

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO: 2017-243
ADDRESS: 3100 BROADWAY
LEGAL DESCRIPTION: NCB 3864 BLOCK 10 LOT 7
ZONING: C-2 RIO-1
CITY COUNCIL DIST.: 2
APPLICANT: Naeem Husain/Ezzi Signs
OWNER: Evan Ketabchi/Duwest Realty
TYPE OF WORK: New Signage
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install tenant signage at 3100 Broadway. The request includes the following:

1. An internally illuminated channel letter sign to read “Starbucks” to feature 16’ – 2” in length and 20” in height for a total of 26.9 square feet. The channel letters will feature aluminum cabinets with white acrylic faces. This sign is identified as sign A.
2. An internally illuminated wall mount logo disk to feature 60” in height and width for a total square footage of 19.62 square feet. The wall mount logo disk will feature an aluminum cabinet with vinyl graphic faces. This sign is identified as sign B.
3. Install two direction signs for the drive through and on site traffic direction signs to feature “Drive Thru”, “Thank You” and “Exit Only”. Both signs are to feature approximately 7 and 8 square feet, will be internally illuminated and will feature aluminum cabinets. These signs will not feature the company’s commercial logo. Sign C will be wall mounted and sign D will be free standing and located between the building entrance and outdoor seating area.
4. Install one internally illuminated drive through sign to feature text that reads “Drive Thru” the company’s commercial logo, an aluminum cabinet and approximately 10 square feet in size. The sign is identified as sign E and will be located on a parking island internal to the site.
5. Install one drive through clearance bar with clearance signage to read “8’6” Clearance” and to be painted green. This sign is identified as sign F.
6. Install new tenant signage faces on the existing monument sign cabinet. The applicant has proposed two options, noted as options A and B. This sign is identified as sign G.
7. Install a drive through menu cabinet. This sign is identified as signs H through L.

APPLICABLE CITATIONS:

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.
 - E. Temporary displays for permitted events are authorized if in accordance with chapter 28 of the City Code of San Antonio, Texas.
- (2) When reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.
 - A. Signs should respect and respond to the environment and landmark or district character in which constructed.
 - B. Signs should respect and respond to the river improvement overlay districts character and the historic

Riverwalk.

C. The content or advertising message carried by permitted signs shall pertain to the business located on the same premises as the sign or to any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, provided that signs erected on buildings with multiple businesses within shall pertain to any such business within.

(3) For signs with changeable message panels, the changeable message area of the sign shall not exceed twenty-five (25) percent of the total sign area, except for gasoline price signs which shall not exceed seventy-five (75) percent of the total sign area. Electronic changeable message boards shall be prohibited.

(4) The name of a business may be changed through the administrative approval process if the sign conforms to the provisions of this section, and if the color, size, and style of lettering, and illumination of the sign remain the same.

(5) Provisions under this section shall comply with chapter 28 of the City Code of San Antonio, Texas. In cases where provisions under this section are stricter or a sign is designated as a contributing structure, then this section shall control.

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

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

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

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

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

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

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

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

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

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

(e) Number and Size of Signs.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (1) Billboards, junior billboards, portable signs, and advertising benches;
- (2) Any sign placed upon a building, object, site, or structure in any manner so as to disfigure, damage, or conceal any window opening, door, or significant architectural feature or detail of any building;
- (3) Any sign or sign spinner which advertises commercial off-premises businesses, products, activities, services, or events unless otherwise allowed in this article;
- (4) Any sign which does not identify a business or service within the river improvement overlay district unless otherwise allowed in this article;
- (5) Any non-contributing sign which is abandoned or damaged beyond fifty (50) percent of its replacement value, including parts of old or unused signs. All remnants such as supports, brackets and braces must also be removed;
- (6) Any attachment to an already affixed sign which does not meet the provisions of the City Code;
- (7) Roof mounted signs, except in the cases of landmark signs or unless approved in accordance with standards set forth in subsections (b) and (c) of this section. Contributing roof mounted signs may be resurfaced with an approved certificate of appropriateness. The square footage of roof mounted signs shall be included in the total allowable signage for the building;
- (8) Pole-mounted cabinet signs and pylon signs;
- (9) Digital displays, digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign, with or without rotating, flashing lettering, icons or images.

Except as provided below:

- A. A public transportation agency may incorporate transit information signage into transit shelters, utilizing LED or digital technology, provided the signage is contained within or under the transit shelter, and is limited to five (5) square feet of signage area, and one (1) sign per thirty (30) linear feet of pedestrian shelter.
 - B. A public transportation agency may incorporate transit information signage into a monument sign at transit stops, utilizing LED or digital technology, provided it is limited to five (5) square feet of signage area.
 - C. A public transportation agency may incorporate transit information signage into a monument sign at transit facilities (other than transit stops), utilizing LED or digital technology, provided it is limited to seven (7) square feet of signage area.
 - D. The historic preservation officer may impose additional restrictions on illumination to ensure that the character of signs are harmonious with the character of the structures on which they are to be placed and designated landmarks or districts in the area, provided that such restrictions are reasonably related to other conforming signs and conforming structures in the area, do not unreasonably restrict the amount of signage allowed by this section, and are in keeping with the intent of this section. Among other things, consideration shall be given to the location and illumination of the sign in relation to the surrounding buildings, the use of appropriate materials, the size and style of lettering and graphics, and the type of lighting proposed.
 - E. Digital displays, digital and/or LED lighted signs are authorized in conjunction with a temporary display for a permitted event if in accordance with chapter 28 of the City Code of San Antonio, Texas.
- (10) Revolving signs or signs with a moving component.
 - (11) Any sandwich board which conflicts with the Americans with Disabilities Act, or which disrupts or interferes with pedestrian or other traffic.
 - (12) Any sign that obscures a sign display by a public authority for the purpose of giving instructions or directions or other public information.
 - (13) Any sign which consists of pennants, ribbons, spinners or other similar moving devices.
 - (14) Any sign, except official notices and advertisements, which is nailed, tacked, posted or in any other manner attached to any utility pole or structure or supporting wire, cable, or pipe; or to any tree on any street or sidewalk or to public property of any description.
 - (15) Moored balloons, wind jammers or other floating or inflated signs that are tethered to the ground or to a structure.
 - (16) Any permanent or temporary sign affixed to, painted on, or placed in or upon any parked vehicle, parked trailer or other parked device capable of being towed, which is parked so as to advertise the business to the passing motorist or pedestrian; and whose primary purpose is to provide additional on-site signage or is to serve the function of an outdoor advertising sign. Excluded from this are vehicles or equipment that are in operating condition, currently registered and licensed to operate on public streets with a valid inspection sticker, and actively used in the daily function of the business to which such signs relate; vehicles/equipment engaged in active construction projects; vehicles or equipment offered for rent to the general public and stored on-premises and otherwise allowed under

applicable city ordinance. Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

FINDINGS:

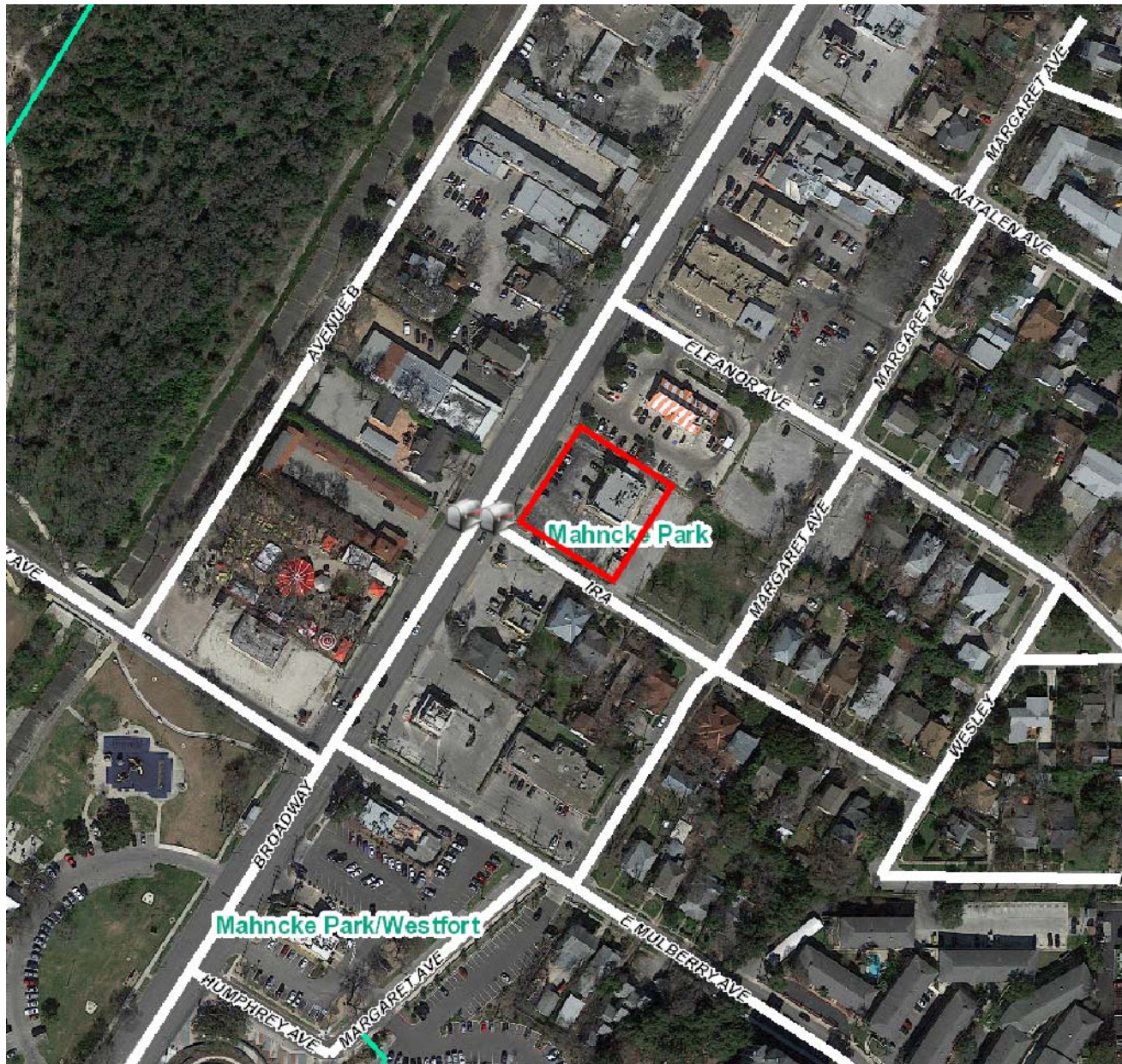
- a. The structure located at 3100 Broadway feature a commercial storefront and currently is being expanded to include a side addition to feature retail tenant space. The applicant has proposed signage to accommodate the proposed new tenant throughout the site.
- b. WALL SIGN – On the western façade, the applicant has proposed to install an internally illuminated channel letter sign to read “Starbucks” to feature 16’ – 2” in length and 20” in height for a total of 26.9 square feet. The channel letters will feature aluminum cabinets with white acrylic faces. This sign is identified as sign A. The UDC Standards to properties located within the RIO allows for one major and two minor signs per the UDC Section 25-678. The proposed sign is consistent with the UDC.
- c. DISK SIGN – On the south façade, the applicant has proposed to install an internally illuminated wall mount logo disk to feature 60” in height and width for a total square footage of 19.62 square feet. The wall mount logo disk will feature an aluminum cabinet with vinyl graphic faces. This sign is identified as sign B. The UDC Standards to properties located within the RIO allows for one major and two minor signs per the UDC Section 25-678. The proposed sign is consistent with the UDC.
- d. DIRECTIONAL SIGNAGE – The applicant has proposed to install two direction signs for the drive through and on site traffic to feature “Drive Thru”, “Thank You” and “Exit Only”. Both signs are to feature approximately 7 and 8 square feet, will be internally illuminated and will feature aluminum cabinets. These signs will not feature the company’s commercial logo. Sign C will be wall mounted and sign D will be free standing and located between the building entrance and outdoor seating area. Per the UDC Section 35-678(f), parking lot signs identifying entrances and exits to parking area or driveways when there is one traffic flow are not to be included in the total signage area provided that no corporate or business logo is included within these signs. The applicant’s proposal is consistent with the Guidelines.
- e. DIRECTIONAL SIGNAGE – The applicant has proposed to install one internally illuminated drive through sign to feature text that reads “Drive Thru” the company’s commercial logo, an aluminum cabinet and approximately 10 square feet in size. The sign is identified as sign E and will be located on a parking island internal to the site. The inclusion of the company logo on this directional sign requires it to be included in the total square footage on the site; however, at a total of ten square feet, staff finds the proposed sign appropriate given the size of the site and the location at the rear of the site.
- f. CLEARANCE BAR – In the drive through lane, the applicant has proposed to install one drive through clearance bar with clearance signage to read “8’6” Clearance” and to be painted green. This sign is identified as sign F. Staff finds this signage appropriate.
- g. MONUMENT SIGN FACE – The applicant has proposed to install new signage faces on the existing monument sign cabinet. The applicant has proposed two options. Both options A and B include approximately twenty-four (24) square feet per side. Staff finds either option to be appropriate and consistent with the UDC.
- h. DRIVE THROUGH MENU – The applicant has proposed to install a drive through menu cabinet. This sign is identified as signs H through L. Staff finds this installation to be appropriate given its location and purpose.

RECOMMENDATION:

Staff recommends approval of items #1 through #7 based on findings a through g.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 17, 2017

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MetroPCS
Authorized Dealer

Van's

Tomatillo's
Café y Cantina

Whataburger

3100 Broadway Street

W D Deli

Land of Was

Finck Cigars

Fincks Cigar

Ranch

STARBUCKS #49313

Broadway & Ira
3100 Broadway St.
San Antonio, TX



17-35867

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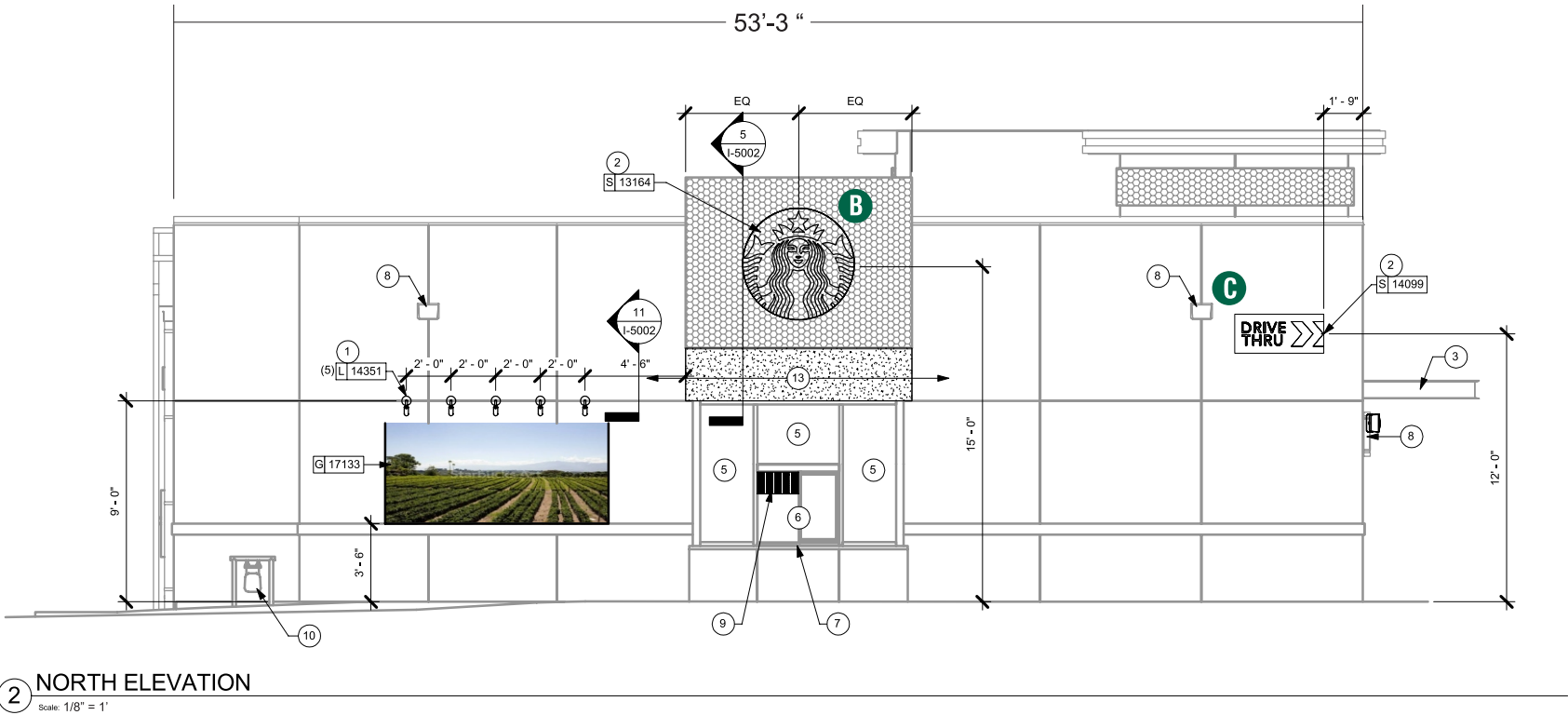
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- A** 20" CHANNEL LETTERS
- B** 60" WALL SIGN
- C** 48" DT WALL SIGN
- D** 46" TY/EO DIRECTIONAL
- E** 46" DT DIRECTIONAL
- F** CLEARANCE BAR
- G** TENANT PANELS
- H** PRE-MENU BOARD
- I** MENU BOARD
- J** DIGITAL ORDER SCREEN
- K** DIGITAL CONTROL BOX
- L** CANOPY



ELEVATION

- A 20" CHANNEL LETTERS
- B 60" WALL SIGN
- C 48" DT WALL SIGN
- D 46" TY/EO DIRECTIONAL
- E 46" DT DIRECTIONAL
- F CLEARANCE BAR
- G TENANT PANELS
- H PRE-MENU BOARD
- I MENU BOARD
- J DIGITAL ORDER SCREEN
- K DIGITAL CONTROL BOX
- L CANOPY



2 NORTH ELEVATION
Scale: 1/8" = 1'

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

QID 17-35867

JOB NAME

Starbucks 49313

LOCATION

3100 Broadway St.
San Antonio, TX

CUSTOMER CONTACT

SALESMAN / PM

Maddie Keller

DESIGNER

Jesse Black

DWG. DATE

01-24-17

REV. DATE / REVISION

SCALE

As Noted

FILE

2017/Starbucks/San Antonio
TX/17-35867/SB San Antonio
TX.cdr

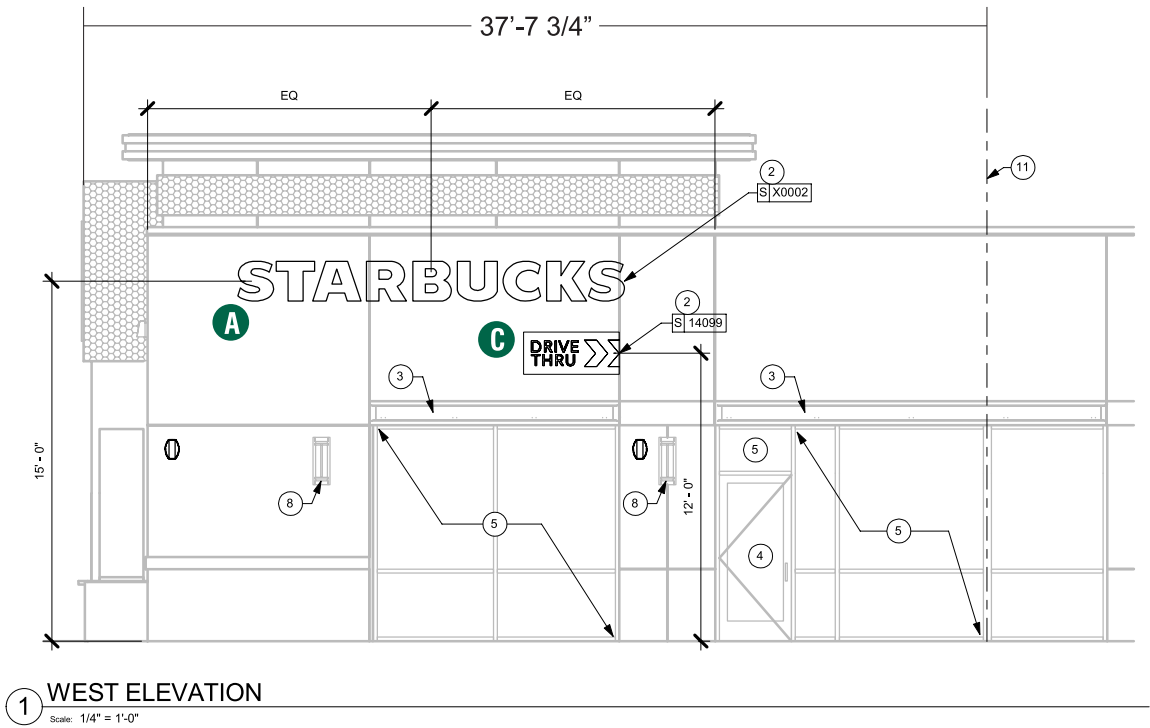
DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

ELEVATION

- A 20" CHANNEL LETTERS
- B 60" WALL SIGN
- C 48" DT WALL SIGN
- D 46" TY/EO DIRECTIONAL
- E 46" DT DIRECTIONAL
- F CLEARANCE BAR
- G TENANT PANELS
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SALESMAN / PM

Maddie Keller

DESIGNER

Jesse Black

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20” CHANNEL LETTERS

SBC-S12810-RW27-SB-W

Qty. 1

A



1

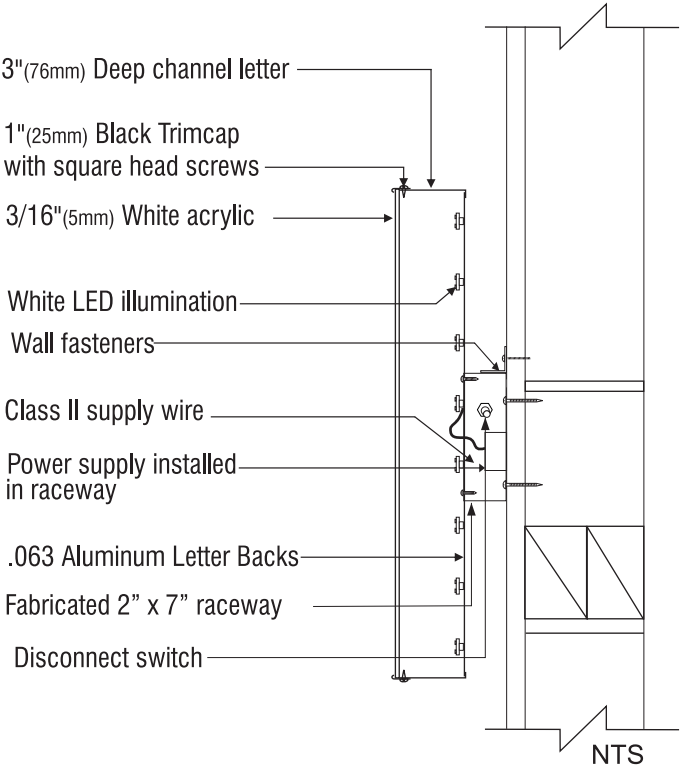
Front View

26.9 Sq. Ft.

Scale: 3/8” = 1’ (11x17 Paper)

SPECIFICATIONS

- A** Internally illuminated channel letters to be fabricated from .040/3003 aluminum with pre-painted White interiors and painted satin finish Black polyurethane exteriors. Letter backs to be aluminum pop-riveted to sidewalls and sealed.
- B** Faces to be 3/16" (5mm) White acrylic with 1" (25mm) Black trimcap retainer edging.
- C** Internally illuminate letters with Lumificient LED’s with LED drivers located within raceway
- D** Raceway painted to match building.



COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
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Jesse Black

DWG. DATE

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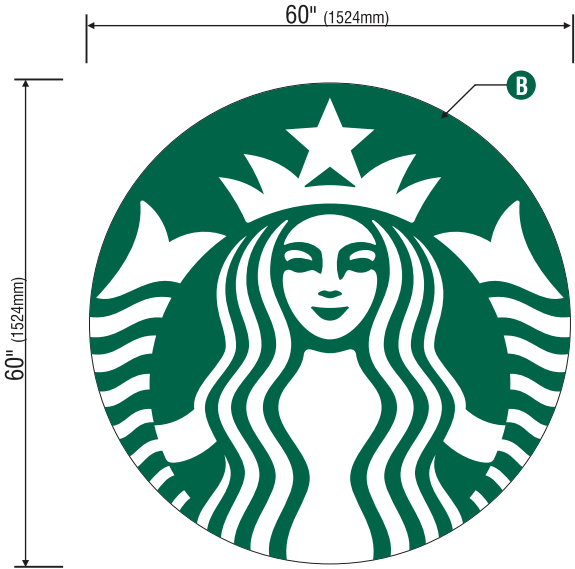
Underwriters Laboratories Inc.

DRY	
DAMP	
WET	X

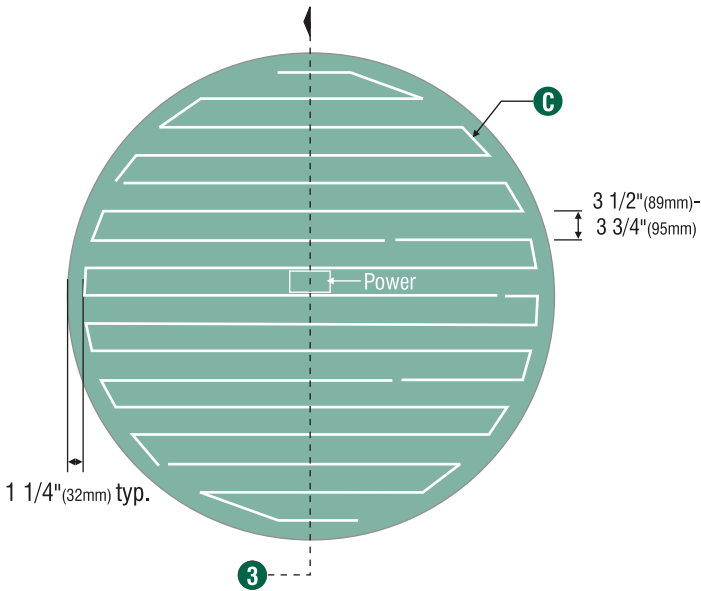
60” ILLUMINATED SIREN

Qty. 1 SBC S13164

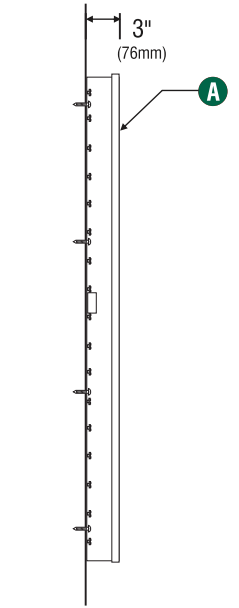
B



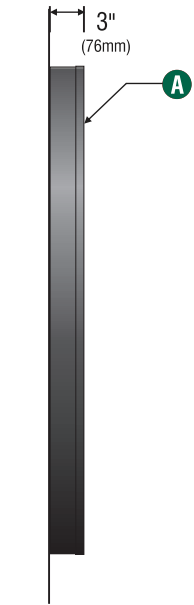
1 Front View
1/2" = 1' (11x17 Paper)



2 LED Detail
LEDs Provided By:
LUMificient™
A HILTON Lighting Company



3 Section View

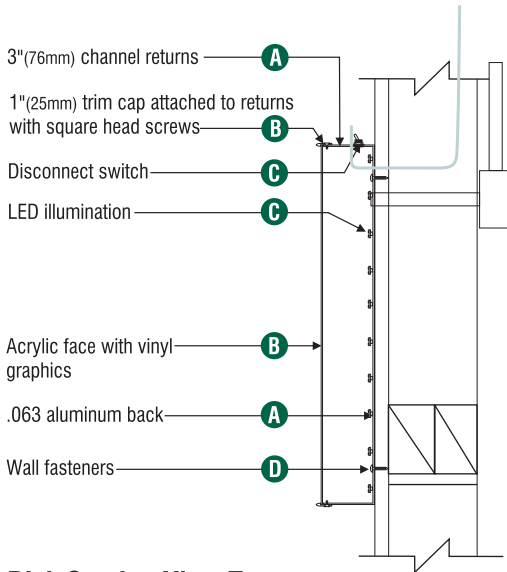


4 Side View

SPECIFICATIONS:

- A** Single faced internally illuminated wall mount logo disk. Cabinet to be 6" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) White acrylic. 1" black trimcap with square head screws retainer edging.
- B** Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminate logo disk with Lumificient™ white LED's installed to back of disk. Power with self-contained Lumificient™ power supply enclosed in painted white j-box. Fasten to wall with required fasteners.

wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
60" (1524mm)	19.62	1.82	120



5 Disk Section View Typ.

COLOR LEGEND		
PMS/PAINT	VINYL	
PMS 3425 C	3M 3630-76	
RAL 7021M	3M 3630-22	
PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE	
PMS 369 C	NA	
REFL. WHITE	3M 680-10	

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QID 17-35867

JOB NAME

Starbucks 49313

LOCATION

3100 Broadway St.
San Antonio, TX

CUSTOMER CONTACT

SALESMAN / PM

Maddie Keller

DESIGNER

Jesse Black

DWG. DATE

01-24-17

REV. DATE / REVISION

SCALE

As Noted

FILE

2017/Starbucks/San Antonio
TX/17-35867/SB San Antonio
TX.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

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48" DT WALL SIGN

Qty. 2 SBC S14099



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Sign Specifications:

Cabinet:

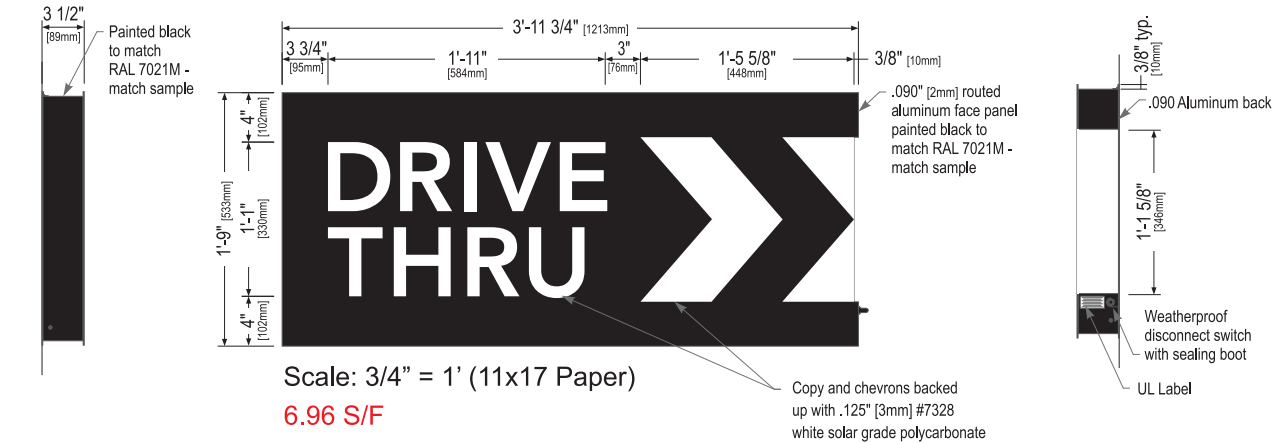
- Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021M with 3M #180-10 white vinyl end cap as shown.
- Directional copy and chevrons backed up with .125" white polycarb. All polycarb face elements to be attached to aluminum face panel with weld studs.
- Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
- Internal structure of cabinet shall be per approved shop drawings.
- Graphic elements are internally illuminated using GE Tetra MiniMax LED system *or Starbucks approved equal*. LED's to be mounted on back panel with self-contained power supply. All electrical components are removable for service.

Regulatory:

- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
- As per NEC 600.6, sign is equipped with a service disconnect switch.
- Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
- Primary power by electrical contractor per NEC.

Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
21"	4.52	6.96	120	0.85

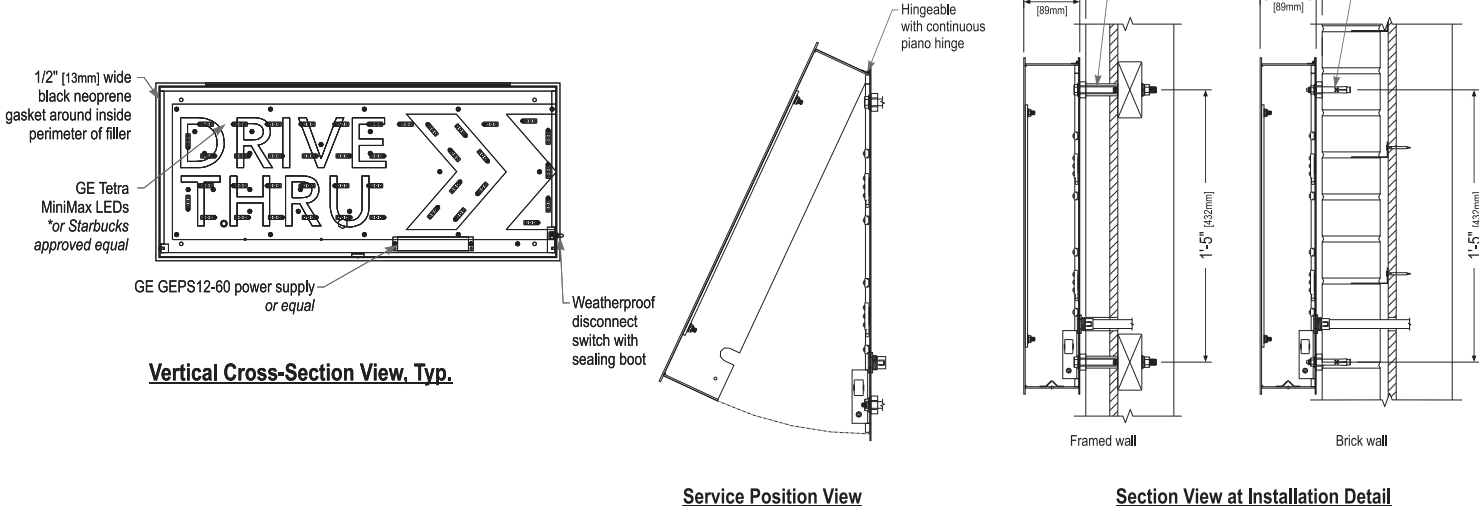
1: Figured as illuminated center part
2: Figured as complete signage



Left Side View

Front Elevation View

Right Side View



Vertical Cross-Section View, Typ.

Service Position View

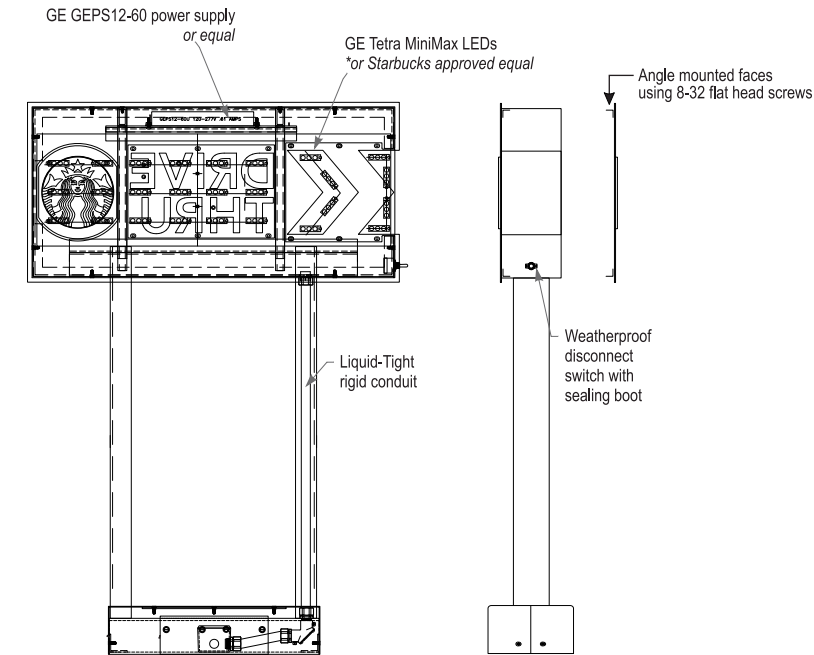
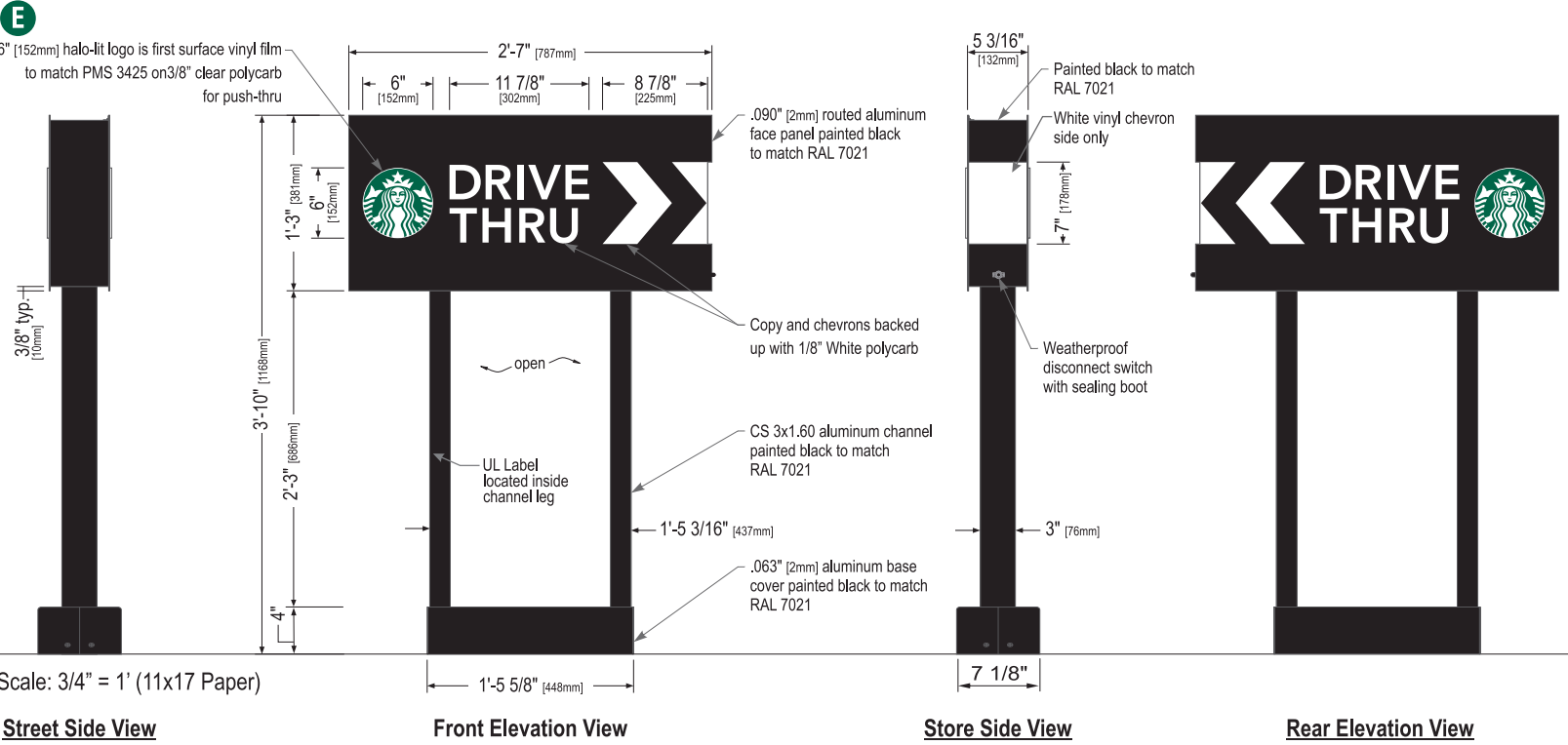
Section View at Installation Detail

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

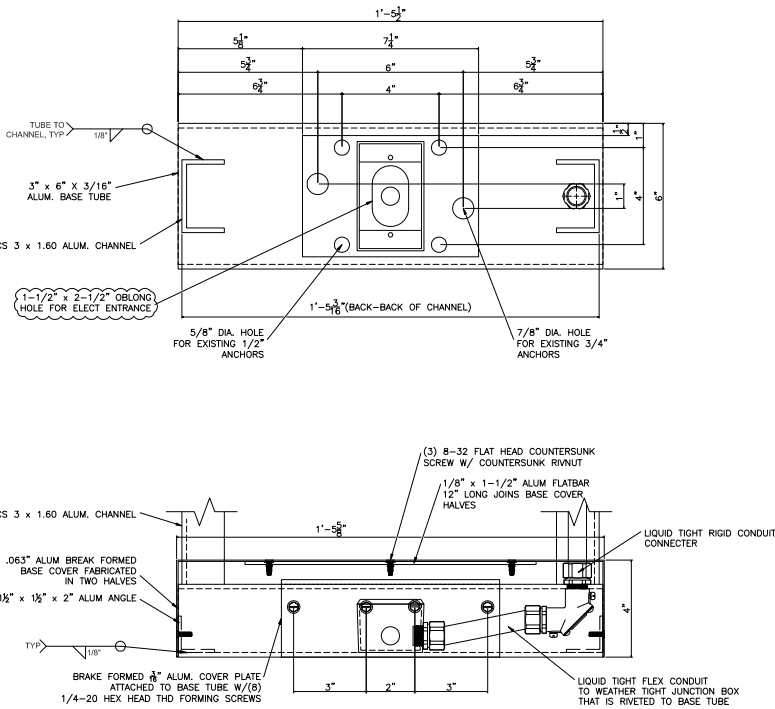
46” ILLUMINATED DIRECTIONAL <DT / DT>

Qty. 1

SBC-S14104-DT



COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10



Sign Specifications:

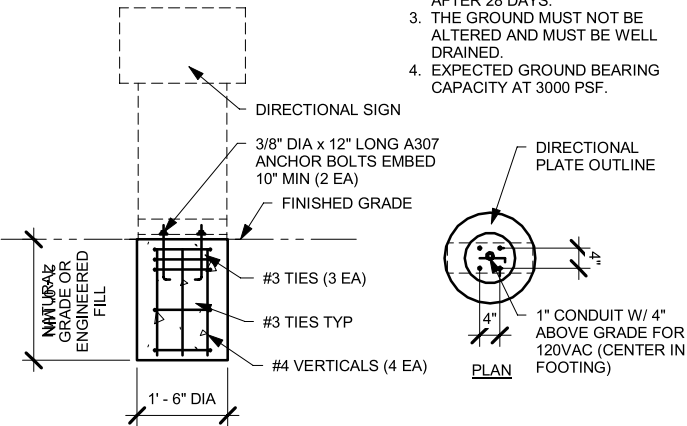
- Cabinet:
- Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021 with white end cap as shown.
 - Directional copy and chevrons backed up with 1/8" White polycarb. Siren logo is 6" [152mm] diameter, 3/8" clear polycarb routed to push thru aluminum face. Decorate logo with 1st surface computer cut vinyl film to match PMS 3425. Edges of push thru logo are to be polished. All acrylic face elements to be attached to aluminum face panel with weld studs.
 - Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
 - Internal structure of cabinet shall be per approved shop drawings.
 - Graphic elements are internally illuminated using GE Tetra MiniMax LED system or Starbucks approved equal. LED's to be mounted on an internal baffle with self-contained power supply. All electrical components are removable for service.

- Support:
- Supporting structure will be all welded aluminum tube and channel construction painted black to match RAL 7021 as per approved shop drawings and shall be integral to the sign cabinet.
 - Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
46" (1168mm)	3.23	9.90	120	0.85

THIS DETAIL IS FOR REFERENCE ONLY. SIGNAGE SUPPLIED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. ALL SITE WORK INCLUDING FOOTINGS, CONCRETE, REINFORCING, ANCHOR BOLTS AND CONDUIT BY LANDLORD.

- NOTES:
- FOOTING DEPTH MAY VARY AS PER SITE AND SOIL CONDITIONS.
 - CONCRETE RESISTANCE 3600 PSI AFTER 28 DAYS.
 - THE GROUND MUST NOT BE ALTERED AND MUST BE WELL DRAINED.
 - EXPECTED GROUND BEARING CAPACITY AT 3000 PSF.



20 DIRECTIONAL SIGNAGE FOOTING

Scale: 1/2" = 1'-0"

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QID 17-35867

JOB NAME

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LOCATION

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CUSTOMER CONTACT

SALESMAN / PM

Maddie Keller

DESIGNER

Jesse Black

DWG. DATE

01-24-17

REV. DATE / REVISION

SCALE

As Noted

FILE

2017/Starbucks/San Antonio
TX/17-35867/SB San Antonio
TX.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

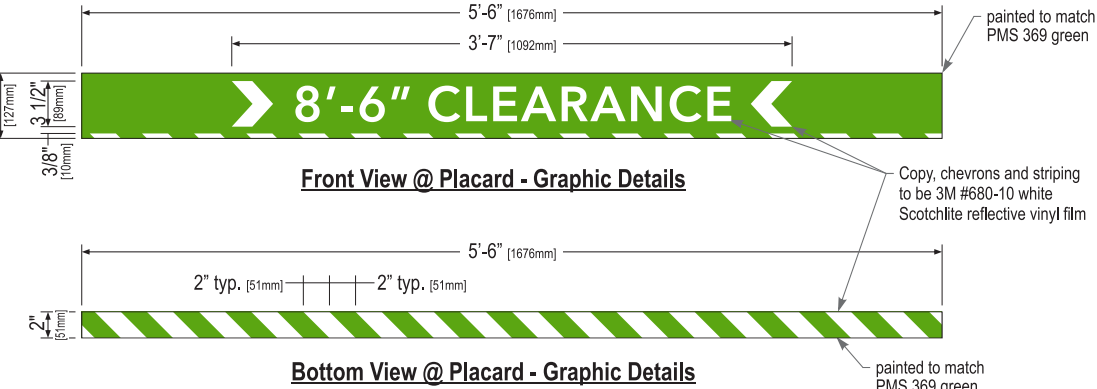
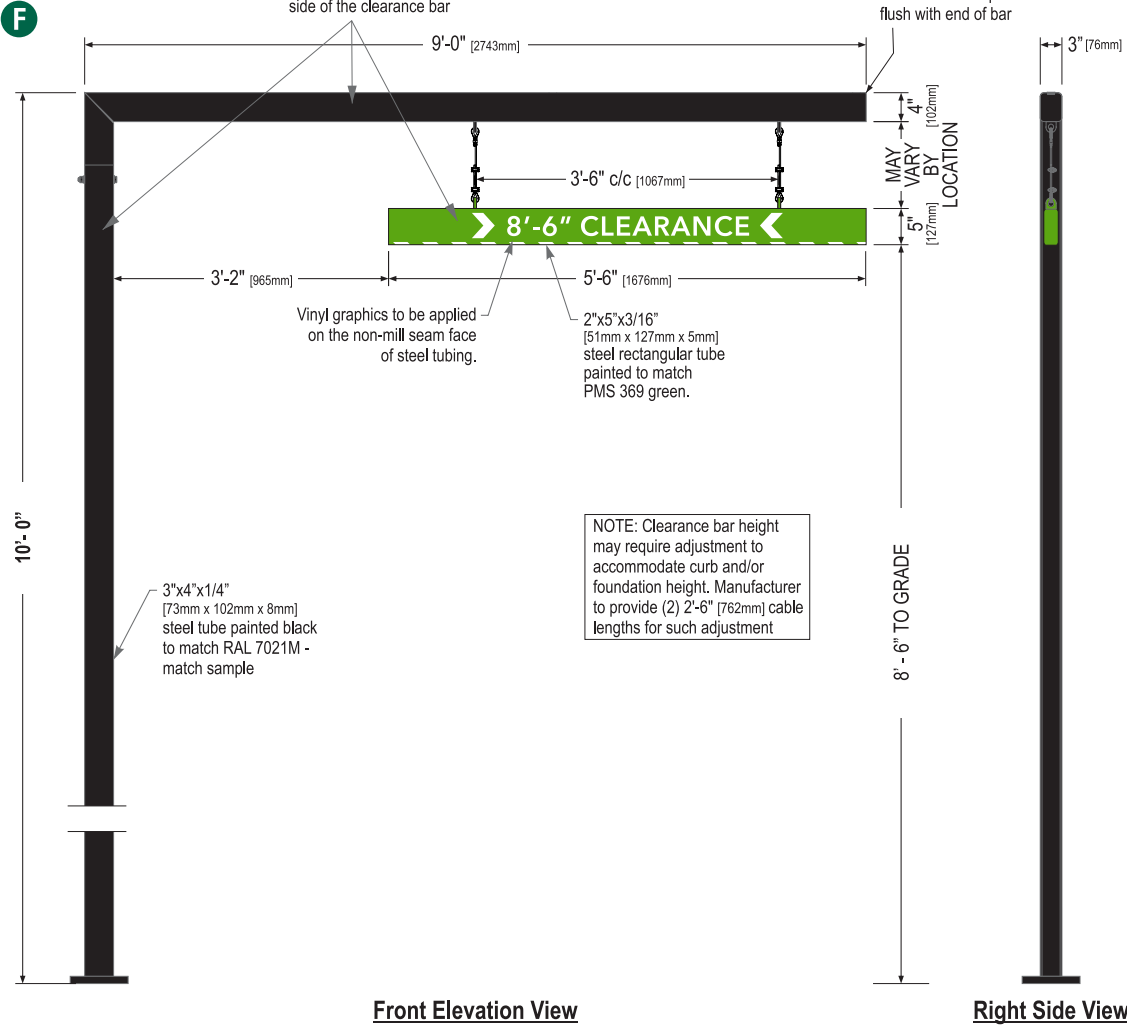
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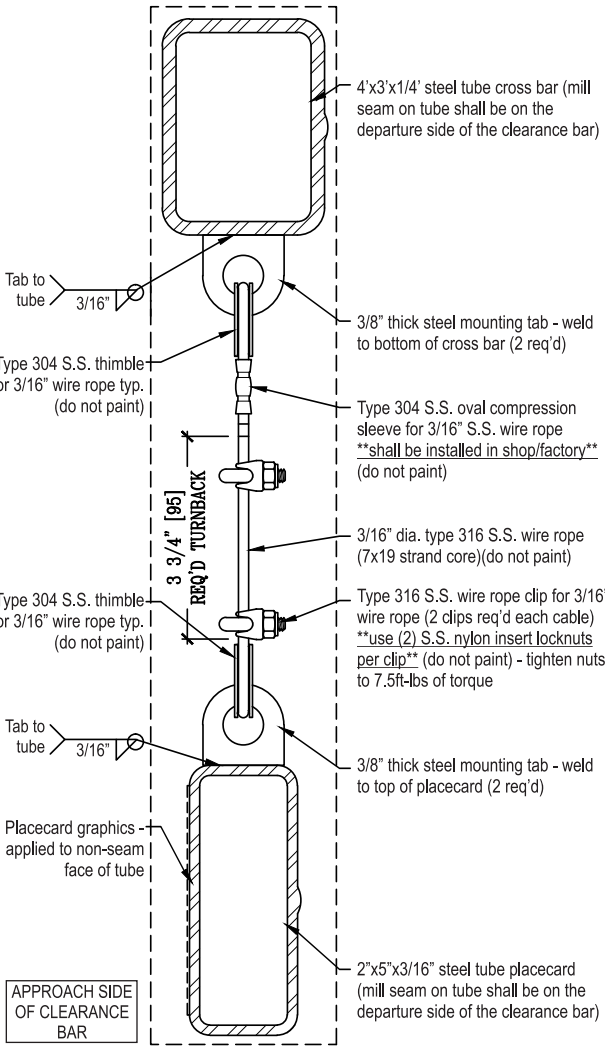


CLEARANCE BAR SBC S14106-SHB-10

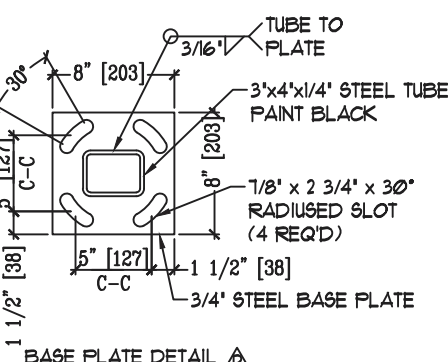
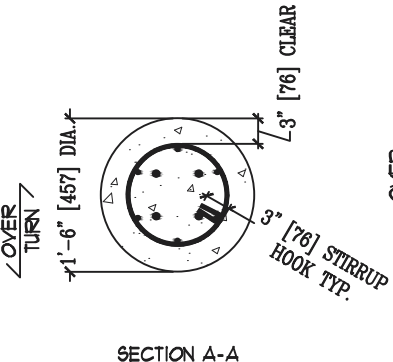
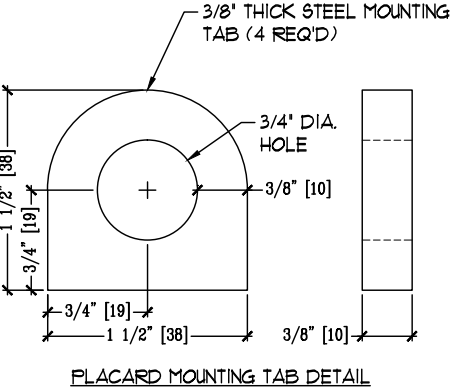
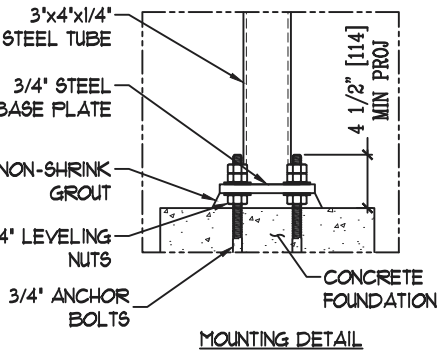
Qty. 1
(Standard Wind Load)



COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10



End Section View

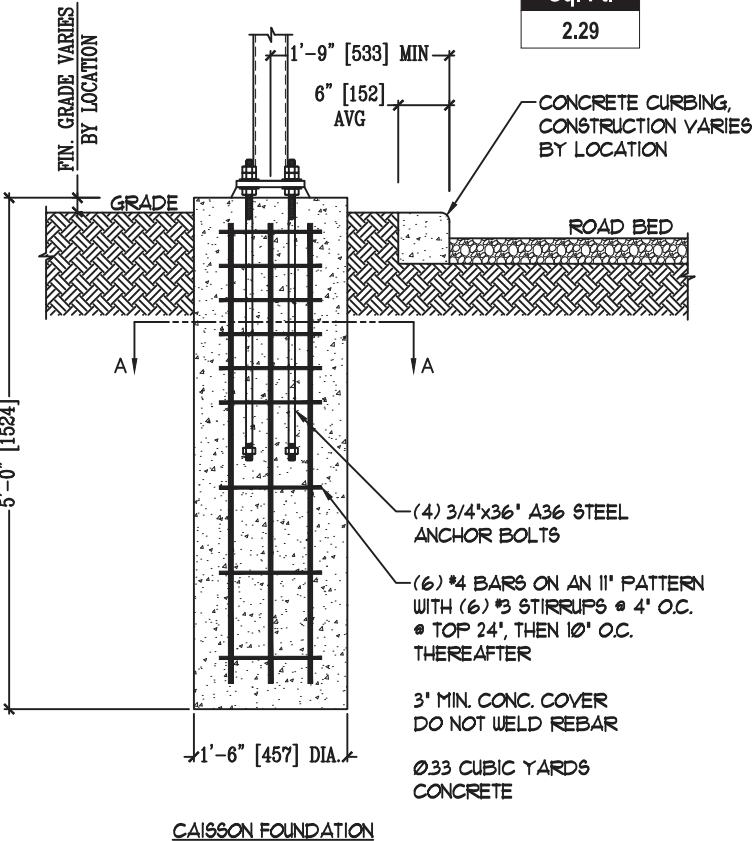


Sign Specifications:

- Scraper Bar:
- 2"x5" [51mm x 127mm] steel tube painted to match PMS 369 green.
 - Flush steel end caps painted to match PMS 369 green.
 - Copy and chevrons to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film.
 - Bottom striping to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film. Striping extends 3/8" [10mm] onto front face.
 - Suspend from support with SS cable & hardware. Cable provided requires field adjustment for proper clearance height.

- Support:
- Supporting structure will be all welded steel tube construction painted black to match RAL 7021M as per approved shop drawings.
 - Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

Sq. Ft.
2.29



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QID 17-35867

JOB NAME

Starbucks 49313

LOCATION

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CUSTOMER CONTACT

SALESMAN / PM

Maddie Keller

DESIGNER

Jesse Black

DWG. DATE

01-24-17

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SCALE

As Noted

FILE

**2017/Starbucks/San Antonio
TX/17-35867/SB San Antonio
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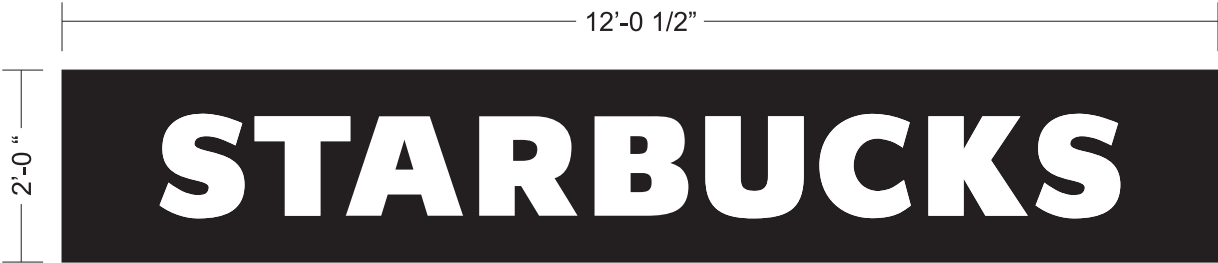
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TENANT PANELS - OPTION A

SBC-PART #

Qty. 2



Front View

Scale: 1/2" = 1' (11x17 Paper)

SPECIFICATIONS

A White acrylic with first surface vinyl

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10



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TENANT PANELS - OPTION B

SBC-PART #

Qty. 2 (1 ea)



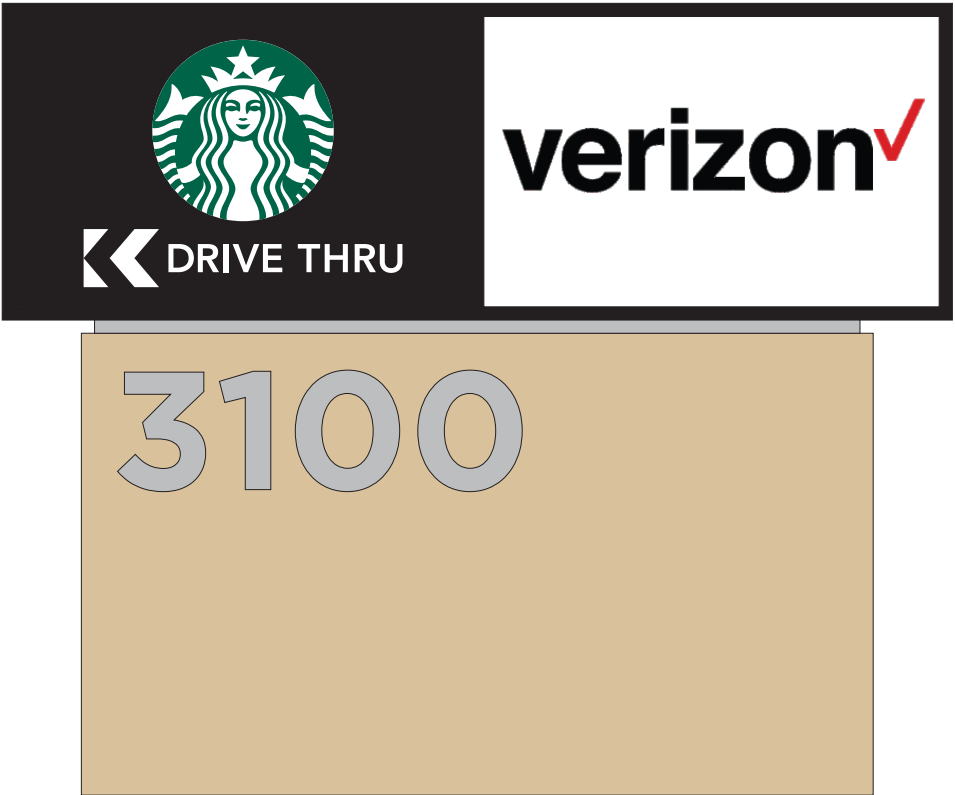
Front View

Scale: 1/2" = 1' (11x17 Paper)

SPECIFICATIONS

A White acrylic with first surface vinyl

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10



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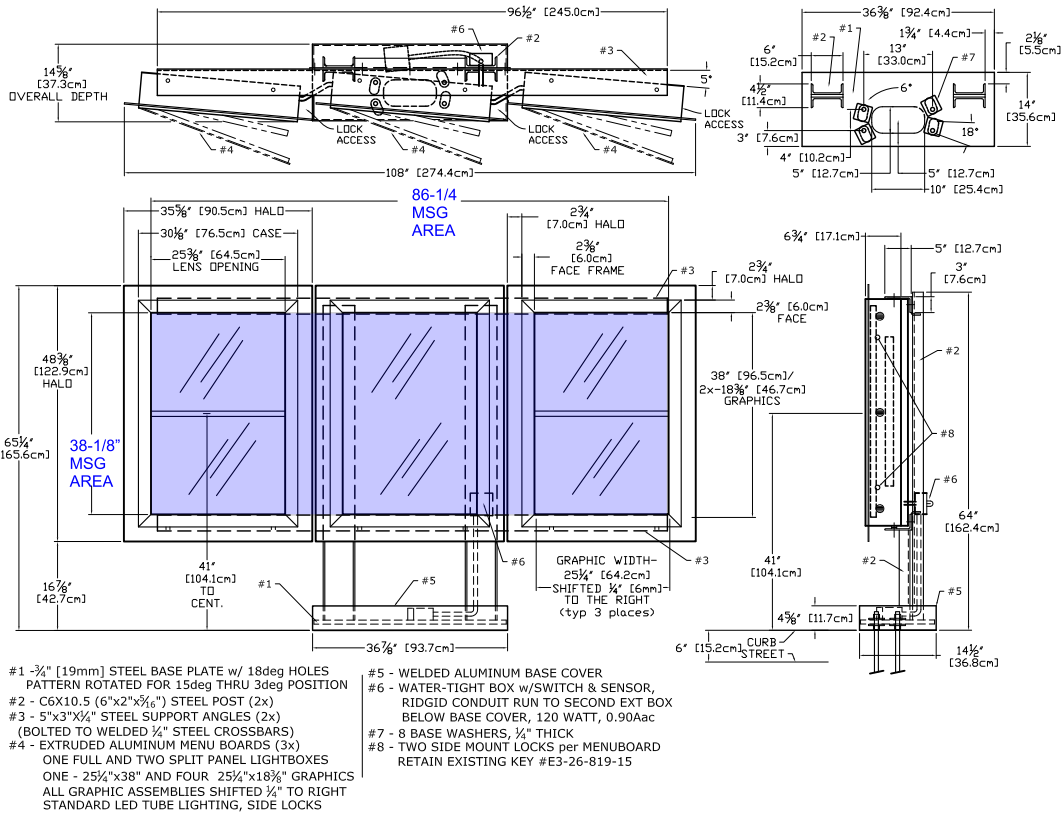
DRIVE-THRU ELEMENTS

Qty. 1 each

H I J K L

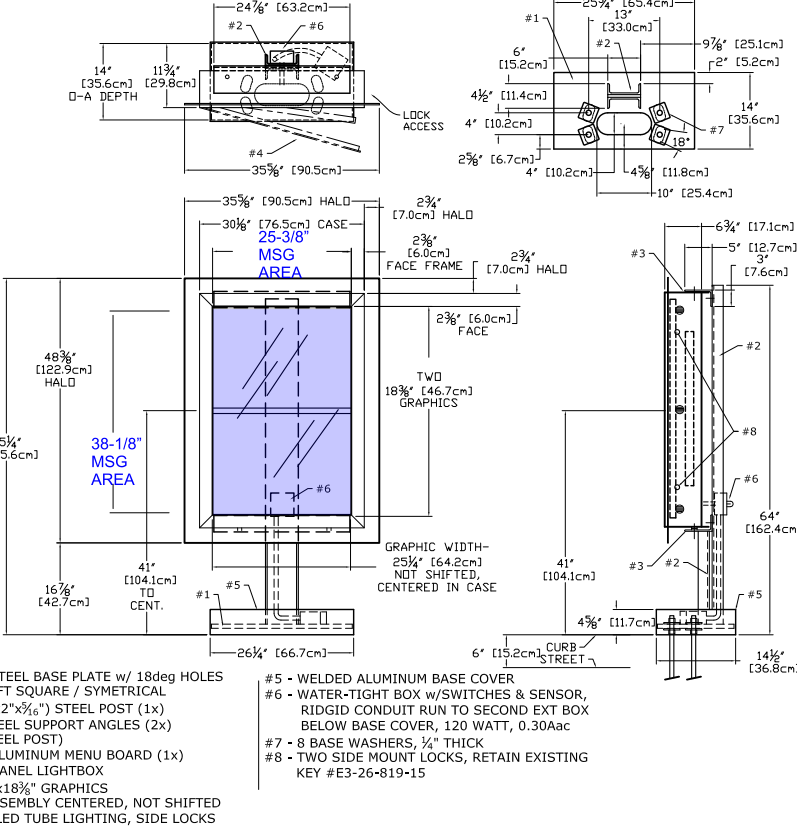
DT 5 PANEL FREESTANDING

MESSAGE AREA = (86.25 * 38.125) / 144 = 22.9 SQ FT

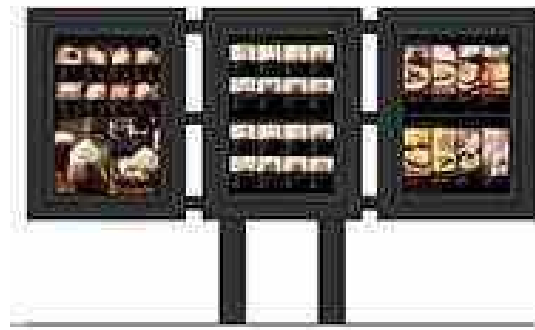
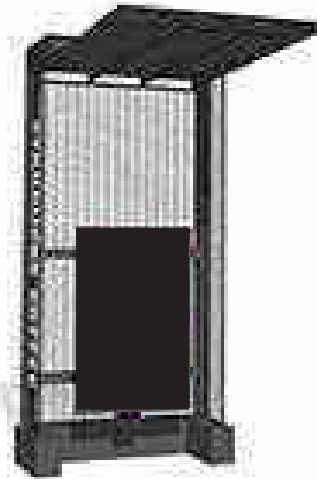
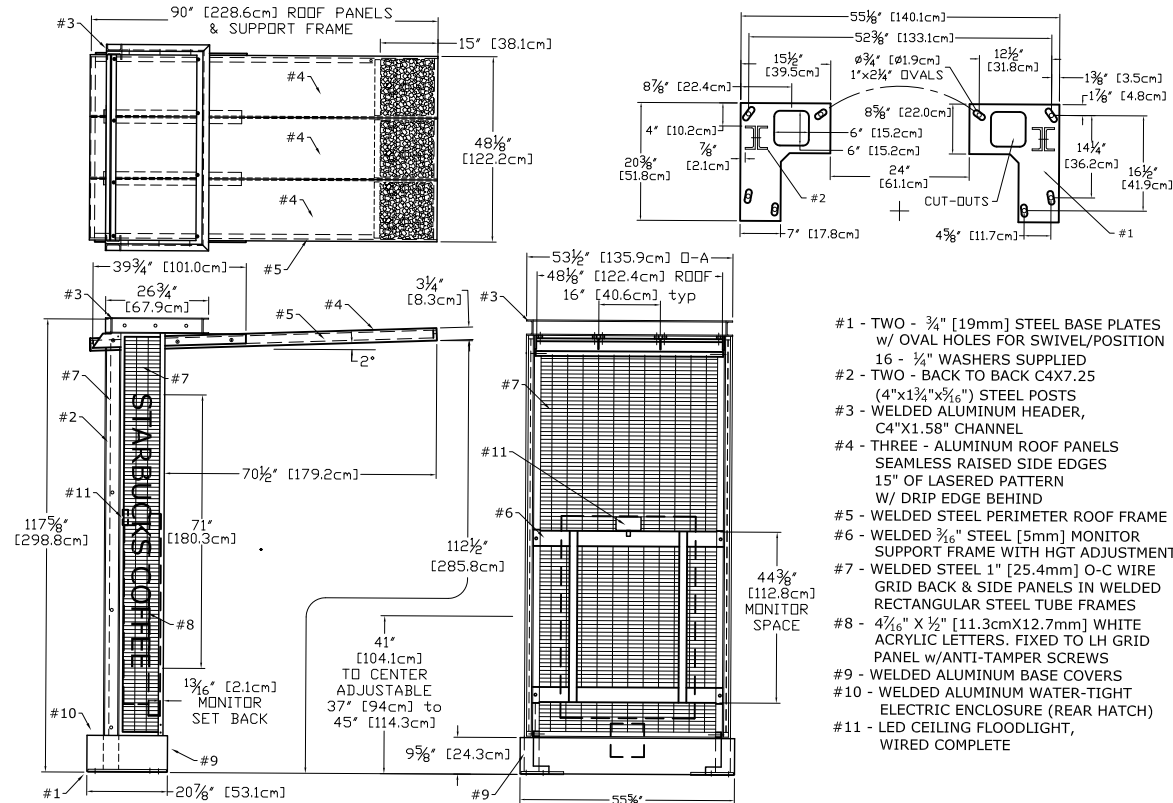


DT PRE ORDER FREESTANDING

MESSAGE AREA = (25.375 * 38.125) / 144 = 6.72 SQ FT



DT ORDER POINT CANOPY FREESTANDING



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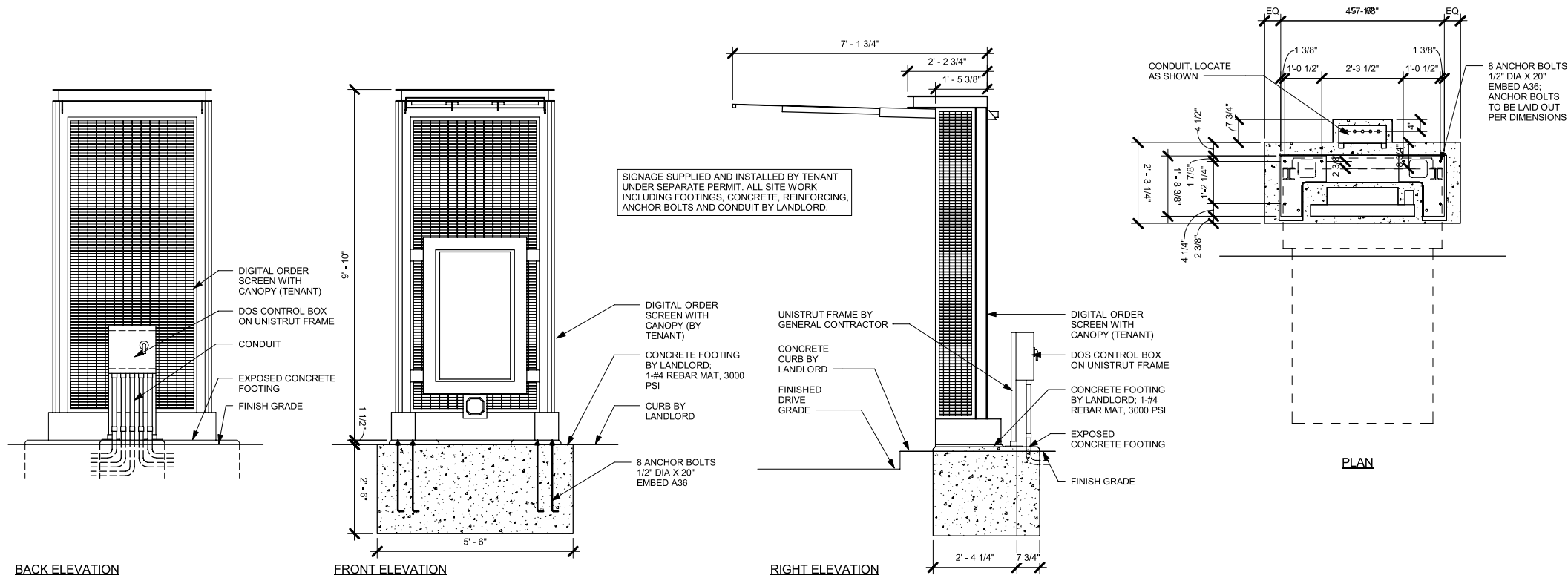
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DRIVE-THRU ELEMENT FOUNDATIONS



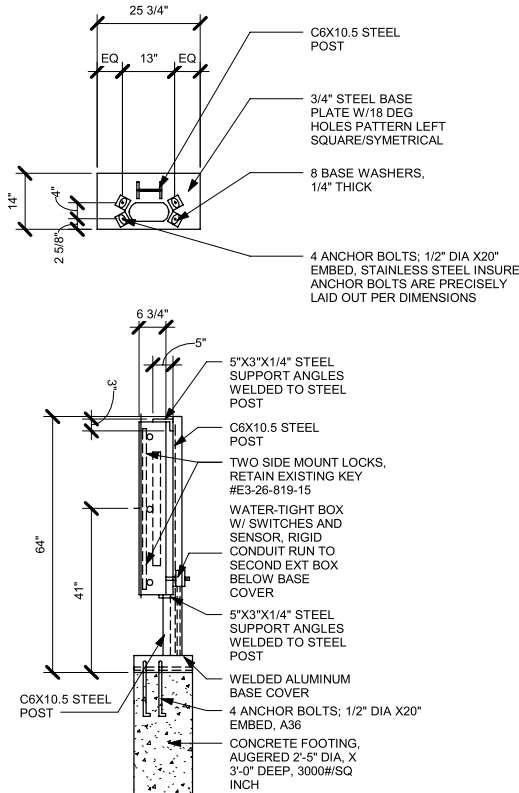
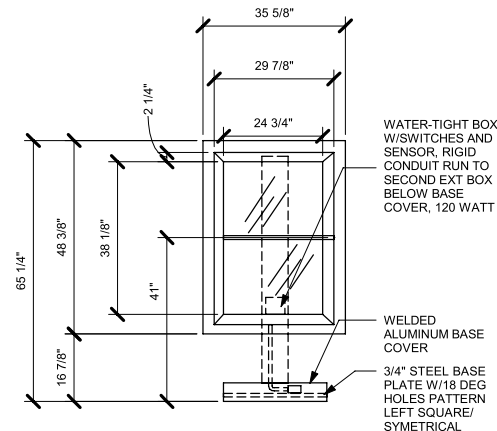
17 DTE - DIGITAL ORDER SCREEN WITH CANOPY

Scale: 1/2" = 1'-0"

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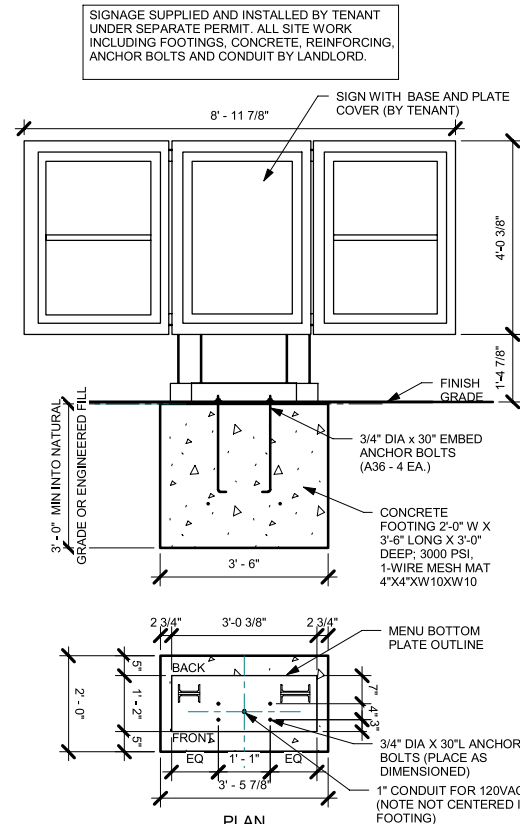
NOTES:

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2. CONCRETE RESISTANCE 3600 PSI AFTER 28 DAYS.
3. THE GROUND MUST NOT BE ALTERED AND MUST BE WELL DRAINED.
4. EXPECTED GROUND BEARING CAPACITY AT 3000 PSF.



② DTE - PRE-MENU FREESTANDING

Scale: 1/2" = 1'-0"



1 DTE - MENU 5 PANEL FREESTANDING

Scale: 1/2" = 1'-0"

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