

HISTORIC AND DESIGN REVIEW COMMISSION

December 07, 2022

HDRC CASE NO: 2022-550
ADDRESS: 2600 BROADWAY
LEGAL DESCRIPTION: NCB 3594 BLK 2 LOT 1,2, 3 & W IRR 136.5 FT OF A-23
ZONING: C-2, RIO-1
CITY COUNCIL DIST.: 2
APPLICANT: Joe Keresey/Service First Permits
OWNER: Jorge Rangel/DW 2600 BROADWAY LLC
TYPE OF WORK: Exterior modifications, fenestration modifications, signage
APPLICATION RECEIVED: November 10, 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:

1. Replace the existing storefront system and change the fenestration pattern of the storefront system by relocating the door on the east (Broadway) façade, changing both existing door profiles and changing knee wall and mullion profiles. The applicant has also proposed to modify the east façade's fenestration profile by introducing new overhead rolling doors.
2. Reclad the existing canopy with corten steel and paint the underside.
3. Paint the exterior and install tile on the existing parapet wall.
4. Install a mural on the south (Post Avenue) façade.
5. Install a patio space on Post Avenue to feature an outdoor fireplace.
6. Install an internally illuminated, open-faced channel letter wall sign to be installed on the west (Broadway) façade to read "Postino". The proposed sign will feature an overall height of 2' – 0" and an overall width of 16' – 2" for a total size of 32.33 square feet.
7. Install a monument sign at the corner of Broadway and Post Avenue as well as signage on the Post Avenue side of the proposed outdoor fireplace.

APPLICABLE CITATIONS:

Unified Development Code Sec. 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.

Unified Development Code Sec. 35-678. - Signs and Billboards in the RIO.

(a) General Provisions.

- (1) This section governs all exterior signs and all interior signs hung within ten (10) feet of an exterior fenestration, or those signs intended to be read by exterior patrons.
 - A. All signage within an RIO district shall conform to all city codes and must have approval of the historic preservation officer prior to installation.
 - B. Permits must be obtained following approval of a certificate of appropriateness.
 - C. No sign shall be painted, constructed, erected, remodeled, refaced, relocated, expanded or otherwise altered until it has been approved and a permit has been obtained from the development services department in accordance with the provisions of this section and applicable city code.
 - D. Signs, visual displays or graphics shall advertise only the business on the premises unless otherwise allowed in this section.
 - E. Temporary displays for permitted events are authorized if in accordance with chapter 28 of the City Code of San Antonio, Texas.
- (2) When reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.
 - A. Signs should respect and respond to the environment and landmark or district character in which constructed.
 - B. Signs should respect and respond to the river improvement overlay districts character and the historic Riverwalk.
 - C. The content or advertising message carried by permitted signs shall pertain to the business located on the same premises as the sign or to any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, provided that signs erected on buildings with multiple businesses within shall pertain to any such business within.
- (3) For signs with changeable message panels, the changeable message area of the sign shall not exceed twenty-five (25) percent of the total sign area, except for gasoline price signs which shall not exceed seventy-five (75) percent of the total sign area. Electronic changeable message boards shall be prohibited.
- (4) The name of a business may be changed through the administrative approval process if the sign conforms to the provisions of this section, and if the color, size, and style of lettering, and illumination of the sign remain the same.
- (5) Provisions under this section shall comply with chapter 28 of the City Code of San Antonio, Texas. In cases where provisions under this section are stricter or a sign is designated as a contributing structure, then this section shall control.
- (6) Special consideration should be given to the character of the sign itself proposed in the application, and whether the proposed sign has inherently historic characteristics which may fall outside of the guidelines presented below but which would contribute to the historic district, landmark or area for which it is being proposed. Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

- (7) Memorials, markers, naming rights of public property, and recognition of charitable donations given to the City of San Antonio shall be additionally governed by any formal action passed by city council.
- (b) Sign Definitions. For signage definitions, refer to subsection 35-612(b) and chapter 28 of the City Code.
- (c) Standards for Sign Design and Placement. In considering whether to recommend approval or disapproval of an application to construct or alter signage on a building, object, site, or structure in a river improvement overlay district, review shall be guided by the following standards in addition to any specific design guidelines approved by city council.
 - (1) Primary sign design considerations shall be identification and legibility. Size, scale, height, color and location of signs shall be harmonious with, and properly related to, the overall character of the district and structure. Sign materials shall be compatible with that of the building facade. Highly reflective materials that will be difficult to read are not permitted.
 - (2) Signs which describe, point, or direct the reader to a specific place or along a specific course, such as "entrance," "exit," and "disabled persons access," as well as government signs, shall be reviewed but shall not be included in total allowable signage area. Emergency signs shall be exempt from historic and design review commission approval.
 - (3) All graphic elements shall reinforce the architectural integrity of any building. Signs shall not disfigure, damage, mar, alter, or conceal architectural features or details and shall be limited to sizes that are in scale with the architecture and the streetscape. Emblems and symbols of identification used as principal structural or architectural design elements on a facade shall not be included in the total allowable signage per facade per structure when approved. Review shall be guided by the building's proportion and scale when such elements are incorporated.
 - (4) Graphics and signage may be illuminated by indirect, internal, or bare-bulb sources, providing that glare is not produced; by indirect light sources concealed by a hood or diffuser; by internal illumination with standard opal glass or other translucent material or with an equal or smaller light transmission factor. All illumination shall be steady and stationary. Neon lighting shall be permitted when used as an integral architectural element or artwork appropriate to the site. For purposes of this subsection, "Glare" shall mean an illumination level of six (6) Lux or greater at the property boundary. If internal illumination is used, it shall be designed to be subordinate to the overall building composition. Light fixtures should reflect the design period of the building on which they are placed. The use of ambient light from storefront or streetlights is encouraged.
 - (5) Signage requests for multi-tenant buildings must complement existing signage with regards to size, number, placement and design, unless such existing signage is not in conformity with regulations in this article. It is recommended that the building owner or their agent develop a master signage plan or signage guidelines for the total building or property. If a property has an approved master signage plan on file with the historic preservation officer, then applications for signage may be approved administratively at the discretion of the historic preservation officer provided that they comply with such master signage plan. Notwithstanding the above, signs may not exceed the maximum size and height limitation of signage contained in chapter 28, article 9.
- (d) Proportion of Signs. For all signage, signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs shall respect and respond to the character and/or period of the area in which they are being placed.
- (e) Number and Size of Signs.
 - (1) Number and Size. The historic and design review commission shall be guided in its decisions by the total number of businesses or services per building and the percentage of visible storefront occupied by each business or service. Applicants may apply for up to three (3) signs total. Total signage for all applicants shall not exceed fifty (50) square feet unless additional signs and/or additional total footage is approved. Additional square footage may be approved provided that the additional signage is in conformity with, and does not interfere with, the pedestrian experience on the Riverwalk. The additional square footage shall be based upon the size and scope of the site. Signs should reflect the type and speed of traffic they are meant to attract. Signs designed for pedestrians and drivers of slow moving cars should not be the same size as signs designed for highway traffic.
 - (2) Sign Area. The sign area shall be determined in the following manner:
 - A. Sign Areas. The area of a sign shall be computed on the actual area of the sign. Sign area shall be calculated as the area within a parallelogram, triangle, circle, semicircle or other regular geometric figure including all letters, figures, graphics or other elements of the sign, together with the framework or background of

the sign. The supporting framework of the sign shall not be included in determining sign area unless such supporting framework forms an integral part of the sign display, as determined by the historic preservation officer. If the sign is located on a decorative fence or wall, when such fence or wall otherwise meets these or other ordinances or regulations and is clearly incidental to the display itself, the fence or wall shall not be included in the sign area. In the cases of signs with more than one (1) sign face, including but not restricted to double-faced signs, back-to-back signs, overhanging signs, and projecting signs, each side of the sign shall be included in total allowable signage area.

- B. Channel Letter Signs. For channel letter signs, the sign area shall be the smallest rectangle that will encompass the limits of the writing, including spaces between the letters. Each advertising message shall be considered separately.
- (3) Building Identification Signs. An additional building identification sign may be placed on a building with multiple tenants, if the building name is not the same as the business(s) housed within and such sign is recommended for approval by the historic and design review commission. This type of sign is to identify a building as a destination, shall not exceed thirty-two (32) square feet, shall not be included in the total allowable signage area, and shall not include names of individual businesses.
- (4) Freestanding Signs. Freestanding signs are allowed provided the sign does not interfere with pedestrian or vehicular traffic. Freestanding signs shall be perpendicular to the street, two-sided and no taller than six (6) feet. Freestanding signs shall not be located in the right-of-way.
 - A. Projecting Arm Signs. Signs hung from poles are allowed. Pole height shall not exceed six (6) feet and the pole diameter shall not exceed three (3) inches. Blade signs are not allowed to project over a sidewalk or other right-of-way.
- (f) Allowable Signs Not Included in the Total Signage Area.
 - (1) Parking lot signs identifying entrances and exits to a parking lot or driveway, but only when there is one-way traffic flow. No more than one (1) sign shall be permitted for each driveway entrance or exit, and no corporate or business logos shall be permitted. Additionally, parking lot signs to identify divisions of the parking lot into sections and to control vehicular traffic and pedestrian traffic within the lot provided that no corporate or business logos shall be permitted. Signs approved under this category shall not be included in the total allowable signage per structure.
 - (2) Dates of erection, monumental citations, commemorative tablets, insignia of local, state or federal government, and like when carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type construction and made an integral part of the structure. Signs approved under this category shall not be included in the total allowable signage per structure.
 - (3) Information signs of a public or quasi-public nature identifying or locating a hospital, public building, college, publicly-owned parking area, historic area, major tourist attraction or similar public or quasi-public activity; and also including signs identifying restrooms or other facilities relating to such places or activities. Signs approved under this category shall not be included in the total allowable signage per structure.
 - (4) Incidental signs, including signs designating business hours, street numbers, credit card acceptance and the like provided that the signs are not freestanding, the total of all such signs shall not exceed four (4) square feet for each business, and the signs are non-illuminated. Incidental signs shall not be included in the total allowable signage per structure.
 - (5) Real estate signs, advertising the sale, rental or lease of the premises or part of the premises on which the signs are displayed. The maximum sign area shall be eight (8) square feet. Only one (1) sign will be permitted for each building for sale or lease that is adjacent to the Riverwalk. The sign is permitted to remain only while that particular building is for sale or the lease space is available.
- (g) Pedestrian Menu Boards.
 - (1) Pedestrian menu boards shall not exceed two (2) square feet.
 - (2) Permanently displayed menus may be properly installed inside the business' window or in an approved wall-mounted or freestanding display case adjacent to the business entrance.
 - (3) The name of the establishment may not be displayed on the menu board if the business has other signage installed on the premises. It is permissible for the name of the restaurant to be placed on the actual menu. The established logo of a business is considered a sign.
 - (4) All items listed on a menu board must be placed within the border of the menu board or within the display case.

- (5) There may be no more than one (1) pedestrian menu board per establishment unless there are two (2) primary entrances to a building on different facades, in which case a pedestrian menu board for each entrance may be approved.
- (h) Sandwich Boards. Notwithstanding provisions of chapter 28-17, sandwich boards are permitted in river improvement overlay districts as on-premises signs provided permitting requirements of chapter 28, section 28-17 are met. A sandwich board shall:
 - (1) Mean an A-frame or single panel double sided design for placement in front of the place of business.
 - (2) Be no larger than two (2) feet wide and three (3) feet tall when extended.
 - (3) Be prohibited on the pedestrian Riverwalk pathway
 - (4) Count towards overall signage and must be included in any signage requests
- (i) Noncommercial Speech Signs. Noncommercial speech signs including but not limited to public service announcements may be erected in river improvement overlay districts following approval provided all regulations in this article are met. The maximum size of a noncommercial speech sign shall be eight (8) square feet, and shall not be illuminated. However, political signs, and the regulation thereof, shall not violate Section 216.903 (Regulation of Political Signs by Municipality) of the Texas Local Government Code.
- (j) Allowable Temporary Signs. If approved, the area of temporary signs shall not be included in the general allowable area for the specified property. No more than one (1) temporary sign will be allowed at any given time. Temporary signs may be approved administratively, shall be non-illuminated, and limited to the following types:
 - (1) Construction signs, including those which identify the architects, engineers, contractors and other individuals or firms involved with the construction. Such signs shall be removed upon issuance of a certificate of occupancy. The maximum area of such signs shall be thirty-two (32) square feet, and no more than one (1) sign shall be permitted for each street frontage.
 - (2) Political campaign signs announcing the candidates seeking public political office and other information pertinent thereto.
 - (3) Signs advertising only the name, time, and place of any fair, festival, bazaar, education seminar or similar event, when conducted by a public agency or for the benefit of any civic, fraternal, religious or charitable cause provided that all such signs shall be removed within twenty-four (24) hours after the last day of the event to which they pertain. The maximum sign area shall be thirty-two (32) square feet.
 - (4) Grand opening signs shall be permitted provided that such signs shall not be displayed for more than ten (10) days and the maximum size shall not exceed thirty-two (32) square feet.
 - (5) Seasonal decorations displayed between November 20 and January 10, and during the official designated Fiesta time period. Such decorations shall not display the name of a business or shopping center, nor the words "open," "sale," "vacancy" or other similar words or phrases related to the business activity on the premises.
 - (6) Change of business name banners/hoods/covers over existing building mounted and freestanding signs while new signs are being manufactured, provided that such sign or signs shall not be displayed for more than eight (8) weeks and shall not exceed the sign area that they are replacing or covering.
 - (7) Yard sale signs in a residential district provided that such signs shall be displayed only on the day of the event and on the property holding the event. The maximum sign area shall be eight (8) square feet.
 - (8) Special exhibition signs for museums and art galleries provided that the signs are limited to one (1) sign for each building used primarily as a museum or art gallery, the sign shall be placed on the building no earlier than seven (7) days before and removed within twenty-four (24) hours after the last day of the exhibition to which it pertains. Additionally, the maximum signage area per building shall be two hundred (200) square feet, unless additional square footage is approved.
 - (9) Promotional signs not exceeding six (6) square feet advertising special events or promotions provided that the signs are properly placed on the property or on the inside of windows and such signs are removed within twenty-four (24) hours after the promoted event is over. Promotional signs may be approved for up to five (5) events per calendar year, with no more than thirty (30) days a year total approved for all qualifying signs or events per property.
 - (10) Any special purpose sign not covered above provided that it is removed within thirty (30) days from the date of approval unless otherwise specified. If within the specified period the applicant feels there is a continued need for the special purpose sign the applicant may file a new application to request additional display time. Non-governmental banners and flags, excluding flags included as elements of an overall streetscape or design plan, are considered special purpose signs under the provisions of this section and are appropriate for advertising

and decoration only during special events or celebrations. No permanent advertising may be handled in this way.

- (11) The director of downtown operations may provide written authorization for one (1) approved symbol, logo, or sign to be temporarily placed on chartered watercraft for special events. The sign shall not exceed eight (8) square feet.
- (12) Temporary construction screening shall provide for safe pedestrian access along exposed construction sites. These screens can be temporary art and use graphics to enhance the screen. Such screens shall not use chain link in RIO-3. Temporary construction screens shall contain a project sign which shall not exceed thirty-two (32) square feet. Such project sign shall include the project name, project architect, consultants, general contractor, principal use, and project start and end time.
- (13) Temporary displays are authorized if in accordance with chapter 28 of the City Code of San Antonio, Texas.
- (k) Prohibited Signs. The following signs are prohibited:
 - (1) Billboards, junior billboards, portable signs, and advertising benches;
 - (2) Any sign placed upon a building, object, site, or structure in any manner so as to disfigure, damage, or conceal any window opening, door, or significant architectural feature or detail of any building;
 - (3) Any sign or sign spinner which advertises commercial off-premises businesses, products, activities, services, or events unless otherwise allowed in this article;
 - (4) Any sign which does not identify a business or service within the river improvement overlay district unless otherwise allowed in this article;
 - (5) Any non-contributing sign which is abandoned or damaged beyond fifty (50) percent of its replacement value, including parts of old or unused signs. All remnants such as supports, brackets and braces must also be removed;
 - (6) Any attachment to an already affixed sign which does not meet the provisions of the City Code;
 - (7) Roof mounted signs, except in the cases of landmark signs or unless approved in accordance with standards set forth in subsections (b) and (c) of this section. Contributing roof mounted signs may be resurfaced with an approved certificate of appropriateness. The square footage of roof mounted signs shall be included in the total allowable signage for the building;
 - (8) Pole-mounted cabinet signs and pylon signs;
 - (9) Digital displays, digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign, with or without rotating, flashing lettering, icons or images.

Except as provided below:

 - A. A public transportation agency may incorporate transit information signage into transit shelters, utilizing LED or digital technology, provided the signage is contained within or under the transit shelter, and is limited to five (5) square feet of signage area, and one (1) sign per thirty (30) linear feet of pedestrian shelter.
 - B. A public transportation agency may incorporate transit information signage into a monument sign at transit stops, utilizing LED or digital technology, provided it is limited to five (5) square feet of signage area.
 - C. A public transportation agency may incorporate transit information signage into a monument sign at transit facilities (other than transit stops), utilizing LED or digital technology, provided it is limited to seven (7) square feet of signage area.
 - D. The historic preservation officer may impose additional restrictions on illumination to ensure that the character of signs are harmonious with the character of the structures on which they are to be placed and designated landmarks or districts in the area, provided that such restrictions are reasonably related to other conforming signs and conforming structures in the area, do not unreasonably restrict the amount of signage allowed by this section, and are in keeping with the intent of this section. Among other things, consideration shall be given to the location and illumination of the sign in relation to the surrounding buildings, the use of appropriate materials, the size and style of lettering and graphics, and the type of lighting proposed.
 - E. Digital displays, digital and/or LED lighted signs are authorized in conjunction with a temporary display for a permitted event if in accordance with chapter 28 of the City Code of San Antonio, Texas.
- (10) Revolving signs or signs with a moving component.
- (11) Any sandwich board which conflicts with the Americans with Disabilities Act, or which disrupts or interferes with pedestrian or other traffic.
- (12) Any sign that obscures a sign display by a public authority for the purpose of giving instructions or directions or other public information.
- (13) Any sign which consists of pennants, ribbons, spinners or other similar moving devices.

- (14) Any sign, except official notices and advertisements, which is nailed, tacked, posted or in any other manner attached to any utility pole or structure or supporting wire, cable, or pipe; or to any tree on any street or sidewalk or to public property of any description.
- (15) Moored balloons, wind jammers or other floating or inflated signs that are tethered to the ground or to a structure.
- (16) Any permanent or temporary sign affixed to, painted on, or placed in or upon any parked vehicle, parked trailer or other parked device capable of being towed, which is parked so as to advertise the business to the passing motorist or pedestrian; and whose primary purpose is to provide additional on-site signage or is to serve the function of an outdoor advertising sign. Excluded from this are vehicles or equipment that are in operating condition, currently registered and licensed to operate on public streets with a valid inspection sticker, and actively used in the daily function of the business to which such signs relate; vehicles/equipment engaged in active construction projects; vehicles or equipment offered for rent to the general public and stored on-premises and otherwise allowed under applicable city ordinance.

Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

- (l) Installation. Signs, posters, decals or advertisements may not be affixed, tacked, nailed, pasted, or taped to any portion of a building, object, site or structure in a manner that will cause irreversible damage or loss, or is considered inappropriate under any applicable guidelines utilized by the office of historic preservation. Signs installed on masonry structures shall be installed in the mortar, not in the masonry unit.
- (m) Hardship Cases.
 - (1) Whenever the location, topography or configuration of any lot is such as will cause a hardship by the limitations placed on the signs permitted by this article due to sight distances, existing vegetation, location of buildings on adjacent lots, and/or the topography of the parcel, approval may be granted to either allow additional signage, or to increase the amount of building mounted sign area by not more than twenty-five (25) percent.
 - (2) No additional signage shall be approved unless it is found that approval of the proposed application will not be of substantial detriment to adjacent property and that the character of the area will not be changed by the granting of additional signage.
 - (3) Any additional signage approval shall be limited to the applicant only, and shall not apply to any future tenant or business.
- (n) Nonconforming Status. Any legally erected sign that, by reason of revisions to this chapter, no longer complies with its provisions, shall be awarded nonconforming status upon review by all necessary city departments.
- (o) Performing Arts Center Signs. Notwithstanding any other provision of this chapter or chapter 28 of the City Code of the City of San Antonio, a wall sign that is a digital display monitor meeting the following parameters may be allowed in the "RIO-3" River Improvement Overlay District-3 by the city council with a specific use authorization provided that such digital display monitor meets the following standards:
 - 1. The monitor must be situated on a performing arts center premises.
 - 2. The monitor may only be utilized during ticketed events, either indoor or outdoor, of the performing arts center.
 - 3. The monitor shall not be used for on-premise or off-premise advertising.
 - 4. Sound associated with the monitor must be in compliance with the noise ordinance in the City Code.
 - 5. The light intensity of the monitor shall not exceed:
 - (a) One thousand (1,000) nits during the day; and
 - (b) Five hundred (500) nits at night, measured from sunset until sunrise.
 - 6. The monitor must automatically adjust the monitor's light intensity according to ambient light conditions.
 - 7. The size of the monitor must be in compliance with the provisions of subsection 35-678(d).
 - 8. The monitor must comply with all condition(s) imposed by the city council as part of the specific use authorization.
- (p) Violations in River Improvement Overlay Districts and on the Riverwalk.
 - (1) In those instances where a sign is erected or maintained in violation of the aforementioned restrictions, the historic preservation officer, the department of development services, park police or code compliance shall notify the sign's owner, agent, operator, or lessee. If the owner, agent, operator, or lessee of the sign fails to remove the sign within three (3) days after notification, the department of development services or historic preservation officer may file an action in municipal court as outlined in section 28-15 of the City Code of San Antonio, Texas. In addition, nothing herein shall prevent the city attorney from seeking civil remedies.

- (2) Dilapidated Signs - All signs shall be maintained in good working condition so as to present a neat and orderly appearance. All signs and components thereof shall be maintained in good repair, free of rust, peeling, flaking, fading, broken or cracked panels, and broken or missing letters. All signs, components, supports and their surroundings shall be kept free of all sign materials, weeds, debris, trash, and other refuse. The historic preservation officer, the code compliance department, department of development services or park police may give written notice to remove or repair, within thirty (30) days, any sign which shows gross neglect or which is dilapidated. Failure to comply shall be considered a violation of this chapter, and the sign shall be removed at the owner's expense. Additionally, whether the sign has been designated a contributing structure shall be taken into account when evaluating the condition of the sign.
- (3) Abandoned Signs - A sign, including its supporting structure or brackets, shall be removed by the owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer on the premises and such sign has been determined to be abandoned under the provisions of chapter 28. Such sign, if not removed within thirty (30) days from the determination of abandonment by such business shall be considered to be in violation of this chapter, and shall be removed at the owner's expense. This does not include signs that are approved as contributing structures.

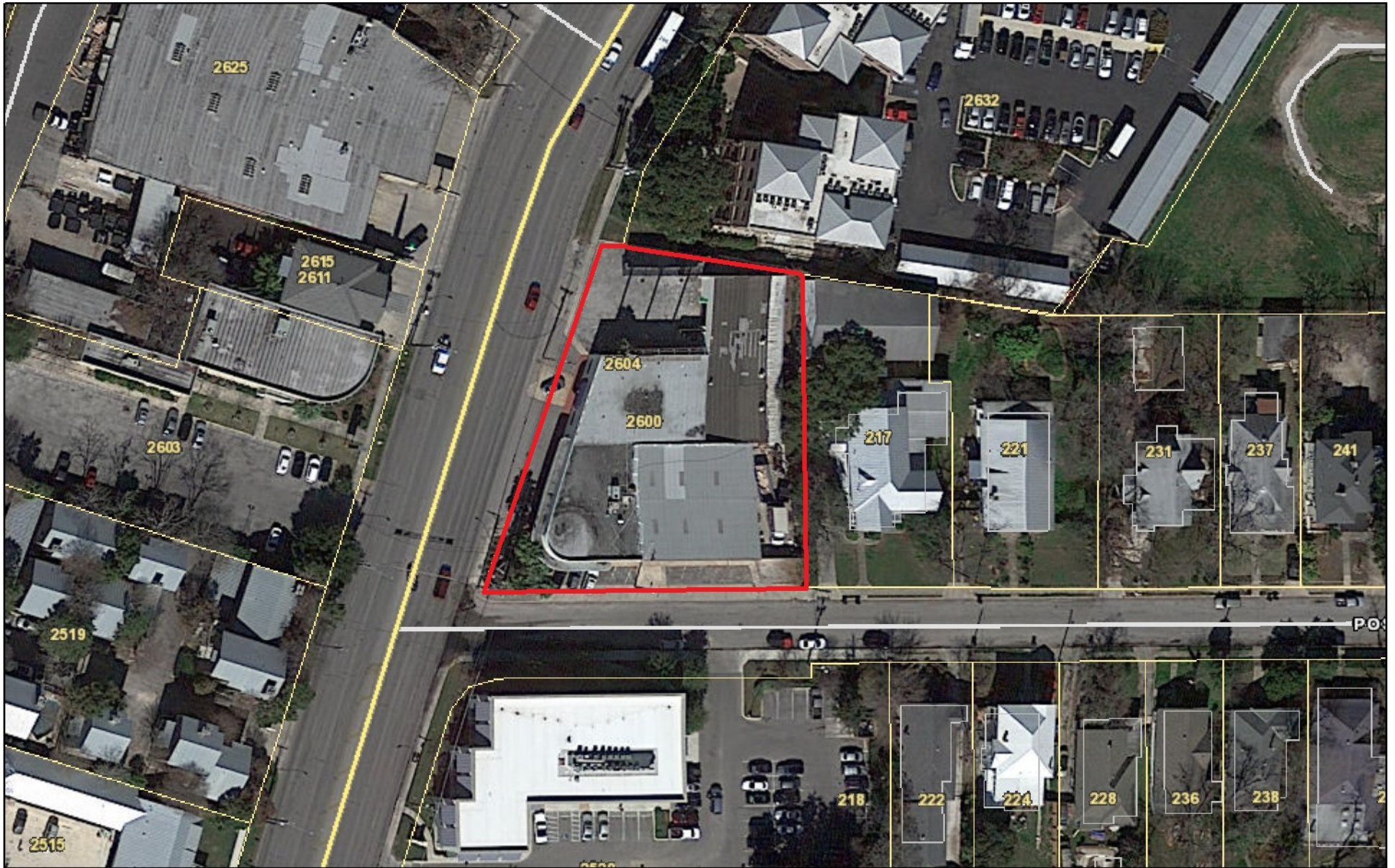
FINDINGS:

- a. The structure located at 2600 Broadway was constructed circa 1950 and is found on the 1951 Sanborn Map. The structure is located at the corner of Broadway and Post Avenue and is located within the River Improvement Overlay, District 2. The structure features Art Modern architectural elements.
- b. STOREFRONT REPLACEMENT – The applicant has proposed to replace the existing storefront system and change the fenestration pattern of the storefront system by relocating the door on the east (Broadway) façade, changing both existing door profiles and changing knee wall and mullion profiles. The applicant has also proposed to modify the east façade’s fenestration profile by introducing new overhead rolling doors. The applicant has noted that the new storefront system will feature a dark bronze finish. Generally, staff finds the proposed modifications to be in keeping with the structure’s architectural style and consistent with the UDC.
- c. CANOPY MODIFICATIONS – The applicant has proposed to reclad the existing canopy with corten steel and paint the underside. Staff finds the proposed modifications to be appropriate and consistent with the UDC.
- d. PAINTING & PARAPET WALL TILE – The applicant has proposed to paint the exterior and install tile on the existing parapet wall. Generally, staff finds the proposed painting and tile installation to be appropriate and consistent with the UDC. Staff finds that the installation of tile on the parapet wall is a reversible modification that does not modify the structure’s original form.
- e. MURAL INSTALLATION – Part of the painting of the exterior walls will include the installation of a mural on the south (Post Avenue) façade. Staff finds the proposed mural installation to be appropriate.
- f. PATIO – The applicant has proposed to install an patio to the east of the building in the location of a current covered storage area. The proposed patio area will include a trellis system, outdoor seating and a brick fireplace. Staff finds the proposed outdoor patio to be appropriate.
- g. WALL SIGN – The applicant has proposed to install an internally illuminated, open-faced channel letter wall sign to be installed on the west (Broadway) façade to read “Postino”. The proposed sign will feature an overall height of 2’ – 0” and an overall width of 16’ – 2” for a total size of 32.33 square feet. Staff finds the proposed sign to be appropriate and consistent with the UDC Section 35-678.
- h. MONUMENT SIGN & FIREPLACE SIGN – The applicant has proposed to install a monument sign to be located at the corner of Broadway and Post Avenue. The proposed monument sign will feature an overall height of 4’ – 0”. The applicant has also noted the installation of signage on the Post Avenue side of the proposed outdoor fireplace. Signage specifications have not been submitted for either of these signs. Generally, staff finds both the design and placement of each sign to be appropriate. Final signage specifications are to be submitted to OHP staff for review and approval.

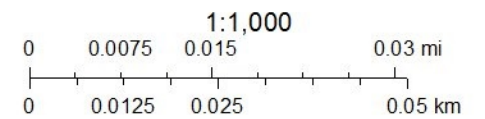
RECOMMENDATION:

1. Staff recommends approval of item #1, storefront replacement and fenestration modifications, as submitted, based on finding b.
2. Staff recommends approval of item #2, canopy modifications, as submitted, based on finding c.
3. Staff recommends approval of item #3, painting and brick tile installation on the parapet wall, as submitted, based on finding d.
4. Staff recommends approval of item #4, mural installation, as submitted, based on finding e.
5. Staff recommends approval of item #5, patio installation, as submitted, based on finding f.
6. Staff recommends approval of item #6, the installation of a wall sign, as submitted based, on finding g.
7. Staff recommends approval of item #7, the installation of a monument sign and signage on the Post Avenue side of the proposed outdoor fireplace with the following stipulations:
 - i. That the proposed signage adhere to the UDC Section 35-678 regarding size and design.
 - ii. That final signage details be submitted to OHP staff for review and approval.
 - iii. That the monument sign not exceed six (6) feet in height.

City of San Antonio One Stop



November 30, 2022





PROJECT NARRATIVE

As a neighbourhood focused business, Postino prides itself on being a positive addition to the communities we join. Not only championing relevant guest experiences and providing employment opportunities for locals, Postino also strives to visually add to the fabric of the neighborhoods we partner with, and 2600 South Broadway is no exception.

Our intention is to revitalise this commercial node but also honor and maintain the architectural form of the existing real estate. Beyond the building footprint, our intention is to retain the current street edge. While providing a refresh and facelift to the exterior finishes that accentuate key architectural elements, such as the curved facade, Postino plans to further engage with the street and community through new operable store fronts and a new lush exterior patio space.

Where possible, and appropriate, Postino also engages with local muralists to bring greater connection to the community as well as brighten the streetscape.

Respecting the residential area on Post Ave, our plan is to direct our hero illuminated signage towards the commercial corridor of South Broadway.

We are thrilled at the opportunity to be a part of this historic neighborhood and enhance the area's character and also quality of life for its residents.



Postino Buckhead GA - Mural installation

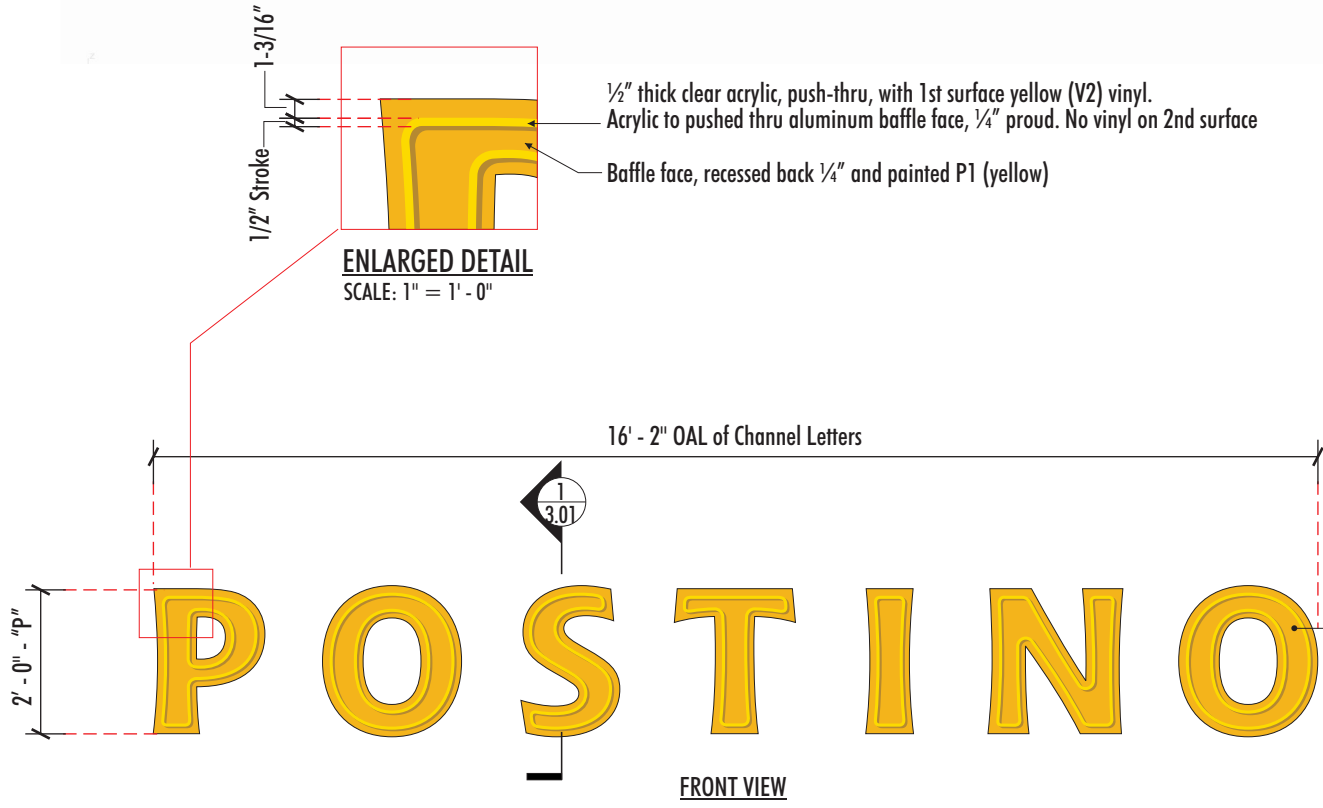


Postino Highland Ranch CO - Outdoor patio

FACADE MODIFICATIONS

- Relocate main entry to Post Ave
 - New service / egress door to be added to South Broadway
- Replace storefront window framing and glazing
 - New framing finish: dark anodized bronze
 - A portion of improved storefront to be operable on South Broadway.
 - Boyd Series 850
- Remove round exterior window on South Broadway
- Remove existing canvas awning skirt
 - Existing branded blue canvas skirt to be removed to enhance natural light
- Reclad existing awning face with Corten steel
 - Underside of awning to be painted
 - Color: Sherwin Williams Iron Ore
- Refinish existing parapet
 - Finish Genrose Midtown Emerald Matte tile
- New exterior breakmetal
 - Color: Sherwin Williams Iron Ore
- Introduce mural artwork to Post Ave elevation
- Repaint north portion of South Broadway elevation
 - Color: Sherwin Williams Iron Ore
- Introduce new illuminated signage on South Broadway
 - Above existing awning
 - Feaux neon channel letters
- Introduce illuminated monument sign
 - Corner of South Broadway & Post Ave
 - Finish to be Endicott half brick in Buff Blend
 - Sign cap to be Jet Mist granite
- New exterior patio on Post Ave
 - permanent steel awning structure W/ adjustable louvred equinox system
 - Patio railing to be steel, painted to match storefront window framing.
- New patio fire place - Post Ave
 - Finish to be Endicott half brick in Buff Blend
 - Fireplace cap to be Jet Mist granite

SIGNAGE MOCK-UP



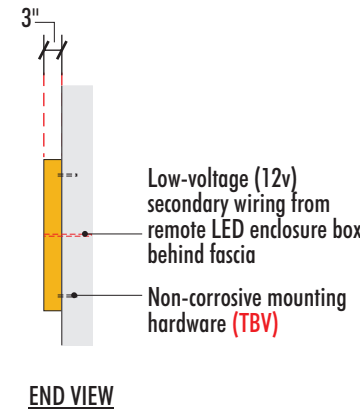
A B INTERNALLY ILLUMINATED OPEN-FACED CHANNEL LETTERS
SCALE: 3/8" = 1' - 0"

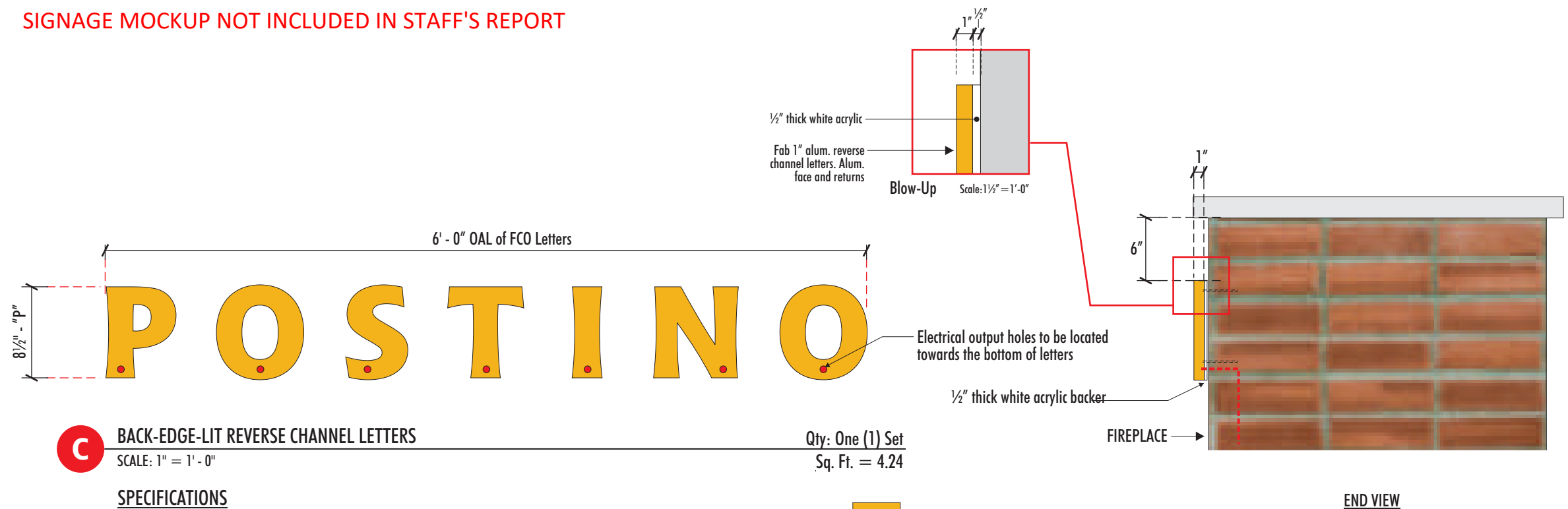
Qty: One (1) Set
Sq. Ft. = 32.33

FIELD SURVEY OF FASCIA TO BE DONE PRIOR TO FABRICATION

Fabricated aluminum 3" deep, open-faced channel letters with pushed-thru (1/4" proud) clear acrylic w/1st surface V2 vinyl (no vinyl on 2nd surface)
Returns painted P1
Face - Open-faced, painted P1
Illumination - Yellow LED's
LED power supply (12V), to be remotely located behind fascia inside LED enclosure box.
G.C. to provide location for LED enclosure box behind fascia along with access panels.
G.C. to provide primary electrical (120v) to signage.
Letter flush mount to fascia with non-corrosive mounting hardware (Typ). Type of hardware to use pending survey of wall sign is being installed on.

P1 = 101190
Highway Yellow
Matthews (MAP)

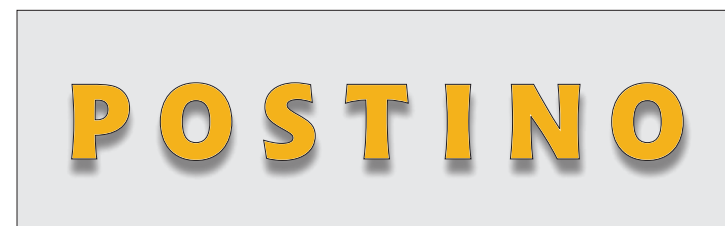
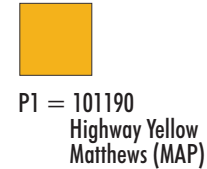




C BACK-EDGE-LIT REVERSE CHANNEL LETTERS
SCALE: 1" = 1' - 0"

SPECIFICATIONS

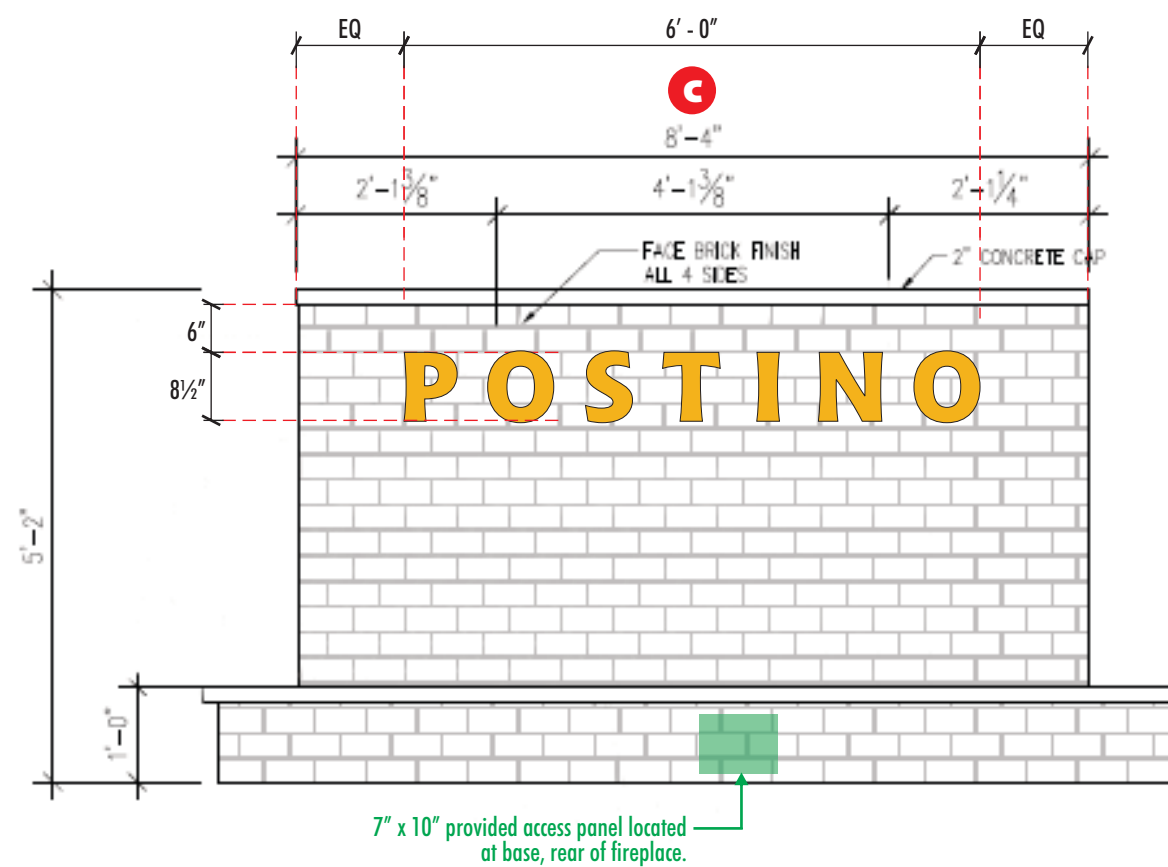
- Fabricated aluminum, 1" deep, back-edge-lit reverse channel letters
- Aluminum face and returns painted P1
- Backs - ½" thick white acrylic
- Internally illuminated with Warm White LED's
- Letters mount flush to brick fireplace with threaded studs into brick veneer over cement board. Drilled holes for threaded studs to be filled with high bond epoxy. Threaded studs to be drilled and tapped into acrylic backs
- LED (12v) power supply to be located inside LED waterproof enclosure box. Enclosure box to be located towards the bottom of fireplace near provided access panel (see backside elevation, bottom-right and page 5.01)
- G.C. to provide primary power (120v) to signage with 8'-0" leads
- **FIELD SURVEY OF BRICK FIREPLACE TO BE DONE PRIOR TO FABRICATION**



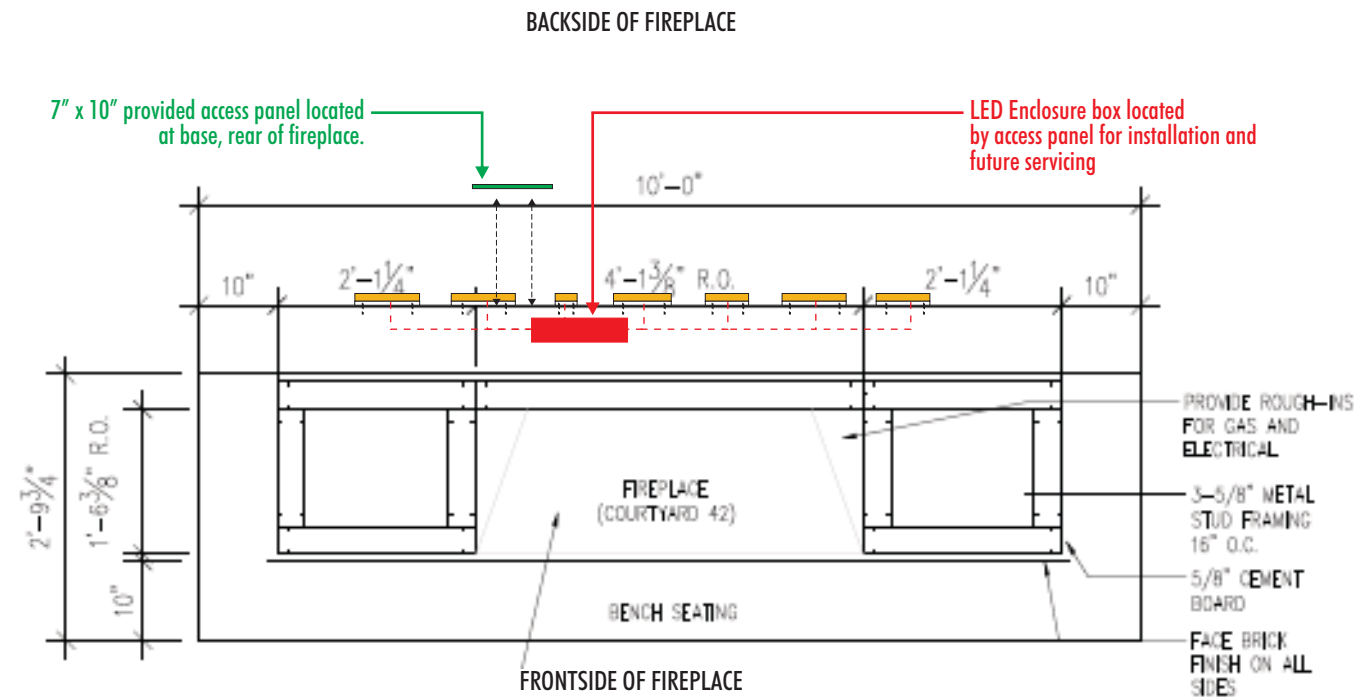
DAY VERSION



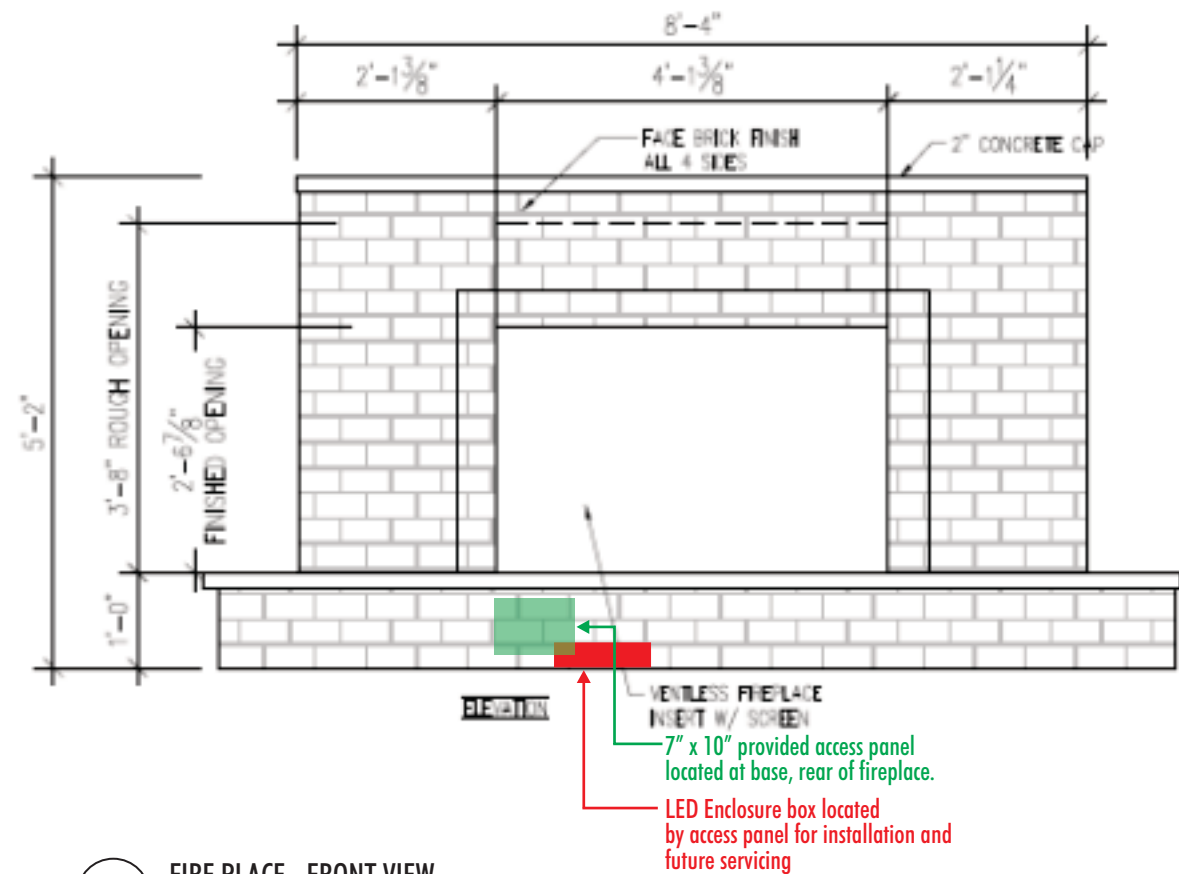
NIGHT VERSION



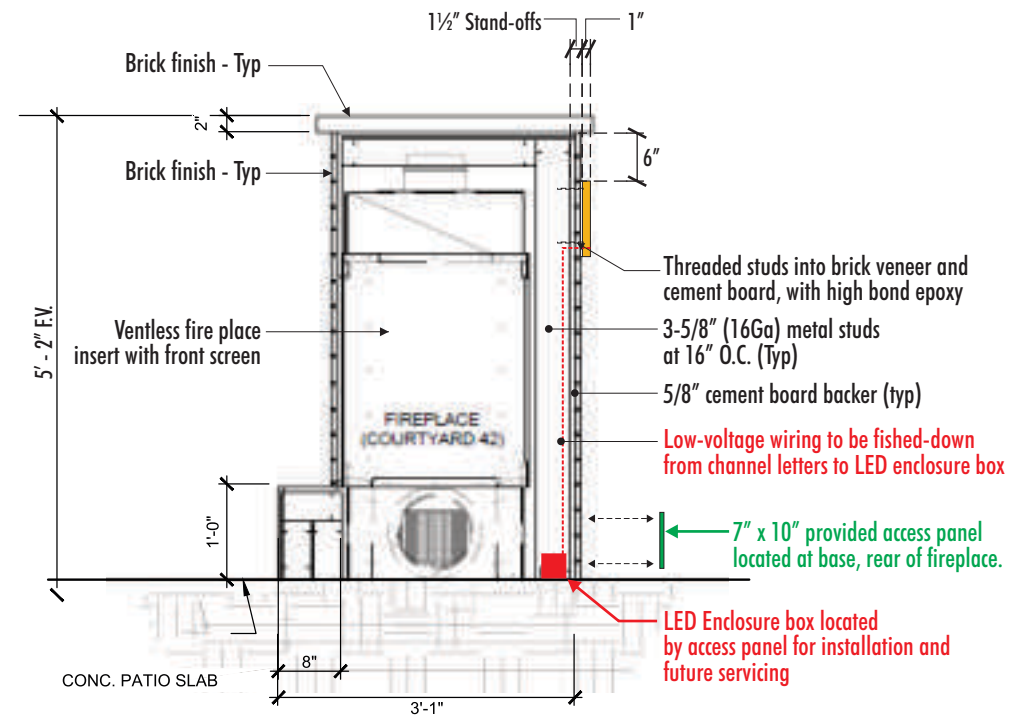
1 BACKSIDE OF FIREPLACE
SCALE: 1/2" = 1' - 0"



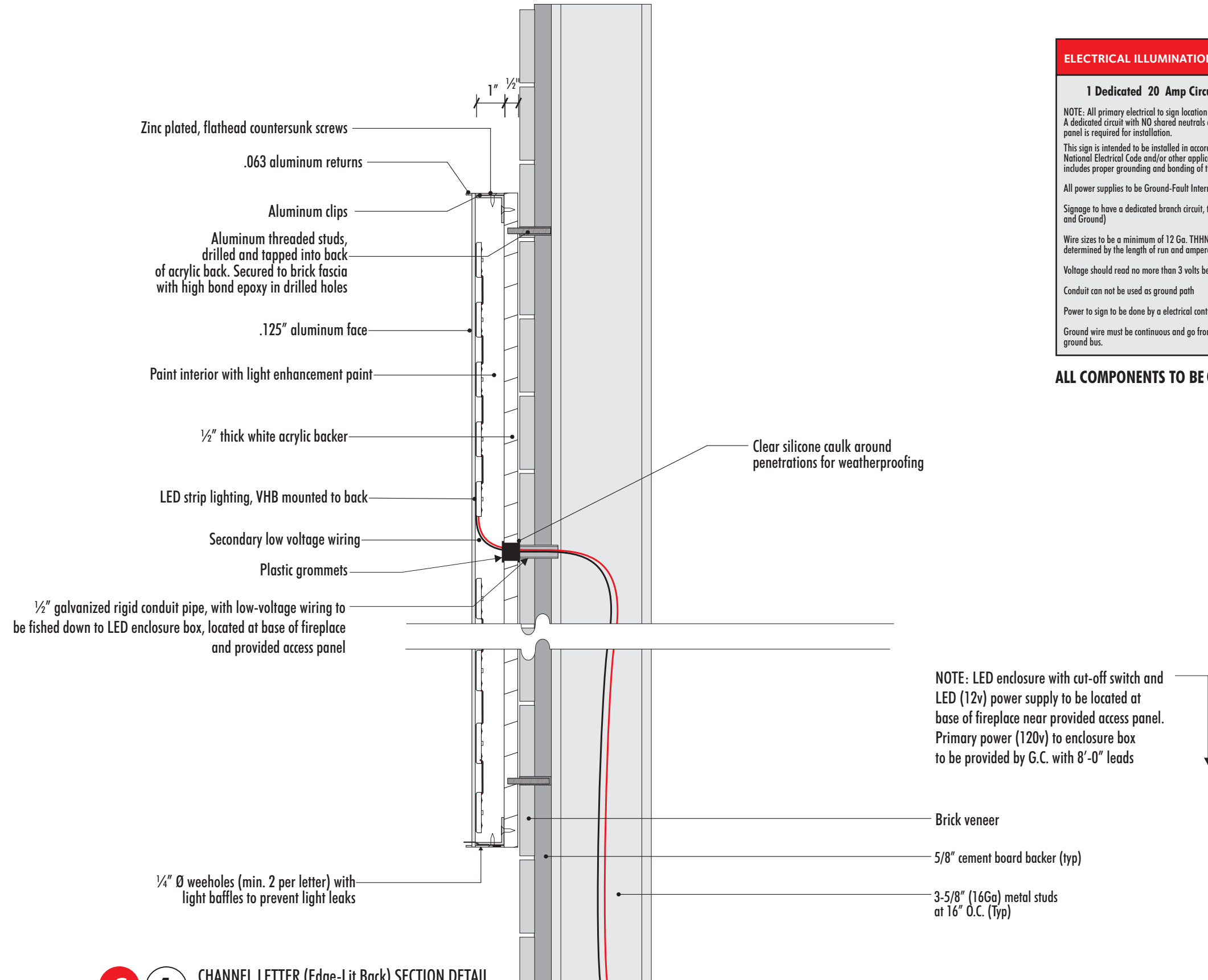
C 1 FIRE PLACE - PLAN VIEW
SCALE: 1/2" = 1' - 0"



2 FIRE PLACE - FRONT VIEW
SCALE: 1/2" = 1' - 0"



3 FIRE PLACE - END VIEW
SCALE: 1/2" = 1' - 0"



ELECTRICAL ILLUMINATION REQUIREMENTS

1 Dedicated 20 Amp Circuit at 120 Volts

NOTE: All primary electrical to sign location to be provided by others. A dedicated circuit with NO shared neutrals and a ground returning to the panel is required for installation.

This sign is intended to be installed in accordance with Article 600 or the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

All power supplies to be Ground-Fault Interrupted (GFI)

Signage to have a dedicated branch circuit, three (3) wires (Line, Neutral and Ground)

Wire sizes to be a minimum of 12 Ga. THHN copper wire. Gauge of wire is determined by the length of run and amperage as per NED Article 300

Voltage should read no more than 3 volts between ground and neutral

Conduit can not be used as ground path

Power to sign to be done by a electrical contractor or licensed electrician

Ground wire must be continuous and go from sign to panel board ground bus.

ALL COMPONENTS TO BE  APPROVED

NOTE: LED enclosure with cut-off switch and LED (12v) power supply to be located at base of fireplace near provided access panel. Primary power (120v) to enclosure box to be provided by G.C. with 8'-0" leads

C **1** CHANNEL LETTER (Edge-Lit Back) SECTION DETAIL
SCALE: 3" = 1' - 0"
U.L. LABELS REQUIRED
INSTALL IN ACCORDANCE W/
NATIONAL ELECTRIC CODES

EXISTING CONDITIONS



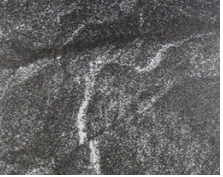
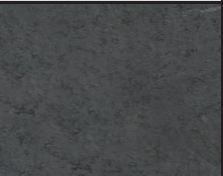
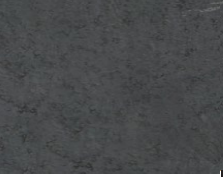

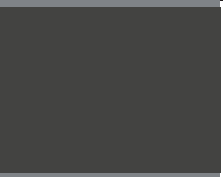



SOUTH BROADWAY ELEVATION

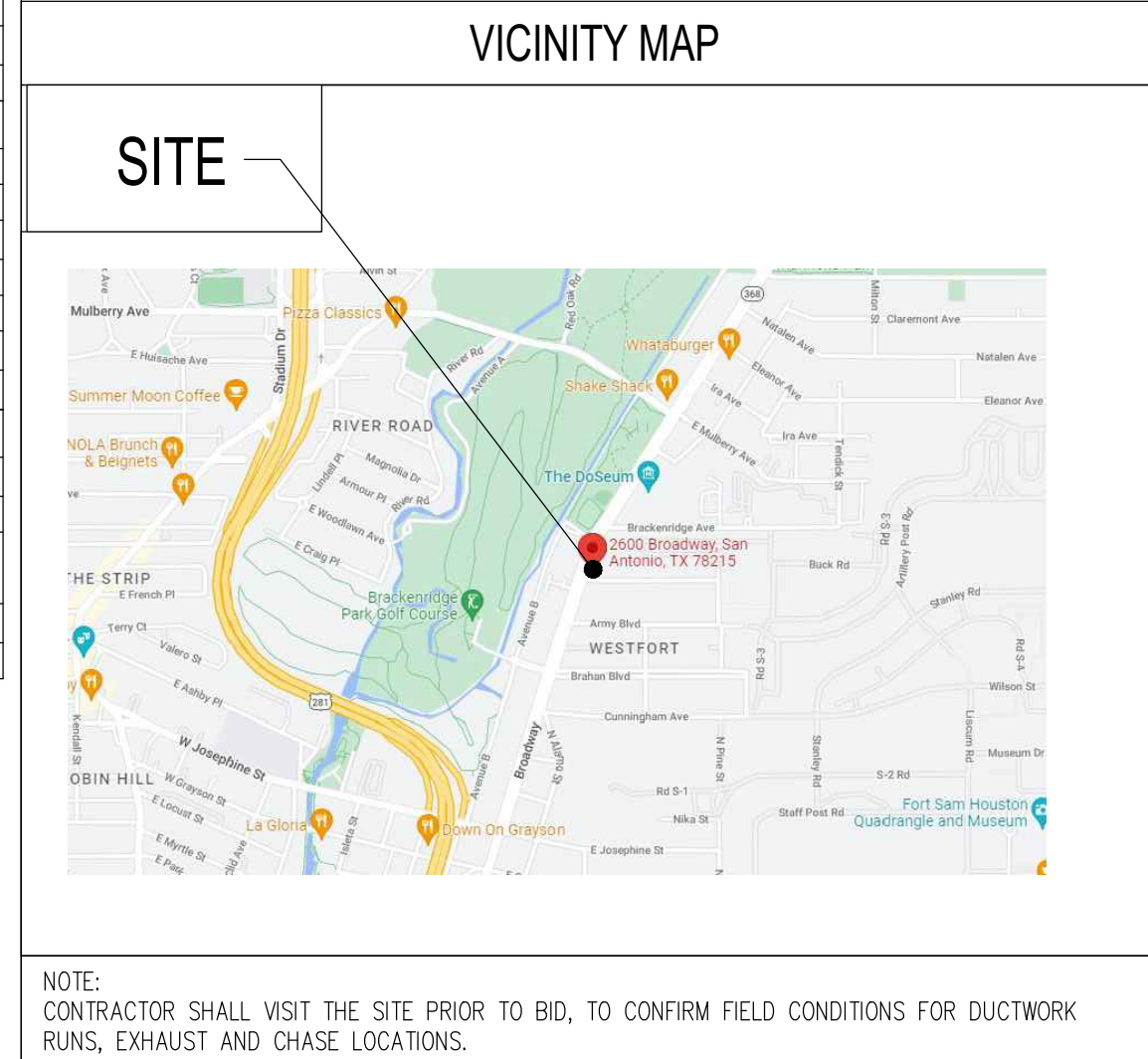


POST AVENUE ELEVATION

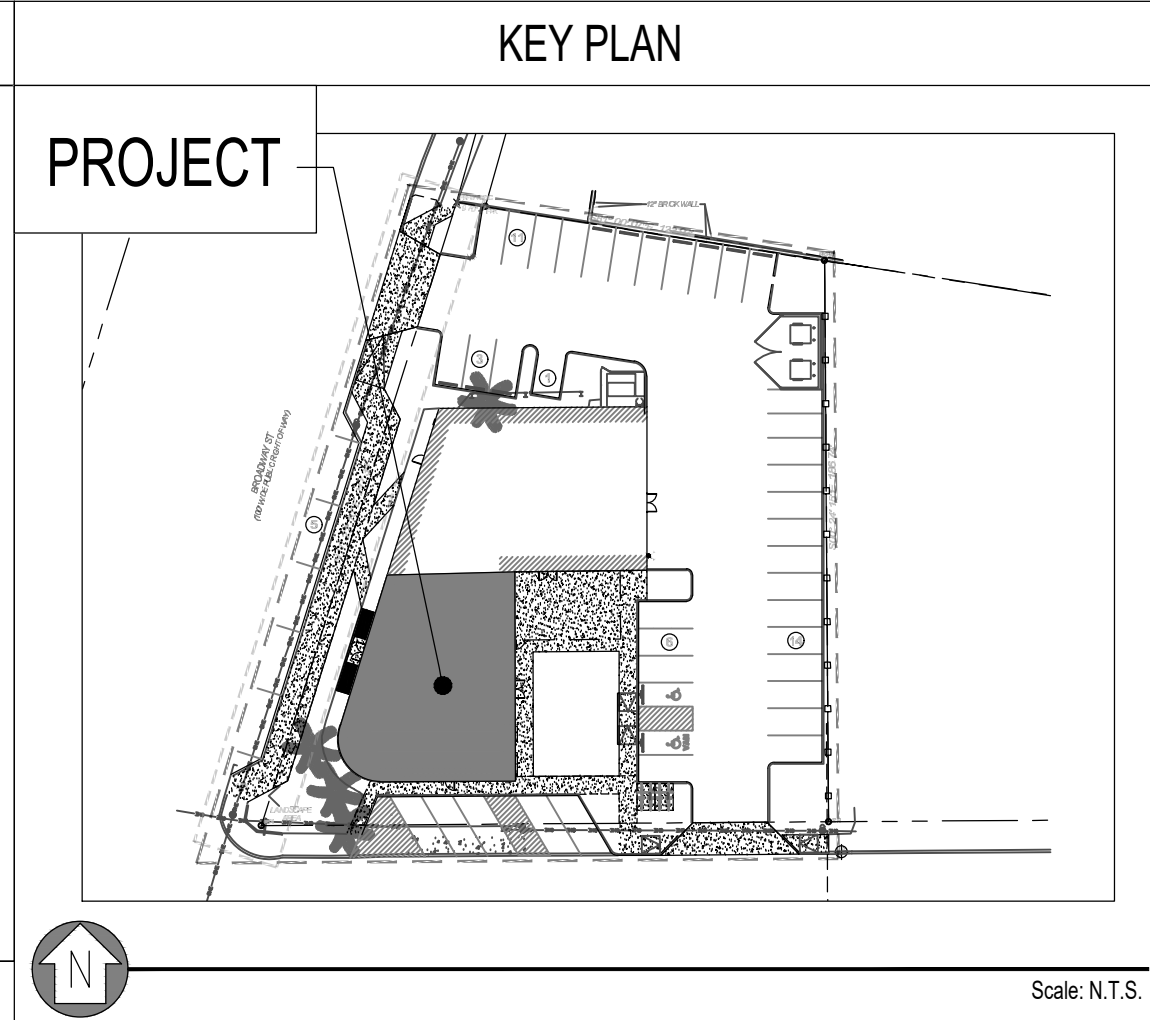
EXTERIOR MATERIALS

SPEC NUMBER	LOCATION	DESCRIPTION	MANUFACTURER	VENDOR	COMMENTS	IMAGE
TILE						
TL-01	EXTERIOR FAÇADE	MIDTOWN PORCELAIN TILE, EMERALD, MATTE, GROUT COLOR: XXXX , GROUT SPACING 1/8"	GENROSE	MATERIAL BANK	https://www.genrose.com/Products/porcelain-tile/midtown/RONEMMAMIDTOFF21/	
TL-04	FIREPLACE THIN BRICK	THIN BRICK 1/2" THICK, BUFF BLEND, MORTAR COLOR: XXXX , MORTAR SPACING 1/4"	ENDICOTT	ENDICOTT	https://endicott.com/colorPop.html	
ST-04	FIREPLACE CAP	JETMIST	TBD		GC/MILLWORKER TO PROVIDE SAMPLE APPROVAL NEEDED FOR OWNER https://www.stonesource.com/product/jet-mist/	
METAL						
MT-01	BREAK METAL	STEEL - PT-03	TBD		GC PROVIDE SAMPLE APPROVAL NEEDED FOR OWNER	
MT-06	RAILING (INTERIOR & EXTERIOR)	STEEL - DARK ANODIZED BRONZE	TBD		GC TO PROVIDE SAMPLE APPROVAL NEEDED FOR OWNER	
MT-07	AWNING FACE FINISH	CORTEN STEEL	TBD		GC TO PROVIDE SAMPLE APPROVAL NEEDED FOR OWNER	
PAINT						
PT-03	DINING ROOM CEILING & EXTERIOR FAÇADE PAINT	SHERWIN WILLIAMS IRON ORE	SHERWIN WILLIAMS	Material Bank		
PT-04	PRIMER PAINT	EXTERIOR MURAL PRIMER				

PROJECT TEAM DIRECTORY	
CORPORATE CONTACTS	
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EMAIL:	TOMMY@SOLCALRESTAURANTDESIGN.COM
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CONTACT NAME:	JOSEPH KERESEY
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PHONE:	(720) 527-3515
EMAIL:	JOSEPH@SFPERMITS.COM
AWNING VENDOR	
COMPANY NAME:	OMNIMAX INTERNATIONAL
CONTACT NAME:	CONNIE LAND
PHONE:	(770) 354-6435
EMAIL:	CLAND@OMNIMAX.COM
CONTACT NAME:	ALEX BERUMEN
PHONE:	(909) 376-9168
EMAIL:	ANAPATOCOVERS@GMAIL.COM
AV/IT VENDOR	
COMPANY NAME:	JAVI A/V
CONTACT NAME:	JONATHAN BEITZ
ADDRESS:	16116 UNIVERSITY OAK SAN ANTONIO, TX 78249
PHONE:	(210) 802-4761
EMAIL:	JONBEITZ@JAVI-LLC.COM



NOTE:
CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID, TO CONFIRM FIELD CONDITIONS FOR DUCTWORK RUNS, EXHAUST AND CHASE LOCATIONS.

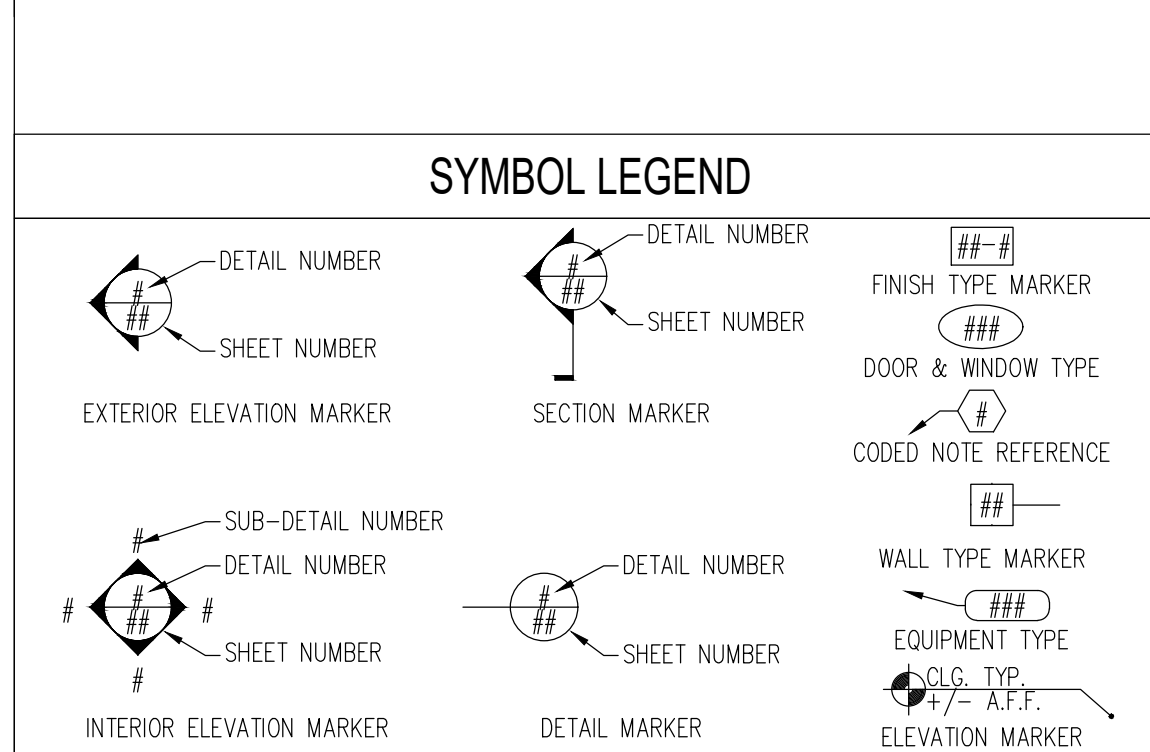


SCOPE OF WORK

NEW INTERIOR AND PATIO FITOUT IN AN EXISTING SHELL BUILDING.

DEFERRED SUBMITTALS

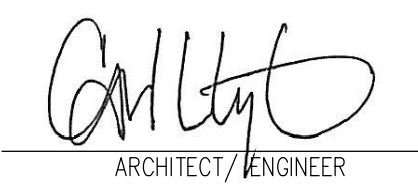
- FIRE ALARM SYSTEM MODIFICATIONS
- FIRE SPRINKLER SYSTEM MODIFICATIONS
- HOOD SUPPRESSION SYSTEM



BUILDING INFORMATION	
BUILDING CODES:	
BUILDING:	2018 INTERNATIONAL BUILDING CODE
MECHANICAL:	2018 INTERNATIONAL MECHANICAL CODE
PLUMBING:	2018 INTERNATIONAL PLUMBING CODE
FIRE:	2018 INTERNATIONAL FIRE CODE
ELECTRICAL:	2020 NATIONAL ELECTRICAL CODE
FUEL AND GAS:	2018 INTERNATIONAL FUEL GAS CODE
ENERGY:	2018 INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBILITY:	ICC/ANSI A117.1 2017
	2018 LIFE SAFETY CODE (NFPA 101)
BUILDING INFORMATION:	
BUILDING HEIGHT:	1 STORY
CONSTRUCTION TYPE:	II-B
AREA:	4,121 S.F. (BUILDING)
	1,408 S.F. (PATIO)
FIRE PROTECTION:	ALARMED, SPRINKLERED, PORTABLE FIRE EXTINGUISHERS
NUMBER OF EMPLOYEES:	15 PER SHIFT
OCCUPANCY:	A2


STATEMENT OF COMPLIANCE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH ALL APPLICABLE LAWS, CODES & ORDINANCES.

SIGNATURE:  ARCHITECT/ENGINEER

REGISTRATION NO.: 18179


DATE: 9/30/23



CONSTRUCTION PHASE NOTE	
ARCHITECT'S DESIGN WITHOUT CONSTRUCTION PHASE SERVICES	
SINCE DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INCLUDED AS PART OF THE ARCHITECT'S BASIC SERVICES, IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS. THE ARCHITECT OF RECORD ITSELF TO THE CLIENT, THE CONTRACTOR, AND ANY OTHER PARTIES AS NECESSARY (VIA TELEPHONE, FAX, AND EMAIL) IN ORDER TO ASSIST IN PROVIDING CLARIFICATIONS OR RESOLVING ISSUES AND PROBLEMS THAT MAY ARISE. ALTHOUGH MANY ISSUES CAN BE EASILY ADDRESSED WITHOUT THE ARCHITECTS INVOLVEMENT, THERE ARE TIMES WHEN PARTICIPATION IS ADVISABLE. DETERMINATION OF WHEN INVOLVEMENT IS APPROPRIATE IS LEFT TO THE PROFESSIONAL DISCRETION OF THE CONTRACTOR. IT IS UNDERSTOOD THAT THE CLIENT AND/OR THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE DRAWINGS, AND ANY OTHER SUPPLEMENTAL INFORMATION, AND WHEN THE ARCHITECT IS DENIED THE OPPORTUNITY TO PROVIDE CLARIFICATIONS OR PARTICIPATE IN CHANGES TO THE DESIGN OR THE RESOLUTION OF ISSUES OR PROBLEMS, ALL PARTIES WAIVE ANY CLAIMS AGAINST THE ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO. THE ARCHITECT OF RECORD IS HELD HARMLESS FROM LOSS, CLAM, OR COSTS ARISING OR RESULTING FROM MODIFICATIONS OR CHANGES MADE TO THE DESIGN (WITHOUT THE KNOWLEDGE OF THE ARCHITECT) DUE TO CONDITIONS OR CIRCUMSTANCES (ANTICIPATED OR NOT) BEYOND THE ARCHITECT'S CONTROL.	
CRITICAL PLUMBING NOTE	
THE RELATIONSHIP BETWEEN FLOOR SINKS AND NEW WALLS IS CRITICAL TO THE FINAL FIXTURE / EQUIPMENT LAYOUT. FLOOR SINKS AS SHOWN ON THE PLUMBING PLANS ARE DIMENSIONALLY LOCATED OFF OF NEW PARTITIONS, AND THEREFORE THE CONTRACTOR MUST COMPLETE PLAN LAYOUT ON SLAB PRIOR TO FINAL LOCATION OF FLOOR SINKS FOR ACCURATE FINAL PLACEMENT.	

ABBREVIATIONS									
Ø	DIAMETER	CONN.	CONNECTION	F.O.F.	FACE OF FINISH	LAM.	LAMINATED	PLYND.	PLYWOOD
□	SQUARE FOOT/FEET	CONSTR.	CONSTRUCTION	F.O.M.	FACE OF MASONRY	LAV.	LAVATORY	P.T.	PRESSURE TREATED
Ø	AT	CONTR.	CONTRACTOR	F.O.S.	FACE OF STUD	L.T.	LIGHT	Q.T.	QUARRY TILE
±	CENTERLINE			F/S	FLOOR SINK			T.	TREAD
#	POUND OR NUMBER			F.S.R.	FIRE SPRINKLER RISER	MAX.	MAXIMUM	T.B.	TOP OF BEAM
±	PLUS OR MINUS			FT.	FOOT/FEET	M.B.	MACHINE BOLT	T.B.D.	TO BE DETERMINED
(E)	EXISTING	DBL.	DOUBLE	FTG.	FOOTING	MECH.	MECHANICAL	T&G	TONGUE AND GROOVE
(N)	NEW	DEPT.	DEPARTMENT	FUT.	FUTURE	MFR.	MANUFACTURER	THK.	THICKNESS
A.B.	ANCHOR BOLT	D.F.	DRINKING FOUNTAIN	GA.	GAUSE	M.H.	MANHOLE	T.O.C.	TOP OF CURB
ABV	ABOVE	DIA	DIAMETER	GALV.	GALVANIZED	MIN.	MINIMUM	T.O.P.	TOP OF PARAPET
A/C	AIR CONDITIONING	DM.	DIMENSION	G.C.	GENERAL CONTRACTOR	MISC.	MISCELLANEOUS	T.O.S.	TOP OF SHEATHING
ACCU.	ACOUSTICAL	DS.	DOWN SPOUT	G.I.	GALVANIZED IRON	M.O.	MASONRY OPENING	T.O.W.	TOP OF WALL
A.F.F.	ABOVE FINISH FLOOR	DWG.	DRAWING	GL.	GLASS	MTD.	MOUNTED	TYP.	TYPICAL
ALUM.	ALUMINUM	E.	EAST	OND.	GROUND	MUL.	MULLION	UBC	UNIFORM BUILDING CODE
APPROX.	APPROXIMATE	E.A.	EACH	GR.	GRADE	N.	NORTH	R.O.W.	RIGHT OF WAY
ARCH.	ARCHITECTURAL	EL.	ELECTRICAL	GYP.	GYPSUM	N.	NORTH	S.	SOUTH
A.S.R.	AUTOMATIC SPRINKLER SYSTEM	ELEC.	ELEVATION	HDR.	HEADER	N.I.C.	NOT IN CONTRACT	S.A.N.	SCALE AS NOTED
		EL.	ELECTRICAL PANEL	HDW.	HARDWARE	N.O.	NUMBER	S.A.T.	SUSPENDED ACOUSTIC TILE
B.D.	BOARD	E.P.	ELECTRICAL PANEL	HT.	HEIGHT	N.T.S.	NOT TO SCALE	S.C.	SOLID CORE
BLDG.	BUILDING	EQ.	EQUAL	H.M.	HOLLOW METAL	O.A.	OVERALL	SCHED.	SCHEDULE
BLK.	BLOCK	EQUIP.	EQUIPMENT	HOR.	HORIZONTAL	O.C.	ON CENTER	SECT.	SECTION
BLKG.	BLOCKING	E.W.	EACH WAY	HWD.	HARDWOOD	O.D.	OUTSIDE DIAMETER	SHT.	SHEET
BLW	BELOW	EXIS.	EXISTING	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	O.F.	OVERFLOW DRAIN	SHTG.	SHEATHING
		EXT.	EXTERIOR			OPG.	OPENING	SM.	SIMILAR
C/J	CEILING JOIST	F.F.	FINISH FLOOR	I.D.	INSIDE DIAMETER	OPP.	OPPOSITE	SPEC.	SPECIFICATION
CLG.	CEILING	FIN.	FINISH	IN.	INCH	PARTN.	PARTITION	SQ.	SQUARE
CLR.	CLEAR	FIXT.	FIXTURE	INSUL.	INSULATION	P.L.	PROPERTY LINE	SSK.	SERVICE SINK
CM.	CONSTRUCTION MANAGER	FLR.	FLOOR	INT.	INTERIOR	PLS.	PLASTER	STD.	STAINLESS STEEL
CON.	CONCRETE MASONRY UNIT	F.L.	FLOW LINE	JT.	JOINT	PLBG.	PLUMBING	STL.	STEEL
		FLUOR.	FLUORESCENT						
		F.H.	FIRE HYDRANT						

SHEET INDEX			
SHEET#	TITLE	REV	DATE
GENERAL SHEETS			
G001	TITLE SHEET		
G002	GENERAL NOTES		
G100	EGRESS & ACCESSIBILITY PLAN		
G130	RESPONSIBILITY SCHEDULE		
DEMOLITION			
D100	DEMOLITION PLAN		
D200	DEMOLITION ELEVATIONS		
D201	DEMOLITION ELEVATIONS		
ARCHITECTURAL			
A001	ARCHITECTURAL SITE PLAN		
A110	CONSTRUCTION PLAN		
A111	WALL TYPES		
A130	REFLECTED CEILING PLAN		
A200	EXTERIOR ELEVATIONS		
A201	EXTERIOR ELEVATIONS		
A400	ENLARGED RESTROOM PLAN		
A401	ENLARGED PATIO PLAN		
A600	DETAILS		
A601	WINDOW SCHEDULE		
A602	DOOR SCHEDULE		
INTERIOR DESIGN			
ID-100	FINISH SCHEDULE		
ID-110	FINISH SCHEDULE		
ID-120	FURNITURE SCHEDULE		
ID-130	BATHROOM SCHEDULE		
ID-140	HARDWARE SCHEDULE		
ID-200	FINISH FLOOR PLAN		
ID-210	FURNITURE PLAN		
ID-220	RCP		
ID-230	LIGHTING FIXTURE PLAN		
ID-240	MILLWORK PLAN		
ID-300	ELEVATIONS		
ID-310	ELEVATIONS		
ID-320	BATHROOMS		
KITCHEN			
K-1.0	EQUIPMENT PLAN		
K-2.0	EQUIPMENT SCHEDULE		
K-2.1	EQUIPMENT SCHEDULE		
K-3.0	UNDERGROUND PLUMBING		
K-3.1	IN-WALL PLUMBING		
K-4.0	ELECTRICAL		
K-5.0	BUILDING CONDITIONS WALL BACKING HOOD SUPPORT		
K-5.1	BUILDING CONDITIONS CONDUIT		
K-5.2	BUILDING CONDITIONS SLAB		
K-7.0	EQUIPMENT ELEVATIONS KEY PLAN & EQUIPMENT ELEV		
K-7.1	EQUIPMENT ELEVATIONS		
K-7.2	EQUIPMENT ELEVATIONS		
STRUCTURAL			
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S002	GENERAL NOTES		
S101	FOUNDATION PLAN		
S102	ROOF FRAMING PLAN		
S201	FOUNDATION SECTIONS		
S202	TYP. FOUNDATION DETAILS		
S301	ROOF FRAMING SECTIONS		
S302	FRAMING DETAILS		
S401	ALUMINUM DETAILS		
PLUMBING			
P001	PLUMBING COVER SHEET		
P002	PLUMBING SCHEDULES		
P003	PLUMBING DETAILS		
P100	WASTE & VENT PLUMBING PLAN		
P101	WATER & GAS PLUMBING PLAN		
P102	OVERALL GAS PLUMBING PLAN		
P103	OVERALL GAS PLUMBING ROOF PLAN		
P200	SANITARY & VENT RISER PLAN		
P201	WATER RISER PLAN		
P202	GAS DIAGRAM		
MECHANICAL			
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M002	MECHANICAL SCHEDULES & CALCULATIONS		
M003	MECHANICAL SCHEDULES & CALCULATIONS		
M004	MECHANICAL SPECIFICATIONS		
M005	MECHANICAL SPECIFICATIONS		
M006	MECHANICAL DETAILS		
M007	MECHANICAL DETAILS		
M008	MECHANICAL COMCHECK		
M009	MECHANICAL COMCHECK		
M100	MECHANICAL FLOOR PLAN		
M200	MECHANICAL ROOF PLAN		
M300	MECHANICAL HOOD DRAWINGS		
M301	MECHANICAL HOOD DRAWINGS		
M302	MECHANICAL HOOD DRAWINGS		
M303	MECHANICAL HOOD DRAWINGS		
ELECTRICAL			
E001	ELECTRICAL COVER SHEET		
E100	ELECTRICAL LIGHTING PLAN		
E200	ELECTRICAL POWER PLAN		
E201	ELECTRICAL ROOF POWER PLAN		
E300	ONE-LINE DIAGRAM & PANEL SCHEDULES		
E400	ELECTRICAL SCHEDULES		
E500	ELECTRICAL ENERGY COMPLIANCE		




LINGLE DESIGN GROUP INC.

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PROJECT #:
21-714

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ADDRESS
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SHEET TITLE
TITLE SHEET

SHEET NUMBER:
G001

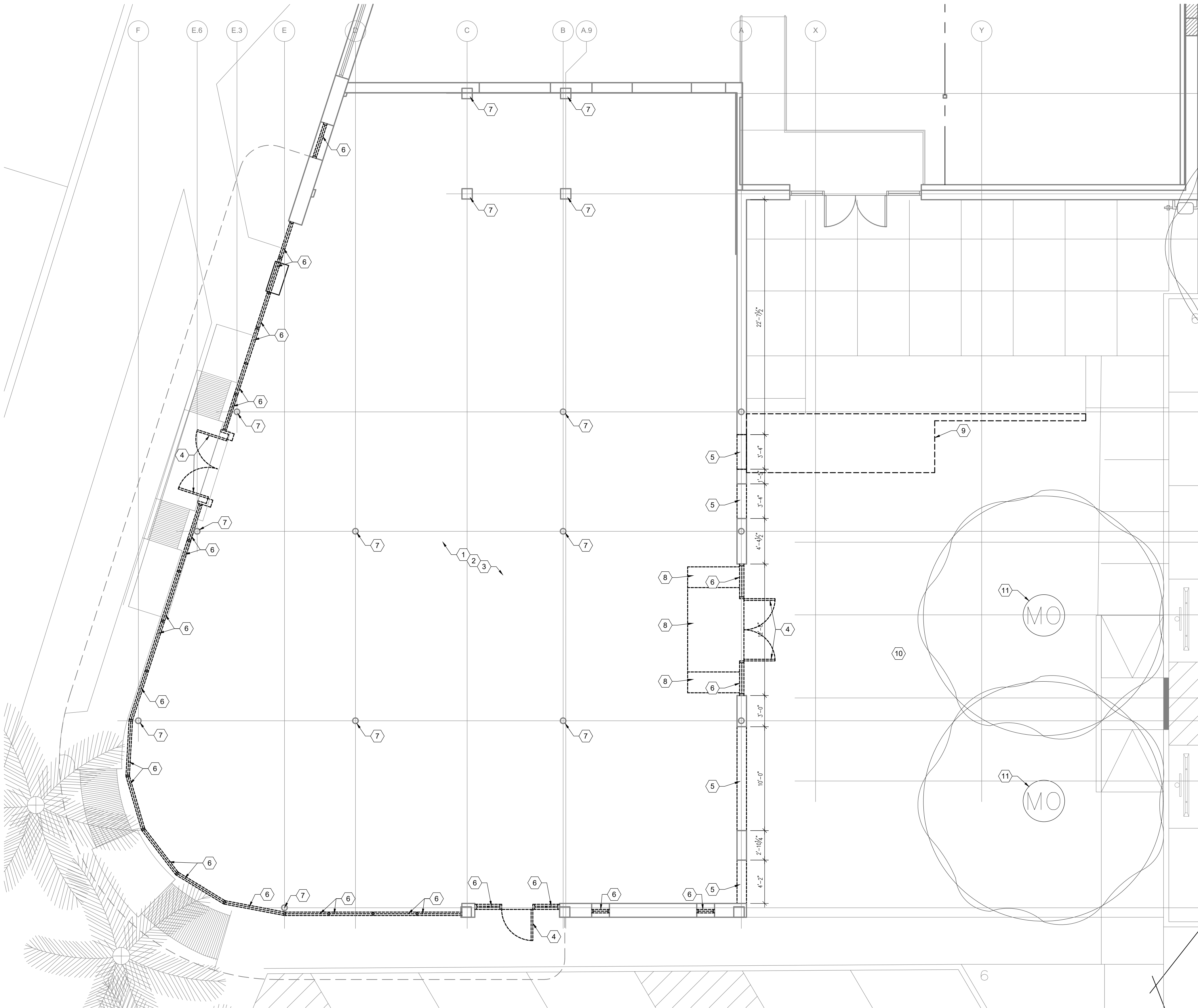
PROPOSED MODIFICATIONS



SOUTH BROADWAY ELEVATION



POST AVENUE ELEVATION



GENERAL NOTES

- A. GENERAL CONTRACTOR TO DEMO EXISTING SPACE, AS REQUIRED, TO ACCOMMODATE ALL NEW CONSTRUCTION.
- B. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSPECT THE ENTIRE PROJECT SPACE PRIOR TO BID TO BECOME AWARE OF ALL THE TYPES OF MATERIALS AND QUANTITIES OF SUCH THAT WILL HAVE TO BE REMOVED.
- C. THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING ELEMENTS (PUBLIC HALLWAYS, SURROUNDING TENANTS, ETC.) WHICH ARE ADJACENT TO THE CONSTRUCTION AREA.
- D. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE HANDLING AND DUMPING COSTS FOR THE REMOVAL OF ALL DEMOLISHED MATERIAL, TRASH AND REFUSE ACCUMULATED ON THE JOB SITE BY ALL SUBCONTRACTORS. THE G.C. IS RESPONSIBLE TO INSURE THAT THE SPACE AND ALL SURFACES ARE DISPOSED OF IN A SAFE AND LEGAL MANNER.
- E. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING LIGHTING, HVAC EQUIPMENT, SPEAKERS, FIRE PROTECTION SYSTEMS, ELECTRICAL SYSTEMS, SECURITY SYSTEMS AND ALL OTHER EQUIPMENT. G.C. TO RELOCATE IF IN CONFLICT WITH NEW CONSTRUCTION.
- F. GENERAL CONTRACTOR IS TO CONTACT THE ARCHITECT OF RECORD FOR THE RESOLUTION OF ANY CONFLICTS OF INFORMATION ON DRAWINGS DURING DEMOLITION OR CONSTRUCTION DUE TO UNFORESEEN ELEMENTS.
- G. GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY PATCHING REQUIRED INSIDE & OUTSIDE OF THE CONSTRUCTION AREA, WHERE AFFECTED BY DEMOLITION.
- H. COORDINATION OF THE LOCATION OF DUMPSTER USED FOR REMOVAL OR DEMOLISHED MATERIAL WITH BUILDING MANAGEMENT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- I. "UNDER CONSTRUCTION" BARRIERS, WINDOW PAPER, AND SIGNAGE TO BE TAPED INSIDE WINDOWS AT THE START OF CONSTRUCTION

CODED NOTES

- 1 SURFACES TO BE PREPPED TO RECEIVE NEW FINISH PER PLAN
- 2 EXISTING SLAB TO BE PATCHED, REPAIRED, AND PREPPED TO RECEIVE NEW FINISH PER PLAN
- 3 EXISTING SLAB TO BE REMOVED AS NECESSARY FOR SUBTERRANEAN WORK, REFER TO MEP DRAWINGS - SURFACE TO BE PREPPED TO RECEIVE NEW FINISH PER PLAN
- 4 EXISTING DOOR TO BE REMOVED
- 5 G.C. TO MAKE NEW PENETRATION IN EXISTING WALL TO ACCOMMODATE NEW DOOR/WINDOW
- 6 EXISTING STOREFRONT TO BE REMOVED
- 7 EXISTING COLUMN TO REMAIN
- 8 EXISTING STEPS TO BE REMOVED
- 9 DEMO AS REQUIRED FOR NEW RAMP - COORDINATE WITH PATIO PLAN AND STRUCTURAL SHEETS
- 10 PREP AREA AS REQUIRED FOR NEW PATIO SURFACE WITH TILE FLOOR - COORDINATE WITH PATIO PLAN AND STRUCTURAL SHEETS
- 11 EXISTING TREES TO REMAIN - PROTECT FROM CONSTRUCTION

WALL LEGEND:

- INDICATES EXISTING WALL, COLUMN, OR CONSTRUCTION TO REMAIN,
U.N.O. PATCH + PAINT AS NEEDED
- INDICATES DEMO WALL
- EXISTING STOREFRONT W/ FIXED GLAZING.

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21-714

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ADDRESS
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SAN ANTONIO, TX 78215

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER:


D100

1	EXISTING UNDERSIDE OF AWNING TO BE REMOVED
2	EXISTING WINDOWS TO BE REMOVED.
3	EXISTING DOORS TO BE REMOVED.
4	EXISTING PORTION OF WALL TO BE REMOVED.
5	EXISTING FINISH TO BE REMOVED AND PREPPED FOR NEW TILE - SEE EXTERIOR ELEVATIONS
6	EXISTING FINISH TO REMAIN TO BE PAINTED
7	REMOVE DETAIL AND MATCH EXISTING FOR SMOOTH FINISH



1 WEST ELEVATION


 EXTERIOR ELEVATIONS KEY PLAN



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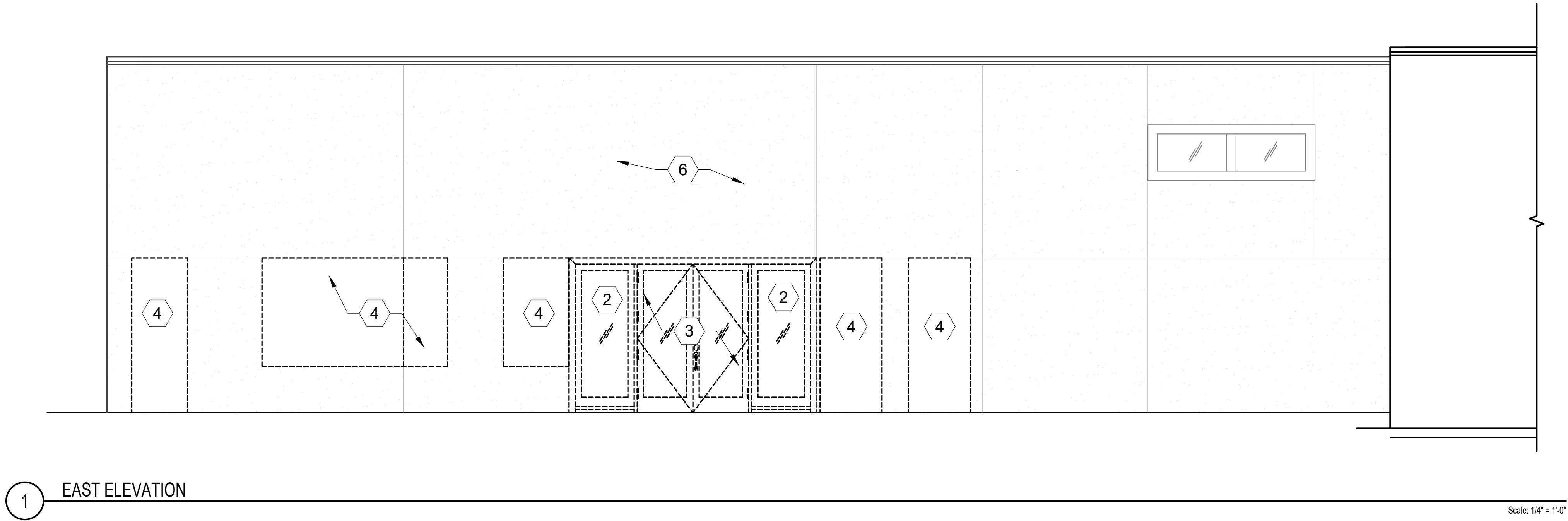
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A circular professional engineer seal for the State of Texas. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "STATE OF TEXAS" at the bottom, separated by two stars. Inside the ring, the name "CARL L. LINGLE" is written in an arc above a five-pointed star. Below the star is the number "18179". A handwritten signature, "Carl Lingle", is written across the bottom of the seal.

[illegible]

D200



- CODED NOTES
- 1 EXISTING UNDERSIDE OF AWNING TO BE REMOVED
 - 2 EXISTING WINDOWS TO BE REMOVED.
 - 3 EXISTING DOORS TO BE REMOVED.
 - 4 EXISTING PORTION OF WALL TO BE REMOVED.
 - 5 EXISTING FINISH TO BE REMOVED AND PREPPED FOR NEW TILE - SEE EXTERIOR ELEVATIONS
 - 6 EXISTING FINISH TO REMAIN TO BE PAINTED
 - 7 REMOVE DETAIL AND MATCH EXISTING FOR SMOOTH FINISH

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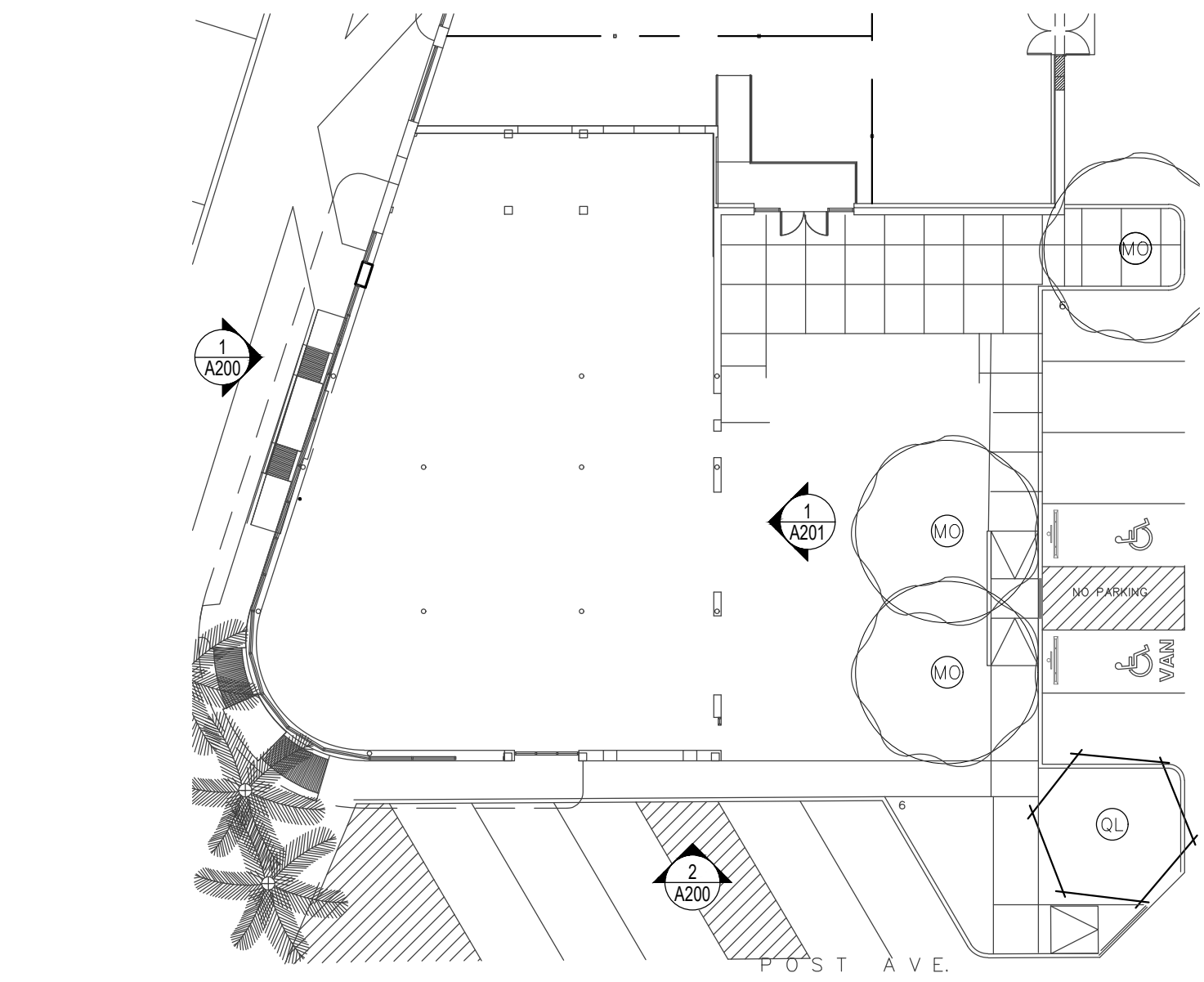


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EXTERIOR ELEVATIONS KEY PLAN

Scale: N.T.S.

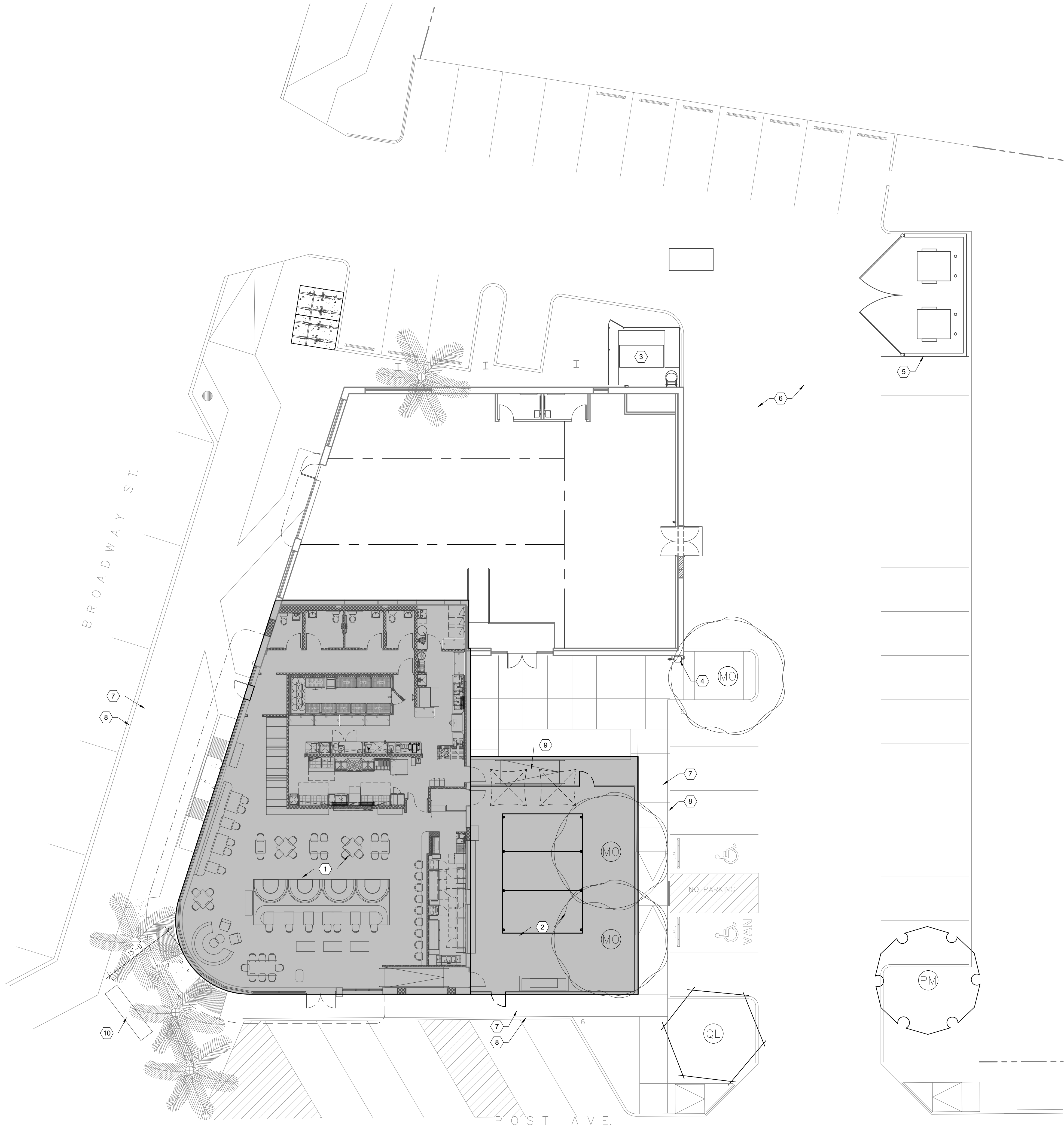
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STORE#

ADDRESS
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SHEET TITLE
DEMOLITION
EXTERIOR ELEVATIONS

SHEET NUMBER:
D201



GENERAL NOTES:

ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY.

CODED NOTES

- 1 TENANT SPACE
- 2 EXTERIOR PATIO AREA
- 3 EXISTING TRANSFORMER
- 4 EXISTING GAS METER
- 5 EXISTING TRASH ENCLOSURE
- 6 EXISTING PARKING LOT TO BE REPAIRED, AND RESTRIPE BY LANDLORD.
- 7 EXISTING SIDEWALK
- 8 EXISTING CURB
- 9 NEW RAMP
- 10 SIGN MONUMENT - SEE DETAIL 1/A001



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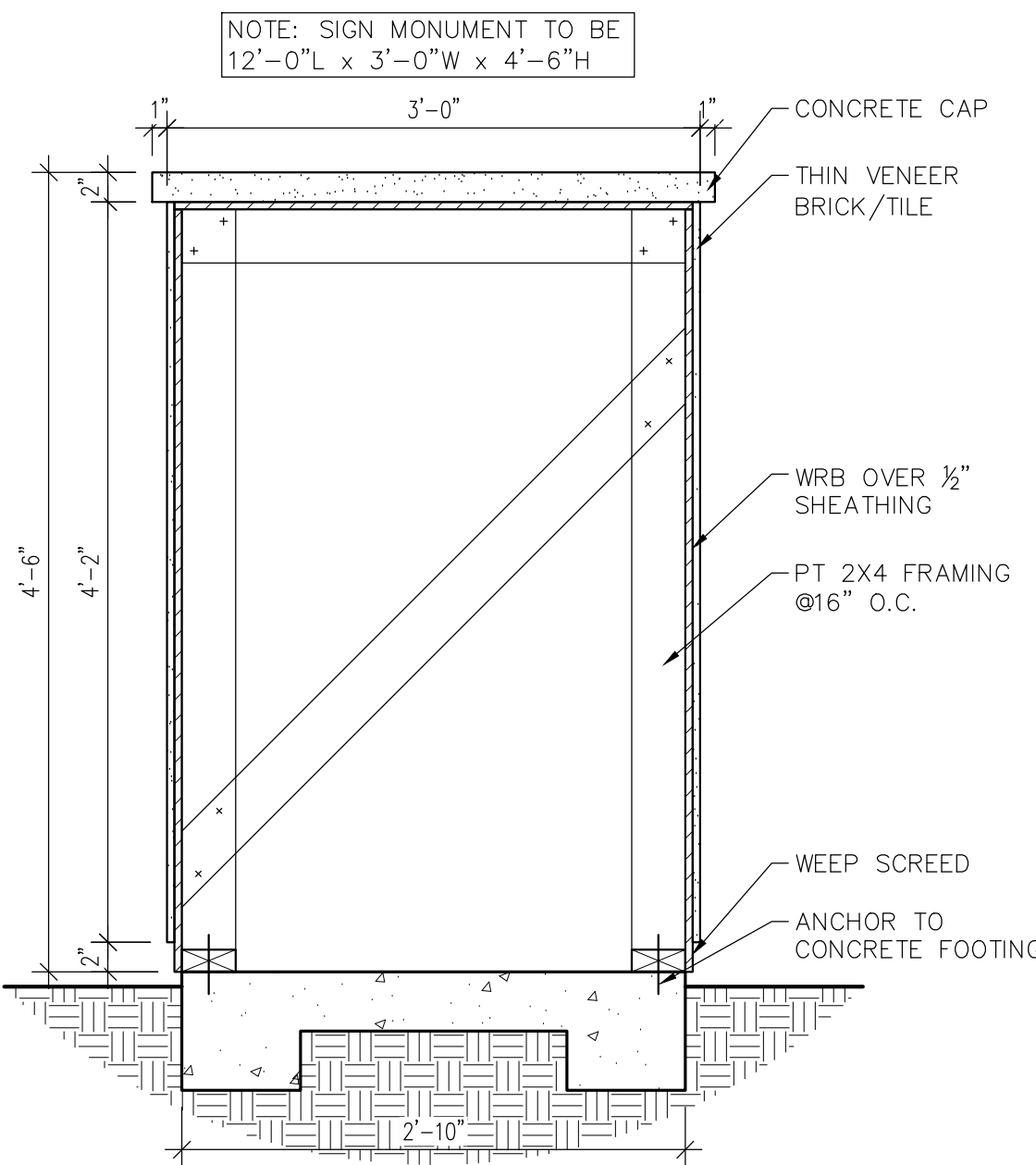
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SHEET TITLE

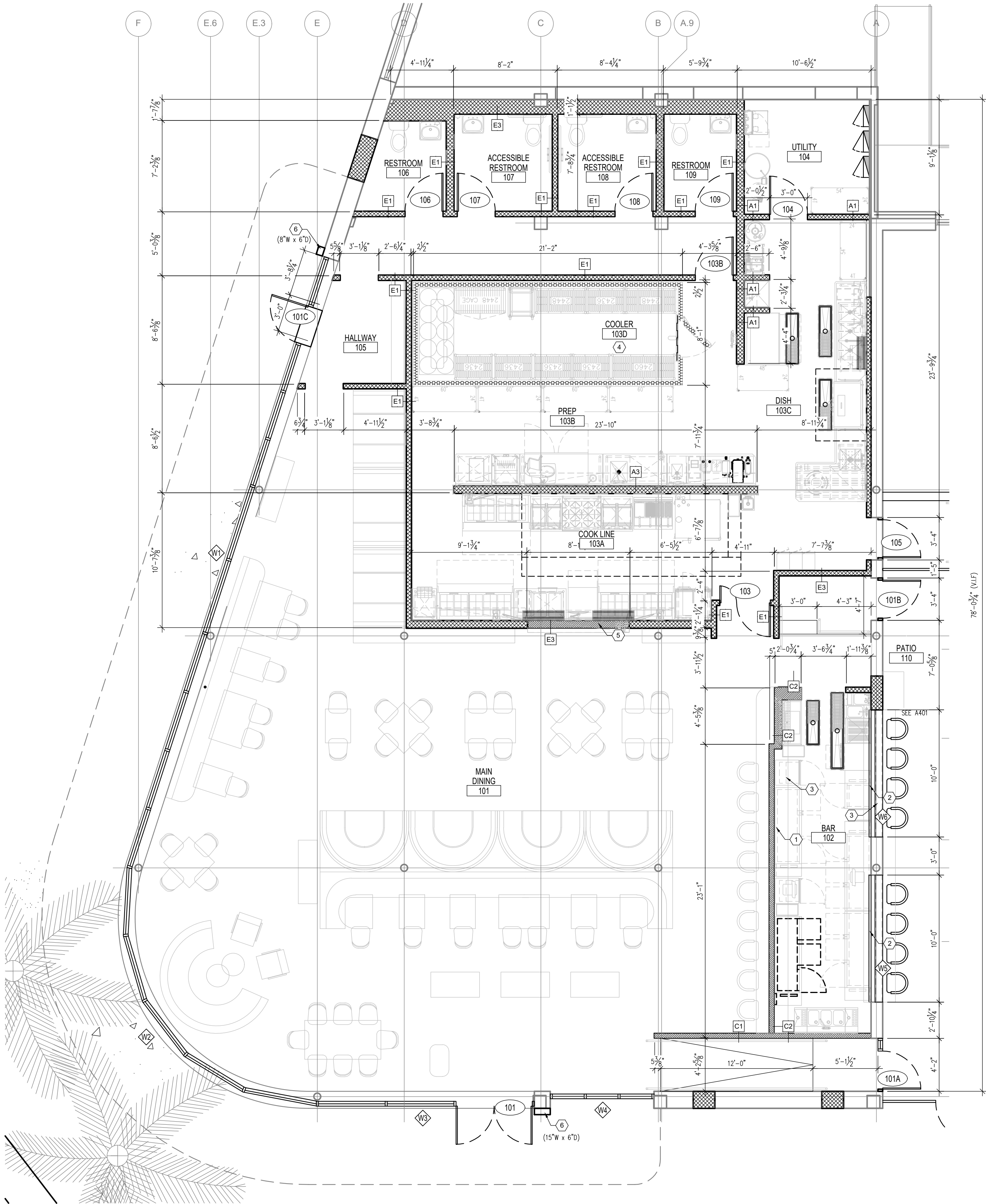
SITE
PLAN

SHEET NUMBER:

A001



1 SIGN MONUMENT DETAIL



GENERAL NOTES:

- HEALTH DEPARTMENT REQUIRES SNEEZE GUARD TO BE PLACED AT ALL OPEN FOOD AREAS
- MAX EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR BOTH EXTERIOR DOORS AND INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS.
- ADD DUROCK CEMENT BOARD OR EQUAL FROM FINISH FLOOR TO 24" A.F.F. ON ALL KITCHEN WALLS AND BATHROOM WALLS, PROVIDED DUROCK CEMENT BOARD OR EQUAL TOP TO BOTTOM ON ALL WALLS IN MOP SINK STALL.
- VERIFY SEALANT & CONCRETE FLOORING SAMPLE WITH THE CORPORATE CONSTRUCTION MANAGER AND OWNER PRIOR TO INSTALLATION OF ANY MATERIALS. VERIFY CORRECT MOISTURE LEVELS PRIOR TO ANY TILE AND/OR STAINING INSTALLATION.
- SEE ENLARGED RESTROOM PLANS ON SHEET A400 DIMENSIONS, ELEVATIONS, AND DETAILS.
- USE DUROCK CEMENT BOARD OR EQUAL AT WET WALLS & BEHIND PLUMBING FIXTURES.
- PROVIDE BATT INSULATION IN WALLS WHERE SCHEDULED ON WALL TYPES.
- DIMENSIONS ARE FACE OF STUD TO FACE OF STUD, U.N.O.
- ALL GLAZING SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES.
- ALL STATIONARY FOOD SERVICE EQUIPMENT MUST BE SEALED TO BOTH CURBS AND WALLS WITH CLEAR CAULK.

LEGEND:

- INDICATES EXISTING WALL, COLUMN, OR CONSTRUCTION TO REMAIN, U.N.O. PATCH + PAINT AS NEEDED
- INDICATES NEW WALL. (SEE WALL ASSEMBLIES)
- INDICATES NEW HALF HEIGHT WALL. (SEE WALL ASSEMBLIES)
- WALK IN COOLER PREMANUFACTURED WALL. (SEE EQUIPMENT PLAN)
- EXISTING STOREFRONT W/ FIXED GLAZING.
- INDICATES NEW AND/OR RELOCATED GLAZING
- STOREFRONT TAG - SEE SHEET A601
- DOOR TAG - SEE SHEET A602
- WALL TYPES - SEE SHEET A111

CODED NOTES

- 6" RAISED CONCRETE CURB
- OVERHEAD DOOR BY OWNER
- NEW BAR COUNTER TOP PROVIDED AND INSTALLED BY G.C. SEE DETAIL 1/A600
- WALK-IN COOLER BY KITCHEN EQUIPMENT SUPPLIER. COORD SLAB PREP WITH MANUF. INSTALL INSTRUCTIONS
- PROVIDE 1'-6" TALL OPENING IN WALL FOR EXPO KITCHEN PASS THRU AT 4'-1" AFF.
- INSTALL VERTICAL, RECTANGULAR, SEAMLESS, PAINTED METAL W/ CAP FROM GRADE TO PARAPET.

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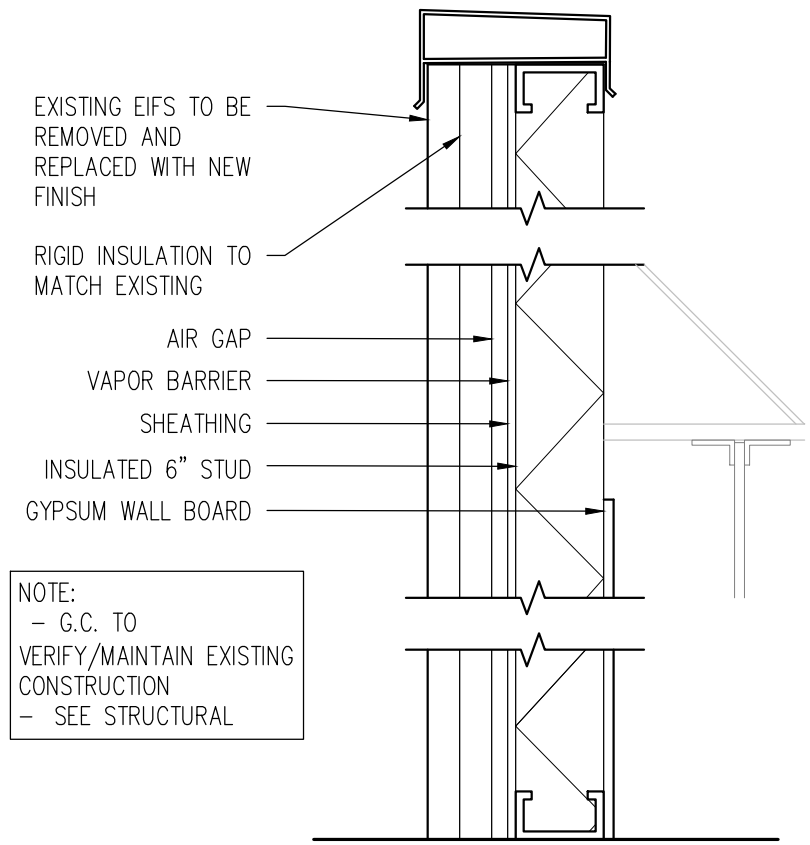
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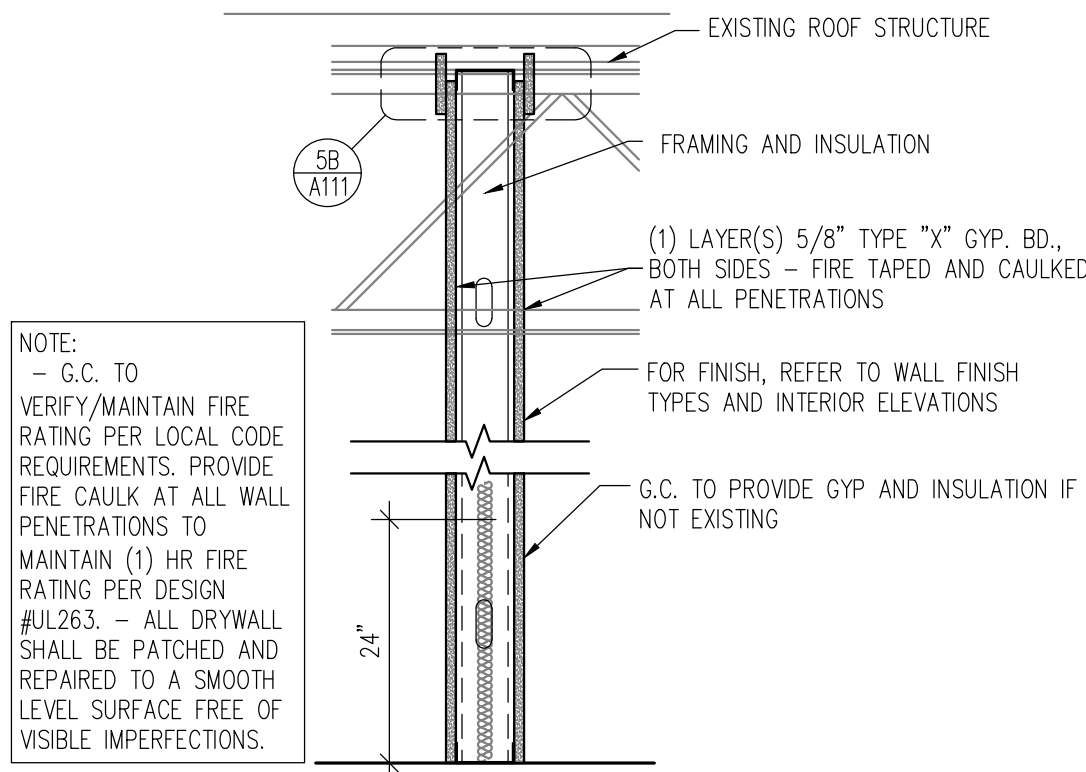
ADDRESS
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SHEET TITLE
CONSTRUCTION
PLAN

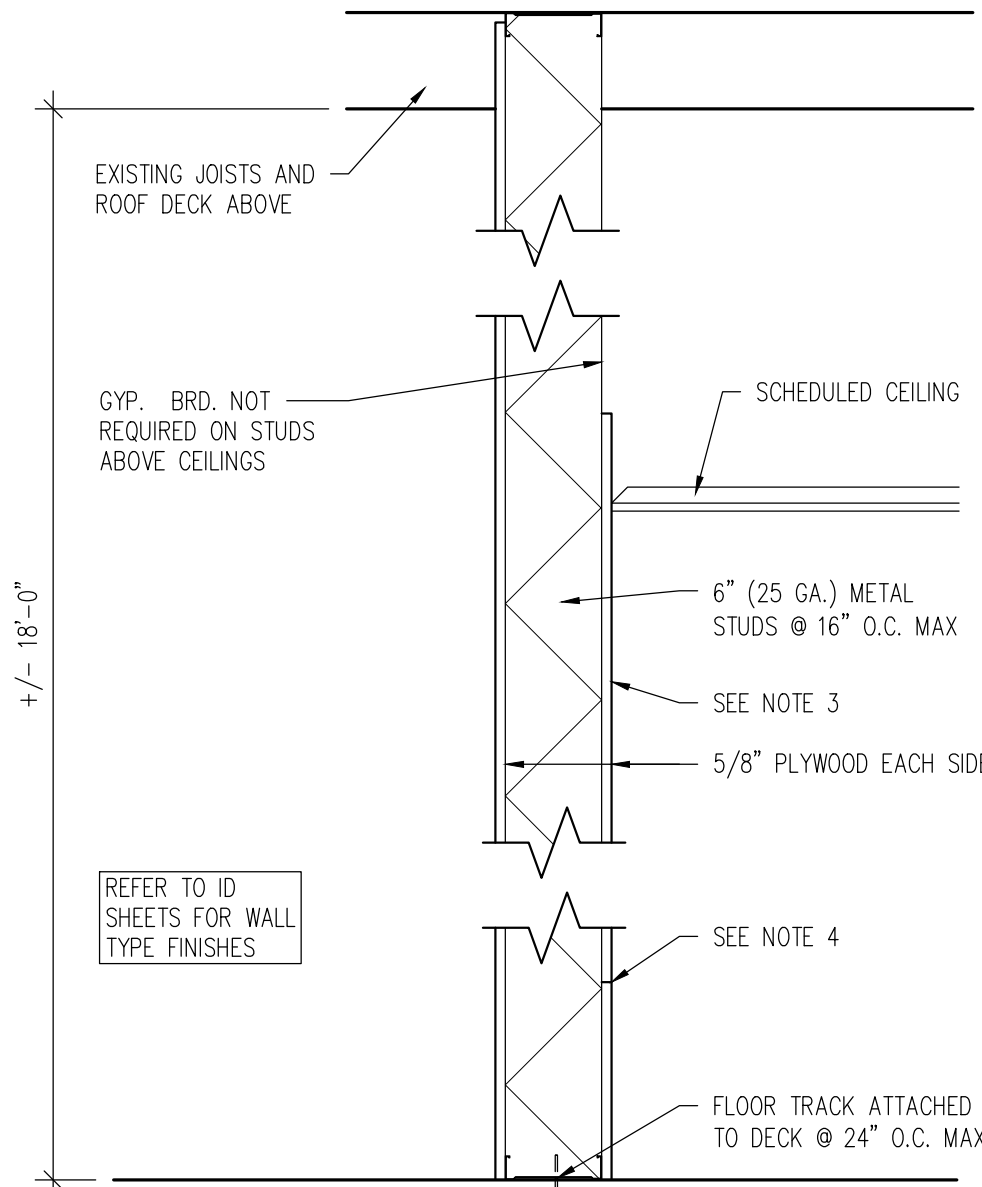
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A110



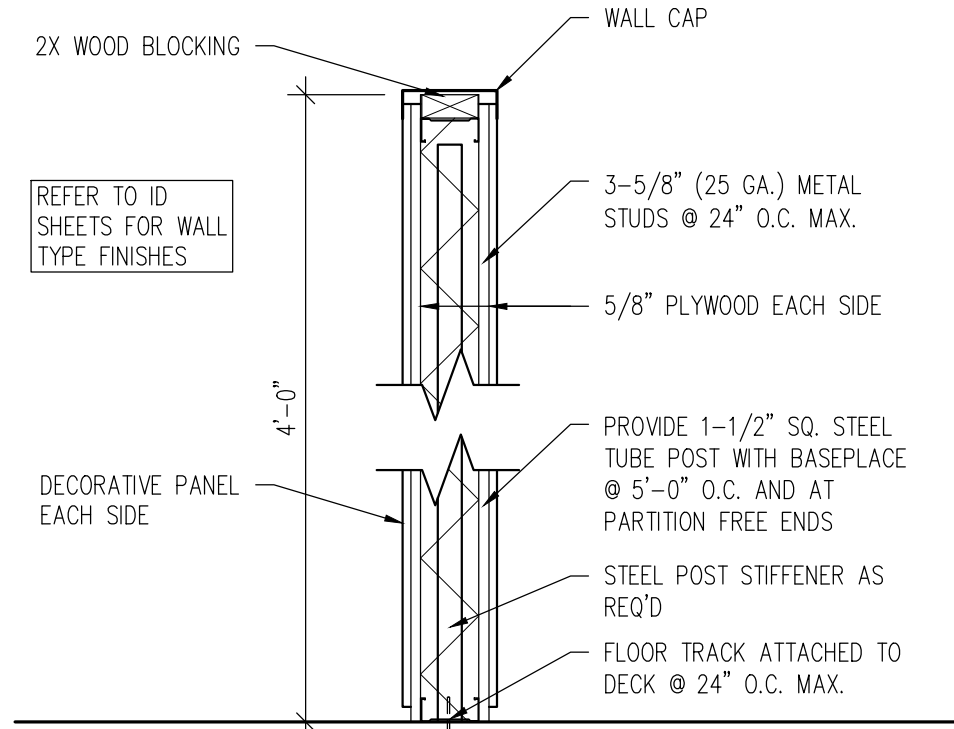
6 PARTITION TYPE EX Scale: 1" = 1'-0"



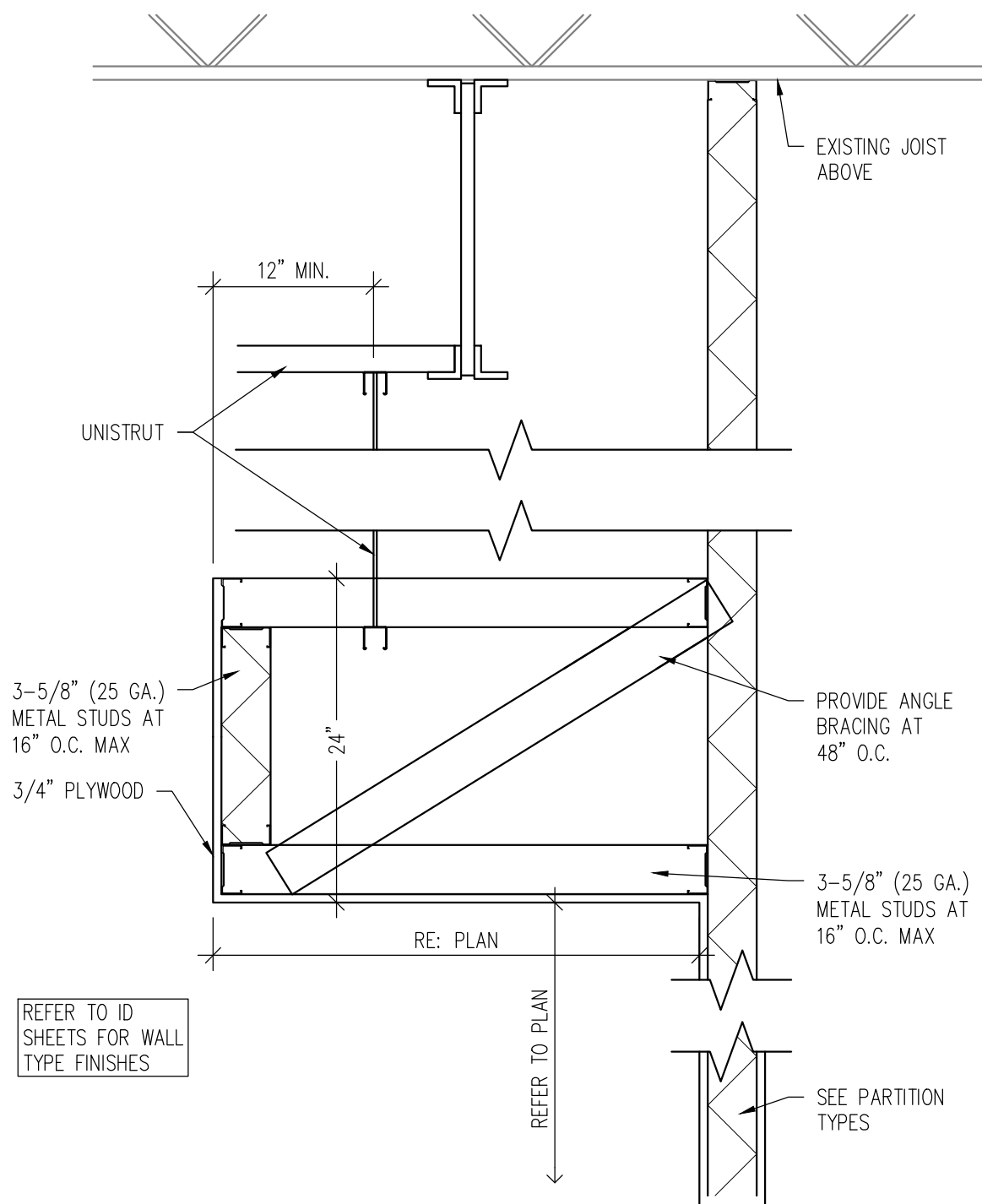
7 PARTITION TYPE BX Scale: 1" = 1'-0"



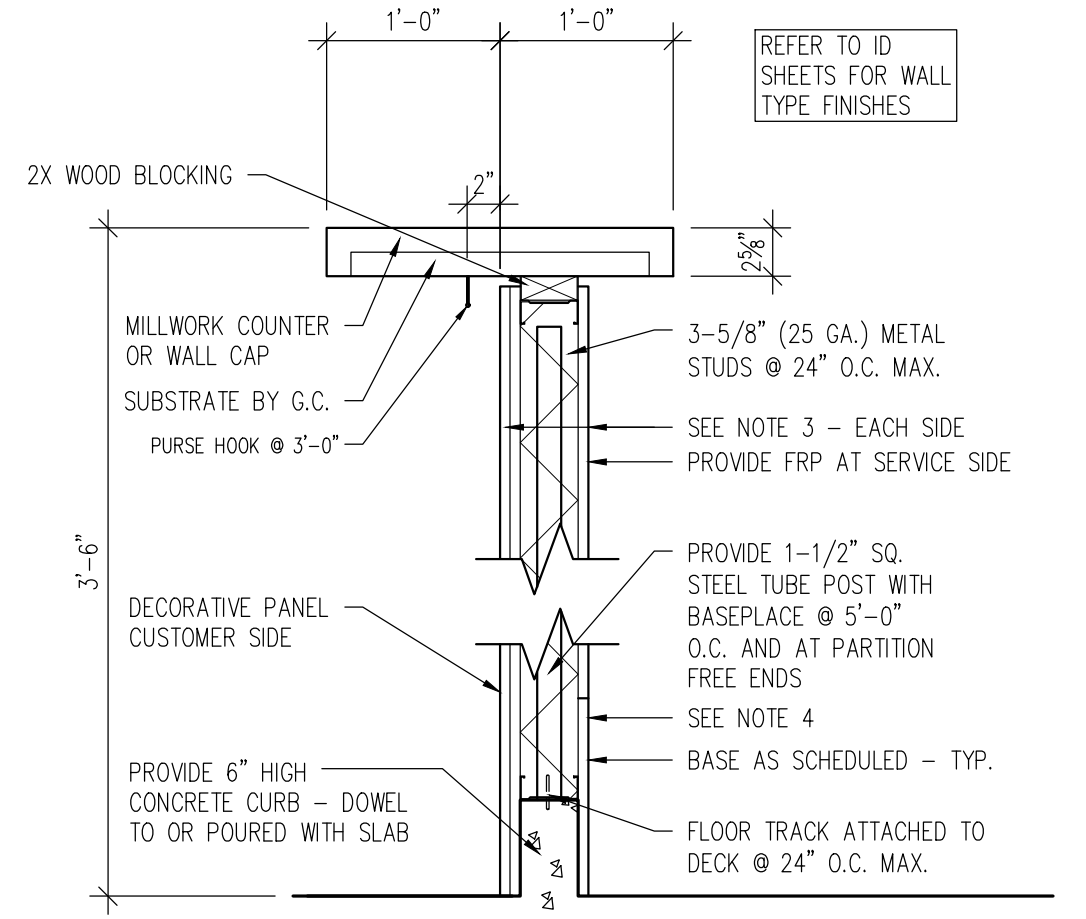
8 PARTITION TYPE E3 1" = 1'-0"



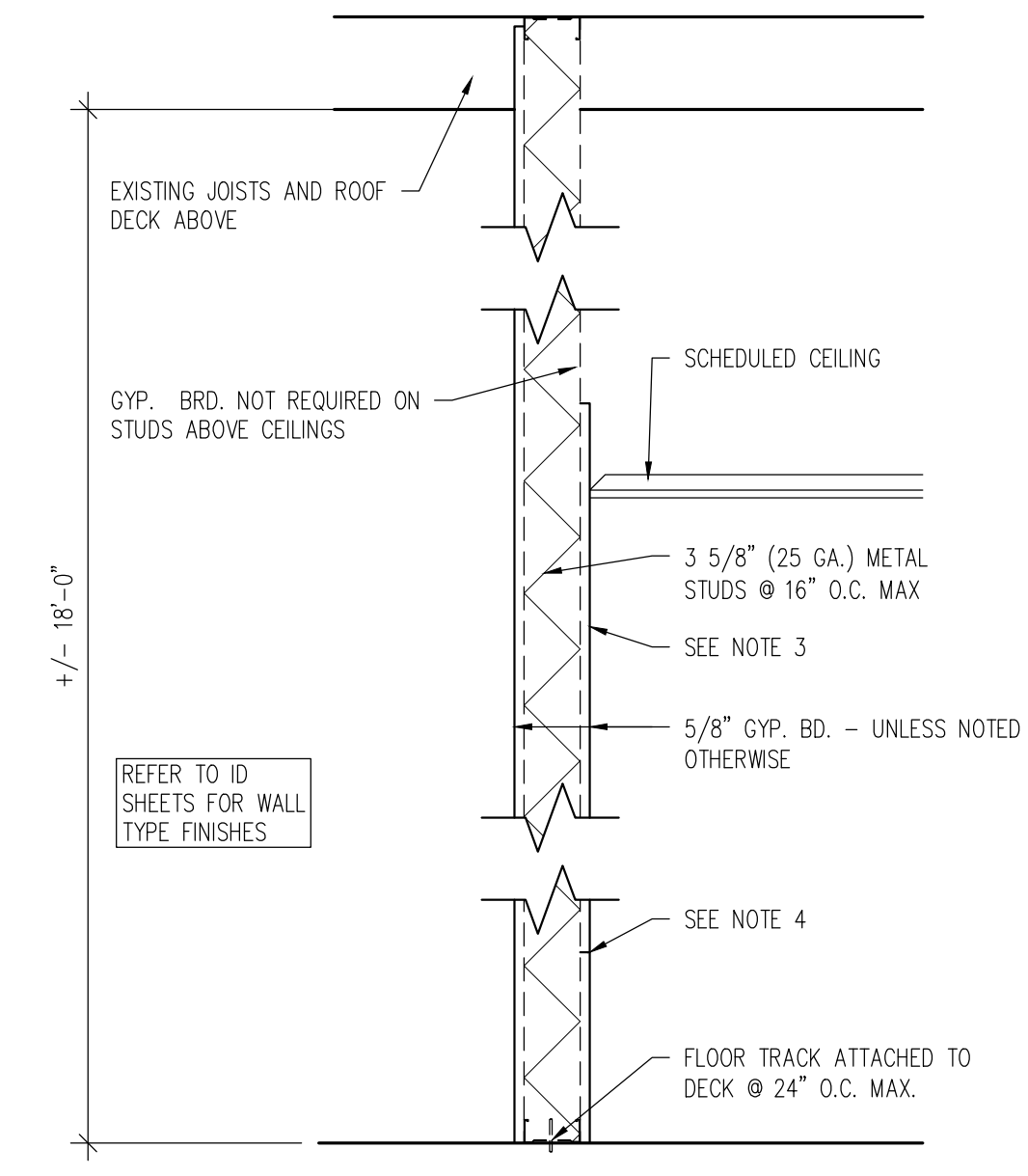
9 PARTITION TYPE C1 1" = 1'-0"



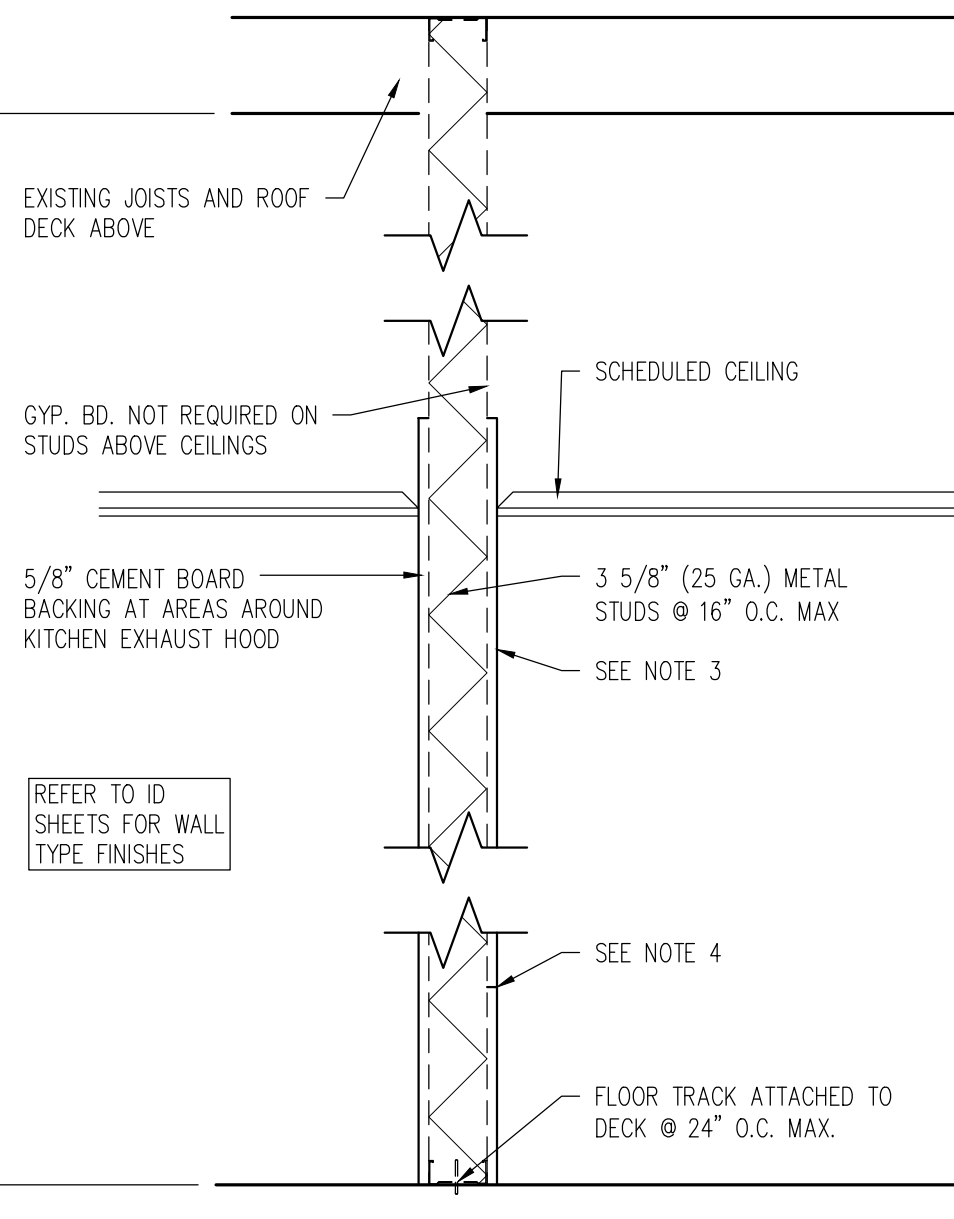
2 SOFFIT SECTION 1" = 1'-0"



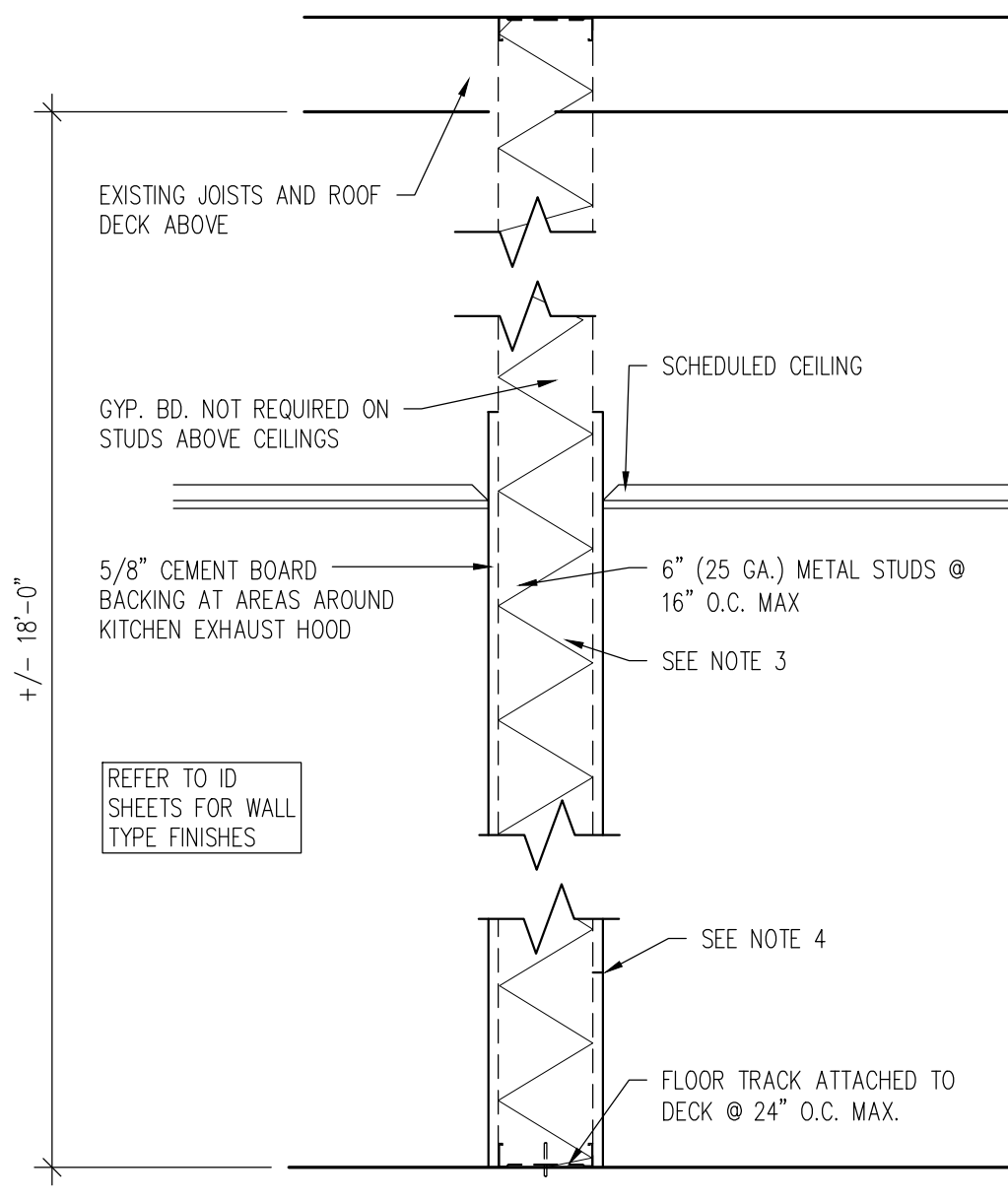
3 PARTITION TYPE C2 1" = 1'-0"



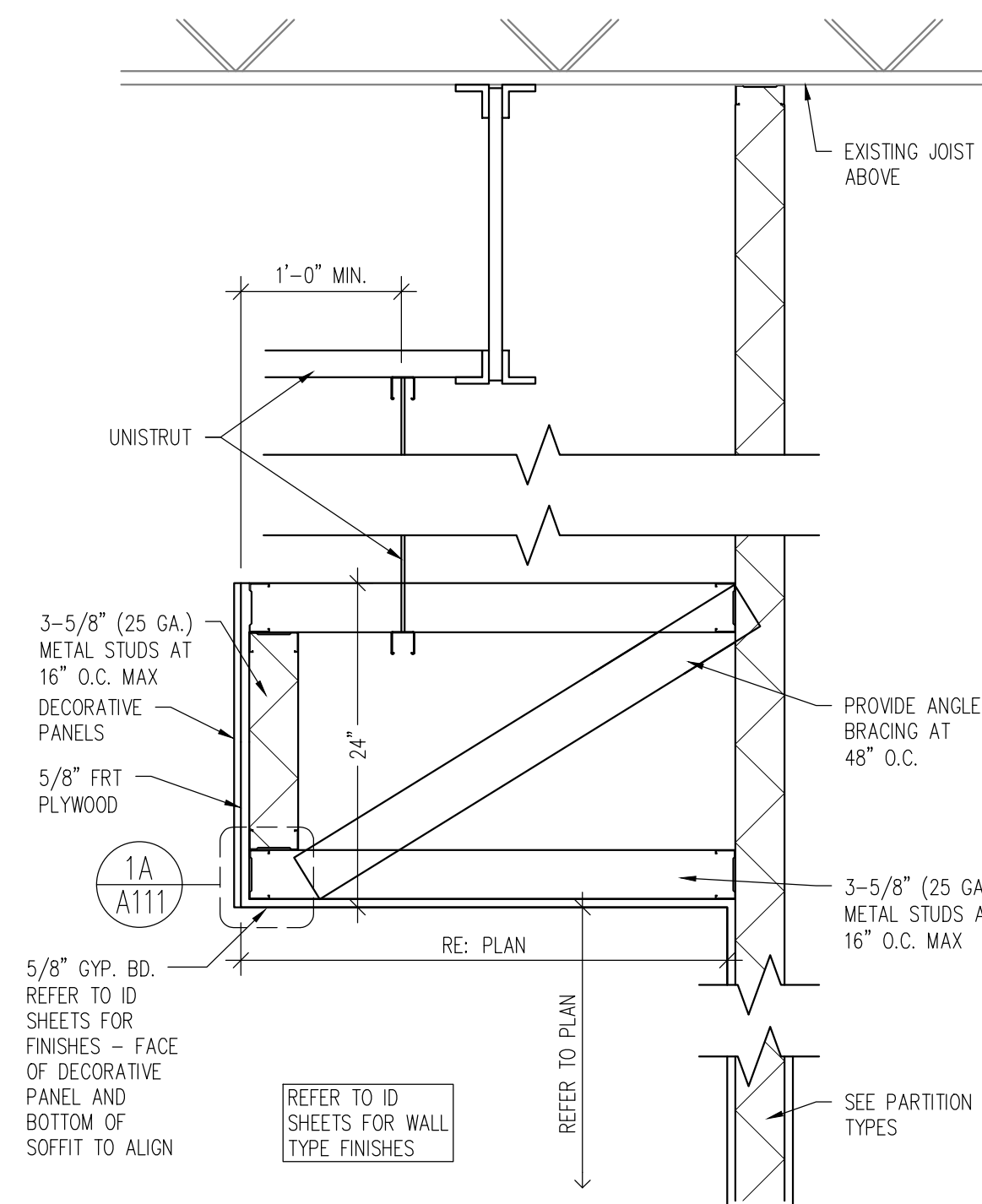
4 PARTITION TYPE E1 1" = 1'-0"



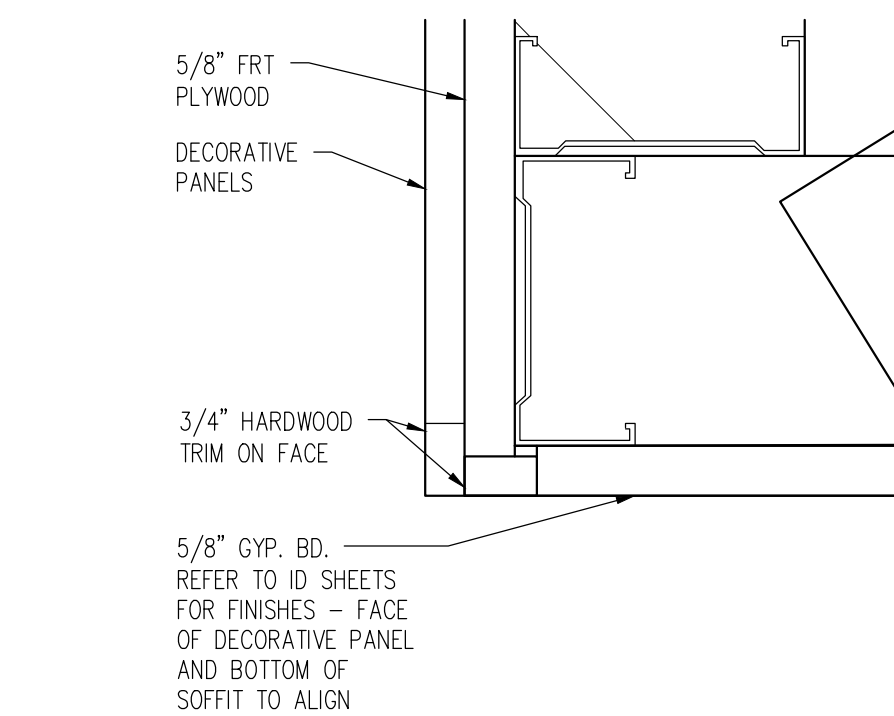
5 PARTITION TYPE A1 1" = 1'-0"



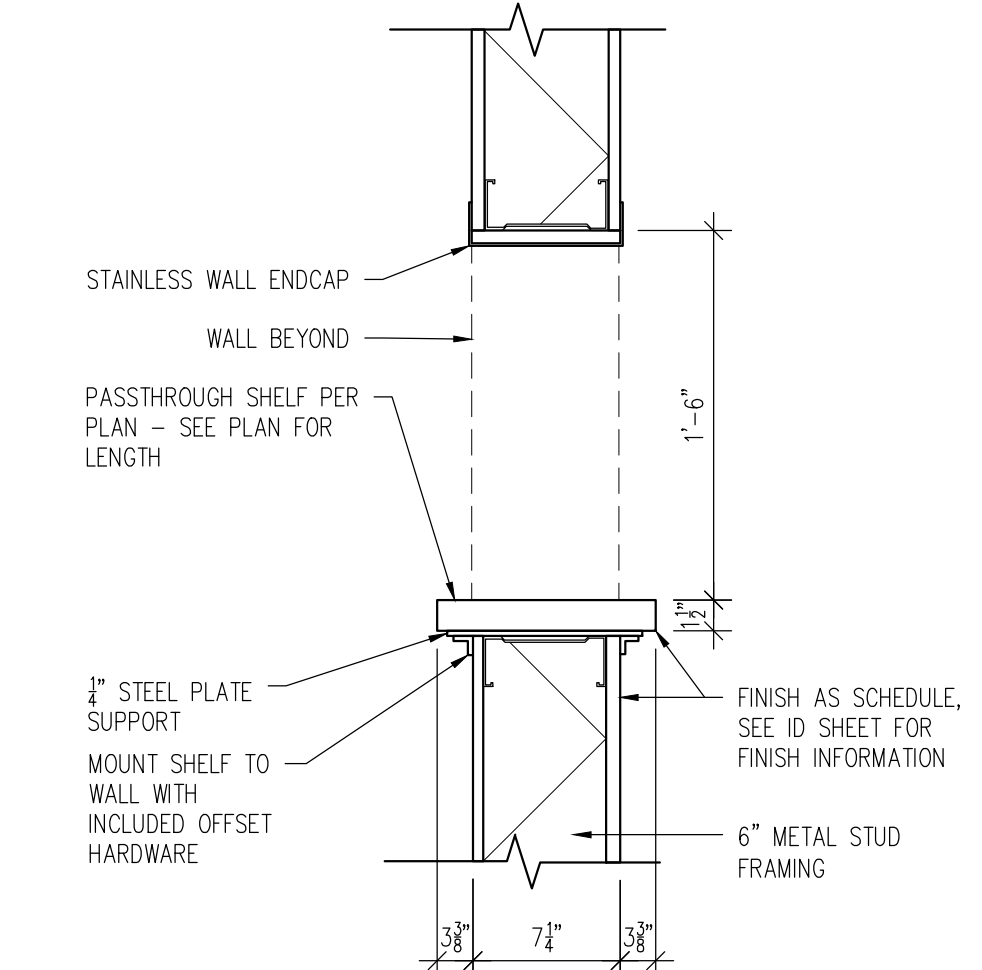
10 PARTITION TYPE A3 1" = 1'-0"



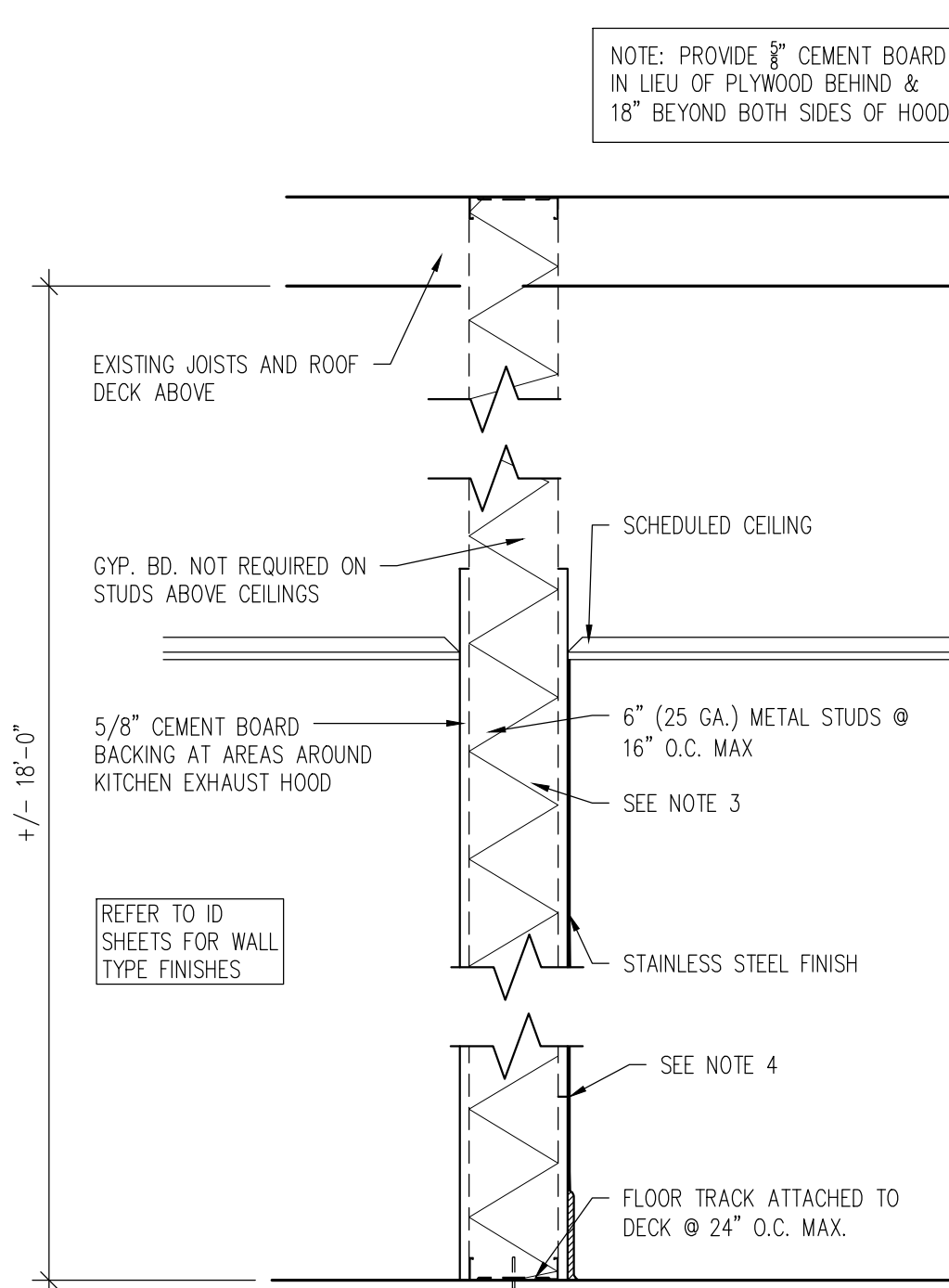
1 SOFFIT SECTION 1" = 1'-0"



1A SOFFIT DETAIL N.T.S.



11 KITCHEN PASS-THRU WINDOW N.T.S.



13 PARTITION TYPE A5 N.T.S.

PARTITION TYPE NOTES

1. ALL GYPSUM BOARD SHALL BE 5/8" TYPE "X" FIRE RESISTANT RATED UNLESS NOTED OTHERWISE.
2. PROVIDE WATER-RESISTANT TYPE GYPSUM BOARD IN AREAS WHERE MOISTURE OCCURS UNLESS NOTED OTHERWISE.
3. PROVIDE 5/8" WATER RESISTANT PLYWOOD AT KITCHEN AREAS IN LIEU OF GYPSUM BOARD.
4. PROVIDE 5/8" CEMENT BOARD FROM FLOOR TO 18" AFF AT KITCHEN AREAS IN LIEU OF GYPSUM BOARD.
5. PROVIDE 5/8" CEMENT BOARD BEHIND AREAS OF CERAMIC/PORCELAIN WALL TILE OR STONE IN LIEU OF GYPSUM BOARD.
6. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
7. PROVIDE LEVEL FOUR SMOOTH FINISH AT ALL GYPSUM BOARD PARTITIONS.
8. PENETRATIONS THROUGH NEW OR EXISTING FIRE RATED PARTITIONS MUST BE SEALED WITH A FIRE RESISTANCE RATED CAULK FOR THE LEVEL OF RATING REQUIRED.
9. WHERE FIRE RATED PARTITIONS MEET A COLUMN, BEAM, OR JOIST - PROVIDE FRAMING AND CONTINUOUS GYPSUM BOARD PROTECTION AROUND THE STRUCTURAL MEMBER TO MAINTAIN FIRE RATINGS. FIRE RATED PARTITIONS MUST RUN FROM FLOOR SLAB TO DECK ABOVE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS.
10. DEMISING PARTITIONS OVER 30'-0" IN LENGTH BETWEEN INTERSECTING PARTITIONS SHALL BE PROVIDED WITH VERTICAL CONTROL JOINTS AT 30'-0" O.C.
11. PARTITIONS OVER 12'-0" IN LENGTH BETWEEN INTERSECTING PARTITIONS SHALL BE BRACED TO RESIST LATERAL LOADING.
12. REFER TO ID SHEETS FOR WALL TYPE FINISHES



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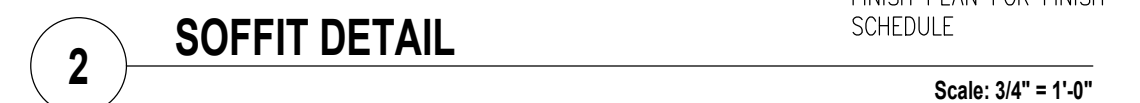
SHEET TITLE
WALL
TYPES

SHEET NUMBER:

A111

- 1 CEILING OPEN TO STRUCTURE ABOVE. STRUCTURE AND DECK ABOVE TO REMAIN EXPOSED AND PAINTED WITH SCHEDULED FINISH.
- 2 WOOD TRELLIS
- 3 SEE MECHANICAL PLANS FOR ALL HOOD AND HVAC INFORMATION
- 4 NO CEILING ABOVE WALK-IN OR OVEN UNLESS NOTED OTHERWISE
- 5 METAL STRUCTURE

B. REFER TO ID SHEETS FOR LIGHTING SCHEDULE, SPECIFICATIONS, AND INSTALLATION HEIGHTS



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SHEET NUMBER:

A130

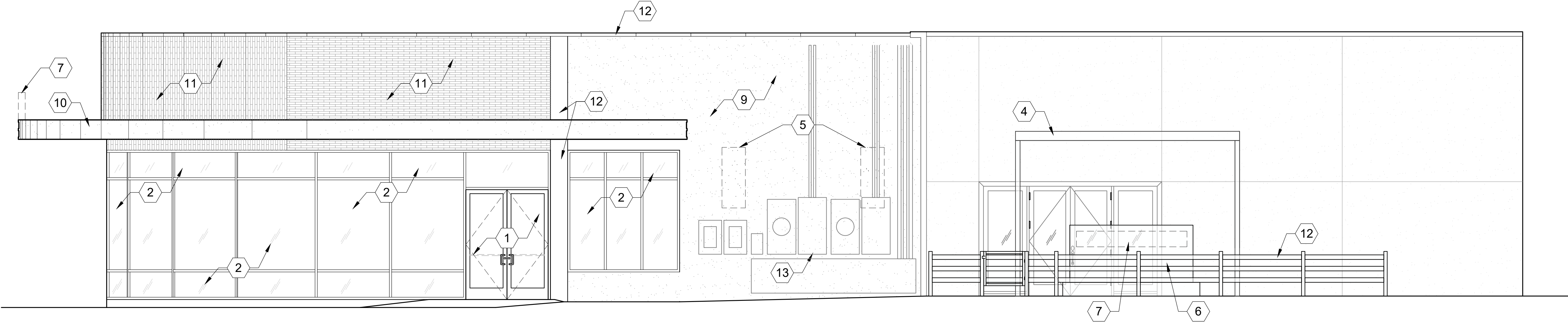


Scale: 3/16"=1'-0"

ELEVATION PROPOSED CODED NOTES

- 1 NEW DOOR
- 2 NEW WINDOW; FRAME TO BE DARK BRONZE FINISH
- 3 NEW INDOOR/OUTDOOR OPERABLE WINDOW - SEE SHEET A601
- 4 NEW TRELLIS; PAINT PT-03
- 5 INFILL WALL TO MATCH EXISTING
- 6 NEW FIREPLACE; BRICK TO BE TL-03
- 7 NEW TENANT SIGNAGE (UNDER SEPARATE PERMIT) - ACCESS PANEL TO BACK OF SIGNAGE TO BE INSTALLED BY G.C. - COORDINATE WITH SIGNAGE VENDOR - SEE ELECTRICAL DRAWINGS
- 8 EXISTING FINISH TO BE PAINTED PT-01
- 9 EXISTING FINISH TO BE PAINTED/PRIMED FOR FUTURE MURAL BY OWNER
- 10 EXISTING CANOPY TO BE REFINISHED
- 11 NEW TILE (TL-01) - ROTATE LAYOUT ON CURVE
- 12 PAINT METAL PT-03
- 13 PAINT EXISTING ELECTRICAL EQUIPMENT PT-02
- 14 NEW FABRIC AWNING BY SIGN VENDOR UNDER SEPARATE PERMIT

NOTE: SEE ID SHEETS FOR FINISH MATERIALS AND COLORS



2 SOUTH ELEVATION

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

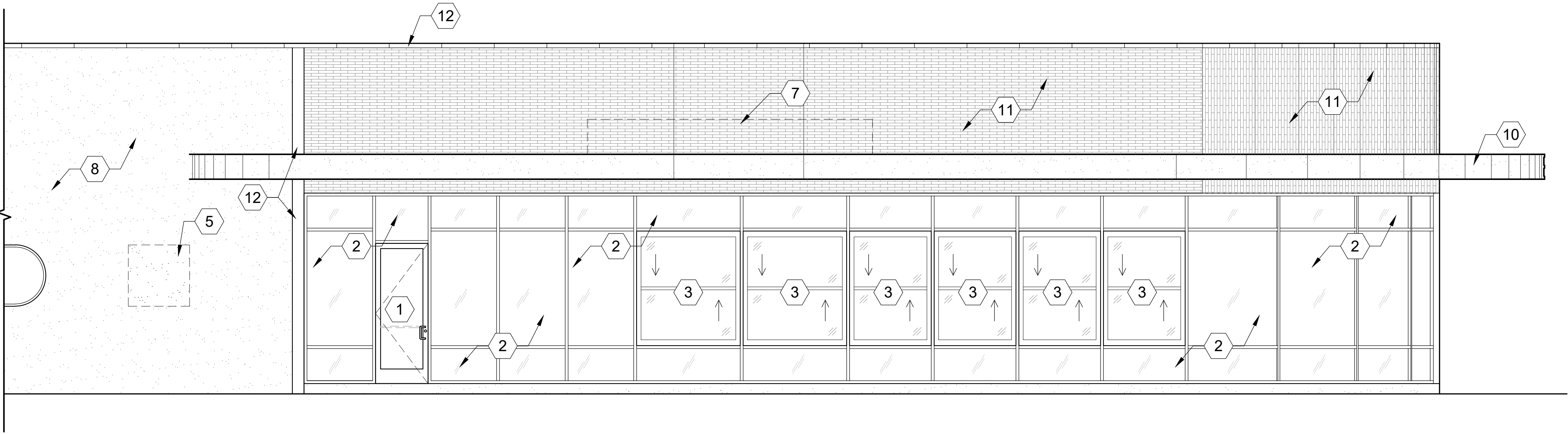
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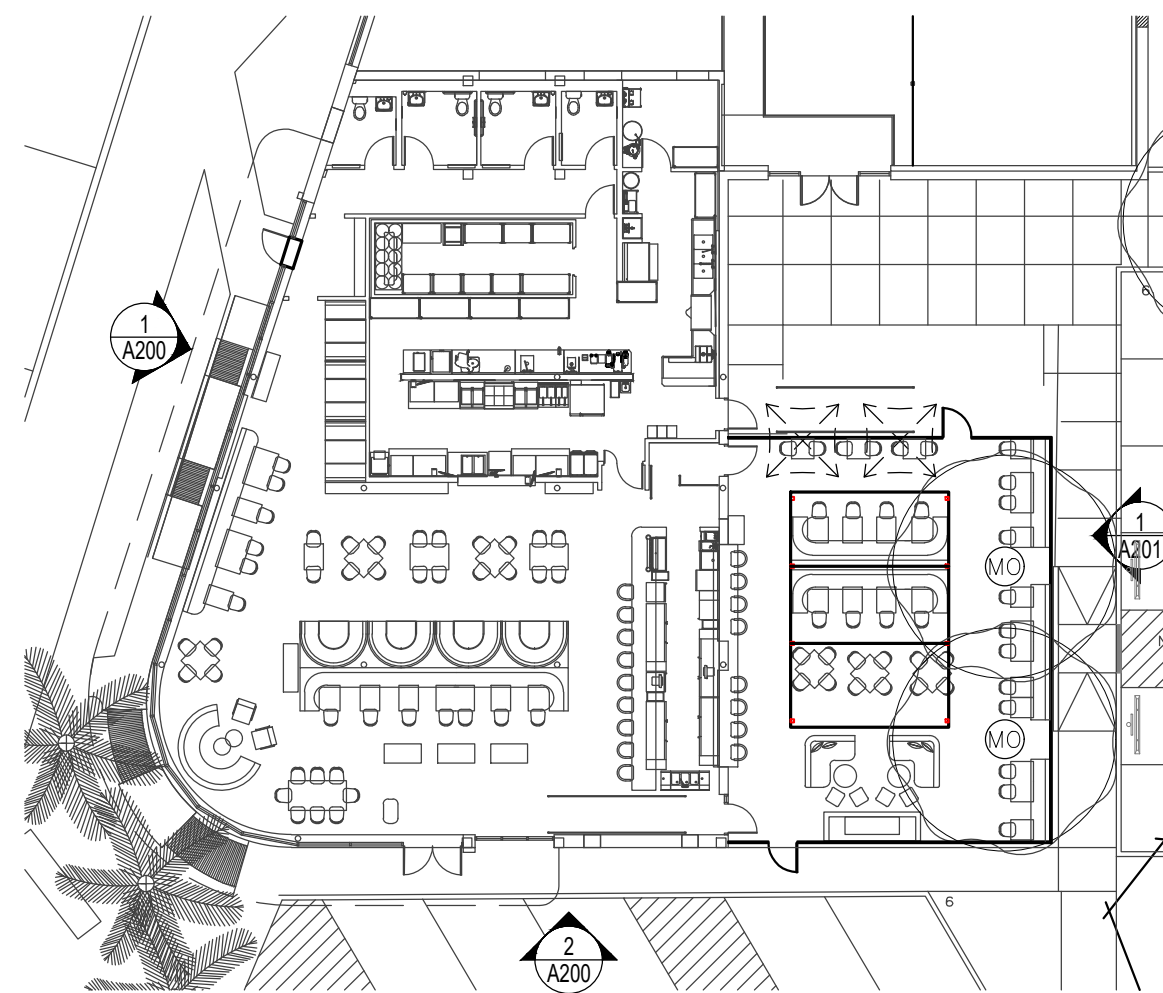
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1 WEST ELEVATION

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



EXTERIOR ELEVATIONS KEY PLAN

Scale: N.T.S.

2600
BROADWAY
LLC

STORE#

ADDRESS
2600 BROADWAY
SAN ANTONIO, TX 78215

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER:
A200

ELEVATION PROPOSED CODED NOTES

- 1
- NEW DOOR
- 2
- NEW WINDOW; FRAME TO BE DARK BRONZE FINISH
- 3
- NEW INDOOR/OUTDOOR OPERABLE WINDOW – SEE SHEET A601
- 4
- NEW TRELLIS; PAINT PT-03
- 5
- INFILL WALL TO MATCH EXISTING
- 6
- NEW FIREPLACE; BRICK TO BE TL-03
- 7
- NEW TENANT SIGNAGE (UNDER SEPARATE PERMIT) – ACCESS PANEL TO BACK OF SIGNAGE TO BE INSTALLED BY G.C. – COORDINATE WITH SIGNAGE VENDOR – SEE ELECTRICAL DRAWINGS
- 8
- EXISTING FINISH TO BE PAINTED PT-01
- 9
- EXISTING FINISH TO BE PAINTED/PRIMED FOR FUTURE MURAL BY OWNER
- 10
- EXISTING CANOPY TO BE REFINISHED
- 11
- NEW TILE (TL-01) – ROTATE LAYOUT ON CURVE
- 12
- PAINT METAL PT-03
- 13
- PAINT EXISTING ELECTRICAL EQUIPMENT PT-02
- 14
- NEW FABRIC AWNING BY SIGN VENDOR UNDER SEPARATE PERMIT



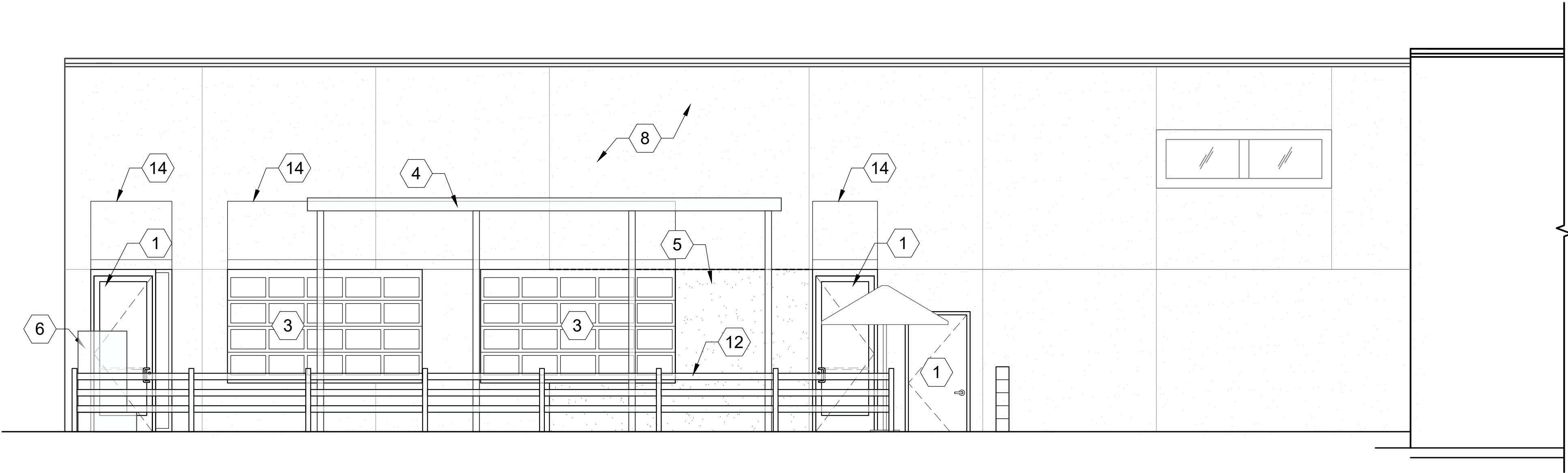
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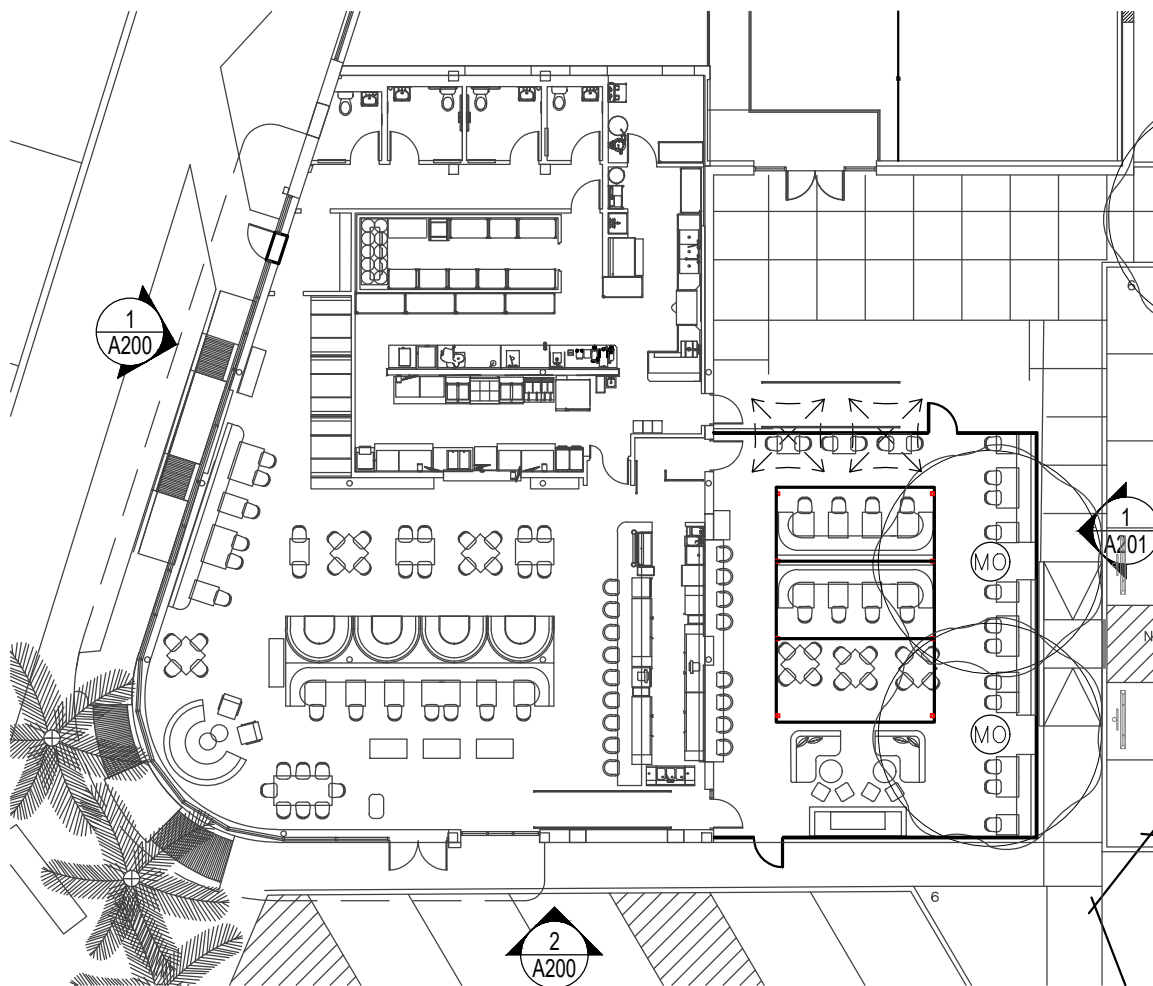
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1 EAST ELEVATION

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



EXTERIOR ELEVATIONS KEY PLAN

Scale: N.T.S.

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SHEET TITLE
EXTERIOR ELEVATIONS

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A201

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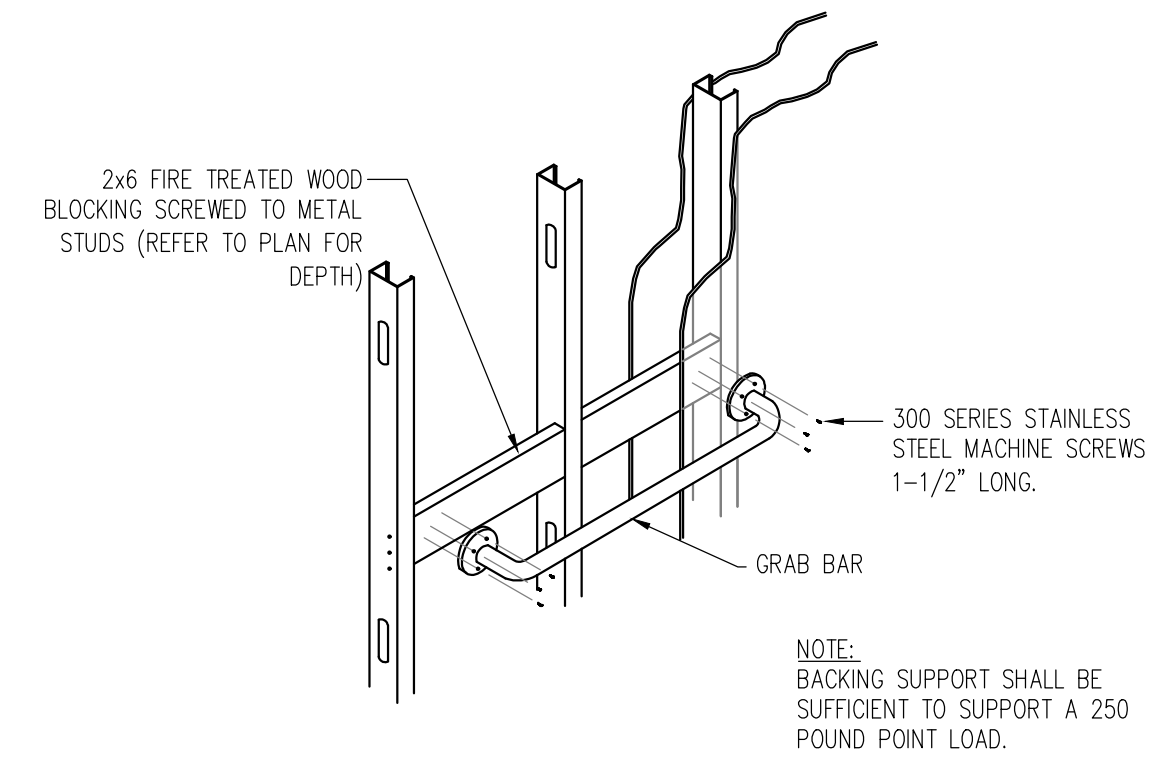
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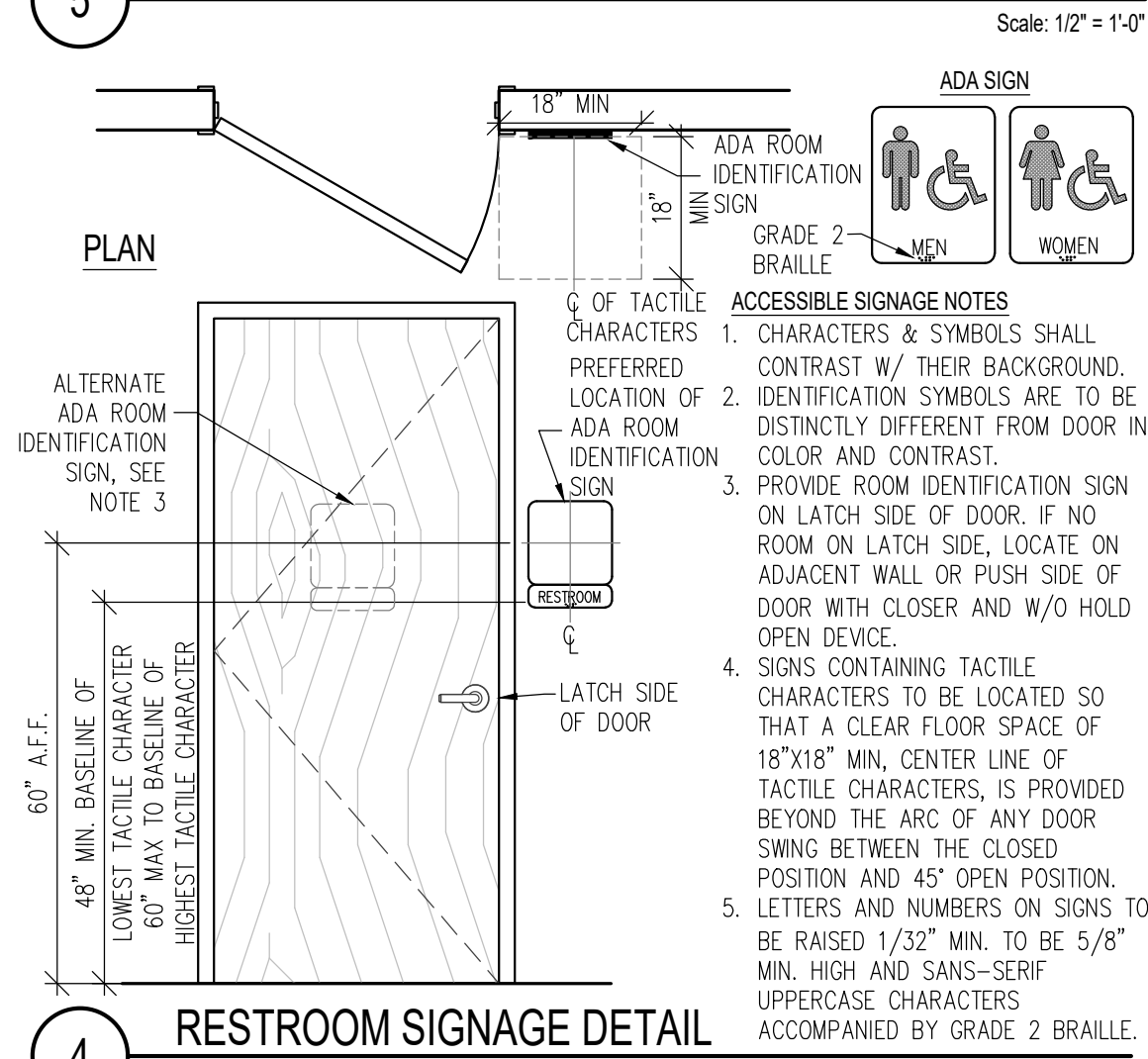
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SHEET TITLE
ENLARGED
RESTROOM PLAN

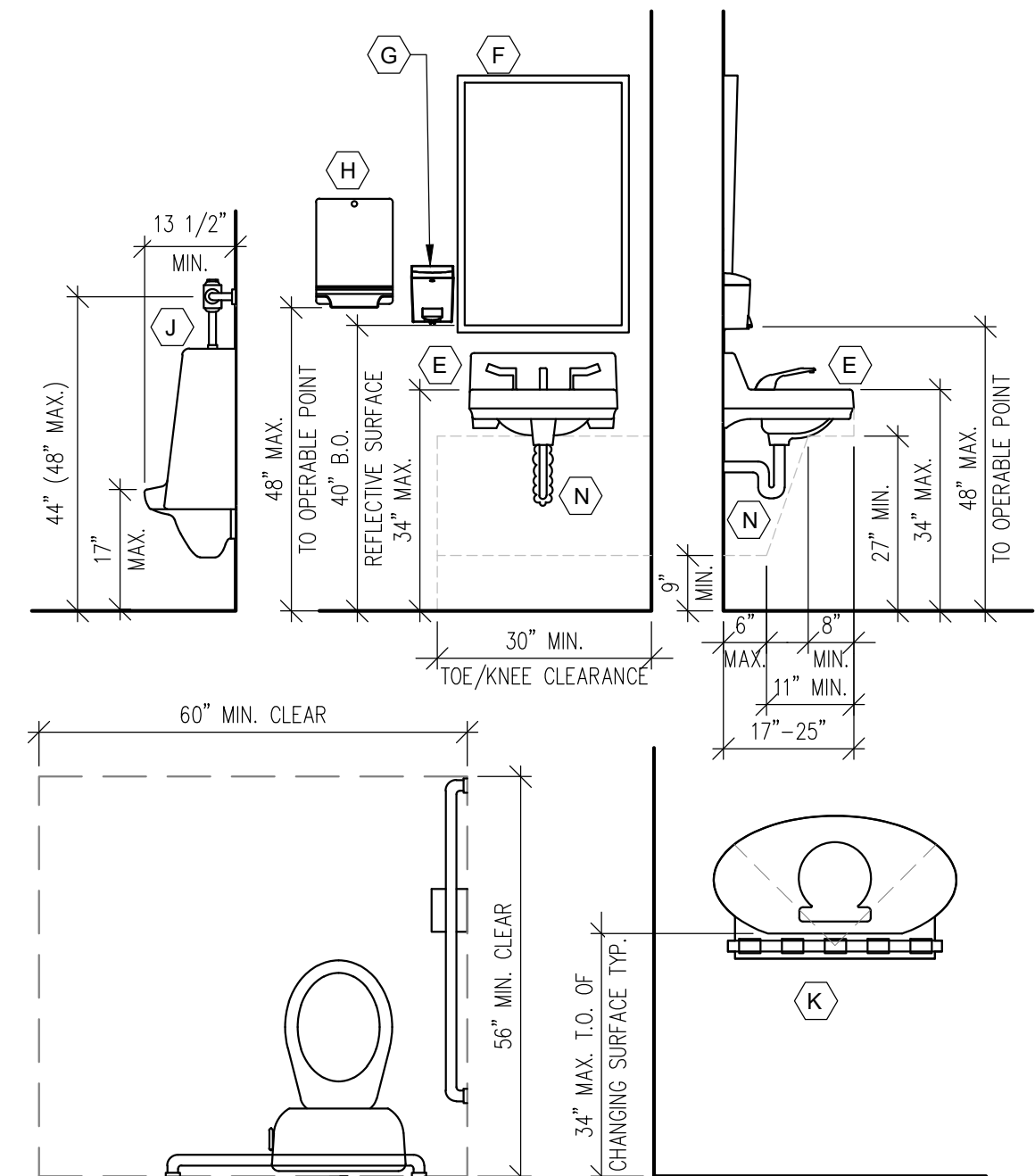
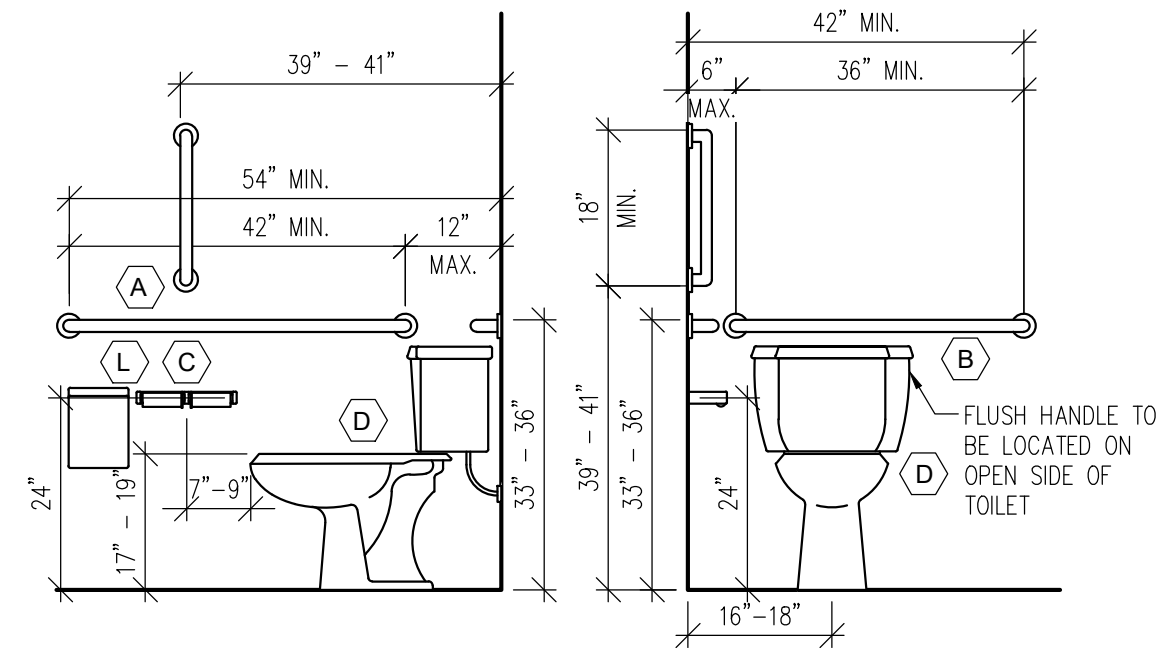
SHEET NUMBER:
A400



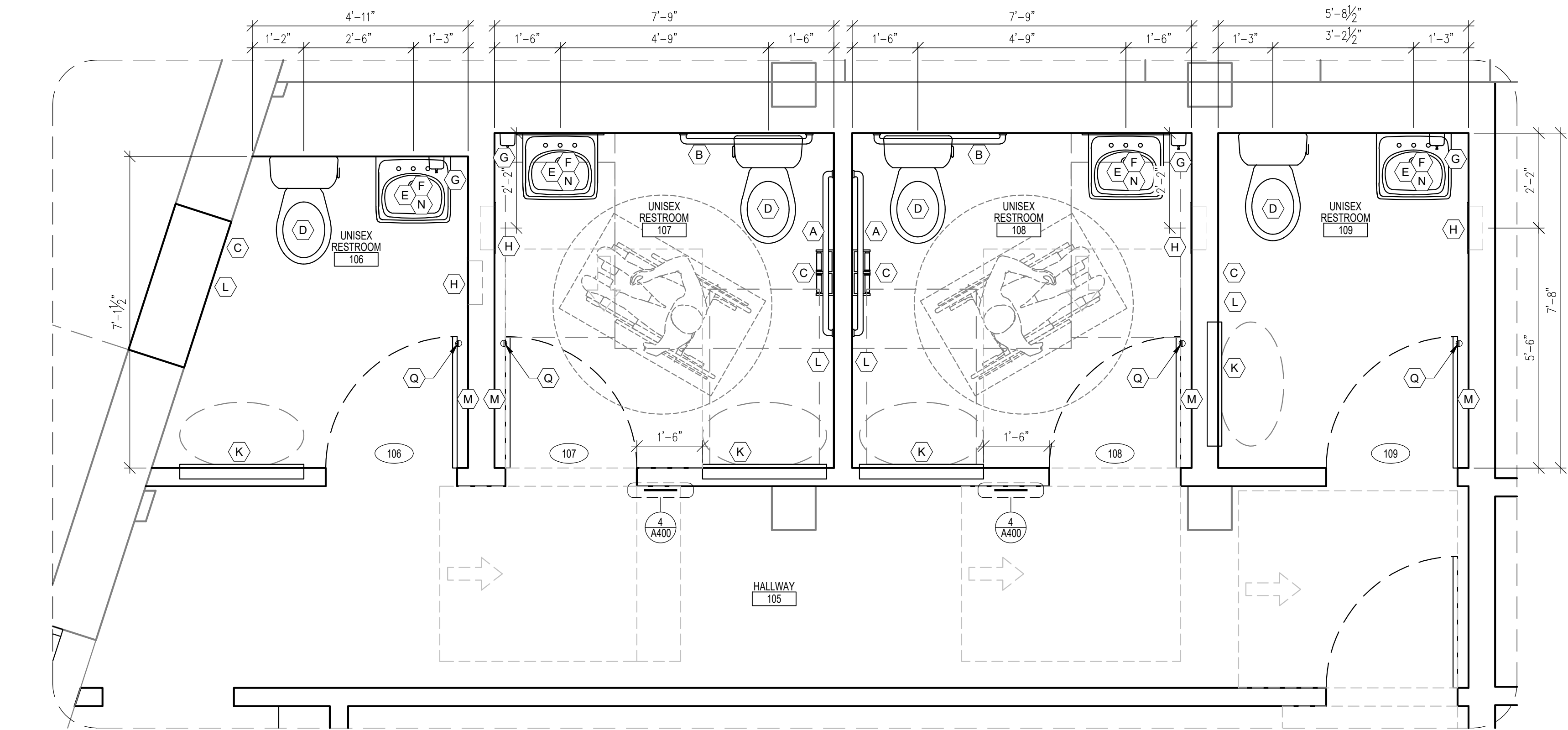
5 TYP. GRAB BAR ATTACHMENT DETAIL



4 RESTROOM SIGNAGE DETAIL



3 REQUIRED ACCESSIBLE FIXTURE CLEARANCES



1 ENLARGED RESTROOM PLAN

GENERAL NOTES

1. PATIO MIST SYSTEM PUMP TO BE INSTALLED ABOVE WALK-IN - COORDINATE WITH OWNER VENDOR

ENLARGED PATIO CODED NOTES

- 1 OVERHEAD DOOR BY OWNER
- 2 NEW FIREPLACE - SEE DETAIL 8/A600
- 3 PROVIDE (1) 3" CONDUIT, WITH PULL STRING, UNDER PATIO FROM FUTURE FIREPLACE LOCATION TO NEAREST EXTERIOR FULL HEIGHT WALL AND ROUTE TO ABOVE FINISHED TENANT ACCESSIBLE CEILING, STUB UP CONDUIT AND CAP. COORDINATE EXACT STUB UP LOCATION AND ROUTING WITH TENANT/ARCH PRIOR TO ROUGH-IN
- 4 G.C. TO PROVIDE WIRING TO SUPPORT STRING LIGHTS
- 5 3" SQUARE POSTS FOR STRING LIGHTS - SEE DETAIL 4/A401
- 6 SEE MECHANICAL SHEETS FOR PATIO HEATER INFORMATION
- 7 SEE MECHANICAL SHEETS FOR MIST SYSTEM PUMP INFORMATION
- 8 NEW RAMP AND RETAINING WALL - SEE STRUCTURAL SHEETS



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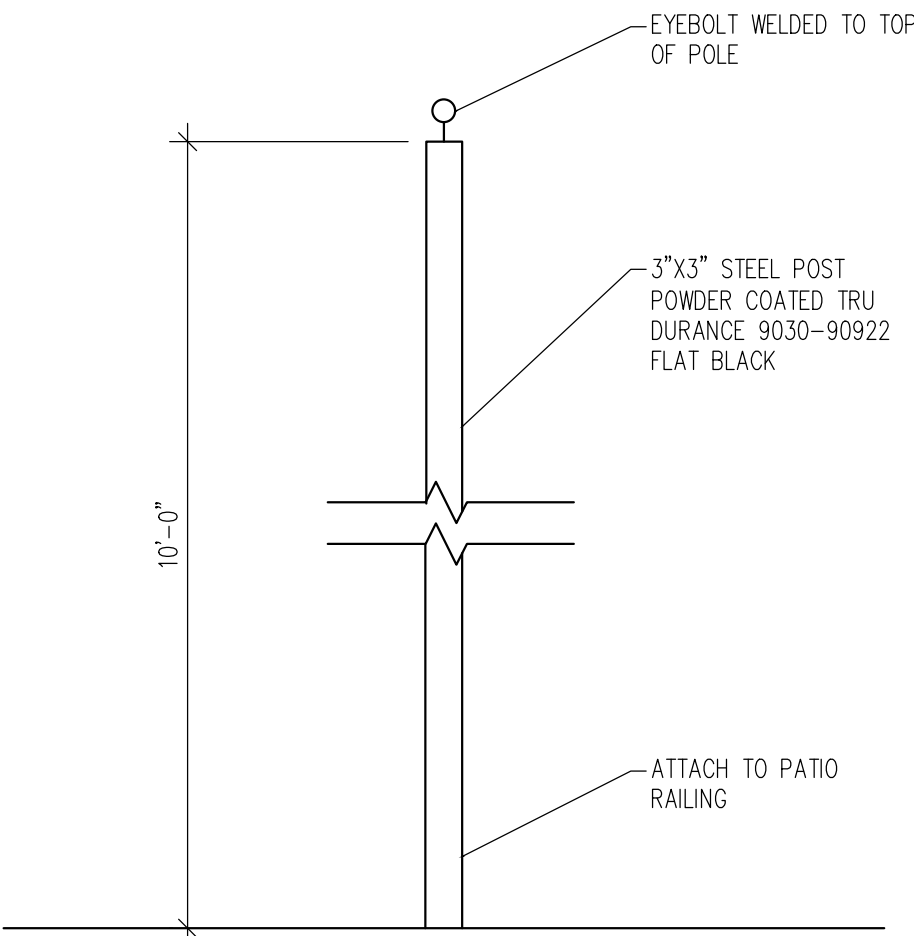


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4 LIGHT POLE DETAIL

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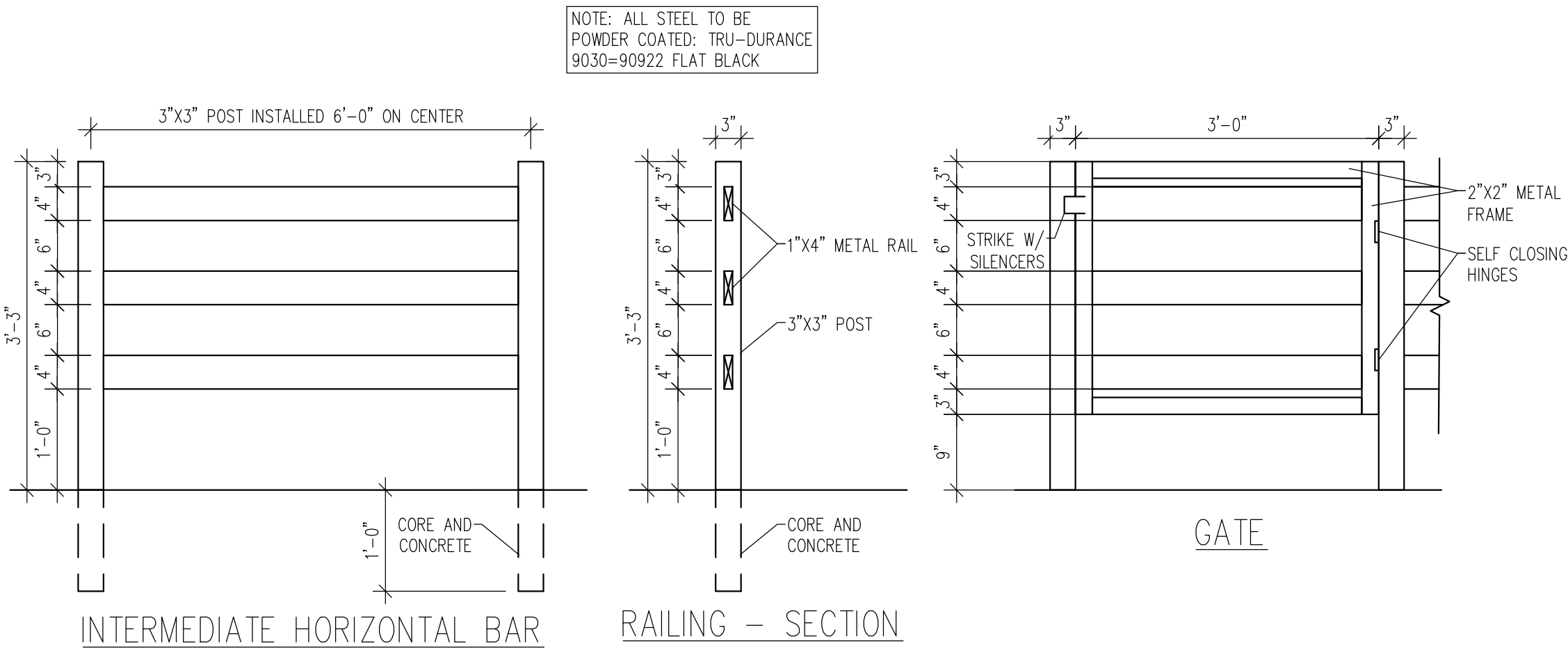
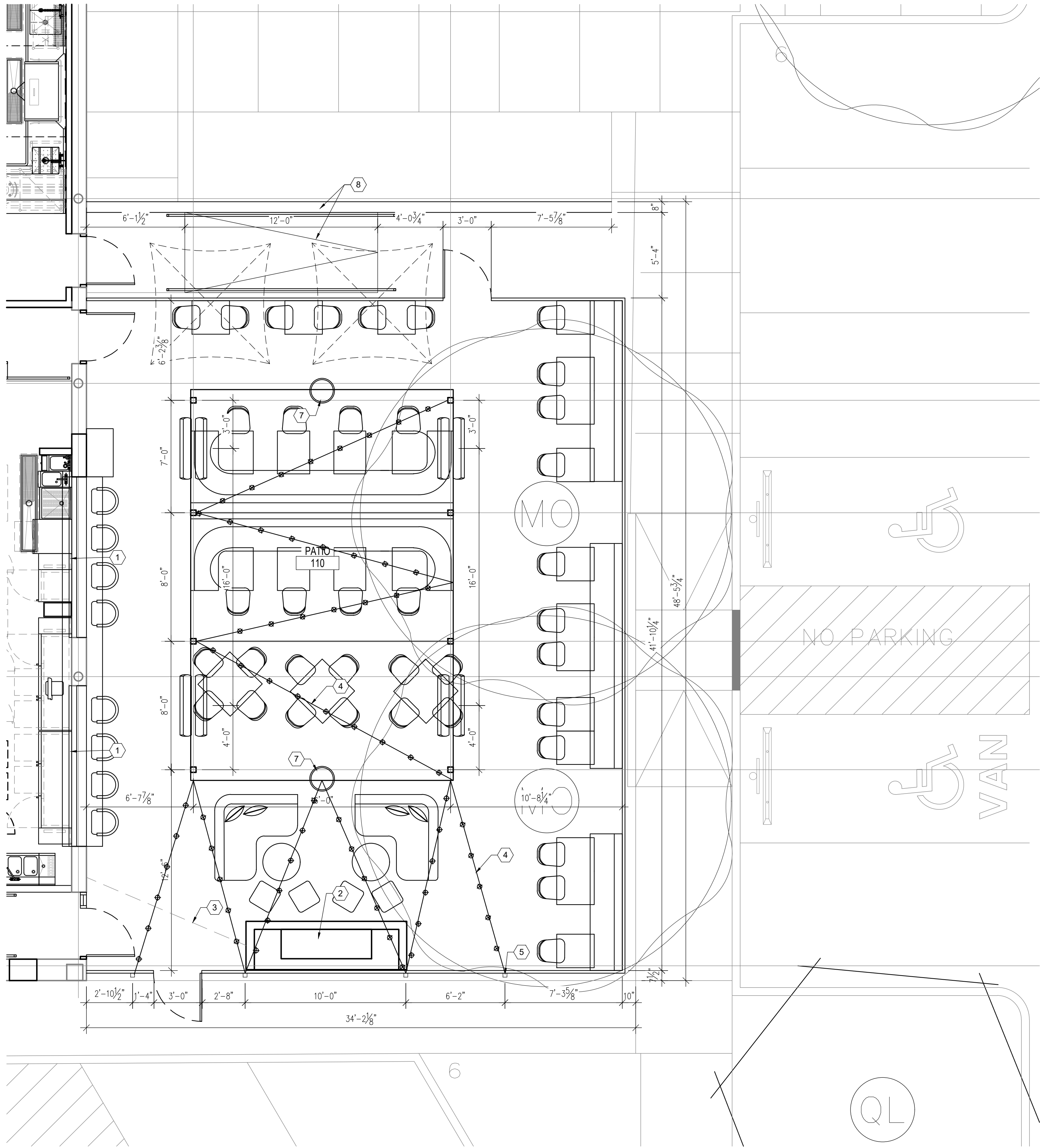
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SHEET TITLE
ENLARGED PATIO PLAN

SHEET NUMBER:

A401



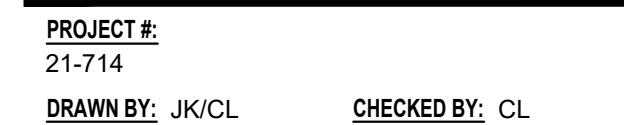
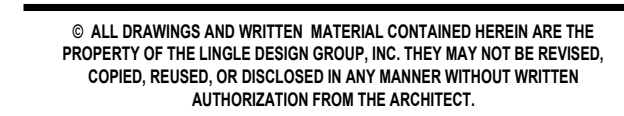
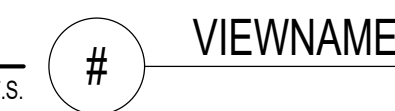
3 RAILING DETAIL

Scale: N.T.S.



ENLARGED PATIO PLAN

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



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SHEET TITLE

DETAILS

SHEET NUMBER:

A600

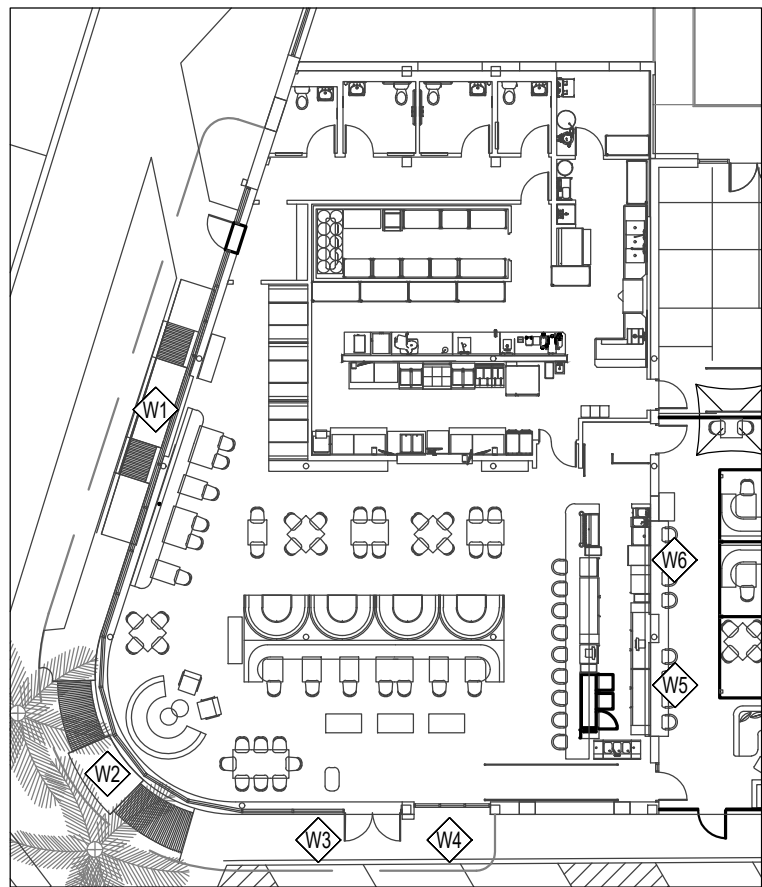
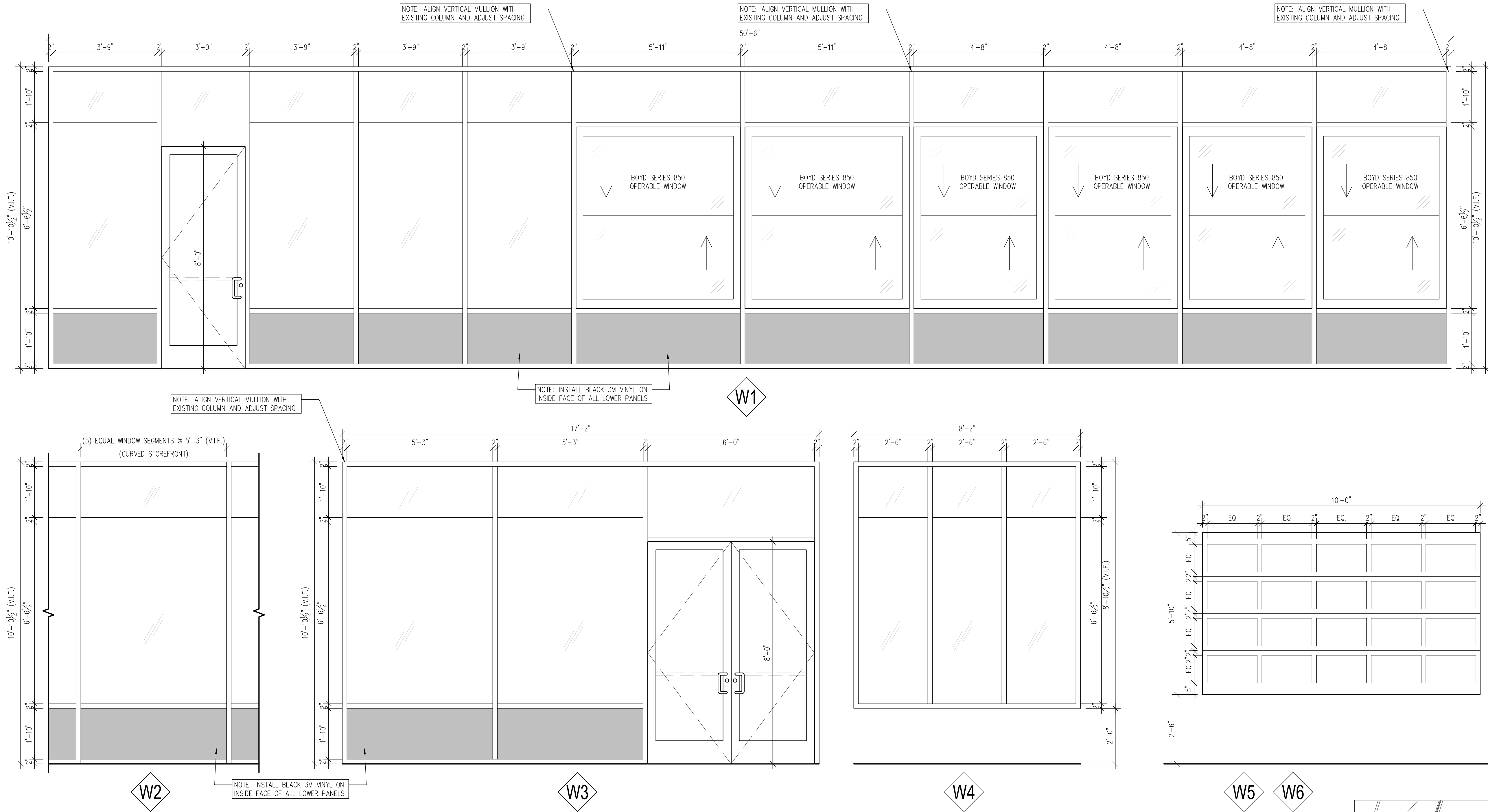
GENERAL NOTES

STOREFRONT NOTES:

- STOREFRONT SYSTEM TO BE PROVIDED & INSTALLED BY GC.
- STOREFRONT CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS PRIOR TO FABRICATION
- GLAZING TO BE DOUBLE GLAZED LOW-E PER LOCAL REQUIREMENTS
- ALL GLAZING TO BE TEMPERED SAFETY GLASS
- ALL ALUMINUM MULLIONS TO BE DARK BRONZE ANODIZED FINISH
- DIMENSIONS TO BE STANDARD 2"X 4.5"

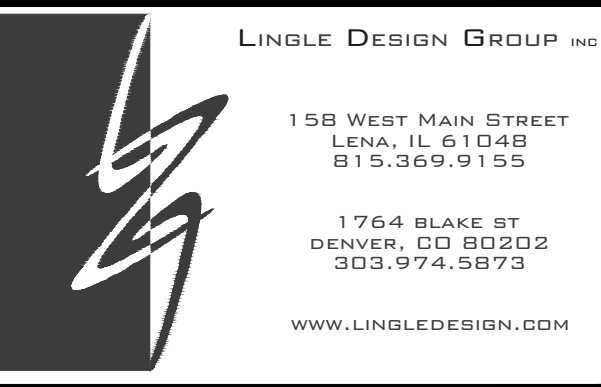
OVERHEAD DOOR NOTES:

- ALUMINUM DOORS SHALL BE A MINIMUM THICKNESS OF 0.0215 INCHES AND RIVETED TOGETHER A MINIMUM OF 18 INCHES ON CENTER ALONG THE OUTSIDE SEAMS
- THERE SHALL BE A FULL WIDTH HORIZONTAL BEAM ATTACHED TO THE MAIN DOOR STRUCTURE WHICH SHALL MEET THE PILOT, OR PEDESTRIAN ACCESS, DOOR FRAMING WITHIN 3 INCHES OF THE STRIKE AREA OF THE PILOT OR PEDESTRIAN ACCESS DOOR FRAMING
- WITHIN 3 INCHES OF THE STRIKE AREA OF THE PILOT OR PEDESTRIAN ACCESS DOOR.
- OVERHEAD DOOR 521 OR EQUAL WITH LOW E GLASS



STOREFRONT KEY PLAN

Scale: N.T.S.



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SHEET TITLE
WINDOW AND
DOOR SCHEDULE

SHEET NUMBER:
A601

DOOR TYPES

DOOR AND HARDWARE NOTES:

- PERIMETER DOORS TO BE KEYED ALIKE. PROVIDE KEYWAY AT EXT. FACE.
- G.C. TO FURNISH & INSTALL CYLINDER IN ALL INTERIOR H.M. DOORS. ALL INTERIOR DOORS TO BE KEYED ALIKE. PROVIDE KEYWAY AT EXT. FACE.
- ALL HOLLOW METAL DOOR FRAMES ARE TO BE WELDED.
- EGRESS DOOR HARDWARE SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, PER SECTION 1010.1.9.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE, PER SECTION 1010.1.9.1
- THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. 1010.1.9.5
- DOOR STOPS AND BUMPERS TO BE INSTALLED BEHIND ALL DOORS.
- ALL HDW. TO BE US-260 BRUSHED CHROME, CLEAR ANODIZED FINISH, UNLESS OTHERWISE NOTED.
- THE BOTTOM 10\"/>

*NOT ALL DOORS SHOWN ARE USED

DOOR SCHEDULE

DOOR		FRAME			HARDWARE GROUP
DOOR TAG	NEW / EXISTING	SIZE	TYPE MATERIAL FINISH	MATERIAL FINISH	
101	NEW	(2) 3'-0" X 8'-0" X 1 3/4"	A AL AL	AL AL	GROUP 1
101A	NEW	3'-0" X 8'-0" X 1 3/4"	A AL AL	AL AL	GROUP 1
101B	NEW	3'-0" X 8'-0" X 1 3/4"	A AL AL	AL AL	GROUP 1
101C	NEW	3'-0" X 7'-0" X 1 3/4"	A AL AL	AL AL	GROUP 1
103	NEW	4'-0" X 7'-0" X 3/4" SEE TYPE D ELEVATION	D AL PT	HM PT	-
103B	NEW	3'-0" X 7'-0" X 1 3/4"	C SC ST	HM PT	GROUP 4
104	NEW	3'-0" X 7'-0" X 1 3/4"	B HM PT	HM PT	GROUP 4
105	NEW	3'-0" X 7'-0" X 1 3/4"	B HM PT	HM PT	GROUP 3
106	NEW	3'-0" X 7'-0" X 1 3/4"	F SC ST	HM PT	GROUP 2
107	NEW	3'-0" X 7'-0" X 1 3/4"	F SC ST	HM PT	GROUP 2
108	NEW	3'-0" X 7'-0" X 1 3/4"	F SC ST	HM PT	GROUP 2
109	NEW	3'-0" X 7'-0" X 1 3/4"	F SC ST	HM PT	GROUP 2

MATERIAL KEY:

AL - ALUMINUM
HM - HOLLOW METAL
SC - SOLID CORE WOOD VENEER
SS - STAINLESS STEEL

FINISH KEY:

AL - ANODIZED ALUMINUM (DARK BRONZE)
PT - PAINTED
ST - STAIN

HARDWARE SCHEDULE

GROUP 1 - ENTRY DOORS (V.I.F. - PROVIDE IF NOT EXISTING)

1 EA. EXIT DEVICE

1 EA. LOCK

1 EA. CLOSER

1 EA. DOOR PULL

1 EA. SIGNAGE

1 EA. SIGNAGE

1 EA. THRESHOLD

1 EA. SWEEP

1 EA. DOOR STOP

SCHLAGE PANIC BAR

SCHLAGE L9070 06A L583-363 L283-722

HEAVY DUTY CLOSER, LCN-4041 (4040 SERIES)

KAWNEER - CO-9 (OR EQUAL) - COLOR TO MATCH STOREFRONT

SIGNAGE "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"

SIGNAGE "MAXIMUM OCCUPANCY", POST AT MAIN ENTRY THRESHOLD TO MATCH DOOR TYPE AND FLOOR CONDITION (PROVIDE POSITIVE SEAL AGAINST AIR PENETRATION)

PROVIDE DOOR SWEEP TO MATCH THRESHOLD (MATCH STOREFRONT)

DOOR MOUNTED - FINISH TO MATCH DOOR FRAME

GROUP 2 - RESTROOM DOORS PRIVACY SET

3 PR. HINGE

1 EA. LATCH

1 EA. OCCUPANCY INDICATOR

1 EA. CLOSER

3 EA. SILENCERS

2 EA. KICK PLATE

1 EA. SIGN

1 EA. STOP

1 EA. BUMPER

STANLEY - FBB179 - 4 1/2"x4 1/2"

SCHLAGE - MATTE BLACK

SCHLAGE - B571 MATTE BLACK

DORMA - 7414 AR

IVES - KP10X34-32D

BY VENDOR (CCS)

UNISEX SIGN: (SEE SIGN DETAIL ON SHEET A400)

FLOOR MOUNTED - ZORO - G2170901 (OR SIMILAR)

FLOOR MOUNTED - ZORO - G2807262 (OR SIMILAR TO MATCH STOP)

GROUP 3 - SERVICE DOOR (V.I.F. - PROVIDE IF NOT EXISTING)

1 EA. EXIT DEVICE

3 PR. HINGE

1 EA. LOCK

1 EA. CLOSER

1 EA. ALARM

1 EA. THRESHOLD

1 EA. SWEEP

1 EA. WEATHER STRIP

1 EA. KICK PLATE

1 EA. DOOR STOP

SCHLAGE PANIC BAR

STANLEY - CB179 - 4 1/2"x4 1/2"

SCHLAGE L9070 06A L583-363 L283-722

HEAVY DUTY CLOSER, LCN-4041 (4040 SERIES)

DETEX, EXIT ALARM EAX-3500 (FLUSH MOUNTED)

PEMKO - #171A - SIZE AS REQUIRED

PEMKO - #307AV - SIZE AS REQUIRED

WEATHER STRIP PEMKO - 303AV - SIZE AS REQUIRED

48"x34" (16 GA. STAINLESS STEEL FINISH)

FLOOR MOUNTED - FINISH TO MATCH DOOR FRAME

GROUP 4 - STORAGE DOOR

3 PR. HINGE

1 EA. LATCH

1 EA. CLOSER

3 EA. SILENCERS

2 EA. KICK PLATE

1 EA. STOP

STANLEY - FBB179 - 4 1/2"x4 1/2"

SCHLAGE - AL-40S SAT 626 - (PRIVACY HDW.)

DORMA - 7414 AR

IVES - KP10X34-32D

12"x34" KICK PLATE, 16 GA. SS

WALL MOUNTED - DON-JO - 1407-630

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REGISTERED ARCHITECT
LINGLE DESIGN GROUP, INC.
STATE OF TEXAS
1913

PROJECT #:
21-714

DRAWN BY: JK/CL

CHECKED BY: CL

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SHEET TITLE

WINDOW AND DOOR SCHEDULE

SHEET NUMBER:

A602

1

TYP. DOOR JAMB & PLACEMENT DETAIL

Scale: 3"=1'-0"

2

THRESHOLD AT EXTERIOR DOOR

Scale: N.T.S.