

# HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2024

**HDRC CASE NO:** 2024-099  
**ADDRESS:** 618 BROADWAY  
**LEGAL DESCRIPTION:** NCB 441 BLK 7 LOT 4  
**ZONING:** FBZ T6-1, RIO-2  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Javier Alonso/PreHospitality  
**OWNER:** BROADWALL HOLDINGS LLC  
**TYPE OF WORK:** Exterior modifications, storefront replacement, window replacement, rehabilitation, canopy installation  
**APPLICATION RECEIVED:** March 04, 2024  
**60-DAY REVIEW:** May 03, 2024  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

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

1. Perform rehabilitative scopes of work to the front, Broadway façade to include repair of stucco and decorative elements and painting. The applicant has also proposed rehabilitative scopes of work to the sides and rear facades.
2. Replace the existing, non-original aluminum storefront system with a new clad wood storefront system. The proposed storefront system replacement will include the reintroduction of transom windows.
3. Replace the existing garage doors on the rear façade with a new storefront system.
4. Install a new canopy between the proposed storefront system and transom windows.
5. Replace all existing, wood windows with new, aluminum clad wood windows. The proposed replacement includes existing, wood transom windows on the rear façade as well as steel casement windows on the side façade.

## APPLICABLE CITATIONS:

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

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

- (a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.
- (d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based

on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

## **FINDINGS:**

- a. The structure at 618 Broadway was constructed circa 1926 and is first found on the 1951 Sanborn Map. Since its construction, the structure has seen modifications including the removal of the original storefront system, the removal of entrance canopies, and other exterior modifications.
- b. PREVIOUS REVIEW – A request for rehabilitation, exterior modifications, and additions was reviewed by the Historic and Design Review Commission on September 16, 2020. Since that review, the both the owner and applicant has changed.
- c. REHABILITATION – The applicant has proposed to perform a number of rehabilitative scopes of work to include the repair of stucco and decorative elements and painting. Staff finds the proposed work to be appropriate and consistent with the UDC.
- d. STOREFRONT SYSTEM REPLACEMENT (Front Façade) – The applicant has proposed to replace the existing, non-original aluminum storefront system with a new clad wood storefront system. The proposed storefront system replacement will also include the reintroduction of transom windows. Generally, staff finds the proposed storefront system to be appropriate; however, staff finds that the proposed pony walls should be solid and not glass, as proposed. Historically, storefront systems do not feature glass pony walls. Additionally, staff finds that detailed construction documents of the proposed storefront system should be submitted. A wall section noting installation depths of both the transom and storefront system should be submitted for review and approval.
- e. NEW STOREFRONT SYSTEM (Rear Façade) – The applicant has proposed to replace the existing garage doors on the rear façade with a new storefront system. Generally, staff finds the proposed storefront system to be appropriate; however, staff finds that the proposed pony walls should be solid and not glass, as proposed. Historically, storefront systems do not feature glass pony walls. Additionally, staff finds that the existing, wood transom windows should be repaired and not replacement. Detailed construction documents of the proposed storefront system should be submitted. A wall section noting installation depths of the storefront system should be submitted for review and approval.
- f. CANOPY INSTALLATION – The applicant has proposed to install a new steel canopy on the Broadway façade. Per the submitted construction documents, staff finds the proposed profile and location of the canopy to be appropriate. Staff finds that a canopy detail should be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- g. WOOD WINDOW REPLACEMENT – The applicant has proposed to replace all existing wood windows. At this time, detailed information has not been submitted regarding the condition of each wood window. Per the UDC Section 35-676, deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. If the applicant is able to demonstrate that original wood windows are beyond repair, their in-kind replacement would be eligible for administrative approval by Office of Historic Preservation staff. Steel casement windows that are not original to the structure may be replaced, as proposed.

## **RECOMMENDATION:**

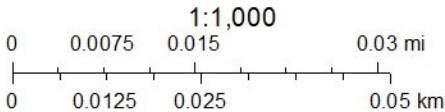
1. Staff recommends approval of item #1, rehabilitation, with the stipulation that all rehabilitative scopes of work are done in-kind, with like materials.
2. Staff recommends approval of item #2, the replacement of the non-original aluminum storefront system, based on finding d with the following stipulations:
  - i. That the system's pony wall should feature a solid material and not glass as historically, storefront system do not feature glass pony walls.
  - ii. That detailed construction documents of the proposed storefront system should be submitted. A wall section noting installation depths of both the transom and storefront system should be submitted for review and approval prior to the issuance of a Certificate of Appropriateness.
3. Staff recommends approval of item #3, the replacement of the rear garage doors with a new storefront system based on finding e with the following stipulations:
  - i. That detailed construction documents of the proposed storefront system should be submitted. A wall section noting installation depths of the storefront system should be submitted for review and approval prior to the issuance of a Certificate of Appropriateness.
4. Staff recommends approval of item #4, the installation of a new canopy based on finding f with the stipulation that a canopy detail should be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
5. Staff does not recommend approval of item #5, wood window replacement, based on finding g. If the applicant is able to demonstrate that original wood windows are beyond repair, their in-kind replacement would be eligible for administrative approval by Office of Historic Preservation staff. Steel casement windows that are not original to the structure may be replaced, as proposed.



City of San Antonio One Stop



September 11, 2020





141

AVENUE

B

ST. 4" W. PIPE MAGNIFIED

ST. MICHAEL'S

151

~~140~~

## BROADWAY

(AVENUE

C.) ASPHALT PAVED

[illegible]

HIS

80

N. ALAMO

143

Scale of Feet.

153

④



03.03.2024

City of San Antonio  
Office of Historic Preservation  
1901 S. Alamo St.  
San Antonio, TX 78204

Re: Tent & Awning Co. Building  
618 Broadway  
San Antonio, TX 78215  
Project Description

This beautiful historic building is located along the Broadway corridor. The San Antonio Tent & Awning Company Building was originally constructed in 1926, and acted as both the storefront and factory for the company, which operated out of this building through 1949. Currently, the building remains unoccupied and has been for some years, which unfortunately has led to some deterioration of conditions. The aim of this project is largely to restore the building and prepare it to be utilized for future commercial tenants. This would draw activity back to this historic site and ensure its continued use well into the future.

The proposed renovations are largely designed to revitalize the existing elements, with limited additions. Along Broadway, at the front façade we propose to restore the existing stucco and decorative elements, make any necessary repairs and providing new paint. The non-historic aluminum storefront would be replaced with a new clad-wood storefront aimed to reintroduce historic proportion and scale to the façade. Along the same lines, we would like to reintroduce the clearstory windows which were covered at some point as well as an awning to tie into the existing anchors located on the exterior wall. At the second story we aim to replace the existing double-hung windows with new double-hung windows of the same scale and detail.

The rear façade follows the same logic, with replacing the historic windows with new windows of the same scale and detail, and removing the garage doors and replacing with new storefronts. At the side elevations we proposed to leave the existing exposed brick and concrete structure, making repairs as needed, while introducing a limited number of new openings at the ground floor for access and circulation. These new openings would be limited to the brick façade, with historic proportion but detailed in such a way as to be distinctive from the historic elements of the building.

The project is also currently under review for eligibility for the National Register of Historic Places, and we are also perusing an application for historic tax credits. In my professional opinion, the proposed renovation is respectful and appropriate to the historic nature of this building. The limited additions at the exterior, draw on historic detailing and proportions with the aim to tie into and integrate with the other portions of the building while remaining distinguished from the historic elements. I respectfully request your consideration to approve these proposed additions and continue the historic legacy of this building.

Respectfully,



Javier D. Alonso Architect  
PreHospitality





EXISTING STRUCTURE



WEST ELEVATION (BROADWAY FACADE)



NORTH ELEVATION



EAST ELEVATION (REAR FACADE)



SOUTH ELEVATION



REVISIONS:


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TENT & AWNING Co. BUILDING  
618 BROADWAY  
SAN ANTONIO, TX 78215

DATE: 02.02.24  
SHEET NO.

H001



# PROPOSED MATERIALS



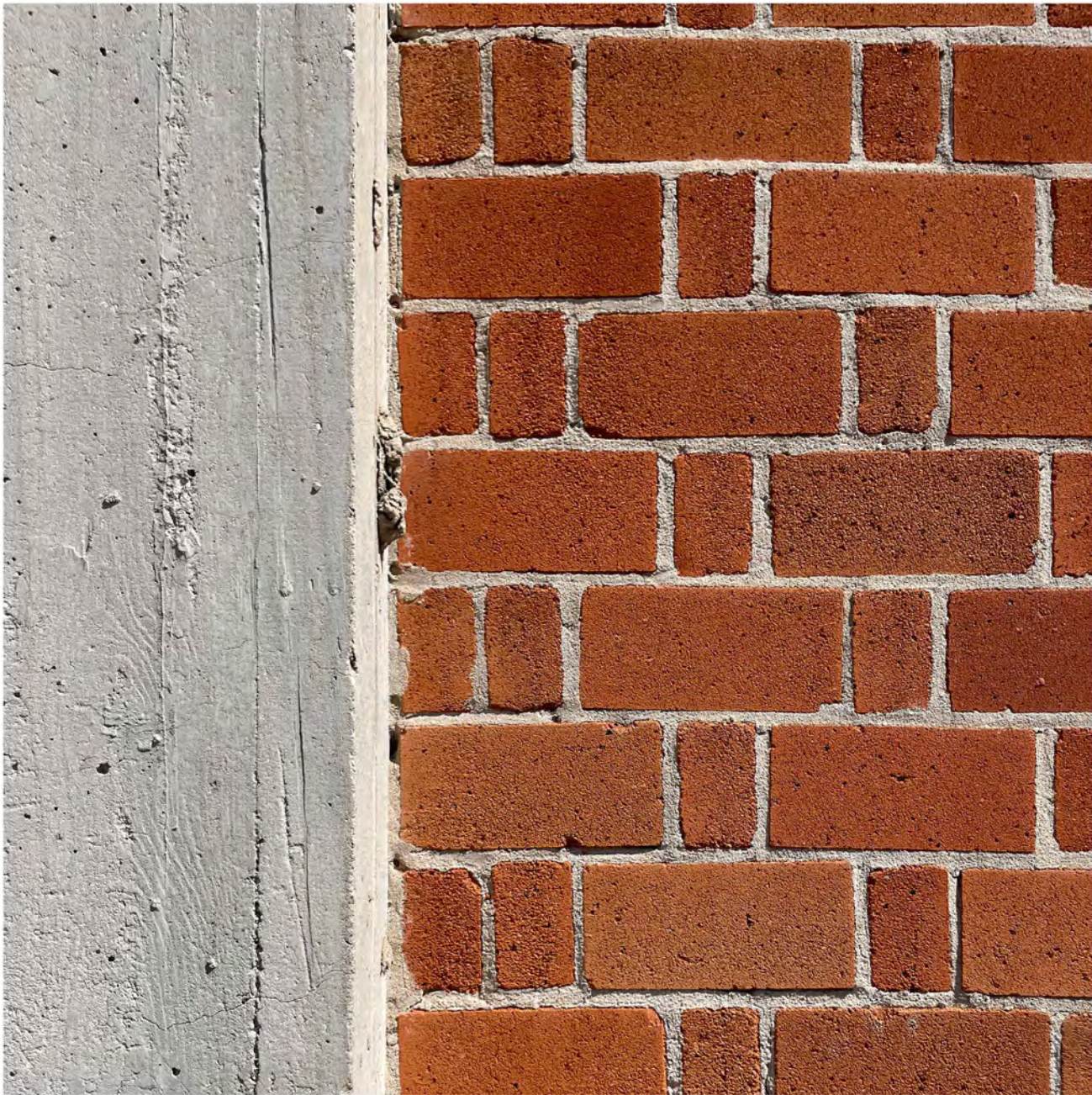
## STUCCO

- EXISTING STUCCO AT FRONT FACAE TO REMAIN
- REMOVE STUCCO COVERING TRANSOM WINDOWS
- CLEAN AND REPAIR AS NEEDED. FINISH WITH NEW COAT OF WALL PAINT COLOR



## CAST MOULDING AND TRIM

- ALL EXISTING DECORATIVE CAST MOLDING TO REMAIN
- CLEAN AND REPAIR AS NEEDED. FINISH WITH NEW COAT OF TRIM PAINT COLOR
- ALL EXISTING EXTERIOR WINDOW TRIM TO REMAIN.
- SET NEW WINDOWS IN EXISTING OPENING AND REAPPLY TRIM BOARDS.
- REPAIR OR REPLACE AS NEEDED. FINISH WITH NEW COAT OF TRIM PAINT COLOR



## EXISTING BRICK AND CONCRETE

- ALL EXISTING RAW BRICK TO REMAIN.
- CLEAN BRICK, REPAIR AND RE-POINT MORTAR AS NEEDED
- ALL EXISTING CAST-IN-PLACE CONCRETE STRUCTURE TO REMAIN
- CLEAN OR REPAIR AS NEEDED



## EXTERIOR DOORS

PELLA® RESERVE™ – TRADITIONAL OUTSWING DOOR, COMMERCIAL

- FOR ALL NEW EXTERIOR DOORS AND STOREFRONTS
- PINE WOOD WITH CLAD ALUMINUM CONSTRUCTION
- CLASSIC WHITE EXTERIOR FINISH, PRIMED INTERIOR FINISH AT FRONT AND REAR FACADE
- 'IRON ORE' EXTERIOR FINISH, PRIMED INTERIOR FINISH AT FRONT AND REAR FACADE
- CLEAR LOW-E INSULATED GLASS WITHOUT TINT

PINE WOOD

PELLA® CLASSIC WHITE

PELLA® IRON ORE



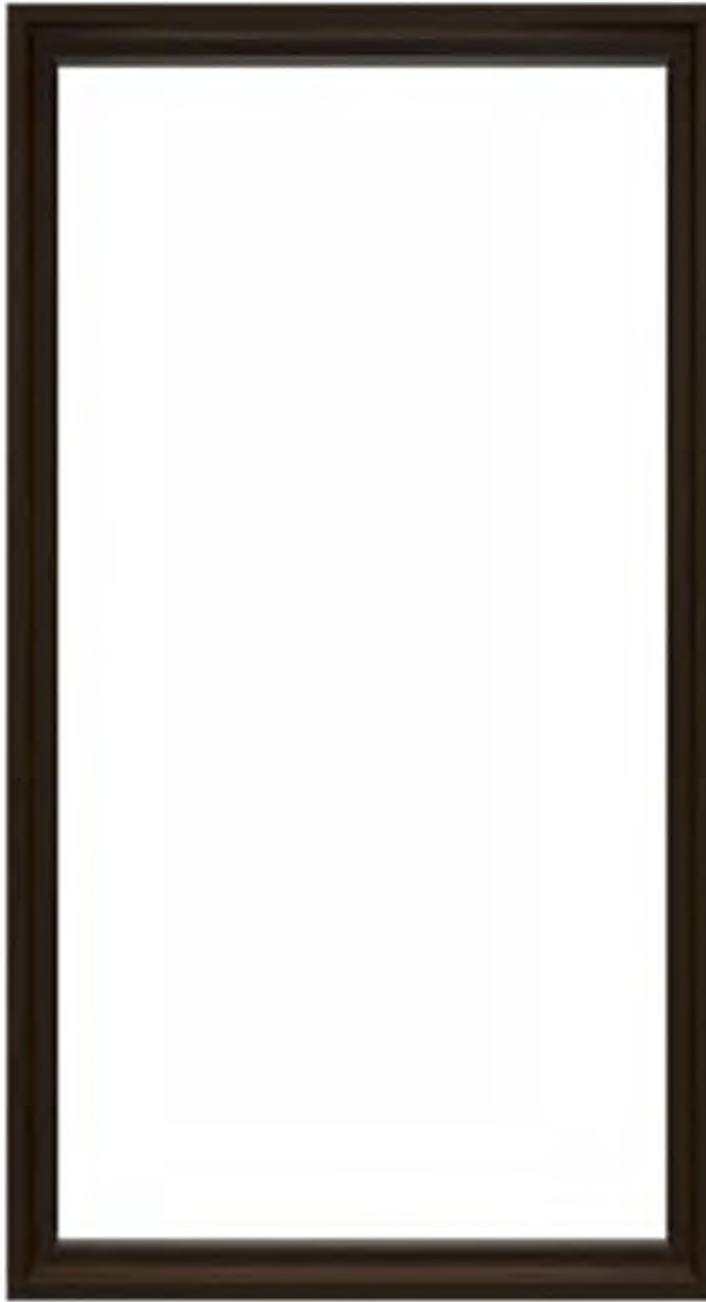
## NEW DOUBLE-HUNG WINDOWS

PELLA® RESERVE™ – TRADITIONAL CLAD-WOOD DOUBLE-HUNG WINDOW

- TO REPLACE EXISTING DOUBLE-HUNG WINDOWS
- MATCH ALL EXISTING WINDOW SIZES AND CONFIGURATION
- PINE WOOD WITH CLAD ALUMINUM CONSTRUCTION
- 'CLASSIC WHITE' EXTERIOR FINISH, PRIMED INTERIOR FINISH
- 7/8" OGEE INTEGRAL LIGHT TECHNOLOGY GRILL
- MATCH EXISTING WINDOW GRILL SPACING AND PATTERN
- CLEAR LOW-E INSULATED GLASS WITHOUT TINT

PINE WOOD

PELLA® CLASSIC WHITE



## NEW PICTURE WINDOWS

PELLA® RESERVE™ – TRADITIONAL CLAD-WOOD FIXED WINDOW

- TO REPLACE EXISTING FIXED WINDOWS AND AWNING WINDOWS
- MATCH ALL EXISTING WINDOW SIZES AND CONFIGURATION
- PINE WOOD WITH CLAD ALUMINUM CONSTRUCTION
- CLASSIC WHITE EXTERIOR FINISH, PRIMED INTERIOR FINISH
- 7/8" OGEE INTEGRAL LIGHT TECHNOLOGY GRILL
- MATCH EXISTING WINDOW GRILL SPACING AND PATTERN
- CLEAR LOW-E INSULATED GLASS WITHOUT TINT

PINE WOOD

PELLA® CLASSIC WHITE



WINDHAM CREAM HC-6

## WALL PAINT COLOR

- BENJAMIN MOORE 'WINDHAM CREAM' HC-6 FROM THE HISTORICAL COLORS COLLECTION
- FOR USE ON STUCCO AT FRONT FACADE AS THE PRIMARY COLOR FOR WALLS



PELLA® CLASSIC WHITE

## TRIM PAINT COLOR

- CUSTOM COLOR MATCH FOR PELLA® CLASSIC WHITE FINISH
- FOR USE ON ALL WOOD TRIM ELEMENTS AT FRONT AND REAR FACADE
- FOR USE ON ALL CAST MOLDING ELEMENTS AT FRONT FACADE



PELLA® IRON ORE

## ACCENT PAINT COLOR

- CUSTOM COLOR MATCH FOR PELLA® IRON ORE FINISH
- FOR USE ON ALL EXTERIOR DOORS, WINDOWS AND TRIM CUT INTO EXPOSED BRICK WALLS
- FOR USE ON ALL EXPOSED STEEL INCLUDING AWNING AND COURTYARD FRAMING

HISTORIC SET



REVISIONS:


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TENT & AWNING Co. BUILDING

618 BROADWAY  
SAN ANTONIO, TX 78215

DATE: 02.02.24  
SHEET NO.

H002





## TENT & AWNING Co. BUILDING

618 BROADWAY  
SAN ANTONIO, TX 78215



# RENDERED EXTERIOR ELEVATIONS



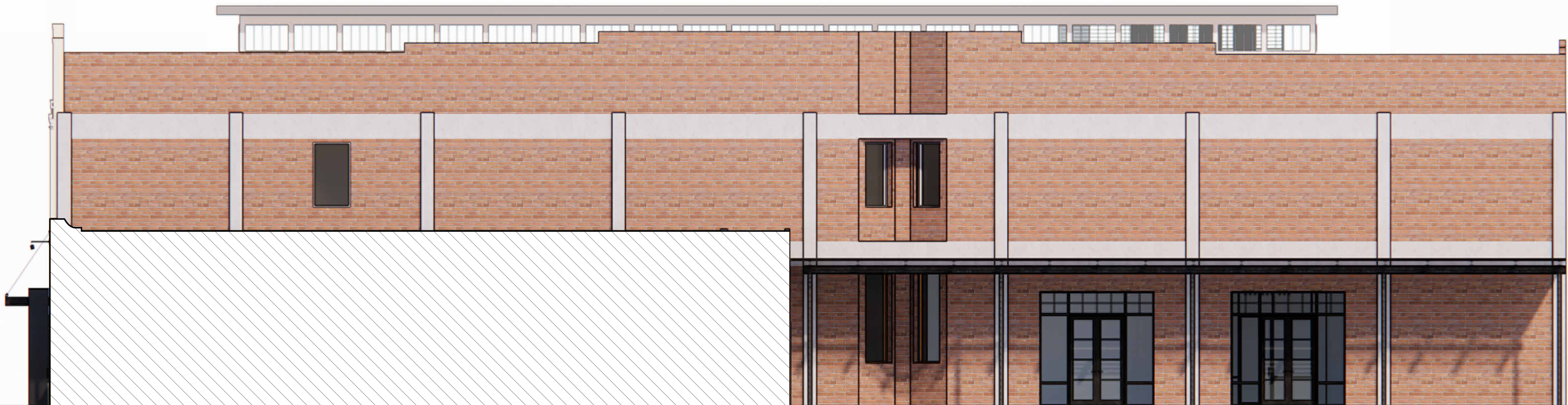
WEST ELEVATION (BROADWAY ST)



NORTH ELEVATION



EAST ELEVATION (REAR)

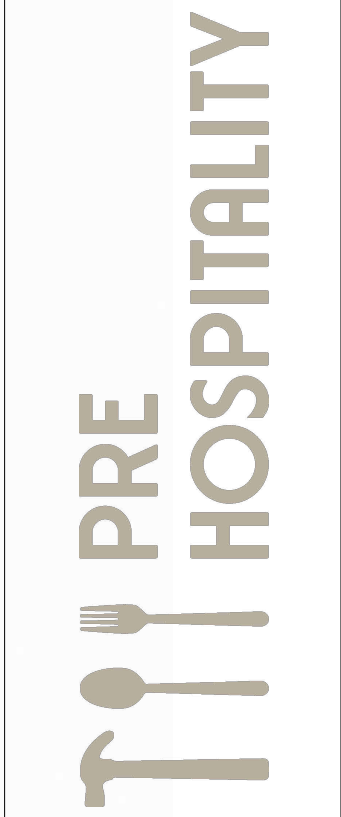


SOUTH ELEVATION



REVISIONS:

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**TENT & AWNING Co. BUILDING**  
618 BROADWAY  
SAN ANTONIO, TX 78215

DATE: 02.02.24  
SHEET NO.

H004



# APPLICABLE CODES

## APPLICABLE CODES:

CODE OF ORDINANCES City of SAN ANTONIO, TEXAS Codified through Ordinance No. 2021-04-29-0283  
2021 edition of the International Building Code, promulgated by the International Code Council  
2012 Texas Accessibility Standards (TAS)  
Occupational Safety and Health Administration (OSHA)

## City of SAN ANTONIO CODE OF ORDINANCES:

### Section 35-311. – Use Regulations – C-2

Service – Food Service Establishment Without Cover Charge 3 or More Days per Week– Permitted

### Sec. 35-343 – “IDZ” Infill Development Zone

(2) Building Location. The requirements of this subsection shall apply to the construction of new buildings within the “IDZ” district used as a base district. The provisions of this subsection shall not apply to the reuse and/or rehabilitation of existing structures provided however that these requirements shall apply to any additions, expansion or enlargement of any existing buildings.  
A. Nonresidential. The side, front and rear setback provisions of the zoning regulations (article III) shall not apply to an approved infill development zone provided, however, that no new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line. A 900 series lot, as defined in section 35-A101, may be provided in lieu of the required five-foot setback from the rear lot line provided that the 900 series lot provides a lot width at least equivalent to the required setback distance.

### 2018 INTERNATIONAL BUILDING CODE:

#### 303.3 Assembly Group A-2

Group A-2 occupancy includes assembly uses intended for food and/or drink consumption including but not limited to: Banquet Halls, Casinos, Nightclubs, Restaurants, Taverns, and bars

#### 508.2 Accessory Occupancies

Accessory occupancies are those occupancies that are ancillary to the main occupancy of the building or portion thereof. Accessory occupancies shall comply with the provisions of Sections 508.2.1 through 508.2.4.

#### 505.1 General

Mezzanines shall comply with Section 505.2. Equipment platforms shall comply with Section 505.3.

#### 505.2 Mezzanines

A mezzanine or mezzanines in compliance with Section 505.2 shall be considered a portion of the story below. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1. The area of the mezzanine shall be included in determining the fire area. The clear height above and below the mezzanine floor construction shall be not less than 7 feet (2134 mm).

#### 505.2.1 Area Limitation

The aggregate area of a mezzanine or mezzanines within a room shall be not greater than one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the mezzanine is located. In determining the allowable mezzanine area, the area of the mezzanine shall not be included in the floor area of the room.

**Exceptions:** 2. The aggregate area of mezzanines in buildings and structures of Type I or II construction shall be not greater than one-half of the floor area of the room in buildings and structures equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 and an approved emergency voice/alarm communication system in accordance with Section 907.5.2.2.

#### 505.2.3 Openness

A mezzanine shall be open and unobstructed to the room in which such mezzanine is located except for walls not more than 42 inches (1067 mm) in height, columns and posts.

**Exceptions:** 1. Mezzanines or portions thereof are not required to be open to the room in which the mezzanines are located, provided that the occupant load of the aggregate area of the enclosed space is not greater than 10.

#### 508.2.1 Occupancy Classification

Accessory occupancies shall be individually classified in accordance with Section 302.1. The requirements of this code shall apply to each portion of the building based on the occupancy classification of that space.

#### 508.3.1 Occupancy Classification

Nonseparated occupancies shall be individually classified in accordance with Section 302.1. The requirements of this code shall apply to each portion of the building based on the occupancy classification of that space. In addition, the most restrictive provisions of Chapter 9 that apply to the nonseparated occupancies shall apply to the total nonseparated occupancy area.

#### 508.3.1.1 High-Rise Buildings

Where nonseparated occupancies occur in a high-rise building, the most restrictive requirements of Section 403 that apply to the nonseparated occupancies shall apply throughout the high-rise building.

### Section 601 General – Types of Construction

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)									
BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		HT	TYPE V	
	A	B	A	B	A	B		A	B
Primary structural frame <sup>a</sup> (see Section 202)	3 <sup>h</sup> , 3 <sup>h</sup>	2 <sup>h</sup> , 3 <sup>h</sup>	1 <sup>h</sup>	0	1 <sup>h</sup>	0	HT	1 <sup>h</sup>	0
Bearing walls									
Exterior <sup>a, f</sup>	3	2	1	0	2	2	2	1	0
Interior	3 <sup>h</sup>	2 <sup>h</sup>	1	0	1	0	1/HT	1	0
Nonbearing walls and partitions					See Table 602				
Exterior									
Nonbearing walls and partitions									
Interior <sup>g</sup>	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0
Roof construction and associated secondary members (see Section 202)	1 1/2 <sup>h</sup>	1 <sup>h</sup> , 1 <sup>h</sup>	1 <sup>h</sup> , 1 <sup>h</sup>	0 <sup>h</sup>	1 <sup>h</sup> , 1 <sup>h</sup>	0	HT	1 <sup>h</sup> , 1 <sup>h</sup>	0

### Section 903 Automatic Sprinkler Systems - [F] 903.2.1 Group A – 903.2.1.2 Group A-2

An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to an including the levels of exit discharge serving that occupancy where one of the following conditions exists:  
1. The fire area exceeds 5,000 Sq.Ft.  
2. The fire area has an occupant load of 100 or more  
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies

### Section 904 Alternative Automatic Fire-Extinguishing Systems – 904.12 Commercial Cooking Systems

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Preengineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. Other types of automatic fire-extinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, NFPA 96, its listing and the manufacturer’s installation instructions. Automatic fire-extinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows:

- Carbon dioxide extinguishing systems, NFPA 12.
- Automatic sprinkler systems, NFPA 13.
- Automatic water mist systems, NFPA 750.
- Foam-water sprinkler system or foam-water spray systems, NFPA 16.
- Dry-chemical extinguishing systems, NFPA 17.
- Wet-chemical extinguishing systems, NFPA 17A.

**Exception:** Factory-built commercial cooking recirculating systems that are tested in accordance with UL 710B and listed, labeled and installed in accordance with Section 304.1 of the *International Mechanical Code*.

### Section 907 Fire Alarm and Detection System

[F] 907.2.1 Group A

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancy is 300 or more, or where the Group A occupant load is more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.10 shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

#### 1006.2 Egress From Spaces

Rooms, areas or spaces, including mezzanines, within a story or basement shall be provided with the number of exits or access to exits in accordance with this section.

#### 1006.2.1 Egress Based on Occupant Load and Common Path of Egress Travel Distance

Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or spaces shall be determined in accordance with Section 1004.2.

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY				
OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)		
		Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL ≤ 30	OL > 30	
A <sup>5</sup> , E, M	49	75	75	75 <sup>a</sup>

#### 1006.3.3 Egress Based on Occupant Load

Each story and occupied roof shall have the minimum number of separate and distinct exits, or access to exits, as specified in Table 1006.3.3. A single exit or access to a single exit shall be permitted in accordance with Section 1006.3.4. The required number of exits, or exit access stairways or ramps providing access to exits, from any story or occupied roof shall be maintained until arrival at the exit discharge or a public way.

TABLE 1006.3.2 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY	
OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
501-1,000	3
More than 1,000	4

#### 1006.3.4 Single Exits

A single exit or access to a single exit shall be permitted from any story or occupied roof where one of the following conditions exists:

- The occupant load, number of dwelling units and exit access travel distance do not exceed the values in Table 1006.3.4(1) or 1006.3.4(2).
- Rooms, areas and spaces complying with Section 1006.2.1 with exits that discharge directly to the exterior at the level of exit discharge, are permitted to have one exit or access to a single exit.

TABLE 1006.3.4(2) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES			
STORY	OCCUPANCY	MAXIMUM OCCUPANT LOAD PER STORY	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (feet)
First story above or below grade plane	A, B <sup>5</sup> , E, P <sup>5</sup> , M, U	49	75
	H-2, H-3	3	25
	H-4, H-5, L, R-1, R-2 <sup>a, c</sup>	10	75
	5 <sup>h</sup> , 6	29	75
Second story above grade plane	B, F, M, 5 <sup>d</sup>	29	75
Third story above grade plane and higher	NP	NA	NA

#### 1010.1.9.4 Locks and Latches

2. Locks and latches shall be permitted to prevent operation of doors where any of the following exist:  
In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:  
2.1. The locking device is readily distinguishable as locked.  
2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. The sign shall be in letters 1 inch (25 mm) high on a contrasting background.

#### 1010.1.10 Panic and Fire Exit Hardware

Swinging doors serving a Group H occupancy and swinging doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic Hardware or fire exit hardware.  
**Exception:** 1. Main exit of a Group A occupancy shall be permitted to have locking devices in accordance with Section 1010.1.9.2, Item 2.

### 2012 TEXAS ACCESSABILITY STANDARDS:

#### 106 Definitions

**106.5.28 Employee Work Area.** All or any portion of a space used only by employees and used only for work. Corridors, toilet rooms, kitchenettes and break rooms are not employee work areas.

#### 203 General Exemptions

**203.9 Employee Work Areas.** Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

#### 206 Accessible Routes

**206.2.3 Multi-Story Buildings and Facilities.** At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.

#### EXCEPTIONS:

1. In private buildings or facilities that are less than three stories or that have less than 3000 square feet (279 m2) per story, an accessible route shall not be required to connect stories provided that the building or facility is not a shopping center, a shopping mall, the professional office of a health care provider, a terminal, depot or other station used for specified public transportation, an airport passenger terminal, or another type of facility as determined by the U. S. Attorney General. In transportation facilities, any area housing passenger services, including boarding and debarking, loading and unloading, baggage claim, dining facilities, and other common areas open to the public must be on an accessible route from an accessible entrance.

**Advisory 206.2.3 Multi-Story Buildings and Facilities.** Spaces and elements located on a level not required to be served by an accessible route must fully comply with this document. While a mezzanine may be a change in level, it is not a story. If an accessible route is required to connect stories within a building or facility, the accessible route must serve all mezzanines. The accessible route exception does not obviate or limit, in any way the obligation to comply with the other accessibility requirements. For example, in a facility that houses a shopping center or shopping mall, or a professional office of a health care provider, the floors that are above or below an accessible ground floor and that do not house sales or rental establishments or a professional office of a health care provider, must meet the requirements of this standard but for the elevator.

**206.2.4 Spaces and Elements.** At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path unless exempted by 206.2.3 Exceptions 1 through 7.

**EXCEPTIONS:** 3. Accessible routes shall not be required to connect mezzanines where buildings or facilities have no more than one story. In addition, accessible routes shall not be required to connect stories or mezzanines where multi-story buildings or facilities are exempted by 206.2.3 Exceptions 1 through 7.

**206.2.8 Employee Work Areas.** Common use circulation paths within employee work areas shall comply with 402.

**EXCEPTIONS:** 1. Common use circulation paths located within employee work areas that are less than 1000 square feet (93 m ) and defined by permanently installed partitions, counters, casework, or furnishings shall not be required to comply with 402.

**206.2.5 Restaurants and Cafeterias.** In restaurants and cafeterias, an accessible route shall be provided to all dining areas, including raised or sunken dining areas, and outdoor dining areas.

**206.4 Entrances.** Entrances shall be provided in accordance with 206.4. Entrance doors, doorways, and gates shall comply with 404 and shall be on an accessible route complying with 402.

#### 207 Accessible Means of Egress

**207.1 General.** Means of egress shall comply with section 1003.2.13 of the International Building Code (2000 edition and 2001 Supplement) or section 1007 of the International Building Code (2003 edition)

#### 212 Kitchens, Kitchenettes, and Sinks

**212.2 Kitchens and Kitchenettes.** Kitchens and kitchenettes shall comply with 804.

**212.3 Sinks.** Where sinks are provided, at least 5 percent, but no fewer than one, of each type provided in each accessible room or space shall comply with 606.  
**EXCEPTION:** Mop or service sinks shall not be required to comply with 212.3.

#### 213 Toilet Facilities and Bathing Facilities

213.2 Toilet Rooms and Bathing Rooms. Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.  
EXCEPTIONS: 4. Where multiple single user toilet rooms are clustered at a single location, no more than 50 percent of the single user toilet rooms for each use at each cluster shall be required to comply with 603.

#### 603 Toilet and Bathing Rooms

**603.2.2 Overlap.** Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

**603.2.3 Door Swing.** Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.



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618 BROADWAY  
SAN ANTONIO, TX 78215

DATE: 02.02.24  
SHEET NO.

**A001**

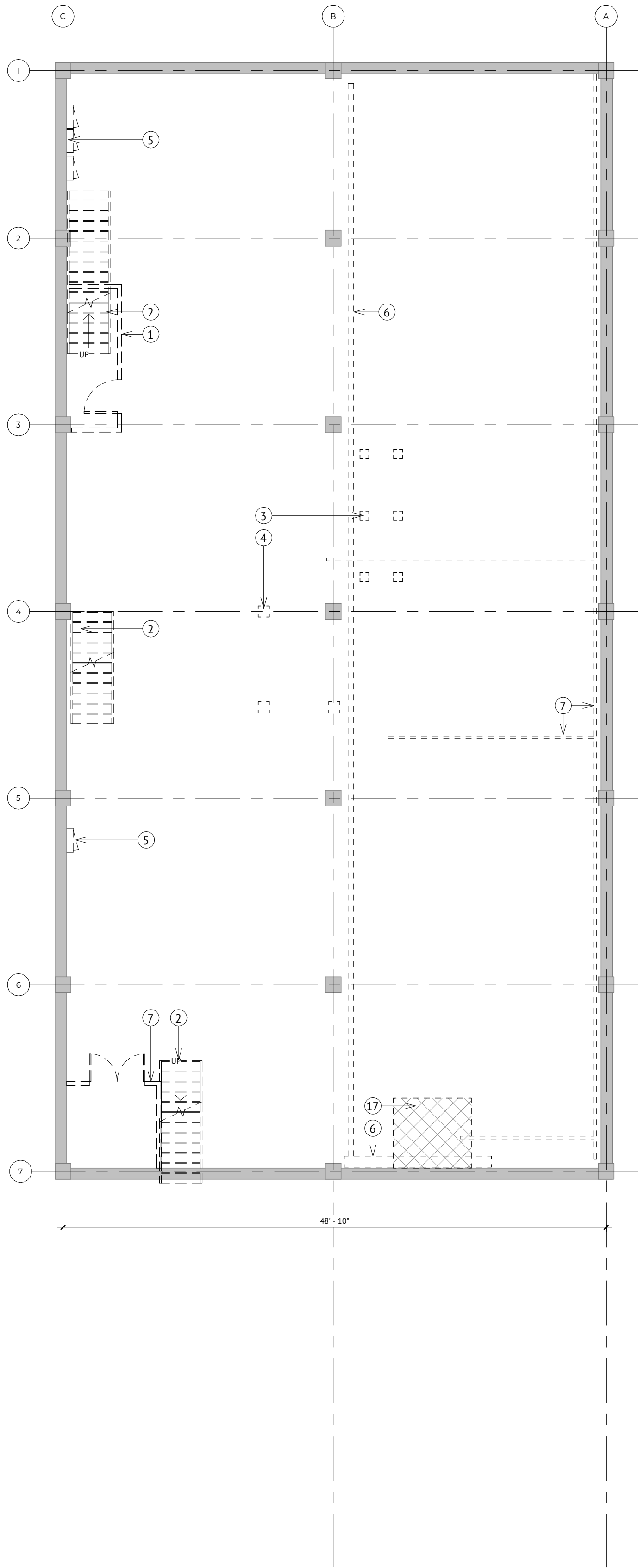


GENERAL NOTES - DEMO

- ALL EXISTING MECHANICAL EQUIPMENT, CONDENSERS and DUCT WORK TO BE DEMOLISHED
- ALL EXISTING ELECTRICAL FIXTURES, CONDUITS, ELECTRICAL PANELS, TO BE DEMOLISHED BACK TO EXISTING METERS
- ALL EXISTING WATER and WASTE WATER LINES TO BE DEMOLISHED. CAP LINES WHERE THEY ENTER THE BUILDING
- ALL EXISTING GAS LINES TO BE DEMOLISHED. CAP LINES WHERE THEY ENTER THE BUILDING
- ALL EXISTING SPRINKLERS and FIRE RISERS TO BE DEMOLISHED
- PROTECT ALL EXISTING WOOD FLOORING TO REMAIN

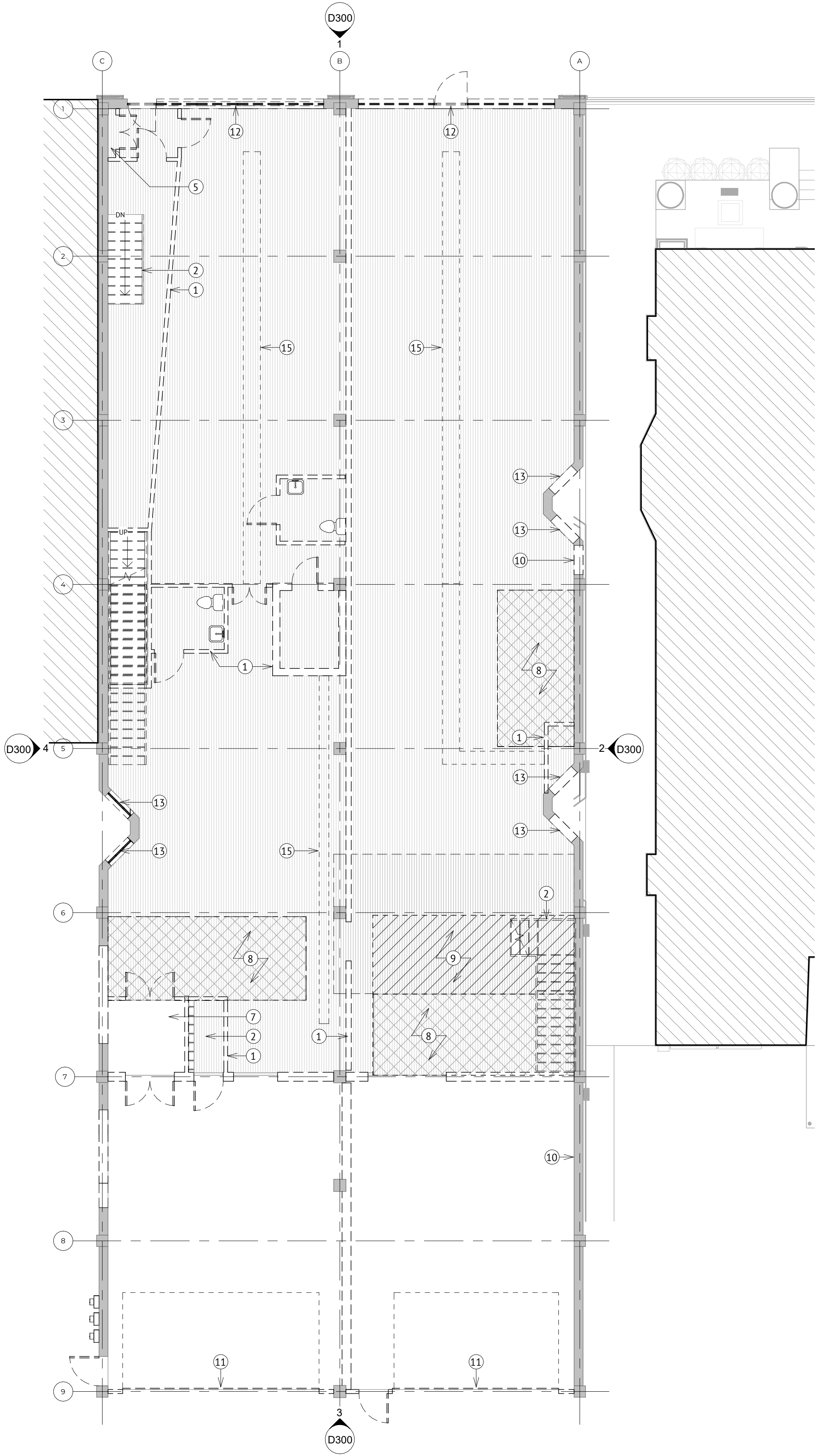
KEYNOTES - DEMO

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- 2 EXISTING STAIR TO BE DEMOLISHED SHOWN DASHED TYP.
- 3 EXISTING TIMBER COLUMNS TO BE DEMOLISHED SHOWN DASHED TYP.
- 4 EXISTING CONCRETE COLUMN TO BE DEMOLISHED SHOWN DASHED TYP.
- 5 EXISTING ELECTRICAL PANELS TO BE DEMOLISHED TYP.
- 6 EXISTING FIRE RISER TO BE DEMOLISHED
- 7 EXISTING ELEVATOR SHAFT and EQUIPMENT TO BE DEMOLISHED
- 7 EXISTING WASTE WATER LINES TO BE DEMOLISHED TYP.
- 8 DEMO EXISTING WOOD FLOORING AND STRUCTURE. SALVAGE WOOD FLOORING FOR FURTURE REUSE
- 9 DEMO EXISTING WOOD FLOORING, SALVAGE WOOD FLOORING FOR FURTURE REUSE. EXISTING FLOOR FRAMING TO REMAIN, PREPAIR JOIST TO RECIEVE NEW DECK AND FINISH.
- 10 EXISTING MASONRY WALL TO BE DEMOLISHED FOR NEW OPENING
- 11 EXISTING OVERHEAD GARAGE DOOR TO BE DEMOLISHED
- 12 EXISTING STORE FRONT TO BE DEMOLISHED
- 13 EXISTING WINDOW TO BE DEMOLISHED
- 14 EXISTING STAIR RAILING TO BE DEMOLISHED SHOWN DASHED TYP.
- 15 EXISTING MECHANICAL DUCTWORK TO BE DEMOLISHED
- 16 DEMO EXISTING ROOFING AND STRUCTURE FOR FUTURE ACCESS HATCH
- 17 EXCAVATE 24" BELOW EXISTING FLOOR FOR FUTURE LU/LA ELEVATOR PIT

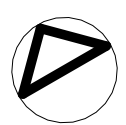


1 BASEMENT LEVEL - DEMO  
SCALE : 1/8" = 1'-0"

BROADWAY STREET



2 GROUND FLOOR - DEMO  
SCALE : 1/8" = 1'-0"

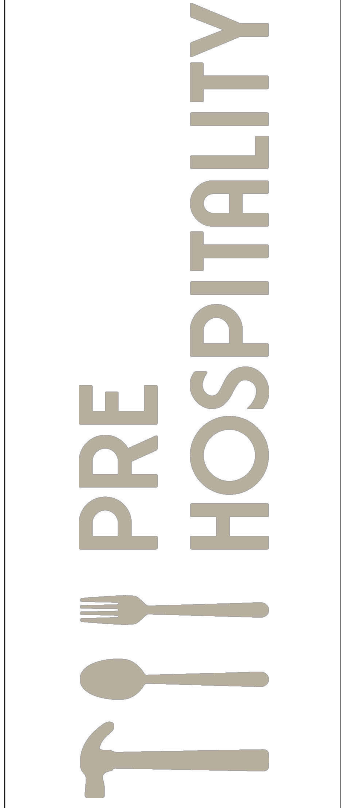


0' 2' 10' 20' 40'  
SCALE 1/8"



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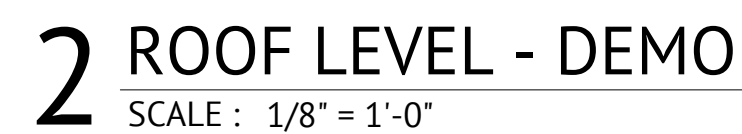
TENT & AWNING Co. BUILDING  
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D200

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- 17 DEMO EXISTING ROOFING AND STRUCTURE FOR FUTURE ACCESS HATCH
- 18 EXCAVATE 24" BELOW EXISTING FLOOR FOR FUTURE LULU/ELEVATOR PIT



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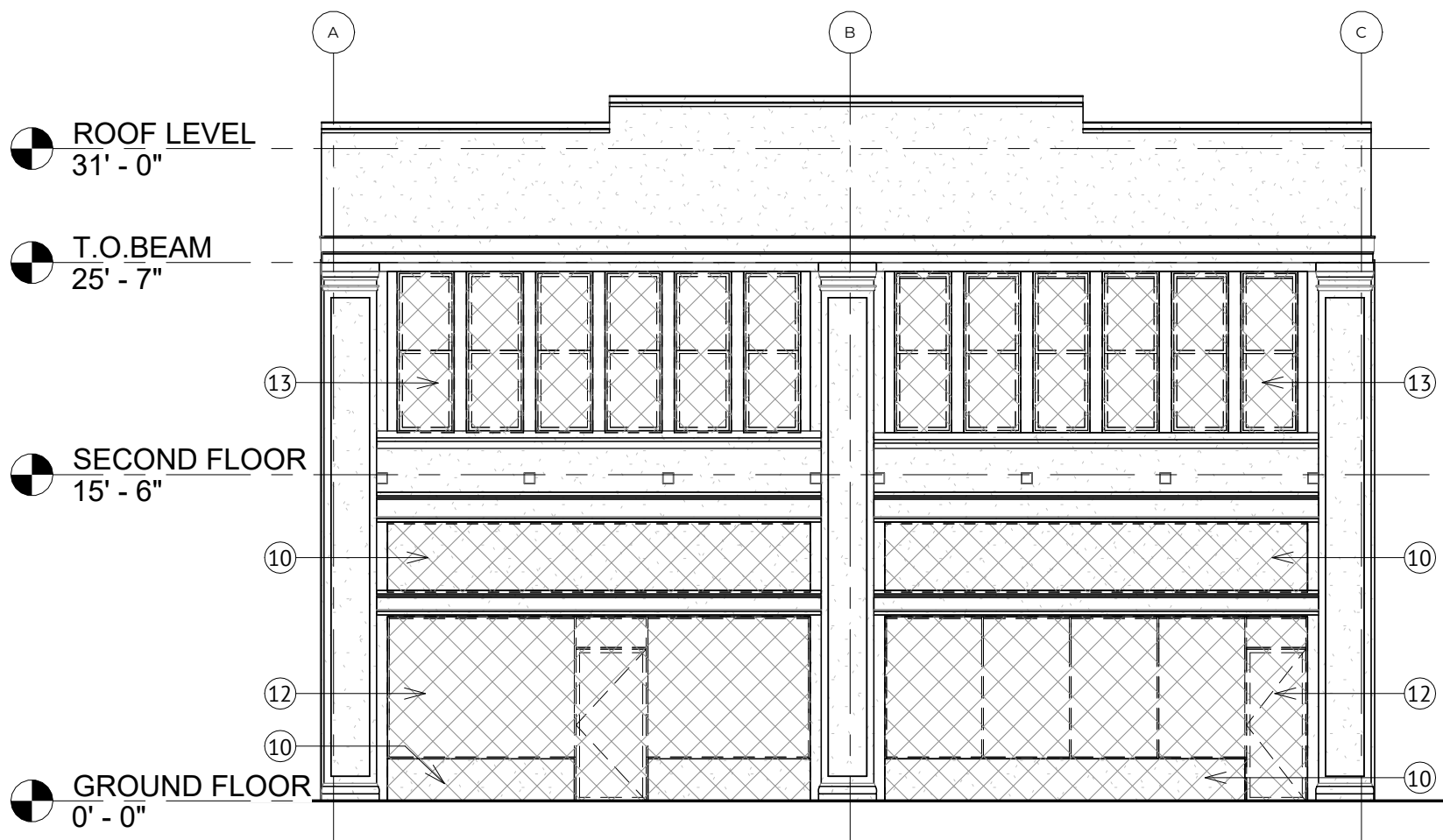


GENERAL NOTES - DEMO

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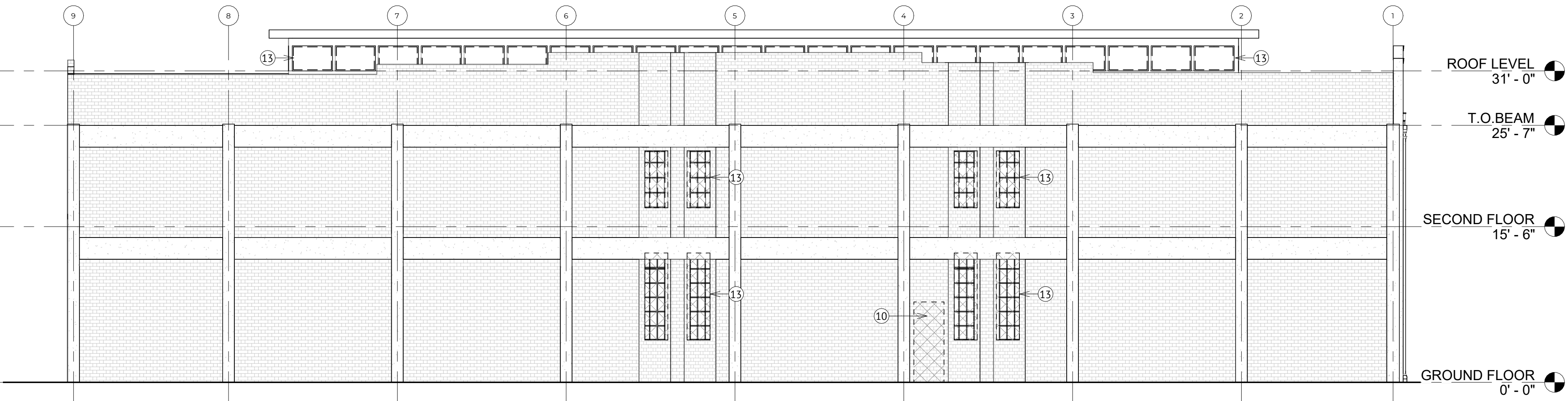
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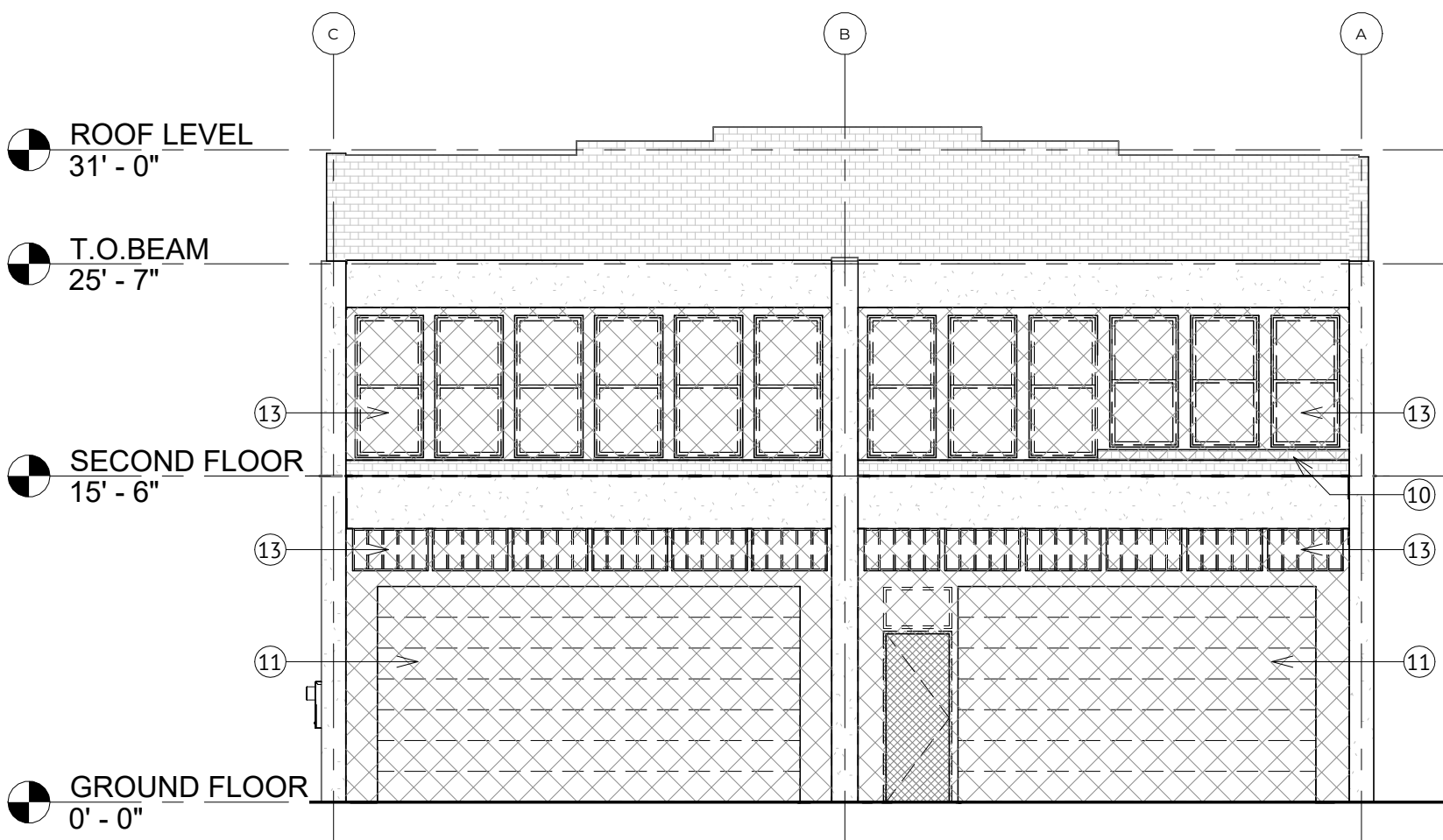
1 EXTERIOR ELEVATION 01 - DEMO

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



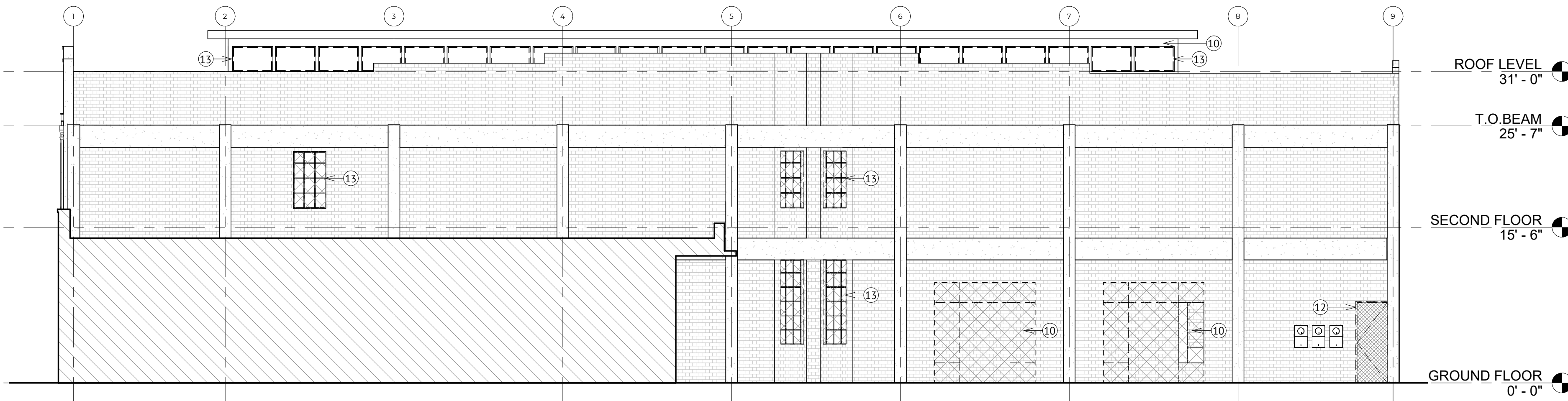
2 EXTERIOR ELEVATION 02 - DEMO

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



3 EXTERIOR ELEVATION 03 - DEMO

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



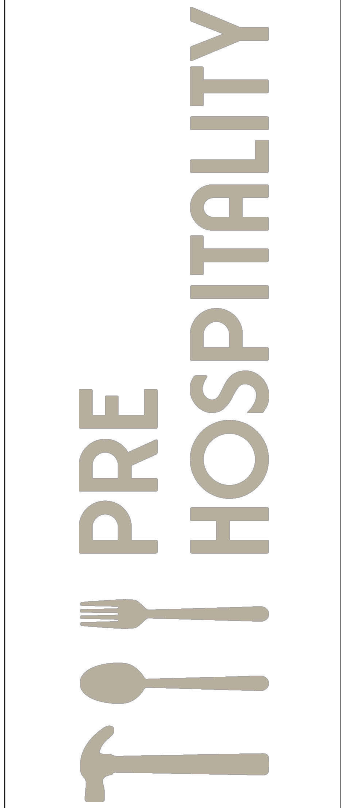
4 EXTERIOR ELEVATION 04 - DEMO

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



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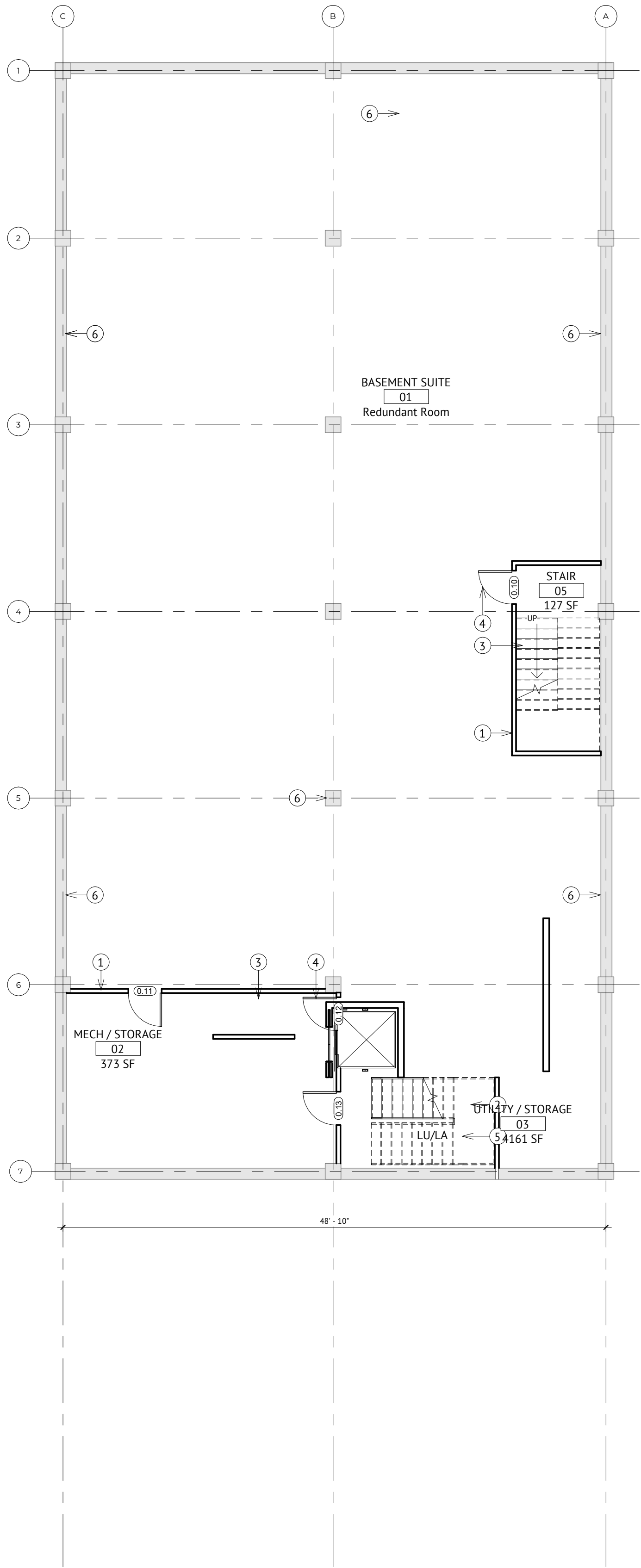


GENERAL NOTES

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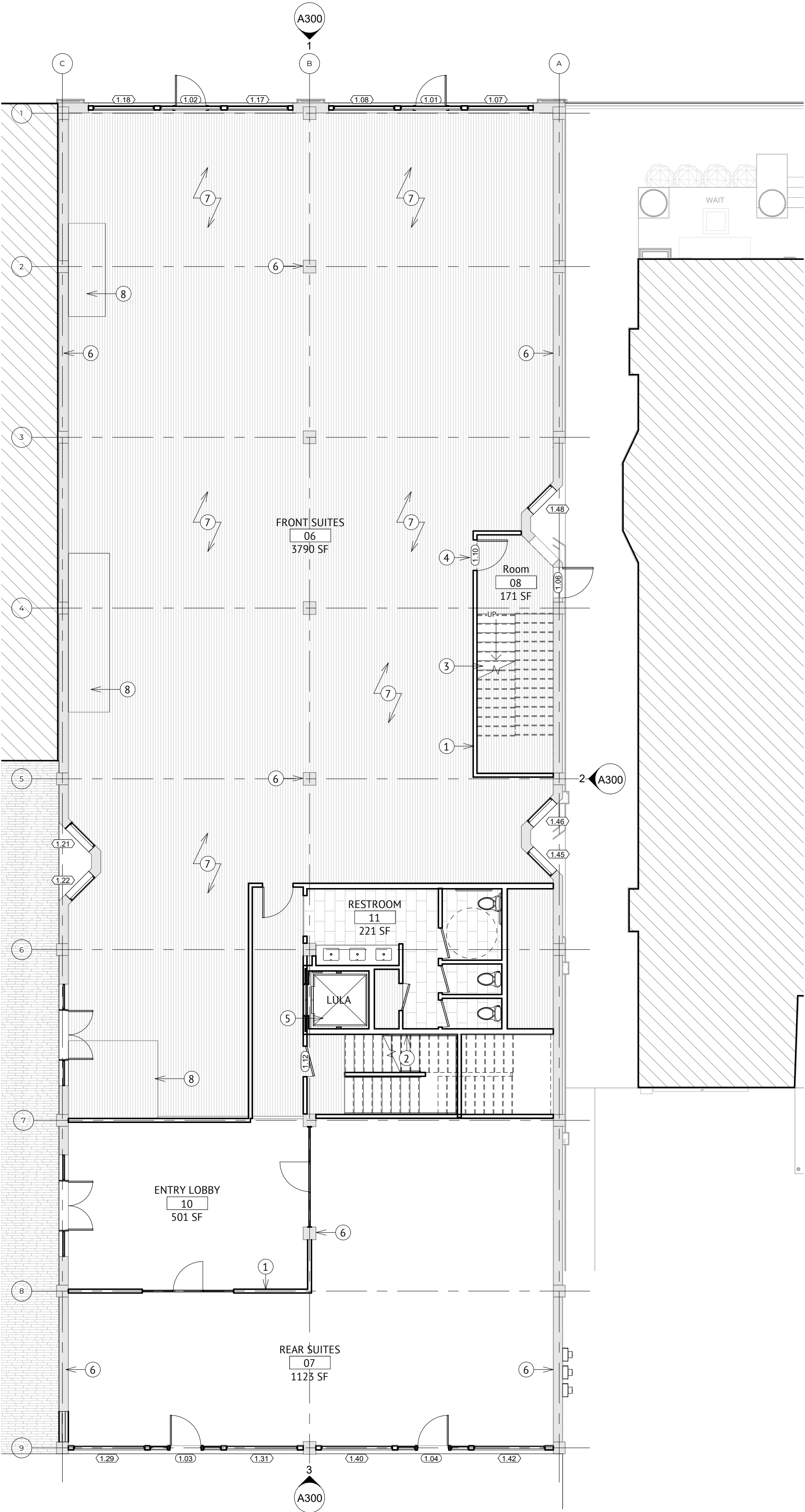
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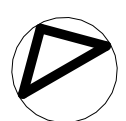


1 BASEMENT LEVEL - PROPOSED  
SCALE : 1/8" = 1'-0"

BROADWAY STREET



2 GROUND FLOOR - PROPOSED  
SCALE : 1/8" = 1'-0"



0' 2' 10' 20' 40'  
SCALE 1/8"



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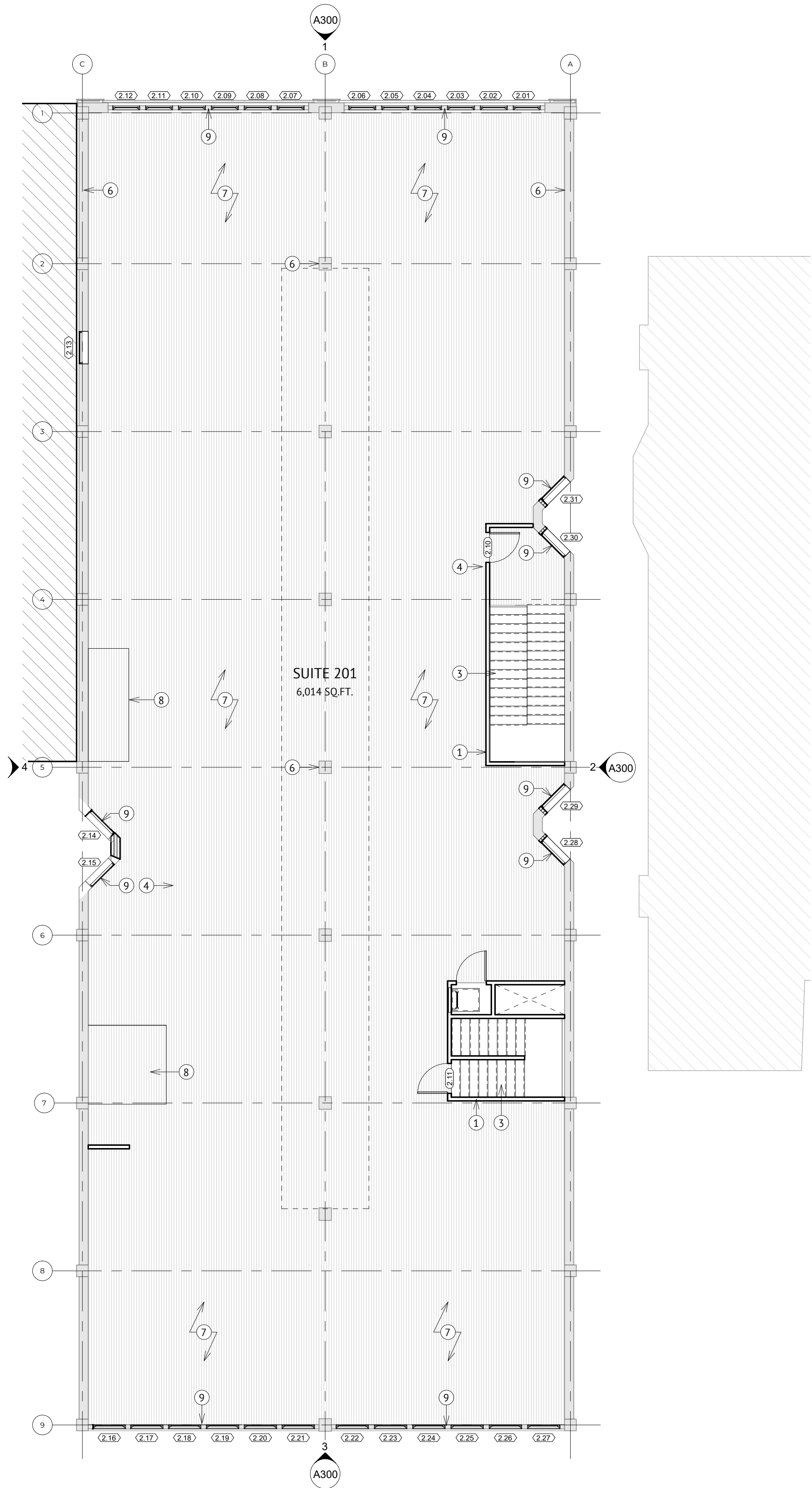
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GENERAL NOTES

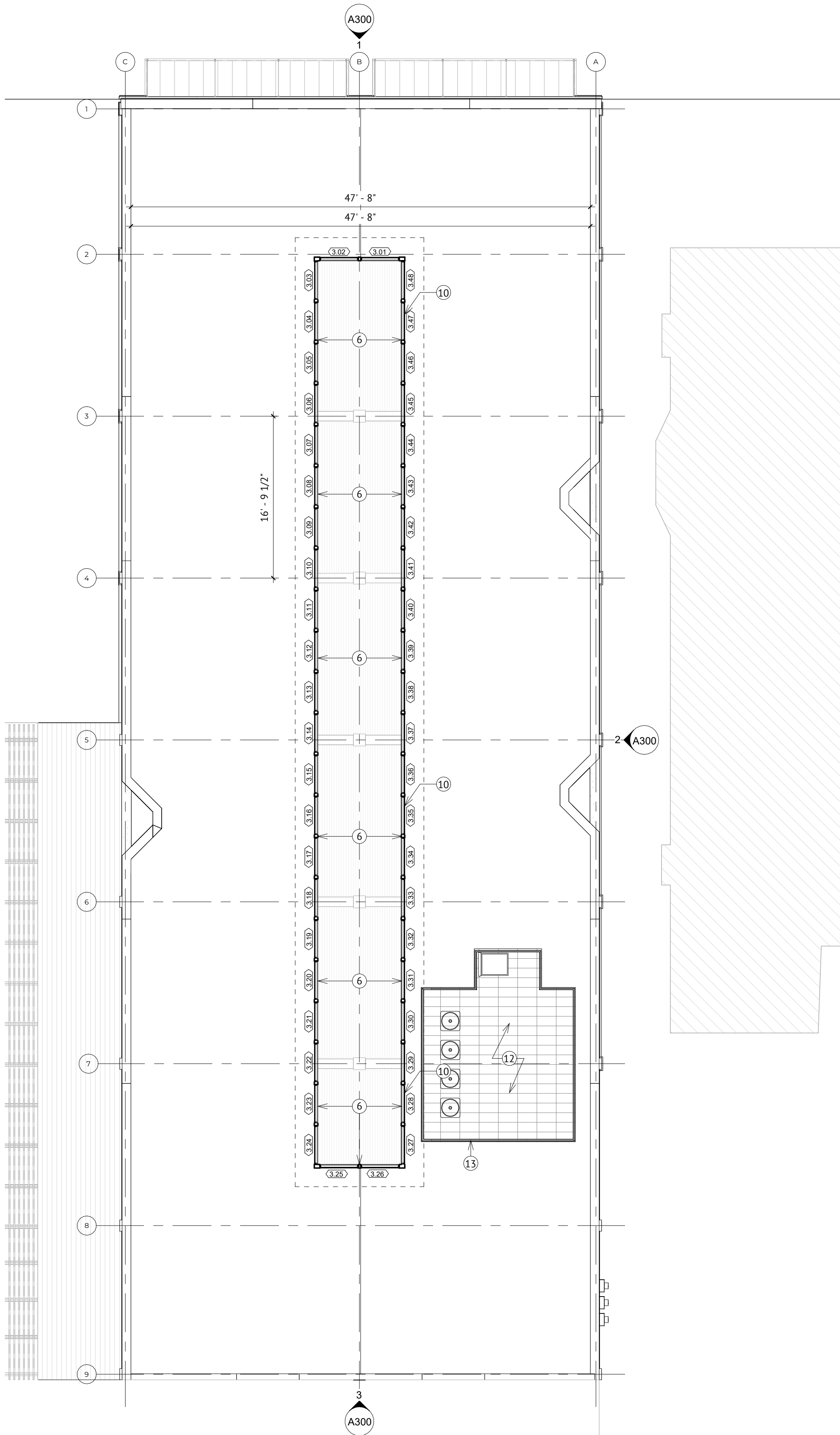
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1 SECOND FLOOR - PROPOSED  
SCALE : 1/8" = 1'-0"



2 ROOF LEVEL - PROPOSED  
SCALE : 1/8" = 1'-0"



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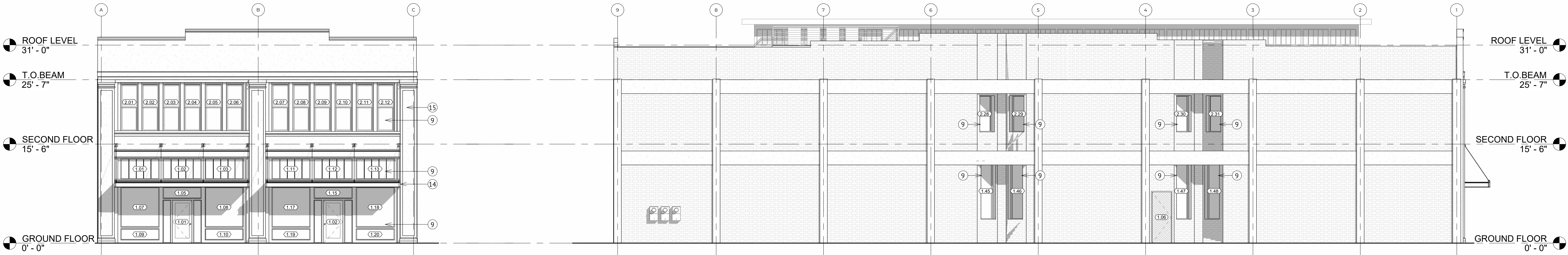


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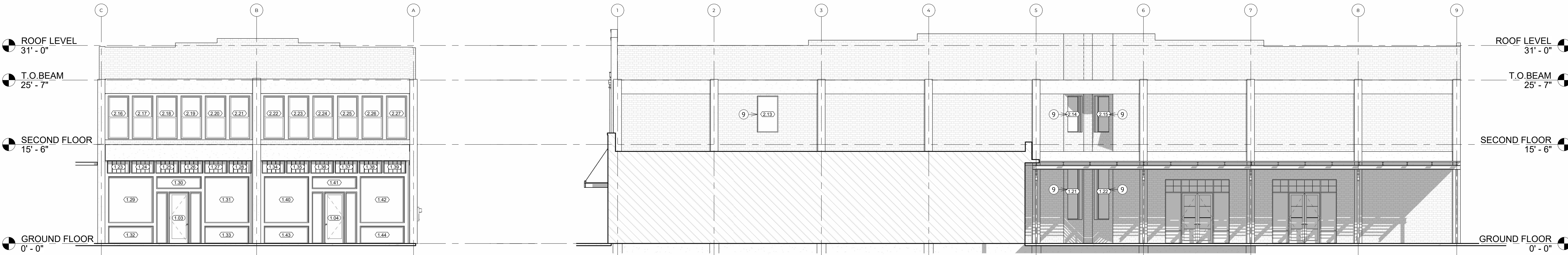
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1 NORTH ELEVATION - PROPOSED (BROADWAY)  
SCALE : 1/8" = 1'-0"

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



3 SOUTH ELEVATION - PROPOSED (REAR)  
SCALE : 1/8" = 1'-0"

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



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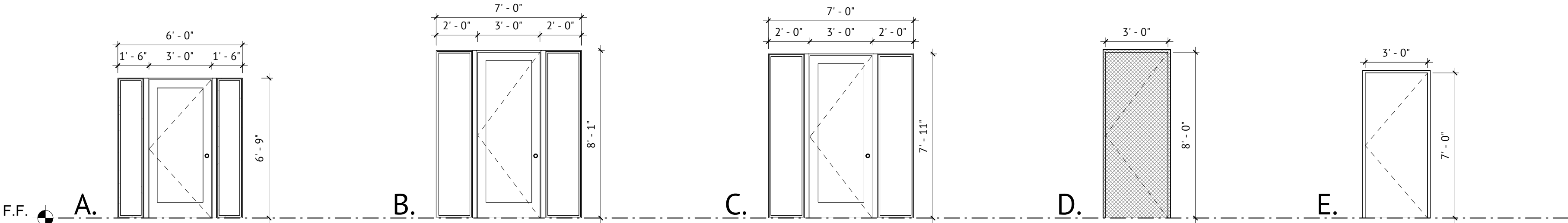
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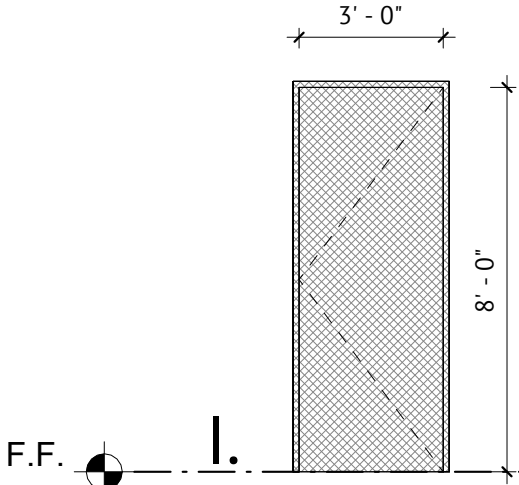
EXTERIOR DOOR SCHEDULE									
MARK	TYPE	MANUFACTURE	MODEL	FRAME MATERIAL	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COMMENTS
1.01	A				36"	80"	0" - 0"	6" - 8"	
1.02	A				36"	80"	0" - 0"	6" - 8"	
1.03	B				36"	96"	0" - 0"	8" - 0"	
1.04	B				36"	96"	0" - 0"	8" - 0"	
1.06	D				36"	96"	0" - 0"	8" - 0"	
1.25	N				60"	95"	0" - 0"	7" - 11"	
1.31	N				60"	95"	0" - 0"	7" - 11"	



EXTERIOR DOOR LEGEND

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

INTERIOR DOOR SCHEDULE									
MARK	TYPE	MANUFACTURE	MODEL	DOOR MATERIAL	WIDTH	HEIGHT	HARDWARE	HINGE	COMMENTS
0.10	F				3' - 0"	6' - 8"			
0.11	F				3' - 0"	6' - 8"			
0.12	F				3' - 0"	6' - 8"			
0.13	F				3' - 0"	6' - 8"			
1.10	G				3' - 0"	8' - 0"			
1.12	G				3' - 0"	8' - 0"			
1.26	--				2' - 11"	7' - 10 1/2"			
1.28	--				2' - 11"	7' - 10 1/2"			
1.41	H				2' - 8"	8' - 0"			
1.42	H				2' - 8"	8' - 0"			
1.43	G				3' - 0"	8' - 0"			
1.47	V				4' - 0"	8' - 0"			
1.48	D				3' - 0"	8' - 0"			
1.49	H				2' - 8"	8' - 0"			
2.10	G				3' - 0"	8' - 0"			
2.11	G				3' - 0"	8' - 0"			
2.13	G				3' - 0"	8' - 0"			



INTERIOR DOOR LEGEND

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



REVISIONS:


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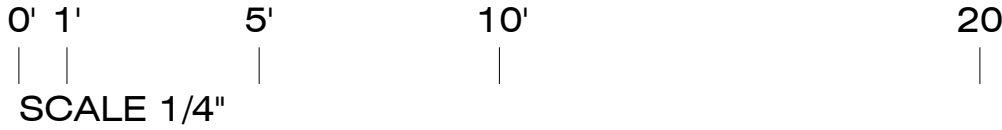


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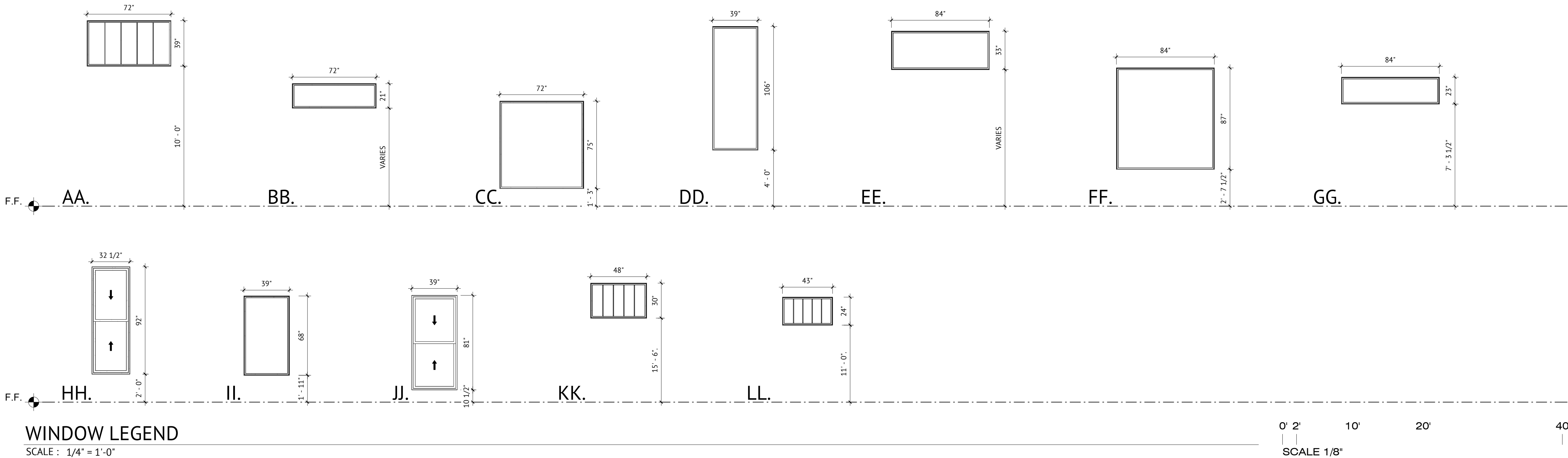
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WINDOW SCHEDULE									
MARK	TYPE	MANUFACTURER	FRAME MATERIAL	FRAME COLOR	WIDTH	HEIGHT	Sill Height	Head Height	COMMENTS
1.01	AA				72"	39"	10'-0"	13'-3"	
1.02	AA				72"	39"	10'-0"	13'-3"	
1.03	AA				72"	39"	10'-0"	13'-3"	
1.05	BB				72"	21"	7'-0"	8'-9"	
1.07	CC				72"	75"	2'-6"	8'-9"	
1.08	CC				72"	75"	2'-6"	8'-9"	
1.09	BB				72"	21"	0'-6"	2'-3"	
1.10	BB				72"	21"	0'-6"	2'-3"	
1.11	AA				72"	39"	10'-0"	13'-3"	
1.12	AA				72"	39"	10'-0"	13'-3"	
1.13	AA				72"	39"	10'-0"	13'-3"	
1.15	BB				72"	21"	7'-0"	8'-9"	
1.17	CC				72"	75"	2'-6"	8'-9"	
1.18	CC				72"	75"	2'-6"	8'-9"	
1.19	BB				72"	21"	0'-6"	2'-3"	
1.20	BB				72"	21"	0'-6"	2'-3"	
1.21	DD				39"	106"	3'-9"	12'-7"	
1.22	DD				39"	106"	3'-9"	12'-7"	
1.23	LL				43"	24"	11'-0"	13'-0"	
1.24	LL				43"	24"	11'-0"	13'-0"	
1.25	LL				43"	24"	11'-0"	13'-0"	
1.26	LL				43"	24"	11'-0"	13'-0"	
1.27	LL				43"	24"	11'-0"	13'-0"	
1.28	LL				43"	24"	11'-0"	13'-0"	
1.29	FF				84"	87"	3'-3"	10'-6"	
1.30	GG				84"	23"	8'-7"	10'-6"	
1.31	FF				84"	87"	3'-3"	10'-6"	
1.32	EE				84"	33"	0'-0"	2'-9"	
1.33	EE				84"	33"	0'-0"	2'-9"	
1.34	LL				43"	24"	11'-0"	13'-0"	
1.35	LL				43"	24"	11'-0"	13'-0"	
1.36	LL				43"	24"	11'-0"	13'-0"	
1.37	LL				43"	24"	11'-0"	13'-0"	
1.38	LL				43"	24"	11'-0"	13'-0"	
1.39	LL				43"	24"	11'-0"	13'-0"	
1.40	FF				84"	87"	3'-3"	10'-6"	
1.41	GG				84"	23"	8'-7"	10'-6"	
1.42	FF				84"	87"	3'-3"	10'-6"	
1.43	EE				84"	33"	0'-0"	2'-9"	
1.44	EE				84"	33"	0'-0"	2'-9"	
1.45	DD				39"	106"	3'-9"	12'-7"	
1.46	DD				39"	106"	3'-9"	12'-7"	
1.47	DD				39"	106"	3'-9"	12'-7"	
1.48	DD				39"	106"	3'-9"	12'-7"	
2.01	HH				32 1/2"	92"	2'-0"	9'-8"	
2.02	HH				32 1/2"	92"	2'-0"	9'-8"	
2.03	HH				32 1/2"	92"	2'-0"	9'-8"	
2.04	HH				32 1/2"	92"	2'-0"	9'-8"	
2.05	HH				32 1/2"	92"	2'-0"	9'-8"	
2.06	HH				32 1/2"	92"	2'-0"	9'-8"	
2.07	HH				32 1/2"	92"	2'-0"	9'-8"	
2.08	HH				32 1/2"	92"	2'-0"	9'-8"	
2.09	HH				32 1/2"	92"	2'-0"	9'-8"	
2.10	HH				32 1/2"	92"	2'-0"	9'-8"	
2.11	HH				32 1/2"	92"	2'-0"	9'-8"	
2.12	HH				32 1/2"	92"	2'-0"	9'-8"	
2.13	II				39"	68"	1'-11"	7'-7"	
2.14	II				39"	68"	1'-11"	7'-7"	
2.15	II				39"	68"	1'-11"	7'-7"	
2.16	JJ				39"	81"	0'-10 1/2"	7'-7 1/2"	
2.17	JJ				39"	81"	0'-10 1/2"	7'-7 1/2"	
2.18	JJ				39"	81"	0'-10 1/2"	7'-7 1/2"	

WINDOW SCHEDULE									
MARK	TYPE	MANUFACTURER	FRAME MATERIAL	FRAME COLOR	WIDTH	HEIGHT	Sill Height	Head Height	COMMENTS
2.19	JJ				39"	81"	0'-10 1/2"	7'-7 1/2"	
2.20	JJ				39"	81"	0'-10 1/2"	7'-7 1/2"	
2.21	JJ				39"	81"	0'-10 1/2"	7'-7 1/2"	
2.22	JJ				39"	81"	0'-10 1/2"	7'-7 1/2"	
2.23	JJ				39"	81"	0'-10 1/2"	7'-7 1/2"	
2.24	JJ				39"	81"	0'-10 1/2"	7'-7 1/2"	
2.25	JJ				39"	81"	0'-10 1/2"	7'-7 1/2"	
2.26	JJ				39"	81"	0'-10 1/2"	7'-7 1/2"	
2.27	JJ				39"	81"	0'-10 1/2"	7'-7 1/2"	
2.28	II				39"	68"	1'-11"	7'-7"	
2.29	II				39"	68"	1'-11"	7'-7"	
2.30	II				39"	68"	1'-11"	7'-7"	
2.31	II				39"	68"	1'-11"	7'-7"	
3.01	KK				48"	30"	15'-6"	18'-0"	
3.02	KK				48"	30"	15'-6"	18'-0"	
3.03	KK				48"	30"	15'-6"	18'-0"	
3.04	KK				48"	30"	15'-6"	18'-0"	
3.05	KK				48"	30"	15'-6"	18'-0"	
3.06	KK				48"	30"	15'-6"	18'-0"	
3.07	KK				48"	30"	15'-6"	18'-0"	
3.08	KK				48"	30"	15'-6"	18'-0"	
3.09	KK				48"	30"	15'-6"	18'-0"	
3.10	KK				48"	30"	15'-6"	18'-0"	
3.11	KK				48"	30"	15'-6"	18'-0"	
3.12	KK				48"	30"	15'-6"	18'-0"	
3.13	KK				48"	30"	15'-6"	18'-0"	
3.14	KK				48"	30"	15'-6"	18'-0"	
3.15	KK				48"	30"	15'-6"	18'-0"	
3.16	KK				48"	30"	15'-6"	18'-0"	
3.17	KK				48"	30"	15'-6"	18'-0"	
3.18	KK				48"	30"	15'-6"	18'-0"	
3.19	KK				48"	30"	15'-6"	18'-0"	
3.20	KK				48"	30"	15'-6"	18'-0"	
3.21	KK				48"	30"	15'-6"	18'-0"	
3.22	KK				48"	30"	15'-6"	18'-0"	
3.23	KK				48"	30"	15'-6"	18'-0"	
3.24	KK				48"	30"	15'-6"	18'-0"	
3.25	KK				48"	30"	15'-6"	18'-0"	
3.26	KK				48"	30"	15'-6"	18'-0"	
3.27	KK				48"	30"	15'-6"	18'-0"	
3.28	KK				48"	30"	15'-6"	18'-0"	
3.29	KK				48"	30"	15'-6"	18'-0"	
3.30	KK				48"	30"	15'-6"	18'-0"	
3.31	KK				48"	30"	15'-6"	18'-0"	
3.32	KK				48"	30"	15'-6"	18'-0"	
3.33	KK				48"	30"	15'-6"	18'-0"	
3.34	KK				48"	30"	15'-6"	18'-0"	
3.35	KK				48"	30"	15'-6"	18'-0"	
3.36	KK				48"	30"	15'-6"	18'-0"	
3.37	KK				48"	30"	15'-6"	18'-0"	
3.38	KK				48"	30"	15'-6"	18'-0"	
3.39	KK				48"	30"	15'-6"	18'-0"	
3.40	KK				48"	30"	15'-6"	18'-0"	
3.41	KK				48"	30"	15'-6"	18'-0"	
3.42	KK				48"	30"	15'-6"	18'-0"	
3.43	KK				48"	30"	15'-6"	18'-0"	
3.44	KK				48"	30"	15'-6"	18'-0"	
3.45	KK				48"	30"	15'-6"	18'-0"	
3.46	KK				48"	30"	15'-6"	18'-0"	
3.47	KK				48"	30"	15'-6"	18'-0"	
3.48	KK				48"	30"	15'-6"	18'-0"	



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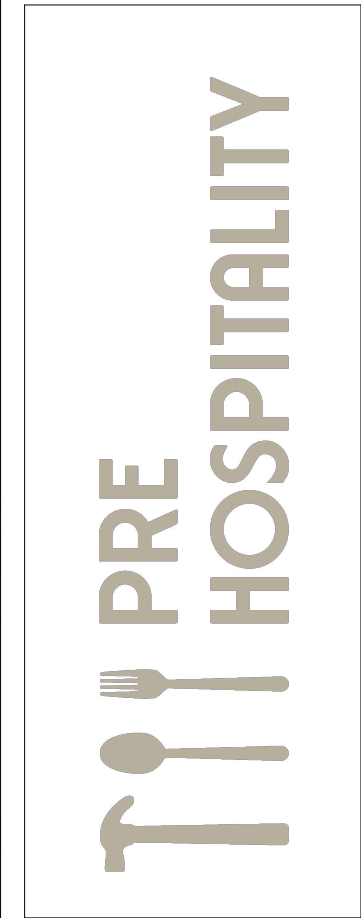
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