

# HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2023

**HDRC CASE NO:** 2023-478  
**COMMON NAME:** 1304 E HOUSTON ST  
**LEGAL DESCRIPTION:** NCB 574 BLK B-13 LOT 31 MERCHANTS SUBD  
**ZONING:** D  
**CITY COUNCIL DIST.:** 2  
**APPLICANT:** Jeremy Jaramillo/TBA Douglas  
**OWNER:** Pat Kennedy Jr./TPB Merchants MM, LLC  
**TYPE OF WORK:** Construction of a 6-story parking structure  
**APPLICATION RECEIVED:** December 01, 2023  
**60-DAY REVIEW:** January 30, 2024  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 6-level parking structure at 1304 E Houston Street. This property is located within the Downtown Design Guide area. The proposed new construction will be bounded to the north by E Houston, to the east and south by private property and to the west by Union Pacific railway tracks.

## APPLICABLE CITATIONS:

*Downtown Design Guide, Chapter 3, Ground Floor Treatment*

### A. GROUND FLOOR TREATMENT: NON RESIDENTIAL STREETS IN DOWNTOWN

Design ground floor space for retail or other active uses, orienting tenant spaces to the street and maximizing storefronts and entries along the sidewalks to sustain street level interest and promote pedestrian traffic.

1. Locate active uses along the street façade to enhance the building's relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.
2. Ground floor retail space shall be provided to a depth of at least 25 feet from the front façade and shall include an average 14 foot to 0 inch floor-to-ceiling height, with heights above 14 feet being very desirable.
3. The primary entrance to each streetlevel tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard or plaza, which is connected to the public street or alley.
4. Wall openings, such as storefront windows and doors, shall comprise at least 70 percent of a commercial building's street and river level façade as seen in Figure 3.2.
5. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial façades for maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades
6. A building's primary entrance, defined as the entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the River Walk.
7. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.
8. Use clear windows and doors to make the pedestrian level façade highly transparent and accessible. Along retail streets, provide a nearly continuous band of windows. Ensure doorways in glass walls exhibit sufficient contrast to be clearly visible.
9. The facades on downtown commercial streets should be detailed as storefronts, except where the proposed ground floor use is live and work units, residential units or other non-commercial building types as seen in Figure 3.1.
10. Where non-residential streets intersect, the ground floor retail space should wrap the corner onto the intersecting streets wherever possible.

11. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.
12. If a residential unit's individual entry along the street is the unit's primary entry, it should be accessible from the sidewalk.
13. More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged.

Incorporate a pedestrian-oriented scale at the street and river level.

1. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture
2. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be used to promote pedestrian -scaled architecture along the street. (Fig 3.5)
3. Architectural features that reinforce the retail character of the ground floor street and river wall and/or help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, are encouraged and should be integral to the architecture of the building.
4. The design of the ground floors of hotels should exhibit a series of public space and entries that equally welcome the general public as well as guests. The first floor should be as transparent as possible. Hotel uses such as bars, lounges, restaurants, cafes, spas and other uses open to the public should exhibit a direct pedestrian connection from the public right of way whenever possible.

Don't waste valuable street frontage on "back of house" uses.

5. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall.
6. Electrical transformers, mechanical equipment, other equipment, enclosed stairs, storage spaces, blank walls, and other elements that are not pedestrian -oriented should not be located within 100 feet of the corner property line as seen in Figure 3.6 or visible from public right -of-way.

#### *Downtown Design Guide, Chapter 4, Parking and Access*

### **B. STAND-ALONG PARKING STRUCTURES**

#### **Architectural Treatment**

Parking structures may exhibit the same principles as great building design noted in previous sections. Providing an exterior screen comprised of high quality materials that screen the underlying concrete structure can elevate the building's stature and contribute to the overall quality of Downtown's built environment.

1. Parking structures shall have an external skin designed to improve visual character when exposed to prominent public view. Notwithstanding development standards incremental to Section 35-384: Parking Lots as Primary use, this can include heavy-gage metal screen, precast concrete panels; live green wall (landscaped) laminated glass or photovoltaic panels. Figure 4.6 illustrates an unacceptable external skin.
2. Vertical pedestrian circulation cores (elevator and stairs) should be located on the primary pedestrian corners and be highlighted architecturally so visitors can easily find and access these entry points, in order to eliminate pedestrians using the vehicular ramps.
3. Parking structures should integrate sustainable design features such as photovoltaic panels (especially on the top parking deck), renewable materials with proven longevity, landscaping and storm water treatment wherever possible.
4. Treat the ground floor along active pedestrian oriented public streets as specified in Chapter 3: to provide active ground floor uses along the street frontage of the garage; on all other streets the ground floor treatment should provide a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent

sidewalk. Additional treatments such as “live” green walls similar to a Chia Pet provides for a more aesthetic and pleasing façade

5. Signage and way finding should be integrated with the architecture of the parking structure as seen in Fig 4.7.

6. Integrate the design of public art and lighting with the architecture of the structure to reinforce its unique identity. This is especially important for public parking structures to aid in visitors finding them upon arrival and getting oriented to downtown Fig 4.8.

7. Interior garage lighting should not produce glaring sources towards adjacent residential units while providing safe and adequate lighting levels per code.

#### Landscape Treatment

8. In most circumstances, the streetscape elements and landscaping should complement the building design. If a parking structure is well-designed, it does not need to be fully screened by dense landscaping in an urban setting.

9. Alternatively, an additional row of evergreen columnar trees may be provided in a minimum eight (8) foot wide setback and staggered with the street trees. In combination, the setback and street trees should screen the parking structure from view.

#### FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 6-level parking structure at 1304 E Houston Street. This property is located within the Downtown Design Guide area. The proposed new construction will be bounded to the north by E Houston, to the east and south by private property and to the west by Union Pacific railway tracks.
- b. CONCEPTYUAL APPROVAL – This request received conceptual approval at the June 21, 2023, Historic and Design Review Commission hearing with the following stipulations:
  - i. That vertical façade elements be added to the complete length of each façade. ***This stipulation has not been met.***
  - ii. That the E Houston Street façade be fully designed to appear to feature active space at the ground level. Storefront systems should extend the E Houston Street façade, particularly beneath the proposed pedestrian canopy. An alternative solution would be to install evergreen street trees as a screening. ***This stipulation has not been met.***
  - iii. That signage and public art be developed as specified in the Downtown Design Guide. ***This stipulation has not been met.***
  - iv. That building lighting be designed in a manner that does not produce light pollution. Top level lighting should be supplied via wall sconces and not light poles. ***This stipulation has been met.***
  - v. That all landscaping elements adhere to the Downtown Design Guide. ***This stipulation has not been met.***
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on December 11, 2023. At that meeting Commissioners asked questions regarding façade screening elements, lighting, materials, and commented on updates to the design.
- d. FAÇADE DESIGN – The Downtown Design Guide, Chapter 4, Section B.1. notes that parking structures shall have an external skin design to improve visual character when exposed to prominent public view. The Downtown Design Guide notes that this can include heavy-gauge metal screen, pre-cast concrete panels, live (landscaped) walls, laminated glass or photovoltaic panels. The applicant has proposed for the primary façade (north, E Houston) to feature precast concrete panels, perforated metal panels, clay masonry units, metal railings, concrete masonry units, and metal street canopies. On the east façade, the applicant has proposed precast concrete panels, brick, perforated metal panels, and an aluminum curtain wall system. On the west (railroad) façade, the applicant has proposed precast metal panels and perforated metal panels. The applicant has not proposed façade elements on the south (rear) façade. A stipulation of conceptual approval was that vertical façade elements be added to the complete length of each façade. Staff finds that screening should be added to the entirety of each façade that conceals spandrel and precast concrete wall panels to the fullest extent possible. Perforated metal is acceptable, per the Downtown Design Guide however. Additionally, staff finds that an increase of 50% of currently proposed façade materials should be introduced to all non-conforming materials. Elevator and stair towers should be included in screening attempts.

- e. PEDESTRIAN CIRCULATION – The Downtown Design Guide, Chapter 4, Section B.2. notes that vertical pedestrian circulation cores (elevators and stairs) should be located on the primary pedestrian corners and be highlighted architecturally so visitors can easily find and access these entry points in order to eliminate pedestrians using vehicular ramps. The applicant has located vertical pedestrian towers at the northwest, northeast and southwest corners. Staff finds this to be consistent with the Downtown Design Guide.
- f. GROUND FLOOR TREATMENT – The Downtown Design Guide, Chapter 4, Section B.4. notes that ground floor treatment of parking structures should activate pedestrian oriented public streets as specified in Chapter 3; active spaces should be used along streets. On all other streets the ground floor treatment should provide a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent sidewalk. The intent of the Downtown Design Guide is for retail space to be located at the ground level of all new construction. The applicant has proposed for the E Houston Street to feature masonry the length of the proposed new construction's E Houston façade. Staff does not find this to be consistent with the Downtown Design Guide. Staff finds that the E Houston Street façade at the ground level should be fully designed to appear as an active space. Storefront systems should extend along the E Houston façade at the street level, particularly beneath the pedestrian canopy that has been proposed. If storefront systems are not designed to be appear as active spaces, staff finds that the applicant should incorporated a greater street setback and street trees, as noted in finding j.
- g. SIGNAGE – The Downtown Design Guide, Chapter 4, Section B.5. notes that signage and wayfinding elements should be integrated into the architecture of the parking structure. Staff finds that the applicant should adhere to this section of the Downtown Design Guide regarding building and wayfinding signage. At this time the applicant has not provided information regarding signage locations or design.
- h. PUBLIC ART – The Downtown Design Guide, Chapter 4, Section B.6. notes that public art and lighting should be integrated into the architecture of parking a parking structure to reinforce its unique identity. The applicant should adhere to this section of the Downtown Design Guide regarding public art and lighting. The applicant has noted a location on the E Houston Street façade for art.
- i. BUILDING LIGHTING – The Downtown Design Guide, Chapter 4, Section B.7. notes that interior garage lighting should not product glaring sources towards adjacent residential units. The applicant has provided lighting information that staff finds to generally be appropriate. Staff finds that at all times lighting should be directed towards the interior of the structure and that rooftop lighting should not result in light pollution.
- j. LANDSCAPING – The Downtown Design Guide, Chapter 4, Section B.8 and 9 address landscaping. These sections note that landscaping should complement the building design and should be used as a screening element. The Downtown Design Guide notes that an additional row of evergreen trees may be provided in a minimum eight (8) foot wide setback and staggered with the required street trees to be used to screen parking structures. At this time, the applicant has not provided landscaping information.
- k. ROOFTOP CANOPY – The applicant has noted an alternate option to install a rooftop canopy. Should this be included in future development plans, detailed construction documents should be submitted to OHP staff for review and approval.

## RECOMMENDATION:

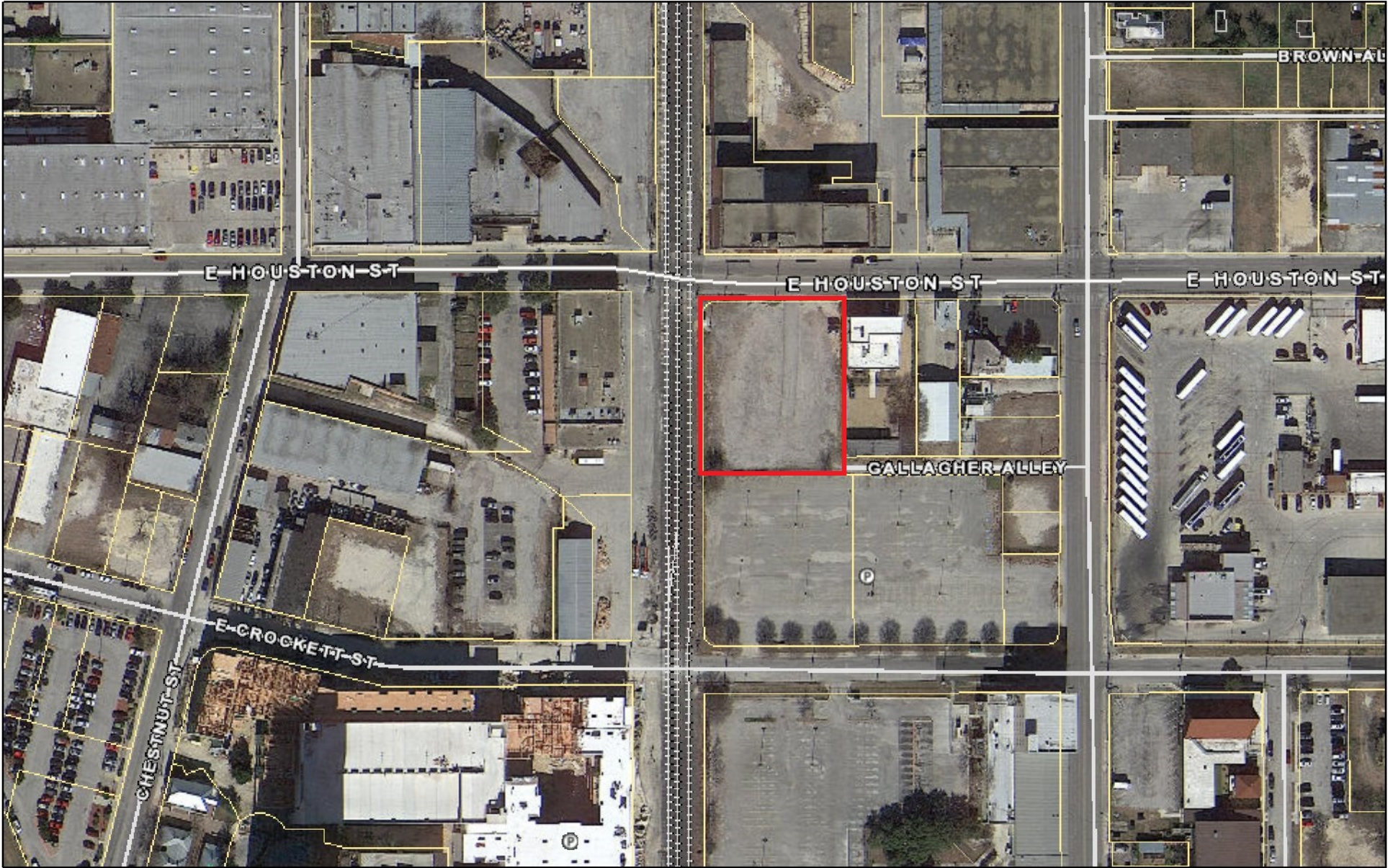
Staff recommends approval based on findings a through j with the following stipulations:

- i. That the garage be properly screened to conform with the Downtown Design Guide, as noted in finding d. Screening should be added to the entirety of each façade that conceals spandrel and precast concrete wall panels to the fullest extent possible. Perforated metal is acceptable, per the Downtown Design Guide. Additionally, staff recommends that an increase of 50% of currently proposed façade materials should be introduced to all non-conforming materials. Elevator and stair towers should be included in screening attempts.
- ii. That the E Houston Street façade be fully designed to appear to feature active space at the ground level, as noted in finding g. Storefront systems should extend the E Houston Street façade, particularly beneath the proposed pedestrian canopy. An alternative solution would be to install evergreen street trees as a screening solution as noted in finding j.
- iii. That signage and public art be developed as specified in the Downtown Design Guide, as noted in findings g and h.

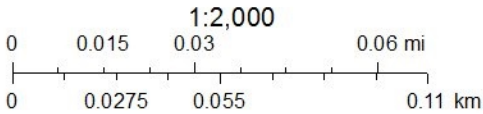


- iv. That building lighting be designed in a manner that does not produce light pollution.
- v. That all landscaping elements adhere to the Downtown Design Guide.
- vi. That any future rooftop canopy elements be submitted to OHP staff for review and approval, as noted in finding k.

City of San Antonio One Stop



December 13, 2023





CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: December 12, 2023

HDRC Case #: 2023-478

Address: 1304 E Houston

Meeting Location: Webex

APPLICANT: Jeremy Jaramillo/TBA Douglas

DRC Members present: Jeff Fetzer, Roland Mazuca, Dr. Karen Burgard, Jason Vasquez, Jimmy Cervantes

Staff Present: Edward Hall

Others present: Andrew Douglas, Abiel Canales, Austen Keithly, Brady Wallace, Francis Kennedy, Tim Brandon

**REQUEST:** Construction of a six level parking structure

**COMMENTS/CONCERNS:**

JJ: Overview of stipulations of conceptual approval, addressing how stipulations of approval have been met (vertical façade panels, active façade on E Houston, signage, lighting, landscaping).

JJ: Review of change to elevator tower, change in materials (presents two options, one with and one without metal cladding).

JJ: Overview of material palette.

RM: Is there graphic signage on the building similar to what is displayed on the historic structure across the street? JJ: Signage is currently being considered, but has not yet been addressed.

JF: The corner tower on the west elevation – is the material entirely pre-cast panels? JJ: Yes.

JF: Was this a value engineering change? JJ: Yes, currently shown as a board form finish; a value engineering item.

JF: One of the comments from conceptual was to make the pedestrian elevation along E Houston appear as more than just a parking garage.



JC: Are the sidewalks wide enough to allow for adequate pedestrian traffic? JJ: Sidewalks are proposed to feature six feet in width.

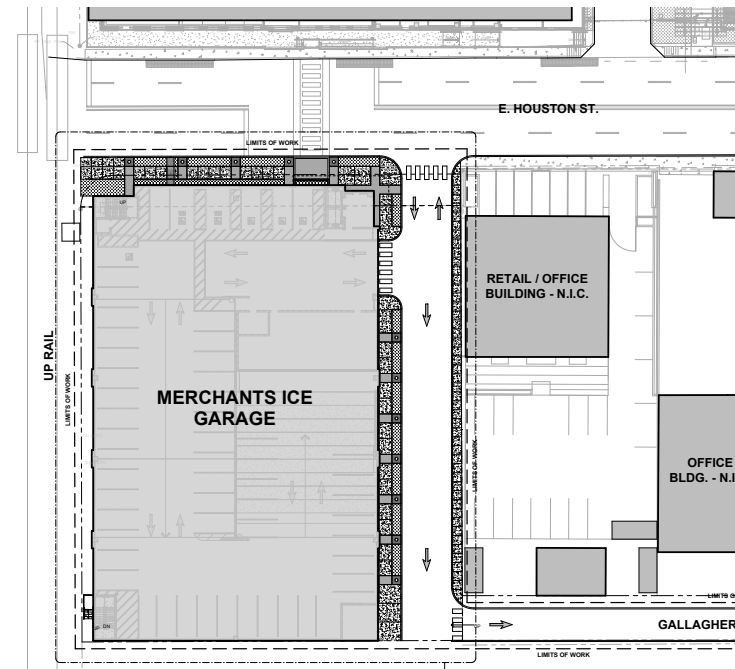
JF: Question regarding trees and spacing from their plantings to the street (and interference with busses and trucks). Realistically, where will the tree canopy fall with trees being located so closely to the curb?

JF: Has an integral color concrete been considered to break up the color of the concrete?

JF: Will this package be included in the agenda? JJ: Yes, will provide an update to staff.

JF: Questions about lighting – has a lighting study been performed to see what light will be produced by fixtures? JJ: Lighting photometrics have been produced. Fixtures are above the bottom of beams.

***OVERALL COMMENTS:***



# MERCHANTS ICE GARAGE

HDRC HEARING FOR FINAL APPROVAL

DECEMBER 20, 2023

TBA | DOUGLAS

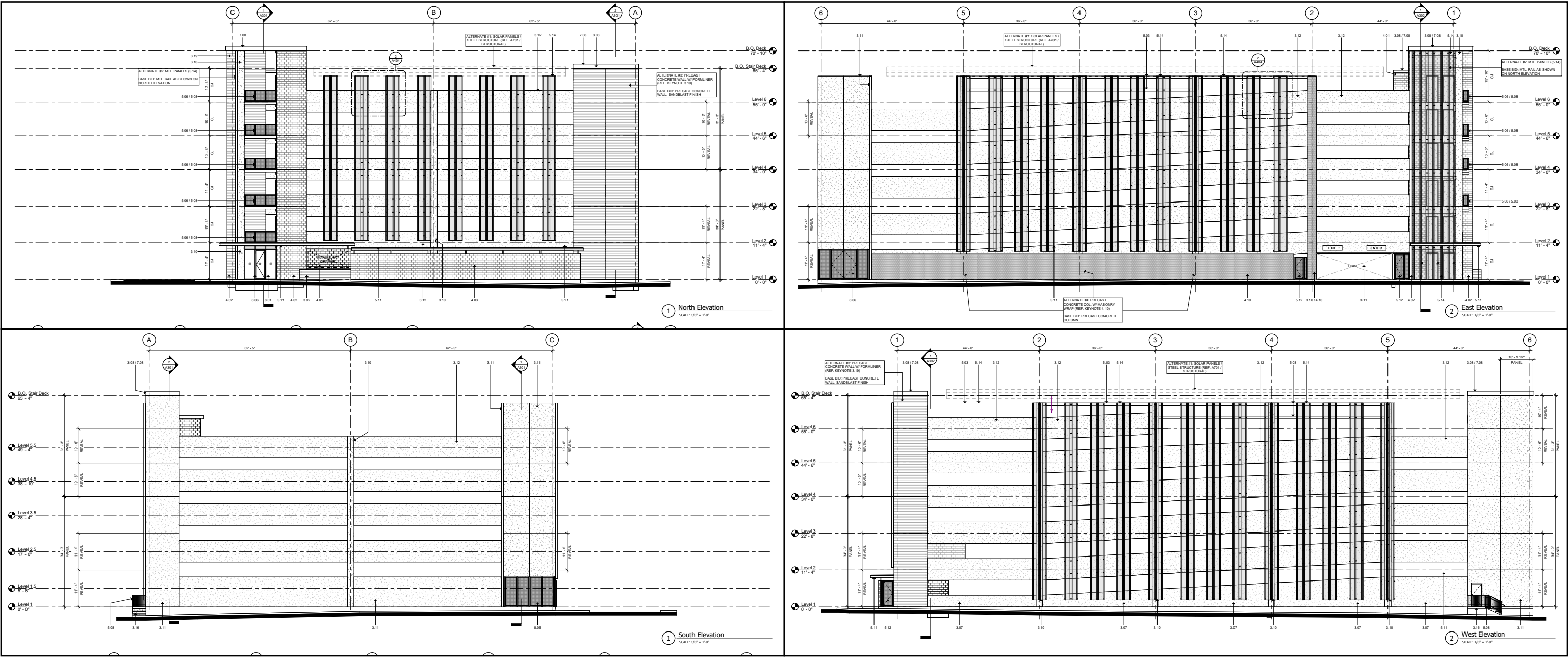
# HISTORIC AND DESIGN REVIEW COMMISSION

## CONCEPTUAL APPROVAL WITH STAFF'S STIPULATIONS (7/21/23):

- i. That vertical facade elements be added the complete length of each facade.  
Refer to A201 and A202 for updated elevations. The south facade is designed to accomodate future expansion of the garage.
- ii. That the E. Houston St. facade be designed to appear to feature active space at the ground level.  
Refer to A201 for updated elevations and updated renderings below.
- iii. That signage and public art be developed as specified in the Downtown Design Guide.  
Signage to be completed / issued towards the end of CDs.
- iv. That building lighting be designed in a manner that does not produce light pollution. Top level lighting should be supplied via wall sconces and not light poles.  
All interior lights will be placed between beams up high. Rooftop perimeter lighting will be wall sconces. Pole lights down the center of the rooftop will not be visible from the street. Refer to A116 Sixth Floor RCP.
- v. That all landscaping elements adhere to the Downtown Design Guide.  
Refer to A100 and L4.01 for site and landscape plans and updated renderings below.



- i. That vertical facade elements be added the complete length of each facade.  
Refer to A201 and A202 for updated elevations. The south facade is designed to accomodate future expansion of the garage.







**MERCHANTS ICE GARAGE** | E. HOUSTON ST. FACADE





**MERCHANTS ICE GARAGE** | E. HOUSTON ST. FACADE







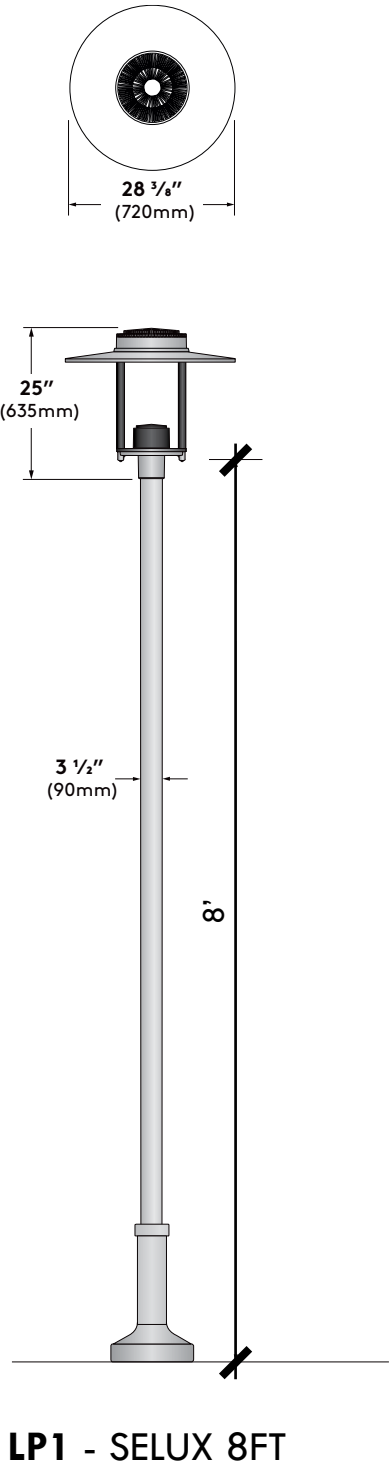
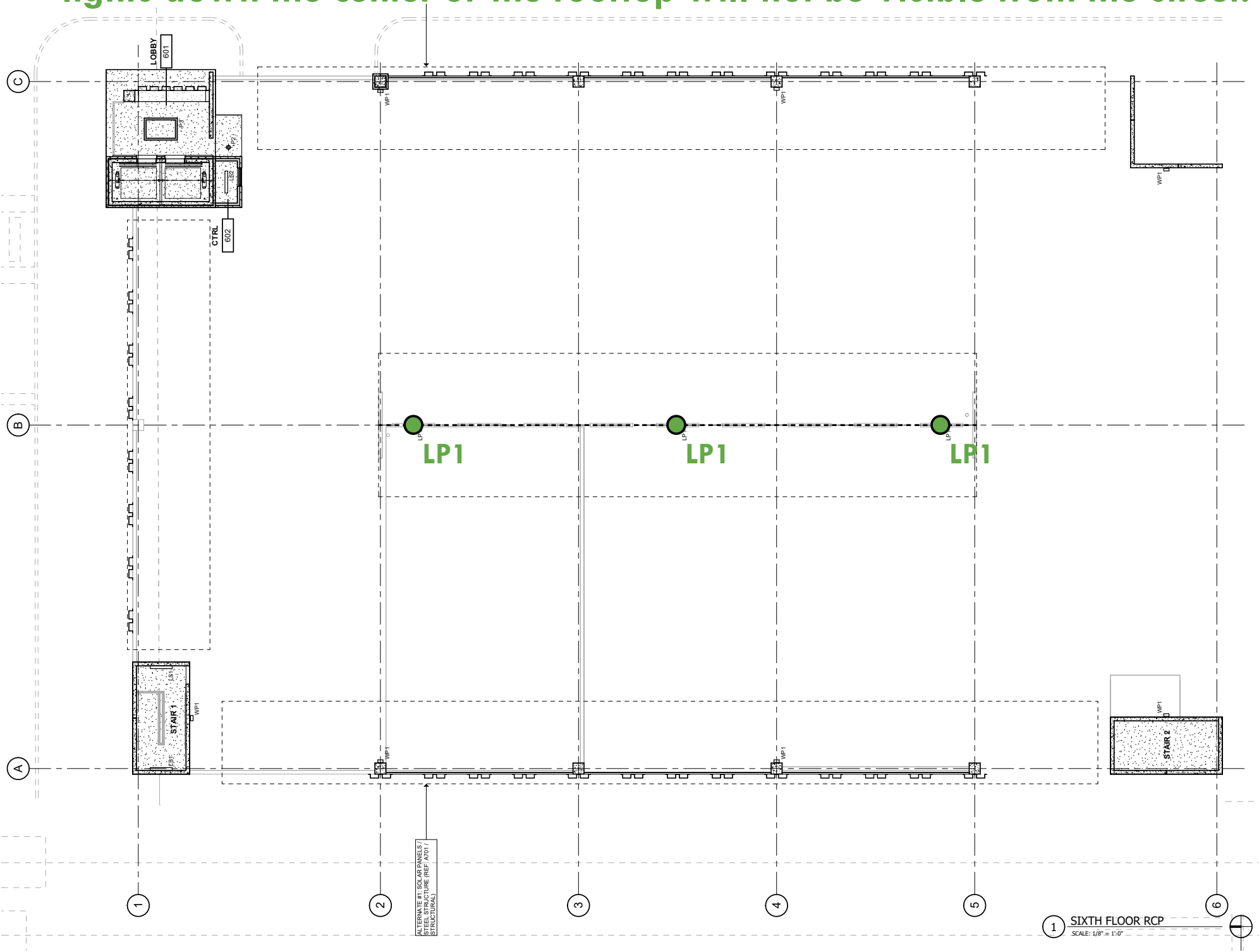








- iv. That building lighting be designed in a manner that does not produce light pollution. Top level lighting should be supplied via wall sconces and not light poles.
- All interior lights will be placed between beams up high. Rooftop perimeter lighting will be wall sconces. Pole lights down the center of the rooftop will not be visible from the street. Refer to A116 Sixth Floor RCP.



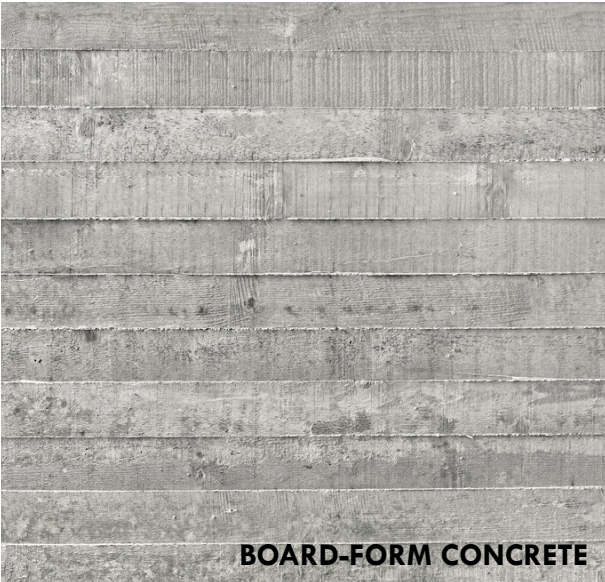




MERCHANTS ICE HISTORIC PHOTO



MERCHANTS ICE NORTH ADDITION



BOARD-FORM CONCRETE



MERCHANTS ICE - BLDG. 1 PAINTED HISTORIC SIGN



MERCHANTS ICE - BLDG. 3



MERCHANTS ICE - BLDG. 5



OLD BRICK



MERCHANTS ICE - BLDG. 3 ENTRY



MERCHANTS ICE - BLDG. 2



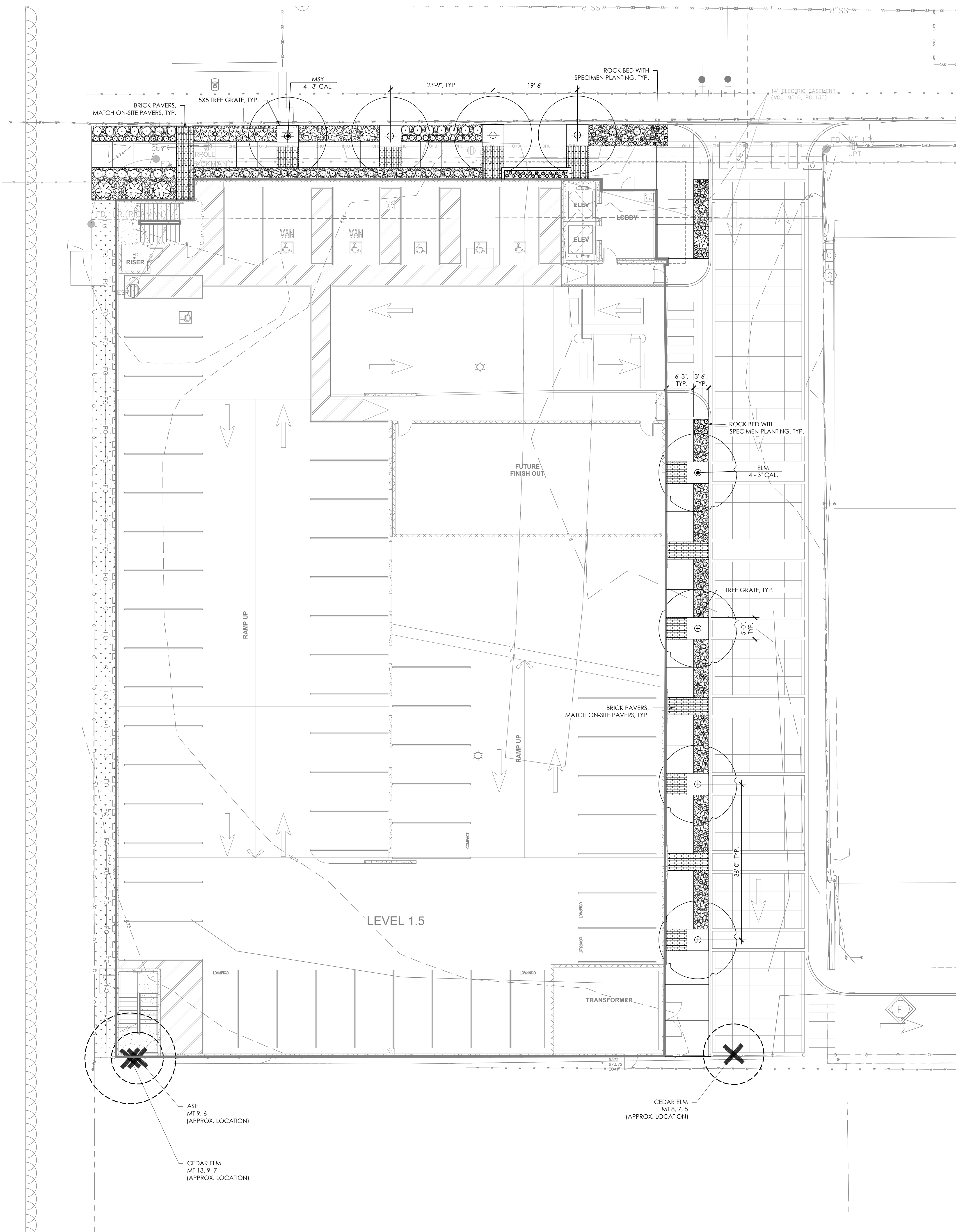
CLAY BLOCK



MERCHANTS ICE - BLDG. 2 COURT SPACE







PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME
	ELM	CEDAR ELM ULMUS CRASSIFOLIA
	MSY	MEXICAN SYCAMORE PLATANUS MEXICANA
SHRUBS	CODE	COMMON / BOTANICAL NAME
	CP	MEXICAN BIRD OF PARADISE CAESALPINIA PULCHERRIMA
ANNUALS/PERENNIALS	CODE	COMMON / BOTANICAL NAME
	BUI	BUTTERFLY/MOREA IRIS DIETES IRIDOIDES
	KDR	DWARF KATIE RUELLIA RUELLIA BRITTONIANA 'KATIE'
	SKU	SKULLCAP SCUTELLARIA SUFFRUTESCENS
	TUR	TURK'S CAP MALVAVISCUS DRUMMONDII
	WST	WOOLLY STEMODIA STEMODIA LANATA
GRASSES	CODE	COMMON / BOTANICAL NAME
	BGG	BLUE GRAMA GRASS 'BLONDE AMBITION' BOUTELLOUA GRACILIS 'BLONDE AMBITION'
	MFG	MEXICAN FEATHERGRASS NASSELLA TENUISSIMA
SUCCULENTS	CODE	COMMON / BOTANICAL NAME
	HB	BRAKELIGHTS RED YUCCA HESPERALOE PARVIFLORA 'PERPA' PP
	QVA	QUEEN VICTORIA AGAVE AGAVE VICTORIAE-REGINAE
	RYU	RED YUCCA HESPERALOE PARVIFLORA
	SPP	SPINELESS PRICKLY PEAR OPUNTIA ELLISIANA
GROUND COVERS	CODE	COMMON / BOTANICAL NAME
	MUL	BARK MULCH
	TIF	BERMUDA GRASS CYNODON DACTYLON 'TIF 419'
	TXRR	TEXAS BLEND RIVER ROCK

Project

# THE MERCHANTS ICE BUILDING

ADDITIONS AND RENOVATIONS

1305 E. Houston St.  
San Antonio, TX 78205

Owner

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Architect of Record

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MEP

**Alderson & Associates, Inc.**

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**DUNAWAY**

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E: bmask@dunaway.com

Landscape Architect's Seal

PRELIMINARY  
FOR REVIEW ONLY  
These documents are for  
Design Review and not  
intended for Construction,  
Bidding or Permit  
Purposes. They were  
prepared by, or under the  
supervision of:  
Bryan Kye Mask  
LA#2369

Project Manager

Bryan Mask, ASLA

Drawn By

Molly Pell, PLA

Project Number

B008418.003

Issuance / Date

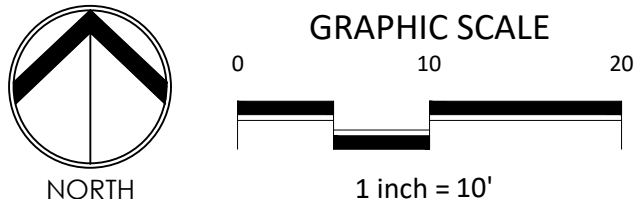
Design Development Documents  
August 18, 2023

SHEET TITLE

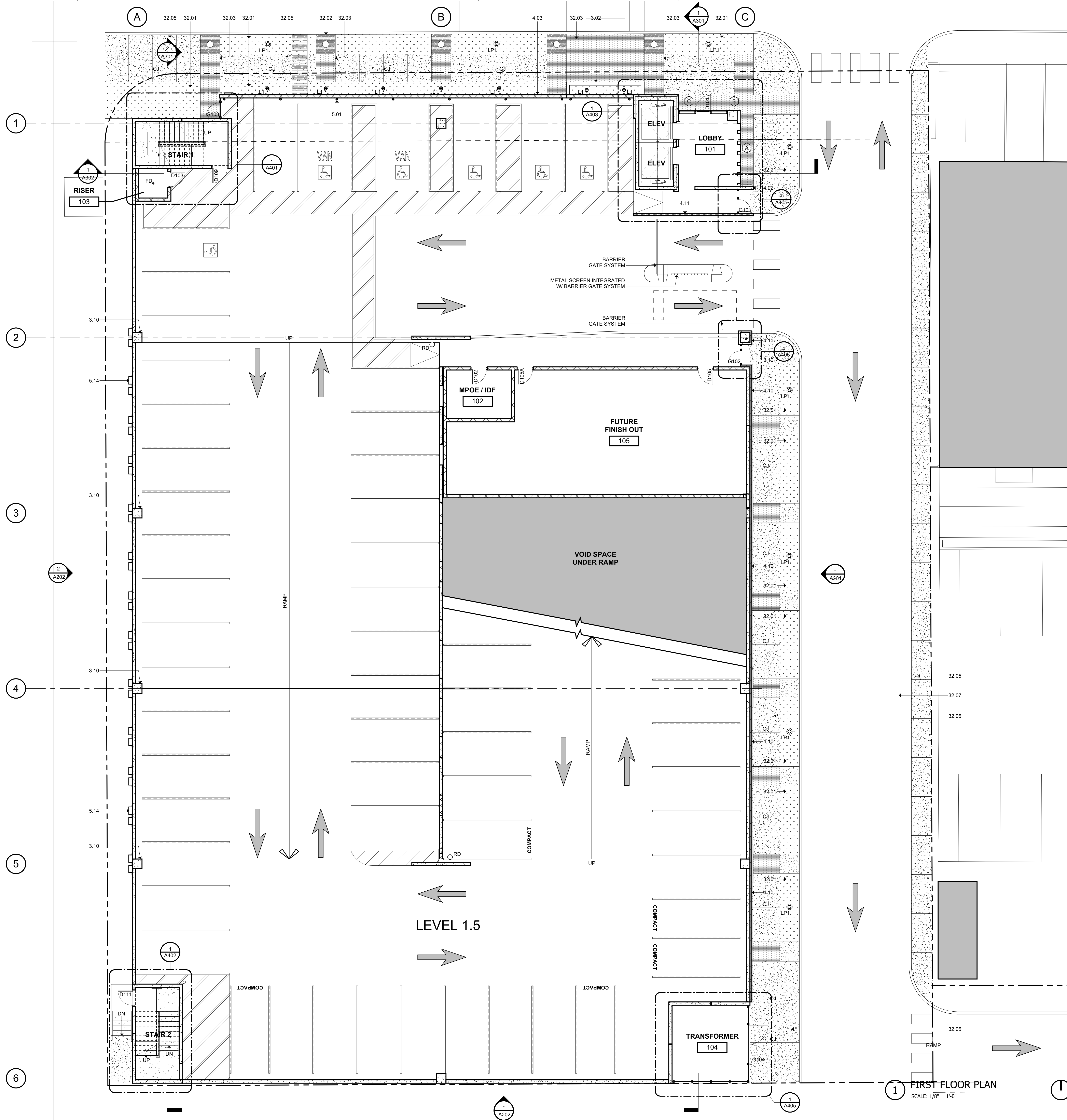
## PLANTING PLAN

SHEET NUMBER

# L4.01







KEYNOTES

DIVISION 3 - CONCRETE

301 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)

302 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)

303 CONCRETE RAMP (REF. STRUCT. / ARCH.)

304 CONCRETE DRIVE BEAM (REF. STRUCT.)

305 CONCRETE METAL DECK (REF. STRUCT.)

306 CONCRETE TOPPING SLAB (REF. STRUCT.)

307 CONCRETE WALL (REF. STRUCT.)

308 PRECAST CONCRETE SLAB (REF. STRUCT.)

309 PRECAST CONCRETE BEAM (REF. STRUCT.)

310 PRECAST CONCRETE COLUMN (REF. STRUCT.)

311 PRECAST CONCRETE WALL (REF. STRUCT.)

312 PRECAST CONCRETE SPANDREL (REF. STRUCT.)

313 PRECAST CONCRETE STAIR (REF. STRUCT.)

314 NON-SHrink GROUT (REF. STRUCT.)

315 CONCRETE CURB (REF. STRUCT.)

316 CONCRETE STAIR LANDING (REF. STRUCT.)

317 POLISHED CONCRETE AS SPECIFIED

318 PRECAST CORREL (REF. STRUCT.)

319 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14815F (REF. STRUCT.)

DIVISION 4 - MASONRY

401 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)

402 CLAY UNIT MASONRY VENEER - SANDKUH. STRUCTURAL CLAY TILE #5251 - ASK12

403 CLAY UNIT MASONRY BLOCK WALL - SANDKUH. STRUCTURAL CLAY TILE #5251 - ASK12 MASONRY WALL (REF. ARCH. / STRUCT.)

404 GROUTED CILL (REF. STRUCT.)

405 MASONRY WALL TILES

406 MORTAR NET

407 GROUT

408 WEAP

409 CLAY UNIT MASONRY VENEER

410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH

411 CLAY UNIT MASONRY BREEZE BLOCK - OWENS, SOLAR SCREEN TILE, SOLAR SQUARE, BRISTOL

DIVISION 5 - METALS

501 PAINTED METAL COLUMN (REF. STRUCT.)

502 PAINTED METAL BEAM (REF. STRUCT.)

503 PAINTED METAL CHIMNEY (REF. STRUCT.)

504 PAINTED METAL DECK (REF. STRUCT.)

505 PAINTED METAL TIE (REF. STRUCT.)

506 2"x4" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP, SIZES AND SECTION

507 TUBULAR STEEL WITH WASHERS (REF. STRUCT.)

508 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)

509 PAINT METAL ROOF LADDERS AND HOES

510 PAINTED ANGLE SUPPORT CLIP (REF. STRUCT.)

511 PAINTED METAL CANOPY (REF. STRUCT. / ARCH.)

512 PAINTED METAL GATE

513 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)

514 PERFORATED METAL HATCHDOOR - 18012011, 1" ROUND ON 1-1/4" STG. CTDS, 5/8" OPEN (REF. ARCH. / STRUCT.)

DIVISION 6 - WOOD, PLASTICS & COMPOSITES

DIVISION 7 - THERMAL INSULATION PROTECTION

701 SSS WOODFIBER INSULATED ROOF SYSTEM

702 ROOF DRAIN (REF. MEP)

703 ROOF VENT (REF. MEP)

704 ROOF INSULATION

705 SHEET METAL FLASHING AND TRIM

706 JOINT SEALANT SPECIFIED

707 CONTINUOUS JOINT SEALANT WITH BACKER ROD

708 METAL ROOF EDGE

709 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER

710 PROTECTION BOARD

711 PROVIDE 1" AIR GAP

712 DRAINAGE MAT

713 VENT PIPE PER MECH. (REF. MECH.)

714 ROOF CURB FOR MECHANICAL UNIT

715 EXTERIOR CORNER FLASHING

716 EXTERIOR SHEETING AS SCHEDULED

717 THROUGH-WALL FLASHING

718 PAINTED METAL ROOF AS SPECIFIED

719 TAPE FLASHING

720 HIGH TEMPERATURE UNDERLAYMENT

721 FIBERGLASS BASE SHEET

DIVISION 8 - OPENINGS

801 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED

802 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL

803 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET

804 ALUM. CURTAIN WALL SYSTEM CIP

805 GLAZING AS SPECIFIED

806 NEW DOOR AS SCHEDULED

807 ACCESS PANEL AS SPECIFIED

808 SHIM AS REQUIRED

809 ALUM. CURTAIN WALL FRAME W/ PERFORATED METAL PANEL GLAZED-IN

DIVISION 9 - FINISHES

901 TILE AS SCHEDULED

902 BASE AS SCHEDULED

DIVISION 10 - SPECIALTIES

1004 FIRE EXTINGUISHER CABINET

DIVISION 11 - EQUIPMENT

1101 ELECTRIC TRANSFORMERS (REF. CIVIL / MEP)

1102 EV CHARGER (REF. MEP)

DIVISION 12 - FURNISHINGS

1201 BICYCLE RACKS

DIVISION 13 - SPECIAL CONSTRUCTION

DIVISION 14 - CONVEYING EQUIPMENT

1401 ELEVATOR AS SPECIFIED

DIVISION 15 - FIRE SUPPRESSION

DIVISION 16 - PLUMBING

DIVISION 17 - HVAC

DIVISION 18 - ELECTRICAL

DIVISION 19 - COMMUNICATIONS

DIVISION 20 - ELECTRONIC SAFETY AND SECURITY

DIVISION 21 - EARTHWORK

DIVISION 22 - EXTERIOR IMPROVEMENTS

2201 LOW PROFILE PLANTING (REF. LANDSCAPE)

2202 TREE GRATE (REF. LANDSCAPE)

2203 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)

2204 CONCRETE DRIVE (REF. CIVIL)

2205 CONCRETE SIDEWALK (REF. CIVIL)

2206 TUBULAR STEEL BOLLARDS (REF. CIVIL)

2207 ASPHALT DRIVE (REF. CIVIL)

LEGEND

EXISTING BUILDINGS N.I.C.

CMU WALL, REF. STRUCT.

PRECAST CONCRETE WALL - FITZGERALD, 14815F, REF. STRUCT.

CLAY TILE - SANDKUHL #5251, REF. STRUCT.

CLAY TILE VENEER - SANDKUHL #5251

BRICK VENEER - YANKEE HILL, SALMON

NEW CONCRETE FLATWORK, REF. CIVIL

PLANTING, REF. LANDSCAPE

BRICK PAVING - ENDICOTT, BURGENDY BLEND, REF. LANDSCAPE / ARCH.

TUBULAR STEEL BOLLARD

LIMITS OF WORK LINE

1-HR RATED WALL

EJ NEW EXPANSION JOINT

RD ROOF DRAIN, REF. MEP

OF OVER FLOW DRAIN, REF. MEP

TD TRENCH DRAIN, REF. MEP

CJ CONTROL JOINT

THE MERCHANTS ICE GARAGE

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Architect's Seal  
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No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect  
Andrew T. Douglas, AIA

Project Manager  
Jeremy Jaramillo

Drawn By

Project Number  
2201

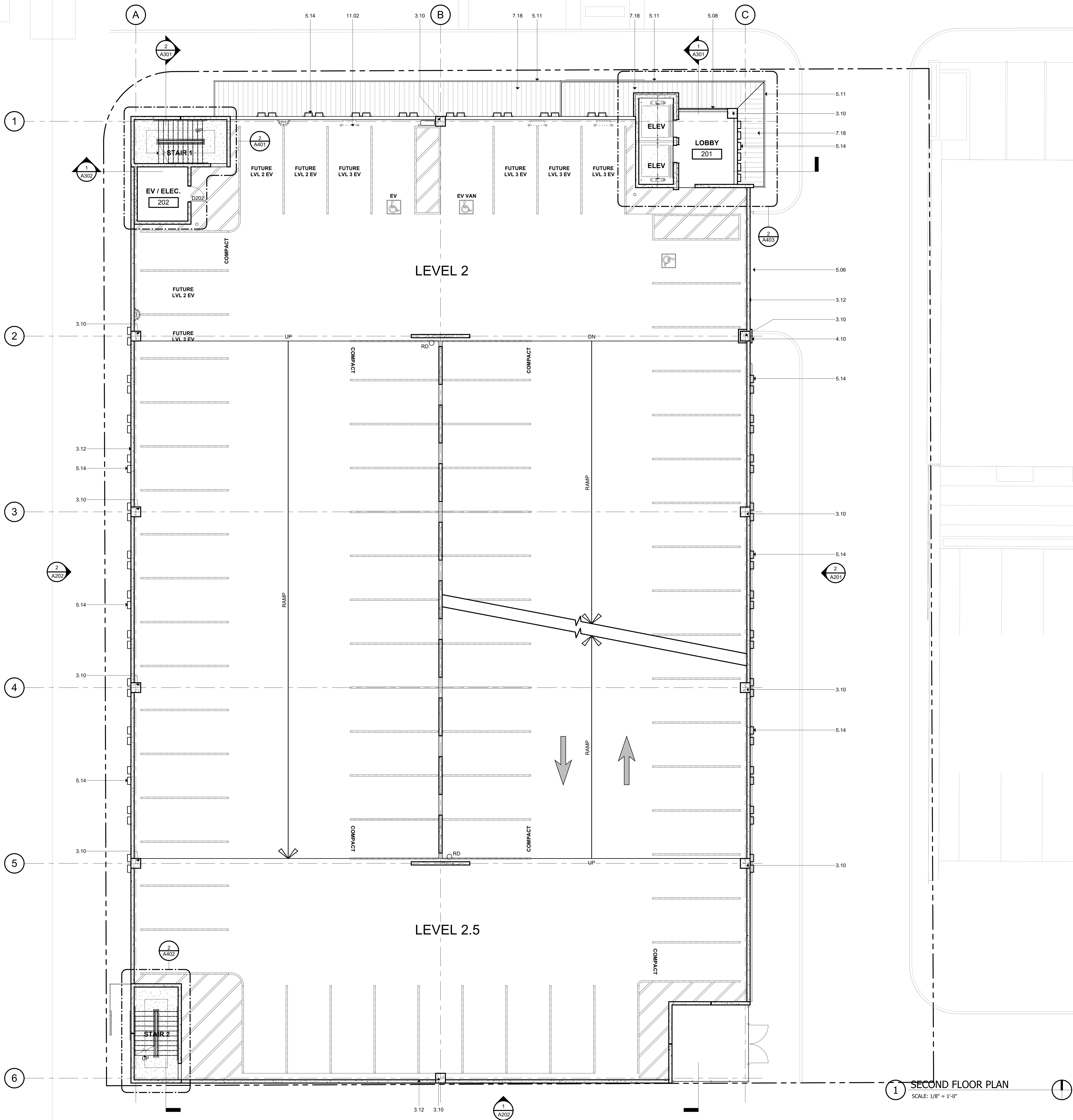
Issuance / Date  
100% Design Development  
August 29, 2023

SHEET TITLE  
**FIRST FLOOR PLAN**

SHEET NUMBER  
**A101**

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## KEYNOTES

### DIVISION 2 - CONCRETE

- 2.01 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
- 2.02 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
- 2.03 CONCRETE RAMP (REF. STRUCT. / ARCH.)
- 2.04 CONCRETE GRADE BEAM (REF. STRUCT.)
- 2.05 CONCRETE ON METAL DECK (REF. STRUCT.)
- 2.06 CONCRETE TOPPING SLAB (REF. STRUCT.)
- 2.07 CONCRETE WALL (REF. STRUCT.)
- 2.08 PRECAST CONCRETE SLAB (REF. STRUCT.)
- 2.09 PRECAST CONCRETE BEAM (REF. STRUCT.)
- 2.10 PRECAST CONCRETE COLUMN (REF. STRUCT.)
- 2.11 PRECAST CONCRETE WALL (REF. STRUCT.)
- 2.12 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- 2.13 PRECAST CONCRETE STAIR (REF. STRUCT.)
- 2.14 NON-SHRINK GROUT (REF. STRUCT.)
- 2.15 CONCRETE CURB (REF. STRUCT.)
- 2.16 CONCRETE STAIR LANDING (REF. STRUCT.)
- 2.17 POLISHED CONCRETE AS SPECIFIED
- 2.18 PRECAST CORREL (REF. STRUCT.)
- 2.19 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14815F (REF. STRUCT.)

### DIVISION 4 - MASONRY

- 4.01 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 4.02 CLAY UNIT MASONRY VENEER - SANDKUH. STRUCTURAL CLAY TILE #5251 - AS312
- 4.03 CLAY UNIT MASONRY BLOCK WALL - SANDKUH. STRUCTURAL CLAY TILE #5251 - AS312 MASONRY WALL (REF. ARCH. / STRUCT.)
- 4.04 GROUTED CUI. (REF. STRUCT.)
- 4.05 MASONRY WALL TILES
- 4.06 MORTAR NET
- 4.07 GROUT
- 4.08 WEAP
- 4.09 CLAY UNIT MASONRY VENEER
- 4.10 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
- 4.11 CLAY UNIT MASONRY BREEZE BLOCK - OWENS, SOLAR SCREEN TILE, SOLAR SQUARE, BRDF

### DIVISION 5 - METALS

- 5.01 PAINTED METAL COLUMN (REF. STRUCT.)
- 5.02 PAINTED METAL CHIMNEY (REF. STRUCT.)
- 5.03 PAINTED METAL CHIMNEY (REF. STRUCT.)
- 5.04 PAINTED METAL DECK (REF. STRUCT.)
- 5.05 PAINTED METAL TIE (REF. STRUCT.)
- 5.06 2"x4" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP, SIZES AND SECTION
- 5.07 TUB. S.C.T. WITH WASHERS (REF. STRUCT.)
- 5.08 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
- 5.09 PAINT METAL ROOF LADDER AND/OR
- 5.10 PAINTED METAL SUPPORT CLIP (REF. STRUCT.)
- 5.11 PAINTED METAL CANYON (REF. STRUCT. / ARCH.)
- 5.12 PAINTED METAL GATE
- 5.13 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)
- 5.14 PERFORATED METAL HANDHOLD - 1801011, 1" ROUND ON 1-1/4" STD. CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)

### DIVISION 6 - WOOD, PLASTICS & COMPOSITES

- 6.01 THERMAL BREAK INSULATION
- 6.02 SSS WOOD FIBER INSULATION ROOF SYSTEM
- 6.03 ROOF SHIM (REF. MEP)
- 6.04 ROOF VENT (REF. MEP)
- 6.05 SHEET METAL FLASHING AND TRIM
- 6.06 JOINT SEALANT SPECIFIED
- 6.07 CONTINUOUS JOINT SEALANT WITH BACKER ROD
- 6.08 METAL ROOF EDGE
- 6.09 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- 6.10 PROTECTION BOARD
- 6.11 PROVIDE 1" AIR GAP
- 6.12 DRAINAGE MAT
- 6.13 VENT PIPE PER MECH. (REF. MECH.)
- 6.14 ROOF CURB FOR MECHANICAL UNIT
- 6.15 EXTERIOR GRADE F. WOOD
- 6.16 EXTERIOR SHEETING AS SCHEDULED
- 6.17 THROUGH-WALL FLASHING
- 6.18 PAINTED METAL ROOF AS SPECIFIED
- 6.19 TAPE FLASHING
- 6.20 HIGH TEMPERATURE UNDERLAYMENT
- 6.21 REINFORCED BASE SHEET

### DIVISION 8 - OPENINGS

- 8.01 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 8.02 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- 8.03 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 8.04 ALUM. CURTAIN WALL SYSTEM GUP
- 8.05 GLAZING AS SPECIFIED
- 8.06 NEW DOOR AS SCHEDULED
- 8.07 ACCESS PANEL AS SPECIFIED
- 8.08 SHIM AS REQUIRED
- 8.09 ALUM. CURTAIN WALL FRAME W/ PERFORATED METAL PANEL, GLAZED-IN

### DIVISION 9 - FINISHES

- 9.01 TILE AS SCHEDULED
- 9.02 BASE AS SCHEDULED

### DIVISION 10 - SPECIALTIES

- 10.04 FIRE EXTINGUISHER CABINET

### DIVISION 11 - EQUIPMENT

- 11.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 11.02 EV CHARGER (REF. MEP)

### DIVISION 12 - FURNISHINGS

- 12.01 BICYCLE RACKS

### DIVISION 13 - SPECIAL CONSTRUCTION

- 13.01 CONCRETE EQUIPMENT
- 13.02 ELEVATOR AS SPECIFIED

### DIVISION 14 - FIRE SUPPRESSION

- 14.01 PLUMBING

### DIVISION 15 - HVAC

- 15.01 PLUMBING

### DIVISION 16 - ELECTRICAL

- 16.01 COMMUNICATIONS

### DIVISION 17 - ELECTRONIC SAFETY AND SECURITY

- 17.01 EARTHWORK

### DIVISION 18 - EXTERIOR IMPROVEMENTS

- 18.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 18.02 TREE GRATE (REF. LANDSCAPE)
- 18.03 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
- 18.04 CONCRETE DRIVE (REF. CIVIL)
- 18.05 CONCRETE SIDEWALK (REF. CIVIL)
- 18.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 18.07 ASPHALT DRIVE (REF. CIVIL)

### DIVISION 19 - FINISHES

- 19.01 TILE AS SCHEDULED
- 19.02 BASE AS SCHEDULED

### DIVISION 20 - SPECIALTIES

- 20.04 FIRE EXTINGUISHER CABINET

### DIVISION 21 - EQUIPMENT

- 21.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 21.02 EV CHARGER (REF. MEP)

### DIVISION 22 - FURNISHINGS

- 22.01 BICYCLE RACKS

### DIVISION 23 - SPECIAL CONSTRUCTION

- 23.01 CONCRETE EQUIPMENT
- 23.02 ELEVATOR AS SPECIFIED

### DIVISION 24 - FIRE SUPPRESSION

- 24.01 PLUMBING

### DIVISION 25 - HVAC

- 25.01 PLUMBING

### DIVISION 26 - ELECTRICAL

- 26.01 COMMUNICATIONS

### DIVISION 27 - ELECTRONIC SAFETY AND SECURITY

- 27.01 EARTHWORK

### DIVISION 28 - EXTERIOR IMPROVEMENTS

- 28.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 28.02 TREE GRATE (REF. LANDSCAPE)
- 28.03 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
- 28.04 CONCRETE DRIVE (REF. CIVIL)
- 28.05 CONCRETE SIDEWALK (REF. CIVIL)
- 28.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 28.07 ASPHALT DRIVE (REF. CIVIL)

### DIVISION 29 - FINISHES

- 29.01 TILE AS SCHEDULED
- 29.02 BASE AS SCHEDULED

### DIVISION 30 - SPECIALTIES

- 30.04 FIRE EXTINGUISHER CABINET

### DIVISION 31 - EQUIPMENT

- 31.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 31.02 EV CHARGER (REF. MEP)

### DIVISION 32 - FURNISHINGS

- 32.01 BICYCLE RACKS

### DIVISION 33 - SPECIAL CONSTRUCTION

- 33.01 CONCRETE EQUIPMENT
- 33.02 ELEVATOR AS SPECIFIED

### DIVISION 34 - FIRE SUPPRESSION

- 34.01 PLUMBING

### DIVISION 35 - HVAC

- 35.01 PLUMBING

### DIVISION 36 - ELECTRICAL

- 36.01 COMMUNICATIONS

### DIVISION 37 - ELECTRONIC SAFETY AND SECURITY

- 37.01 EARTHWORK

### DIVISION 38 - EXTERIOR IMPROVEMENTS

- 38.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 38.02 TREE GRATE (REF. LANDSCAPE)
- 38.03 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
- 38.04 CONCRETE DRIVE (REF. CIVIL)
- 38.05 CONCRETE SIDEWALK (REF. CIVIL)
- 38.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 38.07 ASPHALT DRIVE (REF. CIVIL)

### DIVISION 39 - FINISHES

- 39.01 TILE AS SCHEDULED
- 39.02 BASE AS SCHEDULED

### DIVISION 40 - SPECIALTIES

- 40.04 FIRE EXTINGUISHER CABINET

### DIVISION 41 - EQUIPMENT

- 41.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 41.02 EV CHARGER (REF. MEP)

### DIVISION 42 - FURNISHINGS

- 42.01 BICYCLE RACKS

### DIVISION 43 - SPECIAL CONSTRUCTION

- 43.01 CONCRETE EQUIPMENT
- 43.02 ELEVATOR AS SPECIFIED

### DIVISION 44 - FIRE SUPPRESSION

- 44.01 PLUMBING

### DIVISION 45 - HVAC

- 45.01 PLUMBING

### DIVISION 46 - ELECTRICAL

- 46.01 COMMUNICATIONS

### DIVISION 47 - ELECTRONIC SAFETY AND SECURITY

- 47.01 EARTHWORK

### DIVISION 48 - EXTERIOR IMPROVEMENTS

- 48.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 48.02 TREE GRATE (REF. LANDSCAPE)
- 48.03 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
- 48.04 CONCRETE DRIVE (REF. CIVIL)
- 48.05 CONCRETE SIDEWALK (REF. CIVIL)
- 48.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 48.07 ASPHALT DRIVE (REF. CIVIL)

### DIVISION 49 - FINISHES

- 49.01 TILE AS SCHEDULED
- 49.02 BASE AS SCHEDULED

### DIVISION 50 - SPECIALTIES

- 50.04 FIRE EXTINGUISHER CABINET

### DIVISION 51 - EQUIPMENT

- 51.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 51.02 EV CHARGER (REF. MEP)

### DIVISION 52 - FURNISHINGS

- 52.01 BICYCLE RACKS

### DIVISION 53 - SPECIAL CONSTRUCTION

- 53.01 CONCRETE EQUIPMENT
- 53.02 ELEVATOR AS SPECIFIED

### DIVISION 54 - FIRE SUPPRESSION

- 54.01 PLUMBING

### DIVISION 55 - HVAC

- 55.01 PLUMBING

### DIVISION 56 - ELECTRICAL

- 56.01 COMMUNICATIONS

### DIVISION 57 - ELECTRONIC SAFETY AND SECURITY

- 57.01 EARTHWORK

### DIVISION 58 - EXTERIOR IMPROVEMENTS

- 58.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 58.02 TREE GRATE (REF. LANDSCAPE)
- 58.03 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
- 58.04 CONCRETE DRIVE (REF. CIVIL)
- 58.05 CONCRETE SIDEWALK (REF. CIVIL)
- 58.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 58.07 ASPHALT DRIVE (REF. CIVIL)

### DIVISION 59 - FINISHES

- 59.01 TILE AS SCHEDULED
- 59.02 BASE AS SCHEDULED

### DIVISION 60 - SPECIALTIES

- 60.04 FIRE EXTINGUISHER CABINET

### DIVISION 61 - EQUIPMENT

- 61.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 61.02 EV CHARGER (REF. MEP)

### DIVISION 62 - FURNISHINGS

- 62.01 BICYCLE RACKS

### DIVISION 63 - SPECIAL CONSTRUCTION

- 63.01 CONCRETE EQUIPMENT
- 63.02 ELEVATOR AS SPECIFIED

### DIVISION 64 - FIRE SUPPRESSION

- 64.01 PLUMBING

### DIVISION 65 - HVAC

- 65.01 PLUMBING

### DIVISION 66 - ELECTRICAL

- 66.01 COMMUNICATIONS

### DIVISION 67 - ELECTRONIC SAFETY AND SECURITY

- 67.01 EARTHWORK

### DIVISION 68 - EXTERIOR IMPROVEMENTS

- 68.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 68.02 TREE GRATE (REF. LANDSCAPE)
- 68.03 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
- 68.04 CONCRETE DRIVE (REF. CIVIL)
- 68.05 CONCRETE SIDEWALK (REF. CIVIL)
- 68.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 68.07 ASPHALT DRIVE (REF. CIVIL)

### DIVISION 69 - FINISHES

- 69.01 TILE AS SCHEDULED
- 69.02 BASE AS SCHEDULED

### DIVISION 70 - SPECIALTIES

- 70.04 FIRE EXTINGUISHER CABINET

### DIVISION 71 - EQUIPMENT

- 71.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 71.02 EV CHARGER (REF. MEP)

### DIVISION 72 - FURNISHINGS

- 72.01 BICYCLE RACKS

### DIVISION 73 - SPECIAL CONSTRUCTION

- 73.01 CONCRETE EQUIPMENT
- 73.02 ELEVATOR AS SPECIFIED

### DIVISION 74 - FIRE SUPPRESSION

- 74.01 PLUMBING

### DIVISION 75 - HVAC

- 75.01 PLUMBING

### DIVISION 76 - ELECTRICAL

- 76.01 COMMUNICATIONS

### DIVISION 77 - ELECTRONIC SAFETY AND SECURITY

- 77.01 EARTHWORK

### DIVISION 78 - EXTERIOR IMPROVEMENTS

- 78.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 78.02 TREE GRATE (REF. LANDSCAPE)
- 78.03 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
- 78.04 CONCRETE DRIVE (REF. CIVIL)
- 78.05 CONCRETE SIDEWALK (REF. CIVIL)
- 78.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 78.07 ASPHALT DRIVE (REF. CIVIL)

### DIVISION 79 - FINISHES

- 79.01 TILE AS SCHEDULED
- 79.02 BASE AS SCHEDULED

### DIVISION 80 - SPECIALTIES

- 80.04 FIRE EXTINGUISHER CABINET

### DIVISION 81 - EQUIPMENT

- 81.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 81.02 EV CHARGER (REF. MEP)

### DIVISION 82 - FURNISHINGS

- 82.01 BICYCLE RACKS

### DIVISION 83 - SPECIAL CONSTRUCTION

- 83.01 CONCRETE EQUIPMENT
- 83.02 ELEVATOR AS SPECIFIED

### DIVISION 84 - FIRE SUPPRESSION

- 84.01 PLUMBING

### DIVISION 85 - HVAC

- 85.01 PLUMBING

### DIVISION 86 - ELECTRICAL

- 86.01 COMMUNICATIONS

### DIVISION 87 - ELECTRONIC SAFETY AND SECURITY

- 87.01 EARTHWORK

### DIVISION 88 - EXTERIOR IMPROVEMENTS

- 88.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 88.02 TREE GRATE (REF. LANDSCAPE)
- 88.03 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
- 88.04 CONCRETE DRIVE (REF. CIVIL)
- 88.05 CONCRETE SIDEWALK (REF. CIVIL)
- 88.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 88.07 ASPHALT DRIVE (REF. CIVIL)

### DIVISION 89 - FINISHES

- 89.01 TILE AS SCHEDULED
- 89.02 BASE AS SCHEDULED

### DIVISION 90 - SPECIALTIES

- 90.04 FIRE EXTINGUISHER CABINET

### DIVISION 91 - EQUIPMENT

- 91.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 91.02 EV CHARGER (REF. MEP)

### DIVISION 92 - FURNISHINGS

- 92.01 BICYCLE RACKS

### DIVISION 93 - SPECIAL CONSTRUCTION

- 93.01 CONCRETE EQUIPMENT
- 93.02 ELEVATOR AS SPECIFIED

### DIVISION 94 - FIRE SUPPRESSION

- 94.01 PLUMBING

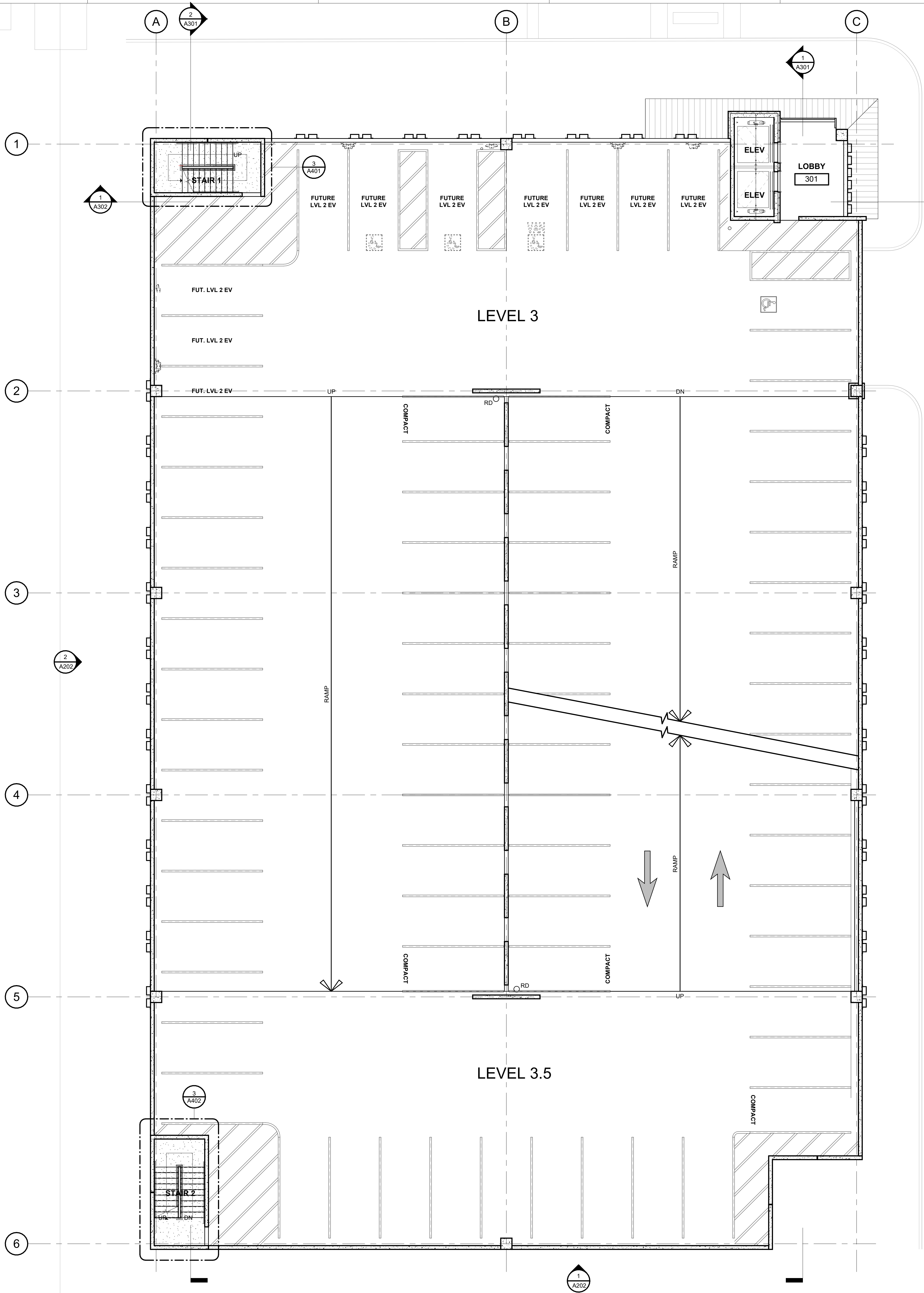
### DIVISION 95 - HVAC

- 95.01 PLUMBING

### DIVISION 96 - ELECTRICAL

- 96.01 COMMUNICATIONS





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

## KEYNOTES

### DIVISION 2 - EXISTING CONDITIONS

- 2.01 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
- 2.02 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
- 2.03 CONCRETE RAMP (REF. STRUCT. / ARCH.)
- 2.04 CONCRETE GRAVE BEAM (REF. STRUCT.)
- 2.05 CONCRETE ON METAL DECK (REF. STRUCT.)
- 2.06 CONCRETE TOPPING SLAB (REF. STRUCT.)
- 2.07 CONCRETE WALL (REF. STRUCT.)
- 2.08 PRECAST CONCRETE SLAB (REF. STRUCT.)
- 2.09 PRECAST CONCRETE BEAM (REF. STRUCT.)
- 2.10 PRECAST CONCRETE COLUMN (REF. STRUCT.)
- 2.11 PRECAST CONCRETE WALL (REF. STRUCT.)
- 2.12 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- 2.13 PRECAST CONCRETE STAIR (REF. STRUCT.)
- 2.14 NON-SHROW (GROUT) (REF. STRUCT.)
- 2.15 CONCRETE CURB (REF. STRUCT.)
- 2.16 CONCRETE STAIR LANDING (REF. STRUCT.)
- 2.17 POLISHED CONCRETE AS SPECIFIED
- 2.18 PRECAST CORREL (REF. STRUCT.)
- 2.19 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14815F (REF. STRUCT.)

### DIVISION 4 - MASONRY

- 4.01 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 4.02 CLAY UNIT MASONRY VENEER - SANDKUH. STRUCTURAL CLAY TILE #5251 - ASX12
- 4.03 CLAY UNIT MASONRY BLOCK WALL - SANDKUH. STRUCTURAL CLAY TILE #5251 - ASX12 MASONRY WALL (REF. ARCH. / STRUCT.)
- 4.04 GROUTED JOINT (REF. STRUCT.)
- 4.05 MASONRY WALL TILES
- 4.06 MORTAR NET
- 4.07 GROUT
- 4.08 WEAP
- 4.09 CLAY UNIT MASONRY VENEER
- 4.10 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
- 4.11 CLAY UNIT MASONRY BREEZE BLOCK - DOWNS, SOLAR SCREEN TILE, SOLAR SQUARE, BRICK

### DIVISION 5 - METALS

- 5.01 PAINTED METAL COLUMN (REF. STRUCT.)
- 5.02 PAINTED METAL BEAM (REF. STRUCT.)
- 5.03 PAINTED METAL CHIMNEY (REF. STRUCT.)
- 5.04 PAINTED METAL DECK (REF. STRUCT.)
- 5.05 PAINTED METAL TUBE (REF. STRUCT.)
- 5.06 2"x4" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP, SIZES AND SECTION
- 5.07 TUBULAR STEEL WITH HANGERS (REF. STRUCT.)
- 5.08 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
- 5.09 PAINT METAL ROOF LADDER HOOKS
- 5.10 PAINTED ANGLE SUPPORT CLIP (REF. STRUCT.)
- 5.11 PAINTED METAL CANOPY (REF. STRUCT. / ARCH.)
- 5.12 PAINTED METAL GATE
- 5.13 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)
- 5.14 PERFORATED METAL HANGERS - 1801011, 1" ROUND ON 1-1/4" STG, CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)

### DIVISION 6 - WOOD, PLASTICS & COMPOSITES

- 6.01 SSS WOOD FIBERGLASS ROOF SYSTEM
- 6.02 ROOF SHIM (REF. MEP)
- 6.03 ROOF VENT (REF. MEP)
- 6.04 ROOF INSULATION
- 6.05 SHEET METAL FLASHING AND TRIM
- 6.06 JOINT SEALANT SPECIFIED
- 6.07 CONTINUOUS JOINT SEALANT WITH BACKER ROD
- 6.08 METAL ROOF EDGE
- 6.09 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- 6.10 PROTECTION BOARD
- 6.11 PROVIDE 1" AIR GAP
- 6.12 DRAINAGE MAT
- 6.13 VENT PIPE PER MECH. (REF. MECH.)
- 6.14 ROOF CURB FOR MECHANICAL UNIT
- 6.15 EXTERIOR GRADE FLYWOOD
- 6.16 EXTERIOR SHEATHING AS SCHEDULED
- 6.17 THROUGH-WALL FLASHING
- 6.18 PAINTED METAL ROOF AS SPECIFIED
- 6.19 TAPE FLASHING
- 6.20 HIGH TEMPERATURE UNDERLAYMENT
- 6.21 REINFORCED BASE SHEET

### DIVISION 8 - OPENINGS

- 8.01 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 8.02 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- 8.03 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 8.04 ALUM. CURTAIN WALL SYSTEM CAP
- 8.05 GLAZING AS SPECIFIED
- 8.06 NEW DOOR AS SCHEDULED
- 8.07 ACCESS PANEL AS SPECIFIED
- 8.08 SHIM AS REQUIRED
- 8.09 ALUM. CURTAIN WALL FRAME W/ PERFORATED METAL PANEL GLAZED-IN

### DIVISION 9 - FINISHES

- 9.01 TILE AS SCHEDULED
- 9.02 BASE AS SCHEDULED

### DIVISION 10 - SPECIALTIES

- 10.04 FIRE EXTINGUISHER CABINET

### DIVISION 11 - EQUIPMENT

- 11.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 11.02 EV CHARGER (REF. MEP)

### DIVISION 12 - FURNISHINGS

- 12.01 BICYCLE RACKS

### DIVISION 13 - SPECIAL CONSTRUCTION

- 13.01 CONCRETE EQUIPMENT
- 13.02 ELEVATOR AS SPECIFIED

### DIVISION 21 - FIRE SUPPRESSION

### DIVISION 22 - PLUMBING

### DIVISION 23 - HVAC

### DIVISION 24 - ELECTRICAL

### DIVISION 25 - COMMUNICATIONS

### DIVISION 26 - ELECTRONIC SAFETY AND SECURITY

### DIVISION 27 - EARTHWORK

- 27.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 27.02 TREE GRATE (REF. LANDSCAPE)
- 27.03 BRICK PAVING - ENDICOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 27.04 CONCRETE DRIVE (REF. CIVIL)
- 27.05 CONCRETE SIDEWALK (REF. CIVIL)
- 27.06 TUBULAR STEEL BOLLARDS (REF. CIVIL)
- 27.07 ASPHALT DRIVE (REF. CIVIL)

## LEGEND

- EXISTING BUILDINGS N.I.C.
- CMU WALL, REF. STRUCT.
- PRECAST CONCRETE WALL - FITZGERALD, 14815F, REF. STRUCT.
- CLAY TILE - SANDKUH. #5251, REF. STRUCT.
- CLAY TILE VENEER - SANDKUH. #5251
- BRICK VENEER - YANKEE HILL, SALMON
- NEW CONCRETE FLATWORK, REF. CIVIL
- PLANTING, REF. LANDSCAPE
- BRICK PAVING - ENDICOTT, BURGUNDY BLEND, REF. LANDSCAPE / ARCH.
- TUBULAR STEEL BOLLARD
- LIMITS OF WORK LINE
- 1-HR RATED WALL
- EJ NEW EXPANSION JOINT
- RD ROOF DRAIN, REF. MEP
- OF OVER FLOW DRAIN, REF. MEP
- TD TRENCH DRAIN, REF. MEP
- CJ CONTROL JOINT

# THE MERCHANTS ICE GARAGE

1304 E. Houston St.  
San Antonio, TX 78205

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## Architect's Seal

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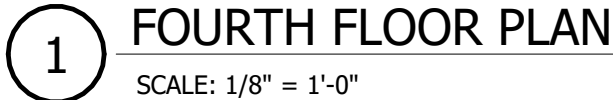
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No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final
Architect		Andrew T. Douglas, AIA
Project Manager		Jeremy Jaramillo
Drawn By		
Project Number		2201
Issuance / Date		100% Design Development August 29, 2023
SHEET TITLE		

## THIRD FLOOR PLAN

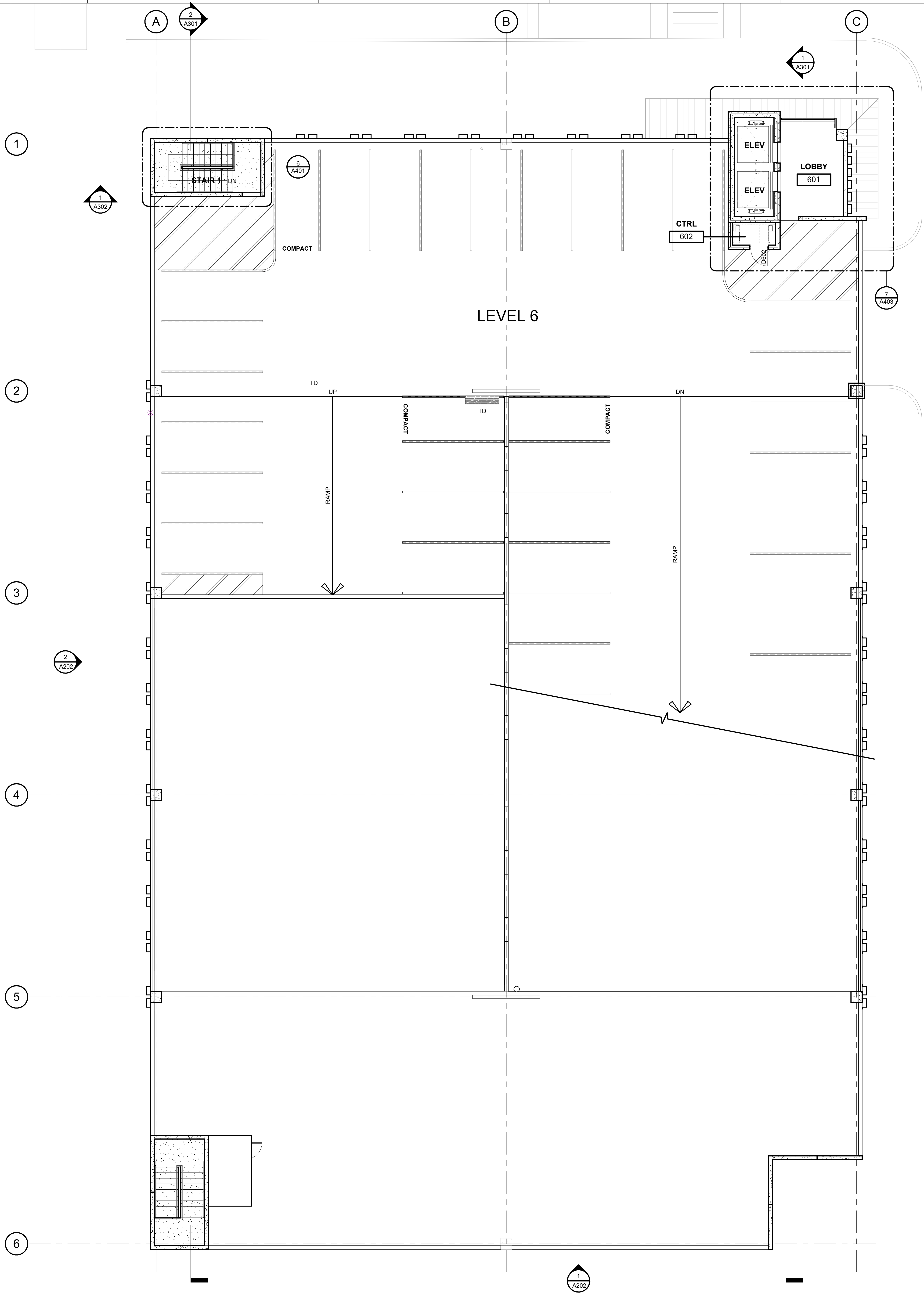
## SHEET NUMBER

A103









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

KEYNOTES

- DIVISION 2 - EXISTING CONDITIONS SITE**
- 2.01 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
  - 2.02 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
  - 2.03 CONCRETE RAMP (REF. STRUCT. / ARCH.)
  - 2.04 CONCRETE GRAVE BEAM (REF. STRUCT.)
  - 2.05 CONCRETE ON METAL DECK (REF. STRUCT.)
  - 2.06 CONCRETE TOPPING SLAB (REF. STRUCT.)
  - 2.07 CONCRETE WALL (REF. STRUCT.)
  - 2.08 PRECAST CONCRETE SLAB (REF. STRUCT.)
  - 2.09 PRECAST CONCRETE BEAM (REF. STRUCT.)
  - 2.10 PRECAST CONCRETE COLUMN (REF. STRUCT.)
  - 2.11 PRECAST CONCRETE WALL (REF. STRUCT.)
  - 2.12 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
  - 2.13 PRECAST CONCRETE STAIR (REF. STRUCT.)
  - 2.14 NON-SHOWN GROUT (REF. STRUCT.)
  - 2.15 CONCRETE CURB (REF. STRUCT.)
  - 2.16 CONCRETE STAIR LANDING (REF. STRUCT.)
  - 2.17 POLISHED CONCRETE AS SPECIFIED
  - 2.18 PRECAST CORREL (REF. STRUCT.)
  - 2.19 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14815F (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 4.01 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
  - 4.02 CLAY UNIT MASONRY VENEER - SANDKUHLL STRUCTURAL CLAY TILE #5251 - ASKITE
  - 4.03 CLAY UNIT MASONRY BLOCK WALL - SANDKUHLL STRUCTURAL CLAY TILE #5251 - ASKITE
  - 4.04 GROUTED JOINT (REF. STRUCT.)
  - 4.05 MASONRY WALL TILES
  - 4.06 MORTAR NET
  - 4.07 GROUT
  - 4.08 WEAP
  - 4.09 CLAY UNIT MASONRY VENEER
  - 4.10 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
  - 4.11 CLAY UNIT MASONRY BREEZE BLOCK - DOWNS, SOLAR SCREEN TILE, SQUARE SQUARE, BRUSH
- DIVISION 5 - METALS**
- 5.01 PAINTED METAL COLUMN (REF. STRUCT.)
  - 5.02 PAINTED METAL BEAM (REF. STRUCT.)
  - 5.03 PAINTED METAL CHIMNEY (REF. STRUCT.)
  - 5.04 PAINTED METAL DECK (REF. STRUCT.)
  - 5.05 PAINTED METAL TUBE (REF. STRUCT.)
  - 5.06 2"x4" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP, SIZES AND SECTION
  - 5.07 TRUSS JOINT WITH HANGERS (REF. STRUCT.)
  - 5.08 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
  - 5.09 PAINT METAL ROOF LADDER HOOKS
  - 5.10 PAINTED ANGLE SUPPORT CLIP (REF. STRUCT.)
  - 5.11 PAINTED METAL CANOPY (REF. STRUCT. / ARCH.)
  - 5.12 PAINTED METAL GATE
  - 5.13 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)
  - 5.14 PERFORATED METAL HANGERS - 1801211, 1" ROUND ON 1-1/4" STG, CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
- DIVISION 7 - THERMAL INSULATION PROTECTION**
- 7.01 SBS MODIFIED BITUMINOUS ROOF SYSTEM
  - 7.02 ROOF DRAIN (REF. MEP)
  - 7.03 ROOF VENT (REF. MEP)
  - 7.04 ROOF INSULATION
  - 7.05 SHEET METAL FLASHING AND TRIM
  - 7.06 JOINT SEALANT SPECIFIED
  - 7.07 CONTINUOUS JOINT SEALANT WITH BACKER ROD
  - 7.08 METAL ROOF EDGE
  - 7.09 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
  - 7.10 PROTECTION BOARD
  - 7.11 PROVIDE 1" AIR GAP
  - 7.12 DRAINAGE MAT
  - 7.13 VENT PIPE PER MECH. (REF. MECH.)
  - 7.14 ROOF CURB FOR MECHANICAL UNIT
  - 7.15 EXTERIOR GRADE FINISH
  - 7.16 EXTERIOR SHEETING AS SCHEDULED
  - 7.17 THROUGH-WALL FLASHING
  - 7.18 PAINTED METAL ROOF AS SPECIFIED
  - 7.19 TAPE FLASHING
  - 7.20 HIGH TEMPERATURE UNDERLAYMENT
  - 7.21 FIBERGLASS BASE SHEET
- DIVISION 8 - OPENINGS**
- 8.01 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
  - 8.02 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
  - 8.03 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
  - 8.04 ALUM. CURTAIN WALL SYSTEM GIP
  - 8.05 GLAZING AS SPECIFIED
  - 8.06 NEW DOOR AS SCHEDULED
  - 8.07 ACCESS PANEL AS SPECIFIED
  - 8.08 SHIM AS REQUIRED
  - 8.09 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN
- DIVISION 9 - FINISHES**
- 9.01 TILE AS SCHEDULED
  - 9.02 BASE AS SCHEDULED
- DIVISION 10 - SPECIALTIES**
- 10.04 FIRE EXTINGUISHER CABINET
- DIVISION 11 - EQUIPMENT**
- 11.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
  - 11.02 EV CHARGER (REF. MEP)
- DIVISION 12 - FURNISHINGS**
- 12.01 BICYCLE RACKS
- DIVISION 13 - SPECIAL CONSTRUCTION**
- DIVISION 14 - CONVEYING EQUIPMENT**
- 14.01 ELEVATOR AS SPECIFIED
- DIVISION 15 - FIRE SUPPRESSION**
- DIVISION 16 - PLUMBING**
- DIVISION 17 - HVAC**
- DIVISION 18 - ELECTRICAL**
- DIVISION 19 - COMMUNICATIONS**
- DIVISION 20 - ELECTRONIC SAFETY AND SECURITY**
- DIVISION 21 - EARTHWORK**
- DIVISION 22 - EXTERIOR IMPROVEMENTS**
- 22.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
  - 22.02 TREE GRATE (REF. LANDSCAPE)
  - 22.03 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
  - 22.04 CONCRETE DRIVE (REF. CIVIL)
  - 22.05 CONCRETE SIDEWALK (REF. CIVIL)
  - 22.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
  - 22.07 ASPHALT DRIVE (REF. CIVIL)

LEGEND

- EXISTING BUILDINGS N.I.C.
- CMU WALL, REF. STRUCT.
- PRECAST CONCRETE WALL - FITZGERALD, 14815F, REF. STRUCT.
- CLAY TILE - SANDKUHLL #5251, REF. STRUCT.
- CLAY TILE VENEER - SANDKUHLL #5251
- BRICK VENEER - YANKEE HILL, SALMON
- NEW CONCRETE FLATWORK, REF. CIVIL
- PLANTING, REF. LANDSCAPE
- BRICK PAVING - ENDICOTT, BURGENDY BLEND, REF. LANDSCAPE / ARCH.
- TUBULAR STEEL BOLLARD
- LIMITS OF WORK LINE
- 1-HR RATED WALL
- EJ NEW EXPANSION JOINT
- RD ROOF DRAIN, REF. MEP
- OF OVER FLOW DRAIN, REF. MEP
- TD TRENCH DRAIN, REF. MEP
- CJ CONTROL JOINT

THE MERCHANTS  
ICE GARAGE

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Architect's Seal

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No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect

Andrew T. Douglas, AIA

Project Manager

Jeremy Jaramillo

Drawn By

Project Number

2201

Issuance / Date

100% Design Development  
August 29, 2023

SHEET TITLE

SIXTH FLOOR PLAN

SHEET NUMBER

A106







LEGEND

SHEET NUMBER

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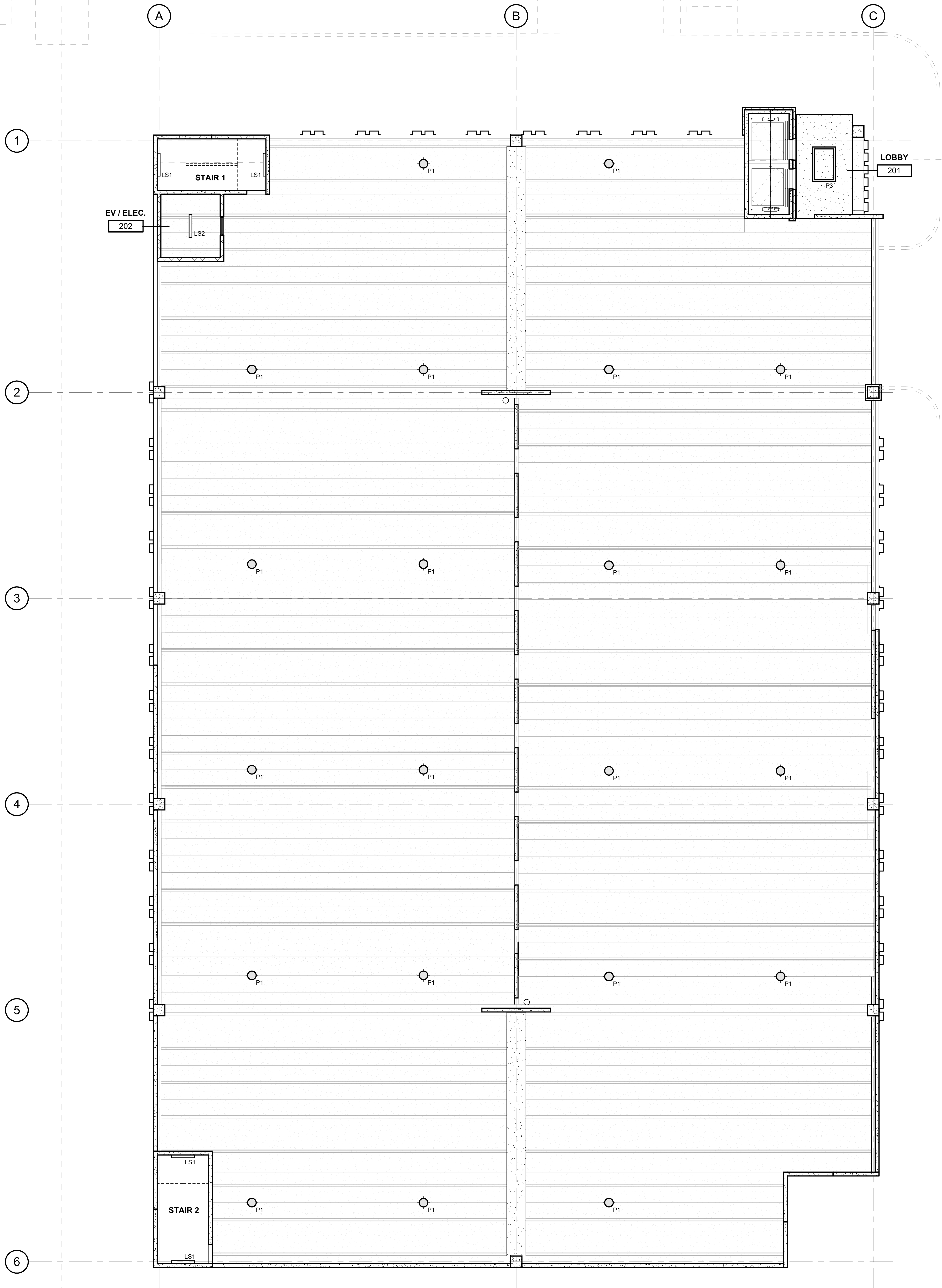
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**FIRST FLOOR RCP**

SHEET NUMBER





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

## KEYNOTES

### DIVISION 2 - EXISTING CONDITIONS SITE

- 2.01 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
- 2.02 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
- 2.03 CONCRETE SUMP (REF. STRUCT. / ARCH.)
- 2.04 CONCRETE GRAVE BEAM (REF. STRUCT.)
- 2.05 CONCRETE ON METAL DECK (REF. STRUCT.)
- 2.06 CONCRETE TOPPING SLAB (REF. STRUCT.)
- 2.07 CONCRETE WALL (REF. STRUCT.)
- 2.08 PRECAST CONCRETE SLAB (REF. STRUCT.)
- 2.09 PRECAST CONCRETE BEAM (REF. STRUCT.)
- 2.10 PRECAST CONCRETE COLUMN (REF. STRUCT.)
- 2.11 PRECAST CONCRETE WALL (REF. STRUCT.)
- 2.12 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- 2.13 PRECAST CONCRETE STAIR (REF. STRUCT.)
- 2.14 NON-SHRINK GROUT (REF. STRUCT.)
- 2.15 CONCRETE CURB (REF. STRUCT.)
- 2.16 CONCRETE EDGEO LANDING (REF. STRUCT.)
- 2.17 POLISHED CONCRETE AS SPECIFIED
- 2.18 PRECAST CORREL (REF. STRUCT.)
- 2.19 PRECAST CONCRETE WALL, FITZGERALD FORMLINERS, 14819F (REF. STRUCT.)

### DIVISION 4 - MASONRY

- 4.01 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 4.02 CLAY UNIT MASONRY VENEER - SANDIKAL STRUCTURAL CLAY TILE #201 - ASIS/IE
- 4.03 CLAY UNIT MASONRY BLOCK WALL - SANDIKAL STRUCTURAL CLAY TILE #201 - ASIS/IE
- 4.04 BRICK VENEER - HANKE HILL, SALMON SMOOTH
- 4.05 CLAY UNIT MASONRY BREEZE BLOCK - DYNASOL, SOLAR SCREEN TILE
- 4.06 SOLAR SCREEN BRICK

### DIVISION 5 - METALS

- 5.01 PAINTED METAL COLUMN (REF. STRUCT.)
- 5.02 PAINTED METAL CHIMNEY (REF. STRUCT.)
- 5.03 PAINTED METAL CHIMNEY (REF. STRUCT.)
- 5.04 PAINTED METAL DECK (REF. STRUCT.)
- 5.05 PAINTED METAL TIE (REF. STRUCT.)
- 5.06 2"x4" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP
- 5.07 RISERS AND BOTTOM
- 5.08 TRUSS JOINT WITH HANGERS (REF. STRUCT.)
- 5.09 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
- 5.10 PAINT METAL ROOF LADDER AND HOOD
- 5.11 PAINTED METAL ROOF CLIP (REF. STRUCT.)
- 5.12 PAINTED METAL LAMPY (REF. STRUCT. / ARCH.)
- 5.13 PAINTED METAL GATE
- 5.14 PERFORATED METAL HANGERS - 1801011, 1" ROUND ON 1-1/4" STD CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)

### DIVISION 6 - WOOD, PLASTICS & COMPOSITES

- 6.01 SSS WOODFIBER INSULATED ROOF SYSTEM
- 6.02 ROOF SHIM (REF. MECH.)
- 6.03 ROOF VENT (REF. MECH.)
- 6.04 ROOF INSULATION
- 6.05 SHEET METAL FLASHING AND TRIM
- 6.06 JOINT SEALANT SPECIFIED
- 6.07 CONTINUOUS JOINT SEALANT WITH BACKER ROD
- 6.08 METAL ROOF EDGE
- 6.09 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- 6.10 PROTECTION BOARD
- 6.11 PROVIDE 1" AIR GAP
- 6.12 DRAINAGE MAT
- 6.13 VENT PIPE PER MECH. (REF. MECH.)
- 6.14 ROOF CURB FOR MECHANICAL UNIT
- 6.15 EXTERIOR GRADE FLYWOOD
- 6.16 EXTERIOR SHEAPING AS SCHEDULED
- 6.17 THROUGH-WALL FLASHING
- 6.18 PAINTED METAL ROOF AS SPECIFIED
- 6.19 TAPE FLASHING
- 6.20 HIGH TEMPERATURE UNDERLAYMENT
- 6.21 FIBERGLASS BASE SHEET

### DIVISION 8 - OPENINGS

- 8.01 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 8.02 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- 8.03 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 8.04 ALUM. CURTAIN WALL SYSTEM GUP
- 8.05 GLAZING AS SPECIFIED
- 8.06 NEW DOOR AS SCHEDULED
- 8.07 ACCESS PANEL AS SPECIFIED
- 8.08 SHIM AS REQUIRED
- 8.09 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN

### DIVISION 9 - FINISHES

- 9.01 TILE AS SCHEDULED
- 9.02 BASE AS SCHEDULED

### DIVISION 10 - SPECIALTIES

- 10.04 FIRE EXTINGUISHER CABINET

### DIVISION 11 - EQUIPMENT

- 11.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 11.02 EV CHARGER (REF. MEP)

### DIVISION 12 - FURNISHINGS

- 12.01 BICYCLE RACKS

### DIVISION 13 - SPECIAL CONSTRUCTION

- 13.01 ELEVATOR AS SPECIFIED

### DIVISION 21 - FIRE SUPPRESSION

- 21.01 PLUMBING

### DIVISION 22 - HVAC

- 22.01 ELECTRICAL

### DIVISION 23 - COMMUNICATIONS

- 23.01 ELECTRONIC SAFETY AND SECURITY

### DIVISION 24 - EARTHWORK

- 24.01 EXTERIOR IMPROVEMENTS
- 24.02 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 24.03 TREE GRATE (REF. LANDSCAPE)
- 24.04 BRICK PAVING - BRIDGEMAN BLEND (REF. LANDSCAPE / CIVIL)
- 24.05 CONCRETE DRIVE (REF. CIVIL)
- 24.06 CONCRETE SIDEWALK (REF. CIVIL)
- 24.07 TUBULAR STEEL BOLLARDS (REF. CIVIL)
- 24.08 ASPHALT DRIVE (REF. CIVIL)

## LEGEND

- P1 PENDANT LIGHT
- P2 PENDANT CAN
- P3 DECORATIVE PENDANT
- L1 LANDSCAPE LIGHTING
- LS1 LINEAR LED UP & DOWN LIGHT
- LS2 LINEAR UTILITY LIGHT
- LP1 SAUCER DISK LIGHT POLE (EXT)
- WP1 WALL PACKS (EXT)
- SPRINKLER HEAD
- X# EXIT LIGHTS

Project

# THE MERCHANTS ICE GARAGE

1304 E. Houston St.  
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Architect's Seal

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No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect

Andrew T. Douglas, AIA

Project Manager

Jeremy Jaramillo

Drawn By

Project Number

2201

Issuance / Date

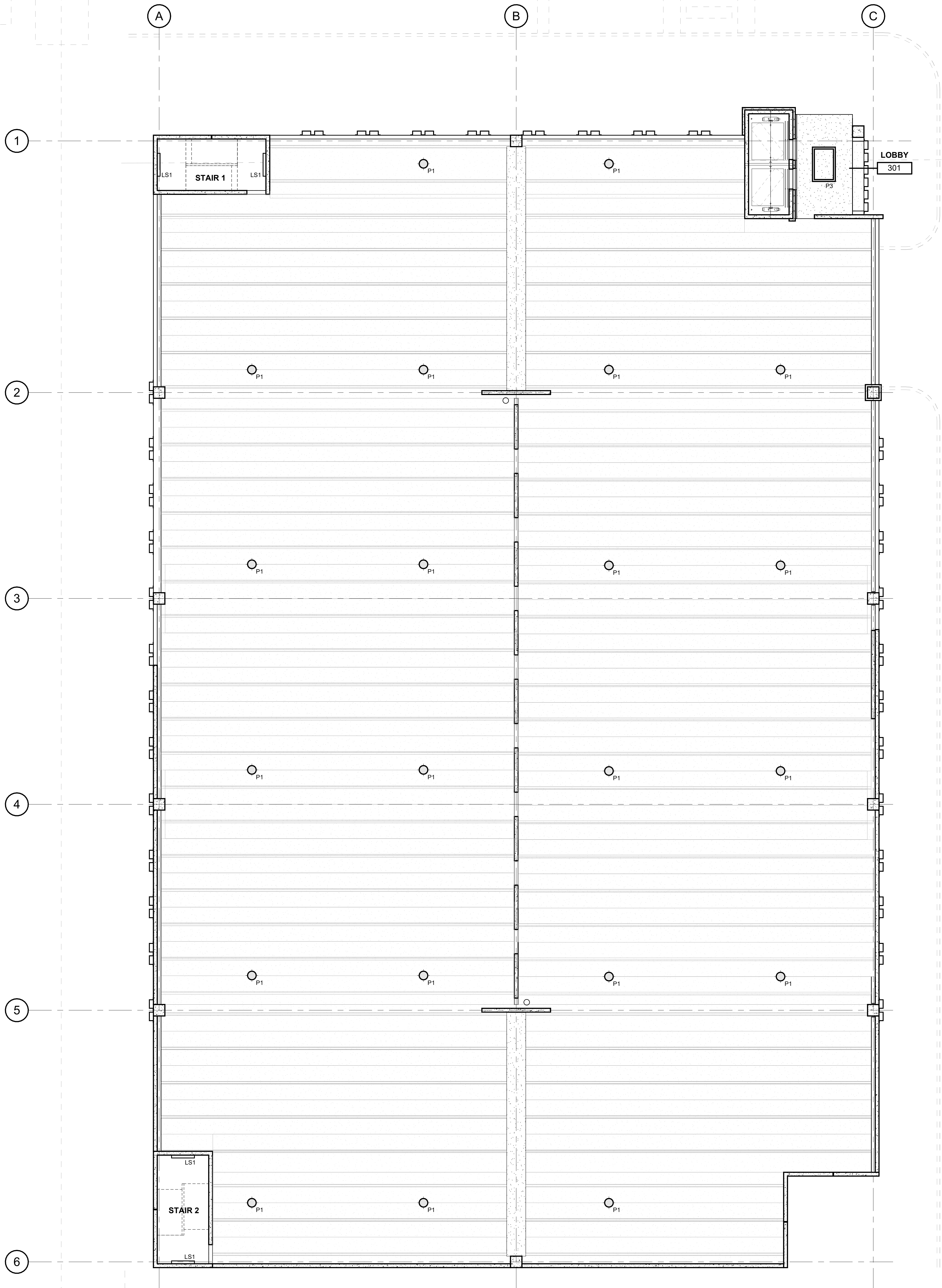
100% Design Development  
August 29, 2023

SHEET TITLE

SECOND FLOOR RCP

SHEET NUMBER

A112



## KEYNOTES

### DIVISION 2 - EXISTING CONDITIONS

- 2.01 CONCRETE SLAB AS INDICATED (REF. STRUCT. ARCH. / ARCH.)
- 2.02 BOARD FORM CONCRETE PLASTER (REF. STRUCT. ARCH. / LANDSCAPE)
- 2.03 CONCRETE SHIP (REF. STRUCT. ARCH.)
- 2.04 CONCRETE GRAVE BEAM (REF. STRUCT.)
- 2.05 CONCRETE ON METAL DECK (REF. STRUCT.)
- 2.06 CONCRETE TOPPING SLAB (REF. STRUCT.)
- 2.07 CONCRETE WALL (REF. STRUCT.)
- 2.08 PRECAST CONCRETE SLAB (REF. STRUCT.)
- 2.09 PRECAST CONCRETE BEAM (REF. STRUCT.)
- 2.10 PRECAST CONCRETE COLUMN (REF. STRUCT.)
- 2.11 PRECAST CONCRETE WALL (REF. STRUCT.)
- 2.12 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- 2.13 PRECAST CONCRETE STAIR (REF. STRUCT.)
- 2.14 NON-SHOWN (GROUT (REF. STRUCT.)
- 2.15 CONCRETE CURB (REF. STRUCT.)
- 2.16 CONCRETE STAIR LANDING (REF. STRUCT.)
- 2.17 POLISHED CONCRETE AS SPECIFIED
- 2.18 PRECAST CORREL (REF. STRUCT.)
- 2.19 PRECAST CONCRETE WALL, FITZGERALD FORMLINERS, 14819F (REF. STRUCT.)

### DIVISION 4 - MASONRY

- 4.01 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 4.02 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE #2051 - ASHLE
- 4.03 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE #2051 - ASHLE
- 4.04 BRICK VENEER - HANKE HILL, SALMON SMOOTH
- 4.05 CLAY UNIT MASONRY BREEZE BLOCK - DOWNS, SOLAR SCREEN TILE
- 4.06 SQUARE SQUARE BRICK

### DIVISION 5 - METALS

- 5.01 PAINTED METAL COLUMN (REF. STRUCT.)
- 5.02 PAINTED METAL CHIMNEY (REF. STRUCT.)
- 5.03 PAINTED METAL DECK (REF. STRUCT.)
- 5.04 PAINTED METAL TIE (REF. STRUCT.)
- 5.05 2x4\"/>

### DIVISION 6 - WOOD, PLASTICS & COMPOSITES

- 6.01 888 WOODFIBER BITUMINOUS ROOF SYSTEM
- 6.02 ROOF SHIM (REF. MECH.)
- 6.03 ROOF VENT (REF. MECH.)
- 6.04 SHEET METAL FLASHING AND TRIM
- 6.05 JOINT SEALANT SPECIFIED
- 6.06 CONTINUOUS JOINT SEALANT WITH BACKER ROD
- 6.07 METAL ROOF EDGE
- 6.08 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- 6.09 PROTECTION BOARD
- 6.10 PROVIDE 1\"/>

### DIVISION 8 - OPENINGS

- 8.01 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 8.02 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- 8.03 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 8.04 ALUM. CURTAIN WALL SYSTEM GUP
- 8.05 GLAZING AS SPECIFIED
- 8.06 NEW DOOR AS SCHEDULED
- 8.07 ACCESS PANEL AS SPECIFIED
- 8.08 SHIM AS REQUIRED
- 8.09 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN

### DIVISION 9 - FINISHES

- 9.01 TILE AS SCHEDULED
- 9.02 BASE AS SCHEDULED

### DIVISION 10 - SPECIALTIES

- 10.04 FIRE EXTINGUISHER CABINET

### DIVISION 11 - EQUIPMENT

- 11.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 11.02 EV CHARGER (REF. MEP)

### DIVISION 12 - FURNISHINGS

- 12.01 BICYCLE RACKS

### DIVISION 13 - SPECIAL CONSTRUCTION

- 13.01 ELEVATOR AS SPECIFIED

### DIVISION 14 - FIRE SUPPRESSION

- 14.01 PLUMBING

### DIVISION 15 - HVAC

- 15.01 ELECTRICAL

### DIVISION 16 - COMMUNICATIONS

- 16.01 ELECTRONIC SAFETY AND SECURITY

### DIVISION 17 - EARTHWORK

- 17.01 EXTERIOR IMPROVEMENTS

### DIVISION 18 - EXTERIOR IMPROVEMENTS

- 18.01 LOW PROFILE PLANTING (REF. LANDSCAPE)

### DIVISION 19 - LANDSCAPE

- 19.01 TREE GRATE (REF. LANDSCAPE)

### DIVISION 20 - CONCRETE DRIVE

- 20.01 CONCRETE DRIVE (REF. CIVIL)

### DIVISION 21 - TUBULAR STEEL BOLLARDS

- 21.01 TUBULAR STEEL BOLLARDS (REF. CIVIL)

### DIVISION 22 - ASPHALT DRIVE

- 22.01 ASPHALT DRIVE (REF. CIVIL)

## LEGEND

- P1 PENDANT LIGHT
- P2 PENDANT CAN
- P3 DECORATIVE PENDANT
- L1 LANDSCAPE LIGHTING
- LS1 LINEAR LED UP & DOWN LIGHT
- LS2 LINEAR UTILITY LIGHT
- LP1 SAUCER DISK LIGHT POLE (EXT)
- WP1 WALL PACKS (EXT)
- SPRINKLER HEAD
- X# EXIT LIGHTS

Project

# THE MERCHANTS ICE GARAGE

1304 E. Houston St.  
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Architect's Seal

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No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final


Architect Andrew T. Douglas, AIA

Project Manager Jeremy Jaramillo

Drawn By

Project Number 2201

Issuance / Date 100% Design Development August 29, 2023

SHEET TITLE

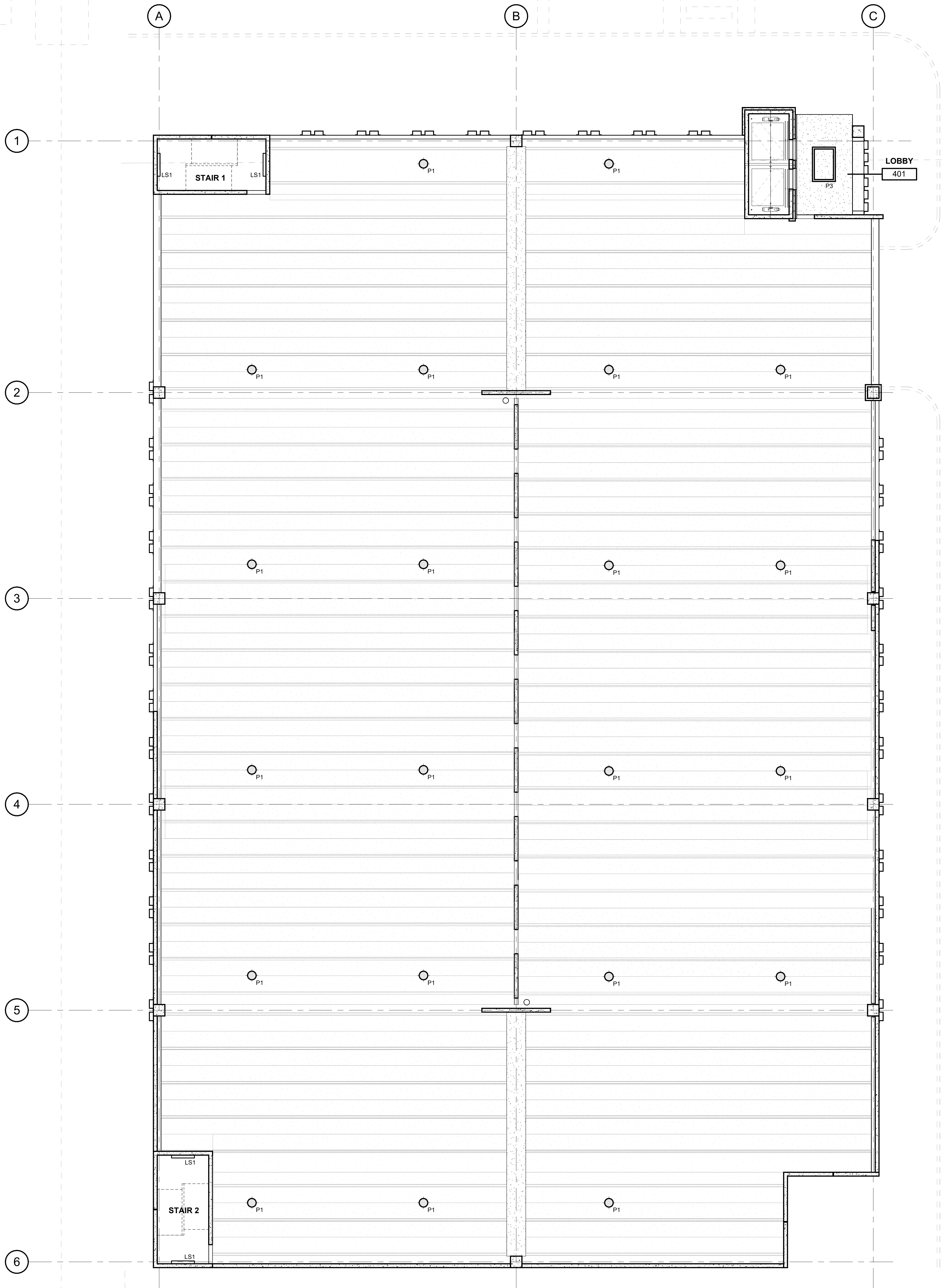
THIRD FLOOR RCP

SHEET NUMBER

1 THIRD FLOOR RCP  
SCALE: 1/8" = 1'-0"

A113





## KEYNOTES

### DIVISION 2 - EXISTING CONDITIONS SITE

- DIVISION 2 - CONCRETE
- 2.01 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
  - 2.02 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
  - 2.03 CONCRETE SUMP (REF. STRUCT. / ARCH.)
  - 2.04 CONCRETE GRAVE BEAM (REF. STRUCT.)
  - 2.05 CONCRETE ON METAL DECK (REF. STRUCT.)
  - 2.06 CONCRETE TOPPING SLAB (REF. STRUCT.)
  - 2.07 CONCRETE WALL (REF. STRUCT.)
  - 2.08 PRECAST CONCRETE SLAB (REF. STRUCT.)
  - 2.09 PRECAST CONCRETE BEAM (REF. STRUCT.)
  - 2.10 PRECAST CONCRETE COLUMN (REF. STRUCT.)
  - 2.11 PRECAST CONCRETE WALL (REF. STRUCT.)
  - 2.12 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
  - 2.13 PRECAST CONCRETE STAIR (REF. STRUCT.)
  - 2.14 NON-SHRINK GROUT (REF. STRUCT.)
  - 2.15 CONCRETE CURB (REF. STRUCT.)
  - 2.16 CONCRETE EDGEO LANDING (REF. STRUCT.)
  - 2.17 POLISHED CONCRETE AS SPECIFIED
  - 2.18 PRECAST CORREL (REF. STRUCT.)
  - 2.19 PRECAST CONCRETE WALL, FITZGERALD FORMLINERS, 14819F (REF. STRUCT.)

### DIVISION 4 - MASONRY

- 4.01 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 4.02 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE #2501 - ASHLE
- 4.03 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE #2501 - ASHLE
- 4.04 BRICK VENEER - HANKE HILL, SALMON SMOOTH
- 4.05 CLAY UNIT MASONRY BREEZE BLOCK - OWENS, SOLAR SCREEN TILE
- 4.06 SQUARE SQUARE BRICK

### DIVISION 5 - METALS

- 5.01 PAINTED METAL COLUMN (REF. STRUCT.)
- 5.02 PAINTED METAL BEAM (REF. STRUCT.)
- 5.03 PAINTED METAL CHIMNEY (REF. STRUCT.)
- 5.04 PAINTED METAL DECK (REF. STRUCT.)
- 5.05 PAINTED METAL TIE (REF. STRUCT.)
- 5.06 2"x4" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP
- 5.07 SIZES AND SECTION
- 5.08 TUBULAR STEEL WITH HANGERS (REF. STRUCT.)
- 5.09 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
- 5.10 PAINTED METAL ROOF LUGS AND HOOKS
- 5.11 PAINTED METAL SUPPORT CLIP (REF. STRUCT.)
- 5.12 PAINTED METAL CANOPY (REF. STRUCT. / ARCH.)
- 5.13 PAINTED METAL GATE
- 5.14 PERFORATED METAL HANGERS - 1801011, 1" ROUND ON 1-1/4" STG
- 5.15 STRUT ARCH
- 5.16 PERFORATED METAL HANGERS - 1801011, 1" ROUND ON 1-1/4" STG
- 5.17 CTR. SH. OPEN (REF. ARCH. / STRUCT.)

### DIVISION 6 - WOOD, PLASTICS & COMPOSITES

- DIVISION 6 - THERMAL LANDSCAPE PROTECTION
- 6.01 SSS WOODFIBER BITUMINOUS ROOF SYSTEM
  - 6.02 ROOF SHIM (REF. MECH.)
  - 6.03 ROOF VENT (REF. MECH.)
  - 6.04 ROOF INSULATION
  - 6.05 SHEET METAL FLASHING AND TRIM
  - 6.06 JOINT SEALANT SPECIFIED
  - 6.07 CONTINUOUS JOINT SEALANT WITH BACKER ROD
  - 6.08 METAL ROOF EDGE
  - 6.09 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
  - 6.10 PROTECTION BOARD
  - 6.11 PROVIDE 1" AIR GAP
  - 6.12 DRAINAGE MAT
  - 6.13 VENT PIPE PER MECH. (REF. MECH.)
  - 6.14 ROOF CURB FOR MECHANICAL UNIT
  - 6.15 EXTERIOR GRADE FINISH
  - 6.16 EXTERIOR SHEETING AS SCHEDULED
  - 6.17 THROUGH-WALL FLASHING
  - 6.18 PAINTED METAL ROOF AS SPECIFIED
  - 6.19 TAPE FLASHING
  - 6.20 HIGH TEMPERATURE UNDERLAYMENT
  - 6.21 FIBERGLASS BASE SHEET

### DIVISION 8 - OPENINGS

- 8.01 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 8.02 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- 8.03 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 8.04 ALUM. CURTAIN WALL SYSTEM CAP
- 8.05 GLAZING AS SPECIFIED
- 8.06 NEW DOOR AS SCHEDULED
- 8.07 ACCESS PANEL AS SPECIFIED
- 8.08 SHIM AS REQUIRED
- 8.09 ALUM. CURTAIN WALL FRAME W/ PERFORATED METAL PANEL, GLAZED-IN

### DIVISION 9 - FINISHES

- 9.01 TILE AS SCHEDULED
- 9.02 BASE AS SCHEDULED

### DIVISION 10 - SPECIALTIES

- 10.04 FIRE EXTINGUISHER CABINET

### DIVISION 11 - EQUIPMENT

- 11.01 ELECTRIC TRANSFORMERS (REF. CIVIL / MEP)
- 11.02 EV CHARGER (REF. MEP)

### DIVISION 12 - FURNISHINGS

- 12.01 BICYCLE RACKS

### DIVISION 13 - SPECIAL CONSTRUCTION

- 13.01 ELEVATOR AS SPECIFIED

### DIVISION 14 - CONFINING EQUIPMENT

- 14.01 ELEVATOR AS SPECIFIED

### DIVISION 15 - FIRE SUPPRESSION

### DIVISION 16 - HVAC

### DIVISION 17 - ELECTRICAL

### DIVISION 18 - COMMUNICATIONS

### DIVISION 19 - ELECTRONIC SAFETY AND SECURITY

### DIVISION 20 - EARTHWORK

### DIVISION 21 - EXTERIOR IMPROVEMENTS

- 21.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 21.02 TREE GRATE (REF. LANDSCAPE)
- 21.03 BRICK PAVING - BRADCOCK SURROUND BLEND (REF. LANDSCAPE / CIVIL)
- 21.04 CONCRETE DRIVE (REF. CIVIL)
- 21.05 CONCRETE SIDEWALK (REF. CIVIL)
- 21.06 TUBULAR STEEL BOLLARDS (REF. CIVIL)
- 21.07 ASPHALT DRIVE (REF. CIVIL)

## LEGEND

- P1 PENDANT LIGHT
- P2 PENDANT CAN
- P3 DECORATIVE PENDANT
- L1 LANDSCAPE LIGHTING
- LS1 LINEAR LED UP & DOWN LIGHT
- LS2 LINEAR UTILITY LIGHT
- LP1 SAUCER DISK LIGHT POLE (EXT)
- WP1 WALL PACKS (EXT)
- SPRINKLER HEAD
- X# EXIT LIGHTS

Project

# THE MERCHANTS ICE GARAGE

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Architect's Seal

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No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect

Andrew T. Douglas, AIA

Project Manager

Jeremy Jaramillo

Drawn By

Project Number

2201

Issuance / Date

100% Design Development  
August 29, 2023

SHEET TITLE

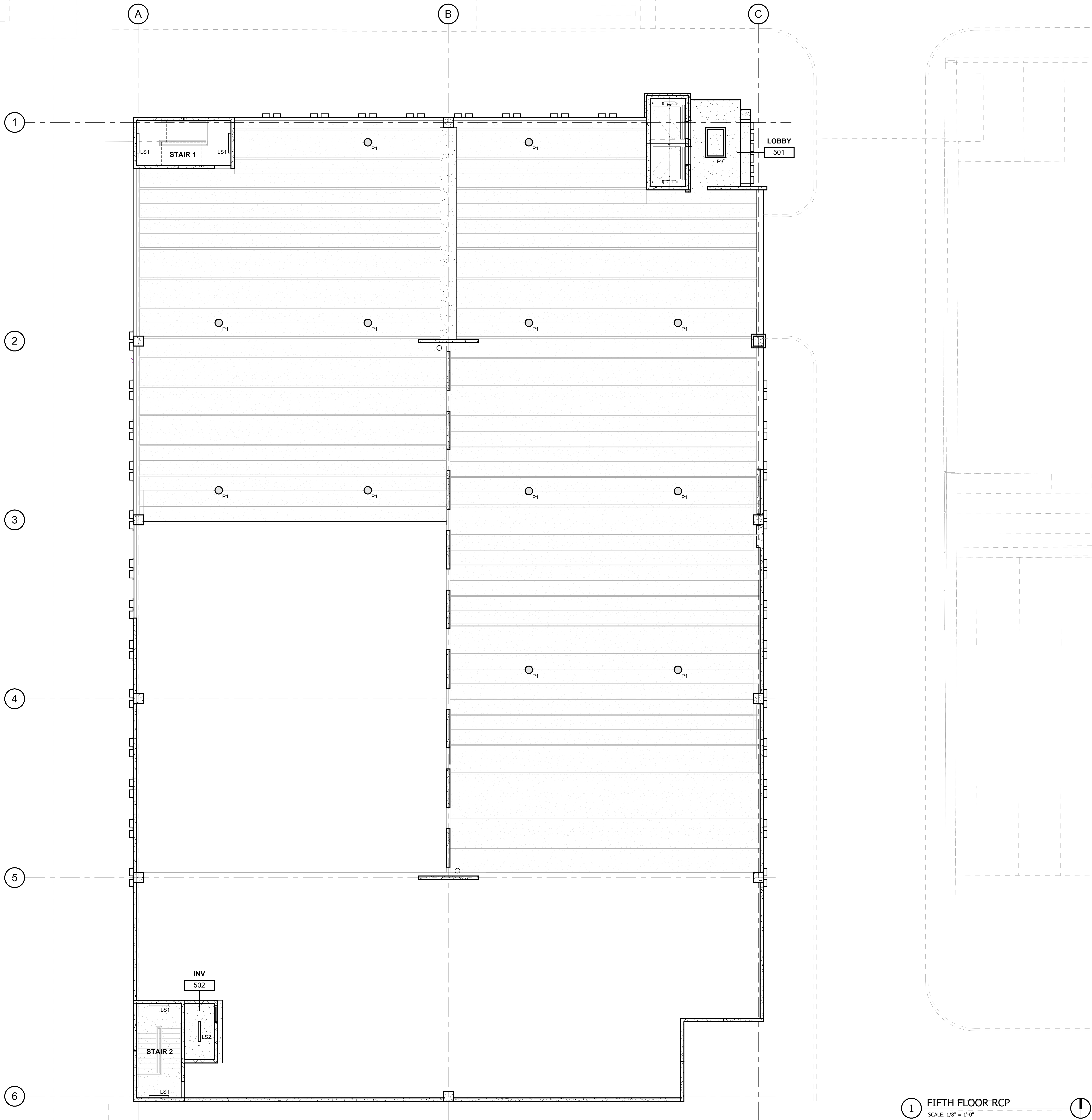
**FOURTH FLOOR RCP**

SHEET NUMBER

**A114**

**FOURTH FLOOR RCP**  
SCALE: 1/8" = 1'-0"





# KEYNOTES

## DIVISION 2 - EXISTING CONDITIONS SITE

### DIVISION 2 - CONCRETE

- 101 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
- 102 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
- 103 CONCRETE SUMP (REF. STRUCT. / ARCH.)
- 104 CONCRETE GRAVE BEAM (REF. STRUCT.)
- 105 CONCRETE ON METAL DECK (REF. STRUCT.)
- 106 CONCRETE TOPPING SLAB (REF. STRUCT.)
- 107 CONCRETE WALL (REF. STRUCT.)
- 108 PRECAST CONCRETE SLAB (REF. STRUCT.)
- 109 PRECAST CONCRETE BEAM (REF. STRUCT.)
- 110 PRECAST CONCRETE COLUMN (REF. STRUCT.)
- 111 PRECAST CONCRETE WALL (REF. STRUCT.)
- 112 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- 113 PRECAST CONCRETE STAIR (REF. STRUCT.)
- 114 NON-SHRINK GROUT (REF. STRUCT.)
- 115 CONCRETE CURB (REF. STRUCT.)
- 116 CONCRETE STAIR LANDING (REF. STRUCT.)
- 117 POLISHED CONCRETE AS SPECIFIED
- 118 PRECAST CORREL (REF. STRUCT.)
- 119 PRECAST CONCRETE WALL, FITZGERALD FORMLINERS, 14819F (REF. STRUCT.)

### DIVISION 4 - MASONRY

- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 402 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE #2051 - ASHLE
- 403 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE #2051 - ASHLE
- 404 CLAY UNIT MASONRY WALL (REF. ARCH. / STRUCT.)
- 405 GROUTED JOINT (REF. STRUCT.)
- 406 MASONRY WALL TILES
- 407 MORTAR NET
- 408 GROUT
- 409 WEEP
- 410 CLAY UNIT MASONRY VENEER
- 411 BRICK VENEER - HANKE HILL, SALMON SMOOTH
- 412 CLAY UNIT MASONRY BREEZE BLOCK - DOWNS, SOLAR SCREEN TILE
- 413 SOLAR SQUARE BRICK

### DIVISION 5 - METALS

- 501 PAINTED METAL COLUMN (REF. STRUCT.)
- 502 PAINTED METAL BEAM (REF. STRUCT.)
- 503 PAINTED METAL CHIMNEY (REF. STRUCT.)
- 504 PAINTED METAL DECK (REF. STRUCT.)
- 505 PAINTED METAL TIE (REF. STRUCT.)
- 506 2"x4" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP
- 507 SHIMS AND BOLTS
- 508 TRUSS JOINT WITH HANGERS (REF. STRUCT.)
- 509 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
- 510 PAINT METAL ROOF LUGS AND HOOKS
- 511 PAINTED METAL ROOF CLIP (REF. STRUCT.)
- 512 PAINTED METAL CANOPY (REF. STRUCT. / ARCH.)
- 513 PAINTED METAL GATE
- 514 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)
- 515 PERFORATED METAL HANGERS - 1801011, 1" ROUND ON 1-1/4" STG
- 516 CTRLS. SH. OPEN (REF. ARCH. / STRUCT.)

## DIVISION 6 - WOOD, PLASTICS & COMPOSITES

### DIVISION 7 - THERMAL & MOISTURE PROTECTION

- 701 SSS WOODFIBER INSULATED ROOF SYSTEM
- 702 ROOF SHIM (REF. MECH.)
- 703 ROOF VENT (REF. MECH.)
- 704 ROOF INSULATION
- 705 SHEET METAL FLASHING AND TRIM
- 706 JOINT SEALANT SPECIFIED
- 707 CONTINUOUS JOINT SEALANT WITH BACKER ROD
- 708 METAL ROOF EDGE
- 709 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- 710 PROTECTION BOARD
- 711 PROVIDE 1" AIR GAP
- 712 DRAINAGE MAT
- 713 VENT PIPE PER MECH. (REF. MECH.)
- 714 ROOF CURB FOR MECHANICAL UNIT
- 715 EXTERIOR GRADE FINISH
- 716 EXTERIOR SHEATHING AS SCHEDULED
- 717 THROUGH-WALL FLASHING
- 718 PAINTED METAL ROOF AS SPECIFIED
- 719 TAPE FLASHING
- 720 HIGH TEMPERATURE UNDERLAYMENT
- 721 FIBERGLASS BASE SHEET

### DIVISION 8 - OPENINGS

- 801 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 802 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- 803 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 804 ALUM. CURTAIN WALL SYSTEM GIP
- 805 GLAZING AS SPECIFIED
- 806 NEW DOOR AS SCHEDULED
- 807 ACCESS PANEL AS SPECIFIED
- 808 SHIM AS REQUIRED
- 809 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN

### DIVISION 9 - FINISHES

- 901 TILE AS SCHEDULED
- 902 BASE AS SCHEDULED

## DIVISION 10 - SPECIALTIES

- 10.04 FIRE EXTINGUISHER CABINET

## DIVISION 11 - EQUIPMENT

- 11.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 11.02 E.V. CHARGER (REF. MEP)

## DIVISION 12 - FURNISHINGS

- 12.01 BICYCLE RACKS

## DIVISION 13 - SPECIAL CONSTRUCTION

- 13.01 ELEVATOR AS SPECIFIED

## DIVISION 14 - CONFINING EQUIPMENT

- 14.01 ELEVATOR AS SPECIFIED

## DIVISION 15 - FIRE SUPPRESSION

## DIVISION 16 - PLUMBING

## DIVISION 17 - HVAC

## DIVISION 18 - ELECTRICAL

## DIVISION 19 - COMMUNICATIONS

## DIVISION 20 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 21 - EARTHWORK

## DIVISION 22 - EXTERIOR IMPROVEMENTS

- 22.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 22.02 TREE GRATE (REF. LANDSCAPE)
- 22.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 22.04 CONCRETE DRIVE (REF. CIVIL)
- 22.05 CONCRETE SIDEWALK (REF. CIVIL)
- 22.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 22.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 23 - PLUMBING

## DIVISION 24 - HVAC

## DIVISION 25 - ELECTRICAL

## DIVISION 26 - COMMUNICATIONS

## DIVISION 27 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 28 - EARTHWORK

## DIVISION 29 - EXTERIOR IMPROVEMENTS

- 29.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 29.02 TREE GRATE (REF. LANDSCAPE)
- 29.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 29.04 CONCRETE DRIVE (REF. CIVIL)
- 29.05 CONCRETE SIDEWALK (REF. CIVIL)
- 29.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 29.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 30 - PLUMBING

## DIVISION 31 - HVAC

## DIVISION 32 - ELECTRICAL

## DIVISION 33 - COMMUNICATIONS

## DIVISION 34 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 35 - EARTHWORK

## DIVISION 36 - EXTERIOR IMPROVEMENTS

- 36.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 36.02 TREE GRATE (REF. LANDSCAPE)
- 36.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 36.04 CONCRETE DRIVE (REF. CIVIL)
- 36.05 CONCRETE SIDEWALK (REF. CIVIL)
- 36.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 36.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 37 - PLUMBING

## DIVISION 38 - HVAC

## DIVISION 39 - ELECTRICAL

## DIVISION 40 - COMMUNICATIONS

## DIVISION 41 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 42 - EARTHWORK

## DIVISION 43 - EXTERIOR IMPROVEMENTS

- 43.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 43.02 TREE GRATE (REF. LANDSCAPE)
- 43.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 43.04 CONCRETE DRIVE (REF. CIVIL)
- 43.05 CONCRETE SIDEWALK (REF. CIVIL)
- 43.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 43.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 44 - PLUMBING

## DIVISION 45 - HVAC

## DIVISION 46 - ELECTRICAL

## DIVISION 47 - COMMUNICATIONS

## DIVISION 48 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 49 - EARTHWORK

## DIVISION 50 - EXTERIOR IMPROVEMENTS

- 50.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 50.02 TREE GRATE (REF. LANDSCAPE)
- 50.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 50.04 CONCRETE DRIVE (REF. CIVIL)
- 50.05 CONCRETE SIDEWALK (REF. CIVIL)
- 50.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 50.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 51 - PLUMBING

## DIVISION 52 - HVAC

## DIVISION 53 - ELECTRICAL

## DIVISION 54 - COMMUNICATIONS

## DIVISION 55 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 56 - EARTHWORK

## DIVISION 57 - EXTERIOR IMPROVEMENTS

- 57.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 57.02 TREE GRATE (REF. LANDSCAPE)
- 57.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 57.04 CONCRETE DRIVE (REF. CIVIL)
- 57.05 CONCRETE SIDEWALK (REF. CIVIL)
- 57.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 57.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 58 - PLUMBING

## DIVISION 59 - HVAC

## DIVISION 60 - ELECTRICAL

## DIVISION 61 - COMMUNICATIONS

## DIVISION 62 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 63 - EARTHWORK

## DIVISION 64 - EXTERIOR IMPROVEMENTS

- 64.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 64.02 TREE GRATE (REF. LANDSCAPE)
- 64.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 64.04 CONCRETE DRIVE (REF. CIVIL)
- 64.05 CONCRETE SIDEWALK (REF. CIVIL)
- 64.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 64.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 65 - PLUMBING

## DIVISION 66 - HVAC

## DIVISION 67 - ELECTRICAL

## DIVISION 68 - COMMUNICATIONS

## DIVISION 69 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 70 - EARTHWORK

## DIVISION 71 - EXTERIOR IMPROVEMENTS

- 71.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 71.02 TREE GRATE (REF. LANDSCAPE)
- 71.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 71.04 CONCRETE DRIVE (REF. CIVIL)
- 71.05 CONCRETE SIDEWALK (REF. CIVIL)
- 71.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 71.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 72 - PLUMBING

## DIVISION 73 - HVAC

## DIVISION 74 - ELECTRICAL

## DIVISION 75 - COMMUNICATIONS

## DIVISION 76 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 77 - EARTHWORK

## DIVISION 78 - EXTERIOR IMPROVEMENTS

- 78.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 78.02 TREE GRATE (REF. LANDSCAPE)
- 78.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 78.04 CONCRETE DRIVE (REF. CIVIL)
- 78.05 CONCRETE SIDEWALK (REF. CIVIL)
- 78.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 78.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 79 - PLUMBING

## DIVISION 80 - HVAC

## DIVISION 81 - ELECTRICAL

## DIVISION 82 - COMMUNICATIONS

## DIVISION 83 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 84 - EARTHWORK

## DIVISION 85 - EXTERIOR IMPROVEMENTS

- 85.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 85.02 TREE GRATE (REF. LANDSCAPE)
- 85.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 85.04 CONCRETE DRIVE (REF. CIVIL)
- 85.05 CONCRETE SIDEWALK (REF. CIVIL)
- 85.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 85.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 86 - PLUMBING

## DIVISION 87 - HVAC

## DIVISION 88 - ELECTRICAL

## DIVISION 89 - COMMUNICATIONS

## DIVISION 90 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 91 - EARTHWORK

## DIVISION 92 - EXTERIOR IMPROVEMENTS

- 92.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 92.02 TREE GRATE (REF. LANDSCAPE)
- 92.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 92.04 CONCRETE DRIVE (REF. CIVIL)
- 92.05 CONCRETE SIDEWALK (REF. CIVIL)
- 92.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 92.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 93 - PLUMBING

## DIVISION 94 - HVAC

## DIVISION 95 - ELECTRICAL

## DIVISION 96 - COMMUNICATIONS

## DIVISION 97 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 98 - EARTHWORK

## DIVISION 99 - EXTERIOR IMPROVEMENTS

- 99.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 99.02 TREE GRATE (REF. LANDSCAPE)
- 99.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 99.04 CONCRETE DRIVE (REF. CIVIL)
- 99.05 CONCRETE SIDEWALK (REF. CIVIL)
- 99.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 99.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 100 - PLUMBING

## DIVISION 101 - HVAC

## DIVISION 102 - ELECTRICAL

## DIVISION 103 - COMMUNICATIONS

## DIVISION 104 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 105 - EARTHWORK

## DIVISION 106 - EXTERIOR IMPROVEMENTS

- 106.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 106.02 TREE GRATE (REF. LANDSCAPE)
- 106.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 106.04 CONCRETE DRIVE (REF. CIVIL)
- 106.05 CONCRETE SIDEWALK (REF. CIVIL)
- 106.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 106.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 107 - PLUMBING

## DIVISION 108 - HVAC

## DIVISION 109 - ELECTRICAL

## DIVISION 110 - COMMUNICATIONS

## DIVISION 111 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 112 - EARTHWORK

## DIVISION 113 - EXTERIOR IMPROVEMENTS

- 113.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 113.02 TREE GRATE (REF. LANDSCAPE)
- 113.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 113.04 CONCRETE DRIVE (REF. CIVIL)
- 113.05 CONCRETE SIDEWALK (REF. CIVIL)
- 113.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 113.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 114 - PLUMBING

## DIVISION 115 - HVAC

## DIVISION 116 - ELECTRICAL

## DIVISION 117 - COMMUNICATIONS

## DIVISION 118 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 119 - EARTHWORK

## DIVISION 120 - EXTERIOR IMPROVEMENTS

- 120.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 120.02 TREE GRATE (REF. LANDSCAPE)
- 120.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 120.04 CONCRETE DRIVE (REF. CIVIL)
- 120.05 CONCRETE SIDEWALK (REF. CIVIL)
- 120.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 120.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 121 - PLUMBING

## DIVISION 122 - HVAC

## DIVISION 123 - ELECTRICAL

## DIVISION 124 - COMMUNICATIONS

## DIVISION 125 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 126 - EARTHWORK

## DIVISION 127 - EXTERIOR IMPROVEMENTS

- 127.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 127.02 TREE GRATE (REF. LANDSCAPE)
- 127.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 127.04 CONCRETE DRIVE (REF. CIVIL)
- 127.05 CONCRETE SIDEWALK (REF. CIVIL)
- 127.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 127.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 128 - PLUMBING

## DIVISION 129 - HVAC

## DIVISION 130 - ELECTRICAL

## DIVISION 131 - COMMUNICATIONS

## DIVISION 132 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 133 - EARTHWORK

## DIVISION 134 - EXTERIOR IMPROVEMENTS

- 134.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 134.02 TREE GRATE (REF. LANDSCAPE)
- 134.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 134.04 CONCRETE DRIVE (REF. CIVIL)
- 134.05 CONCRETE SIDEWALK (REF. CIVIL)
- 134.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 134.07 ASPHALT DRIVE (REF. CIVIL)

## DIVISION 135 - PLUMBING

## DIVISION 136 - HVAC

## DIVISION 137 - ELECTRICAL

## DIVISION 138 - COMMUNICATIONS

## DIVISION 139 - ELECTRONIC SAFETY AND SECURITY

## DIVISION 140 - EARTHWORK

## DIVISION 141 - EXTERIOR IMPROVEMENTS

- 141.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 141.02 TREE GRATE (REF. LANDSCAPE)
- 141.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
- 141.04 CONCRETE DRIVE (REF. CIVIL)
- 141.05 CONCRETE SIDEWALK (REF. CIVIL)
- 141.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 141.07 ASPHALT DRIVE (REF. CIVIL)

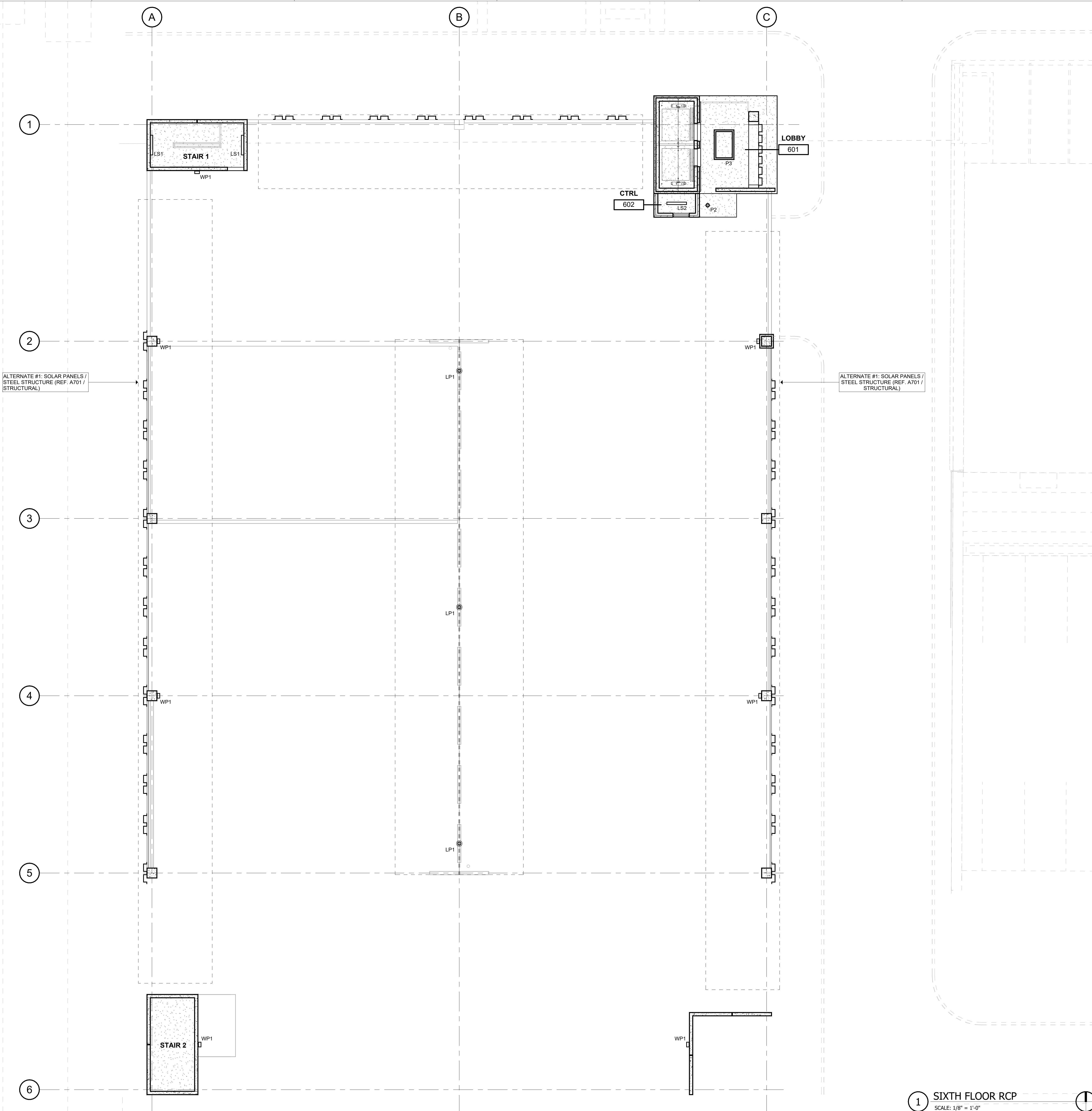
## DIVISION 142 - PLUMBING

## DIVISION 143 - HVAC

## DIVISION 144 - ELECTRICAL

## DIVISION 145 - COMMUNICATIONS





1 SIXTH FLOOR RCP  
SCALE: 1/8" = 1'-0"

KEYNOTES

- DIVISION 2 - EXISTING CONDITIONS SITE**
- 2.01 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
  - 2.02 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
  - 2.03 CONCRETE SUMP (REF. STRUCT. / ARCH.)
  - 2.04 CONCRETE GRAVE BEAM (REF. STRUCT.)
  - 2.05 CONCRETE ON METAL DECK (REF. STRUCT.)
  - 2.06 CONCRETE TOPPING SLAB (REF. STRUCT.)
  - 2.07 CONCRETE WALL (REF. STRUCT.)
  - 2.08 PRECAST CONCRETE SLAB (REF. STRUCT.)
  - 2.09 PRECAST CONCRETE BEAM (REF. STRUCT.)
  - 2.10 PRECAST CONCRETE COLUMN (REF. STRUCT.)
  - 2.11 PRECAST CONCRETE WALL (REF. STRUCT.)
  - 2.12 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
  - 2.13 PRECAST CONCRETE STAIR (REF. STRUCT.)
  - 2.14 NON-SHRINK GROUT (REF. STRUCT.)
  - 2.15 CONCRETE CURB (REF. STRUCT.)
  - 2.16 CONCRETE EDGEO LANDING (REF. STRUCT.)
  - 2.17 POLISHED CONCRETE AS SPECIFIED
  - 2.18 PRECAST CORREL (REF. STRUCT.)
  - 2.19 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14819F (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 4.01 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
  - 4.02 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE #2501 - ASX12
  - 4.03 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE #2501 - ASX12
  - 4.04 MASONRY WALL TILES
  - 4.05 MORTAR NET
  - 4.06 GROUT
  - 4.07 WEAP
  - 4.08 CLAY UNIT MASONRY VENEER
  - 4.09 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
  - 4.10 CLAY UNIT MASONRY BREEZE BLOCK - DOWNS, SOLAR SCREEN TILE
  - 4.11 SOLAR SCREEN BRICK
- DIVISION 5 - METALS**
- 5.01 PAINTED METAL COLUMN (REF. STRUCT.)
  - 5.02 PAINTED METAL BEAM (REF. STRUCT.)
  - 5.03 PAINTED METAL CHIMNEY (REF. STRUCT.)
  - 5.04 PAINTED METAL DECK (REF. STRUCT.)
  - 5.05 PAINTED METAL TIRE (REF. STRUCT.)
  - 5.06 2"x4" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP, SIZES AND SECTION
  - 5.07 TUBS, SULT WITH WASHES (REF. STRUCT.)
  - 5.08 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
  - 5.09 PAINT METAL ROOF LADDER AND/OR
  - 5.10 PAINTED ANGLE SUPPORT CLIP (REF. STRUCT.)
  - 5.11 PAINTED METAL LAMPY (REF. STRUCT. / ARCH.)
  - 5.12 PAINTED METAL GATE
  - 5.13 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)
  - 5.14 PERFORATED METAL MANDRILLS - 1801211, 1" ROUND ON 1-1/4" STD. CTRS. 5/8" OPEN (REF. ARCH. / STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
- DIVISION 7 - THERMAL INSULATION PROTECTION**
- 7.01 SSS WOODFIBER INSULATED ROOF SYSTEM
  - 7.02 ROOF SHIM (REF. REF.)
  - 7.03 ROOF VENT (REF. REF.)
  - 7.04 ROOF INSULATION
  - 7.05 SHEET METAL FLASHING AND TRIM
  - 7.06 JOINT SEALANT SPECIFIED
  - 7.07 CONTINUOUS JOINT SEALANT WITH BACKER ROD
  - 7.08 METAL ROOF EDGE
  - 7.09 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
  - 7.10 PROTECTION BOARD
  - 7.11 PROVIDE 1" AIR GAP
  - 7.12 DRAINAGE MAT
  - 7.13 VENT PIPE PER MECH. (REF. MECH.)
  - 7.14 ROOF CURB FOR MECHANICAL UNIT
  - 7.15 EXTERIOR GRADE FINISH
  - 7.16 EXTERIOR SHEETING AS SCHEDULED
  - 7.17 THROUGH-WALL FLASHING
  - 7.18 PAINTED METAL ROOF AS SPECIFIED
  - 7.19 TAPE FLASHING
  - 7.20 HIGH TEMPERATURE UNDERLAYMENT
  - 7.21 FIBERGLASS BASE SHEET
- DIVISION 8 - OPENINGS**
- 8.01 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
  - 8.02 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
  - 8.03 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
  - 8.04 ALUM. CURTAIN WALL SYSTEM GUP
  - 8.05 GLAZING AS SPECIFIED
  - 8.06 NEW DOOR AS SCHEDULED
  - 8.07 ACCESS PANEL AS SPECIFIED
  - 8.08 SHIM AS REQUIRED
  - 8.09 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN
- DIVISION 9 - FINISHES**
- 9.01 TILE AS SCHEDULED
  - 9.02 BASE AS SCHEDULED
- DIVISION 10 - SPECIALTIES**
- 10.04 FIRE EXTINGUISHER CABINET
- DIVISION 11 - EQUIPMENT**
- 11.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
  - 11.02 EV CHARGER (REF. MEP)
- DIVISION 12 - FURNISHINGS**
- 12.01 BICYCLE RACKS
- DIVISION 13 - SPECIAL CONSTRUCTION**
- 13.01 ELEVATOR AS SPECIFIED
- DIVISION 21 - FIRE SUPPRESSION**
- DIVISION 22 - PLUMBING**
- DIVISION 23 - HVAC**
- DIVISION 24 - ELECTRICAL**
- DIVISION 27 - COMMUNICATIONS**
- DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**
- DIVISION 31 - EARTHWORK**
- DIVISION 32 - EXTERIOR IMPROVEMENTS**
- 32.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
  - 32.02 TREE GRATE (REF. LANDSCAPE)
  - 32.03 BRICK PAVING - ENDOTT, BURGUNDY BLEND (REF. LANDSCAPE / CIVIL)
  - 32.04 CONCRETE DRIVE (REF. CIVIL)
  - 32.05 CONCRETE SIDEWALK (REF. CIVIL)
  - 32.06 TUBULAR STEEL BOLLARDS (REF. CIVIL)
  - 32.07 ASPHALT DRIVE (REF. CIVIL)

LEGEND

- P1 PENDANT LIGHT
- P2 PENDANT CAN
- P3 DECORATIVE PENDANT
- L1 LANDSCAPE LIGHTING
- LS1 LINEAR LED UP & DOWN LIGHT
- LS2 LINEAR UTILITY LIGHT
- LP1 SAUCER DISK LIGHT POLE (EXT)
- WP1 WALL PACKS (EXT)
- SPRINKLER HEAD
- X# EXIT LIGHTS

Project

THE MERCHANTS  
ICE GARAGE

1304 E. Houston St.  
San Antonio, TX 78205

Owner

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MEP

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Garage Consultant

**Watry Design, Inc.**  
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Architect's Seal

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No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect

Andrew T. Douglas, AIA

Project Manager

Jeremy Jaramillo

Drawn By

Project Number

2201

Issuance / Date

100% Design Development  
August 29, 2023

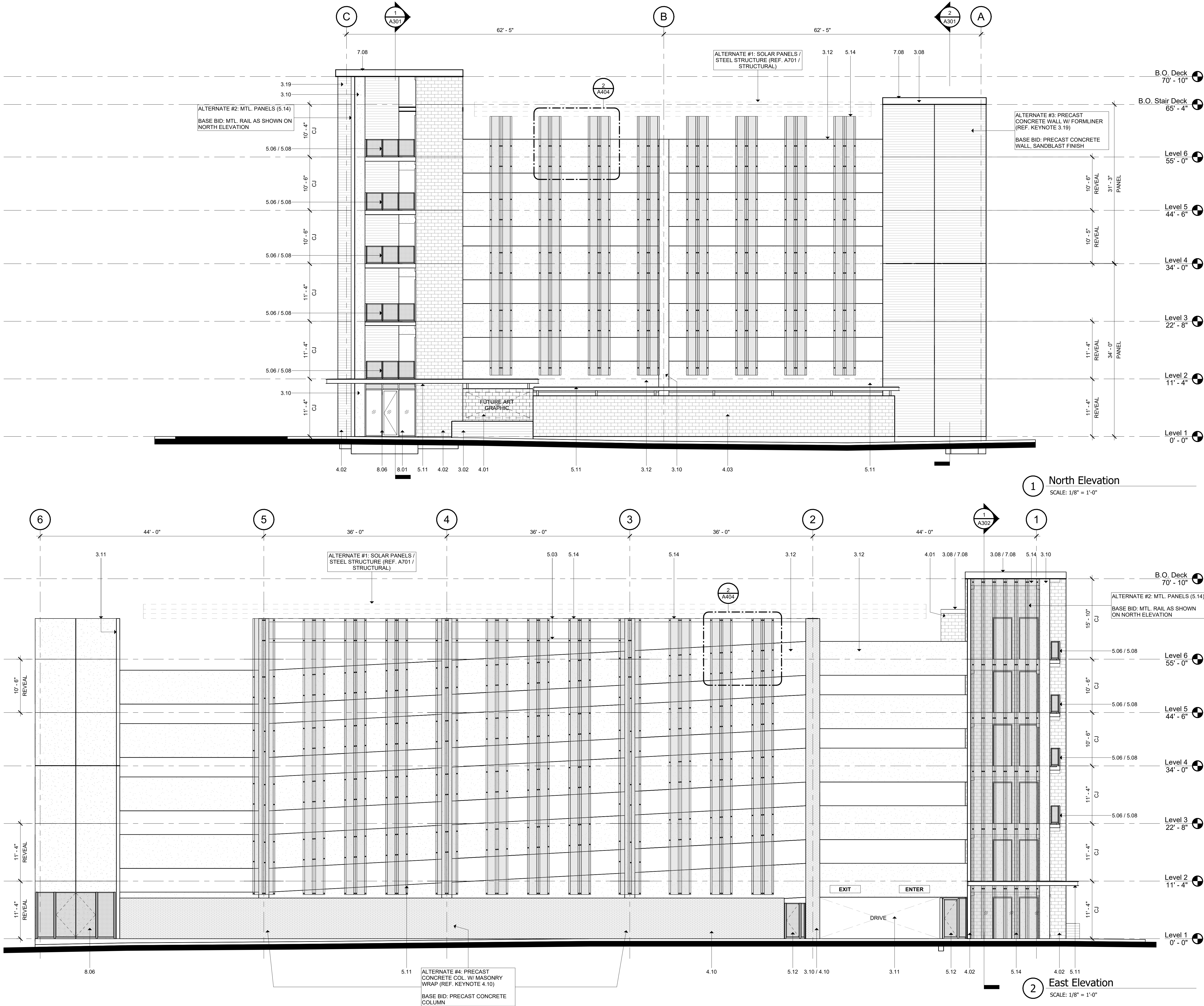
SHEET TITLE

SIXTH FLOOR RCP

SHEET NUMBER

A116





## KEYNOTES

### DIVISION 3 - EXISTING CONDITIONS SITE

- 3.01 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
- 3.02 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
- 3.03 CONCRETE RAMP (REF. STRUCT. / ARCH.)
- 3.04 CONCRETE DRIVE BEAM (REF. STRUCT.)
- 3.05 CONCRETE ON METAL DECK (REF. STRUCT.)
- 3.06 CONCRETE TOPPING SLAB (REF. STRUCT.)
- 3.07 CONCRETE WALL (REF. STRUCT.)
- 3.08 PRECAST CONCRETE SLAB (REF. STRUCT.)
- 3.09 PRECAST CONCRETE BEAM (REF. STRUCT.)
- 3.10 PRECAST CONCRETE COLUMN (REF. STRUCT.)
- 3.11 PRECAST CONCRETE WALL (REF. STRUCT.)
- 3.12 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- 3.13 PRECAST CONCRETE STAIR (REF. STRUCT.)
- 3.14 NON-SHROW GROUT (REF. STRUCT.)
- 3.15 CONCRETE CURB (REF. STRUCT.)
- 3.16 CONCRETE STAIR LANDING (REF. STRUCT.)
- 3.17 POLISHED CONCRETE AS SPECIFIED
- 3.18 PRECAST CORREL (REF. STRUCT.)
- 3.19 PRECAST CONCRETE WALL, FITZGERALD FORMLINERS, 14819F (REF. STRUCT.)

### DIVISION 4 - MASONRY

- 4.01 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 4.02 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE #2051 - 4051E
- 4.03 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE #2051 - 4051E
- 4.04 GROUTED CUI (REF. STRUCT.)
- 4.05 MASONRY WALL TILES
- 4.06 MORTAR NET
- 4.07 GROUT
- 4.08 WEAP
- 4.09 CLAY UNIT MASONRY VENEER
- 4.10 BRICK VENEER - HANKEE HILL SALMON SMOOTH
- 4.11 CLAY UNIT MASONRY BREEZE BLOCK - OWENS, SOLAR SCREEN TILE, SQUARE SQUARE, BRDF

### DIVISION 5 - METALS

- 5.01 PAINTED METAL COLUMN (REF. STRUCT.)
- 5.02 PAINTED METAL BEAM (REF. STRUCT.)
- 5.03 PAINTED METAL CHIMNEY (REF. STRUCT.)
- 5.04 PAINTED METAL DECK (REF. STRUCT.)
- 5.05 PAINTED METAL TUBE (REF. STRUCT.)
- 5.06 2x1" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP, SIZES AND SECTION
- 5.07 TRUSS JOINT WITH HANGERS (REF. STRUCT.)
- 5.08 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
- 5.09 PAINTED METAL ROOF LADDER AND HOOK
- 5.10 PAINTED METAL ROOF CLIP (REF. STRUCT.)
- 5.11 PAINTED METAL CANOPY (REF. STRUCT. / ARCH.)
- 5.12 PAINTED METAL GATE
- 5.13 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)
- 5.14 PERFORATED METAL MARCHOLLS - 16012011, 1" ROUND ON 1-1/4" STG, CTDS, 50% OPEN (REF. ARCH. / STRUCT.)

### DIVISION 6 - WOOD, PLASTICS & COMPOSITES

- 6.01 THERMAL INSULATION PROTECTION
- 6.02 SSS WOODFIBER INSULATED ROOF SYSTEM
- 6.03 ROOF DRAIN (REF. MECH.)
- 6.04 ROOF VENT (REF. MECH.)
- 6.05 ROOF INSULATION
- 6.06 SHEET METAL FLASHING AND TRIM
- 6.07 JOINT SEALANT SPECIFIED
- 6.08 CONTINUOUS JOINT SEALANT WITH BACKER ROD
- 6.09 METAL ROOF EDGE
- 6.10 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- 6.11 PROTECTION BOARD
- 6.12 PROVIDE 1/4" AIR GAP
- 6.13 DRAINAGE MAT
- 6.14 VENT PIPE PER MECH (REF. MECH.)
- 6.15 ROOF CURB FOR MECHANICAL UNIT
- 6.16 EXTERIOR GROUND FINISH
- 6.17 EXTERIOR SHEAPING AS SCHEDULED
- 6.18 THROUGH-WALL FLASHING
- 6.19 PAINTED METAL ROOF AS SPECIFIED
- 6.20 TAPE FLASHING
- 6.21 HIGH TEMPERATURE UNDERLAYMENT
- 6.22 FIBERGLASS BASE SHEET

### DIVISION 7 - OPENINGS

- 7.01 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 7.02 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- 7.03 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 7.04 ALUM. CURTAIN WALL SYSTEM CAP
- 7.05 GLAZING AS SPECIFIED
- 7.06 NEW DOOR AS SCHEDULED
- 7.07 ACCESS PANEL AS SPECIFIED
- 7.08 SHIM AS REQUIRED
- 7.09 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL, GLAZED-IN

### DIVISION 8 - FINISHES

- 8.01 TILES AS SCHEDULED
- 8.02 BASE AS SCHEDULED

### DIVISION 9 - SPECIALTIES

- 9.01 FIRE EXTINGUISHER CABINET

### DIVISION 10 - EQUIPMENT

- 10.01 ELECTRIC TRANSFORMERS (REF. CIVIL / MEP)
- 10.02 EV CHARGER (REF. MEP)

### DIVISION 11 - FURNISHINGS

- 11.01 BICYCLE RACKS

### DIVISION 12 - SPECIAL CONSTRUCTION

- 12.01 ELEVATOR AS SPECIFIED

### DIVISION 13 - FIRE SUPPRESSION

- 13.01 PLUMBING

### DIVISION 14 - HVAC

- 14.01 ELECTRICAL

### DIVISION 15 - COMMUNICATIONS

- 15.01 ELECTRONIC SAFETY AND SECURITY

### DIVISION 16 - EARTHWORK

- 16.01 EXTERIOR IMPROVEMENTS

- 20.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 20.02 TREE GRATE (REF. LANDSCAPE)
- 20.03 BRICK PAVING - BRISNORTH BURNARD BLEND (REF. LANDSCAPE / CIVIL)
- 20.04 CONCRETE DRIVE (REF. CIVIL)
- 20.05 CONCRETE SIDEWALK (REF. CIVIL)
- 20.06 TUBULAR STEEL BOLLARDS (REF. CIVIL)
- 20.07 ASPHALT DRIVE (REF. CIVIL)

Project

## THE MERCHANTS ICE GARAGE

1304 E. Houston St.  
San Antonio, TX 78205

Owner

**Transpecos Bank, SSB**  
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Architect's Seal

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No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect Andrew T. Douglas, AIA

Project Manager Jeremy Jaramillo

Drawn By

Project Number 2201

Issuance / Date 100% Design Development August 29, 2023

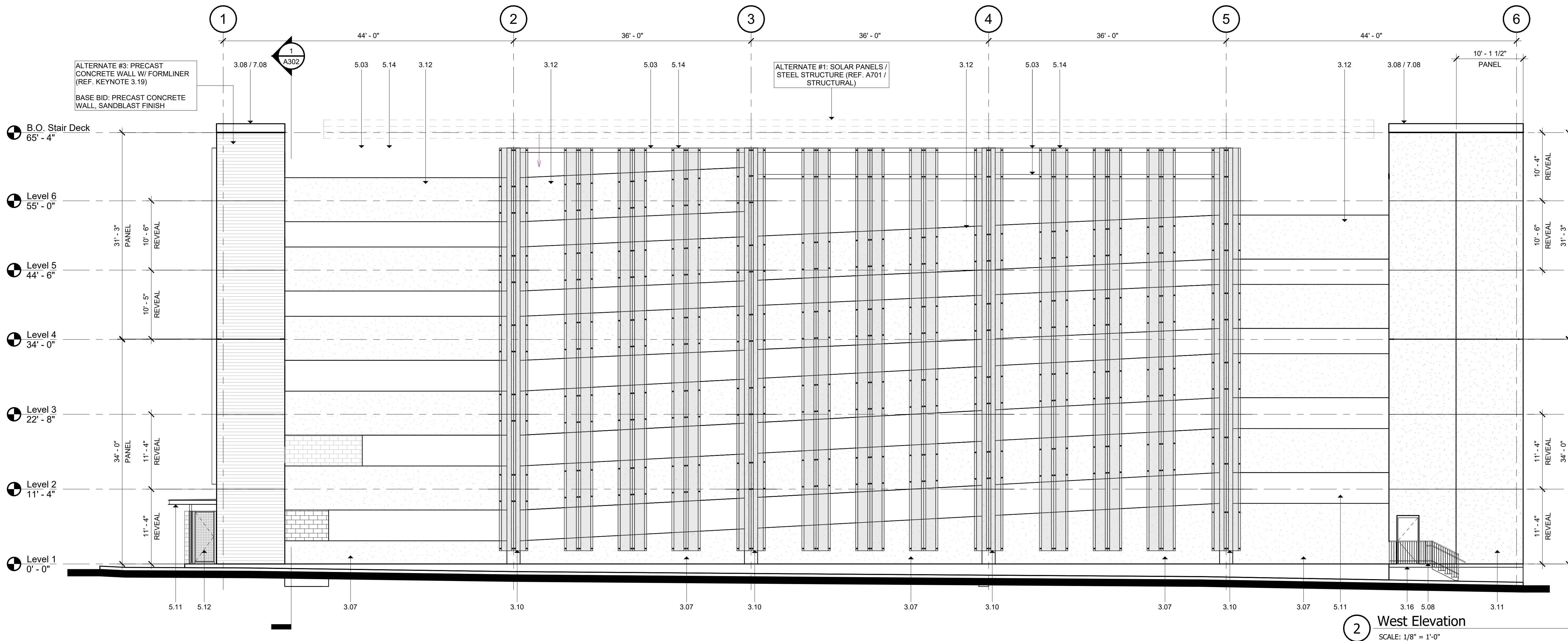
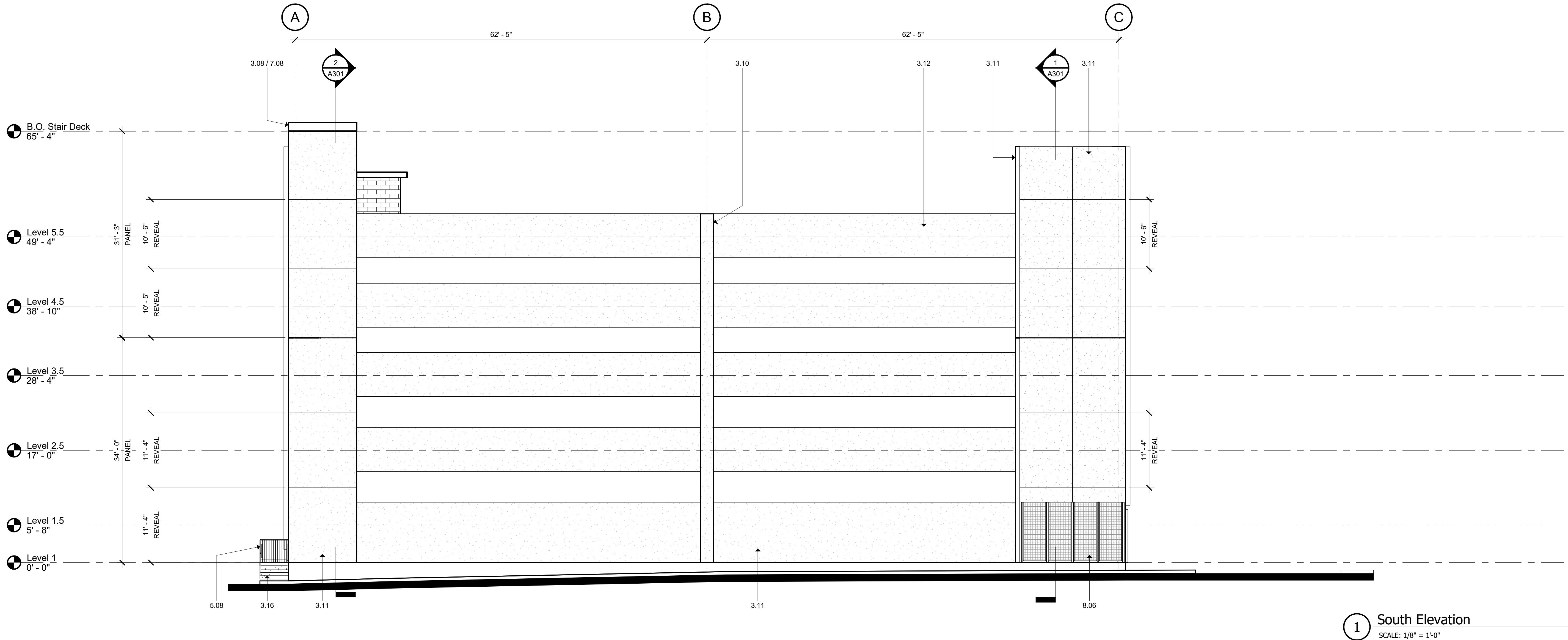
SHEET TITLE

EXTERIOR  
ELEVATIONS

SHEET NUMBER

A201





## KEYNOTES

### DIVISION 2 - EXISTING CONDITIONS

- 1.01 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
- 1.02 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
- 1.03 CONCRETE RAMP (REF. STRUCT. / ARCH.)
- 1.04 CONCRETE DRIVE BEAM (REF. STRUCT.)
- 1.05 CONCRETE ON METAL DECK (REF. STRUCT.)
- 1.06 CONCRETE TOPPING SLAB (REF. STRUCT.)
- 1.07 CONCRETE WALL (REF. STRUCT.)
- 1.08 PRECAST CONCRETE SLAB (REF. STRUCT.)
- 1.09 PRECAST CONCRETE BEAM (REF. STRUCT.)
- 1.10 PRECAST CONCRETE COLUMN (REF. STRUCT.)
- 1.11 PRECAST CONCRETE WALL (REF. STRUCT.)
- 1.12 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- 1.13 PRECAST CONCRETE STAIR (REF. STRUCT.)
- 1.14 NON-SHRINK GROUT (REF. STRUCT.)
- 1.15 CONCRETE CURB (REF. STRUCT.)
- 1.16 CONCRETE STAIR LANDING (REF. STRUCT.)
- 1.17 POLISHED CONCRETE AS SPECIFIED
- 1.18 PRECAST CORREL (REF. STRUCT.)
- 1.19 PRECAST CONCRETE WALL, FITZGERALD FORMLINERS, 14819F (REF. STRUCT.)

### DIVISION 4 - MASONRY

- 4.01 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 4.02 CLAY UNIT MASONRY VENEER - SANDIKAL STRUCTURAL CLAY TILE #2051 - AS312
- 4.03 CLAY UNIT MASONRY BLOCK WALL - SANDIKAL STRUCTURAL CLAY TILE #2051 - AS312
- 4.04 GROUTED JOINT (REF. STRUCT.)
- 4.05 MASONRY WALL TILES
- 4.06 MORTAR NET
- 4.07 GROUT
- 4.08 WEAP
- 4.09 CLAY UNIT MASONRY VENEER
- 4.10 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
- 4.11 CLAY UNIT MASONRY BREEZE BLOCK - DOWNS, SOLAR SCREEN TILE, SOLAR SQUARE, BRDF

### DIVISION 5 - METALS

- 5.01 PAINTED METAL COLUMN (REF. STRUCT.)
- 5.02 PAINTED METAL BLIND (REF. STRUCT.)
- 5.03 PAINTED METAL CHIMNEY (REF. STRUCT.)
- 5.04 PAINTED METAL DECK (REF. STRUCT.)
- 5.05 PAINTED METAL TIE (REF. STRUCT.)
- 5.06 2"x4" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP, SIZES AND SECTION
- 5.07 TRUSS GALT WITH WASHERS (REF. STRUCT.)
- 5.08 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
- 5.09 PAINT METAL ROOF LADDERS AND HOES
- 5.10 PAINTED ANGLE SUPPORT CLIP (REF. STRUCT.)
- 5.11 PAINTED METAL CANNOPY (REF. STRUCT. / ARCH.)
- 5.12 PAINTED METAL GATE
- 5.13 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)
- 5.14 PERFORATED METAL HANGING - 1601011, 1" ROUND ON 1-1/4" STG, CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)

### DIVISION 7 - WOOD, PLASTICS, & COMPOSITES

- 7.01 SSS WOODFIBRE INSULATION ROOF SYSTEM
- 7.02 ROOF SHIM (REF. MECH)
- 7.03 ROOF VENT (REF. MECH)
- 7.04 ROOF INSULATION
- 7.05 SHEET METAL FLASHING AND TRIM
- 7.06 JOINT SEALANT SPECIFIED
- 7.07 CONTINUOUS JOINT SEALANT WITH BACKER ROD
- 7.08 METAL ROOF EDGE
- 7.09 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- 7.10 PROTECTION BOARD
- 7.11 PROVIDE 1" AIR GAP
- 7.12 DRAINAGE MAT
- 7.13 VENT PIPE PER MECH (REF. MECH)
- 7.14 ROOF CURB FOR MECHANICAL UNIT
- 7.15 EXTERIOR GROUND FINISH
- 7.16 EXTERIOR SHEETING AS SCHEDULED
- 7.17 THROUGH-WALL FLASHING
- 7.18 PAINTED METAL ROOF AS SPECIFIED
- 7.19 TAPE FLASHING
- 7.20 HIGH TEMPERATURE UNDERLAYMENT
- 7.21 FIBERGLASS BASE SHEET

### DIVISION 8 - OPENINGS

- 8.01 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 8.02 ALUM. CURTAIN WALL SYSTEM BRANDED PANEL
- 8.03 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 8.04 ALUM. CURTAIN WALL SYSTEM GIP
- 8.05 GLAZING AS SPECIFIED
- 8.06 NEW DOOR AS SCHEDULED
- 8.07 ACCESS PANEL AS SPECIFIED
- 8.08 SHIM AS REQUIRED
- 8.09 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL, GLAZED-IN

### DIVISION 9 - FINISHES

- 9.01 TILE AS SCHEDULED
- 9.02 BASE AS SCHEDULED

### DIVISION 10 - SPECIALTIES

- 10.04 FIRE EXTINGUISHER CABINET

### DIVISION 11 - EQUIPMENT

- 11.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 11.02 EV CHARGER (REF. MEP)

### DIVISION 12 - FURNISHINGS

- 12.01 BICYCLE RACKS

### DIVISION 13 - SPECIAL CONSTRUCTION

- 13.01 ELEVATOR AS SPECIFIED

### DIVISION 14 - FIRE SUPPRESSION

#### DIVISION 20 - PLUMBING

#### DIVISION 21 - HVAC

#### DIVISION 24 - ELECTRICAL

#### DIVISION 25 - COMMUNICATIONS

#### DIVISION 26 - ELECTRONIC SAFETY AND SECURITY

#### DIVISION 27 - EARTHWORK

#### DIVISION 28 - EXTERIOR IMPROVEMENTS

- 28.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 28.02 TREE GRATE (REF. LANDSCAPE)
- 28.03 BRICK PAVING - ENDOTT, BURNED BLEND (REF. LANDSCAPE / CIVIL)
- 28.04 CONCRETE DRIVE (REF. CIVIL)
- 28.05 CONCRETE SIDEWALK (REF. CIVIL)
- 28.06 TUBULAR STEEL BOLLARDS (REF. CIVIL)
- 28.07 ASPHALT DRIVE (REF. CIVIL)

Project

## THE MERCHANTS ICE GARAGE

1304 E. Houston St.  
San Antonio, TX 78205

Owner

**Transpecos Bank, SSB**

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2	Dec 1, 2023	HDRC - Final

Architect

Andrew T. Douglas, AIA

Project Manager

Jeremy Jaramillo

Drawn By

Project Number

2201

Issuance / Date

100% Design Development  
August 29, 2023

SHEET TITLE

**EXTERIOR  
ELEVATIONS**

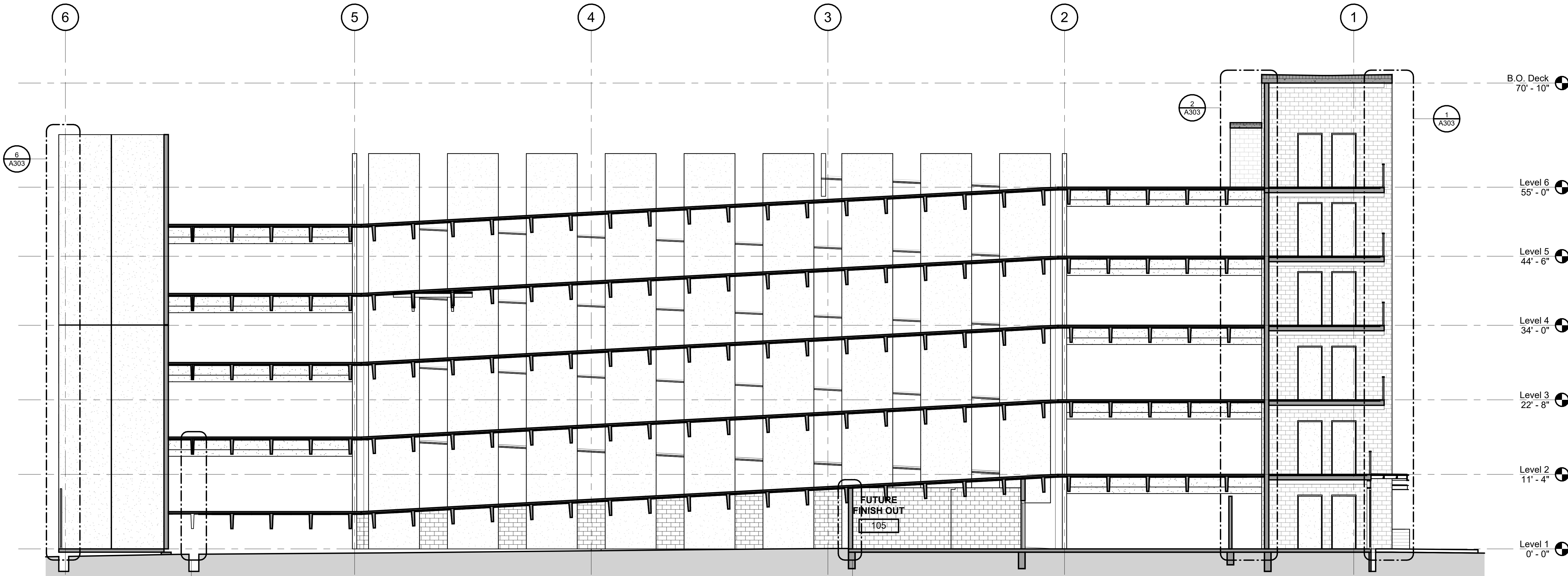
SHEET NUMBER

**A202**





**BUILDING SECTION 2**  
SCALE: 1/8" = 1'-0"



**BUILDING SECTION 1**  
SCALE: 1/8" = 1'-0"

KEYNOTES

DIVISION 2 - EXISTING CONDITIONS

- 101 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
- 102 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
- 103 CONCRETE RAMP (REF. STRUCT. / ARCH.)
- 104 CONCRETE DRIVE BEAM (REF. STRUCT.)
- 105 CONCRETE ON METAL DECK (REF. STRUCT.)
- 106 CONCRETE TOPPING SLAB (REF. STRUCT.)
- 107 CONCRETE WALL (REF. STRUCT.)
- 108 PRECAST CONCRETE SLAB (REF. STRUCT.)
- 109 PRECAST CONCRETE BEAM (REF. STRUCT.)
- 110 PRECAST CONCRETE COLUMN (REF. STRUCT.)
- 111 PRECAST CONCRETE WALL (REF. STRUCT.)
- 112 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- 113 PRECAST CONCRETE STAIR (REF. STRUCT.)
- 114 NON-SHRINK GROUT (REF. STRUCT.)
- 115 CONCRETE CURB (REF. STRUCT.)
- 116 CONCRETE STAIR LANDING (REF. STRUCT.)
- 117 POLISHED CONCRETE AS SPECIFIED
- 118 PRECAST CORREL (REF. STRUCT.)
- 119 PRECAST CONCRETE WALL, FITZGERALD FORMLINERS, 14819 (REF. STRUCT.)

DIVISION 4 - MASONRY

- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 402 CLAY UNIT MASONRY VENEER - SANDHILL, STRUCTURAL, CLAY TILE #201 - ASHLE
- 403 CLAY UNIT MASONRY BLOCK WALL - SANDHILL, STRUCTURAL, CLAY TILE #201 - ASHLE
- 404 GROUTED JOINT (REF. STRUCT.)
- 405 MASONRY WALL TILES
- 406 MORTAR NET
- 407 GROUT
- 408 WEAP
- 409 CLAY UNIT MASONRY VENEER
- 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
- 411 CLAY UNIT MASONRY BREEZE BLOCK - DOWNS, SOLAR SCREEN TILE, SQUARE SQUARE, BRIST

DIVISION 5 - METALS

- 501 PAINTED METAL COLUMN (REF. STRUCT.)
- 502 PAINTED METAL BEAM (REF. STRUCT.)
- 503 PAINTED METAL CHANGING (REF. STRUCT.)
- 504 PAINTED METAL DECK (REF. STRUCT.)
- 505 PAINTED METAL TIE (REF. STRUCT.)
- 506 2"x4" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP, SIZES AND SECTION
- 507 TUBULAR TIE WITH HOOKS (REF. STRUCT.)
- 508 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
- 509 PAINTED METAL ROOF RAILING AND TRIM
- 510 PAINTED METAL SUPPORT CLIP (REF. STRUCT.)
- 511 PAINTED METAL LAMPY (REF. STRUCT. / ARCH.)
- 512 PAINTED METAL GATE
- 513 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)
- 514 PERFORATED METAL HANGING - 16012011, 1" ROUND ON 1-1/4" STD. CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)

DIVISION 6 - WOOD, PLASTICS, & COMPOSITES

- 601 THERMAL BREAK PROTECTION
- 602 SSS WOODFIBER INSULATED ROOF SYSTEM
- 603 ROOF SHIM (REF. MECH)
- 604 ROOF VENT (REF. MECH)
- 605 SHEET METAL FLASHING AND TRIM
- 606 ROOF INSULATION
- 607 JOINT SEALANT SPECIFIED
- 608 CONTINUOUS JOINT SEALANT WITH BACKER ROD
- 609 METAL ROOF EDGE
- 610 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- 611 PROTECTION BOARD
- 612 PROVIDE 1" AIR GAP
- 613 DRAINAGE MAT
- 614 VENT PIPE PER MECH (REF. MECH)
- 615 ROOF CURB FOR MECHANICAL UNIT
- 616 EXTERIOR GRADE FINISH
- 617 EXTERIOR SHEETING AS SCHEDULED
- 618 THROUGH-WALL FLASHING
- 619 PAINTED METAL ROOF AS SPECIFIED
- 620 TAPE FLASHING
- 621 HIGH TEMPERATURE UNDERLAYMENT
- 622 REBERGLASS BASE SHEET

DIVISION 8 - OPENINGS

- 801 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 802 ALUM. CURTAIN WALL SYSTEM SPANDELS PANEL
- 803 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 804 ALUM. CURTAIN WALL SYSTEM CAP
- 805 GLAZING AS SPECIFIED
- 806 NEW DOOR AS SCHEDULED
- 807 ACCESS PANEL AS SPECIFIED
- 808 SHIM AS REQUIRED
- 809 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL, GLAZED-IN

DIVISION 9 - FINISHES

- 901 TILE AS SCHEDULED
- 902 BASE AS SCHEDULED

DIVISION 10 - SPECIALTIES

- 1004 FIRE EXTINGUISHER CABINET

DIVISION 11 - EQUIPMENT

- 1101 ELECTRIC TRANSFORMERS (REF. CIVIL / MEP)
- 1102 EV CHARGER (REF. MEP)

DIVISION 12 - FURNISHINGS

- 1201 BICYCLE RACKS

DIVISION 13 - SPECIAL CONSTRUCTION

- 1301 CONCRETE EQUIPMENT
- 1302 ELEVATOR AS SPECIFIED

DIVISION 14 - FIRE SUPPRESSION

- 1401 PLUMBING

DIVISION 15 - HVAC

- 1501 ELECTRICAL

DIVISION 16 - COMMUNICATIONS

- 1601 ELECTRONIC SAFETY AND SECURITY

DIVISION 17 - EARTHWORK

- 1701 EXTERIOR IMPROVEMENTS

DIVISION 18 - EXTERIOR IMPROVEMENTS

- 1801 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 1802 TREE GRATE (REF. LANDSCAPE)
- 1803 BRICK PAVING - ENDOCK, BURNARD BLEND (REF. LANDSCAPE / CIVIL)
- 1804 CONCRETE DRIVE (REF. CIVIL)
- 1805 CONCRETE SIDEWALK (REF. CIVIL)
- 1806 TUBULAR STEEL BOLLARDS (REF. CIVIL)
- 1807 ASPHALT DRIVE (REF. CIVIL)

Project

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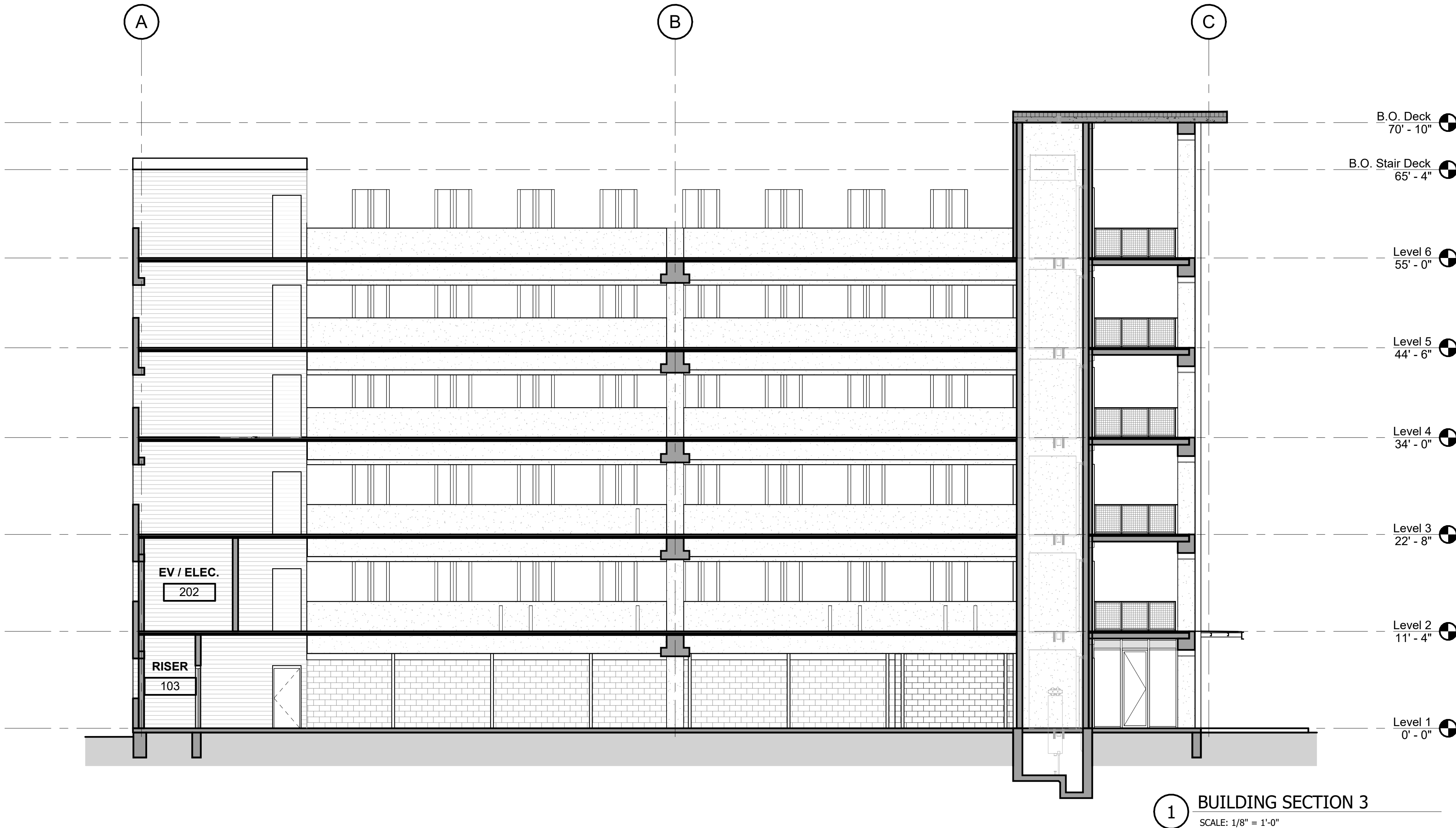
SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A301





KEYNOTES

DIVISION 2 - EXISTING CONDITIONS SITE

- DIVISION 2 - CONCRETE
- 2.01 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
  - 2.02 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
  - 2.03 CONCRETE SUMP (REF. STRUCT. / ARCH.)
  - 2.04 CONCRETE GRAVE BEAM (REF. STRUCT.)
  - 2.05 CONCRETE ON METAL DECK (REF. STRUCT.)
  - 2.06 CONCRETE TOPPING SLAB (REF. STRUCT.)
  - 2.07 CONCRETE WALL (REF. STRUCT.)
  - 2.08 PRECAST CONCRETE SLAB (REF. STRUCT.)
  - 2.09 PRECAST CONCRETE BEAM (REF. STRUCT.)
  - 2.10 PRECAST CONCRETE COLUMN (REF. STRUCT.)
  - 2.11 PRECAST CONCRETE WALL (REF. STRUCT.)
  - 2.12 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
  - 2.13 PRECAST CONCRETE STAIR (REF. STRUCT.)
  - 2.14 NON-SHRINK GROUT (REF. STRUCT.)
  - 2.15 CONCRETE CURB (REF. STRUCT.)
  - 2.16 CONCRETE STAIR LANDING (REF. STRUCT.)
  - 2.17 POLISHED CONCRETE AS SPECIFIED
  - 2.18 PRECAST CORREL (REF. STRUCT.)
  - 2.19 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14819 (REF. STRUCT.)

DIVISION 4 - MASONRY

- 4.01 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 4.02 CLAY UNIT MASONRY VENEER - SANDIKAL STRUCTURAL CLAY TILE #2501 - AS312
- 4.03 CLAY UNIT MASONRY BLOCK WALL - SANDIKAL STRUCTURAL CLAY TILE #2501 - AS312
- 4.04 GROUTED JOINT (REF. STRUCT.)
- 4.05 MASONRY WALL TILES
- 4.06 MORTAR NET
- 4.07 GROUT
- 4.08 WEAP
- 4.09 CLAY UNIT MASONRY VENEER
- 4.10 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
- 4.11 CLAY UNIT MASONRY BREEZE BLOCK - DYNASOLAR SCREEN TILE, SQUARE SQUARE, BRISTOL

DIVISION 5 - METALS

- 5.01 PAINTED METAL COLUMN (REF. STRUCT.)
- 5.02 PAINTED METAL BEAM (REF. STRUCT.)
- 5.03 PAINTED METAL CHIMNEY (REF. STRUCT.)
- 5.04 PAINTED METAL DECK (REF. STRUCT.)
- 5.05 PAINTED METAL TUBE (REF. STRUCT.)
- 5.06 2"x4" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP, SIZES AND SECTION
- 5.07 TRUSS JOINT WITH HUSHER (REF. STRUCT.)
- 5.08 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
- 5.09 PAINT METAL ROOF LADDER HOOKS
- 5.10 PAINTED ANGLE SUPPORT CLIP (REF. STRUCT.)
- 5.11 PAINTED METAL LAMPY (REF. STRUCT. / ARCH.)
- 5.12 PAINTED METAL GATE
- 5.13 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)
- 5.14 PERFORATED METAL HANGING - 1601011, 1" ROUND ON 1-1/4" OGS, CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)

DIVISION 6 - WOOD, PLASTICS, & COMPOSITES

- DIVISION 6 - THERMAL LANDSCAPE PROTECTION
- 6.01 SSS WOOD-FRAME ROOF SYSTEM
  - 6.02 ROOF SHIM (REF. MECH.)
  - 6.03 ROOF VENT (REF. MECH.)
  - 6.04 SHEET METAL FLASHING AND TRIM
  - 6.05 JOINT SEALANT SPECIFIED
  - 6.06 CONTINUOUS JOINT SEALANT WITH BACKER ROD
  - 6.07 METAL ROOF EDGE
  - 6.08 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
  - 6.09 PROTECTION BOARD
  - 6.10 PROVIDE 1" AIR GAP
  - 6.11 DRAINAGE MAT
  - 6.12 VENT PIPE PER MECH. (REF. MECH.)
  - 6.13 ROOF CURB FOR MECHANICAL UNIT
  - 6.14 EXTERIOR GRADE FINISH
  - 6.15 EXTERIOR SHEETING AS SCHEDULED
  - 6.16 THROUGH-WALL FLASHING
  - 6.17 PAINTED METAL ROOF AS SPECIFIED
  - 6.18 TAPE FLASHING
  - 6.19 HIGH TEMPERATURE UNDERLAYMENT
  - 6.20 FIBERGLASS BASE SHEET

DIVISION 8 - OPENINGS

- 8.01 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 8.02 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- 8.03 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 8.04 ALUM. CURTAIN WALL SYSTEM CAP
- 8.05 GLAZING AS SPECIFIED
- 8.06 NEW DOOR AS SCHEDULED
- 8.07 ACCESS PANEL AS SPECIFIED
- 8.08 SHIM AS REQUIRED
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DIVISION 9 - FINISHES

- 9.01 TILE AS SCHEDULED
- 9.02 BASE AS SCHEDULED

DIVISION 10 - SPECIALTIES

- 10.04 FIRE EXTINGUISHER CABINET

DIVISION 11 - EQUIPMENT

- 11.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
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- 12.01 BICYCLE RACKS

DIVISION 13 - SPECIAL CONSTRUCTION

- 13.01 ELEVATOR AS SPECIFIED

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- 28.01 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 28.02 TREE GRATE (REF. LANDSCAPE)
- 28.03 BRICK PAVING - BRISBANE BURNING BLEND (REF. LANDSCAPE / CIVIL)
- 28.04 CONCRETE DRIVE (REF. CIVIL)
- 28.05 CONCRETE SIDEWALK (REF. CIVIL)
- 28.06 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 28.07 ASPHALT DRIVE (REF. CIVIL)

Project

# THE MERCHANTS ICE GARAGE

1304 E. Houston St.  
San Antonio, TX 78205

Owner

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Architect's Seal

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No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect

Andrew T. Douglas, AIA

Project Manager

Jeremy Jaramillo

Drawn By

Project Number

2201

Issuance / Date

100% Design Development  
August 29, 2023

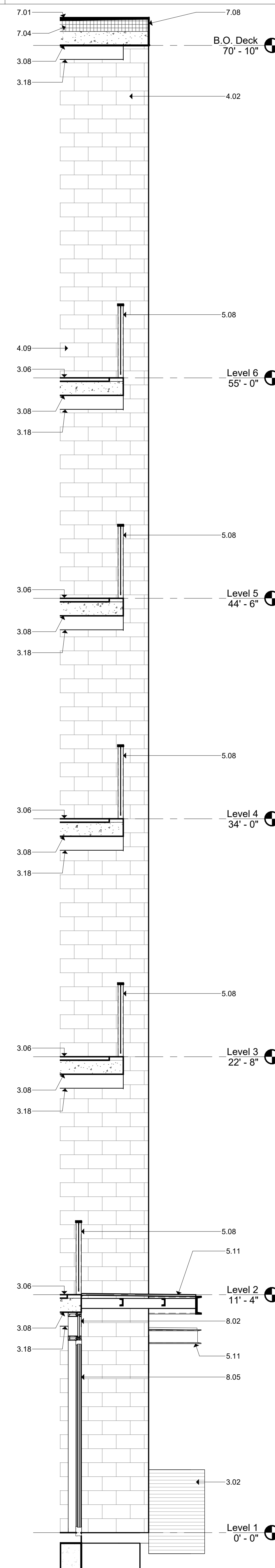
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**BUILDING SECTIONS**

SHEET NUMBER

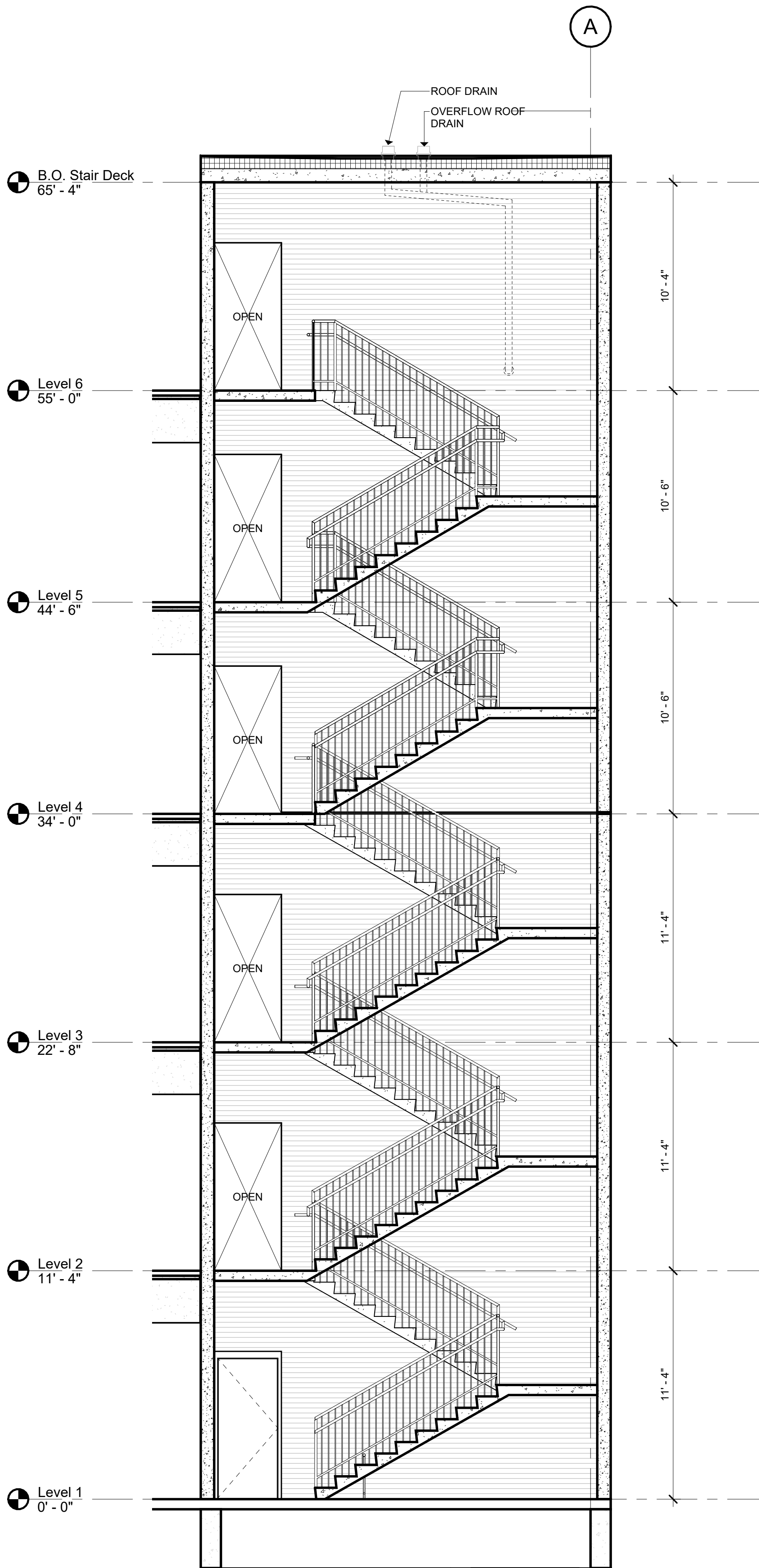
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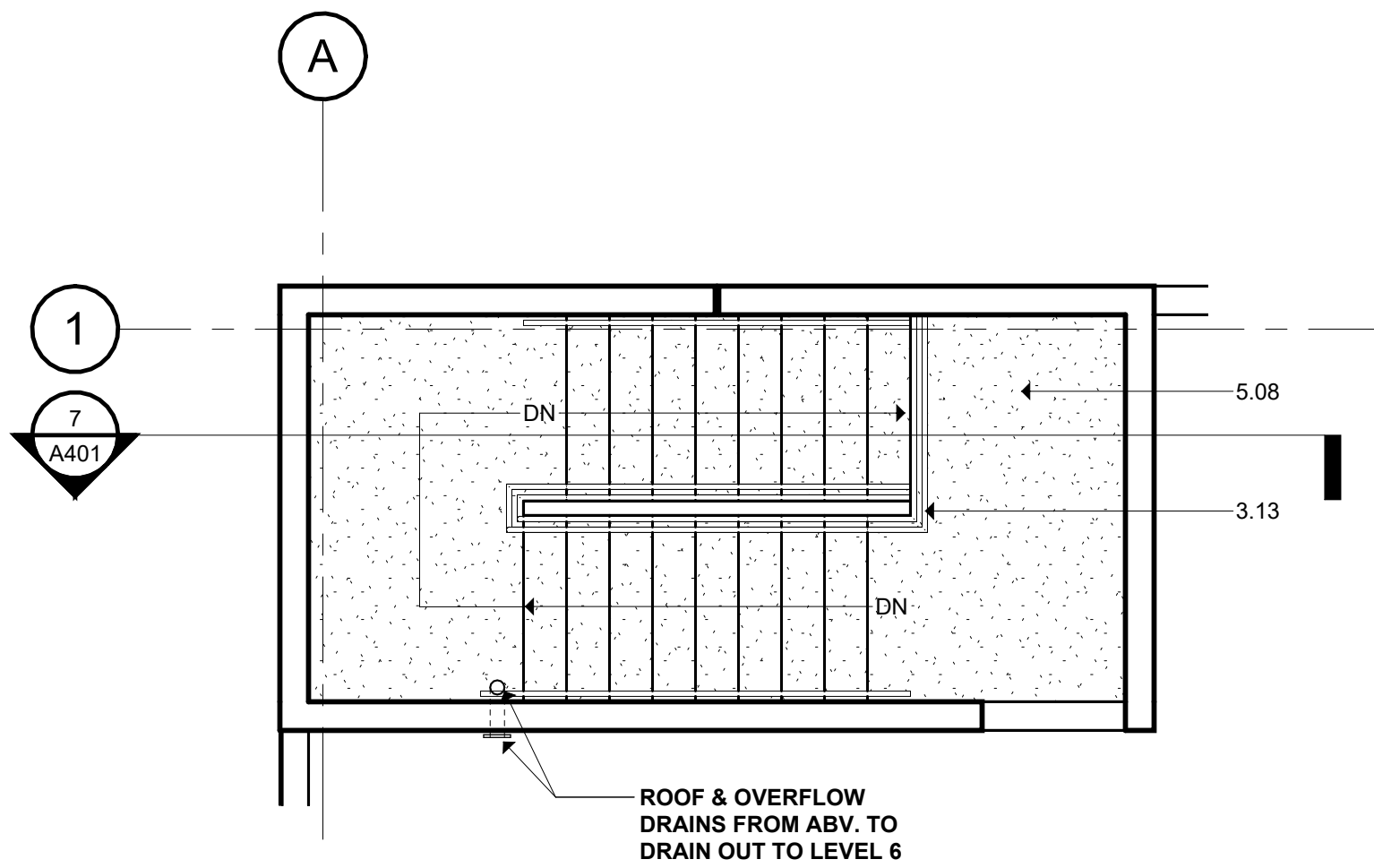


KEYNOTES	
DIVISION 2 - CONSTRUCTION CONDITIONS	
DIVISION 3 - CONCRETE	
3.01	CONCRETE SLAB AS INDICATED (REF. STRUCT./ARCH.)
3.02	BRICK FORM/CONCRETE PLASTER (REF. STRUCT./ARCH./LANDSCAPE)
3.03	CONCRETE RAMP (REF. STRUCT./ARCH.)
3.04	CONCRETE GRADE BEAM (REF. STRUCT.)
3.05	CONCRETE FOUNDATION ROCK (REF. STRUCT.)
3.06	CONCRETE TOPPING SLAB (REF. STRUCT.)
3.07	CONCRETE WALL (REF. STRUCT.)
3.08	PRECAST CONCRETE SLAB (REF. STRUCT.)
3.09	PRECAST CONCRETE BEAM (REF. STRUCT.)
3.10	PRECAST CONCRETE COLUMN (REF. STRUCT.)
3.11	PRECAST CONCRETE WALL (REF. STRUCT.)
3.12	PRECAST CONCRETE SPANDREL (REF. STRUCT.)
3.13	PRECAST CONCRETE STAIR (REF. STRUCT.)
3.14	NON-SHOWN GROUT (REF. STRUCT.)
3.15	CONCRETE CURB (REF. STRUCT.)
3.16	CONCRETE STAIR (LANDING REF. STRUCT.)
3.17	PAVING/CONCRETE FINISHES (REF. STRUCT.)
3.18	PRECAST CORBEL (REF. STRUCT.)
3.19	PRECAST CONCRETE WALL - FITTED/ROLL FORMBARS, 14"X19" (REF. STRUCT.)
DIVISION 4 - MASONRY	
4.01	CLAY UNIT MASONRY UNIT WALL (REF. ARCH./STRUCT.)
4.02	CLAY UNIT MASONRY VENEER - SANDWICH STRUCTURAL CLAY TILE ROSETT - GROUT
4.03	CLAY UNIT MASONRY BLOCK WALL - SANDWICH STRUCTURAL CLAY TILE ROSETT - GROUT (REF. STRUCT.)
4.04	GROUTED GSI (REF. STRUCT.)
4.05	MASONRY WALLS
4.06	MESH/RAK NET
4.07	GROUT
4.08	KEEP
4.09	CLAY UNIT MASONRY VENEER
4.10	BRICK/HEADER - TOWER WALL SHOWN/OMITS
4.11	PAINTED/PAVING FINISHES BLOCKS - SPANS SOLAR SCREEN TILE, SOLAR SCREEN BOARD
DIVISION 5 - METALS	
5.01	PAINTED METAL COLUMN (REF. STRUCT.)
5.02	PAINTED METAL BEAM (REF. STRUCT.)
5.03	PAINTED METAL CHWALL (REF. STRUCT.)
5.04	PAINTED METAL BESS (REF. STRUCT.)
5.05	PAINTED METAL TUBE (REF. STRUCT.)
5.06	2"X1/2" MILD STEEL PER FORK PIER, BSA WELDED TO PIER ANGLES AT TOP, SIZES AND BOTTOM
5.07	TIMBER JOIST WITH WANSHER (REF. STRUCT.)
5.08	PAINTED METAL HANG SYSTEM (REF. STRUCT./ARCH.)
5.09	PAINT METAL ROOF JOCKER ANCHOR
5.10	PAINTED METAL SUPPLY CUP (REF. STRUCT.)
5.11	PAINTED METAL CANOPY (REF. STRUCT./ARCH.)
5.12	PAINTED METAL GATE
5.13	PAINTED METAL FLATES SURROUND AT OPENING (REF. STRUCT./ARCH.)
5.14	PERSONAL METAL HANDCILLS - 10"X21", 1" ROUNDOIN 1/4"X1/4" STG CTR, SPS OPEN (REF. ARCH./STRUCT.)
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	
DIVISION 7 - THERMAL & MOISTURE PROTECTION	
7.01	BRICK MASONRY/THERMOUS ROOF SYSTEM
7.02	ROOF DRAIN (REF. MEP)
7.03	ROOF VENT (REF. MEP)
7.04	ROOF INSULATION
7.05	SEAL METAL FLASHING AND TRIM
7.06	JOINT SEALANT
7.07	CONTINUOUS JOINT SEALANT WITH BACKER ROD
7.08	METAL ROOF EDGE
7.09	FLUOROPOLYMER FLEXIBLE EXTERIOR AIR BARRIER
7.10	PROTECTION BOARD
7.11	PERIMETER 1" AIR GAP
7.12	CORNAISE MAT
7.13	VOIT PER MEMBRAN (REF. MECH.)
7.14	ROOF CURB/THERMOUS UNIT
7.15	EXTERIOR GRADE FL WOOD
7.16	EXTERIOR FLASHING AS SCHEDULED
7.17	THROUGH WALL FLASHING
7.18	PAINTED METAL ROOF AS SPECIFIED
7.19	THERM FLASHING
7.20	HIGH TEMPERATURE UNDERLAYMENT
7.21	FIBERGLASS SHEET
DIVISION 8 - FINISHES	
8.01	ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
8.02	ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
8.03	ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
8.04	ALUM. CURTAIN WALL SYSTEM CAP
8.05	GLAZING AS SPECIFIED
8.06	NEW DOOR AS SCHEDULED
8.07	ACCESS PANEL AS SPECIFIED
8.08	SHIM AND SQUARED
8.09	ALUM. CURTAIN WALL FINISH IN PERFORMED METAL PANEL, GLAZED/AN
DIVISION 9 - FINISHES	
9.01	TILE AS SCHEDULED
9.02	BASE AS SCHEDULED
DIVISION 10 - SPECIALTIES	
10.04	FIRE EXTINGUISHER CABINET
DIVISION 11 - EQUIPMENT	
11.01	ELECTRIC TRANSFORMER (REF. CIVIL/MEP)
11.02	EV CHARGER (REF. MEP)
DIVISION 12 - FINISHINGS	
12.01	BRICKLE BRICK
DIVISION 13 - SPECIAL CONSTRUCTION	
DIVISION 14 - CONVEYING EQUIPMENT	
14.01	ELEVATOR AS SPECIFIED
DIVISION 21 - FIRE SUPPRESSION	
DIVISION 22 - PLUMBING	
DIVISION 23 - HVAC	
DIVISION 24 - ELECTRICAL	
DIVISION 25 - COMMUNICATIONS	
DIVISION 26 - LIFE SAFETY AND SECURITY	
DIVISION 27 - LANDSCAPE	
DIVISION 28 - EXTERIOR IMPROVEMENTS	
28.01	LOW PROFILE PLANTING (REF. LANDSCAPE)
28.02	TREE GRATE (REF. LANDSCAPE)
28.03	BRICK PAVING - DIAGONAL BURGANDY BLEND (REF. LANDSCAPE/ CIVIL)
28.04	CONCRETE DRIVE (REF. CIVIL)
28.05	CONCRETE SIDEWALK (REF. CIVIL)
28.06	TERRAZZO STEEL ROLLING (REF. CIVIL)
28.07	ASPHALT DRIVE (REF. CIVIL)

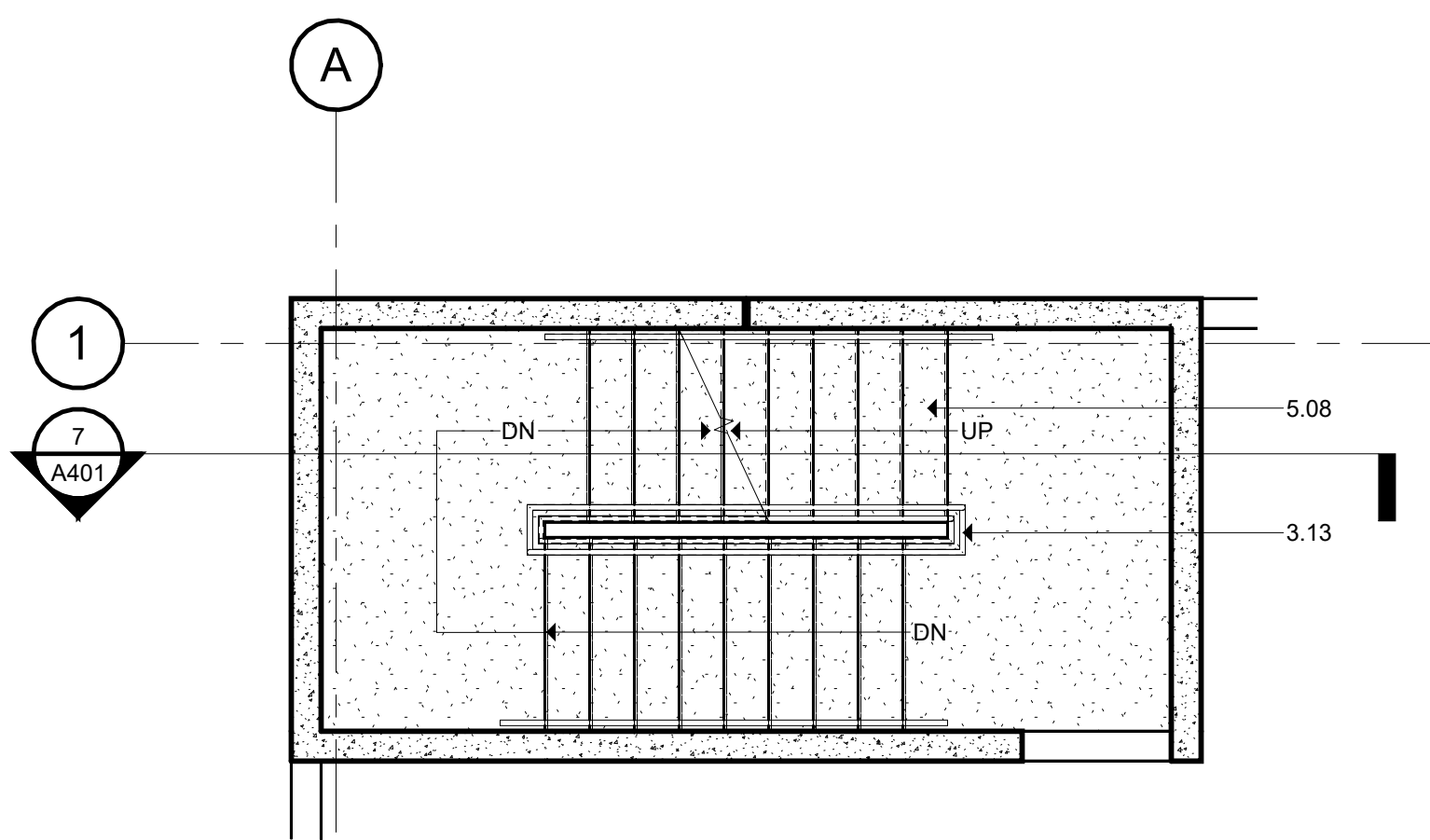
<div>Project</div> <div>THE MERCHANTS ICE GARAGE</div> <div>1304 E. Houston St. San Antonio, TX 78205</div>		
<div>Owner</div> <div><b>Transpecos Bank, SSB</b> Contact: Patrick J. Kennedy Jr. 1305 E. Houston St., Ste. 405 San Antonio, TX 78205 T: 210.228.9500 E: pkennedy@kslawllp.com</div>		
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<div>Landscape</div> <div><b>Dunaway</b> Contact: Bryan Mask 118 Broadway, Ste. 201 San Antonio, TX 78205 T: 210.287.5246 E: bmask@dunaway.com</div>		
<div>Architect of Record</div> <div><b>DOUGLAS ARCHITECTS</b> 1320 East Houston, Suite 102 San Antonio, Texas 78205 Contact: Andrew Douglas T: 210.226.5500 E: adouglas@douglasarchitects.net</div>		
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<div>Garage Consultant</div> <div><b>Watry Design, Inc.</b> Contact: John Purnitt 2099 Gateway Place, Ste. 550 San Jose, CA 95110 T: 650.465.9119 E: jpurnitt@watrydesign.com</div>		
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No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final
<div>Architect</div> <div>Andrew T. Douglas, AIA</div>		
<div>Project Manager</div> <div>Jeremy Jaramillo</div>		
<div>Drawn By</div> <div></div>		
<div>Project Number</div> <div>2201</div>		
<div>Issuance / Date</div> <div>100% Design Development August 29, 2023</div>		
<div>SHEET TITLE</div> <div>WALL SECTIONS</div>		
<div>SHEET NUMBER</div> <div>A303</div>		



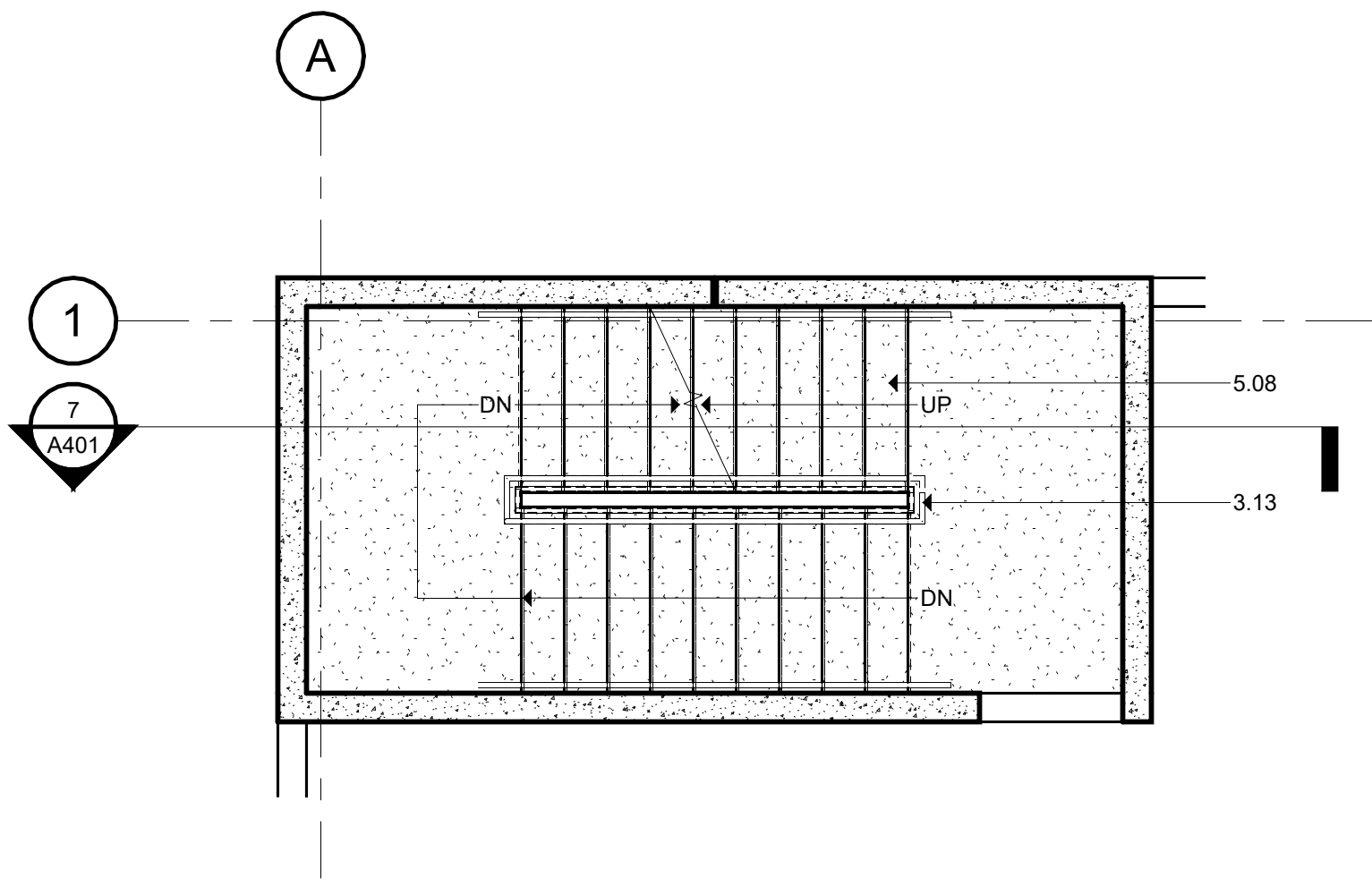
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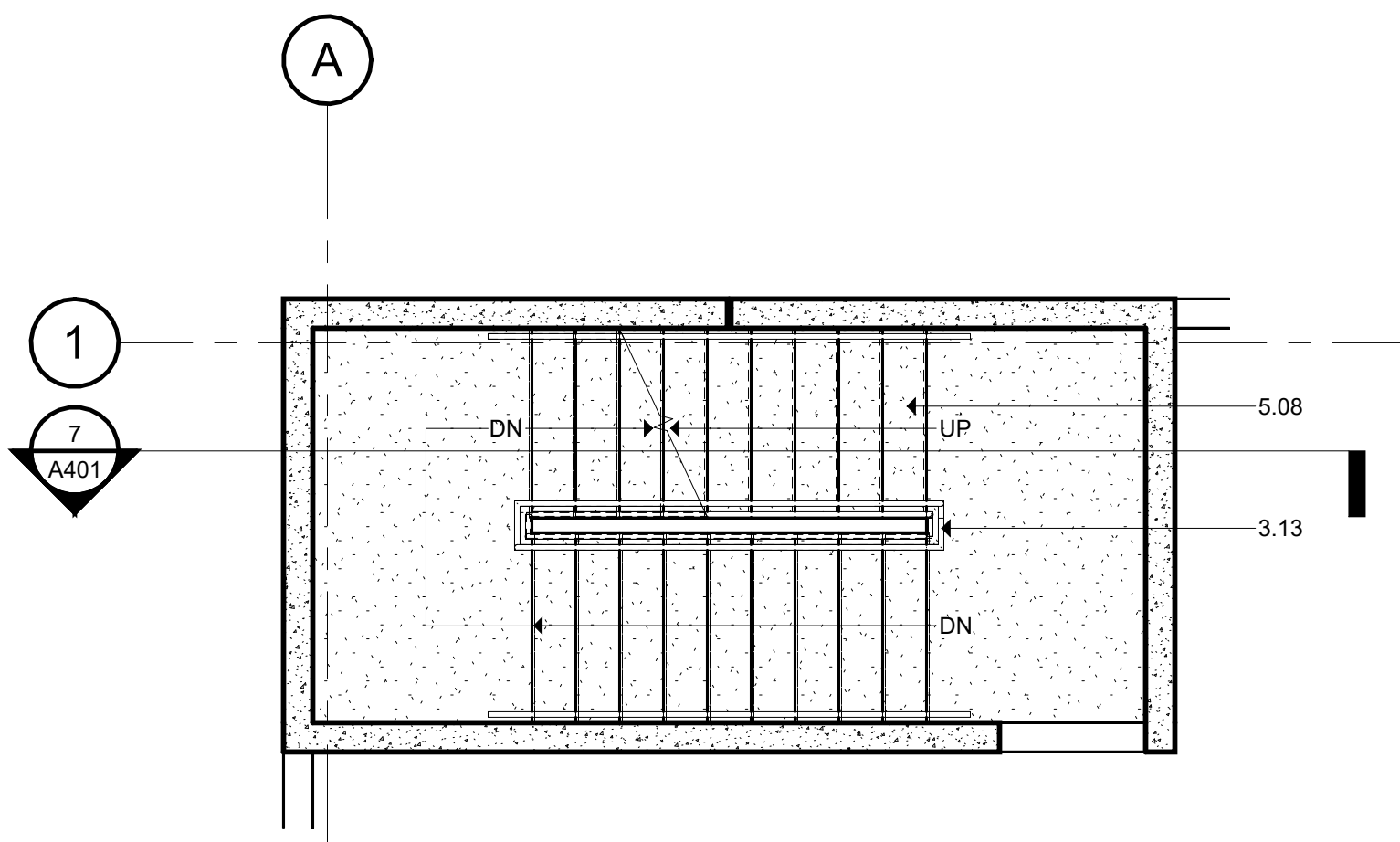
6 STAIR 1 - SIXTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"



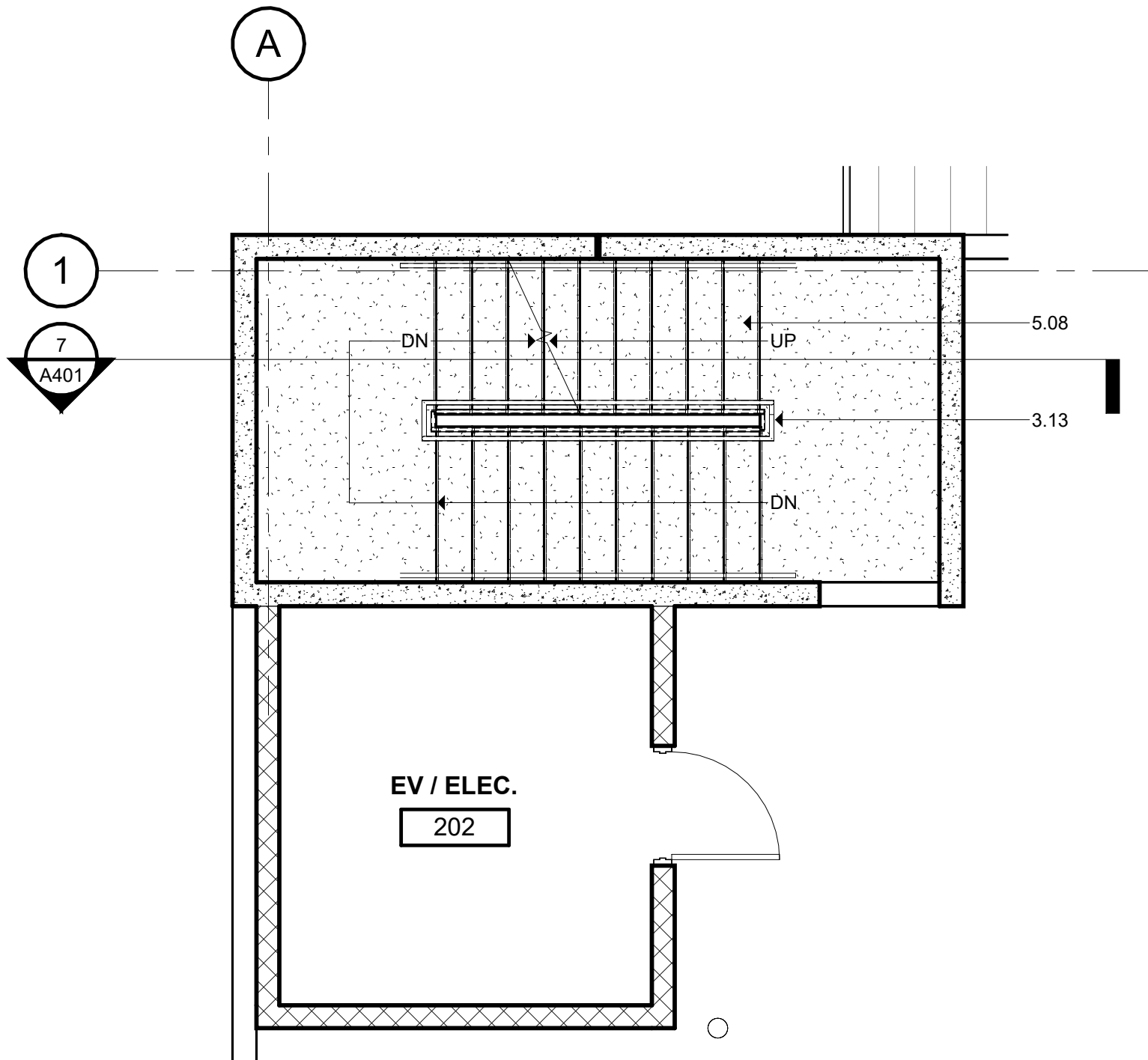
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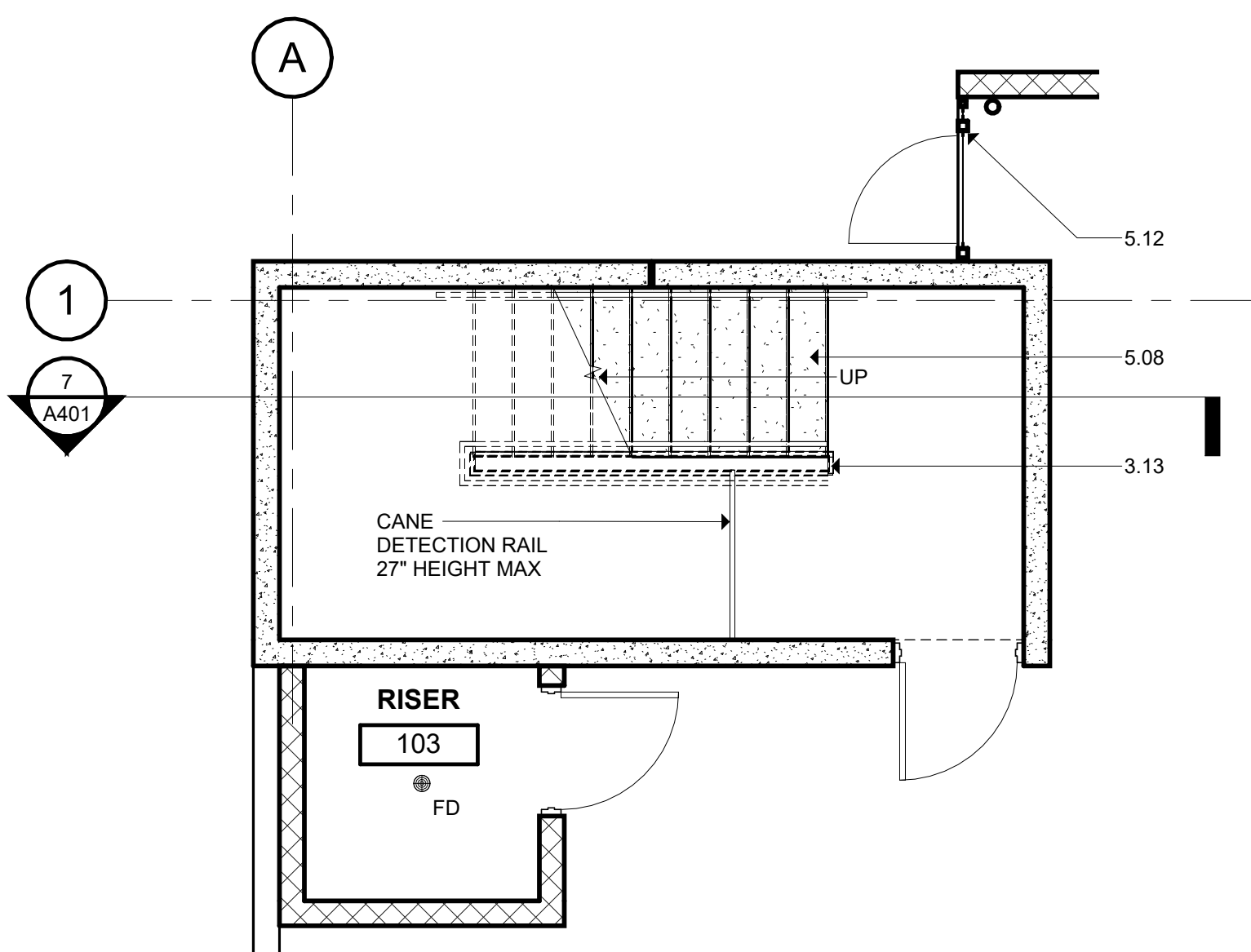
4 STAIR 1 - FOURTH FLOOR PLAN  
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3 STAIR 1 - THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 STAIR 1 - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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

## KEYNOTES

### DIVISION 3 - EXISTING CONDITIONS

- 3.01 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
- 3.02 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
- 3.03 CONCRETE RAMP (REF. STRUCT. / ARCH.)
- 3.04 CONCRETE DRIVE BEAM (REF. STRUCT.)
- 3.05 CONCRETE ON METAL DECK (REF. STRUCT.)
- 3.06 CONCRETE TOPPING SLAB (REF. STRUCT.)
- 3.07 CONCRETE WALL (REF. STRUCT.)
- 3.08 PRECAST CONCRETE SLAB (REF. STRUCT.)
- 3.09 PRECAST CONCRETE BEAM (REF. STRUCT.)
- 3.10 PRECAST CONCRETE COLUMN (REF. STRUCT.)
- 3.11 PRECAST CONCRETE WALL (REF. STRUCT.)
- 3.12 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- 3.13 PRECAST CONCRETE STAIR (REF. STRUCT.)
- 3.14 NON-SHRINK GROUT (REF. STRUCT.)
- 3.15 CONCRETE CURB (REF. STRUCT.)
- 3.16 CONCRETE STAIR LANDING (REF. STRUCT.)
- 3.17 POLISHED CONCRETE AS SPECIFIED
- 3.18 PRECAST CORREL (REF. STRUCT.)
- 3.19 PRECAST CONCRETE WALL, FITZGERALD FORMLINERS, 14819 (REF. STRUCT.)

### DIVISION 4 - MASONRY

- 4.01 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 4.02 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE RDS1 - AS312
- 4.03 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE RDS1 - AS312 MASONRY WALL (REF. ARCH. / STRUCT.)
- 4.04 GROUTED JOINT (REF. STRUCT.)
- 4.05 MASONRY WALL TILES
- 4.06 MORTAR NET
- 4.07 GROUT
- 4.08 WEAP
- 4.09 CLAY UNIT MASONRY VENEER
- 4.10 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
- 4.11 CLAY UNIT MASONRY FREEZE BLOCK - DOWNS, SOLAR SCREEN TILE, SOLAR SQUARE, BRDF

### DIVISION 5 - METALS

- 5.01 PAINTED METAL COLUMN (REF. STRUCT.)
- 5.02 PAINTED METAL BEAM (REF. STRUCT.)
- 5.03 PAINTED METAL CHIMNEY (REF. STRUCT.)
- 5.04 PAINTED METAL DECK (REF. STRUCT.)
- 5.05 PAINTED METAL TIE (REF. STRUCT.)
- 5.06 2"x1" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP, SIZES AND SECTION
- 5.07 TUBS, SULT WITH HANES (REF. STRUCT.)
- 5.08 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
- 5.09 PAINT METAL ROOF LADDER AND HOSE
- 5.10 PAINTED ANGLE SUPPORT CLIP (REF. STRUCT.)
- 5.11 PAINTED METAL LAMPY (REF. STRUCT. / ARCH.)
- 5.12 PAINTED METAL GATE
- 5.13 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)
- 5.14 PERFORATED METAL MARCHOLLS - 1801211, 1" ROUND ON 1-1/4" OTS, CTR, 5/8" OPEN (REF. ARCH. / STRUCT.)

### DIVISION 6 - WOOD, PLASTICS & COMPOSITES

- 6.01 SSS WOODFIBER BITUMINOUS ROOF SYSTEM
- 6.02 ROOF SHIM (REF. MECH)
- 6.03 ROOF VENT (REF. MECH)
- 6.04 SHEET METAL FLASHING AND TRIM
- 6.05 JOINT SEALANT SPECIFIED
- 6.06 CONTINUOUS JOINT SEALANT WITH BACKER ROD
- 6.07 METAL ROOF EDGE
- 6.08 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- 6.09 PROTECTION BOARD
- 6.10 PROVIDE 1" AIR GAP
- 6.11 DRAINAGE MAT
- 6.12 VENT PIPE PER MECH (REF. MECH)
- 6.13 ROOF CURB FOR MECHANICAL UNIT
- 6.14 EXTERIOR GRADE FLYWOOD
- 6.15 EXTERIOR SHEETING AS SCHEDULED
- 6.16 THROUGH-WALL FLASHING
- 6.17 PAINTED METAL ROOF AS SPECIFIED
- 6.18 TAPE FLASHING
- 6.19 HIGH TEMPERATURE UNDERLAYMENT
- 6.20 FIBERGLASS BASE SHEET

### DIVISION 7 - OPENINGS

- 7.01 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 7.02 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- 7.03 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 7.04 ALUM. CURTAIN WALL SYSTEM GUP
- 7.05 GLAZING AS SPECIFIED
- 7.06 NEW DOOR AS SCHEDULED
- 7.07 ACCESS PANEL AS SPECIFIED
- 7.08 SHIM AS REQUIRED
- 7.09 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN

### DIVISION 8 - FINISHES

- 8.01 TILE AS SCHEDULED
- 8.02 BASE AS SCHEDULED

### DIVISION 9 - SPECIALTIES

- 9.04 FIRE EXTINGUISHER CABINET

### DIVISION 10 - EQUIPMENT

- 10.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 10.02 EV CHARGER (REF. MEP)

### DIVISION 11 - FURNISHINGS

- 11.01 BICYCLE RACKS

### DIVISION 12 - SPECIAL CONSTRUCTION

- 12.01 CONCRETE EQUIPMENT
- 12.02 ELEVATOR AS SPECIFIED

### DIVISION 13 - FIRE SUPPRESSION

- 13.01 PLUMBING

### DIVISION 14 - HVAC

- 14.01 ELECTRICAL

### DIVISION 15 - COMMUNICATIONS

- 15.01 ELECTRONIC SAFETY AND SECURITY

### DIVISION 16 - EARTHWORK

- 16.01 EXTERIOR IMPROVEMENTS
- 16.02 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 16.03 TREE GRATE (REF. LANDSCAPE)
- 16.04 BRICK PAVING - ENDOCK, BURNANDY BLEND (REF. LANDSCAPE / CIVIL)
- 16.05 CONCRETE DRIVE (REF. CIVIL)
- 16.06 CONCRETE SIDEWALK (REF. CIVIL)
- 16.07 TUBULAR STEEL BOLLARDS (REF. CIVIL)
- 16.08 ASPHALT DRIVE (REF. CIVIL)

Project

## THE MERCHANTS ICE GARAGE

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Architect's Seal

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No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect Andrew T. Douglas, AIA

Project Manager Jeremy Jaramillo

Drawn By

Project Number 2201

Issuance / Date 100% Design Development August 29, 2023

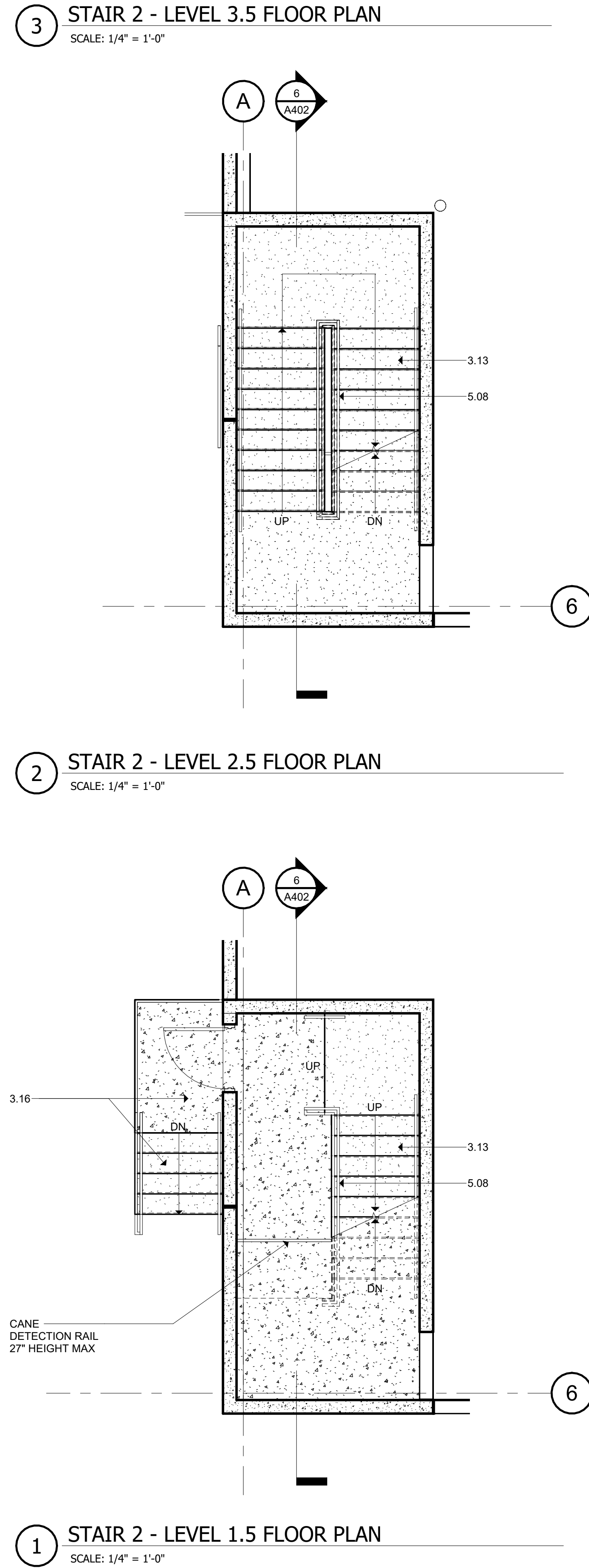
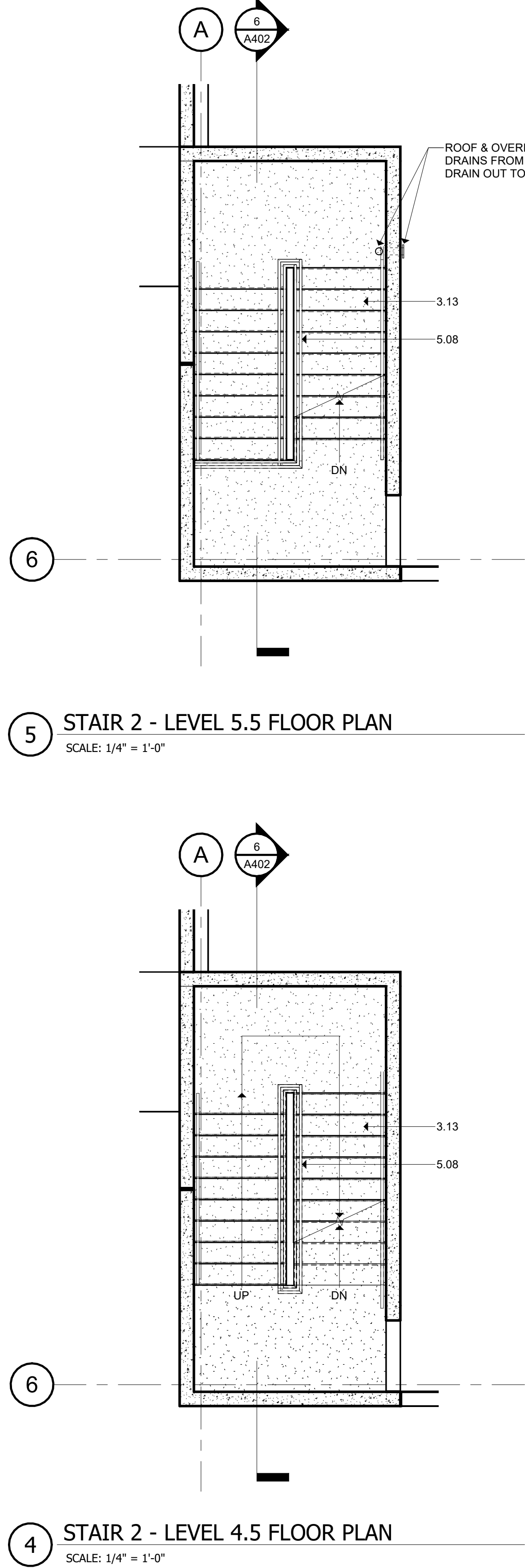
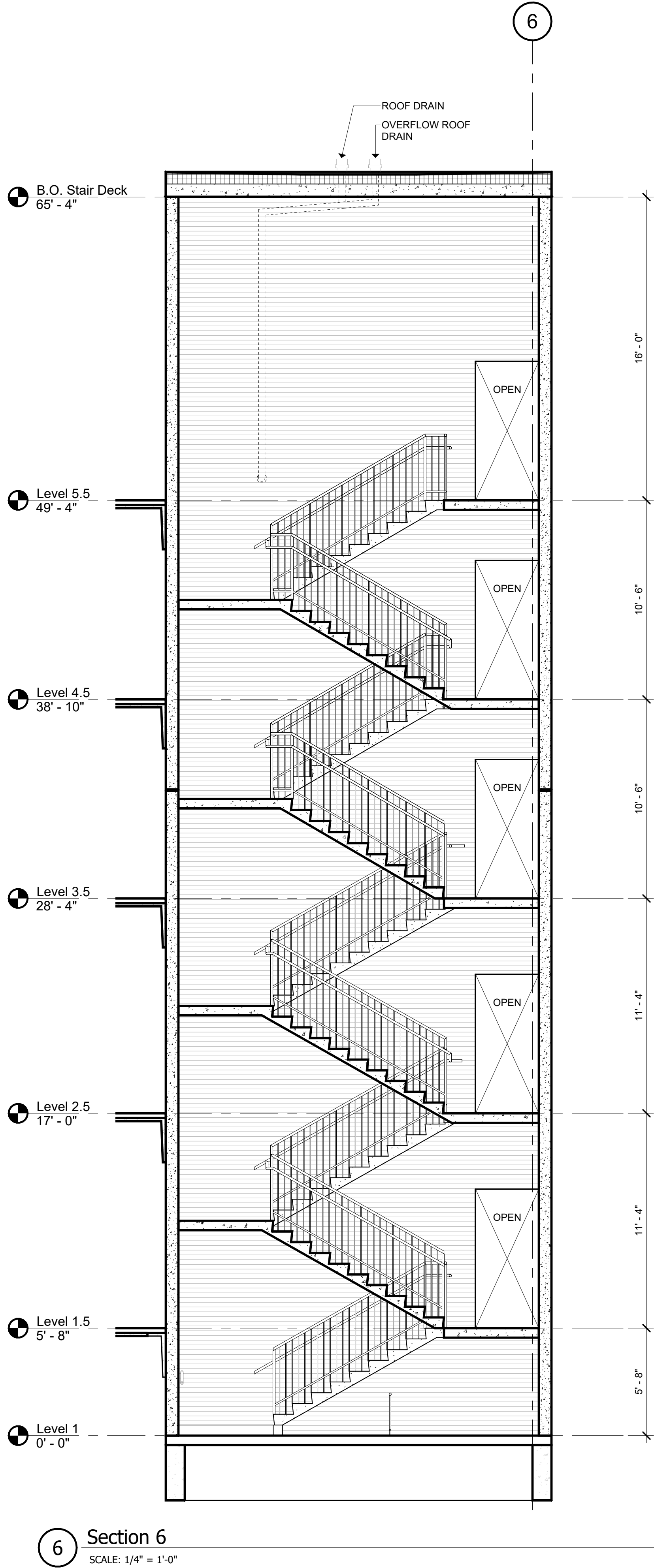
SHEET TITLE

**STAIR PLANS AND  
DETAILS**

SHEET NUMBER

**A401**





## KEYNOTES

### DIVISION 2 - EXISTING CONDITIONS

- 2.01 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
- 2.02 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
- 2.03 CONCRETE RAMP (REF. STRUCT. / ARCH.)
- 2.04 CONCRETE GRAVE BEAM (REF. STRUCT.)
- 2.05 CONCRETE ON METAL DECK (REF. STRUCT.)
- 2.06 CONCRETE TOPPING SLAB (REF. STRUCT.)
- 2.07 CONCRETE WALL (REF. STRUCT.)
- 2.08 PRECAST CONCRETE WALL (REF. STRUCT.)
- 2.09 PRECAST CONCRETE BEAM (REF. STRUCT.)
- 2.10 PRECAST CONCRETE COLUMN (REF. STRUCT.)
- 2.11 PRECAST CONCRETE WALL (REF. STRUCT.)
- 2.12 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- 2.13 PRECAST CONCRETE STAIR (REF. STRUCT.)
- 2.14 NON-SHRINK GROUT (REF. STRUCT.)
- 2.15 CONCRETE CURB (REF. STRUCT.)
- 2.16 CONCRETE STAIR LANDING (REF. STRUCT.)
- 2.17 POLISHED CONCRETE AS SPECIFIED
- 2.18 PRECAST CORREL (REF. STRUCT.)
- 2.19 PRECAST CONCRETE WALL, FITZGERALD FORMLINERS, 14819F (REF. STRUCT.)

### DIVISION 4 - MASONRY

- 4.01 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 4.02 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE #2051 - ASHLE
- 4.03 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE #2051 - ASHLE
- 4.04 GROUTED CGL (REF. STRUCT.)
- 4.05 MASONRY WALL TILES
- 4.06 MORTAR NET
- 4.07 GROUT
- 4.08 WEAP
- 4.09 CLAY UNIT MASONRY VENEER
- 4.10 BRICK VENEER - HANKEE HILL, SALMON SMOOTH
- 4.11 CLAY UNIT MASONRY BREEZE BLOCK - DOWNS, SOLAR SCREEN TILE, SOLAR SQUARE, BRICK

### DIVISION 5 - METALS

- 5.01 PAINTED METAL COLUMN (REF. STRUCT.)
- 5.02 PAINTED METAL BEAM (REF. STRUCT.)
- 5.03 PAINTED METAL CHIMNEY (REF. STRUCT.)
- 5.04 PAINTED METAL DECK (REF. STRUCT.)
- 5.05 PAINTED METAL TIRE (REF. STRUCT.)
- 5.06 2"x4" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP, SIZES AND SECTION
- 5.07 TUBULAR TIE WITH WASHER (REF. STRUCT.)
- 5.08 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
- 5.09 PAINT METAL ROOF LADDER HOOKER
- 5.10 PAINTED ANGLE SUPPORT CLIP (REF. STRUCT.)
- 5.11 PAINTED METAL CANOPY (REF. STRUCT. / ARCH.)
- 5.12 PAINTED METAL GATE
- 5.13 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)
- 5.14 PERFORATED METAL HANGERS - 1801211, 1" ROUND ON 1-1/4" STG, CTDS, 50% OPEN (REF. ARCH. / STRUCT.)

### DIVISION 6 - WOOD, PLASTICS, & COMPOSITES

- 6.01 THERMAL BREAK INSULATION PROTECTION
- 6.02 SSS WOODFIBER BITUMINOUS ROOF SYSTEM
- 6.03 ROOF SHIM (REF. MECH)
- 6.04 ROOF VENT (REF. MECH)
- 6.05 ROOF INSULATION
- 6.06 SHEET METAL FLASHING AND TRIM
- 6.07 JOINT SEALANT SPECIFIED
- 6.08 CONTINUOUS JOINT SEALANT WITH BACKER ROD
- 6.09 METAL ROOF EDGE
- 6.10 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- 6.11 PROTECTION BOARD
- 6.12 PROVIDE 1" AIR GAP
- 6.13 DRAINAGE MAT
- 6.14 VENT PIPE PER MECH (REF. MECH)
- 6.15 ROOF CURB FOR MECHANICAL UNIT
- 6.16 EXTERIOR GRADE FLYWOOD
- 6.17 EXTERIOR SHEATHING AS SCHEDULED
- 6.18 THROUGH-WALL FLASHING
- 6.19 PAINTED METAL ROOF AS SPECIFIED
- 6.20 TAPE FLASHING
- 6.21 HIGH TEMPERATURE UNDERLAYMENT
- 6.22 REBERGLASS BASE SHEET

### DIVISION 8 - OPENINGS

- 8.01 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 8.02 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- 8.03 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 8.04 ALUM. CURTAIN WALL SYSTEM CAP
- 8.05 GLAZING AS SPECIFIED
- 8.06 NEW DOOR AS SCHEDULED
- 8.07 ACCESS PANEL AS SPECIFIED
- 8.08 SHIM AS REQUIRED
- 8.09 ALUM. CURTAIN WALL FRAME W/ PERFORATED METAL PANEL, GLAZED-IN

### DIVISION 9 - FINISHES

- 9.01 TILES AS SCHEDULED
- 9.02 BASE AS SCHEDULED

### DIVISION 10 - SPECIALTIES

- 10.04 FIRE EXTINGUISHER CABINET

### DIVISION 11 - EQUIPMENT

- 11.01 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 11.02 EV CHARGER (REF. MEP)

### DIVISION 12 - FURNISHINGS

- 12.01 BICYCLE RACKS

### DIVISION 13 - SPECIAL CONSTRUCTION

- 13.01 CONCRETE EQUIPMENT
- 13.02 ELEVATOR AS SPECIFIED

### DIVISION 14 - FIRE SUPPRESSION

- 14.01 FIRE SUPPRESSION

### DIVISION 15 - PLUMBING

- 15.01 PLUMBING

### DIVISION 16 - HVAC

- 16.01 HVAC

### DIVISION 17 - ELECTRICAL

- 17.01 ELECTRICAL

### DIVISION 18 - COMMUNICATIONS

- 18.01 COMMUNICATIONS

### DIVISION 19 - ELECTRONIC SAFETY AND SECURITY

- 19.01 ELECTRONIC SAFETY AND SECURITY

### DIVISION 20 - EARTHWORK

- 20.01 EARTHWORK

### DIVISION 21 - EXTERIOR IMPROVEMENTS

- 21.01 EXTERIOR IMPROVEMENTS

### DIVISION 22 - LANDSCAPE

- 22.01 LANDSCAPE

### DIVISION 23 - SITEWORK

- 23.01 SITEWORK

### DIVISION 24 - UTILITIES

- 24.01 UTILITIES

### DIVISION 25 - OTHER

- 25.01 OTHER

## Project

# THE MERCHANTS ICE GARAGE

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## Architect's Seal

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No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

## Architect

Andrew T. Douglas, AIA

## Project Manager

Jeremy Jaramillo

## Drawn By

## Project Number

2201

## Issuance / Date

100% Design Development  
August 29, 2023

## SHEET TITLE

STAIR PLANS AND  
DETAILS

## SHEET NUMBER

A402