HISTORIC AND DESIGN REVIEW COMMISSION

February 17, 2021

HDRC CASE NO:	**2021-054**
ADDRESS:	215 LOSOYA ST
LEGAL DESCRIPTION:	NCB 914 BLK LOT W IRR 105 FT OF A3
ZONING:	D, H, RIO-3
CITY COUNCIL DIST.:	1
DISTRICT:	Alamo Plaza Historic District
APPLICANT:	CESAR CARRILLO/Landry's Inc
OWNER:	FLORES ROGER A & EVANGELINA
TYPE OF WORK:	Signage, repair and maintenance, awning installation
APPLICATION RECEIVED:	January 28, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Edward Hall

REQUEST:

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

1. Remove paint from the existing brick, repoint grout, and seal to restore the historic brick façade.
2. Clean all stone masonry elements, including banding, window molds and cornice details.
3. Paint all wood windows, wood doors, wood trim and iron hooks, and stain balcony railings.
4. Install a new fabric awning on the river façade.
5. Install a wall mounted sign above the Losoya Street entrance to read “King Ranch Texas Kitchen”. The proposed sign will feature internally illuminated channel letters with white plexi faces. The proposed sign will feature an overall width of 8’ – 4” and an overall height of 3’ – 4” for a total size of approximately twenty-eight (28) square feet.
6. Install a double-sided, hanging sign on the Losoya Street façade to read “King Ranch Texas Kitchen”. The proposed sign will feature wood and aluminum construction. The proposed sign will feature an overall width of 3’ – 0” and an overall height of 2’ – 0” for a total size of twelve (12) square feet, including both sides.
7. Install an externally illuminated, double-sided sign on an existing sign post on the River Walk façade to read "King Ranch Texas Kitchen". The proposed sign will feature wood and aluminum construction. The proposed sign will feature 1’ – 6” in height and 2’ – 3” in width for a total size of approximately 7 square feet, including both sides.
8. Install a post-mounted pedestrian menu board at the River Walk level. The proposed menu board will feature a size of 1’ – 4” in width and 1’ – 6” in height for a total size of two (2) square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 6, Guidelines for Signage

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.

B. HISTORIC SIGNS

i. Preservation—Preserve historic signs, such as ghost signs or other signs characteristic of the building's or district's period of significance, whenever possible.
ii. Maintenance—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

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.

F. PROHIBITED SIGNS
i. An abbreviated list of the types of signs prohibited within San Antonio's historic districts and on historic landmarks is provided below. Refer to UDC Section 35- 612(j) and Chapter 28 of the Municipal Code for more detailed information on prohibited signs.

- Billboards, junior billboards, portable signs, and advertising benches.
- Pole signs.
- Revolving signs or signs with a kinetic component.
- Roof mounted signs, except in the case of a contributing sign.
- Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign.
- Moored balloons or other floating signs that are tethered to the ground or to a structure.
- Any sign which does not identify a business or service within the historic district or historic landmark.
- Any non-contributing sign which is abandoned or damaged beyond 50 percent of its replacement value, including parts of old or unused signs.
- 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.

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.

B. PROJECTING SIGNS
i. Placement—Mount projecting signs perpendicularly to a building or column while allowing eight feet of overhead clearance above public walkways.
ii. Public right-of-way—Limit the extension of projecting signs from the building facade into the public right-of-way for a maximum distance of eight feet or a distance equal to two-thirds the width of the abutting sidewalk, whichever distance is greater.
iii. Area-Projecting signs should be scaled appropriately in response to the building façade and number of tenants.

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.

Sec. 35-681. - Signs on the Riverside of Properties Abutting the River or Creek.

This section governs all exterior signs on the riverside of public and private property abutting the San Antonio River and its extensions, San Pedro Creek, and all interior signs hung within ten (10) feet of an exterior fenestration, or those signs intended to be read by exterior patrons on the riverside of a building.

(a) **Character of Signs.** Signs should respect and respond to the character of the historic Riverwalk area or Creek Improvements. The display of signs and other graphics on the riverside of property abutting the river shall not be permitted except as provided for in this article. 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.

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

(c) **Standards for Signage.**

(1) **Proportion.** 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.

(2) **Size.** The maximum allowable size for any sign on the riverside of property abutting the publicly owned Riverwalk and visible from the Riverwalk shall be eight (8) square feet. If a building surface is used for signage, the letters or design shall not exceed a surface area of eight (8) square feet. In RIO-7, the maximum allowable size of any sign on the creek-side of property abutting the publicly owned Paseo shall be twelve (12) square feet. However, additional square footage may be approved, except in RIO-3, provided that the additional signage is in conformity, and does not interfere with, the pedestrian experience on the Riverwalk. The additional square footage shall be based upon the size and design of the site, setback from the river and shall be appropriate for the area in which it is being placed.

(3) **Roof Top/Parapet Signs.** No signs shall be displayed from the parapet or roof of any building unless designated by the historic preservation officer as a contributing structure.

(4) **Signs for Riverwalk Business Only.** No sign, visual display, or graphic shall be placed in the Riverwalk area unless it advertises a bona fide business conducted in, or on premises adjacent to the Riverwalk. Only buildings that have an entrance directly onto the Riverwalk may display a sign or graphic.

(5) **Number of Signs.** Only one (1) identification sign shall be allowed for each store, shop, restaurant, nightclub, or place of business in the Riverwalk area and fronting on the Riverwalk. In addition to a sign, establishments serving food or beverages may erect a menu board, which shall be used only for displaying menus.

(6) **Illumination.** Internally illuminated signs are prohibited in RIOs 1 through 6. The light source for exterior illumination shall be steady light concealed by a hood or other acceptable method of indirect lighting. Flashing lights, rope lighting and exposed neon lights are prohibited. In RIO-7, halo-lit letters are permitted as a source of internal illumination.

(7) **Materials.** Signs may be constructed of wood, metal, glass. Lettering may be painted, stamped, etched, carved, applied metal or wood. Vinyl lettering may be permitted for interior signs provided it respects and responds to the character of the historic Riverwalk area.

(8) **Pedestrian Menu Boards.**

(A) Pedestrian menu boards shall not exceed two (2) square feet.

(B) Permanently displayed menus may be properly installed inside the business' window or in an approved wall-mounted or freestanding display case adjacent to the business entrance.

(C) The name of the establishment may not be displayed on the menu board if the business has other signage installed on the premises. It is permissible for the name of the restaurant to be placed on the actual menu. The established logo of a business is considered a sign.

(D) All items listed on a menu board must be placed within the border of the menu board or within the display case.

(E) There may be no more than one (1) pedestrian menu board per establishment unless there are two primary entrances to a building on different facades, in which case a pedestrian menu board for each entrance may be approved.

(9) **Signage on Umbrellas or Street Furniture.** Advertising brand name products may not be placed on umbrellas, tables, chairs, table decorations or other street furniture that are located on outdoor patio areas. Additionally, logos or wording of any kind may not be placed on umbrellas, tables, chairs, table decorations or other street furniture that are located on outdoor patio areas.

(10) **Directory Signage.** Buildings with several businesses may be permitted to install directory signage in lieu of individual signs. Directory signage may not exceed eight (8) square feet.

(11) **Revolving Signs, Etc.** Revolving signs, flashing lights, search lights and attention-getting devices, including, but not limited to, banners, festoons, paper and vinyl rope-like-banners are not permitted. Digital and/or LED lighted signs, with or without rotating, flashing lettering, full motion video, icons or images are also not permitted.

(12) **Projecting Arm Signs.** Signs hung from poles are allowed on the riverside of properties abutting the publicly owned river right-of-way as long as the pole height does not exceed seven (7) feet, the pole diameter does not exceed three (3) inches, and does not encroach upon the right-of-way.

(13) **Temporary Signage.** No more than one (1) temporary sign is allowed at any given time. Temporary signs facing the river shall not exceed eight (8) square feet in RIO-3 and twenty-four (24) square feet in all other RIO districts. Temporary signage for special events shall be limited to installation forty-eight (48) hours before the event and must be removed within twenty-four (24) hours of completion of the event for a total of no more than thirty (30) days.

(14) **Prohibited Signs.** No billboards, junior billboards, portable signs, posters, sandwich boards or advertising benches shall be allowed on the riverside of buildings abutting the river. Any sign, visual display, or graphic which is located in the Riverwalk area and which is visible from the publicly owned

portion of the San Antonio River channel or adjacent walkways must meet the requirements for signs, visual displays, and graphics as set out in this division. No sign, visual display or graphic shall be allowed in the Riverwalk area unless it is advertising or giving information concerning a business or activity that is located on the same lot as the sign, visual display or graphic.

(d) **Installation.** Signs, posters, decals or advertisements may not be tacked, nailed, pasted, or taped to any portion of a building, object, site or structure in a manner that will cause irreversible damage or loss, or is considered inappropriate under any applicable guidelines utilized by the office of historic preservation.

(e) **Hardship Cases.**

(1) Whenever the location, topography or configuration of any lot is such as will cause a hardship by the limitations placed on the signs permitted by this article due to sight distances, existing vegetation, location of buildings on adjacent lots, and/or the topography of the parcel, approval may be granted to either allow additional signage, or to increase the amount of building mounted sign area by not more than twenty-five (25) percent.

(2) No additional signage shall be approved unless it is found that approval of the proposed application will not be of substantial detriment to adjacent property and that the character of the area will not be changed by the granting of additional signage.

(3) Any additional signage approval shall be limited to the applicant only, and shall not apply to any future tenant or business.

(f) **Nonconforming Status.** Any legally erected sign which, by reason of revisions to this chapter, no longer complies with its provisions, shall be awarded nonconforming status upon review of all necessary city departments.

(g) **Violations in River Improvement Overlay Districts and on the Riverwalk.** In those instances where a sign is erected or maintained in violation of the aforementioned restrictions, the historic preservation officer, the department of development services or park police shall notify the sign's owner, agent, operator, or lessee. If the owner, agent, operator, or lessee of the sign fails to remove the sign within three (3) days after notification, the department of development services, park police or historic preservation officer may remove the sign within three (3) days after notification, and/or the department of development services, the historic preservation officer or park police may file an action in municipal court as outlined in section 28-15. In addition, nothing herein shall prevent the city attorney from seeking civil remedies.

(1) **Dilapidated Signs.** All signs shall be maintained in good working condition so as to present a neat and orderly appearance. The historic preservation officer, through the office of historic preservation, code compliance department, department of planning and development services or the park police may give written notice to remove or repair any sign which shows gross neglect or which becomes dilapidated. Failure to comply shall be considered a violation of this chapter, and the sign shall be removed at the owner's expense.

(2) **Abandoned Signs.** A sign, including its supporting structure or brackets, shall be removed by the owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer on the premises and such sign has been determined to be abandoned under the provisions of chapter 28. Such sign, if not removed within thirty (30) days from the determination of abandonment by such business shall be considered to be in violation of this chapter, and shall be removed at the owner's expense. This does not include signs that are currently approved as contributing structures.

FINDINGS:

a. The applicant is requesting rehabilitative scopes of work and signage at 215 Losoya, located within the Alamo Plaza Historic District and the River Improvement Overlay, District 3.
b. REPAIR & MAINTENANCE – The applicant has proposed to remove paint from the existing brick, repoint grout, perform rehabilitative scopes of work to the existing brick, clean stone masonry elements, and paint all wood trim, windows and doors, and stain the existing balcony railing. Staff finds the proposed scopes of work to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations. Additionally, staff

finds that paint removal from historic brick should be done in a manner that does not damage the brick. Sanding or high pressure sand blasting or pressure washing should not be performed.

c. AWNING INSTALLATION – The applicant has proposed to replace the existing, fabric awning on the river façade with a new fabric awning. Staff finds the proposed replacement to be appropriate.
d. SIGNAGE – The Guidelines for Signage 1.A.i. notes that each structure will be allowed one major and two minor signs, not to exceed a total of fifty (50) square feet. The applicant has proposed an amount of signage that is consistent with the Guidelines.
e. SIGNAGE (Losoya Street wall sign) – The applicant has proposed to install a wall mounted sign above the Losoya Street entrance to read "King Ranch Texas Kitchen". The proposed sign will feature internally illuminated channel letters with white plexi faces. The proposed sign will feature an overall width of 8' – 4" and an overall height of 3' – 4" for a total size of approximately twenty-eight (28) square feet. The Guidelines for Signage 1. note that signage for historic properties should not feature materials such as plastic or fiberglass, and should not feature indirect lighting. Additionally, the Guidelines for Signage 3.A.iii. note that the use of projecting and wall-mounted signs should be limited to building forms that historically used these types of signs, most typically commercial storefronts. This block of Losoya is void of wall signs as each building features a projecting blade sign. Staff finds a wall sign in this context on this block to be inappropriate. Additionally, as proposed the wall signage is not consistent with the Guidelines as the Guidelines recommend against internal illumination and plastic channel letter faces.
f. SIGNAGE (Losoya Street hanging sign) – The applicant has proposed to install a double-sided, hanging sign on the Losoya Street façade to read "King Ranch Texas Kitchen". The proposed sign will feature wood and aluminum construction, and indirect lighting. The proposed sign will feature an overall width of 3' – 0" and an overall height of 2' – 0" for a total size of twelve (12) square feet, including both sides. This sign is consistent with the Guidelines for Signage.
g. SIGNAGE (River Walk façade) – The applicant has proposed to install an externally illuminated, double-sided sign on an existing sign post on the River Walk façade to read "King Ranch Texas Kitchen". The proposed sign will feature wood and aluminum construction. The proposed sign will feature 1' – 6" in height and 2' – 3" in width for a total size of approximately 7 square feet, including both sides. Staff finds the proposed signage to be appropriate and consistent with the Guidelines for Signage and the UDC Section 35-681.
h. SIGNAGE (Menu board) – The applicant has proposed to install a post-mounted pedestrian menu board at the River Walk level. The proposed menu board will feature a size of 1' – 4" in width and 1' – 6" in height for a total size of two (2) square feet. The proposed menu board is consistent with the UDC Section 35-681.

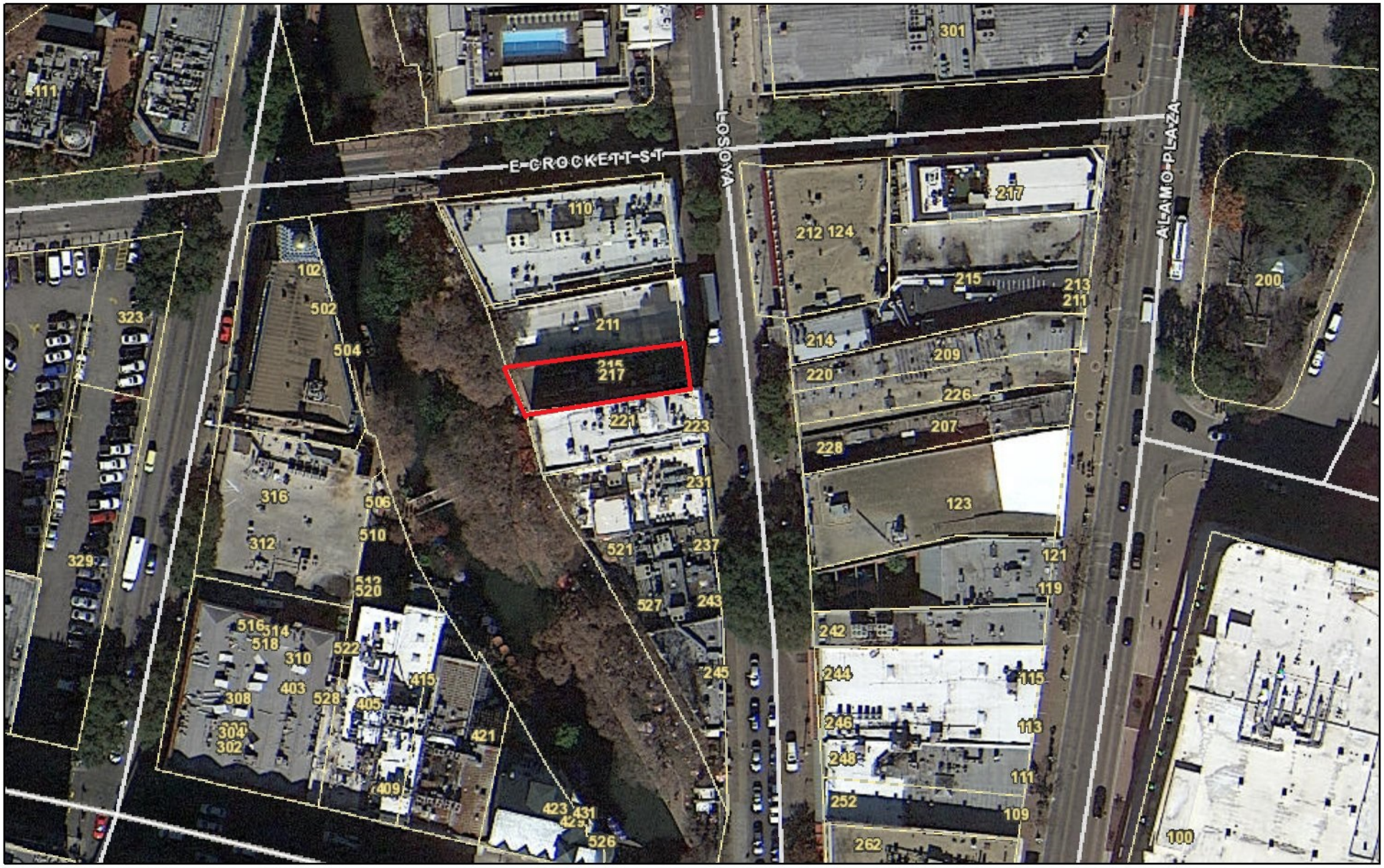
RECOMMENDATION:

Staff recommends approval of items #1 through #4 and #6 through #8 based on findings a through d and f through h with the following stipulations:

i. That paint removal from historic brick and masonry be done in a manner that does not damage the brick. Sanding or high pressure sand blasting or pressure washing should not be performed, as noted in finding b.
ii. That the proposed wall sign on the Losoya Street façade feature all metal construction with indirect or external illumination, as noted in finding e.

Staff does not recommend approval of item #5, the proposed wall sign, based on finding e.

City of San Antonio One Stop



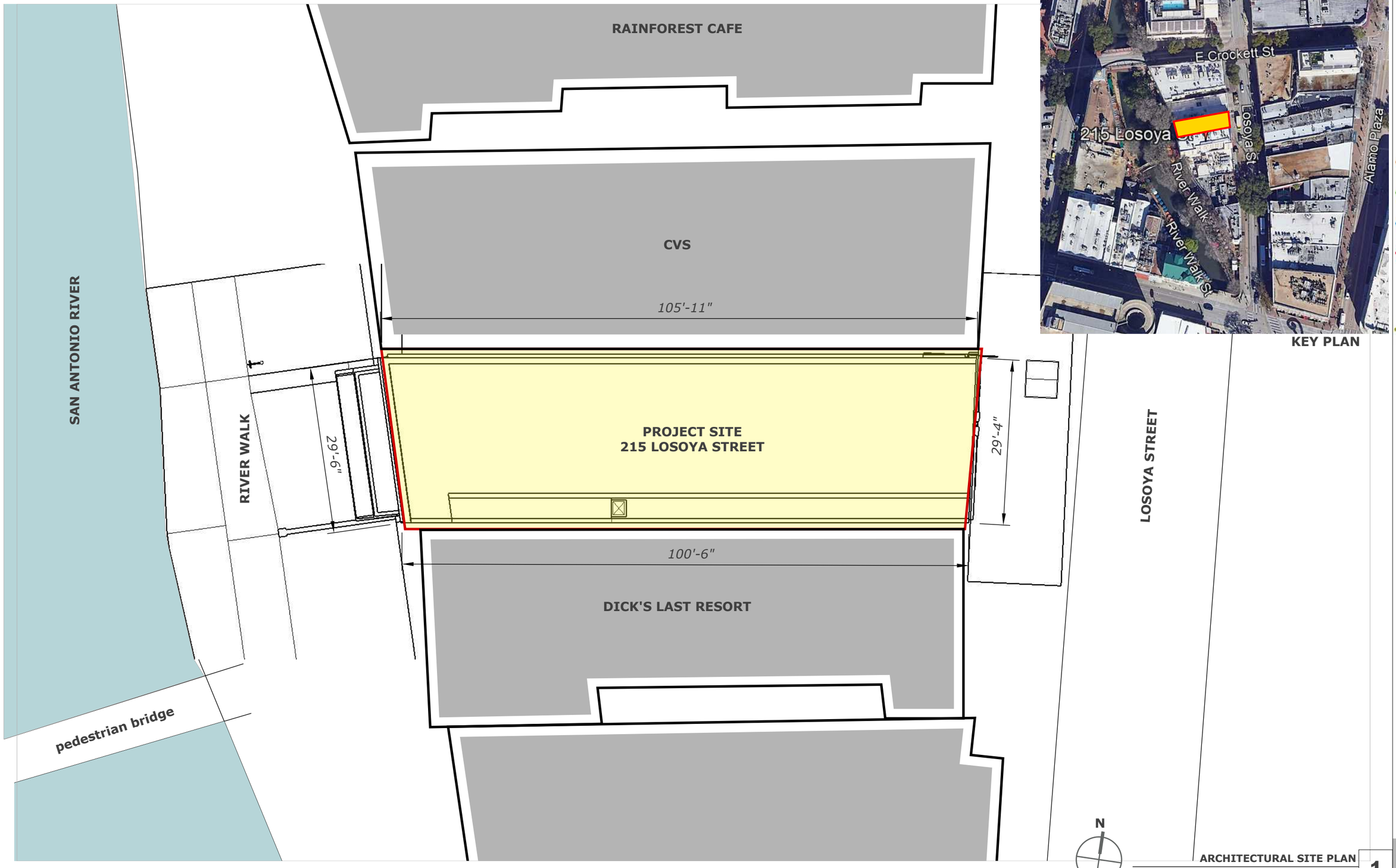
February 11, 2021

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

City of San Antonio GIS
Copyright 2-11-2021



KEY PLAN

ARCHITECTURAL SITE PLAN 1

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

LANDRY'S INC.
1510 WEST LOOP SOUTH
HOUSTON TX 77027

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MTA ARCHITECTS

KING RANCH TEXAS KITCHEN - SAN ANTONIO TX

January 28, 2021

01

SOUTH APPROACH ALONG SIDEWALK

VIEW FROM LOSOYA ST

NORTH APPROACH ALONG SIDEWALK

PHOTOS TAKEN ON JANUARY 21, 2011

EXISTING CONDITIONS - LOSOYA STREET

NTS

1

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HOUSTON TX 77027

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KING RANCH TEXAS KITCHEN - SAN ANTONIO TX

January 28, 2021

02

NORTH APPROACH ALONG RIVER WALK

VIEW FROM RIVER WALK

RIVER VIEW BALCONY

SOUTH APPROACH ALONG RIVER WALK

PHOTOS TAKEN ON JANUARY 21, 2011

EXISTING CONDITIONS - RIVER WALK

NTS

1

03

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1510 WEST LOOP SOUTH
HOUSTON TX 77027

KING RANCH TEXAS KITCHEN - SAN ANTONIO TX

January 28, 2021

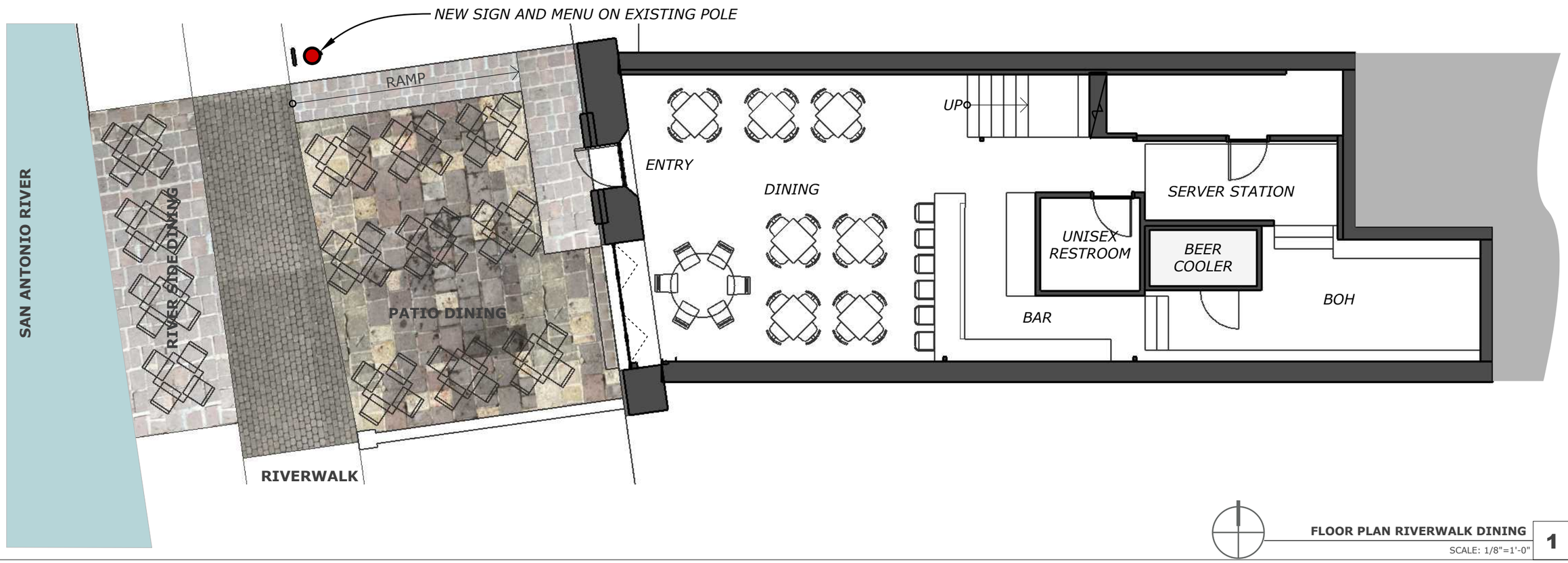
VIEW FROM BALCONY-LOOKING SOUTH

VIEW FROM BALCONY-LOOKING WEST

EXISTING POLE SIGN.
REUSE POLE AND INSTALL NEW SIGN

ALL EXISTING FLOORING TO REMAIN.
POWERWASH

VIEW FROM BALCONY-LOOKING NORTH



FLOOR PLAN RIVERWALK DINING

SCALE: 1/8"=1'-0"

1

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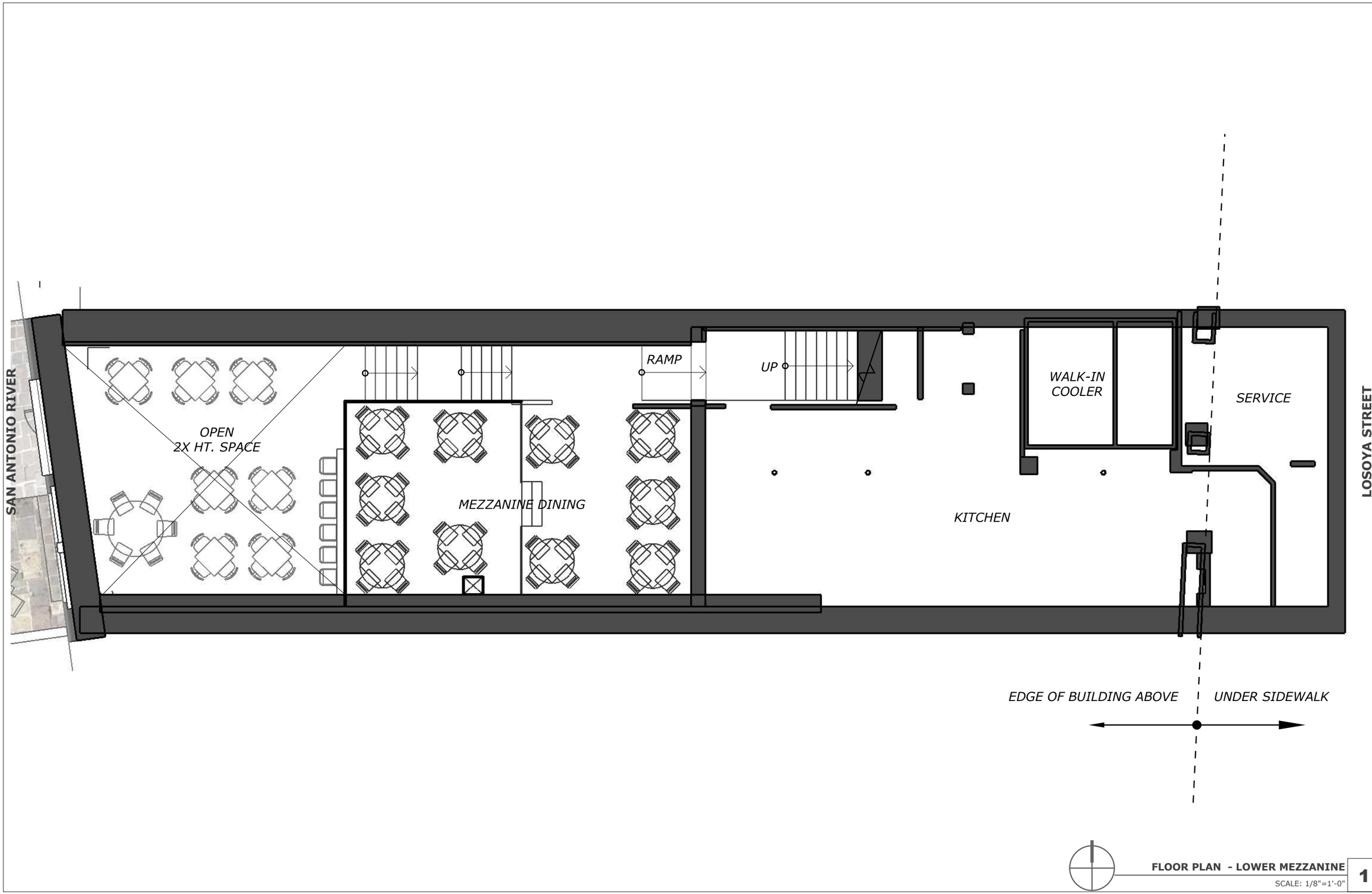
KING RANCH TEXAS KITCHEN - SAN ANTONIO TX

January 28, 2021

04



FLOOR PLAN - LOWER MEZZANINE

SCALE: 1/8"=1'-0"

1

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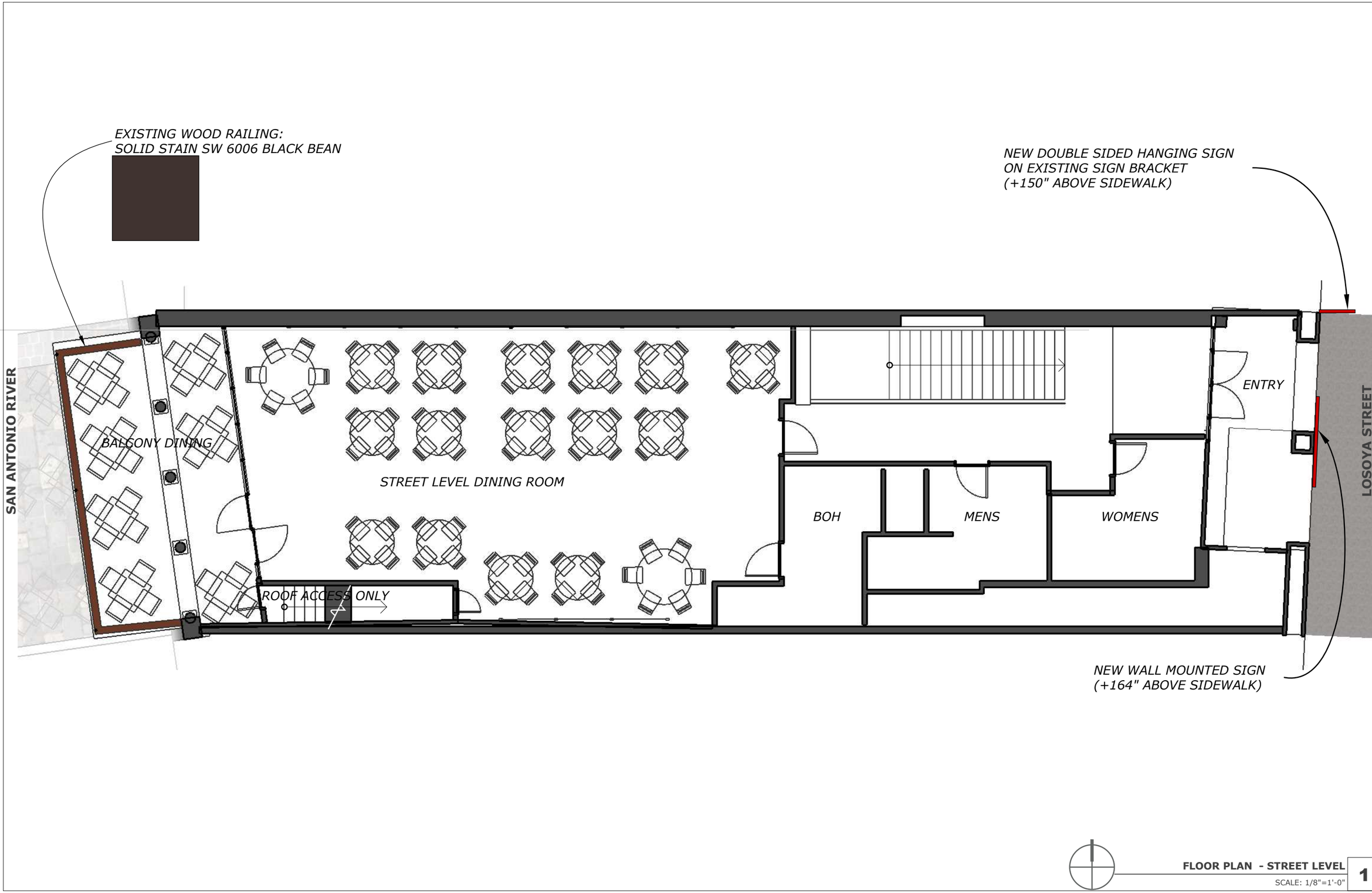
KING RANCH TEXAS KITCHEN - SAN ANTONIO TX

January 28, 2021

05



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mta ARCHITECTS PLLC

KING RANCH TEXAS KITCHEN - SAN ANTONIO TX

January 28, 2021

FLOOR PLAN - STREET LEVEL 1

SCALE: 1/8"=1'-0"

06

EXISTING STONE CORNICE:CLEAN

EXISTING WOOD WINDOWS & TRIM:
PAINT SW7351 CANVAS TAN

EXISTING STONE TRIM:CLEAN

EXISTING BRICK: REMOVE ALL PAINT,
CLEAN, REPOINT GROUT AND SEAL CLEAR.

EXISTING STONE WINDOW MOLDS:CLEAN

NEW WALL MOUNTED SIGN

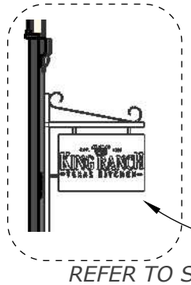
NEW DOUBLE SIDED HANGING SIGN ON
EXISTING METAL BRACKET:
PAINT SW7069 IRON ORE

EXISTING ALUMINUM & GLASS
STOREFRONT TO REMAIN

EXISTING IRON HOOKS:
PAINT SW7069 IRON ORE

EXISTING BRICK: REMOVE ALL PAINT,
CLEAN, REPOINT GROUT AND SEAL CLEAR.

*IMAGE OF ADJACENT
BRICK BUILDING SHOWN
FOR REFERENCE ONLY.
TRUE COLOR OF EXISTING
BRICK IS NOT KNOWN



REFER TO SIGNAGE SHEETS FOR DETAILS

LOSOYA STREET - ELEVATION

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

1

LANDRY'S INC.
1510 WEST LOOP SOUTH
HOUSTON TX 77027

KING RANCH TEXAS KITCHEN - SAN ANTONIO TX

January 28, 2021

07

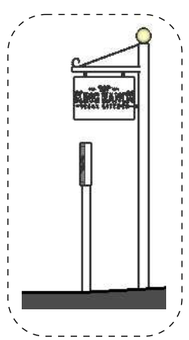
EXISTING ALUMINUM & GLASS
WINDOW WALL TO REMAIN (TYP)

EXISTING AWNING STRUCTURE:
PAINT SW7069 IRON ORE

EXISTING STONE: CLEAN

STREET LEVEL
REFERENCE LINE

NEW DOUBLE SIDED
HANGING SIGN ON
EXISTING SIGN POST:
PAINT SW7069 IRON ORE



NEW MENU DISPLAY

REFER TO SIGNAGE SHEETS FOR DETAILS

EXISTING BRICK AND STONE COLUMNS:
CLEAN AND REPOINT GROUT

NEW CANVAS AWNING: SUNBRELLA
TERRACOTTA 4622

EXISTING WOOD RAIL & BALCONY STRUCTURE:
SOLID STAIN SW 6006 BLACK BEAN

EXISTING STONE: CLEAN

EXISTING FOLDING WOOD DOORS
AND MAIN ENTRY DOOR:
PAINT SW 6006 BLACK BEAN

RIVERWALK

RIVER LEVEL REFERENCE LINE

RIVERWALK - ELEVATION 1

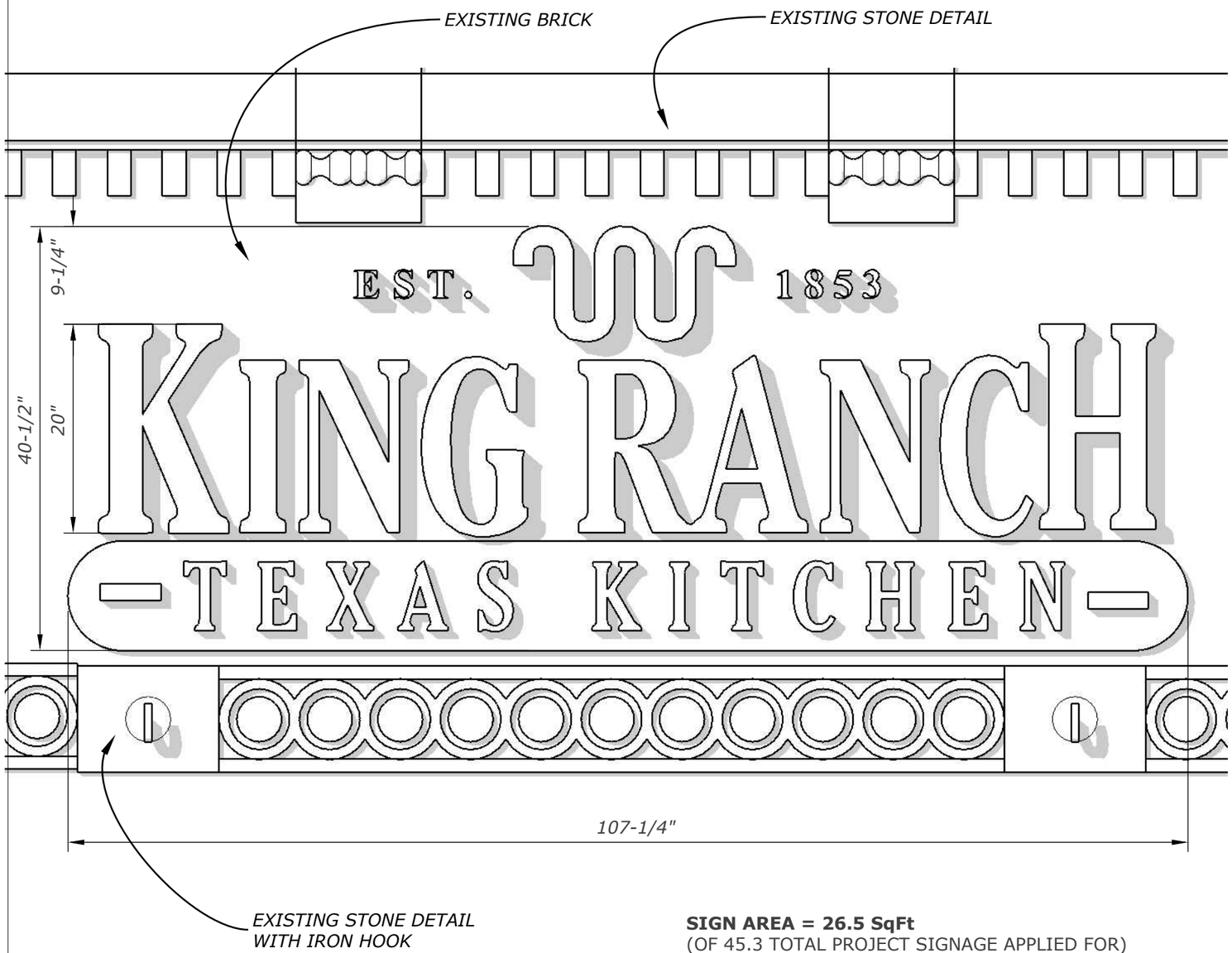
SCALE: 3/16"=1'-0"

LANDRY'S INC.
1510 WEST LOOP SOUTH
HOUSTON TX 77027

KING RANCH TEXAS KITCHEN - SAN ANTONIO TX

January 28, 2021

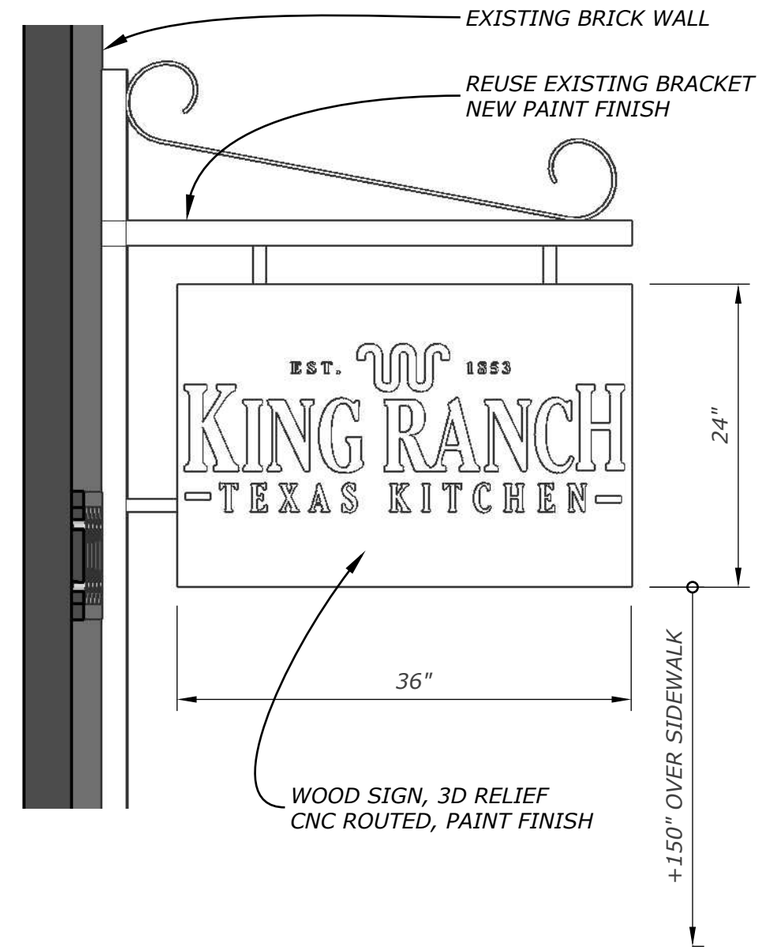
08



SIGN AREA = 26.5 SqFt
(OF 45.3 TOTAL PROJECT SIGNAGE APPLIED FOR)

REFER TO SIGNAGE COMPANY SHEETS FOR MORE DETAILS

LOSOYA STREET - WALL SIGN 1
SCALE: 1"=1'-0"

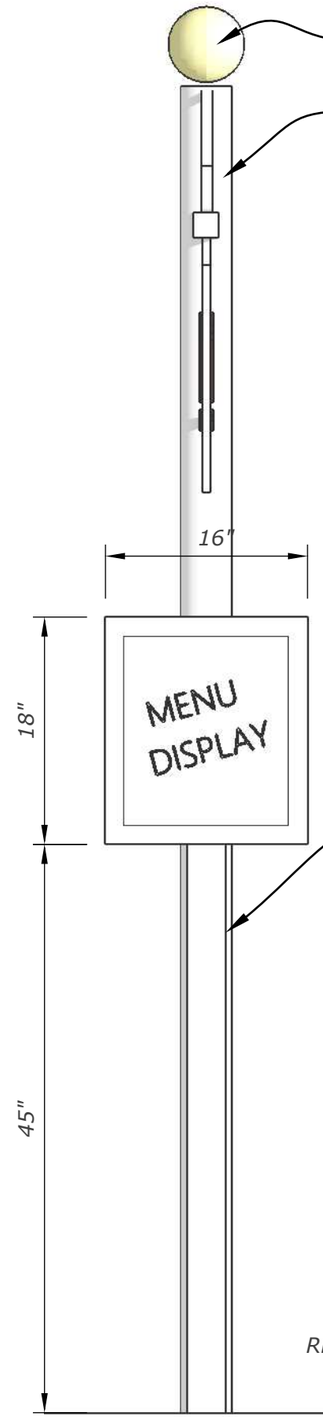


SIGN AREA = 2 X 6 SqFt PER SIDE=12 SqFt
(OF 45.3 TOTAL PROJECT SIGNAGE APPLIED FOR)

LOSOYA STREET - HANGING SIGN 2
SCALE: 1"=1'-0"

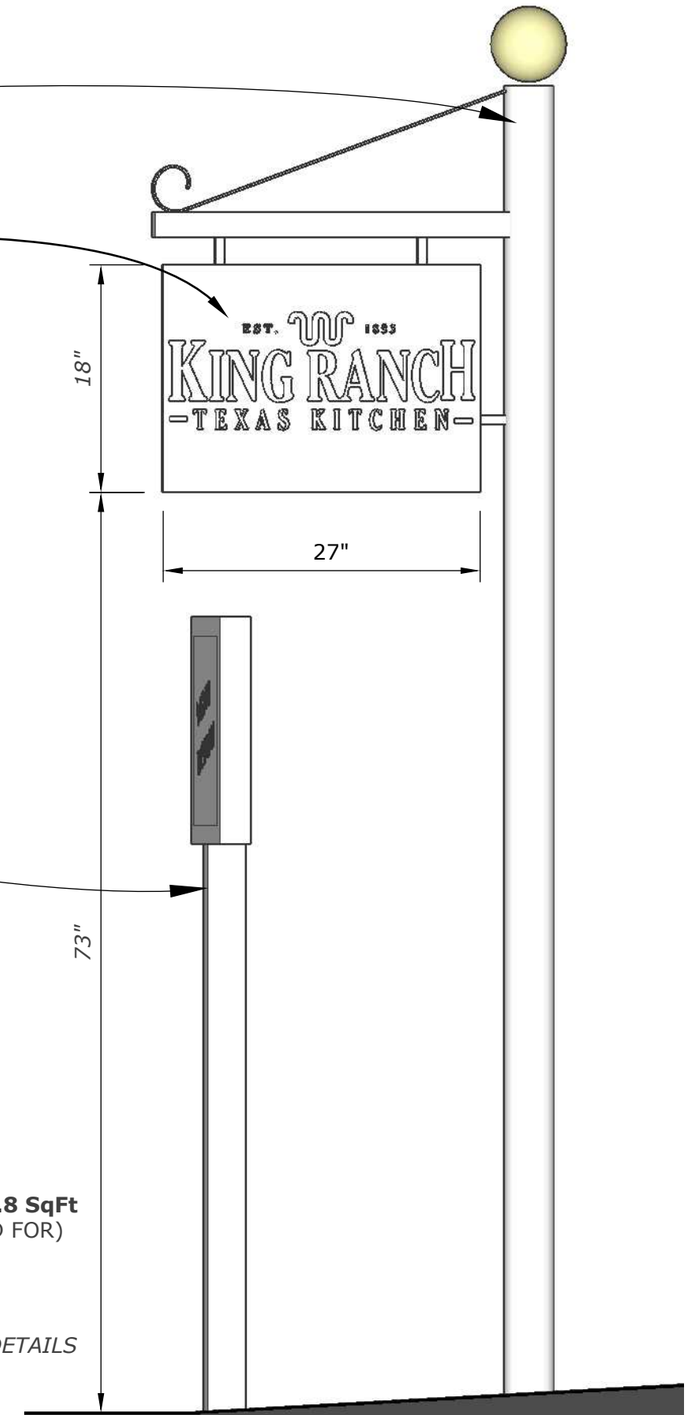
LANDRY'S INC.
1510 WEST LOOP SOUTH
HOUSTON TX 77027

KING RANCH TEXAS KITCHEN - SAN ANTONIO TX
January 28, 2021



RIVERWALK - MENU BOARD 1

SCALE: 1"=1'-0"



RIVERWALK - HANGING DOUBLE SIDED SIGN 2

SCALE: 1"=1'-0"

SIGN AREA = 2 X 3.4 SqFt PER SIDE= 6.8 SqFt
(OF 45.3 TOTAL PROJECT SIGNAGE APPLIED FOR)

REFER TO SIGNAGE COMPANY SHEETS FOR MORE DETAILS

LANDRY'S INC.
1510 WEST LOOP SOUTH
HOUSTON TX 77027

KING RANCH TEXAS KITCHEN - SAN ANTONIO TX

January 28, 2021

Awarded Sign Builder Illustrated's
2018 Sign Company of the Year!

EST. 1853

KING RANCH

TEXAS KITCHEN

RIVERWALK KING RANCH KITCHEN
215 LOSOYA ST. • SAN ANTONIO, TX 78205

SIGN PACKAGE

HUMBLE SIGN CO
Faster.
Better. More.

SIGN A — QTY: 1

FABRICATE & INSTALL A SET OF TRIMLESS CHANNEL LETTERS ILLUMINATED WHITE AND FLAT CUT OUT LETTERS

CHANNEL LETTERS
- FACES: ½" ACRYLIC
- RETURNS: 3" PAINTED P1
- BACKS: .063" ALUMINUM
- MOUNTING: FLUSH TO WALL

FLAT CUT OUT
- COPY **EST. & 1853** TO BE 1" THICK ALUMINUM PAINTED P2

MODULE
- .125" ALUMINUM CONSTRUCTION PAINTED P1
- COPY: ROUTED INTO FACE & BACKED WITH 3/4" THICK WHTIE ACRYLIC 3/8" TO EXTEND PAST FACE

COLOR SCHEDULE

PAINT COLORS - SATIN FINISH
- P1: PAINT TO MATCH PMS 477
- P2: MP WHITE

SURVEY REQUIRED PRIOR TO FABRICATION

NO PLASTIC TRIM AND NO VISIBLE FASTENERS ON RETURNS. EDGE OF ACRYLIC LIGHTS SAME AS FACE

SIGN LAYOUT
SCALE: 3/4" = 1'-0"

EXISTING CONDITIONS

UPDATED CONDITIONS

NIGHT VIEW

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

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www.HumbleSignCo.Com

CUSTOMER	RIVERWALK KING RANCH KITCHEN	QUOTE NUMBER	QT 28041
ADDRESS	215 LOSOYA ST.	CONTACT	CESAR SANTIAGO CARRILLO
CITY/ STATE	SAN ANTONIO, TX 78205	DESIGNER	STEVE HIGUEROS
DATE	1.27.21	SALES REP	COLLIN CANTRELL

REVISIONS

R1	R4
R2	R5
R3	R6

NEW CONSTRUCTION N

SPECIFICATIONS
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.

PRIMARY ELECTRICAL
UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE. FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.

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SIGN B — QTY: 1

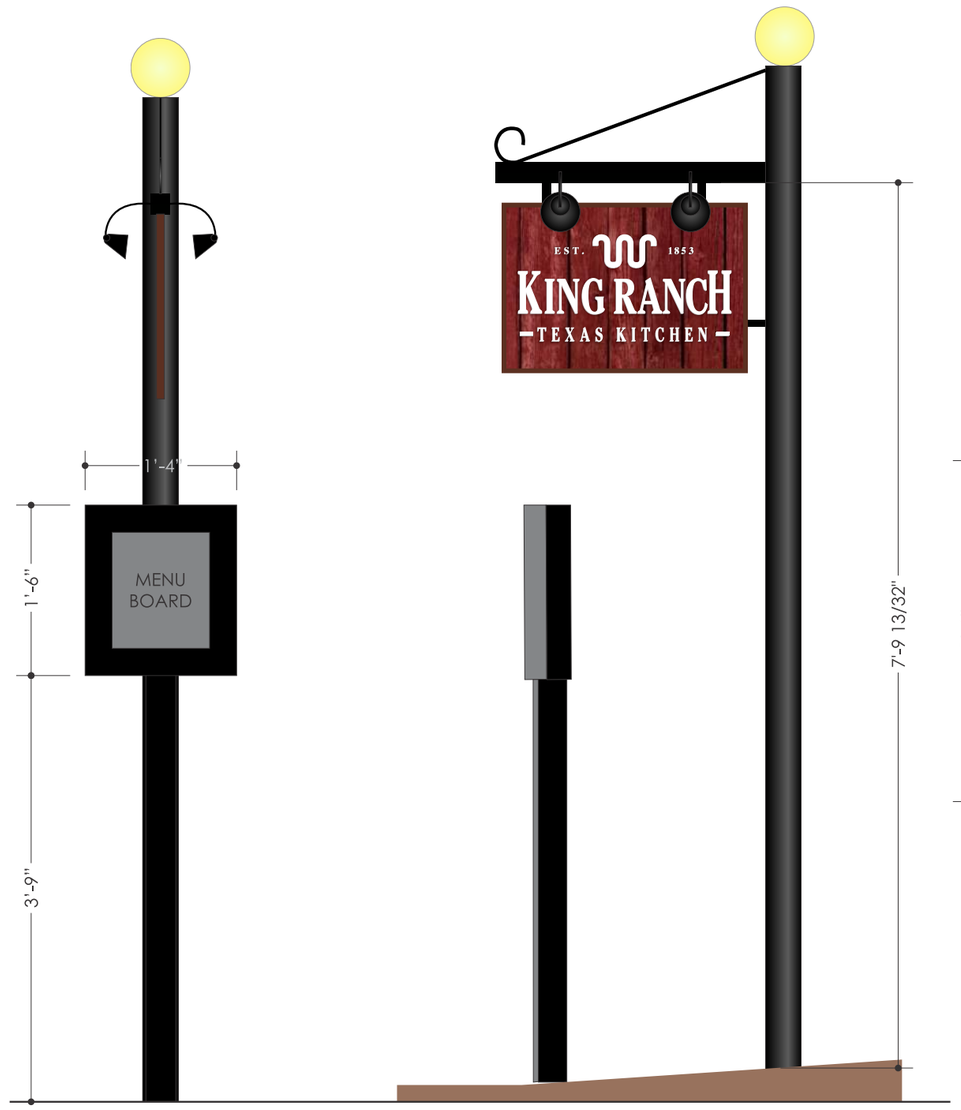
FABRICATE & INSTALL BLADE SIGN ON EXISTING SUPPORT POST AND BRACKET

BLADE SIGN
- C CHANNEL FRAME PAINTED P1
- 1" DEEP X 4" WIDE WOODEN SLATS PAINTED BARN RED P2 AND DISTRRESSED 2 ROWS BACK TO BACK
- LOGO: ½" ALUMINUM LETTERS PAINTED P3
- EXISTING PIPE BRACKET SUPPORT AND PIPE PAINTED P4
- EXISTING MENU BOARD AND STAND PAINTED P4

LIGHT FIXTURE
- GOOSE NECK LIGHT FIXTURE FOR EXTERNAL LIGHTING

COLOR SCHEDULE

PAINT COLORS - SATIN FINISH
- P1: PAINT TO MATCH PMS 477
- P2: BARN RED TBD
- P3: MP WHITE
- P4: MP BLACK



SIGN LAYOUT
SCALE: 3/4" = 1'-0"

CLOSE VIEW SIGN LAYOUT
SCALE: 1-1/2" = 1'-0"

5 YEAR WARRANTY
ALL PARTS · ALL LABOR
ALL LIGHTING · ALL SIGNAGE

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CUSTOMER	RIVERWALK KING RANCH KITCHEN	QUOTE NUMBER	QT 28041
ADDRESS	215 LOSOYA ST.	CONTACT	CESAR SANTIAGO CARRILLO
CITY/ STATE	SAN ANTONIO, TX 78205	DESIGNER	STEVE HIGUEROS
DATE	1.27.21	SALES REP	COLLIN CANTRELL

REVISIONS

R1	R4
R2	R5
R3	R6

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5 YEAR WARRANTY
ALL PARTS · ALL LABOR
ALL LIGHTING · ALL SIGNAGE

EXISTING CONDITIONS

UPDATED CONDITIONS

NIGHT VIEW

SIGN ELEVATION
SCALE: 1/2" = 1'-0"

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CUSTOMER	RIVERWALK KING RANCH KITCHEN	QUOTE NUMBER	QT 28041	REVISIONS	
ADDRESS	215 LOSOYA ST.	CONTACT	CESAR SANTIAGO CARRILLO	R1	R4
CITY/ STATE	SAN ANTONIO, TX 78205	DESIGNER	STEVE HIGUEROS	R2	R5
DATE	1.27.21	SALES REP	COLLIN CANTRELL	R3	R6

NEW CONSTRUCTION Y N

SPECIFICATIONS
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PRIMARY ELECTRICAL
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SIGN C — QTY: 1

FABRICATE & INSTALL BLADE SIGN ON EXISTING SUPPORT BRACKET ON BUILDING

BLADE SIGN
- C CHANNEL FRAME PAINTED P1
- 1" DEEP X 4" WIDE WOODEN SLATS PAINTED BARN RED P2 AND DISTRRESSED 2 ROWS BACK TO BACK
- LOGO: ½" ALUMINUM LETTERS PAINTED P3
- MOUNTING: TO EXISTING BRACKET ON EXISTING WALL
- EXISTING BRACKET PAINTED P4

LIGHT FIXTURE
- GOOSE NECK LIGHT FIXTURE FOR EXTERNAL LIGHTING

COLOR SCHEDULE

PAINT COLORS - SATIN FINISH
- P1: PAINT TO MATCH PMS 477
- P2: BARN RED TBD
- P3: MP WHITE
- P4: MP BLACK

SIGN LAYOUT
SCALE: 1" = 1'-0"

5 YEAR WARRANTY
ALL PARTS · ALL LABOR
ALL LIGHTING · ALL SIGNAGE

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CUSTOMER	RIVERWALK KING RANCH KITCHEN	QUOTE NUMBER	QT 28041
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CITY/ STATE	SAN ANTONIO, TX 78205	DESIGNER	STEVE HIGUEROS
DATE	1.27.21	SALES REP	COLLIN CANTRELL

REVISIONS

R1	R4
R2	R5
R3	R6

NEW CONSTRUCTION Y N

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PRIMARY ELECTRICAL
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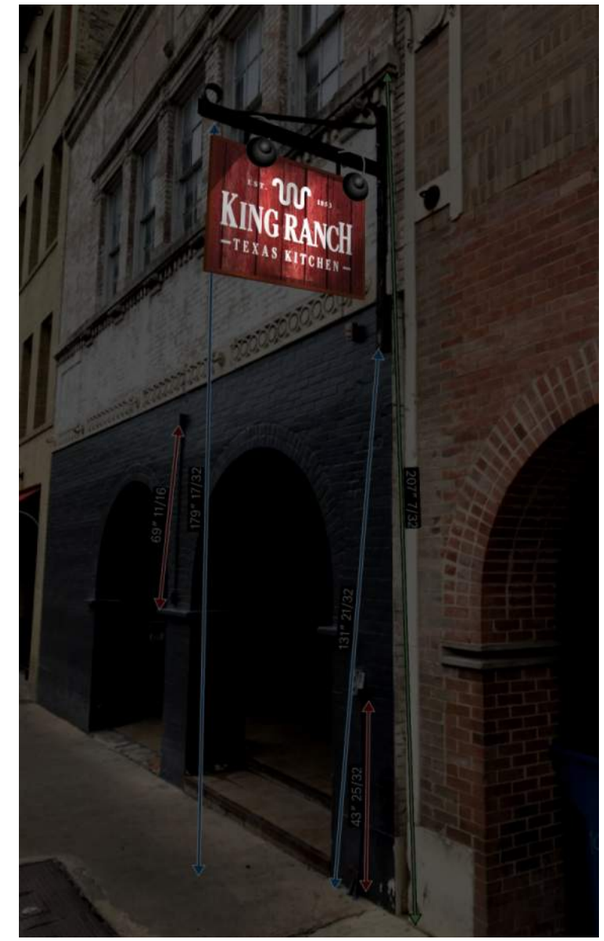
5 YEAR WARRANTY
ALL PARTS · ALL LABOR
ALL LIGHTING · ALL SIGNAGE

EXISTING CONDITIONS

UPDATED CONDITIONS



NIGHT VIEW

SIGN ELEVATION
SCALE: 1/2" = 1'-0" (SCALE LITTLE OFF DUE TO ANGLE OF PHOTO)

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REVISIONS

R1	R4
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R3	R6

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REVISIONS TO ADDRESS STAFF'S COMMENTS

EXISTING STONE CORNICE:CLEAN

EXISTING WOOD WINDOWS & TRIM:
PAINT SW7351 CANVAS TAN

EXISTING STONE TRIM:CLEAN

EXISTING IRON HOOKS:
PAINT SW7069 IRON ORE

EXISTING BRICK: REMOVE ALL PAINT,
CLEAN, REPOINT GROUT AND SEAL CLEAR.

EXISTING STONE WINDOW MOLDS:CLEAN

NEW GOOSE NECK LAMP

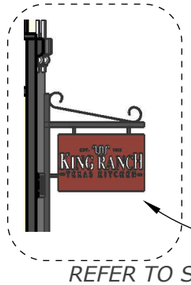
NEW WALL MOUNTED SIGN: ALL ALUMINUM
METAL CONSTRUCTION WITH
EXTERNAL ILLUMINATION

NEW DOUBLE SIDED HANGING SIGN ON
EXISTING METAL BRACKET:
PAINT SW7069 IRON ORE

EXISTING ALUMINUM & GLASS
STOREFRONT TO REMAIN

EXISTING BRICK: REMOVE ALL PAINT,
CLEAN, REPOINT GROUT AND SEAL CLEAR.

*IMAGE OF ADJACENT
BRICK BUILDING SHOWN
FOR REFERENCE ONLY.
TRUE COLOR OF EXISTING
BRICK IS NOT KNOWN



REFER TO SIGNAGE SHEETS FOR DETAILS

LOSOYA STREET - ELEVATION

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

1

LANDRY'S INC.
1510 WEST LOOP SOUTH
HOUSTON TX 77027

LANDRY'S
DINING · HOSPITALITY · ENTERTAINMENT · GAMING

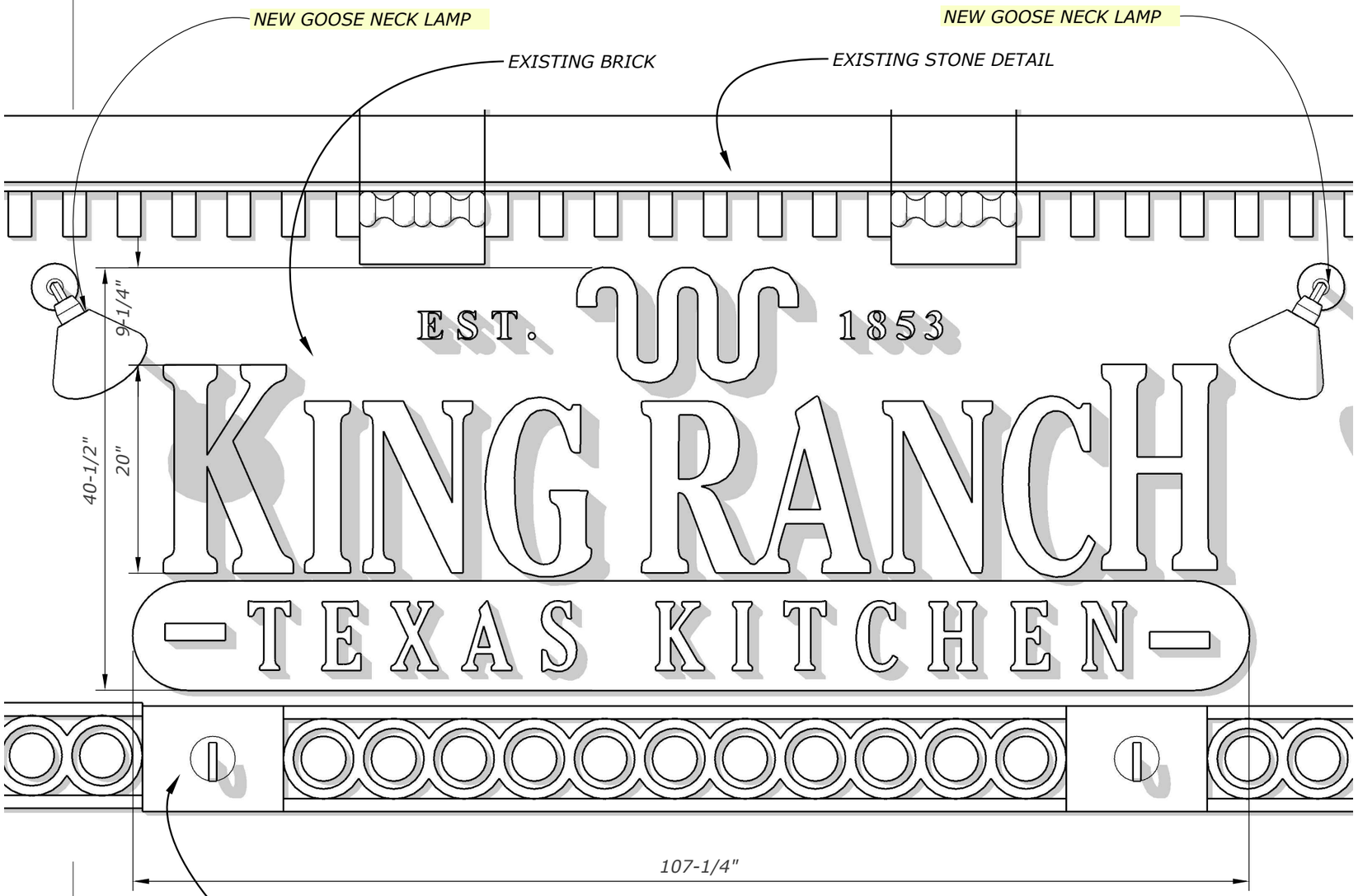
MTA ARCHITECTS INC.

KING RANCH TEXAS KITCHEN - SAN ANTONIO TX

January 28, 2021
February 11, 2021 REVISED PER OHP RECOMMENDATION

07

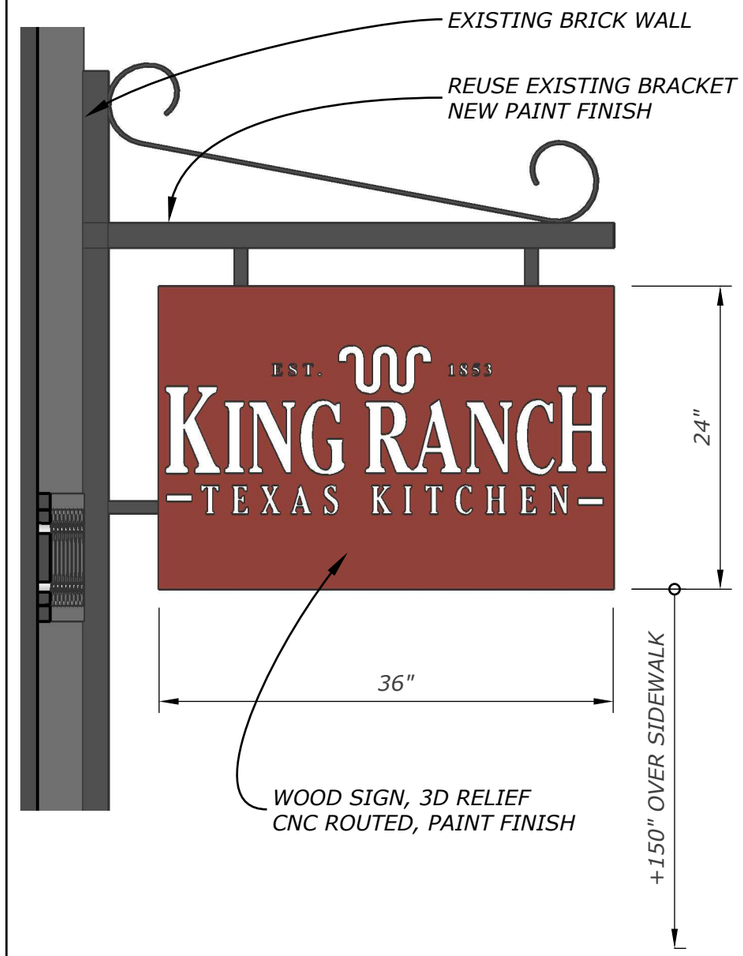
REVISIONS TO ADDRESS STAFF'S COMMENTS



SIGN AREA = 26.5 SqFt
(OF 45.3 TOTAL PROJECT SIGNAGE APPLIED FOR)
SIGN TO FEATURE ALL ALUMINUM METAL CONSTRUCTION
AND EXTERNAL ILLUMINATION.

REFER TO SIGNAGE COMPANY SHEETS FOR MORE DETAILS

LOSOYA STREET - WALL SIGN 1
SCALE: 1"=1'-0"



SIGN AREA = 2 X 6 SqFt PER SIDE=12 SqFt
(OF 45.3 TOTAL PROJECT SIGNAGE APPLIED FOR)

LOSOYA STREET - HANGING SIGN 2
SCALE: 1"=1'-0"

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January 28, 2021
February 11, 2021 REVISED PER OHP RECOMMENDATION