

# HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 2021

**HDRC CASE NO:** 2021-570  
**ADDRESS:** 555 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 901 BLK LOT 44, 45 & 46  
**ZONING:** D, H, RIO-3  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** La Villita Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** James McKnight/Brown & Ortiz, PC  
**OWNER:** Eric Stone/SAUTO HOTEL LLC  
**TYPE OF WORK:** New construction  
**APPLICATION RECEIVED:** October 28, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

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

1. Perform exterior modifications to the existing hotel structure to include painting, balcony refinishing, roof replacement, exterior finish repair and balcony door replacement.
2. Perform modifications to the pool area to include landscaping, hardscaping and the construction of pool cabanas.
3. Perform rehabilitative scopes of work to all three historic structures (Arciniega, Tyler, Staffel) to include painting and façade repairs.
4. Perform modifications to the historic Arciniega House including the installation of two window openings on the north façade.
5. Construct an event center to be located at the immediate rear of the existing hotel structure.
6. Construct a fitness center structure to be located at the southwest corner of the site, to the immediate south of the Staffel House.
7. Install new signage throughout the site to include new monument signs and new building signage. The existing signage totals five signs for a total of 326 square feet. The proposed signage will total six signs for a total of 726 square feet.

## APPLICABLE CITATIONS:

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

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

## *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 2. Building Massing and Form

#### A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

- i. Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

- i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

- ii. Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### 4. Architectural Details

##### A. GENERAL

- i. Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.  
Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

#### 5. Garages and Outbuildings

##### A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

##### B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

#### 6. Mechanical Equipment and Roof Appurtenances

##### A. LOCATION AND SITING

- i. Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

## 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.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

## B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.  
New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

## 3. Landscape Design

### A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

### B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible,



and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

*iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

#### D. TREES

*i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

*ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

### 5. Sidewalks, Walkways, Driveways, and Curbing

#### A. SIDEWALKS AND WALKWAYS

*i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

*ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

*iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

*iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

*v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

#### B. DRIVEWAYS

*i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

*ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

### 7. Off-Street Parking

#### A. LOCATION

*i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

*ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

*iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

#### B. DESIGN

*i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

*ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

*iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding

historic district when new parking structures are necessary.

#### *Standard Specifications for Windows in Additions and New Construction*

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

#### **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform various modifications, rehabilitative scopes of work and new construction at 555 S Alamo. This property is located within the La Villita Historic District and the River Improvement Overlay, District 3.
- b. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on
- c. **EXISTING SITE** – The property bounded by S Alamo, Cesar E Chavez, S Presa and Arciniega Streets features a multi-story hotel tower, three historic structures, the Arciniega, Tyler and Staffel Houses and various site elements.
- d. **EXISTING HOTEL STRUCTURE** – The applicant has proposed to perform exterior modifications to the existing hotel structure to include painting, balcony refinishing, roof replacement, exterior finish repair and balcony door replacement. Generally, staff finds the proposed improvements to be appropriate and consistent with the Historic Design Guidelines and Unified Development Code.
- e. **POOL AREA MODIFICATIONS** – The applicant has proposed to perform modifications to the pool area to include landscaping, hardscaping and the construction of pool cabanas. Generally, staff finds the proposed modifications to be appropriate. Final construction documents for the landscaping, hardscaping and pool cabanas should be submitted to OHP staff for review and approval.
- f. **REHABILITATION** – The applicant has proposed modifications to the three historic structures on site, the Arciniega, Tyler and Staffel houses to include painting and façade repair. Generally, staff finds the proposed rehabilitative scopes of work to be appropriate. All elements that are beyond deterioration should be replaced, in-kind. Brick and stone that is currently unpainted should remain unpainted.
- g. **ARCINIEGA HOUSE** – The applicant has proposed exterior modifications to the Arciniega House to include the installation of two window openings on the south façade. The south façade is currently void of window openings. Generally, staff finds the proposed modifications to be appropriate given that the modifications are proposed on the rear façade. The applicant has proposed for both the openings and windows to match the existing in dimension and materiality. Staff finds this to be appropriate.
- h. **EVENT CENTER** – The applicant has proposed to construct an event center to be located at the immediate rear of the existing hotel structure. The proposed structure will feature a footprint of approximately 3,240 square feet and an overall height of approximately twenty-four (24) feet. Generally, staff finds the location, footprint and massing of the proposed event center to be appropriate and consistent with the Guidelines for New Construction.

- i. **EVENT CENTER (Materials)** – The applicant has proposed materials that include a standing seam metal roof, composite wood panels feature a faux wood grain and horizontal profile and metal windows and doors. Staff finds that the proposed siding should feature a smooth finish instead of the proposed faux wood finish. Additionally, staff finds that the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a crimped ridge seam. A low profile ridge cap may be submitted for review and approval by the Commission for new construction. Generally, staff finds the proposed zinc finish for the metal roof to be appropriate as it is comparable in color to the standard galvalume finish.
- j. **WINDOWS** – The applicant has proposed to install metal windows. Generally, staff finds the installation of metal windows to be appropriate; however, staff finds that all windows should be recessed at least two (2) inches within walls. All window frames, including frames of storefront systems should feature a dark finish.
- k. **ARCHITECTURAL DETAILS** – Generally, staff finds the architectural details of the proposed event center to be appropriate. Staff finds that the proposed composite siding should feature a smooth finish, as noted in finding i.
- l. **FITNESS CENTER** – The applicant has proposed to construct a fitness center to be located to the south of the Staffel House. The proposed structure will feature a footprint of approximately 1,500 square feet. Generally, staff finds the location, footprint and massing of the proposed fitness center to be appropriate.
- m. **FITNESS CENTER (Setback)** – The applicant has noted a setback from S Presa that is comparable to the setback of the Staffel House. Staff finds an equal or greater setback than that of the Staffel House to be appropriate.
- n. **FITNESS CENTER (Materials)** – The applicant has proposed materials for the fitness center that include standing seam metal roof, composite wood panels feature a faux wood grain and horizontal profile and metal windows and doors. Staff finds that the proposed siding should feature a smooth finish instead of the proposed faux wood finish. Additionally, staff finds that the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a crimped ridge seam. A low profile ridge cap may be submitted for review and approval by the Commission for new construction. Generally, staff finds the proposed zinc finish for the metal roof to be appropriate as it is comparable in color to the standard galvalume finish.
- o. **WINDOWS** – The applicant has proposed to install metal windows. Generally, staff finds the installation of metal windows to be appropriate; however, staff finds that all windows should be recessed at least two (2) inches within walls. All window frames, including frames of storefront systems should feature a dark finish.
- p. **ARCHITECTURAL DETAILS** – Generally, staff finds the architectural details of the proposed event center to be appropriate. Staff finds that the proposed composite siding should feature a smooth finish, as noted in finding n.
- q. **SIGNAGE** – The applicant has proposed to install new signage throughout the site to include new monument signs and new building signage. The existing signage totals five signs for a total of 326 square feet. The proposed signage will total six signs for a total of 726 square feet.
- r. **ALLOWABLE SIGNAGE** – The Historic Design Guidelines recommend one major and two minor signs per application, not to exceed fifty (50) square feet total. The Commission may approve additional signage and square footage.
- s. **MONUMENT SIGNS** – The applicant has proposed to install three monument signs. One sign will be located at the intersection of S Alamo and Arciniega, one will be located at Arciniega and S Presa, and one will be located at within an existing landscaped area on Arciniega. The applicant has proposed for each sign to feature fifty (50) square feet, per side, to include a total of one hundred (100) square feet. The proposed signs will feature indirect illumination. While the size of the proposed signs exceeds the size recommended by the Guidelines for Signage, staff finds that given the size of the lot, the proposed size and number of signs are appropriate; however, staff finds that the proposed signage should not exceed six (6) feet in height, per the Guidelines.
- t. **BUILDING SIGNS** – The applicant has proposed to install two new building signs, one to be located on the east facing façade near Cesar E Chavez and one to be located on the south facing façade near S Alamo. The applicant has proposed for both signs to feature 150 square feet and halo lighting. Generally, staff finds the proposed signage to be appropriate.
- u. **BUILDING SIGN (Repair)** – The applicant has noted that the existing building sign on the north facing façade near S Alamo will be repaired. Staff finds this to be appropriate; however, the proposed signage repair should remain consistent with the Guidelines.

## RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitation to the existing hotel structure, as submitted, based on finding d.
2. Staff recommends approval of item #2, modifications to the pool area to include landscaping, hardscaping and the construction of pool cabanas, based on finding e with the stipulation that final construction documents for the landscaping, hardscaping and pool cabanas should be submitted to OHP staff for review and approval.
3. Staff recommends approval of item #3, rehabilitative scopes of work to all three historic structures (Arciniega, Tyler, Staffel) to include painting and façade repairs with the following stipulations:
  - i. That all elements that are beyond repair should be replaced, in-kind.
  - ii. That brick and stone that is currently unpainted should remain unpainted.
4. Staff recommends approval of item #4, modifications to the rear of the Arciniega House based on finding g, as submitted.
5. Staff recommends approval of item #5, the construction of an event center, based on findings h through k with the following stipulations:
  - i. That the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a crimped ridge seam. A low profile ridge cap may be submitted for review and approval by the Commission for new construction.
  - ii. That all composite siding should feature a smooth finish.
  - iii. That the proposed metal windows are inset two (2) inches within walls, feature dark colored frames and that all storefront systems feature dark colored frames.
6. Staff recommends approval of item #6, the construction of a fitness center based on findings l through p with the following stipulations:
  - i. That the new construction maintain a setback that is equal to or greater than that of the adjacent Staffel House.
  - ii. That the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a crimped ridge seam. A low profile ridge cap may be submitted for review and approval by the Commission for new construction.
  - iii. That all composite siding should feature a smooth finish.
  - iv. That the proposed metal windows are inset two (2) inches within walls, feature dark colored frames and that all storefront systems feature dark colored frames.
7. Staff recommends approval of item #7, signage, based on findings m through q with the following stipulations:
  - i. That the proposed monument signs do not exceed six (6) feet in height.
  - ii. That all signage is externally illuminated, including existing signage that will be repaired.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

A standing seam metal roof inspection is to be scheduled with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.



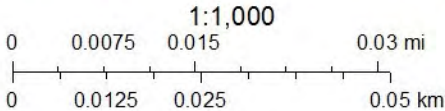
# City of San Antonio One Stop



November 12, 2021

- CoSA Addresses
- Community Service Centers
- ⦿

 Pre-K Sites
- CoSA Parcels
- BCAD Parcels







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

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

DATE: October 26, 2021

HDRC Case #: 2021-570

Address: 555 S Alamo

Meeting Location: Webex

APPLICANT: Eric Stone

DRC Members present: Jeff Fetzer, Monica Savino

Staff Present: Edward Hall, Hannah Leighner

Others present: Aubrey Hartman (HKS), Terry Dammeyer (White Lodging), James McKnight

**REQUEST: Signage, modifications to historic structures, site work, landscaping, repair and maintenance**

**COMMENTS/CONCERNS:**

AH: Overview of updates to existing 1970's hotel structure.

AH: Overview of proposed event building/space.

JF: Comments on fiber cement siding – generally, faux wood grain materials are not recommended.

JF: Questions about materials and profiles for the proposed event center.

AH: Overview of modifications to the Arciniega House.

MS: Questions about the current façade finish – pigmented plaster?

MS: Consider incorporating historic colors into the rehabbed façade.

JF: Questions about the garden façade. The street façade features four windows and two doors (no windows on garden façade). Having a double door on the garden façade may not be appropriate. Would rather see a window pattern similar to street façade. Consider 4 over 4 instead of 6 over 6 to differentiate between the original window openings and new window openings. The double door on the garden façade is a bit over-scaled.

AH: Quick overview of the Tyler House (update and refresh on paint)

AH: Quick overview of the Staffell House – Paint only

AH: Overview of signage

JF: Questions regarding existing monument sign (height)

**OVERALL COMMENTS:**



19 October 2021

San Antonio Hotel  
Project Scope of Work

Current Hotel Name: Marriott Plaza San Antonio  
Location: 555 South Alamo Street, San Antonio, Texas 78205

New Hotel:

General Overview:

- Complete renovation and conversion of the existing 251 Marriott Plaza San Antonio to Autograph Collection Hotel by Marriott.
- Key count to remain at ~250 keys.
- Majority of MEPF equipment is original. Most, if not all, equipment will need to be replaced
- Exterior skin to be repaired or replaced as required, new finishes to match the character and materiality of La Villita neighborhood

Public Spaces

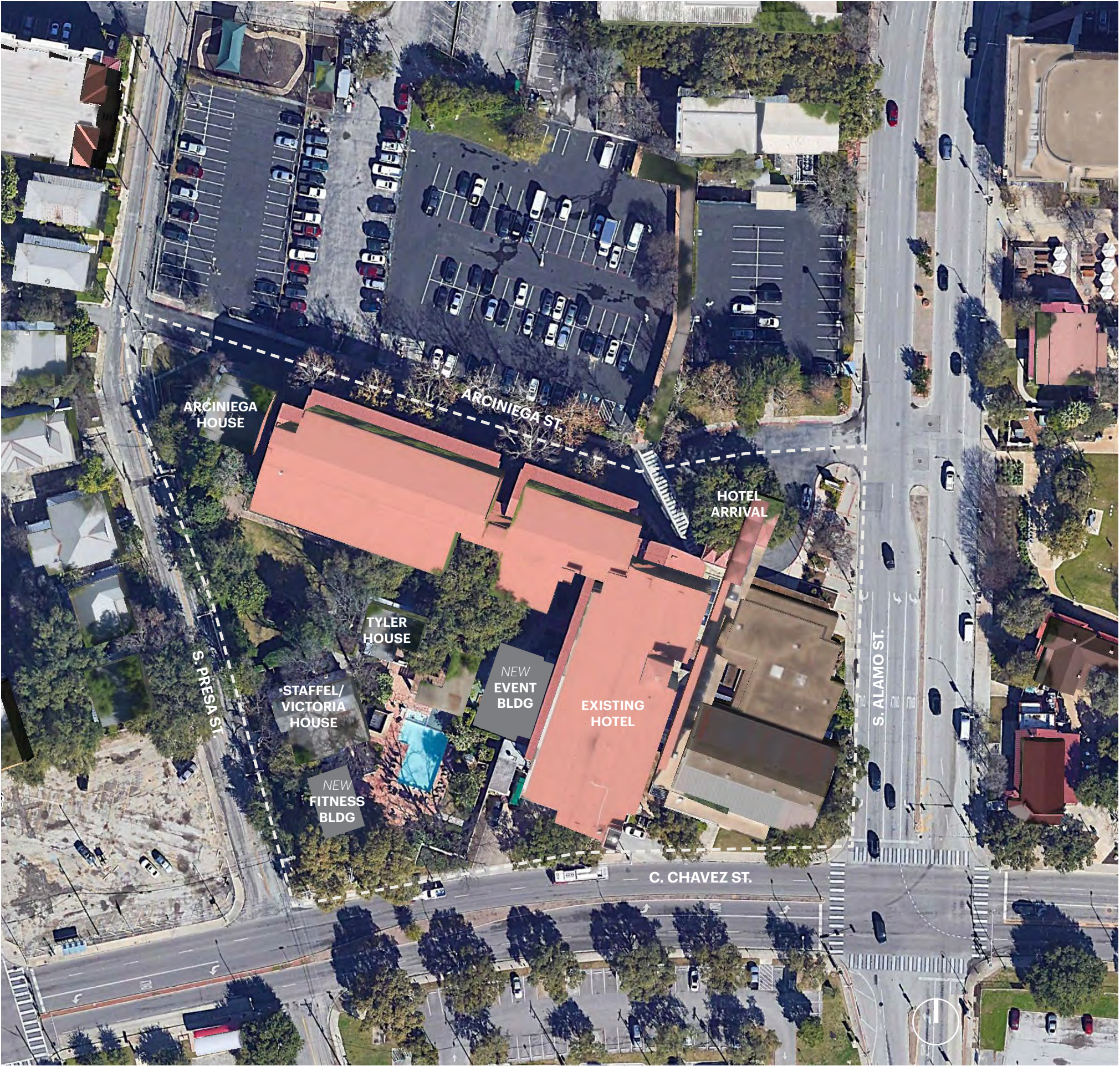
- Existing Hotel
  - Existing porte cochere finishes and lighting to be upgraded. Existing brick vaulting to remain
  - Existing loggia to be converted to interior space, and new hotel entry doors constructed
  - Existing guestroom balconies to be refinished, new doors provided, new integrally lit privacy screens installed, and new railing infill
- Pool upgrade includes
  - Enhance pool area with landscape and new hardscape
  - New pool cabanas to be added
  - Feature Architectural Resort like Pool bar/bistro
- Historic homes
  - All historic structures to be repaired and painted as required. Colors and materiality to be consistent within the La Villita neighborhood
  - Tyler and Staffel [Victoria] Houses to be converted into Hotel Spa
  - Arciniega House to be converted into hotel Presidential Suite
- New Construction
  - Addition of new Fitness center along S. Presa Street, in keeping with the residential scale and character of the neighborhood
  - New Event Center to be added onto existing hotel in the current garden. This structure is to match the neighborhood character and materiality



*SAN ANTONIO* **HOTEL**  
EXTERIOR MATERIALS PALETTE AND UPGRADES

NOVEMBER 2021



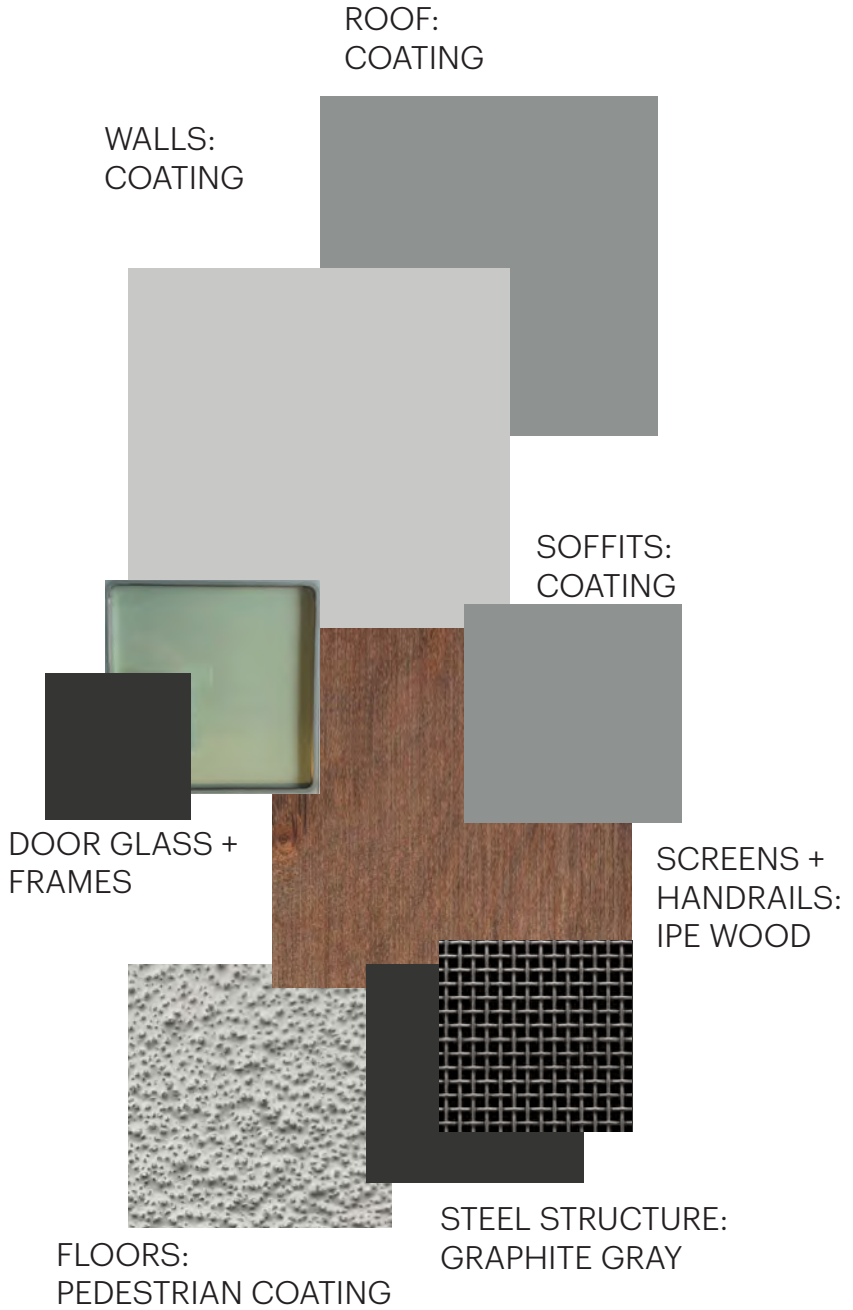


PROJECT SITE MAP





MAIN HOTEL BUILDING





MAIN HOTEL BUILDING



**ROOFS:**  
NEW ELASTOMERIC ROOF COATING

**FACADE/EXTERIOR WALLS:**  
NEW TEXTURED ACRYLIC COATING OVER EXISTING  
PRECAST AND PLASTER WALLS

**RAILINGS:**  
ALL STEEL TO BE REPAIRED AND REPAINTED;  
EXISTING VERTICAL PICKETS TO BE REMOVED; NEW  
METAL MESH INSTALLED BETWEEN BALUSTERS;  
NEW IPE WOOD HANDRAIL CAP

**SOFFITS + FASCIA:**  
NEW TEXTURED ACRYLIC COATING AT UNDERSIDE  
AND EXTERIOR HORIZONTAL FACE OF BALCONIES

**SCREENS:**  
NEW IPE WOOD SCREENS WITH INTEGRATED  
LINEAR LED AT TOP OF SCREEN

**DOORS:**  
NEW EXTERIOR BALCONY DOORS

**BALCONY:**  
NEW TRAFFIC COATING AT BALCONIES





**NEW EVENT BUILDING**

ROOF AND WALLS:  
FIELD FABRICATED STANDING  
SEAM METAL ROOF IN ZINC



SOFFITS +  
ENTRY FACADE:  
NICHIBA WOOD PANELS

GLASS



FRAMES:  
DARK GRAY



SKYLIGHT  
GLASS





**NEW FITNESS CENTER BUILDING**

ROOF TYPE 01:  
FIELD FABRICATED STANDING SEAM METAL  
ROOF IN ZINC



GLASS



FACADE: FRC-01  
NICHHA WOOD PANELS



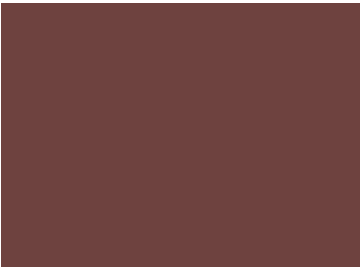
WINDOWS + DOORS:  
PELLA ARCHITECT SERIES  
CONTEMPORARY





ARCINIEGA HOUSE

BODY:



TRIM:

ACCENT:

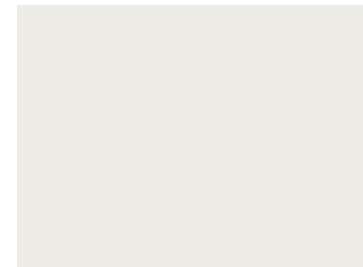






TYLER HOUSE

BODY:



TRIM:

ACCENT:

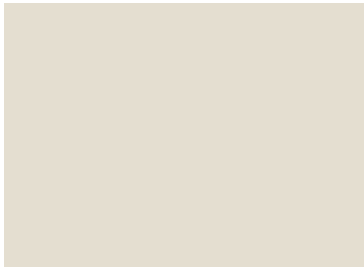






STAFFEL [VICTORIA] HOUSE

**BODY:**  
AT EXISTING PAINTED BRICK ONLY. TO MATCH BRICK COLOR AND TO  
BE CONFIRMED WITH IN-PLACE COLOR TESTS



TRIM:

ACCENT:







HKS

OWNER  
WHITE LOGGING SERVICES CORPORATION  
701 EAST 83RD AVE  
MERRILLVILLE, IN 46410

ARCHITECT  
HKS, INC.  
350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201

INTERIOR DESIGNER  
FLICK+KARRS  
10440 N. CENTRAL EXPY, NO 1210  
DALLAS, TX 75231

STRUCTURAL ENGINEERS  
THORNTON TOMASETTI  
8750 NORTH CENTRAL EXPRESSWAY, SUITE 700  
DALLAS, TX 75231

MEPF ENGINEERS  
BLUM CONSULTING ENGINEERS  
8144 WALNUT HILL LANE  
DALLAS, TX 75231

CIVIL ENGINEER  
PAPE-DAWSON ENGINEERS, INC.  
2000 HWY LOOP 410  
SAN ANTONIO, TX 78213

FOOD SERVICE EQUIPMENT  
NEXT STEP DESIGN  
350 S. NORTHWEST HIGHWAY, SUITE 300  
PARK RIDGE, IL 60068

LIGHTING CONSULTANT  
GRANVILLE MCANEAR LIGHTING DESIGN, LLC  
3445 AINSWORTH DRIVE  
DALLAS, TX 75229

LANDSCAPE  
TALLEY ASSOCIATES  
1925 SAN JACINTO, SUITE 400  
DALLAS, TX 75201

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NETWORK TECHNOLOGY, INC  
300 SOUTH PERRY STREET  
LAWRENCEVILLE, GA 30045

VERTICAL TRANSPORTATION  
LERCH BATES  
2001 BRYAN STREET, SUITE 1930  
DALLAS, TX 75201

LIFE SAFETY ENGINEER  
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Architect: XXXXXX  
Arch. Reg. No.: XXXXX  
Date: XXXXX/XXXX/XXXX

KEY PLAN

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
23383.000  
DATE  
10/15/21  
ISSUE  
50% CONSTRUCTION DOCUMENTS  
SHEET TITLE  
ARCINIEGA HOUSE - PHOTOS

SHEET NO.  
A10.01





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50% CONSTRUCTION  
DOCUMENTS  
SHEET TITLE  
ELEMENDORF -  
TYLER HOUSE -  
PHOTOS

SHEET NO.

A11.01





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DATE  
10/15/21  
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50% CONSTRUCTION  
DOCUMENTS  
SHEET TITLE  
STAFFEL HOUSE -  
PHOTOS

SHEET NO.

A12.01





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**23383.000**  
DATE  
**10/15/21**  
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DOCUMENTS**  
SHEET TITLE  
MARRIOTT HOTEL  
PHOTOS

SHEET NO.  
**A13.01**



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DALLAS, TX 75201

**INTERIOR DESIGNER**  
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DALLAS, TX 75231

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Arch. Reg. No.: XXXXX  
Date: XXXXXX

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**23383.000**

DATE  
**10/15/21**

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**ARCHITECTURAL  
SITE PLAN**

SHEET NO.

**A1.20**



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10/15/2021

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50% CONSTRUCTION

DOCUMENTS

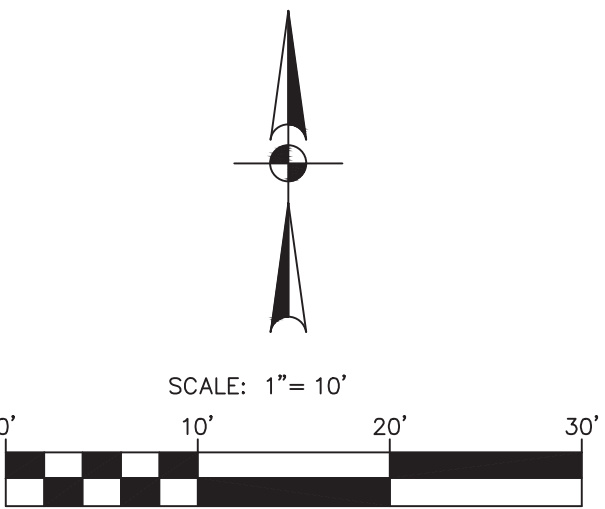
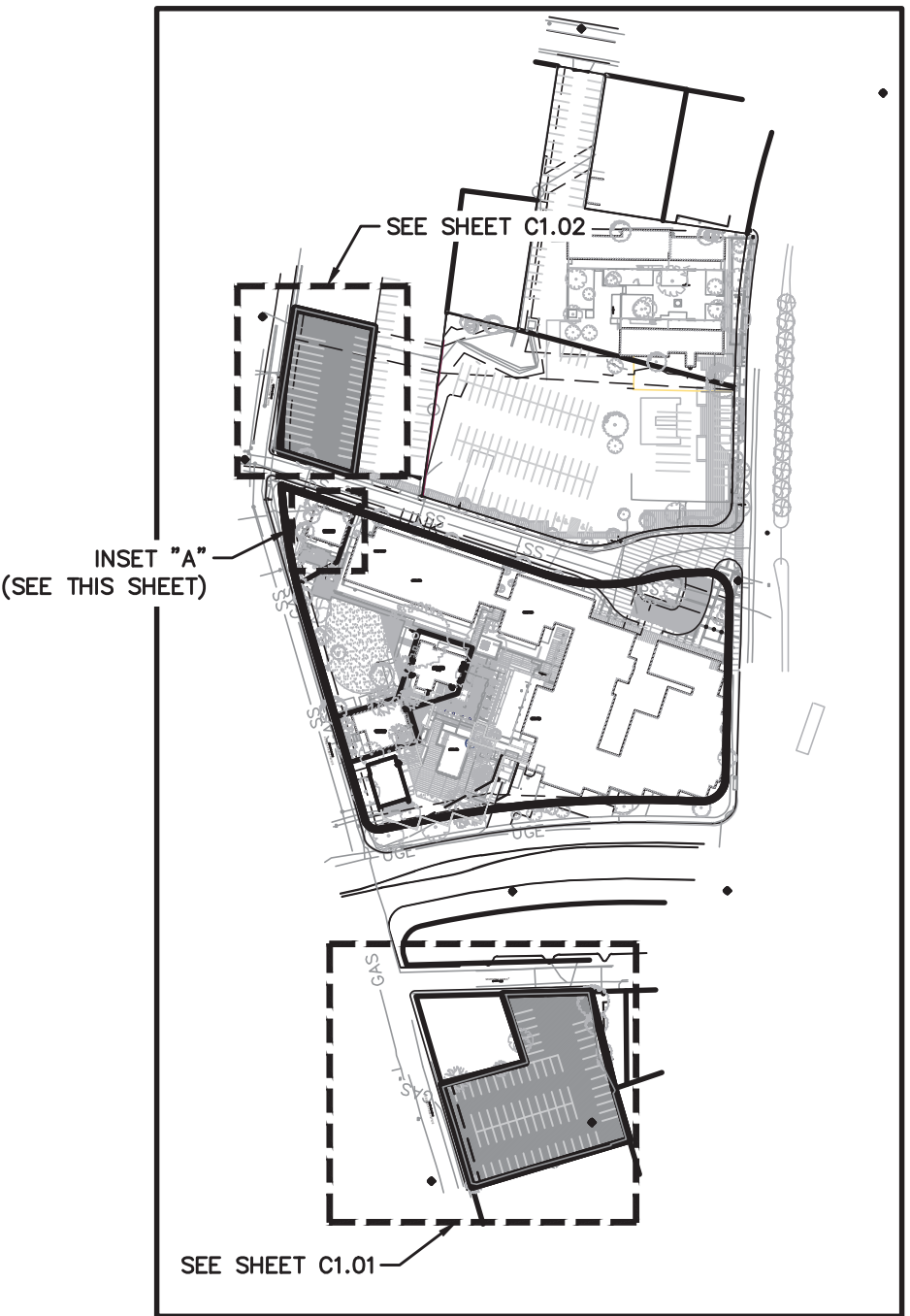
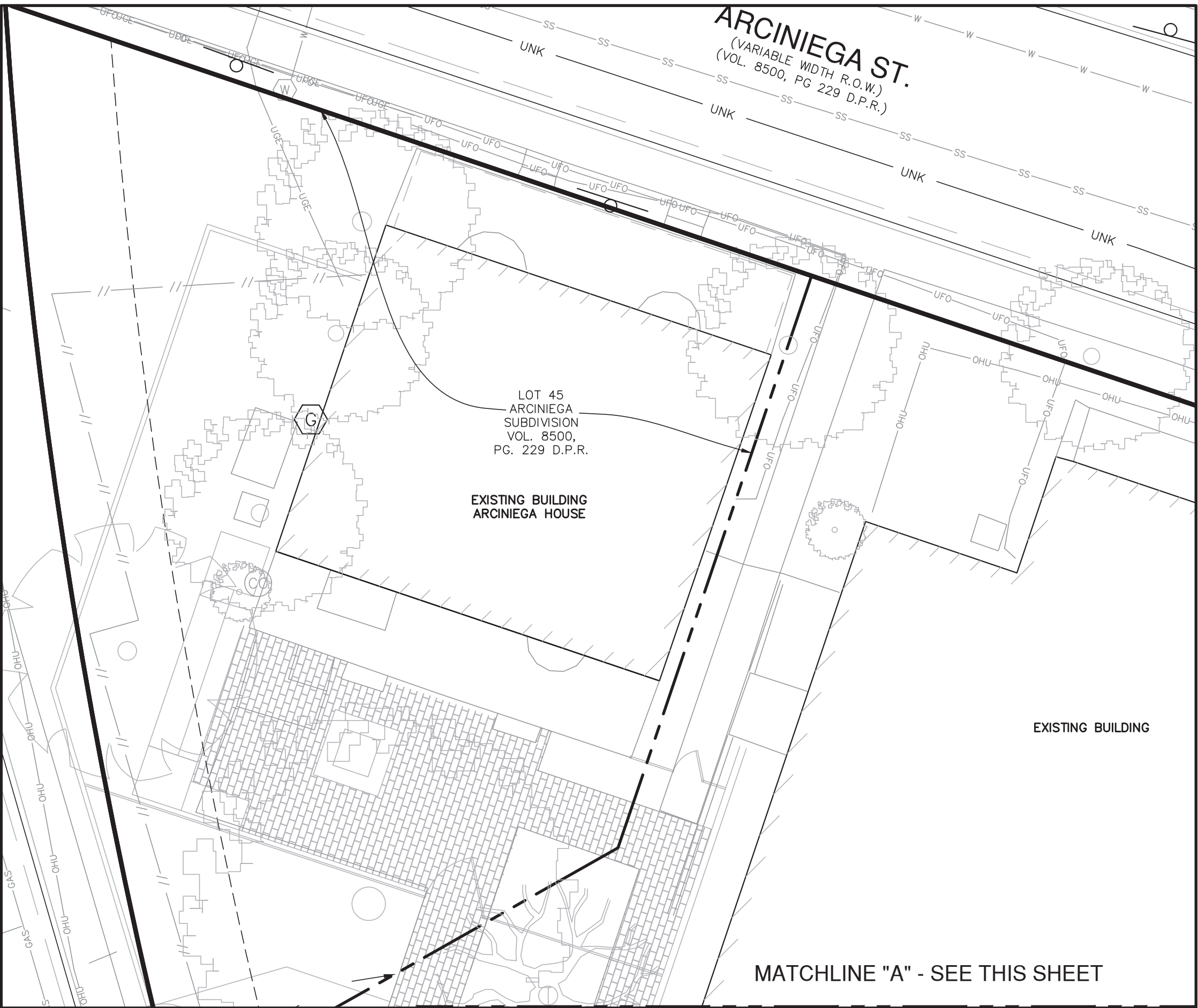
## SITE PLAN

## STATE LEAD

SHEET NO.

31 33

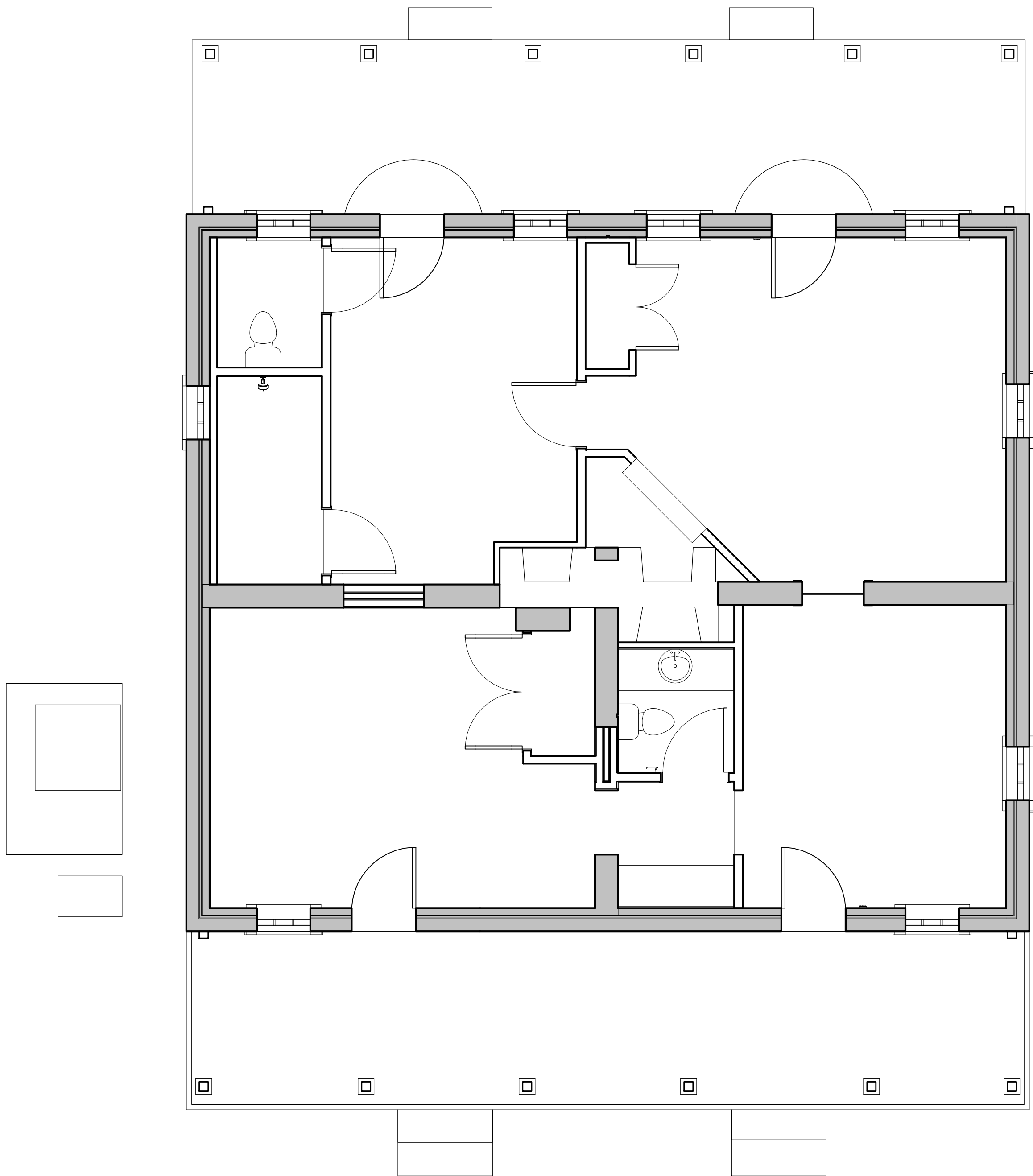
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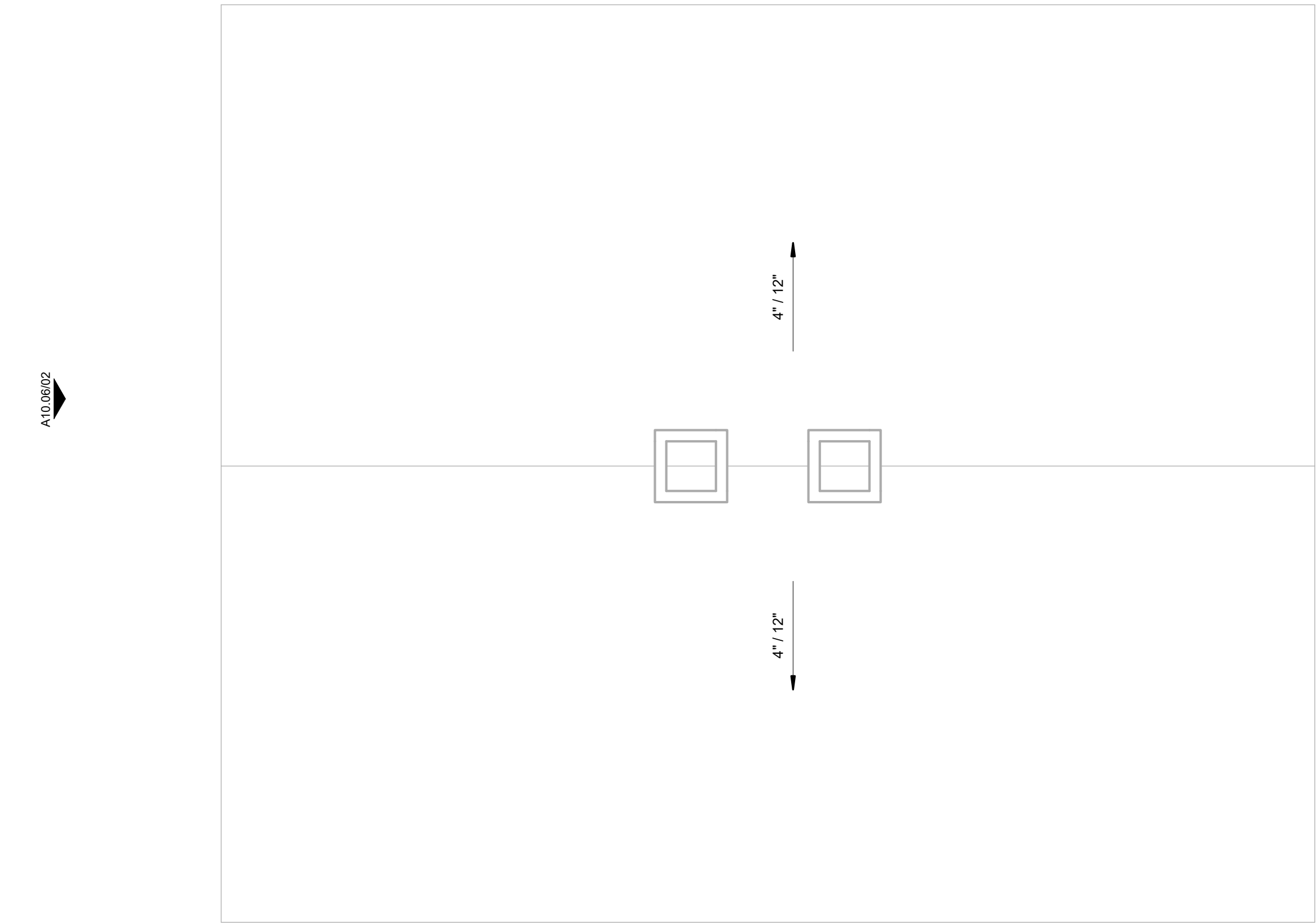




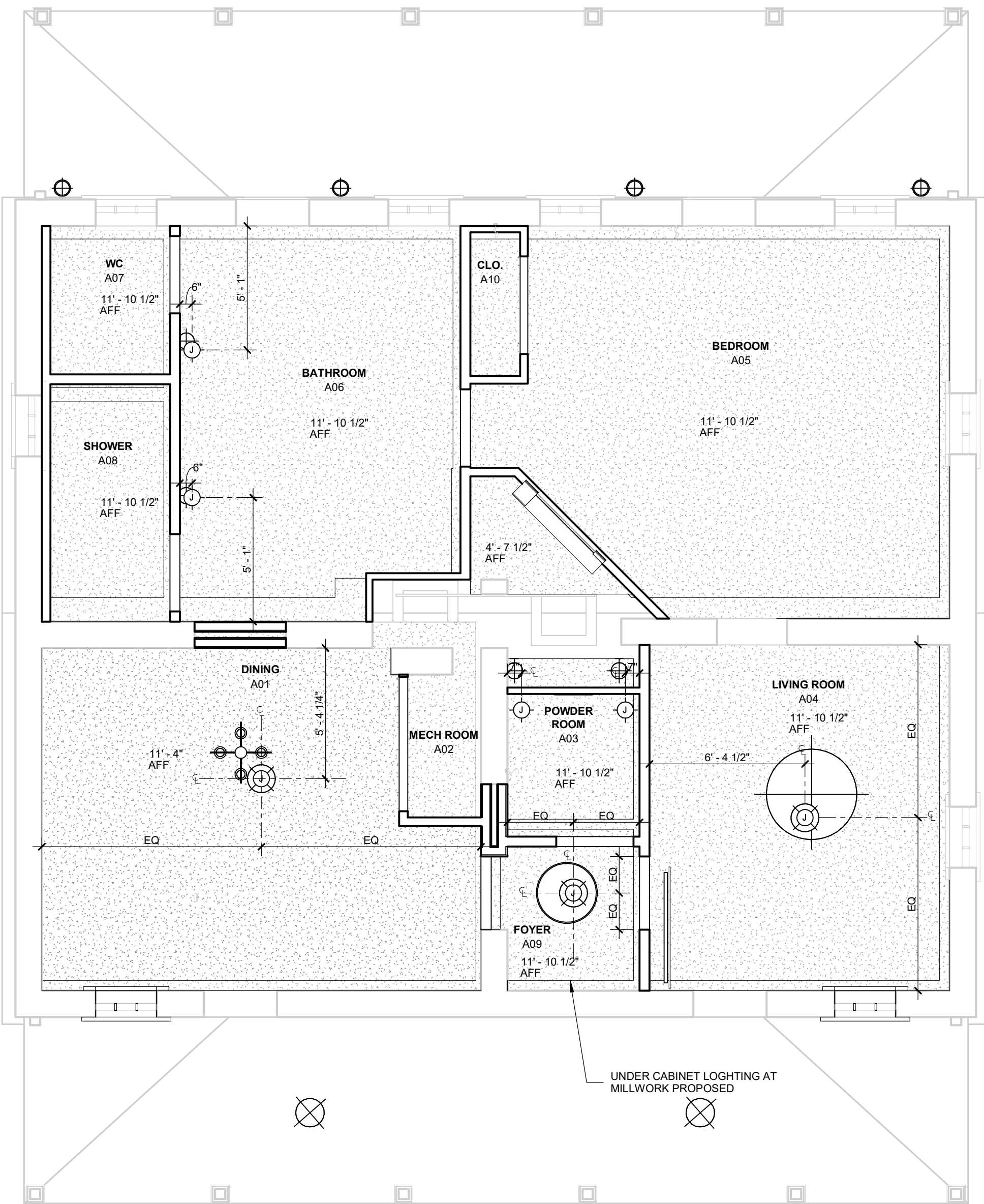




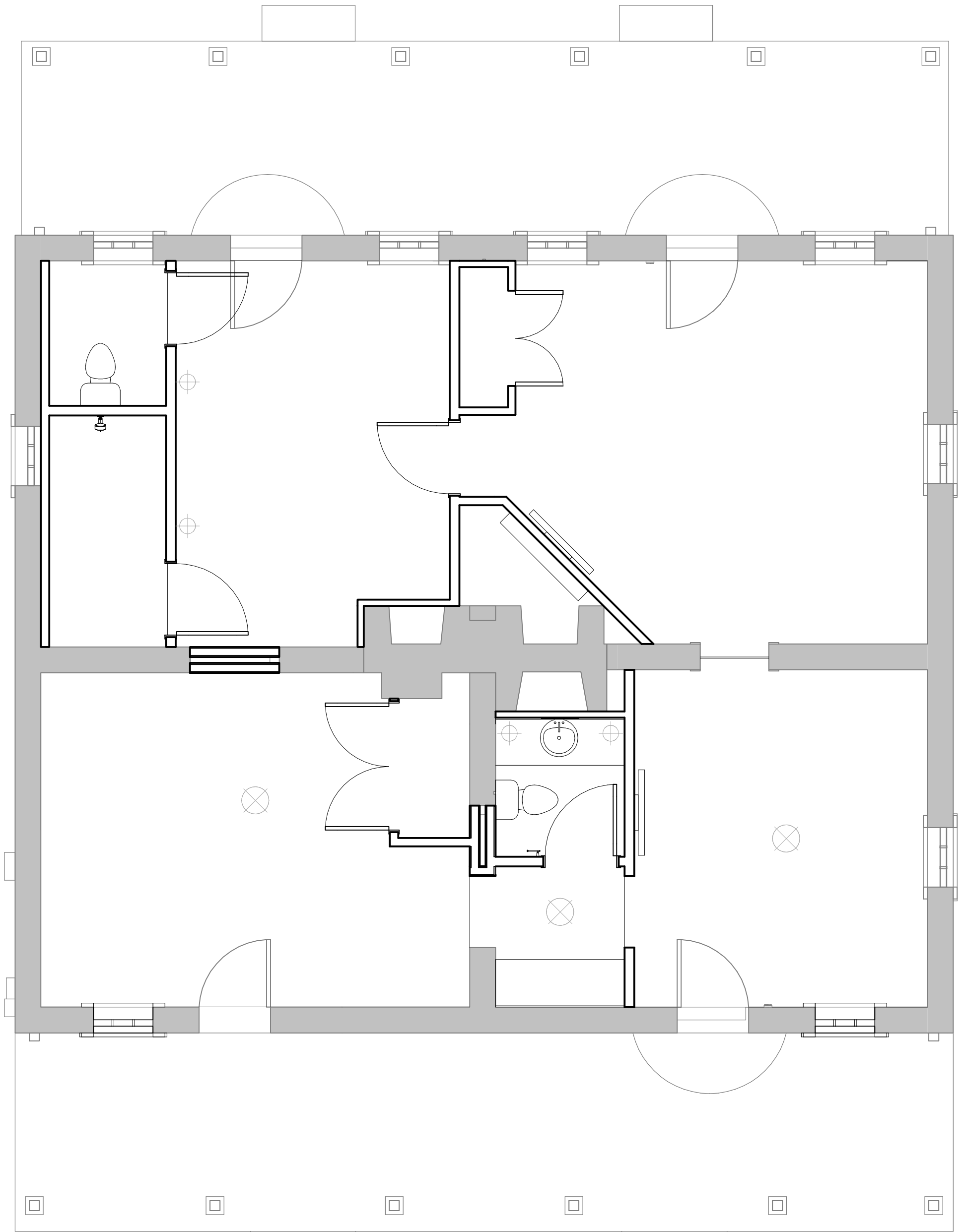
02 FINISH PLAN - ARCINIEGA HOUSE  
 1/4" = 1'-0"



04 NEW - ARCINIEGA HOUSE - ROOF PLAN  
 1/4" = 1'-0"



01 ARCINIEGA HOUSE RCP - NEW  
 1/4" = 1'-0"



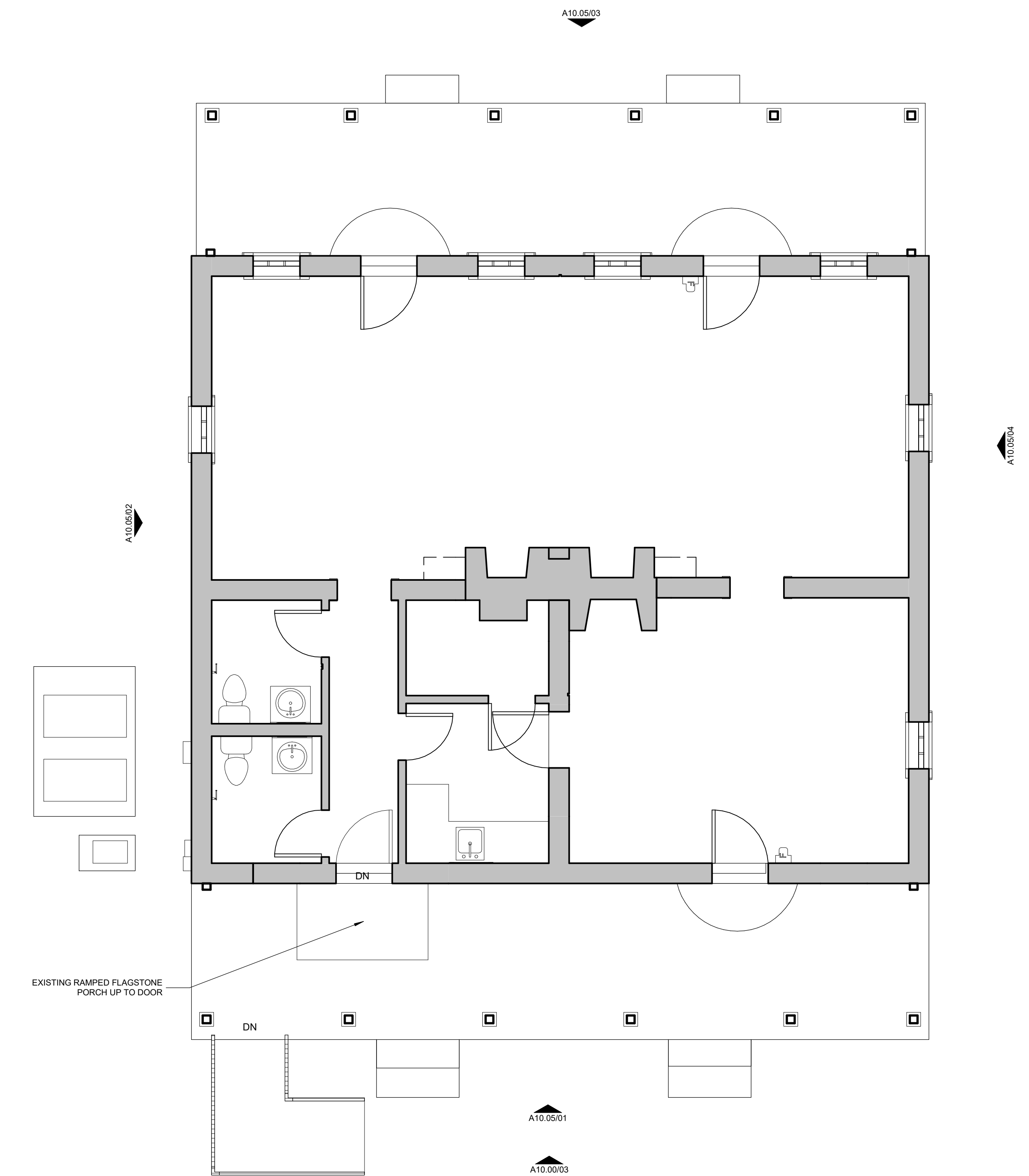
03 MEP COORDINATION PLAN - ARCINIEGA HOUSE  
 1/4" = 1'-0"

LEGEND		
PLAN	ELEVATION	DESCRIPTION
		DUPLEX ELECTRICAL
		DUPLEX ELECTRICAL + 2 USB PORTS
		QUAD ELECTRICAL
		DUPLEX ELECTRICAL (GFI)
		QUAD ELECTRICAL (GFI)
		DUPLEX OUTLET (FLOOR)
		JUNCTION BOX
		SWITCH
		3-WAY SWITCH
		MASTER SWITCH
		SWITCH (DIMMER)
		DOOR JAMB SWITCH
		THERMOSTAT
		DATA PORT
		TELEPHONE PORT
		TELEPHONE / DATA PORT
		VOICE / DATA FLOOR OUTLET
		USB PORT
		TELEVISION COAX
		VISIBLE NOTIFICATION DEVICE BUTTON
		VISIBLE NOTIFICATION DEVICE
		FIRE ALARM SPEAKER
		FIRE ALARM STROBE
		CEILING FIRE ALARM STROBE
		FIRE ALARM SPEAKER & STROBE
		SMOKE DETECTOR
		WALL MOUNTED LIGHT FIXTURE
		PENDANT LIGHT FIXTURE
		RECESSED DOWN LIGHT
		WALL WASHER LIGHT
		SUPPLY AIR DIFFUSER
		RETURN AIR DIFFUSER
		EXHAUST AIR DIFFUSER
		CEILING ACCESS PANEL
		WALL MOUNTED SPRINKLER HEAD
		CEILING SPRINKLER HEAD
		WALL MOUNTED OCCUPANCY SENSOR
		OCCUPANCY SENSOR

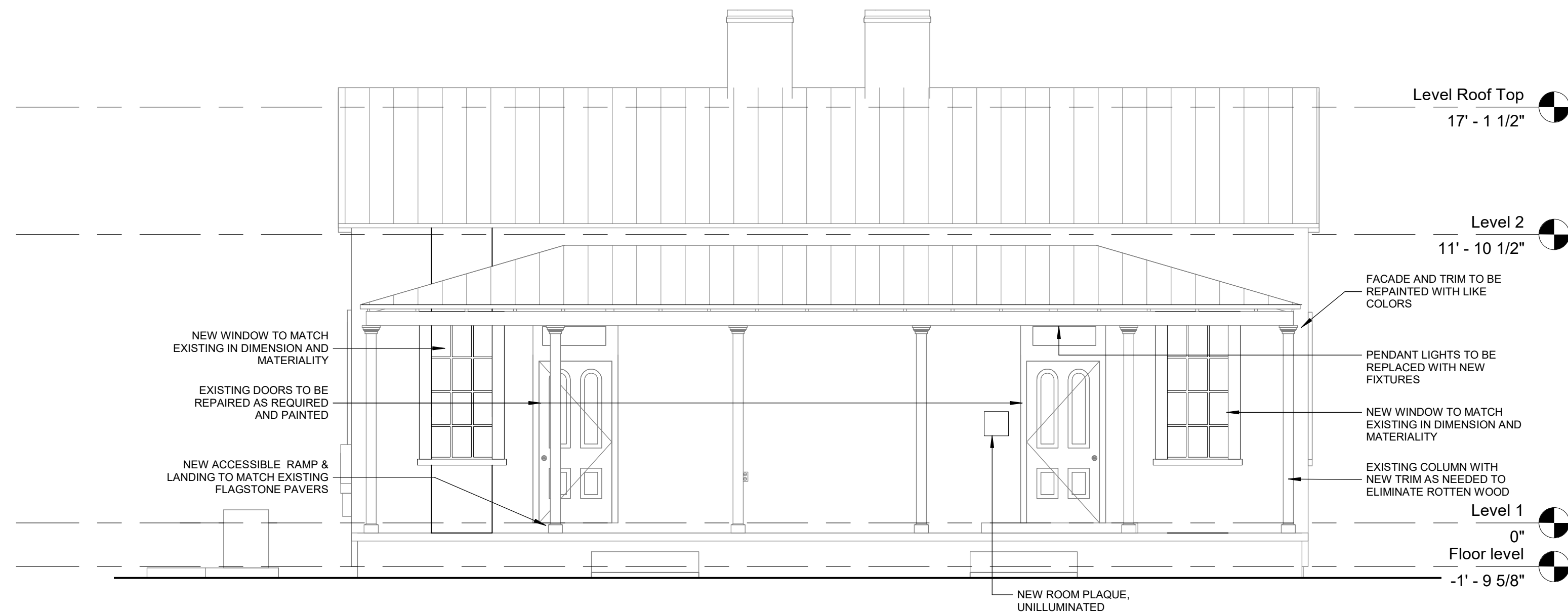
REVISION NO.	DESCRIPTION	DATE



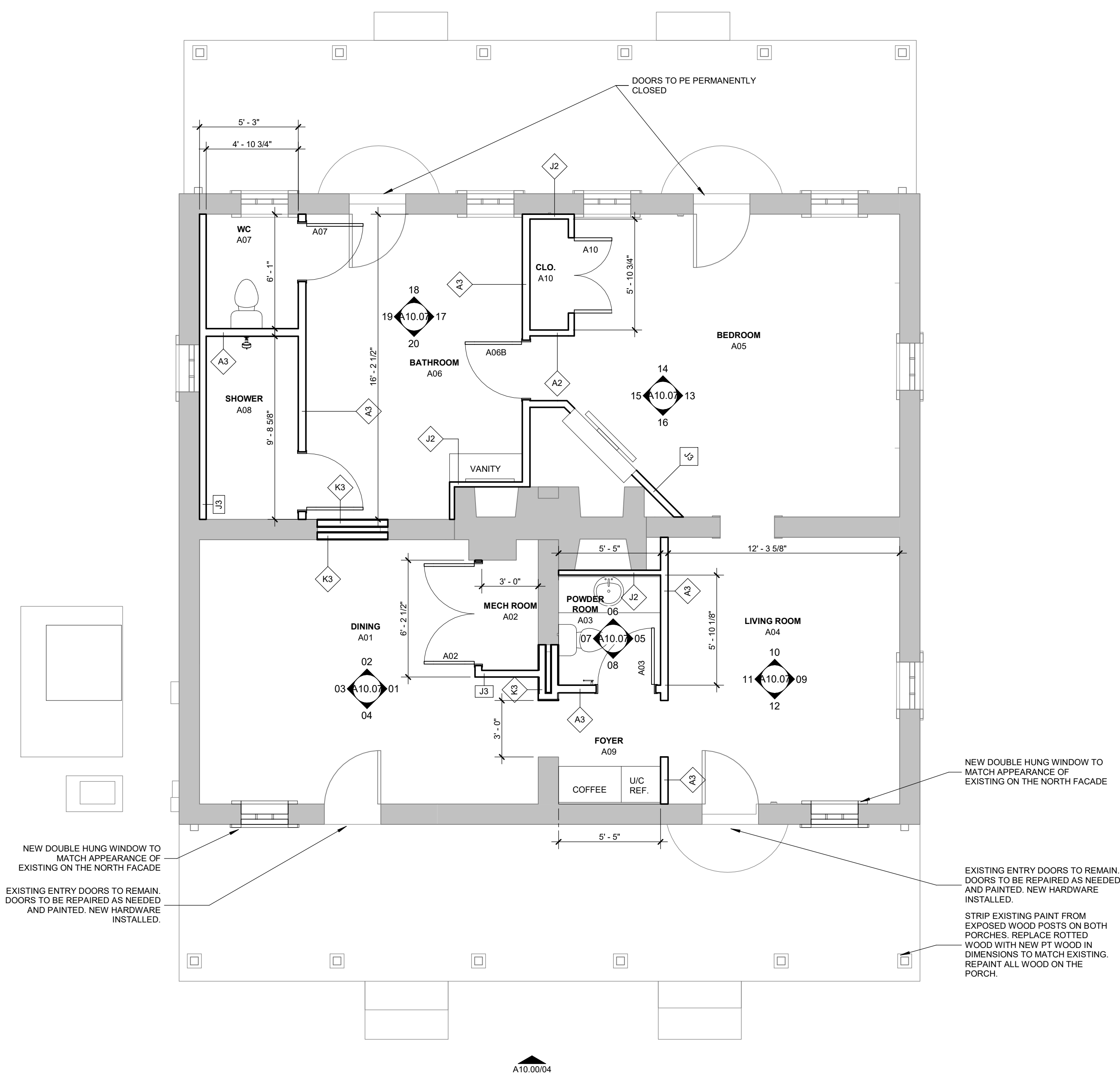
03 EXISTING - ARCINIEGA HOUSE - SOUTH ELEVATION  
1/4" = 1'-0"



01 EXISTING - ARCINIEGA HOUSE - PLAN  
1/4" = 1'-0"



04 NEW - ARCINIEGA HOUSE - SOUTH ELEVATION  
1/4" = 1'-0"



02 NEW CONSTRUCTION - ARCINIEGA HOUSE FLOOR PLAN  
1/4" = 1'-0"



**OWNER**  
WHITE LODGING SERVICES CORPORATION  
701 EAST 83RD AVE  
MERRILLVILLE, IN 46410

**ARCHITECT**  
HKS, INC.  
350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201

**INTERIOR DESIGNER**  
FLICK-MARS  
10440 N. CENTRAL EXPY, NO 121  
DALLAS, TX 75231

**STRUCTURAL ENGINEERS**  
THORNTON TOMASETTI  
8750 NORTH CENTRAL EXPRESSWAY, SUITE 70  
DALLAS, TX 75231

**MEPF ENGINEERS**  
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DALLAS, TX 75231

**CIVIL ENGINEER**  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
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**FOOD SERVICE EQUIPMENT**  
NEXT STEP DESIGN  
350 S. NORTHWEST HIGHWAY, SUITE 300  
PARK RIDGE, IL 60068

**LIGHTING CONSULTANT**  
GRANVILLE MCANEAR LIGHTING DESIGN, LLC  
3545 AINSWORTH DROVE  
DALLAS, TX 75229

**LANDSCAPE**  
TALLEY ASSOCIATES  
1925 SAN JACINTO, SUITE 400  
DALLAS, TX 75201

**TECHNOLOGY CONSULTANT**  
NETWORK TECHNOLOGY, INC.  
320 SOUTH PERRY STREET  
LAWRENCEVILLE, GA 30045

**VERTICAL TRANSPORTATION**  
LERCH BATES  
2001 BRYAN STREET, SUITE 1930  
DALLAS TX, 75201

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**AUTOGRAPH**  
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### KEY PLAN

REVISION		
NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER

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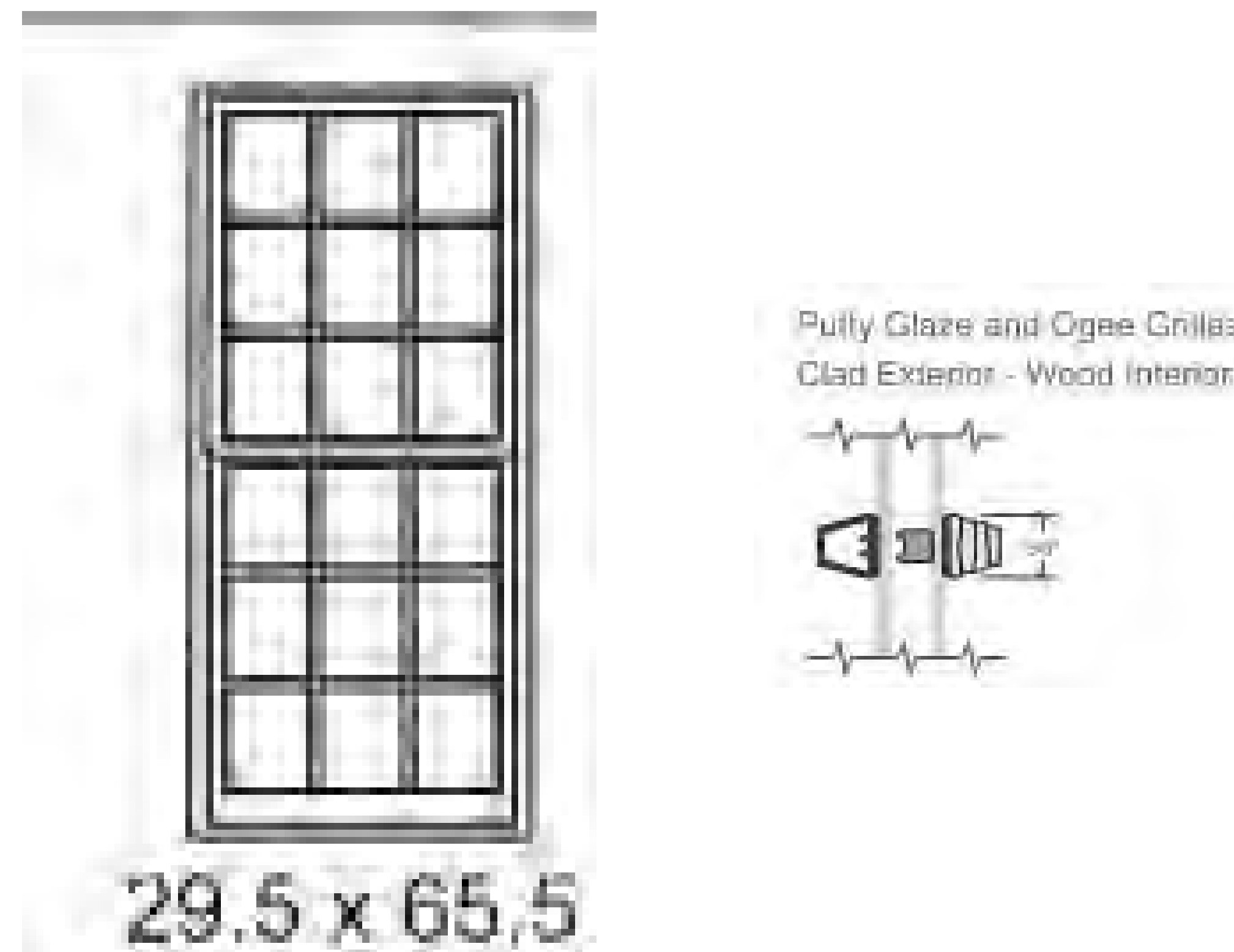
**10/26/21**

SHEET TITLE

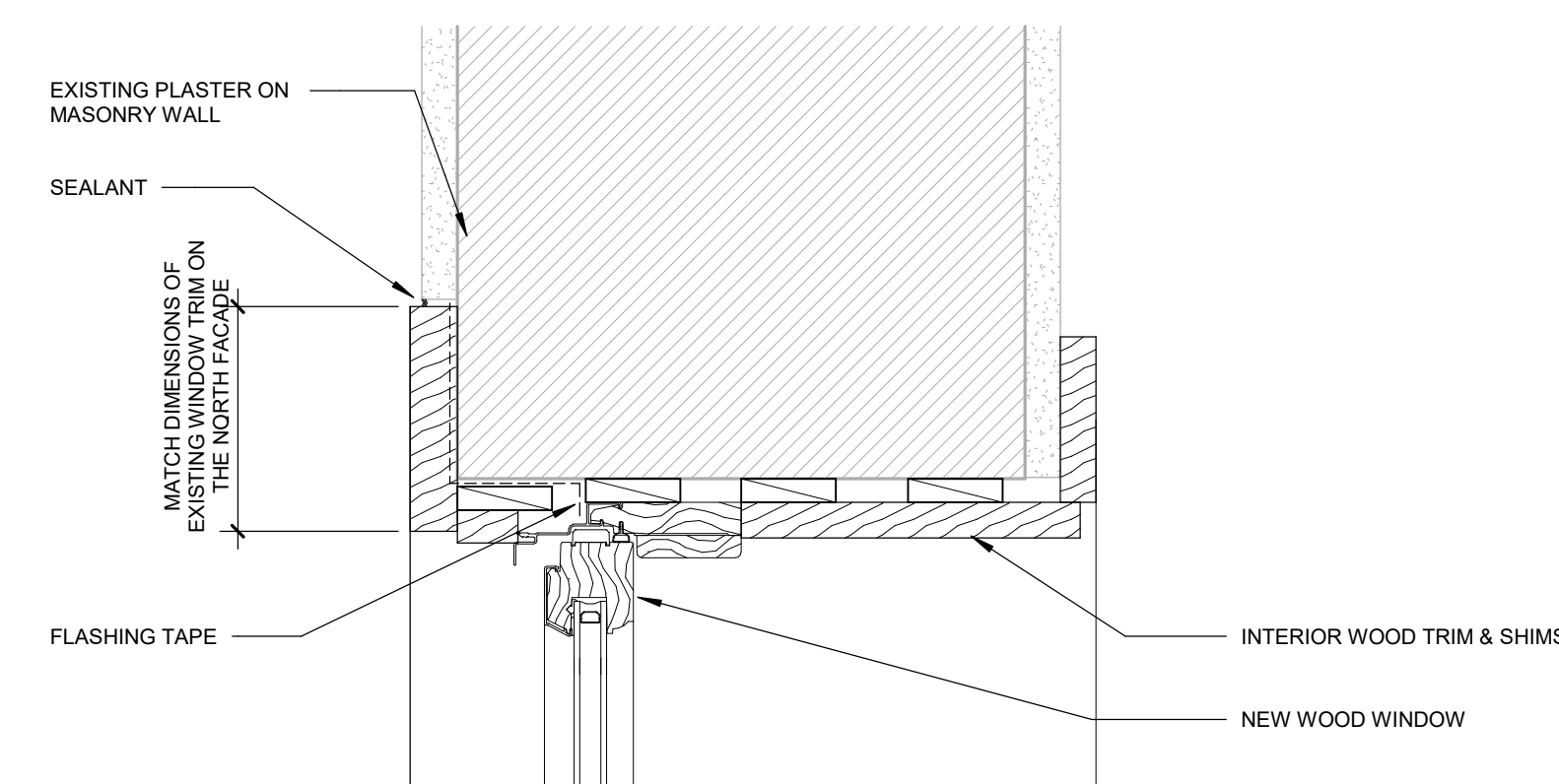
## ARCINIEGA HOUSE- RENOVATION DETAILS

SHEET NO.

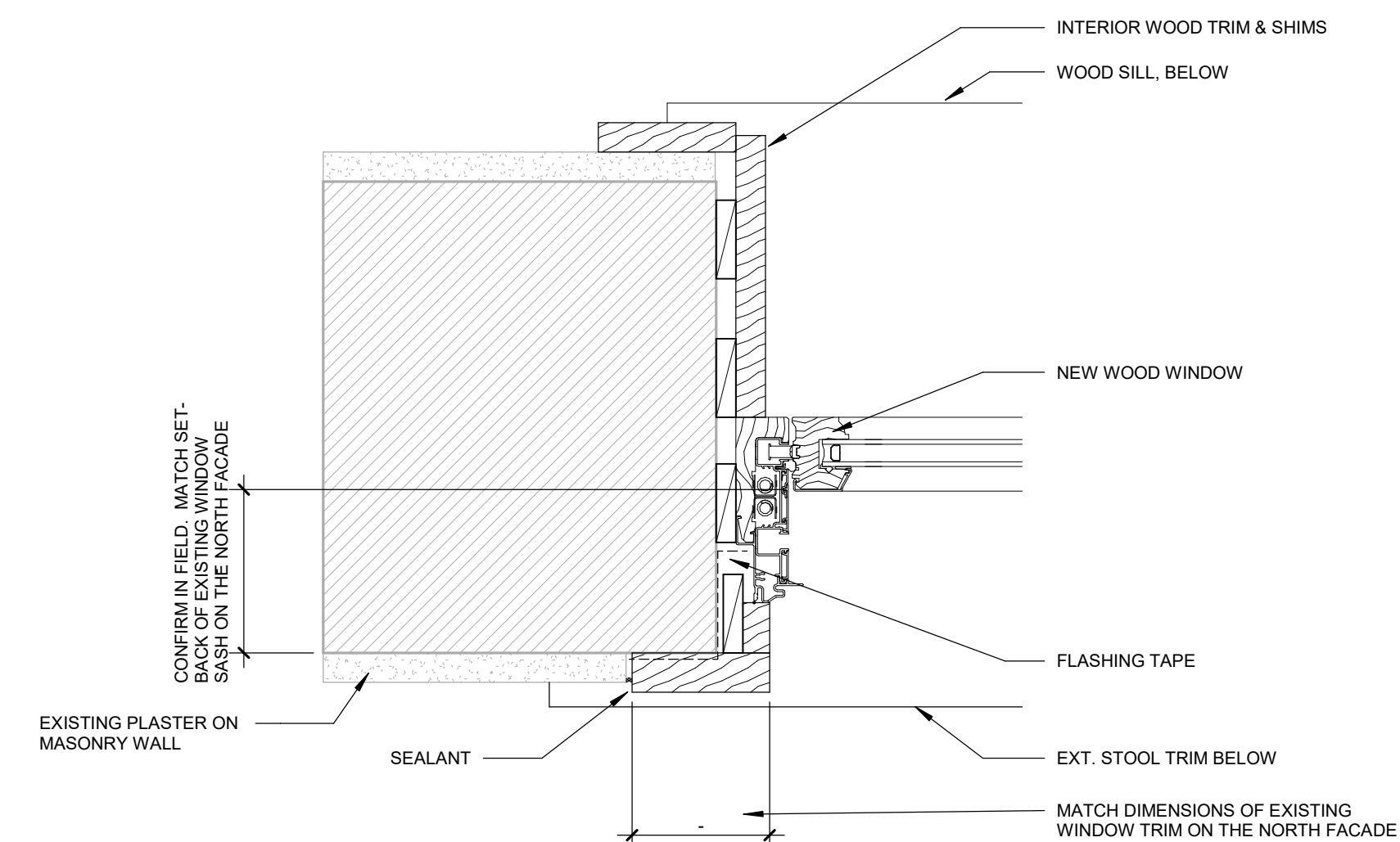
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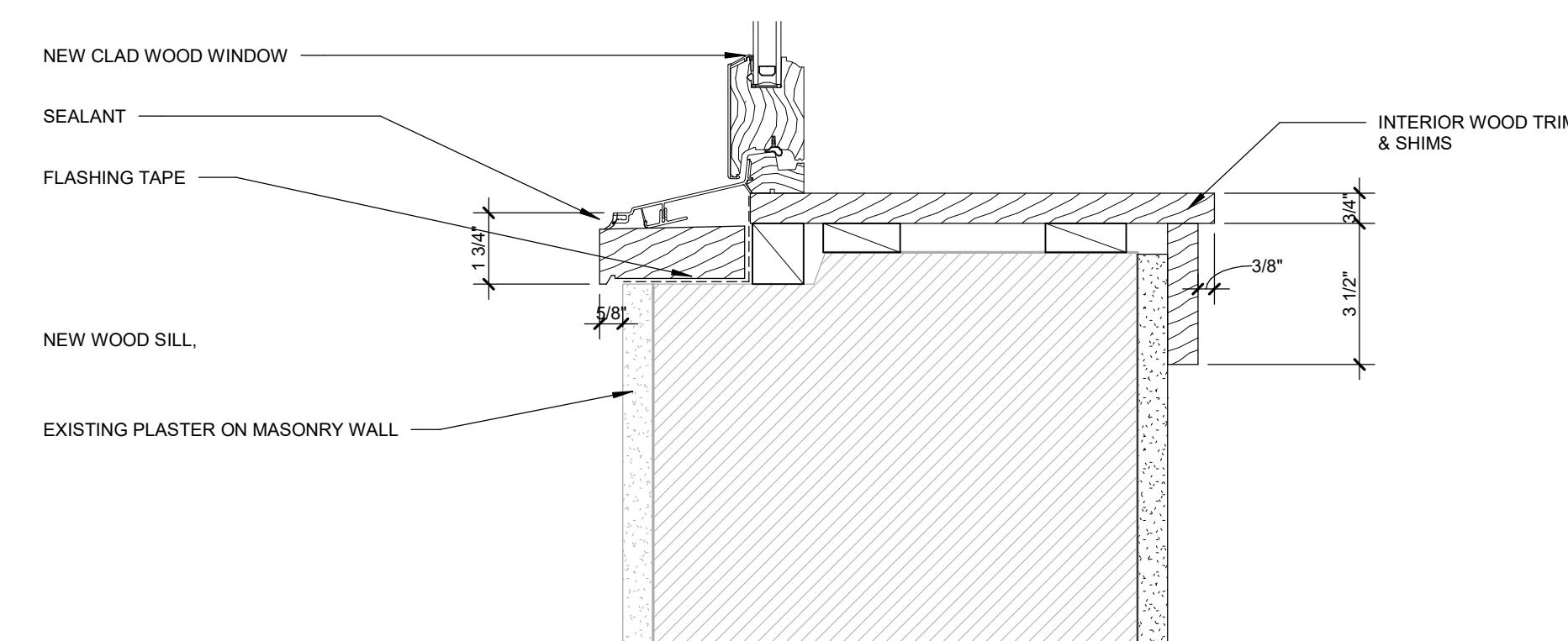
## 04 ARGINIEGA HOUSE WINDOW DETAIL



### 03 CS-WINDOW HEAD



## 02 CS-WINDOW JAMB DETAIL



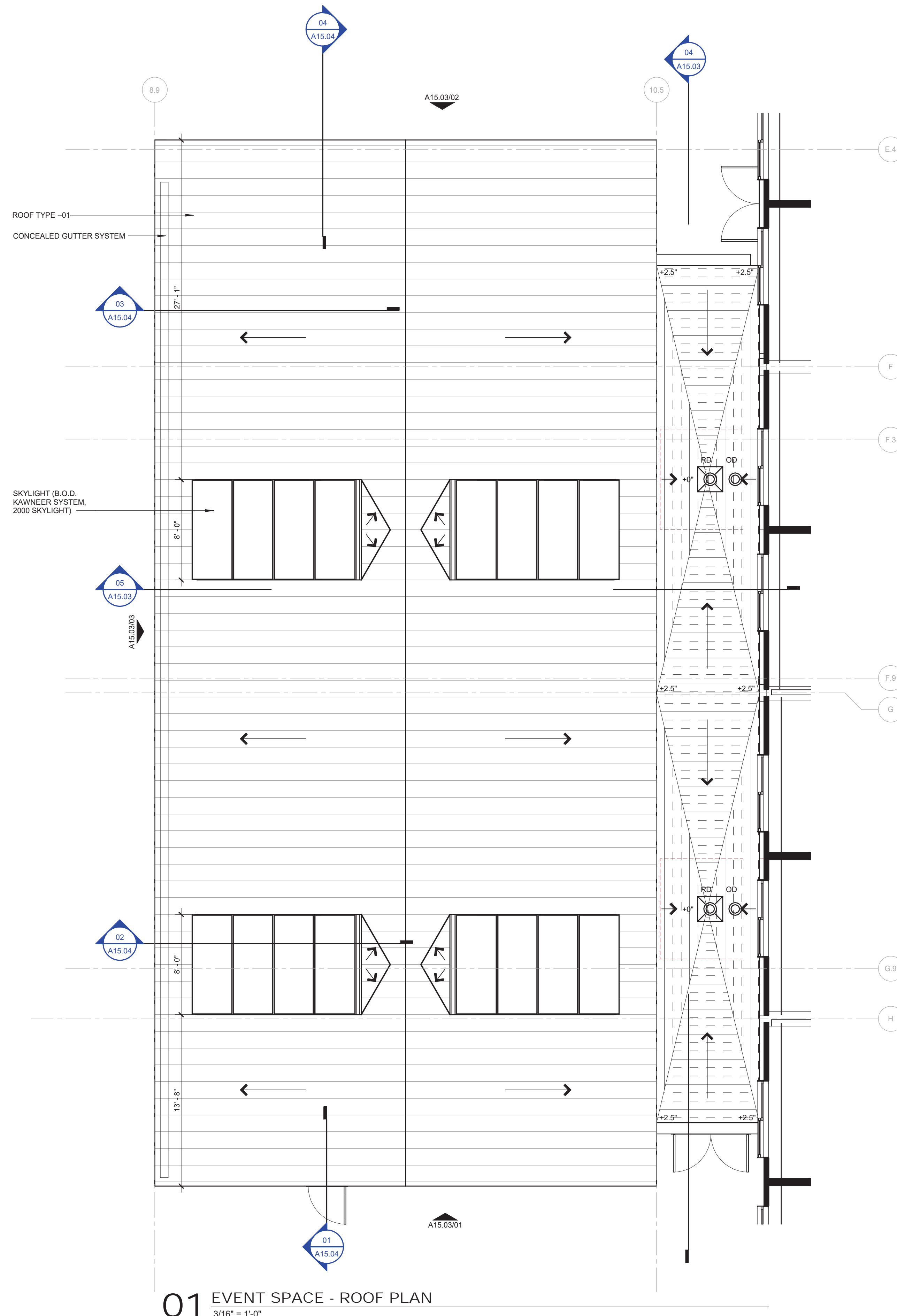
## 01 CS-WINDOW SILL DETAIL



ROOF TYPES ARE AS FOLLOWS:

- 1. ROOF TYPE 1: FIELD BARRICADED STANDING SEAM METAL ROOF.
- 2. ROOF TYPE 2: SINGLE PLY MEMBRANE.
- 3. ALL ROOFING SURFACES TO SLOPE 1/4" HORIZONTAL PER 1' - 0".
- 4. HATCHING INDICATES AREAS WITH SLOPE LESS THAN 1/4" HORIZONTAL PER 1' - 0".
- 5. HATCHING INDICATES AREAS WHERE THE ROOF SURFACE SLOPE IS INSUFFICIENT TO MAINTAIN DRAINAGE. THESE AREAS MAY BE AREAS WITHOUT HATCHING IS ACHIEVED WITH SLOPING STRUCTURE.
- 6. TOP OF INSULATION HEIGHTS, HIGH POINTS AND LOW POINTS ARE TO BE INDICATED AS THE TOP OF INSULATION. (ELEVATION OF DRAIN) (E + 3.5" WHERE HIGH POINT OF DRAIN SUMP IS -40")
- 7. HATCHING INDICATES AREAS WHERE THE SLOPE OF DRAIN (S) IS LESS THAN 1/4" HORIZONTAL PER 1' - 0".
- 8. ROOF TOP MECHANICAL, ELECTRICAL AND/OR PLUMBING EQUIPMENT IS SHOWN FOR INFORMATION ONLY.
- 9. MECHANICAL, ELECTRICAL AND/OR PLUMBING DEVICES AND SPECIFICATIONS FOR SPECIFIC DESIGN INFORMATION.
- 10. WALKWAY PROTECTION IS REQUIRED TO PROTECT ELECTRICAL AND PLUMBING EQUIPMENT AS REQUIRED TO PROVIDE SERVICE.
- 11. WALKWAY PROTECTION IS INDICATED AS A GENERAL LAYOUT AND MAY NOT SHOW ALL FINAL LOCATIONS OF ALL EQUIPMENT.
- 12. HATCHING REQUIRED TO REMAIN.
- 13. REMOVE DEMOLITION PLANS, SECTIONS, PATCH AND REPAIR WORK.

<b>ARCHITECTURAL EXPOSED STRUCTURAL STEEL</b>	AESS-01 EXPOSED STRUCTURAL STEEL FINISH: HIGH PERFORMANCE COATING FOR STEEL COLOR: TBD
<b>ARCHITECTURAL METAL FINISH</b>	AMF-01 - GRAPHITE GRAY AMF-02 - ZINC AMF-03 - STAINLESS STEEL
<b>EXTERIOR INSULATING SYSTEM - EIFS</b>	EIFS-01 EXTERIOR INSULATING FINISH SYSTEM COLOR: TBD TEXTURE: TBD
<b>DIRECT-APPLIED EXTERIOR FINISHING SYSTEM - DEFS OFFITS</b>	DEFS-01 EXTERIOR FINISH SYSTEM FOR SOFFITS COLOR: TBD TEXTURE: TBD
<b>EXTERIOR GLAZING - GL</b>	GL-01 INSULATED COATED GLASS - VISION 1" INSULATED / LOW-IRON VISION GLASS BASIS OF DESIGN: VITACON VVE-154 LOCATION: GUESTROOM TOWER
	GL-02 INSULATED COATED GLASS - VISION 1" INSULATED / LOW-IR ULTRA CLEAR VISION GLASS BASIS OF DESIGN: VITACON VVE-146 (CLEAR GLASS) LOCATION: PODIUM
<b>GL-03 INSULATED / LAMINATED / TEMPERED COATED GLASS</b>	GL-03 INSULATED / LAMINATED / TEMPERED COATED GLASS OVERALL THICKNESS: 1-1/2" NOMINAL OUTBOARD LITE: 1/2" OUTBOARD LITE INTERLAYER: .060" CLEAR PVB OUTBOARD LITE: CLEAR HS. 1/4" THICK GLASS AIR SPACE: 1/2" BLACK FINISH SPACER BLOCK SS INBOARD LITE: CLEAR HS. 1/4" THICK GLASS COATING: ENCORE CERAMIC FINTE: DARK GREY DOT FRIT 50 INBOARD LITE: CLEAR HS. 1/2" THICK GLASS BASIS OF DESIGN MANUFACTURER AND PRODUCT VE13-2M
<b>FIBER CEMENT PANELS</b>	FR-01 FITNESS WALLING FACADE BASIS OF DESIGN: NICHINA FORMAT: WALL PANEL TEXTURE: WOOD GRAIN, VINTAGEWOOD FINISH COLOR: TBD
<b>METAL PANELS</b>	MP-01 EVENT SPACE FACADE FIELD FABRICATED STANDING SEAM METAL PANEL FINISH: AMF-02
<b>GLAZED ALUMINUM FRAMING SYSTEMS - GAFS</b>	GAFS-01 PODIUM PUNCHED WINDOW SYSTEM NOTES: IF FRAME WITH 4-SIDED CAPTURE BASIS OF DESIGN: KAWNEER 1600 WALL SYSTEM FINISH: TBD
	GAFS-02 FITNESS CENTER WINDOW SYSTEM BASIS OF DESIGN: PELLA - ARCHITECT SERIES: CONTEMPORARY FINISH COLOR: TBD
<b>GAFS-03 EVENT SPACE CURTAIN WALL SYSTEM</b>	GAFS-03 EVENT SPACE CURTAIN WALL SYSTEM NOTES: 7'-12" FRAME WITH 4-SIDED CAPTURE BASIS OF DESIGN: KAWNEER 1600 WALL SYSTEM FINISH: TBD
	GAFS-04 EVENT SPACE SKYLIGHT SYSTEM BASIS OF DESIGN: KAWNEER 2000 SKYLIGHT (SSO) FINISH: TBD
<b>ROOF SYSTEMS</b>	ROOF TYPE - 01 FIELD FABRICATED STANDING SEAM METAL ROOF FINISH: AMF-02
	ROOF TYPE - 02 SINGLE PLY ROOF: PVC; COLOR: NOMINAL
<b>TRAFFIC COATING</b>	TAC-01 TRAFFIC COATING LOCATION: FACADES COLOR: TBD
	TAC-02 TRAFFIC COATING LOCATION: BALCONY SOFFITS + FASCIA COLOR: TBD
<b>PC-01 PEDESTRIAN COATING</b>	PC-01 PEDESTRIAN COATING LOCATION: BALCONIES COLOR: TBD
<b>WOOD - WD</b>	WD-01 WOODS CLEAR SPECIES: CLEAR GRAN WESTERN RED CEDAR TONGUE & GROOVE: 1" x 4" RANDOM LENGTHS



01 EVENT SPACE - ROOF PLAN  
3/16" = 1'-0"



## MATERIAL LEGEND

## ARCHITECTURAL EXPOSED STRUCTURAL STEEL

AES-01 EXPOSED STRUCTURAL STEEL  
FINISH: HIGH PERFORMANCE COATING FOR STEEL  
COLOR: TBD

## ARCHITECTURAL METAL FINISH

AMF-01 - GRAPHITE GRAY  
AMF-02 - ZINC  
AMF-03 - STAINLESS STEEL

## EXTERIOR INSULATING SYSTEM - EIFS

EIFS-01 EXTERIOR INSULATING FINISH SYSTEM  
COLOR: TBD  
TEXTURE: TBD

## DIRECT-APPLIED EXTERIOR FINISHING SYSTEM - DEFS SOFFITS

DEFS-01 EXTERIOR FINISH SYSTEM FOR SOFFITS  
COLOR: TBD  
TEXTURE: TBD

## EXTERIOR GLAZING - GL

GL-01 INSULATED COATED GLASS - VISION  
1" INSULATED / LOW-E VISION GLASS  
BASIS OF DESIGN: VIRACON VRE 1-54  
LOCATION: GUESTROOM TOWERGL-02 INSULATED COATED GLASS - VISION  
1" INSULATED / LOW-E ULTRA CLEAR VISION GLASS  
BASIS OF DESIGN: VIRACON VE1-65 (CLEAR GLASS)  
LOCATION: PODIUMGL-03 INSULATED / LAMINATED / TEMPERED COATED GLASS  
OVERALL THICKNESS: 1 1/2" NOMINAL  
OUTBOARD LITE: 1/4" OUTBOARD LITE  
INTERLAYER: 060" CLEAR PVB  
OUTBOARD LITE: CLEAR HS: 1/4" THICK GLASS  
AIR SPACE: 1/2" BLACK FINISH SPACER, BLACK SEALANT  
INBOARD LITE: CLEAR HS: 1/4" THICK GLASS  
INBOARD CERAMIC FRIT: DARK GREY DOT FRIT 50%  
COVERAGE  
INBOARD LITE: CLEAR HS: 1/4" THICK GLASS  
BASIS OF DESIGN MANUFACTURER AND PRODUCT: VIRACON  
VE13-2M

## FIBER CEMENT PANELS

FRC-01 FITNESS BUILDING FACADE  
BASIS OF DESIGN: NICHHA  
FORMAT: WALL PANEL  
TEXTURE: WOOD SERIES, VINTAGEWOOD  
FINISH COLOR: TBD

## METAL PANELS

MP-01 EVENT SPACE FACADE  
FIELD FABRICATED STANDING SEAM METAL PANEL  
FINISH: AMF-02

## GLAZED ALUMINUM FRAMING SYSTEMS - GAFS

GAFS-01 PODIUM PUNCHED WINDOW SYSTEM  
NOTES: 6" FRAME WITH 4-SIDED CAPTURE  
BASIS OF DESIGN: KAWNEER 1600 WALL SYSTEM  
FINISH: TBDGAFS-02 FITNESS CENTER WINDOW SYSTEM  
BASIS OF DESIGN: PELLA - ARCHITECT SERIES:  
CONTEMPORARY  
FINISH COLOR: TBDGAFS-03 EVENT SPACE CURTAIN WALL SYSTEM  
NOTES: 7-1/2" FRAME WITH 4-SIDED CAPTURE  
BASIS OF DESIGN: KAWNEER 1600 WALL SYSTEM  
FINISH: TBDGAFS-04 EVENT SPACE SKYLIGHT SYSTEM  
BASIS OF DESIGN: KAWNEER 2000 SKYLIGHT (SSG)  
FINISH: TBD

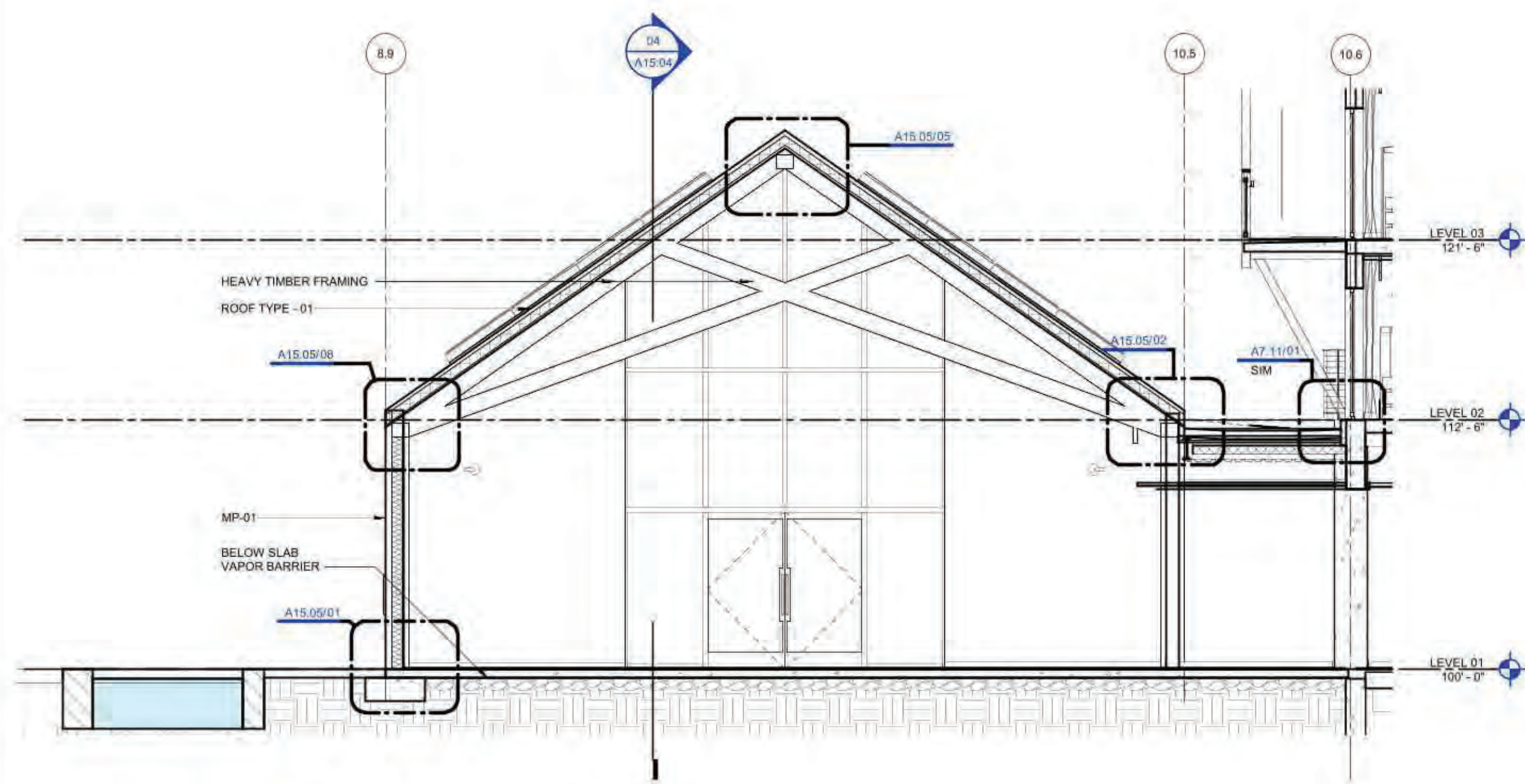
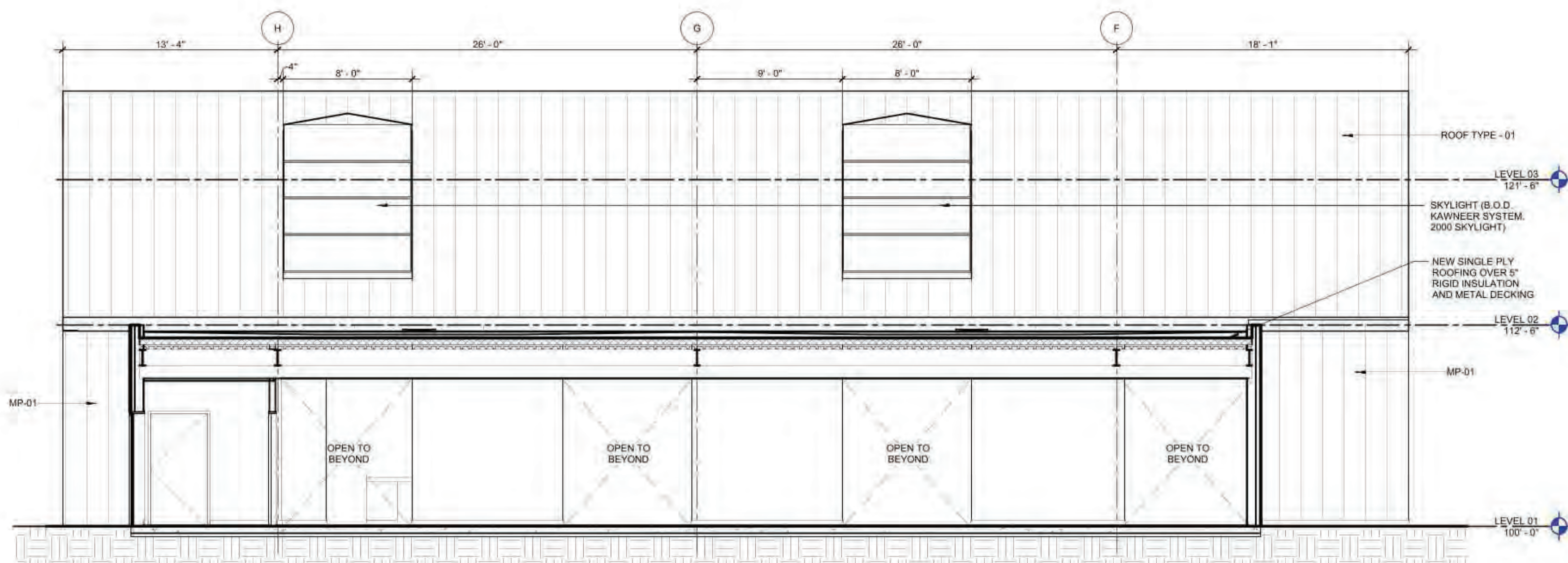
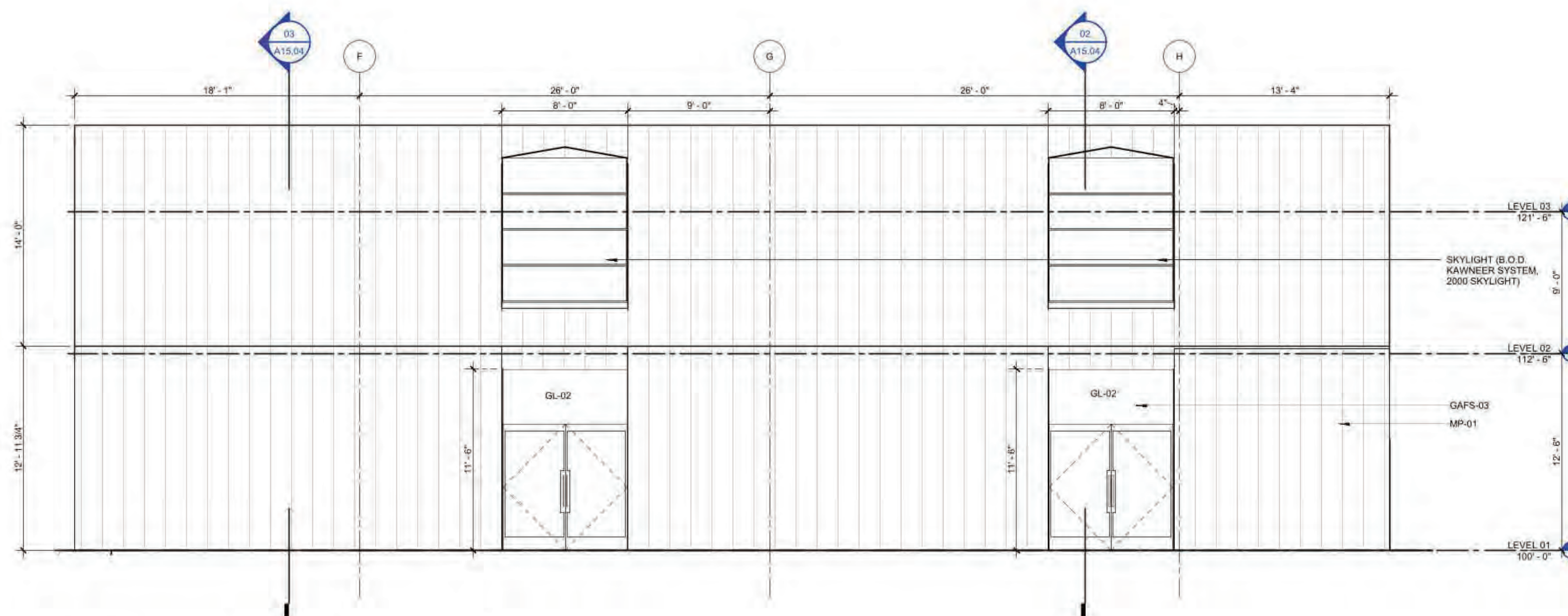
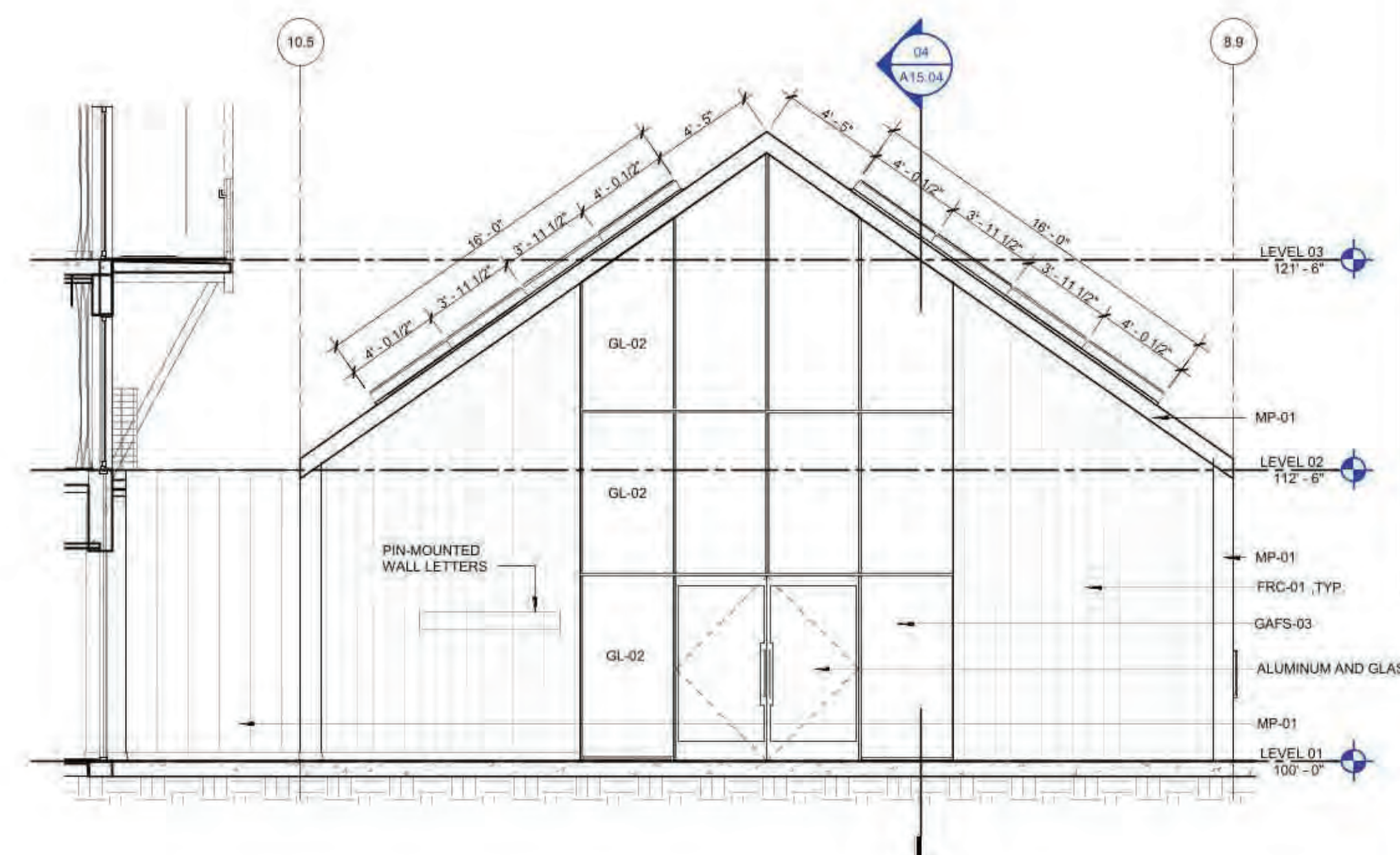
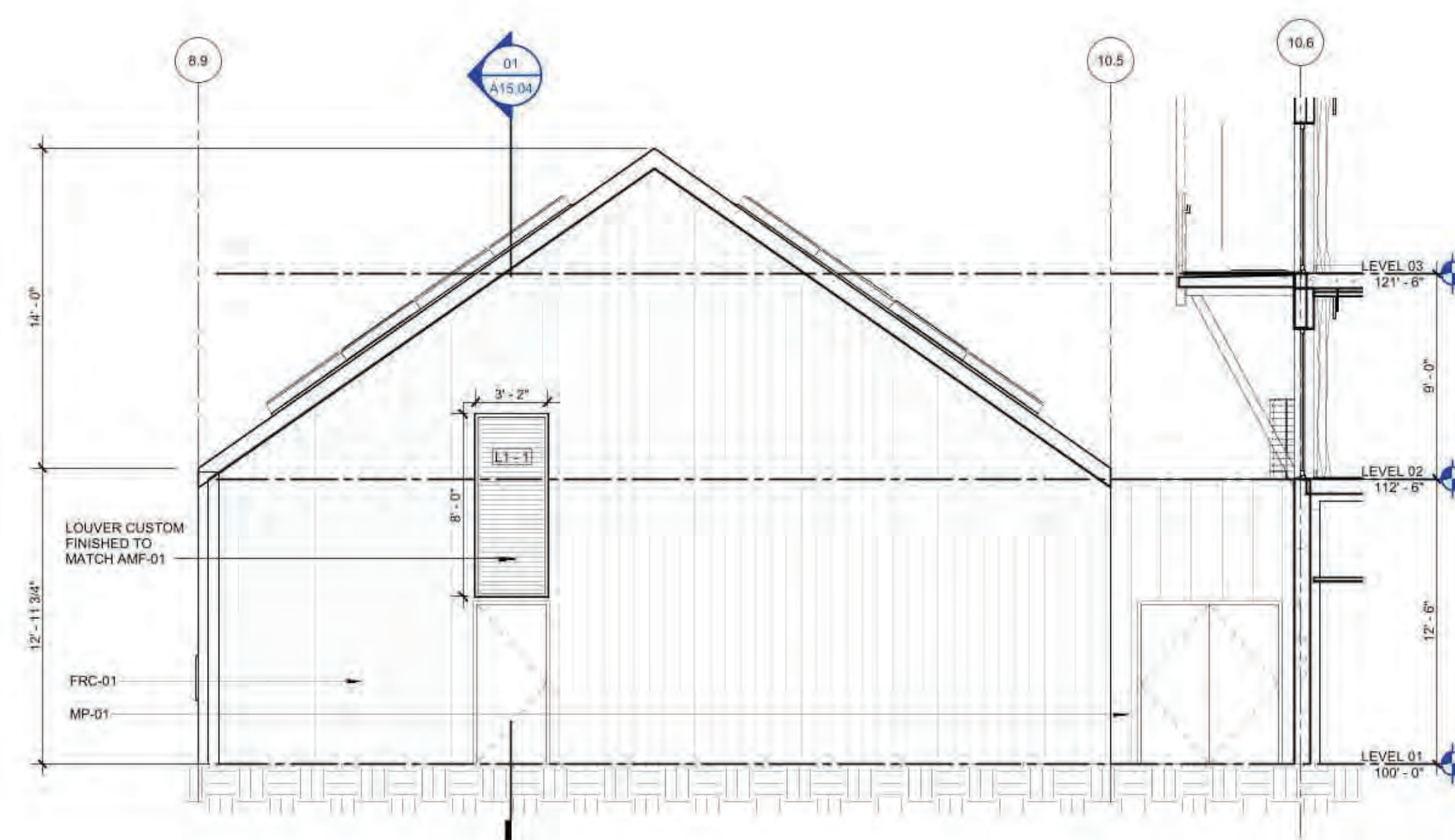
## ROOF SYSTEMS

ROOF TYPE - 01  
FIELD FABRICATED STANDING SEAM METAL ROOF  
FINISH: AMF-02ROOF TYPE - 02  
SINGLE PLY ROOF: PVC; COLOR: GRAY

## TRAFFIC COATING

TAC-01 TRAFFIC COATING  
LOCATION: FACADES  
COLOR: TBDTAC-02 TRAFFIC COATING  
LOCATION: BALCONY SOFFITS + FASCIA  
COLOR: TBDPC-01 PEDESTRIAN COATING  
LOCATION: BALCONIES  
COLOR: TBD

## WOOD - WD

WD-01 WOOD SOFFIT  
SPECIES: CLEAR GRAIN WESTERN RED CEDAR  
TONGUE & GROOVE: 1" x 6" RANDOM LENGTHS05 EVENT SPACE - OVERALL BUILDING SECTION  
3/16" = 1'-0"04 EVENT SPACE - EAST ELEVATION  
3/16" = 1'-0"03 EVENT SPACE - WEST ELEVATION  
3/16" = 1'-0"02 EVENT SPACE - NORTH ELEVATION  
3/16" = 1'-0"01 EVENT SPACE - SOUTH ELEVATION  
3/16" = 1'-0"







DESCRIPTION	DATE
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[illegible]

PROJECT NUMBER

383.000

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THE

% CONSTRUCTION

DOCUMENTS

MENT SPACE

## DETAILS

- TAILS

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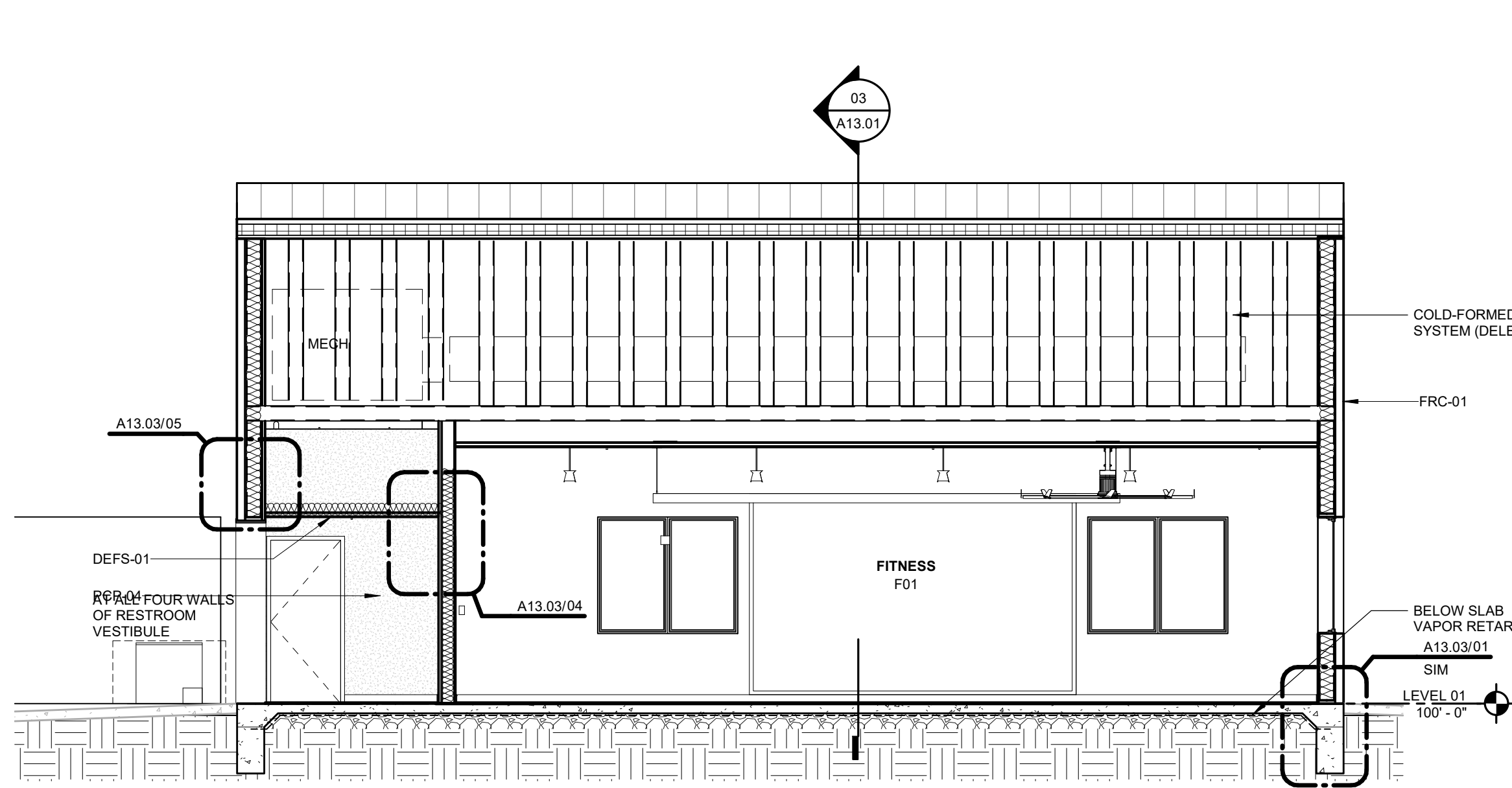
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A15.05

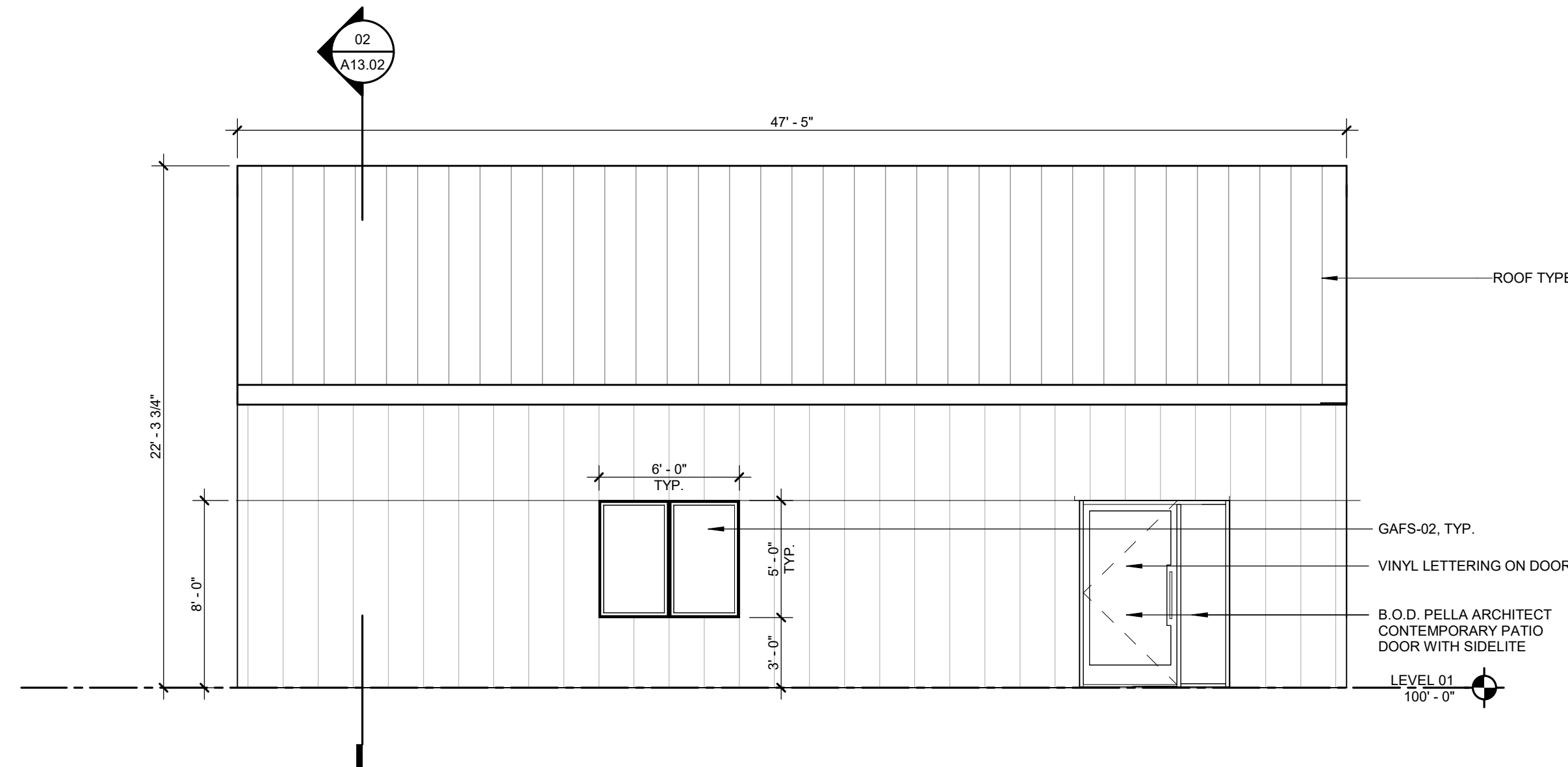




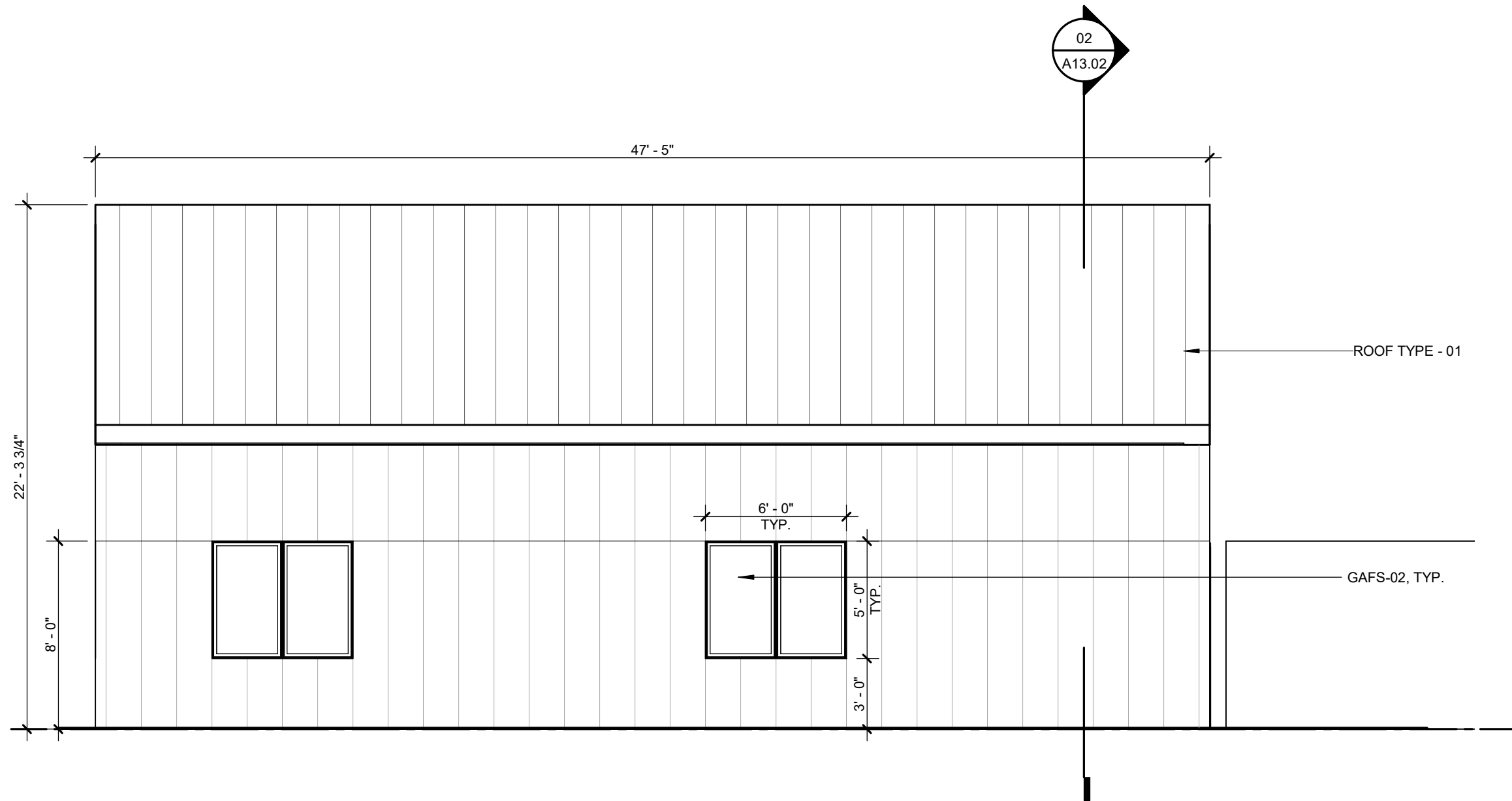
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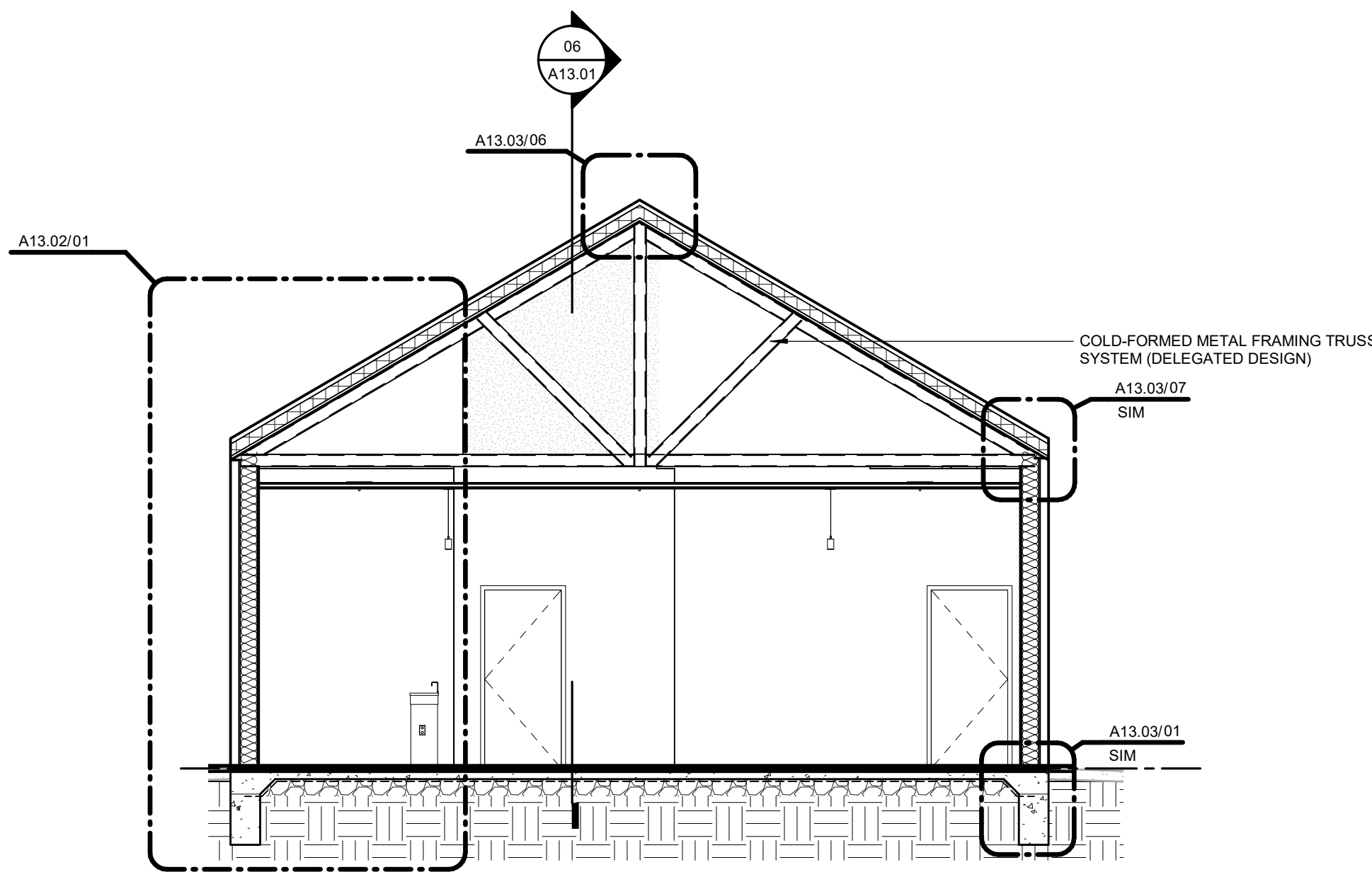
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3/16" = 1'-0"



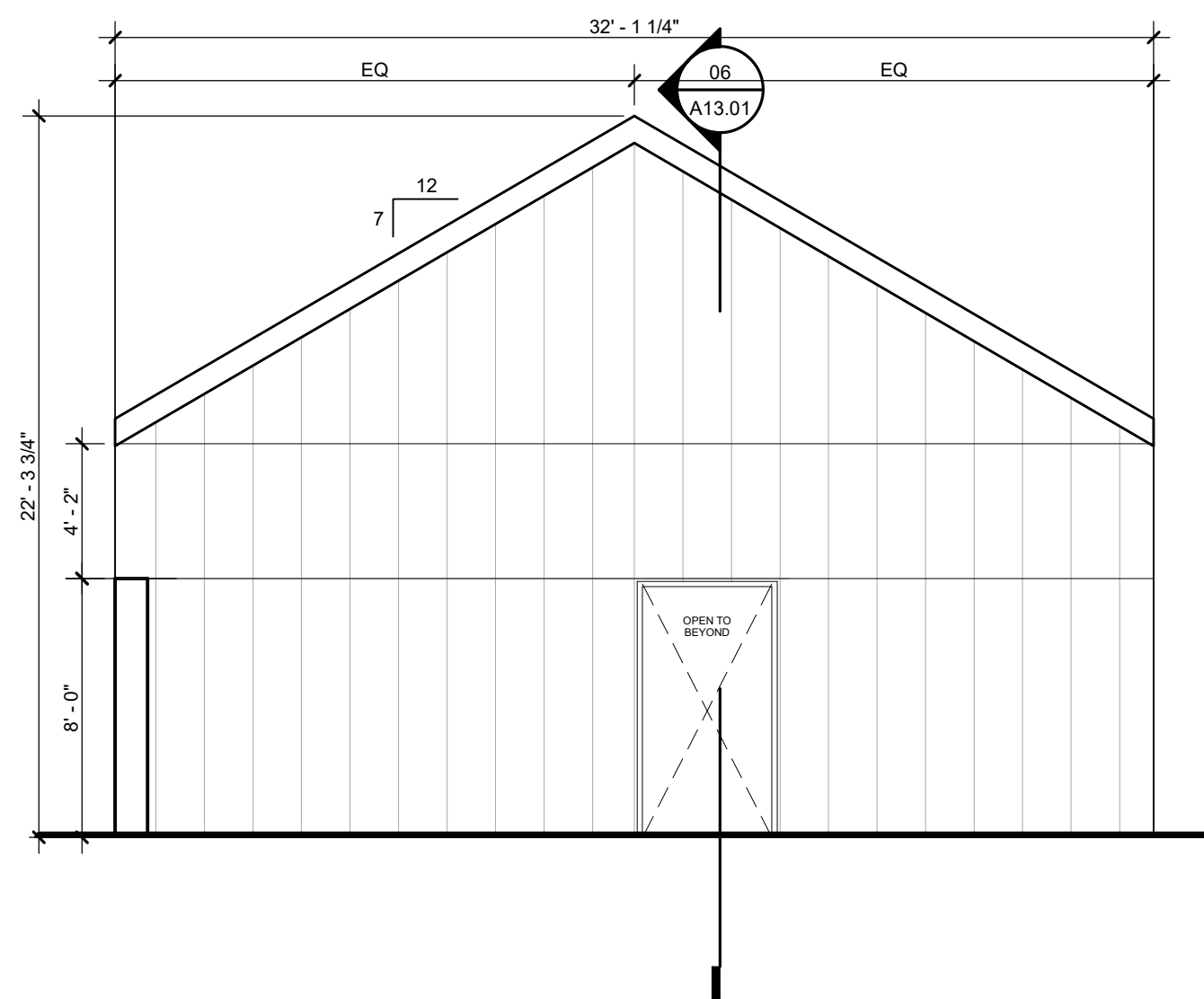
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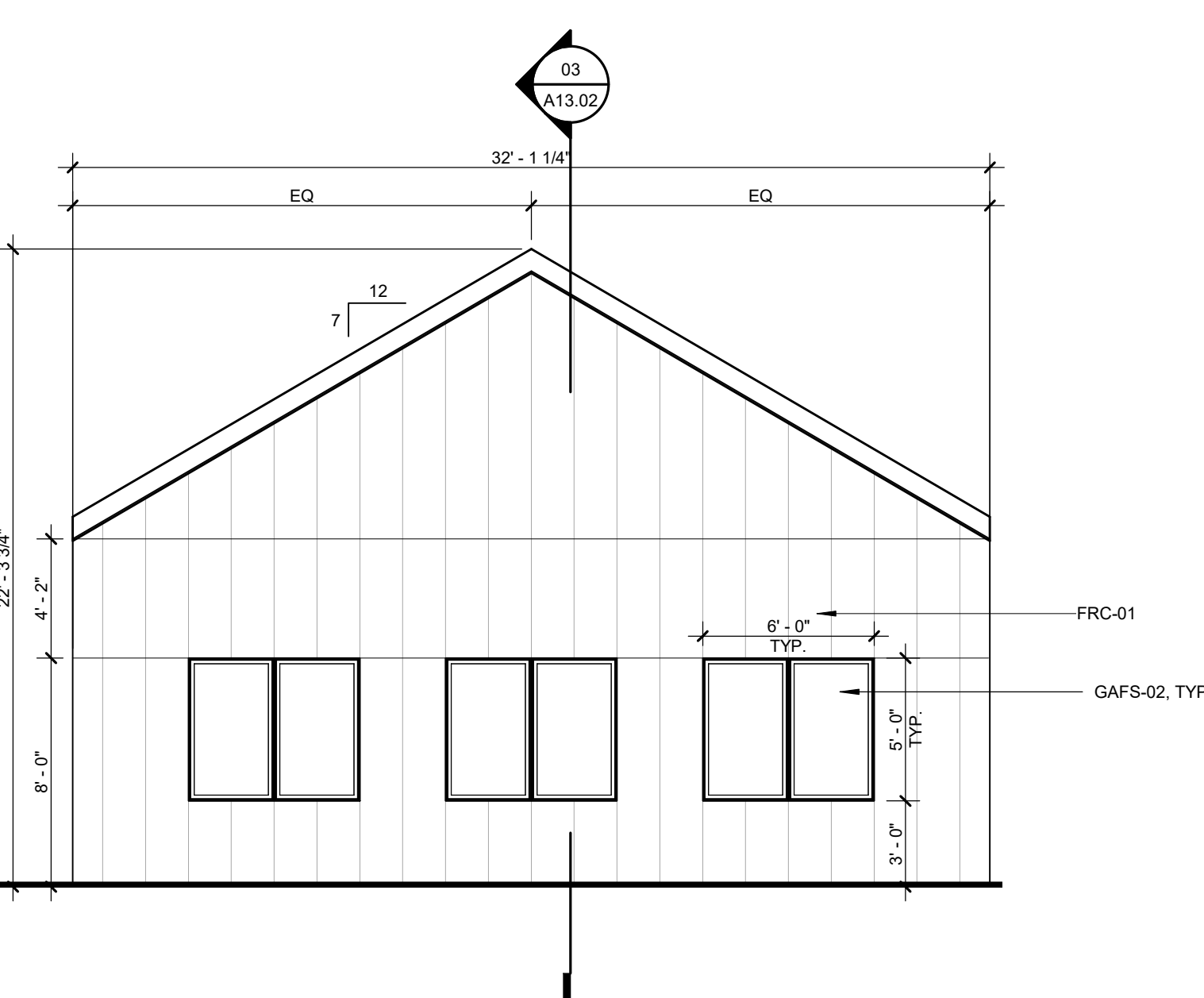
04 FITNESS CENTER - WEST ELEVATION  
3/16" = 1'-0"



03 FITNESS CENTER - OVERALL N/S BUILDING SECTION  
3/16" = 1'-0"



02 FITNESS CENTER - SOUTH ELEVATION  
3/16" = 1'-0"



01 FITNESS CENTER - NORTH ELEVATION  
3/16" = 1'-0"

#### MATERIAL LEGEND

##### ARCHITECTURAL EXPOSED STRUCTURAL STEEL

AESS-01 EXPOSED STRUCTURAL STEEL  
FINISH: HIGH PERFORMANCE COATING FOR STEEL  
COLOR: TBD

##### ARCHITECTURAL METAL FINISH

AMF-01 - GRAPHITE GRAY  
AMF-02 - ZINC  
AMF-03 - STAINLESS STEEL

##### EXTERIOR INSULATING SYSTEM - EIFS

EIFS-01 EXTERIOR INSULATING FINISH SYSTEM  
COLOR: TBD  
TEXTURE: TBD

##### DIRECT-APPLIED EXTERIOR FINISHING SYSTEM - DEFS SOFFITS

DEFS-01 EXTERIOR FINISH SYSTEM FOR SOFFITS  
COLOR: TBD  
TEXTURE: TBD

##### EXTERIOR GLAZING - GL

GL-01 INSULATED COATED GLASS - VISION  
1" INSULATED / LOW-E VISION GLASS  
BASIS OF DESIGN: VIRACON VYE 1-54  
LOCATION: GUESTROOM TOWER

GL-02 INSULATED COATED GLASS - VISION  
1" INSULATED / LOW-E ULTRA CLEAR VISION GLASS  
BASIS OF DESIGN: VIRACON VE1-8S (CLEAR GLASS)  
LOCATION: PODIUM

GL-03 INSULATED / LAMINATED / TEMPERED COATED GLASS  
OVERALL THICKNESS: 1-1/2" NOMINAL  
OUTBOARD LITE: 1/2" OUTBOARD LITE  
INTERLAYER: 600' CLEAR PVS  
OUTBOARD LITE: CLEAR HS: 1/4" THICK GLASS  
AIR SPACE: 1/2" BLACK FINISH SPACER; BLACK SEALANT  
INBOARD LITE: CLEAR HS: 1/4" THICK GLASS  
INBOARD CERAMIC FRIT: DARK GREY DOT FRIT 50% COVERAGE  
INBOARD LITE: CLEAR HS: 1/2" THICK GLASS  
BASIS OF DESIGN MANUFACTURER AND PRODUCT: VIRACON VE13-2M

##### FIBER CEMENT PANELS

FRC-01 FITNESS BUILDING FACADE  
BASIS OF DESIGN: NICHIA  
FORMAT: WALL PANEL  
TEXTURE: WOOD SERIES; VINTAGEWOOD  
FINISH COLOR: TBD

##### METAL PANELS

MP-01 EVENT SPACE FACADE  
FIELD FABRICATED STANDING SEAM METAL PANEL  
FINISH: AMF-02

##### GLAZED ALUMINUM FRAMING SYSTEMS - GAFS

GAFS-01 PODIUM PUNCHED WINDOW SYSTEM  
NOTES: 8" FRAME WITH 4-SIDED CAPTURE  
BASIS OF DESIGN: KAWNEER 1600 WALL SYSTEM  
FINISH: TBD

GAFS-02 FITNESS CENTER WINDOW SYSTEM  
BASIS OF DESIGN: PELLA - ARCHITECT SERIES;  
CONTEMPORARY  
FINISH COLOR: TBD

GAFS-03 EVENT SPACE CURTAIN WALL SYSTEM  
NOTES: 7-1/2" FRAME WITH 4-SIDED CAPTURE  
BASIS OF DESIGN: KAWNEER 1600 WALL SYSTEM  
FINISH: TBD

GAFS-04 EVENT SPACE SKYLIGHT SYSTEM  
BASIS OF DESIGN: KAWNEER 2000 SKYLIGHT (SSG)  
FINISH: TBD

##### PORTLAND CEMENT PLASTER

PCP-01 FITNESS EXTERIOR WALLS  
BASIS OF DESIGN: TBD  
FINISH: TBD

##### ROOF SYSTEMS

ROOF TYPE - 01  
FIELD FABRICATED STANDING SEAM METAL ROOF  
FINISH: AMF-02

ROOF TYPE - 02  
SINGLE PLY ROOF: PVC; COLOR: GRAY

##### TRAFFIC COATING

TAC-01 TRAFFIC COATING  
LOCATION: FACADES  
COLOR: TBD

TAC-02 TRAFFIC COATING  
LOCATION: BALCONY SOFFITS + FASCIA  
COLOR: TBD

PC-01 PEDESTRIAN COATING  
LOCATION: BALCONIES  
COLOR: TBD

##### WOOD - WD

WD-01 WOOD SOFFIT  
SPECIES: CLEAR GRAIN WESTERN RED CEDAR  
TONGUE & GROOVE: 1" x 6" RANDOM LENGTHS

# HKS

**OWNER**  
WHITE LODGING SERVICES CORPORATION  
701 EAST BIRD AVE.  
MERRILLVILLE, IN 46410

**ARCHITECT**  
HKS, INC.  
350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201

**INTERIOR DESIGNER**  
FLICK+KIRBY  
10440 N. CENTRAL EXPY, NO 1210  
DALLAS, TX 75231

**STRUCTURAL ENGINEERS**  
THORNTON TOMASETTI  
8750 NORTH CENTRAL EXPRESSWAY, SUITE 700  
DALLAS, TX 75231

**MEPF ENGINEERS**  
BLUM CONSULTING ENGINEERS  
8144 WALNUT HILL LANE  
DALLAS, TX 75231

**CIVIL ENGINEER**  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TX 78213

**FOOD SERVICE EQUIPMENT**  
NEXT STEP DESIGN  
350 S. NORTHWEST HIGHWAY, SUITE 300  
PARK RIDGE, IL 60066

**LIGHTING CONSULTANT**  
GRANVILLE MCANEAR LIGHTING DESIGN, LLC  
3845 AINSWORTH DRIVE  
DALLAS, TX 75229

**LANDSCAPE**  
TALLEY ASSOCIATES  
1925 SAN JACINTO, SUITE 400  
DALLAS, TX 75201

**TECHNOLOGY CONSULTANT**  
NETWORK TECHNOLOGY, INC  
303 SOUTH PERRY STREET  
LAWRENCEVILLE, GA 30045

**VERTICAL TRANSPORTATION**  
LERCH BATES  
2001 BRYAN STREET, SUITE 1930  
DALLAS, TX 75201

**LIFE SAFETY ENGINEER**  
JENSEN HUGHES  
2301 W. PLANO PARKWAY, SUITE 210  
PLANO, TX 75075

**AUTOGRAPH<sup>®</sup> COLLECTION<sup>®</sup> HOTELS**  
SAN ANTONIO, TX

**INTERIM REVIEW ONLY**  
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.  
Architect: XXXXXX  
Arch. Reg. No.: XXXXX  
Date: XXXXXXXXXX

**KEY PLAN**

REVISION  
NO. DESCRIPTION DATE

HKS PROJECT NUMBER

**23383.000**

DATE

**10/15/21**

ISSUE

**50% CONSTRUCTION**

**DOCUMENTS**

SHEET TITLE

**FITNESS CENTER -**

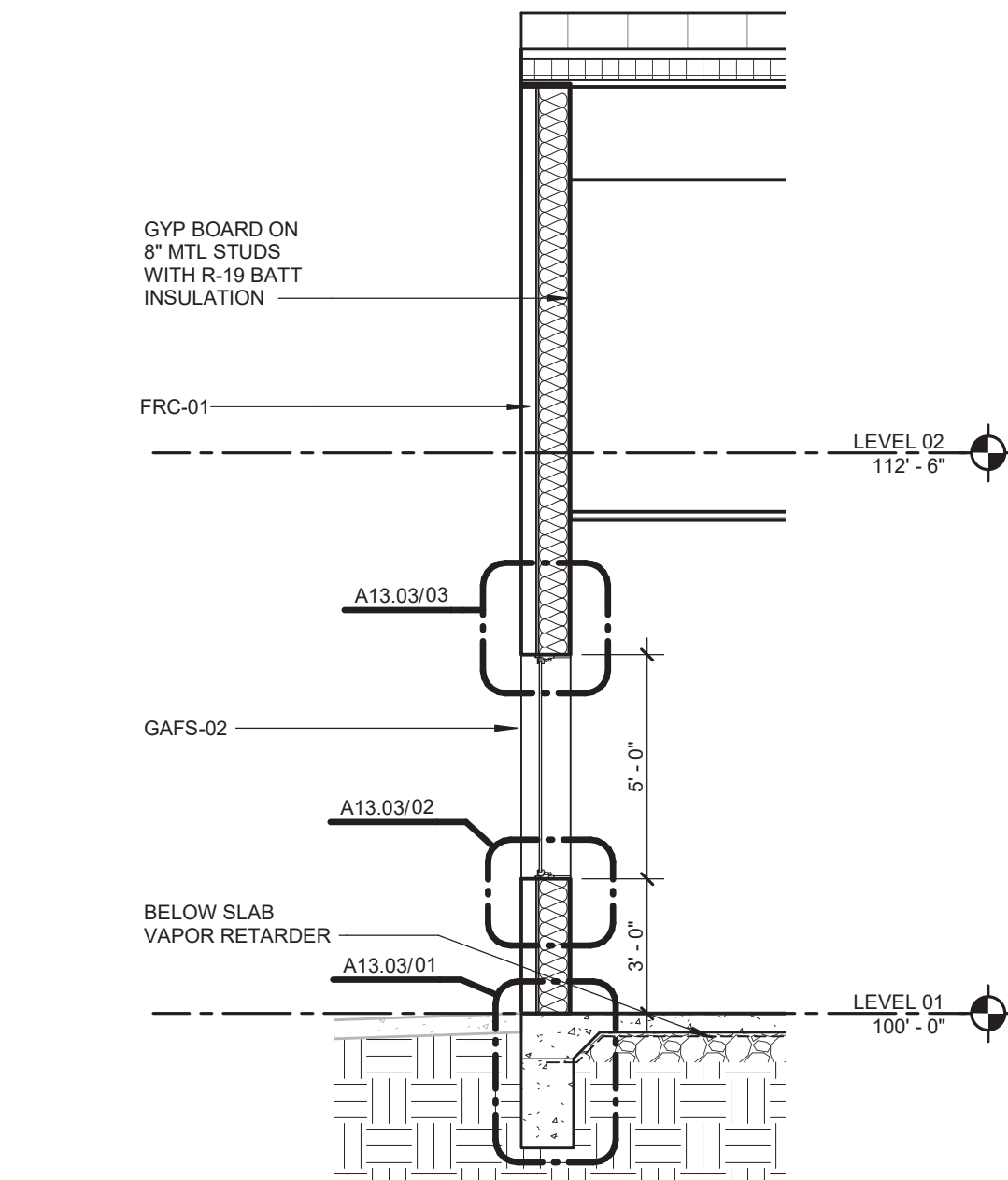
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**ELEVATIONS AND**

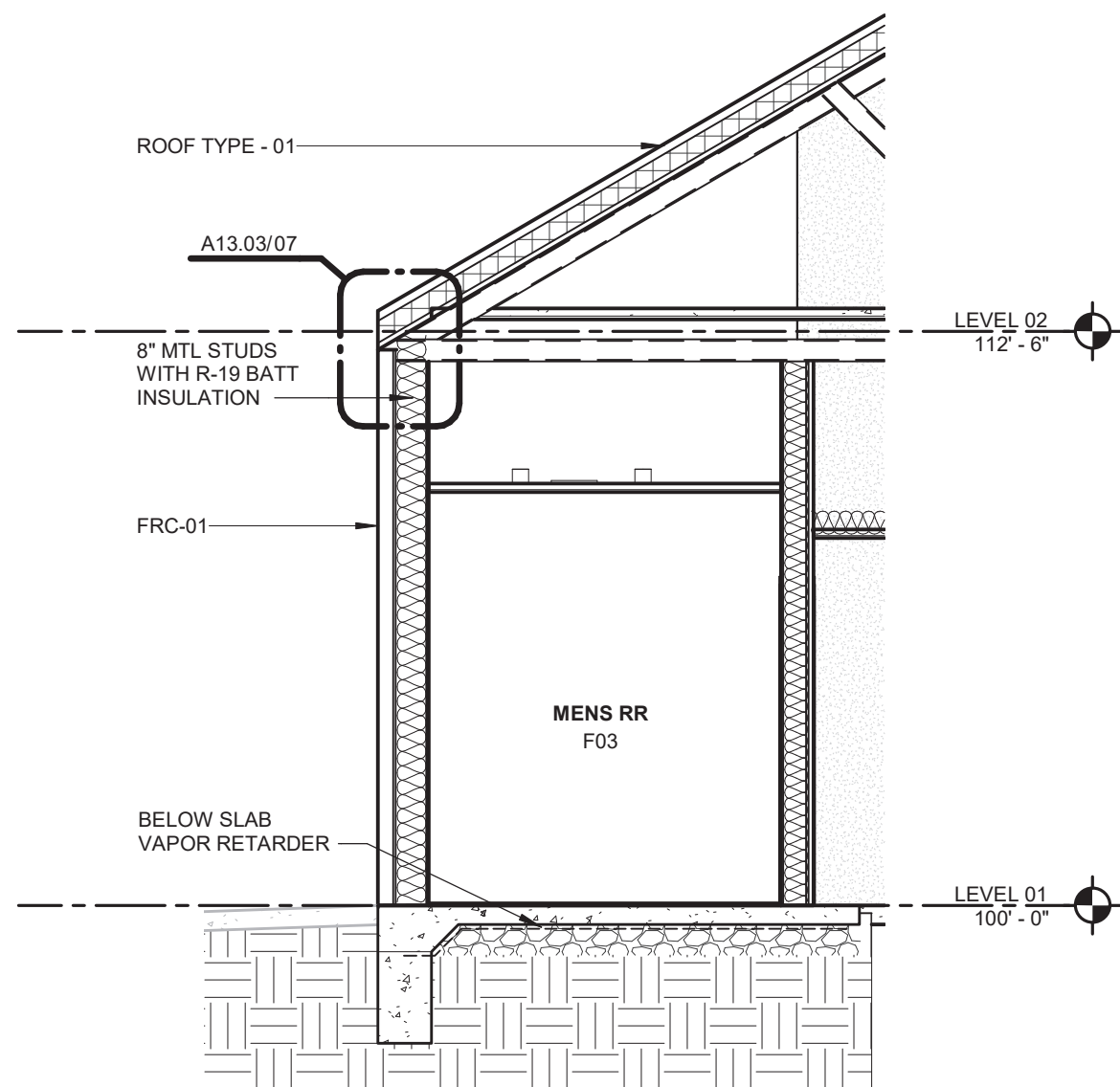
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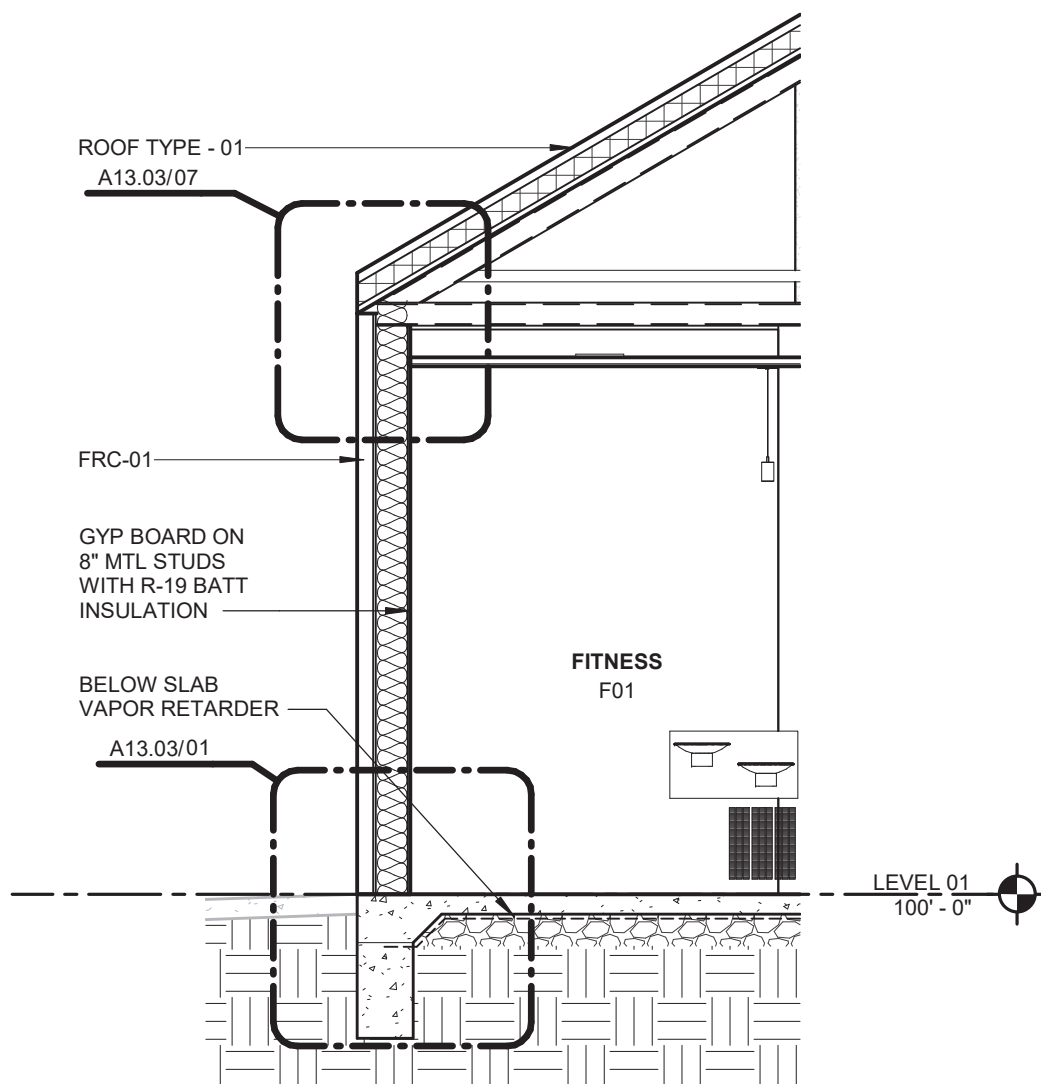
**A13.01**



03 FITNESS CENTER WEST SECTION AT PUNCHED WINDOWS  
1/4" = 1'-0"



02 FITNESS CENTER NORTH SECTION AT RESTROOM VESTIBULE  
1/4" = 1'-0"



01 FITNESS CENTER NORTH SECTION  
1/4" = 1'-0"

MATERIAL LEGEND

ARCHITECTURAL EXPOSED STRUCTURAL STEEL

AESS-01 EXPOSED STRUCTURAL STEEL  
FINISH: HIGH PERFORMANCE COATING FOR STEEL  
COLOR: TBD

ARCHITECTURAL METAL FINISH

AMF-01 - GRAPHITE GRAY  
AMF-02 - ZINC  
AMF-03 - STAINLESS STEEL

EXTERIOR INSULATING SYSTEM - EIFS

EIFS-01 EXTERIOR INSULATING FINISH SYSTEM  
COLOR: TBD  
TEXTURE: TBD

DIRECT-APPLIED EXTERIOR FINISHING SYSTEM - DEFS SOFFITS

DEFS-01 EXTERIOR FINISH SYSTEM FOR SOFFITS  
COLOR: TBD  
TEXTURE: TBD

EXTERIOR GLAZING - GL

GL-01 INSULATED COATED GLASS - VISION  
1" INSULATED / LOW-E VISION GLASS  
BASIS OF DESIGN: VIRACON VRE 1-54  
LOCATION: GUESTROOM TOWER

GL-02 INSULATED COATED GLASS - VISION  
1" INSULATED / LOW-E ULTRA CLEAR VISION GLASS  
BASIS OF DESIGN: VIRACON VE1-95 [CLEAR GLASS]  
LOCATION: PODIUM

GL-03 INSULATED / LAMINATED / TEMPERED COATED GLASS  
OVERALL THICKNESS: 1-1/2" NOMINAL  
OUTBOARD LITE: 1/2" OUTBOARD LITE  
INTERLAYER: .060" CLEAR PVB  
OUTBOARD LITE: CLEAR HS; 1/4" THICK GLASS  
AIR SPACE: 1/2" BLACK FINISH SPACER; BLACK SEALANT  
INBOARD LITE: CLEAR HS; 1/4" THICK GLASS  
INBOARD CERAMIC FRIT: DARK GREY DOT FRIT 50% COVERAGE  
INBOARD LITE: CLEAR HS; 1/4" THICK GLASS  
BASIS OF DESIGN MANUFACTURER AND PRODUCT: VIRACON VE13-2M

FIBER CEMENT PANELS

FRC-01 FITNESS BUILDING FACADE  
BASIS OF DESIGN: NICHHA  
FORMAT: WALL PANEL  
TEXTURE: WOOD SERIES; VINTAGEWOOD  
FINISH COLOR: TBD

METAL PANELS

MP-01 EVENT SPACE FACADE  
FIELD FABRICATED STANDING SEAM METAL PANEL  
FINISH: AMF-02

GLAZED ALUMINUM FRAMING SYSTEMS - GAFS

GAFS-01 PODIUM PUNCHED WINDOW SYSTEM  
NOTES: 8" FRAME WITH 4-SIDED CAPTURE  
BASIS OF DESIGN: KAWNEER 1600 WALL SYSTEM  
FINISH: TBD

GAFS-02 FITNESS CENTER WINDOW SYSTEM  
BASIS OF DESIGN: PELLA - ARCHITECT SERIES;  
CONTEMPORARY  
FINISH COLOR: TBD

GAFS-03 EVENT SPACE CURTAIN WALL SYSTEM  
NOTES: 7-1/2" FRAME WITH 4-SIDED CAPTURE  
BASIS OF DESIGN: KAWNEER 1600 WALL SYSTEM  
FINISH: TBD

GAFS-04 EVENT SPACE SKYLIGHT SYSTEM  
BASIS OF DESIGN: KAWNEER 2000 SKYLIGHT [SSQ]  
FINISH: TBD

PORTLAND CEMENT PLASTER

PCP-01 FITNESS EXTERIOR WALLS  
BASIS OF DESIGN: TBD  
FINISH: TBD

ROOF SYSTEMS

ROOF TYPE - 01  
FIELD FABRICATED STANDING SEAM METAL ROOF  
FINISH: AMF-02

ROOF TYPE - 02  
SINGLE PLY ROOF: PVC; COLOR GRAY

TRAFFIC COATING

TAC-01 TRAFFIC COATING  
LOCATION: FACADES  
COLOR: TBD

TAC-02 TRAFFIC COATING  
LOCATION: BALCONY SOFFITS + FASCIA  
COLOR: TBD

PC-01 PEDESTRIAN COATING  
LOCATION: BALCONIES  
COLOR: TBD

WOOD - WD

WD-01 WOOD SOFFIT  
SPECIES: CLEAR GRAIN WESTERN RED CEDAR  
TONGUE & GROOVE 1" x 6" RANDOM LENGTHS

HKS

OWNER  
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INTERIOR DESIGNER  
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DALLAS, TX 75231

STRUCTURAL ENGINEERS  
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8750 NORTH CENTRAL EXPRESSWAY, SUITE 700  
DALLAS, TX 75231

MEPF ENGINEERS  
BLUM CONSULTING ENGINEERS  
8144 WALNUT HILL LANE  
DALLAS, TX 75231

CIVIL ENGINEER  
PAPE-DAWSON ENGINEERS, INC.  
2000 HW LOOP 410  
SAN ANTONIO, TX 78213

FOOD SERVICE EQUIPMENT  
NEXT STEP DESIGN  
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LIGHTING CONSULTANT  
GRANVILLE MCANEAR LIGHTING DESIGN, LLC  
3848 AINSWORTH DRIVE  
DALLAS, TX 75229

LANDSCAPE  
TALLEY ASSOCIATES  
1925 SAN JACINTO, SUITE 400  
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303 SOUTH PERRY STREET  
LAWRENCEVILLE, GA 30045

VERTICAL TRANSPORTATION  
LERCH BATES  
2001 BRYAN STREET, SUITE 1930  
DALLAS, TX 75201

LIFE SAFETY ENGINEER  
JENSEN HUGHES  
2301 W. PLANO PARKWAY, SUITE 210  
PLANO, TX 75075

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COLLECTION  
HOTELS  
SAN ANTONIO, TX

INTERIM REVIEW ONLY

These documents are incomplete, and  
are released for interim review only and  
are not intended for regulatory approval,  
permit, or construction purposes.

Architect: XXXXXX  
Arch. Reg. No.: XXXXX  
Date: XXXXX/XXXX/XXXX

KEY PLAN

REVISION  
NO. DESCRIPTION DATE

HKS PROJECT NUMBER

23383.000

DATE

10/15/21

ISSUE

50% CONSTRUCTION

DOCUMENTS

SHEET TITLE

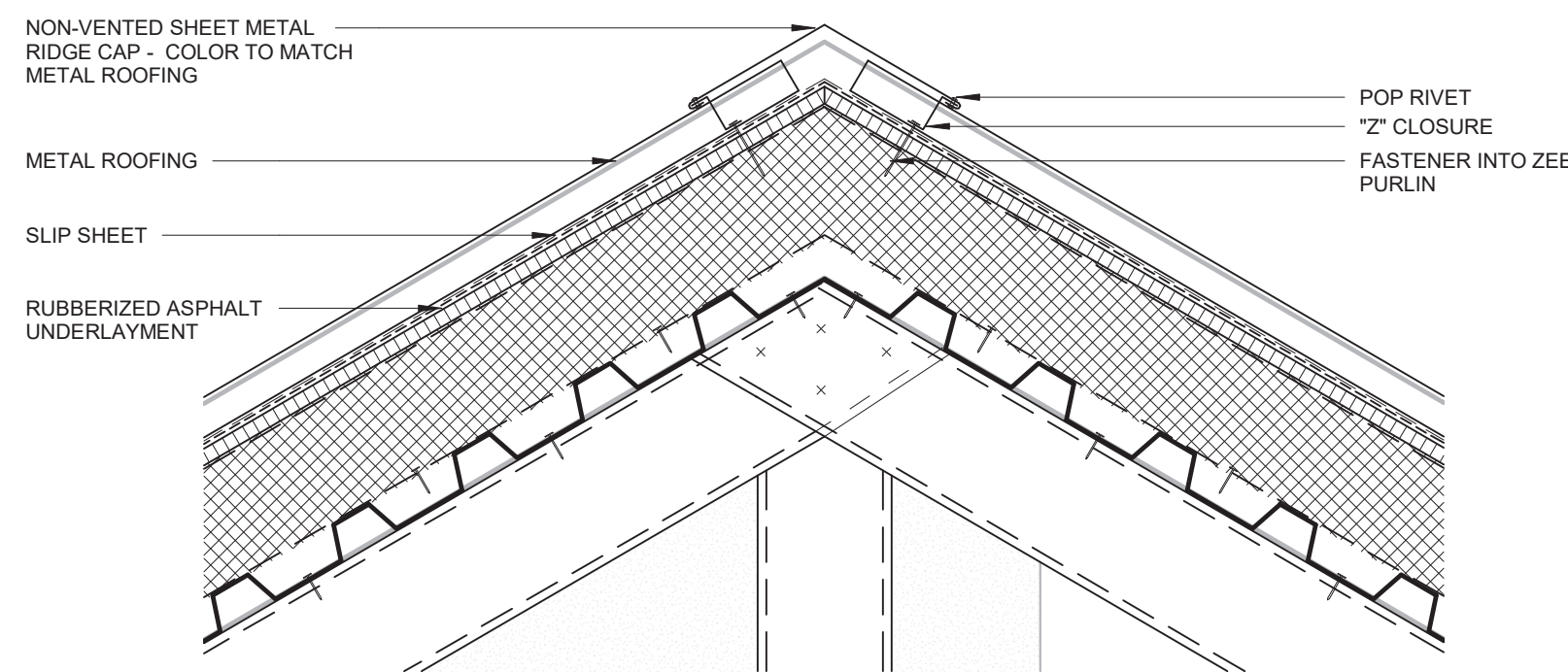
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WALL SECTIONS

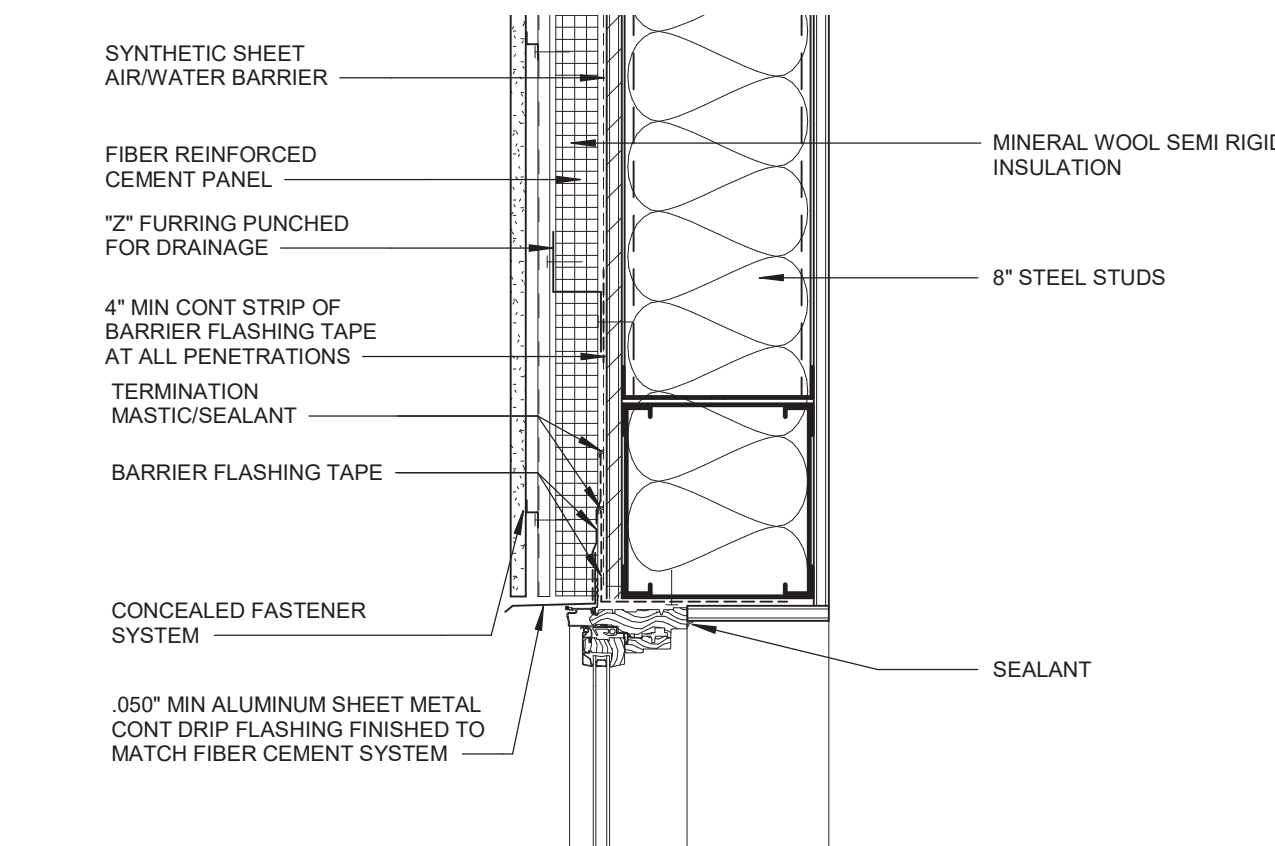
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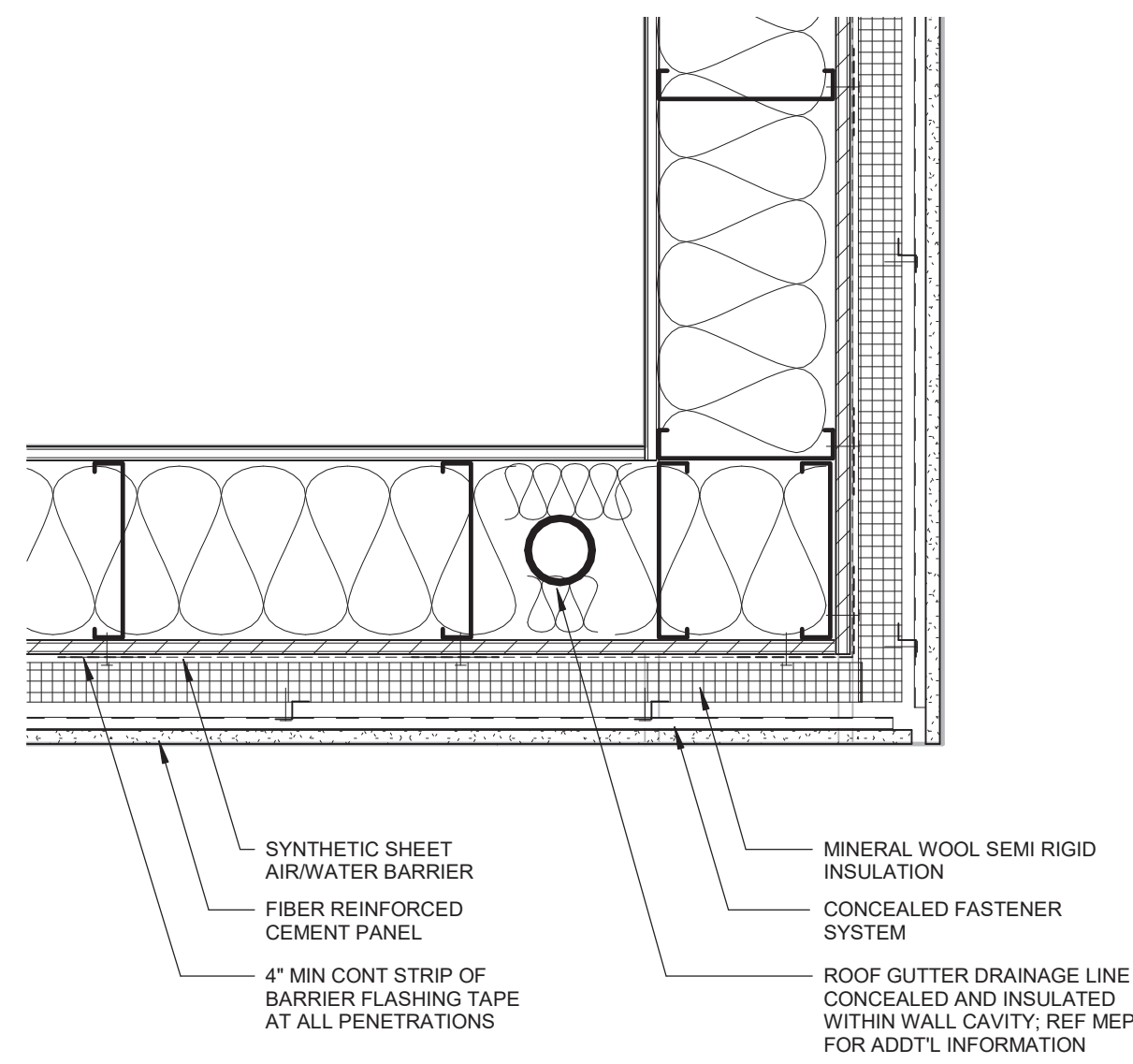




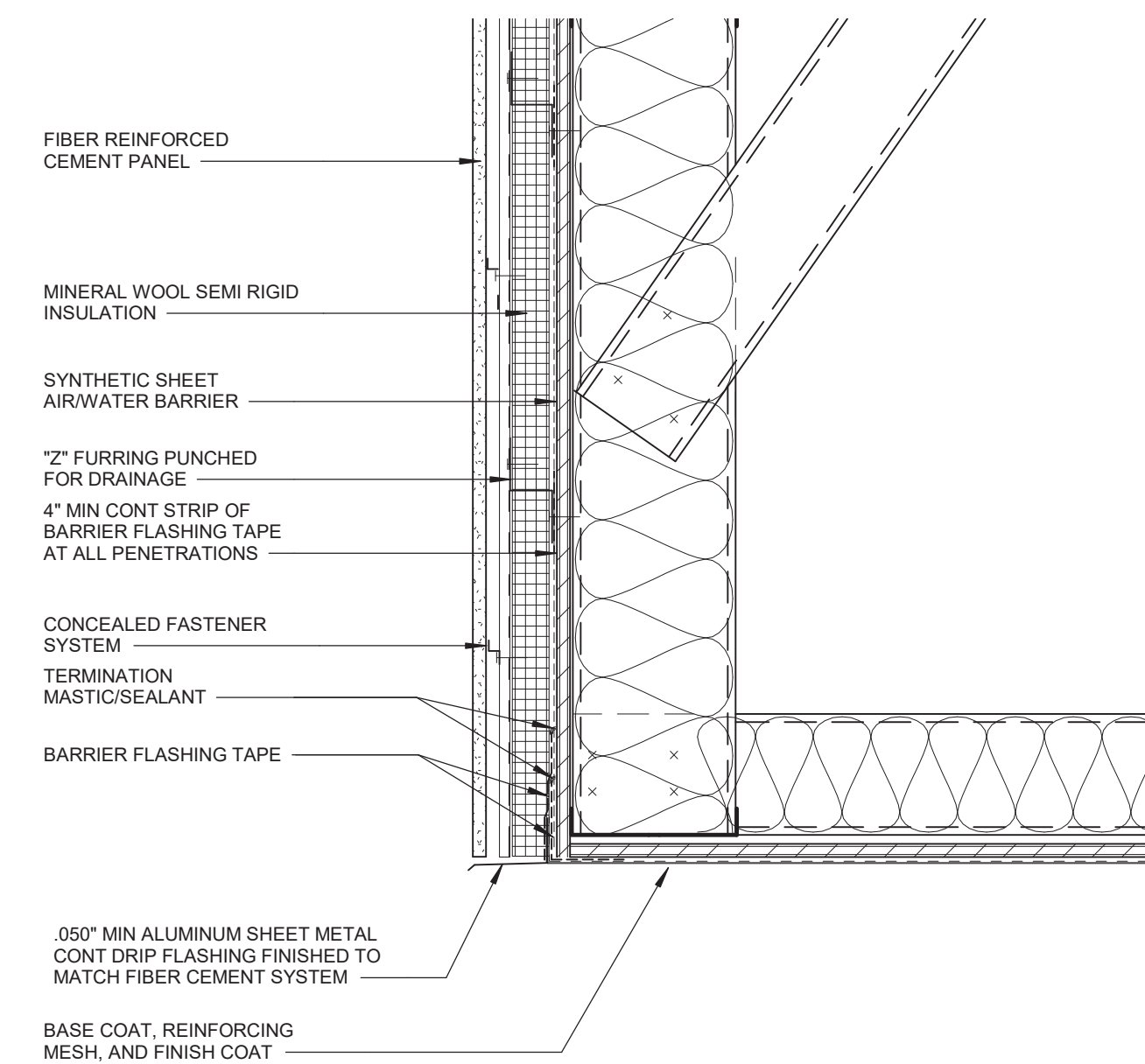
06 FITNESS CENTER - ROOF DETAIL  
1 1/2" = 1'-0"



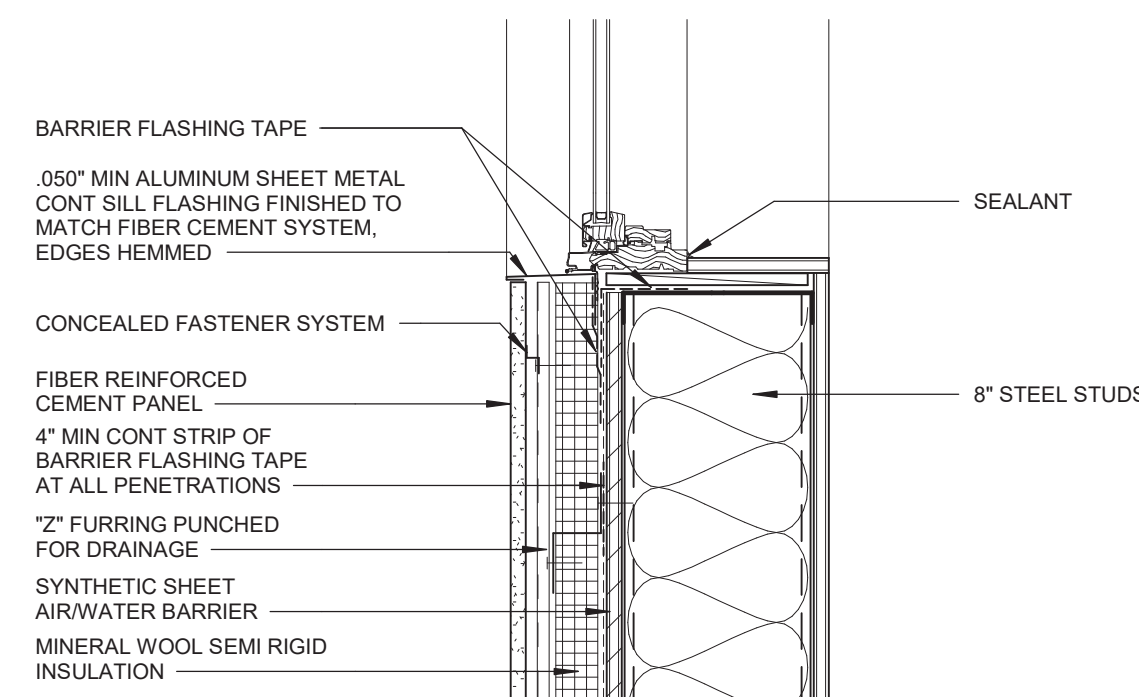
03 FITNESS CENTER WINDOW HEADER SECTION DETAIL  
1 1/2" = 1'-0"



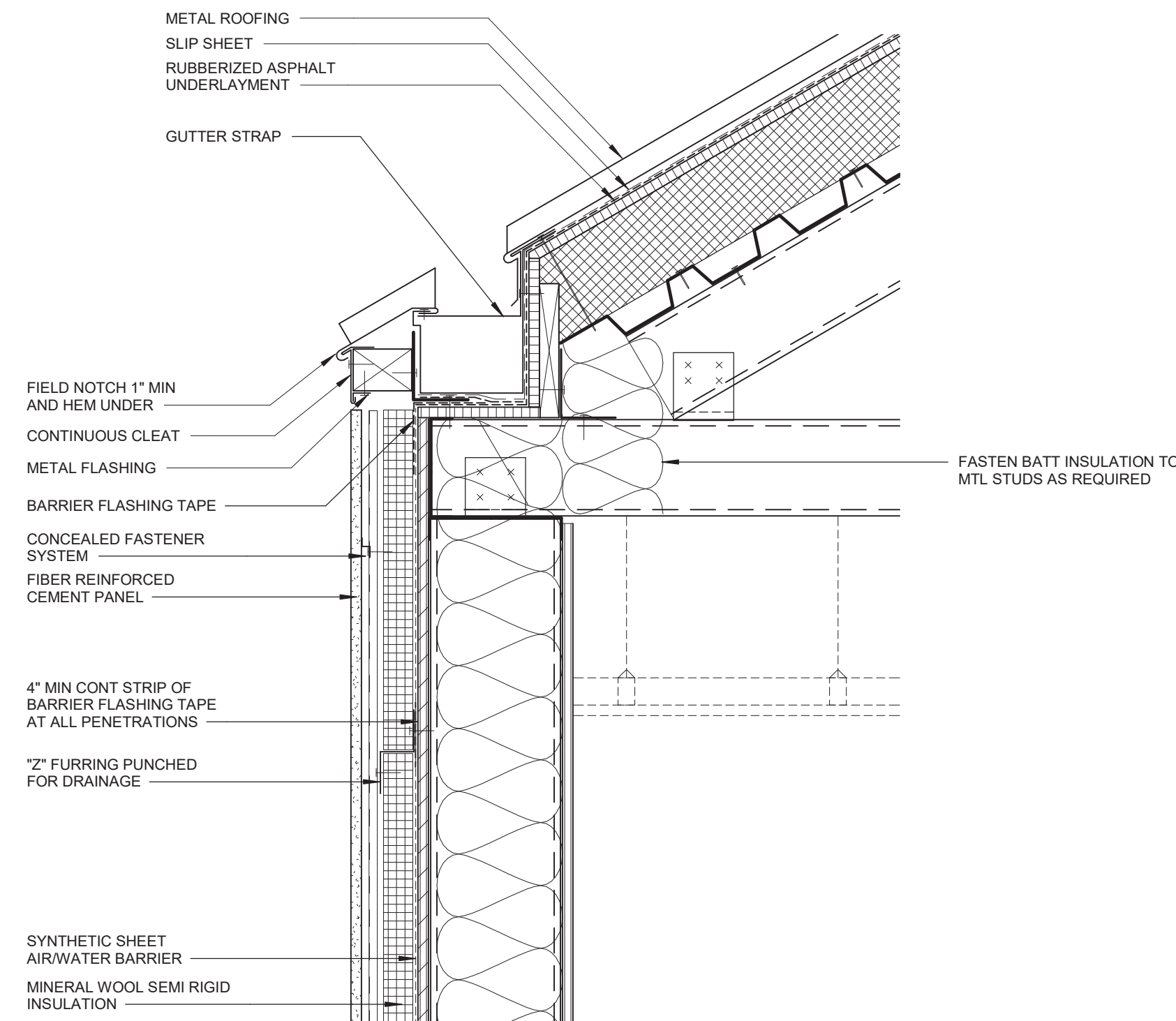
08 FITNESS CENTER PLAN DETAIL AT FIBER CEMENT OUTSIDE CORNER  
1 1/2" = 1'-0"



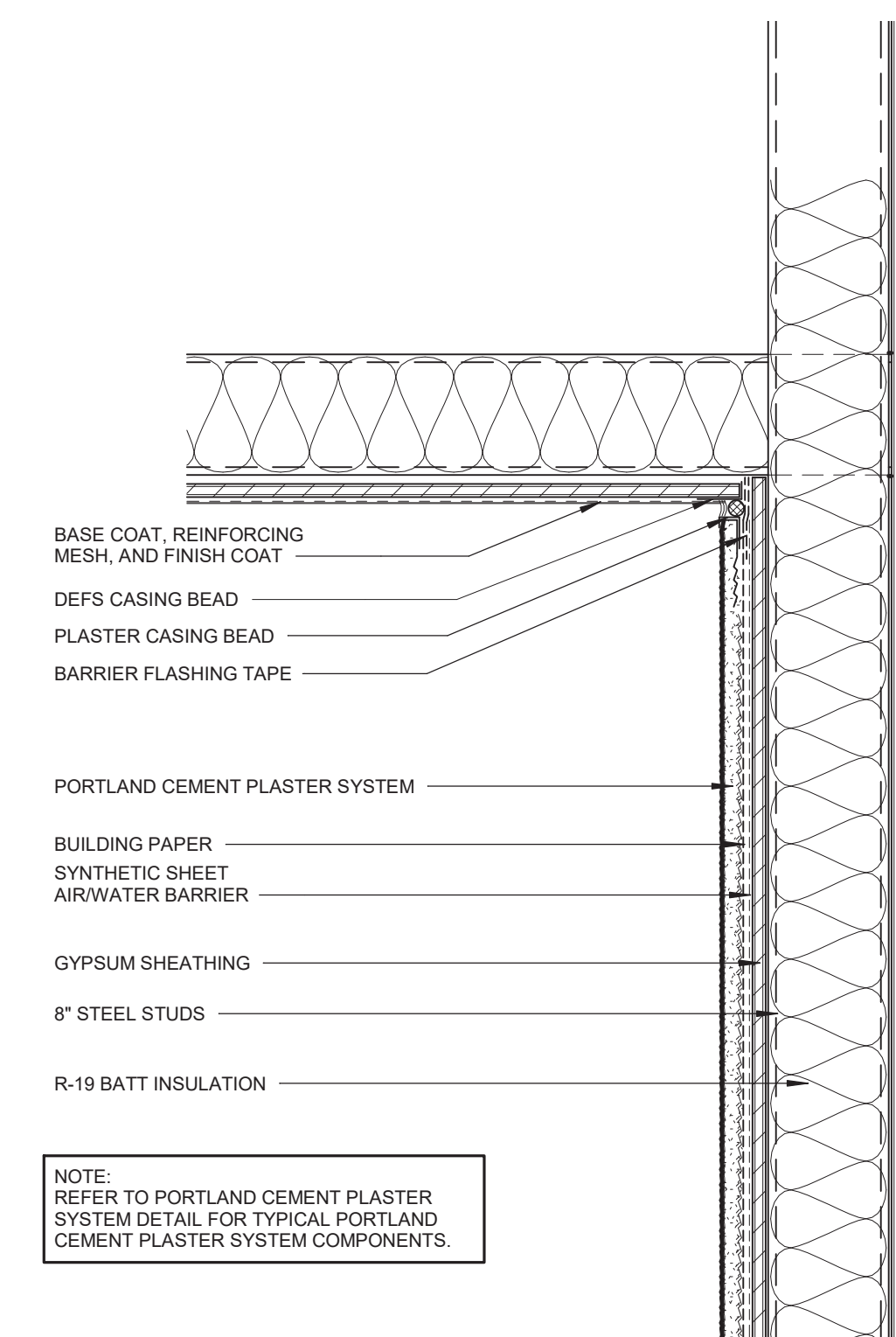
05 FITNESS CENTER FIBER CEMENT AND DEFS SOFFIT SECTION DETAIL  
1 1/2" = 1'-0"



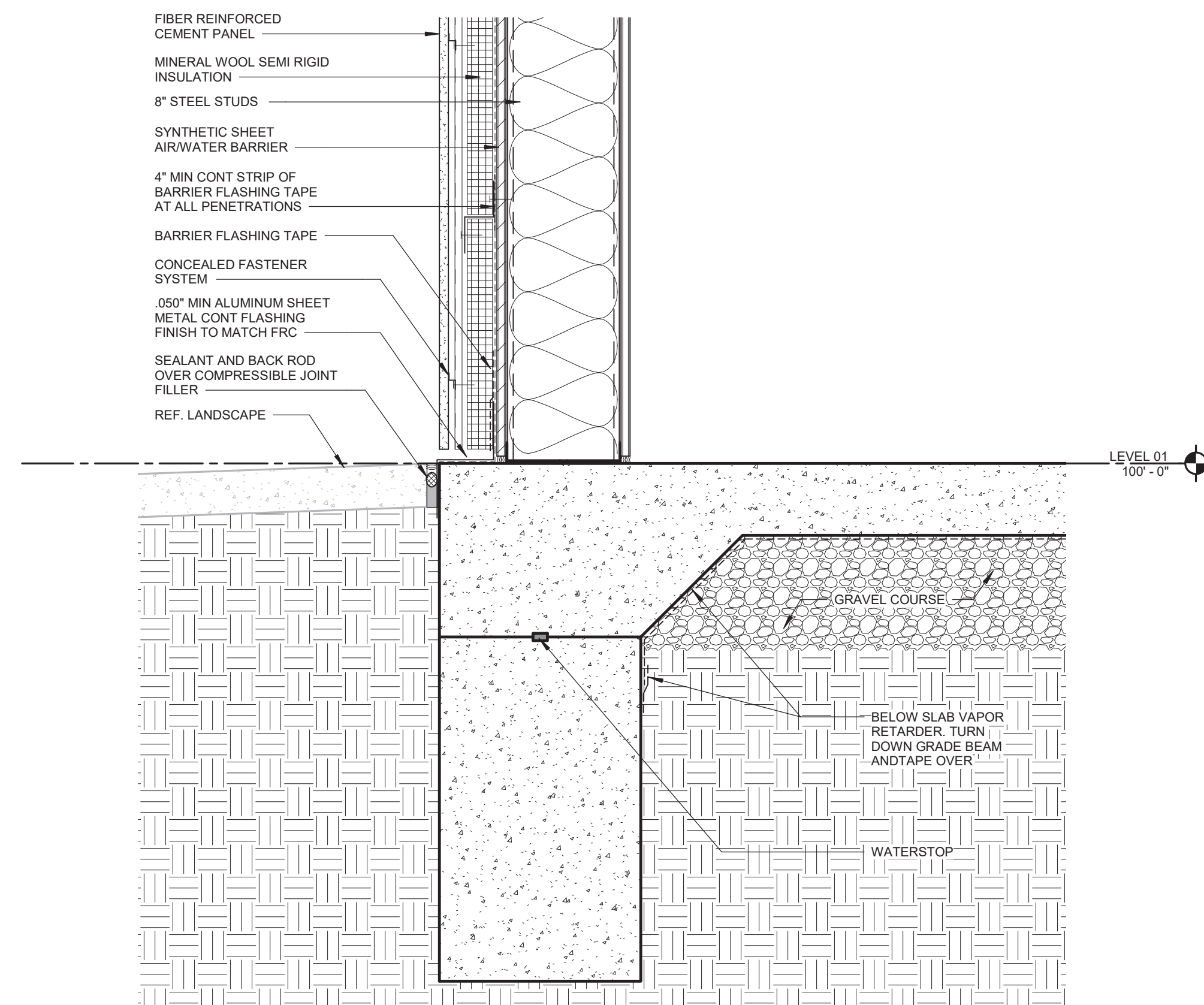
02 FITNESS CENTER WINDOW SILL SECTION DETAIL  
1 1/2" = 1'-0"



07 FITNESS CENTER ROOF GUTTER SECTION DETAIL  
1 1/2" = 1'-0"



04 FITNESS CENTER DEFS SOFFIT AND CEMENT PLASTER HEADER DETAIL  
1 1/2" = 1'-0"



01 FITNESS CENTER PERIMETER FOUNDATION BELOW GRADE SYSTEM AT GRADE BEAM  
1 1/2" = 1'-0"





MATERIAL LEGEND

ARCHITECTURAL EXPOSED STRUCTURAL STEEL

AESS-01 EXPOSED STRUCTURAL STEEL  
FINISH: HIGH PERFORMANCE COATING FOR STEEL  
COLOR: TBD

ARCHITECTURAL METAL FINISH

AMF-01 - GRAPHITE GRAY  
AMF-02 - ZINC  
AMF-03 - STAINLESS STEEL

EXTERIOR INSULATING SYSTEM - EIFS

EIFS-01 EXTERIOR INSULATING FINISH SYSTEM  
COLOR: TBD  
TEXTURE: TBD

DIRECT APPLIED EXTERIOR FINISHING SYSTEM - DEFS SOFFITS

DEFS-01 EXTERIOR FINISH SYSTEM FOR SOFFITS  
COLOR: TBD  
TEXTURE: TBD

EXTERIOR GLAZING - GL

GL-01 INSULATED COATED GLASS - VISION  
1" INSULATED / LOW-E VISION GLASS  
BASIS OF DESIGN: VIRACON VIE 1-54  
LOCATION: GUESTROOM TOWER

GL-02 INSULATED COATED GLASS - VISION  
1" INSULATED / LOW-E VISION GLASS  
BASIS OF DESIGN: VIRACON VIE 1-55 (CLEAR GLASS)  
LOCATION: PODIUM

GL-03 INSULATED / LAMINATED / TEMPERED COATED GLASS  
OVERALL THICKNESS: 1-1/2" NOMINAL  
OUTBOARD LITE: 1/2" OUTBOARD LITE  
INTERLAYER: 160" CLEAR PVB  
OUTBOARD LITE: CLEAR HS: 1/4" THICK GLASS  
AIR SPACE: 1/2" BLACK FINISH SPACER, BLACK SEALANT  
INBOARD LITE: CLEAR HS: 1/4" THICK GLASS  
INBOARD CERAMIC FRIT: DARK GREY DOT FRIT 50% COVERAGE  
INBOARD LITE: CLEAR HS: 3/4" THICK GLASS  
BASIS OF DESIGN MANUFACTURER AND PRODUCT: VIRACON VE13-2M

FIBER CEMENT PANELS

FRC-01 FITNESS BUILDING FACADE  
BASIS OF DESIGN: NICHRH  
FORMAT: WALL PANEL  
TEXTURE: WOOD-SERIES; VINTAGEWOOD  
FINISH COLOR: TBD

METAL PANELS

MP-01 EVENT SPACE FACADE  
FIELD FABRICATED STANDING SEAM METAL PANEL  
FINISH: AMF-02

GLAZED ALUMINUM FRAMING SYSTEMS - GAFS

GAFS-01 PODIUM PUNCHED WINDOW SYSTEM  
NOTES: 8" FRAME WITH 4-SIDED CAPTURE  
BASIS OF DESIGN: KAWNEER 1600 WALL SYSTEM  
FINISH: TBD

GAFS-02 FITNESS CENTER WINDOW SYSTEM  
BASIS OF DESIGN: PELLA - ARCHITECT SERIES;  
CONTEMPORARY  
FINISH COLOR: TBD

GAFS-03 EVENT SPACE CURTAIN WALL SYSTEM  
NOTES: 7-1/2" FRAME WITH 4-SIDED CAPTURE  
BASIS OF DESIGN: KAWNEER 1600 WALL SYSTEM  
FINISH: TBD

GAFS-04 EVENT SPACE SKYLIGHT SYSTEM  
BASIS OF DESIGN: KAWNEER 2000 SKYLIGHT (SSG)  
FINISH: TBD

ROOF SYSTEMS

ROOF TYPE - 01  
FIELD FABRICATED STANDING SEAM METAL ROOF  
FINISH: AMF-02

ROOF TYPE - 02  
SINGLE PLY ROOF; PVC; COLOR GRAY

TRAFFIC COATING

TAC-01 TRAFFIC COATING  
LOCATION: FACADES  
COLOR: TBD

TAC-02 TRAFFIC COATING  
LOCATION: BALCONY SOFFITS + FASCIA  
COLOR: TBD

PC-01 PEDESTRIAN COATING  
LOCATION: BALCONIES  
COLOR: TBD

WOOD - WD

WD-01 WOOD SOFFIT  
SPECIES: CLEAR GRAIN WESTERN RED CEDAR  
TONGUE & GROOVE 1" x 6" RANDOM LENGTHS

02 OVERALL BUILDING ELEVATION - EAST  
1/16" = 1'-0"

01 OVERALL BUILDING ELEVATION - NORTH  
1/16" = 1'-0"



MATERIAL LEGEND

ARCHITECTURAL EXPOSED STRUCTURAL STEEL

AESS-01 EXPOSED STRUCTURAL STEEL  
FINISH: HIGH PERFORMANCE COATING FOR STEEL  
COLOR: TBD

ARCHITECTURAL METAL FINISH

AMF-01 - GRAPHITE GRAY  
AMF-02 - ZINC  
AMF-03 - STAINLESS STEEL

EXTERIOR INSULATING SYSTEM - EIFS

EIFS-01 EXTERIOR INSULATING FINISH SYSTEM  
COLOR: TBD  
TEXTURE: TBD

DIRECT-APPLIED EXTERIOR FINISHING SYSTEM - DEFS SOFFITS

DEFS-01 EXTERIOR FINISH SYSTEM FOR SOFFITS  
COLOR: TBD  
TEXTURE: TBD

EXTERIOR GLAZING - GL

GL-01 INSULATED COATED GLASS - VISION  
1" INSULATED / LOW-E VISION GLASS  
BASIS OF DESIGN: VIRACON VRE 1-54  
LOCATION: GUESTROOM TOWER

GL-02 INSULATED COATED GLASS - VISION  
1" INSULATED / LOW-E ULTRA CLEAR VISION GLASS  
BASIS OF DESIGN: VIRACON VET-45 (CLEAR GLASS)  
LOCATION: PODIUM

GL-03 INSULATED / LAMINATED / TEMPERED COATED GLASS  
OVERALL THICKNESS: 1-1/2" NOMINAL  
OUTBOARD LITE: 1/2" OUTBOARD LITE  
OUTBOARD LITE: CLEAR HS. 1/4" THICK GLASS  
AIR SPACE: 1/2" BLACK FINISH SPACER; BLACK SEALANT.  
INBOARD LITE: CLEAR HS. 1/4" THICK GLASS  
INBOARD CERAMIC FRIT: DARK GREY DOT FRIT 50% COVERAGE  
INBOARD LITE: CLEAR HS. 1/4" THICK GLASS  
BASIS OF DESIGN MANUFACTURER AND PRODUCT: VIRACON VET-3-20

FIBER CEMENT PANELS

FR-01 FITNESS BUILDING FACADE  
BASIS OF DESIGN: NICHPA  
FORMAT: WALL PANEL  
TEXTURE: WOOD SERIES; VINTAGEWOOD  
FINISH COLOR: TBD

METAL PANELS

MP-01 EVENT SPACE FACADE  
FIELD FABRICATED STANDING SEAM METAL PANEL  
FINISH: AMF-02

GLAZED ALUMINUM FRAMING SYSTEMS - GAFS

GAFS-01 PODIUM PUNCHED WINDOW SYSTEM  
NOTES: 6" FRAME WITH 4-SIDED CAPTURE  
BASIS OF DESIGN: KAWNEER 1600 WALL SYSTEM  
FINISH: TBD

GAFS-02 FITNESS CENTER WINDOW SYSTEM  
BASIS OF DESIGN: PELLA - ARCHITECT SERIES;  
CONTEMPORARY  
FINISH COLOR: TBD

GAFS-03 EVENT SPACE CURTAIN WALL SYSTEM  
NOTES: 1-1/2" FRAME WITH 4-SIDED CAPTURE  
BASIS OF DESIGN: KAWNEER 1600 WALL SYSTEM  
FINISH: TBD

GAFS-04 EVENT SPACE SKYLIGHT SYSTEM  
BASIS OF DESIGN: KAWNEER 2000 SKYLIGHT [SSG]  
FINISH: TBD

ROOF SYSTEMS

ROOF TYPE - 01  
FIELD FABRICATED STANDING SEAM METAL ROOF  
FINISH: AMF-02

ROOF TYPE - 02  
SINGLE PLY ROOF: PVC; COLOR GRAY

TRAFFIC COATING

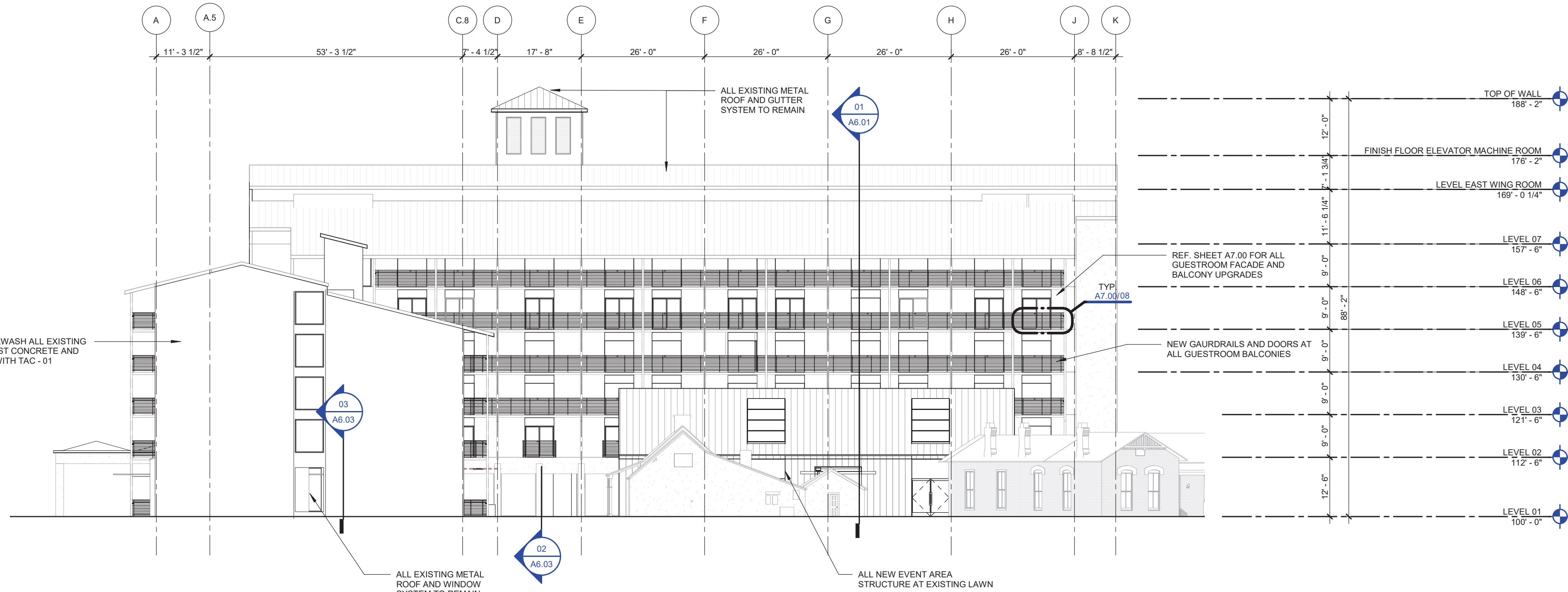
TAC-01 TRAFFIC COATING  
LOCATION: FACADES  
COLOR: TBD

TAC-02 TRAFFIC COATING  
LOCATION: BALCONY SOFFITS + FASCIA  
COLOR: TBD

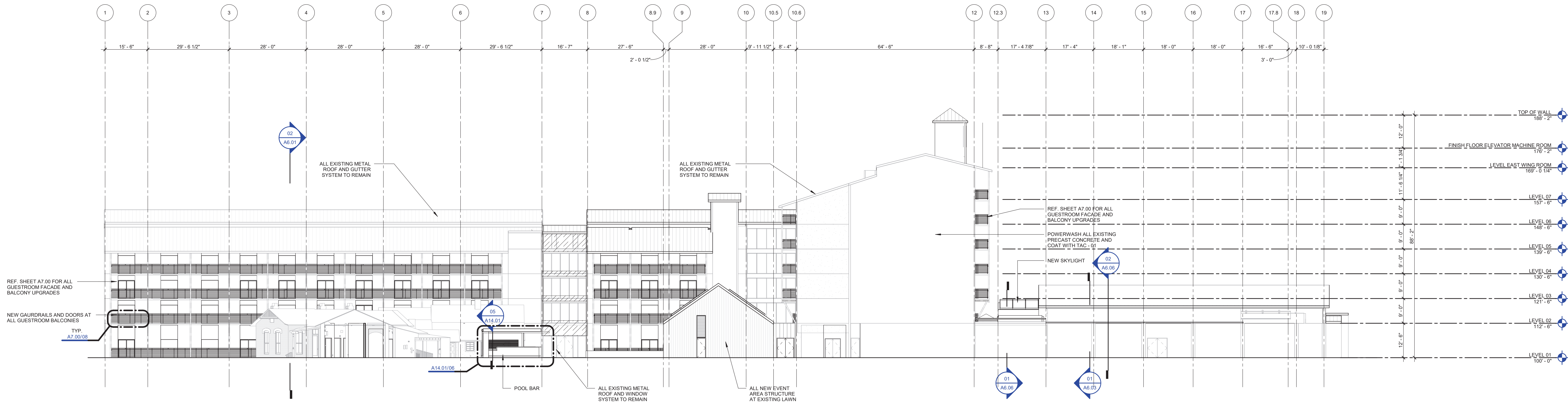
PC-01 PEDESTRIAN COATING  
LOCATION: BALCONIES  
COLOR: TBD

WOOD - WD

WD-01 WOOD SOFFIT  
SPECIES: CLEAR GRAIN WESTERN RED CEDAR  
TONGUE & GROOVE 1" x 6" RANDOM LENGTHS



02 OVERALL BUILDING ELEVATION - WEST  
1/16" = 1'-0"



01 OVERALL BUILDING ELEVATION - SOUTH  
1/16" = 1'-0"



**INTERIM REVIEW ONLY**

### PLAN

DESCRIPTION DATE

PROJECT NUMBER  
0000 000

TE

UE

## 100% CONSTRUCTION DOCUMENTS

POSTER TITLE

POSTER

## LEVATIONS

SHEET NO. \_\_\_\_\_





**INTERIM REVIEW ONLY**

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.

Architect: XXXXXX  
Arch. Reg. No.: XXXX  
Date: XX/XX/XXXX

PLAN

[illegible]

PROJECT NUMBER  
3383.000  
E  
0/15/21  
JE  
9% CONSTRUCTION  
DOCUMENTS  
SHEET TITLE  
SODIUM SECTIONS

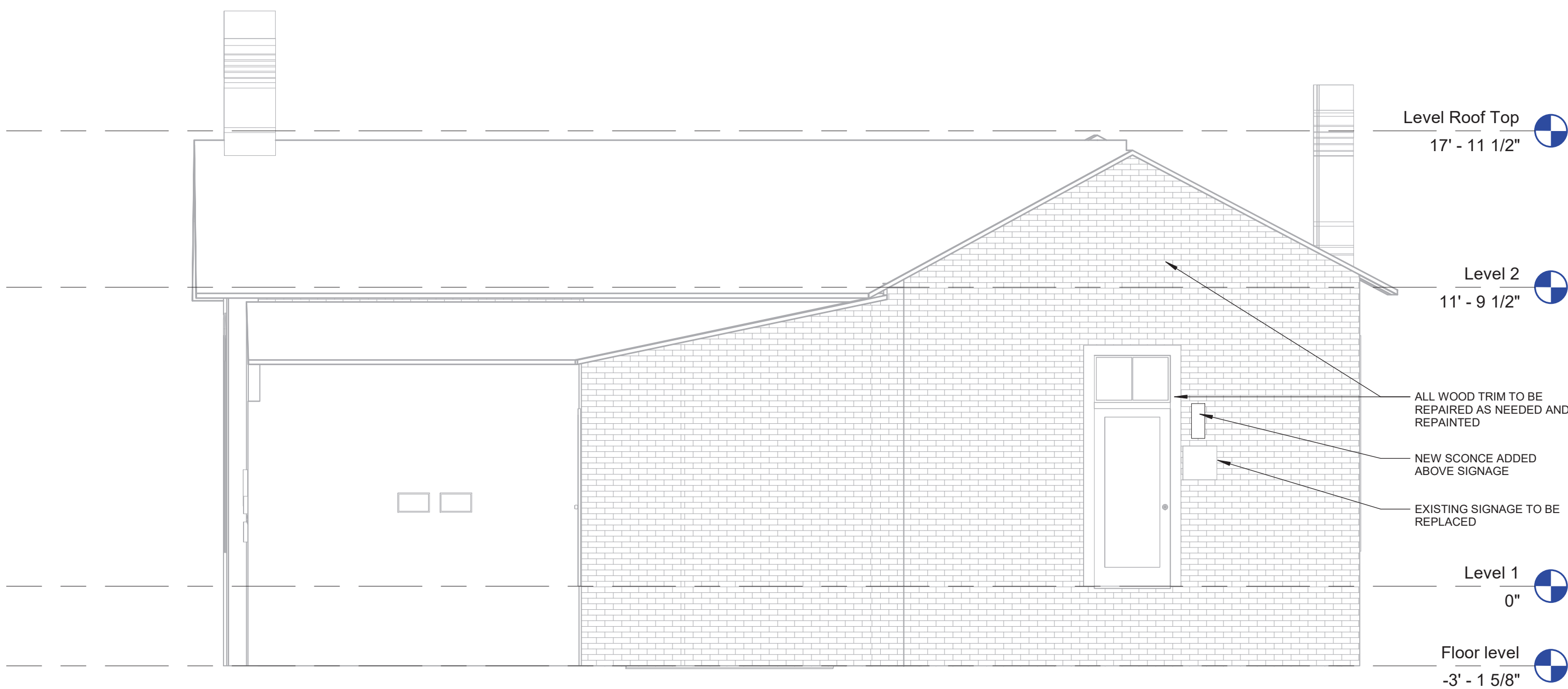
ET NO.







REVISION NO.	DESCRIPTION	DATE



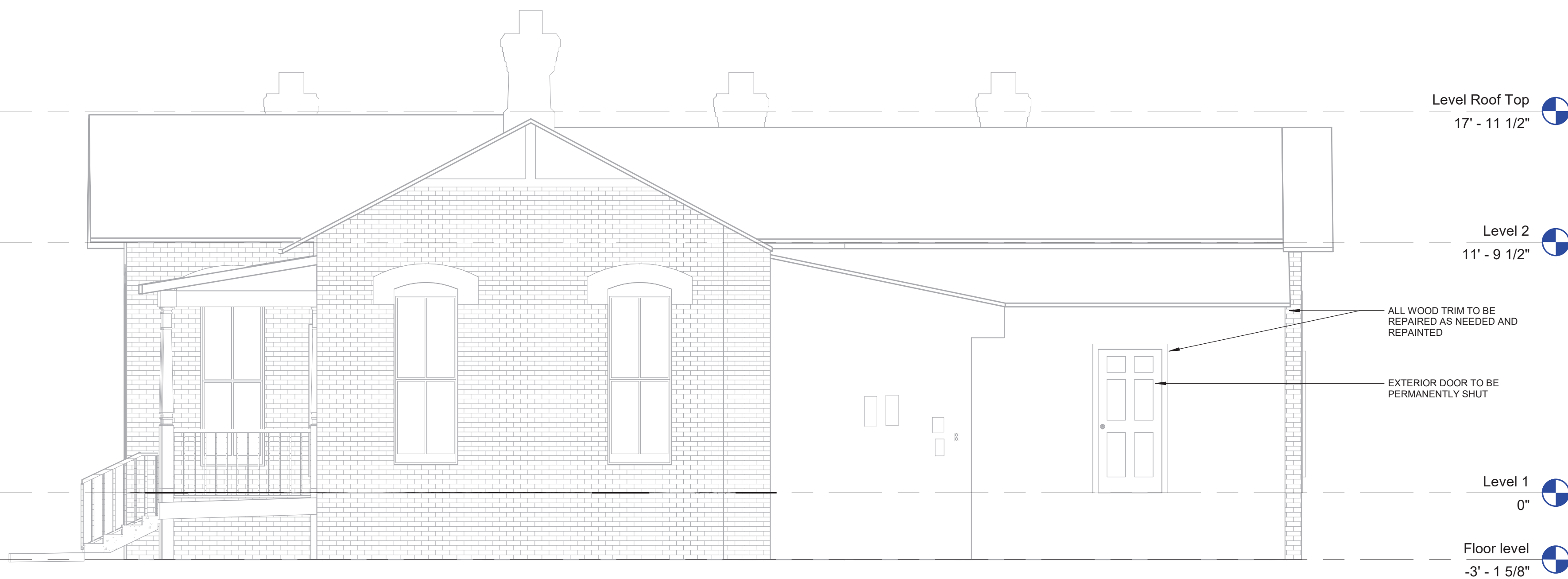
04 NEW\_STAFFEL HOUSE - EAST ELEVATION  
1/4" = 1'-0"



03 NEW\_STAFFEL HOUSE - NORTH ELEVATION  
1/4" = 1'-0"



02 NEW\_STAFFEL HOUSE - WEST ELEVATION  
1/4" = 1'-0"



01 NEW\_STAFFEL HOUSE - SOUTH ELEVATION  
1/4" = 1'-0"







*SAN ANTONIO HOTEL*  
**SIGNAGE PROPOSAL**  
19 OCTOBER 2021



LA VILLITA HISTORIC DISTRICT

# SIGNAGE GUIDELINES

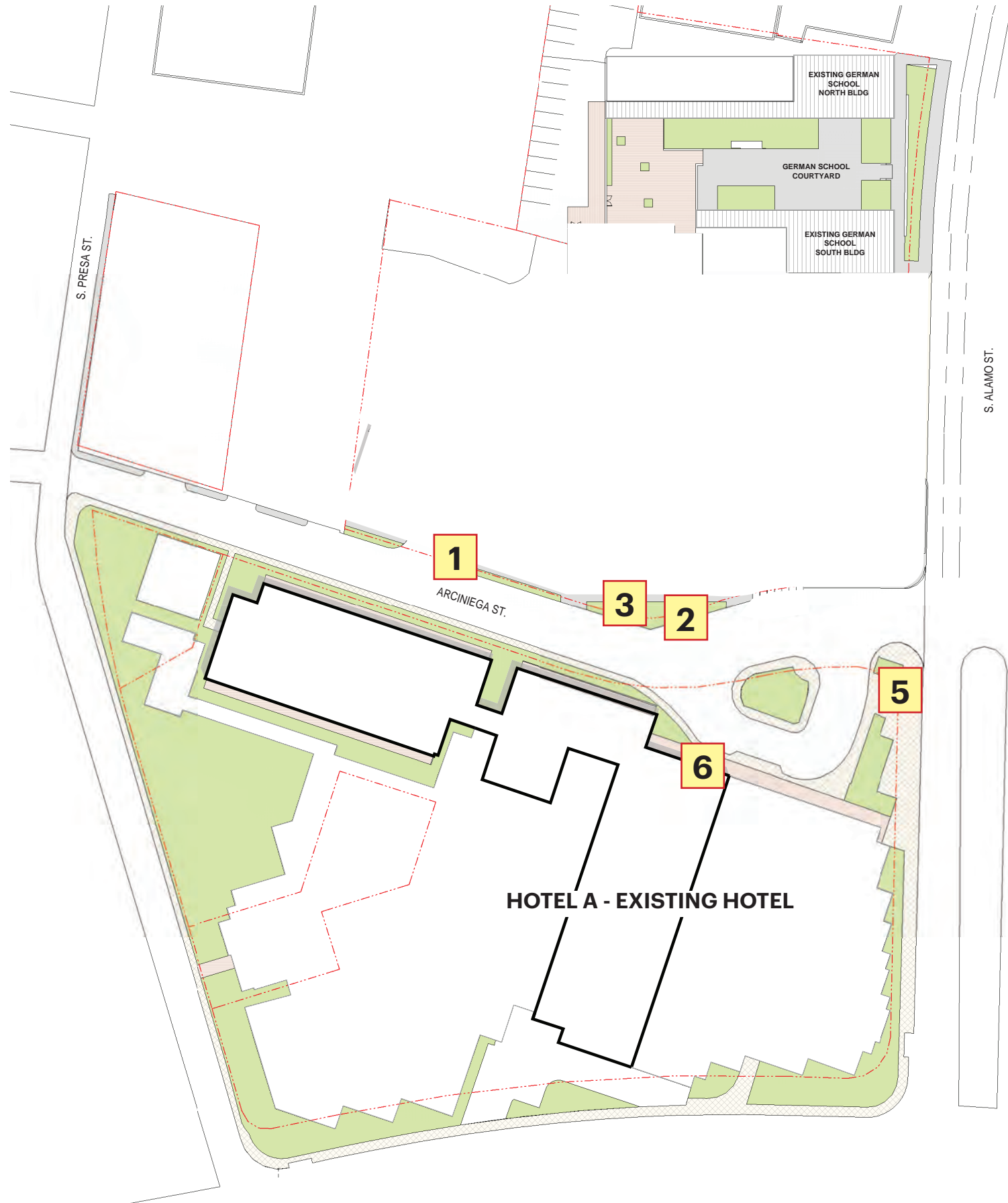
Historic District Signage Guidelines

- 1. General:
  - a. Each building is allowed **1 major sign and 2 minor signs.**
  - b. The total of requested signage should not exceed **50 square feet.**
  - c. Signs should be designed to respect and respond to the character and period of the area they are placed.
  - d. Signs should not create visual clutter.
  - e. Signs should be in proportion to the façade they are placed respecting the buildings size, scale, mass and height.
  - f. Appropriate materials should be used.
  - g. Colors on signs is limited to 3 colors.
  - h. Letter styles and sizes should complement the overall character of the building façade.
  - i. **Internal illumination of signs is not to be used**....Reverse channel letters may be permitted.
- 2. Awning and Canopy Signs:
  - a. Signs are to be placed on the awning or canopy valance.
  - b. Internal illumination is prohibited
- 3. Projecting and Wall Mounted Signs
  - a. Projecting Signs are to be perpendicular to the building or column and 8 feet of overhead clearance above public walkways.
  - b. Limit the extension of projecting signs to the building façade into the public right of way for maximum distance of eight feet or a distance equal to two-thirds the width of abutting sidewalk, whichever distance is greater.
  - c. Wall mounted signs are limited to 25 percent of the building façade.
  - d. Wall mounted signs should not project more than twelve inches from the building wall.
  - e. Internally illuminated wall mounted channel letters for new signs are not allowed unless there is existing historic precedent...reverse channel letters may be permitted.

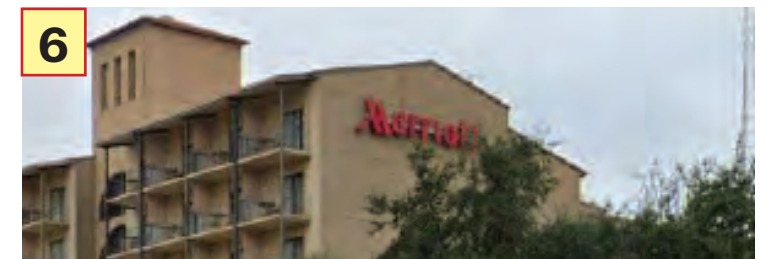
- 4. Freestanding Signs:
  - a. Freestanding signs should be placed near the public right of way where they are clearly visible to pasting pedestrians and motorists, a minimum of 5 feet from the street right of way and 10 feet from all interior side lot lines.
  - b. The use of freestanding signs is limited to 1 unless the lot fronts more than one street, in which case, there is 1 sign allowed on each street the lot has frontage.
  - c. **Freestanding signs are limited to 6 ft and should not exceed 25 square feet on either side.**
- 5. Window Signs:
  - a. Are to be limited to the first floor windows.
  - b. Window signs should not cover more than 30 percent of the window area and should not be constructed of opaque material that would obstruct views into and out of windows.
  - c. Paper signs are not to be used.

**It may be possible the owner could qualify for a Development Agreement** (Sign Master Plan) if:

- a. There are 2 or more contiguous lots
- b. All owners must agree in writing that neither they nor their successors in ownership shall exceed the maximum height, square footage and number on any of the lots within the plan.
- c. All existing signs within the Master Sign Plan Agreement must be in conformance with Chapter 10.



EXISTING SIGNAGE  
**LOCATION MAP**





SIGNAGE  
MATRIX

SAN ANTONIO HOTEL

PROPOSED SIGN MATRIX

TYPE		LOCATION	AREA	QTY.	ELEVATION	NOTES
HOTEL A - EXISTING HOTEL						
A-1	MONUMENT, INGROUND LIGHTING	C.CHAVEZ ST + S. ALAMO ST	100 SF	1	GROUND LVL	HOTEL A INTERSECTION MONUMENT SIGN
A-2.1 + A-2.2	HIGH BLDG SIGN, HALO LIGHTING	C.CHAVEZ ST + S. ALAMO ST	150 SF	2	LVL 6	REPLACEMENT OF EXISTING MARRIOTT EVENT HIGH SIGN AT ONE LOCATION
A-3	MONUMENT, INGROUND LIGHTING	S. ALAMO ST	176 SF	1	GROUND LVL	REFURBISHMENT OF EXISTING MARRIOTT MONUMENT SIGN AT HOTEL A ENTRY; DUALSIDED
C-1	MONUMENT, INGROUND LIGHTING	S. PRESA ST.	100 SF	1	GROUND LVL	HOTEL A + B MONUMENT SECONDARY [FESTIVAL DAY] SIGN AT S. PRESA ST.
C-2	MONUMENT, INGROUND LIGHTING	ARCINIEGA ST.	50 SF	1	GROUND LVL	HOTEL A + B MONUMENT SECONDARY [FESTIVAL DAY] SIGN AT MOTOR COURT

EXISTING SIGN MATRIX

TYPE		LOCATION	AREA	QTY.	ELEVATION	NOTES
SIGNS			[ALL APPROX.]			
1	MONUMENT SIGN	ARCINIEGA ST.	18 SF	1	GROUND LVL	DUALSIDED; TO BE REPLACED BY NEW SIGN B-7
2	MONUMENT SIGN	ARCINIEGA ST.	18 SF	1	GROUND LVL	DUALSIDED; TO BE REPLACED BY NEW SIGN C-2
3	BANNER SIGN	ARCINIEGA ST.	14 SF	1	GROUND LVL	TO BE REPLACED BY SIGN B-6
5	MONUMENT SIGN, INGROUND LIGHTING	S. ALAMO ST.	176 SF	1	GROUND LVL	DUALSIDED; TO BE RENOVATED/REPLACED BY SIGN A-3
6	HIGH SIGN, INTERNALLY LIT	ARCINIEGA ST.	100 SF	1	LVL 6	TO BE RENOVATED/REPLACED BY SIGN A-2.2

TOTAL PROPOSED SIGNAGE	726 SF
TOTAL EXISTING SIGNAGE	326 SF



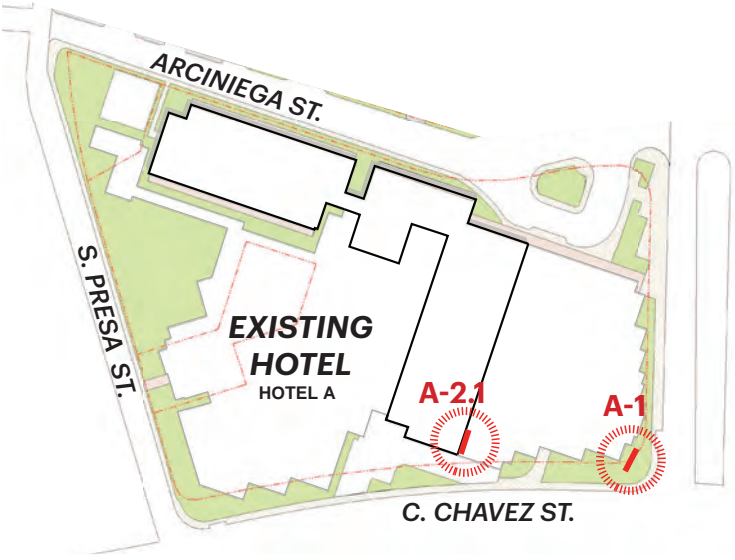
VIEW AT  
C. CHAVEZ + S. ALAMO  
STREETS



A-2.1 PROPOSED NEW HIGH BUILDING SIGN  
150 SF, HALO LIGHTING



A-1 PROPOSED NEW MONUMENT SIGN  
100 SF, IN-GROUND LIGHTING







A-3 REFURBISH EXISTING MONUMENT SIGN  
EXISTING IN-GROUND LIGHTING

EXISTING SIGN: 105" H X 120" W [APPROX.]



A-2.2 REFURBISH/REPLACE EXISTING HIGH BUILD-  
ING SIGN, INTERNALLY LIT

EXISTING SIGN: 100 SF [APPROX.]



VIEW AT  
**S. ALAMO STREET +  
ARCINIEGA STREET**



IMAGE OF EXISTING HIGH SIGN AND  
MONUMENT SIGN







C-1 PROPOSED NEW DUAL-SIDED MONUMENT SIGN; 50 SF EACH SIDE, IN-GROUND LIGHTING



VIEW AT  
**ARCINIEGA STREET +  
S. PRESA STREET**







C-2 PROPOSED NEW MONUMENT SIGN  
50SF, IN-GROUND LIGHTING



VIEW AT  
ARCINIEGA STREET

