HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2024

HDRC CASE NO:	**2024-259**
COMMON NAME:	100 N MAIN
LEGAL DESCRIPTION:	NCB 909 (MUD ON 100 N MAIN), LOT 19
ZONING:	D, H, RIO-3
CITY COUNCIL DIST.:	1
DISTRICT:	Main/Military Plaza Historic District
LANDMARK:	Individual Landmark
APPLICANT:	Jeremy Merritt/Merritt Development Group
OWNER:	PHOTA II-PG SAN ANTONIO LLC
TYPE OF WORK:	Construction of a 10-story hotel
APPLICATION RECEIVED:	July 19, 2024
60-DAY REVIEW:	September 17, 2024
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 10-story hotel structure on the vacant lot at 100 N Main, located within the Downtown Design District; the River Improvement Overlay, District 3; and the Main and Military Plaza Historic District.

APPLICABLE CITATIONS:

UDC Section 35-670. Criteria for Certificate of Appropriateness—Generally

(b)(4)C. Design Characteristics of "RIO-3" River Improvement Overlay District - 3.

i. The historic work of Robert Hugman, CCC and WPA construction work, Ethel Harris tile work, and work of the National Youth Administration shall be respected and preserved in all construction efforts. Adherence to the intent and spirit of those plans is essential in all construction.

ii. Traditional, formal street level design precedents shall be respected, but at the river level, the more informal, handcrafted style shall be maintained.

iii. The integrity of historic properties shall be preserved as provided for in section 35-610. Historic differences between street level designs and river level designs shall be respected.

iv. The traditional design context of the area shall be respected at two (2) levels: the broader downtown context and the immediate block as it faces the river.

v. In new buildings that have more than one (1) facade, such as those that face the street and the river, the commission shall consider visual compatibility with respect to each important facade.

vi. The microclimate of the River Walk level shall be maintained and, during construction, shall be given extra protection. Downtown operations staff will be consulted to provide specific instructions for construction procedures.

vii. Over-crowding of plant life or altering levels of light and water along the river shall not be permitted.

viii. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and the primary entrance facing the street.

ix. Ensure adequate solar access on the River Walk.

Section 35-672. Neighborhood Wide Design Standards

(a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system.
Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.

(5) Pedestrian Access Along the River Walk Pathway Shall Not Be Blocked.

A. Queuing is prohibited on the River Walk pathway.

B. Hostess stations shall be located away from the River Walk pathway so as to not inhibit pedestrian flow on the
River Walk pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the River Walk pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.

C. Tables and chairs shall be located a sufficient distance from the River Walk pathway so that normal dining and
service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(c) Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes direction and a property appears to be a terminus at the end of a street.

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end
of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.

iii. Recessed or projecting balconies and entrances.

Section 35-673. Site Design Standards

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and
balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less
space and water, but particularly sunlight, than is required for normal expected growth.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct
sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, whichever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.

C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as

allowed by table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

(b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and riverside should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(2) Primary and Secondary Entrances.

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and
detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems.
Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to
the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will
vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the
property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other
landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid
surfacing material, such as Corian or Surell.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) footcandles
at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one

hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit

a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance

urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river with distinctive

architectural or landscape elements.

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(n) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.

(1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river..

C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not

be located at the pedestrian level.

Sec. 35-674. Building Design Principles

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.
When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street
and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.
(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

(1) Express facade components in ways that will help to establish building scale.

A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

(2) Align horizontal building elements with others in the blockface to establish building scale.

A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.

(3) Express the distinction between upper and lower floors.

A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.

(4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.

A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length	50 ft.	50 ft.	30 ft.	75 ft.	75 ft.	50 ft.

B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:

- Change materials with each building module to reduce its perceived mass; or
- Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
- Change the roof form of each building module to help express the different modules of the building mass; or
- Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

(5) Organize the Mass of a Building to Provide Solar Access to the River.

A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).

B. Another method is to set the building back from the river a distance sufficient to meet the solar access
requirements of subsection 35-673(a).

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This

diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

(1) The maximum building height shall be as defined in Table 674-2.

A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

(3)On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally
in the area.
If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within
the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.

(4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part
of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five
(75) percent of walls (excluding window fenestrations) shall be composed of the following:

A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.

B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.

C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.

D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material
only:

A. Large expanses of high gloss or shiny metal panels.

B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

A. Use natural colors of indigenous building materials for properties that abut the River Walk area.

B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.

C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had
facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged. In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain
the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result
of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character
than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.

ii. By stepping back the top twenty (20) percent of the building.

iii. Changing the material of the cap.

B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.

C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

(2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.

D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

(3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

A. Entrances shall be the most prominent on the street side and less prominent on the river side.

B. Entrances shall be placed so as to be highly visible.

C. The scale of the entrance is determined by the prominence of the function and or the amount of use.

D. Entrances shall have a change in material and/or wall plane.

E. Entrances should not use excessive storefront systems.

(4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.

B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details,
and appear less formal than the street facades.

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and
arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity.
They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require
licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings
installed at river level within the public right-of-way require licensing with the city's downtown operations department.

(1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are
a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may
be found above the storefront.
C. They should match the shape of the opening.
D. Simple shed shapes are appropriate for rectangular openings.
E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.
F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.
G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.
A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.
B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light
lettering for signage.

(3) Incorporating lighting into the design of a canopy is appropriate.
A. Lights that illuminate the pedestrian way beneath the awning are appropriate.
B. Lights that illuminate the storefront are appropriate.
C. Internally illuminated awnings that glow are prohibited.

UDC Section. 35-675. Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

(1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;
(2)USGS maps;
(3)Soil Survey maps;
(4)Distance to water;
(5)Topographical data;
(6)Predictive settlement patterns;
(7)Archival research and historic maps;
(8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.
Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

City of San Antonio Downtown Design Guide:
Required Design Standards
Chapter 2: Sidewalks and Setbacks
A.1. Provide a minimum 72 inch wide continuous pedestrian path of travel as seen in Figure 2.1.
A.4. Provide continuous landscaped and hardscaped area, commonly referred to as “parkway,” adjacent to the curb on predominantly non-commercial streets.
A.7. Trees shall be planted in tree wells within tree grates that are at least 5 feet long and a minimum of 5’ feet wide.
Chapter 3: Ground Floor Treatment
A.1. Locate active uses along the street façade to enhance the building’s relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.
A.5. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial façades for

maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades.
A.6. A building‘s primary entrance, defined as the entrance which provides the most direct access to a building‘s main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the River Walk.
A.7. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.
B.1. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building‘s architecture.

Chapter 4: Parking and Access
A.1. Locate off-street parking behind or below buildings as seen in Figure 4.2 and 4.3.
A.9. Vehicular access shall be from an alley, sidewalk or mid-block on a street as illustrated in Figure 4.5.
A.10. Curb cuts and parking and loading entries into buildings shall be limited to the minimum number required and the minimum width permitted.
A.11. Where a vehicular exit from a parking structure is located within five (5) feet of the back of sidewalk, a visual and audible alarm and enhanced paving shall be installed to warn pedestrians and cyclists of exiting vehicles.
B.1. Parking structures shall have an external skin designed to improve visual character when exposed to prominent public
view. This can include heavy-gage metal screen, pre-cast concrete panels; live green wall (landscaped) laminated glass or photovoltaic panels. Figure 4.6 illustrates an unacceptable external skin.
Chapter 6: On-site Open Space
Ch.6.other. Outdoor Amenities: Provide landscaping and seating in each open space type as follows: paseo, courtyards, plazas, roof terraces.
Ch.6.other. Outdoor Amenities: Ensure anti-skateboard and antigraffiti design features, pedestrian scaled signage that identifies uses and shops, site furniture, art work, or amenities such as fountains, seating, and kiosks.
Ch.6.other. Outdoor Amenities: Utilize buildings, colonnades and landscaping to define edges and create a sense of three dimensional containment to urban open spaces and plazas.
Chapter 7: Architectural Detail
A.1. Provide well-marked entrances to cue access and use. Enhance all public entrances to a building through the use of compatible architectural or graphic treatment. Main building entrances shall read differently from retail storefronts, restaurants, and commercial entrances.
C.1. San Antonio has strong sun conditions. Use deep reveals to get shadow lines.
C.12. Prohibited Exterior Materials
1. Imitation stone (fiberglass or plastic);
2. Plywood or decorative exterior plywood;
3. Lumpy stucco, CMU;
4. Rough sawn or natural (unfinished)wood, EIFS;
5. Used brick with no fired face (salvaged from interior walls);
6. Imitation wood siding;
7. Plastic panels.
D.1. Reinforce a building‘s entry with one or more of the following architectural treatments:
• extra-height lobby space;
• distinctive doorways;
• decorative lighting;
• distinctive entry canopy;
• projected or deep recessed entry bay;
• building name and address integrated into the facade;
• artwork integrated into the facade or sidewalk;
• a change in paving material, texture, or color within the property line;
• distinctive landscaping, including plants, water features and seating.
E.1. Windows are to be as transparent as possible at the ground floor of the building, with preference given to grey, low-e
glass (88 percent light transmission).
E.9. Parking and security lights shall not provide spillover to neighboring residential properties.
H.1. Exterior roll-down doors and security grills are not permitted in downtown

I.1. Ventilation intakes and exhausts shall be located to minimize adverse pedestrian impacts along the sidewalk.
I.4. No fixture shall be directed at the window of a residential unit either within or adjacent to a project.
Chapter 8: Streetscape Improvements
B.1. Sidewalks shall be paved with a slip resistant surface such as medium broom finish concrete.
B.2. Asphalt is not permitted for public sidewalks in downtown.
C.1. Crosswalks are to be provided at all types of street intersection configurations, including Xs, Ts and Ls.
E.8. Obtain a permit prior to pruning and adhere to International Society of Arboriculture (ISA) Tree Pruning Guidelines and American National Standards Institute (ANSI) A300 standards. These guidelines prohibit “topping” and “heading.”
F.1. The street light pole shall be Valmont Tapered 16 Flat Fluting or similar. The pole shall be steel and be between 25 to 32 feet high. Pole base diameter shall be eight (8) inches. The mast arm shall be four (4) to six (6) foot “Windsor” or similar.
G. Site furniture must be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shaded, clustered in groupings near site features like fountains and in plazas, etc.
G.1. Site furniture on walkways and sidewalks shall maintain a clear passage for pedestrians and shall be placed to eliminate potential pedestrian and vehicular conflicts.
G.3. Design the lower portion of the buildings to support human scaled streetscapes, open spaces and quality pedestrian environments. This can be achieved with fine-grain architectural design and detailing, quality materials, and through the use of human-scaled elements such as landscaping, site furnishings, awnings, and canopies.
G.4. The following street furnishings are prohibited within the publicly owned portion of the right of way adjacent to streets or the River Walk:
a. Vending machines
b. Automatic teller machines
c. Pay phones
d. Photo booths
e. Automated machines such as, but not limited to, blood pressure machines, fortunetelling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
f. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animals, cartoon or human figure. This does not apply to public art approved by the Public Art Board.
Chapter 11: Sustainable Design
D.1. All projects must comply with the City‘s green building ordinance, Build San Antonio Green (BSAG).
Encouraged Design Guidelines
Chapter 2: Sidewalks and Setbacks
A.4. The continuous landscaped and hardscaped parkways should be designed to collect and retain or treat storm runoff.
A.5. In an ideal urban tree canopy, adjacent trees at street maturity generally touch one another. Therefore, typical tree spacing is generally 30 to 50 feet apart, depending upon the tree species.
A.6. Plant or replant street trees to shade and shelter the pedestrian from sun, rain and traffic, and to improve the quality of the air and storm water runoff.
A.8. Where tree wells and parkways would conflict with existing basements, underground vaults, historic paving materials, or other existing features that cannot be easily relocated the tree well and parkway design should be modified by the design to eliminate such conflicts. Parking meters and sign posts or signage are examples of existing features that can be easily relocated.
A.10. Install streetscape improvements as specified in Chapter 8--Streetscape Improvements.
A.11. All sidewalk improvements should be installed and maintained by the adjacent underlying property owners. For example, parkways and tree wells should be planted, irrigated and maintained by the adjacent property owners as described in Chapter 8.
A.12. New development should be landscaped or paved to match the adjacent public frontage.
B.2. Variations in the setback are encouraged to respond to building type and function in order to create visual interest.
Chapter 3: Ground Floor Treatment
A.11. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto
the street.
A.12. If a residential unit’s individual entry along the street is the unit’s primary entry, it should be accessible from the sidewalk.
A.13. More public entrances than the minimum specified by code, including building and or tenant and resident entrances

are highly encouraged.
B.2. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well
as the use of quality materials and decorative details should be used to promote pedestrian-scaled architecture along the street.
B.5. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall.

Chapter 4: Parking and Access
A.3. Except for the minimum ground-level frontage required to access parking and loading areas, no parking or loading should be visible on the ground floor of any building façade that faces a street as seen in Figure 4.1.
A.5. On-street parking lanes may be converted to travel lanes during rush hour.
A.6. Provide on-street parking for visitors and customers.
A.8. Provide secure bicycle parking space for residential, commercial and institutional building occupants.
C.5. Where there is no alley and the project includes frontage on a street, parking access should be located mid-block or as far from a street intersection as possible.

Chapter 5: Massing and Street Wall
A.1. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than 100 feet in length. Provide a passageway at least every 20 feet wide between buildings. Consider dividing a larger building into “modules” that are similar in scale.
A.2. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.
A.3. A new building should incorporate design elements that provide a base, middle and a top.
A.4. A new building should, to the extent possible, maintain the alignment of horizontal elements along the block.
A.5. Floor-to-floor heights should appear to be similar to those seen in the area, particularly the window fenestration.
B.1. Street walls should be located against the back of sidewalk.
B.2. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.
B.3. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.
B.5. Vertical breaks should also be taken into account with fenestration, such as columns or bays.

Chapter 6: On-site Open Space
Ch.6.3. At least 25 percent of the required trees should be canopy trees that shade open spaces, sidewalks and buildings.
Ch.6.other. Outdoor Amenities: Buffer seating areas from traffic; for example, position a planter between a bench and curb whenever possible.
Ch.6.other. Outdoor Amenities: Furniture and fixtures should be selected with regard to maintenance considerations. Ample seating in both shaded and sunny locations should be provided in the plaza areas. Street furniture should be located in close proximity to areas of high pedestrian activity and clustered in groupings. Barriers may be considered to separate pedestrian and dining activities through planters, rails and chain with bollards. However they should be moveable.

Ch.6.other. Landscape Elements to Provide Shade and Function:
• On roof terraces, incorporate trees and other plantings in permanent and temporary planters that will provide shade, reduce reflective glare, and add interest to the space. In addition, provide permanent and moveable seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.
• Landscape elements should support an easy transition between indoor and outdoor through spaces, well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc., as seen in Figure 6.5.
• Landscape elements should establish scale and reinforce continuity between indoor and outdoor space. Mature canopy trees should be provided within open spaces, especially along streets and required setbacks.

Chapter 7: Architectural Detail
A.2. Avoid continuous massing longer than 150 feet not articulated with shadow relief, projections and recesses. If massing extends beyond this length, it needs to be visibly articulated as several smaller masses using different materials, vertical breaks, such as expressed bay widths, or other architectural elements.
A.3. Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure.

A.4. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.
A.5. While blank street wall façades are discouraged, there is usually one side of the building that is less prominent (often times called “back of house”).
B.1 Employ a different architectural treatment on the ground floor façade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.
B.2. Vertically articulate the street wall façade, establishing different treatment for the building’s base, middle and top) and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.
B.4. In order to respect existing historic datums, the cornice or roof line of historic structures should be reflected with a demarcation on new infill structures whenever possible.
B.5. On façades exposed to the sun, employ shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest.
C.2. Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.
C.3. Use especially durable materials on ground floor façades.
C.4. Generally, stucco is not desirable on the ground floor as it is not particularly durable.
C.5. Detail buildings with rigor and clarity to reinforce the architect’s design intentions and to help set a standard of quality to guide the built results.
C.6. To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building’s massing and structural elements. The skin should reinforce the integrity of the design concept and the building’s structural elements as seen in Figure 7.5 and 7.6 and not appear as surface pastiche.
C.7. Layering can also be achieved through extension of two adjacent building planes that are extended from the primary façade to provide a modern sculptural composition.
C.8. Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.
C.10. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.
C.11. Value-added materials, such as stone should be placed at the base of the building, especially at the first floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.
D.2. The primary entrance of all buildings will be off the public sidewalk as seen in Figure 7.7and not from a parking area.
D.3. Strong colors should emphasize architectural details and entrances.
D.4. Deep recessed entries into the building are encouraged.
E.2. Window placement, size, material and style should help define a building’s architectural style and integrity.
E.3. In buildings other than curtain wall buildings, windows should be recessed (set back) from the exterior building wall, except where inappropriate to the building’s architectural style. Generally, the required recess may not be accomplished by the use of plant-ons around the window.
E.4. Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.
E.5. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor.
F.1. Ground-floor window and door glazing should be transparent and non-reflective.
F.2. Above the ground floor, both curtain wall and window and door glazing should have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
F.3. A limited amount of translucent glazing at the ground floor may be used to provide privacy.
G.1. Light fixtures less than 16 feet in height are considered pedestrian scale.
G.2. All exterior lighting (building and landscape) should be integrated with the building design, create a sense of safety, encourage pedestrian activity after dark, and support Downtown’s vital nightlife.
G.3. Each project should develop a system or family of lighting layers that contribute to the night-time experience, including facade uplighting, sign and display window illumination, landscape, and streetscape lighting.
G.4. Architectural lighting should relate to the pedestrian and accentuate major architectural features.
G.5. Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.
G.6. Exterior lighting should be shielded to reduce glare and eliminate light being cast into the night sky.
G.7. In parking lots, a higher foot candle level should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.

G.8. Pedestrian-scale light fixtures should be of durable and vandal resistant materials and construction.
G.10. Integrate security lighting into the architectural and landscape lighting system. Security lighting should not be distinguishable from the project's overall lighting system.
I.1. Typically locating vents more than 20 feet vertically and horizontally from a sidewalk and directing the air flow away from the public realm will accomplish this objective.
I.2. Mechanical equipment should be either screened from public view or the equipment itself should be integrated with the architectural design of the building.
I.3. Penthouses should be integrated with the building's architecture, and not appear as foreign structures unrelated to the building they serve.
I.4. Lighting (exterior building and landscape) should be directed away from adjacent properties and roadways, and shielded as necessary.
I.5. Reflective materials or other sources of glare (like polished metal surfaces) should be designed or screened to not impact views nor result in measurable heat gain upon surrounding windows either within or adjacent to a project.

Chapter 8: Streetscape Improvements
A.2. The shared use of the public right of way is not only for moving vehicles, but equally as 1) the front door to businesses which provide an economic and fiscal foundation of the City and 2) outdoor open space for residents and workers.
A.3. All streets on which residential or commercial development is located are "pedestrian-oriented streets" and should be designed and improved accordingly.
C.2. Mid-block crosswalks should be provided on all blocks 550 feet or longer, subject to approval by San Antonio Public Works and/or Texas Department of Transportation (TxDOT), if State ROW.
C.4. Crosswalks should be clearly marked with high contrast "zebra" striping, unless some alternative design is provided as part of an integrated urban design for a specific street.
D.1. Decorative paving used in plaza and courtyard areas should complement the paving pattern and color of the pavers used in the public right-of-way.
D.3. Paving surfaces must be chosen for easy rollability.
E.2. Tree spacing and placement must be coordinated with street light placement as seen in Figure 8.4. Street lights should generally be located midway between adjacent trees, and are commonly spaced every two (2) or three (3) trees, hence 60 to 100 feet on center.
E.3. Street trees should be planted adjacent to a project when they cannot be accommodated on-site.
E.4. In the ideal urban tree canopy, adjacent trees at maturity generally touch one another. Therefore, the typical tree spacing is generally 40 feet, plus or minus 10 feet depending upon the tree species.
E.6. On streets where parking spaces are marked – either parallel or angled – trees should be located where they will not impede the opening of car doors or pedestrian access to the sidewalk. Where parking is parallel to the curb, trees are best positioned near the front or back of a space, so that they align with a fender rather than a door. Locating them on the line between two spaces tends to block access to the sidewalk and should be avoided.
E.7. Irrigate trees and landscaped parkways with an automatic irrigation system or Low Impact Development (LID) deep well. Deep root irrigation is preferred. Surface mounted spray heads or bubblers may also be used provided they adequately irrigate trees (minimum of 20 gallons per week dispersed over the root zone) and do not directly spray the tree trunks.
E.10. Where tree wells are installed, tree wells may be: 1) covered with a three (3) inch thick layer of stabilized decomposed granite, installed per manufacturer's specifications, and level with the adjacent walkway; or 2) covered by an ADA compliant tree grate.
F.4. All street light or pedestrian light should have a Color Rendering Index of 80 or higher.
F.6. Lighting fixtures should be designed to complement the architecture of the project and improve visual identification of residences and businesses.
F.7. Pedestrian street lights may be set back from the curb on wide sidewalks installed on private property as follows:
• Where sidewalks are wide, the pedestrian lights may be set back between the clear path of travel and the commercial activity zone adjacent to the building.
• Where the building is set back from the sidewalk, the pedestrian street lights may be installed directly adjacent to the front property line.
• All light sources should provide a warm white light. Care should be given to not overly illuminate the sidewalk thereby ruining the pedestrian ambiance.
• All lighting systems should be cut-off, so as not to "spillover" light into adjacent buildings.
G.5. Bicycle racks (e.g., "loop rack" and "ribbon bar") should be selected that are durable and consistent with other

streetscape furnishings.
G.6. Street furnishings should be made of metal, stone, cast stone, hand sculpted concrete, or solid surfacing material, such as Corian or Surell. Recycled plastic will be considered on a case by case basis.
G.7. Benches, in particular, should be placed with careful consideration of their relationship to surrounding buildings and businesses. Benches placed perpendicular to the street are often best, as the sitter is neither staring at one storefront nor at passing traffic or sides of parked cars.
Ch. 8.H.1. Utility service to each building should be provided underground. If undergrounding utilities is not possible, install metal power poles at a consistent spacing that are located in bulb-outs to maintain an unobstructed sidewalk.
Ch. 8.H.3. Light poles should be separate from power poles.

Chapter 11: Sustainable Design
A.3. Orient projects to provide convenient access to the nearest transit options (bus, streetcar, trolley, bicycle), wherever possible.
C.1. Incorporate on-site landscape elements that reduce energy use and enhance livability.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 10-story hotel structure on the vacant lot at 100 N Main, located within the Downtown Design District; the River Improvement Overlay, District 3; and the Main and Military Plaza Historic District.
b. CONCEPTUAL APPROVAL – This request received conceptual approval at the March 30, 2024, Historic and Design Review Commission hearing with the following stipulations:
    i. That the applicant further develop the E Commerce façade to read more as a predominate façade and not a side elevation based on findings. This includes improving the symmetry of this elevation and revising the fenestration pattern. Store front systems should be high-quality and feature depth and separation. The street level of this elevation should also be closely studied to respond to the pedestrian experience. This includes the incorporation of traditional, street-level storefront at the ground level on E Commerce. ***Staff finds that this stipulation has been met.***
    ii. That the stone cladding at the street level be replace with continuous brick. Additional areas of brick should also be explored. ***Staff finds that this stipulation has been met.***
    iii. That the applicant incorporate fenestration and window openings that more accurately relate to those found in the immediate vicinity, such as those found on the Municipal Plaza Building. Ganged windows should be separated by a true mullion composed of masonry or another compatible material. ***Staff does not find that this stipulation has been met.***
    iv. That all mechanical equipment be screened from view with architectural building elements. This is to include roof level mechanical equipment. Additionally, staff recommends that all fire hookups and other street level mechanical items be located in a manner that does not negatively impact the pedestrian experience. ***Staff finds that this stipulation has been met.***
    v. That all hardscaping elements be submitted for review and approval and be consistent with the UDC Section 35-672 and 35-673. ***Staff finds that this stipulation has been met.***
    vi. That all future outdoor and site furniture be consistent with the UDC Section 35-673(i). ***Staff finds that this stipulation has been met.***
    vii. That a master signage plan be developed and submitted for review and approval by the Commission. All signage should be designed to be consistent with the UDC Section 35-678 and installed in a manner that does not negatively impact the scenic quality and character of Main Plaza. An existing, Valmont street light pole exists on site. Staff recommends that the existing pole should be removed and if not reinstalled on site, relocated elsewhere downtown to replace an existing street light pole.
    viii. Archaeology – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on July 23, 2024. At that meeting, commissioners commented updates to the design, recommended the applicant study the installation of additional brick, commented on façade colors, and commented on general façade arrangement.
d. CONTEXT & DEVELOPMENT PATTERN – The lot addressed as 100 N Main is located at the corner of N Main and E Commerce, to the immediate north of Main Plaza. The lot previously featured the Wolfson

Building, which was destroyed by fire in 2011. To the immediate east is a 20-story mixed-use structure. To the immediate north and west are parking structures.

e. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The Downtown Design Guide Chapter 2.A.i. notes that a seventy-two (72) inch wide continuous pedestrian path of travel is required at all times. The applicant has provided a site plan that notes a continuous pedestrian path at the public sidewalk of six (6) feet in width. Staff finds the proposed sidewalk width to be appropriate and consistent with the UDC and Downtown Design Guide.

f. CURB CUTS – This site is currently void of vehicular curb cuts. A curb cut and new curb configuration has been proposed to facilitate the installation of a commercial loading zone. Generally, staff finds the proposed commercial loading zone to be appropriate provided that all requirements of the UDC and Downtown Design Guide have been met regarding pedestrian access across the site.

g. SITE DESIGN – According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The applicant has proposed to orient the primary entrance toward N Main within a recessed vestibule. The primary entrance will be located beneath an entrance canopy. Additionally, the applicant has proposed other entrances to be located within recessed areas, beneath canopies or at locations with pedestrian scaled storefront systems. Generally, staff finds this to be consistent with the UDC.

h. LANDSCAPE DESIGN – Per the UDC Section 35-673(e) regarding landscape design, a variety in landscape design must be provided with no more than seventy-five (75) percent of the landscape materials, including plants being the same as those on adjacent properties. The UDC Section 35-674(f) also notes that indigenous, non-invasive plant species and tropical plant species are permitted. Additionally, per the Downtown Design Guide Chapter 2.A. sidewalks should be designed to accommodate and support large street trees and to collect storm water. The applicant has proposed to plant one new tree, a chinkapin oak, on N Main. Two existing street trees will be removed on E Commerce, while two will be preserved. Generally, staff finds the proposed tree planting to be appropriate and consistent with the Downtown Design Guide; however, staff finds that the applicant should coordinate all tree removal and possible mitigation with the City Arborist.

i. OUTDOOR FURNITURE – The applicant has proposed outdoor seating areas on the site and has provided a furniture material sheet. Generally, staff finds the proposed outdoor furniture to be appropriate. At no time shall outdoor furniture impede upon or block pedestrian traffic at the public right of way.

j. MECHANICAL EQUIPMENT – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant has noted that mechanical equipment will be located at the rooftop levels and will be screened by parapet walls and screening elements. Staff finds this to be appropriate. Additionally, staff finds that fire hookups should be located in a manner that does not negatively impact the pedestrian experience.

k. SERVICE EQUIPMENT/DUMPSTERS – The UDC Section 35-674(m) notes that service entrances, waste disposal areas and other similar uses adjacent to service lanes should be located away from major streets. Additionally, the UDC notes that the doors to trash enclosures should face away from a street when feasible. The applicant has proposed to locate dumpsters within the building's footprint. Additionally, an outdoor holding location is located behind a street wall on the E Commerce façade to temporary hold dumpsters prior to garbage collection. Generally, staff finds the proposed dumpster and service location and screening elements to be appropriate and consistent with the UDC.

l. BUILDING SCALE & MASSING – According to the UDC Section 35-674(b) a building shall appear to have a "human scale". To comply with this, a building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional dimension and (5) organize the mass of a building to provide solar access to the river. Generally, staff finds that the proposed design meets the requirements of the UDC as the applicant has proposed traditionally scaled materials and façade elements. Additionally, staff finds that the applicant has proposed architectural elements that relate and respond to the immediate context of the site.

m. FAÇADE COMPOSITION – According to the UDC Section 35-674, high rise buildings, more than one hundred (100) feet in height shall terminate with a distinctive top or cap. In addition to this, curtain wall

systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions, entrances shall be easy to find, be a special feature of the building and be appropriately scaled and the riverside façade of a building shall have simpler detailing and composition than the street façades. The applicant has proposed for the structure to feature a distinctive building cap as well as varying façade planes that address each N Main, the intersection of N Main, and E Commerce and Main Plaza. Generally, staff finds that the applicant has designed each façade to be consistent with the UDC.

n. BUILDING HEIGHT – According to the UDC Section 35-674(c) in regards to the height of new construction in RIO districts, there are no height restrictions for new construction in RIO 3 other than the solar access standards. The applicant has proposed an overall height of approximately 120 feet. Staff finds the proposed height to be appropriate and consistent with the UDC.

o. BUILDING HEIGHT – The UDC Section 35-674(c)(3) states that building facades shall appear similar in height to those of other buildings found traditionally in the area. This section also states that if fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building façade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. There are multiple structure within the immediate vicinity of the proposed new construction that feature similar heights or greater heights; specifically the adjacent AC Hotel (formerly Riverview Towers; approximately 260 feet), the Municipal Plaza Building (approximately 140 feet), and City Tower (approximately 300 feet). Staff finds the proposed height of 120 feet to be appropriate and similar in height to other buildings found traditionally in the area.

p. TOWER MASSING –According to the Downtown Design Guide, height to width ratios of new towers should be 3.5:1. Furthermore, towers should have their massing designed to reduce overall bulk and to appear slender as they ascend higher; however, buildings of less than ten (10) stories in height are not required to be articulated as previously noted. Generally, staff finds that the proposed building's massing is consistent with the Downtown Design Guide, and that the applicant has incorporated design elements that articulate each street facing façade.

q. ARCHITECTURAL FOCAL POINT – The UDC Section 35-672(c)(1) notes that when a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river or creek, the building shall incorporate into its design. Architectural focal points, as recommended by the UDC could include additional height, the creation of a tower, a variation in roof shape, a change in color or material and articulated design enhancements. The applicant has incorporated an architectural focal point at the southwest corner (intersection of N Main and E Commerce) that features floor to ceiling glass curtain walls at a projecting corner element. Generally, staff finds the proposed corner element to be appropriate and consistent with the UDC.

r. MATERIALS – Regarding materials and finishes, the UDC Section 35-674(d)(1) states that indigenous and traditional building materials should be used for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the flowing: Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed. However according to 35-674(d)(2)(B), glass curtain wall panels are allowed in RIO-3 as a secondary material as long as the river and street levels comply with 35-674(d)(1). The applicant has proposed materials that include traditional brick, prefinished aluminum storefront systems, entrance canopies with wood soffits, stucco, metal coping, and precast stone lintels. Generally, staff finds the proposed materials to be appropriate and consistent with the UDC. Stucco should be detailed in a manner that results in a traditional, smooth finish.

s. WINDOWS – The UDC Section 35-674(e)(2) provides information in regards to proper window fenestration and installation. For window openings that are not included within a curtain wall system, an inset of at least two to three inches within each wall is required. The applicant has provided wall sections and window installation details that note compliance with this section of the UDC.

t. WINDOWS – A stipulation of conceptual approval was that ganged windows should be separated by a true mullion composed of masonry or another compatible material. The applicant has not proposed to separate ganged windows by a mullion, and staff finds that this stipulation has not been met. Generally, staff finds that this detail would further relate the building's fenestration pattern to those of buildings found historically in the immediate vicinity. The applicant has proposed for ganged windows to feature one assembly, separated by a muntin. While the applicant has not met this stipulation of conceptual approval, staff does find that the southern façade has been revised in a manner that is appropriate. To mitigate from not meeting this stipulation of conceptual approval, staff finds that the applicant should install windows that feature equally sized sashes, in place of the proposed unequal sashes. Additionally, staff finds that stucco expansion joints should align with

windows' meeting rails, as provided in an example by the applicant. Lastly, staff finds that the incorporation of darker façade colors and dark colored window frames may contribute to the façade relating more to surrounding structures.

u. LIGHTING DESIGN – Lighting design for any project located in a RIO district is an important aspect of not only that particular project's design, but also the adjacent buildings as well as the River Walk. According to the UDC Section 35-673(j), site lighting should be considered an integral element of the landscape design of a property. The applicant has submitted a lighting plan noting façade uplighting, downlighting, and a lighting control plan. Staff finds this to be appropriate and consistent with the UDC. An existing, Valmont street light pole exists on site. Staff finds that the existing pole should be removed and if not reinstalled on site, relocated elsewhere downtown to replace an existing street light pole.

v. SIGNAGE – The applicant has noted the locations of building signage. The applicant has proposed one wall sign at the roof level; one primary canopy sign; two blade signs, one on N Main and one on E Commerce; and café/tenant space signage. Staff finds that the applicant should develop a master signage plan to be submitted for review and approval by the Commission. All signage should be designed to be consistent with the UDC Section 35-678 and installed in a manner that does not negatively impact the scenic quality and character of Main Plaza.

w. ARCHAEOLOGY – The project area is located within a River Improvement Overlay District, Main and Military Plazas Local Historic District, Local Historic Landmark, and Main and Miliary Plazas National Register of Historic Places District. In addition, the property is within or adjacent to previously recorded archaeological site 41BX2170. Thus, the property may contain sites, some of which may be significant. Therefore, an archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. Work within public property is subject to the Texas Antiquities Code.

RECOMMENDATION:

Staff recommends approval based on findings a through w with the following stipulations:

i. That all ganged windows be separated by a true million composed of masonry or another compatible material, as noted in finding t. This was a stipulation of conceptual approval. An alternative solution, as noted in finding t, would be for the applicant to install windows that feature equally sized sashes, dark frames, and for all stucco joints to align with windows' meeting rails, as noted in an example provided by the applicant. Additionally, staff finds that all HVAC grills should be colored to be similar to the proposed façade colors (of the proposed brick or window frames).

ii. That landscaping be incorporated in locations where street trees will be removed from existing landscape wells.

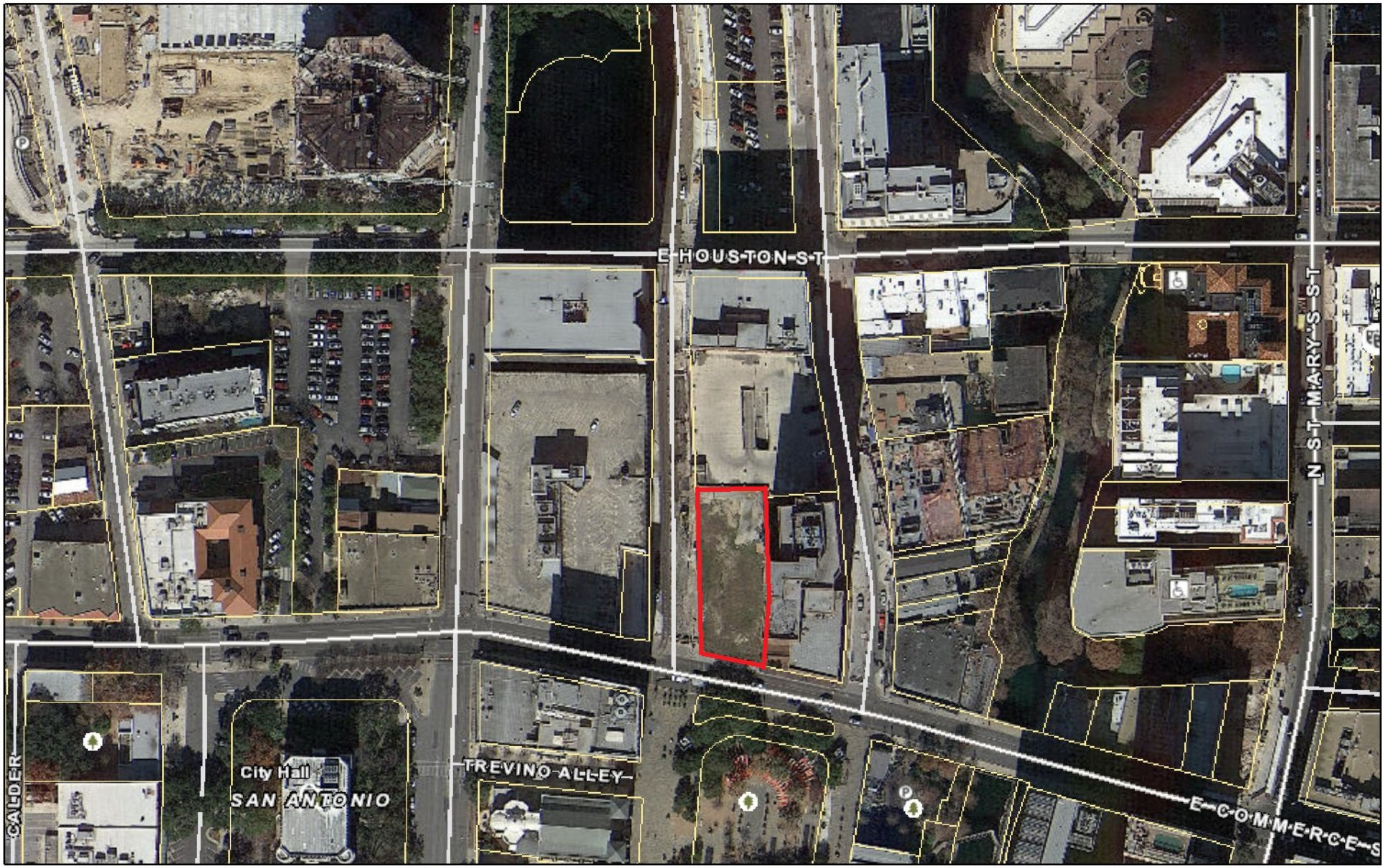
iii. That a master signage plan be developed and submitted for review and approval by the Commission. All signage should be designed to be consistent with the UDC Section 35-678 and installed in a manner that does not negatively impact the scenic quality and character of Main Plaza.

iv. That the existing Valmont street pole on site should be removed and if not reinstalled on site, relocated elsewhere downtown to replace an existing street light pole.

v. That the applicant coordinate the removal of existing street trees and their mitigation with the City Arborist.

vi. Archaeology – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



February 14, 2024

1:2,000

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

City of San Antonio GIS
Copyright 2-14-2024

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: July 23, 2024

HDRC Case #: 2024-259

Address: 100 N Main

Meeting Location: Webex

APPLICANT: J David Merritt/Merritt Development Group

DRC Members present: Monica Savino, Roland Mazuca, Jason Vasquez, Jimmy Cervantes

Staff Present: Edward Hall

Others present: Art Killebrew, Danny Bounds, Michael Schweitzer

REQUEST: Construction of a 10-story hotel

COMMENTS/CONCERNS:
ALL: Review of stipulations from conceptual approval
RM: Would have preferred to see trach pickup location to be located on N Main
MS: Are there other ways that the trash area could be softened?
MS: A substantial amount of brick has been added on the south facade, which is good.
MS: Could brick be continued adjacent to glazing? The glazing next to brick appears better than glazing next to stucco.
JV: Questions regarding the dark material at the center on N Main. Why is there a gray strip?
MS: Consider adding brick at the location of the dark gray.
AK: Overview of design of windows, fenestration. Did explore the installation of mullions, but could not find a solution that looked good.
MS/JV: Installation depths of windows look good.
MS: Large expanse of windows and ganged appearance gives the facade a flat appearance.
JV: Questions regarding other design for mechanical screening (at one story).
JC: Finds that the design has improved. Generally agrees with other Commissioners.
OVERALL COMMENTS:

Merritt Development Group

July 19, 2024

Edward Hall
Design Review Manager
Office of Historic Preservation
100 W. Houston St.
San Antonio, TX 78205

Sent: Via Email

Dear Mr. Hall:

This letter is in support of our application for final approval and Certificate of Appropriateness for the Residence Inn Project located at 100 N. Main St. in San Antonio, Texas. It provides a high-level project summary as well as commentary and drawing references for each of the stipulations provided by the San Antonio Office of Historic Preservation ("OHP") following Conceptual Approval of the project.

J. David Merritt
President
Merritt Development Group

Merritt Development Group

PROJECT OVERVIEW

The project proposed for 100 N. Main Street will be a newly constructed Residence Inn by Marriott hotel consisting of 171 all-suite rooms on floors 2-10, ground floor public spaces including lobby, breakfast dining, small outdoor courtyard, meeting space, fitness room, and coffee shop open to sidewalk.

Commencing construction in Q3 2024 and anticipated to open in 2026, the Hotel will benefit from its affiliation with one of the top hotel brand families and has been designed to appeal to both leisure and business travelers.

PROPERTY SUMMARY

Residence Inn San Antonio	
Building	171-Room, 10 Story, Interior Corridor Tower
Address	100 North Main Avenue, San Antonio, TX 78205
Site	0.39 Acres
Year Opening	2026
Branding	Residence Inn by Marriott
Structure	Concrete and Steel
Parking	Off-site Valet
Food & Beverage	Residence Inn Cafe Branded Coffee Shop
Additional Amenities	• Meeting Space • Fitness Center • Valet Parking • Digital Key

Merritt Development Group
625 Julienne Cove, Dripping Springs, TX 78620

Stipulations from Conceptual Approval

Stipulations	Notes	Supporting Sheets
Further develop the E. Commerce façade to read more as a predominate façade and not a side elevation based on findings. This includes improving the symmetry of this elevation and revising the fenestration pattern. Store front systems should be high-quality and feature depth and separation. The street level of this elevation should also be closely studied to respond to the pedestrian experience. This includes the incorporation of traditional, street -level storefront at the ground level on E Commerce based on findings m and u. – per rendering	Done	• A-302 • Exterior Renderings
That the stone cladding at the street level be replace with continuous brick based on finding t. Additional areas of brick should also be explored	Done	• A-301 • A-302 • Exterior Renderings • Revised Material Selections sheet
Incorporate fenestration and window openings that more accurately relate to those found in the immediate vicinity, such as those found on the Municipal Plaza Building, as noted in finding u. Ganged windows should be separated by a true mullion composed of masonry or another compatible material	Reference Responses on new Fenestration Examples and new Window Openings sheets	• A-301 • A-302 • Exterior Renderings • Fenestration Examples sheet • Window Openings sheet
Screen all mechanical equipment from view with architectural building elements, as noted in finding l. This is to include roof level mechanical equipment. Additionally, staff recommends that all fire hookups and other street level mechanical items be located in a manner that does not negatively impact the pedestrian experience.	High roof equipment is screened by high parapets at center and south end of roof, which are approximately 10’ high Low roof equipment is moved far from low parapet. Sheets A-302 and exterior renderings show low roof equipment screen.	• A-301 • A-302 • M-202 • M-207 • A-302 • Exterior Renderings

Merritt Development Group
625 Julienne Cove, Dripping Springs, TX 78620

Stipulations	Notes	Supporting Sheets
All hardscaping elements to be submitted for review and approval and be consistent with the UDC Section 35-672 and 35-673, as noted in finding j.	Per landscaping Plans. We shall comply and coordinate staff review of physical samples once confirmed during construction phase.	• L-311
All future outdoor and site furniture to be consistent with the UDC Section 35-673(i).	Per I.D. plans	• ID-040 • ID-408 • Outdoor furniture rendering
A master signage plan to be developed and submitted for review and approval by the Commission. All signage should be designed to be consistent with the UDC Section 35-678 and installed in a manner that does not negatively impact the scenic quality and character of Main Plaza. An existing, Valmont Street light pole exists on site. Staff recommends that the existing pole should be removed and if not reinstalled on site, relocated elsewhere downtown to replace an existing street light pole.	Signage to be submitted as part of signage permit. Commerce Street light pole to remain in place. N. Main light pole shall be removed, protected, and coordinated with CoSA & CPS to be relocated elsewhere downtown.	• C0.30
Archaeology – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable	We shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.	

1:BRICK VENEER

2:STUCCO

3:CLEAR, LOW-E STOREFRONT GLASS

4:Dark Metal Pzlate

5:STUCCO

6:STUCCO

MATERIAL SELECTIONS | RESIDENCE INN | SAN ANTONIO, TEXAS

**FOR CONCEPTUAL USE ONLY

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Merritt Development Group

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625 Julienne Cove, Dripping Springs, TX 78620

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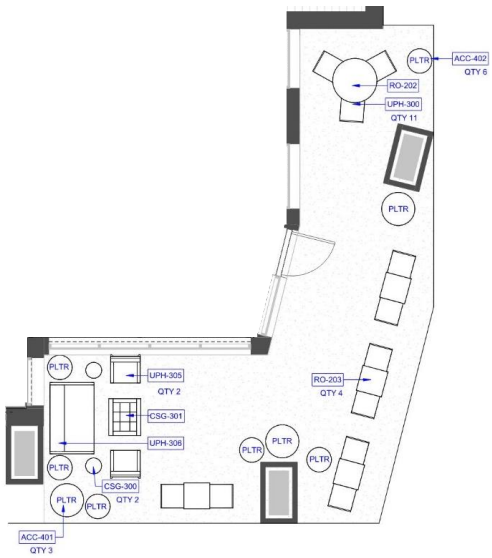
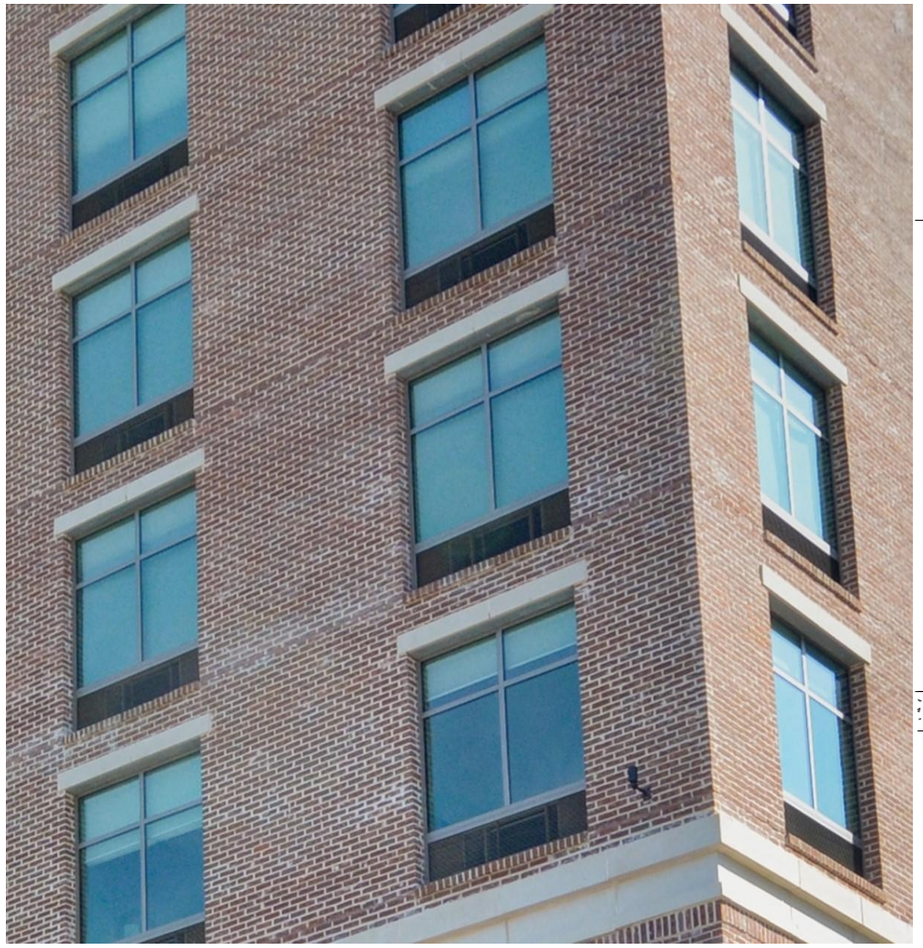
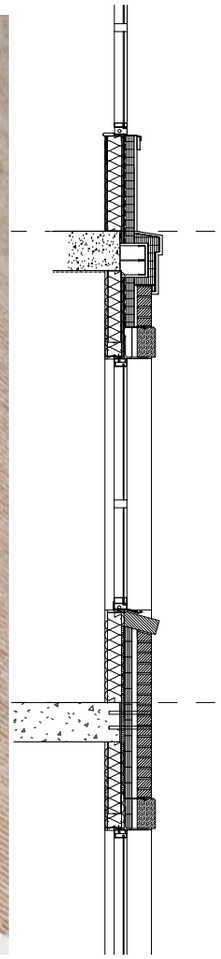
OUTDOOR PATIO – CAFÉ



RESIDENCE INN SAN ANTONIO | PUBLIC SPACE FF&E

19

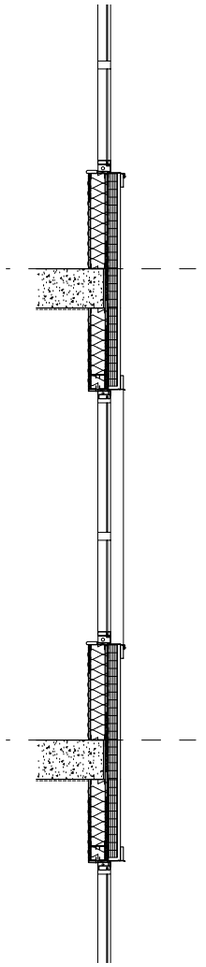




A-402
BRICK
WALL
SECTION

EXAMPLE BRICK VENEER

- Stone Headers & Brick Rowlock Sills
- Brick Coursing and Jamb Returns
- Not representative of Brick or Mortar colors
- Not representative of window frames (no louvers)



A-402
STUCCO
WALL
SECTION

EXAMPLE STUCCO VENEER

- Stucco Finish including raised Moulding around openings
- Window Frame Types at West and South facades
- Window Frame setback in relation to wall finish
- Not representative of window frames colors

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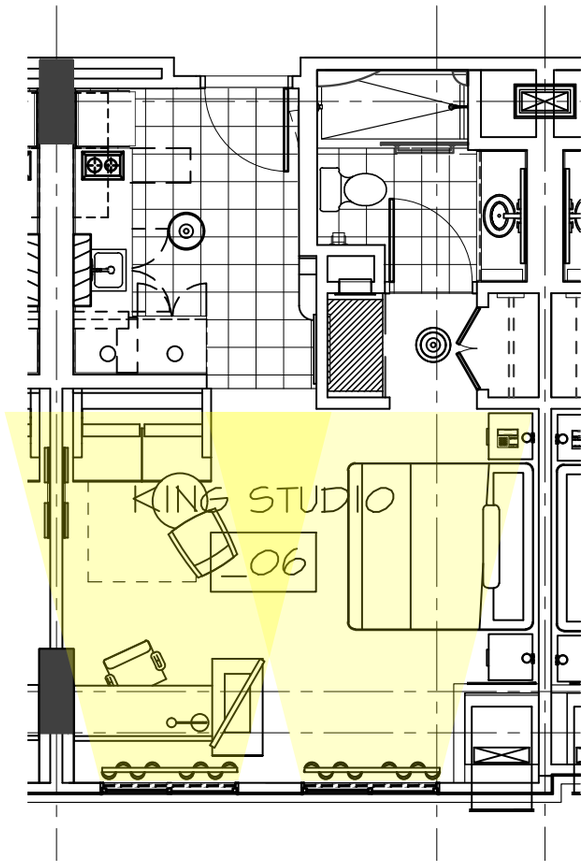
BGKT
ARCHITECTS



Stipulation iii. That the applicant incorporate fenestration and window openings that more accurately relate to those found in the immediate vicinity, such as those found on the Municipal Plaza Building, as noted in finding u. Ganged windows should be separated by a true mullion composed of masonry or another compatible material.

Response:

1. Architect worked with OPC staff to modify the South Facade facing Main Plaza to more closely relate to the style of window sash on historic buildings surrounding the Plaza, changing to individual window units separated by expanses of Brick Veneer with cast stone lintels, extended up to 10th floor line.

2. Brick Veneer with cast stone lintels along the lower 3 levels continues around corner along full length of West Facade.

3. West Facade windows levels 4 through 10 along Main Street facade remain as double-ganged window units surrounded by raised stucco moulding to help set them back further and add more shadow from the Stucco wall finish. Reasons for this window style include the following:

- Marriott Brand requires that the Studio room have distinct "zones" for living area (sofa and desk) versus the sleeping area, including location of windows to help create this distinction.

- Marriott Brand prefers large windows to maximize natural light and views.

- This gives the guest flexibility with window shades to set various levels of light and privacy in these "zones" at different times of day all during their stay.

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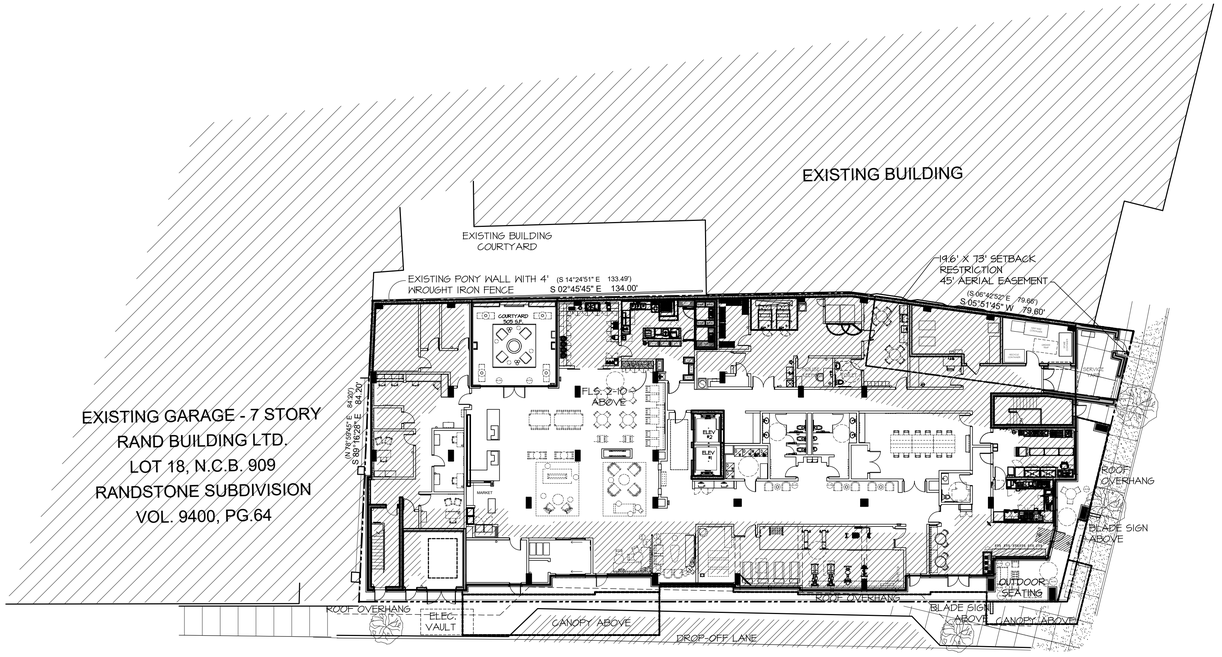
BGKT ARCHITECTS



RESIDENCE INN- SAN ANTONIO, TX GUEST ROOM MIX - (10) STORIES								
GUESTROOM TYPE	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH-7TH FLOORS	8TH-9TH FLOORS	10TH FLOOR	TOTAL	%
KING STUDIO	--	11	11	11	11	11	99	58%
KING STUDIO II	--	2	2	2	2	2	18	11%
KING STUDIO III		--	--	--	1	1	3	2%
KING STUDIO - KS 4	--	1	1	1	1	1	9	5%
KING STUDIO - KS 5	--	1	1	1	1	1	9	5%
DOUBLE QUEEN 1-BEDROOM- SHOWER	--	2	2	3	3	3	25	14.6%
MBF KING STUDIO (TUB)	--	-	1	1	--	--	5	2.9%
MBF KING STUDIO (ROLL IN SHOWER)	--	1	-	--	--	--	1	.5%
MBF QQ ONE-BDRM (TUB)	--	-	1	--	--	--	1	.5%
MBF QQ ONE-BDRM (ROLL IN SHOWER)	--	1	-	--	--	--	1	.5%
TOTAL	0	19	19/FL.	19/FL.	19/FL.	19/FL.	171	100%

MBF ROOMS W/ TUB: 307, 310, 410, 510, 610, 710
MBF ROOMS W/ SHOWER: 207, 210
(14) HEARING IMPAIRED ROOMS: QQ 201, MBF QQ 207, QQ (401, 501, 601, 701), K (308, 408, 508, 608, 708), K (817, 917, 1017)

PROJECT RECAP:

SITE:
- 17,254 SQ. FT.
- .396 ACRES

HOTEL:
- 124,830 SQ.FT.
- (10) STORIES 171 ROOMS

PARKING: OFFSITE PARKING PROVIDED

1 SITE LAYOUT PLAN
SCALE: 1" = 20'
0 12 24 36 60

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Memphis, Tennessee 38133
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http://www.bgktarchitects.com

Consultant:

REGISTERED ARCHITECT J. ARTHUR KILLEBREW III 19328 STATE OF TEXAS 07/01/24

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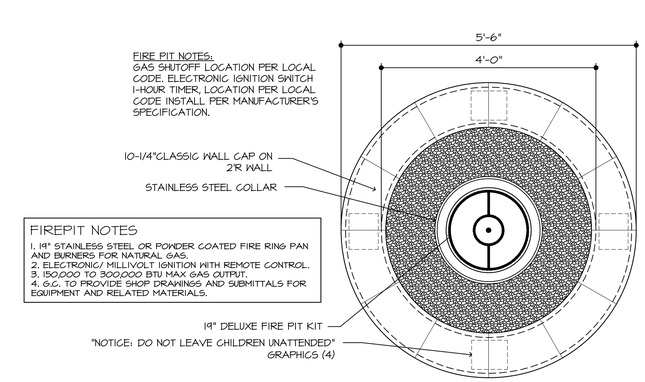
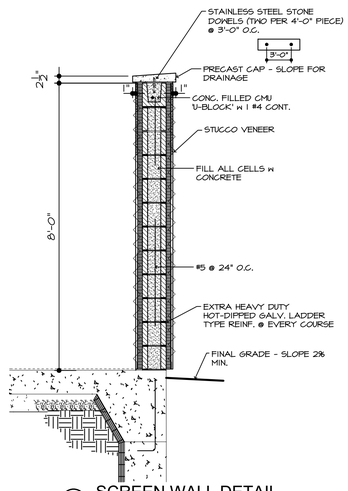
Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

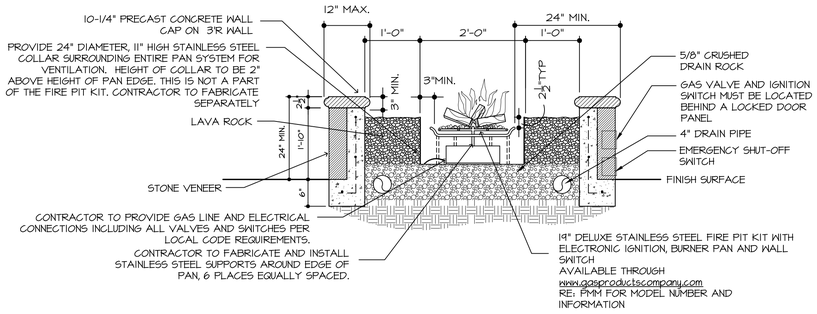
Residence Inn
100 N. Main Avenue
SAN ANTONIO, TEXAS
SITE PLAN LAYOUT

Project No: 062215
Date: 07-01-2024
Sheet: A-101
MARRIOTT # 67846





2 SCREEN WALL DETAIL
SCALE: 1/2"=1'-0"



1 FIRE PIT DETAILS
SCALE: 3/4"=1'-0"

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19328
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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

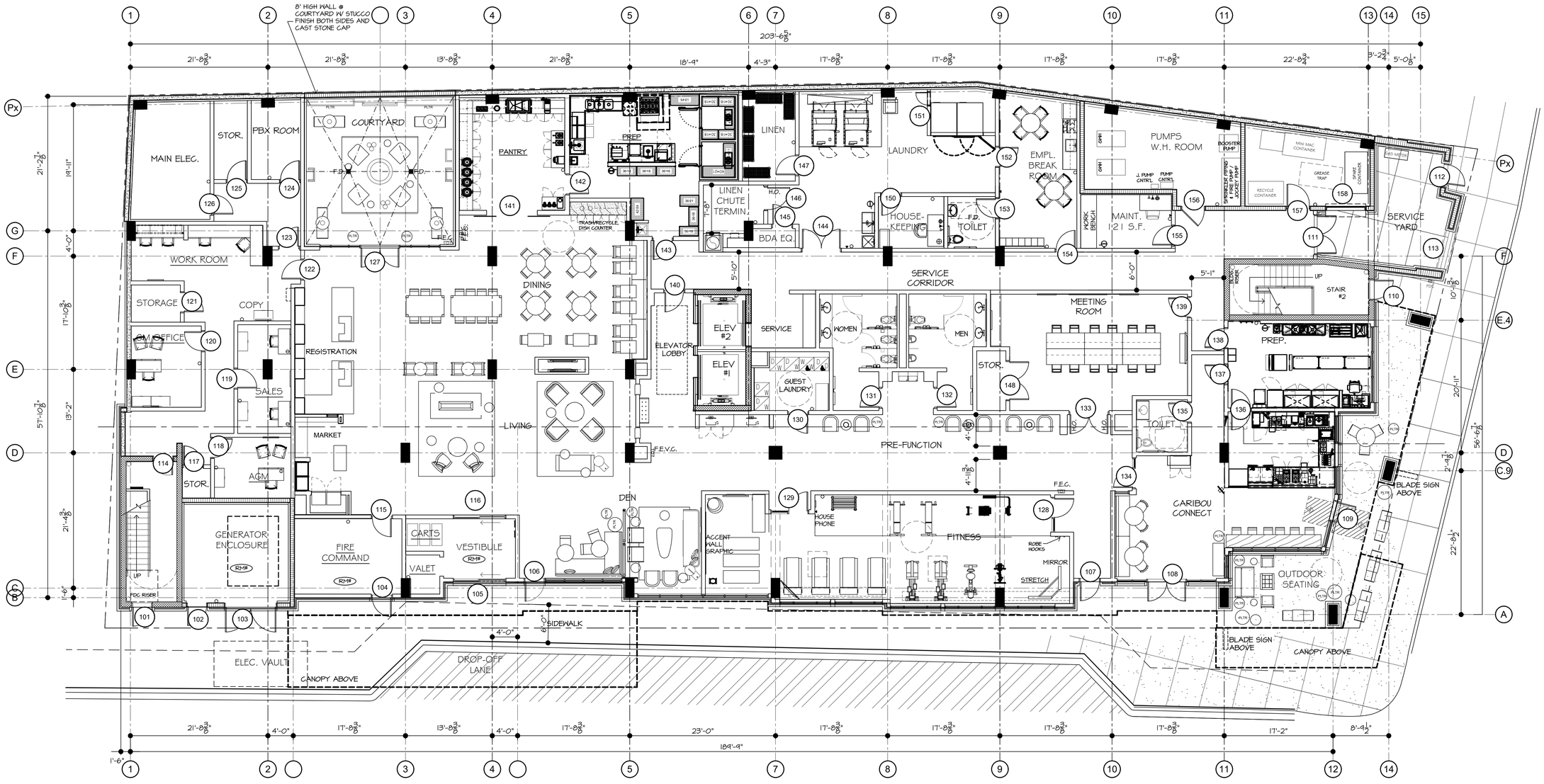
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

COURTYARD DETAILS

Project No:	062215
Date:	07-01-2024
Sheet:	A-102

MARRIOTT # 67846



PROJECT RECAP:

SITE:
17,253 SQ. FT.
.39 ACRES
HOTEL:
(10) STORIES
171 ROOMS
PARKING: OFFSITE PARKING PROVIDED

1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4 8 12 20

SQUARE FOOTAGE - (10) STORIES	(BUILDING GROSS S.F.)
GROUND FLOOR	15,624 S.F.
2ND - 9TH FLOORS	(12,134 S.F. X 8 FLS) = 97,072 S.F.
10TH FL.	(12,134 S.F.
TOTAL	124,830 S.F.

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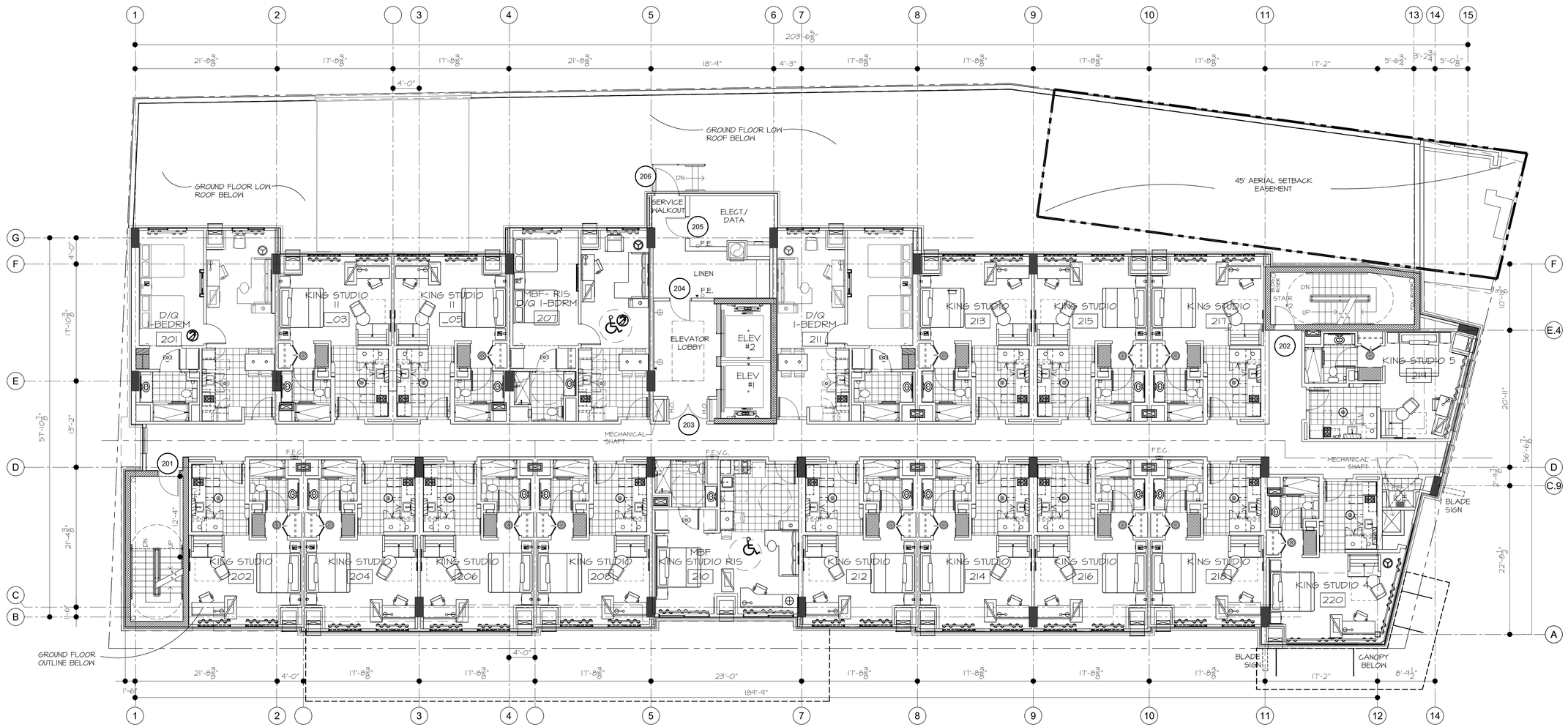
Mark	Date	Revision

Residence Inn

100 N. Main Street
SAN ANTONIO, TEXAS

GROUND FLOOR PLAN

Project No:	062215
Date:	06-05-2024
Sheet:	A-201
	MARRIOTT # 67846



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

1. DENOTES ROOMS W/ COMMUNICATION FEATURES.
2. DENOTES ROOMS W/ MOBILITY FEATURES.

RESIDENCE INN- SAN ANTONIO, TX GUEST ROOM MIX - (10) STORIES								
GUESTROOM TYPE	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH-7TH FLOORS	8TH-9TH FLOORS	10TH FLOOR	TOTAL	%
KING STUDIO	--	11	11	11	11	11	99	58%
KING STUDIO II	--	2	2	2	2	2	18	11%
KING STUDIO III		--	--	--	1	1	3	2%
KING STUDIO - KS 4	--	1	1	1	1	1	9	5%
KING STUDIO - KS 5	--	1	1	1	1	1	9	5%
DOUBLE QUEEN 1-BEDROOM- SHOWER	--	2	2	3	3	3	25	14.6%
MBF KING STUDIO (TUB)	--	-	1	1	--	--	5	2.9%
MBF KING STUDIO (ROLL IN SHOWER)	--	1	-	--	--	--	1	.5%
MBF QQ ONE-BDRM (TUB)	--	-	1	--	--	--	1	.5%
MBF QQ ONE-BDRM (ROLL IN SHOWER)	--	1	-	--	--	--	1	.5%
TOTAL	0	19	19/FL.	19/FL.	19/FL.	19/FL.	171	100%

MBF ROOMS W/ TUB: 307, 310, 410, 510, 610, 710
MBF ROOMS W/ SHOWER: 207, 210
(14) HEARING IMPAIRED ROOMS: QQ 201, MBF QQ 207, QQ (401, 501, 601, 701), K (308, 408, 508, 608, 708), K (817, 917, 1017)

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Consultant:

REGISTERED ARCHITECT J. ARTHUR KILLEBREW III 19378 STATE OF TEXAS

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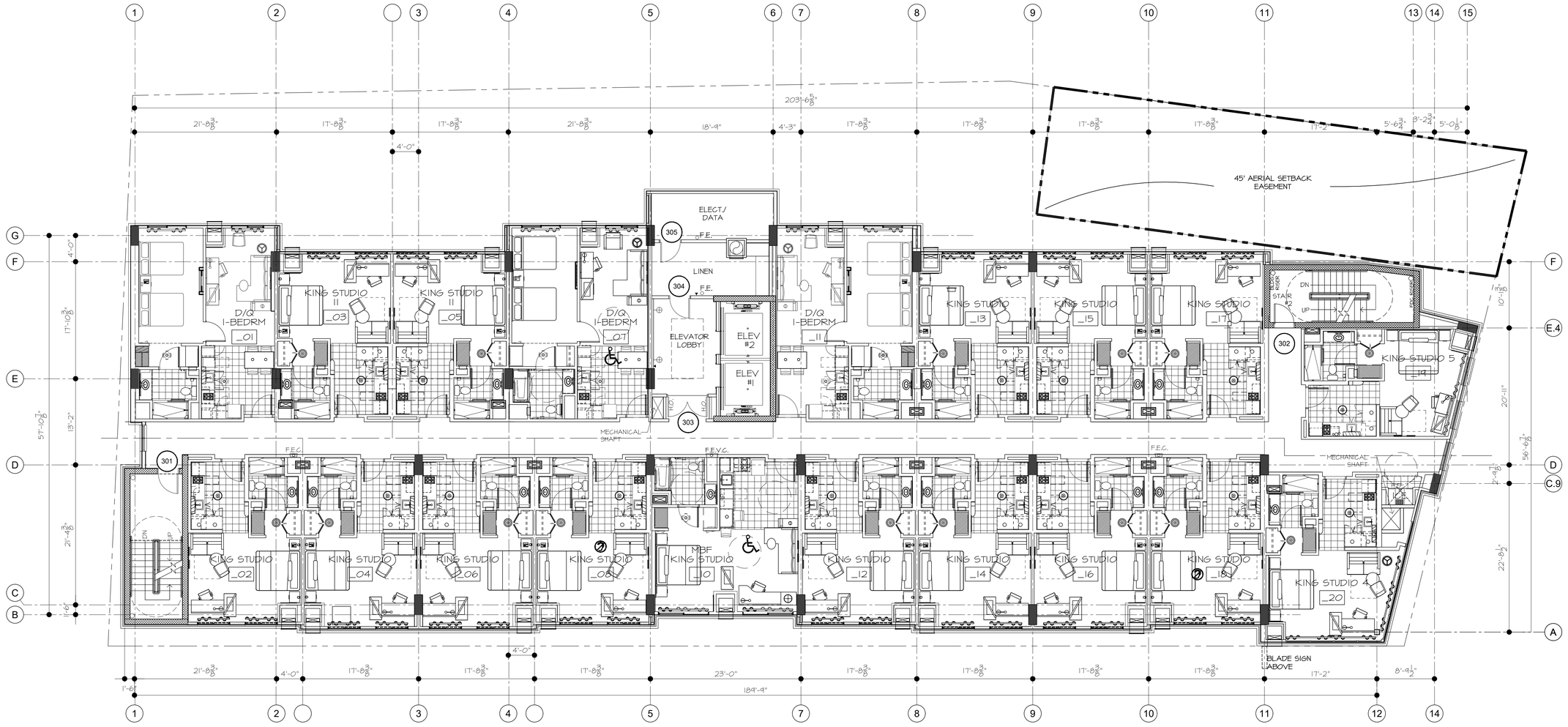
Mark	Date	Revision

Residence Inn
100 N. Main Street
SAN ANTONIO, TEXAS
SECOND FLOOR PLAN

Project No:	062215
Date:	07-01-2024
Sheet:	A-202
MARRIOTT # 67846	



1 3RD. FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

1. DENOTES ROOMS W/ COMMUNICATION FEATURES.
2. DENOTES ROOMS W/ MOBILITY FEATURES.

RESIDENCE INN- SAN ANTONIO, TX GUEST ROOM MIX - (10) STORIES								
GUESTROOM TYPE	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH-7TH FLOORS	8TH-9TH FLOORS	10TH FLOOR	TOTAL	%
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KING STUDIO II	--	2	2	2	2	2	18	11%
KING STUDIO III		--	--	--	1	1	3	2%
KING STUDIO - KS 4	--	1	1	1	1	1	9	5%
KING STUDIO - KS 5	--	1	1	1	1	1	9	5%
DOUBLE QUEEN 1-BEDROOM- SHOWER	--	2	2	3	3	3	25	14.6%
MBF KING STUDIO (TUB)	--	-	1	1	--	--	5	2.9%
MBF KING STUDIO (ROLL IN SHOWER)	--	1	-	--	--	--	1	.5%
MBF QQ ONE-BDRM (TUB)	--	-	1	--	--	--	1	.5%
MBF QQ ONE-BDRM (ROLL IN SHOWER)	--	1	-	--	--	--	1	.5%
TOTAL	0	19	19/FL.	19/FL.	19/FL.	19/FL.	171	100%

MBF ROOMS W/ TUB: 307, 310, 410, 510, 610, 710
MBF ROOMS W/ SHOWER: 207, 210
(14) HEARING IMPAIRED ROOMS: QQ 201, MBF QQ 207, QQ (401, 501, 601, 701), K (308, 408, 508, 608, 708), K (817, 917, 1017)

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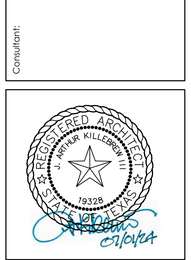
Consultant:



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Mark	Date	Revision

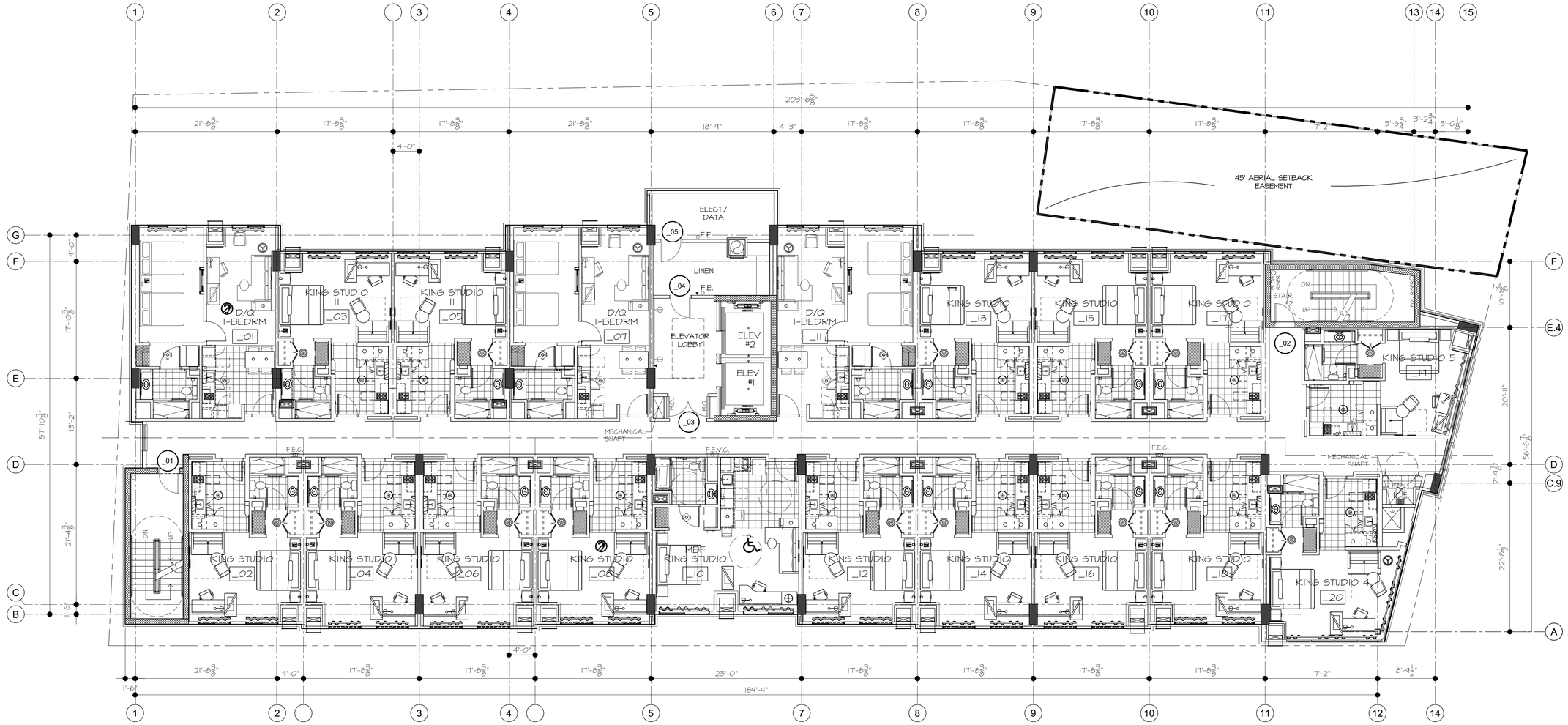
Residence Inn

100 N. Main Street
SAN ANTONIO, TEXAS

THIRD FLOOR PLAN

Project No:	062215
Date:	07-01-2024
Sheet:	A-203

MARRIOTT # 67846



1 4TH.-7TH. FLOOR PLANS
SCALE: 1/8" = 1'-0"

LEGEND

1. DENOTES ROOMS W/ COMMUNICATION FEATURES.
2. DENOTES ROOMS W/ MOBILITY FEATURES.

RESIDENCE INN- SAN ANTONIO, TX GUEST ROOM MIX - (10) STORIES

GUESTROOM TYPE	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH-7TH FLOORS	8TH-9TH FLOORS	10TH FLOOR	TOTAL	%
KING STUDIO	--	11	11	11	11	11	99	58%
KING STUDIO II	--	2	2	2	2	2	18	11%
KING STUDIO III		--	--	--	1	1	3	2%
KING STUDIO - KS 4	--	1	1	1	1	1	9	5%
KING STUDIO - KS 5	--	1	1	1	1	1	9	5%
DOUBLE QUEEN 1-BEDROOM- SHOWER	--	2	2	3	3	3	25	14.6%
MBF KING STUDIO (TUB)	--	-	1	1	--	--	5	2.9%
MBF KING STUDIO (ROLL IN SHOWER)	--	1	-	--	--	--	1	.5%
MBF QQ ONE-BDRM (TUB)	--	-	1	--	--	--	1	.5%
MBF QQ ONE-BDRM (ROLL IN SHOWER)	--	1	-	--	--	--	1	.5%
TOTAL	0	19	19/FL.	19/FL.	19/FL.	19/FL.	171	100%

MBF ROOMS W/ TUB: 307, 310, 410, 510, 610, 710
MBF ROOMS W/ SHOWER: 207, 210
(14) HEARING IMPAIRED ROOMS: QQ 201, MBF QQ 207, QQ (401, 501, 601, 701), K (308, 408, 508, 608, 708), K (817, 917, 1017)

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Consultant:

REGISTERED ARCHITECT ARTHUR KILLEBREW III 19328 STATE OF TEXAS

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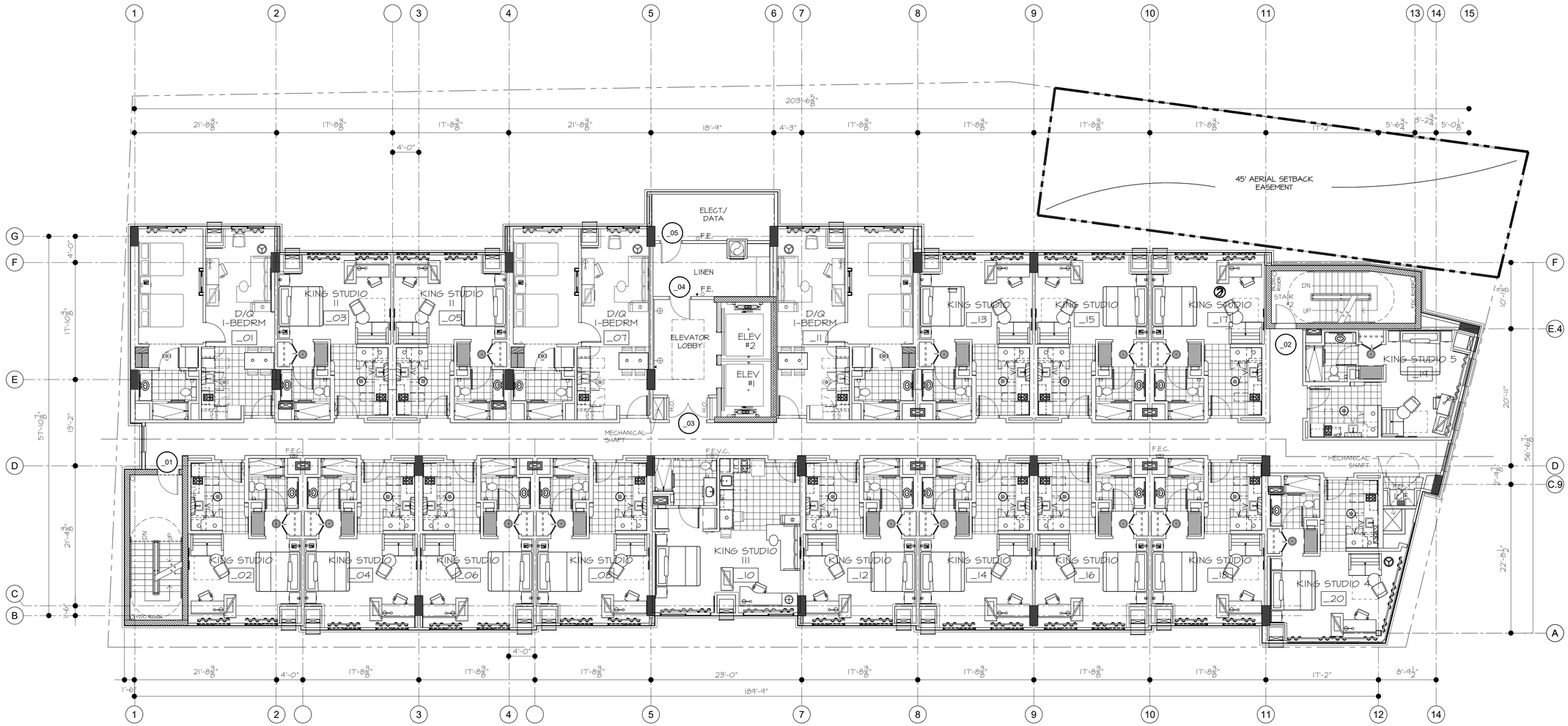
Mark	Date	Revision

Residence Inn
100 N. Main Street
SAN ANTONIO, TEXAS

FOURTH - SEVENTH FLOOR PLANS

Project No: 062215
Date: 07-01-2024
Sheet: A-204

MARRIOTT # 67846



1 8TH.-9TH. FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

1. DENOTES ROOMS W/ COMMUNICATION FEATURES.
2. DENOTES ROOMS W/ MOBILITY FEATURES.

RESIDENCE INN- SAN ANTONIO, TX GUEST ROOM MIX - (10) STORIES

GUESTROOM TYPE	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH-7TH FLOORS	8TH-9TH FLOORS	10TH FLOOR	TOTAL	%
KING STUDIO	--	11	11	11	11	11	99	58%
KING STUDIO II	--	2	2	2	2	2	18	11%
KING STUDIO III		--	--	--	1	1	3	2%
KING STUDIO - KS 4	--	1	1	1	1	1	9	5%
KING STUDIO - KS 5	--	1	1	1	1	1	9	5%
DOUBLE QUEEN 1-BEDROOM- SHOWER	--	2	2	3	3	3	25	14.6%
MBF KING STUDIO (TUB)	--	-	1	1	--	--	5	2.9%
MBF KING STUDIO (ROLL IN SHOWER)	--	1	-	--	--	--	1	.5%
MBF QQ ONE-BDRM (TUB)	--	-	1	--	--	--	1	.5%
MBF QQ ONE-BDRM (ROLL IN SHOWER)	--	1	-	--	--	--	1	.5%
TOTAL	0	19	19/FL.	19/FL.	19/FL.	19/FL.	171	100%

MBF ROOMS W/ TUB: 307, 310, 410, 510, 610, 710
MBF ROOMS W/ SHOWER: 207, 210
(14) HEARING IMPAIRED ROOMS: QQ 201, MBF QQ 207, QQ (401, 501, 601, 701), K (308, 408, 508, 608, 708), K (817, 917, 1017)

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Consultant:

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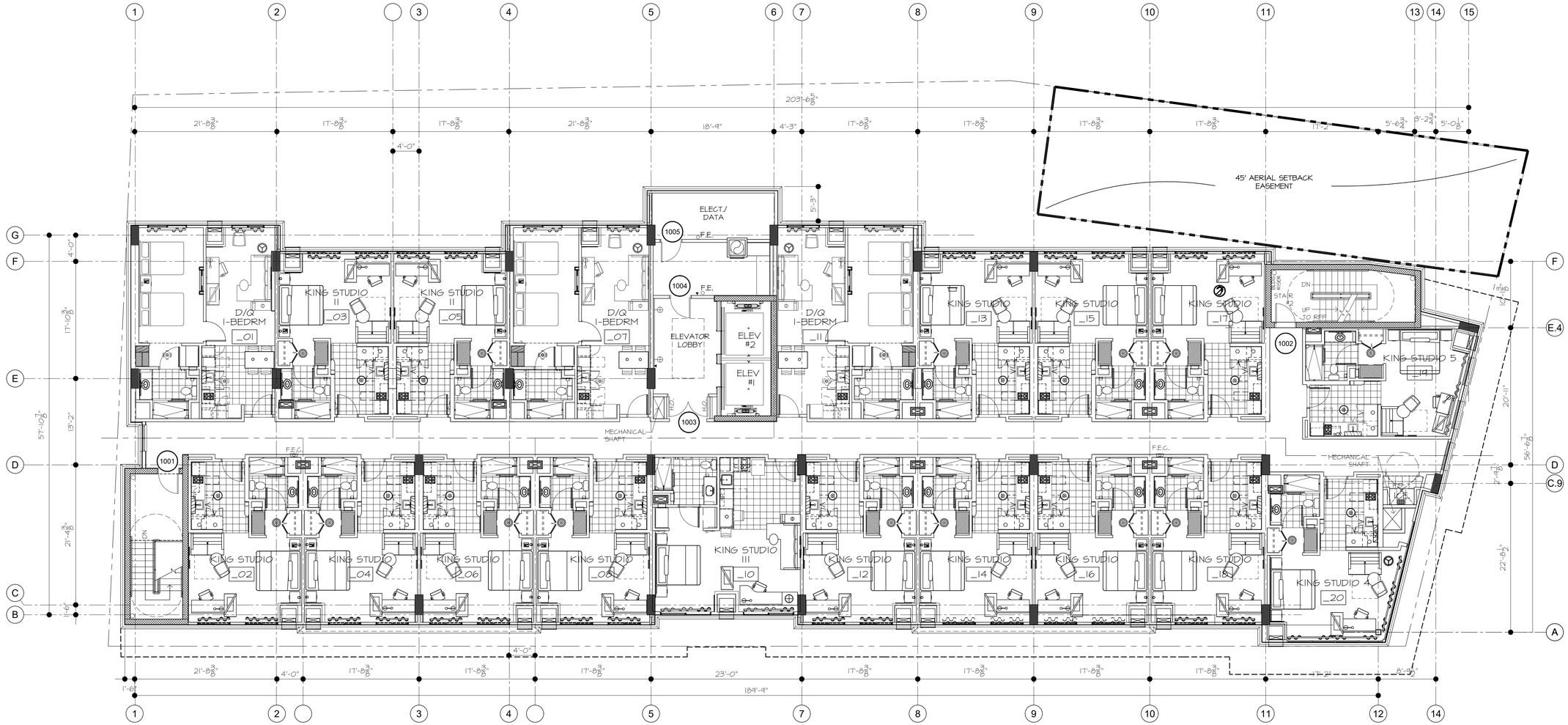
Mark	Date	Revision

Residence Inn
100 N. Main Street
SAN ANTONIO, TEXAS

EIGHTH & NINTH FLOOR PLANS

Project No: 062215
Date: 07-01-2024
Sheet: A-205

MARRIOTT # 67846



1 10TH. FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

1. DENOTES ROOMS W/ COMMUNICATION FEATURES.
2. DENOTES ROOMS W/ MOBILITY FEATURES.

RESIDENCE INN- SAN ANTONIO, TX GUEST ROOM MIX - (10) STORIES

GUESTROOM TYPE	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH-7TH FLOORS	8TH-9TH FLOORS	10TH FLOOR	TOTAL	%
KING STUDIO	--	11	11	11	11	11	99	58%
KING STUDIO II	--	2	2	2	2	2	18	11%
KING STUDIO III		--	--	--	1	1	3	2%
KING STUDIO - KS 4	--	1	1	1	1	1	9	5%
KING STUDIO - KS 5	--	1	1	1	1	1	9	5%
DOUBLE QUEEN 1-BEDROOM- SHOWER	--	2	2	3	3	3	25	14.6%
MBF KING STUDIO (TUB)	--	-	1	1	--	--	5	2.9%
MBF KING STUDIO (ROLL IN SHOWER)	--	1	-	--	--	--	1	.5%
MBF QQ ONE-BDRM (TUB)	--	-	1	--	--	--	1	.5%
MBF QQ ONE-BDRM (ROLL IN SHOWER)	--	1	-	--	--	--	1	.5%
TOTAL	0	19	19/FL.	19/FL.	19/FL.	19/FL.	171	100%

MBF ROOMS W/ TUB: 307, 310, 410, 510, 610, 710
MBF ROOMS W/ SHOWER: 207, 210
(14) HEARING IMPAIRED ROOMS: QQ 201, MBF QQ 207, QQ (401, 501, 601, 701), K (308, 408, 508, 608, 708), K (817, 917, 1017)

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07/01/24

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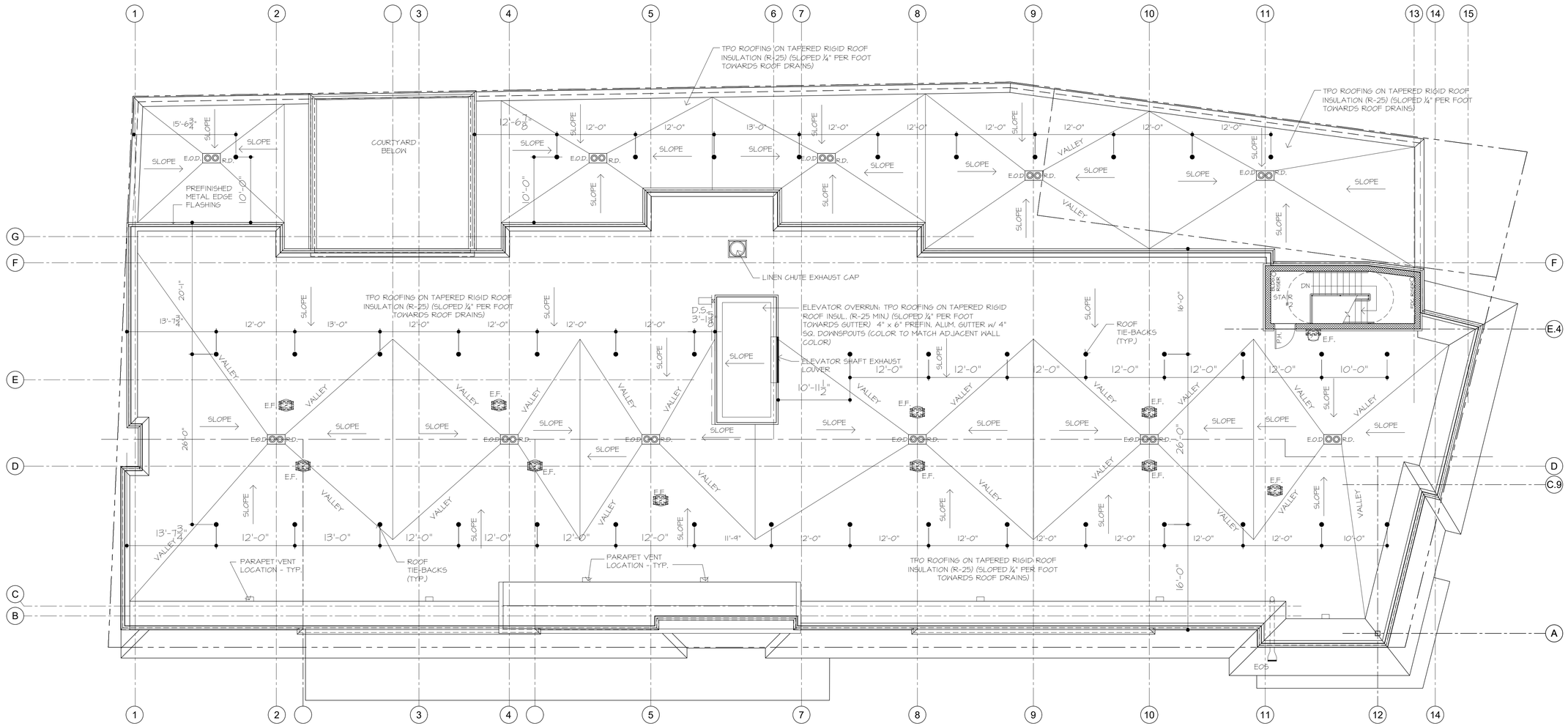
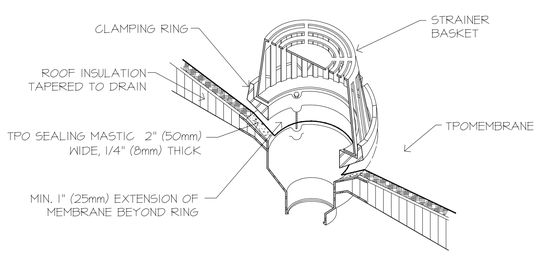
Mark	Date	Revision

Residence Inn
100 N. Main Street
SAN ANTONIO, TEXAS
TENTH FLOOR PLAN

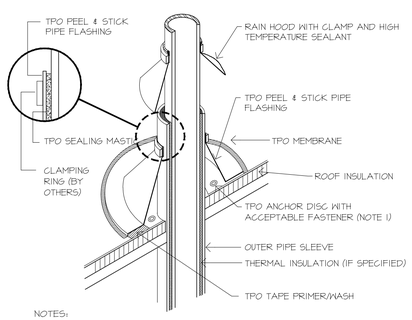
Project No:	062215
Date:	07-01-2024
Sheet:	A-206
MARRIOTT # 67846	



1 ROOF PLAN
SCALE: 1/8" = 1'-0"
0 4 8 12 20

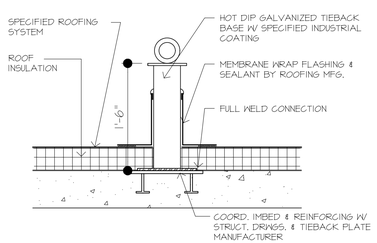


A ROOF DRAIN DETAIL
SCALE: N.T.S.



NOTES:
1. MEMBRANE MUST BE MECHANICALLY ATTACHED WITH EPDM ANCHOR DISC WITH ACCEPTABLE FASTENERS (6" [150mm] CENTERS AROUND PROJECTION).
2. DO NOT OVERLAP THE FLANGES FROM ADJACENT PIPE FLASHINGS.

B PIPE FLASHING DETAIL
SCALE: N.T.S.



C ROOF TIE-BACK DETAIL
SCALE: N.T.S.

GENERAL NOTES:

1. ALL FLASHINGS @ PARAPETS, ROOF DRAINS, FANS, SUPPORTS, ETC. TO BE AS PER STANDARD DETAILS OF ROOF SYSTEM MANF.

2. ALL ROOF INSULATION BOARD TO HAVE MIN. R-FACTOR OF 25 & THE TOP LAYER OF ALL ROOF INSUL. BOARD SHALL BE TAPERED TO PROVIDE ¼" PER FOOT SLOPE FOR ROOF DRAINAGE.

3. PROVIDE ROOF CRICKETS @ ALL ROOF OBSTRUCTIONS.

4. NOTE "R.D." IS ROOF DRAIN.

5. NOTE "E.F." IS EXHAUST FAN.

6. NOTE "E.O.D." IS EMERGENCY OVERFLOW DRAIN.

7. NO PITCHPOCKETS PERMITTED ON ROOF. USE STANDARD DETAILS OF THE ROOF SYSTEM MANF.

8. PROVIDE POSITIVE SLOPE AT ALL AREAS EXPOSED TO WEATHER.

9. DOWNSPOUT @ ELEVATOR PENTHOUSE SHALL BE 4" X 4" PREFINISHED METAL TO MATCH PREFIN. METAL GUTTER.

10. NOTE "D.S." IS DOWNSPOUT.

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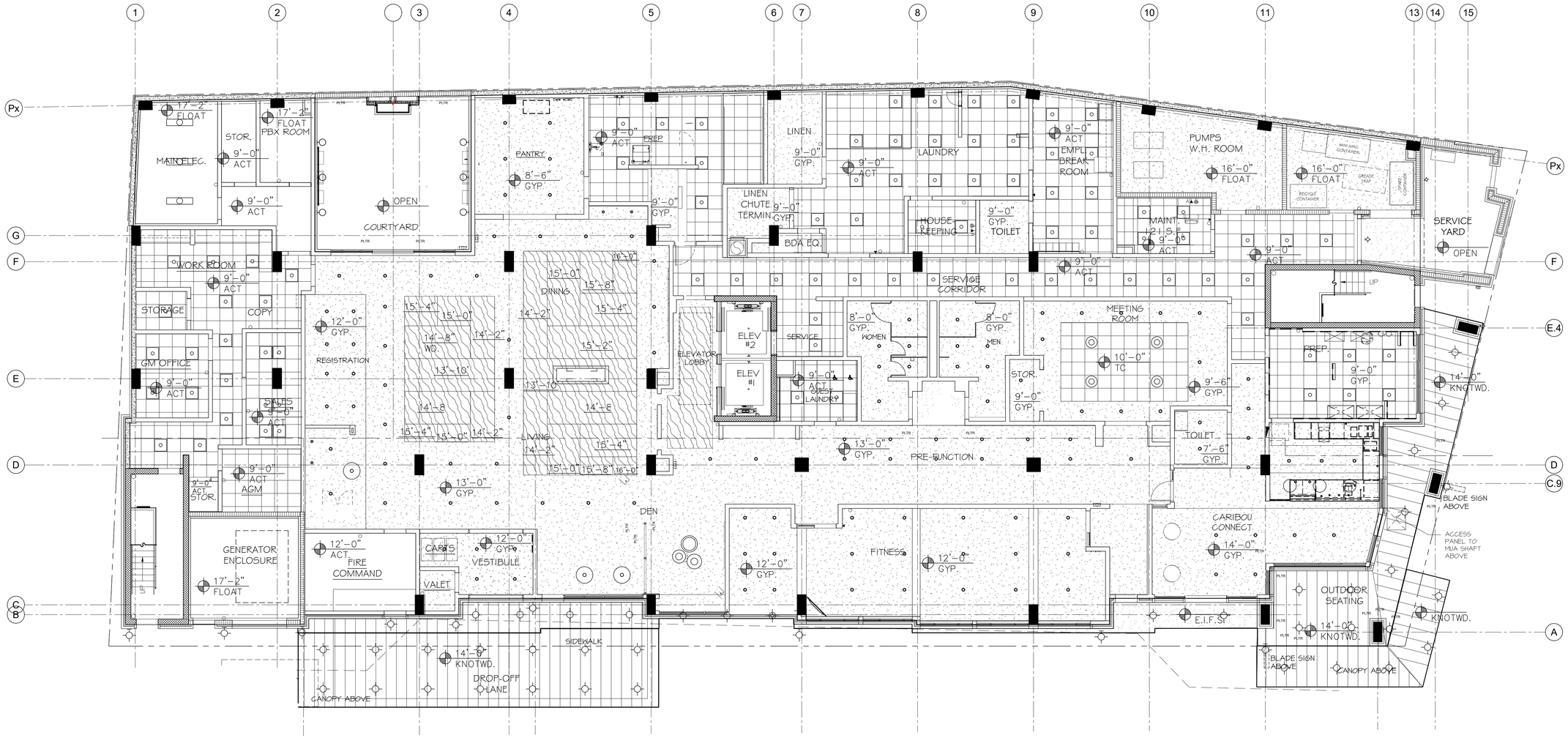
Mark	Date	Revision

Residence Inn
100 N. Main Street
SAN ANTONIO, TEXAS
ROOF PLAN

Project No:	062215
Date:	06-05-2024
Sheet:	A-207
MARRIOTT # 67846	



CEILING NOTES:

* ALL FINISHES & CEILING HEIGHTS TO BE VERIFIED BY THE OWNER AND INTERIOR DESIGNER.

- 2'x2' LIGHT FIXTURE
- 2'x4' LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- STRIP FLUORESCENT LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EMERGENCY WALL MOUNTED LIGHT FIXTURE WITH BATTERY BACKUP - REFER TO ELEC.
- EXIT SIGN
- SPRINKLER
- SECURITY CAMERA
- FLUSH MOUNTED PA SPEAKER
- EXHAUST GRILLE
- RETURN GRILLE
- SUPPLY DIFFUSER
- SUSPENDED CEILING SYSTEM

1 GROUND FLOOR REFLECTED CEILING PLAN

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

0 4 8 12 20

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

Residence Inn

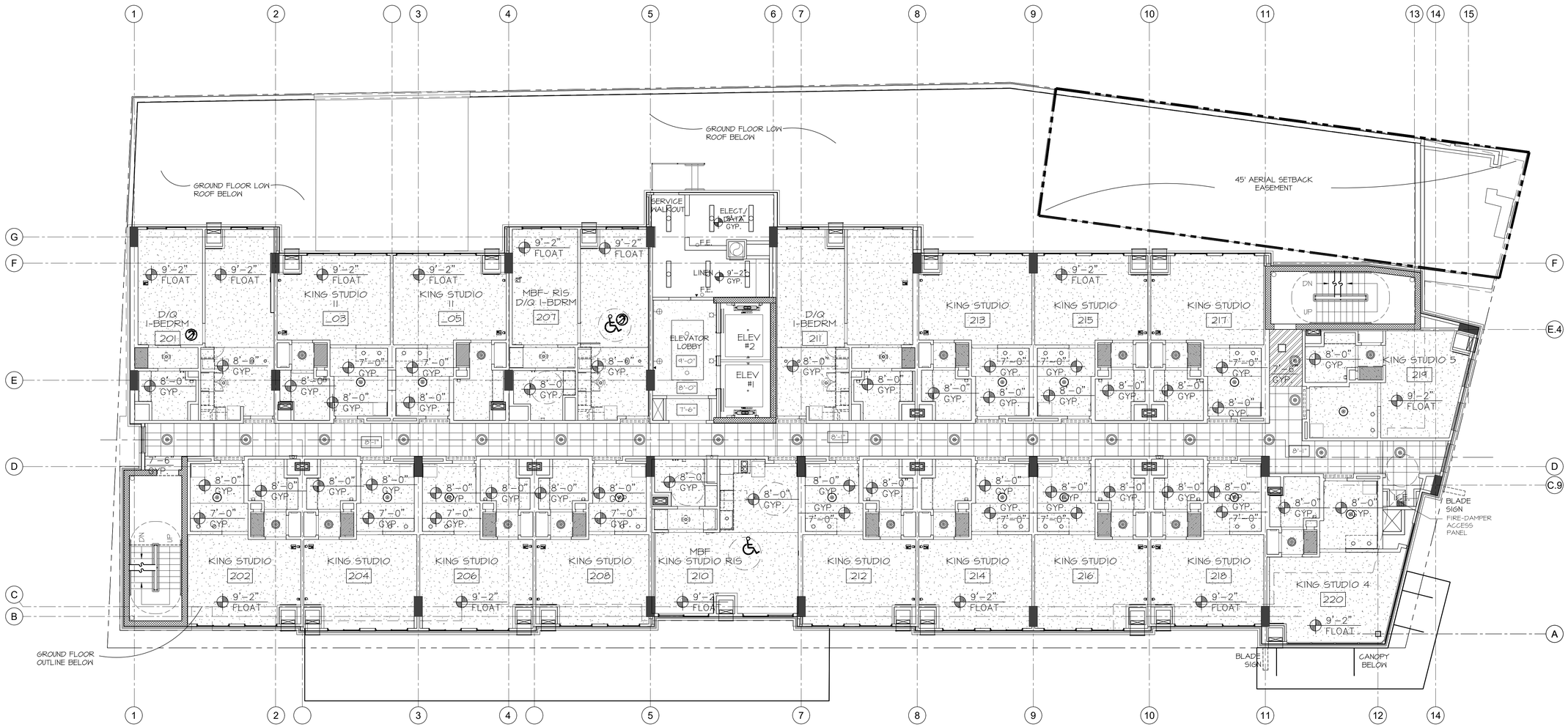
100 N. Main Avenue
SAN ANTONIO, TEXAS

GROUND FLOOR
REFLECTED CEILING PLAN

Project No: 062215
Date: 07-01-2024
Sheet:

A-208

MARRIOTT # 67846



1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

CEILING NOTES:

* ALL FINISHES & CEILING HEIGHTS TO BE VERIFIED BY THE OWNER AND INTERIOR DESIGNER.

- 2'x2' LIGHT FIXTURE
- 2'x4' LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- STRIP FLUORESCENT LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EMERGENCY WALL MOUNTED LIGHT FIXTURE WITH BATTERY BACKUP - REFER TO ELEC.
- EXIT SIGN
- SPRINKLER
- SECURITY CAMERA
- FLUSH MOUNTED PA SPEAKER
- EXHAUST GRILLE
- RETURN GRILLE
- SUPPLY DIFFUSER
- SUSPENDED CEILING SYSTEM

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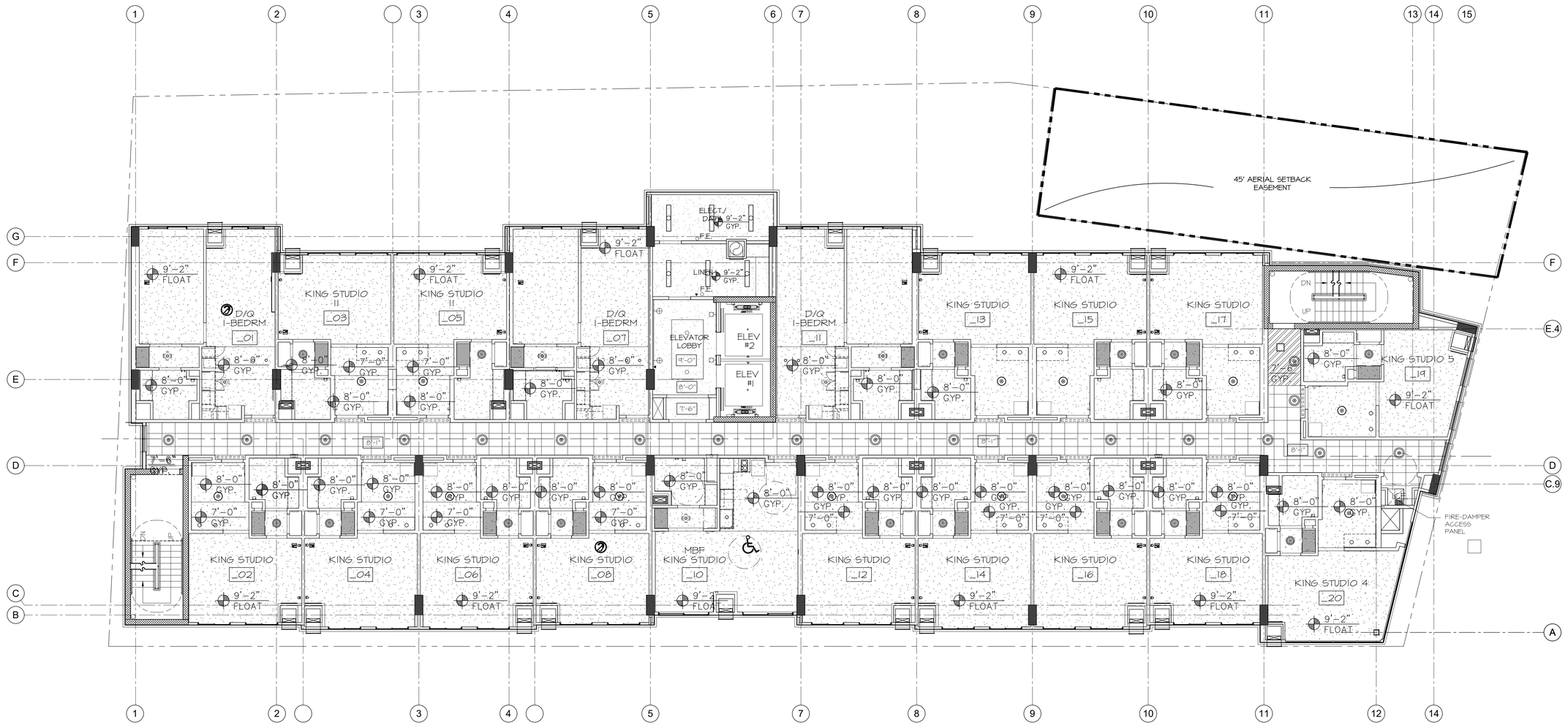
	07-01-24	FOR BUILDING PERMIT

Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

SECOND FLOOR
REFLECTED CEILING PLAN

Project No:	062215
Date:	07-01-2024
Sheet:	A-209
	MARRIOTT # 67846



1 TYPICAL FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

0 4 8 12 20

CEILING NOTES:

* ALL FINISHES & CEILING HEIGHTS TO BE VERIFIED BY THE OWNER AND INTERIOR DESIGNER.

- 2'x2' LIGHT FIXTURE
- 2'x4' LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- STRIP FLUORESCENT LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EMERGENCY WALL MOUNTED LIGHT FIXTURE WITH BATTERY BACKUP - REFER TO ELEC.
- EXIT SIGN
- SPRINKLER
- SECURITY CAMERA
- FLUSH MOUNTED PA SPEAKER
- EXHAUST GRILLE
- RETURN GRILLE
- SUPPLY DIFFUSER
- SUSPENDED CEILING SYSTEM

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

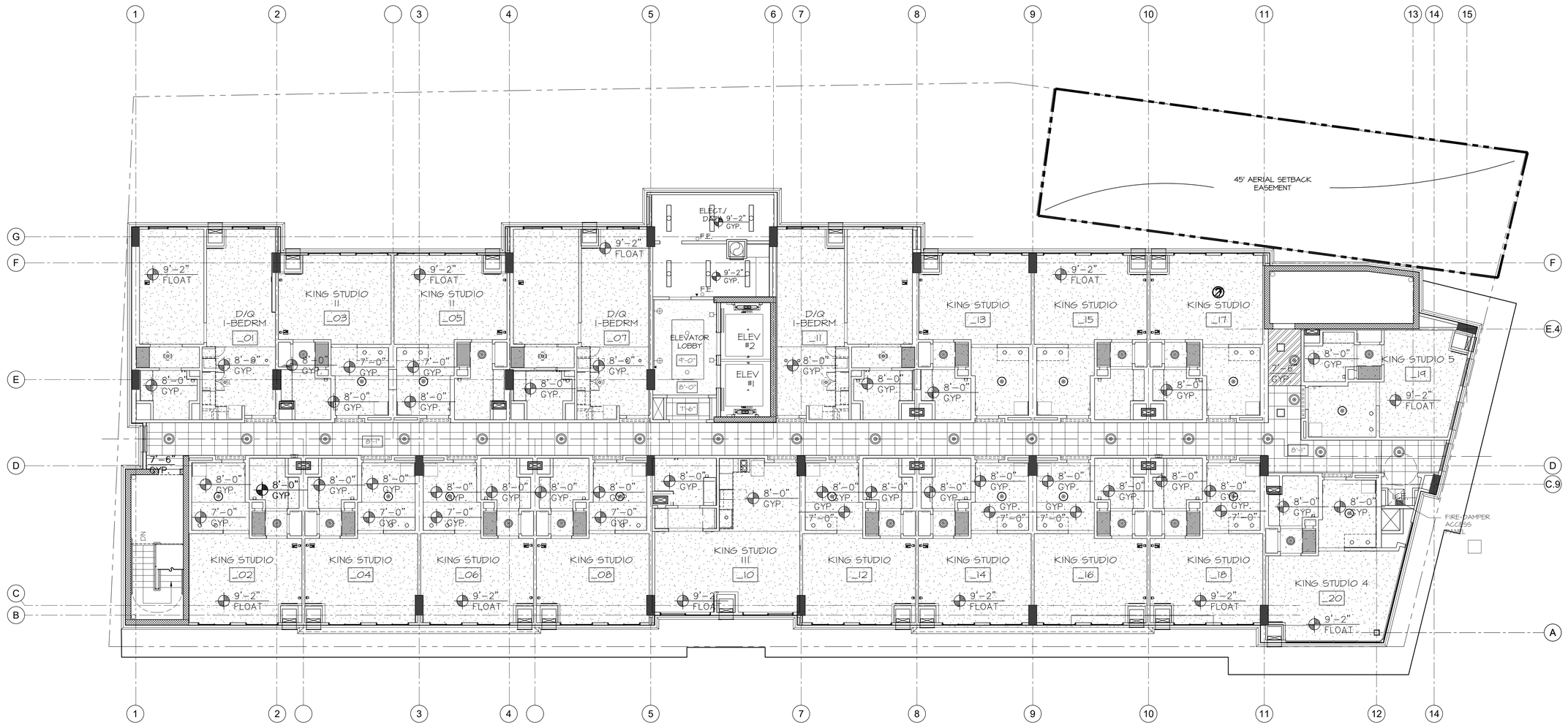
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

TYPICAL FLOOR
REFLECTED CEILING PLAN

Project No: 062215
Date: 07-01-2024
Sheet: A-210

MARRIOTT # 67846



1 TENTH FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

CEILING NOTES:

* ALL FINISHES & CEILING HEIGHTS TO BE VERIFIED BY THE OWNER AND INTERIOR DESIGNER.

- 2'x2' LIGHT FIXTURE
- 2'x4' LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- STRIP FLUORESCENT LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EMERGENCY WALL MOUNTED LIGHT FIXTURE WITH BATTERY BACKUP - REFER TO ELEC.
- EXIT SIGN
- SPRINKLER
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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

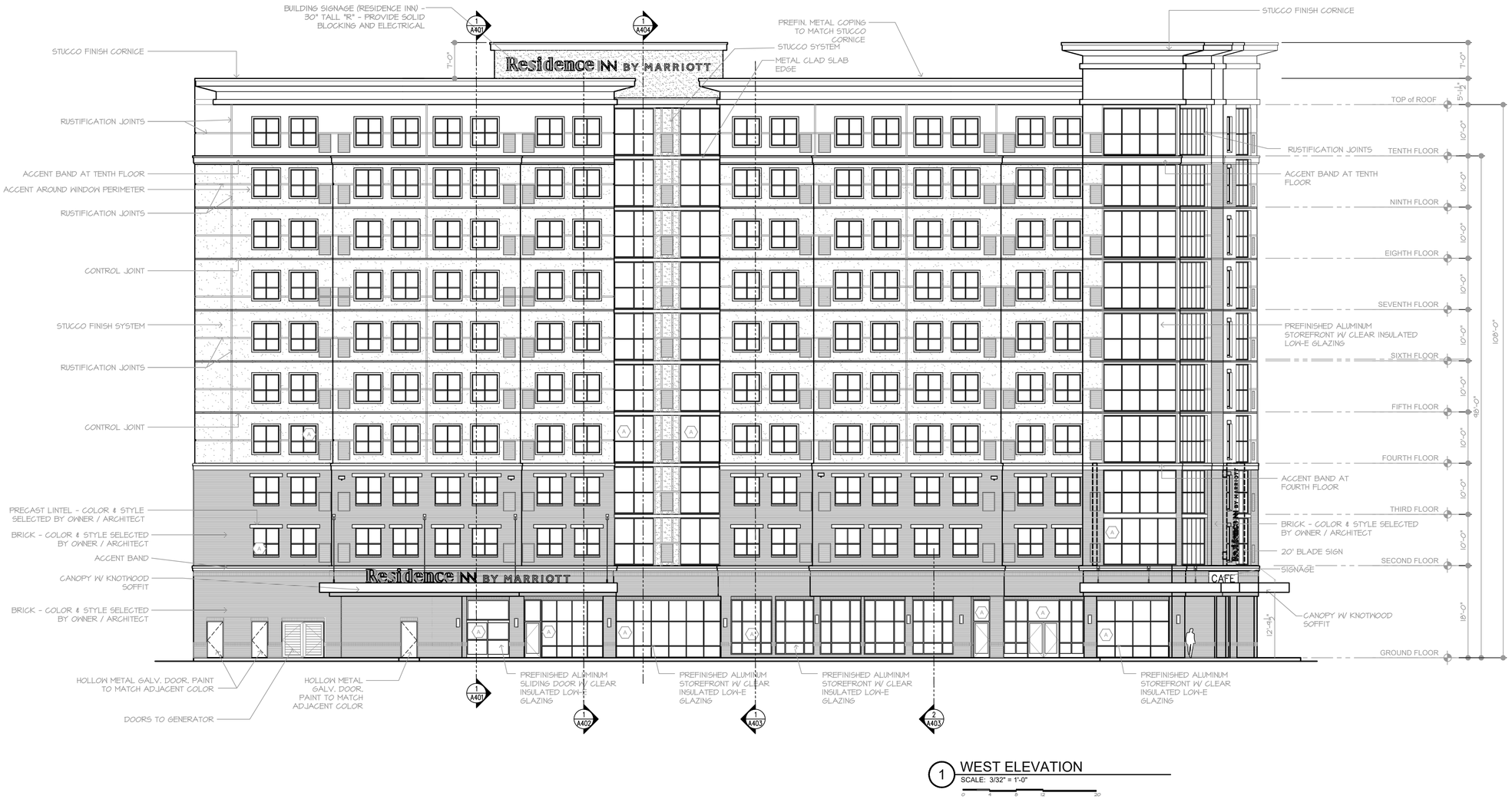
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

TENTH FLOOR
REFLECTED CEILING PLAN

Project No:	062215
Date:	07-01-2024
Sheet:	A-211

MARRIOTT # 67846



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"
0 4 8 12 20

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

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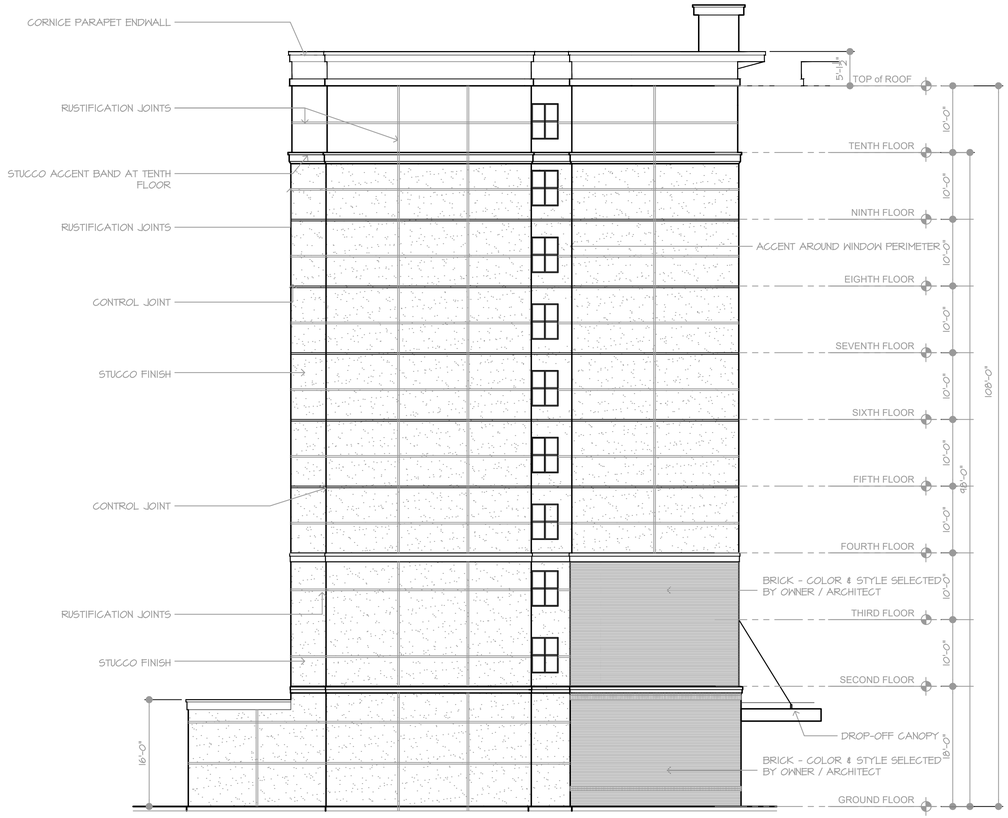
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

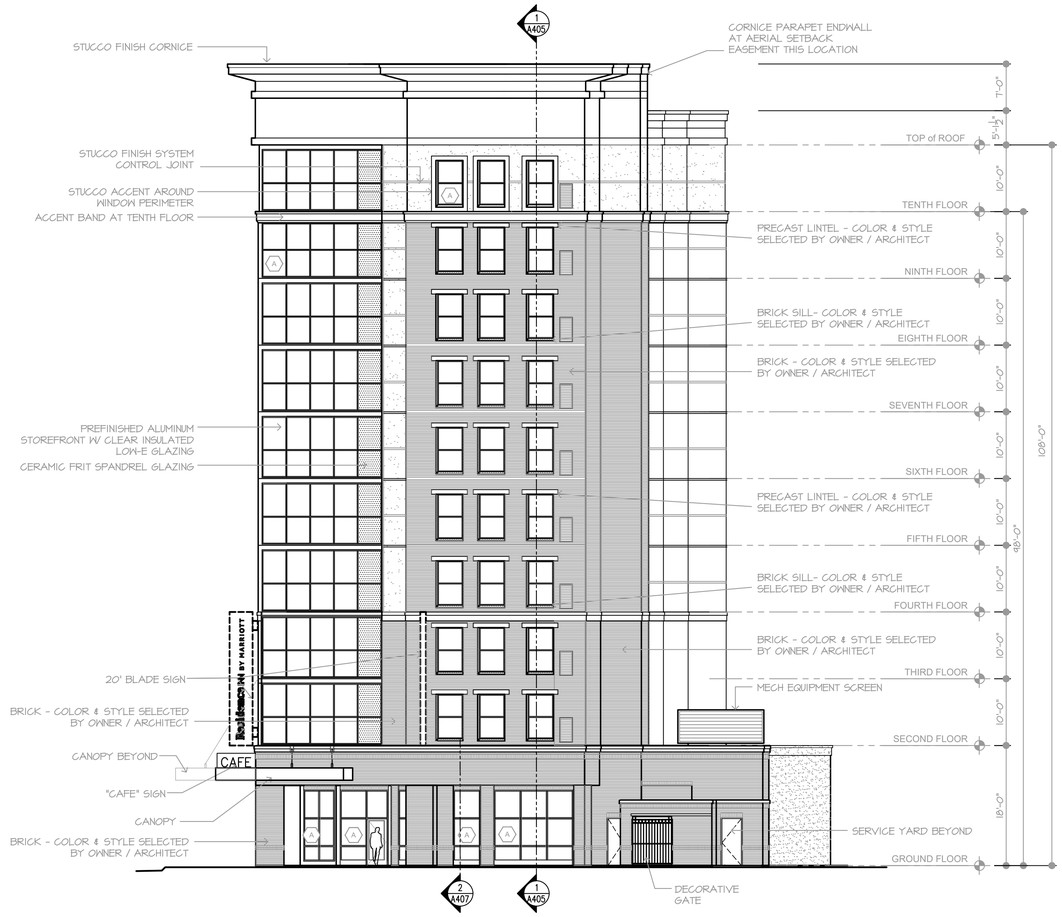
WEST EXTERIOR ELEVATION

Project No:	062215
Date:	07-01-2024
Sheet:	A-301

MARRIOTT # 67846



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"
0 4 8 12 20



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
0 4 8 12 20

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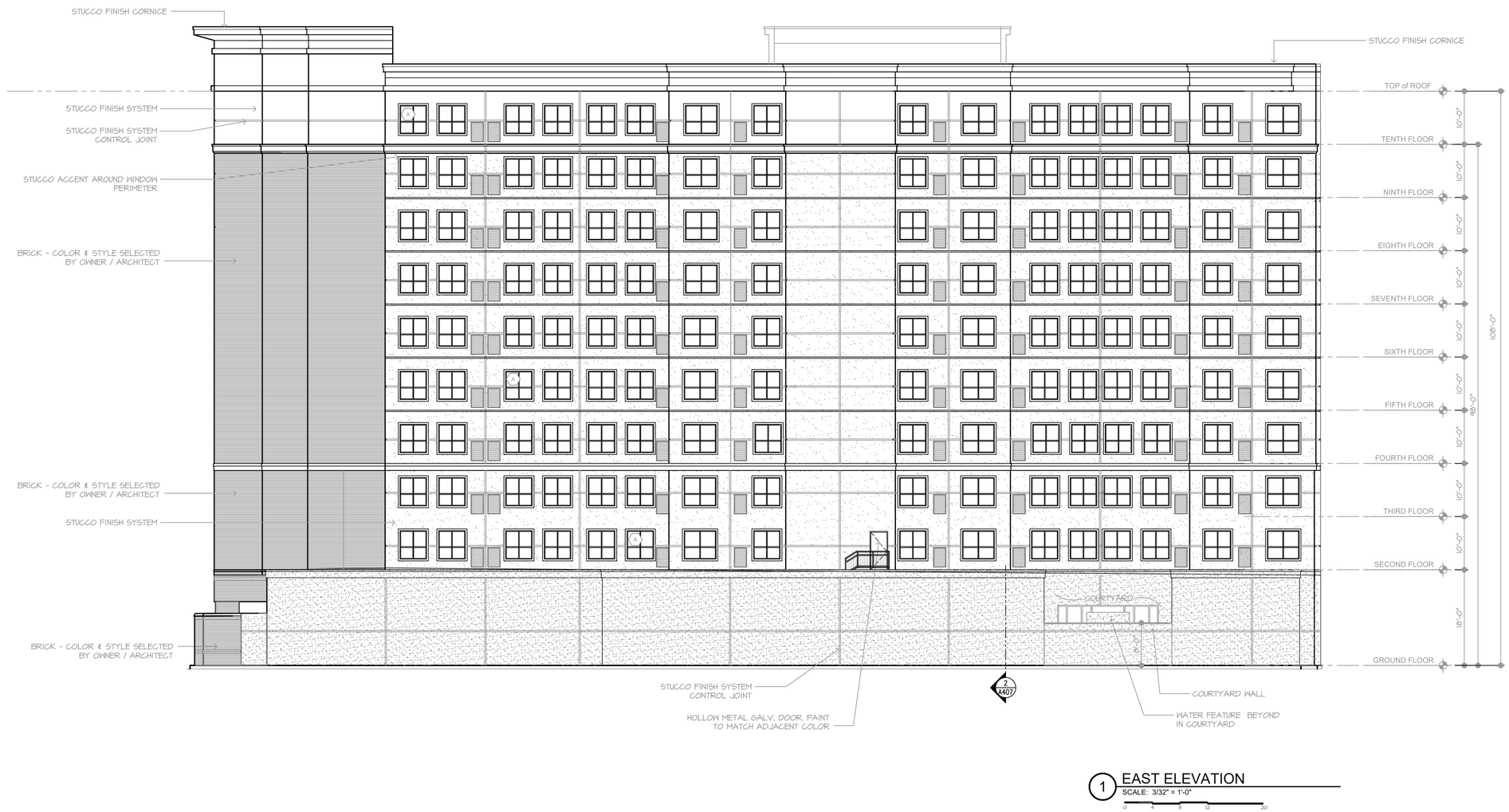
Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

NORTH AND SOUTH EXTERIOR ELEVATIONS

Project No:	062215
Date:	07-01-2024
Sheet:	A-302
MARRIOTT # 67846	



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

0 4 8 16 32

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Consultant:

REGISTERED ARCHITECT
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79328
STATE OF TEXAS
07/01/24

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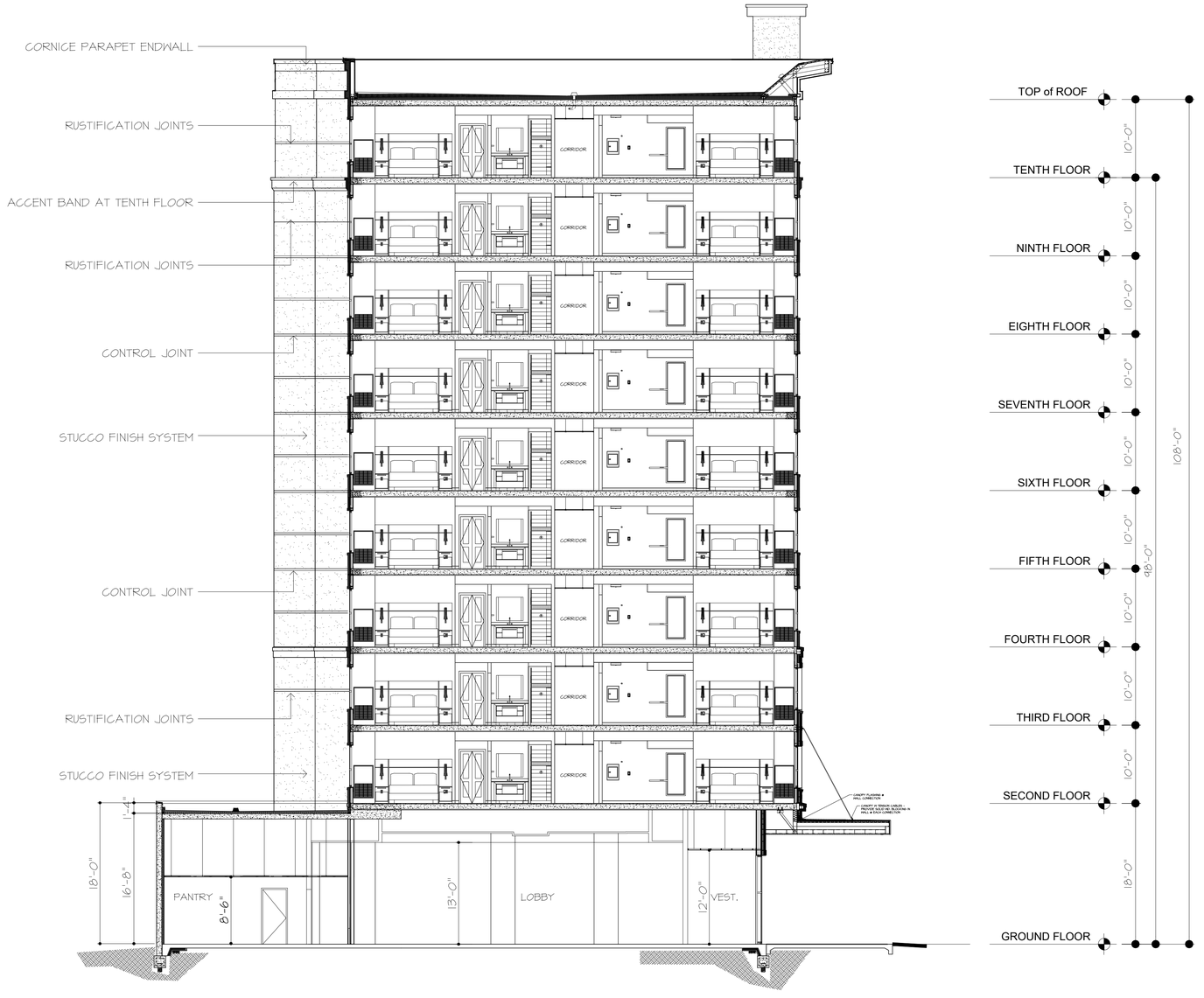
Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

EAST EXTERIOR ELEVATIONS

Project No:	062215
Date:	07-01-2024
Sheet:	A-303
MARRIOTT	# 67846



1 BUILDING SECTION
SCALE: 3/32" = 1'-0"
0 4 8 12 20

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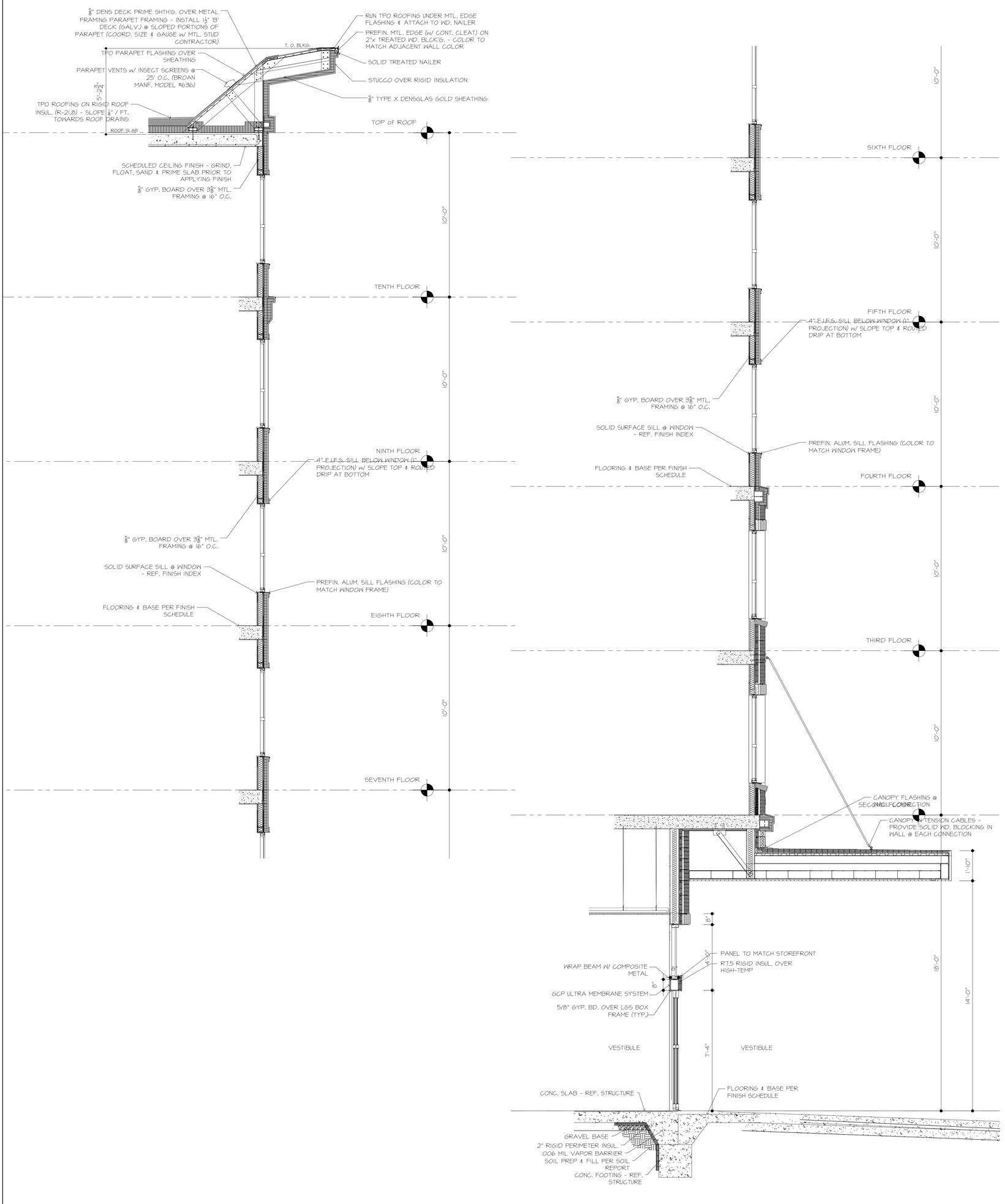
Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

Residence Inn
100 N. Main Avenue
SAN ANTONIO, TEXAS

BUILDING SECTION

Project No:	062215
Date:	07-01-2024
Sheet:	A-304

MARRIOTT # 67846



1 WALL SECTION 1
SCALE: 3/8" = 1'-0"

MARRIOTT # 67846

A-401

Project No: 082215
Date: 07-01-2024
Sheet:

Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

WALL SECTION

Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

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01/04/24

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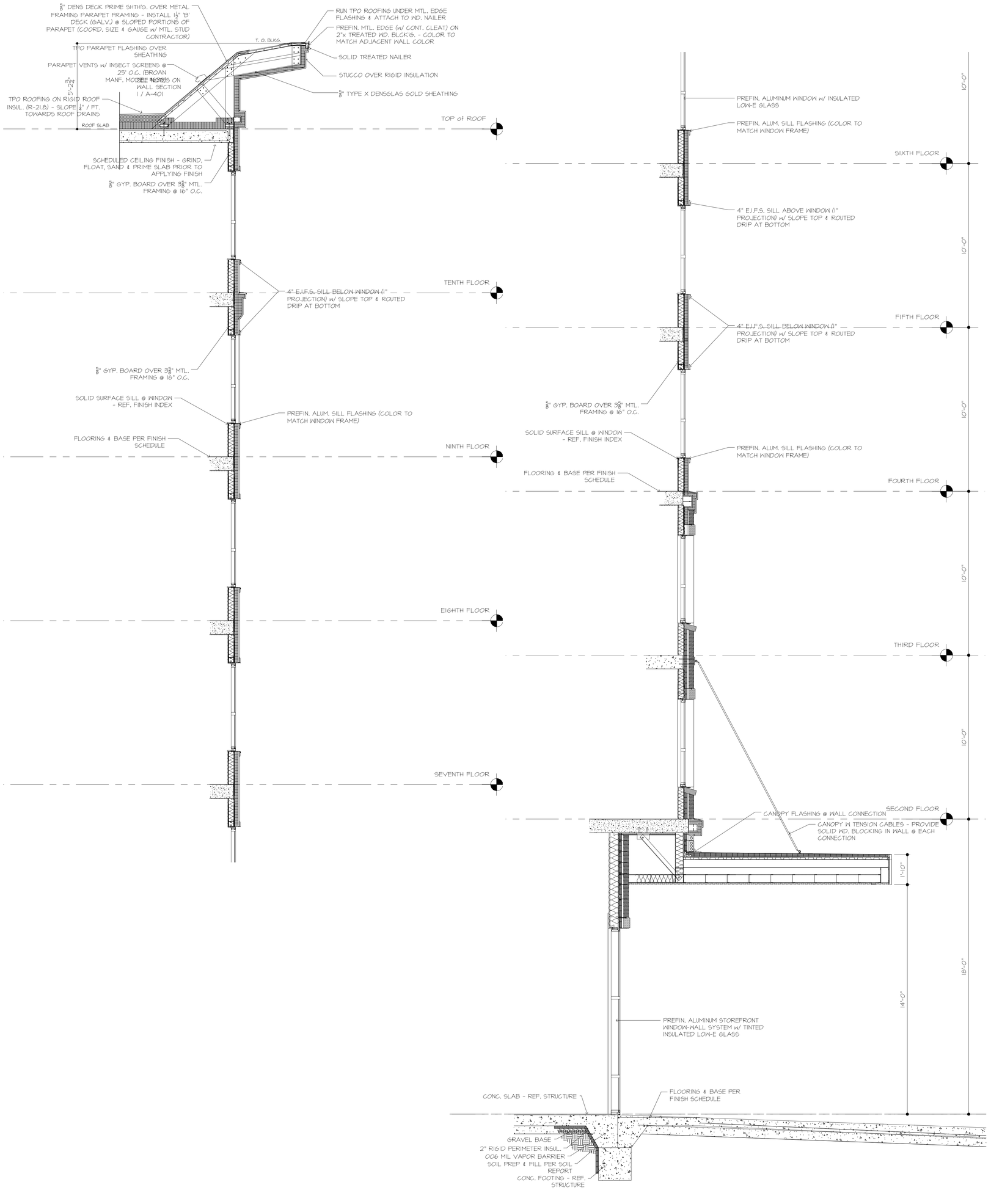

1 WALL SECTION 2
SCALE: 3/8" = 1'-0"

MARRIOTT # 67846

A-402

Project No: 082215
Date: 07-01-2024
Sheet:

Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

WALL SECTION

Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

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REGISTERED ARCHITECT J. ARTHUR GRAY III 36888 STATE OF TEXAS

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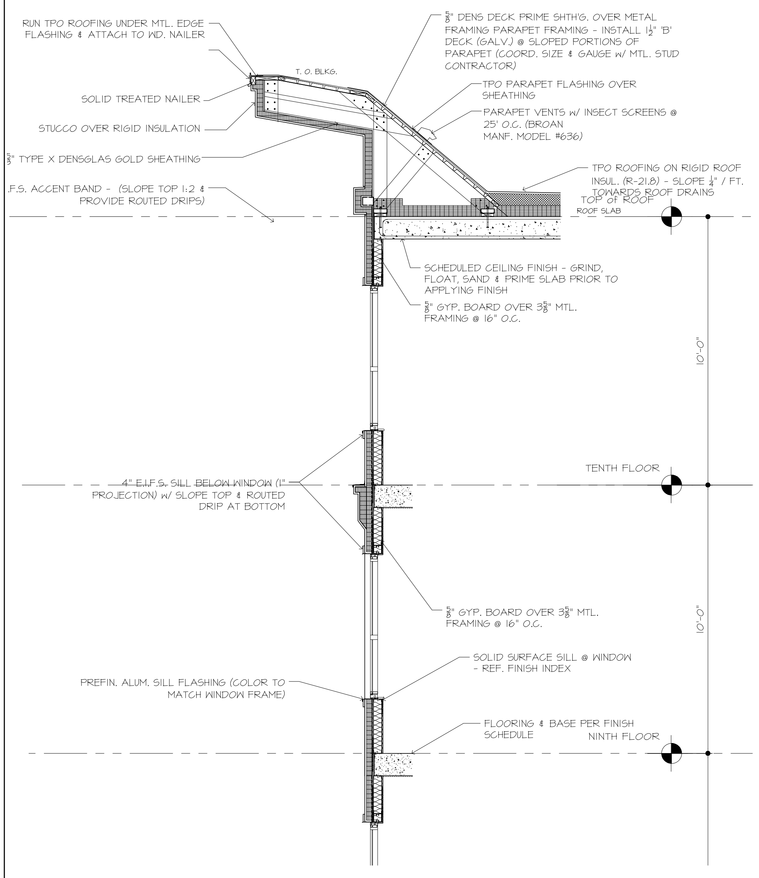
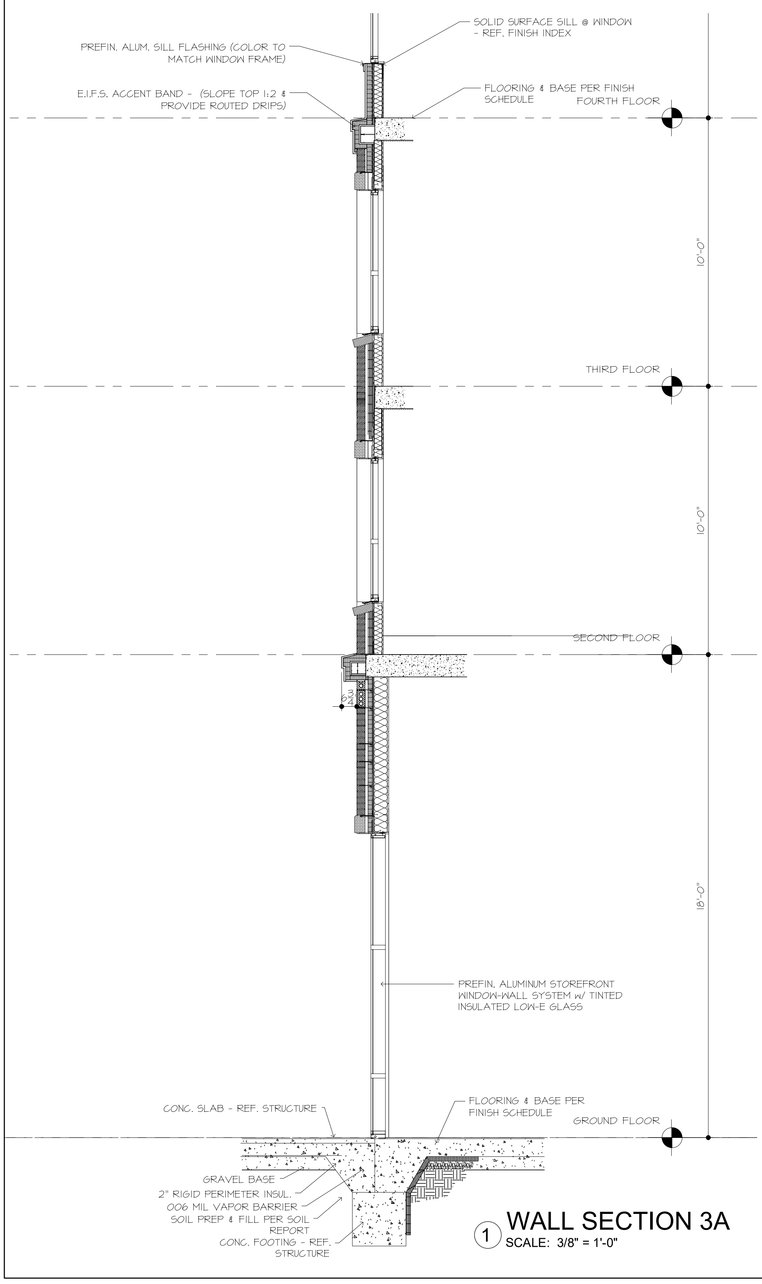
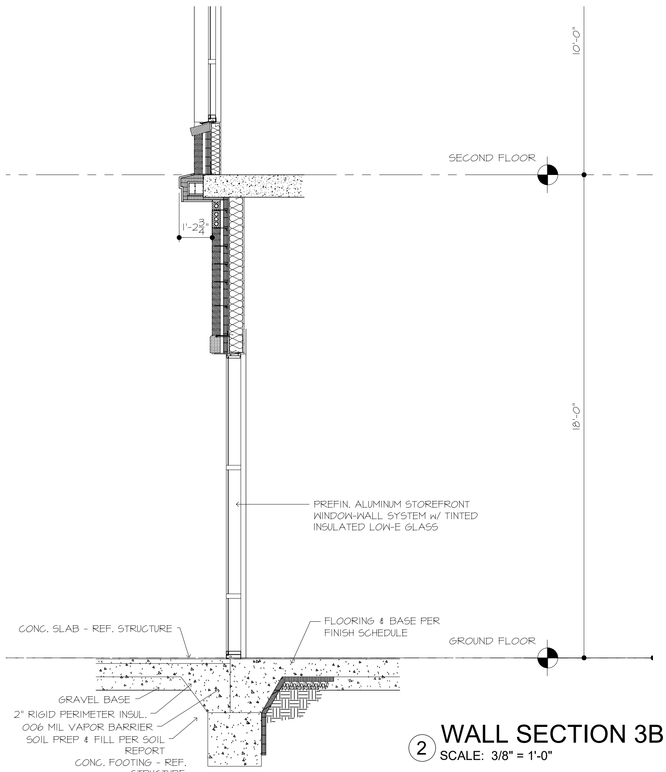




1 WALL SECTION 3A
SCALE: 3/8" = 1'-0"



2 WALL SECTION 3B
SCALE: 3/8" = 1'-0"

MARRIOTT # 67846

A-403

Project No: 082215
Date: 07-01-2024
Sheet:

Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

WALL SECTIONS

Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

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J. ARTHUR KELLEY
REGISTERED ARCHITECT
102378
07/01/24

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1 WALL SECTION 4
SCALE: 3/8" = 1'-0" WEST

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STATE OF TEXAS
19328

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

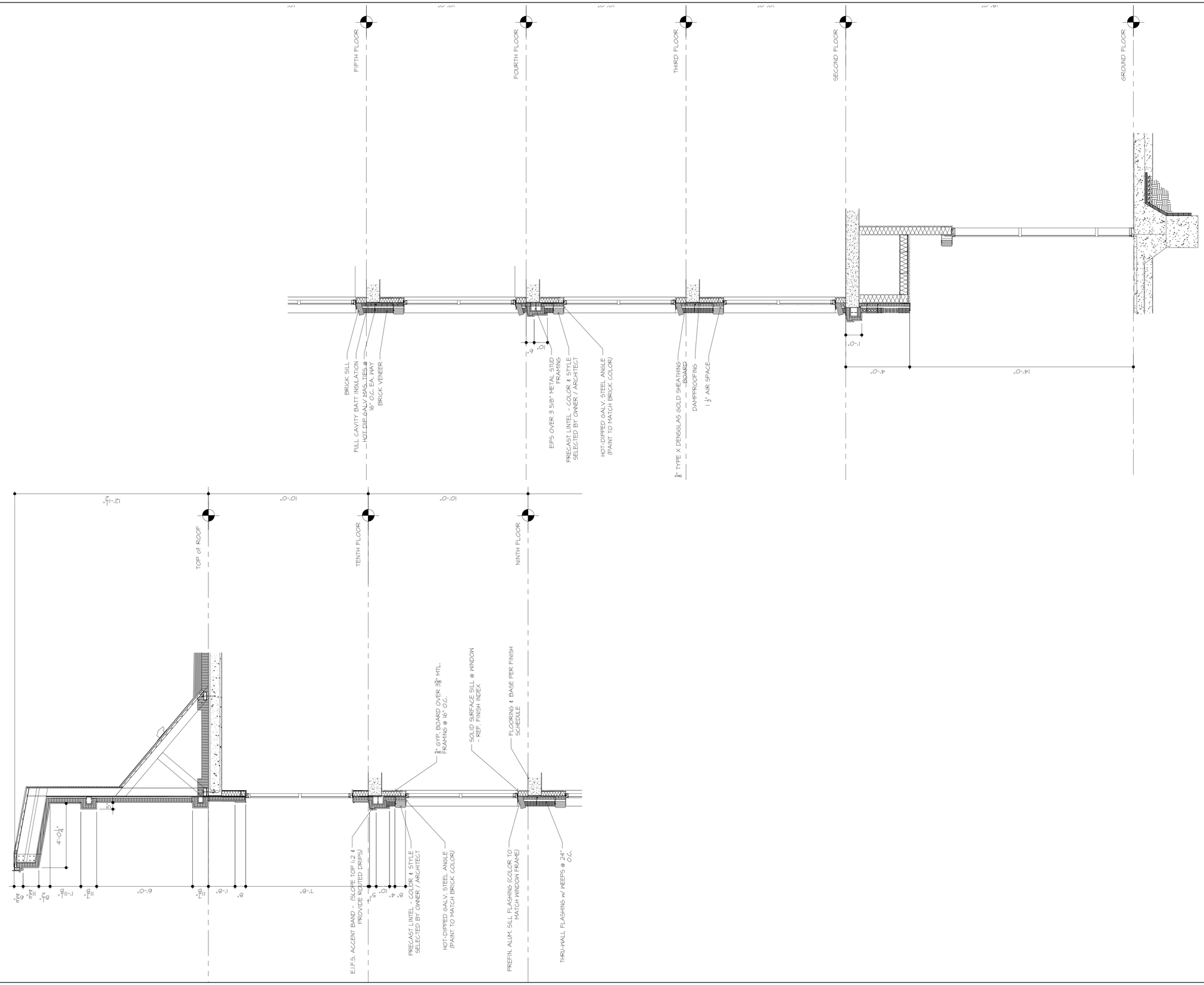
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

WALL SECTION

Project No:	062215
Date:	07-01-2024
Sheet:	A-404

MARRIOTT # 67846



1 WALL SECTION 5 — SOUTH
SCALE: 3/8" = 1'-0"

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Consultant:

REGISTERED ARCHITECT — J. ARTHUR KILLEBREW III — 19328 — STATE OF TEXAS
07/01/24

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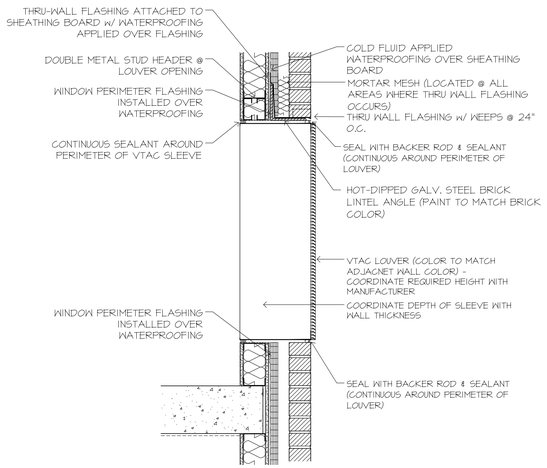
Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

Residence Inn

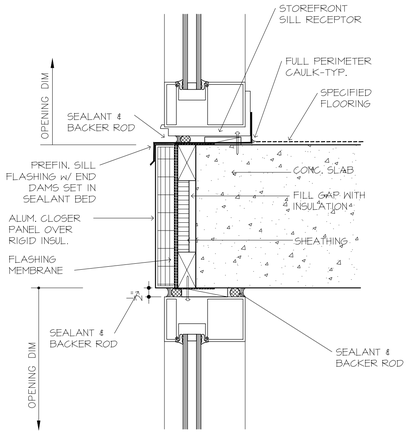
100 N. Main Avenue
SAN ANTONIO, TEXAS

WALL SECTION

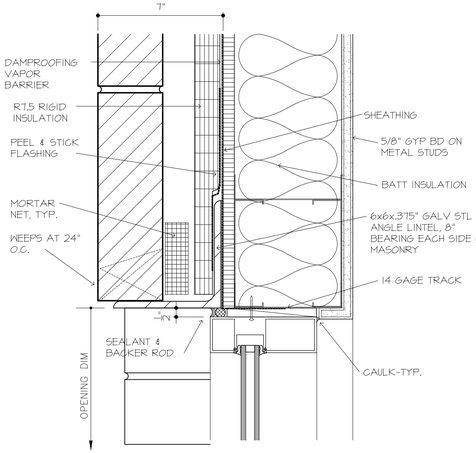
Project No:	062215
Date:	07-01-2024
Sheet:	A-405
	MARRIOTT # 67846



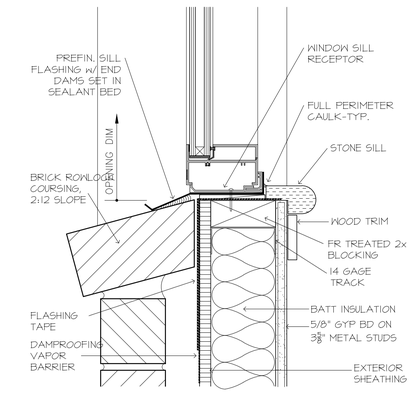
K VTAC LOUVER - BRICK
SCALE: 1" = 1'-0"



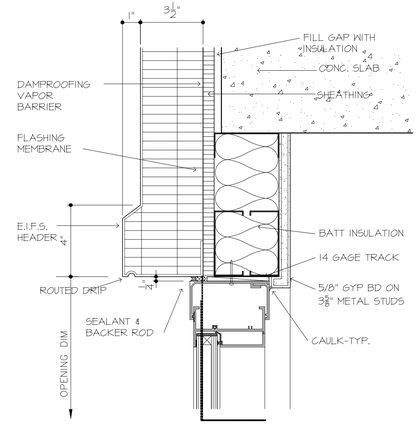
H STOREFRONT HEAD / SILL
SCALE: 3" = 1'-0" KING STUDIO CORNER SUITE



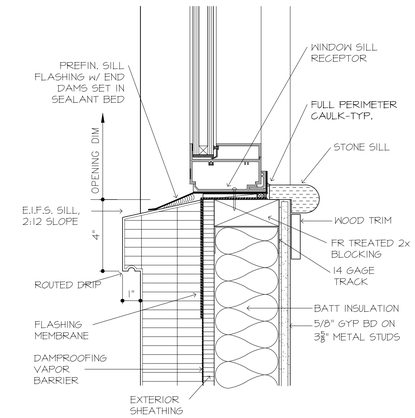
G STOREFRONT HEAD @ BRICK
SCALE: 3" = 1'-0"



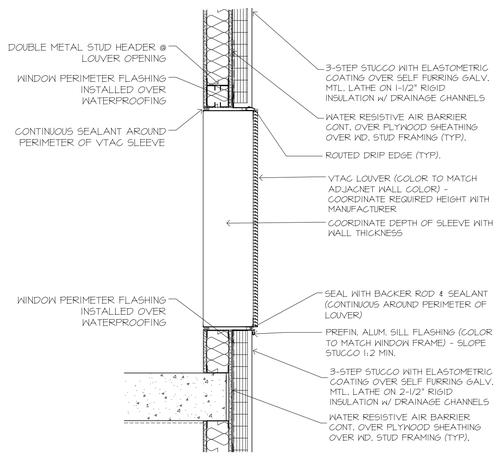
E WINDOW SILL @ BRICK
SCALE: 3" = 1'-0"



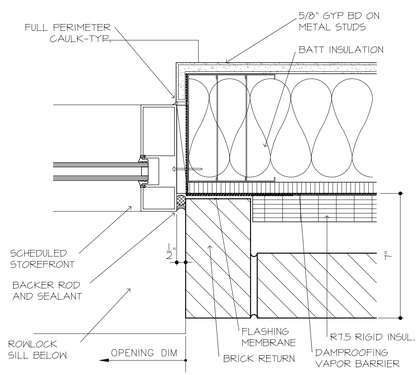
C WINDOW HEAD @ STUCCO
SCALE: 3" = 1'-0"



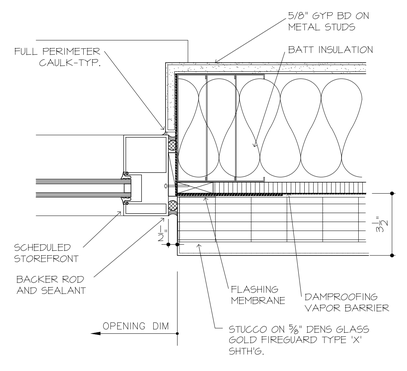
B WINDOW SILL @ STUCCO
SCALE: 3" = 1'-0"



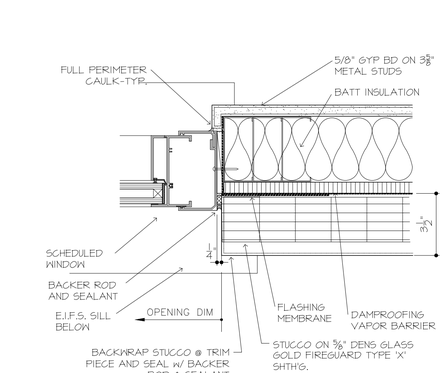
J VTAC LOUVER - STUCCO FINISH
SCALE: 1" = 1'-0"



F STOREFRONT JAMB @ BRICK
SCALE: 3" = 1'-0"



D STOREFRONT JAMB @ STUCCO
SCALE: 3" = 1'-0"



A WINDOW JAMB @ STUCCO
SCALE: 3" = 1'-0"

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	07-01-24	FOR BUILDING PERMIT

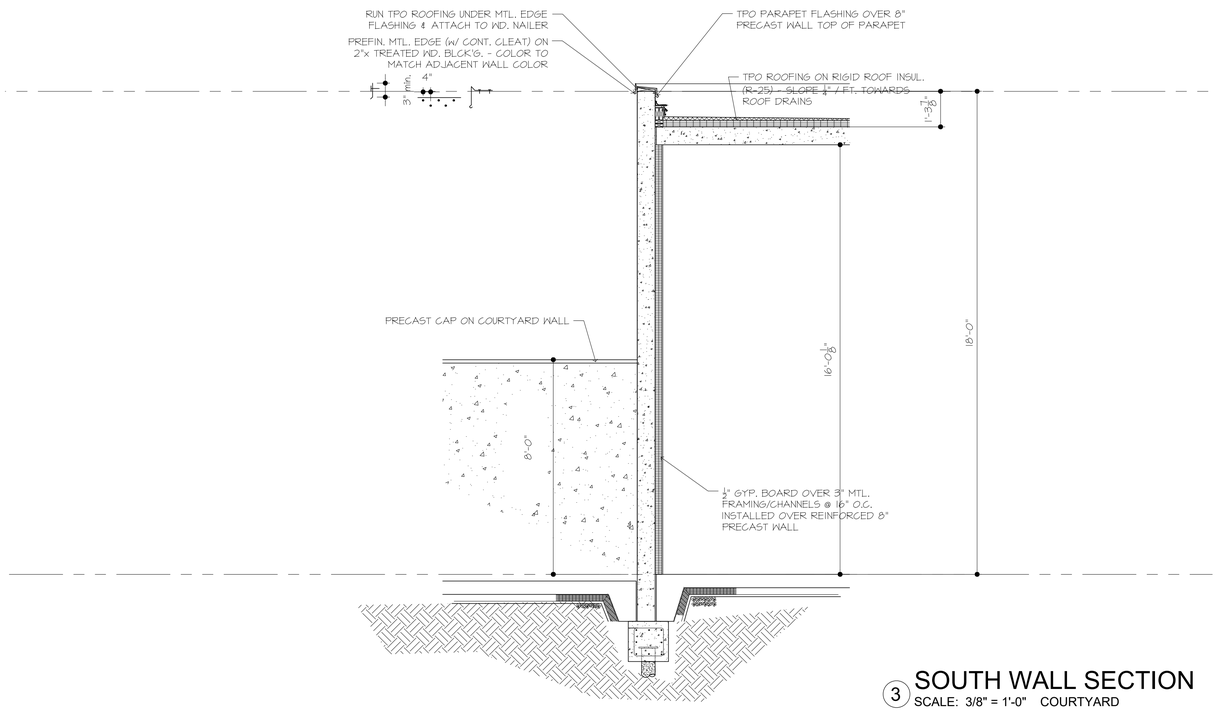
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

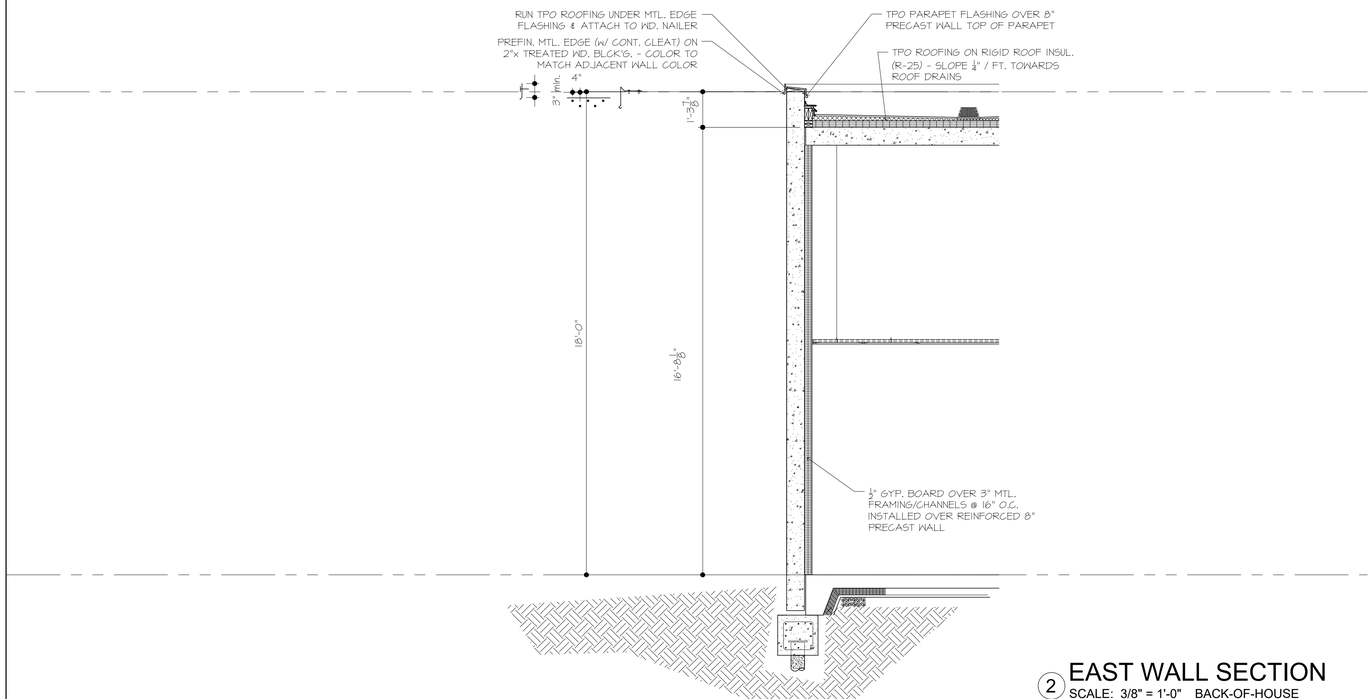
JAMB AND SILL DETAILS

Project No: 062215
Date: 07-01-2024
Sheet: A-406

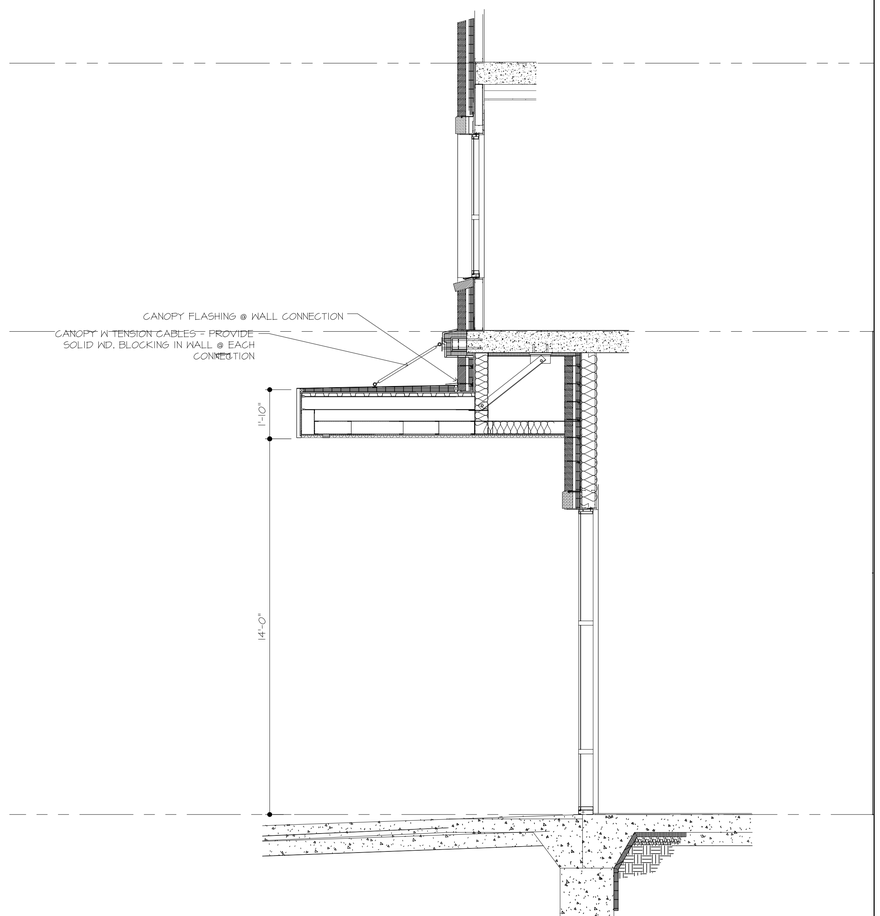
MARRIOTT # 67846



3 SOUTH WALL SECTION
SCALE: 3/8" = 1'-0" COURTYARD



2 EAST WALL SECTION
SCALE: 3/8" = 1'-0" BACK-OF-HOUSE



1 WALL SECTION
SCALE: 3/8" = 1'-0" SOUTH-WEST CANOPY

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

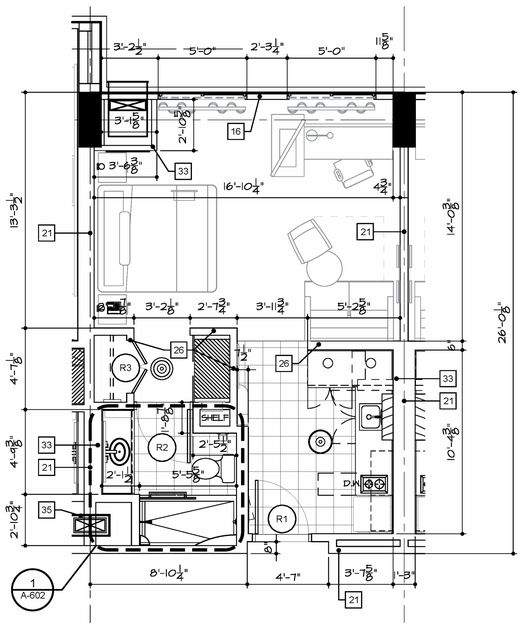
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

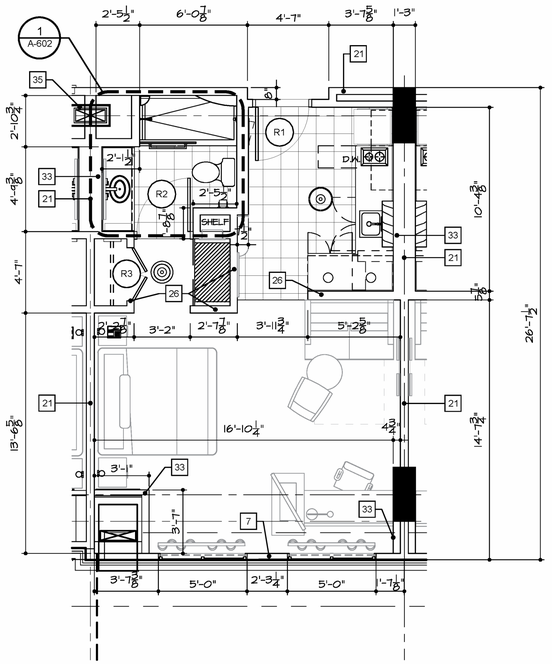
WALL SECTIONS

Project No:	062215
Date:	07-01-2024
Sheet:	A-407

MARRIOTT # 67846



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



2 KING STUDIO
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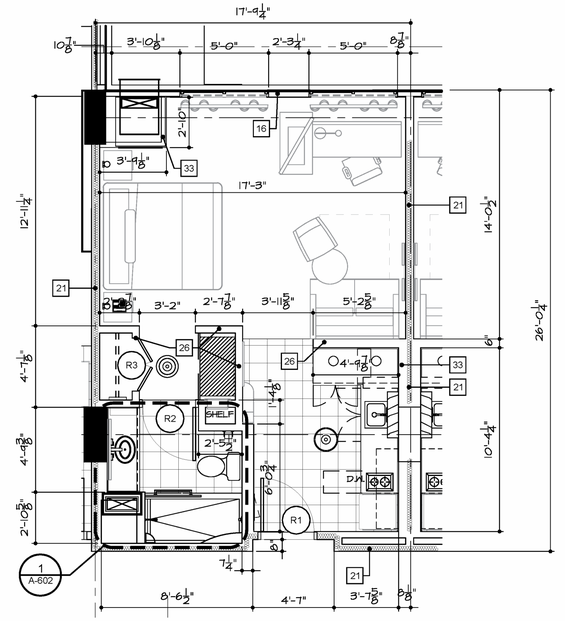
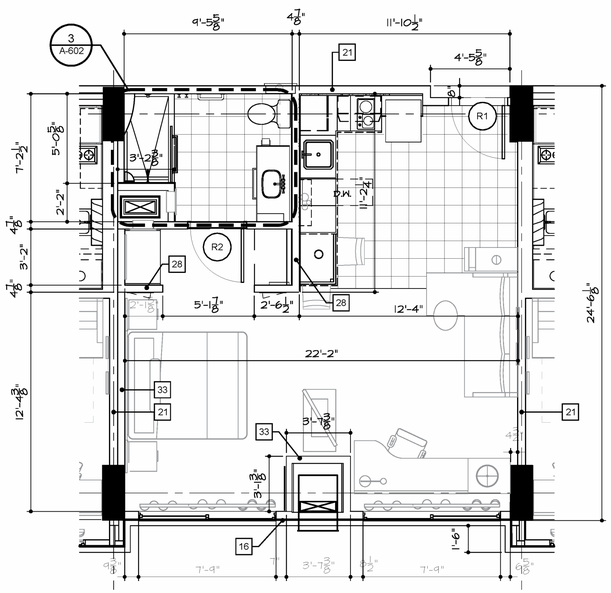
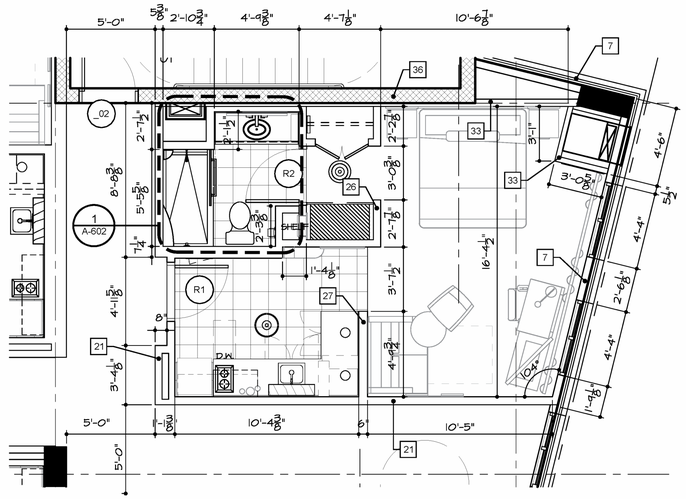


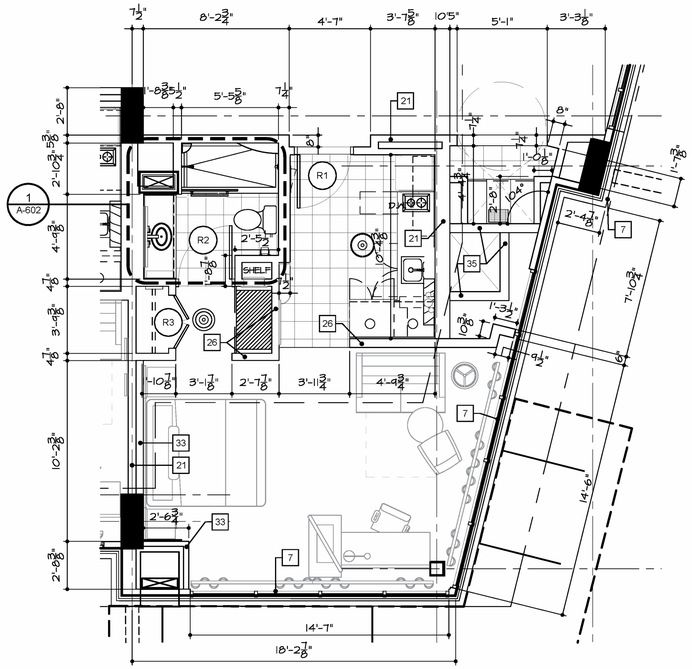
4 KING STUDIO II
SCALE: 1/4" = 1'-0"



5 KING STUDIO III
SCALE: 1/4" = 1'-0"



6 KING STUDIO 4
SCALE: 1/4" = 1'-0"



3 KING STUDIO 5
SCALE: 1/4" = 1'-0"

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

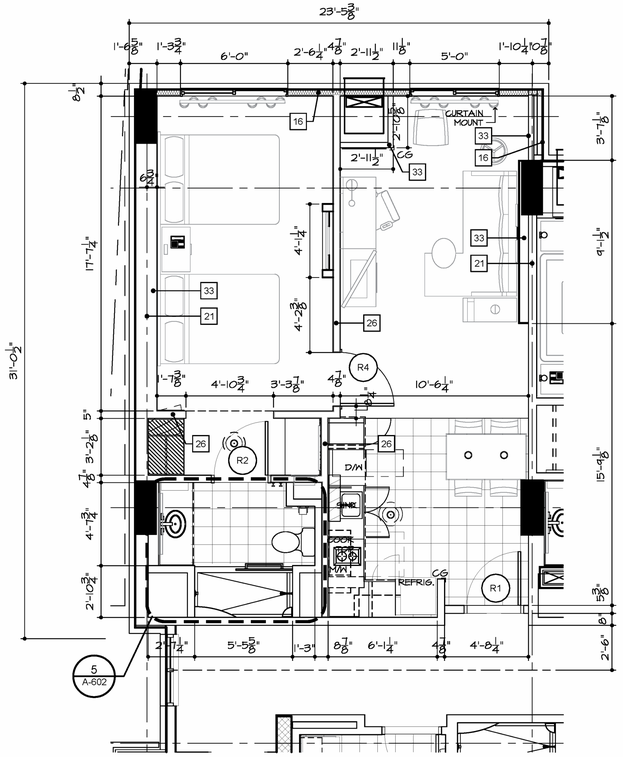
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

GUEST UNITS

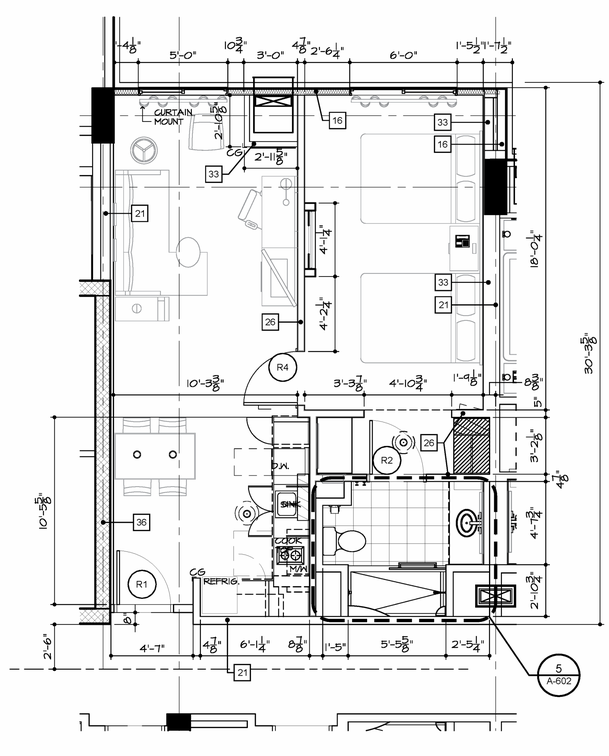
Project No:	062215
Date:	07-01-2024
Sheet:	A-501

MARRIOTT # 67846



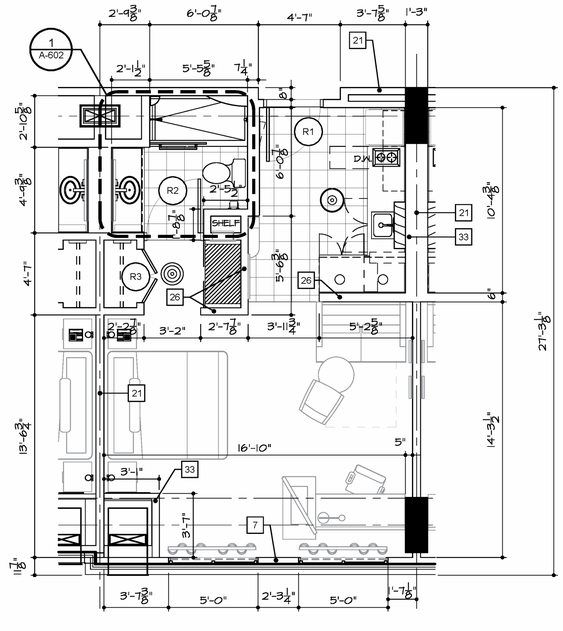
1 DOUBLE-QUEEN 1-BEDROOM END UNIT

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



2 DOUBLE QUEEN 1-BEDROOM

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



3 KING STUDIO

SCALE: 1/4" = 1'-0" (EXTENDED BAY RMS. _04, _06, _14, _16)

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Consultant:

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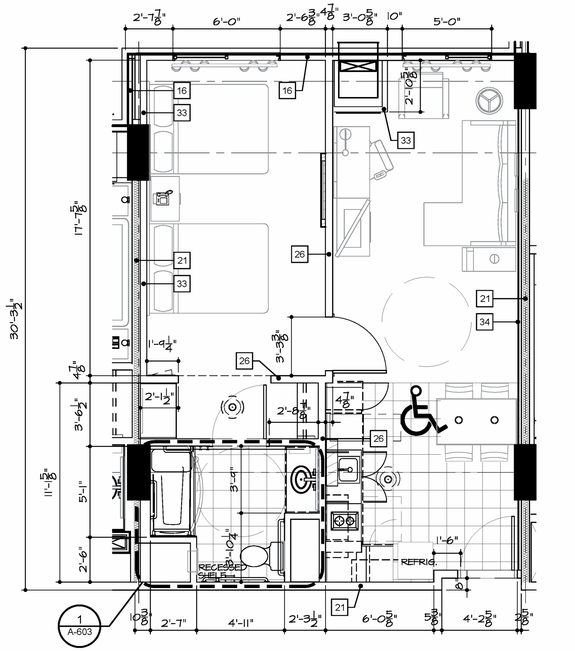
Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

Residence Inn

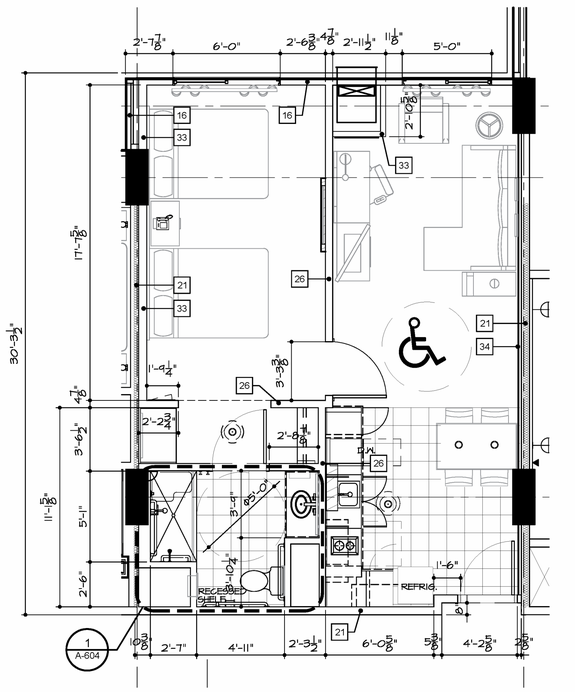
100 N. Main Avenue
SAN ANTONIO, TEXAS

GUEST UNITS

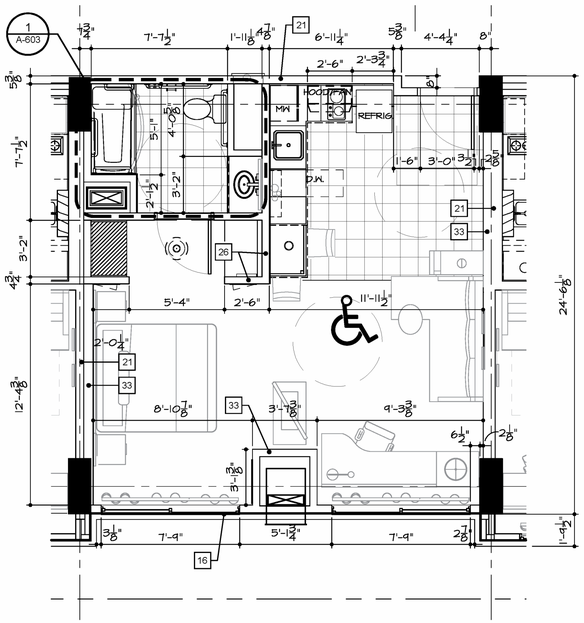
Project No:	062215
Date:	07-01-2024
Sheet:	A-502
	MARRIOTT # 67846



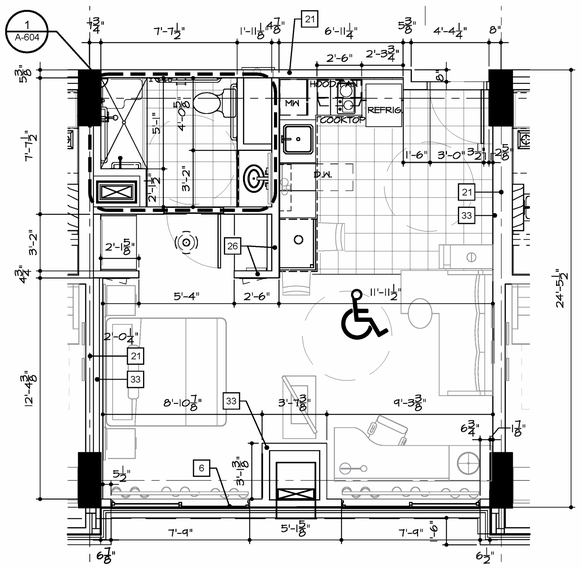
1 MBF DOUBLE QUEEN 1-BEDROOM
SCALE: 1/4" = 1'-0" (W/ TUB)



2 MBF DOUBLE QUEEN 1-BEDROOM
SCALE: 1/4" = 1'-0" (W/ ROLL-IN-SHOWER)



3 MBF KING STUDIO W/TUB
SCALE: 1/4" = 1'-0"



4 MBF KING STUDIO W/ ROLL-IN-SHOWER
SCALE: 1/4" = 1'-0"

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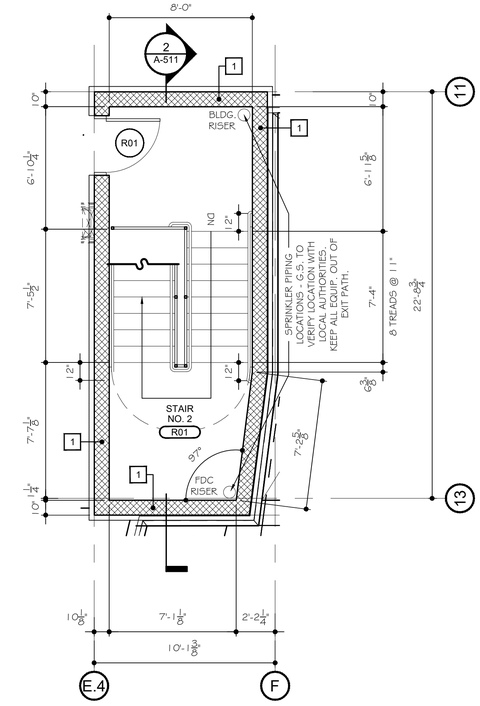
	07-01-24	FOR BUILDING PERMIT

Residence Inn
100 N. Main Avenue
SAN ANTONIO, TEXAS

MBF GUEST UNITS

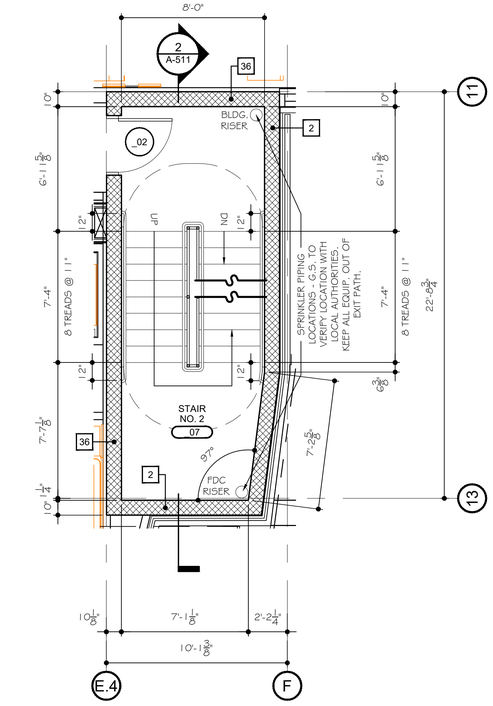
Project No:	062215
Date:	07-01-2024
Sheet:	A-503

MARRIOTT # 67846



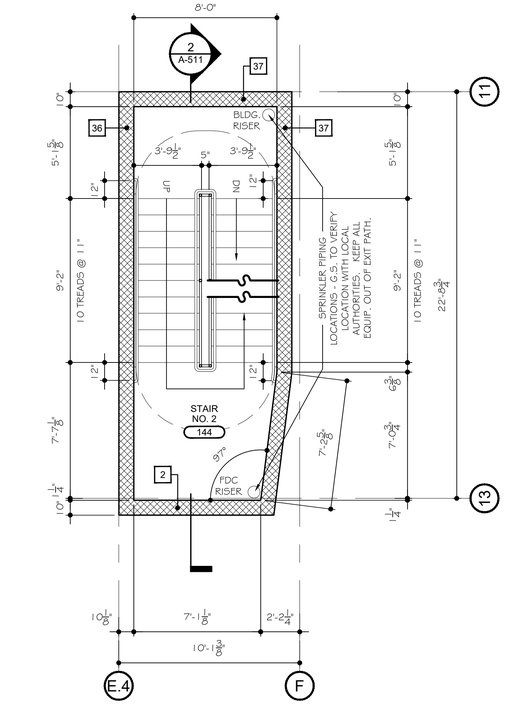
8 ENLARGED STAIR 2 PLAN - ROOF LEVEL
SCALE: 1/4" = 1'-0"

NORTH



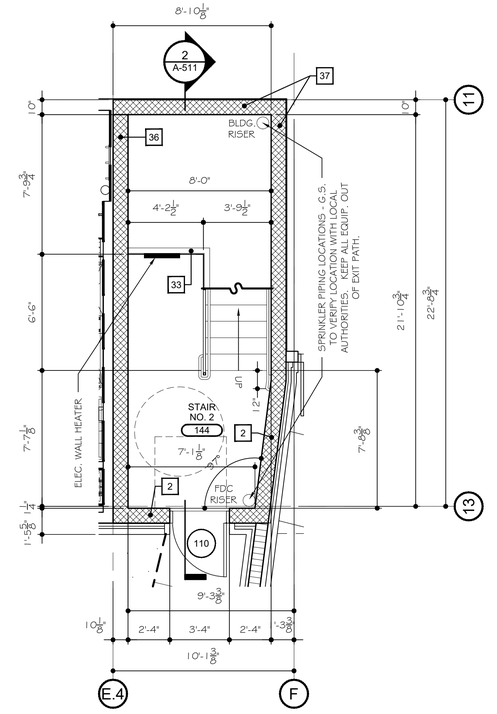
7 ENLARGED STAIR 2 PLAN - TYP. FLOORS (2nd-10th)
SCALE: 1/4" = 1'-0"

NORTH



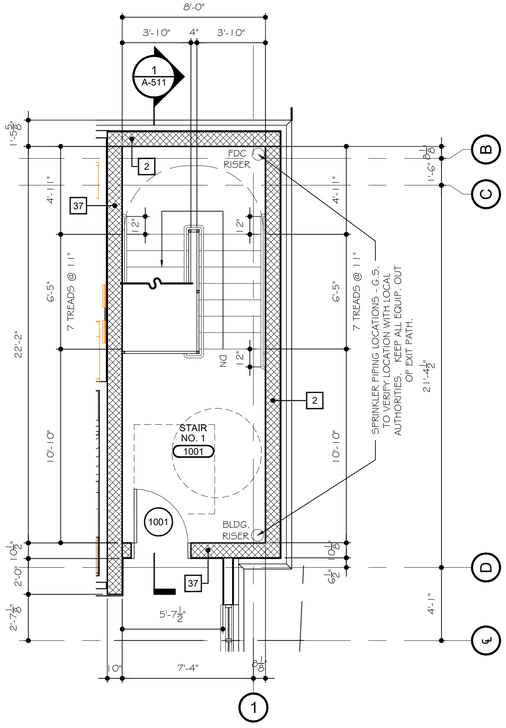
6 ENLARGED STAIR 2 PLAN - INTERMEDIATE
SCALE: 1/4" = 1'-0"

NORTH



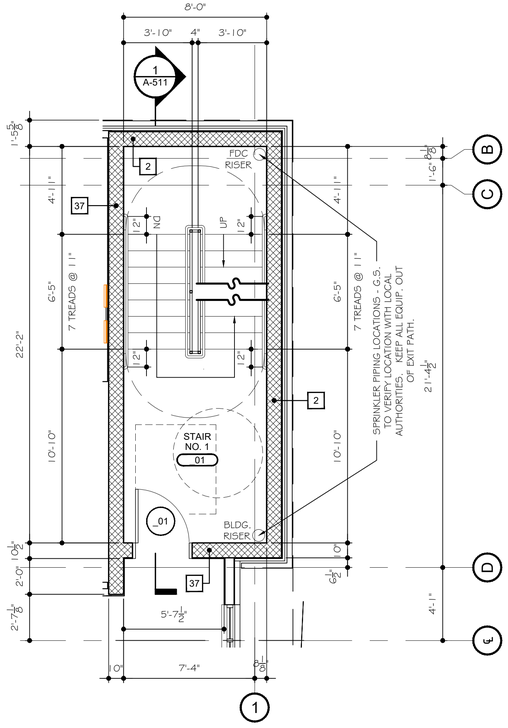
5 ENLARGED STAIR 2 PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"

NORTH



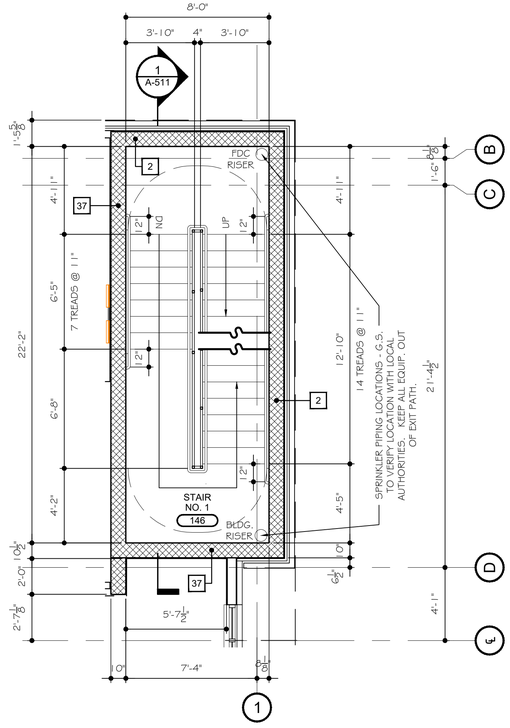
4 ENLARGED STAIR 1 PLAN - 10th FLOOR
SCALE: 1/4" = 1'-0"

NORTH



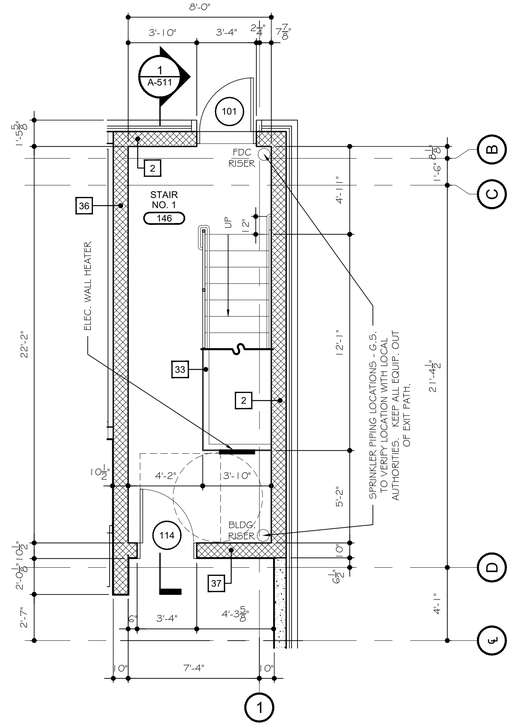
3 ENLARGED STAIR 1 PLAN - TYP. FLOOR (2nd-9th)
SCALE: 1/4" = 1'-0"

NORTH



2 ENLARGED STAIR 1 PLAN - INTERMEDIATE
SCALE: 1/4" = 1'-0"

NORTH



1 ENLARGED STAIR 1 PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"

NORTH

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

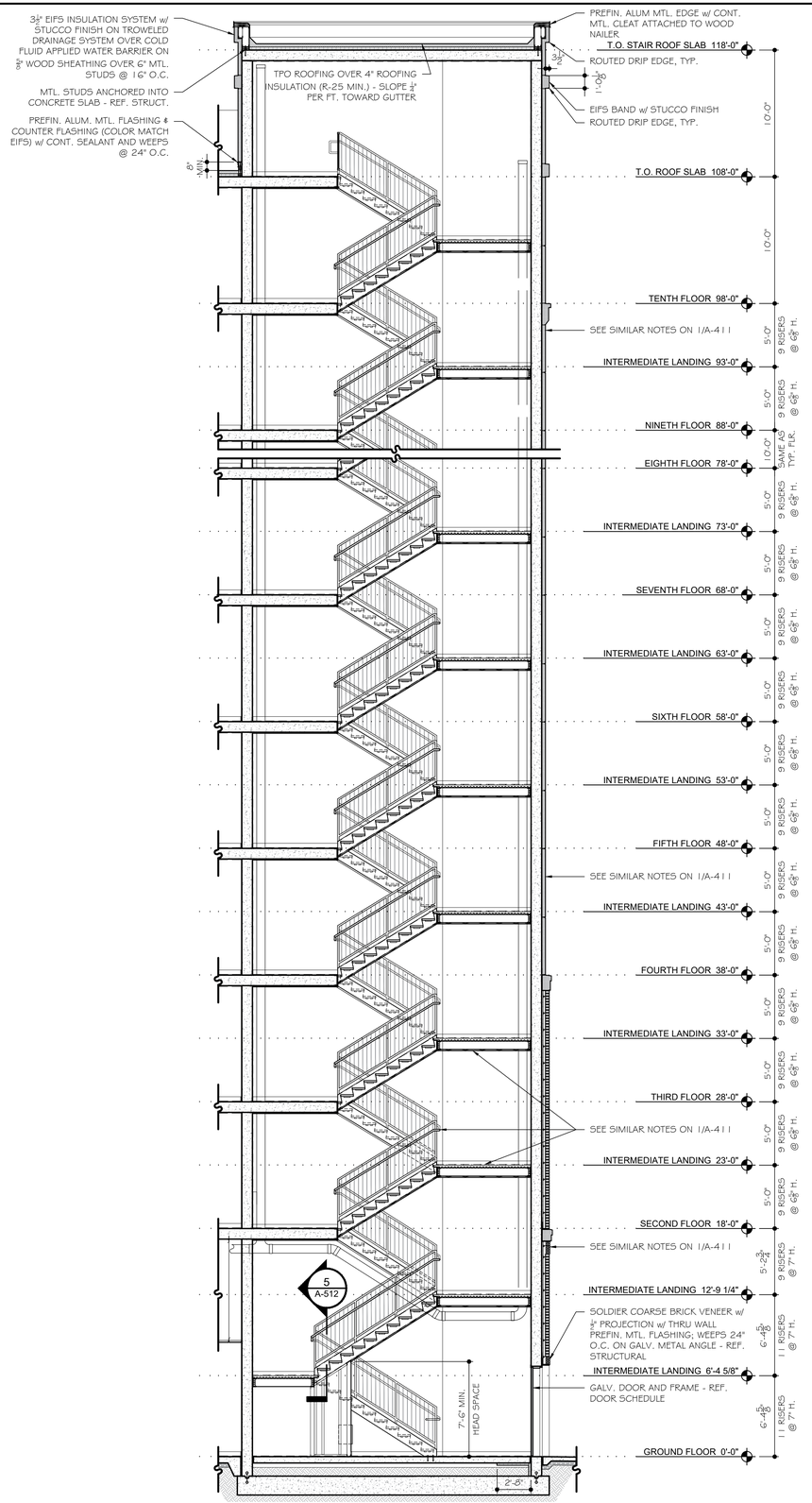
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

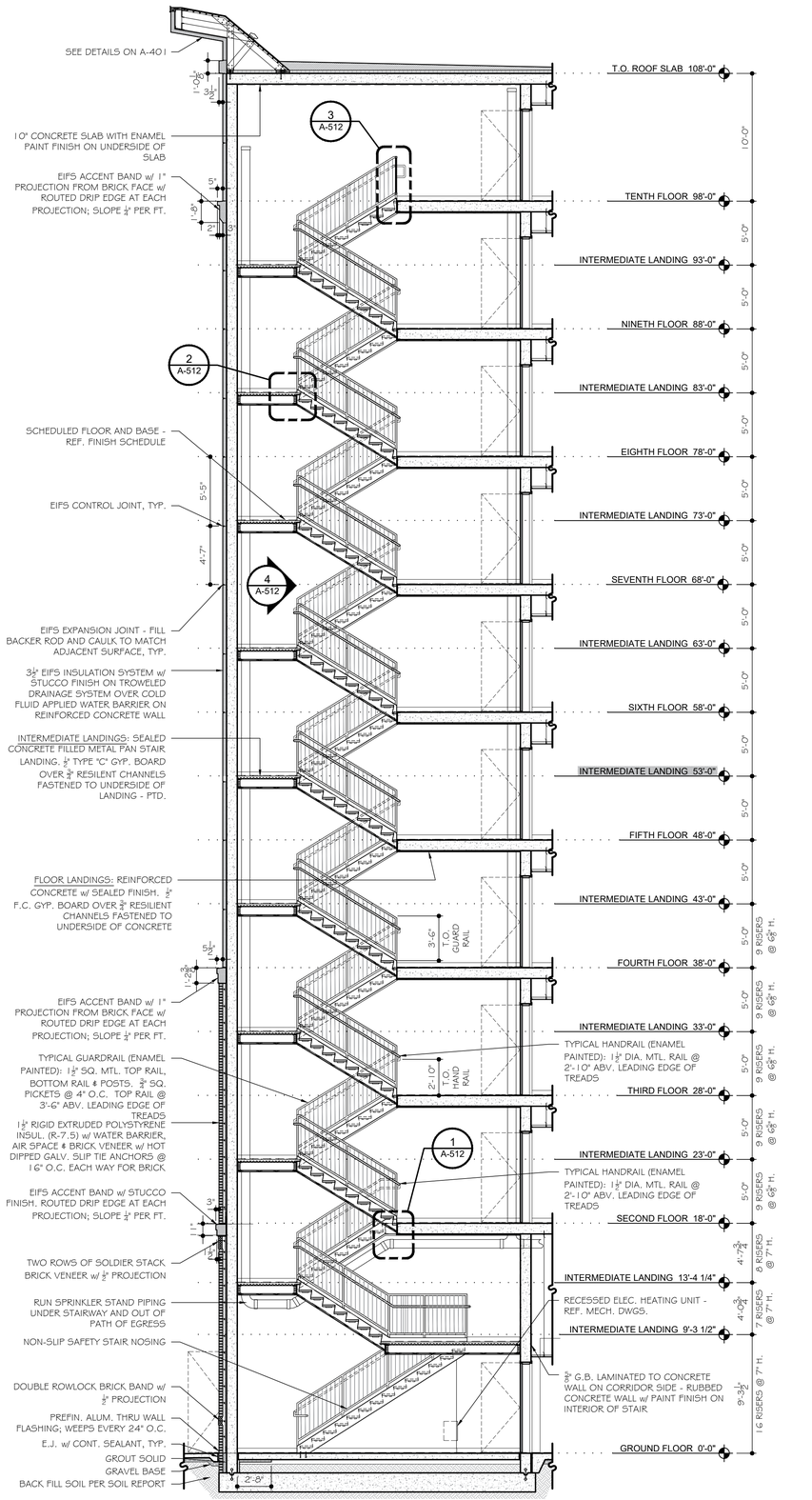
ENLARGED STAIR PLANS

Project No:	062215
Date:	07-01-2024
Sheet:	A-510

MARRIOTT # 67846



2 STAIR SECTION STAIR NO. 2
SCALE: 3/16" = 1'-0"



1 STAIR SECTION STAIR NO. 1
SCALE: 3/16" = 1'-0"

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

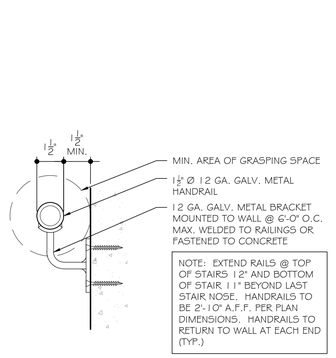
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

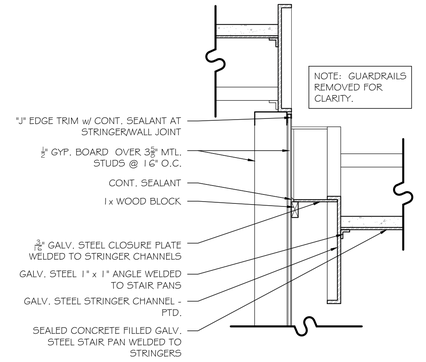
STAIR SECTION DETAILS

Project No:	062215
Date:	07-01-2024
Sheet:	A-511

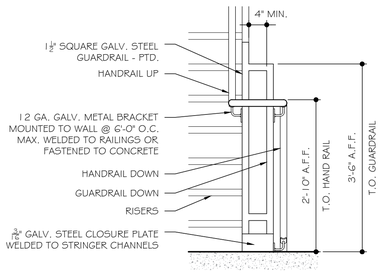
MARRIOTT # 67846



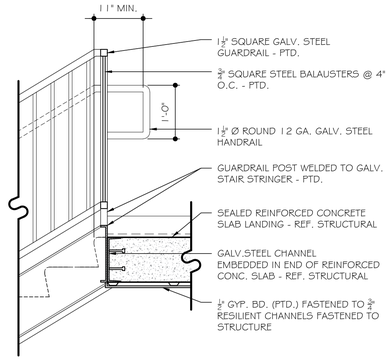
6 HANDRAIL SECTION
SCALE: 3" = 1'-0"



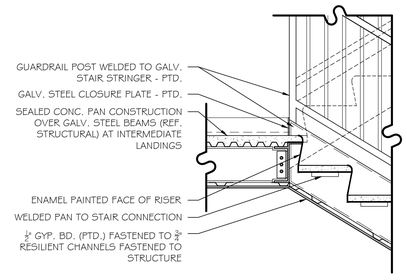
5 LANDING SECTION
SCALE: 1-1/2" = 1'-0"



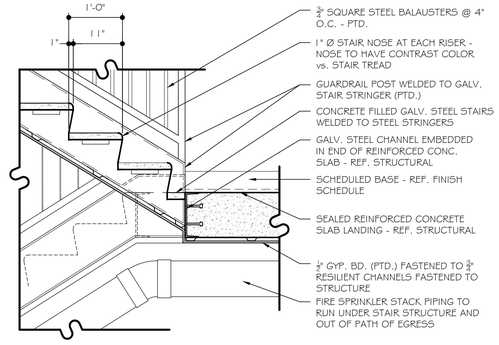
4 RAILING ELEVATION
SCALE: 3/4" = 1'-0"



3 LANDING SECTION TOP OF STAIR
SCALE: 3/4" = 1'-0"



2 INTERMEDIATE LANDING SECTION
SCALE: 3/4" = 1'-0"



1 LANDING SECTION
SCALE: 3/4" = 1'-0"

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

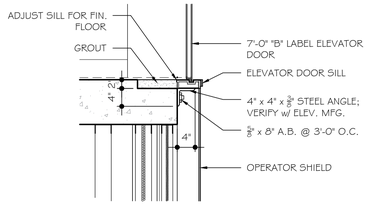
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

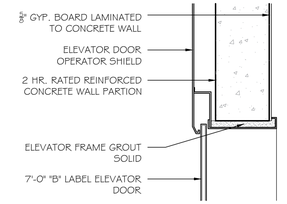
STAIR SECTION DETAILS

Project No: 062215
Date: 07-01-2024
Sheet: A-512

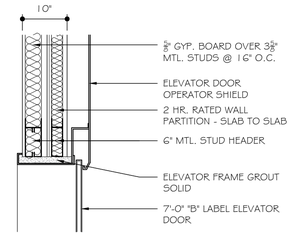
MARRIOTT # 67846



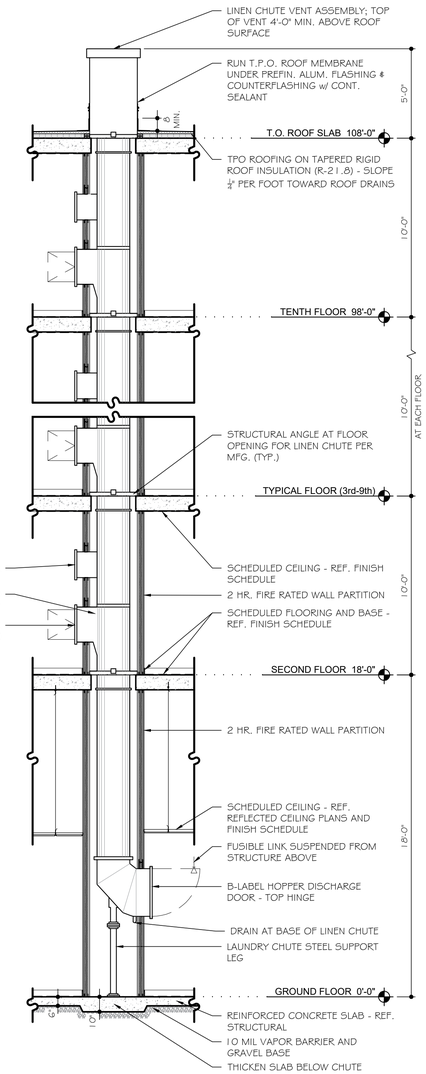
C ELEVATOR DETAIL
SCALE: 3/4" = 1'-0"



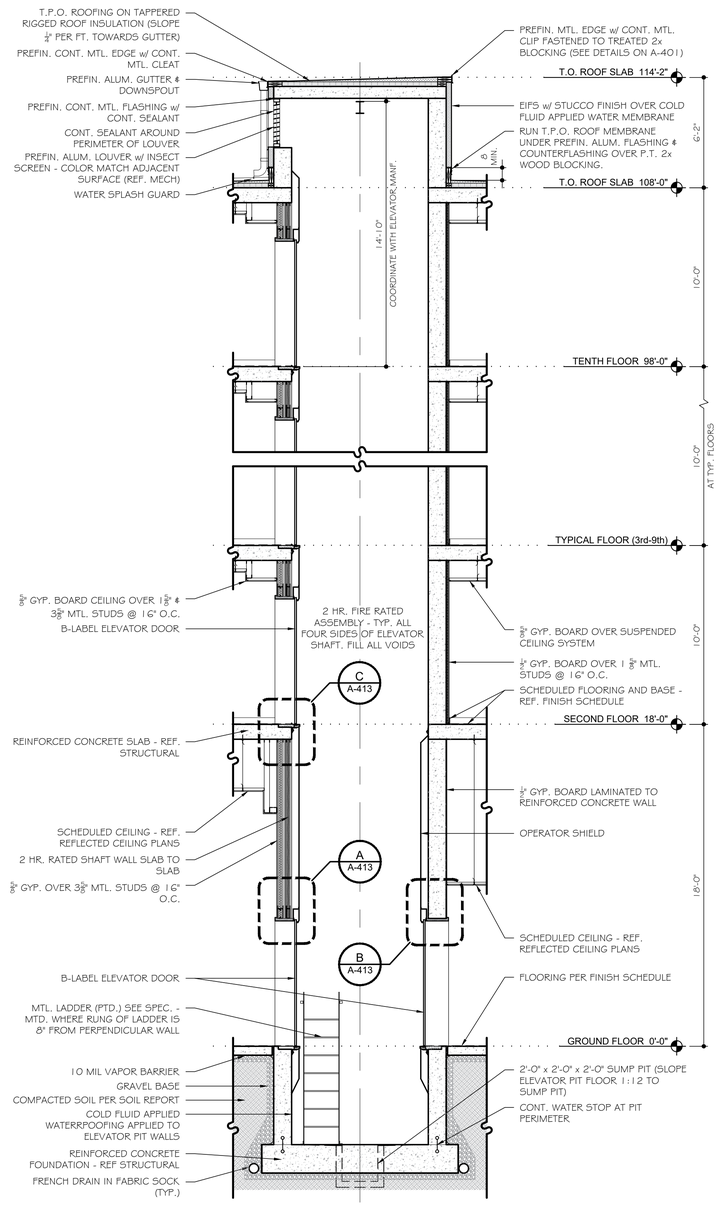
B ELEVATOR DETAIL
SCALE: 3/4" = 1'-0"



A ELEVATOR DETAIL
SCALE: 3/4" = 1'-0"



2 LINEN CHUTE SECTION
SCALE: 1/4" = 1'-0"



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

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	07-01-24	FOR BUILDING PERMIT

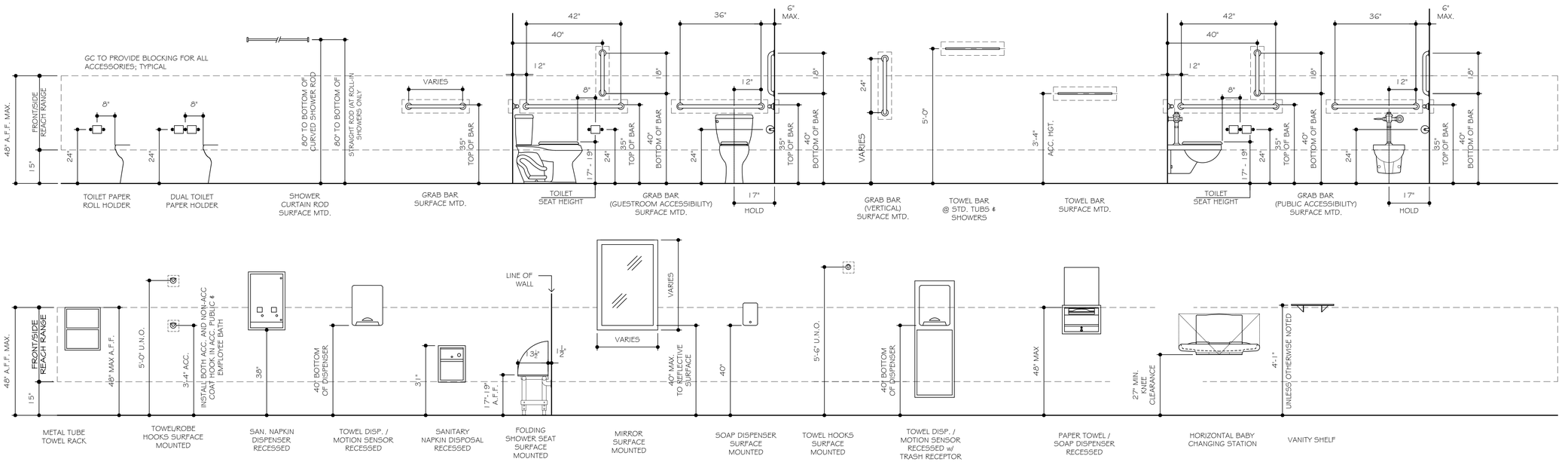
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

ELEVATOR SECTION

Project No:	062215
Date:	07-01-2024
Sheet:	A-513

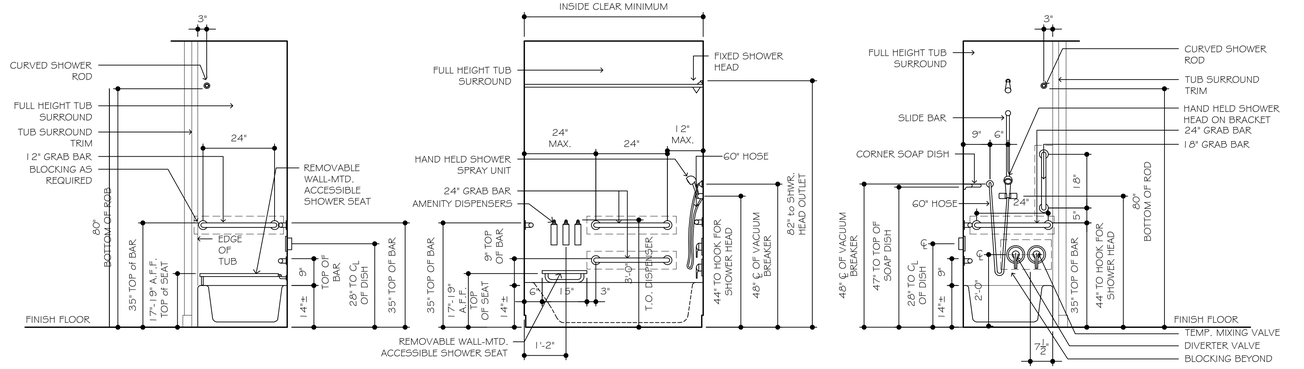
MARRIOTT # 67846



A TOILET FIXTURE MOUNTING HEIGHTS

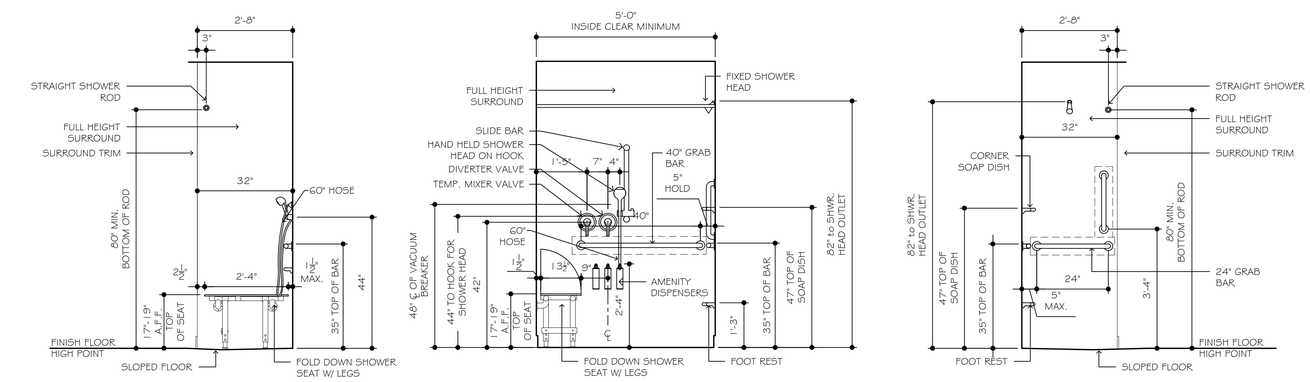
SCALE: 1/2" = 1'-0"

1. PROVIDE BLOCKING, OR DIRECT STUD SUPPORT, FOR ALL TOILET ACCESSORIES THIS LIST
2. TOILET ACCESSORY FINISH: BRUSHED CHROME (DOOR HARDWARE AND TOILET ACCESSORY FINISHES TO MATCH)



B A.D.A. TUB LAYOUT

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



C A.D.A. ROLL-IN SHOWER LAYOUT

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

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Mark	Date	Revision
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Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

TOILET ACCESSORIES MOUNTING HEIGHTS

Project No:	062215
Date:	07-01-2024
Sheet:	A-601

MARRIOTT # 67846

ARCHITECTURAL:

A1 PROVIDE BLOCKING FOR ACCESSORIES INCLUDING (BUT NOT LIMITED TO) GRAB BARS, SHELF AND FOOTREST, TOWEL RACKS ETC.

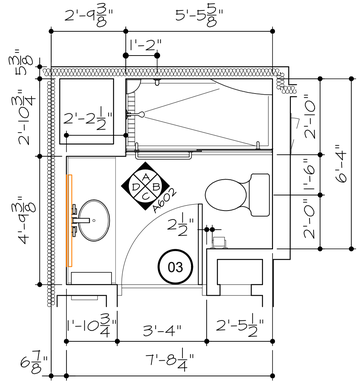
ARCHITECTURAL:

A2 RECESSED SHELF IS INCLUDED AS PART OF MILLWORK PACKAGE WITH KITCHEN CABINETRY. RECESSED SHELF ALSO AVAILABLE AS A PRE-MANUFACTURED ITEM PURCHASABLE THROUGH MARRIOTT PROCUREMENT. ASSURE ORDERING OF ITEM IS NOT DUPLICATED.

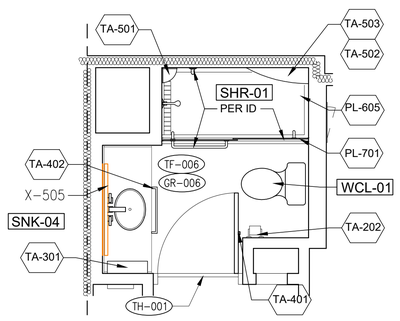
INTERIOR DESIGN:

ID1 PAINT GUESTROOM BATHROOM CEILINGS PTC-004

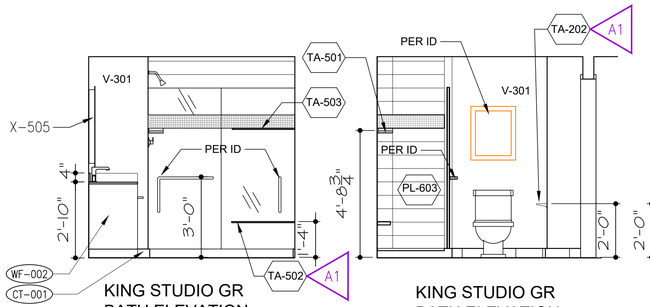
ID2 LOCATE HAIR DRYER IN VANITY SHELF WHEN PRESENT. WHEN NOT PRESENT, LOCATE HAIR DRYER IN CLOSET.



1 KING STUDIO GR BATH DIMENSIONED PLAN
SCALE: 3/8" = 1'-0"

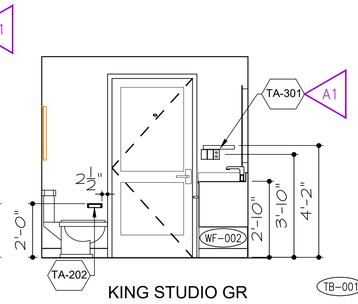


2 KING STUDIO GR BATH ACCESSORIES PLAN
SCALE: 3/8" = 1'-0"

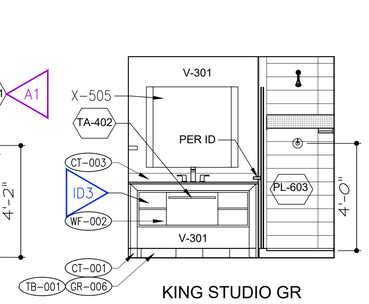


A KING STUDIO GR BATH ELEVATION
SCALE: 3/8" = 1'-0"

B KING STUDIO GR BATH ELEVATION
SCALE: 3/8" = 1'-0"



C KING STUDIO GR BATH ELEVATION
SCALE: 3/8" = 1'-0"



D KING STUDIO GR BATH ELEVATION
SCALE: 3/8" = 1'-0"

3 KING STUDIO-3, 4 & 5 GR BATH DIMENSIONED PLAN
SCALE: 3/8" = 1'-0"

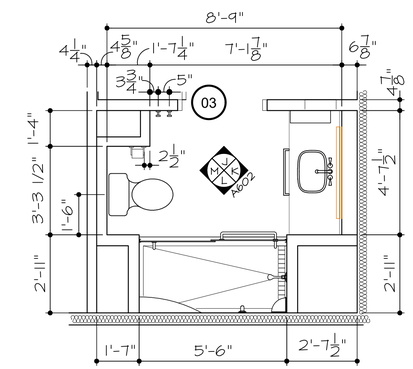
4 KING STUDIO-3, 4 & 5 GR BATH ACCESSORIES PLAN
SCALE: 3/8" = 1'-0"

E KING STUDIO GR-3, 4 & 5 BATH ELEVATION
SCALE: 3/8" = 1'-0"

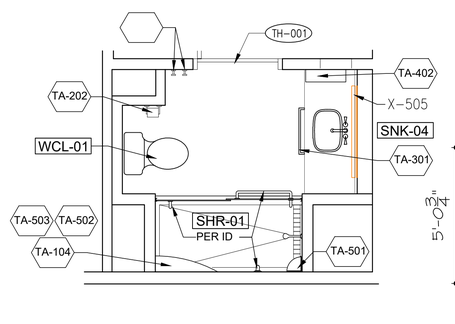
F KING STUDIO GR-3, 4 & 5 BATH ELEVATION
SCALE: 3/8" = 1'-0"

G KING STUDIO GR-3, 4 & 5 BATH ELEVATION
SCALE: 3/8" = 1'-0"

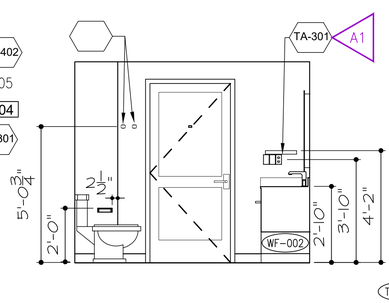
H KING STUDIO GR-3, 4 & 5 BATH ELEVATION
SCALE: 3/8" = 1'-0"



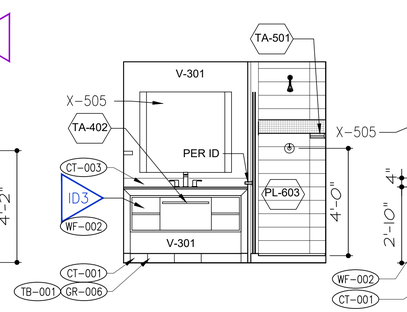
5 DOUBLE QUEEN GR BATH DIMENSIONED PLAN
SCALE: 3/8" = 1'-0"



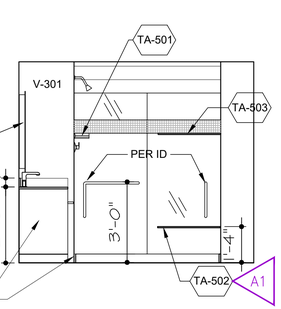
6 DOUBLE QUEEN GR BATH ACCESSORIES PLAN
SCALE: 3/8" = 1'-0"



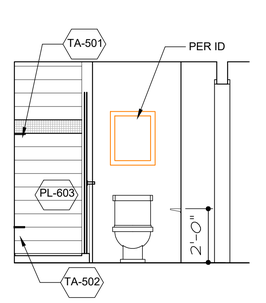
J DOUBLE QUEEN BATH ELEVATION
SCALE: 3/8" = 1'-0"



K DOUBLE QUEEN BATH ELEVATION
SCALE: 3/8" = 1'-0"



L DOUBLE QUEEN BATH ELEVATION
SCALE: 3/8" = 1'-0"



M DOUBLE QUEEN BATH ELEVATION
SCALE: 3/8" = 1'-0"

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Consultant:

REGISTERED ARCHITECT J. ARTHUR KILLEBREW III 19326 TENNESSEE 07/01/24

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

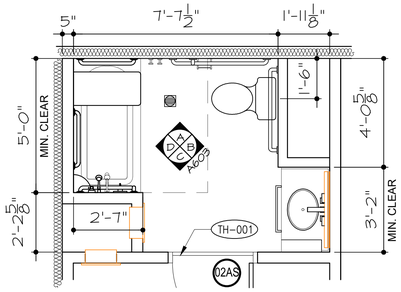
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

GUESTROOM
BATHROOM ELEVATIONS

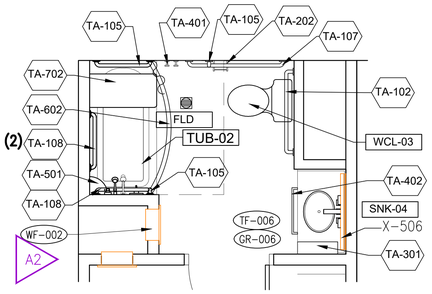
Project No:	062215
Date:	07-01-2024
Sheet:	A-602

MARRIOTT # 67846



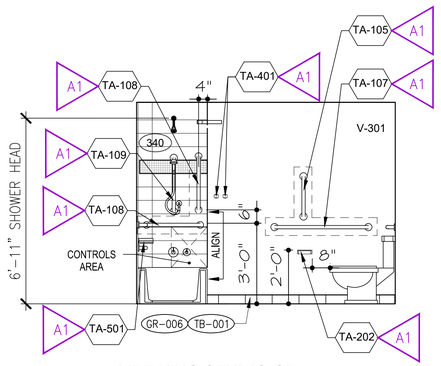
MBF KING STUDIO GR BATH TUB DIMENSIONED PLAN

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



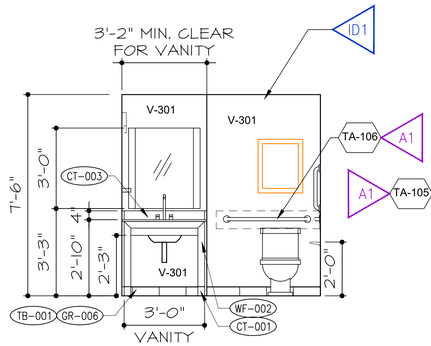
MBF KING STUDIO GR BATH TUB ACCESSORIES PLAN

2 SCALE: 3/8" = 1'-0"



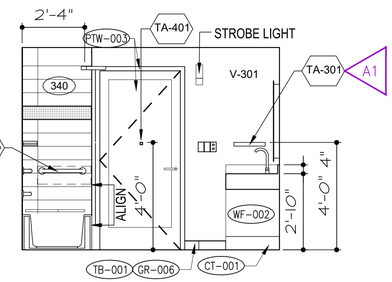
MBF KING STUDIO GR BATH TUB ELEVATION

A SCALE: 3/8" = 1'-0"



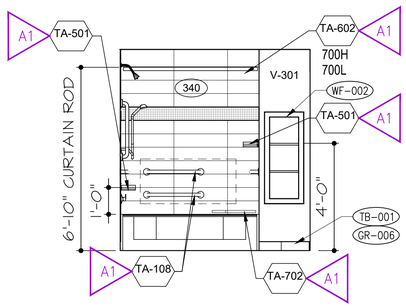
MBF KING STUDIO GR BATH TUB ELEVATION

B SCALE: 3/8" = 1'-0"



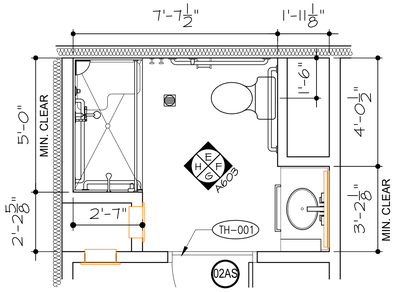
MBF KING STUDIO GR BATH TUB ELEVATION

C SCALE: 3/8" = 1'-0"



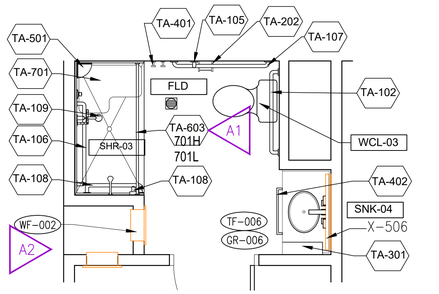
MBF KING STUDIO GR BATH TUB ELEVATION

D SCALE: 3/8" = 1'-0"



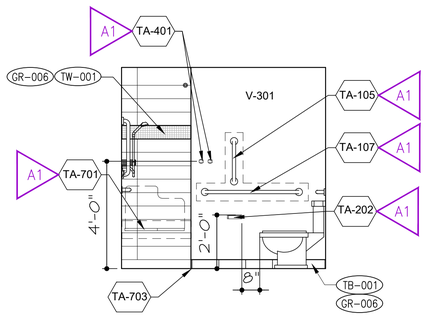
MBF KING STUDIO GR BATH R.I.S. DIMENSIONED PLAN

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



MBF KING STUDIO GR BATH R.I.S. ACCESSORIES PLAN

4 SCALE: 3/8" = 1'-0"



MBF KING STUDIO GR BATH R.I.S. ELEVATION

E SCALE: 3/8" = 1'-0"

ARCHITECTURAL:

A1 PROVIDE BLOCKING FOR ACCESSORIES INCLUDING (BUT NOT LIMITED TO) GRAB BARS, SHELF AND FOOTREST, TOWEL RACKS ETC.

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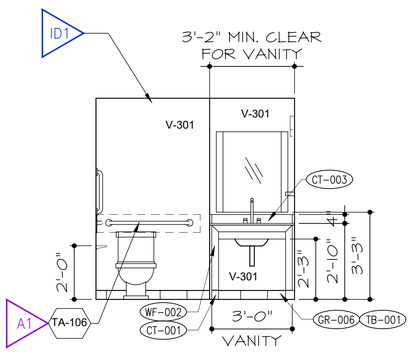
INTERIOR DESIGN:

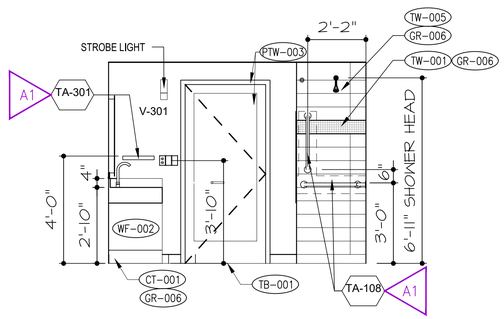
ID1 PAINT GUESTROOM BATHROOM CEILINGS (PTC-004)

ID2 LOCATE HAIR DRYER IN VANITY SHELF WHEN PRESENT. WHEN NOT PRESENT, LOCATE HAIR DRYER IN CLOSET.



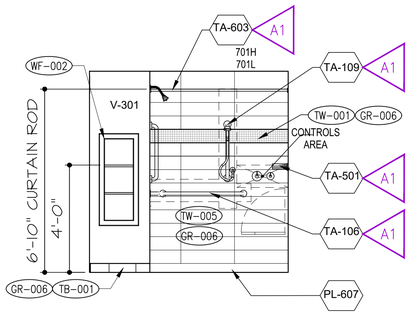
MBF KING STUDIO GR BATH R.I.S. ELEVATION

F SCALE: 3/8" = 1'-0"



MBF KING STUDIO GR BATH R.I.S. ELEVATION

G SCALE: 3/8" = 1'-0"



MBF KING STUDIO GR BATH R.I.S. ELEVATION

H SCALE: 3/8" = 1'-0"

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Consultant:

REGISTERED ARCHITECT J. ARTHUR KILLEBREW III STATE OF TEXAS 19328 07/01/24

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

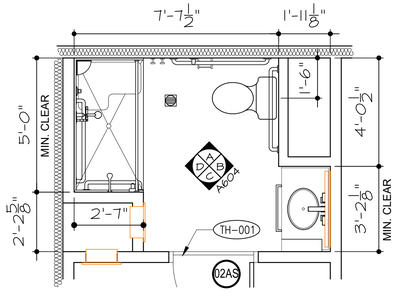
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

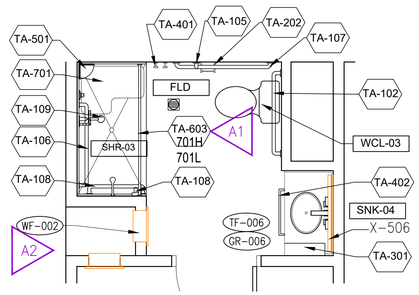
GUESTROOM BATHROOM ELEVATIONS

Project No:	062215
Date:	07-01-2024
Sheet:	A-603

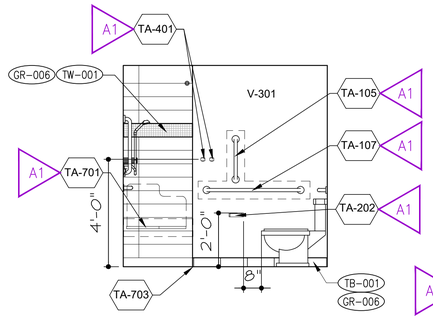
MARRIOTT # 67846



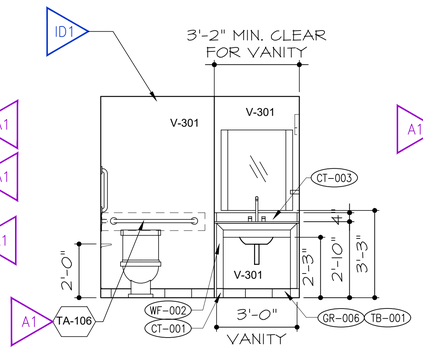
MBF DOUBLE QUEEN GR
BATH TUB DIMENSIONED PLAN
1 SCALE: 3/8" = 1'-0"



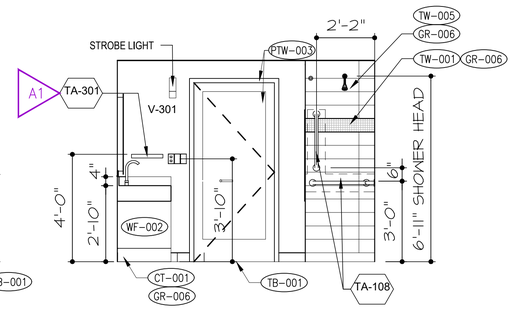
MBF DOUBLE QUEEN GR
BATH TUB ACCESSORIES PLAN
2 SCALE: 3/8" = 1'-0"



MBF DOUBLE QUEEN GR
BATH TUB ELEVATION
A SCALE: 3/8" = 1'-0"



MBF DOUBLE QUEEN GR
BATH TUB ELEVATION
B SCALE: 3/8" = 1'-0"



MBF DOUBLE QUEEN GR
BATH TUB ELEVATION
C SCALE: 3/8" = 1'-0"

MBF DOUBLE QUEEN GR
BATH TUB ELEVATION
D SCALE: 3/8" = 1'-0"

MBF DOUBLE QUEEN GR BATH
R.I.S. DIMENSIONED PLAN
3 SCALE: 3/8" = 1'-0"

MBF DOUBLE QUEEN GR BATH
R.I.S. ACCESSORIES PLAN
4 SCALE: 3/8" = 1'-0"

MBF DOUBLE QUEEN GR
BATH R.I.S. ELEVATION
E SCALE: 3/8" = 1'-0"

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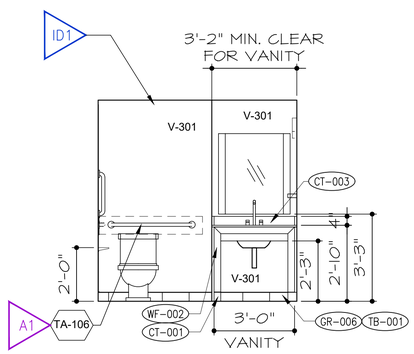
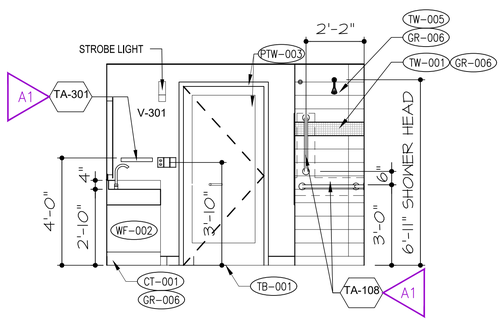
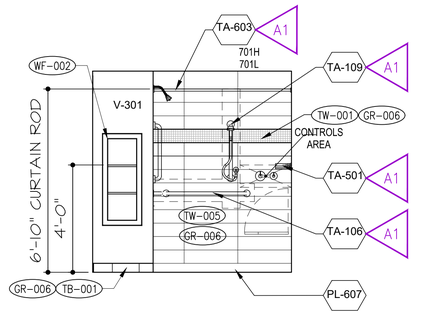


MBF DOUBLE QUEEN GR
BATH R.I.S. ELEVATION
F SCALE: 3/8" = 1'-0"



MBF DOUBLE QUEEN GR
BATH R.I.S. ELEVATION
G SCALE: 3/8" = 1'-0"



MBF DOUBLE QUEEN GR
BATH R.I.S. ELEVATION
H SCALE: 3/8" = 1'-0"

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

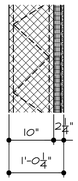
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

GUESTROOM
BATHROOM ELEVATIONS

Project No:	062215
Date:	07-01-2024
Sheet:	A-604

MARRIOTT # 67846

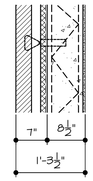


1

1 or 2 HR - STC 52
TABLE 720.1 (2)
STRI / STR2
10" CONC. w/ HOT-DIPPED GALV. REINF. (SEE NOTE #1) - REF. STRUCTURE; EXTERIOR: 1 1/2" RIGID EXTRUDED POLYSTYRENE INSUL./W/ DRAINAGE CHANNELS) & "Z" FURRING CHANNELS AT 16" O.C. 3-STEP STUCCO W/ ELASTOMETRIC COATING OVER SELF FURRING GALV. METAL LATHE.

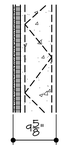
2

1 or 2 HR - STC 52
TABLE 720.1 (2)
STRI / STR2
10" CONC. w/ HOT-DIPPED GALV. REINF. (SEE NOTE #1) - REF. STRUCTURE; 1¼" RIGID EXTRUDED POLYSTYRENE INSUL. (R-7.5) w/ WATER BARRIER, AIR SPACE & BRICK VENEER w/ HOT DIPPED GALV. SLIP TIE ANCHORS @ 16" O.C. EACH WAY



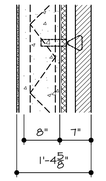
3

1 or 2 HR - STC 52
TABLE 720.1 (2)
PARTIAL NORTH WALL @ ADMIN
8" PRECAST w/ HOT-DIPPED GALV. REINF. (SEE NOTE #1) - REF. STRUCTURE; ¼" RIGID EXTRUDED POLYSTYRENE INSUL. (R-7.5) w/ WATER BARRIER, AIR SPACE & BRICK VENEER w/ HOT DIPPED GALV. SLIP TIE ANCHORS @ 16" O.C. EACH WAY (EXTERIOR); ½" G.B. LAMINATED ON INTERIOR SIDE



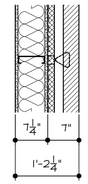
4

1 or 2 HR - STC 52
UL # U905
8" SCORED PRECAST w/ HOT-DIPPED GALV. REINF. (SEE NOTE #1) - REF. STRUCTURE; ½" G.B. OVER ½" FURRING CHANNELS @ 16" O.C. ON INTERIOR SIDE



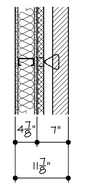
5

1 or 2 HR - STC 52
TABLE 720.1 (2)
8" CMU w/ HOT-DIPPED GALV. REINF. (SEE NOTE #1) - REF. STRUCTURE; 1½ RIGID EXTRUDED POLYSTYRENE INSUL. (R-7.5) w/ WATER BARRIER, AIR SPACE & BRICK VENEER w/ HOT DIPPED GALV. SLIP TIE ANCHORS @ 16" O.C. EACH WAY (EXTERIOR); ½" G.B. OVER 1½" FURRING CHANNELS @ 16" O.C. ON INTERIOR SIDE



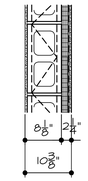
6

1 HR - STC 51
UL # 419
6" MTL. STUDS @ 16" O.C. w/ ⅝" F.C. G.B. ON INTERIOR, ⅝" DENS GLASS GOLD FIREGUARD, TYPE 'X' SMTH'G. w/ WATER BARRIER, 1.5" RIGID EXTRUDED POLYSTYRENE INSUL. (R-7.5) & BRICK VENEER w/ HOT-DIPPED GALV. SLIP TIE ANCHORS @ 16" O.C. EACH WAY ON EXTERIOR; FULL CAVITY INSULATION



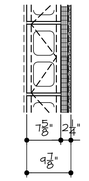
7

1 HR - STC 51
UL # 419
3⅝" MTL. STUDS @ 16" O.C. w/ ⅝" F.C. G.B. ON INTERIOR, ⅝" DENS GLASS GOLD FIREGUARD TYPE 'X' SMTH'G. w/ WATER BARRIER, 1.5" RIGID EXTRUDED POLYSTYRENE INSUL. (R-7.5) & BRICK VENEER w/ HOT-DIPPED GALV. SLIP TIE ANCHORS @ 16" O.C. EACH WAY ON EXTERIOR; FULL CAVITY INSULATION



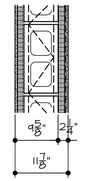
8

1 or 2 HR - STC 52
UL # U905
8" CMU w/ HOT-DIPPED GALV. REINF. (SEE NOTE #1) - REF. STRUCTURE; ½" G.B. LAMINATED ON EXTERIOR SIDE. EXTERIOR; 1 1/2" RIGID EXTRUDED POLYSTYRENE INSUL./W/ DRAINAGE CHANNELS) & "Z" FURRING CHANNELS AT 16" O.C. 3-STEP STUCCO W/ ELASTOMETRIC COATING OVER SELF FURRING GALV. METAL LATHE; CMU PREPPED FOR PAINTED FINISH WHERE APPLICABLE ON INTERIOR SIDE



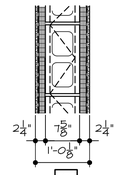
9

1 or 2 HR - STC 52
UL # U905
8" CMU w/ HOT-DIPPED GALV. REINF. (SEE NOTE #1) - REF. STRUCTURE; ½" G.B. OVER ½" FURRING CHANNELS @ 16" O.C. ON INTERIOR SIDE; EXTERIOR; 1 1/2" RIGID EXTRUDED POLYSTYRENE INSUL./W/ DRAINAGE CHANNELS) & "Z" FURRING CHANNELS AT 16" O.C. 3-STEP STUCCO W/ ELASTOMETRIC COATING OVER SELF FURRING GALV. METAL LATHE.



10

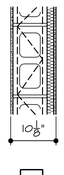
1 or 2 HR - STC 52
UL # U905
8" CMU w/ HOT-DIPPED GALV. REINF. (SEE NOTE #1) - REF. STRUCTURE; ½" G.B. OVER ½" FURRING CHANNELS @ 16" O.C. ON INTERIOR SIDE; EXTERIOR; 1 1/2" RIGID EXTRUDED POLYSTYRENE INSUL./W/ DRAINAGE CHANNELS) & "Z" FURRING CHANNELS AT 16" O.C. 3-STEP STUCCO W/ ELASTOMETRIC COATING OVER SELF FURRING GALV. METAL LATHE.



11

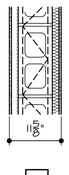
8" HIGH COURTYARD WALL WITH CAST STONE CAP

8" CMU w/ HOT-DIPPED GALV. REINF. (SEE NOTE #1) - REF. STRUCTURE; INTERIOR/EXTERIOR; 1 1/2" RIGID EXTRUDED POLYSTYRENE INSUL./W/ DRAINAGE CHANNELS) & "Z" FURRING CHANNELS AT 16" O.C. 3-STEP STUCCO W/ ELASTOMETRIC COATING OVER SELF FURRING GALV. METAL LATHE



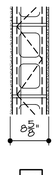
12

1 or 2 HR - STC 56
UL # U905
8" CMU w/ HOT-DIPPED GALV. REINF. (SEE NOTE #1) - REF. STRUCTURE; ACRYLIC PAINT FINISH ON EXPOSED CMU; ½" G.B. OVER 1½" FURRING CHANNELS @ 16" O.C. ON ONE SIDE (SOUND BATT INSULATION INSTALLED BETWEEN CHANNELS ON ONE SIDE) & "Z" FURRING CHANNELS AT 16" O.C. 3-STEP STUCCO W/ ELASTOMETRIC COATING OVER SELF FURRING GALV. METAL LATHE. LAMINATED ON OTHER SIDE



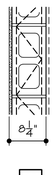
13

1 or 2 HR - STC 56
UL # U905
8" CMU w/ REINF. (SEE NOTE #1) - REF. STRUCTURE w/ ½" G.B. OVER 1½" FURRING CHANNELS @ 16" O.C. (SOUND BATT INSULATION INSTALLED BETWEEN CHANNELS ON ONE SIDE)



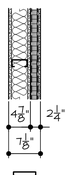
14

1 or 2 HR - STC 52
UL # U905
8" CMU w/ REINF. (SEE NOTE #1) - REF. STRUCTURE w/ ½" G.B. LAMINATED TO EACH SIDE



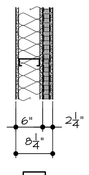
15

1 or 2 HR - STC 52
UL # U905
8" CMU w/ REINF. (SEE NOTE #1) - REF. STRUCTURE w/ ⅝" G.B. LAMINATED ON ONE SIDE - CMU PREPPED FOR PAINTED FINISH WHERE APPLICABLE



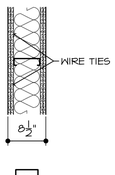
16

1 HR
UL # _____
3⅝" MTL. STUDS (18 GA.) @ 16" O.C. w/ ⅝" F.C. G.B. ON INTERIOR; ⅝" DENS GLASS GOLD SHEATHING BOARD (REF. STRUCTURE), 1 1/2" RIGID EXTRUDED POLYSTYRENE INSUL./W/ DRAINAGE CHANNELS) & "Z" FURRING CHANNELS AT 16" O.C. 3-STEP STUCCO W/ ELASTOMETRIC COATING OVER SELF FURRING GALV. METAL LATHE; FULL CAVITY INSULATION.



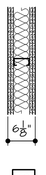
17

1 HR
UL # _____
6" MTL. STUDS (18 GA.) @ 16" O.C. w/ ⅝" F.C. G.B. ON INTERIOR; ⅝" DENS GLASS GOLD SHEATHING BOARD (REF. STRUCTURE), 1 1/2" RIGID EXTRUDED POLYSTYRENE INSUL./W/ DRAINAGE CHANNELS) & "Z" FURRING CHANNELS AT 16" O.C. 3-STEP STUCCO W/ ELASTOMETRIC COATING OVER SELF FURRING GALV. METAL LATHE; FULL CAVITY INSULATION.



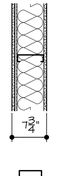
18

2 HR - STC 59
UL # U411
6" MTL. STUDS @ 16" O.C. w/ (2) LAYERS OF ⅝" F.C. G.B. ON EACH SIDE; 5¼" SOUND BATT INSULATION (UNFACED & FRICTION FIT - SEE ENLARGED PLANS FOR INSUL. LOCATIONS)



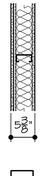
19

2 HR - STC 59
UL # U411
3⅝" MTL. STUDS @ 16" O.C. w/ (2) LAYERS OF ⅝" F.C. G.B. ON EACH SIDE; 3¼" SOUND BATT INSULATION (UNFACED & FRICTION FIT - SEE ENLARGED PLANS FOR INSUL. LOCATIONS)



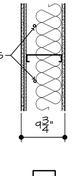
20

1 HR - STC 49
UL # U451
6" MTL. STUDS @ 16" O.C. w/ ⅝" F.C. G.B. OVER ½" RESILIENT CHANNELS @ 16" O.C. VERT. ON CORRIDOR SIDE & ⅝" F.C. G.B. ON ROOM SIDE; 5¼" SOUND BATT INSULATION (UNFACED & FRICTION FIT - SEE ENLARGED PLANS FOR INSUL. LOCATIONS)



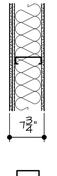
21

1 HR - STC 54
UL # U451
3⅝" MTL. STUDS @ 16" O.C. w/ ⅝" F.C. G.B. OVER ½" RESILIENT CHANNELS @ 16" O.C. VERT. ON CORRIDOR SIDE & ⅝" F.C. G.B. ON ROOM SIDE, 3¼" SOUND BATT INSULATION (UNFACED & FRICTION FIT - SEE ENLARGED PLANS FOR INSUL. LOCATIONS)



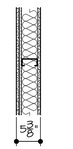
22

NON-RATED - STC 54
8" MTL. STUDS @ 16" O.C. w/ ⅝" G.B. OVER ½" RESILIENT CHANNELS @ 16" O.C. VERT. ON CORRIDOR SIDE & ⅝" G.B. ON ROOM SIDE; 5¼" SOUND BATT INSULATION (UNFACED & FRICTION FIT - SEE ENLARGED PLANS FOR INSUL. LOCATIONS)



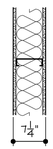
23

NON-RATED - STC 54
6" MTL. STUDS @ 16" O.C. w/ ⅝" G.B. OVER ½" RESILIENT CHANNELS @ 16" O.C. VERT. ON CORRIDOR SIDE & ⅝" G.B. ON ROOM SIDE; 5¼" SOUND BATT INSULATION (UNFACED & FRICTION FIT - SEE ENLARGED PLANS FOR INSUL. LOCATIONS)



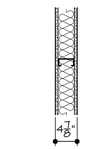
24

NON-RATED - STC 54
3⅝" MTL. STUDS @ 16" O.C. w/ ⅝" G.B. OVER ½" RESILIENT CHANNELS @ 16" O.C. VERT. ON CORRIDOR SIDE & ⅝" G.B. ON ROOM SIDE; 3½" SOUND BATT INSULATION (UNFACED & FRICTION FIT - SEE ENLARGED PLANS FOR INSUL. LOCATIONS)



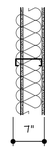
25

1-HR. or NON-RATED (STC 50)
UL # U465
6" MTL. STUDS @ 16" O.C. w/ ⅝" F.C. G.B. ON EACH SIDE; 5½" SOUND BATT INSULATION (UNFACED & FRICTION FIT - SEE ENLARGED PLANS FOR INSUL. LOCATIONS)



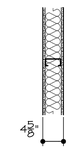
26

1-HR. or NON-RATED (STC 50)
UL # U465
3⅝" MTL. STUDS @ 16" O.C. w/ ⅝" F.C. G.B. ON EACH SIDE; 3½" SOUND BATT INSULATION (UNFACED & FRICTION FIT - SEE ENLARGED PLANS FOR INSUL. LOCATIONS)



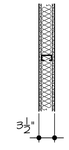
27

NON-RATED
STC - 50
6" MTL. STUDS @ 16" O.C. w/ ½" G.B. ON EACH SIDE; 5½" SOUND BATT INSULATION (UNFACED & FRICTION FIT - SEE ENLARGED PLANS FOR INSUL. LOCATIONS)



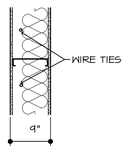
28

NON-RATED
STC - 50
3⅝" MTL. STUDS @ 16" O.C. w/ ½" G.B. ON EACH SIDE; 3½" SOUND BATT INSULATION (UNFACED & FRICTION FIT; SEE ENLARGED PLANS FOR INSUL. LOCATIONS)



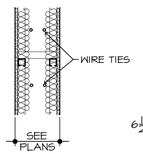
29

NON-RATED
2½" MTL. STUDS @ 16" O.C. w/ ½" G.B. ON EACH SIDE



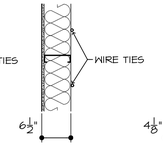
30

NON-RATED
STC - 50
8" MTL. STUDS @ 16" O.C. w/ ½" G.B. ON EACH SIDE; 5¼" SOUND BATT INSULATION (UNFACED & FRICTION FIT - SEE ENLARGED PLANS FOR INSUL. LOCATIONS)



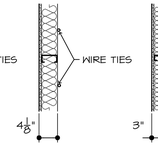
31

NON-RATED
STC - 54
1⅛" MTL. STUDS @ 16" O.C. w/ ½" G.B. ON EACH SIDE OF A FURR SPACE (M.S. BRACING @ QTR. POINTS VERT.); 3½" SOUND BATT INSULATION (UNFACED & FRICTION FIT)



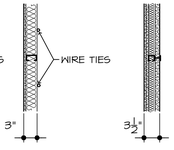
32

NON-RATED
6" MTL. STUDS @ 16" O.C. w/ ½" G.B. ON ONE SIDE; 5½" SOUND BATT INSULATION (UNFACED & FRICTION FIT (WHERE SHOWN)



33

NON-RATED
3⅝" MTL. STUDS @ 16" O.C. w/ ½" G.B. ON ONE SIDE; 3½" SOUND BATT INSULATION (UNFACED & FRICTION FIT (WHERE SHOWN)

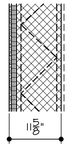


34

NON-RATED
2½" MTL. STUDS @ 16" O.C. w/ ½" G.B. ON ONE SIDE; 2½" SOUND BATT INSULATION (UNFACED & FRICTION FIT (WHERE SHOWN)

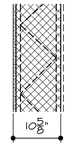
35

2 HR - STC 50
UL # U428
(2) LAYERS OF ½" F.C. G.B. ON 2½" C-T MTL. STUDS w/ 1" x 24" F.C. GYP. PANEL (IN BATH EXHAUST CHASE - USE MOISTURE RESISTANT BOARD)



36

1 or 2 HR - STC 52
UL # U905
10" SCORED PRECAST w/ HOT-DIPPED GALV. REINF. (SEE NOTE #1) - REF. STRUCTURE; ½" G.B. OVER ½" FURRING CHANNELS @ 16" O.C. ON INTERIOR SIDE



37

1 or 2 HR - STC 52
10" SCORED PRECAST w/ REINF. (SEE NOTE #1) - REF. STRUCTURE w/ ⅝" G.B. LAMINATED ON ONE SIDE - CMU PREPPED FOR PAINTED FINISH WHERE APPLICABLE

METAL STUD SCHEDULE

LOCATION OF METAL STUD	1⅝" 6" or 6" EXTERIOR METAL STUD	1⅝" 6" or 6" EXTERIOR METAL STUD	1⅝" 6", 8" or 10" INTERIOR METAL STUD	1¼" 6", 8" or 10" INTERIOR METAL STUD
GROUND FLOOR PLAN	6", 18 GA @ 16" o.c.	--	3⅝", 6", 8", 20 GA @ 12" o.c.	--
TYPICAL FLOOR PLAN	--	3⅝" or 6", 20 GA @ 16" o.c.	--	3⅝", 6", 8", 25 GA @ 16" o.c.
TENTH FLOOR PLAN	--	3⅝" or 6", 18 GA @ 16" o.c. (12" o.c. @ Corners)	--	3⅝", 6", 8", 25 GA @ 16" o.c.

*SEE FLOOR PLANS FOR STUD SIZES.

** MTL. STUD SUPPLIER TO VERIFY GAUGES. GAUGES ARE MINIMUM UNLESS NOTED OTHERWISE.

*** MTL. STUD WALLS HIGHER THAN 18'-0" NEED TO BE CROSS BRACED BACK TO THE STRUCTURE @ EVERY OTHER STUD ABOVE THE FINISH CEILING.

RATED ASSEMBLY NOTE: RATED WALL ASSEMBLIES ARE TO RUN CONTINUOUS. NON-RATED WALLS ARE TO BE FRAMED TO OUTSIDE FACE OF THE RATED ASSEMBLY. DO NOT PENETRATE GYPSUM BOARD OF RATED WALL ASSEMBLY WITH NON-RATED WALL CONSTRUCTION.

SOUND INSULATION CRITERIA:

1. ASSEMBLIES SHOULD BE AIRTIGHT. HAIRLINE CRACKS AND SMALL HOLES ARE NOT ALLOWED.

2. RECESSED WALL FIXTURES SUCH AS CABINETS, OUTLETS AND OTHER ITEMS WHICH PERFORATE THE GYP. BOARD SURFACE WILL NOT BE LOCATED BACK TO BACK IN THE SAME STUD CAVITY.

3. ANY OPENINGS CUT FOR SUCH FIXTURES, PIPES AND CONDUIT WILL BE CAREFULLY CUT TO SIZE AND CAULKED.

4. THE ENTIRE PERIMETER OF A SOUND INSULATING ASSEMBLY MUST BE MADE AIRTIGHT TO PREVENT SOUND FROM "FLANKING" BY USE OF SEALANT AT TOP, BOTTOM AND SIDES OF ASSEMBLY.

5. AN ACOUSTICAL SEALANT SHOULD BE USED TO SEAL BETWEEN THE SOUND INSULATING ASSEMBLY AND ALL DISSIMILAR ASSEMBLIES AND BETWEEN THE ASSEMBLY AND SIMILAR SURFACES WHERE PERIMETER RELIEF IS REQUIRED. TAPING AND CAULKING OF GYP. BOARD WALL, WALL-CEILING AND WALL-FLOOR INTERSECTIONS PROVIDES AND ADEQUATE AIR SEAL AT THESE LOCATIONS.

6. ASTM RECOMMENDED PRACTICES E-497 SHOULD BE FOLLOWED FOR GOOD SOUND CONTROL PRACTICES AND THE MANUFACTURERS OF THE GYP. BOARD SHOULD BE CONSULTED FOR ANY SPECIAL RECOMMENDATIONS RELATING TO THEIR SYSTEM.

GENERAL NOTES:

1. ALL WALLS AND PARTITIONS EXTEND FROM FLOOR TO UNDERSIDE OF RATED ASSEMBLY.

2. PROVIDE FIRE-RATED SEPARATIONS PER WALL RATING PLANS. ALL STRUCTURAL LOAD BEARING BLOCK WALLS & CONC. WALLS ARE TO BE RATED PER THE DATA SHEET.

3. METAL STUDS IN EXTERIOR WALLS ARE TO BE SPACED 16" O.C. MAX. (REFER TO SCHEDULE ABOVE)

4. METAL STUDS IN INTERIOR NON-LOADBEARING WALLS ARE TO BE SPACED @ 12" O.C. @ GROUND FLOOR & 16" O.C. @ TYPICAL FLOORS.

5. INSTALL 18 GA. (14 GA. @ GROUND FLOOR) DOUBLE METAL STUDS AT ALL ALUMINUM, HOLLOW METAL AND WOOD DOORS. TIE TOGETHER W/ METAL STRAPS @ THREE LOCATIONS

6. INSTALL DOUBLE STUDS @ JAMBS OF WINDOWS AND WALL OPENINGS.

7. PROVIDE LADDER TYPE HEAVY DUTY WALL REINFORCEMENT @ MASONRY WALLS WITH FILL AND WITH VERTICAL REINFORCEMENT. WALL REINF. WILL BE HOT-DIPPED GALV. IF WALL IS AN EXTERIOR MASONRY WALL.

8. PROVIDE WIRE TIES AT BATTS IN CHASE WALLS AND WHERE INSULATION IS NOT FULL THICK TO KEEP INSULATION FROM FALLING INSIDE THE WALL SYSTEM - (TYPICAL)

9. ALL STRUCTURAL COLUMNS ARE TO BE RATED PER THE DATA SHEET.

10. ALL STRUCTURAL BEAMS ARE TO BE RATED PER THE DATA SHEET.

11. USE MOISTURE RESISTANT (M.R.) GYPSUM BOARD AT ALL WET LOCATIONS FOR ALL WALL TYPES.

12. RESILIENT CHANNELS SHALL BE INSTALLED PER MANUF. SPECIFICATIONS TO ENSURE REQUIRED STC RATING IS ACHIEVED.

13. SEE METAL STUD SCHEDULE FOR STUD THICKNESS AND GAUGE @ EACH FLOOR LEVEL.

14. REFERENCE THE EXTERIOR ELEVATIONS FOR THE LOCATION OF EIFS STONE & EIFS BRICK VENEER.

15. USE CEMENTITIOUS BOARD BEHIND ALL AREAS WHERE TILE IS TO BE INSTALLED ON THE WALL.

WALL & PARTITION SCHEDULE

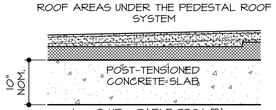
SCALE: 3/4" = 1'-0"

ICC RATING: 76 w/ CARPET & PAD
2 HR - TABLE 722.2.2.1

FLOOR / CEILING ASSEMBLY

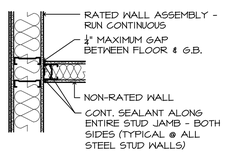
SINGLE PLY ROOF COVERING w/ STEPPED RIGID ROOF INSUL. - R-21.8 AVERAGE (MIN R-10.5 @ ROOF DRAINS) OVER CELLULAR CONCRETE SLOPED ¼" / FT.

NOTE: INSULATION SHALL BE 60 PSF @ ROOF AREAS UNDER THE PEDESTAL ROOF SYSTEM

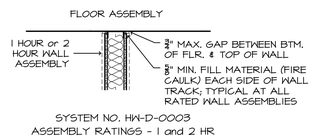


1 or 2 HR - TABLE 720.1 (3)

CEILING / ROOF ASSEMBLY

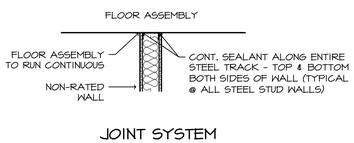


RATED / NON-RATED WALL CONNECTION

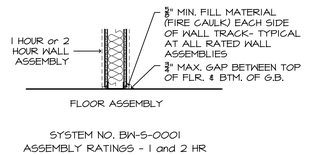


SYSTEM NO. HW-D-0003
ASSEMBLY RATINGS - 1 and 2 HR

JOINT SYSTEM RATED WALL

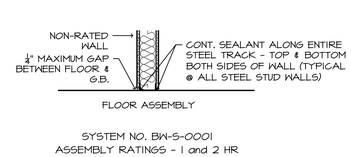


JOINT SYSTEM NON-RATED WALL



SYSTEM NO. BW-S-0001
ASSEMBLY RATINGS - 1 and 2 HR

JOINT SYSTEM RATED WALL



SYSTEM NO. BW-S-0001
ASSEMBLY RATINGS - 1 and 2 HR

JOINT SYSTEM NON-RATED WALL

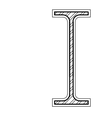
2-HR.
UL #Y624

MIN. 4"x4"x¼" STEEL TUBE COLUMN w/ INTUMESCENT COATING

2-HR.
UL #X752

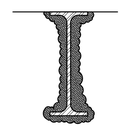
MIN. 4"x4"x ¼" STEEL TUBE COLUMN w/ ⅝" MIN. SPRAY APPLIED FIRE RESISTIVE MATERIAL - USE X624 @ AREAS WHERE THE X752 SYSTEM WILL NOT FIT WITHIN STUD CAVITY

COLUMN PROTECTION



2-HR.
UL #N636

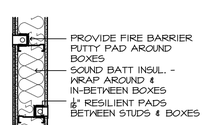
STEEL BEAM w/ INTUMESCENT COATING



2-HR.
UL # S733

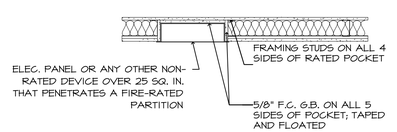
STEEL BEAM w/ SPRAY-APPLIED FIRE RESISTIVE MATERIAL - USE N636 @ AREAS WHERE THE S733 SYSTEM WILL NOT FIT WITHIN METAL STUD CAVITY

BEAM PROTECTION



* USE DETAIL FOR ELECTRICAL BOXES & SIMILAR BOXES FOR T.V., PHONE, ETC.
* CONTRACTOR TO VERIFY ACCEPTANCE OF DETAIL w/ LOCAL JURISDICTION'S BLDG. INSPECTOR

ELECTRICAL BOX SEPARATION DETAIL



FIRE-RATED PANEL POCKET

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STATE OF TENNESSEE
07/01/24

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

Residence Inn
100 N. Main Avenue
SAN ANTONIO, TEXAS
WALL PARTITION SCHEDULE

Project No: 062215
Date: 07-01-2024
Sheet: A-701
MARRIOTT # 67846

DOOR SCHEDULE

	DOORS									FRAMES						FIRE RATING			REMARKS
MARK	LOCATION	WIDTH	HEIGHT	THK	MATERIAL	FINISH	TYPE	GLAZING	LOUVERS	TYPE	MATERIAL	FINISH	HEAD	JAMB	SILL	LABEL	WALL	MARK	
101	STAIR #1 TO EXTERIOR	3'-0"	7'-0"	1 3/4"	H.M. HD GALV.	PAINT	B	--	--	AA	H.M. GALV	PAINT	D	D	2	--	--	101	CLOSER, P.H.; W.S.; SWEEP, NO EXTERIOR HARDWARE
102	GENERATOR ENCLOSURE TO EXTERIOR	3'-0"	7'-0"	1 3/4"	H.M. HD GALV.	PAINT	B	--	--	AA	H.M. HD GALV	PAINT	A	A	1A	--	--	102	LOCKSET; W.S.; PANIC HARDWARE; DRIP EDGE OVER DOOR; STEP THRESHOLD AT BOTTOM OF DOOR
103	GENERATOR ENCLOSURE TO EXTERIOR	(2) 4'-0"	7'-0"	1 3/4"	H.M. HD GALV.	PAINT	B	--	--	AA	H.M. HD GALV	PAINT	A	A	1A	--	--	103	LOCKSET; W.S.; PANIC HARDWARE; DRIP EDGE OVER DOOR; STEP THRESHOLD AT BOTTOM OF DOOR
104	FIRE COMMAND ROOM TO EXTERIOR	3'-0"	7'-0"	1 3/4"	H.M. HD GALV	PAINT	B	--	--	AA	H.M. HD GALV	PAINT	E	E	1	--	--	104	CLOSER, W.S.; LOCKSET
105	VESTIBULE TO EXTERIOR	8'-0"	8'-8"	--	ALUM/GLASS	SEE SPEC	H	GT	--	--	ALUM.	SEE SPEC	F	F	2	--	--	105	AUTOMATIC BI-PART; W.S.; FULL BREAKOUT
106	DEN TO EXTERIOR	3'-0"	7'-0"	--	ALUM/GLASS	SEE SPEC	D	GT	--	--	ALUM	SPEC	F	F	2	--	--	106	CLOSER, LOCKSET, P.H., W.S.; CARD LOCK
107	PRE-FUNCTION TO EXTERIOR	3'-0"	7'-0"	--	ALUM/GLASS	SEE SPEC	F	GT	--	--	ALUM	SPEC	F	F	2	--	--	107	CLOSER, LOCKSET, P.H., W.S.; CARD LOCK
108	COFFEE SHOP TO EXTERIOR	(2) 3'-0"	7'-0"	--	ALUM/GLASS	SEE SPEC	D	GT	--	--	ALUM	SPEC	F	F	2	--	--	108	CLOSER, LOCKSET, P.H., W.S.; CARD LOCK
109	COFFEE SHOP TO EXTERIOR	3'-0"	7'-0"	--	ALUM/GLASS	SEE SPEC	D	GT	--	--	ALUM	SPEC	F	F	2	--	--	109	CLOSER, LOCKSET, P.H., W.S.; CARD LOCK
110	STAIR #2 TO EXTERIOR	3'-0"	7'-0"	1 3/4"	H.M. HD GALV.	PAINT	B	--	--	AA	H.M. GALV.	PAINT	D	D	2	--	--	110	CLOSER, P.H.; W.S.; SWEEP, NO EXTERIOR HARDWARE
111	SERVICE CORRIDOR TO EXTERIOR	(2) 3'-0"	7'-0"	1 3/4"	H.M. HD GALV	PAINT	B	--	--	BB	H.M. HD GALV	PAINT	E	E	1	--	--	111	CLOSER; W.S.; LOCKSET
112	SERVICE YARD TO EXTERIOR	3'-6"	7'-0"	1 3/4"	H.M. HD GALV.	PAINT	B	--	--	AA	H.M. HD GALV	PAINT	A	A	2	--	--	112	CLOSER, W.S., LOCKSET; 34" x 36" ALUM. KICKPLATE
113	SERVICE YARD GATE	6'-0"	7'-0"	1 3/4"	H.M. HD GALV	PAINT		--	--	-	H.M. HD GALV	PAINT	-	-	-	--	--	113	LOCKSET, ; HEAVY-DUTY SLIDING DR HDWE/ ROLLERS, ETC. BY GATE MFG.; H/D HEAD & SILL BOLTS; H/D EXT. STOPS W/ CATCH
114	WORK ROOM TO STAIR #1	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	F/R SAFETY	--	AA	H.M.	PAINT	J	J	6	90 MIN	2 HR	114	CLOSER, P.H.; 4"X24" VISION PANEL TIED TO FIRE ALARM
115	LOBBY TO FIRE COMMAND CENTER	3'-0"	7'-0"	1 3/4"	SC WOOD	PREFIN-P.	A	--	--	AA	H.M.	PAINT	K	K	9	45 MIN.	1-HR	115	SEE NOTE 14
116	VESTIBULE TO LOBBY	8'-0"	8'-8"	--	ALUM/GLASS	SEE SPEC	E	GT	--	--	ALUM.	SEE SPEC.	R	R	3	--	--	116	AUTOMATIC BI-PART, W.S.; FULL BREAK OUT
117	WORK ROOM TO STORAGE	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	-	--	--	117	LOCKSET
118	ASSISTANT GENERAL MANAGER	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	-	--	--	118	SS, LOCKSET, WALL STOP
119	WORK ROOM TO SALES	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	-	--	--	119	SS, LOCKSET, WALL STOP
120	WORK ROOM TO GENERAL MANAGER	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	-	--	--	120	SS, LOCKSET, WALL STOP
121	WORK ROOM TO STORAGE	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	-	--	--	121	LOCKSET
122	LOBBY TO WORK ROOM	3'-0"	7'-0"	1 3/4"	S.C. WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	--	--	--	122	CLOSER, CARD LOCK, SS, WALL STOP
123	WORK ROOM TO HALLWAY	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	-	--	--	123	LOCKSET
124	HALLWAY TO PBX	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	-	--	--	124	LOCKSET
125	HALLWAY TO STORAGE	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	-	--	--	125	LOCKSET
126	HALLWAY TO ELECTRICAL	3'-0"	7'-0"	1 3/4"	S.C. WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	L	L	4	45 MIN	--	126	LOCKSET, CLOSER
127	LOBBY TO COURTYARD	(2) 3'-0"	7'-0"	--	ALUM/GLASS	SEE SPEC	F	GT	--	--	ALUM	SPEC	V	V	2	--	--	127	CLOSER, LOCKSET, P.H., W.S.; CARD LOCK
128	FITNESS CENTER TO PRE-FUNCTION CORRIDOR	3'-0"	7'-0"	--	ALUM/GLASS	SEE SPEC	F	GT	--	--	ALUM	SPEC	R	R	6	--	--	128	CLOSER, P.H., CARD READER WITH ELEC. STRIKE TIED TO FIRE ALARM
129	CORRIDOR TO FITNESS CENTER	3'-0"	7'-0"	--	ALUM/GLASS	SEE SPEC	F	GT	--	--	ALUM	SPEC	R	R	6	--	--	129	CLOSER, P.H., CARD READER WITH ELEC. STRIKE TIED TO FIRE ALARM
130	GUEST LAUNDRY	3'-0"	7'-0"	1 3/4"	S.C. WOOD	PL LAM	A	1/2 GLASS	--	AA	H.M.	PAINT	P	P	10	--	--	130	CLOSER, SS, CARD LOCK
131	PRE-FUNCTION TO WOMEN'S RESTROOMS	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	L	L	4	--	--	131	CLOSER, SS, PUSH/PULL, 8" x 34" KICKPLATE ON BATHROOM SIDE
132	PRE-FUNCTION TO MEN'S RESTROOMS	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	L	L	4	--	--	132	CLOSER, SS, PUSH/PULL, 8" x 34" KICKPLATE ON BATHROOM SIDE
133	PRE-FUNCTION TO MEETING ROOM	(2)3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	BB	H.M.	PAINT	L	L	6	--	--	133	CLOSER, SS, P.H., ASTRAGAL & COORDINATOR, DOOR VIEWERS @ 42" AND 60" IN ONE LEAF ONLY- VIEW FROM OUTSIDE; MAGNETIC H.O.
134	CARIBOU CONNECT TO LOBBY	3'-0"	7'-0"	--	ALUM/GLASS	SEE SPEC	F	GT	--	--	ALUM	SPEC	R	R	6	--	--	134	CLOSER, P.H., CARD READER WITH ELEC. STRIKE TIED TO FIRE ALARM
135	RESTROOM	3'-0"	7'-0"	1 3/4"	S.C. WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	L	L	4	--	--	135	CLOSER, PRIVACY LOCK, SS
136	CARIBOU CONNECT PREP KITCHEN	3'-0"	7'-0"	1 3/4"	S.C. WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	L	L	4	--	--	136	CLOSER, CARD LOCK, KICK PLATE ON KITCHEN SIDE, SS
137	PREP TO HALLWAY	3'-0"	7'-0"	1 3/4"	S.C. WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	L	L	4	--	--	137	CLOSER, CARD LOCK, KICK PLATE ON KITCHEN SIDE, SS
138	PREP TO SERVICE CORRIDOR	3'-0"	7'-0"	1 3/4"	S.C. WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	L	L	4	--	--	138	CLOSER, CARD LOCK, KICK PLATE ON KITCHEN SIDE, SS
139	MEETING ROOM TO SERVICE CORRIDOR	3'-0"	7'-0"	1 3/4"	S.C. WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	L	L	-	--	--	139	CLOSER, CARD LOCK, WALL STOP, P.H.
140	SERVICE CORRIDOR TO ELEVATOR LOBBY	3'-0"	7'-0"	1 3/4"	S.C. WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	L	L	-	--	--	140	CLOSER, CARD LOCK, WALL STOP, P.H.
141	PANTRY TO DINING	(2) 3'-6"	7'-0"	1 3/4"	SC WOOD	H.P. LAM.	C	--	--	BB	H.M.	PAINT	L	L	--	--	--	141	SLIDING PANELS, CLOSER; SS; LOCKSET; WALL STOP
142	PANTRY TO PREP	3'-0"	7'-0"	1 3/4"	SC WOOD	H.P. LAM.	C	--	--	AA	H.M. GALV.	PAINT	L	L	4	--	--	142	CLOSER; SS; CARD KEY LOCK; KICKPLATE ON PREP SIDE OF DOOR; WALL STOP
143	PREP TO SERVICE CORRIDOR	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	--	45 MIN	1 HR	143	CLOSER, SS, CARD LOCK
144	LAUNDRY ROOM TO SERVICE CORRIDOR	(2)3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	BB	H.M.	PAINT	P	P	--	45 MIN	1 HR	144	CLOSER, SS, CARD LOCK
145	BDA, EQ. TO LAUNDRY	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	--	45 MIN	1 HR	145	LOCKSET, SS
146	LINEN TERM. ROOM TO LAUNDRY	3'-6"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	K	K	--	90 MIN	2 HR	146	CLOSER, S.S.; MAGNETIC H.O.
147	LAUNDRY TO LINEN ROOM	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	--	--	--	147	LOCKSET, SS
148	MEETING ROOM TO STORAGE	(2) 3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	BB	H.M.	PAINT	P	P	-	--	--	148	LOCKSET; HEAD & FOOT BOLTS ON INACTIVE LEAF
149	OPEN																	149	
150	LAUNDRY ROOM TO HOUSEKEEPING OFFICE	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	H	1/2 GL-T	--	AA	H.M.	PAINT	P	P	--	--	--	150	LOCKSET, SS, CLOSER, WALL STOP
151	DRYERS TO LAUNDRY ROOM	2'-6"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	--	--	--	151	LOCKSET, WALL STOP, S.S.
152	LAUNDRY TO EMPLOYEE BREAK ROOM	3'-0"	7'-0"	1 3/4"	SC WOOD	H.P. LAM.	C	--	--	AA	H.M.	PAINT	P	P	10	20 MIN.	30 MIN.	152	CLOSER; SS; CARD KEY LOCK; WALL STOP
153	EMPL. BREAK ROOM TO UNISEX TOILET	3'-0"	7'-0"	1 3/4"	S.C. WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	4	--	--	153	CLOSER, PRIVACY LOCK, SS, WALL STOP
154	SERVICE CORRIDOR TO EMPLOYEE BREAK ROOM	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	--	--	--	154	CLOSER, SS, LOCKSET, WALL STOP
155	SERVICE CORRIDOR TO MAINTENANCE	3'-0"	7'-0"	1 3/4"	SC WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	P	P	---	--	--	155	LOCKSET, SS
156	PUMPS-A.H. ROOM TO SERVICE CORRIDOR	3'-6"	7'-0"	1 3/4"	S.C. WOOD	PL LAM	A	--	--	AA	H.M.	PAINT	U	U	4	90 MIN	2 HR	156	CLOSER, LOCKSET, SS
157	TRASH ROOM TO SERVICE CORRIDOR	3'-6"	7'-0"	1 3/4"	H.M. HD GALV.	PAINT	B	--	--	AA	H.M. HD GALV	PAINT	P	P	2	--	--	157	CLOSER, W.S., LOCKSET; 34" x 36" ALUM. KICKPLATE
158	SERVICE YARD TO TRASH ROOM	6'-0"	7'-0"	1 3/4"	PREFIN. ALUM.	SEE SPEC.	B	--	--	--	H.M. HD GALV	PAINT	-	-	--	--	--	158	MOTORIZED INSUL. OVERHEAD ROLLING DOOR, W.S., SWEEP, LOCKSET

DOOR SCHEDULE NOTES:

*VERIFY ALL DOOR FINISHES WITH OWNER & INTERIOR DESIGNER

1. INSTALL ADDITIONAL VIEWER @ 45" A.F.F. IN ALL "ENTRY" DOORS @ ACCESSIBLE GUESTROOMS.

2. INSTALL APPROPRIATE DOOR STOP @ ALL DOORS. NO HINGE STOPS ALLOWED.

3. SS = SOUND SEAL

4. WS = WEATHER-STRIP

5. SC WOOD = SOLID CORE WOOD

6. H.M. = HOLLOW METAL

7. HD = HOT DIPPED GALVANIZED

8. WHERE CLOSERS OCCUR, LOCATE ON DOOR TO NOT CONTACT PERPENDICULAR WALL.

9. PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED DOOR STOPS IN DRYWALL.

10. P.H. = PANIC HARDWARE

11. FIELD TRIMMING IS NOT PERMITTED.

12. USE WIDE STILE ALUMINUM / GLASS DOORS WHERE CARD KEY LOCKS ARE LOCATED.

13. SET ALL EXTERIOR ALUMINUM THRESHOLDS IN BED OF MASTIC.

14. PAINT TOP & BOTTOM OF ALL DOORS IN FIELD TO SEAL OVER FACTORY SEAL.

15. GLAZING LEGEND:
TI = TINTED INSULATED
TTI = TINTED TEMPERED INSULATED
GT = CLEAR TEMPERED

16. H.B. MAS. = HARDBOARD MASONITE

17. EXTERIOR H.M. DOORS & FRAMES TO BE PAINTED TO MATCH ADJACENT WALL COLOR.

18. REFERENCE MECHANICAL DRAWINGS FOR LOUVER & UNDERCUT REQUIREMENTS IN DOORS.

19. PROVIDE BLOCKING FOR POST DOOR STOPS @ DOOR AND LOCATE @ TOP OF DOOR TO CONTACT WITH WALL ABOVE CLOSET DOORS.

20. NOT USED.

21. PREFIN-P = PRE-FINISHED PAINTED DOOR

22. PREFIN-S = PRE-FINISHED STAINED DOOR

23. H.P. LAM. = HIGH PRESSURE LAMINATE

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

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Residence Inn
100 N. Main Avenue
SAN ANTONIO, TEXAS

GROUND FLOOR
DOOR SCHEDULE

Project No:	062215
Date:	07-01-2024
Sheet:	A-702
	MARRIOTT # 67846

DOOR SCHEDULE (UPPER FLOORS)

	MARK	LOCATION	DOORS WIDTH	HEIGHT	THK	MATERIAL	FINISH	TYPE	GLAZING	LOUVERS	FRAMES TYPE	MATERIAL	FINISH	HEAD	JAMB	SILL	FIRE RATING LABEL	WALL	MARK	REMARKS
RESIDENCE INN GUESTROOMS	R1	RESIDENCE INN ENTRY	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	N	N	7	20 MIN	1 HR	R1	VIENER @ 57" A.F.F.; SS; NOTE #1; CLOSER; CARD KEY LOCK; DOOR GUARD; DOOR KNOCKER; DR. SWEEP; WALL STOP; 8" x 34" KICK PLATE-FINISH TO MATCH CARD LOCK
	R2	RESIDENCE INN BATHROOM	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	E	--	--	AA	H.M.	PAINT	T	T	4	--	--	R2	PRIVACY LOCK/WALL STOP; 1/2" UNDERCUT, SILENCERS (LOCKSET SHOULD UNLOCK WHEN DOOR CLOSES)
	R3	RESIDENCE INN CLOSET	(2)1'-6"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	G	--	--	BB	H.M.	PAINT	T	T	--	--	--	R3	
	R4	RESIDENCE INN GUEST BEDROOM	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	E	--	--	AA	H.M.	PAINT	T	T	--	--	--	R4	PRIVACY LOCK; SS; INSTALL DOOR STOP AT TOP OF DOOR OVER CLOSET
SECOND FLOOR	201	CORRIDOR TO STAIR #1	3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	B	F/R SAFETY	--	AA	H.M.	PAINT	J	J	--	90 MIN	2 HR	201	CLOSER, LOCKSET, PH, SS, 4" X 24" VISION PANEL
	202	CORRIDOR TO STAIR #2	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	B	--	--	AA	H.M.	PAINT	J	J	-	90 MIN	2 HR	202	CLOSER, LOCKSET, 4" X 24" VISION PANEL, MAGNETIC H.O. TIED TO FIRE ALARM, P.H., KICK PLATE
	203	ELEVATOR LOBBY TO CORRIDOR	(2)3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	--	--	BB	H.M.	PAINT	S	S	-	45 MIN	1 HR	203	CLOSER, LOCKSET, MAGNETIC H.O., P.H.
	204	LINEN ROOM TO ELEVATOR LOBBY	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	N	N	10	20 MIN	1/2 HR	204	CLOSER, CARD LOCK, SS
	205	ELECT./DATA TO LINEN	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	--	--	AA	H.M.	PAINT	S	S	11	45 MIN	1 HR	205	LOCKSET, P.H.
	206	LINEN TO SERVICE WALKOUT	3'-0"	7'-0"	1 3/4"	H.M. HD GALV.	PAINT	B	--	--	AA	H.M. HD GALV.	PAINT	A	A	13	--	--	206	CLOSER; P.H.; W.S.; SWEEP, NO EXTERIOR HARDWARE
THIRD FLOOR	301	CORRIDOR TO STAIR #1	3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	F/R SAFETY	--	AA	H.M.	PAINT	J	J	--	90 MIN	2 HR	301	CLOSER, LOCKSET, PH, SS, 4" X 24" VISION PANEL
	302	CORRIDOR TO STAIR #2	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	J	J	-	90 MIN	2 HR	302	CLOSER, LOCKSET, 4" X 24" VISION PANEL, MAGNETIC H.O. TIED TO FIRE ALARM, P.H., KICK PLATE
	303	ELEVATOR LOBBY TO CORRIDOR	(2)3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	--	--	AA	H.M.	PAINT	S	S	-	45 MIN	1 HR	303	CLOSER, LOCKSET, MAGNETIC H.O., P.H.
	304	LINEN ROOM TO ELEVATOR LOBBY	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	N	N	10	20 MIN	1/2 HR	304	CLOSER, CARD LOCK, SS
	305	ELECT./DATA TO LINEN	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	--	--	AA	H.M.	PAINT	S	S	11	45 MIN	1 HR	305	LOCKSET, P.H.
FOURTH FLOOR	401	CORRIDOR TO STAIR #1	3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	F/R SAFETY	--	AA	H.M.	PAINT	J	J	--	90 MIN	2 HR	401	CLOSER, LOCKSET, PH, SS, 4" X 24" VISION PANEL
	402	CORRIDOR TO STAIR #2	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	K	K	-	90 MIN	2 HR	402	CLOSER, LOCKSET, 4" X 24" VISION PANEL, MAGNETIC H.O. TIED TO FIRE ALARM, P.H., KICK PLATE
	403	ELEVATOR LOBBY TO CORRIDOR	(2)3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	--	--	AA	H.M.	PAINT	S	S	-	45 MIN	1 HR	403	CLOSER, LOCKSET, MAGNETIC H.O., P.H.
	404	LINEN ROOM TO ELEVATOR LOBBY	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	N	N	10	20 MIN	1/2 HR	404	CLOSER, CARD LOCK, SS
	405	ELECT./DATA TO LINEN	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	--	--	AA	H.M.	PAINT	S	S	11	45 MIN	1 HR	405	LOCKSET, P.H.
FIFTH FLOOR	501	CORRIDOR TO STAIR #1	3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	F/R SAFETY	--	AA	H.M.	PAINT	J	J	--	90 MIN	2 HR	501	CLOSER, LOCKSET, PH, SS, 4" X 24" VISION PANEL
	502	CORRIDOR TO STAIR #2	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	K	K	-	90 MIN	2 HR	502	CLOSER, LOCKSET, 4" X 24" VISION PANEL, MAGNETIC H.O. TIED TO FIRE ALARM, P.H., KICK PLATE
	503	ELEVATOR LOBBY TO CORRIDOR	(2)3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	--	--	AA	H.M.	PAINT	S	S	-	45 MIN	1 HR	503	CLOSER, LOCKSET, MAGNETIC H.O., P.H.
	504	LINEN ROOM TO ELEVATOR LOBBY	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	N	N	10	20 MIN	1/2 HR	504	CLOSER, CARD LOCK, SS
	505	ELECT./DATA TO LINEN	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	--	--	AA	H.M.	PAINT	S	S	11	45 MIN	1 HR	505	LOCKSET, P.H.
SIXTH FLOOR	601	CORRIDOR TO STAIR #1	3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	F/R SAFETY	--	AA	H.M.	PAINT	J	J	--	90 MIN	2 HR	601	CLOSER, LOCKSET, PH, SS, 4" X 24" VISION PANEL
	602	CORRIDOR TO STAIR #2	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	K	K	-	90 MIN	2 HR	602	CLOSER, LOCKSET, 4" X 24" VISION PANEL, MAGNETIC H.O. TIED TO FIRE ALARM, P.H., KICK PLATE
	603	ELEVATOR LOBBY TO CORRIDOR	(2)3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	--	--	AA	H.M.	PAINT	S	S	-	45 MIN	1 HR	603	CLOSER, LOCKSET, MAGNETIC H.O., P.H.
	604	LINEN ROOM TO ELEVATOR LOBBY	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	N	N	10	20 MIN	1/2 HR	604	CLOSER, CARD LOCK, SS
	605	ELECT./DATA TO LINEN	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	--	--	AA	H.M.	PAINT	S	S	11	45 MIN	1 HR	605	LOCKSET, P.H.
SEVENTH FLOOR	701	CORRIDOR TO STAIR #1	3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	F/R SAFETY	--	AA	H.M.	PAINT	J	J	--	90 MIN	2 HR	701	CLOSER, LOCKSET, PH, SS, 4" X 24" VISION PANEL
	702	CORRIDOR TO STAIR #2	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	K	K	-	90 MIN	2 HR	702	CLOSER, LOCKSET, 4" X 24" VISION PANEL, MAGNETIC H.O. TIED TO FIRE ALARM, P.H., KICK PLATE
	703	ELEVATOR LOBBY TO CORRIDOR	(2)3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	--	--	AA	H.M.	PAINT	S	S	-	45 MIN	1 HR	703	CLOSER, LOCKSET, MAGNETIC H.O., P.H.
	704	LINEN ROOM TO ELEVATOR LOBBY	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	N	N	10	20 MIN	1/2 HR	704	CLOSER, CARD LOCK, SS
	705	ELECT./DATA TO LINEN	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	--	--	AA	H.M.	PAINT	S	S	11	45 MIN	1 HR	705	LOCKSET, P.H.
EIGHTH FLOOR	801	CORRIDOR TO STAIR #1	3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	F/R SAFETY	--	AA	H.M.	PAINT	J	J	--	90 MIN	2 HR	801	CLOSER, LOCKSET, PH, SS, 4" X 24" VISION PANEL
	802	CORRIDOR TO STAIR #2	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	K	K	-	90 MIN	2 HR	802	CLOSER, LOCKSET, 4" X 24" VISION PANEL, MAGNETIC H.O. TIED TO FIRE ALARM, P.H., KICK PLATE
	803	ELEVATOR LOBBY TO CORRIDOR	(2)3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	--	--	AA	H.M.	PAINT	S	S	-	45 MIN	1 HR	803	CLOSER, LOCKSET, MAGNETIC H.O., P.H.
	804	LINEN ROOM TO ELEVATOR LOBBY	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	N	N	10	20 MIN	1/2 HR	804	CLOSER, CARD LOCK, SS
	805	ELECT./DATA TO LINEN	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	--	--	AA	H.M.	PAINT	S	S	11	45 MIN	1 HR	805	LOCKSET, P.H.
NINTH FLOOR	901	CORRIDOR TO STAIR #1	3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	F/R SAFETY	--	AA	H.M.	PAINT	J	J	--	90 MIN	2 HR	901	CLOSER, LOCKSET, PH, SS, 4" X 24" VISION PANEL
	902	CORRIDOR TO STAIR #2	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	K	K	-	90 MIN	2 HR	902	CLOSER, LOCKSET, 4" X 24" VISION PANEL, MAGNETIC H.O. TIED TO FIRE ALARM, P.H., KICK PLATE
	903	ELEVATOR LOBBY TO CORRIDOR	(2)3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	--	--	AA	H.M.	PAINT	S	S	-	45 MIN	1 HR	903	CLOSER, LOCKSET, MAGNETIC H.O., P.H.
	904	LINEN ROOM TO ELEVATOR LOBBY	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	N	N	10	20 MIN	1/2 HR	904	CLOSER, CARD LOCK, SS
	905	ELECT./DATA TO LINEN	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	--	--	AA	H.M.	PAINT	S	S	11	45 MIN	1 HR	905	LOCKSET, P.H.
TENTH FLOOR	1001	CORRIDOR TO STAIR #1	3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	F/R SAFETY	--	AA	H.M.	PAINT	J	J	--	90 MIN	2 HR	1001	CLOSER, LOCKSET, PH, SS, 4" X 24" VISION PANEL
	1002	CORRIDOR TO STAIR #2	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	K	K	-	90 MIN	2 HR	1002	CLOSER, LOCKSET, 4" X 24" VISION PANEL, MAGNETIC H.O. TIED TO FIRE ALARM, P.H., KICK PLATE
	1003	ELEVATOR LOBBY TO CORRIDOR	(2)3'-0"	7'-0"	1 3/4"	SC WOOD	PL-LAM	A	--	--	AA	H.M.	PAINT	S	S	-	45 MIN	1 HR	1003	CLOSER, LOCKSET, MAGNETIC H.O., P.H.
	1004	LINEN ROOM TO ELEVATOR LOBBY	3'-0"	7'-0"	1 3/4"	2 PANEL SC WD	PREFIN (P)	A	--	--	AA	H.M.	PAINT	N	N	10	20 MIN	1/2 HR	1004	CLOSER, CARD LOCK, SS
	1005	ELECT./DATA TO LINEN	3'-0"	7'-0"	1 3/4"	H.M.	PAINT	B	--	--	AA	H.M.	PAINT	S	S	11	45 MIN	1 HR	1005	LOCKSET, P.H.
ROOF	R01	STAIR # 2 TO ROOF	3'-0"	7'-0"	1 3/4"	H.M. GALV.	PAINT	B	F/R SAFETY	--	CC	H.M.	PAINT	G	G	12	90 MIN	2 HR	R01	CLOSER, LOCKSET, 4" X 24" VISION PANEL, MAGNETIC H.O. TIED TO FIRE ALARM

DOOR SCHEDULE NOTES:

*VERIFY ALL DOOR FINISHES WITH OWNER & INTERIOR DESIGNER

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4. WS = WEATHER-STRIP

5. SC WOOD = SOLID CORE WOOD

6. H.M. = HOLLOW METAL

7. HD = HOT DIPPED GALVANIZED

8. WHERE CLOSERS OCCUR, LOCATE ON DOOR TO NOT CONTACT PERPENDICULAR WALL.

9. PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED DOOR STOPS IN DRYWALL.

10. P.H. = PANIC HARDWARE

11. FIELD TRIMMING IS NOT PERMITTED.

12. USE WIDE STILE ALUMINUM / GLASS DOORS WHERE CARD KEY LOCKS ARE LOCATED.

13. SET ALL EXTERIOR ALUMINUM THRESHOLDS IN BED OF MASTIC.

14. PAINT TOP & BOTTOM OF ALL DOORS IN FIELD TO SEAL OVER FACTORY SEAL.

15. GLAZING LEGEND:
TI = TINTED INSULATED
TTI = TINTED TEMPERED INSULATED
CT = CLEAR TEMPERED

16. H.B. MAS. = HARDBOARD MASONITE

17. EXTERIOR H.M. DOORS & FRAMES TO BE PAINTED TO MATCH ADJACENT WALL COLOR.

18. REFERENCE MECHANICAL DRAWINGS FOR LOUVER & UNDERCUT REQUIREMENTS IN DOORS.

19. PROVIDE BLOCKING FOR POST DOOR STOPS @ DOOR AND LOCATE @ TOP OF DOOR TO CONTACT WITH WALL ABOVE CLOSET DOORS.

20. NOT USED.

21. PREFIN-P = PRE-FINISHED PAINTED DOOR

22. PREFIN-S = PRE-FINISHED STAINED DOOR

23. H.P. LAM. = HIGH PRESSURE LAMINATE

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

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Residence Inn

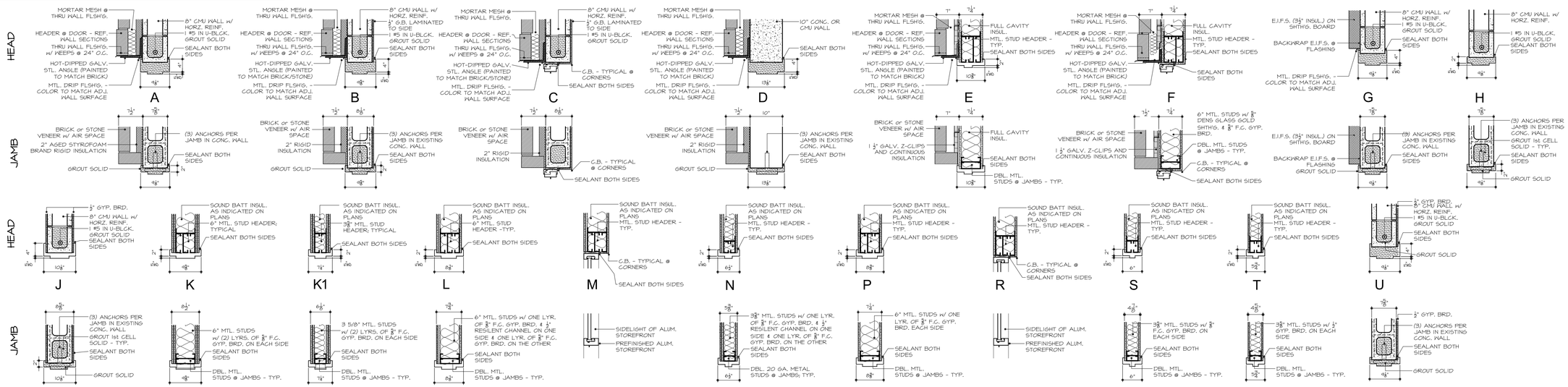
100 N. Main Avenue
SAN ANTONIO, TEXAS

UPPER FLOORS
DOOR SCHEDULE

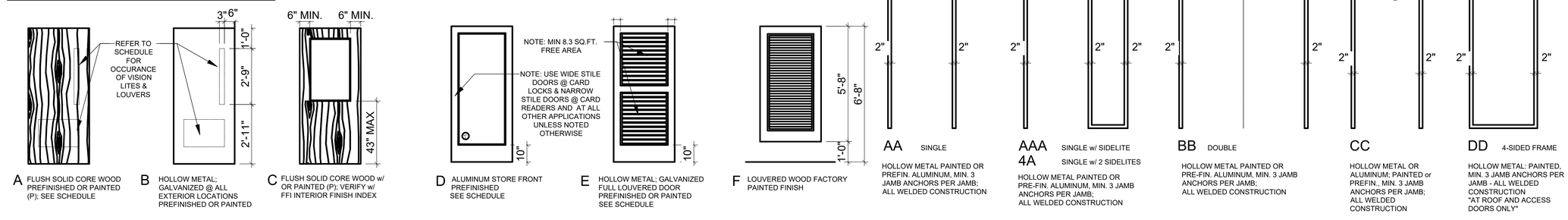
Project No: 062215
Date: 07-01-2024
Sheet: A-703

MARRIOTT # 67846

HEAD AND JAMB DETAILS



DOOR & FRAME TYPES



A FLUSH SOLID CORE WOOD PREFINISHED OR PAINTED (P); SEE SCHEDULE

B HOLLOW METAL; GALVANIZED @ ALL EXTERIOR LOCATIONS PREFINISHED OR PAINTED

C FLUSH SOLID CORE WOOD w/ OR PAINTED (P); VERIFY w/ FFI INTERIOR FINISH INDEX

D ALUMINUM STORE FRONT PREFINISHED SEE SCHEDULE

E HOLLOW METAL; GALVANIZED FULL LOUVERED DOOR PREFINISHED OR PAINTED SEE SCHEDULE

F LOUVERED WOOD FACTORY PAINTED FINISH

AA SINGLE

HOLLOW METAL PAINTED OR PREFIN. ALUMINUM, MIN. 3 JAMB ANCHORS PER JAMB; ALL WELDED CONSTRUCTION

AAA SINGLE w/ SIDELITE
4A SINGLE w/ 2 SIDELITES

HOLLOW METAL PAINTED OR PRE-FIN. ALUMINUM, MIN. 3 JAMB ANCHORS PER JAMB; ALL WELDED CONSTRUCTION

BB DOUBLE

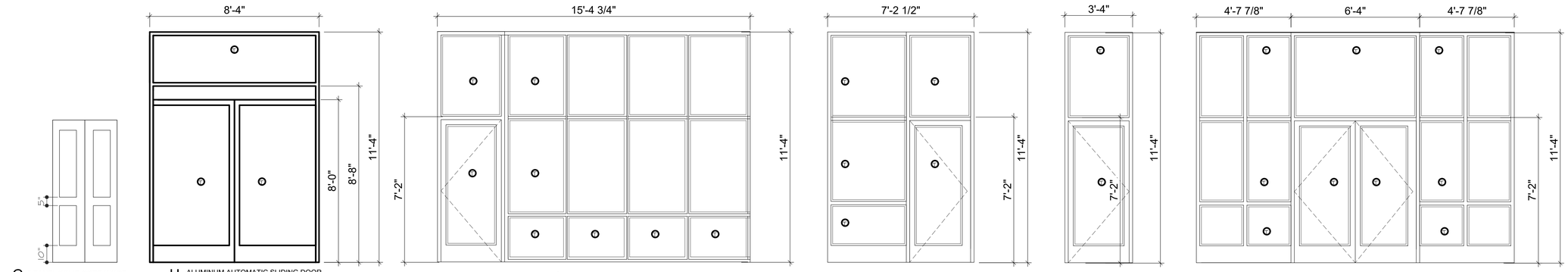
HOLLOW METAL PAINTED OR PRE-FIN. ALUMINUM, MIN. 3 JAMB ANCHORS PER JAMB; ALL WELDED CONSTRUCTION

CC

HOLLOW METAL OR ALUMINUM; PAINTED or PREFIN., MIN. 3 JAMB ANCHORS PER JAMB; ALL WELDED CONSTRUCTION

DD 4-SIDED FRAME

HOLLOW METAL; PAINTED, MIN. 3 JAMB ANCHORS PER JAMB - ALL WELDED CONSTRUCTION "AT ROOF AND ACCESS DOORS ONLY"



G 2 PANEL SOLID CORE WOOD; PRE-FINISHED, PAINTED (P) CUSTOM COLOR

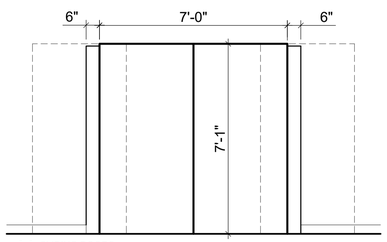
H ALUMINUM AUTOMATIC SLIDING DOOR ANODIZED FINISH

I ALUMINUM & GLASS DOOR ANODIZED FINISH

J ALUMINUM & GLASS DOOR ANODIZED FINISH

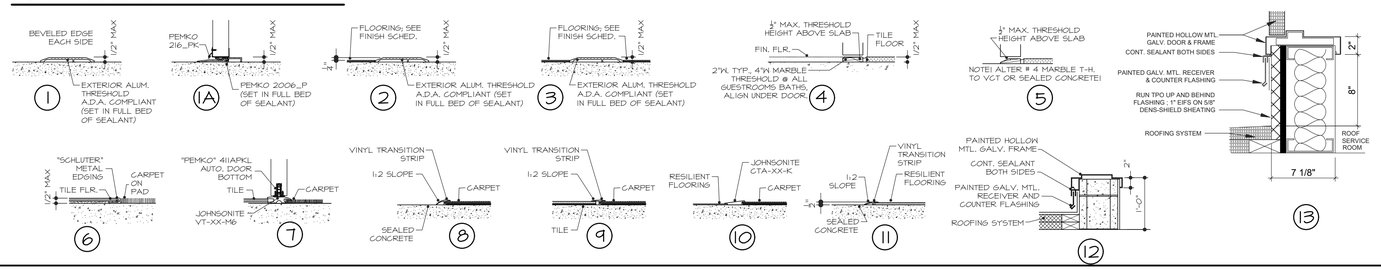
K ALUMINUM & GLASS DOOR ANODIZED FINISH

L ALUMINUM STOREFRONT DOORS ANODIZED FINISH



M SLIDING DOORS PRE-FINISHED OR PAINTED

SILL DETAILS



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Consultant:

REGISTERED ARCHITECT J. ARTHUR KILLEBREW III 19328 STATE OF TENNESSEE 07/01/24

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

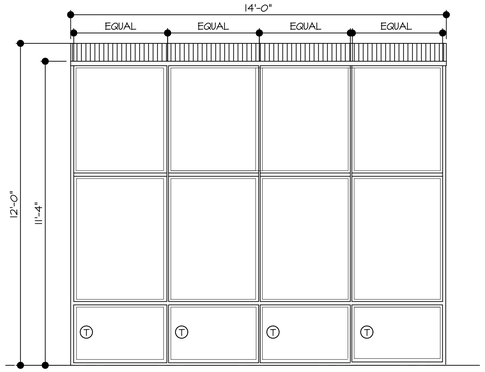
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

DOOR DETAILS

Project No:	062215
Date:	07-01-2024
Sheet:	A-704

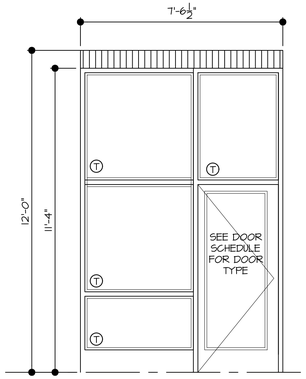
MARRIOTT # 67846



GROUND FLOOR

I

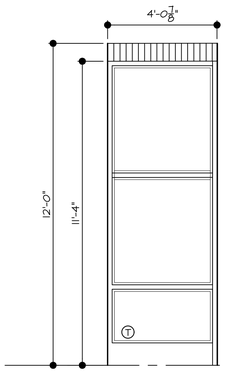
ALUMINUM STOREFRONT W/ TINTED INSUL., LOW-E GLASS



GROUND FLOOR

J

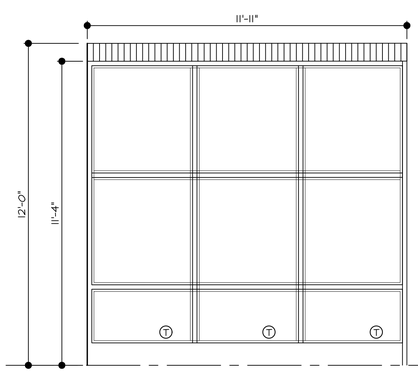
ALUMINUM STOREFRONT W/ TINTED INSUL., LOW-E GLASS & STOREFRONT DOOR



GROUND FLOOR

K

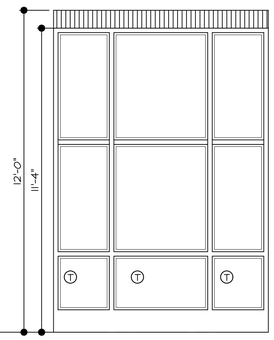
ALUMINUM STOREFRONT W/ TINTED INSUL., LOW-E GLASS



GROUND FLOOR

L

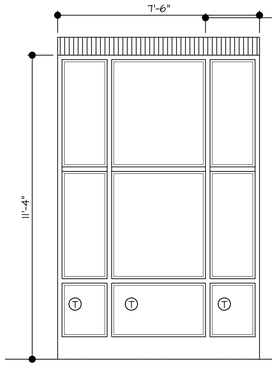
ALUMINUM STOREFRONT W/ TINTED INSUL., LOW-E GLASS



GROUND FLOOR

D

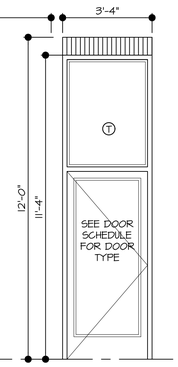
ALUMINUM STOREFRONT W/ TINTED INSUL., LOW-E GLASS



GROUND FLOOR

E

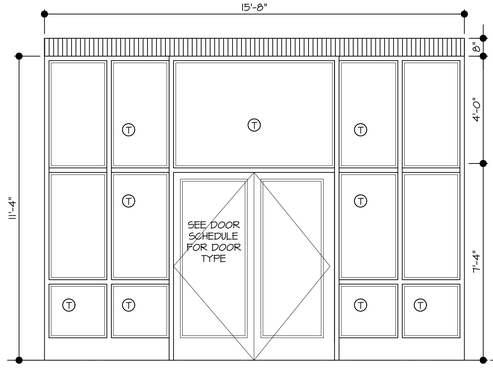
ALUMINUM STOREFRONT W/ TINTED INSUL., LOW-E GLASS



GROUND FLOOR

F

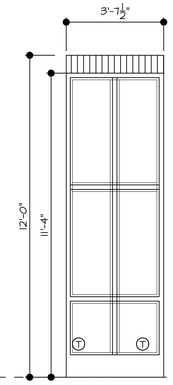
ALUMINUM STOREFRONT W/ TINTED INSUL., LOW-E GLASS & STOREFRONT DOOR



GROUND FLOOR

G

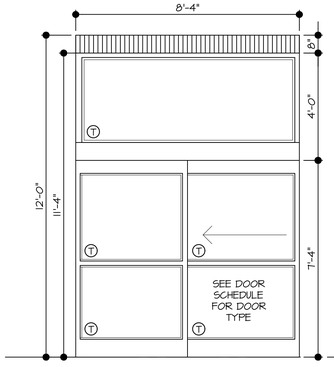
ALUMINUM STOREFRONT W/ TINTED INSUL., LOW-E GLASS & STOREFRONT DOORS



GROUND FLOOR

H

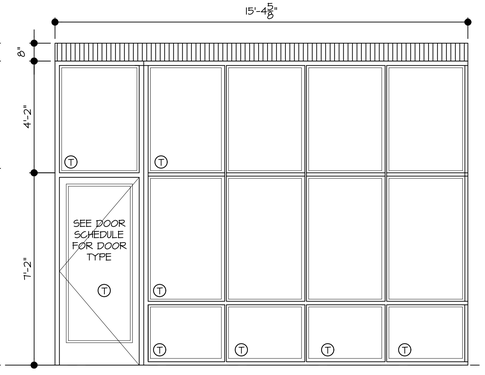
ALUMINUM STOREFRONT W/ TINTED INSUL., LOW-E GLASS



GROUND FLOOR

A

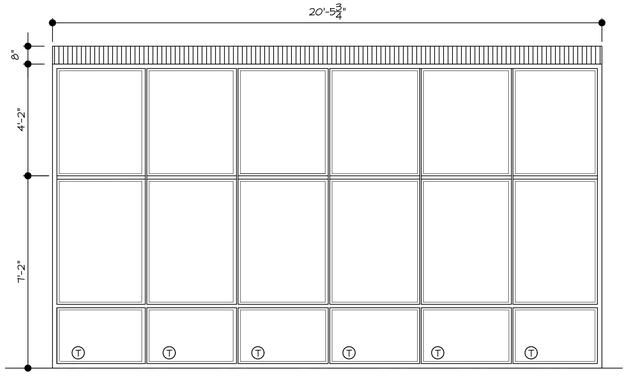
ALUMINUM AUTOMATIC SLIDING DOOR WITH TRANSOM CLEAR INSULATED LOW-E GLASS



PREFUNCTION STOREFRONT

B

ALUMINUM STOREFRONT W/ TINTED INSUL., LOW-E GLASS & STOREFRONT DOOR



SEATING AREA

C

ALUMINUM STOREFRONT W/ TINTED INSUL., LOW-E GLASS

WINDOW SCHEDULE GENERAL NOTES:

1. ALL GLASS APPPLICATIONS SHALL BE INSULATED LOW-E UNITS.

VERIFY FINAL PRODUCTS W/ OWNER/ARCHITECT.

2. GLASS MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS PER IECC 2021:
-FIXED WINDOW: U=0.38 SHGC=0.40
-OPERABLE WINDOW: U=0.45 SHGC=0.40
-ENTRANCE DOOR: U=0.77 SHGC=0.40

3. GLASS ON INTERIOR APPLICATIONS IS CLEAR & NON INSULATED. TEMPERED & FIRE GLASS WHERE INDICATED ON THE WINDOW SCHEDULE.

4. ALL EXTERIOR FRAMES SHALL BE ANODIZED ALUMINUM FINISH. VERIFY FINAL FINISH COLOR W/ OWNER/ARCHITECT.

5. RATED HOLLOW METAL FRAMES SHALL HAVE PAINTED FINISH COLOR TO MATCH ADJACENT DOOR FRAMES.

6. FIELD MEASURE ALL WINDOWS & STOREFRONTS PRIOR TO FABRICATION.

7. G.C. SHALL COORDINATE WINDOW & STOREFRONT OPENINGS WITH WINDOW SUPPLIER.

8. PROVIDE INSPECTOR WITH MANUFACTURER'S SHOP DRAWINGS FOR WINDOW INSTALLATION.

9. ALUMINUM/GLASS DOORS TO BE WIDE STILE @ CARD LOCK LOCATIONS AND NARROW STILE DOORS AT ALL OTHER LOCATIONS.

WINDOW SCHEDULE

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

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Mark	Date	Revision
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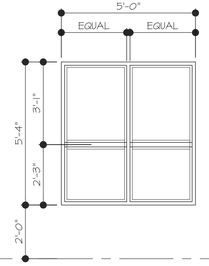
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

WINDOW SHEDULE

Project No:	062215
Date:	07-01-2024
Sheet:	A-706

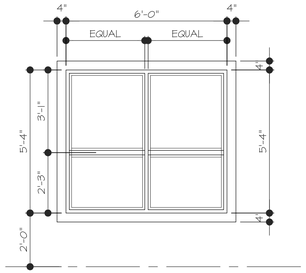
MARRIOTT # 67846



TYPICAL GUESTROOM
(EAST/WEST ELEVATION)

Q

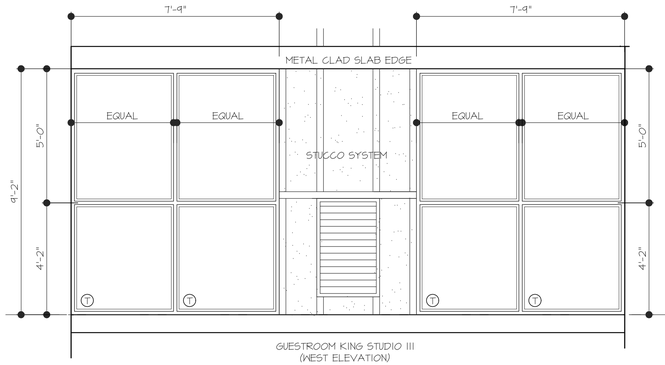
ALUMINUM FIXED WINDOW W/
TINTED INSUL. GLASS



TYPICAL GUESTROOM
(NORTH ELEVATION)

R

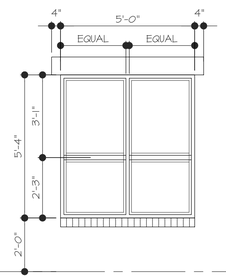
ALUMINUM FIXED WINDOW W/
TINTED INSUL. GLASS



GUESTROOM KING STUDIO III
(WEST ELEVATION)

S

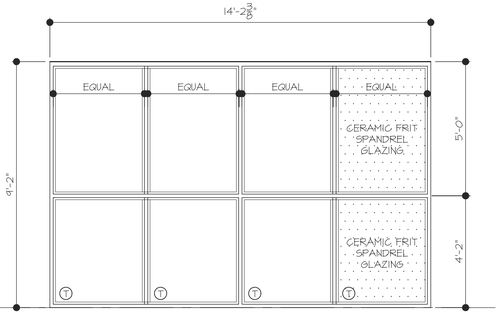
ALUMINUM STOREFRONT W/ TINTED
INSUL. LOW E GLASS



TYPICAL GUESTROOM
(EAST/WEST ELEVATION)

M

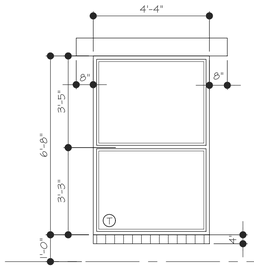
ALUMINUM FIXED WINDOW W/
TINTED INSUL. GLASS



TYPICAL GUESTROOM
(NORTH ELEVATION)

N

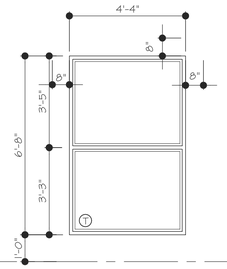
ALUMINUM STOREFRONT W/ TINTED
INSUL. LOW E GLASS



TYPICAL GUESTROOM
(WEST ELEVATION)

O

ALUMINUM FIXED WINDOW W/
TINTED INSUL. GLASS



TYPICAL CORRIDOR
(NORTH ELEVATION)

P

ALUMINUM FIXED WINDOW W/
TINTED INSUL. GLASS

WINDOW SCHEDULE GENERAL NOTES:

1. ALL GLASS APPPLICATIONS SHALL BE INSULATED LOW-E UNITS.

VERIFY FINAL PRODUCTS W/ OWNER/ARCHITECT.

2. GLASS MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS PER IECC 2021:
-FIXED WINDOW: U=0.38 SHGC=0.40
-OPERABLE WINDOW: U=0.45 SHGC=0.40
-ENTRANCE DOOR: U=0.77 SHGC=0.40

3. GLASS ON INTERIOR APPLICATIONS IS CLEAR & NON INSULATED.
TEMPERED & FIRE GLASS WHERE INDICATED ON THE WINDOW SCHEDULE.

4. ALL EXTERIOR FRAMES SHALL BE ANODIZED ALUMINUM FINISH. VERIFY FINAL FINISH COLOR W/ OWNER/ARCHITECT.

5. RATED HOLLOW METAL FRAMES SHALL HAVE PAINTED FINISH COLOR TO MATCH ADJACENT DOOR FRAMES.

6. FIELD MEASURE ALL WINDOWS & STOREFRONTS PRIOR TO FABRICATION.

7. G.C. SHALL COORDINATE WINDOW & STOREFRONT OPENINGS WITH WINDOW SUPPLIER.

8. PROVIDE INSPECTOR WITH MANUFACTURER'S SHOP DRAWINGS FOR WINDOW INSTALLATION.

9. ALUMINUM/GLASS DOORS TO BE WIDE STILE @ CARD LOCK LOCATIONS AND NARROW STILE DOORS AT ALL OTHER LOCATIONS.

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

WINDOW SHEDULE

Project No:	062215
Date:	07-01-2024
Sheet:	A-707

MARRIOTT # 67846

NOTE: PUBLIC AREAS TO HAVE CONCEALED SPRINKLER HEADS
ALL OTHER SPRINKLER HEADS TO BE SEMI-RECESSED.

NOTE: PROVIDE HIGH TEMP HEADS IN LAUNDRY, DRYERS, MECH AND ELECTRICAL ROOMS.

DO NOT RUN SPRINKLER PIPING OVER DRYER ROOM; USE SIDEWALL HEADS

STANDPIPE - COORDINATE LOCATION W/ LOCAL AUTHORITIES HAVING JURISDICTION. GC TO ENSURE THAT ALL PIPING, VALVES, ETC. ARE LOCATED OUTSIDE STAIR EXITING RADIUS (DO NOT RUN SPRINKLER PIPING UNDER STAIR RISERS)

SPRINKLER LINE TO POINT OF ENTRY AT PUMP ROOM

OS&Y VALVE W/ TAMPER & FLOW SWITCH IN EACH STAIRWELL - COORDINATE LOCATION W/ LOCAL AUTHORITIES HAVING JURISDICTION. GC TO ENSURE THAT ALL PIPING, VALVES, ETC. ARE LOCATED OUTSIDE STAIR EXITING RADIUS & DOOR SWINGS

OS&Y VALVE W/ TAMPER & FLOW SWITCH IN EACH STAIRWELL - COORDINATE LOCATION W/ LOCAL AUTHORITIES HAVING JURISDICTION. GC TO ENSURE THAT ALL PIPING, VALVES, ETC. ARE LOCATED OUTSIDE STAIR EXITING RADIUS & DOOR SWINGS

STANDPIPE - COORDINATE LOCATION W/ LOCAL AUTHORITIES HAVING JURISDICTION. GC TO ENSURE THAT ALL PIPING, VALVES, ETC. ARE LOCATED OUTSIDE STAIR EXITING RADIUS (DO NOT RUN SPRINKLER PIPING UNDER STAIR RISERS)

FIRE DEPARTMENT CONNECTION WITHIN 100' OF FIRE HYDRANT & TEST HEADER G.C. TO VERIFY LOCATION & IF CAN BE MOUNTED ON THE BUILDING WITH LOCAL AUTHORITIES HAVING JURISDICTION

GC TO COORDINATE WITH SPRINKLER CONTRACTOR & LOCAL AUTHORITIES HAVING JURISDICTION IF CANOPY AND COVERED AREA ARE REQUIRED TO HAVE SPRINKLERS - INSTALL DRY-PIPE SYSTEM IF REQUIRED

GC TO COORDINATE WITH SPRINKLER CONTRACTOR & LOCAL AUTHORITIES HAVING JURISDICTION IF CANOPY AND COVERED AREA ARE REQUIRED TO HAVE SPRINKLERS - INSTALL DRY-PIPE SYSTEM IF REQUIRED

NOTE: PUBLIC AREAS TO HAVE CONCEALED SPRINKLER HEADS
ALL OTHER SPRINKLER HEADS TO BE SEMI-RECESSED.

USE BROWN OR BLACK HEADS AT WOOD CEILING LOCATIONS - COORDINATE WITH CEILING PLAN

GENERAL NOTES:

1. SEE CIVIL DRAWINGS FOR SITE WORK. PROVIDE PITS, BACKFLOW PREVENTOR, DETECTOR, CK., ETC., AS REQUIRED BY LOCAL CODE (@ FIRE LINE).

2. COPIES OF THE FIRE MARSHALL APPROVED SHOP DRAWINGS AND HYDRAULIC CALCULATIONS SHALL BE MAINTAINED BY THE G.C. ON THE JOB SITE AT ALL TIMES THRU-OUT CONSTRUCTION. THIS TO INCLUDE ALL SPRINKLER HEAD LOCATIONS AND LAYOUT.

3. FIRE PROTECT DWGS ARE SCHEMATIC AND SHOW PROPOSED PIPING LAYOUTS FOR COORD. BY THE G.C. AND HIS SUBS. ALL DEVICES, HYDRAULIC CALCULATIONS, PIPING SIZES, HEAD LOCATIONS, AND FINAL LAYOUTS SHALL BE COMPLETED, SIGNED & SEALED BY THE FIRE PROTECTION CONTRACTOR FOR APPROVAL BY ARCHITECT AND LOCAL AUTHORITIES.

GENERAL NOTES CONT.:

4. PROVIDE LOCAL FIRE MARSHAL W/A COMPLETE SET OF SPRINKER PLANS WHICH INCLUDES SITE PLAN W/ HYDRANT LOCATIONS, FIRE DEPT. CONNECTION & BLDG. SPKRPIPE PLAN. NOTE ON SITE PLAN THAT THE ENGINEER AND/OR A STATE CERTIFICATE OF COMPETENCY HOLDER FOR THE AUTOMATIC SPRINKLER SYSTEM WILL BE RESPONSIBLE FOR THE UNDERGROUND SUPPLY, DESIGN & INSTALLATION.

5. COORDINATE ALL SPRINKLER PIPING & HEADS WITH LIGHTS, DUCTWORK, DIFFUSERS, ETC.

6. FIRE ALARM AND SPRINKLER CONTRACTORS ARE TO BE PERMITTED THROUGH THE STATE OF TENNESSEE FIRE MARSHALS OFFICE.

7. PER 2009 IBC 907.7.2, A RECORD OF COMPLETION IN ACCORDANCE WITH NFPA 72 VERIFYING THAT THE SYSTEM HAS BEEN INSTALLED AND TESTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS SHALL BE PROVIDED BY THE GC AT THE FINAL INSPECTION.

LEGEND:

- ○ PENDANT HEAD SPRINKLER
- ● CONCEALED HEAD SPRINKLER
- ▽ SIDEWALL SPRINKLER
- ▼ RECESSED SIDEWALL SPRINKLER

NOTE: ALL SPRINKLER HEADS TO BE QUICK RESPONSE

1 GROUND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"
0 4 8 12 20

GENERAL SPRINKLER NOTES:

1. FIRE PROTECTION SHALL MEET THE REQUIREMENTS OF NFPA13, NFPA 14, NFPA 20, AND NFPA 24 AND THE LOCAL AUTHORITIES HAVING JURISDICTION.

2. THE SPRINKLER CONTRACTOR/ GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCH/ENG FOR REVIEW BEARING THE STAMP OF THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF THE SYSTEM.

3. PUMP AND STANDPIPE (IF REQUIRED) SHALL BE SIZED TO MEET THE REQUIREMENTS FOR FLOW AND PRESSURE AT THE ROOF AS REQUIRED BY THE BUILDING CODE AND NFPA.

4. SPRINKLER CALCULATIONS SHALL BE CALCULATED ACCORDING TO HAZARD FOR LIGHT AND/OR ORDINARY HAZARD AS REQUIRED BY CODE. SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING HAZARD REQUIREMENTS FOR EACH OCCUPANCY.

5. LOCATE PRESSURE GAUGES AT THE TOP OF EACH RISER. LOCATE PRESSURE GAUGES AT THE PUMPS AS REQUIRED BY CODE AND AS NEEDED TO OBSERVE PRESSURE READINGS AT THE PUMPING EQUIPMENT. READINGS BEFORE AND AFTER THE PUMP SHOULD BE CLEARLY VISIBLE.

6. ALL WORK SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND OTHER TRADES. WORK INSTALLED WITHOUT COORDINATION SHALL BE REMOVED AS DIRECTED BY THE GENERAL CONTRACTOR WITHOUT EXPENSE.

7. OBTAIN COPIES OF THE MECHANICAL AND PLUMBING DRAWINGS AND COORDINATE DURING SHOP DRAWINGS WITH THE GENERAL CONTRACTOR.

8. ALL HOSE THREADS SHALL CONFORM TO LOCAL FIRE DEPARTMENT REQUIREMENTS.

9. ALL MATERIALS USED SHALL BE LISTED.

10. ALL CONTROL VALVES SHALL BE EQUIPPED WITH FLOW AND TAMPER SWITCHES. FLOW SHALL BE ZONED PER FLOOR AND PER OCCUPANCY TYPE AT THE RESTAURANT, KITCHEN, LAUNDRY, MEETING ROOM, ETC. FLOORS.

11. UPON COMPLETION OF THE WORK, FURNISH RECORD DOCUMENTS TO THE OWNER OF THE COMPLETED SYSTEM.

12. INSTALL SPRINKLER HEAD AT THE CENTER OF CEILING TILES. AT THE GUESTROOMS, INSTALL CEILING HEADS IN THE CENTER OF THE FOYER CEILING WITH CONCEALED COVERS. COLOR OF COVERS TO BE SELECTED BY ARCHITECT.

13. THESE DRAWINGS ARE TO LOCATE THE PIPING AND GENERAL LAYOUT OF THE SPRINKLER SYSTEM. THE SPRINKLER CONTRACTOR SHALL SELECT THE HEADS AND SIZE THE PIPING ACCORDING TO NFPA AND LOCAL CODES. LOCATE ALL PIPING TO AVOID CONFLICT WITH OTHER TRADES.

14. PROVIDE SPRINKLER HEADS IN ALL CLOSETS AND BATHROOMS OVER 55 SQUARE FEET OR OTHERWISE REQUIRED BY LOCAL AUTHORITIES AND NFPA.

15. INSTALL SPRINKLER HEADS IN ATTIC AND OTHER CONCEALED SPACES REQUIRED BY NFPA, LOCAL BUILDING CODES, AND LOCAL AUTHORITIES.

16. USE HIGH TEMPERATURE SPRINKLER HEADS IN WATER HEATER ROOM, BOILER ROOMS, DRYER ENCLOSURES, AND OTHER HIGH TEMPERATURE AREAS.

POWER TO ELEVATOR EQUIPMENT MUST BE INTERRUPTED PRIOR TO ACTIVATION OF SPRINKLERS, SEE ASME A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS. SEPARATE SUPERVISED SHUTOFF VALVE AND WATER FLOW SWITCH SHOULD BE LOCATED IN SUPPLY LINE TO MACHINE ROOM SPRINKLER. PROVIDE SUPERVISED SHUTOFF VALVES IN SUPPLY LINES TO SPRINKLERS AT THE TOP & BOTTOM OF ELEVATOR HOISTWAYS.

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Mark	Date	Revision
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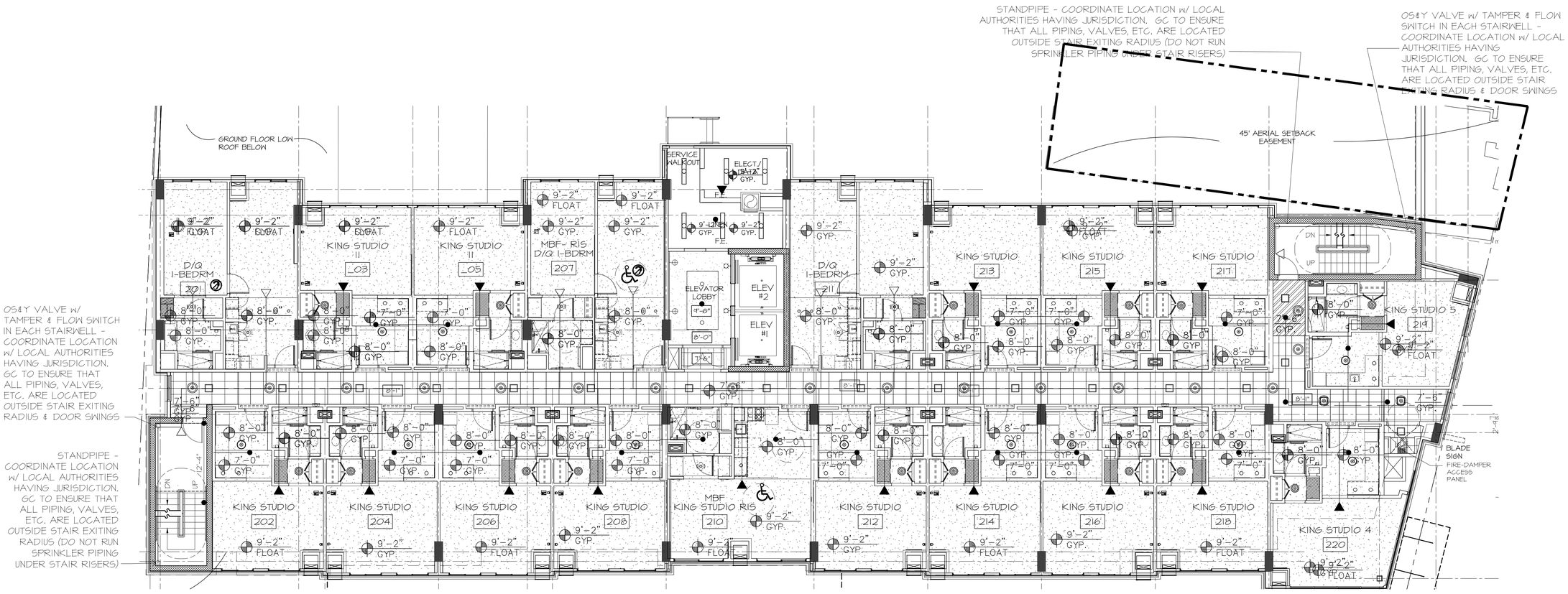
Residence Inn
100 N. Main Avenue
SAN ANTONIO, TEXAS

GROUND FLOOR
SCHEMATIC SPRINKLER PIPING PLANS

Project No: 062215
Date: 07-01-2024
Sheet:
A-801
MARRIOTT # 67846



1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

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LEGEND:

- ○ PENDANT HEAD SPRINKLER
- ● CONCEALED HEAD SPRINKLER
- ▽ SIDEWALL SPRINKLER
- ▼ RECESSED SIDEWALL SPRINKLER

NOTE: ALL SPRINKLER HEADS TO BE QUICK RESPONSE

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Consultant:

REGISTERED ARCHITECT JAMES KILLEBREW 19328 STATE OF TEXAS

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

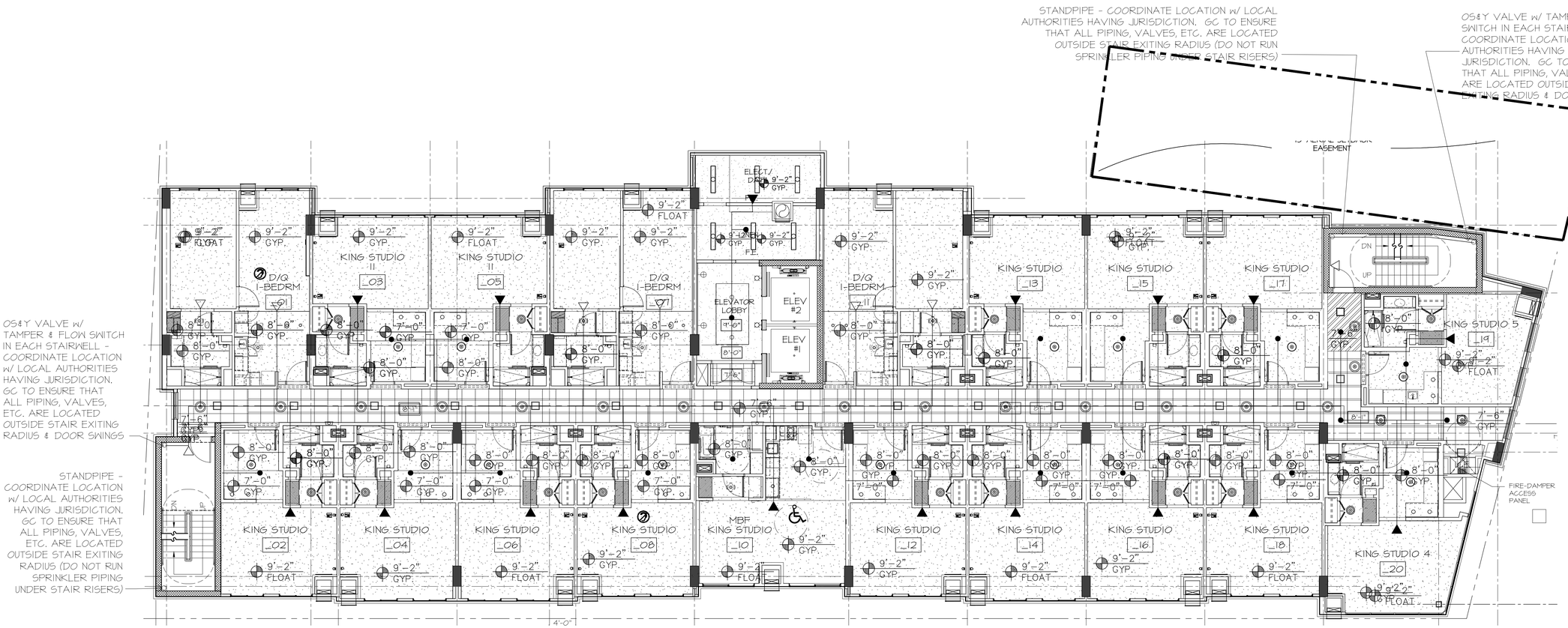
Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

SECOND FLOOR
SCHEMATIC SPRINKLER PIPING PLANS

Project No: 062215
Date: 07-01-2024
Sheet: A-802

MARRIOTT # 67846



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1 TYPICAL FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"
0 4 8 12 20

SCHEMATIC SPRINKLER PIPING LAYOUT PLANS ARE FOR DIAGRAMING PURPOSES ONLY. SPRINKLER CONTRACTOR TO ENSURE THAT ALL SPACES ARE SPRINKLERED PER NFPA13 & PER MARRIOTT STANDARDS - TYPICAL

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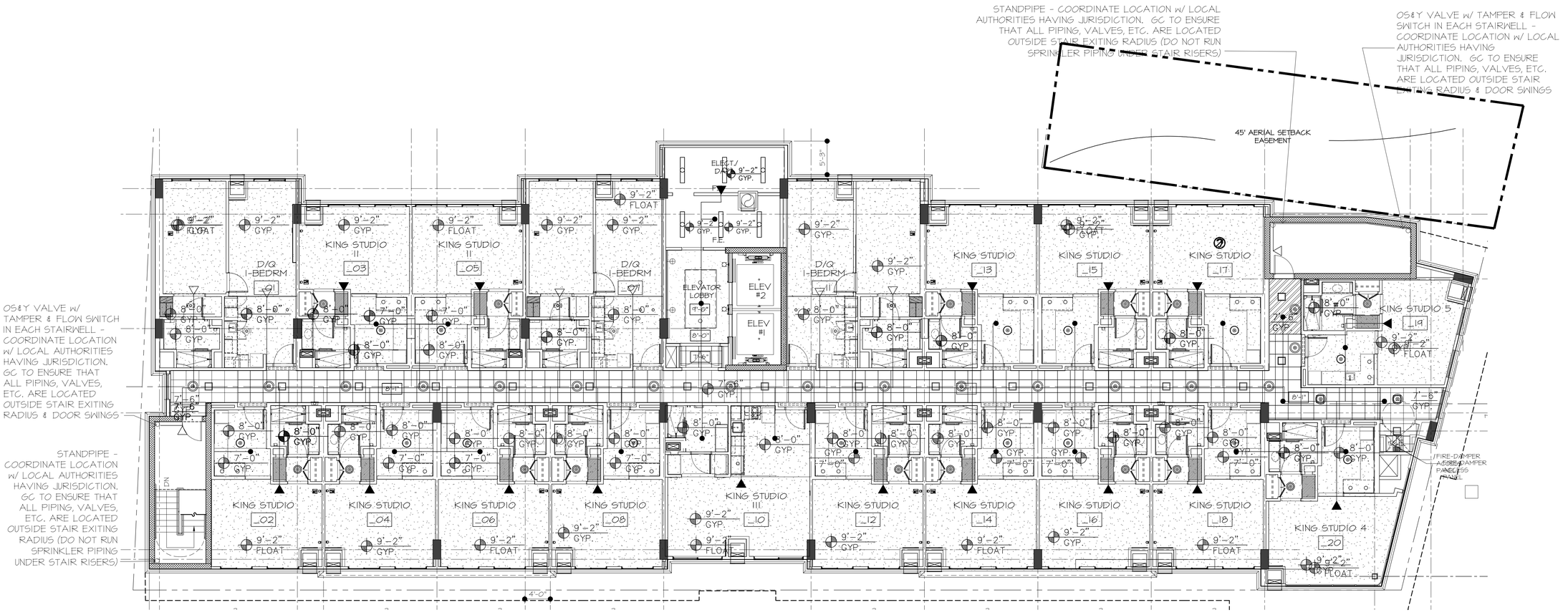
Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

TYPICAL FLOOR
SCHEMATIC SPRINKLER PIPING PLANS

Project No:	062215
Date:	07-01-2024
Sheet:	A-803
	MARRIOTT # 67846



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Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

TENTH FLOOR
SCHEMATIC SPRINKLER PIPING PLANS

Project No: 062215
Date: 07-01-2024
Sheet:

A-804

MARRIOTT # 67846

TREE INVENTORY

Tag #	Species	Tree Protection Treatment (TPT)	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation ***	Not Protected Trees	Notes
			Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Preserved	Removed	
1	TEXAS REDBUD	**Protect and Preserve**											1.5		ROW
2	TEXAS REDBUD	**Remove**												1.5	ROW
3	TEXAS REDBUD	**Remove**												1.5	ROW
4	TEXAS REDBUD	**Protect and Preserve**											1.5		ROW
Sub. Tot. Inches:			0	0	0	0	0	0	0	0	0	0	3	3	
Total inches by category:				0		0		0		0		0		6	
Preservation percentage:		**Understory Preservation (%)**	N/A		**Significant Preservation (%)**		N/A		**Heritage Preservation (%)**		N/A				
		Mitigation required (Commercial) :	0		**Commercial (inches)**		0		**Heritage Mitigation (inches)**		0				
											TOTAL MITIGATION REQUIRED (inches)		**0**		
											TOTAL PRESERVATION (%)		**N/A**		

No category to fall below 20% preservation;

Preserved- Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.

100% preservation of heritage trees are required. If not met, must mitigate at 3:1 ratio, unless listed below as small species.

40% preservation required of significant trees are required. If not met, must mitigate at 1:1 ratio.

** Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw, Palms - these are mitigated at 1:1 for Heritage Trees*

*** Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees*

**** Additionaly Preserved Inches for Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed*

SEC. 35-511 LANDSCAPING

STREET TREES; Twenty-five (25) points are awarded for the installation of large trees that meet the following requirements:

A. The trees extend along a minimum of seventy-five (75) percent of the total frontage of the street yard of the parcel.

B. The trees shall be spaced on average no more than fifty (50) feet apart measured from trunk to trunk provided the distance between trees does not exceed one-hundred (100) feet.

C. The trees shall be located no more than seventeen (17) feet from the street right-of-way line.

COMMERCE ST	**78 LF**
MAIN AVE	**198 LF**
TREES REQUIRED FOR 25 POINTS	**6**
TOTAL TREES PROVIDED	**4**
TREES PROVIDED ALONG COMMERCE ST	
SHADE TREES	
CHINKAPIN OAK	**2**
REDBUD	**1**
TREES PROVIDED ALONG MAIN AVE	
SHADE TREES	
CHINKAPIN OAK	**1**
TOTAL STREET TREES PROVIDED	**4**

SEC. 35-523 - TREE MITIGATION

TOTAL MITIGATION REQUIRED	**0.0 INCHES**
PROPOSED TREE MITIGATION (1.5"/TREE REMOVED FOR LANDSCAPE ORDINANCE REQUIREMENTS)	

COUNT	SIZE/SPECIES	INCHES PER SPECIES
3	CHINKAPIN OAK	2.5
TOTAL MITIGATION INCHES PLANTED		**7.5 INCHES**

TREE PROTECTION NOTES

1. ALL TREES SHOWN AS PROTECTED ARE TO BE RETAINED AND SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. TREE PROTECTION FENCES SHALL BE ERECTED AS SHOWN IN THE DOCUMENT DETAILS.
3. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES UNLESS NOTED OTHERWISE AND SHALL BE LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) UNLESS NOTED OTHERWISE. FENCES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   - 4.1. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
   - 4.2. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST.
   - 4.3. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
   - 4.4. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
5. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   - 5.1. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
   - 5.2. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT A CERTIFIED ARBORIST TO DISCUSS ALTERNATIVES.
6. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUCK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES (UNDER DRIPLINES) THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH OR GRAVEL TO MINIMIZE SOIL COMPACTION.
8. ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
11. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
12. NO FILL MATERIAL GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
13. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS (BEFORE DAMAGE OCCURS). ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY. REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES, CLASS IV OF PRUNING. CONTRACTOR MUST NOTIFY L.A. AND OWNER PRIOR TO PROCEEDING.
14. ALL WOUNDS WHICH OCCUR TO TREE TRUNKS AND LIMBS MUST BE REPAIRED WITHIN 24 HOURS OF OCCURRENCE BY BARK TRACING TO REMOVE DAMAGED WOOD AND BARK AND THOROUGHLY SEALED WITH AN ACCEPTABLE TREE WOUND DRESSING. THIS SPECIFICALLY APPLIES TO WOUNDS CREATED BY CONSTRUCTION VEHICLES AND EQUIPMENT.
15. ANY TREES THAT ARE APPROVED FOR REMOVAL OR RELOCATION DURING DEMOLITION SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.

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REGISTERED LANDSCAPE ARCHITECT
ELAINE KEMP
3109
STATE OF TEXAS

07/01/2024

project
residence inn
marriott #67846

merritt development group
100 n. main st., san antonio, tx

project number
S23368

issue date
07/01/2024

designed: ar
drawn: lg, ar
reviewed: ek

sheet title
TREE PROTECTION NOTES

sheet
L101

P:\s23368 - marriott residence inn\03 development\04 contract documents\04 CAD\02 sheets\L1 Tree Protection\S23368-L101.dwg | ANSI A (8.50 X 11.00 Inches)

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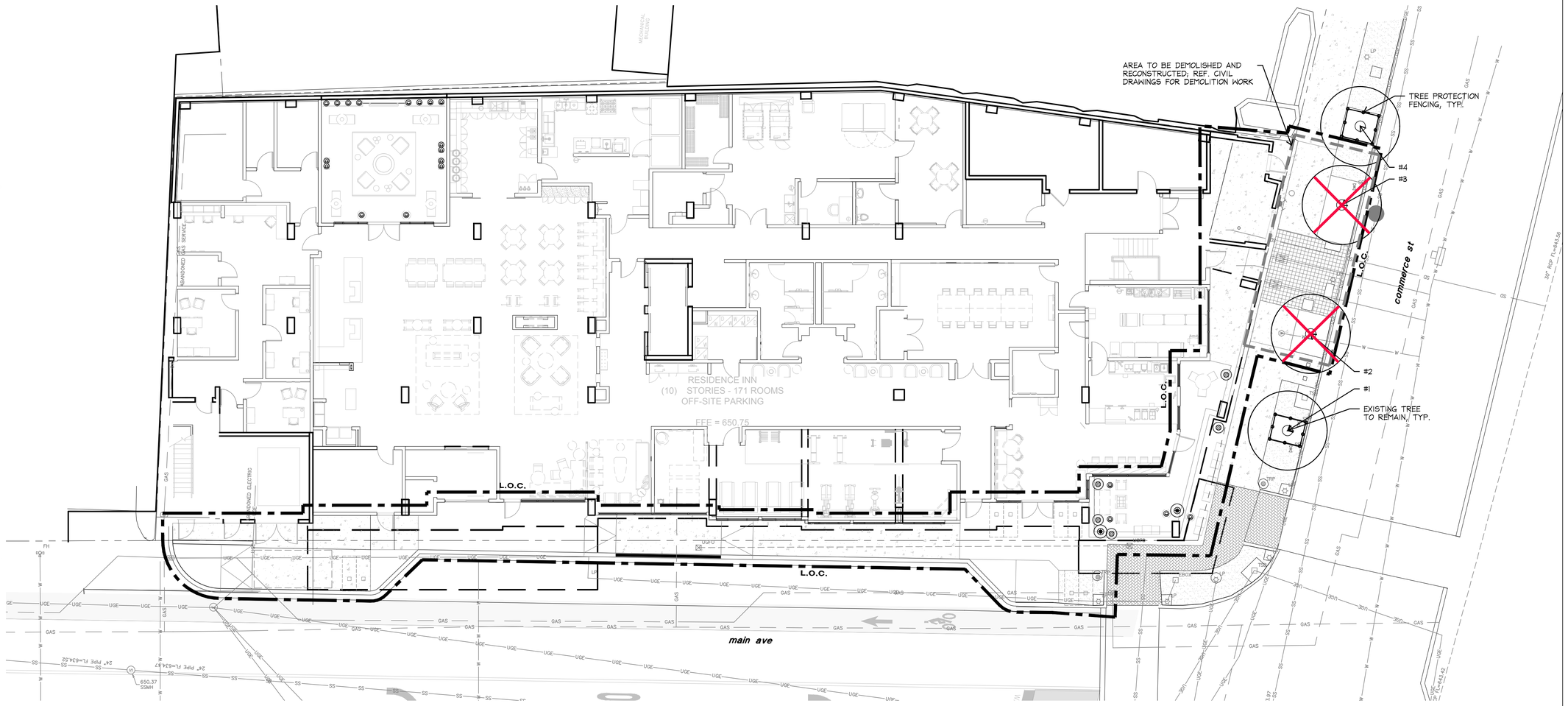

1 TREE PROTECTION PLAN

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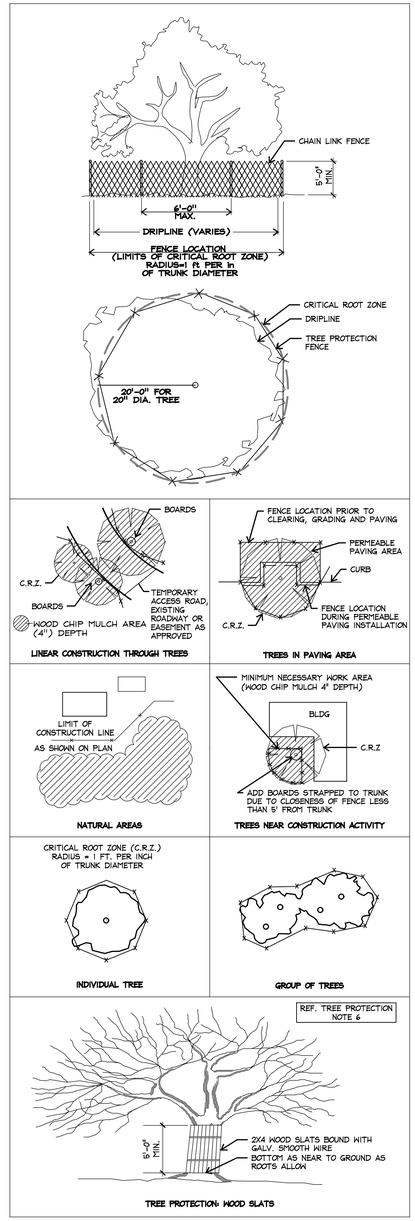
TREE PROTECTION PLAN

sheet
L111



1 TREE PROTECTION DETAILS

PLAN / ELEVATION NOT TO SCALE

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project number
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sheet title
TREE PROTECTION DETAILS

sheet
L131

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MATERIALS SCHEDULE

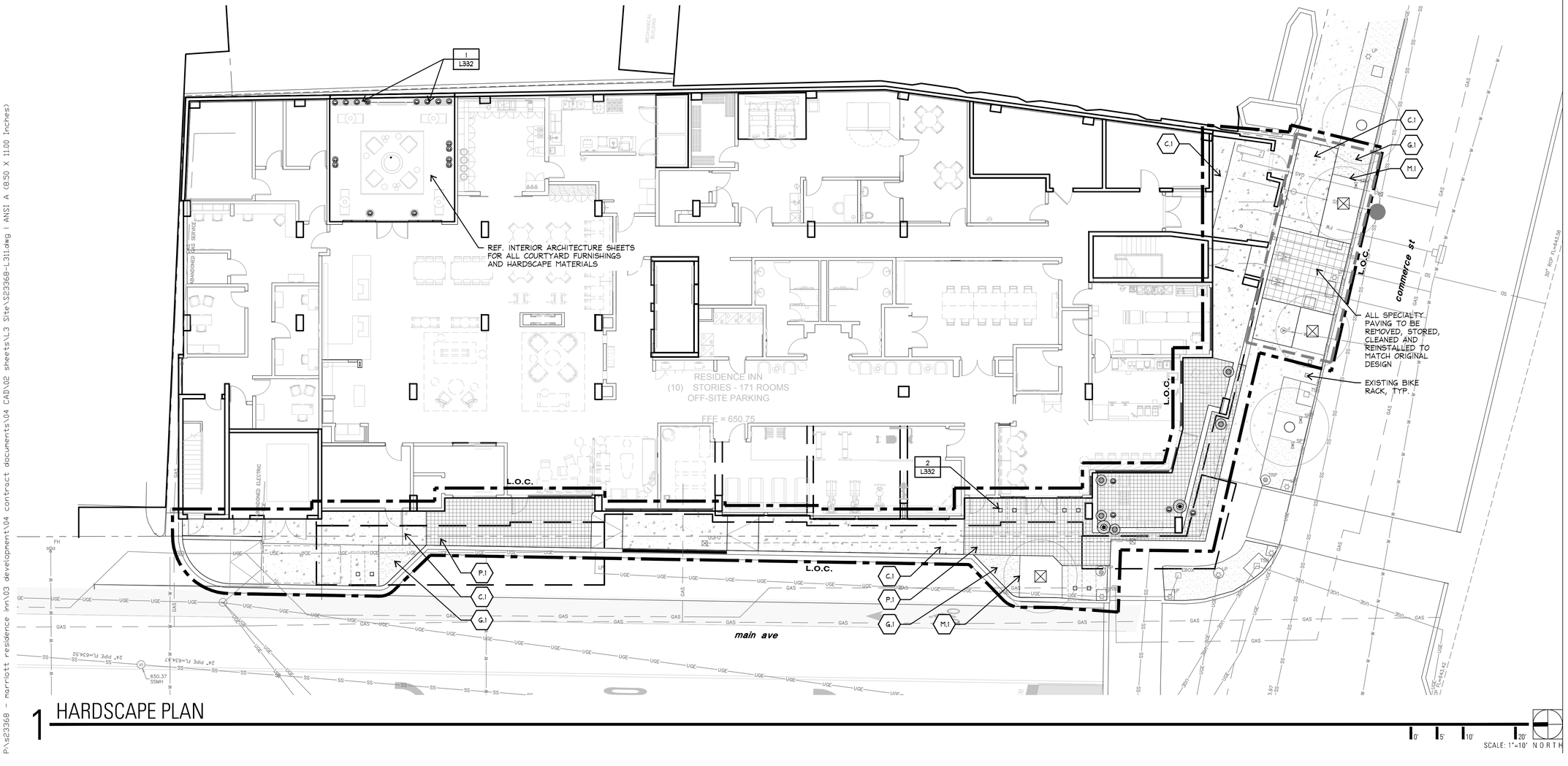
HEADING

KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
C.1	CONCRETE (ZONA CULTURAL STANDARD)	GRAY	EXPOSED AGGREGATE	LOCAL SOURCE	FINISH TO MATCH NEWLY INSTALLED CONCRETE SIDEWALK ALONG COMMERCE ST; CONTRACTOR SHALL PROVIDE MOCK-UP FOR OWNER AND LANDSCAPE ARCHITECT APPROVAL; REF. SPECIFICATIONS FOR MOCK-UP SIZE REF. PLANS FOR LAYOUT
G.1	1/4" MINUS DECOMPOSED GRANITE W/ ENVIROBOND ORGANIC-LOCK BINDING ADDITIVE	TAN	NATURAL	AGGREGATE: LOCAL SOURCE BINDING ADDITIVE: COMPANY: LIVING EARTH CONTACT: PAUL TOMASO PHONE: (214) 533-6296	CONTRACTOR SHALL PROVIDE PRODUCT SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO CONSTRUCTION. REF. SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS
M.1	1/4" X 5" X 16' SURE-LOC STEEL EDGING	NATURAL	SURE-RUST	COMPANY: SURE-LOC CONTACT: ZACK JANNENGA EMAIL:ZACK@SURELOCEDGING.COM PHONE: (616) 312-1806	OR APPROVED EQUAL; REF. PLANS FOR LENGTH AND LAYOUT. INSTALL PER MANUFACTURER SPECIFICATIONS
P.1	PORPHORY STONE PAVERS (ZONA CULTURAL STANDARD)	REDDISH-BROWN	REF. ZONA CULTURAL DESIGN STANDARDS	LOCAL SOURCE	CONTRACTOR SHALL PROVIDE MOCK-UP FOR OWNER AND LANDSCAPE ARCHITECT APPROVAL; REF. SPECIFICATIONS FOR MOCK-UP SIZE REF. PLANS FOR LAYOUT

NOTE: REF. CIVIL SHEETS FOR ALL GRADING AND DRAINAGE INFORMATION

LEGEND

- LIMIT OF CONSTRUCTION (L.O.C.)
- PROPERTY LINE
- CONCRETE
- EXISTING PAVERS TO BE REINSTALLED
- PORPHORY STONE PAVERS
- DECOMPOSED GRANITE
- BIKE RACK



1 HARDSCAPE PLAN

0' 5' 10' 20'
SCALE: 1"=10' NORTH

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REGISTERED LANDSCAPE ARCHITECT ELAINE KESSLER 2109 STATE OF TEXAS

07/01/2024

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residence inn
marriott #67846

merritt development group
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issue date
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drawn: lg, ar
reviewed: ek

sheet title
HARDSCAPE PLAN

sheet
L311

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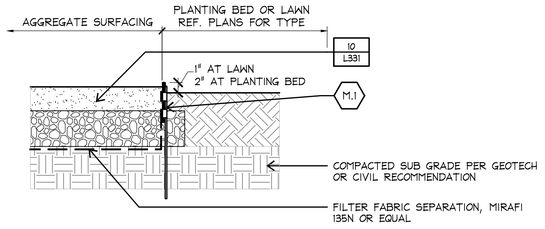
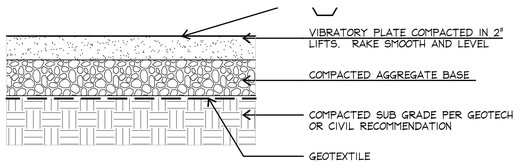


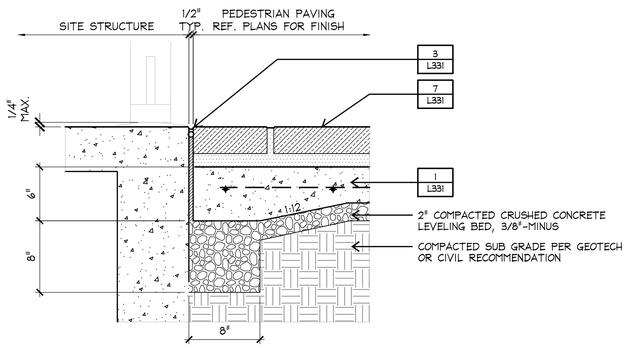
11 DECOMPOSED GRANITE AT PLANTING

SECTION — SCALE: 1"=1'-0"



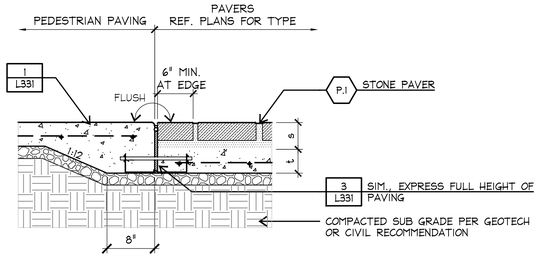
10 DECOMPOSED GRANITE ON AGGREGATE BASE

SECTION — SCALE: 1"=1'-0"



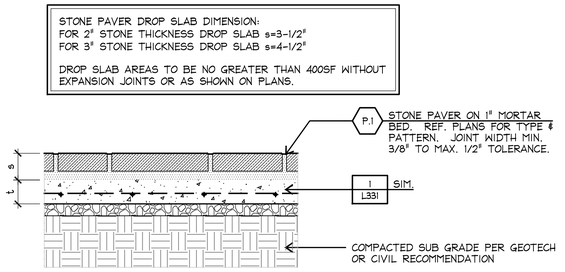
9 STONE PAVERS AT ARCH. DOOR

SECTION — SCALE: 1-1/2"=1'-0"



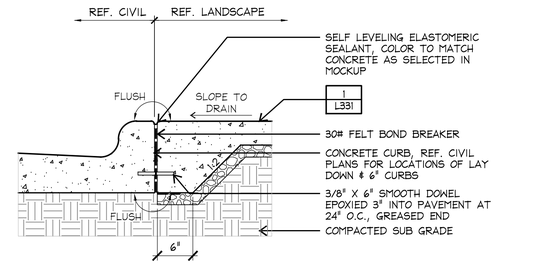
8 CUT STONE PAVERS AT CONCRETE PAVING

SECTION — SCALE: 1"=1'-0"



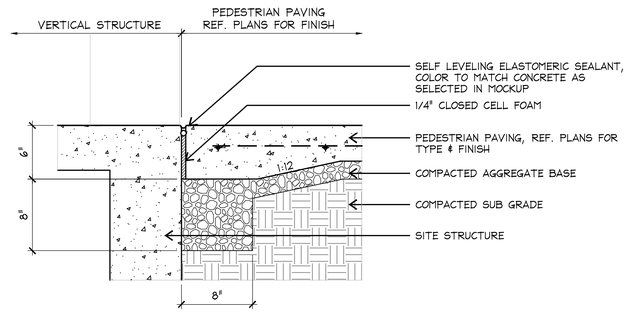
7 CUT STONE PAVERS ON MORTAR BED

SECTION — SCALE: 1"=1'-0"



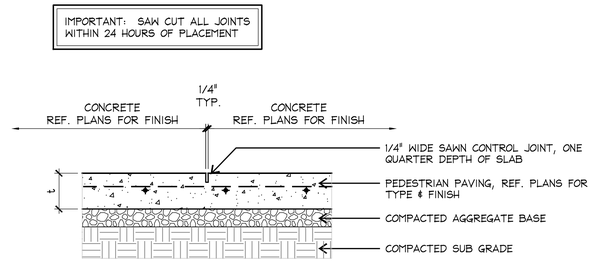
6 CONCRETE SIDEWALK AT BACK OF CURB

SECTION — SCALE: 1"=1'-0"



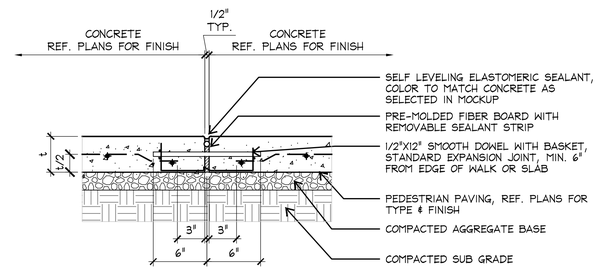
5 TYP. ISOLATION JOINT

SECTION — SCALE: 1-1/2"=1'-0"



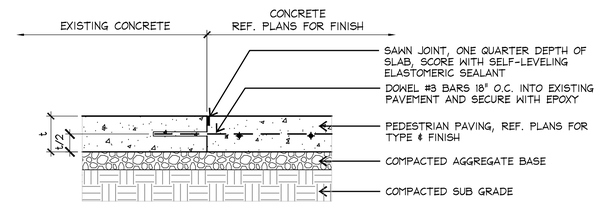
4 TYP. CONTROL JOINT

SECTION — SCALE: 1-1/2"=1'-0"



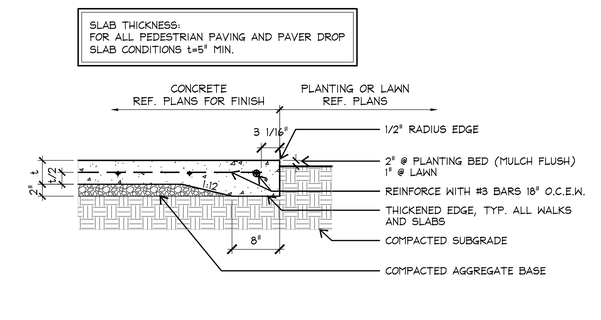
3 TYP. EXPANSION JOINT

SECTION — SCALE: 1-1/2"=1'-0"



2 TYP. COLD JOINT

SECTION — SCALE: 1-1/2"=1'-0"



1 TYP. CONCRETE WALK OR SLAB

SECTION — SCALE: 1"=1'-0"

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REGISTERED LANDSCAPE ARCHITECT
ELAINE KEMP
3109
STATE OF TEXAS

07/01/2024

project
residence inn
marriott #67846

merritt development group
100 n. main st., san antonio, tx

project number
S23368

issue date
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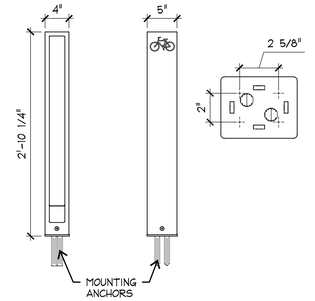
designed: ar
drawn: lg, ar
reviewed: ek

sheet title
HARDSCAPE DETAILS

sheet
L331

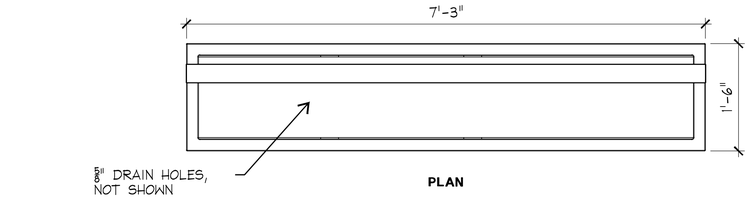


2 BIKE RACK

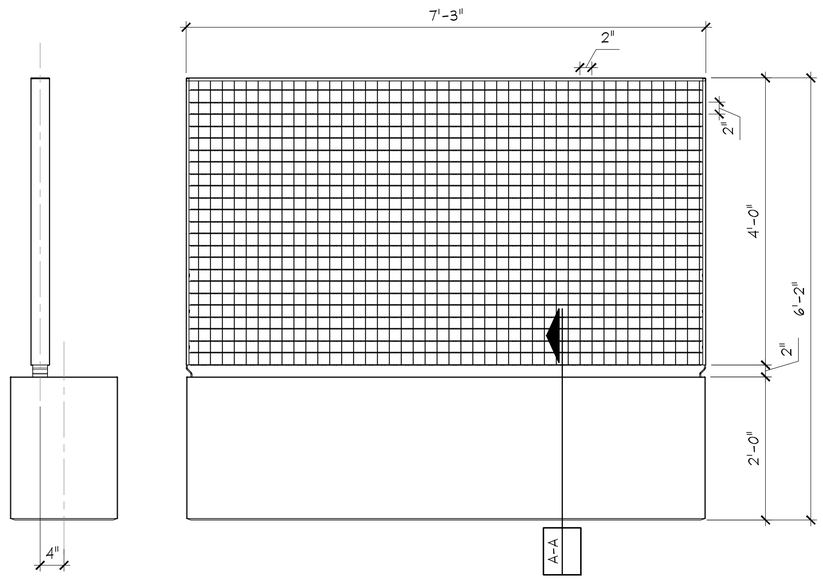
SCALE: 1"=1'-0"

NOTES:

1. PLANTER MATERIAL TO BE GLASS FIBER REINFORCED CONCRETE (GFRC) W/ STUCCO FINISH TO MATCH FOUNTAIN (REF. FOUNTAIN DETAILS BY BLUWORLD)
2. TRELLIS PANEL MATERIAL TO BE BROWN POWDER-COATED WELDED STEEL WIRE
3. PLANTER DESIGNED FOR NO MORE THAN 80 LBS. PER CUBIC FOOT OF SATURATED SOIL; GREATED LOADS MUST BE REDUCED OR FILL INSTALLED
4. ALL DIMENSIONS NOMINAL, ACTUAL SIZE MAY VARY

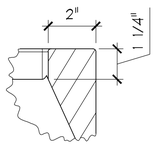


PLAN

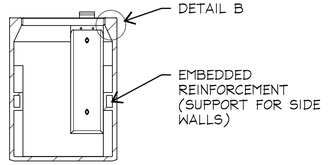


SIDE ELEVATION

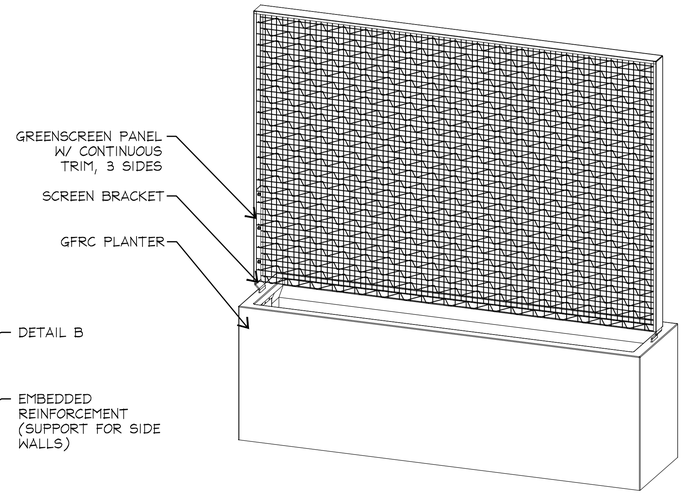
FRONT ELEVATION



DETAIL B



SECTION A-A



ISOMETRIC

1 PLANTER AND TRELLIS DETAILS

SCALE: 1"=1'-0"

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sheet
L332

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PLANTING NOTES:

1) THE CONTRACTOR SHALL RECEIVE THE SITE AT APPROXIMATELY FINAL GRADE. ALL SLOPES SHALL BE SMOOTH AND UNIFORM WITH A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE NOTED. TIE INTO EXISTING ADJACENT GRADES SMOOTHLY AND FINE GRADE FOR POSITIVE DRAINAGE AND TO PREVENT WATER FROM STANDING. CUT SWALES TO DIRECT WATER AWAY FROM ALL STRUCTURES AND PROPERTY LINES, AND TOWARDS STORM SEWER INLETS. DO NOT DRAIN ANY WATER TOWARDS LOTS/EASEMENTS. THE FINAL LOCATION AND HEIGHT OF BERMS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

2) TREE PLANTING: REFERENCE SPECIFICATIONS AND DETAILS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION, (INCLUDING STAKING METHODS, PLANT PIT DIMENSIONS, AND BACKFILL REQUIREMENTS.) REFERENCE DETAILS FOR PROPER STAKING METHOD, STAKE SIZE AND COMPANY INFORMATION.

   BACKFILL ALL TREE PITS WITH SPECIFIED PLANTING MIX AND INCORPORATE 5 LBS OF 13-13-13 FERTILIZER PER CU. YD. OF MIX INTO ALL TREE PITS. ALL TREE WATER RETENTION BASINS SHALL RECEIVE MIN. 3" DEEP COMPOSTED HARDWOOD BARK MULCH.

3) MACHINE MOVED OR HAND DUG TREES: ALL TREES TO BE MACHINE MOVED OR HAND DUG DIRECTLY FROM SITE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO RELOCATION. COORDINATE TREE PRUNING TO BALANCE ROOT LOSS WITH LANDSCAPE ARCHITECT. TREES TO BE MECHANICALLY TRANSPLANTED USING TREE SPADE MUST ALLOW 9" OF ROOTBALL PER CALIPER INCH OF TREE.

   SET TREE STRAIGHT AND PLUMB, AND FILL ANY AIR SPACES AROUND TREE WITH SPECIFIED SAND OR SANDY LOAM TOPSOIL. WATER IN TO DISPLACE AIR POCKETS. INSTALL 3" HIGH WATER RETENTION BASIN PER SPECIFICATIONS WITH 2" DEEP COMPOSTED BARK MULCH AND WATER THE SPADED TREES THE DAY OF TRANSPLANTING.

4) TREES SHALL BE LOCATED A MINIMUM OF 5' - 0" FROM WALLS, OVERHEADS, WALKS, EDGING, CURBS AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN THE SIZE OF AREAS AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT MAY RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

5) ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. ALL MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED DESTROYED, OR REMOVED.

6) LAWN INSTALLATION: PRIOR TO APPLICATION OF HYDROMULCH OR SOD, THE CONTRACTOR SHALL APPLY CONTACT HERBICIDE (RECOMMENDED MIXTURE OF IMAGE AND ROUNDUP) TO REMOVE ALL EXISTING WEEDS AS NECESSARY, AND SCARIFY EXISTING SOIL TO SPECIFIED DEPTHS. REMOVE ALL LUMPS, CLODS, TRASH AND STICKS GREATER THAN 1". FINE GRADE TO PROVIDE POSITIVE DRAINAGE AND SMOOTH LAWN AREAS AND CUT SWALES AS NECESSARY TO ENSURE NO PONDING OF WATER. FINISHED GRADE OF LAWN AND PLANTING BED AREAS TO BE MINIMUM 1/2" BELOW FINISHED GRADE OF ADJACENT PAVEMENT.

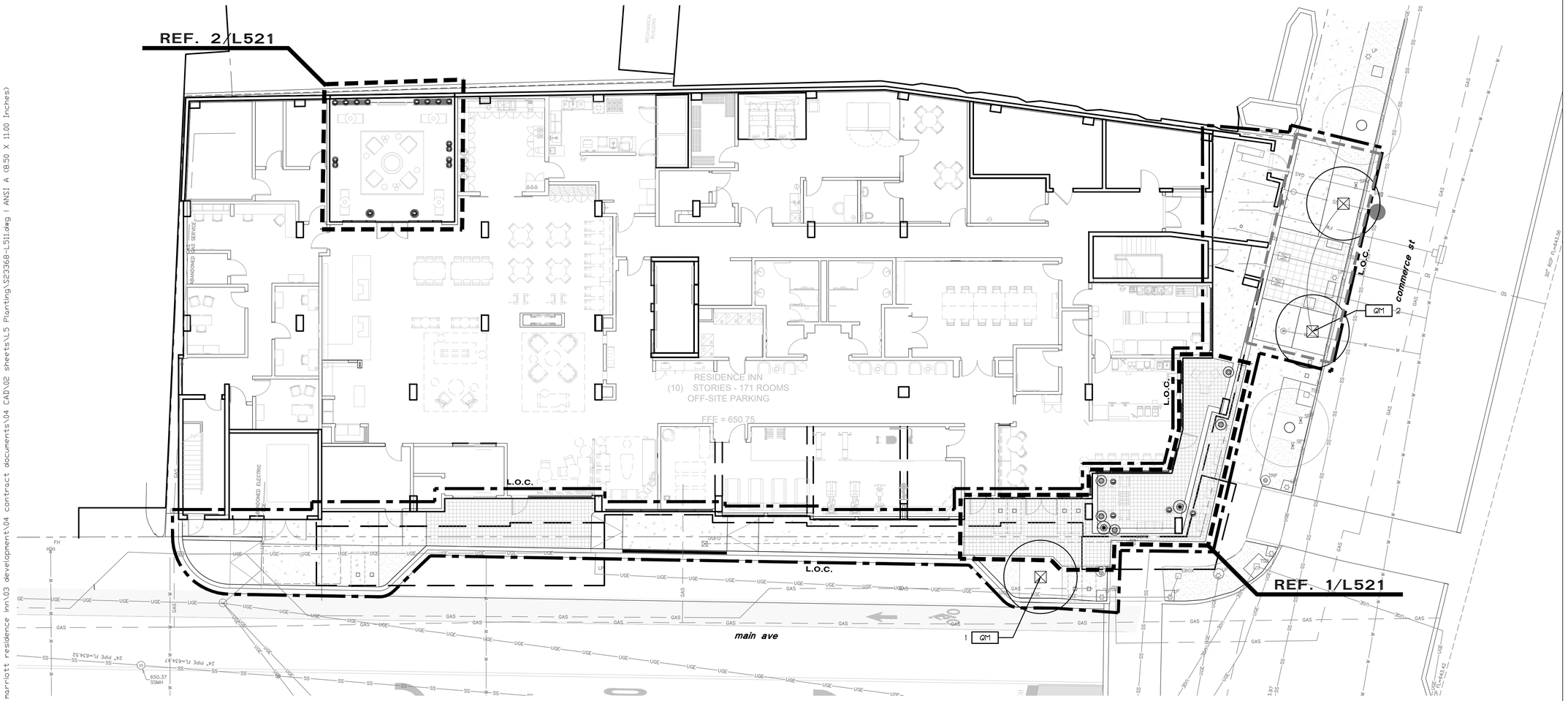
7) ALL QUANTITIES ON THIS PLAN ARE FOR INFORMATION ONLY (PLANT SPACING IS AS INDICATED ON 'PLANT SCHEDULE' UNLESS OTHERWISE NOTED). IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE REMARKS.

8) THE CONTRACTOR SHALL PROVIDE THE SOILS TESTING LAB SOIL SAMPLES. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT AND AGRONOMIST. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS AND RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX. SUBMIT SOILS ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS, AND ON GRADE SOILS. REFER TO SPECIFICATIONS.

9) THE CONTRACTOR SHALL APPLY RECOMMENDED PRE-EMERGENT HERBICIDE FOR PREVENTION OF NUTGRASS AND WEEDS UPON ESTABLISHMENT OF BERMUDA LAWN APPROXIMATELY ONE MONTH AFTER HYDROMULCH APPLICATION. FERTILIZE AT SPECIFIED RATES MONTHLY DURING 90 DAY MAINTENANCE PERIOD.

PLANT LIST

	⊠	QM	CHINKAPIN OAK	*QUERCUS MUEHLENBERGII*	4" CAL.	FULL AND WELL-BRANCHED, STRAIGHT CENTRAL LEADER, FIELD GROWN



1 PLANTING PLAN

SCALE: 1"=10' NORTH

P:\s23368 - marriott residence inn\03 development\04 contract documents\04 CAD\02 sheets\L5 Planting\S23368-L511.dwg | ANSI A (8.50 X 11.00 Inches)

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REGISTERED LANDSCAPE ARCHITECT ELAINE KEWISH 2109 STATE OF TEXAS

07/01/2024

project
residence inn
marriott #67846

merritt development group
100 n. main st., san antonio, tx

project number
S23368

issue date
07/01/2024

designed: ar
drawn: lg, ar
reviewed: ek

sheet title
PLANTING PLAN

sheet
L511

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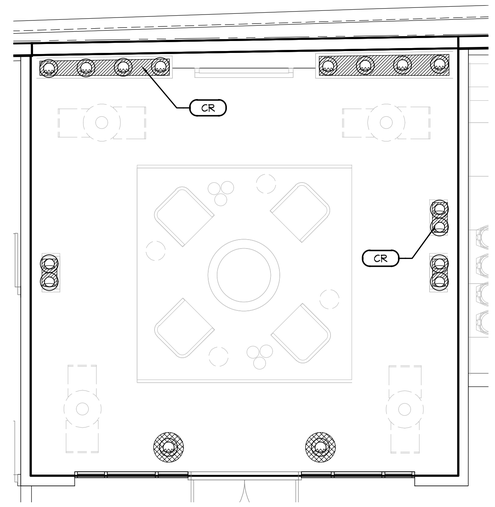
PLANT LIST

SHRUBS, ORNAMENTAL GRASSES, AND VINES

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
✱	ABG	BLUE GLOW AGAVE	*AGAVE 'BLUE GLOW'*	15 GAL., 18" HT. X 20" SPR.	SPACED AS SHOWN ON PLANS
⊖	DA	SILVER PONYFOOT	*DICHONDRA ARGENTEA*	1 GAL., 4" HT. X 10" SPR.	SPACED AS SHOWN ON PLANS
⊞	HPS	STOPLIGHTS DWARF HESPERALOE	*HESPERALOE PARVIFLORA 'STOPLIGHTS'*	3 GAL., 18" HT. X 18" SPR.	SPACED AS SHOWN ON PLANS
⊖	RBK	DWARF MEXICAN PETUNIA	*RUELLIA BRITTONIANA 'BABY KATIE'*	1 GAL., 6" HT. X 10" SPR.	SPACED AS SHOWN ON PLANS

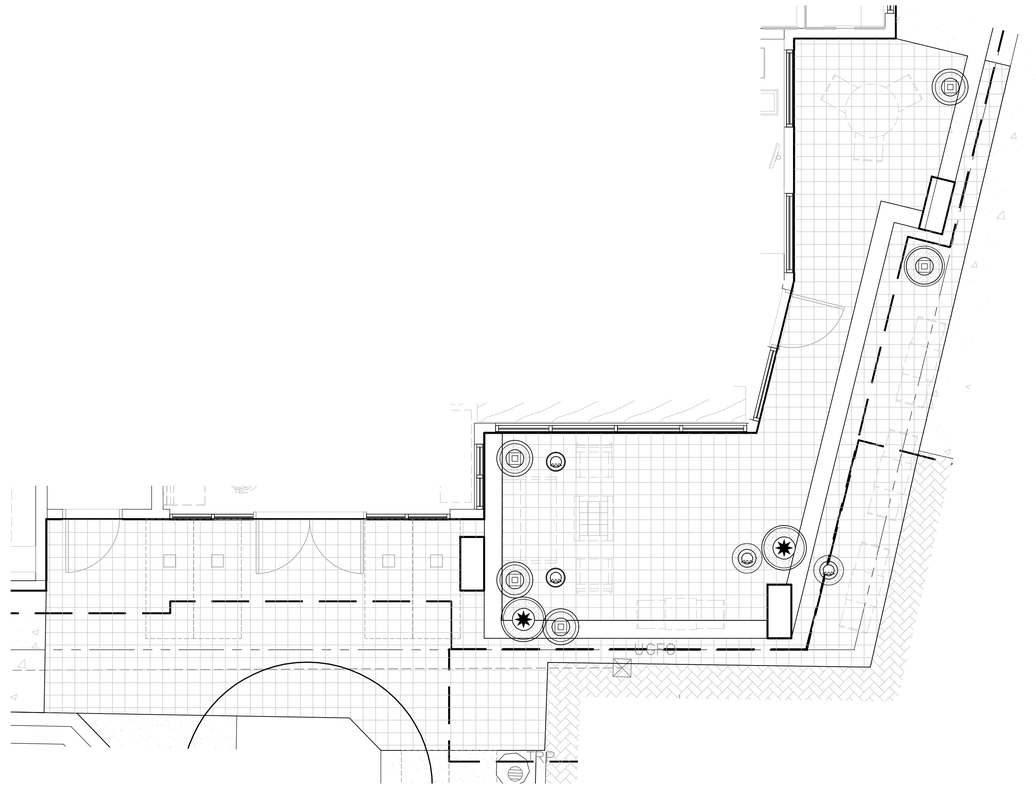
VINE

GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
▨	CR	TRUMPET VINE	*CAMPSIS RADICANS*	15 GAL.	None



2 COURTYARD PLAN

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



1 CAFE PATIO PLAN

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

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REGISTERED LANDSCAPE ARCHITECT
ELAINE KEMP
3109
STATE OF TEXAS

07/01/2024

project
residence inn
marriott #67846

merritt development group
100 n. main st., san antonio, tx

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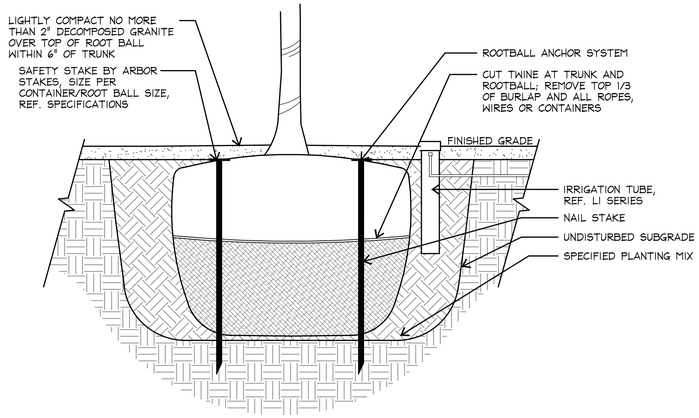
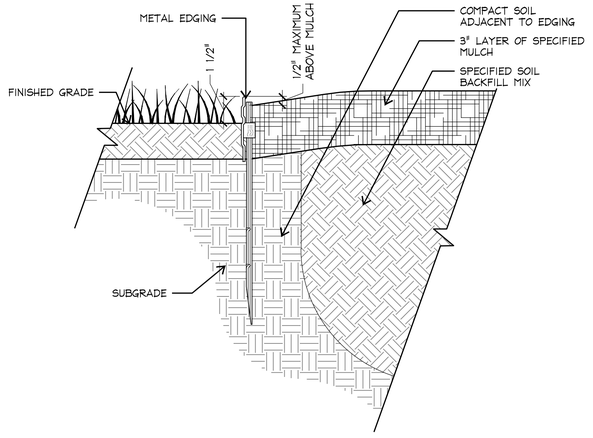
L521



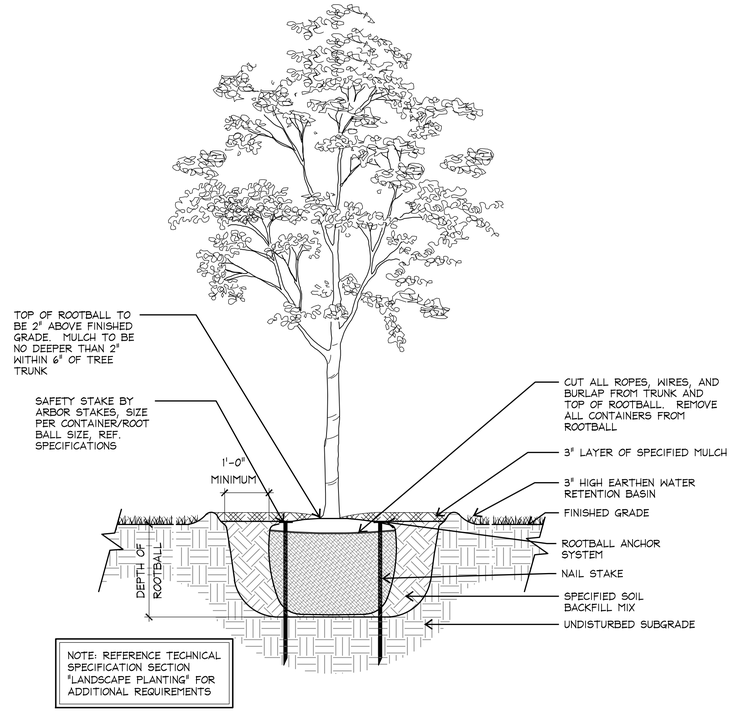
2 TREE PLANTING AT DECOMPOSED GRANITE

SECTION — SCALE: 3/4"=1'-0"



3 STEEL EDGING AT PLANTING

SECTION — SCALE: 3"=1'-0"



1 TYP. TREE PLANTING

SECTION — SCALE: 1/2"=1'-0"

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REGISTERED LANDSCAPE ARCHITECT — ELAINE KEMP — 2109 — STATE OF TEXAS

07/01/2024

project
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marriott #67846

merritt development group
100 n. main st., san antonio, tx

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sheet
L531

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PRESSURE REQUIREMENT CALCULATIONS @ ZONE No. 01	
DESIGN STATISTICS FOR CALCULATIONS	
Total Zone Flow:	6.0 g.p.m.
Electric Valve Size:	1"
Static Pressure Less 10% (static @ 65 psi):	58.5 p.s.i.
ACCUMULATIVE LOSSES FROM CITY MAIN TO FURTHEST HEAD	
Sprinkler head requirement:	30 p.s.i.
Zone Pipe/Fitting Loss:	1.98 p.s.i.
1" Electric Valve Loss:	3.0 p.s.i.
Elevation Net Loss (+- FT.):	n/a
System Mainline Loss (1" PEX/Sch-40 PVC Mainline):	0.18 p.s.i.
Backflow Preventer Loss (1"):	3.5 p.s.i.
Water Meter Loss (5/8"):	0.6 p.s.i.
Master Electric Valve Loss:	n/a
Type K Copper Service Loss:	
Total Net Loss:	9.26 p.s.i.
Design Pressure:	39.26 p.s.i.

Notes: System requires a minimum of 40 psi static pressure for system to operate properly. Irrigation Contractor shall conduct on site pressure test to verify site pressure prior to starting work. Contractor shall notify Owner's Representative of pressure deficiencies or any other on site problems that may alter the effectiveness of the system. Pipe has been size to insure that velocity does not exceed 5 FPS. do not change pipe size in the field without consulting system designer.

4 CRITICAL LOSS CHART

TYPICAL WEEKLY SCHEDULE BASED ON PRECIPITATION RATE

Precipitation Rate (in/hr)		Water Desired (in/wk)	Time/Cycle (min)	No. of Zones	Total Time * Min.	Hrs.
Turf Rotor Zone	.64	.80				
MP Rotator Spray	.44	.80				
Turf Drip Zones	.85	.80				
Drip Zones	.55	.80				
Tree Bubblers	3.87	.80	12.0	1	12	0.2
Total System Hours of Operation Per Week						0.2

* IT WILL BE NECESSARY TO WATER MULTIPLE ZONES AT ONE TIME TO MEET WATERING WINDOW . A TYPICAL SCHEDULE WOULD ALLOW WATERING TO OCCUR TWO TIMES PER WEEK. TOTAL WATERING TIME WOULD BE DIVIDED BY THE NUMBER OF WATERING DAYS. THIS SCHEDULE IS DESIGNED FOR SUMMER WATER USAGE AND ESTABLISHMENT OF NEW PLANTING.

3 VALVE SCHEDULE

CONSTRUCTION NOTES:

1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE SPECIFICATIONS AND ALL SUBMITTAL REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE FOR SITE INSPECTIONS AS SPECIFIED IN THE SPECIFICATIONS. FAILURE TO NOTIFY THE OWNER'S REPRESENTATIVE DOES NOT RELIEVE THE CONTRACTOR FROM INSPECTION APPROVAL AND WILL REQUIRE THE CONTRACTOR TO UNCOVER WORK AS REQUIRED FOR APPROVAL AT THE COST OF THE CONTRACTOR. IRRIGATION CONTRACTOR IS TO INFORM OWNER'S REPRESENTATIVE OF THE START DATE OF WORK.
2. THE IRRIGATION CONTRACTOR IS REQUIRED BY LAW TO NOTIFY TEXAS ONE CALL (800-245-4545) 72 HOURS PRIOR TO ANY EXCAVATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. IRRIGATION CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES WHETHER OR NOT TEXAS ONE CALL IS NOTIFIED.
3. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WITHOUT VERIFYING ACTUAL ON-SITE WATER PRESSURE FROM THE SOURCE. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS AS REQUIRED TO ACCOMPLISH IRRIGATION INSTALLATION.
5. DUE TO SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS SLEEVES, ETC., WHICH MAY BE REQUIRED. IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS AND WITHIN PROPERTY LINES.
6. DURING INSTALLATION IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO COORDINATE PIPING WITH THE LANDSCAPE SUBCONTRACTOR TO AVOID CONFLICT WITH PROPOSED PLANTING. IT WILL BE THE RESPONSIBILITY OF THE IRRIGATION SUBCONTRACTOR TO MOVE PIPING TO ALLOW PROPER PLACEMENT OF PLANT MATERIAL. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
7. NO MACHINE TRENCHING IS TO BE DONE WITHIN THE DRIPLINE OF EXISTING TREES. TRENCHING IS TO BE DONE BY HAND, AIR-SPADE OR BY TUNNELING UNDER ROOT SYSTEM BY METHOD APPROVED BY LANDSCAPE ARCHITECT. PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND EXISTING TREES AS POSSIBLE TO AVOID DAMAGE TO THE ROOT SYSTEMS. DO NOT CUT ANY ROOT OVER 3/4" DIAMETER UNLESS APPROVAL FROM THE LANDSCAPE ARCHITECT IS FIRST OBTAINED. ANY CUTS MADE SHALL BE CLEAN AND WITHOUT FRAYED ENDS.
8. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES WHEREVER PIPING OR CONDUIT PASSES, UNDER ALL PAVING, THROUGH WALLS, ETC. ALL SLEEVE LOCATIONS MAY NOT BE SHOWN ON PLAN. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS, GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS AS REQUIRED. ALL SLEEVE AND CHASE LOCATIONS ARE NOT NOTED ON PLAN. ALL SLEEVES 4" OR LESS SHALL BE SCH-40 PVC, ALL SLEEVES 6" OR GREATER SHALL BE CLASS-200 PVC. ALL SLEEVES TO BE SIZED TWICE THE DIAMETER OF PIPE OR COMBINATION OF PIPES ENCLOSED WITHIN THE SLEEVE.
9. CONFIRM STATIC WATER PRESSURE AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS LESS THAN STATED IN PRESSURE CALCULATIONS DO NOT PROCEED UNTIL DIRECTED SO BY THE LANDSCAPE ARCHITECT. IF ACTUAL SITE STATIC PRESSURE EXCEEDS DESIGN PRESSURE BY 15 P.S.I. IN ANY ZONE, A PRESSURE REDUCING VALVE SHALL BE INSTALLED. REFER TO DETAILS FOR MODEL.
10. ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL VALVE. PRESSURE AT ANY POINT WITHIN A ZONE SHALL NOT VARY BY MORE THAN 10% FROM THE DESIGN SPRINKLER OPERATING PRESSURE. SEE SPECIFICATIONS FOR TESTING.
11. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN THE STATE OF TEXAS. CONTRACTOR MUST CONFORM TO ALL CODES AS STATED IN SECTION 344 OF THE TEXAS WATER CODE AS OUTLINED BY TCEQ.
12. OBTAIN COVERAGE TEST APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO PLANTING, SODDING OR SEEDING.
13. ALL UNDESIGNATED END LATERAL PIPING SHALL BE ½" IN SPRAY ZONES AND ¾" IN ROTOR ZONES.
14. SPRINKLER HEAD SPACING SHALL NOT EXCEED 50% OF SPRAY DIAMETER BASED ON MANUFACTURERS OPERATING SPECIFICATIONS. SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED SO THAT IRRIGATION IS NOT APPLIED TO VEHICULAR TRAFFIC LANES, OTHER PAVEMENT OR STRUCTURES.
15. ALL ROTORS SHALL BE LOCATED 12" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE, ALL SPRAY HEADS SHALL BE LOCATED 6" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE.
16. VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN THE TURF AREAS WILL BE VALVED SEPARATELY FROM SHRUB AND/OR GROUND COVER AREAS. IT IS RECOMMENDED THAT SEASONAL COLOR AREAS BE WATERED SEPARATELY. UNDER NO CIRCUMSTANCES ARE ZONE TYPES TO BE COMBINED I.E. ROTARY HEADS WITH SPRAYS, TURF AREAS WITH PLANTING BEDS.
17. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM STATIC PRESSURE ON SITE PRIOR TO STARTING WORK. REFER TO NOTES #9 AND #10.
18. IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES CONTAINED IN THESE DOCUMENTS.
19. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY. INSTALL PIPES IN ADJACENT SLEEVES WITHIN LANDSCAPE AREAS.
20. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER WITH A HARDWIRE CONNECTION APPROVED AND INSTALLED BY A LICENSED ELECTRICIAN.
21. SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
22. SERVICEABLE CHECK VALVES SHALL BE REQUIRED ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE.
23. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPABILITY OF BEING SET TO WATER EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.
24. ALL IRRIGATION WIRES SHALL BE UL LISTED FOR DIRECT UNDERGROUND BURIAL AND SHALL BE SIZED PER THE MANUFACTURER'S RECOMMENDATIONS. 3M-DBY WATERPROOF CONNECTORS TO BE USED ON ALL WIRE CONNECTIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.
25. ALL IRRIGATION HEADS SHALL BE ADJUSTED TO MINIMIZE OVER-SPRAY ONTO ALL IMPERVIOUS SURFACES.
26. ALL PIPE CONNECTIONS SHALL BE PRIMED WITH AN APPROVED COLOR PRIMER BEFORE BEING CHEMICAL WELDED.
27. AFTER AWARD OF CONTRACT AND BEFORE ANY IRRIGATION SYSTEM MATERIALS ARE ORDERED FROM SUPPLIERS OR DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER A COMPLETE LIST OF ALL IRRIGATION SYSTEM MATERIALS, OR PROCESSES PROPOSED TO BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE WILL ALLOW NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN ACCEPTANCE. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
29. ALL TEMPORARY IRRIGATION SHALL BE DESIGNED PRIOR TO INSTALLATION BY A STATE OF TEXAS LICENSED IRRIGATOR. THE DESIGN IS TO BE SUBMITTED FOR APPROVAL PRIOR TO COMMENCING INSTALLATION OF THE TEMPORARY SYSTEM.
30. IRRIGATION CLOSEOUT DOCUMENTS SHALL INCLUDE A WATER BUDGET. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
    A. CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE AND GPM.
    B. LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE.

2 NOTES

- DEDICATED 5/8" IRRIGATION WATER METER.
- DOUBLE CHECK BACKFLOW DEVICE, 1" WATTS 007 PER LOCAL CODES.
- REMOTE CONTROL VALVE, HUNTER ICV-101G WITH DC LATCHING SOLENOID, SIZE AS INDICATED ON PLANS
- MANUAL VALVE- SIZE OF MAINLINE
- BBL TREE BUBBLER ASSEMBLY ON 6" POP UP
- # / #" / ## — ZONE IDENTIFICATION; ZONE SIZE IN GALLONS PER MINUTE; VALVE SIZE THIS ZONE
- C CONTROLLER - HUNTER NODE-BT CONTROLLER, LOCATE WITHIN ZONE VALVE BOX.
- W WEATHER SENSOR - HUNTER RAIN CLIK WEATHER SENSOR. FINAL LOCATION IS TO BE DETERMINED AFTER CONSULTING WITH LANDSCAPE ARCHITECT.
- MAIN LINE - USE SCH-40 PVC PIPE, SIZE AS INDICATED ON PLANS
- 1-1/2" LATERAL LINE - USE CLASS 315 ON 1/2" PIPE AND CLASS 200 IPS PVC ON 3/4" AND LARGER PIPE. DO NOT DEVIATE ON SIZING WITHOUT CONSULTING WITH PROJECT DESIGNER.
- SLEEVE - USE TWO (2) SIZES LARGER THAN SPRINKLER PIPE DESIGNATED FOR CROSSING PAVING ON ALL LATERAL LINES. USE SCH-40 PVC PIPE, VALVE WIRING MAY BE RUN IN THE SAME SLEEVES.

NOTE: REFER TO SHEET LI2.1 FOR DETAILS

FIELD LOCATE BY STAKING, THE CONTROLLER, WATER METER, BACKFLOW DEVICE, MASTER VALVE AND FLOW SENSOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

1 LEGEND

STATEMENT OF IRRIGATION DESIGN STANDARDS CONFORMITY:
This plan is complete and conforms to the design and installation parameters of the irrigation design and equipment standards set out 35-510(j) and 35-511(c)(6) of the City of San Antonio Unified Development Code.

Wade O. Radlet TX LI # 22397

SPECIAL NOTES:

1. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES AND WILL SECURE ALL REQUIRED PERMITS.
2. ALL WIRES, CONTROL VALVES, AND PRESSURIZED WATER SUPPLY LINES SHALL NOT BE LOCATED WITHIN THE EXISTING ROW OR OUTSIDE PROPERTY BOUNDARIES.

"Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ),
MC-178, PO Box 13087, Austin, Texas 78711-3087
TCEQ's website is: www.tceq.state.tx.us"

811.

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STATE OF TEXAS — WADE O. RADLET — 22397 — LICENSED IRRIGATOR
07.01.24

project
residence inn
marriott #67846

merritt development group
100 n. main st., san antonio, tx

project number
S23368

issue date
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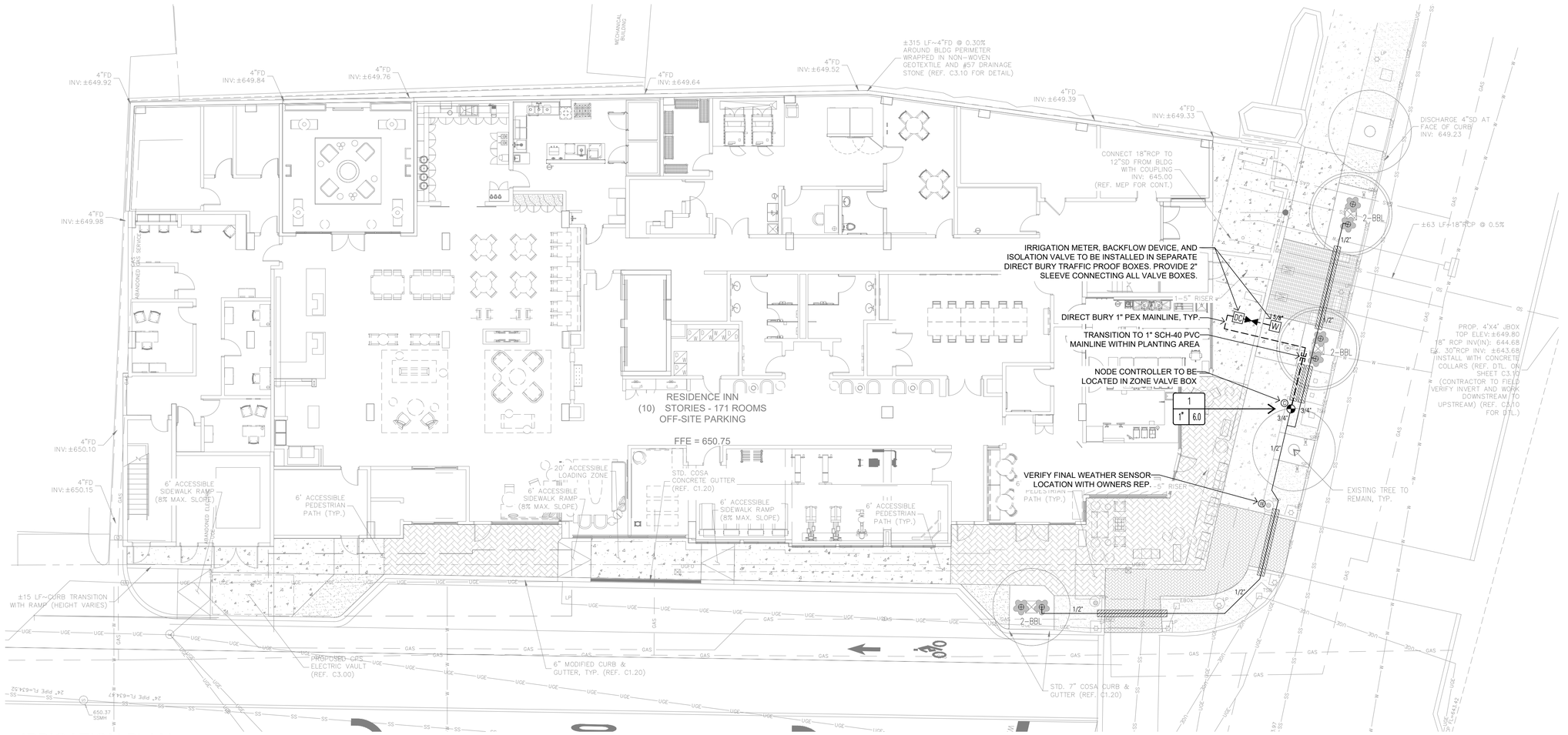
designed: wr
drawn: wr
reviewed: ah

sheet title
irrigation notes and legend

sheet
LI1.0



1 IRRIGATION PLAN

0' 5 10' 20'
SCALE: 1"=10' NORTH

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STATE OF TEXAS
WADE O. RADLET
22397
LICENSED LANDSCAPE ARCHITECT
07.01.24

project
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marriott #67846

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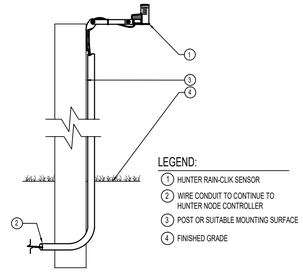
drawn: wr
reviewed: ah

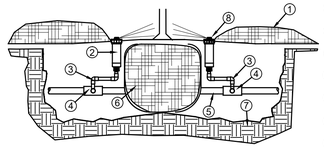
sheet title
irrigation plan

sheet
LI1.1

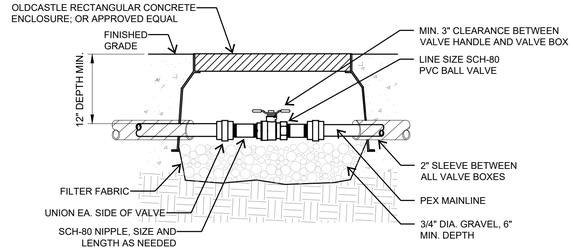
NOTE:
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.



1 WEATHER SENSOR

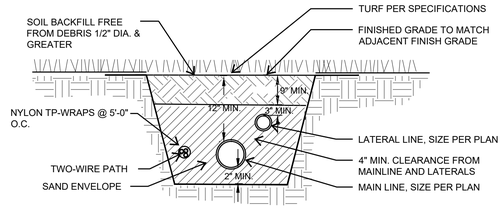


1 TREE BUBBLER ASSEMBLY- SECTION

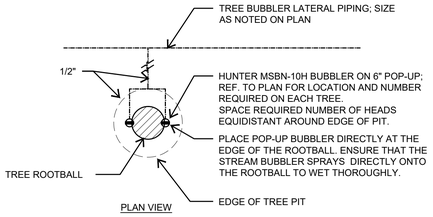


1 MANUAL ISOLATION VALVE

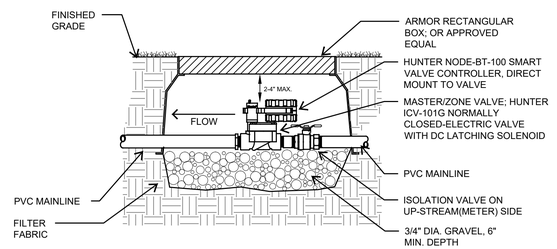
NOTE:
1. MAINLINE DEPTH MAY VARY BETWEEN 12" AND 24" WITH 12" MIN. AT TOP OF PIPE
2. LATERAL DEPTH MAY VARY BETWEEN 12" AND 18" WITH 12" MIN.
3. SAND ENVELOPE SHALL BE INSTALLED IF ROCK IS PRESENT



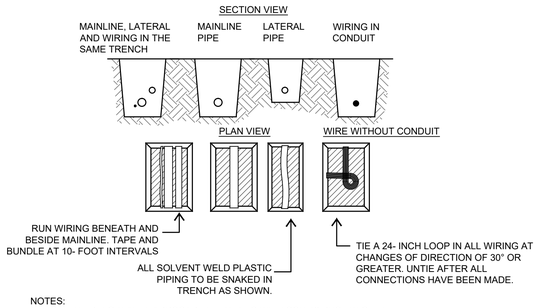
1 TRENCH PROFILE



1 TREE BUBBLER ASSEMBLY- PLAN

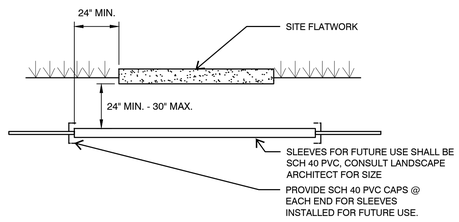


1 MASTER VALVE AND CONTROLLER



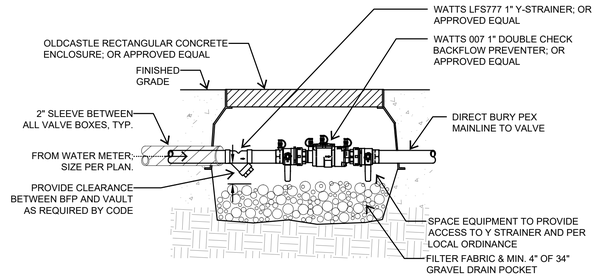
NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH-40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE TRENCH PROFILE DETAIL

1 IRRIGATION TRENCH



IRRIGATION SLEEVE NOTES:
1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFER TO IRRIGATION SLEEVE PLAN FOR SIZE AND LOCATION.
2. SLEEVE ELEVATION SHALL BE TWENTY-FOUR (24") INCHES BELOW TOP OF PAVEMENT.
3. SLEEVES SHALL EXTEND ONE (1') FOOT BEYOND THE EDGE OF PAVEMENT AND BE STAKED FOR LOCATION.
4. ALL SLEEVES 4" OR LESS, SHALL BE SCH-40 PVC, ALL SLEEVES GREATER THAN 4" SHALL BE CLASS-200 SDR-21. SLEEVES SHALL BE CAPPED ON BOTH ENDS AND SIZED A MIN. OF TWO (2) TIMES THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH A SAW-CUT OF TWO PARALLEL LINES THAT ARE TWO (2") INCHES LONG AND ONE (1") INCH APART ON BOTH SIDES OF THE STREET OR CROSSING.
6. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF SLEEVES SHALL ALSO BE RESPONSIBLE TO LOCATE ANY SLEEVE WHICH CANNOT BE FOUND DURING THE INSTALLATION OF THE IRRIGATION SYSTEM.

1 IRRIGATION SLEEVE



1 BACKFLOW DEVICE

TBG

landscape architects, planners & designers

2101 mccullough ave
suite 110
san antonio, tx 78212

[210] 366-9933
tbgpartners.com

STATE OF TEXAS
WADE O. RADLET
22397
REGISTERED LANDSCAPE ARCHITECT
07.01.24

project
residence inn
marriott #67846

merritt development group
100 n. main st., san antonio, tx

project number
S23368

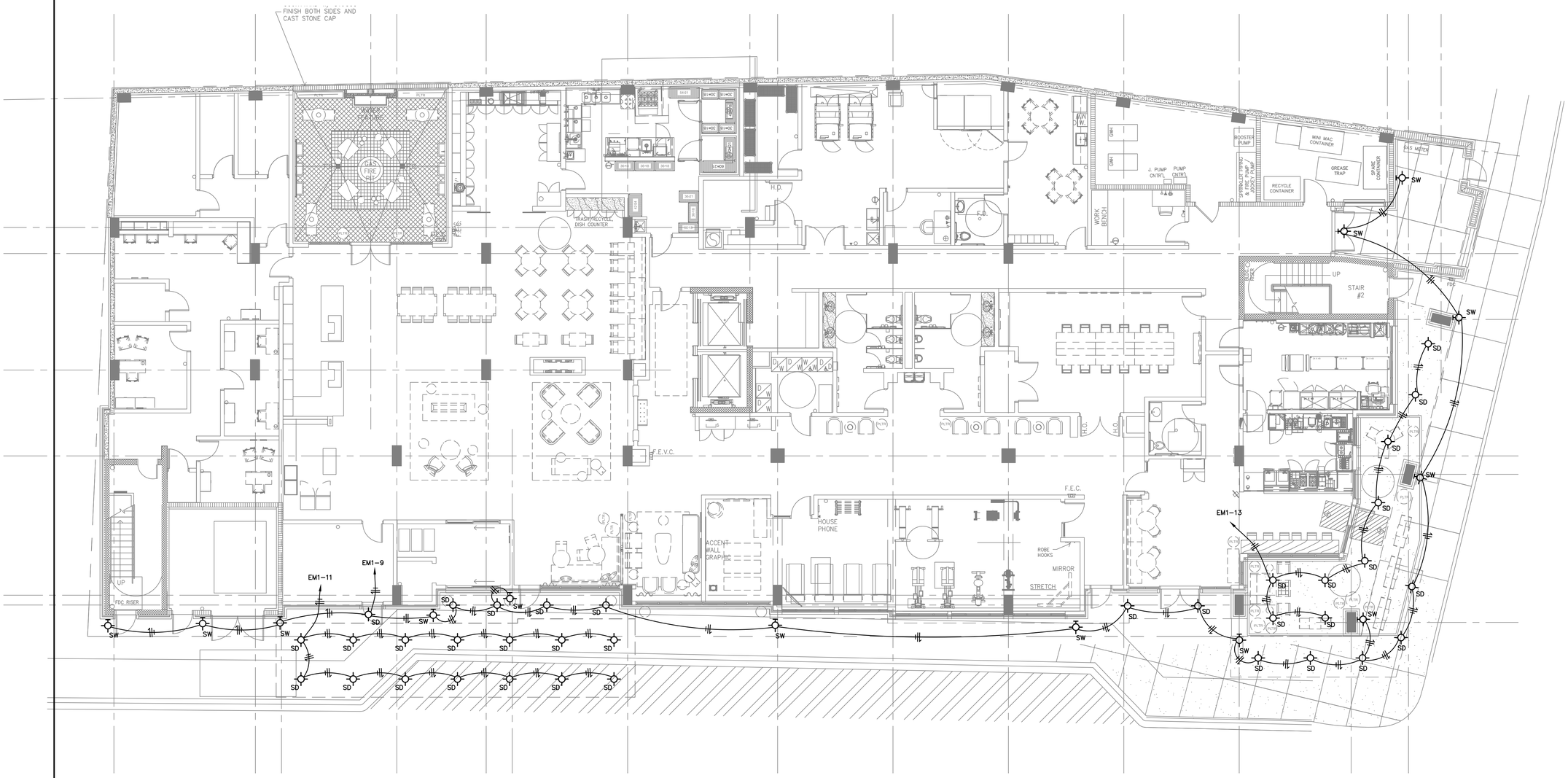
issue date
07/01/2024

designed: wr
drawn: wr
reviewed: ah

sheet title
irrigation details

sheet
LI2.1

LIGHTING FIXTURE SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	MODEL	LAMPS	FINISH	MOUNTING	REMARKS
SD	RECESSED DOWNLIGHT	LITHONIA	LDN6 30/10 L06WR	LED	CLEAR	RECESSED	
SW	WALL SCONCE	LITHONIA	OLLWU	LED	BRONZE METALLIC	6'-8" A.F.F.	
SL	LED LINEAR STRIP LIGHT	COOPER/10	GRZ-05L-930-10X30-OD-UNV-S-SM-STD	LED	BRONZE	COVE	
SU	NARROW FLOOD BUILDING UPLIGHT	KIM LIGHTING	KFL3 80L-175 3K8 N UNV K DBT	LED	BRONZE	BUILDING	REFER TO ELEVATIONS FOR MOUNTING HEIGHTS



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

BGKT
ARCHITECTS, PLLC • MEMPHIS • HOUSTON
7975 Stage Hills Boulevard, Suite 4
Memphis, Tennessee 38133
T. (901) 377-6603 F. (901) 388-5765
http://www.bgktarchitects.com

Consultant:

James W. Burns, P.E.
Consulting Engineer
5105 HATCH LANE
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STATE OF TENNESSEE
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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

SITE LIGHTING PLAN

Project No:	062215
Date:	07-01-2024
Sheet:	E-100

WEST ELEVATION

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

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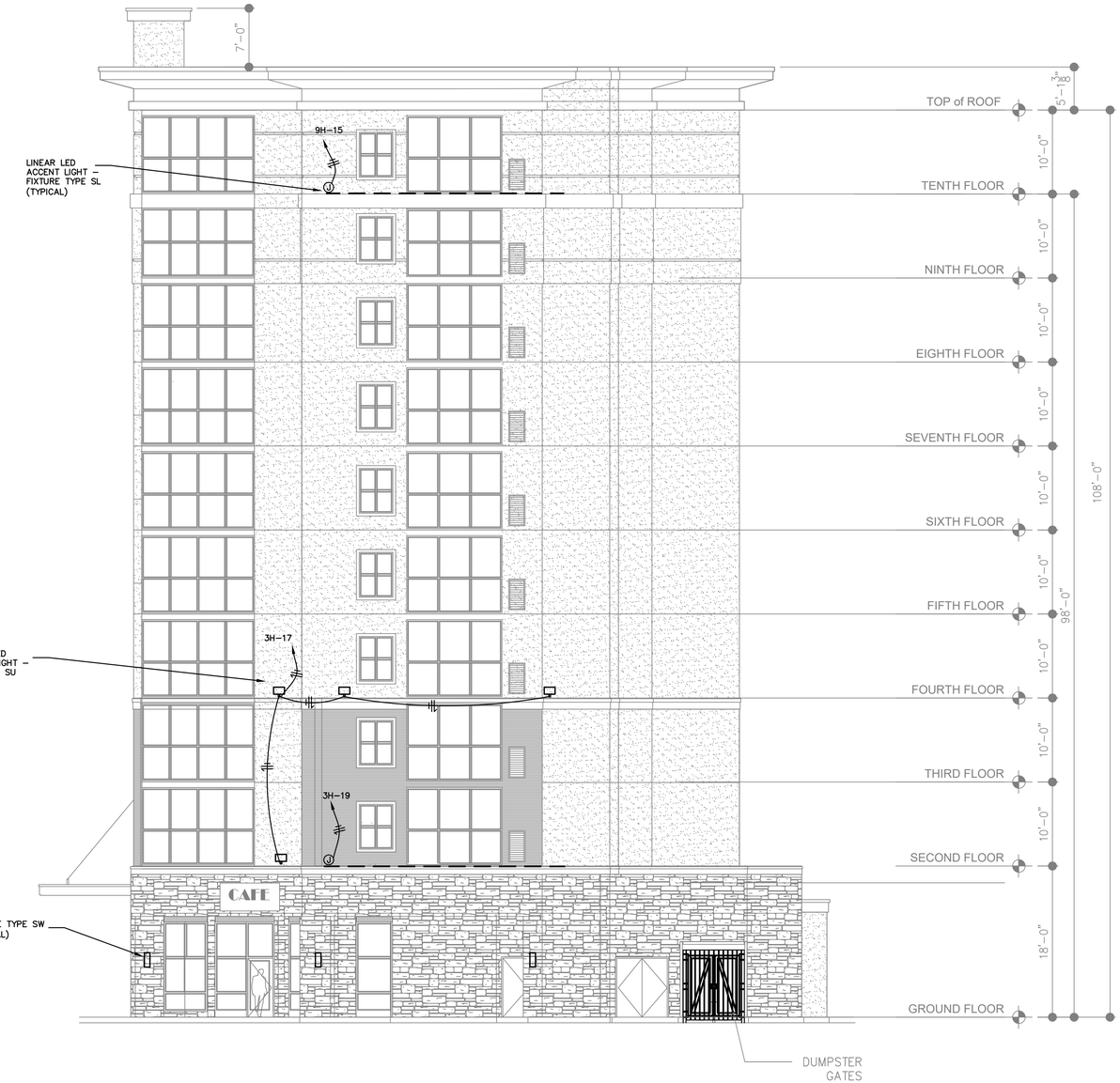
Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

EXTERIOR ELEVATIONS - BUILDING LIGHTING

Project No:	062215
Date:	07-01-2024
Sheet:	E-102



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

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

EXTERIOR ELEVATIONS - BUILDING LIGHTING

Project No:	062215
Date:	07-01-2024
Sheet:	E-103

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	FIXTURE TYPE SD

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.
Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.
Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.
Accommodates 12"-24" joist spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.
70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty-terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

A+ Capable options indicated by this color background.

LDN6

6" Open and WallWash LED
Non-IC
New Construction Downlight

Buy American · battery pack

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** LDN6 35/15 L06AR LSS MVOLT EZ10

LDN6													
Series	**Color temperature**		**Lumens**[1]			**Aperture/Trim Color**			**Finish**		**Voltage**	
LDN6 6" round	27/	2700K	05	500 lumens	25	2500 lumens	L06	Downlight	AR	Clear	LSS	Semi-specular	MVOLT	Multi-volt
	30/	3000K	07	750 lumens	30	3000 lumens	LW6	Wallwash	WR[2]	White	LD	Matte diffuse	120	120V
	35/	3500K	10	1000 lumens	40	4000 lumens			BR[2]	Black	LS	Specular	277	277V
	40/	4000K	15	1500 lumens	50	5000 lumens							347[3]	347V
	50/	5000K	20	2000 lumens										

Driver	**Options**			
GZ10 0-10V driver dims to 10%	SF[4]	Single fuse	NBO[5]	nLight™ Lumen Compensation
GZ1 0-10V driver dims to 1%	TRW[3]	White painted flange	JOT[11]	Wireless room control with "Just One Touch" pairing
D10 Minimum dimming 10% driver for use with JOT	TRBL[3]	Black painted flange	NPS80EZ[7]	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
D1 Minimum dimming 1% driver for use with JOT	EL[6]	Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	NPS80EZER[7]	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	ELR[6]	Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	HAO[11]	High ambient option
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELSD[6]	Emergency battery pack with self-diagnostics, integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	CP[12]	Chicago Plenum
EDAB eldoLED DALI SOLDRIVE dim to dark	ELRSD[6]	Emergency battery pack with self-diagnostics, remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	RRL___	RELOC® ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Available only in RRLA, RRLB, RRLAE, and RRLC12S. Refer to RRL spec sheet on www.acuitybrands.com for the RELOC product specifications.
	E10WCP[6]	Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS	NLTAIR2[9, 10, 14]	nLight® Air enabled
	E10WCPR[6]	Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDB	NLTAIRE2[9, 10]	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options
	NPP16D[7]	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	NLTAIRE2[9, 10]	nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.
	NPP16DER[7]	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	BAA	Buy America(n) Act Compliant
			90CRI	High CRI (90+)

Accessories: *Order as separate catalog number.*

P5105SCP	FMC Power Sentry batterypack, T20 compliant, field installable, 10w constant power
EAC 1SSM 375	Compact interruptible emergency AC power system
EAC 1SSM 125	Compact interruptible emergency AC power system
GRA6A IZ	Oversized trim ring with 8" outside diameter
SCA6	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D

Notes
1 Overall height varies based on lumen package; refer to dimensional chart on page 3.
2 Not available with finishes.
3 Not available with emergency options.
4 Must specify voltage 120V or 277V.
5 Available with clear (AT) reflector only.
6 12.5" of plenum depth or top access required for battery pack maintenance.
7 Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
8 Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
9 Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or NBO options.
10 NLTAIR2, NLTAIRER2 and NLTAIREM2 not recommended for metal ceiling installations.
11 Fixture height is 6.5" for all lumen packages with HAO.
12 Must specify voltage for 3000lm and above. 5000lm with marked spacing 24L x 24W x 14-H. Not available with emergency battery pack option.
13 Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
14 When combined with EZ1 or EZ10 drivers, can be used as a normal power sensing device for nLight AIR devices and luminaires with EM options.

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	FIXTURE TYPE SW

FEATURES & SPECIFICATIONS

INTENDED USE
Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION
Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.
ADA compliant.

OPTICS
4000K CCT LEDs.
Polycarbonate lens protects the LED from moisture, dirt and other contaminants.
LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL
MVOLT driver operates on any line voltage from 120-277V
Operating temperature -30ºC to 40ºC.
1KV surge protection standard.

INSTALLATION
Surface mounts to universal junction box (provided by others).

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations.
Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

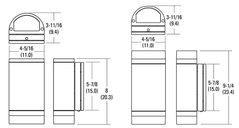
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Outdoor General Purpose

OLLWD & OLLWU

LED WALL CYLINDER LIGHT

Specifications
All dimensions are inches (centimeters)

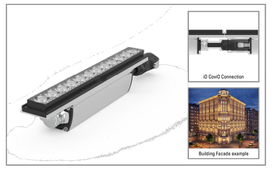


ORDERING INFORMATION For shortest lead times, configure products using **bolded options.** **Example:** OLLWD LED P1 40K MVOLT DDB

Series	**Performance Package**	**Color temperature (CCT)**	**Voltage**	**Finish**
OLLWD LED Downlight	**P1**	**40K** 4000K	**MVOLT** 120V-277V	**DDB** Dark bronze
OLLWU LED Up & downlight			**120** 120V	**WH** White[1]

Notes
1. Only available with OLLWD and in DDB.
2. Only available with OLLWU.

Project		Catalog #		Type	FIXTURE TYPE SL
Prepared by		Notes		Date	



iO LED

CoviO Graze

Interior / Exterior LED
Architectural Wall Graze / Wall Wash
Integral Driver

Typical Applications
• Commercial Office Spaces • Schools • Hospitals • Retail • Municipal
• Hotels • Restaurants

Interactive Menu

- Order Information page 2
- Photometric Data page 3
- Energy and Performance Data page 3
- Mounting and Installation page 6
- Installation Instructions
- Product Warranty

Top Product Features

- Wall washing and grazing lighting fixture with integral driver
- 9x optical distribution options
- Dimming to 1% (0-10V, 100% - 1%)
- 90+ CRI, 4 CCT options
- 1.5 step MacAdam ellipse binning and Du'v' < 0.005 for maximum color consistency
- Up to 1419 lm/ft (3 outputs available)
- Up to 16,457 cd/ft Maximum Candela
- Up to 112.6 lm/W (depends on optic and CCT)
- Up to 300 ft run from a single power drop

Product Certification

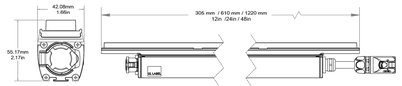
ETL LISTED · cULus LISTED · RoHS · IP66 · 3G VIB · DesignLights Consortium · FC · wet location

Product Features

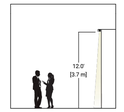
Conforms to NEMA · Wireless · controlled by fifthlight · BAA

Note: Adjustable mount does not have ROHS certification.

Dimensions



Scale



additional product diagrams

COOPER Lighting Solutions

KIM LIGHTING®

FIXTURE TYPE SU

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

KFL3
ARCHITECTURAL FLOOD

Architectural
FLOODLIGHT COLLECTION

KFL3 White

FEATURES

- Lumen range from 10,000 to 20,000 lm
- Color Temperature 3000K, 4000K, 5,000K at 70 and 80 CRI
- Yoke and Threaded Knuckle, and Slipfitter Knuckle mounting options
- 6 beam distributions and beam angles including: Narrow 17°x17°, Medium 26°x26°, Medium Flood 62°x62°, Wide 80°x81°, Horizontal 53°x21°, and Vertical 21°x53°

cULus LISTED · IP66 · DLC LISTED

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS

SPECIFICATIONS

CONSTRUCTION
- One piece die-cast, low copper (<0.6% Cu) Aluminum Alloy 360 with vents and .100" minimum wall thickness
- Separate internal driver compartment rated for IP66 ingress protection
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat.
- Standard colors include (BLS) Black Gloss Smooth, (BLT) Black Matte Textured, (DBS) Dark Bronze Gloss Smooth, (GTT) Graphite Matte Textured, (LGS) Light Gray Gloss Smooth, (PSS) Platinum Silver Smooth, (VGS) Verde Green Smooth, (WH) White, and (CC) Custom Color (Include RAL#).
- Lens is impact resistant 1/8" tempered glass with anti-reflective coating
- Lens has a one-piece extruded vulcanized silicone gasket
- Lens frame one piece die-cast, low copper (<0.6% Cu) Aluminum Alloy 360 and .100" minimum wall thickness
- Lens frame has a one-piece O-ring extruded vulcanized silicone gasket
- Mid-frame one piece die-cast, low copper (<0.6% Cu) Aluminum Alloy 360 and .100" minimum wall thickness
- Mid-frame secures to Lens Frame and housing by stainless steel recessed Allen-head screws
- Silicone gaskets throughout
- All external fasteners are stainless steel

OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB)
- Optical lenses are clear injection molded PMMA acrylic

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories recognized
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories recognized
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

ELECTRICAL (CONTINUED)
- Dimming range from 10% to 100% through the use of standard 0-10V interface on the programmable driver
- Modular wiring harness in the service area provides user access to the dimming circuitry
- Optional factory programmed dimming profile
- Surge protection: 10,000k in parallel, 20,000k in series
- SF for 120, 277, 347 Line volts
  DF for 208, 240, 480 Line volts
- Wiring: No. 18AWM rated 105°C, wet rating.

CERTIFICATIONS AND LISTINGS
- UL 1598 Standard for Luminaires.
- IP66 certified.
- RoHS compliant.

WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	9,411–21,710
Wattage Range	90–175
Efficacy Range (LPW)	100.3–125.8
Reported Life (Hours)	L70/60,000
Weight	30 lbs 13.6 kg
EPA Front View / Side View	1.85 / .60

Current

currentlighting.com/kimlighting

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KIM LIGHTING®

FIXTURE TYPE SU

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

KFL3
ARCHITECTURAL FLOOD

ORDERING GUIDE

CATALOG # _____ **Example:** KFL3-60L-135-3K7-MF-UNV-K-GT-BD

HOUSING

KFL3

Housing	LED Engine	CCT/CRI	Beam Spread	Voltage	Mounting	Color
KFL3 Architectural Floodlight	**40L-90** 90W, 10,000 lm	**3K7** 3000K, 70 CRI	**N** Narrow	**UNV** Universal 120–277V	**Y** Architectural Yoke	**BLS** Black Gloss Smooth
	60L-135 135W, 15,000 lm	**3K8** 3000K, 80 CRI	**M** Medium	**347** 347V	**K** Threaded Knuckle	**BLT** Black Matte Textured
	80L-175 175W, 20,000 lm	**4K7** 4000K, 70 CRI	**MF** Medium Flood	**480** 480V	**S** Slipfitter Knuckle	**DBS** Dark Bronze Gloss Smooth
		4K8 4000K, 80 CRI	**WF** Wide Flood			**DBT** Dark Bronze Matte Textured
		5K7 5000K, 70 CRI	**HF** Horizontal Flood			**GTT** Graphite Matte Textured
		5K8 5000K, 80 CRI	**VF** Vertical Flood			**LGS** Light Grey Gloss Smooth
						LGT Light Grey Matte Textured
						PSS Platinum Silver Gloss Smooth
						VGT Verde Green Matte Textured
						WHS White Gloss Smooth
						WHT White Matte Textured
						Color Option
						CC[1] Custom Color

Control Options	Options	Opical Options
PC Button Photocontrol	**SF** Single Fuse 120, 277, 347 Line Volts	**BD** Barn Doors
NXWE NX Wireless Enabled	**DF** Double Fuse 208, 240, 480 Line Volts	**HS** Half Glare Shield

Mounting Accessories

Mounting Accessories		Accessories Color	
JBR 2/3/21/24[2]	Brass In-Grade Architectural Junction Box	**BLS**	Black Gloss Smooth
JBR 4/5[2]	Composite In-Grade Architectural Junction Box	**BLT**	Black Matte Textured
JBR30[2]	(2) ½" NPT in bottom, (2) 15" long stakes Brass In-Grade Staked Junction Box	**DBS**	Dark Bronze Gloss Smooth
JBR32[2]	(2) ½" NPT in bottom, (2) 15" long stakes with 9' cord Brass In-Grade Staked Junction Box	**DBT**	Dark Bronze Matte Textured
J-27N	Surface Mount	**GTT**	Graphite Matte Textured
JB1	Architectural Junction Box	**LGS**	Light Grey Gloss Smooth
M2B	Twin Mount Tenon	**LGT**	Light Grey Matte Textured
M3E	Triple Mount Tenon	**PSS**	Platinum Silver Gloss Smooth
PT	Post Top Mount	**VGT**	Verde Green Matte Textured
PT2	Twin Post Top Mount	**WHS**	White Gloss Smooth
SPT	Side Pole Mount Tenon	**WHT**	White Matte Textured
SM2	Stanchion Mount Tenon	**Color Option**	
SM1B	Stanchion Mount	**CC**[1]	Custom Color
SPM	Side Pole Mount		
SMT	Surface Mount Tenon		
WM	Wall or Ceiling Mount		
WM1	Wall Mount		
WM2	Wall Mount Tenon		

Notes:
1 Consult factory for custom color, marine and corrosive finish options
2 See pages 8 for all JBR options and ordering logic

Current

currentlighting.com/kimlighting

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LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	LAMPS	FINISH	MOUNTING	REMARKS
SD	RECESSED DOWNLIGHT	LITHONIA	LDN6 30/10 L06WR	LED	CLEAR	RECESSED	
SW	WALL SCONCE	LITHONIA	OLLWU	LED	BRONZE METALLIC	6'-8" A.F.F.	
SL	LED LINEAR STRIP LIGHT	COOPER/IO	GRZ-15L-930-10X30-OD-UNV-S-SM-STD	LED	BRONZE	COVE	
SU	NARROW FLOOD BUILDING UPLIGHT	KIM LIGHTING	KFL3 80L-175 3K8 N UNV K DBT	LED	BRONZE	BUILDING	REFER TO ELEVATIONS FOR MOUNTING HEIGHTS

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Mark	Date	Revision
	07-01-24	FOR BUILDING PERMIT

STATE OF TEXAS · JAMES W. BURNS · 79276 · LICENSED · PROFESSIONAL ENGINEER

Residence Inn

100 N. Main Avenue
SAN ANTONIO, TEXAS

EXTERIOR ELEVATIONS - BUILDING LIGHTING

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