

HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

HDRC CASE NO: 2022-592
ADDRESS: 1602 N MAIN AVE
LEGAL DESCRIPTION: NCB 1749 BLK 11 LOT S 100 FT OF 1 & W 26.9 FT OF S 100 FT OF 2
ZONING: C-2 CD, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Jesse Tavitas/Let's Be Honest
OWNER: Matin Tabbakh/MMAY PROPERTIES LP
TYPE OF WORK: Additions, construction of a canopy, exterior modifications
APPLICATION RECEIVED: December 12, 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. Perform exterior modifications to the existing structure including creating new window openings, installing a new metal roof, painting, and applying new finishes to exterior walls.
2. Install a walk-in cooler along the east façade to feature a footprint of 216 square feet, to be screened by stucco clad CMU walls.
3. Construct a covered patio structure on the south side of the property, parallel to E Park Avenue.
4. Install fencing and outdoor seating on the west side of the property, parallel to N Main.

The applicant has withdrawn signage from the application at this time. Signage will be submitted in a separate application for review and approval.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

FINDINGS:

- a. The historic structure located at 1602 N Main was constructed circa 1955. The structure features stucco walls and shed roofs. The structure does not appear on the 1951 Sanborn Map; however, it appears on a 1955 aerial photo. This property is located within the Tobin Hill Historic District.
- b. EXTERIOR MODIFICATIONS – The applicant has proposed to perform exterior modifications to the existing structure including creating two new serving window openings; installing a new, R-Panel roof; painting; and applying new finishes to exterior walls. Generally, staff finds the proposed modifications to be appropriate as the proposed roofing will be replaced in-kind and the new window openings will be consistent with the structure's architectural style. Staff finds that the final façade colors and finishes should be submitted to OHP staff for review and approval. Additionally, staff finds that window product specifications should be submitted for review and approval. Windows should match the existing on-site regarding profile, materials and installation depth.
- c. WALK-IN COOLER – The applicant has proposed to install a walk-in cooler along the east façade to feature a footprint of 216 square feet, to be screened by stucco clad CMU walls. The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. Generally, staff finds the overall size, footprint and location of the addition are consistent with the Guidelines.
- d. MATERIALS – The applicant has specified that the walk-in cooler will be screened by CMU walls that will feature a stucco finish. Staff finds this to be appropriate; however, staff finds that the proposed stucco should feature a smooth finish and should not appear lumpy.
- e. COVERED PATIO – The applicant has proposed to construct a covered patio structure on the south side of the property, parallel to E Park Avenue. The proposed patio will feature an open-air seating element, steel columns and a shed roof. Generally, staff finds the proposed patio structure to be appropriate. Staff finds that the structure should be painted to match other surfaces on site and that the roofing material should match the predominant roofing material on site.
- f. FENCING & OUTDOOR SEATING – The applicant has proposed install fencing and outdoor seating on the west side of the property, parallel to N Main. The proposed seating elements will contain CMU planters. Generally, staff finds this to be appropriate; however, staff finds that a fencing detail should be submitted for review and approval. Fencing elements should not exceed four (4) feet in height.
- g. SIGNAGE – The applicant has withdrawn signage from the review at this time and will submit a separate signage application for review and approval.

RECOMMENDATION:

1. Staff recommends approval of item #1, exterior modifications to the existing structure including creating new window openings, installing a new metal roof, painting, and applying new finishes to exterior walls, with the following stipulations:
 - i. That the proposed R-Panel roofing match the existing R-Panel roofing on site.
 - ii. That the applicant submit final paint colors and façade finishes to OHP staff for review and approval.

- iii. That all new windows match the existing on site regarding profile, materials and installation depth.
Window specifications are to be submitted to OHP staff for review and approval.
- 2. Staff recommends approval of item #2, the installation of a walk-in cooler based on findings c and d with the following stipulations:
 - i. That a stucco finish to match the existing structure's façade material would be most appropriate and consistent with the Guidelines.
- 3. Staff recommends approval of item #3, the construction of a covered patio with the following stipulations:
 - i. That the structure be painted to match other surfaces on site and that the roofing material should match the predominant roofing material on site.
- 4. Staff recommends approval of item #4, the installation of outdoor seating and fencing, based on finding f with the following stipulations:
 - i. That a fencing detail be submitted for review and approval.
 - ii. That fencing not exceed four (4) feet in height and remain predominately open in design.



207

206

E. LOCUST

MACHINIZED

E. LOCUST ST.

216

E. MYRTLE

MC CULLOUGH AV.

211

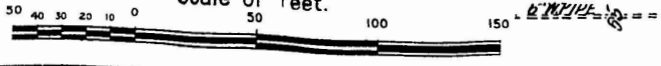
E. PARK

AV.

E. EVERGREEN

208

Scale of Feet.



aerials

2020

1955

2018

topos

2016

atlases

2014

compare

2012

overlays

2010

measure

2008

2004

1995

1986

1983

1973

1966

1963

1955



1955 Aerial Photo

50 m
100 ft
29.44547 : -98.49558

© OpenStreetMap, © NETRonline

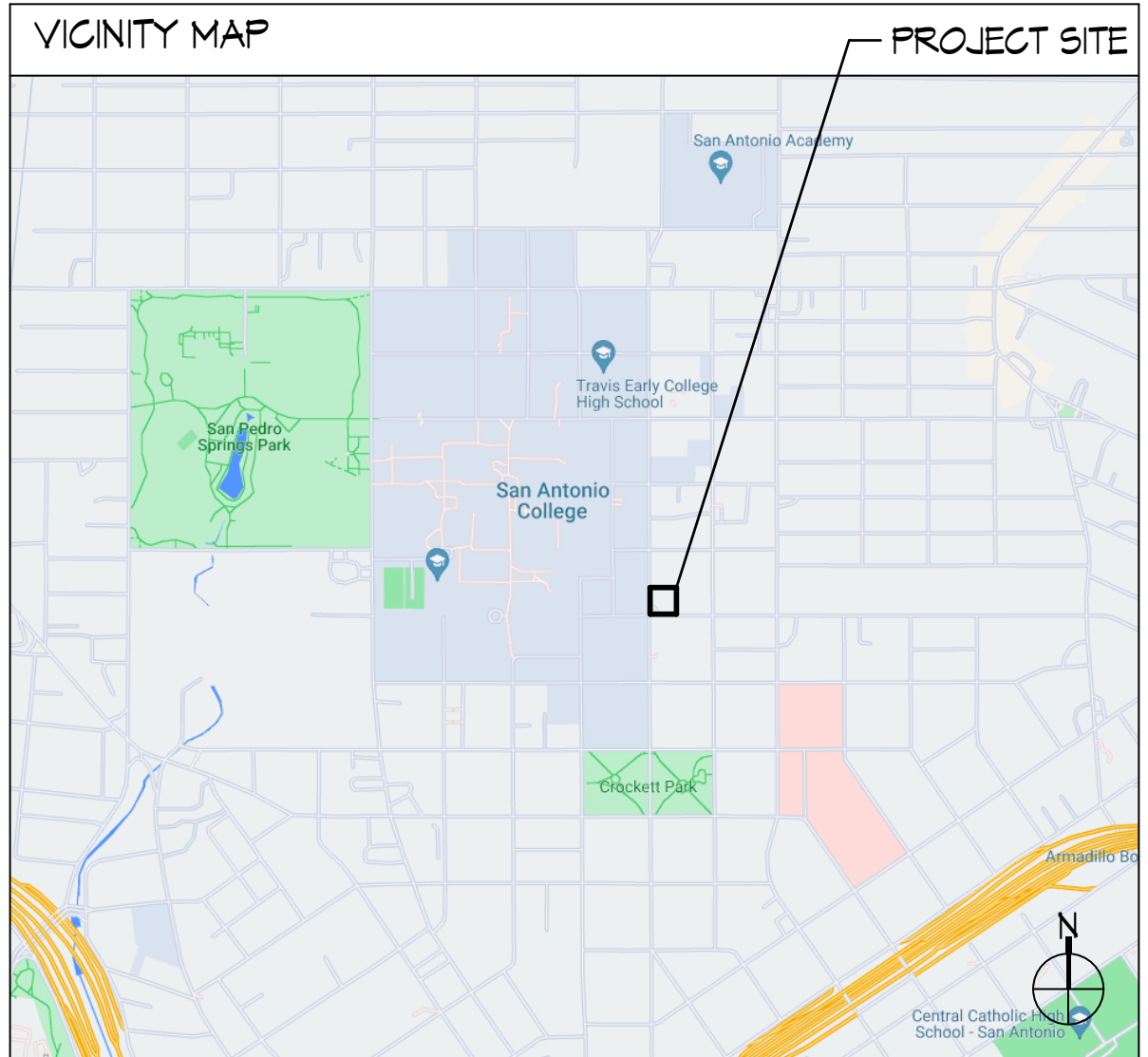
SCOPE OF WORK

THE SCOPE OF WORK INVOLVES AN ADAPTIVE REMODEL OF A 2,244 GROSS SQUARE FEET EXISTING BUILDING. THE BUILDING PREVIOUSLY WAS AN OFFICE BUILDING THAT WILL BE CONVERTED INTO AN ASSEMBLY-2 BAR/LOUNGE. AN ADDITION OF 851 GROSS SQUARE FEET WILL BE ADDED TO THE SIDE OF THE BUILDING. THE TYPE OF CONSTRUCTION WILL BE V-B AND WILL INCLUDE AN AUTOMATIC SPRINKLER SYSTEM. THE EXISTING SUPER STRUCTURE OF THE BUILDING IS COMPOSED OF CONCRETE MASONRY UNITS, STEEL COLUMNS, BEAMS, AND JOISTS.

THE SCOPE OF WORK TO THE INTERIOR INCLUDES A NEW BUILD-OUT INCLUDING PARTITIONS, DOORS, CEILINGS, FINISHES, AND ASSOCIATED MECHANICAL, PLUMBING, AND ELECTRICAL WORK. THERE WILL BE SEPERATE MALE AND FEMALE RESTROOMS, BOTH WITH ADA COMPLIANT STALL. ADDITIONAL LAVATORY AND TOILET FIXTURES, ABOVE THE MINIMUM REQUIRED, WILL BE INSTALLED AND CONNECTED TO THE EXISTING WATER AND SEWER LINES.

THE SCOPE OF WORK TO THE EXTERIOR INCLUDES NEW PAINTING, EXTERIOR LIGHTING, CONCRETE SIDEWALKS AND TURF PATIO. A NEW CANOPY SHADE CANOPY WILL BE BUILT ON THE SOUTH SIDE OF THE BUILDING, ADJACENT TO EAST PARK AVE.

VICINITY MAP





1602 N MAIN
SOUTH FACADE



1602 N MAIN
WEST FACADE



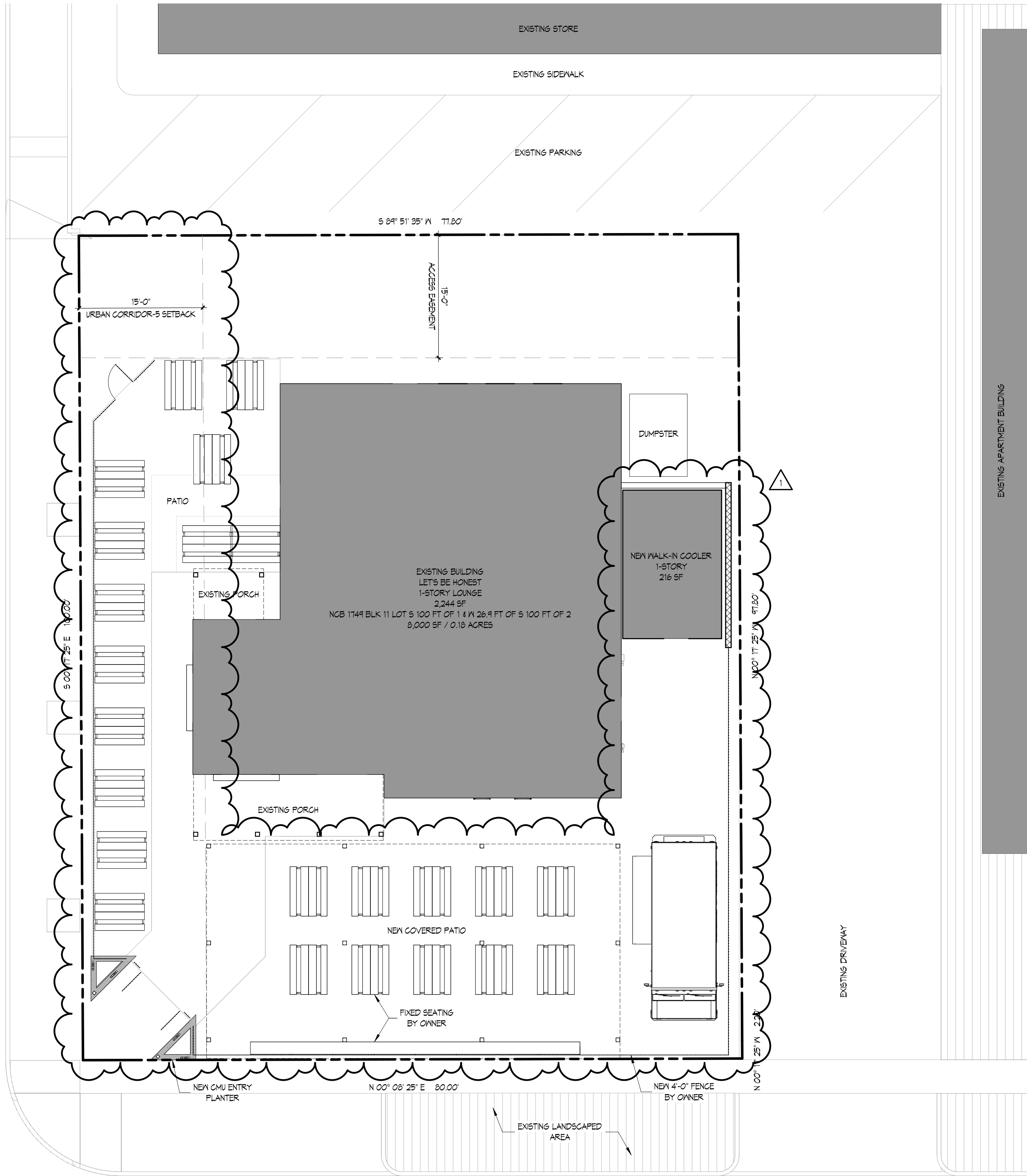
1602 N MAIN
NORTH FACADE



1602 N MAIN
EAST FACADE

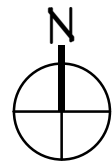
1/11/2023 10:05:05 AM

N. MAIN AVE



E. PARK AVE

1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



GENERAL NOTES

- REFER TO CIVIL DRAWINGS FOR INFORMATION ON: LIMITS OF CONSTRUCTION, PHASING PLAN, SITE UTILITIES, BUILDING LOCATION, SITE DIMENSIONS, GRADING, DRAINAGE, FINISH FLOOR ELEVATIONS, PAVING, FENCING, EASEMENTS, AND SETBACKS.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION ON: BUILDING FOUNDATION, SUPERSTRUCTURE, BRACING, AND DESIGN OF STRUCTURAL ELEMENTS.
- REFER TO MEP DRAWINGS FOR INFORMATION ON: BUILDING UTILITIES, HVAC, VENTILATION, WATER SUPPLY, SANITARY SEWER, HOSE BIB LOCATIONS, LIGHTING, AND POWER REQUIREMENTS.
- REFER TO SHEETS TAS.1 AND TAS.2 FOR INFORMATION ON: HANDICAP ACCESSIBILITY AND COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARD.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AND WALKS NOT INDICATED FOR DEMOLITION.
- GENERAL CONTRACTOR SHALL NOT STORE ANY MATERIALS OR EQUIPMENT ON PARKING LOT OBSTRUCTING FIRE LANES OR FIRE HYDRANTS.
- ANY DAMAGES TO EXISTING ELEMENTS NOT INCLUDED IN THE SCOPE OF WORK SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION OR BETTER AT THE CONTRACTORS EXPENSE.
- GENERAL CONTRACTOR SHALL COORDINATE WORK DESCRIBED IN CONSTRUCTION DOCUMENTS SUCH THAT ALL WORK IS COMPLETED AS INDICATED IN THE DOCUMENTS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL PHASES OF CONSTRUCTION AND FOR COORDINATION BETWEEN SUBCONTRACTORS, MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND BETWEEN CONSTRUCTION DRAWINGS AND FIELD CONDITIONS, PRIOR TO BEGINNING WORK.
- GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND BETWEEN DISCIPLINES IN THE CONSTRUCTION DRAWINGS, PRIOR TO BEGINNING WORK.
- AS PER UDC SECTION 35-506 (a) (1) (C) (2), EXISTING SIDEWALKS, CURBS, AND DRIVE APPROACHES SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS.

LEGEND

- NEW WALLS
- EXISTING WALL
- NEW WORK, CONTINUOUS BLACK LINES
- EXISTING TO REMAIN, CONTINUOUS GRAY LINES
- OVERHEAD OBJECT / PRIMARY STRUCTURAL MEMBERS OVERHEAD
- SECONDARY STRUCTURAL MEMBERS OVERHEAD
- PROPERTY LINE
- SETBACK
- NEW CONCRETE FLATWORK
- NEW SYNTHETIC GRASS TURF
- 2X6 WALL FRAMING AT 16' O.C., R-19 BATT INSULATION

ARCHITECT: GERARDO G. NORIEGA
REGISTRATION NUMBER: 18918
FOR HDRC REVIEW ONLY

ISSUANCE

NO.	DESCRIPTION	DATE
1	PERMIT	12/06/2022
REVISION		
NO.	DESCRIPTION	DATE
1	REVISION 2 - CITY PERMIT COMMENTS	2023/01/XX

RENOVATION AND ADDITION TO LET'S BE HONEST BAR AND TAVERN

1602 N MAIN
SAN ANTONIO, TEXAS 78212

© 2022 Gerardo Noriega Architect, LLC
Unauthorized reproduction is prohibited.

GNA PROJECT NO. 22-010

SHEET ISSUE DATE .

DRAWN BY SA, RD

CHECKED BY GN

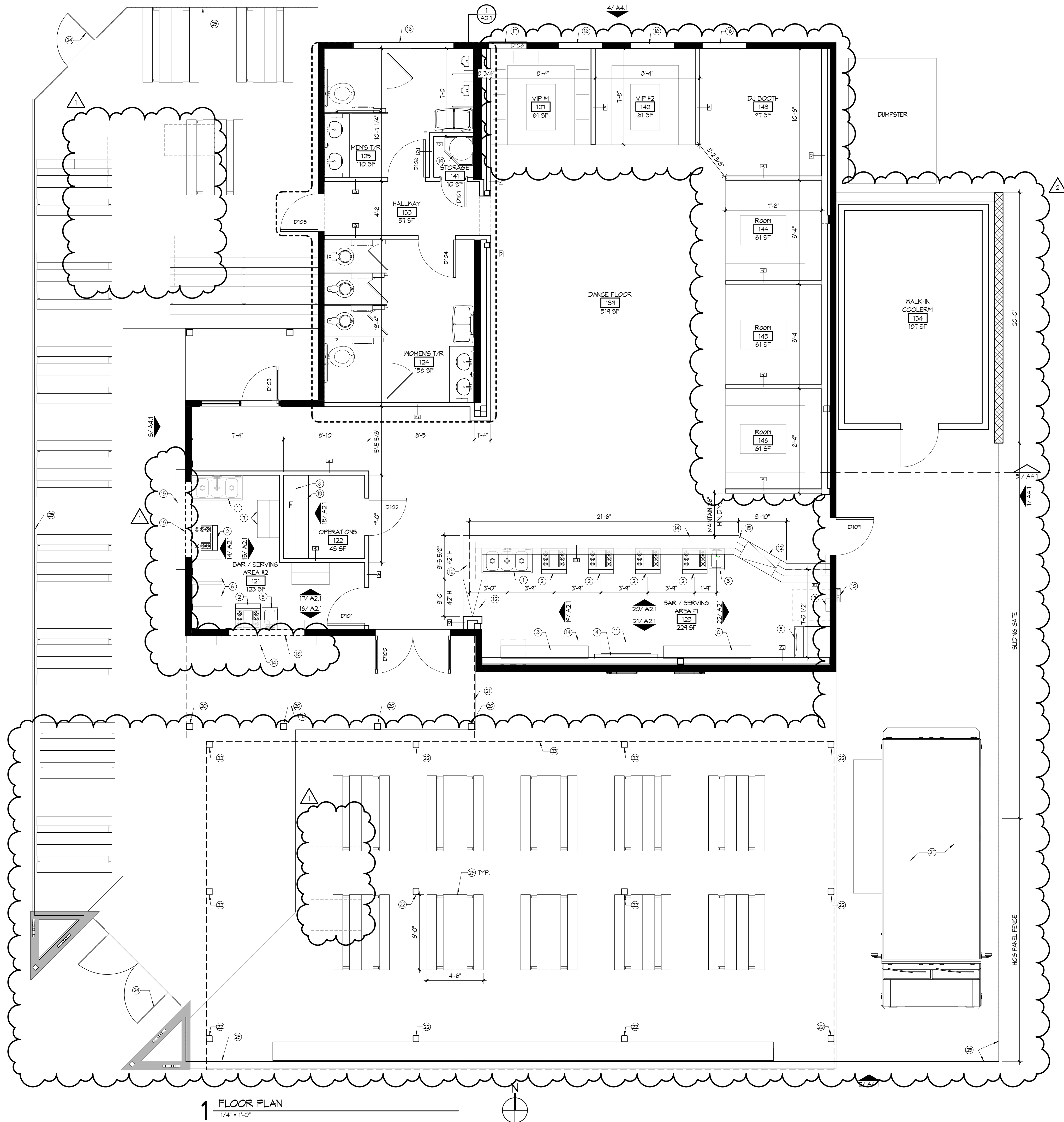
DESCRIPTION

ARCHITECTURAL SITE
PLAN

SHEET NO.

A0.1

1/11/2023 10:05:10 AM



1 FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

- REFERENCE REFLECTED CEILING PLAN FOR CEILING, SOFFIT, AND FUR-DOWN HEIGHTS.
- REFERENCE PARTITION TYPES AND INTERIOR ELEVATIONS FOR DETAILED EXTENTS OF FINISHES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGED ELEMENTS, NOT IN THE SCOPE OF WORK, AT THEIR OWN EXPENSE.
- ALL EXTERIOR WALLS OF THE EXISTING BUILDING SHALL BE EQUIPT WITH R-19 BATT INSULATION. ALL ROOFS OF THE EXISTING BUILDING SHALL BE EQUIPT WITH R-30 BATT INSULATION. INSULATION OF BOTH WALLS AND ROOFS OF THE EXISTING BUILDING SHALL BE IN COMPLIANCE WITH THE MOST RECENT ENERGY CODE STANDARDS.
- REFER TO PLUMBING DRAWINGS FOR LOCATIONS OF HOSE BIB.

LEGEND

- NEW WALLS
- EXISTING WALL
- NEW WORK, CONTINUOUS BLACK LINES
- EXISTING TO REMAIN, CONTINUOUS GRAY LINES
- OVERHEAD OBJECT / PRIMARY STRUCTURAL MEMBERS OVERHEAD
- SECONDARY STRUCTURAL MEMBERS OVERHEAD
- PROPERTY LINE
- SETBACK
- NEW CONCRETE FLATWORK
- NEW SYNTHETIC GRASS TURF
- 2X6 WALL FRAMING AT 16" O.C., R-19 BATT INSULATION

KEYNOTES

- STAINLESS STEEL 3-COMPARTMENT SINK (4'-0").
- STAINLESS STEEL UNDERBAR ICE BIN WITH MIXER COMPARTMENTS AND BOTTLE SPEED RAIL.
- STAINLESS STEEL SINGLE COMPARTMENT UNDERBAR HAND SINK.
- WALL MOUNTED TV.
- 1000 LB ICE MACHINE.
- MARGARITA MACHINE.
- BAR BACK COOLERS WITH SHELVES ON TOP. 21"D X 36"W X 36"H
- CASEWORK BY OWNER.
- NEW LOCATION OF ELECTRICAL PANEL.
- EXISTING GAS CONNECTION.
- TAPS BY OWNER.
- 24" DEEP COUNTER.
- 42" BAR COUNTER TOP HEIGHT.
- 30" ADA COUNTER HEIGHT.
- EXISTING WINDOWS TO REMAIN AND TO BE COVERED.
- EXISTING DOOR TO REMAIN TO BE PERMANENTLY LOCKED.
- OVERHEAD COIL DOOR BY OWNER.
- LOWBOY WATER HEATER ABOVE MOP SINK.
- EXISTING WOOD COLUMN TO REMAIN / PAINT.
- LINE OF EXISTING STRUCTURE ABOVE.
- NEW COLUMNS SUPPORTING NEW SHADE STRUCTURE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- LINE OF NEW SHADE STRUCTURE ABOVE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- EGRESS GATE, SHALL BE PROVIDED WITH PANG HARDWARE.
- FENCE BY OWNER.
- FIXED SEATING BY OWNER.
- PROPOSED LOCATION FOR FOOD TRUCK.

ISSUANCE

NO.	DESCRIPTION	DATE
1	PERMIT	12/06/2022
REVISION		
NO.	DESCRIPTION	DATE
1	REVISION 1 - TOLLS PERVAL COMMENTS	2022/12/XX
2	REVISION 2 - CITY PERVAL COMMENTS	2023/01/XX

RENOVATION AND ADDITION TO

LET'S BE HONEST BAR AND TAVERN

1602 N MAIN
SAN ANTONIO, TEXAS 78212

© 2022 Gerardo Noriega Architect, LLC
Unauthorized reproduction is prohibited.

GNA PROJECT NO. 22-010

SHEET ISSUE DATE

DRAWN BY SA

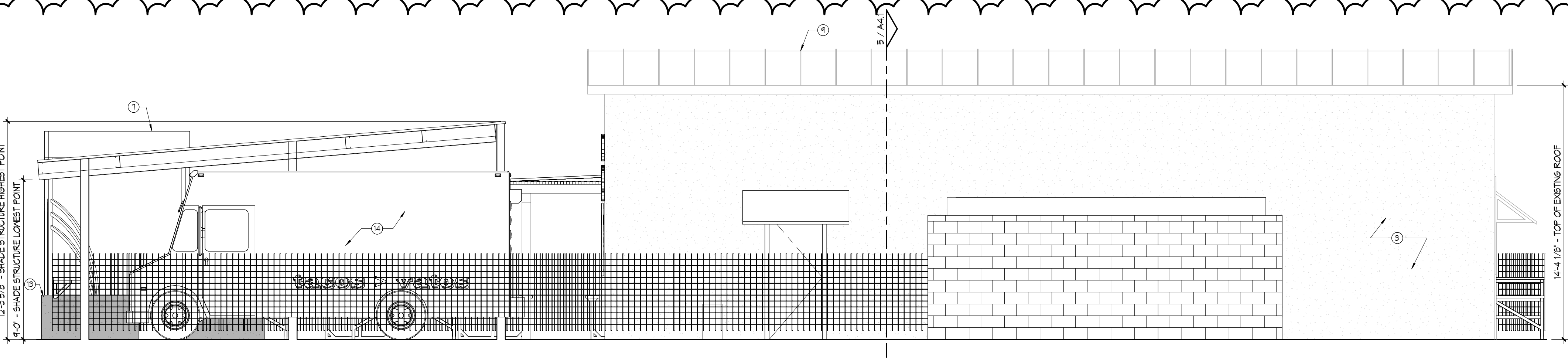
CHECKED BY GN

DESCRIPTION

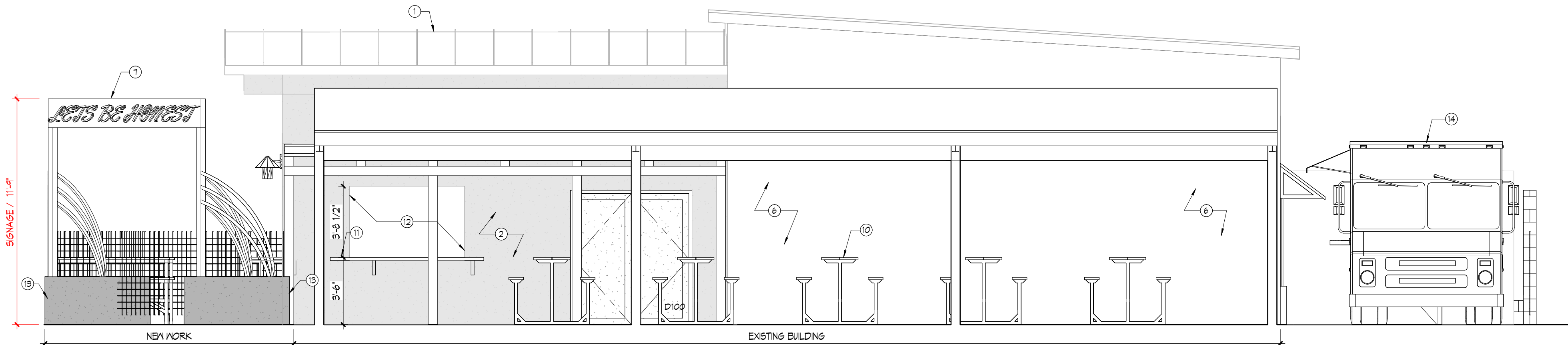
FLOOR PLAN
SHEET NO.

A1.1

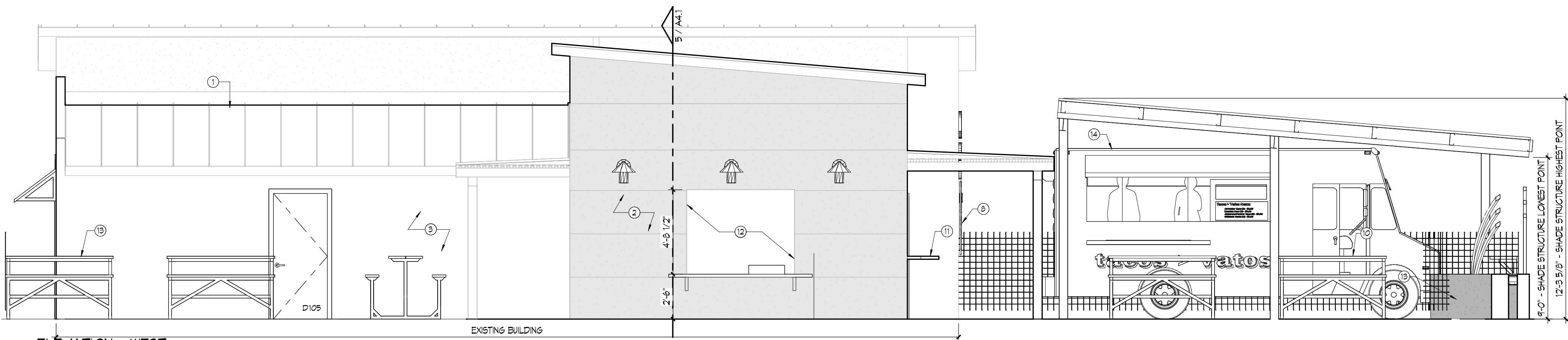
1/11/2023 10:05:02 AM



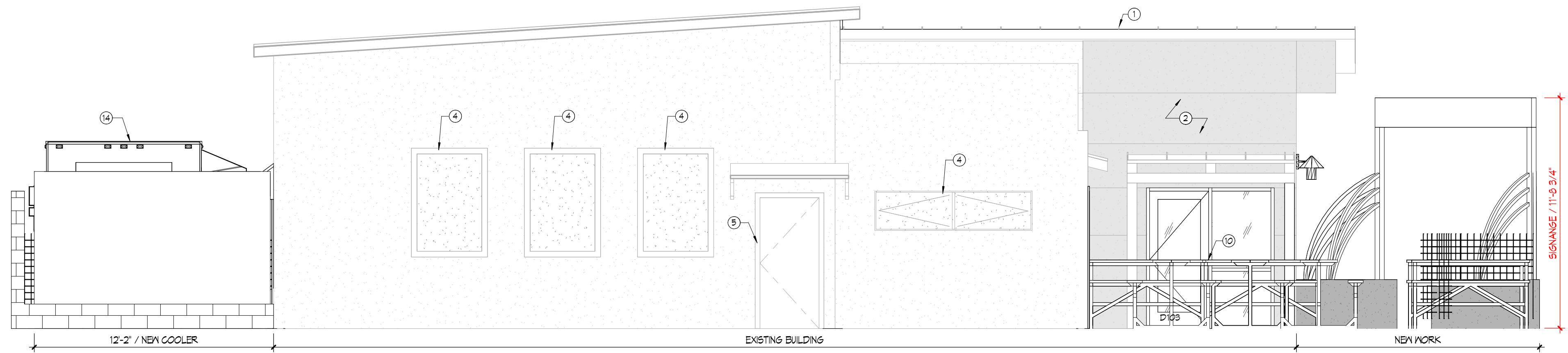
1 ELEVATION - EAST
1/4" = 1'-0"



2 ELEVATION - SOUTH
1/4" = 1'-0"



3 ELEVATION - WEST
1/4" = 1'-0"



4 ELEVATION - NORTH
1/4" = 1'-0"

EXTERIOR ELEVATIONS LEGEND

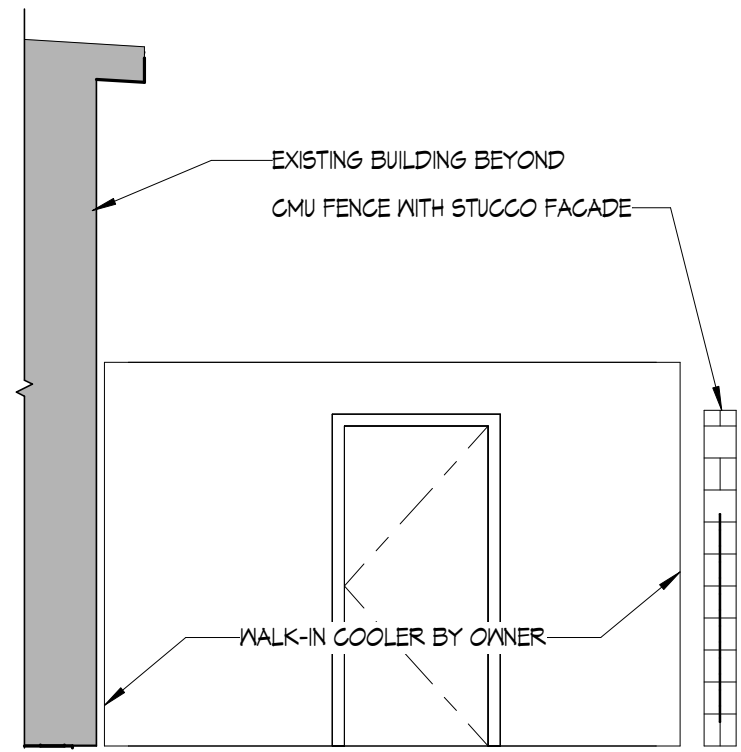
- STUCCO - COLOR DESIGNATED BY OWNER
- STUCCO - COLOR DESIGNATED BY OWNER

GENERAL NOTES

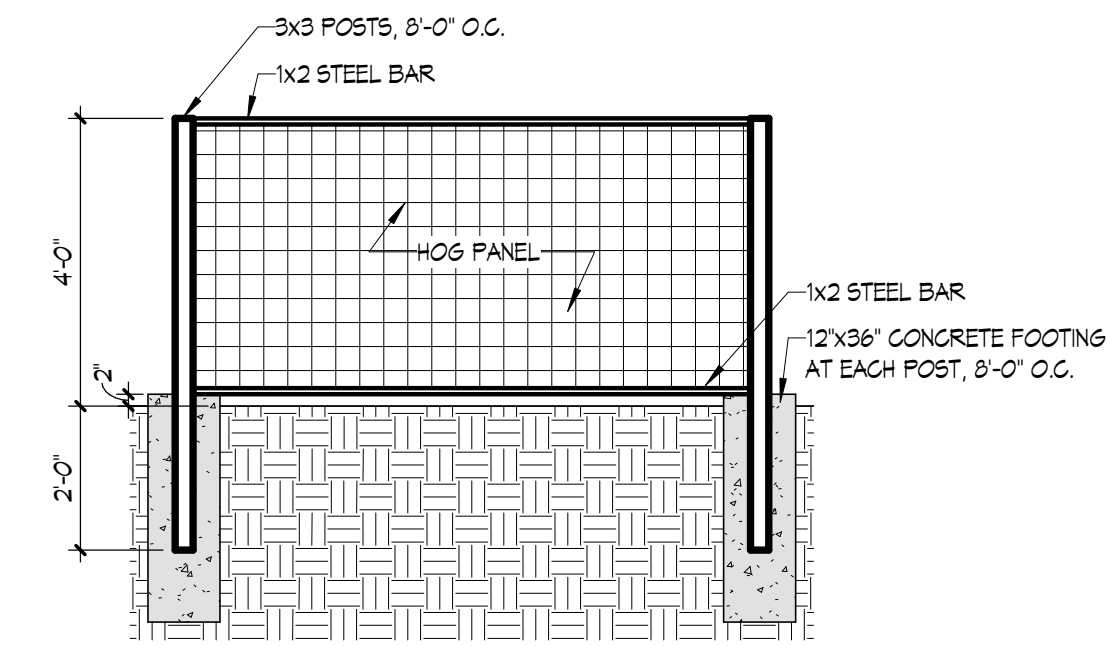
- SEE PROJECT MANUAL FOR ARCHITECTURAL SPECIFICATIONS ONLY.

KEYNOTES

- NEW R PANEL, 24 GAUGE METAL ROOF.
- MULTI-COLORED STUCCO, COORDINATE WITH OWNER.
- PANT OVER EXISTING STUCCO, COORDINATE WITH OWNER.
- EXISTING WINDOWS TO REMAIN AND TO BE COVERED.
- EXISTING DOOR TO REMAIN TO BE PERMANENTLY LOCKED.
- WALL FINISH BY OWNER.
- SIGNAGE BY OWNER.
- NEON SIGN BY OWNER.
- EXISTING ROOF TO REMAIN.
- FIXED SEATING BY OWNER.
- EXTERIOR BAR COUNTERTOP WITH BRACKETS.
- NEW OPENING IN EXISTING WALL.
- NEW CMU ENTRY PLANTER.
- PROPOSED LOCATION FOR FOOD TRUCK.



5 BUILDING SECTION 2
1/4" = 1'-0"



6 FENCE
3/8" = 1'-0"

ISSUANCE		DATE
NO.	DESCRIPTION	
-	PERMIT	12/06/2022
REVISION		DATE
NO.	DESCRIPTION	
1	REVISION 2 - CITY PERMIT COMMENTS	2023/01/XX

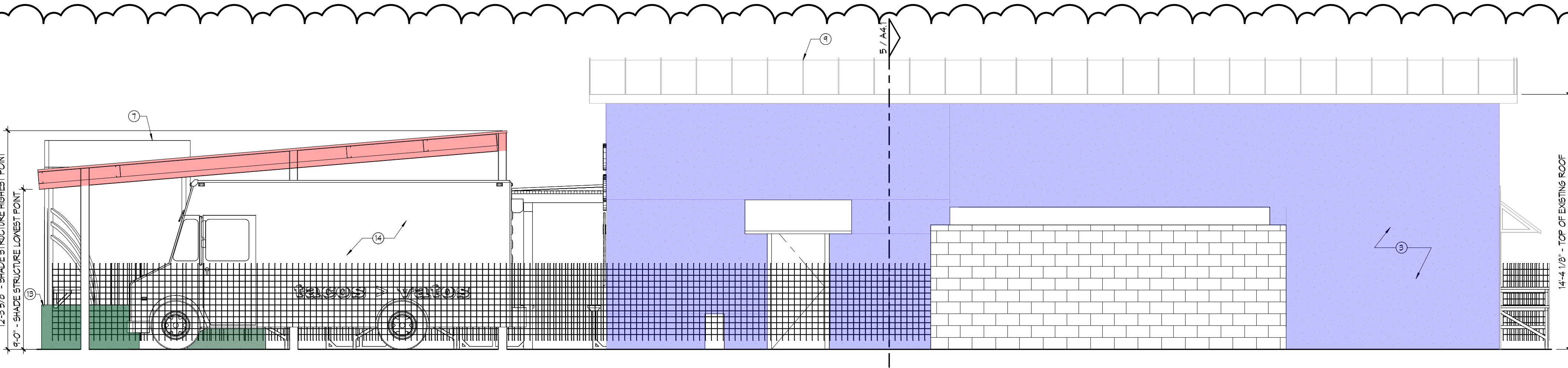
RENOVATION AND ADDITION TO LET'S BE HONEST BAR AND TAVERN

1602 N MAIN
SAN ANTONIO, TEXAS 78212

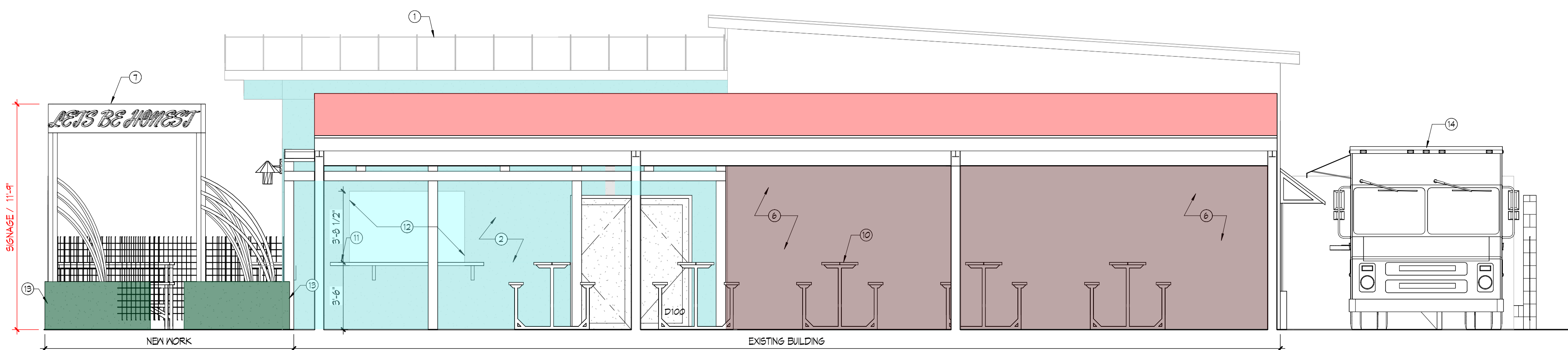
© 2022 Gerardo Noriega Architect, LLC Unauthorized reproduction is prohibited. GNA PROJECT NO.		22-010
SHEET ISSUE DATE		
DRAWN BY		SA
CHECKED BY		GN
DESCRIPTION		

BUILDING EXTERIOR
ELEVATIONS
SHEET NO.

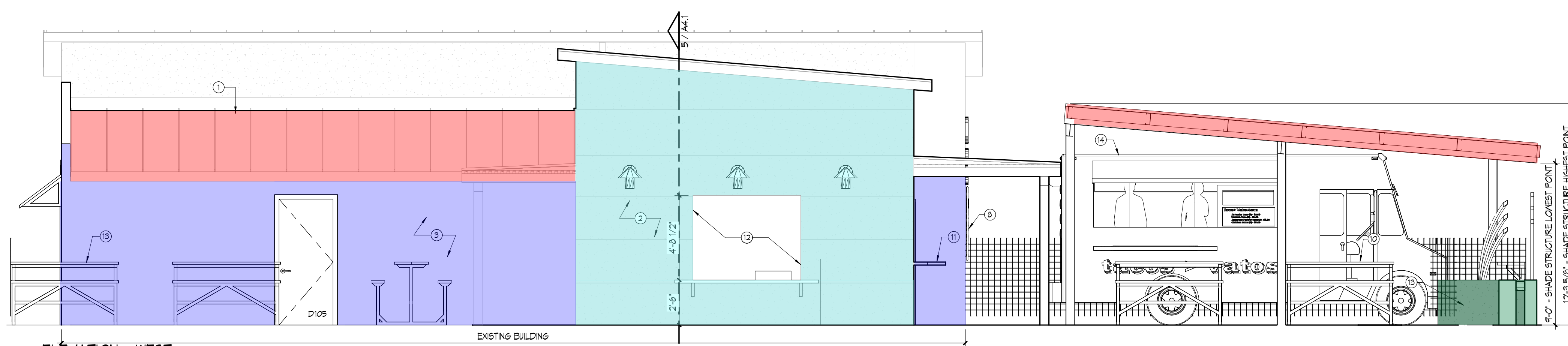
A4.1



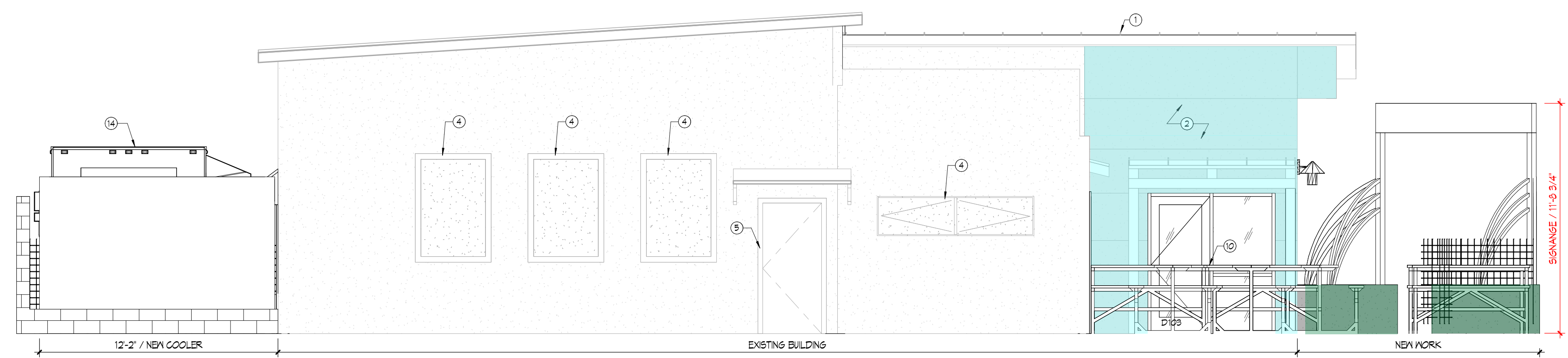
1 ELEVATION - EAST
1/4" = 1'-0"



2 ELEVATION - SOUTH
1/4" = 1'-0"



3 ELEVATION - WEST
1/4" = 1'-0"



4 ELEVATION - NORTH
1/4" = 1'-0"

EXTERIOR ELEVATIONS LEGEND

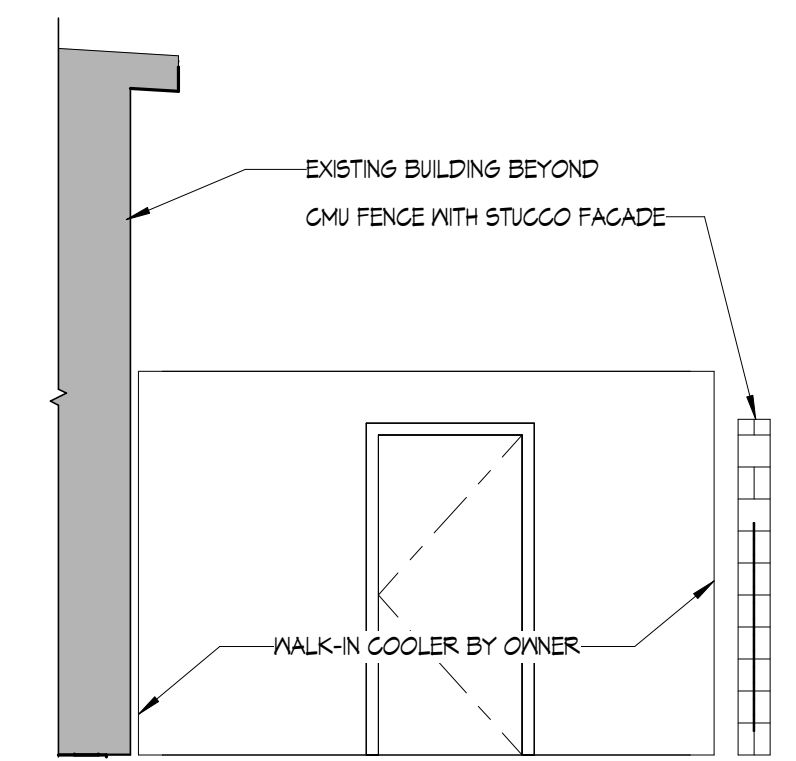
- STUCCO - COLOR DESIGNATED BY OWNER
- STUCCO - COLOR DESIGNATED BY OWNER

GENERAL NOTES

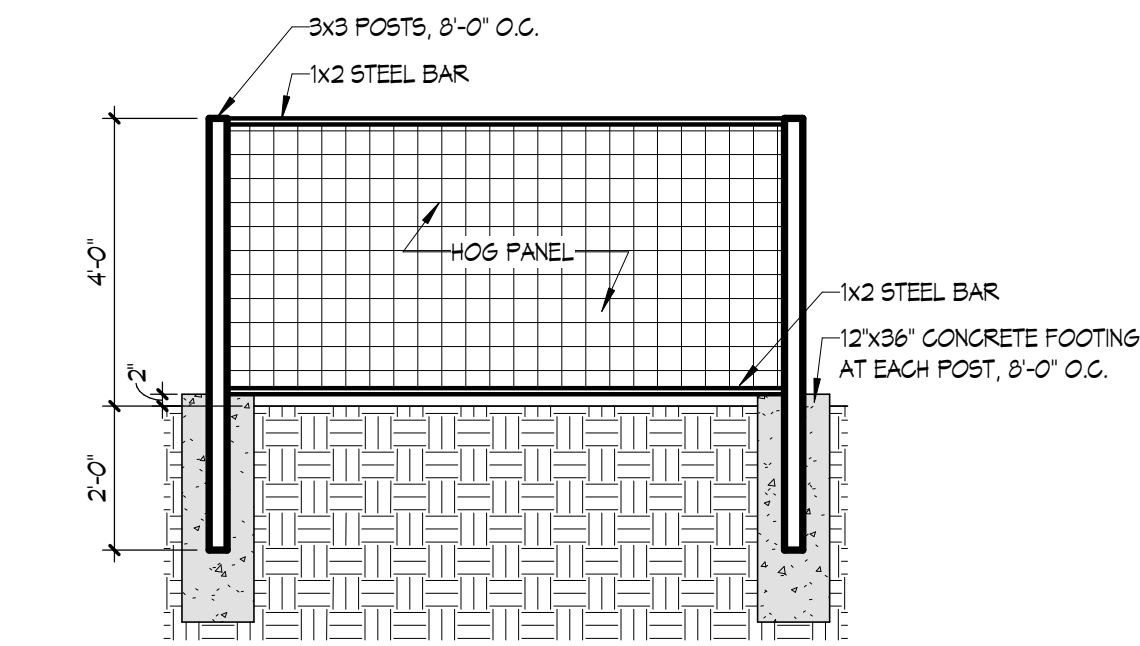
- SEE PROJECT MANUAL FOR ARCHITECTURAL SPECIFICATIONS ONLY.

KEYNOTES

- NEW R. PANEL, 24 GAUGE METAL ROOF.
- MULTI-COLORED STUCCO, COORDINATE WITH OWNER.
- PAIN OVER EXISTING STUCCO, COORDINATE WITH OWNER.
- EXISTING WINDOWS TO REMAIN AND TO BE COVERED.
- EXISTING DOOR TO REMAIN TO BE PERMANENTLY LOCKED.
- WALL FINISH BY OWNER.
- SIGNAGE BY OWNER.
- NEON SIGN BY OWNER.
- EXISTING ROOF TO REMAIN.
- FIXED SEATING BY OWNER.
- EXTERIOR BAR COUNTERTOP WITH BRACKETS.
- NEW OPENING IN EXISTING WALL.
- NEW CMU ENTRY PLANTER.
- PROPOSED LOCATION FOR FOOD TRUCK.



5 BUILDING SECTION 2
1/4" = 1'-0"



6 FENCE
3/8" = 1'-0"

ARCHITECT: GERARDO G. NORIEGA
REGISTRATION NUMBER: 18918
FOR HDRC REVIEW ONLY

ISSUANCE		DATE
NO.	DESCRIPTION	
-	PERMIT	12/06/2022
REVISION		DATE
NO.	DESCRIPTION	
1	REVISION 2 - CITY PERMIT COMMENTS	2023/01/XX

RENOVATION AND ADDITION TO
LET'S BE HONEST
BAR AND TAVERN
1602 N MAIN
SAN ANTONIO, TEXAS 78212

© 2022 Gerardo Noriega Architect, LLC Unauthorized reproduction is prohibited. GNA PROJECT NO.		22-010
SHEET ISSUE DATE		.
DRAWN BY		SA
CHECKED BY		GN
DESCRIPTION		

BUILDING EXTERIOR
ELEVATIONS
SHEET NO.



