

HISTORIC AND DESIGN REVIEW COMMISSION

September 04, 2024

HDRC CASE NO: 2024-292
ADDRESS: 901 N ALAMO ST
LEGAL DESCRIPTION: NCB 454 BLK 32 LOT 9, 10 & 11
ZONING: FBZ T6-1, H
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
APPLICANT: Hue Nguyen/901 NORTH ALAMO LLC
OWNER: Hue Nguyen/901 NORTH ALAMO LLC
TYPE OF WORK: Exterior alterations
APPLICATION RECEIVED: July 30, 2024
60-DAY REVIEW: September 28, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Remove and reconstruct the 2-story front porch. This includes incorporating an existing portion of enclosed porch and extending beyond the porch footprint to the south.
2. Construct a 1-story rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
 - ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
 - iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
 - iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
 - ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
 - iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
 - iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.

iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.

iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to

wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.

- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.

- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure at 901 N Alamo is a 2-story, single-family residence constructed in 1878 in the Italianate style. The structure currently features a standing seam metal hip roof, a 2-story front porch with classical columns on the second story and support posts on the first story, one-over-one wood and replacement windows, and wood and stucco siding. Per the 1888 Sanborn Map, the structure originally featured a full-width front porch and a separate side porch. By 1904, the Sanborn Map shows that the porch had been converted into a wraparound porch. In the 1940s, a number of metal commercial awnings and commercial additions were installed on the property. Currently, the side porch is infilled. The property is designated as an individual landmark.
- b. FRONT PORCH MODIFICATION – The applicant has proposed to remove and reconstruct the 2-story front porch but has proposed to extend the side porch past the original porch footprint to add a side porch addition to the south of the existing side porch infill. The applicant has proposed to construct the front porch with a standing seam metal roof to match the existing roof form and 6"x6" wood columns. Per the 1888 Sanborn Map, the structure originally featured a full-width front porch and a separate side porch. By 1904, the Sanborn Map shows that the porch had been converted into a wraparound porch. In the 1940s, a number of metal commercial awnings and commercial additions were installed on the property. Currently, the side porch is infilled. Guideline 7.B.v for Exterior Maintenance and Alterations states that porches, balconies, and porte-cocheres should be reconstructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Staff finds the front porch removal and reconstruction appropriate but finds that the new front porch should match the original footprint, that materials such as porch decking, columns, and beadboard should be salvaged and reused where possible, and that the applicant should install classical round or square columns that are appropriate for the architectural style of the structure in locations similar to the original column locations.
- c. ADDITION: REMOVAL – The applicant has proposed to remove a number of non-original commercial installations on the property. The applicant has proposed to remove a wooden storage addition at the rear of the property that does not appear on the Sanborn Maps to accommodate a new utility addition. Staff finds the proposal appropriate.
- d. ADDITION – The applicant has proposed to construct an approximately 191-square-foot, 1-story rear addition in the location of a much larger existing rear addition to accommodate a walk-in cooler. The proposed addition will feature a flat roof with a roof deck and railing, Hardieboard cladding, one (1) door with access stairs on the south elevation, and one (1) door on the west elevation. The addition will connect to the existing rear brick and cinderblock addition and will feature a total height of 17'-1". Guideline 2.A.i for Additions states that new additions for non-residential properties should be designed to be in keeping with the existing and historic context of the block when viewed from the public right-of-way. Additionally, non-residential additions should be placed at the side or rear of the building to minimize the visual impact on the original structure and that they should be subordinate to the principal façade. Staff finds the proposal generally appropriate.
- e. ADMINISTRATIVE APPROVAL – The application materials include a number of scopes of work, including the removal of commercial awnings, removal of the corrugated metal perimeter fencing, the installation of a sport court, additional site work, and the removal of the stucco cladding on the primary structure and the installation of wood siding, that is eligible for administrative approval and does not require review by the Historic and Design Review Commission (HDRC).

RECOMMENDATION:

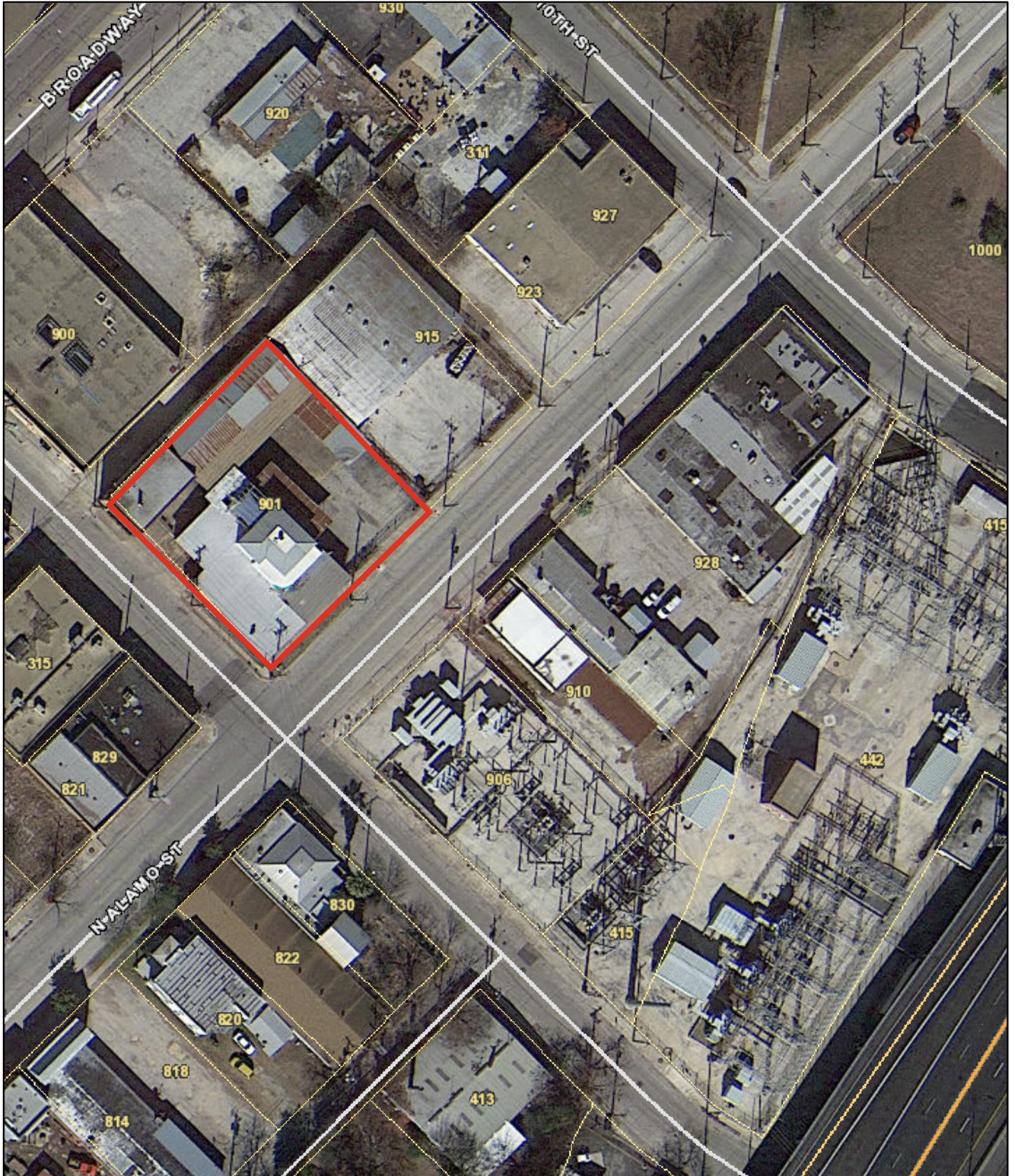
Item 1, staff recommends approval of the removal and reconstruction of a wraparound front porch based on finding b with the following stipulations:

- i. That the new front porch should match the original footprint of the wraparound porch per the 1904 Sanborn Map. The applicant is required to submit updated drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That salvageable materials such as porch decking, columns, and beadboard, should be salvaged and reused where possible. The applicant is required to submit a salvage and reuse plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant installs classical round or square columns to match the architectural style of the building in the locations similar to the original column locations. The applicant should submit updated drawings and material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iv. That the applicant submits final material specifications for the roofing, decking, columns, skirting, steps, and handrails to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The standing seam metal roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

Item 2, staff recommends approval of the construction of a 1-story rear addition based on findings d through e with the following stipulations:

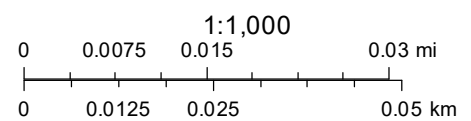
- i. That the applicant submits final material specifications for the roofing material, cladding, doors, railings, stairs, and handrailing to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding d.

City of San Antonio One Stop

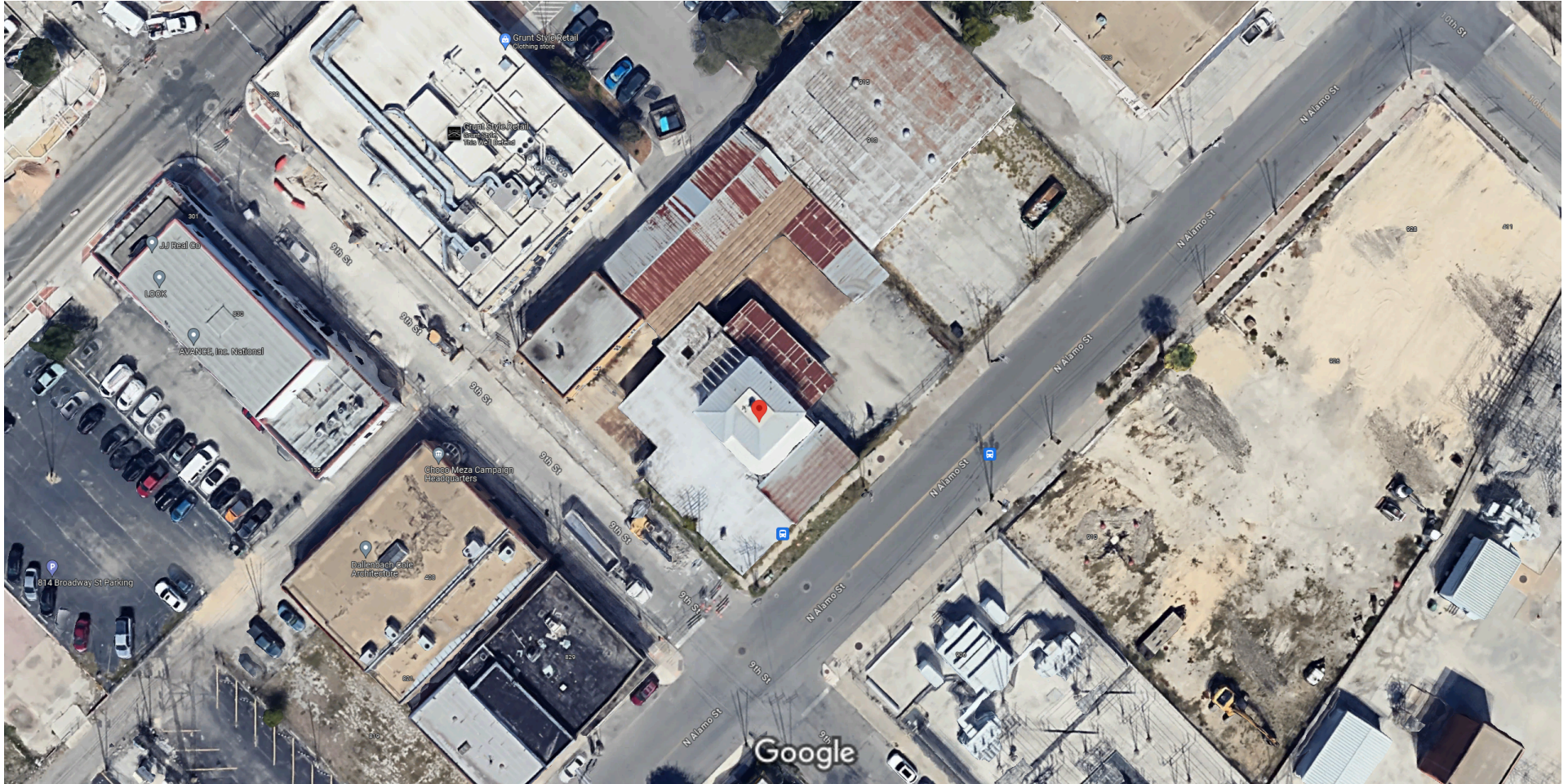


August 16, 2024

— User drawn lines



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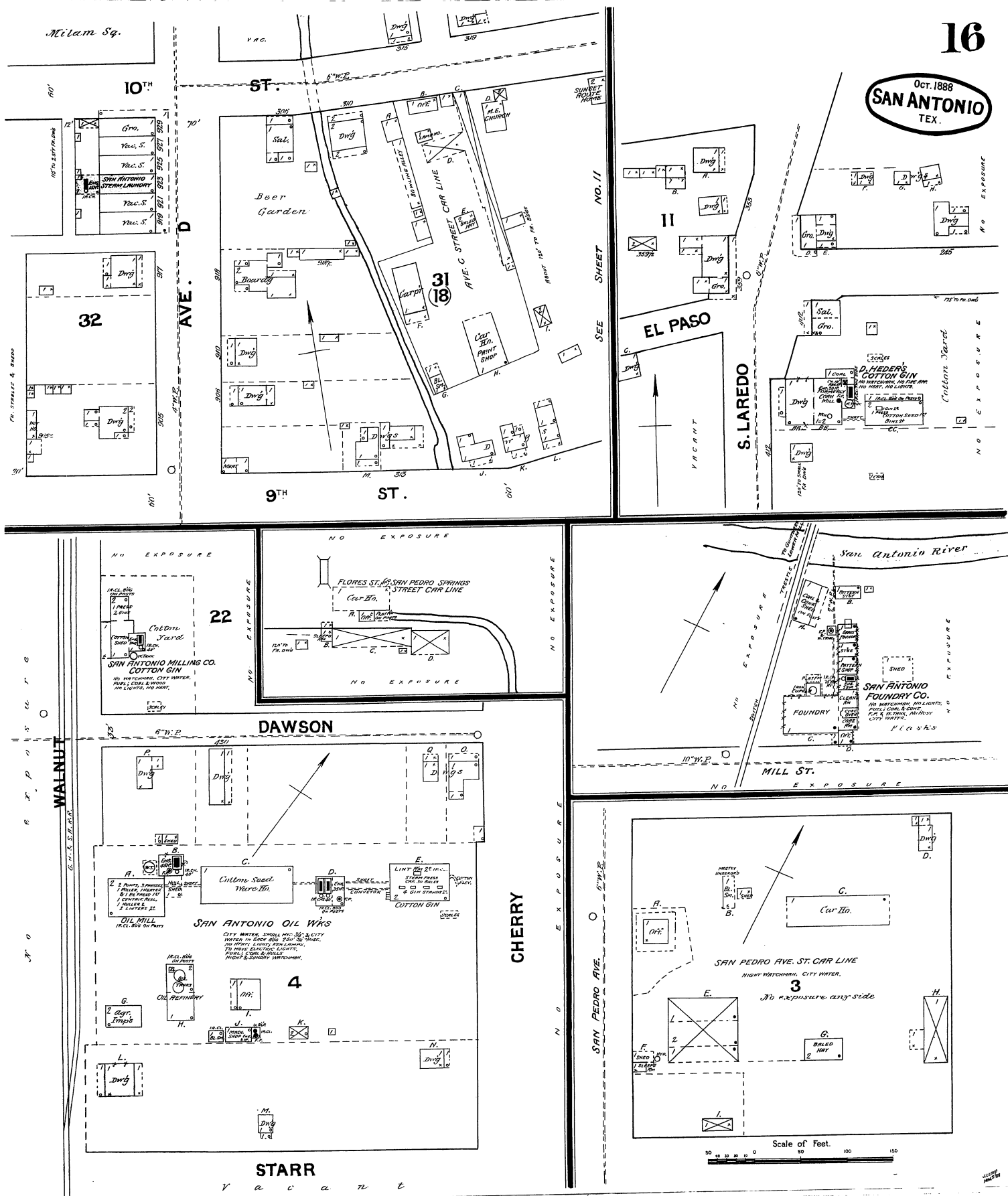


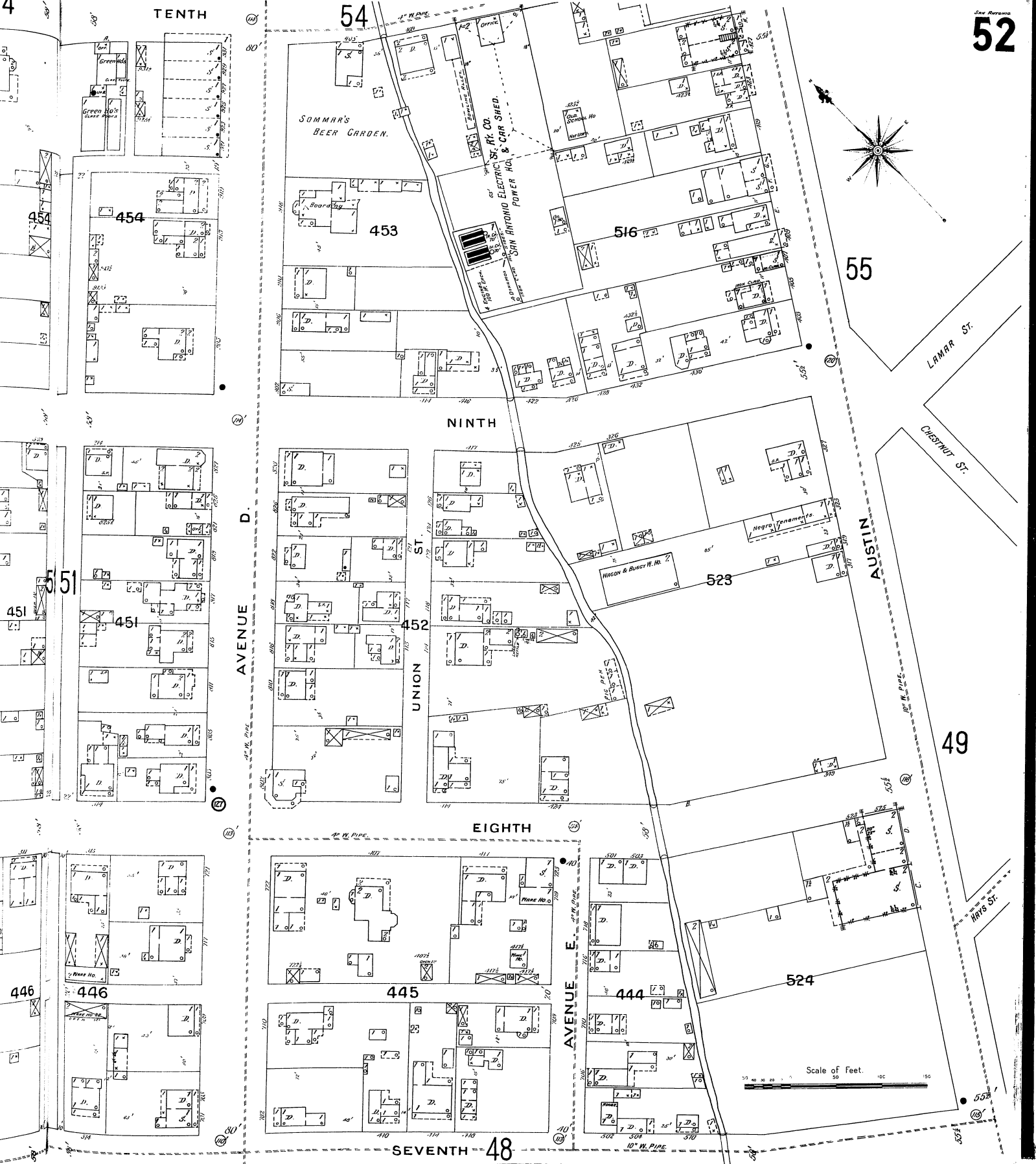
Imagery ©2024 Google, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Landsat / Copernicus, Map data ©2024 Google 20 ft

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55

LAMAR ST.

CHERRY ST.

49

WATTS ST.

Scale of Feet.
0 20 40 60 80 100 120 140 160

165

169

GRAND

AV.

Mechanized

SHERMAN ST

N. WINDY ST

166

AUSTIN

BURLESON ST

10TH ST.

ST.

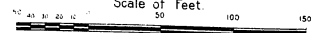
516

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9TH ST.

160

Scale of Feet



MAVERICK SQUARE

150

AVENUE

148

454

GREEN HOUSES

GLASS ROOFS

AVENUE

D

C

B

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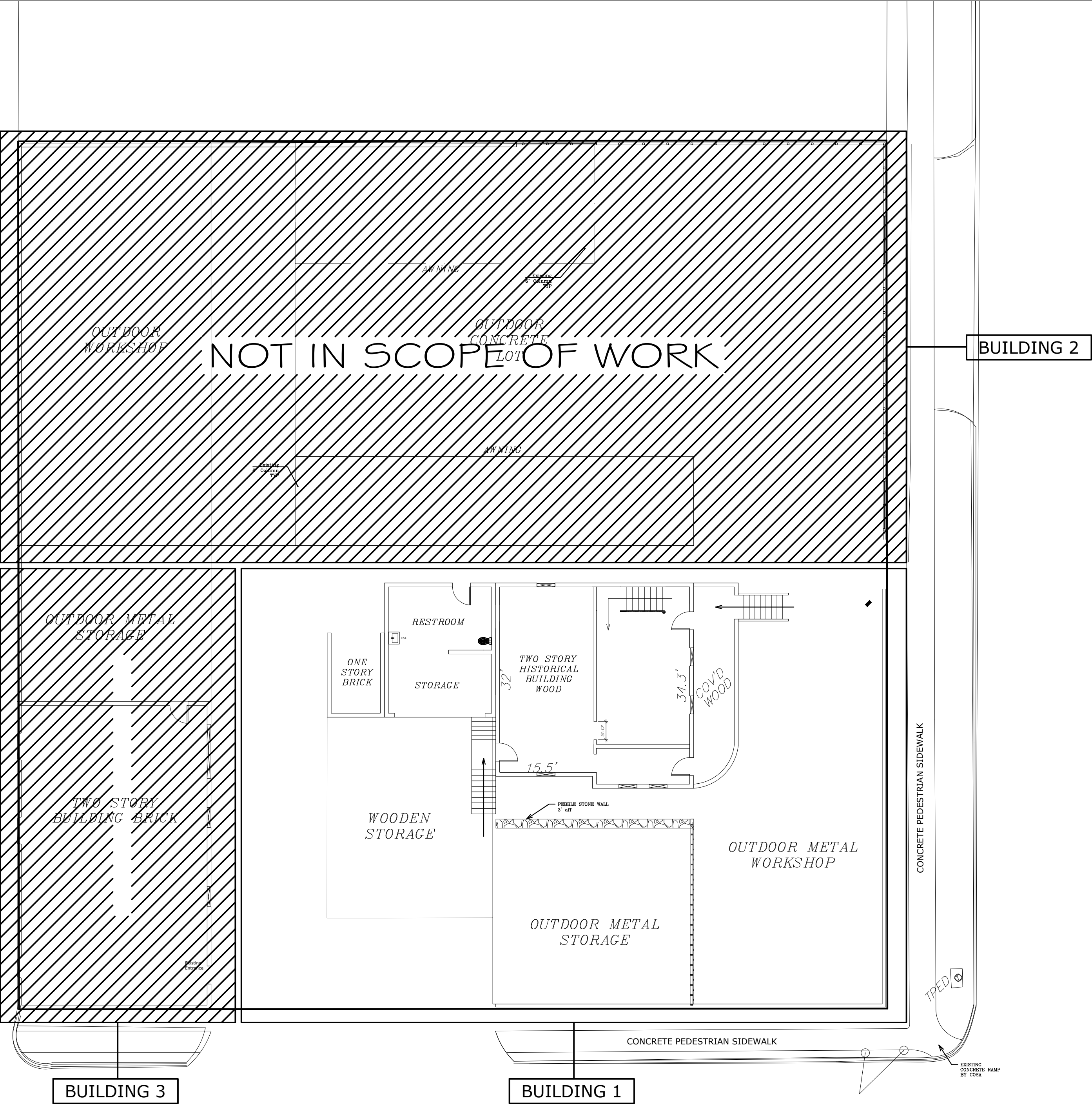
6TH ST.



DISTRICT 901 BUILDING 1

901 NORTH ALAMO STREET - SAN ANTONIO, TEXAS 78215

SITE MAP



Limit of Construction = 2,516 SF, 2 story buidling

CODE ANAYLSIS

2021 INTERNATIONAL EXISTING BUILDING CODE, IEBC - LEVEL 3 ALTERATION & CHANGE OF USE
2021 INTERNATIONAL EXISTING BUILDING CODE, IEBC
2021 INTERNATIONAL FIRE CODE, IFC
2021 INTERNATIONAL MECHANICAL, IMC
2021 INTERNATIONAL PLUMBING CODE, IPC
2021 INTERNATIONAL FUEL CODE, IFGC
2021 INTERNATIONAL ENERGY CONSERVATION CODE, IECC
2021 SAN ANTONIO PROPERTY MAINTENANCE CODE (BASED ON 2018 IPMC)
2020 NATIONAL ELECTRIC CODE , NEC
2012 ADA

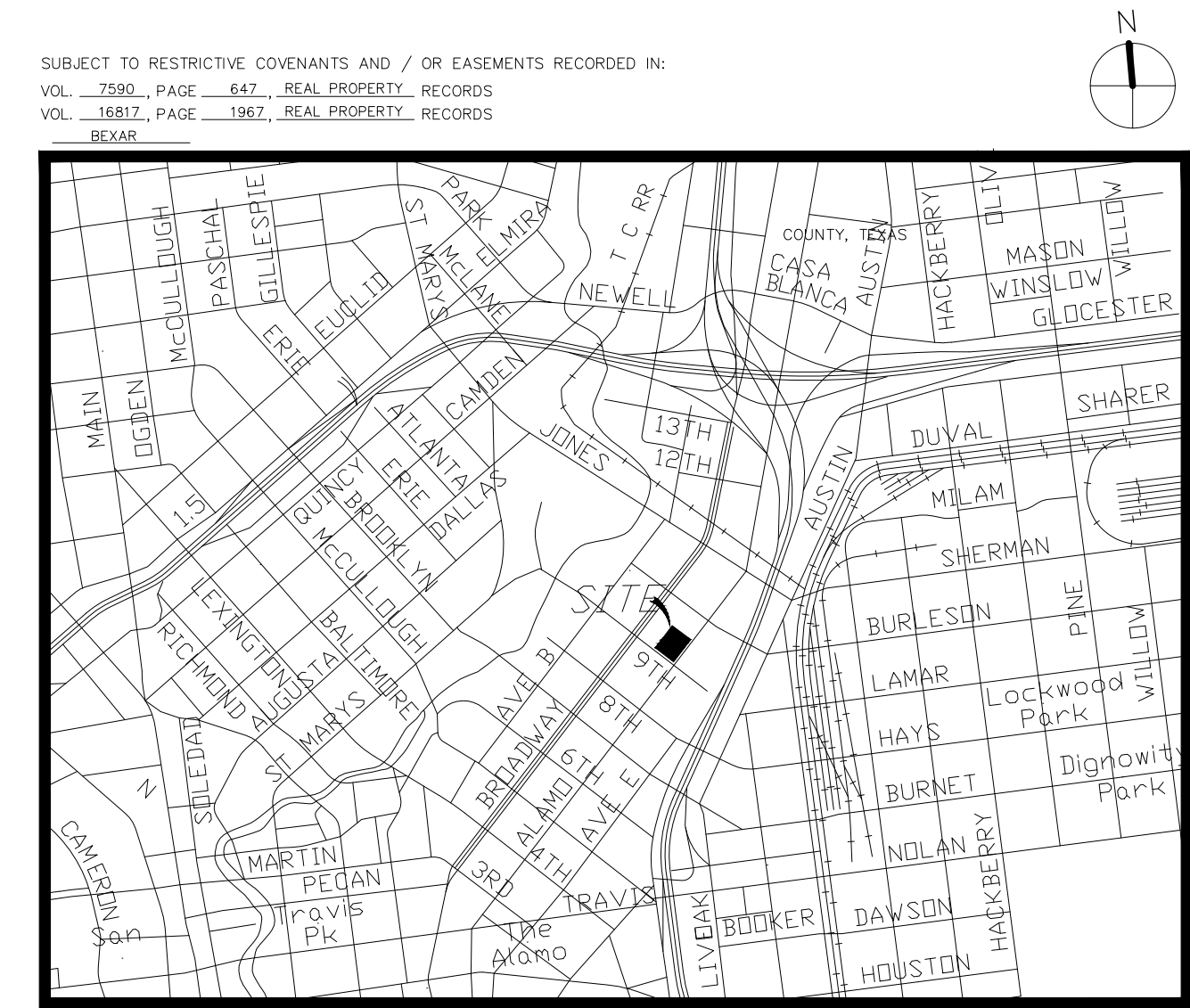
PROJECT DESCRIPTION

FULL EXTERIOR RENOVATION OF HISTORICAL QUEEN ANNE 2 STORY HOUSE WITH AN ADDITION OF STORAGE SPACE LOCATED IN THE BACK OF THE HOUSE. ALL INTERIOR WORK SHALL INCLUDE ELECTRICAL AND PLUMBING AND RE-USE EXISTING HVAC CONDENSER FROM ROOFTOP TO GROUND FLOOR. USE SHALL BE A-2 FOR COFFEE SHOP AND YOGA STUDIO.

SITE DATA + ZONING INFORMATION

FUNDING PRIVATE
ADDRESS 901 N ALAMO ST, SAN ANTONIO, TEXAS 78215
BCAD ID# 104462
LEGAL LOT NCB 454 BLK 32 LOT 9, 10 & 11
FEMA FLOOR PLAIN NO
ZONING FBA T6-1
USE A2 - GENERAL ASSEMBLY - COFFEE SHOP/LOUNGE
MAXIMUM HEIGHT 2 STORY - EXISTING
GROSS FLOOR AREA 2,516 GSF BUILDING
FIRE SPRINKLER NOT REQUIRED PER NFPA 914, OCCUPANCY LOAD LESS THAN 100
FIRE ALARM NOT REQUIRED

LOCATION MAP



NOT TO SCALE

PROJECT TEAM

BUILDING OWNER

HUE NGUYEN
2918 BELLAMY CIRCLE
CEDAR PARK, TX 78613
512.785.7588

DESIGNER

HUE NGUYEN
2918 BELLAMY CIRCLE
CEDAR PARK, TX 78613
512.785.7588

STRUCTURAL & MEP PE

MAJD ALGHARABLY, PE
LEOPARD ENGINEERING CORPORATION
949.391.9544

SHEET INDEX

G001	SITE PLAN
G002	ADA NOTES
G003	ADA NOTES CONT.
A101	EXISTING PLAN
A102	DEMO PLAN
A103	PROPOSED PLAN
A104	DIMENSIONS PLAN
A105	CEILING PLAN
A106	FLOOR PLAN
A107	LIFE SAFETY PLAN
A108	ROOF PLAN
A500	WALL SCHEDULE
A501	EXTERIOR ELEVATION
A502	INTERIOR ELEVATION L1
A503	INTERIOR ELEVATION L2
A504	DOOR & WINDOWS
A505	DETAILS
A506	DETAILS CONT.
A507	FINISH SCHEDULE
M001	MECHANICAL NOTES
M101	MECHANICAL PLAN
MEP101	GAS PLAN & LOAD
E001	ELECTRICAL NOTES
E101	LIGHTING PLAN
E102	POWER PLAN
E103	EMERGENCY LIGHTING
E501	ONE LINE DIAGRAM
P001	PLUMBING NOTES
P101	WATER SUPPLY PLAN
P102	WASTE & VENT PLAN
P501	RISER DIAGRAM
S001	STRUCTURAL NOTES
S100	SLAB CUT PLAN
S101	STRUCTURAL PLAN
S102	FOOTING LAYOUT
S103	FOOTING DETAIL
S104	FOOTING DETAIL
S105	STRUCTURAL FRAMING L1
S106	STRUCTURAL FRAMING L2
S107	STRUCTURAL FRAMING L2 PATIO TOP
S108	CONNECTIONS DETAILS
S109	CONNECTIONS DETAILS
S110	CONNECTIONS DETAILS

General Notes

- The dimensions on this sheet are based of of FACE OF FINISH material.
- GC to field verify all existing dimension prior to construction and/or installation of any equipment, accessories, etc. If discrepancy is identified, notify ARCHITECT immediately.
- The following items will be OSCI – Owner Supplied/Contractor Installed. all moveable equipment (any item not hard plumbed into the wall), stainless steel equipments, tables selvings.
- Refer o appropriate sheet and/or schedule for additional information/detail regarding items shown herein.
- Keynotes located on this sheet are for his sheet only.
- Do not scale the drawing. If a specific dimension is not given, contact ARCHITECT for clarification.
- Refer to Sheet A001 – General Conditions for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.



Leopard Engineering
www.leopardengineering.com
Office: (949) 391-9544

No.	Revision/Issue	Date
1	FOR PERMITTING	8/21/24

Firm Name and Address

ArcDesignContractors

Arc Design Contractors
2918 Bellamy Circle
Cedar Park, Texas 78613
arcdesigncontractors.com

Project Name and Address

DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TEXAS 78215

Sheet Title

SITE

Sheet

G001

Project

DISTRICT 901 BLDN 1

Date

8/1/2024

Scale

As Noted

216 Sign

216.4 Means of Egress. Signs for means of egress shall comply with 216.4.

216.4.1 Exit Doors. Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.

216.6 Entrances. Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.

216.8 Toilet Rooms and Bathing Rooms. Where existing toilet rooms or bathing rooms do not comply with 603, directional signs indicating the location of the nearest toilet room or bathing room complying with 603 within the facility shall be provided. Signs shall comply with 703.5 and shall include the International Symbol of Accessibility complying with 703.7.2.1. Where existing toilet rooms or bathing rooms do not comply with 603, the toilet rooms or bathing rooms complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 213.2, toilet rooms or bathing facilities complying

with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1 unless all toilet rooms and bathing facilities comply with 603.

304 Turning Space

304.1 General. Turning space shall comply with 304.

304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.

304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

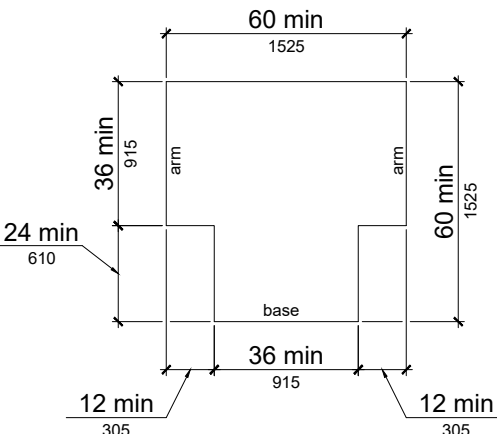


Figure 304.3.2
T-Shaped Turning Space

304.4 Door Swing. Doors shall be permitted to swing into turning spaces.

305 Clear Floor or Ground Space

305.1 General. Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

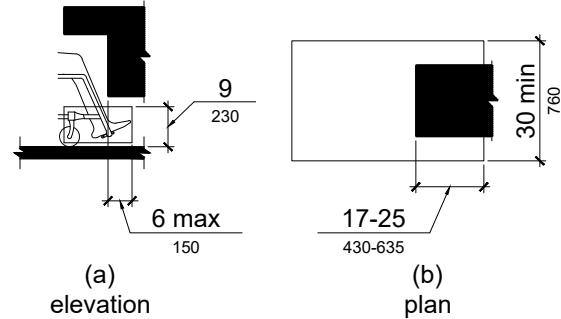


Figure 306.2
Toe Clearance

306.2 Toe Clearance.

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

306.3 Knee Clearance.

306.3.1 General Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

307.2 Protrusion Limits

Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION: Handrails shall be permitted to protrude 4½ inches (115 mm) maximum.

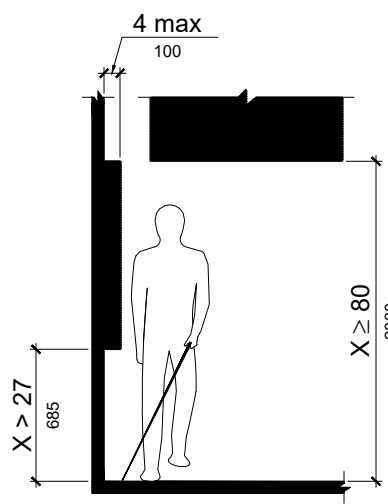


Figure 307.2 Limits of Protruding Objects

307.4 Vertical Clearance Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

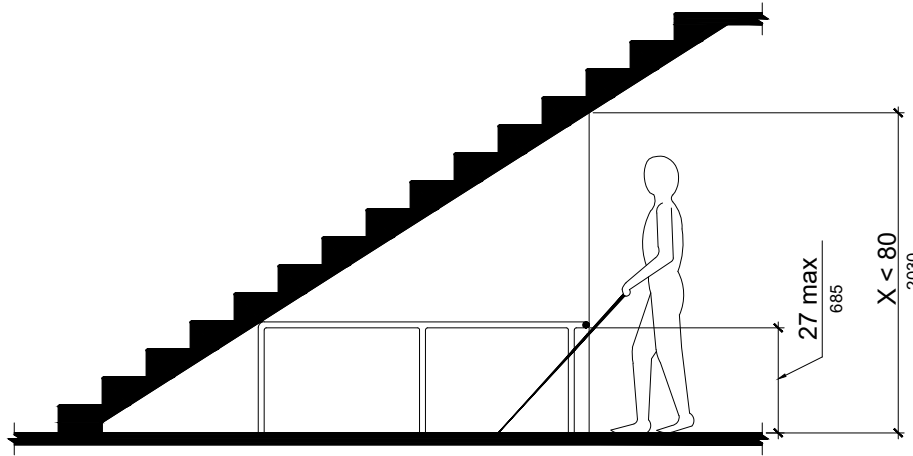


Figure 307.4 Vertical Clearance

404.2 Manual Doors, Doorways, and Manual Gates Manual doors and doorways and manual gates intended for user passage shall comply with 404.2.

404.2.1 Revolving Doors, Gates, and Turnstiles Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

404.2.2 Double-Leaf Doors and Gates At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.

404.2.3 Clear Width Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

EXCEPTIONS: 1. In alterations, a projection of 5/8 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop.

2. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

404.2.4 Maneuvering Clearances Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

EXCEPTION: Entry doors to hospital patient rooms shall not be required to provide the clearance beyond the latch side of the door.

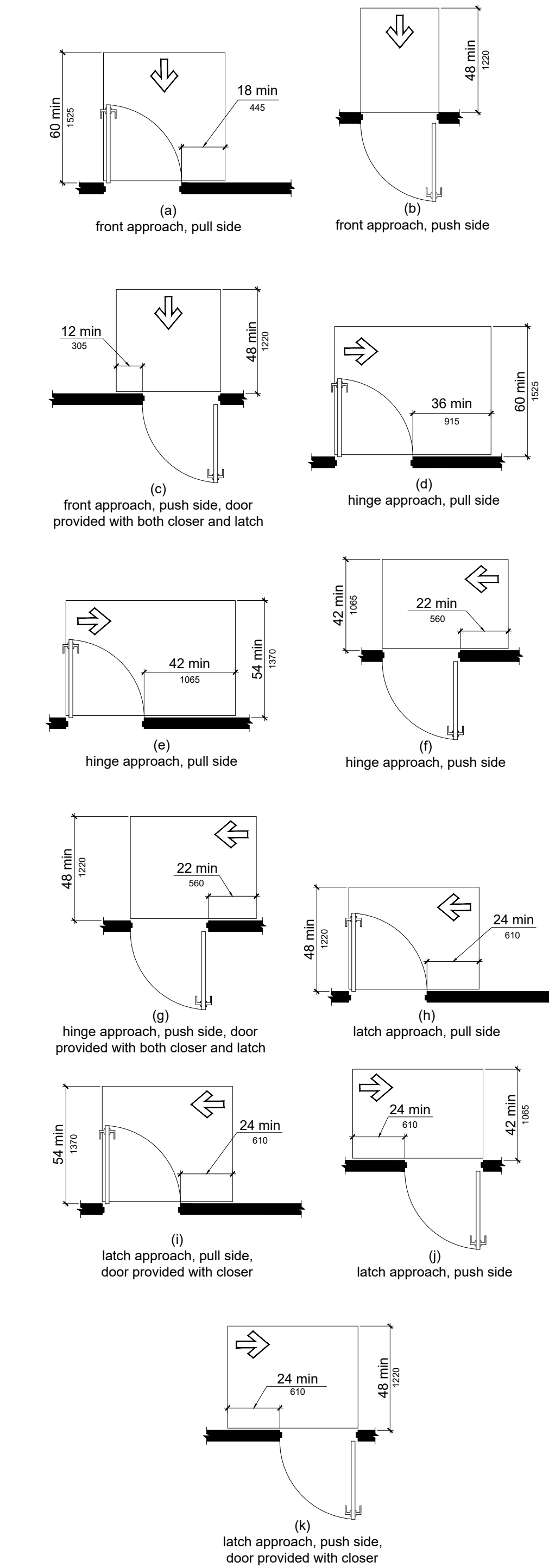


Figure 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates

404.2.6 Doors in Series and Gates in Series The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

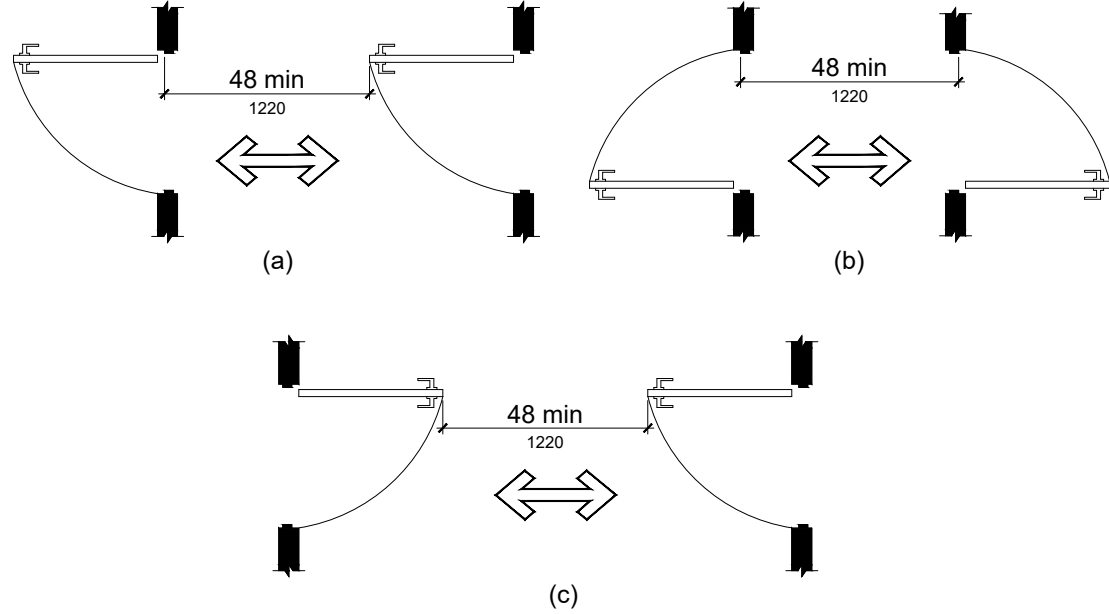


Figure 404.2.6 Doors in Series and Gates in Series

404.2.7 Door and Gate Hardware Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTIONS: 1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rotating doors or grilles, and similar existing doors or grilles that are designed with locks that are actuated only at the top or bottom rail.

2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.

404.2.8 Closing Speed Door and gate closing speed shall comply with 404.2.8.

404.2.8.1 Door Closers and Gate Closers Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door and Gate Opening Force Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

Interior hinged doors and gates: 5 pounds (22.2 N) maximum. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

404.2.10 Door and Gate Surfaces Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

EXCEPTIONS: 1. Sliding doors shall not be required to comply with 404.2.10.

2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255 mm) bottom smooth surface height requirement.

3. Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with 404.2.10.

4. Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped.

Chapter 5: General Site and Building Elements

501.1 Scope The provisions of Chapter 5 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

504.1 General Stairs shall comply with 504.

504.2 Treads and Risers All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.

504.3 Open Risers Open risers are not permitted.

504.4 Tread Surface Stair treads shall comply with 302. Changes in level are not permitted.

EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48.

504.5 Nosing The radius of curvature at the leading edge of the tread shall be ½ inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1½ (38 mm) maximum over the tread below.

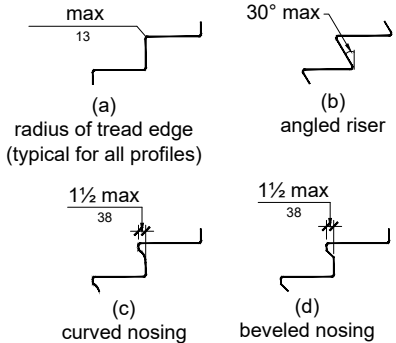


Figure 504.5 Stair Nosings

505 Handrails

505.1 General Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

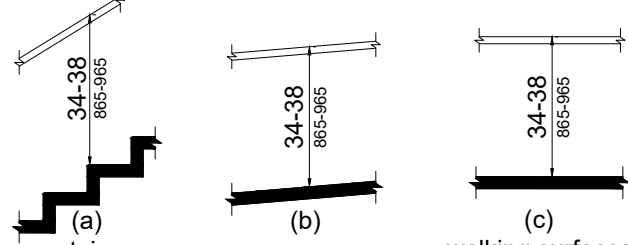


Figure 505.4 Handrail Height

505.5 Clearance Clearance between handrail gripping surfaces and adjacent surfaces shall be 1½ inches (38 mm) minimum.

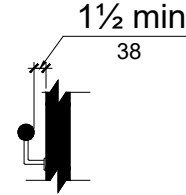


Figure 505.5 Handrail Clearance

505.6 Gripping Surface Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1½ (38 mm) minimum below the bottom of the handrail gripping surface.

EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.

2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch (3.2 mm) for each ½ inch (13 mm) of additional handrail perimeter dimension that exceeds 4 inches (100 mm).

505.7 Cross Section Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

505.7.1 Circular Cross Section Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1¼ inches (32 mm) minimum and 2 inches (51 mm) maximum.

505.7.2 Non-Circular Cross Sections Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6¼ inches (160 mm) maximum, and a cross-section dimension of 2¼ inches (57 mm) maximum.

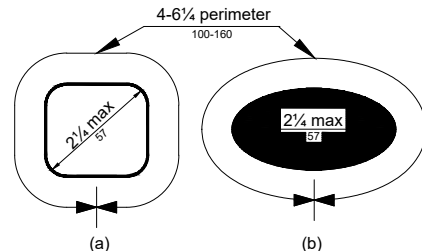


Figure 505.7.2 Handrail Non-Circular Cross Section

505.10 Handrail Extensions Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.

2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.

3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

505.10.1 Top and Bottom Extension at Ramps Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

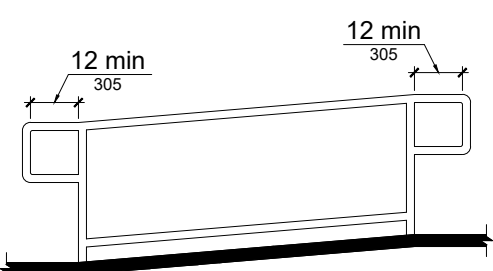


Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Figure 505.10.2 Top Handrail Extension at Stairs

505.10.3 Bottom Extension at Stairs At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

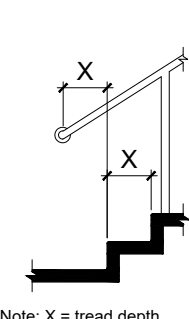


Figure 505.10.3 Bottom Handrail Extension at Stairs

General Notes

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Firm Name and Address

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Project Name and Address
DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TEXAS 78215

Sheet Title

ADA NOTES

Sheet

G002

Project DISTRICT 901 BLDN 1

Date 8/1/2024

Scale As Noted

Chapter 6: Plumbing Elements and Facilities

603 Toilet and Bathing Rooms

603.1 General
Toilet and bathing rooms shall comply with 603.

603.2 Clearances
Clearances shall comply with 603.2.

603.2.1 Turning Space
Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap
Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing
Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:
1. Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3.

2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

603.3 Mirrors
Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves
Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604 Water Closets and Toilet Compartments

604.1 General
Water closets and toilet compartments shall comply with 604.2 through 604.8.

EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with 604.9.

604.2 Location
The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

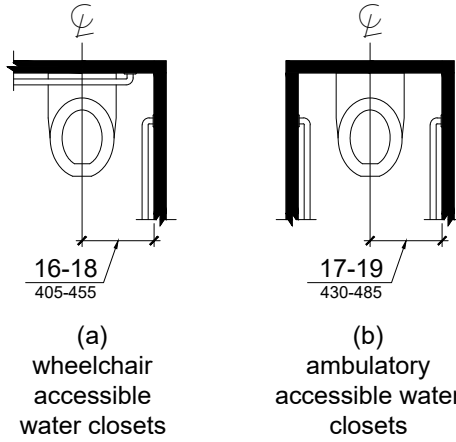


Figure 604.2 Water Closet Location

604.3 Clearance
Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Size
Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

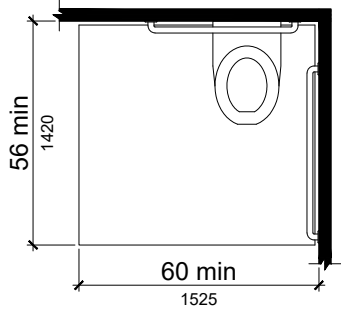


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap
The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

EXCEPTION: In residential dwelling units, a lavatory complying with 606 shall be permitted on the rear wall 18 inches (455 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.

Figure 604.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

604.4 Seats
The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

EXCEPTIONS: 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to

comply with 604.4.

2. In residential dwelling units, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the seat.

604.5 Grab Bars
Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

EXCEPTIONS: 1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.

2. In residential dwelling units, grab bars shall not be required to be installed in toilet or bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.

3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

604.5.1 Side Wall
The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

Figure 604.5.1 Side Wall Grab Bar at Water Closets

604.5.2 Rear Wall
The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

EXCEPTIONS:
1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.

2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

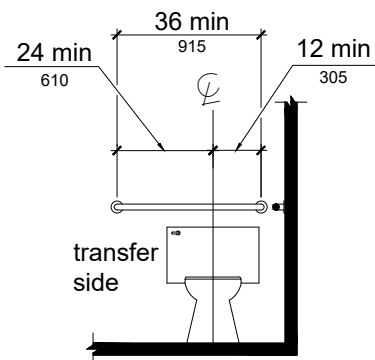


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.6 Flush Controls
Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 Dispensers
Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Advisory 604.7 Dispensers. If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches (1220 mm) maximum above the finish floor and the top of the gripping surface of the grab bar must be 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

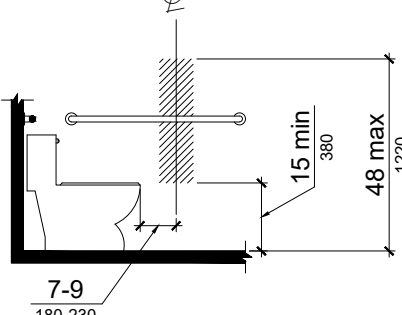


Figure 604.7 Dispenser Outlet Location

604.8 Toilet Compartments
Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and

604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments
Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size
Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

Advisory 604.8.1.1 Size. The minimum space required in toilet compartments is provided so that a person using a wheelchair can maneuver into position at the water closet. This space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified at 604.3.2 (Overlap). If toilet compartments are to be used to house fixtures other than those associated with the water closet, they must be designed to exceed the minimum space requirements. Convenience fixtures such as baby changing tables must also be accessible to people with disabilities as well as to other users. Toilet compartments that are designed to meet, and not exceed, the minimum space requirements may not provide adequate space for maneuvering into position at a baby changing table.

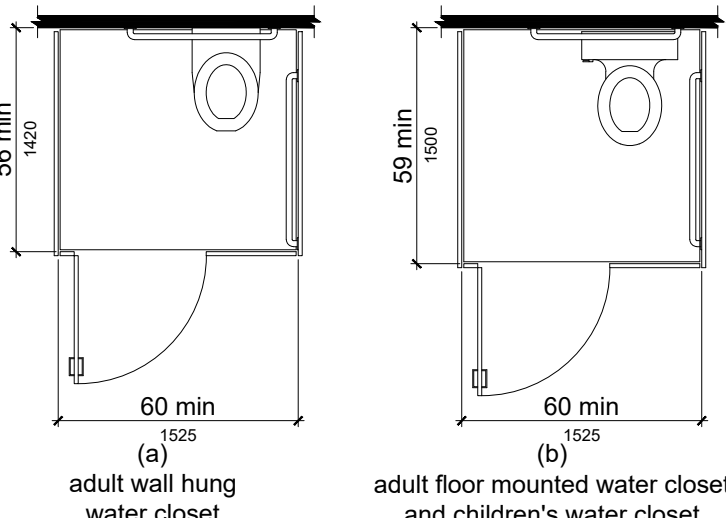


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

604.8.1.2 Doors
Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

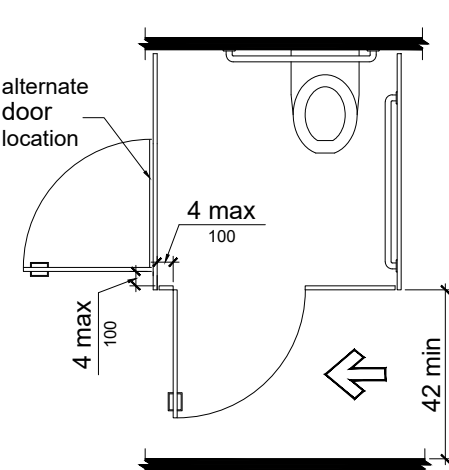


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.1.3 Approach
Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance
The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.

EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.

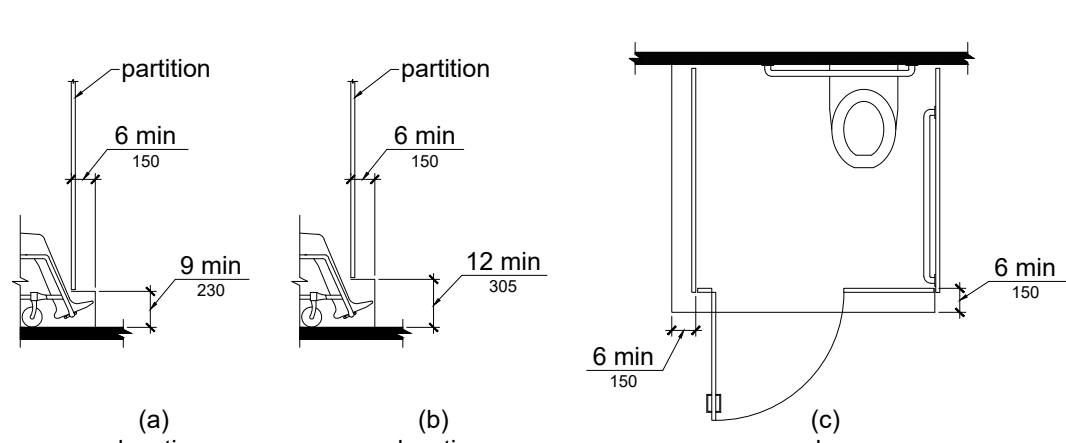


Figure 604.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance

604.8.1.5 Grab Bars
Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

605 Urinals

605.1 General
Urinals shall comply with 605.

605.2 Height and Depth
Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13½ inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

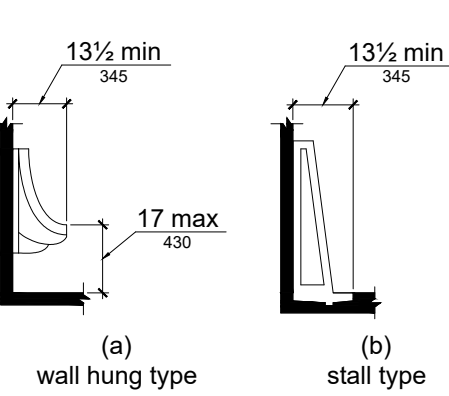


Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space
A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls
Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 Lavatories and Sinks
606.1 General
Lavatories and sinks shall comply with 606.

606.2 Clear Floor Space
A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

EXCEPTIONS:
1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars.

2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance complying with 306.

3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met:
-the cabinetry can be removed without removal or replacement of the fixture;
-the finish floor extends under the cabinetry; and
-the walls behind and surrounding the cabinetry are finished.

4. A knee clearance of 24 inches (610 mm) minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31 inches (785 mm) maximum above the finish floor or ground.

5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger.

6. The dip of the overflow shall not be considered in determining knee and toe clearances.
7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306.

606.3 Height
Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

EXCEPTIONS:
1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 606.3.

2. In residential dwelling unit kitchens, sinks that are adjustable to variable heights, 29 inches (735 mm) minimum and 36 inches (915 mm) maximum, shall be permitted where rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm).

606.4 Faucets
Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces
Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

902 Dining Surfaces and Work Surfaces

902.1 General
Dining surfaces and work surfaces shall comply with 902.2 and 902.3.

EXCEPTION: Dining surfaces and work surfaces for children's use shall be permitted to comply with 902.4.

Advisory 902.1 General. Dining surfaces include, but are not limited to, bars, tables, lunch counters, and booths. Examples of work surfaces include writing surfaces, study carrels, student laboratory stations, baby changing and other tables or fixtures for personal grooming, coupon counters, and where covered by the ABA scoping provisions, employee work stations.

902.2 Clear Floor or Ground Space
A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided.

902.3 Height
The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

902.4 Dining Surfaces and Work Surfaces for Children's Use
Accessible dining surfaces and work surfaces for children's use shall comply with 902.4.

EXCEPTION: Dining surfaces and work surfaces that are used primarily by children 5 years and younger shall not be required to comply with 902.4 where a clear floor or ground space complying with 305 positioned for a parallel approach is provided.

902.4.1 Clear Floor or Ground Space
A clear floor space complying with 305 positioned for forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided, except that knee clearance 24 inches (610 mm) minimum above the finish floor or ground shall be permitted.

902.4.2 Height
The tops of tables and counters shall be 26 inches (660 mm) minimum and 30 inches (760 mm) maximum above the finish floor or ground.

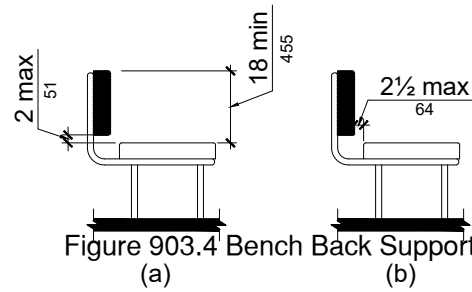
903 Benches

903.1 General
Benches shall comply with 903.

903.2 Clear Floor or Ground Space
Clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench.

903.3 Size
Benches shall have seats that are 42 inches (1065 mm) long minimum and 20 inches (510 mm) deep minimum and 24 inches (610 mm) deep maximum.

903.4 Back Support
The bench shall provide for back support or shall be affixed to a wall. Back support shall be 42 inches (1065 mm) long minimum and shall extend from a point 2 inches (51 mm) maximum above the seat surface to a point 18 inches (455 mm) minimum above the seat surface. Back support shall be 2½ inches (64 mm) maximum from the rear edge of the seat measured horizontally.



903.5 Height
The top of the bench seat surface shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the finish floor or ground.

903.6 Structural Strength
Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

903.7 Wet Locations
Where installed in wet locations, the surface of the seat shall be slip resistant and shall not accumulate water.

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Project Name and Address

DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TEXAS 78215

Sheet Title

ADA NOTES CONT.

Sheet

G003

Project

DISTRICT 901 BLDN 1

Date

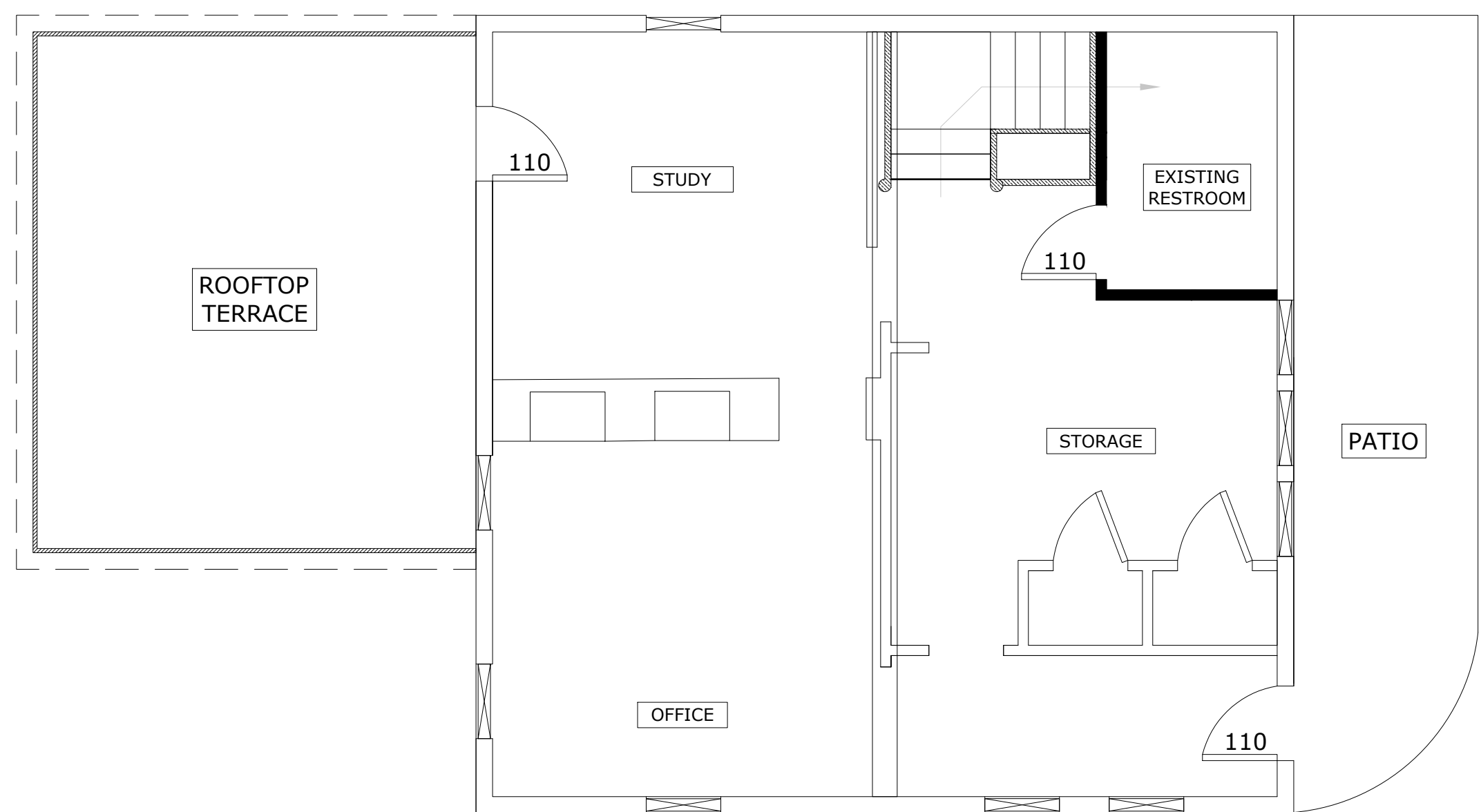
8/1/2024

Scale

As Noted



1 EXISTING PLAN - LEVEL 1
SCALE: 1/8" = 1' - 0"



2 EXISTING PLAN - LEVEL 2
SCALE: 1/8" = 1' - 0"

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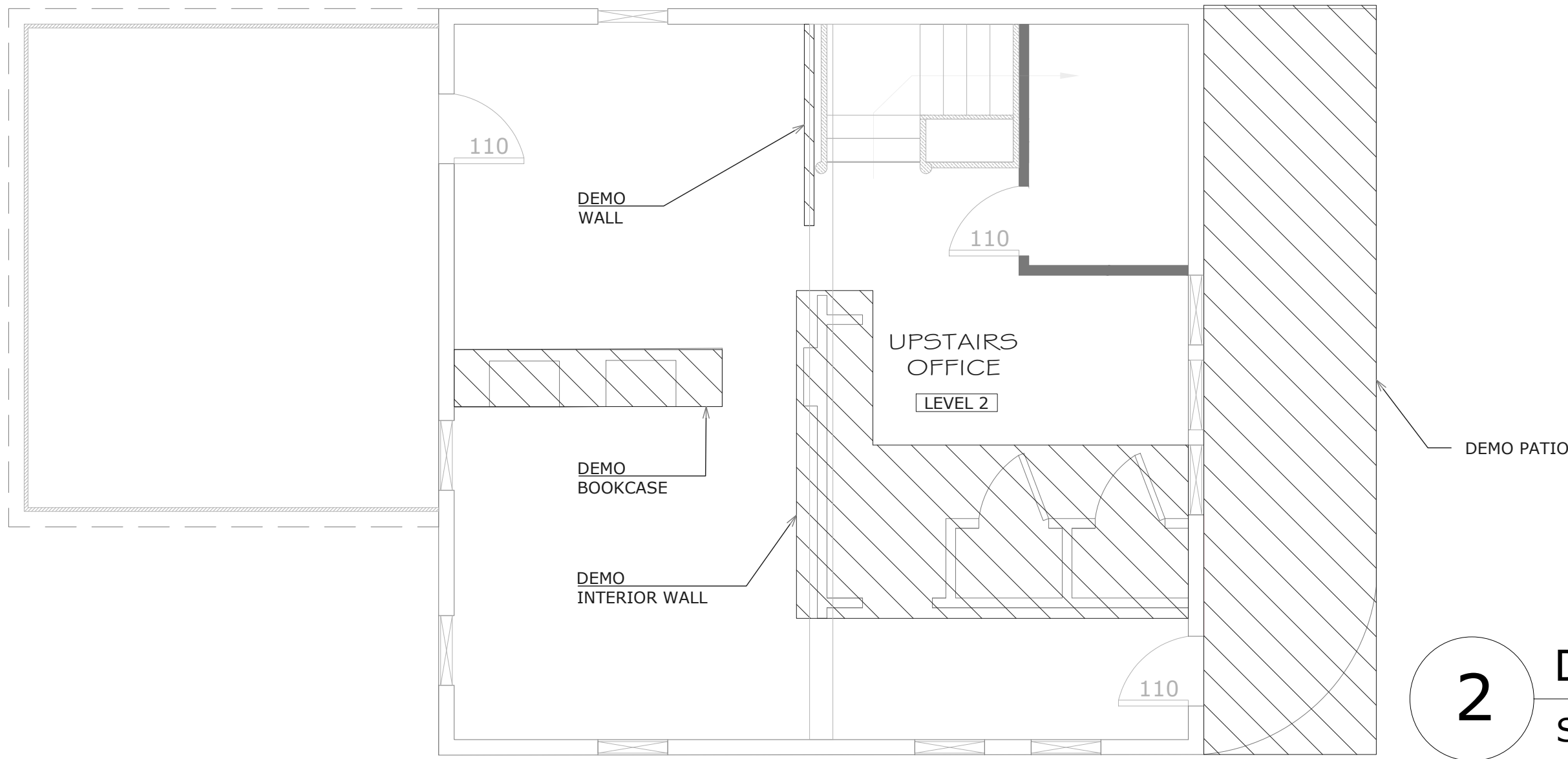
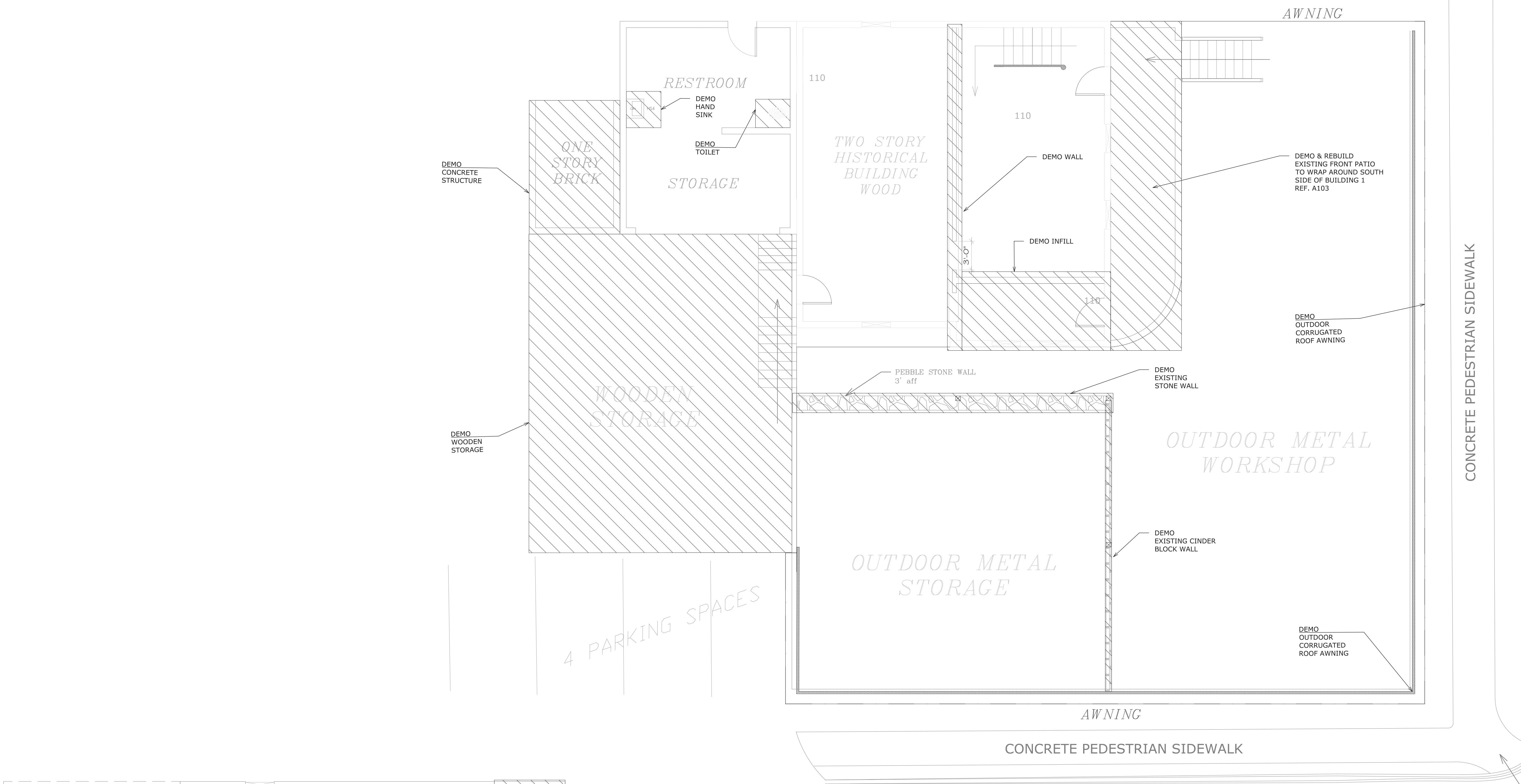


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No.	Revision/Issue	Date
1	FOR PERMITTING	8/21/24

Firm Name and Address
ArcDesignContractors
Arc Design Contractors
2918 Bellamy Circle
Cedar Park, Texas 78613
arcdesigncontractors.com

Project Name and Address	
DISTRICT 901 BLDN 1 901 N ALAMO ST SAN ANTONIO, TEXAS 78215	
Sheet Title	
EXISTING PLAN	
Sheet	
A101	
Project	
DISTRICT 901 BLDN 1	
Date	8/1/2024
Scale	As Noted



2 DEMO PLAN - LEVEL 2
SCALE: 1/8" = 1' - 0"

General Notes

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Project Name and Address

DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TEXAS 78215

Sheet Title

DEMO PLAN

Sheet

A102

Project

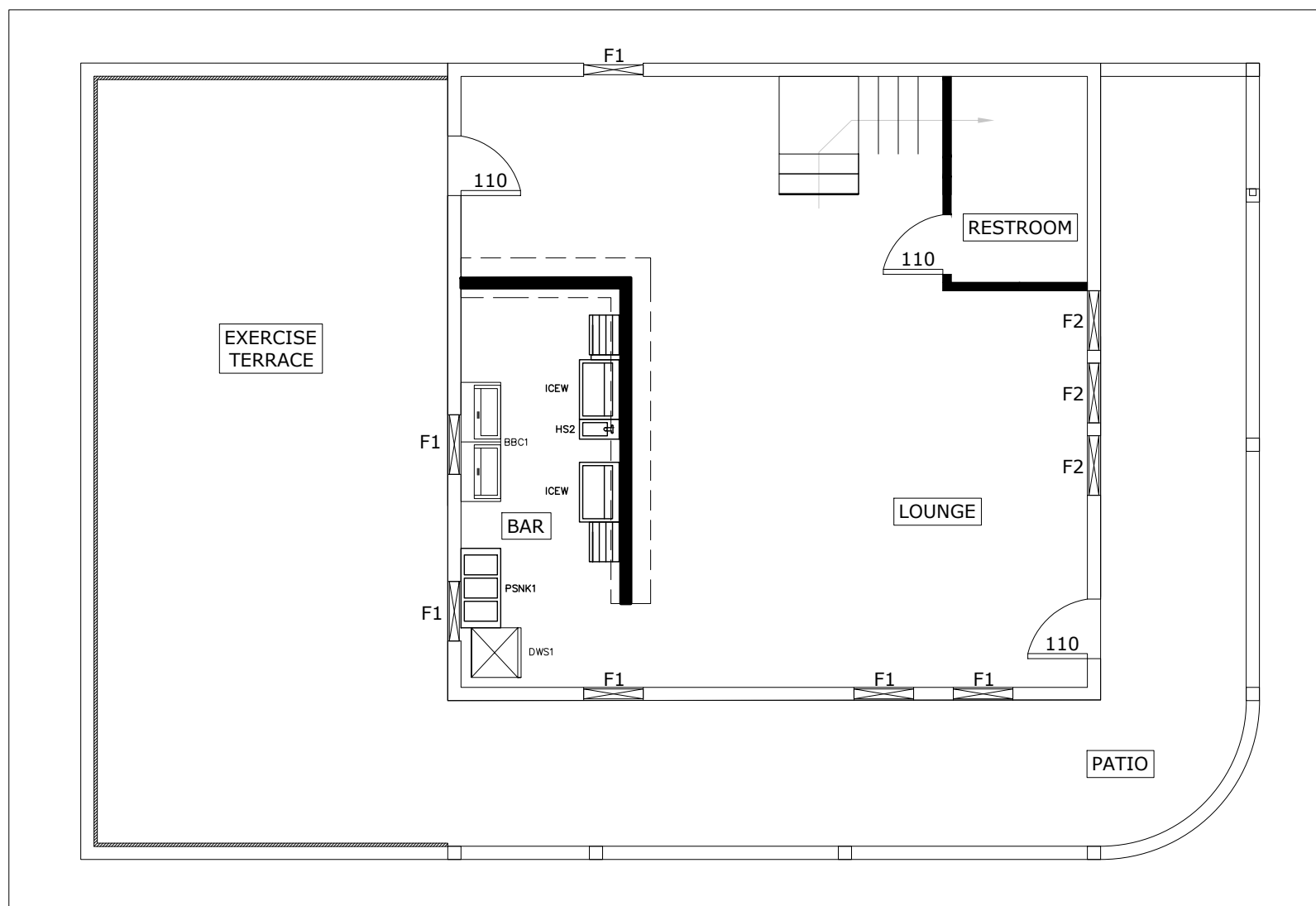
DISTRICT 901 BLDN 1

Date

8/1/2024

Scale

As Noted



1 PROPOSED PLAN - LEVEL 1
SCALE: 3/16" = 1' - 0"

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Project Name and Address	
DISTRICT 901 BLDN 1 901 N ALAMO ST SAN ANTONIO, TEXAS 78215	
Sheet Title	
PROPOSED PLAN	
Sheet	
A103	
Project	
DISTRICT 901 BLDN 1	
Date	
8/1/2024	
Scale	
As Noted	

General Notes

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Project Name and Address

DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TEXAS 78215

Sheet Title

DIMENSIONS PLAN

Sheet

A104

Project

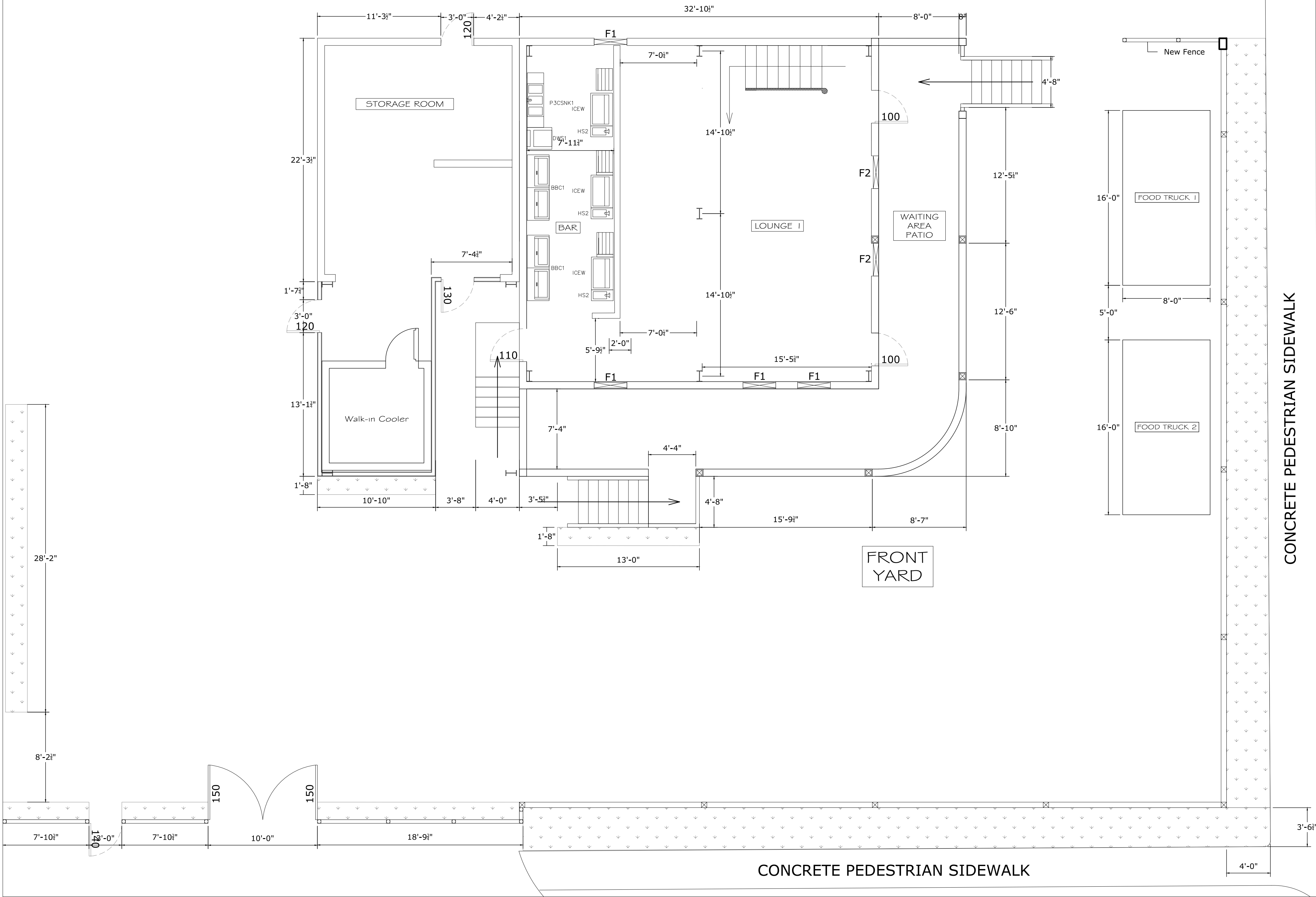
DISTRICT 901 BLDN 1

Date

8/1/2024

Scale

As Noted



1

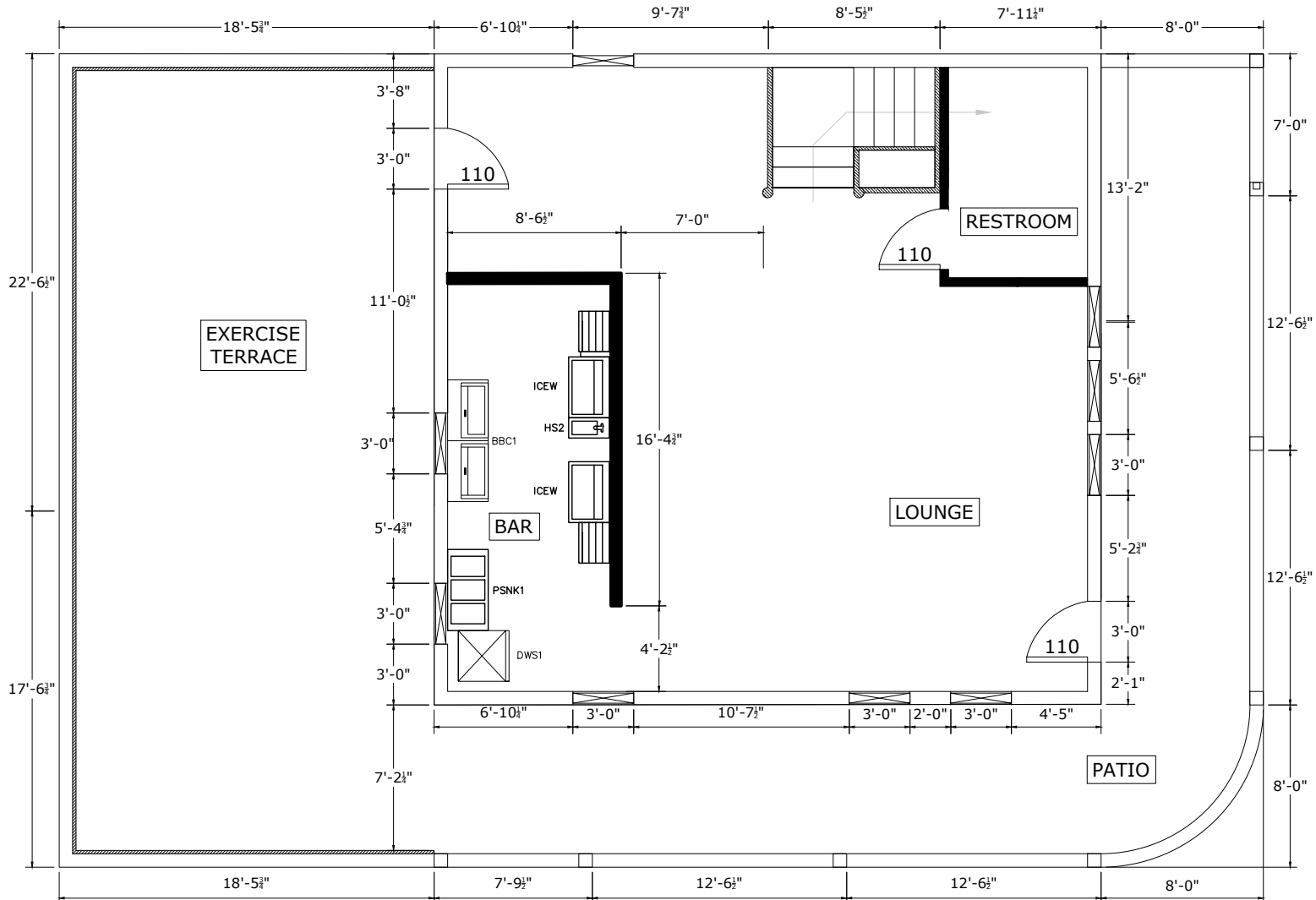
DIMENSIONS PLAN - LEVEL 1

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

2

DIMENSIONS PLAN - LEVEL 2

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



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Project Name and Address

DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TEXAS 78215

Sheet Title

CEILING PLAN

Sheet

A105

Project

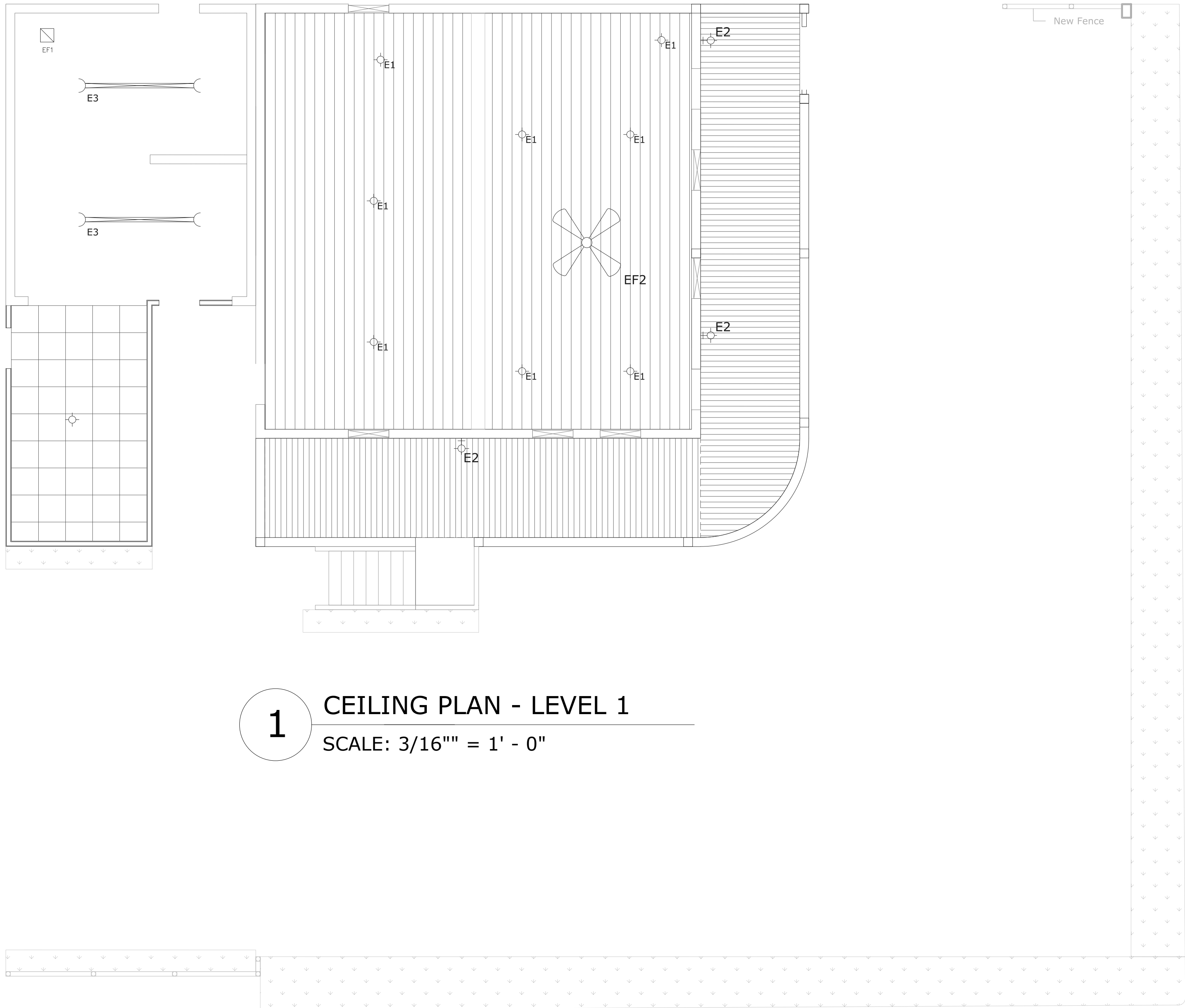
DISTRICT 901 BLDN 1

Date

8/1/2024

Scale

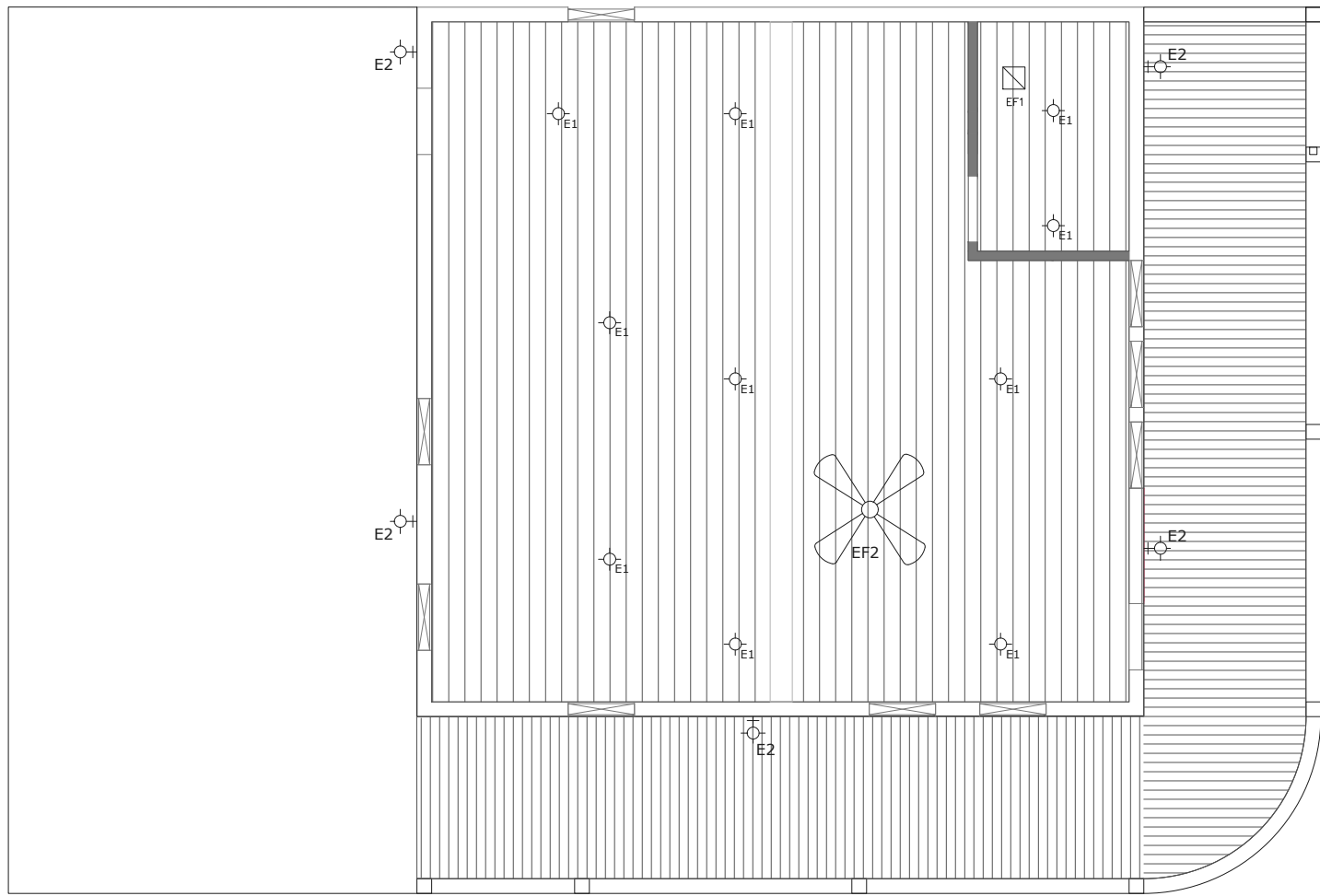
As Noted



1

CEILING PLAN - LEVEL 1

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



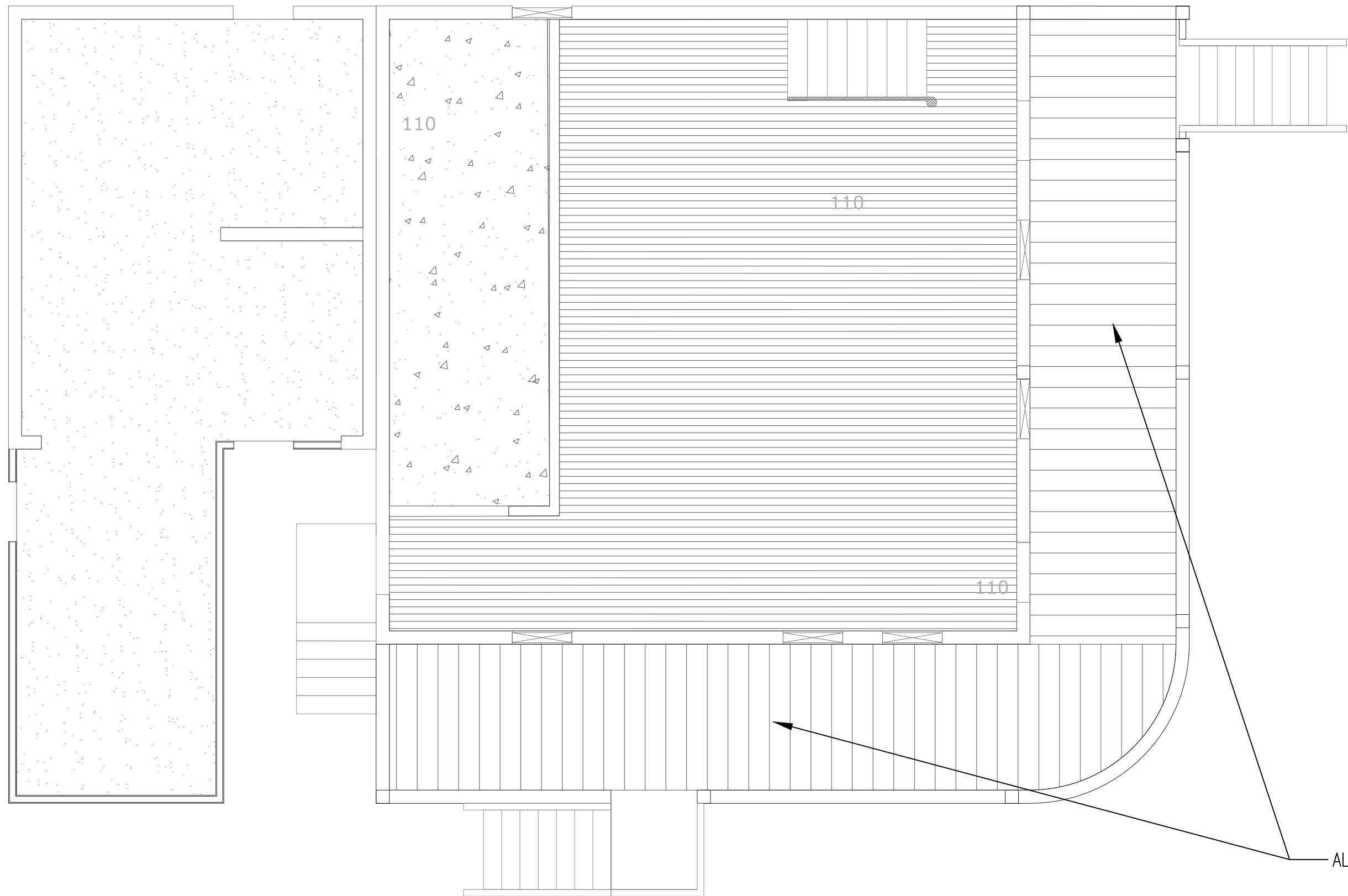
2

CEILING PLAN - LEVEL 2

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

CEILING SCHEDULE

MARK	DESCRIPTION	MANUFACTURE	SIZE	NOTE
	CEILING TILE GYPSUM, FLUSH	USG	24 " X24"	1 HR FIRE RATED
	Tongue & Groove 3" x 7/8"	Georgia Pacific	3" x 7/8"	PRIMED
	PINE WOOD SLAT 3.5" WIDE	ARMSTRONG	3.5" X 96"	



1 FLOOR PLAN - LEVEL 1
SCALE: 3/16" = 1' - 0"

ALL TONGE&GROVE WOODEN BOARD
USED FOR PORCH SHALL RUN
PERPENDICULAR TO EDGE
PER HISTORICAL GUIDELINE



2 FLOOR PLAN - LEVEL 2
SCALE: 1/8" = 1' - 0"

ALL TONGE&GROVE WOODEN BOARD
USED FOR PORCH SHALL RUN
PERPENDICULAR TO EDGE
PER HISTORICAL GUIDELINE

FLOOR FINISH SCHEDULE				
MARK	NAME	MANUFACTURE	SIZE	NOTE
	REFLEXION	DUR-A-FLEX	SAND	COLOR: SLATE
	European Oak Rustic Distressed Engineered Hardwood	WOODLAND RESERVE	5/8" X 9.5"	
	Tongue & Groove 3" x 7/8"	Georgia Pacific	3" x 7/8"	PRIMED
	DUR-A-QUARTZ	DUR-A-FLEX		COLOR: SLATE

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Project Name and Address

DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TEXAS 78215

Sheet Title

FLOOR PLAN

Sheet

A106

Project

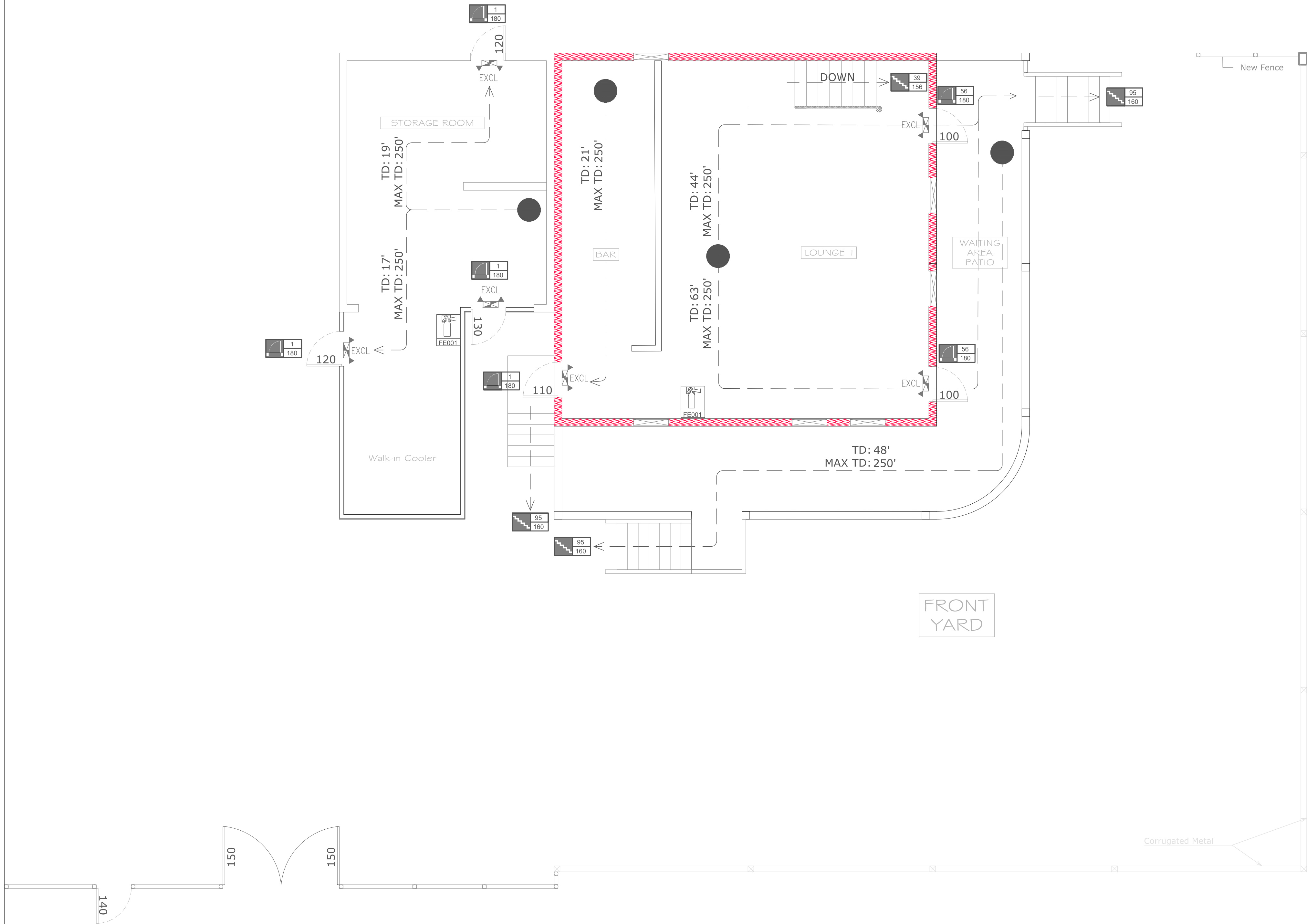
DISTRICT 901 BLDN 1

Date

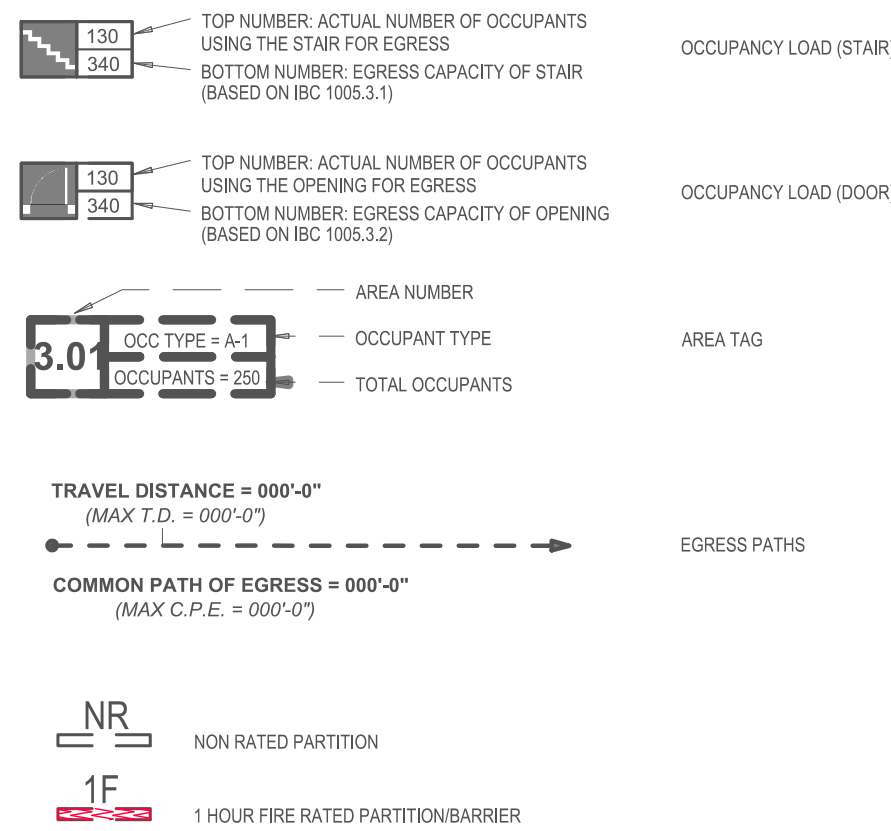
8/1/2024

Scale

As Noted



LIFESAFETY PLAN SYMBOLS

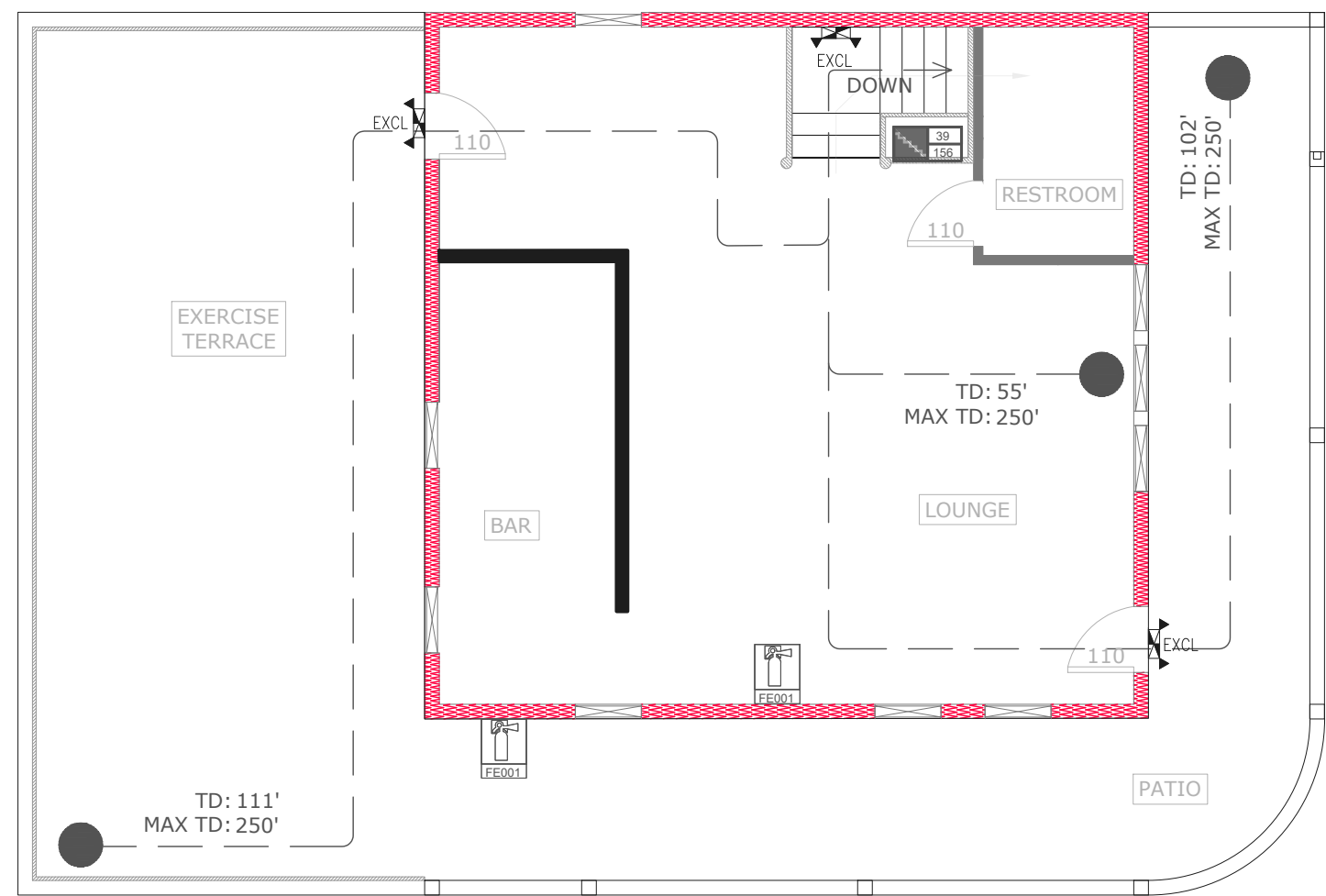


OCCUPANCY CALCULATION									
AREA NUMBER	OCCUPANCY USE	AREA	FLOOR	SQFT	OCCUPANCY	OCCUPANT	OCCUPANCY CLASSIFICATION	REQUIRED EXIT	POSTED SIGN REQUIREMENT
1.01	A-2	LOUNGE 1	1	297	20	15 NET	ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED (TABLES & CHAIR)	2	YES
1.02	B	STORAGE ROOM	1	415	1	300 NET	STORAGE	1	NO
1.03	A-2	WAITING AREA	1	501	33	15 NET	WAITING AREA - EGRESS THROUGH AREA	2	YES
1.04	B	BAR/KITCHEN	1	196	1	200 GROSS	KITCHEN	1	NO
1.05	B	RESTROOM	1	35	1	300 GROSS	RESTROOM	1	NO
1.06	A-2	LOUNGE 2	2	281	19	15 NET	ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED (TABLES & CHAIR)	1	YES
1.07	B	RESTROOM	2	85	1	300 GROSS	RESTROOM	1	NO
1.08	M	MERCANTILE	2	677	11	60 GROSS	EXERCISE	1	NO
1.09	M	MERCANTILE	2	407	7	60 GROSS	MERCANTILE	1	NO
1.1	B	BAR/KITCHEN	2	161	1	200 GROSS	KITCHEN	1	NO
BUILDING 1 OCCUPANCY					95				

MINIMUM EGRESS DETERMINATION					
EGRESS COMPONENT	OCCUPANT LOAD SERVED	MINIMUM COMPONENT	CALCULATED MINIMUM WIDTH	MINIMUM REQUIREMENT	ACTUAL SIZE
110	95	32" IBC 1005.3.2	95"0.2=19"	32"	36"
120	95	32" IBC 1005.3.2	95"0.2=19"	32"	36"
130	95	32" IBC 1005.3.2	95"0.2=19"	32"	36"
140	95	32" IBC 1005.3.2	95"0.2=19"	32"	36"
150	95	32" IBC 1005.3.2	95"0.2=19"	32"	120"
210	39	IBC 1005.3.1	39"0.3=11.7"	36"	47"
220	56	IBC 1005.3.1	56"0.3=16.8"	44"	48"
230	56	IBC 1005.3.1	56"0.3=16.8"	44"	48"
240	56	IBC 1005.3.1	56"0.3=16.8"	44"	48"

1 LIFE SAFETY PLAN - LEVEL 1

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



2 LIFE SAFETY PLAN - LEVEL 2

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

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Office: (949) 391-9544

No.	Revision/Issue	Date
1	FOR PERMITTING	8/21/24

Firm Name and Address

ArcDesignContractors

Arc Design Contractors
2918 Bellamy Circle
Cedar Park, Texas 78613
arcdesigncontractors.com

Project Name and Address

DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TEXAS 78215

Sheet Title

LIFE SAFETY PLAN

Sheet

A107

Project

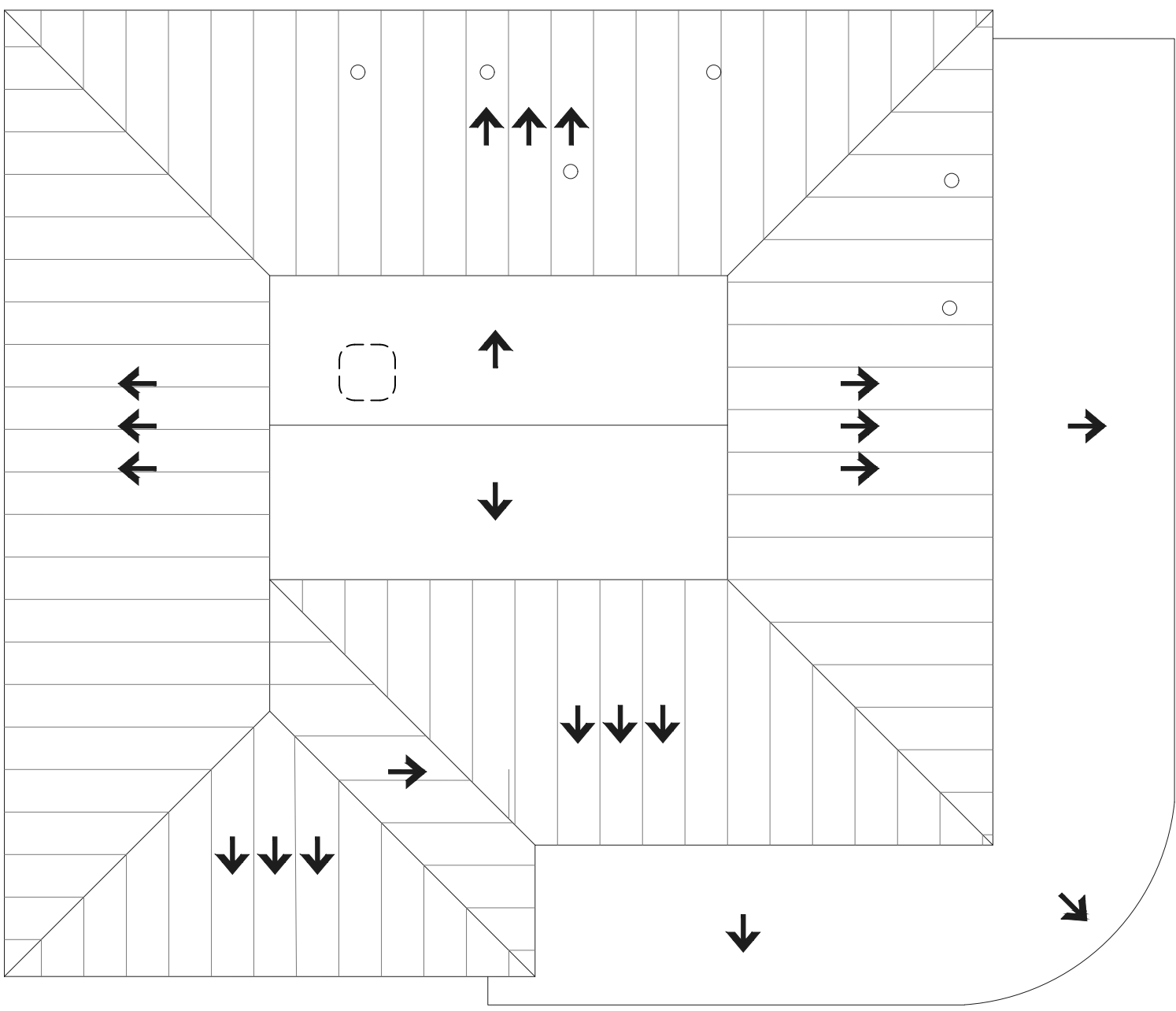
DISTRICT 901 BLDN 1

Date

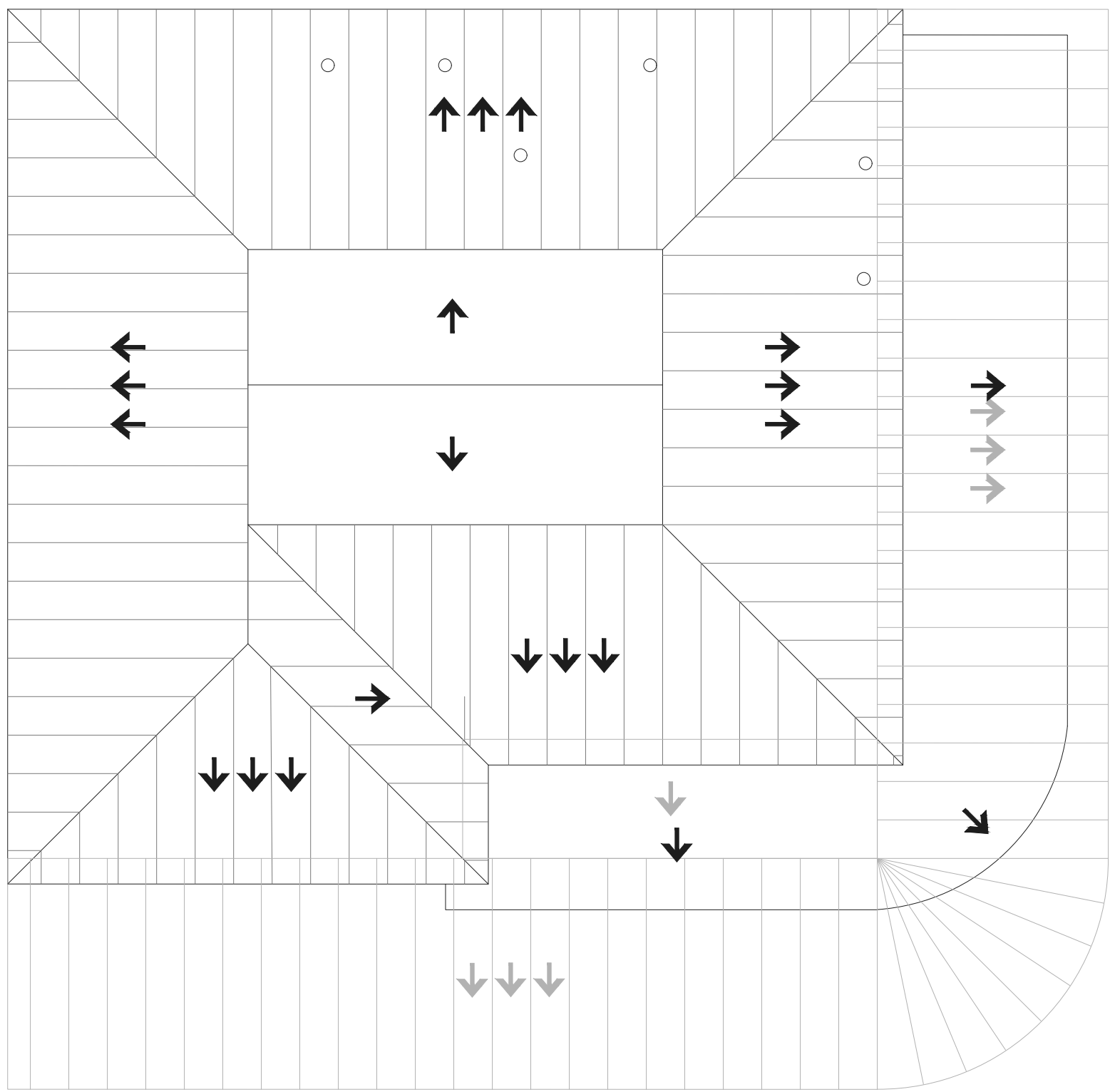
8/1/2024

Scale

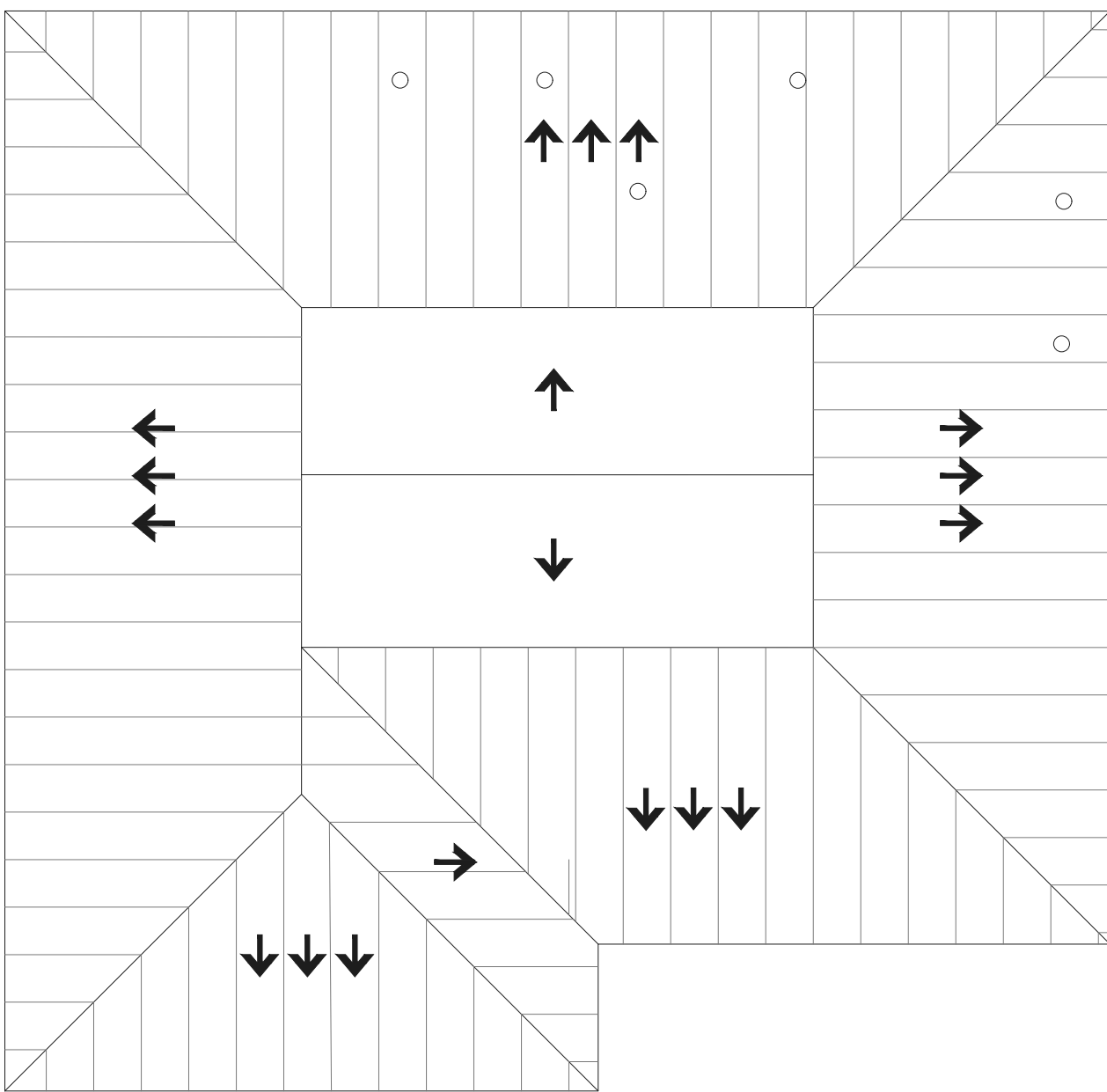
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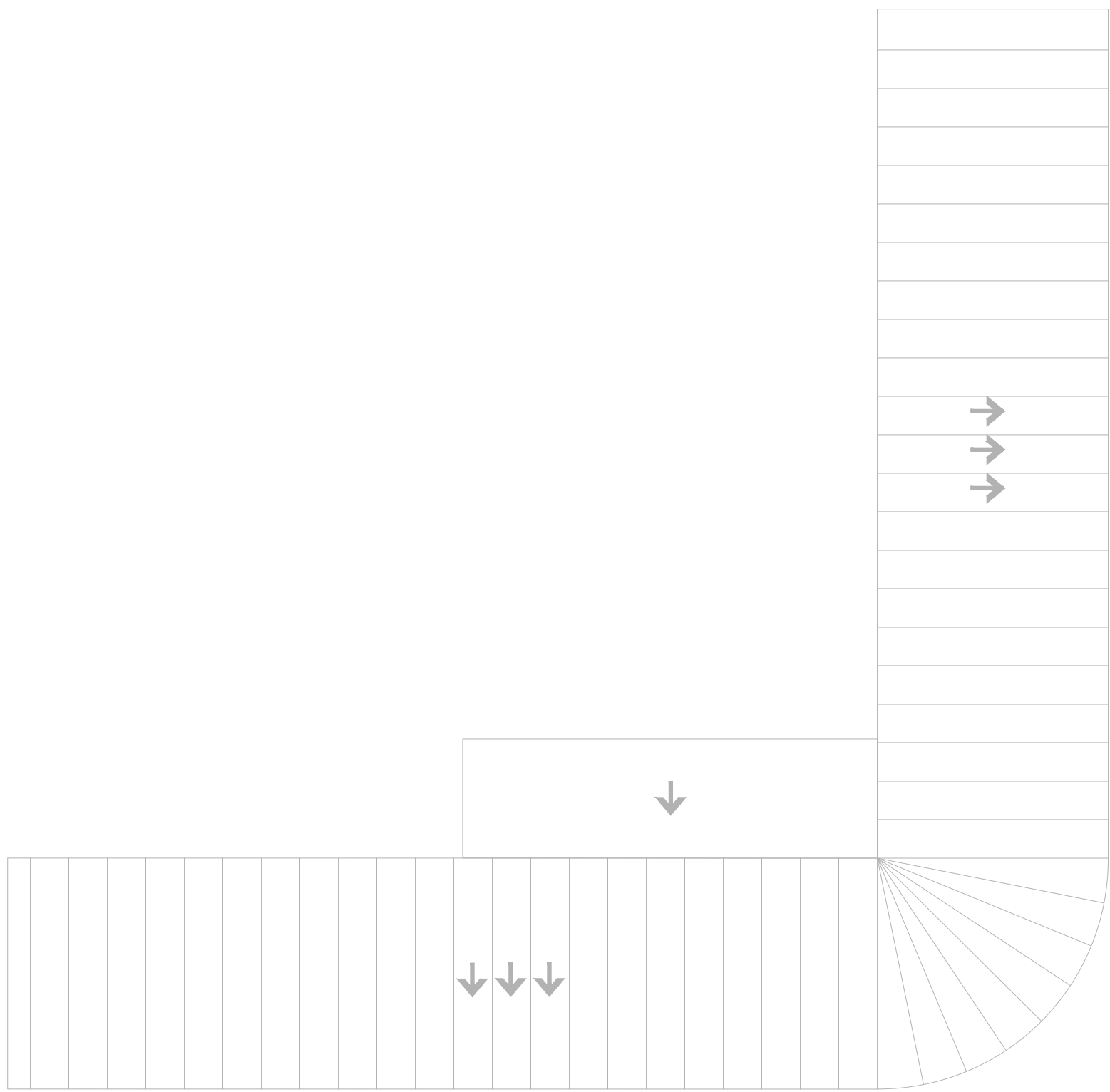
1 EXISTING ROOF PLAN
SCALE: 3/16" = 1' - 0"



2 PROPOSED ROOF PLAN
SCALE: 3/16" = 1' - 0"



3 2-STORY ROOF - NO CHANGES
SCALE: 3/16" = 1' - 0"



4 PROPOSED PATIO ROOF
SCALE: 3/16" = 1' - 0"

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Project Name and Address

DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TEXAS 78215

Sheet Title

ROOF PLAN

Sheet

A108

Project

DISTRICT 901 BLDN 1

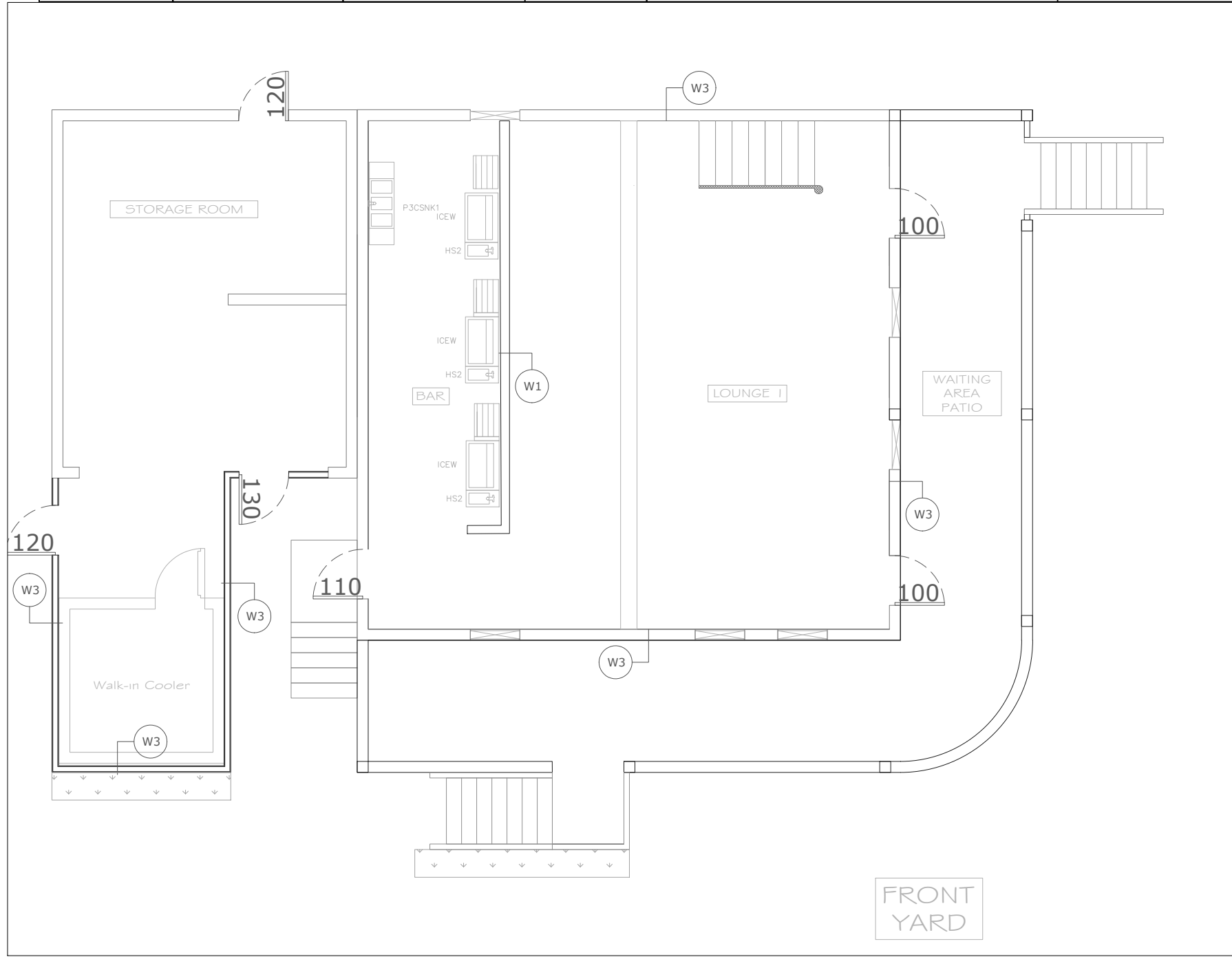
Date

8/1/2024

Scale

As Noted

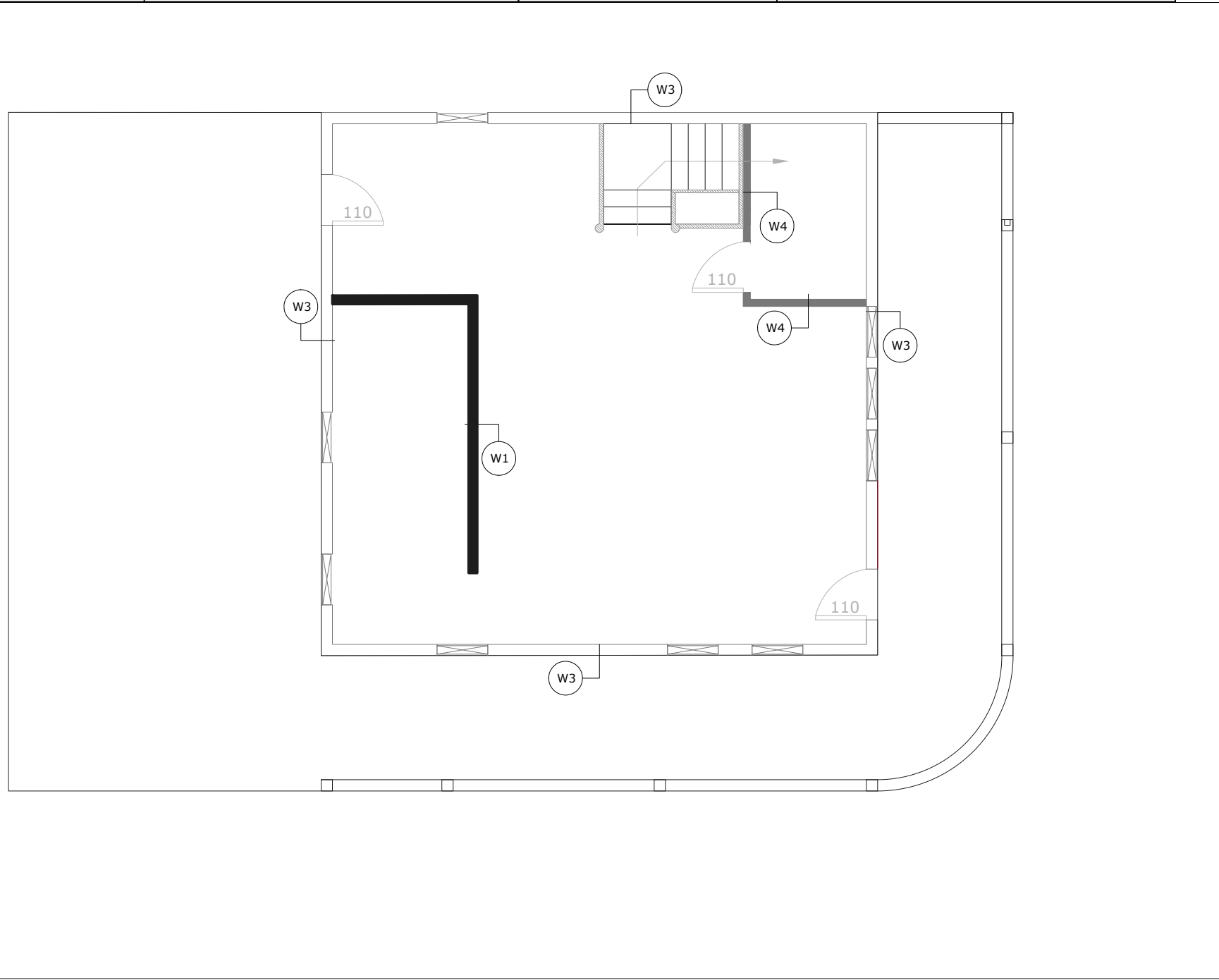
WALL SCHEDULE								
WALL ID	TYPE	THICKNESS	GAUGE	INSULATION	INTERIOR SHEATING	OTHER SIDED SHEATING	USE	NOTES
W1	METAL STUD	6"	18G	N/A	5/8" MOISTURE SHEETROCK	5/8" MOISTURE SHEETROCK	Pony wall for bar	BIRKIM POST 4' OC
W2	METAL STUD	3 5/8"	20G	N/A	5/8" MOISTURE SHEETROCK	5/8" MOISTURE SHEETROCK	Interior standard wall	BIRKIM POST 4' OC
W3	METAL STUD	6"	18G	6" FIRE RETARDANT INSULATION	5/8" MOISTURE SHEETROCK	5/8" DENSGLAS	Exterior wall	BRACING PER ENGINEER NOTE



1

WALL FINISH SCHEDULE - LEVEL 1

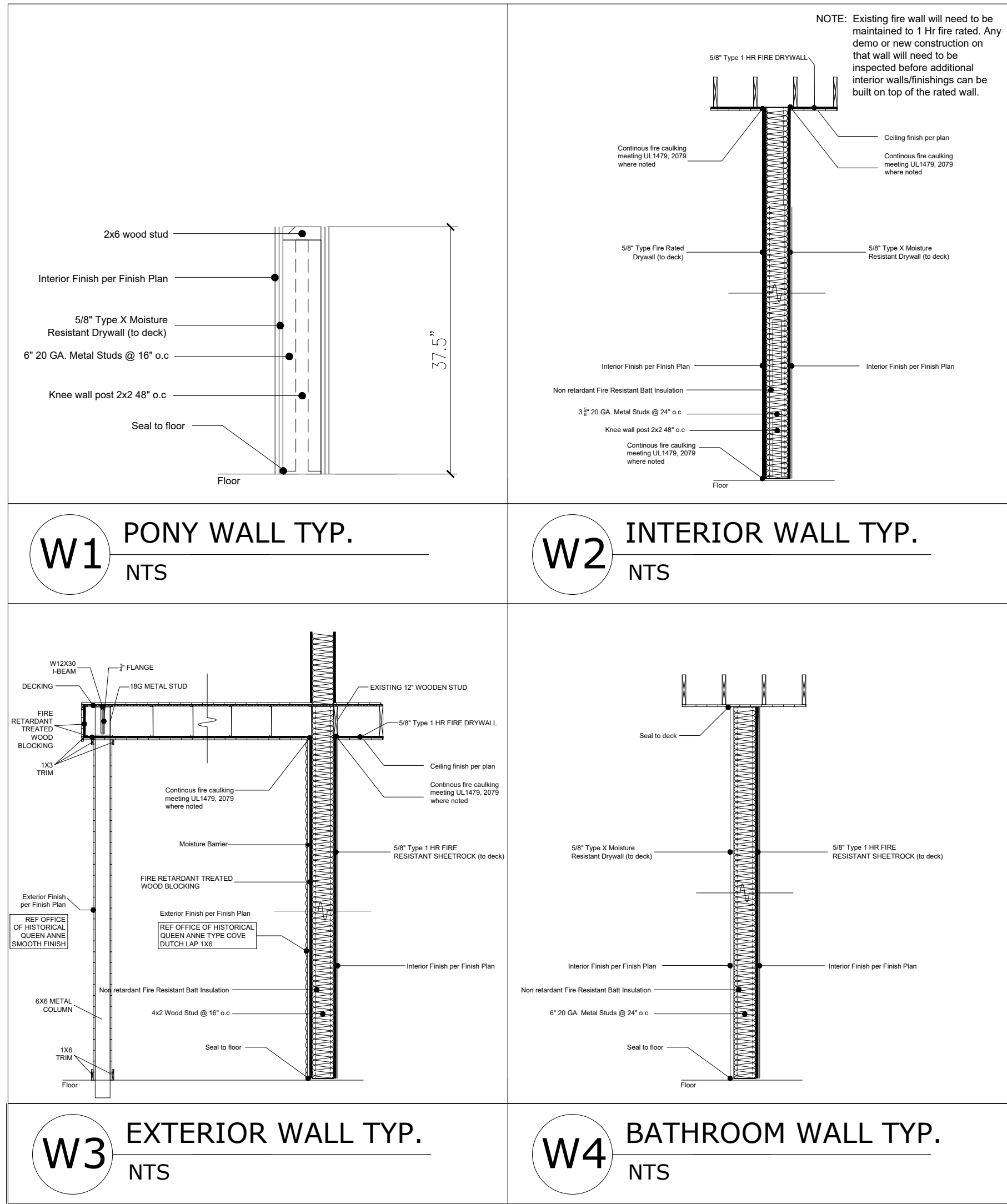
SCALE: 1/8" = 1' - 0"



2

WALL FINISH SCHEDULE - LEVEL 2

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

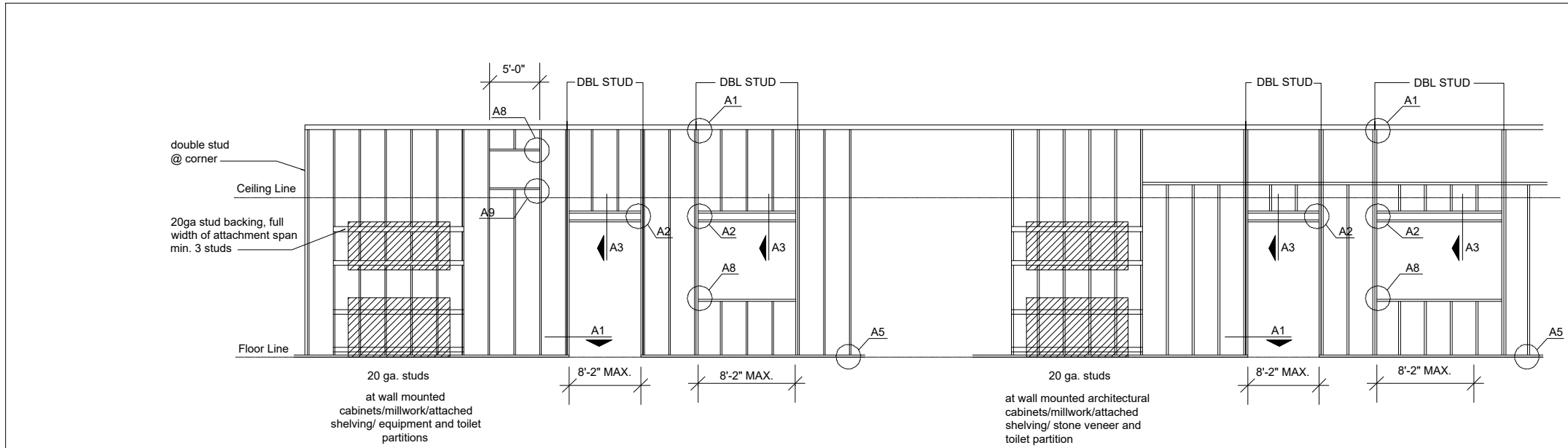


General Notes

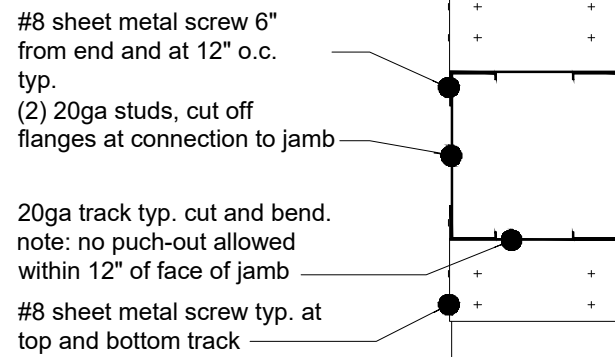
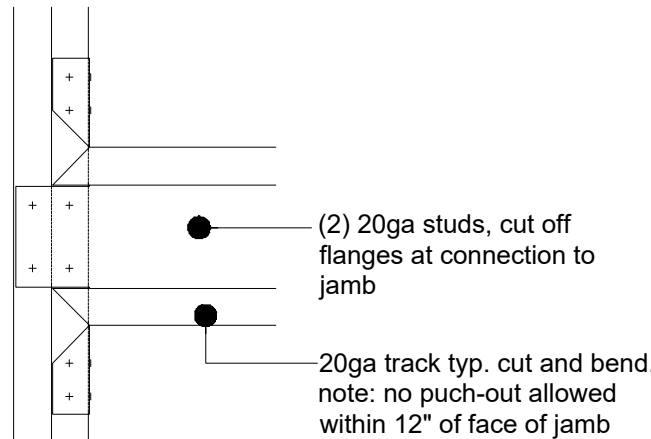
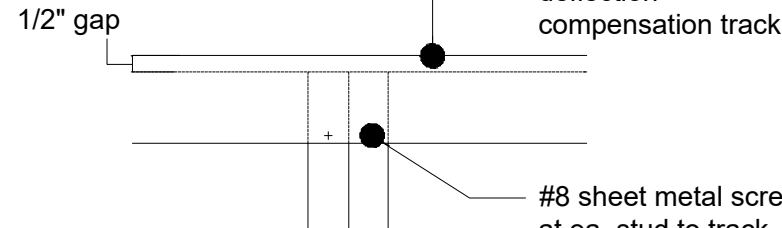
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- All light gauge framing shall be per metal stud manufacturer's association catalog, (CMR) (Fire rated).
- Track to be the same gauge as studs.
- Multiple studs to be welded per detail 001.
- For duct opening and header between 0'-1" and 8'-2" wide provide header per detail 001.



Wall Types General Notes

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- GC to install all products per manufacturer's recommendations.
- Contractor to submit all drywall, mud and accessories to architect and building owner for written approval. Provide cut sheets for all products.
- All drywall products and accessories to be ASBESTOS-FREE.

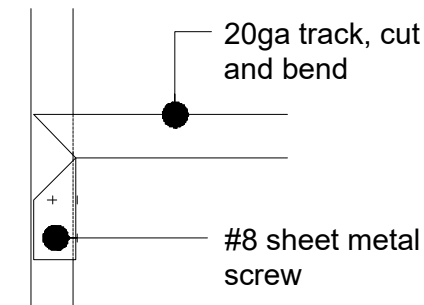
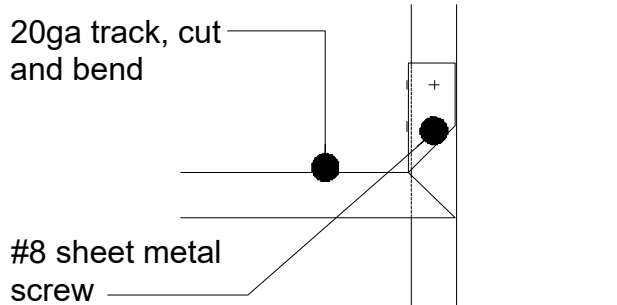
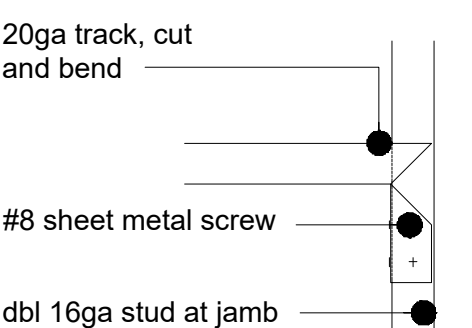
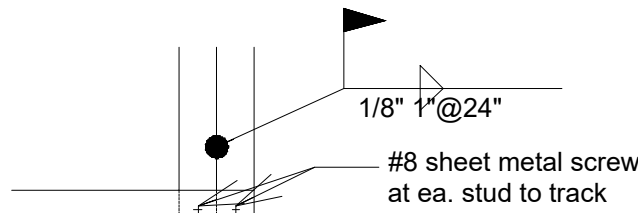
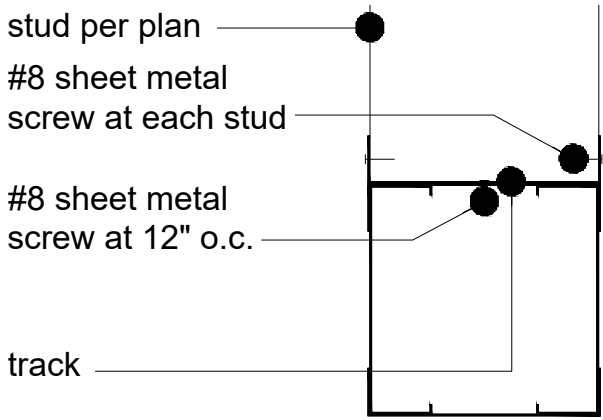
Sheathing Specifications:

Tile Backer Board
Manufacturer: USG or approved equal
Product: Durock or Hardie Tile BackerBoard
Thickness: 3/8"
Fire Resistance: Type-X equivalent
Moisture Resist: Yes

Painted Drywall Surfaces
Manufacturer: USG or approved equal
Product: Type-X Gypsum Board
Thickness: 5/8"
Moisture Resist: Yes
Level Finish: LEVEL 4, smooth, no texture

Sound Batt Insulation
Manufacturer: Ultralouch
Product: Densim Insulation
Product #: 10002-01924
R-Value: 3 1/2" = R-19
6" = R-21

A0 GENERAL FRAMING SCHEMATIC
NTS



A4 HEADER DETAILS
NTS

A5 FLOOR STUD
NTS

A6 TOP TRACK TYP.
NTS

A7 HEADER TO STUD TYP.
NTS

A8 HEADER X-SECTION TYP.
NTS

A9 HEADER DETAILS
NTS

No.	Revision/Issue	Date
1	FOR PERMITTING	8/21/24

Firm Name and Address

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2918 Bellamy Circle
Cedar Park, Texas 78613
arcdesigncontractors.com

Project Name and Address

DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TEXAS 78215

Sheet Title

WALL SCHEDULE

Sheet

A500

Project DISTRICT 901 BLDN 1

Date 8/1/2024

Scale As Noted

REFURBISH & REPAIR
ORNAMENTAL ELEMENTS

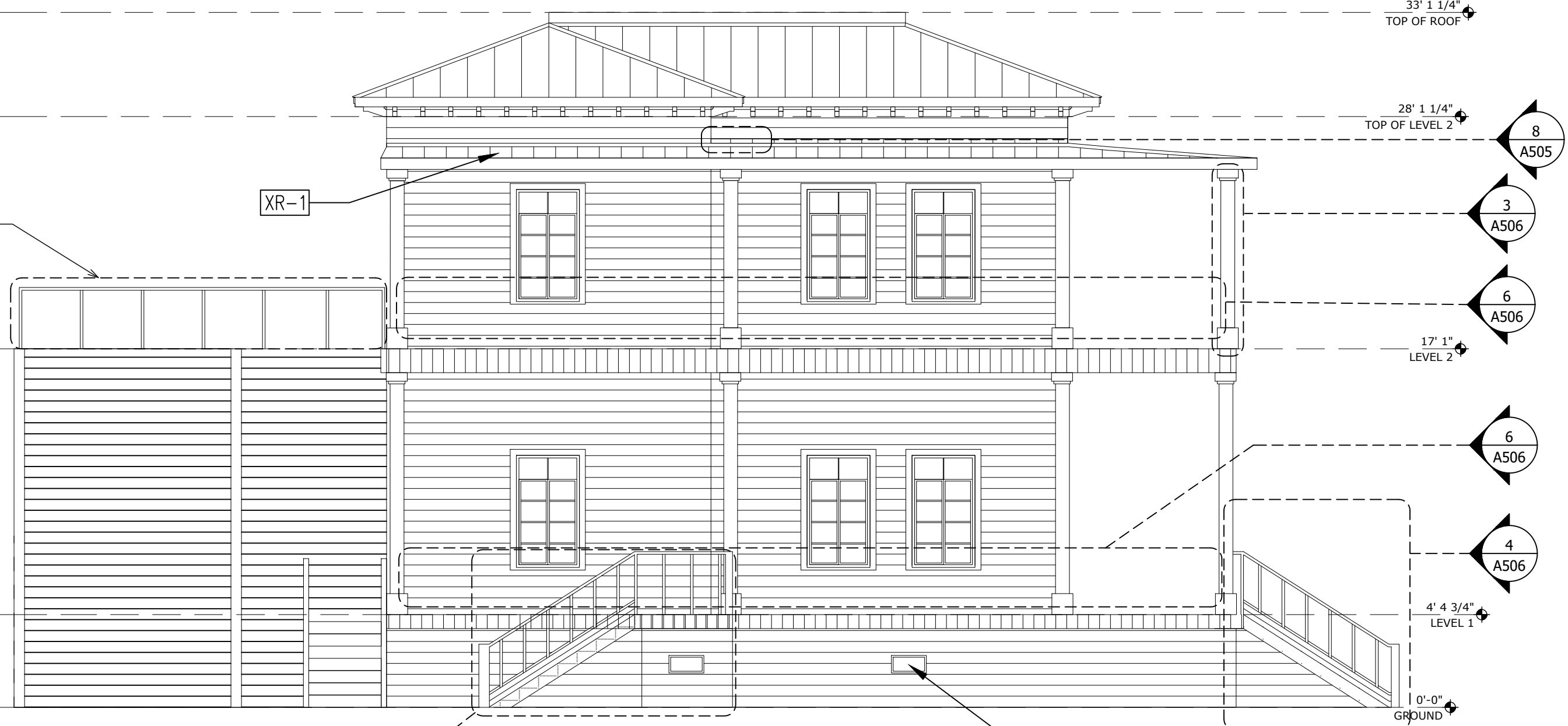
IF ORNAMENT IS MORE
THAN 50% DAMAGE,
REPLACEMENT MAY BE
NECESSARY
-PER HISTORICAL OFFICE



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

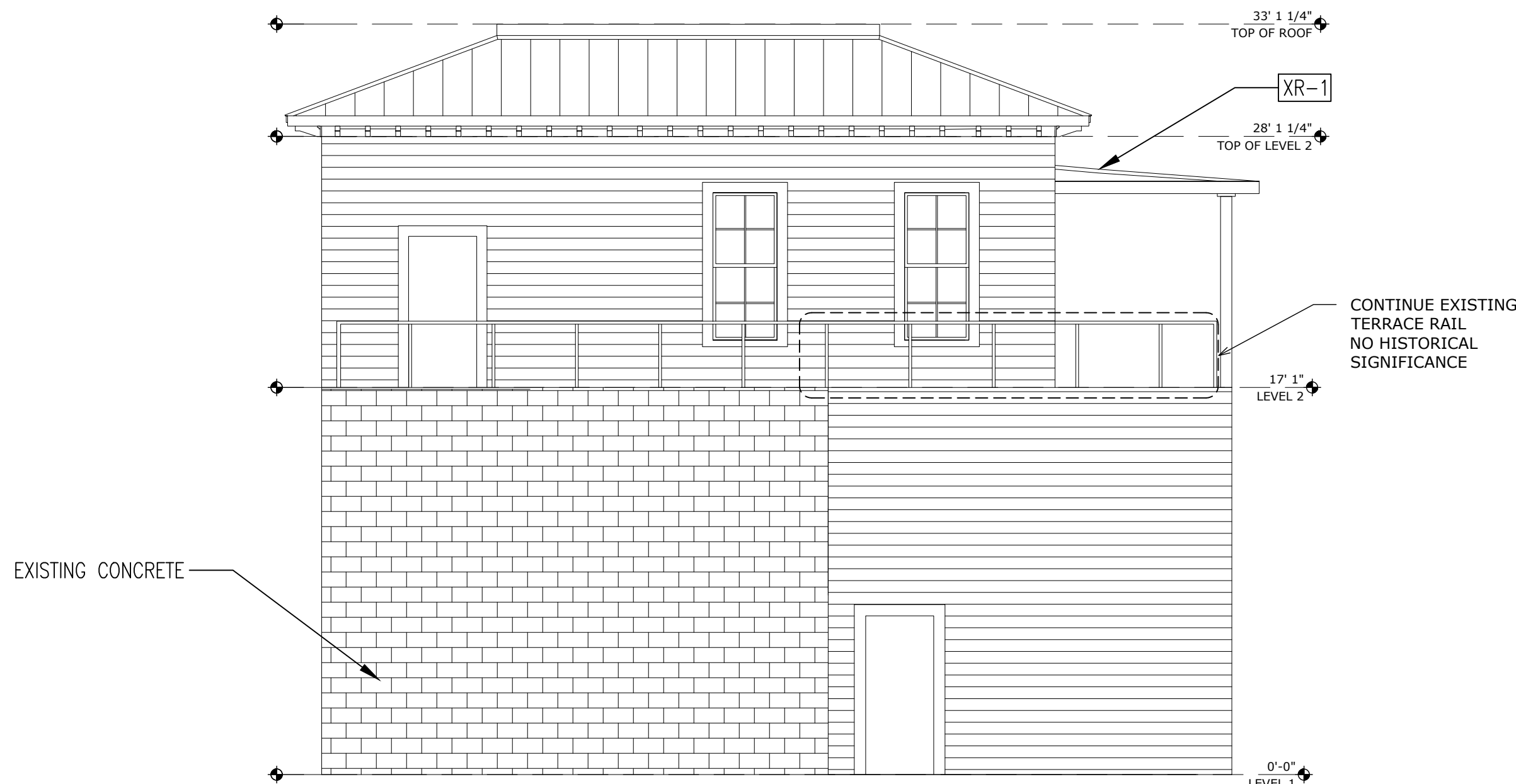
MATCH EXISTING
RAIL FOUND
ON TERRACE
NO HISTORICAL
SIGNIFICANCE

5
A506



2 SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"

PRESERVE ORIGINAL CRAWSPACE VENT
TYP.



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

EXISTING CONCRETE



4 NORTHEAST ELEVATION
SCALE: 3/16" = 1'-0"

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No.	Revision/Issue	Date
1	FOR PERMITTING	8/12/24

Firm Name and Address

ArcDesignContractors

Arc Design Contractors
2918 Bellamy Circle
Cedar Park, Texas 78613
arcdesigncontractors.com

Project Name and Address
DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TX 78215

Sheet Title
EXTERIOR ELEVATION

Sheet
A501

Project
DISTRICT 901 BLDN 1

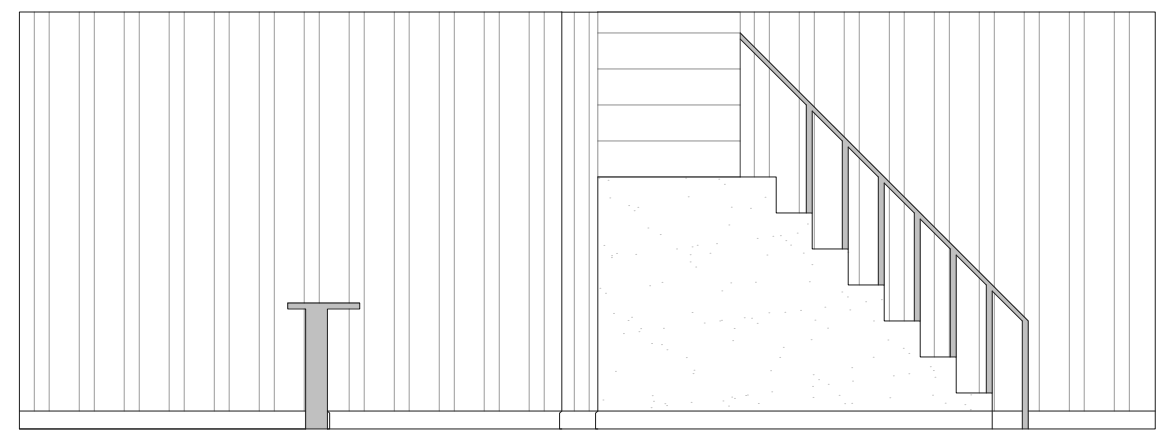
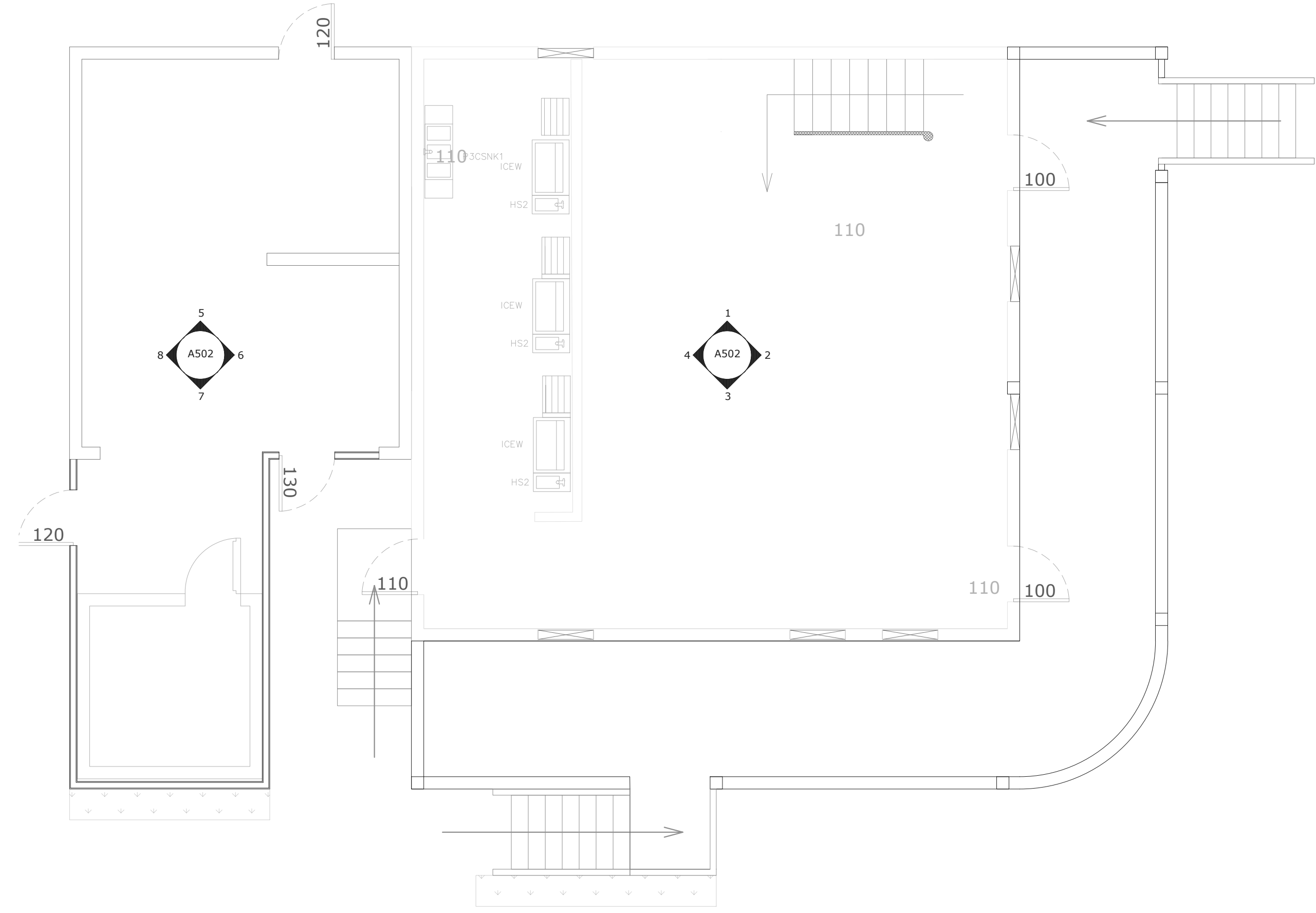
Date
7/25/2004

Scale
As Noted

1

INTERIOR ELEVATION - L1

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

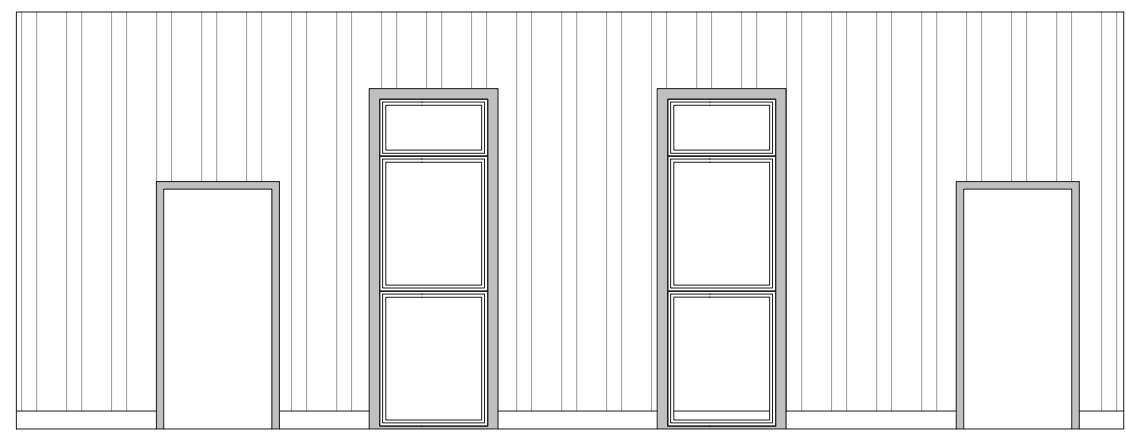


1

A502

COCKTAIL ROOM L1

NTS

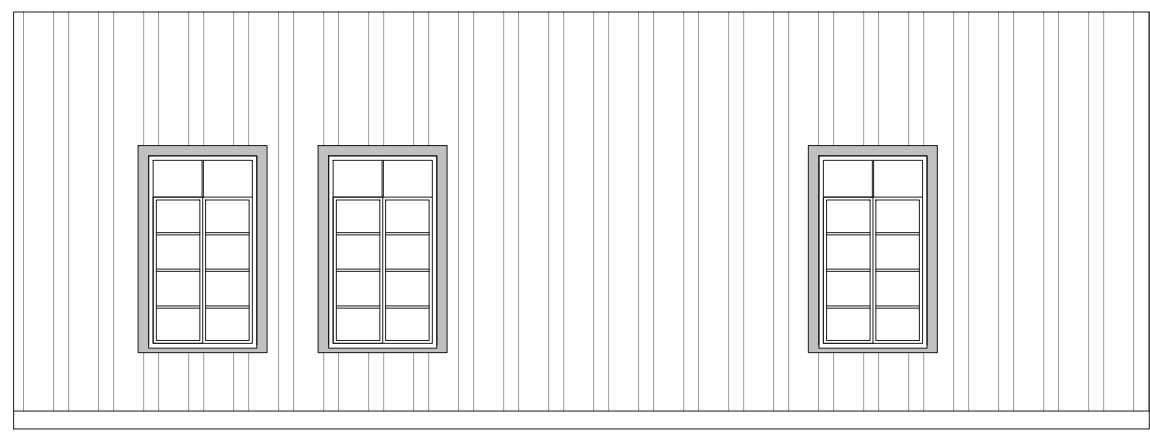


2

A502

COCKTAIL ROOM L1

NTS

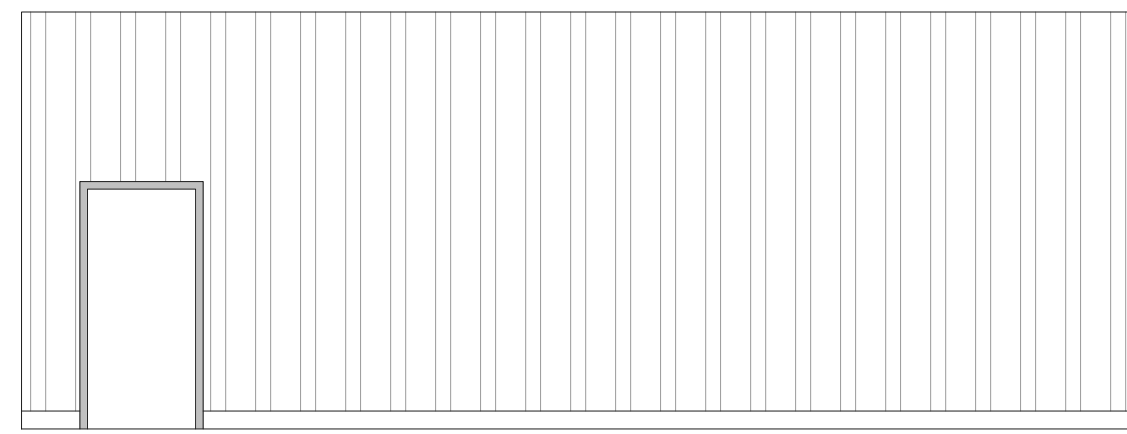


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A502

COCKTAIL ROOM L1

NTS

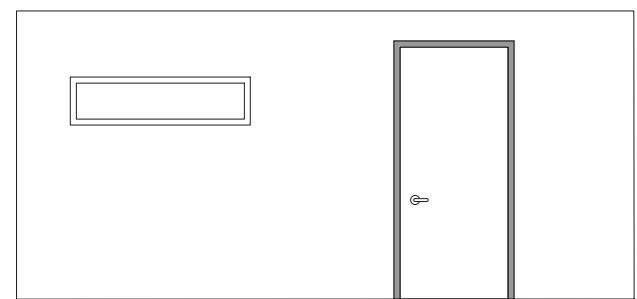


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A502

COCKTAIL ROOM L1

NTS

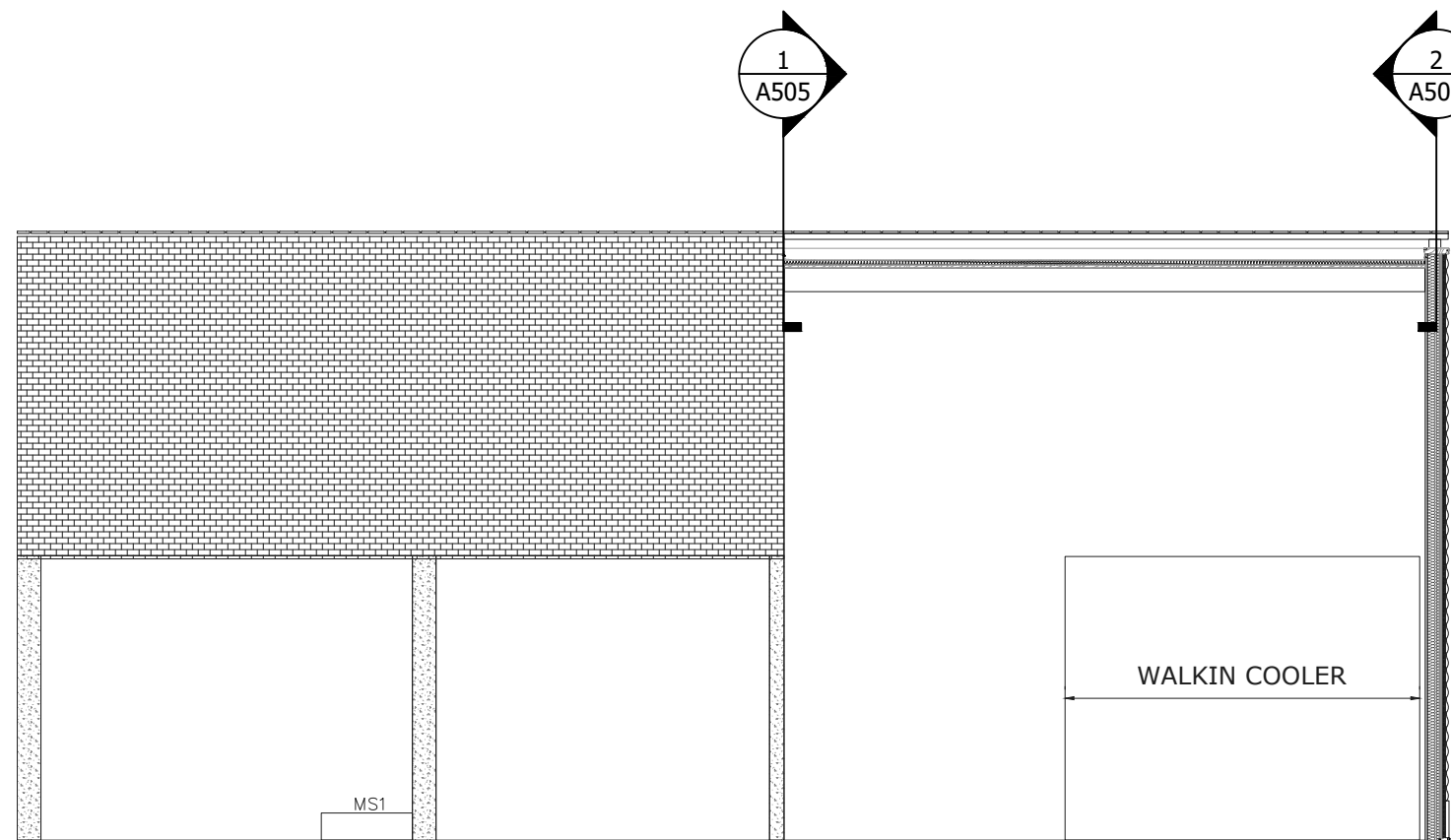


5

A502

STORAGE L1

NTS

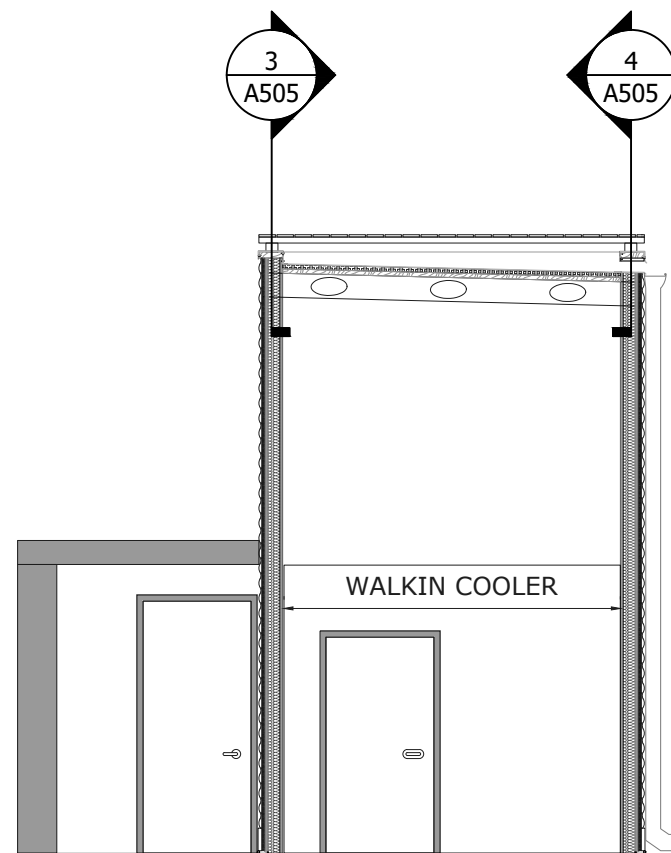


6

A502

STORAGE L1

NTS

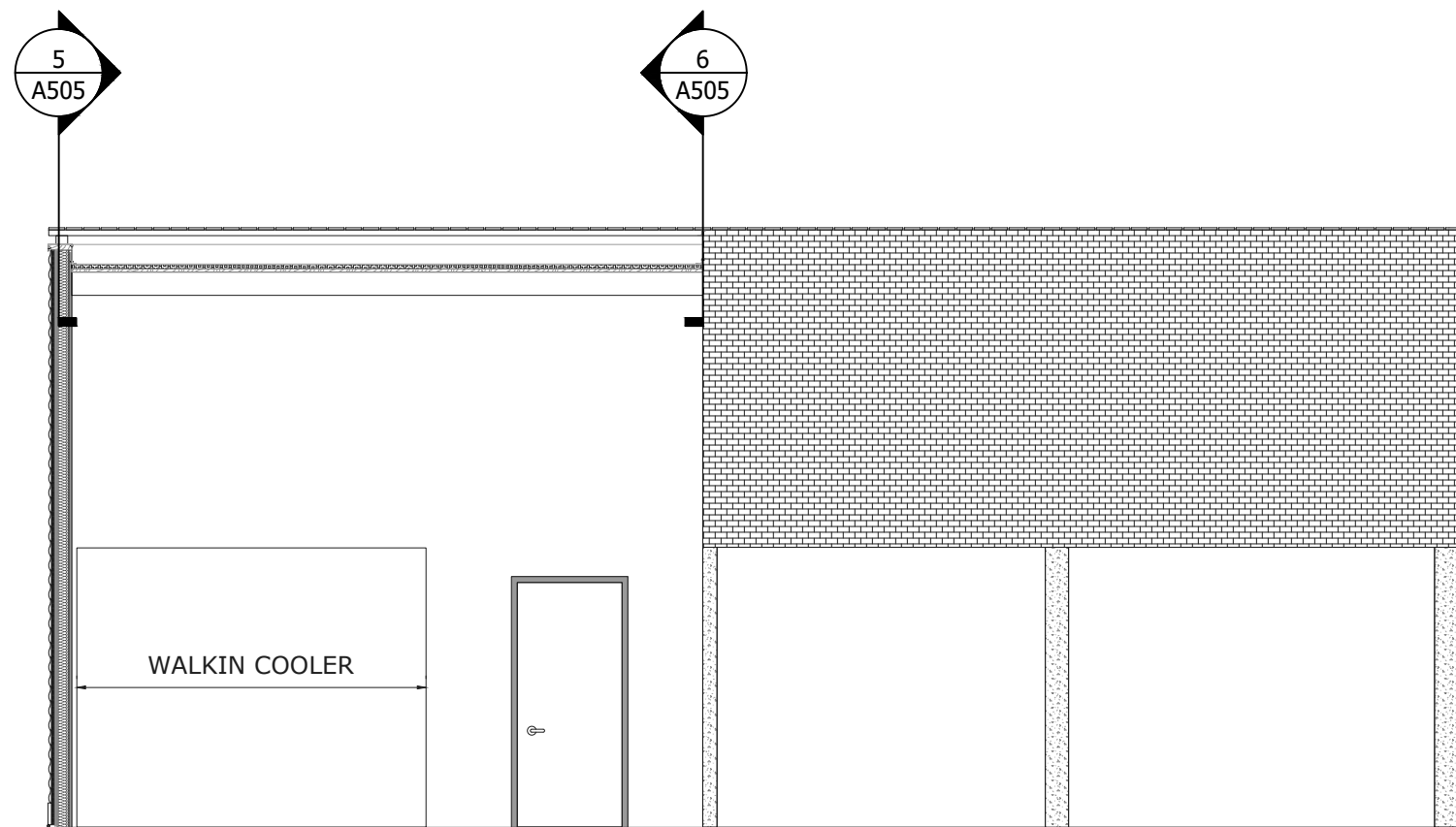


7

A502

STORAGE L1

NTS



8

A502

STORAGE L1

NTS

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Project Name and Address

DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TX 78215

Sheet Title

INTERIOR ELEVATION L1

Sheet

A502

Project

DISTRICT 901 BLDN 1

Date

7/25/2004

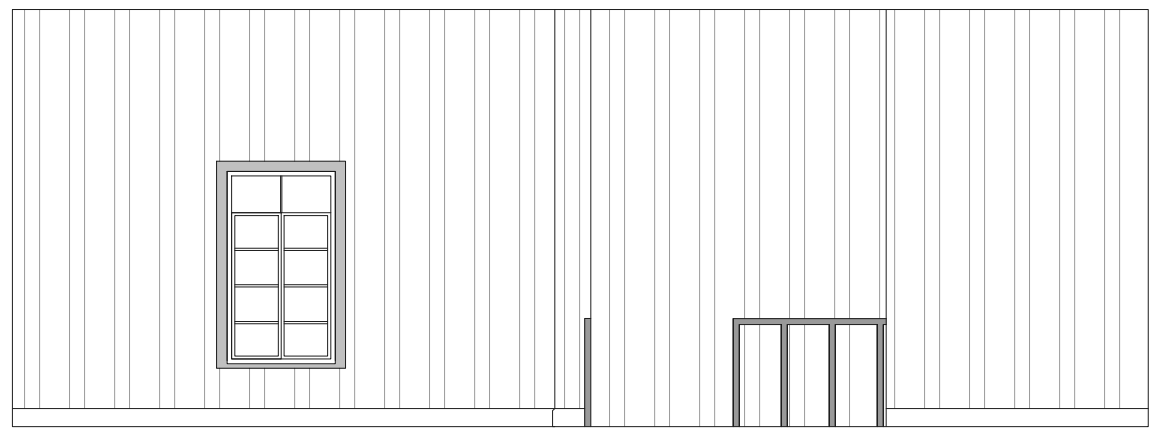
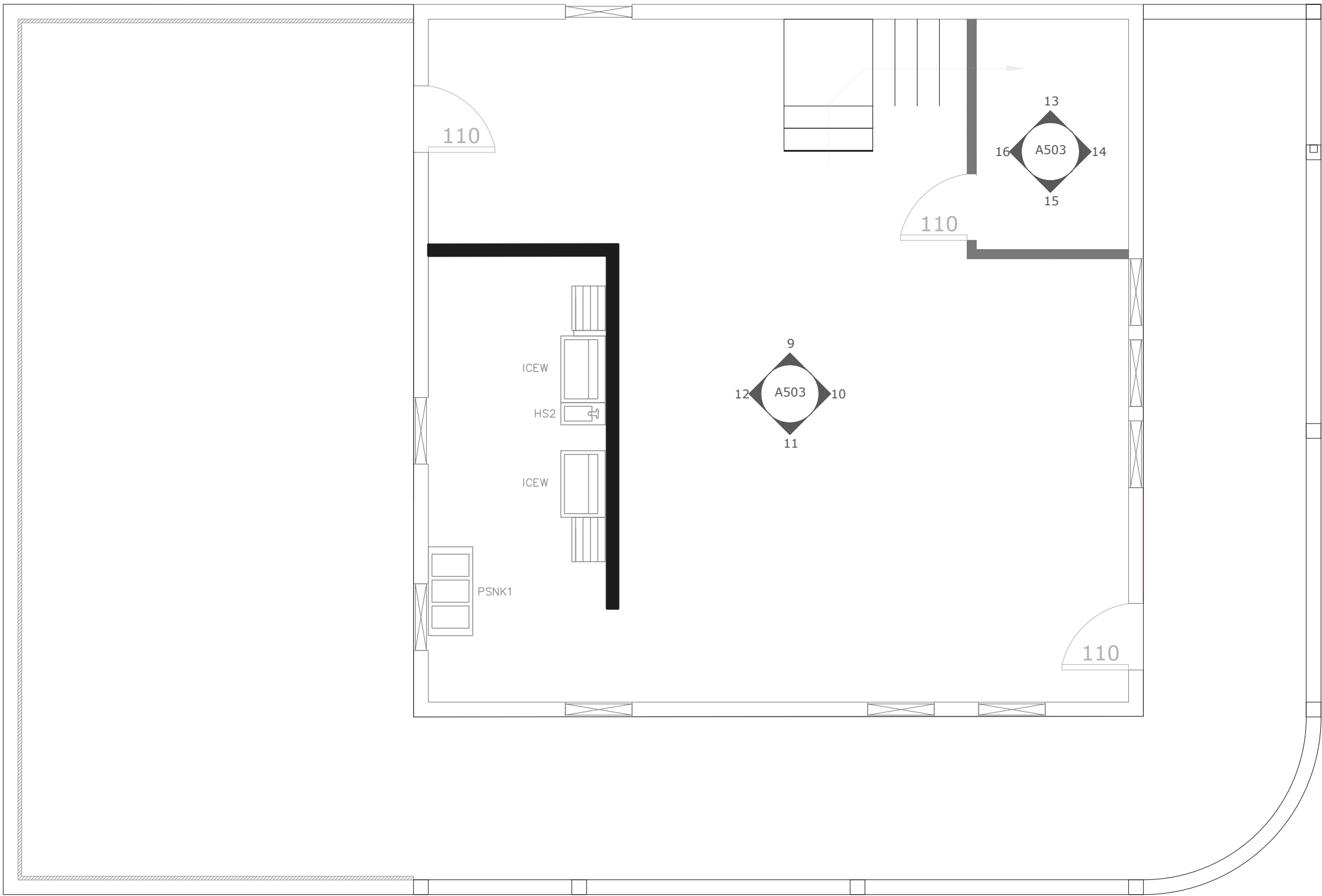
Scale

As Noted

1

INTERIOR ELEVATION - L2

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

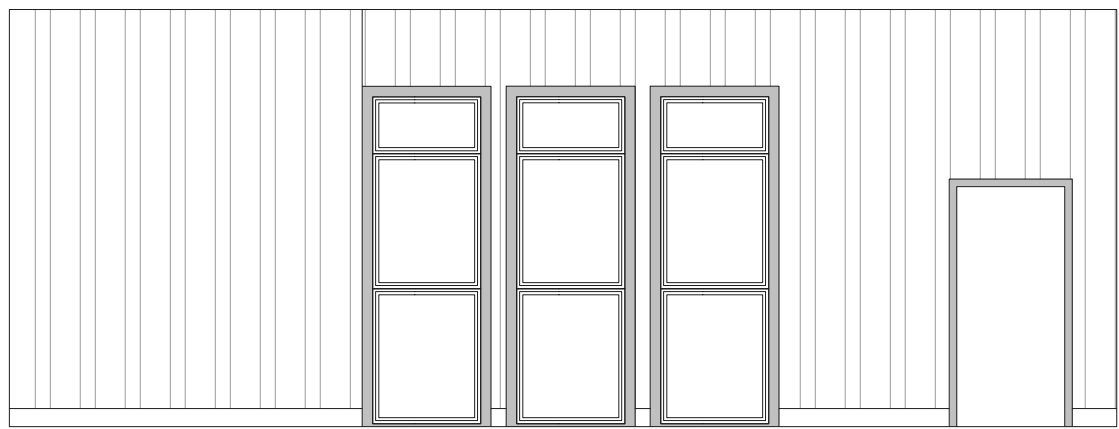


9

A503

COCKTAIL LOUNGE L2

NTS

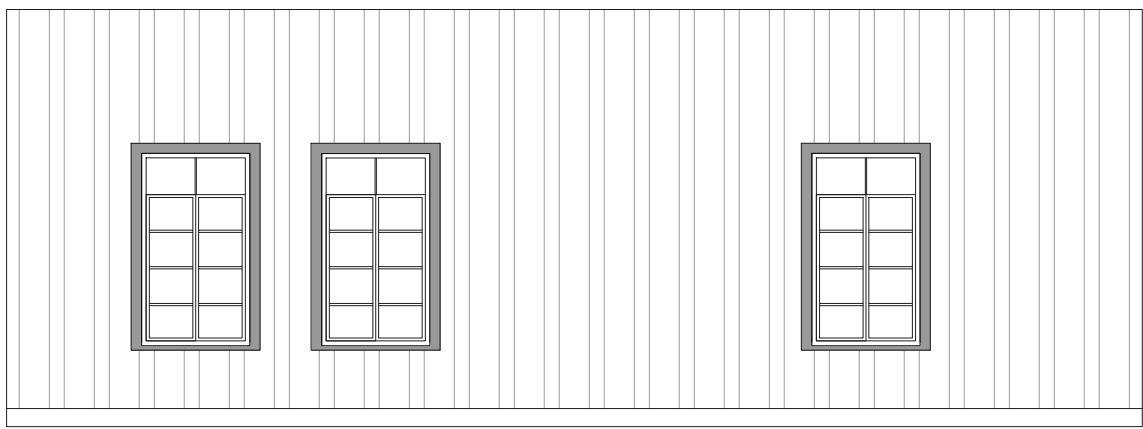


10

A503

COCKTAIL LOUNGE L2

NTS

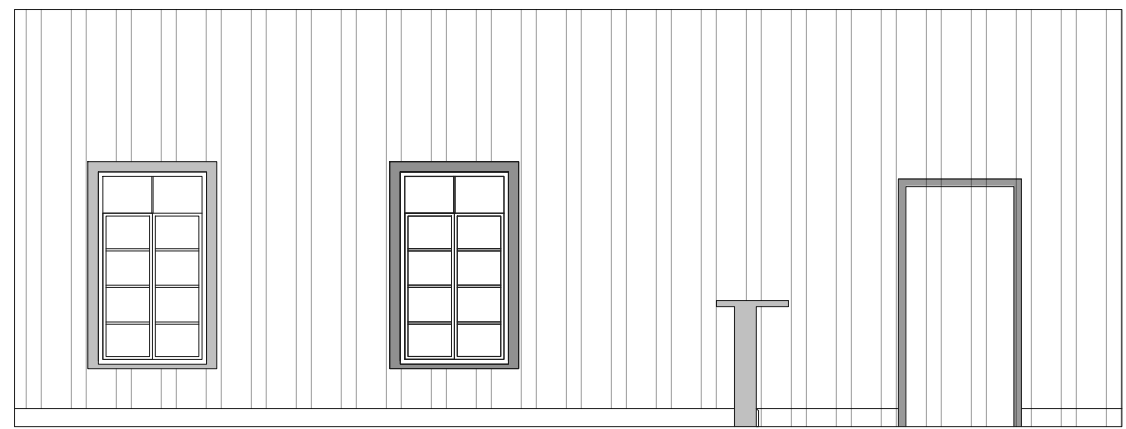


11

A503

COCKTAIL LOUNGE L2

NTS

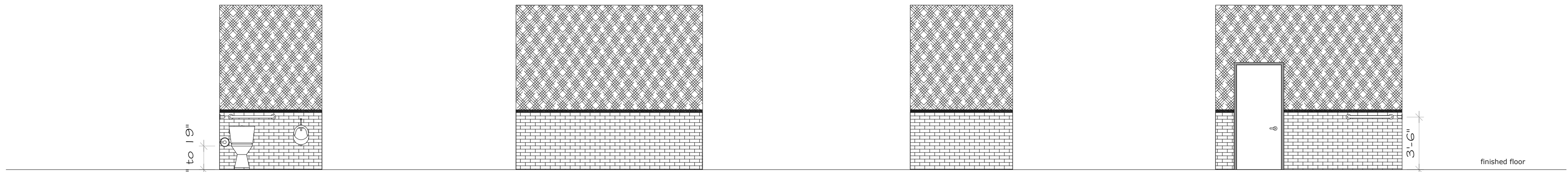


12

A503

COCKTAIL LOUNGE L2

NTS



13

A503

RESTROOM L2

NTS

14

A503

RESTROOM L2

NTS

15

A503

RESTROOM L2

NTS

16

A503

RESTROOM L2

NTS

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Project Name and Address

DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TX 78215

Sheet Title

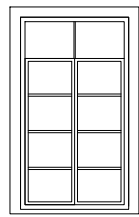
INTERIOR ELEVATION L2

Sheet

A503

Project	DISTRICT 901 BLDN 1
Date	7/25/2004
Scale	As Noted

Window Detail



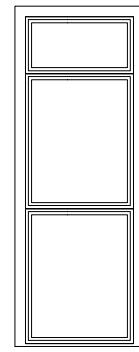
F1

QUEEN ANNE DOUBLE HUNG WINDOW - EXISTING

Manufacturer	EXISTING
Finish	WHITE
Name/No	6 OVER 6 GRILLE
Color	WHITE
Size	W 36" L 60"

HDRC NOTE:

An inspection must be scheduled with OHP staff prior to the start of work to verify that the WINDOW material matches the approved specifications.



F2

QUEEN ANNE DOUBLE HUNG WINDOW - EXISTING

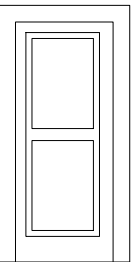
Manufacturer	EXISTING
Finish	WHITE
Name/No	NONE
Color	WHITE
Size	W 36" L 96'

HDRC NOTE:

An inspection must be scheduled with OHP staff prior to the start of work to verify that the WINDOW material matches the approved specifications.

WINDOW SCHEDULE					
ID	EXISITING	CONDIITON	SIZE	MATERIAL	SUBJECT TO HISTORICAL
F1	YES	GOOD	30X48	Wood	YES
F2	YES	REPAIR	30X96	Wood	YES

Door Detail



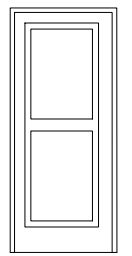
100/110

QUEEN ANNE QUINTESSENTIAL DOOR - EXISTING

Manufacturer	EXISTING
Finish	WHITE
Name/No	EXISTING
Color	SW 2829
Size	W 36" L 84'

HDRC NOTE:

An inspection must be scheduled with OHP staff prior to the start of work to verify that the DOOR material matches the approved specifications.



120/130

LOCAL SALVAGE STORE

Manufacturer	LOCAL SALVAGE STORE
Finish	SMOOTH
Name/No	QUEEN ANNE STYLE
Color	SW 2829
Size	W 36" L 84'

HDRC NOTE:

An inspection must be scheduled with OHP staff prior to the start of work to verify that the DOOR material matches the approved specifications.

DOOR SCHEDULE															
ID	MANUFACUTURE	DESCRIPTION	SIZE	Material	HARDWARE				COLOR	SUBJECT TO HISTORICAL	SIGNAGE	EXIT/PANIC HARDWARE			GLAZING
					CLOSER	LOCKSET	FUNCTION	HINGE				DESCRIPTION	MANUFACTURE	MODEL	
100	EXISTING	EXISTING WOODEN DOOR	32X78	Wood	DORMA QDC300	SCHLAGE S70PSAT626	KEYED ENTRY	SCHLAGE 3.5" HD	STAINLESS	YES	DOOR SHALL REMIN OPEN DURING BUSINESS HOURS		-	-	-
110	EXISTING	EXISTING WOODEN DOOR	32X78	Wood	DORMA QDC300	SCHLAGE S70PSAT626	KEYED ENTRY	SCHLAGE 3.5" HD	STAINLESS	YES	DOOR SHALL REMIN OPEN DURING BUSINESS HOURS	PUSH PANC HARDWARE	DORMA	PHB 3000	-
120	LOCAL SALVAGE	LOCAL SALVAGE DOOR	36X84	Wood	DORMA QDC300	SCHLAGE S70PSAT626	KEYED ENTRY	SCHLAGE 4" HD	STAINLESS	YES	DOOR SHALL REMIN OPEN DURING BUSINESS HOURS		-	-	-
130	LOCAL SALVAGE	LOCAL SALVAGE DOOR	36X84	Wood	DORMA QDC300	SCHLAGE S70PSAT626	KEYED ENTRY	SCHLAGE 4" HD	STAINLESS	YES	DOOR SHALL REMIN OPEN DURING BUSINESS HOURS	PUSH PANC HARDWARE	DORMA	ED22M	-
140	-	CUSTOM METAL GATE	3/0 7/0	METAL 16G	MANUAL	NONE	PASSAGE	CUSTOM	WHITE	NO	DOOR SHALL REMIN OPEN DURING BUSINESS HOURS		-	-	-
150	-	CUSTOM METAL GATE	10 FEET WIDTH	METAL 16G	5	NA	NA	NA	WHITE	NO			-	-	-

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Project Name and Address

DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TX 78215

Sheet Title

WINDOW & DOORS

Sheet

A504

Project

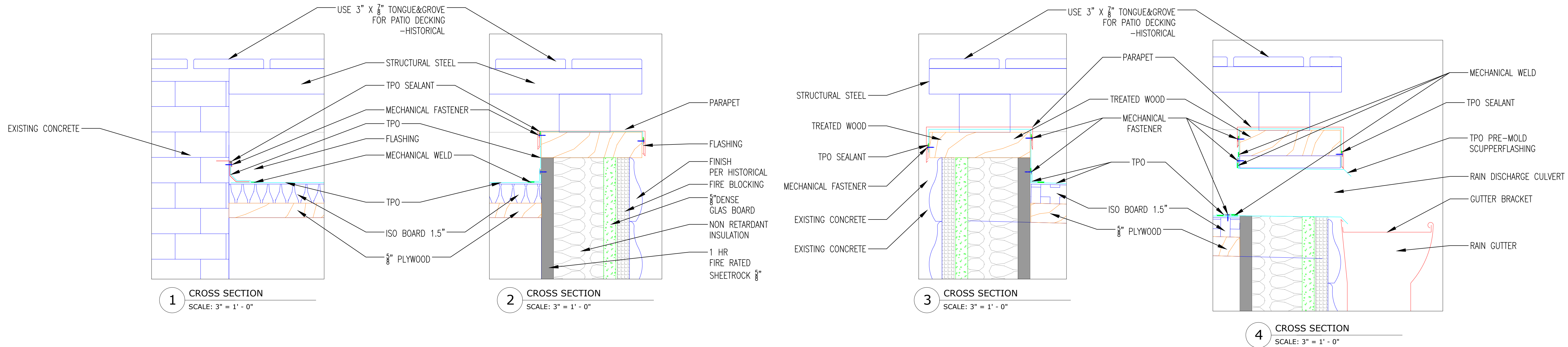
DISTRICT 901 BLDN 1

Date

7/25/2004

Scale

As Noted



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Project Name and Address

DISTRICT 901 BLDN 1
901 N ALAMO ST
SAN ANTONIO, TX 78215

Sheet Title

DETAILS

Sheet

A505

Project

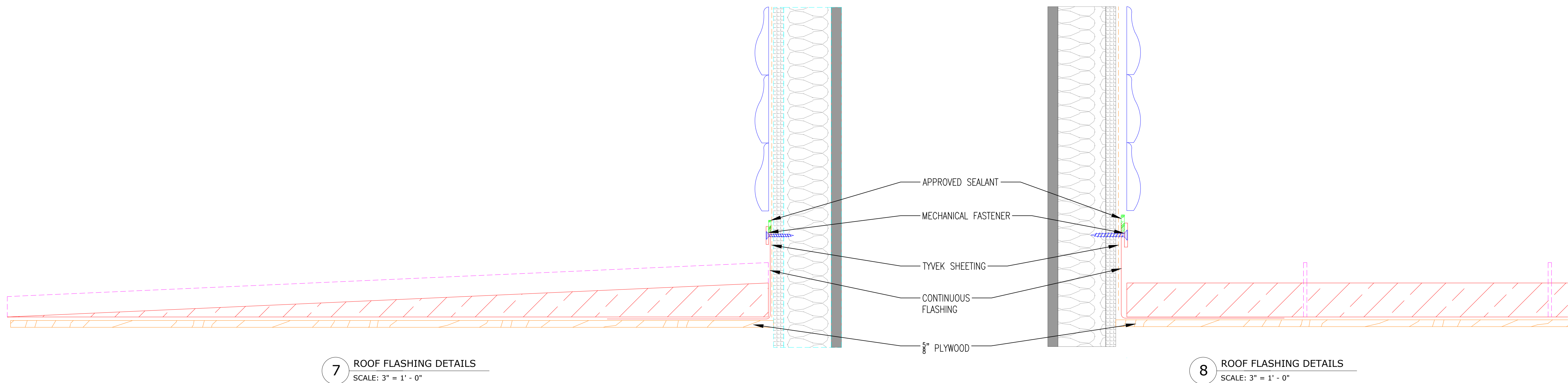
DISTRICT 901 BLDN 1

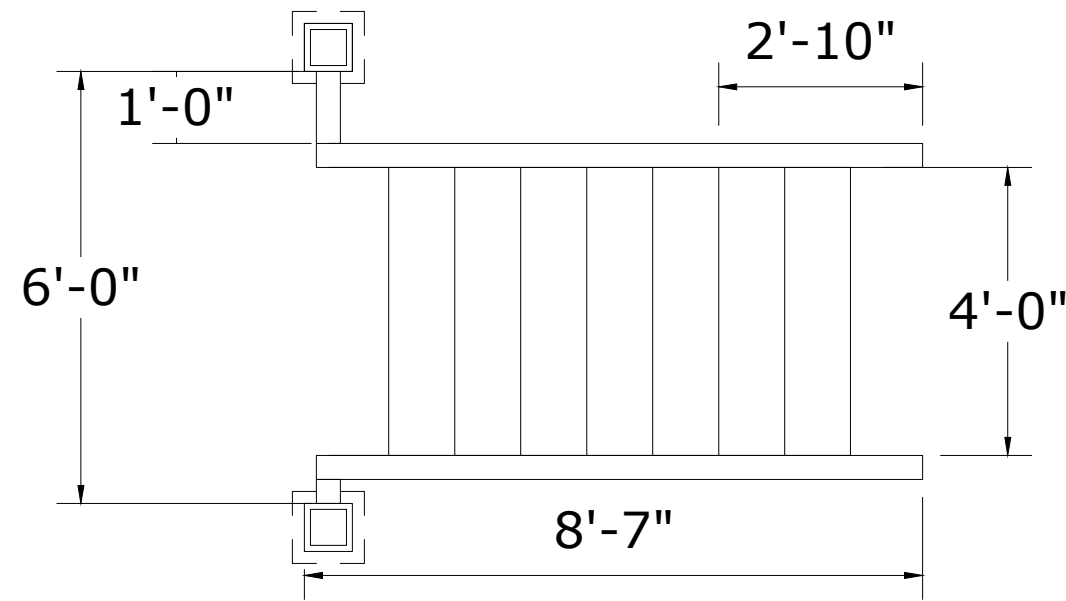
Date

7/25/2004

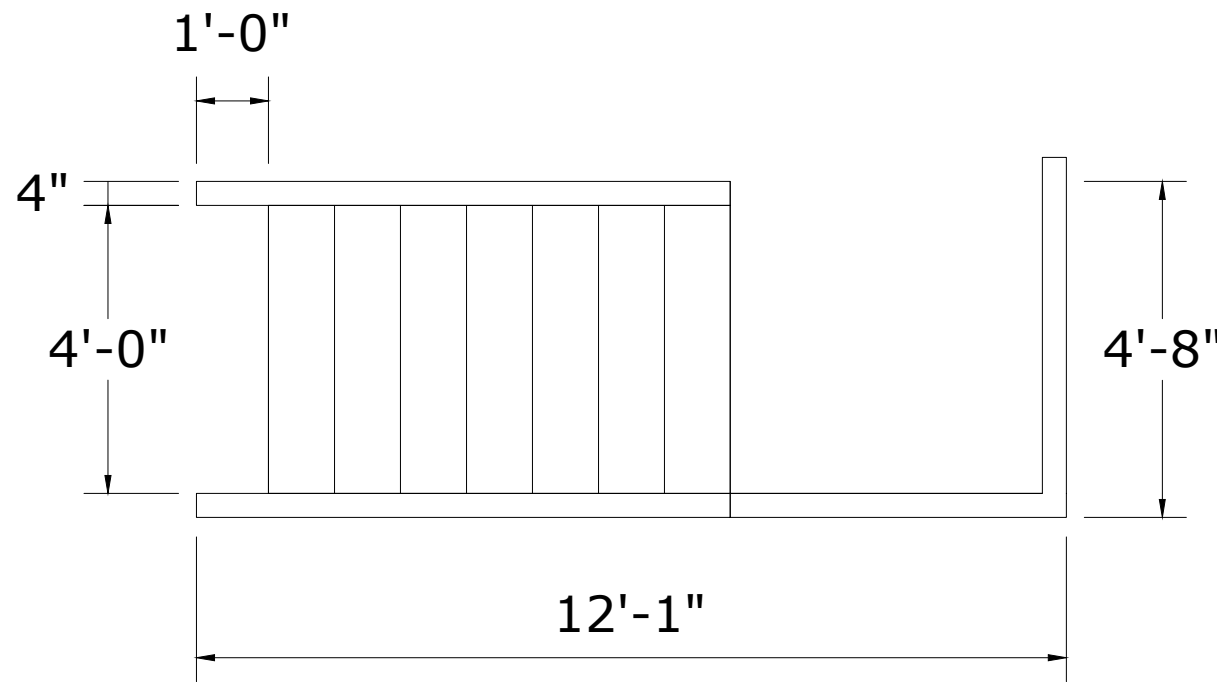
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As Noted

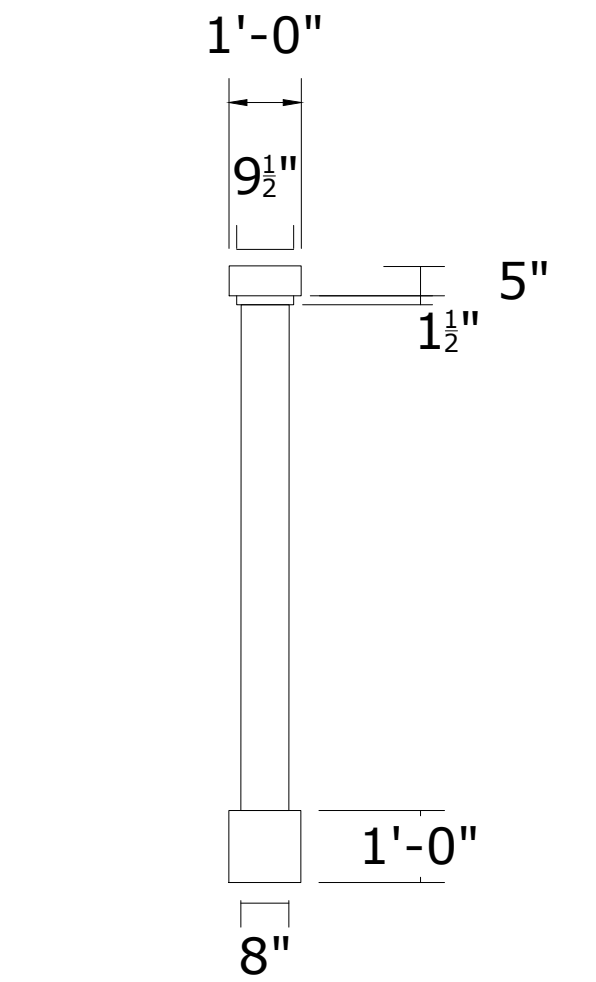




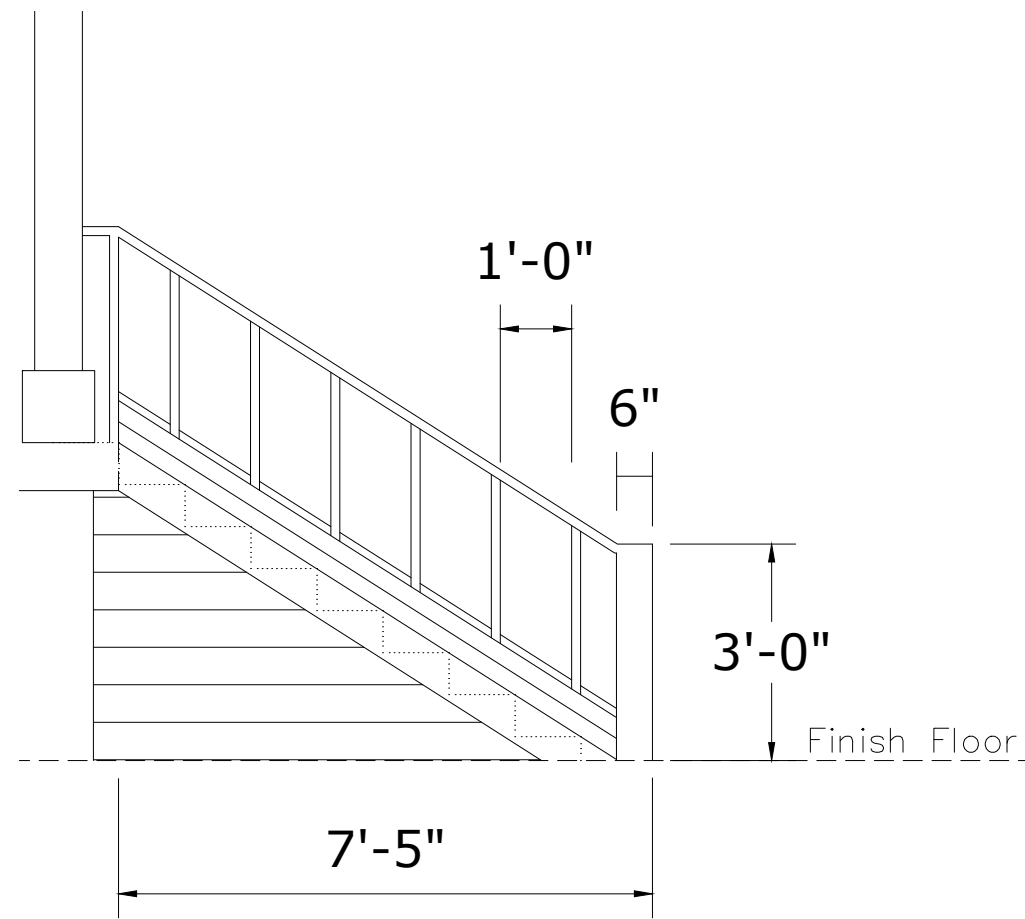
1 EAST STAIRS DIMENSIONS
SCALE: 3/8" = 1' - 0"



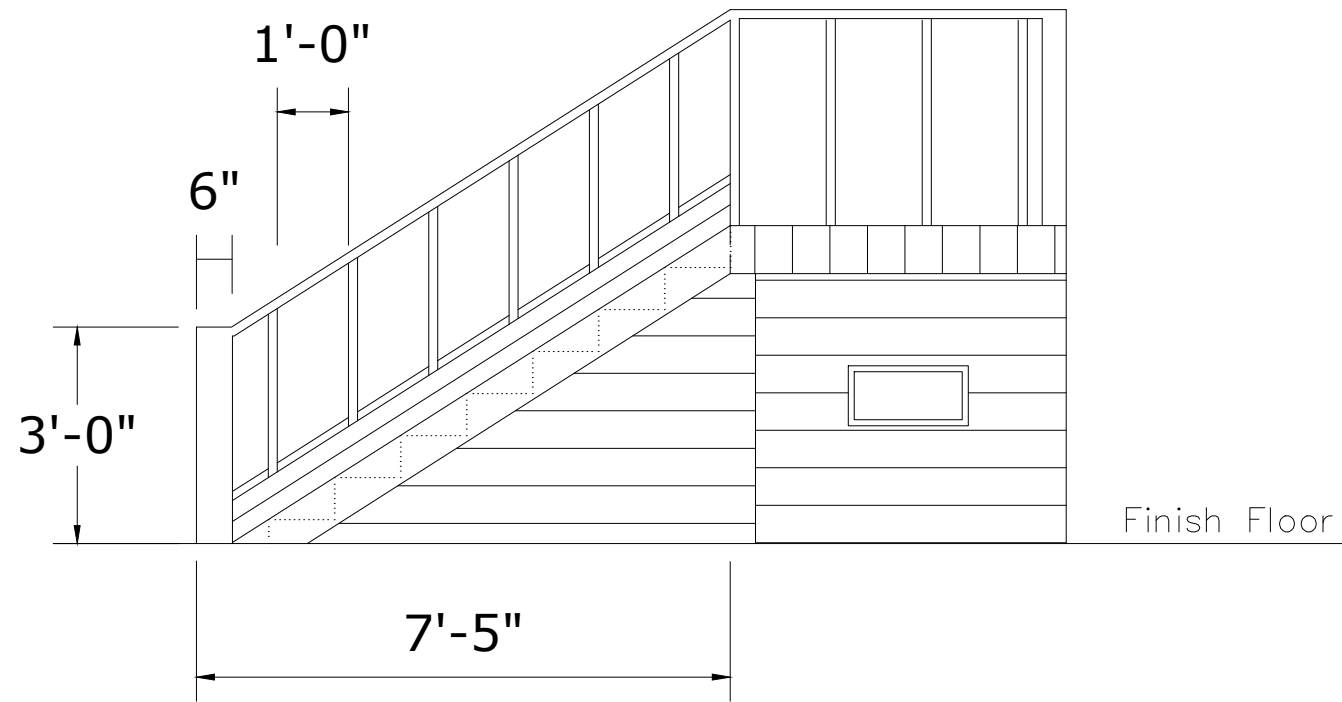
2 SOUTH STAIRS DIMENSIONS
SCALE: 3/8" = 1' - 0"



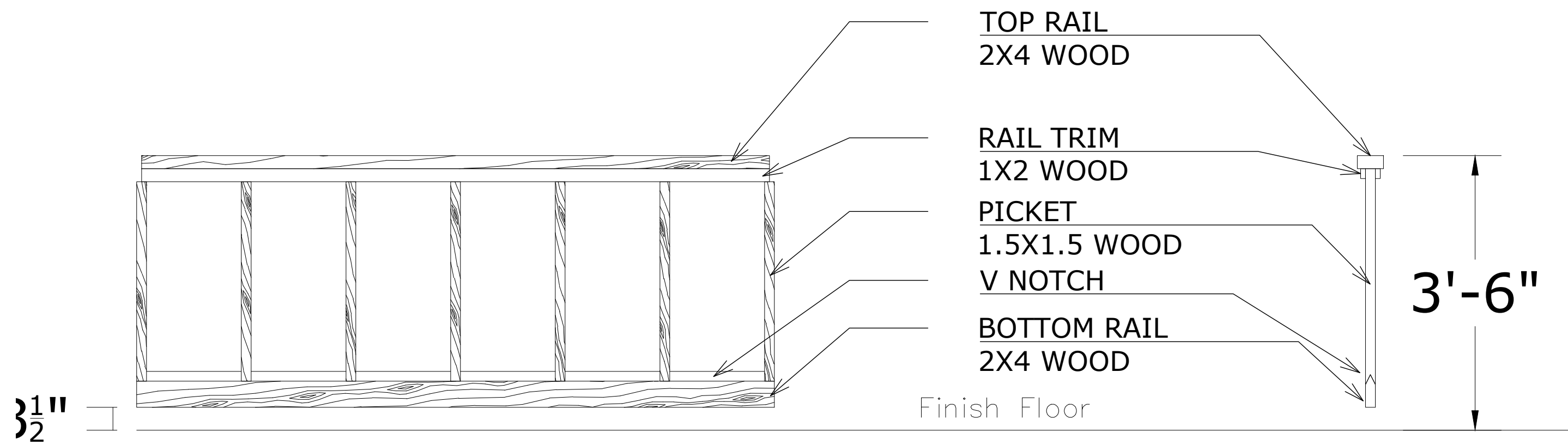
3 COLUMN DETAILS TYP.
SCALE: 3/8" = 1' - 0"



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



5 SOUTH STAIRS DIMENSIONS
SCALE: 3/8" = 1' - 0"



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

7 CROSS SECTION RAILING
SCALE: 3/4" = 1' - 0"

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Project Name and Address
DISTRICT 901 BLDN 1
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SAN ANTONIO, TX 78215

Sheet Title
DETAILS CONT.

Sheet
A506

Project
DISTRICT 901 BLDN 1

Date
7/25/2004

Scale
As Noted

PORCELAIN TILE

PT-1	Manufacturer	DAL-TILE
	Color	GREEN BEDROCK
PT-2	Style	Medella Hues(C2062)
	Product Type	PORCELAIN
PT-1	Thickness	3/8"
	Finish	GRAIN
PT-2	Installation	MOTAR
	Install Method	TILE
PT-1	Manufacturer	MOHAWK GROUP
	Style	Bolder 5.0(C2108)
PT-2	Product Type	Luxury Vinyl Tile
	Thickness	5 mm
PT-1	Finish	M-Force Ultra
	Installation	LOOSE LAY
PT-2	Install Method	MONOLITHIC, BRICK, ASHLAR, RANDOM

WOOD GRAIN PLYWOOD

WL-1	Manufacturer	GEORGIA PACIFIC
	Material	MDF(Medium Density Fiberboard)
WL-2	Finish	Laminate TFL Panel
	Name/No	8260
WL-1	Color	WHITE OAK WOOD
	Texture	17 Silken Wood
WL-2	Installation	Securely fastened with adhesive and nails
	Design Repeat	W 48.0" L 96.0"
WL-1	Manufacturer	GEORGIA PACIFI
	Material	MDF(Medium Density Fiberboard)
WL-2	Finish	Laminate TFL Panel
	Name/No	8248
WL-1	Color	BLACK HILLS OAK
	Texture	79 Ridgewood
WL-2	Installation	Securely fastened with adhesive and nails
	Design Repeat	W 62.4" L 51.4"

TOILET ACCESSORIES

TA-1	GRAB BARS	
TA-1.1	Description	36" Straight Grab Bar
	Manufacturer	Bobrick
TA-1.2	Thickness	B-5806-36
	Description	42" Straight Grab Bar
TA-1.1	Manufacturer	Bobrick
	Thickness	B-5806-42
TA-1	TOILET PAPER	
TA-1.1	Description	Toilet Tissue Dipenser-Surfaced Mounted
	Manufacturer	Bobrick
TA-1.2	Thickness	B-4288

WALL PAINT

PT-1	Manufacturer	SHERWIN WILLIAMS
PT-2	Color No.	SW 7008 Alabaster
	Sheen	SATIN
PT-1	Substrate	GYP.BD - LEVEL 4
	Remarks	ACRYLIC LATEX

FIBER REINFORCE POLYMER

FRP-1	Manufacturer	USG BUILD
FRP-2	Color	White
	Style	Coarse
FRP-1	Product Type	FRP
	Thickness	6 mm
FRP-2	Finish	Coarse
	Installation	GLUE DOWN
FRP-1	Size	8' x 4'

MARBLE LAMINATE

ML-1	Manufacturer	WILSONART
ML-2	Finish	High Gloss
	Name/No	Y0675
ML-1	Texture	Golden Nero
	Size	W 8' L 10'

QUEEN ANNE CLAPBOARD & SIDING

XS-1	Manufacturer	TRUEXTERIOR
XS-2	Finish	SW 2829 COLOR
	TYPE	WOOD
XS-1	Name/No	COVE DUTCH LAP 1X6
	Texture	SMOOTH

PAINT

ALL EXTERIOR PAINT JOB SHALL HAVE 1 COAT OF PRIMER AND 2 COATS OF FINISH PAINT.	
Manufacturer	Sherwin-Williams
Color No.	SW 2829
Primer	Extreme Primer Bond
Finish	Emerald
Sheen	Semi-gloss
Remarks	ACRYLIC LATEX

HDRC NOTE:

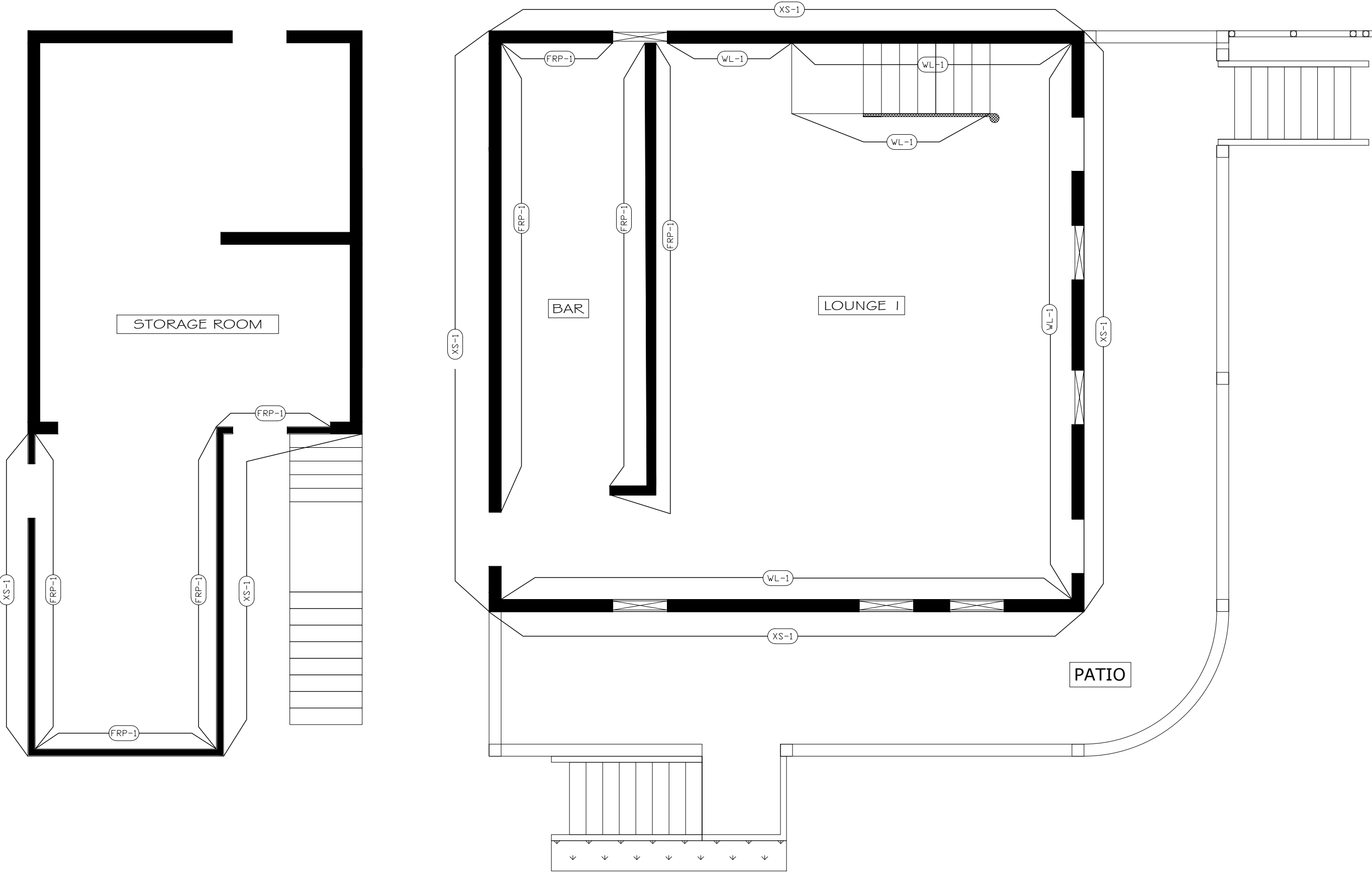
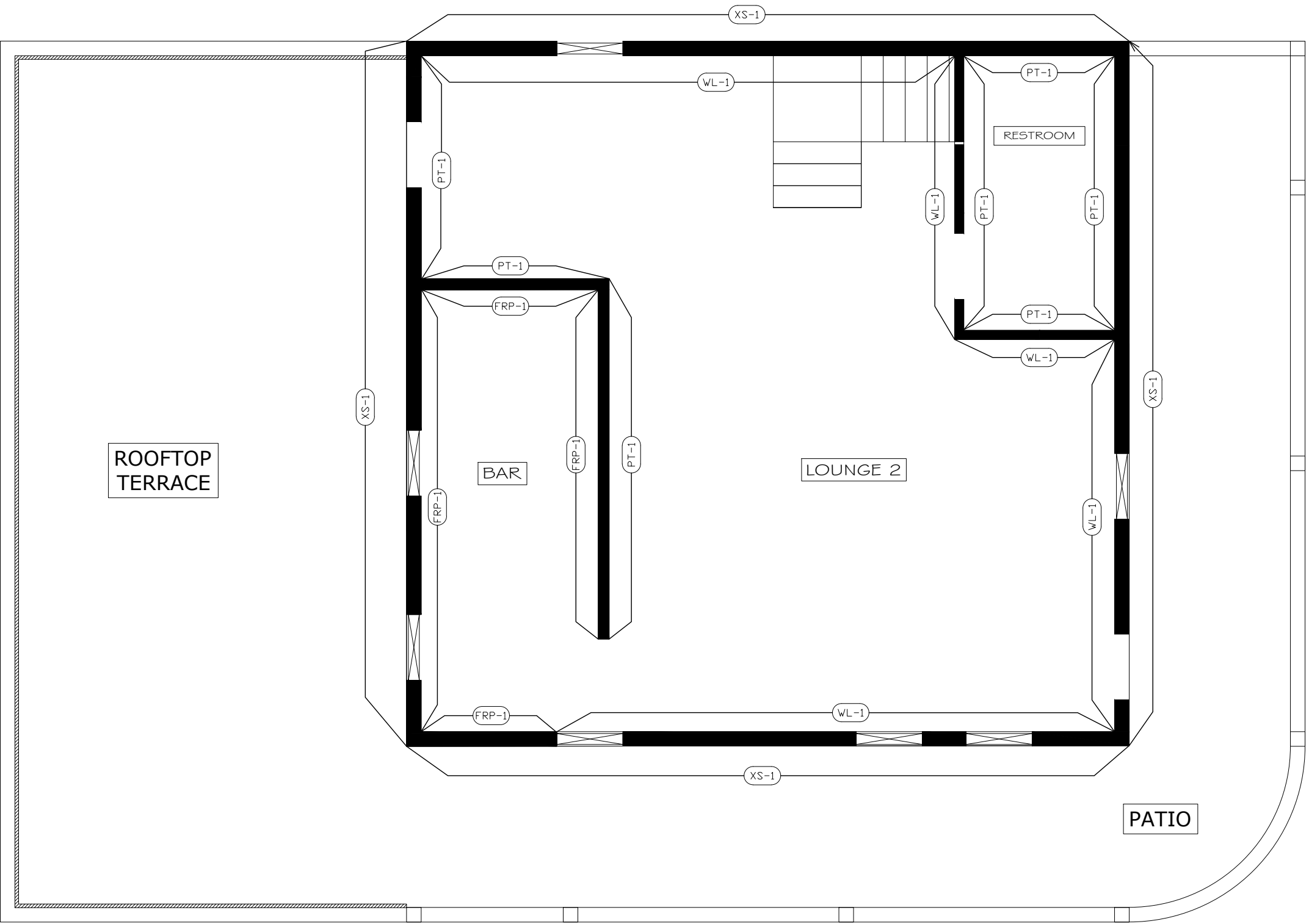
Contractor shall remove the existing stucco to expose any original wood siding installed beneath the existing stucco cladding or replaces the stucco cladding with fully wood siding in a traditional profile. The applicant is required to submit evidence of any wood siding that remains in place or updated material specifications for a fully wood replacement siding material to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

STANDING SEAM METAL ROOF

XR-1	Manufacturer	TRUEXTERIOR
XR-2	Finish	DOVE GREY
	Name/No	WESTERN LOCK
XR-1	Texture	SMOOTH
	Ribbed Height	1.75"
XR-2	Material	GALVALUME
	Fastener	WESTERN LOCK

HDRC NOTE:

The standing seam metal roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.



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ArcDesignContractors	
Arc Design Contractors 2918 Bellamy Circle Cedar Park, Texas 78613 arcdesigncontractors.com	

Project Name and Address
DISTRICT 901 BLDN 1 901 N ALAMO ST SAN ANTONIO, TX 78215

Sheet Title
FINISH SCHEDULE
Sheet
A507

Project	DISTRICT 901 BLDN 1
Date	7/25/2004
Scale	As Noted



AUGIES
BBO IS
OPEN

SPRING

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ACE SPRING

NO
PARKING
ANYTIME
FOR ANY TIME



AUGIES
BBO IS
OPEN

NO
PARKING
ANYTIME

ACE SPRING

901 N Alamo
(210) 227-9124

Coil Springs
Leaf Springs
U-bolts
Suspension Parts
Axle Re-Build
Re-Arch
Re-Bush





ACE
EST. 1950

ACE SPRING

NATIONAL
COPIES AVAILABLE





901 N. Alamo
210-227-9121
Full Service
Auto Repair
Oil Change
Tire Rotation
Brake Service
Air Filter
Wash & Wax

DETOUR
↑
BROADWAY ST

ACE SPRING SERVICE



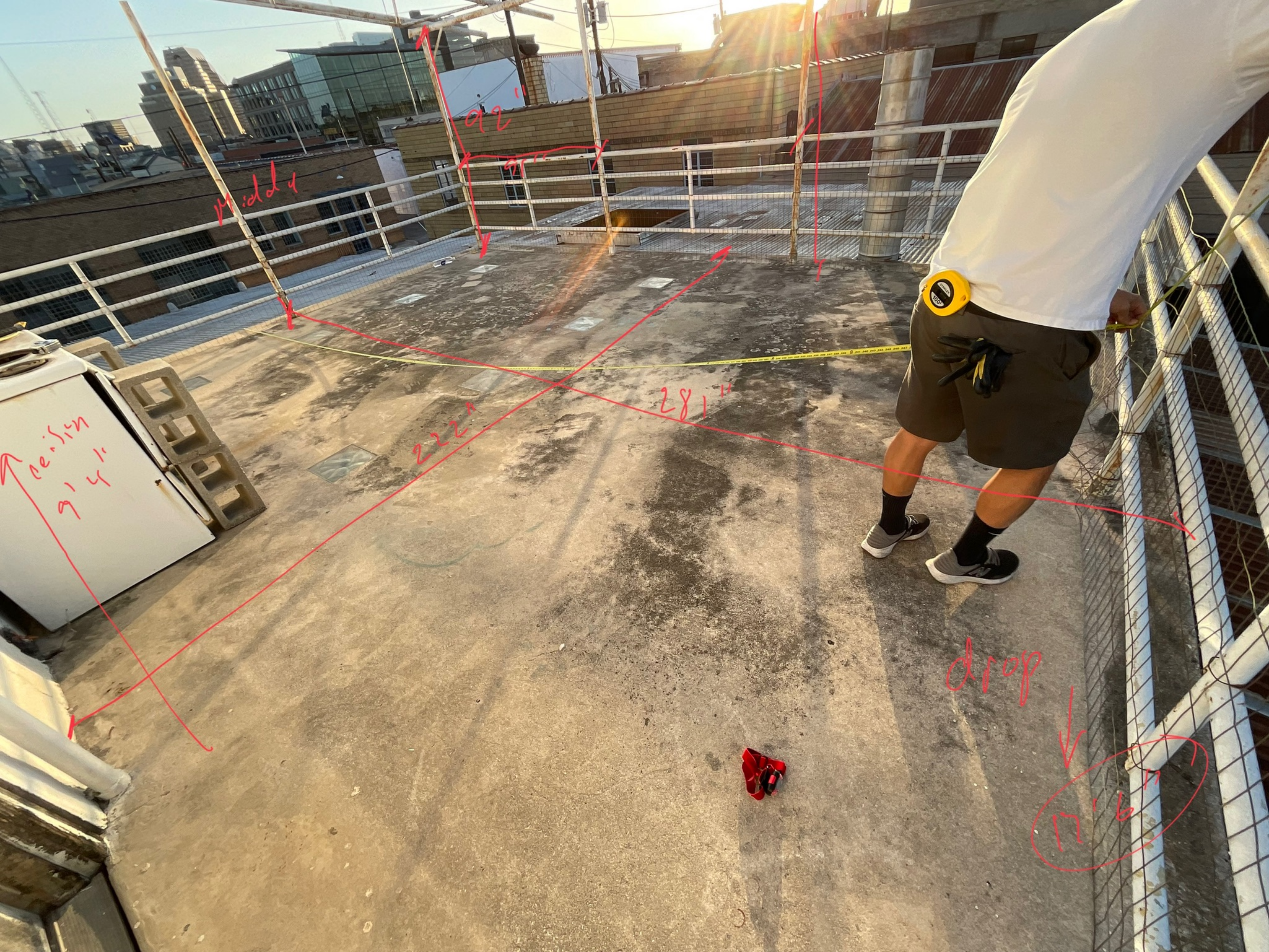












Middle

92"

222"

281"

ceiling
9' 4"

drop

17' 6"





VIA

BUS STOP NUMBER
60947

TEXT STOP NO. TO 52020
FOR ARRIVAL TIMES

BUS ROUTES

9	

(210) 362-2020
VIAInfo.net



YOUR PROTECTION
OUR PRIORITY
THIS LOT IS
UNDER VIDEO SURVEILLANCE

