

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2023

HDRC CASE NO: 2023-449
ADDRESS: 111 E PECAN ST
LEGAL DESCRIPTION: NCB 139 BLK 5 LOT A1, A2, A3, A4, A14, AB2 & AB3
ZONING: D, RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Patti Imbus /Britten Lift & Installation
OWNER: Logan Pierson/111 E PECAN LANDLORD LLC
TYPE OF WORK: Signage
APPLICATION RECEIVED: November 06, 2023
60-DAY REVIEW: January 05, 2024
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install signage at 111 E Pecan. Within this request, the applicant has proposed the following:

1. Two (2) internally illuminated logo signs to be located on the east and west facades at the mechanical penthouse level approximately 290' above street level. The proposed logo signs will feature an overall height of 16' – 0" and an overall width of 10' – 9 ¾" for a total size of approximately 140 square feet. These signs are identified as A.A2 in the signage documents.
2. Two (2) sets of internally illuminated channel letters and logo signs to be mounted on both the east (River Walk at parking garage) and north (Martin) façade. The proposed channel letters will feature an overall length of 22' – 1 13/16" and an overall height of 1' – 8". The logo sign will feature an overall width of 2' – 3 11/16" and an overall height of 3' – 5". The total square footage for these signs is approximately 43 square feet. These signs are identified as A.B1 in the signage documents.
3. One (1) set of internally illuminated channel letters and a logo sign to be mounted on a raceway at street level on the south (Pecan) facade. The proposed channel letters will feature an overall length of 22' – 1 13/16" and an overall height of 1' – 8". The logo sign will feature an overall width of 2' – 3 11/16" and an overall height of 3' – 5". The total square footage for these signs is approximately 43 square feet. These signs are identified as A.C1 in the signage documents.
4. One (1) set of internally illuminated channel letters and a logo sign to be mounted on a raceway above the vehicular entrance to the parking garage on the east (Pecan) façade. The proposed channel letters will feature an overall length of 11' – 2" and an overall height of 11 11/16". The proposed logo sign will feature an overall width of 1' 4 ¼" and an overall height of 2' – 0". The total square footage for these signs is approximately 12 square feet. Beneath these signs the applicant has proposed to install a parking sign to feature an overall size of 8 square feet. These signs are identified as D.A1 in the signage documents.
5. One (1) "Do Not Enter" sign above the vehicular exit of the parking garage. Staff finds this signage to be incidental and is not included in the total square footage request. This sign is identified in the application documents as D.A2.

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.

Unified Development Code Section 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 a Certificate of Appropriateness for approval to install signage at 111 E Pecan. This property is located within the Downtown Design District and the River Improvement Overlay, District 3.
- b. ALLOWABLE SIGNAGE – The Unified Development Code recommends one major and two minor signs per application, not to exceed fifty (50) square feet total. Additionally, the UDC notes that signage should be designed to be in proportion to the façade. The Commission may approve additional signage and square footage.
- c. LOGO SIGNS (Penthouse Level) – The applicant has proposed to install two (2), internally illuminated logo signs to be located on the east and west facades at the mechanical penthouse level, approximately 290' above street level. The proposed logo signs will feature an overall height of 16' – 0" and an overall width of 10' – 9 3/4" for a total size of approximately 140 square feet. These signs are identified as A.A2 in the signage documents. As designed, the proposed signs will feature metal construction with flex faces that will allow for illumination of the boarder and center logo. Generally, staff finds the proposed sign to be appropriate and consistent with the UDC regarding lighting.
- d. WALL SIGNS (East & North Facades) – The applicant has proposed to install two (2) sets of internally illuminated channel letters and logo signs to be mounted on both the east (River Walk at parking garage) and north (Martin) façade. The proposed channel letters will feature an overall length of 22' – 1 13/16" and an overall height of 1' – 8". The logo sign will feature an overall width of 2' – 3 11/16" and an overall height of 3' – 5". The total square footage for these signs is approximately 43 square feet. These signs are identified as A.B1 in the signage documents. Generally, staff finds the proposed sign on the north façade (Martin Street) to be appropriate; however, the UDC Section 35-681(c)(2) notes that the maximum allowable size for any sign on the river side of a property abutting the publicly owned River Walk and visible from the River Walk shall be eight (8) square feet in size. If a building surface is used for signage, the letters or design shall not exceed a surface area of eight (8) square feet. Internal illumination is prohibited for signs abutting the River Walk and signs must be constructed of wood, metal, or glass. Staff finds that any signage installed on the river side of the property should be consistent with this section of the UDC; signage should not exceed eight square feet, should be indirectly illuminated, and should not feature vinyl or plastic sign elements.
- e. WALL SIGN (Pecan Façade) – The applicant has proposed to install one (1) set of internally illuminated channel letters and a logo sign to be mounted on a raceway at street level on the south (Pecan) facade. The proposed channel letters will feature an overall length of 22' – 1 13/16" and an overall height of 1' – 8". The logo sign will feature an overall width of 2' – 3 11/16" and an overall height of 3' – 5". The total square footage for these signs is approximately 43 square feet. These signs are identified as A.C1 in the signage documents. Generally, staff finds the proposed sign to be appropriate and consistent with the UDC regarding lighting.
- f. GARAGE ENTRANCE SIGN (Pecan Façade) – The applicant has proposed to install one (1) set of internally illuminated channel letters and a logo sign to be mounted on a raceway above the vehicular entrance to the parking garage on the east (Pecan) façade. The proposed channel letters will feature an overall length of 11' – 2" and an overall height of 11 11/16". The proposed logo sign will feature an overall width of 1' 4 1/4" and an overall height of 2' – 0". The total square footage for these signs is approximately 12 square feet. Beneath these signs the applicant has proposed to install a parking sign to feature an overall size of 8 square feet. These signs are identified as D.A1 in the signage documents. Generally, staff finds the proposed sign to be appropriate and consistent with the UDC regarding lighting.
- g. INCIDENTAL SIGNAGE – On the north (Martin) façade, the applicant has proposed to install one (1) "Do Not Enter" sign above the vehicular exit of the parking garage. Staff finds this signage to be incidental and is not included in the total square footage request. This sign is identified in the application documents as D.A2.

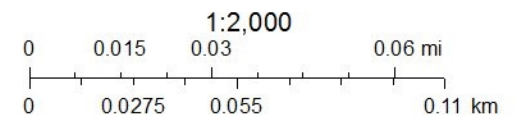
RECOMMENDATION:

1. Staff recommends approval of item #1, two logo signs at the penthouse level based on findings b and c, as submitted.
2. Staff recommends approval of item #2, the installation of wall signs on the east (River) and north (Martin) facades, based on findings b and d with the following stipulations:
 - i. That signage installed on the river façade be reduced to no more than eight (8) square feet in size and feature metal, wood or glass construction, with indirect illumination, as noted in finding d. Revised signage is to be submitted to OHP staff for review and approval. Signage is to comply with the UDC Section 35-681.
3. Staff recommends approval of item #3, the installation of a wall sign on the south (Pecan) façade, as submitted, based on finding e.
4. Staff recommends approval of item #4, the installation of a wall sign on the south (Pecan) façade above the vehicular entrance to the parking garage, as submitted, based on finding f.
5. Staff recommends approval of item #5, the installation of incidental signage on the north façade based on finding g.

City of San Antonio One Stop



November 28, 2023



LEO A DALY

3232 MCKINNEY AVENUE, SUITE 800
DALLAS, TX 75204-8589

CIVIL
JQ ENGINEERING
100 NE LOOP 410 SUITE 950 SAN ANTONIO, TX 78216

STRUCTURAL
ARMSTRONG-DOUGLASS
1601 BRYAN ST, SUITE 202 DALLAS, TX 75201

MEP
CLEARY ZIMMERMAN
1344 SOUTH FLORES, STE. 101 SAN ANTONIO, TX
78204

LIGHTING
REVEAL DESIGN GROUP
150 W 28TH ST, SUITE 401 NEW YORK, NY

KEY PLAN

REVISIONS

[illegible]

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

PUBLIC AREA RENOVATION PACKAGE

DESIGN DEVELOPMENT

NOT FOR REGULATORY APPROVAL,
BIDDING OR CONSTRUCTION

Project No. 012-10474-000
JANUARY 17, 2022

EXTERIOR ELEVATIONS

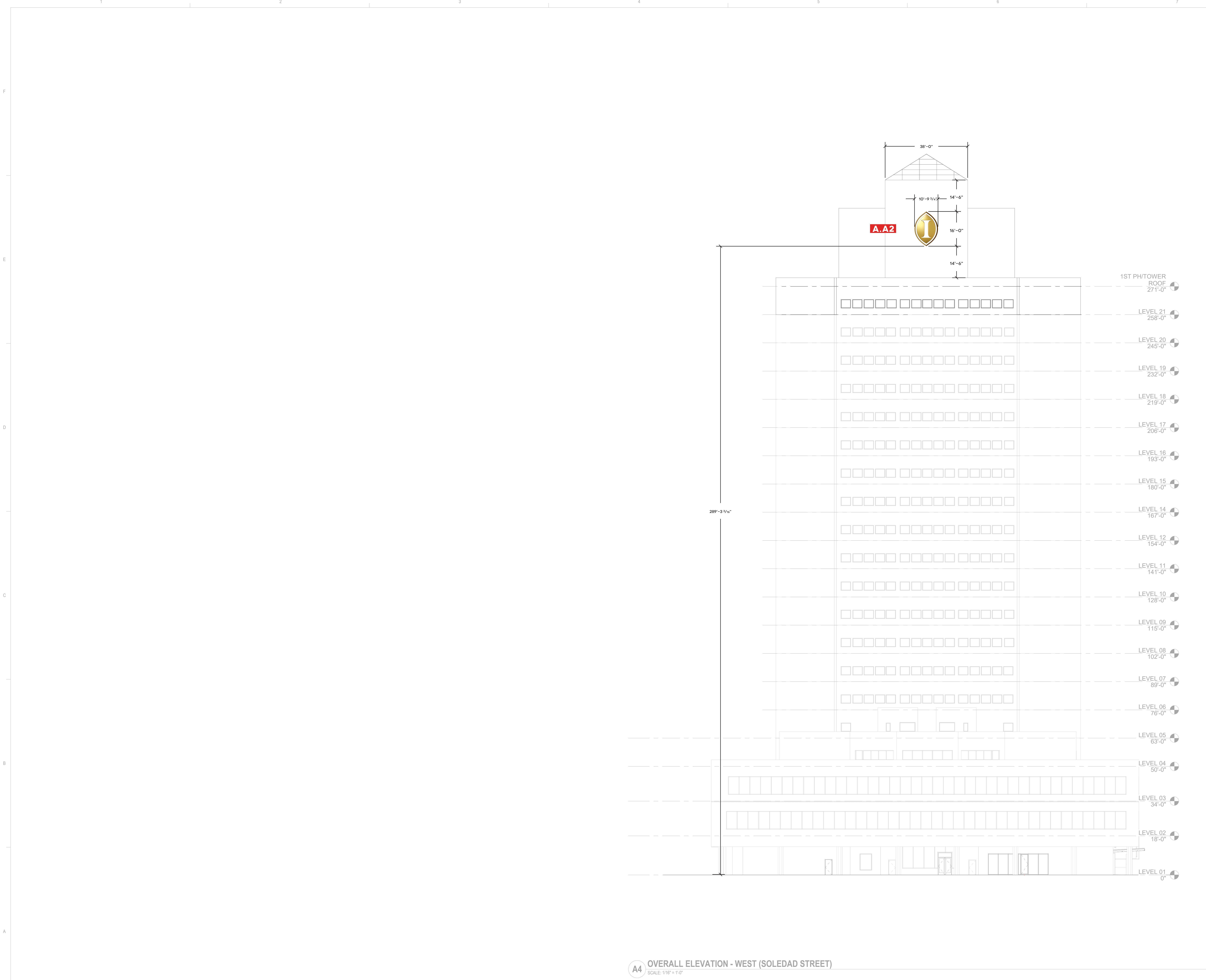
AE200

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GUESTROOM RENOVATION PACKAGE - PERMIT SET

A3 EXTERIOR ELEVATION - SOUTH (PECAN)
SCALE: 1/16" = 1'-0"

2/1/2022 4:58:45 PM BIM 360://012-10474-000_Scarlett Hotel Group San Antonio (SA) Architecture.rvt



A4 OVERALL ELEVATION - WEST (SOLEDAD STREET)
SCALE: 1/16" = 1'-0"

INTERCONTINENTAL
SAN ANTONIO
111 PECAN ST.
SAN ANTONIO, TX 78205

111 E PECAN, LLC

802 E 19TH AVENUE, SUITE #22B
DENVER, CO 80218

LEO A DAILY

3232 MCKINNEY AVENUE, SUITE 800
DALLAS, TX 75204-8589



CIVIL
JQ ENGINEERING
100 NE LOOP 410 SUITE 950 SAN ANTONIO, TX 78216

STRUCTURAL
ARMSTRONG-DOUGLASS
1601 BRYAN ST, SUITE 202 DALLAS, TX 75201

MEP
CLEARY ZIMMERMAN
1344 SOUTH FLORES, STE. 101 SAN ANTONIO, TX 78204

LIGHTING
REVEAL DESIGN GROUP
150 W 28TH ST, SUITE 401 NEW YORK, NY

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

GUEST ROOM DEMO
PACKAGE - ISSUE FOR
CONSTRUCTION

Project No. 012-10474-000
JANUARY 17, 2022

EXTERIOR ELEVATION

AE201

KEY PLAN

REVISIONS

[illegible]

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

PUBLIC AREA RENOVATION PACKAGE

DESIGN DEVELOPMENT

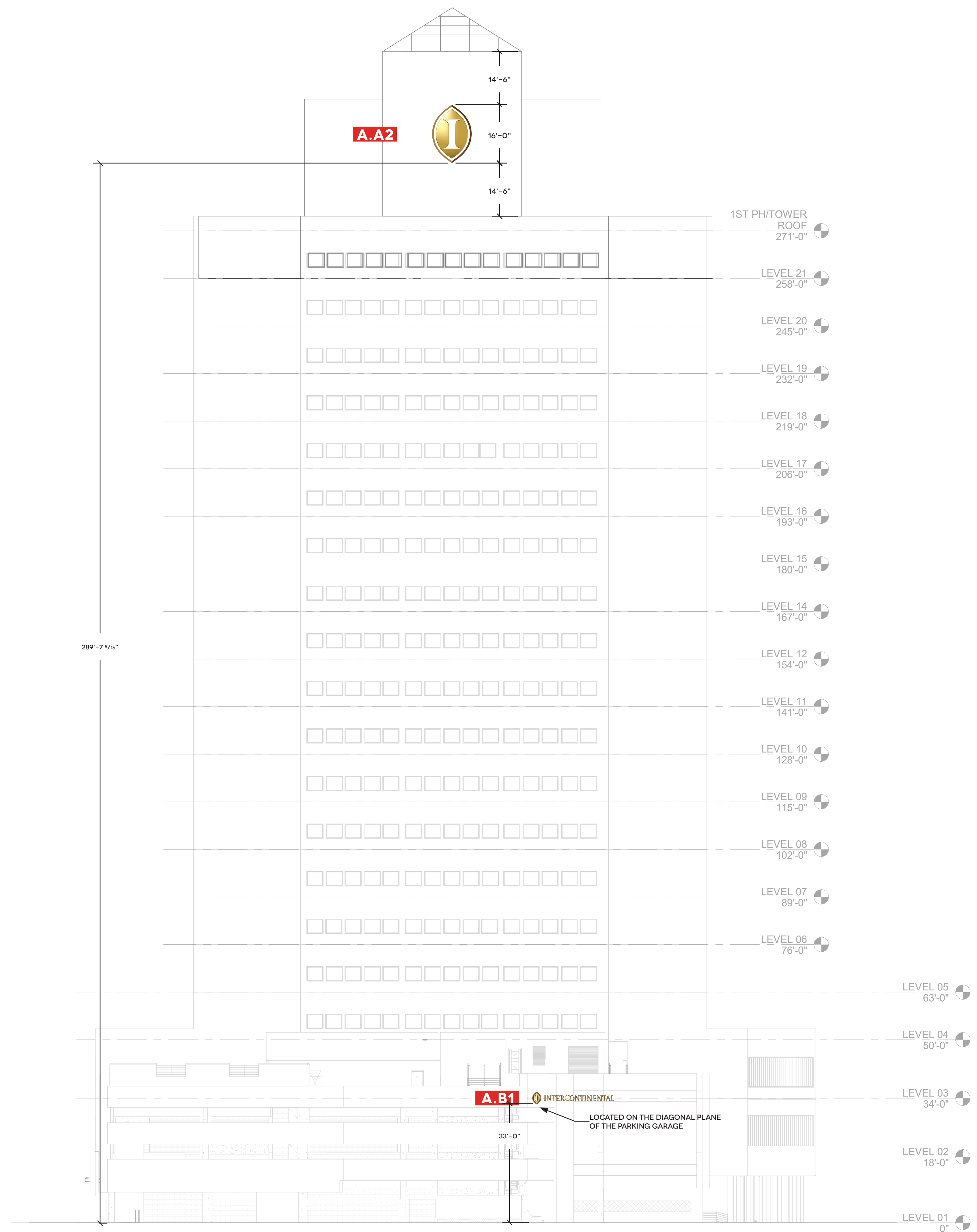
NOT FOR REGULATORY APPROVAL,
BIDDING OR CONSTRUCTION

Project No. 012-10474-000
JANUARY 17, 2022

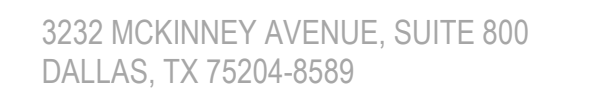
EXTERIOR ELEVATION

AE202

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A4 OVERALL ELEVATION - EAST (RIVERWALK)
SCALE: 1/16" = 1'-0"



CIVIL
JQ ENGINEERING
100 NE LOOP 410 SUITE 950 SAN ANTONIO, TX 78216

STRUCTURAL
ARMSTRONG-DOUGLASS
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MEP
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78204

LIGHTING
REVEAL DESIGN GROUP
 150 W 28TH ST, SUITE 401 NEW YORK, NY

KEY PLAN

REVISIONS

[illegible]

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draft	Author
Check	Checker

STAMP

PUBLIC AREA RENOVATION PACKAGE

DESIGN DEVELOPMENT

NOT FOR REGULATORY APPROVAL,
BIDDING OR CONSTRUCTION

Project No. 012-10474-000
JANUARY 17, 2022

EXTERIOR ELEVATION

AE203

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GUESTROOM RENOVATION PACKAGE - PERMIT SET

A3 OVERALL ELEVATION - NORTH (MARTIN)
SCALE: 1/16" = 1'-0"

- ① SIGN FACE-4 Color Metallic Process printed flex face to snap into CABINET RETURN using mounting system.
- ② CABINET RETURN-Fabricated aluminum painted with metallic paint with interior painted bright white. Mount flush to building facade.
- ③ MOUNTING-Mount to steel frame using toggle bolts.



A
Pantone 8383
Metallic Gold

QUANTITY=2

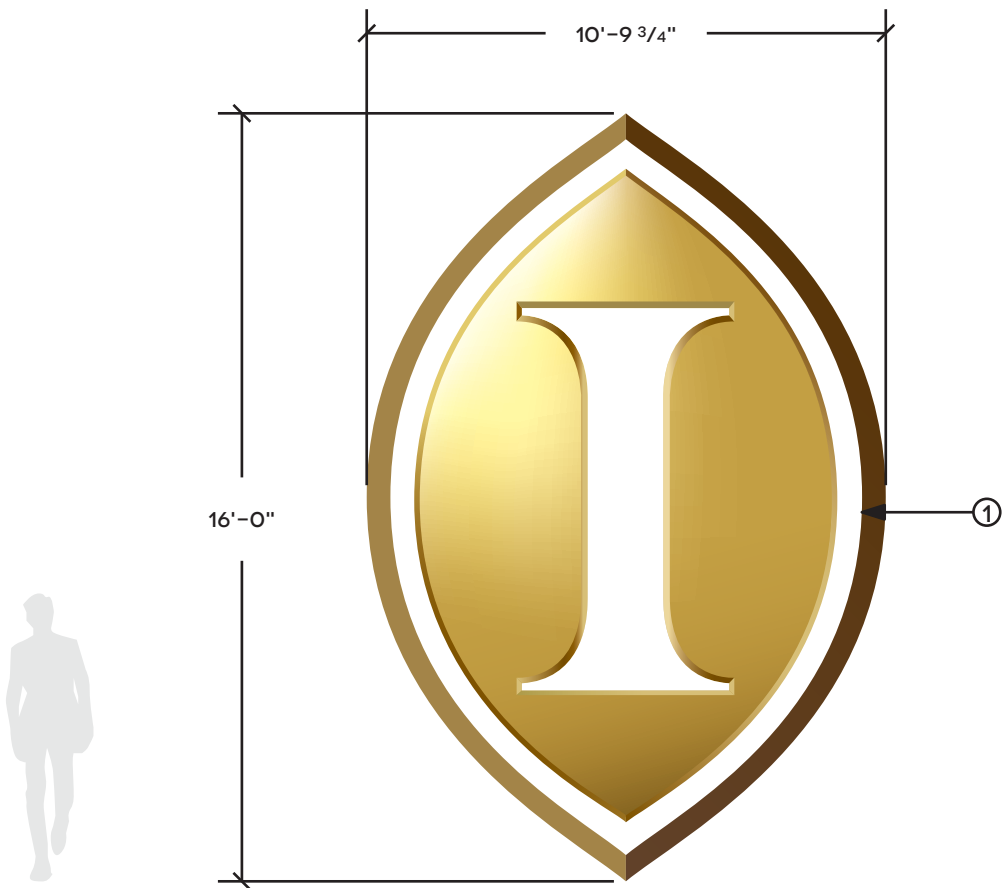

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SIGNS

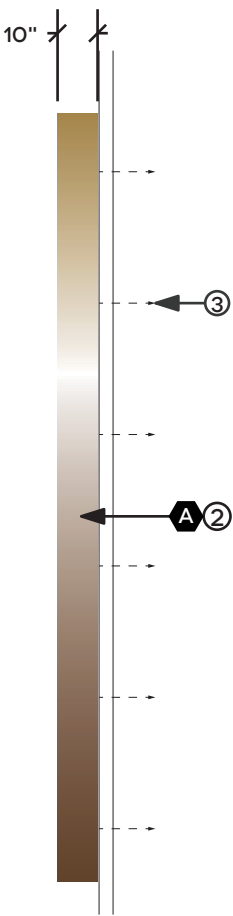
9661 E. 151st Place
Brighton, Colorado 80602

303.601.4885 Tel
www.monocosigns.com

DRAWING NOTES:



① HIGH LEVEL BRAND ID-FRONT VIEW
SCALE: 1/4"=1'



② HIGH LEVEL BRAND ID-SIDE VIEW
SCALE: 1/4"=1'



DAYTIME VIEW



NIGHTTIME VIEW

DESIGN INTENT

HIGH LEVEL BRAND ID
A.A2 SIGN DETAILS

Client approval of the print is required prior to manufacturing. Your approval acknowledges that this print is correct and supersedes all previous drawings and/or specifications related to this order.

Approved By: _____

Date Approved: _____

Job No: * 1624

Project: * IHG SAN ANTONIO

Reference: * TONY IGLESIAS

Scale: * 1/4"=1'

Drawn: * AMV Date: 07/10/2023

File Name: * IHG-HIGHLEVEL-SIGN_V1

DRAWING REVISIONS:

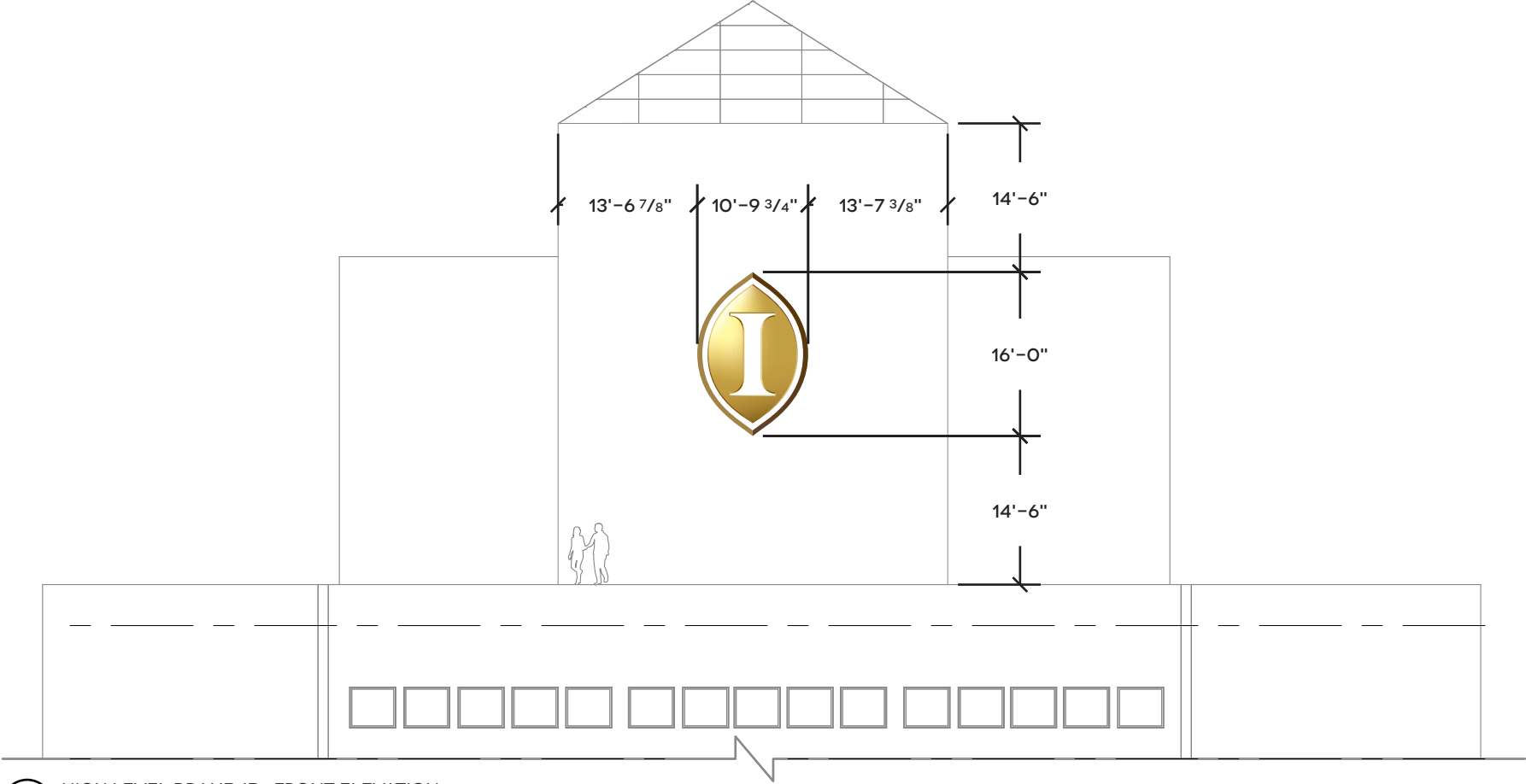
REVISION 1: REVISION 3:

REVISION 2: REVISION 4:

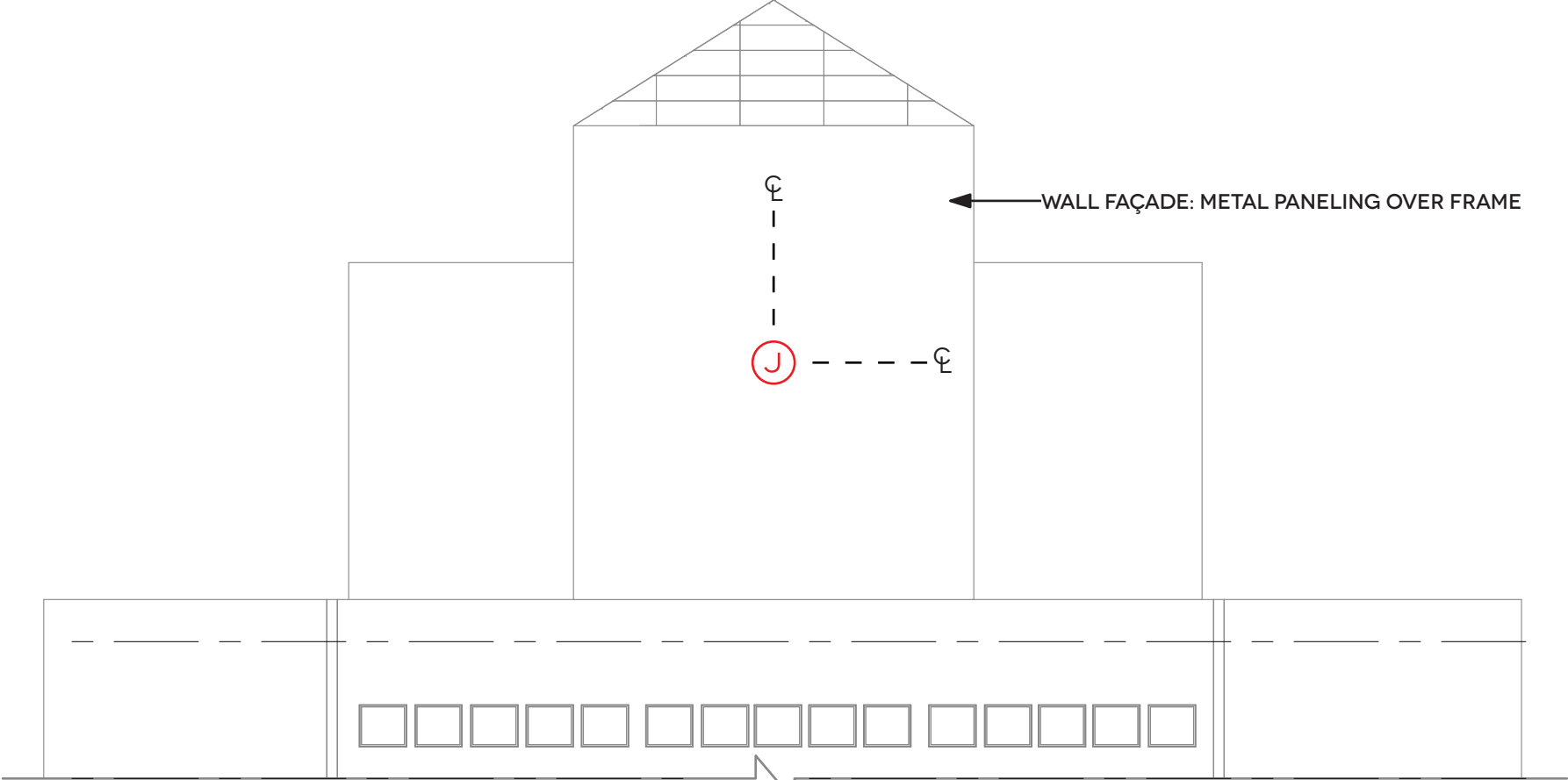
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EVE-150-12-K LED POWER SUPPLY	
RATED OUTPUT VOLTAGE	12V
RATED OUTPUT CURRENT	12.5A
RATED OUTPUT POWER	150W
OUTPUT VOLTAGE ACCURACY	±5%
OUTPUT RIPPLE & NOISE	150MVP-P
INPUT VOLTAGE RANGE	100-277VAC
INPUT FREQUENCY RANGE	50-60HZ
INPUT CURRENT	1.45A@115V 0.71A@ 230V
INRUSH CURRENT	40A (230VAC)
EFFICIENCY	90%

PANORAMIC 3D GEN. III PARAMETERS	
COLOR	WARM WHITE
PEAK WAVE LENGTH	3000K
MODULE/FT	1.5
LM/MODULE	98
LM/FT	147
LM/W	96
W/MODULE	1
W/FT	1.5
INPUT VOLTAGE	12
VIEWING ANGLE	170°
WATERPROOF	IP66



1 HIGH LEVEL BRAND ID-FRONT ELEVATION
SCALE: 1/16"=1'



2 HIGH LEVEL BRAND ID ELECTRICAL-LOCATION
SCALE: 1/16"=1'



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DRAWING NOTES:

DESIGN INTENT

HIGH LEVEL BRAND ID
A.A2 ELEVATIONS

Client approval of the print is required prior to manufacturing. Your approval acknowledges that this print is correct and supersedes all previous drawings and/or specifications related to this order.

Approved By: _____

Date Approved: _____

Job No: * 1624

Project: * IHG SAN ANTONIO

Reference: * TONY IGLESIAS

Scale: * 1/4"=1'

Drawn: * AMV Date: 07/10/2023

File Name: * IHG-HIGHLEVEL-SIGN_V1

DRAWING REVISIONS:

REVISION 1: REVISION 3:

REVISION 2: REVISION 4:

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DRAWING NOTES:

DESIGN INTENT

HIGH LEVEL BRAND ID A.A2 EXISTING CONDITION

Client approval of the print is required prior to manufacturing. Your approval acknowledges that this print is correct and supersedes all previous drawings and/or specifications related to this order.

Approved By: _____

Date Approved: _____

Job No: * 1624

Project: * IHG SAN ANTONIO

Reference: * TONY IGLESIAS

Scale: * 1/4"=1'

Drawn: * AMV Date: 07/10/2023

File Name: * IHG-HIGHLEVEL-SIGN_V1

DRAWING REVISIONS:

REVISION 1: REVISION 3:

REVISION 2: REVISION 4:

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- ① "I" ICON-3" deep internally illuminated fabricated Polished Gold Titanium medallion with beveled interior returns backed with translucent white acrylic. Polished face with satin returns and clear lacquer finish. Mount to RACEWAY and BRACKETS with mechanical fasteners.
- ② LOGO-3" deep internally illuminated fabricated Polished Gold Titanium channel letters with 1/4" slim trim and translucent white acrylic faces. Polished face with satin returns and clear lacquer finish. Mount to RACEWAY and BRACKETS with mechanical fasteners.
- ③ RACEWAY-4"x 3"x 22' fabricated raceway to match and mount to top of canopy.
- ④ BRACKETS-4"x 12" angle bracket to mount to top of RACEWAY and secure to back of LOGO.

QUANTITY=1



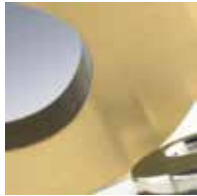
Fabricated Gold Titanium Beveled Medallion



Slim Trim Gold Titanium Face Illuminated Channel Letter



A
Polished Gold Titanium Faces



B
Satin Gold Titanium Returns



C
2447 Translucent White Acrylic



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DRAWING NOTES:

DESIGN INTENT

LOW LEVEL BRAND ID
A.C1 SIGN DETAILS

Client approval of the print is required prior to manufacturing. Your approval acknowledges that this print is correct and supersedes all previous drawings and/or specifications related to this order.

Approved By: _____

Date Approved: _____

Job No: * 1624

Project: * IHG SAN ANTONIO

Reference: * TONY IGLESIAS

Scale: * 1/2"=1'

Drawn: * AMV Date: 07/10/2023

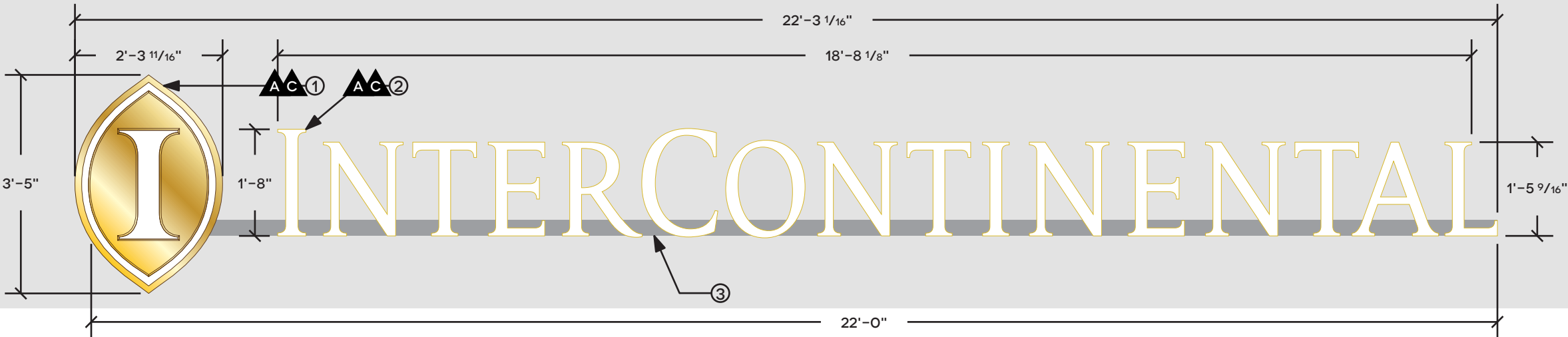
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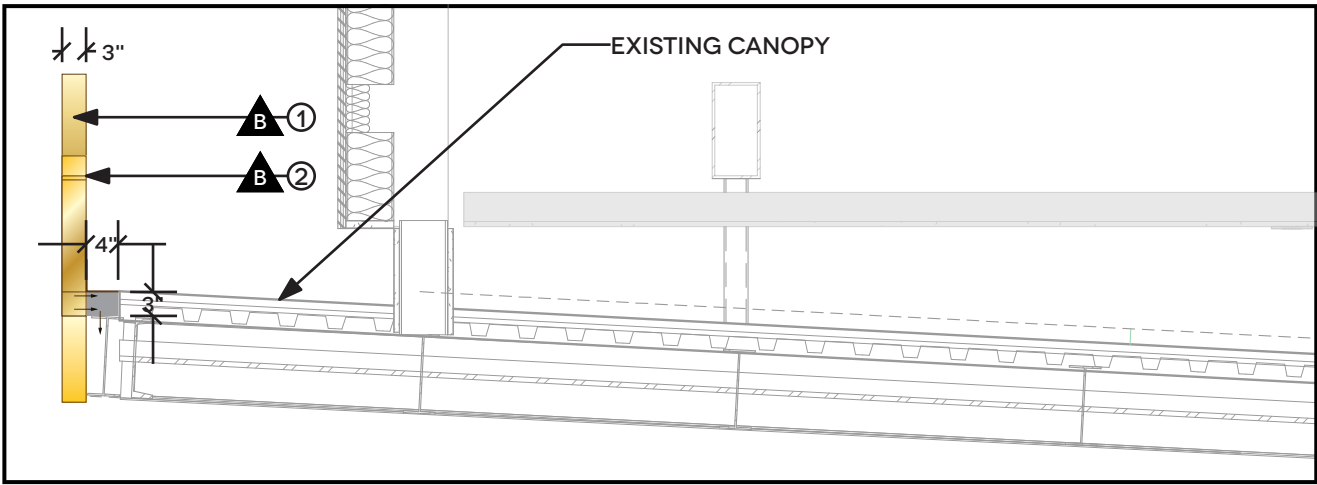
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REVISION 2: REVISION 4:

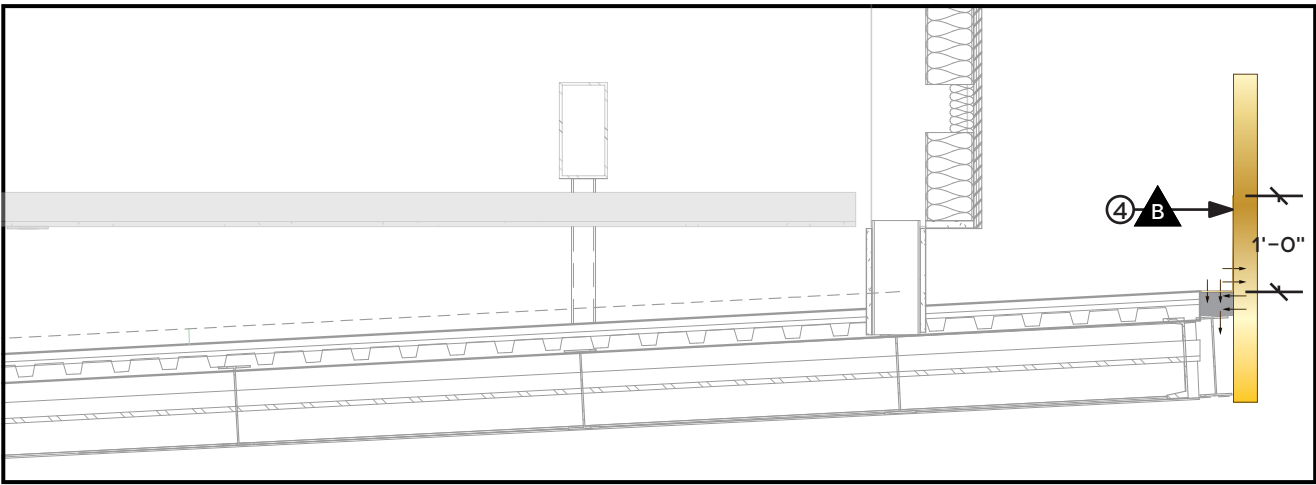
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① LOW LEVEL BRAND ID-FRONT VIEW
SCALE: 1/2"=1'



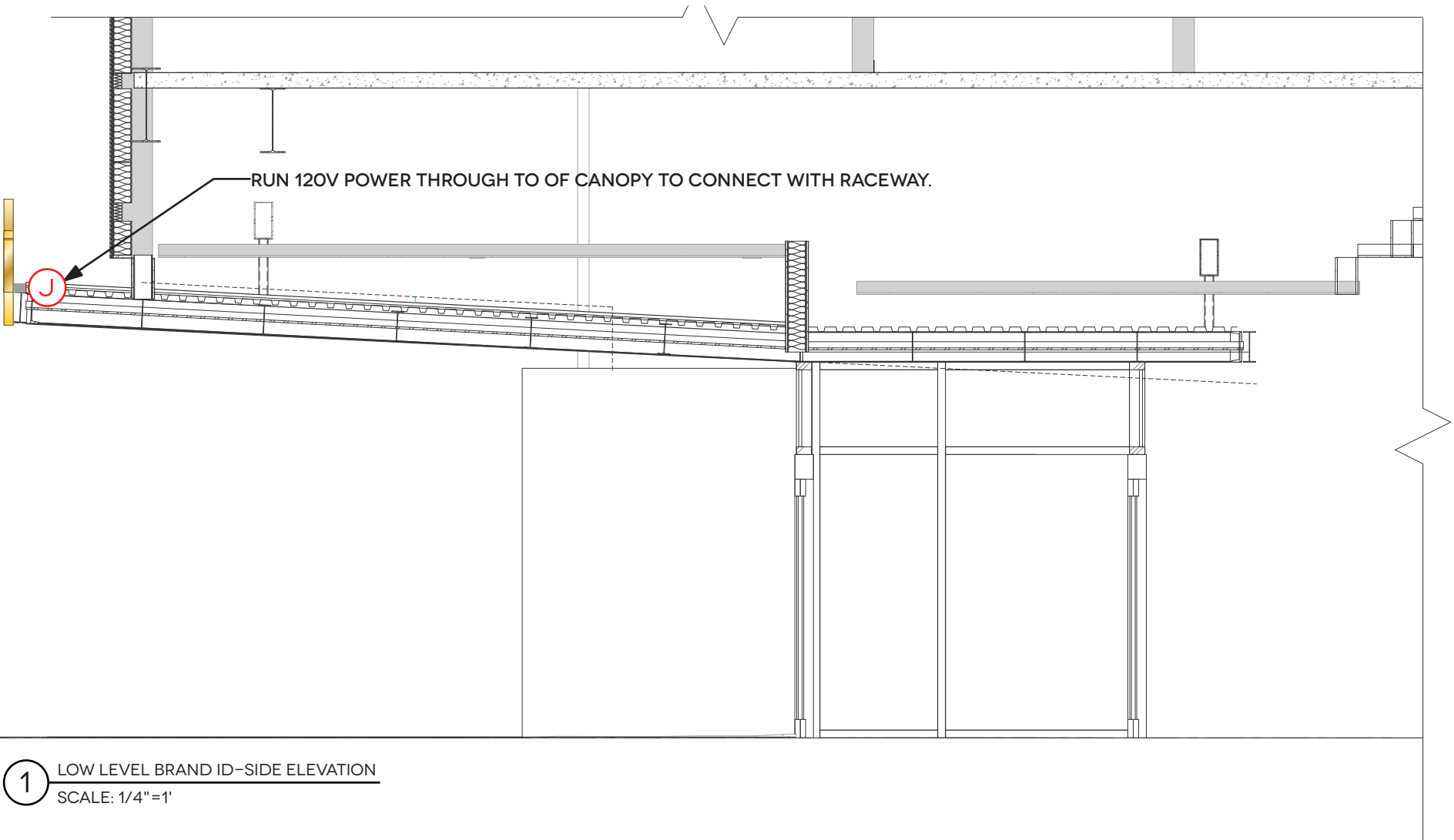
② LOW LEVEL BRAND ID-RIGHT SIDE VIEW
SCALE: 1/2"=1'



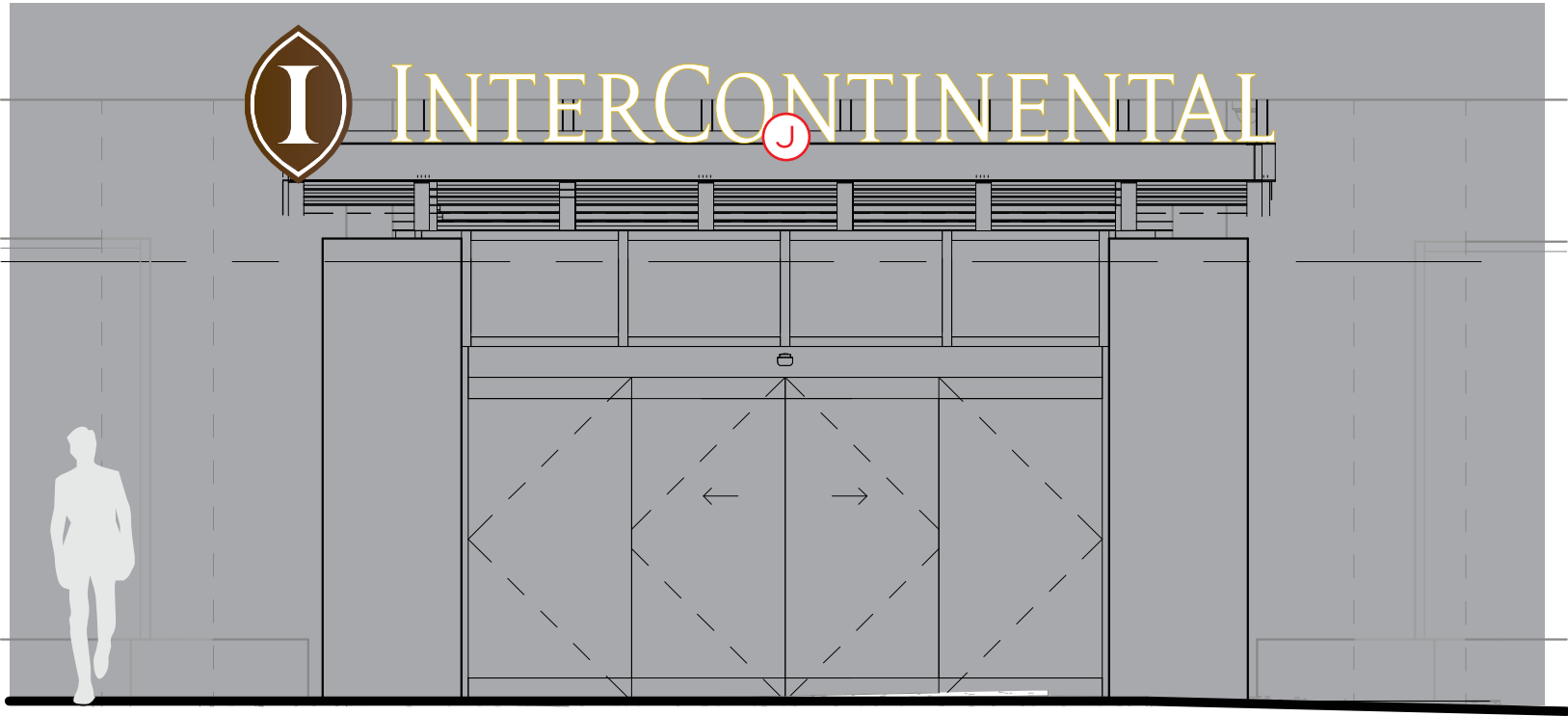
③ LOW LEVEL BRAND ID-LEFT SIDE VIEW
SCALE: 1/2"=1'

EVE-150-12-K LED POWER SUPPLY	
RATED OUTPUT VOLTAGE	12V
RATED OUTPUT CURRENT	12.5A
RATED OUTPUT POWER	150W
OUTPUT VOLTAGE ACCURACY	±5%
OUTPUT RIPPLE & NOISE	150MVP-P
INPUT VOLTAGE RANGE	100-277VAC
INPUT FREQUENCY RANGE	50-60HZ
INPUT CURRENT	1.45A@115V 0.71A@ 230V
INRUSH CURRENT	40A (230VAC)
EFFICIENCY	90%

PANORAMIC 3D GEN. III PARAMETERS	
COLOR	WARM WHITE
PEAK WAVE LENGTH	3000K
MODULE/FT	1.5
LM/MODULE	98
LM/FT	147
LM/W	96
W/MODULE	1
W/FT	1.5
INPUT VOLTAGE	12
VIEWING ANGLE	170°
WATERPROOF	IP66



1 LOW LEVEL BRAND ID-SIDE ELEVATION
SCALE: 1/4"=1'



2 LOW LEVEL BRAND ID-NIGHT ELEVATION
SCALE: 1/4"=1'

DRAWING NOTES:

DESIGN INTENT

LOW LEVEL BRAND ID A.C1 ELEVATIONS

Client approval of the print is required prior to manufacturing. Your approval acknowledges that this print is correct and supersedes all previous drawings and/or specifications related to this order.

Approved By: _____

Date Approved: _____

Job No: * 1624

Project: * IHG SAN ANTONIO

Reference: * TONY IGLESIAS

Scale: * 1/4"=1'

Drawn: * AMV Date: 07/10/2023

File Name: * IHG-HIGHLEVEL-SIGN_V1

DRAWING REVISIONS:

REVISION 1: REVISION 3:

REVISION 2: REVISION 4:

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- ① "I" ICON-3" deep internally illuminated fabricated Polished Gold Titanium medallion with beveled interior returns backed with translucent white acrylic. Polished face with satin returns and clear lacquer finish. Mount to RACEWAY and BRACKETS with mechanical fasteners.
- ② LOGO-3" deep internally illuminated fabricated Polished Gold Titanium reverse channel letters for halo illumination. Polished face with satin returns and clear lacquer finish. Mount 2" off wall surface.
- ③ DIFFUSER-1/2" acrylic backer for with sand blasted edges for edge illuminated and clear polished back.
- ④ ELECTRICAL-Drill through wall with access panel interior of building to gang wires together to driver.

QUANTITY=2



Fabricated Gold Titanium Beveled Medallion



Fabricated Gold Titanium Halo Illuminated Letter



A
Polished Gold Titanium Faces



B
Satin Gold Titanium Returns



C
2447 Translucent White Acrylic

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DRAWING NOTES:

DESIGN INTENT

MID LEVEL BRAND ID
A.B1 SIGN DETAILS

Client approval of the print is required prior to manufacturing. Your approval acknowledges that this print is correct and supersedes all previous drawings and/or specifications related to this order.

Approved By: _____

Date Approved: _____

Job No: * 1624

Project: * IHG SAN ANTONIO

Reference: * TONY IGLESIAS

Scale: * 1/2"=1'

Drawn: * AMV Date: 07/10/2023

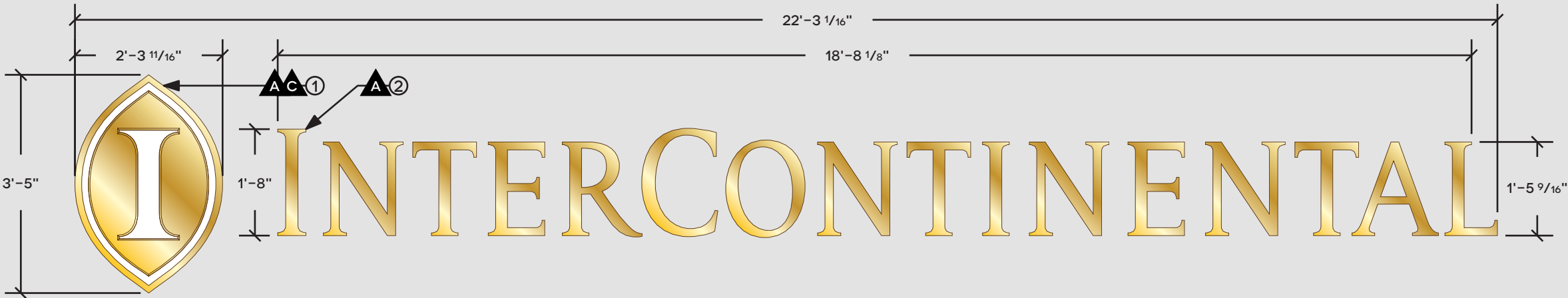
File Name: * IHG-HIGHLEVEL-SIGN_V1

DRAWING REVISIONS:

REVISION 1: REVISION 3:

REVISION 2: REVISION 4:

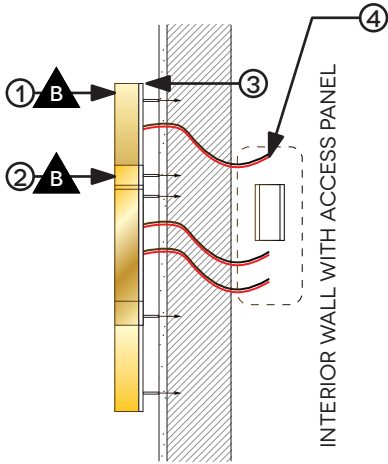
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① MID LEVEL BRAND ID-FRONT VIEW
SCALE: 1/2"=1'



② MID LEVEL BRAND ID-NIGHT ILLUMINATION
SCALE: 1/2"=1'



③ MID LEVEL BRAND ID-SIDE VIEW
SCALE: 1/2"=1'

- ① "1" ICON-3" deep internally illuminated fabricated Polished Gold Titanium medallion with beveled interior returns backed with translucent white acrylic. Polished face with satin returns and clear lacquer finish. Mount to STRUT with mechanical fasteners.
- ② LOGO-3" deep internally illuminated fabricated Polished Gold Titanium channel letters with 1/4" slim trim and translucent white acrylic faces. Polished face with satin returns and clear lacquer finish. Mount to STRUT with mechanical fasteners.
- ③ STRUT-13/16" x 13/32" Extra Low-Profile Strut Channel painted to match Aluminum Fins. Welded tabs bolt between vertical Aluminum Fins. Conceal wiring.
- ④ CABINET-3" deep internally illuminated aluminum box painted to match Architectural Metal. Routed with push-thru flush graphics for face illumination.



Fabricated Gold Titanium Beveled Medallion



Slim Trim Gold Titanium Face Illuminated Channel Letter



A
Polished Gold Titanium Faces



B
Satin Gold Titanium Returns



C
2447 Translucent White Acrylic



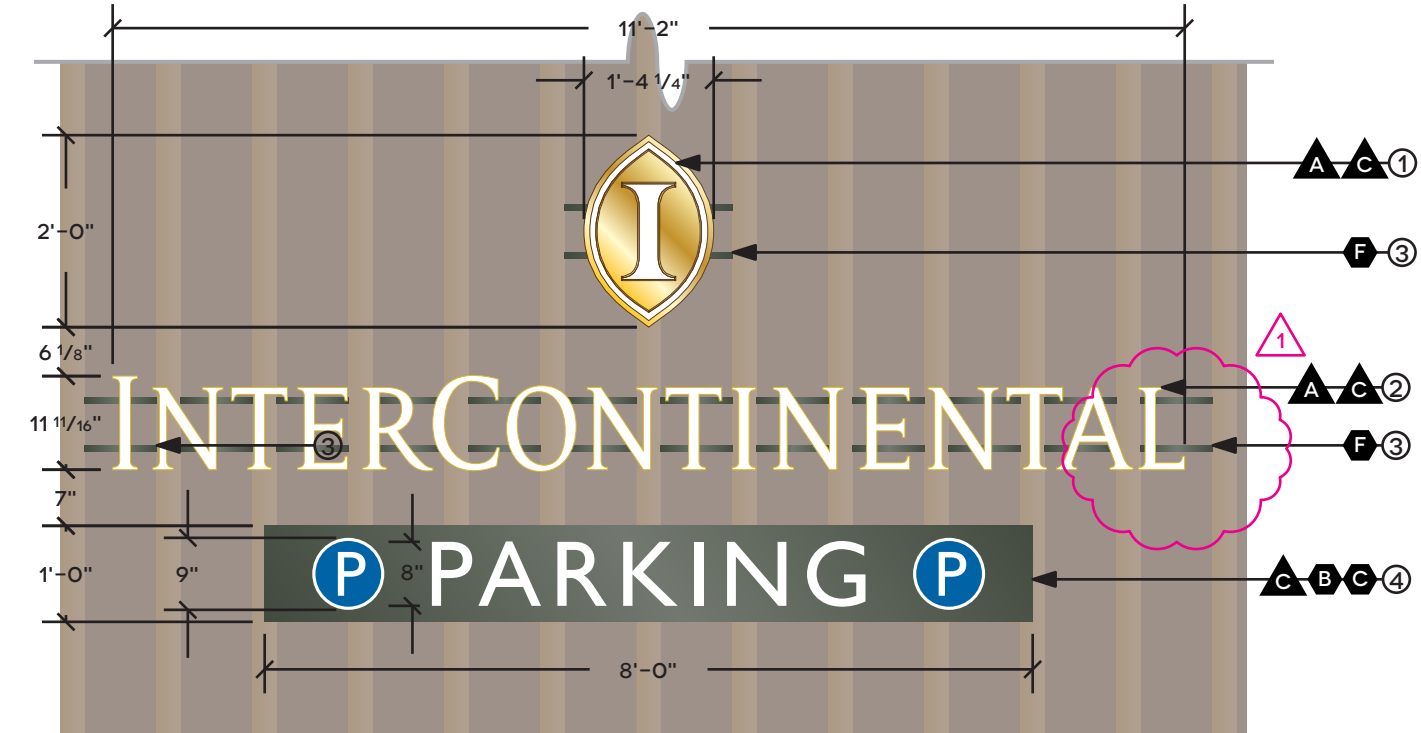
B
Pantone Black 7c Satin



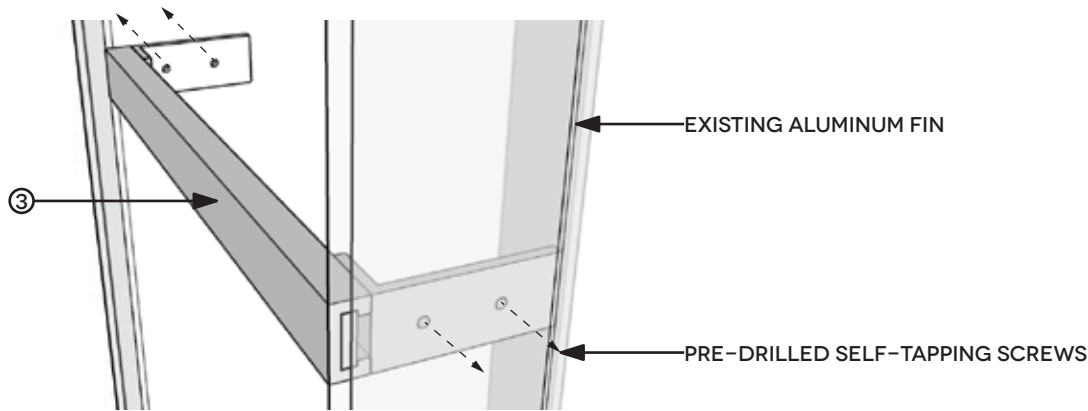
C
Gerber Translucent Intense Blue 230-127



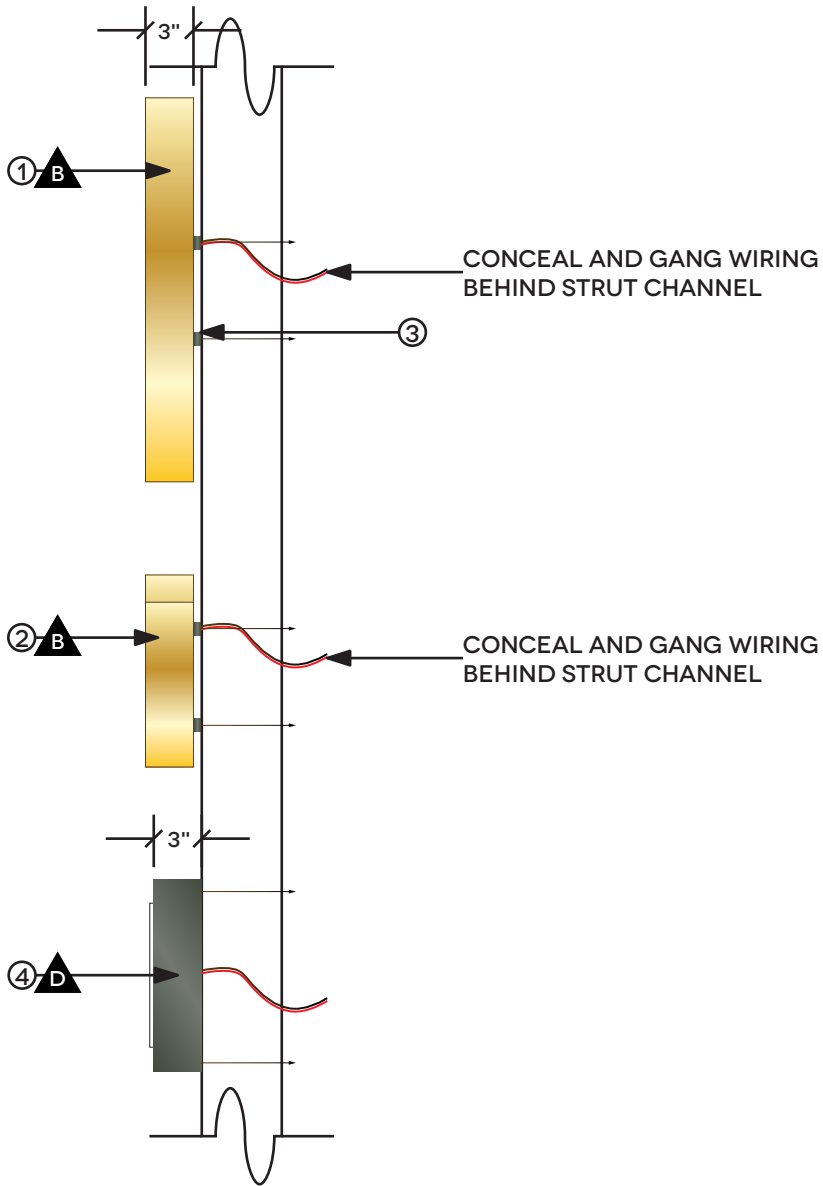
F
Color to match Aluminum Fins



① PARKING ENTRANCE ID-FRONT ELEVATION
SCALE: 1/2"=1'



② UNI-STRUT BRACKET-ISO DETAIL
SCALE: NTS



③ PARKING ENTRANCE ID-SIDE VIEW
SCALE: 1"=1'

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DRAWING NOTES:

- ① STRUTS MOUNT INTERIOR OF ALUMINUM FINs TO BE MORE CONCEALED WITH ALUM. FINs.

DESIGN INTENT

PARKING ENTRANCE ID
D.A1 SIGN DETAILS

Client approval of the print is required prior to manufacturing. Your approval acknowledges that this print is correct and supersedes all previous drawings and/or specifications related to this order.

Approved By: _____

Date Approved: _____

Job No: * 1624

Project: * IHG SAN ANTONIO

Reference: * TONY IGLESIAS

Scale: * AS NOTED

Drawn: * AMV Date: 07/10/2023

File Name: * IHG-HIGHLEVEL-SIGN_V1

DRAWING REVISIONS:

REVISION 1: REVISION 3:

REVISION 2: REVISION 4:

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- ① CABINET-3" deep internally illuminated aluminum box painted to match Architectural Metal. Routed with push-thru flush graphics for face illumination.



C
2447 Translucent
White Acrylic



B
Pantone Black 7c
Satin



D
Gerber Translucent
Intense Blue 230-127

QUANTITY=1

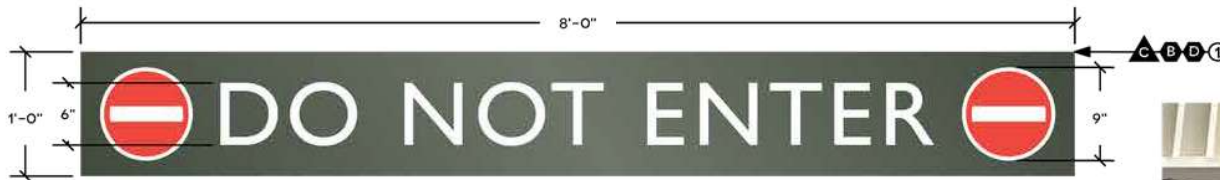
INTERCONTINENTAL
SAN ANTONIO RIVERWALK

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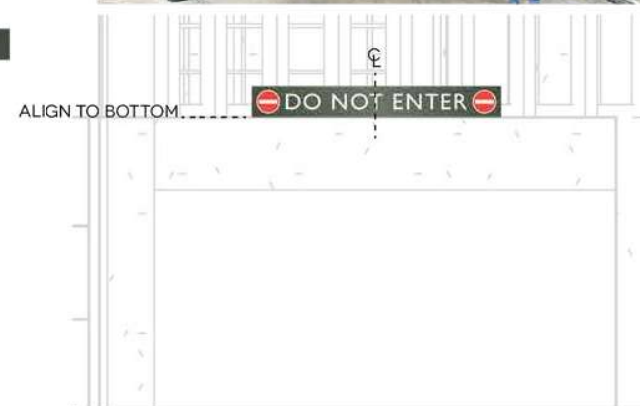
DRAWING NOTES:



- ① PARKING EXIT ID-FRONT VIEW
SCALE: 1"=1'



- ② PARKING EXIT ID-TOP VIEW
SCALE: 1"=1'



- ③ PARKING EXIT ID-FRONT ELEVATION
SCALE: 1/4"=1'

DESIGN INTENT

PARKING EXIT ID SIGN DETAILS

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Approved By: _____

Date Approved: _____

Job No: * 1624

Project: * IHG SAN ANTONIO

Reference: * TONY IGLESIAS

Scale: * AS NOTED

Drawn: * AMV Date: 07/10/2023

File Name: * IHG-HIGHLEVEL-SIGN_V1

DRAWING REVISIONS:

REVISION 1: _____ REVISION 3: _____

REVISION 2: _____ REVISION 4: _____

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