

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2023

HDRC CASE NO: 2023-411
ADDRESS: 2305 ROOSEVELT AVE
2300 ROOSEVELT AVE
310 EADS AVE
311 EADS AVE
LEGAL DESCRIPTION: NCB 7456 BLK LOT 9 LIGHTHOUSE FOR THE BLIND
NCB 7456 P-104 (LIGHTHOUSE FOR THE BLIND)
NCB 3578 (SA LIGHTHOUSE 300 EADS FACILITY), BLOCK 23 LOT 12
NCB 3579 BLK 24 LOT 8 (.146 AC) & SW IRR 106.24 FT OF A13 (.51 AC)
ZONING: R-6 CD, I-1, C-2NA, RIO-5, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: ZABRINA SILVA SILVA/COMET SIGNS
OWNER: SAN ANTONIO LIGHTHOUSE FOR THE BLIND
TYPE OF WORK: Signage
APPLICATION RECEIVED: September 21, 2023
60-DAY REVIEW: November 20, 2023
CASE MANAGER: Jessica Anderson

REQUEST:

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

1. Install one double-sided approx. 7.5'x19' monument sign at 2305 Roosevelt, totaling approx. 285 square feet.
2. Install an approx. 10.5'x11' aluminum sign at 2305 Roosevelt, totaling approx. 115 square feet.
3. Install an approx. 7.5'x19' single-sided monument sign at 310 Eads, totaling approx. 142 square feet.

Existing monuments will be removed.

APPLICABLE CITATIONS:

Mission Historic District Design Manual

Section 5: Guidelines for Signage

A. GENERAL

- i. *Provision* — Signage in the Mission Historic District should adhere to the Historic Design Guidelines unless amended by the following provisions for signage in this section of the Mission Manual.
- ii. *Sign types* — Use sign types that are appropriate to the character and context of the area principally along the Mission Historic District Primary Road Corridors. Sign types that are not listed as a preferred type in the table below will be considered on a case by case basis.

B. PAINTED SIGNS

- i. *Paint Colors* — Brightly painted buildings are acceptable within the historic district in accordance with common cultural traditions but must be approved on a case by case basis. Provide the HDRC with a description of the design concept, drawings of the proposed painting, and color samples. Painting should express the historic district's regional cultural theme. Brightly painted buildings must have surfaces such as masonry or stucco capable of accommodating heavy layering of paint over time. In general, buildings with wood exteriors are not considered appropriate for heavy and repeated commercial painting.
- ii. *Masonry Buildings* — Historic masonry buildings of brick or stone that are currently unpainted should not be painted. Signage can be painted onto masonry buildings that have been previously painted.
- iii. *Lettering* — Painted content including lettering and graphics may be included in the overall painting scheme. The area of lettering and graphics should comply with the allowable size standards for wall mounted signs.

- iv. *Murals* — Painted murals on the blank side walls of existing buildings are generally acceptable as a form of public art. Murals are similar to painted masonry signs and are a means of enlivening the streetscape. Painted buildings, signage, and murals should be painted by professional artists experienced in mural design and execution. Masonry paint specifically made for the building surfaces and exterior conditions should be used. Signage and branding within murals will contribute to the overall signage square footage.
- v. *Painted Window Signs* — Painted window signs are acceptable within the historic district in accordance with common cultural and community traditions. Painted window signs should relate to the primary historic structure and/or existing branding in their color and art style. Painted window signs may include the business name, artful depictions of products and services, slogan branding, and/or seasonal decor. Painted window signs should be well maintained and reapplied as necessary. Signage and branding within windows will contribute to the overall signage square footage.

C. FREESTANDING SIGNS

- i. *Artistic Signs* — Consider using smaller signs, artistic signs, and signs that add to the architectural character of the building they serve. Exceptions to allowed materials, size, lighting, and mounting mechanism noted in this section of the Mission Manual may be considered based on the merit of the design of the artistic sign.
- ii. *Post-and-panel and Flag-Mounted Signs* — Post and-panel and flag-mounted signs are often appropriate for businesses with front lawns or landscape buffers between streetscapes and pedestrian walkways. These types of freestanding signs should feature wood posts and should be distinguished from generic metal pylon signs. Single-post signs should be displayed in a flag-mount configuration and should be distinguished from centered pole signs. Both sides of these types of signs will contribute to the overall square footage of signage allotted per property.
- iii. *Monument Signs* — Monument signage should have a horizontal orientation to reduce streetscape clutter; although vertical orientations are appropriate within scale to the adjacent building or development. Monumental signs are typically constructed with a base and a signage area attached or suspended perpendicular to base shafts or supports. The base should be constructed or faced with regionally-sourced sandstone or limestone of different shades and colors. The signage area may be fabricated in wood or metal. Lettering may be painted, carved or applied. Do not use suburban-style backlit monument signs or electronic messaging signs within historic contexts that are not historically found in San Antonio's historic districts.
- iv. *Monument Sign Area* — For single tenant monument signs, no single sign shall exceed 50 square feet in total area (including structural components of the sign), both sides counted. For example, a single tenant monument sign may be five feet tall and five feet wide. A wider monument sign would require a reduction in overall height. Multi-tenant signs shall not exceed 80 square feet in total area using the same standards above. (see Figure 5.1 and 5.2) [NOTE: The figures cited show a maximum height of 5' for single-tenant monument signs.]
- v. *Height* — Freestanding signs should accommodate pedestrians in their height. Sign heights are limited by their types in the table below. Sign height is measured from grade to the highest feature on the entire sign structure.

D. LIGHTING

- i. *Indirect Lighting* — Use of indirect or concealed lighting of sign surfaces where the source of lighting is not visible to observers is encouraged. Light fixtures providing indirect lighting to a sign surface, awning, or portion of the building may be observable and should be of high quality, for exterior use and exposure, and considered part of the overall design of the sign and the facade.
- ii. *Surface Wall-Neon Lighting* — Surface wall-mounted, projecting, and window neon signs are appropriate for use particularly when of high quality and artistic design. Neon lighting, when used, should be incorporated as an integral architectural element of the building.
- iii. *Lighting of Freestanding Signs* — Externally light freestanding signs using landscape lighting or gooseneck lighting.

E. DIGITAL PROJECTIONS

- i. *General* — Digital projections are not found historically and will be considered on a case by case basis. Projections are an appropriate alternative to traditional signage when structures have large uninterrupted wall planes featuring historic material like stucco or unpainted masonry.
- ii. *Signage Design* — Digital projections should relate to the primary historic structure and/ or existing branding in their color and art style. Displays of signage and branding within the projections will contribute to the overall signage square footage. Projections may include the business name, artful depictions of products and services, and slogan branding. Messaging that is temporary in nature including prices, sales, or specials are prohibited. The design of the projections should not distract from the character of the building it is projected on or interfere with traffic in its vicinity.

UDC Sec. 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.

FINDINGS:

- a. This request includes a collection of properties located at 2300 Roosevelt, 2305 Roosevelt, 310 Eads, and 311 Eads, owned by the San Antonio Lighthouse for the Blind which is rebranding to Vibrant Works. 311 Eads appears on historic aerials by 1963, and 310 Eads by 2014. 2300 Roosevelt was built c 1936, and 2305

Roosevelt was built c 1951 with later additions. All four properties are located in a River Improvement Overlay (RIO-5); 2300 and 2305 Roosevelt are also located in and contribute to the Mission Historic District.

- b. **SIGNAGE REMOVAL:** The applicant requests to remove five existing stucco-clad monument signs across the four addresses included in this request. Staff finds this request appropriate.
- c. **SIGNAGE (2305 ROOSEVELT):** The applicant requests to install two signs at this address, totaling approx. 399 square feet. Signs include an approx. 7.5'x19' double-sided metal and acrylic monument sign totaling approx. 284 square feet in the same location and in roughly the same proportions as the existing signage, and an approx. 115-square-foot metal sign at the front of the building. The monument sign is to feature reverse-lit channel letters as well as push-through acrylic letters. The approx. 115-square-foot metal sign is largely transparent and constructed of aluminum. Mission Historic District Design Manual 5.c.iv states that, for single tenant monument signs, no single sign shall exceed 50 square feet in total area (including structural components of the sign), both sides counted. The design manual also states that single-tenant monument signs may not exceed 5' in height. Staff finds the request does not conform to district guidelines.
- d. **SIGNAGE: MATERIALS (2305 ROOSEVELT):** The two signs proposed for this address are predominately constructed of metal. The monument sign has an aluminum base integrated into the design of the sign, and the largely transparent metal sign proposed at the front of the building is set in the landscape using two metal poles. Mission Historic District Design Manual 5.C.iii says the base should be constructed or faced with regionally-sourced sandstone or limestone of different shades and colors. The signage area may be fabricated in wood or metal. Lettering may be painted, carved or applied. Staff finds the bases for the signs do not conform to guidelines.
- e. **SIGNAGE (311 EADS):** The applicant requests to install an approx. 7.5'x19' single-sided metal and acrylic monument sign totaling approx. 142 square feet in the same location and in roughly the same proportions as the existing signage. The sign is to feature reverse-lit channel letters as well as push-through acrylic letters. Though signage is recommended not to exceed 50 square feet per site, UDC Sec. 35-678, Signs and Billboards in the RIO, states that 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. Because of the size of the site and the size of existing signage, staff finds the request appropriate.
- f. **HARDSCAPING AND LANDSCAPING:** Renderings submitted by the applicant indicate plans for modifications to the hardscaping and landscaping at 2300 Roosevelt. These scopes of work are not included in this review or approval and will require review via a separate application for Certificate of Appropriateness.

RECOMMENDATION:

Staff recommends approval of items 1 through 3, based on findings a through e, with the following stipulations:

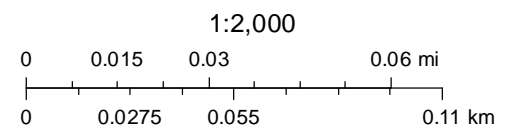
- i. That both signs proposed for 2305 Roosevelt be reduced to 50 square feet total per sign and less than 5' in height, as noted in finding c.
- ii. That the bases of both signs proposed for 2305 Roosevelt be constructed or faced with regionally-sourced sandstone or limestone of different shades and colors.

City of San Antonio One Stop



October 13, 2023

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels

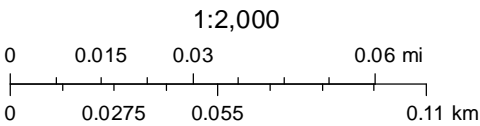


City of San Antonio One Stop



October 13, 2023

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels





Vibrant Works

Empowering people with vision loss

Sign Package

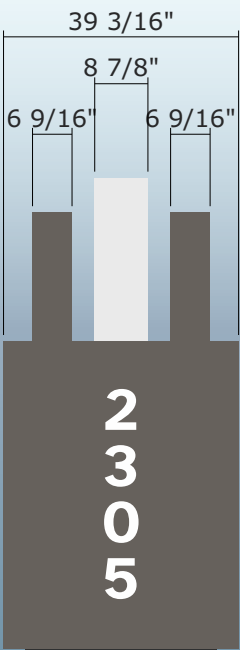


2305 Roosevelt San Antonio, TX 78210



Proposed Permanent Signage 2305 Roosevelt location

Note: DIMENSIONS TO BE VERIFIED PRIOR TO MANUFACTURE.



A

PERMANENT MONUMENT REPLACEMENT

144.18 SQFT

Qty: ONE (1)

Scale: 3/8" = 1'-0"

Scope of Work:

- Remove & discard existing monument.
- Manufacture and install ONE (1) CUSTOM fabricated, internally illuminated aluminum cabinet w/ reverse-lit channel letters for "Vibrant Works" & ropt (routed out push through) "Empowering people with vision loss" in white acrylic routed copy (specs TBD)
- Vector logo to be provided by client prior to manufacture.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:

**VIBRANT
WORKS**

☒ Proposal Drawing
☐ Final Drawing

Client: Vibrant Works
Location: 2305 Roosevelt
San Antonio, TX 78210
Prj. Mngr.: Teresa Collins
Date: 6/19/2023, 9/23
Designer: K Forster
File Name: 74459 Vibrant
Works New Sign Package
San Antonio TX R2.cdr

Proposal #: 74459
Job #: n/a

Revisions (M/D/Y)-(initials): desc.

R2 9/18/23 KF: Removed large portion
of package per client redlines
R3 10/5/23 KF: Updated package to
clarify work to be done per Z. Silva



TDLR: 18010 • MET: E113766

Corporate Office
5003 Stout Drive
San Antonio, TX 78219
(210) 341-7244

Dallas
2703 Mockingbird Lane
Dallas, TX 75235
(972) 870-1594

Houston (State Sign)
7630 Hansen Road
Houston, TX 77061
(713) 943-1831

Austin (Custom Sign Creations)
1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300

Tyler (Design Center Signs)
2971 Elkton Trail
Tyler, TX 75703
(903) 561-4995



THIS DRAWING IS THE EXCLUSIVE PROPERTY
OF COMET SIGNS, LLC. ANY USE OR
REPRODUCTION OF THIS DRAWING WITHOUT
WRITTEN AUTHORIZATION FROM COMET
SIGNS, LLC, IS STRICTLY PROHIBITED.
OWNERSHIP AND COPYRIGHT IS RETAINED IN
ACCORDANCE WITH U.S. AND INTERNATIONAL
TRADEMARK/COPYRIGHT LAWS.

Proposed Side Entrance Signage Removal 2305 Roosevelt location

©2023 Comet Signs

Job Name:

VIBRANT
WORKS

☒ Proposal Drawing
☐ Final Drawing

Client: Vibrant Works
Location: 2305 Roosevelt
San Antonio, TX 78210

Prj. Mngr.: Teresa Collins
Date: 6/19/2023, 9/23
Designer: K Forster
File Name: 74459 Vibrant
Works New Sign Package
San Antonio TX R2.cdr

Proposal #: 74459
Job #: n/a

Revisions (M/D/Y)-(initials): desc.

R2 9/18/23 KF: Removed large portion
of package per client redlines
R3 10/5/23 KF: Updated package to
clarify work to be done per Z. Silva



TDLR: 18010 • MET: E113766
Corporate Office
5003 Stout Drive
San Antonio, TX 78219
(210) 341-7244

Dallas
2703 Mockingbird Lane
Dallas, TX 75235
(972) 870-1594

Houston (State Sign)
7630 Hansen Road
Houston, TX 77061
(713) 943-1831

Austin (Custom Sign Creations)
1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300

Tyler (Design Center Signs)
2971 Elkton Trail
Tyler, TX 75703
(903) 561-4995



THIS DRAWING IS THE EXCLUSIVE PROPERTY
OF COMET SIGNS, LLC. ANY USE OR
REPRODUCTION OF THIS DRAWING WITHOUT
WRITTEN AUTHORIZATION FROM COMET
SIGNS, LLC, IS STRICTLY PROHIBITED.
OWNERSHIP AND COPYRIGHT IS RETAINED IN
ACCORDANCE WITH U.S. AND INTERNATIONAL
TRADEMARK/COPYRIGHT LAWS.



EXISTING



PROPOSED

B

PERMANENT MONUMENT REMOVAL

— SQFT

Qty: ONE (1)

Scale: NTS

Scope of Work:

- Remove & discard existing monument.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Proposed Signage REMOVAL 2300 Roosevelt Location

©2023 Comet Signs



EXISTING



PROPOSED

D

PERMANENT MONUMENT REMOVAL

— SQFT

Qty: ONE (1)

Scale: NTS

Scope of Work:

- Remove & discard existing monument.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:

VIBRANT
WORKS

☒ Proposal Drawing
☐ Final Drawing

Client: Vibrant Works
Location: 2305 Roosevelt
San Antonio, TX 78210

Prj. Mngr.: Teresa Collins
Date: 6/19/2023, 9/23
Designer: K Forster
File Name: 74459 Vibrant
Works New Sign Package
San Antonio TX R2.cdr

Proposal #: 74459
Job #: n/a

Revisions (M/D/Y)-(initials): desc.

R2 9/18/23 KF: Removed large portion
of package per client redlines
R3 10/5/23 KF: Updated package to
clarify work to be done per Z. Silva



TDLR: 18010 • MET: E113766
Corporate Office
5003 Stout Drive
San Antonio, TX 78219
(210) 341-7244

Dallas
2703 Mockingbird Lane
Dallas, TX 75235
(972) 870-1594

Houston (State Sign)
7630 Hansen Road
Houston, TX 77061
(713) 943-1831

Austin (Custom Sign Creations)
1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300

Tyler (Design Center Signs)
2971 Elkton Trail
Tyler, TX 75703
(903) 561-4995



THIS DRAWING IS THE EXCLUSIVE PROPERTY
OF COMET SIGNS, LLC. ANY USE OR
REPRODUCTION OF THIS DRAWING WITHOUT
WRITTEN AUTHORIZATION FROM COMET
SIGNS, LLC. IS STRICTLY PROHIBITED.
OWNERSHIP AND COPYRIGHT IS RETAINED IN
ACCORDANCE WITH U.S. AND INTERNATIONAL
TRADEMARK/COPYRIGHT LAWS.

Proposed Permanent Monument Replacement 2300 Roosevelt Location



F

PERMANENT MONUMENT REPLACEMENT

Qty: ONE (1)

Scope of Work:

- Remove & discard existing monument.
- Manufacture and install ONE (1) CUSTOM fabricated, internally illuminated aluminum cabinet w/ reverse-lit channel letters for “Vibrant Works” & ropt (routed out push through) “CENTER FOR INDEPENDENCE” in white acrylic routed copy (specs TBD)

144.18 SQFT

Scale: 3/8" = 1'-0"

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



©2023 Comet Signs

Job Name:

VIBRANT
WORKS

☒ Proposal Drawing
☐ Final Drawing

Client: Vibrant Works
Location: 2305 Roosevelt
San Antonio, TX 78210

Prj. Mngr.: Teresa Collins
Date: 6/19/2023, 9/23
Designer: K Forster
File Name: 74459 Vibrant
Works New Sign Package
San Antonio TX R2.cdr

Proposal #: 74459
Job #: n/a

Revisions (M/D/Y)-(initials): desc.

R2 9/18/23 KF: Removed large portion
of package per client redlines
R3 10/5/23 KF: Updated package to
clarify work to be done per Z. Silva



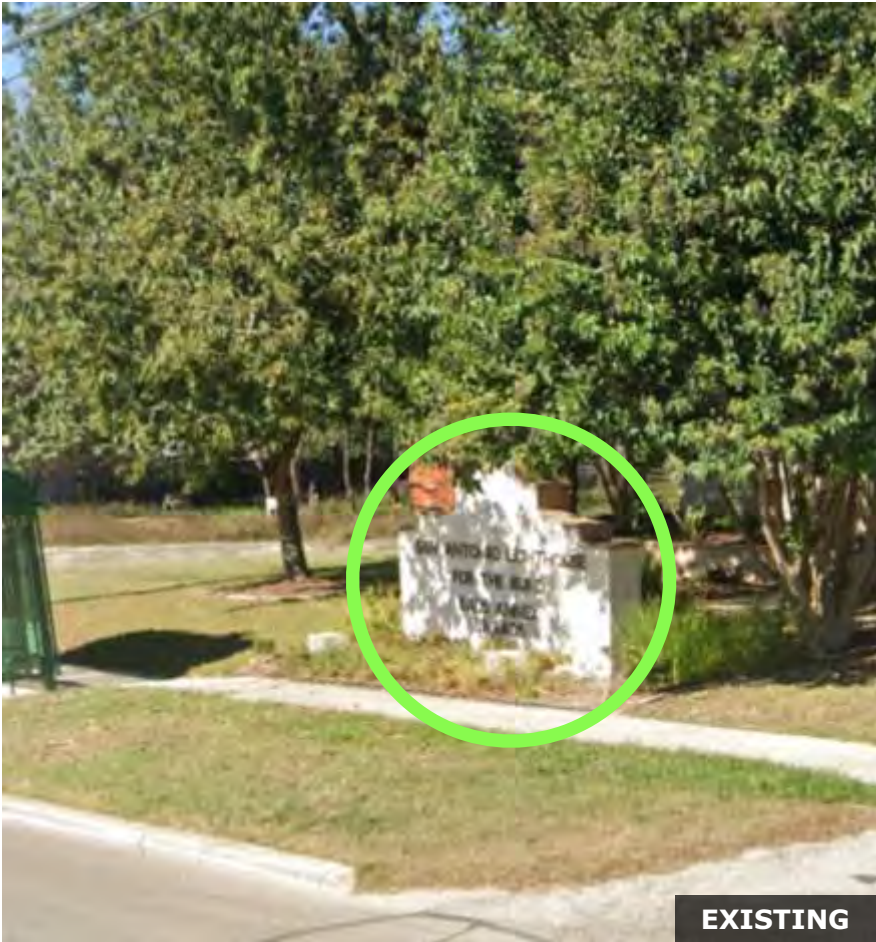
TDLR: 18010 • MET: E113766
Corporate Office
5003 Stout Drive
San Antonio, TX 78219
(210) 341-7244
Dallas
2703 Mockingbird Lane
Dallas, TX 75235
(972) 870-1594
Houston (State Sign)
7630 Hansen Road
Houston, TX 77061
(713) 943-1831
Austin (Custom Sign Creations)
1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300
Tyler (Design Center Signs)
2971 Elkton Trail
Tyler, TX 75703
(903) 561-4995



THIS DRAWING IS THE EXCLUSIVE PROPERTY
OF COMET SIGNS, LLC. ANY USE OR
REPRODUCTION OF THIS DRAWING WITHOUT
WRITTEN AUTHORIZATION FROM COMET
SIGNS, LLC, IS STRICTLY PROHIBITED.
OWNERSHIP AND COPYRIGHT IS RETAINED IN
ACCORDANCE WITH U.S. AND INTERNATIONAL
TRADEMARK / COPYRIGHT LAWS.

Proposed Monument Removal 311 Eads Annex location

©2023 Comet Signs



EXISTING



PROPOSED

F

PERMANENT MONUMENT REMOVAL

— SQFT

Qty: ONE (1)

Scale: NTS

Scope of Work:

- Remove & discard existing monument.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:

VIBRANT
WORKS

☒ Proposal Drawing
☐ Final Drawing

Client: Vibrant Works
Location: 2305 Roosevelt
San Antonio, TX 78210
Prj. Mngr.: Teresa Collins
Date: 6/19/2023, 9/23
Designer: K Forster
File Name: 74459 Vibrant
Works New Sign Package
San Antonio TX R2.cdr

Proposal #: 74459
Job #: n/a

Revisions (M/D/Y)-(initials): desc.
R2 9/18/23 KF: Removed large portion
of package per client redlines
R3 10/5/23 KF: Updated package to
clarify work to be done per Z. Silva



TDLR: 18010 • MET: E113766
Corporate Office
5003 Stout Drive
San Antonio, TX 78219
(210) 341-7244
Dallas
2703 Mockingbird Lane
Dallas, TX 75235
(972) 870-1594
Houston (State Sign)
7630 Hansen Road
Houston, TX 77061
(713) 943-1831
Austin (Custom Sign Creations)
1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300
Tyler (Design Center Signs)
2971 Elkton Trail
Tyler, TX 75703
(903) 561-4995



THIS DRAWING IS THE EXCLUSIVE PROPERTY
OF COMET SIGNS, LLC. ANY USE OR
REPRODUCTION OF THIS DRAWING WITHOUT
WRITTEN AUTHORIZATION FROM COMET
SIGNS, LLC, IS STRICTLY PROHIBITED.
OWNERSHIP AND COPYRIGHT IS RETAINED IN
ACCORDANCE WITH U.S. AND INTERNATIONAL
TRADEMARK/COPYRIGHT LAWS.

Proposed Signage Removal: 310 Eads location

©2023 Comet Signs

Job Name:

VIBRANT
WORKS

☒ Proposal Drawing
☐ Final Drawing

Client: Vibrant Works
Location: 2305 Roosevelt
San Antonio, TX 78210

Prj. Mngr.: Teresa Collins
Date: 6/19/2023, 9/23
Designer: K Forster
File Name: 74459 Vibrant
Works New Sign Package
San Antonio TX R2.cdr

Proposal #: 74459
Job #: n/a

Revisions (M/D/Y)-(initials): desc.

R2 9/18/23 KF: Removed large portion
of package per client redlines
R3 10/5/23 KF: Updated package to
clarify work to be done per Z. Silva



TDLR: 18010 • MET: E113766
Corporate Office
5003 Stout Drive
San Antonio, TX 78219
(210) 341-7244

Dallas
2703 Mockingbird Lane
Dallas, TX 75235
(972) 870-1594

Houston (State Sign)
7630 Hansen Road
Houston, TX 77061
(713) 943-1831

Austin (Custom Sign Creations)
1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300

Tyler (Design Center Signs)
2971 Elkton Trail
Tyler, TX 75703
(903) 561-4995



THIS DRAWING IS THE EXCLUSIVE PROPERTY
OF COMET SIGNS, LLC. ANY USE OR
REPRODUCTION OF THIS DRAWING WITHOUT
WRITTEN AUTHORIZATION FROM COMET
SIGNS, LLC, IS STRICTLY PROHIBITED.
OWNERSHIP AND COPYRIGHT IS RETAINED IN
ACCORDANCE WITH U.S. AND INTERNATIONAL
TRADEMARK/COPYRIGHT LAWS.



G

PERMANENT MONUMENT REMOVAL

— SQFT

Qty: ONE (1)

Scale: NTS

Scope of Work:

- Remove & discard existing monument.

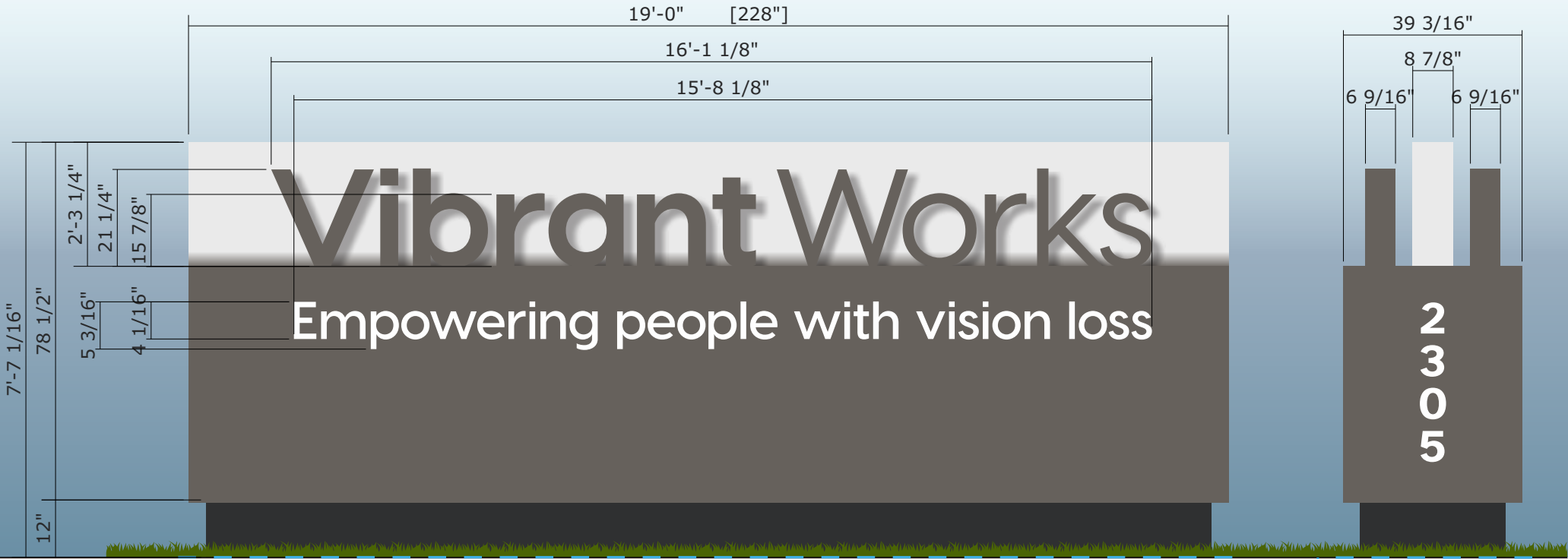
CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Proposed Permanent Signage 310 Eads location

Note: PERMANENT SIGNAGE IS TO BE CENTERED TO SIDEWALK LANDING.
DIMENSIONS TO BE VERIFIED PRIOR TO MANUFACTURE.

©2023 Comet Signs



H

PERMANENT MONUMENT SIGNAGE

144.18 SQFT

Qty: ONE (1)

Scale: 3/8" = 1'-0"

Scope of Work:

- Remove & discard existing monument.
- Manufacture and install ONE (1) CUSTOM fabricated, internally illuminated aluminum cabinet w/ reverse-lit channel letters for "Vibrant Works" & ropt (routed out push through) "Empowering people with vision loss" in white acrylic routed copy (specs TBD)
- Vector logo to be provided by client prior to manufacture.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



Job Name:

**VIBRANT
WORKS**

☒ Proposal Drawing
☐ Final Drawing

Client: Vibrant Works
Location: 2305 Roosevelt
San Antonio, TX 78210

Prj. Mngr.: Teresa Collins
Date: 6/19/2023, 9/23
Designer: K Forster
File Name: 74459 Vibrant
Works New Sign Package
San Antonio TX R2.cdr

Proposal #: 74459
Job #: n/a

Revisions (M/D/Y)-(initials): desc.
R2 9/18/23 KF: Removed large portion
of package per client redlines
R3 10/5/23 KF: Updated package to
clarify work to be done per Z. Silva



TDLR: 18010 • MET: E113766
Corporate Office
5003 Stout Drive
San Antonio, TX 78219
(210) 341-7244
Dallas
2703 Mockingbird Lane
Dallas, TX 75235
(972) 870-1594
Houston (State Sign)
7630 Hansen Road
Houston, TX 77061
(713) 943-1831
Austin (Custom Sign Creations)
1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300

Tyler (Design Center Signs)
2971 Elkton Trail
Tyler, TX 75703
(903) 561-4995



THIS DRAWING IS THE EXCLUSIVE PROPERTY
OF COMET SIGNS, LLC. ANY USE OR
REPRODUCTION OF THIS DRAWING WITHOUT
WRITTEN AUTHORIZATION FROM COMET
SIGNS, LLC. IS STRICTLY PROHIBITED.
OWNERSHIP AND COPYRIGHT IS RETAINED IN
ACCORDANCE WITH U.S. AND INTERNATIONAL
TRADEMARK/COPYRIGHT LAWS.