

HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

HDRC CASE NO: 2022-062
ADDRESS: 515 WILLOW ST
LEGAL DESCRIPTION: NCB 1367 BLK 4 LOT 23 BOWDEN ELEMENTARY SCHOOL SUB
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Terry Palmer/Beaty Palmer Architects
OWNER: SYLVIA PENA/SAN ANTONIO ISD
TYPE OF WORK: Exterior modifications, site modifications, signage, demolition of non-contributing structure
APPLICATION RECEIVED: January 13, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

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

1. Demolish an existing canopy structure.
2. Construct a 1,782-square-foot gymnasium addition.
3. Install a new covered entrance walkway.
4. Perform various site modifications to include landscaping and hardscaping, and parking lot installation.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.

ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).

iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.

iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.

v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.

vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

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.

iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.

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

B. STREET TREES

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

C. PAVING

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

D. LIGHTING

i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).

ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.

iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).

iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.

v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

7. Off-Street Parking

A. LOCATION

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

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

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

B. DESIGN

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

- ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

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

B. ENTRANCES

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

C. DESIGN

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

FINDINGS:

- a. The property addressed as 515 Willow is the location of the Artemisia Bowden Academy. The 2-story primary structure was constructed circa 1960 and features several elements of the Midcentury Modern style, including strong horizontal and vertical geometries, cast stone columns, and patterned concrete block screening. The structure is contributing to the Dignowity Hill Historic District.
- b. **CANOPY DEMOLITION** – The applicant has proposed to remove a portion of the existing walkway canopy and associated concrete footing that is oriented north-south, located between the gymnasium and the existing pre-k building, adjacent to the existing basketball court. The canopy structure features a metal roof and metal posts. The applicant has proposed to remove the existing canopy structure to accommodate new landscaping for the proposed new common outdoor recreation area. Guideline 11.A.i. for Exterior Maintenance and Alterations states that existing historic awnings and canopies should be preserved. According to the Historic Aerial Maps, the existing walkway was installed after 1995. As the existing canopy is not a contributing structure, staff finds the proposal appropriate.
- c. **ADDITION** – The applicant has proposed to construct a 1,762-square-foot addition on the south elevation of the gymnasium building. The proposed 1-story addition will be rectangular in plan and feature a standing seam metal shed roof to match the existing material on the primary structure, brick cladding, and metal wall soffit panel to match existing. The proposed south elevation of the addition will feature two (2) pedestrian doors with lites on the east and west end of the elevation, one (1) set of solid French doors located in the center of the elevation, and one (1) solid pedestrian door to the east of the French doors. No openings are proposed on the east or west elevations of the addition as the addition will accommodate a gymnasium changing room. According to the Historic Design Guidelines, additions should utilize complementary materials and respect the existing structure in terms of scale, massing, and detailing. Staff finds the proposal appropriate.
- d. **COVERED ENTRANCE WALKWAY** – The applicant has proposed to install a covered entrance walkway toward the north of the site, parallel to Burleson Street and oriented east-west. The proposed covered entrance walkway will be approximately 880 square feet and will be a customized steel canopy with a flat metal roof deck on steel framing installed in concrete footings. The canopy will span from 10' in height to 13'-1" in height due to changes in grade. The canopy will cover an existing set of stairs and run adjacent to an existing ramp. The applicant received HDRC approval for an entry canopy in the same location in 2018. The previously approved canopy featured brick veneer columns, steel and aluminum columns, and a decorative metal and glass

pattern in the rafters to echo the storefront window system near the front entrance. The current proposal is a simplified design of the previously approved canopy. According to the Historic Design Guidelines, new building elements should be compatible with the existing structure, should be subordinate in scale and massing, and should utilize complementary materials. Staff finds the proposal to be appropriate for the complex.

- e. **SITE MODIFICATIONS** – The applicant has proposed to perform various site modifications to include landscaping and hardscaping. The applicant has proposed to remove the existing playground and blacktop and a portion of the existing canopy to install a large open field for football and soccer, to create an outdoor learning area with seat walls or steps to double as bleachers and raised garden beds in an enhanced Outdoor Learning Garden. The new playground area will feature a poured-in-place rubberized playground area. The applicant has not submitted specifications for the proposed seating. Staff finds that the applicant should submit details on site furnishings to staff for review.
- f. **PLAYGROUND EQUIPMENT** – The applicant has proposed to install new playground equipment in the entry courtyard to the west of the gymnasium and in the common outdoor recreation area to the west of the existing pre-k building. The applicant has proposed to replace the existing shade structures with shade sail structures and install a Crab Trap and Mobius Climber. Staff finds the proposal appropriate.
- g. **SIGNAGE** – The application materials include information for a future signage request. The applicant has not provided final material specifications, total square footage, or lighting details for the proposed canopy signage and monument sign. The applicant is required to submit a separate Certificate of Appropriateness application for signage for review and approval.

RECOMMENDATION:

Items 1-4, staff recommends approval based on findings a through g with the following stipulations:

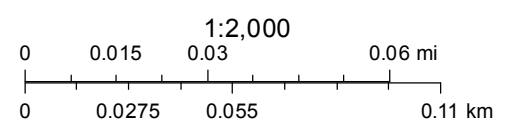
- i. That the applicant submits final material specifications for the proposed doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding c.
- ii. That the applicant submits material specifications for the proposed site furnishings to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding e.
- iii. That the applicant submits a separate Certificate of Appropriateness application for signage once material specifications, lighting details, and total square footage are finalized based on finding g.

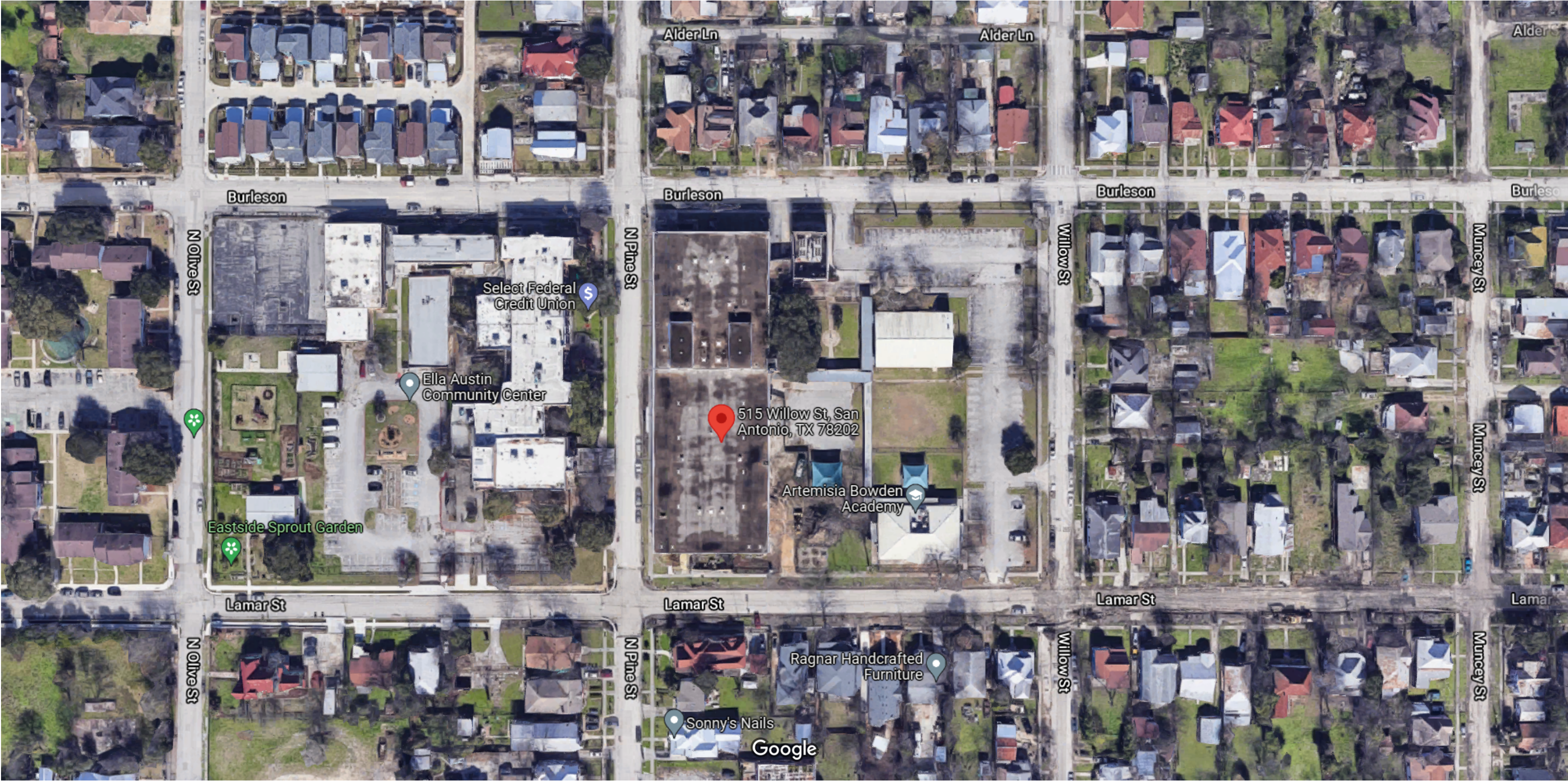
City of San Antonio One Stop



January 28, 2022

— User drawn lines



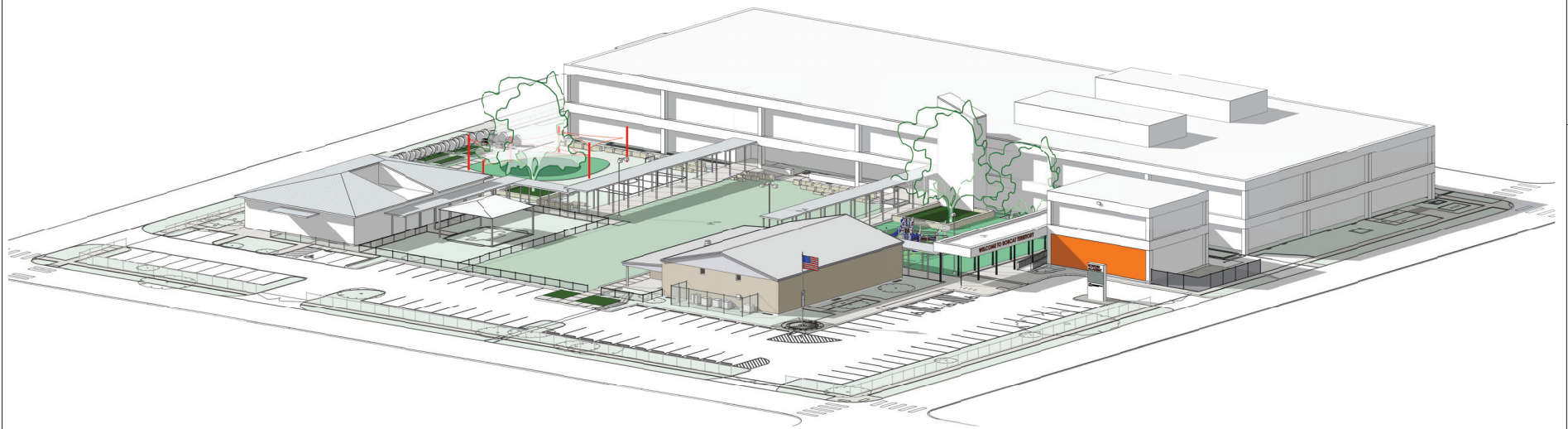












PRELIMINARY DRAWING:
THESE PRELIMINARY DRAWINGS
INDICATE THE GENERAL SCOPE OF
PROJECT AND DESIGN CONCEPTS. THEY
DO NOT NECESSARILY REPRESENT ALL
THE WORK REQUIRED FOR FULL
PERFORMANCE OF THE FINAL
CONTRACT DOCUMENTS. THEY MAY
NOT BE USED FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION.

DEBRA J. DOCKERY ARCHITECT, P.C.
IN ASSOCIATION WITH
BEATY PALMER ARCHITECTS



**BOWDEN ACADEMY 2020 BOND
PROJECT**
515 WILLOW ST.
SAN ANTONIO, TEXAS 78202

REVISIONS

PROJECT NO.

21-34

PHASE

SCHEMATIC DESIGN

DATE

01.13.22

DESCRIPTION

COVER SHEET

A1.00

CONSTRUCTION DRAWINGS ORGANIZATION

A. **ARCHITECTURAL DRAWINGS ORGANIZATION:** ARCHITECTURAL DRAWINGS OCCUR FIRST IN THE DOCUMENTS PACKAGE AND ARE ORGANIZED INTO SECTIONS, GENERALLY ACCORDING TO THE PARTICULAR ASPECT OF WORK ON THE PROJECT. EACH SECTION IS NUMBERED SEQUENTIALLY, AS FOLLOWS:

- A1. GENERAL INFORMATION
- A2. SITE
- A3. FLOOR PLANS
- A4. CEILINGS, FLOOR FINISHES
- A5. ROOF
- A6. EXTERIOR ELEVATIONS
- A7. INTERIOR ELEVATIONS, CABINETWORK
- A8. SECTIONS, DETAILS
- A9. ADDITIONAL INFORMATION / ANCILLARY CONSTRUCTION

REFER TO THE INDEX OF DRAWINGS FOR SPECIFIC ORGANIZATION DETAILS FOR THIS SET OF DOCUMENTS.

B. **CONSULTANT DRAWINGS ORGANIZATION:** DRAWINGS PREPARED BY SEPARATE CONSULTANTS OCCUR AFTER THE ARCHITECTURAL DRAWINGS IN THE FOLLOWING SEQUENCE, IF AND AS APPLICABLE:

- L. LANDSCAPE
- IR. LANDSCAPE IRRIGATION
- C. CIVIL
- S. STRUCTURAL
- M. MECHANICAL
- E. ELECTRICAL
- P. PLUMBING

REFER TO EACH INDIVIDUAL CONSULTANT'S DOCUMENT PACKAGE FOR INFORMATION REGARDING THE INTERNAL ORGANIZATION, KEYING AND SYMBOL SYSTEMS FOR EACH CONSULTANT'S DOCUMENTS.

C. **ARCHITECTURAL DRAWINGS SHEET NUMBERING:** ARCHITECTURAL DRAWINGS ARE NUMBERED IN THE LOWER RIGHT HAND CORNER OF EACH SHEET, FIRST BY SECTION, THEN BY SHEET NUMBER WITHIN THE SECTION:

A2.5

(INDICATES THE 5TH SHEET IN SECTION A2).

D. **ARCHITECTURAL DRAWING NUMBERING:** ARCHITECTURAL DRAWINGS ARE NUMBERED SEQUENTIALLY (1, 2, 3, ETC.) ON EACH SHEET WITHIN THE SECTION:

26 SECTION DETAIL

(INDICATES THE 26TH DRAWING ON THIS SHEET).

E. **ARCHITECTURAL DRAWING KEYS:** ARCHITECTURAL DRAWINGS ARE KEYED BY NUMBER AND SHEET, AS FOLLOWS:

2/A3.4 (INDICATES THE 2ND DRAWING ON SHEET A3.4).

THE FOLLOWING KEYING SYMBOLS MAY BE USED:

2/A3.4
THIS SYMBOL IS A KEY TO A SECTION TAKEN ALONG THE STRAIGHT LINE OF THE SYMBOL. THE ARROW POINTS IN THE DIRECTION OF THE VIEW FOR THE ELEVATION.

2/A3.4
THIS SYMBOL IS A KEY TO A SECTION TAKEN ALONG THE STRAIGHT LINE OF THE SYMBOL. THE ARROW POINTS IN THE DIRECTION OF THE VIEW FOR THE SYMBOL.

F. **ARCHITECTURAL ROOM KEYS:** INDIVIDUAL SPACES IN THE FLOOR PLANS ARE KEYED SEQUENTIALLY ON THE PLAN DRAWINGS, FIRST BY FLOOR, THEN BY ROOM NUMBER, AS IN THE EXAMPLE BELOW:

ROOM NAME
202

G. **ARCHITECTURAL DOOR KEYS:** DOORS ARE KEYED ON THE FLOOR PLANS WITH A PREFIX "D" FOLLOWED BY THE ADJOINING ROOM NUMBER. IF MULTIPLE DOORS OCCUR IN A SINGLE ROOM, EACH ADDITIONAL DOOR KEY CONTAINS AN ALPHABETICAL SUFFIX (A, B, C, ETC.) AFTER THE ROOM NUMBER, AS IN THE EXAMPLE BELOW:

H. **ARCHITECTURAL GLAZING/WINDOW KEYS:** WINDOWS/GLAZING ARE KEYED BY TYPE ON THE FLOOR PLANS WITH A PREFIX "W" FOLLOWED BY A NUMERICAL SUFFIX (1, 2, 3, ETC.), AS IN THE EXAMPLE BELOW:

W1

I. **ARCHITECTURAL PARTITION KEYS:** PARTITIONS ARE KEYED BY TYPE ON THE FLOOR PLANS ALPHABETICALLY (A, B, C, ETC.), AS IN THE EXAMPLE BELOW:

P1

J. **ARCHITECTURAL "NORTH ARROW" SYMBOLS:** TWO NORTH ARROW SYMBOLS MAY BE UTILIZED ON ARCHITECTURAL DRAWINGS.



THIS SYMBOL DENOTES "TRUE" (MAGNETIC) NORTH



THIS SYMBOL DENOTES "PROJECT" NORTH. THE ARROW POINTS IN THE DIRECTION CLOSEST TO TRUE NORTH THAT IS PARALLEL/PERPENDICULAR TO THE BUILDING/PROJECT.

K. **ARCHITECTURAL GRADE ELEVATION SYMBOLS:** TWO GRADE ELEVATION SYMBOLS MAY BE UTILIZED ON ARCHITECTURAL DRAWINGS.

100'-0"

THIS SYMBOL DENOTES AN EXISTING SPOT ELEVATION TO REMAIN.

100'-0"

THIS SYMBOL DENOTES AN EXISTING SPOT ELEVATION THAT WILL CHANGE WITH NEW CONSTRUCTION.

100'-0"

THIS SYMBOL INDICATES A NEW SPOT ELEVATION.

L. **ARCHITECTURAL NOTES:** THREE TYPES OF NOTATION MAY BE UTILIZED ON ARCHITECTURAL DRAWINGS.

GENERAL NOTES DESCRIBE GENERAL INFORMATION REGARDING THE PROJECT WORK RELATED TO THE DRAWINGS OF A PARTICULAR SHEET. GENERAL NOTES ARE LABELED ALPHABETICALLY (A, B, C, ETC.) ON EACH SHEET.

KEYNOTES DESCRIBE SPECIFIC ITEMS ON THE DRAWINGS OF A PARTICULAR SHEET. KEYNOTES ARE LISTED NUMERICALLY (1, 2, 3, ETC.) IN A COLUMN AND CORRESPOND TO KEYED SYMBOLS ON THE APPROPRIATE DRAWING OF A PARTICULAR SHEET, AS IN THE EXAMPLE BELOW. KEYNOTE NUMBERING IS SPECIFIC TO EACH SHEET. A GIVEN KEYNOTE NUMBER MAY OR MAY NOT REFERENCE THE SAME ITEM ON DIFFERENT SHEETS.

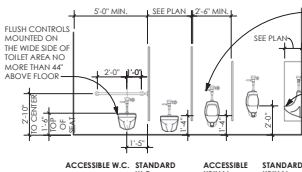
PLASTIC LAMINATE

DRAWING NOTES DESCRIBE SPECIFIC ITEMS ON A SPECIFIC DRAWING, AS IN THE EXAMPLE BELOW, AND MAY BE UTILIZED IN COMBINATION WITH OR IN LIEU OF KEYNOTES.

M. **DIMENSIONS:**
1. PLAN DIMENSIONS ARE TO FACE OF WALL FINISH OR FACE OF MASONRY, UNLESS SPECIFICALLY NOTED OTHERWISE.
2. SECTION/DETAIL/CABINETWORK DIMENSIONS ARE ACTUAL FINISH DIMENSIONS, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. INTERIOR ELEVATION DIMENSIONS ARE HORIZONTAL AND ASSUME A LEVEL FLOOR CONDITION; RUN ALL HORIZONTAL REVEALS AND TRIM LEVEL AND ALL VERTICAL REVEALS PLUMB.

ACCESSIBILITY STANDARDS

ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS OF THE ELIMINATION OF ARCHITECTURAL BARRIERS TEXAS GOVERNMENT CODE, CHAPTER 489, ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION EFFECTIVE MARCH 15, 2012, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

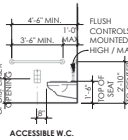


ACCESSIBLE W.C. STANDARD W.C.

ACCESSIBLE URINAL STANDARD URINAL

ACCESSIBILITY STANDARDS GENERAL NOTES

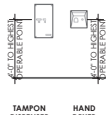
1. ALL EXPOSED PIPES AND SURFACES MUST BE INSULATED
2. ALL DOOR HARDWARE & LAVATORY FAUCETS MUST BE LEVERS / NO ROUND KNOBS
3. ALL HANDRAILS, GRAB BARS, AND TUB OR SHOWER SEATS MUST HOLD 250 LBS
4. ALL DOOR CLOSERS SHALL BE ADJUSTED TO A MINIMUM OF 5 SECONDS
5. ALL DOOR OPENING FORCE FOR INTERIOR DOORS SHALL BE ADJUSTED TO 5 LBS MAX.



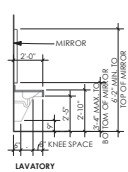
ACCESSIBLE W.C.



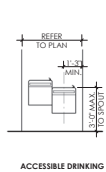
ACCESSIBLE TOILET ROOM



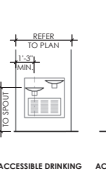
TAMPON DISPENSER HAND DRYER PAPER TOWEL DISPENSER



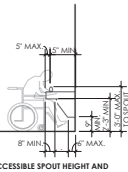
LAVATORY



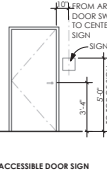
ACCESSIBLE DRINKING FOUNTAIN



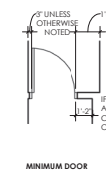
ACCESSIBLE DRINKING FOUNTAIN



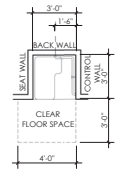
ACCESSIBLE SPOT HEIGHT AND KNEE CLEARANCE FOR DRINKING FOUNTAIN



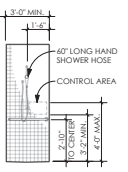
ACCESSIBLE DOOR SIGN



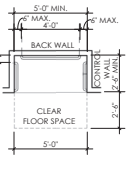
MINIMUM DOOR CLEARANCES



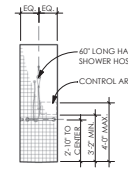
ACCESSIBLE 3'-0" x 3'-0" TRANSFER TYPE SHOWER COMPARTMENT



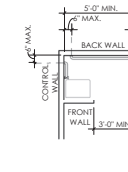
ACCESSIBLE 3'-0" x 3'-0" TRANSFER TYPE SHOWER CONTROL WALL



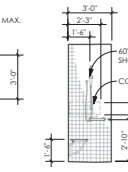
ACCESSIBLE 2'-4" MIN x 5'-0" MIN STANDARD ROLL-IN TYPE SHOWER COMPARTMENT WITHOUT SEAT / 1/2" MAX. HEIGHT FOR THRESHOLD



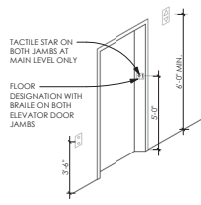
ACCESSIBLE 2'-4" MIN x 5'-0" MIN STANDARD ROLL-IN TYPE SHOWER COMPARTMENT WITHOUT SEAT / SHOWER HEAD & CONTROL AREA CAN BE LOCATED ON ANY OF THE THREE WALLS / REFER TO PLAN



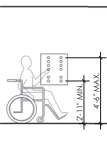
ACCESSIBLE 3'-0" x 5'-0" MIN. ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT WITH SEAT / 1/2" MAX. HEIGHT FOR THRESHOLD



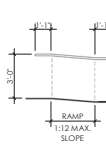
ACCESSIBLE 3'-0" x 5'-0" MIN. ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT WITH SEAT



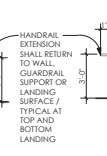
ACCESSIBLE ELEVATOR ENTRANCE



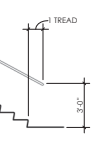
ACCESSIBLE CAR CONTROL HEIGHT



RAMP HANDRAILS



STAIR HANDRAILS



ACCESSIBLE FLARE CURB RAMP

INDEX OF DRAWINGS

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- A2.03 SITE PLAN - WORK AREA NORTH
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- A2.05 ENLARGED PLANS - COVERED WALKWAYS
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- A2.07 ENLARGED PLANS - RECREATION EQUIPMENT
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- ED2.01 GYM DEMO PLANS
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- E3.01 GYM NEW CONSTRUCTION PLANS
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PRELIMINARY DRAWING
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TERRY PALMER #14751

DEBRA J. DOCKERY ARCHITECT P.C.
IN ASSOCIATION WITH
TERRY PALMER ARCHITECTS

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SAN ANTONIO, TEXAS 78202

REVISIONS

PROJECT NO.

21-34

PHASE

SCHEMATIC DESIGN

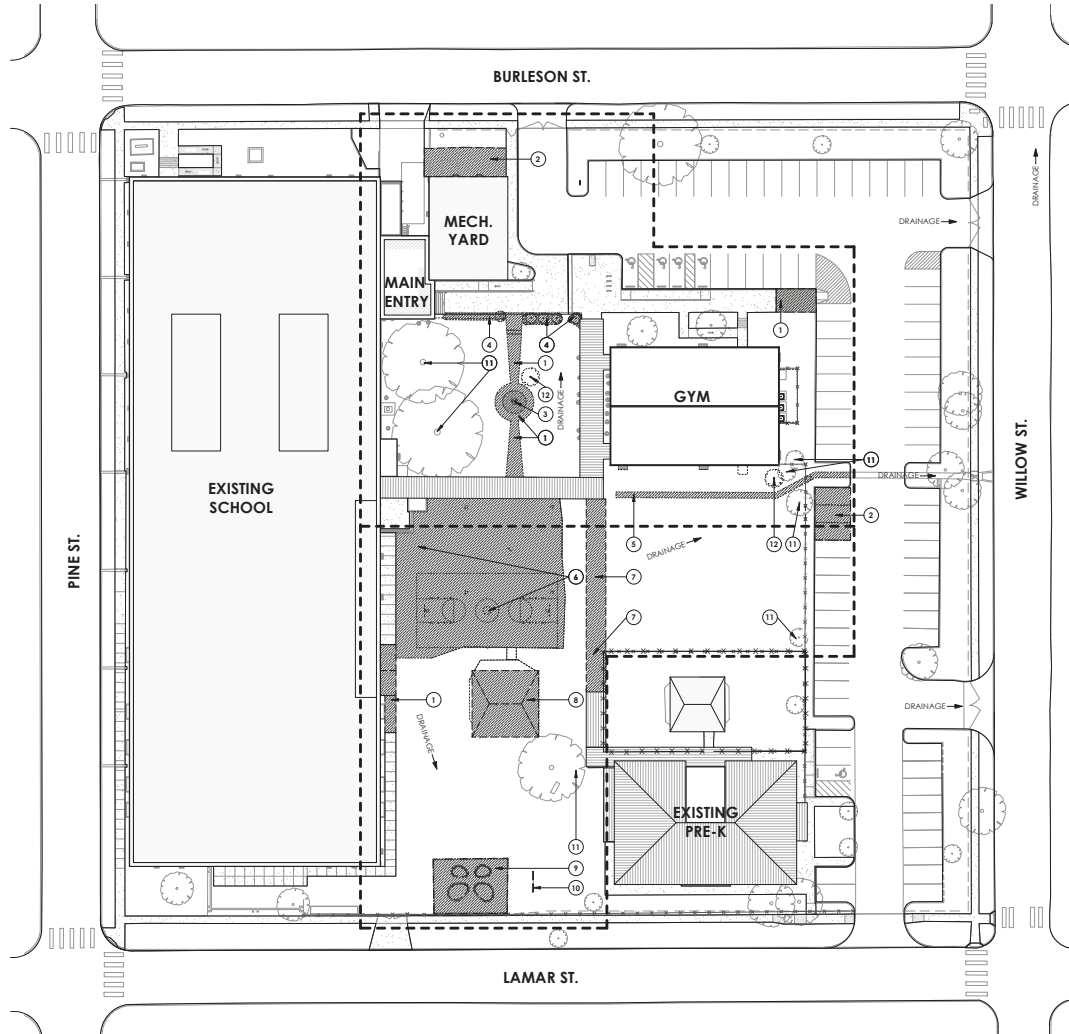
DATE

01.13.22

DESCRIPTION

GENERAL INFORMATION / INDEX OF DRAWINGS

A1.01



1 SITE PLAN - OVERALL
1" = 30'-0" EXISTING / SELECTIVE DEMOLITION

KEYNOTES

- 1 REMOVE PORTION OF EXISTING CONCRETE PARKING AREA
- 2 REMOVE PORTION OF EXISTING ASPHALT PARKING AREA
- 3 REMOVE PORTION OF EXISTING CONCRETE FLATWORK / SALVAGE FLAGPOLE FOR USE IN NEW CONSTRUCTION
- 4 REMOVE PORTION OF LANDSCAPED AREA
- 5 REMOVE EXISTING CONCRETE DRAINAGE SWALE
- 6 REMOVE EXISTING BASKETBALL COURT AND ASSOCIATED ASPHALT AREA / PREP AREA FOR NEW CONSTRUCTION
- 7 REMOVE PORTION OF EXISTING COVERED WALKWAY AND ASSOCIATED CONCRETE FOOTINGS
- 8 REMOVE EXISTING PLAYGROUND / SHADE COVER AND ASSOCIATED PLAYGROUND SURFACING MATERIAL
- 9 REMOVE EXISTING OUTDOOR GARDEN
- 10 REMOVE EXISTING MONUMENT SIGN
- 11 EXISTING TREE TO REMAIN
- 12 EXISTING TREE TO BE REMOVED

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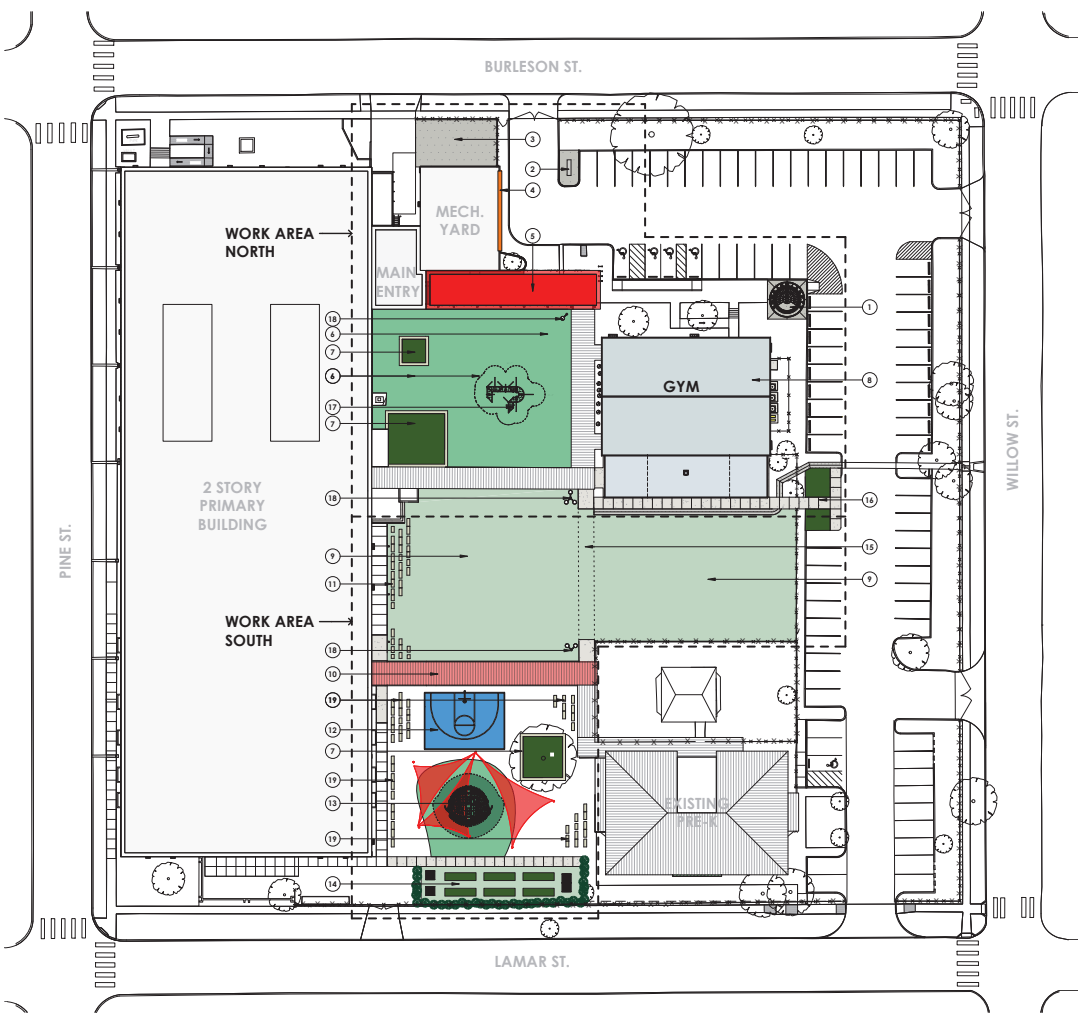
DATE

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DESCRIPTION

EXISTING SITE PLAN
/ SELECTIVE
DEMOLITION

A2.01



SITE PLAN - NEW CONSTRUCTION

0' 15' 30' 60'

KEYNOTES

- 1 RELOCATE EXISTING FLAG POLE & NEW INTERACTIVE SUN DIAL
- 2 SCHOOL MONUMENT SIGN
- 3 SERVICE AREA SCREENING
- 4 SCHOOL BRANDING GRAPHICS MURAL
- 5 ENTRY CANOPY
- 6 ENTRY COURTYARD WITH ARTIFICIAL GRASS
- 7 LANDSCAPED TREE WELLS WITH RETAINING SEAT WALLS
- 8 RENOVATE EXISTING RESTROOM
- 9 COMMON OUTDOOR RECREATION AREA (200' X 70')
- 10 COVERED WALKWAY
- 11 OUTDOOR LEARNING VENUE & TIERED SEATING AREA
- 12 OUTDOOR HALF COURT BASKETBALL
- 13 SHADE SAILS STRUCTURE WITH NEW PLAYGROUND
- 14 IMPROVED LEARNING GARDEN
- 15 REMOVE PORTION OF EXISTING COVERED WALKWAY
- 16 FORMAL PICKUP / DROP OFF ZONE
- 17 MOBILUS CLIMBER 12' PANEL
- 18 EXTERIOR LIGHTING
- 19 TIERED SEATING AREA

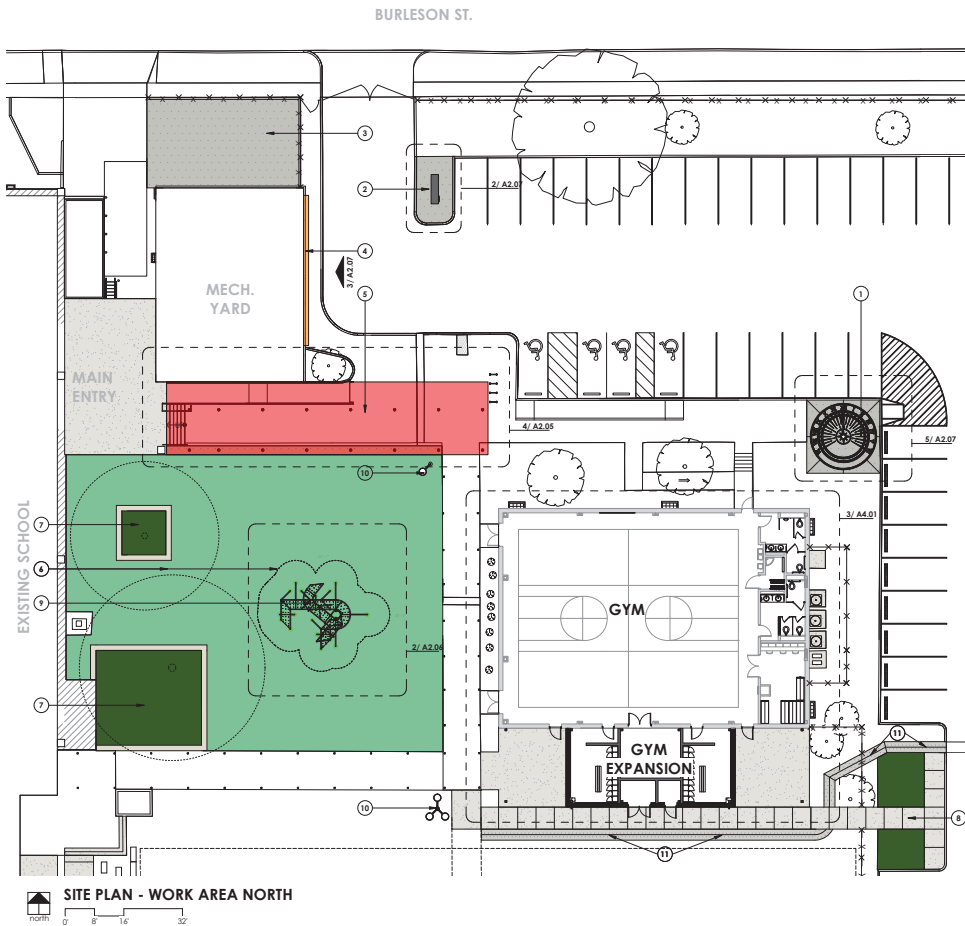
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DESCRIPTION	OVERALL SITE PLAN



KEYNOTES

- 1 RELOCATE EXISTING FLAG POLE & NEW INTERACTIVE SUN DIAL
- 2 SCHOOL MONUMENT SIGN
- 3 SERVICE AREA SCREENING
- 4 SCHOOL BRANDING GRAPHICS MURAL
- 5 ENTRY CANOPY
- 6 ENTRY COURTYARD WITH ARTIFICIAL GRASS
- 7 LANDSCAPED TREE WELLS WITH RETAINING SEAT WALLS
- 8 FORMAL PICKUP / DROP OFF ZONE
- 9 MOBILS CLIMBER 12-PANEL
- 10 EXTERIOR LIGHTING
- 11 NEW CONCRETE DRAINAGE SWALE

PRELIMINARY DRAWING:
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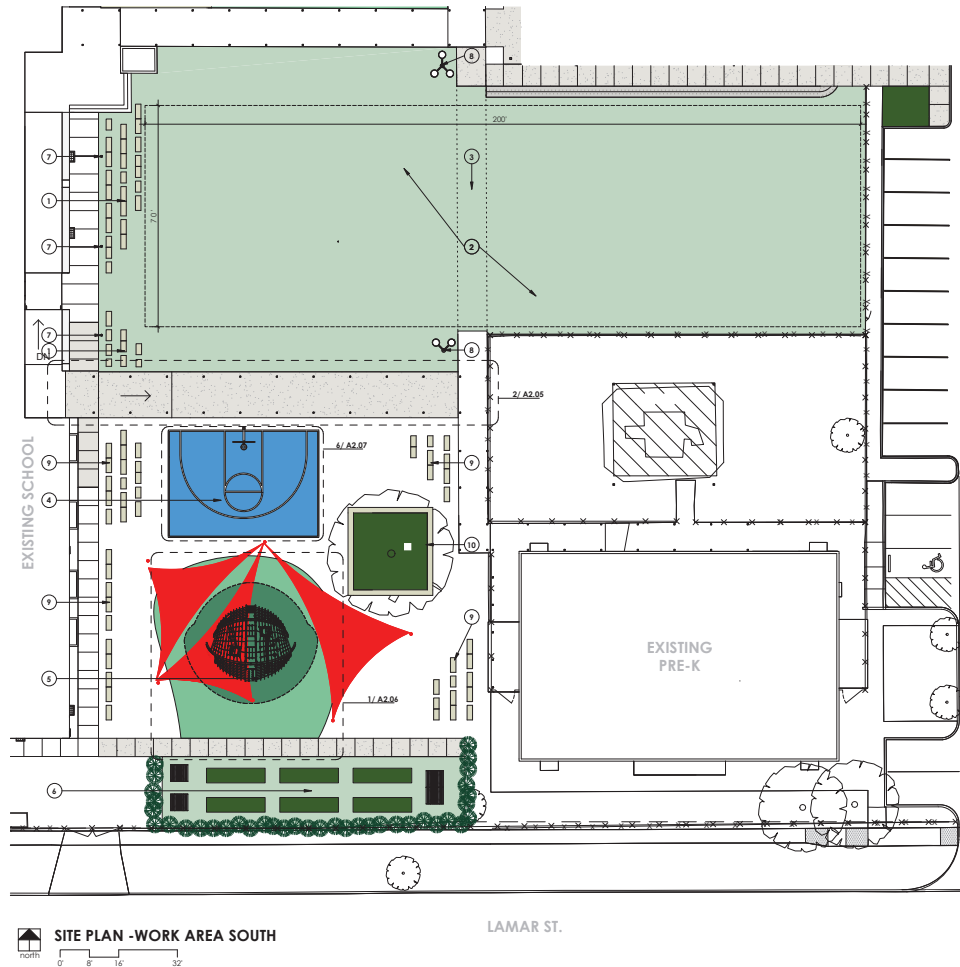
DATE

01.13.22

DESCRIPTION

SITE PLAN - WORK
AREA NORTH

A2.03



KEYNOTES

- 1 OUTDOOR LEARNING VENUE & TIERED SEATING AREA
- 2 COMMON OUTDOOR RECREATION AREA (200' X 70')
- 3 REMOVE PORTION OF EXISTING COVERED WALKWAY
- 4 OUTDOOR HALF COURT BASKETBALL
- 5 SHADE SAILS STRUCTURE WITH NEW PLAYGROUND
- 6 IMPROVED LEARNING GARDEN
- 7 GROUND MOUNTED LIGHT BOLLARD WITH CONVENIENCE POWER
- 8 EXTERIOR LIGHTING
- 9 TIERED SEATING AREA
- 10 LANDSCAPED TREE WELLS WITH RETAINING SEAT WALLS

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DEBRA J. DOCKERY ARCHITECT, P.C.
 IN ASSOCIATION WITH
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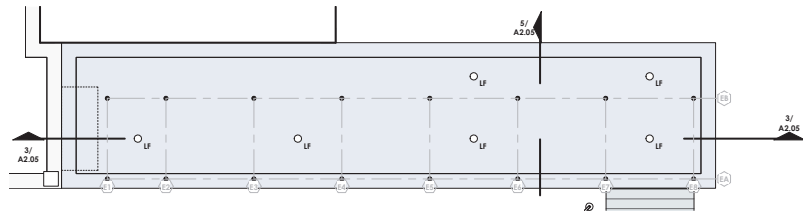
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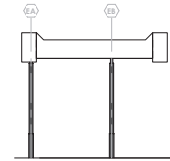
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SITE PLAN - WORK
 AREA SOUTH

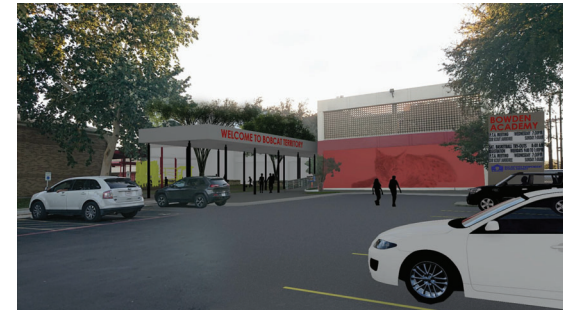
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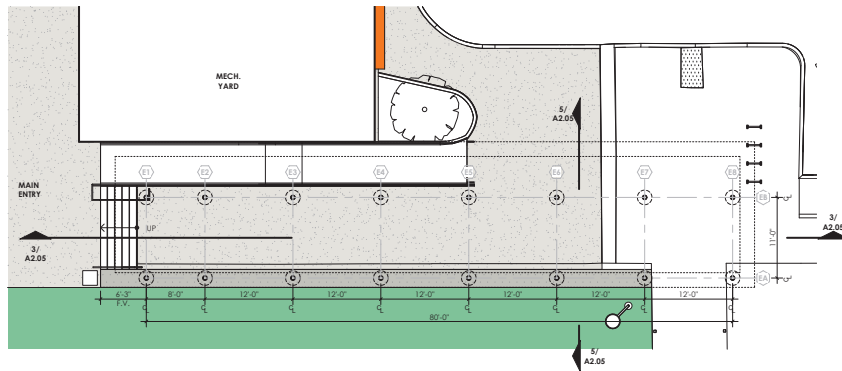
6 R.C.P. - MAIN ENTRY CANOPY
1/8" = 1'-0" WORK AREA A



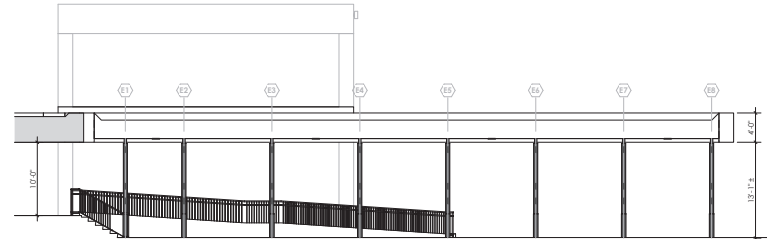
5 CANOPY SECTION - 2
1/8" = 1'-0" MAIN ENTRY CANOPY



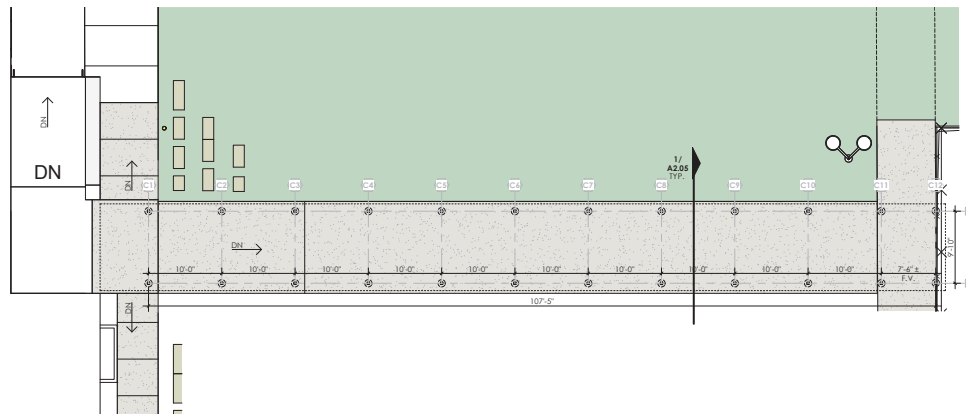
FOR REPRESENTATIONAL PURPOSES



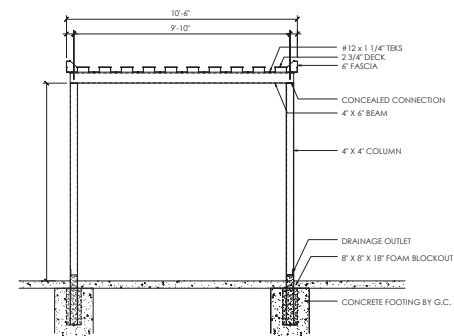
4 ENLARGED PLAN - MAIN ENTRY CANOPY
1/8" = 1'-0" WORK AREA NORTH / NEW CONSTRUCTION



3 CANOPY SECTION - 1
1/8" = 1'-0" MAIN ENTRY CANOPY



2 ENLARGED PLAN - COVERED CANOPY
1/8" = 1'-0" WORK AREA SOUTH / NEW CONSTRUCTION



1 SECTION DETAIL
3/8" = 1'-0" COVERED CANOPY



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TEBBY PALMER #16751

DEBRA J. DOCKERY ARCHITECT, P.C.
IN ASSOCIATION WITH
BEATTY PALMER ARCHITECTS

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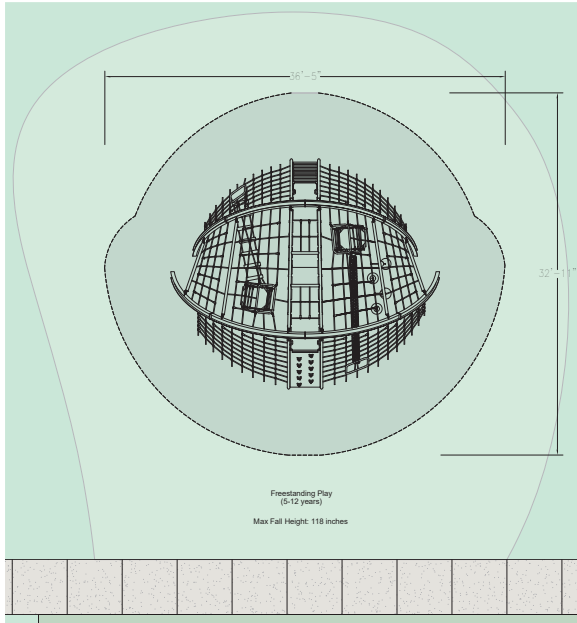
PROJECT NO.
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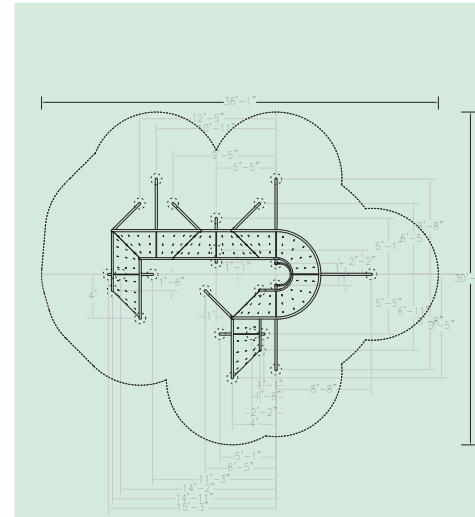
DATE
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DESCRIPTION
ENLARGED PLANS -
COVERED
WALKWAYS

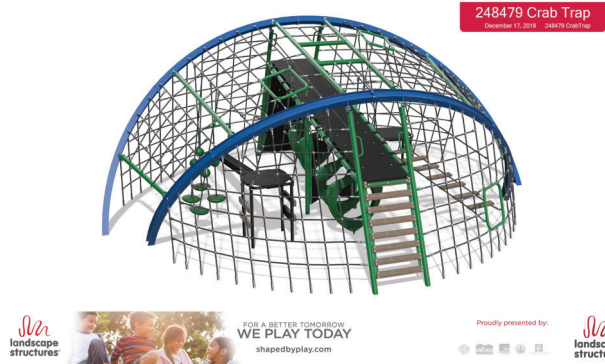
A2.05



1 ENLARGED PLAN - PLAYGROUND EQUIPMENT
3/16" = 1'-0"



2 ENLARGED PLAN - PLAYGROUND EQUIPMENT
3/16" = 1'-0"



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DATE
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DESCRIPTION
ENLARGED PLANS - PLAYGROUND EQUIPMENT

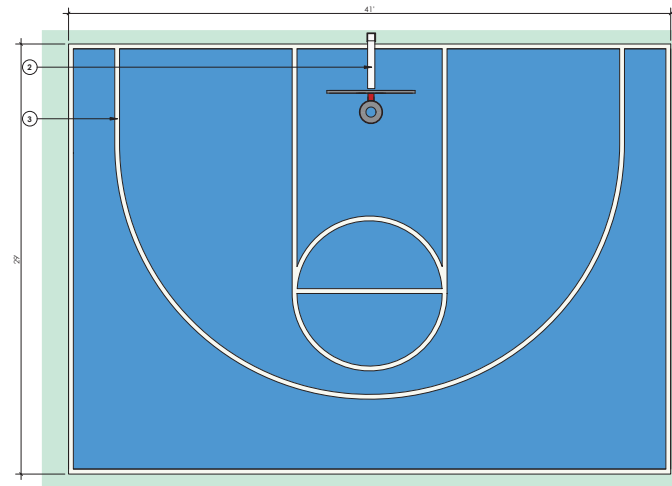
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KEYNOTES

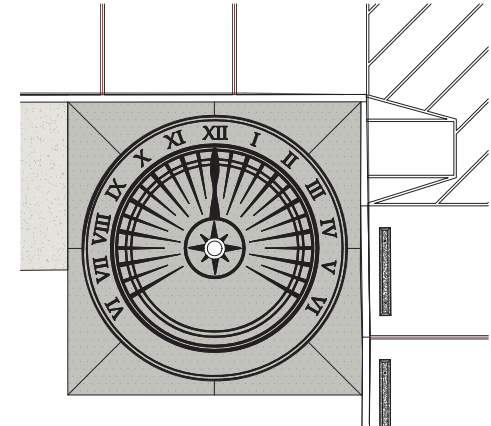
- 1 NEW LIGHT FIXTURE FOR SIGN / SITE LIGHTING
- 2 NEW BASKETBALL GOAL AND POST EACH SIDE OF COURT
- 3 NEW PAINT COURT MARKINGS

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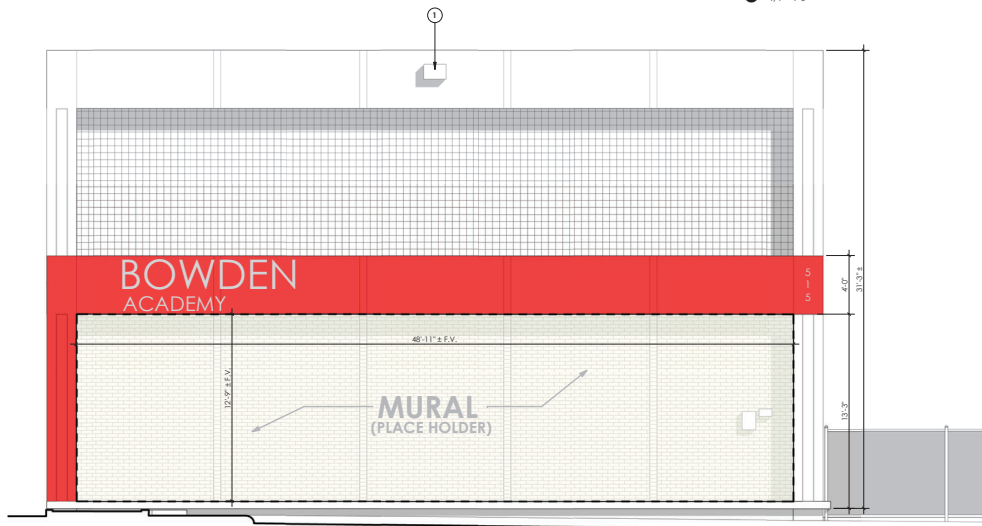
DEBBY PALMER #16751



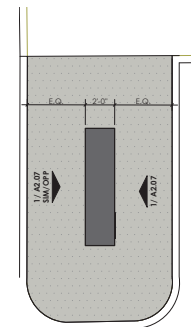
6 ENLARGED PLAN - HALF BASKETBALL COURT
1/4" = 1'-0"



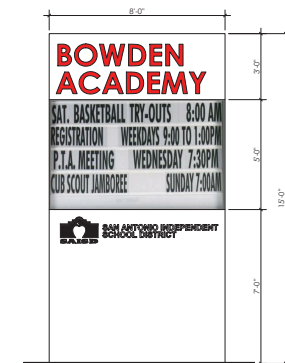
5 ENLARGED PLAN - FLAGPOLE
1/4" = 1'-0" EXISTING / NEW CONSTRUCTION



3 EXTERIOR ELEVATION
1/4" = 1'-0" EXISTING MECHANICAL YARD - WEST SIDE



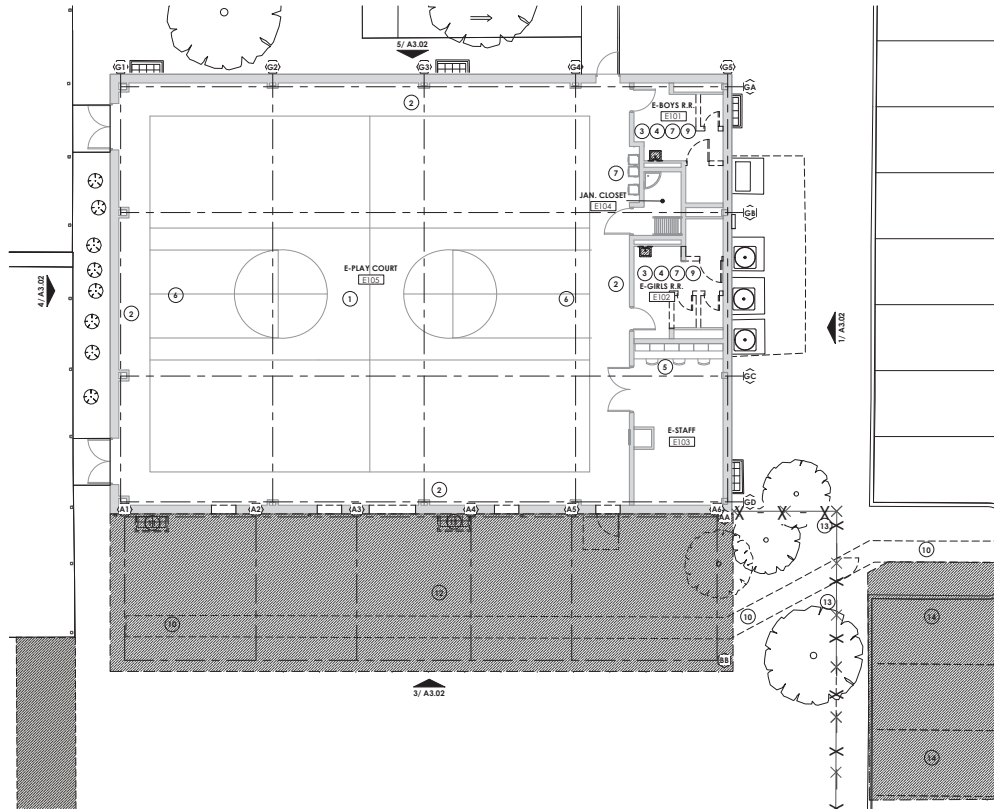
2 ENLARGED PLAN - MONUMENT SIGN
1/4" = 1'-0" EXISTING / NEW CONSTRUCTION



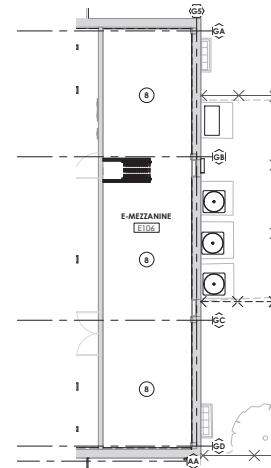
1 MONUMENT SIGN - ELEVATION
3/8" = 1'-0" EXISTING / NEW CONSTRUCTION

REVISIONS

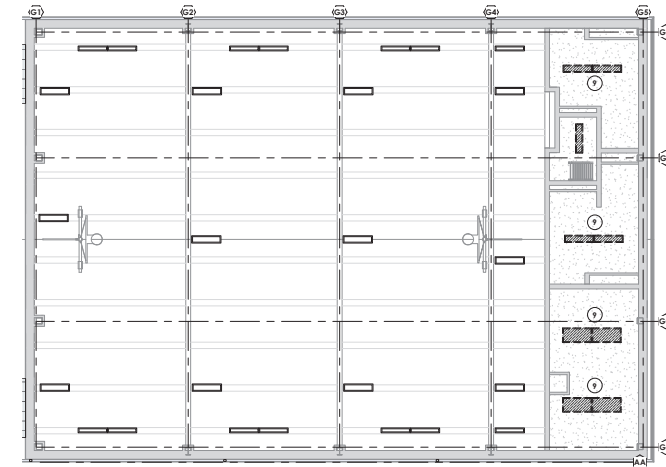
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21-34
PHASE
SCHEMATIC DESIGN
DATE
01.13.22
DESCRIPTION
ENLARGED PLANS -
RECREATION
EQUIPMENT



3 FLOORPLAN - GYMNASIUM
1/8" = 1'-0" EXISTING / SELECTIVE DEMOLITION



2 MECH PLATFORM PLAN
1/8" = 1'-0" EXISTING / SELECTIVE DEMOLITION



1 R.C.P. - GYMNASIUM
1/8" = 1'-0" EXISTING / SELECTIVE DEMOLITION

KEYNOTES

- 1 REMOVE EXISTING V.C.T. FLOORING AND RUBBER BASE
- 2 REMOVE WALL PADDING, TACKBOARDS, TEXTILE ACOUSTICAL PANELS AND ALL WALL MOUNTED EQUIPMENT
- 3 REMOVE C.M.U. TOILET STALL DIVIDERS AND FLYWOOD STALL DOORS
- 4 REMOVE ALL TOILET ACCESSORIES
- 5 REMOVE EXISTING OFFICE CASEWORK AND STORAGE CABINETS
- 6 REMOVE EXISTING BASKETBALL GOALS
- 7 REMOVE ALL PLUMBING FIXTURES
- 8 REMOVE ALL DUCTWORK, AIR DEVICES AND INTERIOR AIR HANDLERS
- 9 REMOVE ALL EXISTING LIGHTING FIXTURES
- 10 REMOVE EXISTING CONCRETE DRAINAGE SWALE
- 11 REMOVE EXISTING AREAWAY
- 12 APPROXIMATE EXTENTS OF NEW BUILDING ADDITION / PREP AREA FOR NEW CONSTRUCTION
- 13 REMOVE PORTION OF EXISTING FENCE
- 14 SELECTIVE DEMO OF EXISTING ASPHALT PARKING LOT AND CONCRETE CURB / PREP AREA FOR NEW CONSTRUCTION

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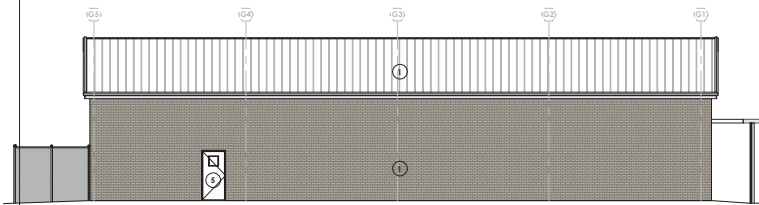
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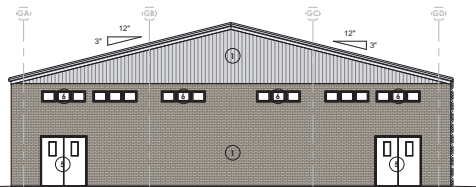
DESCRIPTION

GYMNASIUM - EXISTING / DEMO PLAN

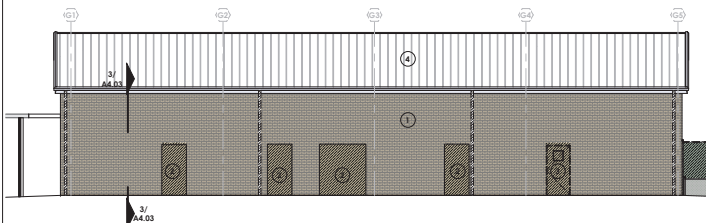
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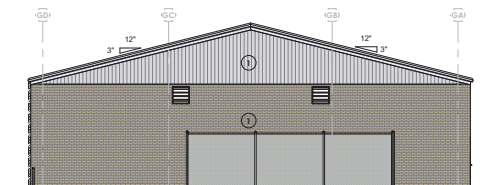
5 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0" EXISTING / SELECTIVE DEMOLITION



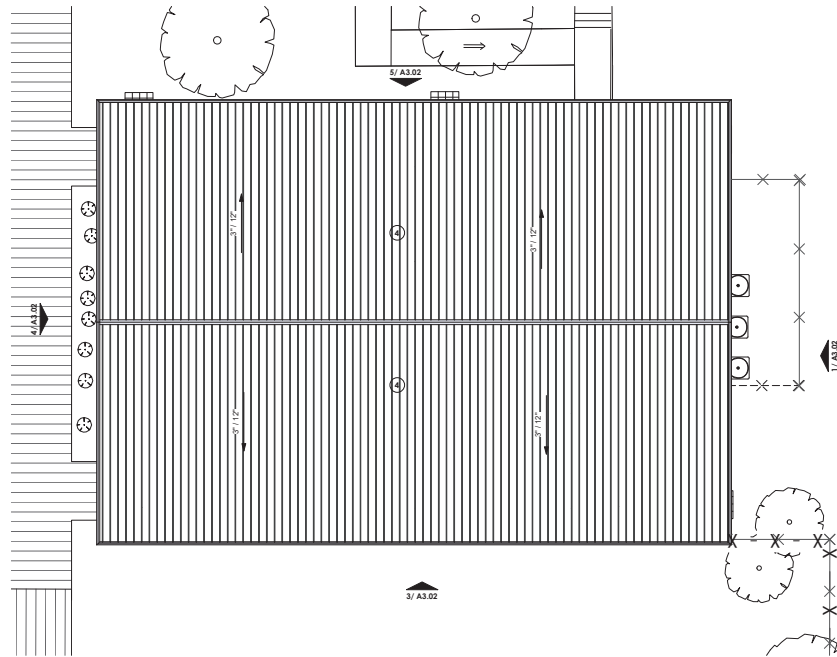
4 EXTERIOR ELEVATION - WEST
1/8" = 1'-0" EXISTING / SELECTIVE DEMOLITION



3 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0" EXISTING / SELECTIVE DEMOLITION



1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0" EXISTING / SELECTIVE DEMOLITION



2 ROOF PLAN - GYMNASIUM
1/8" = 1'-0" EXISTING / SELECTIVE DEMOLITION

KEYNOTES

- 1 EXISTING WALL TO REMAIN
- 2 REMOVE PORTION OF EXISTING WALL
- 3 EXISTING DOOR TO BE REMOVED
- 4 EXISTING ROOF TO REMAIN
- 5 EXISTING DOOR TO REMAIN
- 6 EXISTING WINDOWS TO REMAIN

THESE PRELIMINARY DRAWINGS
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CONTRACT DOCUMENTS AND ANY
NOTES THEREON SHALL BE FOR
CONSTRUCTION.

DESIGNER: PALMER & HUNT

DEBRA J. DOCKERY ARCHITECT, P.C.
IN ASSOCIATION WITH
BEATTY PALMER ARCHITECTS

**BOWDEN ACADEMY 2020 BOND
PROJECT**
515 WILLOW ST.
SAN ANTONIO, TEXAS 78202

REVISIONS

PROJECT NO.

21-34

PHASE

SCHEMATIC DESIGN

DATE

01.13.22

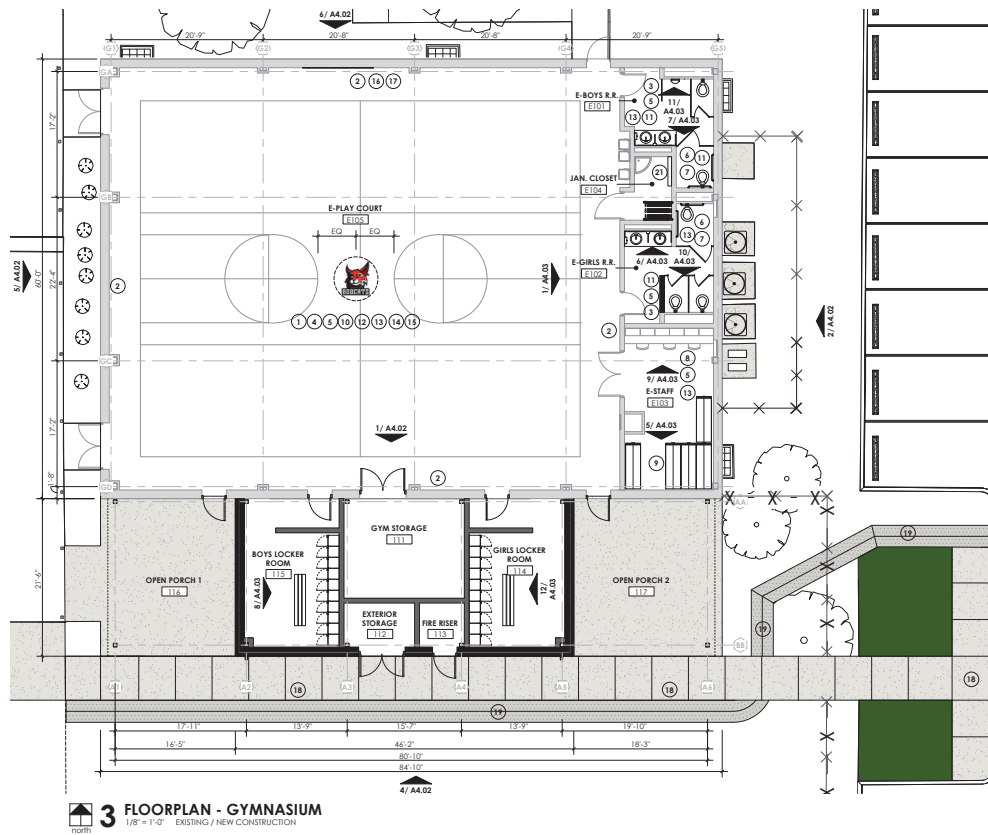
DESCRIPTION

GYMNASIUM -

EXISTING / DEMO

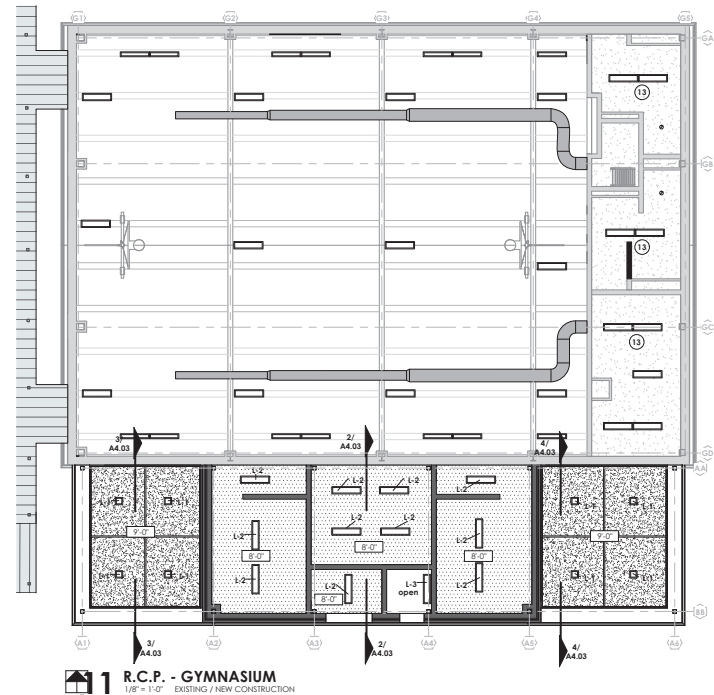
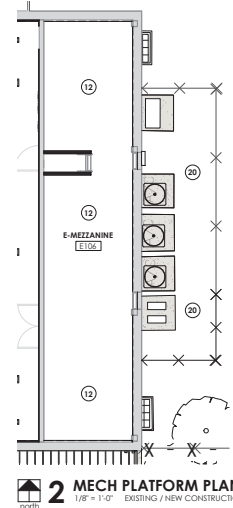
ELEVATIONS

A3.02



ROOM FINISH SCHEDULE

MARK	ROOM NAME	AREA	FLOOR	BASE	WALL FINISH EAST	WALL FINISH NORTH	WALL FINISH SOUTH	WALL FINISH WEST	CEILING	REMARKS
I111	GYM STORAGE	223 SF	SEALED CONCRETE	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	GYPSUM BOARD	
I112	EXTERIOR STORAGE	58 SF	SEALED CONCRETE	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	GYPSUM BOARD	
I113	FIRE RISER	37 SF	SEALED CONCRETE	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	OPEN	
I114	GIRLS LOCKER ROOM	256 SF	CERAMIC TILE	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	GYPSUM BOARD	
I115	BOYS LOCKER ROOM	254 SF	CERAMIC TILE	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	GYPSUM BOARD	
I116	OPEN PORCH 1	361 SF	SEALED CONCRETE	N/A	NEW BRICK TO MATCH EXISTING BRICK	EXISTING BRICK	---	---	STUCCO	
I117	OPEN PORCH 2	396 SF	SEALED CONCRETE	N/A	---	EXISTING BRICK	---	NEW BRICK TO MATCH EXISTING BRICK	STUCCO	
E101	E-BOYS R.R.	143 SF	CERAMIC TILE	4" H RUBBER COVE BASE	CERAMIC WALL TILE	CERAMIC WALL TILE	CERAMIC WALL TILE	CERAMIC WALL TILE	GYPSUM BOARD	
E102	E-GIRLS R.R.	154 SF	CERAMIC TILE	4" H RUBBER COVE BASE	CERAMIC WALL TILE	CERAMIC WALL TILE	CERAMIC WALL TILE	CERAMIC WALL TILE	GYPSUM BOARD	
E103	E-STAFF	259 SF	SEALED CONCRETE	4" H RUBBER COVE BASE	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	GYPSUM BOARD	
E104	JAN. CLOSET	49 SF	CERAMIC TILE	4" H RUBBER COVE BASE	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	ACOUSTICAL CEILING TILE	
E105	E-PLAY COURT	4010 SF	RESILIENT FLOORING	4" H RUBBER COVE BASE	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	---	
E106	E-MEZZANINE	700 SF	---	---	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED GYPSUM BOARD	



KEYNOTES

- 1 NEW CDM RESILIENT ATHLETIC FLOORING WITH SCHOOL LOGO
- 2 NEW RUBBER BASE
- 3 NEW CERAMIC FLOOR AND WALL TILE
- 4 NEW ACOUSTICAL WALL TREATMENT AT PLAY COURT UPPER WALL / CONTINUOUS AROUND COURT
- 5 NEW INTERIOR PAINTING THROUGHOUT
- 6 NEW TOILET ACCESSORIES
- 7 NEW SOLID PLASTIC TOILET COMPARTMENTS
- 8 NEW OFFICE CASEWORK
- 9 NEW SPACE SAVING STORAGE SYSTEM WITH FLOOR BRACE
- 10 FIRE SPRINKLER RETROFIT
- 11 NEW PLUMBING FIXTURES INCLUDING ADDITIONAL LAVATORIES
- 12 NEW HVAC SYSTEM AND ASSOCIATED DUCTWORK
- 13 LIGHTING FIXTURE REPLACEMENT
- 14 NEW FIRE ALARM SENSOR AND DETECTION
- 15 DATA SECURING AND WIRING
- 16 NEW ENVIRONMENTAL GRAPHICS ON EXISTING WALL
- 17 NEW CEILING MOUNTED COILING PROJECTION SCREEN
- 18 NEW CONCRETE PLATWORK
- 19 NEW CONCRETE DRAINAGE SWALE
- 20 ENLARGED MECHANICAL YARD JANITORIAL F.F.E. / SS CLEANING STATION

PRELIMINARY DRAWING
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TERRY PALMER #14751

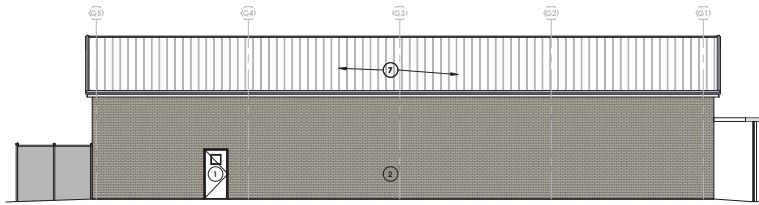
DEBRA L. DOCKERY ARCHITECT, P.C.
BY ASSOCIATION WITH
BEATTY PALMER ARCHITECTS

BOWDEN ACADEMY 2020 BOND PROJECT
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SAN ANTONIO, TEXAS 78202

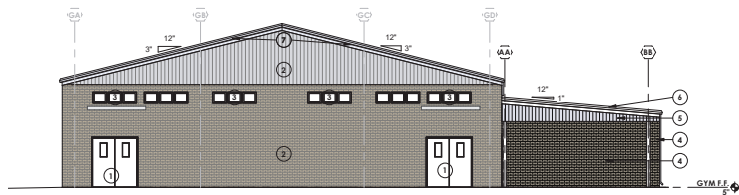
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PROJECT NO. 21-34
PHASE SCHEMATIC DESIGN
DATE 01.13.22
DESCRIPTION GYMNASIUM - FLOOR PLAN NEW CONSTRUCTION

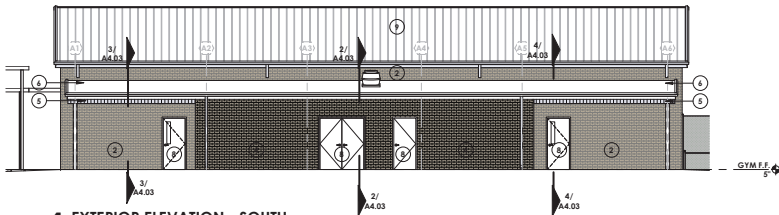
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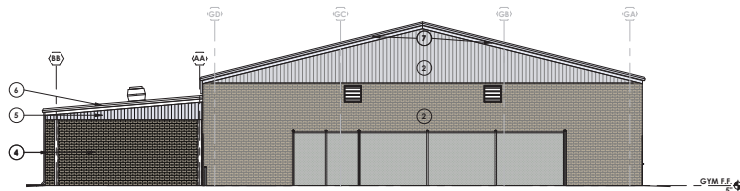
6 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0" EXISTING / NEW CONSTRUCTION



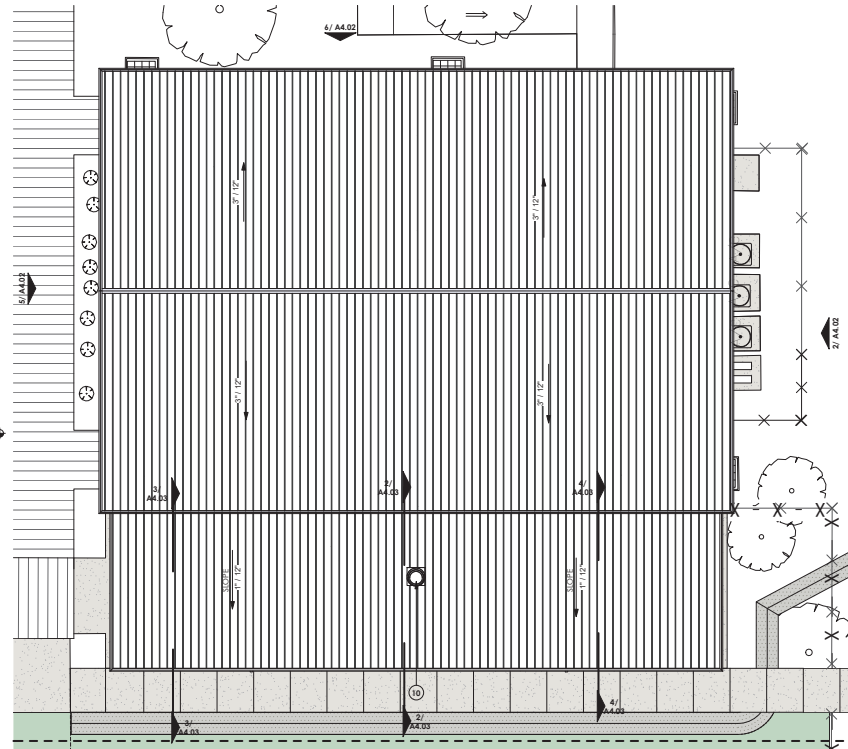
5 EXTERIOR ELEVATION - WEST
1/8" = 1'-0" EXISTING / NEW CONSTRUCTION



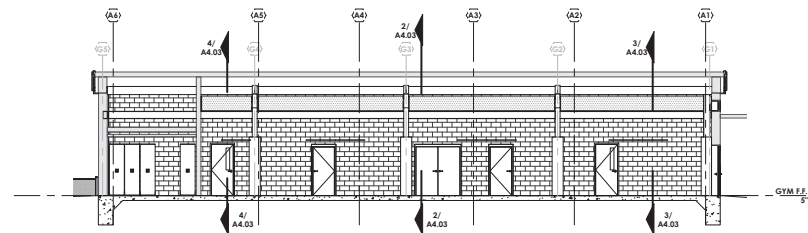
4 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0" EXISTING / NEW CONSTRUCTION



2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0" EXISTING / NEW CONSTRUCTION



3 ROOF PLAN - GYMNASIUM
1/8" = 1'-0" EXISTING / NEW CONSTRUCTION



1 SECTION / ELEVATION
1/8" = 1'-0" GYMNASIUM - NEW CONSTRUCTION

KEYNOTES

- 1 EXISTING DOOR TO REMAIN
- 2 EXISTING WALL TO REMAIN
- 3 EXISTING WINDOWS TO REMAIN
- 4 NEW BRICK TO MATCH EXISTING BRICK
- 5 NEW METAL WALL SPLIT PANEL TO MATCH EXISTING
- 6 NEW STANDING SEAM ROOF TO MATCH EXISTING ROOF WITH R-25 RIGID INSULATION
- 7 EXISTING 24 GAUGE STANDING SEAM METAL ROOF
- 8 NEW DOOR
- 9 EXISTING ROOF TO REMAIN
- 10 ROOFTOP VENT / REFER TO MECHANICAL

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DEBRA J. DOCKERY ARCHITECT, P.C.
IN ASSOCIATION WITH
BEATTY PALMER ARCHITECTS

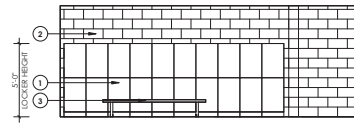


BOWDEN ACADEMY 2020 BOND PROJECT
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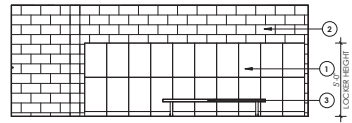
REVISIONS

PROJECT NO. 21-34
PHASE SCHEMATIC DESIGN
DATE 01.13.22
DESCRIPTION GYMNASIUM - NEW EXTERIOR ELEVATIONS & SECTIONS

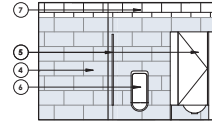
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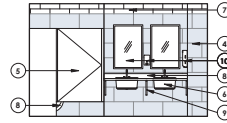
12 INTERIOR ELEVATION
1/4" = 1'-0" GIRLS LOCKER ROOM / NEW CONSTRUCTION



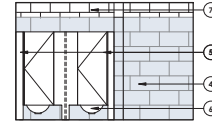
8 INTERIOR ELEVATION
1/4" = 1'-0" B



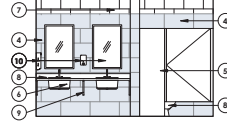
11 INTERIOR ELEVATION
1/4" = 1'-0" E-BOYS R.R. / NEW CONSTRUCTION



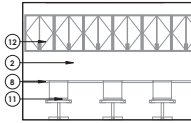
7 INTERIOR ELEVATION
1/4" = 1'-0" E-BOYS R.R. / NEW CONSTRUCTION



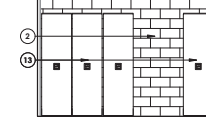
10 INTERIOR ELEVATION
1/4" = 1'-0" E-GIRLS R.R. / NEW CONSTRUCTION



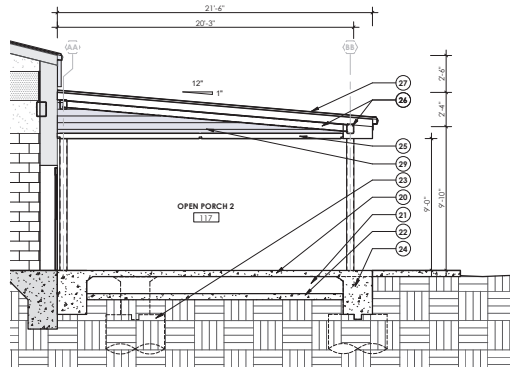
6 INTERIOR ELEVATION
1/4" = 1'-0" E-BOYS R.R. / NEW CONSTRUCTION



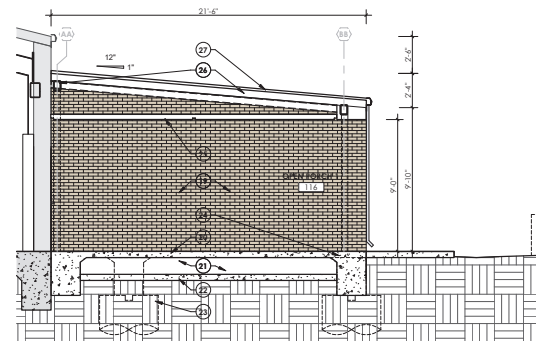
9 INTERIOR ELEVATION
1/4" = 1'-0" E-STAFF / NEW CONSTRUCTION



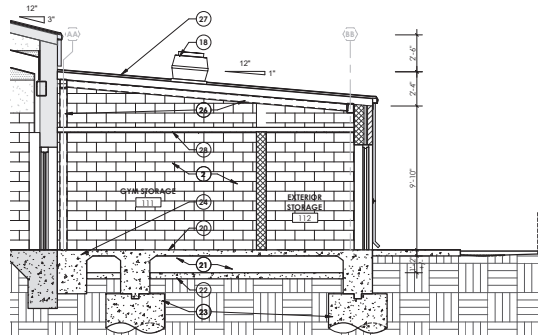
5 INTERIOR ELEVATION
1/4" = 1'-0" E-STAFF / NEW CONSTRUCTION



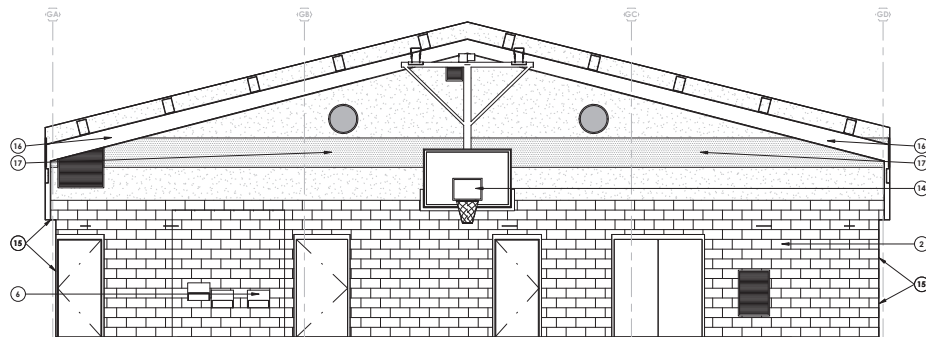
4 BUILDING SECTION
1/4" = 1'-0" GYMNASIUM ADDITION - NEW CONSTRUCTION



3 BUILDING SECTION
1/4" = 1'-0" GYMNASIUM ADDITION - NEW CONSTRUCTION



2 BUILDING SECTION
1/4" = 1'-0" GYMNASIUM ADDITION - NEW CONSTRUCTION



1 INTERIOR ELEVATION - GYMNASIUM
1/4" = 1'-0" EXISTING / NEW CONSTRUCTION

KEYNOTES

- 1 NEW MULTI-TIER DAILY USE GYM LOCKERS
- 2 NEW PAINTED CMU
- 3 NEW LOCKER ROOM BENCH
- 4 NEW CERAMIC FLOOR AND WALL TILE
- 5 NEW SOLID PLASTIC TOILET COMPARTMENTS
- 6 NEW PLUMBING FIXTURES INCLUDING ADDITIONAL LAVATORIES
- 7 NEW INTERIOR PAINTING THROUGHOUT
- 8 NEW SOLID SURFACE COUNTERTOP
- 9 NEW HEAVY DUTY HYBRID COUNTERTOP BRACKETS
- 10 NEW TOILET ACCESSORIES
- 11 FURNITURE PROVIDED BY OWNER
- 12 NEW OFFICE CASEWORK
- 13 NEW SPACE SAVING STORAGE SYSTEM WITH FLOOR TRACK
- 14 REPLACE BACKETBALL HOOP AND BACKSTOP
- 15 NEW PADDING AROUND P.E.M.B. STRUCTURE
- 16 EXISTING P.E.M.B. FRAME
- 17 NEW ACOUSTICAL WALL TREATMENT AT PLAY COURT UPPER WALL / CONTINUOUS AROUND COURT
- 18 ROOFTOP VENT / REFER TO MECHANICAL
- 19 NEW BRICK TO MATCH EXISTING BRICK
- 20 2" CONCRETE SLAB OVER CRAWLSPACE
- 21 1'-2" +/- CRAWLSPACE
- 22 8" CONCRETE SLAB BELOW CRAWLSPACE
- 23 24" DIA X 36" DEEP CONCRETE PIER WITH 4-0" BELL 45" BELOW FINISHED GRADE
- 24 24W X 36TD CONCRETE BEAM / TYPICAL 8 PERIMETER
- 25 STUCCO CEILING
- 26 STEEL TUBE STRUCTURE / REFER TO STRUCTURAL
- 27 NEW STANDING SEAM ROOF TO MATCH EXISTING ROOF WITH R-25 RIGID INSULATION
- 28 GYP BOARD CEILING
- 29 NEW METAL WALL SPLIT PANEL TO MATCH EXISTING

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DESIGNER: DEBRA L. DOCKERY ARCHITECT P.C.

DATE: 01.13.22

PROJECT NO. 21-34

PHASE: SCHEMATIC DESIGN

DESCRIPTION: GYMNASIUM - NEW INTERIOR ELEVATIONS & SECTIONS

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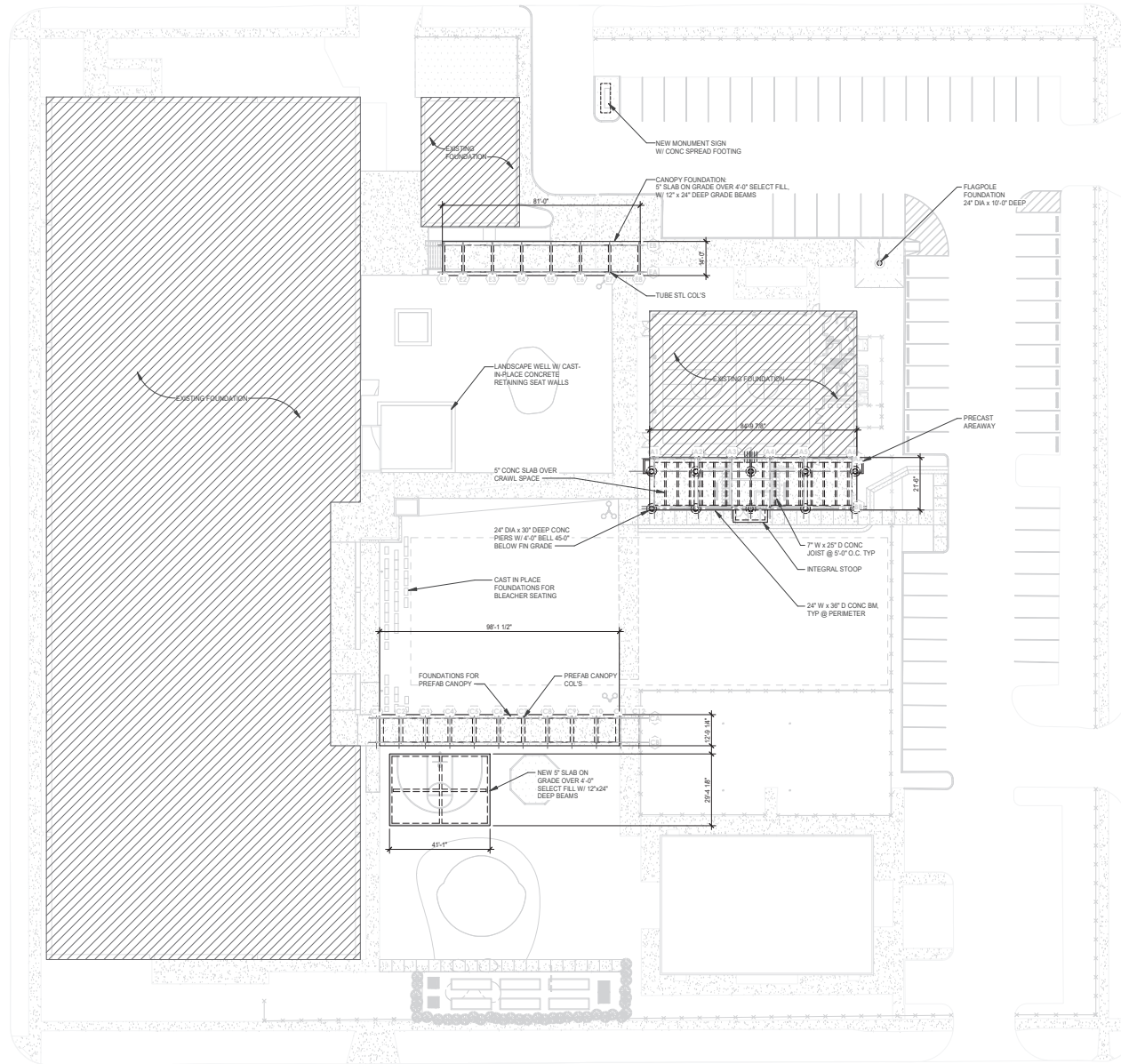
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1 OVERALL GROUND FLOOR PLAN - NEW CONSTRUCTION

3/16" = 1'-0"

NOT FOR
CONSTRUCTION

THIS DOCUMENT IS NOT VALID FOR THE PURPOSE OF INTERIM REVIEW. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT. IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

DEBRA J. DOCKERY, ARCHITECT, P.C.
 118 BROADWAY, SUITE 516
 SAN ANTONIO, TX 78205
 PHONE (210) 225-6130

BOWDEN ACADEMY 2020 BOND PROJECT
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PHASE

SCHEMATIC DESIGN

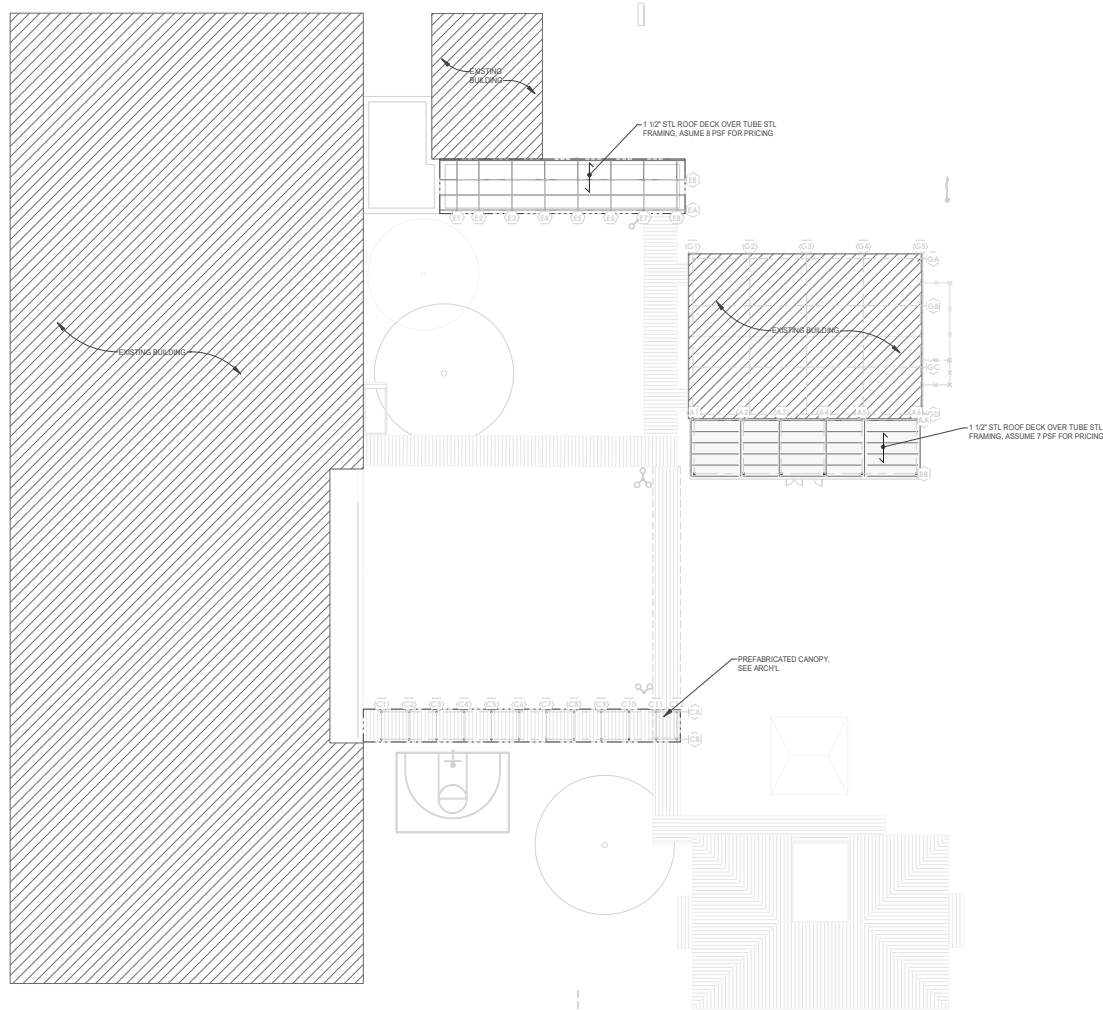
DATE

12.02.21

DESCRIPTION

OVERALL GROUND FLOOR

S200



1 OVERALL ROOF PLAN - NEW CONSTRUCTION

3/64" = 1'-0"

D|R
Datum Rios
www.datumrios.com | Lic. Reg. No. F-16879
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San Antonio, TX 78205 | 210-223-6660
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**BOWDEN ACADEMY 2020 BOND
PROJECT**
515 WILLOW ST.
SAN ANTONIO, TEXAS 78202

REVISIONS
PROJECT NO.
21-34
PHASE
SCHEMATIC DESIGN
DATE
12.02.21
DESCRIPTION
OVERALL ROOF PLAN

S201

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7700 Tollino St., Suite 101
San Antonio, TX 78229
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E-1008

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, AND THE ORDINANCES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
2. CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING OVER EXISTING FLOORING, FURNITURE AND EQUIPMENT AS REQUIRED WHEN PERFORMING WORK IN AN AREA OR ROOM. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED TO WALL FINISHES, FLOOR FINISHES, FURNITURE AND EQUIPMENT DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PROVIDE DUST BARRIERS WHERE REQUIRED TO PREVENT THE MIGRATION OF AIRBORNE CONSTRUCTION DUST INTO OTHER OCCUPIED AREAS.
3. CONSTRUCTION ACTIVITIES SHALL NOT IMPEDE OR OBSTRUCT THE MEANS OF EGRESS.
4. ALL EXISTING SYSTEMS/EQUIPMENT SHALL REMAIN IN SERVICE UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE PROJECT QUALITY PLAN, INCLUDING, BUT NOT LIMITED TO, BEST PRACTICES AND METHODS REQUIRED TO ACCOMMODATE EXISTING CONDITIONS, PROJECT STANDARDS AND SPECIFICATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL MAKE AVAILABLE ALL DEMOLISHED EQUIPMENT AND FIXTURES TO THE OWNER. IN THE EVENT THAT THE OWNER REQUESTS THE REMOVAL OF ANY OF THE DEMOLISHED EQUIPMENT OR FIXTURES, THE CONTRACTOR SHALL DISCARD SAID MATERIALS AT THEIR OWN EXPENSE.

(THIS SHEET ONLY)

- 1 REMOVE EXISTING LAVATORY AND ASSOCIATED FAUCET.
- 2 REMOVE EXISTING URINAL.
- 3 REMOVE EXISTING WATER CLOSET.
- 4 EXISTING DOUBLE WALL SPIRAL DUCT TO BE RELOCATED. RE: NEW WORK.



DEBRA J. DOCKERY, ARCHITECT, P. C.
IN ASSOCIATION WITH
BEATY PALMER ARCHITECTS

**BOWDEN ACADEMY 2020 BOND
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515 WILLOW ST.
SAN ANTONIO, TEXAS 78202

REVISIONS
PROJECT NO.
21-34
PHASE
SCHEMATIC DESIGN
DATE
DECEMBER 2021
DESCRIPTION
GYMNASIUM MECHANICAL DEMOLITION

MD1.01

INTERIM REVIEW ONLY
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for permit, bidding or construction.
Engineer: Dean Alderson
P.E. Reg. No.: 54441
Firm: Alderson & Associates, F-1008

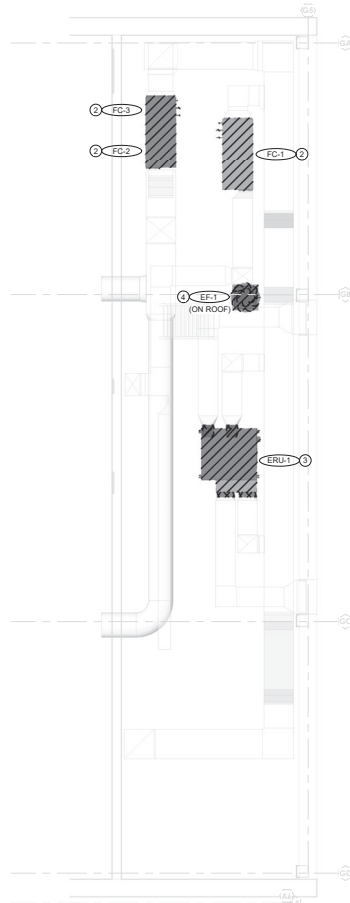
GENERAL MECHANICAL DEMOLITION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, AND THE OTHER CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
2. CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING OVER EXISTING FLOORING, FURNITURE AND EQUIPMENT AS REQUIRED WHEN PERFORMING WORK WITHIN AN AREA OR ROOM. CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED TO WALL FINISHES, FLOOR FINISHES, FURNITURE AND EQUIPMENT. REPAIR DAMAGES OR REPLACE TO OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PROVIDE DUST BARRIERS WHERE REQUIRED TO PROHIBIT THE MIGRATION OF AIRBORNE CONSTRUCTION DUST INTO OTHER OCCUPIED AREAS.
3. CONSTRUCTION ACTIVITIES SHALL NOT IMPEDE OR OBSTRUCT THE MEANS OF EGRESS.
4. ALL EXISTING SYSTEMS/EQUIPMENT SHALL REMAIN IN SERVICE UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE EXISTING FACILITY PRIOR TO BIDDING. ALL CONSTRUCTION MEANS AND METHODS REQUIRED TO ACCOMMODATE EXISTING CONDITIONS. PROJECT STANDARDS AND SPECIFICATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL MAKE AVAILABLE ALL DEMOLISHED EQUIPMENT AND FIXTURES TO THE OWNER. IN THE EVENT THAT THE OWNER REFUSES ANY SAID EQUIPMENT OR FIXTURES, THE CONTRACTOR SHALL DISCARD SAID MATERIALS AT THEIR OWN EXPENSE.

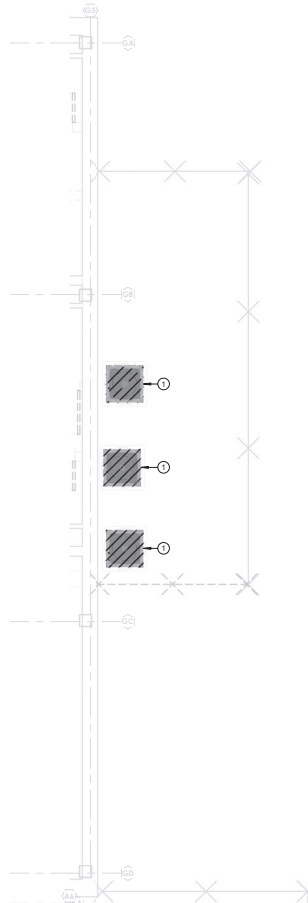
KEYED NOTES

(THIS SHEET ONLY)

1. REMOVE EXISTING CONDENSING UNIT AND ASSOCIATED REFRIGERANT PIPING. THE ASSOCIATED CONCRETE HOUSEKEEPING PAD TO BE REUSED.
2. REMOVE GAS FURNACE, ASSOCIATED IN COIL, HANGERS, CONTROLS, REFRIGERANT PIPING, ETC. PROVIDE TEMPORARY COVER OVER DUCT OPENINGS DURING CONSTRUCTION TO ENSURE DEBRIS DOES NOT ENTER.
3. REMOVE ENERGY RECOVER UNIT, ASSOCIATED HANGERS, CONTROLS, ETC.
4. REMOVED EXHAUST FAN, ROOF CURB TO REMAIN AND BE REUSED.



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



2 EQUIPMENT YARD FLOOR PLAN - MECHANICAL DEMOLITION
SCALE: 1/4" = 1'-0"

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IN ASSOCIATION WITH
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BOWDEN ACADEMY 2020 BOND
PROJECT
515 WILLOW ST.
SAN ANTONIO, TEXAS 78202

REVISIONS

PROJECT NO.
21-34

PHASE
SCHEMATIC DESIGN

DATE
DECEMBER 2021

DESCRIPTION
PLATFORM & MECH
YARD MECHANICAL
DEMOLITION

MD1.02

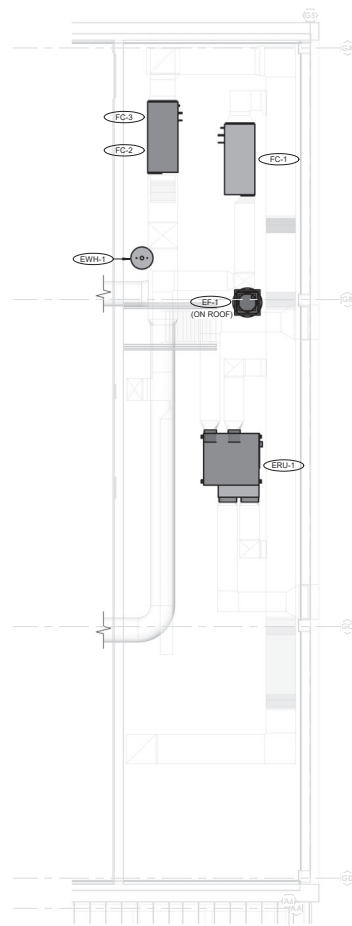
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Engineer: _____
P.E. Reg. No.: 54441
Firm: Alderson & Associates, F-1008

GENERAL MECHANICAL NEW WORK NOTES

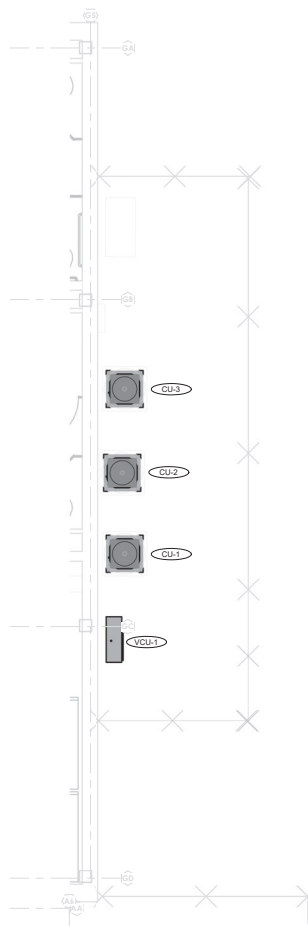
- ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, AND THE OTHER CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
- NEW DUCT DIMENSIONS INDICATED ARE INSIDE DIMENSIONS CLEAR.
- ALL NEW RECTANGULAR SUPPLY AND RETURN DUCTS SHALL HAVE TURNING VANES AT EACH 90 DEGREE ELBOW OR TEE.
- ALL NEW DUCT SHALL BE SHEETMETAL AND SHALL BE INSTALLED WITH INSULATION AS SPECIFIED.
- ALL NEW DUCTWORK SHALL BE FABRICATED AND INSTALLED AS PER ASHRAE AND SMACNA STANDARDS.
- MOUNT ALL NEW THERMOSTATS AT 3'-8" A.F.F.
- PROVIDE AND INSTALL A VOLUME CONTROL DAMPER ON EACH BRANCH DUCT SERVING A DIFFUSER/REGISTER/GRILLE.
- COORDINATE ALL NEW DUCTWORK, GRILLES, AND EQUIPMENT WITH ALL TRADES BEFORE INSTALLING.
- TRANSITION NEW SUPPLY, RETURN AND EXHAUST DUCTS FROM UNIT CONNECTION SIZE TO DUCT SIZE SHOWN.
- PROVIDE AND INSTALL VIBRATION ISOLATORS ON ANY NEW EQUIPMENT WITH MOVING PARTS.
- DUCT SMOKE DETECTORS TO BE PROVIDED AND INSTALLED BY THE FIRE ALARM SYSTEMS INSTALLER. COORDINATE WITH MECHANICAL CONTRACTOR. INSTALL DETECTOR IN RETURN DUCT NEAR UNIT CONNECTION. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR WIRING BETWEEN THE FIRE ALARM LOW VOLTAGE RELAY AND THE HVAC CONTROL EQUIPMENT.
- ALL NEW UNITS MUST BE INSTALLED LEVEL.
- PROVIDE CANVAS CONNECTION AT NEW UN-ISOLATED FAN DUCT CONNECTIONS.
- COORDINATE LOCATIONS OF NEW MECHANICAL EQUIPMENT WITH GENERAL CONTRACTOR AND STRUCTURE. TYPICAL WHERE SIGNIFICANT CHANGES ARE REQUIRED, THE CONTRACTOR SHALL PRESENT POTENTIAL MODIFICATIONS TO, AND OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO PROCEEDING WITH SAID WORK.
- CAREFULLY PROTECT ALL EQUIPMENT AND MATERIAL PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
- ALL NEW CONDENSATE DRAIN PIPING SHALL BE TYPE L COPPER, GRADE PIPING AT 1/8" PER FOOT (MINIMUM).
- PROVIDE MANUFACTURER'S RECOMMENDED CLEARANCES FOR ALL NEW MECHANICAL EQUIPMENT.
- SIZE AND ROUTE NEW REFRIGERANT PIPING PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING OVER EXISTING FLOORING, FURNITURE AND EQUIPMENT AS REQUIRED WHEN PERFORMING WORK WITHIN AN AREAROOM. CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED TO WALL FINISHES, FLOOR FINISHES, FURNITURE AND EQUIPMENT. REPAIR DAMAGES OR REPLACE TO OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PROVIDE DUST BARRIERS WHERE REQUIRED TO PROHIBIT THE MIGRATION OF AIRBORNE CONSTRUCTION DUST INTO OTHER OCCUPIED AREAS.
- CONSTRUCTION ACTIVITIES SHALL NOT IMPEDE OR OBSTRUCT THE MEANS OF EGRESS.
- ALL MATERIALS LOCATED WITHIN RETURN AIR PLENUM SHALL COMPLY WITH SECTION 602 OF THE 2015 INTERNATIONAL MECHANICAL CODE.
- REFRIGERANT PIPING SHOWN AS SINGLE LINE FOR CLARITY.

KEYED NOTES

(THIS SHEET ONLY)



1 GYMNASIUM PLATFORM FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"



2 EQUIPMENT YARD FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

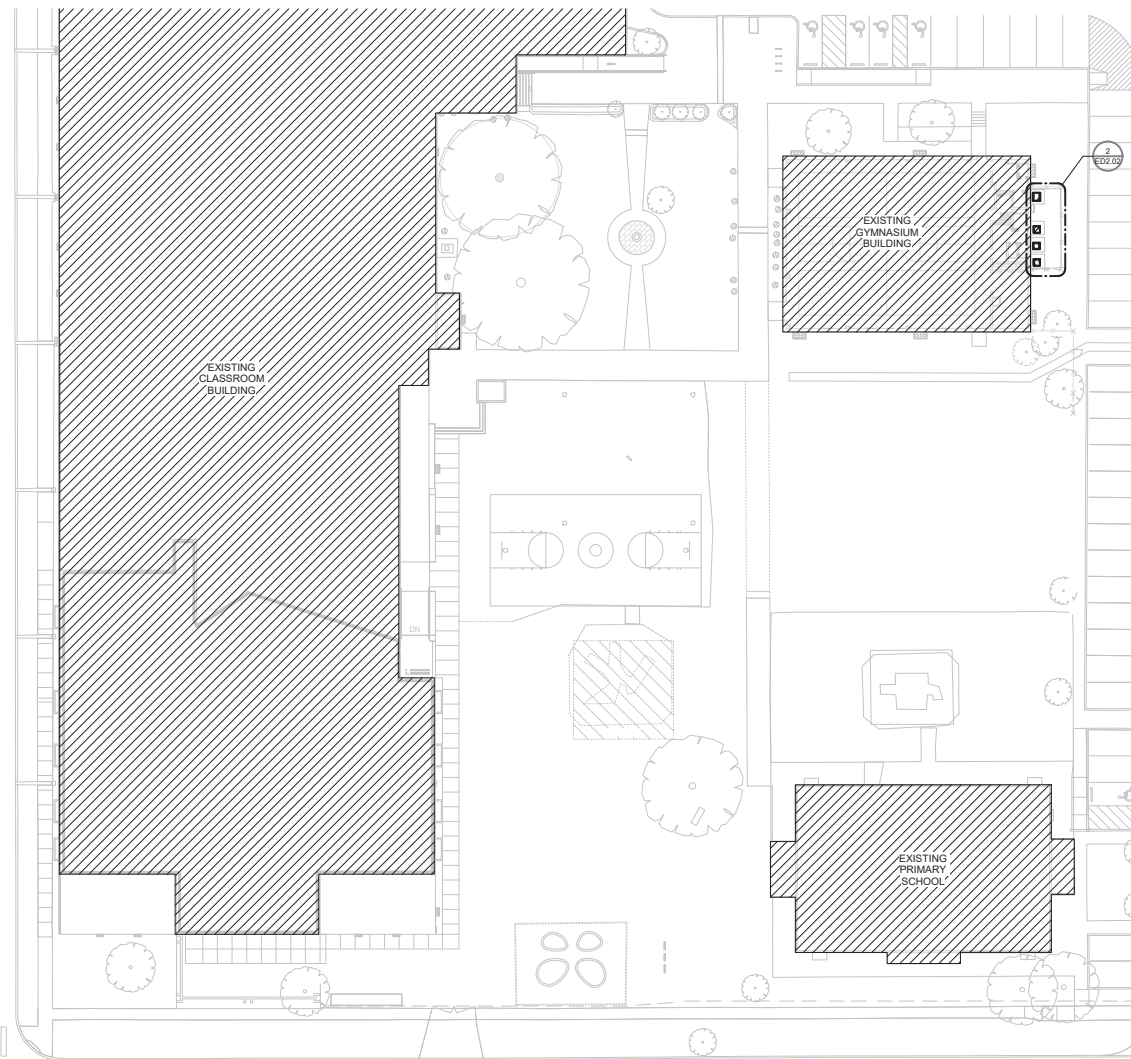
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IN ASSOCIATION WITH
BEATY PALMER ARCHITECTS

BOWDEN ACADEMY 2020 BOND
PROJECT
515 WILLIOW ST.
SAN ANTONIO, TEXAS 78202

REVISIONS
PROJECT NO. 21-34
PHASE SCHEMATIC DESIGN
DATE DECEMBER 2021
DESCRIPTION PLATFORM & MECH YARD MECHANICAL

M1.02



1 SITE PLAN - ELECTRICAL DEMOLITION
SCALE: 1" = 20'-0"

GENERAL SITE DEMOLITION NOTES

- DRAWINGS INDICATE APPROXIMATE LOCATION AND QUANTITY OF EQUIPMENT, RECEPTACLES, AND ELECTRICAL CONNECTIONS TO BE REMOVED. FIELD VERIFY LOCATION AND QUANTITY OF ITEMS TO BE REMOVED. AS NO ALLOWANCE WILL BE MADE BECAUSE OF UNFAIRNESS WITH THESE DETAILS.
- EXISTING CIRCUITS INDICATED WERE OBTAINED FROM AS-BUILT DRAWINGS AND MAY NOT BE CORRECT. IDENTIFY AND LOCATE EXISTING BRANCH CIRCUITRY.
- REMOVE BRANCH CIRCUITS SERVING EQUIPMENT, RECEPTACLES, LIGHT FIXTURES, MOTORS, AND OTHER ITEMS SHOWN TO BE REMOVED BACK TO OCPD IN SWITCHBOARD, PANEL, LOAD CENTER, OR J-BOX GRD SYSTEM EXCEPT AS OTHERWISE REQUIRED BY NOTES BELOW.
 - BRANCH CIRCUIT, CONDUCTORS, RACEWAYS, BOXES, WIRINGWAYS, WIRING DEVICES, COVER PLATES, DISCONNECTING MEANS, STARTERS, CONTROLLERS, AND SUPPORTS.
 - OCPD SHALL REMAIN AS AN INTEGRAL PART OF EXISTING SWITCHBOARD, PANEL, OR LOAD CENTER, AND IF NOT BEING REUSED, SHALL BE LABELED AS SPARE.
 - CONDUITS IN INACCESSIBLE AREAS: REMOVE CONDUCTORS AND ABANDON IN PLACE, CAPPED AND SEALED. IN A FINISHED SPACE, REMOVED CONDUIT TO BELOW FINISHED SURFACE. FILL VOID WITH NON-SHRINKING GROUT, AND RESURFACED TO MATCH SURROUNDING SURFACES.
- MAINTAIN INTEGRITY OF BRANCH CIRCUITS WITH A PORTION OF THE LOAD REMOVED. REMOVE PORTION OF BRANCH CIRCUIT ASSOCIATED WITH REMOVED DEVICE TO A POINT AS NECESSARY TO SERVE REMAINING LOAD.
- EXTEND BRANCH CIRCUITS WHERE INDICATED TO SERVE NEW LOADS OR TO RECONNECT RELOCATED EQUIPMENT. RUN CONDUIT CONCEALED WHERE POSSIBLE, AND ROUTE TO AVOID INTERFERENCE WITH EQUIPMENT OR AESTHETICS. REPLACE WITH NEW CONDUCTORS FROM OCPD TO LOAD.
- INCLUDE IN BID COSTS RESULTING FROM OVERTIME, EVENING, AND WEEKEND WORK. COORDINATE WITH OWNER ON OPERATION SCHEDULES AND ASSOCIATED REQUIREMENTS.
- SALVAGED ITEMS AND MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE DELIVERED TO OWNER'S DESIGNATED STORAGE FACILITY.
- REMOVE FROM PROJECT SITE DEMOLISHED MATERIALS AND EQUIPMENT. DISPOSE OF IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL LAWS AND REGULATIONS.
- PROVIDE CLOSURE CAPS IN EXISTING CORE DRILLED HOLES. FILL IN REMAINING HOLES WITH FLOOR STONE CEMENT FLUSH WITH SURROUNDING AREA.
- SEAL OPENINGS IN FIRE RESISTANCE RATED PARTITIONS TO PRESERVE RATING OF PARTITION.
- DAMAGE CAUSED BY THE WORK, WHICH IS NOT CONCEALED BY NEW CONSTRUCTION, SHALL BE REPAIRED TO MATCH EXISTING SURFACES.
- IDENTIFY AND LOCATE EXISTING UTILITIES THAT MAY CONFLICT WITH NEW WORK, AND INCLUDE IN BID COSTS NECESSARY TO COORDINATE THE INSTALLATION OF THE NEW WORK WITH THE EXISTING UTILITIES.
- COORDINATE AND VERIFY ACTUAL LENGTHS AND ROUTES OF CONDUIT AND FEEDER RUNS WITH ENGINEERED DRAWINGS AS WELL AS EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID OR PROPOSAL.
- COORDINATE AND SCHEDULE ELECTRICAL AND COMMUNICATION SERVICE OUTAGES TO EXISTING FACILITIES WITH OWNER IN ADVANCE OF OUTAGE.
- PERFORM WORK IN A MANNER TO MINIMIZE INTERRUPTION OF SERVICES TO OCCUPIED SPACES AND TO MAINTAIN SERVICE TO ROOMS NOT UNDERGOING ACTIVE CONSTRUCTION.
- PRIOR TO BID, VISIT THE PROJECT SITE, BECOME FAMILIAR WITH THE CONDITIONS AS THEY EXIST, AND CONFIRM LOCATIONS, SIZES, AND QUANTITIES OF MATERIALS AND ITEMS TO BE REMOVED OR INSTALLED. LOOK ABOVE CEILINGS IN AREAS TO BE RENOVATED, AND IDENTIFY QUANTITIES MATERIALS TO BE REMOVED.

KEYED NOTES

(APPLIES TO THIS SHEET ONLY)

REVISIONS

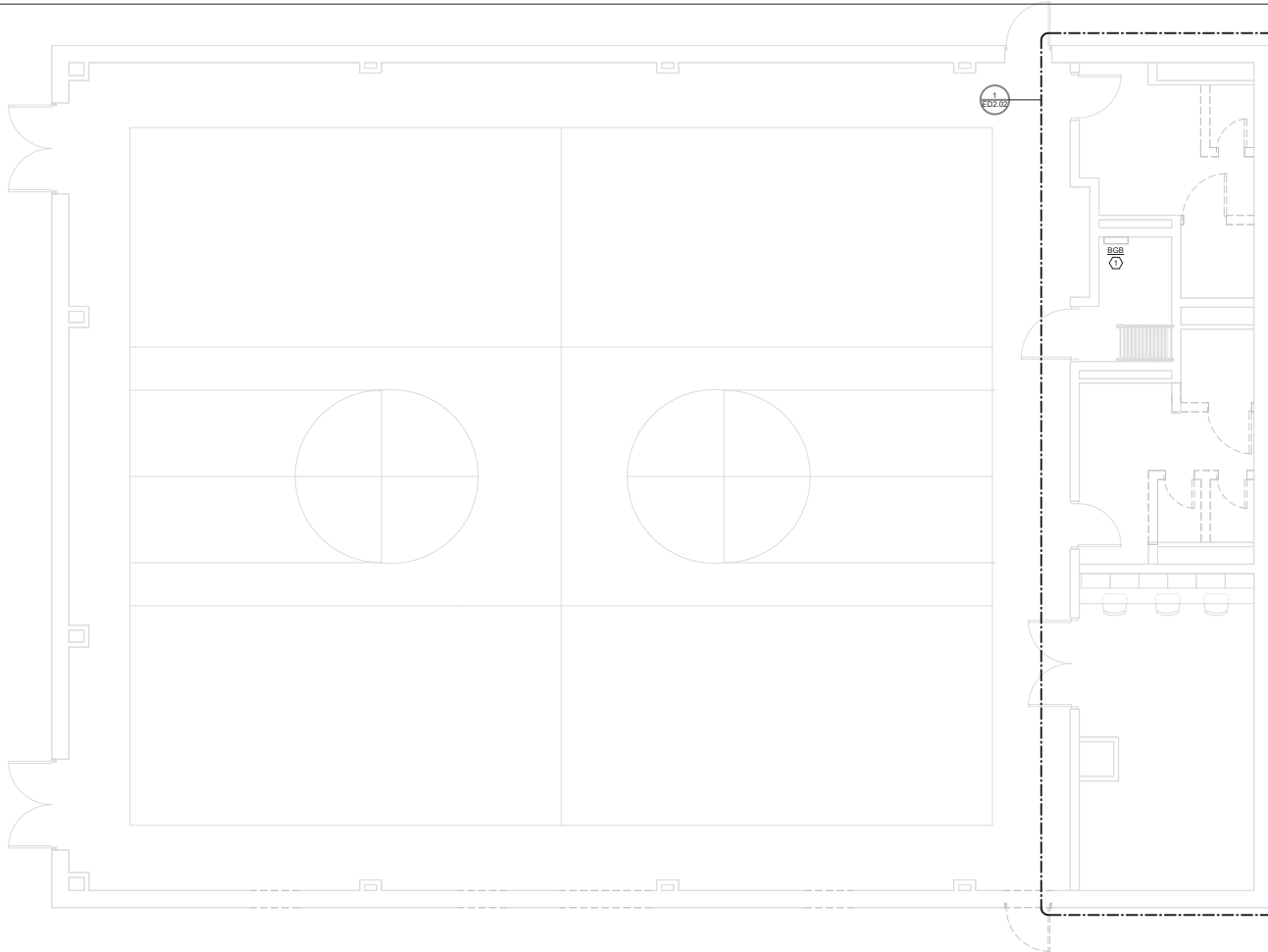
PROJECT NO.
21-34

PHASE
SCHEMATIC DESIGN

DATE
DECEMBER 2021

DESCRIPTION
SITE PLAN
ELECTRICAL
DEMOLITION

ED1.01



INTERIM REVIEW ONLY
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 for permit, bidding or construction.
 Engineer: Dean Alderson
 P.E. Reg. No.: 54441
 Firm: Alderson & Associates, F-1009

KEYED NOTES (APPLIES TO THIS SHEET ONLY) ○

- 1 EXISTING PANELBOARD TO REMAIN

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

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 IN ASSOCIATION WITH
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 PROJECT**
 515 WILLLOW ST.
 SAN ANTONIO, TEXAS 78202

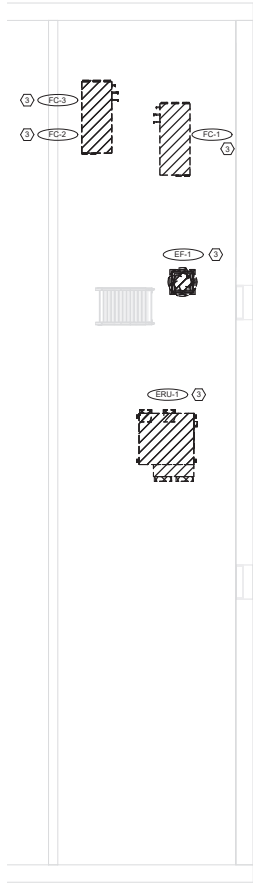
REVISIONS	
PROJECT NO.	21-34
PHASE	SCHEMATIC DESIGN
DATE	DECEMBER 2021
DESCRIPTION	GYMNASIUM ELECTRICAL DEMOLITION

ED2.01

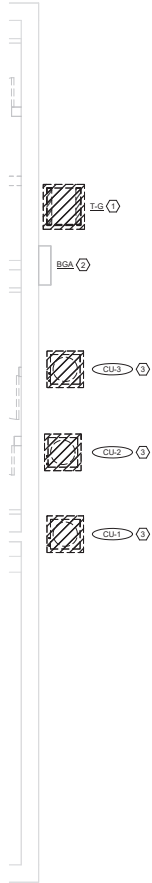
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Engineer: Dean Alderson
P.E. Reg. No.: 54441
Firm: Alderson & Associates, F-1008

KEYED NOTES (APPLIES TO THIS SHEET ONLY) 1

- 1 REMOVE TRANSFORMER AND SALVAGE FEEDER FOR RECONNECTION.
- 2 EXISTING PANELBOARD TO REMAIN
- 3 DISCONNECT MECHANICAL EQUIPMENT SCHEDULED TO BE REPLACED.
SALVAGE CIRCUIT AND DISCONNECTING MEANS FOR REUSE.



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



2 EQUIPMENT YARD FLOOR PLAN - ELECTRICAL DEMOLITION
SCALE: 1/4" = 1'-0"

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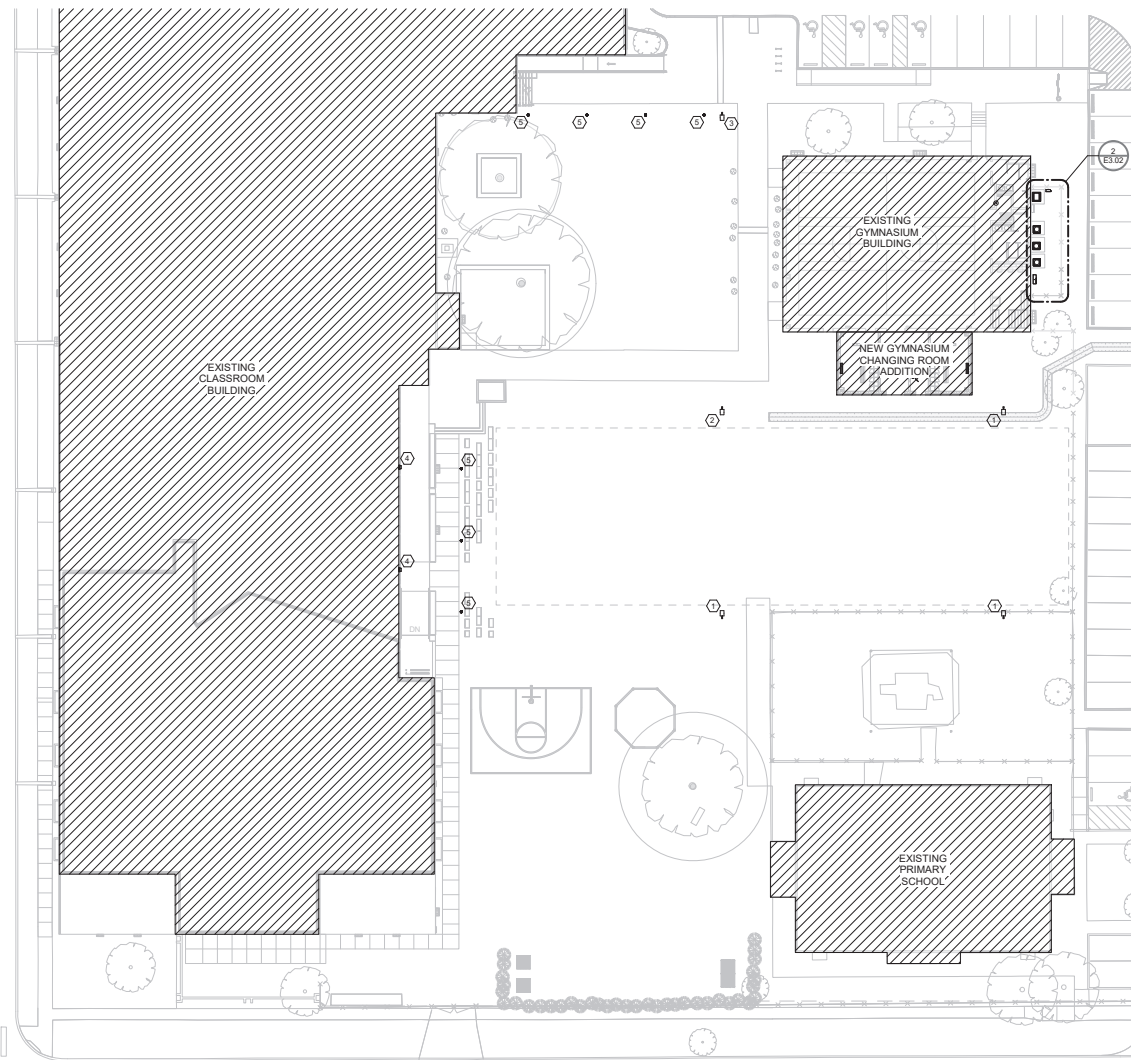
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BOWDEN ACADEMY 2020 BOND
PROJECT
515 WILLOW ST.
SAN ANTONIO, TEXAS 78202

REVISIONS	
PROJECT NO.	21-34
PHASE	SCHEMATIC DESIGN
DATE	DECEMBER 2021
DESCRIPTION	PLATFORM & MECH YARD ELECTRICAL DEMOLITION

ED2.02

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1 SITE PLAN - ELECTRICAL
SCALE: 1" = 20'-0"

GENERAL SITE PLAN NOTES

1. COORDINATE AND SCHEDULE ALL REQUIRED OUTAGES OF ELECTRICAL SERVICE TO EXISTING FACILITIES WITH OWNER IN ADVANCE OF OUTAGE.
2. REQUEST LOCATION OF UNDERGROUND UTILITIES IN THE VICINITY OF EXCAVATION AND UNDERGROUND WORK. VERIFY WITH UTILITY LOCATING COMPANY THAT UNDERGROUND UTILITY MARKING IS COMPLETE PRIOR TO BEGINNING UNDERGROUND WORK.
3. COORDINATE AND SCHEDULE EXCAVATION, TRENCHING, BACKFILL, CONCRETE WORK, LIGHT POLE ERECTION, AND OTHER SITE WORK WITH OWNER IN ADVANCE OF WORK. GIVE SPECIAL CONSIDERATION TO WORK AFFECTING PARKING LOTS AND OCCUPIED SPACES.
4. PROVIDE AND PLACE TEMPORARY BARRIERS, WARNING CONES, AND OTHER SUITABLE DEVICES TO ADEQUATELY PROTECT THE PUBLIC AND SCHOOL POPULATION FROM ANY AND HAZARDS PRESENTED BY THE WORK.
5. REVIEW PROTECTION PLAN WITH OWNER FOR APPROVAL, PRIOR TO BEGINNING WORK.
6. COORDINATE AND REVIEW DELIVERY AND PLACEMENT OF ELECTRICAL MATERIALS AND EQUIPMENT ON THE SITE WITH OWNER FOR APPROVAL, PRIOR TO DELIVERY.
7. COORDINATE AND REVIEW SCHEDULE AND PLACEMENT FOR EQUIPMENT OPERATION FOR PROJECT CONSTRUCTION WITH OWNER FOR APPROVAL, PRIOR TO PERFORMING THE WORK. PROTECT THE PUBLIC AND SCHOOL POPULATION BY LIMITING ACCESS TO THE WORK AREAS SHALL BE REVIEWED WITH OWNER FOR APPROVAL.

KEYED NOTES

(APPLIES TO THIS SHEET ONLY) ○

- 1 POLE LIGHT: 30' POLE WITH (2) FLOOD LIGHTS FOR PLAY AREA.
- 2 POLE LIGHT: 30' POLE WITH (2) FLOOD LIGHTS FOR PLAY AREA AND (1) FLOOD LIGHT NORTH TOWARD SEATING AREA.
- 3 POLE LIGHT: 30' POLE WITH (1) FLOOD LIGHT TOWARD SEATING AREA.
- 4 BUILDING MOUNTED FLOOD LIGHT FOR PLAY AREA.
- 5 BOLLARD WITH RECEPTACLE.

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SAN ANTONIO, TEXAS 78202

REVISIONS

PROJECT NO.
21-34

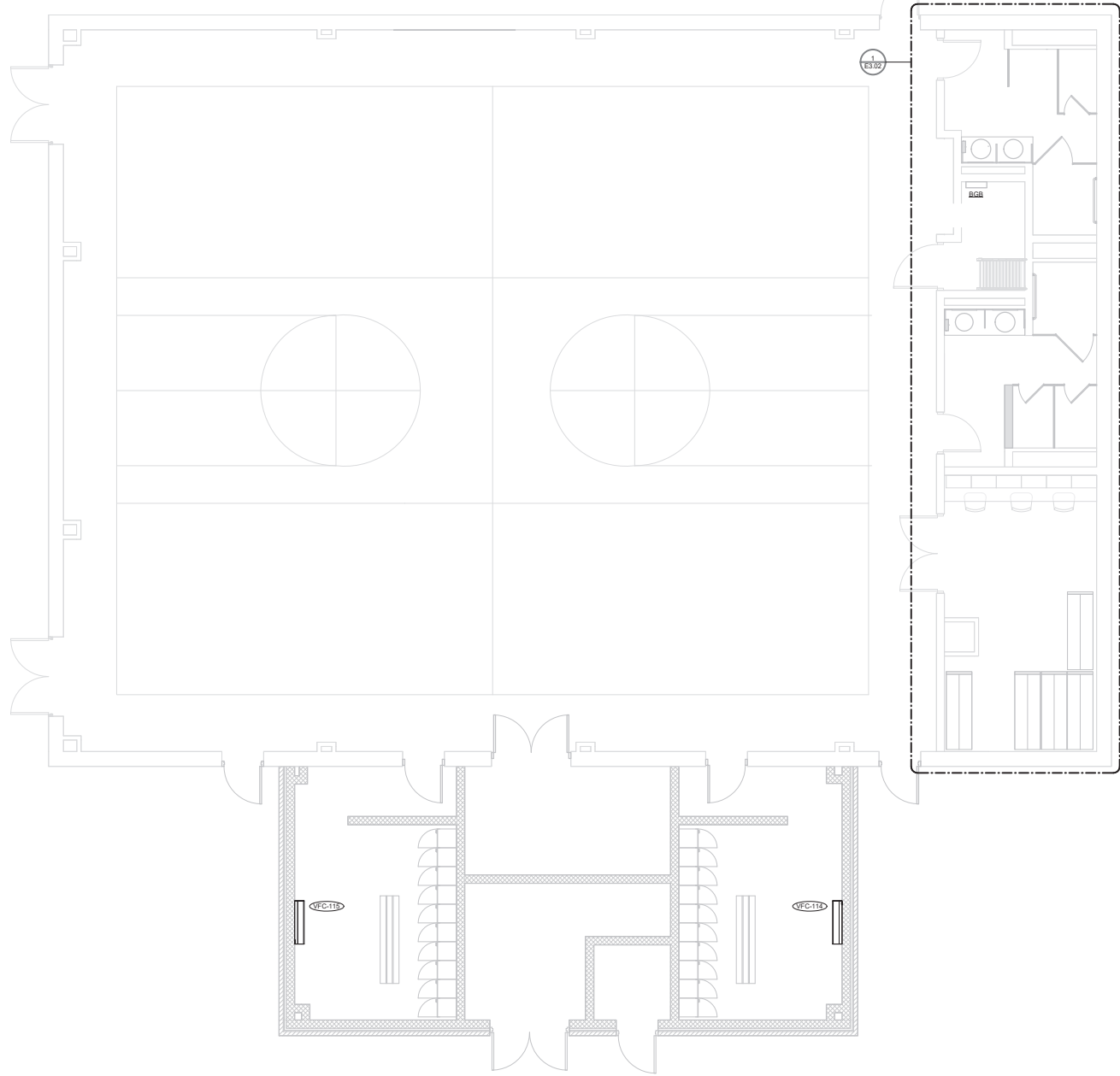
PHASE
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DATE
DECEMBER 2021

DESCRIPTION
SITE PLAN
ELECTRICAL

E1.01

KEYED NOTES (APPLIES TO THIS SHEET ONLY)



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 Engineer: Dean Alderson
 P.E. Reg. No.: 54441
 Firm: Alderson & Associates, F-1009

KEYED NOTES (APPLIES TO THIS SHEET ONLY) ○

1 GYMNASIUM FLOOR PLAN - POWER & SPECIAL SYSTEMS
 SCALE: 1/4" = 1'-0"

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 515 WILLLOW ST.
 SAN ANTONIO, TEXAS 78202

REVISIONS	
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PHASE	SCHEMATIC DESIGN
DATE	DECEMBER 2021
DESCRIPTION	GYMNASIUM POWER & SPECIAL SYSTEMS

E3.01











BOWDEN ACADEMY

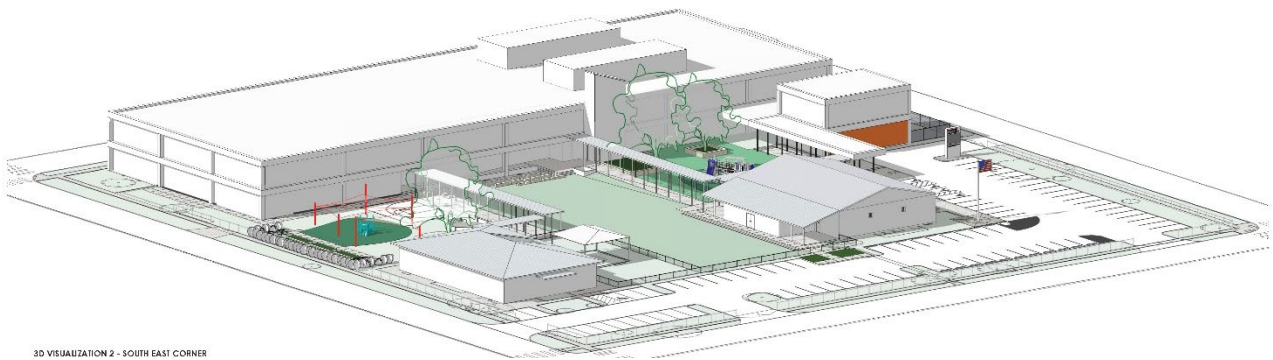
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SAISD 2020 BOND PROGRAM

ARTEMISIA BOWDEN ACADEMY

SCHEMATIC DESIGN PHASE REPORT



3D VISUALIZATION 2 - SOUTH EAST CORNER

Date of Submission: 12.10.2021



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BEATY PALMER ARCHITECTS

SAISD 2020 BOND PROGRAM
Artemisia Bowden Academy
SCHEMATIC DESIGN PHASE REPORT

12.10.2021

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 - E3.02 Gymnasium Platform and Equipment Yard Plans – Power and Special Systems



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IV. Supporting Data

1. Description Preliminary Code Analysis – Existing Gymnasium
2. Preliminary Engineering Calculations
3. Design Criteria

*INTERIM REVIEW. NOT INTENDED FOR BIDDING, PERMITTING OR CONSTRUCTION. TERRY PALMER,
TEXAS ARCHITECT REGISTRATION #16751*



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Artemisia Bowden Academy

SAISD 2020 BOND PROJECT

SCHEMATIC DESIGN PHASE NARRATIVE

Campus Artemisia Bowden Academy

Address 515 Willow Street, San Antonio, Texas 78202

1. Description of Project Scope, Goals and Objectives

The 2016 SAISD Bond Program at Artemisia Bowden Academy modernized the indoor educational instruction of the main building on campus. The project scope for the 2020 Bond at Bowden Academy focuses on improving outdoor instruction and physical education spaces and renovating the existing gymnasium for instruction and community interaction.

a. Project Statistics

Gymnasium renovation addition 6,873 GSF / 6,226 Net SF (not including mechanical platform)
New Outdoor activity areas as outlined below.

b. Program Summary

Gymnasium Renovation

Gym / Court	4,010 SF
PE Combined Office / Storage	259 SF
Boys Restroom	143 SF
Girls Restroom	156 SF
Janitor / Mezzanine Access	49 SF
Net Existing	4,617 SF
<u>Walls/circulation</u>	<u>474 SF</u>
<u>Gross Existing</u>	<u>5,091 SF</u>

Existing Mech. Mezzanine 1,890 SF

Gymnasium Addition

Interior Storage	142 SF
Exterior Storage	134 SF
Girl's locker/changing room	255 SF
Boy's locker/changing room	253 SF
West covered porch area	374 SF
<u>East covered porch area</u>	<u>414 SF</u>
Net New Addition	1,609 SF
<u>Walls/Circulation</u>	<u>173 SF</u>
<u>Gross Addition Area</u>	<u>1,782 SF</u>
<u>Total Gross Area</u>	<u>6,873 SF</u>



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Outdoor Improvements

• Monument Sign	200 SF
• Flagpole w/hardscape	400 SF
• Main Entrance Canopy	1,770 SF
• Mural on existing wall	
• N. Outdoor Learning Courtyard w/ 12 panel Mobius Climber Wall and Artificial Turf	7,000 SF
• Open Field Play Area with sod	15,700 SF
• Student Drop-off / Pick-up Area	1,317 SF
• New E-W Covered Walkway	4,950 SF
• South Play Area	
○ Outdoor Basketball Court	1,218 SF
○ South Age 5-12 Playground with LSI Crab Trap and poured-in-place Surfacing	2,152 SF
○ Gaga ball Pit	350 SF
○ Remaining area to be sodded	5,289 SF
• Outdoor Learning Garden	1,460 SF
• Sidewalk adjacent to Learning Garden	500 SF

c. Owner Project Priorities

Artemisia Bowden Academy's connection to prospective new students and to the historic neighborhood surrounding the campus with enhance entrance experience with artistic branding murals and graphics, dynamic outdoor learning spaces, and a monument sign to assist in communicating calendar events are desired. Additionally, gymnasium renovations with a locker room addition to accommodate middle school student athletes was identified as an important priority for this project.

Entryway Branding

- A covered walkway at the front of the school to establish the entrance and covers students for parent pick up/drop off with branding front entryway to say "*Welcome to Bobcat Territory*" or "*Bobcat Den*".
- Opportunity for a mural on exterior east facing wall adjacent to main entrance.
- Relocated flagpole for better visibility and to allow for reprogramming of the existing flagpole courtyard to be a dynamic outdoor learning space.
- Monument Sign that provides enhanced campus identity and communication of calendar events

Gymnasium Renovation & Addition

- Repair roof leaks
- Replace lighting with LED lighting



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- HVAC upgrades and moving the ductwork to improve overhead volume.
- Improve acoustics by adding acoustical panels
- New flooring and base
- Add additional PE equipment storage
- Add Lockers/Locker room for about 30 students

Outdoor Spaces

- Remove the playground (and the blacktop) and portion of existing covered walkway to create a large open field for football and soccer
- Outdoor learning area seat walls or steps to double as bleachers to view the games on the field
- Raised garden beds in an enhanced Outdoor Learning Garden

Playground

- Geared towards the 3rd – 5th graders
- Dynamic playground equipment with climbing wall feature
- Would not be the typical playground like the one they have now
- Make appealing to visitors since it is the first thing they see
- Poured-in-place rubberized playground area for durable cushioned fall surface

d. Issues and/or concerns

The campus stormwater drainage is all above-surface with no available underground storm drainage facilities available on campus to direct water towards. An updated topographic survey is due to be completed soon but is not yet available to conduct an evaluation of storm water drainage strategies.

The budget will require careful monitoring as there are more desires / needs than the budget will afford.



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2. Narrative Descriptions of Features and Building Systems

a. Description of Design Features:

The Gymnasium renovation-addition involves replacing outdated systems and finishes and adding new locker and storage rooms. Included elements are:

- New Girl's Locker/Changing Room
- New Boy's Locker/Changing Room
- New indoor and outdoor storage rooms
- New covered porch areas for outdoor learning environments and support student pick-up area.
- Replace indoor and outdoor hvac air handlers and ductwork
- Replace electrical lighting with more efficient LED lighting
- Replace electrical transformer
- Replace plumbing fixtures
- Replace all interior finishes (flooring, floor base, painting)
- Upgrade restrooms with new ceramic floor and wall tile, toilet compartments and accessories
- Replace storage cabinets in the Office/Storage room with space saver units increasing capacity
- Provide graphics to enhance the gym aesthetics and reinforce campus identity
- Provide opportunities for community use and interaction with projection screens, direct connection from parking lot with covered area to support student pick-up area.

The Outdoor Education and Activity improvements include:

- Creating an attractive outdoor flexible, dynamic learning and active play area in the courtyard area between the main building and the gymnasium by relocating the existing flagpole to the northeast corner of the gymnasium. Improvements could include cushion artificial turf and sculptural climber wall.
- Creating a larger green space outdoor play area after removal of the portion of existing covered walkway between the Gymnasium and Pre-Kindergarten Building.
- Relocating the play area with new playscape. The expanded play area is placed on rubber surfacing with shade sails overhead.
- Opportunities for murals and other neighborhood connections have been identified for artwork.



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b. Reasoning behind the design

Maximize outdoor learning and activity areas with modern components

Provide outdoor learning spaces that support a variety of hands-on and nature-based learning activities

Zone outdoor learning spaces for learner and teacher safety, and consider sheltering from the elements

Design site elements with eco-friendly and low-maintenance attributes to create long-term value.

Provide outdoor spaces for after-hours use by learners and the community by others.



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3. Description of Materials, Systems and Equipment

a. Conceptual Narrative of Major Building Materials, Systems, Equipment and Finishes

Gymnasium Renovation:

Flooring – resilient athletic flooring with game markers and center court Bowden Academy “Bobcats” logo.

Restroom upgrades – ceramic tile walls full height, resinous quartz floors, solid plastic toilet compartments, hands free soap dispenser and electric hand dryer, low flow toilets and lavatory faucets.

Office reconfiguration – solid surface counter tops, resinous quartz floors, equipment shelving and cabinets.

Acoustical sound soak panels in open area.

Gymnasium Addition:

Metal roof system with continuous R-25 rigid insulation to match existing.

Double wythe masonry walls with continuous cavity insulation.

Suspended reinforced concrete foundation system to match existing with areaways for crawlspace ventilation.

Painted CMU walls.

Exterior direct-applied-finish painted soffits with recessed led lights at porch areas.

Suspended acoustical ceilings.

New lockers and fixed benches.

Slip resistant sealed concrete floors.

Equipment and Systems:

Refer to MEP Narrative

HVAC replacement with high efficiency split system

Lighting replacement – all LED

Outdoor Educational Areas:

Playground equipment – integrated components of powder coated steel and thermoplastics.

Playground surfacing – poured-in-place rubber and cushion artificial turf.



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Canopies and Shade Sails – powder coated steel tube columns with galvanized aircraft quality cables and mesh fabric covering in traditional rectangular configuration and multiple shade sail configuration



Mobius 12 Panel Climber for North
Outdoor Courtyard Area



Crab Trap Playground Equipment



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c. Preliminary List of Equipment Furnished by SAISD

Any additional security cameras (per David Olquin these will be separate contract)

Portable smart boards for Gym

Tables / chairs for community use of Gym



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4. Narrative Descriptions of Engineering Systems

a. Documentation of Applicable Regulations

See d. and e. below.

b. Summary of Available Utilities

Drainage – The site surface drains generally from southwest to northeast. The primary building's roof drainage is directed on all four sides. Surface drainage of the outdoor play area between the primary building and the Pre-Kindergarten Building per 2016 bond program record documents is from north to south with sidewalk drains to Lamar Street. There is an existing 36"-48" RCP storm water sewer with curb inlets at the NE and SE corner of Burleson and Willow Streets the goes north and east.

Additional impervious cover is not anticipated with this current project.

Flood Elevation – This campus is not located within any flood plain.

Potable water – SAWS (As-built information provided does not include potable water service and meter size.)

Sewer – SAWS records indicate a sanitary sewer manhole on Burleson St. The main on Burleson St. is an 8" PVC sewer line flowing from west to east. Analysis conducted with the 2016 Bond Project indicated the existing sewer service was adequate for the existing and planned improvements of the 2016 project. No additional fixture counts or occupants are anticipated with this current project.

Power- City Public Service provides electrical service to the site through overhead lines.

Gas – Natural gas is provided to the campus by City Public Service.

Telephone – All telephone services are existing and were upgraded in the SAISD 2016 Bond.

Cable television – CATV services are existing.

Internet access– All internet services are existing and were upgraded in the SAISD 2016 Bond.

Onsite renewable energy – There currently is no onsite renewal energy sources.

Rainwater and/or condensate capture for reuse – none existing.

c. Initial Contact with Agencies / Utilities

No increase in current utility capacity is needed. All services are existing and do not need modifications. Contact is not applicable.

d. Conceptual HVAC Design Description

e. Conceptual Electrical Design Description

f. Conceptual Plumbing Design Description

Structural Systems

San Antonio ISD Bowden Academy 2020 Bond Project

STRUCTURAL DESIGN CRITERIA

The following design criteria are preliminary and subject to review and coordination with the project requirements as the design progresses.

Building Codes & Standards:

2021 International Building Code (This code will be reviewed by COSA in the Fall of 2021, and likely adopted prior to permitting.)
San Antonio ISD Technical Design Guidelines (Rev 4/30/2021)

Live Loads at Existing Buildings to remain:

In general, the occupancy of the spaces in the existing buildings to remain will be unchanged in the new design.

Classrooms	40 psf + 15psf partitions
Offices & Restrooms	50 psf + 15psf partitions
Corridors (ground floor)	100 psf
Corridors (elevated floors)	80 psf
Gymnasium	100 psf
Cafetorium and Stage	100 psf
Stairways	100 psf
Light Storage	125 psf
Mechanical/Electrical/Plumbing Rooms	150 psf
General Roofs	20 psf
Roof over Kitchen	30 psf

Live loads will be permitted to be reduced as allowed in the Building Code.

Live Loads at New Buildings:

Ground Floor Spaces, UNO	100 psf
Light Storage	125 psf
Mechanical/Electrical/Plumbing Rooms	150 psf
General Roofs	20 psf

Live loads will be permitted to be reduced as allowed in the Building Code.

Dead Loads (in addition to structural weights):

Ceiling and MEP Allowance, typical	7 psf
Ceiling and MEP Allowance, mechanical rooms	30 psf
Roofing Materials	12 psf (estimated, dependent upon roofing systems)

Wind Loads

Risk Category	III
Design Wind Speed (Ultimate)	115 mph
Exposure Category	B

Seismic Design Criteria:

Risk Category	III
Site Class	D (assumed, pending geotechnical recommendations)
Spectral Response Coefficient SDS	0.054
Spectral Response Coefficient SD1	0.034
Seismic Design Category	A

Ground Snow Load

5 psf

Fire Resistance

Roof	Non-rated, non-combustible
Floors	Non-rated, non-combustible

Deflection Control

Total Load Deflection for horizontal framing	L/360
Live Load Deflection for members supporting masonry walls	L/600

Materials

Concrete	
28-day Strength	
Piers & Conc. on Decking	3000 psi
Elevated Concrete	4000 psi
Unit weight	145 pcf (Normal-weight concrete)
Typical fly ash replacement	Up to 25%
Fly ash replacement in drilled piers	Up to 45%
Concrete Reinforcing	ASTM A 615 Grade 60 (#3 - #6) ASTM A 615 Grade 75 (>#6)
Structural Steel	
Wide Flange Shapes	ASTM A 992
Angles, Channels, Plate	ASTM A 36
Tubes	ASTM A 500, grade B
Pipes	ASTM A 53, grade B
Bolts	ASTM A 325, snug tight

CONCEPTUAL STRUCTURAL SYSTEMS

The structural design for the Bowden Academy additions will provide a structural system integrated with the program requirements for space layout, architectural needs, and building services. The project consists of a lateral addition to the existing Gym building as well as new covered walkways and other minor site structures.

EXISTING STRUCTURAL CONDITIONS

According to construction documents dated May of 1998, the existing gym building consists of a Pre-Engineered Rigid Frame superstructure resting on a pan-formed concrete foundation. 8-inch zee purlins rest on top of the rigid frames, and the perimeter walls are 8" CMU braced at 11'-4" above finish floor by an 8" tube steel girt. The pan-formed ground floor system consists of a 3" slab supported by 17" deep 6" wide concrete joists at 3'-0" on centers. The perimeter beam is a 36" deep concrete beam suspended 1'-0" above grade, forming the perimeter of the crawl space. The ground floor slab is supported above grade by 24" diameter 45' deep belled piers.

The classroom building was built in three phases beginning in 1970. The first two phases also utilize belled piers as foundation elements. The third phase uses micropiles, which were easier to install under the existing building.

No structural modifications are proposed for the existing buildings. Also, we expect that the buildings will retain their existing programming and that no space will be required to support increased live or dead loading.

NEW CONSTRUCTION

New Building Design

A lateral addition is proposed south of the existing gymnasium building. The structural design for that addition will be in accordance with the applicable provisions from the International Building Code and ASCE 7 for seismic and wind loadings. Refer to the Schematic Design drawings for design criteria, materials, and other requirements.

Foundations

New building foundations will be designed in accordance with a site-specific geotechnical report, not yet available. From our experience in the vicinity of the site, as well as information provided on prior construction documents, we expect new foundations to consist of belled concrete piers bearing 45'-0" beneath the existing grades.

Floor and Roof Framing

The ground floor structures of all additions will be a cast-in-place concrete pan-joint systems, utilizing 5" slabs, 53" pans and 7" joists. The pan-joints will span to cast-in-place concrete girders, supported by drilled piers. There will be a crawlspace under the horizontal ground floor framing. A 3" fiber-reinforced concrete mud-slab will cover a vapor retarder in the crawl space. At the perimeter of the building, deep grade beams close off the crawlspace, support the exterior

masonry façade, and span to drilled piers. Concrete retainer blocks will bridge the gap between the bottom of the perimeter beam and the crawlspace grade. Where an alcove is not possible for exit doors, concrete stoops will be cast over void boxes and attached to the pier-supported foundations.

New roof framing will consist of 1 ½" X 22-gauge metal roof deck over open-web steel joists or steel beams spaced at approximately 6'-0" spacing, spanning to steel roof girders at the column lines. Those girders will rest on steel columns.

A 1" expansion joint will be provided between the existing Gym structure and the lateral addition.

Exterior Walls

We anticipate that the exterior walls of the building will consist of architectural claddings backed up by in-fill CMU walls, or glass. We anticipate all interior partitions will be metal stud walls with gypsum board.

Lateral System

Lateral loads will typically be resisted with braced steel frames and/or by anchorage to the perimeter CMU wall framing. Diaphragms of metal deck at the roof and the concrete slab at the second floor will carry lateral loads to the moment frames. Expansion joints will separate the existing buildings from the new construction.

Walkways

Walkway foundations will be designed in accordance with a site-specific geotechnical report, not yet available. 1999 construction documents show previous walkway foundations constructed as slabs on grade. We expect a 5" slab on 4'-0" of fill with 12" x 24" grade beams will be appropriate.

One canopy will be a customized steel canopy. That canopy will consist of metal roof deck above steel framing. From prior experience we expect the steel tonnage for this canopy will be 8 psf.

The other canopy will consist of a prefabricated metal canopy. Refer to the architectural documents for further information.

Alternate Framing Systems

The following alternative framing systems may be considered:

Columns	Concrete columns. This option may be appropriate if fire rated columns are required. Concrete columns also removes the need for diagonal steel bracing.
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Roof Joists	Steel wide-flange purlins in lieu of open-web steel joists. This option may need to be evaluated as an add-alternate pending the lead time requirements for open web joists at the time of bidding.
Insulating Concrete Roof Deck	This option may need to be considered due to the current extreme lead time on tapered insulation.

Refer to architectural drawings and narrative for additional information.



MEP SCHEMATIC DESIGN NARRATIVE

Today's Date: December 8, 2021
Project Name: SAISD Bowden Academy Gym Renovation
AAI Project No.: 21-072
Trade / Material Reviewed: Mechanical, Electrical & Plumbing
Architect: Debra Dockery Architects in association with Beaty Palmer Architects

MECHANICAL ITEMS

General

- 1) Reference SAISD Design Guidelines for specific system requirements.
- 2) All new air distribution systems and refrigerant systems shall be tested, adjusted, and balanced by a NEBB certified TAB firm.
- 3) All new mechanical systems shall be installed per the 2018 International Mechanical Code, the 2018 International Energy Code, and local amendments.
- 4) All new mechanical systems shall be commissioned per IECC 2018 and SAISD requirements.
- 5) All outside air systems shall comply with ASHRAE 62.1-2019 and IECC 2018.
- 6) The indoor environmental design criteria is as follows:
 - a. Summer: 74°F
 - b. Winter: 70°F
 - c. 55% RH +/-5%
- 7) The outdoor environmental design criteria is as follows:
 - a. Summer: 96°F DB/77°F WB.
 - b. Ambient for air cooled equipment = 105°F.
 - c. Winter: 20°F

Demolition

- 1) The three (3) existing mechanical systems serving the gym (gas furnaces and their associated condensing units, one (1) energy recovery unit, refrigerant piping, one (1) exhaust fan, and controls serving the gym shall be removed in their entirety.

Existing Mechanical Systems

- 1) Split Systems:
 - a. The gym is served by three (3) Dx split systems all utilizing natural gas for heating. The fan coil units are located on the mechanical platform above the restrooms and office, and the condensing units are located on the building east exterior.
- 2) Energy Recovery System:
 - a. The gym is served by one (1) cross-flow static-plate type heat exchanger located on the mechanical platform. The energy recovery unit is ducted (two total) into the common return air duct and ducted into two (2) louvers – one being intake and the other relief.

3) Exhaust System:

- a. The gym's restrooms and custodial closet are served by one (1) roof mounted downblast fan located above the mechanical platform.

HVAC – Gym Equipment1) **Split Systems:**

- a. The gym, restrooms, custodial closet, and office shall be served by three (3) residential style, constant volume Dx split systems utilizing natural gas for heating. The split systems shall consist of three (3) new indoor gas furnaces with Dx coils and the three (3) new outdoor condensing units. The indoor units zoning will remain as currently designed in order to re-use a majority of the ductwork. The required outside air shall be provided to each of the indoor units via the existing ductwork configuration and louvers. These systems shall have the following capacity and configuration requirements:
- b. Performance data:
 - i. ~ 48 MBH total cooling and heating capacity (4 tons).
 - ii. ~ 60 MBH total cooling and heating capacity (5 tons).
 - iii. ~ 60 MBH total cooling and heating capacity (5 tons).
- c. System shall include the following:
 - i. 2" filtered return air plenum, Dx cooling coil, in-direct natural gas heating coil, direct drive supply fan.
 - ii. Duct mounted smoke detector in return duct (furnished and installed by FACS contractor; mechanical contractor shall be responsible for wiring between the FA low voltage relay and HVAC control equipment).
 - iii. Factory microprocessor controller.
 - iv. Controls integration with campus BAS.

2) **Energy Recovery System:**

- a. The gym shall be served by one (1) energy recovery unit located on the mechanical platform. This new ERU shall be suspended from structure in the same location as the existing ERU. This system shall have the following capacity and configuration requirements:
- b. Performance data:
 - i. ~ 30 MBH total cooling capacity.
- c. System shall include the following:
 - i. Cross-flow static plate heat exchanger, 2" filter section for both supply and exhaust sections, 2" double wall casing with spray foam insulation, direct drive fans.
 - ii. Controls integrated with campus BAS system.

3) **Exhaust System:**

- a. The restrooms and custodial closet shall be served by one (1) downblast roof mounted exhaust fan located above the mechanical platform. This new exhaust fan shall be located on the roof and shall reuse the existing roof curb. This system shall have the following capacity and configuration requirements:
- b. Performance data:
 - ii. ~ 600 CFM total capacity.
- c. System shall include the following:
 - iii. Downblast roof mounted fan, direct drive fan, and gravity backdraft damper
- d. Controls integrated with campus BAS system.

HVAC – Gym Addition Equipment1) **VRF System:**

- a. The boys' and girls' locker rooms shall each be served by a wall mounted cassette and an associated heat pump condensing unit to be placed in the existing equipment yard located at the east exterior of the gym.
 - b. Performance data:
 - i. Boy's Locker Room: ~ 24 MBH total cooling and heating capacity (2 tons).
 - ii. Girls' Locker Room: ~ 24 MBH total cooling and heating capacity (2 tons).
 - c. System shall include the following:
 - i. Wall mounted cassette type air handling unit.
 - ii. Wall mounted temperature sensor with integration in the BAS.
 - iii. Inverter type heat pump condensing unit located in the existing mechanical yard.
- 2) **Exhaust System:**
- e. The locker rooms and gym storage room shall be served by one (1) downblast roof mounted exhaust fan located above the gym storage room. This system shall have the following capacity and configuration requirements:
 - f. Performance data:
 - iii. ~ 330 CFM total capacity.
 - g. System shall include the following:
 - iv. Downblast roof mounted fan, direct drive, and motorized backdraft damper.
 - v. Controls integrated with campus BAS system.
- 3) **Unit Heaters:**
- h. The fire riser room and exterior storage room shall each be served by an electric unit heater for freeze protection:
 - i. Performance data:
 - iv. ~ 3.3 kW total capacity each.
 - j. System shall include the following:
 - vi. Unit mounted thermostat.
 - vii. An additional temperature sensor integrated with campus BAS system.

HVAC – Ductwork

- 1) The supply and return air ductwork shall be routed above ceilings where possible to minimize visual impact. Ductwork shall be located above concealed ceilings and shall be of rectangular single wall galvanized construction. All concealed supply and return air ductwork shall be wrapped with external fiberglass wrap insulation (R-6.0). Where exposed ductwork is installed, double wall, spiral ductwork shall be utilized. This ductwork shall have a solid galvanized exterior, 2.0 inch thick fiberglass insulation, and perforated galvanized interior liner.
- 2) All supply duct branch taps shall be straight type and have integral manual volume dampers with standoff locking quadrants.
- 3) Exhaust ductwork shall be routed above the toilet/janitor room ceilings and shall be of galvanized rectangular sheetmetal construction with no insulation.
- 4) Air Devices shall be as follows:
 - a. Supply (Lay-in/Gyp Ceiling) – Titus M# OMNI-AA, 24x24 w/round neck, aluminum construction w/thermal backpan insulation. Provide plaster frame at gyp ceiling locations.
 - b. Supply (Duct Mounted) – Titus M# S300F with 1/2" blade spacing, aluminum.
 - c. Supply (Wall) – Titus M# CT-480, 48" wide, 4" high, aluminum construction.
 - d. Return (Lay-in/Gyp Ceiling) – Titus M# 50F, 24x24 w/22"x22" neck, aluminum construction, 1/2"x1/2" egg-crate. Provide plaster frame at gyp ceiling. Provide lined sound boot on all return grilles.

HVAC – Piping

- 1) Condensate piping shall be routed to a mop sink located in the custodial closet.
 - a. Condensate Piping: Condensate drain piping for each unit shall be Type L drawn copper tubing and shall be insulated with closed cell elastomeric tubular insulation within the building envelope and shall be protected by aluminum jacketing where exposed to view. No insulation is required where piping is located outside the building envelope.
- 2) Refrigerant piping shall be routed between each indoor unit and the respective outdoor unit.
 - a. Refrigerant piping: Refrigerant piping shall be ASTM B88 type L hard drawn copper tube, cleaned and capped in accordance with ASTM B280, and marked "ACR", with ANSI B16.22 wrought copper or forged brass solder-type fittings. Refrigerant piping shall be insulated with closed cell elastomeric tubular insulation and shall be protected by aluminum jacketing where exposed to view or ambient conditions.

HVAC – Controls

- 1) A new BACNET compliant, Johnson Controls DDC system shall be installed to control all new split systems, energy recovery unit, exhaust fan, and domestic water in the gym. Acceptable manufacturers are Distech and Johnson Controls.

ELECTRICAL ITEMS**General**

- 1) Reference SAISD Architectural Design Guidelines for basic room requirements.
- 2) Reference SAISD MEP Design Guidelines for specific system requirements.
- 3) Reference Architectural Schematic Drawings for space configuration and size.
- 4) Feeders and branch circuits shall be single conductors installed in raceway systems, except that MC cable shall be permitted where concealed in interior walls and for light fixture whips.
- 5) Conductors: Stranded copper wire.
- 6) Panelboards shall include copper bussing and bolt-on type circuit breakers.
- 7) Disconnect switches: Heavy-duty style switches.
- 8) Wiring devices: Specification-grade devices with stainless steel coverplates.
- 9) Electrical systems shall be installed per 2021 SAISD Design Guidelines.
- 10) Electrical systems shall be installed per 2017 National Electrical Code, 2018 International Building Code, 2018 International Energy Conservation Code, and local amendments.
- 11) Fire alarm system shall be installed per 2017 National Electrical Code, 2018 International Fire Code, 2017 National Fire Alarm Code, and local amendments.

Lighting

- 1) Light fixtures shall use LED light source.
- 2) Gym – Reference items below for supplementary information.
 - a. Provide LED highbays, approximately 1 fixture per 300 s.f.
 - b. Provide lighting control by means of wall mounted occupancy sensors and manual override switches with dimming capabilities located at secure area to provide zoned switching.
 - c. Provide integral battery packs for emergency egress illumination.
- 3) Toilet Rooms and Changing Rooms – Reference items below for supplementary information.
 - a. Provide (6) 2'x4' light fixtures.
 - b. Lighting control shall be by occupancy sensors on the ceiling with an override switch at the door.
- 4) Electrical/Mechanical Room – Reference items below for supplementary information.

- a. Provide LED strip fixtures, approximately 1 fixture per 75 s.f., coordinated with equipment layout
 - b. Provide lighting control by means manual switches.
 - c. Provide integral battery packs for emergency egress illumination.
- 5) Janitors Closet/Fire Riser room – Reference items below for supplementary information.
 - a. Provide (2) LED strip fixtures with optical shields. Suspend fixtures from structure. Lighting control shall be by means of wallbox timer switches.
- 6) Exterior – Reference items below for supplementary information.
 - a. Provide 30-foot, square steel poles with LED flood lights to illuminate outdoor play and learning areas.
 - b. Provide recessed, LED downlights in covered walkway to main entry.
 - c. Provide surface-mounted, enclosed, LED light fixture under new walkway extensions at outdoor play area and gymnasium addition.
- 7) Any room types not expressly mentioned in this narrative, lighting needs shall be provided in a manner consistent with the above-mentioned Standards as well as common industry practices.

Lighting – Emergency/Exit

- 1) Rechargeable battery packs shall be used as the primary source of emergency egress illumination.
- 2) Provide unswitched “night light” circuit for security lights throughout the interior space.
- 3) Provide universal-mount, edge-lit exit signs with integral battery packs throughout the space

Power – Distribution Equipment

- 1) The existing electrical panelboards are in good or fair condition and are within their anticipated useful life. The equipment will remain as installed.
- 2) The existing dry-type transformer, located outside in the equipment yard, has an enclosure with an unusually high degree of rusting for its age. The transformer will be replaced.
- 3) Modifications will be made to the electrical distribution where necessary to serve new mechanical equipment.

Power - Receptacles

- 1) General purpose receptacles will be added for gymnasium changing room addition, for changing room, storage room, and fire riser room.
- 2) General purpose receptacles and dedicated equipment receptacles are existing to remain. Scope of work does not include additional receptacle loads in the existing portions of the gymnasium.
- 3) In the outdoor learning areas, bollards will be installed to provide general purpose receptacles.

Power - Equipment

- 1) Provide conduit, wire, and disconnecting means for equipment connections as described in Mechanical and Plumbing Narratives.

Special Systems

- 1) Provide modifications to the existing fire alarm system as necessary to serve new mechanical equipment and for gymnasium changing room addition.
- 2) Provide modifications to the existing fire alarm system as necessary to serve new fire riser at gymnasium changing room addition.

PLUMBING ITEMS

General

- 1) Reference SAISD Design Guidelines for specific system requirements.

- 2) All new plumbing systems shall be installed per the 2018 International Plumbing Code, the 2018 International Energy Code, and local amendments.
- 3) All new plumbing systems shall be commissioned per IECC 2018 and SAISD requirements.

Demolition

- 1) The existing plumbing fixtures serving the gym shall be removed in their entirety.

Utility Services

- 1) Gym:
 - a. The existing gas service located on the east side of the gym shall be remain and be reused.
 - b. The existing 2" domestic water service shall remain and be reused and extended to all new plumbing fixtures.
 - c. The existing 4" sanitary sewer service shall remain and be reused and extended to all new plumbing fixtures.

Plumbing – Equipment

- 1) Domestic Hot Water Systems: A dedicated storage water heater shall be provided on the mechanical platform to serve the restrooms and custodian closet (estimated 15 gallon capacity).

Plumbing Piping – Domestic Hot, Re-circulating, and Cold Water

- 1) Domestic hot, recirculation, and cold water piping above grade smaller than 2-1/2" in diameter shall be ASTM B88 Type L drawn copper. Fittings shall be wrought copper and bronze sweat fittings and soldered joints using ASME B 32, Grade 95T solder and ASTM B 813 flux.
- 2) Hot water and recirculation piping 1" and smaller diameter shall be insulated with 1" mineral-fiber insulation. Hot water and recirculation piping 1-1/2" and larger diameter shall be insulated with 1-1/2" mineral-fiber insulation.
- 3) Domestic cold water piping shall be insulated with 1/2" mineral fiber insulation.
- 4) For hot water systems, a recirculation loop shall be provided in accordance with IECC 2018 requirements.
- 5) Isolation valves shall be provided at all branch and riser lines serving plumbing fixtures or equipment.
- 6) Shock arrestors shall be provided on piping serving flush valves and automatic fixtures.
- 7) Contractor shall provide access to all valves and shock arrestors.

Plumbing Piping – Sanitary and Vent

- 1) Sanitary drain piping below grade shall be ASTM D1785 Schedule 40 PVC pipe with solvent welded ASTM D2665 DWV fittings.
- 2) Sanitary and vent piping above grade shall be either hub less cast iron piping or ASTM D1785 Schedule 40 PVC pipe with solvent welded ASTM D2665 DWV fittings. If PVC piping is utilized, in plenums or exposed areas, it must be insulated with ASTM E 84, NFPA 262 AND ASTM E 136 fire barrier wrap equal to 3M Fire Barrier Plenum Wrap 5A+ or equal.
- 3) Vent piping shall be consolidated and routed to roof. Vent piping shall be cast iron. Vent routing shall be coordinated with all other trades.

Plumbing Piping – Natural Gas

- 1) Gas piping shall be installed in accordance with NFPA 54.
- 2) Natural gas piping located below grade shall be ASTM D 2513, SDR 11 polyethylene with ASTM D 2683 socket-fusion type or ASTM D 3261 butt-fusion type joints.
- 3) Connection between underground and above ground piping shall be made with a factory fabricated transition service-line riser.

- 4) Natural gas piping located above grade shall be ASTM A53 Grade B Schedule 40 black steel and shall have threaded joints for piping 2 inches and smaller and welded joints for piping 2-1/2 inches and larger.

Plumbing Fixtures

- 1) **Water Closets:** Kohler #K-4325; Sloan111-1.28 ES-S-CP hard wired flush valve, Kohler K-4666-SA toilet seat; Mifab #MC10 carrier.
- 2) **Urinal:** Kohler K-4904-ET; Sloan Regal 186-0.5 ES-S-CP hard wired flush valve; Mifab MC31 series carrier.
- 3) **Lavatories:** Kohler #K-2210 vitreous china under counter mount; Delta 87T105 metering faucet, 0.5 GPM aerator; McGuire #115A strainer; McGuire #2165 LK supplies; McGuire #8902 P-Trap; "prowrap" insulation.
(Individual Restrooms) Kohler #K-1728 vitreous china wall mount; Delta 86T1153 metering faucet, 0.5 GPM aerator; McGuire #115A strainer; McGuire #2165 LK supplies; McGuire #8902 P-Trap; "prowrap" insulation and ASSE 1070 mixing valve; Mifab #MC-42 carrier.
- 4) **Mop Sink:** Stern Williams HL-2000, 36"x36" with 3" outlet strainer and socket; T&S Brass B-0665-BSTP-RGH, 8" centers, vacuum breaker spout, pail hook, wall brace, integral check stops, lever handles, with (2) 24" high x 36" wide 20 gauge stainless steel back panels; T&S Brass B-0654 stainless steel wall bracket; T&S Brass B0618-02, 48" vinyl hose.
- 5) **Shower:** Delta T17272 Pressure balanced in-wall shower valve and head.
- 6) **Electric Water Cooler:** – Elkay EZS8 water cooler, vandal resistant bubbler, all stainless-steel cabinet, 8gph chilled water, five year warranty; Elkay LKAPREZL cane apron; 1-1/4" brass p-trap; 3/8" full port ball valve stop; Zurn Z-1225 water cooler carrier.
- 7) **Trap Primers:** Precision Plumbing Products PTS, electronic trap priming manifold system, 12"x12"x4" galvanized steel surface mounted cabinet, 3/4" inlet, 3/4" Type L copper tubing manifold, anti-siphon atmospheric vacuum breaker, circuit breaker, switch timer, solenoid valve.
- 8) **Floor Drains:** J.R. Smith 2005 Series cast iron, flashing flange, integral reversible clamping collar, trap primer connection, vandal resistant screws, and nickel bronze strainer head.
- 9) **Floor Sinks:** J.R. Smith 3000 Series acid resistant coated sanitary floor sink, flashing flange, integral reversible clamping collar, trap primer connection, acid resistant coated cast iron grate, and aluminum dome bottom strainer.
- 10) **Restroom Wall Hydrant:** Zurn Z1335, anti-siphon wall hydrant.
- 11) **Wall Hydrant:** Zurn Z1300, non-freeze, anti-siphon, automatic draining wall hydrant.
- 12) **Roof Hydrant:** Zurn Z1388, non-freeze, automatic draining, cast iron head.

FIRE PROTECTION ITEMS

General

- 1) Reference SAISD Design Guidelines for specific system requirements.
- 2) All new fire protection systems shall be installed per NFPA 13 & 14, as well as local amendments.

Utility Services

- 1) Gym:
 - a. A new fire line shall be extended to the building from the adjacent water utility line. A new fire riser shall be installed in a new fire riser room per NFPA 13. Sprinkler piping shall be routed throughout the occupied space with sprinklers installed to provide coverage per NFPA 13.
 - b. A new fire department connection shall be installed on an exterior wall of the building adjacent to the fire lane. The fire line piping shall enter the building through a joint-free stainless steel elbow assembly to prevent piping joints from being installed below the fire riser room addition foundation.

Plumbing Piping – Fire Protection

- 1) Piping shall be schedule 40 black steel with grooved fittings.
- 2) Recessed sprinkler heads shall be used in all areas with ceilings.
- 3) Upright brass sprinkler heads shall be provided where heads are exposed.

END OF SCHEMATIC DESIGN NARRATIVE



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Supporting Data

1. Preliminary Building Code Analysis – Existing Gymnasium

This analysis uses the International Building Code (IBC) 2018 and the International Existing Building Code (IEBC) 2018 for basic building code information.

Occupancy groups: Group E – Educational

Assumed construction type: II-B

Height of Building: Less than 25 feet maximum above grade

Number of Floors: 1 story with mechanical equipment platform

Gross Area:	Total GSF –	6,873 GSF (main floor) 1,890 SF mechanical platform		
			<u>Occupant Load</u>	
	Play Court -	4010 SF	@50 SF person	80
	Office / Storage	260 SF	@150 SF person	2
	Lockers	508 SF	@ 50 SF person	10

Building Fire Sprinklered – Not currently. A fire sprinkler system is planned with the renovation of this facility but is not required.

Per Chapter 9, an automatic fire sprinkler is not required for an educational Group E with the actual fire area of less than 12,000 SF and total occupant load less than 300.

Compliance with IBC 2018 for floor area, building height, and fire resistance, Group E, Not-Sprinklered

		<u>Allowable</u>	<u>Actual</u>
Building Height	Group E, Type II-B, NS	55 feet	25 feet
Number of Floors	Group E, Type II-B, NS	2	1
Allowable Floor Area	Group E, Type II-B, NS	14,500 SF	6,873 SF

Equipment Platforms: IBC 2018 505.3

“Equipment platforms in buildings shall not be considered as a portion of the floor below. Such equipment platforms shall not contribute to either the building area or the number of stories as regulated by Section 503.1. The area of the equipment platform shall not be included in determining the fire area in accordance with Section 903. Equipment platforms shall not be a part of any mezzanine and such platforms and the walkways, stairways, alternating tread devices and ladders providing access to an equipment platform shall not serve as a part of the means of egress from the building.”

Fire resistance rating requirements for building elements, Table 601 – Construction Type II-B: no rating



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required.

Fire resistance rating requirements for exterior walls based on fire separation distance, Table 602.

Fire separation distance is greater than 10 feet but less than 30 feet all sides of building

Construction Type II-B, Occupancy Group E: no rating required.

Fire exiting

Common path of egress travel – 75 feet maximum

Egress width requirements - 1005.3.2

0.20 inches per occupant

Exit width	Required	Provided
104 persons:	2 exits	4 exits, 216" total

Plumbing fixture requirements

95 total occupants - for plumbing fixture requirements, assume 50% male and 50% female (48 male and 48 female)

Water closets required: 1 per 50

Lavatories required: 1 per 50

Drinking fountains: 1 per 100 persons

Other provisions: 1 service sink required

Required fixtures Provided

Male: 2 water closet/urinals, 2 lavatories 2 water closets, 1 urinal, 1 lavatory

Female: 2 water closets / 2 lavatories 2 water closets, 1 lavatory

2. Preliminary Engineering Calculations: Refer to the MEP Narrative prepared Alderson & Associates, Inc. above.

3. Design Criteria Reports

Fire flow tests: If the SAISD decides to move forward with a fire sprinkler system retrofit of the existing gym, a fire flow test will be accomplished in the next phase. A fire sprinkler system is not required for the gym as it is under the maximum fire area and maximum number of occupants that would require a fire sprinkler. The building is also separated on all sides by at least 30 feet.

Commissioning reports: No commissioning reports are available currently.



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2. Preliminary Engineering Calculations

See MEP Narrative above.

3. Design Criteria Reports

Fire flow tests: If the SAISD decides to move forward with a fire sprinkler system retrofit of the existing gym, a fire flow test will be accomplished in the next phase. A fire sprinkler system is not required for the gym as it is under the maximum fire area and maximum number of occupants that would require a fire sprinkler. The building is also separated on all sides by at least 30 feet.

Commissioning reports: No commissioning reports are available at this time.



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Drawings – see separate files

Architectural site plans

Gymnasium floor plans, elevations, sections,

Enlarged plans of site elements and gym restrooms

Structural drawings – not applicable

Mechanical, Electrical and Plumbing drawings – line drawings for replacement systems



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