

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-002
ADDRESS: 1135 S ST MARYS ST
LEGAL DESCRIPTION: NCB 2963 BLK LOT A22
ZONING: C-2, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Charlotte Adams/Post Oak Preservation Solutions
OWNER: Manuel Vogt/PSMV MANAGEMENT LLC
TYPE OF WORK: ADA improvements, hardscaping, fencing, site work, Historic Tax Certification
APPLICATION RECEIVED: December 08, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Install an ADA-accessible ramp in front of the historic structure.
2. Remove the existing front yard walkway and install a new walkway within the front yard, side yard (north side) and rear yard. The walkway on the north side of the property is to be attached to a retaining wall.
3. Install a surface parking lot at the rear of the historic structure.
4. Improve the existing driveway to the south of the historic structure.
5. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. Replacement curbing—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

7. Off-street Parking

A. LOCATION

i. Preferred location—Place parking areas for nonresidential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

i. Avoid damage—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. Doors and door openings—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

i. Grade changes—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. Residential entrances—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

iii. Non-residential and mixed use entrances—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

i. Materials—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

ii. Screening—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. Curb cuts—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. The historic structure at 1135 S St Mary's was constructed circa 1905 and is contributing to the King William Historic District. The structure features Folk Victorian architectural elements and a standing seam metal roof.
- b. EXISTING LOT – The existing lot features a rear accessory structure that is not original to the site. The applicant has proposed to remove this structure; however, a the structure must be either determined non-contributing or reviewed administratively for demolition by staff.

- c. REHABILITATION – Administrative Certificates of Appropriateness have been issued for rehabilitative scopes of work, including window repair, siding and trim repair, in-kind roof replacement, foundation repair, and painting.
- d. ADA RAMP – The applicant has proposed to install an ADA-accessible ramp in front of the historic structure. Per the submitted construction documents, the proposed ramp will not be directly attached to the historic structure. Generally, staff finds that proposed ramp to be appropriate, provided that it features materials that are consistent with those found on the historic structure.
- e. WALKWAY (Front) – The applicant has proposed to remove the existing walkway that leads from the front porch to the sidewalk at the public right of way, and replace it with a new, curved walkway. The Guidelines for Site Elements 5.A. notes that historic walkways should be retained and repaired in place. The Guidelines also note that the historic width, configuration and alignment of historic walkway should be maintained. Staff finds the location of the existing walkway to be consistent with the historic locations of walkways found throughout the district. Staff finds that the existing location should be maintained and that the proposed, curved walkway is inconsistent with the Guidelines. The existing walkway may be replaced with a concrete walkway; however, the location, profile and approximate width should be maintained.
- f. WALKWAYS – The applicant has proposed to install an ADA-accessible walkway on the north side of the property that is to be connected to a retaining wall. Generally, staff finds the introduction of additional walkways and site paving to be appropriate, provided that they do not remove or damage historic site elements.
- g. SURFACE PARKING – The applicant has proposed surface parking at the rear of the primary historic structure. Per the Guidelines for Site Elements 7.A.i., parking locations should be located at the rear of the site, behind the primary historic structure. The applicant has received administrative approval to screen the parking lot on the south side by a wood privacy fence. Generally, staff finds the proposed parking to be appropriate and consistent with the Guidelines.
- h. DRIVEWAY MODIFICATIONS – The applicant has proposed driveway modifications that includes pouring a concrete driveway to feature ten (10) feet in width. The proposed driveway to connect to the proposed surface parking, noted in finding g. Generally, staff finds the proposed driveway to be appropriate and consistent with the Guidelines. The point at which the driveway widens to connect to the rear parking lot is at the rear of the historic structure.
- i. HISTORIC TAX CERTIFICATION – The applicant is requesting Historic Tax Certification. As noted in finding c, the applicant has received approval for a number of rehabilitative scopes of work. Additionally, the applicant is performing a number of scopes of work that are interior to the structure. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.
- j. ARCHAEOLOGY – The project area is within the King William National Register of Historic Places District, King William Local Historic District, and is a designated Local Historic Landmark. In addition, a review of historic archival documents identifies the Acequia del Alamo, a previously recorded archaeological site and designated National Historic Civil Engineering Landmark, traversing the project area. Therefore, an archaeological investigation is required if excavations are necessary for the development. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

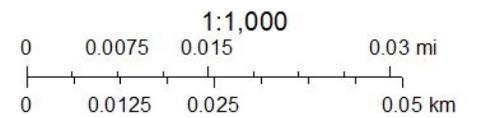
1. Staff recommends approval of item #1, the construction of an ADA-accessible ramp with the following stipulations:
 - i. That the proposed ramp feature wood materials that are comparable to those found historically on site in regards to profile.
2. Staff does not recommend approval of item #2, removal of the existing walkway and the installation of a new front walkway in a new location. Staff recommends the historic walkway location be maintained. An additional walkway may be appropriate provided that the historic walkway location is maintained.
3. Staff recommends approval of item #3, the installation of a rear parking lot, based on finding g.
4. Staff recommends approval of item #4, driveway modifications, based on finding h.
5. Staff recommends approval of item #5, Historic Tax Certification, based on findings c and i.

ARCHAEOLOGY – An archaeological investigation is required if excavations are necessary for the development. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

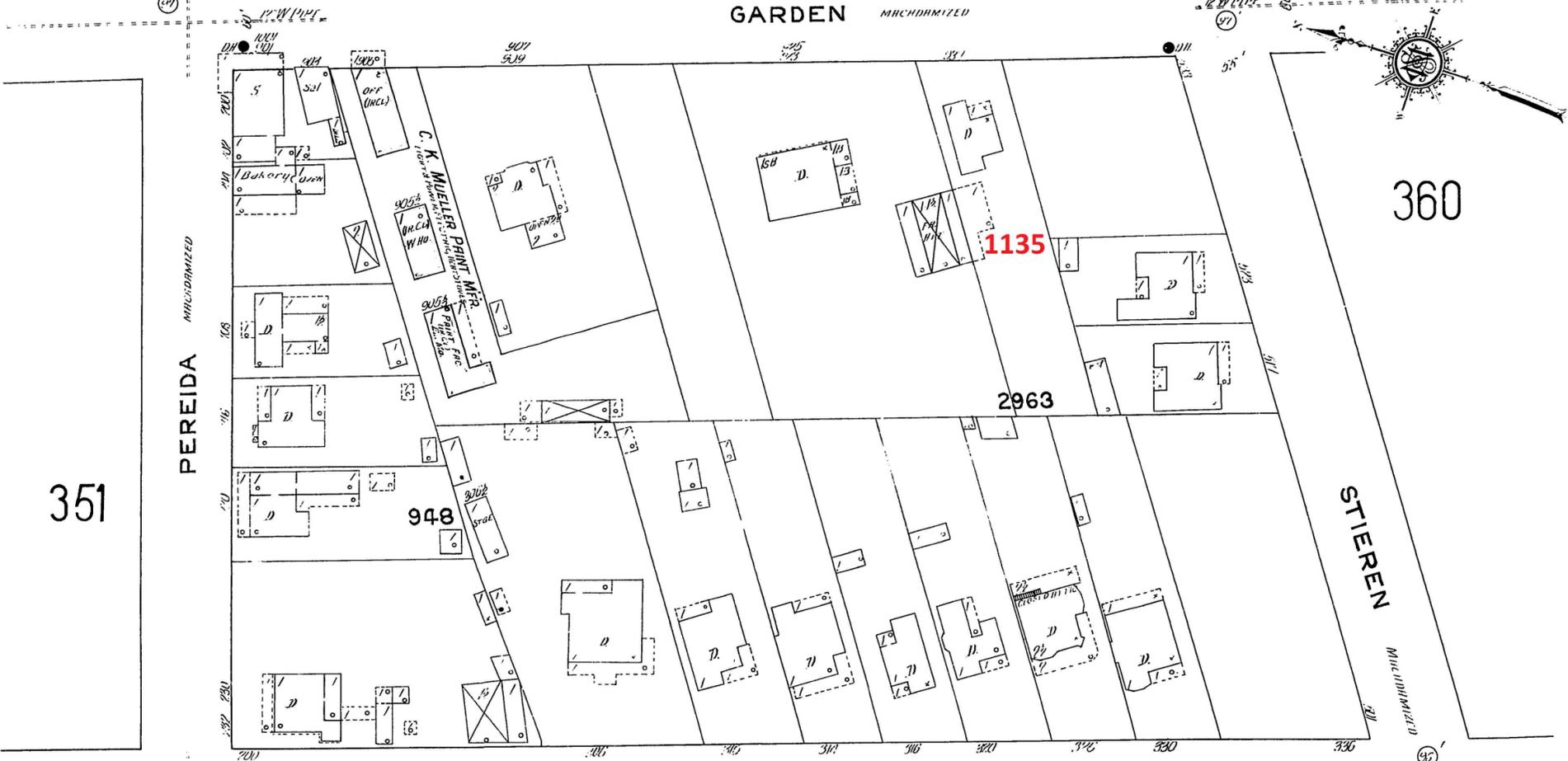
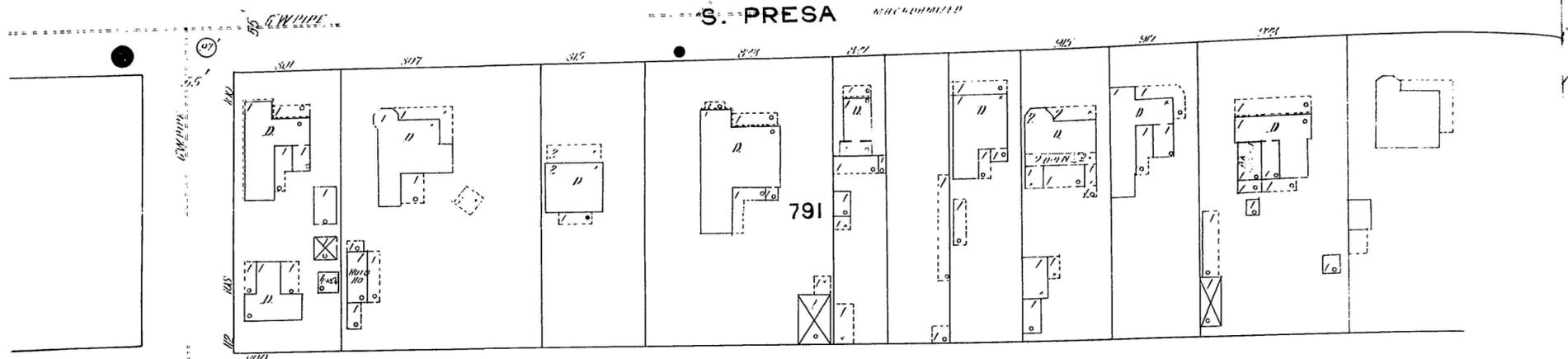
City of San Antonio One Stop



January 13, 2022



S E E U O I U M E T h r e e



**COA APPLICATION
PROPOSED SCOPE OF WORK**

Property Name: 1135 S St. Mary's St

City: San Antonio

County: Bexar

State: TX

Summary

The building at 1135 S St. Mary's St is a one-story vernacular wood-frame house located in San Antonio's King William District. Constructed in 1905, the subject building is characteristic of residential architecture in King William, and reflects the nineteenth- and early twentieth-century residential development of San Antonio. The subject building has wood siding, an inset half-porch, and a gable-on-pyramid roof. The building retains original wood windows, doors, and some exterior siding, though windows and siding are in poor condition. Some siding has already been replaced by previous owners.

The Applicants are rehabilitating the building to contain a medical clinic. The scope of work is minimal and includes site work in the backyard, which is not visible from the street. The scope of work also includes retaining and repairing existing materials. Where materials are deteriorated beyond repair, the Applicants will replace them in kind.

Proposed Work

The Applicants propose minor exterior improvements to the subject building. These include:

- Repairing existing wood siding and replacing it in kind where it is deteriorated beyond repair.
- Repainting the wood siding. Color will not be changed.
- Repairing the porch as needed.
- Replacing existing windows with new, energy efficient windows. The existing windows have deteriorated beyond repair. New windows will match the existing exactly in appearance, materials, profile, dimension, and configuration. Glass will be clear.
- Adding an ADA-accessible ramp to the main entrance.
- Adding a parking area at the rear of the building. This will not be visible from the street.
- Improving the south driveway accessing the parking lot.
- Adding new, simple wood fencing around the rear parking area. Fencing is necessary for security purposes. It will extend around the side elevations, but will be held back from the street and will be minimally visible.

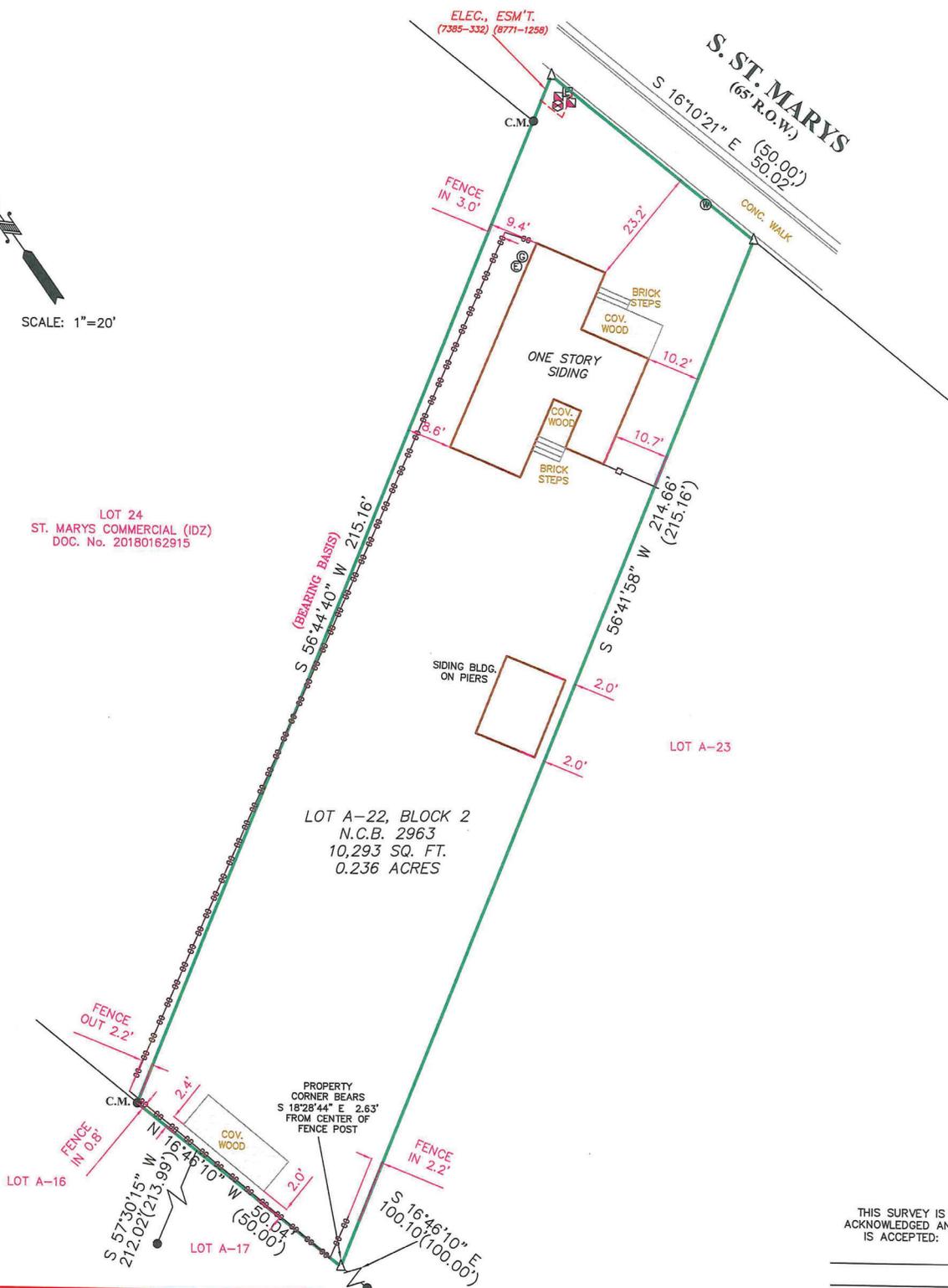
NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON PLAT RECORDED IN DOC. NO.
20180162915.



SCALE: 1"=20'

LOT 24
ST. MARYS COMMERCIAL (IDZ)
DOC. No. 20180162915



LOT A-22, BLOCK 2
N.C.B. 2963
10,293 SQ. FT.
0.236 ACRES

LOT A-23

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415-G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://www.fema.gov/portals>

Property Address:
1135 S. ST. MARYS
Property Description:
LOT A-22, BLOCK 2, NEW CITY BLOCK 2963, IN THE CITY
OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:
PM MANAGEMENT LLC.

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095



FIRM REGISTRATION NO.
1011700

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- △ = CALCULATED POINT
 - = FND 1/2" IRON ROD
 - = RECORD INFORMATION
 - ▭ = BUILDING SETBACK
 - ⊕ = RECORD DIGNITY MONUMENT
 - ⊖ = ELECTRIC METER
 - ⊙ = GAS METER
 - ⊗ = CHAIN LINK FENCE
 - ⊘ = METAL FENCE
 - ⊙ = WATER METER
 - ⊙ = CABLE TELEVISION
 - ⊙ = TELEPHONE PEDESTAL
 - ⊙ = ELECTRIC BOX

DRAWN BY: JW

G.F. NO. SCT-51-4300152102141-VJ

JOB NO. 106544

TITLE COMPANY: ALAMO TITLE

DATE: 05-10-2021

3
↓

1
↙

2
↖

E104
Kitchen

E103
Bedroom

E102
Bedroom

7
↖

8
↙

4
↗

E100
Living Room

9
↙

E101
Bathroom

17
↖

18
↗

6
↖

5
↗

1135 South St. Mary's St
San Antonio, TX



Pre-Rehabilitation Photos



1.
Primary (NE)
Elevation
View SW



2.
Primary (NE)
Elevation;
North Corner
View NW



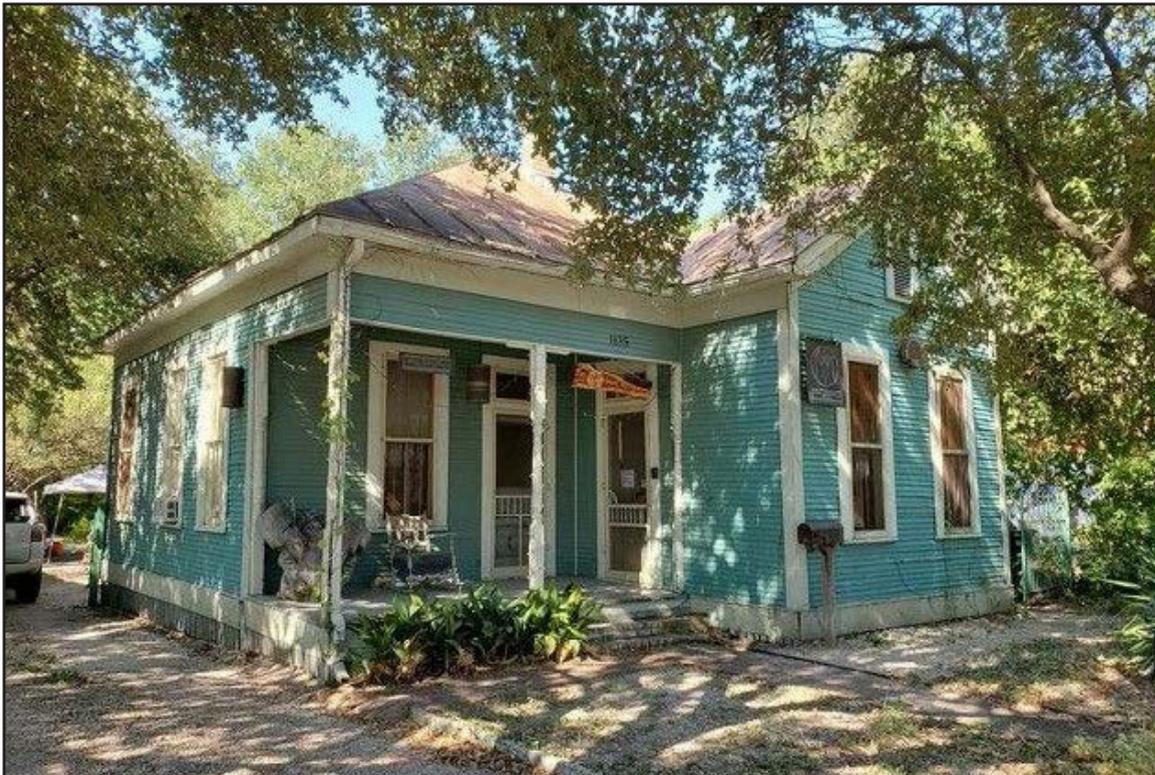
3.
Northwest
Elevation
View E



4.
Rear (SW)
Elevation
View NE



5.
Oblique, Rear
(SW)
and
Southeast
Elevations
View NE



6.
Oblique,
Primary (NE)
and
Southeast
Elevations
View NW



7.
Primary (NE)
Elevation
Detail
View NW



8.
Porch Detail
View SW



9.
Primary (NE)
Elevation
Exterior
Window Detail
View S

REVISIONS:

2400 S. WOODLAWN BLVD. SUITE 200
SAN ANTONIO, TEXAS 78205
PHONE 214-242-8818
FAX 214-242-8822

VILLAGOMEZ
ENGINEERING
COMPANY

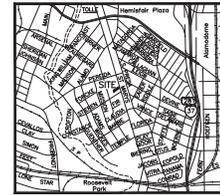


TEAM LEAD/REGISTERED PROFESSIONAL ENGINEER: FRANK REGESTER LICENSE NO. 5088

SITE IMPROVEMENTS
1135 S. ST. MARY'S
SAN ANTONIO, TEXAS 78210
DIMENSIONAL CONTROL PLAN

THIS DOCUMENT ISSUED FOR REVIEW. NOT FOR PERMITTING, PERMITTING, OR CONSTRUCTION.
JOSE VILLAGOMEZ, P.E.
LICENSE NO. 108149
10/28/21

JOB NO. 21-074
DATE 10/28/21
DESIGNER JV
DRAWN VR
SHEET C2

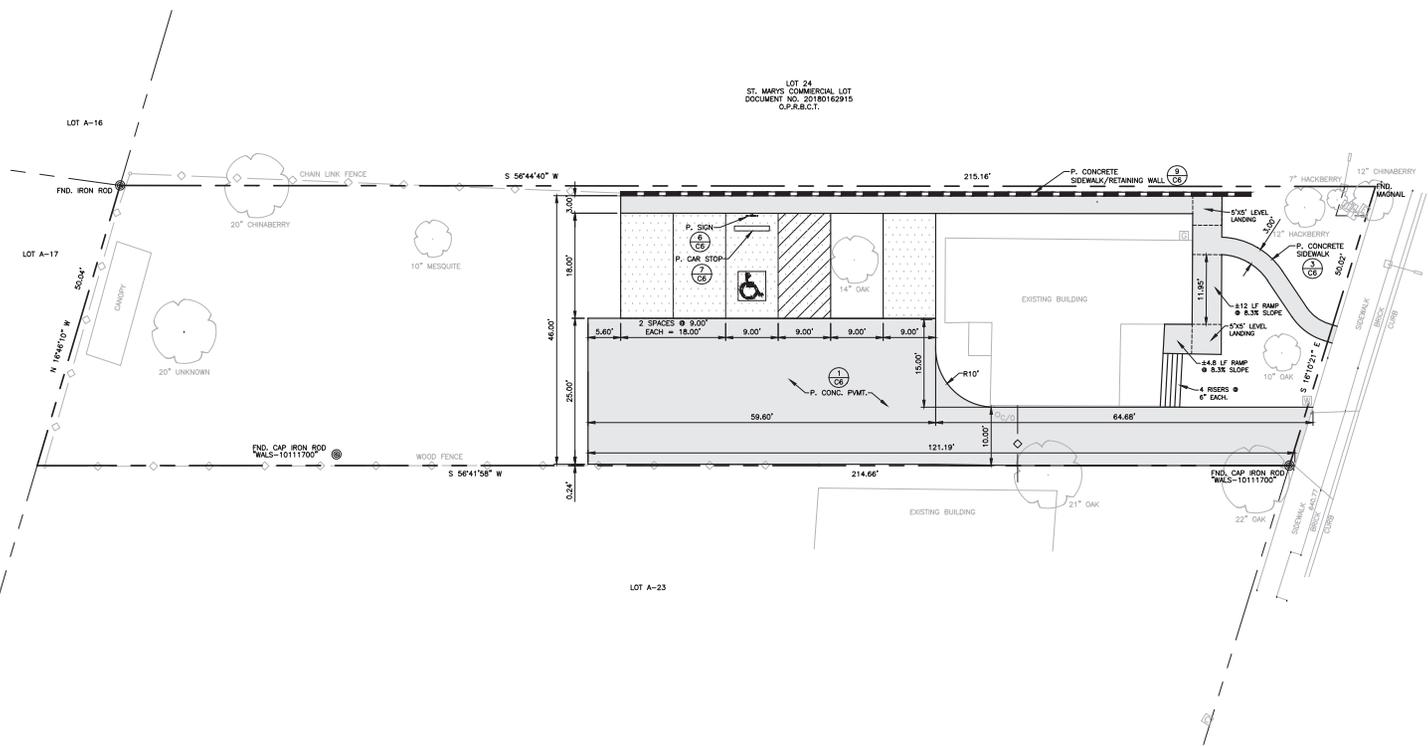


LOCATION MAP
NOT TO SCALE

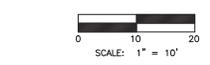
PARKING REQUIREMENTS
OFFICE - 896 SF
MINIMUM 1/300 (3)
MAXIMUM 1/140 (6)
TOTAL PROVIDED SPACES = 4

RIGHT OF WAY NOTE:
ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

- GENERAL NOTES:**
- ALL PHASES OF WORK UNDER THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE ITEMS OF THE STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION SPECIFICATIONS AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. FINAL DECISIONS OR JUDGMENTS ON MATTERS NOT SPECIFICALLY COVERED BY THE ABOVE DOCUMENTS SHALL BE MADE BY THE ENGINEER.
 - CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
 - CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION.
 - CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK. EXCEPTIONS FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
 - DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.119, NATURAL GAS PURVEYOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
 - BIDDERS ARE HEREBY NOTIFIED TO MAKE A THOROUGH REVIEW OF THE JOB SITE AND SOIL BORING INFORMATION PROVIDED BY OWNER. NO ADDITIONAL PAYMENT SHALL BE MADE FOR ROCK, SAND, GRAVEL OR OTHER UNSTABLE CONDITIONS ENCOUNTERED IN ANY WORK IMPLIED BY THESE DRAWINGS.
 - CONTRACTOR SHALL NOTIFY UTILITY LOCATOR FOR EACH RESPECTIVE UTILITY IN THE PROJECT AREA 48 HOURS PRIOR TO STARTING EXCAVATION.
 - CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
 - FOR LOCATION OF UNDERGROUND ELECTRIC, GAS, TELEPHONE AND WATER FACILITIES, CALL THE LOCAL UTILITY LOCATOR 48 HOURS BEFORE BEGINNING ANY EXCAVATION.
 - ALL WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE SITE TO PROPERTY BEFORE THE CONTRACTOR HAS THE CONSENT OF THE OWNERS. NO WASTE MATERIALS SHALL BE PLACED IN EXISTING LOTS THAT WILL BLOCK OR ALTER THE FLOW LIMITS OF EXISTING NATURAL DRAINAGE.
 - CONTRACTOR IS REQUIRED TO VERIFY PROPOSED ELEVATIONS, STARTING ANY WORK CONSTITUTES THE APPROVAL OF THE EXISTING CONDITIONS SHOWN.
 - EXISTING ABOVE GROUND UTILITIES HAVE BEEN PLOTTED BY DIRECT FIELD INVESTIGATION (ON SURVEY PERFORMED BY OTHERS). UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND REQUIRE VERIFICATION BY THE CONTRACTOR TO ESTABLISH THEIR EXACT LOCATION AND DEPTH PRIOR TO SETTING ANY FINISH CONCRETE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON DRAWINGS. DEAD UTILITY LINES SHALL BE SUITABLY CAPPED.
 - ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS ORDERED BY THE OWNER AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
 - WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE DEPARTMENT OF HEALTH "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEM." (LATEST REVISION)
 - (A) HEAD-IN PARKING PLACES SHALL BE 9' X 18' WITH 4" WIDE WHITE LINE (B) PARALLEL PARKING PLACES SHALL BE 10' X 22' STRIPED WITH WHITE PAINT, UNLESS OTHERWISE SPECIFIED.
 - ALL DIMENSIONS ARE TO BE MEASURED FROM FACE OF CURB. (UNLESS OTHERWISE SPECIFIED)
 - BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. THE SIGNS SHALL BE COORDINATED WITH SEQUENCE OF CONSTRUCTION AND DETOUR PLAN. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF BUILDING DIMENSIONS AND INGRESS/EGRESS LOCATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REPLACEMENT, IF NECESSARY, OF ALL DISTURBED PROPERTY CORNERS.
 - CONTRACTOR SHALL COORDINATE CONSTRUCTION MATERIALS TESTING WITH THE SELECTED TESTING COMPANY. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE ALL TESTS ARE COMPLETED AS SPECIFIED IN THE AGREEMENT BETWEEN THE OWNER AND TESTING COMPANY.



S. ST. MARY'S ST

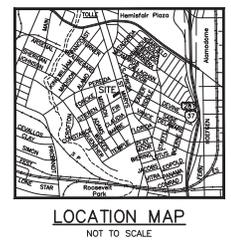
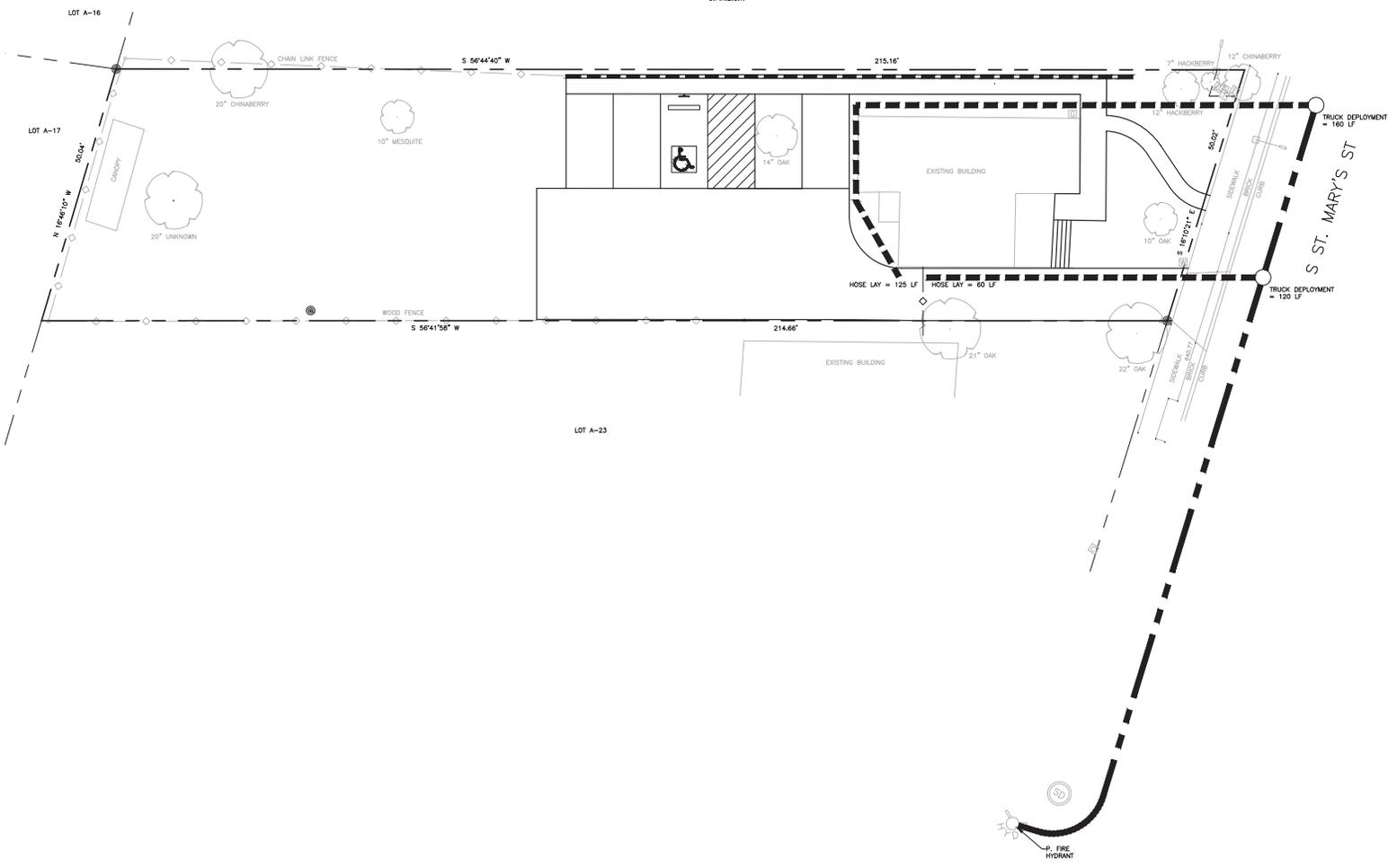


DIMENSIONAL CONTROL PLAN

LEGEND

	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING POWER POLE
	EXISTING CLEAN-OUT
	EXISTING ELEVATION
	PROPOSED ELEVATION
	TOP OF CURB ELEVATION
	GUTTER ELEVATION
	EXISTING GUTTER ELEVATION
	PROPOSED CURB
	EXISTING FLOW LINE
	PROPOSED FLOW LINE
	PROPOSED CONCRETE
	PROPOSED LIGHT-DUTY CONC. PAVT.

LOT 24
ST. MARY'S COMMERCIAL LOT
DOCUMENT NO. 20180162915
O.P.R.E.C.T.



REVISIONS:

24 NOV 2018 (DWG) SHEET 01 OF 08
24 NOV 2018 (DWG) SHEET 02 OF 08
PHONE 210-274-9416
FAX 210-274-9222

VILLAGOMEZ
ENGINEERING
COMPANY



TEAM/BOARD OF PROFESSIONAL ENGINEERS / FIRM REGISTRATION NO. 0388

SITE IMPROVEMENTS
1135 S. ST. MARY'S
SAN ANTONIO, TEXAS 78210
FIRE PROTECTION PLAN

THIS DOCUMENT ISSUED
FOR REVIEW. NOT FOR
NARRATIVE APPROVAL,
PERMITTING, OR
CONSTRUCTION.

JOSE VILLAGOMEZ, P.E.
LICENSE NO. 108149
10/28/21

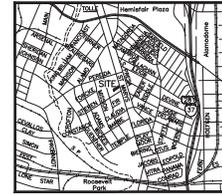
JOB NO. 21-074
DATE 10/28/21
DESIGNER JW
DRAWN VR
SHEET 03

LEGEND

	TRUCK DEPLOYMENT
	HOSE LAY
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING POWER POLE
	EXISTING CLEAN OUT
	EXISTING ELEVATION
	PROPOSED ELEVATION
	TOP OF CURB ELEVATION
	GUTTER ELEVATION
	EXISTING GUTTER ELEVATION
	PROPOSED CURB
	EXISTING CURB
	PROPOSED FLOW LINE
	EXISTING FLOW LINE



FIRE PROTECTION PLAN



LOCATION MAP
NOT TO SCALE

REVISIONS:

2480 S. LINDA BLVD. SUITE 210-200
SAN ANTONIO, TEXAS 78205
PHONE 214-244-8818
FAX 214-244-8822

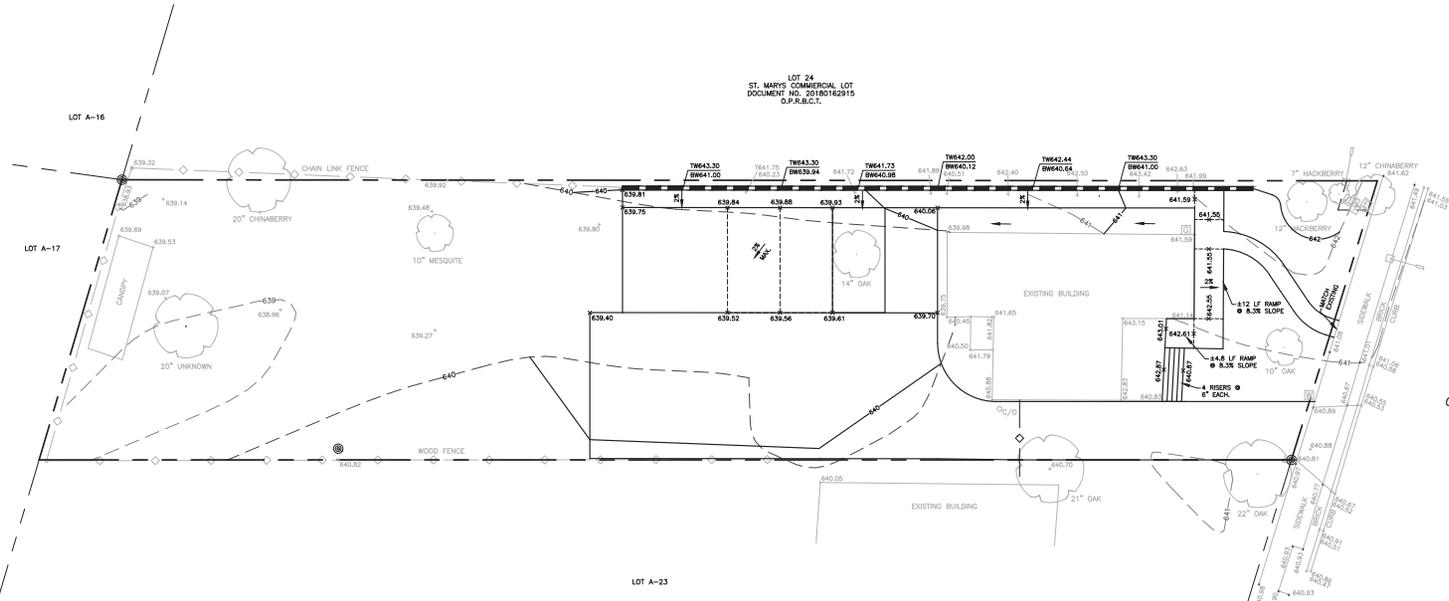
VILLAGOMEZ
ENGINEERING
COMPANY



TEAM/BOARD OF PROFESSIONAL ENGINEERS: FIRM REGISTRATION # 1288

SITE IMPROVEMENTS
1135 S. ST. MARY'S
SAN ANTONIO, TEXAS 78210
GRADING PLAN

LOT 24
ST. MARY'S COMMERCIAL LOT
DOCUMENT NO. 20180142815
O.P.R.&C.T.



- GRADING NOTES:**
1. MAXIMUM GRADE AT SIDEWALK RAMP IS 8.33% WITH A CROSS SLOPE OF 2.0% OR LESS AND SHALL COMPLY WITH ADA.
 2. ACCESSIBLE PATH SHALL HAVE A RUNNING SLOPE OF NO GREATER THAN 5.0% WITH A CROSS SLOPE OF 2.0% OR LESS.
 3. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE CONSTRUCTION DOCUMENTS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL CONDITION ANY DAMAGE DONE TO EXISTING IMPROVEMENTS OR UTILITIES.
 5. EXISTING UTILITIES FOR THE BUILDING FOUNDATION, CONCRETE SLABS AND CONCRETE AND ASPHALT PAVEMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 6. ADJUST PAVEMENT, CURB ELEVATIONS AND/OR SIDEWALK ELEVATIONS AS NECESSARY TO ENSURE A CONTINUOUS GRADE WITH EXISTING ELEVATIONS.
 7. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1').
 8. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL.

UTILITY LOCATE NOTES:

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO EXCAVATION AT 1-800-545-6005. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY PLANT DURING CONSTRUCTION.

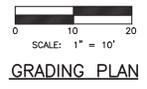
DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181 GAS COMPANIES MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA. THE CONTRACTOR SHALL NOTIFY THE GAS COMPANY LOCATOR AT 1-800-545-6005, 48 HOURS BEFORE BEGINNING ANY EXCAVATION.

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH AS A MINIMUM OSHA STANDARDS FOR TRENCH EXCAVATIONS SPECIFICALLY. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

BENCHMARK
CONTACT SURVEYOR OF RECORD TO ESTABLISH
TEMPORARY BENCHMARKS:

LEGEND

	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING POWER POLE
	EXISTING CLEAN OUT
	EXISTING ELEVATION
	PROPOSED ELEVATION
	TOP OF CURB ELEVATION
	GUTTER ELEVATION
	EXISTING GUTTER ELEVATION
	PROPOSED CURB
	EXISTING CURB
	PROPOSED FLOW LINE
	EXISTING FLOW LINE
	PROPOSED CONCRETE
	PROPOSED LIGHT-DUTY CONC. P.W.M.

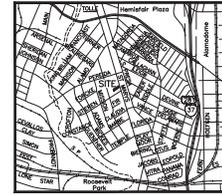


GRADING PLAN

THIS DOCUMENT ISSUED FOR REVIEW. NOT FOR PERMITTING, PERMITTING, OR CONSTRUCTION.

JOSE VILLAGOMEZ, P.E.
LICENSE NO. 108149
10/28/21

JOB NO. 21-074
DATE 10/28/21
DESIGNER JV
DRAWN VR
SHEET C4



LOCATION MAP
NOT TO SCALE

REVISIONS:

VILLAGOMEZ
ENGINEERING
COMPANY



2400 S. HUNTER BLVD. SUITE 200
SAN ANTONIO, TEXAS 78205
PHONE: 214-244-8818
FAX: 214-244-0222

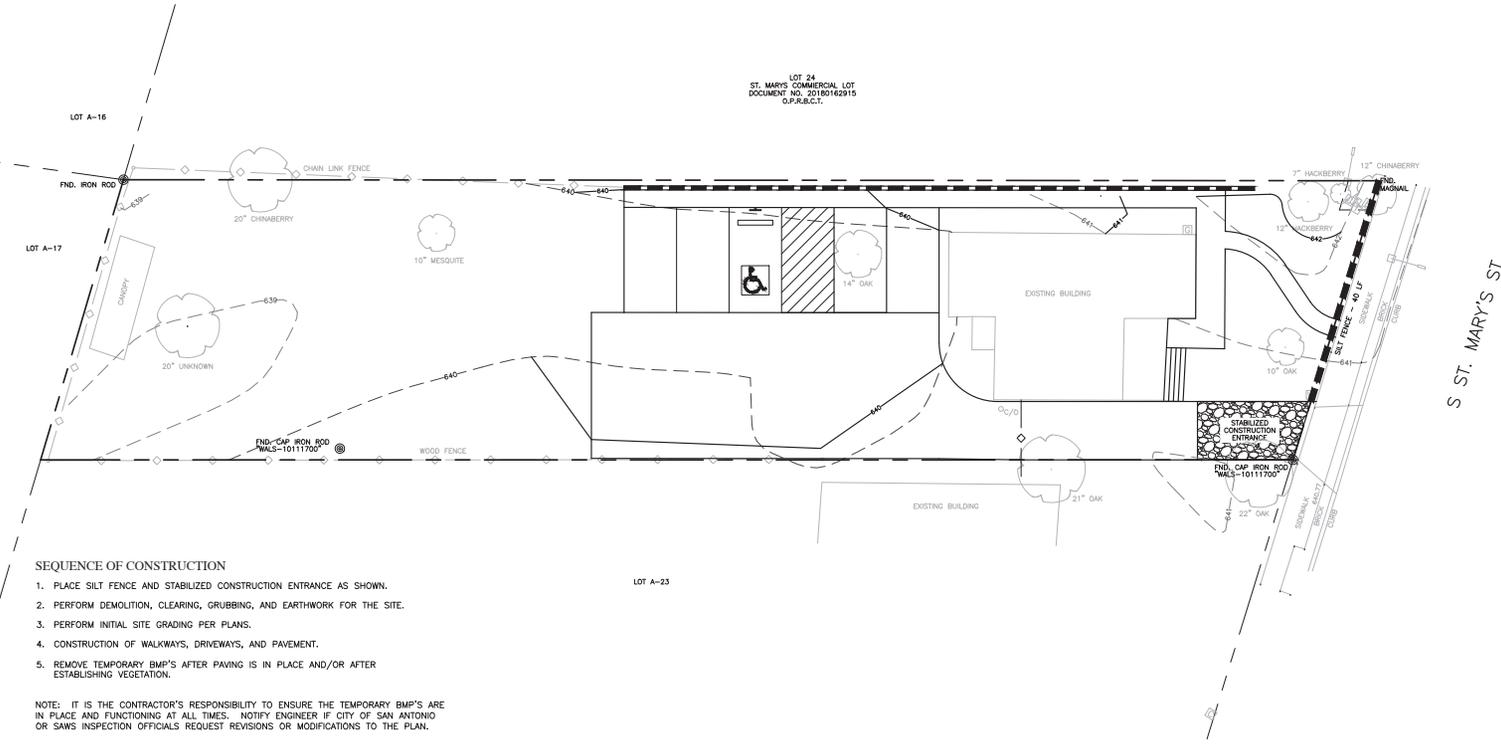
SITE IMPROVEMENTS
1135 S. ST. MARY'S
SAN ANTONIO, TEXAS 78210
EROSION CONTROL PLAN

THIS DOCUMENT ISSUED
FOR REVIEW. NOT FOR
IMMEDIATE APPROVAL,
PERMITTING, OR
CONSTRUCTION.

JOSE VILLAGOMEZ, P.E.
LICENSE NO. 100169
10/28/21

JOB NO. 21-074
DATE 10/28/21
DESIGNER JV
DRAWN VR
SHEET C5

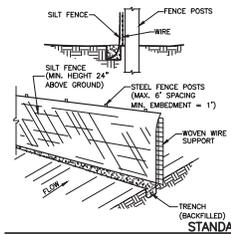
LOT 24
ST. MARY'S COMMERCIAL LOT
DOCUMENT NO. 20180162915
D.P.R.B.C.T.



SEQUENCE OF CONSTRUCTION

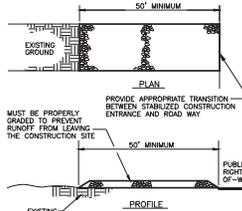
1. PLACE SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
2. PERFORM DEMOLITION, CLEARING, GRUBBING, AND EARTHWORK FOR THE SITE.
3. PERFORM INITIAL SITE GRADING PER PLANS.
4. CONSTRUCTION OF WALKWAYS, DRIVEWAYS, AND PAVEMENT.
5. REMOVE TEMPORARY BMP'S AFTER PAVING IS IN PLACE AND/OR AFTER ESTABLISHING VEGETATION.

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE TEMPORARY BMP'S ARE IN PLACE AND FUNCTIONING AT ALL TIMES. NOTIFY ENGINEER IF CITY OF SAN ANTONIO OR SAWS INSPECTION OFFICIALS REQUEST REVISIONS OR MODIFICATIONS TO THE PLAN.



- GENERAL NOTES
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPACE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF THE FLOW.
 3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND A MINIMUM OF 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAD IN THE GROUND AND BACKFILLED.
 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
 5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR HINDER STORM FLOW OR DRAINAGE.
 6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR HINDER STORM FLOW OR DRAINAGE.
 7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
 8. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPILL SITE OR AS IN NO. 7 ABOVE.

STANDARD SILT FENCE
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE AND EXIT (SCE)
NOT TO SCALE

1. STONE SIZE --- 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.
2. LENGTH --- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS --- NOT LESS THAN 8 INCHES.
4. WIDTH --- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING --- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL EXCESS WASHING SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRASS, BARRIERS OR OTHER APPROVED METHODS.
6. MAINTENANCE --- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODS FOR PRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

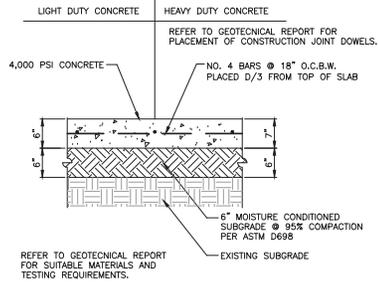


EROSION CONTROL PLAN

LEGEND

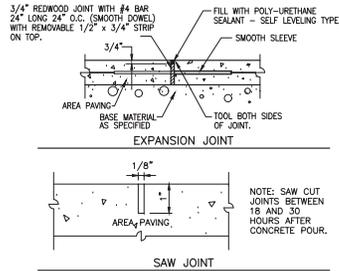
---	SILT FENCE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING WATER METER
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING MANHOLE
---	EXISTING POWER POLE
---	EXISTING CLEAN OUT
---	EXISTING ELEVATION
---	PROPOSED ELEVATION
---	TOP OF CURB ELEVATION
---	GUTTER ELEVATION
---	EXISTING GUTTER ELEVATION
---	PROPOSED CURB
---	EXISTING CURB
---	EXISTING FLOW LINE
---	PROPOSED FLOW LINE

NOTE: PAVEMENT SECTION PROVIDED WITHOUT GEOTECHNICAL REPORT. SECTION MAY BE REVISED UPON COMPLETION OF REPORT.

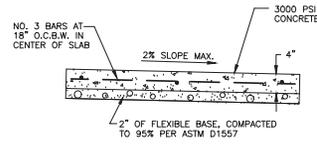


CONCRETE PAVEMENT JOINT NOTE:

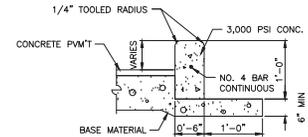
SAW JOINTS SHOWN @ 15' SPACING. EXPANSION JOINTS ONLY USED AT INTERFACE WITH EXISTING CONCRETE GUTTER AT DRIVEWAY.



NOTE: SAW/TOOL JOINTS 5'-0" O.C. EXPANSION JOINTS 20'-0" O.C.



NOTE: SAW JOINTS 10' ON CENTER AND EXP. JOINTS AT 40' ON CENTER. WHERE CURB ABUTS SIDEWALK JOINTS SHALL MATCH.



1
C6

CONCRETE PAVEMENT
NOT TO SCALE

2
C6

TYPICAL AREA CONCRETE JOINTS
NOT TO SCALE

3
C6

CONCRETE SIDEWALK
NOT TO SCALE

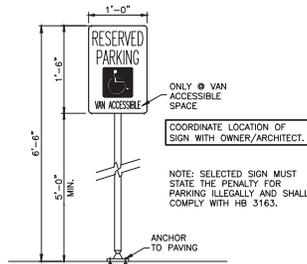
4
C6

RAISED CURB
NOT TO SCALE



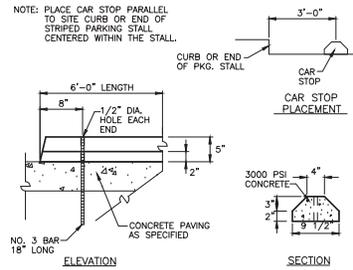
5
C6

ACCESSIBLE PARKING
NOT TO SCALE



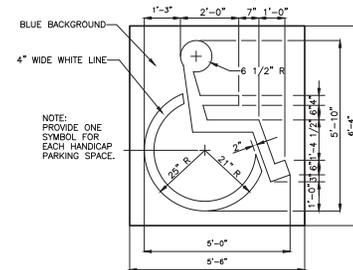
6
C6

RESERVED PARKING SIGN
NOT TO SCALE



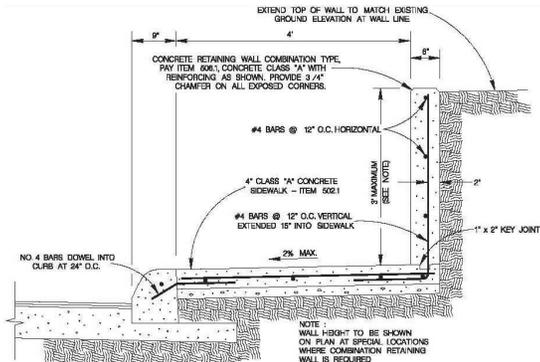
7
C6

CAR STOP
NOT TO SCALE



8
C6

PAINTED HANDICAP SYMBOL
NOT TO SCALE



9
C6

SIDEWALK / RETAINING WALL
NOT TO SCALE

REVISIONS:

24 WESTVIEW BLVD. SUITE 21000
DALLAS, TEXAS 75244-1822
PHONE 214-224-8418
FAX 214-224-0222

VILLAGOMEZ
ENGINEERING
COMPANY



TEAM/BOARD OF PROFESSIONAL ENGINEERS: FIRM REGISTRATION NO. 1588

SITE IMPROVEMENTS
1135 S. ST. MARY'S
SAN ANTONIO, TEXAS 78210
CIVIL DETAILS

THIS DOCUMENT ISSUED FOR REVIEW. NOT FOR PERMITTING, APPROVAL, PERMITTING, OR CONSTRUCTION.
JOSE VILLAGOMEZ, P.E.
LICENSE NO. 108149
10/28/21

JOB NO. 21-074
DATE 10/28/21
DESIGNER JV
DRAWN VR
SHEET C6

Renovation

Bluebonnet DPC

1135 S. St. Mary's

Construction Documents 08.20.2021

Project Number 2112501



ABBREVIATIONS

ABBREVIATION	TERM	HDWR	HARDWARE
AF	ABOVE FINISHED FLOOR	HR	HOLLOW METAL
ACOUS	ACOUSTICAL	HORIZ	HORIZONTAL
ACOUS INSUL	ACOUSTICAL INSULATION	HB	HOSE BIBB
ACOUS PNL	ACOUSTICAL PANEL	HR	HOUR
AGGR	AGGREGATE	HT	HEIGHT
AC	AIR CONDITIONING	ID	IDENTIFICATION
AHU	AIR HANDLING UNIT	ID	INSIDE DIAMETER
ALT	ALTERNATE	INSUL	INSULATION
ANOD	ANODIZED	INV	INVERT
ARCH	ARCHITECT/ARCHITECTURAL	JAN	JANITOR
AE	ARCHITECT/ENGINEER	JT	JOINT
AD	AREA DRAIN	KIT	KITCHEN
ASPH	ASPHALT	LBL	LABEL
AV	AUDIO VISUAL	LAM	LAMINATION
APPROX	APPROXIMATE	LAV	LAVATORY
BAL	BALANCE	LH	LEFT HAND
BM	BEAM	LHR	LEFT HAND REVERSE
BITUM	BITUMINOUS	LIB	LIBRARY
BLDG	BUILDING	LL	LONG LEG HORIZONTAL
BLK	BLOCK	LLV	LONG LEG VERTICAL
BD	BOARD	LVR	LOUVER
BOT	BOTTOM	MAX	MAXIMUM
BLVD	BOULEVARD	MECH	MECHANICAL
BTU	BRITISH THERMAL UNIT	MEMB	MEMBRANE
CAB	CABINET	MC	MEDICINE CABINET
CO	CASED OPENING	MH	MAN HOLE
CI	CAST IRON	MO	MASONRY OPENING
CLG	CEILING	MIN	MINIMUM
C	CENTER LINE	MTD	MOUNTED
C/C	CENTER TO CENTER	MTG	MOUNTING
CER TILE	CERAMIC TILE	MTL	METAL
CCTV	CLOSED CIRCUIT TELEVISION	NA	NOT APPLICABLE
CLO	CLOSET	NTC	NOT IN CONTRACT
COAX	COAXIAL CABLE	NTS	NOT TO SCALE
COL	COLUMN	NO	NUMBER
COMM	COMMUNICATION	NOM	NOMINAL
CONC	CONCRETE	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
CONN	CONNECTION	OPP	OPPOSITE
CONSTR	CONSTRUCTION	PTD	PAINTED
CJ	CONTROL JOINT	PR	PANEL
CONT	CONTINUOUS/CONTINUATION	PLAM	PLASTIC LAMINATE
CONTR	CONTRACT/CONTRACTOR	PLWOD	PLYWOOD
COORD	COORDINATE	PO	POLY
CORR	CORRUGATED	PR	POWER
CU FT	CUBIC FOOT	PRELIM	PRELIMINARY
DET	DETAIL	PREP	PREPARATION
DIFF	DIFFUSER	PROJ	PROJECTION
DM	DIMENSION	PA	PUBLIC ADDRESS
DC	DIRECT CURRENT	RR	RAILROAD
DW	DISHWASHER	REF	REFERENCE
DISTR	DISTRIBUTION	REF	REFER TO
DO	DITTO	REG	REGISTER
DH	DOUBLE HUNG	RESIL	RESILIENT
DN	DOWN	RA	RETURN AIR
DS	DOWNSPOUT	RHR	RIGHT HAND REVERSE
DR	DRAIN	RH	RIGHT HAND
DWR	DRAWER	RD	ROAD
DF	DRINK FOUNTAIN	RM	ROOM
EL	ELEVATION	RO	ROUGH OPENING
ELEC	ELECTRIC	SALV	SALVAGE
ELEV	ELEVATOR	SS	SANITARY SEWER
EMER	EMERGENCY	SCHED	SCHEDULE
ENG	ENGINE	SECT	SECTION
ENGR	ENGINEER	SHT	SHEET
ENTR	ENTRANCE	SIM	SIMILAR
EST	ESTIMATE	SK	SINK
EH	EXHAUST	SJ	SLIP JOINT
EXP	EXPANSION	SPEC	SPECIFICATION
EXP JT	EXPANSION JOINT	SB	SPLASH BLOCK
EXT	EXTERIOR	SO FT	SQUARE FOOT
FOC	FACE OF CONCRETE	SQ IN	SQUARE INCH
FOF	FACE OF FINISH	SST	STAINLESS STEEL
FOH	FACE OF MASONRY	STL	STEEL
FOS	FACE OF STUD	STL JST	STEEL JOIST
FEC	FIRE EXTINGUISHER CABINET	STOR	STORAGE
FHC	FIRE HOSE CABINET	SD	STORM DRAIN
FD	FLOOR DRAIN	STRUCT	STRUCTURAL
FIN FLR	FINISHED FLOOR	SUPPL	SUPPLEMENT
FLUOR	FLUORESCENT	SUSP	SUSPEND
FR	FRAME	SYM	SYMBOL
FURN	FURNITURE		
FURR	FURRING		
GA	GAGE		
GAL	GALLON		
GALV	GALVANIZED		
GENL CONTR	GENERAL CONTRACTOR		
GEN	GENERATOR		
GL	GLASS/GLAZING		
GYP			

REFERENCE SYMBOLS

	PLAN REFERENCE
	DOOR TAG
	ELEVATION REFERENCE
	GRID TAG
	LEVEL REFERENCE
	ROOM NUMBER AND NAME
	VIEW LABEL AND SCALE
	WINDOW TYPE REFERENCE
	SECTION REFERENCE
	CENTERLINE
	RATED WALL
	NON-RATED WALL
	INTERIOR ELEVATION REFERENCE
	NORTH ARROW
	REVISION TAG
	SPOT ELEVATION
	BREAK LINE

SHEET INDEX

G101	Cover Sheet
G103	Index, Symbols & Abbreviations
LS101	Texas Accessibility Standards
S100	Life Safety
S100	Site Plans
C1	Existing Site Survey
C2	New Site Plan
C3	Fire Protection Plan
C4	Grading Plan
C5	Erosion Control Plan
C6	Civil Details
A201	Floor Plan
A251	Finish Plan & Room Finish Schedule
A310	Reflected Ceiling Plans
A400	Exterior Elevations
A500	Door & Window Schedule
A700	Interior Elevations
A920	Typ. Window Flashing Details
E-001	Electrical Symbols and Abbreviations
E-201	Electrical Ceiling Plans - Lighting
E-301	Electrical Floor Plans - Power
E-501	Electrical Schedules
M-101	Mechanical Symbols and Abbreviations
M-201	Mechanical Floor Plan
M-301	Mechanical Schedules
M-401	Mechanical Specifications
P-001	Plumbing Symbols and Abbreviations
P-101	Plumbing Floor Plan
P-201	Plumbing Details
P-301	Plumbing Schedules
P-401	Plumbing Riser Diagrams
P-501	Plumbing Specifications

CODE REVIEW

Occupancies, Construction Type, and Area

Occupancy Classification: Group B, Business (Clinic) per 2018 IBC, 304

Construction Type: 5-B Existing exterior walls are to remain. No components are required to be noted. Fire separation distances do not require any walls to be noted.

Floor Area (Allowances), per 2018 IBC Table 1004.5:

Business: 150 gross sq ft per person

Egress

Required egress width is calculated by multiplying occupant load by 0.2 inches per occupant per IBC 2018, 1008.3.2

Per IBC 2018 Table 1006.2.1, one exit shall be provided where occupant load is less than 49, or where common path of travel is less than 100 feet.

Exit access travel distance is 200 feet for Type B occupancies without sprinkler system per IBC 2018 Table 101.7.2

Total Occupants: 6

Exit Required: 1

Exit Provided: 1

Accessible Means of Egress: All Egress paths are accessible

Fire

One portable fire extinguisher to be provided, as required by IBC 2018

Plumbing

Minimum number of required plumbing fixtures per IBC 2018 Table 2902.1. Per IBC 2018 2902.2(4) Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.

Business:

Water Closets: 1 per 25 for the first 50 = 1 Required

Urinals: 1 per 40 for the first 50 = 1 Required

Drinking Fountain: not required in small occupancies per 2018 IBC/IFC for occupant loads less than 15

LOCATION MAP



Work5Shop
www.work5shop.com
info@work5shop.com
123 parland place
san antonio tx 78209

Bluebonnet DPC

Renovation

1135 S. St. Marys

2112501

This document, authorized by Jay Loudon (registration #20100), is incomplete. Do not use for regulatory approval, permit, or construction.

REVISED

08.20.2021

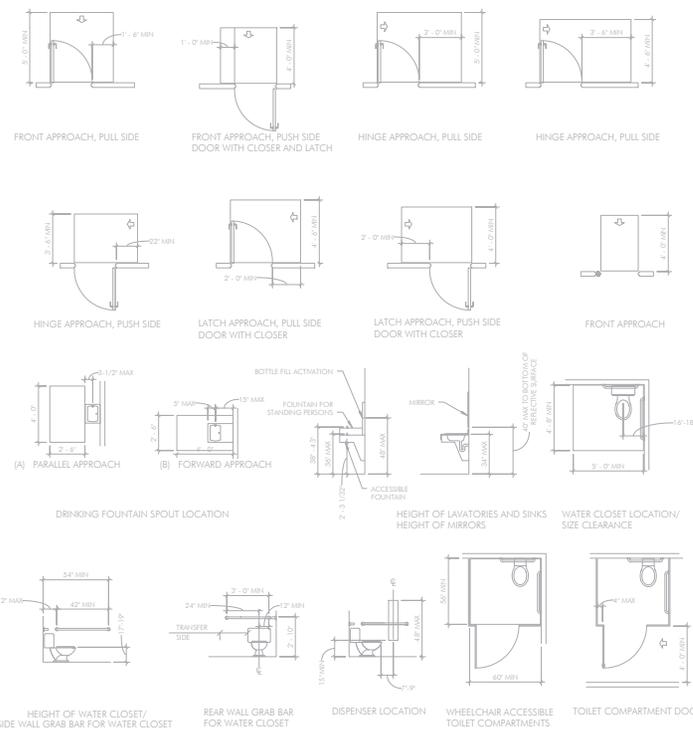
Construction Documents

Index, Symbols & Abbreviations

G101



Work5Shop
 www.work5shop.com
 info@work5shop.com
 123 parland place
 san antonio tx 78209



Bluebonnet DPC

Renovation

1135 S. St. Mary's

2112501

This document, authorized by Jay Loudon (registration #20100), is incomplete. Do not use for regulatory approval, permit, or construction.

REVISIONS	
NO.	DESCRIPTION

08.20.2021

Construction Documents

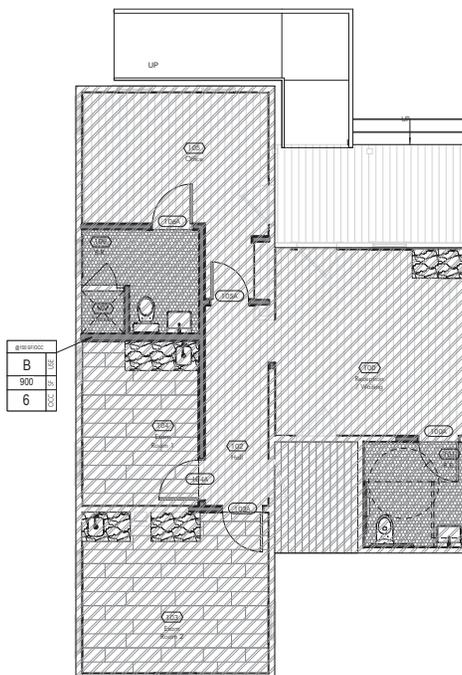
Texas Accessibility Standards

G103

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



Work5Shop
 www.work5shop.com
 info@work5shop.com
 123 parland place
 san antonio tx 78209



USE GROUP	B	USE	100
AREA	900	Sq	FT
LEVEL	6		

LIFE SAFETY LEGEND	
SYMBOL	DESCRIPTION
	OCC PER EGRESS
	USE GROUP
	AREA
	LEVEL
	OCC LOAD
DOOR/STAIR	
	OCCUPANT LOAD
	PROVIDED EGRESS WIDTH
	REQUIRED EGRESS WIDTH
DOOR/EGRESS	
	OCCUPANT LOAD
	PROVIDED EGRESS WIDTH
	REQUIRED EGRESS WIDTH
	PATH OF TRAVEL & DISTANCE
	EXIT LIGHT
	EXIT LIGHT WITH DIRECTIONAL ARROW
	FIRE EXTINGUISHER
	B - BUSINESS OFFICE
	S-2 ACCESSORY STORAGE

Bluebonnet DPC
 Renovation

1135 S. St. Mary's

2112501

This document, authorized by Jay Louden (registration #20100), is incomplete. Do not use for regulatory approval, permit, or construction.

08.20.2021

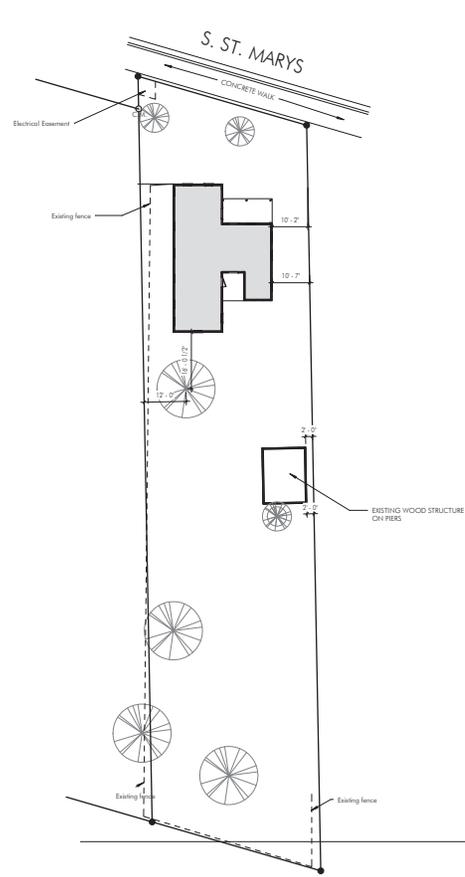
Construction Documents

Life Safety

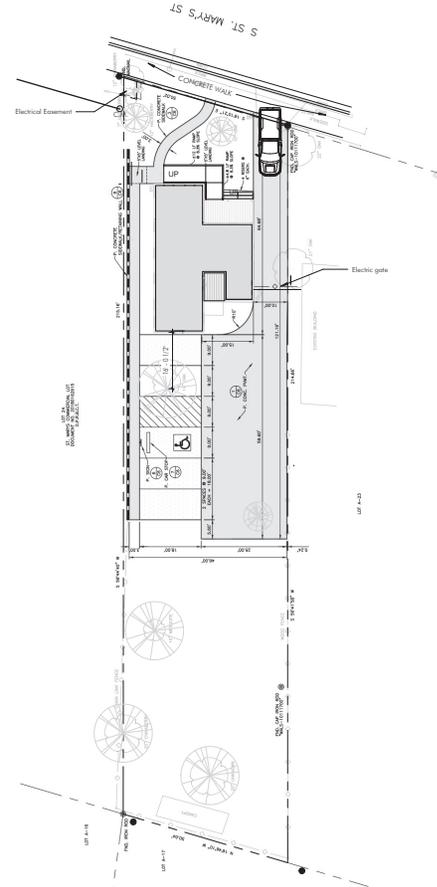
LS101

1 Level 1 Floor Plan Life Safety
 SCALE: 1/4" = 1'-0"

SITE PLAN SYMBOLS	
- IN-GROUND HOSE BIB LOCATIONS SHOWN ON THIS PLAN.	
- ALL IN-GROUND HOSE BIB & IRRIGATION CONTROL VALVE BOXES TO BE SET FLUSH W/ FINISH GRADE.	
- ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE OR STEEL EDGER.	
⊗	IN-GROUND HOSE BIB & IRRIGATION CONTROL VALVE BOX
○	SUBSURFACE CLEAN-OUT - LOCATE BELOW FINISH GRADE
+	NEW SHADE TREE - PLANT INSTALLATION AS REQ'D BY LANDSCAPE CONTRACTOR



1 Site Plan Existing
SCALE: 1/16" = 1'-0"



2 Site Plan New
SCALE: 1/16" = 1'-0"



Work5Shop
www.work5shop.com
info@work5shop.com
123 parland place
san antonio tx 78209

Bluebonnet DPC
Renovation

1135 S. St. Mary's

2112501

This document, authorized by Jay Louden (registration #20100), is incomplete. Do not use for regulatory approval, permit, or construction.

REVISIONS	
NO.	DESCRIPTION

08.20.2021

Construction Documents

Site Plans

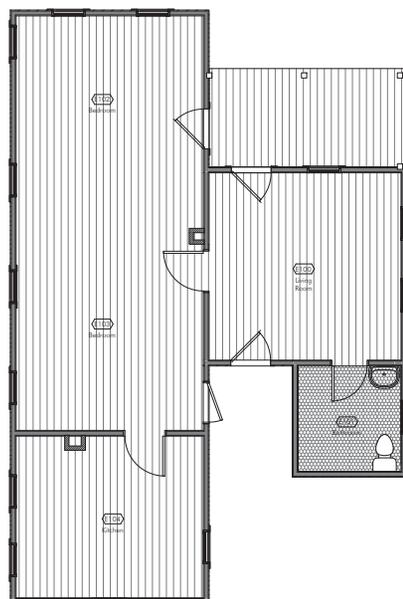
S100



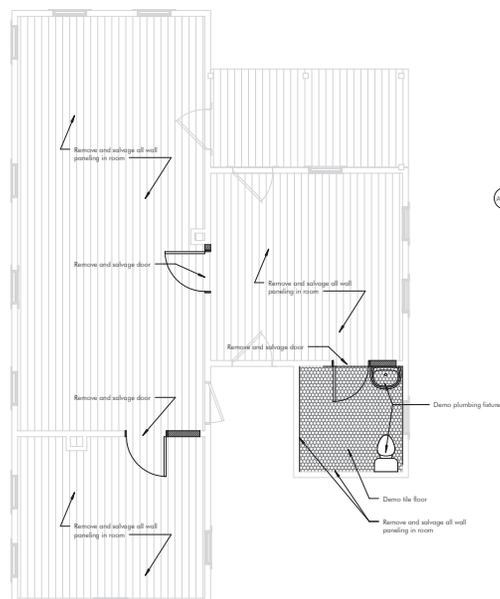
Work5Shop
 www.work5shop.com
 info@work5shop.com
 123 parland place
 san antonio tx 78209

GENERAL NOTES

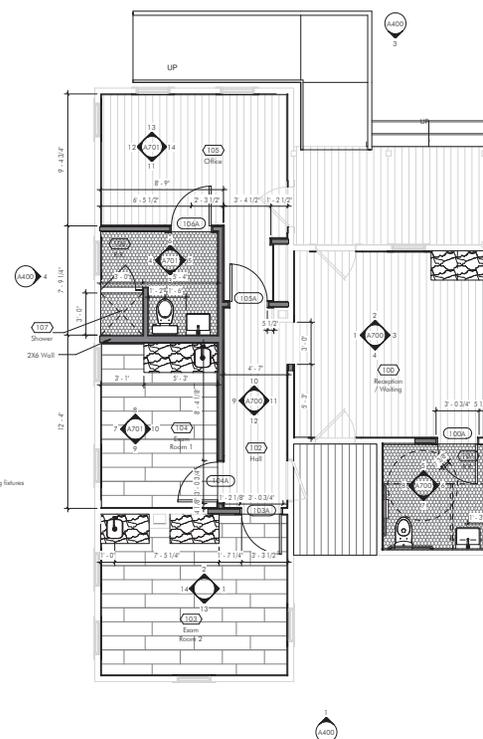
1. REPLACE ALL INTERIOR FINISHES AS NOTED ON THE SCHEDULE WITH FINISHES AS NOTED, PER FINISH NOTES AND ELEVATIONS.
2. ALL DIMENSIONS ARE TO FINISH MATERIALS, UNLESS NOTED OTHERWISE.
3. DO NOT SCALE FROM DRAWINGS. REQUEST CLARIFICATION FROM ARCHITECT IF NEEDED.
4. REFER TO FINISH PLAN AND ELEVATIONS FOR FINISHES IN EACH SPACE.
5. REFER TO THE DETAILS FOR ALL CODE RELATED REQUIREMENTS.
6. PATCH AND REPAIR ALL WALLS IN SCOPE OF WORK, AS SCHEDULED.
7. EXISTING DOORS TO BE PROTECTED DURING THE DURATION OF WORK AND TO REMAIN.
8. EXISTING FLOORS TO BE PROTECTED DURING THE DURATION OF WORK AND TO REMAIN.
9. EXISTING CEILINGS TO BE PROTECTED DURING THE DURATION OF WORK AND TO REMAIN.
10. EXISTING WINDOWS TO BE PROTECTED DURING THE DURATION OF WORK AND TO REMAIN.
- 11.



3 Level 1 Floor Plan Existing
 SCALE: 1/4" = 1'-0"



2 Level 1 Floor Plan Demo
 SCALE: 1/4" = 1'-0"



1 Level 1 Floor Plan New
 SCALE: 1/4" = 1'-0"

Bluebonnet DPC
 Renovation

1135 S. St. Mary's

2112501

This document, authorized by Jay Louden (registration #20100), is incomplete. Do not use for regulatory approval, permit, or construction.

DATE	ISSUE	REVISION

08.20.2021

Construction Documents

Floor Plan

A201



Work5Shop
www.work5shop.com
info@work5shop.com
123 parland place
san antonio tx 78209

Bluebonnet DPC
Renovation

1135 S. St. Mary's

2112501

This document, authorized by Jay Louden (registration #20100), is incomplete. Do not use for regulatory approval, permit, or construction.

REVISIONS		
NO.	DATE	DESCRIPTION

08.20.2021

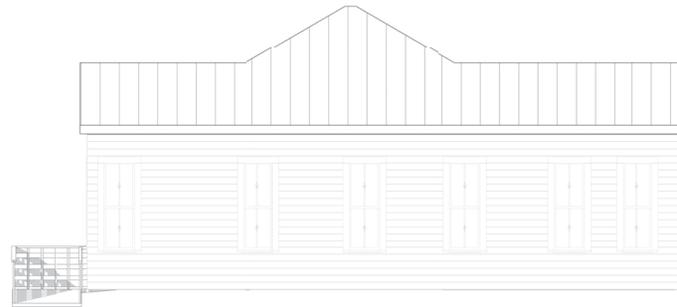
Construction
Documents

Exterior
Elevations

A400



3 Elevation 3 - a
SCALE: 1/4" = 1'-0"



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



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



2 Elevation 2 - a
SCALE: 1/4" = 1'-0"

Window Schedule				
Mark	Width	Height	Sill Height	Comments
202.338	2' - 4 1/2"	6' - 6"	2' - 1 1/2"	Existing to remain, repair and repaint as needed.
202.339	2' - 4 1/2"	6' - 6"	2' - 1 1/2"	Existing to remain, repair and repaint as needed.
202.340	2' - 4 1/2"	6' - 6"	2' - 1 1/2"	Existing to remain, repair and repaint as needed.
202.341	2' - 4 1/2"	6' - 6"	2' - 1 1/2"	Existing to remain, repair and repaint as needed.
202.342	2' - 4 1/2"	6' - 6"	2' - 1 1/2"	Existing to remain, repair and repaint as needed.
202.343	2' - 4 1/2"	6' - 6"	2' - 1 1/2"	Existing to remain, repair and repaint as needed.
202.344	2' - 4 1/2"	6' - 6"	2' - 1 1/2"	Existing to remain, repair and repaint as needed.
202.346	2' - 4 1/2"	6' - 6"	2' - 1 1/2"	Existing to remain, repair and repaint as needed.
202.350	2' - 4 1/2"	6' - 6"	2' - 1 1/2"	Existing to remain, repair and repaint as needed.
202.351	2' - 4 1/2"	6' - 6"	2' - 1 1/2"	Existing to remain, repair and repaint as needed.
202.353	2' - 4 1/2"	6' - 6"	2' - 1 1/2"	Existing to remain, repair and repaint as needed.
202.354	2' - 4 1/2"	6' - 6"	2' - 1 1/2"	Existing to remain, repair and repaint as needed.
202.355	2' - 4 1/2"	6' - 6"	2' - 1 1/2"	Existing to remain, repair and repaint as needed.
202.356	2' - 4 1/2"	6' - 6"	2' - 1 1/2"	Existing to remain, repair and repaint as needed.

Door Schedule								
Mark	Size		Panel		Frame		Lock	Comments
	Width	Height	Material	Finish	Material	Finish		
	2' - 6"	8' - 0"						
100A	2' - 10"	6' - 8"	Wood		Wood			
103A	2' - 10"	6' - 8"	Wood		Wood			
104A	2' - 10"	6' - 8"	Wood		Wood			
105A	2' - 8"	6' - 8"	Wood		Wood			
106A	2' - 10"	6' - 8"	Wood		Wood			
106H	2' - 10"	6' - 8"						
596	2' - 10"	6' - 8"						
604	2' - 9 1/2"	6' - 8"	Wood		Wood			
605	2' - 9 1/2"	6' - 8"						
610	2' - 10"	6' - 8"						
626	2' - 10"	6' - 8"						
628	2' - 10"	6' - 8"						
631	0' - 0"	0' - 0"						
633	2' - 10"	6' - 8"						
639	2' - 8"	6' - 8"						
641	2' - 10"	6' - 8"			Wood			



Work5Shop
www.work5shop.com
info@work5shop.com
123 parland place
san antonio tx 78209

Bluebonnet DPC
Renovation
1135 S. St. Mary's

2112501

This document, authorized by Jay Louden (registration #20100), is incomplete. Do not use for regulatory approval, permit, or construction.

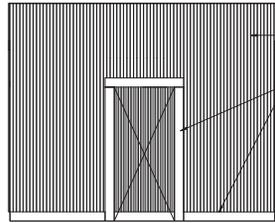
REVISED
DATE ISSUED SUBMITTED

08.20.2021

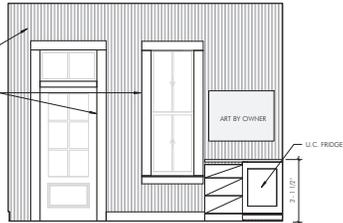
Construction Documents

Door & Window Schedule

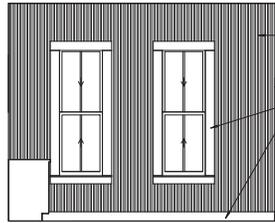
A500



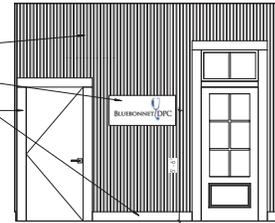
1 Lobby 1
SCALE: 3/8" = 1'-0"



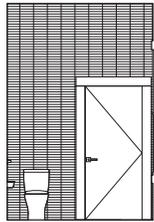
2 Lobby 2
SCALE: 3/8" = 1'-0"



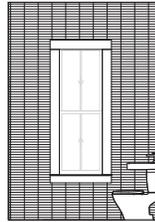
3 Lobby 3
SCALE: 3/8" = 1'-0"



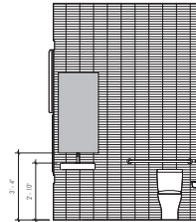
4 Lobby 4
SCALE: 3/8" = 1'-0"



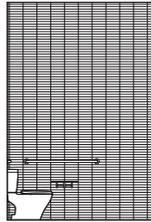
5 R.R. 1
SCALE: 3/8" = 1'-0"



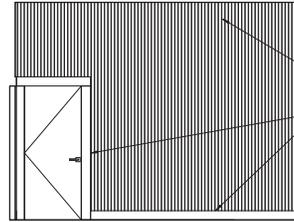
6 R.R. 2
SCALE: 3/8" = 1'-0"



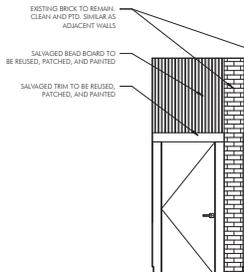
7 R.R. 3
SCALE: 3/8" = 1'-0"



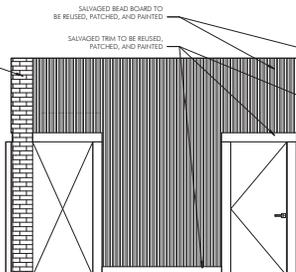
8 R.R. 4
SCALE: 3/8" = 1'-0"



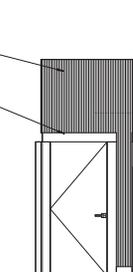
9 Corridor 1
SCALE: 3/8" = 1'-0"



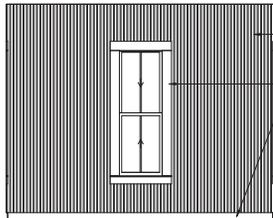
10 Corridor 2
SCALE: 3/8" = 1'-0"



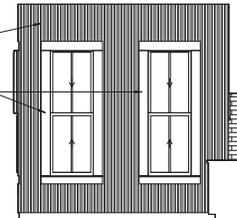
11 Corridor 3
SCALE: 3/8" = 1'-0"



12 Corridor 4
SCALE: 3/8" = 1'-0"



13 Exam Room 2.1
SCALE: 3/8" = 1'-0"



14 Exam Room 2.2
SCALE: 3/8" = 1'-0"



WorkShop
www.workshop.com
info@workshop.com
123 parkland place
san antonio tx 78209

Bluebonnet DPC
Renovation

1125 S. St. Mary's

2112501

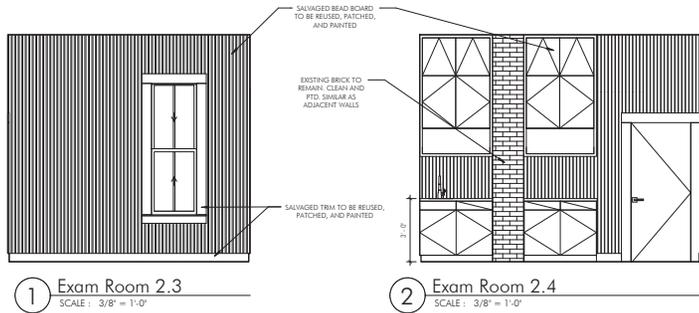
This document, authorized by Jay Louden (registration #20100), is incomplete. Do not use for regulatory approval, permit, or construction.

08.20.2021

Construction Documents

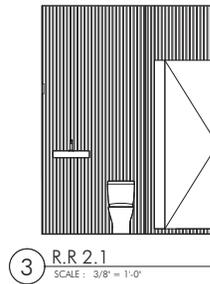
Interior Elevations

A700

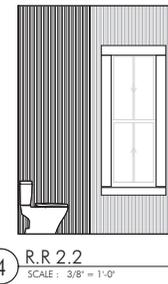


1 Exam Room 2.3
SCALE: 3/8" = 1'-0"

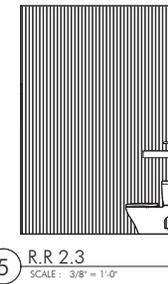
2 Exam Room 2.4
SCALE: 3/8" = 1'-0"



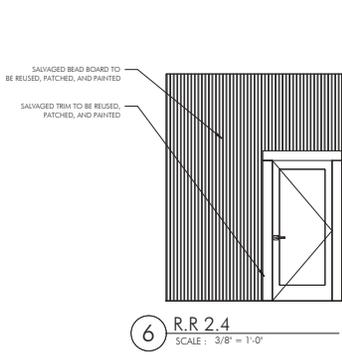
3 R.R. 2.1
SCALE: 3/8" = 1'-0"



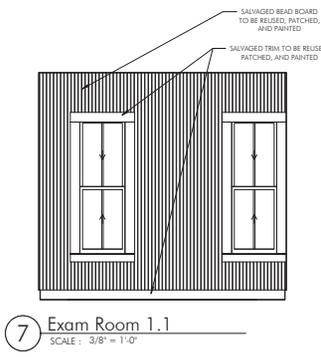
4 R.R. 2.2
SCALE: 3/8" = 1'-0"



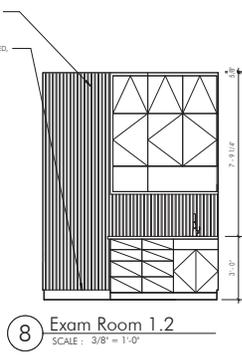
5 R.R. 2.3
SCALE: 3/8" = 1'-0"



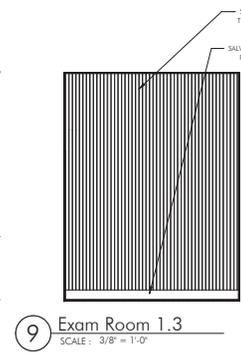
6 R.R. 2.4
SCALE: 3/8" = 1'-0"



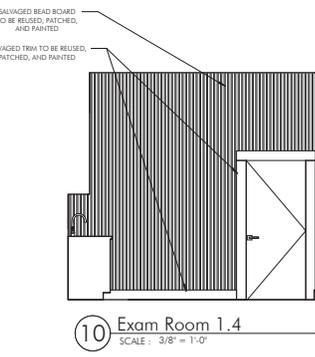
7 Exam Room 1.1
SCALE: 3/8" = 1'-0"



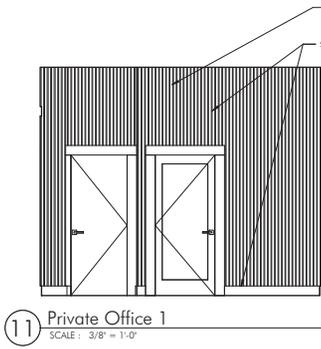
8 Exam Room 1.2
SCALE: 3/8" = 1'-0"



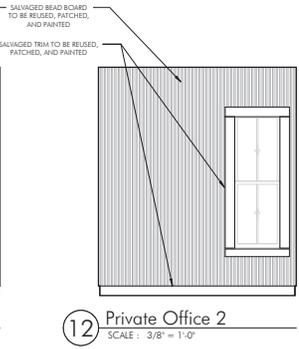
9 Exam Room 1.3
SCALE: 3/8" = 1'-0"



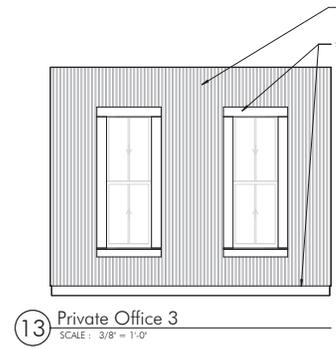
10 Exam Room 1.4
SCALE: 3/8" = 1'-0"



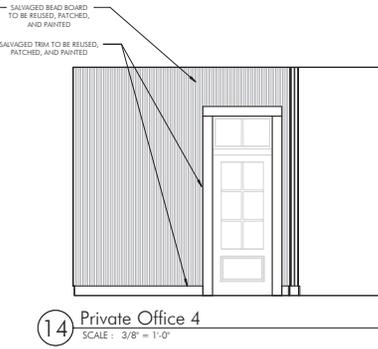
11 Private Office 1
SCALE: 3/8" = 1'-0"



12 Private Office 2
SCALE: 3/8" = 1'-0"



13 Private Office 3
SCALE: 3/8" = 1'-0"



14 Private Office 4
SCALE: 3/8" = 1'-0"



Work5Shop
www.work5shop.com
info@work5shop.com
123 parland place
san antonio tx 78209

Bluebonnet DPC
Renovation

1135 S. St. Mary's

2112501

This document, authorized by Jay Loudon (registration #201100), is incomplete. Do not use for regulatory approval, permit, or construction.

DATE	ISSUE	DESCRIPTION

08.20.2021

Construction Documents

Interior Elevations

A701



Work5Shop
www.work5shop.com
info@work5shop.com
123 parland place
san antonio tx 78209

Bluebonnet DPC
Renovation

1135 S. St. Mary's

2112501

This document, authorized by Jay Louden (registration #20100), is incomplete. Do not use for regulatory approval, permit, or construction.

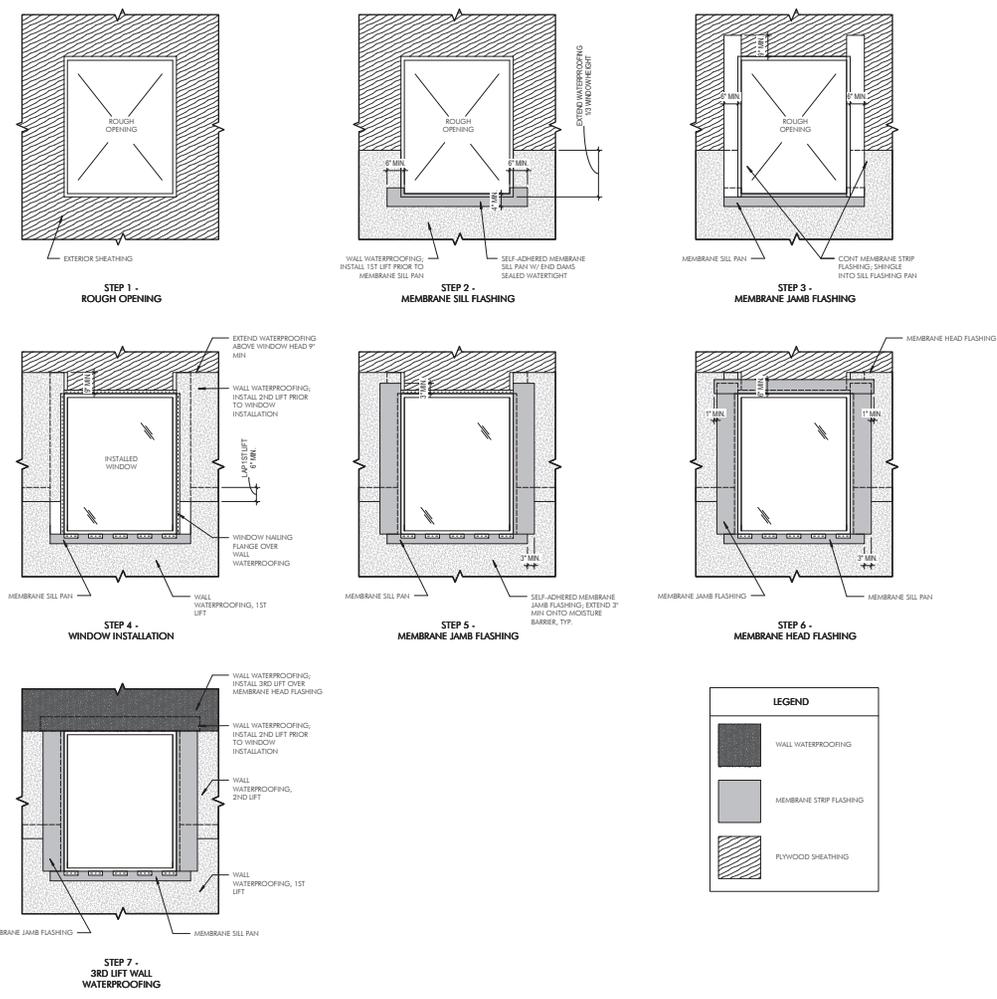
REVISION	
DATE	DESCRIPTION

08.20.2021

Construction Documents

Typ. Window Flashing Details

A920



1 TYPICAL WINDOW FLASHING DETAIL