

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2022

HDRC CASE NO: 2022-291
ADDRESS: 801 N MAIN AVE
LEGAL DESCRIPTION: NCB 787 BLK 7 LOT 15- 16 & S TRI 53.79 FT OF 10
ZONING: D
CITY COUNCIL DIST.: 1
APPLICANT: Robert Flores/American GI Forum-National Veterans Outreach Program, Inc.
OWNER: American GI Forum-National Veterans Outreach Program, Inc.
TYPE OF WORK: Construction of a 4-story residential structure
APPLICATION RECEIVED: August 01, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 4-story, residential structure at 801 N Main, located within the Downtown Design District.

APPLICABLE CITATIONS:

City of San Antonio Downtown Design Guide:

Required Design Standards

Chapter 2: Sidewalks and Setbacks

A.1. Provide a minimum 72 inch wide continuous pedestrian path of travel as seen in Figure 2.1.

A.4. Provide continuous landscaped and hardscaped area, commonly referred to as “parkway,” adjacent to the curb on predominantly non-commercial streets.

A.7. Trees shall be planted in tree wells within tree grates that are at least 5 feet long and a minimum of 5’ feet wide.

Chapter 3: Ground Floor Treatment

A.1. Locate active uses along the street façade to enhance the building’s relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.

A.5. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial façades for maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades.

A.6. A building’s primary entrance, defined as the entrance which provides the most direct access to a building’s main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the River Walk.

A.7. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.

B.1. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building’s architecture.

Chapter 4: Parking and Access

A.1. Locate off-street parking behind or below buildings as seen in Figure 4.2 and 4.3.

A.9. Vehicular access shall be from an alley, sidewalk or mid-block on a street as illustrated in Figure 4.5.

A.10. Curb cuts and parking and loading entries into buildings shall be limited to the minimum number required and the minimum width permitted.

A.11. Where a vehicular exit from a parking structure is located within five (5) feet of the back of sidewalk, a visual and audible alarm and enhanced paving shall be installed to warn pedestrians and cyclists of exiting vehicles.

B.1. Parking structures shall have an external skin designed to improve visual character when exposed to prominent public view. This can include heavy-gage metal screen, pre-cast concrete panels; live green wall (landscaped) laminated glass or photovoltaic panels. Figure 4.6 illustrates an unacceptable external skin.

Chapter 6: On-site Open Space

Ch.6.other. Outdoor Amenities: Provide landscaping and seating in each open space type as follows: paseo, courtyards, plazas, roof terraces.

Ch.6.other. Outdoor Amenities: Ensure anti-skateboard and antigrffiti design features, pedestrian scaled signage that identifies uses and shops, site furniture, art work, or amenities such as fountains, seating, and kiosks.

Ch.6.other. Outdoor Amenities: Utilize buildings, colonnades and landscaping to define edges and create a sense of three-dimensional containment to urban open spaces and plazas.

Chapter 7: Architectural Detail

A.1. Provide well-marked entrances to cue access and use. Enhance all public entrances to a building through the use of compatible architectural or graphic treatment. Main building entrances shall read differently from retail storefronts, restaurants, and commercial entrances.

C.1. San Antonio has strong sun conditions. Use deep reveals to get shadow lines.

C.12. Prohibited Exterior Materials

1. Imitation stone (fiberglass or plastic);
2. Plywood or decorative exterior plywood;
3. Lumpy stucco, CMU;
4. Rough sawn or natural (unfinished)wood, EIFS;
5. Used brick with no fired face (salvaged from interior walls);
6. Imitation wood siding;
7. Plastic panels.

D.1. Reinforce a building's entry with one or more of the following architectural treatments:

- extra-height lobby space;
- distinctive doorways;
- decorative lighting;
- distinctive entry canopy;
- projected or deep recessed entry bay;
- building name and address integrated into the facade;
- artwork integrated into the facade or sidewalk;
- a change in paving material, texture, or color within the property line;
- distinctive landscaping, including plants, water features and seating.

E.1. Windows are to be as transparent as possible at the ground floor of the building, with preference given to grey, low-e glass (88 percent light transmission).

E.9. Parking and security lights shall not provide spillover to neighboring residential properties.

H.1. Exterior roll-down doors and security grills are not permitted in downtown

I.1. Ventilation intakes and exhausts shall be located to minimize adverse pedestrian impacts along the sidewalk.

I.4. No fixture shall be directed at the window of a residential unit either within or adjacent to a project.

Chapter 8: Streetscape Improvements

B.1. Sidewalks shall be paved with a slip resistant surface such as medium broom finish concrete.

B.2. Asphalt is not permitted for public sidewalks in downtown.

C.1. Crosswalks are to be provided at all types of street intersection configurations, including Xs, Ts and Ls.

E.8. Obtain a permit prior to pruning and adhere to International Society of Arboriculture (ISA) Tree Pruning Guidelines and American National Standards Institute (ANSI) A300 standards. These guidelines prohibit "topping" and "heading."

F.1. The street light pole shall be Valmont Tapered 16 Flat Fluting or similar. The pole shall be steel and be between 25 to 32 feet high. Pole base diameter shall be eight (8) inches. The mast arm shall be four (4) to six (6) foot "Windsor" or similar.

G. Site furniture must be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shaded, clustered in groupings near site features like fountains and in plazas, etc.

G.1. Site furniture on walkways and sidewalks shall maintain a clear passage for pedestrians and shall be placed to eliminate potential pedestrian and vehicular conflicts.

G.3. Design the lower portion of the buildings to support human scaled streetscapes, open spaces and quality pedestrian environments. This can be achieved with fine-grain architectural design and detailing, quality materials, and through the use of human-scaled elements such as landscaping, site furnishings, awnings, and canopies.

G.4. The following street furnishings are prohibited within the publicly owned portion of the right of way adjacent to streets or the River Walk:

- a. Vending machines
- b. Automatic teller machines
- c. Pay phones
- d. Photo booths
- e. Automated machines such as, but not limited to, blood pressure machines, fortunetelling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
- f. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animals, cartoon or human figure. This does not apply to public art approved by the Public Art Board.

Chapter 11: Sustainable Design

D.1. All projects must comply with the City's green building ordinance, Build San Antonio Green (BSAG).

Encouraged Design Guidelines

Chapter 2: Sidewalks and Setbacks

- A.4. The continuous landscaped and hardscaped parkways should be designed to collect and retain or treat storm runoff.
- A.5. In an ideal urban tree canopy, adjacent trees at street maturity generally touch one another. Therefore, typical tree spacing is generally 30 to 50 feet apart, depending upon the tree species.
- A.6. Plant or replant street trees to shade and shelter the pedestrian from sun, rain and traffic, and to improve the quality of the air and storm water runoff.
- A.8. Where tree wells and parkways would conflict with existing basements, underground vaults, historic paving materials, or other existing features that cannot be easily relocated the tree well and parkway design should be modified by the design to eliminate such conflicts. Parking meters and sign posts or signage are examples of existing features that can be easily relocated.
- A.10. Install streetscape improvements as specified in Chapter 8--Streetscape Improvements.
- A.11. All sidewalk improvements should be installed and maintained by the adjacent underlying property owners. For example, parkways and tree wells should be planted, irrigated and maintained by the adjacent property owners as described in Chapter 8.
- A.12. New development should be landscaped or paved to match the adjacent public frontage.
- B.2. Variations in the setback are encouraged to respond to building type and function in order to create visual interest.

Chapter 3: Ground Floor Treatment

- A.11. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.
- A.12. If a residential unit's individual entry along the street is the unit's primary entry, it should be accessible from the sidewalk.
- A.13. More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged.
- B.2. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be used to promote pedestrian-scaled architecture along the street.
- B.5. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall.

Chapter 4: Parking and Access

- A.3. Except for the minimum ground-level frontage required to access parking and loading areas, no parking or loading should be visible on the ground floor of any building façade that faces a street as seen in Figure 4.1.
- A.5. On-street parking lanes may be converted to travel lanes during rush hour.
- A.6. Provide on-street parking for visitors and customers.
- A.8. Provide secure bicycle parking space for residential, commercial and institutional building occupants.
- C.5. Where there is no alley and the project includes frontage on a street, parking access should be located mid-block or as far from a street intersection as possible.

Chapter 5: Massing and Street Wall

- A.1. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than 100 feet in length. Provide a passageway at least every 20 feet wide between buildings. Consider dividing a larger building into "modules" that are similar in scale.
- A.2. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.

- A.3. A new building should incorporate design elements that provide a base, middle and a top.
- A.4. A new building should, to the extent possible, maintain the alignment of horizontal elements along the block.
- A.5. Floor-to-floor heights should appear to be similar to those seen in the area, particularly the window fenestration.
- B.1. Street walls should be located against the back of sidewalk.
- B.2. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.
- B.3. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.
- B.5. Vertical breaks should also be taken into account with fenestration, such as columns or bays.

Chapter 6: On-site Open Space

- Ch.6.3. At least 25 percent of the required trees should be canopy trees that shade open spaces, sidewalks and buildings.
- Ch.6.other. Outdoor Amenities: Buffer seating areas from traffic; for example, position a planter between a bench and curb whenever possible.
- Ch.6.other. Outdoor Amenities: Furniture and fixtures should be selected with regard to maintenance considerations. Ample seating in both shaded and sunny locations should be provided in the plaza areas. Street furniture should be located in close proximity to areas of high pedestrian activity and clustered in groupings. Barriers may be considered to separate pedestrian and dining activities through planters, rails and chain with bollards. However they should be moveable.
- Ch.6.other. Landscape Elements to Provide Shade and Function:
 - On roof terraces, incorporate trees and other plantings in permanent and temporary planters that will provide shade, reduce reflective glare, and add interest to the space. In addition, provide permanent and moveable seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.
 - Landscape elements should support an easy transition between indoor and outdoor through spaces, well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc., as seen in Figure 6.5.
 - Landscape elements should establish scale and reinforce continuity between indoor and outdoor space. Mature canopy trees should be provided within open spaces, especially along streets and required setbacks.

Chapter 7: Architectural Detail

- A.2. Avoid continuous massing longer than 150 feet not articulated with shadow relief, projections and recesses. If massing extends beyond this length, it needs to be visibly articulated as several smaller masses using different materials, vertical breaks, such as expressed bay widths, or other architectural elements.
- A.3. Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure.
- A.4. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.
- A.5. While blank street wall façades are discouraged, there is usually one side of the building that is less prominent (often times called “back of house”).
- B.1. Employ a different architectural treatment on the ground floor façade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.
- B.2. Vertically articulate the street wall façade, establishing different treatment for the building’s base, middle and top) and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.
- B.4. In order to respect existing historic datums, the cornice or roof line of historic structures should be reflected with a demarcation on new infill structures whenever possible.
- B.5. On façades exposed to the sun, employ shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest.
- C.2. Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.
- C.3. Use especially durable materials on ground floor façades.
- C.4. Generally, stucco is not desirable on the ground floor as it is not particularly durable.
- C.5. Detail buildings with rigor and clarity to reinforce the architect’s design intentions and to help set a standard of quality to guide the built results.
- C.6. To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building’s massing and structural elements. The skin should reinforce the integrity of the design concept and the building’s structural elements as seen in Figure 7.5 and 7.6 and not appear as surface pastiche.
- C.7. Layering can also be achieved through extension of two adjacent building planes that are extended from the primary façade to provide a modern sculptural composition.

- C.8. Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.
- C.10. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.
- C.11. Value-added materials, such as stone should be placed at the base of the building, especially at the first floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.
- D.2. The primary entrance of all buildings will be off the public sidewalk as seen in Figure 7.7 and not from a parking area.
- D.3. Strong colors should emphasize architectural details and entrances.
- D.4. Deep recessed entries into the building are encouraged.
- E.2. Window placement, size, material and style should help define a building's architectural style and integrity.
- E.3. In buildings other than curtain wall buildings, windows should be recessed (set back) from the exterior building wall, except where inappropriate to the building's architectural style. Generally, the required recess may not be accomplished by the use of plant-ons around the window.
- E.4. Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.
- E.5. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor.
- F.1. Ground-floor window and door glazing should be transparent and non-reflective.
- F.2. Above the ground floor, both curtain wall and window and door glazing should have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
- F.3. A limited amount of translucent glazing at the ground floor may be used to provide privacy.
- G.1. Light fixtures less than 16 feet in height are considered pedestrian scale.
- G.2. All exterior lighting (building and landscape) should be integrated with the building design, create a sense of safety, encourage pedestrian activity after dark, and support Downtown's vital nightlife.
- G.3. Each project should develop a system or family of lighting layers that contribute to the night-time experience, including facade uplighting, sign and display window illumination, landscape, and streetscape lighting.
- G.4. Architectural lighting should relate to the pedestrian and accentuate major architectural features.
- G.5. Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.
- G.6. Exterior lighting should be shielded to reduce glare and eliminate light being cast into the night sky.
- G.7. In parking lots, a higher foot candle level should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.
- G.8. Pedestrian-scale light fixtures should be of durable and vandal resistant materials and construction.
- G.10. Integrate security lighting into the architectural and landscape lighting system. Security lighting should not be distinguishable from the project's overall lighting system.
- I.1. Typically locating vents more than 20 feet vertically and horizontally from a sidewalk and directing the air flow away from the public realm will accomplish this objective.
- I.2. Mechanical equipment should be either screened from public view or the equipment itself should be integrated with the architectural design of the building.
- I.3. Penthouses should be integrated with the building's architecture, and not appear as foreign structures unrelated to the building they serve.
- I.4. Lighting (exterior building and landscape) should be directed away from adjacent properties and roadways, and shielded as necessary.
- I.5. Reflective materials or other sources of glare (like polished metal surfaces) should be designed or screened to not impact views nor result in measurable heat gain upon surrounding windows either within or adjacent to a project.
- Chapter 8: Streetscape Improvements**
- A.2. The shared use of the public right of way is not only for moving vehicles, but equally as 1) the front door to businesses which provide an economic and fiscal foundation of the City and 2) outdoor open space for residents and workers.
- A.3. All streets on which residential or commercial development is located are "pedestrian-oriented streets" and should be designed and improved accordingly.

- C.2. Mid-block crosswalks should be provided on all blocks 550 feet or longer, subject to approval by San Antonio Public Works and/or Texas Department of Transportation (TxDOT), if State ROW.
- C.4. Crosswalks should be clearly marked with high contrast “zebra” striping, unless some alternative design is provided as part of an integrated urban design for a specific street.
- D.1. Decorative paving used in plaza and courtyard areas should complement the paving pattern and color of the pavers used in the public right-of-way.
- D.3. Paving surfaces must be chosen for easy rollability.
- E.2. Tree spacing and placement must be coordinated with street light placement as seen in Figure 8.4. Street lights should generally be located midway between adjacent trees, and are commonly spaced every two (2) or three (3) trees, hence 60 to 100 feet on center.
- E.3. Street trees should be planted adjacent to a project when they cannot be accommodated on-site.
- E.4. In the ideal urban tree canopy, adjacent trees at maturity generally touch one another. Therefore, the typical tree spacing is generally 40 feet, plus or minus 10 feet depending upon the tree species.
- E.6. On streets where parking spaces are marked – either parallel or angled – trees should be located where they will not impede the opening of car doors or pedestrian access to the sidewalk. Where parking is parallel to the curb, trees are best positioned near the front or back of a space, so that they align with a fender rather than a door. Locating them on the line between two spaces tends to block access to the sidewalk and should be avoided.
- E.7. Irrigate trees and landscaped parkways with an automatic irrigation system or Low Impact Development (LID) deep well. Deep root irrigation is preferred. Surface mounted spray heads or bubblers may also be used provided they adequately irrigate trees (minimum of 20 gallons per week dispersed over the root zone) and do not directly spray the tree trunks.
- E.10. Where tree wells are installed, tree wells may be: 1) covered with a three (3) inch thick layer of stabilized decomposed granite, installed per manufacturer’s specifications, and level with the adjacent walkway; or 2) covered by an ADA compliant tree grate.
- F.4. All street light or pedestrian light should have a Color Rendering Index of 80 or higher.
- F.6. Lighting fixtures should be designed to complement the architecture of the project and improve visual identification of residences and businesses.
- F.7. Pedestrian street lights may be set back from the curb on wide sidewalks installed on private property as follows:
- Where sidewalks are wide, the pedestrian lights may be set back between the clear path of travel and the commercial activity zone adjacent to the building.
 - Where the building is set back from the sidewalk, the pedestrian street lights may be installed directly adjacent to the front property line.
 - All light sources should provide a warm white light. Care should be given to not overly illuminate the sidewalk thereby ruining the pedestrian ambiance.
 - All lighting systems should be cut-off, so as not to “spillover” light into adjacent buildings.
- G.5. Bicycle racks (e.g., “loop rack” and “ribbon bar”) should be selected that are durable and consistent with other streetscape furnishings.
- G.6. Street furnishings should be made of metal, stone, cast stone, hand sculpted concrete, or solid surfacing material, such as Corian or Surell. Recycled plastic will be considered on a case by case basis.
- G.7. Benches, in particular, should be placed with careful consideration of their relationship to surrounding buildings and businesses. Benches placed perpendicular to the street are often best, as the sitter is neither staring at one storefront nor at passing traffic or sides of parked cars.
- Ch. 8.H.1. Utility service to each building should be provided underground. If undergrounding utilities is not possible, install metal power poles at a consistent spacing that are located in bulb-outs to maintain an unobstructed sidewalk.
- Ch. 8.H.3. Light poles should be separate from power poles.

Chapter 11: Sustainable Design

- A.3. Orient projects to provide convenient access to the nearest transit options (bus, streetcar, trolley, bicycle), wherever possible.
- C.1. Incorporate on-site landscape elements that reduce energy use and enhance livability.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 4-story, residential structure at 801 N Main, located within the Downtown Design District.
- b. CONCEPTUAL APPROVAL – This request received conceptual approval at the June 1, 2022, Historic and Design Review Commission hearing with the following stipulations:
 - i. That the applicant increase the ground floor height to 14' – 0" or install brick at the base to feature approximately 14' – 0" in height to meet the intent of the Downtown Design Guide, as noted in finding g. *This stipulation has been met.*
 - ii. That the applicant increase fenestration at the ground level and incorporate an entrance orienting element, such as an awning, on the east, street facing façade, as noted in finding g. *This stipulation has been met.*
 - iii. That the applicant introduce architectural elements to the north façade to break up the façade and that the applicant introduce architectural elements, such as a cornice to create a building cap, as noted in finding i. A change in materials or material profile and color should be explored to meet these requirements. *This stipulation has been met.*
 - iv. That the proposed CMU elevator tower be covered in stucco, or be given an architectural appearance that is simply not an unfinished stucco elevator core, as noted in finding j. *This stipulation has been met.*
 - v. That windows feature dark frames, no faux divided lites or faux internal grilles and be installed to feature a depth of at least two (2) inches.
 - vi. That all mechanical equipment be screened from view from the right of way. *This stipulation has been met.*
 - vii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
- c. EXISTING LOT – The existing lot is currently used for surface parking. The construction of this residential structure will not require the demolition of any existing structures.
- d. CONTEXT & DEVELOPMENT PATTERN – This lot is located at the intersection of W Quincy and N Main. Existing construction in the immediate vicinity includes multi-story structures of varying uses.
- e. SIDEWALK & SETBACK WIDTH – The applicant has proposed to maintain the existing sidewalks at the public right of way, as well as provide site paving within the site. Staff finds maintaining the existing sidewalks on site to be appropriate, as well as the installation of interior sidewalks.
- f. LANDSCAPE & HARDSCAPE – The applicant has submitted a site plan that notes the installation of various street trees and hardscaping areas. Staff finds the proposed landscaping and hardscaping plans to be appropriate and consistent with the Downtown Design Guide.
- g. ON-SITE OPEN SPACE – The applicant has noted on site open space via a courtyard that is located to the south of the proposed new construction. Staff finds this to be appropriate and consistent with the Downtown Design Guide.
- h. GROUND FLOOR TREATMENT – Chapter 3, Section A of the Downtown Design Guide notes that active uses are to be located along the street façade, that ground floor retail space shall feature a depth of at least twenty-five (25) feet in depth and an overall floor to ceiling height of fourteen (14) feet. Additionally, storefront systems, windows and doors shall comprise of seventy (70) percent of the street façade. The applicant has noted the installation of brick cladding at the ground level with an overall height of 14' – 0". Staff finds that the proposed façade arrangement meets the intent of the Downtown Design Guide.
- i. PARKING & ACCESS – The Downtown Design Guide notes that parking should be integrated into the project that they serve. The Downtown Design Guide also notes that with the exception of the minimum ground-level frontage required to access parking and loading areas, no parking or loading should be visible on the ground floor of any building façade that faces a street. The applicant has noted three surface parking stalls on the south side of the proposed new construction, towards the interior of the site. Generally, staff finds the proposed parking to be appropriate. Per the site plan, a tree will be planted to buffer the proposed parking from the right of way to the east (at N Main).
- j. MASSING & STREET WALL – The applicant has proposed for the structure to feature four (4) stories in height. The Downtown Design Guide 5.A.i. notes that large building facades should be divided so that no building section is longer than 100 feet in length. Additionally, structures should feature a base, middle and cap,

should maintain the alignment of other horizontal elements on the block and should feature floor to floor heights similar to other structures on the block. Staff finds the overall massing of the proposed new construction to be appropriate as the applicant has proposed façade separating elements, a distinctive building base and cap and variations in material colors and textures.

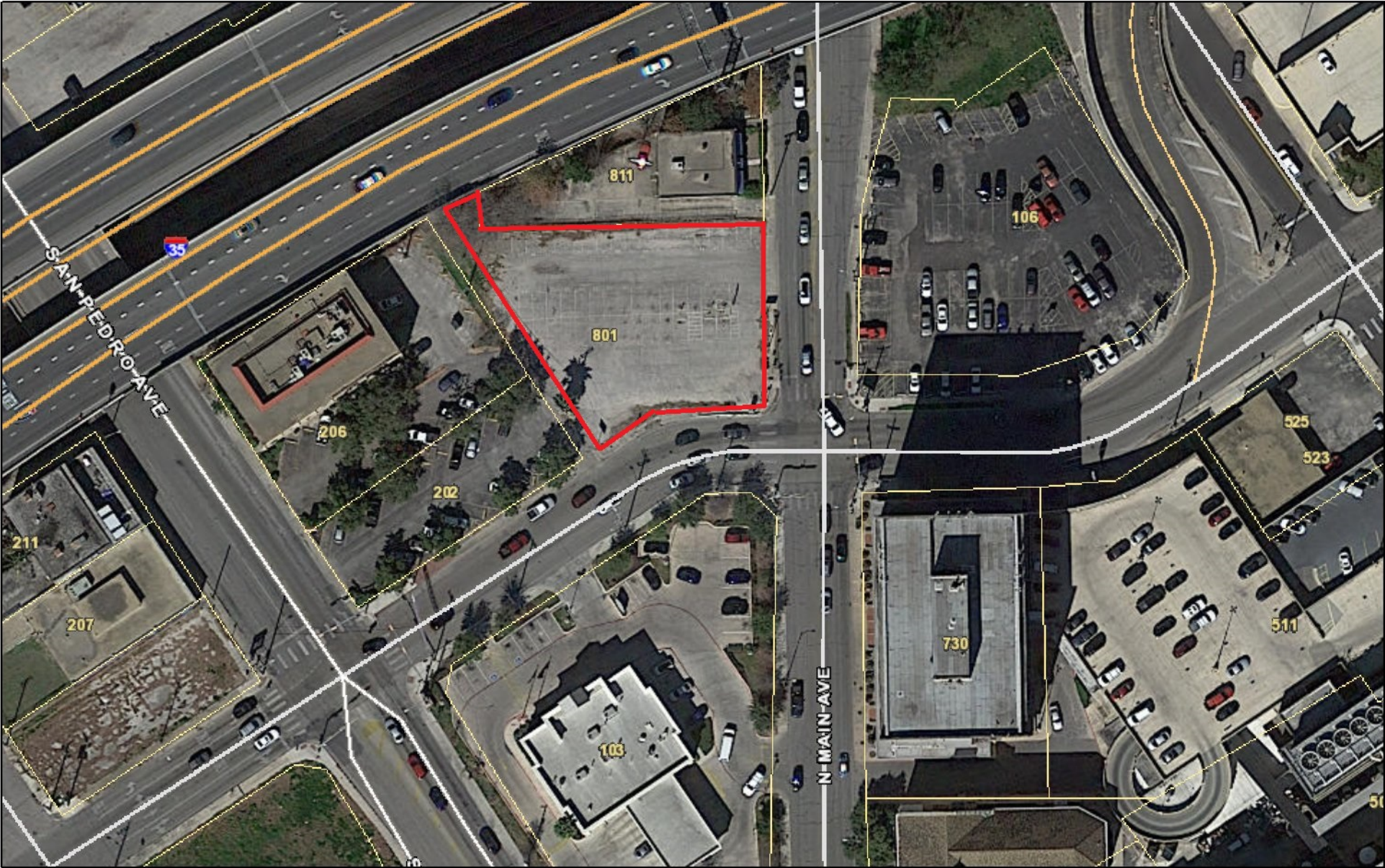
- k. MATERIALS – The applicant has proposed materials that include brick, stucco, corrugated metal siding, metal screening, and aluminum windows. Generally, staff finds the proposed windows to be appropriate and consistent with the Downtown Design Guide.
- l. WINDOWS – The applicant has proposed anodized aluminum windows. The Downtown Design Guide notes that windows should add depth to a building's façade and should be well detailed where they meet façade materials to provide adequate weather protection and to create a shadow line. Staff finds that that windows should feature dark colored frames, no faux divided lites or faux internal grilles. For windows that are not surrounded by wall fins, staff finds that windows should be recessed at least two (2) inches within walls.
- m. MECHANICAL EQUIPMENT – The applicant has noted the installation of mechanical equipment and its screening with a metal pipe screening element. Staff finds the proposed screening element to be appropriate. All mechanical equipment shall be screened.
- n. SIGNAGE – At this time the applicant has not noted on site signage. All signage should be submitted for review and approval prior to installation.
- o. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

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

- i. That windows feature dark frames, no faux divided lites or faux internal grilles and be installed to feature a depth of at least two (2) inches where not surrounded by façade fins, as noted in finding l.
- ii. That all mechanical equipment be screened from view from the right of way, as noted in finding m.
- iii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



May 26, 2022





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A202	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A311	WALL SECTIONS
A312	WALL SECTIONS
A401	TYP. ROOM PLANS & INT. ELEVATIONS
A402	STAIR PLANS & SECTIONS
A403	ELEVATOR PLAN & SECTION & STAIR DETAILS
A501	PLAN DETAILS
A601	PARTITION TYPES
A603	DOOR & WINDOW SCHEDULES

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COVER SHEET

SHEET NO.

G1

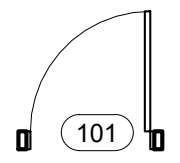
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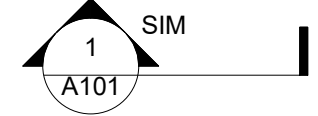
ABBREVIATIONS

ADA AMERICAN DISABILITIES ACT
A/C AIR CONDITION(ING)
ACT ACOUSTICAL
ALT. ALTERNATE
ALUM. ALUMINUM
CLG CEILING
CONC. CONCRETE
CONS. CONSTRUCTION
C.J. CONTROL JOINT
CPT CARPET
C.U. CONDENSING UNIT-SEE MECHANICAL
DET. DETAIL
DIA DIAMETER
DISP. DISPENSER
DN. DOWN
DWG. DRAWINGS
EXIST EXISTING
EXP EXPOSED
EQUIP. EQUIPMENT
EX EXISTING
F.E.C. FIRE EXTINGUISHER CABINET
FD. FLOOR DRAIN
F.G. FIXED GLASS
F.H. FIRE HYDRANT
FLUOR. FLUORESCENT
GA. GAUGE
GI. GALVANIZED
GYP. BD. GYPSUM BOARD
GWB GYPSUM WALL BOARD
HDW. HARDWARE
H.M. HOLLOW METAL
LAM. LAMINATE/LAMINATED
L.O.P. LIGHT ORANGE PEEL
MECH. MECHANICAL
MEP MECHANICAL ELECTRICAL PLUMBING
MFR. MANUFACTURER
MTL. METAL
N NORTH
NIC NOT IN CONTRACT
NO. NUMBER
O.C. ON CENTER
OFCI OWNER FURNISHED CONTRACTOR INSTALLED
O.H. OPPOSITE HAND
PLAS. LAM. PLASTIC LAMINATE
PNT./PT. PAINT
PR. PAIR
PREP PREPARE
PVC.
REF/RE. REFERENCE
RM. ROOM
RUB RUBBER
SCHED. SCHEDULE(D)
SIM SIMILAR
SP. SPANDREL GLASS
STC. SOUND TRANSMISSION COEFFICIENT
SPEC. SPECIFIED
TAS TEXAS ACCESSIBILITY STANDARDS
TBD. TO BE DETERMINED
TEL TELEPHONE
TEMP TEMPERED
THK. THICK
TYP. TYPICAL
VCT VINYL COMPOSITION TILE
VEST VESTIBULE
WD. WOOD
W/ WITH

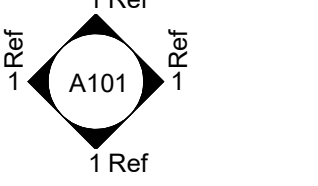
SYMBOL LEGEND



NEW DOOR & FRAME DOOR
NUMBER-SEE DOOR
SCHEDULE



SECTION

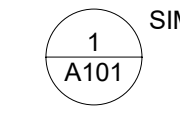


INTERIOR ELEVATION


Room name

101

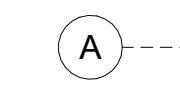
ROOM NAME & NUMBER



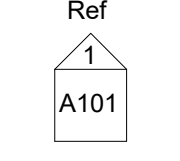
DETAIL TAG




NEW WINDOW (FIXED) &
FRAME



EXISTING COLUMN GRID
LINE



ELEVATION DRAWING TAG



WALL SECTION TAG

GENERAL NOTES

- 1.THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR PLUMB, LEVEL AND SQUARE CONSTRUCTION UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- 2.THE WORK SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE CURRENT BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
- 3.DO NOT SCALE DRAWINGS: ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
- 4.DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, ALL INCLUDED AS PART OF THE WORK.
- 5.THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTION NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
- 6.ALL WALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS. (I.E. 8"=7 5/8" ETC.)
- 7.PROTECT ADJACENT SURFACES & FINISHES (I.E., FLOOR, CARPET, WALLS, ETC.)
- 8.MINIMIZE ALL CUTTING OF EXISTING FLOORS AND WALLS. ALL OPENINGS SHALL BE RESTORED TO MATCH THE SURROUNDING MATERIALS AND/OR FINISHES AT CUT AREAS OF FLOORS AND WALLS MADE NECESSARY BY RENOVATION OR FINISH OUT WORK NO CUTTING, BORING OR EXCAVATION SHALL BE UNDERTAKEN THAT WILL WEAKEN THE STRUCTURE
- 9.FLASHING COMPATIBLE WITH THE ROOFING SYSTEM SHALL BE PROVIDED AT ALL ROOF PENETRATIONS. PROVIDE FRAMING OR THEIR SUPPORT AROUND ALL OPENINGS THROUGH THE ROOF TO PRESERVE THE STRUCTURAL INTEGRITY OF THE ROOF SYSTEM. ALL PENETRATIONS THROUGH THE ROOF SHALL BE MADE WEATHER TIGHT. PROVIDE WEAR PADS OR OTHER SUITABLE SURFACES, COMPATIBLE WITH THE ROOFING SYSTEM TO ACCESS ROOF TOP EQUIPMENT AS REQUIRED.

OCCUPANT LOAD - BREAK DOWN PER IBC TABLE 1004.5			
FUNCTION	SQUARE FT.	FACTOR	LOAD
SAFE ROOM / DINING	00840 SF	015 PER SF	056
SLEEPING UNITS		1 PER ROOM	080
KITCHEN	00400 SF	200 PER SF	002
OFFICE	00096 SF	150 PER SF	001
TOTAL			139

APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS, IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS. COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS. THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION OF THE FOLLOWING CODES, STANDARDS AND REGULATIONS:

BUILDING CODE
2018 INTERNATIONAL BUILDING CODE, IBC W/ COSA ADOPTED AMENDMENTS

EXISTING BUILDING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE, IEBG W/ COSA ADOPTED AMENDMENTS

FIRE CODE
2018 INTERNATIONAL FIRE CODE, IFC W/ COSA ADOPTED AMENDMENTS

MECHANICAL CODE
2018 INTERNATIONAL MECHANICAL CODE, IMC W/ COSA ADOPTED AMENDMENTS

PLUMBING CODE
2018 INTERNATIONAL PLUMBING CODE, IPC W/ COSA ADOPTED AMENDMENTS

FUEL GAS CODE
2018 INTERNATIONAL FUEL GAS CODE, IFGC W/ COSA ADOPTED AMENDMENTS

ENERGY CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE, IECC W/ COSA ADOPTED AMENDMENTS
ELECTRICAL CODE
2017 NATIONAL ELECTRICAL CODE, NEC W/ COSA ADOPTED AMENDMENTS

MAINTENANCE CODE
2018 SAN ANTONIO PROPERTY MAINTENANCE CODE, W/ COSA ADOPTED AMENDMENTS (BASED ON THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE)

ACCESSIBILITY CODE 2012 TEXAS ACCESSIBILITY STANDARDS AND AMERICAN DISABILITIES ACT (ADA) ALL MECHANICAL, ELECTRICAL AND PLUMBING INDICATED ON THE DRAWINGS IS SIMPLY TO AID THE CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING AND SHALL ADHERE TO THESE CODES.

BUILDING CODE DATA

APPLICABLE CODE
INTERNATIONAL BUILDING CODE (IBC) 2018 W/ AMENDMENTS.

NFPA-101: NATIONAL FIRE PROTECTION ASSOCIATION ABAAS: ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARD.

BUILDING OCCUPANCY CLASSIFICATION RESIDENTIAL SLEEPING UNITS.

BUILDING CONSTRUCTION TYPE TYPE II-B FULLY SPRINKLER SYSTEM & FIRE ALARM.

NUMBER OF STORIES (4) (THREE SLEEPING UNITS (3) PLUS ONE SHELL SPACE (1)).

ALLOWABLE HEIGHT 60' FROM GRADE.

SECTION 1704 OF THE INTERNATIONAL BUILDING CODE, AS AMENDED BY THE CITY OF SAN ANTONIO, HAS BEEN REVIEWED. THE FOLLOWING IS A LIST OF THE REQUIRED SPECIAL INSPECTIONS APPLICABLE FOR THIS PROJECT:

DETERMINATION OF REQUIRED SPECIAL INSPECTIONS

SECTION	TYPE OF SPECIAL INSPECTION & INTENT	APPLICABLE	NOT APPLICABLE	CONTINUOUS OR PERIODIC
2018 IBC				
1705.1.1	SPECIAL CASES		-	
1705.2	STEEL CONSTRUCTION	X		PERIODIC
1705.3	CONCRETE CONSTRUCTION	X		PERIODIC
1705.4	MASONRY CONSTRUCTION	X		PERIODIC
1705.5	WOOD CONSTRUCTION		-	
1705.6	SOILS	X		PERIODIC
1705.7	DRIVEN DEEP FOUNDATIONS		-	
1705.8	CAST-IN PLACE DEEP FOUNDATIONS	X		PERIODIC
1705.9	HELICAL PILE FOUNDATIONS		-	
1705.10	FABRICATED ITEMS		-	
1705.11	SPECIAL INSPECTIONS FOR WIND RESISTANCE		-	
1705.12	SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE		-	
1705.13	TESTING FOR SEISMIC RESISTANCE		-	
1705.14	SPRAYED FIRE RESISTANT MATERIALS		-	
1705.15	MASTIC & INTUMESCENT FIRE RESISTANT COATINGS		-	
1705.16	EXTERIOR INSULATION & FINISH SYSTEM		-	
1705.17	FIRE RESISTANT PENETRATIONS & JOINTS		-	
1705.18	TESTING FOR SMOKE CONTROL		-	
1706	DESIGN STRENGTHS OF MATERIALS		-	
1707	ALTERNATE TEST PROCEDURES		-	
1708	IN-SITU LOAD TESTS		-	
1709	PRE-CONSTRUCTION LOAD TESTS		-	

AT THE COMPLETION OF CONSTRUCTION, A FINAL REPORT WRITTEN BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE THAT DOCUMENTS ALL OF THE SPECIAL INSPECTIONS REQUIRED WILL BE SUBMITTED TO 'PORT SAN ANTONIO'S BUILDING OFFICIAL' VIA THE OWNER. IT I OUR UNDERSTANDING THAT A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY PORT SAN ANTONIO UNTIL THIS FINAL REPORT IS RECEIVED, INDICATING THAT THERE ARE NO REMAINING DEFICIENCIES.

PLUMBING FIXTURE COUNT

IBC CHAPTER 29 PLUMBING SYSTEMS- TABLE 2902.1

FIXTURE TYPE	REQUIRED	PROVIDED
BASE BID		
WATER CLOSET- SLEEPING UNIT	1 PER 10	1 PER SLEEPING UNIT
LAVATORY- SLEEPING UNIT	1 PER 10	1 PER SLEEPING UNIT
SHOWER- SLEEPING UNIT	1 PER 8	1 PER SLEEPING UNIT
DRINKING FOUNTAINS	1 PER 100	2
SERVICE SINK	1	1 FLOOR (3 TOTAL)

ALTERNATE 2-4TH FLOOR SHELL		
WATER CLOSET- MEN	1	1
LAVATORY- MEN	1	1
URINAL	-	1
WATER CLOSET- WOMEN	1	1
LAVATORY- WOMEN	1	1
DRINKING FOUNTAINS	1-100	2
SERVICE SINK	1	1

TABULATIONS

SQUARE FOOTAGE

1ST FLOOR	7,761 SF
2ND FLOOR	5,742 SF
3RD FLOOR	5,742 SF
4TH FLOOR	5,733 SF
TOTAL	24,978 SF

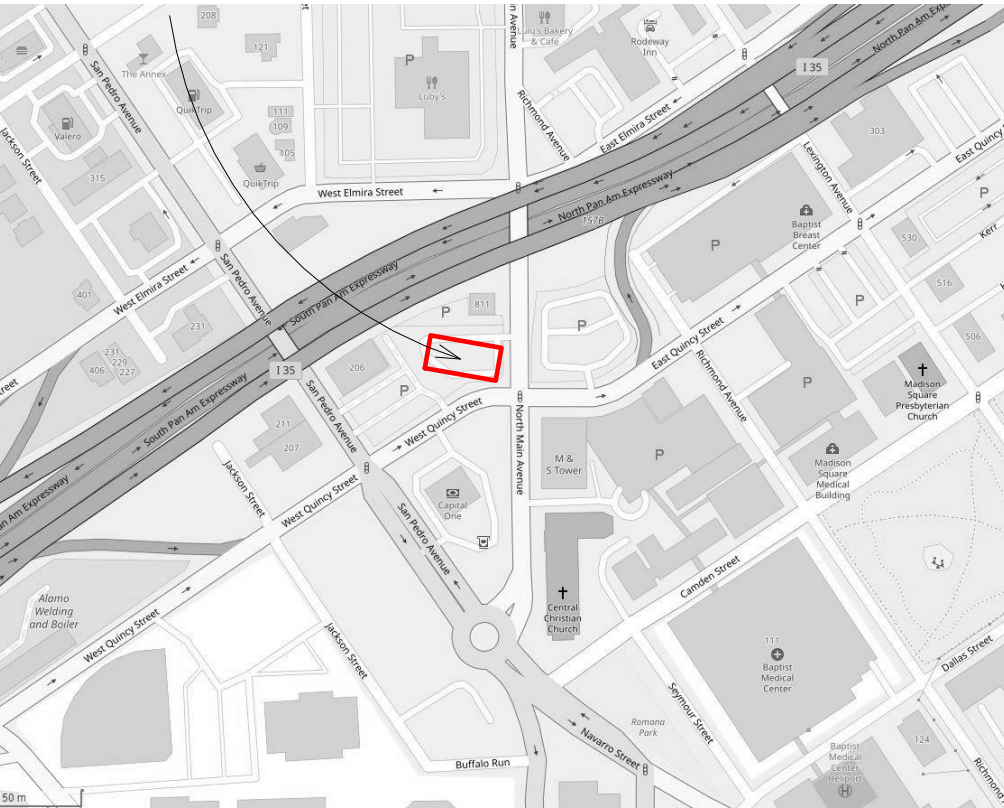
SQUARE FOOTAGE

76 RESIDENTIAL UNITS	
04 ACCESSIBLE UNITS	
80 TOTAL UNITS	
1ST FLOOR	24 UNITS
2ND FLOOR	28 UNITS
3RD FLOOR	28 UNITS
TOTAL UNITS	80 UNITS

LOCATION PLAN

ADDRESS: 801 N. MAIN STREET SAN ANTONIO, TEXAS. 78205

PROJECT LOCATION



LEGAL DESCRIPTION

0.420 ACRE (18,243 SQUARE FEET) OUT OF LOTS 10, 15 AND 16, BLOCK 7, N.C.B. 787 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF A 18, 504. 109 SQUARE FOOT TRACT IN VOLUME 6067, PAGE 653 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

BID ALTERNATES

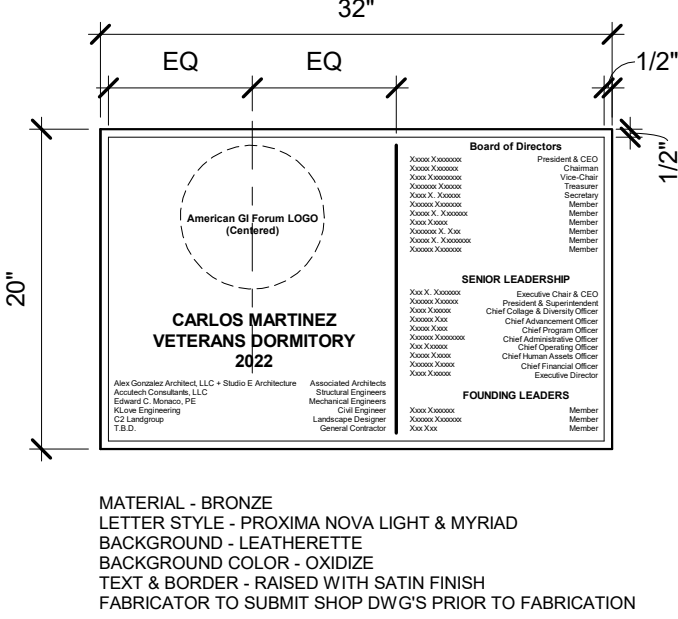
- ADD ALT 1

PROVIDE ALTERNATE PRICING TO FURNISH AND INSTALL A SOLAR ARRAY SYSTEM COMPLETE WITH THE STRUCTURAL COMPONENTS NECESSERY TO SUPPORT THE SOLAR PANELS
- ADD ALT 2

PROVIDE ALTERNATE PRICING TO FURNISH AND INSTALL THE 4TH FLOOR OF THE BUILDING
BASE BID IS TO CONSTRUCT 3 LEVELS
- ADD ALT 3

PROVIDE ALTERNATE PRICING TO FURNISH AND INSTALL A FREE STANDING ARBOR ON THE SOUTH SIDE OF THE BUILDING. SEE THE SITE PLAN.
- ADD ALT 4

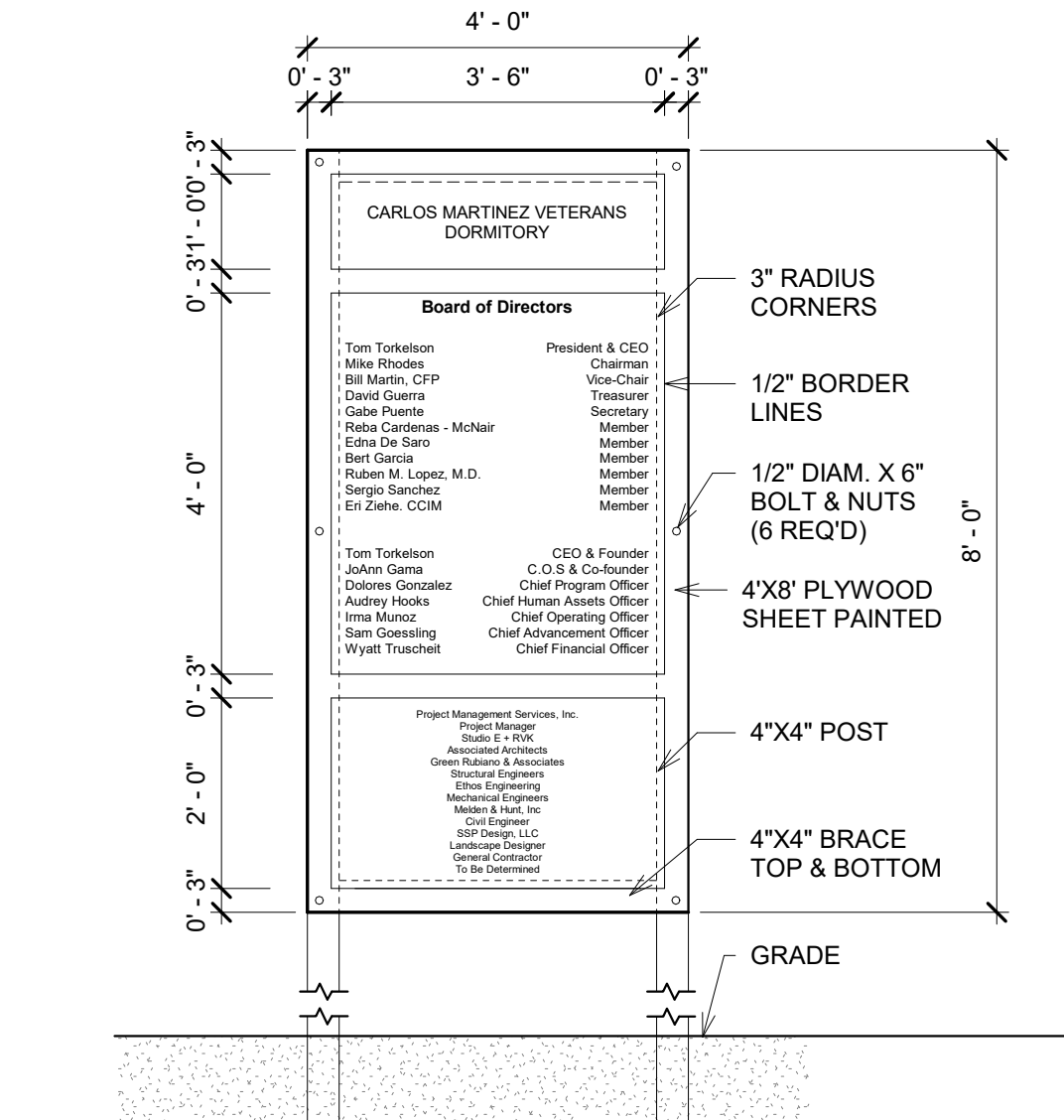
PROVIDE ALTERNATE PRICING TO FURNISH AND INSTALL 3 FLAG POLES AS SPECIFIED AND SHOWN ON SHEET.



MATERIAL - BRONZE
LETTER STYLE - PROXIMA NOVA LIGHT & MYRIAD
BACKGROUND - LEATHERETTE
BACKGROUND COLOR - OXIDE
TEXT & BORDER - RAISED WITH SATIN FINISH
FABRICATOR TO SUBMIT SHOP DWG'S PRIOR TO FABRICATION

1 BUILDING PLAQUE

SCALE: 1"= 1'-0"



2 PROJECT SIGN

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

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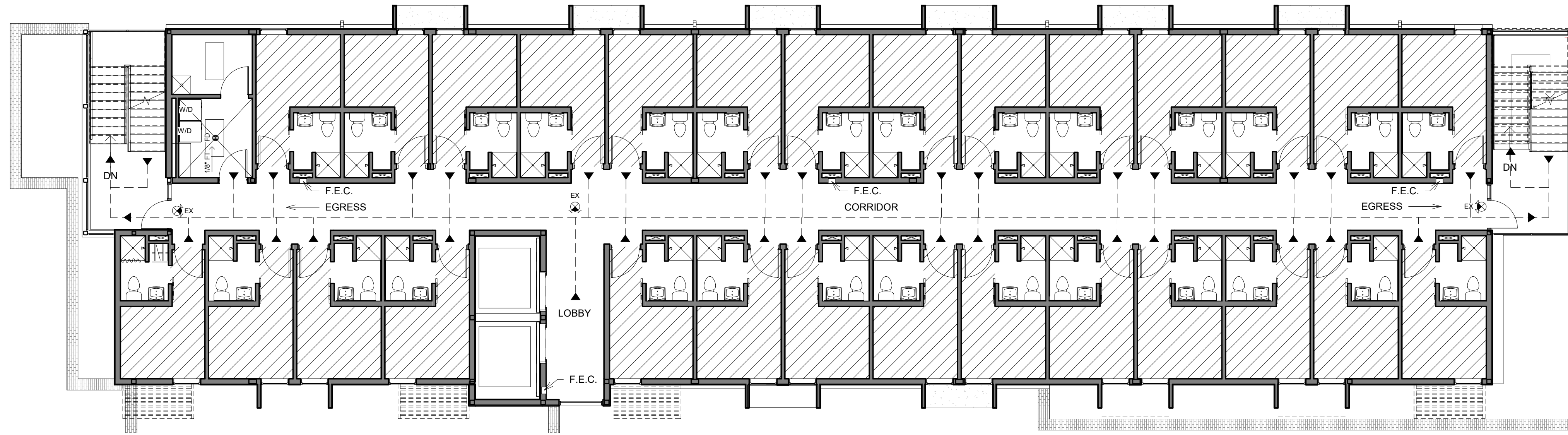
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GENERAL NOTES /
CODE ANALYSIS
SHEET NO.
G2



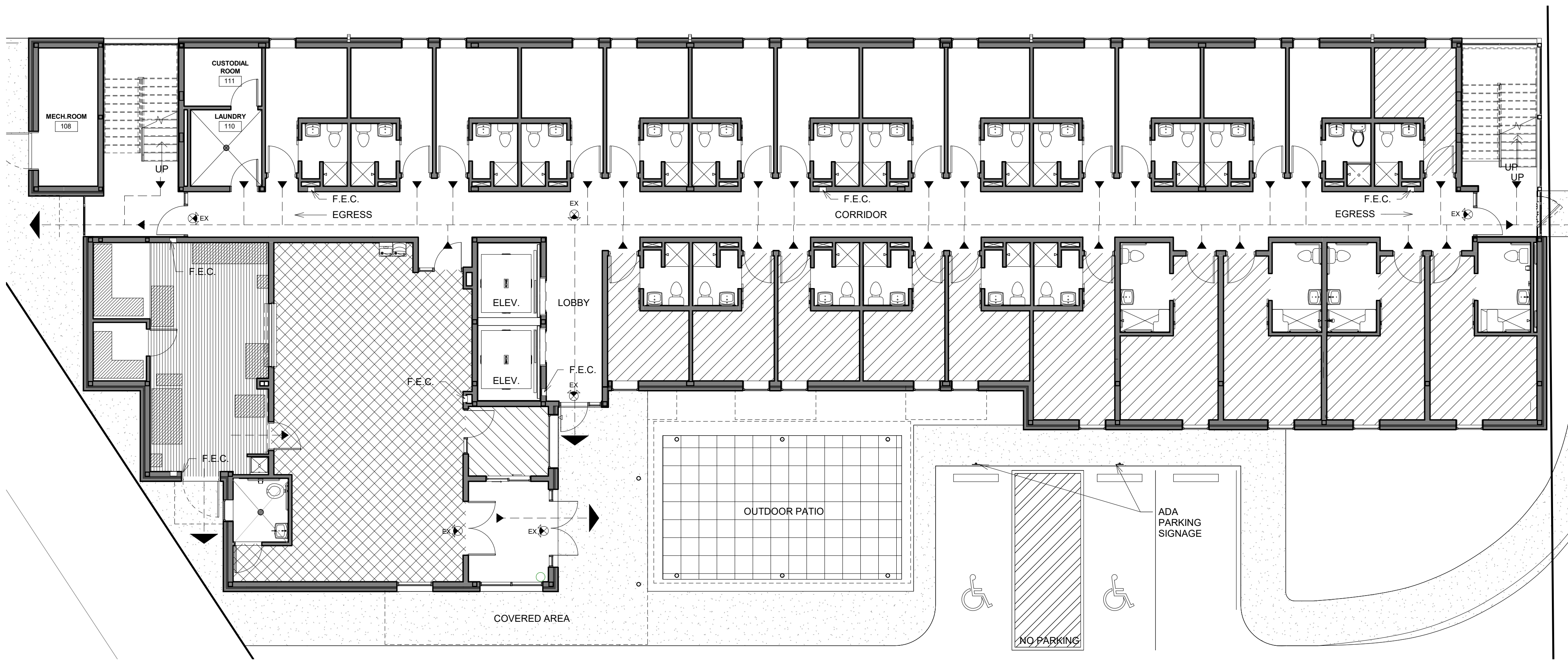
1 SECOND & THIRD FLOOR LIFE SAFETY PLAN

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



2 FIRST FLOOR LIFE SAFETY PLAN

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








OCCUPANCY LEGEND

 SLEEPING UNITS







LIFE SAFETY SYMBOL LEGEND

	FIRE EXTINGUISHER CABINET
	BUILDING EXIT
	ROOM / AREA EXIT
	EXIT PATH
	EMERGENCY EXIT SIGN

NOTE: FULLY SPRINKLERED FLOOR

OCCUPANCY LEGEND

 SAFE ROOM / DINING
 SLEEPING UNITS
 KITCHEN
 OFFICE



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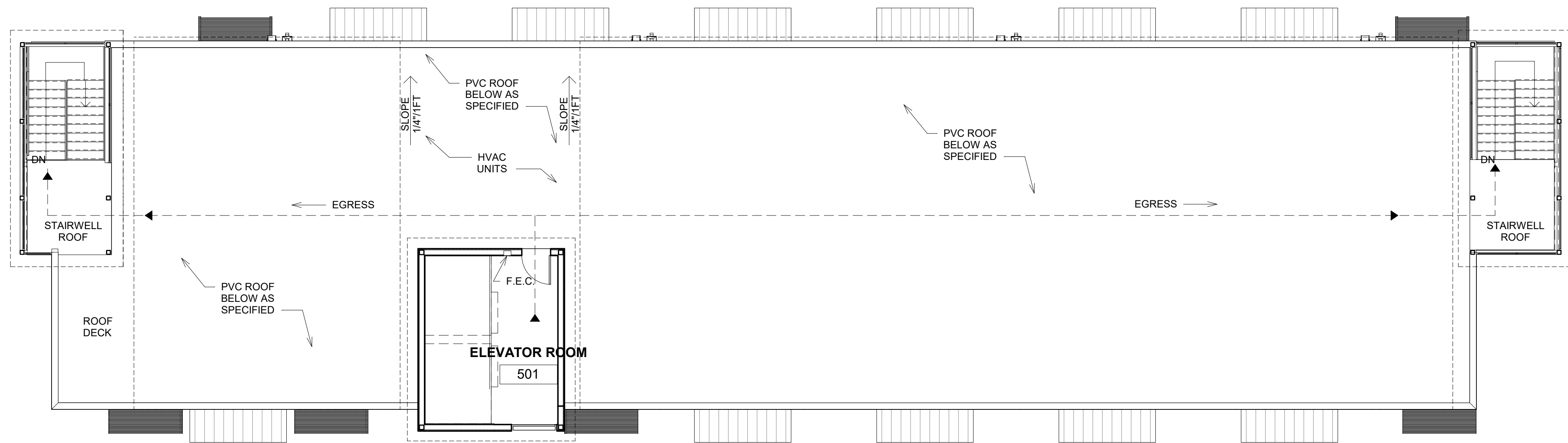
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LIFE SAFETY PLAN -
1ST, 2ND & 3RD
SHEET NO.

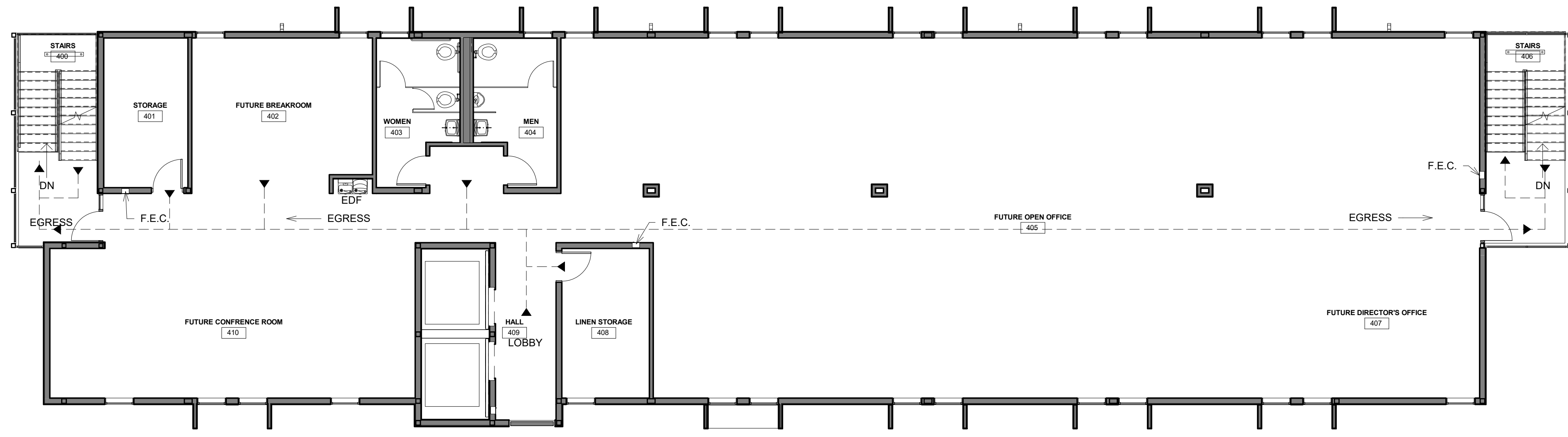
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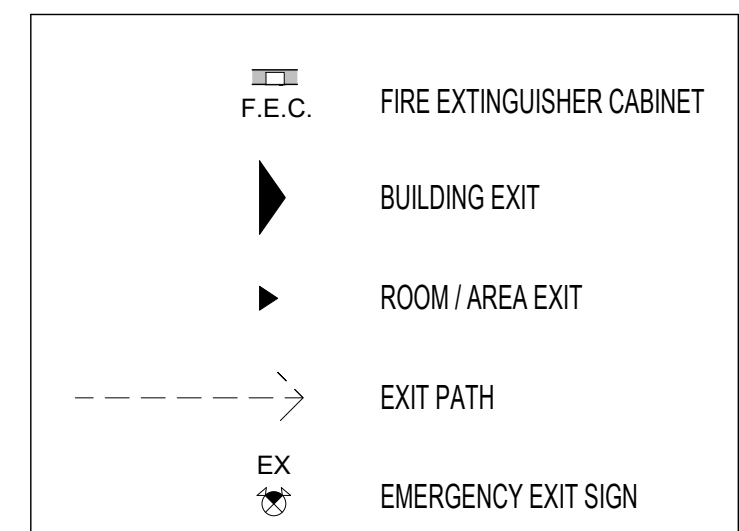
1 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



LIFE SAFETY SYMBOL LEGEND



NOTE: FULLY SPRINKLERED FLOOR



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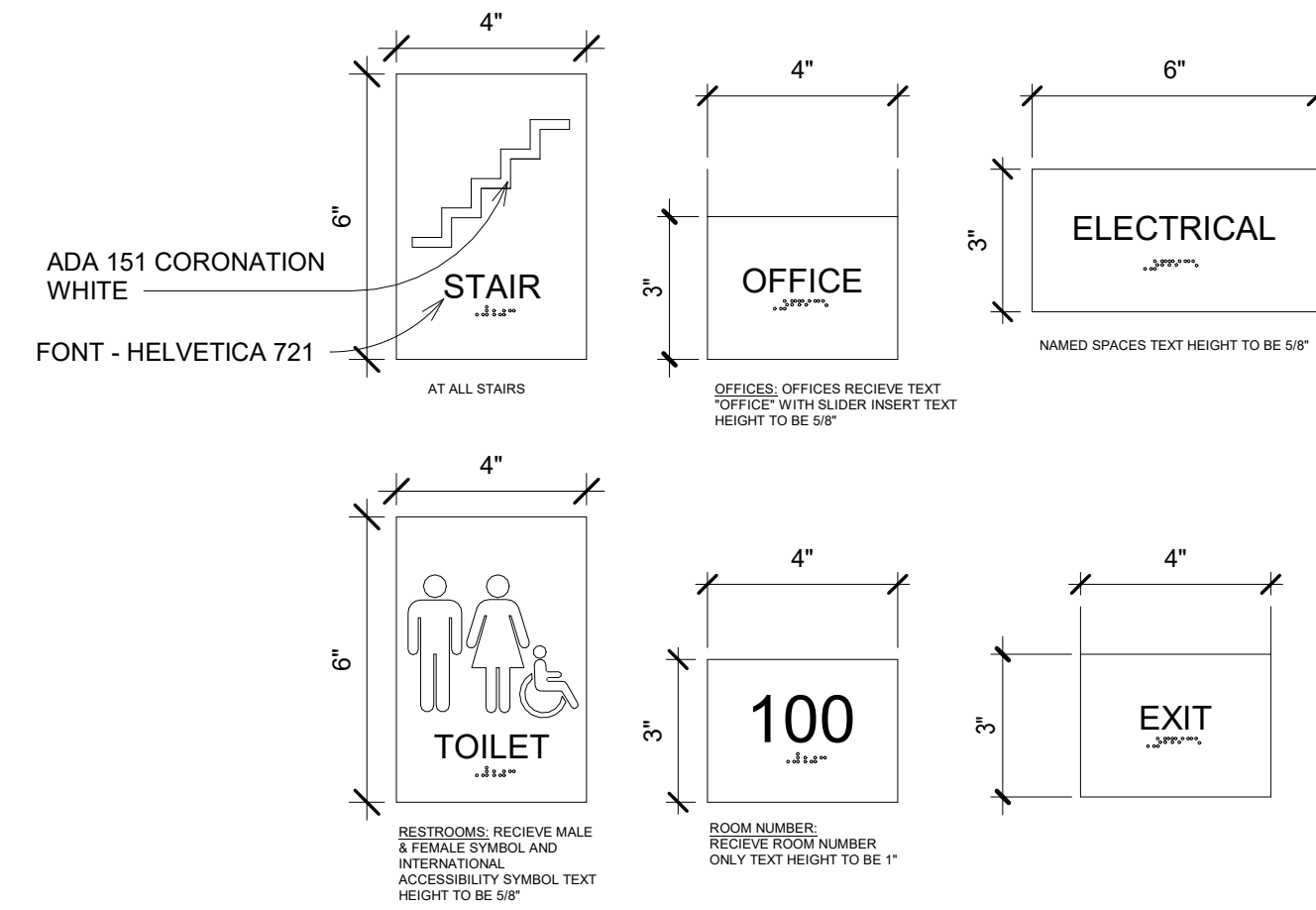
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LIFE SAFETY PLAN -
4TH & ROOF DECK

SHEET NO.

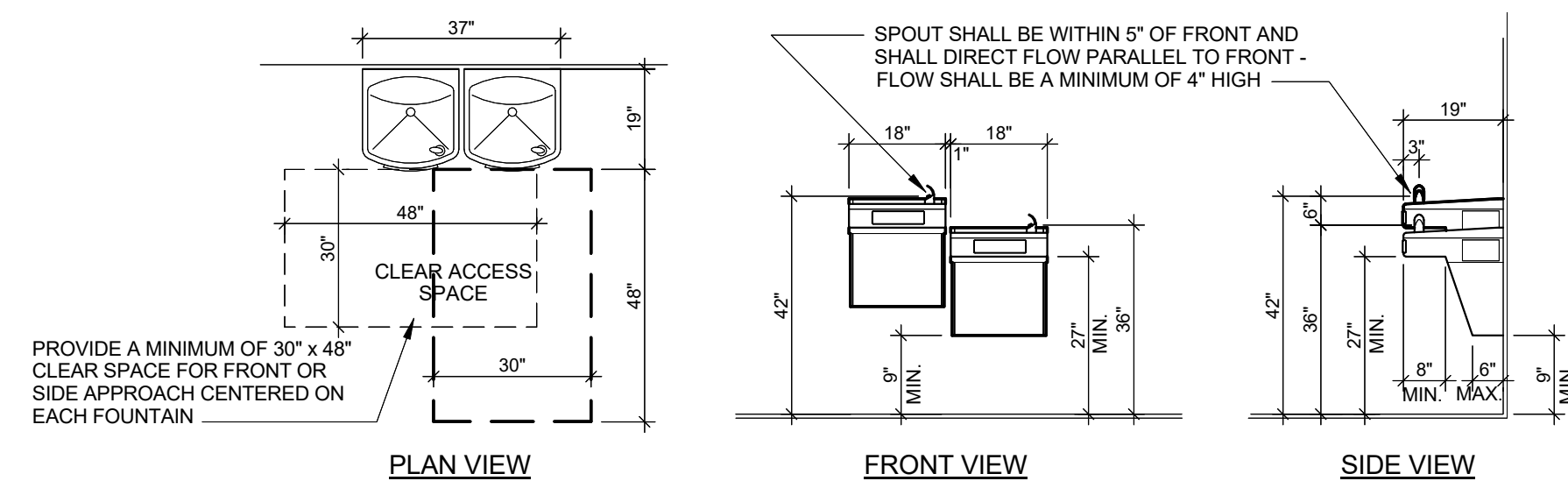
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STANDARD ADA ROOM SIGNAGE

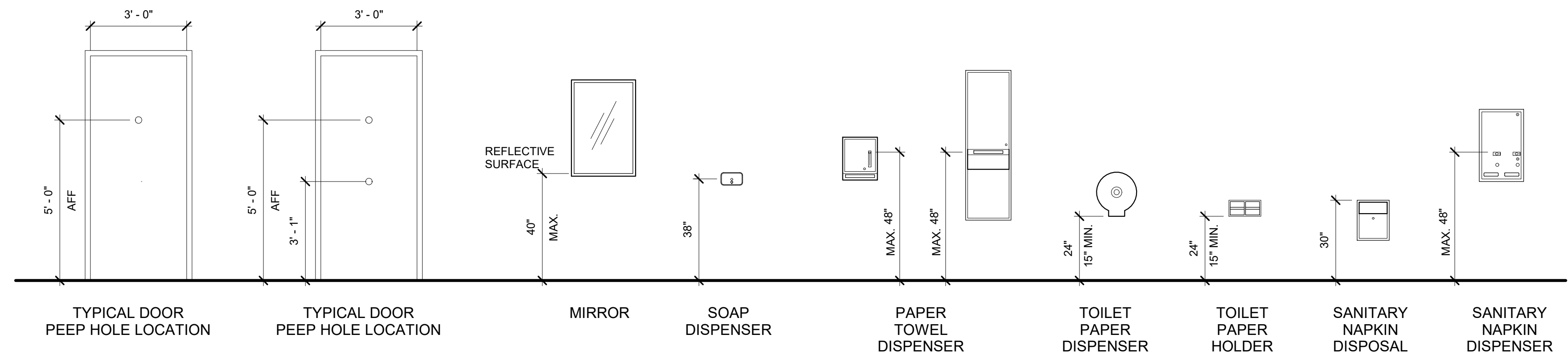


Note: Signage tactile characters and mounting placement shall comply with TAS 2012 Section 703.

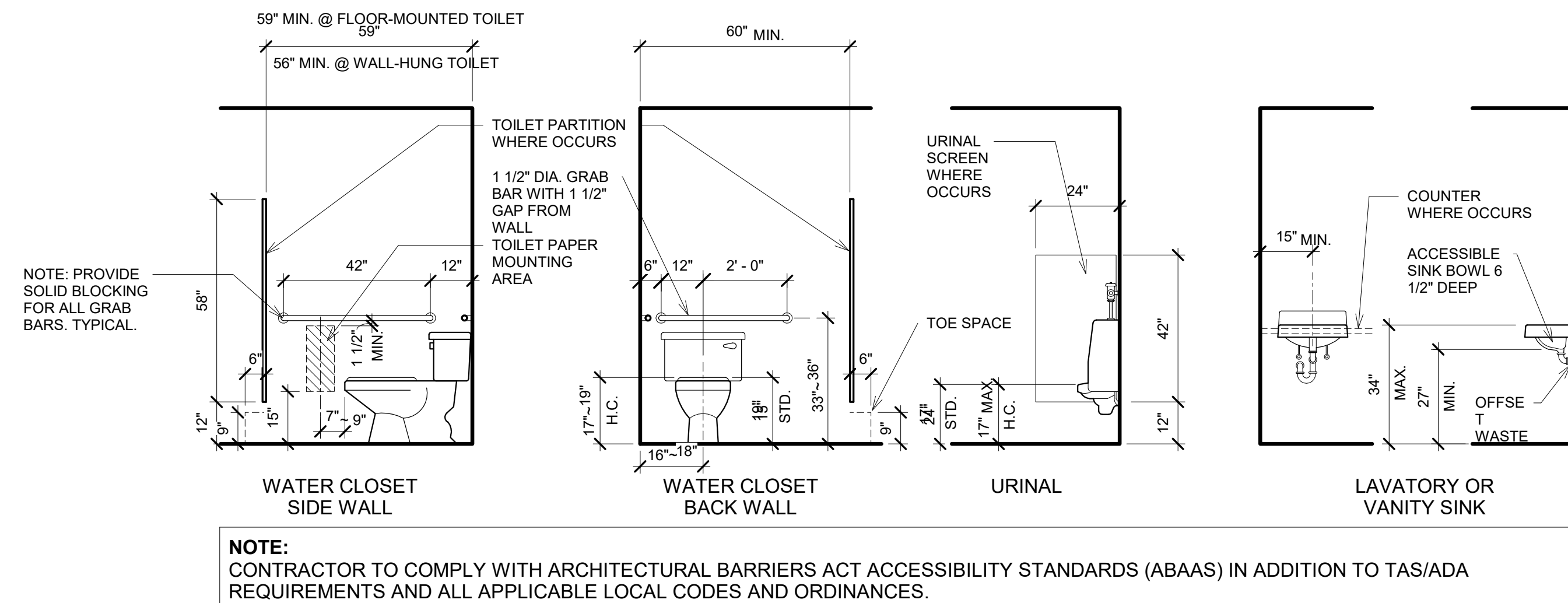
TYPICAL DRINKING FOUNTAIN ADA REQUIREMENTS



TYPICAL TOILET AND DOOR ACCESSORIES MOUNTING HEIGHTS



TYPICAL PLUMBING FIXTURES AND ACCESSORIES MOUNTING HEIGHTS



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SHEET NO. _____

G5

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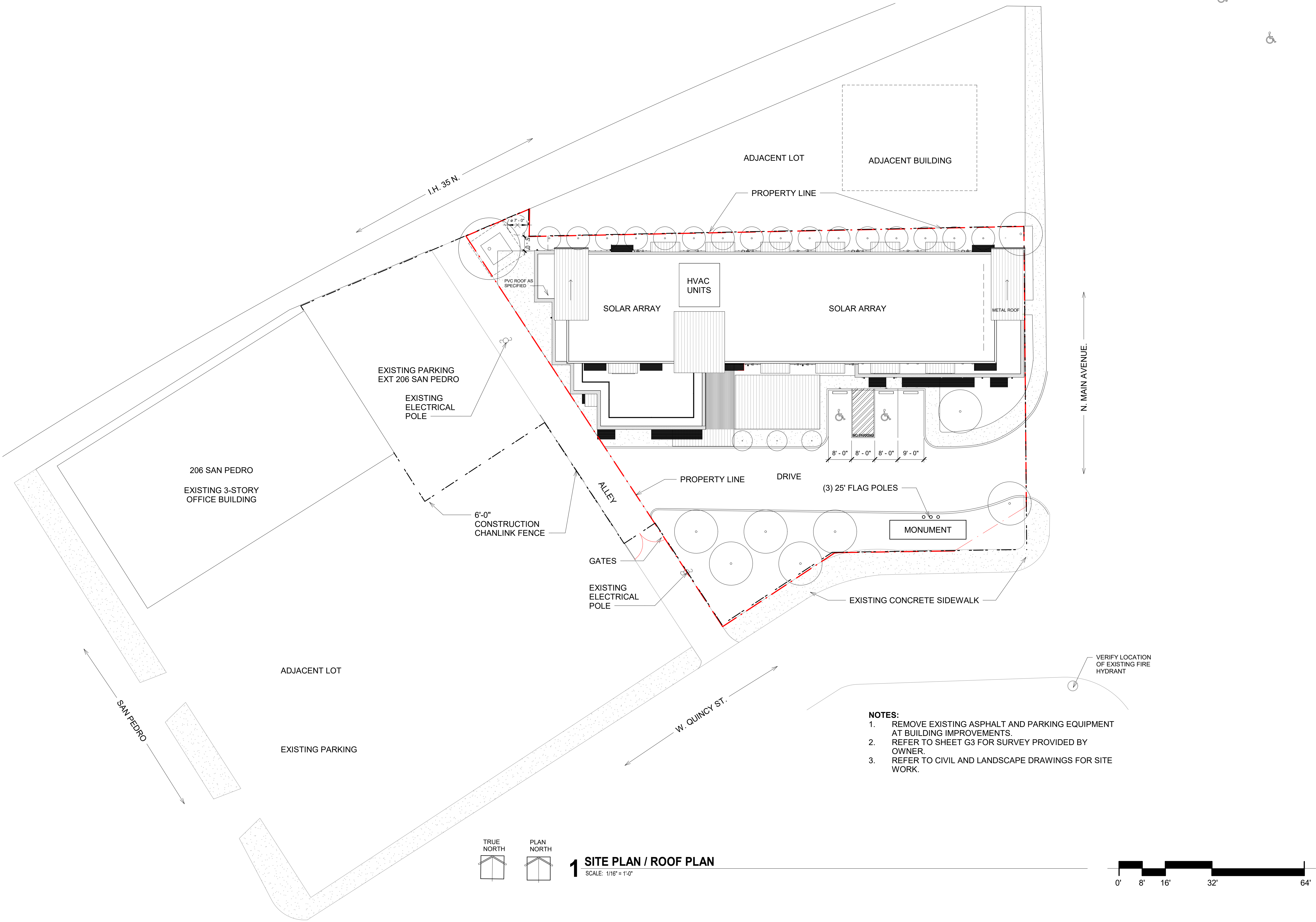
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SITE PLAN

SHEET NO.

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JOB NO: Project Number
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ISSUE / REVISION:
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DATE:
7/28/2022 2:28:21 PM

SHEET TITLE:
SITE PLAN

SHEET NO.

A100

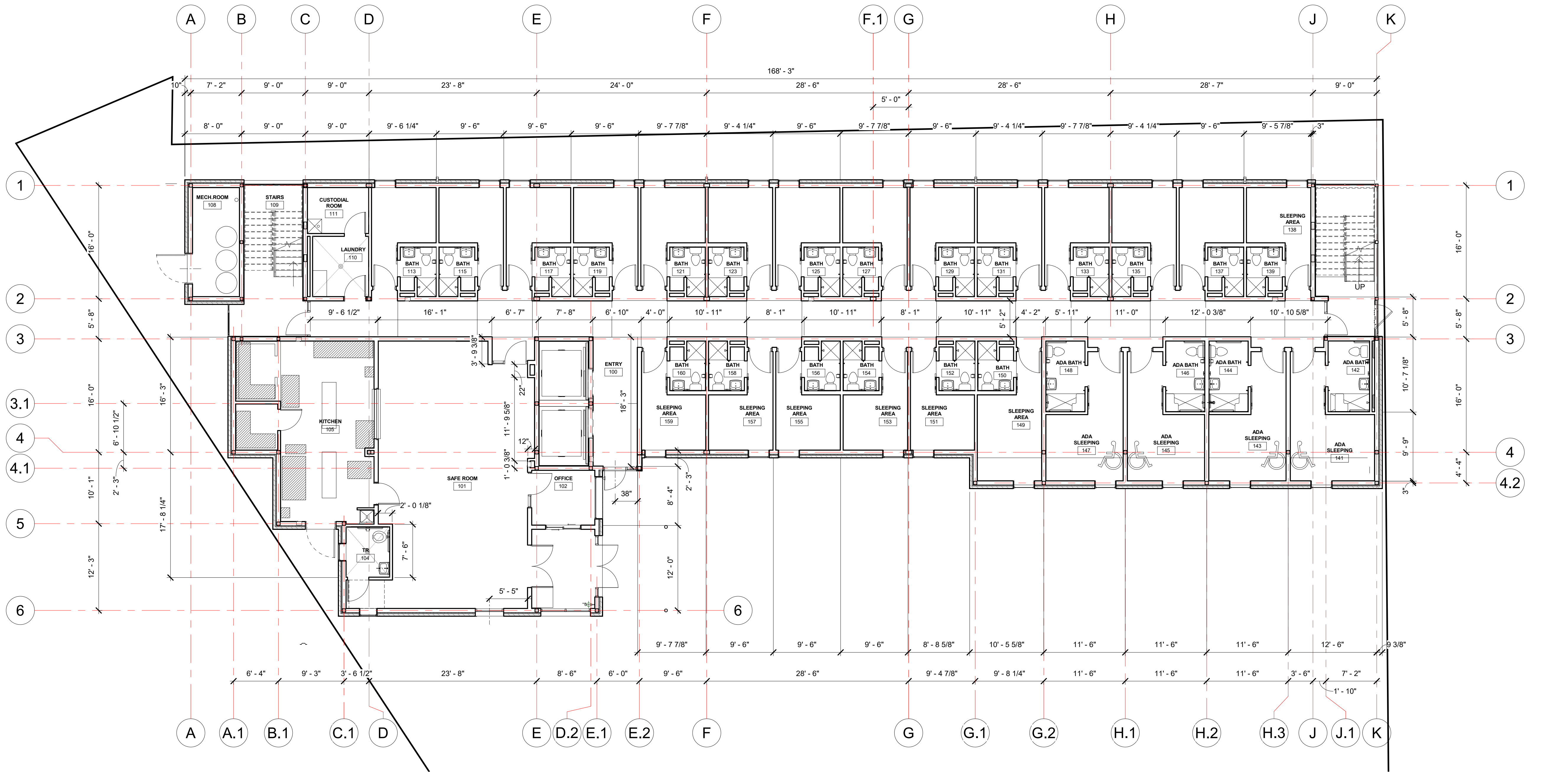
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1 FIRST FLOOR DIMENSION CONTROL PLAN

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



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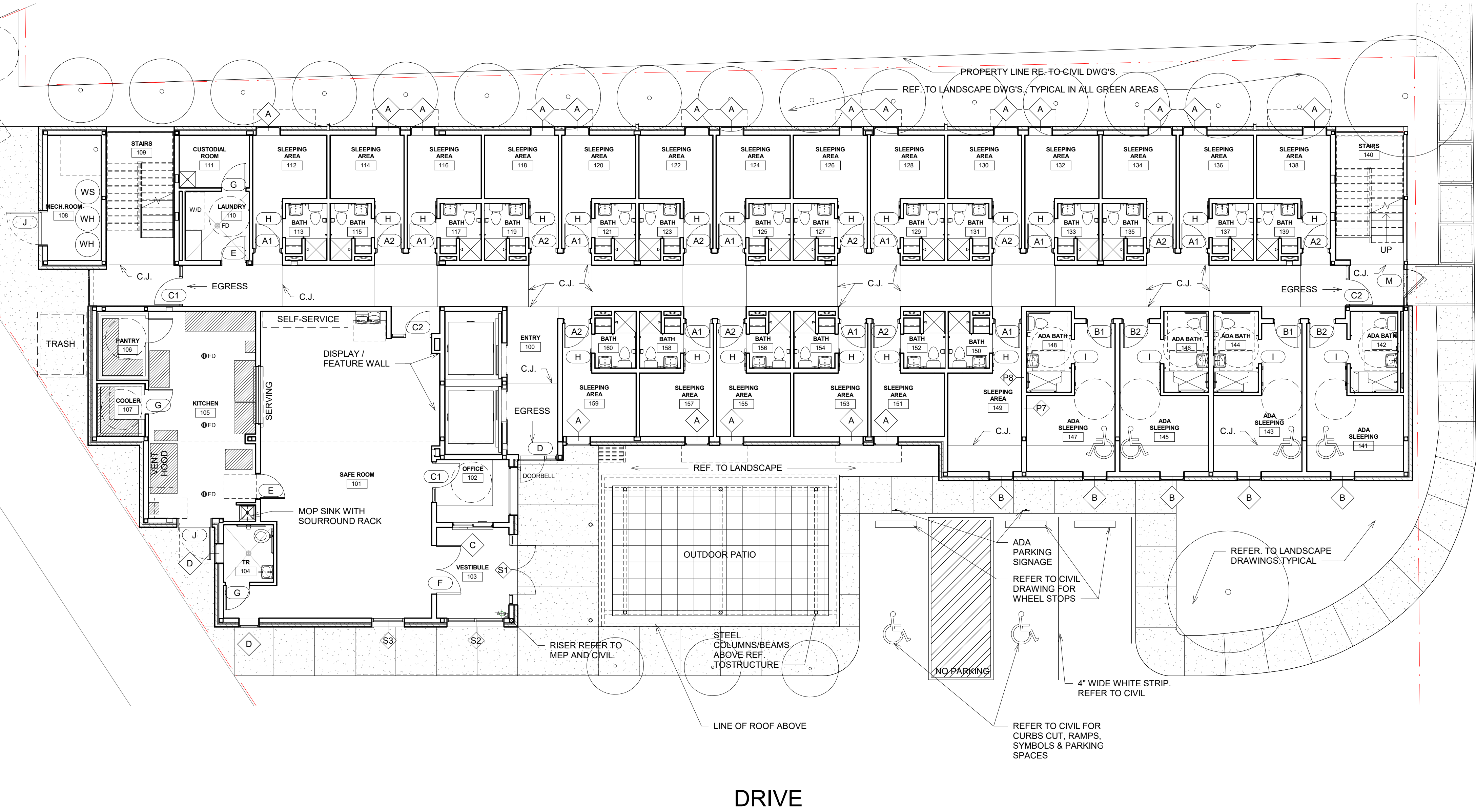
SHEET TITLE.

DIMENSION
CONTROL PLAN

SHEET NO.

A101

WATER COLLECTION
CISTERNS
TBD.
TRANSFORMER PAD
REF. TO CIVIL DRAWINGS



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

N. MAIN ST.

DRIVE

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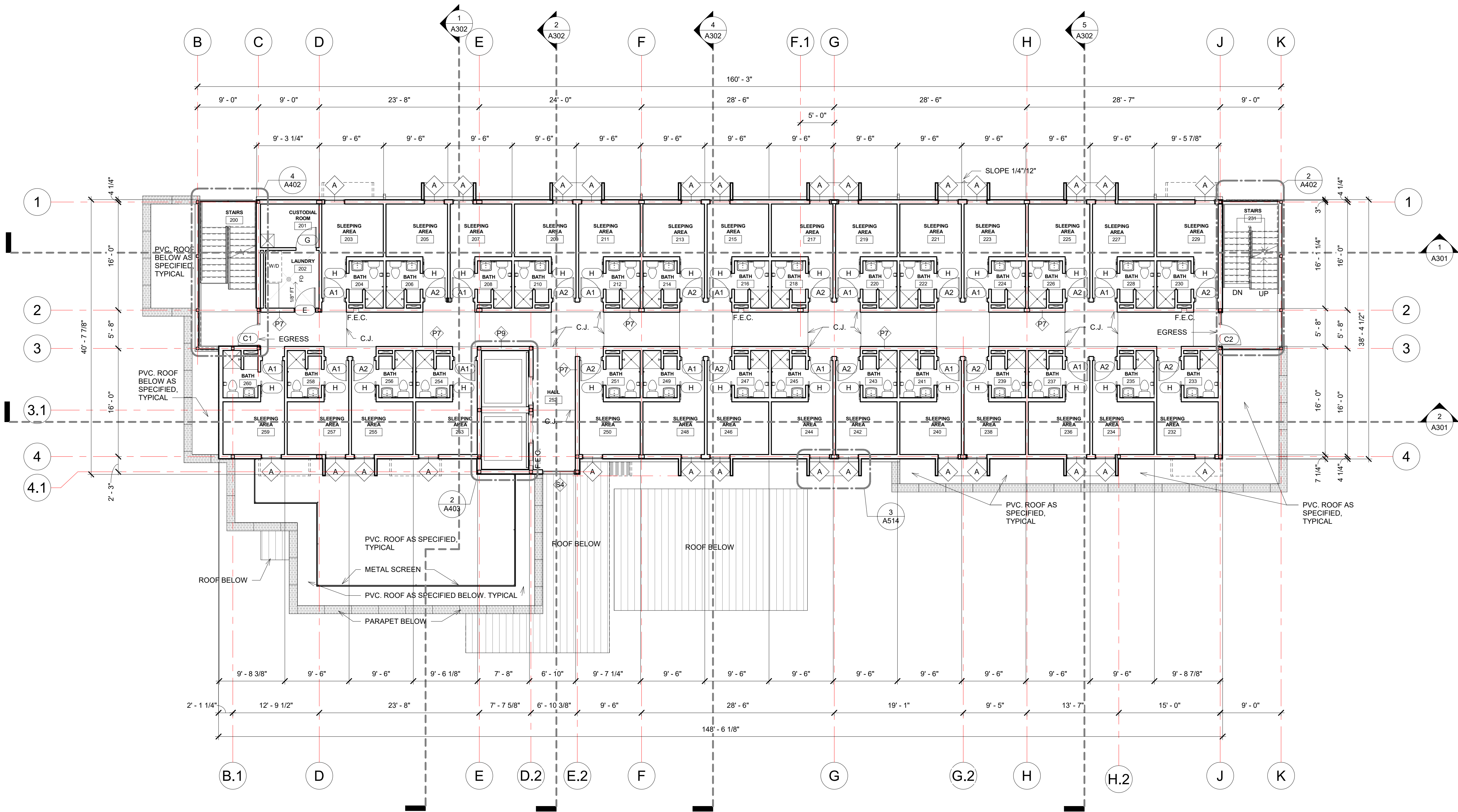
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JOB NO: Project Number
DRAWN BY: Author
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NO - DATE- DESCRIPTION
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DATE:
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SHEET TITLE:
FIRST FLOOR PLAN

SHEET NO.

A102



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



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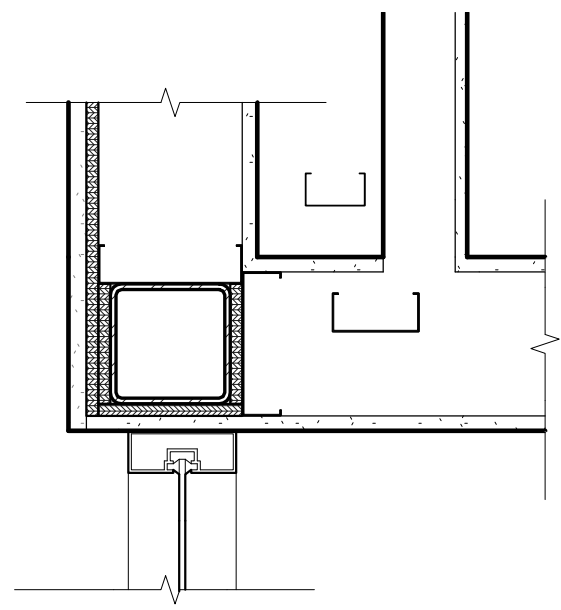
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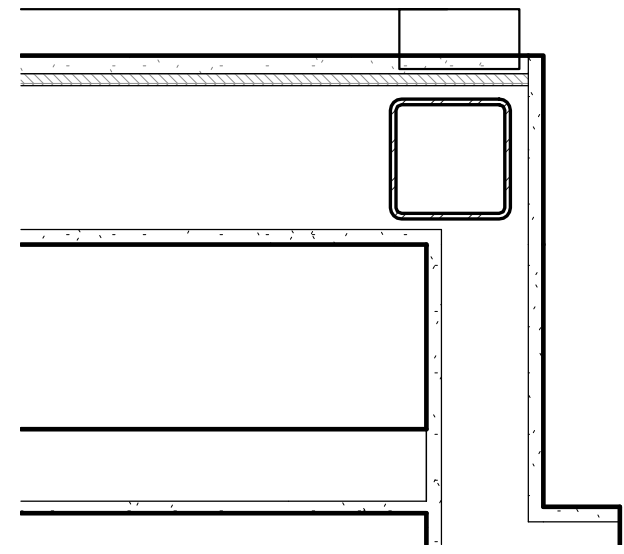
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DRAWN BY: Author
ISSUE / REVISION:
NO - DATE- DESCRIPTION

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SHEET TITLE:
2ND LEVEL FLOOR
PLAN
SHEET NO.

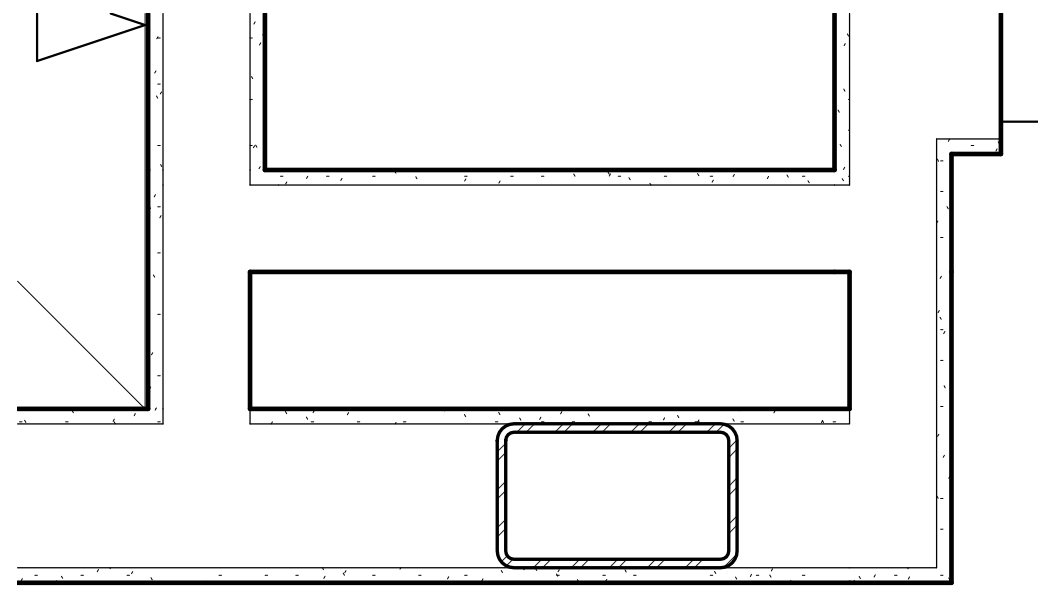
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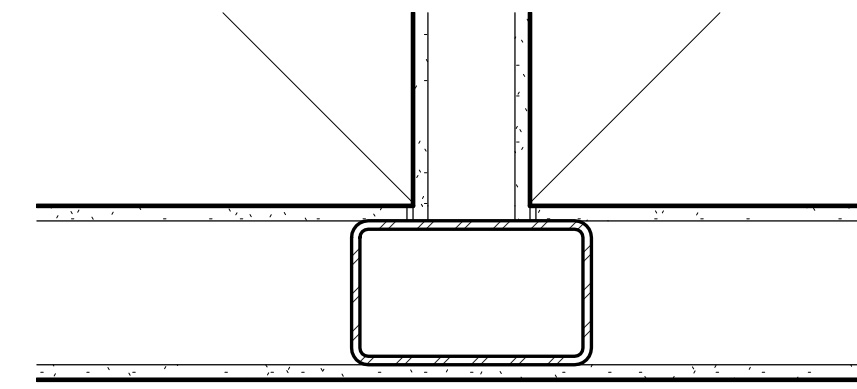
1 COLUMN DETAIL @ WEST STAIRWELL
SCALE: 1 1/2" = 1'-0"



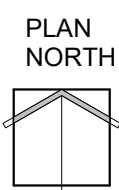
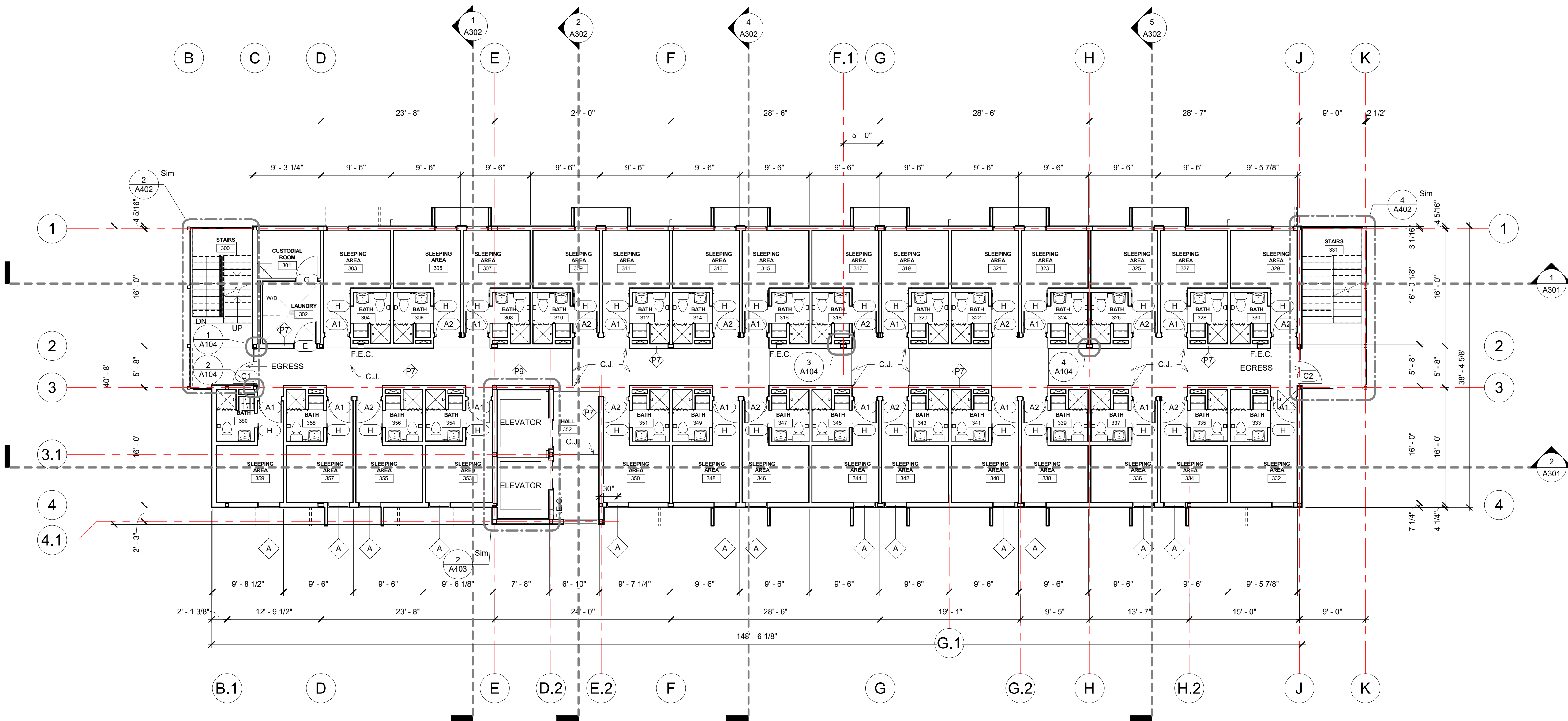
2 COLUMN DETAIL @ WET STAIRWELL
SCALE: 1 1/2" = 1'-0"



3 COLUMN DETAIL @ CORRIDOR - TYPICAL
SCALE: 1 1/2" = 1'-0"



4 THIRD FLOOR PLAN - Callout 1
SCALE: 1 1/2" = 1'-0"



5 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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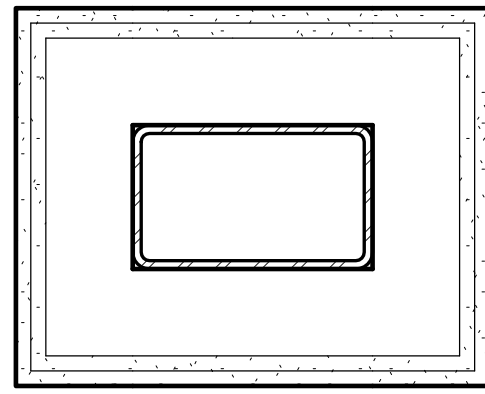
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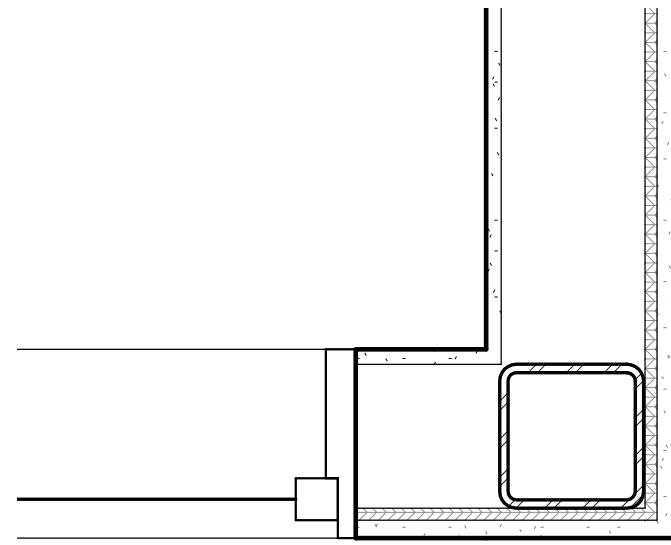
SHEET TITLE:
3RD LEVEL FLOOR
PLAN

SHEET NO.

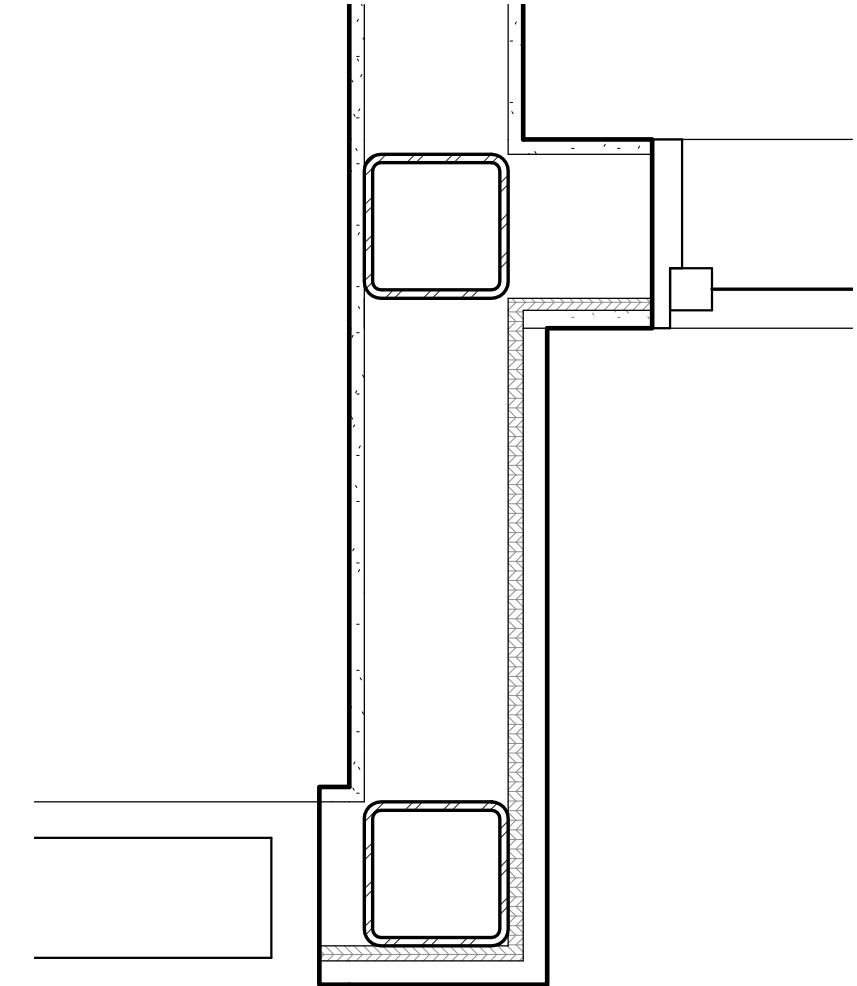
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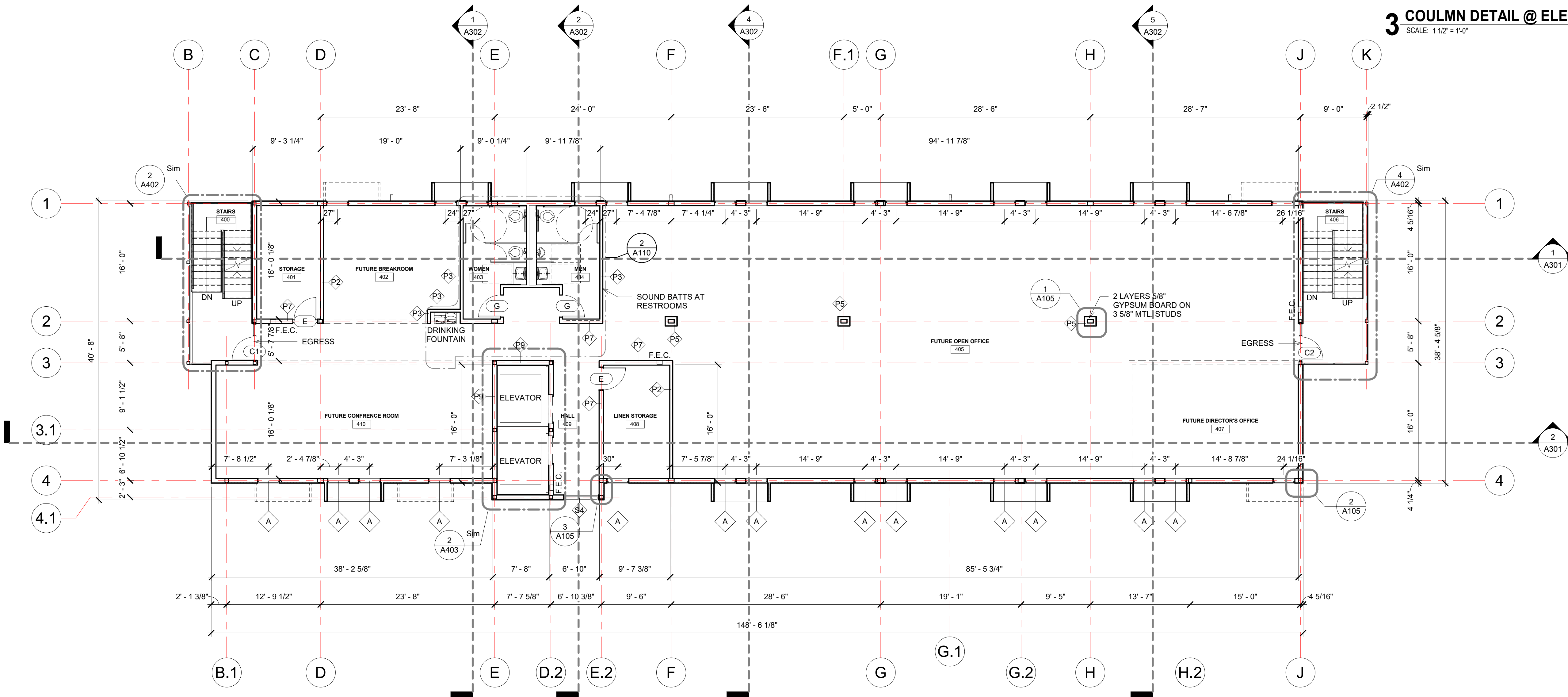
1 COULMN DETAIL @ 4TH FLOOR - TYPICAL
SCALE: 1 1/2" = 1'-0"



2 COULMN DETAIL @ EXTERIOR - TYPICAL
SCALE: 1 1/2" = 1'-0"



3 COULMN DETAIL @ ELEVATOR TOWER
SCALE: 1 1/2" = 1'-0"



4 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



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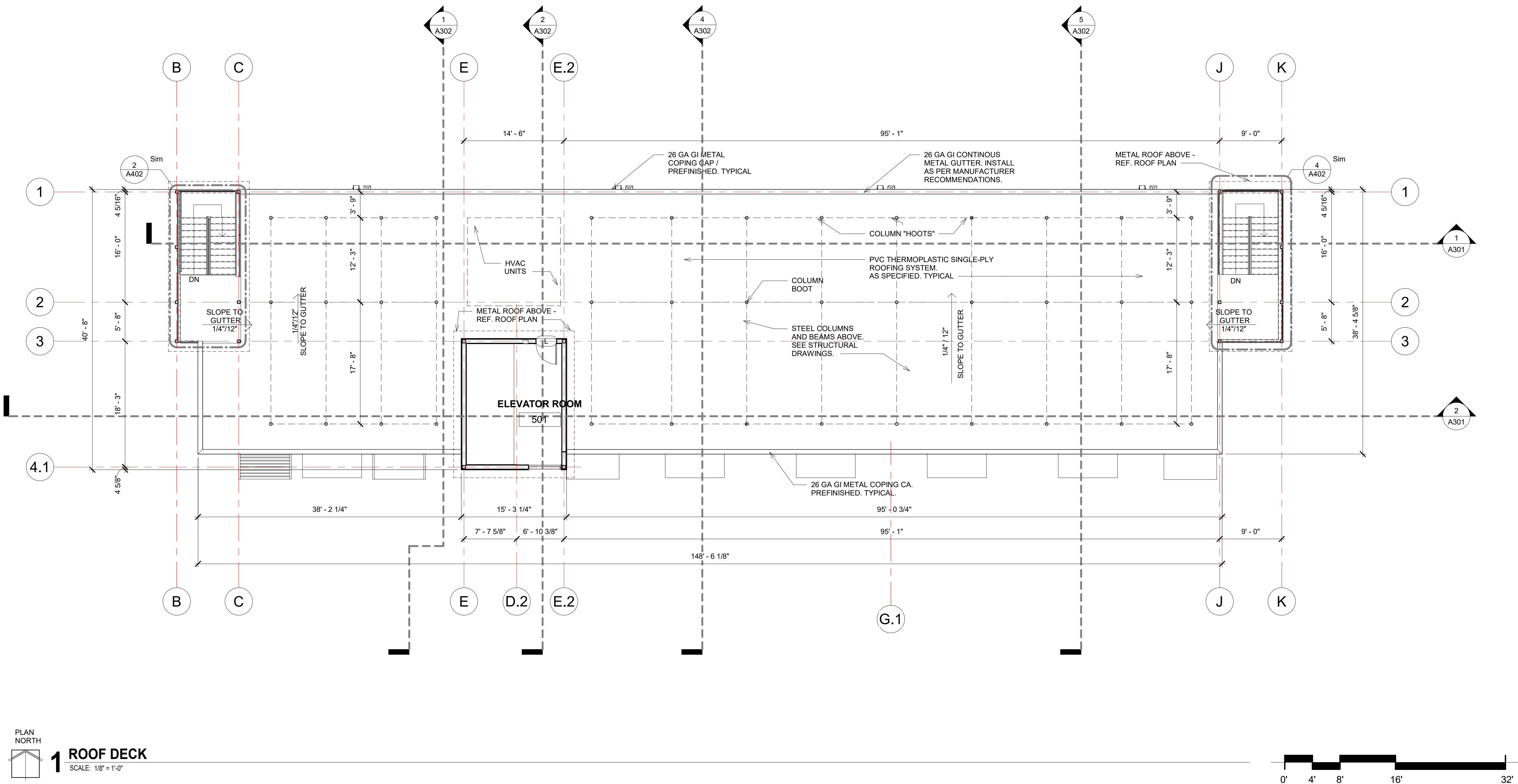
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SHEET TITLE:
4TH LEVEL FLOOR
PLAN

SHEET NO.

A105



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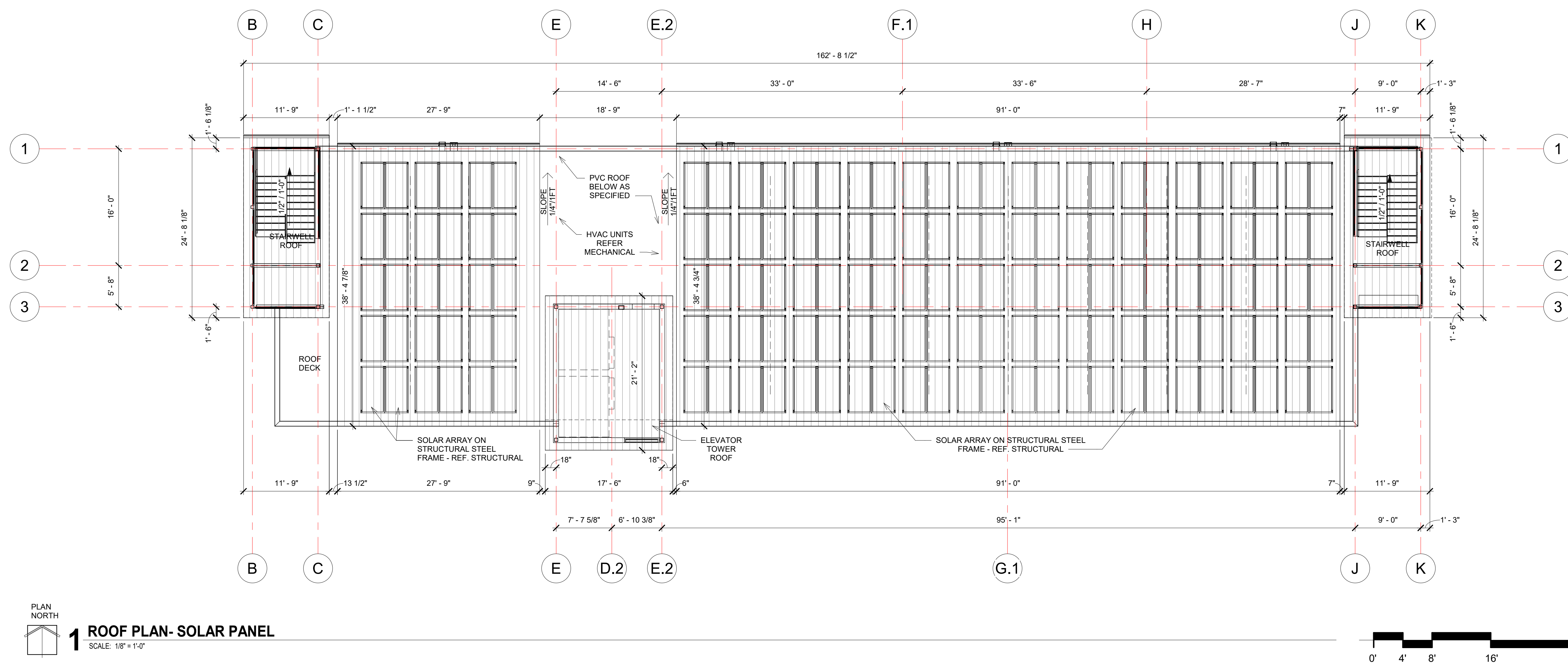
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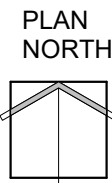
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SHEET TITLE:
LEVEL 5 ROOF
DECK

SHEET NO.

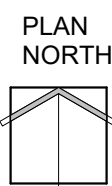
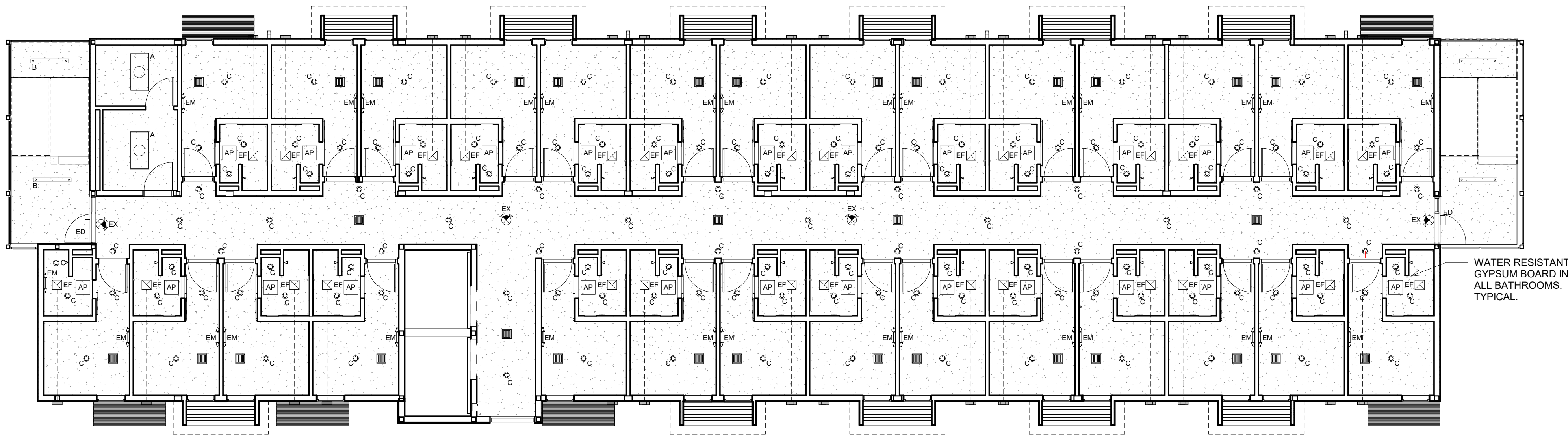
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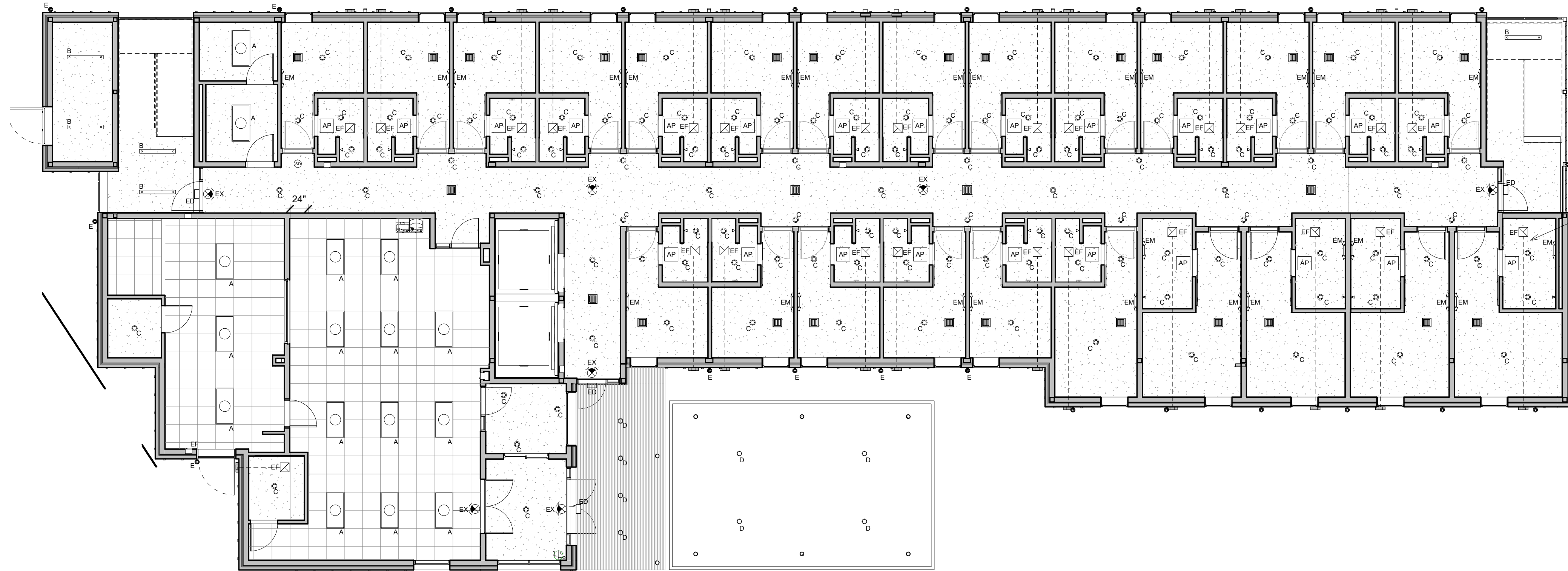
2 REFLECTED CEILING PLAN - SECOND FLOOR

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



1 REFLECTED CEILING PLAN - FIRST FLOOR

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



GENERAL NOTES FOR REFLECTED CEILING PLAN:

- IN CASE OF MINOR DISCREPANCIES BETWEEN MEP AND ARCHITECTURAL DOCUMENTS IN THE LOCATION OF CEILING MOUNTED COMPONENTS, THE ARCHITECTURAL REFLECTED CEILING PLAN SHALL GOVERN. IN THE CASE OF MAJOR DISCREPANCIES, THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED AS SOON AS DISCREPANCY IS DISCOVERED PRIOR TO PROCEEDING WITH THE WORK.
- REFER TO FINISH SCHEDULES FOR CEILING TYPES. IN CASE OF DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE WORK.
- REFER TO MEP DRAWINGS FOR MOUNTING LOCATION OF ITEMS WHERE NO CEILING IS REQUIRED.
- REFER TO MEP FOR SPRINKLER SYSTEM PERFORMANCE SPECIFICATION. ALL SPRINKLER HEADS SHALL BE ALIGNED IN THE SAME LOCATION PARALLEL TO THE WALLS WITHIN EACH SPECIFIC CEILING ASSEMBLY AND CONSTRUCTION.
- REFER TO MEP FOR ACCESS PANELS AND LOCATION IN GYPSUM BOARD CEILINGS. IF NO ACCESS PANELS ARE INDICATED, ACCESS PANELS SHALL BE PROVIDED AND LOCATED AS PER ALL APPLICABLE BUILDINGS CODES. CONFIRM LOCATIONS WITH THE ARCHITECT AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- VERIFY FINAL LOCATION OF ALL DECORATIVE LIGHT FIXTURES PRIOR TO SETTING THE J-BOXES AND INSTALLATION.

CEILING LEGEND:

TAG #	DESCRIPTION	MANUF.	STYLE:	COLOR:	NOTES:
AC1	2X2 LAY IN GRID	ARMSTRONG	FINE FISSURED	WHITE	CENTERED IN ROOM

AC3	2X2 LAY IN GRID, ANTIMICROBIAL FOOD SERVICE GRADE	ARMSTRONG	KITCHENZONE	WHITE	
-----	---	-----------	-------------	-------	--

GYP	PAINTED GYPSUM BOARD AS SPECIFIED	SHERWIN WILLIAMS	SATIN FINISH	SW7757 HIGH REFLECTIVE WHITE	
---	SOLAR OVERHANGS	---	---	---	

LIGHTING LEGEND:

NOTE: REFERENCE MEP DRAWINGS FOR COMPLETE LIGHTING/ELECTRICAL/ MECHANICAL SCOPE OF WORK AT CEILINGS INCLUDING EXIT SIGNS AND FIRE ALARM DEVICES. REFERENCE MEP SCHEDULES AND SPECIFICATIONS FOR FIXTURE SELECTIONS.

A	2X4 LED TROFFER
B	LED SUSPENDED UTILITY LIGHT
C	6\"/>
E	EXTERIOR SURFACE MOUNTED FIXTURES
F	EXTERIOR SURFACE WALL SCONCES
EF	ELECTRIC FAN
EM	EMERGENCY LIGHT
EX	EMERGENCY EXIT
ED	ELECTRICAL DOOR
SD	SMOKE DETECTOR
\$	SINGLE LIGHT SWITCH
■	SUPPLY AIR REGISTER
AP	ACCESS PANEL



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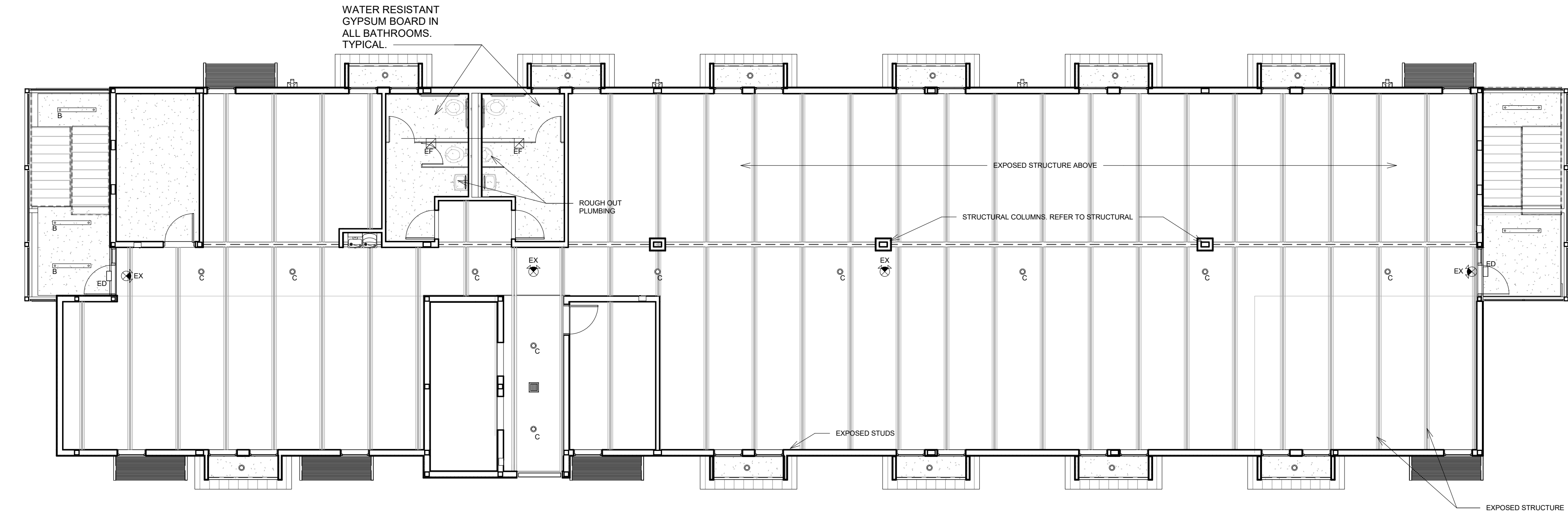
SHEET TITLE:
REFLECTED
CEILING PLANS

SHEET NO.

A108

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2 REFLECTED CEILING PLAN - FOURTH FLOOR
SCALE: 1/8" = 1'-0"

GENERAL NOTES FOR REFLECTED CEILING PLAN:

- IN CASE OF MINOR DISCREPANCIES BETWEEN MEP AND ARCHITECTURAL DOCUMENTS IN THE LOCATION OF CEILING MOUNTED COMPONENTS, THE ARCHITECTURAL REFLECTED CEILING PLAN SHALL GOVERN. IN THE CASE OF MAJOR DISCREPANCIES, THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED AS SOON AS DISCREPANCY IS DISCOVERED PRIOR TO PROCEEDING WITH THE WORK.
- REFER TO FINISH SCHEDULES FOR CEILING TYPES. IN CASE OF DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE WORK.
- REFER TO MEP DRAWINGS FOR MOUNTING LOCATION OF ITEMS WHERE NO CEILING IS REQUIRED.
- REFER TO MEP FOR SPRINKLER SYSTEM PERFORMANCE SPECIFICATION. ALL SPRINKLER HEADS SHALL BE ALIGNED IN THE SAME LOCATION PARALLEL TO THE WALLS WITHIN EACH SPECIFIC CEILING ASSEMBLY AND CONSTRUCTION.
- REFER TO MEP FOR ACCESS PANELS AND LOCATION IN GYPSUM BOARD CEILINGS. IF NO ACCESS PANELS ARE INDICATED, ACCESS PANELS SHALL BE PROVIDED AND LOCATED AS PER ALL APPLICABLE BUILDINGS CODES. CONFIRM LOCATIONS WITH THE ARCHITECT AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- VERIFY FINAL LOCATION OF ALL DECORATIVE LIGHT FIXTURES PRIOR TO SETTING THE J-BOXES AND INSTALLATION.

CEILING LEGEND:

TAG #	DESCRIPTION	MANUF:	STYLE:	COLOR:	NOTES:
AC1	2X2 LAY IN GRID	ARMSTRONG	FINE FISSURED	WHITE	CENTERED IN ROOM

AC3	2X2 LAY IN GRID, ANTIMICROBIAL FOOD SERVICE GRADE	ARMSTRONG	KITCHENZONE	WHITE	
-----	---	-----------	-------------	-------	--

GYP	PAINTED GYPSUM BOARD AS SPECIFIED	SHERWIN WILLIAMS	SATIN FINISH	SW7757 HIGH REFLECTIVE WHITE	
--	SOLAR OVERHANGS	--	--	--	

ROOF MATERIAL???
LIGHTING LEGEND:

NOTE: REFERENCE MEP DRAWINGS FOR COMPLETE LIGHTING/ ELECTRICAL/ MECHANICAL SCOPE OF WORK AT CEILINGS INCLUDING EXIT SIGNS AND FIRE ALARM DEVICES. REFERENCE MEP SCHEDULES AND SPECIFICATIONS FOR FIXTURE SELECTIONS.

A	2X4 LED TROFFER
B	LED SUSPENDED UTILITY LIGHT
C	6" RECESSED LED DOWN LIGHT
E	EXTERIOR SURFACE MOUNTED FIXTURES
F	EXTERIOR SURFACE WALL SCONCES
EF	ELECTRIC FAN
EM	EMERGENCY LIGHT
EX	EMERGENCY EXIT
ED	ELECTRICAL DOOR
SD	SMOKE DETECTOR
\$	SINGLE LIGHT SWITCH
SR	SUPPLY AIR REGISTER
AP	ACCESS PANEL



1 REFLECTED CEILING PLAN - THIRD FLOOR
SCALE: 1/8" = 1'-0"



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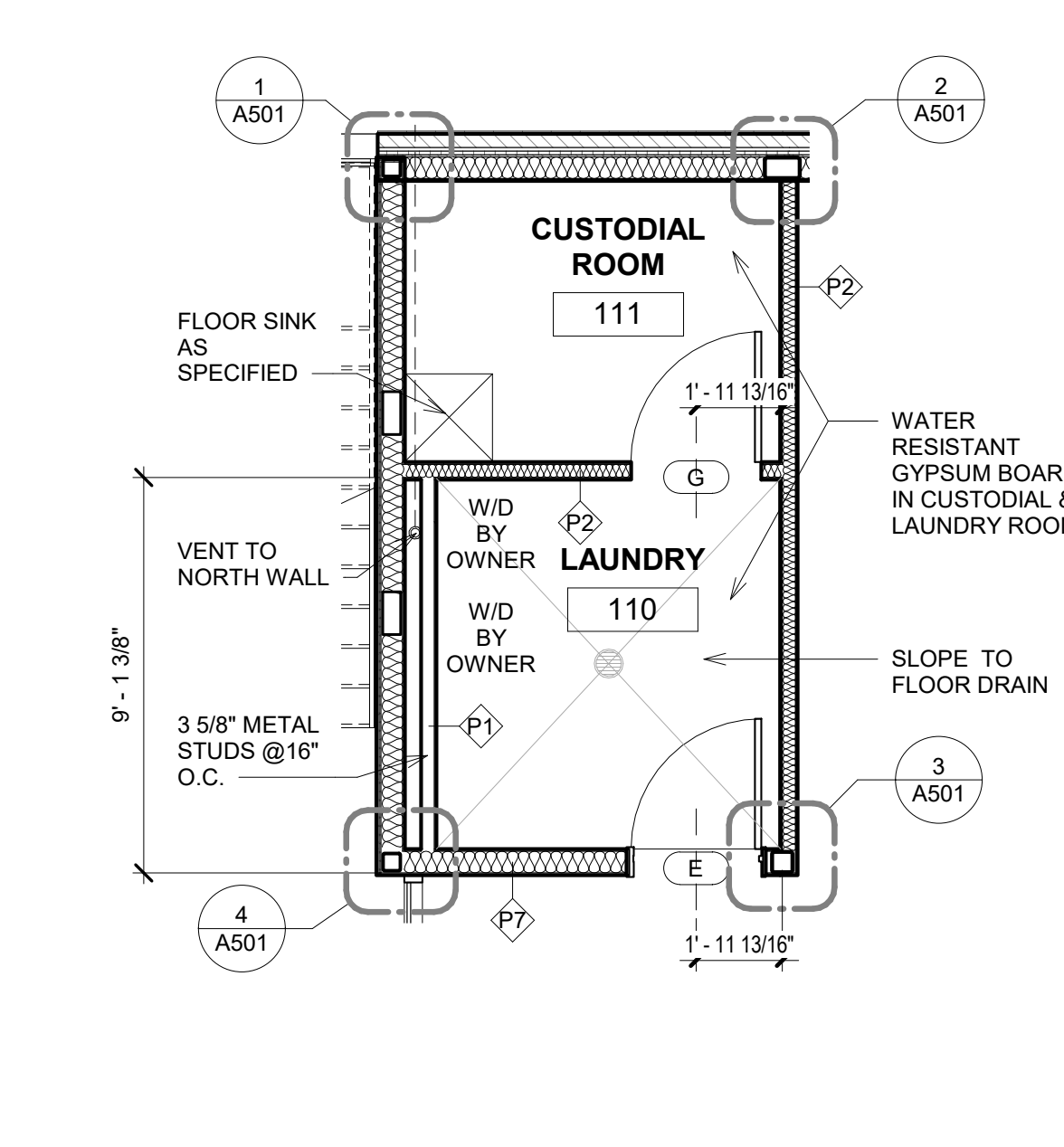
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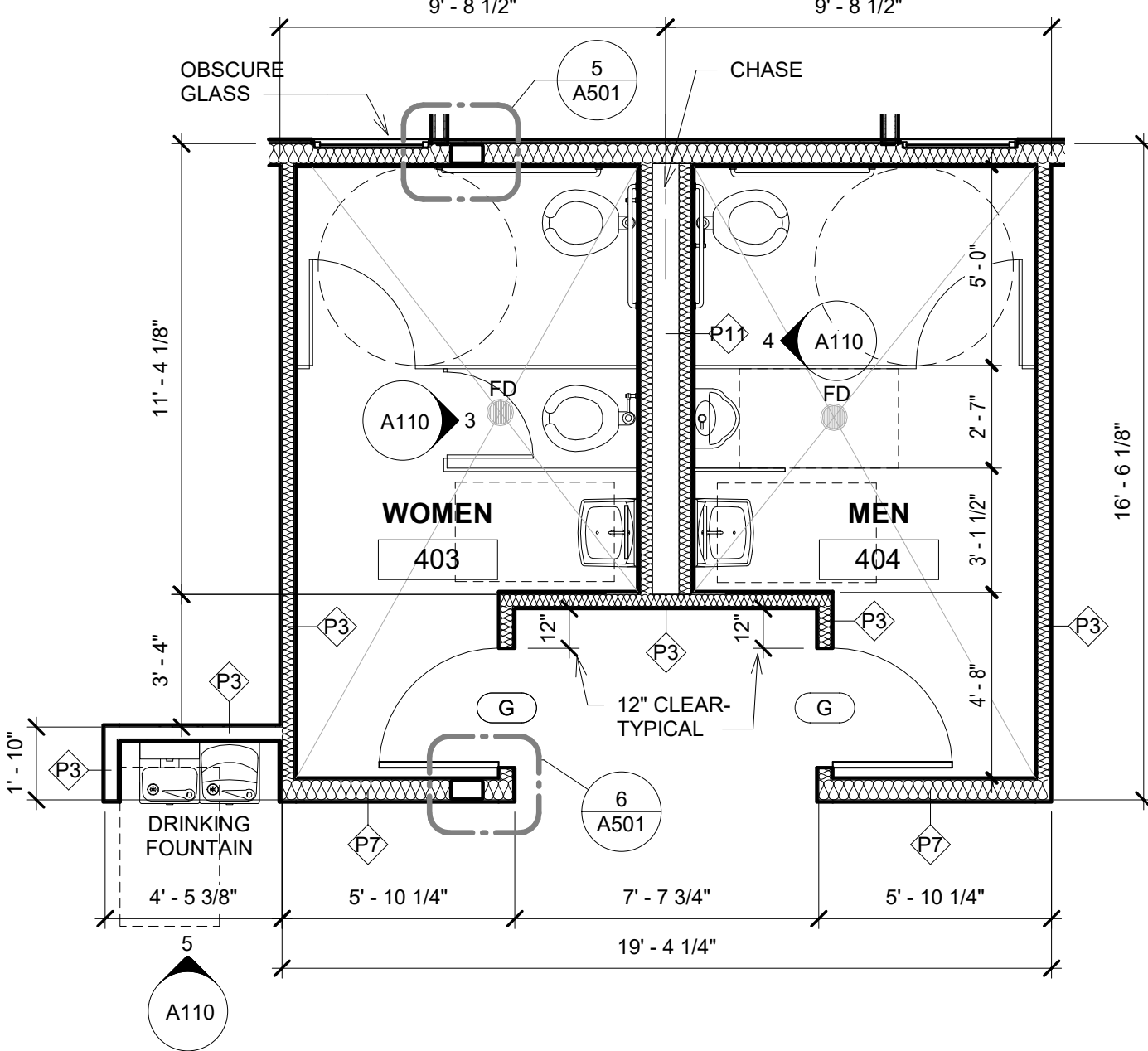
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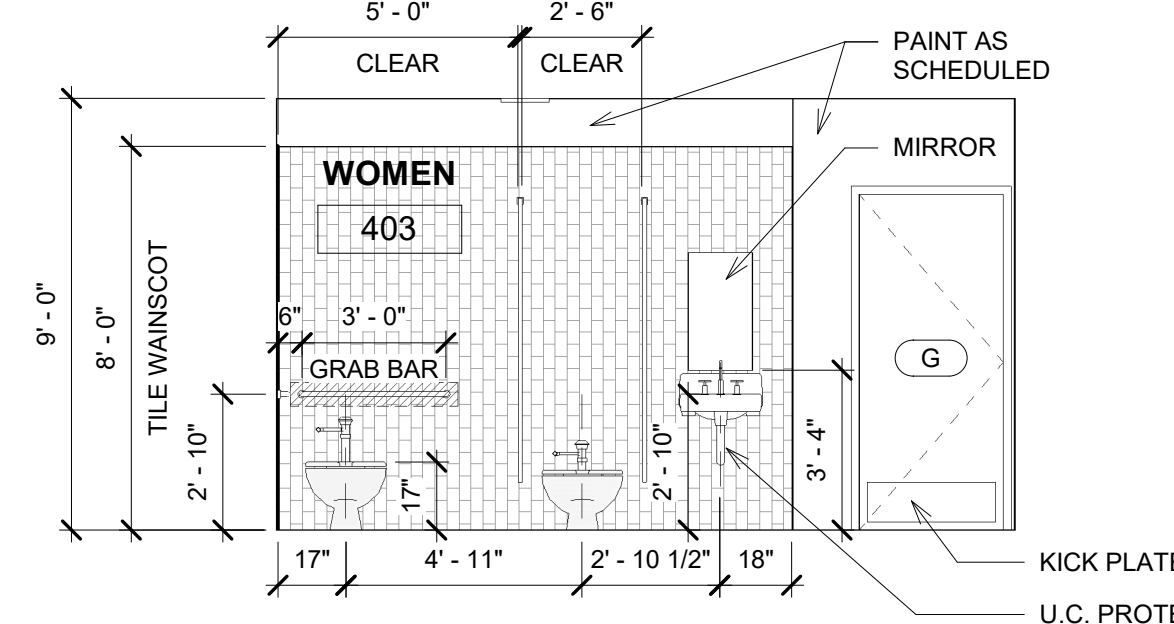
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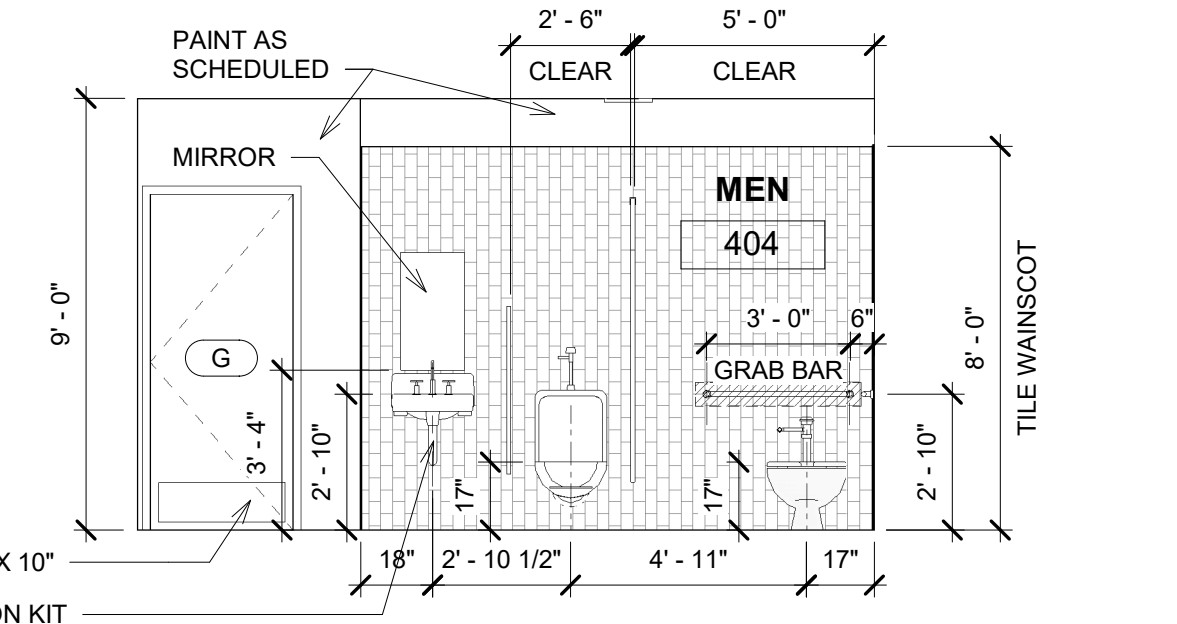
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SCALE: 1/4" = 1'-0"



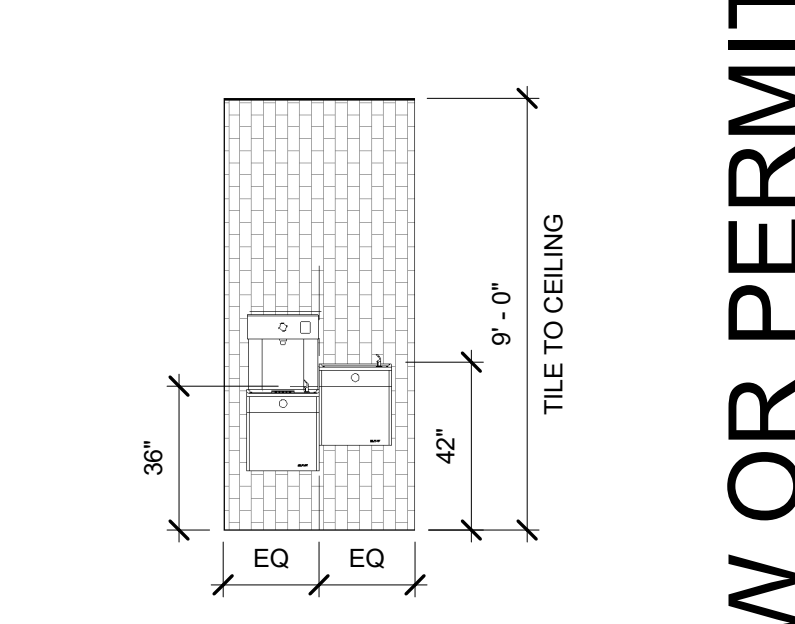
2 TOILET ROOM - FOURTH FLOOR ALT.
SCALE: 1/4" = 1'-0"



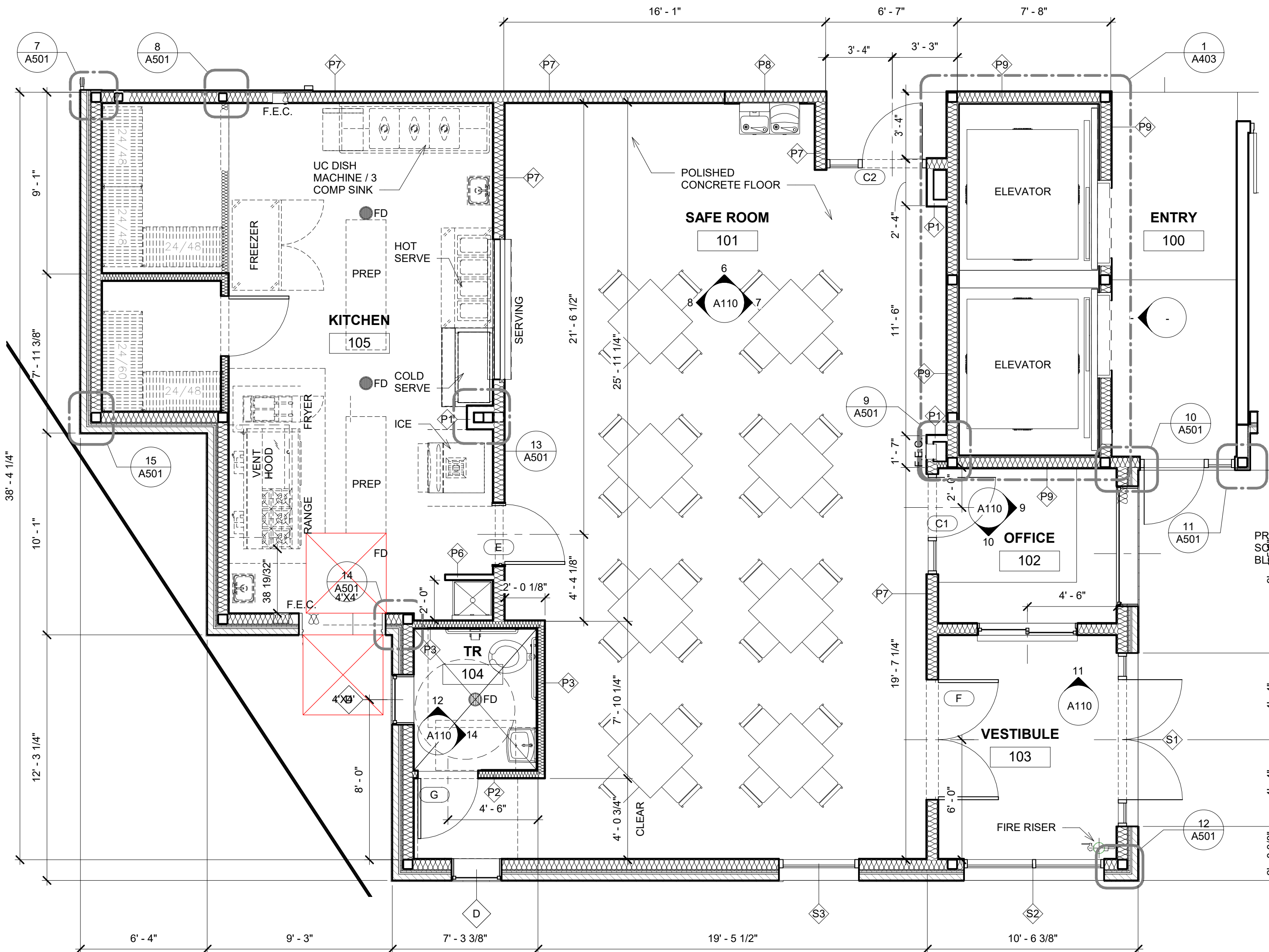
3 TOILET ROOM FOURTH FLOOR- WOMEN ALT.
SCALE: 1/4" = 1'-0"



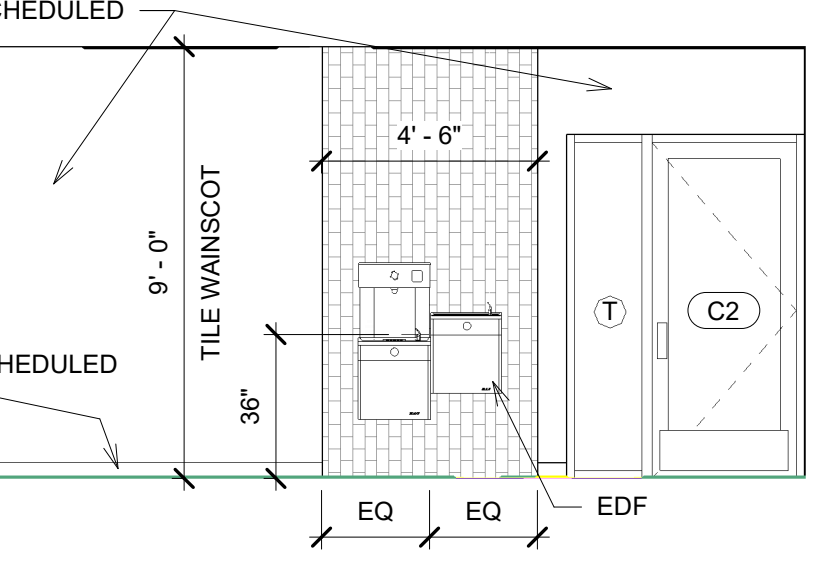
4 TOILET ROOM FOURTH FLOOR- MEN ALT.
SCALE: 1/4" = 1'-0"



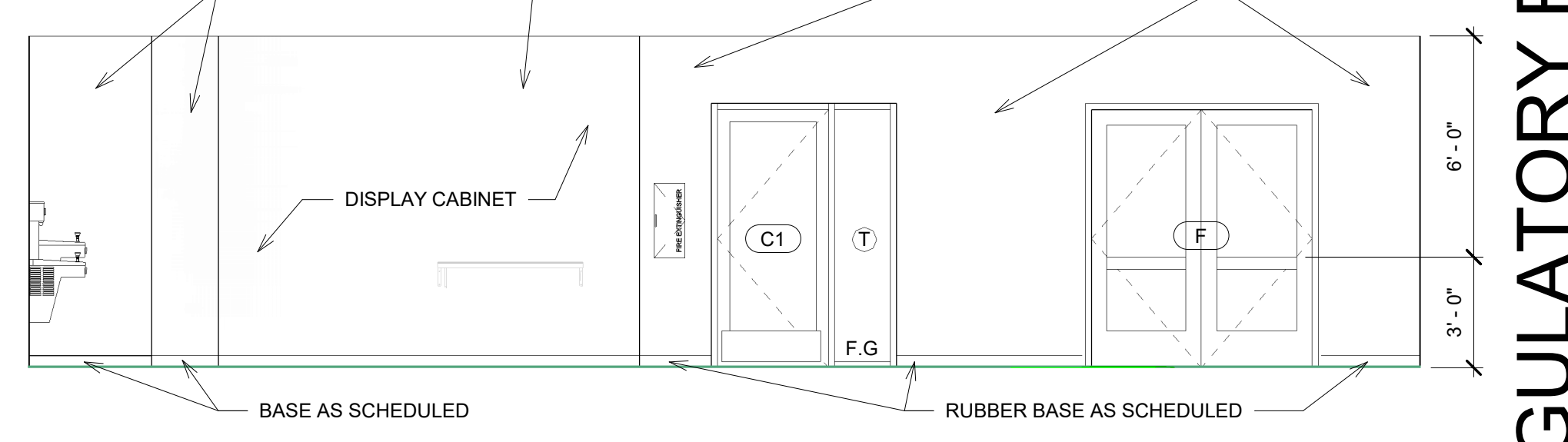
5 DRINKING FOUNTAIN ALT.
SCALE: 1/4" = 1'-0"



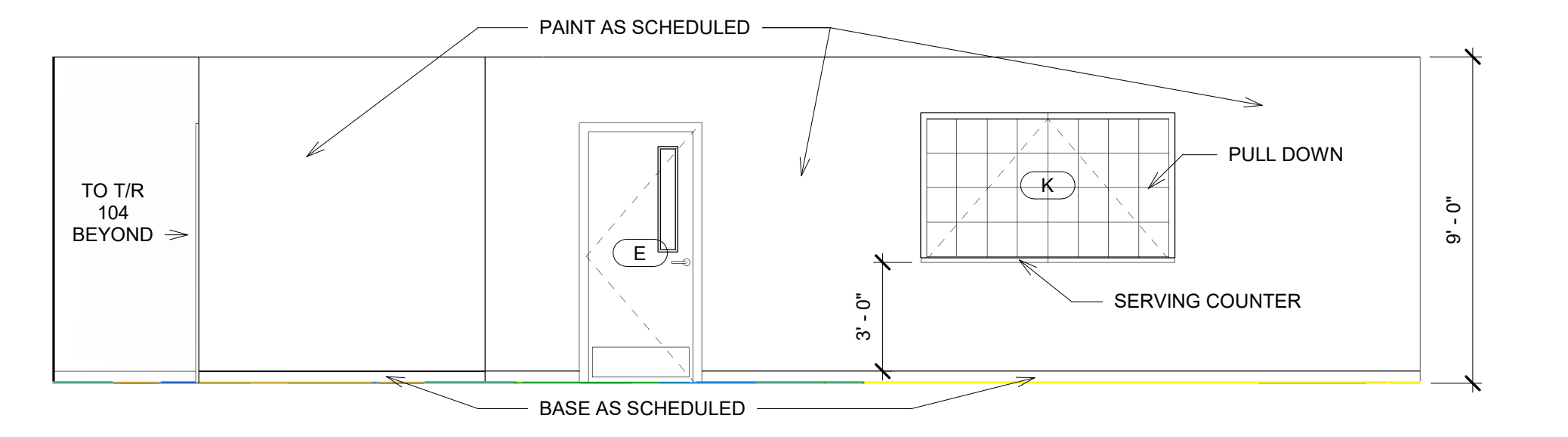
13 KITCHEN
SCALE: 1/4" = 1'-0"



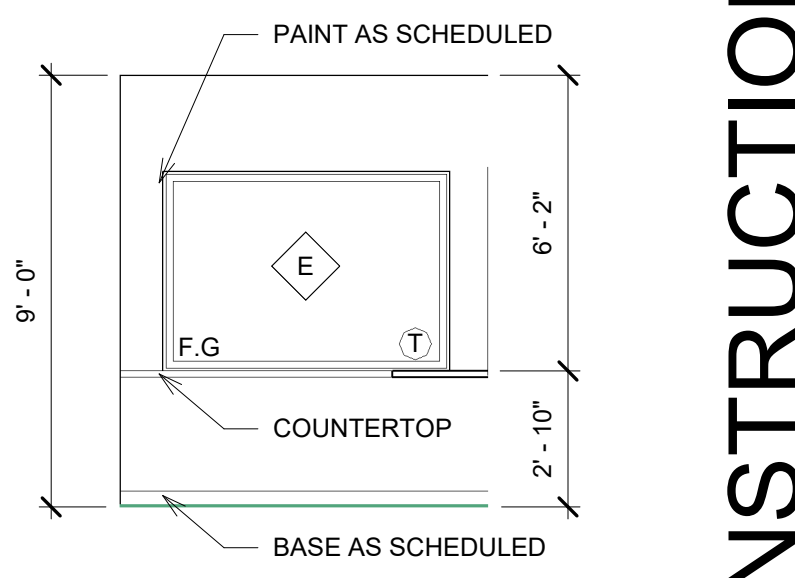
6 SAFEROOM - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



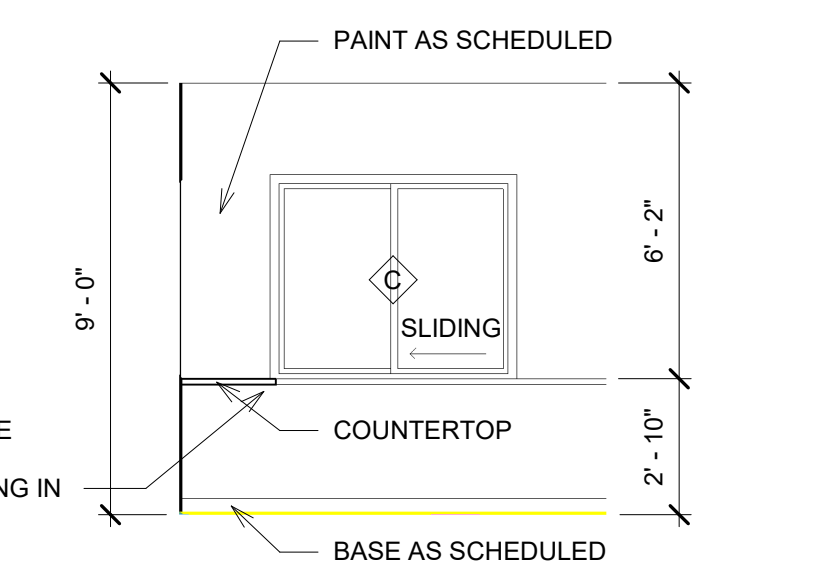
7 SAFEROOM - EAST ELEVATION
SCALE: 1/4" = 1'-0"



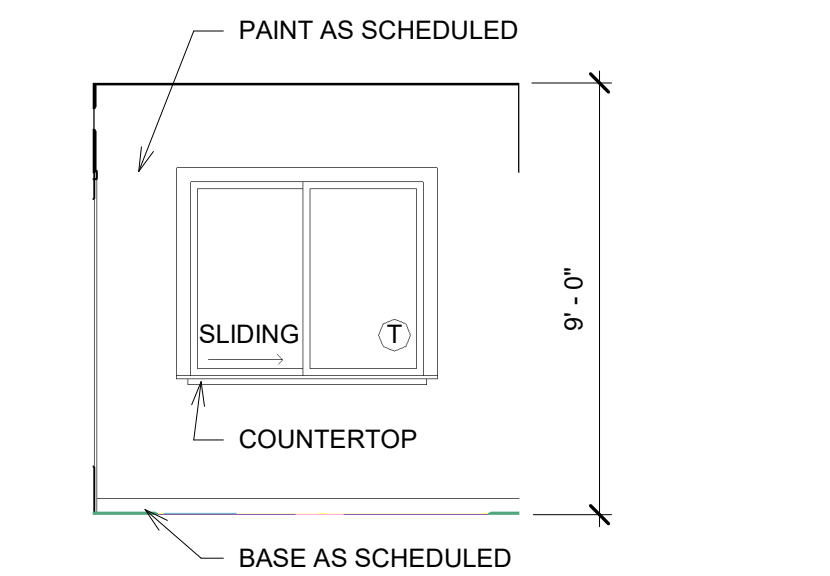
8 SAFEROOM - WEST ELEVATION
SCALE: 1/4" = 1'-0"



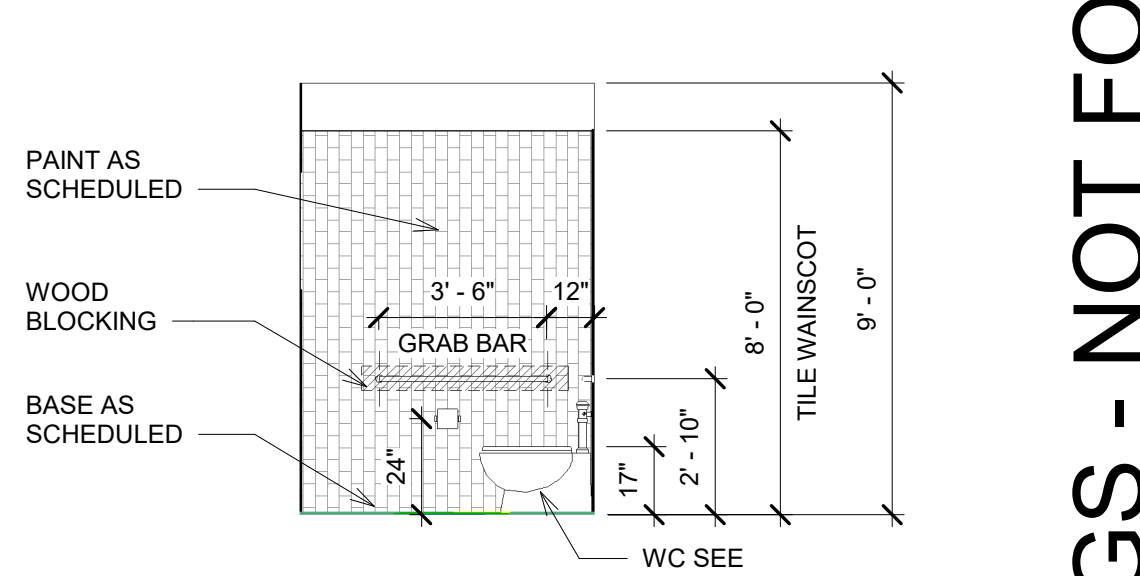
9 OFFICE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



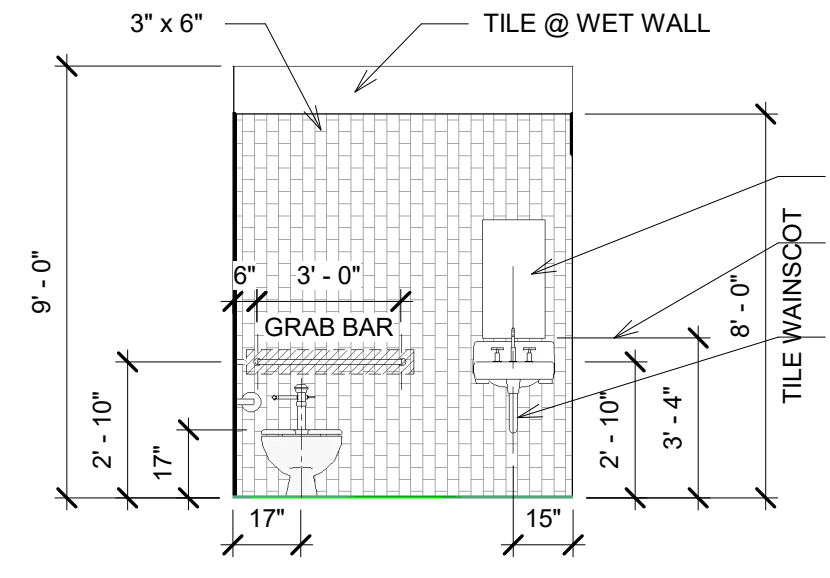
10 OFFICE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



11 VESTIBULE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



12 TOILET ROOM 104 - NORTH
SCALE: 1/4" = 1'-0"



14 TOILET ROOM 104 - EAST
SCALE: 1/4" = 1'-0"

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Architect LLC
+
Studio E
architecture / interiors inc.
Associated Architects

8118 Broadway st.
San Antonio, Texas 78209
210.733.5300 T

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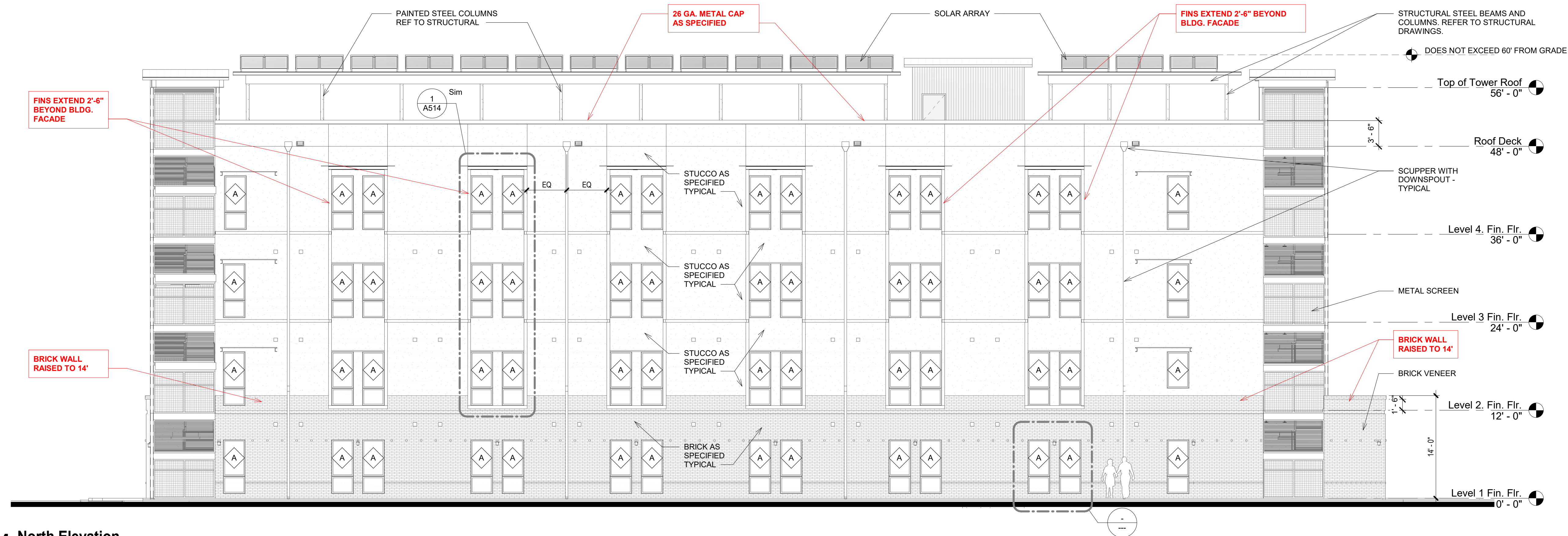
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DRAWN BY: Author
ISSUE / REVISION:
NO - DATE- DESCRIPTION

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SHEET TITLE.
EXTERIOR
ELEVATIONS

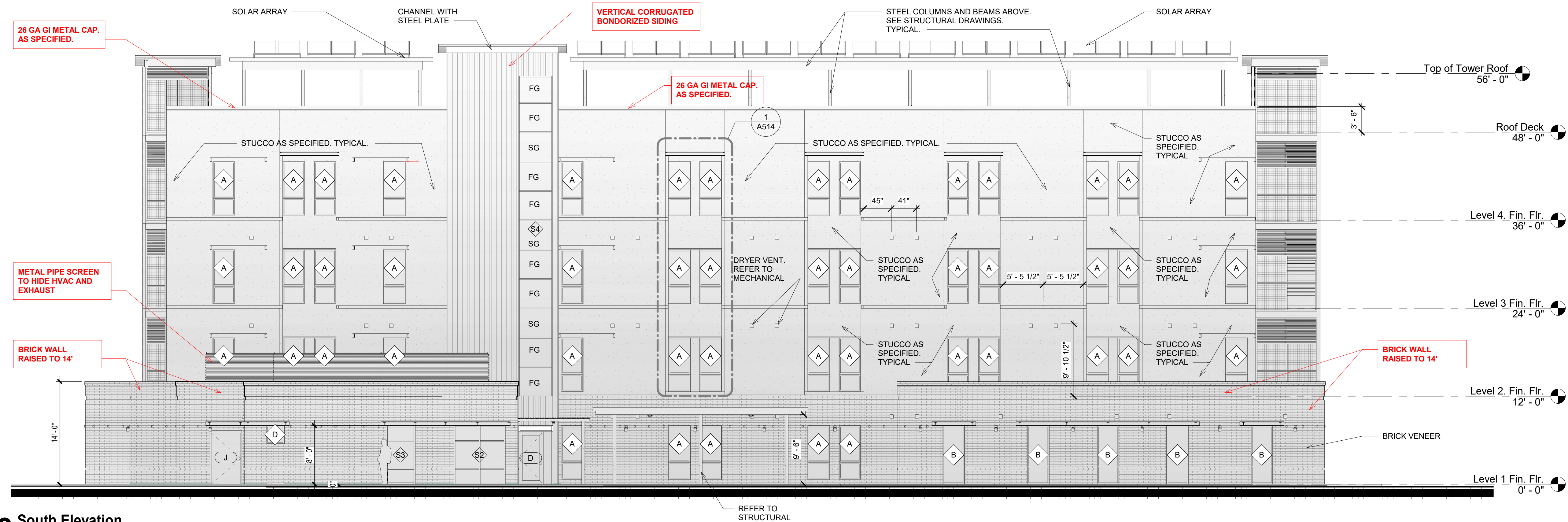
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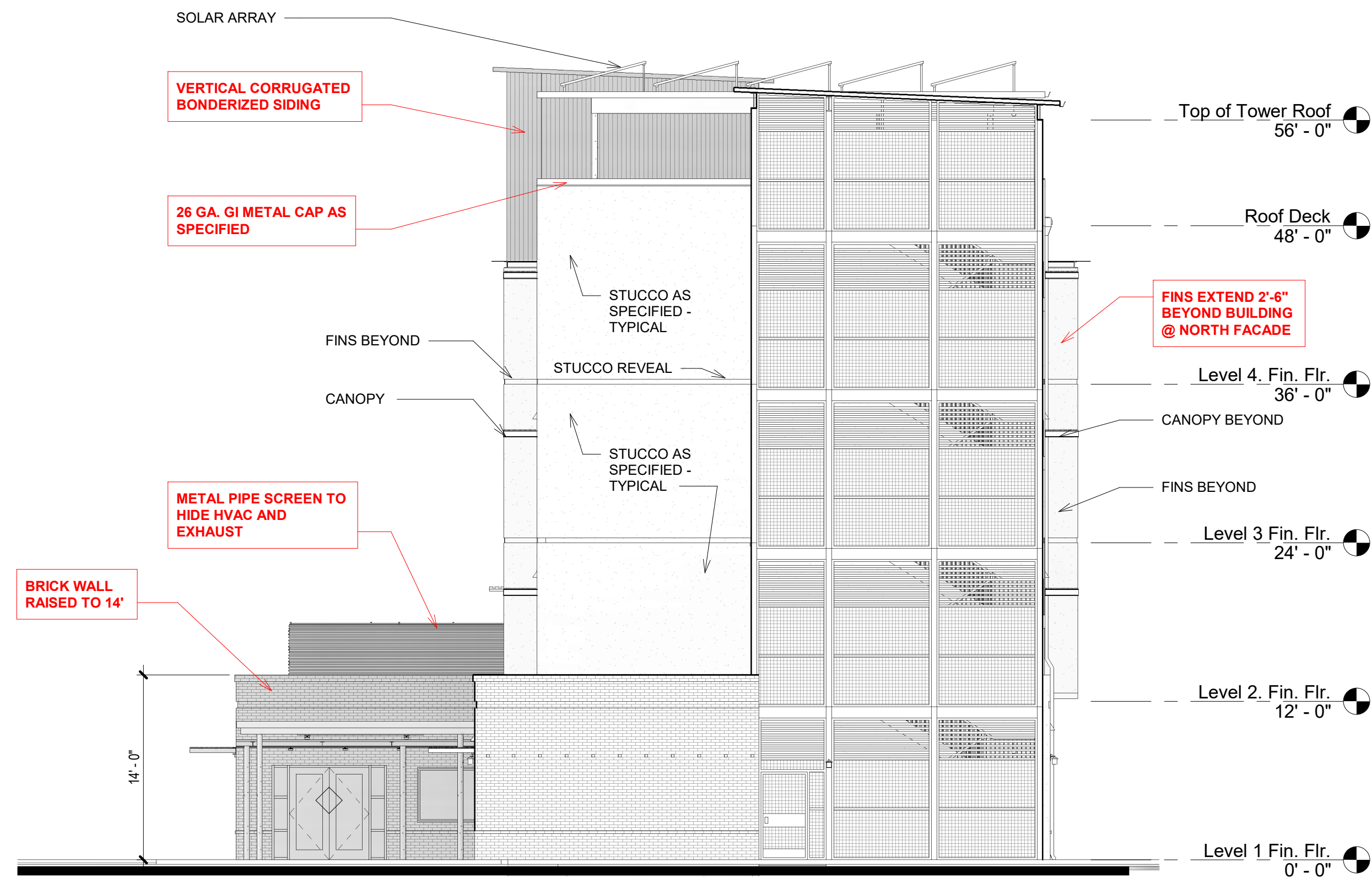
1 North Elevation

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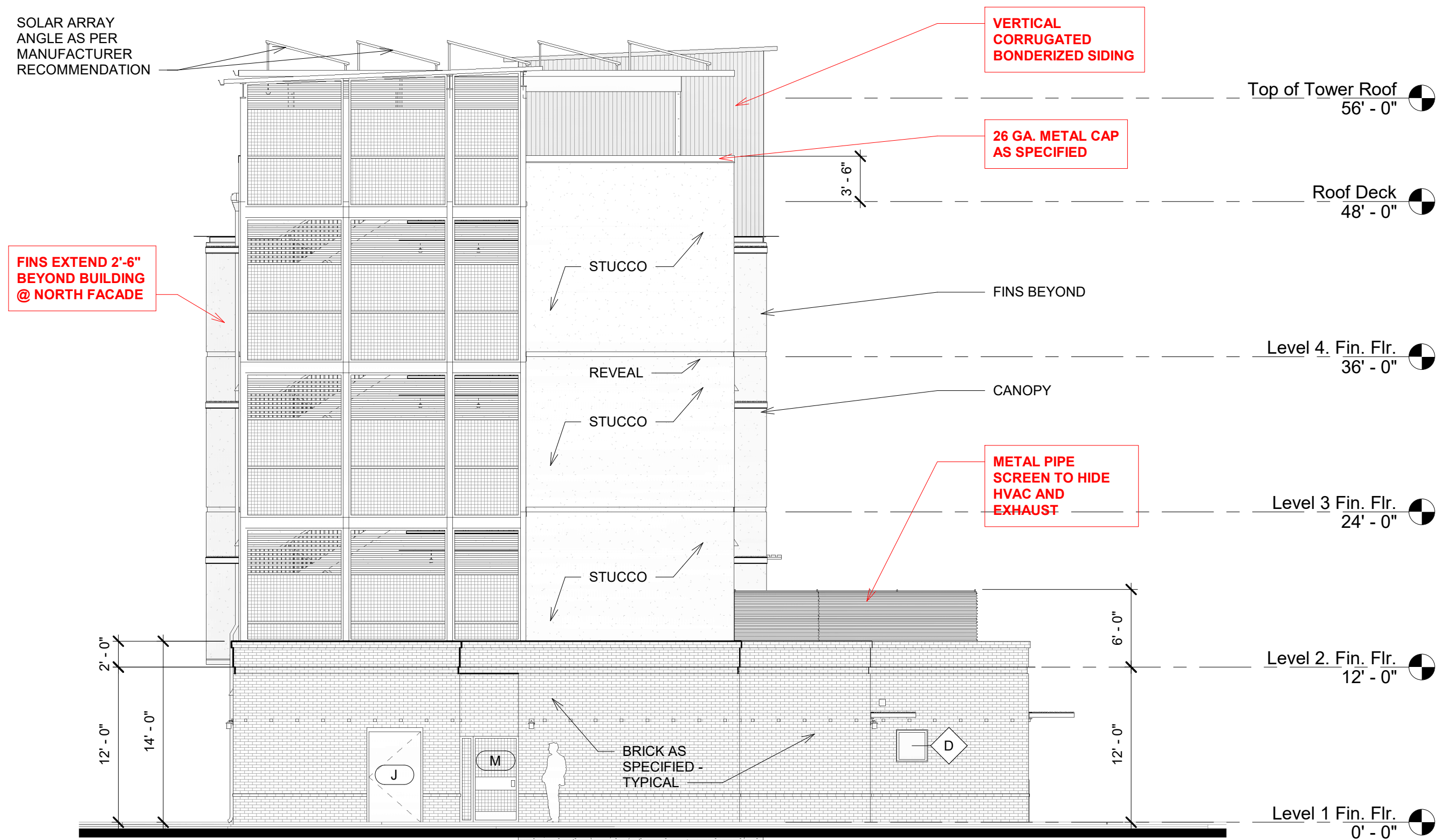


2 South Elevation

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



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



2 West Elevation
SCALE: 1/8" = 1'-0"

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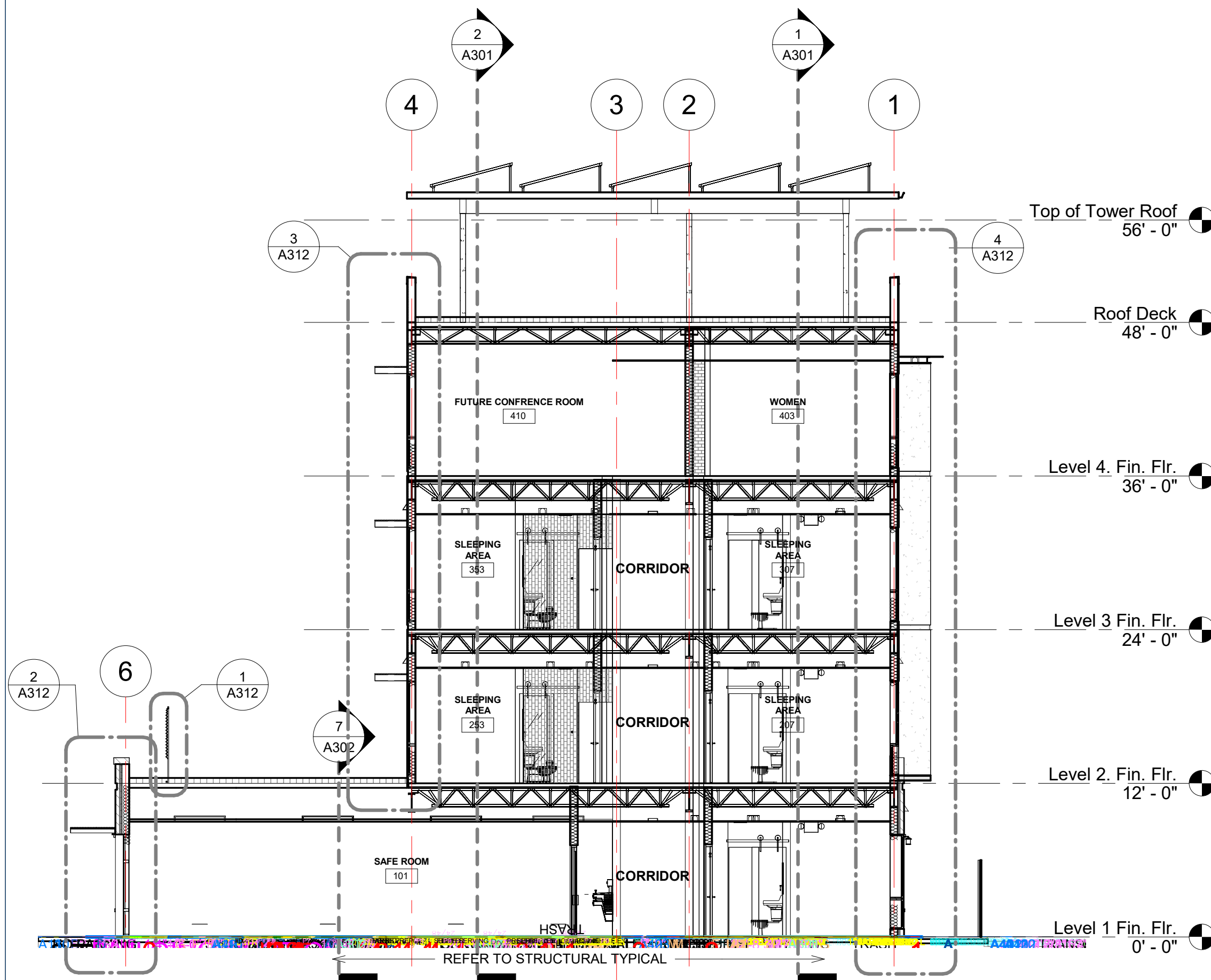
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EXTERIOR
ELEVATIONS
SHEET NO.

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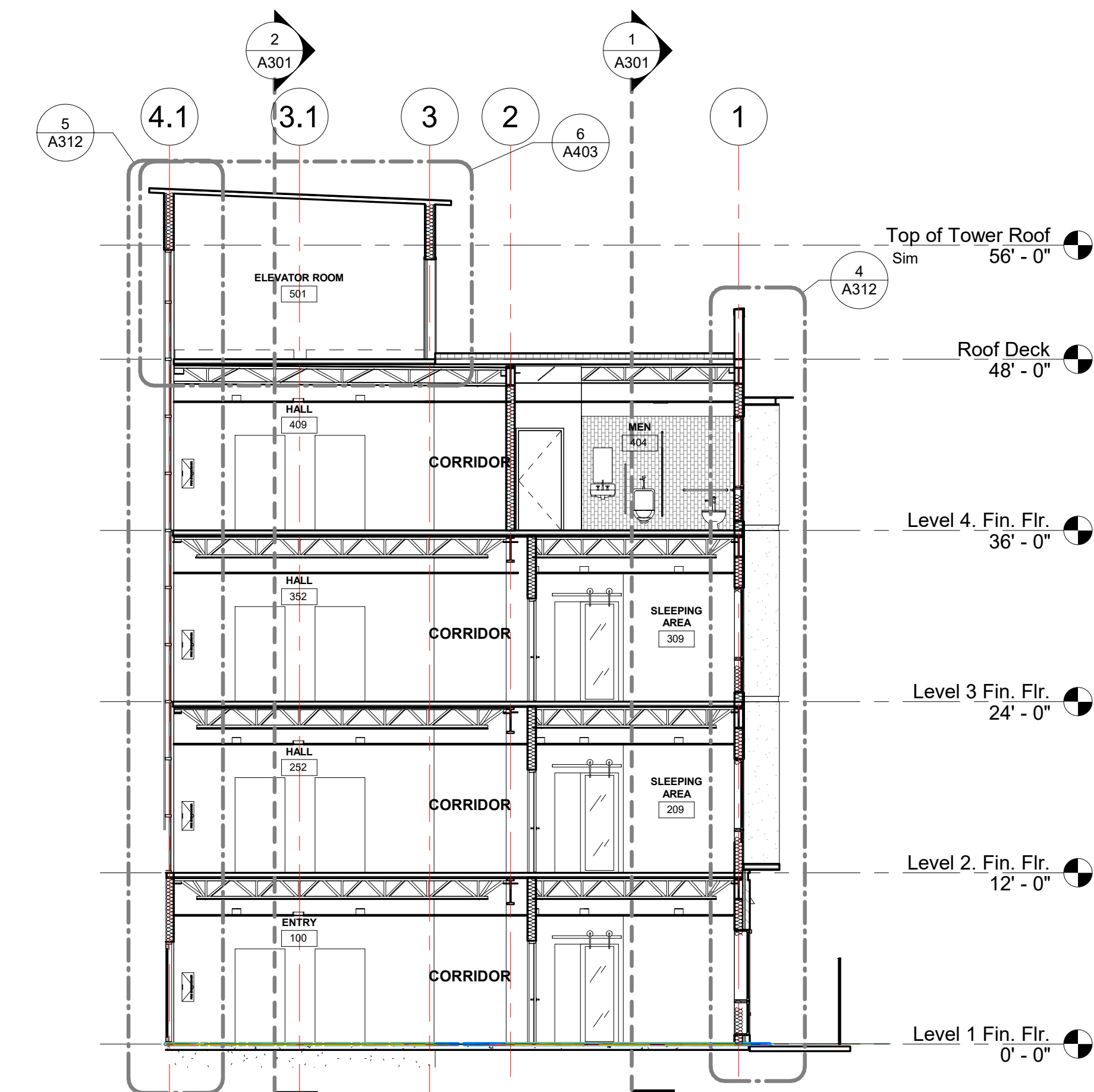


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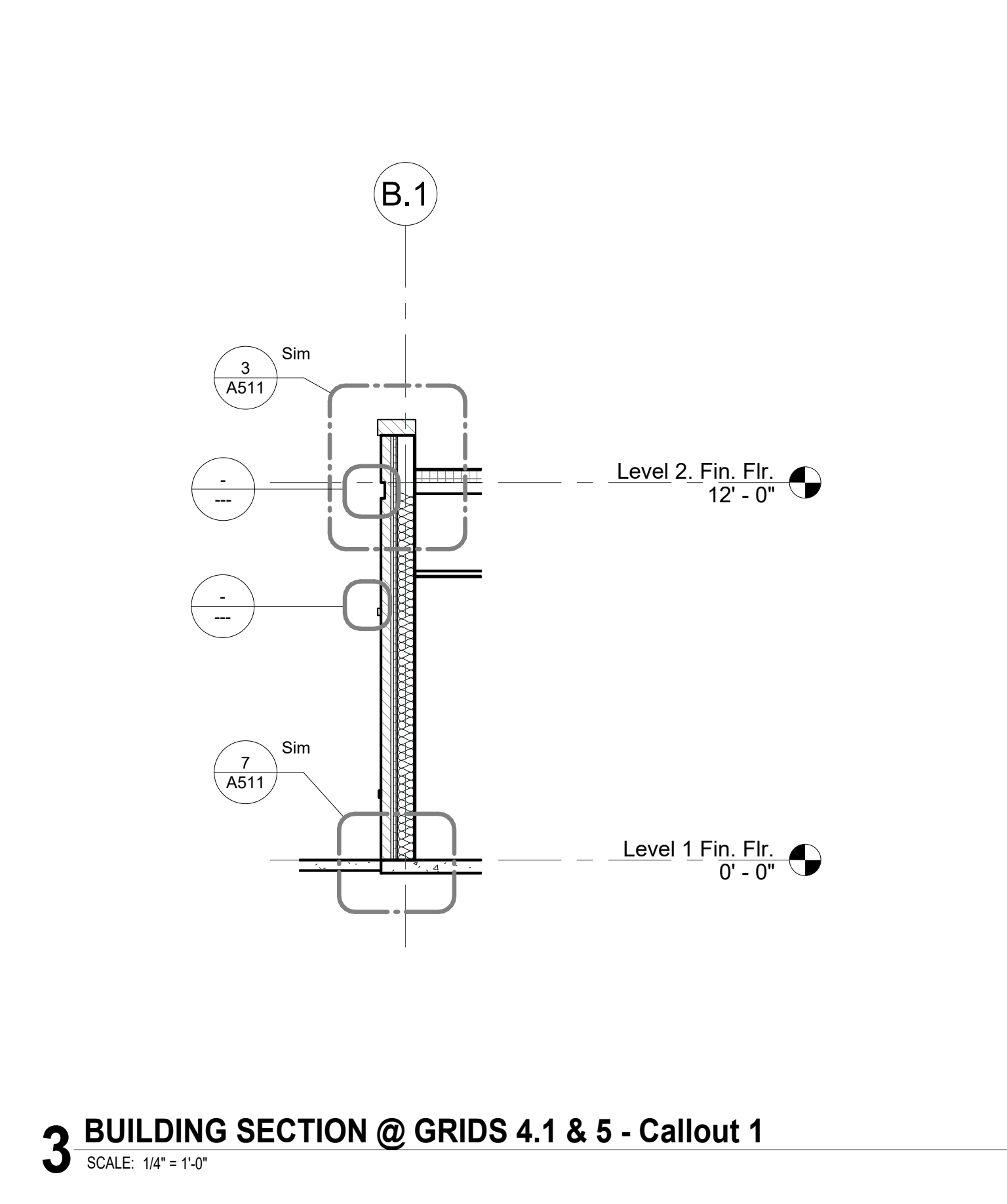
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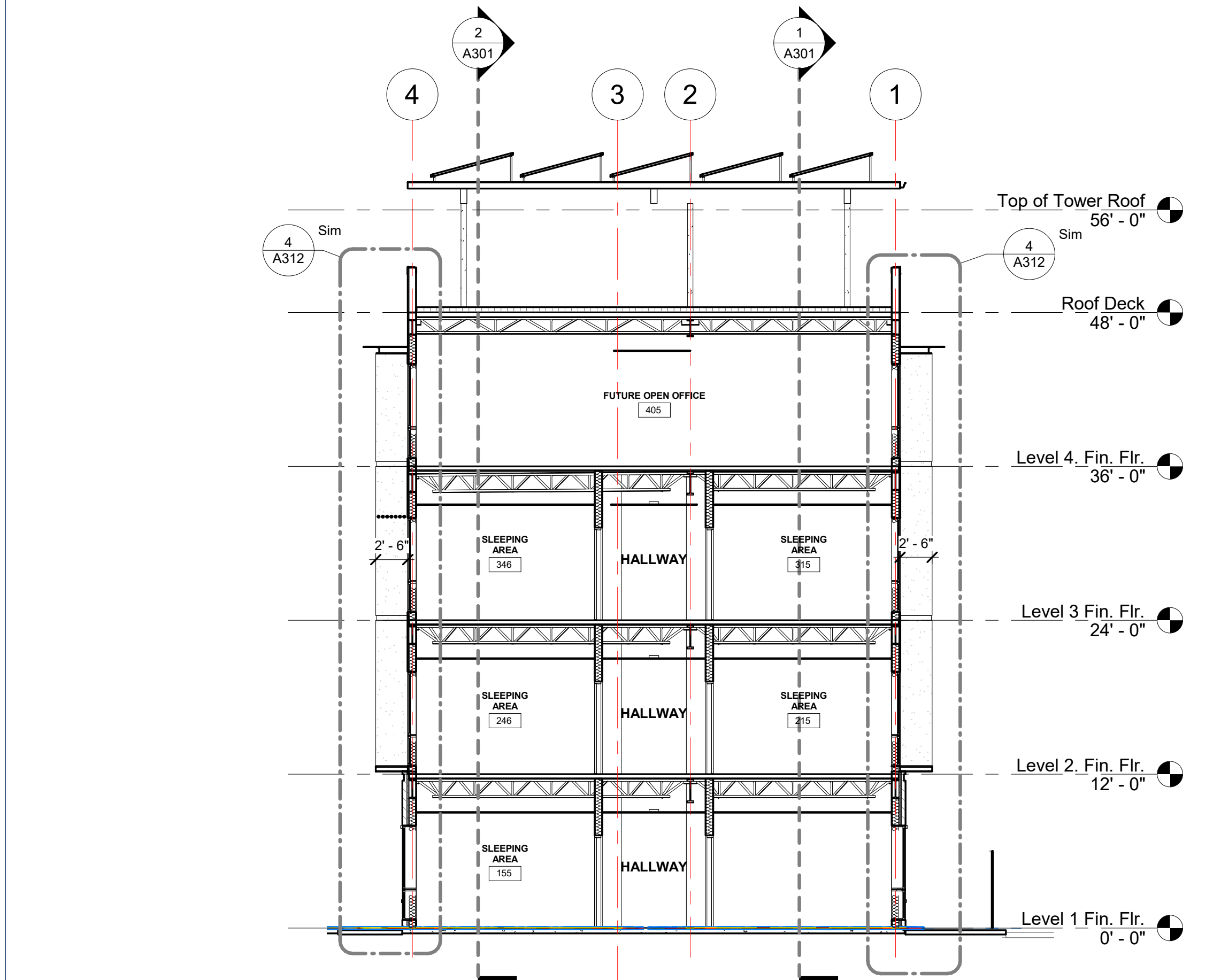
1 BUILDING SECTION @ GRIDS D & E
SCALE: 1/8" = 1'-0"



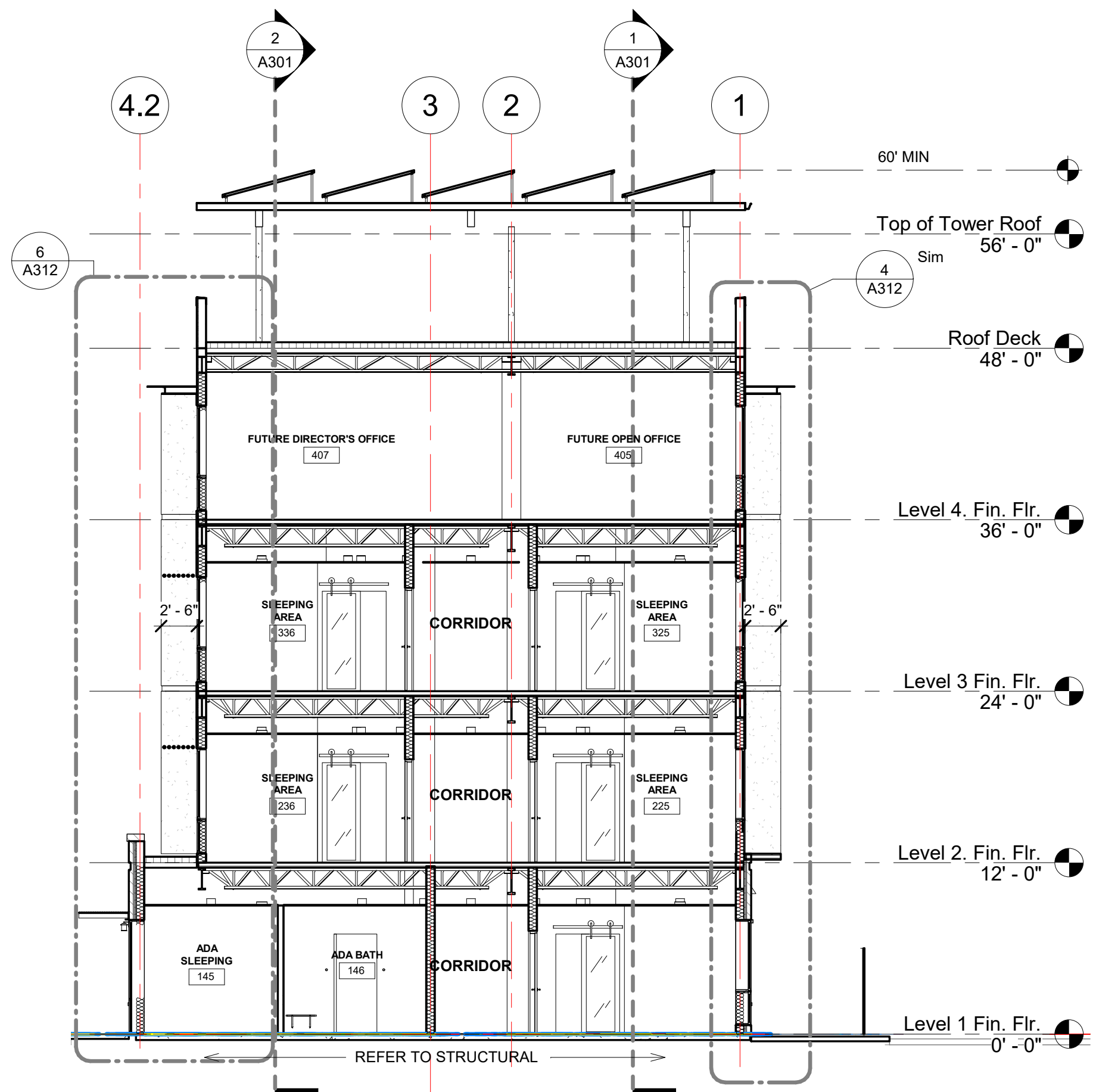
2 BUILDING SECTION @ GRIDS E & F
SCALE: 1/8" = 1'-0"



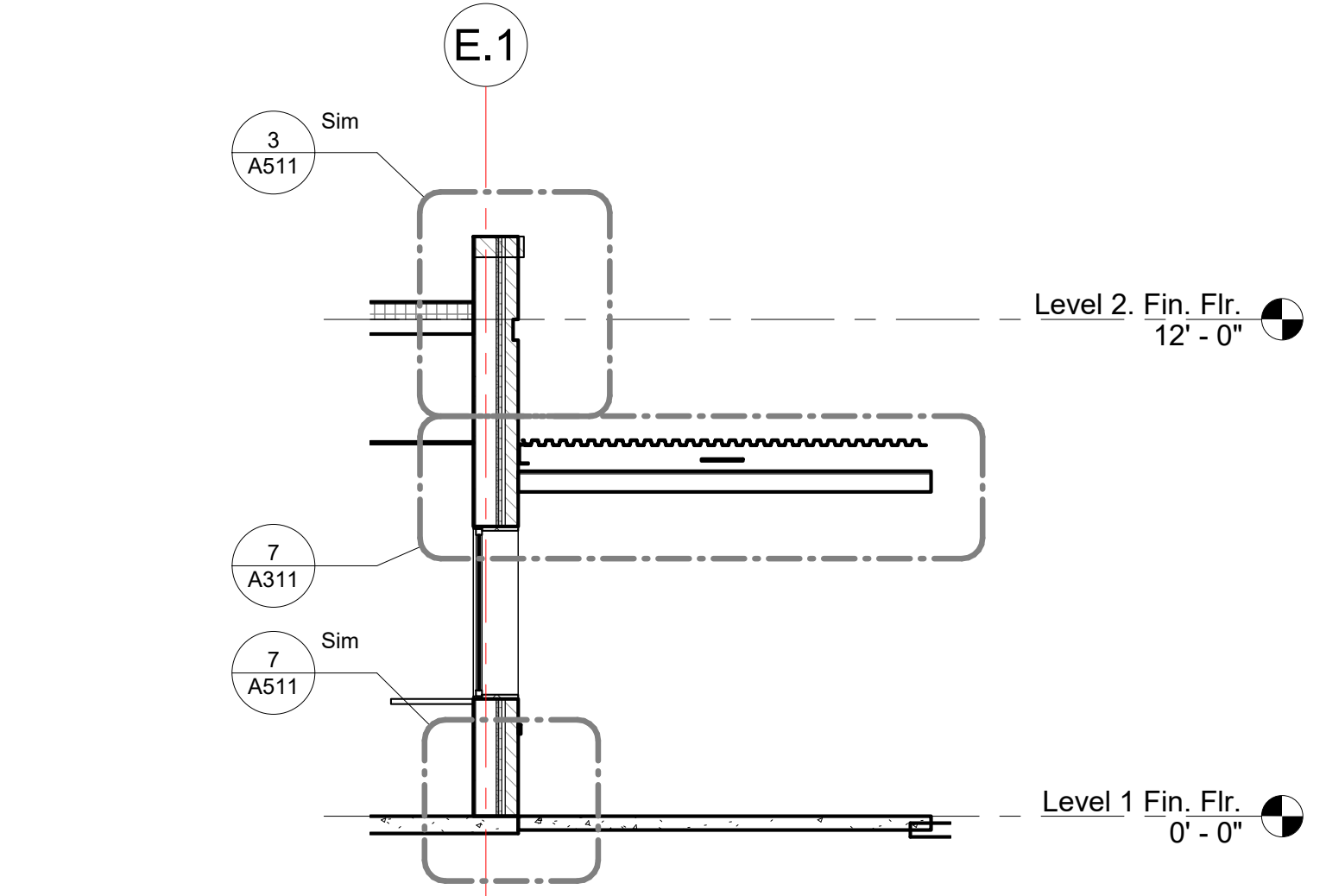
3 BUILDING SECTION @ GRIDS 4.1 & 5 - Callout 1
SCALE: 1/4" = 1'-0"



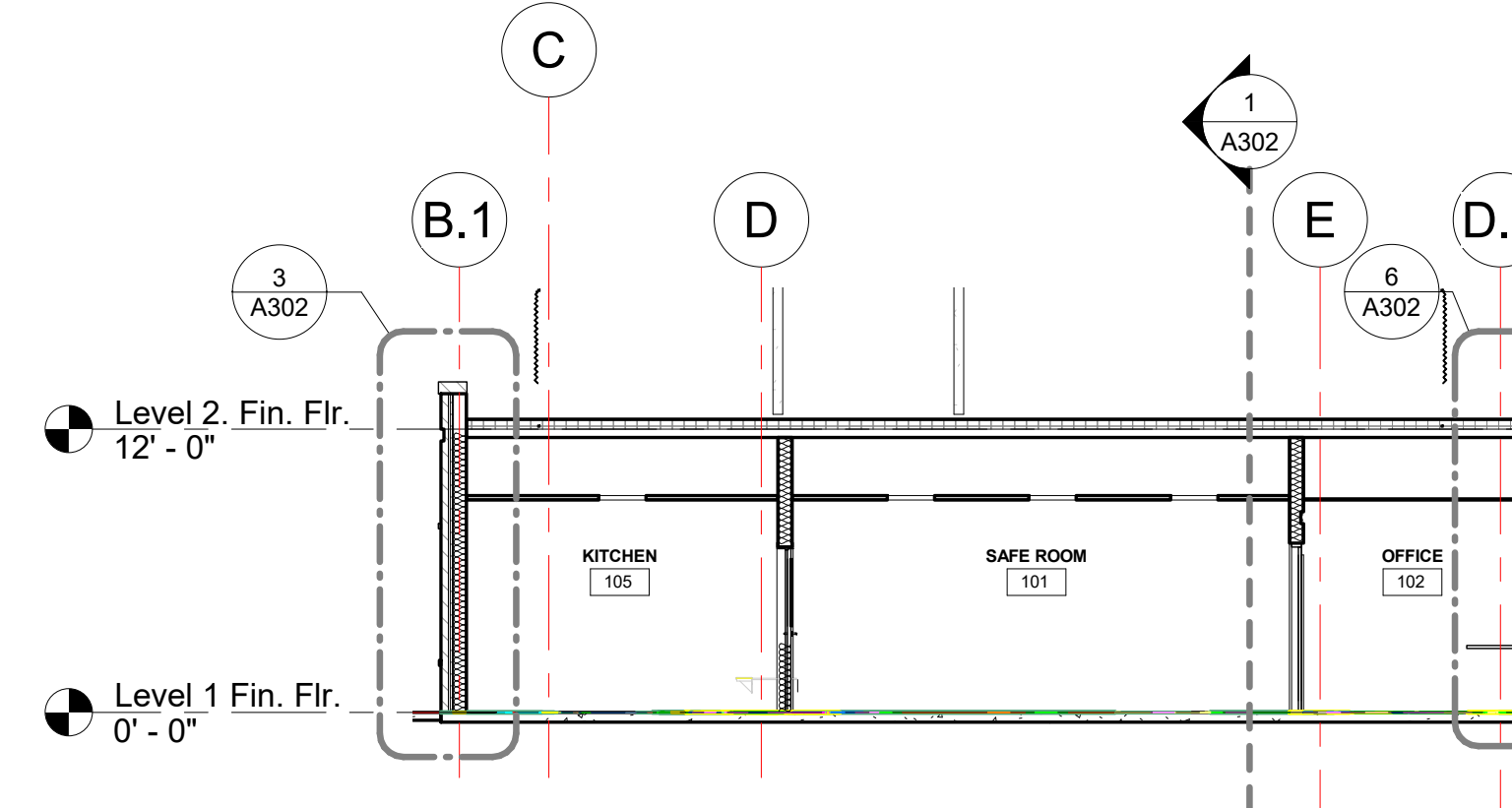
4 BUILDING SECTION @ GRIDS F & F.1
SCALE: 1/8" = 1'-0"



5 BUILDING SECTION @ GRIDS H & J
SCALE: 1/8" = 1'-0"



6 BUILDING SECTION @ GRIDS 4.1 & 5 - Callout 2
SCALE: 1/4" = 1'-0"



7 BUILDING SECTION @ GRIDS 4.1 & 5
SCALE: 1/8" = 1'-0"

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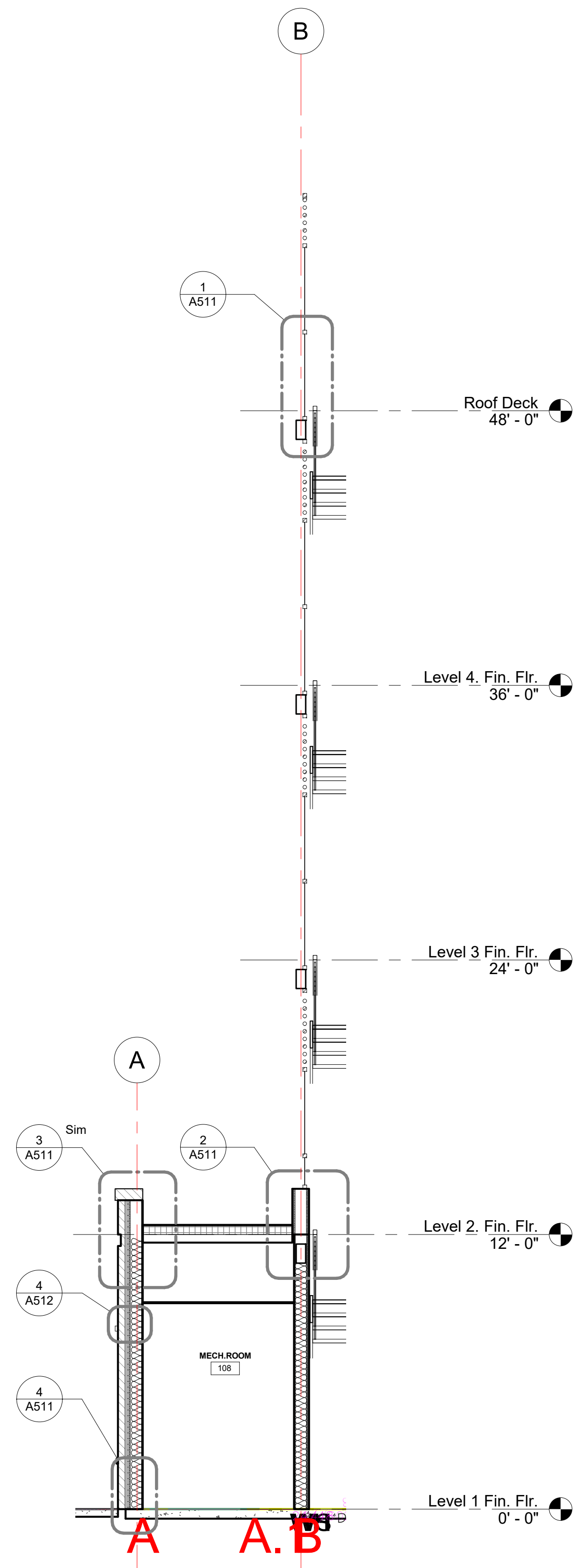
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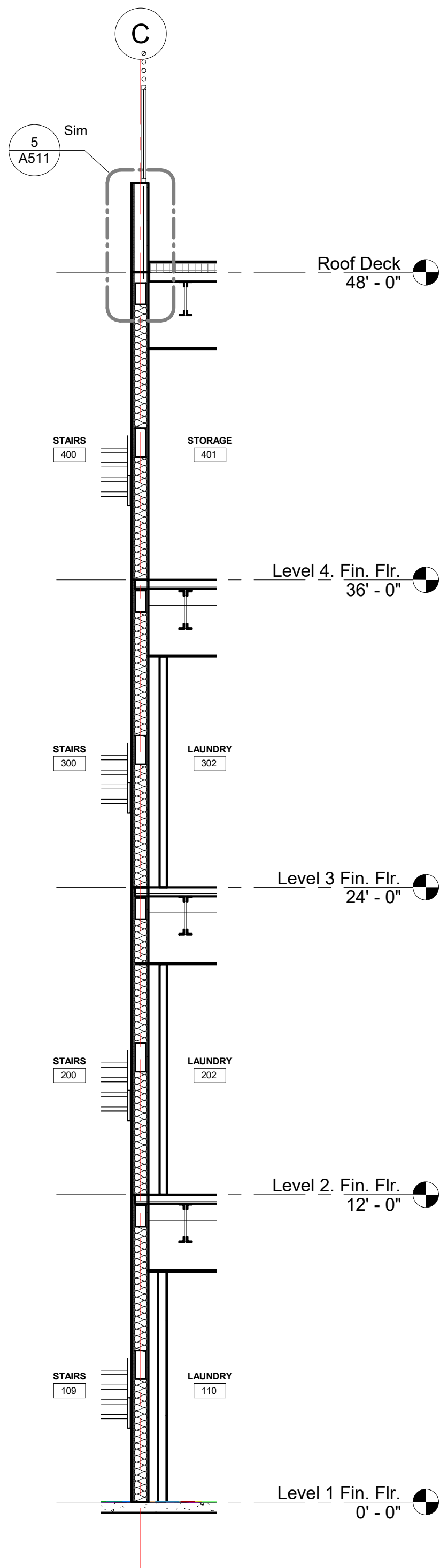
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BUILDING
SECTIONS

SHEET NO.

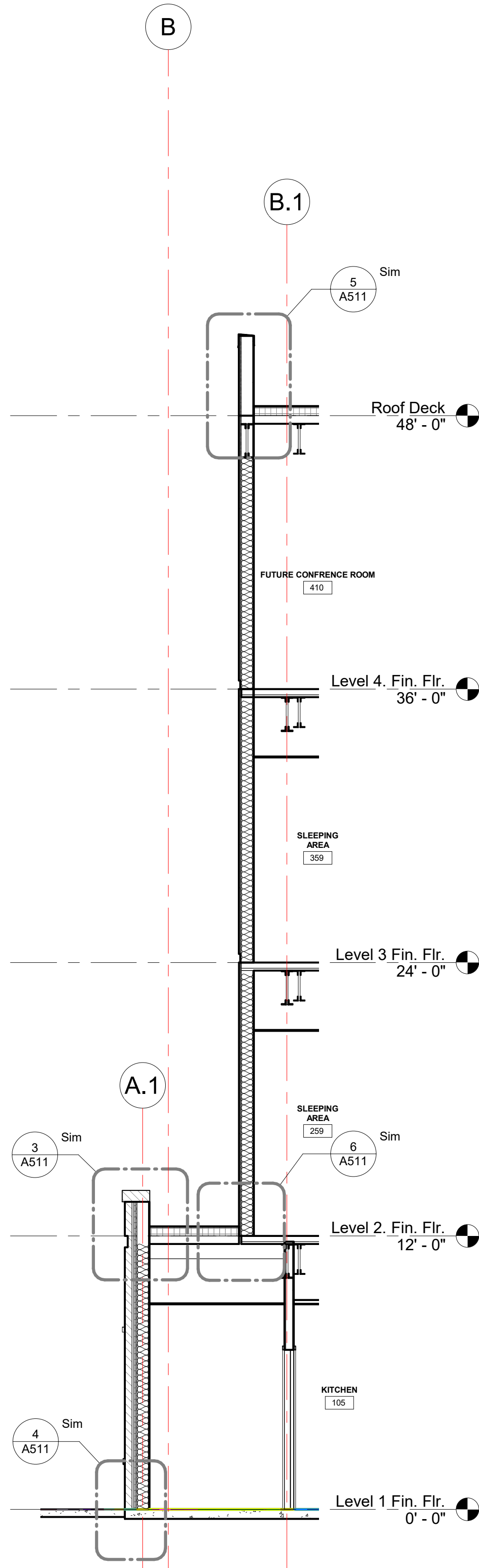
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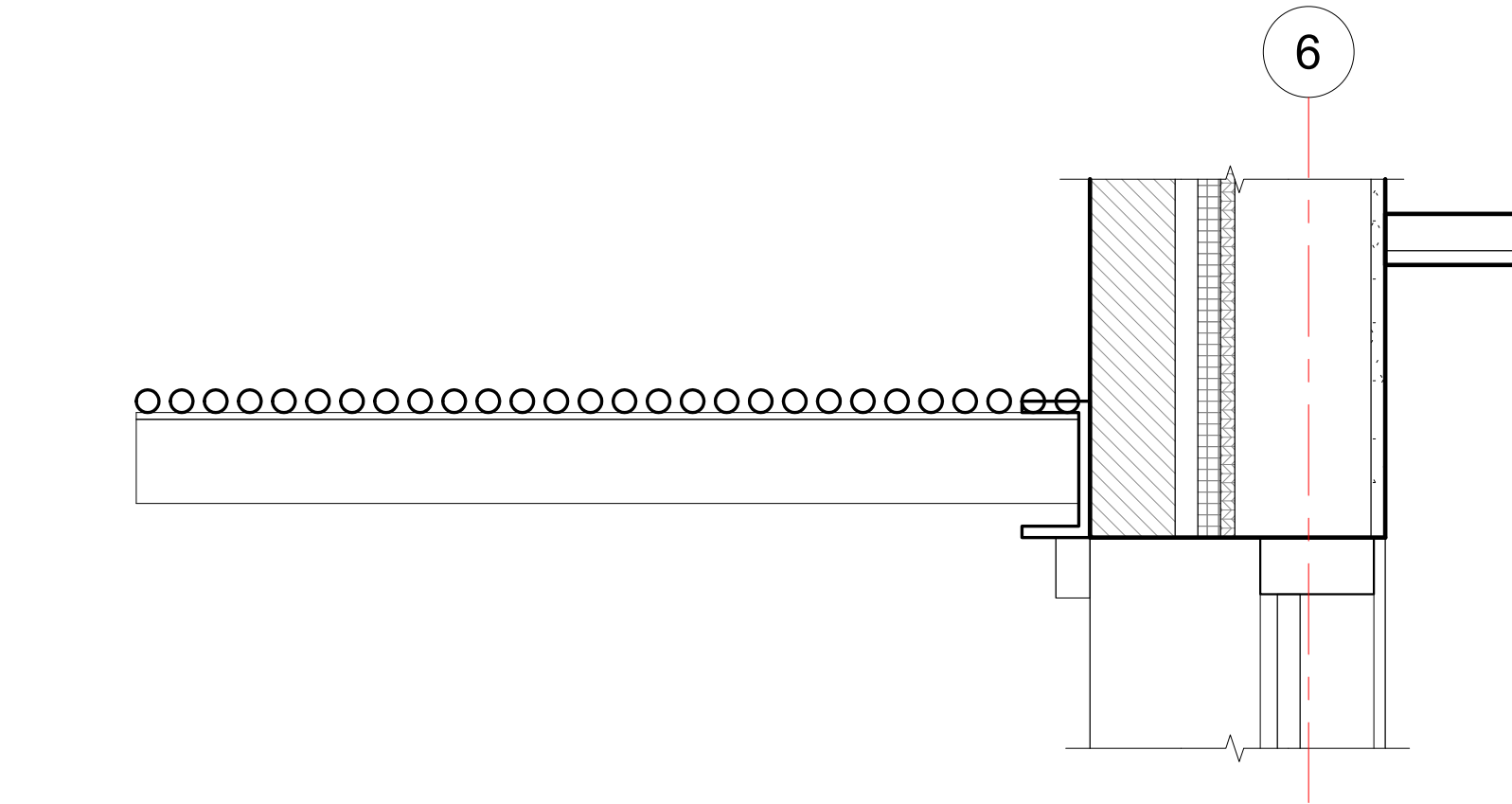
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SCALE: 1/4" = 1'-0"



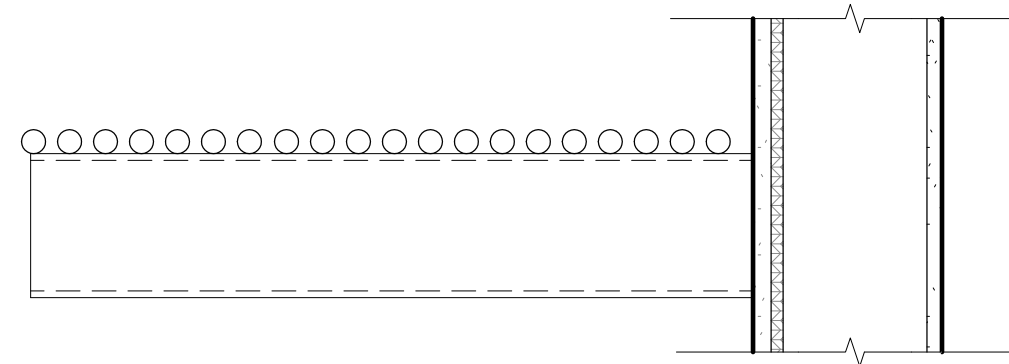
2 WALL SECTION
SCALE: 1/4" = 1'-0"



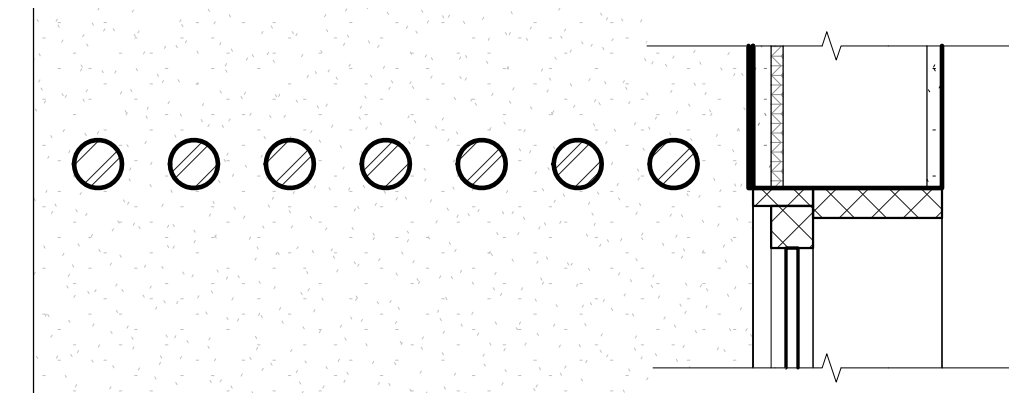
4 WALL SECTION
SCALE: 1/4" = 1'-0"



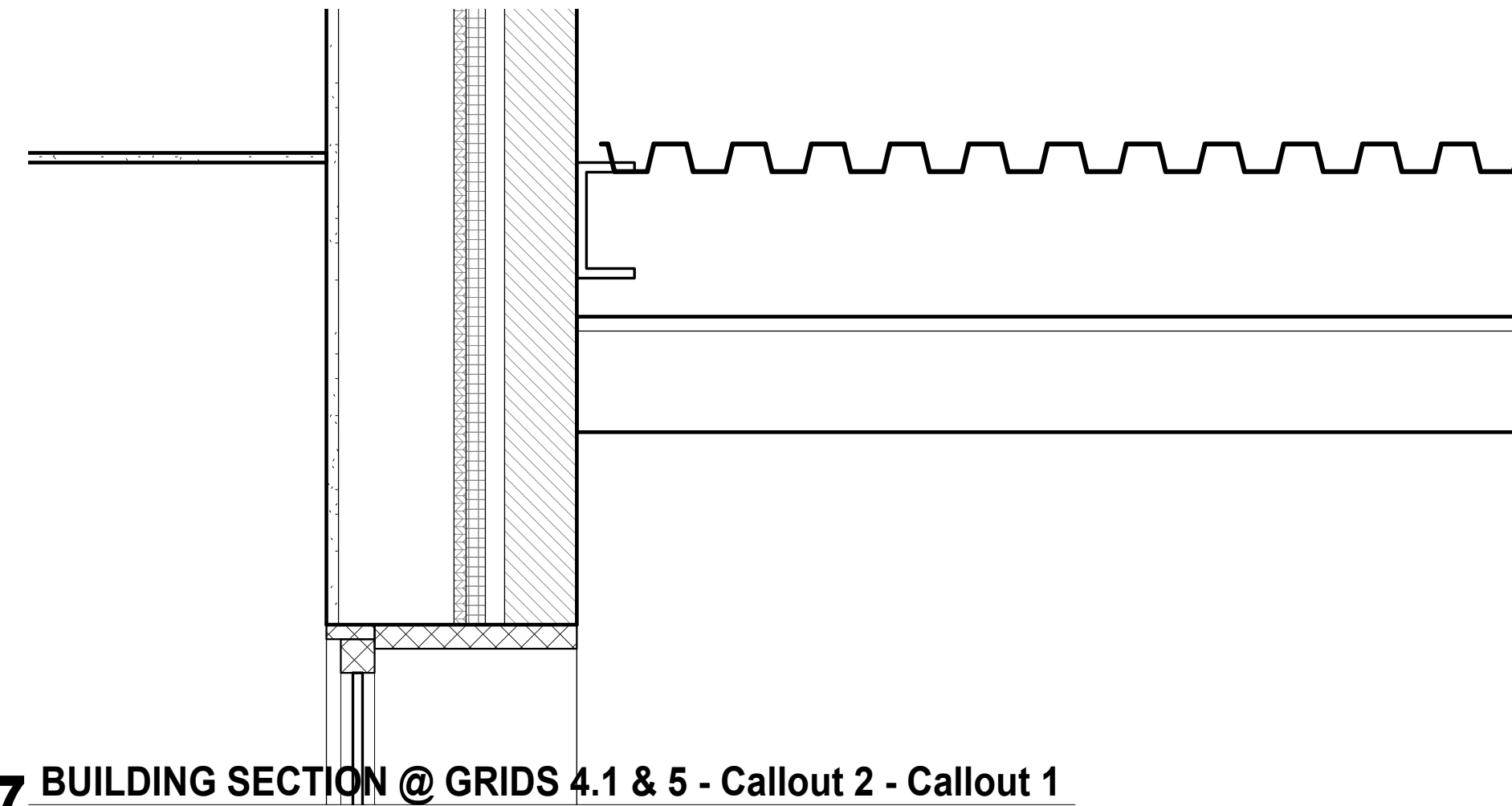
3 AWNING DETAIL - TYPICAL
SCALE: 1 1/2" = 1'-0"



5 AWNING DETAIL - TYPICAL
SCALE: 1 1/2" = 1'-0"



6 AWNING DETAIL @ WINDOW - TYPICAL
SCALE: 1 1/2" = 1'-0"



7 BUILDING SECTION @ GRIDS 4.1 & 5 - Callout 2 - Callout 1
SCALE: 1 1/2" = 1'-0"

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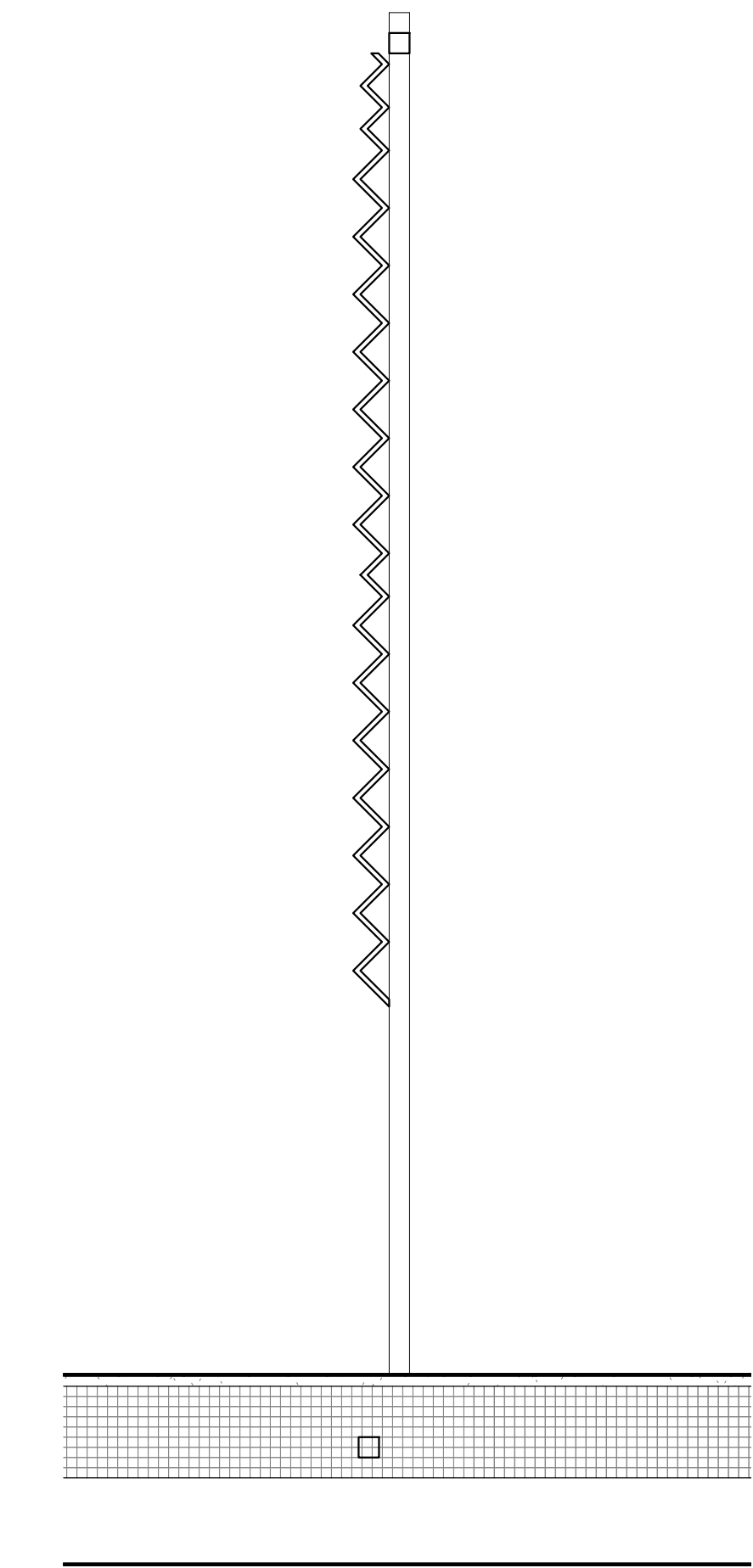
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SHEET TITLE:
WALL SECTIONS

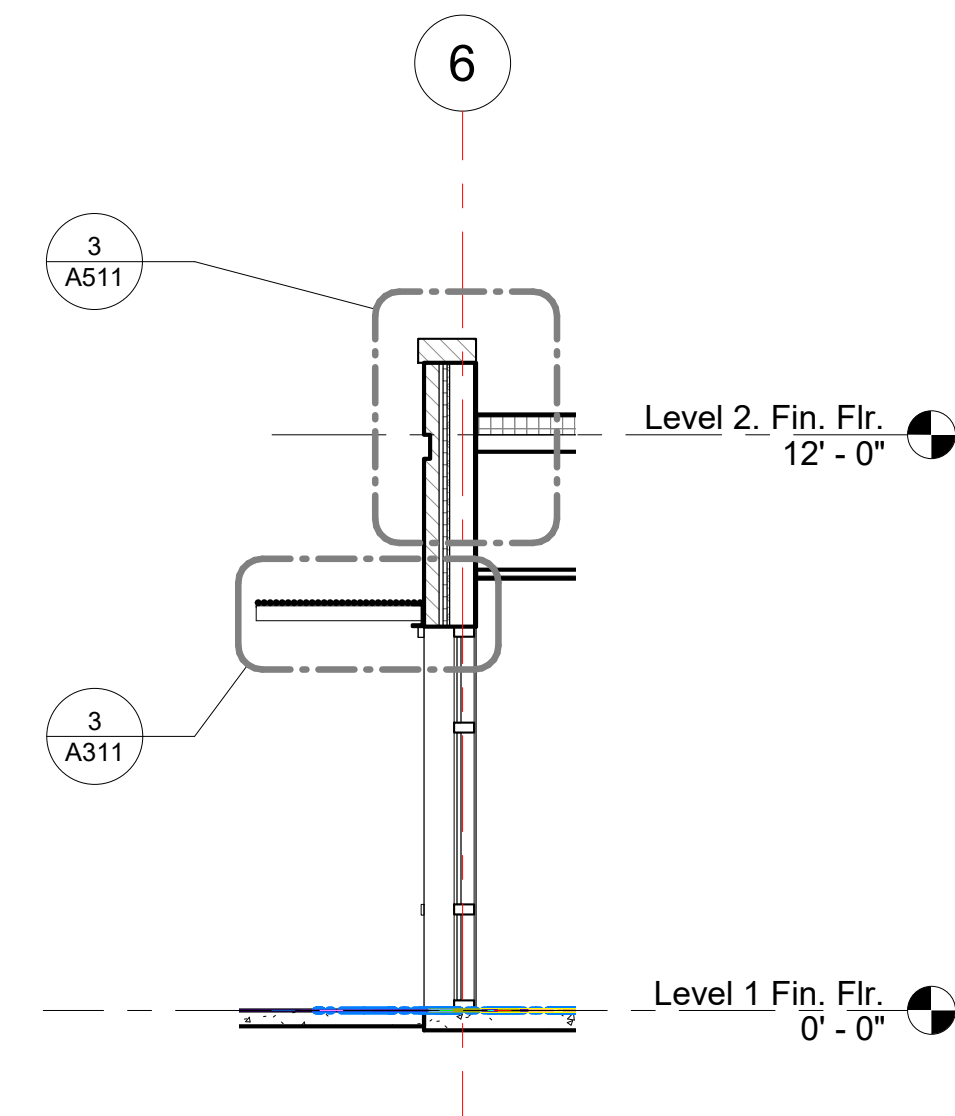
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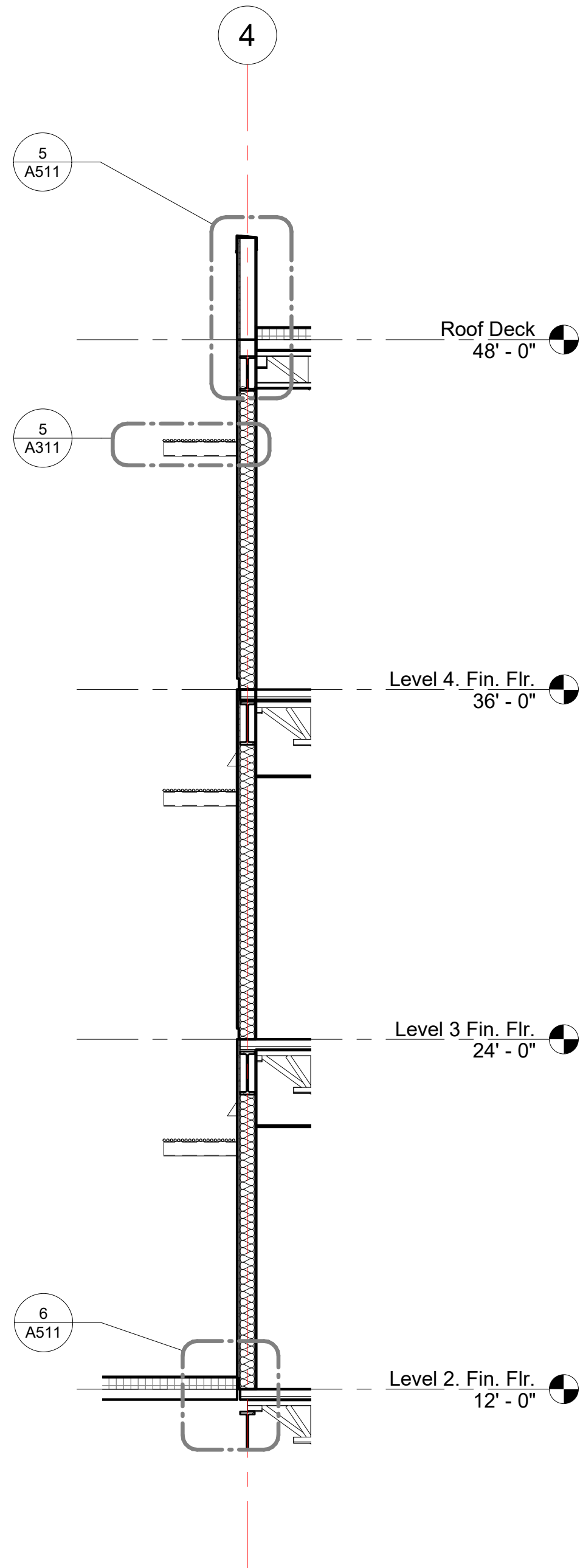
1 ROOF SCREEN DETAIL

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



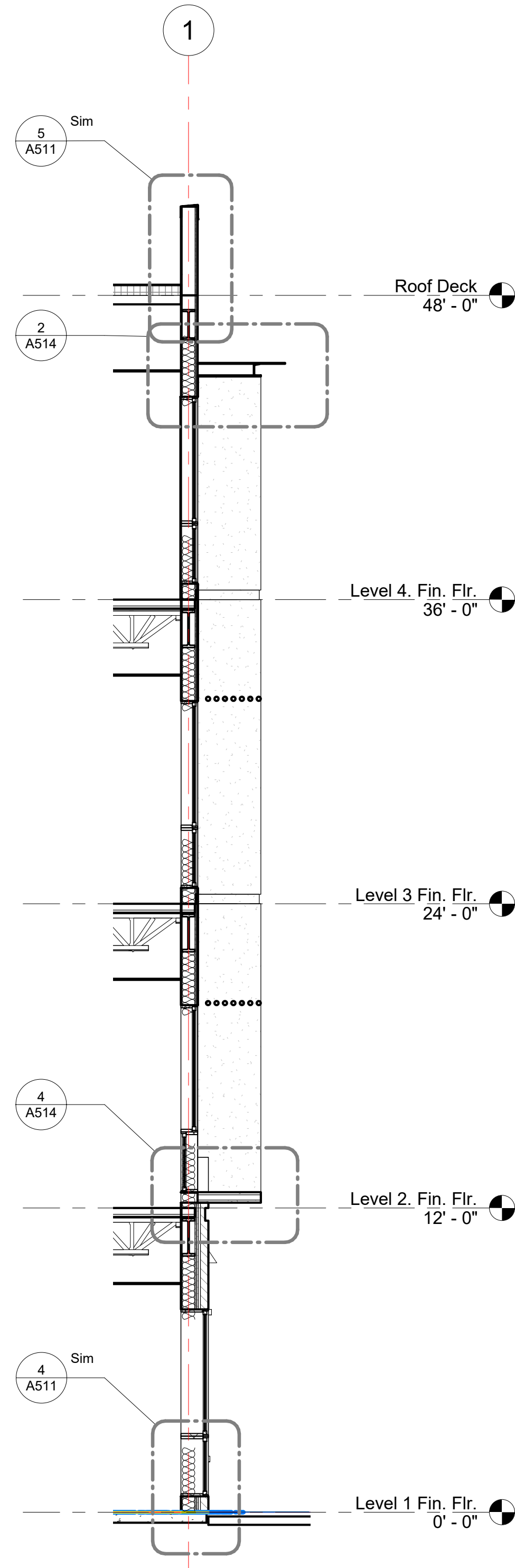
2 WALL SECTION

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



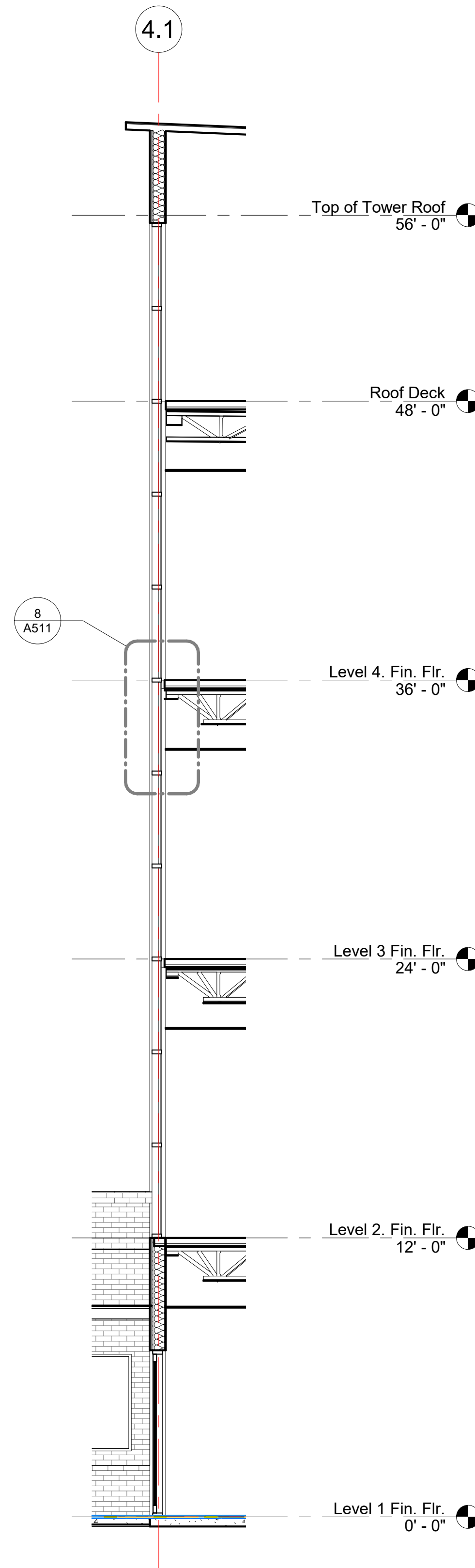
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SCALE: 1/4" = 1'-0"



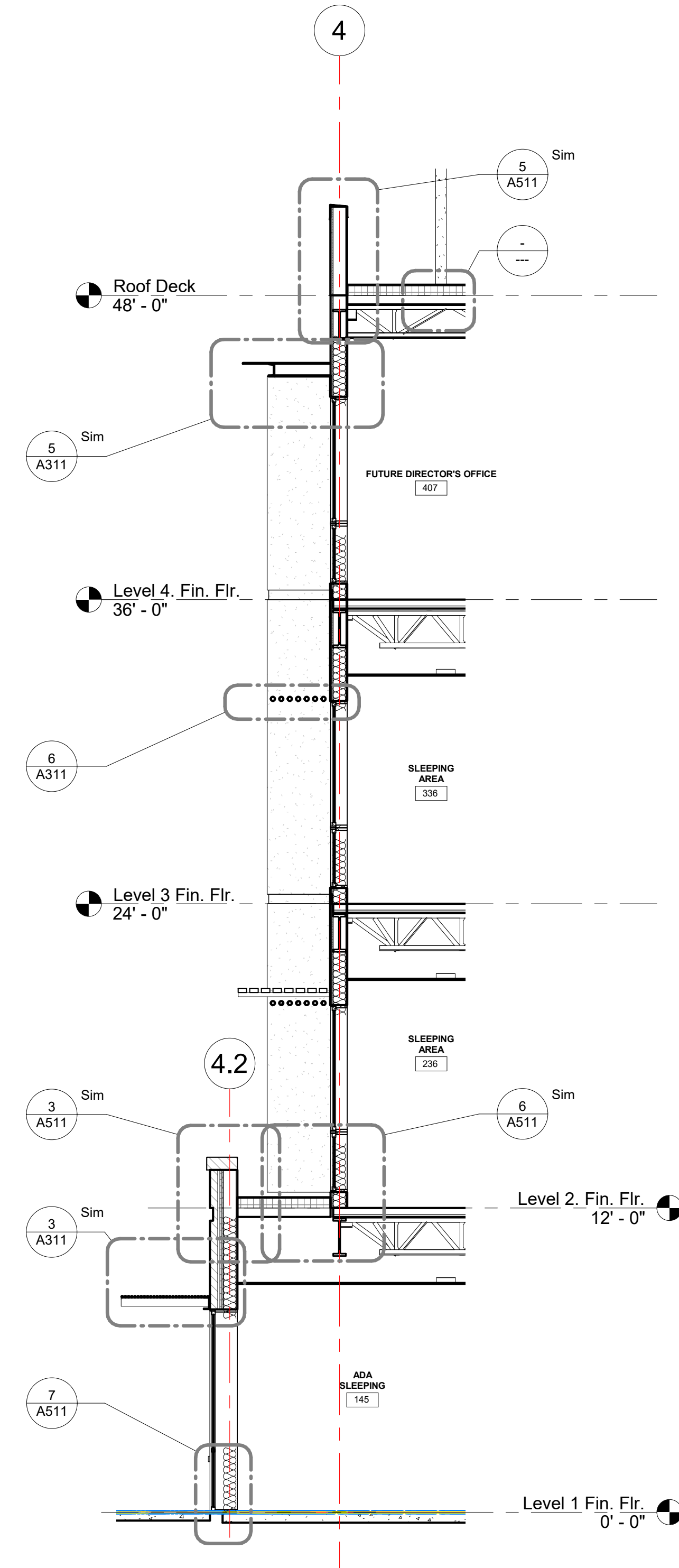
4 WALL SECTION

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



5 WALL SECTION

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



6 WALL SECTION

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

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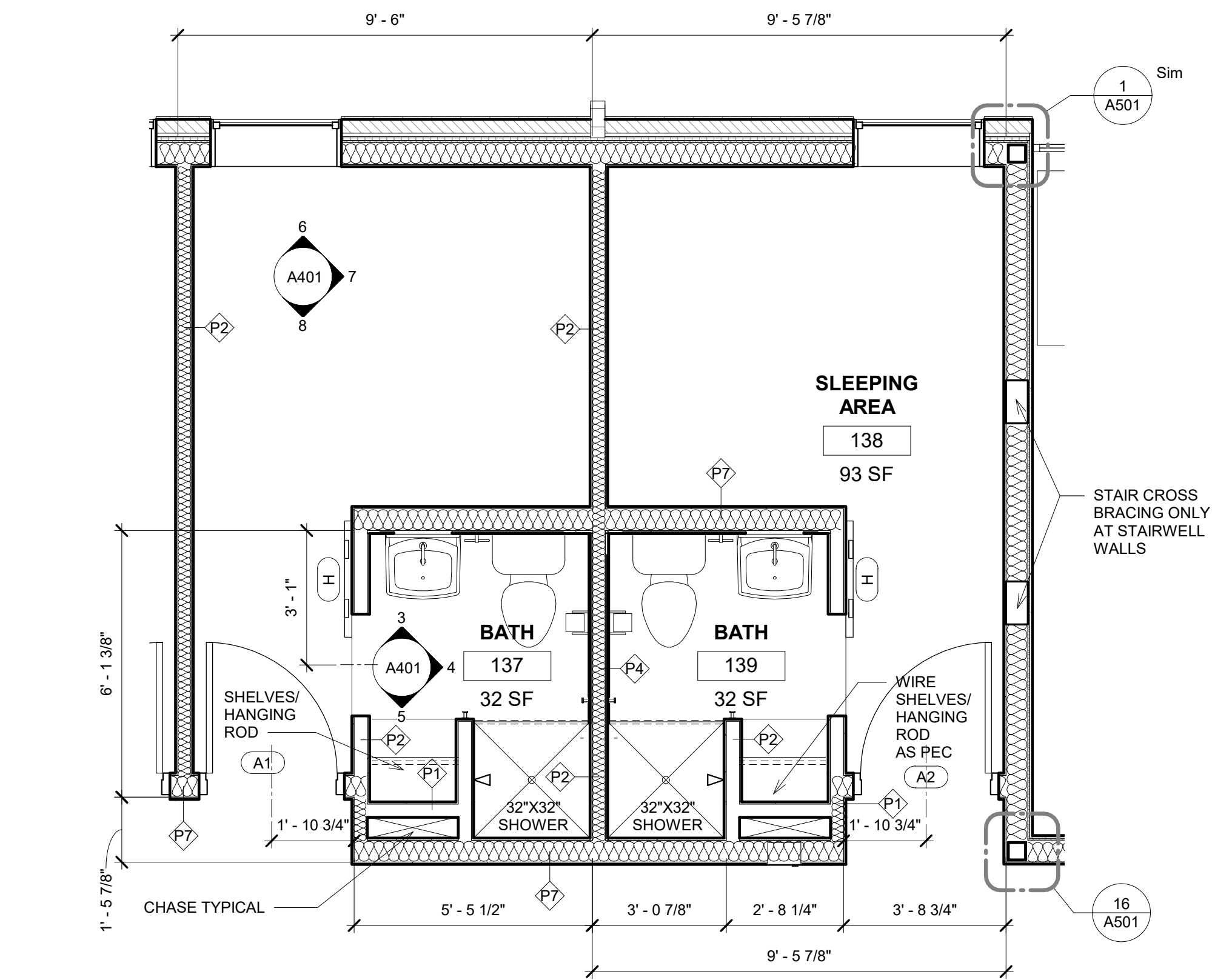
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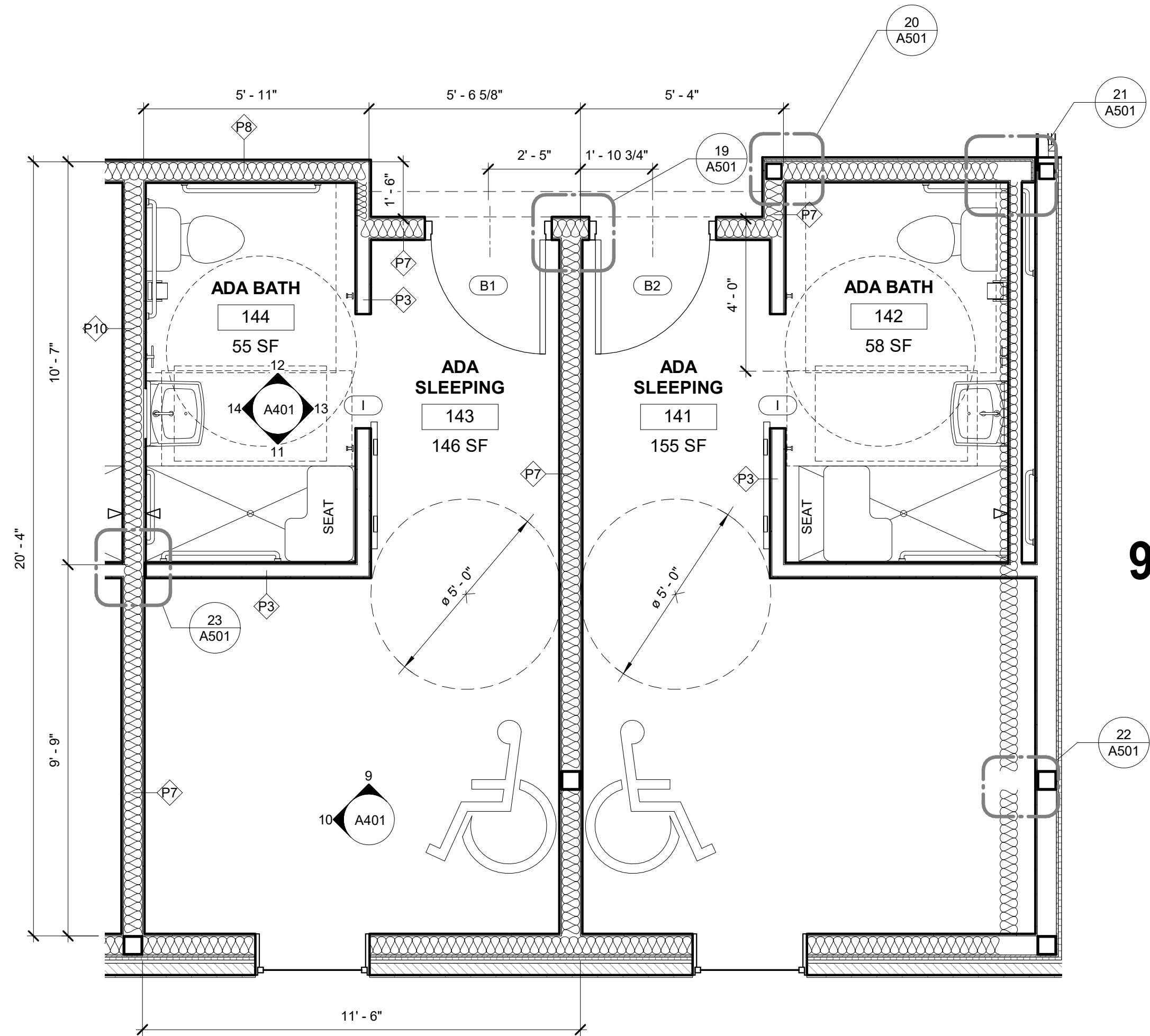
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WALL SECTIONS

SHEET NO.

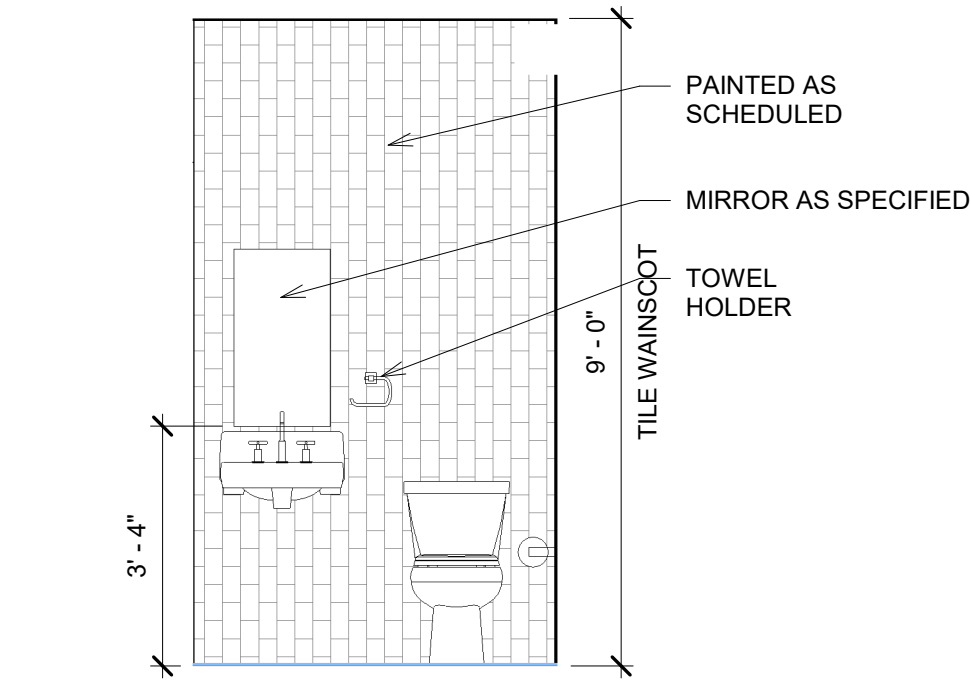
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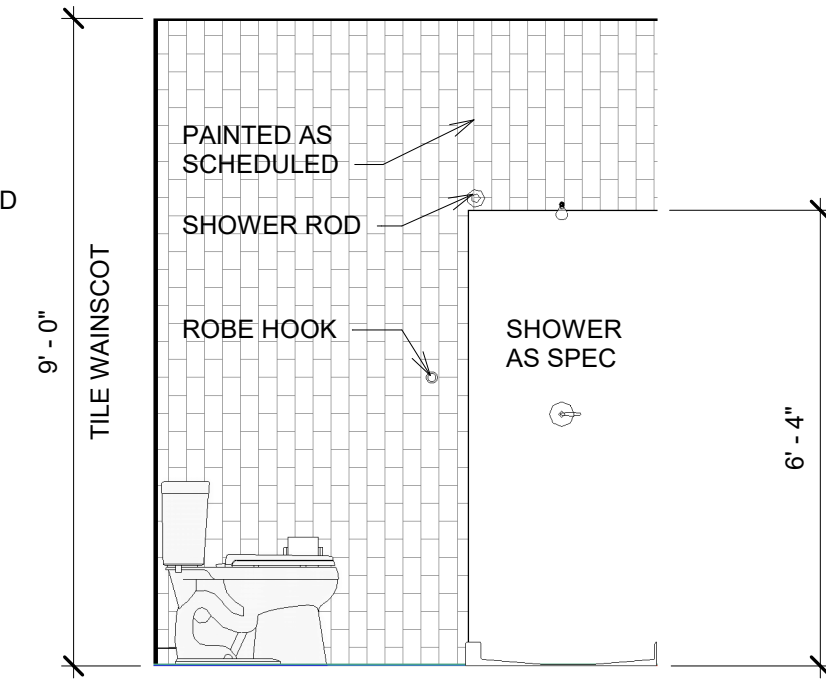
1 TYPICAL ROOM - FLOOR PLAN
SCALE: 3/8" = 1'-0"



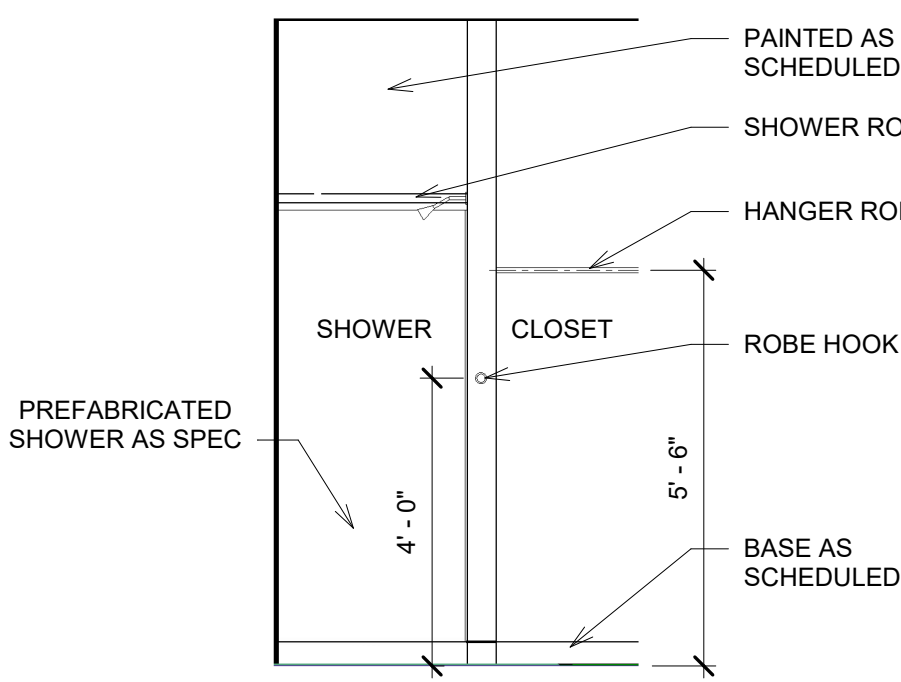
2 TYPICAL ADA ROOM - FLOOR PLAN
SCALE: 3/8" = 1'-0"



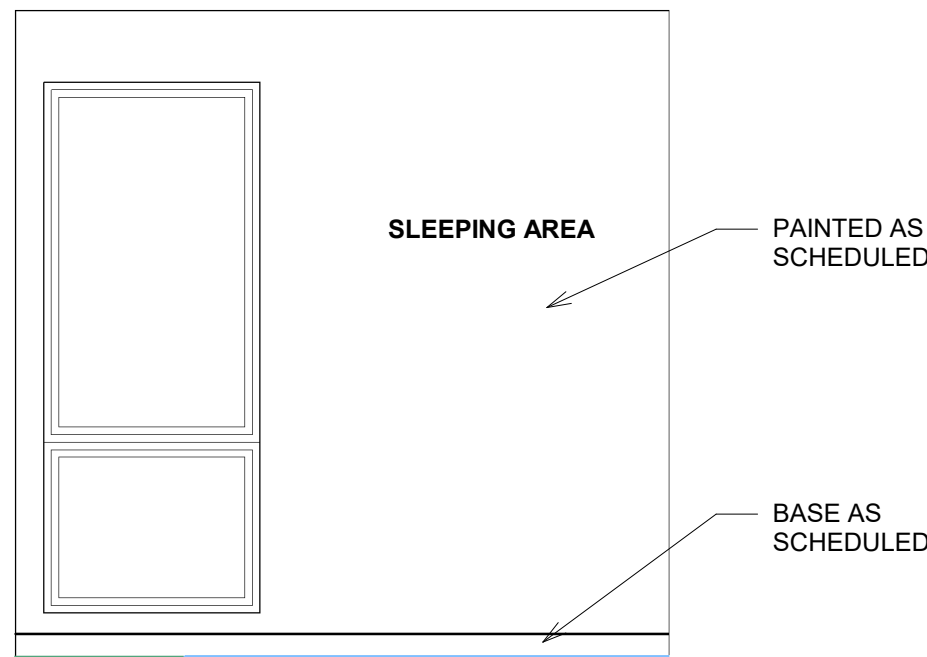
3 BATHROOM - TYPICAL
SCALE: 3/8" = 1'-0"



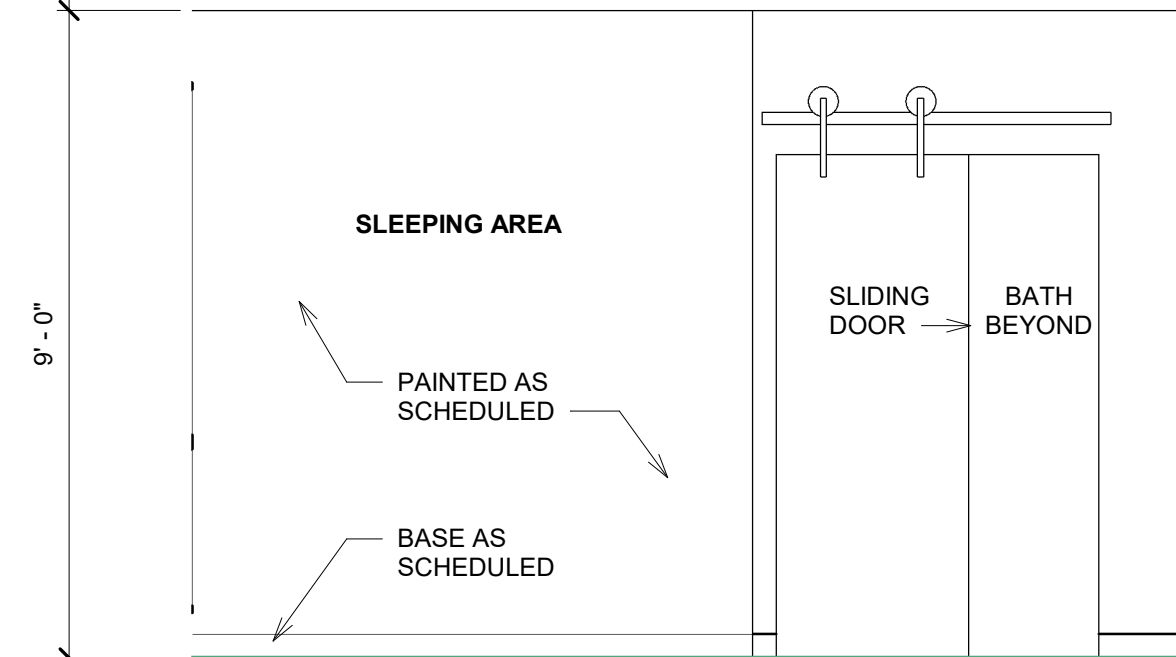
4 BATHROOM @ SHOWER TYP.
SCALE: 3/8" = 1'-0"



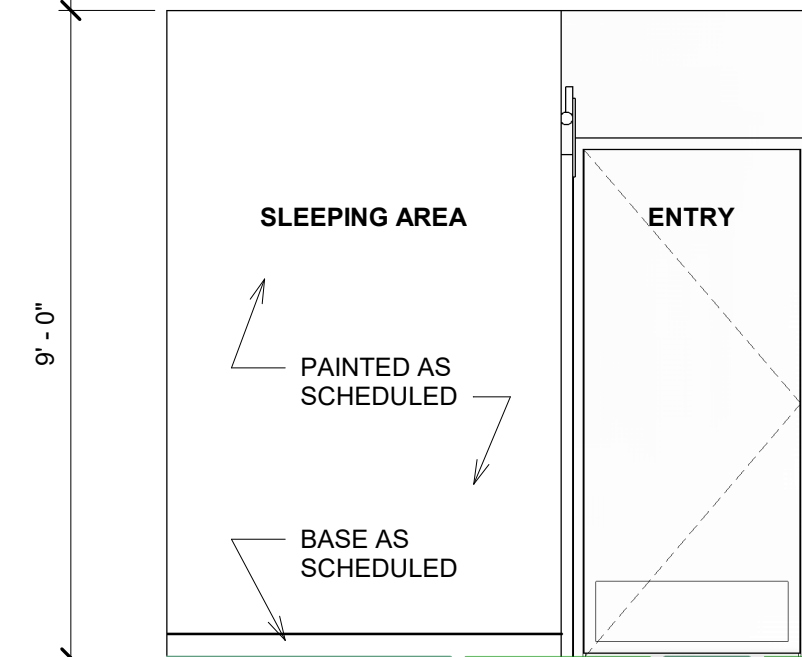
5 BATHROOM @ SHOWER TYP.
SCALE: 3/8" = 1'-0"



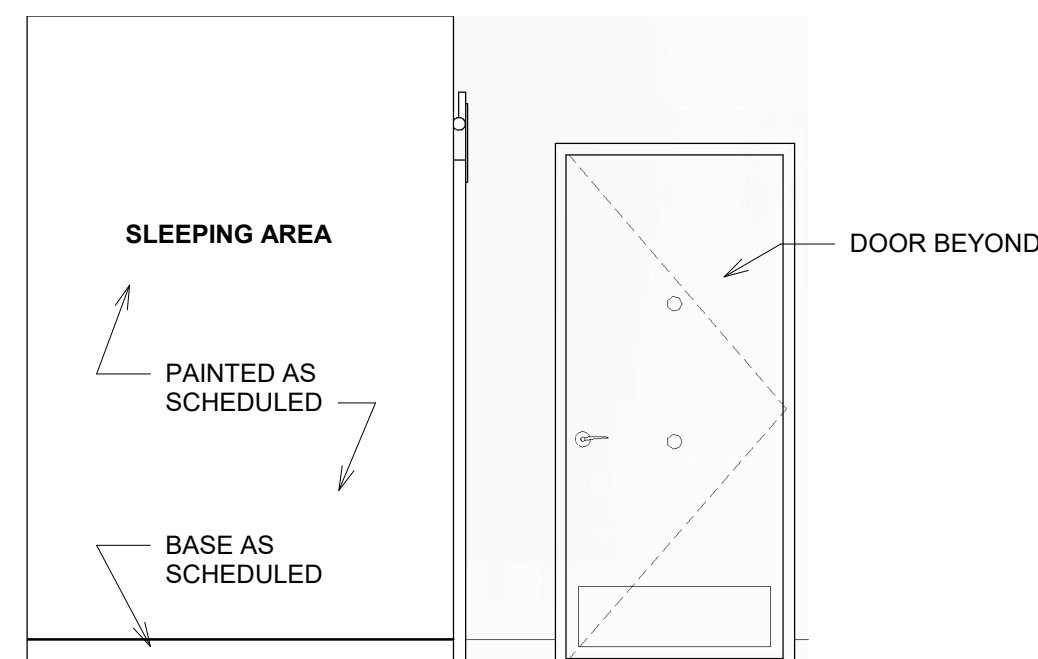
6 SLEEPING AREA @ WINDOW - TYPICAL
SCALE: 3/8" = 1'-0"



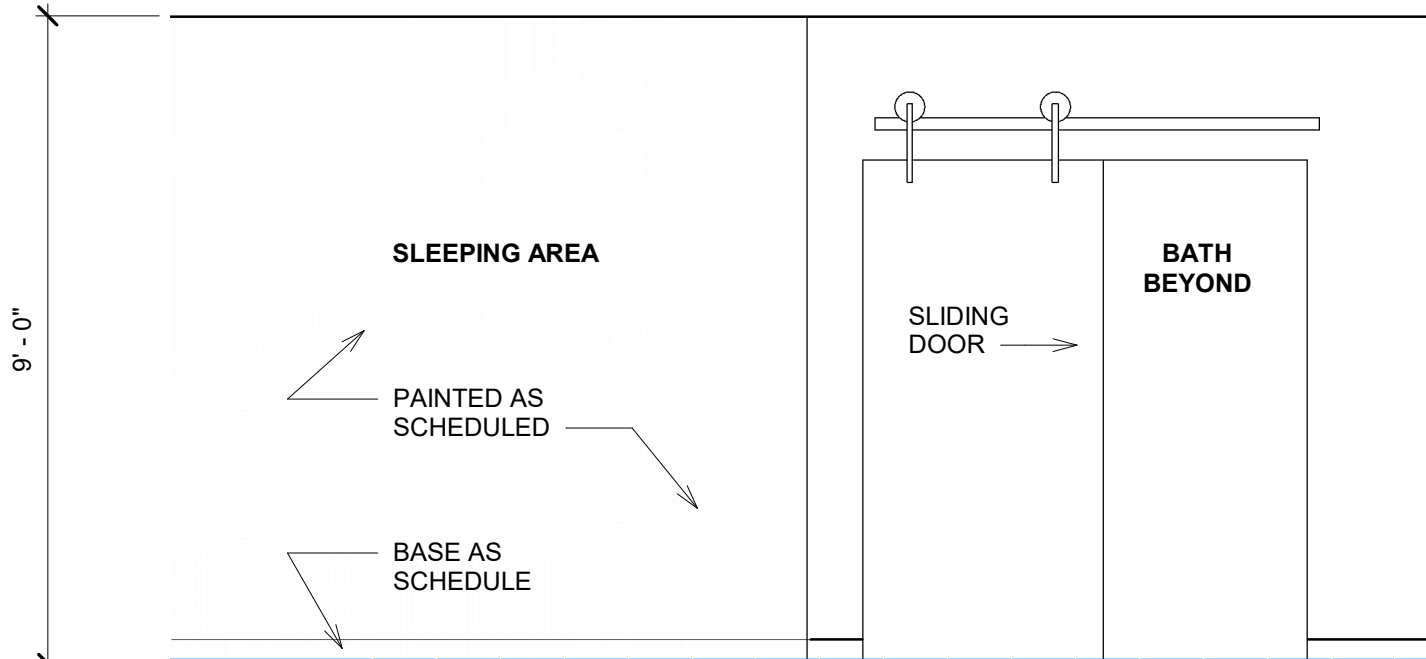
7 SLEEPING AREA @ BATH - TYP.
SCALE: 3/8" = 1'-0"



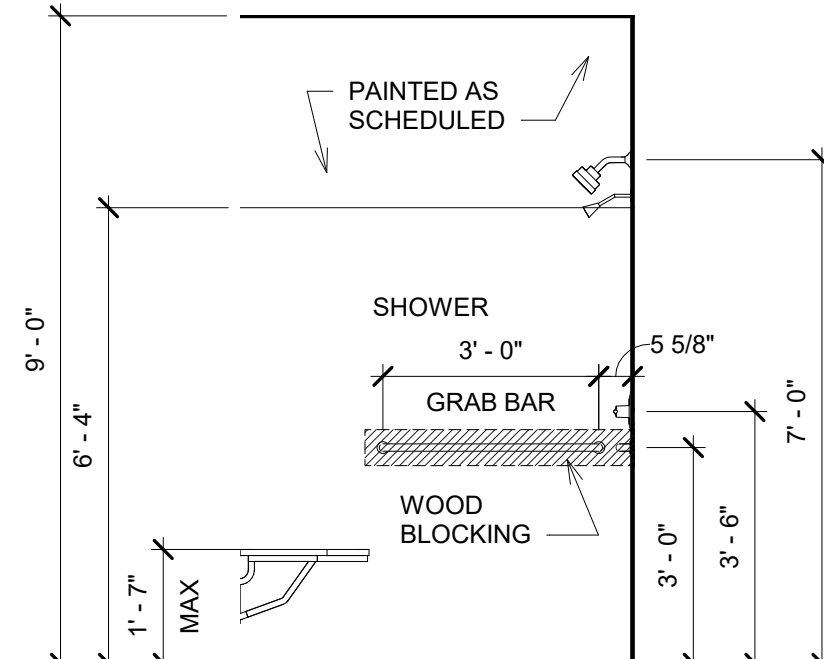
8 SLEEPING AREA @ ENTRY - TYP.
SCALE: 3/8" = 1'-0"



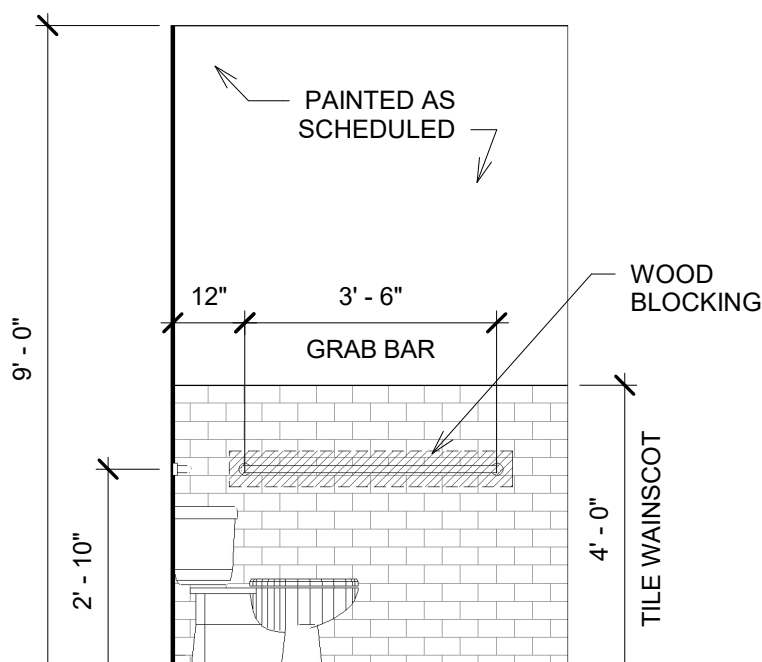
9 TYPICAL ADA ROOM - INTERIOR ELEVATION 1
SCALE: 3/8" = 1'-0"



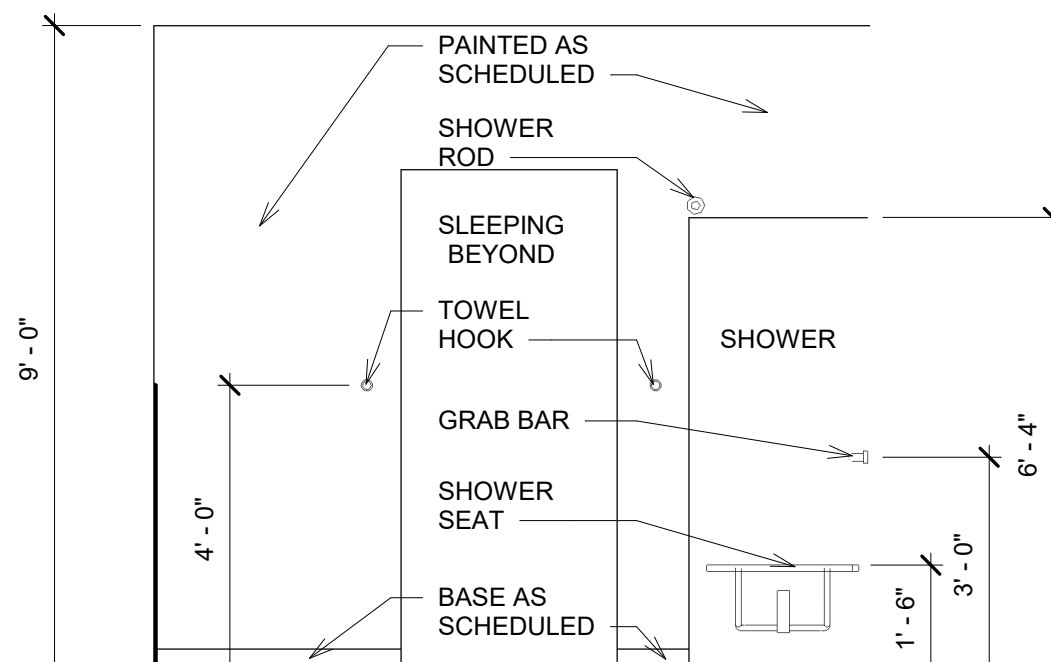
10 TYPICAL ADA ROOM - INT. ELEVATION 2
SCALE: 3/8" = 1'-0"



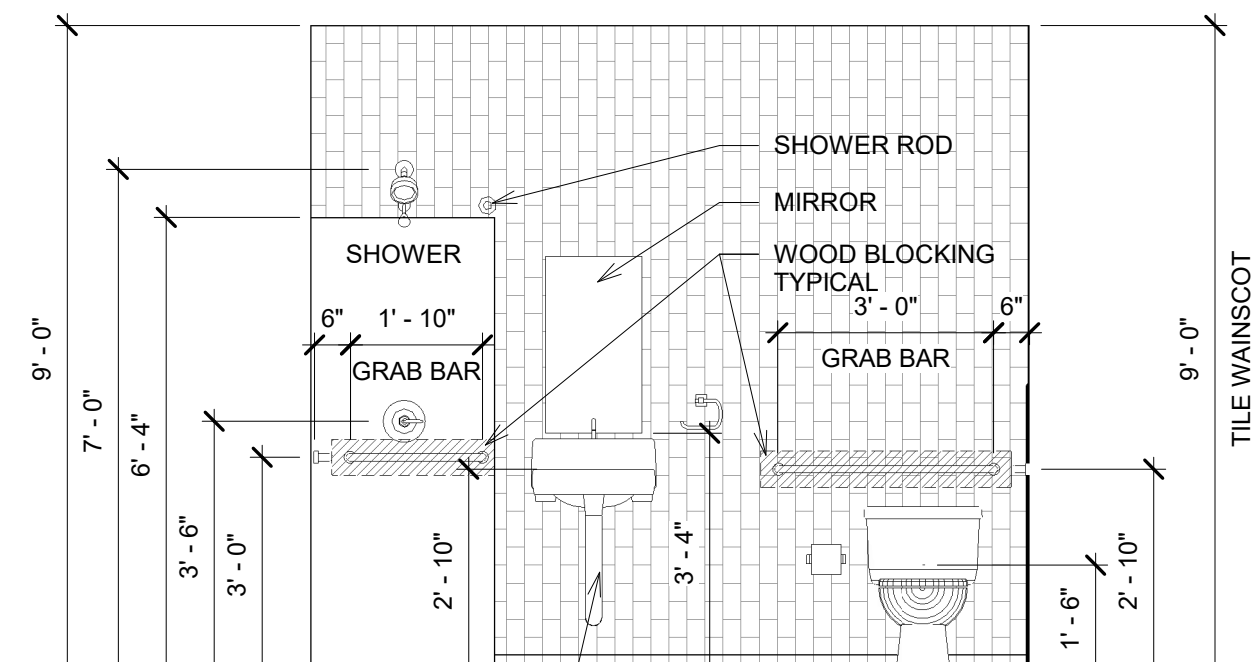
11 ADA BATH @ SHOWER - TYP.
SCALE: 3/8" = 1'-0"



12 ADA BATH @ TOILET - TYP.
SCALE: 3/8" = 1'-0"



13 ADA BATH @ ENTRY - TYP.
SCALE: 3/8" = 1'-0"



14 ADA BATH @ SINK & TOILET - TYP.
SCALE: 3/8" = 1'-0"

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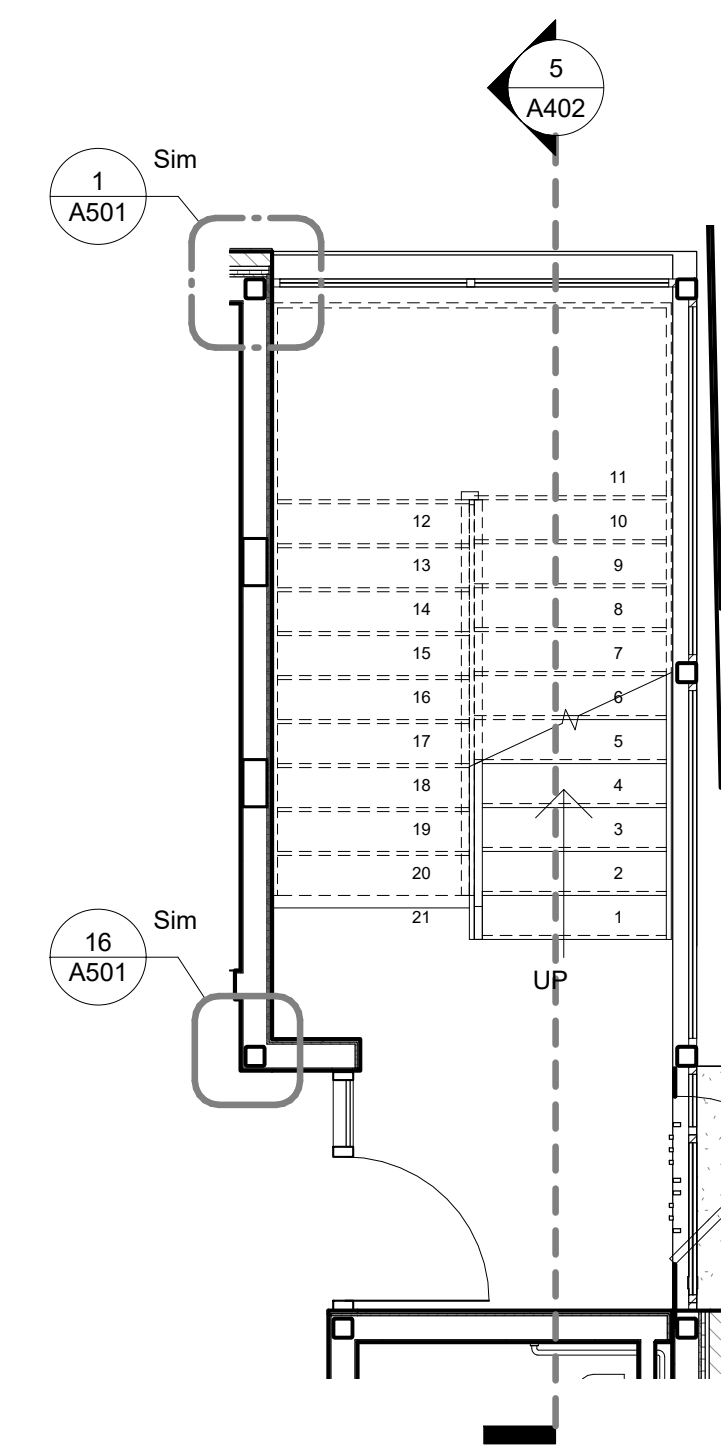
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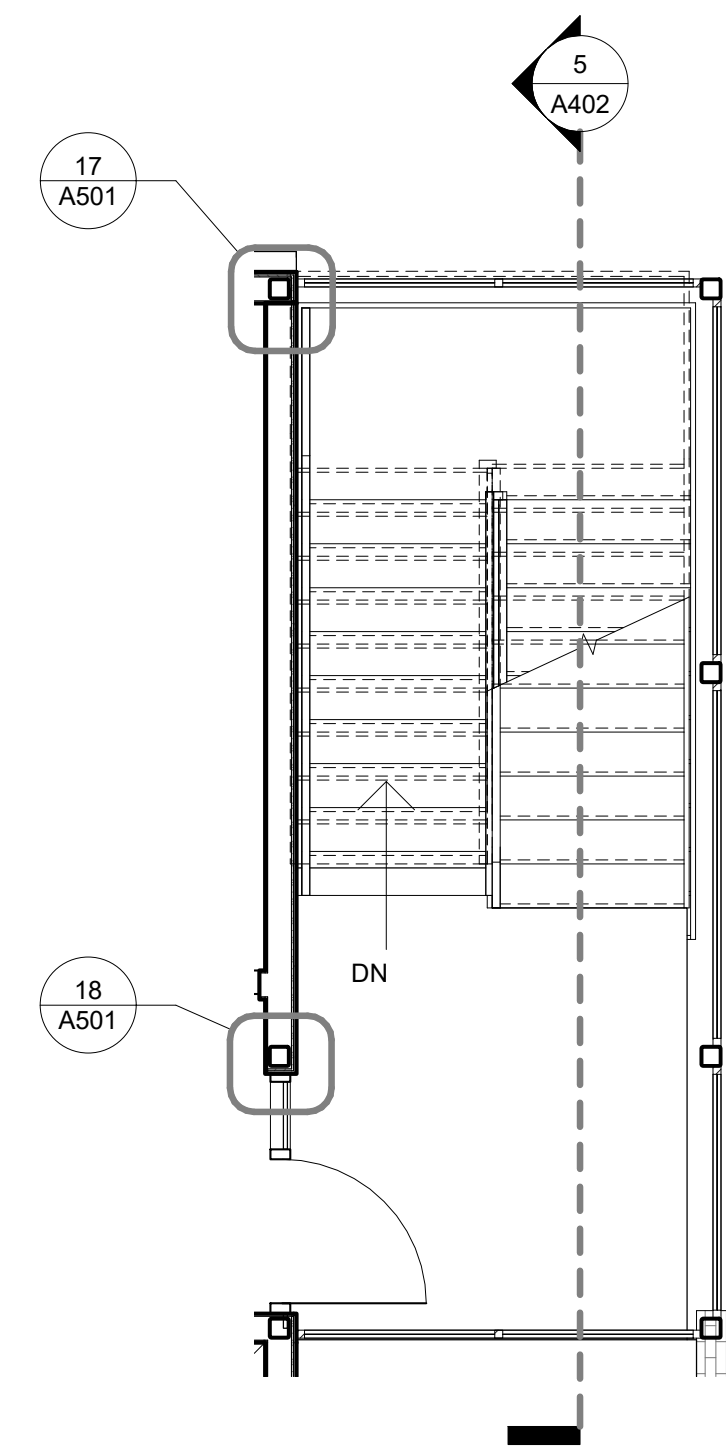
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TYP. ROOM PLANS
& INT. ELEVATIONS

SHEET NO.

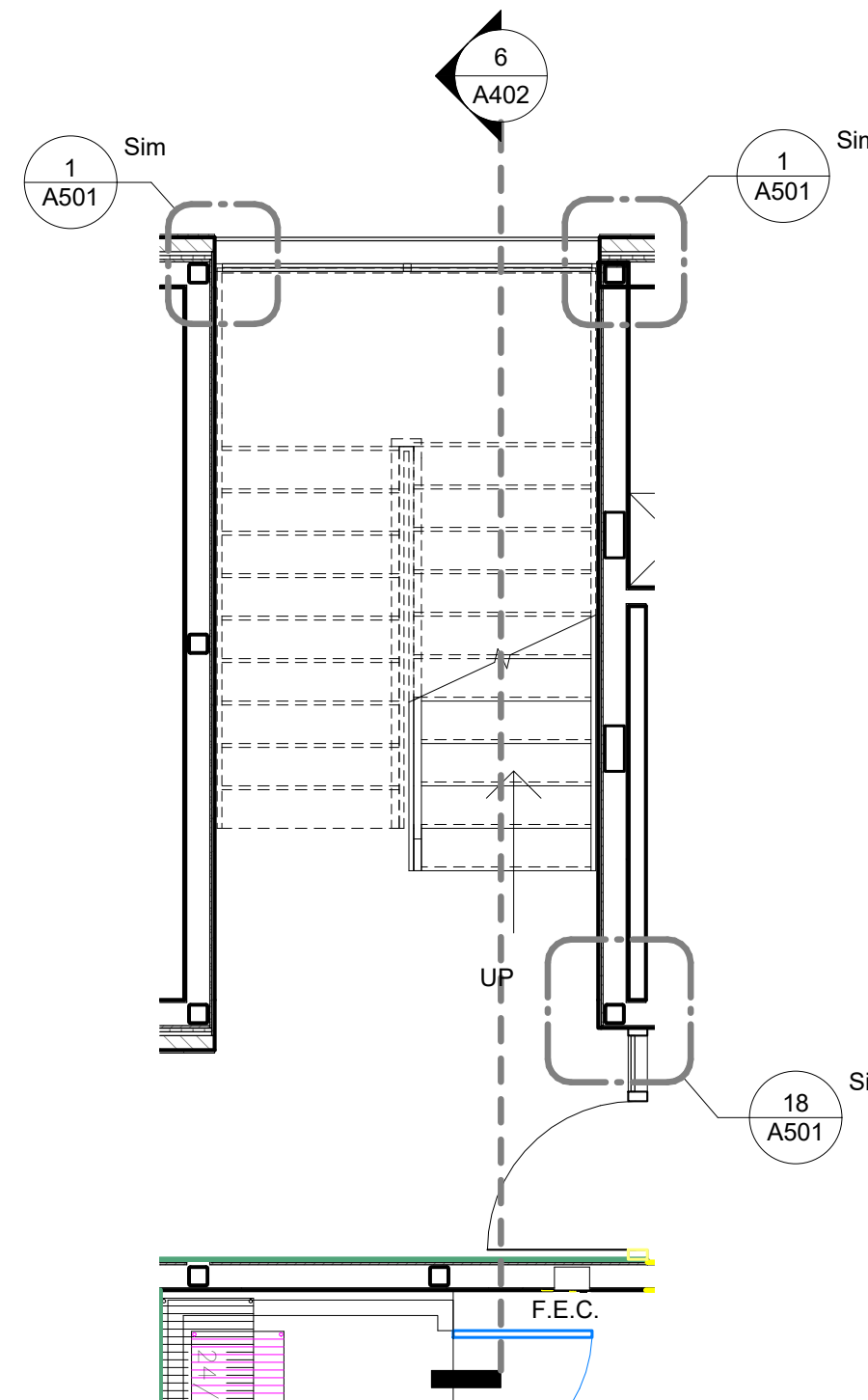
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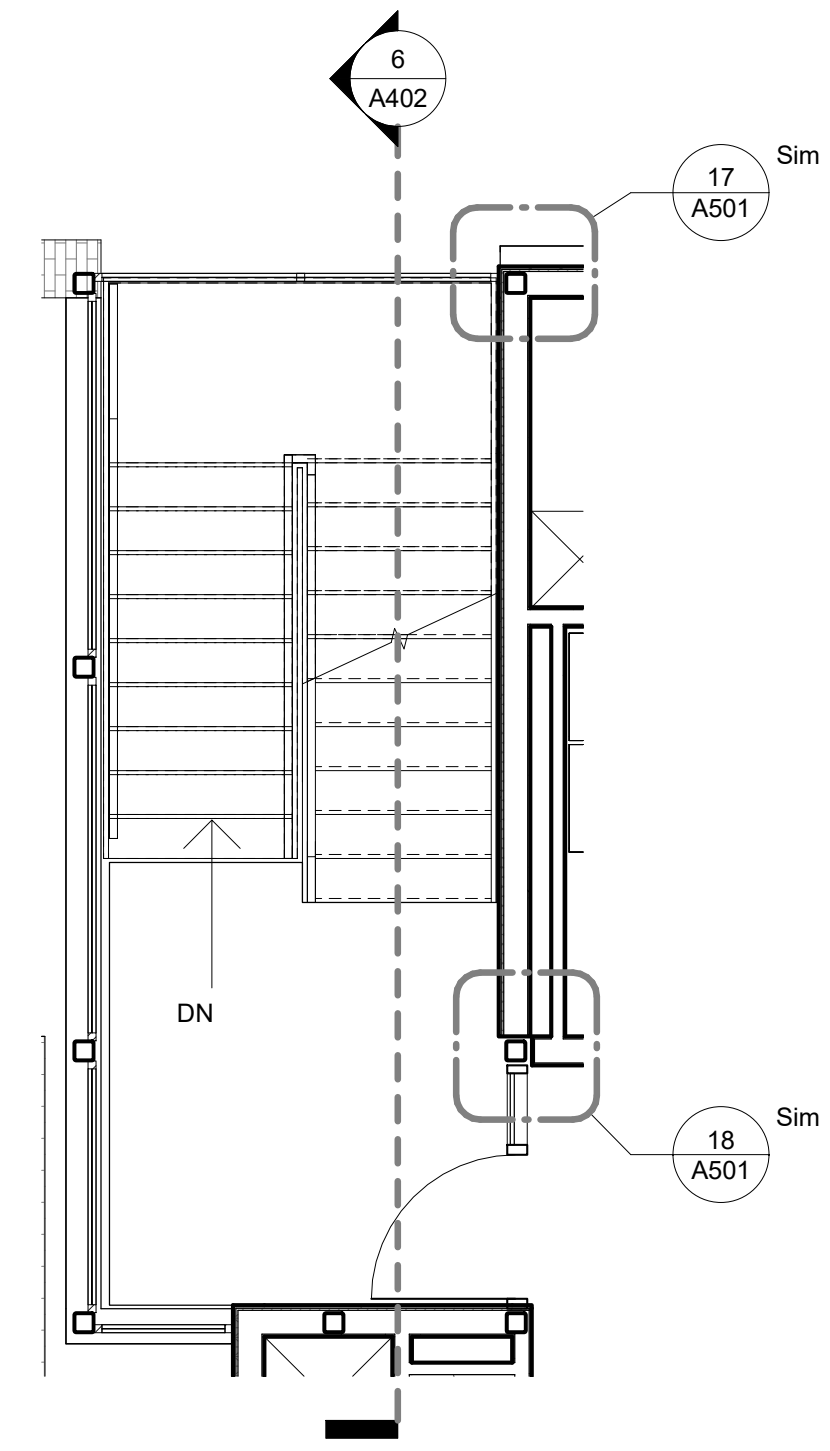
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SCALE: 1/4" = 1'-0"



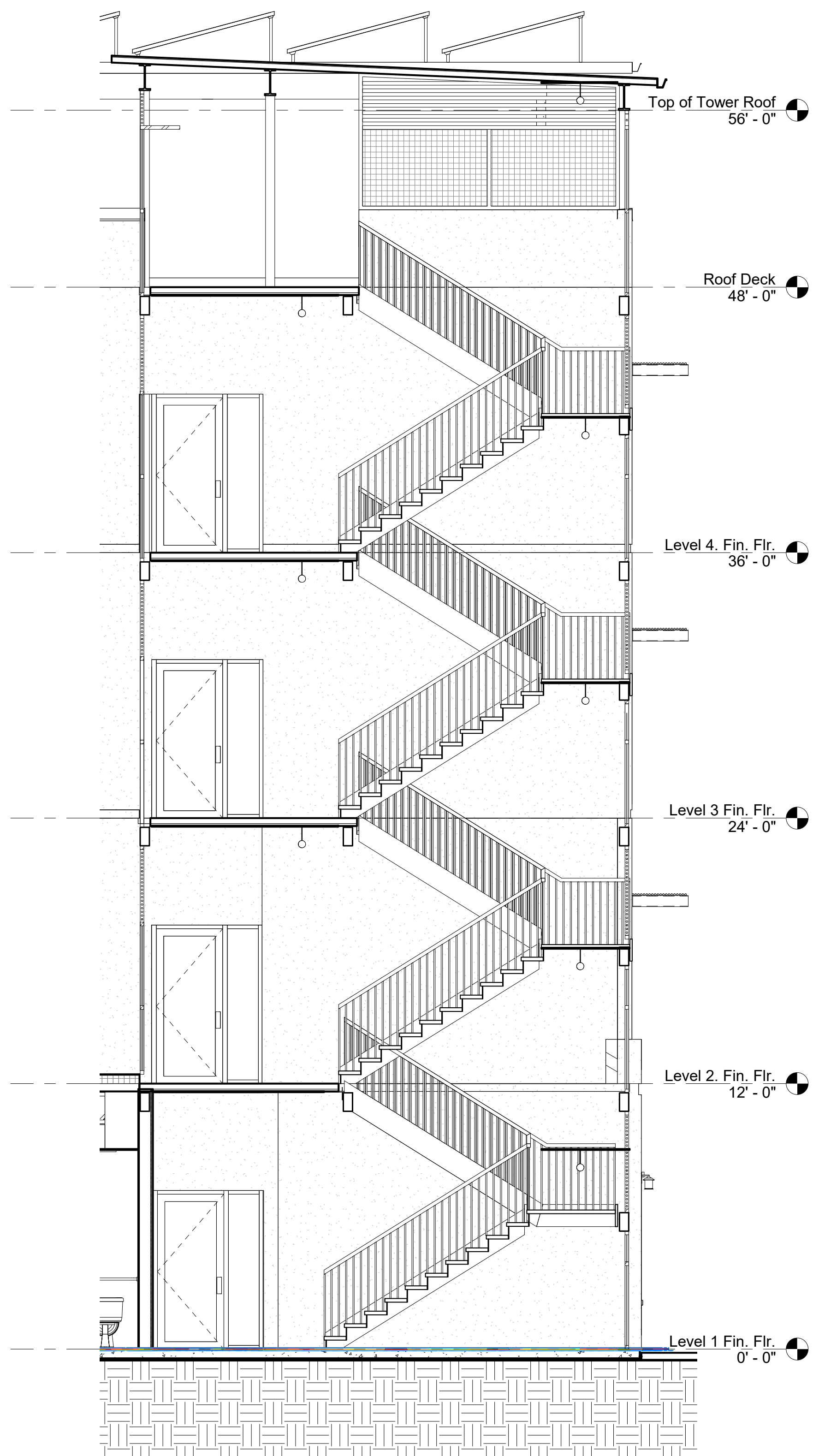
2 2ND, 3RD, 4TH FLOOR WEST STAIRWELL PLAN
SCALE: 1/4" = 1'-0"



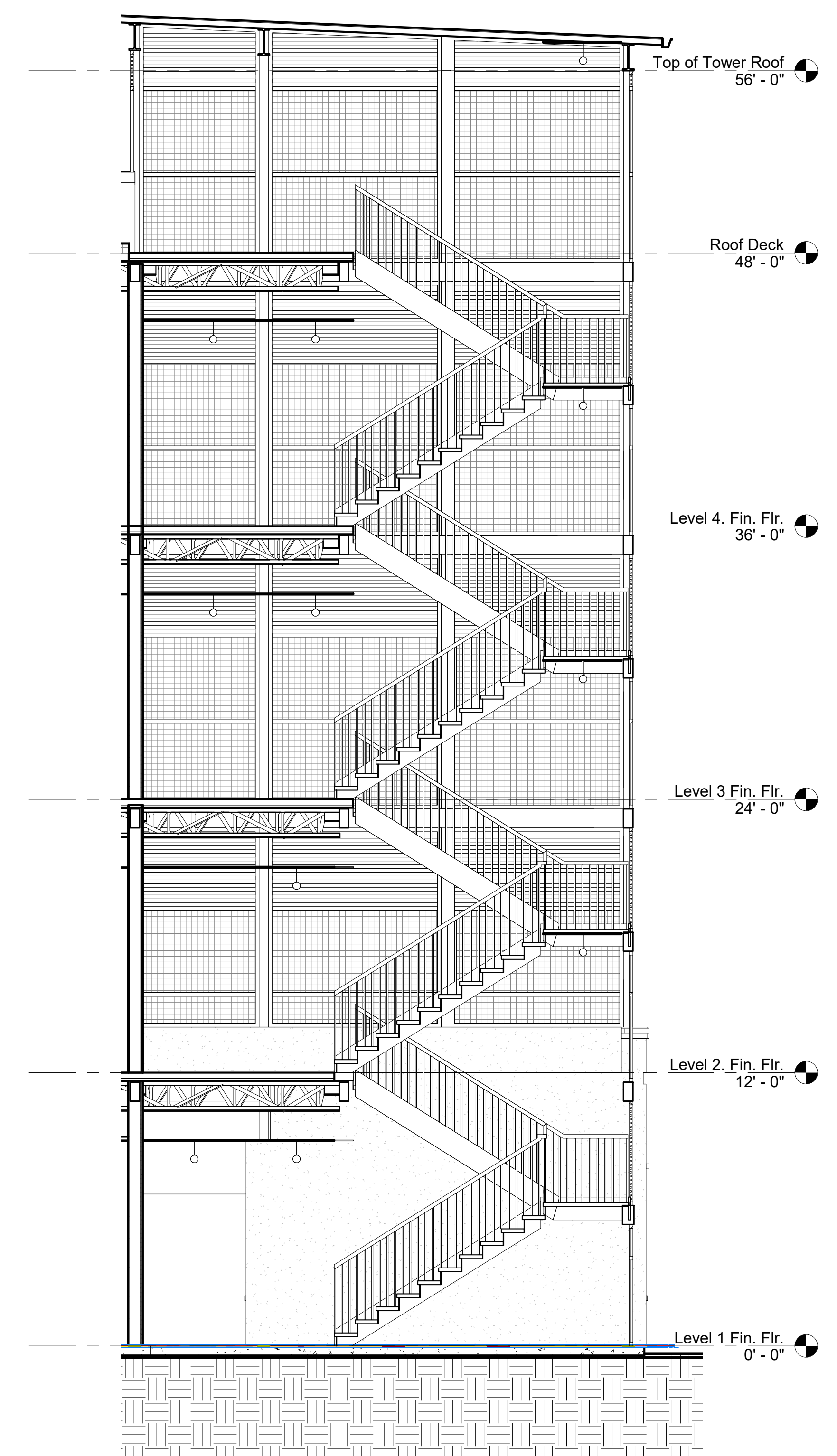
3 1ST FLOOR WEST STAIRWELL PLAN
SCALE: 1/4" = 1'-0"



4 2ND, 3RD, 4TH FLOOR EAST STAIRWELL PLAN
SCALE: 1/4" = 1'-0"



5 EAST STAIRWELL SECTION
SCALE: 1/4" = 1'-0"



6 WEST STAIRWELL SECTION
SCALE: 1/4" = 1'-0"

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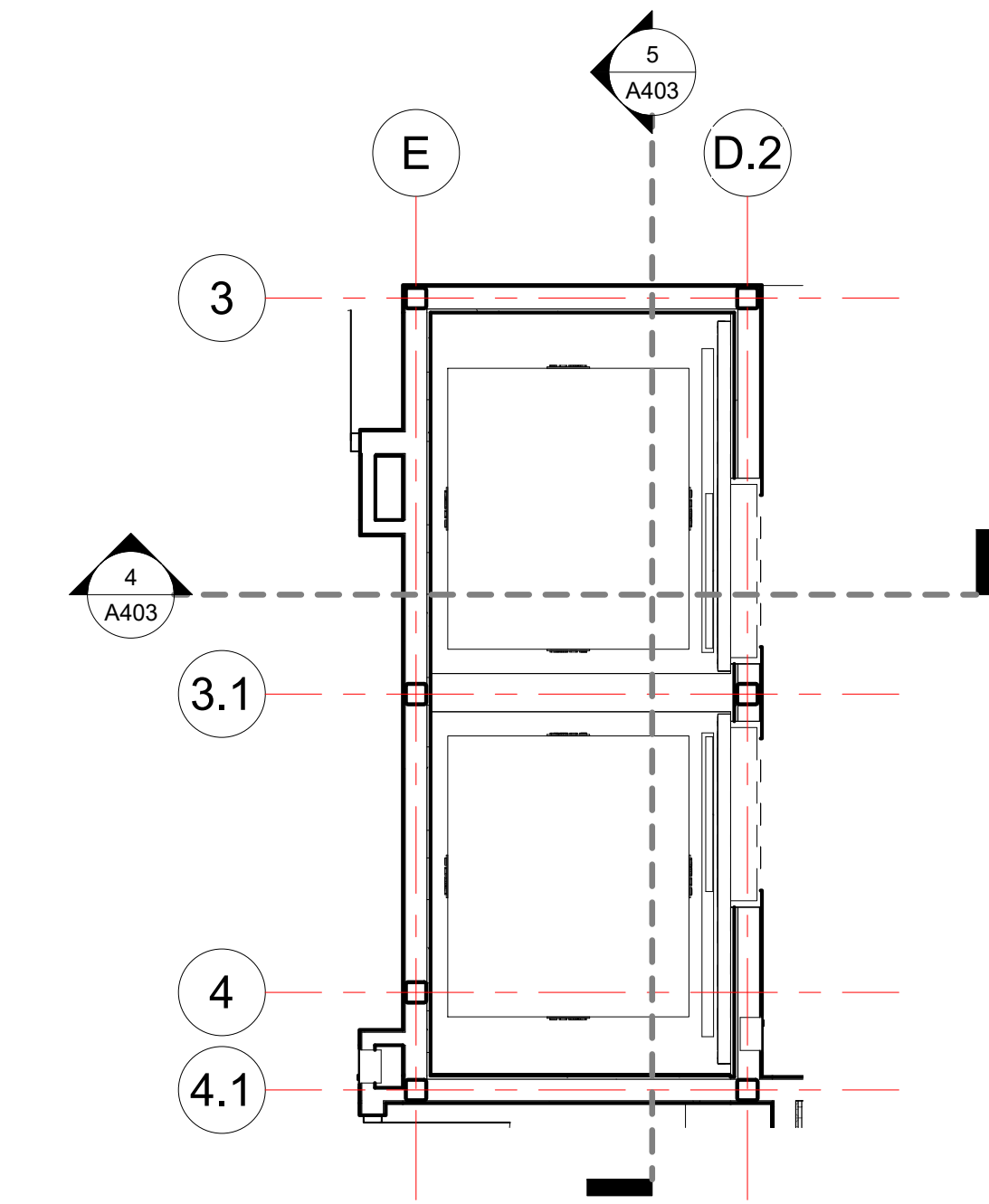
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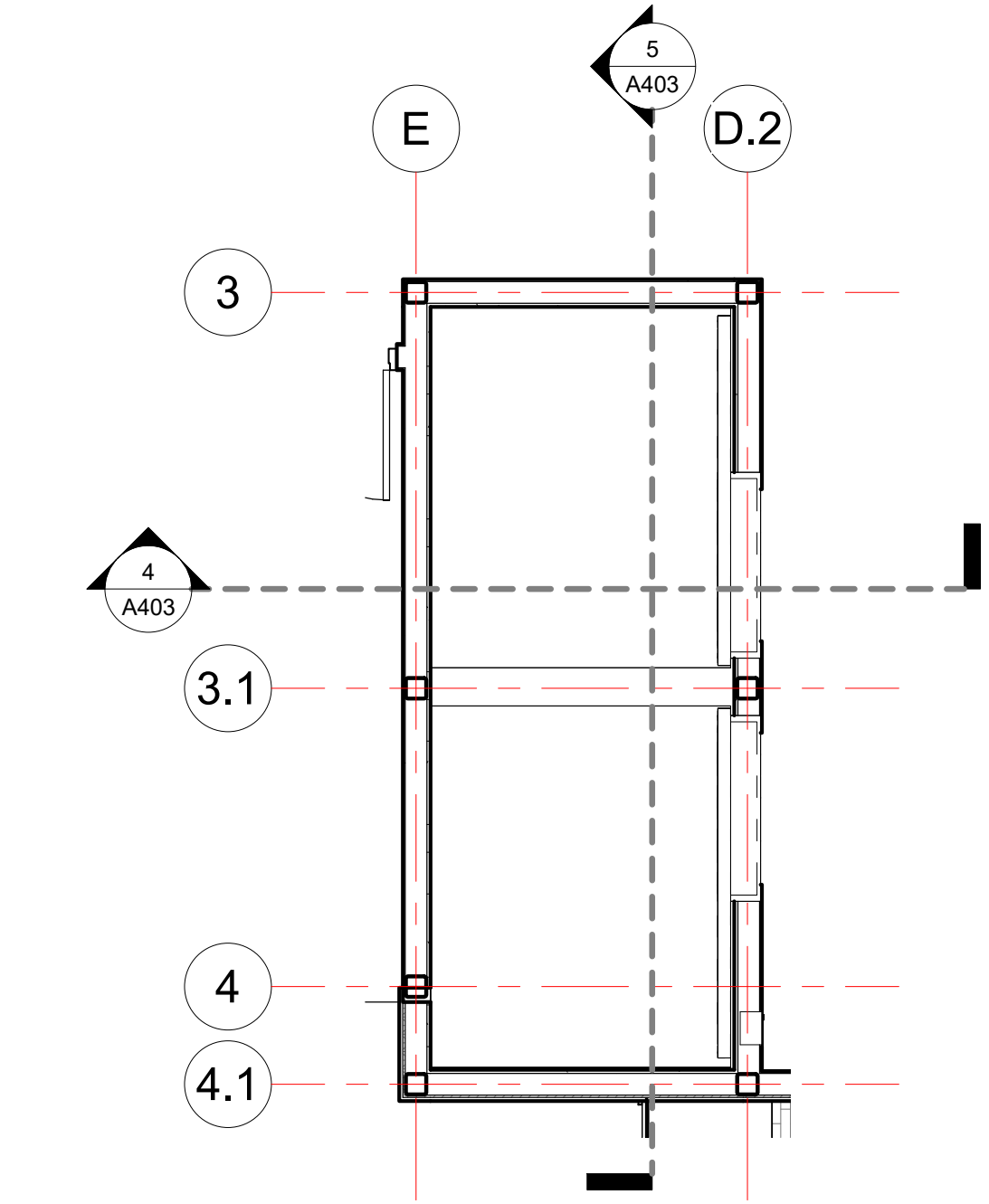
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STAIR PLANS &
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SHEET NO.

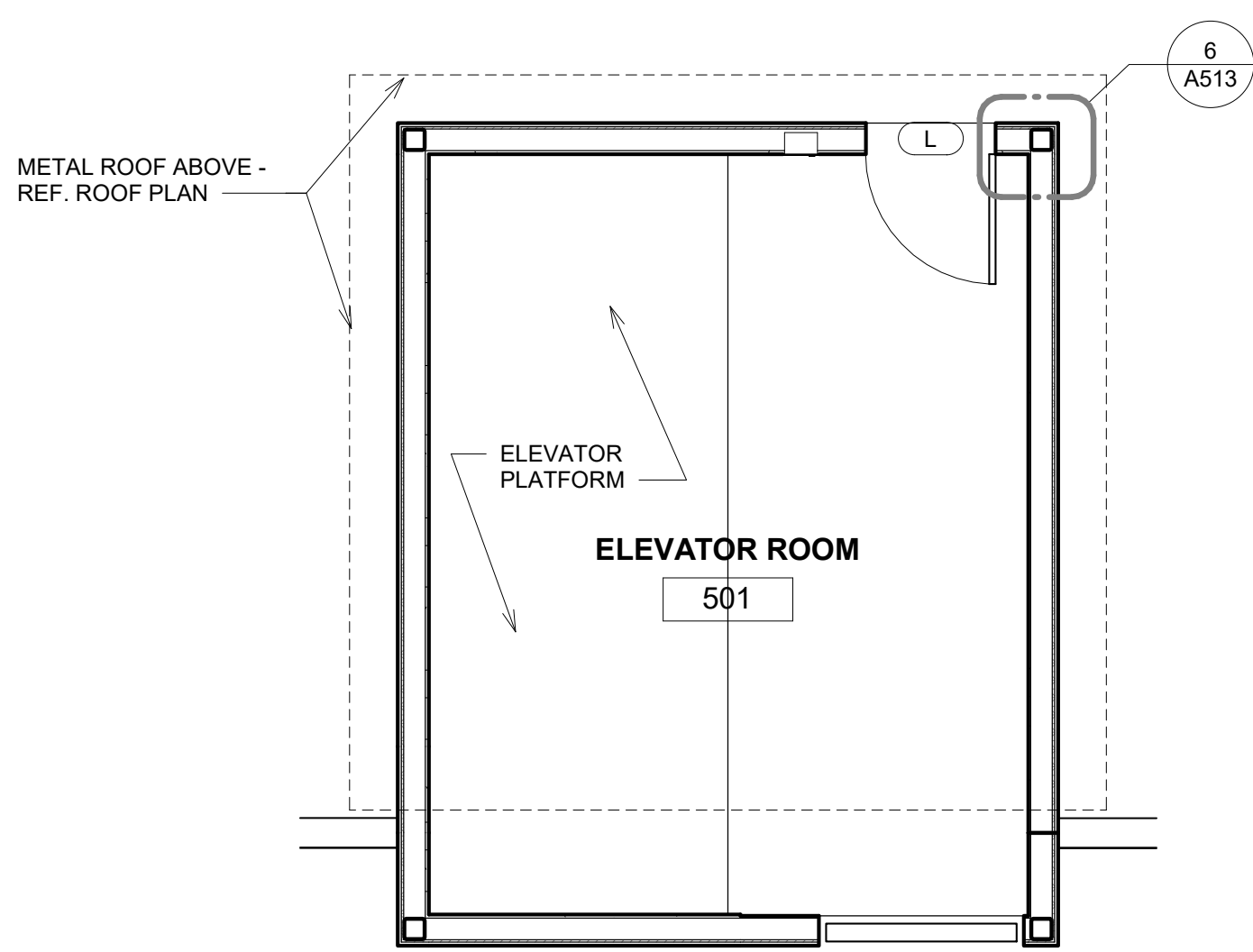
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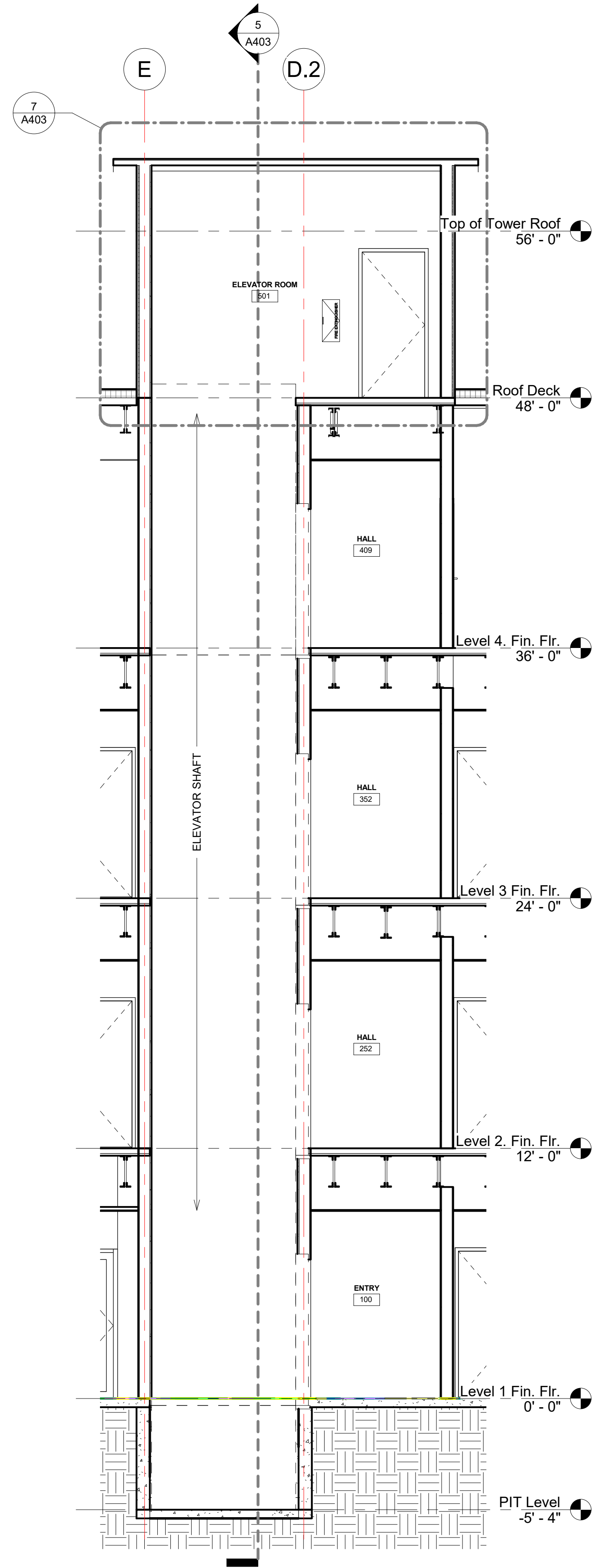
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SCALE: 1/4" = 1'-0"



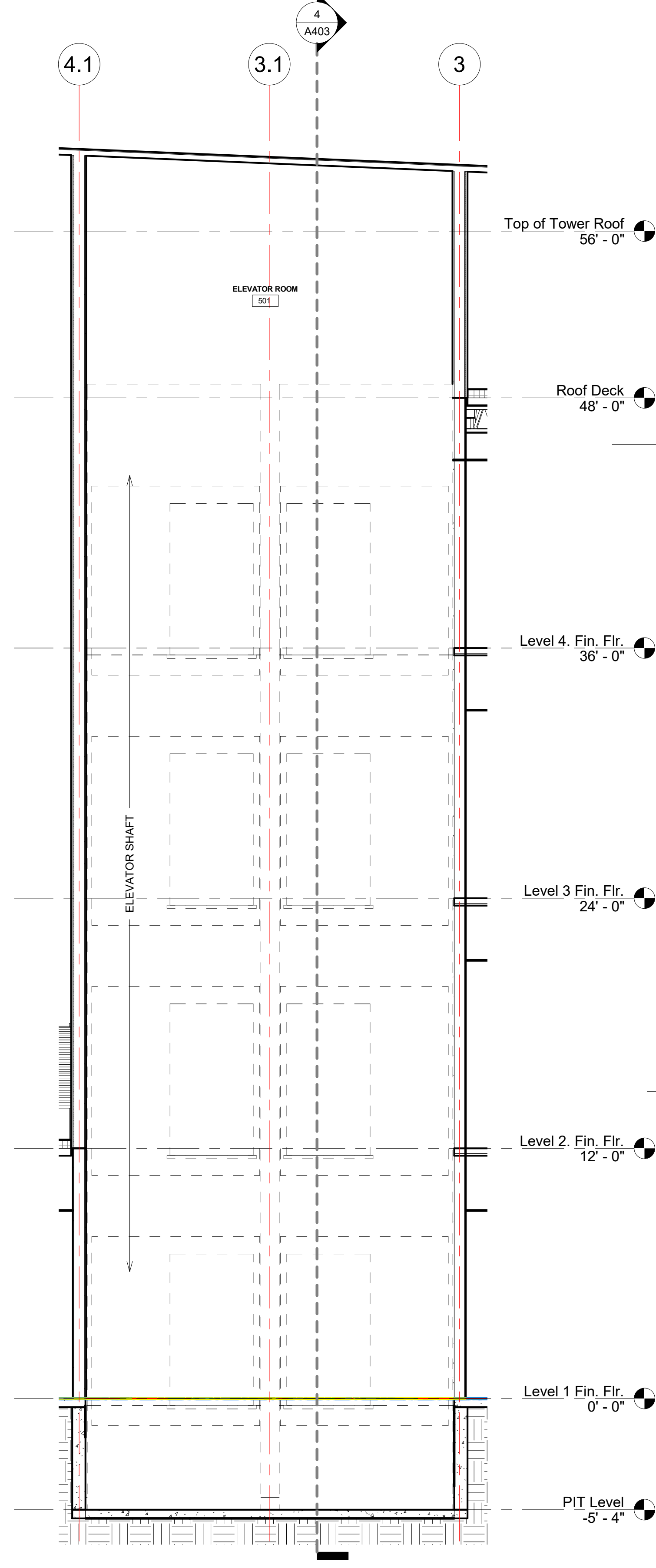
2 ELEVATOR PLAN VIEW - TYPICAL
SCALE: 1/4" = 1'-0"



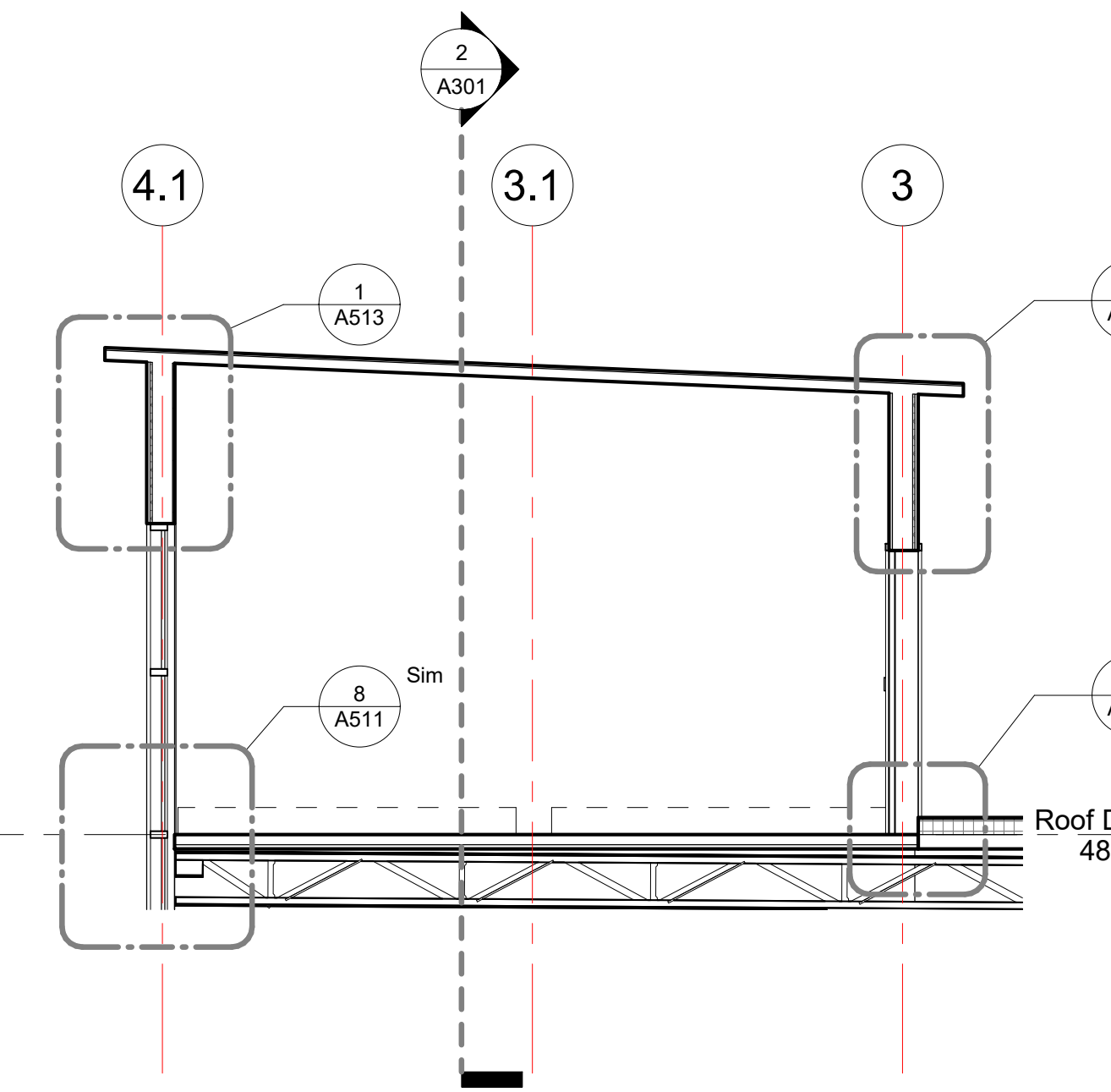
3 ELEVATOR SHELF @ ROOF LEVEL
SCALE: 1/4" = 1'-0"



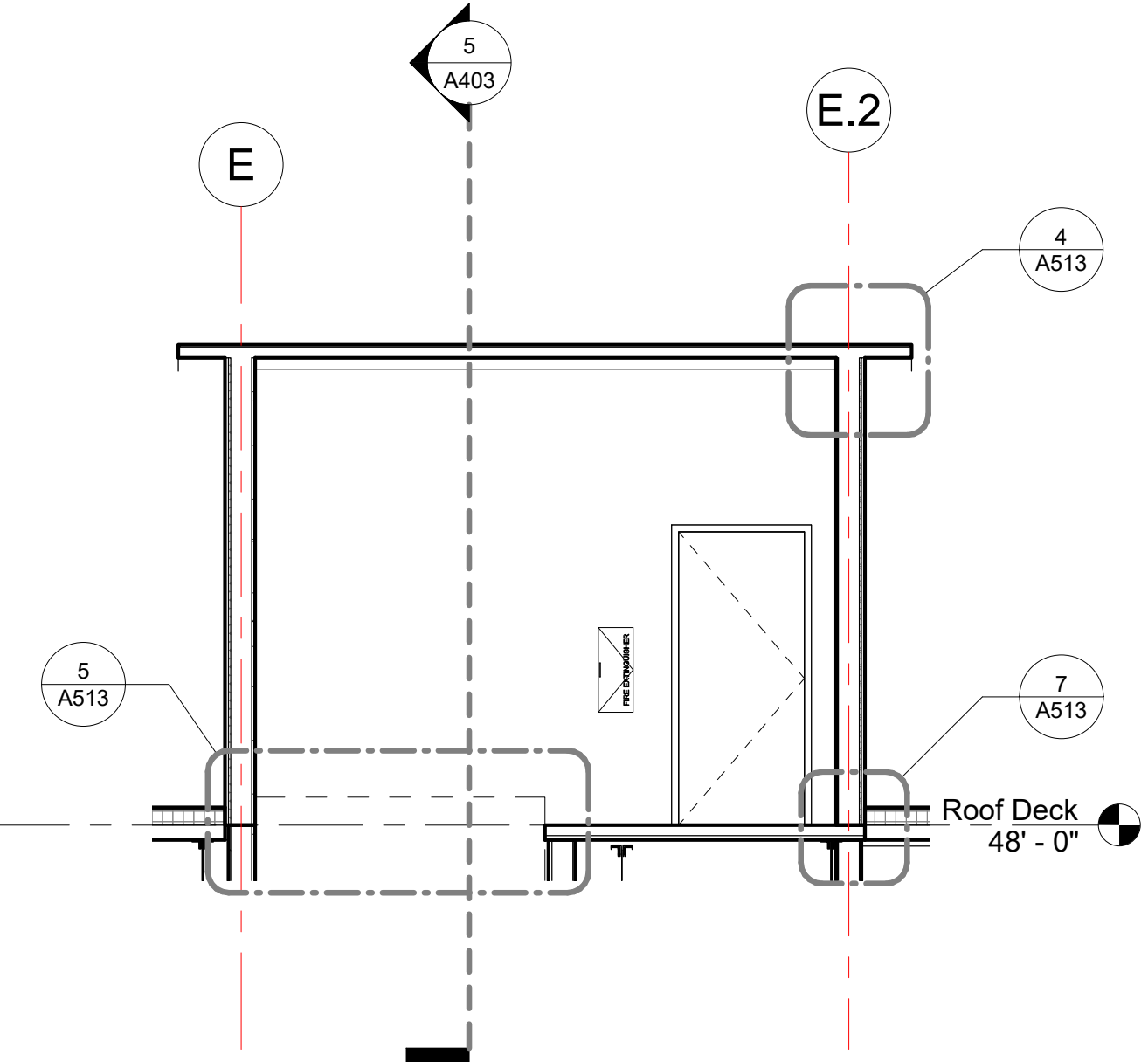
4 SECTION THRU ELEVATOR SHAFT
SCALE: 1/4" = 1'-0"



5 SECTION THRU ELEVATOR SHAFT
SCALE: 1/4" = 1'-0"



6 BUILDING SECTION @ GRIDS E & F - Callout 2
SCALE: 1/4" = 1'-0"



7 ELEVATOR SECTION - Callout 1
SCALE: 1/4" = 1'-0"

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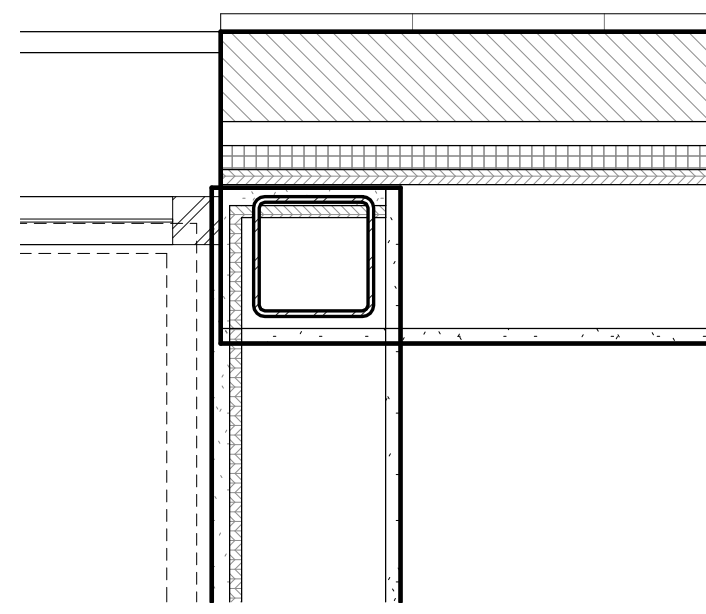
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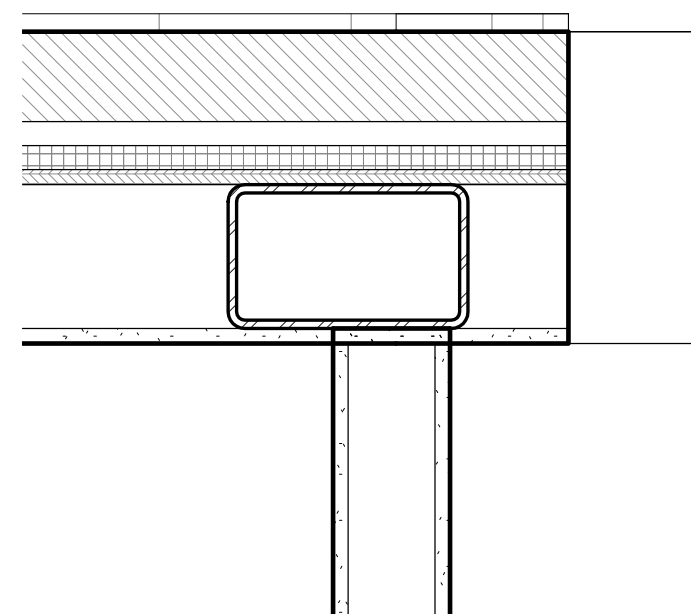
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SHEET TITLE:
ELEVATOR PLAN &
SECTION & STAIR
DETAILS

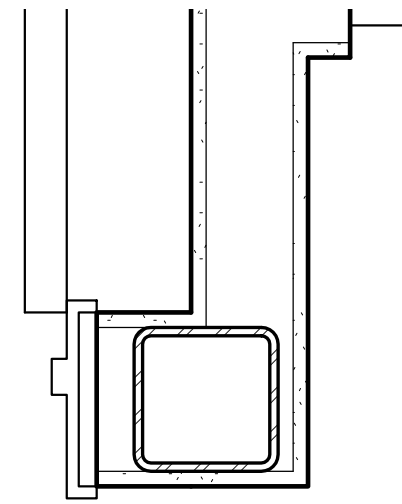
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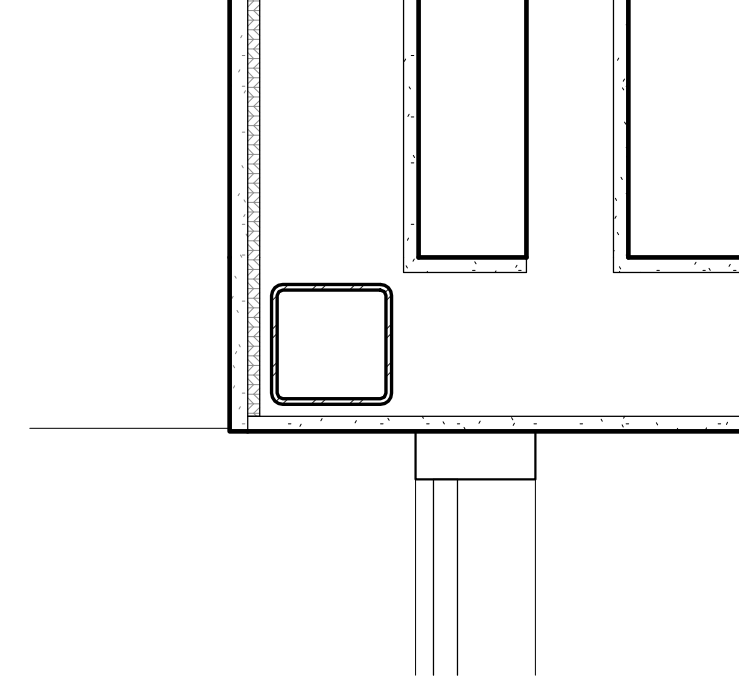
1 DETAIL @ CUSTODIAN & STAIRWELL
SCALE: 1 1/2" = 1'-0"



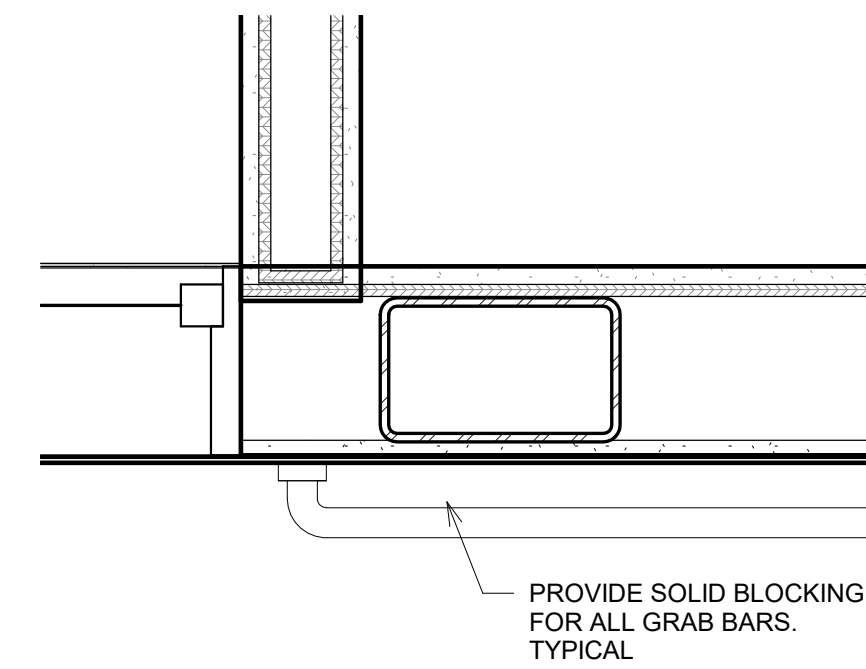
2 DETAIL @ CUSTODIAN
SCALE: 1 1/2" = 1'-0"



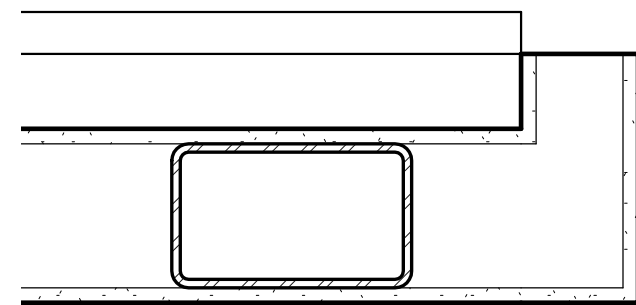
3 DETAIL @ LAUNDRY
SCALE: 1 1/2" = 1'-0"



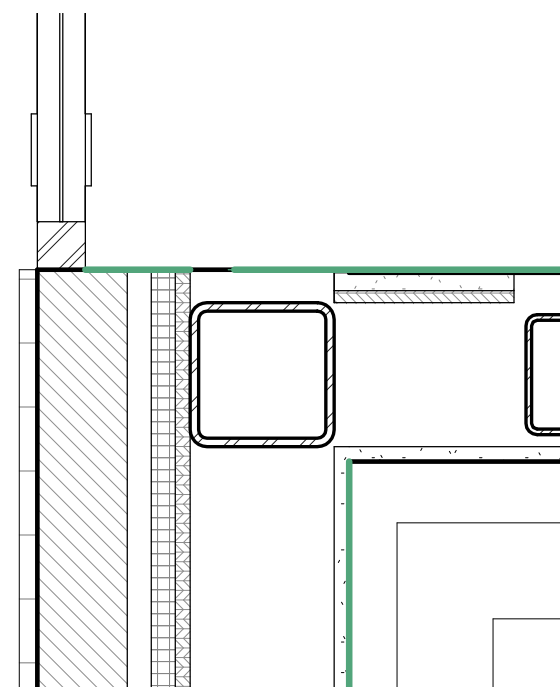
4 DETAIL @ LAUNDRY
SCALE: 1 1/2" = 1'-0"



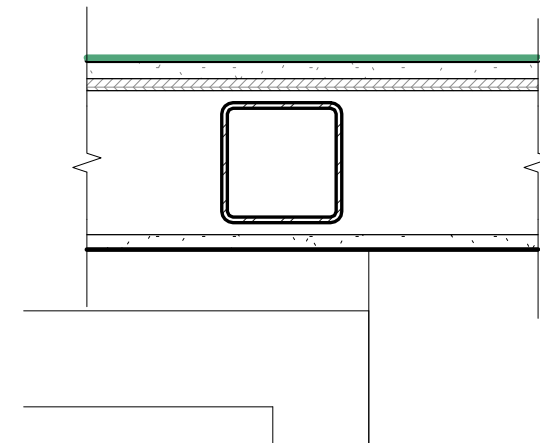
5 DETAIL @ 4TH FLR. TOILET ROOM
SCALE: 1 1/2" = 1'-0"



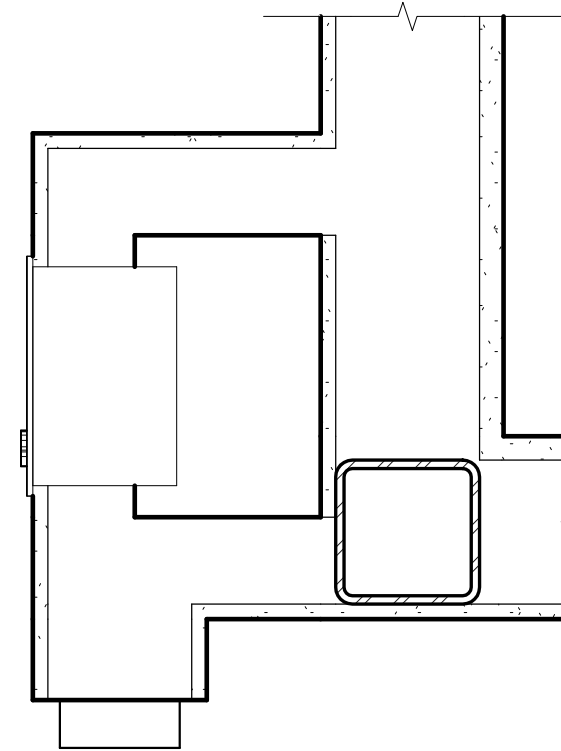
6 DETAIL @ 4TH FLR. TOILET ROOMS
SCALE: 1 1/2" = 1'-0"



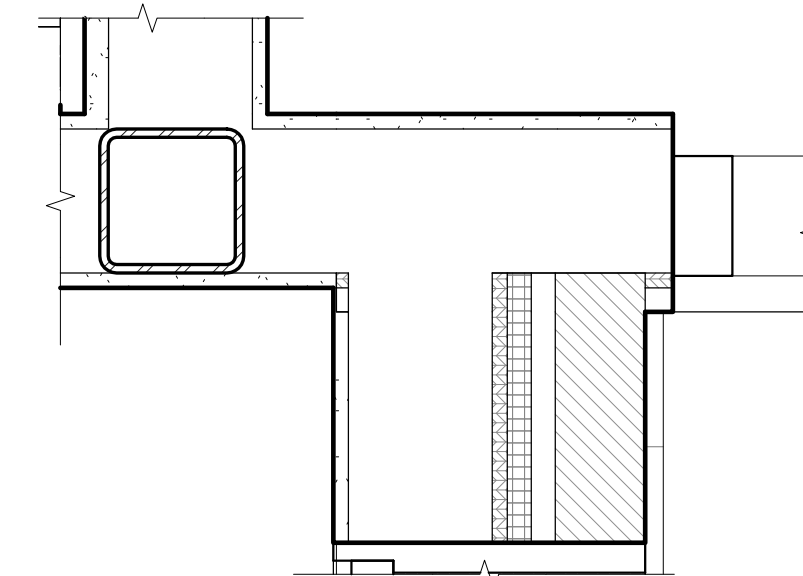
7 DETAIL @ COOLER
SCALE: 1 1/2" = 1'-0"



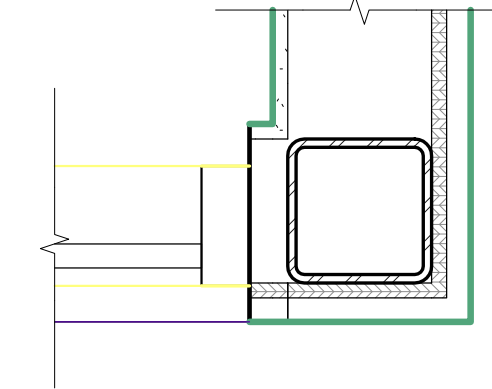
8 DETAIL @ WEST ENTRY
SCALE: 1 1/2" = 1'-0"



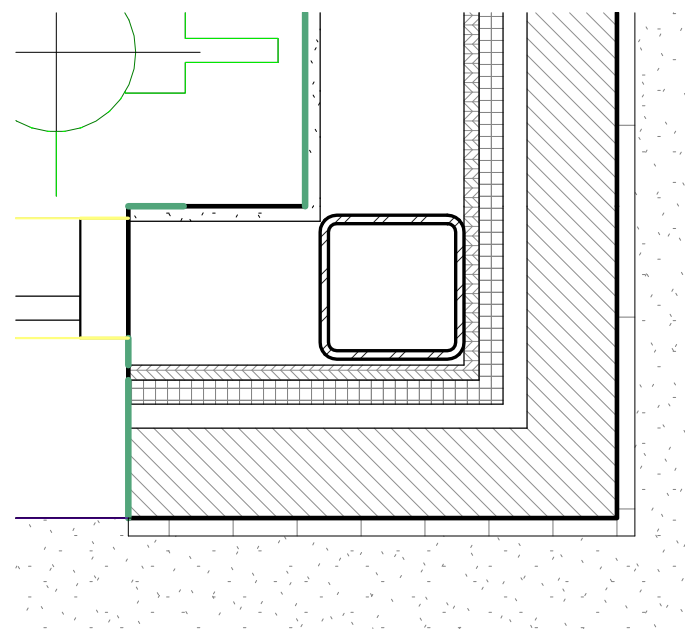
9 DETAIL @ SAFEROOM DISPLAY
SCALE: 1 1/2" = 1'-0"



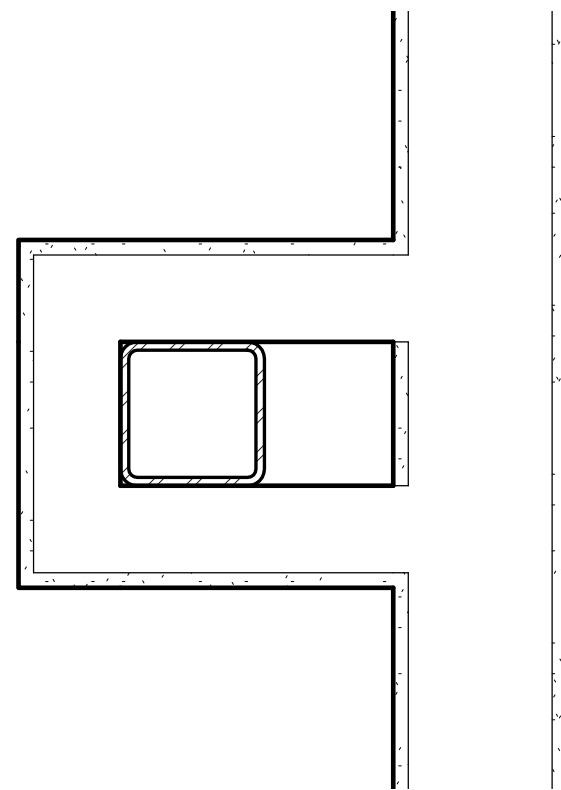
10 DETAIL @ LOBBY
SCALE: 1 1/2" = 1'-0"



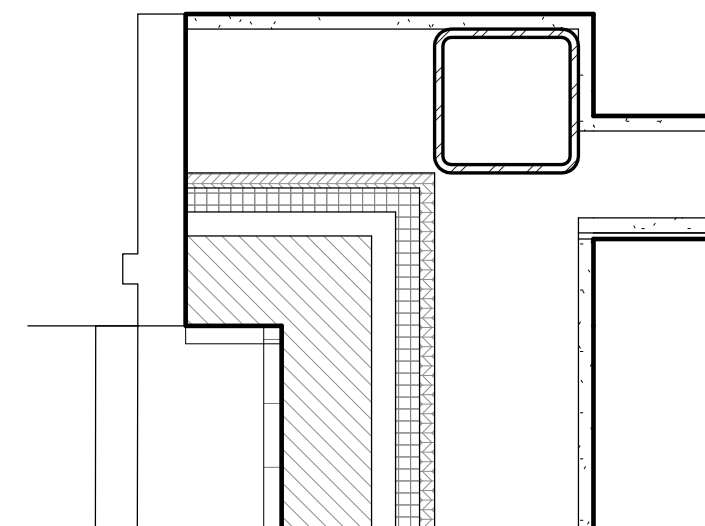
11 DETAIL @ ELEVATOR LOBBY
SCALE: 1 1/2" = 1'-0"



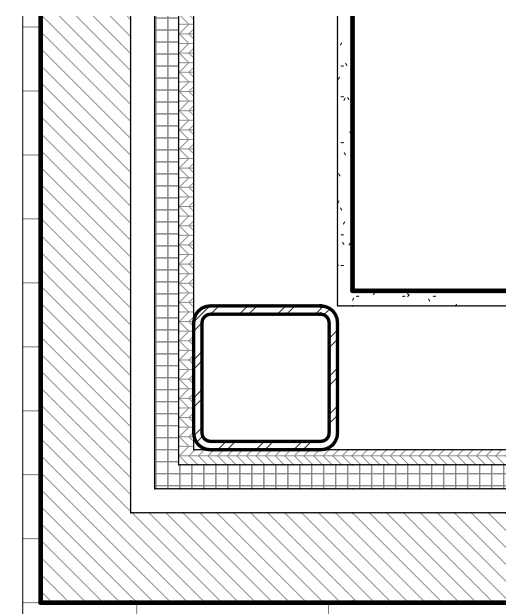
12 DETAIL @ LOBBY
SCALE: 1 1/2" = 1'-0"



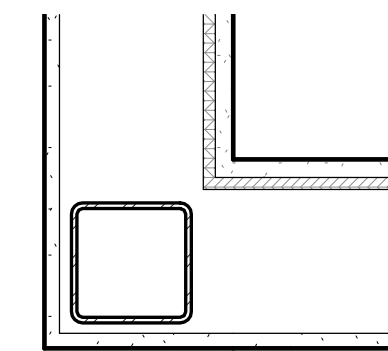
13 DETAIL @ SERVING
SCALE: 1 1/2" = 1'-0"



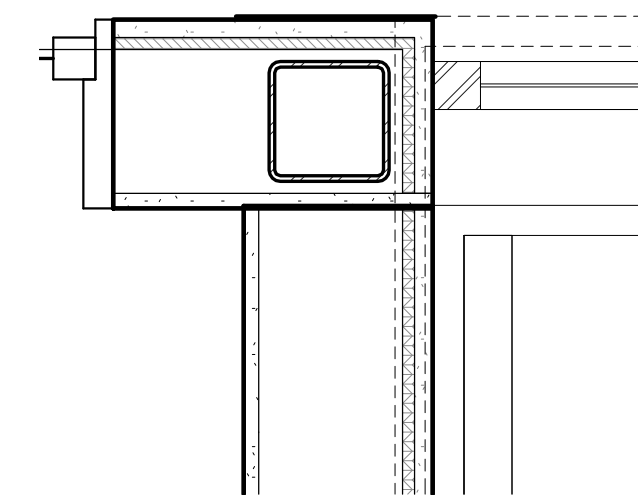
14 DETAIL @ KITCHEN & T/R
SCALE: 1 1/2" = 1'-0"



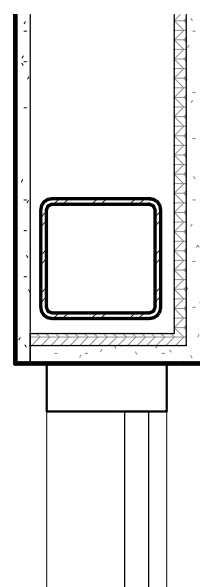
15 DETAIL @ PANTRY
SCALE: 1 1/2" = 1'-0"



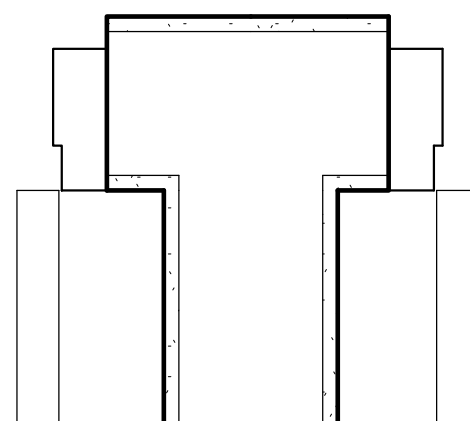
16 DETAIL @ CORRIDOR & STAIRWELL
SCALE: 1 1/2" = 1'-0"



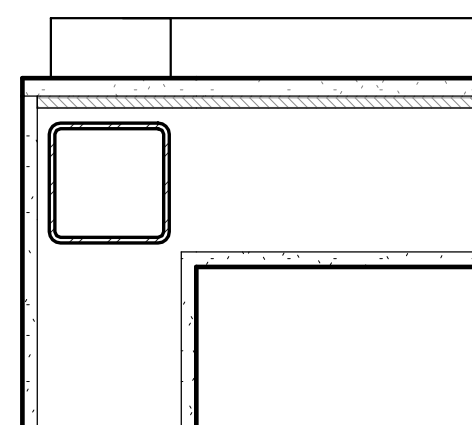
17 DETAIL @ STAIRWELL
SCALE: 1 1/2" = 1'-0"



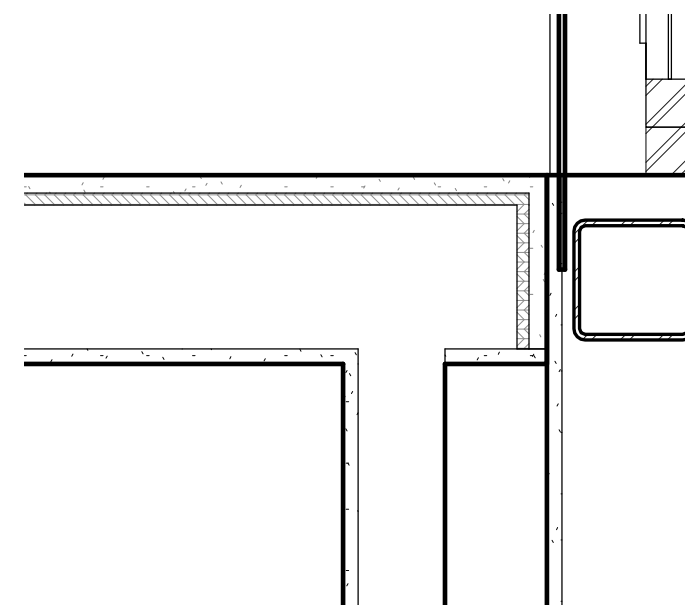
18 DETAIL @ CORRIDOR & STAIRWELL
SCALE: 1 1/2" = 1'-0"



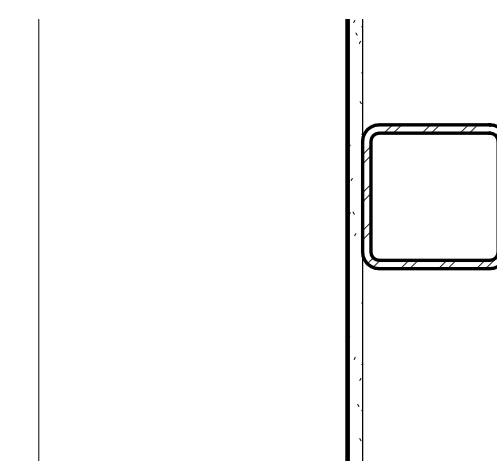
19 DETAIL @ ROOM DOORS
SCALE: 1 1/2" = 1'-0"



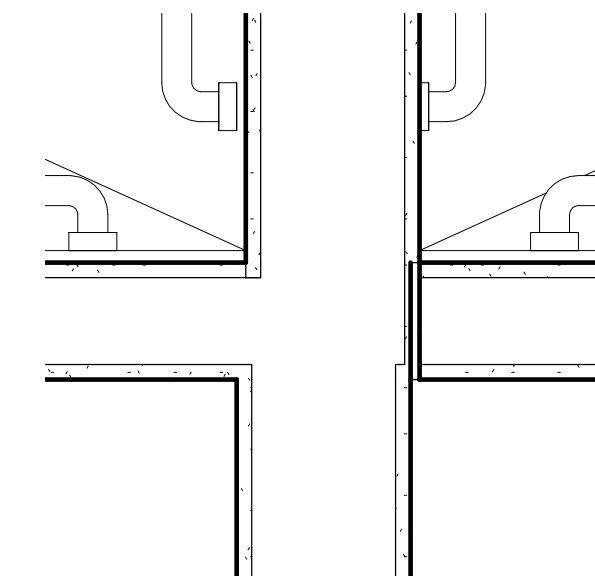
20 DETAIL @ ADA BATH
SCALE: 1 1/2" = 1'-0"



21 DETAIL @ ADA BATH
SCALE: 1 1/2" = 1'-0"



22 DETAIL @ ADA ROOM
SCALE: 1 1/2" = 1'-0"



23 DETAIL @ ROOM SEPERATION WALL
SCALE: 1 1/2" = 1'-0"

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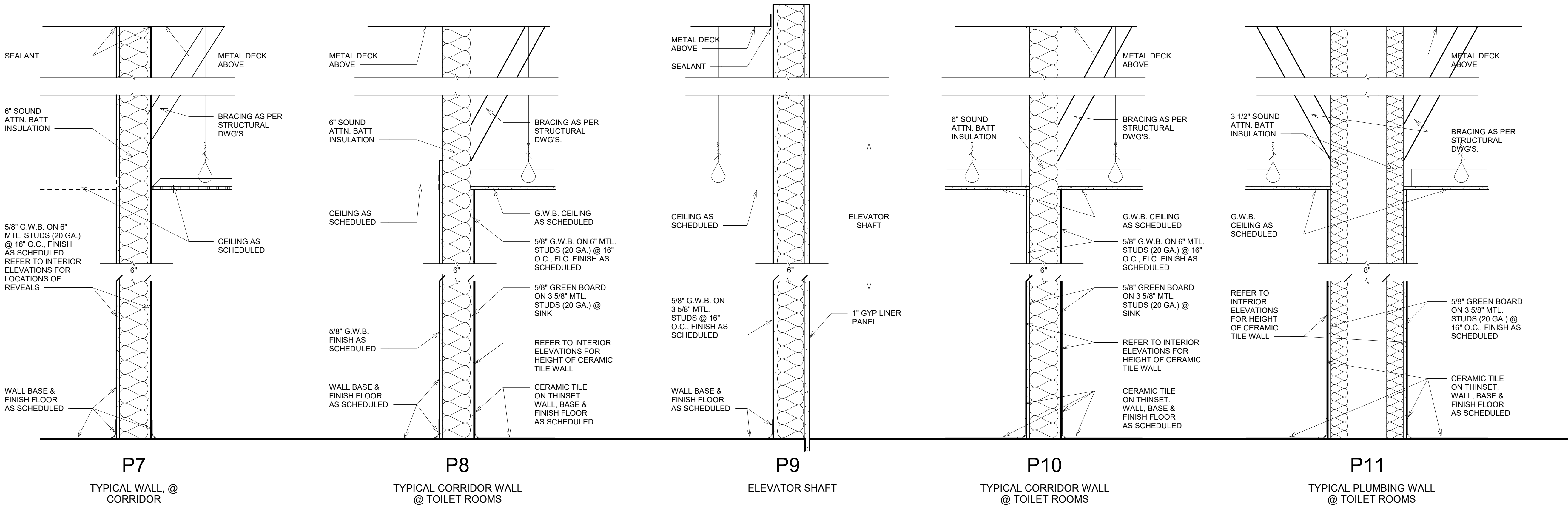
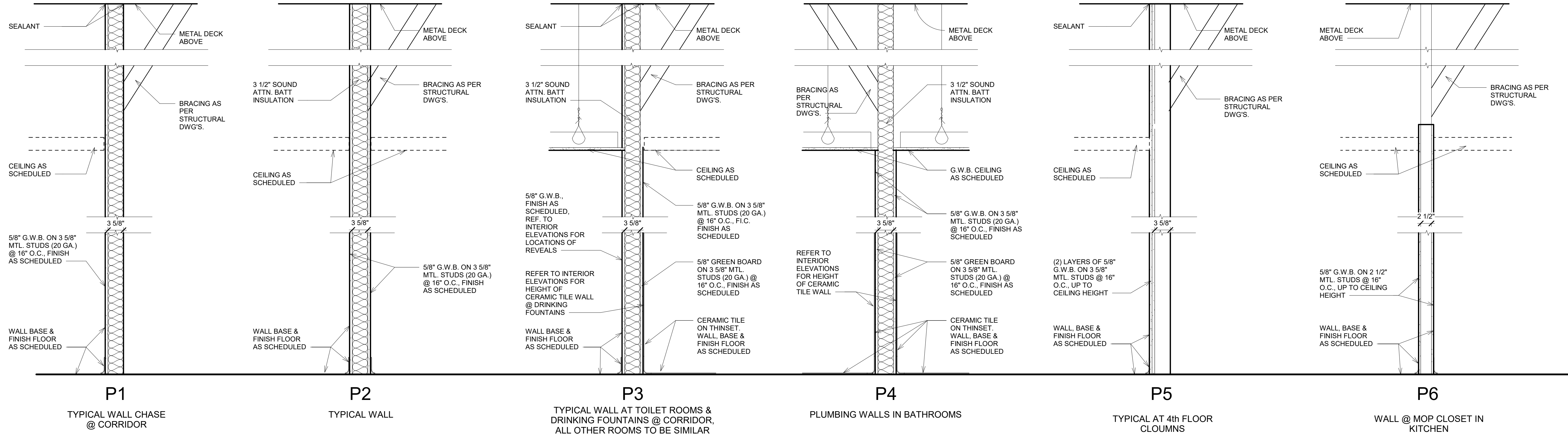
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JOB NO: Project Number
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PARTITION TYPES

SHEET NO.

A601

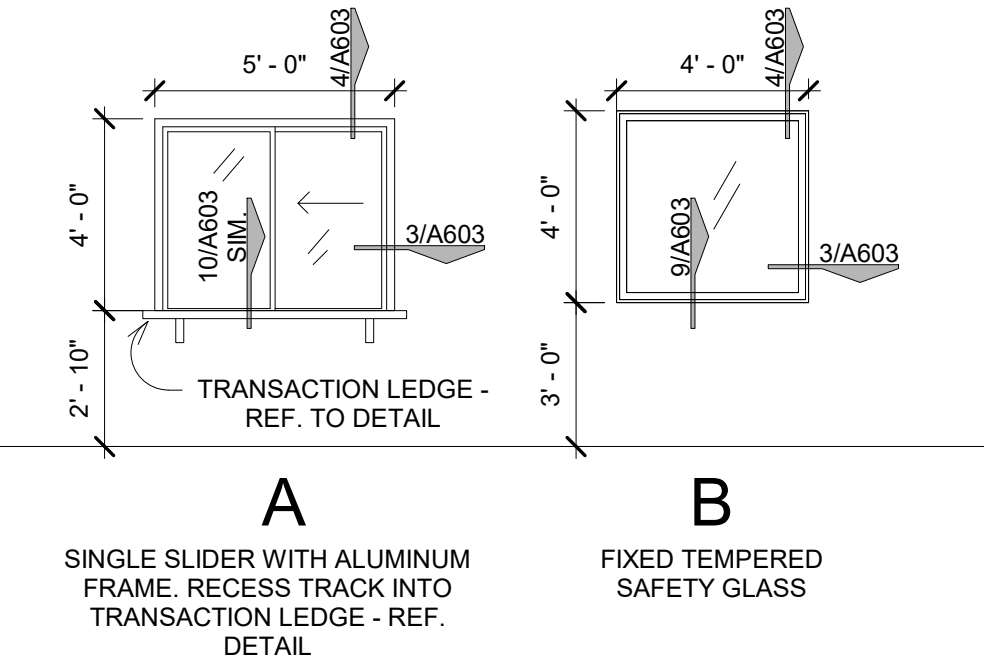
DOOR SCHEDULE										
TYPE	COUNT	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	FRAME MATERIAL	FIRE RATING	HARDWARE	COMMENTS
A1	1	6'-0"	7'-0"	1 3/4"	WOOD	CLEAR STAIN	HOLLOW METAL	20 MIN.		
A2	39	3'-0"	7'-0"	1 3/4"	WOOD	CLEAR STAIN	HOLLOW METAL	20 MIN.		
B1	2	3'-0"	7'-0"	1 3/4"	WOOD	CLEAR STAIN	HOLLOW METAL	20 MIN.		
B2	2	3'-0"	7'-0"	1 3/4"	WOOD	CLEAR STAIN	HOLLOW METAL	20 MIN.		
C1	5	7'-0"	7'-0"	1 3/4"	ALUMINUM	CLEAR ANODIZED	ANODIZED ALUMINUM			TEMPERED GLASS
C2	5	3'-0"	7'-0"	1 3/4"	ALUMINUM	CLEAR ANODIZED	ANODIZED ALUMINUM			TEMPERED GLASS
D	1	3'-0"	6'-10"	1 3/4"	ALUMINUM	CLEAR ANODIZED	ANODIZED ALUMINUM			TEMPERED GLASS
E	6	3'-0"	7'-0"	1 3/4"	WOOD	CLEAR STAIN	HOLLOW METAL	1 HR.		
F	1	6'-0"	7'-0"	1 3/4"	ALUMINUM	CLEAR ANODIZED	ANODIZED ALUMINUM			TEMPERED GLASS
G	7	3'-0"	7'-0"	1 3/4"	WOOD	CLEAR STAIN	HOLLOW METAL	20 MIN.		
H	76	2'-8"	7'-0"	2"	WOOD	CLEAR STAIN				
I	4	3'-4"	7'-0"	2"	WOOD	CLEAR STAIN				
J	2	4'-0"	7'-0"	1 3/4"						
K	1	7'-0"	4'-0"	1 3/4"	ALUMINUM					OVERHEAD LOCATED @ KITCHEN SERVING AREA
L	1	3'-0"	7'-0"	1 3/4"				20 MIN.		
M	2									
P	1									

Grand total: 193

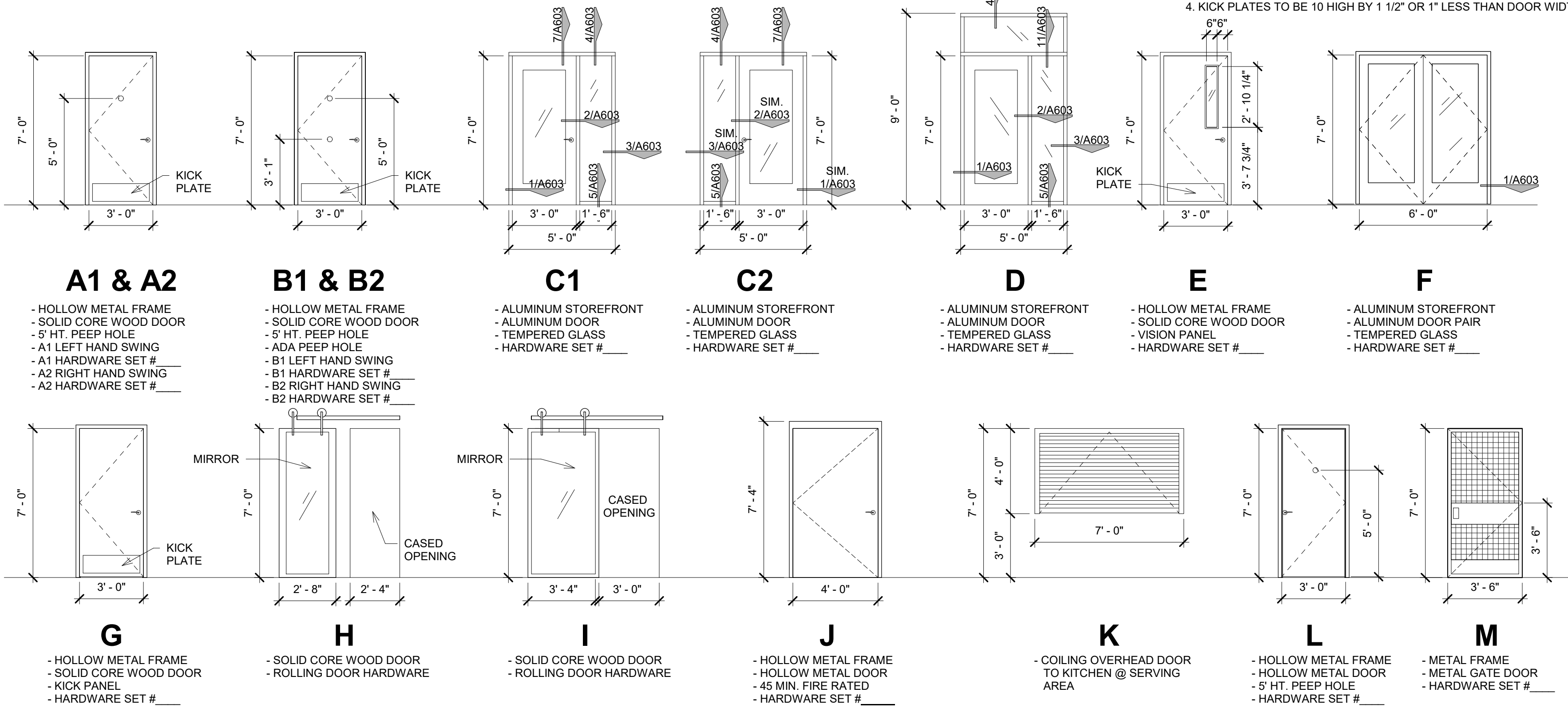
INTERIOR WINDOW TYPE LEGEND

REFERENCE WINDOW JAMB AND SILL DETAILS

- NOTES:
- ALL WINDOW FRAMES SHALL BE 2" WIDE ANODIZED ALUMINUM
 - ALL INTERIOR GLAZING SHALL BE FIXED TEMPERED SAFETY GLASS



DOOR TYPE LEGEND

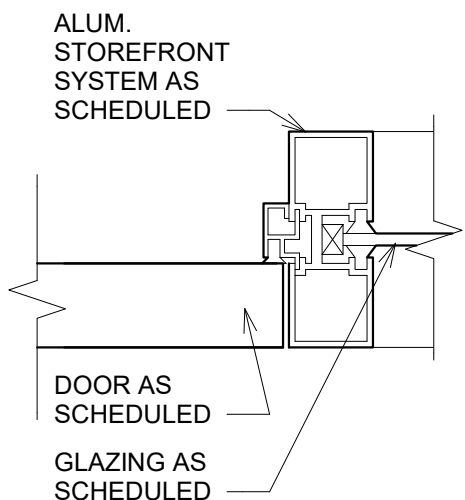


DOOR FINISH NOTES:

- WOOD DOORS SHALL BE WITH CLEAR SEALANT.
- PAINTED METAL DOORS SHALL BE COLOR AS SCHEDULED.
- PAINTED METAL DOOR FRAMES SHALL BE COLOR AS SCHEDULED.
- KICK PLATES TO BE 10 HIGH BY 1 1/2" OR 1" LESS THAN DOOR WIDTH AS SPECIFIED.

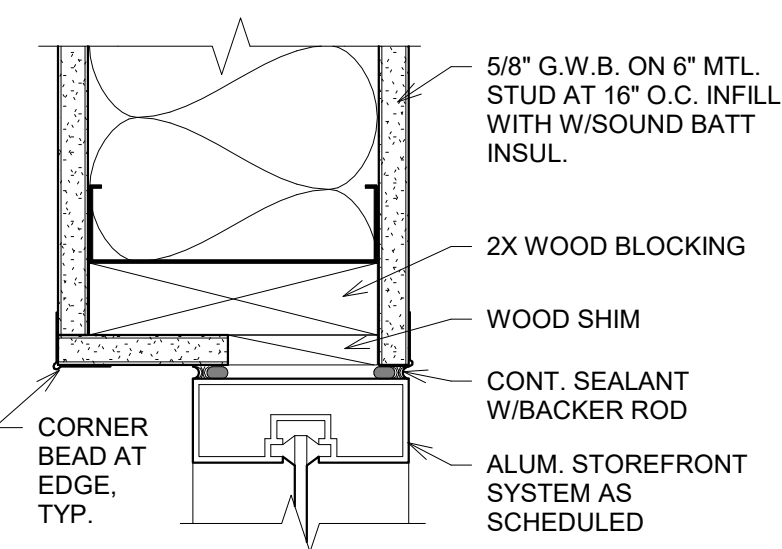
1 STOREFRONT DOOR JAMB DETAIL

SCALE: 3" = 1'-0"



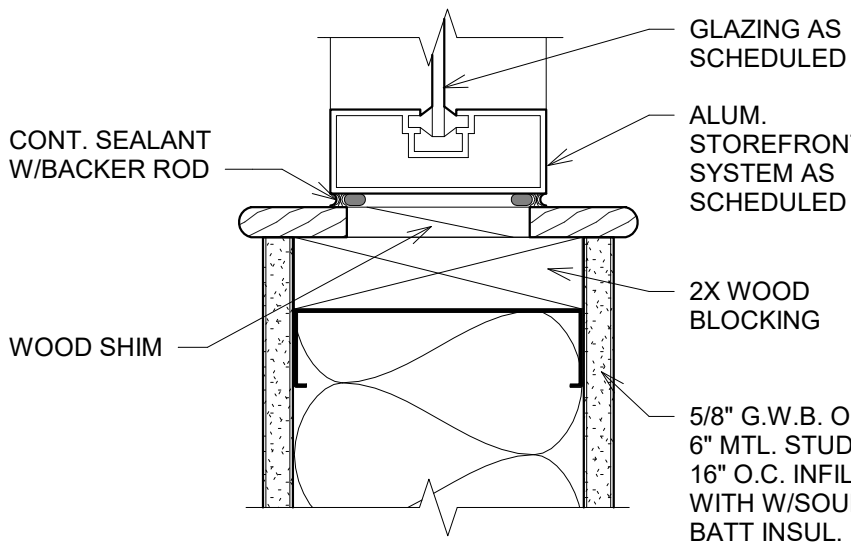
2 STOREFRONT WINDOW JAMB

SCALE: 3" = 1'-0"



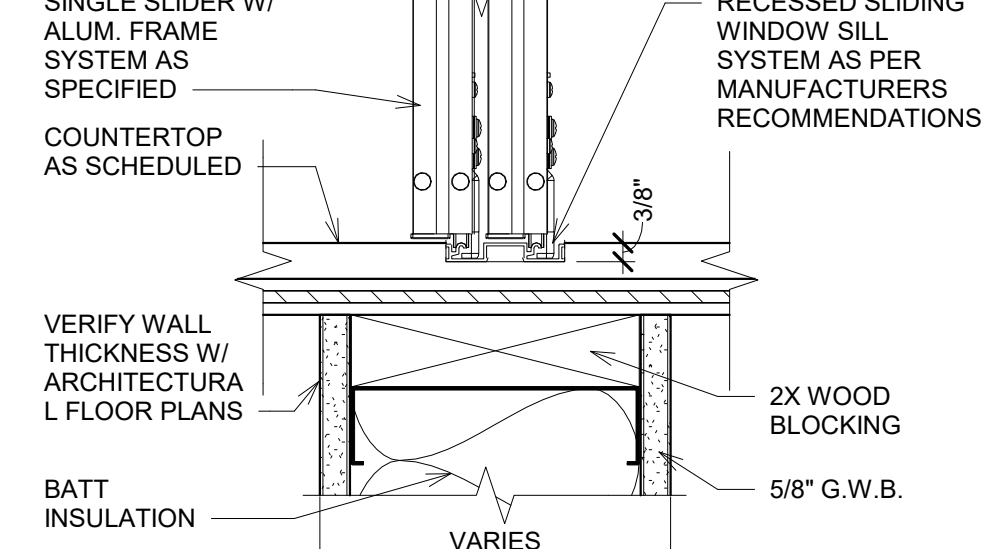
3 STOREFRONT JAMB

SCALE: 3" = 1'-0"



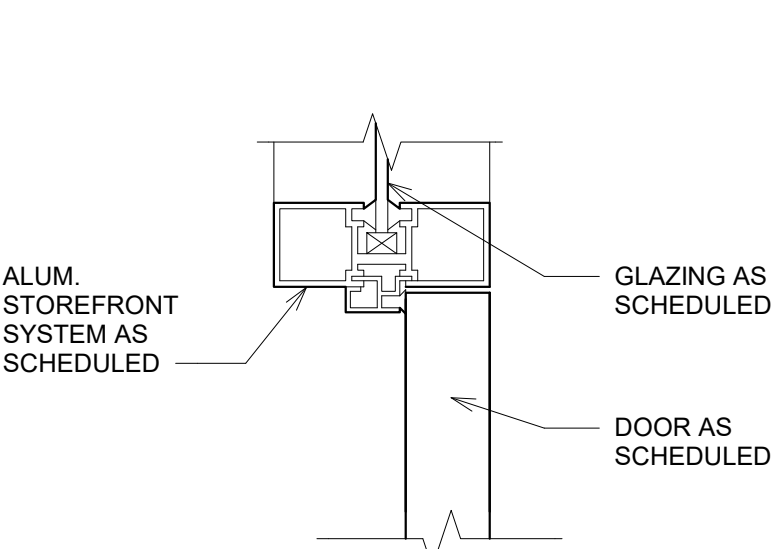
4 STOREFRONT HEAD DETAIL

SCALE: 3" = 1'-0"



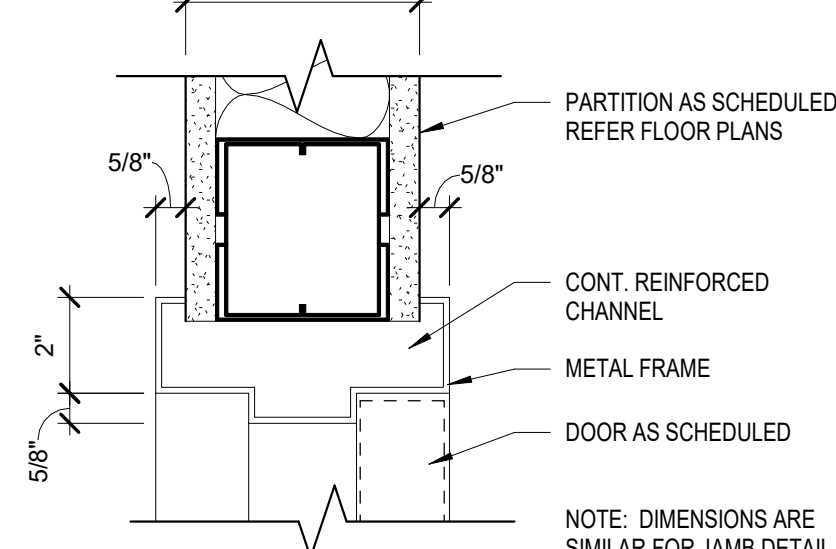
5 STOREFRONT SILL DETAIL

SCALE: 3" = 1'-0"



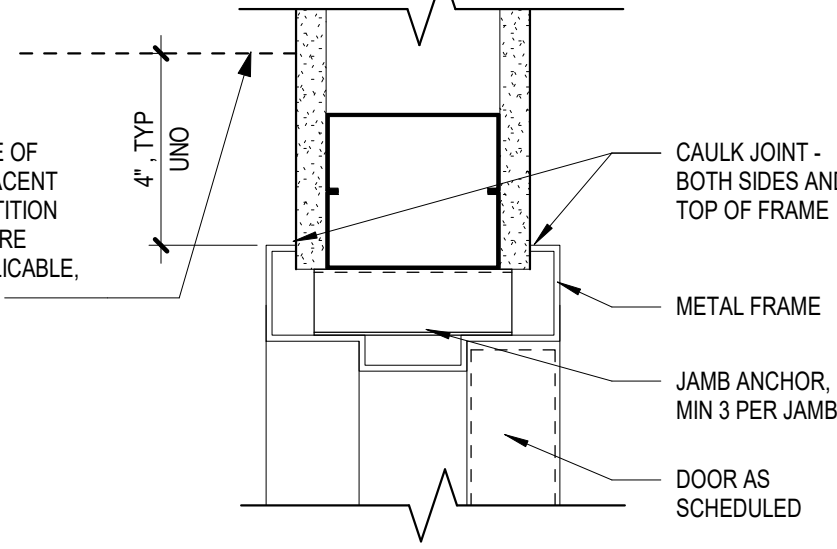
6 STOREFRONT DOOR JAMB

SCALE: 3" = 1'-0"



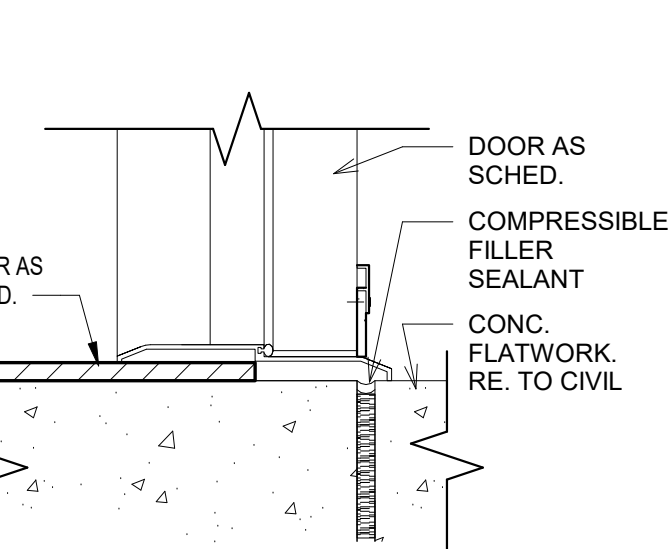
7 STOREFRONT DOOR HEAD DETAIL

SCALE: 3" = 1'-0"



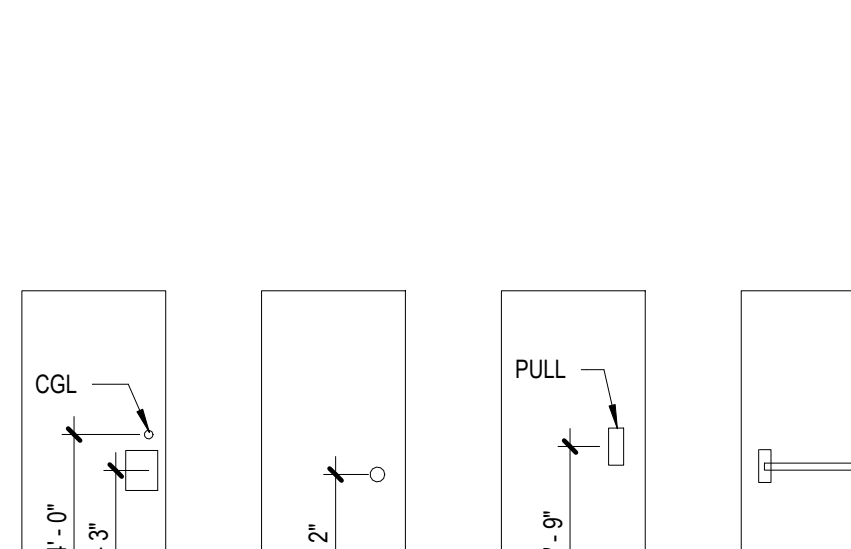
8 STOREFRONT HEAD

SCALE: 3" = 1'-0"



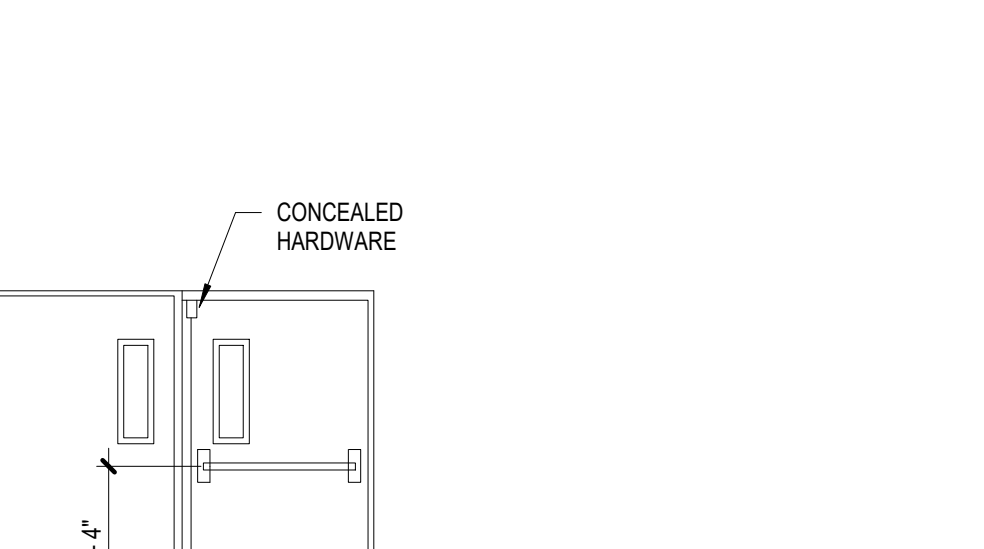
9 WINDOW SILL

SCALE: 3" = 1'-0"



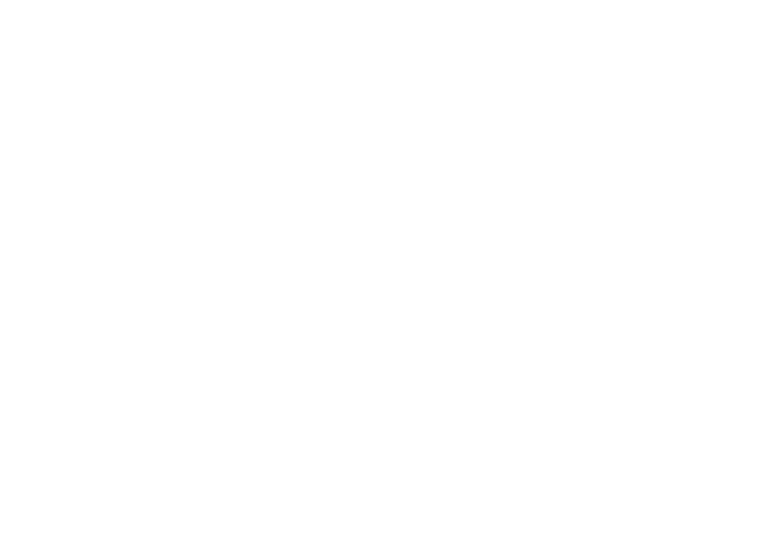
10 SLIDING WINDOW SILL DETAIL

SCALE: 3" = 1'-0"



11 STOREFRONT DOOR HEAD DETAIL

SCALE: 3" = 1'-0"



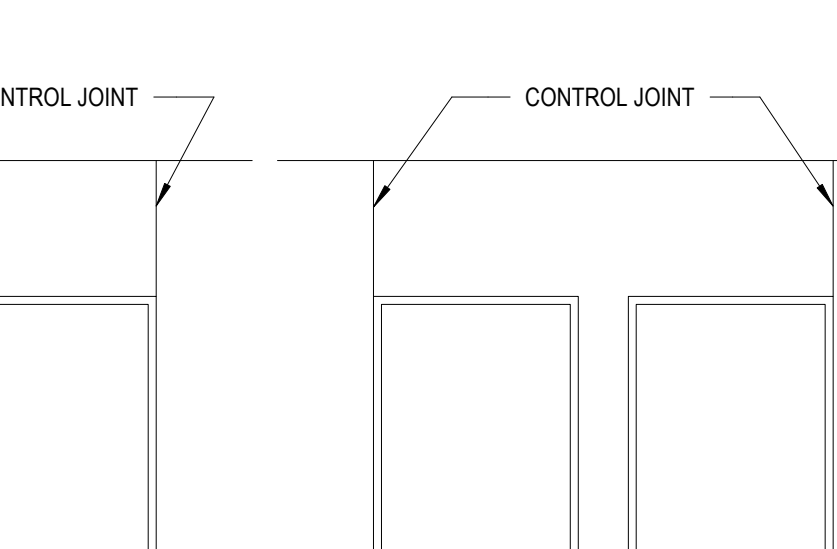
12 HOLLOW METAL FRAME HEAD

SCALE: 3" = 1'-0"



13 HOLLOW METAL FRAME JAMB

SCALE: 3" = 1'-0"

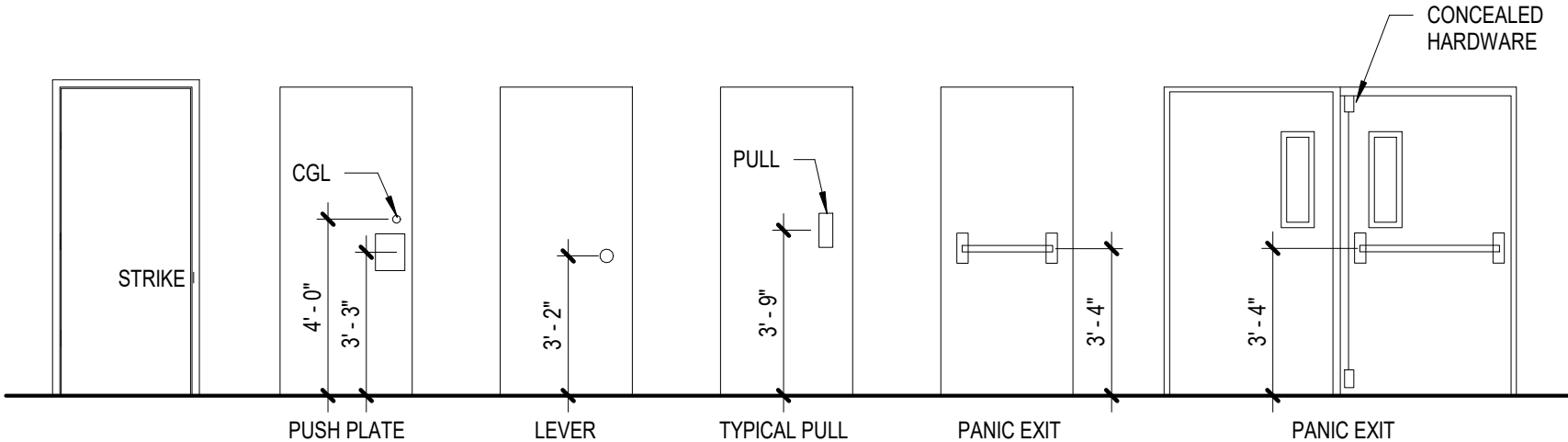


14 ENTRY DOOR THRESHOLD

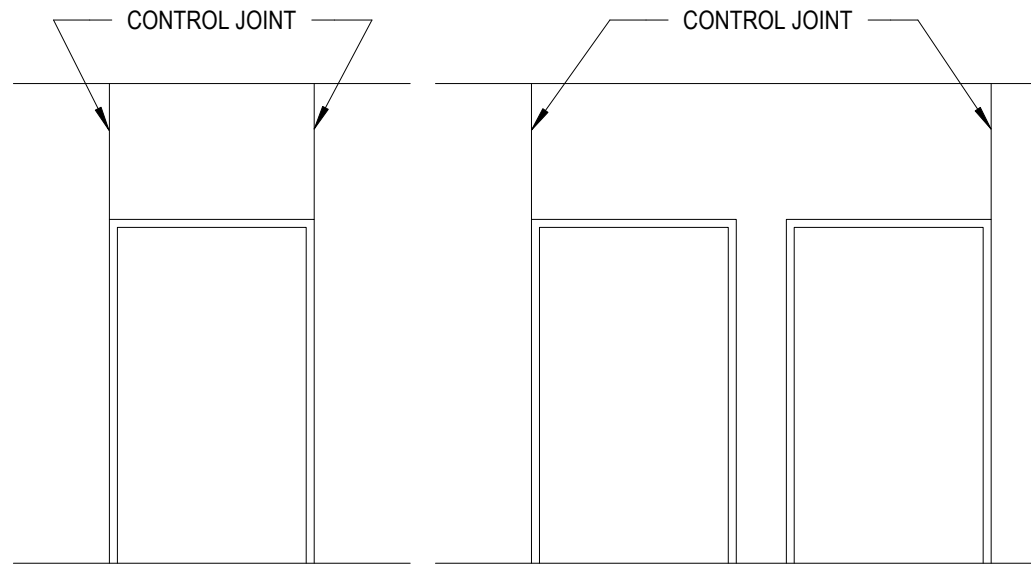
SCALE: 3" = 1'-0"



HARDWARE MOUNTING HEIGHTS



DOOR CONTROL JOINTS



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SHEET TITLE:
DOOR & WINDOW
SCHEDULES

SHEET NO.

A603

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