

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

HDRC CASE NO: 2020-110
ADDRESS: 103 W GRAYSON ST
LEGAL DESCRIPTION: NCB 7007 BLK B LOT 5
ZONING: IDZ, RIO-2
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: lee fordham/Harrison USA LLC
OWNER: TACOLAND STUDIOS LLC
TYPE OF WORK: Mural
APPLICATION RECEIVED: March 02, 2020
60-DAY REVIEW: May 01, 2020
CASE MANAGER: Edward Hall

REQUEST:

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

1. Amend a previously approved Certificate of Appropriateness that included the preservation of the previous “Tacoland” signage to feature a new mural. The applicant has proposed to reintroduce the previously existing mural.
2. Install one set of push through channel letters on the west elevation to read “Velvet Taco” above the primary entrance.
3. Install one set of bleed face channel letters on the west elevation to read “Pick Up” to the south of the primary entrance.
4. Reface an existing pole sign with new graphics that is located on W Grayson.

APPLICABLE CITATIONS:

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

(a) General Provisions.

(1) This section governs all exterior signs and all interior signs hung within ten (10) feet of an exterior fenestration, or

those signs intended to be read by exterior patrons.

A. All signage within an RIO district shall conform to all city codes and must have approval of the historic preservation officer prior to installation.

B. Permits must be obtained following approval of a certificate of appropriateness.

C. No sign shall be painted, constructed, erected, remodeled, refaced, relocated, expanded or otherwise altered until it has been approved and a permit has been obtained from the development services department in accordance with the provisions of this section and applicable city code.

D. Signs, visual displays or graphics shall advertise only the business on the premises unless otherwise allowed

in

this section.

E. Temporary displays for permitted events are authorized if in accordance with chapter 28 of the City Code of San Antonio, Texas.

(2) When reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

A. Signs should respect and respond to the environment and landmark or district character in which constructed.

B. Signs should respect and respond to the river improvement overlay districts character and the historic Riverwalk.

C. The content or advertising message carried by permitted signs shall pertain to the business located on the same

premises as the sign or to any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, provided that signs erected on buildings with

multiple businesses within shall pertain to any such business within.

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

the total sign area. Electronic changeable message boards shall be prohibited.

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

(5) Provisions under this section shall comply with chapter 28 of the City Code of San Antonio, Texas. In cases where

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

(6) Special consideration should be given to the character of the sign itself proposed in the application, and whether the proposed sign has inherently historic characteristics which may fall outside of the guidelines presented below but

which would contribute to the historic district, landmark or area for which it is being proposed. Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

(7) Memorials, markers, naming rights of public property, and recognition of charitable donations given to the City of

San Antonio shall be additionally governed by any formal action passed by city council.

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

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

(1) Primary sign design considerations shall be identification and legibility. Size, scale, height, color and location of

signs shall be harmonious with, and properly related to, the overall character of the district and structure. Sign materials shall be compatible with that of the building facade. Highly reflective materials that will be difficult to read

are not permitted.

(2) Signs which describe, point, or direct the reader to a specific place or along a specific course, such as "entrance,"

"exit," and "disabled persons access," as well as government signs, shall be reviewed but shall not be included in total allowable signage area. Emergency signs shall be exempt from historic and design review commission approval.

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

(4) Graphics and signage may be illuminated by indirect, internal, or bare-bulb sources, providing that glare is not produced; by indirect light sources concealed by a hood or diffuser; by internal illumination with standard opal glass

or other translucent material or with an equal or smaller light transmission factor. All illumination shall be steady and

stationary. Neon lighting shall be permitted when used as an integral architectural element or artwork appropriate to the site. For purposes of this subsection, "Glare" shall mean an illumination level of six (6) Lux or greater at the property boundary. If internal illumination is used, it shall be designed to be subordinate to the overall building composition. Light fixtures should reflect the design period of the building on which they are placed. The use of ambient light from storefront or streetlights is encouraged.

(5) Signage requests for multi-tenant buildings must complement existing signage with regards to size, number, placement and design, unless such existing signage is not in conformity with regulations in this article. It is recommended that the building owner or their agent develop a master signage plan or signage guidelines for the total

building or property. If a property has an approved master signage plan on file with the historic preservation officer, then applications for signage may be approved administratively at the discretion of the historic preservation officer

provided that they comply with such master signage plan. Notwithstanding the above, signs may not exceed the maximum size and height limitation of signage contained in chapter 28, article 9.

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

(e) Number and Size of Signs.

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

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

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

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

(3) Building Identification Signs. An additional building identification sign may be placed on a building with multiple tenants, if the building name is not the same as the business(s) housed within and such sign is recommended

for approval by the historic and design review commission. This type of sign is to identify a building as a destination, shall not exceed thirty-two (32) square feet, shall not be included in the total allowable signage area, and shall not include names of individual businesses.

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

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

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

(1) Parking lot signs identifying entrances and exits to a parking lot or driveway, but only when there is one-way traffic flow. No more than one (1) sign shall be permitted for each driveway entrance or exit, and no corporate or business logos shall be permitted. Additionally, parking lot signs to identify divisions of the parking lot into sections

and to control vehicular traffic and pedestrian traffic within the lot provided that no corporate or business logos shall

be permitted. Signs approved under this category shall not be included in the total allowable signage per structure.

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

total allowable signage per structure.

(3) Information signs of a public or quasi-public nature identifying or locating a hospital, public building, college, publicly-owned parking area, historic area, major tourist attraction or similar public or quasi-public activity; and also

including signs identifying restrooms or other facilities relating to such places or activities. Signs approved under this

category shall not be included in the total allowable signage per structure.

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

(5) Real estate signs, advertising the sale, rental or lease of the premises or part of the premises on which the signs are displayed. The maximum sign area shall be eight (8) square feet. Only one (1) sign will be permitted for each building

for sale or lease that is adjacent to the Riverwalk. The sign is permitted to remain only while that particular building is

for sale or the lease space is available.

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

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

(2) Any sign placed upon a building, object, site, or structure in any manner so as to disfigure, damage, or conceal any

window opening, door, or significant architectural feature or detail of any building;

(3) Any sign or sign spinner which advertises commercial off-premises businesses, products, activities, services, or events unless otherwise allowed in this article;

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

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

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

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

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

(9) Digital displays, digital and/or LED lighted signs, not to include LED light sources that do not meet the definition

of a sign, with or without rotating, flashing lettering, icons or images.

Except as provided below:

A. A public transportation agency may incorporate transit information signage into transit shelters, utilizing LED

or digital technology, provided the signage is contained within or under the transit shelter, and is limited to five (5) square feet of signage area, and one (1) sign per thirty (30) linear feet of pedestrian shelter.

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

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

feet of signage area.

D. The historic preservation officer may impose additional restrictions on illumination to ensure that the character of signs are harmonious with the character of the structures on which they are to be placed and designated landmarks or districts in the area, provided that such restrictions are reasonably related to other conforming signs and conforming structures in the area, do not unreasonably restrict the amount of signage allowed by this section, and are in keeping with the intent of this section. Among other things, consideration

shall

be given to the location and illumination of the sign in relation to the surrounding buildings, the use of appropriate materials, the size and style of lettering and graphics, and the type of lighting proposed.

E. Digital displays, digital and/or LED lighted signs are authorized in conjunction with a temporary display for

a permitted event if in accordance with chapter 28 of the City Code of San Antonio, Texas.

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

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

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

or

other public information.

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

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

to

public property of any description.

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

(16) Any permanent or temporary sign affixed to, painted on, or placed in or upon any parked vehicle, parked trailer or other parked device capable of being towed, which is parked so as to advertise the business to the passing

motorist

or pedestrian; and whose primary purpose is to provide additional on-site signage or is to serve the function of an outdoor advertising sign. Excluded from this are vehicles or equipment that are in operating condition, currently registered and licensed to operate on public streets with a valid inspection sticker, and actively used in the daily function of the business to which such signs relate; vehicles/equipment engaged in active construction projects; vehicles or equipment offered for rent to the general public and stored on-premises and otherwise allowed under applicable city ordinance. Notwithstanding the above, signs designated as a contributing sign or structure.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previous approval regarding the preservation of a mural at 103 E Grayson, as well as the installation of signage. This property is located within the River Improvement Overlay, District 2.
- b. PREVIOUS APPROVAL – The applicant received approval from the Historic and Design Review Commission on September 18, 2019, to perform exterior modifications, construct additions, and to perform site work with the following stipulations:
 - i. That the applicant take steps to preserve the two significant graffiti elements located on the corner building and ensure that they remain visible to the public.
 - ii. That the applicant continue to coordinate with the San Antonio River Authority.
- c. ALLOWABLE SIGNAGE – Per the UDC Section 35-678(e)(1), the total signage for all applicants shall not exceed fifty (50) square feet unless additional signage and/or total square footage is approved by the Commission. Staff finds that the total amount of requested signage, excluding the mural should not exceed fifty (50) square feet.
- d. MURAL – The applicant has proposed to amend the previous approval by installing a mural that references the existing mural. The proposed mural will no longer read “Tacoland” however, the portrait element of the mural will be reintroduced. Generally, staff finds the proposal to be appropriate.

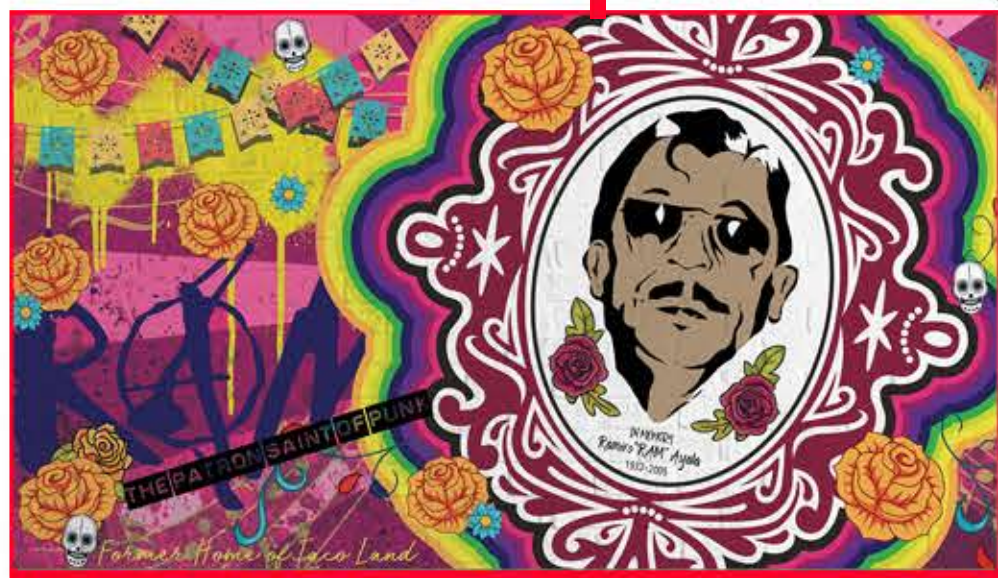
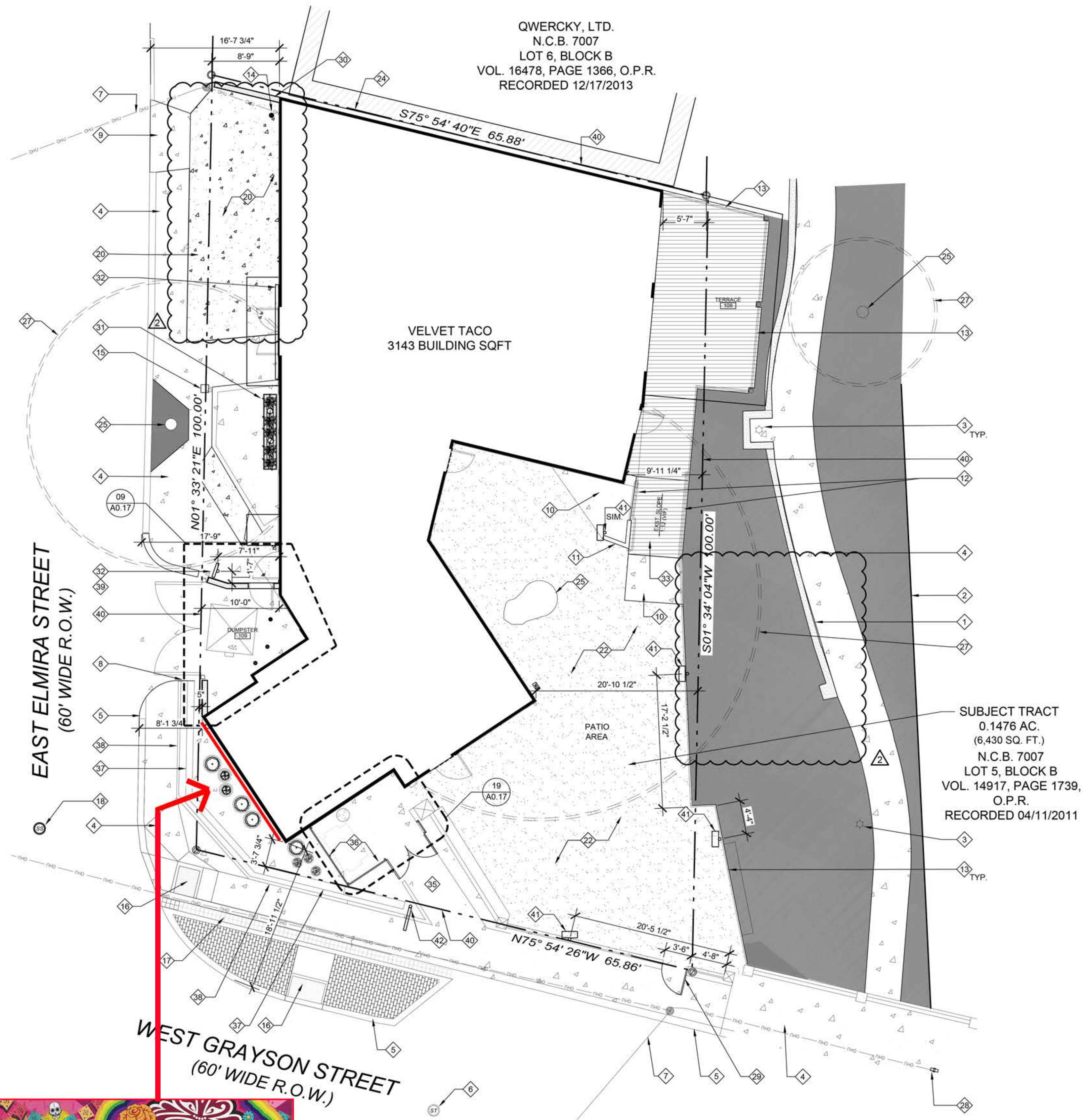
- e. CHANNEL LETTERS – The applicant has proposed to install one set of push through channel letters on the west elevation to read “Velvet Taco” above the primary entrance. Generally, staff finds the proposed signage to be appropriate; however, the applicant should install signage that does not feature glowing channel letter cabinets. Signage should be halo, or indirectly lit. Staff finds that the applicant should submit final, detailed signage documents to staff for review prior to the issuance of a Certificate of Appropriateness.
- f. CHANNEL LETTERS – The applicant has proposed to install one set of bleed face channel letters on the west elevation to read “Pick Up” to the south of the primary entrance. Generally, staff finds the proposed signage to be appropriate; however, the applicant should install signage that does not feature glowing channel letter cabinets. Signage should be halo, or indirectly lit. Staff finds that the applicant should submit final, detailed signage documents to staff for review prior to the issuance of a Certificate of Appropriateness.
- g. REFACE – The applicant has proposed to reface an existing banner pole sign on W Grayson. Generally, staff finds this reface to be appropriate as the sign will not be internally illuminated. Staff finds that the applicant should submit final, detailed signage documents to staff for review prior to the issuance of a Certificate of Appropriateness.
- h. SAN ANTONIO RIVER AUTHORITY COORDINATION – Per the UDC Section 35-672(c)(8), consultation with the San Antonio River Authority regarding direct access adjacent to the San Antonio River, landscaping and maintenance boundaries, and storm water control measures is required.

RECOMMENDATION:

Staff recommends approval of items #1 through #4 based on findings a through h with the following stipulations:

- i. That total signage square footage does not exceed fifty (50) square feet, not including the proposed mural, and that signage feature halo, or indirect lighting.
- ii. That the applicant submit final, detailed signage documents to staff for review prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant coordinate with the San Antonio River Authority regarding direct access adjacent to the San Antonio River, landscaping and maintenance boundaries, and storm water control measures.





21 ARCHITECTURAL SITE PLAN
SCALE: 1/8"=1'-0"



SITE DATA

LOT SIZE:	.1476 ACRES (6,430 SQ. FT.)
LOT 5, BLOCK B, NCB 7007	
EXISTING BUILDING AREA:	CMU BUILDING (LARGE) = 820 SF STUCCO BUILDING (SMALL) = 491 SF TOTAL = 1,311 SF
NEW BLDG AREA (GROSS):	TOTAL = 3,143 SF
PARKING:	ALL PARKING OFF SITE

ARCHITECTURAL SITE PLAN NOTES

1. FIELD VERIFY EXIST CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK.
2. REPAIR AND OR REPLACE, AT CONTRACTOR'S EXPENSE, EXIST UTILITIES TO REMAIN THAT ARE DAMAGED DUE TO CONSTRUCTION.
3. SECURE AREAS OF CONSTRUCTION THROUGHOUT THE PROJECT AREA DURING CONSTRUCTION. VERIFY FENCING REQUIREMENT DURING CONSTRUCTION.
4. PROVIDE ALL APPROPRIATE AND REQD SAFETY FENCING ALL ALONG ACCESS ROUTES AS REQD.
5. PROVIDE 1/2" EXPANSION JOINTS WITH COMPRESSIBLE FILLER AND TRAFFIC GRADE NON-TRACKING SEALANT WHERE PAVEMENT INTERFACES WITH BUILDINGS AND OTHER STRUCTURES.
6. NEW PAVING INSTALLED SHALL BE VERTICALLY FLUSH AT ANY JUNCTURE WITH EXISTING PAVING.
7. REPAIR AND OR REPLACE, AT CONTRACTOR'S EXPENSE, EXIST SIDEWALKS AND PAVING TO REMAIN THAT ARE DAMAGED DUE TO CONSTRUCTION.
8. REFER TO CIVIL, LANDSCAPE, AND MEP DOCUMENTS FOR ADDITIONAL INFORMATION TO CONFIRM IF ANY RELOCATION AND OR DEMOLITION OF EXISTING UTILITIES UNDER AND ABOVE GROUND IS REQUIRED.
9. ALL EXISTING LIGHT POLES TO REMAIN.

SITE SIGNAGE NOTES

1. ALL GRAPHICS AND SIGNAGE TO BE FABRICATED IN ACCORDANCE WITH CITY AND STATE STANDARDS/REQUIREMENTS.
2. VERIFY SIGNAGE LOCATIONS WITH ARCH PRIOR TO FABRICATION.

KEYED NOTES

- 1 EXST. RIVERWALK CONCRETE WALL TO REMAIN.
- 2 EXST. CONCRETE WALL AT RIVER EDGE TO REMAIN.
- 3 EXISTING LIGHT POLE TO REMAIN.
- 4 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 5 EXISTING STREET CURB TO REMAIN.
- 6 EXISTING STORM MANHOLE.
- 7 EXISTING OVERHEAD UTILITY LINE TO REMAIN.
- 8 REPAIR CORNER OF WALL AFTER DEMOLITION WORK COMPLETE, MATCH EXISTING FINISH.
- 9 EXISTING CONCRETE SIDEWALK DROP CURB. GC TO CONFIRM ADA COMPLIANT IF NOT MAKE REQ'D ALTERATIONS.
- 10 EXISTING CONCRETE LANDING TO REMAIN.
- 11 EXISTING CMU WALL & ART MURAL TO REMAIN. PROTECT DURING CONSTRUCTION.
- 12 EXISTING HAND RAILS, VERIFY ADA COMPLIANT.
- 13 EXISTING METAL FENCE RAILING WITH NEW METAL INFILL PANEL, PAINT AS SCHEDULED.
- 14 EXISTING CLEAN OUT, VERIFY WORK REQUIRED WITH PLUMBING DRAWINGS.
- 15 EXISTING ELECTRICAL BOX AT GROUND LEVEL. REF: MEP.
- 16 EXISTING ACCESS RAMP. GC TO CONFIRM ADA COMPLIANT IF NOT MAKE REQ'D ALTERATIONS.
- 17 EXISTING CONCRETE FLUME GRATE COVER.
- 18 EXISTING SANITARY SEWER MANHOLE TO REMAIN.
- 19 EXISTING BRICK COLUMN TO REMAIN.
- 20 NEW CONCRETE PAVING, REFER TO CIVIL AND STRUCTURAL DRAWINGS.
- 21 EXISTING TILE TO BE REMOVED, REPAIR AND PATCH FOR NEW FINISH.
- 22 NEW DECOMPOSED GRANITE PATIO FLOOR TO BE HAND COMPACTED.
- 23 NOT USED
- 24 EDGE OF EXISTING ONE STORY BUILDING LOCATED ON ADJOINING PROPERTY.
- 25 EXISTING TREE TO REMAIN. PROTECT DURING CONSTRUCTION PER CITY REQUIREMENTS. GC TO CONFIRM WITH THE CITY ARBORIST PRIOR TO CONSTRUCTION.
- 26 NOT USED
- 27 TREE CANOPY EXTENTS SCHEMATIC IN PURPOSE.
- 28 EXISTING PARKING METER TO REMAIN.
- 29 NEW EXTERIOR GATE. REF: A1 & A7.
- 30 NEW CMU SCREEN WALL. REFER TO STRUCTURAL DRAWINGS.
- 31 GABION ROCK CAGE W/PLANTER. REF: A5.3.
- 32 NEW TENANT SIGN BY OTHERS.
- 33 EXST. WOOD DECK RAMP, VERIFY ADA COMPLIANT DURING CONSTRUCTION. REPAIR AS REQD.
- 34 EXISTING RAMP AND BRICK PAVERS
- 35 EXISTING RAMPED ACCESS APPROACH TO NEW GREASE INTERCEPTOR ENCLOSURE TO REMAIN.
- 36 NEW SCREEN WALL, REF: DETAILS ON SHEET A0.17
- 37 EXISTING MASONRY WALL
- 38 EXISTING LOW HT. CONCRETE WALL
- 39 NOT USED
- 40 PROPERTY LINE
- 41 FANMISTER AND EYE BOLT ABOVE FOR STRING LIGHTS MOUNTED TO STEEL POST.
- 42 EXISTING POLE SIGN TO REMAIN. SIGNAGE VENDOR TO REFACE, UNDER SEPARATE APPLICATION.
- 43 NOT USED

ARCHITECT:

Harrison.

U S A, LLC

TEXAS: 14990 Landmark Blvd, Suite 265
Dallas, TX 75254
Phone 972.807.9257



R. GEOFFREY SPAETE #16706
02/21/2020

REVISIONS:

date	revision
02-05-2019	OWNER CHGE

PERMIT SET

VELVET TACO
THE PEARL

Address:
103 WEST GRAYSON STREET
SAN ANTONIO, TEXAS 78212



date: 08-26-2019

drawn by: STAFF

reviewed by: GS

project #: 4274

sheet title

ARCHITECTURAL
SITE PLAN

sheet number

A0.16



R. GEOFFREY SPAETE #16706
02/21/2020

REVISIONS:

Δ	date	revision
2	02-05-2020	OWNER CHGE
9	02-21-2020	CITY COMM

PERMIT SET

VELVET TACO
THE PEARL

Address:
103 WEST GRAYSON STREET
SAN ANTONIO, TEXAS 78212



date: 08-26-2019

drawn by: STAFF

reviewed by: GS

project #: 4274

sheet title

EXTERIOR
ELEVATIONS

sheet number

A4

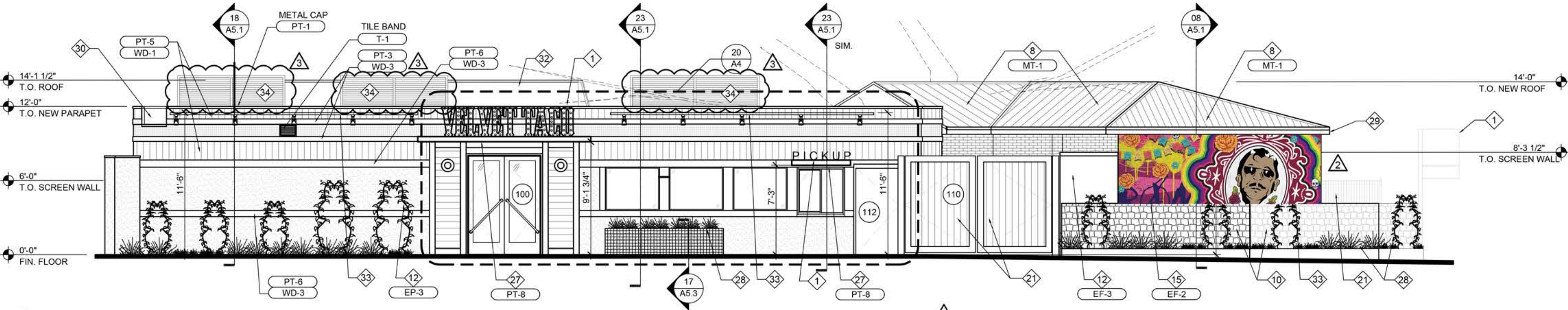
GENERAL EXTERIOR ELEV. NOTES

1. REFERENCE GENERAL NOTES ON SHEET A0.
2. REFERENCE SHEET A3 FOR ARCHITECTURAL LIGHTING SCHEDULE.
3. REFERENCE SHEET A7 FOR WINDOW AND DOOR TYPES AND SCHEDULES.
4. REFER TO SHEET A0.13 FOR FINISH SCHEDULE.
5. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL PENETRATIONS IN THE EXTERIOR FACADE.
6. GC TO VERIFY FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO START OF WORK, INCLUDING ALL EXISTING DIMENSIONS, COLUMN GRID LINES, ETC.
7. GC SHALL NOT RELY ON ANY SCALED MEASUREMENTS ON THE DRAWING. IN ABSENCE OF NOTED DIMENSIONS, GC SHALL MAKE A REQUEST TO THE ARCHITECT FOR CLARIFICATION.
8. REFERENCE MEP PLANS FOR MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN AND DOCUMENTATION.
9. PATCH AND REPAIR ALL EXISTING SURFACES AS NECESSARY PRIOR TO APPLYING NEW FINISHES.
10. GC TO VERIFY LOCATION, SIZE, AND TYPE OF ADDRESS NUMBERS AND LETTERS REQUIRED BY LOCAL AUTHORITIES. LETTERS AND NUMBERS TO BE PROVIDED AND INSTALLED BY GC U.N.O.
11. BUILDING SIGNAGE IS UNDER A SEPARATE PERMIT AND IS NOT PART OF THIS PLAN REVIEW. GC TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE. COORDINATE WITH SIGN VENDOR AND DRAWINGS.

KEYED NOTES

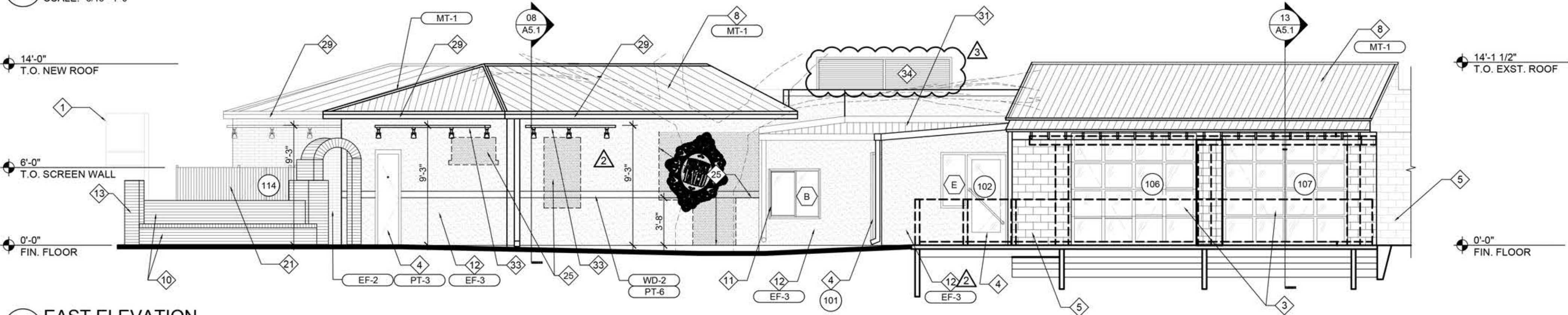
- 1 SIGN AREA, SIGNAGE BY SIGNAGE CONTRACTOR AND UNDER SEPARATE APPLICATION.
- 2 EXISTING METAL ROOF, PATCH AND REPAIR TO LIKE NEW CONDITION.
- 3 NEW FOLDING OR OVERHEAD DOOR AS SCHEDULED.
- 4 NEW DOOR AS SCHEDULED.
- 5 EXISTING CMU FINISH.
- 6 STUCCO FINISH AS SCHEDULED (TYP.)
- 7 METAL COPING, REFER TO DETAILS.
- 8 NEW METAL ROOF AS SCHEDULED.
- 9 NOT USED
- 10 EXISTING LOW STONE/BRICK WALL.
- 11 NEW PASS THRU WINDOW, REFER TO WINDOW SCHEDULE.
- 12 NEW STUCCO FINISH AS SCHEDULED, REFER TO WALL SECTIONS AND DETAILS.
- 13 EXISTING BRICK COLUMN, CLEAN TO LIKE NEW CONDITION.
- 14 PAINTED MURAL BY OTHERS.
- 15 NEW BRICK FINISH AS SCHEDULED, REFER TO WALL SECTIONS AND DETAILS.
- 16 EXISTING WOOD RAMP, REPAIR AS REQ'D.
- 17 EXISTING WOOD FRAMING, REPAIR AS REQ'D.
- 18 EXISTING METAL RAILING, INSTALL NEW METAL INFILL, PAINT AS SCHEDULED
- 19 APPROXIMATE LOCATION OF LOW TREE LIMBS.
- 20 EXISTING CORRUGATED METAL
- 21 NEW SERVICE YARD FENCE/GATE, REFER TO A0.17 & A7
- 22 4X4 PRESSURE TREATED WOOD FRAMING
- 23 2X2 PRESSURE TREATED WOOD FRAMING
- 24 METAL SCREEN AS SCHEDULED
- 25 DASHED LINE INDICATES AREAS OF EXISTING WALL INFILLS. GC TO V.I.F.
- 26 DECORATIVE LIGHT SCONCE (C4), REFER TO ELECTRICAL DRAWINGS.
- 27 METAL CANOPY/COLUMN BY ARCH-FAB, PAINT COLOR AS SCHEDULED.
- 28 NEW LANDSCAPING BY OTHERS
- 29 METAL FASCIA, PREFINISHED COLOR TO MATCH PT-5
- 30 LOWERED ROOF PARAPET FOR ROOF ACCESS VIA PORTABLE LADDER.
- 31 NEW MBCI 7.2 METAL PANEL ROOF SYSTEM OF SIMILAR
- 32 ROOFING MEMBRANE TO CONTINUE UP FACE OF WALL REF:23/AA5
- 33 NEW LIGHT FIXTURES (C1) & WELDED TUBE STEEL SUPPORT POWDERCOAT BLACK AFTER DRILLING HOLES REF: A3 & 06/A5.6
- 34 NEW ROOF MECHANICAL EQUIPMENT SCREENING. ENVISOR 4'-0" VERTICAL ACRYLICAP LOUVER. COLOR SHADOW GREY. ANCHORED TO UNIT (NO ROOF PENETRATIONS). REFER TO MFG DETAILS.

NOT ALL NOTES MAY BE USED ON THIS SHEET



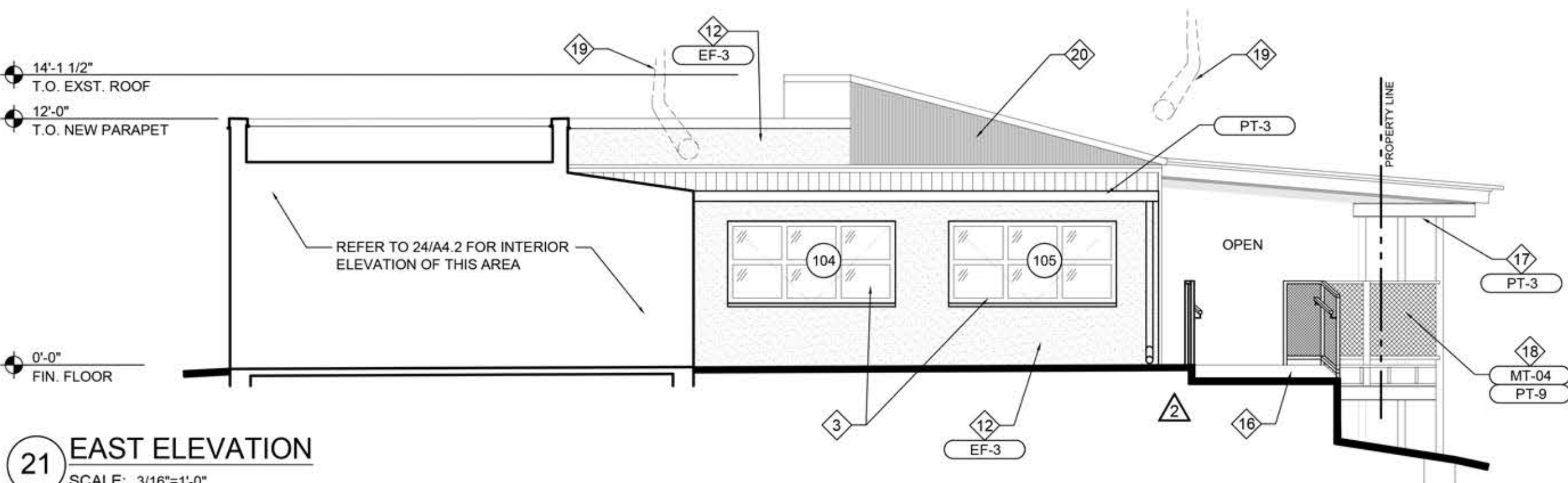
25 WEST ELEVATION

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



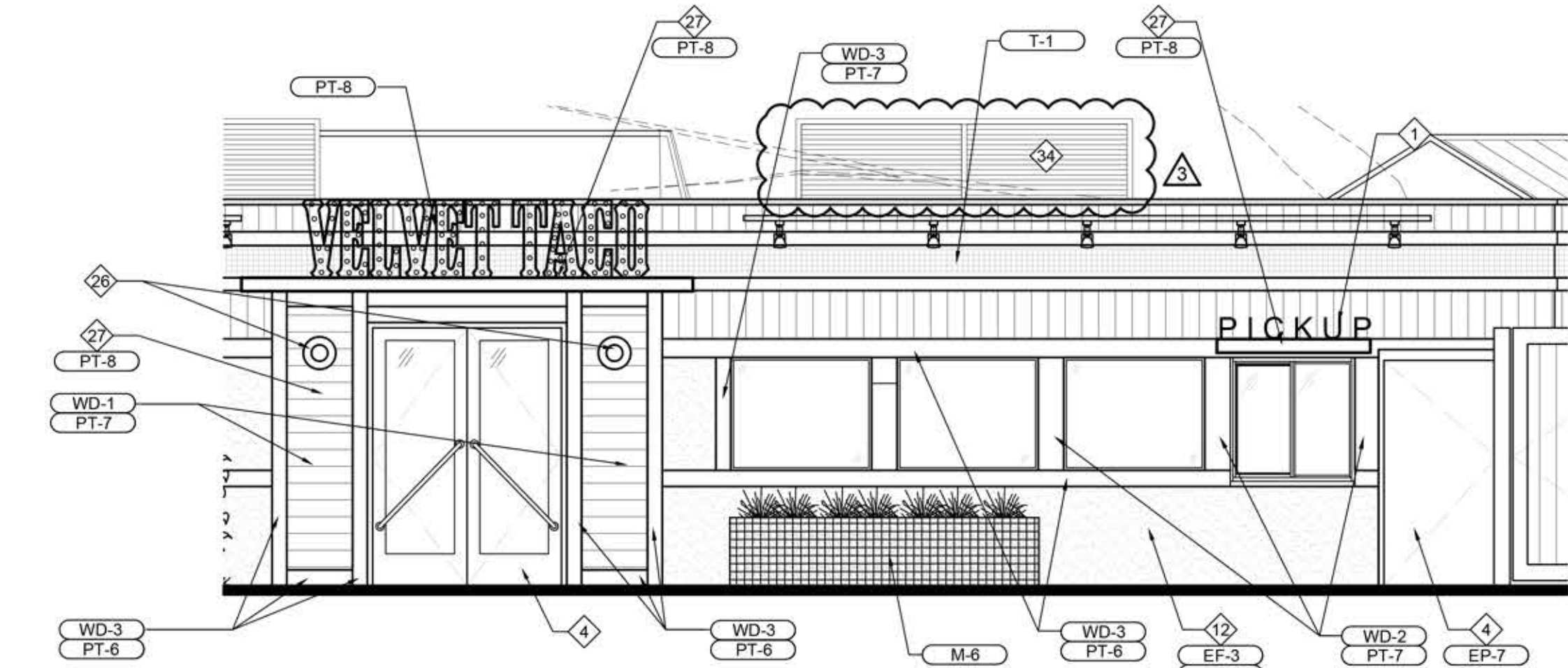
24 EAST ELEVATION

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



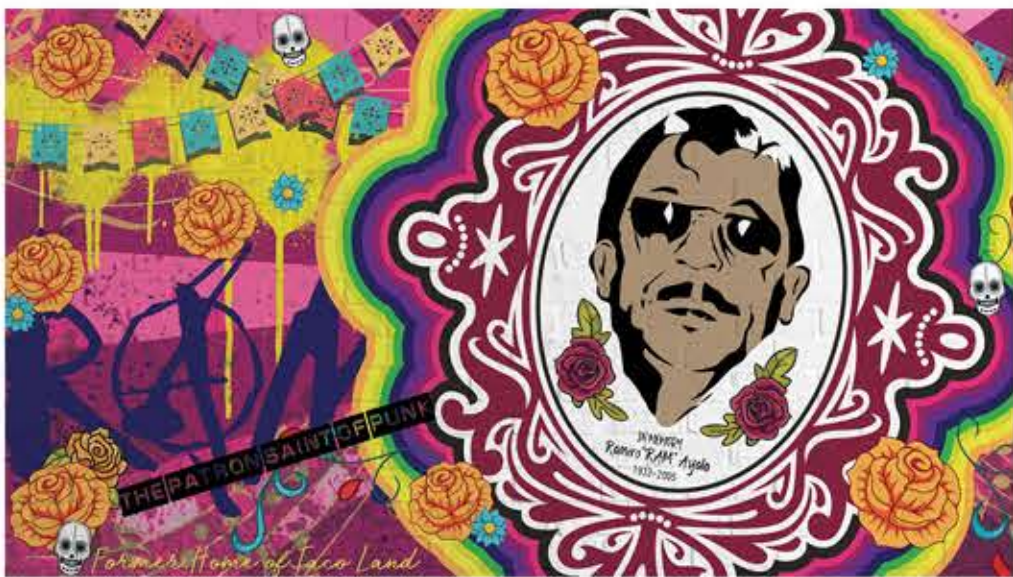
21 EAST ELEVATION

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

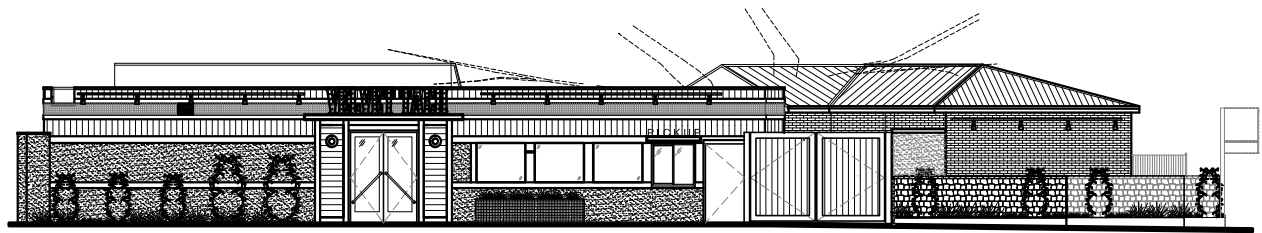


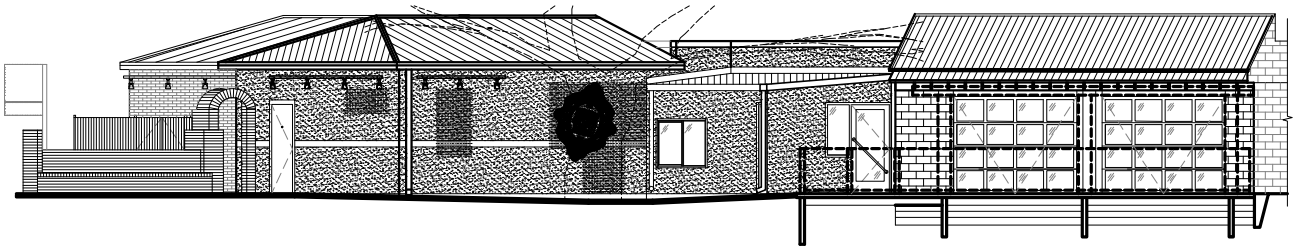
20 ENLARGED ENTRY/PICK UP ELEVATION

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



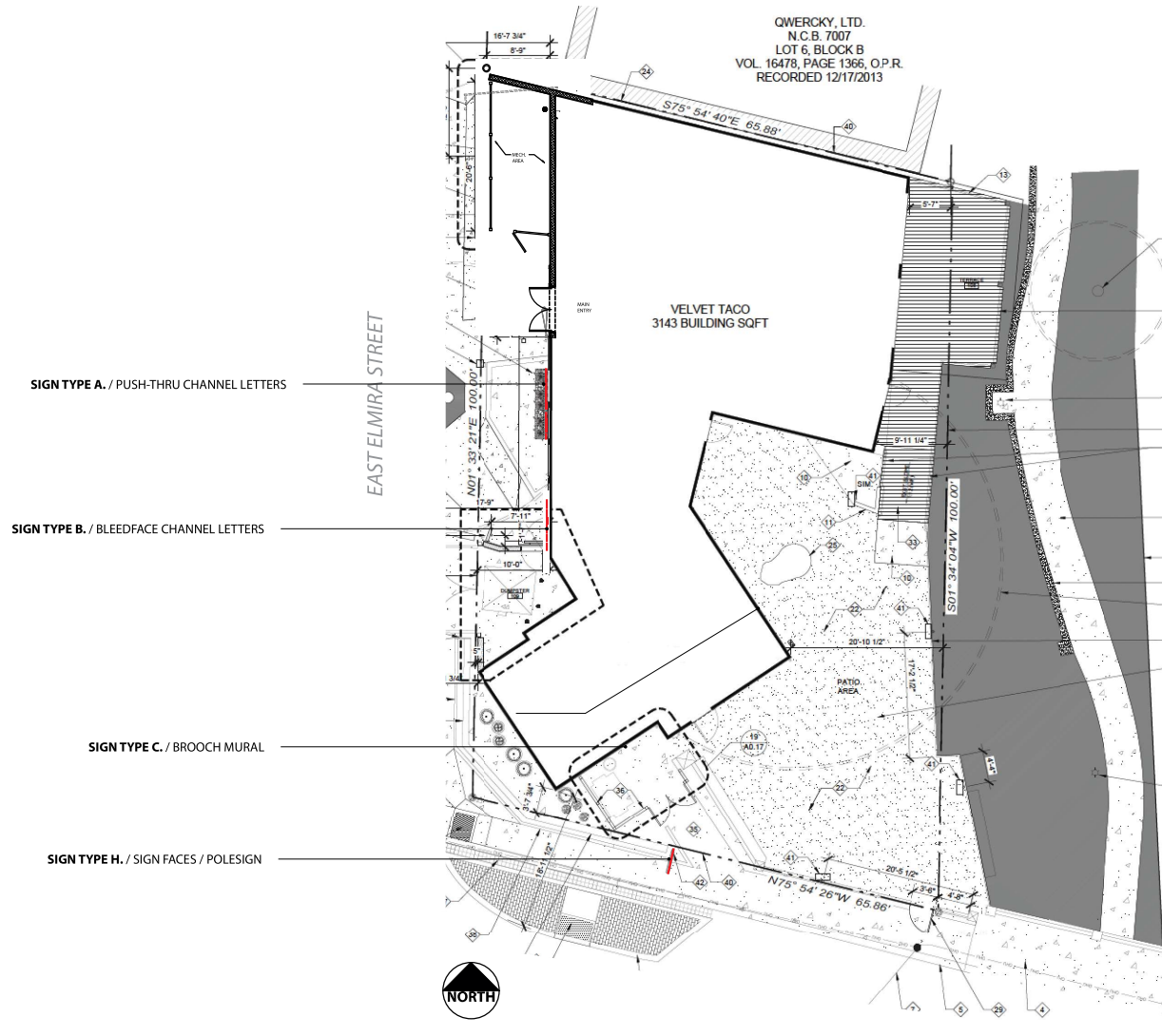
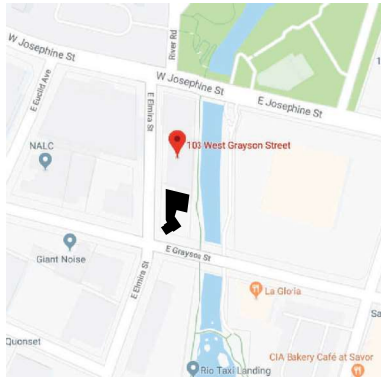
FULL MURAL





Exterior Signage Locations

Scale: nts



VELVET TACO
103 W. Grayson St.
San Antonio, TX 78212

Start Date: 9/26/19
Last Revision: 02/17/20
Job # 92J0268
Dwg. # SITEPLAN_v2

Design:
Ben Anglin
Sales:
Andrew Chapman

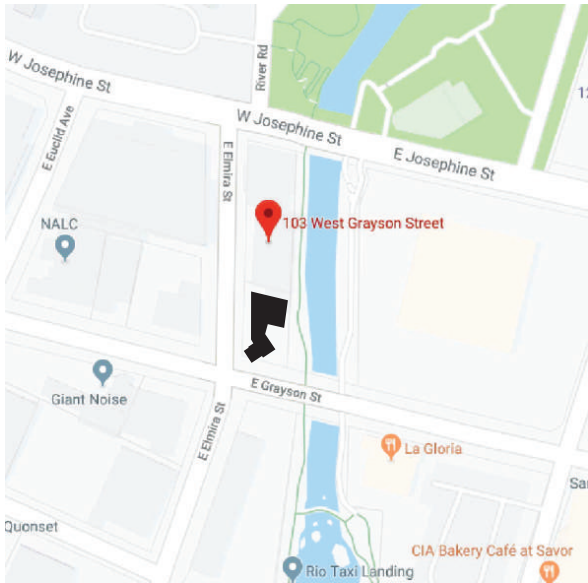
CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
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UL Installation Requirements:

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 codes. This includes proper grounding and bonding of the sign.

Exterior Signage Locations
Scale: nts



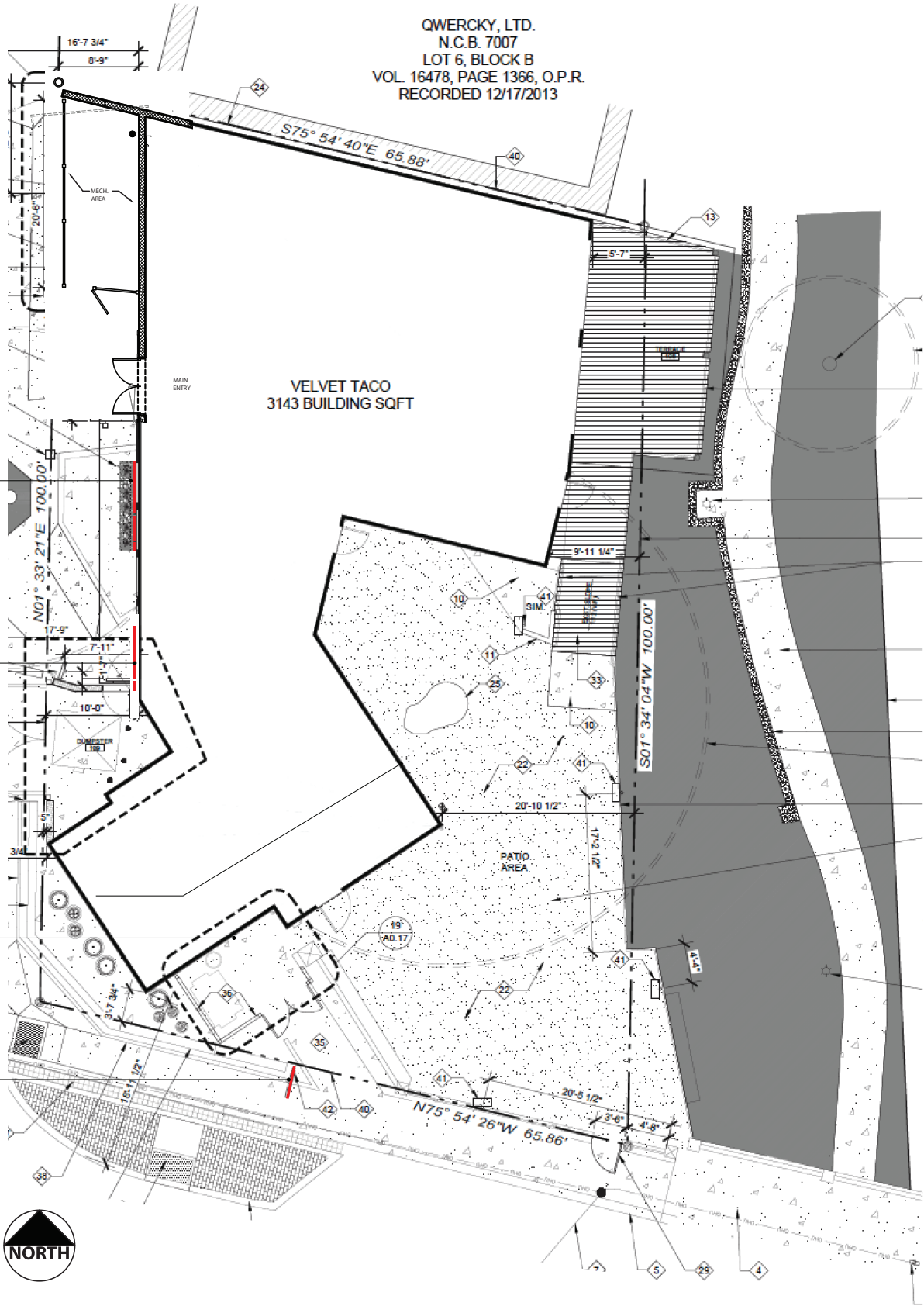
SIGN TYPE A. / PUSH-THRU CHANNEL LETTERS

SIGN TYPE B. / BLEEDFACE CHANNEL LETTERS

SIGN TYPE C. / BROOCH MURAL

SIGN TYPE H. / SIGN FACES / POLESIGN

EAST ELMIRA STREET



10212 METRIC BLVD.
AUSTIN, TEXAS 78758
800-327-1104 / 512-494-0002
fsgi.com

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