PROTECTIVE FACES WITH
3/4" TRIM CAPS. 30 m.a. TRANSFORMERS TO
BE LOCATED INSIDE CABINET INSIDE
TRANSFORMER BOXES.
- 05 SUPPORT STRUCTURE: STL. 4"x4"x 1/4"
SQUARE TUBES - BY OTHERS. NOTE:
CONCEALED VENT PIPE WILL BE INSIDE ONE OF
THE SUPPORTS.
- 06 STANDING SEAM METAL ROOF -BY OTHERS.
- 07 MOISTER BARRIER OVER 1/4" DENSGLASS
SHEATHING -BY OTHERS.
- 08 METAL DECK -BY OTHERS.
- 09 HSS STEEL AND ANGLE -BY OTHERS.



OPPOSITE SIDE

CABINET

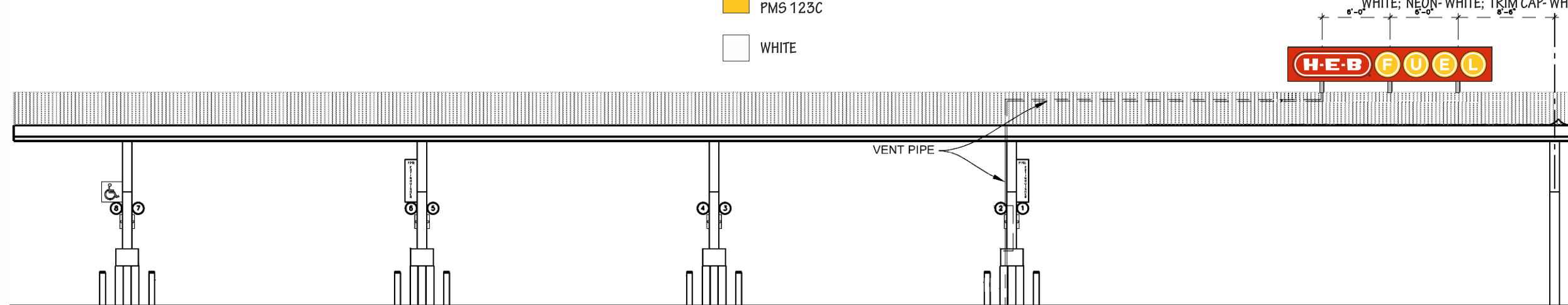
- BACKGROUND & FILLERS- PMS RED # 485C;
@=WHITE.

LOGO

- CAPSULE. FACE: BACKGROUND- PMS RED #
485C, "HEB" & INSET OUTLINE- WHITE.
RETURNS- PMS RED # 485C.
- LETTERS. CHANNELS (INSIDE & OUTSIDE)-
WHITE; NEON- WHITE; TRIM CAP- WHITE.

"FUEL"

- CAPSULE. FACE: BACKGROUND- PMS YELLOW
130C; LETTERS & INSET OUTLINE- WHITE.
RETURNS- PMS YELLOW # 123C.
- LETTERS. CHANNELS (INSIDE & OUTSIDE)-
WHITE; NEON- WHITE; TRIM CAP- WHITE.



FUEL CANOPY ELEVATION SCALE: 3/32"=1'-0"



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By:

Date:

Client: HEB

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San Antonio, TX

Salesperson: Pete Sitterle

Prj. Mngr.: Tammy Colson

Date: 8-14-15

Designer: David Gamez

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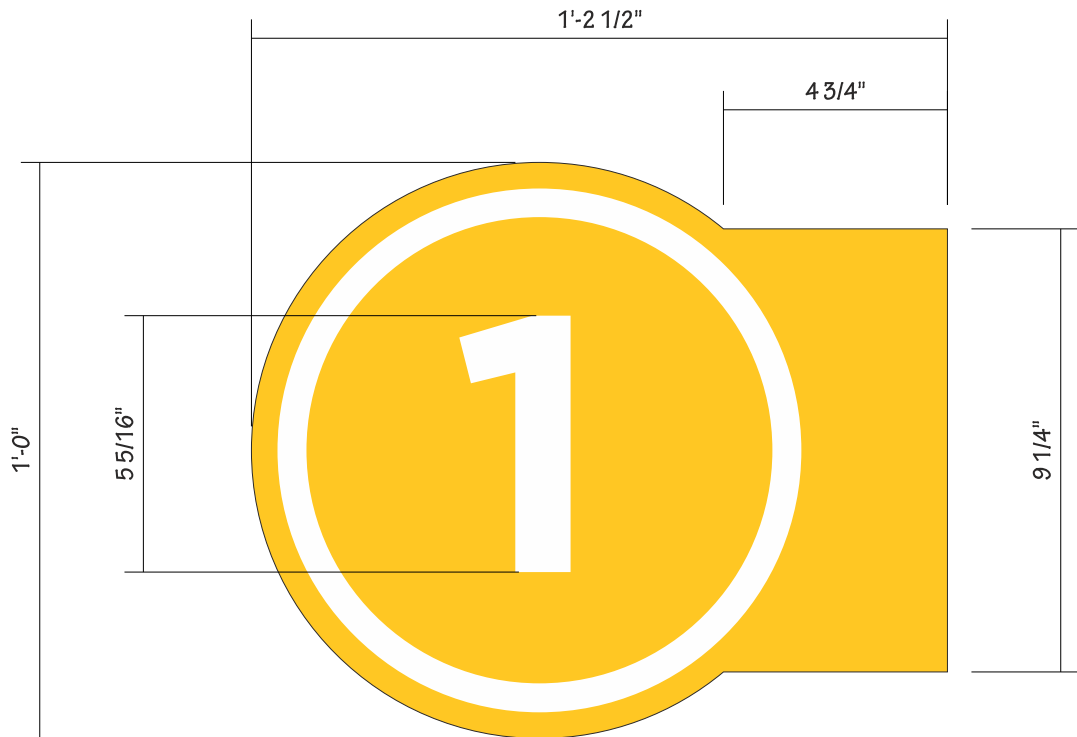
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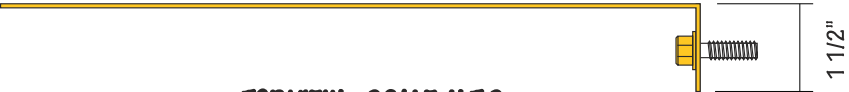
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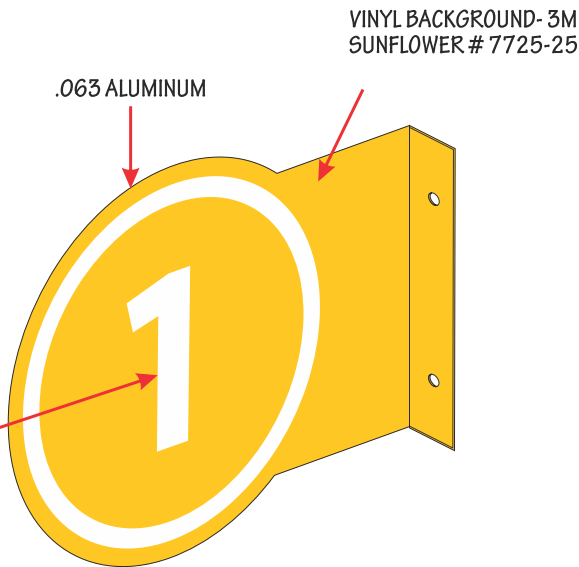
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D/F FLAG SIGN SCALE: 3"=1'-0"



TOP VIEW SCALE: N.T.S.

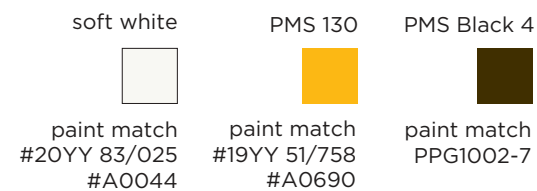
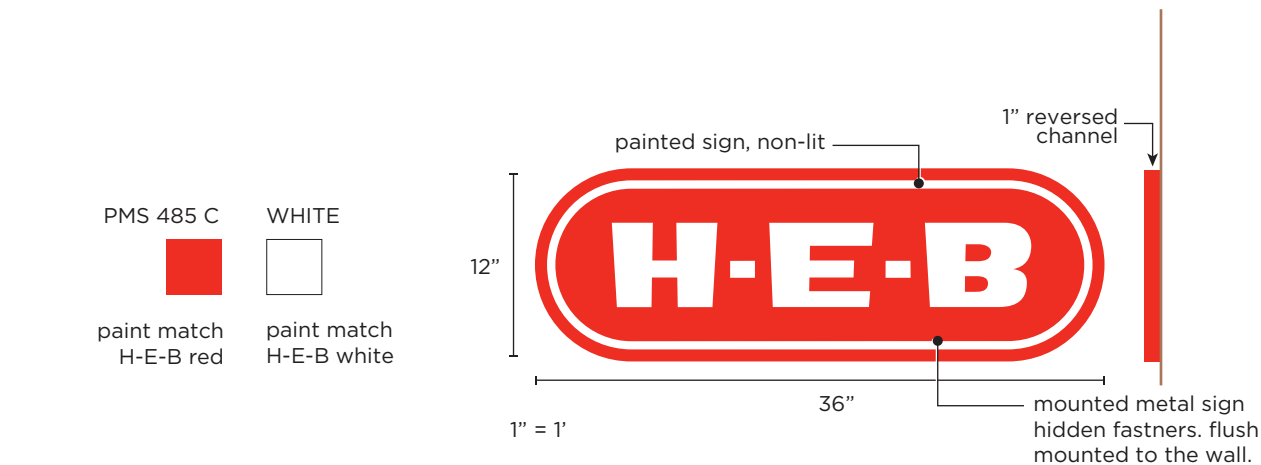


ISOMETRIC SCALE: N.T.S.

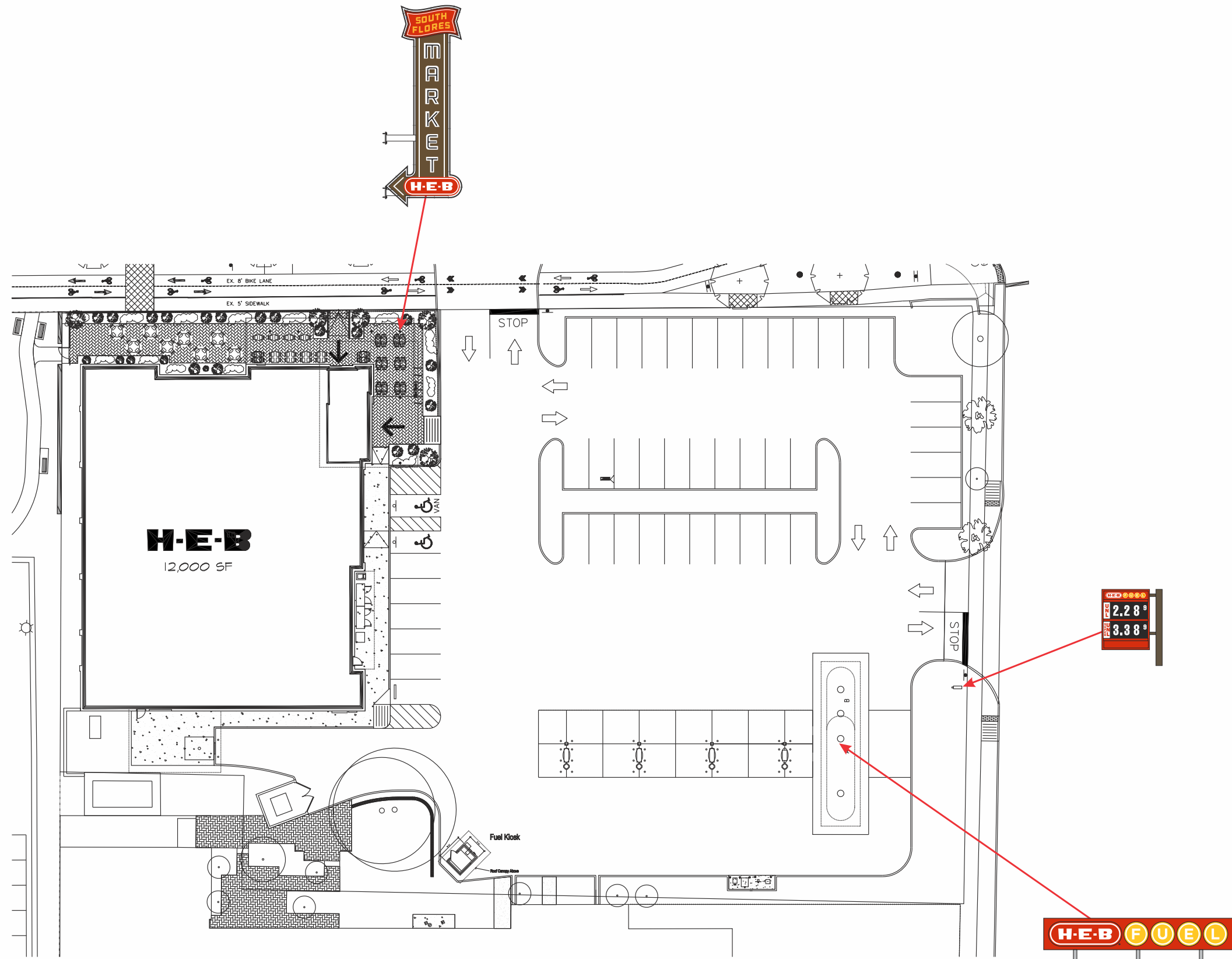
9'-0" TO FINISHED FLOOR



D/F DOG EARS (PUMP I.D.) SCALE: 3/4"=1'-0"
QTY.: AS SHOWN



*paint colors may vary slightly depending on the final brick selection. Final brick color not represented. 1/2" = 1'



SITE PLAN SCALE: 1"=40'-0"



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