

# HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

**HDRC CASE NO:** 2021-476  
**ADDRESS:** 223 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 14016 BLK 9 LOT 14(0.082AC), 16(0.335AC), & S IRR 409.04 FT OF 15(0.36AC)  
**ZONING:** D, H, RIO-3  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Hilton Palacio de Rio Hotel  
**APPLICANT:** Andrew Douglas/Douglas Architects  
**OWNER:** Robert Thraillkill/PALACIO DEL RIO INC  
**TYPE OF WORK:** Site modifications, patio modifications, hardscaping and canopy construction  
**APPLICATION RECEIVED:** September 17, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

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

1. Modify the existing, non-original wall that runs parallel to the public right of way at the River Walk.
2. Install a new patio trellis, patio elements and landscaping elements within the existing patio space.
3. Extend the existing patio at the river level to the north and remove a section of stone wall within the patio space. The northern extension of the patio will also require the removal of a wall perpendicular to the stone wall that runs parallel to the River Walk path.
4. Modify the existing storefront system at the river level to feature new and wider entrances.
5. Install new wall sconces at the river level.

The application documents note modifications to the public pathway at the River Walk level. These modifications have not been fully reviewed by City of San Antonio staff and are not eligible for review by the Commission at this time. The proposed modifications may be eligible for administrative approval at a future date.

## APPLICABLE CITATIONS:

*Unified Development Code Section 35-676. - Alteration, Restoration and Rehabilitation.*

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

(a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

(b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

(c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.

(d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.

(f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.

(h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

(i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

(j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

#### *Unified Development Code Section 35-673. - Site Design Standards.*

This section focuses on the design concepts for an individual site and helps create a cohesive design that recognizes the unique opportunities of developing a site near the river or creek. These include building placement, orientation and setbacks, and the design of the outdoor space.

- (a) **Solar Access.** The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth. Properties in RIO-7 are exempt from Solar Access requirements.

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

- A. The area to be measured for solar access shall be a 30-foot setback from the river's edge or from the river's edge to the building face, which ever is lesser, parallel to the river for the length of the property.
- B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.
- C. The defined area shall receive a minimum of five and one-half (5.5) hours of direct sunlight, measured at the winter solstice, and seven and one-half (7.5) hours of direct sunlight, measured at the summer solstice.
- D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.
- E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section with the exception of RIO-7. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a 30-foot setback from the river's edge, parallel to the river for the length of

their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

- F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by Table 674-2.
  - G. If there is a conflict with this section and another section of this chapter this section shall prevail.
- (2) **Prohibition of Structures, Buildings, Roofs or Skywalks Over the River or Creek Channel.** No structure, building, roof or skywalk may be constructed over the river or creek channel, or by-pass channel with the exception of structures for flood control purposes, open air pedestrian bridges at ground or river level, and street bridges. The river channel is the natural course of the river as modified for flood control purposes and the Pershing-Catalpa ditch. The creek channel is the natural course of San Pedro Creek as modified for flood control purposes between the flood control tunnel Inlet at I-35 to the confluence with Apache Creek.
- (b) **Building Orientation.** Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and river or creek side should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.
- (1) **Two (2) or More Buildings on a Site.**
- A. Cluster buildings to create active open spaces such as courtyards along the street and river or creek edges. Site plazas and courtyards, if possible, so that they are shaded in the summer and are sunny in the winter.
- (2) **Primary and Secondary Entrances (see Figure 673-1).**
- A. Orient a building's primary entrance toward the street with subordinate entrances located on the river or creek side and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.
  - B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.
  - C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.
- (c) **Topography and Drainage.** The natural contours of occasional hillsides and river or creek banks contribute to the distinct character of the San Antonio River and San Pedro Creek and shall be considered in site designs for new development. Site plans shall minimize the need for cut and fill. It should be considered as an opportunity for positive enhancements through the creative use of terraces and retaining walls. Sites abutting the creek must comply with subsection 35-673(c)(8) San Antonio River Authority Consultation.
- (1) **Visual Impacts of Cut and Fill.** Divide a grade change of more than ten (10) vertical feet into a series of benches and terraces. Terrace steep slopes following site contours. When creating site benches, using sloped "transitional areas" as part of the required landscaping is appropriate.
- (2) **Minimize the Potential for Erosion at the Riverbank or Creekbank.** Grade slopes at a stable angle not to exceed four to one (4:1) and provide plant material that will stabilize the soil such as vigorous ground covers, vines or turf planting that are native and noninvasive species as found on the permissible plant list maintained by the parks and recreation department. Use of stabilizing materials such as geo-web or geo-grid is permitted as long as plant material is used to conceal the grid.
- Use of terraced walls is permitted when there is a slope of more than four to one (4:1).
- (3) **Retaining Walls.** Limit the height of a retaining wall to less than six (6) feet. If the retaining wall must exceed six (6) feet, a series of six-foot terrace walls is acceptable. Walls at dams, water detention gates,

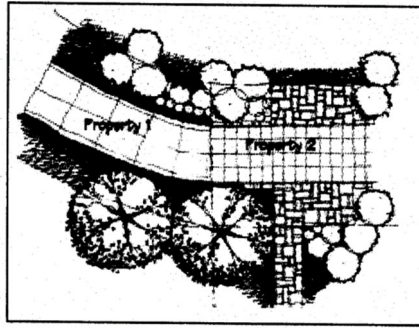
and locks are excluded from this requirement. If in the opinion of the historic preservation officer a higher wall is consistent with the adopted conceptual plans of the river and creek, a higher wall (not to exceed twelve (12) feet) is allowed. Materials used for the walls may include limestone, stucco, brick, clay, tile, timber, or textured concrete. In RIO-7, new retaining walls should use similar material of nearby existing retaining or channel walls but should not imitate historic walls. Contemporary craft and building techniques should be used. Materials used for the walls may include limestone, concrete, or bio-engineered vegetative walls. (see Figure 673-2)

- (4) **Enhance or Incorporate Acequias Into The Landscape Design and Drainage Scheme of the Site.** Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design.
- (5) **Design of Stormwater Management Facilities to be a Landscape Amenity.** Where above ground stormwater management facilities are required, such facilities shall be multi-purpose amenities. For example, water quality features can be included as part of the site landscaping and detention facilities can be included as part of a hardscape patio. Using an open concrete basin as a detention pond is prohibited (see Figure 673-3).
- (6) **Walls and Fences at Detention Areas.**
  - A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department, that will drape over the edge to soften the appearance of the structure.
  - B. The use of solid board or chain link fence with or without slats is prohibited. A welded wire, tubular steel, wrought iron or garden loop is permitted.
- (7) **Roof Drainage into the River and Creek.**
  - A. All roof drainage and other run-off drainage shall conform to the Transportation and Capital Improvements department standards so that they drain into sewer and storm drains rather than by overland flow. Drainage of this type shall not be piped into the river or creek unless the outlet is below the normal waterline of the river at normal flow rates.
  - B. All downspouts or gutters draining water from roofs or parapets shall be extended underground under walks and patios to the San Antonio River or San Pedro Creek edge or stormwater detention facility so that such drainage will not erode or otherwise damage the public path, landscaping, creek or river retaining walls.
  - C. All piping and air-conditioning wastewater systems shall be kept in good repair. Water to be drained purposely from these systems, after being tested and adjudged free from pollution, shall be drained in the same manner prescribed in subsection (7)A. above.
- (8) **San Antonio River Authority Consultation.** Consultation with the San Antonio River Authority regarding direct access adjacent to the San Antonio River and San Pedro Creek within RIO-1, RIO-2, RIO-4, RIO-5, RIO-6, and RIO-7, landscaping and maintenance boundaries, and storm water control measures as required in Sections 35-672, 35-673, and 35-678, as applicable, is required prior to a submission for a certificate of appropriateness from the Office of Historic Preservation or plat approval, as applicable, to allow for review and comment by SARA for properties that fall within the RIO Overlay District as defined in UDC 35-338. This section shall apply to newly developed properties and redevelopment of properties.
  - A. Access to the San Antonio River within RIO-1, RIO-2, RIO-4, RIO-5, RIO-6, and RIO-7 shall comply with the following:
    - i. All tie in points shall provide plans sufficient to show materials and grading for review by SARA;
    - ii. Removal of existing park trail hardscape shall require SARA approval;



- iii. Development shall make it clear for users of the park to discern public access points from private access points;
  - iv. If during construction the park trail must be temporarily closed, an alternative engineered route shall be identified and temporary signage in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) provided and maintained for the duration of the project;
  - v. Acceptance of park trail access point(s) shall be the responsibility of SARA.
- B. Landscaping and maintenance boundaries are defined in accordance with a final maintenance agreement (the "Maintenance Agreement") entered into between the developer and SARA, which may occur independently from HDRC review. The maintenance agreement will set out the respective rights and responsibilities of the parties. The purpose of the maintenance agreement is to protect the public investment that has been made in the RIO districts and to ensure public use of the public resources. The maintenance agreement will be designed to maintain and enhance the aesthetics of the property and the function of the hydrology in keeping with the design objectives provided in section 35-670 of this chapter and shall generally conform to best management practices as documented in Appendix E Recommended Plant List and section 35-210 of this chapter.
- C. Developments shall manage site storm water through LID components consistent with section 35-210 of this chapter and shall also comply with the following:
  - i. Storm water runoff shall pass to the river through discharge pipes or outfalls that are below water level or through an approved LID feature. Overland flow onto the park is discouraged and shall be reviewed on a case-by-case basis. Modification of this subsection shall require approval by SARA and the director of transportation and capital improvements, or their designee;
  - ii. Open concrete chutes shall be prohibited;
  - iii. Runoff from pools or other non-storm water producing sources shall be treated prior to discharging into the river or creek.
- (d) **Riverside and Creekside Setbacks.** Riverside and creekside setbacks for both buildings and accessory structures are established to reinforce the defined character of the specific river improvement overlay district and help to define an edge at the river pathway that is varied according to the relationship of the river, creek, and the street. In the more urban areas, buildings should align closer to the river or creek edge, while in more rural areas the buildings should be set farther away.
  - (1) Minimum setback requirements are per the following Table 673-1a and 673-1b.
  - (2) Designation of a development node district provides for a minimum riverside setback of zero (0) feet.
- (e) **Landscape Design.** Lush and varied landscapes are part of the tradition of the San Antonio River and San Pedro Creek. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river or creek and street edges.
  - (1) **Provide Variety in Landscape Design.** Provide variety in the landscape experience along the river or creek by varying landscape designs between properties. No more than seventy-five (75) percent of the landscape materials, including plants, shall be the same as those on adjacent properties (see Figure 673-4).

Figure 673-4



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- (2) **Planting Requirements in Open Space Abutting the River or Creek.** On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river or creek, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements, are required to be planted according to Table 673-2.
- A. Planting requirements in RIO-4, RIO-5, RIO-6, and RIO-7e should continue the restoration landscape efforts along the river or creek banks. Planting in these RIO districts is to be less formal so as to maintain the rural setting of the river.

Table 673-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6	RIO-7a	RIO-7b	RIO-7c	RIO-7d	RIO-7e
Required Planting	60%	50%	25%	60%	60%	70%	50%	25%	25%	50%	60%

- B. In "RIO-3," if existing conditions don't meet the standards as set out in Table 673-2, the owner or lessee will not have to remove paving to add landscaping in order to meet the standards until there is a substantial remodeling of the outdoor area. Substantial remodeling will include replacement of seventy-five (75) percent of the paving materials, or replacement of balcony and stair structures.
- (f) **Plant Materials.** A number of soil conditions converge in the San Antonio and San Pedro Creek area to create unique vegetation ecosystems. Soil conditions vary greatly along these waterways and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.
- (1) **Incorporate Existing Native Vegetation.** Extend the use of native landscape materials, including plants, shrubs and trees that are used in the public areas of the river or creek onto adjacent private areas to form a cohesive design.
- (2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E.
- In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.
- (3) **Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic.** Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

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

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

- A. A maximum of six hundred (600) square feet is allowed for a single paving material before the paving material must be divided or separated with a paving material that is different in texture, pattern, color or material. A separation using a different material must be a minimum of twenty-four (24) inches wide, the full width of the pathway.
- B. A maximum of one hundred (100) lineal feet is allowed in a walkway before the pattern must change in districts "RIO-2," "RIO-3," and "RIO-4." A maximum of five hundred twenty-eight (528) lineal feet is allowed before the pattern must change in districts "RIO-1," "RIO-5" and "RIO-6." The change of material at five hundred twenty-eight (528) lineal feet will define and delineate one-tenth-mile markers.
- C. In "RIO-3," the Riverwalk pathway shall be delineated by using a separate material that is clearly distinguished from the adjacent patio paving materials. If the historic Hugman drawings indicate a sidewalk width and pattern on the site, that paving pattern and material shall be replicated.
- D. In RIO-7 paseos, terraces, courtyards, and patios that connect to the High Bank Paseo are encouraged to match the public pathway paving material, color, or pattern to form a more seamless connection between public pathway and on-site open spaces.

- (h) **Site Walls and Fences.** Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River and San Pedro Creek is such that walls shall not be erected in such a way as to block views of the river or creek from public spaces.

(1) **Use of Site Walls to Define Outdoor Spaces.**

- A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.
- B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) **Site Wall and Fence Materials.**

- A. On properties abutting the river or creek, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river or creek may use the above listed materials plus wood fencing.
- B. All chain link fences are prohibited for properties abutting the river or creek. For properties that do not abut the river or creek chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

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

(1) **Prohibited Street Furnishings in Riverwalk Area and San Pedro Creek Improvements Project.**

The following street furnishings are prohibited within the publicly owned portion of the River Walk area and SPCIP, whether or not the property is leased, and on the exterior of the river or creekside of buildings directly adjacent to the publicly owned portion of the river or creek:

- A. Vending machines.
- B. Automatic teller machines.
- C. Pay phones.
- D. Photo booths.
- E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
- F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.
- G. Monitors (i.e., television screens, computer screens, digital displays, and video boards) except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.
- H. Speakers, except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.

(2) **Street Furnishing Materials.**

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

(3) **Advertising on Street Furnishings.**

- A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.
- B. Product or business advertising is prohibited on all street furnishings.
- C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.

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

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

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

- A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.
- B. Outdoor spaces adjoining and visible from the river or creek right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of one-half (0.5) foot-candles and a maximum of six (6) foot-candles at any point measured on the ground plane. Interior spaces visible from the river or creek right-of-way on the river or creek level and ground floor level shall use light sources with no more than the equivalent lumens of a 100-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river or creek right-of-way shall use light sources with the equivalent lumens of a 60-watt incandescent bulb with average ambient light levels no greater than the lumen output of a 100-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of two and one-half (2.5). Recreational fields and activity

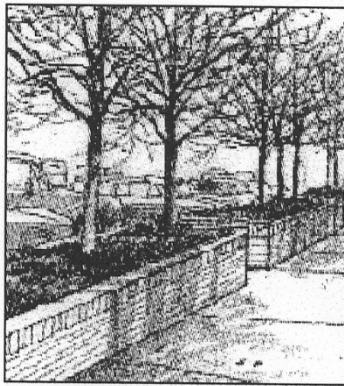
areas that require higher light levels shall be screened from the river or creek hike and bike pathways with a landscape buffer.

- C. Exterior light fixtures that use the equivalent of more than 100-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.
  - D. Lighting spillover to the publicly owned areas of the river or creek or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.
- (2) **Provide Lighting for Pedestrian Ways That is Low Scaled for Walking.** The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.
- (3) **Light Temperature and Color.**
- A. Light temperature and color shall be between 2500°K and 3500°K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.
  - B. Unique lighting methods, including LED or colored lights, are allowed in RIO-7 in order to enhance architectural elements provided such lighting installations to not conflict with any other requirement in this section.
- (4) **Minimize the Visual Impacts of Exterior Building Lighting.**
- A. All security lighting shall be shielded so that the light sources are not visible from a public way.
  - B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.
  - C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.
- (5) **Prohibited Lighting on the Riverside or Creekside of Properties Abutting the River or Creek.**
- A. Flashing lights.
  - B. Rotating lights.
  - C. Chaser lights.
  - D. Exposed neon.
  - E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.
  - F. Flood lamps.
- (6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.
- (k) **Curbs and Gutters.**
- (1) **Construct Curb and Gutter Along the Street Edge of a Property.**
- A. Install curbs and gutter along the street edge at the time of improving a parcel.
  - B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works and the development services department may waive the requirement of curbs and gutters.
- (l) **Buffering and Screening.** The manner in which screening and buffering elements are designed on a site greatly affects the character of the river districts. In general, service areas shall be screened or buffered. "Buffers" are considered to be landscaped berms, planters or planting beds; whereas, more solid "screens"

include fences and walls. When site development creates an unavoidable negative visual impact on abutting properties or to the public right-of-way, it shall be mitigated with a landscape design that will buffer or screen it.

- (1) **Landscape Buffers Shall be Used in the Following Circumstances:** To buffer the edges of a parking lot from pedestrian ways and outdoor use areas, (such as patios, and courtyards), and as an option to screening in order to buffer service areas, garbage disposal areas, mechanical equipment, storage areas, maintenance yards, equipment storage areas and other similar activities that by their nature create unsightly views from pedestrian ways, streets, public ROWs and adjoining property.
- (2) **Screening Elements Shall be Used in the Following Circumstances:** To screen service areas, storage areas, or garbage areas from pedestrian ways.
- (3) **Exceptions for Site Constraints.** Due to site constraints, in all RIOs and specifically for "RIO-3" where there is less than ten (10) feet to provide for the minimum landscape berm, a screen may be used in conjunction with plantings to meet the intent of these standards. For example a low site wall may be combined with plant materials to create a buffer with a lesser cross sectional width (see Figure 673-8).

**Figure 673-8**



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- (4) **Applicable Bufferyard Types.** Table 510-2 establishes minimum plant materials required for each bufferyard type. For purposes of this section, type C shall be the acceptable minimum type.
  - (5) **Applicable Screening Fence and Wall Types.** Screening fences and walls shall be subject to conditions of subsection 35-673(h), Walls and Fences.
- (m) **Service Areas and Mechanical Equipment.** Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.
- (1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river or creek.
    - A. Position utility boxes so that they cannot be seen from the public Riverwalk or San Pedro Creek path, or from major streets, by locating them on the sides of buildings and away from pedestrian and vehicular routes. Locating them within interior building corners, at building offsets or other similar locations where the building mass acts as a shield from public view is preferred.
    - B. Orient the door to a trash enclosure to face away from the street when feasible.
    - C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.
  - (2) Screening of service entrance shall be compatible with the buildings on the block face.
    - A. When it would be visible from a public way, a service area shall be visually compatible with the buildings on the block face.

- B. A wall will be considered compatible if it uses the same material as other buildings on the block, or is painted a neutral color such as beige, gray or dark green or if it is in keeping with the color scheme of the adjacent building.
- (n) **Bicycle Parking.** On-site bicycle parking helps promote a long term sustainable strategy for development in RIO districts. Bicycle parking shall be placed in a well lit and accessible area. UDC bicycle parking requirements in UDC 35-526 can be met through indoor bicycle storage facilities in lieu of outdoor bike rack fixtures.
- (o) **Access to Public Pathway Along the River.** These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river in RIOs 1 through 6. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.
- (1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is allowed by right at the following locations:
    - A. At all street and vehicular bridge crossings over the river.
    - B. Where publicly owned streets dead end into the river.
    - C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot or less grade change between the private property and the pathway.
  - (2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway at the river then the following conditions apply:
    - A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property extends the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if the distance requirements were met.
    - B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge connections are exempted. Mid-block access points must meet this requirement.
    - C. Reciprocal access agreements between property owners are permitted.
  - (3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river or creek with distinctive architectural or landscape elements.
    - A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.
- (p) **Access to the Public Pathway Along the Creek (RIO-7).** These requirements are specifically for those properties adjacent to the creek to provide a connection to the publicly owned pathway along the creek. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the creek area.
- (1) Connections from private property to the publically owned pathway must maintain the functionality of publically installed Low Impact Development features like bioswales.
  - (2) At the High Bank Paseo a connection is allowed where there is a grade change of less than two (2) feet.
  - (3) Where bio-swales separate the publicly owned pathway from private property, the maximum length of a connection between the pathway and private property is twelve (12) feet.
  - (4) For properties abutting the creek along the Low Bank Paseo, a publicly accessible path should be built at street level along the creek.
    - A. The path may be a walkway, a series of connected patios or terraces, arcade, canopied walkway, or other connected open spaces provided access from one street-creek intersection to the next street-creek intersection.

- B. Pathways may be paved with hard-surfaces like concrete, masonry pavers, stone, or compacted material like decomposed granite, gravel, or cement-stabilized-dirt. Paving should be appropriate to the context of the site and use of the path.
  - C. Subject to approvals of San Antonio River Authority and City, the path may connect to the high bank paseo on the opposite bank via a pedestrian bridge. Locating pedestrian bridges at building paseos is encouraged. Pedestrian bridges must be a minimum of two hundred seventy (270) feet apart.
  - D. A stair, ramp or elevator connecting the publicly owned Low Bank Paseo to a publicly accessible path or, when the grade change is more than two (2) feet, the High Bank Paseo to an On-site Open Space is allowed when approved by the San Antonio River Authority. Stairs, ramps, and elevators must be installed outside of the SPCIP right-of-way or easement on private property.
- (q) **On-site Open Space.** San Pedro Creek offers a unique opportunity to create privately owned, publicly-accessible spaces along the creek. These spaces expand the park space, provide additional connections to the adjacent neighborhoods, mark the intersection of the creek with the surrounding streets, and create additional amenities enhance the creek experience. One or more of the following must be incorporated into a site design pursuant to Table 673-3.
- A. **Forecourt**— An open space that is part of the building's creek-side entrance. A forecourt shapes the ground floor plan into a 'U' shape. The length along the creek of a forecourts should be at least thirty (30) percent of the length of the building. Forecourts should be at least fifty (50) percent deep as their creek-side length.
  - B. **Courtyard**— An outdoor space primarily surrounded by a building. Courtyards may be gated but must be visible from the creek through a gate, vision panel, or open-air corridor. Courtyards that are not visible from the creek are allowed but do not count as a mandatory On-Site Open Space.
  - C. **Mid-Block Paseos**— See Downtown Design Guidelines, chapter 6, paragraph 2.
    - i. Connect from a public street to another public street, public alley or San Pedro Creek.
    - ii. Be at least fifteen (15) feet wide and should be located in the middle one-third ( $\frac{1}{3}$ ) of a block.
    - iii. Be open to the public during normal business hours.
    - iv. Have a clear line of site from the street to the creek or other street.
    - v. Be at least fifty (50) percent open to the sky or covered with a transparent material. Connected courtyards and forecourts maybe used as part of this calculation
    - vi. Be lined with some ground floor spaced designed for retail, restaurant, office, or cultural institution uses for at least twenty-five (25) percent of its frontage.
    - vii. Include at least one gathering place with a fountain or other focal element.
    - viii. Add effective lighting to enhance visibility and safety.
  - D. **Arcade**— A covered pedestrian passage-way defined by a building wall on one-side and columns or arches on the remaining sides.
  - E. **Canopy**— A covered pedestrian passage-way defined by a building wall on one-side and open on the remaining sides. Canopies may encroach into creek-side setbacks.
  - F. **Pedestrian Oriented Mid-Block Service Drives and Fire Lanes**— Mid-block driveways providing access to parking garages, loading docks, and other service areas or fire lanes required to meet life safety requirements may be required in some development patterns. Where service drives or required fire lanes are visible from the creek, the following landscape features are required:
    - i. A pedestrian path with a clear walking path of six (6) feet is provided.
    - ii. The sidewalk connects the creek to a street or connects two (2) parallel streets.



- iii. Both sides of the service drive are planted with street trees no more than forty-five feet (45'-0") on-center. Trees may be medium height tree but allow for un-obstructed headroom along the sidewalk.
  - iv. Street trees not protected by a curb must be protected from traffic with bollards, low walls, or other landscape features.
  - v. The view from the sidewalk to dumpsters, service yards, and transformers, and other service and utility areas are screened with a six-foot (6'-0") high wall or landscape buffer.
  - vi. Parallel parking spaces may be provided along the service drive but are not required.
  - vii. Where mid-block service drives or fire lanes are not visible from the creek, connecting them to the creek with a paseo is encouraged but the service drive must have an eight-foot wide, tree lined sidewalk continuing the pedestrian path of the paseo.
- G. **Creek and Street Intersection.** The intersection of the creek with cross streets is a unique opportunity to provide access to the creek, improve pedestrian access and movement, mark the creek's location in the surrounding neighborhood, expand open space, and the amenity provided by the park.
- i. Provide a publicly accessible open space of at least six hundred twenty-five (625) square feet at street-creek intersections.
  - ii. Provide a hardscape connection to paseos that are no lower than two (2) feet vertically at street intersections. The minimum dimension of this hardscape intersection is twelve (12) feet by twelve (12) feet.
  - iii. Create a distinctive architectural element such as a tower, change in fenestration, building entrance, multi-level porch, or deep arcade to mark the location of the creek-street intersection.
- (r) **RIO-7 Mid-Block Crosswalks and Mid-Block Paseos or Mid-Block Pedestrian Paths** are required to provide pedestrian connections from the commercial streets on either side of the creek to the creek in blocks over five hundred fifty (550) [feet] long. New streets or publicly accessible drives and pedestrian paths may be used to meet this requirement.
- (1) Mid-block crosswalks should be provided on all blocks five hundred fifty (550) feet or longer subject to approval by San Antonio Public Works and or Texas Department of Transportation (TxDOT) if State ROW.
  - (2) Mid-Block Paseos or other mid-block pedestrian access paths should be provided in all blocks five hundred fifty (550) feet or longer adjacent to the creek. Mid-block paseos or paths should connect the creek to mid-block crosswalks, streets that dead-end into the creek, nearby civic buildings, parks, cultural or historic sites as listed in subsection 35-670(b)(4)G, Design Objectives for RIO-7. Alternate path alignments may be allowed by the historic preservation officer if the alternate path meets the goals of subsection 35-670(b)(4)G, Design Objectives for RIO-7.
- (s) **New Elevator and Building Access.** In order to prevent queuing and inhibition of pedestrian flow on the Riverwalk pathway, a landing that is at minimum six (6) feet in depth shall be provided between an elevator or building access point or doorway and the Riverwalk pathway. The width of the landing shall further comply with ADA (Americans with Disabilities Act) and/or TAS (Texas Accessibility Standards) requirements.

(Ord. No. 95352 § 3 Attachment 2) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2010-11-18-0985, § 2, 11-18-10) (Ord. No. 2011-03-31-0240, § 2, 3-31-11) (Ord. No. 2011-08-18-0673, § 2, 8-18-11) (Ord. No. 2014-05-29-0377, § 2, 5-29-14)(Ord. No. [2015-12-17-1077](#), § 2, 12-17-15; Ord. No. [2016-10-13-0798](#), § 1(Att. A), 10-13-16)

## **FINDINGS:**

- a. The applicant is requesting conceptual approval to perform various river level modifications at 223 S Alamo, the Hilton Palacio del Rio. Within this request, the applicant has proposed landscaping modifications, modifications to the existing stone wall at the river level, patio modifications and extensions, and modifications to the river level façade of the hotel structure.
- b. **CONCEPTUAL APPROVAL** – This request was reviewed by the Historic and Design Review Commission on June 2, 2021. At that meeting, the Commission issued conceptual approval of the proposed scope of work with the exception of the removal of the existing stone walk that runs parallel to the River Walk and modifications to the pavement in the right of way at the River Walk. The removal of the existing stone wall was denied. The review of pavement modifications in the right of way at the River Walk level was not eligible for review.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on September 21, 2021. At that meeting, Committee members commented on the proposed modifications, patio extension and paving materials. Committee members were supportive of the proposal.
- d. **STONE WALL MODIFICATIONS** – The applicant has proposed to modify the existing stone wall at the River Walk level by removing one section of the wall to facilitate a wider opening and constructing a new section of wall at the previous opening with the removed materials. The applicant will also modify the top of the existing wall by creating a stair step profile instead of the downward taper. This wall is not found on the Hugman construction documents for the Improvement of the San Antonio River. Generally, staff finds the proposal to be appropriate as it results in minimal impact to the existing wall and will not impact the public right of way.
- e. **PATIO MODIFICATIONS** – The applicant has proposed a number of patio modifications that include the removal of the existing trellis and the installation of a new trellis, landscaping modifications, modifications to the existing patio paving, the installation of an outdoor oven and finished floor height. Generally, staff finds the proposed modifications to the existing patio to be appropriate.
- f. **PATIO EXTENSION** – The applicant has proposed to extend the existing patio at the river level to the north and remove a section of stone wall within the patio space at the southern end of the property. The northern extension of the patio will also require the remove of a wall perpendicular to the stone wall that runs parallel to the River Walk path. The applicant has also proposed to extend the wall that runs parallel to the River Walk. Generally, staff finds the proposed patio extension to be appropriate.
- g. **STOREFRONT MODIFICATIONS** – The applicant has proposed to modify the existing storefront system at the River Walk level by replacing the existing storefront system with one that will be operable. Staff finds the proposed modifications to be appropriate.
- h. **RIVER LEVEL WALL SCONCES** – The applicant has proposed to install new river level wall sconces. Staff finds the installation of these to be appropriate.
- i. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

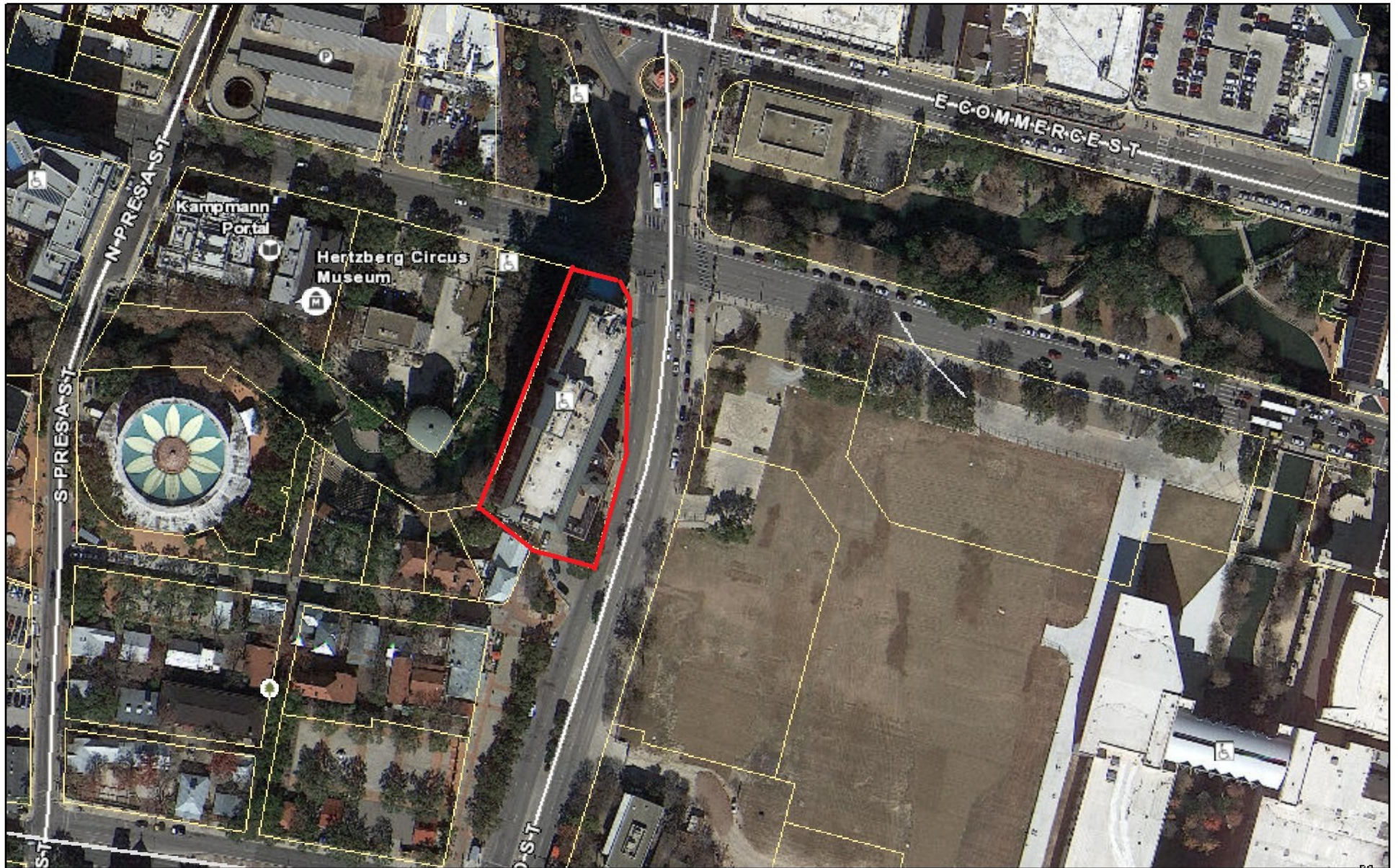
## **RECOMMENDATION:**

Staff recommends approval of items #1 through #5 with the following stipulation:

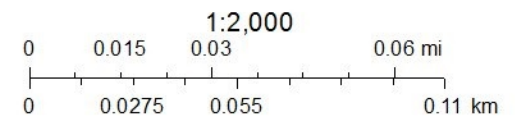
- i. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.



# City of San Antonio One Stop



May 28, 2021







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

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

DATE: May 25, 2021

HDRC Case #: 2021-254

Address: 223 S Alamo

Meeting Location: Webex

APPLICANT: Andrew Douglass/Chris Tschirhart – Douglass Architects

DRC Members present: Jeff Fetzer, Curtis Fish, Gabriel Velasquez, Monica Savino  
(Conservation Society)

Staff Present: Edward Hall

Others present: Greg Schry (Hilton Palacio del Rio), Jeff Russell/Douglass Architects

**REQUEST:**

**COMMENTS/CONCERNS:**

CT: Overall presentation of project

GV: Hilton defines this section of the river walk, the low stone walls are one with the river.

CF: What is the rationale for removing the low stone wall that is adjacent to the right of way at River Walk

CF: Concerns regarding wholesale removal of low stone walls. They are established elements and would be best to remain.

CF: Questions regarding change in grade.

CF: Why can't change in grade be within property and not in right of way? How much sidewalk modification is required.

JF: Creating a sloped walk in River Walk to accommodate entrance would also impact the wall adjacent to the river (between sidewalk and river)

GV: The better argument is for the respect of the context of the existing environment. The hotel defines this area of the River Walk.

GF: The presentation should begin with the idea of extending the existing vocabulary of the history of the area and hotel, including the wall.

JF: How wide is planting bed? (18 inches) - a planting bed that narrow adjacent to a major walking surface will not be successful.

MS: The existing patio benefits from elevation change as it separates the public space from private

JF: What would help to understand the project are cross sections beginning at the north end of the terrace to the river level. Submit site sections as well to show the relationship from interior to exterior dining to sidewalk to river. Also determine the extent of the sloped walk. How long based on existing grades.

CF: Is the new trellis overhanging the River Walk – is this correct? No, trellis will not enter the River Walk.

**OVERALL COMMENTS:**



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

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

DATE: September 21, 2021

HDRC Case #: 2021-476

Address: 223 S Alamo

Meeting Location: Webex

APPLICANT: Andrew Douglass

DRC Members present: Monica Savino, Anne-Marie Grube, Lisa Garza (Conservation Society)

Staff Present: Edward Hall

Others present:

**REQUEST: Site modifications, canopy construction, patio modifications at the River Walk level.**

**COMMENTS/CONCERNS:**

AD: Overview of proposed design, overview of updates since conceptual approval.

AMG: Questions about proposed ramp/paving modifications as well as proposed/modified elements.

MS: Questions about wall at water edge.

AD: Existing ramp feature was added in the 1980's.

MS: Comments on separation of public/private space – believes what is proposed works.

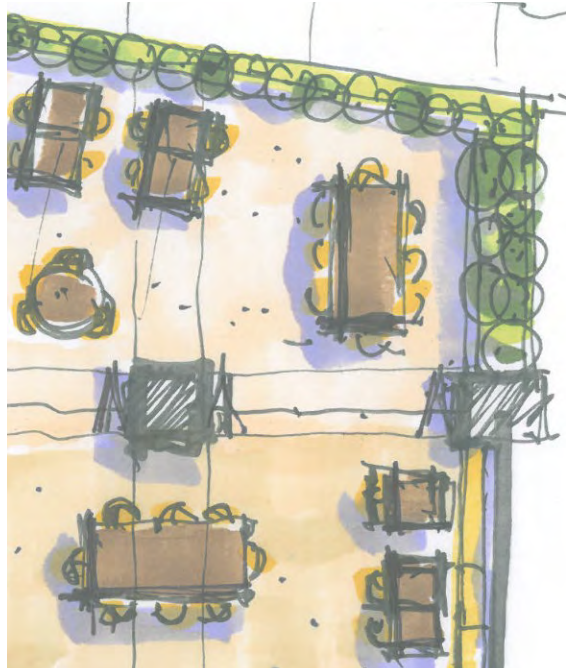
AMG: How tall are the proposed CMU walls?

All: Questions/comments about lighting.

MS: Questions about new paving materials.

LG: The project is well done.

**OVERALL COMMENTS:**



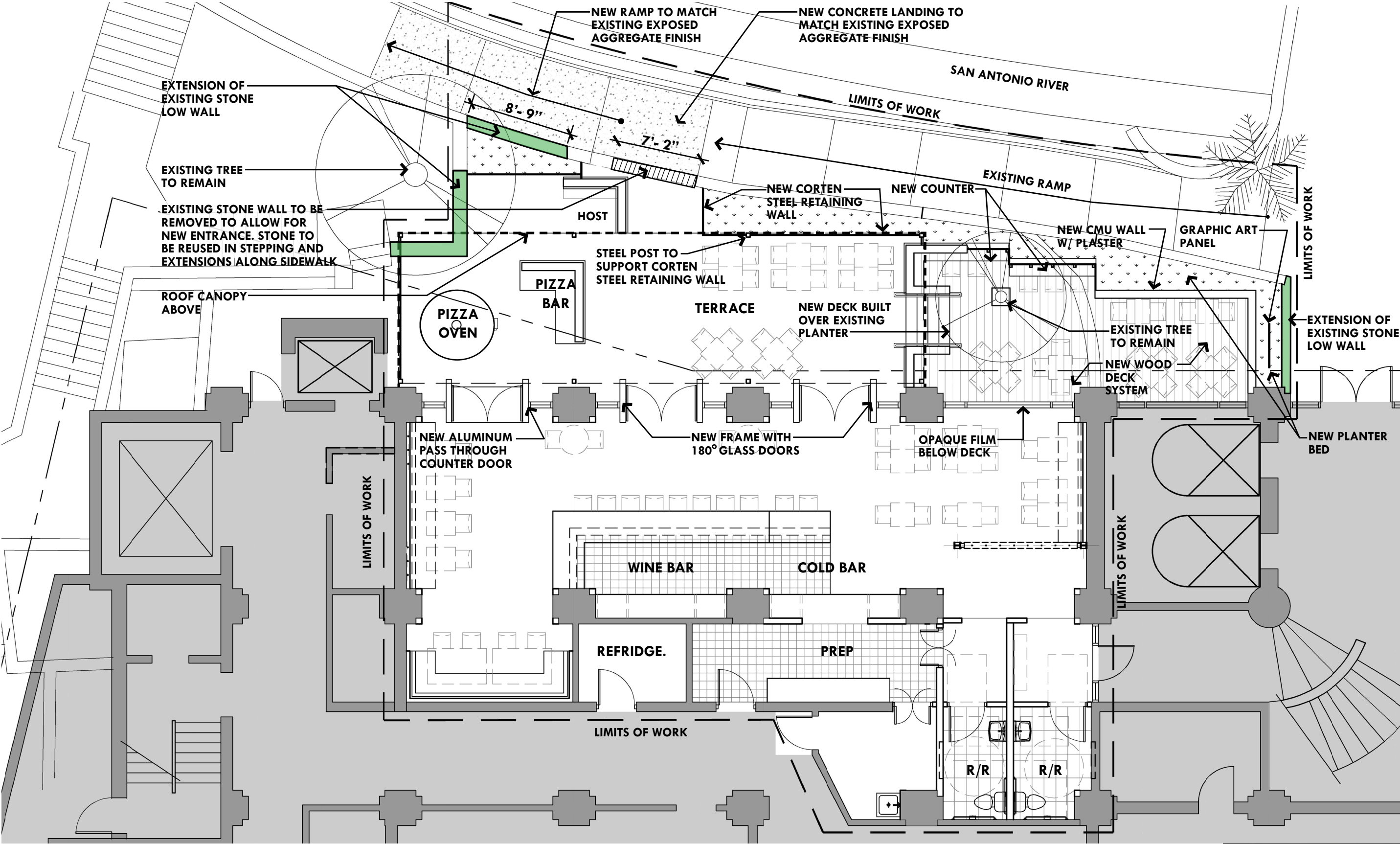
# HILTON PALACIO DEL RIO - WINE BAR

HDRC - FINAL REVIEW PACKAGE

SEPT 27, 2021

DOUGLAS ARCHITECTS













TOP OF STONE WALL TO BE MODIFIED FROM SLOPE TO STEP

EXISTING STONE WALL TO BE REMOVED TO ALLOW FOR NEW ENTRANCE. STONE TO BE REUSED IN STEPPING AND EXTENSIONS ALONG SIDEWALK

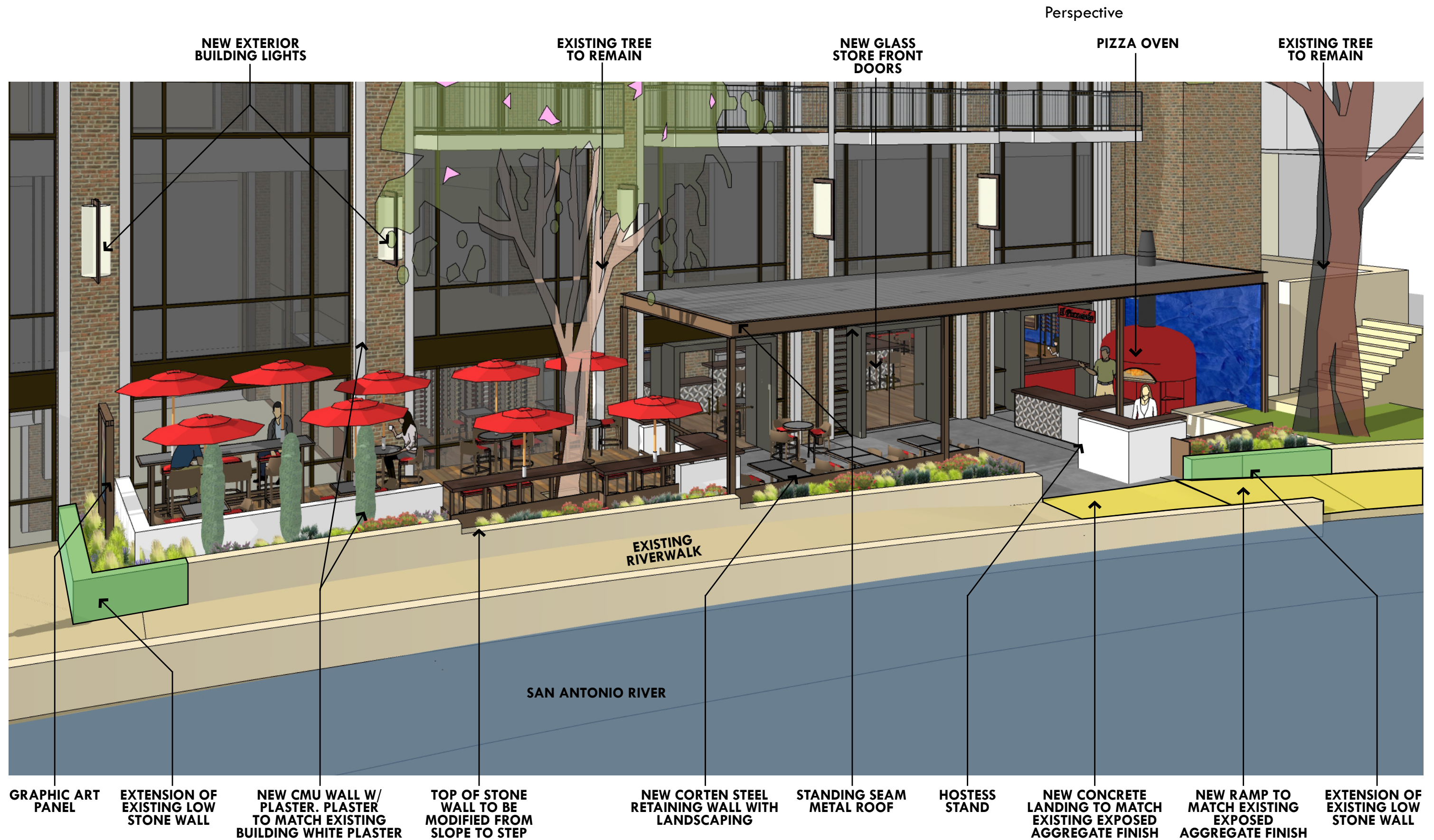
NEW CONCRETE LANDING TO MATCH EXISTING EXPOSED AGGREGATE FINISH

NEW RAMP TO MATCH EXISTING EXPOSED AGGREGATE FINISH

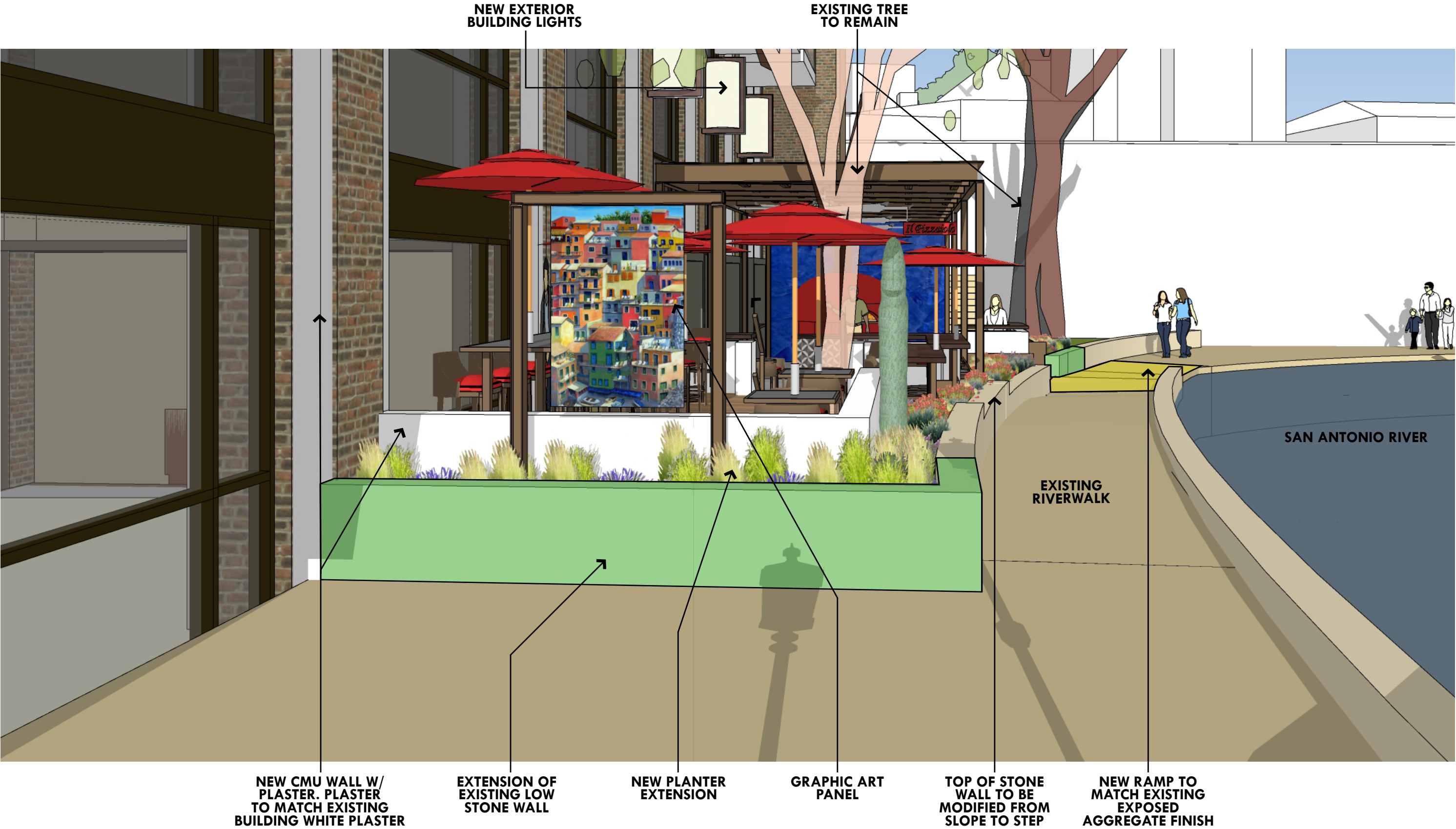
EXTENSION OF EXISTING LOW STONE WALL

EXISTING TREE TO REMAIN

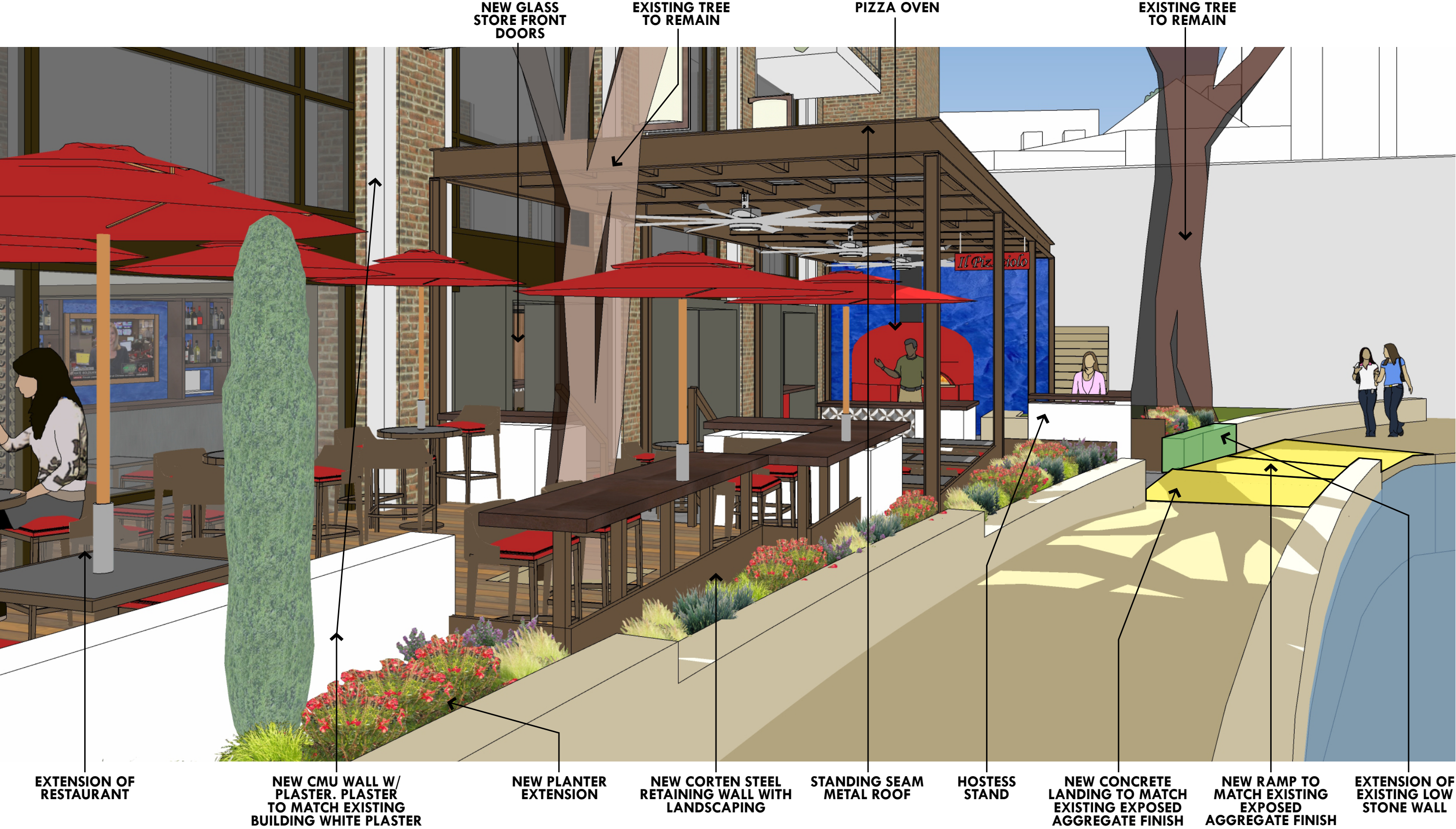




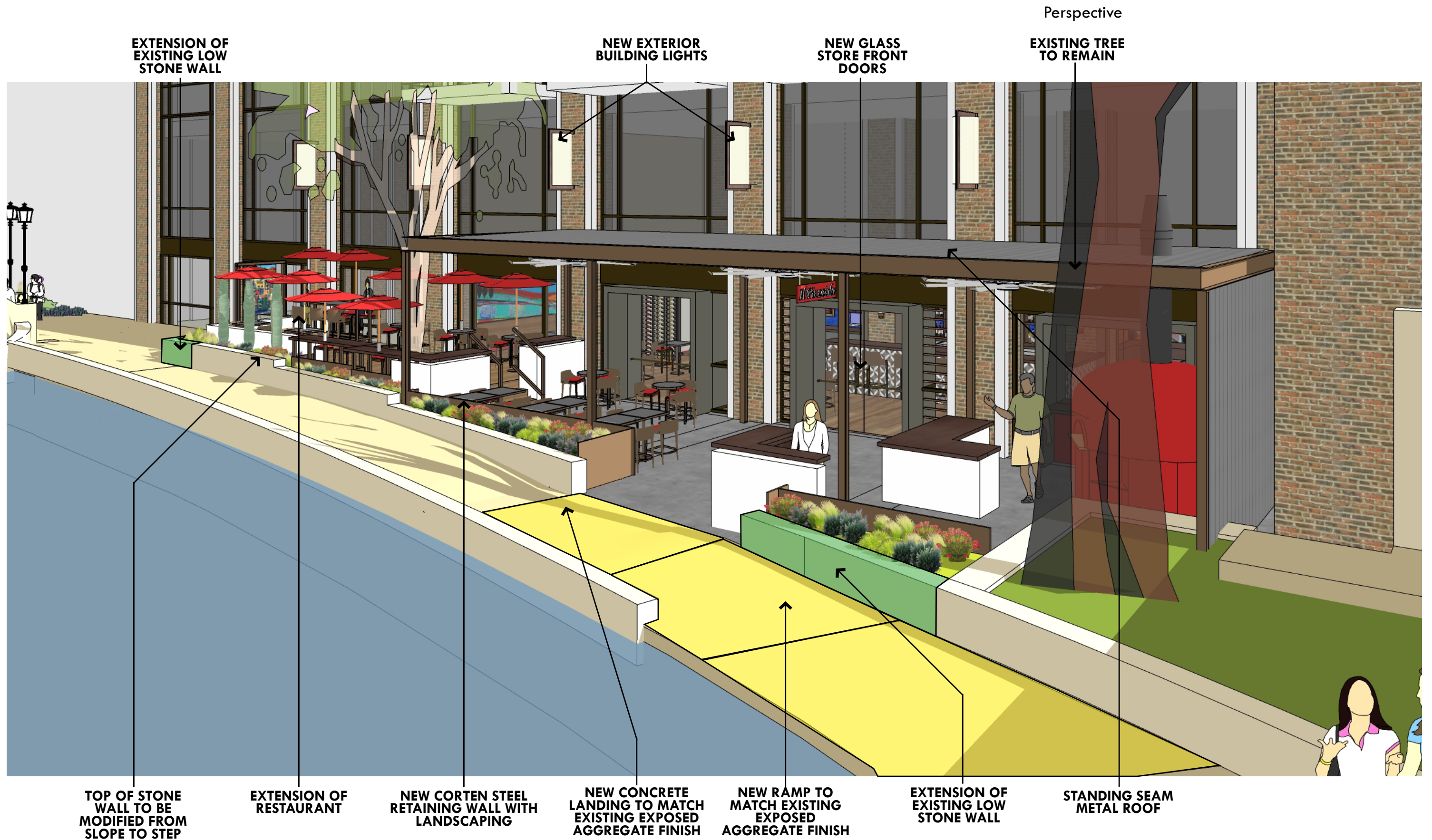














Perspective

NEW GLASS  
STORE FRONT  
DOORS

NEW GLASS  
STORE FRONT  
DOORS



EXTENSION OF  
EXISTING LOW  
STONE WALL

TOP OF STONE  
WALL TO BE  
MODIFIED FROM  
SLOPE TO STEP

NEW CORTEN STEEL  
RETAINING WALL WITH  
LANDSCAPING

NEW CONCRETE  
LANDING TO MATCH  
EXISTING EXPOSED  
AGGREGATE FINISH

NEW RAMP TO  
MATCH EXISTING  
EXPOSED  
AGGREGATE FINISH

EXTENSION OF  
EXISTING LOW  
STONE WALL

STANDING SEAM  
METAL ROOF



NEW GLASS  
STORE FRONT  
DOORS



NEW CORTEN STEEL  
RETAINING WALL WITH  
LANDSCAPING

EXISTING TREE  
TO REMAIN

NEW WOOD  
DECK SYSTEM

NEW CMU WALL W/  
PLASTER. PLASTER  
TO MATCH EXISTING  
BUILDING WHITE PLASTER



# HILTON PALACIO DEL RIO

## TEXAS SPORTS BAR RENOVATION

223 S. Alamo Street  
San Antonio, Texas 78205

80% CONSTRUCTION DOCUMENTS  
September 17, 2021

DOUGLASARCHITECTS

PROJECT TEAM

OWNER / DEVELOPER:  
**Hilton Palacio Del Rio**  
223 Alamo Street  
San Antonio, TX 78205  
Contact: Robert Thrailkill  
T: 210-224-3300  
E: Robert.Thrailkill@hilton.com

STRUCTURAL ENGINEER:  
**LUNDY & FRANKE ENGINEERING, INC.**  
549 Helmer Dr.  
San Antonio, TX 78232  
Contact: Dulce Rivera  
T: 210.979.7900  
E: rivera@lundyfranke.com

ARCHITECT OF RECORD:  
**Douglas Architects, Inc.**  
1320 East Houston St., Suite 102  
San Antonio, TX 78205  
Contact: Andrew Douglas  
T: 210.226.5500  
E: adouglas@douglasarchitects.net  
www.douglasarchitects.net

LANDSCAPE ARCHITECT:  
**RIALTO STUDIO INC.**  
2425 Broadway, Suite 105.  
San Antonio, TX 78215  
Contact: James Gray Jr.  
T: 210.828.1155  
E: jgray@rialtostudio.com

Cover Sheet

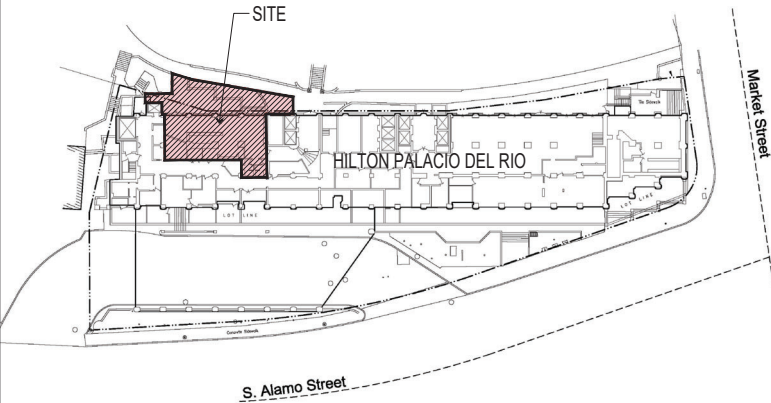
ARCHITECTURAL

- D101 Demolition Plan
- A101 Floor Plan
- A102 Reflected Ceiling Plan
- A201 Exterior Elevations
- A301 Sections & Details
- A302 Section Details
- A401 Enlarged Plans & Elevations
- A601 Door Types & Details & Finish Schedules

STRUCTURAL

- S101 Notes, Sections & Details
- S102 Notes and Details Cont.
- S103 Notes and Details Cont.
- S200 Demolition Plan
- S201 Wine Bar Foundation Plan
- S202 Roof Framing Plan
- S301 Sections & Details
- S302 Sections & Details Cont.

VICINITY MAP







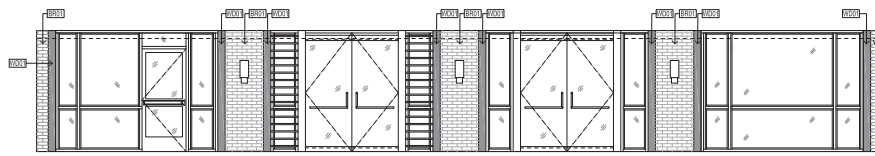




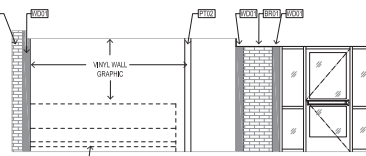
### PLAN LEGEND



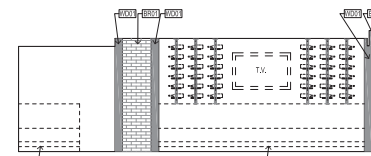




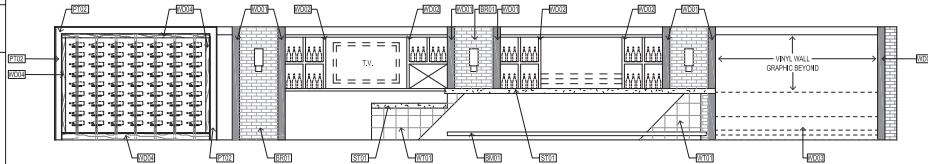
1 MAIN DINING ELEVATION  
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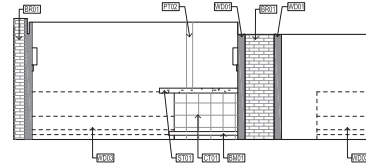
2 MAIN DINING ELEVATION  
SCALE: 1/4"=1'-0" NORTH



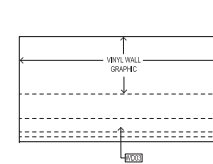
3 MAIN DINING ELEVATION  
SCALE: 1/4"=1'-0" SOUTH



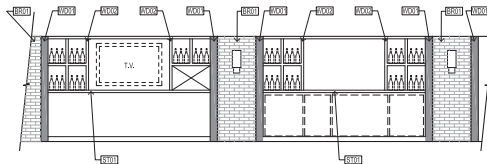
4 BAR ELEVATION  
SCALE: 1/4"=1'-0" EAST



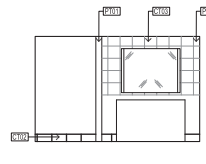
5 DINING ELEVATION  
SCALE: 1/4"=1'-0" NORTH



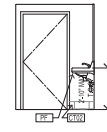
6 DINING ELEVATION  
SCALE: 1/4"=1'-0" EAST



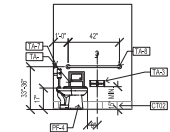
7 BACK BAR ELEVATION  
SCALE: 1/4"=1'-0" EAST



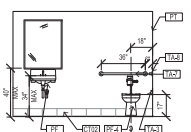
8 LAVATORY ELEVATION  
SCALE: 1/4"=1'-0" SOUTH



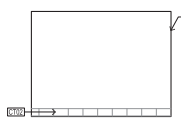
9 RR ELEVATION  
SCALE: 1/4"=1'-0" WEST



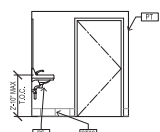
10 RR ELEVATION  
SCALE: 1/4"=1'-0" NORTH



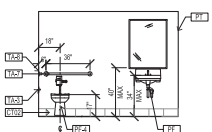
11 RR ELEVATION  
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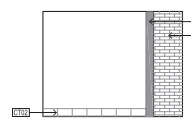
12 RR ELEVATION  
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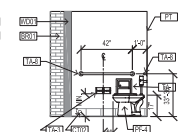
13 RR ELEVATION  
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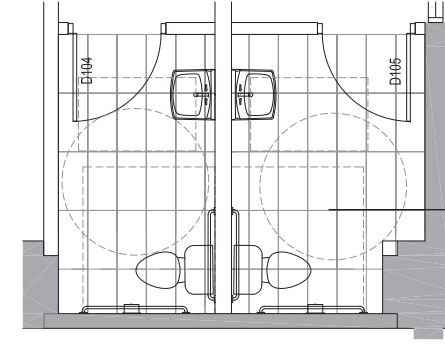
14 RR ELEVATION  
SCALE: 1/4"=1'-0" WEST



15 RR ELEVATION  
SCALE: 1/4"=1'-0" WEST



16 RR ELEVATION  
SCALE: 1/4"=1'-0" WEST



17 ENLARGED RR PLAN  
SCALE: 1/2"=1'-0" WEST

## PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL #	FINISH COLOR
PF-1	BATHROOM SINK / BASIN 2 IN 1 TROUGH SINK	SOPHSTONE	BESPOKE (CUSTOM)	COTTON (NOTE: CUSTOM LENGTH FOR TRASH COUTOUT & SOAP DISPENSER)
PF-2	BATHROOM FAUCET & HAND DRYER	DYSON AIRBLADE	A7915-11 WDA	STAINLESS STEEL BRUSHED (NOTE: WASH & DRY SHORT)
PF-3	FLUSHOMETER TOILET	TOTO	CT100BNG	ARCTIC COTTON
PF-4	FLUSHOMETER ADA TOILET	TOTO	CT100BNG	ARCTIC COTTON
PF-5	FLUSHOMETER VALVE	TOTO	TETLA20PSS	STAINLESS STEEL
PF-6	COMMERCIAL SEAT	TOTO	SC24	ARCTIC COTTON
PF-7	URINAL	TOTO	UT100EV	ARCTIC COTTON / ADD: THU 3010 SS URINAL DRAIN COVER
PF-8	URINAL FLUSHOMETER VALVE	TOTO	TEUL1A18S	STAINLESS STEEL
PF-9	DRAINING FOUNTAIN	ELUKAY	EZWS4DFPM17K	STAINLESS STEEL
PF-10	NOT USED	-	-	-
PF-11	MOP SERVICE BASIN	ZURN	Z1984-24	WHITE
PF-12	MOP SINK FAUCET	ZURN	Z1984-SF	CHROME
PF-13	MOP SINK FAUCET	ZURN	Z1984-SF	CHROME
PF-14	MOP SINK FAUCET	ZURN	Z1984-SF	CHROME
PF-15	BREAKOUT KITCHEN SINK	HR DIRECT	2805	STAINLESS STEEL
PF-16	BREAKOUT KITCHEN SINK FAUCET	DELTA	989F-SST	ARCTIC STAINLESS

## TOILET ACCESSORIES SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL #	FINISH COLOR
TA-1	SOAP DISPENSER	HOKIANG	ECOTAP-D-521	STAINLESS STEEL SATIN FINISH
TA-2	WASTE RECYCLE	KATOM	105-411HTSS	STAINLESS STEEL FINISH
TA-3	TOILET TISSUE DISPENSER	BORBRICK	B-5441	STAINLESS STEEL SATIN FINISH
TA-4	TOILET PARTITION	AM GLOBAL	ULTIMATE PRIVACY	STAINLESS STEEL 44 SATIN FLOOR MOUNTED & BRACED
TA-5	RECESSED MOUNTED SANITARY WIPER/ DISPOSAL	BORBRICK	B-535	STAINLESS STEEL FINISH
TA-6	PARTITION MOUNTED SANITARY WIPER/ DISPOSAL	BORBRICK	B-534	STAINLESS STEEL FINISH
TA-7	30" GRAB BAR	BORBRICK	B-5006 36	STAINLESS STEEL SATIN FINISH
TA-8	42" GRAB BAR	BORBRICK	B-5006 42	STAINLESS STEEL SATIN FINISH
TA-9	MOP HOLDER	BORBRICK	B022024	STAINLESS STEEL FINISH
TA-10	WALL GUARDS	FINI	M552424	STAINLESS STEEL FINISH
TA-11	DOOR BUMPER	BORBRICK	B-5407	STAINLESS STEEL - BRIGHT POLISHED
TA-12	UTILITY HOOK	BORBRICK	B-70117	STAINLESS STEEL SATIN FINISH
TA-13	SS PANEL URINAL / TOILET SCREEN	CUSTOM	CUSTOM	STAINLESS STEEL 44 SATIN
TA-14	SCHLUTER TILE EDGE	SCHLUTER	QUADEC	ANNOXODIZED ALUMINUM
TA-15	SCHLUTER REMO RAMP	SCHLUTER	REMO RAMP 3/2"	ANNOXODIZED ALUMINUM
TA-16	URINAL PARTITION	AM GLOBAL	ULTIMATE PRIVACY	STAINLESS STEEL 44 SATIN
TA-17	ELECTRIC MIRROR	NOVO	CUSTOM	WALL GLOW LIGHTED MIRROR

## ABBREVIATIONS

BWM	2
BRP	BRICK, REF. A5.03
CTP	CERAMIC TILE, REF. A6.03
PTP	PART COLOR, REF. A6.03
PLP	PLASTIC LAMINATE, REF. A6.03
WBP	WOOD BASE, REF. A6.03
STP	STONE COUNTERTOP, REF. A6.03
MRP	MIRROR, REF. A6.03
XTP	TILE TRIM, REF. A6.03
TAP	TOILET ACCESSORY
◇	PARTITION TYPE, REF. A5.04

## HILTON PALACIO DEL RIO TEXAS SPORTS BAR RENOVATION

223 Alamo Street  
San Antonio, TX 78205

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No. Date Issue / Revision:

1 Date Issue / Revision

Architect: Andrew Douglas

Project Manager:

Drawn By:

Project Number: 2106

Issued On: Date

## SHEET TITLE ENLARGED PLANS & ELEVATIONS

SHEET NUMBER:

A401





# A601

[illegible]

DEMOLITION NOTES:

**DN-1** THE CONTRACTOR SHALL REVIEW ALL WORK IN PROGRESS TO ASCERTAIN THAT ACTUAL STRUCTURAL CONDITIONS ENCOUNTERED REFLECT THOSE SHOWN ON THE DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.

**DN-2** DURING DEMOLITION CONTRACTOR SHALL IDENTIFY STRUCTURAL FRAMING AND LOAD PATHS IN AREA OF DEMOLITION TO PREVENT ACCIDENTAL COLLAPSE.

**DN-3** CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BRACING AND SHORING REQUIRED TO INSURE THE SAFETY AND STRUCTURAL INTEGRITY OF THE PROJECT DURING DEMOLITION OPERATIONS.

**DN-4** CONTRACTOR SHALL INSPECT EXISTING STRUCTURAL ELEMENTS AND REPAIR OR REPLACE THOSE FOUND TO BE STRUCTURALLY UNSOUND AS DIRECTED BY STRUCTURAL ENGINEER OF RECORD.

**DN-5** WHERE EXISTING CONCRETE IS NOTED TO BE REMOVED, WORK SHALL BE INITIATED BY MEANS OF SAW CUTS AT LEAST 1" DEEP OR BY PERFORATING WITH CLOSELY SPACED THRU-DRILLED HOLES. IF REINFORCING IS TO REMAIN, INITIATE WITH SAW CUTS APPROXIMATELY 3/4" DEEP. DEMOLITION SHALL PROCEED USING HAND HELD ROTARY TOOLS AND/OR LOW IMPACT CHIPPING DEVICES. NO JACK HAMMERS OR SIMILAR HEAVY IMPACT EQUIPMENT WILL BE PERMITTED.

**DN-6** INITIATE SAWCUTTING THRU WALLS AND SLABS WITH 3" CORE HOLES AT ALL CORNERS TO PREVENT OVERCUTS. OVERCUTS ARE NOT PERMITTED.

**DN-7** REPAIR ALL CONCRETE COVERAGE, REMOVED TO INSTALL NEW STEEL MEMBERS. TO MAINTAIN FIRE PROTECTION OF MAIN STRUCTURAL FRAMING.

**DN-8** ALL TEMPORARY SHORING IS TO BE DESIGNED AND DETAILED BY A LICENSED PROFESSIONAL ENGINEER, SIGNED AND STAMPED DRAWINGS ARE TO BE SUBMITTED TO THE A/E TEAM FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND CONSTRUCTION.

TOPPING NOTES:

**TN-1** TOPPING SLAB SHALL SLOPE PER ELEVATIONS ON ARCHITECTURAL DRAWINGS AND NOTES.

**TN-2** TOPPING SLAB SHALL BE THIN-TOP SUPREME BY THE EUCLID COMPANY OR EQUIVALENT. 1" MINIMUM THICKNESS. SPECIALTY TOPPING MAY BE USED FOR 1" THICKNESS MAXIMUM AND FEATHERED TO 1/2" WWF. 4000 PSI EA SHALL BE ADDED TO TOPPING MEMBERS BY PLUG WELDING AT EVERY SUPPORT. IN ACCORDANCE WITH WWF 4442 9x2.5 SHALL BE USED FOR THICKNESS BETWEEN 1 1/2" TO 3". 4000 PSI 3/4 AGGREGATE WITH #3 @ 12" x EA. WAY SHALL BE USED FOR THICKNESS OVER 3".

**TN-3** ALL EXISTING CONCRETE SURFACE SHALL BE CLEANED BY SAND BLASTING TO MINIMUM 1/8" AMPLITUDE. GRIND THE FEATHER END TO PROVIDE A MINIMUM 1" DROFF.

**TN-4** REMOVE ALL RESIDUE FROM THE SCARIFIED SURFACE DAMPEN SURFACE BEFORE PLACING CORR-BOND EPOXY COMPOUND OR EQUAL. AS A BONDING AGENT, APPLY SPECIALTY TOPPING OR CONCRETE BEFORE BOND AGENT HAS DRIED.

**TN-5** DURING FINAL PREPARATION AND APPLICATION A MANUFACTURER REPRESENTATIVE MUST BE PRESENT.

**TN-6** REFER ARCHITECTURAL DRAWINGS FOR FINISH ELEVATIONS.

MECHANICAL TESTING OF HCA IN FIELD

MECHANICAL TESTS SHALL BE MADE IN THE FIELD BEFORE PLATES ARE INSTALLED IN CONCRETE. THE CONTRACTOR SHALL SUPPLY A MINIMUM OF ONE ADDITIONAL PSE 18 PLATES OF EACH TYPE OR. ADDITIONAL STUDS SHALL BE PLACED ON SPECIAL CONFIGURATION PLATES AND MEMBERS. THESE STUDS SHALL BE TESTED IN THE FIELD. AND WELDING STUDS ARE TESTED BY BENDING THE STUD. BENDING MAY BE DONE BY STRIKING THE STUD WITH A HAMMER OR BY BENDING IT USING A TUBE OR PIPE. THE ANGLE THROUGH WHICH THE STUD WILL BEND WITHOUT WELD FAILURE WILL DEPEND ON THE STUD AND BASE METAL COMPOSITIONS. CONDITIONS (COLD WORKED, HEAT TREATED), AND STUD DESIGN. BENDING TEST MAY DAMAGE, THUS THEY MAY NOT BE USED. THE THEREFORE, IT SHOULD BE DONE ON QUALITY SAMPLES ONLY. THE METHOD USED TO APPLY TENSILE LOAD ON AN ANCR WELDED STUD WILL DEPEND ON STUD DESIGN, PROPERLY WITHOUT DAMAGE, AND A SPECIAL LOADING DEVICE MAY BE NEEDED.

**CM-16** REFER TO SPECIFICATIONS FOR TESTING REQUIREMENTS. ALL TESTING SHALL BE AT POINT OF DISCHARGE. IF PUMP IS USED, TESTING SHALL BE AT THE END OF THE HOSE.

STEEL FRAMING NOTES:

**SE-1** WIDE FLANGE STRUCTURAL STEEL SHALL CONFORM TO ASTM A588, FY=50 KSI. STRUCTURAL PIPE SHALL CONFORM TO ASTM A53, GRADE B, FY=35. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY=35. ALL OTHERS SHALL CONFORM TO ASTM A588, FY=50 KSI. CONNECTIONS SHALL CONFORM TO REQUIREMENTS OF AISC.

**SE-2** STEEL JOISTS AND BRIDGING SHALL CONFORM TO STEEL JOIST INSTITUTE SPECIFICATIONS. STEEL JOISTS HAVE BEEN DESIGNED FOR A NET UPLIFT LOAD OF 10 PSF. THE CONTRACTOR SHALL PROVIDE ALL JOIST BRIDGING REQUIRED FOR NET UPLIFT LOAD GIVEN.

**SE-3** JOIST ERECTION PRECAUTION (OSHA REQUIREMENT) AT ALL JOISTS NOT FRAMED BY BEAMS AND JOIST BRIDGING. THE JOIST CLOSEST TO THE COLUMN ON BOTH SIDES OF THE BEAM SHALL BE BOLTED TO THE BEAM.

**SE-4** ROOF DECK BE 1-1/2" 22 GAUGE TYPE B RIB DECK COMPLYING WITH STEEL DECK INSTITUTE, WITH MINIMUM 1/8" IN 4 FT. 5/8" 102 IN 3 FT. ATTACH TO SUPPORTING MEMBERS BY PLUG WELDING DIRECTLY THROUGH BOTTOM OF THE RIBS AT EVERY SUPPORT. WELD EACH RIB SHEET AT BOTH SIDES AND AT OTHER RIBS SO THAT SPACING BETWEEN WELDS ACROSS THE WIDTH OF EACH SHEET DOES NOT EXCEED 18" IN, IN ACCORDANCE WITH STEEL DECK INSTITUTE'S SPECIFICATIONS.

**SE-5** FLOOR SLAB ON STEEL JOISTS SHALL BE 3" REGULAR WEIGHT CONCRETE SLAB (REINFORCED WITH 6#6 - W2.9W2.9 WWF) ON GALVANIZED HEAVY DUTY 8" 1/2" DEEP 26 GAUGE CORRUGATED STEEL DECK WITH MINIMUM 1-011 IN. 4 FT. 5/8" 102 IN 3 FT. (VULCRAT TYPE 0.6C OR EQUIVALENT). ATTACH STEEL DECK TO SUPPORTING MEMBERS BY PLUG WELDING AT EVERY SUPPORT IN ACCORDANCE WITH STEEL DECK INSTITUTE'S SPECIFICATIONS.

**SE-6** WHERE METAL DECK IS SUPPORTED CONTINUOUSLY WELD DECK TO STEEL SUPPORT AT 12".

**SE-7** WHERE FLOOR DECK CHANGES DIRECTIONS, PROVIDE DECK SUPPORT 1.3 X 2-1/2 X 3/16 (LLH) ACROSS ENDS OF SEATED JOISTS.

**SE-8** TYPICAL STEEL JOIST SEAT ANCHORAGE: FIELD WELD EACH SEAT WITH TWO 1" LONG BY 1/8" WELDS FOR A SERIES AND TWO 1" LONG BY 1/4" WELDS FOR L-H SERIES.

**SE-9** STRUCTURAL FRAMING CONNECTIONS SHALL BE SEATED COLUMN CAPS, CLIP ANGLES OR WEB PLATES AS INDICATED ON DETAILS. USE A305 HIGH STRENGTH BOLTS OR WELDS SUFFICIENT TO DEVELOP REACTION CAPACITY ALLOWABLE UNIFORM LOADSPAN DIVIDED BY TWO AS SHOWN IN AISC MANUAL, SECTION 2 (9th EDITION).

**SE-10** DECK STOP ANGLES, FASCH ANGLERS, HANGERS, CLIPS AND OTHER STRUCTURAL AND MISCELLANEOUS MEMBERS SHALL BE CONNECTED OR JOINED USING 3/16" OR LARGER FILLET OR GROOVE WELDS AS REQUIRED FOR ADEQUATE CONNECTION.

**SE-11** WHERE OPENINGS THROUGH ROOF ARE REQUIRED, FRAME AS DETAIL.

**SE-12** WHERE BRACING ANGLES ARE SHOWN BETWEEN END OF JOIST BOTTOM CHORD AND SUPPORTING MEMBER, PROVIDE THESE CONNECTIONS AFTER ALL DEAD LOAD ON JOISTS IS IN PLACE. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL FINAL CONNECTIONS ARE COMPLETED.

**SE-13** JOIST BRACES (AT EACH COLUMN) OCCUR AT OR NEAR EVERY INTERIOR COLUMN AT THREE JOISTS THAT ARE CLOSEST TO THE COLUMN CENTRINE. SEE PLAN AND DETAILS.

**SE-14** PROVIDE ADEQUATE AND APPROPRIATE STRUCTURAL STEEL FRAMING APPROVED BY THE ENGINEER FOR THE SUPPORT AND MOUNTING OF MECHANICAL EQUIPMENT RESTING ON, OR SUSPENDED FROM, STEEL JOISTS. NO CONCENTRATED LOADS, HANGERS, ETC. SHALL BE ATTACHED TO THE TOP OR BOTTOM CHORD OF JOIST EXCEPT AT "PANEL POINTS" (THE JUNCTIONS OF CHORDS AND DIAGONAL WEB MEMBERS). JOISTS SHALL BE MODIFIED OR STRENGTHENED TO CARRY SUCH LOADS.

**SE-15** STEEL STARTS TO BE DESIGNED AND DETAILED FOR LL=100 PSY BY STEEL FABRICATOR UNDER DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER (SPECIALTY ENGINEER). SHOP DRAWINGS TO BE SIGNED AND SEALED BY THE SPECIALTY ENGINEER.

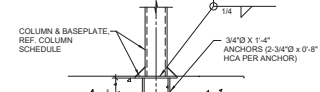
COLUMN SCHEDULE

MARK	SECT.	TOP CONN.	BASE PLATE	ANCHORS	SECT.	REMARKS
C1	HSS40X41/2	?	140X141	3/4" DIA. X 1-4" HCA	?	W/3P G2021 PLATES EA 200#

STEEL COLUMN NOTES:

1. COLUMN MARKS AT ANY LEVEL INDICATE THE TYPE COLUMN WHICH IS BELOW THAT LEVEL.

2. PROVIDE 1" OF 1/4" 11 FLET WELD TO EA. SIDE OF COLUMN PRIOR TO RELEASE OF COLUMN FROM ERECTION EQUIPMENT.



2 DETAIL N.T.S.

CONCRETE NOTES:

**CM-1** CONCRETE SHALL BE LABORATORY DESIGNED TO DEVELOP MINIMUM 28-DAY COMPRESSIVE STRENGTHS AS GIVEN BELOW. REFER TO SPECIFICATIONS FOR AGGREGATES, CEMENT, ADMIXTURES, ETC.

DRAINED PIERS & PER CAPS ..... 3,000 PSI  
BEAMS AND FLAT SLAB SYSTEM ..... 3,000 PSI  
BEAM, GIRDER, AND JOIST FLOOR SYSTEM ..... 4,000 PSI  
CLAMS ON METAL FORMS ..... 3,000 PSI  
COMPOSITE SLABS ON METAL FORMS ..... 4,000 PSI  
SLABS AND WALLS ..... SEE SCHEDULE  
PRECAST CONCRETE ..... 4,500 PSI

NOTE: FLY ASH WILL BE PERMITTED UP TO 30% PORTLAND CEMENT REPLACEMENT. REFER TO SPECIFICATIONS.

**CM-2** REINFORCING STEEL SHALL BE FROM NEW BILLET AND SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

A615-GR 60 ..... FOOTING SPIRALS  
A105 ..... STEEL WELDED FABRIC  
A615-GR 60 ..... BEAM STRUTS, COLUMN TIES  
A615-GR 60 ..... HEAD-UP CONCRETE ANCHORS  
ASTM A108-60T ..... DEFORMED BAR ANCHORS  
ASTM A496 ..... DEFORMED BAR ANCHORS

**CM-3** DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 318). BAR SUPPORTS SHALL HAVE PLASTIC COATED LESS OR BE NOT DIPPED GALVANIZED AFTER FABRICATION.

**CM-4** PROVIDE BAR LAPS AND SPLICES PER REINFORCING BAR LAP SPECIFICATION BELOW. SEE "CORNER DETAILS" FOR CONTINUOUS BARS AT CORNERS. SPLICES SHALL BE LAPPED 1-1/2 TURNS. WELDED WIRE MESH SHALL BE LAPPED IF MINIMUM AT SPLICE POINTS, OR 1-1/2 MESHES, WHICHEVER IS GREATER.

**CM-5** CONTRACTOR SHALL PROVIDE NECESSARY CONNECTION JOINTS IN MONOLITHIC CONCRETE FORMING SO THAT NOT MORE THAN 400 CUBIC YARDS IS POURED MORE THAN 6" IN 1 HOUR. CONTRACTOR SHALL HAVE PRIOR APPROVAL OF STRUCTURAL ENGINEER OF RECORD AND SHALL GENERALLY BE LOCATED AT JOINTS. WELDED WIRE MESH SHALL BE USED AT BEAMS AND WALLS. ALL CONTINUOUS REINFORCING SHALL BE CARRIED THROUGH THE JOINT. SEE DETAILS FOR CONTINUOUS KEY BETWEEN ADJACENT POURS.

**CM-6** SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATION AND SIZES OF ALL SLAB OPENINGS AND SLEEVES. INSERTS, ANCHORS AND BOLTS SHALL BE WELDED THROUGH CERAMIC FERRULES, "NELSON CONCRETE ANCHORS" OR EQUAL.

**CM-7** REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR FINISHES, DIMENSIONS AND LOCATIONS OF SLAB DROPS AND DEPRESSIONS.

**CM-8** MECHANICAL AND ELECTRICAL CONDUITS IN SLABS SHALL RUN UNDER THE TOP LAYER OF SLAB REINFORCING OR WELDED WIRE FABRIC. PROVIDE A MINIMUM OF 1-1/2" CLEAR BETWEEN MECHANICAL CONDUITS, AND BETWEEN CONDUIT AND PARALLEL REINFORCING. DO NOT "BUNDLE" CONDUITS.

**CM-9** "HEADED CONCRETE ANCHORS" (HCA) SHALL BE OF 50,000 PSI STEEL, WITH UPLIFT REND, AUTOMATICALLY ARE WELDED THROUGH CERAMIC FERRULES, "NELSON CONCRETE ANCHORS" OR EQUAL.

MECHANICAL TESTING OF HCA IN SHOP

MECHANICAL TESTS SHALL BE MADE BEFORE INITIATION OF PRODUCTION WELDING AND AFTER ANY EQUIPMENT MAINTENANCE TO ENSURE THAT THE A305 HIGH STRENGTH BOLTS OR WELDS SUFFICIENT TO DEVELOP REACTION CAPACITY ALLOWABLE UNIFORM LOADSPAN DIVIDED BY TWO AS SHOWN IN AISC MANUAL, SECTION 2 (9th EDITION). STUDS ARE TESTED BY BENDING THE STUD. BENDING MAY BE DONE BY STRIKING THE STUD WITH A HAMMER OR BY BENDING IT USING A TUBE OR PIPE. THE ANGLE THROUGH WHICH THE STUD WILL BEND WITHOUT WELD FAILURE WILL DEPEND ON THE STUD AND BASE METAL COMPOSITIONS. CONDITIONS (COLD WORKED, HEAT TREATED), AND STUD DESIGN. BENDING TEST MAY DAMAGE, THUS THEY MAY NOT BE USED. THE THEREFORE, IT SHOULD BE DONE ON QUALITY SAMPLES ONLY. THE METHOD USED TO APPLY TENSILE LOAD ON AN ANCR WELDED STUD WILL DEPEND ON THE STUD DESIGN, PROPERLY WITHOUT DAMAGE, AND A SPECIAL LOADING DEVICE MAY BE NEEDED.

REINFORCING BAR LAP SPCIE TABLE (MASONRY)

BAR SIZE	POSITION	2500	3000
		B	B
#3 thru #6	ALL	40#	40#
#7 thru #11	ALL	72#	72#

REINFORCING BAR LAP SPCIE TABLE (BEAMS AND COLUMNS)

BAR SIZE	POSITION	3000	4000	5000	6000
		B	B	B	B
#3 thru #6	ALL	74#	64#	56#	50#
#7 thru #11	ALL	93#	80#	72#	65#

REINFORCING BAR LAP SPCIE TABLE (SLABS AND WALLS)

BAR SIZE	POSITION	3000	4000	5000
		B	B	B
#3 thru #6	0.75" COVER	75#	64#	56#
	2.0" COVER	46#	40#	36#
#7 thru #11	0.75" COVER	136#	120#	106#
	2.0" COVER	74#	65#	58#

REBAR LAP SPCIE TABLE NOTES:

**RE-1** ALL SPICES SHALL BE DIMETER.

**RE-2** DENOTES BAR SHALL BE CLASS B UNLESS OTHERWISE NOTED.

**RE-3** VALUES APPLY TO ALL BARS WITH MINIMUM COVERAGE 1.0# AND MINIMUM CENTER TO CENTER SPACING OF 2.0#.

**RE-4** FOR LIGHTWEIGHT CONCRETE, MULTIPLY BY 1.3.

**RE-5** THE CHART ABOVE IS A SIMPLIFIED AND CONSERVATIVE METHOD FOR MEETING THE REQUIREMENTS OF ACI 12.2.2. THE CONTRACTOR MAY SUBMIT A DETAILED REBAR SPLICING PLAN IN ACCORDANCE WITH ACI 12.2.2 FOR APPROVAL.

GENERAL NOTES:

**GN-1** THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2018) AS AMENDED AND ADOPTED BY THE GOVERNING AUTHORITY, AND APPLICABLE INDUSTRY STANDARDS (ASCE, ACI, ETC.).

**GN-2** THE DESIGN LOADS ARE:

SUPERIMPOSED DEAD LOADS ..... 5 PSF  
MECHANICAL DUCTS/CONDUITS, CEILING, ETC. .... 5 PSF  
MECHANICAL EQUIPMENT ..... AS INDICATED ON PLANS

FLOOR LIVE LOAD ..... 100 PSF  
CORRIDOR ..... 100 PSF  
OFFICES ..... 100 PSF  
MOVABLE PARTITIONS ..... 20 PSF  
MECHANICAL ROOMS ..... 100 PSF  
(NON REDUCIBLE)

ASSEMBLY AREAS:  
FIXED SEATS ..... 60 PSF  
LOBBIES ..... 100 PSF  
MOVABLE SEATS ..... 100 PSF  
STAGES & PLATFORMS ..... 100 PSF  
CATWALKS ..... 40 PSF

ROOF LIVE LOAD ..... 20 PSF  
FLAT ROOF ..... 20 PSF  
PITCHED ROOF ..... 20 PSF

SNOW EXPOSURE FACTOR  $C_e$  ..... 1.0  
SNOW LOAD IMPORTANCE FACTOR  $I_s$  ..... 1.1  
THERMAL FACTOR  $C_t$  ..... 1.0

WIND LOAD  
BASIC WIND SPEED (ULTIMATE DESIGN) ..... 120  
BUILDING CATEGORY ..... B  
WIND EXPOSURE ..... C  
INTERNAL PRESSURE COEF. ..... +0.18  
COMPONENTS AND CLADDING WIND PRESSURE ..... -25 PSF

EARTHQUAKE LOADS  
SEISMIC IMPORTANCE FACTOR  $I_e$  ..... 1.0  
SPECTRAL RESPONSE ACCELERATION  $S_s$  ..... 14%  
SPECTRAL RESPONSE ACCELERATION  $S_1$  ..... 3%  
SPECTRAL RESPONSE COEF.  $S_DS$  ..... 14%  
SPECTRAL RESPONSE COEF.  $S_1$  ..... 3%  
SEISMIC DESIGN CATEGORY ..... A  
SEISMIC RESPONSE COEF.  $C_s$  ..... 0.4

RETAINING WALLS  
GLOBAL STABILITY ANALYSIS FACTOR OF SAFETY ..... 1.5  
TYPE ..... CANTILEVER  
EQUIVALENT FLUID PRESSURE ..... 50 PCF  
BACKFILL ..... DRAINAGE/DOMESTIC  
FOOTING BEARING ..... 1500 PSF  
SURCHARGE ..... 200 PSF

FLOOR LOAD  
ELEVATION OF LOWEST FLOOR ..... REF. ARCH. DWGS.

**GN-3** ALLOWABLE STRESS DESIGN LOAD COMBINATIONS (FOR ALL DESIGNS EXCEPT CONCRETE)

D  
D+L  
D+L<sub>1</sub> or S or R  
D+L<sub>2</sub>+0.75L<sub>1</sub> or S or R  
D+0.6W  
D+0.75L<sub>2</sub>+0.6W+0.75L<sub>1</sub> or S or R  
D+0.6W  
D+0.75L<sub>2</sub>+0.6W  
D+0.75L<sub>1</sub>+0.6W

STRENGTH DESIGN LOAD COMBINATIONS (FOR CONCRETE DESIGN)

1.2D+1.6L  
1.2D+1.6L<sub>1</sub>+0.5L<sub>2</sub> or S or R  
1.2D+1.6L<sub>1</sub>+0.5L<sub>2</sub> or S or R  
1.2D+1.6W+0.5L<sub>1</sub> or S or R  
1.2D+1.6W  
1.2D+1.6L+0.25S

**GN-4** PRIOR TO START OF CONSTRUCTION OF CONCRETE, THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

**GN-5** UTILITIES PENETRATING BUILDING SHALL BE FLEXIBLE USING SLEEVE JOINTS, BENDS, LOOPS, ETC. TO PERMIT MOVEMENTS DUE TO EXPANSIVE UNDERLYING SOILS.

**GN-6** PROVIDE ADEQUATE AND APPROPRIATE STRUCTURAL STEEL FRAMING FOR THE SUPPORT AND MOUNTING OF MECHANICAL EQUIPMENT RESTING ON, OR SUSPENDED FROM, STEEL SUPERSTRUCTURE.

**GN-7** THE STRUCTURAL DRAWINGS FOR THIS PROJECT ARE COPYRIGHTED AND SHALL NOT BE REPRODUCED FOR USE AS FABRICATORS ERECTION DRAWINGS. THE CONTRACTOR SHALL ALLOW ADEQUATE TIME AND EXPENSE FOR SUBCONTRACTORS TO PRODUCE THEIR OWN ORIGINAL ERECTION AND PLACEMENT DRAWINGS.

**GN-8** THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. ANY PROPOSED APPLICATION OF CONSTRUCTION LOADS OR OF ANY LOADS TO THE PARTIALLY COMPLETED STRUCTURE WHICH EXCEED THE DESIGN LOADS WILL REQUIRE REANALYSIS AND PROBABLE REDESIGN.

**GN-9** PROVIDE 5.0 TONS OF EXTRA REINFORCING STEEL, DETAILING, LABOR FOR PLACING AND FABRICATION AS DIRECTED IN THE FIELD AND SHOP.

**GN-10** PROVIDE 10.0 TONS OF EXTRA STRUCTURAL STEEL, DETAILING, LABOR FOR ERECTION AND FABRICATION AS DIRECTED IN THE FIELD AND SHOP.

**GN-11** PROVIDE 10.0 TONS OF EXTRA STRUCTURAL STEEL, DETAILING, LABOR FOR ERECTION AND FABRICATION AS DIRECTED IN THE FIELD AND SHOP.

**GN-12** PROVIDE 10.0 TONS OF EXTRA STRUCTURAL STEEL, DETAILING, LABOR FOR ERECTION AND FABRICATION AS DIRECTED IN THE FIELD AND SHOP.

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No. Date Issue / Revision  
1 Date Issue / Revision

Architect

Andrew Douglas

Project Manager

Drawn By

Project Number

2108

Insurance Date

SHEET TITLE

SHEET NUMBER

**S102**

1. CONCRETE CONSTRUCTION CONT.			
1. REMOVAL OF BORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	PERIODIC	VERIFY IN-SITU CONCRETE STRENGTH PRIOR TO REMOVAL.	ACI 318-CH. 5.11, 5.13
M. POST INSTALLED REINFORCING & ANCHORS (EXPANSION ANCHORS, SURETY ANCHORS ADHESIVE ANCHORS, ECT.)	CONTINUOUS	THE SPECIAL INSPECTOR SHALL BE ON THE JOB SITE CONTINUOUSLY DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, CONCRETE TYPE AND COMPRESSION STRENGTH, PRE-DRILLED HOLE DIMENSIONS, ANCHOR SPACING, EDGE DISTANCES, CONCRETE THICKNESS AND ANCHOR EMBEDMENT.	ACI 318-APPENDIX D-CH. D.3.1
4. STEEL CONSTRUCTION			
A. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:	PERIODIC	1. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	BC 1705.2
	PERIODIC	2. MANUFACTURERS CERTIFICATE OF COMPLIANCE REQUIRED.	APPLICABLE ASTM MATERIAL SPECIFICATIONS, AWS D13.1, SECTION A3.4, AWS D13.2, SECTION A3.3
B. HIGH STRENGTH BOLTING:	PERIODIC	1. BEARING-TYPE CONNECTIONS.	BC 1704.3.3, STRUCTURAL STEEL GENERAL NOTES
	CONTINUOUS OR PERIODIC	2. SLIP-CRITICAL CONNECTIONS.	AISC LRFD SECTION M2.5
C. MATERIAL VERIFICATION OF STRUCTURAL STEEL:	PERIODIC	1. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	BC 1705.2, STRUCTURAL STEEL GENERAL NOTES
	PERIODIC	2. MANUFACTURERS CERTIFIED MILL TEST REPORTS.	ASTM A 588 OR ASTM A 588
D. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:	PERIODIC	1. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	STRUCTURAL STEEL GENERAL NOTES
	PERIODIC	2. MANUFACTURERS CERTIFIED OF COMPLIANCE REQUIRED.	AISC, ASD, SECTION A3.5; AISC LRFD, SECTION A3.5
E. WELDING OF REINFORCING STEEL:	CONTINUOUS	1. COMPLETE & PARTIAL PENETRATION GROOVE WELDS.	BC 1705.2.2.1; STRUCTURAL STEEL GENERAL NOTES
	CONTINUOUS	2. MULTIPASS FILLET WELDS.	AWS D1.1
	CONTINUOUS	3. SINGLE-PASS FILLET WELDS > 5/16"	CW AND ASNT
	PERIODIC	4. SINGLE-PASS FILLET WELDS ≤ 5/16"	CW AND ASNT
	PERIODIC	5. FLOOR AND DECK WELDS.	AWS D1.3
F. WELDING OF REINFORCING STEEL:	PERIODIC	1. VERIFICATION OF WELD ABILITY OF REINFORCING STEEL OTHER THAN A706.	BC 1705.2.2.1.2
	CONTINUOUS	2. REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL MOMENT RESISTING CONCRETE SHEAR WALLS AND SHEAR REINFORCEMENT.	CW/ASSOCIATE/TECHNICAL RADIATE, AWS OR CSI
	CONTINUOUS	3. SHEAR REINFORCEMENT.	
	PERIODIC	4. OTHER REINFORCING STEEL.	

2B. PIER FOUNDATIONS			
A. THE GEOTECHNICAL ENGINEER OR A QUALIFIED E.I.T. INVOLVED IN THE ORIGINAL GEOTECHNICAL INVESTIGATION AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING THE EXCAVATION OF THE FIRST PIER SHAFT.	CONTINUOUS	1. VERIFY THE BEARING STRATUM IS ENCOUNTERED AT THE ANTICIPATED DEPTH. 2. ADDRESS UNFORESEEN SUBSURFACE CONDITIONS, IF ANY. 3. VERIFY CONFORMANCE WITH THE FOUNDATION RECOMMENDATIONS PROVIDED IN THE PROJECT "GEOTECHNICAL ENGINEERING STUDY" AND THE STRUCTURAL DRAWINGS ISSUED FOR THE PROJECT.	BC 1705.8 GEOTECHNICAL REPORT; "QUALIFICATIONS BASED ON ASTM E309 & ASTM C1077"
B. ALL FOOTINGS SHALL BE OBSERVED AND MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL PROVIDE THE GEOTECHNICAL ENGINEER WITH A COMPLETE SET OF STRUCTURAL DRAWINGS THAT ARE TO REMAIN WITH THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.	CONTINUOUS	1. PROVIDE RECORD OF EACH PIER INSTALLED. 2. RECORD LOAD TESTS, CUTOFF AND TIP OF EACH PIER.	BC 1705.8 GEOTECHNICAL REPORT; "QUALIFICATIONS BASED ON ASTM E309 & ASTM C1077"
3. CONCRETE CONSTRUCTION			
A. REINFORCING STEEL:	PERIODIC	PROVIDE PERIODIC INSPECTION OF REINFORCING STEEL SIZES, SPACING, GRADE OF REBAR, AND PLACEMENT AT THE FOLLOWING FREQUENCY: BEAMS: 10% JOIST: 10% OTHER MEMBERS: RANDOMLY @ 20%	BC 1704.4 ACI 318-3.2.2 ACI 318-3.1.1.7, CONCRETE AND REINFORCING GENERAL NOTES
B. REINFORCING STEEL WELDING:	CONTINUOUS	NO FIELD WELDING PERMITTED.	AWS D1.4 ACI 318-3.2.2 CW OR ASSOCIATE CW
C. BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO & DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED.	CONTINUOUS	VERIFY LOCATION, SIZE AND SPACING OF ANCHORS.	BC 1705.3 "TECHNICIAN TRAINED IN FIELD OF WORK AND HAS AT LEAST ONE YEAR EXPERIENCE."
D. ANCHORS TO BE INSTALLED IN EXISTING CONCRETE.	CONTINUOUS	VERIFY LOCATION, SIZE AND SPACING OF ANCHORS.	BC 1705.3 "TECHNICIAN TRAINED IN FIELD OF WORK AND HAS AT LEAST ONE YEAR EXPERIENCE."
E. VERIFY USE OF CONCRETE MIX DESIGN.	PERIODIC	EACH CONCRETE POUR.	ACI 318-CH. 4, 5.2.6.4
F. SAMPLING OF FRESH CONCRETE.	CONTINUOUS	EACH CONCRETE POUR.	ACI 318-CH. 5.6, 5.8
G. PLACEMENT OF CONCRETE & BSHOTCRETE.	CONTINUOUS	EACH CONCRETE POUR.	ACI 318-CH. 5.6, 5.8
H. MAINTENANCE OF SPECIFIED CURING TEMPERATURE & TECHNIQUES.	PERIODIC	EACH CONCRETE POUR.	ACI 318-CH. 5.11, 5.13
I. PRE-STRESSED CONCRETE.	CONTINUOUS	1. APPLICATION OF PRESTRESSING FORCE. 2. GROUPING OF BOUNDED PRESTRESSING TENDONS IN SEISMIC-FORCE RESISTING SYSTEMS.	"QUALIFICATIONS BASED ON ASTM C1077"
J. ERECTION OF PRECAST CONCRETE MEMBERS.	PERIODIC	TECHNICIAN TRAINED IN FIELD OF WORK AND HAS AT LEAST ONE YEAR OF EXPERIENCE.	"QUALIFICATIONS BASED ON ASTM E309"
K. POST-TENSIONED CONCRETE:	EACH POUR	1. VERIFY IN-SITU CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS. 2. THE POST-TENSIONING ENGINEER, OR A MEMBER OF HIS STAFF, SHALL INSPECT THE TENDON LAYOUT AND CHARGING TO INSURE COMPLIANCE WITH THE INTENT OF THE DESIGN. 3. CONTINUOUS INSPECTION IS REQUIRED DURING ALL STRESSING ACTIVITIES.	"QUALIFICATIONS BASED ON ASTM E309"
	PERIODIC	4. RECORDS OF ALL JACKING FORCES AND ELONGATIONS SHALL BE MADE IN ACCORDANCE WITH THE P.T. FIELD MANUAL, AND RECORDS SHALL BE PROMPTLY SUBMITTED TO THE ARCHITECT AND ENGINEER.	
	CONTINUOUS		

#### NOTES:

1. THESE INSPECTIONS DO NOT RELIEVE ENGINEER FROM STRUCTURAL OBSERVATIONS AS MAY REQUIRED BY BC 2014 SECTION 1708 AND/OR CONTRACTUAL REQUIREMENTS OF ARCHITECT/CLIENT. (S.C. C14)

2. DEFINITIONS/TERM: PERIODIC VS. CONTINUOUS INSPECTIONS - REF. BC SECTION 1702  
ASCE - THE INTERNATIONAL ASSOCIATION OF FOUNDATION DRILLING  
ASNT - AMERICAN SOCIETY FOR NONDESTRUCTIVE TESTING  
ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS  
AWS - AMERICAN WELDING SOCIETY  
CW - CERTIFIED WELDING INSPECTOR  
CSI - CONCRETE REINFORCING STEEL INSTITUTE  
PCI - PRECAST/PRESTRESSED CONCRETE INSTITUTE  
PTI - POST-TENSIONING INSTITUTE  
NA - NOT APPLICABLE

\*TESTING AND INSPECTION DIRECTED BY ASTM E309 GUIDELINES.

Pursuant to IBC Chapter 17 (1704.2.1) provide the following Special Inspector Qualifications to the RDPIRC prior to start of inspections;

- Testing Laboratory Qualifications meeting ASTM0329 and accreditation by AASHTO and/or AZLA, and CCRL of the National Bureau of Standards.
- Special Inspector's name and proof of meeting the qualification requirements set forth in:
  - ASTM C1077 for concrete,
  - ASTM D3740 for soils,
  - ASTM C1093 for masonry,
  - ASTM D-2922 and D-3017 for Density control of compaction

IBC 1704.2.1 "written documentation demonstrating the competence and relevant experience or training of special inspectors who will perform special inspections and tests during construction. Experience or training shall be considered relevant where the documented experience or training is related in complexity to the same type of special inspection or testing activities for projects of similar complexity and material qualities." These qualifications are in addition to qualifications specified in other sections of the IBC.

### TESTING & INSPECTION REQUIREMENTS (INCLUDING SPECIAL INSPECTIONS)

REQUIRED INSPECTION VERIFICATION OR TEST	VERIFICATION MONITORING FREQUENCY	TYPE AND/OR FREQUENCY OF TESTING	IBC SECTION & REFERENCE CRITERIA	INSPECTOR QUALIFICATIONS
1. SOILS (SLAB ON GRADE)		SITE PREPARATION	IBC 1705.8	
A. SUB-GRADE	PERIODIC	AT THE CONTRACTORS EXPENSE, INSTRUMENT RECORDS SHALL BE TAKEN BY A LICENSED SURVEYOR TO VERIFY FINAL SUBGRADE ELEVATIONS AND SLOPES.	GEOTECHNICAL REPORT, BUILDING PAD GENERAL NOTES	"QUALIFICATIONS BASED ON ASTM D3740, LICENSED SURVEYOR"
1. VISUAL OBSERVATION	PERIODIC	PROOFROLLING SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE APPROVE THE TYPE OF PROOFROLLING EQUIPMENT AND PROCEDURES.	GEOTECHNICAL REPORT, BUILDING PAD GENERAL NOTES	"QUALIFICATIONS BASED ON ASTM D3740"
2. PROOFROLLING OBSERVATIONS	CONTINUOUS	PROVIDE (1) ON DENSITY TEST FOR EACH 3000 SQ. FT. REFER TO UNDERGROUND FILL NOTES FOR TESTING QUALIFICATIONS	GEOTECHNICAL REPORT, BUILDING PAD GENERAL NOTES	"QUALIFICATIONS BASED ON ASTM D3740"
1. MOISTURE CONDITIONING & RECOGNITION	CONTINUOUS	QUALITY CONTROLLED TESTING AND EVALUATION PRIOR AND SUBSEQUENT TO SECTION SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER TO DETERMINE THE EFFECTIVENESS OF THE CHEMICAL INJECTION PROCESS. THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE SHALL MONITOR THE INJECTION PROCESS TO VERIFY AREA COVERAGE, INJECTION DEPTH AND TO REVIEW AND MONITOR THE SWELL TEST RESULTS.	GEOTECHNICAL REPORT, BUILDING PAD GENERAL NOTES	"QUALIFICATIONS BASED ON ASTM D3740"
B. CHEMICAL INJECTION	CONTINUOUS	VISUAL OBSERVATIONS: DURING PLACEMENT AND COMPACTION OF FILL, SPECIAL INSPECTOR SHALL DETERMINE THE MATERIAL BEING USED AND THE MAXIMUM LIFT THICKNESS COMPLY WITH ADDITIONAL SAMPLES TESTED EACH DAY, OR MORE OFTEN IF MATERIAL APPEARS TO VARY.	BC 1705.8 GEOTECHNICAL REPORT, BUILDING PAD GENERAL NOTES	"QUALIFICATIONS BASED ON ASTM D3740"
C. DURING FILL PLACEMENT	CONTINUOUS OR PERIODIC	PROVIDE (1) ON DENSITY TEST FOR EACH 3000 SQ. FT. REFER TO UNDERGROUND FILL NOTES FOR TESTING SPECIFICATIONS.	BC 1705.8 GEOTECHNICAL REPORT, BUILDING PAD GENERAL NOTES	"QUALIFICATIONS BASED ON ASTM D3740"
D. EVALUATION OF IN-PLACE DENSITY OF FILL	CONTINUOUS	TRENCH BACKFILLING: TRENCH BACKFILLING WITH CLAY CAP AND PLACING OF CLAY PLUS SHALL BE MONITORED BY GEOTECHNICAL ENGINEER.	BC 1705.8 GEOTECHNICAL REPORT, BUILDING PAD GENERAL NOTES	"QUALIFICATIONS BASED ON ASTM D3740"
E. TRENCH BACKFILLING	CONTINUOUS			
2A. PILE FOUNDATIONS				
A. THE GEOTECHNICAL ENGINEER OR A QUALIFIED E.I.T. INVOLVED IN THE ORIGINAL GEOTECHNICAL INVESTIGATION AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING THE EXCAVATION OF THE FIRST PILE.	CONTINUOUS	1. VERIFY THE BEARING STRATUM IS ENCOUNTERED AT THE ANTICIPATED DEPTH. 2. ADDRESS UNFORESEEN SUBSURFACE CONDITIONS, IF ANY. 3. VERIFY CONFORMANCE WITH THE FOUNDATION RECOMMENDATIONS PROVIDED IN THE PROJECT "GEOTECHNICAL ENGINEERING STUDY" AND THE STRUCTURAL DRAWINGS ISSUED FOR THE PROJECT.	BC 1705.7 GEOTECHNICAL REPORT; "QUALIFICATIONS BASED ON ASTM E309 & ASTM C1077"	GRADUATE ENGINEER
B. ALL FOOTINGS SHALL BE OBSERVED AND MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL PROVIDE THE GEOTECHNICAL ENGINEER WITH A COMPLETE SET OF STRUCTURAL DRAWINGS THAT ARE TO REMAIN WITH THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.	CONTINUOUS	1. PROVIDE RECORD OF EACH PILE INSTALLED. 2. RECORD LOAD TESTS, CUTOFF AND TIP OF EACH PILE.	BC 1705.7 GEOTECHNICAL REPORT; "QUALIFICATIONS BASED ON ASTM E309 & ASTM C1077"	GRADUATE ENGINEER



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Date	Issue / Revision

Architect

Project Manager

Drawn By

Project Number 2100

Issuance / Date

SHEET TITLE

SHEET NUMBER

**S103**

LEVEL 2 INSPECTION CONT:		QUALIFICATIONS BASED ON C1003	
C PREPARATION OF ANY REQUIRED GROUT (SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS) SHALL BE OBSERVED	CONTINUOUS	1. VERIFY COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENTS PROVISIONS.	
D COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.	PERIODIC		
E TESTING OF GROUT (SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS)	PERIODIC	1. TEST ONE SET OF MORTAR CUBES PER 2000 or OR PORTION THEREOF 2. TEST ONE SET OF GROUT CYLINDERS PER 2000 or OR PORTION THEREOF 3. TEST ONE PRISM PER 6000 or 4 OR PORTION THEREOF. (SUBMITTED PRISM WILL BE ACCEPTABLE FOR FIRST PRISM TEST).	QUALIFICATIONS BASED ON C1003
<b>7. WOOD CONSTRUCTION</b>			
A PREFABRICATED STRUCTURAL ELEMENTS & ASSEMBLIES	PERIODIC	IBC 1704.6 INSPECT STRUCTURAL LOAD BEARING MEMBERS AND ASSEMBLIES. VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL. PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL, OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPLICABLE CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES AND REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK. <b>EXCEPTION:</b> SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE FABRICATOR IS ENROLLED IN A NATIONALLY ACCEPTED INSPECTIONS PROGRAM ACCEPTABLE TO THE REGISTERED DESIGN PROFESSIONAL IS RESPONSIBLE CHARGE.	IBC 1705.5 TECHNICAL REPRESENTATIVE UNDER DIRECTION OF LICENSED ENGINEER
B SITE BUILT ASSEMBLIES	PERIODIC	SITE BUILT ASSEMBLIES SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1	IBC 1705.5 LICENSED ENGINEER OR HIGHER REPRESENTATIVE
C DIAPHRAGMS	PERIODIC	HIGH-LOAD DIAPHRAGMS SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1 AND BREATHING CHECKED FOR PROPER GRADE, THICKNESS, USE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES, NAIL/SPLATE DIAMETER AND LENGTH, AND FASTENER PATTERN.	IBC 1705.5.1
D TRUSS BRACING	PERIODIC	CHECK ALL REQUIRED PERPENDENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGNSHOP DRAWINGS.	
<b>E LIGHT GAUGE FRAME CONSTRUCTION</b>			
A PREFABRICATED STRUCTURAL ELEMENTS & ASSEMBLIES	PERIODIC	INSPECT STRUCTURAL LOAD BEARING MEMBERS AND ASSEMBLIES. VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL. PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL, OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPLICABLE CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK. <b>EXCEPTION:</b> SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE FABRICATOR IS ENROLLED IN A NATIONALLY ACCEPTED INSPECTIONS PROGRAM ACCEPTABLE TO THE REGISTERED DESIGN PROFESSIONAL IS RESPONSIBLE CHARGE.	IBC 1705.5.1 TECHNICAL REPRESENTATIVE UNDER DIRECTION OF LICENSED ENGINEER
B SITE BUILT ASSEMBLIES	PERIODIC	SITE BUILT ASSEMBLIES SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1	IBC 1705.5.1 LICENSED ENGINEER OR HIGHER REPRESENTATIVE
C DIAPHRAGMS	PERIODIC	HIGH-LOAD DIAPHRAGMS SHALL BE INSPECTED IN ACCORDANCE WITH IBC SECTION 1704.1 AND BREATHING CHECKED FOR PROPER GRADE, THICKNESS, USE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES, NAIL/SPLATE DIAMETER AND LENGTH, AND FASTENER PATTERN.	IBC 1705.10.3
D TRUSS BRACING	PERIODIC	CHECK ALL REQUIRED PERPENDENT AND LATERAL BRACING HAS BEEN INSTALLED ACCORDING TO STRUCTURAL DRAWINGS AND FABRICATOR DESIGNSHOP DRAWINGS.	

LEVEL 1 INSPECTION CONT.				
<b>C. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE.</b>	PERIODIC	1. GROUT SPACE IS CLEAN.		
	PERIODIC	2. PLACEMENT OF REINFORCEMENT AND CONNECTORS AND PRESTRESSING TENDONS AND ANCHORAGES.		
	PERIODIC	3. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.		
	PERIODIC	4. CONSTRUCTION OF MORTAR JOINTS.		
<b>D. GROUT PLACEMENT</b>	CONTINUOUS	1. VERIFY COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENTS PROVISIONS.		
	CONTINUOUS	2. GROUTING OF PRESTRESSING BONDED TENDONS.		
<b>E. PREPARATION OF ANY REQUIRED GROUT SPECIMENS/MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.</b>	CONTINUOUS	1. VERIFY COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENTS PROVISIONS.		QUALIFICATIONS BASED ON C1093
<b>F. COMPLIANCE WITH REQUIRED INSPECTION PROVISION OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.</b>	PERIODIC	1. VERIFY COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENTS PROVISIONS.		
<b>G. TESTING OF GROUTS, MORTARS SPECIMENS AND/OR PRISMS.</b>	PERIODIC	1. TEST ONE SET OF MORTAR CUBES PER 2000 c.f. OR PORTION THEREOF. 2. TEST ONE SET OF GROUT CYLINDERS PER 2000 c.f. OR PORTION THEREOF. 3. TEST ONE PRISM PER 6000 c.f. OR PORTION THEREOF. (SUBMITTED PRISM WILL BE ACCEPTABLE FOR FIRST PRISM TEST).		QUALIFICATIONS BASED ON C1093
	CONTINUOUS	THE SPECIAL INSPECTOR SHALL BE ON THE JOB SITE TO OBSERVE THE INSTALLATION TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, MASONRY TYPE AND CONSTRUCTION STRENGTH, WIRE GRIED LAYOUT, DIMENSIONS, ANCHOR SPACING, EDGE DISTANCES, MASONRY THICKNESS AND ANCHOR EMBEDMENT.	ACI 318 APPENDIX D-CH D-8.1	"QUALIFICATIONS BASED ON ASTM E208 & ASTM C157 OR CERTIFIED MANUFACTURER REPRESENTATIVE
<b>LEVEL 2 INSPECTION:</b>				
		ENGINEERED MASONRY IN ESSENTIAL FACILITIES.	IBC 1704.5.3	QUALIFICATIONS BASED ON C1093
<b>A. FROM THE BEGINNING OF MASONRY CONSTRUCTION, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE.</b>	PERIODIC	1. PROPORTIONS OF SITE-PREPARED MORTAR GROUT, AND PRESTRESSING GROUT FOR BONDED TENDONS.		
	PERIODIC	2. PLACEMENT OF MASONRY UNITS AND CONSTRUCTION OF MORTAR JOINTS.		
	PERIODIC	3. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES.		
	CONTINUOUS	4. GROUT SPACE PRIOR TO GROUTING.		
	CONTINUOUS	5. PLACEMENT OF GROUT.		
	CONTINUOUS	6. PLACEMENT OF PRESTRESSING GROUT.		
	PERIODIC	1. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.		
<b>B. THE INSPECTION PROGRAM SHALL VERIFY:</b>	CONTINUOUS	2. TYPE, SIZE, AND LOCATION OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION.		
	PERIODIC	3. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT.		
	CONTINUOUS	4. WELDING OF REINFORCEMENT.		
	PERIODIC	PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40 DEGREES F) OR HOT WEATHER (TEMPERATURE ABOVE 90 DEGREES F).		
CONTINUOUS	5. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE.			

FABRICATION & IMPLEMENTATION PROCEDURES	PERIODIC	<p><b>FABRICATION AND IMPLEMENTATION PROCEDURES</b></p> <p><b>SPECIAL</b> INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK.</p> <p><b>EXCEPTION:</b> SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR THAT IS ENROLLED IN A NATIONALLY ACCEPTED INSPECTIONS PROGRAM ACCEPTABLE TO THE REGISTERED DESIGN PROFESSIONAL. IN RESPONSIBLE CARE, AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO BUILDING OFFICIAL UPON REQUEST AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CARE STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.</p>	IBC 1705.2.1	CWI, ASST. LICENSED ENGINEER
<b>6. MASONRY CONSTRUCTION</b>				
EMPIRICALLY DESIGNED NON-SEISMIC, UNREINFORCED MASONRY, OR MASONRY UNDER NON-ESSENTIAL FACILITIES.	SPECIAL INSPECTIONS NOT REQUIRED PER 1704.5.1		IBC 1705.4	
<b>LEVEL 1 INSPECTOR:</b>				
A. AS MASONRY CONSTRUCTION BEGINS THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:	PERIODIC	1. PROPORTIONS OF SITE-PREPARED MORTAR.	IBC 1705.4	QUALIFICATIONS BASED ON ASTM C1093
	PERIODIC	2. CONSTRUCTION OF MORTAR JOINTS.		
	PERIODIC	3. LOCATION OF REINFORCEMENT AND CONNECTORS.		
	PERIODIC	4. PRESTRESSING TECHNIQUE.		
	PERIODIC	5. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORS.		
<b>B. THE INSPECTION PROGRAM SHALL VERIFY:</b>	PERIODIC	1. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.		
	PERIODIC	2. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION.		
		3. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT.		
		4. WELDING OF REINFORCING BARS.		
		5. PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURES BELOW 40 DEGREES F) OR HOT WEATHER (TEMPERATURE ABOVE 90 DEGREES F).		
		6. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE.		

NOTES:

**1** THESE INSPECTIONS DO NOT RELIEVE ENGINEER FROM STRUCTURAL OBSERVATIONS AS MAY REQUIRED BY IBC 2018, SECTION 1709, AND/OR CONTRACTUAL REQUIREMENTS OF ARCHITECT/CLIENT. (I.E. C141).

2 DEFINITIONS/TERM: PERIODIC VS. CONTINUOUS INSPECTIONS - REF. IBC SECTION  
1702  
ADSC - THE INTERNATIONAL ASSOCIATION OF FOUNDATION DRILLING  
ASNT - AMERICAN SOCIETY FOR NONDESTRUCTIVE TESTING  
ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS  
AWS - AMERICAN WELDING SOCIETY  
CWI - CERTIFIED WELDING INSPECTOR  
CRSI - CONCRETE REINFORCING STEEL INSTITUTE  
PCI - PRECAST/PRESTRESSED CONCRETE INSTITUTE  
PTI - POST-TENSIONING INSTITUTE  
N/A - NOT APPLICABLE

\*TESTING AND INSPECTION DIRECTED BY ASTM E329 GUIDELINES.















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TEXAS REG. NO. 82639  
DATE:09/17/2021

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Architect's Seal

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CONSTRUCTION.

Date	Issue / Revision:
Date	Issue / Revision

Architect  
Andrew Douglas

Project Manager

Drawn By \_\_\_\_\_

Project Number \_\_\_\_\_

2106

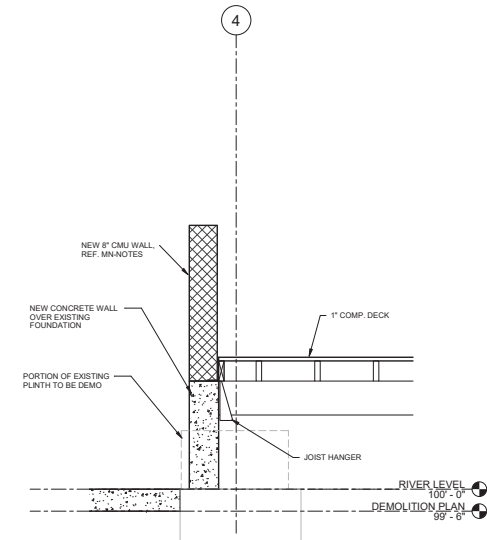
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Issuance / Date

SHEET TITLE

SHEET NUMBER

**S302**



1 SECTION  
3/4" = 1'-0"