

HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2023

HDRC CASE NO: 2023-280
ADDRESS: 820 N ALAMO ST
LEGAL DESCRIPTION: NCB 452 BLK 30 LOT 6
ZONING: FBZ T4-2, HL
CITY COUNCIL DIST.: 1
APPLICANT: Kent Brittain/Above Ground Design, PLLC
OWNER: Nick Marquez/Barhouse LLC
TYPE OF WORK: Construction of a three-story rear addition
APPLICATION RECEIVED: July 11, 2023
60-DAY REVIEW: September 9, 2023
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a three-story rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

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.

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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

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

B. SCALE, MASSING, AND FORM

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

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
 - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

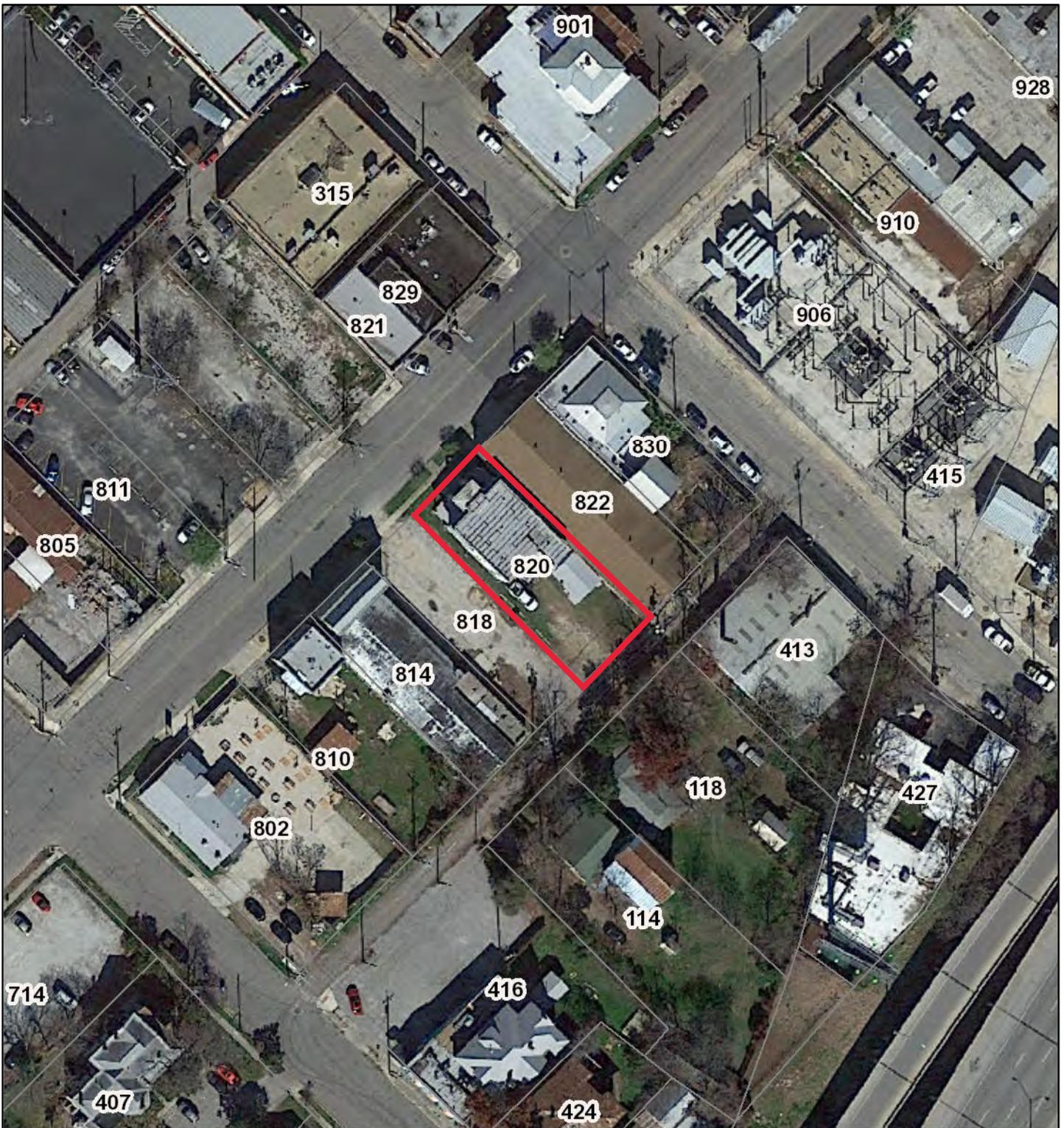
- a. The property at 820 N Alamo is a two-story Colonial Revival-style residence built in 1910 as La Casa Boarding House. The property first appears on Sanborn Fire Insurance maps in 1912 in the same footprint as it appears today. It faces northwest on a block bound to the northwest by N Alamo St, the southwest by 8th St, the southeast by Union St, and the northeast by 9th St. It has a two-story central porch supported by double-height columns and flanked by one-story covered porches with smaller columns with less ornate capitals. Prior to their removal, windows were one-over-one; the house is clad in wood waterfall siding. The flat roof has corniced eaves with dentils below the second-story form. The main entrance has double doors flanked by side lites and topped with a three-lite transom. The property is an individual landmark.
- b. **DESIGN REVIEW COMMITTEE:** On June 21, 2023, the Historic and Design Review Commission referred the request for a three-story addition to the Design Review Committee. On July 12, 2023, the applicant met with staff and members of the Design Review Committee. Notes are included in this case file.
- c. **PARTIAL DEMOLITION:** The applicant requests to demolish the rear, southeast two-story mass. The two-story mass appears on the 1912 Sanborn Fire Insurance map and appears to be original to the structure. The parapet wall extends along both sides of the house, extending back from the front cornice. Staff recommends retaining this two-story rear mass and incorporating it into the proposed addition.
- d. **REAR ADDITION:** The applicant requests conceptual approval of an approximately 1,944-square-foot, three-story rear addition. Renderings show full-height columns clad in wood or Hardie siding extending from the ground to the roof deck, with the bulk of the footprint featuring open-air spaces enclosed on some elevations by wood or Hardie screens, metal wall panels, and wood or Hardie siding. Enclosed spaces are for service and storage use. While staff finds a rear addition generally appropriate, the footprint and massing exceed what conforms to guidelines, as outlined in the next findings.
- e. **FOOTPRINT:** The applicant proposes an addition with a footprint of approximately 1,944 square feet. The existing house footprint is 1,649 square feet, plus a front porch that exceeds 200 square feet, and the proposed addition would bring total square footage to 3,793. Historic Design Guidelines for Additions 1.B.iv states that residential additions should not be so large as to double the existing building footprint. The proposed addition doubles the existing footprint. Though the addition doubles the size of the structure, staff finds that the additions is clearly distinguishable as an open air addition and generally conforms to the Guidelines.
- f. **MASSING:** The applicant proposes a two-story addition with roof deck. Historic Design Guidelines for Additions 1.B.i says residential additions should be designed to be subordinate to the principal façade of the original structure in terms of their scale and mass. The height of the proposed addition is subordinate to that of the existing house, but does not include setbacks where the addition meets the existing structure. There is, however, a material change between the existing house and the proposed addition. Staff finds the massing of the transition between the existing house and the proposed addition generally appropriate.
- g. **MATERIALS:** The proposed addition includes full-height columns clad in wood or Hardie siding extending from the ground to the roof deck, with the bulk of the footprint featuring open-air spaces enclosed on some elevations by wood or Hardie screens, metal wall panels, or wood or Hardie siding. The proposed rear staircase is metal and concrete, and railings are metal. Historic Design Guidelines for Additions 3.A.i says to use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the wood or Hardie cladding and metal railings generally appropriate, but that the applicant should explore cladding options other than the proposed metal siding.
- h. **FENCING:** The applicant requests to construct a fence made of steel pipe posts and corrugated metal panels to enclose the rear yard. Per UDC Sec 35-514(a)(6), fences may not be constructed of sheet, roll, or corrugated metal. Staff finds the applicant must propose a fence that conforms to UDC standards.

RECOMMENDATION:

Staff recommends approval of the three-story rear addition based on findings a through x, with the following stipulations:

- i. That the applicant incorporates the historic two-story rear mass into the proposed addition, as noted in finding c.
- ii. That the applicant proposes wood or Hardie cladding rather than the proposed metal siding, as noted in finding g.
- iii. That any fencing material conform to UDC standards.

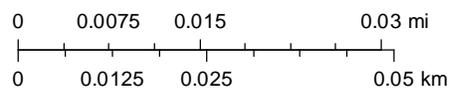
City of San Antonio One Stop



June 16, 2023

1:1,000

- | | | | |
|--|---------------------------|--|--------------------------|
| | CoSA Addresses | | Recorded Plats |
| | Community Service Centers | | Preliminary Plats |
| | Pre-K Sites | | CoSA City Limit Boundary |
| | CoSA Parcels | | |
| | BCAD Parcels | | |







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BAR HOUSE, LLC

NEW BAR HOUSE

JULY 25, 2023

NEW BAR HOUSE

820 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215
ISSUE FOR PERMIT



MARCH 21, 2023

OWNER

BAR HOUSE, LLC
PO BOX 284
CIBOLO, TEXAS 78108
210-417-7217 P
NMARQUEZ55@GMAIL.COM

ARCHITECT

ABOVE GROUND DESIGN PLLC
200 GROOMS ROAD
CIBOLO, TEXAS 78108
210-379-6034 P

STRUCTURAL

HOFFER STRUCTURAL SOLUTIONS
845 PROTON ROAD
SAN ANTONIO, TEXAS 78258
210-646-1665 P

MEPT

HM3 ENGINEERING CONSULTANTS
2902 NORTH FLORES
SAN ANTONIO, TEXAS 78212
210-393-1840 P

DRAWING CONVENTIONS

Match Line
SEE XXX-X-XXX
SHEET NUMBER ON WHICH CONTINUATION IS FOUND

Room name
101
150 SF

Dimensions
6'-0", 4'-0", 10'-0"
NOTE: all dimensions to face of wall unless otherwise noted

Graphic Scale
0 2' 4' 8'
SCALE: 1" = 4'-0"

ABBREVIATIONS

| | | | |
|-------------|--|----------------|--|
| A.D. | AREA DRAIN | MECH. | MECHANICAL |
| A.D.A. | AMERICANS WITH DISABILITIES ACT | MEM | MEMBRANE |
| A.D.A. | 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN | MEM. WP. | MEMBRANE WATERPROOFING |
| A.D.A.G. | AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES | MEP | MECHANICAL, ELECTRICAL, PLUMBING |
| A.F.F. | ABOVE FINISH FLOOR | MEPT | MECHANICAL, ELECTRICAL, PLUMBING, TECHNOLOGY |
| A.F.G. | ABOVE FINISH GRADE | MEZZ | MEZZANINE |
| A.H.J. | AUTHORITY HAVING JURISDICTION | MFR. / MANUF. | MANUFACTURE (R) |
| A.C. | AIR CONDITIONING | MH. | MANHOLE |
| ACP. | ACOUSTICAL PANEL | MIN. | MINIMUM |
| ACT. | ACOUSTICAL TILE | MISC. | MISCELLANEOUS |
| ADJ. | ADJUSTABLE | MOD. | MODULAR |
| ALT. | ALTERNATE | MTL | METAL |
| ALUM. | ALUMINUM | MTP. | METAL TOILET PARTITION |
| ASPH. | ASPHALT | N.D. | NAPKIN DISPOSAL |
| ∠ | ANGLE | N.I.C. | NOT IN CONTRACT |
| B.O.D. | BOTTOM OF DECK | N.T.S. | NOT TO SCALE |
| B.U.R. | BUILT-UP ROOF | N.V. | NAPKIN VENDOR |
| BD. | BOARD | NO. | NUMBER |
| BLDG. | BUILDING | NOM. | NOMINAL |
| BLK. | BLOCK | O.C. | ON CENTER (S) |
| BM. | BEAM | O.C.E.W. | ON CENTER EACH WAY |
| C | CHANNEL | O.D. | OUTSIDE DIAMETER |
| C.J. | CONTROL JOINT | O.F.C.I. | OWNER FURNISHED, CONTRACTOR INSTALLED |
| C.M.U. | CONCRETE MASONRY UNIT | O.H. | OPPOSITE HAND |
| C.W. | COLD WATER | OPNG. | OPENING |
| CAB. | CABINET | OPP. | OPPOSITE |
| CABT | CABINET | P. LAM. / PLAM | PLASTIC LAMINATE |
| CFMF | COLD-FORMED METAL FRAMING | P.C. | PRECAST |
| CFSF | COLD-FORMED STEEL FRAMING | P.H. | PAPER HOLDER |
| CL. | CENTERLINE | P.L. | PROPERTY LINE |
| CLG. | CEILING | P.P. | POWER POLE |
| COL. | COLUMN | P.W.B. | PREFINISHED WALL BOARD |
| COMP. | COMPRESSIBLE | PL. | PLATE |
| CONC. | CONCRETE | PLUMB. | PLUMBING |
| COND. | CONDITION | PLYWD. | PLYWOOD |
| CONT. | CONTINUOUS | POL. | POLISHED |
| CORR. | CORRIDOR | PR. | PAIR |
| CARPET (ED) | CARPET (ED) | PR. | PRE-FINISHED |
| CT. | CERAMIC TILE | PT. | PRESSURE-TREATED |
| CTSK. | COUNTER SINK | PTD. | POINT |
| D | DRYER | PTD. | PAINTED |
| D.F. | DRINKING FOUNTAIN | Q.T. | QUARRY TILE |
| D.P. | DAMP-PROOFING | R / RAD | RADIUS |
| D.S. | DOWN SPOUT | RCP | REFLECTED CEILING PLAN |
| DIA. | DIAMETER | RD | ROOF DRAIN |
| DIM. | DIMENSION | RE. - REF. | REFER TO / REFERENCE / SEE |
| DTL. | DETAIL | RECP. | RECEPTACLE |
| DWG. | DRAWING | REIN. | REINFORCE (I), (ING) |
| E.J. | EXPANSION JOINT | REQD. | REQUIRED |
| E.Q. | EQUAL | RES. | RESILIENT |
| E.A. | EACH | REV. | REVISION (S), REVISED |
| EDF. | ELECTRIC DRINKING FOUNTAIN | RF | RECREATIONAL RESILIENT FLOORING |
| EL. | ELEVATION (HEIGHT) | RFG. | RELOCATABLE PAINTED GYPSUM BOARD |
| EL. | ELECTRICAL | RSS. | ROD STOCK AND SEALANT |
| ELEC. | ELECTRICAL (DRAWING) | S.C. | SEALED CONCRETE |
| ELEV. | ELEVATION (DRAWING) | S.D. | SOAP DISPENSER |
| EQUIP. | EQUIPMENT | S.N.D. | SANITARY NAPKIN DISPOSAL |
| EXIST. | EXISTING | SCHED | SCHEDULE |
| EXP. | EXPANSION | SCPL | SOLID CORE PLASTIC LAMINATE |
| EXT. | EXTERIOR | SECT | SECTION |
| F.E. | FIRE EXTINGUISHER | SHT | SHEET |
| F.E.C. | FIRE EXTINGUISHER CABINET | SIM | SIMILAR |
| F.H.C. | FIRE HOSE CABINET | SPC | SPECIAL COATING SYSTEM |
| FB. | FACE BRICK | SPEC | SPECIFICATION (S) |
| FD. | FLOOR DRAIN | SQ. | SQUARE |
| FIN. | FINISH (ED) | SS / SS. STL. | STAINLESS STEEL |
| FIXT. | FIXTURE | STL | STEEL |
| FLR. | FLOOR (ING) | STRUC / STRUCT | STRUCTURAL |
| FLSHG. | FLASHING | SUSP | SUSPENDED |
| FLUOR | FLUORESCENT | SVPD | SHEET VINYL DANCE FLOORING |
| FRP | FIBER REINFORCED PLASTIC | SVF | SHEET VINYL FLOORING |
| G.B. | GRAB BAR | T.A.S. | TEXAS ACCESSIBILITY STANDARDS (2012) |
| G.I. | GALVANIZED IRON | T.B. | TACK BOARD |
| GA. | GUAGE | T.D.R. | TOWEL DISPENSER AND RECEPTAC |
| GALV. | GALVANIZED | T.O. | TOP OF |
| CGMU | GLAZED CONCRETE MASONRY UNIT | T.O.B. | TOP OF (WOOD) BLOCKING |
| GEN. | GENERAL | T.O.M. | TOP OF MASONRY |
| GEN. | GENERAL | T.O.P. | TOP OF PARAPET |
| GL. | GLASS / GLAZING | T.O.S. | TOP OF STEEL |
| GL. | GLASS | T.T.D. | TOILET TISSUE DISPENSER |
| GR. | GRADE | TEL | TELEPHONE |
| GTP. | GLAZED TILE PAVER | TERR | TERRAZZO |
| GYP. | GYPSUM DRYWALL | THK | THICK (NESS) |
| H.W. | HOT WATER | TYP | TYPICAL |
| HC | HANDICAPPED ACCESSIBLE | U.N.O. | UNLESS NOTED OTHERWISE |
| HM | HOLLOW METAL FRAME | UR. | URNAL |
| HORIZ. | HORIZONTAL | V | VENT |
| HT. | HEIGHT | V.C.T. | VINYL COMPOSITION TILE |
| I.D. | INSIDE DIAMETER | V.I.F. | VERIFY IN FIELD |
| I.P.S. | IRON PIPE SIZE | VENT. | VENTILATING, VENTILATED |
| INSUL. | INSULATE (ED), (ION) | VER. | VERIFY |
| INT. | INTERIOR | VERT. | VERTICAL |
| JT. | JOINT | VGB | (PREFINISHED) VINYL CLAD GYPSUM BOARD |
| L.P. | LIGHT POLE | VWC | VINYL WALL COVERING |
| LAM. | LAMINATE (D) | W | WASHING MACHINE |
| LAV. | LAVATORY | W.P. | WATER PROOFING |
| LT. | LIGHT | W.S. | WEATHERSTRIP |
| LT. WT. | LIGHTWEIGHT | W.W. | WATER WELL |
| M.O. | MASONRY OPENING | W.W.F. | WELDED WIRE FABRIC |
| MAS. | MASONRY | W.W.M. | WOVEN WIRE MESH |
| MATL. | MATERIAL (S) | W | WITH |
| MAX. | MAXIMUM | WC | WATER CLOSET |
| MB. | MARKER BOARD | WD | WOOD |
| | | WDW | WINDOW |
| | | WT | WEIGHT |

DRAWING INDEX

| GENERAL | | MECHANICAL | |
|---------------|--|------------|------------------------------------|
| G0.00 | COVER SHEET | M000 | MECHANICAL SYMBOLS & ABBREVIATIONS |
| G0.01 | INDEX, DRAWING CONVENTIONS, AND LOCATION MAP | M001 | MECHANICAL DETAILS |
| G0.11 | FIRST FLOOR LIFE SAFETY PLAN | M100 | FIRST FLOOR MECHANICAL PLAN |
| G0.12 | SECOND FLOOR LIFE SAFETY PLAN | M200 | SECOND FLOOR MECHANICAL PLAN |
| G0.20 | ACCESSIBILITY GUIDELINES & FRAME DETAILS | M300 | MECHANICAL SCHEDULES |
| G0.30 | SITE FIRE PROTECTION PLAN | | |
| DEMOLITION | | ELECTRICAL | |
| D2.01A | DEMOLITION - FIRST FLOOR PLAN AREA A | E000 | ELECTRICAL SYMBOLS & ABBREVIATIONS |
| D2.02A | DEMOLITION - SECOND FLOOR PLAN AREA A | E001 | ELECTRICAL GENERAL NOTES |
| | | E002 | ELECTRICAL DETAILS |
| | | E003 | ELECTRICAL DETAILS |
| | | E100 | FIRST FLOOR LIGHTING PLAN |
| | | E101 | SECOND FLOOR LIGHTING PLAN |
| | | E200 | FIRST FLOOR POWER PLAN |
| | | E201 | SECOND FLOOR POWER PLAN |
| | | E300 | ELECTRICAL ONE-LINE DIAGRAM |
| STRUCTURAL | | PLUMBING | |
| S1.00 | GENERAL NOTES | P000 | PLUMBING SYMBOLS & ABBREVIATIONS |
| S2.00 | FOUNDATION PLAN | P001 | PLUMBING DETAILS |
| S2.01 | SECOND FLOOR FRAMING PLAN | P100 | FIRST FLOOR DOMESTIC WATER PLAN |
| S2.02 | THIRD FLOOR FRAMING PLAN | P101 | SECOND FLOOR DOMESTIC WATER PLAN |
| S2.03 | ROOF FRAMING PLAN | P200 | FIRST FLOOR WASTE AND VENT PLAN |
| S3.00 | SLAB ON GRADE NOTES & DETAILS | P201 | SECOND FLOOR WASTE AND VENT PLAN |
| S3.01 | SLAB ON GRADE DETAILS | P300 | PLUMBING RISERS & SCHEDULES |
| S4.00 | WOOD FRAMAING NOTES & SECTIONS | | |
| S4.01 | WOOD FRAMING DETAILS | | |
| S5.00 | STEEL NOTES AND DETAILS | | |
| S5.01 | STEEL NOTES AND DETAILS | | |
| ARCHITECTURAL | | | |
| A0.01 | ARCHITECTURAL SITE PLAN | | |
| A0.02 | LANDSCAPE PLAN | | |
| A2.01 | COMPOSITE FIRST FLOOR PLAN | | |
| A2.01A | FIRST FLOOR PLAN - AREA A | | |
| A2.01B | FIRST FLOOR PLAN - AREA B | | |
| A2.02 | COMPOSITE SECOND FLOOR PLAN | | |
| A2.02A | SECOND FLOOR PLAN - AREA A | | |
| A2.02B | SECOND FLOOR PLAN - AREA B | | |
| A3.01 | ROOF PLAN & DETAILS | | |
| A4.01 | ENLARGED PLANS | | |
| A6.01 | EXTERIOR ELEVATIONS | | |
| A6.02 | EXTERIOR ELEVATIONS | | |
| A6.20 | INTERIOR ELEVATIONS | | |
| A7.00 | PARTITION, STAIR & RAILING DETAILS | | |
| A7.10 | WALL SECTION DETAILS | | |
| A9.01 | DOOR, WINDOW AND FRAME ELEVATIONS | | |
| A10.01A | REFLECTED CEILING PLAN - FIRST FLOOR AREA A | | |
| A10.01B | REFLECTED CEILING PLAN - FIRST FLOOR AREA B | | |
| A10.02A | REFLECTED CEILING PLAN - SECOND FLOOR AREA A | | |
| A10.02B | REFLECTED CEILING PLAN - SECOND FLOOR AREA B | | |

SHEET NUMBERING

SHEET NUMBER A2.01A

BUILDING AREA

DISCIPLINE

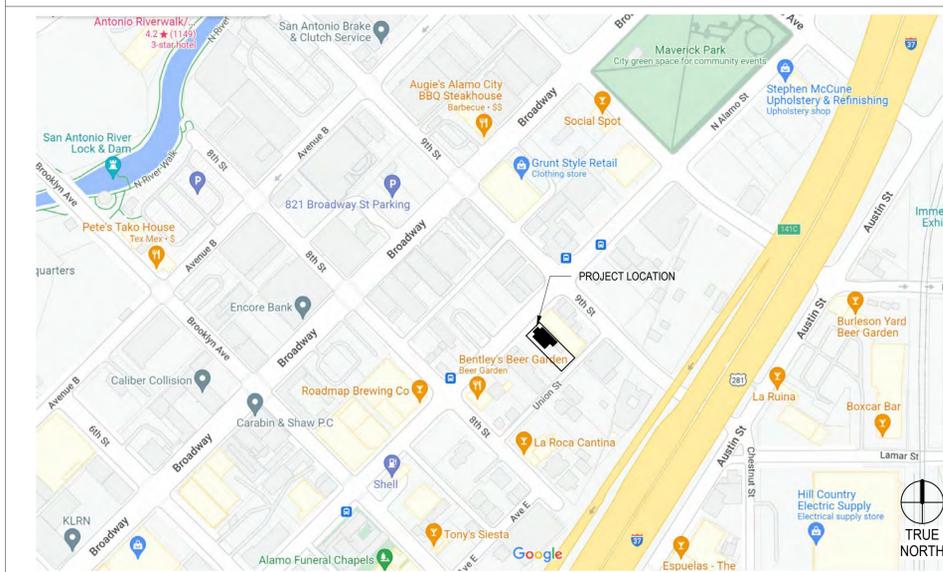
| | |
|----|---------------|
| G | GENERAL |
| C | CIVIL |
| L | LANDSCAPE |
| CA | SPORTS |
| S | STRUCTURAL |
| D | DEMOLITION |
| A | ARCHITECTURAL |
| M | MECHANICAL |
| E | ELECTRICAL |
| P | PLUMBING |
| T | TECHNOLOGY |
| FS | FOOD SERVICE |
| AV | ACOUSTICAL |
| TH | THEATRICAL |

SEQUENCE (01 - 99.....etc.)

SHEET DISCIPLINE TYPE

| | |
|----|---|
| 0 | GENERAL |
| 1 | SITE |
| 2 | FLOOR PLANS (Note: Flip Sheets are Schedules) |
| 3 | ROOF |
| 4 | ENLARGED PLANS |
| 5 | PLAN DETAILS |
| 6 | ELEVATIONS (Exterior and Interior) |
| 7 | PARTITION TYPES, WALL SECTIONS |
| 8 | CASEWORK |
| 9 | DOORS, WINDOWS, FRAMES |
| 10 | CEILINGS |

SITE LOCATION MAP



| | |
|-------------------|--|
| ARCHITECT | Above Ground Design, PLLC 200 Grooms Road Cibola, Texas 78108 |
| MEPT | HM3 Engineering 2902 N Flores Street San Antonio, Texas 78212 |
| STRUCTURAL | Hofer Structural Solutions 845 Proton Road San Antonio, Texas 78258 |
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BAR HOUSE, LLC
NEW BAR HOUSE

200 NORTH ALAMO STREET
SAN ANTONIO, TEXAS 78215

ISSUE FOR PERMIT

KEY PLAN

PLAN NORTH
TRUE NORTH

REGISTERED ARCHITECT
STATE OF TEXAS
20684

JULY 25, 2023

| | | |
|----------------|---------------------|------------|
| CLIENT | | |
| BAR HOUSE, LLC | | |
| PROJECT NUMBER | | |
| 21003 | | |
| DATE | | |
| JULY 25, 2023 | | |
| REVISIONS | | |
| No. | Description | Date |
| 1 | COISA HDRC REVISION | 07.25.2023 |

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INDEX, DRAWING CONVENTIONS, AND LOCATION MAP

G0.01

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K BRITTAIN

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200 Grooms Road
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MEPT HM3 Engineering
2902 N Flores Street
San Antonio, Texas 78212

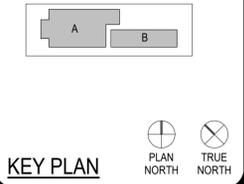
STRUCTURAL Hoffer Structural Solutions
845 Proton Road
San Antonio, Texas 78258

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CLIENT
BAR HOUSE, LLC

PROJECT NUMBER
21003

DATE
JULY 25, 2023

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |

ISSUE FOR PERMIT
FIRST FLOOR LIFE SAFETY PLAN

G0.11

_PROJECT GENERAL INFORMATION

| | |
|---|--|
| NAME OF PROJECT | THE HIDDEN GROVE |
| BUILDING / FACILITY NAME | TAVERN |
| LOCATION (Address) | 820 N ALAMO STREET, SAN ANTONIO |
| COUNTY, STATE | BEXAR TEXAS, 78215 |
| DESCRIPTION OF PROJECT | NEW CMU AND STEEL OPEN AIR FACILITY FOR TAVERN USE |
| APPLICABLE BUILDING CODE | 2021 IBC & IEBC WITH LOCAL AMENDMENTS |
| APPLICABLE ENERGY CODE | 2021 IECC WITH LOCAL AMENDMENTS |
| ACCESSIBILITY | 2012 TEXAS ACCESSIBILITY STANDARDS |
| CONSTRUCTION TYPE | VB |
| CONSTRUCTION TYPE MIX | BUSINESS WITH A-2 LOUNGE |
| OCCUPANCY CLASSIFICATION(S) | BUSINESS (B) |
| OVERALL USE OF BUILDING | TAVERN |
| HIGH RISE BUILDING | N/A |
| AUTOMATIC FIRE SPRINKLER SYSTEM | NO |
| STANDPIPE SYSTEM | NO |
| MAXIMUM COMMON PATH (Without Sprinkler) | 75 FEET (NS) |
| MAXIMUM EXIT ACCESS TRAVEL DISTANCE (Without Sprinkler) | 200 FEET |
| CORRIDOR FIRE RESISTANCE RATING | 0 |
| MINIMUM CORRIDOR WIDTH | 36" |
| # OF PARKING SPACES BY ZONING (Required / Provided) | ALL PARKING IS ON STREET AND PARKING LOT ACROSS STREET |
| # OF ACCESSIBLE SPACES REQUIRED | 1 |

_OCCUPANCY AND EGRESS

| Query (Occupants) | Number of Occupants | Exits | | Egress Door Width (in.) | | Egress Stair Width (in.) | |
|-------------------|---------------------|----------|----------|-------------------------|----------|--------------------------|----------|
| | | Required | Provided | Required | Provided | Required | Provided |
| First Floor | | | | | | | |
| ASSEMBLY (A-2) | 275 | 2 | 3 | 36 | 104 | 3'-6" | n/a |

_PLUMBING FIXTURE COUNT - A-2 OCCUPANCY

| Query (Plumbing Fixture Counts) | Occupants | Water Closets + Urinals | | Lavatories | | Drinking Fountains | | Service Sinks | |
|---------------------------------|-----------|-------------------------|----------|------------|----------|--------------------|----------|---------------|----------|
| | | Required | Provided | Required | Provided | Required | Provided | Required | Provided |
| A-2 TAVERN ASSEMBLY | | 140 | | 175 | | 1,500 | | 1 | |
| Total Occupants | 275 | 7 | 8 | 4 | 6 | TAVERN | - | - | 1 |
| Total Female | 138 | - | 3 | - | 2 | - | - | - | - |
| Total Male | 137 | - | 3 | - | 2 | - | - | - | - |
| Unisex Assisted Use | - | - | 2 | - | 2 | - | - | - | - |

LEGAL DESCRIPTION: PROPERTY ID: 104440 NCB: 452 BLK 30 LOT 6

SITE AREA: 0.334 NET ACRES
ZONING OF SITE: FBZ T4-2
PROPOSED USE: COMMERCIAL TAVERN

DEVELOPMENT IS SUBJECT TO THE FOLLOWING CODES:
2012 TEXAS ACCESSIBILITY STANDARDS
2015 UNIFIED DEVELOPMENT CODE WITH 2022 AMENDMENTS
2021 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
2021 INTERNATIONAL EXISTING BUILDING CODE WITH LOCAL AMENDMENTS
2021 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
2020 NATIONAL ELECTRIC CODE WITH LOCAL AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS
2021 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS

OCCUPANT COUNT:
FIRST FLOOR: 122
SECOND FLOOR: 153
TOTAL: 275

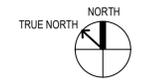
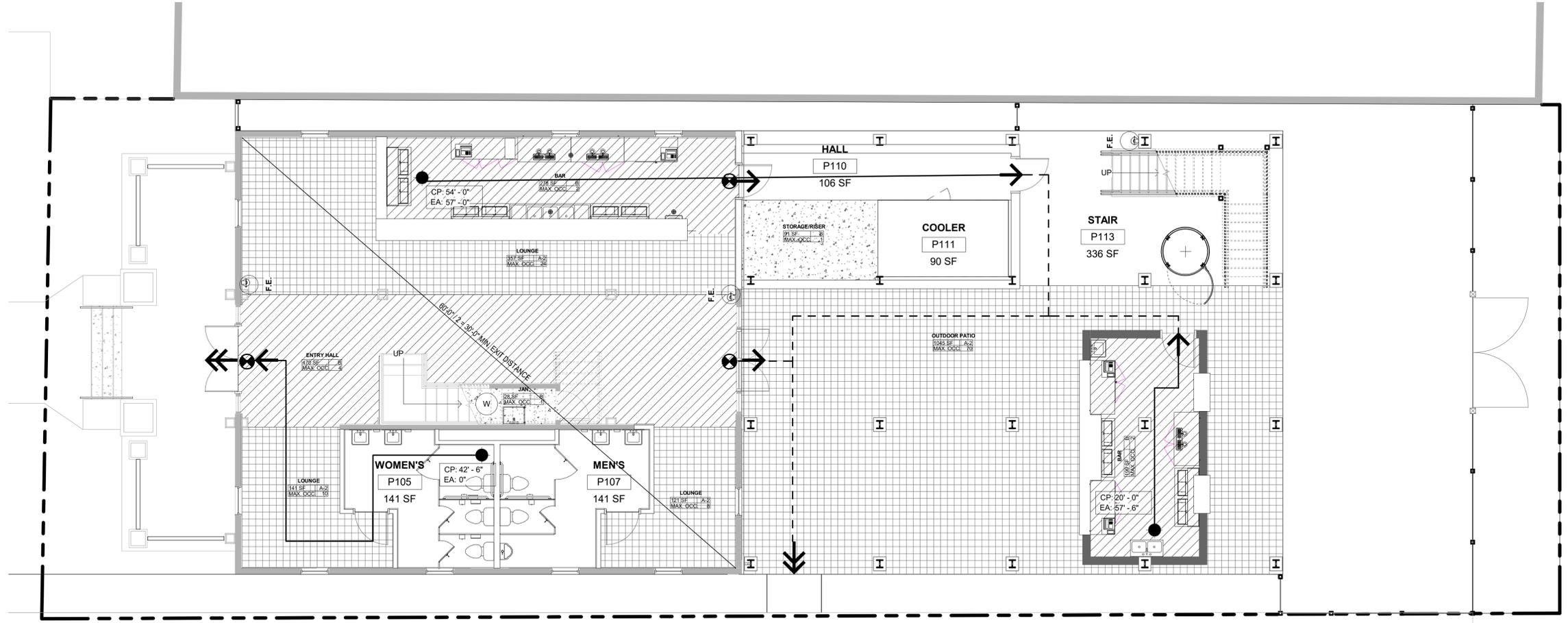
FUNCTION OF SPACE LEGEND - IBC 2021

FUNCTION OF SPACE:

- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (300 GROSS)
- ASSEMBLY - UNCONCENTRATED (15 NET)
- BUSINESS AREAS (150 GROSS)

LIFE SAFETY SYMBOLS LEGEND

- 1-HR FIRE RATED
- 2-HR FIRE RATED
- 3-HR FIRE RATED
- FIRE EXTINGUISHER (F.E.)
- COMMON PATH OF TRAVEL/ EXIT ACCESS TRAVEL DISTANCE (CP: 0", EA: 0")
- MEANS OF EGRESS - PATH OF TRAVEL
- MEANS OF EGRESS - COMMON PATH OF TRAVEL
- EXIT
- EXIT DISCHARGE
- EXIT LIGHT FIXTURE



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KEY PLAN

PLAN NORTH
 TRUE NORTH



JULY 25, 2023

CLIENT
BAR HOUSE, LLC

PROJECT NUMBER
 21003

DATE
 JULY 25, 2023

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
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| | | |
| | | |

ISSUE FOR PERMIT
**SECOND FLOOR
 LIFE SAFETY PLAN**

G0.12

| PROJECT GENERAL INFORMATION | |
|---|--|
| NAME OF PROJECT | THE HIDDEN GROVE |
| BUILDING / FACILITY NAME | TAVERN |
| LOCATION (Address) | 820 N ALAMO STREET, SAN ANTONIO |
| COUNTY, STATE | BEXAR TEXAS, 78215 |
| DESCRIPTION OF PROJECT | NEW CMU AND STEEL OPEN AIR FACILITY FOR TAVERN USE |
| APPLICABLE BUILDING CODE | 2021 IBC & IEBC WITH LOCAL AMENDMENTS |
| APPLICABLE ENERGY CODE | 2021 IECC WITH LOCAL AMENDMENTS |
| ACCESSIBILITY | 2012 TEXAS ACCESSIBILITY STANDARDS |
| CONSTRUCTION TYPE | VB |
| CONSTRUCTION TYPE MIX | BUSINESS WITH A-2 LOUNGE |
| OCCUPANCY CLASSIFICATION(S) | BUSINESS (B) |
| OVERALL USE OF BUILDING | TAVERN |
| HIGH RISE BUILDING | N/A |
| AUTOMATIC FIRE SPRINKLER SYSTEM | NO |
| STANDPIPE SYSTEM | NO |
| MAXIMUM COMMON PATH (Without Sprinkler) | 75 FEET (NS) |
| MAXIMUM EXIT ACCESS TRAVEL DISTANCE (Without Sprinkler) | 200 FEET |
| CORRIDOR FIRE RESISTANCE RATING | 0 |
| MINIMUM CORRIDOR WIDTH | 36" |
| # OF PARKING SPACES BY ZONING (Required / Provided) | ALL PARKING IS ON STREET AND PARKING LOT ACROSS STREET |
| # OF ACCESSIBLE SPACES REQUIRED | 1 |

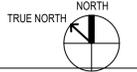
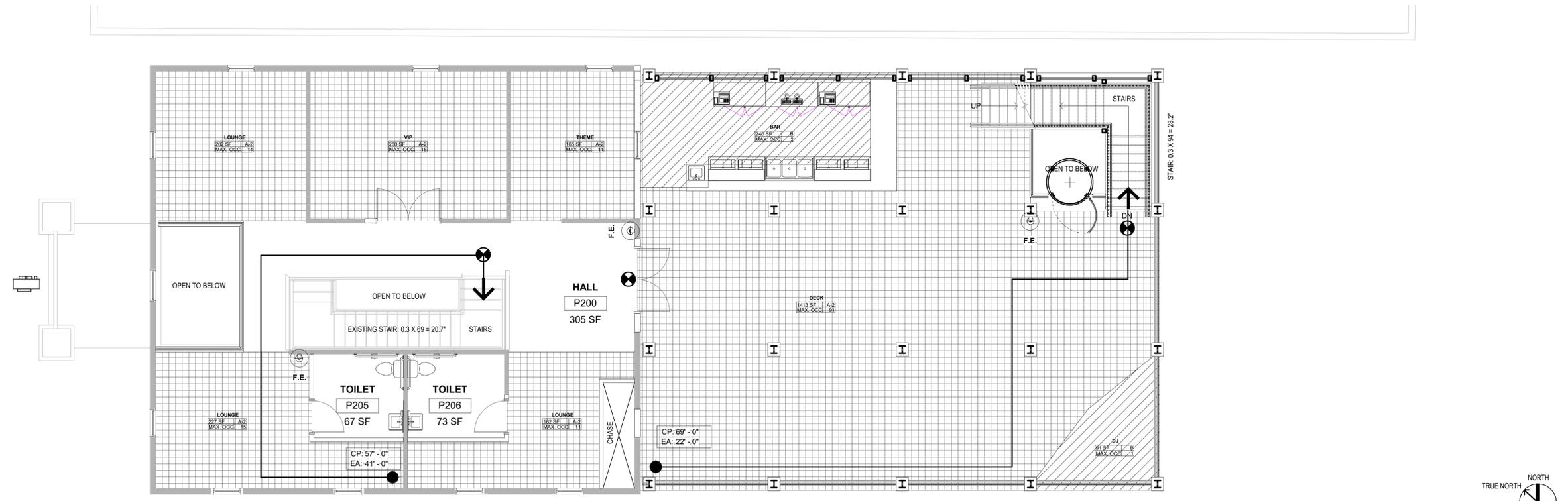
FUNCTION OF SPACE LEGEND - IBC 2021

FUNCTION OF SPACE:

- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (300 GROSS)
- ASSEMBLY - UNCONCENTRATED (15 NET)
- BUSINESS AREAS (100 GROSS)

LIFE SAFETY SYMBOLS LEGEND

- 1-HR FIRE RATED
- 2-HR FIRE RATED
- 3-HR FIRE RATED
- FIRE EXTINGUISHER (F.E.)
- COMMON PATH OF TRAVEL/ EXIT ACCESS TRAVEL DISTANCE (CP: 0", EA: 0")
- MEANS OF EGRESS - PATH OF TRAVEL
- MEANS OF EGRESS - COMMON PATH OF TRAVEL
- EXIT
- EXIT DISCHARGE
- EXIT LIGHT FIXTURE



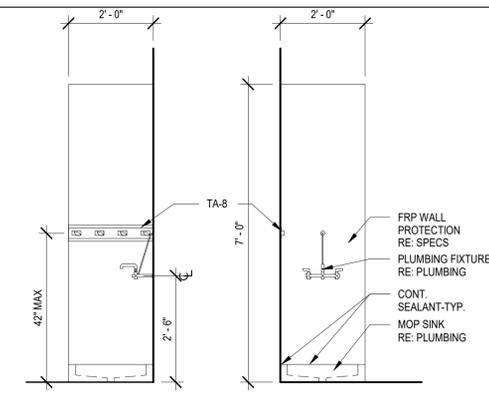
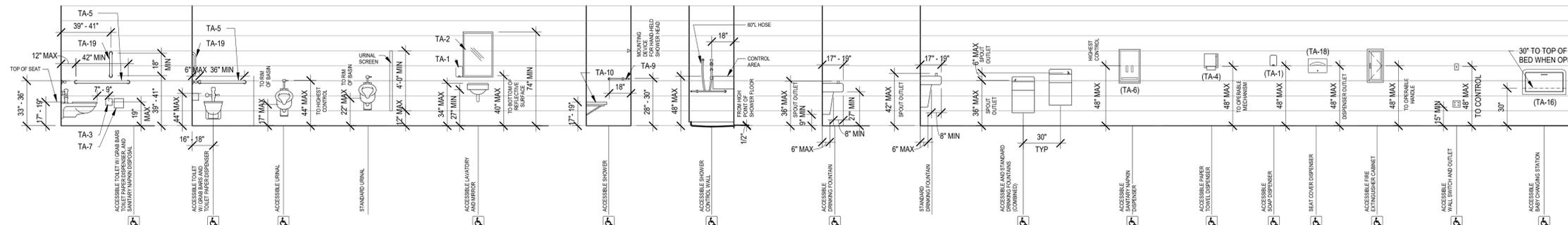
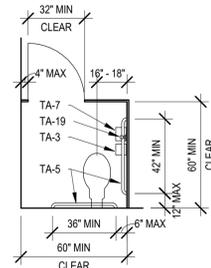
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5 ACCESSIBILITY
1/4" = 1'-0"

NOTE: ALL FIXTURE SIZES, MOUNTING HEIGHTS, AND CLEARANCES MUST ABIDE BY ALL APPLICABLE ACCESSIBILITY STANDARDS.



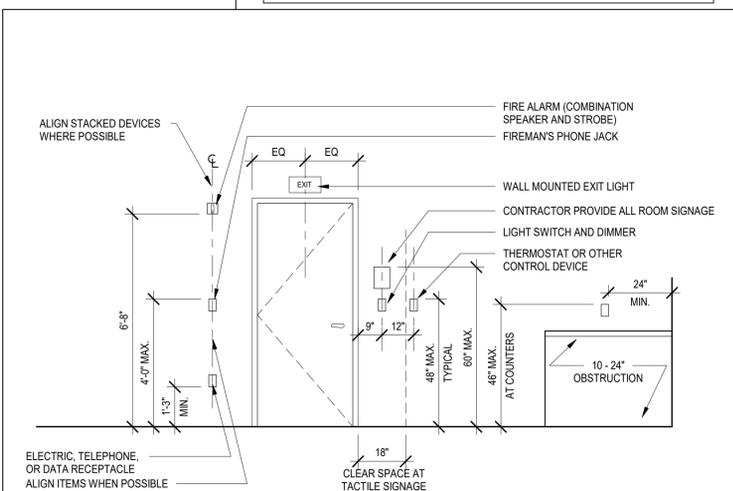
16 TYP CUSTODIAL CLOSET
1/2" = 1'-0"

TOILET ACCESSORIES

| LABEL | DESCRIPTION | REMARKS |
|-------|---|----------|
| TA-1W | SOAP DISPENSER (WALL MOUNTED) | |
| TA-2 | MIRROR | |
| TA-3 | TOILET PAPER DISPENSER | |
| TA-4 | PAPER TOWEL DISPENSER | |
| TA-5 | GRAB BARS (AT TYPICAL ACCESSIBLE TOILET STALL) | |
| TA-6 | SANITARY NAPKIN DISPENSER | |
| TA-7 | SANITARY NAPKIN DISPOSAL | |
| TA-8 | MOP AND BROOM HOLDER | |
| TA-9 | GRAB BARS (AT ACCESSIBLE SHOWER) | NOT USED |
| TA-10 | FOLDING SHOWER BENCH | NOT USED |
| TA-11 | CLOTHES HOOK | NOTE 5 |
| TA-12 | SHOWER CURTAIN, ROD AND HOOKS | NOT USED |
| TA-13 | ELECTRIC HAND DRYER | NOT USED |
| TA-14 | PAPER TOWEL DISPENSER AND TRASH RECEPTACLE | NOT USED |
| TA-15 | GRAB BARS (AT AMBULATORY ACCESSIBLE TOILET STALL) | NOT USED |

NOTE: ALL TOILET ACCESSORIES SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED UNLESS NOTED OTHERWISE.

- COORDINATE FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION
- CONTRACTOR IS TO VERIFY ALL HEIGHTS OF ACCESSORIES TO COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS
- REFER TO OWNER FOR ALL FINISHES
- ALIGN MIRROR ON CENTER OF LAVATORY
- ONE (1) HOOK INSIDE DOOR AT SINGLE TOILET ROOMS

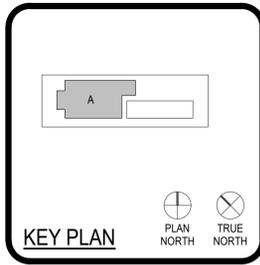


8 MISC MOUNTING HEIGHTS
3/8" = 1'-0"



| | |
|-------------------|---|
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| MEPT | HM3 Engineering 2902 N Flores Street San Antonio, Texas 78212 |
| STRUCTURAL | Hoffer Structural Solutions 845 Proton Road San Antonio, Texas 78258 |
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820 NORTH ALAMO STREET
SAN ANTONIO, TEXAS 78215
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|----------------|---------------|----------------|
| CLIENT | | BAR HOUSE, LLC |
| PROJECT NUMBER | | 21003 |
| DATE | JULY 25, 2023 | |
| REVISIONS | | |
| No. | Description | Date |
| | | |

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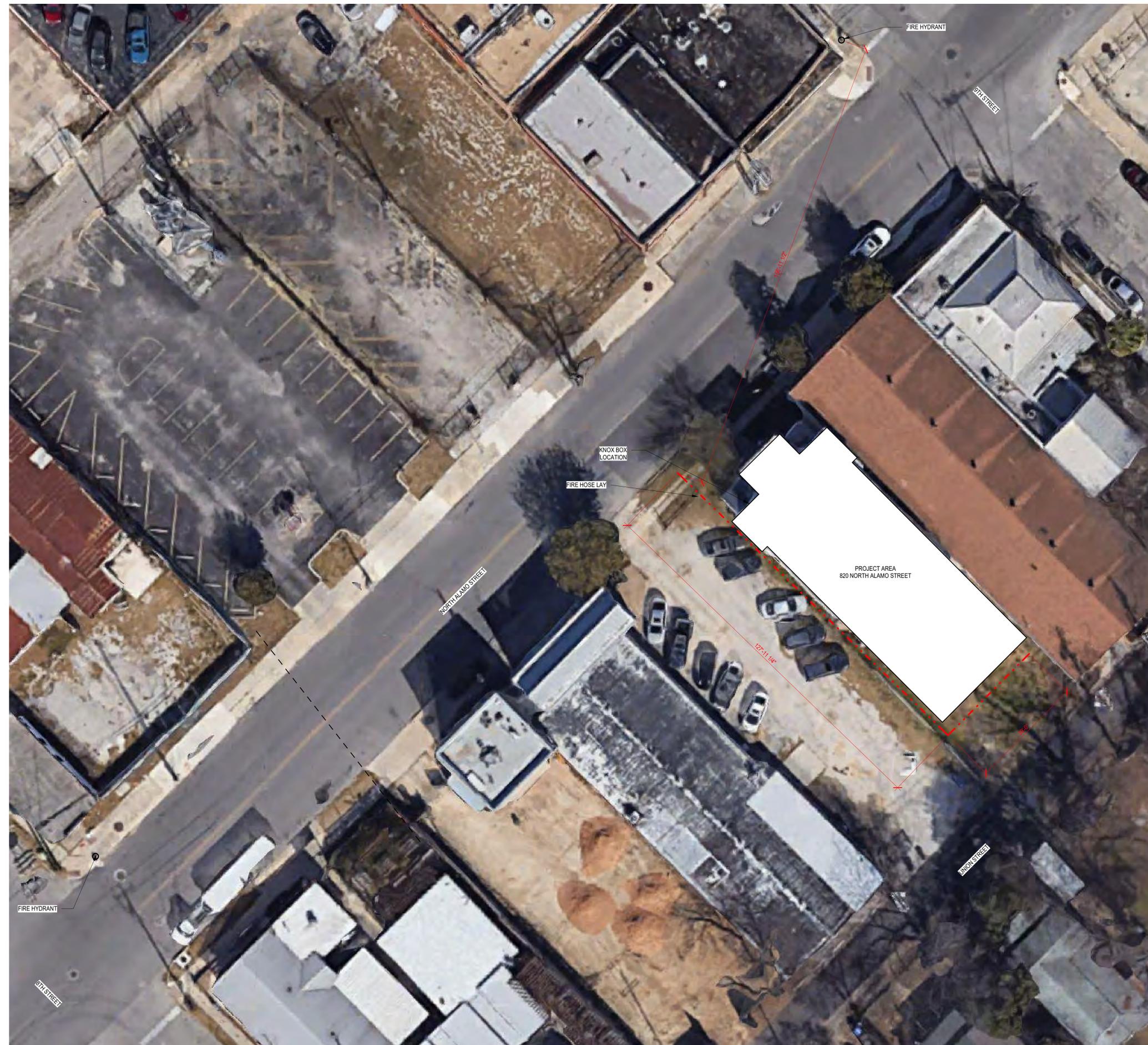
ACCESSIBILITY GUIDELINES & FRAME DETAILS

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5 FIRE PROTECTION SITE PLAN
1/16" = 1'-0"

GENERAL FIRE PLAN NOTES

1. DURING CONSTRUCTION BUILDING ADDRESS SHALL BE POSTED. ADDRESS NUMERALS SHALL BE A COLOR CONTRASTING TO THE BACKGROUND. ADDRESS SHALL BE LOCATED SO THEY ARE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
2. ALL MANUAL AND ELECTRONIC GATES ON REQUIRED FIRE DEPARTMENT ACCESS ROADS OR GATES OBSTRUCTING FIRE DEPARTMENT BUILDING ACCESS SHALL BE PROVIDED WITH THE KNOX RAPID ENTRY SYSTEM FOR EMERGENCY ACCESS BY FIREFIGHTING PERSONNEL. BUILDING ACCESS AND/OR GATE ACCESS IS REQUIRED. PROVIDE DETAILS AND LOCATION OF ALL KNOX BOX(S) AND/OR KNOX PAD LOCK(S).
3. THE CONTRACTOR SHALL DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT. THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL HAVE THE AUTHORITY TO ENFORCE THE PROVISIONS OF THE FIRE CODE AND OTHER PROVISIONS AS NECESSARY TO SECURE THE INTENT OF THE FIRE CODE. WHERE GUARD SERVICE IS PROVIDED, THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE GUARD SERVICE.
4. DURING THE ENTIRE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROVIDING AND MAINTAINING UNOBSTRUCTED EMERGENCY VEHICLE ACCESS TO THE PROJECT SITE, BUILDINGS, AND BUILDINGS UNDER CONSTRUCTION 24 HOURS A DAY.
5. GRADE TRANSITIONS SHALL NOT EXCEED THE CITY OF SAN ANTONIO'S FIRE DEPARTMENT AND MUTUAL AID DEPARTMENTS APPARATUS MAXIMUM APPROACH AND DEPARTURE ANGLES MAXIMUM 8 PERCENT (FOR AERIAL APPARATUS 8 PERCENT) OR AS DETERMINED BY THE FIRE CHIEF.
6. ALL-WEATHER ACCESS ROADS AND HYDRANT LOCATIONS SHALL BE APPROVED BY THE FIRE MARSHAL AND SHALL BE IN PLACE AND OPERATIONAL BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON SITE. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS AT ALL TIMES.
7. NO LANDSCAPING OR OTHER OBSTRUCTIONS ARE TO BE WITHIN A THREE FOOT RADIUS OF A HYDRANT OR FIRE DEPARTMENT CONNECTION.



| | |
|-------------------|--|
| ARCHITECT | Above Ground Design, PLLC 200 Grooms Road Cibola, Texas 78108 |
| MEPT | HM3 Engineering 2902 N Flores Street San Antonio, Texas 78212 |
| STRUCTURAL | Hoffer Structural Solutions 845 Proton Road San Antonio, Texas 78258 |
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NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215
ISSUE FOR PERMIT

KEY PLAN

PLAN NORTH TRUE NORTH



| | | |
|--------------------------|---------------|------|
| CLIENT BAR HOUSE, LLC | | |
| PROJECT NUMBER 21003 | | |
| DATE | JULY 25, 2023 | |
| REVISIONS | | |
| No. | Description | Date |
| | | |
| | | |
| | | |

ISSUE FOR PERMIT
SITE FIRE PROTECTION PLAN

GO.30

GENERAL DEMOLITION NOTES

- DEMOLITION PLANS INDICATE SOME OF THE SCOPE-OF-WORK INVOLVED FOR THE DEMOLITION PHASE OF THIS PROJECT. CONTRACTOR SHALL REVIEW ALL SHEETS FOR ADDITIONAL DEMOLITION SCOPE.
- CONTRACTOR SHALL VERIFY EXISTING SITE AND BUILDING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO DEMOLITION ACTIVITIES AND WORK.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER OF ANY POSSIBLE ASBESTOS OR LEAD CONTAINING MATERIALS DISCOVERED BEFORE PROCEEDING WITH WORK. PROTECT INTERIOR CONSTRUCTION TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCING WORK.
- AFTER AWARD OF THE CONTRACT, CHANGE ORDER REQUESTS FOR ADDITIONAL MONEY WILL NOT BE APPROVED IF THE WORK COULD HAVE BEEN ANTICIPATED DURING A SITE VISIT BY THE CONTRACTOR.
- CONTRACTOR SHALL NOT SCALE DRAWINGS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SHORING, TEMPORARY BRACING, AND OR TEMPORARY SUPPORTS AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF EXISTING STRUCTURE TO REMAIN AND OR EXISTING BUILDING ELEMENTS TO REMAIN.
- CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION ACTIVITIES AND WORK.
- CONTRACTOR SHALL REMOVE TRASH AND DEBRIS REGULARLY AS NECESSARY TO ELIMINATED INTERFERENCE WITH ROADS, STREET, WALKS, AND ALL OTHER ADJACENT FACILITIES.
- CONTRACTOR SHALL REMOVE TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
- CONTRACTOR SHALL REPAIR, REPLACE, OR PATCH EXISTING BUILDINGS, DRIVEWAYS, SIDEWALKS, CANOPIES, AND OR PARKING AREAS DAMAGED, MODIFIED, AND OR DISTURBED BY DEMOLITION WORK AT NO COST TO THE OWNER.
- ALL EXISTING EQUIPMENT THAT REMAINS SHALL BE PROTECTED DURING DEMOLITION AND OR CONSTRUCTION TO PREVENT DAMAGE. ANY DAMAGE TO REMAINING EXISTING EQUIPMENT SUSTAINED DURING DEMOLITION AND OR CONSTRUCTION SHALL BE EQUIVALENTLY REPLACED OR EQUIVALENTLY REPAIRED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE TRAFFIC HANDLING MEASURES TO PROTECT THE GENERAL PUBLIC AT ALL TIMES, AS NECESSARY AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- DO NOT INTERRUPT EXISTING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- WHEN UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, PROVIDE BYPASS CONNECTIONS TO MAINTAIN CONTINUITY OF SERVICE BEFORE PROCEEDING WITH DEMOLITION.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ELECTRIC, GAS, WATER, TELEPHONE, STORM SEWER, AND SANITARY SEWER FOR FIELD LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITY LINES PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK. CONTRACTOR SHALL IDENTIFY ALL ELECTRICAL CIRCUITS SERVICING THE AREA INVOLVED WITH THIS DEMOLITION. THOSE CIRCUITS SHALL THEN BE LOCKED OUT AND TAGGED OUT IF THEY DO NOT SERVICE ANY OF THE REMAINING BUILDING. THOSE CIRCUITS WHICH ARE IDENTIFIED TO SERVICE BOTH THE AREA TO BE DEMOLISHED AND THE REMAINING BUILDING SHALL BE SPLIT SO AS TO KILL ALL ELECTRICAL POWER TO THE AREA TO BE DEMOLISHED WHILE MAINTAINING POWER TO THE REMAINDER OF THE BUILDING.
- CONTRACTOR SHALL RELOCATE UTILITIES AND EQUIPMENT AS REQUIRED TO ACCOMMODATE NEW HVAC, ELECTRICAL, PLUMBING, AND TECHNOLOGY REQUIREMENTS FOR NEW WORK.
- PROTECT EXISTING SITE ELEMENTS AND EXISTING LANDSCAPING TO REMAIN. PROTECTION SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING TREES AND OTHER EXISTING VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIAL OR EXCAVATED MATERIAL WITHIN DRIP LINES.
- CONTRACTOR SHALL REGRADE AND HYDROMULCH AREAS AFFECTED BY DEMOLITION.
- OWNER HAS RIGHT OF FIRST REFUSAL OF ALL ITEMS REMOVED AS PART OF THE SCOPE OF WORK, WHETHER IDENTIFIED AS SALVAGE OR NOT.
- NOTIFY THE BUILDING OWNER OF ANY MATERIALS, FIXTURES, ETC. TO BE REMOVED THAT ARE DEEMED SALVAGEABLE. TURN OVER ANY REQUESTED ITEMS TO THE BUILDING OWNER IN GOOD CONDITION.
- REMOVE EXISTING CONSTRUCTION TO THE EXTENT INDICATED ON THE DRAWINGS. SHOULD ANY DAMAGE OCCUR TO ANY EXISTING CONSTRUCTION TO REMAIN, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO MATCH EXISTING AND OR ADJACENT CONSTRUCTION AT NO COST TO THE OWNER.
- WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, DETERMINE THE NATURE AND EXTENT OF THE CONFLICT AND NOTIFY THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- REMOVE, PATCH, AND REPAIR ALL ABANDONED ROOF PENETRATIONS RESULTING FROM WORK.
- EXISTING WALLS (OR PORTIONS OF WALLS) TO BE REMOVED SHALL BE CUT FLUSH WHERE INTERSECTING WITH WALLS TO REMAIN. REMAINING WALLS TO BE PATCHED AND FINISHED SMOOTH.
- NEW OPENING TO BE CUT IN EXISTING WALLS SHALL BE SAW-CUT AT LOCATIONS INDICATED TO THE HEIGHT AND WIDTH INDICATED. NEW WOOD BEAMS SHALL BE INSTALLED TO SUPPORT EXISTING WALL CONSTRUCTION ABOVE AS INDICATED ON THE DRAWINGS, OR IF NOT INDICATED, AS REQUIRED FOR NEW WALL CONSTRUCTION PER STRUCTURAL DRAWINGS. COORDINATE LOCATIONS OF ALL NEW OPENINGS IN EXISTING WALLS AND PARTITIONS WITH ARCHITECTURAL PLANS.
- WHERE EXISTING WALL OPENINGS ARE TO BE NEWLY CLOSED-OFF, REMOVE ANY EXISTING OPENING FRAME AND PATCH AND REPAIR EXISTING WALL TO MATCH EXISTING ADJACENT MATERIALS AND FINISHES, U.N.O.
- WHERE EXISTING INTERIOR WALLS ARE REPLACED OR REMOVED, REMOVE MEPT SYSTEMS BACK TO PANEL, OR MECHANICAL ROOM, OR FARTHEST POSSIBLE POINT WITHOUT DISTURBING EXISTING CONSTRUCTION. REMOVE EXISTING MECHANICAL EQUIPMENT, RELOCATE POWER PER MEPT DRAWINGS.
- PATCH FLOORS, WALLS CEILINGS WHICH REMAIN AT LOCATIONS WHERE PIPES, CONDUITS, ETC. ARE REMOVED AS REQUIRED TO MATCH EXISTING CONDITIONS OR TO RECEIVE NEW FINISHES.
- WHERE EXISTING FINISH FLOOR IS REMOVED, PREPARE FLOOR SURFACE TO RECEIVE NEW FLOORING.
- ALL DASHED LINES ARE DEMOLITION LINES UNLESS NOTED OTHERWISE.
- REFERENCE ENGINEERING DRAWINGS FOR ADDITIONAL SCOPE.
- EXISTING WALL OPENINGS ARE EXISTING TO THE PROPERTY. ALL WINDOWS MISSING FROM VACANT BUILDING.

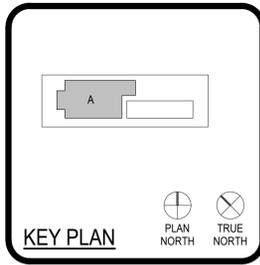


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|----------------|--|
| ARCHITECT | Above Ground Design, PLLC 200 Grooms Road Cibolo, Texas 78108 |
| MEPT | HM3 Engineering 2902 N Flores Street San Antonio, Texas 78212 |
| STRUCTURAL | Hoffer Structural Solutions 845 Proton Road San Antonio, Texas 78258 |
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BAR HOUSE, LLC
NEW BAR HOUSE

220 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215

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| CLIENT | | BAR HOUSE, LLC |
| PROJECT NUMBER | | 21003 |
| DATE | JULY 25, 2023 | |
| REVISIONS | | |
| No. | Description | Date |
| 1 | COSA HDRC REVISION | 07.25.2023 |

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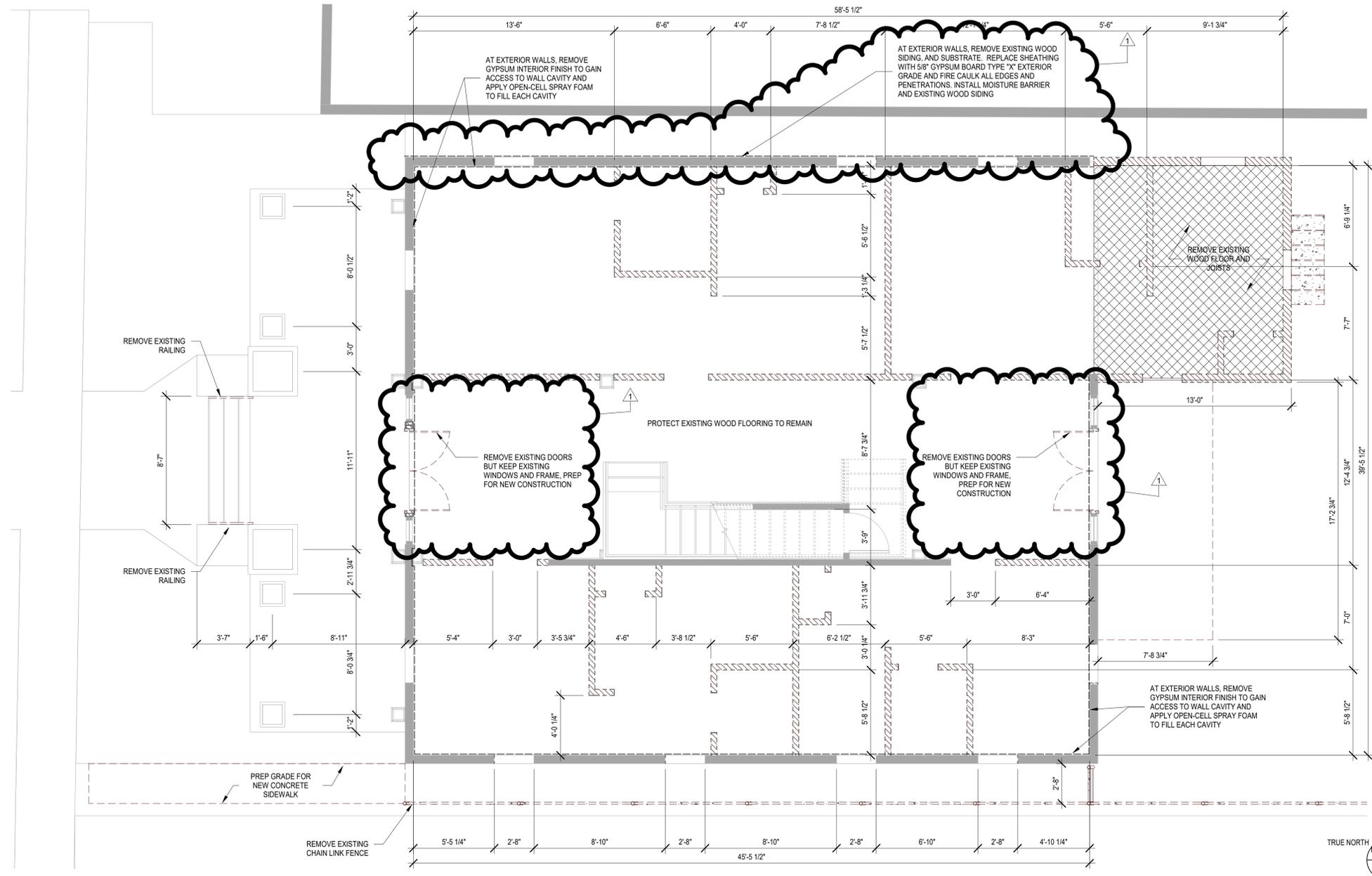
DEMOLITION - FIRST FLOOR PLAN AREA A

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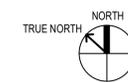
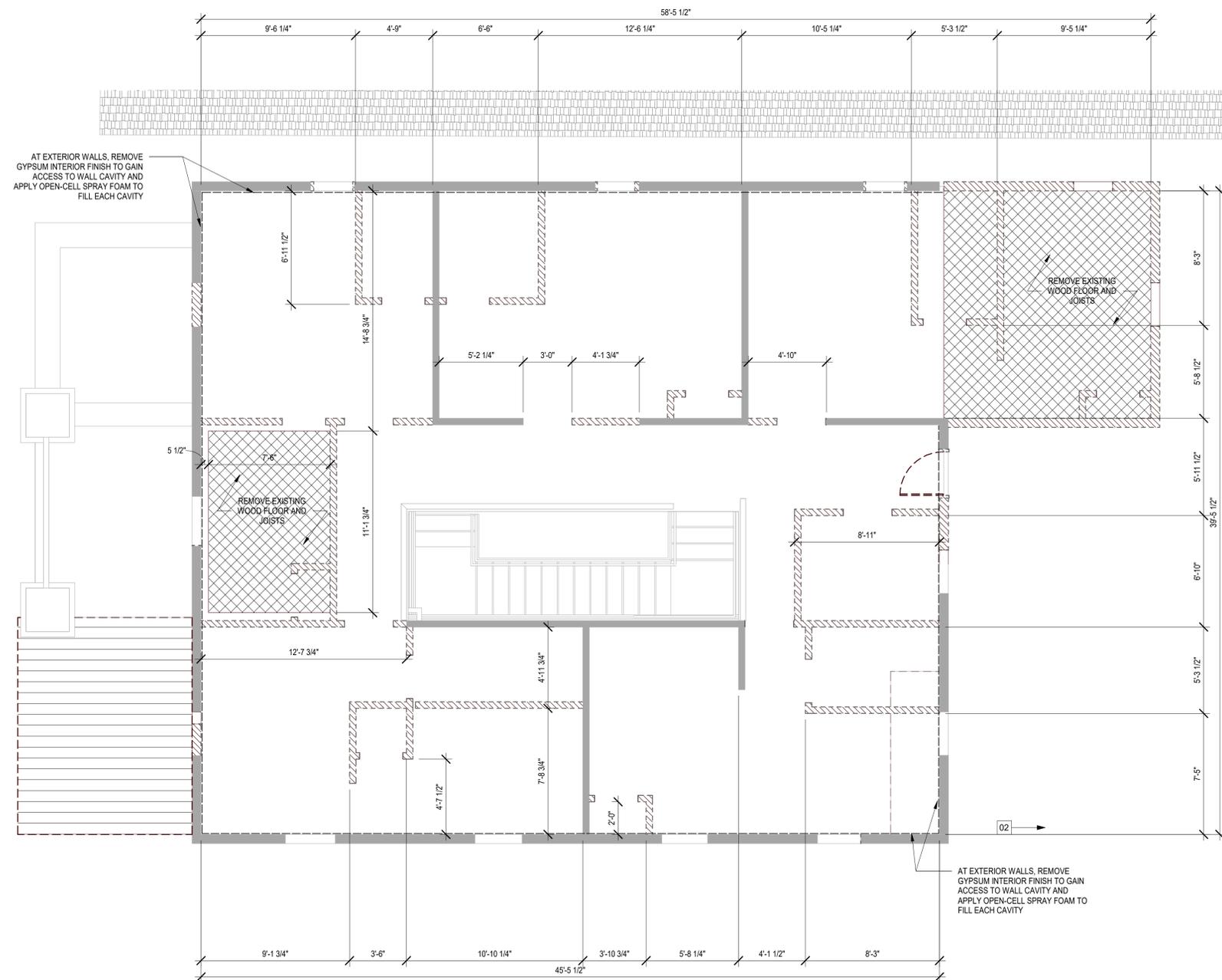
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5 DEMOLITION AREA A FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

- DEMOLITION PLANS INDICATE SOME OF THE SCOPE-OF-WORK INVOLVED FOR THE DEMOLITION PHASE OF THIS PROJECT. CONTRACTOR SHALL REVIEW ALL SHEETS FOR ADDITIONAL DEMOLITION SCOPE.
- CONTRACTOR SHALL VERIFY EXISTING SITE AND BUILDING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO DEMOLITION ACTIVITIES AND WORK.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER OF ANY POSSIBLE ASBESTOS OR LEAD CONTAINING MATERIALS DISCOVERED BEFORE PROCEEDING WITH WORK. PROTECT INTERIOR CONSTRUCTION TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCING WORK.
- AFTER AWARD OF THE CONTRACT, CHANGE ORDER REQUESTS FOR ADDITIONAL MONEY WILL NOT BE APPROVED IF THE WORK COULD HAVE BEEN ANTICIPATED DURING A SITE VISIT BY THE CONTRACTOR.
- CONTRACTOR SHALL NOT SCALE DRAWINGS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SHORING, TEMPORARY BRACING, AND OR TEMPORARY SUPPORTS AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF EXISTING STRUCTURE TO REMAIN AND OR EXISTING BUILDING ELEMENTS TO REMAIN.
- CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION ACTIVITIES AND WORK.
- CONTRACTOR SHALL REMOVE TRASH AND DEBRIS REGULARLY AS NECESSARY TO ELIMINATED INTERFERENCE WITH ROADS, STREET, WALKS, AND ALL OTHER ADJACENT FACILITIES.
- CONTRACTOR SHALL REMOVE TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
- CONTRACTOR SHALL REPAIR, REPLACE, OR PATCH EXISTING BUILDINGS, DRIVEWAYS, SIDEWALKS, CANOPIES, AND OR PARKING AREAS DAMAGED, MODIFIED, AND OR DISTURBED BY DEMOLITION WORK AT NO COST TO THE OWNER.
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- WHERE EXISTING INTERIOR WALLS ARE REPLACED OR REMOVED, REMOVE MEPT SYSTEMS BACK TO PANEL, OR MECHANICAL ROOM, OR FARTHEST POSSIBLE POINT WITHOUT DISTURBING EXISTING CONSTRUCTION. REMOVE EXISTING MECHANICAL EQUIPMENT, RELOCATE POWER PER MEPT DRAWINGS.
- PATCH FLOORS, WALLS CEILINGS WHICH REMAIN AT LOCATIONS WHERE PIPES, CONDUITS, ETC. ARE REMOVED AS REQUIRED TO MATCH EXISTING CONDITIONS OR TO RECEIVE NEW FINISHES.
- WHERE EXISTING FINISH FLOOR IS REMOVED, PREPARE FLOOR SURFACE TO RECEIVE NEW FLOORING.
- ALL DASHED LINES ARE DEMOLITION LINES UNLESS NOTED OTHERWISE.
- REFERENCE ENGINEERING DRAWINGS FOR ADDITIONAL SCOPE.
- EXISTING WALL OPENINGS ARE EXISTING TO THE PROPERTY. ALL WINDOWS MISSING FROM VACANT BUILDING.



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5 DEMOLITION AREA A SECOND FLOOR PLAN

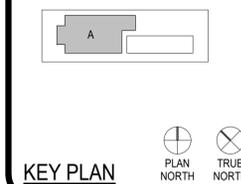
1/4" = 1'-0"



| | |
|----------------|--|
| ARCHITECT | Above Ground Design, PLLC 200 Grooms Road Cibola, Texas 78108 |
| MEPT | HM3 Engineering 2902 N Flores Street San Antonio, Texas 78212 |
| STRUCTURAL | Hoffer Structural Solutions 845 Proton Road San Antonio, Texas 78258 |
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NEW BAR HOUSE

20 NORTH ALAMO STREET
SAN ANTONIO TEXAS 78215
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| CLIENT | BAR HOUSE, LLC | |
| PROJECT NUMBER | 21003 | |
| DATE | JULY 25, 2023 | |
| REVISIONS | | |
| No. | Description | Date |
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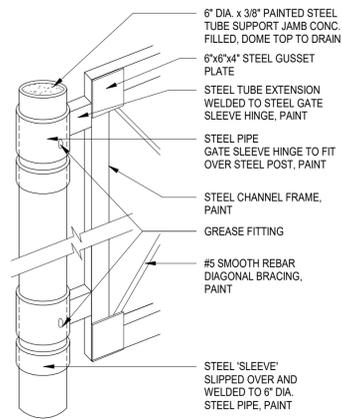
DEMOLITION -
SECOND FLOOR
PLAN AREA A

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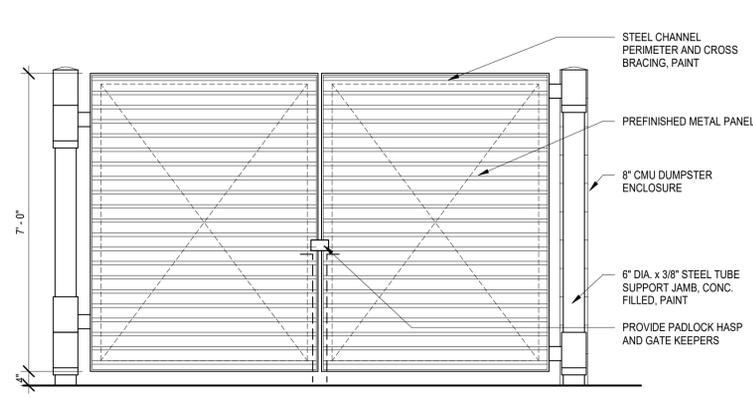


GENERAL ARCH SITE PLAN NOTES

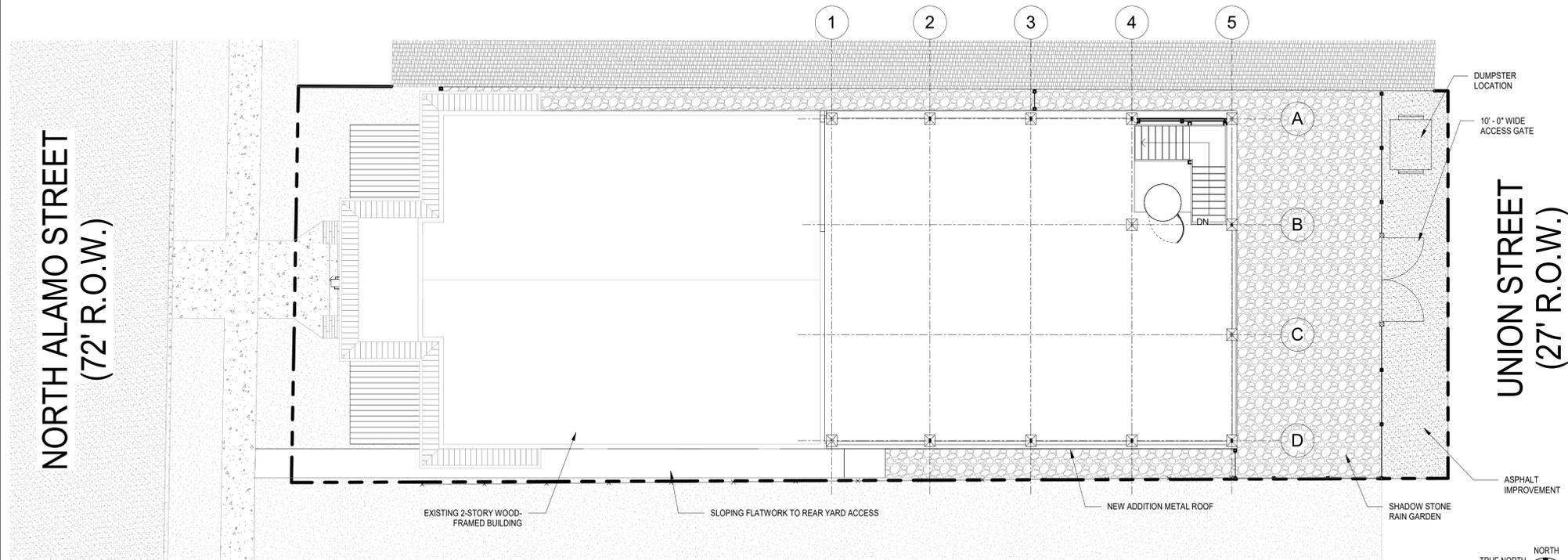
- CONTRACTOR TO NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY FOR ANY DISCREPANCIES FOUND IN THE FIELD.
- PROVIDE AND INSTALL POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS OF 1% MINIMUM, 2% MAXIMUM AT ALL EXTERIOR PAVED PEDESTRIAN AREAS, INCLUDING BUT NOT LIMITED TO: SIDEWALKS, PATIOS, STAIRS, PAVING, U.N.O.
- PROVIDE AND INSTALL POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS OF 5% FOR A HORIZ. DISTANCE OF 10 FEET AT ALL EXTERIOR NON-PAVED AREAS U.N.O.
- ALL SITE SIGNAGE LOCATIONS TO BE VERIFIED WITH ARCHITECT PRIOR TO INSTALLATION OF SITE SIGNAGE.
- TENANT STREET SIDE SIGNAGE LOCATED FOR REFERENCE AND NOT PART OF THE SCOPE OF WORK OR PERMITTING IN THIS SET. REQUIRED POWER TO FUTURE SIGNAGE IS WITHIN THE SCOPE OF WORK.
- ALL SIDEWALKS, CURBS, RAMPS AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.



19 GATE HINGE DETAIL
1/2" = 1'-0"



18 GATE ELEVATION
1/2" = 1'-0"



5 SITE PLAN
1/8" = 1'-0"

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| STRUCTURAL | Hoffer Structural Solutions 845 Proton Road San Antonio, Texas 78258 |
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KEY PLAN



JULY 25, 2023

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| CLIENT | BAR HOUSE, LLC | |
| PROJECT NUMBER | 21003 | |
| DATE | JULY 25, 2023 | |
| REVISIONS | | |
| No. | Description | Date |
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**ARCHITECTURAL
SITE PLAN**

A0.01



ARCHITECT Above Ground Design, PLLC
200 Grooms Road
Cibola, Texas 78108

MEPT HM3 Engineering
2902 N Flores Street
San Antonio, Texas 78212

STRUCTURAL Hoffer Structural Solutions
845 Proton Road
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KEY PLAN



JULY 25, 2023

CLIENT
BAR HOUSE, LLC
PROJECT NUMBER
21003

DATE JULY 25, 2023

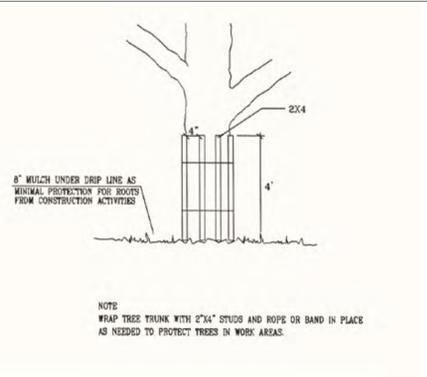
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LANDSCAPE PLAN

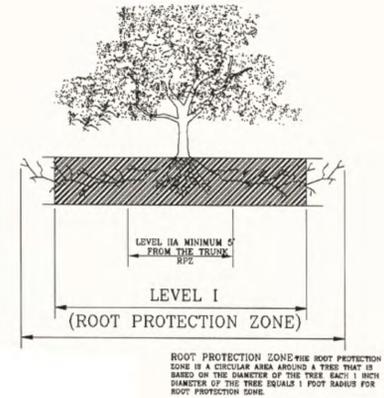
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GENERAL LANDSCAPE PLAN NOTES

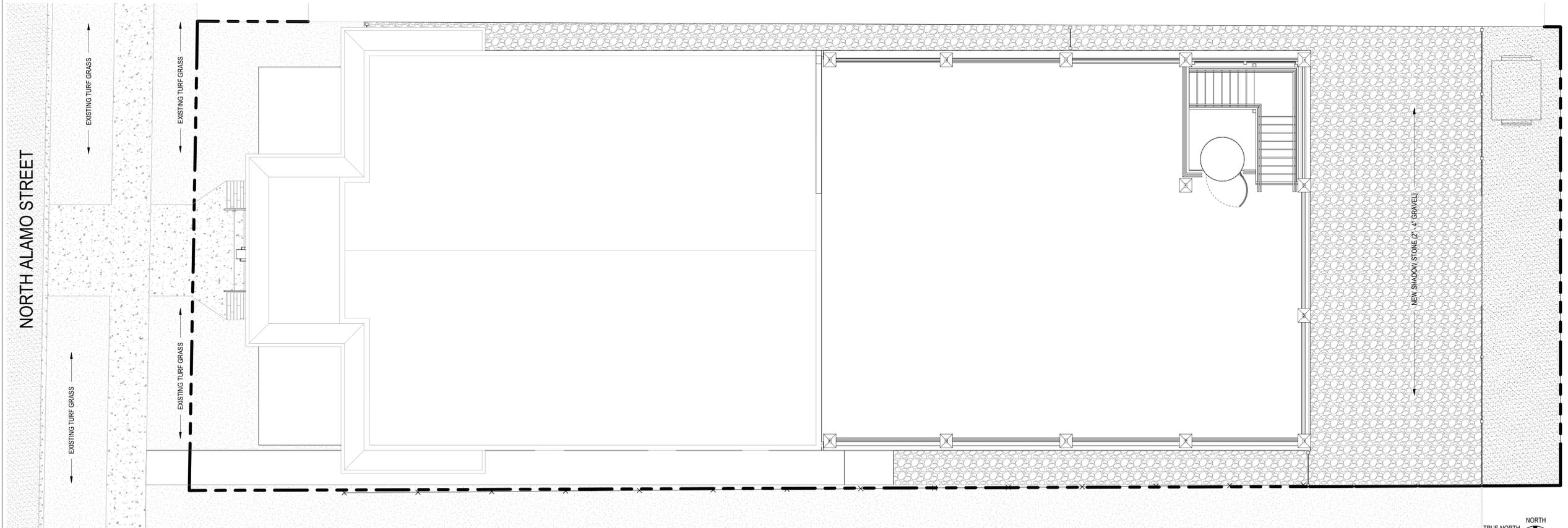
1. TREE PROTECTION FENCING TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. USE HAND TOOLS AND CARE DURING CONSTRUCTION IN THE DRIP LINE OF EXISTING TREES.
3. CONTRACTOR TO NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY FOR ANY DISCREPANCIES FOUND IN THE FIELD.
4. ALL WEEDS WITHIN THE PROJECT AREA ARE TO BE REMOVED AND TAKEN OFF SITE BY THE CONTRACTOR. ROOT SYSTEMS SHOULD BE ERADICATED.
5. SITE WORK REQUIRING DIGGING WITHIN THE PROMINENT ROOT ZONES OF EXISTING TREES SHALL BE DONE BY HAND OR AIR SPADE. NO ROOTS OVER 1" IN DIA. SHALL BE CUT.
6. ALL EXISTING VEGETATION TO REMAIN ARE ESTABLISHED AND REGIONAL SPECIES NOT REQUIRING IRRIGATION SYSTEMS. ANY NEW VEGETATION TO BE OF REGIONAL SPECIES AND APPLY A TEMPORARY DRIP IRRIGATION THROUGHOUT ROOT ESTABLISHMENT.
7. ALL LANDSCAPED AREAS TO BE MAINTAINED BY AN UNDERGROUND SYSTEM.



17 TREE PROTECTION DETAIL
NOT TO SCALE



9 TREE ROOT PROTECTION DETAIL
NOT TO SCALE



5 SITE LANDSCAPE PLAN
3/16" = 1'-0"

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| FINISH LEGEND | | | | | | |
|---------------|-----------------------------|-------------------|----------|--------------|------|---|
| Key Name | FINISH DESCRIPTION | MANUFACTURER | SERIES | COLOR | SIZE | REMARK |
| FRP-1 | FIBERGLASS REINFORCED PANEL | SELECTED BY OWNER | | WHITE | | |
| P-1 | PAINT - FIELD, TYPE 1 | SELECTED BY OWNER | | TBD | | LIGHT COLOR |
| P-2 | PAINT - CEILING | SELECTED BY OWNER | | WHITE | | ALL HARD GYPSUM BOARD CEILINGS |
| P-3 | PAINT - ACCENT, TYPE 1 | SELECTED BY OWNER | | TBD | | AS REQUIRED BY OWNER |
| P-4 | PAINT - ACCENT, TYPE 2 | SELECTED BY OWNER | | TBD | | AS REQUIRED BY OWNER |
| PT-1 | PORCELAIN TILE, TYPE 1 | SELECTED BY OWNER | | VARIES | | RESTROOM FLOORS, WET WALLS AND BAR PONY WALLS |
| SC-1 | SEALED CONCRETE | SELECTED BY OWNER | | CLEAR | | AT ALL UNFINISHED CONCRETE FLOORS |
| SS-1 | SOLID SURFACE, TYPE 1 | SELECTED BY OWNER | | TBD | | AT ALL COUNTER TOPS |
| TB-1 | TILE BASE | SELECTED BY OWNER | | VARIES | | AT ALL WALLS ADJACENT TO FLOOR TILE TRANSITIONS |
| WB-1 | WOOD WALL BASE | N/A | | STAINED | | TO MATCH EXISTING PROFILE |
| WB-2 | 6" RUBBER BASE | ROPPE | PINNACLE | TBD | | ROLLS |
| WS-1 | WOOD STAIN | SELECTED BY OWNER | | WALNUT COLOR | | AT ALL NEW EXPOSED WOOD ELEMENTS |
| WS-2 | WOOD STAIN | SELECTED BY OWNER | | CLEAR COAT | | AT ALL EXISTING EXPOSED WOOD ELEMENTS |

GENERAL FINISH LEGEND NOTES

- ALL FINISH MATERIALS SHALL MEET THE FLAME SPREAD RATINGS PER THE BUILDING CODE.
- REFER TO INTERIOR ELEVATIONS FOR SPECIFIC MATERIAL LOCATIONS.
- PAINT ALL INTERIOR EXPOSED STRUCT. MEMBERS, STRUCT. DECK, DUCTWORK, DIFFUSERS, PIPING, CONDUIT, EQUIP. HOUSINGS, LIGHT FIXTURE HOUSINGS, CABLE SUPPORTS, CABLE TRAYS, EQUIP. SUPPORTS, HANGERS, ETC. AT THE DIRECTION OF THE OWNER.
- PAINT ALL NON-FACTORY FINISHED EXPOSED METAL.
- PROVIDE ALL FLOOR TRANSITIONS AS REQUIRED FOR EGRESS AND MATERIAL TRANSITIONS.
- FLOORING TRANSITIONS AT DOORS SHOULD BE LOCATED UNDER THE DOOR IN THE CLOSED POSITION, UNLESS NOTED OTHERWISE.
- PROTECT ALL FINISHED FLOORING SURFACES FROM DAMAGE DURING ALL CONSTRUCTION PHASES.
- PROVIDE AND INSTALL BULLNOSE TRIM AT ALL TRANSITIONS AT CMU WALL OPENINGS TO OTHER MATERIAL U.N.O.
- REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS.
- ALL ELECTRICAL DEVICE COVERS ARE TO BE STAINLESS STEEL U.N.O.
- PAINT ALL DOOR FRAMES ADJACENT WALL COLOR U.N.O.

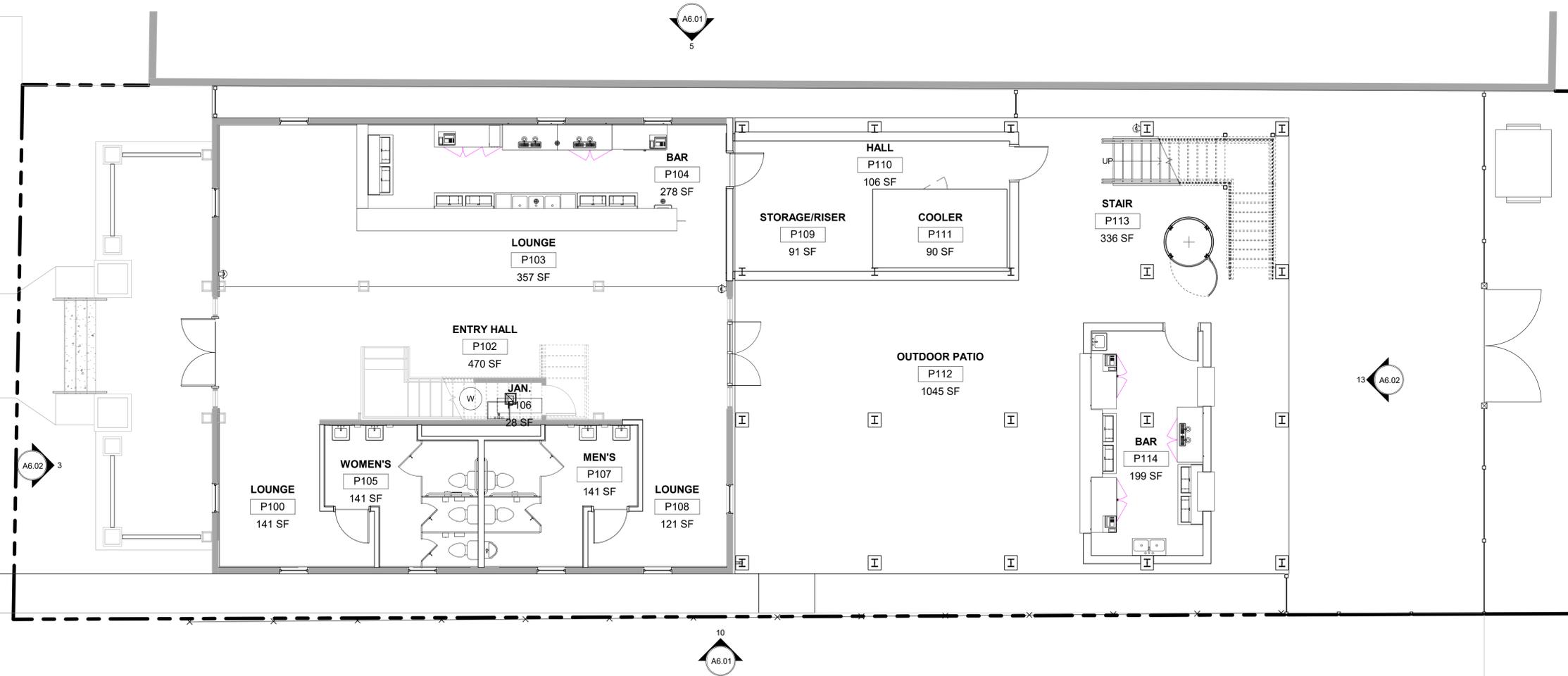


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|-------------------|---|
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NEW BAR HOUSE

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SAN ANTONIO, TEXAS 78215

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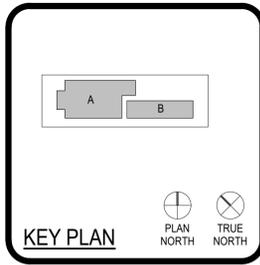


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| FINISH SCHEDULE - FIRST FLOOR | | | | | | | | | | |
|-------------------------------|---------------|-------|------|-------------|-----------|------------|-----------|----------------|----------------|--|
| ROOM NUMBER | ROOM NAME | FLOOR | BASE | WALL FINISH | | | | CEILING FINISH | CEILING HEIGHT | REMARKS |
| | | | | NORTH WALL | EAST WALL | SOUTH WALL | WEST WALL | | | |
| P100 | LOUNGE | WS-2 | WB-1 | P-3 | P-4 | P-1 | P-1 | WS-2 | | |
| P102 | ENTRY HALL | WS-2 | WB-1 | N/A | P-1 | P-4/WS-1 | P-1 | WS-2 | | STRIP AND STAIN WOOD STAIR AND RAILING |
| P103 | LOUNGE | WS-2 | WB-1 | PT-1 | P-1 | N/A | P-1 | WS-2 | | TILE AT BAR PONY WALL |
| P104 | BAR | WS-2 | WB-1 | P-3 | P-1 | FRP-1 | FRP-1 | WS-2 | | |
| P105 | WOMEN'S | PT-1 | TB-1 | P-1 | PT-1/P-1 | P-1 | P-1 | P-2 | | |
| P106 | JAN. | WS-2 | WB-1 | P-1 | P-1 | FRP-1 | P-1 | P-2 | | |
| P107 | MEN'S | PT-1 | TB-1 | P-1 | P-1 | P-1 | PT-1/P-1 | P-2 | | |
| P108 | LOUNGE | WS-2 | WB-1 | N/A | P-1 | P-1 | P-4 | WS-2 | | |
| P109 | STORAGE/RISER | S-1 | WB-2 | N/A | N/A | P-1 | P-1 | P-2 | | |
| P110 | HALL | CS-1 | WB-2 | P-1 | P-1 | N/A | P-1 | P-2 | | |
| P111 | COOLER | CS-1 | N/A | N/A | N/A | N/A | N/A | N/A | | |
| P112 | OUTDOOR PATIO | SC-1 | N/A | P-3 | P-4 | P-4 | P-1 | N/A | | |
| P113 | STAIR | SC-1 | N/A | P-4 | P-4 | P-4 | P-4 | N/A | | REF. RAILING DETAILS |
| P114 | BAR | SC-1 | WB-2 | FRP-1 | FRP-1 | FRP-1 | FRP-1 | N/A | | |



| | | |
|-------------------------|---------------|------|
| CLIENT | | |
| BAR HOUSE, LLC | | |
| PROJECT NUMBER 21003 | | |
| DATE | JULY 25, 2023 | |
| REVISIONS | | |
| No. | Description | Date |
| | | |
| | | |

ISSUE FOR PERMIT

COMPOSITE FIRST FLOOR PLAN

A2.01



| WINDOW SCHEDULE - ALL | | | | | | | | | | | |
|-----------------------|-----------|--------------|-------------|------------------|--------|----------------|----------|----------|----------|---|--|
| MARK | TAG COUNT | Level | Sill Height | FRAME SIZE W x H | | FRAME MATERIAL | DETAILS | | | REMARKS | |
| | | | | WIDTH | HEIGHT | | SILL | JAMB | HEAD | | |
| E 1 | | FIRST FLOOR | 1'-6" | 2'-8" | 7'-0" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| E 2 | | FIRST FLOOR | 1'-6" | 2'-8" | 7'-0" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| E 3 | | FIRST FLOOR | 1'-8 1/4" | 2'-8" | 7'-0" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| E 4 | | FIRST FLOOR | 1'-8 1/4" | 2'-8" | 7'-0" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| E 5 | | FIRST FLOOR | 1'-6" | 2'-8" | 7'-0" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| E 6 | | FIRST FLOOR | 1'-6" | 2'-8" | 7'-0" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| E 7 | | FIRST FLOOR | 1'-8 1/4" | 2'-8" | 7'-0" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| ET 8 | | FIRST FLOOR | 1'-8 1/4" | 2'-8" | 7'-0" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | "T" IS TRANSLUCENT GLAZING | |
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| S 11 | | SECOND FLOOR | 1'-6" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| S 12 | | SECOND FLOOR | 1'-6" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| S 13 | | SECOND FLOOR | 2'-10" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| S 14 | | SECOND FLOOR | 2'-10" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| S 15 | | SECOND FLOOR | 2'-10" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| S 16 | | SECOND FLOOR | 2'-10" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| S 17 | | SECOND FLOOR | 2'-3 3/4" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| S 18 | | SECOND FLOOR | 2'-10" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| S 19 | | SECOND FLOOR | 2'-10" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| S 20 | | SECOND FLOOR | 2'-10" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |
| W1 | | SECOND FLOOR | 1'-0" | 3'-0" | 6'-0" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. | |

Grand total: 21

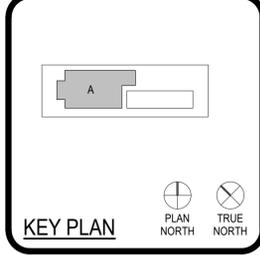
GENERAL NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTACT ARCH IF CLARIFICATION IS NECESSARY IN ORDER TO DETERMINE THE INTENT OF THE CONTRACT DOCUMENTS
- DRAWINGS NOTED AS "N.T.S." OR "N.T.S." ARE NOT TO SCALE
- ALL DIMENSIONS ARE TO STRUCTURAL COLUMN LINES OR THE FACE OF FINISHED SURFACES UNLESS NOTED OTHERWISE
- FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITION BEFORE COMMENCING WORK. NOTIFY ARCH. OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH AFFECTED WORK
- NOTES OR DIMENSIONS NOTED AS "TYPICAL" OR "TYP." OR "TYP" SHALL APPLY TO CONDITIONS THAT ARE THE SAME OR SIMILAR
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- DIMENSIONS NOTED AS "CLEAR" OR "CLEAR INSIDE" REQUIRE SPECIFIC COORDINATION AMONG DISCIPLINES AND/OR MANUFACTURERS
- ALL DOOR THRESHOLDS AT ALL EXTERIOR DOORS SHALL BE SET IN FULL BED OF SEALANT
- COORD. HOUSEKEEPING PAD LOCATIONS AND DIMENSIONS WITH EQUIPMENT TO BE INSTALLED
- ALL FLOOR FINISH MATERIAL CHANGES SHALL HAVE REDUCER STRIPS
- ALL REQUIRED ACCESSIBLE CLEARANCES FOR ALL ITEMS, INCLUDING BUT NOT LIMITED TO ALL COUNTER TOPS, ALL PLUMBING FIXTURES, ALL LAVATORIES, ALL URINALS, ALL TOILETS SHALL BE STRICTLY ENFORCED
- REFER TO OTHER DISCIPLINE DOCUMENTS FOR ADDITIONAL SCOPE OF WORK
- ALL NEW DOOR HARDWARE TO MEET TEXAS ACCESSIBLE STANDARDS TO INCLUDE BUT NOT LIMITED TO REQUIREMENTS FOR HEIGHTS, CLEARANCES, PUSH/PULL FORCE, LEVERS, CLOSERS, AND LOCKS
- FIRST EIGHT CMU COURSES SHALL HAVE EPOXY PAINT APPLIED TO ALL EXPOSED SURFACES.
- ALL WALL MOUNTED ELECTRICAL DEVICES SHALL BE MOUNTED ABOVE THE SIXTH CMU COURSE TO REMAIN ABOVE BASE FLOOD ELEVATION.
- NEW SINGLE HUNG WINDOWS TO BE INSTALLED IN PLACE OF EXISTING MISSING WINDOW OPENINGS EXISTING WOOD-FRAMED WALLS. PROVIDE ALL NECESSARY TRIM, SEALANT AND FLASHINGS.
- ALL EXPOSED NEW STEEL STRUCTURE AND DECK TO BE PAINTED TO MATCH EXISTING BUILDING COLOR.



| | |
|-------------------|---|
| ARCHITECT | Above Ground Design, PLLC 200 Grooms Road Cibolo, Texas 78108 |
| MEPT | HM3 Engineering 2902 N Flores Street San Antonio, Texas 78212 |
| STRUCTURAL | Hoffer Structural Solutions 845 Proton Road San Antonio, Texas 78258 |
| COPYRIGHT 2023 | |

BAR HOUSE, LLC
NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO, TEXAS 78215
ISSUE FOR PERMIT



| | | |
|----------------|---------------------|----------------|
| CLIENT | | BAR HOUSE, LLC |
| PROJECT NUMBER | | 21003 |
| DATE | | JULY 25, 2023 |
| REVISIONS | | |
| No. | Description | Date |
| 1 | COISA HDRC REVISION | 07.25.2023 |

ISSUE FOR PERMIT
FIRST FLOOR PLAN - AREA A

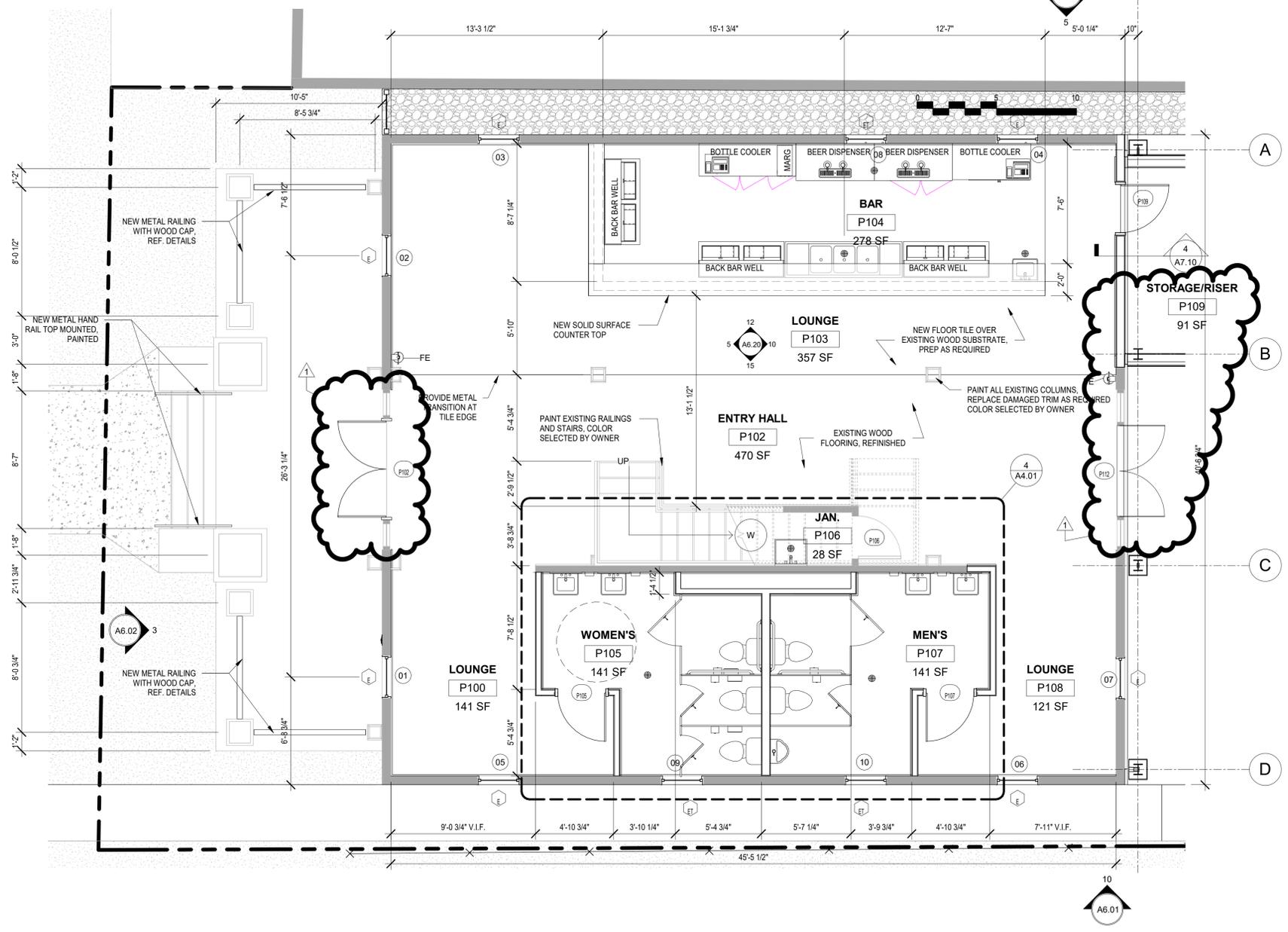
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5 FIRST FLOOR PLAN - AREA A
1/4" = 1'-0"



GENERAL NOTES

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- ALL FLOOR FINISH MATERIAL CHANGES SHALL HAVE REDUCER STRIPS
- ALL REQUIRED ACCESSIBLE CLEARANCES FOR ALL ITEMS, INCLUDING BUT NOT LIMITED TO ALL COUNTER TOPS, ALL PLUMBING FIXTURES, ALL LAVATORIES, ALL URINALS, ALL TOILETS SHALL BE STRICTLY ENFORCED
- REFER TO OTHER DISCIPLINE DOCUMENTS FOR ADDITIONAL SCOPE OF WORK
- ALL NEW DOOR HARDWARE TO MEET TEXAS ACCESSIBLE STANDARDS TO INCLUDE BUT NOT LIMITED TO REQUIREMENTS FOR HEIGHTS, CLEARANCES, PUSH/PULL FORCE, LEVERS, CLOSERS, AND LOCKS
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- ALL EXPOSED NEW STEEL STRUCTURE AND DECK TO BE PAINTED TO MATCH EXISTING BUILDING COLOR



| | |
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| COPYRIGHT 2023 | |

BAR HOUSE, LLC
NEW BAR HOUSE

820 NORTH ALAMO STREET
SAN ANTONIO, TEXAS 78215

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KEY PLAN

PLAN NORTH
TRUE NORTH

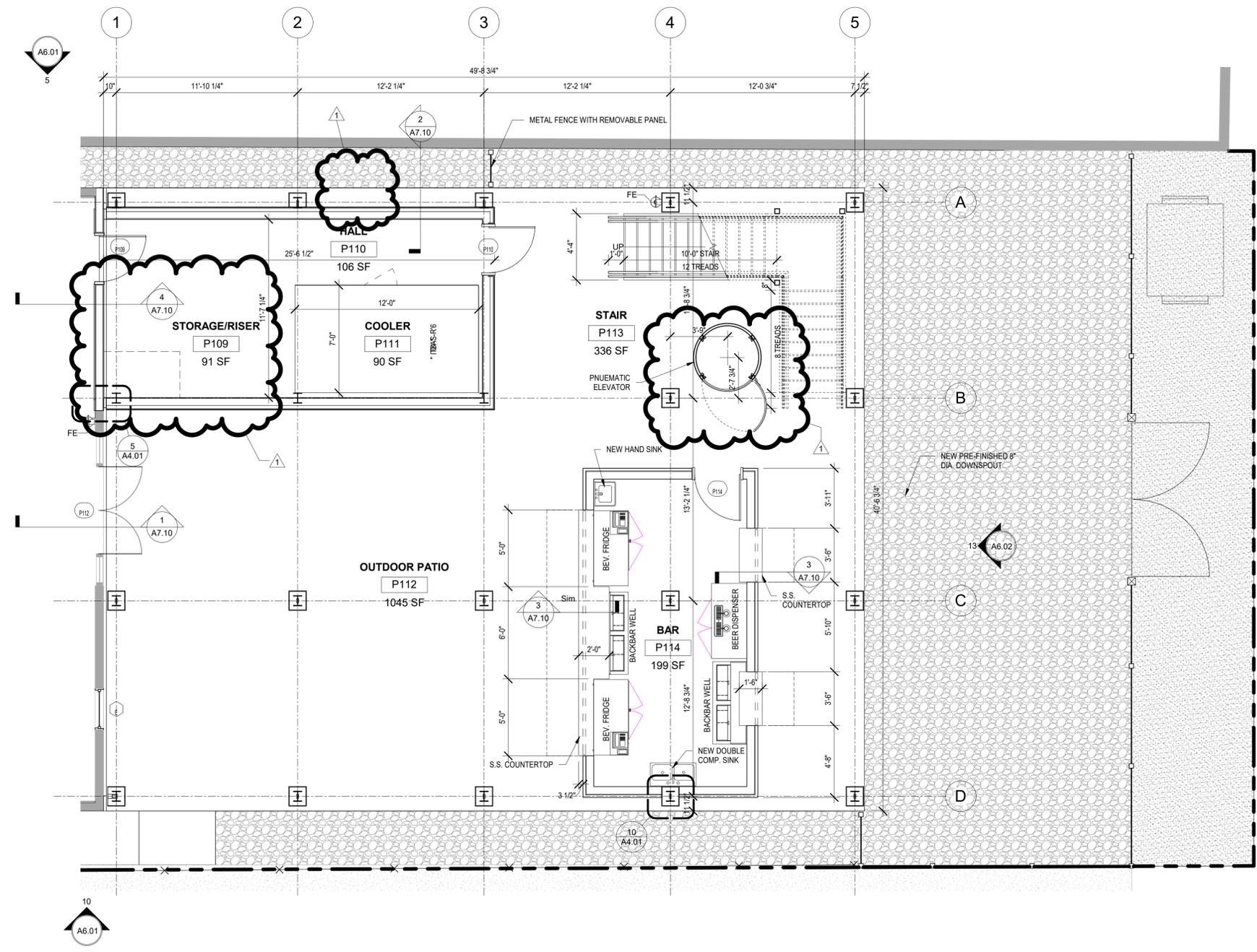


| CLIENT | | BAR HOUSE, LLC |
|----------------|---------------------|----------------|
| PROJECT NUMBER | | 21003 |
| DATE | | JULY 25, 2023 |
| REVISIONS | | |
| No. | Description | Date |
| 1 | COISA HDRC REVISION | 07.25.2023 |

ISSUE FOR PERMIT

FIRST FLOOR PLAN
- AREA B

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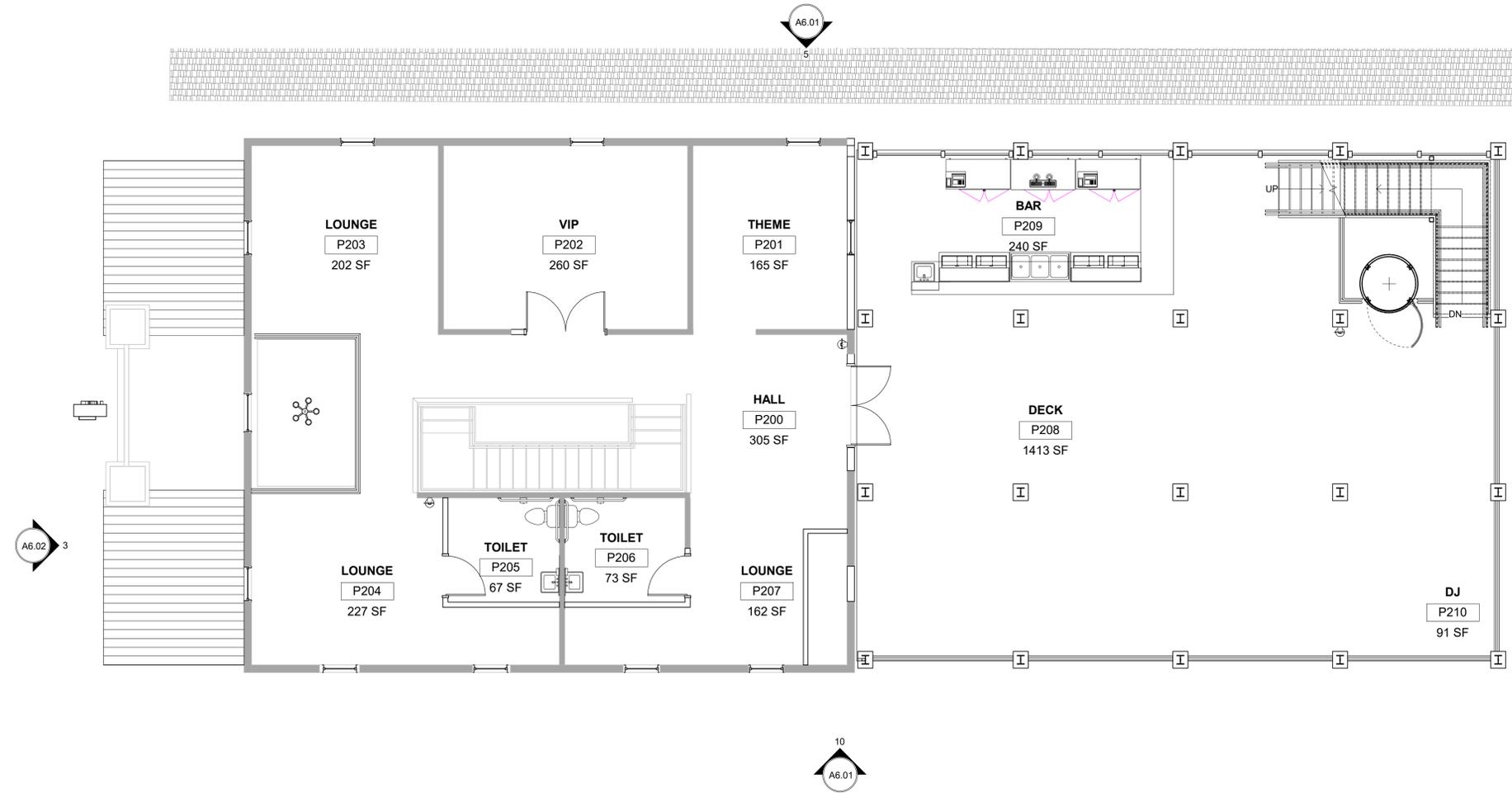
5 FIRST FLOOR PLAN - AREA B
1/4" = 1'-0"



GENERAL FINISH LEGEND NOTES

1. ALL FINISH MATERIALS SHALL MEET THE FLAME SPREAD RATINGS PER THE BUILDING CODE.
2. REFER TO INTERIOR ELEVATIONS FOR SPECIFIC MATERIAL LOCATIONS.
3. PAINT ALL INTERIOR EXPOSED STRUCT. MEMBERS, STRUCT. DECK, DUCTWORK, DIFFUSERS, PIPING, CONDUIT, EQUIP. HOUSINGS, LIGHT FIXTURE HOUSINGS, CABLE SUPPORTS, CABLE TRAYS, EQUIP. SUPPORTS, HANGERS, ETC. AT THE DIRECTION OF THE OWNER.
4. PAINT ALL NON-FACTORY FINISHED EXPOSED METAL.
5. PROVIDE ALL FLOOR TRANSITIONS AS REQUIRED FOR EGRESS AND MATERIAL TRANSITIONS.
6. FLOORING TRANSITIONS AT DOORS SHOULD BE LOCATED UNDER THE DOOR IN THE CLOSED POSITION, UNLESS NOTED OTHERWISE.
7. PROTECT ALL FINISHED FLOORING SURFACES FROM DAMAGE DURING ALL CONSTRUCTION PHASES.
8. PROVIDE AND INSTALL BULLNOSE TRIM AT ALL TRANSITIONS AT CMU WALL OPENINGS TO OTHER MATERIAL U.N.O.
9. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS.
10. ALL ELECTRICAL DEVICE COVERS ARE TO BE STAINLESS STEEL U.N.O.
11. PAINT ALL DOOR FRAMES ADJACENT WALL COLOR U.N.O.

| FINISH LEGEND | | | | | | |
|---------------|-----------------------------|-------------------|----------|--------------|------|---|
| Key Name | FINISH DESCRIPTION | MANUFACTURER | SERIES | COLOR | SIZE | REMARK |
| FRP-1 | FIBERGLASS REINFORCED PANEL | SELECTED BY OWNER | | WHITE | | |
| P-1 | PAINT - FIELD, TYPE 1 | SELECTED BY OWNER | | TBD | | LIGHT COLOR |
| P-2 | PAINT - CEILING | SELECTED BY OWNER | | WHITE | | ALL HARD GYPSUM BOARD CEILINGS |
| P-3 | PAINT - ACCENT, TYPE 1 | SELECTED BY OWNER | | TBD | | AS REQUIRED BY OWNER |
| P-4 | PAINT - ACCENT, TYPE 2 | SELECTED BY OWNER | | TBD | | AS REQUIRED BY OWNER |
| PT-1 | PORCELAIN TILE, TYPE 1 | SELECTED BY OWNER | | VARIES | | RESTROOM FLOORS, WET WALLS AND BAR PONY WALLS |
| SC-1 | SEALED CONCRETE | SELECTED BY OWNER | | CLEAR | | AT ALL UNFINISHED CONCRETE FLOORS |
| SS-1 | SOLID SURFACE, TYPE 1 | SELECTED BY OWNER | | TBD | | AT ALL COUNTER TOPS |
| TB-1 | TILE BASE | SELECTED BY OWNER | | VARIES | | AT ALL WALLS ADJACENT TO FLOOR TILE |
| WB-1 | WOOD WALL BASE | N/A | | STAINED | | TO MATCH EXISTING PROFILE |
| WB-2 | 6" RUBBER BASE | ROPPE | PINNACLE | TBD | | ROLLS |
| WS-1 | WOOD STAIN | SELECTED BY OWNER | | WALNUT COLOR | | AT ALL NEW EXPOSED WOOD ELEMENTS |
| WS-2 | WOOD STAIN | SELECTED BY OWNER | | CLEAR COAT | | AT ALL EXISTING EXPOSED WOOD ELEMENTS |



| FINISH SCHEDULE - SECOND FLOOR | | | | | | | | | | |
|--------------------------------|-----------|-------|------|-------------|-----------|------------|-----------|----------------|-----------------------|---------|
| ROOM NUMBER | ROOM NAME | FLOOR | BASE | WALL FINISH | | | | CEILING FINISH | CEILING HEIGHT | REMARKS |
| | | | | NORTH WALL | EAST WALL | SOUTH WALL | WEST WALL | | | |
| P200 | HALL | WS-2 | WB-1 | P-1 | P-1 | P-4/WS-1 | P-1 | P-2 | | |
| P201 | THEME | WS-2 | WB-1 | P-3 | P-1 | P-1 | P-1 | P-2 | | |
| P202 | VIP | WS-2 | WB-1 | P-4 | P-1 | P-1 | P-1 | P-2 | | |
| P203 | LOUNGE | WS-2 | WB-1 | P-3 | P-1 | P-1 | P-1 | P-2 | | |
| P204 | LOUNGE | WS-2 | WB-1 | P-1 | P-3 | P-1 | P-1 | P-2 | | |
| P205 | TOILET | PT-1 | TB-1 | P-1 | PT-1/P-1 | P-1 | P-1 | P-2 | | |
| P206 | TOILET | PT-1 | TB-1 | P-1 | P-1 | P-1 | PT-1/P-1 | P-2 | | |
| P207 | LOUNGE | WS-2 | WB-1 | P-1 | P-1 | P-1 | P-3 | P-2 | | |
| P208 | DECK | SC-1 | N/A | PT-1 | N/A | N/A | P-1 | N/A | TILE AT BAR PONY WALL | |
| P209 | BAR | SC-1 | N/A | N/A | P-1 | P-1 | P-1 | N/A | | |
| P210 | DJ | SC-1 | N/A | N/A | N/A | N/A | N/A | N/A | | |

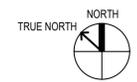
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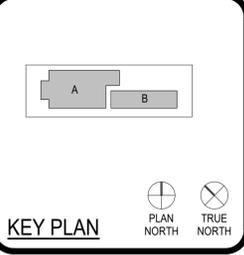
5 COMPOSITE SECOND FLOOR PLAN

3/16" = 1'-0"



| | |
|-------------------|--|
| ARCHITECT | Above Ground Design, PLLC 200 Grooms Road Cibola, Texas 78108 |
| MEPT | HM3 Engineering 2902 N Flores Street San Antonio, Texas 78212 |
| STRUCTURAL | Hoffer Structural Solutions 845 Proton Road San Antonio, Texas 78258 |
| COPYRIGHT 2023 | |

BAR HOUSE, LLC
NEW BAR HOUSE
820 NORTH ALAMO STREET
SAN ANTONIO, TEXAS 78215
ISSUE FOR PERMIT



| CLIENT BAR HOUSE, LLC | | |
|--------------------------|-------------|------|
| PROJECT NUMBER 21003 | | |
| DATE JULY 25, 2023 | | |
| REVISIONS | | |
| No. | Description | Date |
| | | |
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COMPOSITE SECOND FLOOR PLAN

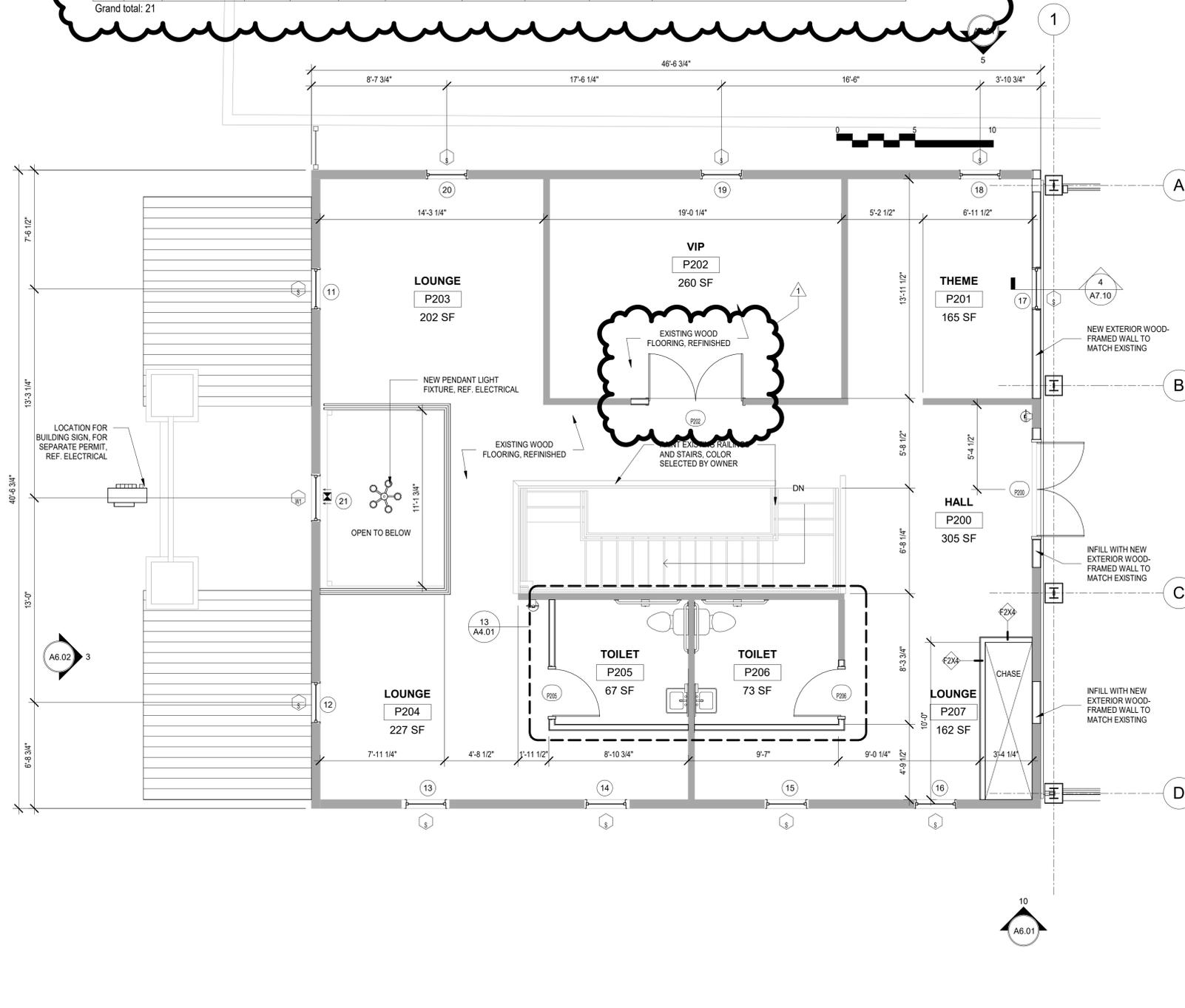
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| WINDOW SCHEDULE - ALL | | | | | | | | | | |
|-----------------------|-----------|--------------|-------------|------------------|--------|----------------|----------|----------|----------|---|
| MARK | TAG COUNT | Level | Sill Height | FRAME SIZE W x H | | FRAME MATERIAL | DETAILS | | | REMARKS |
| | | | | WIDTH | HEIGHT | | SILL | JAMB | HEAD | |
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| S 15 | | SECOND FLOOR | 2'-10" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. |
| S 16 | | SECOND FLOOR | 2'-10" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. |
| S 17 | | SECOND FLOOR | 2'-3 3/4" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. |
| S 18 | | SECOND FLOOR | 2'-10" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. |
| S 19 | | SECOND FLOOR | 2'-10" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. |
| S 20 | | SECOND FLOOR | 2'-10" | 2'-8" | 4'-6" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. |
| W1 | 21 | SECOND FLOOR | 1'-0" | 3'-0" | 6'-0" | AL-CLAD WOOD | 13/A9.01 | 15/A9.01 | 14/A9.01 | ALL SIZES ARE APPROXIMATE TO EXISTING WALL R.O. |

Grand total: 21

GENERAL NOTES

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- ALL DOOR THRESHOLDS AT ALL EXTERIOR DOORS SHALL BE SET IN FULL BED OF SEALANT
- COORD. HOUSEKEEPING PAD LOCATIONS AND DIMENSIONS WITH EQUIPMENT TO BE INSTALLED
- ALL FLOOR FINISH MATERIAL CHANGES SHALL HAVE REDUCER STRIPS
- ALL REQUIRED ACCESSIBLE CLEARANCES FOR ALL ITEMS, INCLUDING BUT NOT LIMITED TO ALL COUNTER TOPS, ALL PLUMBING FIXTURES, ALL LAVATORIES, ALL URINALS, ALL TOILETS SHALL BE STRICTLY ENFORCED
- REFER TO OTHER DISCIPLINE DOCUMENTS FOR ADDITIONAL SCOPE OF WORK
- ALL NEW DOOR HARDWARE TO MEET TEXAS ACCESSIBLE STANDARDS TO INCLUDE BUT NOT LIMITED TO REQUIREMENTS FOR HEIGHTS, CLEARANCES, PUSH/PULL FORCE, LEVERS, CLOSERS, AND LOCKS
- FIRST EIGHT CMU COURSES SHALL HAVE EPOXY PAINT APPLIED TO ALL EXPOSED SURFACES
- ALL WALL MOUNTED ELECTRICAL DEVICES SHALL BE MOUNTED ABOVE THE SIXTH CMU COURSE TO REMAIN ABOVE BASE FLOOD ELEVATION
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- ALL EXPOSED NEW STEEL STRUCTURE AND DECK TO BE PAINTED TO MATCH EXISTING BUILDING COLOR



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5 SECOND FLOOR PLAN - AREA A

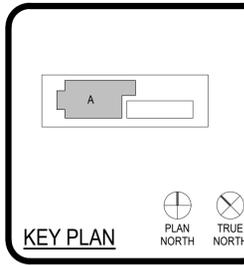
1/4" = 1'-0"



| | |
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| ARCHITECT | Above Ground Design, PLLC 200 Grooms Road Cibola, Texas 78108 |
| MEPT | HM3 Engineering 2902 N Flores Street San Antonio, Texas 78212 |
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SECOND FLOOR PLAN - AREA A

A2.02A

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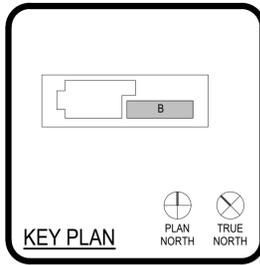


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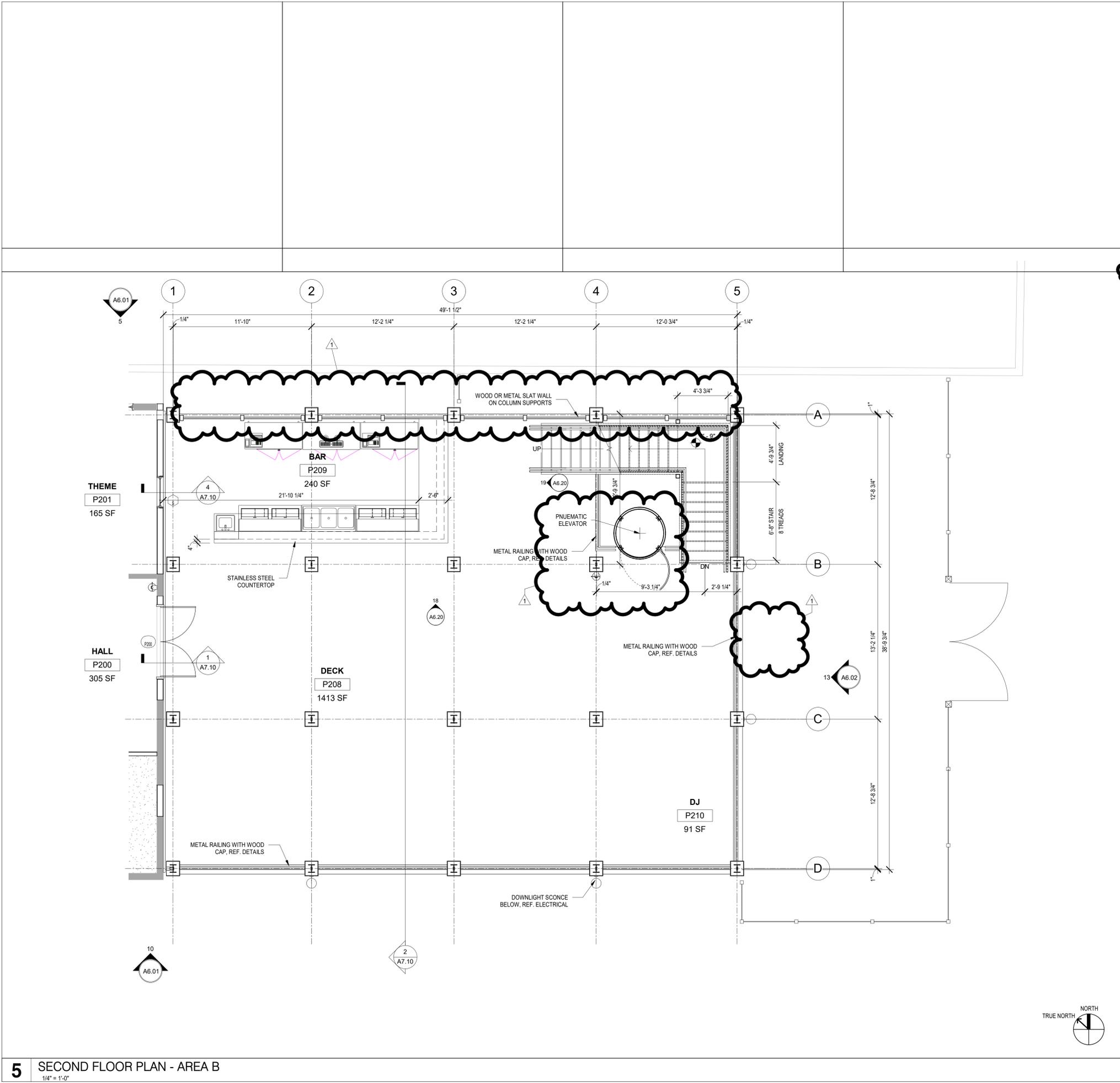
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SECOND FLOOR PLAN - AREA B

A2.02B

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5 SECOND FLOOR PLAN - AREA B
1/4" = 1'-0"



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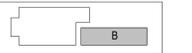
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KEY PLAN



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PROJECT NUMBER
21003

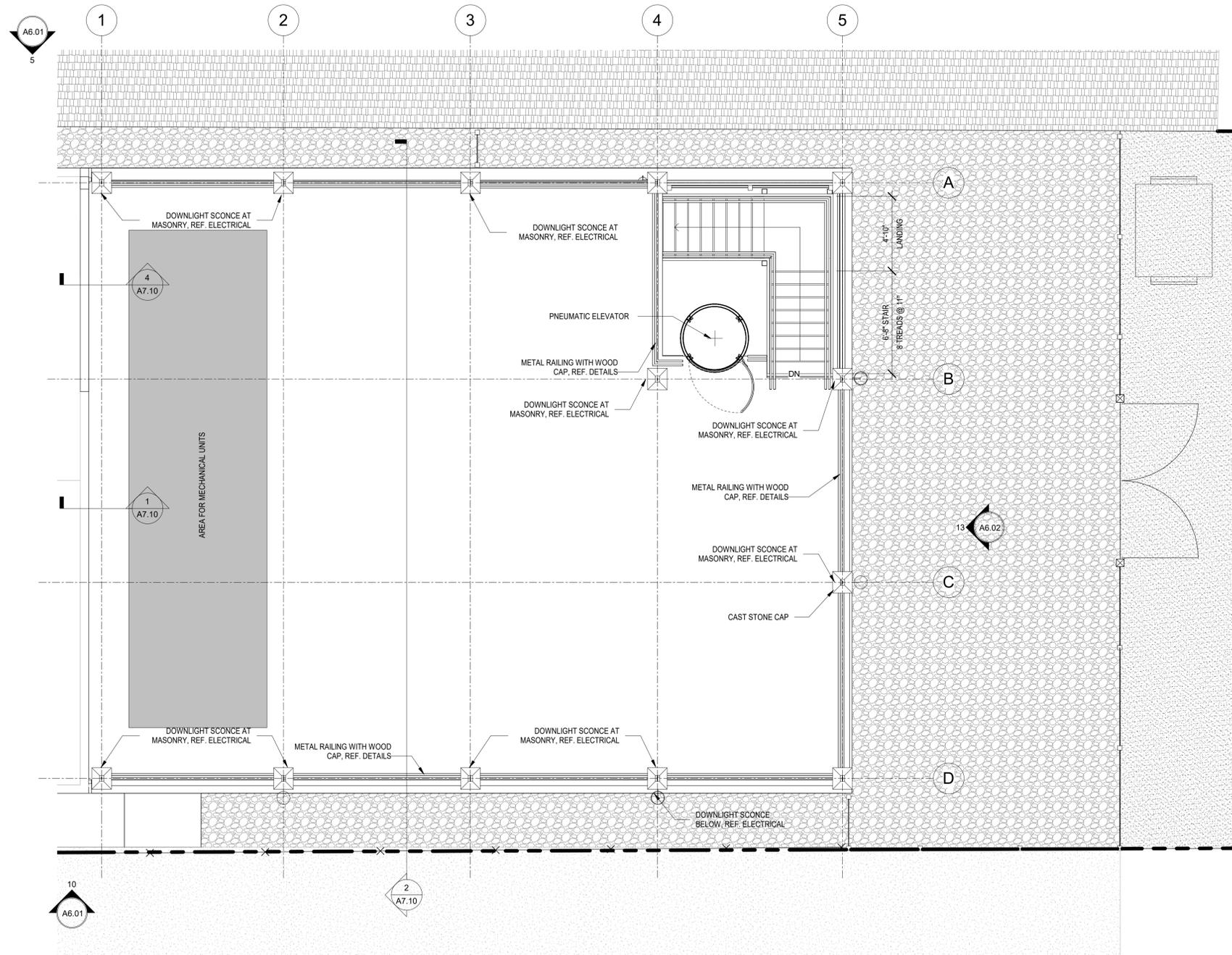
DATE
JULY 25, 2023

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THIRD FLOOR PLAN
- AREA B

A2.03B



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5 THIRD FLOOR PLAN - AREA B
1/4" = 1'-0"



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Cibola, Texas 78108

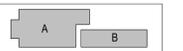
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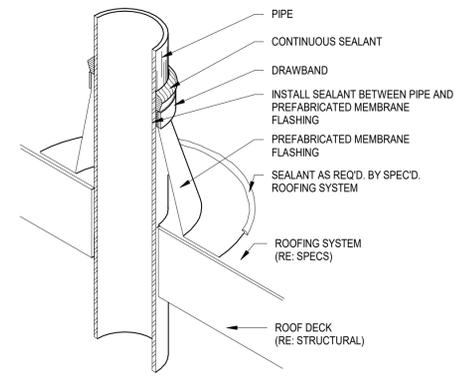
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|----------------|---------------------|----------------|
| PROJECT NUMBER | | 21003 |
| DATE | | JULY 25, 2023 |
| REVISIONS | | |
| No. | Description | Date |
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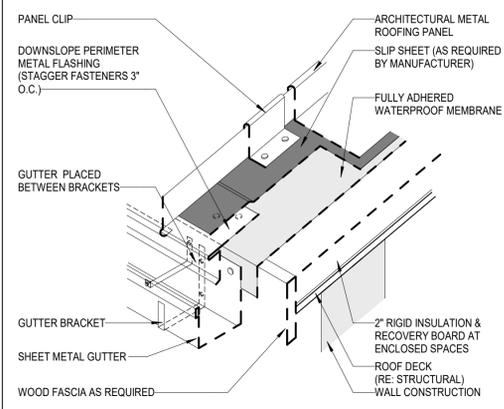
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ROOF PLAN & DETAILS

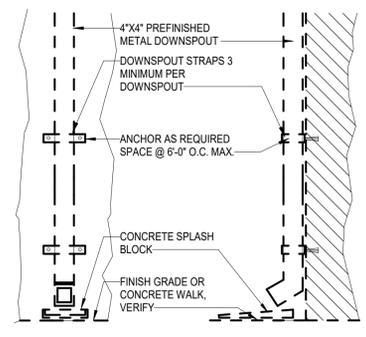
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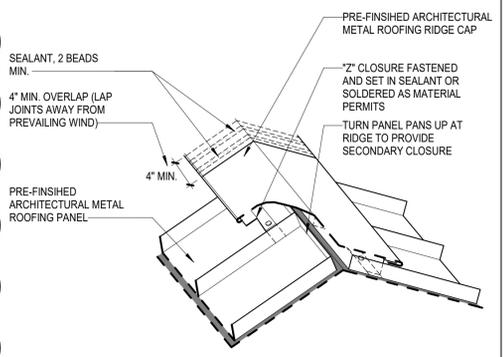
16 PIPE PENETRATION - ROOF
1 1/2" = 1'-0"



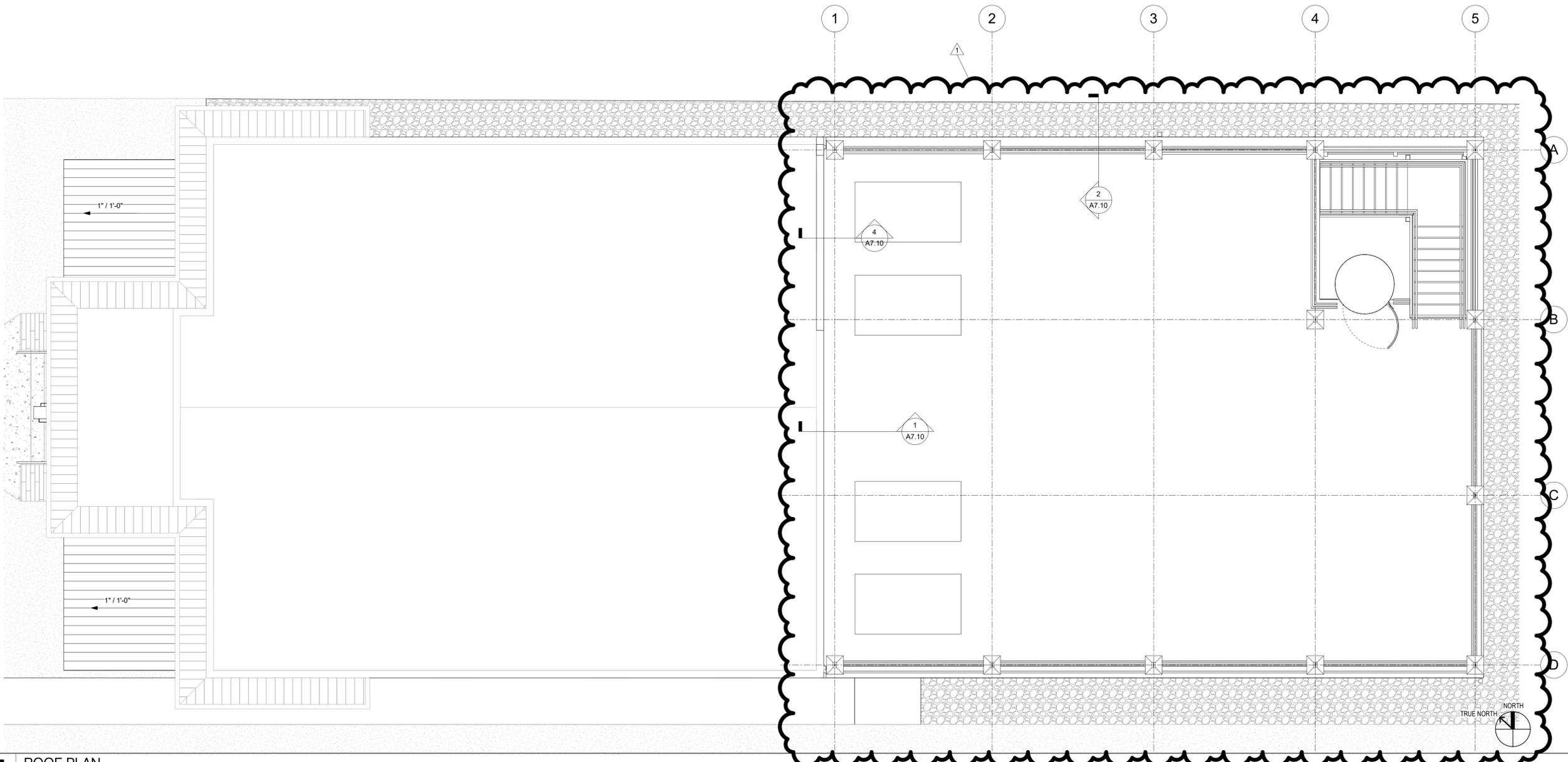
17 ROOF EDGE W/ GUTTER
1 1/2" = 1'-0"



18 ROOF DOWNSPOUT
1 1/2" = 1'-0"



19 METAL ROOF RIDGE
1 1/2" = 1'-0"



5 ROOF PLAN
1/4" = 1'-0"

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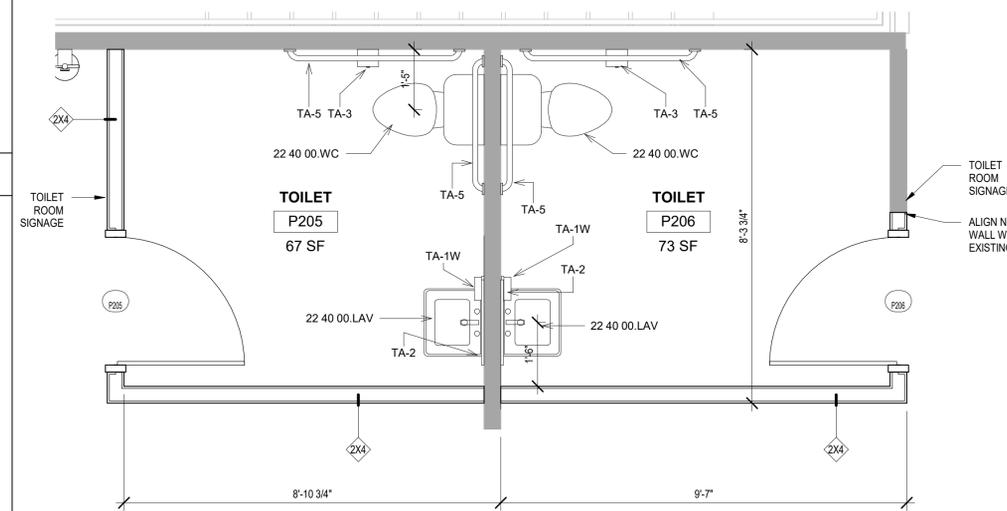
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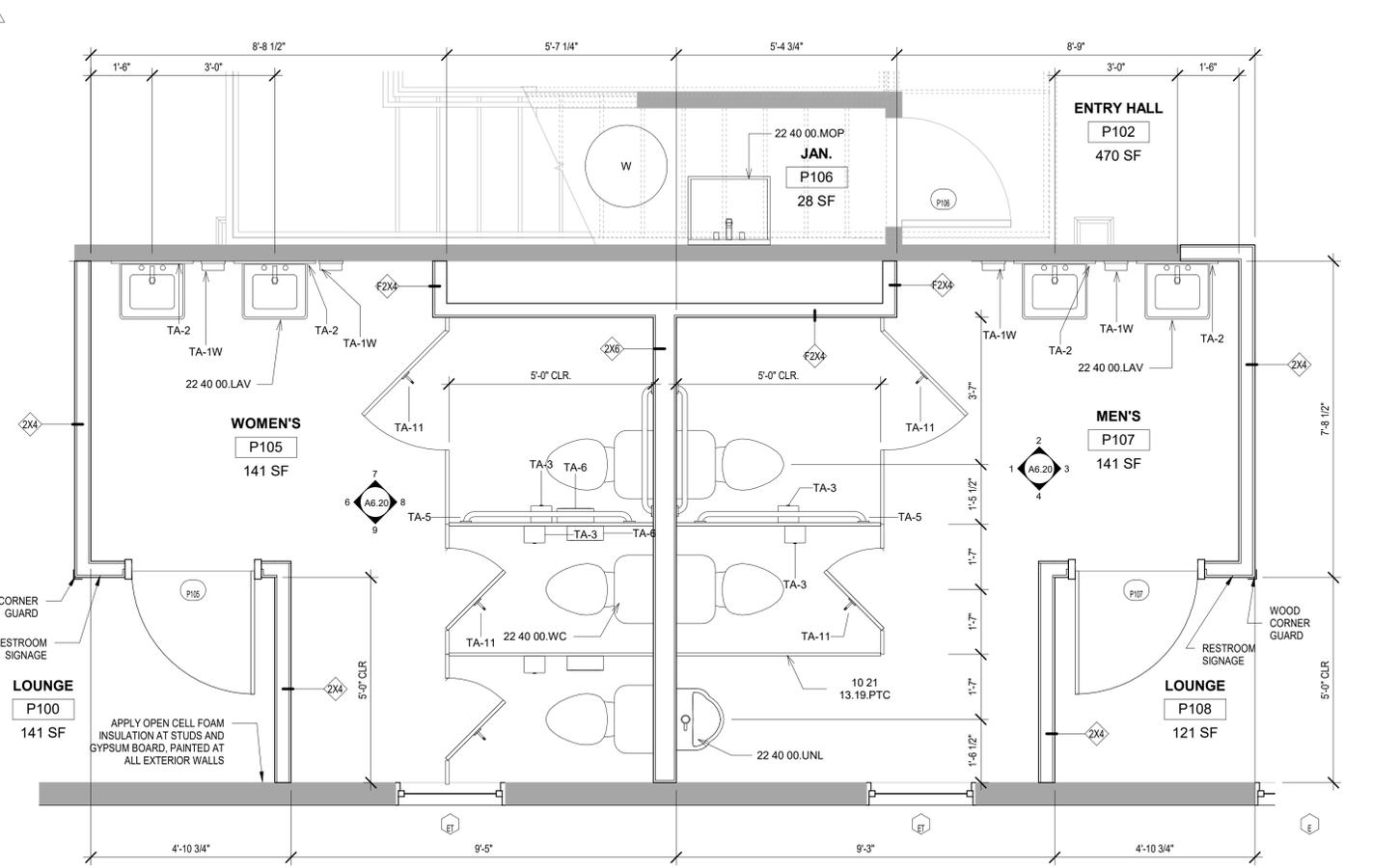
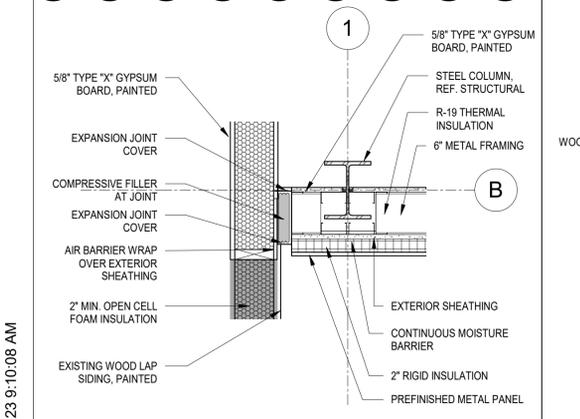
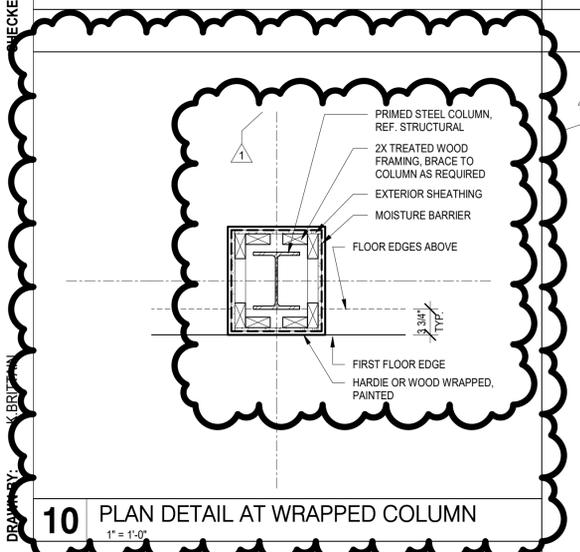
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| KEYNOTE | DESCRIPTION |
|-----------------|---|
| 10 21 13 19 PTC | TOILET COMPARTMENT PILASTER |
| 22 40 00 LAV | LAVATORY, REFER TO PLUMBING |
| 22 40 00 MOP | MOP SINK, REFER TO PLUMBING |
| 22 40 00 UNL | URINAL, REFER TO PLUMBING |
| 22 40 00 WC | WATER CLOSET, REFER TO PLUMBING |
| TA-1W | SOAP DISPENSER, WALL-MOUNTED, TYPICAL |
| TA-2 | LAVATORY MIRROR, TYPICAL |
| TA-3 | TOILET PAPER DISPENSER, TYPICAL |
| TA-5 | GRAB BAR, AT WHEELCHAIR-ACCESSIBLE WATERCLOSET, TYPICAL |



13 SECOND FLOOR TOILET ENLARGED FLOOR PLAN
1/2" = 1'-0"



4 FIRST FLOOR ENLARGED RESTROOMS PLAN
1/2" = 1'-0"

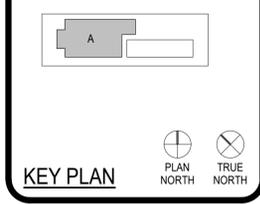
| LABEL | DESCRIPTION | REMARKS |
|-------|---|----------|
| TA-1W | SOAP DISPENSER (WALL MOUNTED) | |
| TA-2 | MIRROR | |
| TA-3 | TOILET PAPER DISPENSER | |
| TA-4 | PAPER TOWEL DISPENSER | |
| TA-5 | GRAB BARS (AT TYPICAL ACCESSIBLE TOILET STALL) | |
| TA-6 | SANITARY NAPKIN DISPENSER | |
| TA-7 | SANITARY NAPKIN DISPOSAL | |
| TA-8 | MOP AND BROOM HOLDER | |
| TA-9 | GRAB BARS (AT ACCESSIBLE SHOWER) | NOT USED |
| TA-10 | FOLDING SHOWER BENCH | NOT USED |
| TA-11 | CLOTHES HOOK | NOTE 5 |
| TA-12 | SHOWER CURTAIN, ROD AND HOOKS | NOT USED |
| TA-13 | ELECTRIC HAND DRYER | NOT USED |
| TA-14 | PAPER TOWEL DISPENSER AND TRASH RECEPTACLE | |
| TA-15 | GRAB BARS (AT AMBULATORY ACCESSIBLE TOILET STALL) | NOT USED |

- NOTE: ALL TOILET ACCESSORIES SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED UNLESS NOTED OTHERWISE
- COORDINATE FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION
 - CONTRACTOR IS TO VERIFY ALL HEIGHTS OF ACCESSORIES TO COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS
 - REFER TO OWNER FOR ALL FINISHES
 - ALIGN MIRROR ON CENTER OF LAVATORY
 - ONE (1) HOOK INSIDE DOOR AT SINGLE TOILET ROOMS



| | |
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ENLARGED PLANS

A4.01

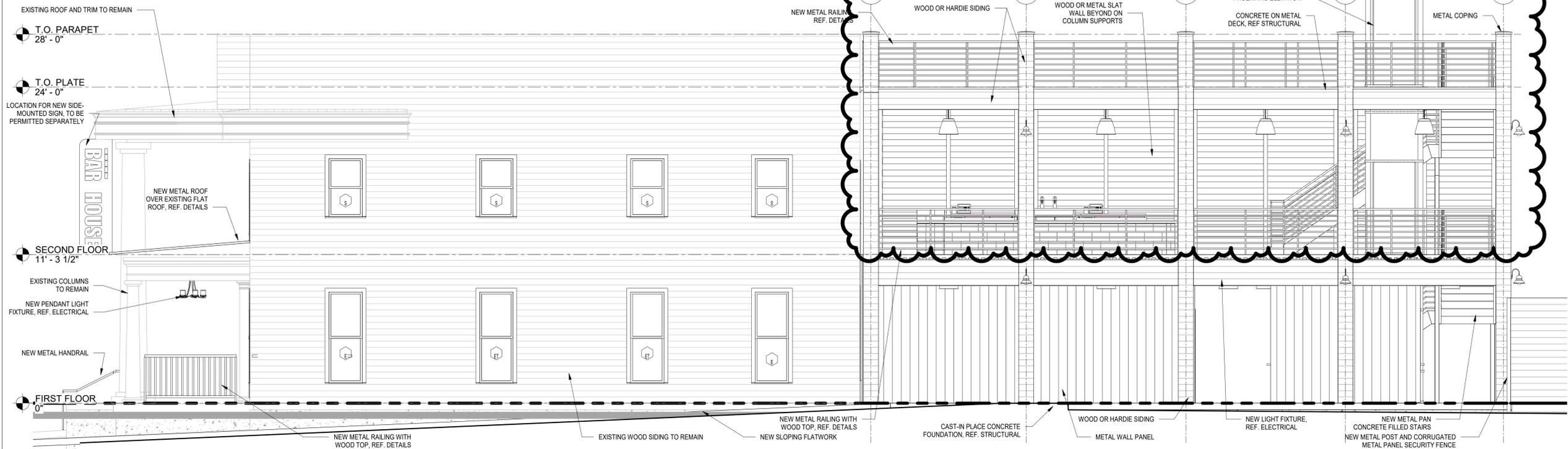
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EXTERIOR MATERIALS LEGEND

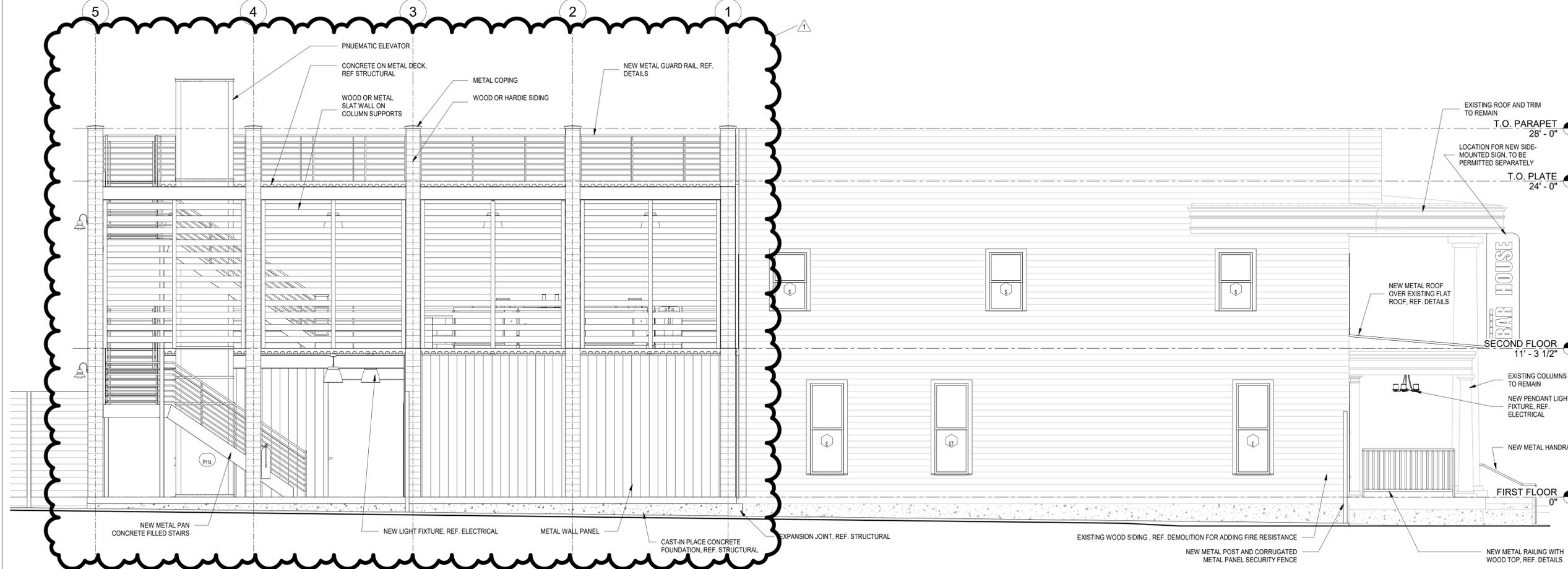


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10 BARHOUSE EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

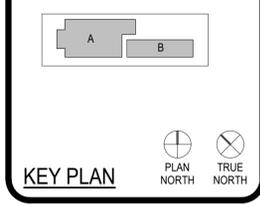


5 BARHOUSE EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

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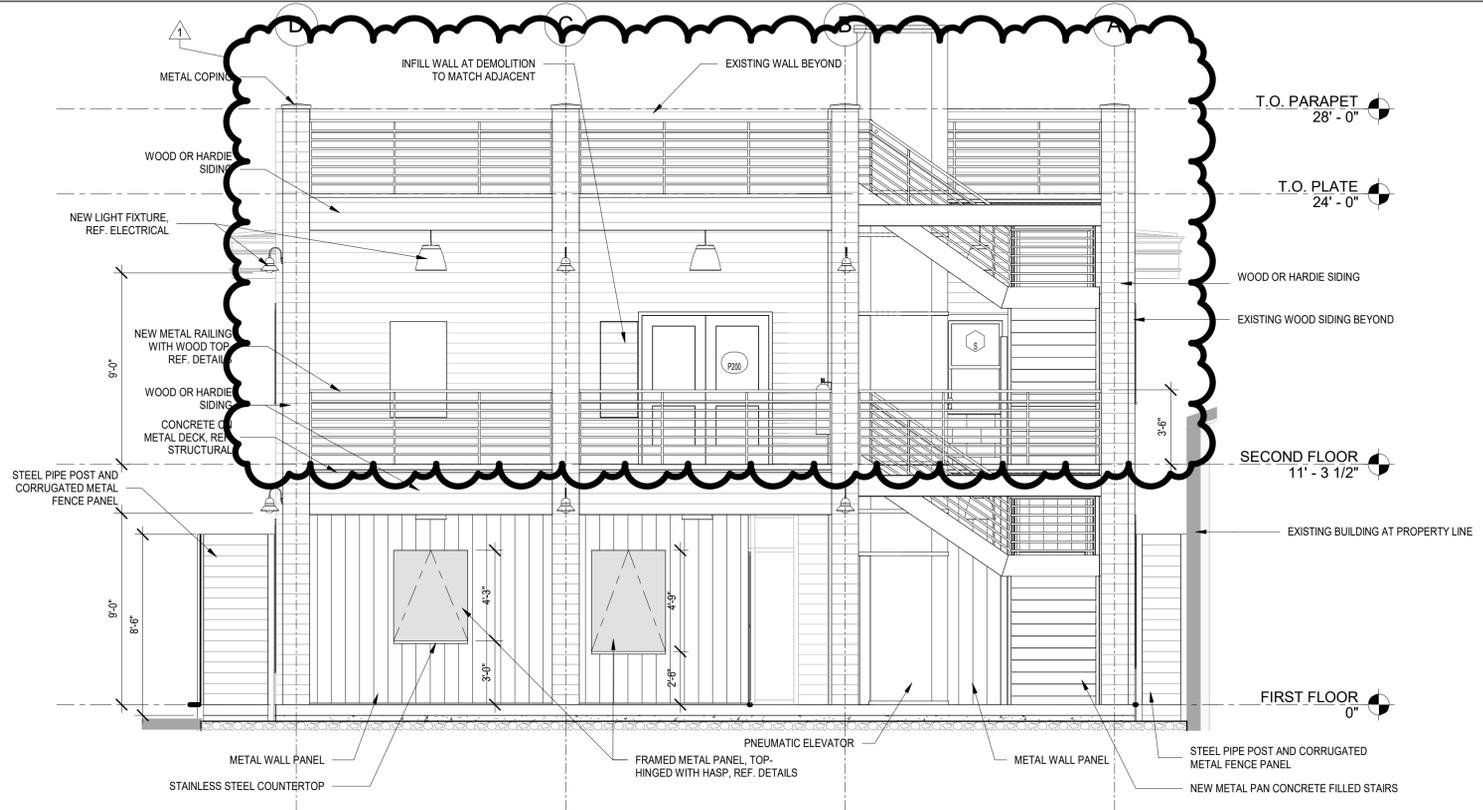
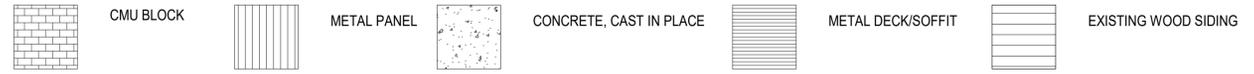


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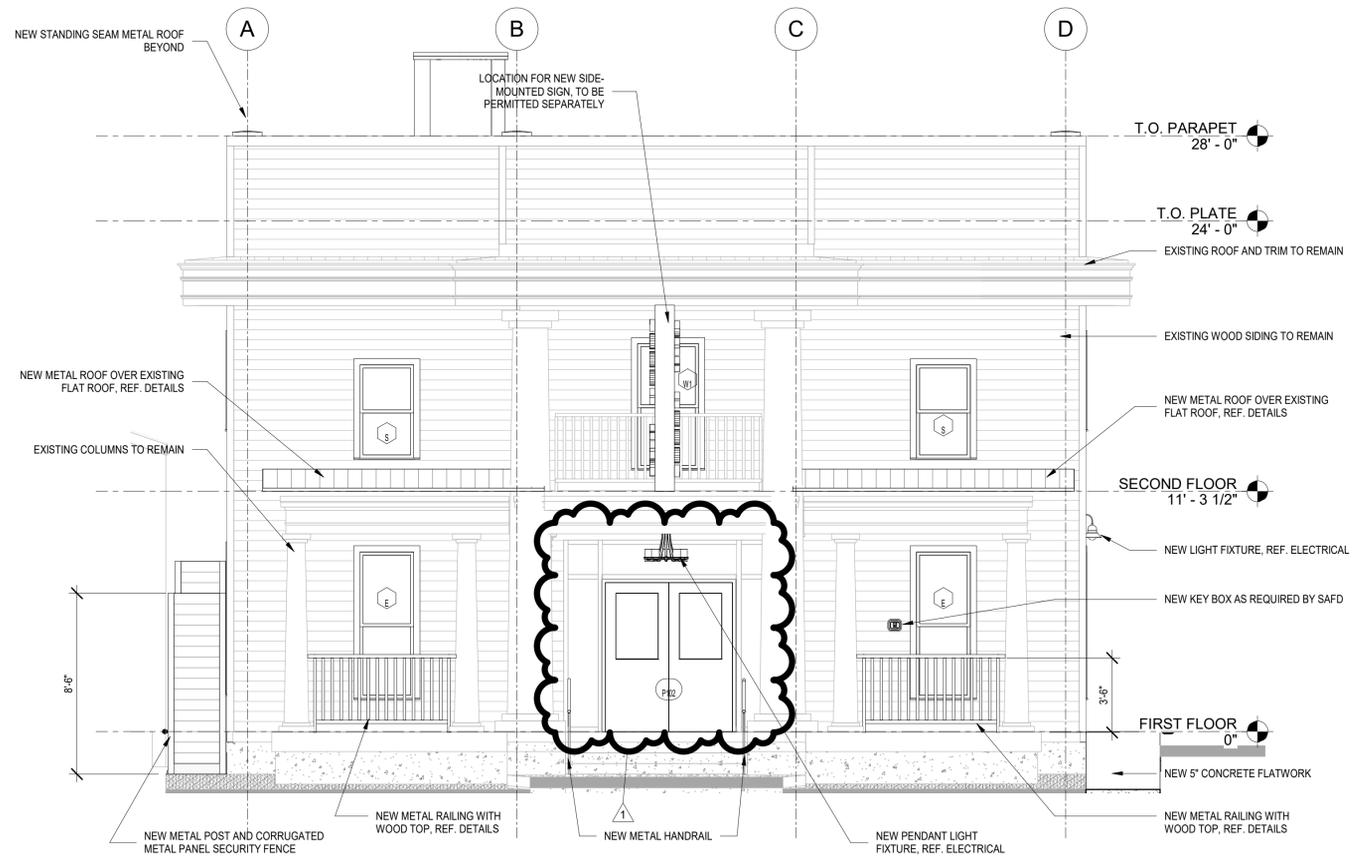
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A6.01

EXTERIOR MATERIALS LEGEND



13 BARHOUSE EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



3 BARHOUSE EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

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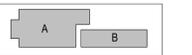
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KEY PLAN
PLAN NORTH
TRUE NORTH



JULY 25, 2023

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| CLIENT | BAR HOUSE, LLC | |
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| DATE | JULY 25, 2023 | |
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EXTERIOR ELEVATIONS

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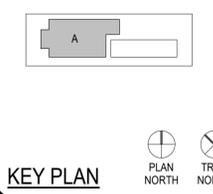
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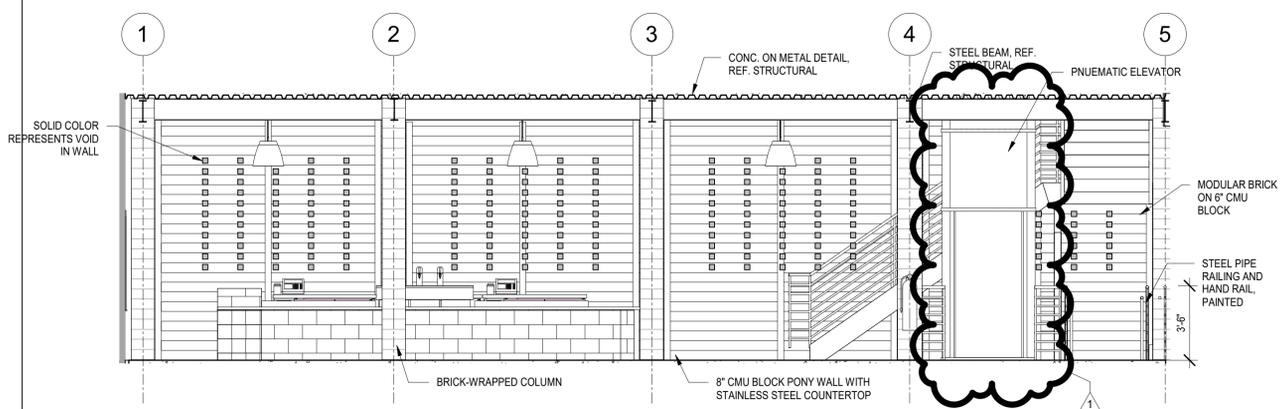
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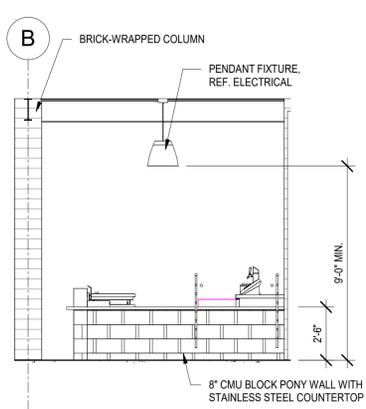
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ISSUE FOR PERMIT
INTERIOR ELEVATIONS

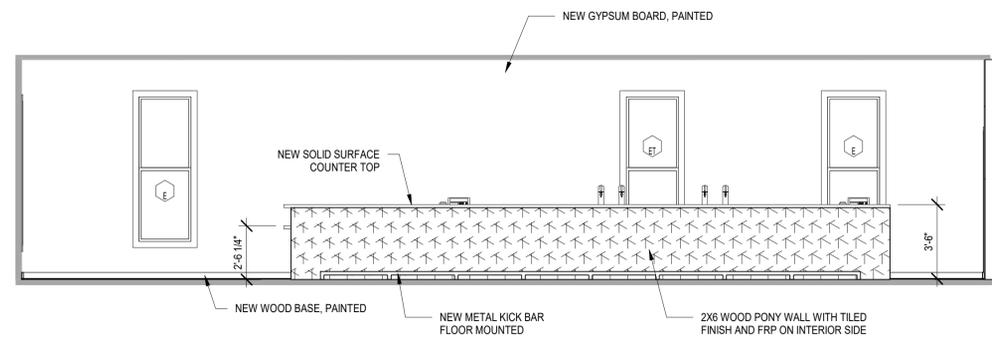
A6.20



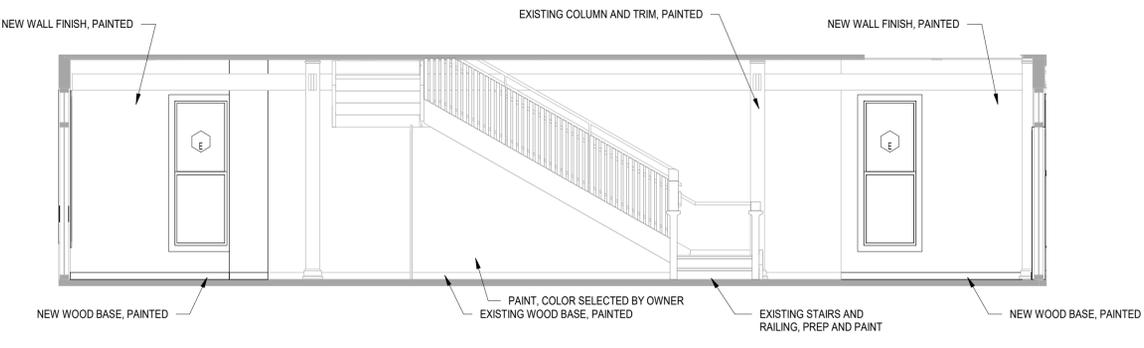
18 SECOND FLOOR BAR EAST
1/4" = 1'-0"



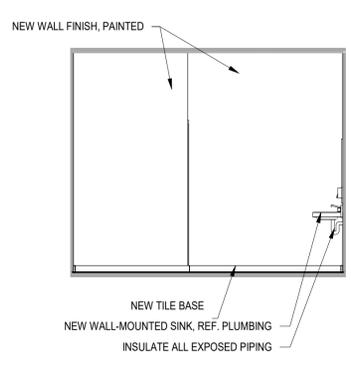
19 SECOND FLOOR BAR NORTH ELEVATION
1/4" = 1'-0"



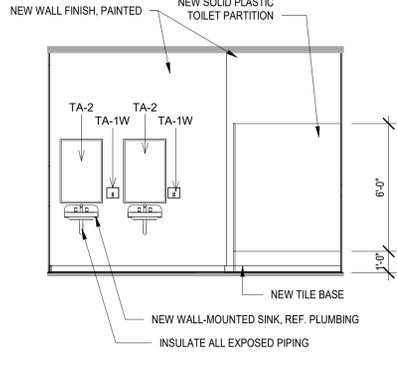
12 LOUNGE FRONT ELEVATION
1/4" = 1'-0"



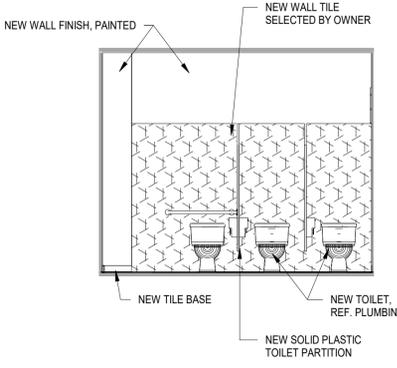
15 EXISTING STAIR WEST ELEVATION
1/4" = 1'-0"



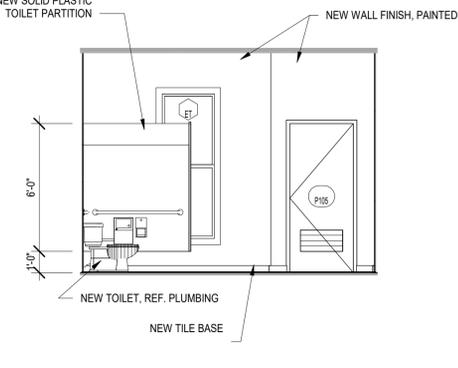
6 WOMEN'S NORTH ELEVATION
1/4" = 1'-0"



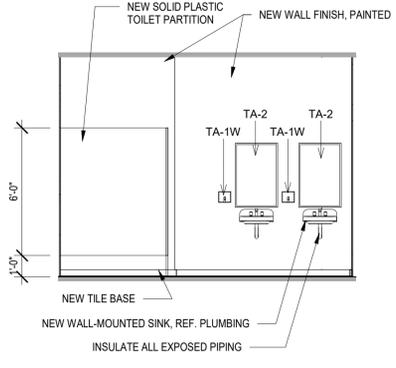
7 WOMEN'S EAST ELEVATION
1/4" = 1'-0"



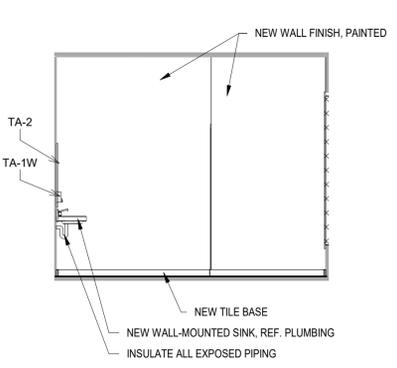
8 WOMEN'S SOUTH ELEVATION
1/4" = 1'-0"



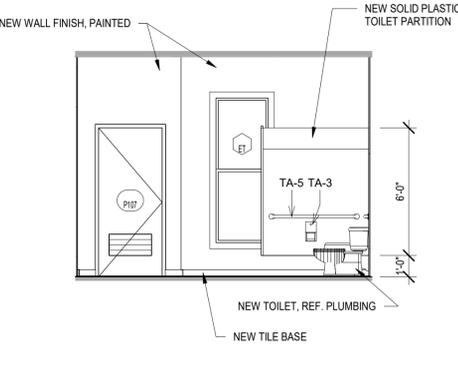
9 WOMEN'S WEST ELEVATION
1/4" = 1'-0"



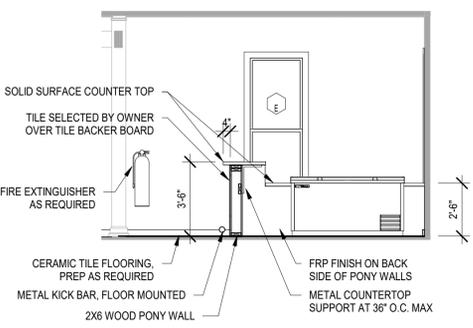
2 MEN'S EAST ELEVATION
1/4" = 1'-0"



3 MEN'S SOUTH ELEVATION
1/4" = 1'-0"



4 MEN'S WEST ELEVATION
1/4" = 1'-0"



5 LOUNGE NORTH ELEVATION
1/4" = 1'-0"

CHECKED BY: Checker

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WOOD NOTES

MATERIALS

Structural sawn lumber design values shall comply with the latest edition of the grading rules of the Western Wood Products Association (WWPA) or equal. All sawn lumber shall be stamped with the grade match of an approved lumber grading agency. Structural sawn lumber components shall have the following minimum grade (unless noted otherwise on plans):

| Use | Material |
|------------------------------------|------------------------|
| 2x sill plates | Treated Douglas Fir |
| 2x top plates | Douglas Fir Stud Grade |
| 2x4 studs/blocking | Douglas Fir Stud Grade |
| 2x6 studs (up to 10'-0" in height) | Douglas Fir Stud Grade |
| 2x6 studs (over 10'-0" in height) | Douglas Fir No. 2 |
| Joists and all other sawn lumber | Douglas Fir No. 2 |
| 6x beams and 6x posts | Douglas Fir No. 1 |

Glue-Laminated beams (GLB) shall be Douglas Fir 24F-V4 unless noted otherwise on the plans. All cantilevered GLB beams shall be Douglas Fir 24F-V8. The GLB beams shall have the following minimum properties:

E=1,800,000 psi
Fb=2400 psi
Fv=165 psi

Fabrication and handling shall conform to the latest AITC and ASTM standards. Beams shall bear an appropriate grade stamp clearly noting its design properties. Beams shall be manufactured with industry standard minimum camber (2000' radius) unless camber is specifically noted on the plans.

Laminated Veneer Lumber (LVL) shall be Douglas fir and manufactured in accordance with TrusJoist Macmillan Corporation manufacturing standards as referenced in NER-481, or approved equal. All LVL members shall have the following minimum properties:

E=1,800,000 psi
Fb=2800 psi
Fv=285 psi
Fc(parallel)=2510 psi
Fc(perpendicular)=750 psi

When multiple LVL pieces are grouped together, they shall be fastened with (2) rows of 16d nails at 12" o.c. for member depths up to 14" in depth. LVL members greater than 14" in depth shall be used in built up sections only, and shall be fastened together with (3) rows of 16d nails at 12" o.c.

Parallel Strand Lumber (PSL) shall be Douglas fir and manufactured in accordance with TrusJoist Macmillan Corporation manufacturing standards as referenced in NER-481, or approved equal. All LVL members shall have the following minimum properties:

E=2,000,000 psi
Fb=2900 psi
Fv=290 psi
Fc(parallel)=2900 psi
Fc(perpendicular)=750 psi

FRAMING

All sills or plates resting on concrete or masonry shall be pressure treated Douglas Fir or other locally approved chemically treated lumber.

All beams shall be considered flush bottom unless noted otherwise on the plans. Girder trusses and beams shall have full bearing (for example a (3) ply girder truss shall have a minimum of (3) 2x studs carried to the foundation or carrying beam per plans) at each bearing point with (2) 2x studs minimum. Nail studs together per typical nailing schedule. Beams and girder trusses (2) ply or larger) bearing on the top plate shall be attached to the top plate with an A34 framing anchor or (2) 16d toenails each side of the structural member (unless noted otherwise on the plans).

Openings in a single level or top level of the structure shall be framed as follows:
1. Widths less than 6'-0" wide shall be framed with (1) 2x king stud and (1) 2x trimmer stud each side of the opening (unless noted otherwise on the plans).
2. Widths greater than 6'-0" but less than 16'-0" shall have (2) 2x king studs and (1) 2x trimmer stud each side of the opening (unless noted otherwise on the plans).

In exterior walls, interior bearing partitions and shearwalls, any wood stud may be cut or notched to a depth not exceeding 25% of its width. Cutting or notching of the studs to a depth greater than 40% of the width of the stud is permitted in non-bearing partitions supporting no loads other than the weight of the partition. The cut or notched stud shall be mechanically reinforced per the general detail.

A hole not greater in diameter than 40% of the stud width may be bored in any wood stud. Bored holes not greater than 60% of the width of the stud is permitted in non-bearing partitions or in any wall where each bored stud is doubled, provided not more than two such successive doubled studs are bored. In no case shall the edge of the bored hole be nearer than 5/8" to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch. Do not notch joists, rafters or beams, unless noted otherwise on the plans. Approval for any holes or notches not indicated on the plans shall be provided by the engineer of record, in writing, prior to the work being done on the site.

All bolt shall be installed in holes bored with a bit 1/16" larger than the diameter of the bolt. Bolts and nuts seating on wood shall have cut steel washers under heads and nuts. Ding threads to prevent loosening. Lag bolts shall be installed in pre-drilled holes by hand turning with a wrench (not with an electric or pneumatic impact tool).

All nails (except 16d nails) shall be common nails unless specifically noted otherwise on the plans. 16d nails may be 16d sinker, 16d box, pneumatic (P-nail), or 12d common, unless noted otherwise on the plans. Nails shall be driven so that heads are flush with wood surface. Over or under driven nails will not be acceptable. Miscellaneous nailing shall be per the current approved code nailing schedule, or as listed below:

| Nail Size | Shank Diameter | Length |
|------------|----------------|--------|
| 16d common | .162" | 3 1/2" |
| 16d sinker | .148" | 3 1/4" |
| 16d box | .135" | 3 1/2" |
| 12d common | .148" | 3 1/4" |
| 10d | .148" | 3" |
| 8d | .131" | 2 1/2" |

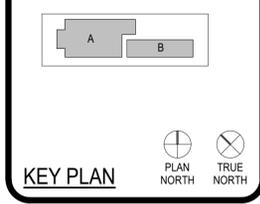
Reference current City Adopted Codes for structural requirements on Roof Loads, Wind Design and Seismic Design



| | |
|----------------|--|
| ARCHITECT | Above Ground Design, PLLC 200 Grooms Road Cibolo, Texas 78108 |
| MEPT | HM3 Engineering 2902 N Flores Street San Antonio, Texas 78212 |
| STRUCTURAL | Hoffer Structural Solutions 845 Proton Road San Antonio, Texas 78258 |
| COPYRIGHT 2023 | |

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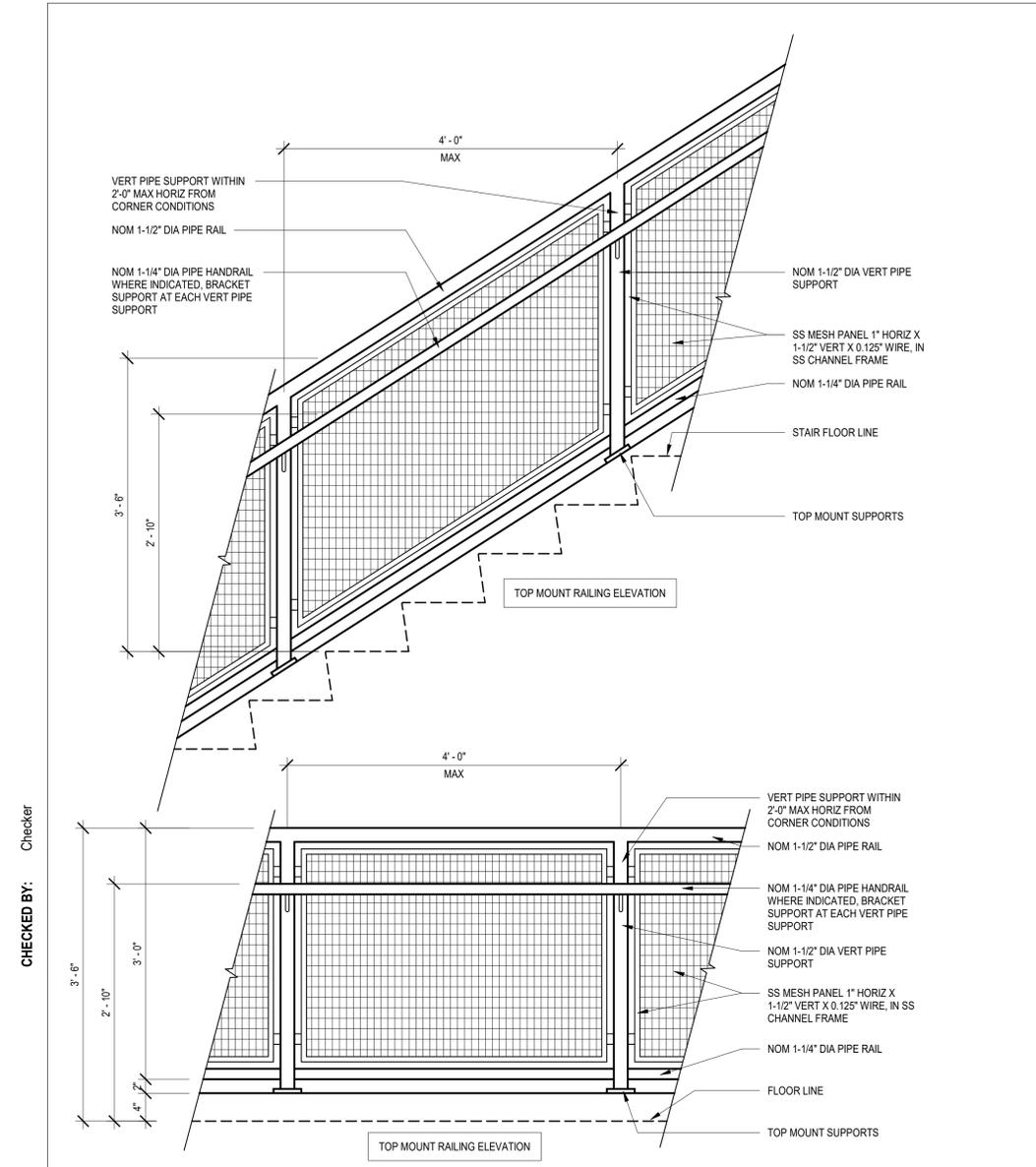
20 NORTH ALAMO STREET
SAN ANTONIO, TEXAS 78215
ISSUE FOR PERMIT



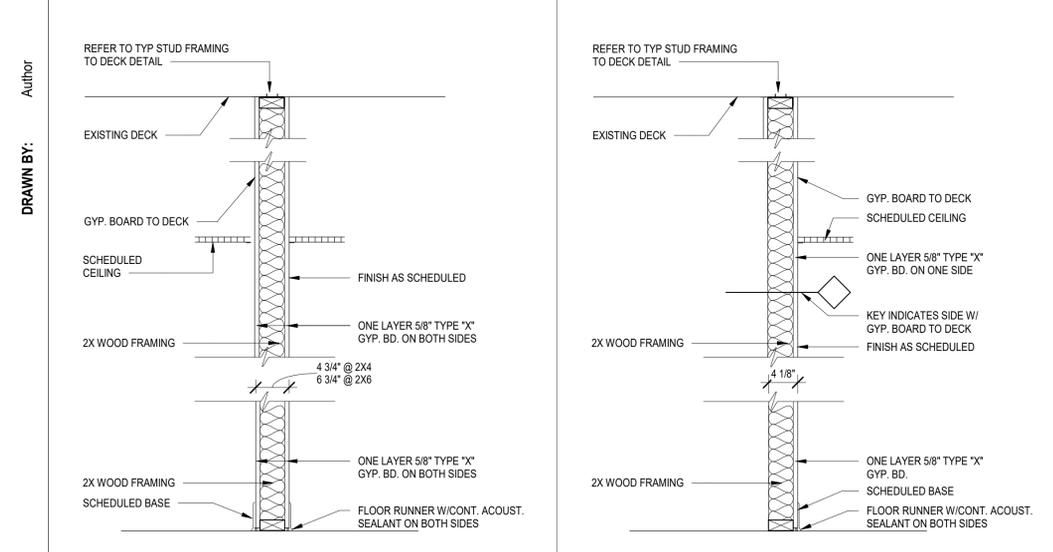
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|----------------|----------------|------|
| CLIENT | BAR HOUSE, LLC | |
| PROJECT NUMBER | 21003 | |
| DATE | JULY 25, 2023 | |
| REVISIONS | | |
| No. | Description | Date |
| | | |

ISSUE FOR PERMIT
PARTITION, STAIR & RAILING DETAILS

A7.00



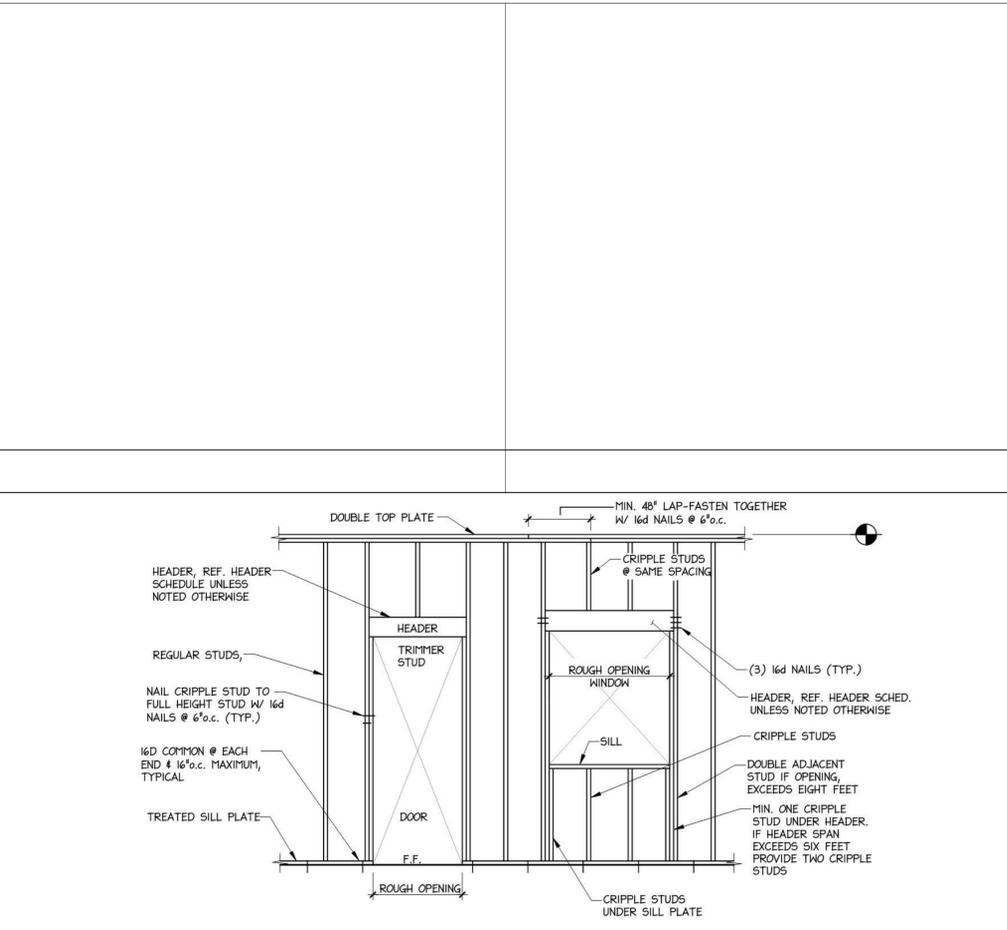
10 RAILING ELEVATION PANELS



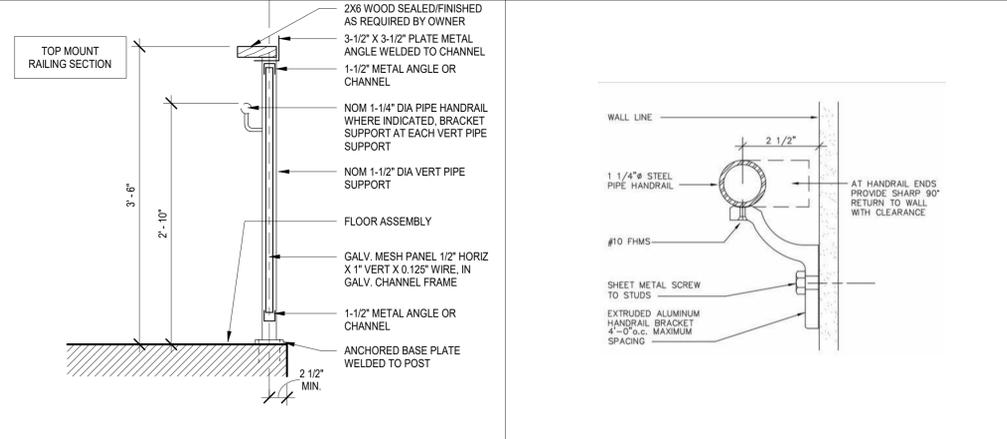
| TYPE | FIRE RATG | DESCRIPTION | TYPE | FIRE RATG | DESCRIPTION |
|------|-----------|---|------|-----------|---|
| 2X4 | 20 MINS | 2X4 WOOD STUD TO DECK, 5/8" GYPSUM BOARD BOTH SIDES | 2X4 | N/A | 2X4 WOOD STUD TO DECK, 5/8" GYPSUM BOARD ONE SIDE |
| 2X6 | 20 MINS | 2X6 WOOD STUD TO DECK, 5/8" GYPSUM BOARD BOTH SIDES | | | |

5 PARTITION TYPE 2X

4 PARTITION TYPE F2X4

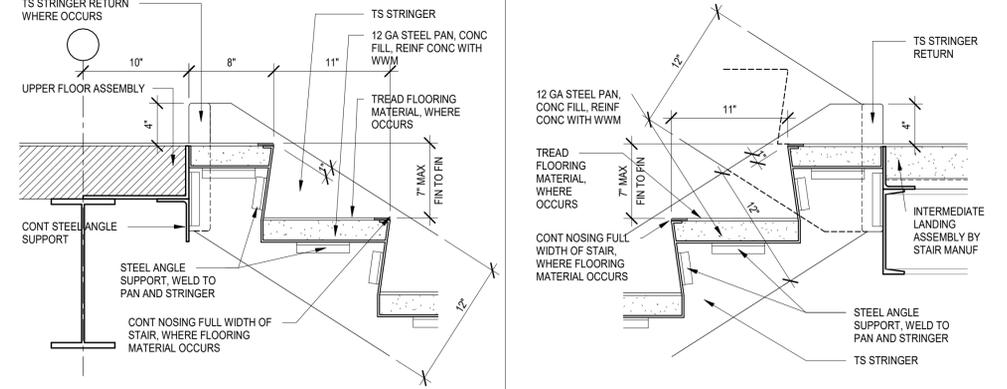


13 WD-FRAMING DETAIL



8 RAILING PANELS SECTION TYP.

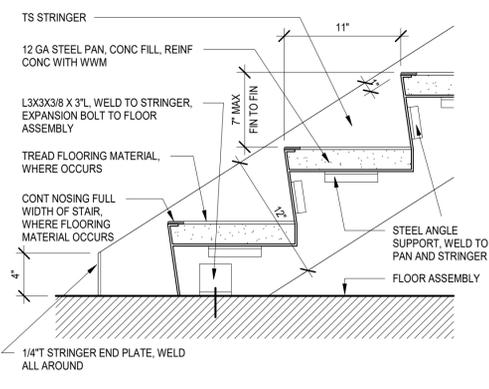
7 HANDRAIL DETAIL



3 STAIR UPPER LANDING

2 STAIR INTERMEDIATE LANDING

1 STAIR BOTTOM LANDING



1 STAIR BOTTOM LANDING

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ARCHITECT Above Ground Design, PLLC
200 Grooms Road
Cibola, Texas 78108

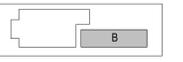
MEPT HM3 Engineering
2902 N Flores Street
San Antonio, Texas 78212

STRUCTURAL Hoffer Structural Solutions
845 Proton Road
San Antonio, Texas 78258

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820 NORTH ALAMO STREET
SAN ANTONIO, TEXAS 78215
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KEY PLAN



CLIENT
BAR HOUSE, LLC

PROJECT NUMBER
21003

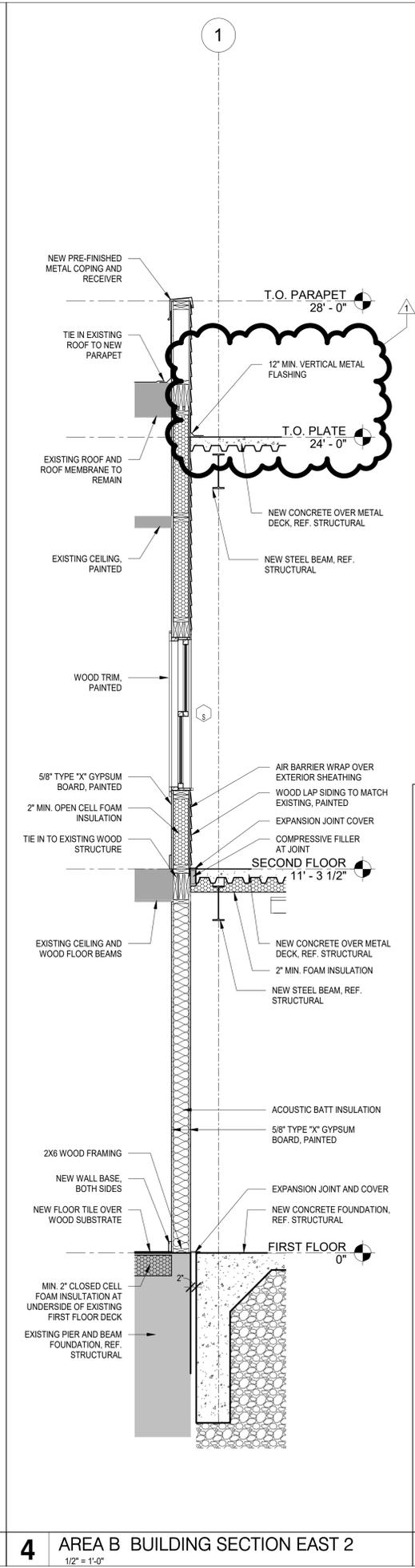
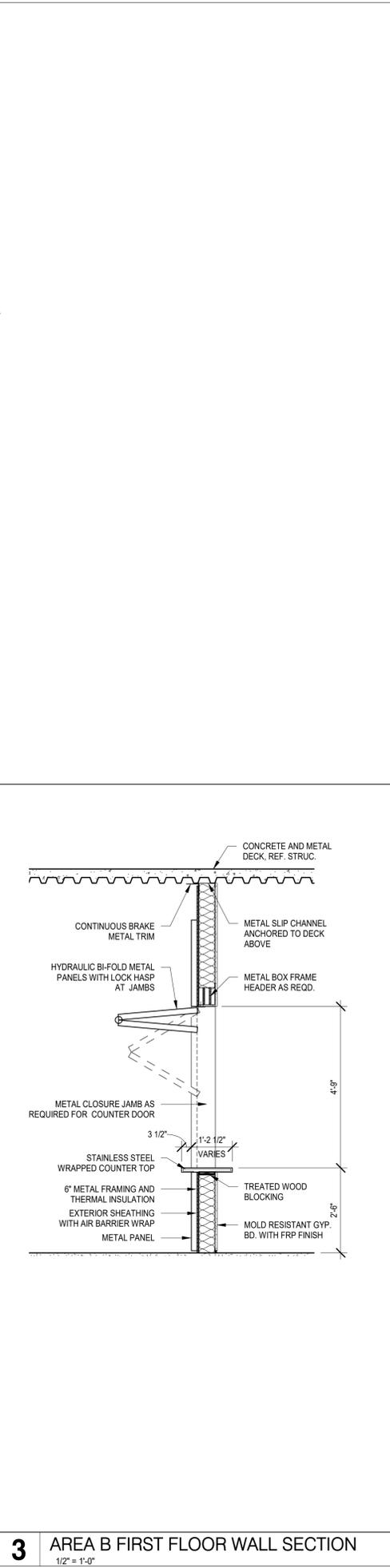
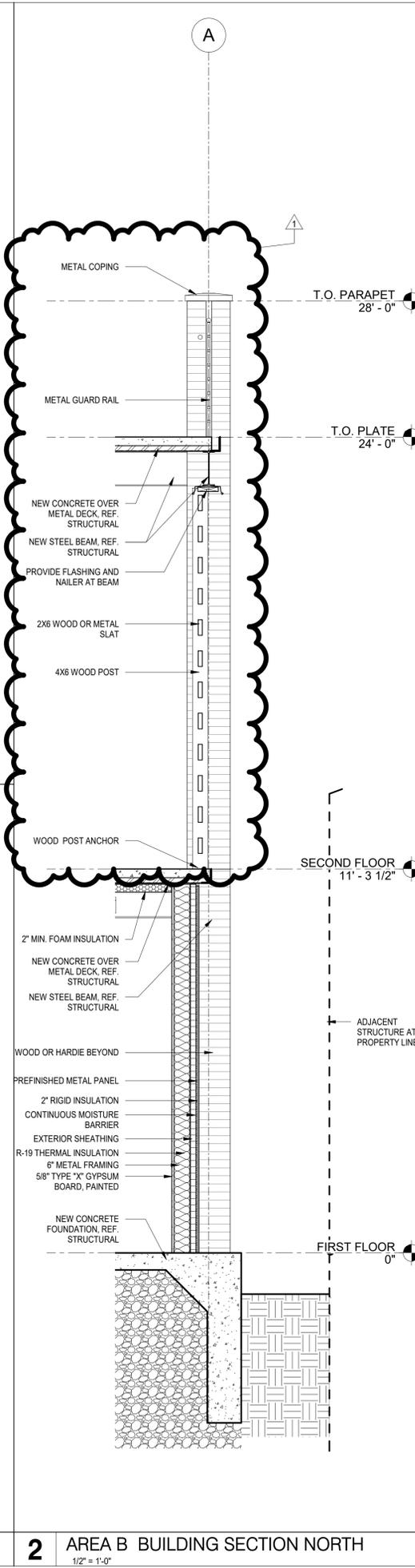
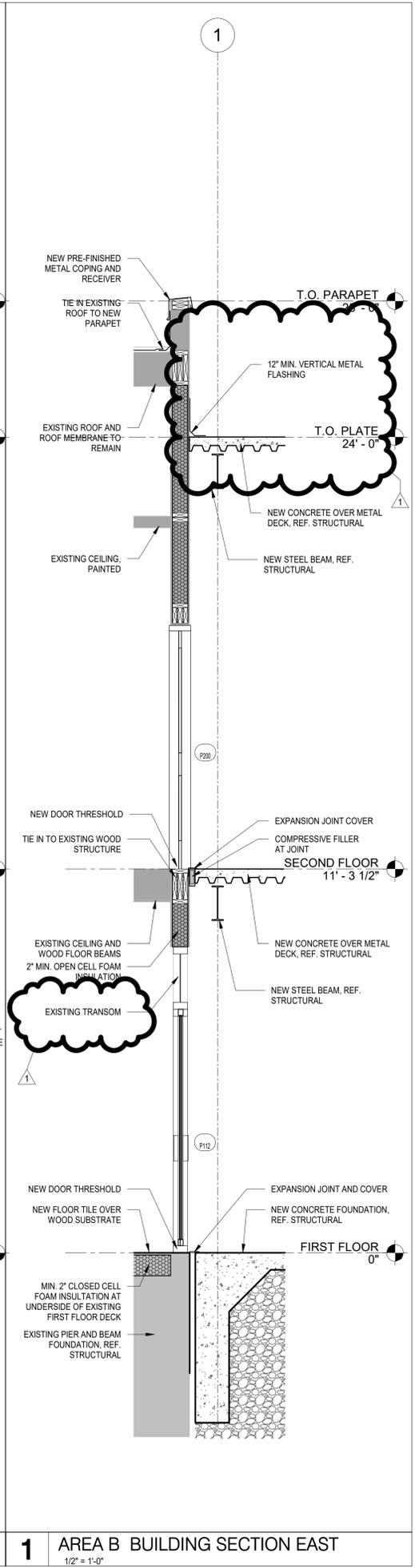
DATE
JULY 25, 2023

REVISIONS

| No. | Description | Date |
|-----|---------------------|------------|
| 1 | COSEA HDRC REVISION | 07.25.2023 |

ISSUE FOR PERMIT
WALL SECTION DETAILS

A7.10



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4 AREA B BUILDING SECTION EAST 2
1/2" = 1'-0"

3 AREA B FIRST FLOOR WALL SECTION
1/2" = 1'-0"

2 AREA B BUILDING SECTION NORTH
1/2" = 1'-0"

1 AREA B BUILDING SECTION EAST
1/2" = 1'-0"



ARCHITECT Above Ground Design, PLLC
200 Grooms Road
Cibola, Texas 78108

MEPT HM3 Engineering
2902 N Flores Street
San Antonio, Texas 78212

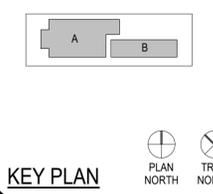
STRUCTURAL Hoffer Structural Solutions
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CLIENT
BAR HOUSE, LLC

PROJECT NUMBER
21003

DATE
JULY 25, 2023

REVISIONS

| No. | Description | Date |
|-----|---------------------|------------|
| 1 | COISA HDRC REVISION | 07.25.2023 |

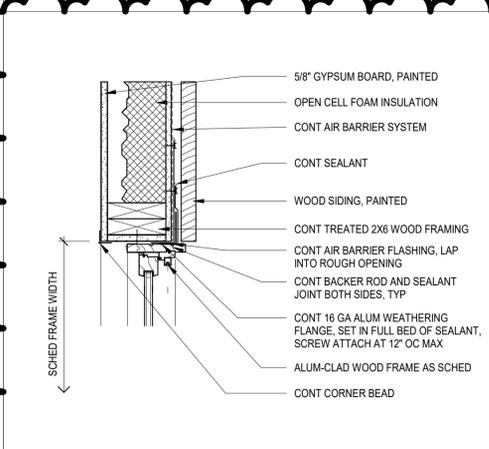
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DOOR, WINDOW AND FRAME ELEVATIONS

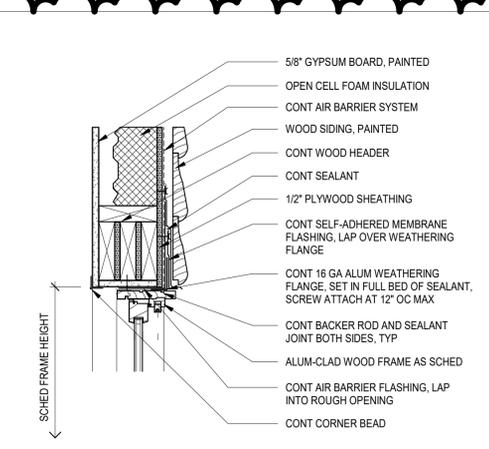
A9.01

DOOR SCHEDULE - FIRST FLOOR

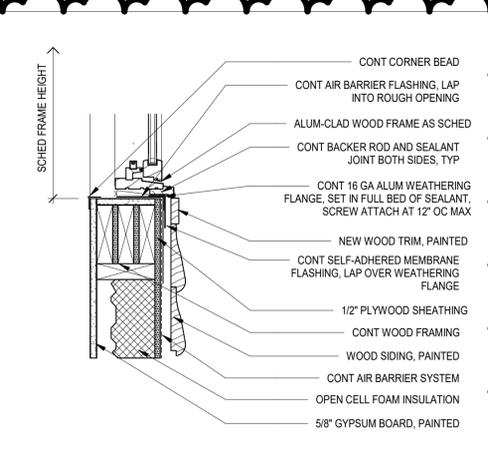
| MARK | ELEV. | PAIR / SING | DOOR PANEL SIZE W x H | | | MATL. | ELEV. | DOOR FRAME SIZE W x H | | | MATL. | DETAILS | | | | REMARKS | |
|------|-------|-------------|-----------------------|------------|--|-------|-------|-----------------------|-------|--|-------|---------|------|------|------|---------|-------------------|
| | | | W | H | | | | W | H | | | SILL | JAMB | HEAD | H.W. | | FIRE RATING LABEL |
| P102 | HG | PAIR | 6'-0" | 7'-0" | | WOOD | 1 | 6'-4" | 7'-2" | | WOOD | | | | | | |
| P105 | L | SING | 3'-0" | 7'-0" | | WOOD | 1 | 3'-4" | 7'-2" | | WOOD | | | | | | |
| P106 | L | SING | 2'-8" | 7'-0" | | WOOD | 1 | 2'-10" | 7'-2" | | WOOD | | | | | | |
| P107 | L | SING | 3'-0" | 7'-0" | | WOOD | 1 | 3'-4" | 7'-2" | | WOOD | | | | | | |
| P109 | L | SING | 3'-0" | 7'-0" | | WOOD | 1 | 3'-4" | 7'-2" | | WOOD | | | | | | |
| P110 | F | SING | 3'-0" | 7'-0" | | HM | 1 | 3'-4" | 7'-2" | | HM | | | | | | |
| P112 | FG | PAIR | 5'-8" | 6'-11 1/2" | | GLASS | 1 | 6'-4" | 7'-2" | | WOOD | | | | | | |
| P114 | F | SING | 3'-0" | 7'-0" | | HM | 1 | 3'-4" | 7'-2" | | HM | | | | | | |
| P200 | FGIR | PAIR | 6'-0" | 7'-0" | | WOOD | 1 | 6'-4" | 7'-2" | | WOOD | | | | | | |
| P202 | FG | PAIR | 6'-0" | 7'-0" | | WOOD | 1 | 6'-4" | 7'-2" | | WOOD | | | | | | |
| P203 | GATE | PAIR | 10'-0" | 8'-0" | | ST | | | | | ST | | | | | | |
| P205 | L | SING | 3'-0" | 7'-0" | | WOOD | 1 | 3'-4" | 7'-2" | | WOOD | | | | | | |
| P206 | L | SING | 3'-0" | 7'-0" | | WOOD | 1 | 3'-4" | 7'-2" | | WOOD | | | | | | |



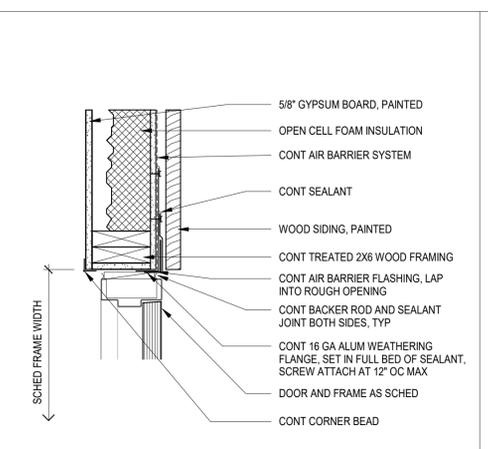
15 ALUM-CLAD WOOD JAMB - EXTERIOR
1 1/2" = 1'-0"



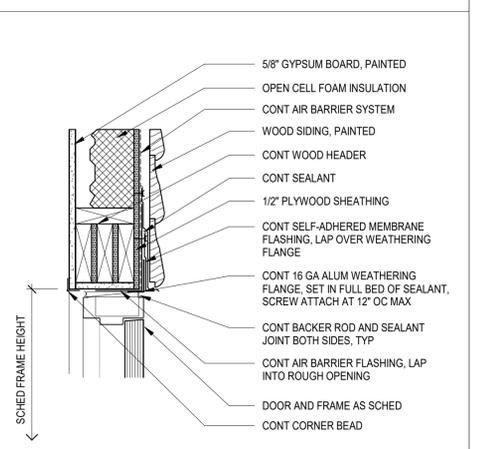
14 ALUM-CLAD WOOD HEAD - EXTERIOR
1 1/2" = 1'-0"



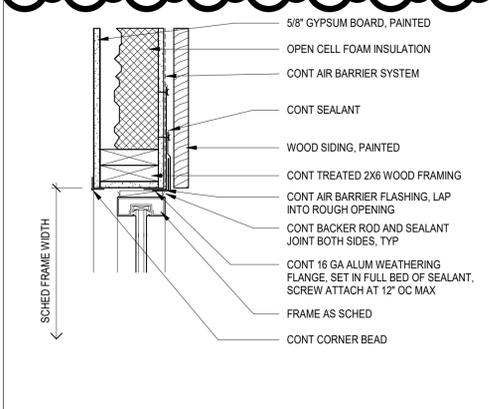
13 ALUM-CLAD WOOD SILL - EXTERIOR
1 1/2" = 1'-0"



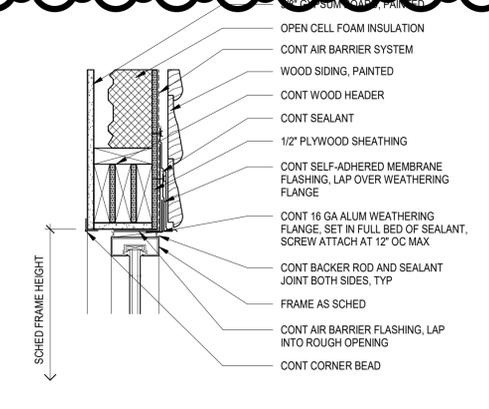
12 HM DOOR JAMB
1 1/2" = 1'-0"



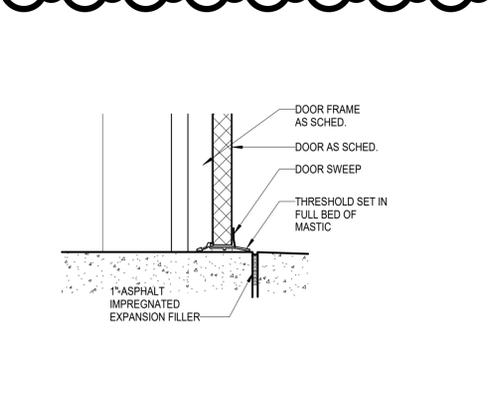
11 HM DOOR HEAD
1 1/2" = 1'-0"



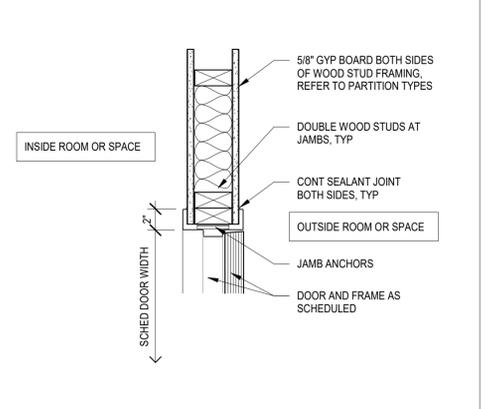
10 ALUM FRAME JAMB
1 1/2" = 1'-0"



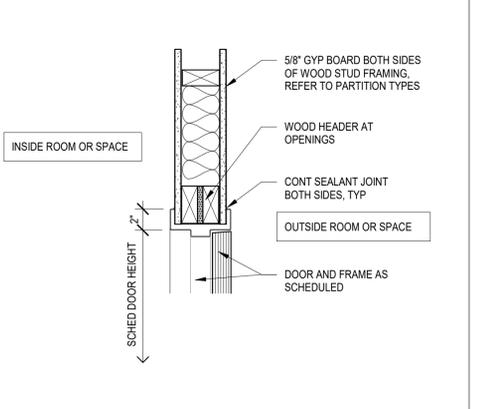
9 ALUM FRAME HEAD
1 1/2" = 1'-0"



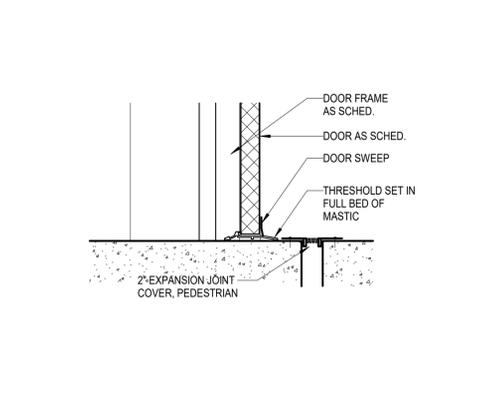
8 EXT DOOR THRESHOLD TYPICAL
1 1/2" = 1'-0"



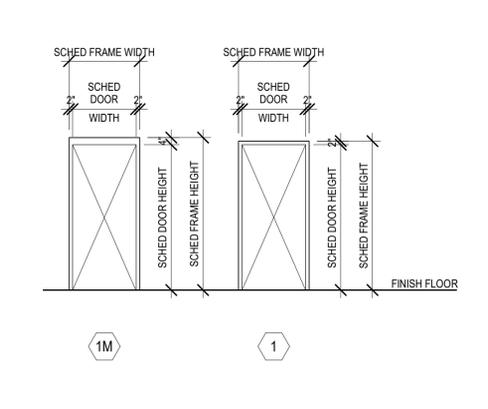
7 WD DOOR JAMB
1 1/2" = 1'-0"



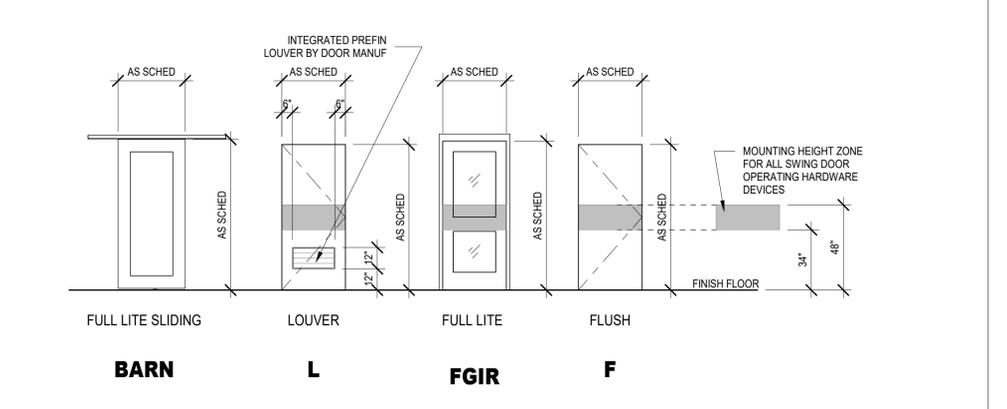
6 WD DOOR HEAD
1 1/2" = 1'-0"



4 EXT DOOR THRESHOLD-EXPANSION JOINT
1 1/2" = 1'-0"



DOOR FRAME ELEVATION TYPES
1/4" = 1'-0"



DOOR PANEL ELEVATION TYPES
1/4" = 1'-0"

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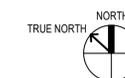
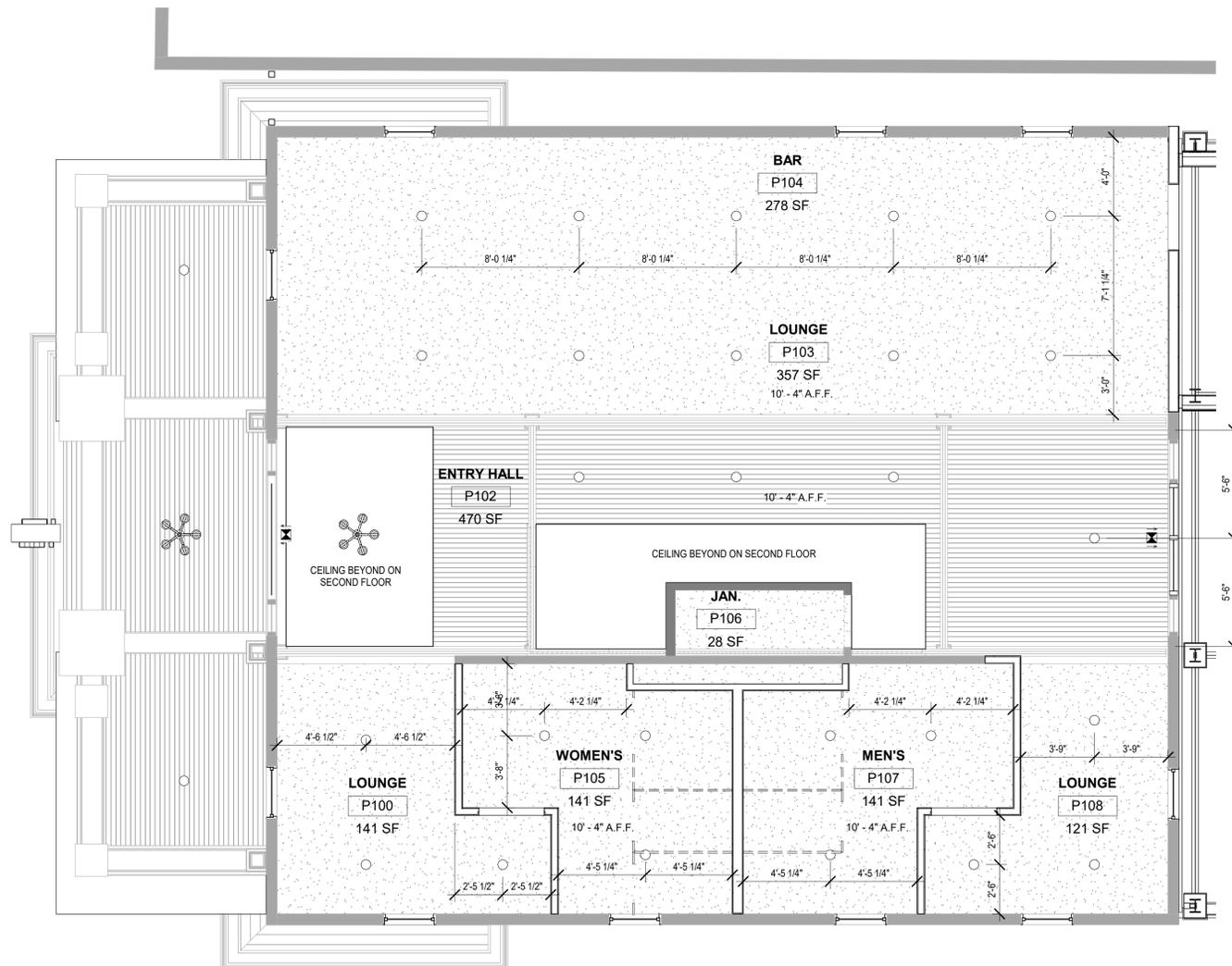
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GENERAL CEILING PLAN NOTES

- REFER TO AND COORD. WITH ROOM FINISH SCHEDULES FOR SPECIFIC CEILING TYPES.
- ALL SCHEDULED CEILING HEIGHTS ARE FROM THE MAIN FLOOR LEVEL WITHIN THE ROOM AND OR SPACE, AND ARE NOT FROM AN ELEVATED FLOOR LEVEL, AND ARE NOT FROM A RECESSED FLOOR LEVEL.
- NO FIRE SPRINKLER HEADS ARE SHOWN ON ARCH. CEILING PLANS. ALL SPRINKLER HEADS SHALL BE CENTERED WITHIN CEILING TILES U.N.O.
- ONLY CEILING MOUNTED FIXTURES AND EQUIP. IS SHOWN ON ARCH. CEILING PLANS. REFER TO INTERIOR ELEVATIONS FOR WALL MOUNTED FIXTURES. REFER TO MEPT DOCUMENTS FOR ADDITIONAL INFORMATION CONCERNING CEILING MOUNTED FIXTURES AND OR WALL MOUNTED FIXTURES.
- CEILING MOUNTED LIGHT FIXTURES ARE SHOWN FOR LOCATION PURPOSES ONLY. COORD. WITH ELEC. DOCUMENTS FOR LIGHT FIXTURE DESIGNATIONS.
- CEILING MOUNTED LIGHT FIXTURES WITHIN FIRE RATED CEILING ASSEMBLIES SHALL HAVE LIGHT FIXTURE PROTECTION AND BE TENTED OR OTHERWISE FIRE RATED TO MATCH CEILING ASSEMBLY FIRE RATING.
- VERIFY LOCATIONS OF ALL CEILING ACCESS PANELS WITH MEPT DOCUMENTS. COORD. LOCATIONS OF CEILING ACCESS PANELS WITH ARCH. PRIOR TO INSTALLATION. CEILING ACCESS PANEL FIRE RATINGS SHALL MATCH CEILING ASSEMBLY FIRE RATINGS.
- REFER TO WALL SECTIONS FOR WALL-CEILING INTERFACE

CEILING MATERIALS LEGEND

-  GYPSUM BOARD
RE: FINISH SCHEDULE
-  WOOD BEAD BOARD
RE: FINISH SCHEDULE
-  6" RECESSED LED CAN LIGHT
-  SHIELD LED DOWN LIGHT
-  EXIT LIGHT
-  1X4 LED RECESSED LIGHT
-  HIGH BAY LED LIGHT FIXTURE
-  LED SURFACE STRIP LIGHT FIXTURE
-  LED METAL FAN



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7/25/2023 9:10:34 AM

5 FIRST FLOOR REFLECTED CEILING PLAN - AREA A

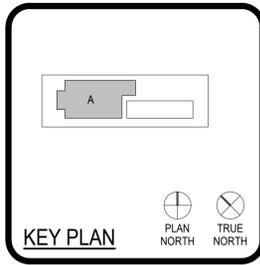
1/4" = 1'-0"



| | |
|----------------|--|
| ARCHITECT | Above Ground Design, PLLC 200 Grooms Road Cibola, Texas 78108 |
| MEPT | HM3 Engineering 2902 N Flores Street San Antonio, Texas 78212 |
| STRUCTURAL | Hoffer Structural Solutions 845 Proton Road San Antonio, Texas 78258 |
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SAN ANTONIO, TEXAS 78215
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| CLIENT | BAR HOUSE, LLC | |
| PROJECT NUMBER | 21003 | |
| DATE | JULY 25, 2023 | |
| REVISIONS | | |
| No. | Description | Date |
| | | |
| | | |

ISSUE FOR PERMIT

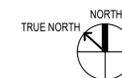
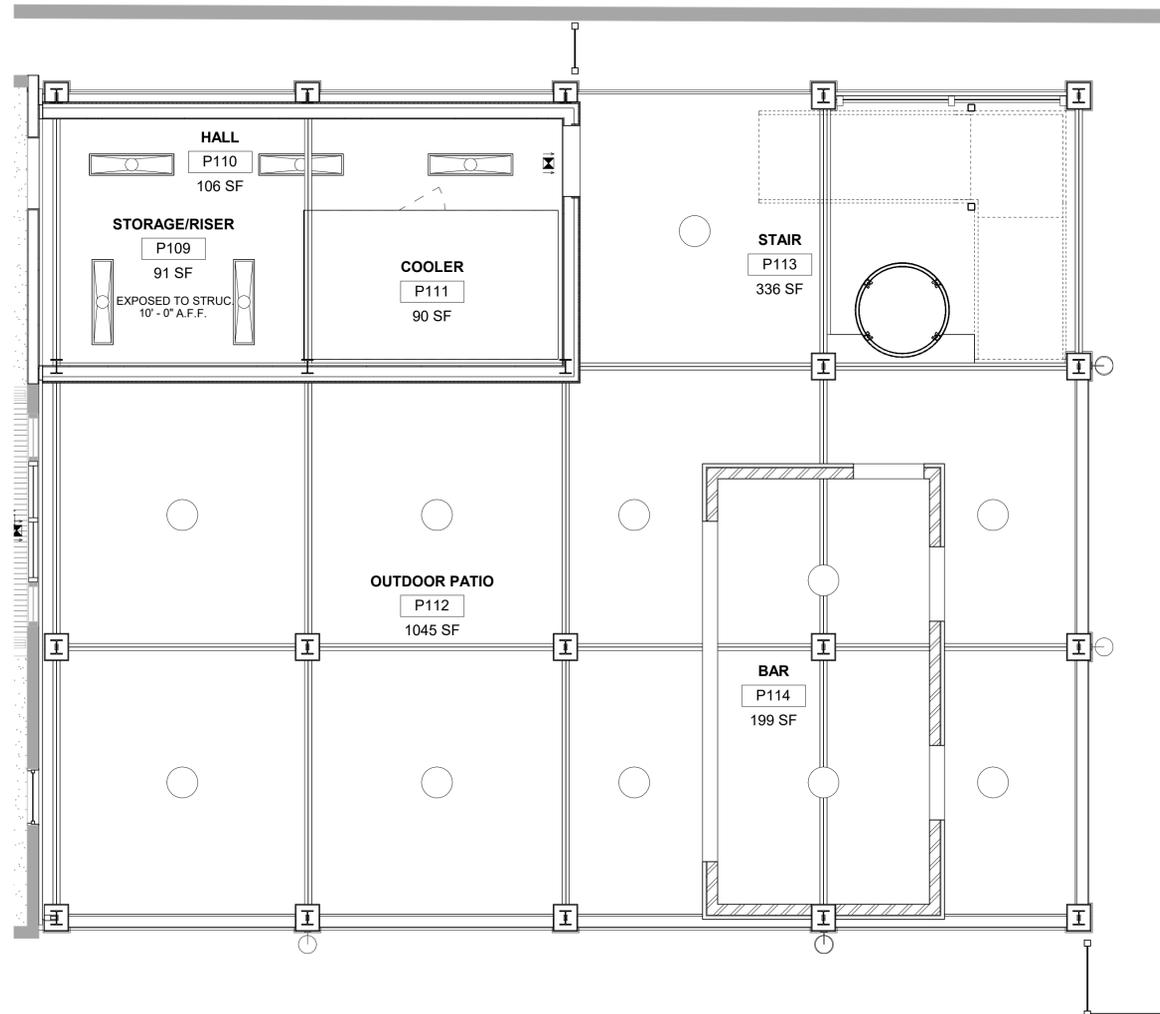
**REFLECTED
CEILING PLAN -
FIRST FLOOR AREA
A**

A10.01A

CHECKED BY: Checker

DRAWN BY: Author

7/25/2023 9:10:36 AM



GENERAL CEILING PLAN NOTES

1. REFER TO AND COORD. WITH ROOM FINISH SCHEDULES FOR SPECIFIC CEILING TYPES
2. ALL SCHEDULED CEILING HEIGHTS ARE FROM THE MAIN FLOOR LEVEL WITHIN THE ROOM AND OR SPACE, AND ARE NOT FROM AN ELEVATED FLOOR LEVEL, AND ARE NOT FROM A RECESSED FLOOR LEVEL.
3. NO FIRE SPRINKLER HEADS ARE SHOWN ON ARCH. CEILING PLANS. ALL SPRINKLER HEADS SHALL BE CENTERED WITHIN CEILING TILES U.A.O.
4. ONLY CEILING MOUNTED FIXTURES AND EQUIP. IS SHOWN ON ARCH. CEILING PLANS. REFER TO INTERIOR ELEVATIONS FOR WALL MOUNTED FIXTURES. REFER TO MEPT DOCUMENTS FOR ADDITIONAL INFORMATION CONCERNING CEILING MOUNTED FIXTURES AND OR WALL MOUNTED FIXTURES.
5. CEILING MOUNTED LIGHT FIXTURES ARE SHOWN FOR LOCATION PURPOSES ONLY. COORD. WITH ELEC. DOCUMENTS FOR LIGHT FIXTURE DESIGNATIONS.
6. CEILING MOUNTED LIGHT FIXTURES WITHIN FIRE RATED CEILING ASSEMBLIES SHALL HAVE LIGHT FIXTURE PROTECTION AND BE TENTED OR OTHERWISE FIRE RATED TO MATCH CEILING ASSEMBLY FIRE RATING.
7. VERIFY LOCATIONS OF ALL CEILING ACCESS PANELS WITH MEPT DOCUMENTS. COORD. LOCATIONS OF CEILING ACCESS PANELS WITH ARCH. PRIOR TO INSTALLATION. CEILING ACCESS PANEL FIRE RATINGS SHALL MATCH CEILING ASSEMBLY FIRE RATINGS.
8. REFER TO WALL SECTIONS FOR WALL-CEILING INTERFACE

CEILING MATERIALS LEGEND

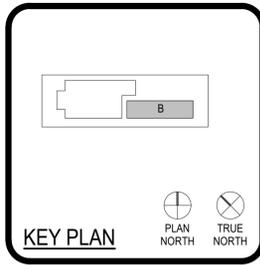
- GYPSUM BOARD
RE: FINISH SCHEDULE
- WOOD BEAD BOARD
RE: FINISH SCHEDULE
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- EXIT LIGHT
- 1X4 LED RECESSED LIGHT
- HIGH BAY LED LIGHT FIXTURE
- LED SURFACE STRIP LIGHT FIXTURE
- LED METAL FAN



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|-------------------|---|
| ARCHITECT | Above Ground Design, PLLC 200 Grooms Road Cibola, Texas 78108 |
| MEPT | HM3 Engineering 2902 N Flores Street San Antonio, Texas 78212 |
| STRUCTURAL | Hoffer Structural Solutions 845 Proton Road San Antonio, Texas 78258 |
| COPYRIGHT 2023 | |

BAR HOUSE, LLC
NEW BAR HOUSE

820 NORTH ALAMO STREET
SAN ANTONIO, TEXAS 78215
ISSUE FOR PERMIT



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| CLIENT | | BAR HOUSE, LLC |
| PROJECT NUMBER | | 21003 |
| DATE | JULY 25, 2023 | |
| REVISIONS | | |
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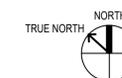
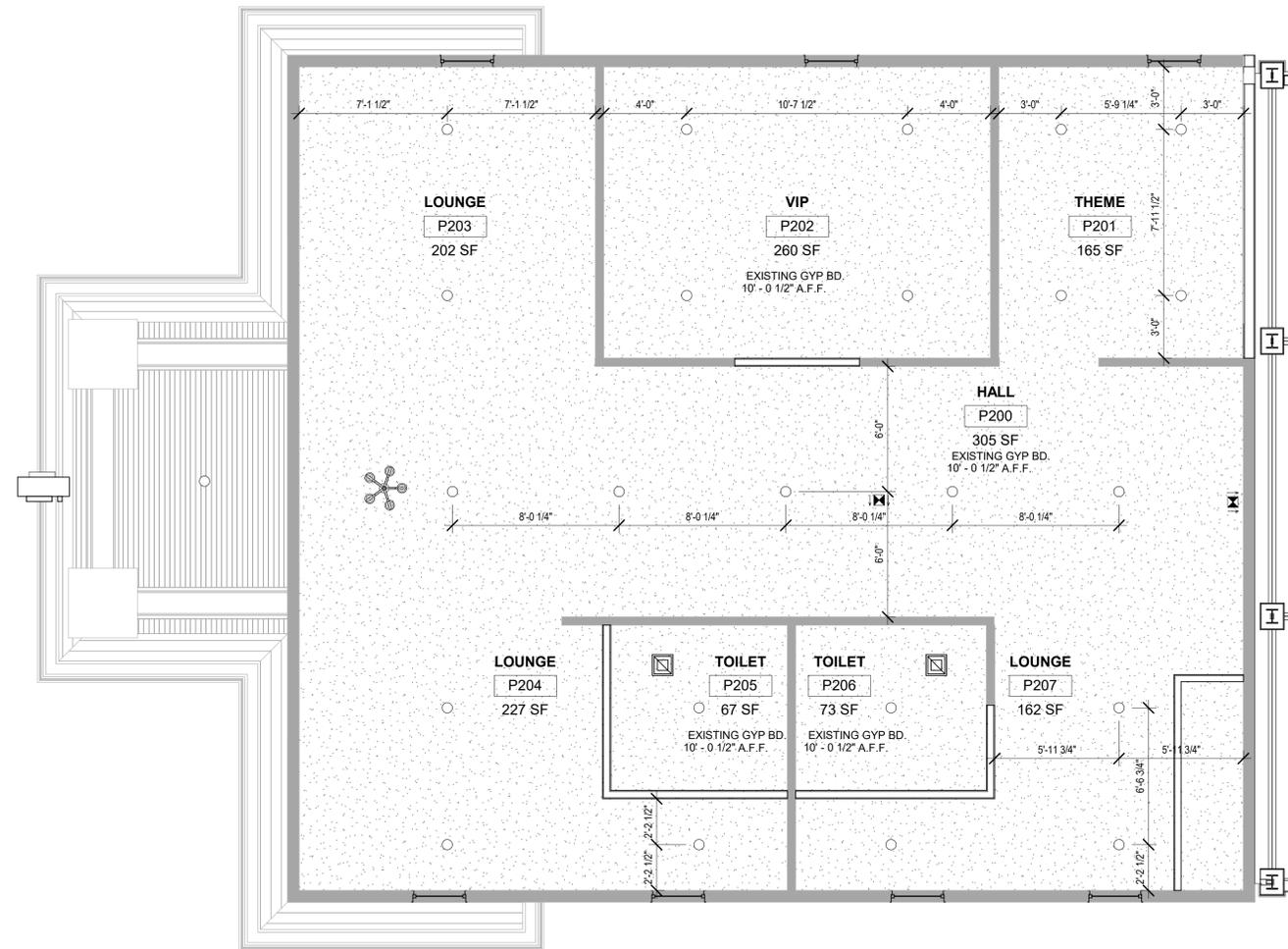
**REFLECTED
CEILING PLAN -
FIRST FLOOR AREA
B**

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DRAWN BY: K.BRITTAIN

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GENERAL NOTES

- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE, CONTACT ARCH IF CLARIFICATION IS NECESSARY IN ORDER TO DETERMINE THE INTENT OF THE CONTRACT DOCUMENTS
- DRAWINGS NOTED AS "N.T.S" OR "N.T.S" ARE NOT TO SCALE
- ALL DIMENSIONS ARE TO STRUCTURAL COLUMN LINES OR THE FACE OF FINISHED SURFACES U.N.O.
- FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITION BEFORE COMMENCING WORK. NOTIFY ARCH. OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH AFFECTED WORK
- NOTES OR DIMENSIONS NOTED AS "TYPICAL" OR "TYP." OR "TYP" SHALL APPLY TO CONDITIONS THAT ARE THE SAME OR SIMILAR
- DIMENSIONS NOTED AS "FIELD VERIFY" OR "V.I.F." OR "V.I.F" SHALL BE MEASURED AND CONFIRMED AT THE PROJECT SITE BY THE CONTRACTOR AND REVIEWED WITH THE ARCH. BEFORE INCORPORATING INTO THE WORK
- COORD. HOUSEKEEPING PAD LOCATIONS AND DIMENSIONS WITH EQUIPMENT TO BE INSTALLED
- THE FOUNDATION PLAN, DETAILS AND GENERAL NOTES FOR THIS PROJECT DO NOT REPRESENT ENGINEERED DRAWINGS, FOR REPRESENTATION OF DESIGN INTENT ONLY. CONSULT A PROFESSIONAL ENGINEER FOR ANY WORK CONSIDERED STRUCTURAL IN NATURE. THIS INFORMATION IS FOR PERMITTING AND BIDDING PURPOSES ONLY.

CEILING MATERIALS LEGEND

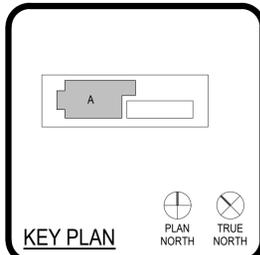
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BAR HOUSE, LLC
NEW BAR HOUSE

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SAN ANTONIO TEXAS 78215
ISSUE FOR PERMIT



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| CLIENT BAR HOUSE, LLC | | |
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**REFLECTED
CEILING PLAN -
SECOND FLOOR
AREA A**

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BAR HOUSE, LLC
NEW BAR HOUSE

200 NORTH ALAMO STREET
SAN ANTONIO, TEXAS 78215
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KEY PLAN

PLAN NORTH TRUE NORTH



| CLIENT | | |
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| BAR HOUSE, LLC | | |
| PROJECT NUMBER 21003 | | |
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| REVISIONS | | |
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**REFLECTED
CEILING PLAN -
SECOND FLOOR
AREA B**

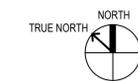
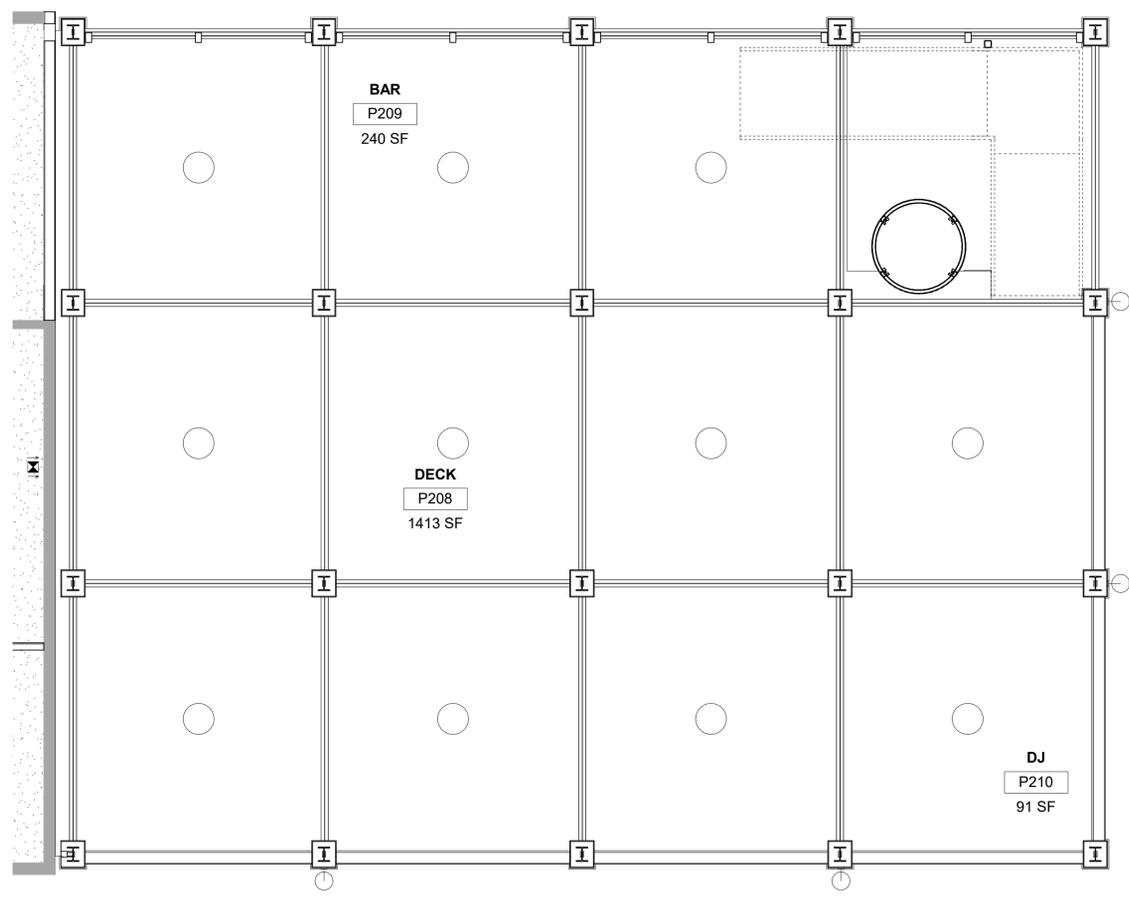
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CHECKED BY: Checker

DRAWN BY: Author

7/25/2023 9:10:39 AM



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

Historic and Design Review Commission
Design Review Committee Report

DATE: 12 July 2023, 3 PM

HDRC Case #: not yet assigned

Address: 820 N Alamo

Meeting Location: Webex

APPLICANT: Kent Brittain, Above Ground Design PLLC

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

Staff Present: Jessica Anderson

Others present: Nick Marquez (property owner), Patrick Christensen (owner's rep)

REQUEST: The applicant requests a Certificate of Appropriateness for approval to construct a three-story rear addition.

COMMENTS/CONCERNS:

Brittain: Largely open-air rear addition. Design is slab-on-grade, steel construction, metal deck and concrete second and third floors, columns wrapped in brick substrate. Metal railing predominant around perimeter of second and third floors. Trying to make the design not too contemporary, but keeping it as minimalist as possible as we try to take care of character of existing structure.

Savino: last time we spoke, we talked about the size of the addition. Some committee members asked for more material information, details, so we could see impact of those on existing structure. Any change to the size of the footprint from the last time we saw this?

Brittain: There is not. That ties back into the feasibility of the project and how it would operate. Reducing wouldn't allow them to operate in those tight quarters. Hasn't changed since previous HDRC hearing.

Christensen: First floor of addition is storage, freezer space, to free up space in existing structure for customer use.

Savino: Brick running bond walks?

Brittain: They wrap the colonnade and continue on second floor of north elevation to keep people out of the existing building. Want the open-air feel but to keep people from jumping in on the second floor.

Anderson: Brick and metal.

Savino: Materials and size seem desperately different than how the house is constructed, and the finishes.

Mazuca: First floor, south side—what are the vertical lines?

Brittain: Two volumes on the first floor—cooler and material storage and then the outdoor bar—clad vertical metal panel.

Mazuca: What separates building from parking lot?

Brittain: Sloped walk back toward the street frontage from the south.

Mazuca: Is there going to be a fence or wall between the property and the parking lot?

Brittain: There currently is one. We have issues with the property owner next door—the fence is on Nick's property, trying to get them to move it.

Mazuca: Monica talked about the brick wall on the north—the brick façade is permeated?

Brittain: Brick wall will have some voids to let air through.

Mazuca: Then open on the other sides and towards the back?

Brittain: Correct.

Mazuca: Agree with Monica's comment re how different the materials are, though I'm not sure what would remedy that.

Christensen: Not sure what we would put there that differentiated but didn't copy.

Mazuca: Perhaps columns could be stuccoed rather than bricked, painted in same color as rest of the building? The brick is very different than the house.

Savino: It's not just the difference of the brick and wood—it's that we have so much brick floating in the air, creates dissonance in perceiving this. Recess another material into the brick columns—wood, metal, perforated metal, perhaps the language you're using is the brick columns and accents, but the infrastructure and infill material be lighter, more permeable, kinder to the historic setting of the house. In that way, could also begin to address venting without having big openings on the north side, and could be carried downstairs to the other metal panels. Make a distinction between structure and infill.

Brittain: We're talking a lot about the brick specifically. What if the brick goes away and it's just steel instead of covering up the steel? Or are we looking to apply another material like wood?

Savino: I would prefer to see the metal in its form, in its shape, because I feel it's a little bit thinner, more gracious as it touches onto the wood building, I think the options for attaching and including different infill materials is greater, might be easier. Did you have the brick or stone last time in the package?

Christensen: I don't think so.

Anderson: Other iterations had brick, but different roof forms.

Savino: I'd rather see the straightforwardness of steel. It would lighter, and we wouldn't have the floating brick.

Cervantes: I agree with Monica. Metal would be good, as long as you don't go industrial like I-beams. Does the brick compliment the house? Will the metal compliment the house? Without detracting from the house.

Mazuca: I second Monica's comment on the floating brick wall—incongruous with the lightness of the first floor. What is the door looking element on the third floor?

Brittain: Small elevator to comply with ADA.

Savino: Maybe look at materials and different methods of infill. If you think of materials as security, obscurity, into lighter grates of transparency—like on the rooftop, you have complete openness with railings. You can have the whole range of permeability, visibility, within a defined set of materials, might make the addition less massive and overwhelming to the wood on the front. Could be a better partner for the original house.

Brittain: We'll look at materials to lighten it up a bit while maintaining security on back side of second floor.

Savino: Wood becomes the accent, maybe the thing that people touch. You'll want to use it where it makes sense for this application. Will go a long way toward the perception that this addition is so huge compared to the existing structure. The sheer size, massing, footprint is an issue, and the guidelines are clear about it. We make exceptions when it's necessary, but the perception of this addition could go a long way also.

Marquez: To be straightforward, the biggest thing is as long as we can get this size, I'm open to anything. We can wrap columns in beadboard to match existing house. Open to materials—not the issue—but I prefer to do old wood to match siding and to match white color of the building, too.

Savino: Good to have that clarity from you all. And also changing the materiality, even in the drawing, is a big step, because it requires coordination with details. Might want to consider coming back to the DRC with a couple of options, and we can take a look.

OVERALL COMMENTS:

- Concerns remain about the overall footprint and massing of the addition.
- Explore other materials to lighten up the look and feel of the addition and better compliment materials found on the existing structure.
- Consider bringing updated design—perhaps a couple design options—to another DRC before returning to HDRC for final approval.