HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

HDRC CASE NO:	**2021-510**
ADDRESS:	816 S COLORADO ST
LEGAL DESCRIPTION:	NCB 2440 (EL RINCONCITO SUBDIVISION), BLOCK 2 LOT 19
ZONING:	IDZ,HL
CITY COUNCIL DIST.:	5
HISTORIC DISTRICT:	Rinconcito de Esperanza
LANDMARK:	Individual Landmark
APPLICANT:	Graciela Sanchez/Esperanza Peace & Justice Center
OWNER:	ESPERANZA PEACE & JUSTICE CENTER
TYPE OF WORK:	Exterior modifications, construction of an addition
APPLICATION RECEIVED:	October 05, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a 1-story rear addition to the former Ruben's Ice House structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3,Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

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

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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

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

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

6. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

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

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

FINDINGS:

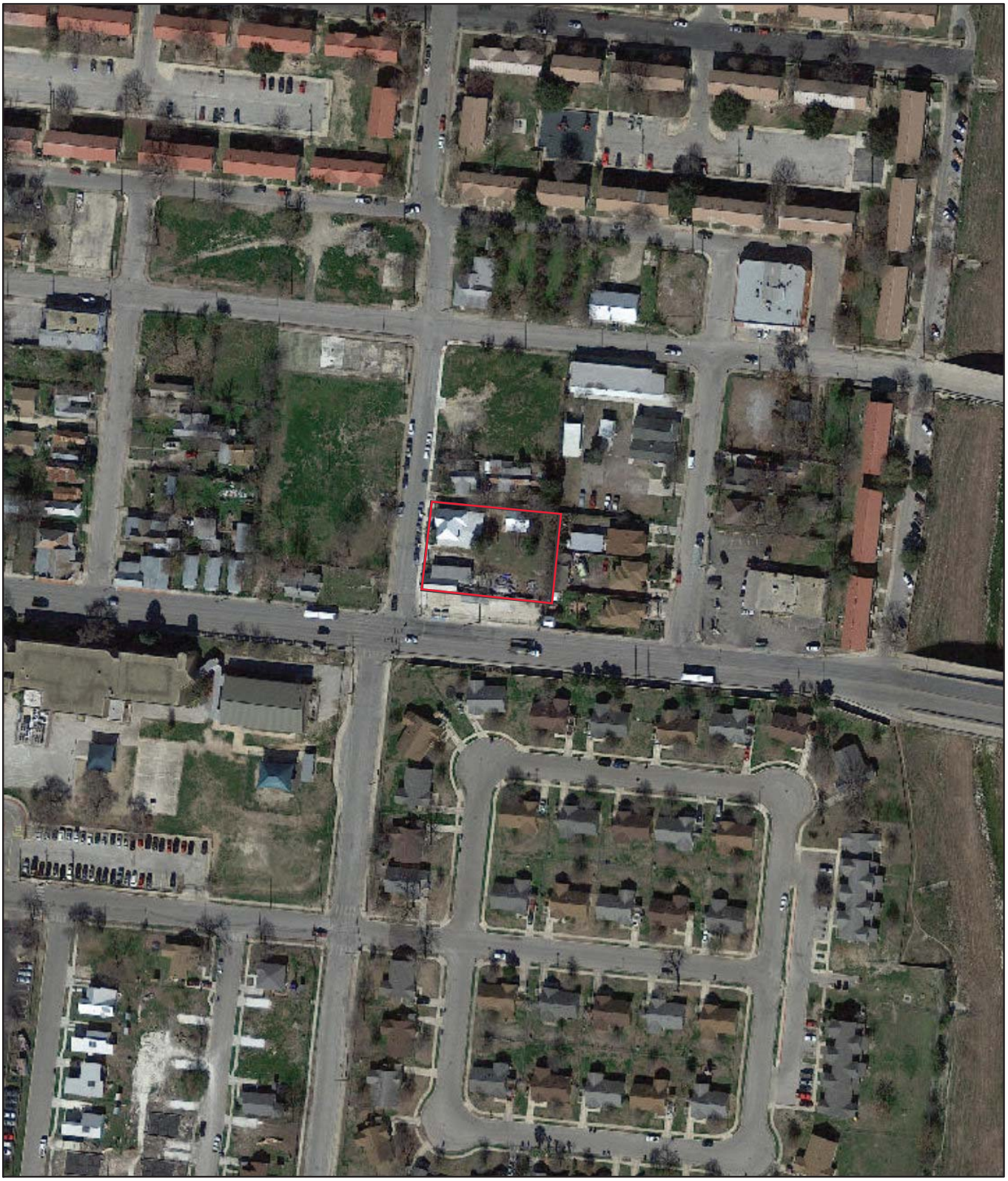
a. The property addressed 816 S Colorado and 1023 Guadalupe St is the site of the Esperanza Peace & Justice Center. The property consists of three structures: 1-story wood framed structure constructed circa 1930 that was formerly a grocery store to the south conjoined by a 1959 sloped roof, concrete block structure to the north, which originally functioned as an ice house; a 1-story Folk Victorian-style residential structure constructed circa 1920 that currently functions as office and community space; and a 1-story Compressed Earth Block (CEB) structure constructed circa 2017 located towards the eastern property line. The site is an individually listed local landmark and is contributing to the Rinconcito de Esperanza Historic District.
b. CONCEPTUAL APPROVAL – The request was granted conceptual approval by the Historic and Design Review Commission (HDRC) on May 20, 2020. The approval carried the following stipulations:
    1. That the applicant submits permit-level elevations and site plans for final approval; **this stipulation has been met.**
    2. That the applicant specifies the materiality of the proposed windows and doors for final approval; **this stipulation has been met.**
c. EXTERIOR REPAIRS – The overall proposal includes several items that are eligible for administrative approval, including recladding, repairing existing finishes, and replacing existing doors and windows to match wherever required.
d. MASSING & SCALE – The applicant has proposed to construct a rear addition to the existing Ruben's Ice House structure, located at the intersection of Colorado St and Guadalupe St. The addition will feature approximately 1300 square feet of interior space with a covered patio. The proposed addition is 1-story in height. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the guidelines stipulate that additions should not double the size of the primary structure. While the addition approximately doubles the size of the structure, staff finds the proposal consistent with the Guidelines based on the development pattern of the lot and the vicinity.
e. ROOF – The proposed addition is 1-story in height and will closely match the existing ridgeline of the primary structure in terms of height, but the roof form will vary slightly. Generally, the height of new additions should be consistent with the height of the existing structure. According to the Guidelines for Additions, the maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure. Staff finds the proposal consistent with the Guidelines.
f. WINDOWS & DOORS – The applicant has proposed minimal window and door openings due to the interior spatial requirements of the museum. A double door and transom will be located in the recessed foyer, and openings will be added to the rear façade to provide access to the covered porch and the Mujer Artes building to the east. The north and south facades will be uninterrupted. Staff finds the overall fenestration proposal appropriate due to site and building-specific considerations, including orientation, materiality, and the existing Mujer Artes precedent.
g. MATERIALS – Per the applicant's submission, the materials include 14" thick Compressed Earth Block (CEB) structure with plaster finish, heavy timber beams, exposed wood decking, and rigid insulation and metal roofing that echoes the neighboring MujerArtes building constructed three years ago as the first permitted commercial contemporary adobe building in over 100 years. According to guideline 2.A.v for additions, side of rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. Staff finds the proposal consistent with the Guidelines and appropriate for this particular addition given the integrated nature of the addition's roof form and the character defining nature of Compressed Earth Block (CEB) on the site and regionally.
h. ARCHITECTURAL DETAILS – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition keeps with the hybrid commercial and residential style of the historic home without detracting from its significance. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

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

i. That the applicant adheres to all setback requirements as administered by the Development Services Department – Zoning Division and obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



March 11, 2020

User drawn lines

1:2,000

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

City of San Antonio GIS
Copyright 3-11-2020

RUBEN'S

RUBEN
CHEVROLET

HDRC Certificate of Appropriateness Application

Description of Requests:

1) Repair and Maintenance:

Ruben's Ice House is located at 816 S Colorado (we will be seeking a change of address back to its original 824 S. Colorado designation). It consists of two parts: The first part is a 1930's pitched roof, wood-framed/wood-clad shotgun-style house, repurposed as a grocery store in the 1940s. The second part, attached to the northern side of the original first part, is a concrete block structure with sliding aluminum windows. Both parts of the historic structures will largely remain intact, recladding and repairing existing finishes to match and replacing existing doors and windows to match the originals wherever possible. We will re-create the existing aluminum windows on the concrete block structure, but we would like to use double-pane glass, instead of the existing single-pane, for better insulation.

2) Earthen Block Gallery Addition:

In the exact location of a concrete slab that housed an additional screened pavilion structure to the east of Ruben's Ice House, which functioned until 1987, we are proposing to add a 14" thick Compressed Earth Block (CEB) structure with plaster finish, heavy timber beams, exposed wood decking, and rigid insulation and metal roofing that echoes the neighboring MujerArtes building constructed three years ago as the first permitted commercial contemporary adobe building in over 100 years. It will be joined to Ruben's Ice House by an additional 8" CEB Entry Foyer with pitched heavy timber beams, wood decking and rigid insulation and standing seam metal roof.

Additional Project Description / Scope of Work:

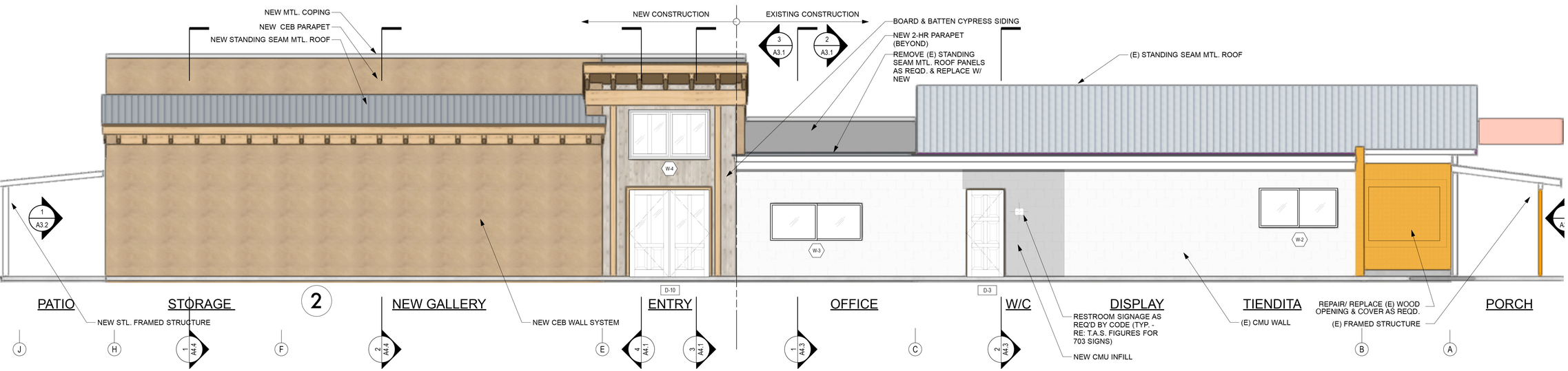
One decade ago after sitting vacant for almost 25 years, the former Ruben's Ice House at the corner of Guadalupe Street and South Colorado ended up the property of Esperanza Peace and Justice Center and was structurally stabilized and re-roofed with rigid insulation and a new standing seam metal roof. It has since stood rooted in place as work on the adjacent Casa de Cuentos, Casita, and MujerArtes Pottery Studio (see Site Plan) has been successfully realized under the auspice of El Rinconcito de Esperanza. From being the first project undertaken as a part of a decade long commitment to the Westside it has now become the last, as Museo del Westside.

The existing Ruben's Ice House wood-framed structure will become the Historic Gallery, itself considered a living/building museum, performing with and exhibiting sculptures, formed metalwork, signs and found items collected by Esperanza over the years at weekly community meetings in the Casa de Cuentos. The Block House will become a Tiendita and Office with the original insulated cooler structure remining in place as a demonstration exhibit. The Block House will support the Historic Gallery as it always has.

In exploring the vision of the Westside comunidad over the past year, a vision emerged of a larger, square Community Gallery and Curatorial Storage located directly in the footprint, as described above, of an additional connected structure originally located to the immediate east of Ruben's. Connecting the two will be an Entry Foyer. The Community Gallery takes MujerArtes' legacy as the first Commercially Permitted contemporary adobe and echoes its materials and scale, tying together the overall El Rinconcito Complex. Each of the individual historic structures of El Rinconcito are seen as Milagros, connected to each other by a necklace of wooden, covered porches and open walkways.

Specifications of Materials to be Used:

- 8" and 14" Compressed Earth Blocks plaster finished inside and out;
- Steelcase Exterior Entry Doors;
- Heavy Timber clear span wooden beams and wood decking;
- Rigid Insulation and Metal Standing Seam Roof;
- Repair or replace Doors and Windows to match original as closely as possible;
- New wood siding for existing historic wood structure where needed; and
- Patch concrete block structure where needed.



4 NORTH ELEVATION

SCALE : 1/4" = 1'-0"

EXPOSED WOOD SOFFITS & RAFTERS

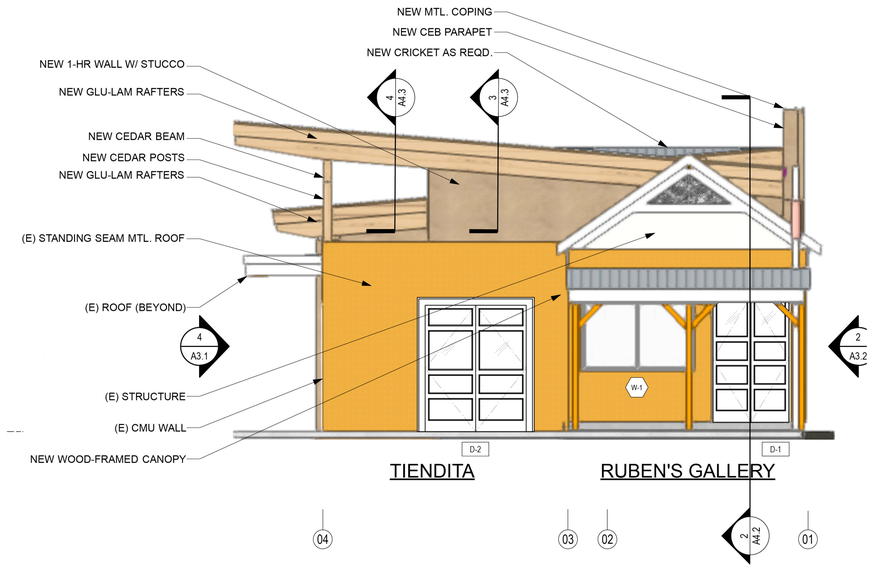
CEB WALLS WITH STUCCO TO MATCH EXISTING MUJER ARTES

ENTRY CLERESTORY

ENTRY DOORS

CYPRESS SIDING

W/C DOOR



1 WEST ELEVATION

SCALE : 1/4" = 1'-0"

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

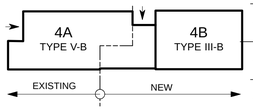
SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved

KEY PLAN - BUILDING 4



H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

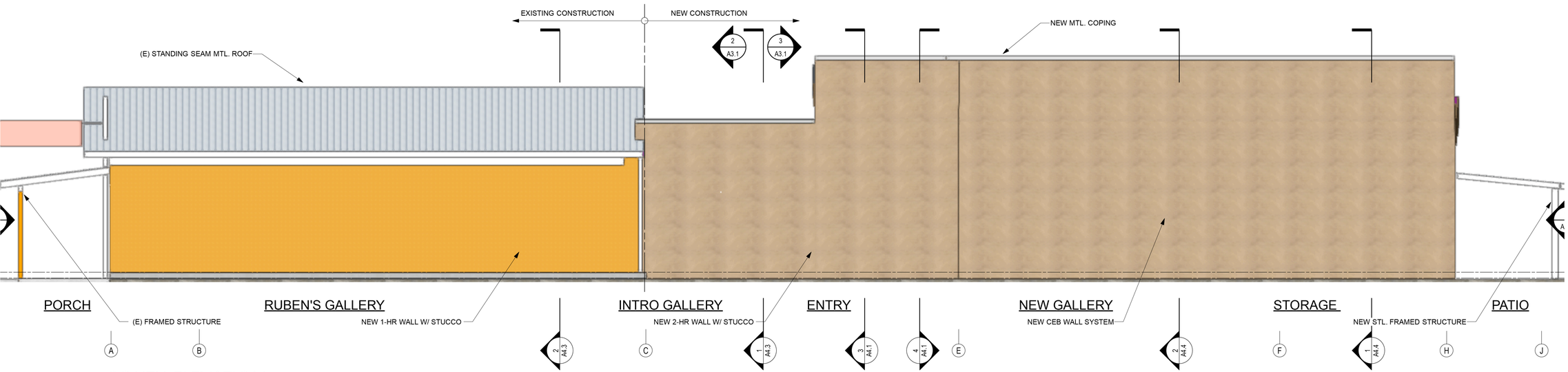
DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW

Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

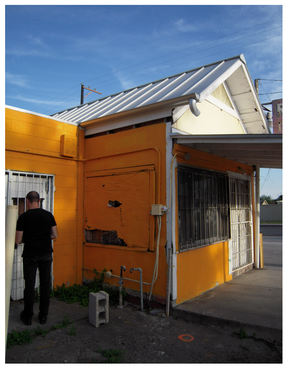
EXTERIOR MATERIALS

JOB	
212	H1



2 SOUTH ELEVATION

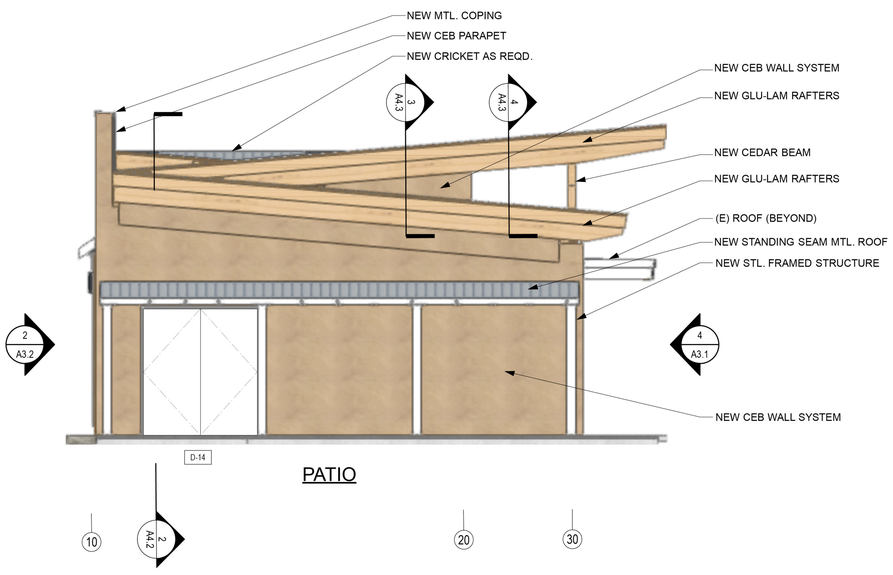
SCALE : 1/4" = 1'-0"



NEW WOOD DOORS TO MATCH EXISITNG

RE-BUILD EXISTING SOUTH WALL

NEW ALUMINIM WIDOWS TO MATCH EXISITNG



1 EAST ELEVATION

SCALE : 1/4" = 1'-0"

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved

KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW

Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

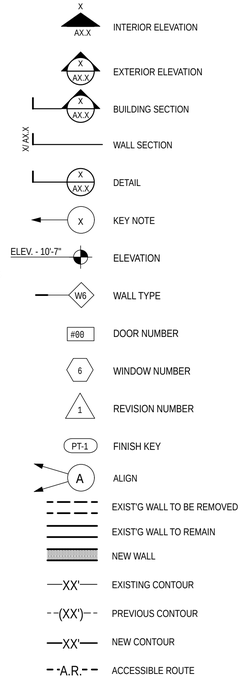
EXTERIOR MATERIALS

JOB	
212	H2

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALU.	ALUMINUM
APPROX.	APPROXIMATE
ARCH'T	ARCHITECT
A.T.	ACOUSTICAL TILE
B/	BOTTOM OF
BD.	BOARD
BIBS	BLOWN-IN BATT INSUL.
BLDG.	BUILDING
BLK.	BLACK
BLK'G	BLOCKING
BM	BEAM
BETW.	BETWEEN
CAB'T	CABINET
CEB	COMPRESSED EARTH BLOCK
C.J.	CONTROJ JOINT
C.L.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
CMU	CEMENT MASONRY UNIT
CNT'R	CENTER, COUNTER
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONT'R	CONTRACTOR
CPT.	CARPET
CT.	CERAMIC TILE
Ø, DIA.	DIAMETER
D.	DEEP
DECK'G	DECKING
DIM.	DIMENSION
DISP.	DISPENSER
DN	DOWN
DTL.	DETAIL
DWG	DRAWING
(E), EXIST'G	EXISTING TO REMAIN
EA.	EACH
E.J.	EXPANSION JOINT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
EXH.	EXHAUST FAN
EXT'R.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.F.	FINISH FLOOR
F.G.	FIXED GLASS
FIX'T	FIXTURE
FL.	FLOOR
FLUOR.	FLUORESCENT
F.R.	FIRE RETARDANT, FIRE RATED
F.R.P.	FIBER REINFORCED PANEL
F.R.T.W.	FIRE RETARDANT TREATED WOOD
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
GEN.	GENERAL
GL.	GLASS, GLAZING
GYPBD.	GYPSUM BOARD
G.C.	GENERAL CONTRACTOR
H.	HIGH
H.B.	HOSE BIB
HC.	HANDICAPPED
H.C.	HOLLOW CORE
HD.	HEAD
HDW.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
JT.	JOINT
L.	LONG
LAM.	LAMINATE
LAV.	LAVATORY
L.L.	LANDLORD
LT.	LIGHT
MAT'L	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MFG'R	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
N.D.	MAPKIN DISPENSER
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OVERHANG, OVERHEAD
O.H.	OPPOSITE HAND
OPN'G	OPENING
OPP.	OPPOSITE
OSB	ORIENTED STRAND BOARD
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLMB'G	PLUMBING
PNL'G	PANELING
POL.	POLISHED
P.O.S.	POINT OF SALE (CASH REGISTER)
PT.	PAINT
P.T.	PRESSURE TREATED
PTD.	PAINTED
PVC	POLYVINYL CHLORIDE
R, RAD.	RADIUS
RECL.	RECLAIMED
R.D.	ROOF DRAIN
RE:	REFER
REINF.	REINFORCED
REQ'D	REQUIRED
REV.	REVISED, REVISION
R.O.	ROUGH OPENING
S.C.	SOLID CORE
S.C.F.R.	SELF CLOSING FIRE RATED
SALV.	SALVAGE, SALVAGED
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SHT'G	SHEATHING
SIM.	SIMILAR
SPEC.	SPECIFICATIONS
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP	SUSPENDED
T.	TEMPERED GLASS
T/	TOP OF
T.A.S.	TEXAS ACCESSIBILITY STANDARDS
T.B.D.	TO BE DETERMINED
TEMP.	TEMPERED, TEMPORARY
TRT'D	TREATED
TYP.	TYPICAL
U.L., UL	UNDERWRITER'S LABRATORIES
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W.	WIDTH
W/	WITH
WD.	WOOD
W.H.	WATER HEATER
W/R	WATER RESISTANT
W.W.M.	WELDED WIRE MESH
WWW.	WORLD WIDE WEB

SYMBOLS



GENERAL NOTES FOR CONSTRUCTION

1. ALL WORK SHALL MEET OR EXCEED THE LATEST REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND ALL OTHER NATIONAL, STATE, COUNTY MUNICIPAL AND OTHER AUTHORITIES HAVING JURISDICTION OVER CONSTRUCTION WORK AT THE PROJECT, INCLUDING THE UNIFORM ELECTRICAL CODE. ALL PLUMBING WORK SHALL CONFORM TO THE UNIFORM PLUMBING CODE.

2. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS OFFSITE IN A LEGAL AND PROPER MANNER.

3. CONSTRUCTION WILL BE CONFINED TO THE LIMITS OF CONSTRUCTION AREA, AND SHALL NOT CREATE DUST, DIRT, OR SUCH INCONVENIENCES TO OTHER BUSINESSES OR RESIDENCES IN THIS AREA.

4. CONSTRUCTION WILL NOT INTERRUPT HEATING, WATER, POWER, OR ANY OTHER SUCH SERVICES TO OTHER BUSINESSES OR RESIDENCES IN THIS AREA.

5. CONTRACTOR SHALL VISIT SITE AND FIELD VERIFY CONDITIONS SHOWN PRIOR TO SUBMITTING BID. NO CHANGE ORDERS OR REQUESTS FOR EXTENSIONS WILL BE CONSIDERED FOR FAILURE TO VISIT SITE AND TO VERIFY EXISTING CONDITIONS.

6. CONTRACTOR SHALL CONTACT LOCAL UTILITY PROVIDERS VIA "CALL BEFORE YOU DIG" OR OTHER MEANS, TO LOCATE EXIST'G UNDERGROUND UTILITIES BEFORE COMMENCING DEMOLITION & CONSTRUCTION

SYNOPSIS

PROJECT NAME: MUSEO DEL WESTSIDE

PROJECT LOCATION: 824 S. COLORADO ST., SAN ANTONIO, TEXAS 78207
BUILDING 4 (OF 4 BUILDINGS ON SITE)

LEGAL DESCRIPTION: EL RINCONCITO SUBDIVISION - BEING A TOTAL OF 0.388 ACRES DESCRIBED AS BLOCK 2, LOTS 9 & 10. N.C.B. 2440. ESTABLISHING LOT 19, BLOCK 2, NX.C.B. 2440, BEXAR COUNTY, TEXAS.

ZONING: C1-CD-IDZ

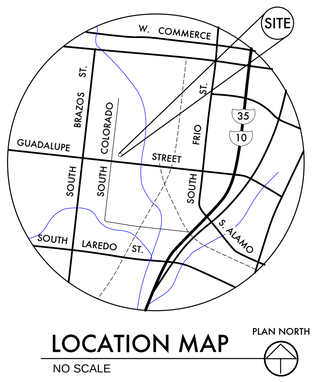
PROJECT DESCRIPTION: REMODEL OF WOOD FRAME STRUCTURE w/ NEW COMPRESSED EARTH BLOCK ADDITION w/ WOOD FRAMED ROOF.

CODES AND STANDARDS:
- INTERNATIONAL BUILDING CODE (2018 w/ LOCAL AMMENDMENTS)
- INTERNATIONAL EXISTING BUILDING CODE (2018 w/ LOCAL AMMENDMENTS)
- NATIONAL ELECTRICAL CODE (2017 w/ LOCAL AMMENDMENTS)
- INTERNATIONAL MECHANICAL CODE (2018 w/ LOCAL AMMENDMENTS)
- INTERNATIONAL PLUMBING CODE (2018 w/ LOCAL AMMENDMENTS)
- INTERNATIONAL FUEL GAS CODE (2018 w/ LOCAL AMMENDMENTS)
- INTERNATIONAL FIRE CODE (2018 w/ LOCAL AMMENDMENTS)
- INTERNATIONAL ENERGY CONSERVATION CODE (2018 w/ LOCAL AMMENDMENTS)
- NFPA 101 LIFE SAFETY CODE (2018)
- OWNER'S FIRE INSURANCE UNDERWRITER
- APPLICABLE GOV'T AGENCIES, INCL. BUT NOT LIMITED TO OSHA, EPA, ETC.
- APPLICABLE STATE ANDMUNICIPAL AGENCIES HAVING JURISDICTION OVER THIS TRACT
- ALL PUBLIC UTILITY COMPANIES SERVING THIS TRACT
- TEXAS ACCESSIBILITY STANDARDS

FULLY AUTOMATIC SPRINKLER SYSTEM: YES

BUILDING OCCUPANCY GROUP:
RUBEN'S - A-3 MUSEUM

CONSTRUCTION TYPE:
RUEBEN'S - V-B (EXISTING), III-B (NEW)



LOCATION MAP
NO SCALE
PLAN NORTH

DRAWING INDEX

ARCHITECTURAL

A0.1	GENERAL INFO
A0.2	CODE FLOOR PLAN
A0.3	ENERGY SUMMARY
A0.4	T.A.S. DETAILS
A0.5	T.A.S. DETAILS
A1.1	ARCHITECTURAL SITE PLAN
A2.0	DEMO PLAN
A2.1	FIRST FLOOR PLAN
A2.2	UPPER ENRTY PLAN
A2.3	ROOF PLAN
A3.1	EXTEIOR ELEVATIONS
A3.2	EXTEIOR ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A4.3	BUILDING SECTIONS
A4.10	WALL SECTIONS
A4.11	WALL SECTIONS
A4.12	WALL SECTIONS
A4.13	WALL SECTIONS
A4.14	WALL SECTIONS
A5.1	REFLECTED CEILING PLAN
A6.1	INTERIOR ELEVATIONS
A7.1	DOORS & WINDOWS
A9.1	DOOR & WINDOW DETAILS
A9.2	DETAILS

STRUCTURAL

S1.1	FOUNDATION & ROOF FRAMING PLANS
S2.1	STRUCTURAL DETAILS
S3.1	STRUCTURAL NOTES

MEP

MEP1.1	DEMO MEP SITE PLAN
MEP2.1	DEMO MEP SITE PLAN
MEP2.2	MEP ROOF PLAN
M0.0	MECHANICAL SYMBOLS & ABBREVIATIONS
M2.1	MECHANICAL PLAN - CASA
M3.1	MECHANICAL DETAILS
M3.2	MECHANICAL DETAILS
M4.1	MECHANICAL SCHEDULES
E0.0	ELECTRICAL SYMBOLS & ABBREVIATIONS
EL2.1	LIGHTING PLAN
EP2.1	POWER PLAN
E5.1	ELECTRICAL SCHEDULES & DIAGRAM
E6.1	ELECTRICAL DETAILS
P0.0	PLUMBING SYMBOLS & ABBREVIATIONS
P2.1	PLUMBING PLAN
P3.1	PLUMBING DETAILS & SCHEDULES

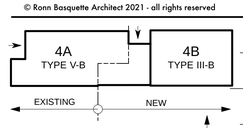
RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

SIGNED & SEALED 08.09.2021

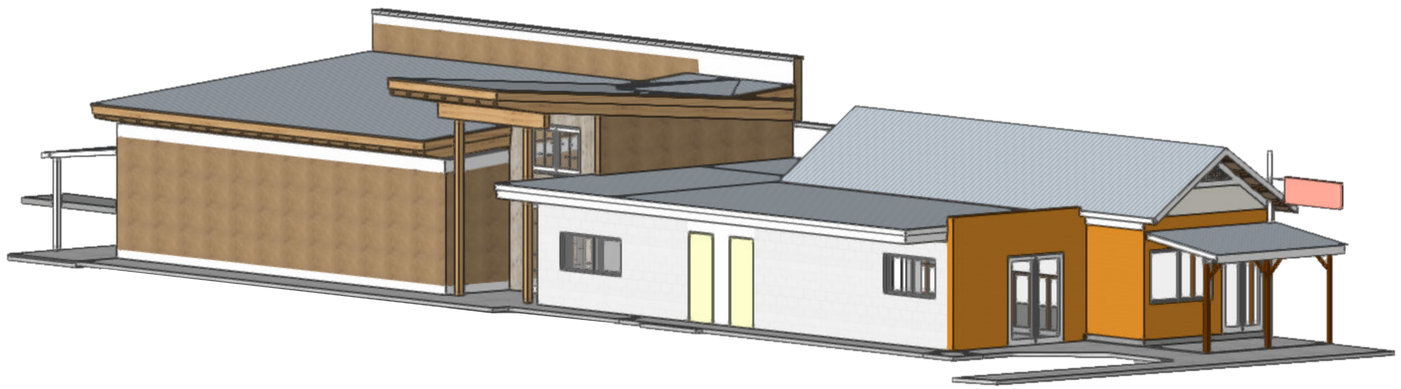
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

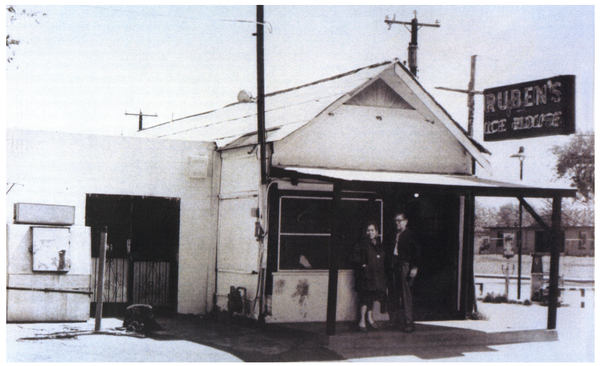
© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4 N



AXONOMETRIC VIEW OF PROPOSED MUSEUM FROM N.W.
NO SCALE



EXISTING HISTORIC STRUCTURE
CIRCA 1960 +/-

H.D.R.C. REVIEW SET
NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

Museo
DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

GENERAL INFO

212 JOB

A0.1

CLIENT

ESPERANZA PEACE & JUSTICE CENTER
922 SAN PEDRO AVENUE
SAN ANTONIO, TEXAS 78212
(210) 228-0201
www.esperanzacenter.org

ARCHITECT

RONN BASQUETTE ARCHITECT
1802 EAST SIDE DRIVE
AUSTIN, TEXAS 78704
(512) 912-8525
www.ronnbasquettearchitect.com

PROJECT DESIGNER

DWAYNE BOHUSLAV
1446 W. WOODLAWN AVE.
SAN ANTONIO, TEXAS 78201
(210) 602-7577
legba90@yahoo.com

STRUCTURAL

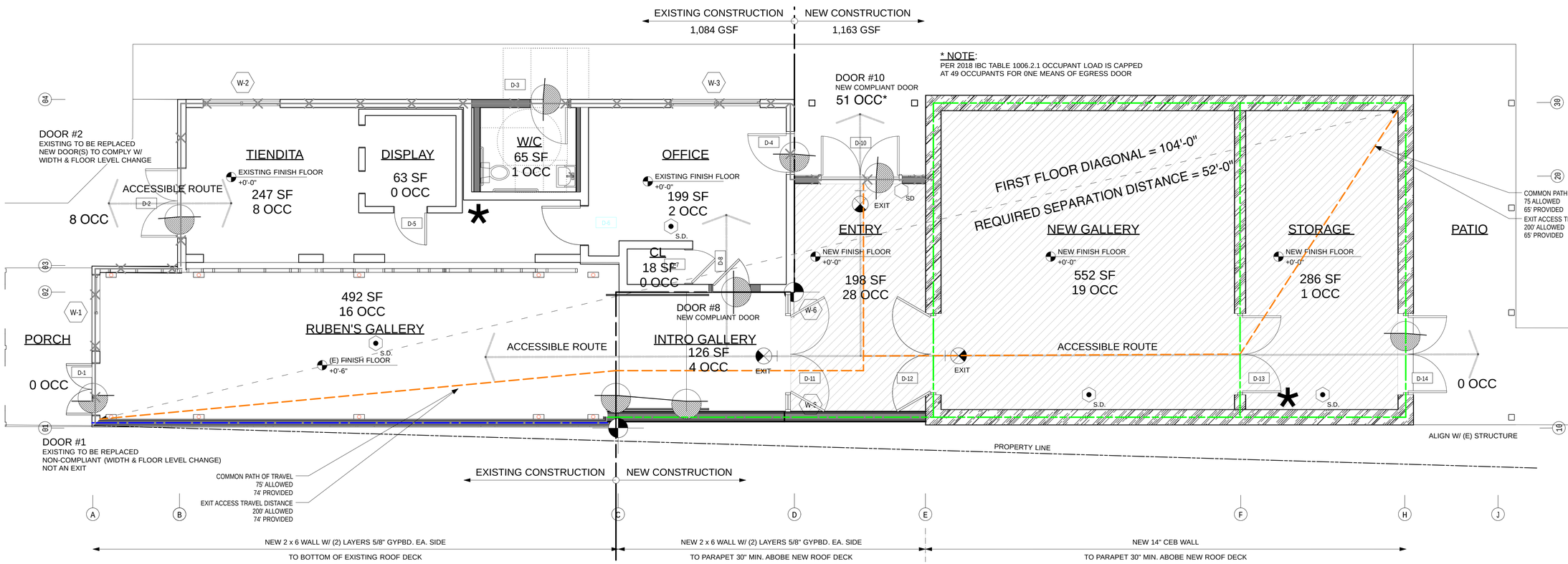
ACCUTECH CONSULTANTS, LLC
909 NORTHEASTLOOP 410
SUITE 900
SAN ANTONIO, TX, 78209
(210) 930-5355

M.E.P.

DBR ENGINEERING CONSULTANTS
8626 TESORO DRIVE
SUITE 702
SAN ANTONIO, TX 78217
(210) 546-0200
www.dbrinc.com

CODE SUMMARY SHEET (ENTIRE SITE)

BUILDING NAME	USE	TYPE CONST.	GROSS AREA	COVERED AREA	TOTAL AREA	AREA PER OCCUPANT	# OF OCCUPANTS	* REQUESTED OCC	STAIR EGRESS W. REQ'D	STAIR EGRESS W. PROVIDED	OTHER EGRESS W. REQ'D	OTHER EGRESS W. PROVIDED	# EXITS REQ'D	# EXITS PROVIDED	MAX. TRAVEL	ACTUAL TRAVEL
CASA de CUENTOS	B	V-B	1,243 SF	760 SF	2,003 SF		57		44" MIN.	3,324"	44" MIN.	252"	2	4	200 FT	40 FT
Meeting Rooms			649 SF			15	43									
Other			593 SF			100	6									
Covered Porch				760 SF		100	8									
LA CASITA	B	V-B	435 SF	161 SF	596 SF	15	40		N/A	N/A	11.9"	108	1	3	200 FT	13 FT
MUJER ARTES	B	V-B	1,189 SF	619 SF	1,808 SF	15	26		N/A	N/A	7.8"	180	2	3	200 FT	28 FT
Vocational			795 SF			50	16									
Other			391 SF			100	4									
Covered Porch				619 SF		100	6									
MUSEO DEL WESTSIDE			2,247 SF	421 SF	2,668 SF		50.8	57	N/A	N/A	15.2"	72"	2	2		
BUILDING 4A	M	V-B	1,210 SF	82 SF			31	8 @ TIENDITA			9.4"	72"	1	1	200 FT	69 FT
Tiendita & Galleries			865 SF			30	29	49 @ MUSEUM								
Office			199 SF			100	2									
Restroom			65 SF			200	0									
Storage			81 SF			300	0									
BUILDING 4B	M	V-B	1,037 SF	339 SF			19				5.8"	72"	1	1	200 FT	45 FT
Entry			198 SF			30	7									
Gallery			553 SF			30	18									
Storage			286 SF			300	1									
TOTALS			5,113 SF	1,961	7,075		173	188			28	540				



CODE COMPLIANCE KEY

- NON-RATED WALL
- 1-HR FIRE-RATED WALL
- 2-HR FIRE-RATED WALL
- DIAGONAL DISTANCE
- EXIT SEPARATION DISTANCE
- EXIT TRAVEL DISTANCE OR COMMON PATH OF TRAVEL
- FIRE EXTINGUISHER
- EXIT SIGN - FRONT FACE
- NEW SMOKE DETECTOR

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

0 — 50 FT

PLAN NORTH

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

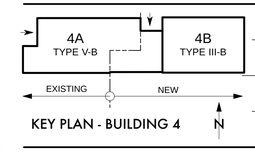
REGISTERED ARCHITECT · RONN BASQUETTE · 9703 · STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

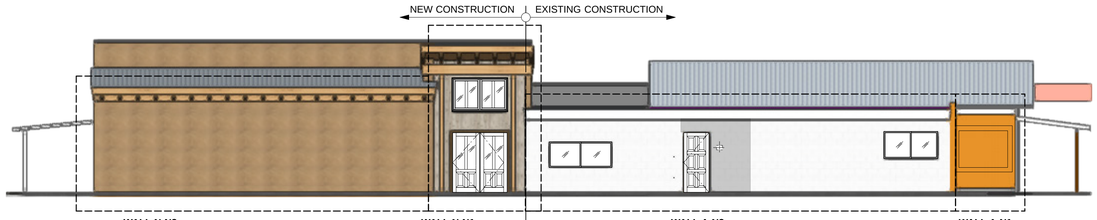
Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

CODE FLOOR PLAN

JOB 212

A0.2



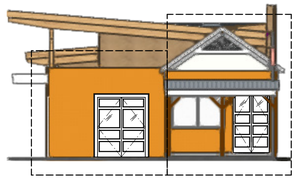
WALL N-N2
Gross Area = 399 SF
Openings = 0 SF
Net Area = 399 SF
Pecent Open = 0%

WALL N-N1
Gross Area = 151 SF
Openings = 60 SF
Net Area = 91 SF
Pecent Open = 66%

WALL A-N2
Gross Area = 397 SF
Openings = 57 SF
Net Area = 340 SF
Pecent Open = 17%

WALL A-N1
Gross Area = 63 SF
Openings = 0 SF
Net Area = 63 SF
Pecent Open = 0%

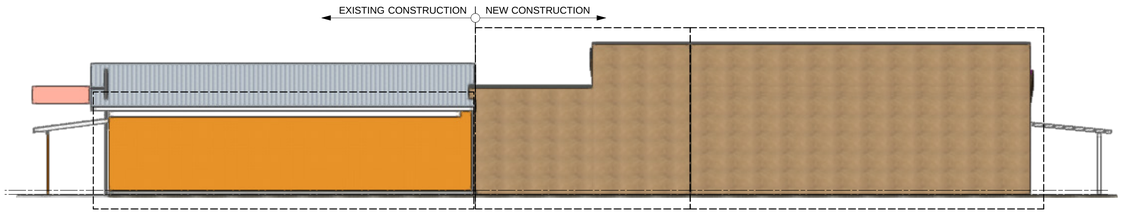
11 NORTH ELEVATION
SCALE : 1/8" = 1'-0"



WALL A-W2
Gross Area = 110 SF
Net Openings = 35 SF
Net Area = 75 SF
Pecent Open = 47%

WALL A-W1
Gross Area = 130 SF
Net Openings = 54 SF
Net Area = 76 SF
Pecent Open = 61%

5 WEST ELEVATION
SCALE : 1/8" = 1'-0"



WALL E-S2
Gross Area = 379 SF
Openings = 0 SF
Net Area = 379 SF
Pecent Open = 0%

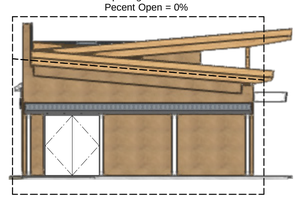
WALL E-S1*
Gross Area = 135 SF
Openings = 0 SF
Net Area = 135 SF
Pecent Open = 0%

WALL N-S2
Gross Area = 135 SF
Openings = 0 SF
Net Area = 135 SF
Pecent Open = 0%

WALL N-S1
Gross Area = 488 SF
Openings = 0 SF
Net Area = 488 SF
Pecent Open = 0%

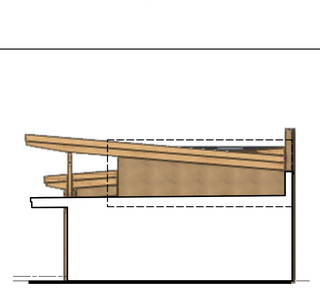
10 SOUTH ELEVATION
SCALE : 1/8" = 1'-0"

WALL N-NE1
Gross Area = 19 SF
Openings = 0 SF
Pecent Open = 0%



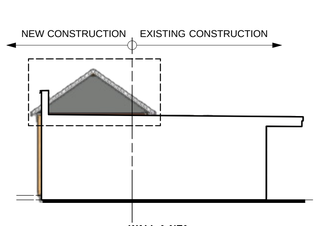
WALL N-E1
Gross Area = 283 SF
Openings = 40 SF
Net Area = 243 SF
Pecent Open = 16%

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



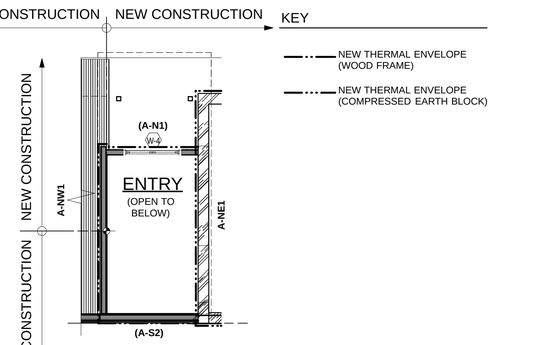
WALL N-NW1
Gross Area = 83 SF
Openings = 0 SF
Net Area = 83 SF
Pecent Open = 0%

7 WEST PARTIAL ELEVATION
SCALE : 1/8" = 1'-0"



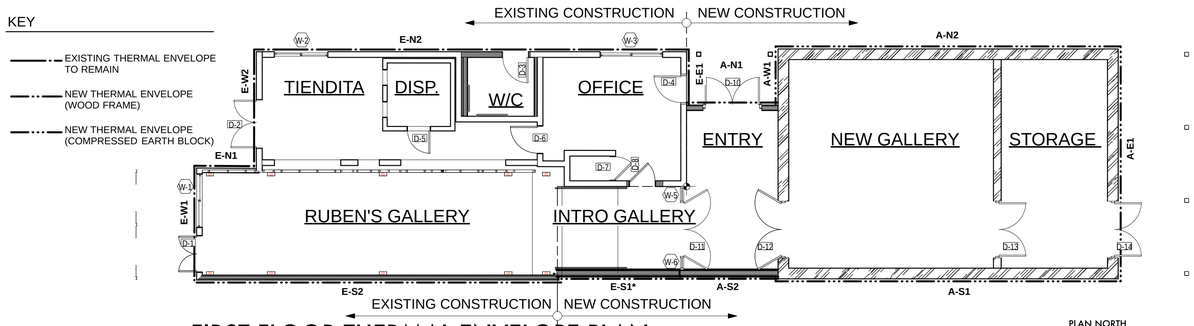
WALL A-NE1
Gross Area = 29 SF
Openings = 0 SF
Net Area = 29 SF
Pecent Open = 0%

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



2 SECOND FL. THERMAL ENVELOPE
SCALE : 1/8" = 1'-0"

PLAN NORTH



1 FIRST FLOOR THERMAL ENVELOPE PLAN
SCALE : 1/8" = 1'-0"

PLAN NORTH

THERMAL ENVELOPE SUMMARY

BUILDING 4A - TYPE V-B	R-VALUE (EXISTING)	R-VALUE (PROPOSED)	ROOF REFLECTANCE (PROPOSED)
ROOF (EXISTING)	R-24.2 ci		(N/A @ EXISTING)
ROOF (NEW)		R-26.2 ci	3-YEAR-AGED SRI OF 54*
WALLS (EXISTING WOOD FRAME)	UNKNOWN		*55 MIN.
WALLS (EXISTING CMU)	UNKNOWN		SOLAR EMITTANCE OF 0.85
WALLS (NEW TYP. 2 x 6 WOOD FRAME)		R-20	0.75 MIN.
WALLS (REPLACE EXIST. 2 x 4 WOOD FRAME)		R-15	
SLAB (EXISTING)	NOT REQD.		
SLAB (NEW)		NOT REQD.	

BUILDING 4B - TYPE V-B	(EXISTING)	(PROPOSED)	(PROPOSED)
ROOF (NEW)		R-26.2 ci	3-YEAR-AGED SRI OF 54*
WALLS (NEW CEB'S - Heat Capacity = 13)		R-5.38	*55 MIN.
SLAB (NEW)		NOT REQD.	SOLAR EMITTANCE OF 0.85
			0.75 MIN.

BUILDING 4 FENESTRATION	U-VALUE MAX.	U-VALUE PROPOSED
FIXED FENESTRATION	0.50	0.27
OERABLE FENETRATION	0.65	0.27
ENTRANCE DOORS	0.83	0.34
	SHGC MAX.	**SHGC PROPOSED**
SOUTH, EAST, WEST	0.25	0.22
NORTH	0.33	0.17

AIR LEAKAGE REQUIREMENTS
MET BY MATERIALS & ASSEMBLIES

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

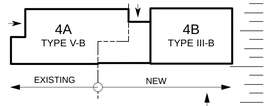
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET
NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

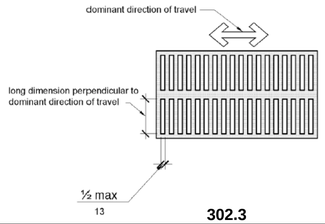
ENERGY SUMMARY

212 JOB

A0.3

302 Floor or Ground Space

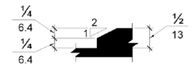
302.2



302.3

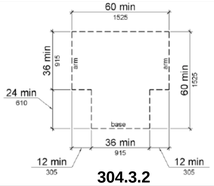
303 Changes in Level

303.2



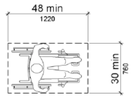
303.3

304 Turning Space

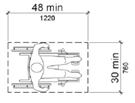


304.3.2

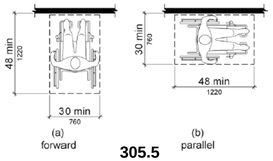
305 Clear Floor or Ground Space



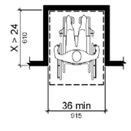
305-1.3



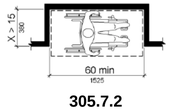
305.3



305.5

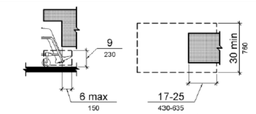


305.7.1

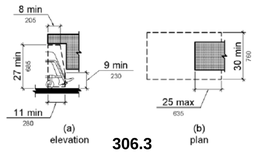


305.7.2

306 Knee and Toe Clearance

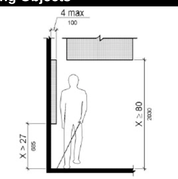


306.2

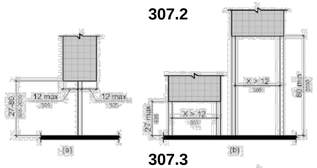


306.3

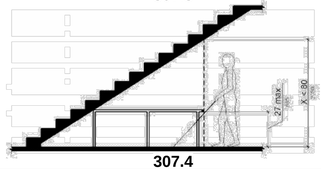
307 Protruding Objects



307.2

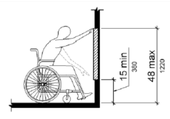


307.3

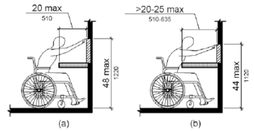


307.4

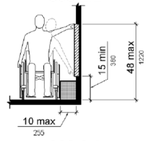
308 Reach Ranges



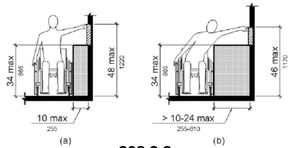
308.2.1



308.2.2

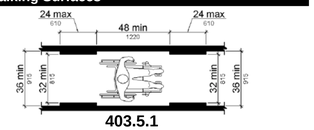


308.3.1

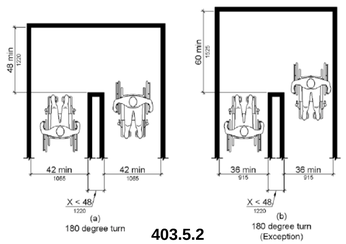


308.3.2

403 Walking Surfaces

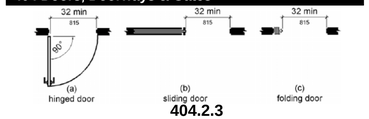


403.5.1

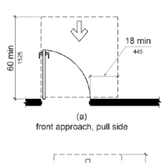


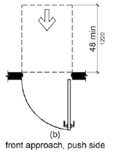
403.5.2

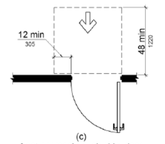
404 Doors, Doorways & Gates

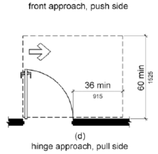


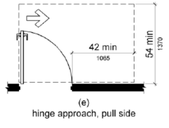
404.2.3

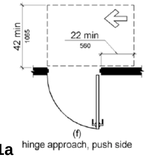




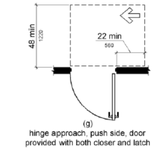


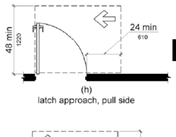


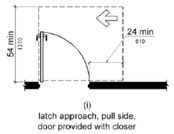


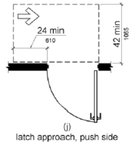


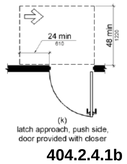
404.2.4.1a





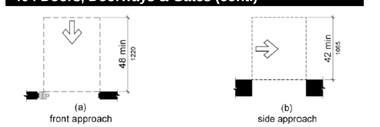




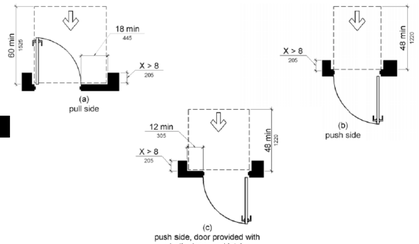


404.2.4.1b

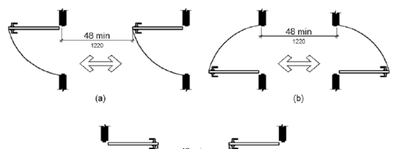
404 Doors, Doorways & Gates (cont.)

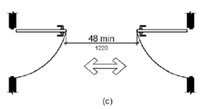


404.2.4.2



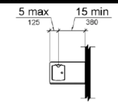
404.2.4.3





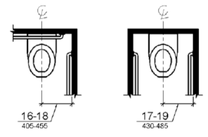
404.2.6

602 Drinking Fountains

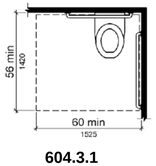


602.5

604 Water Closets and Toilet Compartments

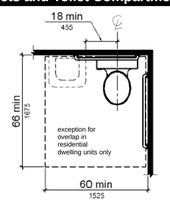


604.2

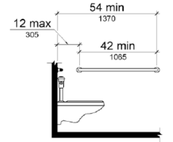


604.3.1

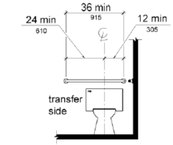
604 Water Closets and Toilet Compartments (cont.)



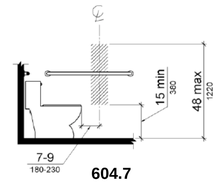
604.3.2



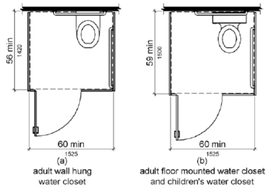
604.5.1



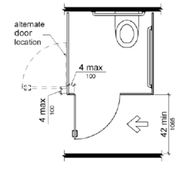
604.5.2



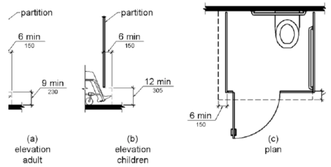
604.7



604.8.1.1



604.8.1.2



604.8.1.4

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved

4A TYPE V-B | 4B TYPE III-B

EXISTING | NEW

KEY PLAN - BUILDING 4 N

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

Museo DEL WESTSIDE

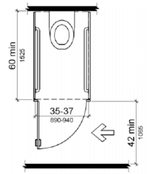
MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

T.A.S. DETAILS

JOB 212

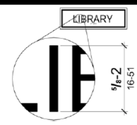
A0.4

604 Water Closets and Toilet Compartments (cont.)

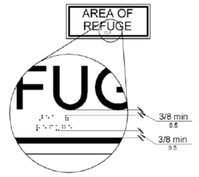


604.8.2

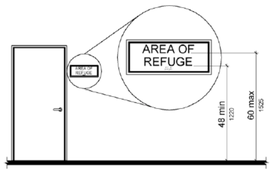
703 Signs



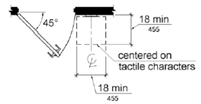
703.2.5



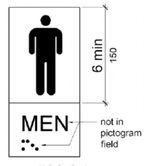
703.3.2



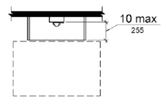
703.4.1



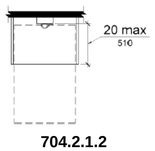
703.4.2



703.6.1

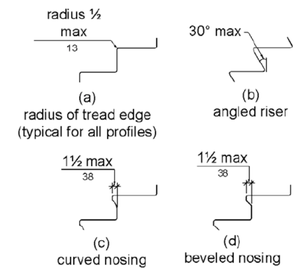


704.2.1.1

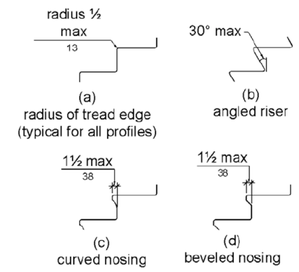


704.2.1.2

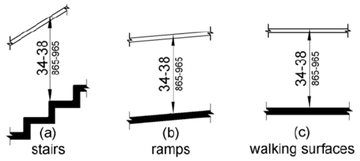
503 Stairways



504-1.5

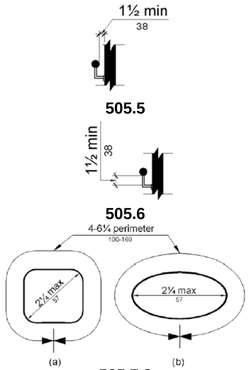


504.5

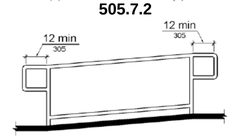


505.4

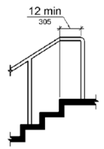
503 Stairways (cont.)



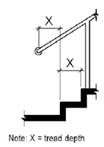
505.7.2



505.10.1



505.10.2



505.10.3

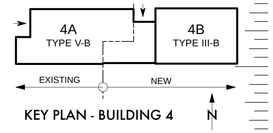
RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

T.A.S. DETAILS

212 JOB

A0.5

NOTE:
1. NO NEW WORK AT EXISTING PAVING IN CITY R.O.W.

2. CITY OF SAN ANTONIO TO PERFORM CONCRETE WORK IN RIGHT OF WAY

S O U T H C O L O R A D O S T.

8 1 6

LOT 11

LOT 6

LOT 19

LOT 7

LOT 19
BLK 2
NCB 2440

LOT N 34 FT OF 8

G U A D A L U P E S T.

(E) CHAIN-LINK FENCE
S 84º 21' 22" E
NEW STEEL FENCE
152.57'
(E) CONC. APRON
(E) CHAIN-LINK GATE
(E) CONC. DRIVE
T/CONC. PAD 0"
FIN. GRADE 0"
EXIST. GRAVEL
RAIN BARREL
HVAC
#104 36" ARIZONA ASH (PREVIOUSLY REMOVED PER HDRC CERTIFICATE)
(E) GRASS
(E) CHAIN-LINK FENCE
NEW CHAIN-LINK GATE
(E) CONC. SIDEWALK
(E) COVERED PORCH (CONC.)
(E) FINISH FLOOR 0"
EXISTING BUILDING No. 1
CASA de CUENTOS
TYPE V-B
(E) FINISH FLOOR 0"
T/WOOD DECK 0"
(E) COVERED PORCH (WOOD)
EXISTING BUILDING No. 2
CASITA
TYPE V-B
(E) FINISH FLOOR 646.12'
DRAIN INLET
PROPOSED #111 2" BURR OAK
(E) COVERED PORCH
RAIN BARREL
(E) WOOD FENCE
111.44'
109.70'
#101 25" COTTON-WOOD
#102 15" ORANGE
#106 9" HACKBERRY
#110 24" CLUSTER
DRINKING FOUNTAIN
MEN
WOMEN
PANTRY
6% SLOPE
(E) CONC. APRON
(E) RAMP (WOOD)
(E) CONC. PAD
(E) POWER POLE (DE: 4 MED)
LIMITS OF CONSTRUCTION
N 44º 47' 00" E
103.018
5.00'
10.317
37.934
48.092
6.675
(E) CHAIN-LINK FENCE
(E) CONC. SLAB
PROPOSED #112 B&B MOUNTAIN LAUREL
PROPOSED #113 B&B MOUNTAIN LAUREL
55.6' R.O.W.
TIENDITA
DISPLAY
OFFICE
RUBEN'S GALLERY
BUILDING No. 4A
MUSEO DEL WESTSIDE
TYPE V-B
INTRO GALLERY
ENTRY
NEW GALLERY
STORAGE
BUILDING No. 4B
MUSEO DEL WESTSIDE
TYPE V-B
NEW ASSUMED PROPERTY LINE
25.104'
EXISTING BUILDING No. 3
MUJER ARTES
TYPE III-B
(E) FINISH FLOOR 646.12'
(E) COVERED PORCH (SEMI-SET-BACK)
NEW 60"
KILN ROOM
KILN INSIDE
S 05º 51' 29" W
25.531'
12.603'
12.859'
N 83º 42' 12" W
40.735
13.973
102.933
48.225
153.22'
SMALL BLDG
(E) WOOD FENCE
RAIN BARREL ON STAND
1
A2.1
(E) BOTTOM OF CURB 0"
FLOW LINE 0"
PLAN NORTH
100 FT
0

1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTE - NEW SIDEWALK(S):

1. NEW CONCRETE WALKS SHALL NOT EXCEED 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL
2. NEW CONCRETE WALKS SHALL NOT EXCEED 2% MAXIMUM CROSS-SLOPE IN THE DIRECTION OF TRAVEL
3. NEW CONCRETE WALKS SHALL MEET EXISTING & NEW SLABS AT INDICATED FINISH FLOOR ELEVATIONS

PROJECT NAME: MUSEO DEL WESTSIDE

PROJECT LOCATION: 816 S. COLORADO ST., SAN ANTONIO, TEXAS 78207
BUILDING 4 (OF 4 BUILDINGS ON SITE)

LEGAL DESCRIPTION: EL RINCONCITO SUBDIVISION - BEING A TOTAL OF 0.388 ACRES DESCRIBED AS BLOCK 2, LOTS 9 & 10. N.C.B. 2440. ESTABLISHING LOT 19, BLOCK 2, NX.C.B. 2440, BEXAR COUNTY, TEXAS.

ZONING: C1-CD-IDZ

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved

4A TYPE V-B | 4B TYPE III-B

EXISTING — NEW

KEY PLAN - BUILDING 4 N

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

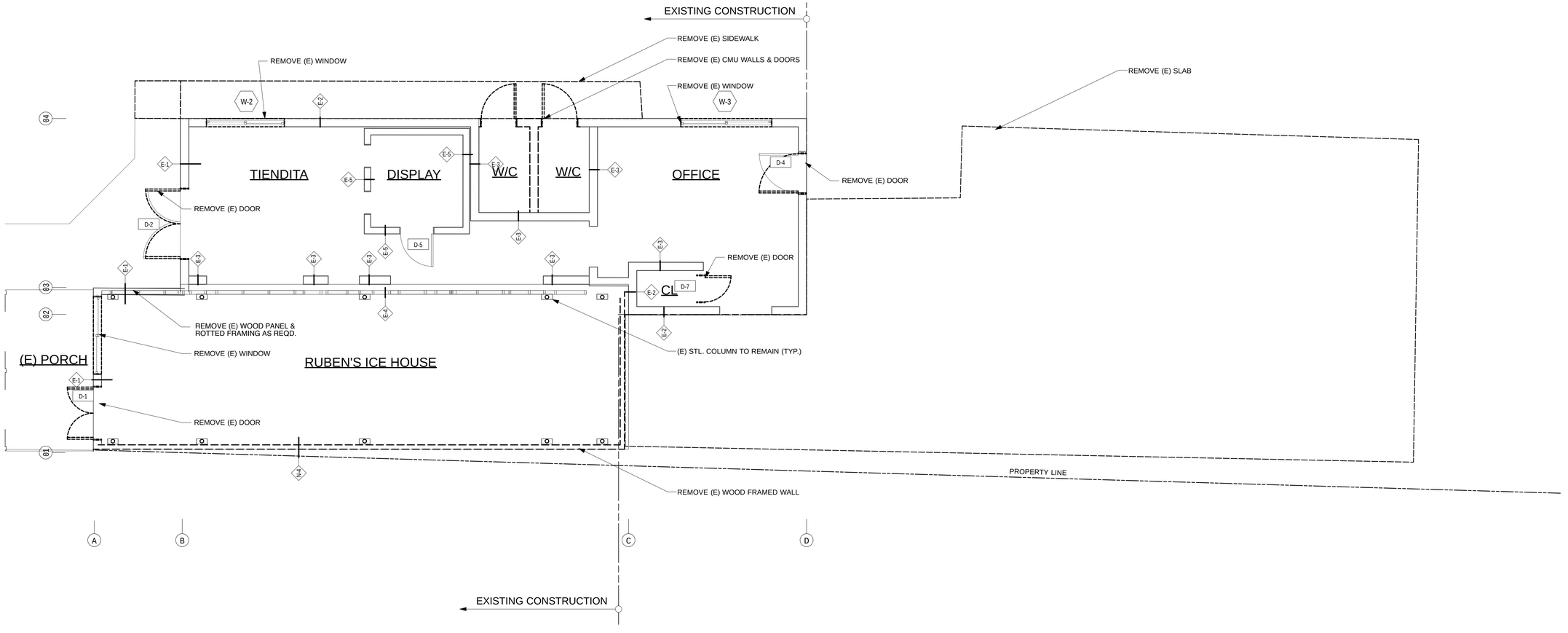
ARCHITECTURAL SITE PLAN

212 JOB

A1.1

LEGEND

- DEMO WALL OR PARTITION
- EXISTING WALL OR PARTITION



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

0 50 FT

PLAN NORTH

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

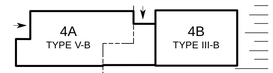
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

DEMOLITION FLOOR PLAN

212 JOB

A2.0

WALL & PARTITION TYPES

EXISTING

- E-1 : EXIST'G WALL - (E) STUCCO ON (E) WD. SHIPLAP ON 2 x 4 NOM. (E) WD. STUDS W/ NEW BATT INSUL. & 1/2" PLYWOOD
- E-2 : EXISTING WALL - 8" CMU
- E-3 : EXIST'G PARTITION - (E) 8" CMU (CONTRACTOR VERIFY)
- E-4 : EXIST'G PARTITION - (E) WOOD FRAME (CONTRACTOR VERIFY)
- E-5 : EXIST'G PARTITION - (E) COOLER WALL (CONTRACTOR VERIFY)

NEW

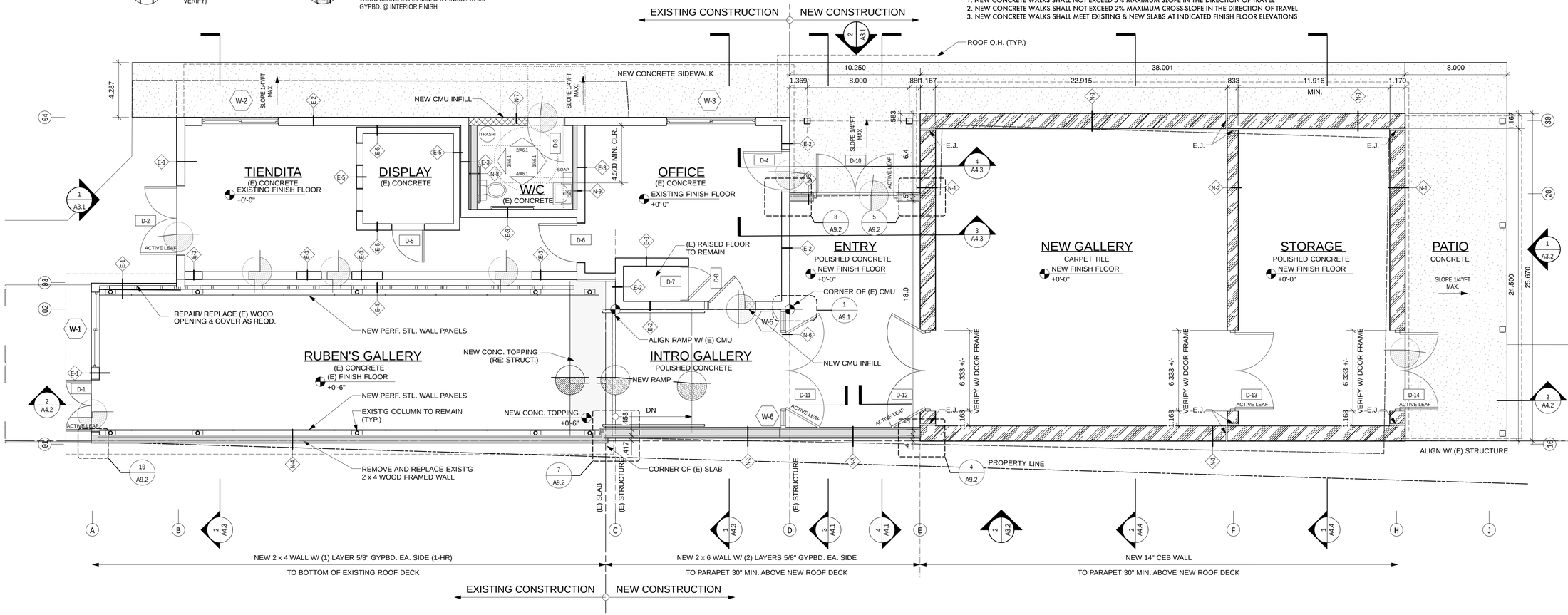
- N-1 : NEW 2-HR WALL - 14" COMPRESSED EARTH BLOCK (CEB) W/ 1/2" STUCCO & PLASTER (IBC SECTION 2109.3 - STABILIZED ADOBE)
- N-2 : NEW WALL - 10" COMPRESSED EARTH BLOCK (CEB) W/ 1/2" STUCCO & PLASTER (IBC SECTION 2109.3 - STABILIZED ADOBE)
- N-3 : NEW 2-HR WALL - (2) LAYERS 5/8" GYPBD. EA. SIDE OF 2 x 6 WD. STUDS @ 16" O.C. W/ 7/8" STUCCO SYSTEM & R-20 MIN. BATT INSUL. W/ 1/2" PLYWD. SHEATHING @ INTERIOR FACE OF FRAME (U.L. U301)
- N-4 : NEW 1-HR WALL - (1) LAYER 5/8" GYPBD. EA. SIDE OF 2 x 4 WD. STUDS @ 16" O.C. W/ 7/8" STUCCO SYSTEM & R-15 MIN. BATT INSUL. W/ 1/2" PLYWD. SHEATHING @ INTERIOR FINISH (U.L. U305) - NOTE: REPLACES EXISTING NON-STRUCTURAL 2 x 4 WALL
- N-5 : NEW 0-HR WALL - (1) LAYER 1/2" PLYWD. EA. SIDE OF 2 x 6 WD. STUDS @ 16" O.C. W/ WOOD SIDING & R-20 MIN. BATT INSUL. W/ 5/8" GYPBD. @ INTERIOR FINISH
- N-6 : NEW 0-HR WALL - (1) LAYER 5/8" GYPBD. EA. SIDE OF 2 x 6 WD. STUDS @ 16" O.C. W/ STUCCO & R-20 MIN. BATT INSUL. W/ 1/2" PLYWD. SHEATHING @ INTERIOR FACE OF FRAME
- N-7 : NEW 0-HR WALL - 8" CMU INFILL TO MATCH EXISTING
- N-8 : NEW NON-RATED PARTITION - (1) LAYER 5/8" GYPBD. ON 2 x 6 WD. STUDS @ 16" O.C.
- N-9 : NEW NON-RATED PARTITION - (1) LAYER 5/8" GYPBD. ON 2 x 4 WD. STUDS @ 16" O.C.

LEGEND

- DEMO WALL OR PARTITION
- EXISTING WALL OR PARTITION
- NEW WALL OR PARTITION - WOOD
- NEW WALL OR PARTITION - CMU
- NEW WALL OR PARTITION - CEB

GENERAL NOTE - NEW SIDEWALK(S):

1. NEW CONCRETE WALKS SHALL NOT EXCEED 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL
2. NEW CONCRETE WALKS SHALL NOT EXCEED 2% MAXIMUM CROSS-SLOPE IN THE DIRECTION OF TRAVEL
3. NEW CONCRETE WALKS SHALL MEET EXISTING & NEW SLABS AT INDICATED FINISH FLOOR ELEVATIONS



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

PLAN NORTH
0 50 FT

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved

4A TYPE V-B
4B TYPE III-B
EXISTING NEW
KEY PLAN - BUILDING 4 N

H.D.R.C. REVIEW SET
NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

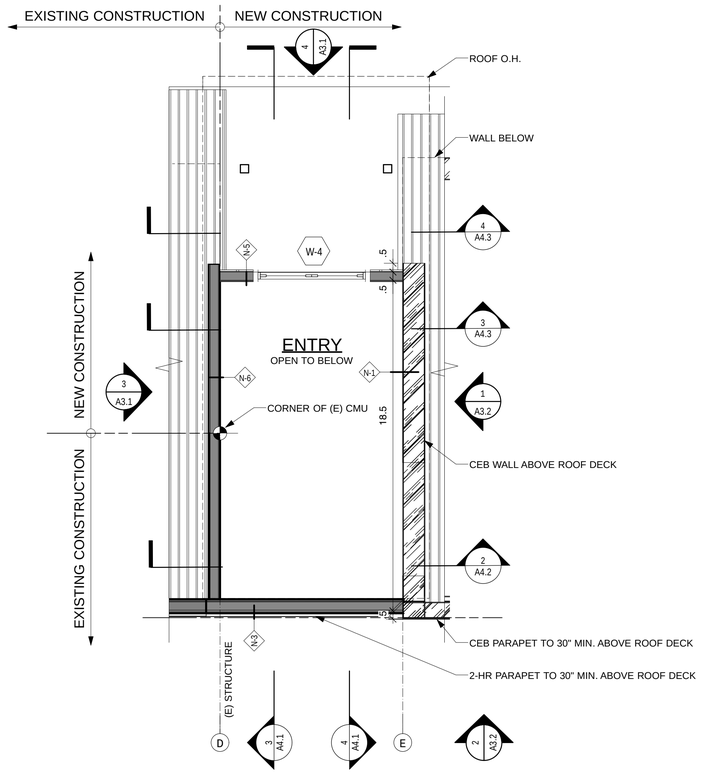
Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

FIRST FLOOR PLAN

212 JOB

A2.1



1 UPPER ENTRY PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

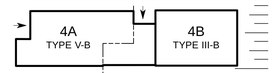
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

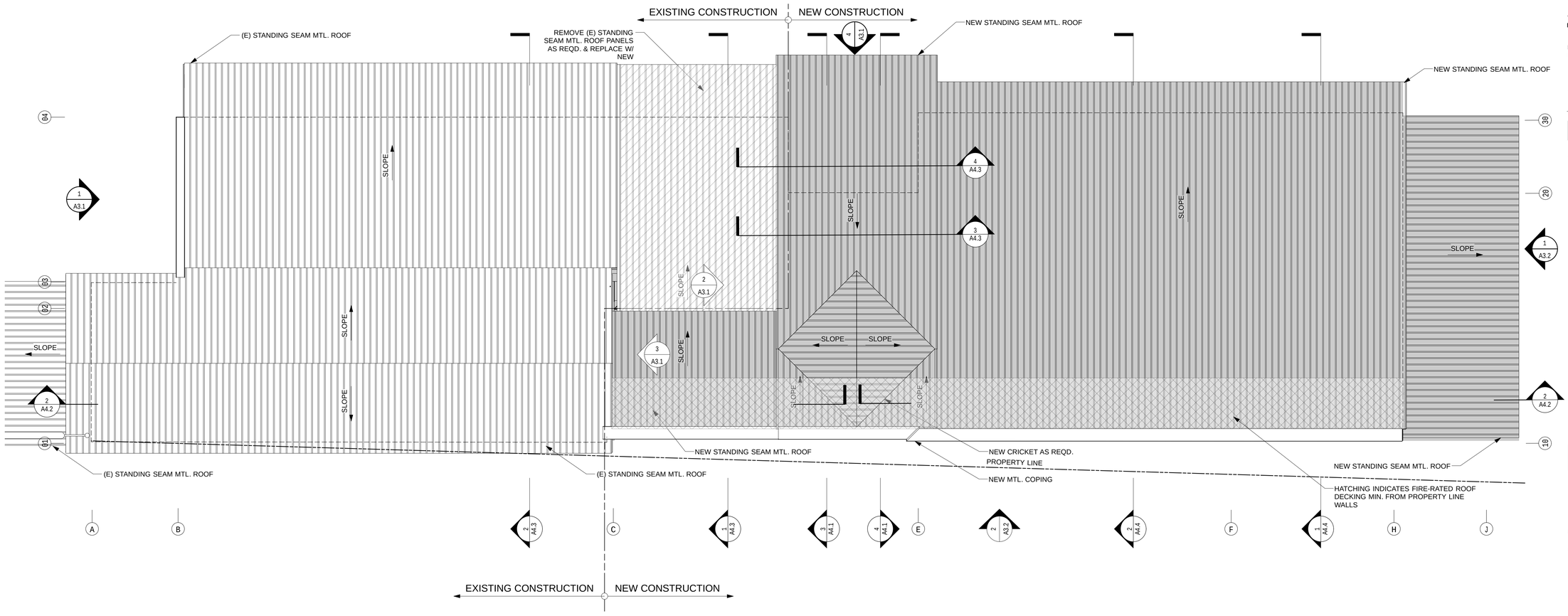
Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

UPPER ENRTY PLAN

212 JOB

A2.2



NOTE:
NEW METAL ROOF SHALL MATCH EXISITNG AND EITHER HAVE:
1.) A THREE-YEAR-AGED SOLAR REFLECTANCE INDEX OF 64, OR
2.) A THREE-YEAR-AGED SOLAR REFLECTANCE INDEX OF 55 AND A THREE-YEAR-AGED THERMAL EMITTANCE OF 0.75

1 ROOF PLAN
SCALE: 1/4" = 1'-0"

0 — 50 FT

PLAN NORTH

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

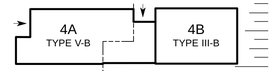
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET
NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

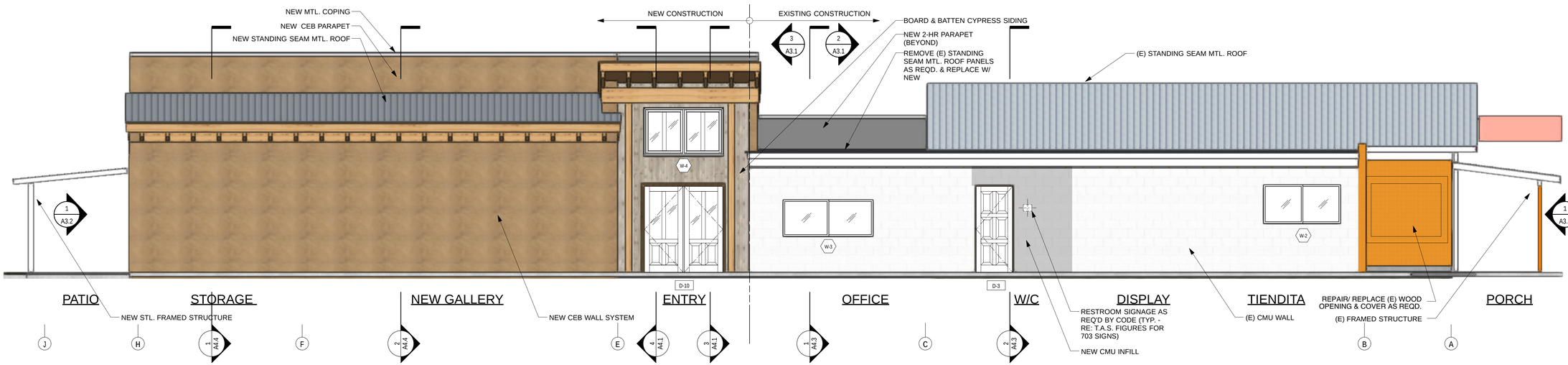
Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

ROOF PLAN

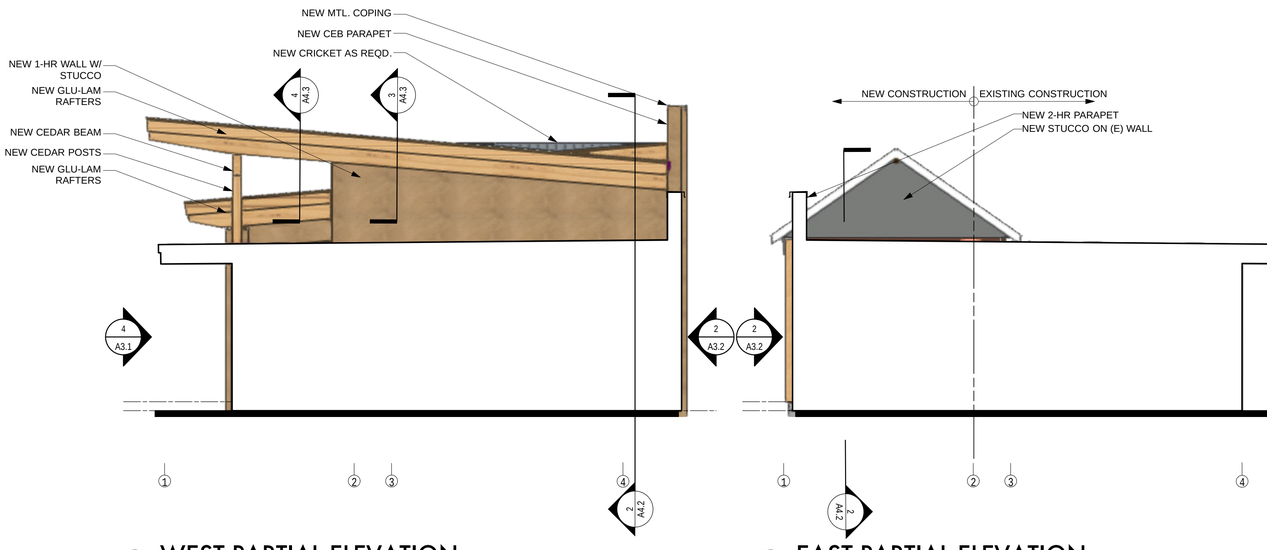
212 JOB

A2.3



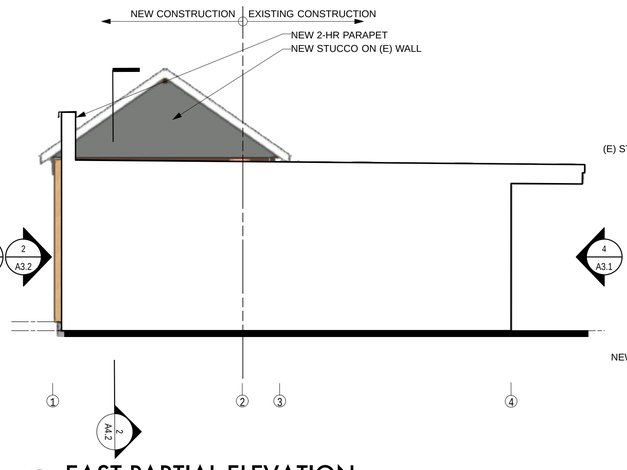
4 NORTH ELEVATION

SCALE : 1/4" = 1'-0"



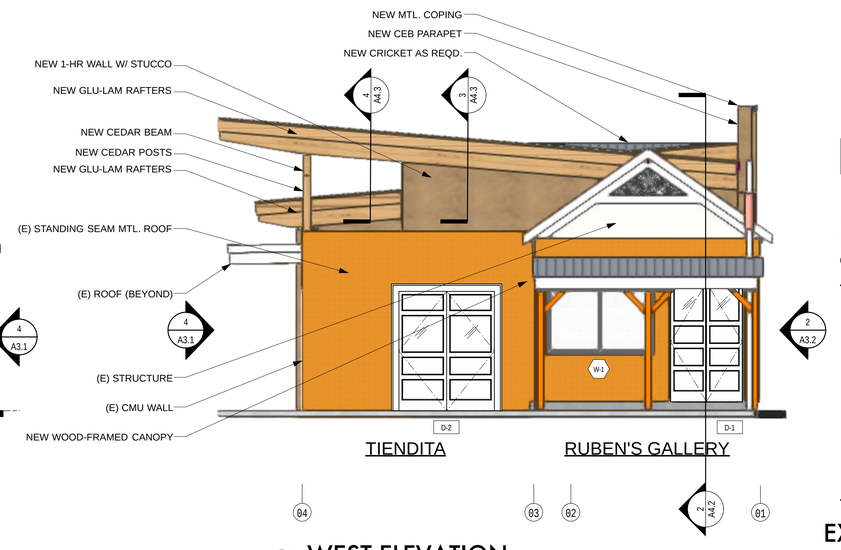
3 WEST PARTIAL ELEVATION

SCALE : 1/4" = 1'-0"



2 EAST PARTIAL ELEVATION

SCALE : 1/4" = 1'-0"



1 WEST ELEVATION

SCALE : 1/4" = 1'-0"

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

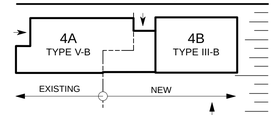
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

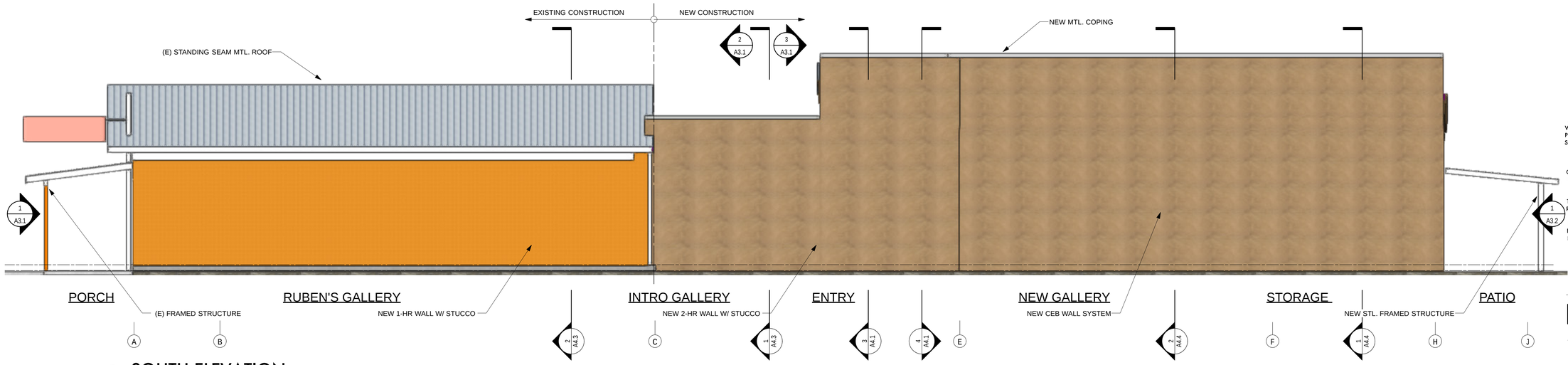
Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

EXTERIOR ELEVATIONS

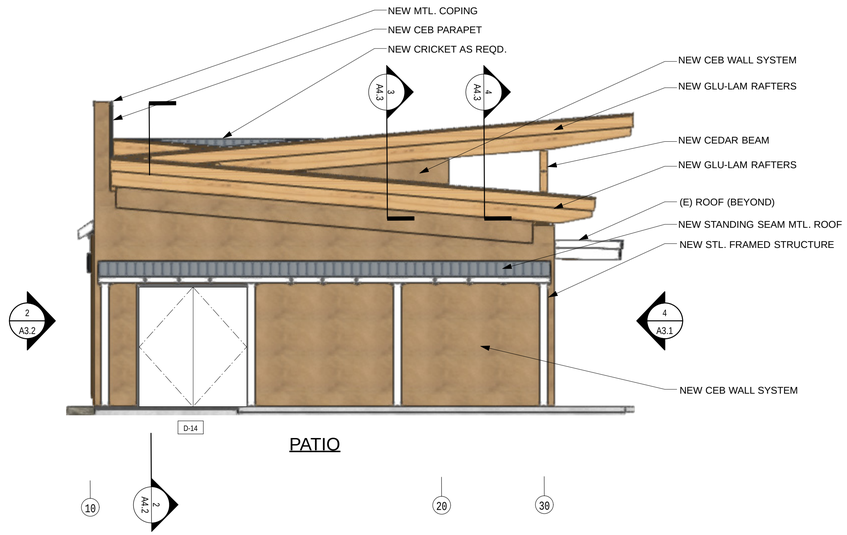
212 JOB

A3.1



2 SOUTH ELEVATION

SCALE : 1/4" = 1'-0"



1 EAST ELEVATION

SCALE : 1/4" = 1'-0"

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

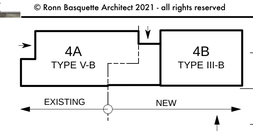
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

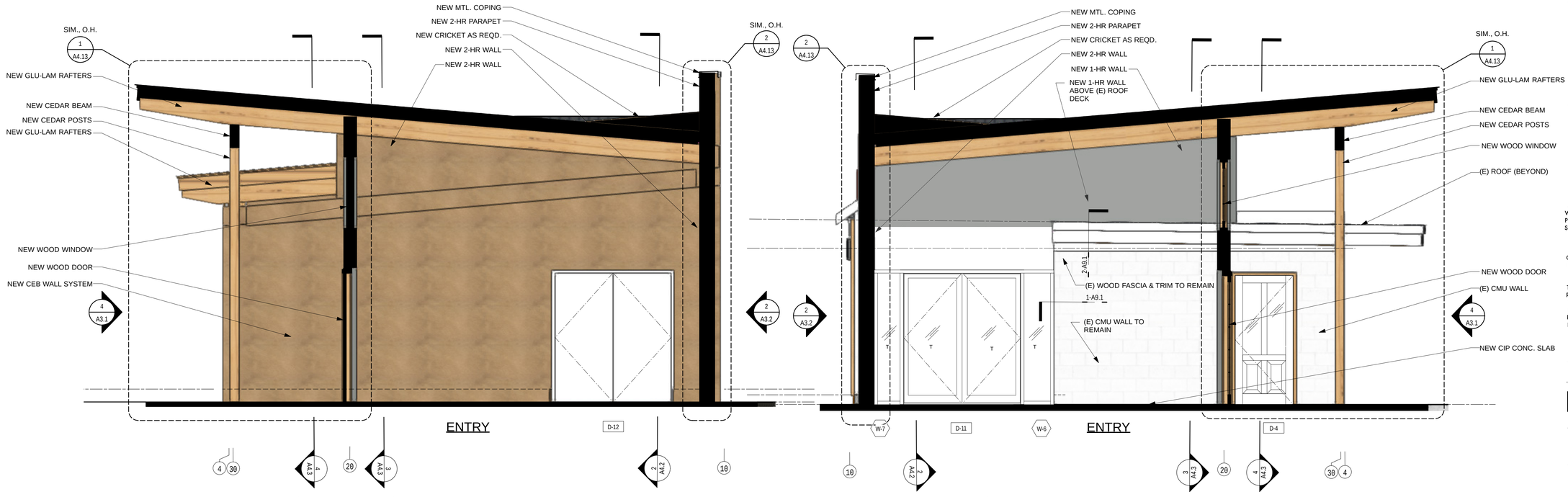
Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

EXTERIOR ELEVATIONS

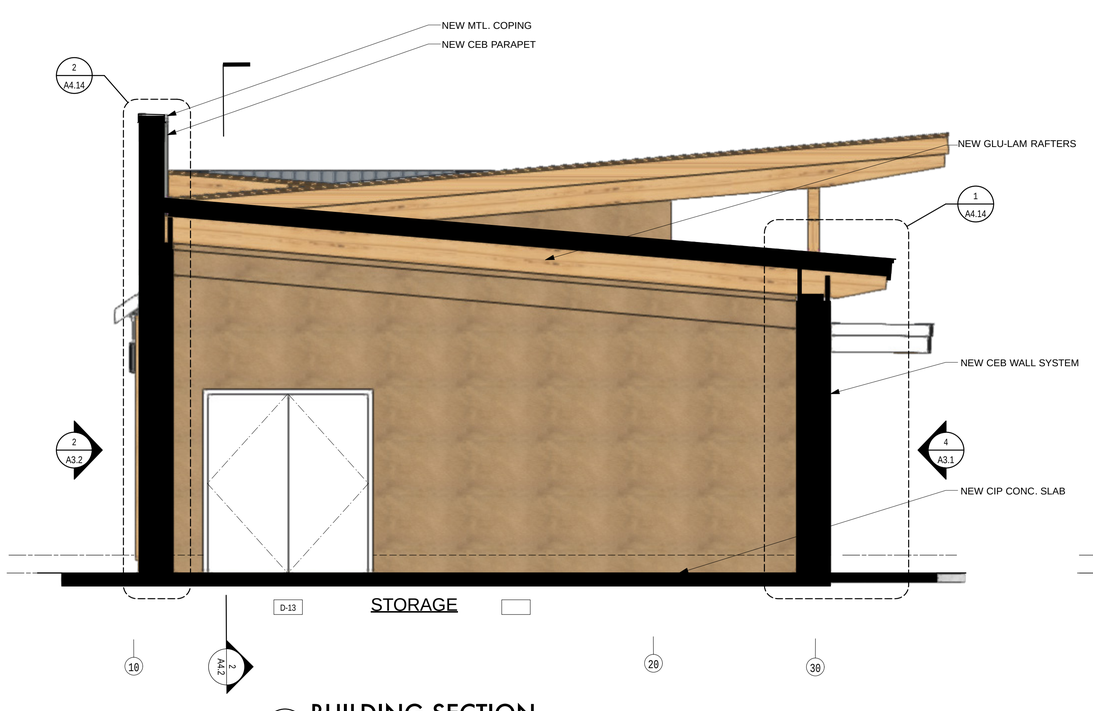
212 JOB

A3.2

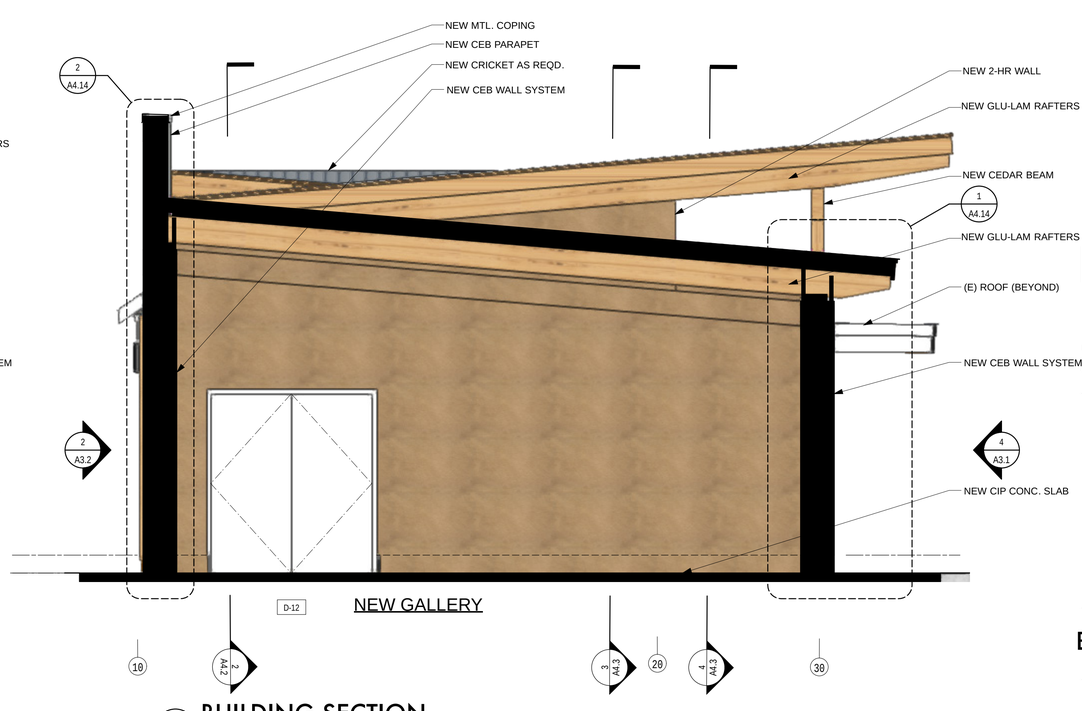


4 BUILDING SECTION
SCALE : 3/8" = 1'-0"

3 BUILDING SECTION
SCALE : 3/8" = 1'-0"

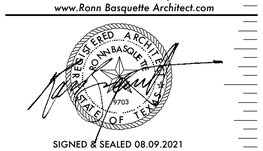


2 BUILDING SECTION
SCALE : 3/8" = 1'-0"



1 BUILDING SECTION
SCALE : 3/8" = 1'-0"

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

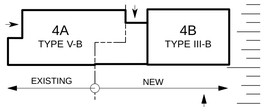


SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

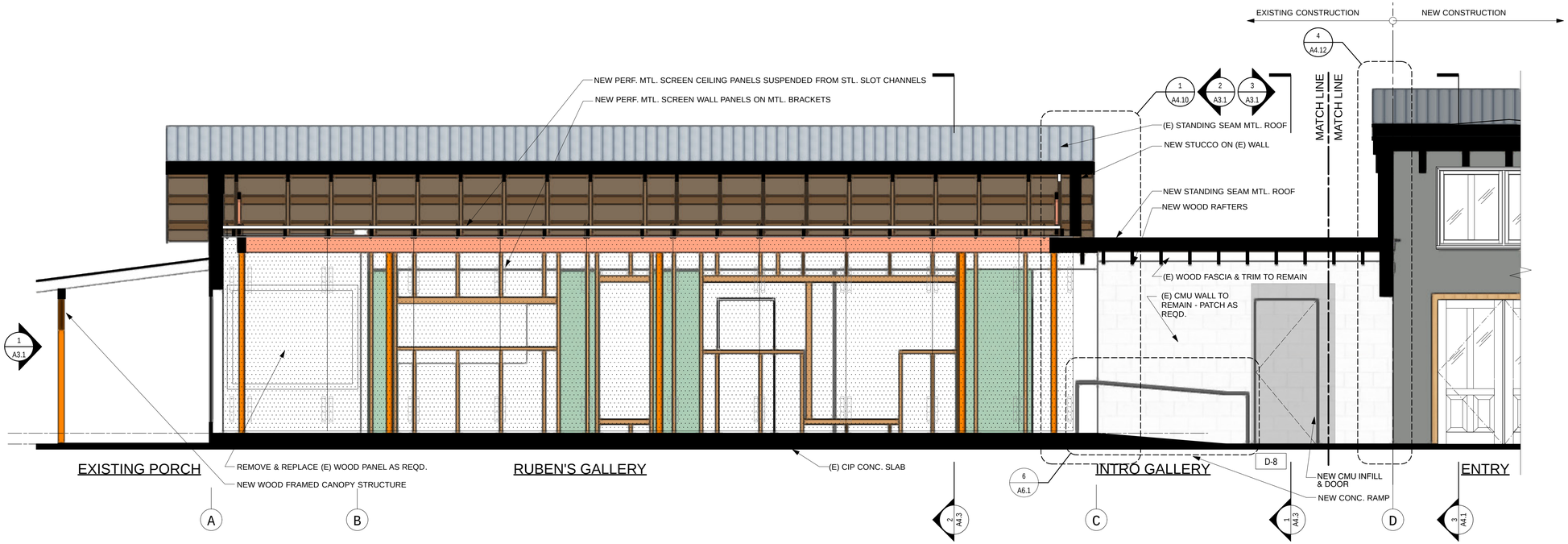
Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

BUILDING SECTIONS

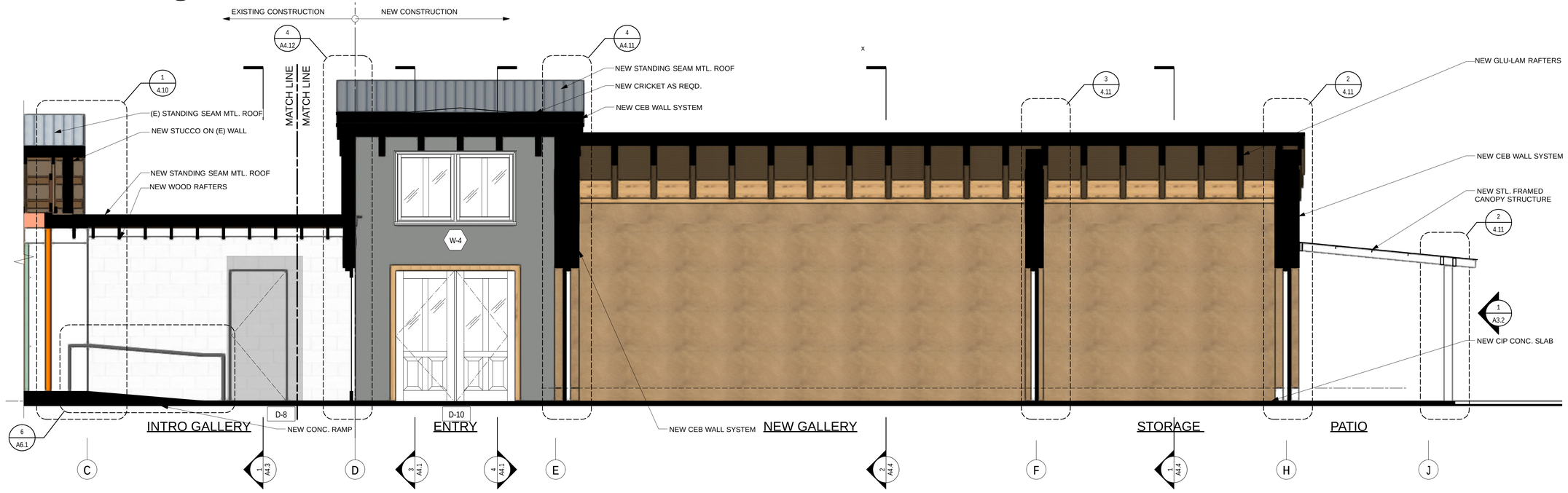
212 JOB

A4.1



2 PARTIAL BUILDING SECTION

SCALE : 3/8" = 1'-0"



1 PARTIAL BUILDING SECTION

SCALE : 3/8" = 1'-0"

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

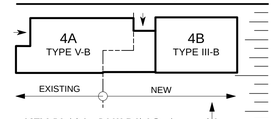
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

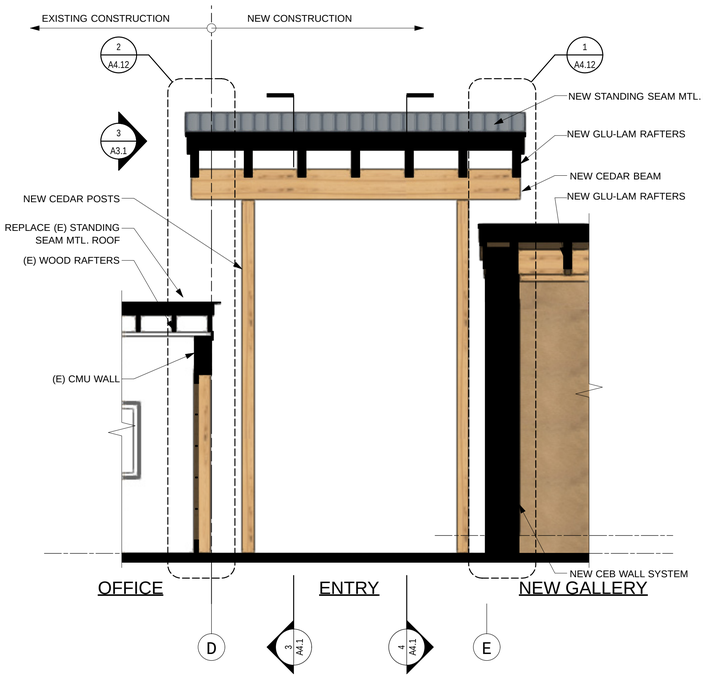
Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

BUILDING SECTIONS

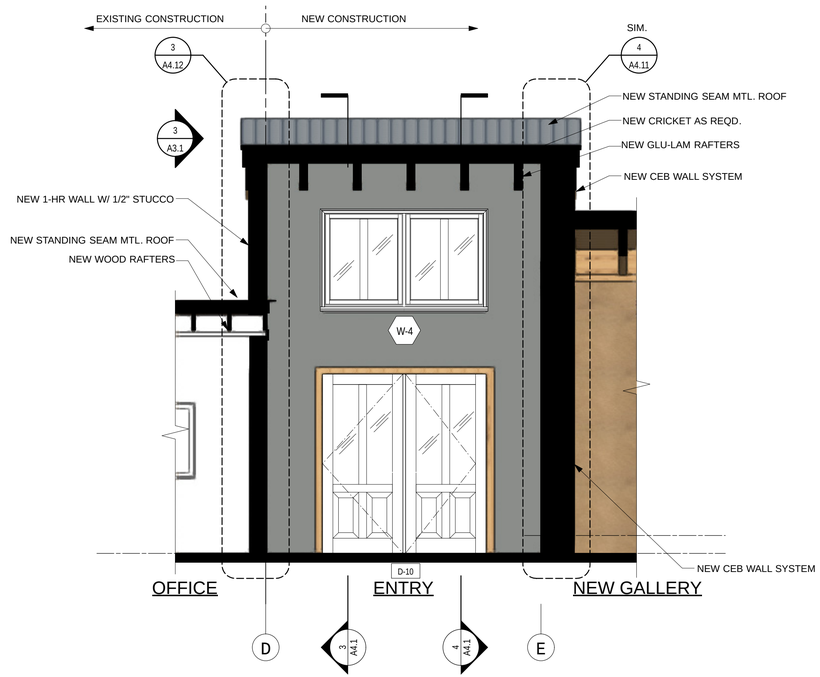
212 JOB

A4.2



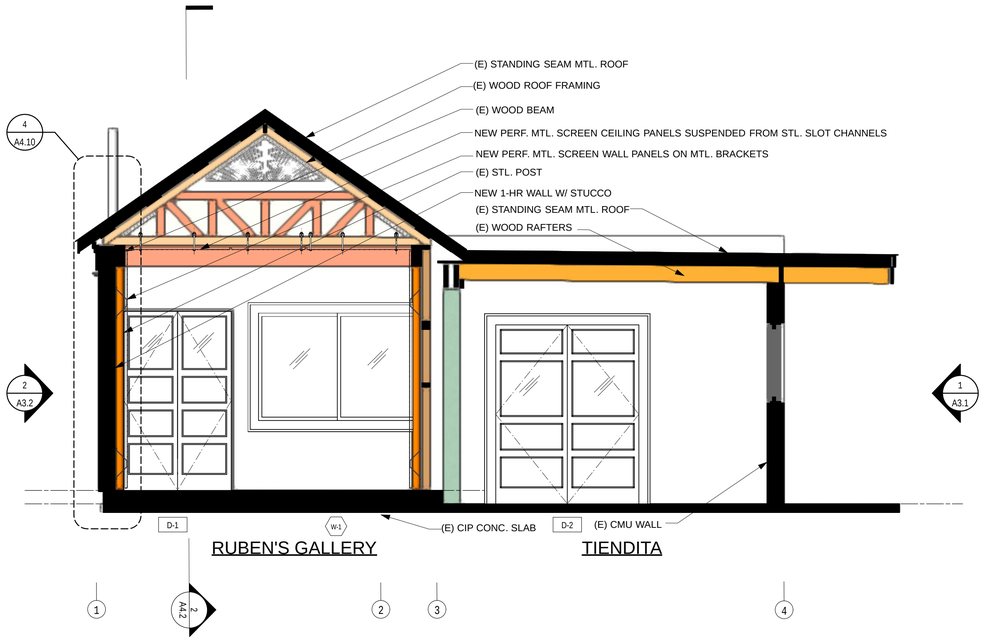
4 BUILDING SECTION

SCALE : 3/8" = 1'-0"



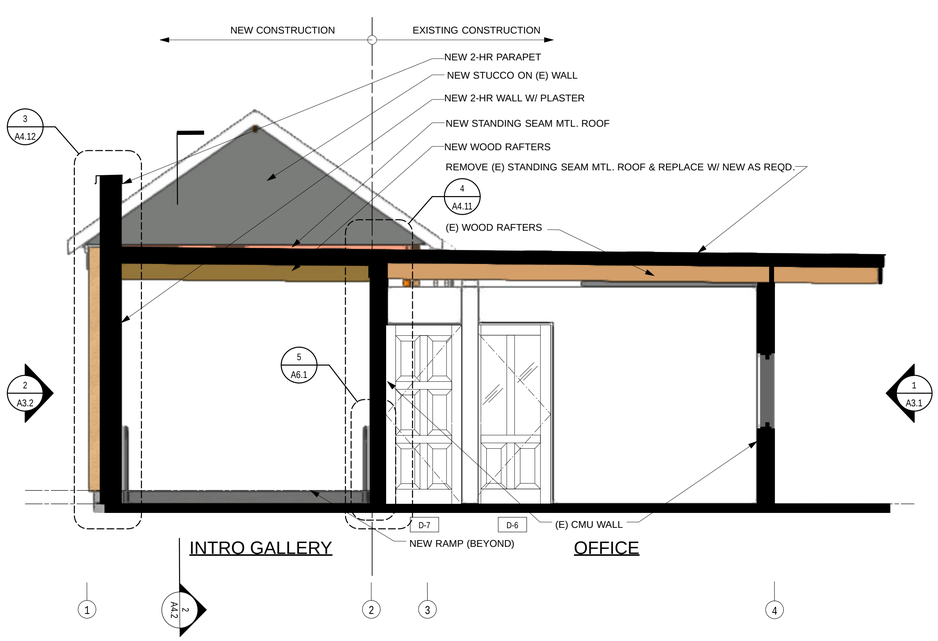
3 BUILDING SECTION

SCALE : 3/8" = 1'-0"



2 BUILDING SECTION

SCALE : 3/8" = 1'-0"



1 BUILDING SECTION

SCALE : 3/8" = 1'-0"

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

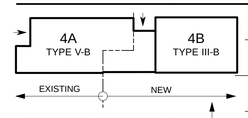
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

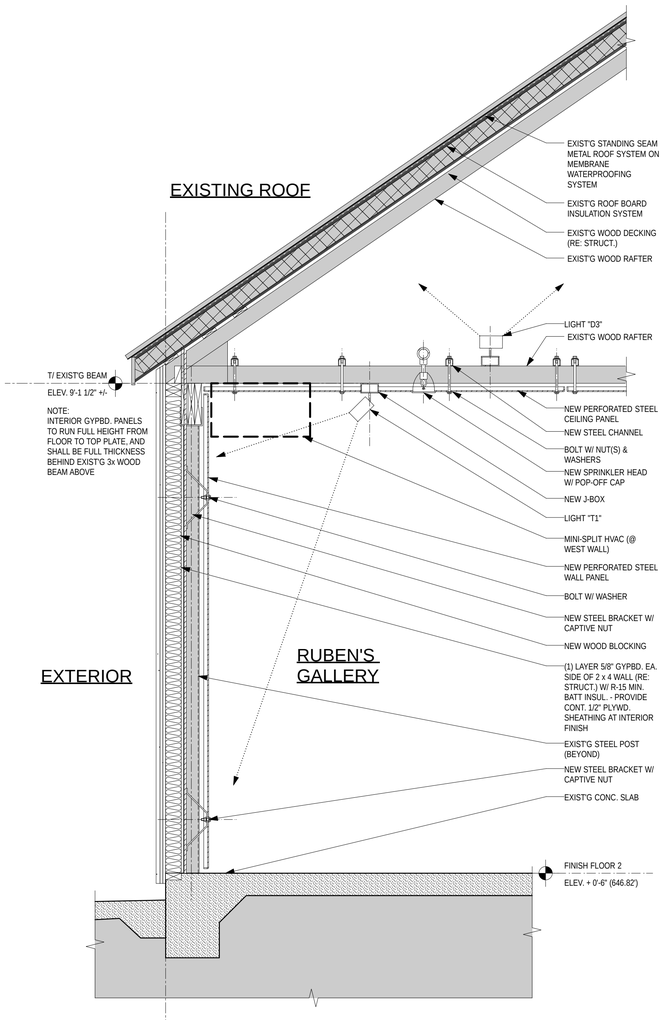
Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

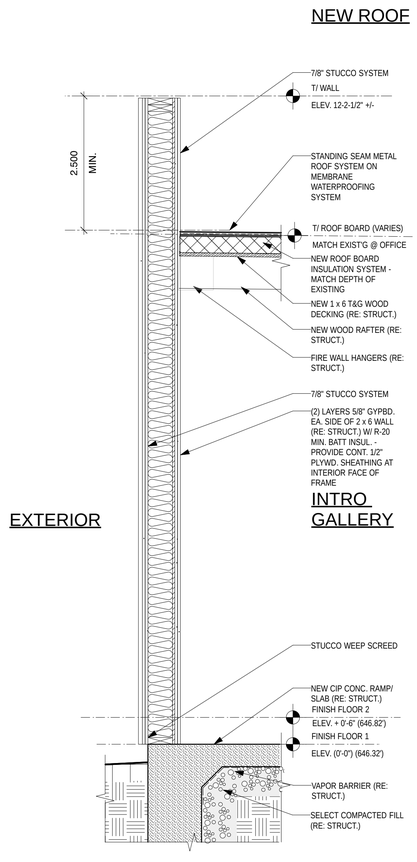
BUILDING SECTIONS

212 JOB

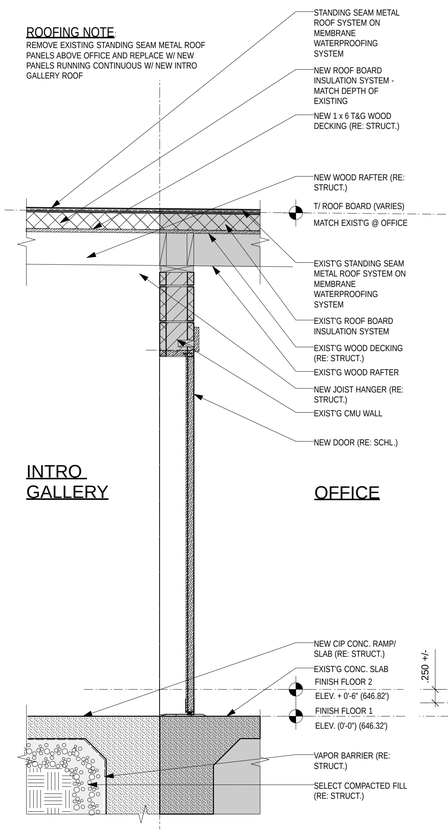
A4.3



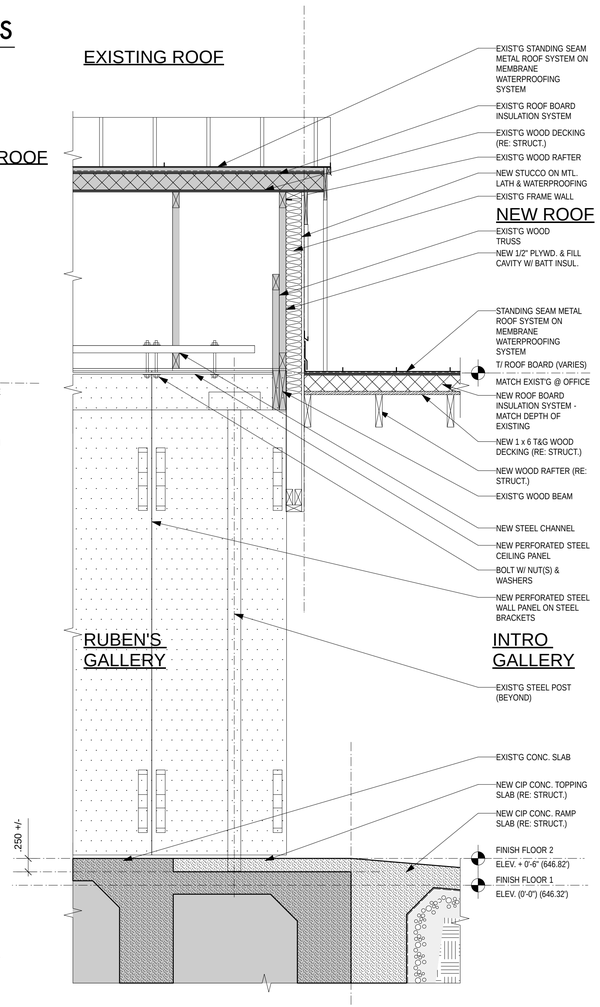
4 WALL SECTION
SCALE : 3/4" = 1'-0"



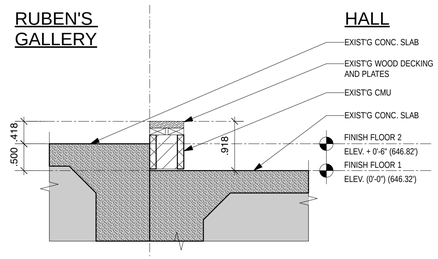
3 WALL SECTION
SCALE : 3/4" = 1'-0"



2 WALL SECTION
SCALE : 3/4" = 1'-0"



1 WALL SECTION
SCALE : 3/4" = 1'-0"



5 SECTION @ FLOOR LEVELS
SCALE : 3/4" = 1'-0"

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

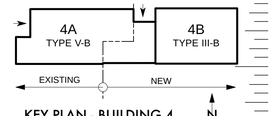
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

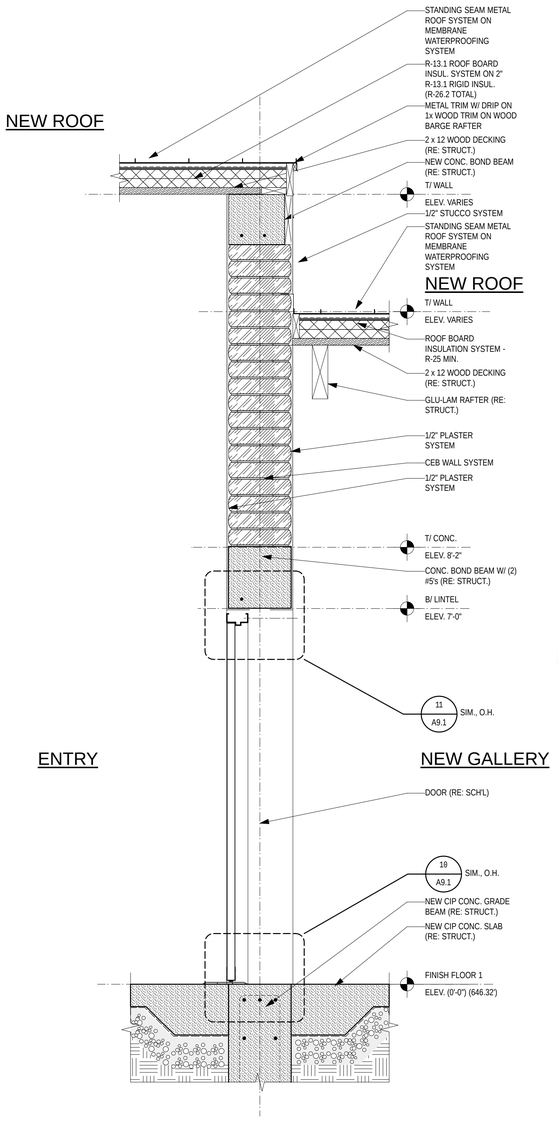
Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

WALL SECTIONS

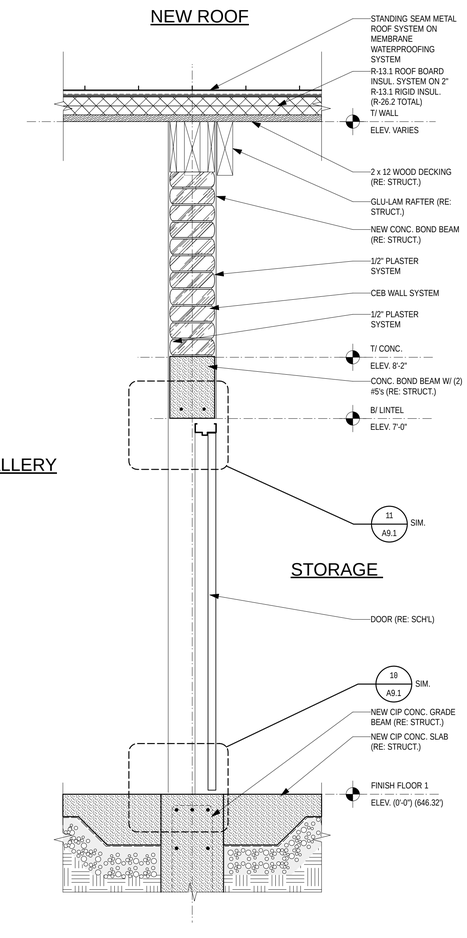
212 JOB

A4.10



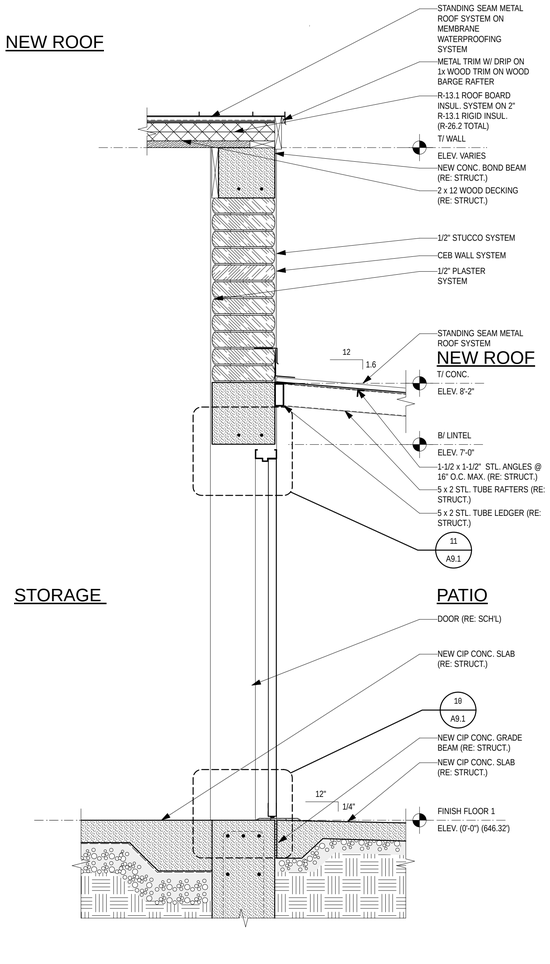
4 WALL SECTION

SCALE : 3/4" = 1'-0"



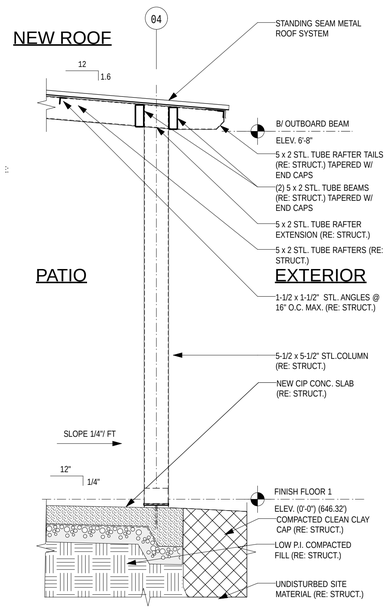
3 WALL SECTION

SCALE : 3/4" = 1'-0"



2 WALL SECTION

SCALE : 3/4" = 1'-0"



1 WALL SECTION

SCALE : 3/4" = 1'-0"

GENERAL NOTES FOR CEB CONSTRUCTION

1. PARAPET WALLS SHALL BE CONSTRUCTED OF STABILIZED COMPRESSED EARTH BLOCKS (CEB'S) ONLY, AND SHALL INCLUDE FLASHING AS REQD. BY CODE.

2. THE LOWEST COURSE OF ANY WALL OF UNSTABILIZED CEB'S SHALL BE STABILIZED.

3. CEB WALLS SHALL BE SUPPORTED BY CONTINUOUS FOOTINGS AND FOUNDATIONS. WIDTH OF FOUNDATION WALLS SHALL NOT BE LESS THAN THE WIDTH OF THE CEB WALLS.

4. FOUNDATION WALLS FOR CEB CONSTRUCTION SHALL EXTEND NOT LESS THAN 6" ABOVE ADJACENT FINISH GRADE.

5. THE LOWEST COURSE OF CEB WALL CONSTRUCTION SHALL BE PROTECTED WITH A CONTINUOUS DAMP-PROOFING BARRIER APPLIED TO THE FULL WIDTH OF THE BEARING SURFACE OF THE FOUNDATION WALLS. MAXIMUM. PERMEANCE OF DAMP-PROOFING SHALL BE IBC CLLASS I OR II WITH A PERM RATING OF NOT MORE THAN 0.50 PERM.

6. DAMP-PROOFING MAY BE HELD BACK 3/4" MAX. AT INTERIOR SURFACES OF WALLS NOT EXPOSED TO WEATHER.

7. EXTERIOR CEB WALLS AND INTERIOR LOAD-BEARING CEB WALLS SHALL HAVE A CONTINUOIS TIE BEAM AT THE LEVEL OF ROOF BEARING.

8. EXTERIOR WALLS OF CEB CONSTRUCTION SHALL HAVE THEIR EXTERIOR SURFACE COVERED WITH NOT FEWER THAN TWO (2) COATS OF VAPOR-PERMEABLE MINERAL BASED PLASTER HAVING A MINIMUM THICKNESS OF 3/4" AND CONFORMING TO ASTM C926.

9. WHERE LATHING IS USED, AS THE METHOD OF PLASTER ATTACHMENT, LATHING SHALL OF GALVANIZED STUCCO NETTING ANCHORED AT 16" ON CENETR MAX. WITH GALVANIZED FASTENERS.

10. EXPOSED WOOD SURFACES SHALL BE TREATED WITH AN APPROVED WOOD PRESERVATIVE OR OTHER PROTECTIVE COATING PRIOR TO LATH APPLICATION.

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

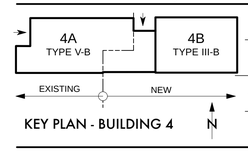
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

WALL SECTIONS

212 JOB

A4.11

GENERAL NOTES FOR CEB CONSTRUCTION

1. PARAPET WALLS SHALL BE CONSTRUCTED OF STABILIZED COMPRESSED EARTH BLOCKS (CEB'S) ONLY, AND SHALL INCLUDE FLASHING AS REQD. BY CODE.

2. THE LOWEST COURSE OF ANY WALL OF UNSTABILIZED CEB'S SHALL BE STABILIZED.

3. CEB WALLS SHALL BE SUPPORTED BY CONTINUOUS FOOTINGS AND FOUNDATIONS. WIDTH OF FOUNDATION WALLS SHALL NOT BE LESS THAN THE WIDTH OF THE CEB WALLS.

4. FOUNDATION WALLS FOR CEB CONSTRUCTION SHALL EXTEND NOT LESS THAN 6" ABOVE ADJACENT FINISH GRADE.

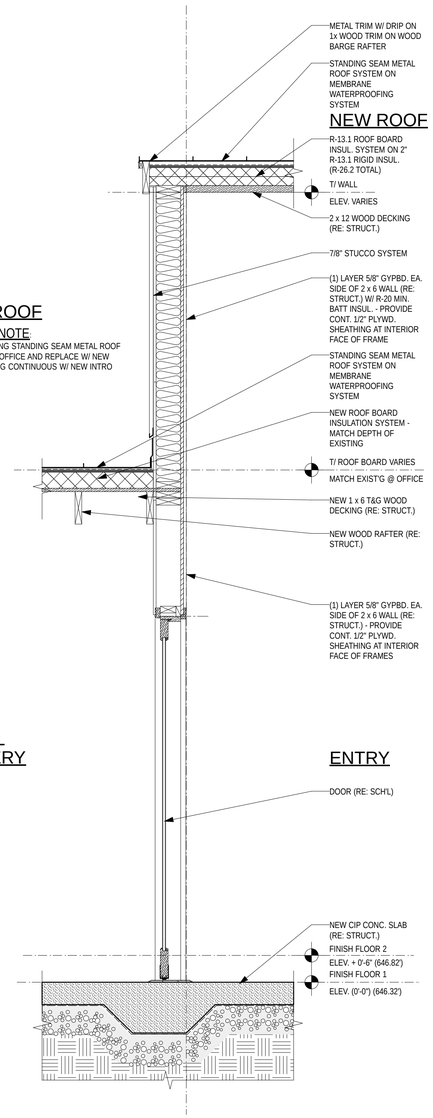
5. THE LOWEST COURSE OF CEB WALL CONSTRUCTION SHALL BE PROTECTED WITH A CONTINUOUS DAMP-PROOFING BARRIER APPLIED TO THE FULL WIDTH OF THE BEARING SURFACE OF THE FOUNDATION WALLS. MAXIMUM. PERMEANCE OF DAMP-PROOFING SHALL BE IBC CLLASS I OR II WITH A PERM RATING OF NOT MORE THAN 0.50 PERM.

7. EXTERIOR CEB WALLS AND INTERIOR LOAD-BEARING CEB WALLS SHALL HAVE A CONTINUOIS TIE BEAM AT THE LEVEL OF ROOF BEARING.

8. EXTERIOR WALLS OF CEB CONSTRUCTION SHALL HAVE THEIR EXTERIOR SURFACE COVERED WITH NOT FEWER THAN TWO (2) COATS OF VAPOR-PERMEABLE MINERAL BASED PLASTER HAVING A MINIMUM THICKNESS OF 3/4" AND CONFORMING TO ASTM C926.

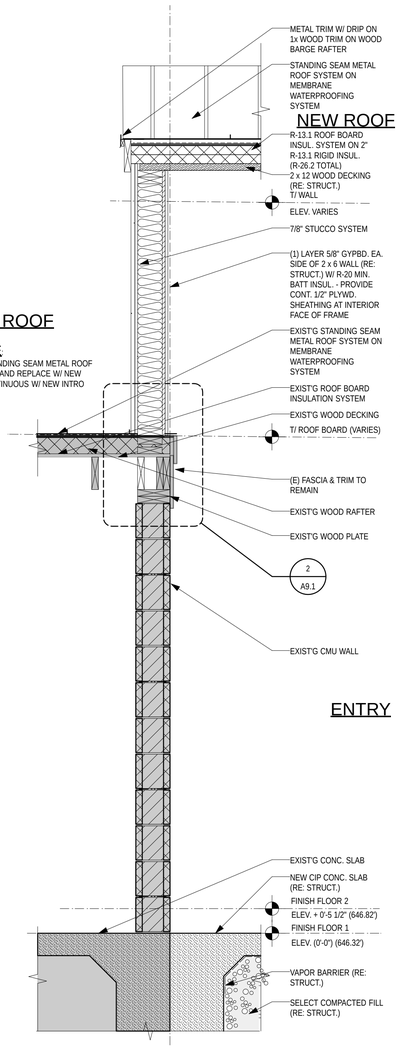
9. WHERE LATHING IS USED, AS THE METHOD OF PLASTER ATTACHMENT, LATHING SHALL OF GALVANIZED STUCCO NETTING ANCHORED AT 16" ON CENETR MAX. WITH GALVANIZED FASTENERS.

10. EXPOSED WOOD SURFACES SHALL BE TREATED WITH AN APPROVED WOOD PRESERVATIVE OR OTHER PROTECTIVE COATING PRIOR TO LATH APPLICATION.



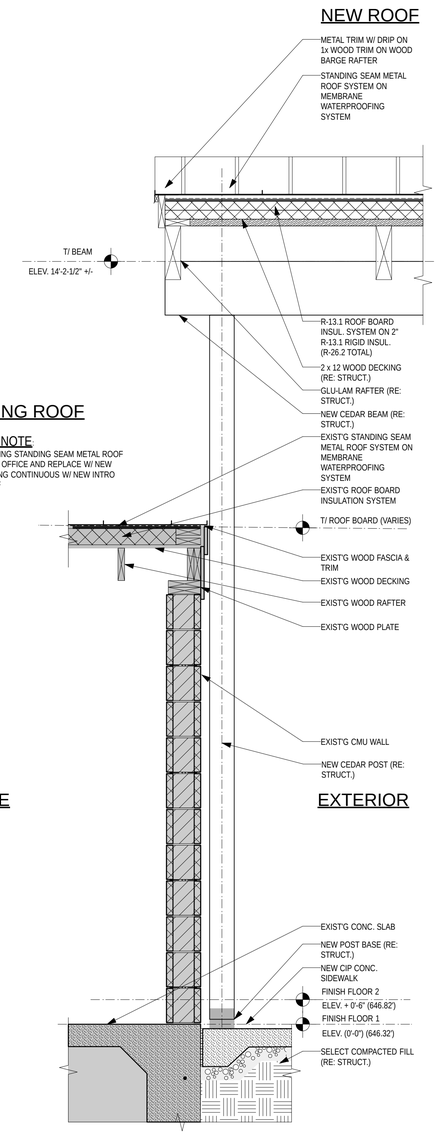
4 WALL SECTION

SCALE : 3/4" = 1'-0"



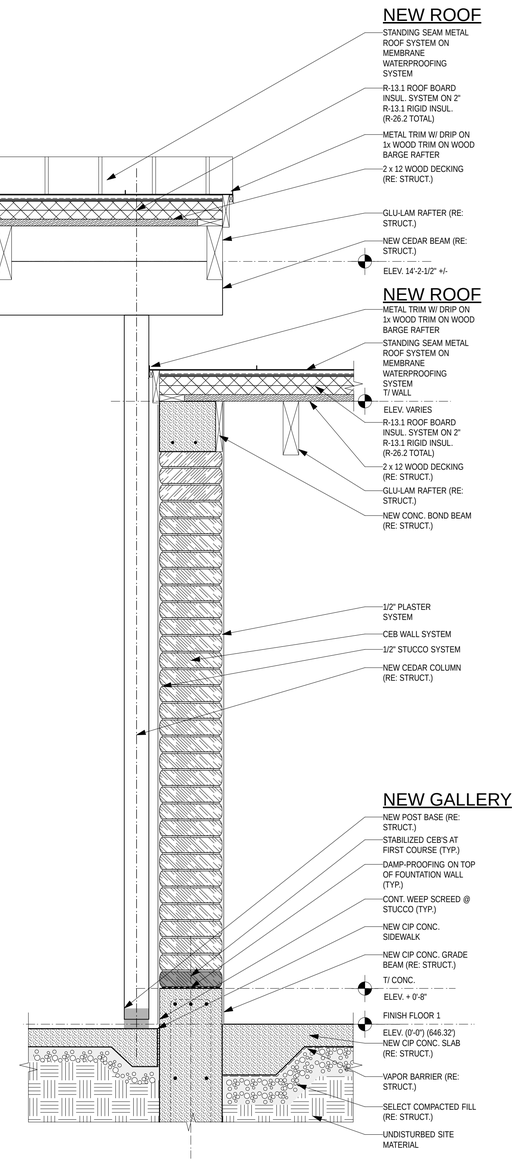
3 WALL SECTION

SCALE : 3/4" = 1'-0"



2 WALL SECTION

SCALE : 3/4" = 1'-0"



1 WALL SECTION

SCALE : 3/4" = 1'-0"

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

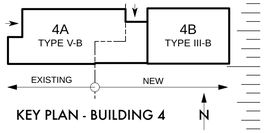
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4 N

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

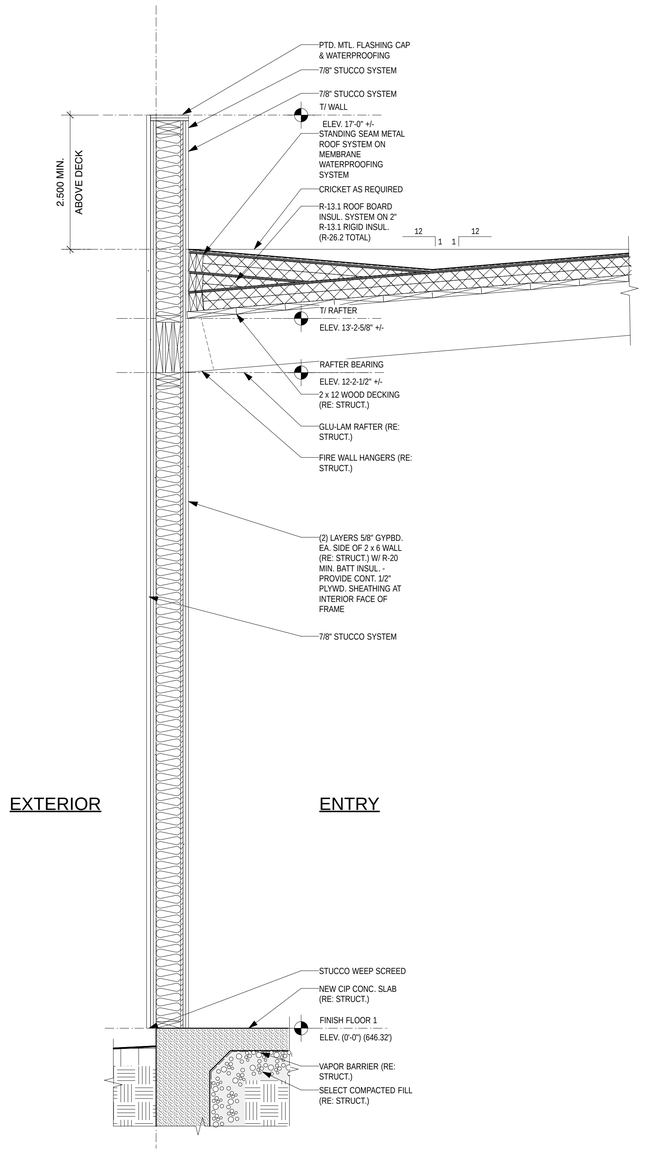
Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

WALL SECTIONS

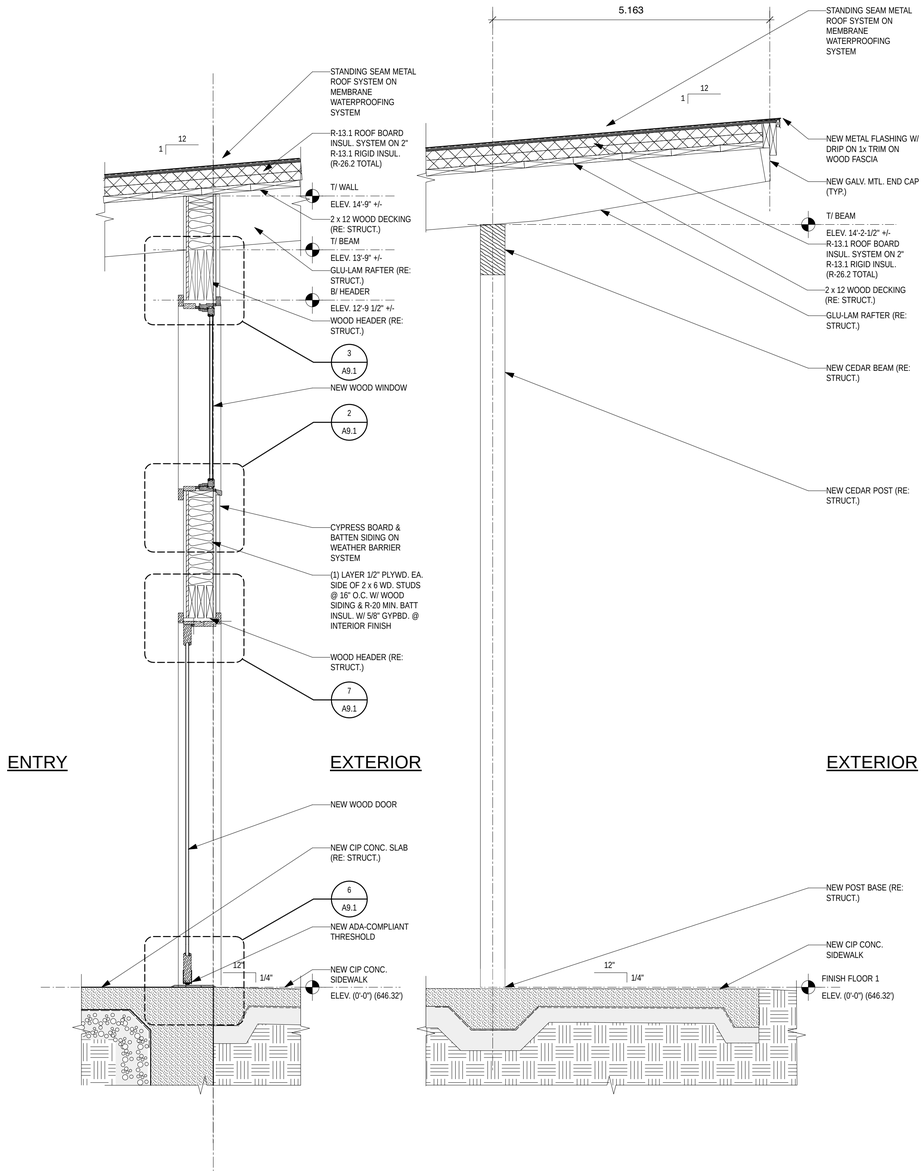
212 JOB

A4.12



2 WALL SECTION

SCALE : 3/4" = 1'-0"



1 WALL SECTION

SCALE : 3/4" = 1'-0"

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

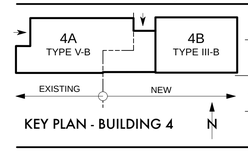
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

WALL SECTIONS

JOB 212

A4.13

GENERAL NOTES FOR CEB CONSTRUCTION

1. PARAPET WALLS SHALL BE CONSTRUCTED OF STABILIZED COMPRESSED EARTH BLOCKS (CEB'S) ONLY, AND SHALL INCLUDE FLASHING AS REQD. BY CODE.

2. THE LOWEST COURSE OF ANY WALL OF UNSTABILIZED CEB'S SHALL BE STABILIZED.

3. CEB WALLS SHALL BE SUPPORTED BY CONTINUOUS FOOTINGS AND FOUNDATIONS. WIDTH OF FOUNDATION WALLS SHALL NOT BE LESS THAN THE WIDTH OF THE CEB WALLS.

4. FOUNDATION WALLS FOR CEB CONSTRUCTION SHALL EXTEND NOT LESS THAN 6" ABOVE ADJACENT FINISH GRADE.

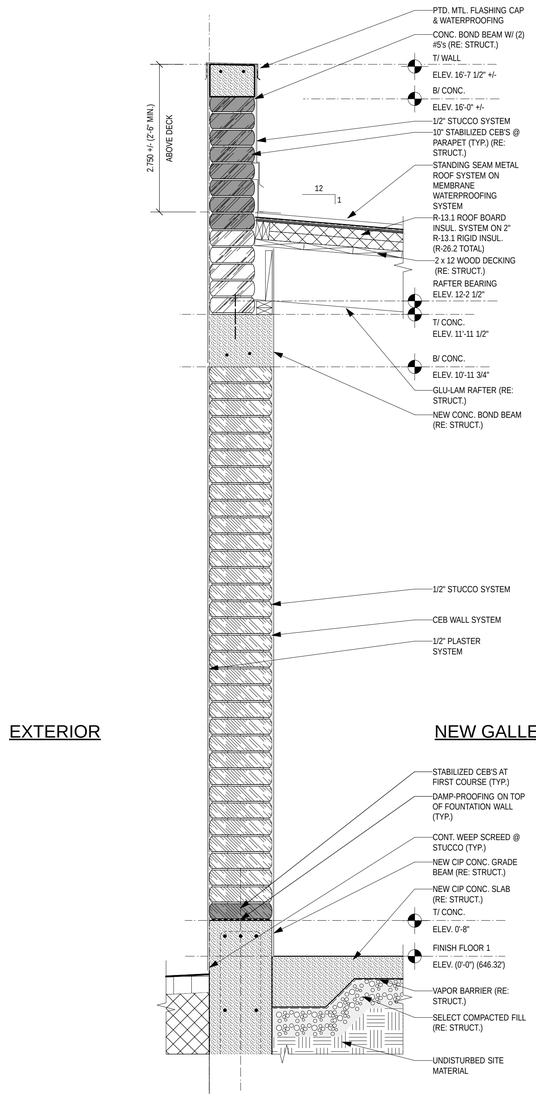
5. THE LOWEST COURSE OF CEB WALL CONSTRUCTION SHALL BE PROTECTED WITH A CONTINUOUS DAMP-PROOFING BARRIER APPLIED TO THE FULL WIDTH OF THE BEARING SURFACE OF THE FOUNDATION WALLS. MAXIMUM. PERMEANCE OF DAMP-PROOFING SHALL BE IBC CLLASS I OR II WITH A PERM RATING OF NOT MORE THAN 0.50 PERM.

7. EXTERIOR CEB WALLS AND INTERIOR LOAD-BEARING CEB WALLS SHALL HAVE A CONTINUOIS TIE BEAM AT THE LEVEL OF ROOF BEARING.

8. EXTERIOR WALLS OF CEB CONSTRUCTION SHALL HAVE THEIR EXTERIOR SURFACE COVERED WITH NOT FEWER THAN TWO (2) COATS OF VAPOR-PERMEABLE MINERAL BASED PLASTER HAVING A MINIMUM THICKNESS OF 3/4" AND CONFORMING TO ASTM C926.

9. WHERE LATHING IS USED, AS THE METHOD OF PLASTER ATTACHMENT, LATHING SHALL OF GALVANIZED STUCCO NETTING ANCHORED AT 16" ON CENETR MAX. WITH GALVANIZED FASTENERS.

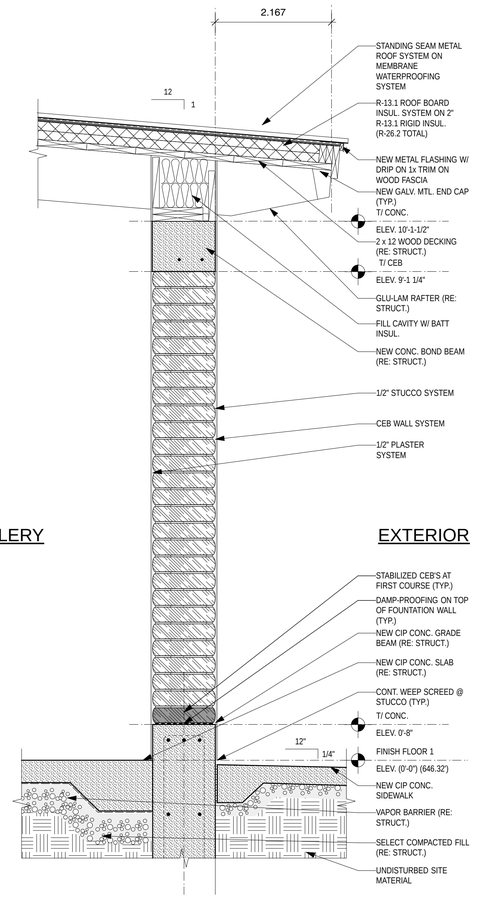
10. EXPOSED WOOD SURFACES SHALL BE TREATED WITH AN APPROVED WOOD PRESERVATIVE OR OTHER PROTECTIVE COATING PRIOR TO LATH APPLICATION.



EXTERIOR NEW GALLERY

2 WALL SECTION

SCALE : 3/4" = 1'-0"



NEW GALLERY EXTERIOR

1 WALL SECTION

SCALE : 3/4" = 1'-0"

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

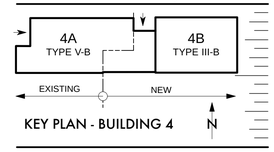
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

WALL SECTIONS

212 JOB

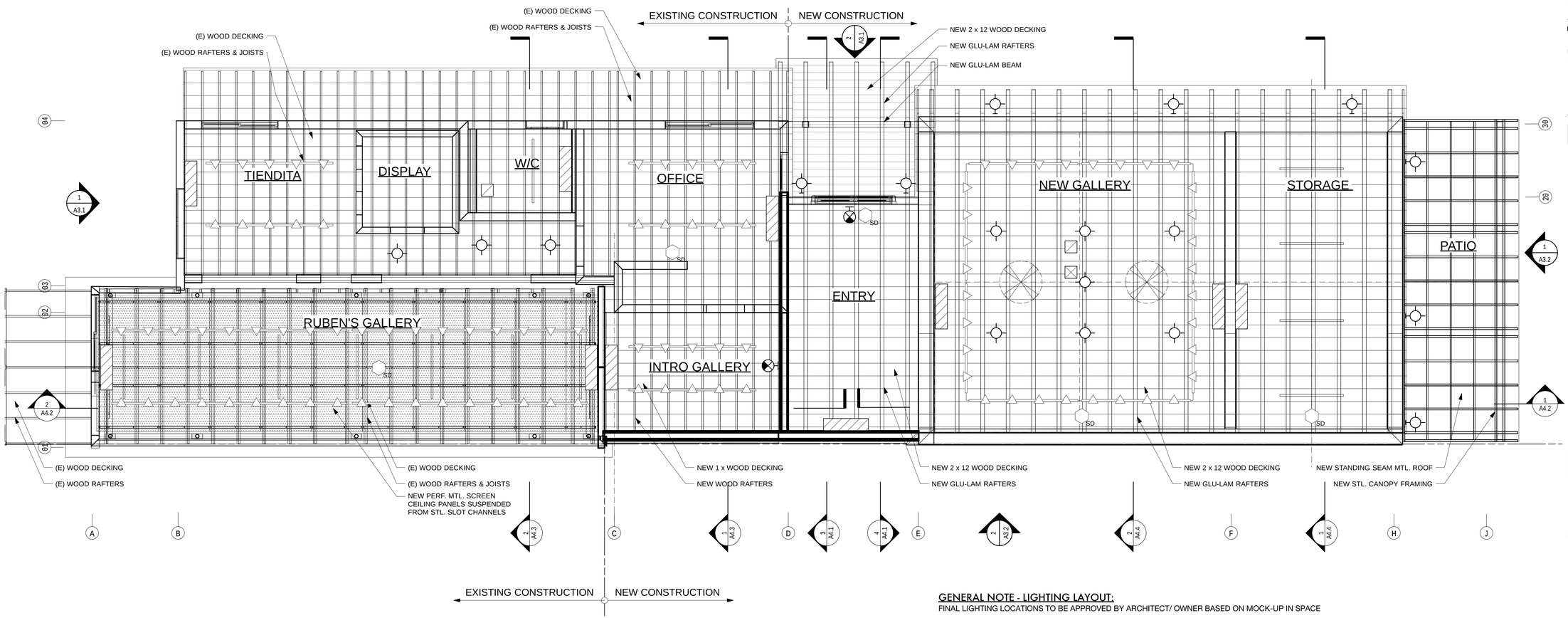
A4.14

LIGHTING LEGEND

- NEW LIGHT FIXTURE - PENDANT
- NEW LIGHT FIXTURE - SCONCE
- NEW LIGHT FIXTURE - TRACK
- NEW LIGHT FIXTURE - LINEAR
- EXIT SIGN - FRONT FACE
- SD — NEW SMOKE DETECTOR

HVAC LEGEND

- NEW MINI-SPLIT CASSETTE
- NEW SUPPLY AIR REGISTER
- NEW RETURN AIR OR EXHAUST
- NEW CEILING FAN



GENERAL NOTE - LIGHTING LAYOUT:
FINAL LIGHTING LOCATIONS TO BE APPROVED BY ARCHITECT/ OWNER BASED ON MOCK-UP IN SPACE

x

1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

0 — 50 FT — PLAN NORTH

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

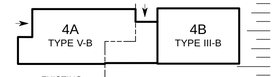
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET
NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

REFLECTED CEILING PLAN

JOB 212

A5.1

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

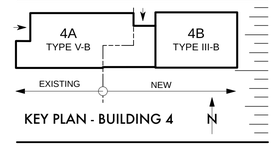
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

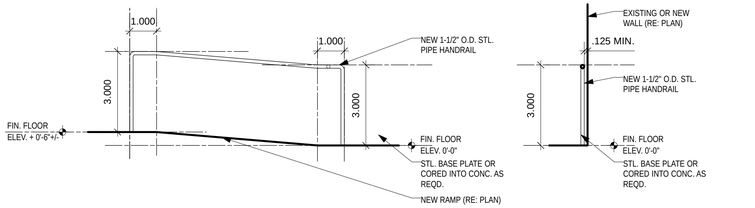
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

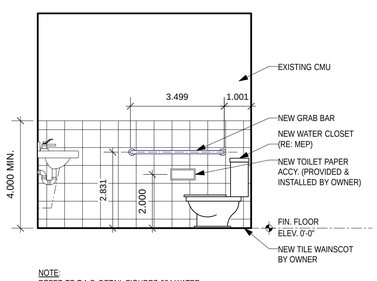


6 RAMP ELEVATION

SCALE : 3/8" = 1'-0"

5 RAMP SECTION

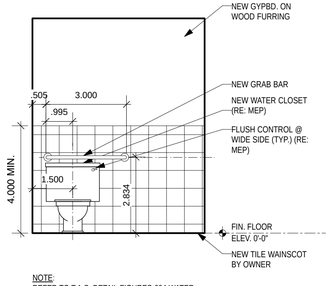
SCALE : 3/8" = 1'-0"



NOTE:
REFER TO T.A.S. DETAIL FIGURES 604 WATER CLOSETS & TOILET COMPARTMENTS FOR W/C, GRAB BAR & TOILET PAPER MOUNTING DIMENSIONS

4 W/C - SOUTH

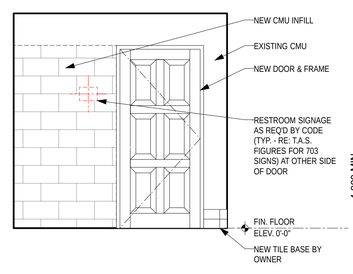
SCALE : 3/8" = 1'-0"



NOTE:
REFER TO T.A.S. DETAIL FIGURES 604 WATER CLOSETS & TOILET COMPARTMENTS FOR W/C, GRAB BAR & TOILET PAPER MOUNTING DIMENSIONS

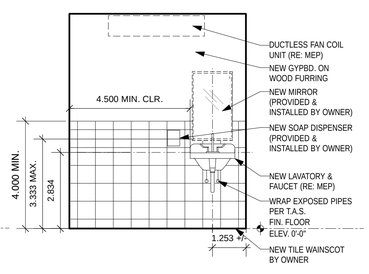
3 W/C - WEST

SCALE : 3/8" = 1'-0"



2 W/C - NORTH

SCALE : 3/8" = 1'-0"



1 W/C - EAST

SCALE : 3/8" = 1'-0"

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

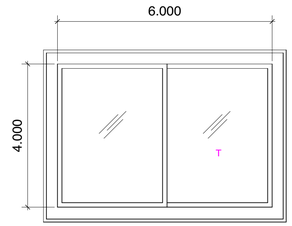
Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

INTERIOR ELEVATIONS

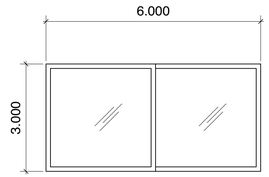
212 JOB

A6.1



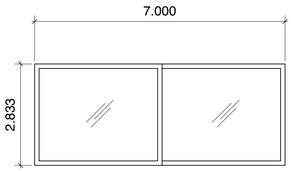
W-1
RUBEN'S

NEW ALUMINUM WINDOW TO MATCH ORIGINAL



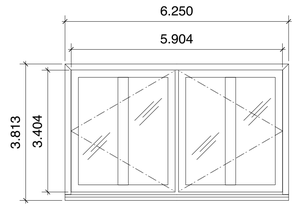
W-2
TIENDITA

NEW ALUMINUM WINDOW TO MATCH ORIGINAL



W-3
OFFICE

NEW ALUMINUM WINDOW TO MATCH ORIGINAL



W-4
ENTRY

NEW WOOD WINDOW

JELD-WIN 6'-0" X 3'-6"
NATURAL PINE

3 WINDOW ELEVATIONS

SCALE : 1/2" = 1'-0"

GENERAL NOTES:

1. "T" = TEMPERED GLASS TO CODE
2. REFER TO ENERGY SUMMARY FOR MAXIMUM U-FACTOR AND SHGC REQUIREMENTS
3. REFER TO PLAN FOR ACTIVE LEAVES

HARDWARE KEY

MANUFACTURER LIST

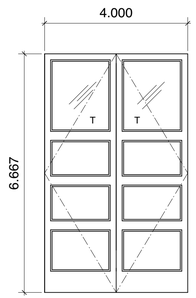
CODE	NAME
AB	ABH MANUFACTURING
K2	K2 COMMERCIAL HARDWA
TR	TRIMCO

OPTION LIST

CODE	DESCRIPTION
KW-KWY	K W KEYWAY

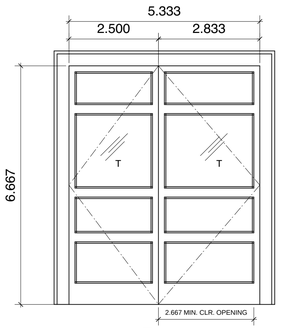
FINISH LIST

CODE	DESCRIPTION
613	OIL RUBBED BRONZE
626	SATIN CHROME PLATED
630	STAINLESS STEEL, DULL
690	ALUMINUM, PAINTED
689	STAINLESS STEEL, DULL
US32D	



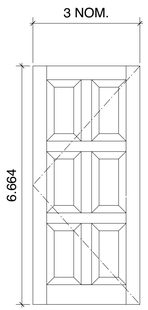
D-1
RUBEN'S
HW SET #1A

NEW WOOD DOORS TO MATCH ORIGINAL



D-2
TIENDITA
HW SET #1A

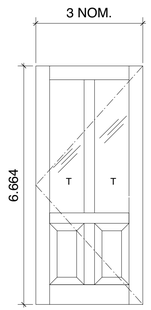
NEW WOOD DOORS TO MATCH ORIGINAL



D-3
W/C
HW SET #4

NEW WOOD DOOR & FRAME

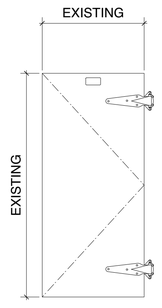
JELD-WIN 3'-0" x 6'-8" x 1-3/4"
NATURAL PINE



D-4
OFFICE
HW SET #2A

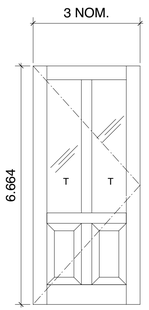
NEW WOOD DOOR & FRAME

JELD-WIN 3'-0" x 6'-8" x 1-3/4"
NATURAL PINE



D-5
COOLER
EXISTING HW

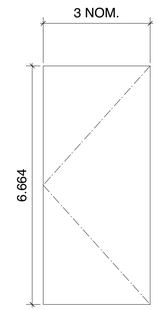
EXISTING DOOR



D-6
HALL
HW SET #5

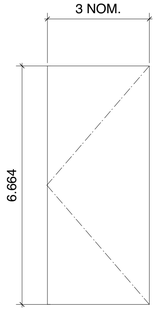
NEW WOOD DOOR & FRAME

JELD-WIN 3'-0" x 6'-8" x 1-3/4"
NATURAL PINE



D-7
ELECTRICAL
HW SET #6

NEW WOOD DOOR @ (E) WOOD FRAME



D-8
INTRO GALLERY /OFFICE
HW SET #5

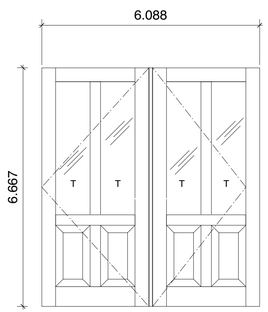
NEW WOOD DOOR & FRAME

2 DOOR ELEVATIONS - EXISTING STRUCTURE

SCALE : 1/2" = 1'-0"

HARDWARE SETS

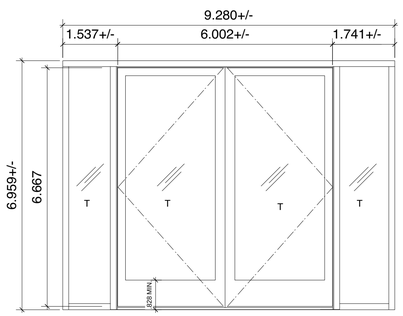
	QTY.	DESCRIPTION	MODEL #	FINISH	MFGR.
SET #1A	2	FLUSH BOLTS	3917-12	626	TR
	1	DUSTPROOF STRIKE	3911	630	TR
	1	LOCKSET	QC1230 PEA KW-KWY	626	K2
	1	DOOR CLOSER	QDC312 X DP 180 DEGREES (ACTIVE DOOR)	690	K2
	1	KICK DOWN HOLDER	461 (INACTIVE DOOR	626	RO
	1	FLOOR STOP	446 (INACTIVE DOOR)	626	RO
	NOTE: BALANCE OF HARDWARE BY DOOR SUPPLIER. COORDINATE HARDWARE W/ DOOR SUPPLIER BEFORE ORDERING				
SET #2A	1	LOCKSET	QC1230 PEA KW-KWY	626	K2
	1	DOOR CLOSER	QDC312 X DP 180 DEGREES (ACTIVE DOOR)	690	K2
	NOTE: BALANCE OF HARDWARE BY DOOR SUPPLIER. COORDINATE HARDWARE W/ DOOR SUPPLIER BEFORE ORDERING				
SET #4	1	DEADLOCK	QDB282 KW-KWY	626	K2
	1	LOCKSET	QC1230 PEA KW-KWY	626	K2
	1	DOOR CLOSER	QDC312 X DP 180 DEGREES (ACTIVE DOOR)	690	K2
	NOTE: BALANCE OF HARDWARE BY DOOR SUPPLIER. COORDINATE HARDWARE W/ DOOR SUPPLIER BEFORE ORDERING				
SET #5	1	LOCKSET	QC1230 PEA KW-KWY	626	K2
	NOTE: BALANCE OF HARDWARE BY DOOR SUPPLIER. COORDINATE HARDWARE W/ DOOR SUPPLIER BEFORE ORDERING				
SET #6	1	PASSAGE SET	QTL230 ESX KW-KWY	626	K2
	NOTE: BALANCE OF HARDWARE BY DOOR SUPPLIER. COORDINATE HARDWARE W/ DOOR SUPPLIER BEFORE ORDERING				



D-10
ENTRY
HW SET #1A

NEW WOOD DOORS & FRAME

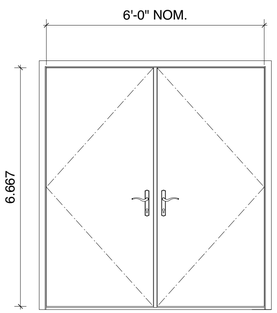
JELD-WIN 6'-0" x 6'-8" x 1-3/4"
NATURAL PINE



W-7 D-11 W-6
INTRO GALLERY
HW SET #1A

NEW ALUMINUM DOORS & FRAME

6'-0" x 6'-8"



D-12,13,14
NEW GALLERY
STORAGE
EXTERIOR

NEW HOLLOW METAL DOORS & FRAME
HW SET #1A

1 DOOR ELEVATIONS - NEW ADDITION

SCALE : 1/2" = 1'-0"

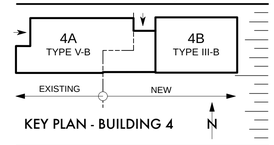
RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

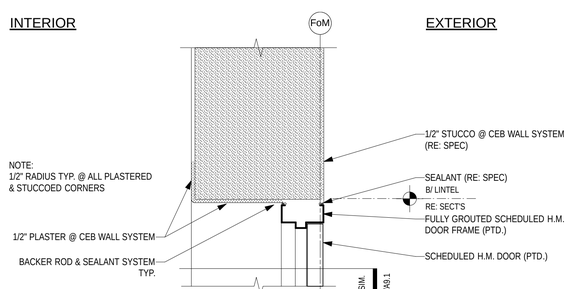
Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

DOORS & WINDOWS

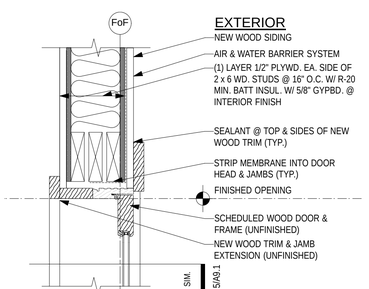
212 JOB

A7.1



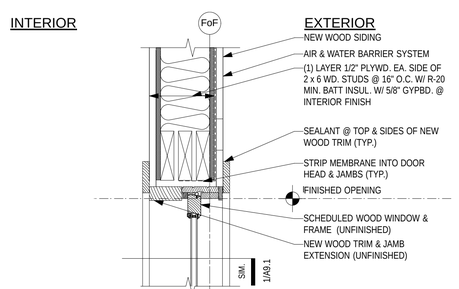
11 HEAD DETAIL - H.M. DOOR

SCALE : 1-1/2" = 1'-0"



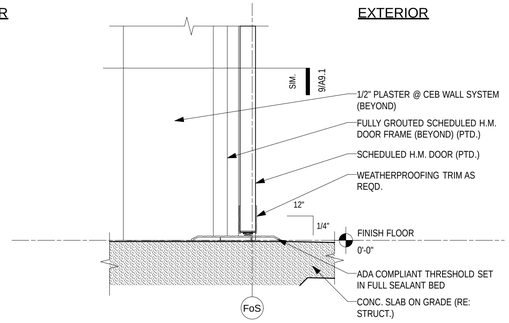
7 HEAD DETAIL - WOOD DOOR

SCALE : 1-1/2" = 1'-0"



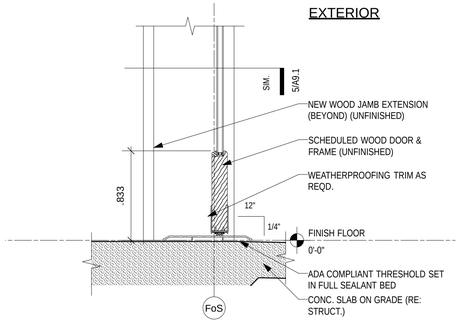
3 HEAD DETAIL - WOOD WINDOW

SCALE : 1-1/2" = 1'-0"



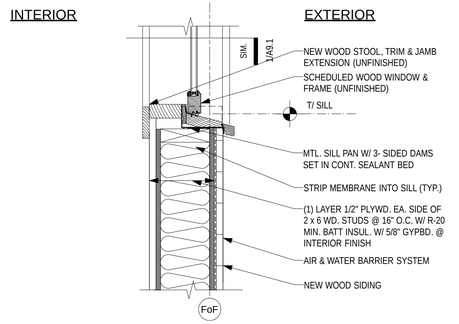
10 SILL DETAIL - H.M. DOOR

SCALE : 1-1/2" = 1'-0"



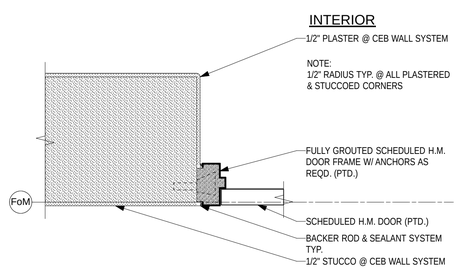
6 SILL DETAIL - WOOD DOOR

SCALE : 1-1/2" = 1'-0"



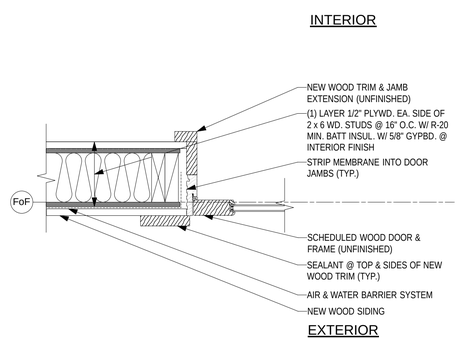
2 SILL DETAIL - WOOD WINDOW

SCALE : 1-1/2" = 1'-0"



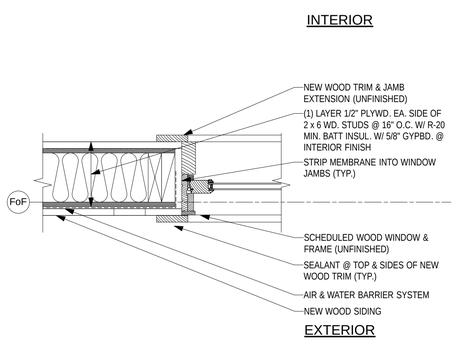
9 HEAD DETAIL - H.M. DOOR

SCALE : 1-1/2" = 1'-0"



5 JAMB DETAIL - WOOD DOOR

SCALE : 1-1/2" = 1'-0"



1 JAMB DETAIL - WOOD WINDOW

SCALE : 1-1/2" = 1'-0"

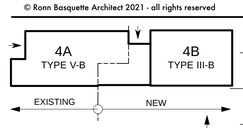
RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



KEY PLAN - BUILDING 4

H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

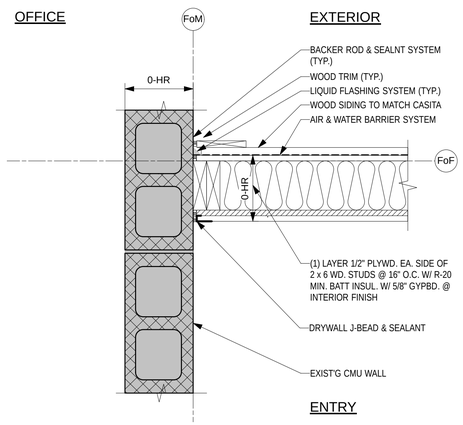
Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

DOOR & WINDOW DETAILS

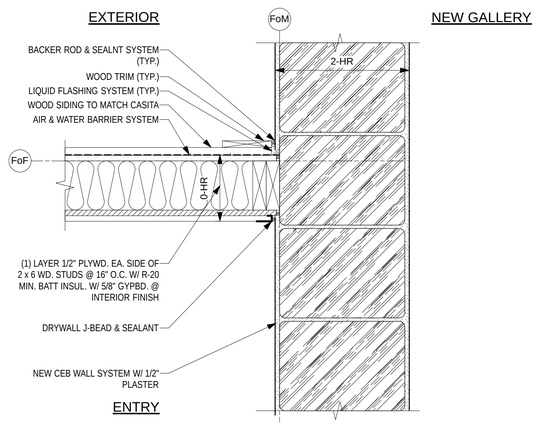
212 JOB

A9.1



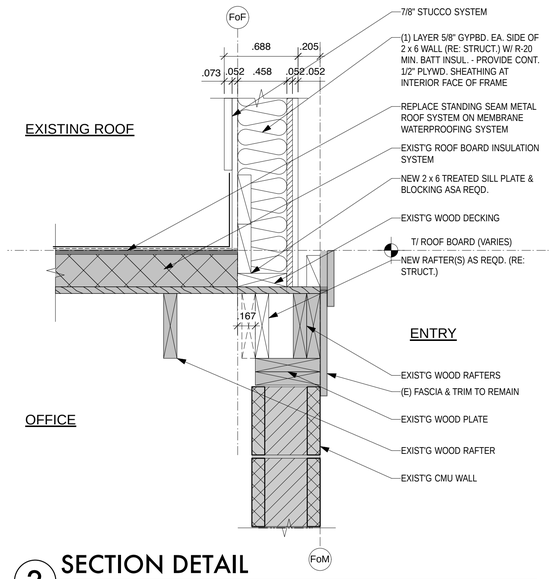
8 PLAN DETAIL

SCALE : 1-1/2" = 1'-0"



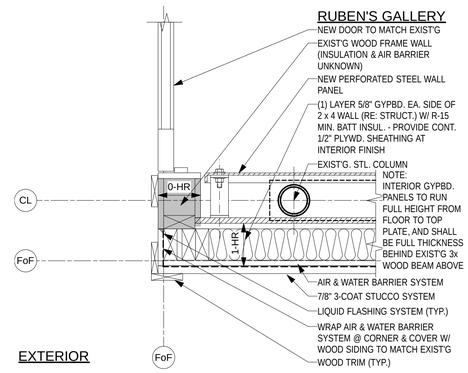
5 PLAN DETAIL

SCALE : 1-1/2" = 1'-0"



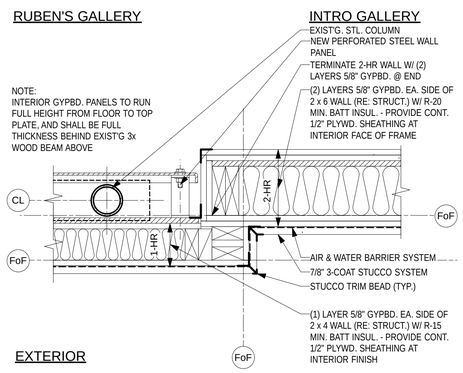
2 SECTION DETAIL

SCALE : 1-1/2" = 1'-0"



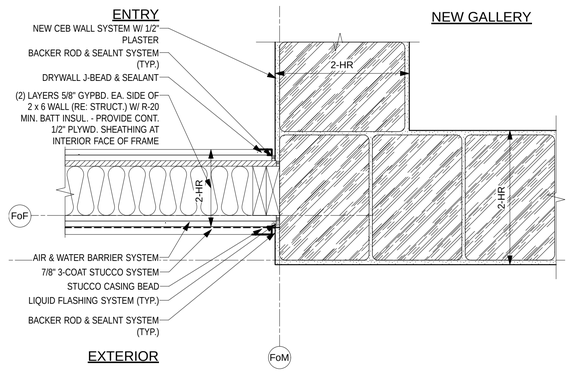
10 PLAN DETAIL

SCALE : 1-1/2" = 1'-0"



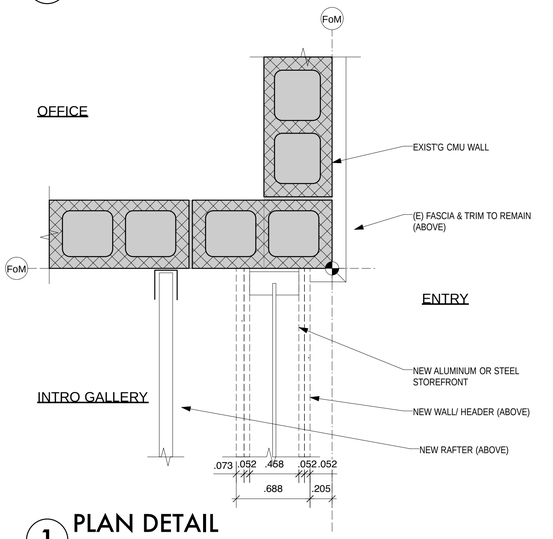
7 PLAN DETAIL

SCALE : 1-1/2" = 1'-0"



4 PLAN DETAIL

SCALE : 1-1/2" = 1'-0"



1 PLAN DETAIL

SCALE : 1-1/2" = 1'-0"

RONN BASQUETTE
architect
1802 East Side Drive
Austin, Texas 78704
tel: 512.912.8525
TX. REG. 9703
Ronn @ Ronn Basquette.com
www.Ronn Basquette Architect.com

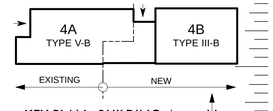
REGISTERED ARCHITECT RONN BASQUETTE 9703 STATE OF TEXAS

SIGNED & SEALED 08.09.2021

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, PRIOR TO COMMENCEMENT OF THEIR WORK. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO FABRICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF RONN BASQUETTE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
SOME ASSEMBLY REQUIRED.

© Ronn Basquette Architect 2021 - all rights reserved



H.D.R.C. REVIEW SET

NOT FOR CONSTRUCTION

DATE	ISSUED FOR
08.10.2021	H.D.R.C. REVIEW
08.03.2021	PRE-PERMIT REVIEW
08.03.2020	PRICING

Museo DEL WESTSIDE

MUSEO DEL WESTSIDE
824 S. COLORADO ST.
SAN ANTONIO, TEXAS 78207

DETAILS

JOB 212

A9.2