HISTORIC AND DESIGN REVIEW COMMISSION August 15, 2018

HDRC CASE NO:	2018-375
ADDRESS:	1422 E GRAYSON ST
LEGAL DESCRIPTION:	NCB 1258 BLK LOT 23
ZONING:	C-2 IDZ, H
CITY COUNCIL DIST.:	2
DISTRICT:	Government Hill Historic District
APPLICANT:	Jennifer Wolfe/It's Permittable, Inc
OWNER:	SQ Quad Ventures, LLC
TYPE OF WORK:	Signage
APPLICATION RECEIVED:	July 25, 2018
60-DAY REVIEW:	Septemner 23, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install signage at 1422 E Grayson, located within the Government Hill Historic District. Within this application, the applicant has proposed the following signage:

- 1. One canopy sign to feature internally illuminated channel letters mounted onto a support bracket to feature approximately fifteen (15) feet in width and fifteen (15) inches in height for a total square footage of approximately 28.34 square feet. This sign is identified as sign A.
- 2. One wall sign to feature internally illuminated channel letters mounted onto the west elevation to feature approximately twelve (12) feet in width and twelve (12) inches in height for a total square footage of approximately 18 square feet. This sign is identified as sign B.
- 3. One projecting wall sign to be internally illuminated projecting wall sign to feature 2' 4'' in width and 1' 9'' in height for a total of approximately 8 square feet. This sign is identified as sign C.
- 4. One directional sign on E Grayson to feature an overall height three feet and an overall width of 2' 5''. This will not be illuminated. This sign is identified as sign M.
- 5. Install vinyl window graphics on the primary entrance storefront to include various incidental signage.

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.

3. Projecting and Wall-Mounted Signs

A. GENERAL

i. Mounting devices—Construct sign frames and panels that will be used to be attach signs to the wall of a building of wood, metal, or other durable materials appropriate to the building's period of construction.

ii. Structural supports—Utilize sign hooks, expansion bolts, or through bolts with washers on the inside of the wall depending upon the weight and area of the sign, and the condition of the wall to which it is to be attached.

iii. Appropriate usage—Limit the use of projecting and wall-mounted signs to building forms that historically used these types of signs, most typically commercial storefronts. To a lesser degree, these signage types may also be appropriate in areas where residential building forms have been adapted for office or retail uses, if sized accordingly.

C. WALL-MOUNTED SIGNS

i. Area—Limit the aggregate area of all wall-mounted signs to twenty-five percent of a building facade.

ii. Projection—Limit the projection of wall-mounted signs to less than twelve inches from the building wall. iii. Placement—Locate wall signs on existing signboards—the area above the storefront windows and below the second story windows—when available. Mount wall signs to align with others on the block if an existing signboard is not available.

iv. Channel letters—Avoid using internally-illuminated, wall-mounted channel letters for new signs unless historic precedent exists. Reverse channel letters may be permitted.

FINDINGS:

- a. The applicant has proposed to install signage at 1422 E Grayson, a multi-story commercial structure located within the Government Hill Historic District. Within this application the applicant has proposed numerous new signs, the refacing of an existing monument sign, the installation of small window graphics and a temporary banner. The proposed refacing of the existing monument sign and the proposed temporary banner and eligible for Administrative Approval.
- b. CANOPY SIGN Facing the existing parking lot (east) the applicant has proposed to install one canopy sign to feature internally illuminated channel letters mounted onto a support bracket to feature approximately fifteen (15) feet in width and fifteen (15) inches in height for a total square footage of approximately 28.34 square feet. This sign is identified as sign A. Staff finds the proposed placement and size of the proposed canopy sign; however, the applicant has proposed an acrylic face. Per the Guidelines for Signage 1.D.i., plastic materials should not be used. Additionally, the Guidelines for Signage 3.A.iv., internally illuminated channel letters should not be used. Staff finds that reverse lit channel letters or indirectly lit channel letters would be more appropriate.
- c. WALL SIGN On the west elevation, facing E Grayson, the applicant has proposed to install one wall sign to feature internally illuminated channel letters mounted onto the northwest elevation to feature approximately twelve (12) feet in width and twelve (12) inches in height for a total square footage of approximately 18 square feet. This sign is identified as sign B. This sign is identified as sign A. Staff finds the proposed placement and size of the proposed canopy sign; however, the applicant has proposed an plex face. Per the Guidelines for Signage

1.D.i., plastic materials should not be used. Additionally, the Guidelines for Signage 3.A.iv., internally illuminated channel letters should not be used. Staff finds that reverse lit channel letters or indirectly lit channel letters would be more appropriate.

- d. PROJECTING SIGN On the E Grayson elevation (north), the applicant has proposed to install one projecting wall sign to be internally illuminated projecting wall sign to feature 2' 4" in width and 1' 9" in height for a total of approximately 8 square feet. This sign is identified as sign C. Staff finds the proposed placement and size of the proposed canopy sign; however, the applicant has proposed an acrylic face. Per the Guidelines for Signage 1.D.i., plastic materials should not be used. Additionally, staff finds that internal illumination is not appropriate for the Government Hill Historic District. Staff finds that back lit faces would be appropriate.
- e. DIRECTIONAL SIGN Near the pedestrian right of way on E Grayson, the applicant has proposed to install one directional sign on E Grayson to feature an overall height three feet and an overall width of 2' 5". This will not be illuminated. This sign is identified as sign M. Staff finds the size, design and location of this sign appropriate.
- f. As noted in finding a, the applicant has proposed to reface the existing monument sign and install a temporary banner. These items are eligible for Administrative Approval per the UDC.
- g. INCIDENTIAL SIGNAGE On the primary entrance doors, the applicant has proposed to install incidental signage in vinyl graphics to include the structure's address, business hours, ADA information, security information and ATM information. Staff finds the proposed graphics to be appropriate.

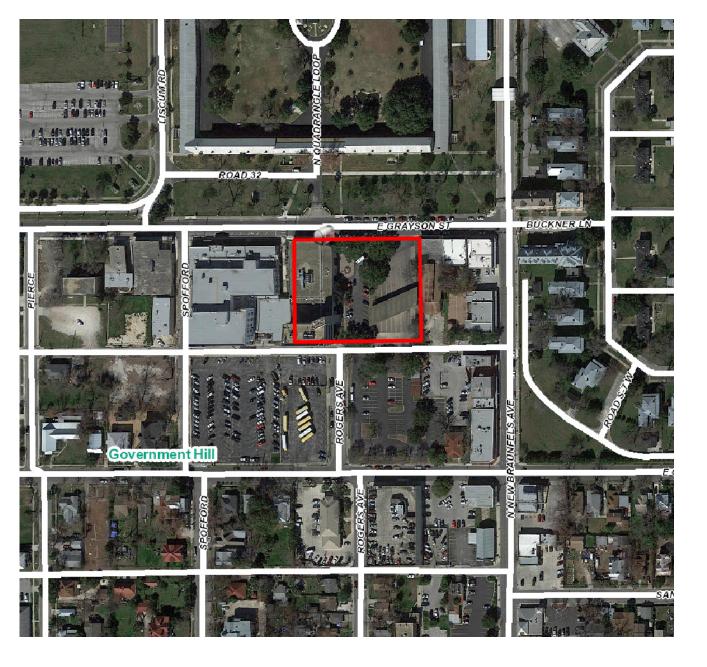
RECOMMENDATION:

Staff recommends approval of items #1 through #5 based on findings a through g with the following stipulations:

- i. That the proposed channel letter, canopy sign be modified to include aluminum faces and be reverse lit.
- ii. That the proposed wall sign feature aluminum faces and be reverse lit.
- iii. That the proposed projecting wall sign feature an aluminum face and be reverse lit.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed:Apr 20, 2018

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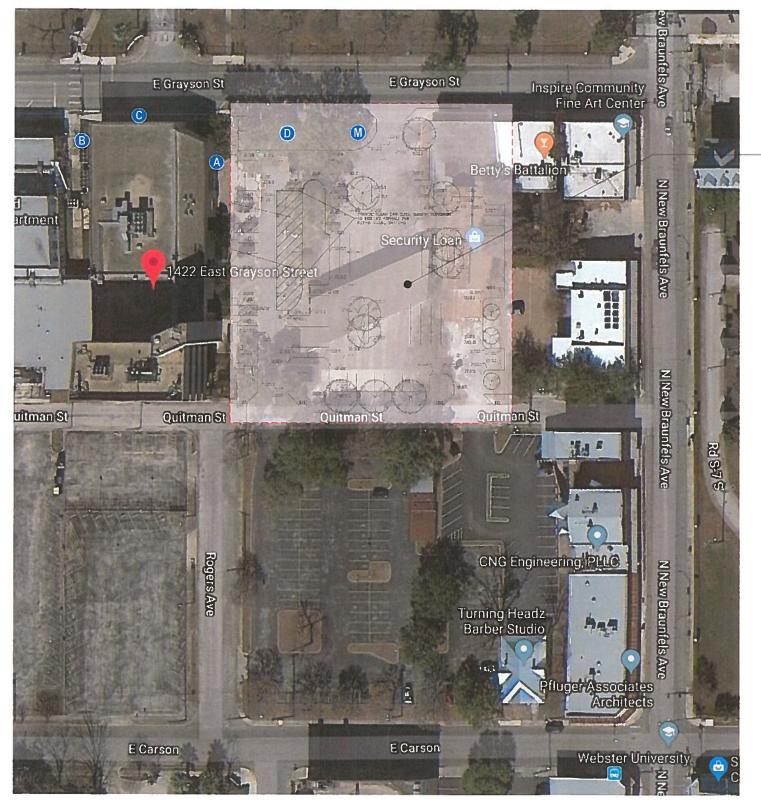
Bank of America

1422 GRAYSON ST. SAN ANTONIO, TX 78208

This is an original drawing created by Walton. It Revision: This sign is intended to be installed in Signs will be manufactured with 120 or 277 Volts A/C. 10101 Reunion Place Client: BANK OF AMERICA #367 is submitted for your personal use, however, it R1) 6/15/18 Revise placement of sign "A" / remove "N,O,P" - RH accordance with the requirements of Sal All Primary electrical service to the sign, and final Suite 500 shall at all times remain the property of Walton. R2) 7/03/18 Add banner - RH Address: 1422 GRAYSON ST. connection thereof, is the responsibility of the buyer Article 600 of the National Electrical San Antonio, TX 78216 It may be used in connection with the project R3) 7/18/18 Insert scaled site plan - JD P.M All work is to be done in accordance with the purchase Code and/or other applicable local City/State: SAN ANTONIO, TX 78208 being planned for you by Walton, but not otherwise. You are not authorized to show > 210. 886. 0644 agreement attached hereto. In case of variance codes. This includes proper grounding and bonding of the sign. Des Designer: JD Sales: GW tween the specifications of the purchase agreen waltonsignage.com - these drawings to anyone outside your and this drawing, the drawing shall prevail. PM EN organization, nor is it to be reproduced, used, © 2017 WALTON ALL RIGHTS RESERVED Date: 06.02.18 Clie PAGE SIZE: 11" x 17" WALTON copied or exhibited in any fashion. H:\Bank of America_Locations\TX\TX San Antonio 1422 Grayson\Design



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REDESIGNED PARKING AREA WITH NEW UNIVERSAL REMOTE KIOSK (APPROXIMATE LOCATION)





	Client: BANK OF AME	ERICA #367
	Address: 1422 GRAYSO	N ST.
	Address: 1422 GRAYSO City/State: SAN ANTONIC), TX 78208
	Sales: GW	Designer: JD
ERVED	Date: 06.02.18	PM EN
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This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used,

(1) 6/1	5/18 Revise pl	acement o	f sign "A" /	remove "	N,O,P* - R	H
2) 7/0	3/18 Add bann	er - RH				
(3) 7/1	8/18 Insert sca	led site pla	an - JD			
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Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchas agreement attached hereto. In case of variance etween the specifications of the purchase agreement and this drawing, the drawing shall prevail.

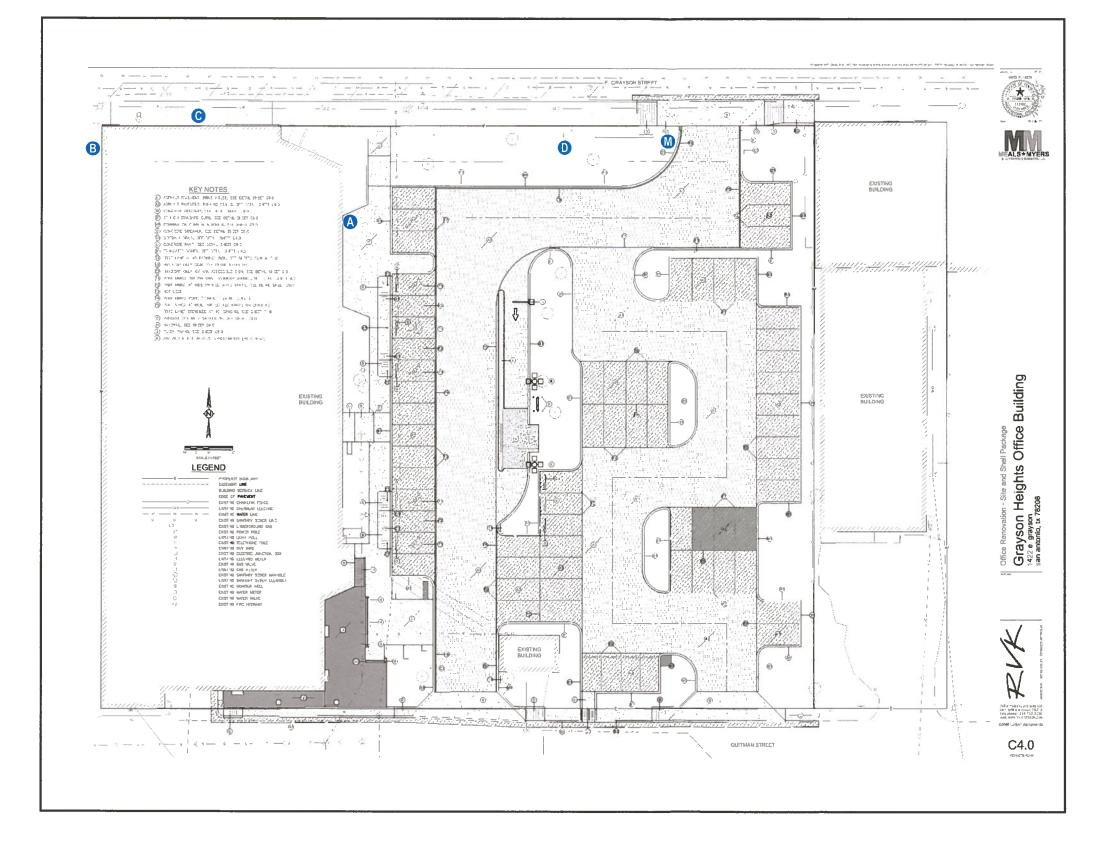
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local P.M. codes. This includes proper grounding and bonding of the sign. ______

- A K2 CHANNEL LETTERS CANOPY MOUNTED
- B K1 CHANNEL LETTERS
- F1W FLAG SIGN C
- MONUMNENT SIGN REFACE
- DOOR GRAPHICS E
- VINYL GRAPHICS B
- **G** VINYL GRAPHICS

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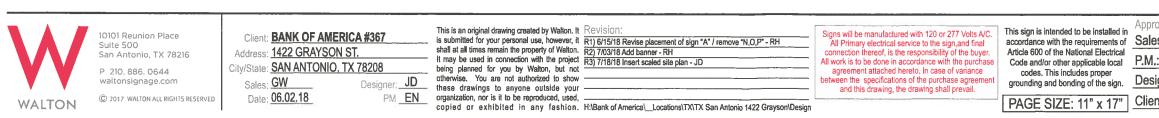
- K NOT USED
- NOT USED
- M **DIRECTIONAL SIGNAGE P1**
- NOT USED
- O NOT USED
- P NOT USED
- O NOT USED
- R NOT USED
- S NOT USED
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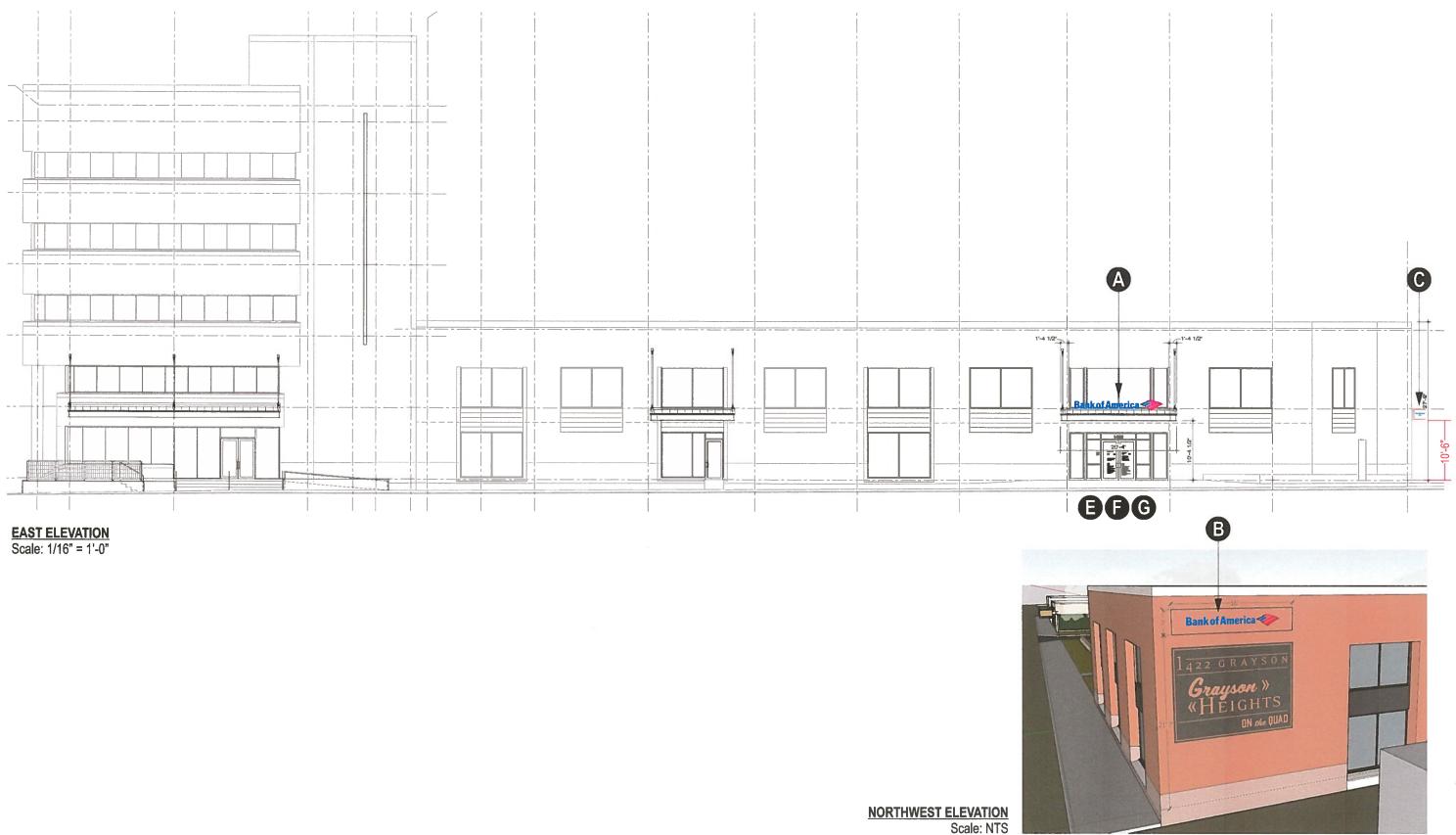


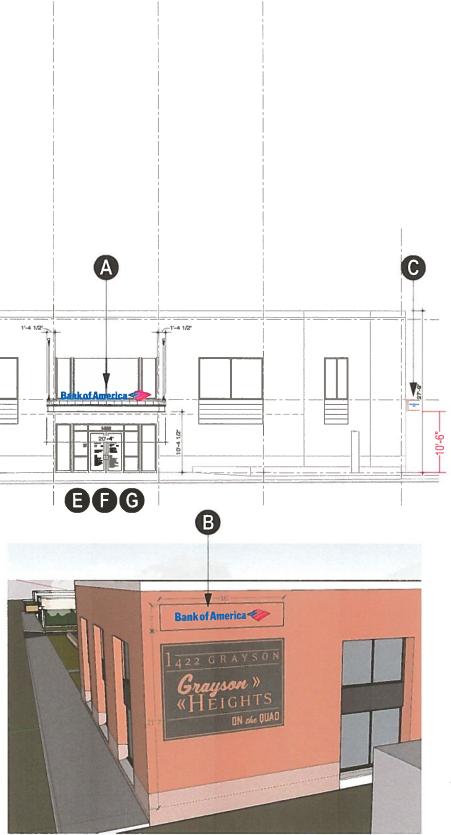


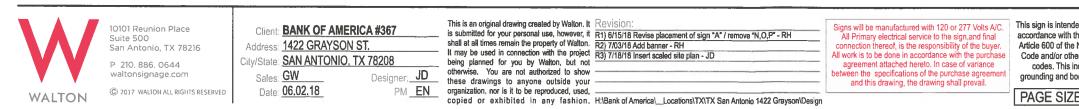
- B K1 CHANNEL LETTERS
- G F1W FLAG SIGN
- D MONUMNENT SIGN REFACE
- DOOR GRAPHICS
- VINYL GRAPHICS
- **G** VINYL GRAPHICS
- DIRECTIONAL SIGNAGE P1



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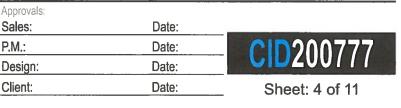


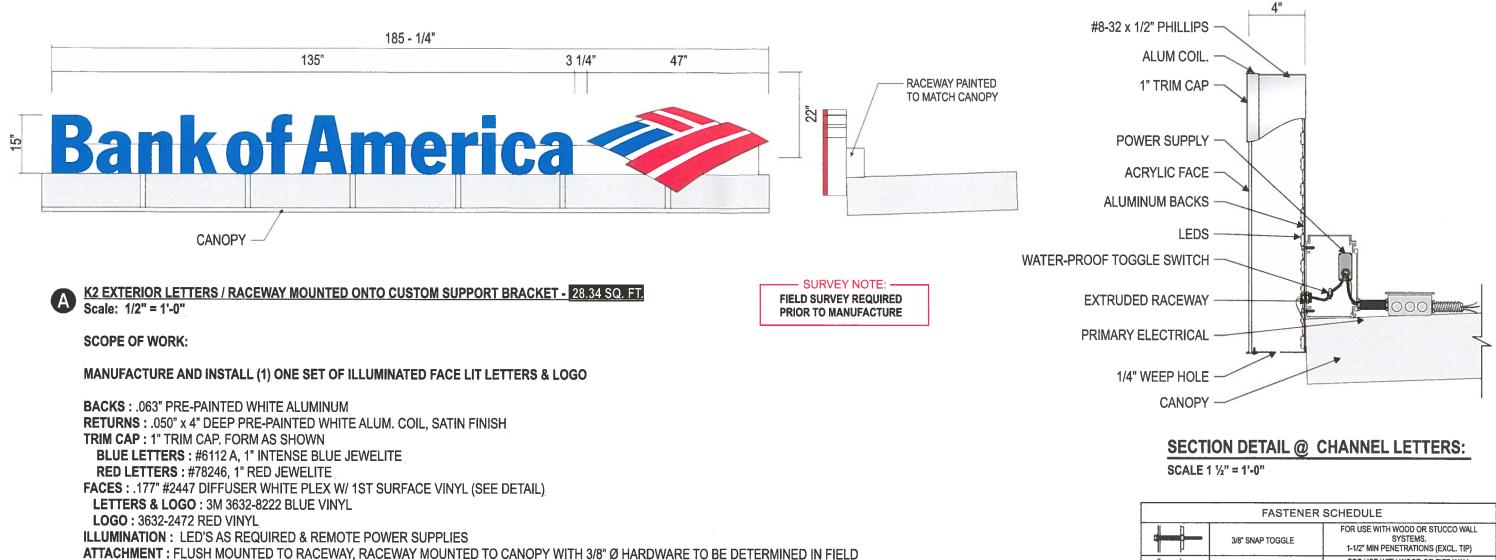




This sign is intended to be installed in accordance with the requirements of Sales: Article 600 of the National Electrical Code and/or other applicable local P.M.: codes. This includes proper grounding and bonding of the sign. Design:

PAGE SIZE: 11" x 17" Client:

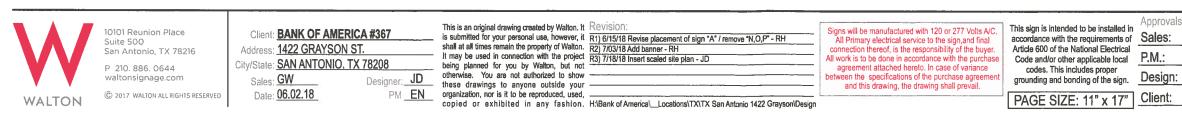




COLORS:

PER CONDITIONS.

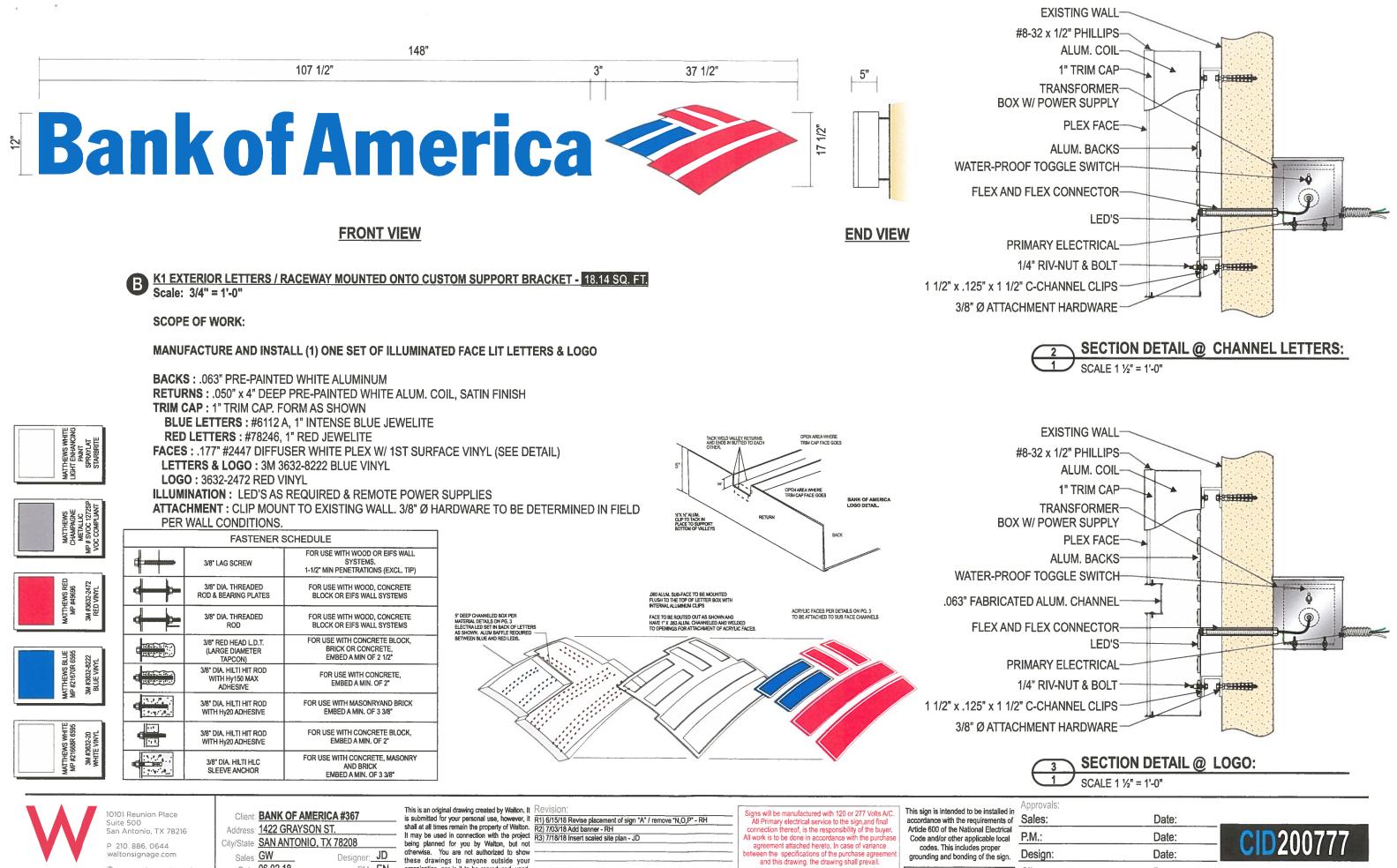




FASTENER SCHEDULE				
	3/8° SNAP TOGGLE	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)		
-	3/8° LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)		
	3/8° LAG & SHIELD	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)		
	3/8" DIA. THREADED ROD & BEARING PLATES	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS		
	3/8° DIA. THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS		
	3/8" RED HEAD L.D.T. (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE, EMBED A MIN OF 2 1/2*		
	3/8" DIA. HILTI HIT ROD WITH Hy150 MAX ADHESIVE	FOR USE WITH CONCRETE, EMBED A MIN. OF 2*		
132774 132721	3/8" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH MASONRYAND BRICK EMBED A MIN. OF 3 3/8"		
	3/8" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH CONCRETE BLOCK, EMBED A MIN. OF 2*		
	3/8° DIA. HILTI HLC SLEEVE ANCHOR	FOR USE WITH CONCRETE, MASONRY AND BRICK EMBED A MIN. OF 3 3/8"		

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sign:	Date:
ent:	Date:





Date: 06.02.18

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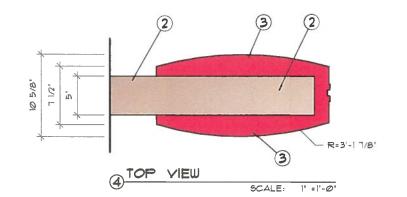
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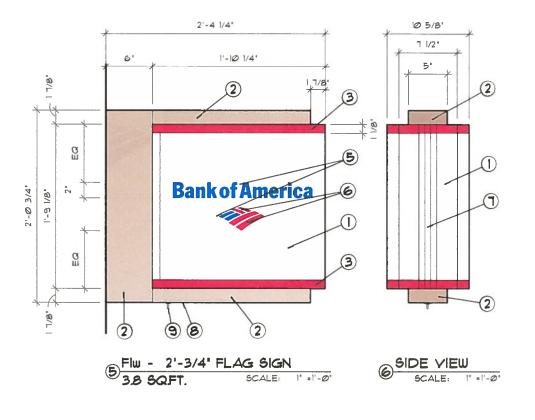
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Sheet: 6 of 11



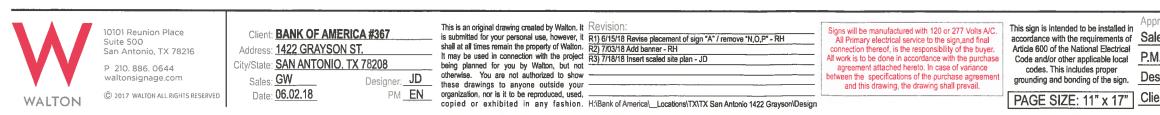


F1W EXTERIOR FLAG SIGN - 3.778 SQ. FT. Scale: 3/4" = 1'-0"

SCOPE OF WORK:

MANUFACTURE AND INSTALL (1) ONE ILLUMINATED FLAG SIGN

ATTACHMENT: MOUNT TO EXISTING WALL. HARDWARE TO BE DETERMINED IN FIELD PER WALL CONDITIONS.



NOTES

FOR OUTLINE & DECORATE

DETAILS SEE

SHEET IT Ø

I. SIGN FACE TO BE .ITT' CLEAR ACRYLIC (ACR'STEEL OR APPROVED EQUAL) FIRST SURFACE DECORATE WITH SM 3632-20 WHITE CUT TO THE FULL CHARACTER SIZE INCLUDING OUTLINE BASED ON \$228. OVERLAY WITH 3M BOA BLUE (RED AT FLAGSCAPE) FILM CUT TO THE DIMENSIONED CAP HEIGHT. CENTER IN WHITE BACKGROUND FOR EVEN OUTLINE AT PERIMETER SECOND SURFACE DECORATE WITH (3M 3632-20 WHITE)FILM. WEED OUT LETTERS/FLAGSCAPE TO EXTENT OF OUTLINE. OVERLAY ENTIRE SECOND SURFACE WITH 3M DIFFUSER FILM \$3635-70 WHITE, HEAT BEND RETURNS AT ENDS OF FACE, DO NOT THERMOFORM (IT WILL STRETCH THE FILM AND CAUSE DISCOLORATION ON THE RETURN.) CHEM. WELD CONTINUOUS HANGING BAR AT PERIMETER SEE DETAIL.

2. .125 BREAKFORMED ALUM.

CLADDING/ACCESSPANEL, FORM AS SHOWN PAINT FINISH CHAMPAGNE METALLIC. GLOSS FINISH. ATTACH WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS, PAINT HEADS TO MATCH.

- 290" ALUM. RETAINER. FORM AS SHOWN. 3. PAINT FINISH RED. SATIN FINISH, ATTACH TO CABINET RETURNS WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.
- .125' ALUM. CLADDING. FORM AS SHOWN, PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH.
- 'BANK OF AMERICA' AND PORTION OF 5. FLAGSCAPE TO BE FIRST SURFACE DECORATED WITH 3M FILM BOA BLUE. SEE DETAIL FOR DECORATION AND BEVEL SIZING.
- 6. PORTIONS OF FLAGSCAPE TO FIRST SURFACE DECORATED WITH 3M FILM BOA RED. SEE DETAIL FOR DECORATION AND BEVEL SIZING.
- .125" BREAK FORMED ALUMINUM REVEAL/RETAINER. FORM AS SHOWN. SEE DETAIL. PAINT FINISH RED SATIN FINISH. TWO HALVES CLAMSHELL. WELD ONE HALF TO VERTICAL TUBE BEHIND. MECHANICALLY ATTACH SECOND HALF WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.
- 8. PLACE PRODUCT LABEL HERE. SEE SHEET PL-1 FOR DETAILS.
- 9. RECESSED UL. APPROVED EMERGENCY CUTOFF SWITCH.

GENERAL NOTES:

- -FINAL SIZING FOR ALL STRUCTURAL MEMBERS (I.S. COLUMNS, MATCH PLATES, CONNECTION BOLTS, ANCHOR BOLTS, FOUNDATIONS AND REINFORCEMENT) TO BE SIZED BY A LICENSED ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. -FABRICATOR IS RESPONSIBLE FOR THE
- PREVENTION OF ANY LIGHT LEAKS.
- -LEADS FROM BACK OF ILLUMINATED LETTERS / SYMBOL SHALL BE A MINIMUM OF 6'-0' IN LENGTH MEASURED FROM THE BACK SURFACE OF THE LETTERS / SYMBOL.
- -PAINT INTERIORS OF ALL CABINETS WITH SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
- -ALL PAINT TO BE TWO-PART POLYURETHANE. -COLOR FILM TO BE MATCHED IN 3M 93632
- SERIES FILM.

MATERIAL SPECIFICATIONS

PAINT

- -CHAMPAGNE METALLIC EITHER AKZO-NOBEL · BNK 250 MATTHEUS · MP 21314 MATTHEUS SOAGIS4SP, OR MATTHEWS SYOCI2125P (VOC COMPLIANT)
- -RED MATTHEWS RED . MP 49696, AKZO-NOBEL . SIGN 20129
- -BLUE MATTHEWS BLUE MP 21670R 6595, -WHITE - MATTHEWS WHITE * MP 21668R 6595.



FILM

-BLUE - 3M • 3632-8222

-RED - 3M * 3632-2412

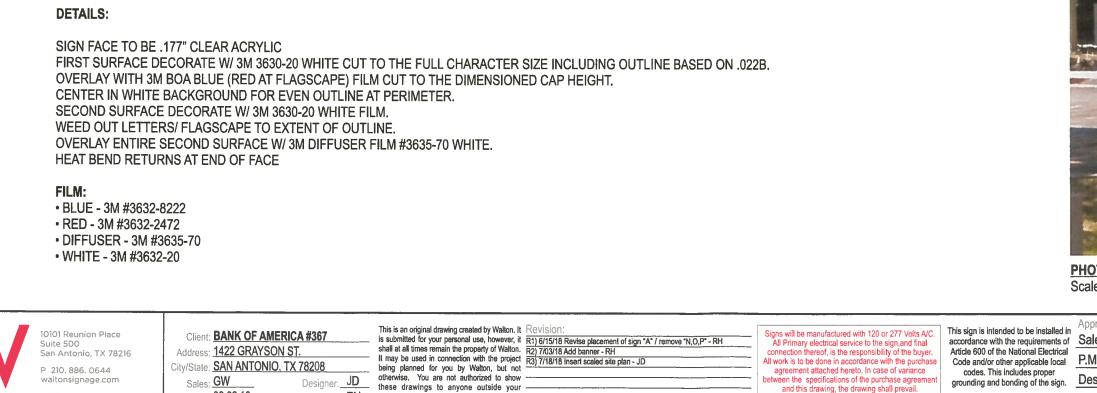
-DIFFUSER - 3M - 3635-70 -WHITE - 3M* 3632-20

ACRYLIC

-CLEAR ACRYSTEEL OR APPROVED EQUAL

-FILM DECORATION CHANNEL LETTERS ONLY, ACRYSTEEL 2441 OR APPROVED EQ. -WHITE TRANSLUCENT-ACRYSTEEL *1328 OR APPROVED EQ.

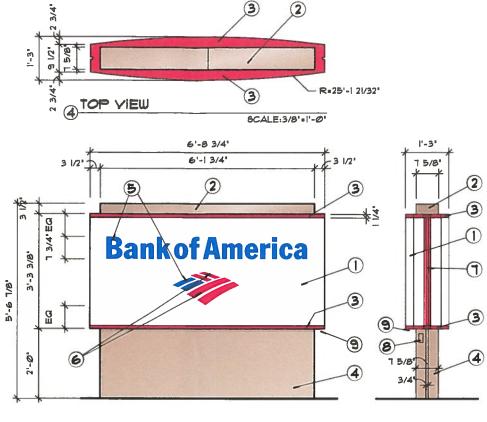
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D REPLACEMENT FACES Scale: 3/8" = 1'-0"

Blw - 3'-3 3/8' MONUMENT 25.6 8QFT.

6 SIDE VIEW SCALE:3/8'=1'-@'

SCOPE OF WORK:

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4 1/2"RETURNS

MANUFACTURE AND INSTALL (2) TWO REPLACEMENT FACES

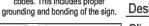
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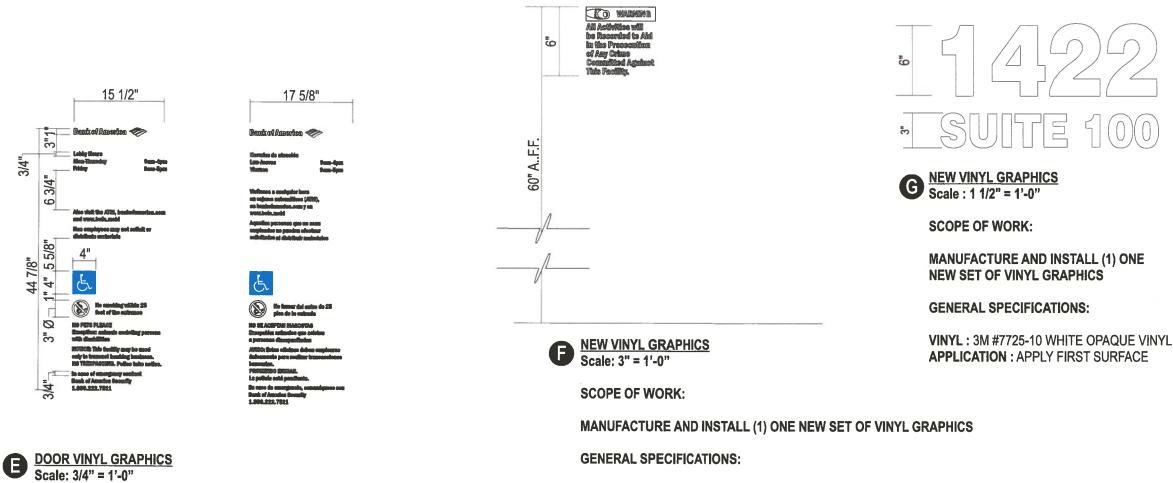
PHOTO SURVEY OF EXISTING Scale: Not to Scale



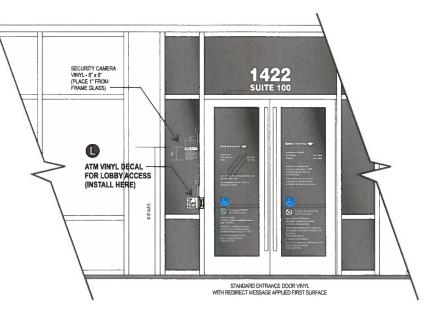
PHOTO SURVEY OF PROPOSED Scale: Not to Scale

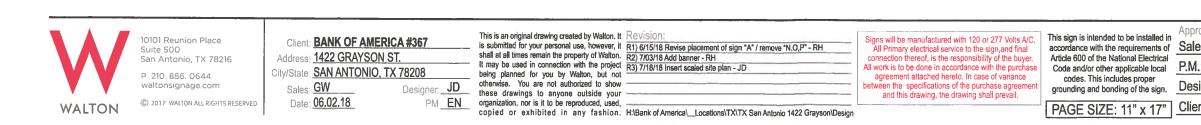
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sign:	Date:
ent:	Date:





VINYL: 3M #7725-10 WHITE OPAQUE VINYL **APPLICATION : APPLY FIRST SURFACE**





SCOPE OF WORK:

4GITAL PRINT UE TO MATC PM 7462C

3M VINYL 220-10 Opaque White

GENERAL SPECIFICATIONS:

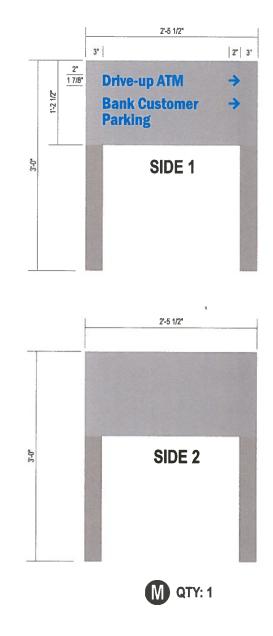
VINYL: 3M #7725-10 WHITE OPAQUE DIGITAL PRINT : BLUE TO MATCH PM 7462C **APPLICATION : APPLY FIRST SURFACE**

MANUFACTURE AND INSTALL (1) ONE NEW SET OF VINYL GRAPHICS

INSTALLATION DETAIL

SCALE : NTS

Date:	
Date:	CID 200777
Date:	
Date:	_ Sheet: 9 of 11
	Date: Date:





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NEW P1 DIRECTIONAL SIGN Scale: 3/4" = 1'-0"

SCOPE OF WORK:

MANUFACTURE AND INSTALL ONE (1) P1 DIRECTIONAL SIGNS

PAINT :

DIRECTIONAL SIGN: PAINT CHAMPAGNE METALLIC, SEMI-GLOSS FINISHED VINYL : 3M VINYL #3632-8222 BLUE LAMINATED OVER WHITE VINYL ATTACHMENT : DIRECT BURY POLE AND PAINT HEADS TO MATCH.



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	10101 Reunion Place Suite 500 San Antonio, TX 78216
	P 210, 886, 0644 waltonsignage.com
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	Client: BANK OF AMERICA #367		
	Address: 1422 GRAYSON ST.		
	City/State: SAN ANTONIO, TX 78208		
	Sales: GW	Designer; JD	
/ED	Date: 06.02.18	PM EN	

	This is an original drawing created by Walton, It
	is submitted for your personal use, however, it
	shall at all times remain the property of Walton.
-	It may be used in connection with the project
	being planned for you by Walton, but not
	otherwise. You are not authorized to show
1	these drawings to anyone outside your

Revision:

R3) 7/18/18 Insert scaled site plan - JD

R1) 6/15/18 Revise placement of sign "A" / remove "N,O,P" - RH R2) 7/03/18 Add banner - RH

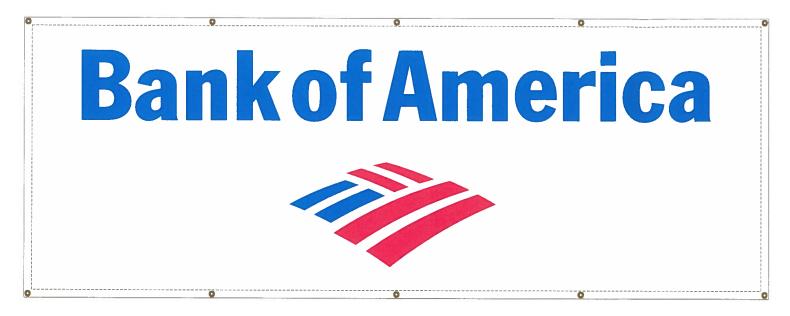
Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign, and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local App codes. This includes proper

grounding and bonding of the sign. Des

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TEMPORARY BANNER - 24 SQ. FT. Scale: 1" = 1'-0"

SCOPE OF WORK:

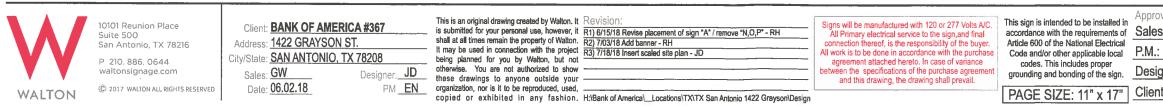
MANUFACTURE (1) ONE S/F BANNER BANNER WILL BE PLACED JUST TO RIGHT OF ENTRANCE DOORS DURING CONSTRUCTION (TO BE INSTALLED BY GC)

GENERAL SPECIFICATIONS:

13oz WHITE BANNER MATERIAL WITH DIGITAL PRINTED GRAPHICS HEMMED EDGE WITH GROMMETS EVENLY SPACED AROUND PERIMETER

COLORS:

PMS 293 BLUE PMS 186 RED



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