

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

HDRC CASE NO: 2022-357
ADDRESS: 710 S ST MARYS ST
LEGAL DESCRIPTION: NCB 902 BLK 4 LOT N 35 FT OF 26 & S 25 FT OF 27
ZONING: IDZ, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Jena Hammond Nichols/Sanders Architecture
OWNER: LIFSHUTZ COMPANIES LP
TYPE OF WORK: Fenestration modifications, site modifications
APPLICATION RECEIVED: June 17, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Modify the front façade fenestration.
2. Install planter boxes and site furnishings on the existing front parking pad to create an outdoor dining area.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

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

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

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

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

A. MAINTENANCE (PRESERVATION)

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

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

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

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

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

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

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

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

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

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

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

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

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

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

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

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

- i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

- i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
- ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

B. STREET TREES

- i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

C. PAVING

- i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

D. LIGHTING

- i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).
- ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.
- iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).

- iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.
- v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

7. Off-Street Parking

A. LOCATION

- i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discreetly located addition as a means of providing accessibility.

B. ENTRANCES

- i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. The structure located at 710 S St Mary's, also addressed as 511 S Presa, was constructed circa 1945 in the Spanish Eclectic style. The structure features a stucco façade, decorative roof parapet tiles, and decorative tile work on the S St. Mary's façade. The S Presa façade features a metal storefront awning and a full-width storefront window system. The applicant is proposing modifications to the S Presa façade. The property is contributing to the Lavaca Historic District.
- b. FENESTRATION MODIFICATIONS – The applicant has proposed to replace the existing aluminum storefront window and door system with a new folding aluminum storefront door with an integral hinged door that will match the existing storefront finish. The proposed folding door will allow one bay of the façade to be fully open

to the proposed outdoor dining area. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Additionally, Guideline 6.A.ii states that historic doors, including hardware, fanlights, sidelights, pilasters, and entablatures should be preserved. The applicant has verified that no modifications are proposed to the existing storefront awning or other façade elements. Staff finds that the existing storefront system is not original to the structure and is not a character defining feature. Staff finds the proposal appropriate.

- c. SITE FURNISHINGS – The applicant has proposed to modify the front parking area with the installation of planter boxes, an planter irrigation system, string lights, umbrellas, tables, chairs, and banquette seating to create an outdoor dining area. According to Guideline 6.A.ii for Site Elements, applicants should use street furniture such as benches and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist. The applicant has proposed to install wood planters constructed of horizontal 2”x4” treated lumber and painted shiplap at the perimeter of the existing front parking pad with two (2) pedestrian gates constructed of the same material on the north and south elevations. The planter box will feature painted steel posts to support string lights. Additionally, the applicant has proposed to install umbrellas attached to steel posts, a ceiling fan mounted to the underside of the existing awning, wood tables, and chairs. The applicant has confirmed that no excavation is requested for the existing parking lot area. Staff finds the proposal generally appropriate.
- d. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff recommends approval based on findings a through d with the following stipulation:

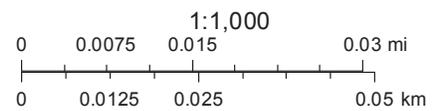
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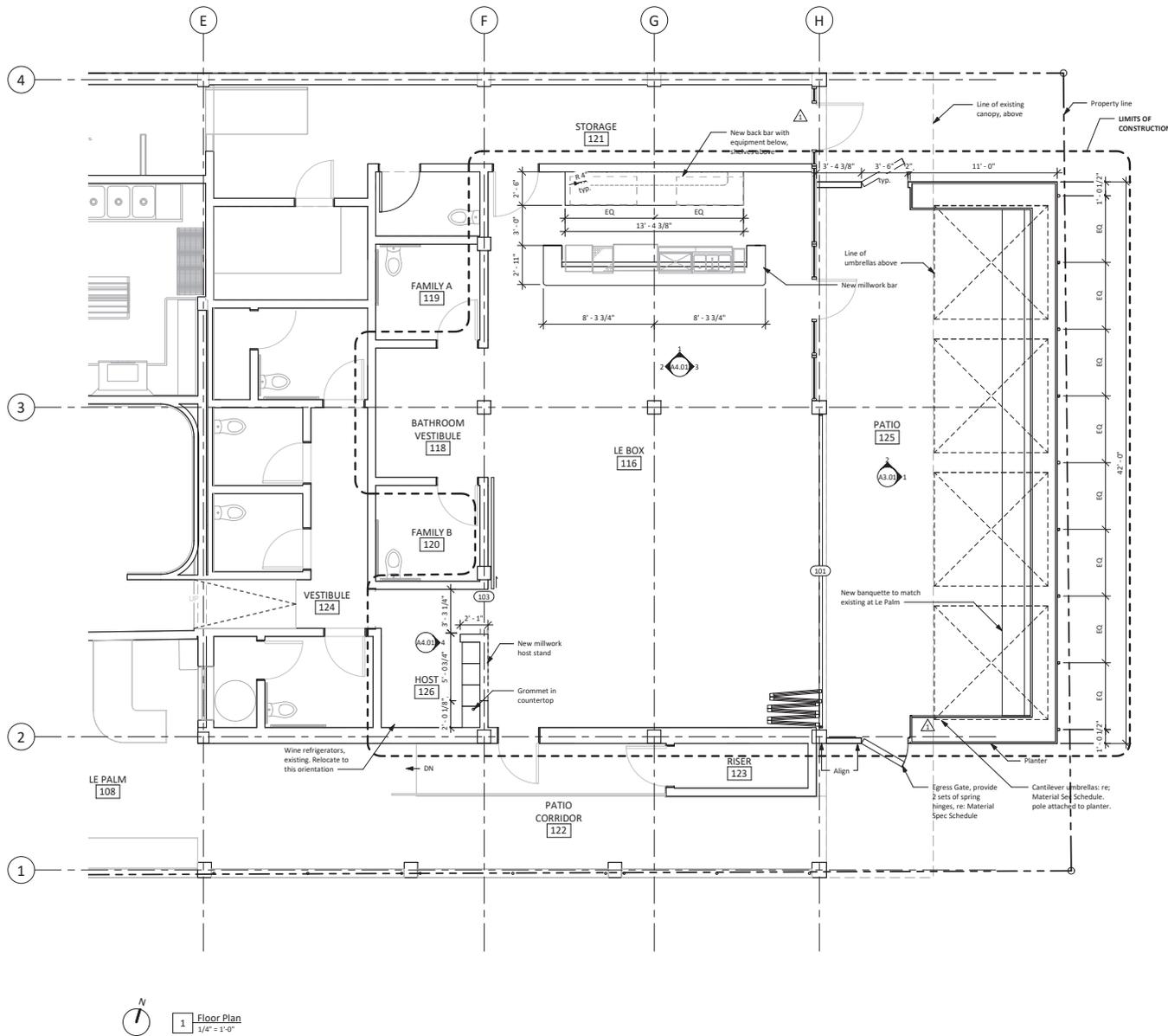
City of San Antonio One Stop



July 13, 2022

 User drawn lines





KEYNOTES

FLOOR PLAN NOTES

1. Refer to sheet G2.01 for door and frame types and schedules.
2. Refer to Sheet G3.01 for finish schedule and Material Schedule.
3. All components are existing, to remain, unless otherwise specified.
4. Provide power for irrigation controller at new planter(s).
5. New string lights to be controlled at a location inside the restaurant front-of-house or back-of-house, to be determined.
6. Refer to kitchen equipment drawings for power requirements at the bar.
7. Only new power outlet locations are indicated on this drawing. Existing power outlets to remain.



SANDERS ARCHITECTURE

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MAVERICK RENOVATION

512 S Presa St
San Antonio, Texas 78205

CP-1 Construction Documents
MAY 23, 2022

Drawn by: JHN, AO

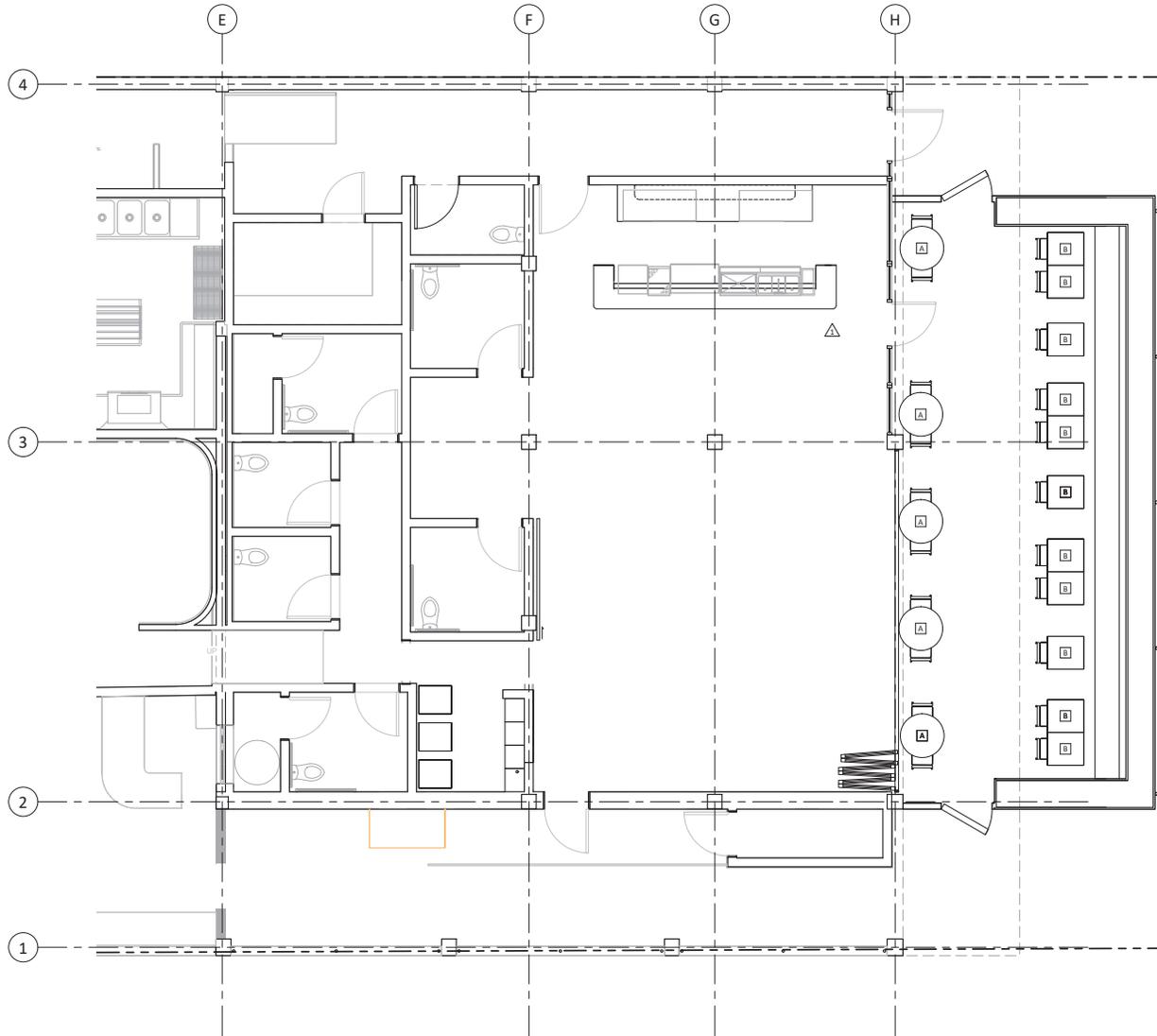
Checked by: CS

Revisions:

1 ADD 001 04.06.2022

Floor Plan

A1.01



1 Furniture Plan
1/4" = 1'-0"

FURNITURE PLAN NOTES

1. Furniture plan is for reference only. Not for construction.

LEGEND

-  See Material Spec Schedule
-  Wood tables, match existing tables at Le Palm
-  Existing
-  Expanded version of Table G
-  Existing
-  Existing
-  Existing



SANDERS ARCHITECTURE

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CP-1 Construction
Documents
MAY 23, 2022

Drawn by: JHN, AO
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1 ADD 001 04.06.2022

Furniture Floor
Plan

A1.11



SANDERS ARCHITECTURE

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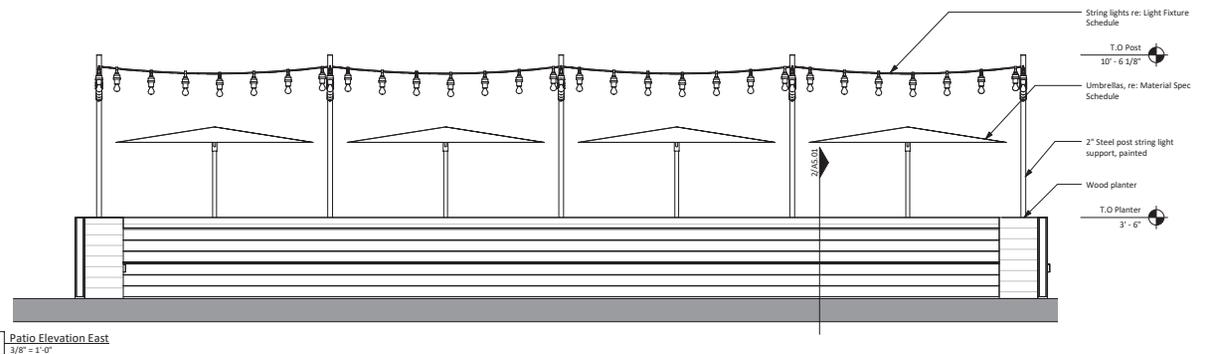
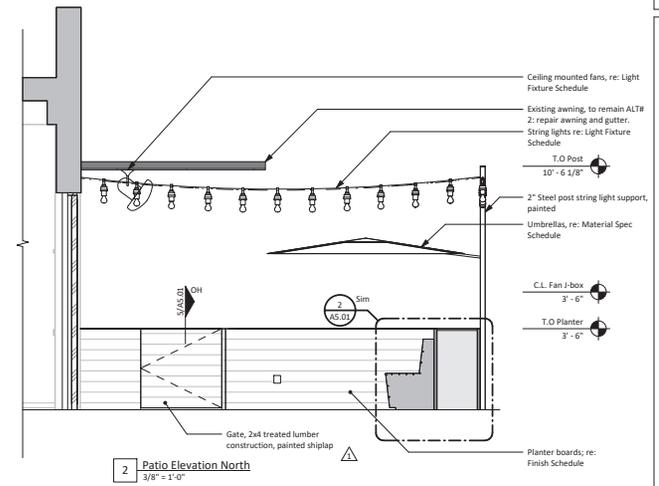
CP-1 Construction Documents
MAY 23, 2022

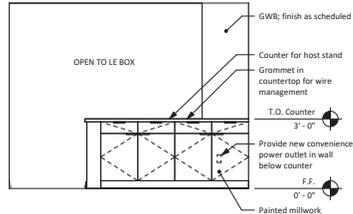
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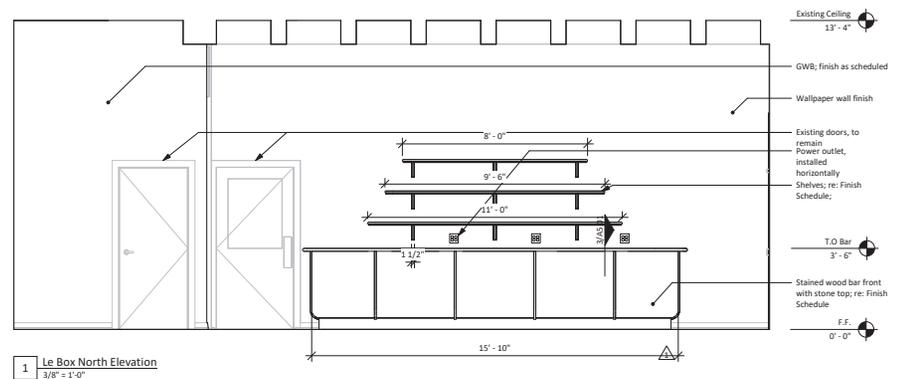
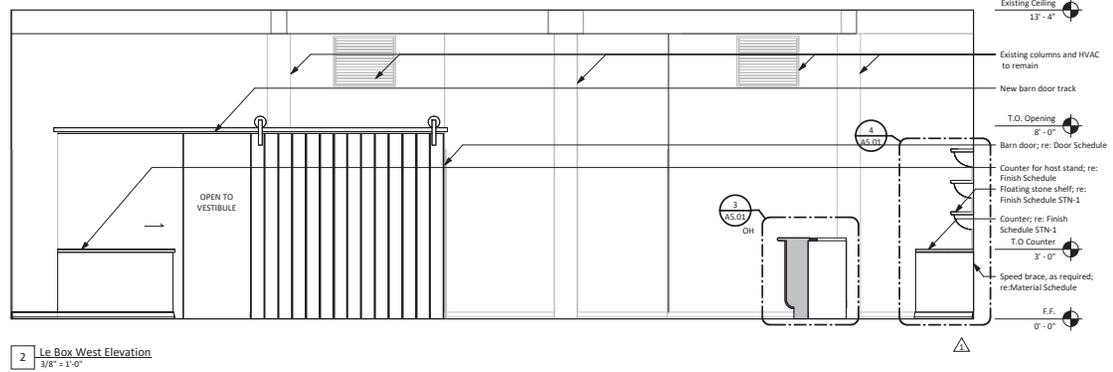
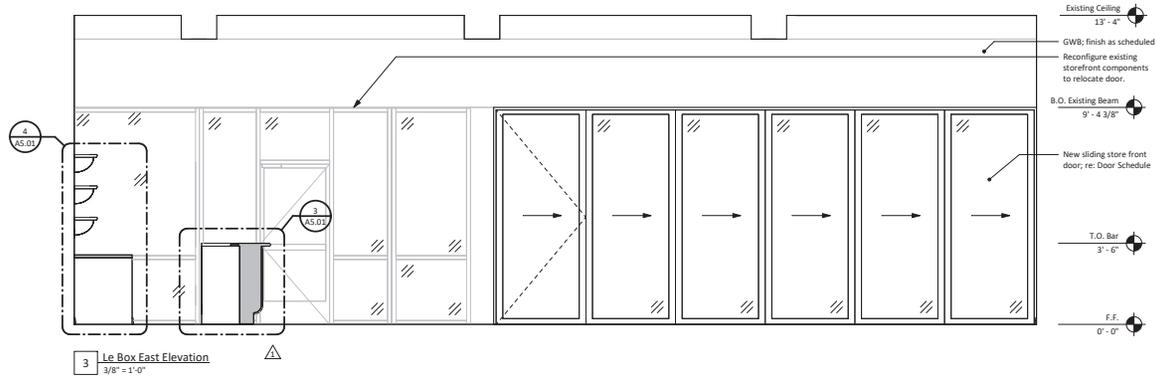
Exterior Elevations

A3.01





4 Host Elevation
3/8" = 1'-0"



SANDERS ARCHITECTURE



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MAVERICK RENOVATION

512 S Presa St
San Antonio, Texas 78205

CP-1 Construction Documents
MAY 23, 2022

Drawn by: JHN, AD

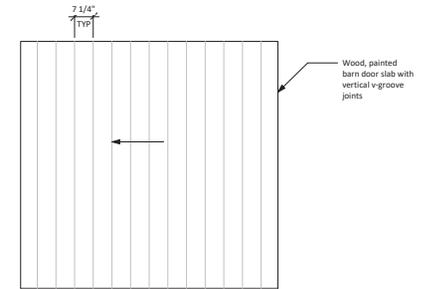
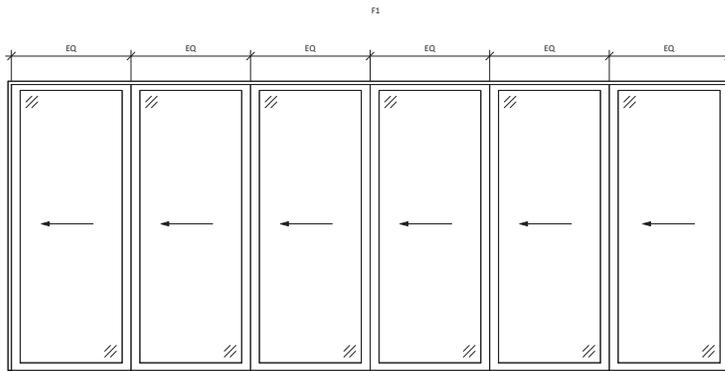
Checked by: CS

Revisions:

1 ADD 001 04.06.2022

Interior Elevations

A4.01



1 Door & Frame Types
1/2" = 1'-0"

DOOR SCHEDULE												
ID	WIDTH	HEIGHT	THICKNESS	DOOR			FRAME			HARDWARE	COMMENTS	
				TYPE	MATERIAL	FINISH	ID	MATERIAL	FINISH			
101	23' - 5 1/2"	9' - 4 3/8"	0' - 2"	D1	AL	CA	F1	Aluminum	CA	TBD	Folding aluminum storefront door with integral hinged door. Match existing storefront finish. Basis of Design = Vetrina Bi-Fold Panoramic V-Wall System. Please bid La Cantina and Sierra Pacific Doors as alternates.	
103	8' - 4"	8' - 0"	0' - 2 1/4"	D2	WD	PTD	N/A		PTD		Real Craft, Aero Sliding Barn Door hardware, 8'-6" track, wall mounted, black, one door, steel wheels to match, 2.25" door thickness, T-guide, soft stop mechanism, drywall protection rings (see realcraft.com)	
106	3' - 0"	7' - 0"	0' - 2"		Wood/Glass		131	SA_Paint - Generic - Trim		Group 2		

General Notes

- See drawing G2.00 for door and frame types.
- Door sizes are shown here for contractor's convenience only. Field verify actual rough opening sizes.
- Submittals and shop drawings required for all doors.

Key

- AL - Aluminum
- GL - Glass
- N/A - Not Applicable
- TBD - To Be Determined
- PTD - Painted/Opaque finish
- STN - Stained
- HMM - Hollow Metal
- STL - Steel
- WD - Wood
- WDBD - Wood Boards
- MDF - Medium Density Fiberboard
- CA - Clear Anodized



SANDERS ARCHITECTURE

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Revisions:

Door + Frame Types

G2.00

LIGHT FIXTURE & FAN SCHEDULE									
ID	MFGR	DESCRIPTION	MODEL #	FINISH	MOUNT	VOLT	LAMPS	COMMENTS	
A1	Anthropologie	Pendant	Georges Pale La Precieuse Pendant Petals, Style No. 67203786, Color Code: 014	Raffia	Ceiling	120 V	TBD	To replace existing pendants. Use with Anthropologie Gold Pole Kit and Schoolhouse G47 Matte Porcelain LED bulb, SKU: 32247	
A2	TBD	ceiling mount	TBD		Ceiling	120 V	LED	Provide \$500 allowance.	
H1	LEDI	LED Tape	Inspire VS Spec 7.5, 2700K	N/A	On top of Shelf	12 V	LED	Dimmable, with Inspire Chained in near-flawless diffusion	
S1	California Accent Lighting	String Lights	ML2000-CA-18"-LED-2.7K-GSF-Outdoor-NA-NA	<varies>	String	120 V	LED		

General Notes	
1.	As required, provide fittings and components necessary to complete the installation.
2.	Provide a submittal to architect for review prior to ordering fixtures.
3.	Any fixtures scheduled as "existing" and/or "to remain" shall be carefully removed, protected and stored for reinstallation, or protected in-place. It is the contractor's responsibility to ensure that existing fixtures function properly at substantial completion of the project.
Key	
TBD -	To Be Determined
FOIC -	Furnished by Owner, Installed by Contractor

INTERIOR FINISH SCHEDULE									
ROOM	NAME	WALLS	BASE	FLOOR	CEILING	CASEWORK	COUNTER	COMMENTS	
116	LE BOX	PT-1/WP-1	E/B-1	E	E	WD-1	STN-1		
118	BATHROOM VESTIBULE	PT-1	PT-2	E	E	WD-1	STN-1		
125	PATIO	E	-	E	E	PT-3, WD-2	-		

INTERIOR FINISH KEY									
Key	Item	Sub-Item	Manufacturer	Product	Finish	(M)ockup / (S)ample	Spec Approval Req.	Comments	
B-1	Wall Base	Rubber Base		2"	TBD	S		No Cove	
PT-1	Paint	Walls	Sherwin Williams	TBD	Eggshell	S	Y		
PT-2	Paint	Trim	Sherwin Williams	TBD	Semi-gloss	S	Y		
PT-3	Paint	Banquette	Sherwin Williams	TDB	Semi-gloss	S	Y		
STN-1	Counter Stone	Bar Front	Caesarstone	TBD	Honed	S	Y		
WD-1	Wood Veneer	Bar Front		Walnut Wood Veneer, to match sample		S			
WD-2	Wood Boards	Plainter	Sherwin Williams	Smooth Sanded American Red Cedar	Stained 4-sides @ Planter Walls	M	Y	See Alt. #1 for alternate pricing	
WD-3	Wood Boards	Banquette		Cypress	PT-3	S		Prime and paint 4-sides	
WP-1	Wallpaper	GWB	Hovis	TBD	TBD	S	Y		

MATERIALS SPEC SCHEDULE						
Item	Sub-Item	Manufacturer	Product	Finish	Comments	
ALT #1	Alternate #1 - Wood Boards		Pressure treated southern yellow pine	Primed and painted		
ALT #2	Alternate #2				Repair awning and gutter over patio	
Black FRP		Marlite	Standard 4x8 panel	Smooth, Black	Under counter, below bar, or approved equal	
Patio Chairs		Anthropologie	Jardin Side Chair	White	By Owner	
Round Tables		Anthropologie	Grenada Indoor/Outdoor Bistro Table	Green	By Owner	
Speed Brace		Fast Cap			Or Approved Equal	
Spring Hinges	Gate Spring Hinges	Hardware Source	4 1/2" Heavy Duty Spring Hinge SKU: 760068	Primed for Painting	Or Approved Equal	
Umbrella		Midtown Umbrellas	Grande Square 9' x 9	TBD	By Owner	



SANDERS ARCHITECTURE



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Schedules

G3.01

Code Review
Maverick Restaurant (Lo Box)

Code Overview: This analysis is primarily based on the 2021 International Building Code and the governing standards below.

Gross Square Footage
 Restaurant Gross Square Footage 8,553 SF
 Remodel Square Footage 1,171 SF

Building Inspection/Code Review

City of San Antonio

Applicable Governing Standards

The following list of codes are adopted by the City of Austin as of June 21, 2018:

1. International Building Code, 2018 Edition
2. International Existing Building Code, IEB, 2018
3. International Fire Code, 2018
4. International Mechanical Code, 2018
5. International Plumbing Code, 2018
6. International Energy Conservation Code, 2018
7. National Electrical Code, 2018
8. San Antonio Property Maintenance Code, 2018

Building Classification and Limitations

1. Occupancy Classification by Code:
 Commercial, Assembly A-3
2. Maximum Allowable Floor Area per floor (IBC Table 506.2): A-2 9,500 SF
 Actual Floor Area (of Unit) 8,553 SF

3. Maximum Allowable Height (IBC Table 504.3):

Allowable Height: 55 feet
 Allowable # of Stories: 12 stories
 A Occupancy 1 story
 Actual Height: 12'-9"
 Actual # of Stories: 1 story

Fire-Resistance Rating Requirements for Construction Type III - B (IBC Table 601 & 602):

1. Walls:
 Exterior Bearing: 2 hour (less than 10' to P1)
 Exterior Non-Bearing: 2 hour (less than 10' to P1)
 Interior Bearing: 0 hours
 Interior Partitions: 0 hours
2. Structural Frame: 0 hours
3. Floors Construction: 0 hours
4. Roof Construction: 0 hours

Uniform Live Loads (Table 1607.1):

1. Lobbies/Corridors/Stairs 100 psf
2. Dining Rooms and Restaurants 100 sf
3. Assembly 100 psf
4. Offices 50 psf
5. Partition allowance (IBC 1607.5) 15 psf
5. Electrical/ Mechanical rooms
 • Light Machinery (IBC 1607.8.2) varies

Egress Requirements:

1. Occupant Load (IBC Table 1004.5):
 • Assembly without fixed seats (unconcentrated) 15 SF/Occupant
 • Commercial Kitchen 200 SF/Occupant
 • Accessory Storage Areas 300 SF/Occupant
 EXISTING, UNCHANGED Total Occupants (289 Occupants)
 Existing Unchanged Occupant load of lo Box (68 Occupants)
2. Egress Width Calculations (IBC 1005.3.2):
 • Egress Width Req'd: (331)(,2) = 66.2 inches
 • Egress Width Provided: 72 inches min.
 • Door Width Req'd: (331)(,2) = 66.2 inches
 • Door Width Provided: 110 inches

3. Accessible Route (IBC 1104.3):

1 required

4. Means of Egress Doors (IBC 1010.1.1):

- Minimum Clear Width 32 inches
- Minimum Height: 80 inches

7. Exit & Exit Access Doorways (IBC 1007):

- Two exits or exit access doorways (IBC 1007.1.1 Exception 2): Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served.
- Two (2) exits are required (IBC 1006.3.2)

8. Exit Access Travel Distance (IBC 1017):

- Maximum Travel Distance to Exits (Table 1017.2):
 200 feet
 250 feet w/sprinkler

9. Corridors (IBC 1020):

- Minimum Corridor Width (IBC 1020.2): 44 inches
- Minimum Width within the dwelling unit (IBC 1020.2): 36 inches
- Maximum Deadend (IBC 1020.5): 20 feet

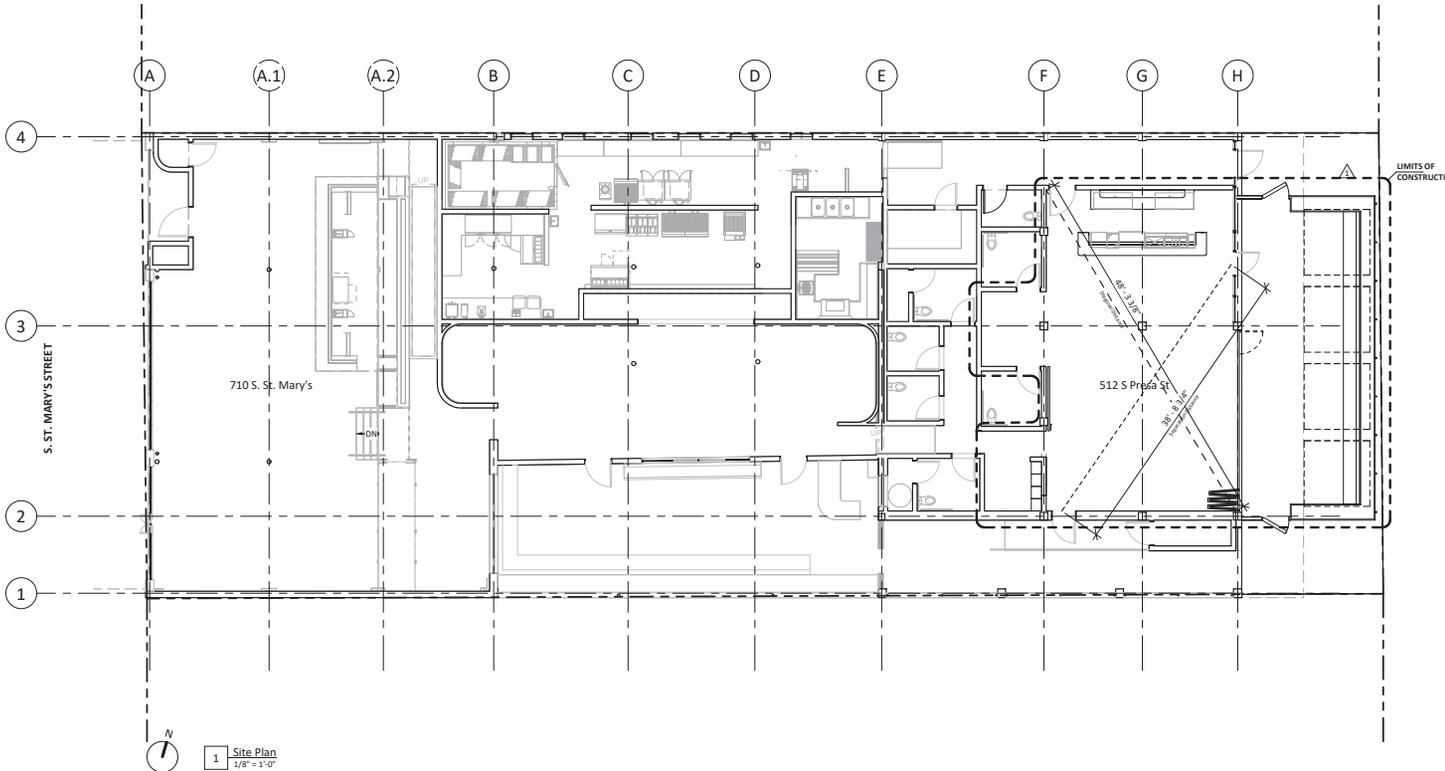
10. Number of Exits & Continuity (IBC 1006):

- Minimum Number of Exits (IBC Table 1006.3.2) 2/story

End code review

SITE PLAN NOTES

1. All existing to remain unless otherwise noted.



KEY

- Property Line
- Limits of Construction



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Site Plan

G1.10

MAVERICK

TEXAS BRASSERIE



NO PARKING ANYTIME

FDC

511

NO WALK OVER



TB235-2

226276

FDC

CAUTION