

HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

HDRC CASE NO: 2022-595
ADDRESS: 2602 N FLORES ST
LEGAL DESCRIPTION: NCB 1865 BLK 39 LOT S 83.34 FT OF 11 & 12
ZONING: IDZ-1, HL
CITY COUNCIL DIST.: 1
APPLICANT: MICHAEL PEREZ/MP2 URBAN DEVELOPMENT LLC
OWNER: MP2 URBAN DEVELOPMENT LLC
TYPE OF WORK: Construction of an addition
APPLICATION RECEIVED: December 22, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

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

1. Demolish the rear wall.
2. Modify the fenestration pattern of the front façade of the original structure.
3. Modify the fenestration patterns on the east and west elevations of the original structure.
4. Complete exterior modifications to the original structure.
5. Construct a 1-story rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
 - ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
 - iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
 - iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**
- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
 - ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
 - iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
 - iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.

x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing 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. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

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

B. SCALE, MASSING, AND FORM

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

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

B. SCREENING

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

6. Designing for Energy Efficiency

A. BUILDING DESIGN

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

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.

- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The structure at 2602 N Flores is a single-story Craftsman-style box-with-canopy filling station built circa 1926 for Samuel Erlich. The structure first appears in city directories as a filling station owned and operated by Samuel Erlich. By 1929, 2602 N Flores was Liberty Service Station, with pump installed and gas supplied by the Magnolia Petroleum Company. The structure is oriented toward the southwest corner of the property facing the intersection of N Flores and W Russell and features a rectangular plan, a flat roof, brick and stucco cladding, and metal sconces. The front façade features a central entry door flanked by fixed windows. The property is designated as an individual landmark.
- b. CONCEPTUAL APPROVAL – The applicant previously attended the HDRC to request conceptual approval on July 20, 2022. The applicant received conceptual approval with the following stipulations:
 - Item 1, staff recommends approval of the demolition of the rear wall based on finding b.
 - Item 2, staff recommends approval of the front façade modifications based on finding c with the following stipulation:
 - i. That the applicant submits material specifications for the proposed windows and doors to staff for review prior to returning to the HDRC for final approval based on findings c and d. ***This stipulation has been met.***
 - Item 3, staff recommends approval of the fenestration modifications to the east and west elevations based on findings d through e with the following stipulations:
 - i. That the applicant retains the transom window openings on the east elevation based on finding d and submits updated elevation drawings to staff for review and approval prior to returning to the HDRC for final approval. ***This stipulation has NOT been met.***
 - ii. That the applicant submits material specifications for the proposed windows and doors to staff for review prior to returning to the HDRC for final approval based on findings c and d. ***This stipulation has been met.***
 - Item 4, staff recommends approval of the exterior modifications to the original structure based on findings f through h with the following stipulations:
 - i. That the applicant reduces the size of the proposed awnings, installs them within the stucco inset, and explores awning materials that are more in keeping with the historic structure based on finding f and submits updated elevation drawings and material specifications to staff for review prior to returning to the HDRC for final approval. ***This stipulation has been met.***
 - ii. That the applicant retains the existing exterior metal sconces based on finding h and submits updated elevation drawings to staff for review and approval prior to returning to the HDRC for final approval. ***This stipulation has been met.***
 - Item 5, Staff recommends conceptual approval of the construction of a rear addition based on findings i through r with the following stipulations:
 - i. That the applicant submits the total square footage of the proposed addition and the percentage of total lot coverage to staff for review based on finding i. ***This stipulation has been met.***

- ii. That the applicant incorporates additional window openings or architectural details on the west elevation and modifies the fenestration pattern on the front façade of the addition based on finding m. ***This stipulation has NOT been met.***
- iii. That the applicant submits material specifications for the proposed doors and windows to staff for review prior to returning to the HDRC for final approval based on finding n. ***This stipulation has been met.***
- iv. That the applicant submits a detailed landscaping plan showing proposed landscaping modifications and all proposed site work based on finding r. ***This stipulation has been met.***

The applicant has returned to the HDRC with updated materials to request final approval.

- c. **PARTIAL DEMOLITION** – The applicant has proposed to demolish the rear wall of the south elevation and the rear portion of the east elevation to accommodate the construction of the addition. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. The rear elevation and the rear portion of the east elevation only features one door opening. This element is not visible from the public right-of-way. Staff finds the proposal acceptable given the location of the rear addition.
- d. **FENESTRATION MODIFICATIONS: FRONT FACADE** – The applicant has proposed to modify the fenestration pattern on the front façade of that original structure to feature a fixed window system with a central divided lite window flanked by two picture windows. The applicant has proposed the modified fenestration to accommodate an interior floor plan that features a bar in the front of the original structure. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Staff finds that the existing fenestration on the front façade is not original to the structure and the proposal is generally appropriate.
- e. **FENESTRATION MODIFICATIONS: WEST ELEVATION** – The applicant has proposed to modify the fenestration pattern on the west elevation to feature a divided lite window that can open for bar service, a ganged bronze aluminum storefront window, a fixed wood window, and a glazed wood door. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. The existing elevation features a boarded central opening, a transom window opening without windows, and two boarded door openings. Staff finds the proposal generally appropriate and finds that the applicant should submit final window and door material specifications for review.
- f. **FENESTRATION MODIFICATIONS: EAST ELEVATION** – The applicant has proposed to modify the fenestration pattern on the east elevation to feature a divided lite window that can open for bar service, two sets of ganged bronze aluminum storefront windows, and one glazed wood door. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. The existing elevation features a boarded central opening, a transom window opening without windows, and two boarded door openings. Staff finds the proposal generally appropriate and finds that the applicant should retain the transom window openings and should submit final window and door material specifications for review.
- g. **BAR INSTALLATION** – The applicant has proposed to install cast concrete bar counters on the exterior of the front façade and east and west elevations. Guideline 4.A.ii for Additions states that applicants should 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. Staff finds the installation of bar counters on the front façade, east, and west elevations of the original structure to adaptively reuse the commercial structure generally appropriate.
- h. **AWNING INSTALLATION** – The applicant has proposed to install a total of six (6) steel-tube frame canopies with colored fabric awnings on each elevation. Guideline 11.B.ii for Exterior Maintenance and Alterations states that applicants should add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to

which they will be attached. Staff finds that the original structure was modified several times to accommodate changes in use and the installation of awnings on the commercial structure is generally appropriate.

- i. **EXTERIOR MODIFICATIONS** – The applicant has proposed to rehabilitate the exterior of the existing structure. Guideline 2.B.i for Exterior Maintenance and Alterations states that masonry or stucco should be repaired by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco. The applicant has proposed to retain the existing exterior sconces. Staff finds the proposal appropriate.
- j. **ADDITION: LOT COVERAGE** – The applicant has proposed to construct a 1-story rear addition. The existing structure is 739 square feet, and the proposed addition is 1,277 square feet. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. The proposed lot coverage is approximately 22 percent. Staff finds the proposal consistent with the Guidelines.
- k. **ADDITION: MASSING AND FOOTPRINT** – The applicant has proposed to construct a rear addition that will extend past the footprint of the west elevation. The original structure is 12'-1" in height and the proposed addition will total 16' in height. The applicant has not provided the square footage of the proposed addition. Guideline 2.B.ii for Additions states that new additions to non-residential and mixed-use structures should never result in the doubling of the historic building footprint. The proposed addition does not double the existing footprint. Guideline 2.B.i for Additions states that the height of side or rear additions should be limited to the height of the original structure. The property is a corner lot, and the original structure is oriented toward the intersection of N Flores and W Russel. The original structure previously featured a rear addition that extended past the primary structure's footprint on both the east and west sides. Staff finds that the proposal is generally appropriate due to the size of the lot and the unique site conditions.
- l. **ADDITION: ROOF** – The applicant has proposed to install a flat roof on the proposed addition. Guideline 2.A.iii for Additions stipulates that non-residential and mixed-use additions should 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. Staff finds the proposal consistent with the Guidelines.
- m. **ADDITION: NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install a divided lite window that can be opened for bar service on the east elevation and two (2) similar windows on the rear elevation. Additionally, the applicant has proposed to install single storefront doors on the east, west, and front elevations, and a three-door storefront system on the front elevation. Guideline 2.C.i for New Construction states that applicants should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Staff finds the proposal generally appropriate.
- n. **ADDITION: RELATIONSHIP OF SOLIDS TO VOIDS** – According to the Historic Design Guidelines, the primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. That applicant has proposed three windows on the 40-foot-long west elevation and two (2) windows of nontraditional proportions on the 25-foot-long east elevation. The applicant has proposed a single pedestrian door and a three-door storefront system on the front façade of the addition and has proposed only a single door on the west elevation of the addition, which is visible from N Flores. Staff finds that the applicant should incorporate additional window openings on the west elevation or should enhance the elevation with applied design or landscaping to break up the proposed blank wall.
- o. **ADDITION: MATERIALS: NEW WINDOWS AND DOORS** – The applicant has proposed to install bronze aluminum windows featuring a variety of operations, solid wood doors, glazed wood doors, and aluminum store front doors with a variety of lite configurations. Guideline 3.B.i for Additions states that 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, may not be used. Staff finds the proposal generally appropriate and finds that the applicant should submit final product specifications for each door and window type to staff for review.
- p. **ADDITION: MATERIALS: FAÇADE** – The applicant has proposed to install stucco cladding on the proposed addition. Guideline 3.A.i for Additions stipulates that additions should 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. Staff finds the proposal consistent with the Guidelines.

- q. **ADDITION: ARCHITECTURAL DETAILS** – The applicant has proposed to install steel-tube frame canopies with colored fabric awnings on the east and north (rear) elevations of the addition and cast concrete bar counters on the east and north (rear) elevations. Guideline 4.A.ii for Additions states that additions should 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. Guideline 4.A.iii for Additions states that applicants should 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. Guideline 2.A.v recommends that 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. Staff finds the installation of awnings and the proposed awning material to be appropriate.
- r. **MECHANICAL EQUIPMENT** – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- s. **LANDSCAPING AND SITE WORK** – The applicant has proposed to install concrete paver walkways providing access from N Flores Street and W Russell Place and mulch and decomposed granite for groundcover. The applicant has proposed to install four parking spaces with parking pavers on the north side of the lot along N Flores street. Additionally, the applicant has proposed to install a stone block and wood perimeter planter to hold native plant species. The applicant has not provided final materials specifications or dimensions for the planter. Staff finds the proposal generally appropriate but finds that the applicant should submit a final site plan showing the dimensions for all walkways and site work, for the proposed perimeter planter, final material specifications for the proposed perimeter planter, and finds that the applicant should submit a separate application for signage with a comprehensive signage plan.
- t. **CURB CUT AND PARKING PAD** – The applicant has proposed to install four parking spaces with parking pavers on the north side of the lot along N Flores Street. Access to the proposed parking spaces will require a new curb cut on the north end of the N Flores Street property line. The property currently features a wide curb cut on the south end of the N Flores Street property line and no curb along the west end of the W Russel Place property line. Due to the site constraints on the property staff finds the proposal generally appropriate but finds that the applicant should submit dimensions for the proposed curb cut and parking spaces.

RECOMMENDATION:

Item 1, staff recommends approval of the demolition of the rear wall based on finding b.

Item 2, staff recommends approval of the front façade modifications based on finding d with the following stipulation:

- i. That the applicant submits final material specifications for all the proposed windows and doors to staff for review prior to the issuance of a Certificate of Appropriateness based on finding d.

Item 3, staff recommends approval of the fenestration modifications to the east and west elevations based on findings e through f with the following stipulations:

- i. That the applicant retains the transom window openings on the east elevation based on finding f and submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits final material specifications for all the proposed windows and doors to staff for review prior to the issuance of a Certificate of Appropriateness based on findings e and f.

Item 4, staff recommends approval of the exterior modifications to the original structure based on findings g through i.

Item 5, Staff recommends approval of the construction of a rear addition based on findings j through t with the following stipulations:

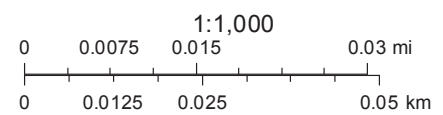
- i. That the applicant incorporates additional window openings on the west elevation or enhances the elevation with applied design or landscaping based on finding n and submits updated drawings to staff for review prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits final material specifications for all of the proposed doors and windows to staff for review prior to the issuance of a Certificate of Appropriateness based on finding o.
- iii. That the applicant submits a final site plan showing the dimensions for all walkways, site work, and the proposed perimeter planter, and submits final material specifications for the proposed perimeter planter to staff for review prior to the issuance of a Certificate of Appropriateness based on finding s.
- iv. That the applicant submits a separate application for signage with a comprehensive signage plan based on finding s.
- v. That the applicant submits dimensions for the proposed curb cut and parking spaces in a final measure site plan to staff for review prior to the issuance of a Certificate of Appropriateness based on finding t.

City of San Antonio One Stop



July 13, 2022

— User drawn lines

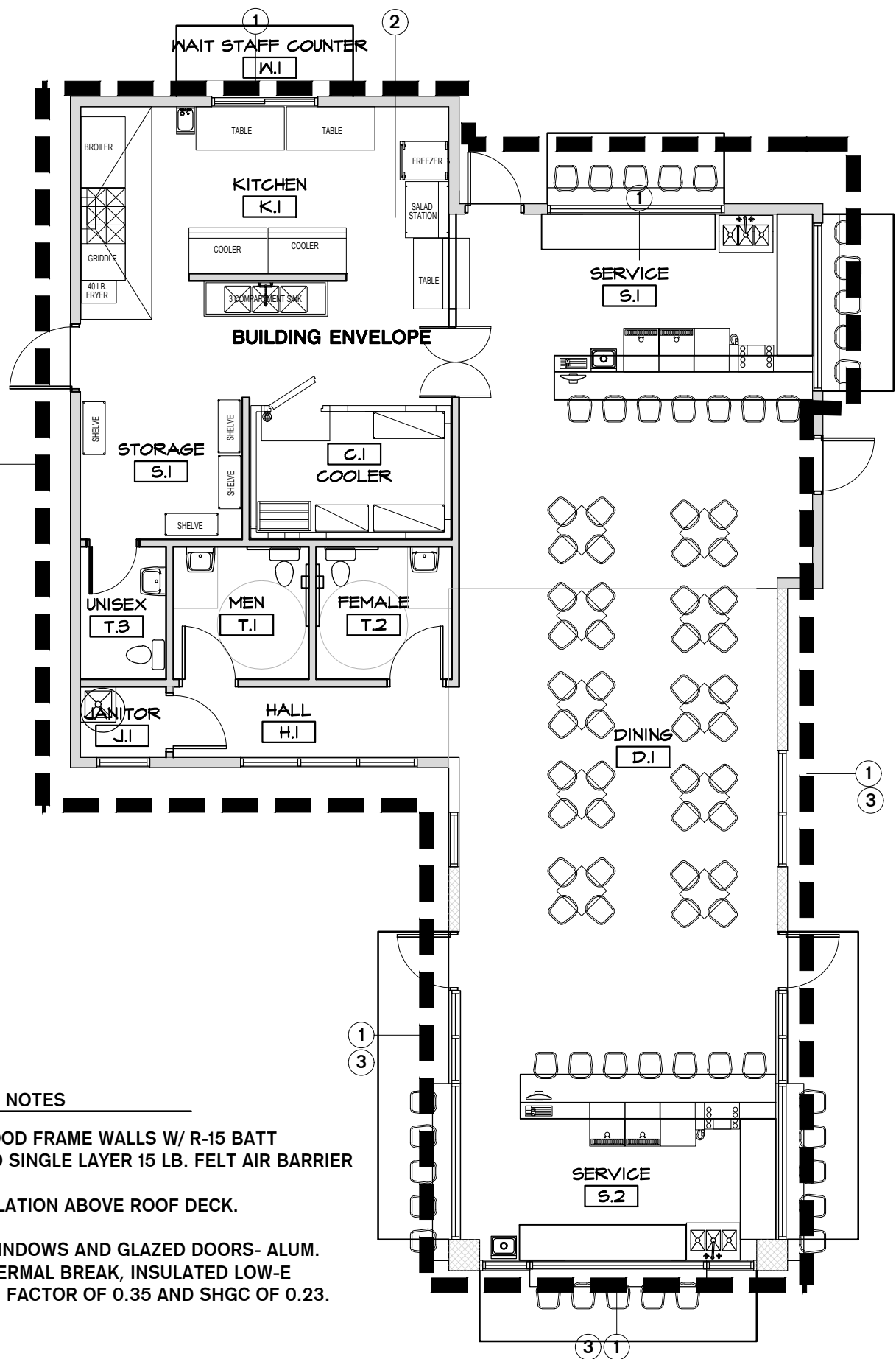
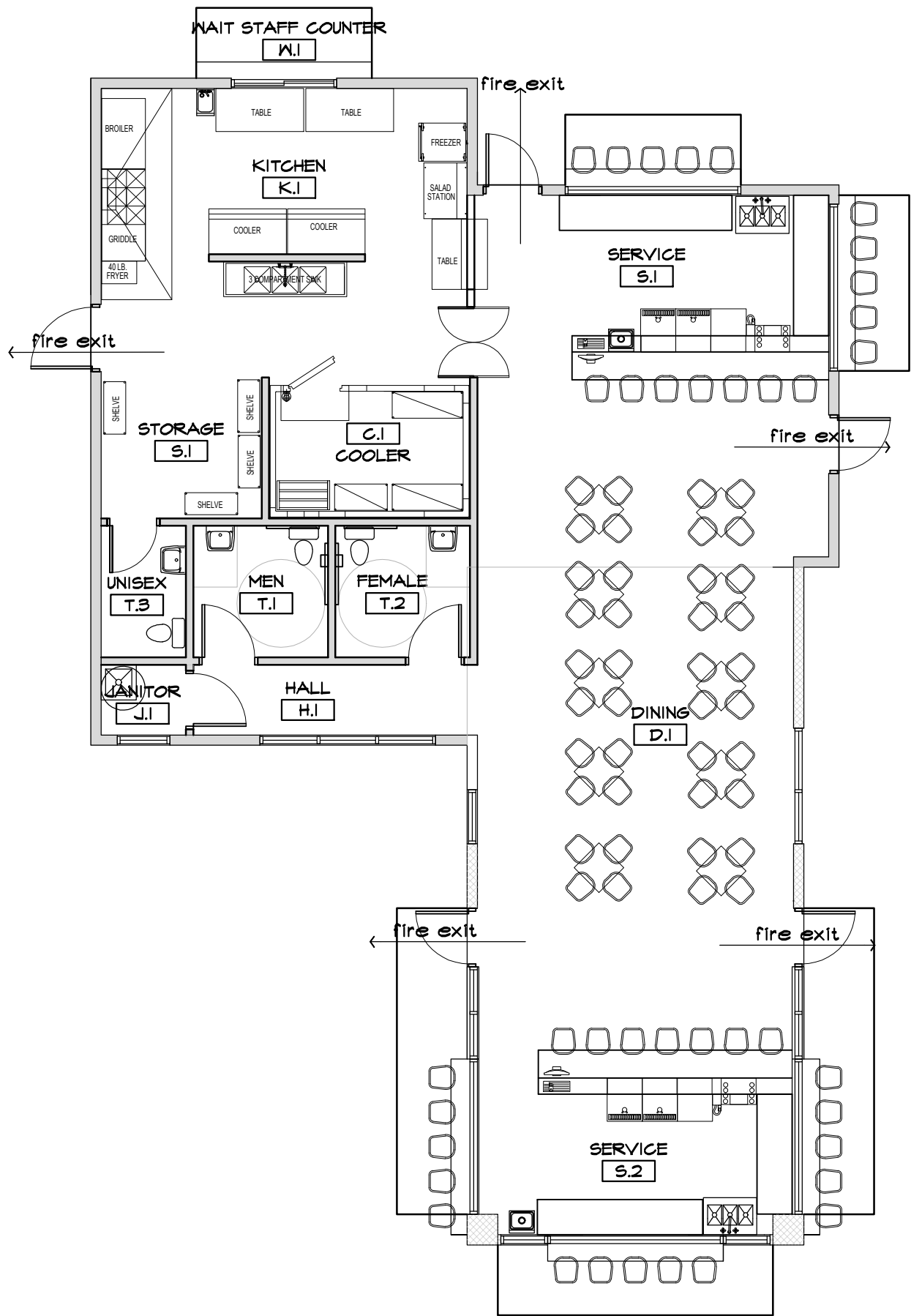


ABBREVIATIONS

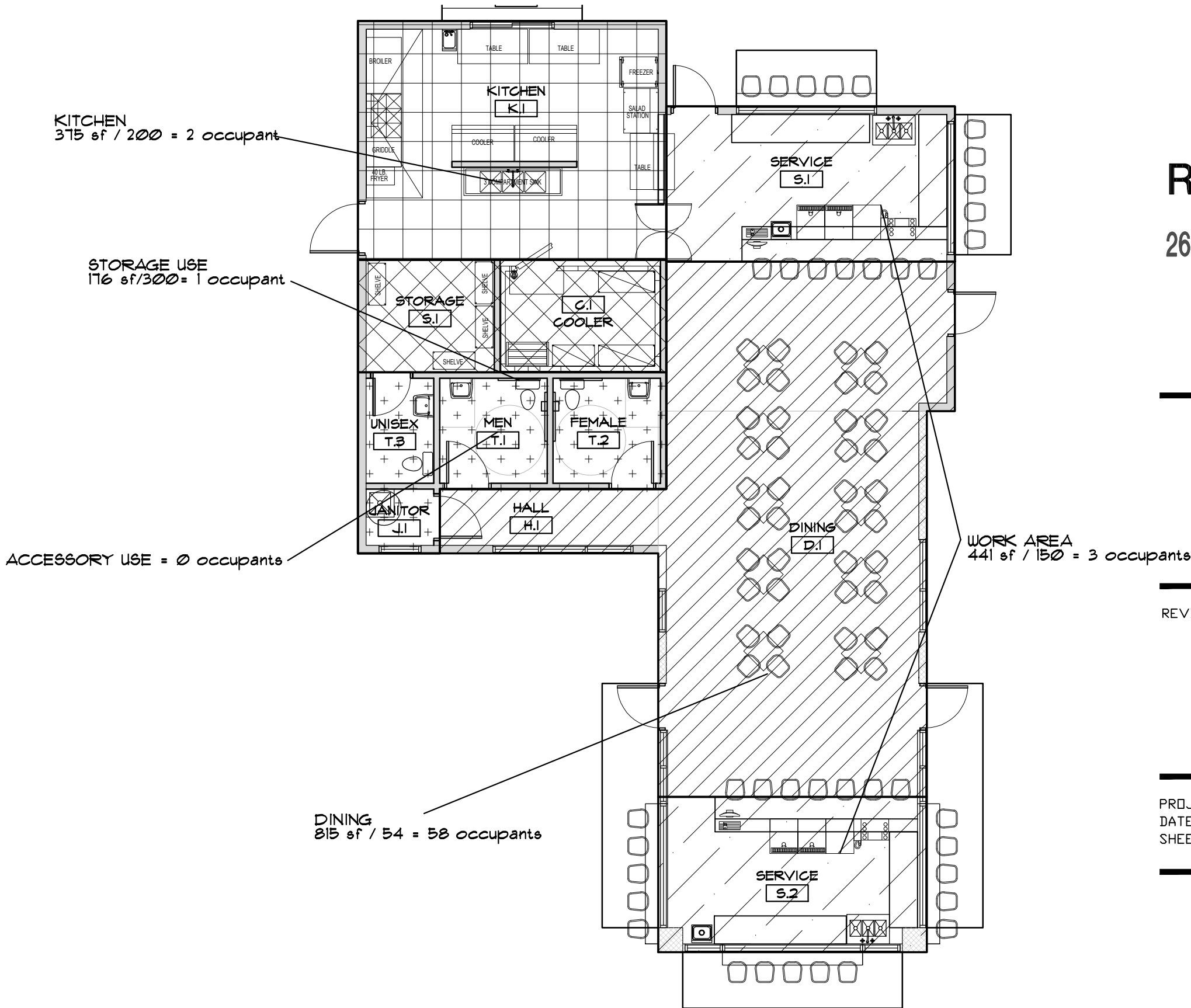
MARK	DEFINITION
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ACOUS.	ACOUSTIC
ADDL.	ADDITIONAL
ADJ.	ADJUSTABLE/ADJACENT
ALT.	ALTERNATE
ALUM.	ALUMINUM
A.S.T.M.	AMERICAN SOCIETY FOR TESTING
ANCH.	ANCHOR
A.B.	ANCHOR BOLT
ANOD.	ANODIZED
APPROX.	APPROXIMATELY
ASB.	ASBESTOS
ATTEN.	ATTENUATION
B.R.	BACKER ROD
BM.	BEAM
BLK.	BLOCK
BLKG.	BLOCKING
BD.	BOARD
BOT.	BOTTOM
BKT.	BRACKET
BLDG.	BUILDING
B.U.R.	BUILT UP ROOF
CAB.	CABINET
CLG.	CEILING
CEM.	CEMENT
✓CER.	CENTER LINE
C.T.	CERAMIC TILE
C.B.	CHALK BOARD
C.O.	CLEAN OUT
C.R.	COLD ROLLED
C.R.C.	COLD ROLLED CHANNEL
COL.	COLUMN
CONC.	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.J.	CONTROL JOINT
C.G.	CORNER GUARD
C.F.	COUNTER FLASHING
DTL.	DETAIL
DIAG.	DIAGONAL
DIA.	DIAGRAM
DIM.	DIMENSION
DISP.	DISPENSER
DR.	DOOR
DBL.	DOUBLE
DN.	DOWN
DWG.	DRAWING
EA.	EACH
E.W.	EACH WAY
ELEC.	ELECTRICAL
E.W.C.	ELECTRIC WATER COOLER
EL.	ELEVATION
ELEV.	ELEVATOR/ELEVATION
ENAM.	ENAMEL
ENG.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
E.J.	EXPANSION JOINT
EXT.	EXTERIOR/EXTENSION
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
FAB.	FABRICATE/FABRICATOR
F.O.S.	FACE OF STUD
FIN.	FINISH
F.E.B.	FIRE EXTINGUISHER BRACKET
F.E.C.	FIRE EXTINGUISHER CABINET
F.R.	FIRE RATED

MARK	DEFINITION
F.H.	FLAT HEAD
FL.	FLOOR
F.D.	FLOOR DRAIN
FLUOR.	FLUORESCENT
F.SVC.	FOOD SERVICE
FT.	FOOT
FTG.	FOOTING
FDN.	FOUNDATION
FRM.	FRAME
FRMG.	FRAMING
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GA.	GAUGE
GEN.	GENERAL
GL.	GLASS
GM.	GLASS-MAT
GR.	GRADE
GRT.	GRDUT
GYP.	GYP SUM
G.W.B.	GYP SUM WALL BOARD
H.R.	HANDRAIL
HW.	HARDWARE
HDWD.	HARDWOOD
HD.	HEAD
HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.B.	HOSE BIB
IN.	INCH
I.D.	INTERIOR DIAMETER
INST.	INSTALL/INSTALLER
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JT.	JOINT
J.B.	JUNCTION BOX
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
L.	LENGTH
LT.WT.	LIGHT WEIGHT
LIN.	LINEAR
MACH.	MACHINE
M.H.	MANHOLE
MANUF./MFG.	MANUFACTURER
M.B.	MARKER BOARD
MAS.	MASONRY
M.O.	MASONRY OPENING
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MW.	MILLWORK
MIN.	MINIMUM
MOD.	MODIFICATION
MORT.	MORTAR
MULL.	MULLION
NECY.	NECESSARY
NOM.	NOMINAL
NO.	NORTH
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NUM.	NUMERICAL/NUMBER
O.C.	ON CENTER
OPG.	OPENING
O.H.	OPPOSITE HAND
O.D.	OUTSIDE DIAMETER
O/H	OVERHEAD
PT.	PAINT
PTN.	PARTITION
PL.	PLATE
PLAS.	PLASTER

MARK	DEFINITION
PLAM.	PLASTIC LAMINATE
PLBG.	PLUMBING
PLWD.	PLYWOOD
P.V.C.	POLYVINYL CHLORIDE
PORC.	PORCELAIN
PSI	POUNDS PER SQUARE INCH
P.S.	PROJECTION SCREEN
PROP.	PROPERTY
PUR.	PURLIN(S)
Q.T.	QUARRY TILE
RAD.	RADIUS
REC.	RECESSED
REF.	REFERENCE
REINF.	REINFORCED
REQD.	REQUIRED
RESIL.	RESILIENT
RES.	RESISTANT
RET.	RETAINING
R.	RISERS
R.D.	ROOF DRAIN
RM.	ROOM
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
SECT.	SECTION
SVC.	SERVICE
SHT.	SHEET
S.V.	SHEET VINYL
SIM.	SIMILAR
SND.	SOUND
S.A.F.B.	SOUND ATTENUATING FIRE BATTS
SPEC.	SPECIFICATIONS
SQ.	SSC
SQ.FT.	SQUARE FEET
ST.	STAINLESS
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURE
STRL.	STRUCTURAL
SUSP.	SUSPENDED
T.B.	TACK BOARD
TEL.	TELEPHONE
THRU	THROUGH
T. & G.	TONGUE AND GROOVE
T. & B.	TOP AND BOTTOM
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF STEEL
T.	TREADS
TRTD.	TREATED
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
V.C.T.	VINYL COMPOSITION TILE
V.C.P.	VITRIFIED CLAY PIPE
W.C.	WATER CLOSET
W.P.	WATERPROOF
W.R.	WATER RESISTANT
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
W.F.	WIDE FLANGE
W/	WITH
WD.	WOOD



- BUILDING ENVELOPE NOTES
- METAL STUD WOOD FRAME WALLS W/ R-15 BATT INSULATION AND SINGLE LAYER 15 LB. FELT AIR BARRIER MATERIAL.
 - R-38 BATT INSULATION ABOVE ROOF DECK.
 - STOREFRONT WINDOWS AND GLAZED DOORS- ALUM. FRAME WITH THERMAL BREAK, INSULATED LOW-E GLAZING WITH U FACTOR OF 0.35 AND SHGC OF 0.23.



60 INDOOR OCCUPANTS



architecture
planning
project managment

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not for
costruction

Alvin G. Peters
#15199

10.16.2022



Flores
Station
Renovation

2602 North Flores St.
San Antonio, TX

design set

Based on design by
Danny Gonzalez
&
Francisco Gonzalez

REVISIONS: DATE

PROJECT No: 2022 028
DATE: 10.16.2022
SHEET: of

project
information

A0.1

ACCESSIBILITY REQUIREMENTS

1. DOOR HARDWARE:
Doors shall have Lever-operated mechanisms, push-type mechanisms, or U-shaped handles.

Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate.

Mounting Height: Hardware required for accessible door passage shall be mounted no higher than 48" above finished floor.

Closer Operation: The sweep period of a closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch, measured to the leading edge of the door.

The maximum force for pushing or pulling open a door shall be as follows:
(a) exterior hinged doors: No requirement.
(b) interior hinged doors: 5 lbf.
(c) sliding or folding doors: 5 lbf.

2. CONTROLS AND OPERATING MECHANISMS:
Height: Switches, thermostats, controls, dispensers, receptacles, and the highest operable part of other operable equipment shall be placed no higher than 48" above the floor and within the reach ranges required by the Texas Accessibility Standards (TAS).

Receptacles of electrical and communications system on walls shall be mounted no less than 15" above the floor. EXCEPTION: These requirements do not apply where the use of special equipment dictates otherwise or where electrical and communications systems receptacles are not normally intended for use by building occupants.

Flush controls shall be hand operated or automatic. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44" above the floor.

Operation: Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf.

3. GRAB BARS:
The outside diameter or width of the gripping surfaces of a handrail or grab bar shall be 1-1/4" to 1-1/2", or the shape shall provide an equivalent gripping surface.

If handrails or grab bars are mounted adjacent to a wall, the space between the wall and the grab bar shall be 1-1/2".

Bending stress in a grab bar or seat induced by the maximum bending moment from the application of 250 lbf shall be less than the allowable stress for the material of the grab bar or seat.

Shear stress induced in a grab bar or seat by the application of 250 lbf shall be less than the allowable shear stress for the material of the grab bar or seat.

Shear force induced in a fastener or mounting device from the application of 250 lbf shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.

Tensile force induced in a fastener by a direct tension force of 250 lbf plus the maximum moment from the application of 250 lbf shall be less than the allowable withdrawal load between the fastener and the supporting structure.

Rotation of grab bars within their fittings is not acceptable.

Sharp or abrasive elements are not acceptable for a handrail or grab bar or any wall or other surface adjacent to it. Edges shall have a minimum radius of 1/8".

4. SIGNAGE:
The width-to-height ratio of letters and numbers on signs shall have a between 3:5 and 1:1 and a stroke-width-to-height ratio between 1:5 and 1:10 using an upper-case "X" for measurement. Lower case letters are permitted.

Overhead sign characters and numbers shall be sized according to the viewing distance from which they are to be read. For suspended or projected overhead signs, the minimum character height is 3".

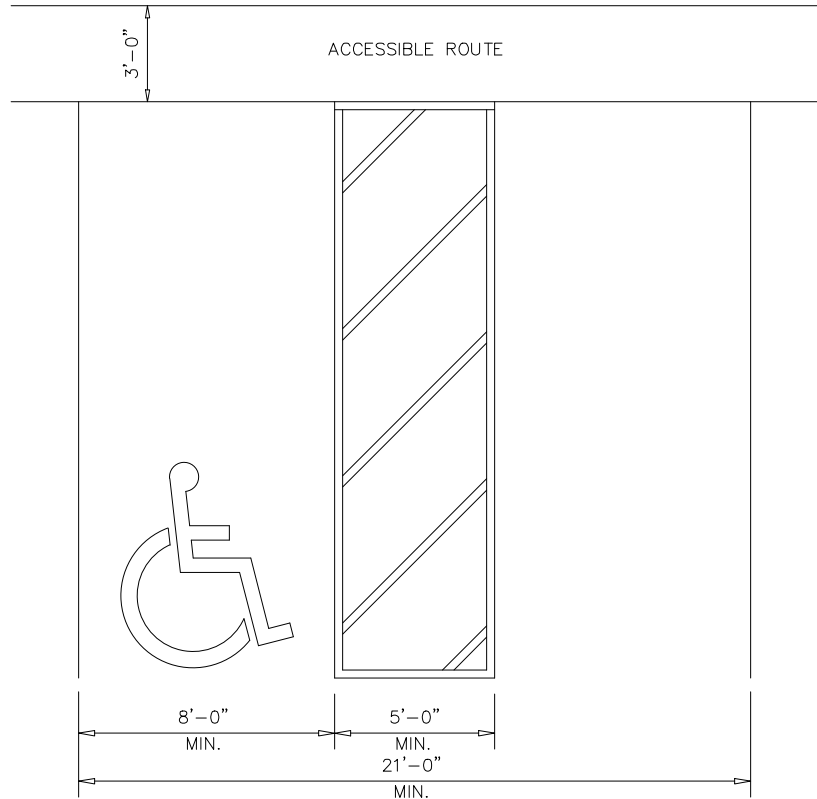
Brailed characters and pictorial symbol signs (pictograms) shall be raised 1/2" upper case, sans serif or simple serif type and shall be accompanied with Grade 2 Braille. Raised characters shall be at least 5/8" high, but no higher than 2". Pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be 6" minimum in height.

Finish: The characters and background of signs shall be eggshell, matte, or other non-glare finish. Characters and symbols shall contrast with their background.

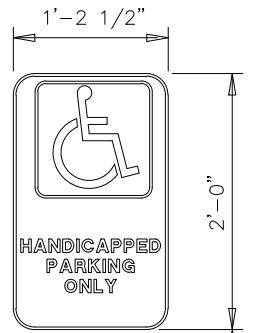
Permanent identification signs provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 60" above the finish floor to the centerline of the sign.

Mounting location for such signage shall be so that a person may approach within 3" of signage without encountering protruding objects or standing within the swing of a door.

PARKING

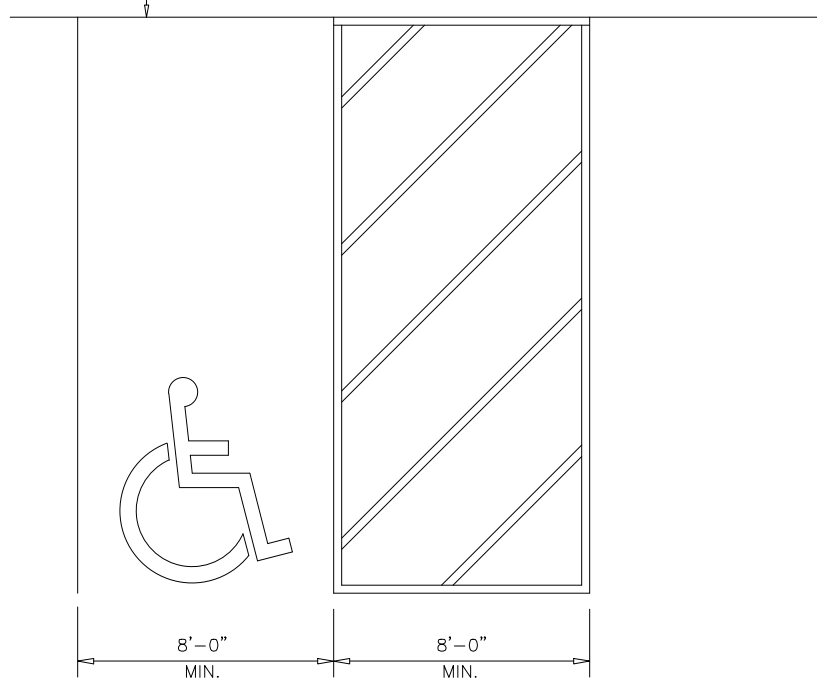


PARKING SPACES WITH SHARED AISLE



PARKING IDENTIFICATION SIGN

CHARACTER WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1
CHARACTER STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10
CHARACTERS AND BACKGROUND SHALL HAVE AN EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH
CHARACTERS AND BACKGROUND SHALL CONTRAST, EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND



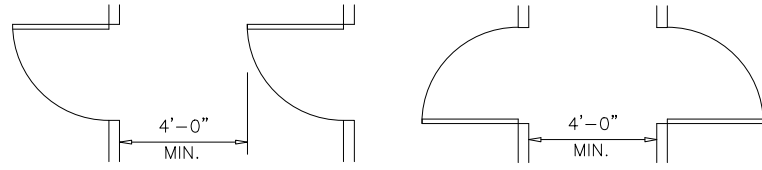
VAN ACCESSIBLE PARKING AISLE



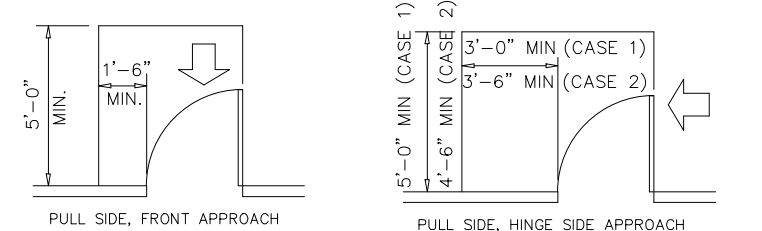
PARKING IDENTIFICATION SIGN

CHARACTER WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1
CHARACTER STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10
CHARACTERS AND BACKGROUND SHALL HAVE AN EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH
CHARACTERS AND BACKGROUND SHALL CONTRAST, EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND

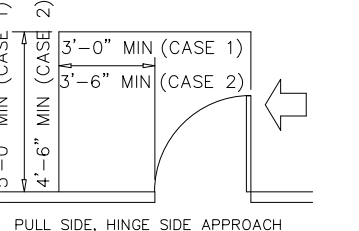
DOORS



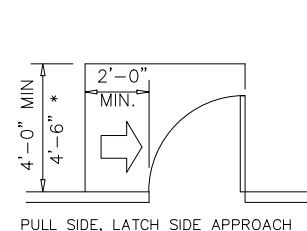
CLEARANCES FOR DOORS IN SERIES



PULL SIDE, FRONT APPROACH



PULL SIDE, HINGE SIDE APPROACH

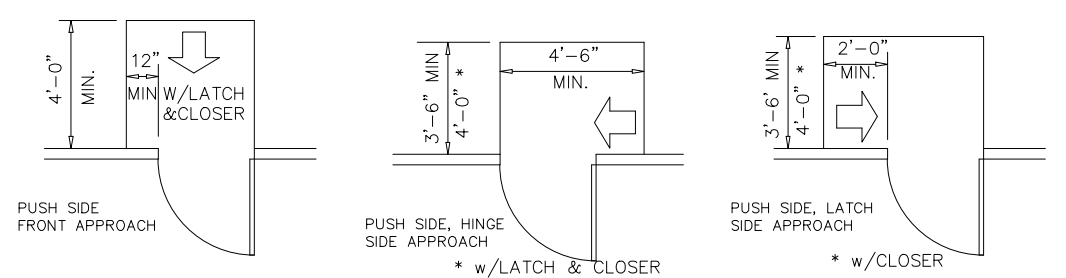


PULL SIDE, LATCH SIDE APPROACH

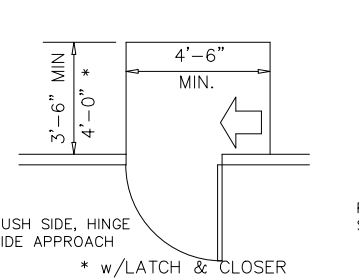
W/CLOSER

SWING DOOR CLEARANCES

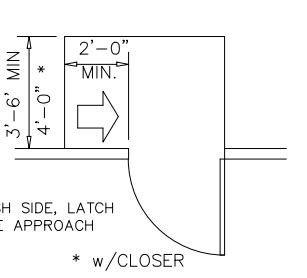
MANEUVERING CLEARANCES AT DOORS – OUTSWINGING DOORS



PUSH SIDE, FRONT APPROACH



PUSH SIDE, HINGE SIDE APPROACH



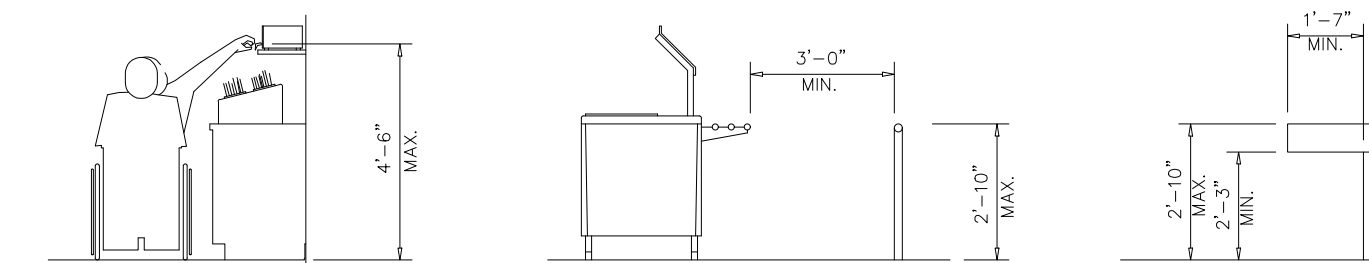
PUSH SIDE, LATCH SIDE APPROACH

W/CLOSER

MANEUVERING CLEARANCES AT DOORS – INSWINGING DOORS

NOTE: ALL DOORS IN ALCOVES MUST COMPLY WITH THE CLEARANCES NOTED FOR FRONT APPROACHES.

FOOD SERVICE

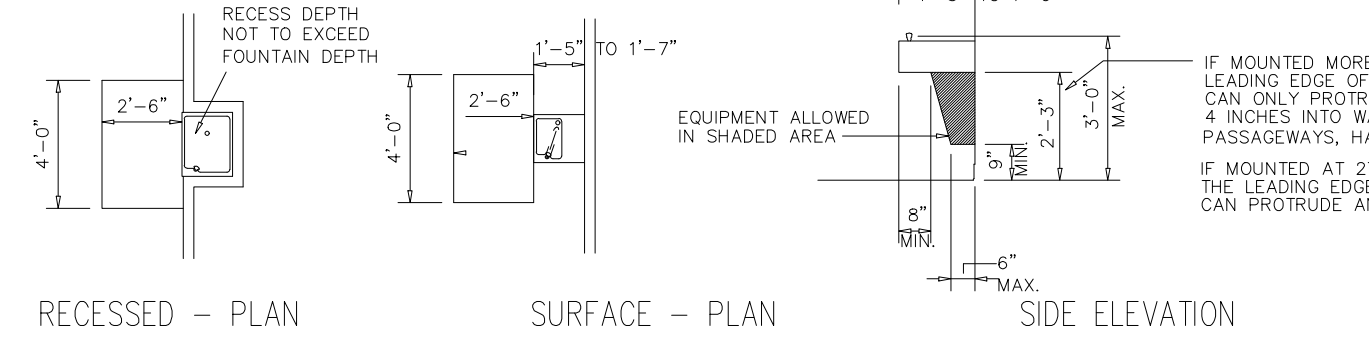


TABLEWARE AREAS

SERVING LINES

COUNTER OR TABLE CLEARANCES

DRINKING FOUNTAINS



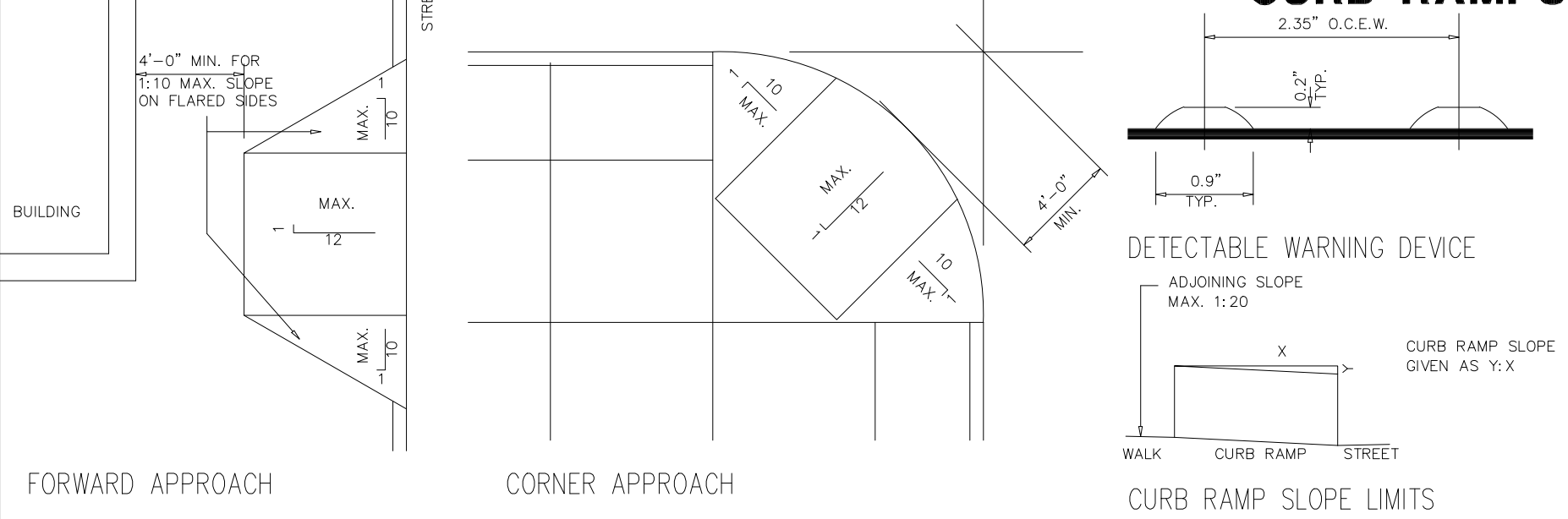
RECESSED – PLAN

SURFACE – PLAN

SIDE ELEVATION

IF MOUNTED MORE THAN 27" AFF, THE LEADING EDGE OF THE DRINKING FOUNTAIN CAN ONLY PROTRUDE A MAXIMUM OF 4 INCHES INTO WALKS, CORRIDORS, PASSAGEWAYS, HALLS OR AISLES.
IF MOUNTED AT 27" AFF OR BELOW THE LEADING EDGE OF DRINKING FOUNTAIN CAN PROTRUDE ANY AMOUNT.

CURB RAMPS

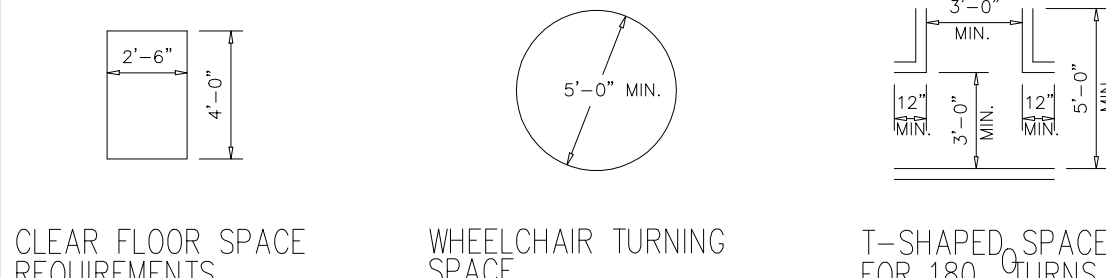


FORWARD APPROACH

CORNER APPROACH

DETECTABLE WARNING DEVICE

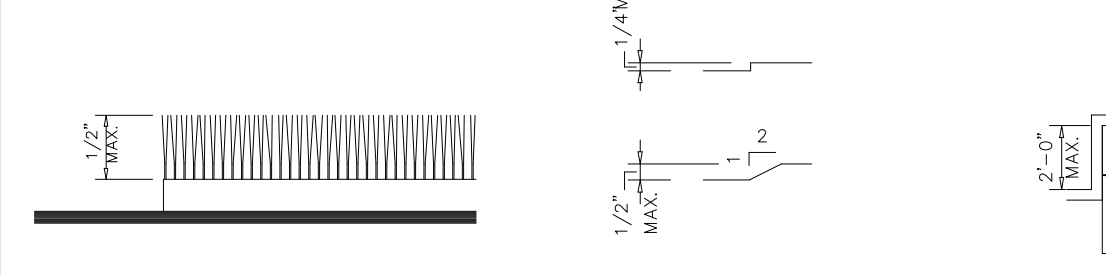
CURB RAMP SLOPE LIMITS



CLEAR FLOOR SPACE REQUIREMENTS

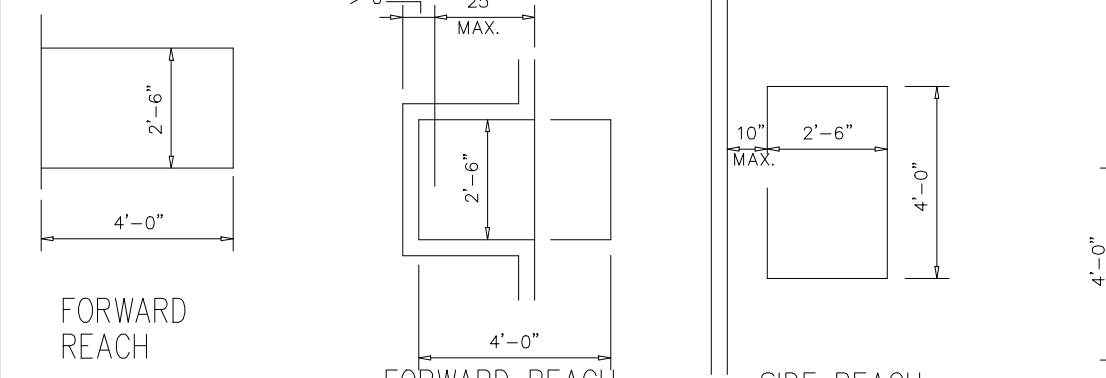
WHEELCHAIR TURNING SPACE

T-SHAPED SPACE FOR 180° TURNS



CARPET PILE THICKNESS

CHANGES IN LEVEL

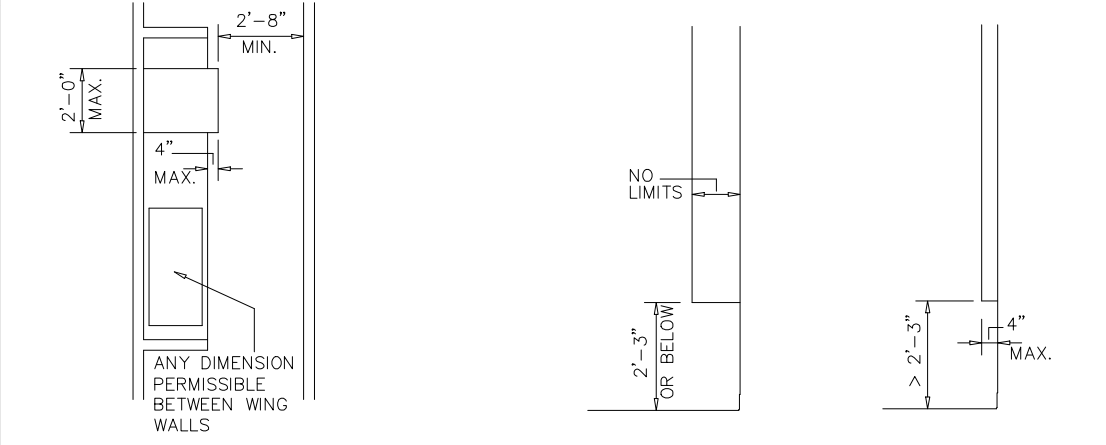


FORWARD REACH

FORWARD REACH

SIDE REACH

REACH LIMITATIONS – PLANS



PROTRUSION LIMITS – PLAN

PROTRUSION LIMITS – SECTION

ELEC./COMM. OUTLET MOUNTING HEIGHTS

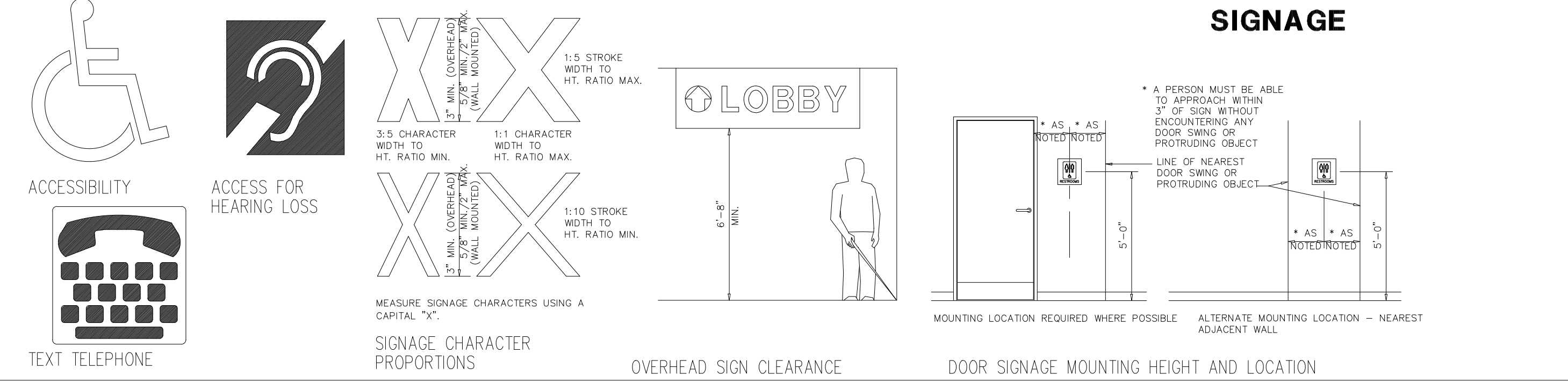
WALL SWITCH

MAXIMUM FRONT REACH OVER AN OBSTRUCTION

GENERAL NOTES

1. INFORMATION SHOWN ON THIS SHEET IS THE MINIMUM REQUIRED FOR ADA COMPLIANCE.
2. ALL CONDITIONS SHOWN ON THIS SHEET MAY NOT NECESSARILY BE REQUIRED BY THIS PROJECT. COMPARE THE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS TO THIS PROJECT.
3. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND INFORMATION GIVEN ON THIS SHEET.

SIGNAGE



ACCESSIBILITY

ACCESS FOR HEARING LOSS

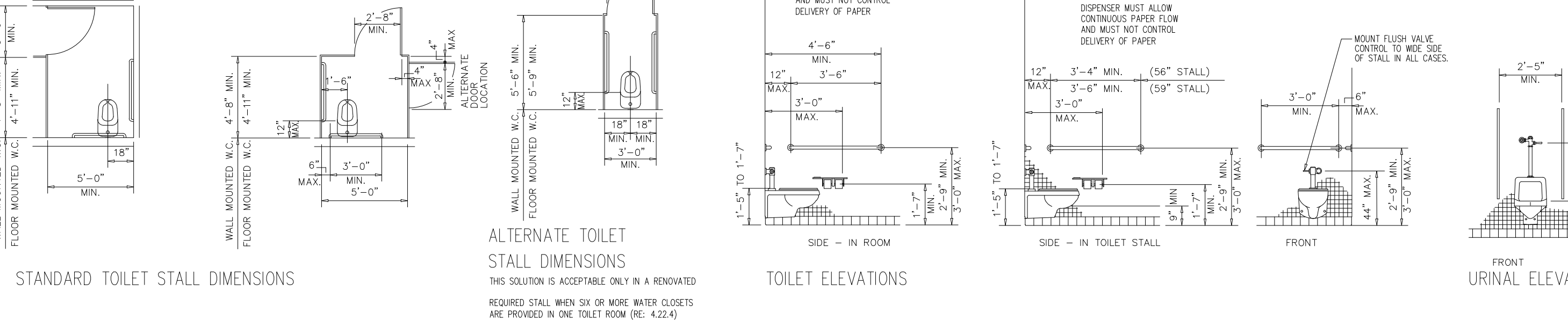
TEXT TELEPHONE

SIGNAGE CHARACTER PROPORTIONS

OVERHEAD SIGN CLEARANCE

DOOR SIGNAGE MOUNTING HEIGHT AND LOCATION

TOILET ROOMS

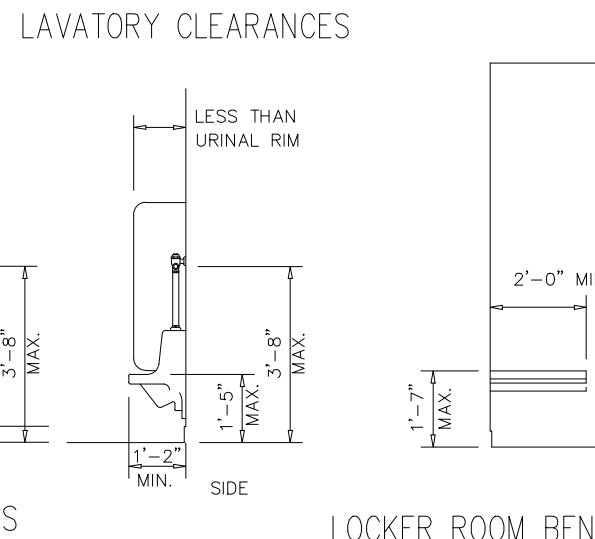


STANDARD TOILET STALL DIMENSIONS

ALTERNATE TOILET STALL DIMENSIONS

THIS SOLUTION IS ACCEPTABLE ONLY IN A RENOVATED REQUIRED STALL WHEN SIX OR MORE WATER CLOSETS ARE PROVIDED IN ONE TOILET ROOM (RE. 4.22.4)

TOILET ELEVATIONS



PLAN LAVATORY CLEARANCES

FRONT URINAL ELEVATIONS

LOCKER ROOM BENCH

2.1 SITE WORK

PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR ALL SITE WORK AS INDICATED ON THE CONTRACT DOCUMENTS.

2.2 ASPHALT PAVING

PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT FOR ALL PAVING WORK AS INDICATED ON THE CONTRACT DOCUMENTS.

EXCAVATE AND COMPACT SUBGRADE TO 95% PROCTOR DENSITY.

FLEXIBLE BASE MATERIAL SHALL BE EQUAL TO CRUSHED STONE MEETING T.H.D. ITEM 248, TYPE A, GRADE 2. INSTALL BASE MATERIAL IN LIFTS NOT TO EXCEED 8". COMPACT TO 95% PROCTOR DENSITY.

PRIME COAT: T.H.D. SPECIFICATION MC, CITY OF SAN ANTONIO, ITEM 202. APPLY AT A RATE OF 0.20 TO 0.30 GALLONS PER S.Y. CURE 24 HOURS MIN.

ASPHALT PAVING: HOT MIX, HOT LAY T.H.D. ITEM 350, CLASS A, TYPE D.

5.1 MISCELLANEOUS METALS

SUMMARY: Follow the requirements of this Section for providing miscellaneous, shop-fabricated metal assemblies and components for incorporation into the work where shown on the Drawings.

FERROUS METALS

General: For metal fabrications exposed to view upon completion of the Work, provide materials selected for their surface flatness, smoothness, and freedom from surface blemishes. Do not use materials whose exposed surfaces exhibit pitting, seam marks, roller marks, rolled trade names, roughness, and, for steel sheet, variations in flatness exceeding those permitted by reference standards for stretcher-leveled sheet.

Steel Plates, Shapes, and Bars: ASTM A 36.

Wire Rod for Grating Cross Bars: ASTM A 510.

Steel Tubing: Product type (manufacturing method) and as follows:

Cold-Formed Steel Tubing: ASTM A 500, grade as indicated below:

Grade A, unless otherwise indicated or required for design loading.

Grade B, unless otherwise indicated or required for design loading.

Hot-Formed Steel Tubing: ASTM A 501.

For exterior installations and where indicated, provide tubing with hot-dip ????

galvanized coating per ASTM A 53.

Steel Pipe: ASTM A 53; Finish, type, and weight class as follows:

Brackets, Flanges and Anchors: Cast or formed metal of the same type material and finish as supported rails, unless otherwise indicated.

Concrete Inserts: Threaded or wedge type; galvanized ferrous castings, either malleable iron, ASTM A 47, or cast steel, ASTM A 27. Provide bolts, washers, and shims as required, hot-dip galvanized per ASTM A 153.

Welding Rods and Bare Electrodes: Select in accordance with AWS specifications for the metal alloy to be welded.

PAINT

Shop Primer for Ferrous Metal: Manufacturer's or fabricator's standard, fast-curing, lead-free, universal modified alkyl primer selected for good resistance to normal atmospheric corrosion, for compatibility with finish paint systems indicated, and for capability to provide a sound foundation for field-applied topcoats, despite prolonged exposure complying with performance requirements of FS TT-P-645.

6.1 ROUGH CARPENTRY

SUMMARY: Provide plywood and carpentry work requiring the use of wood as blocking, grounds, nailers, and for other miscellaneous uses of a concealed nature.

COMPONENTS: Provide the following components of lumber and plywood for the support of other Work:

Lumber: Southern Yellow Pine (SYP), unless noted otherwise, in grades and sizes as follows: Grades based on Southern Fine Inspection Bureau (SFIB).

Light Framing: For 2 to 4 inches thick, 2 to 6 inches wide, provide No. 1 SFIB grade, 15% maximum moisture content.

Miscellaneous Use: For lumber used as blocking, nailing, grounds, bucks, and stripping, No 2, grade, 14 percent maximum moisture content.

Plywood: APA Performance-Rated panels, complying with requirements designated under each application for grade designation, span rating, exposure durability classification, edge detail, and thickness.

Mounting Panels: APA B-C Plugged Exposure I for interior use and APA C-D Plugged exposure I, exterior grade for exterior use. Thickness indicated on drawings, if not indicated, thickness shall be not less than 3/4-inch.

ACCESSORIES: Provide the following incidental products as common to the work. Fasteners: Provide fasteners of size and type indicated and which comply with requirements specified in this article for material and manufacture. Protection: Provide galvanized fasteners for carpentry exposed to weather, in ground contact, or in area of high relative humidity. PRESSURE-TREATED LUMBER AND PLYWOOD: Provide lumber with applicable requirements of ANPA Standards C2 (Lumber) and C4 (Plywood), and carrying Quality Mark Requirements of ANPB, as follows: Preservative Treatment: Use water-borne preservatives with a minimum retention of 0.25 pcf. Kiln-dry lumber and plywood to a maximum moisture content, respectively, of 14 percent and 15 percent, for use in interior applications.

7.1 JOINT SEALERS

SUMMARY: Follow the requirements of this Section for the work involving general closing of joints with flexible fillers and sealants where shown or noted on the Drawings.

MATERIALS: Provide the following materials for incorporation into the work: General: Provide sealers, fillers, and related materials that are compatible with one another and with the joint substrates under the performance conditions shown on the Drawings.

Provide colors as indicated or, if not otherwise indicated, as selected by the Architect from manufacturer's standard colors.

Elastomeric Sealants: Provide chemically curing, elastomeric sealant of base polymer complying with ASTM C 420 requirements.

One-Part Mildew-Resistant Silicone Sealant: Sun-grade, non-sagging Grade NS, Class 25, formulated with fungicide, and intended for sealing interior joints with nonporous substrates exposed to high humidity and temperature extremes.

Two-Part Urethane Sealant: Non-sagging Grade NS, Class 25, for non-traffic use and for general construction joint work.

Two-Part Pourable Urethane Sealant: Self-leveling Grade P, Class 25, for traffic-use areas in horizontal joints.

One-Part Fire-Stopping Sealant: Elastomeric sealant formulated for use as part of a through-penetration fire-stop system for sealing openings around cables, conduit, pipes and similar penetrations in walls and floors, listed by UL or other testing and inspecting agency acceptable to authorities having jurisdiction.

Acoustical Sealant for Concealed Joints: Manufacturer's standard, nondryring, nonhardening, nonskinning, nonstaining, gunnable, synthetic rubber sealant recommended for sealing interior concealed joints to reduce transmission of airborne sound.

Joint Fillers: Provide material of a type which is nonstaining and compatible with joint substrates, sealants, primers and other joint fillers. Backer Rod: Neoprene, butyl, EPDM, or silicone tubing complying with ASTM D 1056, nonabsorbent to water and gas, capable of remaining resilient at temperatures down to -26 degF. Bond-Breaker Tape: Polyethylene tape or other plastic tape as recommended by sealant manufacturer for isolating sealant from rigid, inflexible joint filler materials.

Sealant Joints: Form metal to provide for proper installation of elastomeric sealant, in compliance with SMACNA standards, where movable, non-expansion type joints are indicated or required for proper performance of the work. Separations: Provide for separation of incompatible metals or corrosive substrates by coating concealed contact surfaces with bituminous coating, or other permanent type of separation, as recommended by fabricator.

EXAMINATION: Verify that the conditions of existing construction are suitable and accessible to receive flashing and sheet metal work, and that related built-in items and concealed services are set or located to final position. PREPARATION: Remove existing flashing and sheet metal which is found damaged, or damaged as a result of the work of this Contract.

INSTALLATION: Comply with installation instructions and recommendations of the SMACNA "Architectural Sheet Metal Manual."

CLEANING: Clean exposed metal surfaces by removing substances which might cause corrosion of metal or deterioration of finishes.

PROTECTION: Implement procedures for surveillance and protection of flashings and sheet metal work during construction, to ensure that work will be without damage or deterioration at time of Substantial Completion.

Repairs: Repair damaged work without additional cost to the Owner, to include replacing work which cannot be repaired to the satisfaction of the Architect.

SECTION 7.2 BUILDING INSULATION

SUMMARY: Follow the requirements of this Section for providing thermal and sound insulation materials where shown or noted on the Drawings.

SUBMITTALS: Submit proprietary literature for all manufactured items specified for use in this Section, to include certificates of compliance.

QUALITY ASSURANCE: Complete the following qualification assurances before engaging building insulation work.

Fire Performance Characteristics: Provide insulation materials which have been determined by testing per methods indicated below, by UL or other testing and inspecting agency acceptable to authorities having jurisdiction.

Prohibition of Asbestos Content: Provide insulation materials which are free of asbestos materials.

MATERIALS: Provide the following insulation materials sizes to fit applications shown on Drawings, as selected from manufacturer's standard thicknesses, widths, and lengths.

GLASS FIBER BATT INSULATION: Thermal insulation produced by combining glass fibers with thermosetting resins to comply with ASTM E 136 combustion tests.

Provide R-19 thermal rating - 6-1/4" unfaced batt insulation for batts used in ceilings.

Provide 3-1/2" unfaced sound attenuation batt where Drawings call for sound isolation in interior partitions.

Certified Teed Corp.
Manville - Building Insulation Division
Owens/Corning Fiberglass Corporation

VINYL FACED GLASS FIBER BLANKETS - ROOF PANEL INSULATION: Provide 3" thick vinyl faced (factory applied) thermal insulation. Install insulation over roof deck, purlins and under metal roof deck. Provide wire mesh support between purlins to prevent sagging and separation from underside of roof deck. (Hexagonal shaped wire mesh with 1" opening, No. 20 gage, 1/4" gal steel wire).

Manville - Building Insulation Division

PREPARATION: Clean substrates of substances harmful to insulations or vapor retarders, including removal of projections which might puncture vapor retarders.

INSTALLATION: Extend insulation full thickness over entire area to be insulated. Trimming: Cut and fit tightly around obstructions, and fill voids with insulation.

Obstructions: Remove projections which interfere with placement.

Depth: Apply only a single layer of insulation of required thickness, unless otherwise shown or noted on the Drawings.

Attachment: Fasten insulation to substrate by methods complying with manufacturer's recommendations and details shown on the Drawings.

SECTION 7.6 SHEET METAL FLASHING AND TRIM

SUMMARY: Follow the requirements of this Section for the work involving sheet metal work at roof edges, expansion joints, counterflashing, and where other flashing is shown on the Drawings.

SUBMITTALS: Provide product data on all proprietary items selected for the work, to include certificates of compliance to specified requirements.

Shop Drawings: Submit fabrication and assembly drawings of the work specified in this Section, with sufficient large-scale detailing to show the work clearly and to include appropriate dimensioning, tolerances, anchorages, finishes, schedules, and integration with other work.

PROJECT CONDITIONS: Perform sheet metal work under the following physical and environmental conditions or limitations: Related Work: Coordinate work of this Section with adjoining work for proper sequencing of each installation.

Ensure best possible weather resistance and durability of work and protection of materials and finishes.

MATERIALS: Provide the following materials for incorporation into the work: General Sheet Metal and Fabrication Work: Provide zinc-coated steel, commercial quality with 0.20 percent copper, complying with ASTM A 526 except ASTM A 527 for lock forming, 640 hot-dip galvanized.

Furnish 24-gage material unless indicated otherwise on Drawings, mill phosphatized where indicated for painting.

Anchoring Devices: Provide sheet metal clips, straps, anchoring devices, and similar accessory units required for installation of work.

Match material being installed, of size and gage as shown on Drawings, or as detailed on approved Shop Drawings.

ACCESSORIES: Provide the following incidental products which are necessary to sheet metal work:

Solder: Provide solder, complying with ASTM B 32, with rosin flux, for use with steel or copper.

Fasteners: Provide same metal as flashing and sheet metal or, other non-corrosive metal as recommended by sheet manufacturer.

Mastic Sealant: Provide polyisobutylene sealant, which is nonhardening, nonskinning, nondrying, and noncracking.

Bituminous Coating: Provide solvent-type bituminous mastic, nominally free of sulfur, compounded for 15-mil dry film thickness per coat, complying with SSPC - Paint 12.

Roofing Cement: Provide asphaltic complying with ASTM D 2622.

FABRICATION: Shop-fabricate work to greatest extent possible, complying with drawn details and with applicable requirements of SMACNA "Architectural Sheet Metal Manual" and other recognized industry practices.

Joints: Fabricate for waterproof and weather-resistant performance, with expansion provisions for running work sufficient to permanently prevent leakage, damage or deterioration of the work.

Form work to fit substrates.

Assembly: Form exposed sheet metal work without excessive oil-canning, buckling and tool marks, true to line and levels indicated, with exposed edges folded back to form hems.

Seams: Fabricate non-moving seams with flat-lock seams, first by tinning edges to be seamed, then forming seams and soldering the work.

Rivet joints where required for additional strength.

Expansion Joints: Form joints with intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant, for work which cannot use lapped or bayonet-type expansion flanges.

8.1 DOOR HARDWARE

SUMMARY: Follow the requirements of this Section for providing finish door hardware for exterior and interior doors.

MANUFACTURERS: Provide product system from among the following manufacturers, subject to specified requirements:

SUBMITTALS: PRODUCT DATA, HARDWARE SCHEDULE

PROVIDE CONSTRUCTION CYLINDERS. FINAL CYLINDERS SHALL BE CONSTRUCTOR SUPPLIED AND INSTALLED BY THE OWNER AND KEYS TO THE OWNERS MASTER KEY SYSTEM USING THE SCHLAGE- PRIMUS CYLINDERS

Standards: Provide products complying with the ANSI/BHMA designation standards and requirements specified elsewhere in this Section.

Butts Hinges: ANSI A156.1 (BHMA 101)

Exit Devices: ANSI A156.3 (BHMA 101)

Door Controls & Closers: ANSI A156.4 (BHMA 301)

Auxiliary Locks: ANSI A156.5 (BHMA 501)

Architectural Door Trim: ANSI A156.6 (BHMA 1001)

Template Hinge Dimensions: ANSI A156

Auxiliary Hardware: ANSI A156.16 (BHMA 1201)

Materials & Finishes: ANSI A156.18 (BHMA 1301)

SECTION 8.8 GLASS AND GLAZING

SUMMARY: Follow the requirements of this Section for providing field-installed window glass in storefront framing windows, doors, and other areas in the building. Scope: See the Drawings for extent of work.

REFERENCES: Manufacture glass and glazing materials to the following standards: Glazing Standard: Comply with Flat Glass Marketing Association (FGMA) "Glazing Manual" and "Sealant Manual."

Safety Glazing Standard: Comply with ANSI Z97.1 and testing requirements of 16 CFR Part 1201 for category II materials.

SUBMITTALS: Furnish the following information for verification by the Architect: Product Data: Submit proprietary literature for all manufactured items specified for use in this section, to include certificates of compliance.

Certificates: Submit copies of certificates from glass and glazing materials manufacturers showing compliance with performance requirements.

QUALITY ASSURANCE: Complete the following qualification assurances before engaging glazing work.

Single-Source Responsibility: Provide glass materials from one source and produced by a single manufacturer.

PROJECT CONDITIONS: Perform glazing work under the following physical and environmental conditions or limitations:

Environmental Conditions: Suspend glazing work when ambient and substrate temperature conditions are outside the limits permitted by glazing material manufacturer, or when joint substrates are wet due to rain, frost, condensation or other causes.

Install liquid sealants and glazing putty only when ambient and substrate temperatures are 40 degF or higher.

MATERIALS: Provide the following materials for incorporation into the work: Glass: Fabricate glass of thicknesses indicated on Drawings, or as noted below, and to sizes required for openings scheduled.

Glass Products: Provide the following types of vision glass:

Light Gray Tinted Float Glass: Type I, Class I, Quality q3, 1/4-inch thick, unless noted otherwise on Drawings.

Heat-Treated Glass Products: Comply with ASTM C 1048 and with manufacturing process indicated for the following types:

Light Gray Tinted Float Glass: Tempered, Kind FT, Condition A, Type I, Class I, Quality q3, 1/4-inch, unless otherwise noted on Drawings.

Ease and polish edges before treatment.

Polished Wire Glass: Comply with ASTM C1036, Type II, Class L, Quality q3, Form I, ANSI Z47.1, 1/4" thick, mesh M-diamond.

Glazing Systems: Provide wet/dry glazing system, compatible with aluminum storefront system requirements, and other contact surfaces where noted on Drawings.

ACCESSORIES: Provide the following products which are common to the work: Cleaners, Primers, and Sealers: Provide type that is compatible with the glazing joint system and the substrate materials.

EXAMINATION: Inspect areas where glass and glazing work is to be performed, and confirm that glass frames and substrates are in a readiness condition.

Remedies: Correct deficiencies or complete all preparatory operations before allowing glaziers to begin their work.

PREPARATION: Inspect window glazing stops for damage, and correct deficiencies before installing glass and glazing.

Seals: Prime surfaces of stops and frames where glazing is to occur, and allow to dry thoroughly before installing glass.

INSTALLATION: Comply with referenced FGMA standards and instructions of respective glazing manufacturers to achieve airtight and watertight performance. General Glazing: Set glass panes in each series with uniformity of pattern, draw, and bow as the adjacent panes.

CLEANING: Wash glass on both faces not more than 4 days prior to specified Date of Substantial Completion, and use best method recommended by glass manufacturer.

SECTION 9.1 PAINTING

SUMMARY: Follow the requirements of this Section to perform field finishing of existing and new construction with paint coatings and films, to include compatible surface preparation and undercoating requirements.

SUBMITTALS: PRODUCT DATA

MANUFACTURERS: Materials listed below are Sherwin Williams (S-W) Company products. Equivalent products from among the following manufacturers are acceptable subject to specified requirements:

Someborn IG1

PPS Industries, Pittsburgh Paints

Kelly Moore

MATERIALS: Provide pre-mixed paint primers and finish coatings as follows: Masonry Block Filler: Heavy-duty latex block filler used for filling open textured interior and exterior concrete masonry block before application of top coats:

S-W: Heavy-Duty Block Filler B42W46.

Galvanized Metal Primer: Acrylic vehicle coating, for use over new or weathered galvanized and non-ferrous metal surfaces.

S-W: Galvite H.S. B50WZ30

Ferrous Metal Primer: Modified alkylid resin primer, low voc with rust-inhibiting additives, for use over new and unpainted ferrous metal surfaces.

S-W: Kem Kromik Universal Primer B50Z Series

Interior wood undercoater: Alkyd enamel undercoater for use under latex ? paint on properly sanded and prepped interior wood surfaces scheduled for ? opaque (solid) finish.

S-W: ProMar 200 Alkyd Enamel Undercoater

Concrete Sealer: Clear coating for use on exposed concrete floors.

Someborn: Kure-N-Seal

Interior Latex-Based Primer: Latex-based primer coating used on interior gypsum drywall under latex paint.

S-W: Pro-Mar 200 Latex Wall Primer B28W200.

Exterior Flat Topcoat: Tintable water-based acrylic paint, mildew resistant, for use over properly primed wood, masonry, plaster, and cement-modified coatings.

S-W: Ac Series, A-100 Latex House and Trim Paint.

Exterior Semi-Gloss Topcoat and Interior Concrete Floors: Tintable alkyd-based paint voc complying, for use over properly primed metal surfaces and over sealer on interior exposed concrete floors.

S-W: Industrial Enamel B54Z Series

Interior Semigloss Odorless Alkyd Enamel: Low-odor, semigloss, alkylid enamel for use over a primer on ferrous and galvanized metal surfaces

S-W: ProMar 200 Interior Alkyd B31W200 Series

Interior Satin Topcoat: Tintable water-based acrylic paint, for use over properly primed drywall, masonry and wood.

S-W: Ever Clean Interior Latex Satin A4T Series

ACCESSORIES: Provide the following special coating materials for limited applications where scheduled on Drawings or in this Manual.

Metal Pretreatment: Water-thinned phosphoric acid penetrant with inert extenders, for interior/exterior use over rusted and weathered ferrous metal, oxidized aluminum, and scaled galvanized steel.

EXTERIOR FINISH SYSTEMS: Install paint coating systems as follows: Ferrous Metal: Semi-Gloss Industrial Enamel Finish:

Prep: Spot hand/tool Clean, Solvent Cleaning

Prime Coat: Spot prime with Ferrous Metal Primer

Note: For unpainted wood, add 1 coat Ferrous Metal Primer, minimum 2.5 mils DFT

Topcoats: 2 coats: Brush or Spray, 2.0 mils DFT each coat

Galvanized Metal: Semi-Gloss Industrial Enamel Finish:

Prep: Solvent Cleaning

Prime Coat: 1 coat: Galv Metal Primer, 2.0 mils DFT

Topcoats: 2 coats: Brush, 2.0 mils DFT each coat?

Painted Wood, Concrete and Plaster Surfaces: Flat Acrylic Finish:

Prep: Brush Clean, spot patching

Prime Coat: 1 coat: Primer, 2.0 mils DFT

Topcoats: 2 coats: Roller or Spray, 1.3 mils DFT each coat

INTERIOR FINISH SYSTEMS: Install paint coating systems as follows:

Drywall: Satin Acrylic

Prep: Brush, Clean, Tack Wipe

Prime Coat: 1 coat: Primer, 1.1 mils DFT

Topcoats: 2 coats: Roller or brush, 1.8 mils DFT each coat

Ferrous/Galvanized Metal Surfaces: Low-Odor Semi-Gloss Alkyd Enamel

Prep: Solvent Cleaning

Prime Coat: 1 coat: Primer, 2.0 mils DFT

Topcoats: 2 coats: Brush, 1.7 mils DFT?

Concrete Masonry: Satin Acrylic

Prep: Brush, Clean, Dry Vacuum

Filler: 1 coat: Block Filler, liberally applied by roller, 10 mils DFT

Topcoats: 2 coats: Roller, 1.6 mils DFT each coat



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Flores Station Renovation

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design set

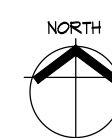
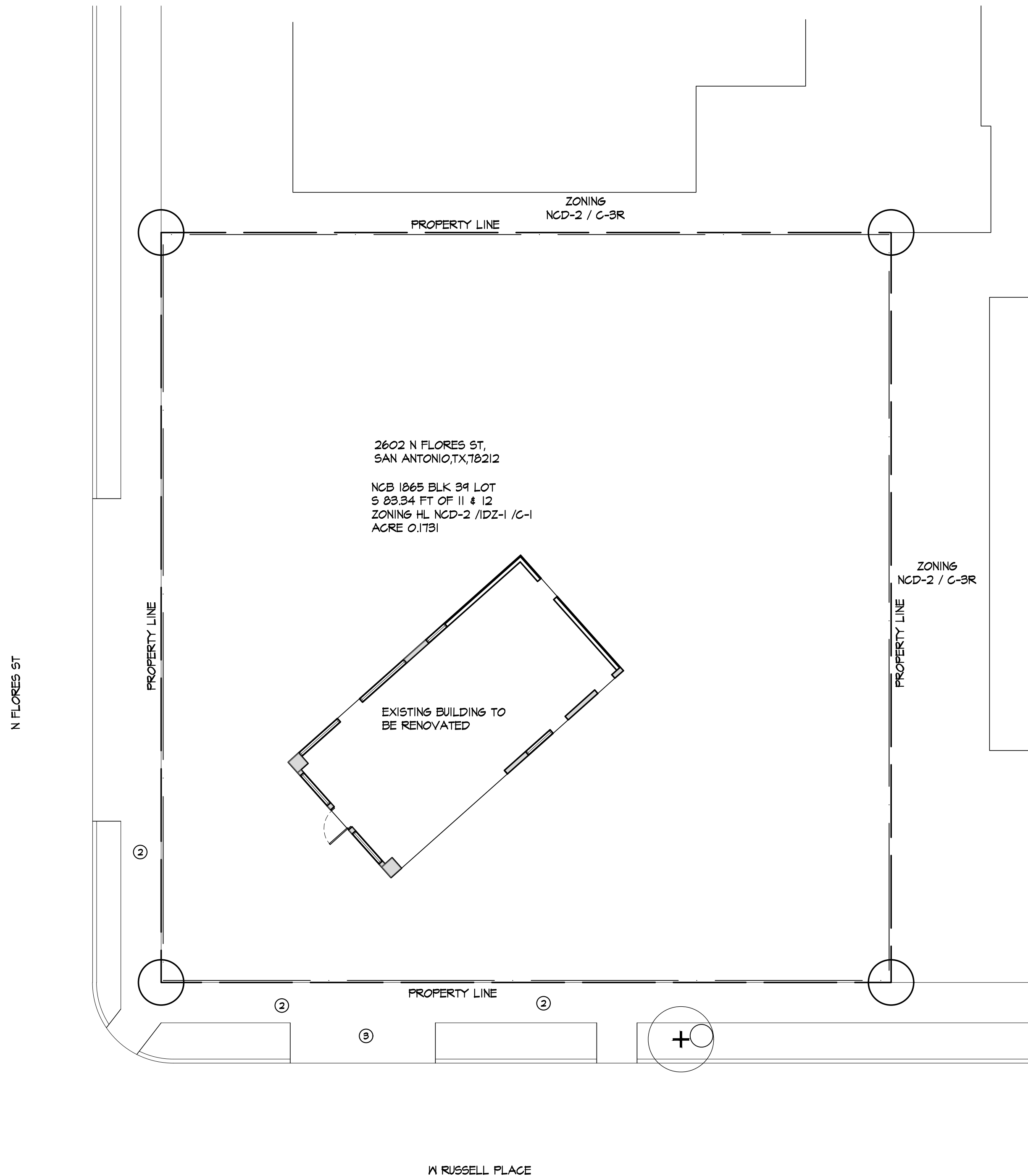
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specifications

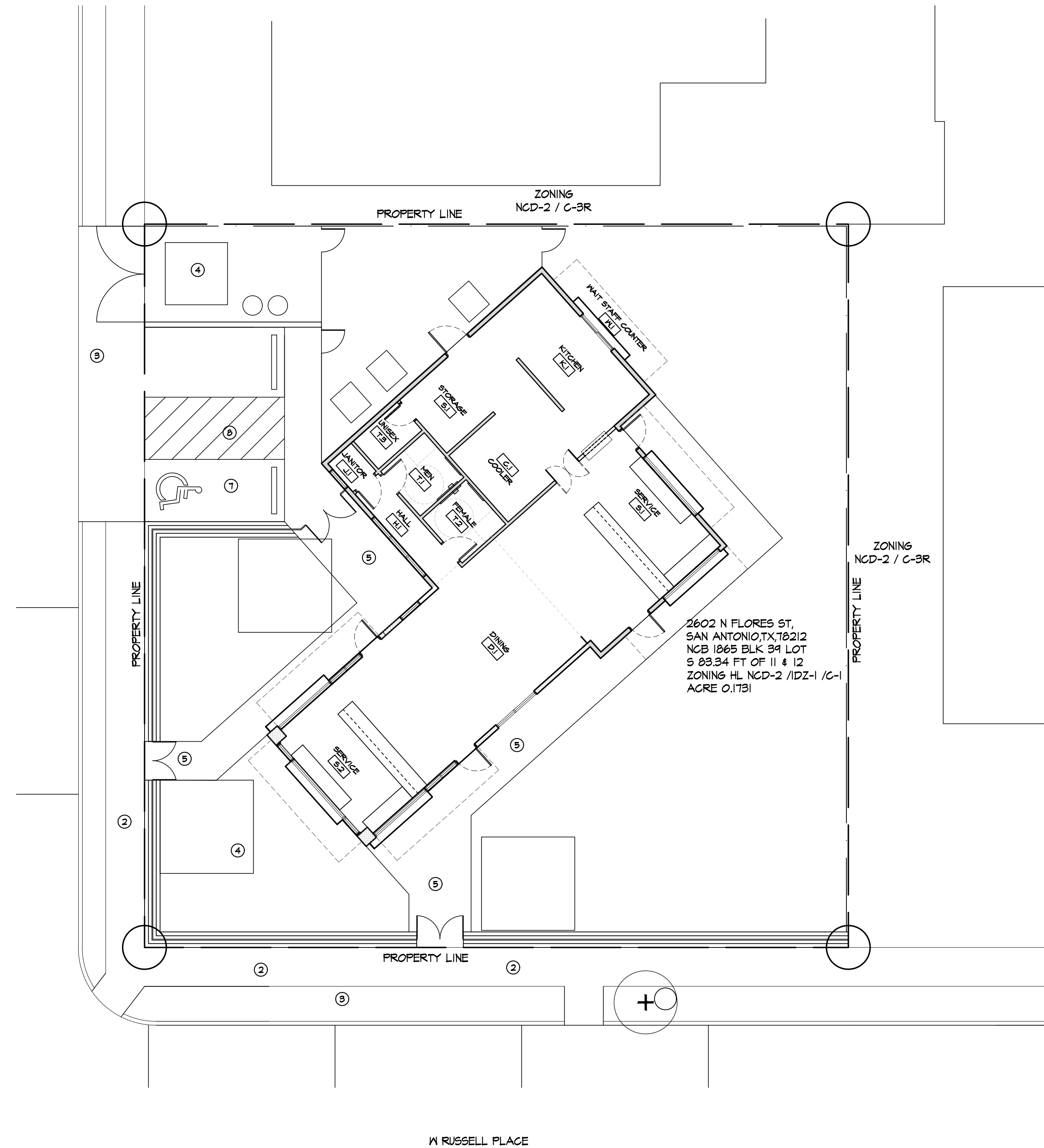
A0.3



01

existing site plan
SCALE: 1" = 10'-0"

8,416 S.F. LOT AREA
739 S.F. CONDITIONED BUILDING AREA (EXISTING)



02

new work site plan
SCALE: 1" = 10'-0"

8,416 S.F. LOT AREA
2,018 S.F. CONDITIONED BUILDING AREA (EXISTING & NEW)
1,440 S.F. SIDEWALK & PATIOS

- SITE PLAN KEY NOTES**
- ① EXISTING BUILDING TO REMAIN
 - ② EXISTING CONCRETE WALK TO REMAIN
 - ③ EXISTING CONCRETE APRON TO REMAIN
 - ④ DUMPSTER
 - ⑤ NEW CONCRETE WALK
 - ⑥ PAVED AREA

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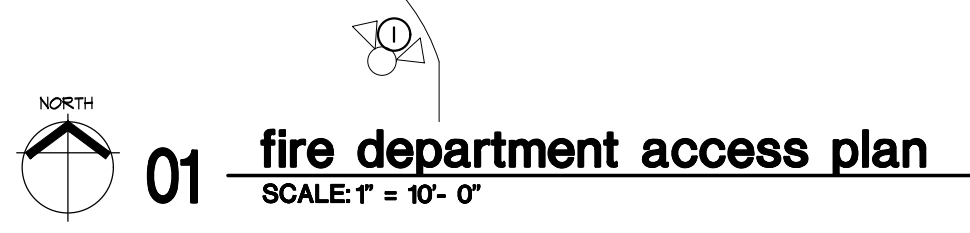
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REVISIONS: DATE

PROJECT No: 2022 028
DATE: 10.16.2022
SHEET: 01 of 02

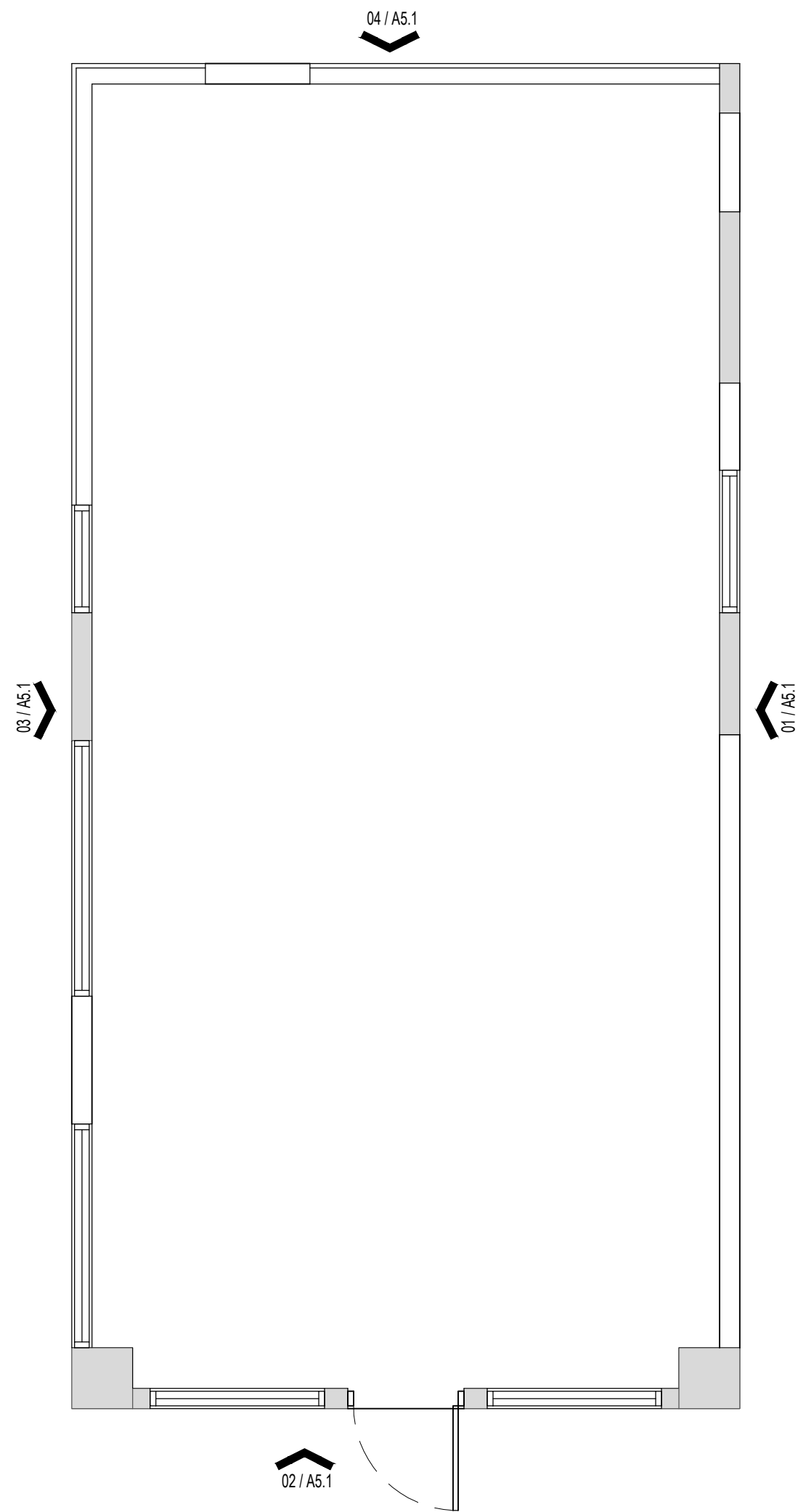
site plans


A1.1

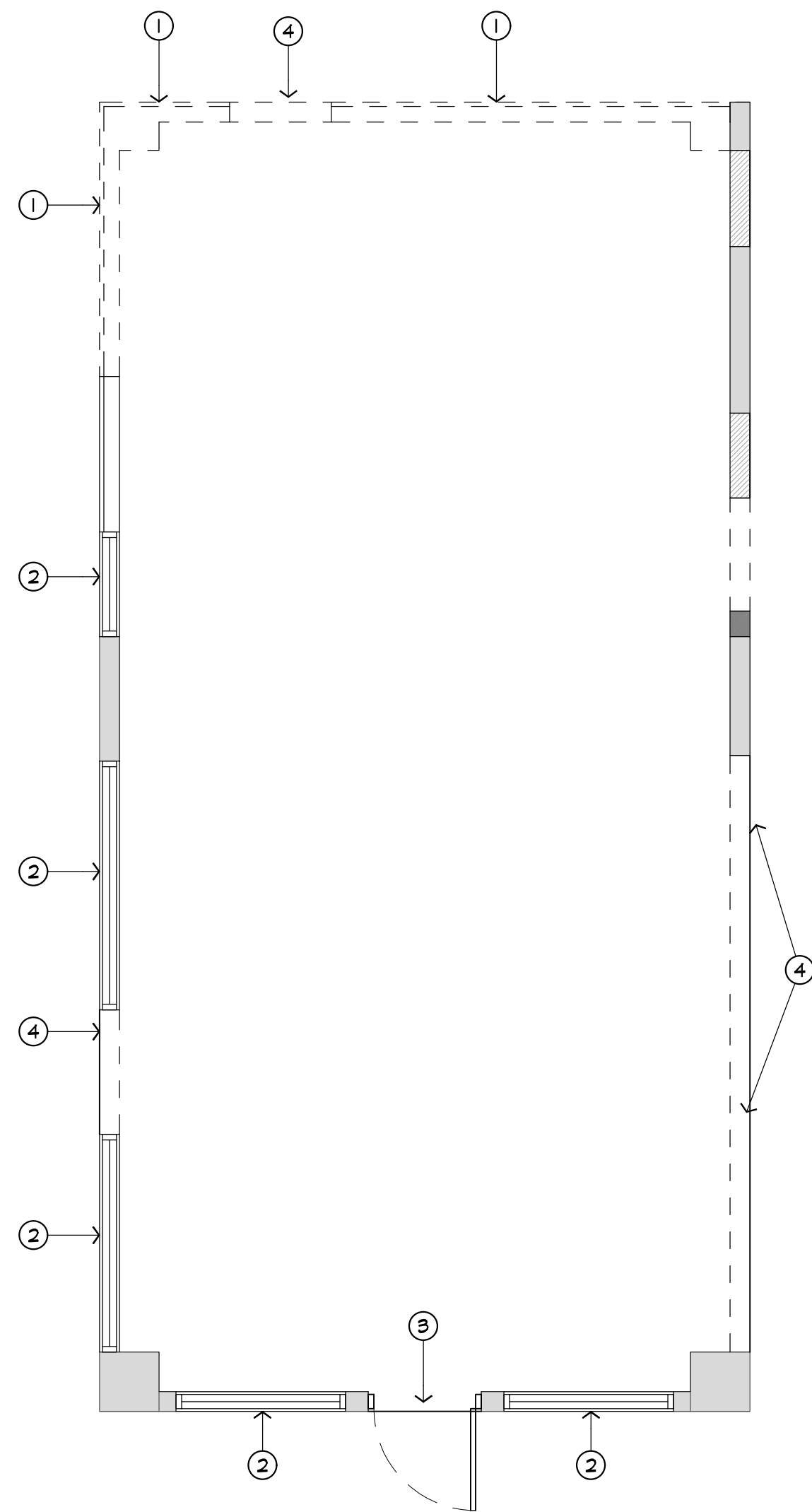



- ## A1.2

PROJECT No: 2022.028
DATE: 10.16.2022
SHEET: of



 **01 existing floor plan**
SCALE: 1/4" = 1'- 0"



 **02 demolition plan**
SCALE: 1/4" = 1'- 0"

- KEY NOTES**
- ① REMOVE EXISTING WALL CONSTRUCTION
 - ② REMOVE EXISTING WINDOW
 - ③ REMOVE EXISTING DOOR, FRAME, & HARDWARE
 - ④ REMOVE PLYWOOD ON WOOD FRAMING



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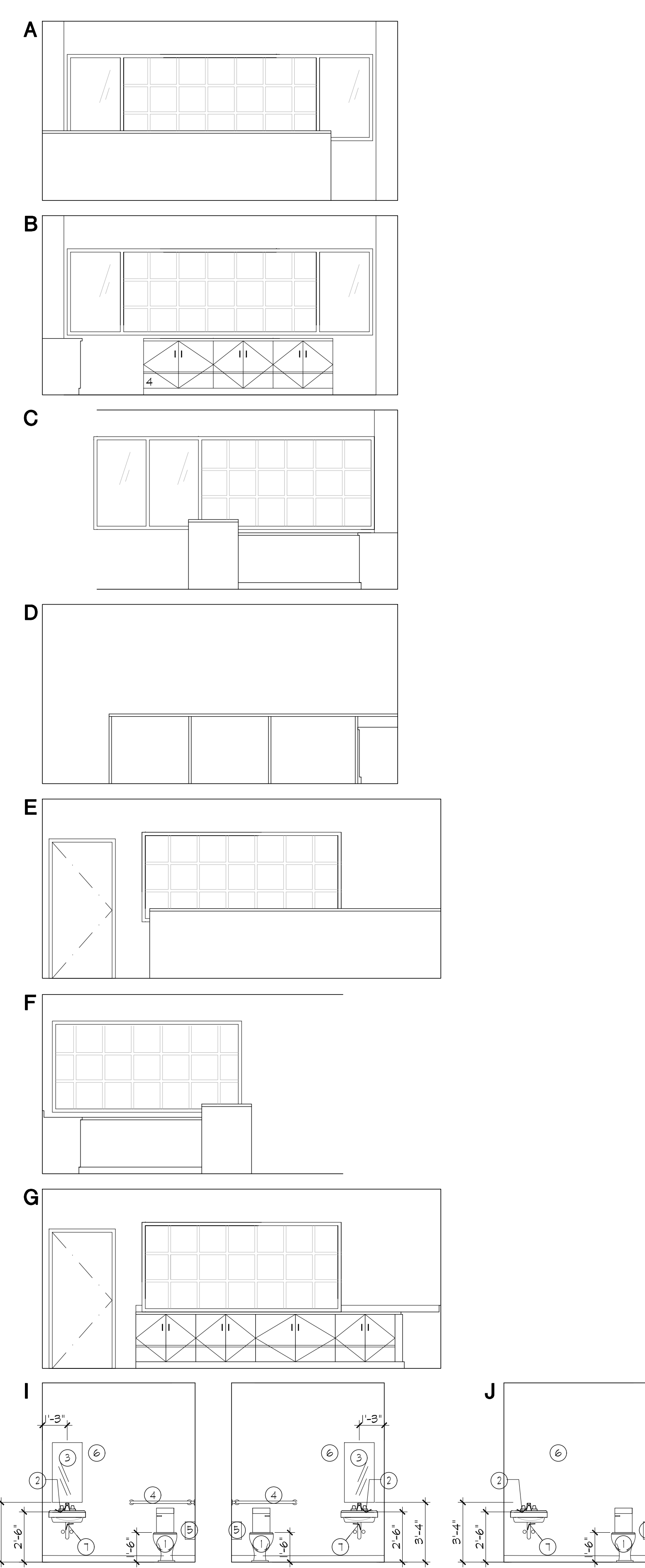
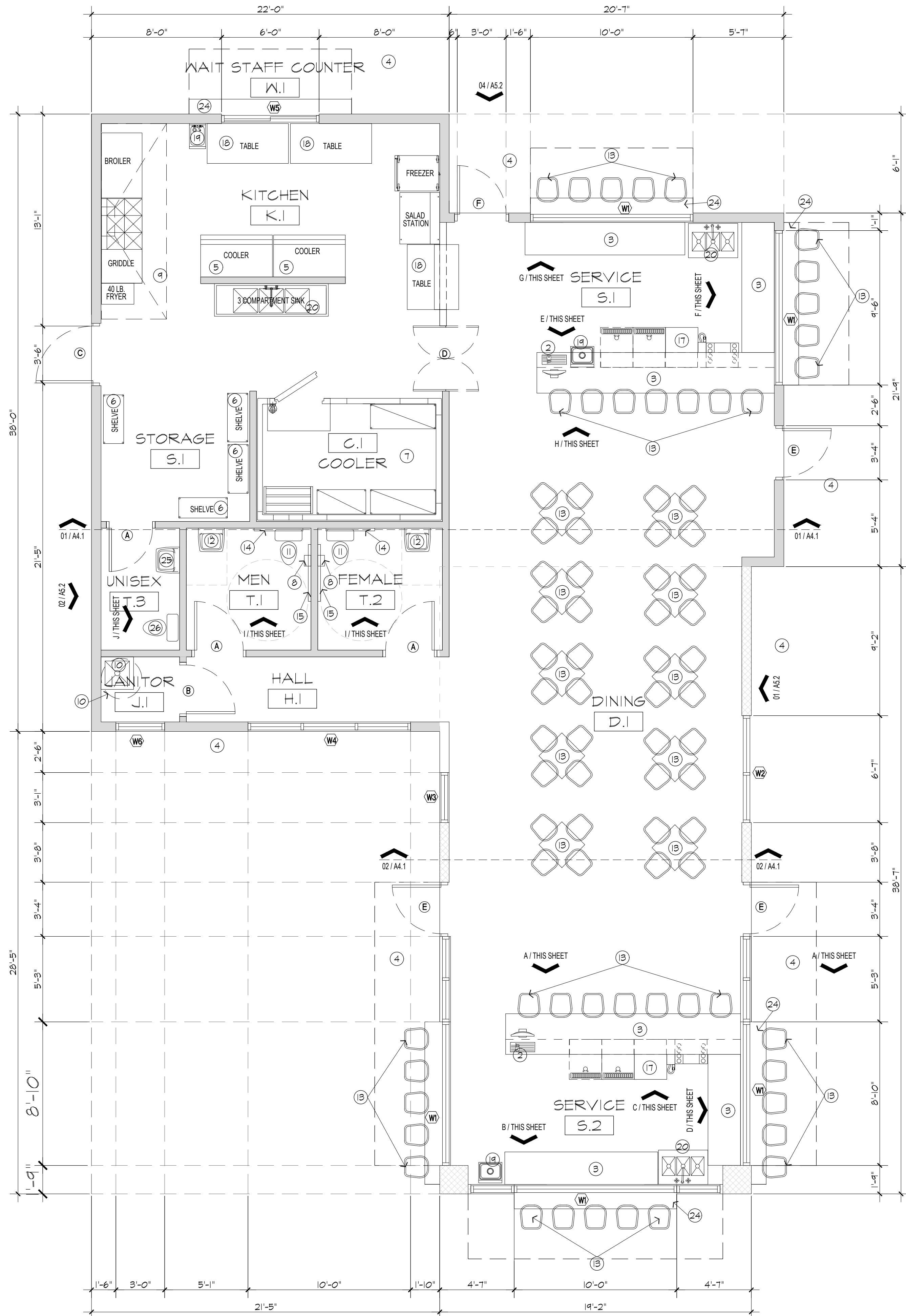
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PROJECT No: 2022.028
DATE: 10.16.2022
SHEET: of

existing & demo
floor plans

A2.1



- FLOOR PLAN LEGEND**
- EXISTING WALL CONSTRUCTION TO REMAIN
 - NEW INTERIOR WALL CONST. 3/8" GUB BOTH SIDES 2x4 WOOD STUDS AT 16" O.C.
 - NEW EXTERIOR WALL CONSTRUCTION 3 COAT STUCCO FINISH ON EXPANDED METAL LATH ON 15 LB FELT ON 1" EXTERIOR SHEATHING ON 2x4 WOOD FRAMING @ 16" O.C.
- KEY NOTES**
- 1 80 GALLON ELECTRIC WATER HEATER
 - 2 POS
 - 3 BAR COUNTER
 - 4 3000 PSI CONCRETE SIDEWALK
 - 5 36" WIDE REFRIGERATOR
 - 6 STORAGE SHELVING BY OWNER
 - 7 MALKIN COOLER
 - 8 TOILET PAPER DISPENSER
 - 9 VENT HOOD
 - 10 FLOOR MOUNTED RESIN JANITOR SINK
 - 11 ACCESSIBLE WATER CLOSET
 - 12 ACCESSIBLE LAVATORY
 - 13 FURNITURE BY OWNER
 - 14 36" GRAB BAR
 - 15 42" GRAB BAR
 - 16 48" X 36" PASS THRU WINDOW
 - 17 UNDER COUNTER ICE BIN
 - 18 STAINLESS STEEL WORK TABLE
 - 19 HAND SINK
 - 20 THREE COMPARTMENT SINK
 - 21 BEER DISPENSER
 - 22 SODA GUN
 - 23 INTERIOR ELECTRICAL PANEL
 - 24 EXTERIOR BAR COUNTER
 - 25 LAVATORY
 - 26 TOILET
- INTERIOR ELEVATION KEY NOTES**
- 1 18' X 36" MIRROR
 - 2 ACCESSIBLE LAVATORY
 - 3 36" S.S. GRAB BAR
 - 4 42" S.S. GRAB BAR
 - 5 ACCESSIBLE WATER CLOSET
 - 6 S.S. TOILET PAPER DISPENSER
 - 7 GUB- PAINT FINISH

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**Flores
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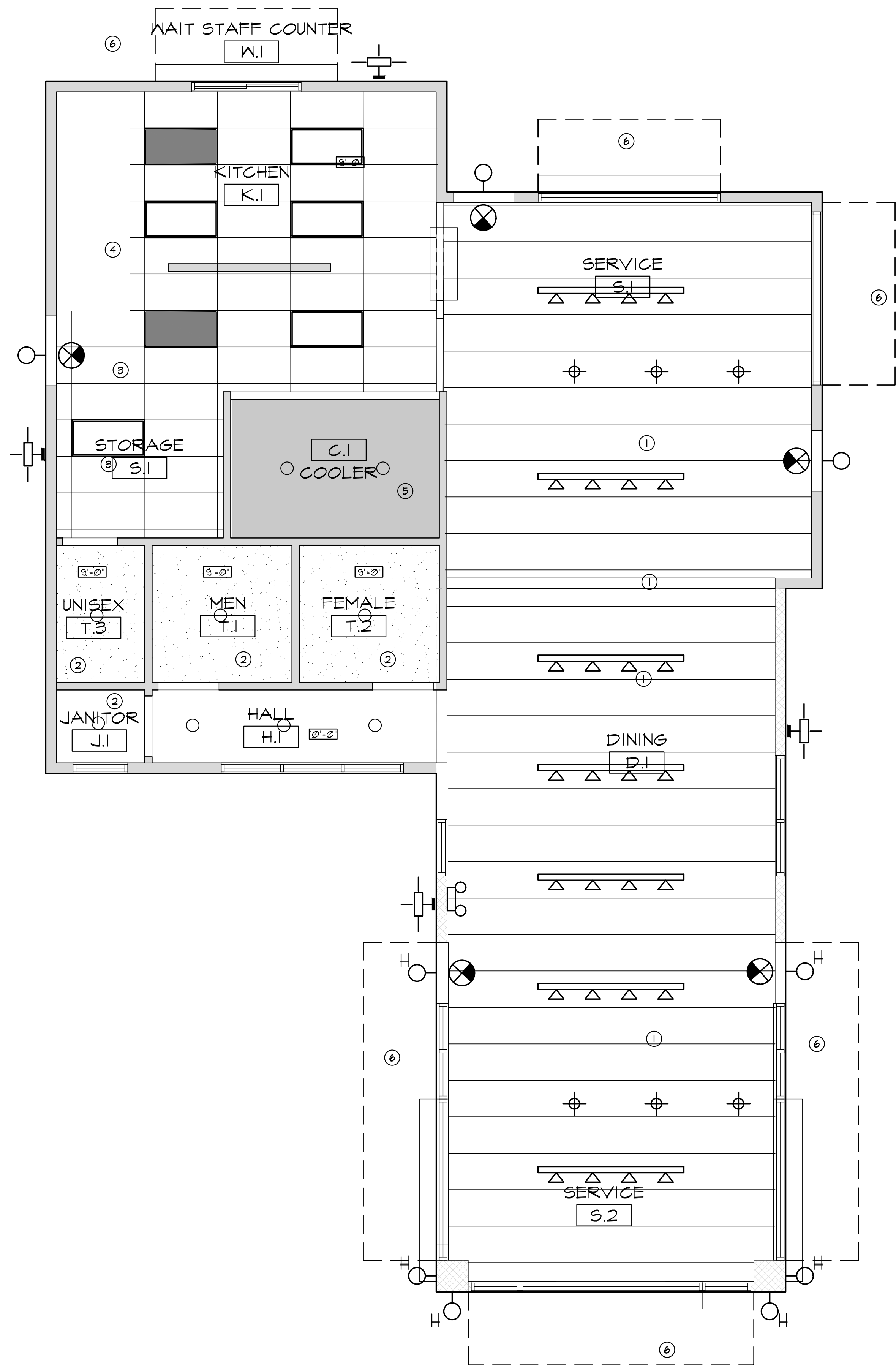
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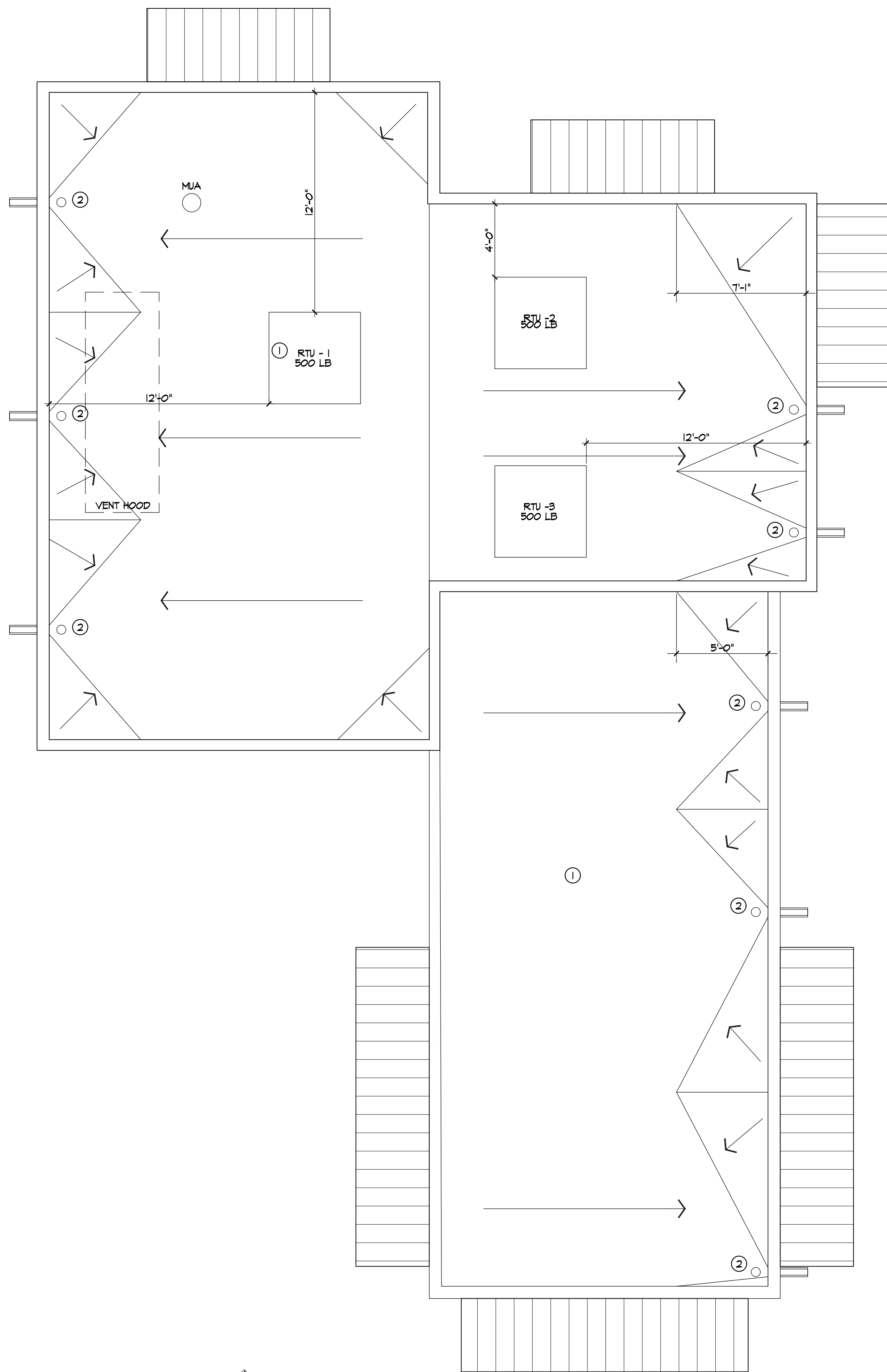
PROJECT No: 2022.028
DATE: 10.16.2022
SHEET: 07

**new work
floor plan**

A2.2



01 reflected ceiling plan
SCALE: 1/4" = 1'-0"



02 roof plan
SCALE: 1/4" = 1'-0"

RCP GENERAL NOTES

1. ALL FINISH COLORS SHALL BE SELECTED BY ARCHITECT
2. VERIFY FIXTURE QUANTITIES AND LOCATIONS WITH ELECTRICAL SUBCONTRACTOR

RCP PLAN KEY NOTES

1. PAINTED EXPOSED STRUCTURE
2. PAINTED GUB CEILING
3. 2'x4' SCRUBBABLE FINISH ACT. 4 SUSPENSION SYSTEM
4. G.S. HOOD
5. EQUIPMENT FINISH
6. PAINT FINISH • CANOPY 4 SUPPORT

REFLECTED CEILING PLAN LEGEND

- FINISHED CEILING HEIGHT
- RECESSED LED DOWNLIGHT FIXTURE
- 1'x4' LED LIGHT FIXTURE
- EXIT SIGN WITH BATTERY BACKUP
- EXTERIOR WALL MTD. LED PHOTO-CELL CONTROLLED SECURITY LITE
- PENDANT MTD. LED LIGHT FIXTURE
- BATTERY BACKUP EMERGENCY LIGHT FIXTURE
- EXTERIOR WALL MTD EGRESS LITE WITH BATTERY BACKUP
- 2'x4 RECESSED LED LIGHT FIXTURE
- 2'x4 RECESSED LED LIGHT FIXTURE WITH BATTERY BACKUP
- 8' TRACK LIGHT WITH (4) LED SPOT LIGHTS
- PAINTED STEEL WALL SCONCE LED LIGHT

NOTE: EVERY SYMBOL MAY NOT BE USED IN THIS PROJECT. REFER TO MECHANICAL/ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

ROOF PLAN GENERAL NOTES

1. ROOF SYSTEM AND SUPPORT TO MEET U.L. 115 WIND UPLIFT DESIGN CRITERIA
2. VERIFY MEP ROOF PENETRATIONS- QUANTITIES AND LOCATIONS WITH MEP DRAWINGS
3. ALL ROOF CURB/ ROOF JACKS REQUIRED STRUCTURAL COMPONENTS AND FLASHING MATERIALS SHALL BE ROOFING MANUFACTURERS STANDARD MATERIALS REQUIRED FOR A WEATHERTIGHT INSTALLATION

ROOF PLAN KEY NOTES

1. NEW MEMBRANE ROOFING SYSTEM ON 1/2" OSB ROOF SHEATHING ON WOOD FRAMING
2. THRU WALL SCUPPER AND OVERFLOW DRAIN



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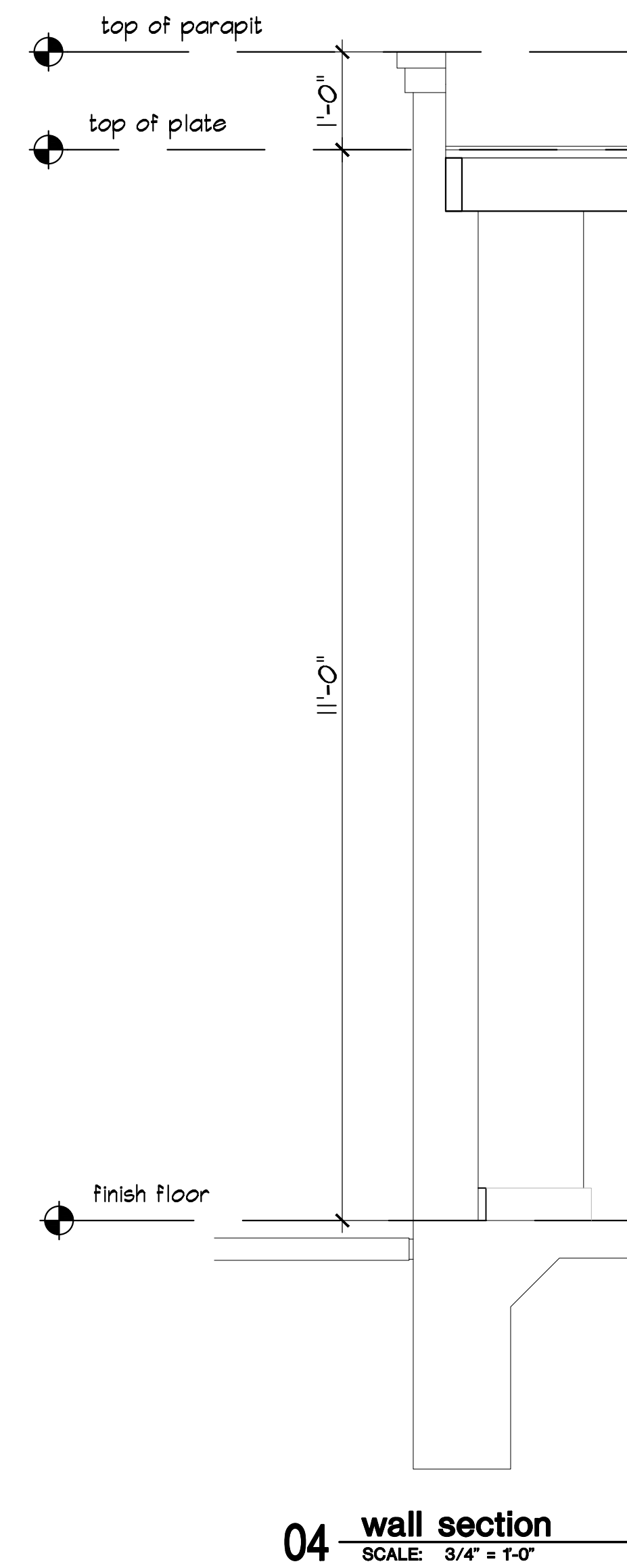
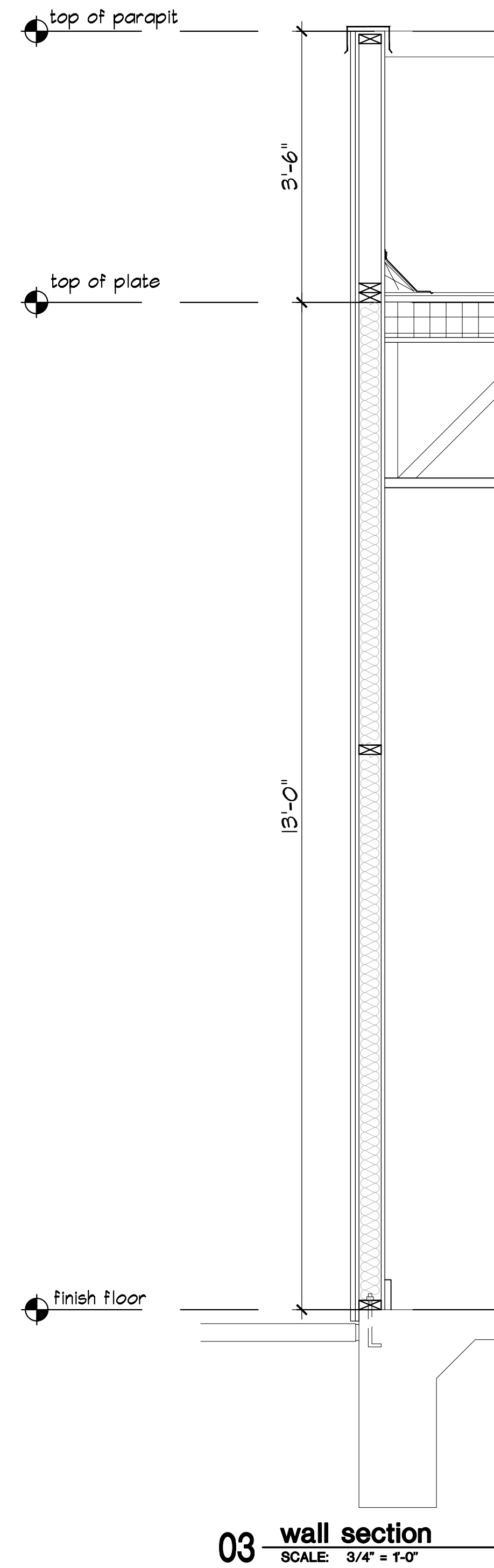
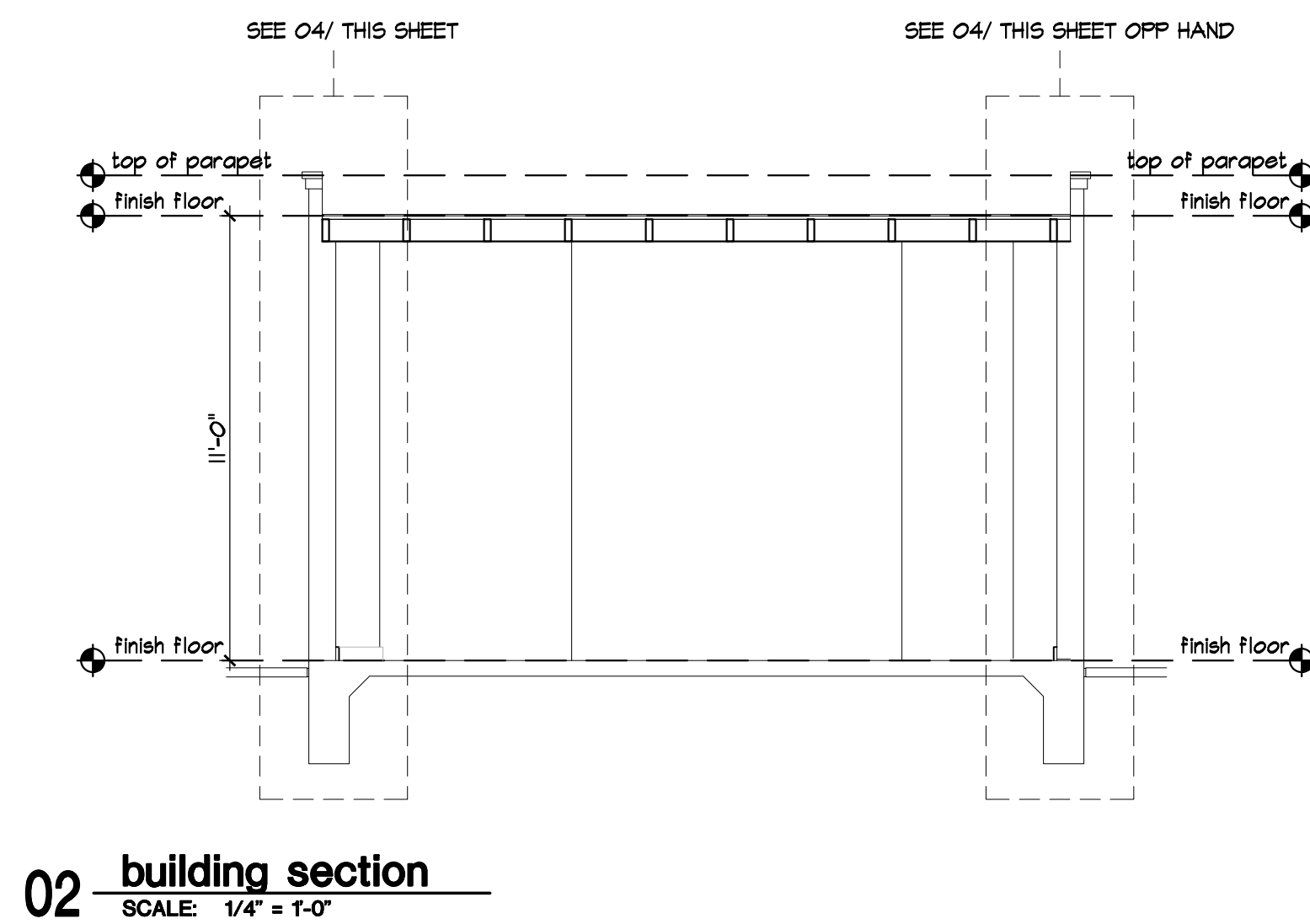
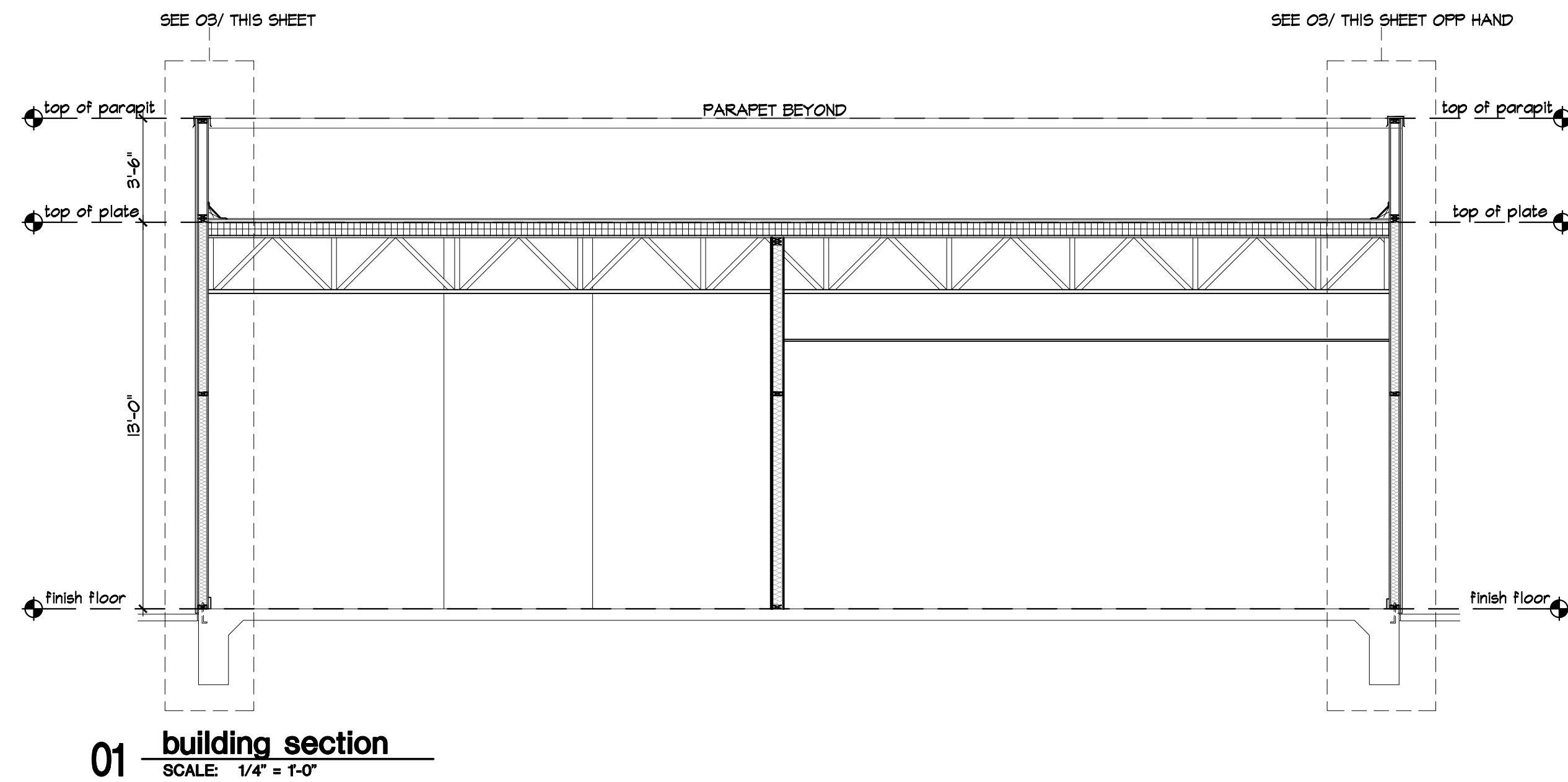
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rcp & roof plan

A3.1



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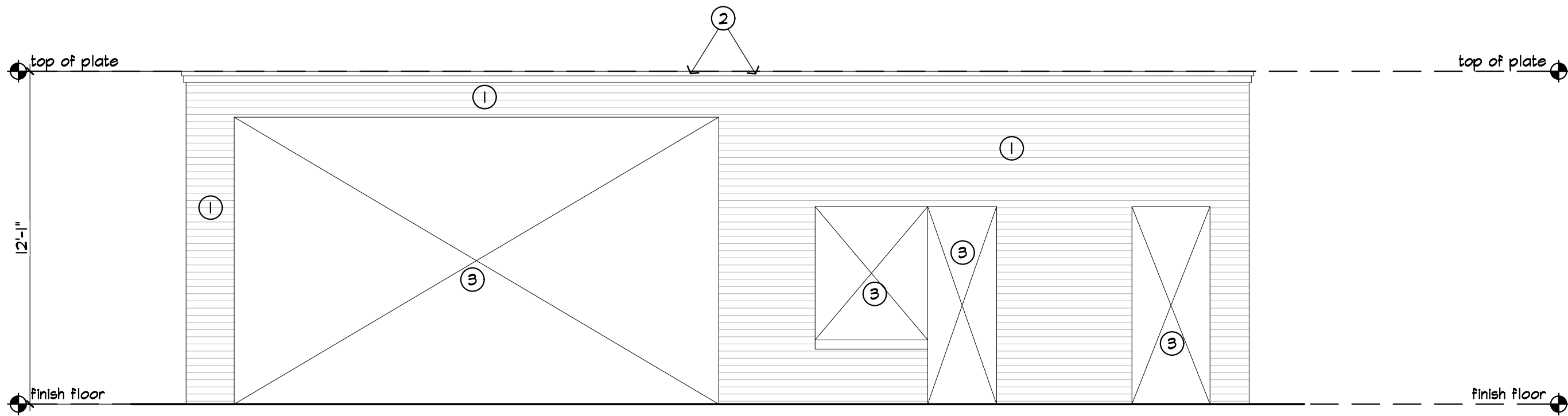
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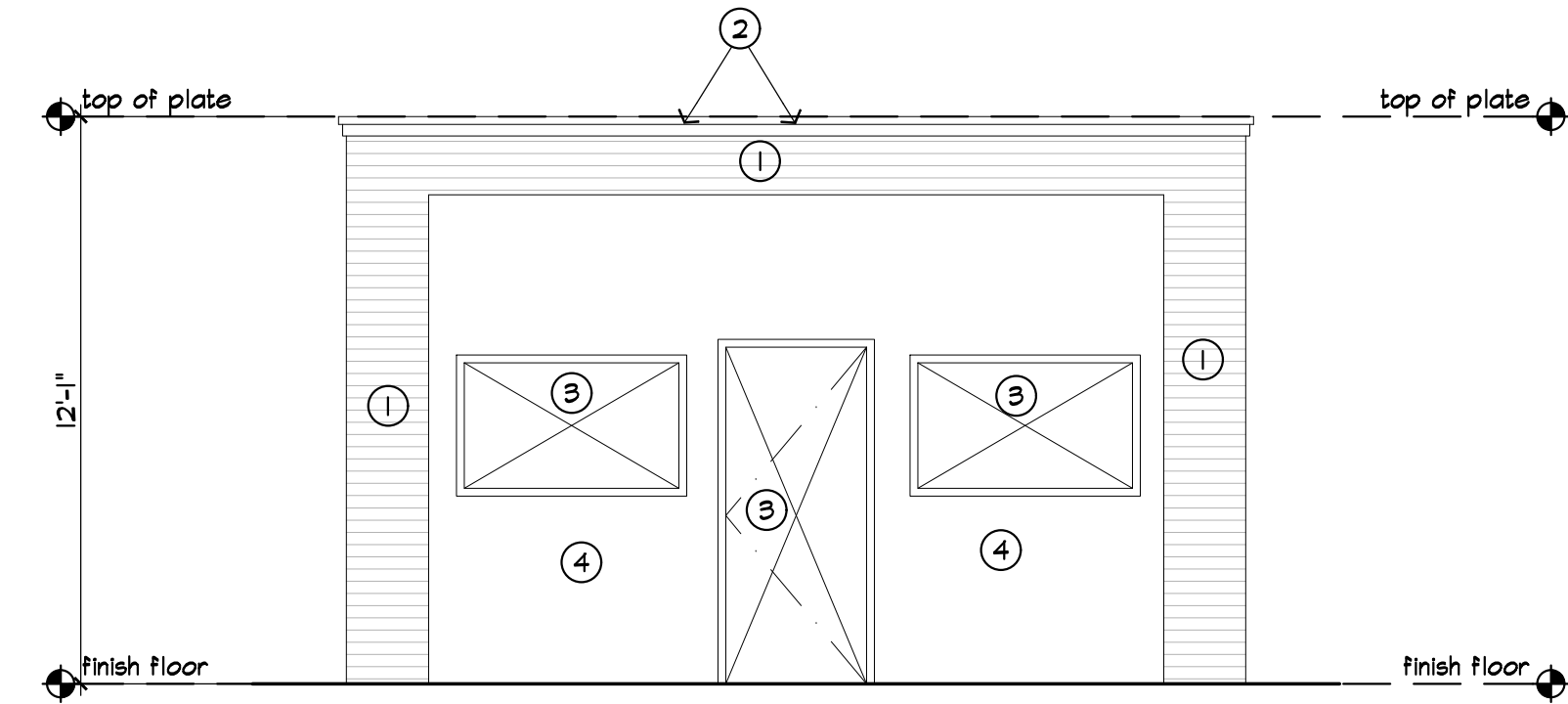
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SHEET: 1 of 1

building sections

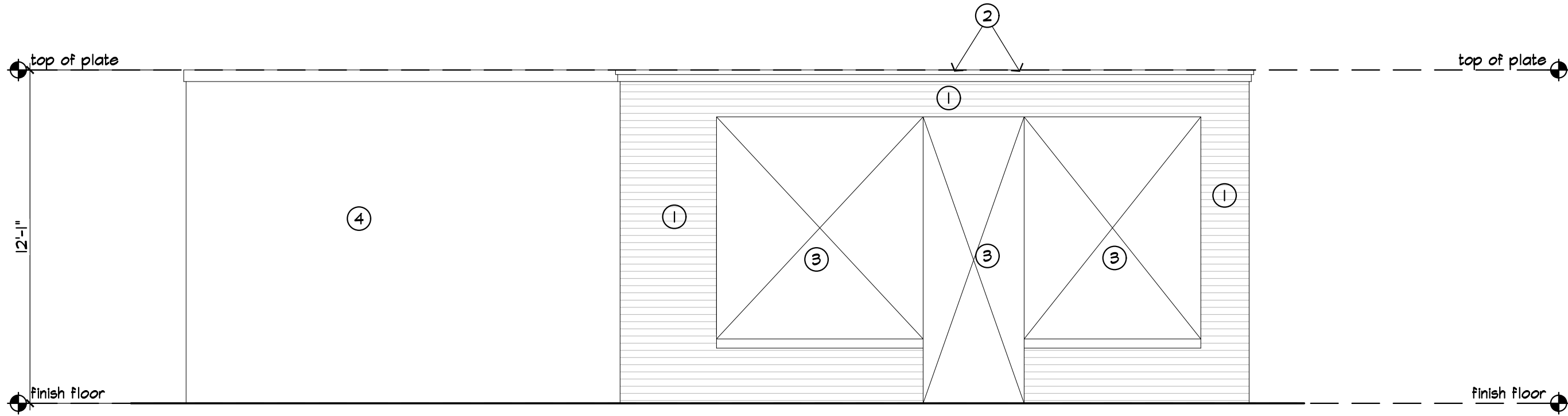
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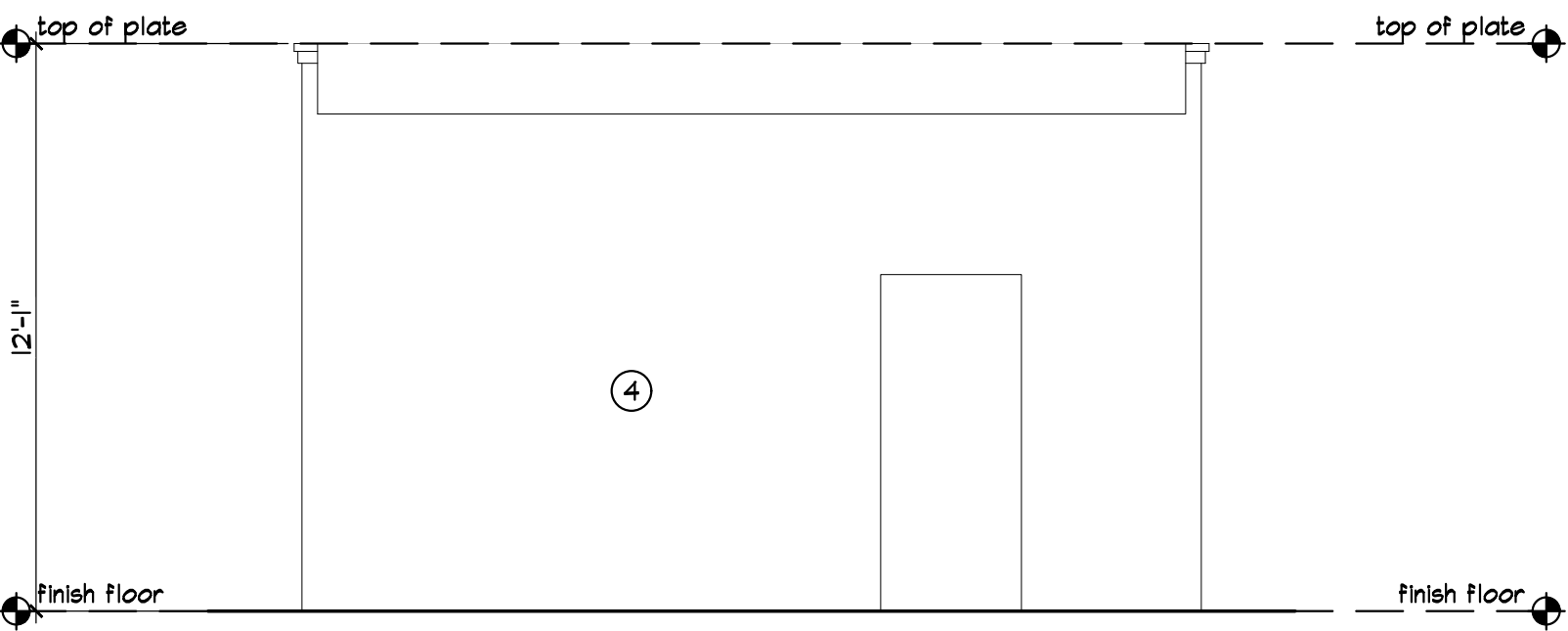
01 elevation
SCALE: 1/4" = 1' - 0"



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



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



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

- ELEVATION KEY NOTES**
- ① EXISTING EXTERIOR MASONRY WALL FINISH
 - ② EXISTING MASONRY COPING
 - ③ EXISTING OPENING
 - ④ EXISTING STUCCO FINISH ON WOOD FRAMING



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06.22.2022



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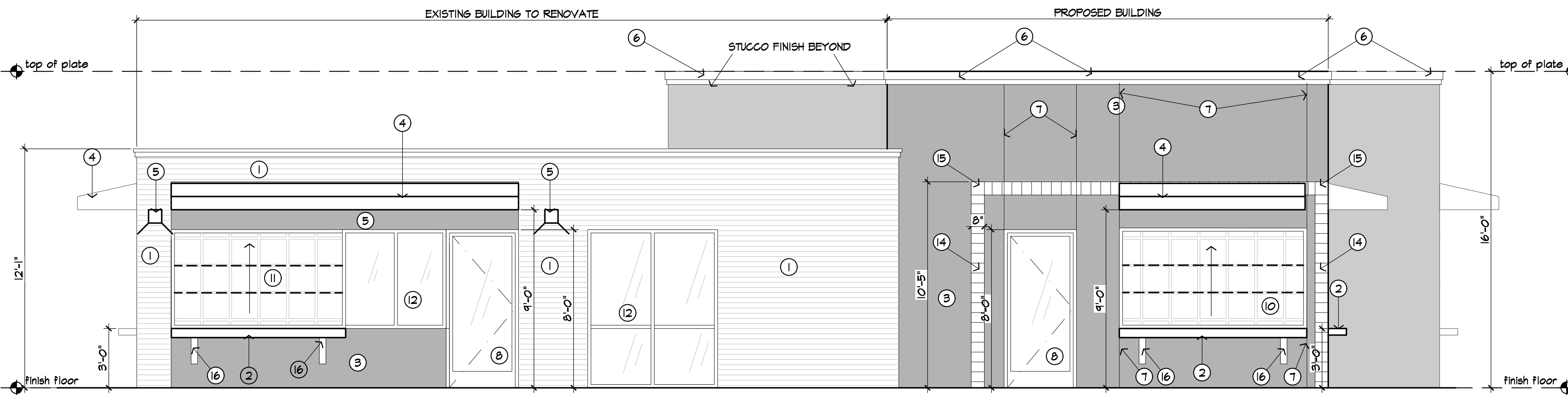
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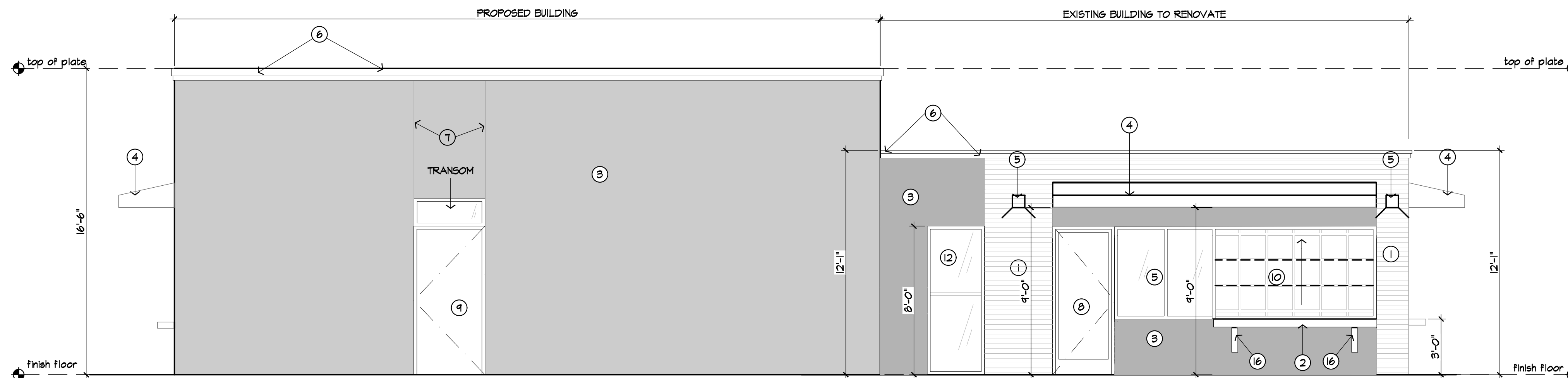
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DATE: 06.22.2022
SHEET: 1 of 1

existing exterior
elevations

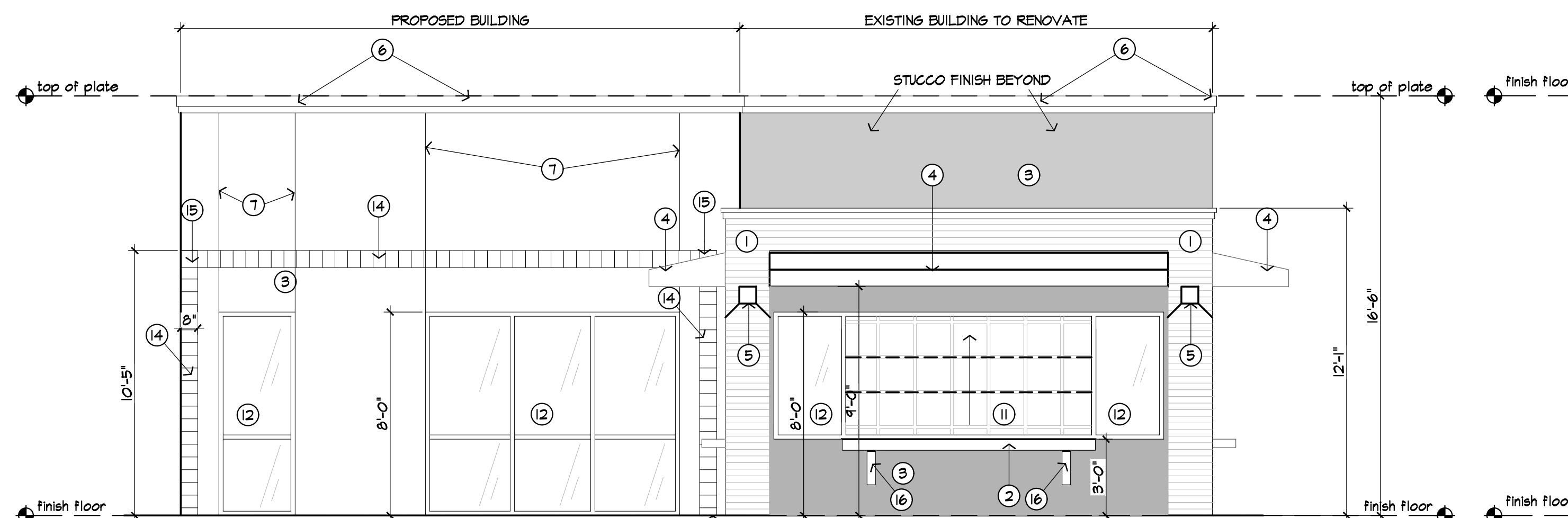
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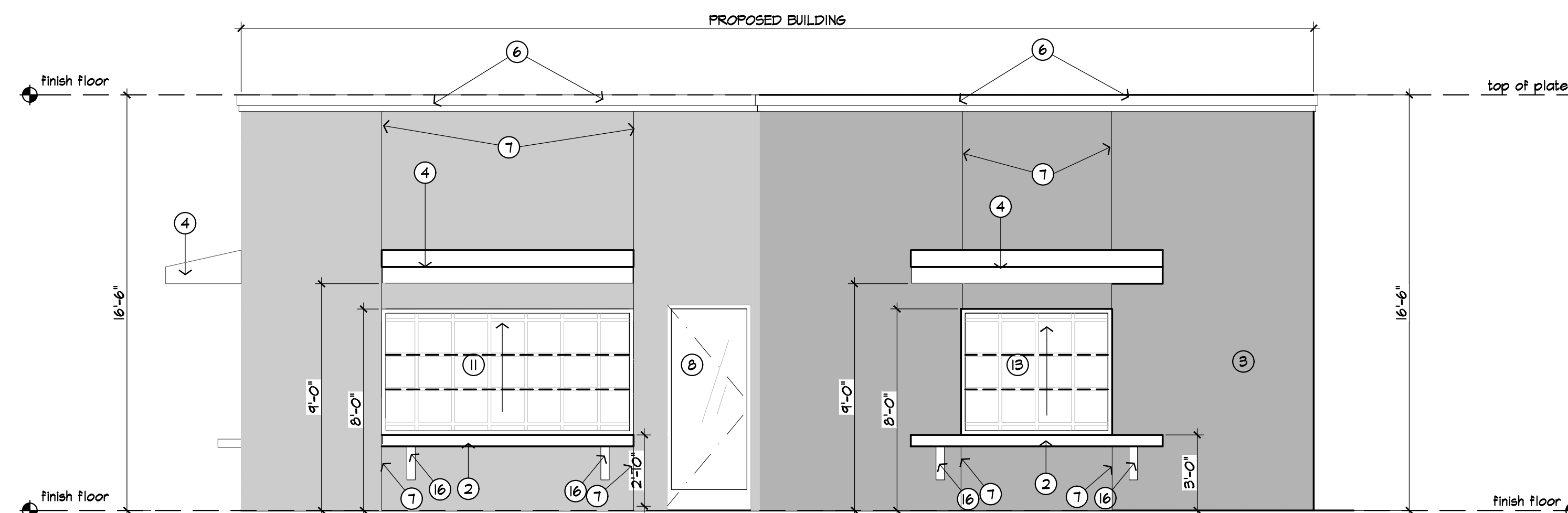
01 elevation
 SCALE: 1/4" = 1' - 0"
 225 sf. - OPENINGS 27%
 611 sf. - SOLID
 816 sf. - TOTAL SURFACE



02 elevation
 SCALE: 1/4" = 1' - 0"
 160 sf. - OPENINGS 16%
 810 sf. - SOLID
 970 sf. - TOTAL SURFACE



03 elevation
 SCALE: 1/4" = 1' - 0"
 171 sf. - OPENINGS 29%
 416 sf. - SOLID
 587 sf. - TOTAL SURFACE



04 elevation
 SCALE: 1/4" = 1' - 0"
 99 sf. - OPENINGS 14%
 803 sf. - SOLID
 702 sf. - TOTAL SURFACE

ELEVATION KEY NOTES

- ① EXISTING EXTERIOR MASONRY WALL FINISH TO REMAIN
- ② BAR COUNTER- CAST CONCRETE
- ③ THREE COAT STUCCO FINISH ON EXPANDED METAL LATH ON 15LB FELT ON EXTERIOR SHEATHING
- ④ STEEL TUBE FRAME CANOPY WITH COLORED FABRIC COVERING
- ⑤ WALL SCONCE
- ⑥ 8" HIGH STUCCO BUILD OUT WITH 26 GA GALV STEEL COPING
- ⑦ 26 GA GALV STEEL CONTROL JOINT
- ⑧ 3'-0" x 7'-0" FULL GLAZED WOOD DOOR, INSULATED, TINTED GLAZING
- ⑨ 3'-0" x 7'-0" FLUSH PANEL SOLID CORE WOOD DOOR
- ⑩ GARAGE DOOR, GLAZED 18 PANEL, TINTED GLAZING
- ⑪ WOOD GARAGE DOOR, GLAZED 21 PANEL, TINTED GLAZING
- ⑫ WOOD WINDOW, FIXED INSULATED, TINTED GLAZING
- ⑬ WOOD GARAGE DOOR, GLAZED 15 PANEL, TINTED GLAZING
- ⑭ MODULAR BRICK THINSET
- ⑮ 8" x 8" DECORATIVE TILE
- ⑯ PAINTED STEEL DECORATIVE SUPPORT BRACKET



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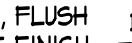

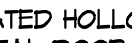





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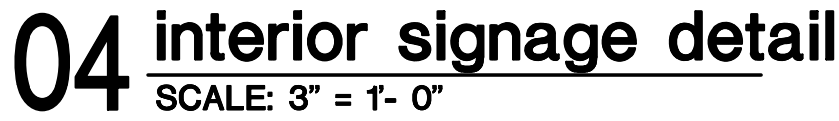
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SHEET: 1 of 1

new work
exterior
elevations

A5.2

DOOR TYPES	
<p>INTERIOR SOLID CORE WOOD, FLUSH PANEL, PAINT FINISH.</p>  <p>A</p>	<p>EXTERIOR ALUM. DOOR, 1/2" CLEAR TEMPERED GLASS.</p>  <p>B</p>
<p>HOLLOW METAL INSULATED HOLLOW METAL DOOR, 1/2" CLEAR TEMPERED GLASS.</p>  <p>C</p>	<p>EXTERIOR HOLLOW METAL INSULATED DOOR, 1/2" CLEAR TEMPERED GLASS.</p>  <p>D</p>
<p>INTERIOR SOLID CORE WOOD FLUSH PANEL 1/2" CLEAR TEMPERED GLASS.</p>  <p>E</p>	<p>HARDWARE DOOR BY IMPACT MANUFACTURER LEXAN GLAZING.</p>  <p>F</p>
<p>HARDWARE DOOR BY IMPACT MANUFACTURER LEXAN GLAZING.</p>  <p>G</p>	<p>HARDWARE DOOR BY IMPACT MANUFACTURER LEXAN GLAZING.</p>  <p>H</p>

ROOM FINISH SCHEDULE		NOTE: OWNER TO SELECT ALL FINISH MATERIALS, COLORS AND PATTERNING						
NO.	NAME	FLOOR	BASE	WALLS	CLG.	SIGNAGE		KEY NOTES
						TYPE	TEXT	
B	BAR	CFI	MEI	MCR-I	PAINT	-	-	ROOM FINISH SCHEDULE GENERAL NOTES: 1 ALL INTERIOR AND EXTERIOR FINISHES WILL BE SELECTED BY OWNER. 2 SEE SIGNAGE DETAIL THIS SHEET
DJ	DINING	CFI	MEI	MCR-I	PAINT	-	-	
H1	HALL	CFI	MEI	MCR-I	PAINT	-	-	
H2	HALL	CFI	MEI	MCR-I	PAINT	-	-	
K1	KITCHEN	GTI	GTB	FRP-I	A.G.T. I	01	KITCHEN	
K2	TO-GO	GTI	GTB	FRP-I	A.G.T. I	-	-	
K3	DISH AREA	GTI	GTB	FRP-I	A.G.T. I	-	-	
O	OFFICE	GTI	GTB	PAINT	A.G.T. I	01	OFFICE	
P	PATIO	STAIN CONC.	-	-	STAIN	-	-	
S.01	SERVICE	GTI	GTB	FRP-I	A.G.T. I	-	-	
S.02	SERVICE	CFI	TILE	EXT	PAINT	-	-	
S1	STORAGE AREA	GTI	GTB	FRP-I	A.G.T. I	-	-	
S2	COOLER	STL	STL	STL	STL	01	COOLER	
T1	MEN	MTI/MT2	TILE	MT	PAINT	02	MEN PL2	
T2	WOMEN	MTI/MT2	TILE	MT	PAINT	02	WOMEN PL2	
U	UNSEX TOILET ROOM	GTI	GTB	FRP-I	PAINT	02	UNSEX PL2	
W1	WAITING AREA	-	-	-	-	-	-	



HW SET: 02

DOOR HARDWARE BY COOLER MANUFACTURER

HW SET: 03 (EXTERIOR)

DOOR NUMBER

EACH TO HAVE:

3	EA	HINGES	ECBB100 4 1/2 X 4 1/2	US26D	HA
1	EA	LOCKSET	T501PD6 D 2 3/4-B5 5/16 4 C/KUT	626	FL
1	EA	CLOSER	5300 26 DLY	ALM1	HA
1	EA	SET WEATHERSTRIP	8916 V1 X 36" 2 X 84"	NIL	HA
1	EA	DRIP CAP	8105 40"	NIL	HA
1	EA	DOOR BOTTOM	T105 V 36"	NIL	HA
1	EA	THRESHOLD	4325 36"	NIL	HA

HW LST: 05 (PUSH/PULL)			
DOOR NUMBER:			
EACH TO HAVE:			
	3	EA	HINGES
1	EA	FUSH PLATE	ECBB100 4 1/2 X 4 1/2
1	EA	305 4 X 16	US2D
1	EA	DOOR FULL	33E 4 X 16
1	EA	CLOSER	5300 216 DLY
2	EA	PROTECTION PLATE	1945 8" X 34"
1	EA	WALL STOP	232U
1	EA	DOOR SILENCER	307D
			US3D
			GREY

HW SET: 01 (ELIASON)
DOOR NUMBER:
EACH TO HAVE:

2	EA	PUSH PLATE	8200 8 X 16	US32D	IV
2	EA	PROTECTION PLATE	1945 6' X 33'	US32D	HA

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Alvin G. Peters, Architect #15199

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Alvin G. Peters
#15199

Based on design by
Danny Gonzalez
&
Francisco Gonzalez

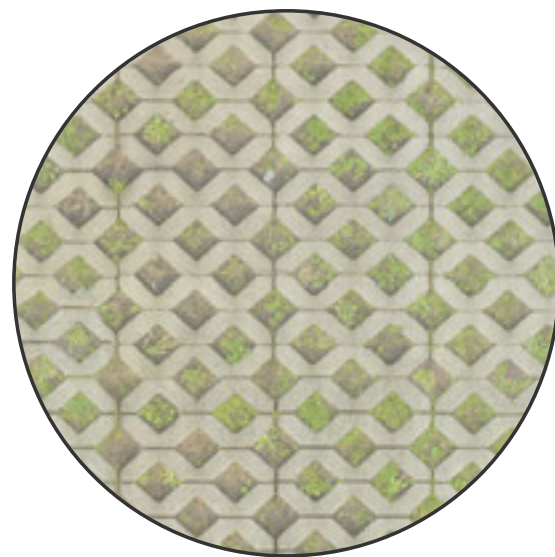
REVISIONS:	DATE
------------	------

PROJECT No: 2022.028
DATE: 10.16.2022
SHEET: of

A6.1

Vegetation and Ground Material

Ground Material



Parking Pavers



Mulch



Decomposed Granite



Concrete Pavers

Plant List



Sedum Angelina



Red Rose Bush



Russian Sage



White Crepe Myrtle



Texas Red Yucca



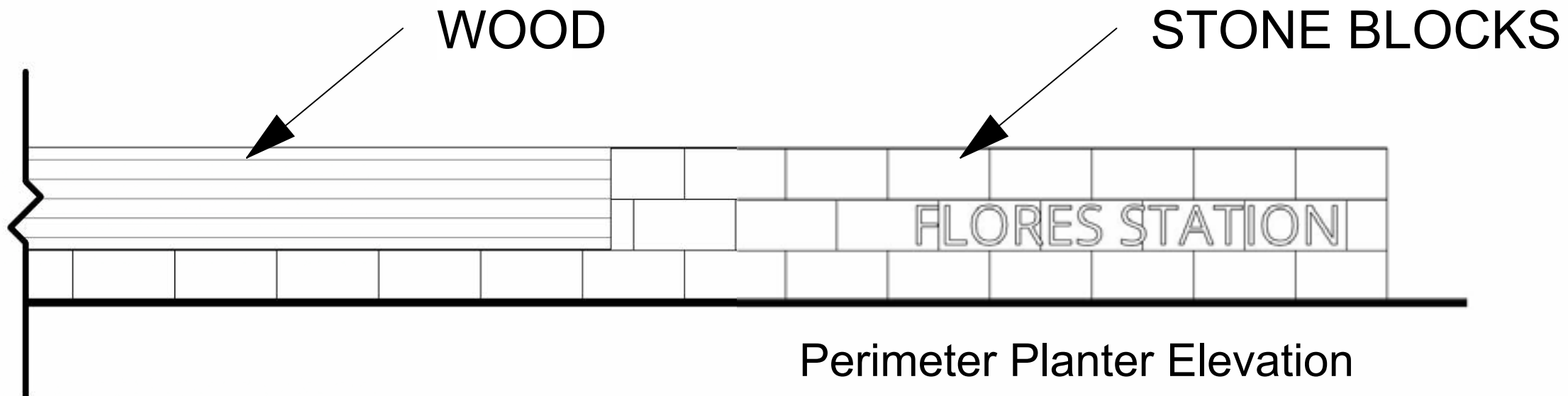
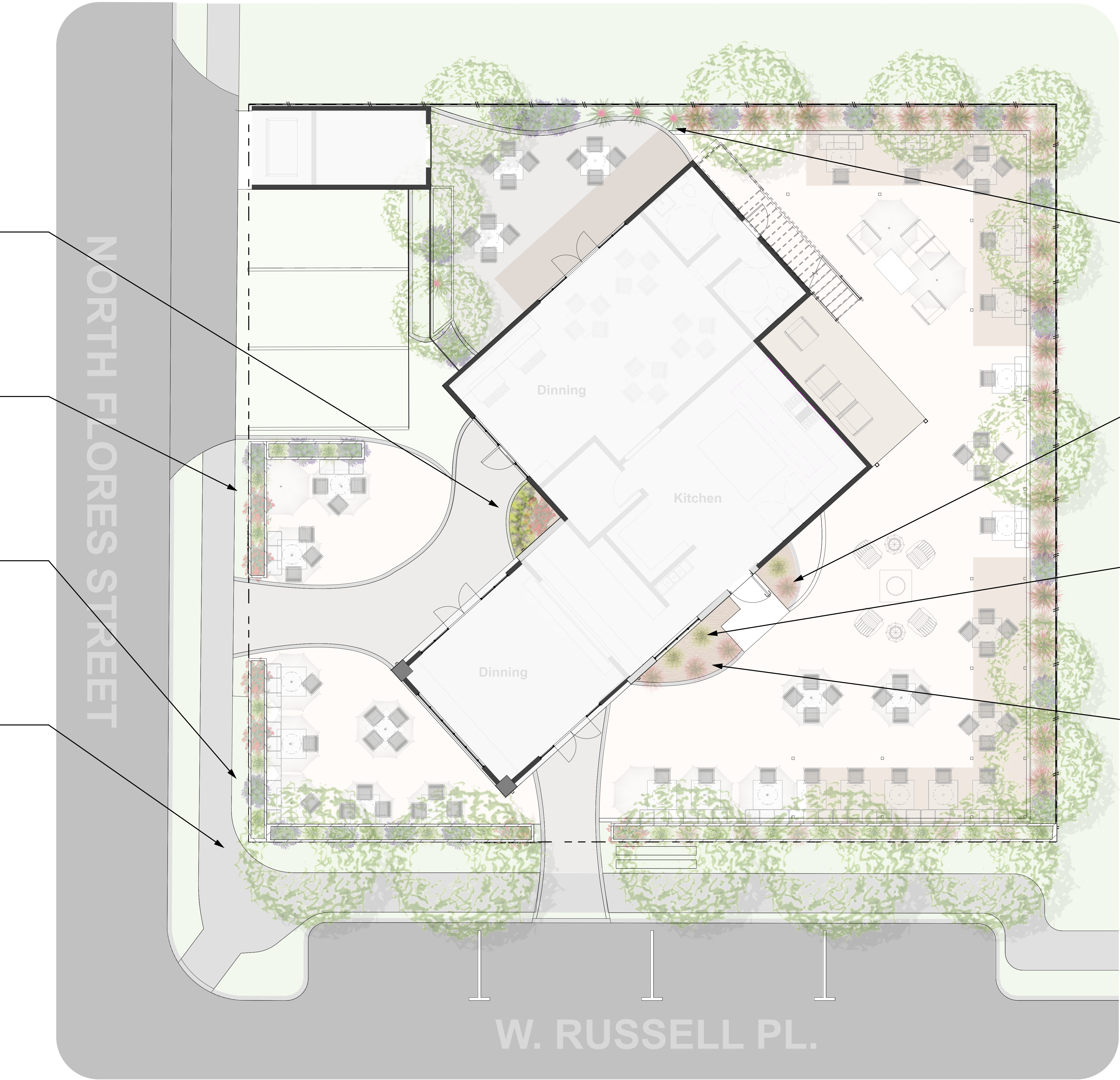
Pink Muhly Grass



White Muhly Grass



Big Blue Lily



INDEX OF DRAWINGS

- T.01 Cover Sheet
- A0.1 Project Information
- A0.2 Accessibility Information
- A0.3 Architectural Specifications

ARCHITECTURAL

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- A1.2 Fire Access Department Plan
- A2.1 Existing Floor Plan & Demolition Plan
- A2.2 New Work Floor Plan
- A3.1 RCP & Roof Plan
- A4.1 Building Sections & wall sections
- A5.1 Existing Exterior Elevations
- A5.2 New Work Exterior Elevations
- A6.1 Schedules

MEP

- M.1 Mechanical Plan
- E.1 Lighting Plan
- E.2 Power Plan
- P.1 Hot & Cold Water Plumbing Plan
- P.2 Sanitary Sewer Plumbing Plan

STRUCTURAL

- S1.0 Foundation Plan
- S2.0 Framing Plan

SYMBOLS LEGEND

BUILDING SECTION KEY

WALL SECTION KEY

ELEVATION KEY

PARTITION TYPE

ACCESSORIES / EQUIPMENT

SCHEDULED DOOR TYPE

SCHEDULED DOOR NUMBER

SCHEDULED WINDOW TYPE

DEMOLITION KEY NOTE

GENERAL KEY NOTE

FINISH KEY NOTE

ROOM NAME & NUMBER

REVISION KEY

ELEVATION HEIGHT KEY

COLUMN ID. & CENTER LINE

DETAIL KEY

CODE ANALYSIS

BUILDING CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NEC
2018 IECC
ARCHITECTURAL BARRIERS ACT, TEXAS CIVIL STATUTES
ARTICLE 9102 AND ADMINISTRATIVE RULES & TEXAS
DEPARTMENT OF LICENSING AND REGULATION, TEXAS
CIVIL STATUTES ARTICLE 9100, 2012

PROJECT SCOPE:
These are drawings for the construction of a commercial restaurant including the interior finish out of an existing building and a building addition.

Building construction is limited to interior and exterior finishes. The scope includes site work.

PROPOSED CONSTRUCTION:
Type VB (Section 602 and 603 and Table 601)- NOT FIRE SPRINKLERED

OCCUPANCY: ASSEMBLY GROUP A2 (Section 303.2)

AREA LIMITATION: 9,000 SF (Table 506.2)
the area of the renovation is 739 sf.
the area of the addition is 1,277 sf.
Total: 2,016 sf.

BUILDING OCCUPANT LOAD: [Calculated from Table 1004.1.2)
See occupant load plan on Sheet A0.1:
TOTAL OCCUPANT LOAD IS:
64 Indoor Occupants

PLUMBING FIXTURE COUNT.
assume 32 men and 32 women

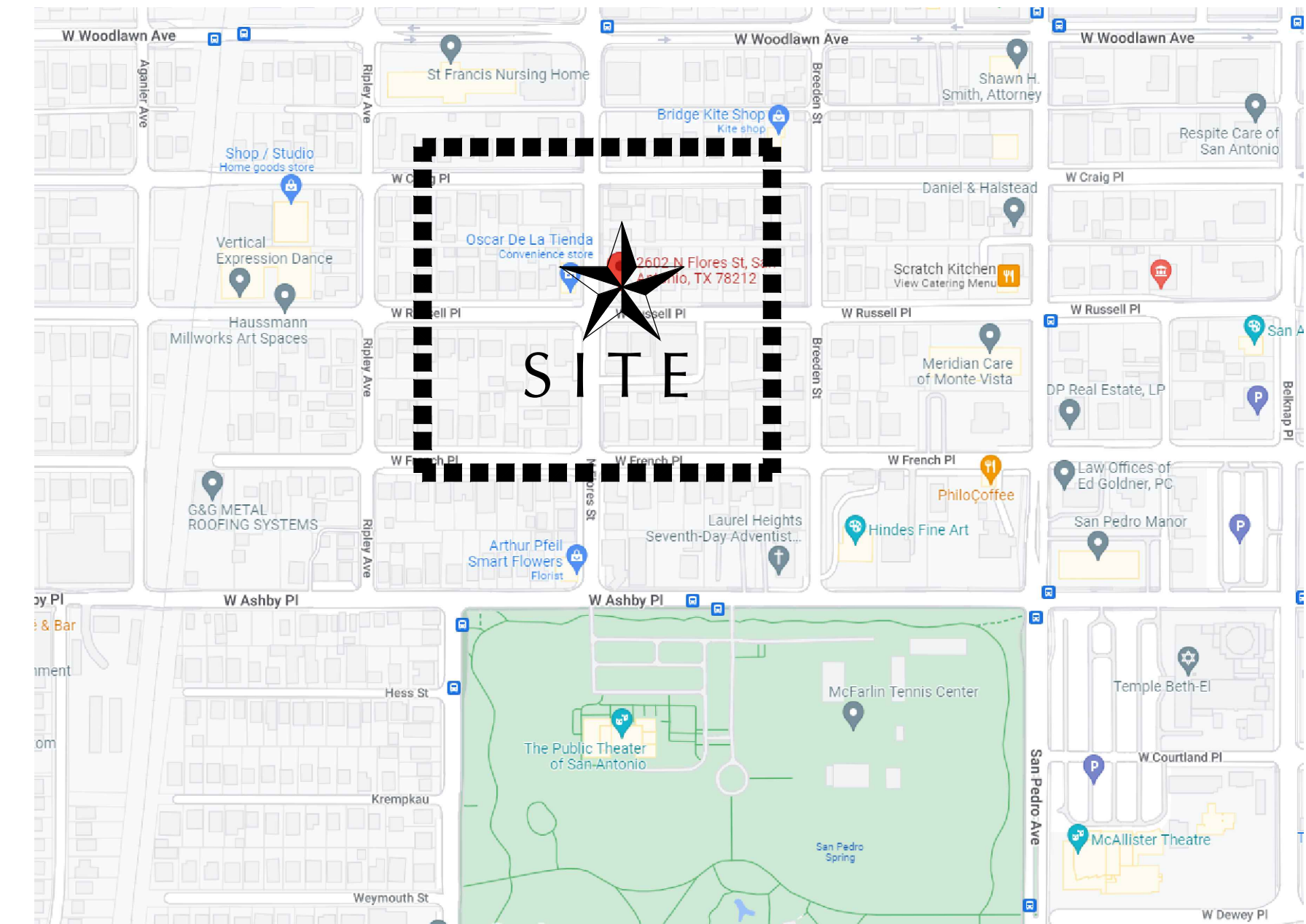
men	1 watercloset 1 lavatory
women	1 watercloset 1 lavatory
	1 mopsink is required

FIRE FLOW AND DURATION:
1,500 GPM for two hour duration

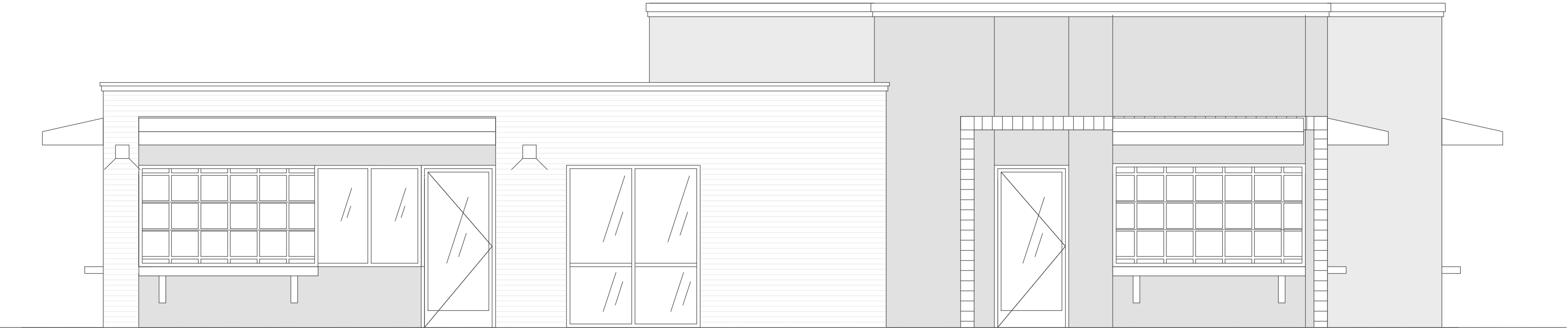
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS:
1 hydrant required / average
spacing between hydrants = 500 feet

GENERAL REQUIREMENTS

- contractor shall visit the job site and become familiar with the entire project and all things pertaining to the execution and completion of the work.
- contractor shall verify all existing dimensions and conditions at the job site. any discrepancies and/or inconsistencies shall be brought to the attention of the architect prior to the execution of the work.
- contractor shall be held responsible for any damage to the job site and/or improvements resulting from his/her operations. the contractor shall, at his/her own expense, make all necessary repairs to restore the job site to its original or like-new condition.
- any and all deviations and/or changes from the plans shall be approved by the architect prior to execution.
- contractor shall verify locations of, and protect all existing utilities during all operations.
- unless indicated otherwise, all debris shall become the property of the contractor and shall be removed from the job site on a weekly basis.
- contractor shall comply with all laws, codes and ordinances applicable to this project. contractor shall obtain and pay for all permits required in connection with the execution and completion of the project. contractor shall pay all taxes and fees required. contractor is responsible and liable for securing any and all inspections required.
- provide any necessary preparation, blocking, substrata, etc. required to properly install and finish the work.
- contractor shall provide temporary security fencing and any other necessary barriers around the entire area of operations. coordinate extent and location of fencing with owner.
- contractor shall coordinate with the owner for access to the site. such access shall include a haul route for materials, parking areas and entrance to the site for the contractor.
- all work shall comply with all applicable local building codes and regulations.
- Do not scale drawings. all dimensions indicated shall govern any larger scale details of lesser scale drawings.
- site access and hours/days of construction shall be coordinated with the owner.
- not used
- contractor shall be responsible for restoring to its original, or better condition any damage done to existing buildings, utilities, fences, pavement, curbs or drives.
- contractor shall be responsible for coordinating with all necessary utility companies for providing temporary utility services during construction.
- contractor shall be responsible for acquiring all permits, tests, approvals and acceptances required to complete construction of this project.
- contractor will note the presence of underground utility and high voltage overhead electric lines adjacent to this project.



LOCATION PLAN



planning
project managment

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not for
construction

Alvin G. Peters
#15199

10.16.2022



Flores
Station
Renovation

2602 North Flores St.
San Antonio, TX

design set

Based on design by
Danny Gonzalez
&
Francisco Gonzalez

REVISIONS: DATE

PROJECT No: 2022.028
DATE: 10.16.2022
SHEET: of

cover sheet

T.01



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

July 20, 2022

HDRC CASE NO: 2022-366
ADDRESS: 2602 N FLORES ST
LEGAL DESCRIPTION: NCB 1865 BLK 39 LOT S 83.34 FT OF 11 & 12
LANDMARK: Individual Landmark
APPLICANT: MICHAEL PEREZ/MP2 URBAN DEVELOPMENT LLC - 2602 N FLORES ST
OWNER: MP2 URBAN DEVELOPMENT LLC - 2602 N FLORES ST
TYPE OF WORK: Addition, Partial Demolition

REQUEST:

The applicant is requesting conceptual approval to: (1) demolish the rear wall, (2) modify the fenestration pattern of the front façade of the original structure, (3) modify the fenestration patterns on the east and west elevations of the original structure, (4) complete exterior modifications to the original structure, (5) construct a 1-story rear addition.

FINDINGS:

a. The structure at 2602 N Flores is a single-story Craftsman-style box-with-canopy filling station built circa 1926 for Samuel Erlich. The structure first appears in city directories as a filling station owned and operated by Samuel Erlich. By 1929, 2602 N Flores was Liberty Service Station, with pump installed and gas supplied by the Magnolia Petroleum Company. The structure is oriented toward the southwest corner of the property facing the intersection of N Flores and W Russell and features a rectangular plan, a flat roof, brick and stucco cladding, and metal sconces. The front façade features a central entry door flanked by fixed windows. The property is designated as an individual landmark.

b. **PARTIAL DEMOLITION** – The applicant has proposed to demolish the rear wall of the south elevation and the rear portion of the east elevation to accommodate the construction of the addition. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. The rear elevation and the rear portion of the east elevation only features one door opening. This element is not visible from the public right-of-way. Staff finds the proposal acceptable given the location of the rear addition.

c. **FENESTRATION MODIFICATIONS: FRONT FACADE** – The applicant has proposed to modify the fenestration pattern on the front façade of that original structure to feature a fixed window system with a central divided lite window flanked by two picture windows. The applicant has proposed the modified fenestration to accommodate an interior floor plan that features a bar in the front of the original structure. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Staff finds that the existing fenestration on the front façade is not original to the structure and the proposal is generally appropriate.

d. **FENESTRATION MODIFICATIONS: WEST ELEVATION** – The applicant has proposed to modify the fenestration pattern on the west elevation to feature a divided lite window that can open for bar service, a ganged storefront window, and two storefront doors. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. The existing elevation features a boarded central opening, a transom window opening without windows, and two boarded door openings. Staff finds the proposal generally appropriate and finds that the applicant should submit window and door material specifications for review.

e. **FENESTRATION MODIFICATIONS: EAST ELEVATION** – The applicant has proposed to modify the fenestration pattern on the west elevation to feature a divided lite window that can open for bar service, a ganged storefront window, and two storefront doors.

Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. The existing elevation features a boarded central opening, a transom window opening without windows, and two boarded door openings. Staff finds the proposal generally appropriate and finds that the applicant should retain the transom window openings and should submit window and door material specifications for review.

f. **BAR INSTALLATION** – The applicant has proposed to install cast concrete bar counters on the exterior of the front façade and east and west elevations. Guideline 4.A.ii for Additions states that applicants should 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. Staff finds the installation of bar counters on the front façade, east, and west elevations of the original structure to adaptively reuse the commercial structure generally appropriate.

g. **AWNING INSTALLATION** – The applicant has proposed to install three (3) steel-tube frame canopies with corrugated metal roofing with a galvalume finish on the front façade and the east and west elevations. Guideline 11.B.ii for Exterior Maintenance and Alterations states that applicants should add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. Staff finds that the original structure was modified several times to accommodate changes in use and the installation of awnings on the commercial structure is generally appropriate; however, staff finds that any new awnings should be reduced in size and installed within the stucco inset and that the applicant should explore awning materials, such as fabric, that are more in keeping with the style of the historic structure.

h. **EXTERIOR MODIFICATIONS** – The applicant has proposed to rehabilitate the exterior of the existing structure. Guideline 2.B.i for Exterior Maintenance and Alterations states that masonry or stucco should be repaired by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco. Staff finds that the applicant should also retain the exterior metal sconces that were determined to be character-defining features during the landmark designation process.

i. **ADDITION: LOT COVERAGE** – The applicant has proposed to construct a 1-story rear addition. The applicant has not provided total square footage for the addition at this time. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. Staff finds that the applicant should submit the total square footage and the percentage of lot coverage to staff for review.

j. **ADDITION: MASSING AND FOOTPRINT** – The applicant has proposed to construct a rear addition that will extend past the footprint of the west elevation. The original structure is 12'-1" in height and the proposed addition will total 16' in height. The applicant has not provided the square footage of the proposed addition. Guideline 2.B.ii for Additions states that new additions to non-residential and mixed-use structures should never result in the doubling of the historic building footprint. The proposed addition appears to more than double the original footprint. Guideline 2.B.i for Additions states that the height of side or rear additions should be limited to the height of the original structure. The property is a corner lot, and the original structure is oriented toward the intersection of N Flores and W Russel. The original structure previously featured a rear addition that extended past the primary structure's footprint on both the east and west sides. Staff finds that the proposal is generally appropriate due to the size of the lot and the unique site conditions.

k. **ADDITION: ROOF** – The applicant has proposed to install a flat roof on the proposed addition. Guideline 2.A.iii for Additions stipulates that non-residential and mixed-use additions should 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. Staff finds the proposal consistent with the Guidelines.

l. **ADDITION: NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install a divided lite window that can be opened for bar service on the east elevation and two (2) similar windows on the rear elevation. Additionally, the applicant has proposed to install single storefront doors on the east, west, and front elevations, and a three-door storefront system on the front elevation. Guideline 2.C.i for New Construction states that applicants should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Staff finds the proposal generally appropriate.

m. **ADDITION: RELATIONSHIP OF SOLIDS TO VOIDS** – According to the Historic Design Guidelines, the primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. That applicant has proposed three windows on the 40-foot-long west elevation and two (2) windows of nontraditional proportions on the 25-foot-long east elevation. The applicant has proposed a single pedestrian door and a three-door storefront system on the front façade of the addition and has proposed only a single door on the west elevation of the addition, which is visible from N Flores. Staff finds that the applicant should incorporate additional window openings or architectural details on the west elevation to break up the proposed blank wall. Additionally, the applicant should modify the fenestration pattern on the

front façade of the addition to comply with the Guidelines.

n. ADDITION: MATERIALS: NEW WINDOWS AND DOORS – At this time, the applicant has not submitted material specifications for the proposed doors and windows. Guideline 3.B.i for Additions states that 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, may not be used. Staff finds that the applicant should submit material specifications for the proposed doors and window to staff for review and approval.

o. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to install stucco cladding on the proposed addition. Guideline 3.A.i for Additions stipulates that additions should 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. Staff finds the proposal consistent with the Guidelines.

p. ADDITION: ARCHITECTURAL DETAILS – The applicant has proposed to install steel tube-frame canopies with corrugated metal galvalume finishes on the east and north (rear) elevations of the addition and cast concrete bar counters on the east and north (rear) elevations. Guideline 4.A.ii for Additions states that additions should 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. Guideline 4.A.iii for Additions states that applicants should 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. Guideline 2.A.v recommends that 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. Staff finds the installation of awnings to be appropriate but finds that the applicant should explore awning materials that are more in keeping with the historic structure, such as fabric awnings, or submit precedent studies of similar structures with metal awnings.

q. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.

r. LANDSCAPING AND SITE WORK – The applicant has not submitted a detailed landscaping plan at this time. Staff recommends that the applicant submit a landscaping plan to staff for review and approval showing all proposed landscaping modifications and proposed site work.

RECOMMENDATION:

Item 1, staff recommends approval of the demolition of the rear wall based on finding b.

Item 2, staff recommends approval of the front façade modifications based on finding c with the following stipulation:

i. That the applicant submits material specifications for the proposed windows and doors to staff for review prior to returning to the HDRC for final approval based on findings c and d.

Item 3, staff recommends approval of the fenestration modifications to the east and west elevations based on findings d through e with the following stipulations:

i. That the applicant retains the transom window openings on the east elevation based on finding d and submits updated elevation drawings to staff for review and approval prior to returning to the HDRC for final approval.

ii. That the applicant submits material specifications for the proposed windows and doors to staff for review prior to returning to the HDRC for final approval based on findings c and d.

Item 4, staff recommends approval of the exterior modifications to the original structure based on findings f through h with the following stipulations:

i. That the applicant reduces the size of the proposed awnings, installs them within the stucco inset, and explores awning materials that are more in keeping with the historic structure based on finding f and submits updated elevation drawings and material specifications to staff for review prior to returning to the HDRC for final approval.

ii. That the applicant retains the existing exterior metal sconces based on finding h and submits updated elevation drawings to staff for review and approval prior to returning to the HDRC for final approval.

Item 5, Staff recommends conceptual approval of the construction of a rear addition based on findings i through r with the following stipulations:

i. That the applicant submits the total square footage of the proposed addition and the percentage of total lot coverage to staff for review based on finding i.

ii. That the applicant incorporates additional window openings or architectural details on the west elevation and modifies the fenestration pattern on the front façade of the addition based on finding m.

iii. That the applicant submits material specifications for the proposed doors and windows to staff for review prior to returning to the HDRC for final approval based on finding n.

iv. That the applicant submits a detailed landscaping plan showing proposed landscaping modifications and all proposed site work based on finding r.

COMMISSION ACTION:

Approved with stipulations:

Item 1, approved.

Item 2, approved with the following stipulation:

i. That the applicant submits material specifications for the proposed windows and doors to staff for review prior to returning to the HDRC for final approval based on findings c and d.

Item 3, approved with the following stipulations:

i. That the applicant retains the transom window openings on the east elevation based on finding d and submits updated elevation drawings to staff for review and approval prior to returning to the HDRC for final approval.

ii. That the applicant submits material specifications for the proposed windows and doors to staff for review prior to returning to the HDRC for final approval based on findings c and d.

Item 4, approved with the following stipulations:

i. That the applicant reduces the size of the proposed awnings, installs them within the stucco inset, and explores awning materials that are more in keeping with the historic structure based on finding f and submits updated elevation drawings and material specifications to staff for review prior to returning to the HDRC for final approval.

ii. That the applicant retains the existing exterior metal sconces based on finding h and submits updated elevation drawings to staff for review and approval prior to returning to the HDRC for final approval.

Item 5, approved with the following stipulations:

i. That the applicant submits the total square footage of the proposed addition and the percentage of total lot coverage to staff for review based on finding i.

ii. That the applicant incorporates additional window openings or architectural details on the west elevation and modifies the fenestration pattern on the front façade of the addition based on finding m.

iii. That the applicant submits material specifications for the proposed doors and windows to staff for review prior to returning to the HDRC for final approval based on finding n.

iv. That the applicant submits a detailed landscaping plan showing proposed landscaping modifications and all proposed site work based on finding r.



Shanon Shea Miller
Historic Preservation Officer



Pull Out

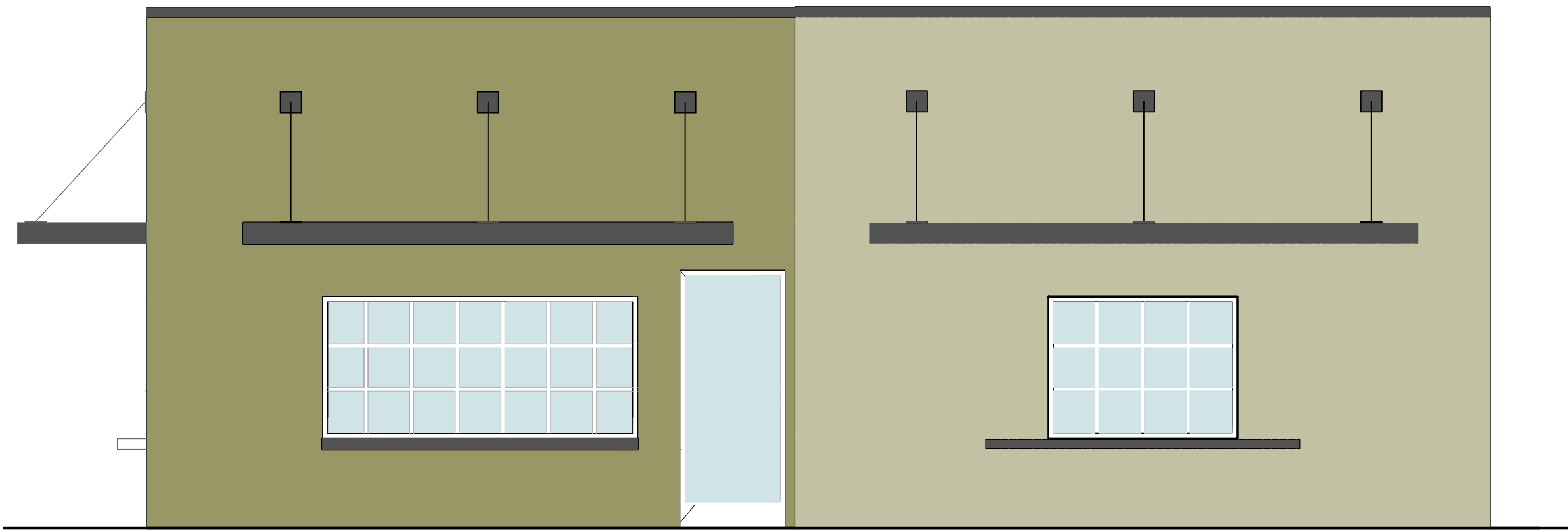




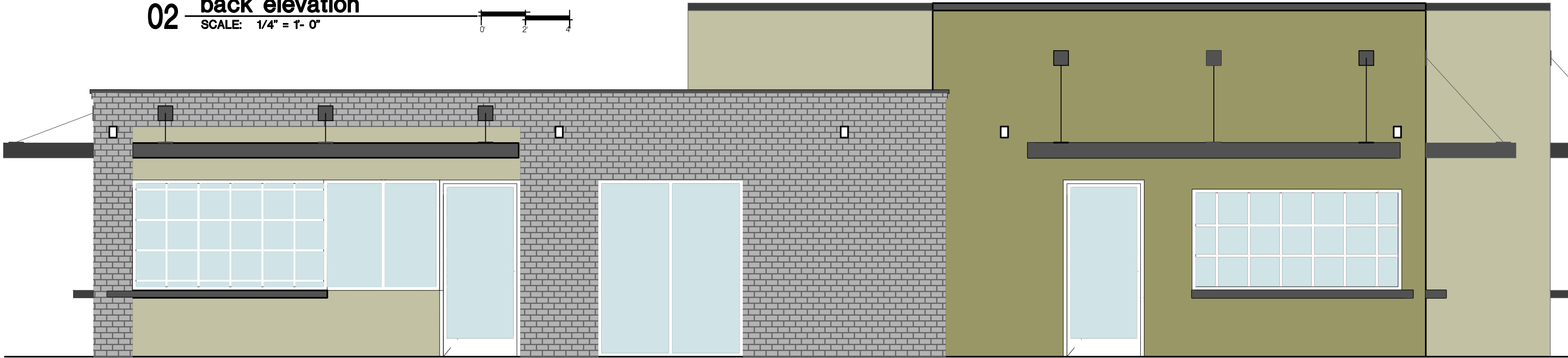




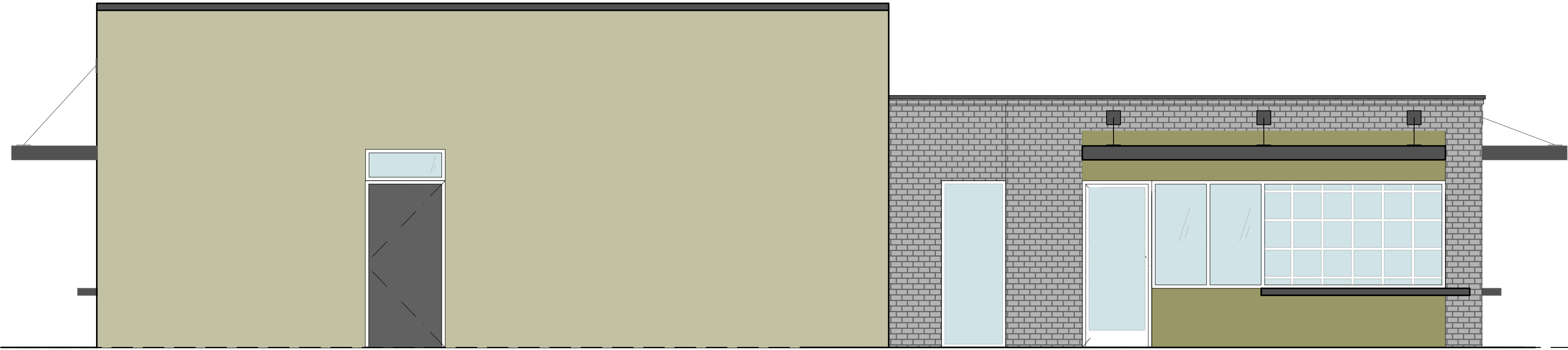
01 front elevation
SCALE: 1/4" = 1'-0"



02 back elevation
SCALE: 1/4" = 1'-0"



03 side elevation
SCALE: 1/4" = 1'-0"



04 side elevation
SCALE: 1/4" = 1'-0"



05 floor plan
SCALE: 1/4" = 1'-0"



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Alvin G. Peters, Architect #15199

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Alvin G. Peters
#15199

06.22.2022



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Flores
Station
Renovation

2602 North Flores St
San Antonio, TX

design set

Based on design by
Danny Gonzalez
&
Francisco Gonzalez

REVISIONS: DATE

PROJECT No: 2022.008
DATE: 06.22.2022
SHEET: 01 OF 02

elevations &
floor plan

R.1