HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO:	**2020-555**
ADDRESS:	505 E TRAVIS ST
LEGAL DESCRIPTION:	NCB 421 BLK 24 LOT E IRR 52.13 FT OF 1 & E IRR 49.72 FT OF S 31.19 OF 2
ZONING:	D,HL
CITY COUNCIL DIST.:	1
LANDMARK:	Individual Landmark
APPLICANT:	Scott Welty/Welty Architecture LLC
OWNER:	Walter Baudier/505 TRAVIS BUILDING LLC
TYPE OF WORK:	Exterior modifications, construction of a rooftop addition
APPLICATION RECEIVED:	December 03, 2020
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

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

1. Remove an existing rooftop addition and mechanical systems and construct a partial rooftop addition.
2. Restore previously-enclosed window openings on ancillary facades.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

Historic Design Guidelines, Chapter 3,Guidelines for Additions

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.

FINDINGS:

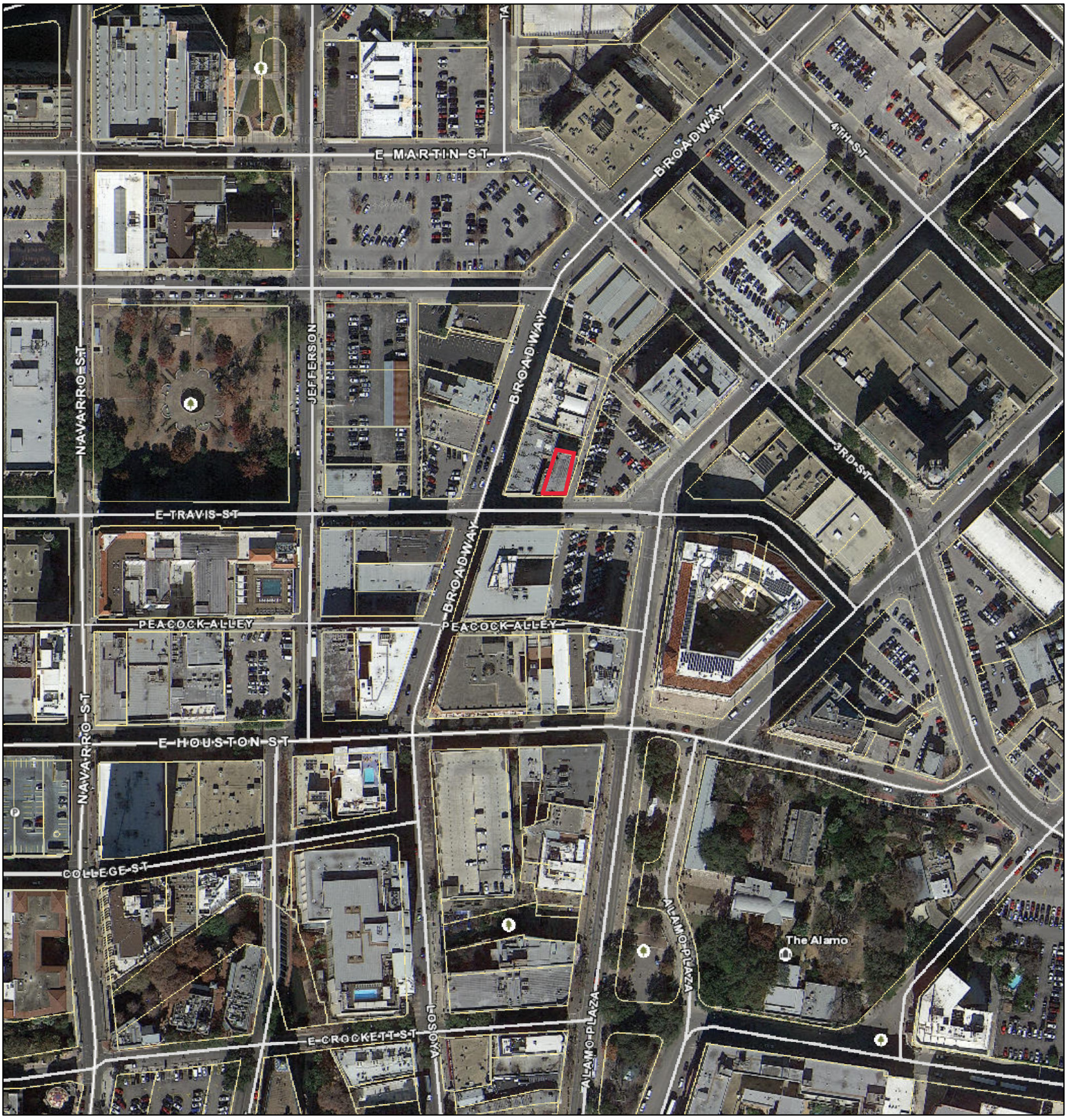
a. The primary structure at 505 E Travis is a 3-story brick and cast concrete two-part commercial block building with basement attributed to Atlee B. Ayres and constructed c. 1914 for the San Antonio Light. The structure features brown brick with decorative cream-colored terra cotta belt courses, braces, frieze, and cartouche. The original first floor storefront configuration has been removed and modified. The structure is an individually listed local landmark.
b. OPENING MODIFICATIONS – The applicant has proposed to reopen previously-enclosed openings on an ancillary side façade. The openings will feature relocated original two over two steel windows or new steel windows to closely match the remaining original windows in profile, materiality, configuration, inset, and detailing. Based on the proposed proportion, location, and fenestration pattern, staff finds the proposal consistent with the Guidelines.
c. ROOFTOP ADDITION: LOCATION – The applicant has proposed to construct an addition on rooftop of the historic structure. According to Guideline 1.A.iv, setbacks and siting of the addition should incorporate a clear visual distinction between old and new building forms. The addition is set back from the primary façade and parapet. Staff finds that the addition location consistent with the Guidelines.
d. ROOFTOP ADDITION: SCALE – The proposed partial rooftop addition is 1-story. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 1-story structure consistent with the Guidelines in terms of height. Staff finds that the addition's scale is consistent with the Guidelines, and its siting result it its minimized visibility from the public right-of-way.
e. ROOFTOP ADDITION: MATERIALITY – The applicant has proposed to use painted plaster and stucco walls and a metal storefront window and door system. According to the Guidelines, materials that are compatible in type, color, and texture and distinguish the addition from the historic structure should be used whenever possible. Staff finds this materiality appropriate based on the location and scale of the addition.
f. ROOFTOP ADDITION: FENESTRATION – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. The proposed fenestration pattern is similar to the storefront system on the first floor. Staff generally finds the requested fenestration pattern to be appropriate with the stipulations listed in the recommendation.
g. ROOFTOP ADDITION: ARCHITECTURAL DETAILS – According to the Guidelines, architectural details that are in keeping with the architectural style of the original structure should be incorporated or feature contemporary interpretations of original features. 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 proposal consistent with the Guidelines.
h. ADMINISTRATIVE APPROVAL – The application submission may include documentation that qualifies for administrative approval, including the replacement of non-original windows on the front façade with historically appropriate windows; replacement of the non-original storefront system in-kind; brick façade repair; repainting of previously-painted surfaces; and the repair of the two over two steel windows on ancillary facades, which are possibly original.

RECOMMENDATION:

Item 1, Staff recommends approval of the opening modifications based on finding b with the following stipulations:
i. That the applicant submits final material specifications for the windows to be used. Windows should match the existing steel windows on the same façade in size, configuration, style, detailing, and inset.

Item 2, Staff recommends approval of the rooftop addition based on findings c through g with the following stipulations:
i. That the applicant submits final material specifications for all exterior materials to be used prior to the issuance of a Certificate of Appropriateness.
ii. That all roof vents and mechanical systems are properly screened in accordance with the UDC.

City of San Antonio One Stop



January 14, 2021

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LOANS
505
suite 102
102
FOR LEASE


LOANS
102
FOR LEASE


FOR LEASE

FOR LEASE
210-386-3970
JeremyJessop.c
LOANS
ONE WAY

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

FRONT COVER PERSPECTIVE

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS

SEAL 10-21-2020

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DRAWING SHEET LIST

DRAWINGS ISSUE DATE : OCTOBER 8, 2020

Sheet	Sheet Name
G001	COVER SHEET
G100	CODE SUMMARY PLANS
G101	FIRE PROTECTION SITE PLAN
G200	AREA PLANS
D100	DEMO BASEMENT AND FIRST FLOOR PLAN
D101	DEMO SECOND AND THIRD FLOOR PLAN
D102	DEMO ROOF PLAN
D103	DEMO ELEVATION ALAMO ST. SIDE
D204	DEMO WEST ELEVATION
S101	STRUCTURAL - GENERAL STRUCTURAL NOTES AND REMOVAL PLAN
S102	STRUCTURAL - REMOVAL PLANS
S103	STRUCTURAL - REMOVAL DETAILS
S104	STRUCTURAL - ROOF BEAM AND SLAB DETAILS
S105	STRUCTURAL - ROOF BEAM AND ANCHORAGE DETAILS
S106	STRUCTURAL - ROOF BEAM AND ANCHORAGE DETAILS
S107	STRUCTURAL - ROOF AND BEAM SLAB DETAILS
S108	STRUCTURAL - ROOF AND BEAM SLAB DETAILS
S109	STRUCTURAL PARAPET WALL AND GEOFOAM DETAILS
S110	STRUCTURAL PENTHOUSE FRAMING DETAILS
S111	STRUCTURAL MISC. DETAILS
S112	STRUCTURAL TYPICAL PLUMBING TRENCH DETAILS
S113	STRUCTURAL TYPICAL PLUMBING TRENCH DETAILS
S114	STRUCTURAL TYPICAL SIDEWALK BEAM AND SLAB REPAIR
A001	SCHEDULES - ROOM AND WALL TYPES
A002	DOOR AND WINDOW SCHEDULE
A050	SITE PLAN
A100	BASEMENT PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	ROOF PLAN
A111	ROOF DETAILS LIQUID APPLIED AT ROOF DECK
A112	ROOF DETAILS - TPO AT NEW ROOFTOP ADDITION
A121	DIMENSIONED PLANS
A122	DIMENSIONED PLANS 2ND AND 3RD FLOORS
A123	DIMENSIONED PLAN 4TH FLOOR
A200	EXTERIOR ELEVATIONS
A203	REAR ELEVATIONS
A300	GENERAL SECTIONS
A301	GENERAL SECTIONS
A302	GENERAL SECTIONS
A303	ROOFTOP ELEVATIONS
A401	ENLARGED BUILDING SECTION
A501	ENLARGED FLOOR PLANS AT ELEVATOR AND STAIR
A502	ENLARGED STAIR PLANS AND STAIR DETAILS
A503	ENLARGED SECTION AT STAIR AND ELEV
A504	ENLARGED PLAN AT ADA UNIT
A900	SPECIFICATIONS
A901	SPECIFICATIONS
MEP1	MEP SPECIFICATIONS
MEP2	MEP SPECIFICATIONS
M100	BASEMENT FLOOR PLAN - MECHANICAL
M101	FIRST FLOOR PLAN - MECHANICAL
M102	SECOND FLOOR PLAN - MECHANICAL
M103	THIRD FLOOR PLAN - MECHANICAL
M104	FOURTH FLOOR PLAN - MECHANICAL
M105	PENTHOUSE ROOF PLAN - MECHANICAL
M201	ASSEMBLY DIAGRAMS - MECHANICAL
M301	SCHEDULES - MECHANICAL
M302	CODE ANALYSIS - MECHANICAL

Sheet	Sheet Name
E100	BASEMENT PLAN - POWER
E101	FIRST FLOOR PLAN - POWER
E102	SECOND FLOOR PLAN - POWER
E103	THIRD FLOOR PLAN - POWER
E104	ROOF LEVEL PLAN - POWER
E200	BASEMENT PLAN - LIGHTING
E201	FIRST FLOOR PLAN - LIGHTING
E202	SECOND FLOOR PLAN - LIGHTING
E203	THIRD FLOOR PLAN - LIGHTING
E204	ROOF LEVEL PLAN - LIGHTING
E300	ELECTRICAL DISTRIBUTION DIAGRAM
E301	SCHEDULES - ELECTRICAL
E400	PANELBOARD SCHEDULES
E401	PANELBOARD SCHEDULES
E402	PANELBOARD SCHEDULES
E403	PANELBOARD SCHEDULES
A8.0	WINDOW DETAIL AND SPECIFICATIONS
A8.1	INTERIOR DOORS AND TRIM
A8.2	WINDOW DETAILS
Z6.1	SITELINE STUDIES 2
Z6.2	SITELINE STUDIES 2
P100.1	BASEMENT FLOOR PLAN - UNDERGROUND - PLUMBING
P100.2	BASEMENT FLOOR PLAN - WASTE & VENT - PLUMBING
P100.3	BASEMENT FLOOR PLAN - WATER & GAS - PLUMBING
P101	FIRST FLOOR PLAN - PLUMBING
P102	SECOND FLOOR PLAN - PLUMNBING
P103	THIRD FLOOR PLAN - PLUMBING
P104	ROOF LEVEL PLAN - PLUMBING
P200	SCHEDULES & DETAILS - PLUMBING
P201	TYPICAL ENLARGED PLANS
P301	BUILDING ISOMETRIC - PLUMBING
P302	BUILDING ISOMETRIC WATER AND GAS - PLUMBING
FP101	BASEMENT & FIRST FLOOR - FIRE PROTECTION
FP102	SECOND & THIRD FLOOR - FIRE PROTECTION
FP103	FOURTH FLOOR & RISER DIAGRAM - FIRE PROTECTION

BUILDING DESCRIPTION

Building will be renovated throughout the existing structure and a new rooftop addition added at the 4th story above grade plane. The building will be a R-1 residential occupancy for short term rental units containing 16 guestrooms and 2 commercial mercantile spaces. The sleeping units will be transient, short-term rentals.

Structure is built as a **Type IIA, PROTECTED CONCRETE FRAME, FLOOR AND ROOF WITH MASONRY EXTERIOR WALLS.**

Building is 120/208V, 3Phase

1914 Date of Original Building
1951 Date of Exterior and Interior Renovations
1980 Date of last renovation to the interior

SCOPE OF WORK

Renovation and Rooftop Addition - Alteration Level 3 of the existing building as indicated in the following drawings.

Scope includes new electrical, mechanical, plumbing, toilet room, kitchen and seating area as decribed in the following drawings.

DESCRIBE SCOPE OF WORK

OCCUPANCY: R1 WITH 17 GUESTROOMS (SHORT TERM RENTALS)
OCCUPANCY: A2 OCCUPANCY AT FIRST FLOOR.
OCCUPANCY: A2 OCCUPANCY AT 4TH FLOOR.

CHANGE OF USE FROM BUSINESS TO RESIDENTIAL/ASSEMBLY

(1) TYPE ACESSIBLE UNIT

SPRINKLRED STRUCTURE = NFPA 13

MONITORED FIRE ALARM SYSTEM

NATIONAL PARK SERVICE FEATURE SUMMARY

ALL WORK SHALL BE PERFORMED PER THE SECRETARY OF THE INTERIOR'S STANDARDS, WEBSITE: https://www.nps.gov/tps/how-to-preserve/briefs.htm 1

EXTERIOR MASONRY CLEANING: AT GRAFFITI AND STAINED LOCATIONS, UNPAINTED EXTERIOR MASONRY SHALL BE CLEANED PER NPS PRESERVATION BRIEF 1, "ASSESSING CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC BUILDINGS".
MASONRY REPAIR: REPOINTING OF MORTAR JOINTS SHALL BE COMPLETED PER NPS PRESERVATION BRIEF 2, "REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS". AT LOCATIONS WHERE THE EXISTING BRICK IS INFILLED OR REMOVED, MASONRY SHALL BE TOOTHED IN AND REPOINTED AS NEEDED TO COMPLETE THE INSTALLATION.
EXTERIOR WINDOWS: EXISTING SIDE AND REAR FACADE: STEEL WINDOWS AT SIDE AND REAR OF EXISTING BUILDING. EXISTING STEEL WINDOWS SHALL BE REWORKED IN ORDER TO ACHIEVE A WORKING CONDITION. EXISTING GLAZING SHALL BE REMOVED AND REPLACED WITH 1/4" CLEAR LAMINATED GLASS.
EXTERIOR WINDOWS: EXISTING FRONT FACADE: EXISTING EXTRUDED ALUMINUM WINDOWS SHALL BE REMOVED AND REPLACED WITH NEW ALUMINUM CLAD 1/1 WINDOWS.
STOREFRONT ALTERATIONS: EXISTING BRUSHED ALUMINUM STOREFRONT AT THE FRONT FACADE SHALL BE REMOVED AND REPLACED WITH A NEW ALUMINUM STOREFRONT SYSTEM IN THE SAME OPENING AS THE EXISTING SYSTEM.
INTERIOR PARTITIONS, TRIM AND FINISHES: INTERIOR ENTRY LOBBY TERRAZZO FLOORING, BRICK WALL, MARBLE BASEBOARDS, CURVED WALL, STAIRS AND ELEVATOR WALLS SHALL REMAIN IN PLACE AND SHALL BE RESTORED. INTERIOR WALL AND CEILING FINISHES SHALL BE PLASTER OR GYPSUM BOARD WITH APPLIED WOOD TRIM. WOOD TRIM SHALL BE RETAINED AND RESTORED AT THE EXTERIOR WINDOWS.
HVAC SYSTEM DESIGN: THE HVAC SYSTEM SHALL BE DESIGNED TO BE A FINISHED DESIGN CONCEALED ABOVE THE CEILING SYSTEM.
NEW ROOFTOP ADDITIONS: A LIMITED ROOFTOP ADDITION SHALL BE CONSTRUCTED ON TOP OF THE EXISTING CONCRETE SLAB AT THE CURRENT ROOF SYSTEM. THE ROOFTOP ADDITION IS LIMITED TO A PORTION OF THE WESTERN SIDE OF THE BUILDING. THE ADDITION SHALL BE ONE-STORY AND SHALL BE CONSTRUCTED WITH A FLAT ROOF. NEW STOREFRONT WINDOW SYSTEMS, AND PLASTER WALLS.
TERRA COTTA: TERRA COTTA REPAIR SHALL BE COMPLETED PER NPS PRESERVATION BRIEF #7 1

CODE REFERENCES

Applicable Design Codes: https://www.sanantonio.gov/DSD/Resources/Codes#176641875-codesordinances

2018 International Building Code, IBC
2018 International Existing Building Code, IEBC
2018 International Residential Code, IRC
2018 International Fire Code, IFC
2018 International Mechanical Code, IMC
2018 International Plumbing Code, IPC
2018 International Fuel Gas Code, IFGC
2018 International Energy Conservation Code, IECC
2017 National Electrical Code, NEC
2018 San Antonio Property Maintenance Code (based on the 2018 International Property Maintenance Code)
TDLR Architectural Barriers Act 2012 Texas Accessibility Standards (TAS 202.5 Existing Buildings and Facilities)

DESIGN DATA - EXISTING AND ADDITION

Design Loads: IBC 2018 and ASCE 7-10
Private Rooms and Corridors, Live Load: **40psf**
Public Rooms and Corridors, Live Load: **40psf**
Occupiable Roofs (Assembly): **100psf**
Assembly Areas: **100psf**
Roof Live Loads: **20psf**
Stairs: Live Load: **100 psf**
Handrail and Guardrail: **200lbs point load**

Deflection Limitations:
Floor Members: **L/480**
Roof Members: **L/240**
Walls with Stucco: **H/360**
Interior Partitions: **L/360**

Wind Design Data: per IBC Sec. 1609.3
Ultimate Wind Speed:
Nominal Design Wind Speed: Risk Category: II
Wind Exposure Category: Applicable Internal Pressure Coefficient:
Components & Cladding Wind Pressure:

Flood Design Data
Flood Zone:X

ZONING INFORMATION

Municipal Address: **505 E. TRAVIS STREET, SAN ANTONIO, TX**
CoSA Addresses Address Key: 489135
CoSA Parcels Parcel Key: 1567 1

Zoning District: **"DL" DOWNTOWN**
The building is a city of San Antonio District Landmark.

Bounding Streets: **E. TRAVIS ST (Front)**
3RD STREET (Rear)
N. ALAMO STREET (East Side)
BROADWAY STREET (West Side)

Area and Setback Regulations: **NONE PER "D" DISTRICT**

Parking Requirements: **WAIVED PER "D" DISTRICT**

Bicycle Parking Requirements 17 UNITS * 25% =4.25 = 5 BIKE SPACES REQ'D (2 PROVIDED ON SIDEWALK, 4 IN BASEMENT

LOT SIZE: 3767 SF

D Downtown District (Sec. 35-310.11)
This zone provides concentrated downtown retail, service, office and mixed uses in the existing central business district. There are no building size or height limitations, and parking requirements are waived. Examples of permitted uses: bar/tavern, indoor theater, taxi & limousine service, **residential uses, hotel**, art gallery and/or studio, offices (no restrictions on square footage unless otherwise prescribed), and telephone equipment infrastructure.

Area Schedule (IBC Gross Building)

Name	Area	Comments
BASEMENT GROSS AREA	3,974 SF	R1 OCCUPANCY
1ST FLOOR GROSS AREA	3,397 SF	R1 AND A2 OCCUPANCY
SECOND FLOOR GROSS AREA	3,546 SF	R1 OCCUPANCY
THIRD FLOOR GROSS AREA	3,546 SF	R1 OCCUPANCY
FOURTH FLOOR ADDITION	1,368 SF	A2 OCCUPANCY
Grand total: 5	15,830 SF	

CODE DATA

OCCUPANCY CLASSIFICATION: MIXED OCCUPANCY

GROUP R-1: APARTMENTS, INCLUDING WASTE COLLECTION ROOM (INCIDENTAL USE); MECHANICAL ROOM, (INCIDENTAL USE), GYM AT BASEMENT FLOOR IS ACCESSORY TO RESIDENTIAL OCCUPANCY.

ASSEMBLY (A2 RESTARAUNT/BAR): FUTURE LEASE SPACE AT 1ST FLOOR AND 4TH FLOOR.

SEPERATION OF OCCUPANCIES:
1 HR SEPERATION PROVIDED BETWEEN GROUP A AND GROUP R1 (PROTECTED BY SPRINKLER)

CONSTRUCTION TYPE:
TYPE IIA (SECTION 606 TABLE 601)

ALLOWABLE AREA PER 503
GROUP R1: **72,000 SF**
GROUP A2: **46,500 SF** *(MOST RESTRICTIVE)*

BUILDING HEIGHT/STORIES:
39'-0" / 3 STORIES ACTUAL - 85' / 5 STORIES MAX PER GROUP R1
50'-1" / 4 STORY ACTUAL - 85' / 4 STORIES MAX PER GROUP A

FIRE PROTECTION:
FULLY SPRINKLERED PER NFPA 13

FIRE ALARM AND DETECTION SYSTEM:
A SUPERVISED FIRE ALARM SYSTEM WILL BE INSTALLED THROUGHOUT

EXITS:
2 EXIT STAIRS PROVIDED @ 44" WIDTH EACH
EXIT TRAVEL DISTANCE: 250' 200' (FROM APARTMENT TO NEAREST EXIT)
COMMON PATH OF TRAVEL: 125'
MAXIMUM DEAD END: 20'

EGRESS WIDTH:
.2 DOOR (36 OCCUPANTS/FLOOR = 36*0.2 = 7.2") 64" PROVIDED
.3 STAIR / 44" MIN. (36 OCCUPANTS/FLOOR = 36*.3 = 10.8") 88" PROVIDED
CORRIDOR WIDTH: NOT LESS THAN 44", 36" ALLOWABLE INSIDE APARTMENT UNITS

AREA OF REFUGE:
NONE REQUIRED. STANDBY POWER REQUIRED AT ELEVATOR (IBC 1009.3.3 AND 1009.4)

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

Table 601: IIA PROTECTED NON-COMBUSTIBLE
Primary Structural Frame: 1
Exterior Bearing Walls: 1
Interior Bearing Walls: 1
Interior Non-bearing Walls: 0
Floor Construction and associated members: 1
(1 hr min. seperation between R and A occupancies for sprinklered construction)
(1 hr min. seperation between units in R2 construction)
Roof Construction and associated members: 1
Roof Coverings: Min Class C per 1505 for Type IIIB Construction

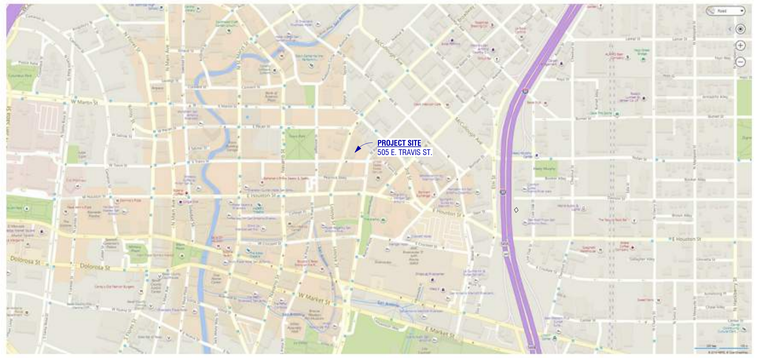
Party walls at side and rear shall be constructed as Fire Walls: **3hrs**
Shafts and Interior Exit Stairways and Ramps: Fire Barriers of **2 hr** fire barrier when =/+4 stories
Exit passageways: **2hr** @ Stair 2 Exit Passageway Walls and Ceiling
Corridors Group R1: **0.5 hrs**
Dwelling Unit Seperation R1: **0.5 hrs (FIRE PARTITION)**
Doors in Corridors at Apartments (.5hr walls) = **20 min.**
Doors in 1 hr Walls = **45 min**
Doors in 2 hr Exit Stair = **90 min**.
Floor/Ceiling Seperation R2: **0.5 hrs**
Special Fire Resistance-rated applications: Trash Chute Collection Room: **1HR**

FAIR HOUSING (HUD) COMMENTS:
AS PER HUD DOCUMENT (PAGE 11), IF A BUILDING WAS USED PREVIOUSLY FOR A NONRESIDENTIAL PURPOSE, SUCH AS A WAREHOUSE, OFFICE BUILDING, OR SCOOL AND IS BEING CONVERTED TO A MULTI-FAMILY HOUSING, THE CONVERSION IS NOT COVERED BY THE FAIR HOUSING ACT

UL RATINGS:
- EXISTING 13" MULTI-WYTH BRICK PARTY WALL: **3HR PER IBC 2012 TABLE 721.1(2) (3HR)**
- STAIR AND ELEVATOR SHAFTS 4 OR MORE STORIES: **UL DESIGN NO: U906 (2 HR)**
- VERTICAL SHAFTS CONNECTING 4 OR MORE STORIES: **UL DESIGN NO: U420**
- WALLS AT EXIT ACCESS: **UL DESIGN NO: U906 (2HR)**
- WALLS BETWEEN DWELLING UNITS: **UL DESIGN NO: U419 (.5 REQ'D, 1HR DESIGNED)**
- WALLS BETWEEN DWELLING UNITS AND CORRIDOR: **UL DESIGN NO: U419 (.5 REQ'D, 1HR DESIGNED)**
- HORIZONTAL SEPERATION BETWEEN FLOORS: **UL DESIGN NO: L505 (2HR) (BETWEEN 1 TO 2 FLOOR) L514 (1HR) (BETWEEN 2 TO 3 AND 3 TO 4 FLOOR)**
- HORIZONTAL SEPERATION BETWEEN FLOOR: **UL DESIGN NO: L505**
- EXTERIOR ROOFTOP WALL AT PROPERTY LINE: **UL DESIGN NO U423 2HR**

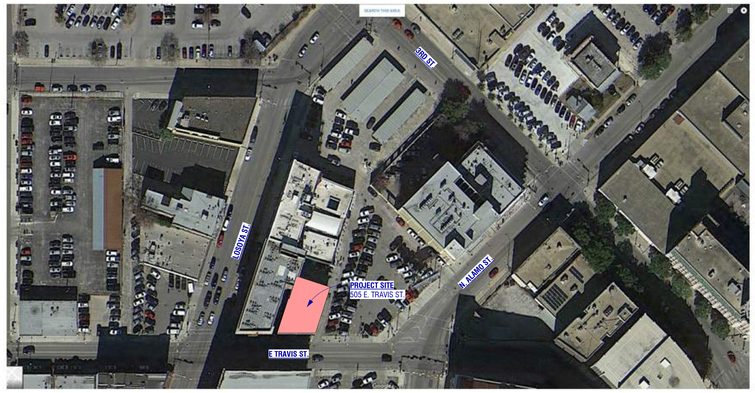
2018 IECC BUILDING ENVELOPE REQUIREMENTS
- R25 MIN CONTINOUS AT NEW ROOF
- R5 CONT. + R13 FOR NEW WALLS
- U=0.65 NEW WINDOWS
- 0.25 SHGC NEW WINDOWS
- U-0.61 NEW SWINGING DOORS

VICINITY MAP



ZONING "D" DOWNTOWN DISTRICT (SEC 35-310.11)

AERIAL MAP



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SHEET TITLE:
COVER SHEET

DRAWN BY: SJW

G001

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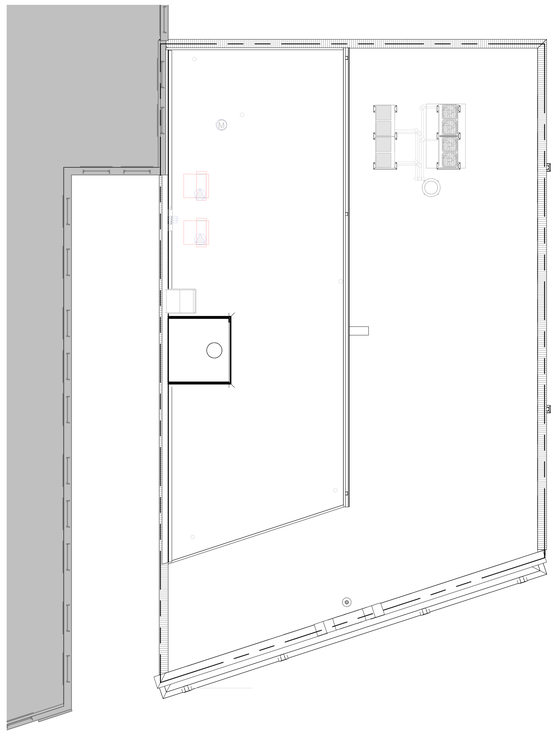
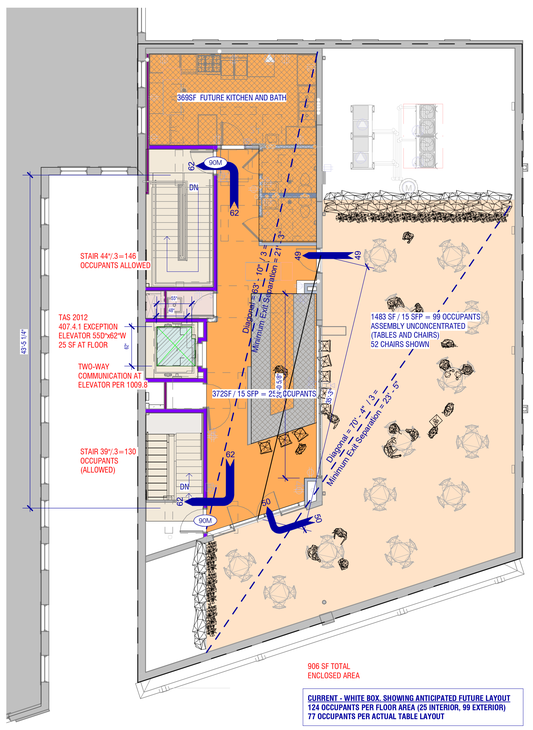
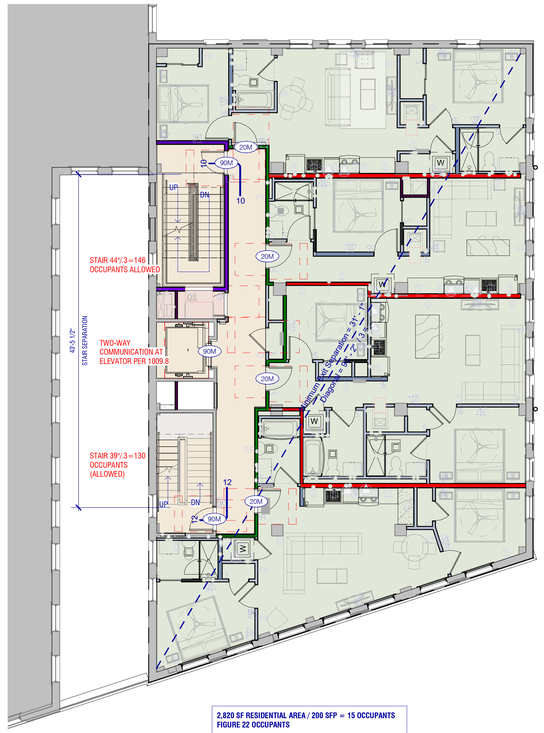


5 CODE 05 ROOFTOP NFPA 13 THROUGHOUT
1/8" = 1'-0"



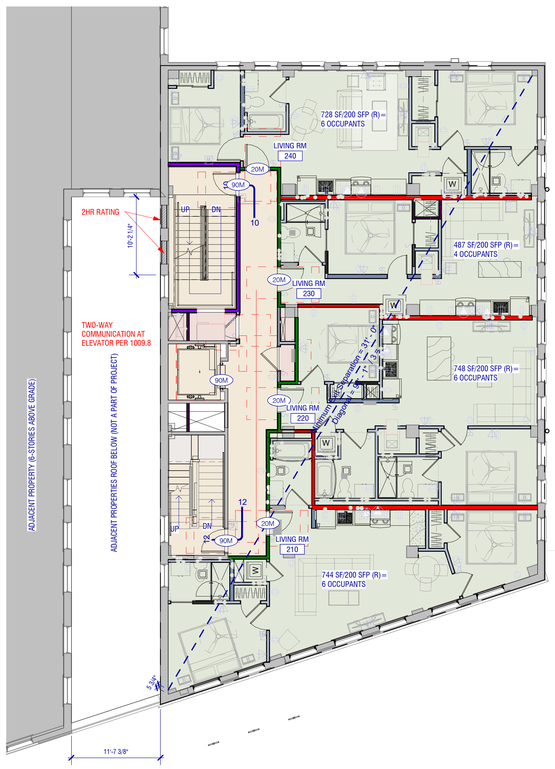
CURRENT - WHITE BOX, SHOWING ANTICIPATED FUTURE LAYOUT
124 OCCUPANTS PER FLOOR AREA (25 INTERIOR, 99 EXTERIOR)
77 OCCUPANTS PER ACTUAL TABLE LAYOUT

4 CODE 04 ROOFTOP NFPA 13 THROUGHOUT
1/8" = 1'-0"



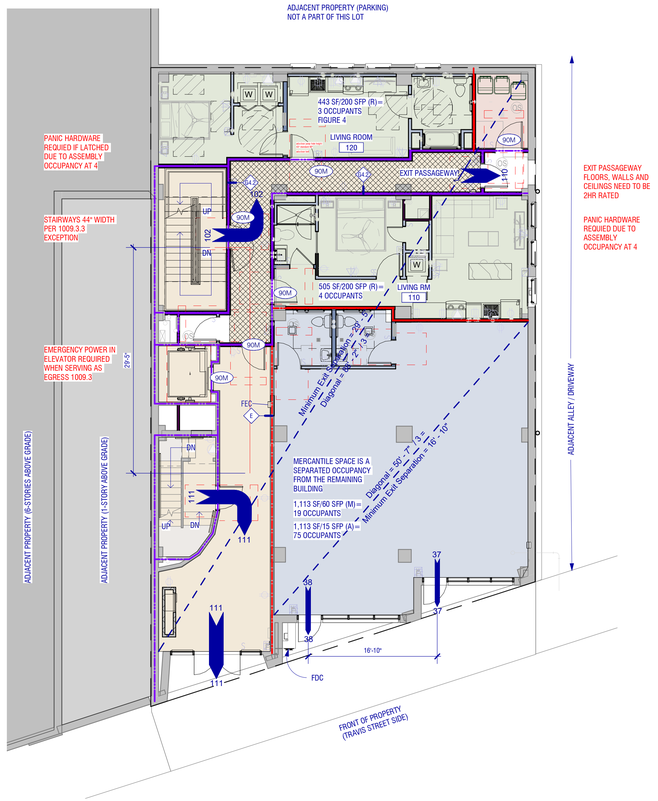
2,820 SF RESIDENTIAL AREA / 200 SFP = 15 OCCUPANTS
FIGURE 22 OCCUPANTS

6 CODE 03 THIRD FLOOR NFPA 13 THROUGHOUT
1/8" = 1'-0"

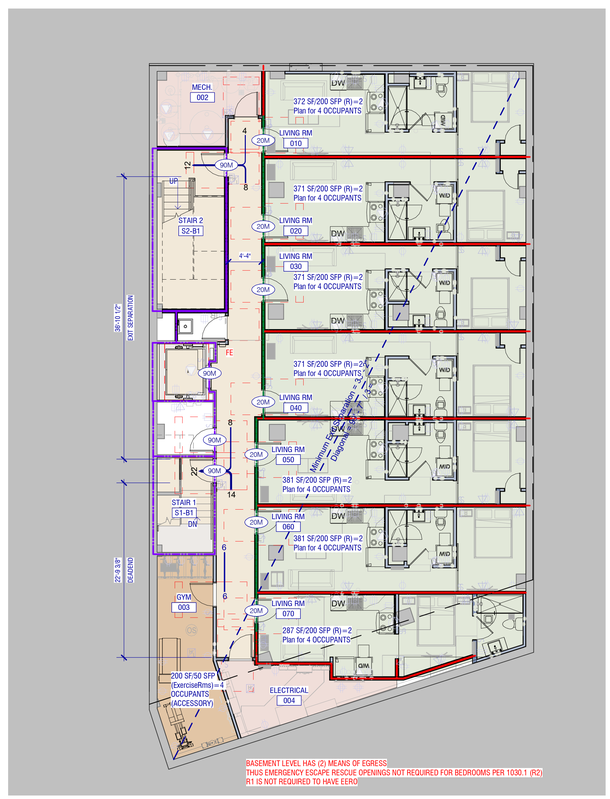


2,820 SF RESIDENTIAL AREA / 200 SFP = 15 OCCUPANTS
FIGURE 22 OCCUPANTS

3 CODE 02 SECOND FLR NFPA 13 THROUGHOUT
1/8" = 1'-0"



2 CODE 01 FIRST FLR NFPA 13 THROUGHOUT
1/8" = 1'-0"



BASEMENT LEVEL HAS (2) MEANS OF EGRESS
THUS EMERGENCY ESCAPE RESCUE OPENINGS NOT REQUIRED FOR BEDROOMS PER 1030.1 (R2)
R1 IS NOT REQUIRED TO HAVE EERO

34 OCCUPANTS AT BASEMENT LEVEL

1 CODE 00.1 BASEMENT NFPA 13 THROUGHOUT
1/8" = 1'-0"

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J WELTY 27938 STATE OF TEXAS

SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
Scott Welty - Architect
3021 40nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

Area Schedule (IBC Gross Building)

Name	Area	Comments
BASEMENT GROSS AREA	3,974 SF	R1 OCCUPANCY
1ST FLOOR GROSS AREA	3,397 SF	R1 AND A2 OCCUPANCY
SECOND FLOOR GROSS AREA	3,546 SF	R1 OCCUPANCY
THIRD FLOOR GROSS AREA	3,546 SF	R1 OCCUPANCY
FOURTH FLOOR ADDITION	1,368 SF	A2 OCCUPANCY
Grand total: 5	15,830 SF	

CODE SUMMARY AND LIST OF SPECIAL INSPECTIONS

- Provide the contact information for the Registered Design Professional in Responsible Charge RDPIRC, and List of Special Inspections if required – See Information Bulletin 132

CODE PLAN LEGEND

CODE NOTE: FIRE PARTITIONS DO NOT REQUIRE FIRE DAMPERS PER IBC 717.5.4 EXCEPTION 1

- 1/2 HR RATING AT CORRIDOR (FIRE PARTITION REDUCTION)
- 1 HR WALL FIRE PARTITION
- 2 HR FIRE BARRIER
- RESIDENTIAL DWELLING UNITS (R1)
- COMMERCIAL WHITE BOX MERCANTILE (M) OR ASSEMBLEY WITH TABLES AND CHAIRS
- EGRESS AREAS
- EXIT PASSAGEWAY 2HR RATED AT FLOOR, WALLS, CEILINGS
- ASSEMBLY SPACE A2
- SERVICE AREAS
- VERTICAL SHAFTS

NOTE The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and is what is required by one shall be as binding as if required by all performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably interpete from them as being necessary to produce the indicated results.

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SHEET TITLE:
CODE SUMMARY PLANS

DRAWN BY: SJW

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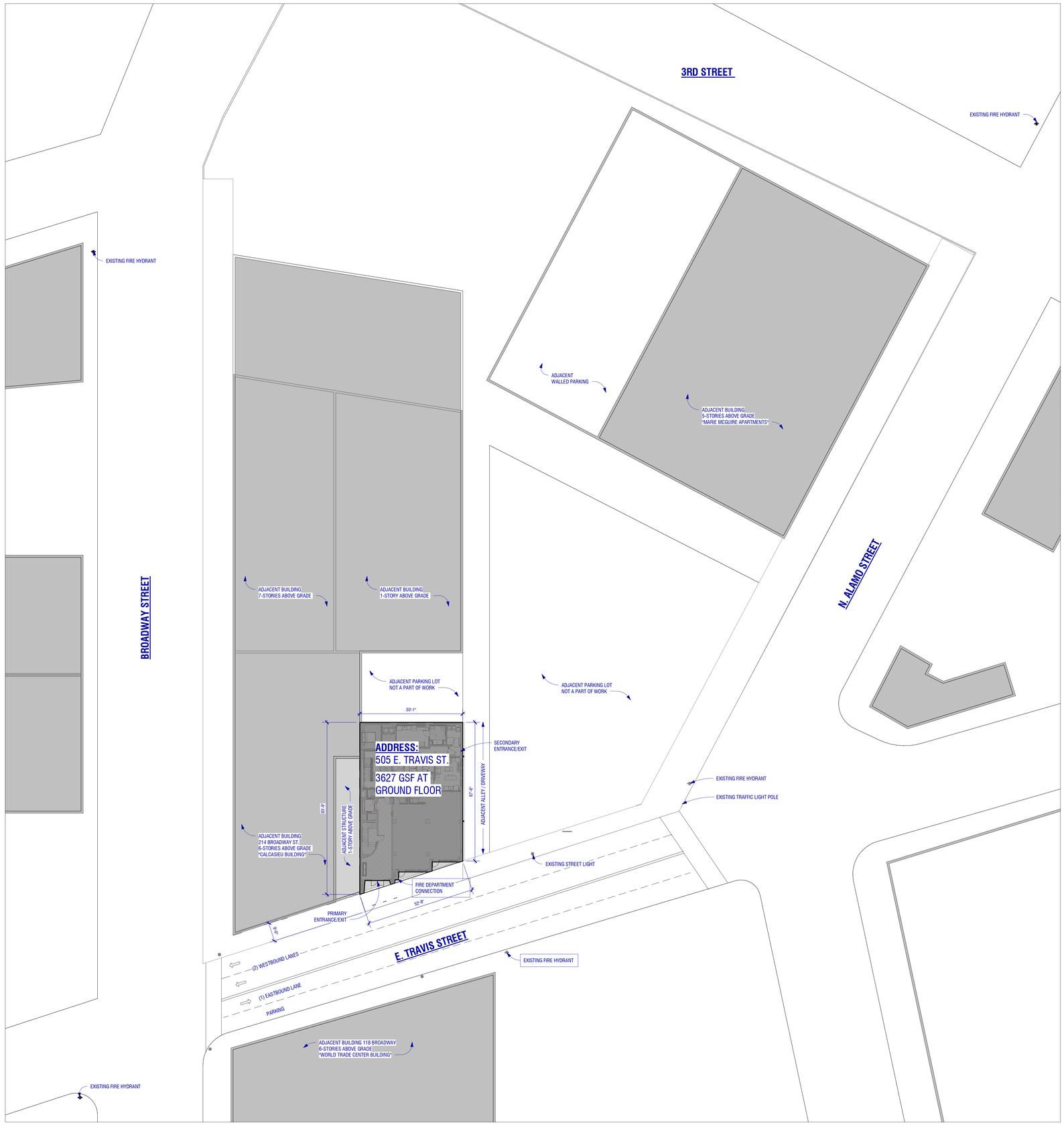

N

1 00 FIRE PROTECTION SITE PLAN
1" = 20'-0"

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FIRE PROTECTION SITE PLAN

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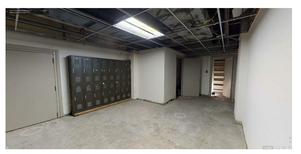
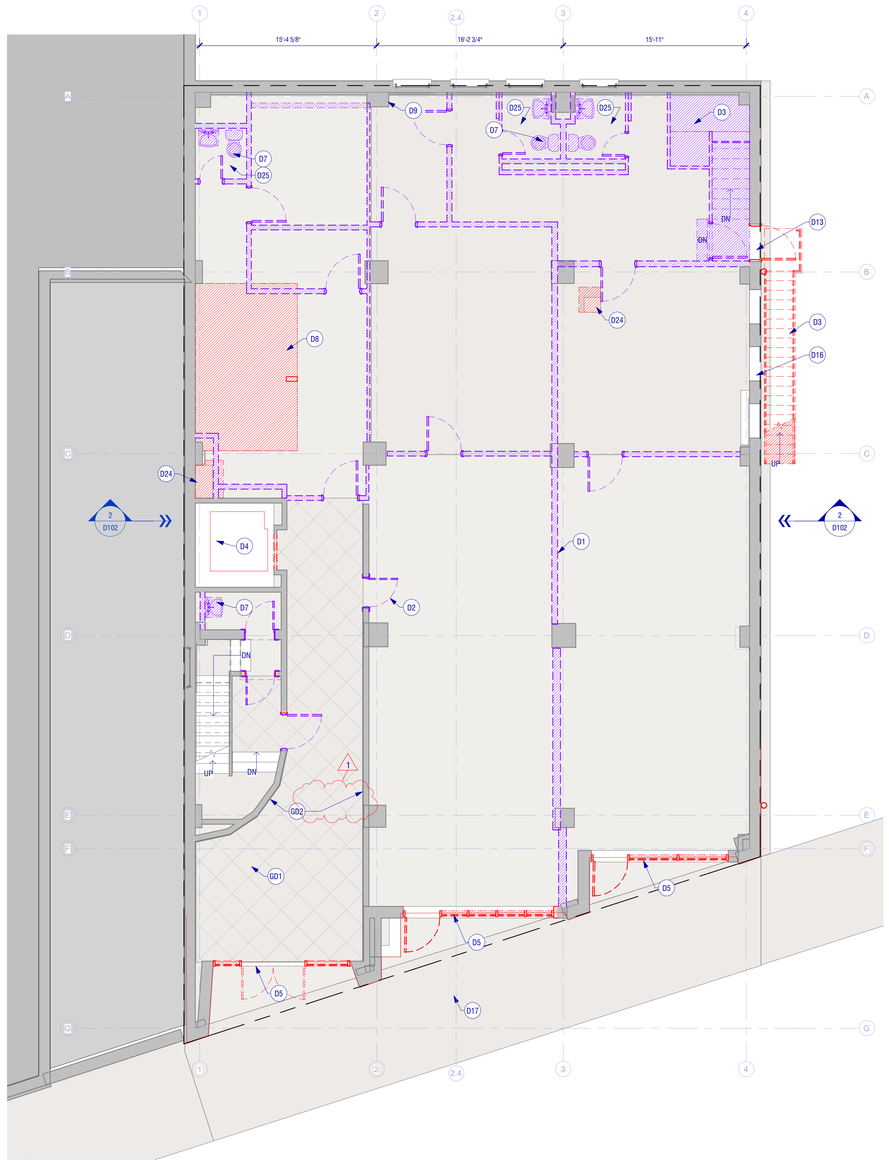
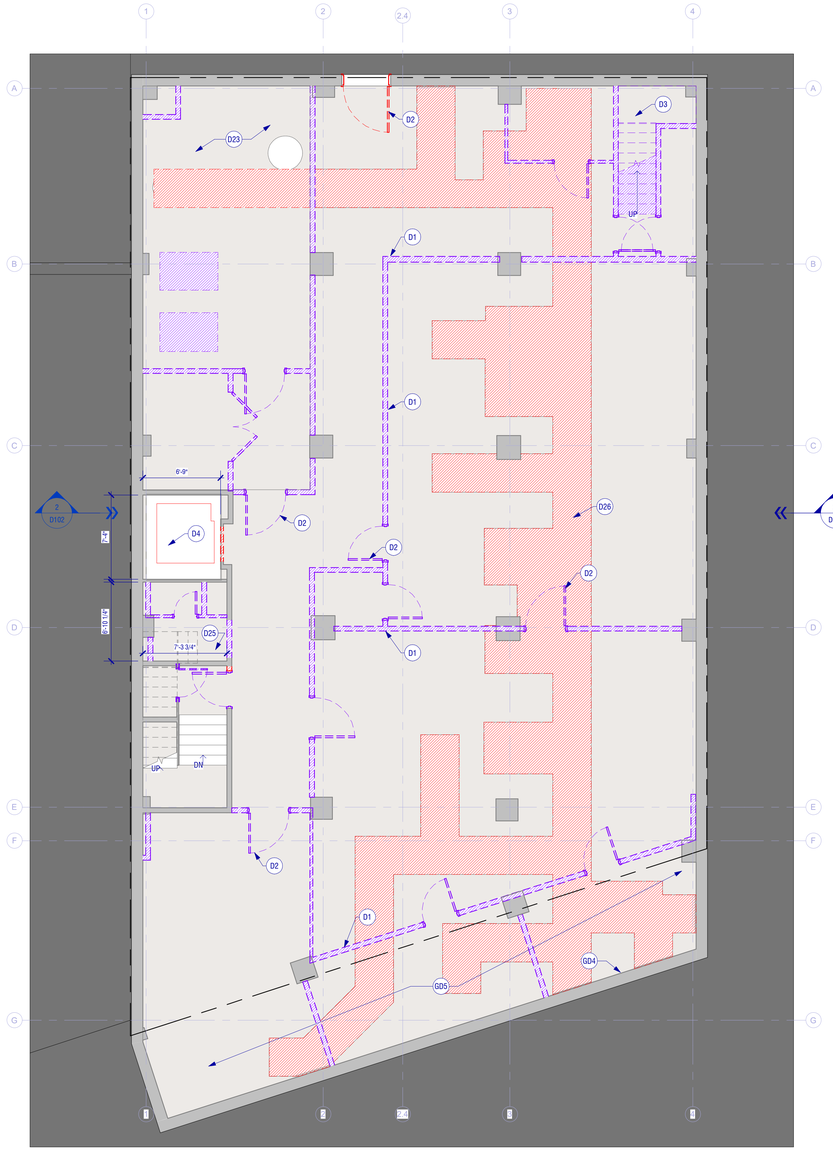




2 DEMO 01 FIRST FLR
3/16" = 1'-0"



1 DEMO 00.1 BASEMENT
3/16" = 1'-0"

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SEAL 10-21-2020

DEMOLITION NOTES

NO.	DESCRIPTION
D1	D1 DEMO HATCHED WALLS AND ASSOCIATED COMPONENTS (TYPICAL)
D2	D2 DEMO HATCHED DOORS AND FRAMES (TYPICAL)
D3	D3 DEMO STAIRS AND HANDRAILS
D4	D4 DEMO ELEVATOR
D5	D5 REMOVE EXISTING STOREFRONT SYSTEM. PREPARE OPENING FOR NEW STOREFRONT
D6	D6 REMOVE EXISTING ALUM. WINDOWS. PREPARE OPENING FOR NEW WINDOWS, TYP.
D7	D7 DEMO PLUMBING AND ALL ASSOCIATED PIPING.
D8	D8 DEMO FLOOR SYSTEM IN THIS LOCATION. COORDINATE WITH STRUCTURAL. COORDINATE WITH STAIR SHOP DRAWINGS PRIOR TO STARTING ANY DEMOLITION.
D9	D9 REPAIR EXISTING BRICK WALL. REPOINT MASONRY
D10	D10 DEMO EXISTING METAL FLUE
D11	D11 DEMO EXISTING ROOFTOP MECHANICAL EQUIPMENT (TYPICAL)
D12	D12 DEMO EXISTING SIGNAGE. REPAIR ANY DAMAGED MASONRY AND MORTAR.
D13	D13 DEMO EXISTING EXTERIOR DOOR. PREPARE FOR NEW OPENING.
D14	D14 DEMO EXISTING ATTIC VENTS. PREPARE OPENING FOR NEW ROOF OVERFLOW SCUPPER
D15	D15 DEMO EXISTING WOOD FRAMED ROOFING DOWN TO EXISTING CONCRETE ROOF/ATTIC SLAB. PREPARE SLAB FOR NEW WORK.
D16	D16 DEMO EXISTING BRICK FOR SALVAGED WINDOWS. VERIFY SIZE PRIOR TO DEMO
D17	D17 EXISTING SIDEWALK TO REMAIN. REWORK SIDEWALK TOPPING. SEE STRUCTURAL DETAILS AND NOTES ON S114
D18	MASONRY CLEANING TO REMOVE GRAFITTI
D19	REMOVE EXISTING WALL AND PIPING. REPAIR/REPLACE STONE TO MATCH ADJACENT SURFACES
D20	STONE CLEANING AND RESTORATION
D21	REMOVE EXISTING ROOFTOP ADDITION.
D22	REMOVE EXISTING METAL FLUE AND SUPPORT STRUCTURE
D23	D23 DEMO EXISTING MECHANICAL AND ELECTRICAL ITEMS WITHIN THE SPACE.
D24	D24 COORDINATE DUCT PENETRATION WITH STRUCTURAL AND MECHANICAL. CUT MIN. REBAR
D25	D25 DEMO FLOOR TILE
D26	D26 DEMO EXISTING FLOOR SLAB FOR UNDERGROUND PLUMBING. LOCATIONS SHOWN ARE SCHEMATIC IN NATURE. COORDINATE FINAL SLAB CUTS WITH PLUMBING PRIOR TO PERFORMING WORK. REFER TO STRUCTURAL FOR SLAB REPAIR DETAILS (MIN. WIDTH OF OPENING).
D27	D27 DEMO EXISTING ATTIC VENTS. INFILL OPENING WITH BRICK TO MATCH EXISTING (TYP. AT 4)
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D29	D29 INFILL EXISTING SCUPPER LOCATION. RELOCATE HOLE FOR NEW LOWER SCUPPER
D30	D30 REMOVE EXISTING WINDOWS AT FRONT FACADE. PREPARE FOR NEW WORK
GD1	EXISTING TERRAZZO FLOOR TO REMAIN. PROTECT DURING THE COURSE OF PROJECT. PREPARE FOR RESTORATION.
GD2	EXISTING WOOD PANELING TO REMAIN. PROTECT DURING COURSE OF WORK. PREPARE FOR REFINISHING.
GD3	GD3 TYP. EXISTING STEEL DOUBLE HUNG WINDOW TO REMAIN. EXIST. TRIM TO REMAIN. RESTORE TO WORKING CONDITION. REMOVE EXISTING GLAZING AND PREPARE FOR NEW GLAZING.
GD4	GD4 EXISTING MAIN ELECTRICAL CONDUIT TO REMAIN
GD5	GD5 EXISTING SIDEWALK BEAMS ABOVE. SEE STRUCTURAL FOR DETAILS

DEMO LEGEND

- EXISTING WALL TO REMAIN
- DEMO IN PHASE 1 (INTERIOR DEMO WORK) WORK COMPLETED PRIOR TO THIS PROJECT
- DEMO IN PHASE 2 (INCLUDING EXTERIOR ABATEMENT WORK)

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SHEET TITLE:

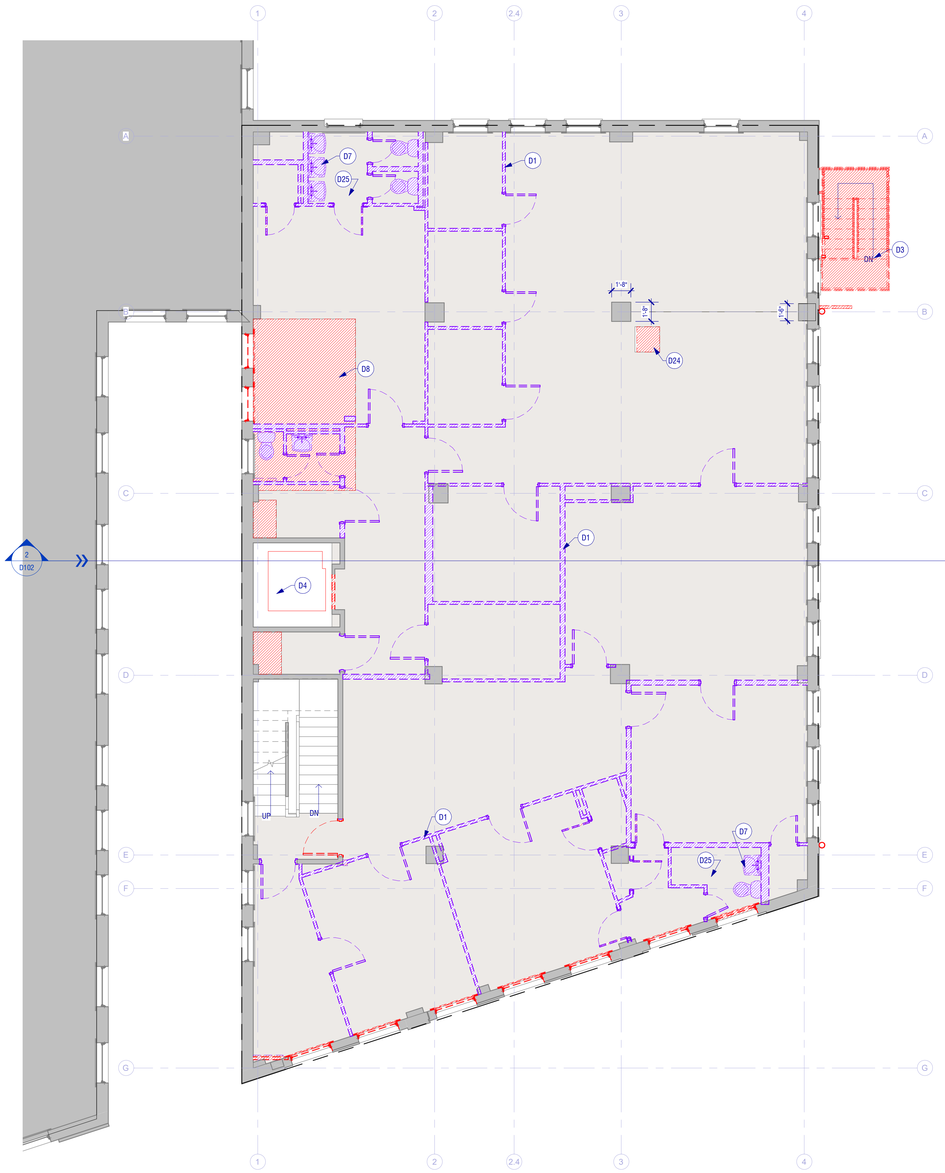
DEMO BASEMENT AND FIRST FLOOR PLAN

DRAWN BY: SJW

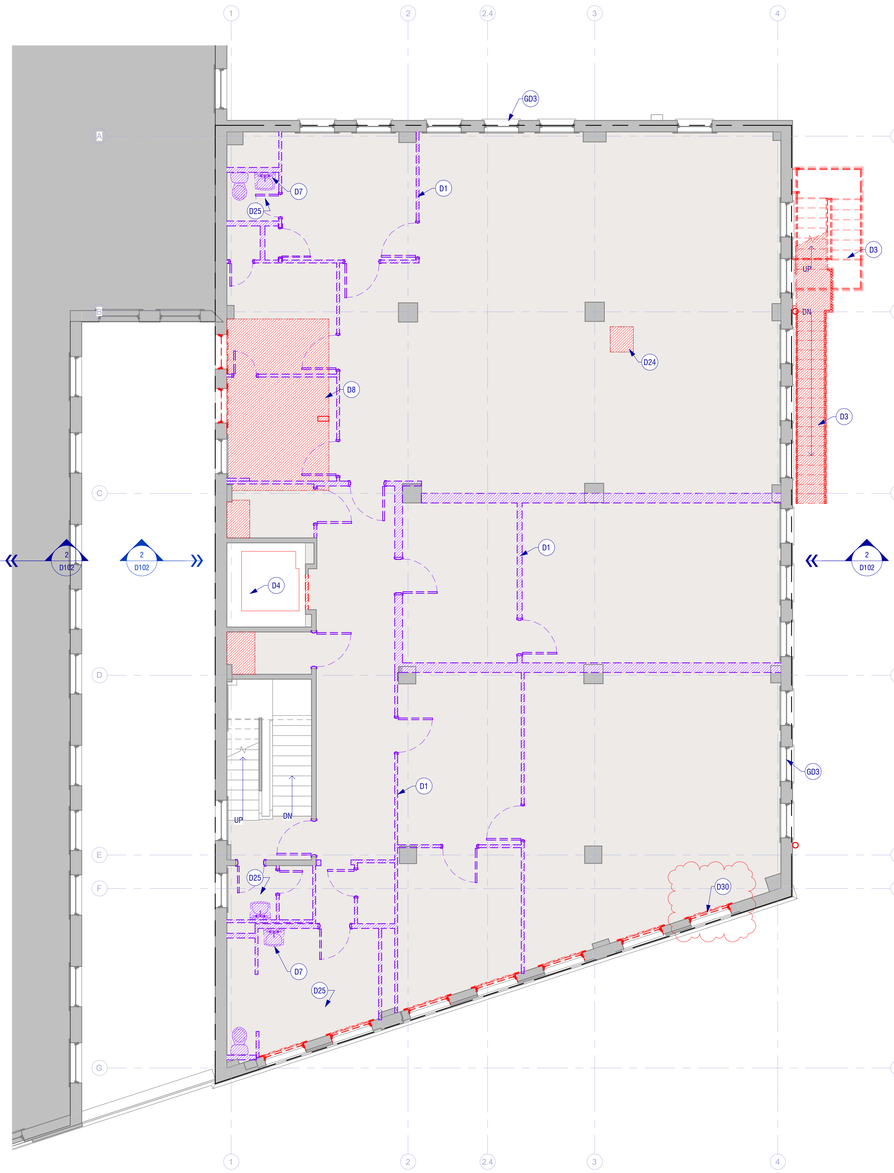
D100







1 DEMO 03 THIRD FLOOR
3/16" = 1'-0"



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DEMO SECOND AND THIRD FLOOR PLAN

DRAWN BY: SJW

D101

DEMOLITION GENERAL NOTES

PART 1 GENERAL

A. These demolition plans are provided for the convenience of the contractor and only generally indicate these building elements which must be demolished to complete the work.
B. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.
C. Remove finishes and components as required to complete new work whether or not such removal is specifically noted herein. Refer to the remaining documents, including those pertaining to civil, structural, HVAC, plumbing, electrical, and fire protection systems, and to the remaining project manual for a complete description of the finished work. In locations where new finished ceilings are not required to be installed, patch and repair to match existing.
D. Notify architect if existing conditions deviate from that shown prior to executing the work.
E. Contractor shall patch and repair as necessary all floor, wall, and ceiling surfaces damaged during demolition and during temporary shoring.
F. Cut and patch slabs on grade, supported slabs, walls, floors, and ceilings as required to complete work as shown in the documents.
G. Prior to removal or modification of walls or other potentially loadbearing elements, the actual size and locations of structural components and loadbearing conditions shall be field verified by the contractor by means of selective finish demolition. The contractor shall notify the A/E of any unusual or potentially hazardous concealed conditions.
H. Provide all temporary bracing and shoring necessary to safely support all loads, including roof loads, and to maintain existing framing in its existing location while making modifications required under this contract.
I. Where patching exposed masonry, provide full units toothed into existing adjacent masonry. Saw cut masonry joints will not be accepted.
J. All dimensions shown on demolition drawings are approximate and shall be coordinated with finish work and shop drawings prior to cutting and patching.

1.02 **SUBMITTALS**

A. Schedule: Submit selective demolition schedule, including schedule and methods for capping utilities to be abandoned and maintaining existing utility service.
B. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.

PART 3 EXECUTION

2.01 **GENERAL PROCEDURES AND PROJECT CONDITIONS**

A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
1. Obtain required permits.
2. Shoring and Bracing: Provide and maintain interior and exterior shoring and bracing as required to complete demolition work.
3. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
4. Provide, erect, and maintain temporary barriers and security devices.
B. Do not begin removal until built elements to be salvaged or relocated have been removed.
C. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCB's, and mercury.
D. Security: Provide adequate protection against accidental trespassing. Secure project after work hours.
E. Hazardous Materials: Comply with 29 CFR 1926 and state and local regulations.

2.02 **EXISTING UTILITIES**

A. Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits.
B. Protect existing utilities to remain from damage.

2.03 **SELECTIVE DEMOLITION FOR ALTERATIONS**

A. Services (including but not limited to HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications: Remove existing systems and equipment to prepare for new work.
B. Protect existing work to remain.

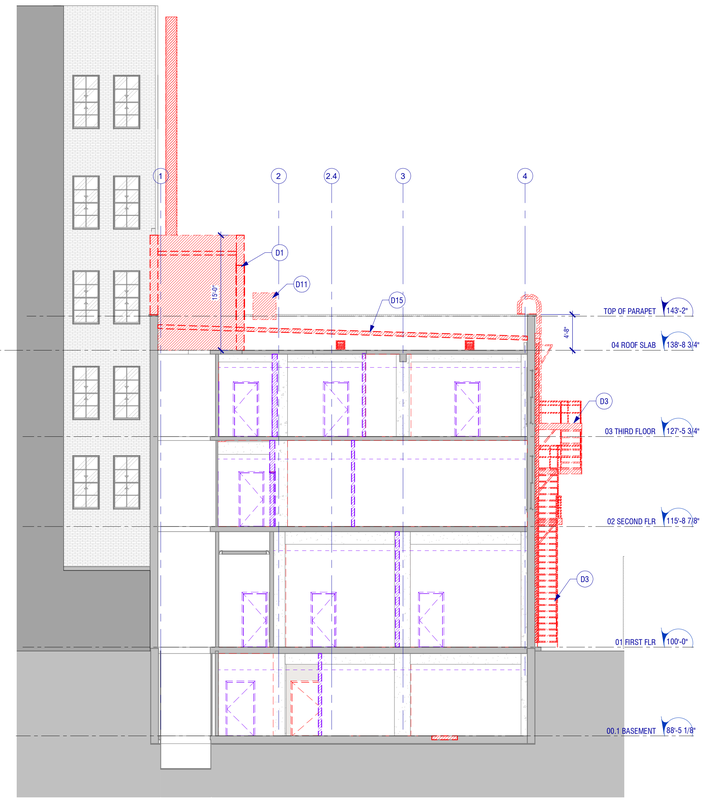
2.04 **DEBRIS AND WASTE REMOVAL**

A. Remove debris, junk, and trash from site.

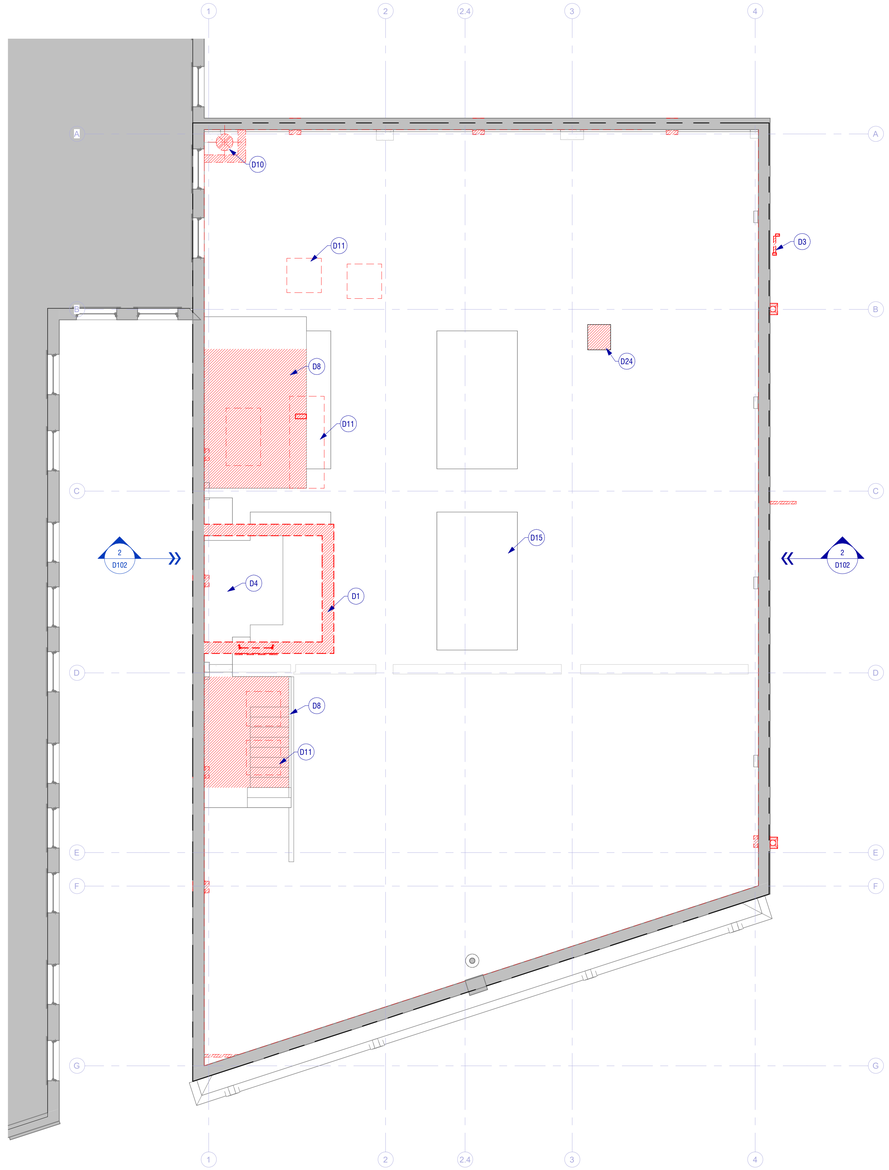
2.05 **SCHEDULE**

A. Items for Protection During Demolition and Construction:
1. Existing Terrazzo Floor and Granite Base in Entry
2. Existing Wood Paneling in Entry
3. Existing Decorative Wall medallions in Entry (8 Panels)
4. Existing Black Granite at Entries
5. Existing Main stair, and handrails from basement to roof.
6. Existing Windows at sides and rear of building, except where otherwise noted.
7. Existing elevator jambs
8. Adjacent buildings construction.
B. Items to be Salvaged for Reinstallation:
1. Existing Wood trim at doors and windows.
2. Elevator Jambs
C. Items to be Salvaged for Delivery to Owner:
1. None

END OF SECTION



2 GENERAL SECTION
1/8" = 1'-0"



1 DEMO 04 ROOF SLAB
3/16" = 1'-0"

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS

SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
Scott Welty - Architect
3021 42nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

DEMOLITION NOTES

NO.	DESCRIPTION
D1	D1 DEMO HATCHED WALLS AND ASSOCIATED COMPONENTS (TYPICAL)
D2	D2 DEMO HATCHED DOORS AND FRAMES (TYPICAL)
D3	D3 DEMO STAIRS AND HANDRAILS
D4	D4 DEMO ELEVATOR
D5	D5 REMOVE EXISTING STOREFRONT SYSTEM. PREPARE OPENING FOR NEW STOREFRONT
D6	D6 REMOVE EXISTING ALUM. WINDOWS. PREPARE OPENING FOR NEW WINDOWS, TYP.
D7	D7 DEMO PLUMBING AND ALL ASSOCIATED PIPING.
D8	D8 DEMO FLOOR SYSTEM IN THIS LOCATION. COORDINATE WITH STRUCTURAL. COORDINATE WITH STAIR SHOP DRAWINGS PRIOR TO STARTING ANY DEMOLITION.
D9	D9 REPAIR EXISTING BRICK WALL. REPOINT MASONRY
D10	D10 DEMO EXISTING METAL FLUE
D11	D11 DEMO EXISTING ROOFTOP MECHANICAL EQUIPMENT (TYPICAL)
D12	D12 DEMO EXISTING SIGNAGE. REPAIR ANY DAMAGED MASONRY AND MORTAR.
D13	D13 DEMO EXISTING EXTERIOR DOOR. PREPARE FOR NEW OPENING.
D14	D14 DEMO EXISTING ATTIC VENTS. PREPARE OPENING FOR NEW ROOF OVERFLOW SCUPPER
D15	D15 DEMO EXISTING WOOD FRAMED ROOFING DOWN TO EXISTING CONCRETE ROOF/ATTIC SLAB. PREPARE SLAB FOR NEW WORK.
D16	D16 DEMO EXISTING BRICK FOR SALVAGED WINDOWS. VERIFY SIZE PRIOR TO DEMO
D17	D17 EXISTING SIDEWALK TO REMAIN. REWORK SIDEWALK TOPPING. SEE STRUCTURAL DETAILS AND NOTES ON S114
D18	MASONRY CLEANING TO REMOVE GRAFITTI
D19	REMOVE EXISTING WALL AND PIPING. REPAIR/REPLACE STONE TO MATCH ADJACENT SURFACES
D20	STONE CLEANING AND RESTORATION
D21	REMOVE EXISTING ROOFTOP ADDITION.
D22	REMOVE EXISTING METAL FLUE AND SUPPORT STRUCTURE
D23	D23 DEMO EXISTING MECHANICAL AND ELECTRICAL ITEMS WITHIN THE SPACE.
D24	D24 COORDINATE DUCT PENETRATION WITH STRUCTURAL AND MECHANICAL. CUT MIN. REBAR
D25	D25 DEMO FLOOR TILE
D26	D26 DEMO EXISTING FLOOR SLAB FOR UNDERGROUND PLUMBING. LOCATIONS SHOWN ARE SCHEMATIC IN NATURE. COORDINATE FINAL SLAB CUTS WITH PLUMBING PRIOR TO PERFORMING WORK. REFER TO STRUCTURAL FOR SLAB REPAIR DETAILS (MIN. WIDTH OF OPENING).
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DEMO LEGEND

EXISTING WALL TO REMAIN

DEMO IN PHASE 1 (INTERIOR DEMO WORK) WORK COMPLETED PRIOR TO THIS PROJECT

DEMO IN PHASE 2 (INCLUDING EXTERIOR ABATEMENT WORK)

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WA PROJECT NO: 19-001
PROJECT ISSUE DATE: OCTOBER 8, 2020

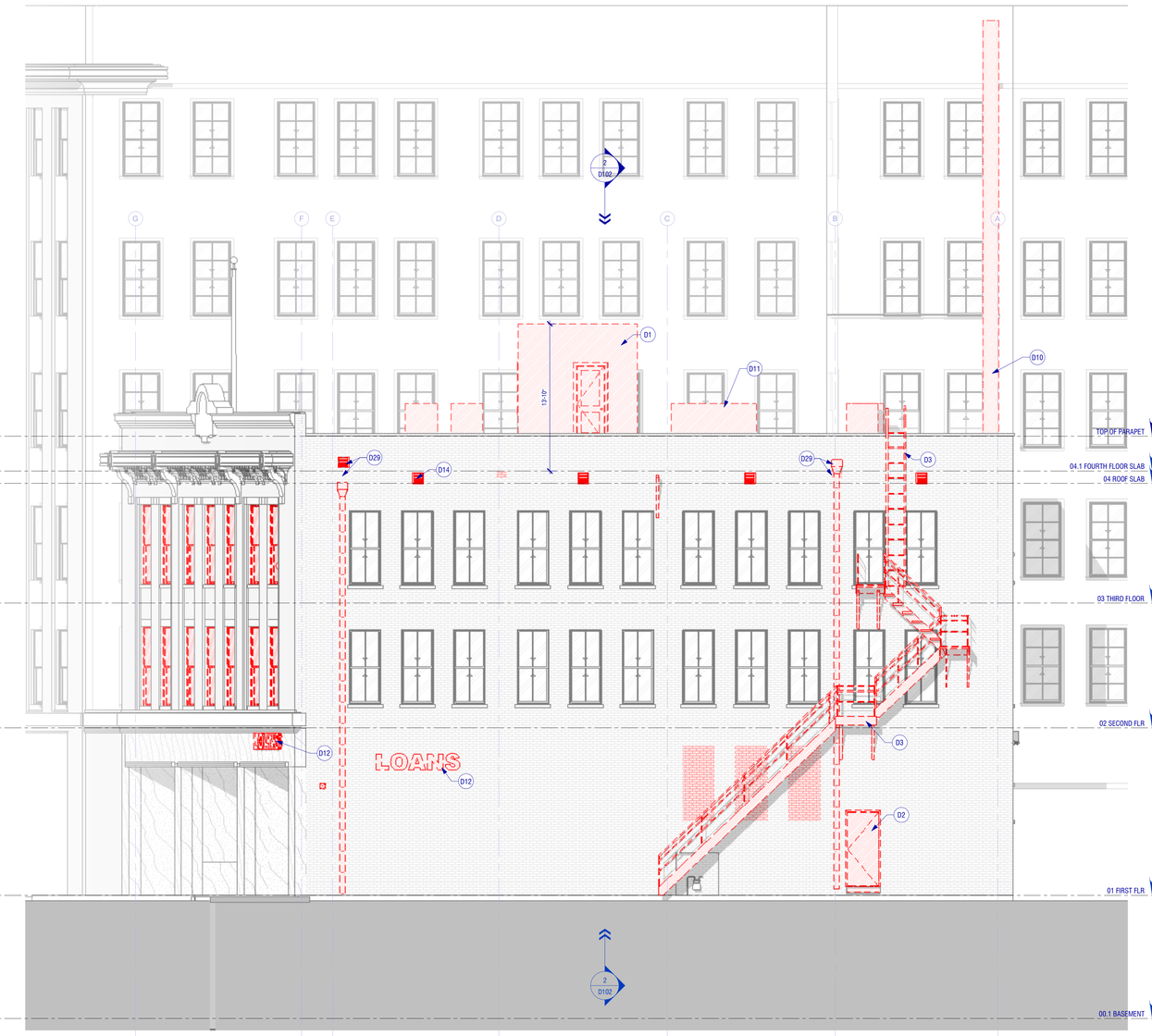
REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD#1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:
DEMO ROOF PLAN

DRAWN BY: SJW

D102

2 DEMO SOUTH ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"

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HISTORIC RENOVATION AND ADDITION

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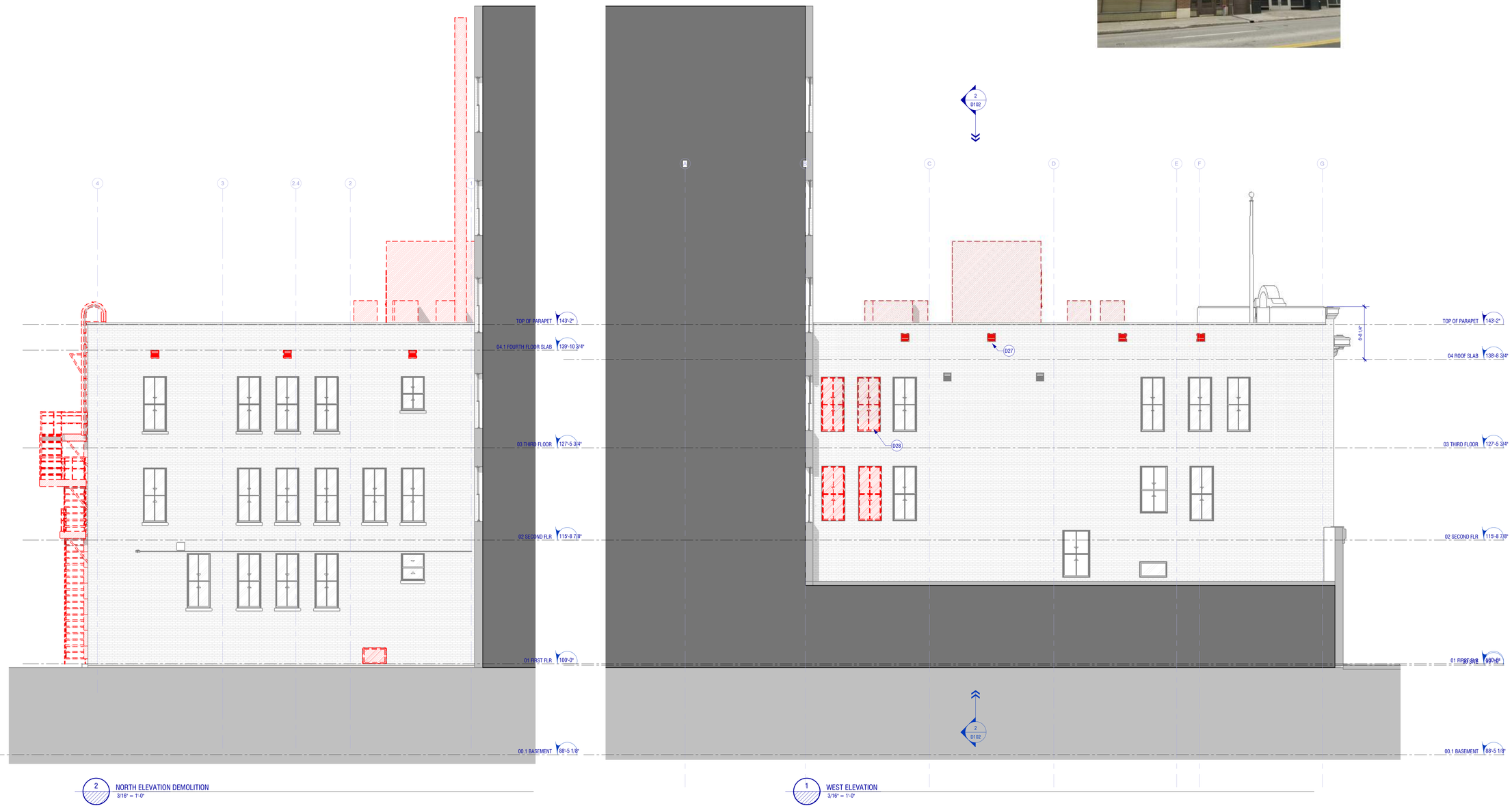
2	PERMIT SET	10-8-2020

SHEET TITLE:

DEMO ELEVATION ALAMO ST. SIDE

DRAWN BY: SJW

D103



2 NORTH ELEVATION DEMOLITION
3/16" = 1'-0"

1 WEST ELEVATION
3/16" = 1'-0"

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SHEET TITLE:

DEMO WEST ELEVATION

DRAWN BY: SJW

D204

ROOM SCHEDULE

ROOM NUMBER	ROOM NAME	Area	Perimeter	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS
00.1 BASEMENT								
001	CORRIDOR	343 SF	153-11"	POLISHED CONC.	WD BASE 3	GYP. BD	GYP. BD.	
002	MECH.	113 SF	46-10"	POLISHED CONC.	WD BASE 2	GYP. BD	EXPOSED CONCRETE	
003	GYM	201 SF	68-0"	POLISHED CONC.	WD BASE 3	GYP. BD	GYP. BD.	
004	ELECTRICAL	134 SF	80-0"	POLISHED CONC.	WD BASE 2	GYP. BD	EXPOSED CONCRETE	
005	ELEV. EQUIP. RM	48 SF	30-3"	POLISHED CONC.	WD BASE 2	GYP. BD	EXPOSED CONCRETE	
006	JAN.	23 SF	19-10"	POLISHED CONC.	WD BASE 2	GYP. BD	EXPOSED CONCRETE	
010	LIVING RM	192 SF	72'-4"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
011	BATHROOM	55 SF	30'-8"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
012	BEDROOM	91 SF	40'-0"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
020	LIVING RM	194 SF	71'-0"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
021	BATHROOM	55 SF	31'-4"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
022	BEDROOM	90 SF	41'-7"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
030	LIVING RM	194 SF	71'-0"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
031	BATHROOM	55 SF	40'-11"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
032	BEDROOM	90 SF	41'-7"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
040	LIVING RM	198 SF	71'-0"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
041	BATHROOM	63 SF	37'-0"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
042	BEDROOM	91 SF	39'-11"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
050	LIVING RM	204 SF	72'-9"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
051	BATHROOM	53 SF	31'-2"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
052	BEDROOM	89 SF	42'-5"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
060	LIVING RM	204 SF	72'-9"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
061	BATHROOM	54 SF	31'-4"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
062	BEDROOM	96 SF	42'-5"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
070	LIVING RM	173 SF	52'-7"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
071	BEDROOM	87 SF	41'-11"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
072	BATHROOM	45 SF	27'-4"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
EV-B1	ELEVATOR	51 SF	30'-7"	FLOOR TILE 2	NONE	ELEV. CAB	ELEV. CAB	
S1-B1	STAIR 1	74 SF	46'-11"					
S2-B1	STAIR 2	181 SF	60'-1"					
		3,538 SF	1546'-5"					
01 FIRST FLR								
101	LOBBY	350 SF	121'-3"	REFINISH TERRAZZO	WD BASE 4 OVER MARBLE	GYP. BD / REFINISH WD PANELS	GYP. BD.	
102	WHITE BOX	1,077 SF	151'-2"	POLISHED CONC.	NONE	GYP. BD	GYP. BD.	
102A	RESTROOM	53 SF	30'-7"	FLOOR TILE 3	WD BASE 1	GYP BD. / WALL TILE 3	ACT-1	
102B	RESTROOM	53 SF	29'-1"	FLOOR TILE 3	WD BASE 1	GYP BD. / WALL TILE 3	ACT-1	
103	CORRIDOR	244 SF	121'-8"	POLISHED CONC.	WD BASE 3	GYP. BD	GYP. BD.	
103A	ACCESS	17 SF	16'-10"					
103B	SHAFT	8 SF	12'-9"					
104	TRASH	67 SF	33'-8"	POLISHED CONC.	WD BASE 2	GYP. BD	EXPOSED CONCRETE	
110	LIVING RM	279 SF	100'-11"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
110A	W/D	9 SF	12'-1"					
111	BATHROOM	40 SF	26'-2"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
112	BEDROOM	115 SF	42'-11"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
112A	CLOSET	11 SF	13'-7"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
120	LIVING ROOM	165 SF	52'-8"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
121	BATHROOM	67 SF	34'-7"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
122	BEDROOM	155 SF	63'-10"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
122A	LAUNDRY	24 SF	20'-11"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
EV-1	ELEVATOR	52 SF	31'-0"	FLOOR TILE 2	NONE	ELEV. CAB	ELEV. CAB	
S1-1	STAIR 1	105 SF	70'-8"					
S2-1	STAIR 2	164 SF	56'-2"					
		3,057 SF	1042'-1"					
02 SECOND FLR								
201	CORRIDOR	267 SF	114'-10"	POLISHED CONC.	WD BASE 3	GYP. BD	GYP. BD.	
201A	ELEC.	9 SF	13'-3"	POLISHED CONC.	WD BASE 2	GYP. BD	EXPOSED CONCRETE	
201B	STORAGE	22 SF	19'-7"	POLISHED CONC.	WD BASE 2	GYP. BD	EXPOSED CONCRETE	
210	LIVING RM	353 SF	95'-1"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
210A	LAUNDRY RM	13 SF	14'-6"	POLISHED CONC.	WD BASE 2	GYP. BD	EXPOSED CONCRETE	
211	BEDROOM	124 SF	45'-7"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
211A	CLOSET	8 SF	12'-6"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
212	BATHROOM	40 SF	26'-1"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
213	BEDROOM	112 SF	42'-7"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
213A	CLOSET	10 SF	14'-0"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
214	BATHROOM	45 SF	27'-8"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
220	LIVING RM	337 SF	105'-9"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
220A	LAUNDRY	9 SF	12'-3"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
220B	HVAC	15 SF	16'-5"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
221	BEDROOM	102 SF	40'-7"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
221A	CLOSET	8 SF	12'-3"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
222	BATHROOM	55 SF	32'-10"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
223	BEDROOM	124 SF	45'-0"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
223A	CLOSET	8 SF	11'-6"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
224	BATHROOM	42 SF	26'-5"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
230	LIVING RM	277 SF	104'-10"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
231	BATHROOM	42 SF	26'-9"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
232	BEDROOM	107 SF	41'-4"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
232A	CLOSET	11 SF	13'-6"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
233	HVAC	9 SF	12'-2"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
240	LIVING RM	303 SF	91'-0"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
240a	LAUNDRY	17 SF	19'-6"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
240b	HVAC	9 SF	12'-0"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
241	BEDROOM	99 SF	42'-11"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
242	BATHROOM	42 SF	26'-9"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
243	BEDROOM	129 SF	45'-11"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
243A	CLOSET	19 SF	19'-2"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
244	BATHROOM	48 SF	28'-8"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
EV-2	ELEVATOR	52 SF	30'-11"	FLOOR TILE 2	NONE	ELEV. CAB	ELEV. CAB	
S1-2	STAIR 1	113 SF	46'-2"					
S2-2	STAIR 2	164 SF	56'-3"					
		3,145 SF	1346'-4"					

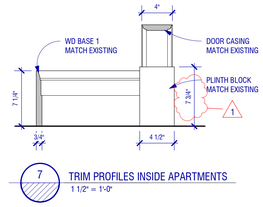
ROOM SCHEDULE

ROOM NUMBER	ROOM NAME	Area	Perimeter	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS
03 THIRD FLOOR								
301	CORRIDOR	266 SF	115'-2"	POLISHED CONC.	WD BASE 3	GYP. BD	GYP. BD.	
301A	ELEC.	9 SF	13'-3"	POLISHED CONC.	WD BASE 2	GYP. BD	EXPOSED CONCRETE	
302	STORAGE	23 SF	19'-8"	POLISHED CONC.	WD BASE 2	GYP. BD	EXPOSED CONCRETE	
310	LIVING RM	303 SF	91'-1"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
310A	LAUNDRY	17 SF	19'-8"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
310B	HVAC	9 SF	12'-0"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
311	BEDROOM	99 SF	42'-11"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
311A	CLOSET	10 SF	15'-2"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
312	BATHROOM	42 SF	26'-9"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
313	BEDROOM	129 SF	45'-11"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
313A	CLOSET	19 SF	19'-2"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
314	BATHROOM	48 SF	28'-8"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
320	LIVING RM	279 SF	105'-0"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
321	BATHROOM	41 SF	26'-5"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
322	BEDROOM	106 SF	41'-2"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
322A	CLOSET	11 SF	13'-6"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
323	HVAC	9 SF	12'-0"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
330	LIVING RM	337 SF	105'-9"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
330A	LAUNDRY RM.	9 SF	12'-2"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
330B	HVAC	15 SF	16'-5"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
331	BEDROOM	102 SF	40'-7"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
331A	CLOSET	8 SF	12'-3"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
332	BATHROOM	55 SF	32'-10"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
333	BEDROOM	124 SF	45'-0"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
333A	CLOSET	8 SF	11'-6"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
334	BATHROOM	42 SF	26'-5"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
340	LIVING RM.	352 SF	96'-4"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
340A	LAUNDRY	13 SF	14'-6"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
341	BATHROOM	45 SF	27'-10"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
342	BEDROOM	124 SF	45'-7"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
342A	CLOSET	8 SF	12'-6"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
343	BATHROOM	40 SF	26'-1"	FLOOR TILE 1	WD BASE 1	GYP BD. / WALL TILE 1	GYP. BD.	1,2
344	BEDROOM	113 SF	42'-6"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
344A	CLOSET	10 SF	14'-0"	POLISHED CONC.	WD BASE 1	GYP. BD	GYP. BD.	
EV-3	ELEVATOR	52 SF	31'-1"	FLOOR TILE 2	NONE	ELEV. CAB	ELEV. CAB	
S1-3	STAIR 1	112 SF	46'-0"					
S2-3	STAIR 2	164 SF	56'-3"					
		3,154 SF	1362'-9"					
04.1 FOURTH FLOOR SLAB								
401	WHITEBOX	558 SF	130'-9"	POLISHED CONC.	NONE	GYP. BD	GYP. BD.	
402	RR	41 SF	25'-10"	FLOOR TILE 3	WD BASE 1	GYP BD. / WALL TILE 3	ACT-1	
403	RR	41 SF	25'-10"	FLOOR TILE 3	WD BASE 1	GYP BD. / WALL TILE 3	ACT-1	
404	FUTURE KITCHEN	260 SF	67'-7"	POLISHED CONC.	NONE	GYP. BD	GYP. BD.	
405	STORAGE	22 SF	19'-6"	POLISHED CONC.	WD BASE 2	GYP. BD	EXPOSED CONCRETE	
407	ELEVATOR	52 SF	31'-2"	FLOOR TILE 2	NONE	ELEV. CAB	ELEV. CAB	
S1-4	STAIR 1	129 SF	50'-5"					
S2-4	STAIR 2	157 SF	53'-9"					
		1,262 SF	404'-9"					

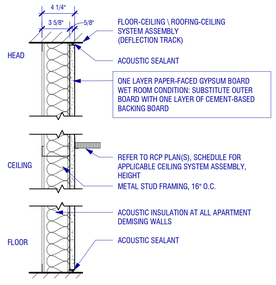
GENERAL NOTES:
GN 1. ANY VISIBLE SURFACES (NEW OR EXISTING) SHALL RECEIVE NEW PAINT UNLESS THE MATERIAL COMES PREFINISHED OR THE EXISTING SURFACE WAS PREVIOUSLY UNPAINTED.
GN 2. ALL INTERIOR PERIMETER WALLS WITH PLASTER SHALL REMAIN PLASTER FINISH. REPAIR ANY DAMAGED/MISSING PLASTER TO ACHIEVE A FINISHED APPEARANCE.

COMMENT NOTES:
1: BATHROOM WALL TILES SHALL BE FULL HEIGHT (TO CEILING OR 9' MAX) AT ALL TUB AND SHOWER LOCATIONS.
2: ALL STAND ALONE SHOWERS TO HAVE GLASS SHOWER WALL WITH DOOR. ALL TUBS SHALL HAVE SHOWER CURTAIN ROD ONLY.

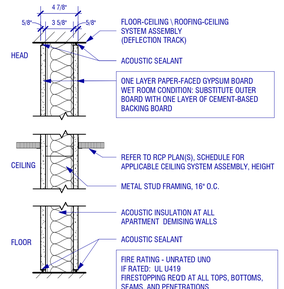
APARTMENT UNIT FINISH NOTES:
- FLOORS: POLISHED CONCRETE, LEVEL 3 FINISH PER AMERICAN SOCIETY OF CONCRETE CONTRACTORS
- BASE: WOOD BASE WITH TRIM TO MATCH EXISTING PROFILE
- WALLS: PAINTED GYPSUM BOARD AT NEW WALLS, STUCCO AT WALLS WHERE THERE IS EXISTING STUCCO, EXPOSED BRICK PAINTED AT WALLS THAT WERE PREVIOUSLY EXPOSED BRICK.
- CEILING: PAINTED GYPSUM BOARD AND PAINTED EXISTING CONCRETE SLAB.
- BATHROOMS FLOORS: TILE
- BATHROOM WALLS: GYPSUM BOARD PAINTED AND TILE AT SHOWER WALLS.
- BATHROOM CEILING: GYPSUM BOARD
- SHOWERS DOORS SHALL BE GLASS AT SHOWER PANS AND CURTAIN ROD AT TUBS
- APPLIANCES: STAINLESS STEEL SAMSUNG APPLIANCES OR SIMILAR
- KITCHEN CABINETS: PAINTED SHAKER OR FLAT FRONT STYLE
- KITCHEN COUNTERS: QUARTZ
- KITCHEN BACKSPLASH: SUBWAY TILE
- PLUMBING FIXTURES: CHROME DELTA OR KOHLER
- PLUMBING FIXTURES: AMERICAN STANDARD OR KOHLER
- INTERIOR DOORS: PAINTED 2-PANEL, JELDWEN OR SIMILAR
- MOLDINGS AND CASINGS: WOOD TO MATCH EXISTING PROFILES



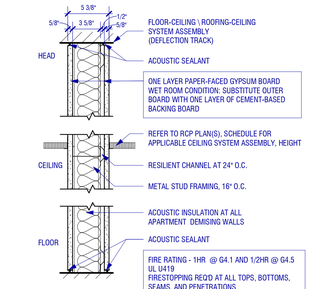
7 TRIM PROFILES INSIDE APARTMENTS
1 1/2" = 1'-0"



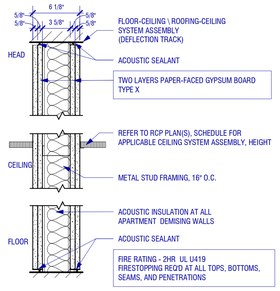
F4 PARTITION F4



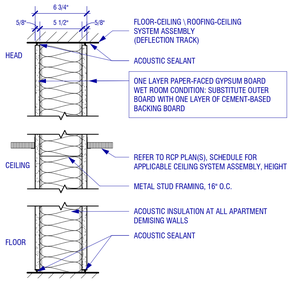
G4 PARTITION G4



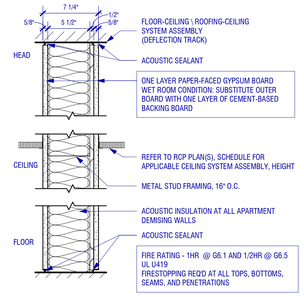
G4.5 G4.1 PARTITION G4.1 AND G4.5 (STC 54)



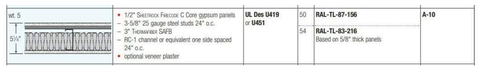
G4.2 PARTITION G4.2 (STC 54)

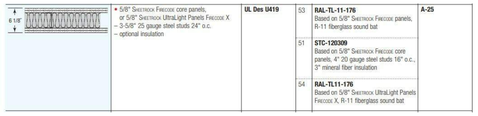


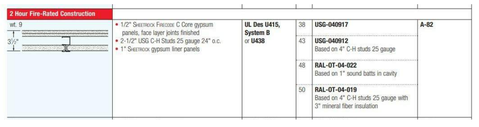
G6 PARTITION G6

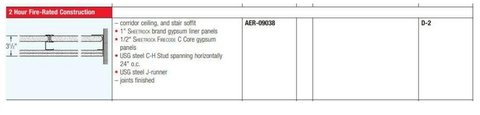


G6.5 G6.1 PARTITION G6.1 AND G6.5 (STC 54)









TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS
SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
Scott Welty - Architect
3021 42nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

WA PROJECT NO: 19-001
PROJECT ISSUE DATE: OCTOBER 8, 2020

REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD# 1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:
SCHEDULES - ROOM AND WALL TYPES

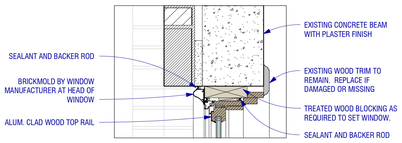
DRAWN BY: SJW

A001

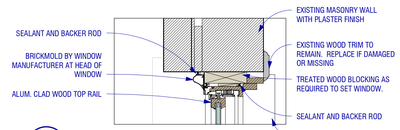
WINDOW SCHEDULE

Type Mark	Width	Height	Finish	SHGC	VLT	Comments
01 FIRST FLR						
EA	3'-0"	7'-0"	EXISTING STEEL PAINTED			EXISTING GLAZING TO BE REPLACED WITH CLEAR LAMINATED GLASS WITH A VLT OF 70% MIN.
EA: 4						
EA1	3'-0"	7'-0"	EXISTING STEEL PAINTED			EXISTING GLAZING TO BE REPLACED WITH CLEAR LAMINATED GLASS WITH A VLT OF 70% MIN.
EA1: 3						
EB	3'-0"	3'-6"	EXISTING STEEL PAINTED			EXISTING GLAZING TO BE REPLACED WITH CLEAR LAMINATED GLASS WITH A VLT OF 70% MIN.
EB: 1						
02 SECOND FLR						
A	3'-8"	7'-6"	ALUMINUM CLAD WOOD			NEW WINDOW UNITS
A: 7						
EA	3'-0"	7'-0"	EXISTING STEEL PAINTED			EXISTING GLAZING TO BE REPLACED WITH CLEAR LAMINATED GLASS WITH A VLT OF 70% MIN.
EA: 20						
EC	3'-8"	6'-0"	ALUMINUM CLAD WOOD			EXISTING GLAZING TO BE REPLACED WITH CLEAR LAMINATED GLASS WITH A VLT OF 70% MIN.
EC: 2						
ED	3'-8"	2'-0"		0.78	0.9	EXISTING GLAZING TO BE REPLACED WITH CLEAR LAMINATED GLASS WITH A VLT OF 70% MIN.
ED: 1						
03 THIRD FLOOR						
A	3'-8"	7'-6"	ALUMINUM CLAD WOOD			NEW WINDOW UNITS
A: 7						
EA	3'-0"	7'-0"	EXISTING STEEL PAINTED			EXISTING GLAZING TO BE REPLACED WITH CLEAR LAMINATED GLASS WITH A VLT OF 70% MIN.
EA: 18						
EE	3'-0"	4'-4"	EXISTING STEEL PAINTED			EXISTING GLAZING TO BE REPLACED WITH CLEAR LAMINATED GLASS WITH A VLT OF 70% MIN.
EE: 1						

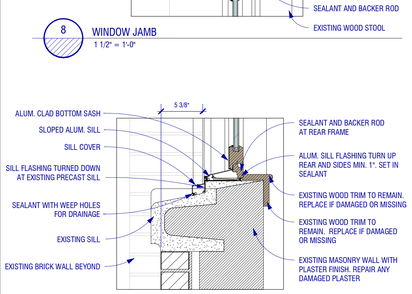
WINDOW GENERAL NOTES:
ALL WINDOWS IN APARTMENT UNITS SHALL INCLUDE WINDOW SHADES. WINDOW SHADES SHALL BLACK-OUT IN BEDROOM AND BATHROOMS AND STANDARD IN REMAINING RESIDENTIAL SPACES.



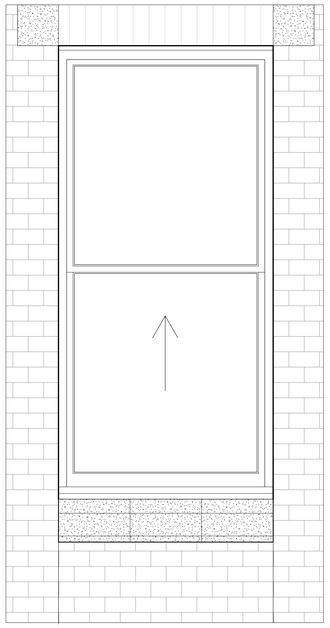
9 WINDOW HEAD DETAIL
1 1/2" = 1'-0"



8 WINDOW JAMB
1 1/2" = 1'-0"



7 WINDOW SILL
1 1/2" = 1'-0"



BASIS OF DESIGN:
ALUMINUM CLAD WOOD PELLA ARCHITECT SERIES TRADITIONAL SINGLE HUNG

1 REPLACEMENT WINDOW AT FRONT FACADE
1" = 1'-0"

DOOR SCHEDULE - COMMERCIAL HM

NO.	DOOR TYPE	DOOR HEIGHT	DOOR WIDTH	DOOR MATERIAL	DOOR FIRE RATING	FRAME MATERIAL	Operation	Hardware	Comments
00.1 BASEMENT									
2	STORAGE	7'-0"	3'-0"	METAL	-	HOLLOW METAL	STOREROOM		
3	FULLGLASS	7'-0"	3'-0"	WOOD	-	HOLLOW METAL	STOREROOM		
4	STORAGE	7'-0"	3'-0"	METAL	-	HOLLOW METAL	STOREROOM	W/ PANIC HARDWARE	
5	STORAGE	7'-0"	3'-0"	METAL	90M	HOLLOW METAL	STOREROOM	-	
6	STORAGE	7'-0"	3'-0"	METAL	-	HOLLOW METAL	STOREROOM		
S1-B1	STAIR	7'-0"	3'-0"	METAL	90M	HOLLOW METAL	STAIR		WITH NARROW LIGHT
S2-B	STAIR	7'-0"	3'-0"	METAL	90M	HOLLOW METAL	STAIR		WITH NARROW LIGHT
00.1 BASEMENT: 7									
01 FIRST FLR									
102A	FLUSH	7'-0"	3'-0"	WOOD	-	HOLLOW METAL	PRIVACY		
102B	FLUSH	7'-0"	3'-0"	WOOD	-	HOLLOW METAL	PRIVACY		
103	CORRIDOR	7'-0"	3'-0"	WOOD	90M	HOLLOW METAL	PASSAGE		STAINED WOOD VENEER TO MATCH PANELING
103A	EXT.NL	7'-0"	3'-0"	METAL	-	HOLLOW METAL			
104	TRASH	7'-0"	3'-6"	METAL	90M	HOLLOW METAL			
110	90MIN	7'-0"	3'-0"	WOOD	90M	HOLLOW METAL	APARTMENT		
120	90MIN	7'-0"	3'-0"	WOOD	90M	HOLLOW METAL	APARTMENT		
S1-1	STAIR FLUSH	7'-0"	3'-0"	WOOD	90M	HOLLOW METAL			STAINED WOOD VENEER TO MATCH PANELING
S1-8	CORRIDOR	7'-0"	3'-0"	WOOD	90M	HOLLOW METAL	PASSAGE		
S2-1	STAIR	7'-0"	3'-0"	METAL	90M	HOLLOW METAL	STAIR		WITH NARROW LIGHT
01 FIRST FLR: 10									
02 SECOND FLR									
201A	STORAGE	7'-0"	3'-0"	WOOD	-	HOLLOW METAL	STOREROOM		
201B	STORAGE	7'-0"	3'-0"	WOOD	-	HOLLOW METAL	STOREROOM		
S1-2	STAIR	7'-0"	3'-0"	WOOD	90M	HOLLOW METAL	STAIR		WITH NARROW LIGHT
S2-2	STAIR	7'-0"	3'-0"	WOOD	90M	HOLLOW METAL	STAIR		WITH NARROW LIGHT
02 SECOND FLR: 4									
03 THIRD FLOOR									
301A	STORAGE	7'-0"	3'-0"	WOOD	-	HOLLOW METAL	STOREROOM		
302	STORAGE	7'-0"	3'-0"	WOOD	-	HOLLOW METAL	STOREROOM		
S1-3	STAIR	7'-0"	3'-0"	WOOD	90M	HOLLOW METAL	STAIR		WITH NARROW LIGHT
S2-3	STAIR	7'-0"	3'-0"	WOOD	90M	HOLLOW METAL	STAIR		WITH NARROW LIGHT
03 THIRD FLOOR: 4									
04.1 FOURTH FLOOR SLAB									
402	FLUSH	7'-0"	3'-0"	WOOD	-	HOLLOW METAL			
403	FLUSH	7'-0"	3'-0"	WOOD	-	HOLLOW METAL			
405	STORAGE	7'-0"	3'-0"	WOOD	-	HOLLOW METAL	STOREROOM		
406	STORAGE	7'-0"	3'-0"	WOOD	-	HOLLOW METAL	STOREROOM		
419	FLUSH	7'-0"	3'-0"	METAL	-	HOLLOW METAL			
S1-4	STAIR	7'-0"	3'-0"	WOOD	90M	HOLLOW METAL	STAIR		WITH NARROW LIGHT
S2-4	STAIR	7'-0"	3'-0"	WOOD	90M	HOLLOW METAL	STAIR		WITH NARROW LIGHT
04.1 FOURTH FLOOR SLAB: 7									

DOOR SCHEDULE - STOREFRONT

NO.	DOOR TYPE	DOOR HEIGHT	DOOR WIDTH	DOOR MATERIAL	DOOR FIRE RATING	FRAME MATERIAL	Operation	Hardware	Comments
01 FIRST FLR									
101	STOREFRONT	8'-1"	6'-0"	ALUM. GL.	-	ALUM.			
102.1	STOREFRONT	8'-1"	3'-0"	ALUM. GL.	-	ALUM.			
102.2	STOREFRONT	8'-1"	3'-0"	ALUM. GL.	-	ALUM.			
01 FIRST FLR: 3									

DOOR SCHEDULE - FOLDING

NO.	DOOR TYPE	DOOR HEIGHT	DOOR WIDTH	DOOR MATERIAL	DOOR FIRE RATING	FRAME MATERIAL	Operation	Hardware	Comments
04.1 FOURTH FLOOR SLAB									
401C	FOLDING	8'-0"	19'-10"	ALUM. CLD	-				
04.1 FOURTH FLOOR SLAB: 1									

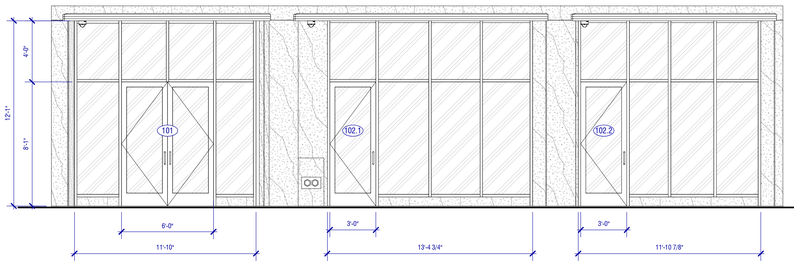
GENERAL DOOR NOTES

1. ALL HARDWARE SHALL BE CLASS 2 OR BETTER
2. ALL APARTMENT ENTRY DOORS SHALL BE OPENABLE WITH A SINGLE RELEASING MECHANISM.
3. EVERY CLOSET DOOR LATCH SHALL BE OPERABLE FROM BOTH INSIDE AND OUTSIDE
4. BATHROOM DOOR LOCKS SHALL PERMIT UNLOCKING FROM OUTSIDE IN THE EVENT OF AN EMERGENCY
5. NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED.
6. ALL HARDWARE TO BE INSTALLED BY A LICENSED LOCKSMITH.
7. ANY SPECIAL LOCKING ARANGEMENTS SHALL BE SUBMITTED BY THE INSTALLER TO THE PERMIT OFFICE FOR REVIEW AND APPROVAL PRIOR TO INSTALATION.
8. CONTRACTOR SHALL ENGAGE A HARDWARE SPECIALIST TO SCHEDULE ALL DOOR HARDWARE.
9. ALL HARDWARE TO BE INSTALLED IN FIRE RATED DOORS SHALL BE FIRE-RATED HARDWARE AND DESIGNATED AS SUCH.
10. ALL DOOR FRAMES INSTALLED WITH FIRE RATED DOORS ARE TO BE LABELED, FIRE RATED FRAMES MATCHING THE LABELD RATING OF THE DOOR. ALL RATED DOORS SHALL RECEIVE DOOR CLOSERS OR SPRING HINGES.
11. COORDINATE DOOR UNDERCUTS WITH MECHANICAL REQUIREMENTS.
12. ADA UNIT SHALL HAVE ADA PEEPHOLE IN ENTRY DOOR.

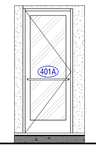
DOOR SCHEDULE - RESIDENTIAL WD

NO.	DOOR TYPE	DOOR HEIGHT	DOOR WIDTH	DOOR MATERIAL	DOOR FIRE RATING	FRAME MATERIAL	Operation	Hardware	Comments
00.1 BASEMENT									
10	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
11	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
12	BARN	7'-0"	3'-0"	WOOD	-	WOOD	BARN		
12A	2-PANEL	7'-0"	2'-0"	WOOD	-	WOOD	CLOSET		
20	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
21	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
22	BARN	7'-0"	3'-0"	WOOD	-	WOOD	BARN		
22A	2-PANEL	7'-0"	2'-0"	WOOD	-	WOOD	CLOSET		
30	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
31	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
32	BARN	7'-0"	3'-0"	WOOD	-	WOOD	BARN		
32A	2-PANEL	7'-0"	2'-0"	WOOD	-	WOOD	CLOSET		
40	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
41	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
42	BARN	7'-0"	3'-0"	WOOD	-	WOOD	BARN		
42A	2-PANEL	7'-0"	2'-0"	WOOD	-	WOOD	CLOSET		
50	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
51	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
52	BARN	7'-0"	3'-0"	WOOD	-	WOOD	BARN		
52A	2-PANEL	7'-0"	2'-0"	WOOD	-	WOOD	CLOSET		
60	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
61	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
62	BARN	7'-0"	3'-0"	WOOD	-	WOOD	BARN		
70	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
72	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
00.1 BASEMENT: 25									
01 FIRST FLR									
121	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
122	2-PANEL	7'-0"	3'-0"	WOOD	-	HOLLOW METAL			
122A	BI-FOLD	7'-0"	5'-0"	WOOD	-	WOOD			
310C	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
310D	PRIVACY	7'-0"	3'-0"	WOOD		WOOD	PRIVACY		
310F	2-PANEL	7'-0"	2'-0"	WOOD	-	WOOD	CLOSET		
310M	POCKET	7'-0"	2'-10"	WOOD	-	WOOD	POCKET		
310R	2-PANEL	7'-0"	2'-8"	WOOD	-	WOOD	CLOSET		
01 FIRST FLR: 8									
02 SECOND FLR									
210	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
210A	2-PANEL	7'-0"	2'-6"	WOOD	-	WOOD	PRIVACY		
211	PRIVACY	7'-0"	3'-0"	WOOD		WOOD	PRIVACY		
211A	2-PANEL	7'-0"	2'-6"	WOOD	-	WOOD	PRIVACY		
212	POCKET	7'-0"	2'-10"	WOOD	-	WOOD	POCKET		
213	PRIVACY	7'-0"	3'-0"	WOOD		WOOD	PRIVACY		
213A	2-PANEL	7'-0"	2'-6"	WOOD	-	WOOD	PRIVACY		
214	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
220	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
220A	2-PANEL	7'-0"	2'-6"	WOOD	-	WOOD	PRIVACY		
221	PRIVACY	7'-0"	3'-0"	WOOD		WOOD	PRIVACY		
221A	POCKET	7'-0"	2'-10"	WOOD	-	WOOD	POCKET		
222	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
223	PRIVACY	7'-0"	3'-0"	WOOD		WOOD	PRIVACY		
223A	2-PANEL	7'-0"	2'-6"	WOOD	-	WOOD	PRIVACY		
224	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
230	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
231	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
231A	POCKET	7'-0"	2'-10"	WOOD	-	WOOD	POCKET		
232	2-PANEL	7'-0"	2'-6"	WOOD	-	WOOD	PRIVACY		
232A	POCKET	7'-0"	2'-10"	WOOD	-	WOOD	POCKET		
240	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
240A	2-PANEL	7'-0"	2'-10"	WOOD	-	WOOD	CLOSET		
241	PRIVACY	7'-0"	3'-0"	WOOD		WOOD	PRIVACY		
241A	BYPASS	7'-0"	4'-0"	WOOD	-	WOOD	CLOSET SLIDE		
242	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
243	PRIVACY	7'-0"	3'-0"	WOOD		WOOD	PRIVACY		
243A	BYPASS	7'-0"	4'-0"	WOOD	-	WOOD	CLOSET SLIDE		
244	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
02 SECOND FLR: 29									
03 THIRD FLOOR									
310	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
310A	2-PANEL	7'-0"	2'-10"	WOOD	-	WOOD	CLOSET		
310B	POCKET	7'-0"	2'-10"	WOOD	-	WOOD	POCKET		
311	PRIVACY	7'-0"	3'-0"	WOOD		WOOD	PRIVACY		
311A	BYPASS	7'-0"	4'-0"	WOOD	-	WOOD	CLOSET SLIDE		
312	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
313	PRIVACY	7'-0"	3'-0"	WOOD		WOOD	PRIVACY		
313A	BYPASS	7'-0"	4'-0"	WOOD	-	WOOD	CLOSET SLIDE		
314	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
320	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
321	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
321A	POCKET	7'-0"	2'-10"	WOOD	-	WOOD	POCKET		
322	PRIVACY	7'-0"	3'-0"	WOOD		WOOD	PRIVACY		
330	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
330A	2-PANEL	7'-0"	2'-6"	WOOD	-	WOOD	PRIVACY		
331	PRIVACY	7'-0"	3'-0"	WOOD		WOOD	PRIVACY		
331A	POCKET	7'-0"	2'-10"	WOOD	-	WOOD	POCKET		
332	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
333	PRIVACY	7'-0"	3'-0"	WOOD		WOOD	PRIVACY		
333A	2-PANEL	7'-0"	2'-6"	WOOD	-	WOOD	PRIVACY		
334	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
340	20MIN	7'-0"	3'-0"	WOOD	20M	WOOD	APARTMENT		
340A	2-PANEL	7'-0"	2'-6"	WOOD	-	WOOD	PRIVACY		
341	2-PANEL	7'-0"	3'-0"	WOOD	-	WOOD	PRIVACY		
342	PRIVACY	7'-0"	3'-0"	WOOD		WOOD	PRIVACY		
342A	2-PANEL	7'-0"	2'-6"	WOOD	-	WOOD	PRIVACY		
343	POCKET	7'-0"	2'-10"	WOOD	-	WOOD	POCKET		
344	PRIVACY	7'-0"	3'-0"	WOOD		WOOD	PRIVACY		
344A	2-PANEL	7'-0"	2'-6"	WOOD	-	WOOD	PRIVACY		
03 THIRD FLOOR: 29									

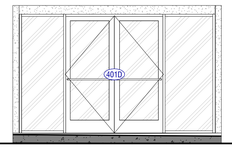
STOREFRONT ELEVATIONS



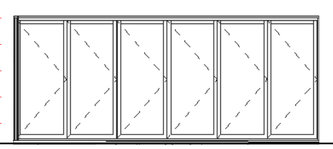
STOREFRONT ROOFTOP SINGLE



STOREFRONT ROOFTOP DOUBLE

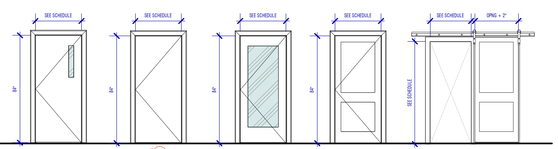


ROOFTOP DOOR



STACKING DOOR

DOOR ELEVATIONS



STAIR DOORS
- METAL FRAME
- METAL DOOR W/ NARROW LIGHT
- SEE SCHEDULE FOR RATING.
- PAINTED WOOD TRIM ALLIED TO METAL FRAME
- UL RATED HARDWARE INCLUDING PANIC BAR AND CLOSER
- ADA DOOR HARDWARE

STORAGE ROOM / MEP DOORS / FLUSH
- METAL FRAME
- METAL DOOR
- SEE SCHEDULE FOR RATING.
- PAINTED WOOD TRIM ALLIED TO ANY RATED METAL FRAME
- UL RATED HARDWARE AT RATED DOORS
- ADA DOOR HARDWARE

GYM DOOR
- WOOD FRAME
- WOOD DOOR
- NOT RATED
- 4" WOOD TRIM
- ADA DOOR HARDWARE

APARTMENT DOORS
- WOOD FRAME (RATED AT 20 MIN. DOORS)
- SOLID WOOD DOOR (RATED AT 20 MIN. DOORS)
- SEE SCHEDULE FOR RATING.
- WOOD TRIM
- UL RATED HARDWARE AT RATED DOORS
- RESIDENTIAL HARDWARE GRADE AT INTERIOR DOORS.
- ADA DOOR HARDWARE AT ENTRY

SLIDING DOORS
- WOOD CASED OPENING
- SOLID WOOD PANEL TO MATCH APARTMENT DOORS
- NOT RATED
- WOOD CASED TRIM AT OPENING
- RESIDENTIAL HARDWARE GRADE BARN DOOR TRACK AND HARDWARE

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT · SCOTT J. WELTY · 27938 · STATE OF TEXAS

SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
Scott Welty - Architect
3021 42nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

NOTE The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and is what is required by one shall be as binding as if required by all performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

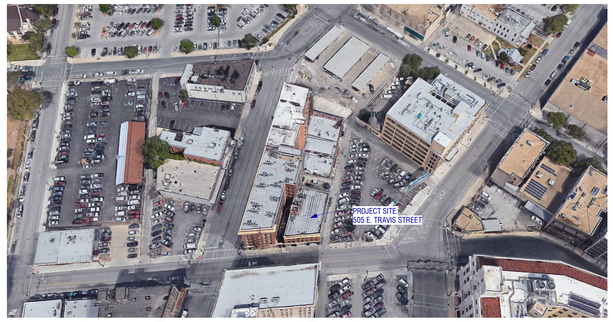
WA PROJECT NO: 19-001
PROJECT ISSUE DATE: OCTOBER 8, 2020

REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD# 1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:
DOOR AND WINDOW SCHEDULE

DRAWN BY: SJW

A002

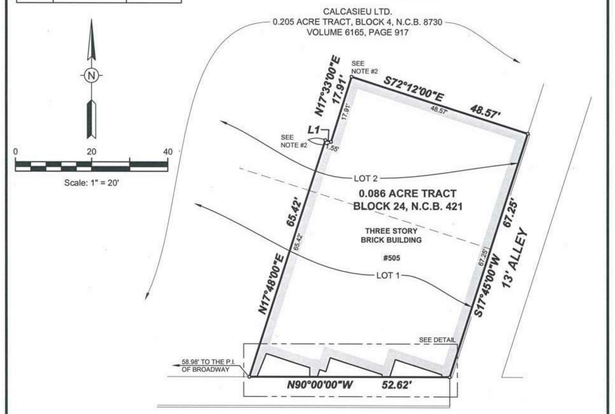


Reference:
VOLUME 13697, PAGE 1251

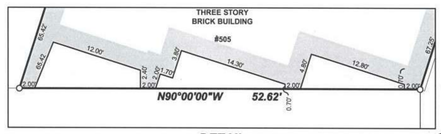
NOTES:

1. *BUILDING CORNERS WERE USED AS PROPERTY CORNERS, UNLESS OTHERWISE NOTED.*
2. *UNABLE TO ACCESS INTERIOR CORNERS, DATA OBTAINED FROM HISTORICAL AND DEED RECORDS.*

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S72°27'00"E	1.55



TRAVIS STREET
(55.6' R.O.W.)



DETAIL
1" = 10' - 0"

PROPERTY SURVEY OF:

A 0.086 ACRE TRACT (3,743 SQAURE FEET) BEING A PORTION OF LOTS 1 & 2, BLOCK 24, NCB 421, SAN ANTONIO, TEXAS, AND BEING THE SAME TRACT DESCRIBED IN VOLUME 13697, PAGE 1251, DEED RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
THOMAS FLORES
2238
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATION

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property and that all buildings are wholly located on this property except as shown above.

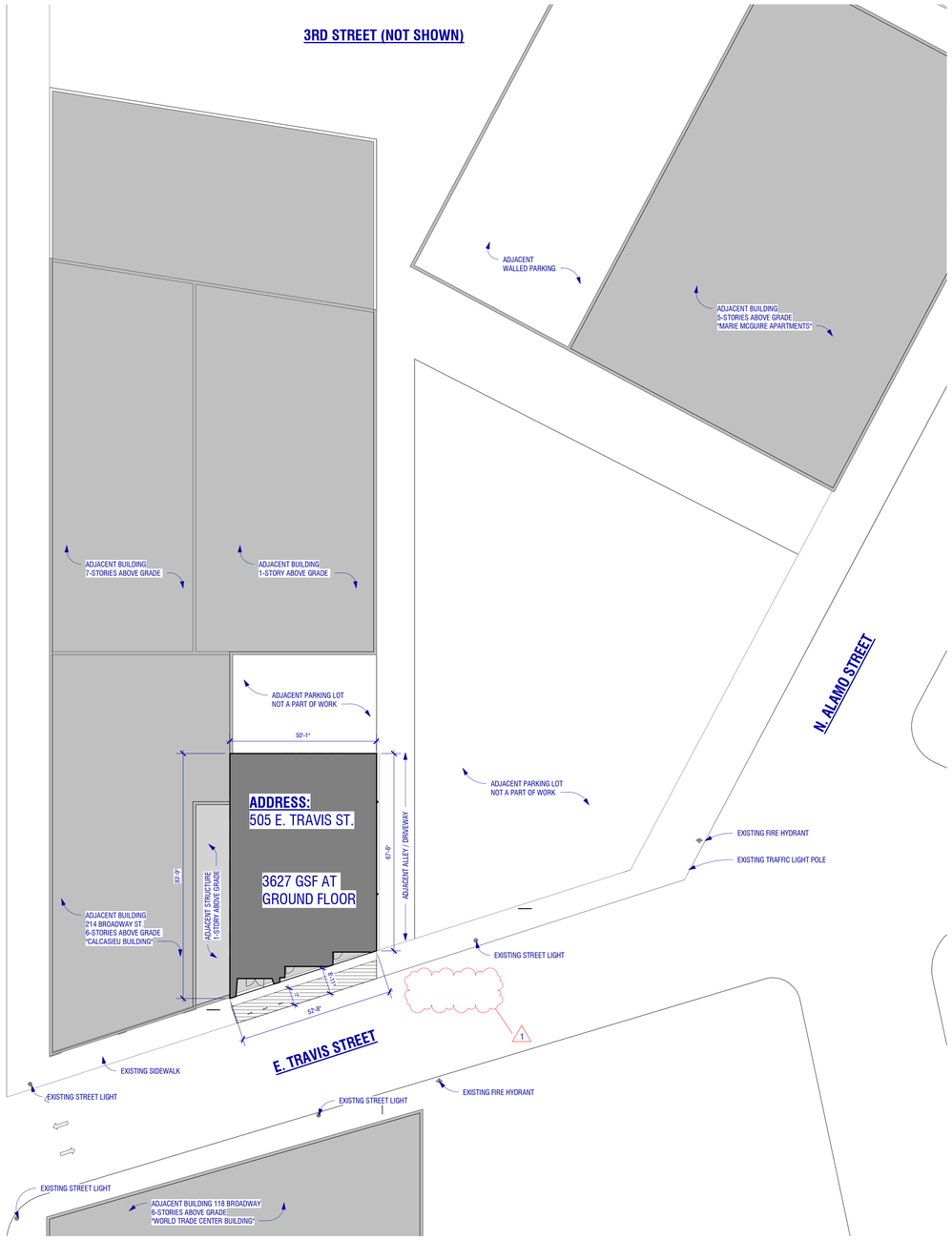
This 27th Day of MAY, A.D. 20 11.

THOMAS FLORES
RPLS # 2238

Job No.: 11-18

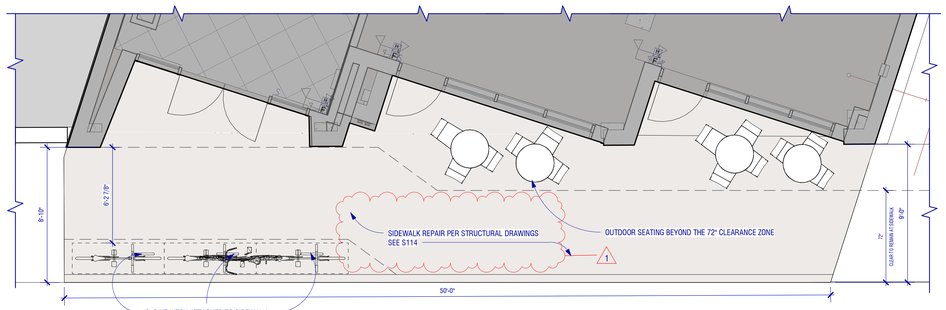
Flores & Company Consulting Engineers, Inc.
Texas Registered Engineering Firm 8F-1794
12915 Jones Maltsberger, Suite 401 *210.490.9963 Phone*
San Antonio, Texas 78247 *210.490.0820 Fax*

Printed: 5/27/2011 12:26:03 PM, By: Art Flores Location: W:\Survey\11-18\dwg\survey-1118.dwg, Layout: survey



N

1 **00 SITE**
1" = 20'-0"



2 **SITE SIDEWALK DETAIL**
1/4" = 1'-0"

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT
SCOTT J WELTY
27938
STATE OF TEXAS

SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
Scott Welty - Architect
3021 40nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

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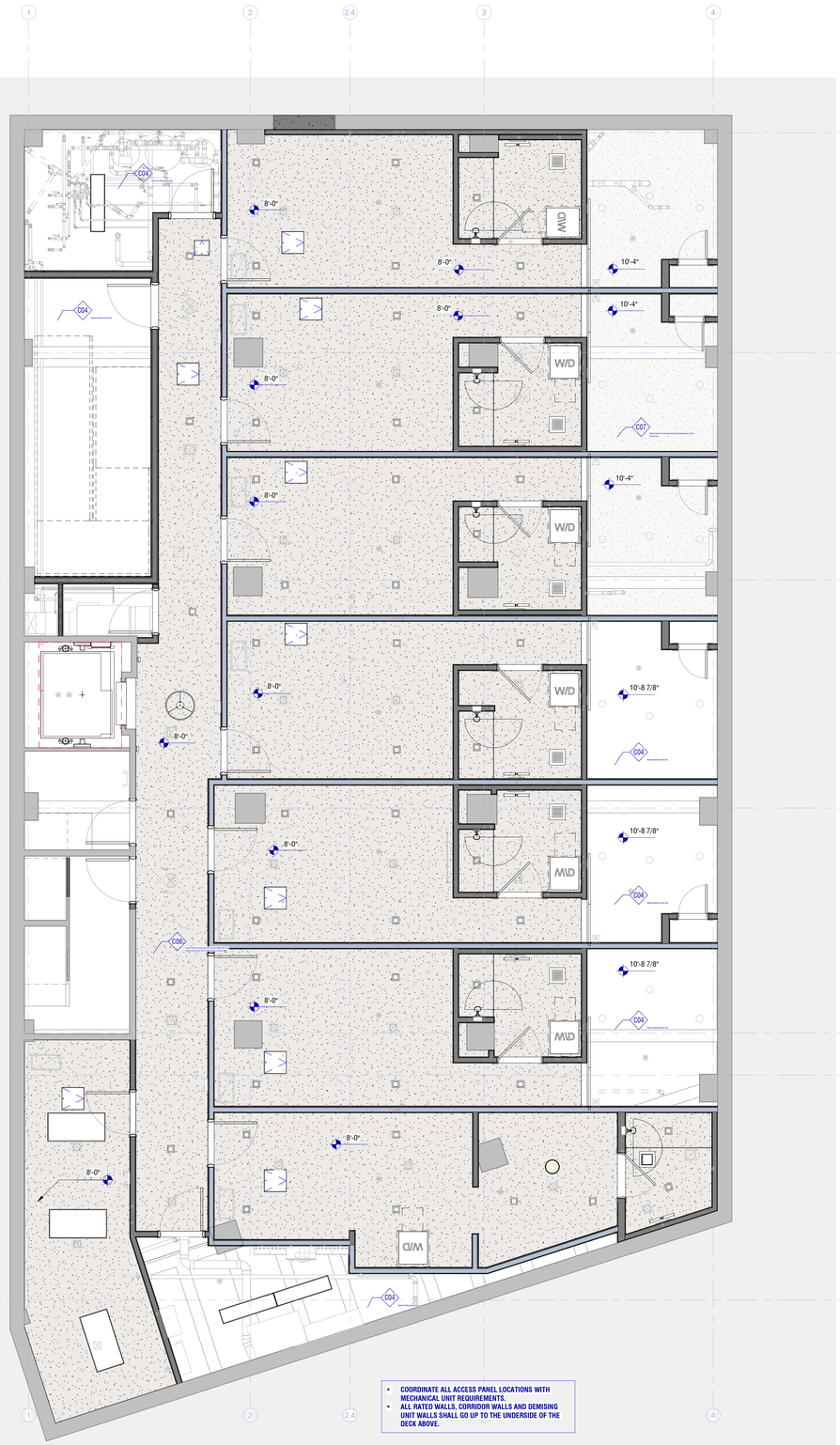
WA PROJECT NO: 19-001
PROJECT ISSUE DATE: OCTOBER 8, 2020

REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD#1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:
SITE PLAN

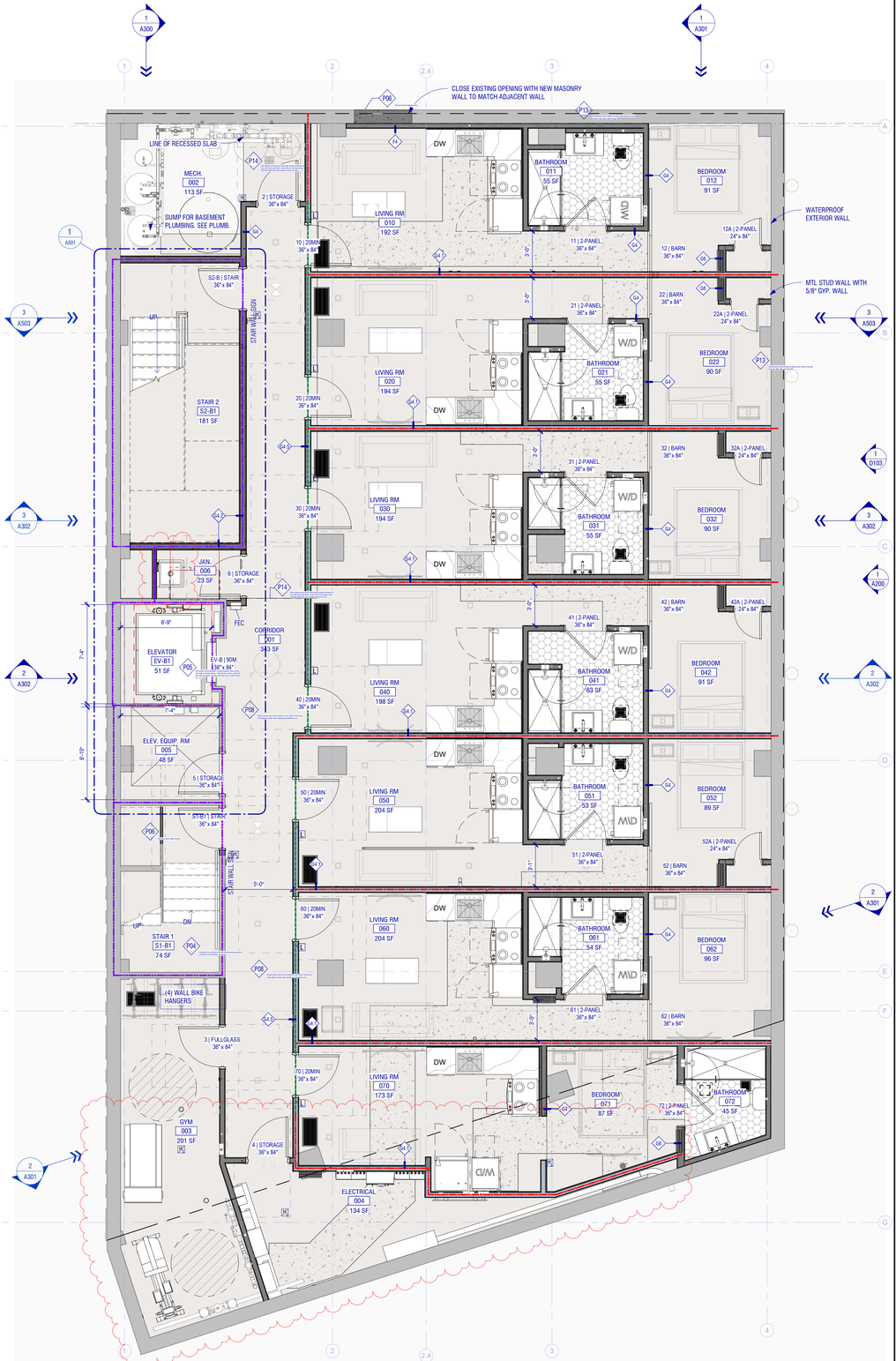
DRAWN BY: SJW

A050



- **COORDINATE ALL ACCESS PANEL LOCATIONS WITH MECHANICAL UNIT REQUIREMENTS.**
- **ALL RATED WALLS, CORRIDOR WALLS AND DEMISING UNIT WALLS SHALL GO UP TO THE UNDERSIDE OF THE DECK ABOVE.**

2 00.1 BASEMENT
1/4" = 1'-0"



1 00.1 BASEMENT
1/4" = 1'-0"

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS

SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
Scott Welty - Architect
3021 42nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

PLAN NOTES

VALUE	DESCRIPTION
P04	Existing stair to be refinished including refinishing existing wood rail and install a new 36" handrail on wall side.
P05	New elevator car and equipment in existing hoistway. Reuse existing door jambs at elevator entrances. Relocate door in wall as required to work with new elevator. Elevator shall include access control for floors B, 1, 2, 3.
P06	Infill wall to match adjacent surface.
P08	Existing Concrete slab shall be polished to a level 3 finish. Patch slab to match adjacent surface where existing slab penetrations occur.
P13	Install basement water proofing at locations where moisture is present at the wall. Wall surface shall be tested.
P14	Infill existing recessed slab to match height of adjacent existing slab. New infill shall be polished to a similiar finish as the adjacent slab. Room Mech 002 shall remain partially recessed. See plan.

CEILING NOTES

VALUE	DESCRIPTION
C04	Exposed existing concrete slab.
C06	Gypsum Board and suspended metal framing dropped down from existing concrete slab. Refer to RCP plans for elevation height.
C07	Gypsum Board and suspended metal framing tight against existing concrete slab.

PLAN LEGEND

- NEW MTL STUD WALL W/ GYPSUM ON BOTH SIDES
- NEW MTL STUD WALL W/ GYPSUM ON BOTH SIDES
- EXISTING WALL WITH RESTORED FINISHES
- NEW CEILING SYSTEM MTL STUDS WITH 1/2" GYP. (LOW CEILINGS)
- NEW CEILING SYSTEM MTL STUDS WITH 1/2" GYP. (HIGH CEILINGS)
- CONCRETE FLOOR POLISHED TO LEVEL 3 FINISH
- BATHROOM TILE FLOOR (TILE ALLOWANCE)
- 2HR CEILING ASSEMBLY IN CORRIDOR 103

PLAN LEGEND RATINGS

- 2HR WALL RATING (FIRE WALL)
- 1HR WALL RATING (FIRE PARTITION)
- 1/2 HR WALL RATING (FIRE PARTITION)

NOTE the intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and is what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

WA PROJECT NO: 19-001

PROJECT ISSUE DATE: OCTOBER 8, 2020

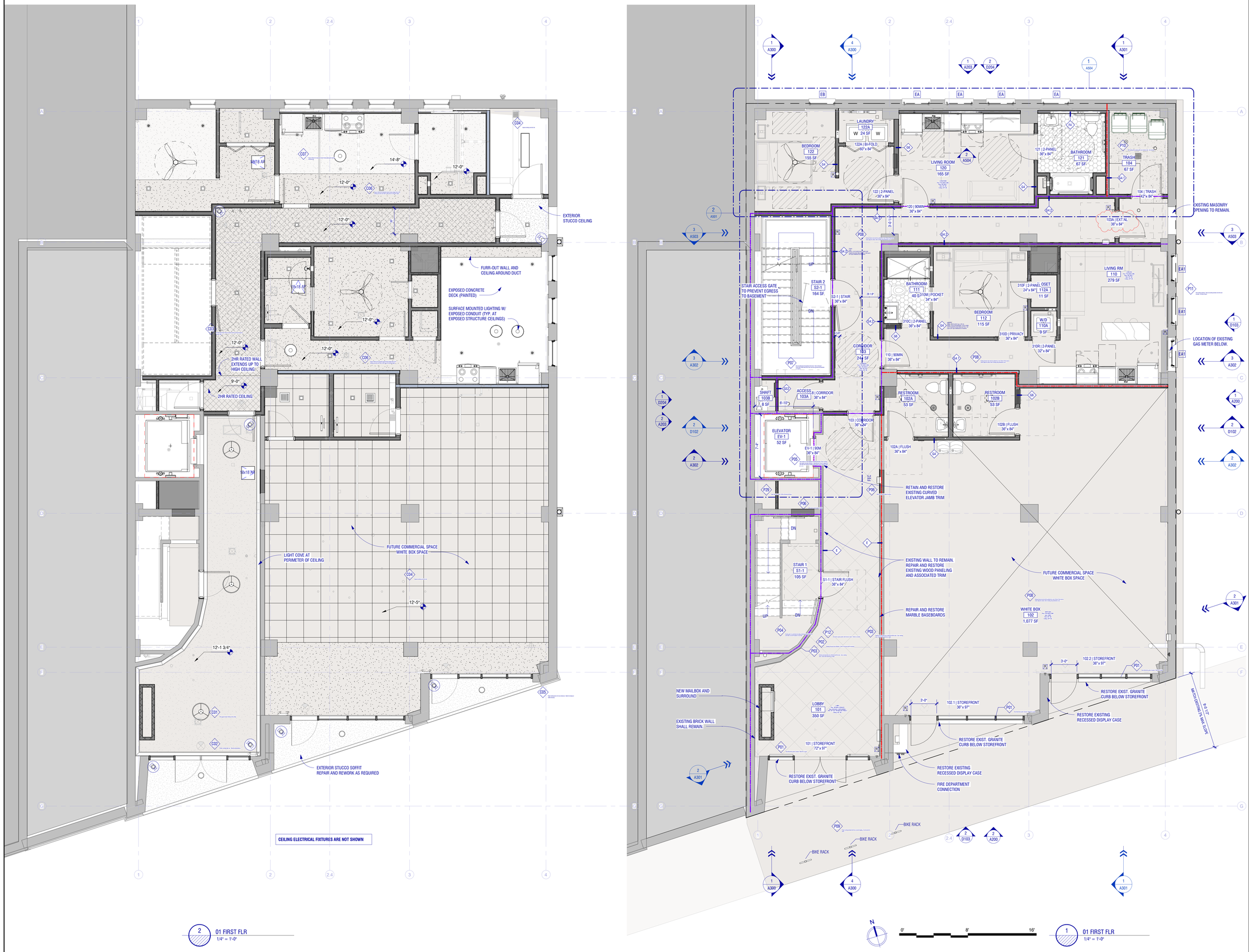
REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD#1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:

BASEMENT PLAN

DRAWN BY: SJW

A100



2 01 FIRST FLR
1/4" = 1'-0"

1 01 FIRST FLR
1/4" = 1'-0"

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TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS

SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
Scott Welty - Architect
3021 42nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

PLAN NOTES

VALUE	DESCRIPTION
P01	New Storefront system. Kawneer Trifab 451 or equal.
P02	Existing Terrazzo to be refinished. Cracks in terrazzo shall be repaired.
P03	Existing wood paneling to be refinished with the stain. Cover existing alum. reveals with wood trim to match.
P04	Existing stair to be refinished including refinishing existing wood rail and install a new 36" handrail on wall side.
P05	New elevator car and equipment in existing hoistway. Reuse existing door jambs at elevator entrances. Relocate door in wall as required to work with new elevator. Elevator shall include access control for floors B, 1, 2, 3.
P06	Infill wall to match adjacent surface.
P07	New manufactured and engineered steel stair. Basis of design is Pacific Stair S300, QuietTread. Stairs shall have guardrail and handrails as required.
P08	Existing Concrete slab shall be polished to a level 3 finish. Patch slab to match adjacent surface where existing slab penetrations occur.
P09	Repair existing sidewalk with new concrete topping. See structural for notes.
P10	Infill existing stair opening with new structural slab. See structural
P11	New window openings. Reuse (3) existing windows from the west elevation. Ref demo sheets.
P12	Decorative square panels shall remain at walls. Restore as needed.
P29	Open Chase for Future 1st Floor Commercial Space.

CEILING NOTES

VALUE	DESCRIPTION
C01	New gypsum board ceiling at entry lobby.
C02	Restore existing light cove. Relamp existing fixtures.
C03	Fire Rated horizontal ceiling assembly required at exit passageway (Corridor 103).
C04	Exposed existing concrete slab.
C05	Repair existing alumn. trim over entrances. Match trim design at middle entryway.
C06	Gypsum Board and suspended metal framing dropped down from existing concrete slab. Refer to RCP plans for elevation height.
C07	Gypsum Board and suspended metal framing tight against existing concrete slab.

PLAN LEGEND

- NEW MTL STUD WALL W/ GYPSUM ON BOTH SIDES
- NEW MTL STUD WALL W/ GYPSUM ON BOTH SIDES
- EXISTING WALL WITH RESTORED FINISHES
- NEW CEILING SYSTEM MTL STUDS WITH 1/2" GYP. (LOW CEILINGS)
- NEW CEILING SYSTEM MTL STUDS WITH 1/2" GYP. (HIGH CEILINGS)
- CONCRETE FLOOR POLISHED TO LEVEL 3 FINISH
- BATHROOM TILE FLOOR (TILE ALLOWANCE)
- 2HR CEILING ASSEMBLY IN CORRIDOR 103

PLAN LEGEND RATINGS

- 2HR WALL RATING (FIRE WALL)
- 1HR WALL RATING (FIRE PARTITION)
- 1/2 HR WALL RATING (FIRE PARTITION)

NOTE The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and is what is required by one shall be as binding as if required by all performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably interstate from them as being necessary to produce the indicated results.

WA PROJECT NO: 19-001
PROJECT ISSUE DATE: OCTOBER 8, 2020

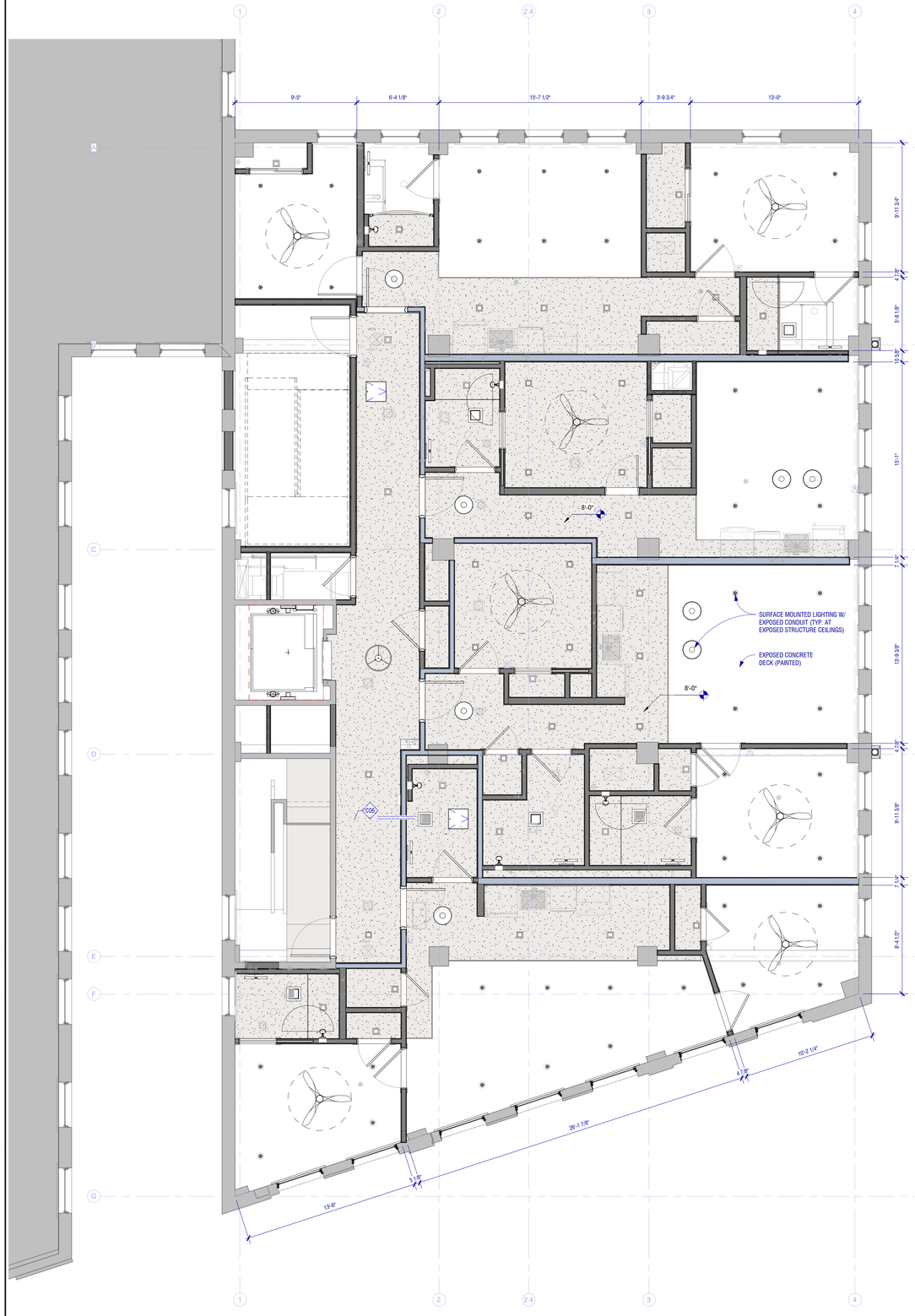
REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD# 1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:

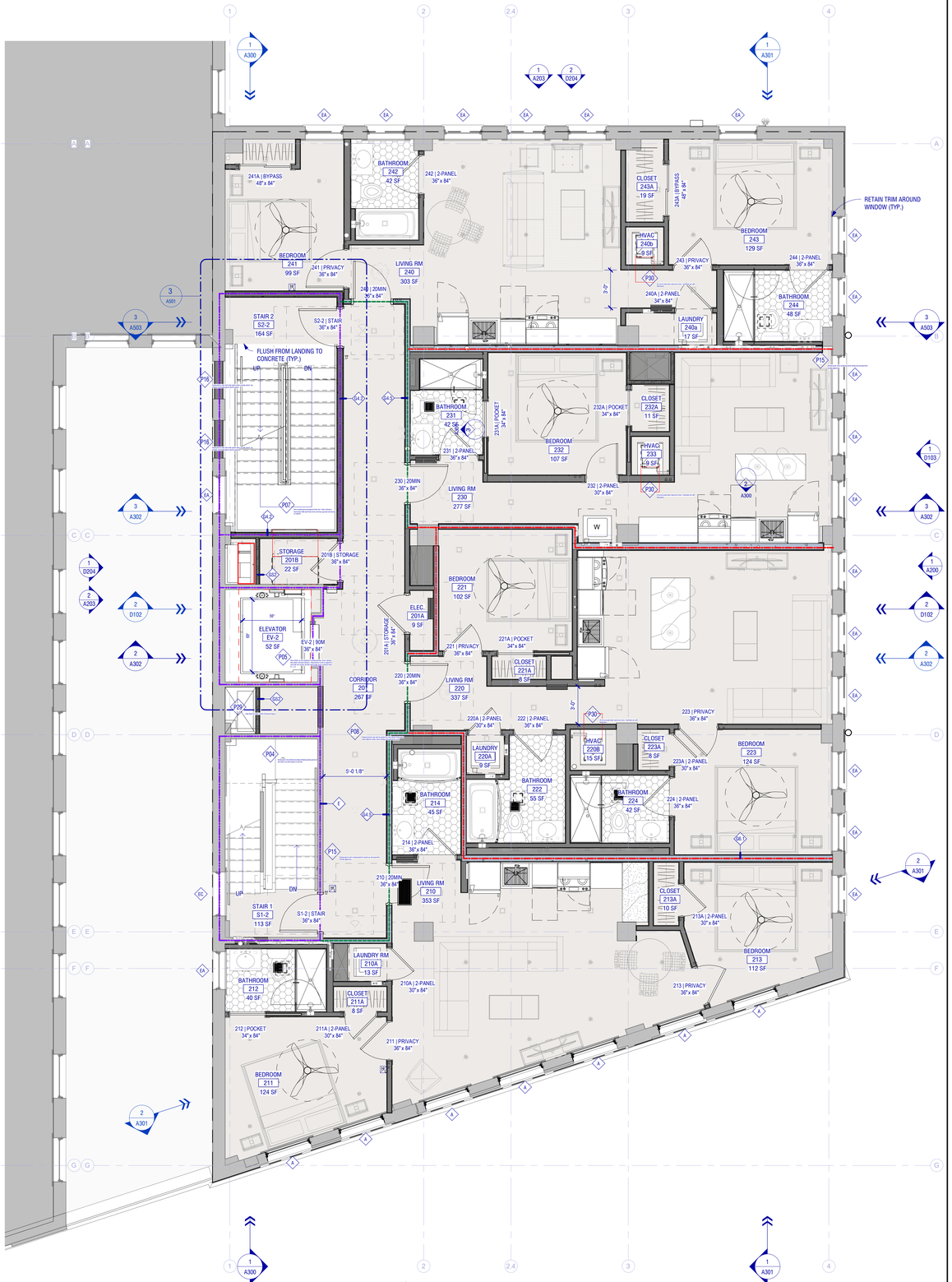
FIRST FLOOR PLAN

DRAWN BY: SJW

A101



2 02 SECOND FLR
1/4" = 1'-0"



1 02 SECOND FLR
1/4" = 1'-0"

N
0' 8' 16'

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS

SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
Scott Welty - Architect
3021 42nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

PLAN NOTES

VALUE	DESCRIPTION
P04	Existing stair to be refinished including refinishing existing wood rail and install a new 36" handrail on wall side.
P05	New elevator car and equipment in existing hoistway. Reuse existing door jambs at elevator entrances. Relocate door in wall as required to work with new elevator. Elevator shall include access control for floors B, 1, 2, 3.
P07	New manufactured and engineered steel stair. Basis of design is Pacific Stair S300, QuietTread. Stairs shall have guardrail and handrails as required.
P08	Existing Concrete slab shall be polished to a level 3 finish. Patch slab to match adjacent surface where existing slab penetrations occur.
P15	Existing plaster walls remaining shall be touched up and repaired for finished appearance.
P16	Existing interior walls shall retain plaster where currently plaster. Any locations of damaged plaster shall be repaird.
P29	Open Chase for Future 1st Floor Commercial Space.
P30	AC access panel above louvered ac return. Coordinate size with Mechanical.

CEILING NOTES

VALUE	DESCRIPTION
C05	Gypsum Board and suspended metal framing dropped down from existing concrete slab. Refer to RCP plans for elevation height.

PLAN LEGEND

- NEW MTL. STUD WALL W/ GYPSUM ON BOTH SIDES
- NEW MTL. STUD WALL W/ GYPSUM ON BOTH SIDES
- EXISTING WALL WITH RESTORED FINISHES
- NEW CEILING SYSTEM MTL STUDS WITH 1/2" GYP. (LOW CEILINGS)
- NEW CEILING SYSTEM MTL STUDS WITH 1/2" GYP. (HIGH CEILINGS)
- CONCRETE FLOOR POLISHED TO LEVEL 3 FINISH
- BATHROOM TILE FLOOR (TILE ALLOWANCE)
- 2HR CEILING ASSEMBLY IN CORRIDOR 103

PLAN LEGEND RATINGS

- 2HR WALL RATING (FIRE WALL)
- 1HR WALL RATING (FIRE PARTITION)
- 1/2 HR WALL RATING (FIRE PARTITION)

NOTE: The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and is what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

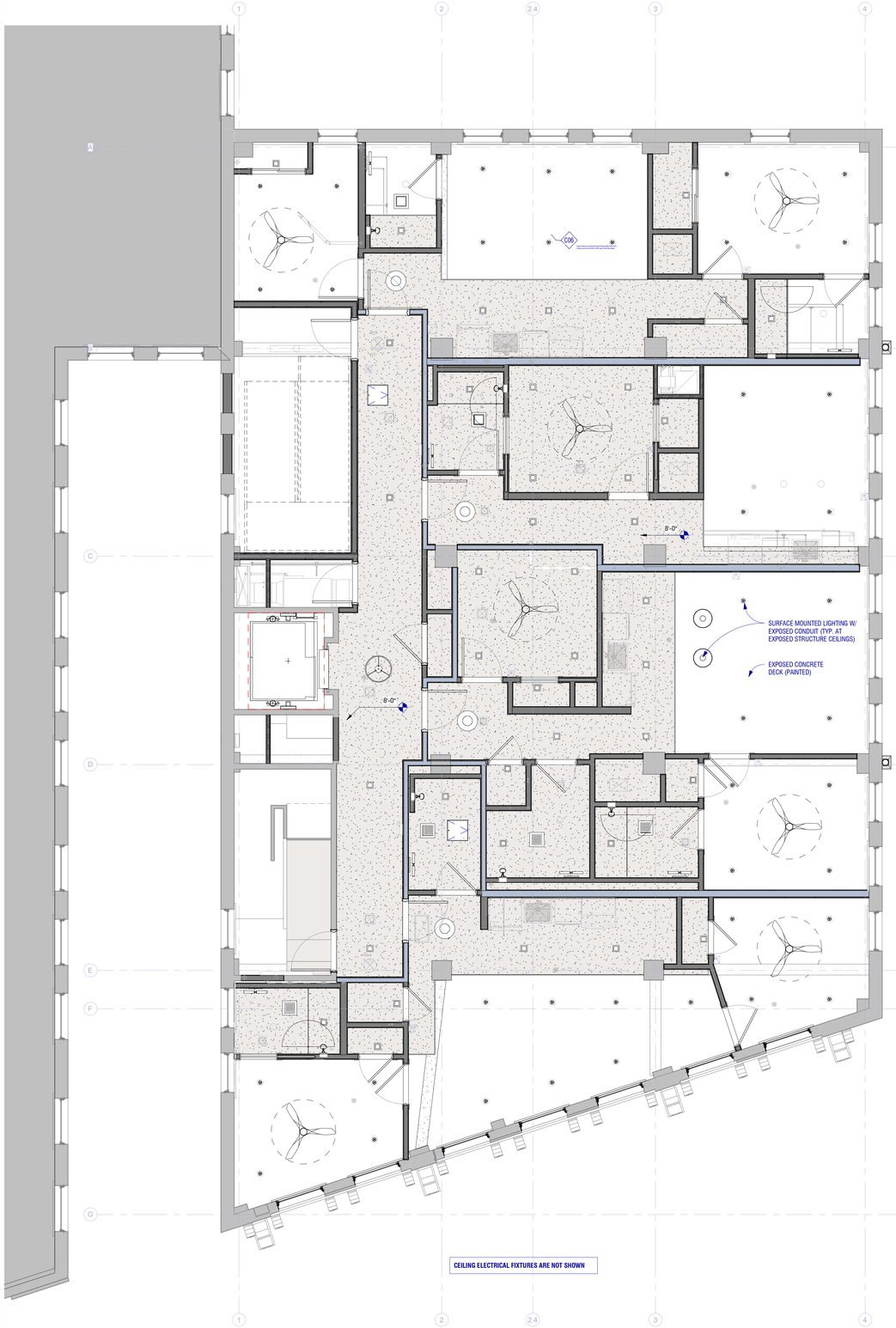
WA PROJECT NO: 19-001
PROJECT ISSUE DATE: OCTOBER 8, 2020

REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD'# 1	4-22-2020
2	PERMIT SET	10-8-2020

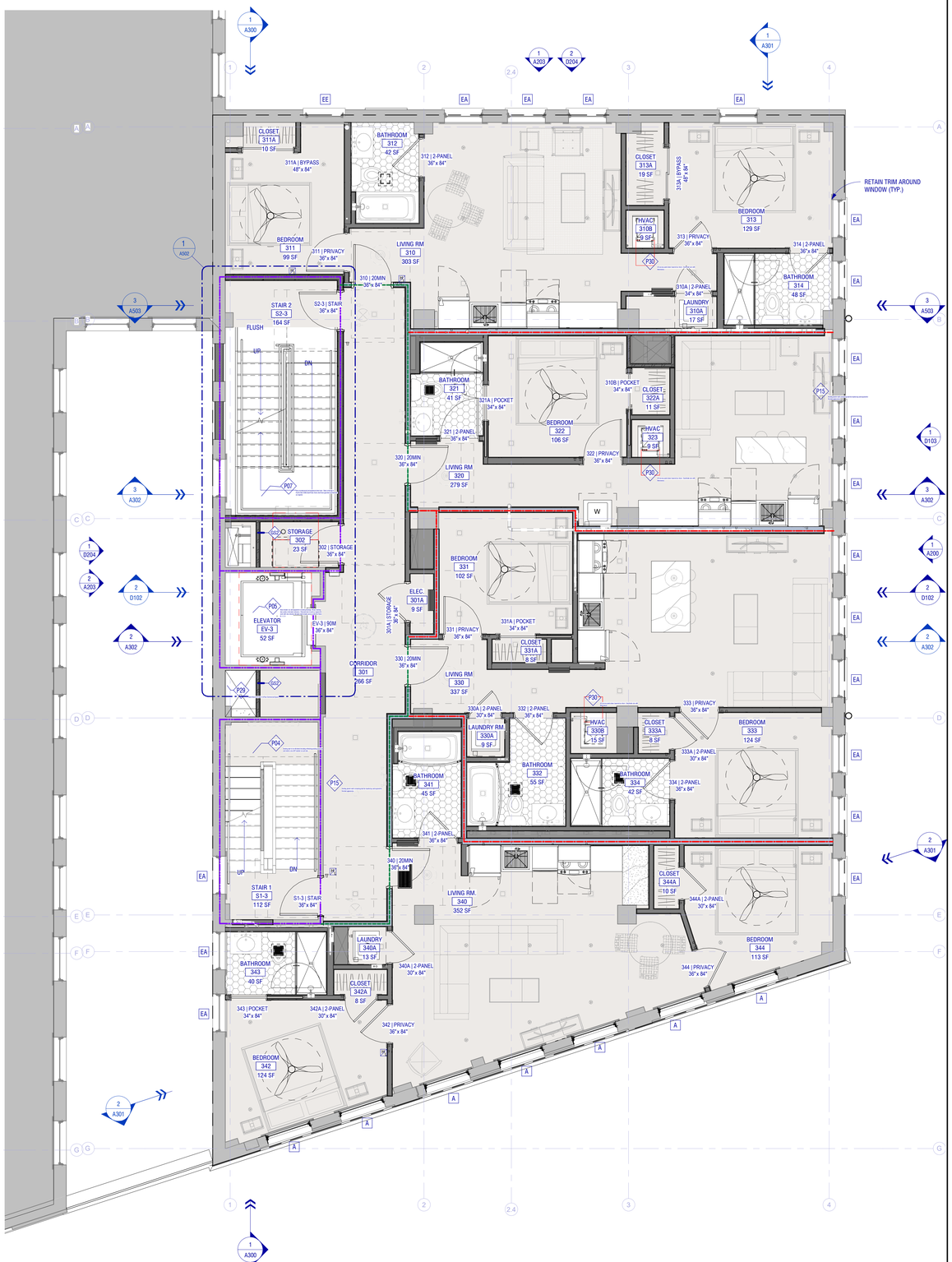
SHEET TITLE:
SECOND FLOOR PLAN

DRAWN BY: SJW

A102



2 03 THIRD FLOOR
1/4" = 1'-0"



1 03 THIRD FLOOR
1/4" = 1'-0"

N
0' 8' 16'

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS
SEAL 10-21-2020

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Scott Welty - Architect
3021 42nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

PLAN NOTES

VALUE	DESCRIPTION
P04	Existing stair to be refinished including refinishing existing wood rail and install a new 36" handrail on wall side.
P05	New elevator car and equipment in existing hoistway. Reuse existing door jambs at elevator entrances. Relocate door in wall as required to work with new elevator. Elevator shall include access control for floors B, 1, 2, 3.
P07	New manufactured and engineered steel stair. Basis of design is Pacific Stair S300, QuietTread. Stairs shall have guardrail and handrails as required.
P15	Existing plaster walls remaining shall be touched up and repaired for finished appearance.
P29	Open Chase for Future 1st Floor Commercial Space.
P30	AC access panel above louvered ac return. Coordinate size with Mechanical.

CEILING NOTES

VALUE	DESCRIPTION
C06	Gypsum Board and suspended metal framing dropped down from existing concrete slab. Refer to RCP plans for elevation height.

PLAN LEGEND

- NEW MTL STUD WALL W/ GYPSUM ON BOTH SIDES
- NEW MTL STUD WALL W/ GYPSUM ON BOTH SIDES
- EXISTING WALL WITH RESTORED FINISHES
- NEW CEILING SYSTEM MTL STUDS WITH 1/2" GYP. (LOW CEILINGS)
- NEW CEILING SYSTEM MTL STUDS WITH 1/2" GYP. (HIGH CEILINGS)
- CONCRETE FLOOR POLISHED TO LEVEL 3 FINISH
- BATHROOM TILE FLOOR (TILE ALLOWANCE)
- 2HR CEILING ASSEMBLY IN CORRIDOR 103

PLAN LEGEND RATINGS

- 2HR WALL RATING (FIRE WALL)
- 1HR WALL RATING (FIRE PARTITION)
- 1/2 HR WALL RATING (FIRE PARTITION)

NOTE The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and is what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

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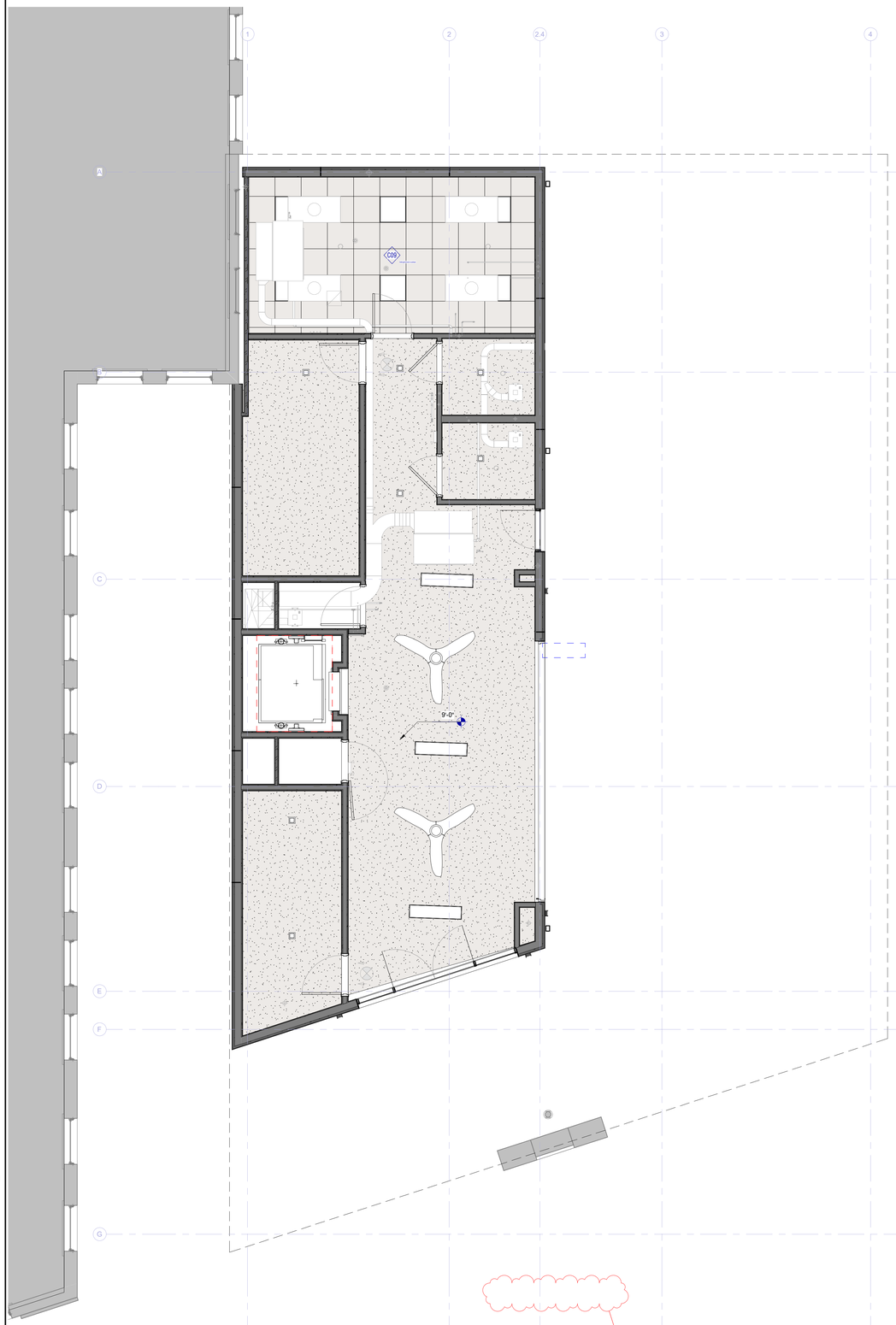
PROJECT ISSUE DATE: OCTOBER 8, 2020

REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD#1	4-22-2020
2	PERMIT SET	10-8-2020

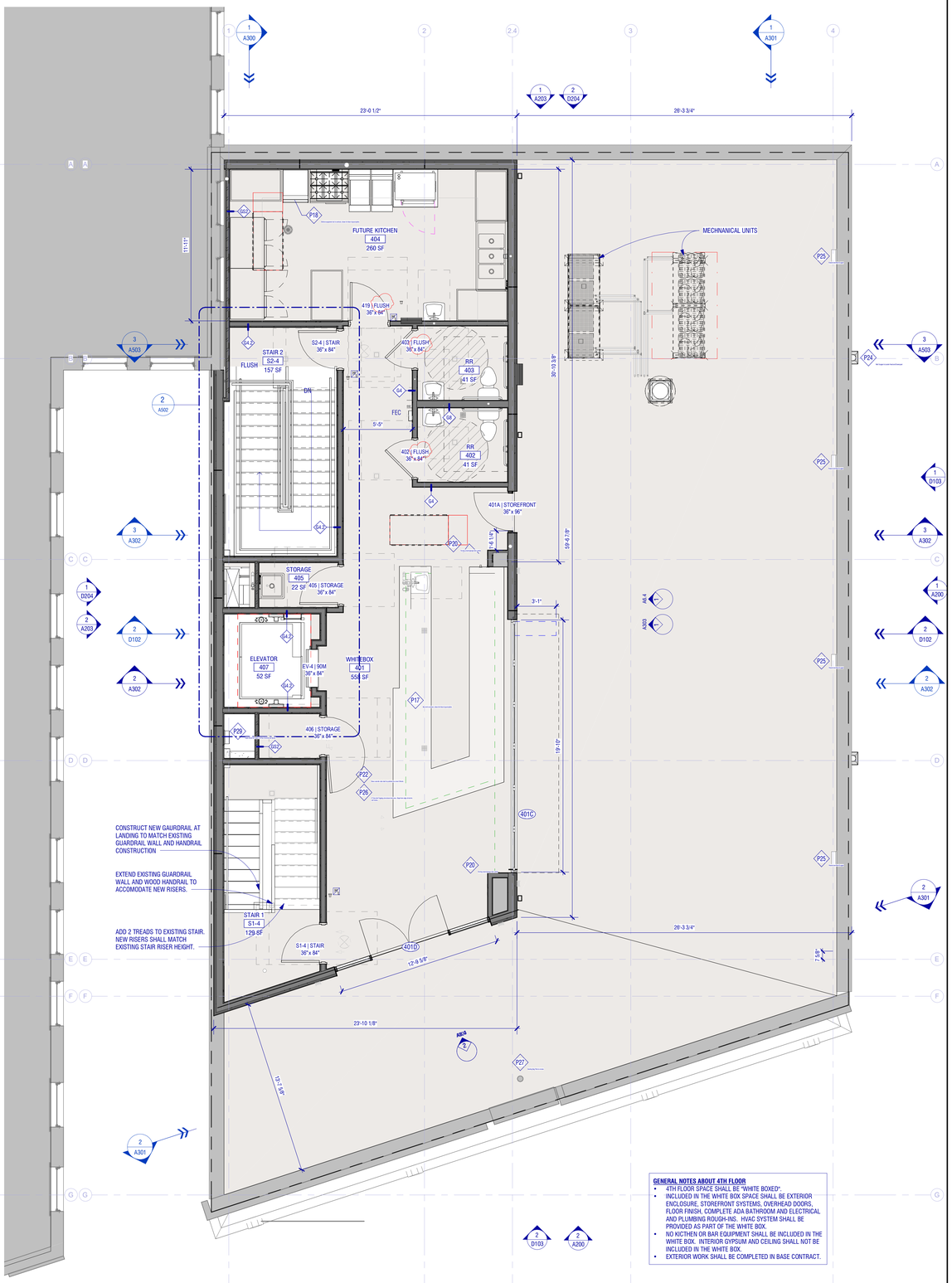
SHEET TITLE:
THIRD FLOOR PLAN

DRAWN BY: SJW

A103



2 04.1 FOURTH FLOOR SLAB
1/4" = 1'-0"



GENERAL NOTES ABOUT 4TH FLOOR
- 4TH FLOOR SPACE SHALL BE "WHITE BOXED".
- INCLUDED IN THE WHITE BOX SPACE SHALL BE EXTERIOR ENCLOSURE, STOREFRONT SYSTEMS, OVERHEAD DOORS, FLOOR FINISH, COMPLETE ADA BATHROOM AND ELECTRICAL AND PLUMBING ROUGH-INS. HVAC SYSTEM SHALL BE PROVIDED AS PART OF THE WHITE BOX.
- NO KICTHEN OR BAR EQUIPMENT SHALL BE INCLUDED IN THE WHITE BOX. INTERIOR GYPSUM AND CEILING SHALL NOT BE INCLUDED IN THE WHITE BOX.
- EXTERIOR WORK SHALL BE COMPLETED IN BASE CONTRACT.

0' 8' 16'

1 04.1 FOURTH FLOOR SLAB
1/4" = 1'-0"

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TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

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SEAL 10-21-2020

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3021 40nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

PLAN NOTES

VALUE	DESCRIPTION
P17	Bar not in contract, shown for future layout option.
P18	Kitchen equipment not in contract, shown for future layout option.
P20	Furring around garage door jambs
P22	New concrete slab shall be polished to a level 3 finish.
P24	Wall Scupper to Leader Head and Downspout
P25	Raised overflow Scupper
P26	4" Concrete Topping at enclosed slab area. Slope from edge of slab to roof drains.
P27	Existing flag Pole to remain.
P29	Open Chase for Future 1st Floor Commercial Space.

CEILING NOTES

VALUE	DESCRIPTION
G09	Ceiling Grid not in contract.

ENERGY SUMMARY FOR ROOFTOP ADDITION
175' LF ROOFTOP PERIMETER = 2012 SF
39' LF WINDOWS AND DOORS = 288 SF
2012*30%MAX = 603SF MAX.
288<608SF = OK

PLAN LEGEND

- NEW MTL STUD WALL W/ GYPSUM ON BOTH SIDES
- NEW MTL STUD WALL W/ GYPSUM ON BOTH SIDES
- EXISTING WALL WITH RESTORED FINISHES
- NEW CEILING SYSTEM MTL STUDS WITH 1/2" GYP. (LOW CEILINGS)
- NEW CEILING SYSTEM MTL STUDS WITH 1/2" GYP. (HIGH CEILINGS)
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PLAN LEGEND RATINGS

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- 1HR WALL RATING (FIRE PARTITION)
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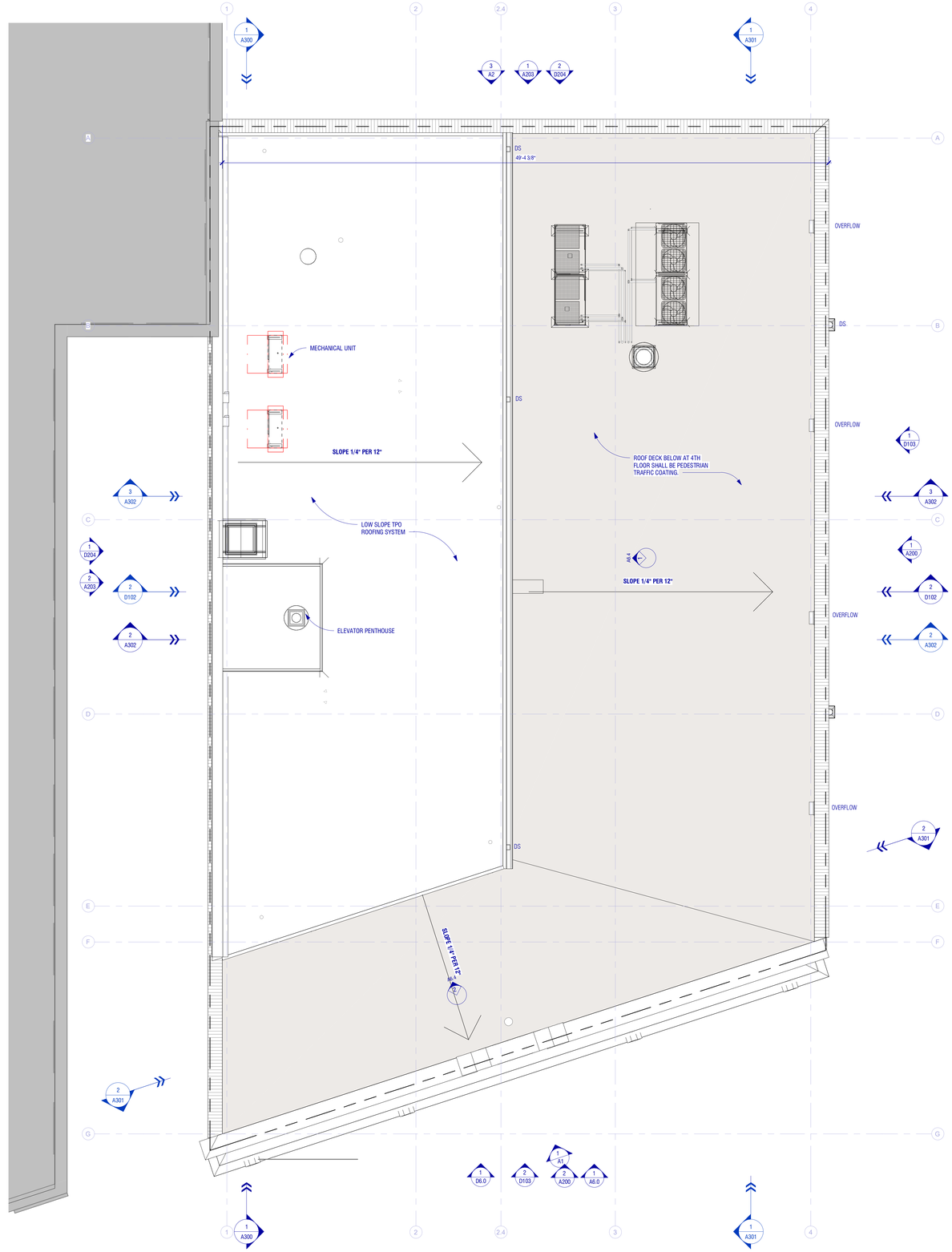
REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD# 1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:
FOURTH FLOOR PLAN

DRAWN BY: SJW

A104



TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
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Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

PLAN NOTES

VALUE	DESCRIPTION

PLAN LEGEND

- NEW MTL. STUD WALL W/ GYPSUM ON BOTH SIDES
- NEW MTL. STUD WALL W/ GYPSUM ON BOTH SIDES
- EXISTING WALL WITH RESTORED FINISHES
- NEW CEILING SYSTEM MTL. STUDS WITH 1/2" GYP. (LOW CEILINGS)
- NEW CEILING SYSTEM MTL. STUDS WITH 1/2" GYP. (HIGH CEILINGS)
- CONCRETE FLOOR POLISHED TO LEVEL 3 FINISH
- BATHROOM TILE FLOOR (TILE ALLOWANCE)
- 2HR CEILING ASSEMBLY W/ CORRIDOR 103

PLAN LEGEND RATINGS

- 2HR WALL RATING (FIRE WALL)
- 1HR WALL RATING (FIRE PARTITION)
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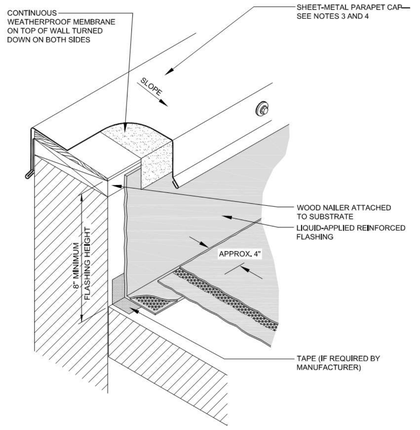
REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD# 1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:

ROOF PLAN

DRAWN BY: SJW

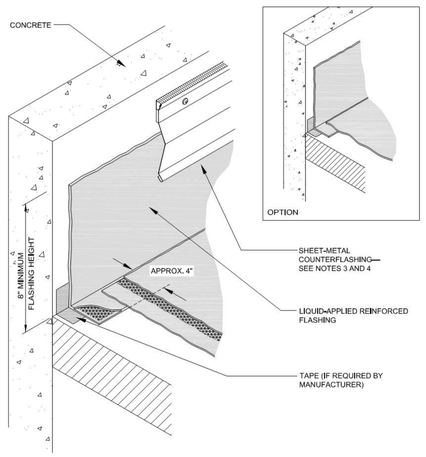
A105



NOTES:

1. THIS DETAIL DOES NOT ALLOW FOR DIFFERENTIAL MOVEMENT BETWEEN THE DECK AND WALL. SEE DETAIL LA-7 FOR EXPANSION JOINT AT A DECK AND WALL LOCATION.
2. REFER TO THE MANUFACTURER FOR RECOMMENDATIONS ON ACCEPTABLE SUBSTRATE MATERIALS FOR THE LIQUID-APPLIED ROOF MEMBRANE APPLICATION.
3. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR COPINGS.
4. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

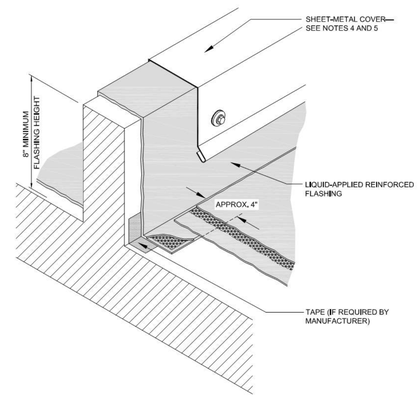
BASE FLASHING AT PARAPET WALL WITH METAL COPING



NOTES:

1. THIS DETAIL DOES NOT ALLOW FOR DIFFERENTIAL MOVEMENT BETWEEN THE DECK AND WALL. SEE DETAIL LA-7 FOR EXPANSION JOINT AT A DECK AND WALL LOCATION.
2. REFER TO THE MANUFACTURER FOR RECOMMENDATIONS ON ACCEPTABLE SUBSTRATE MATERIALS FOR THE LIQUID-APPLIED ROOF MEMBRANE APPLICATION.
3. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR COPINGS.
4. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

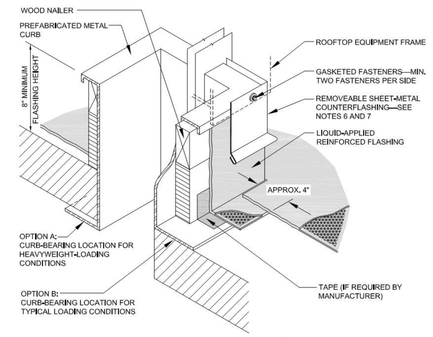
BASE FLASHING WITH SURFACE-MOUNTED COUNTERFLASHING AT CONCRETE WALL



NOTES:

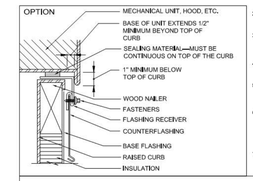
1. AN AREA DIVIDER SHOULD NEVER RESTRICT THE FLOW OF WATER.
2. FLASHING REQUIREMENTS TYPICAL FOR BOTH SIDES OF THE EXPANSION JOINT.
3. REFER TO THE MANUFACTURER FOR RECOMMENDATIONS ON ACCEPTABLE SUBSTRATE MATERIALS FOR THE LIQUID-APPLIED ROOF MEMBRANE APPLICATION.
4. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR SHEET-METAL COVERS.
5. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

BASE FLASHING AT AREA DIVIDER IN ROOF SYSTEM

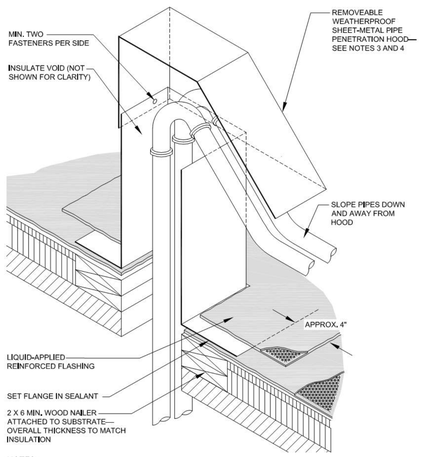


NOTES:

1. THE CURBS, TOP WOOD NAILER AND SEAL STRIP ARE TO BE SUPPLIED BY THE CURB MANUFACTURER.
2. WHEN POSSIBLE, THE MECHANICAL UNITS SHOULD NOT BE SET UNTIL THE ROOF MEMBRANE AND FLASHING HAVE BEEN INSTALLED.
3. WHERE THE SKYLIGHT, SCUTTLE OR SMOKE VENT FRAME OVERLAPS THE BASE FLASHING AT LEAST 3 INCHES, THE REMOVABLE SHEET-METAL COUNTERFLASHING IS NOT REQUIRED.
4. NRCA RECOMMENDS DESIGNERS CONSIDER PERMANENT INTERNAL OR EXTERNAL FALL-PROTECTION DEVICES AT ALL SKYLIGHTS.
5. REFER TO THE MANUFACTURER FOR RECOMMENDATIONS ON ACCEPTABLE SUBSTRATE MATERIALS FOR THE LIQUID-APPLIED ROOF MEMBRANE APPLICATION.
6. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR SHEET-METAL FLASHINGS.
7. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.



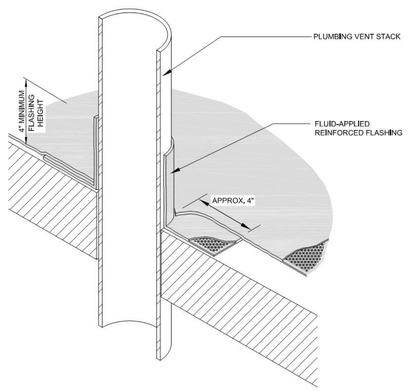
BASE FLASHING AT PREFABRICATED METAL CURB



NOTES:

1. THIS DETAIL ILLUSTRATES ANOTHER METHOD OF ELIMINATING PITCH POCKETS AND AN OPTIONAL METHOD OF GROUPING PIPING THAT MUST COME ABOVE THE ROOF SURFACE.
2. REFER TO THE MANUFACTURER FOR RECOMMENDATIONS ON ACCEPTABLE SUBSTRATE MATERIALS FOR THE LIQUID-APPLIED ROOF MEMBRANE APPLICATION.
3. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR SHEET-METAL HOODS.
4. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

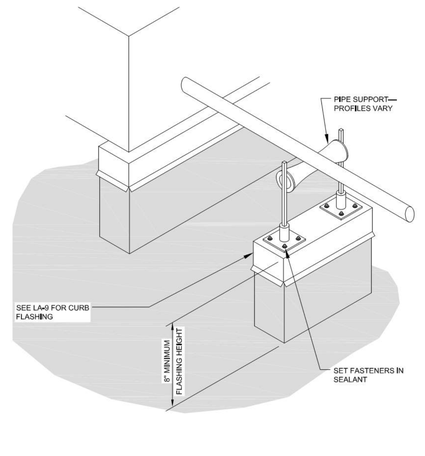
BASE FLASHING AT SHEET-METAL HOOD FOR PIPING THROUGH ROOF DECK



NOTES:

1. VENT STACKS AND OTHER PIPES SHOULD HAVE A MINIMUM OF 12 INCHES OF CLEARANCE ON ALL SIDES FROM WALLS, CURBS AND OTHER PROJECTIONS TO FACILITATE PROPER FLASHING. SEE THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.
2. REFER TO THE MANUFACTURER FOR RECOMMENDATIONS ON ACCEPTABLE SUBSTRATE MATERIALS FOR THE LIQUID-APPLIED ROOF MEMBRANE APPLICATION.
3. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

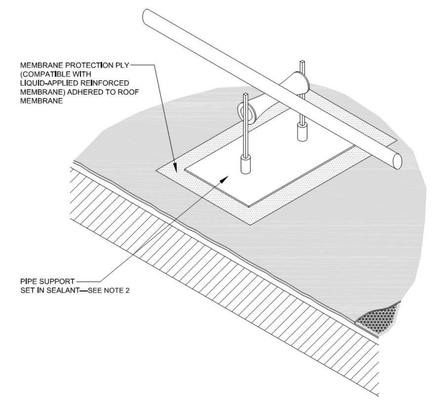
PLUMBING VENT OR PIPE PENETRATION



NOTES:

1. THIS DETAIL IS DESIGNED TO ELIMINATE ROOF DAMAGE DUE TO EXPANSION AND CONTRACTION OF PIPES. PIPE SUPPORT PROFILES VARY.
2. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR SHEET-METAL COVERS.
3. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

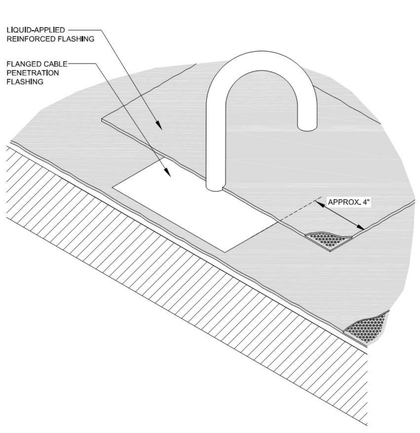
PIPE SUPPORT CURB



NOTES:

1. THIS DETAIL IS DESIGNED TO ELIMINATE ROOF DAMAGE DUE TO EXPANSION AND CONTRACTION OF PIPES.
2. PIPE SUPPORT PROFILES VARY, REFER TO THE MANUFACTURER FOR LOAD CAPACITY AND RECOMMENDED SPACING OF SUPPORTS.
3. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

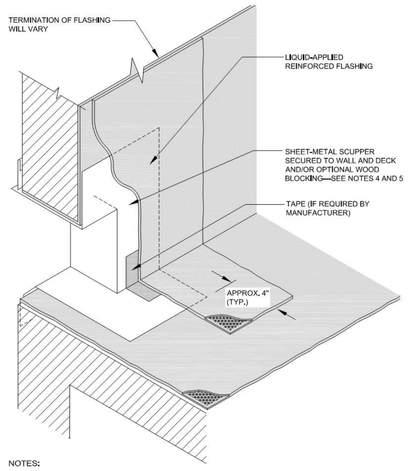
PIPE SUPPORT



NOTES:

1. DETAIL DEPICTS THE WEATHERPROOFING PROTECTION AND DOES NOT REPRESENT LIGHTNING PROTECTION DESIGN.
2. REFER TO THE MANUFACTURER FOR RECOMMENDATIONS ON ACCEPTABLE SUBSTRATE MATERIALS FOR THE LIQUID-APPLIED ROOF MEMBRANE APPLICATION.
3. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

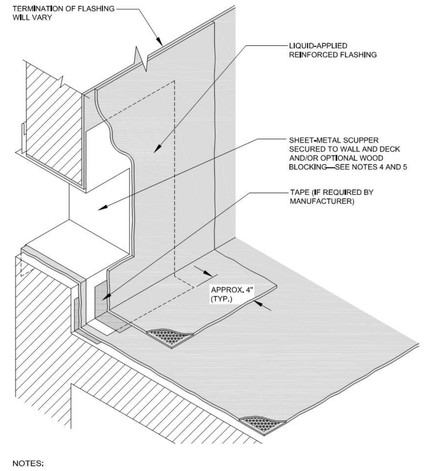
CABLE PENETRATION



NOTES:

1. THIS DETAIL DOES NOT ALLOW FOR DIFFERENTIAL MOVEMENT BETWEEN THE DECK AND WALL.
2. CONDUCTER HEAD TO BE 1 INCH MINIMUM BELOW BOTTOM OF THROUGH-WALL SCUPPER.
3. REFER TO THE MANUFACTURER FOR RECOMMENDATIONS ON ACCEPTABLE SUBSTRATE MATERIALS FOR THE LIQUID-APPLIED ROOF MEMBRANE APPLICATION.
4. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR SCUPPERS.
5. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

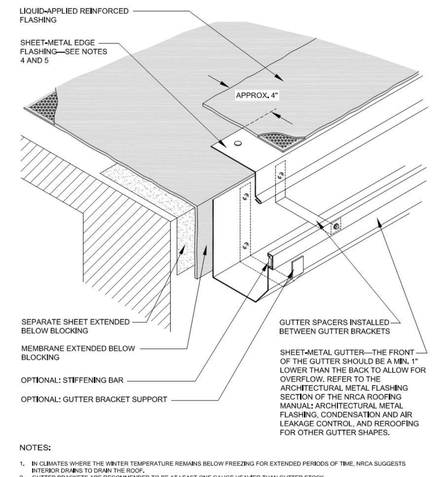
THROUGH-WALL SCUPPER



NOTES:

1. THIS DETAIL DOES NOT ALLOW FOR DIFFERENTIAL MOVEMENT BETWEEN THE DECK AND WALL.
2. ELEVATION OF SCUPPER MAY VARY.
3. REFER TO THE MANUFACTURER FOR RECOMMENDATIONS ON ACCEPTABLE SUBSTRATE MATERIALS FOR THE LIQUID-APPLIED ROOF MEMBRANE APPLICATION.
4. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR SCUPPERS.
5. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

OVERFLOW SCUPPER



NOTES:

1. IN CLIMATES WHERE THE WINTER TEMPERATURE REMAINS BELOW FREEZING FOR EXTENDED PERIODS OF TIME, NRCA SUGGESTS INTERIOR DRAINS TO DRAIN THE ROOF.
2. GUTTER BRACKETS ARE RECOMMENDED TO BE AT LEAST ONE GAUGE HEAVIER THAN GUTTER STOCK.
3. REFER TO THE MANUFACTURER FOR RECOMMENDATIONS ON ACCEPTABLE SUBSTRATE MATERIALS FOR THE LIQUID-APPLIED ROOF MEMBRANE APPLICATION.
4. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR PERIMETER EDGE METAL.
5. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

GUTTER WITH PERIMETER EDGE METAL

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS

SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
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WA PROJECT NO: 19-001
PROJECT ISSUE DATE: OCTOBER 8, 2020

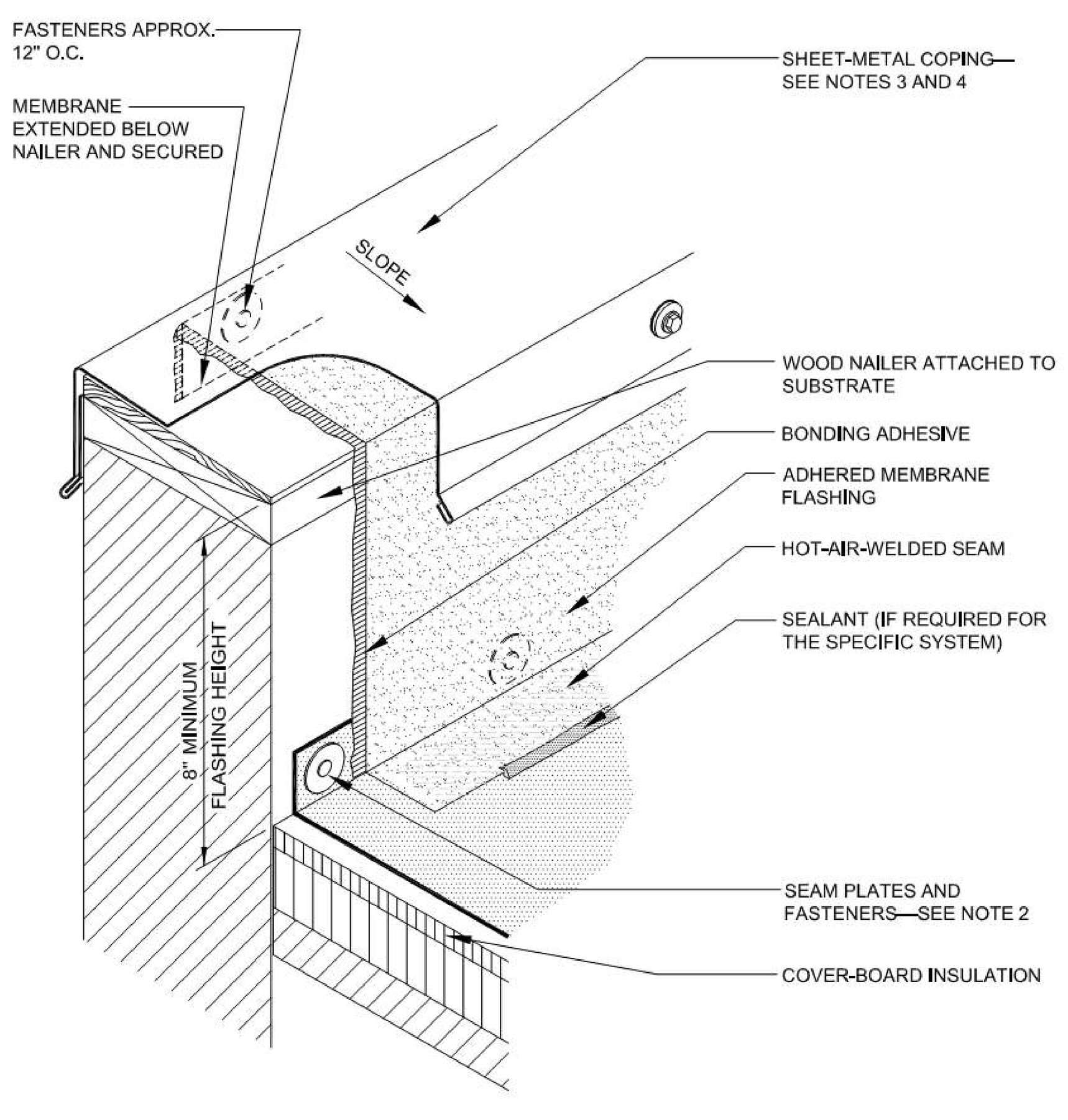
REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD# 1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:

ROOF DETAILS LIQUID APPLIED AT ROOF DECK

DRAWN BY: SJW

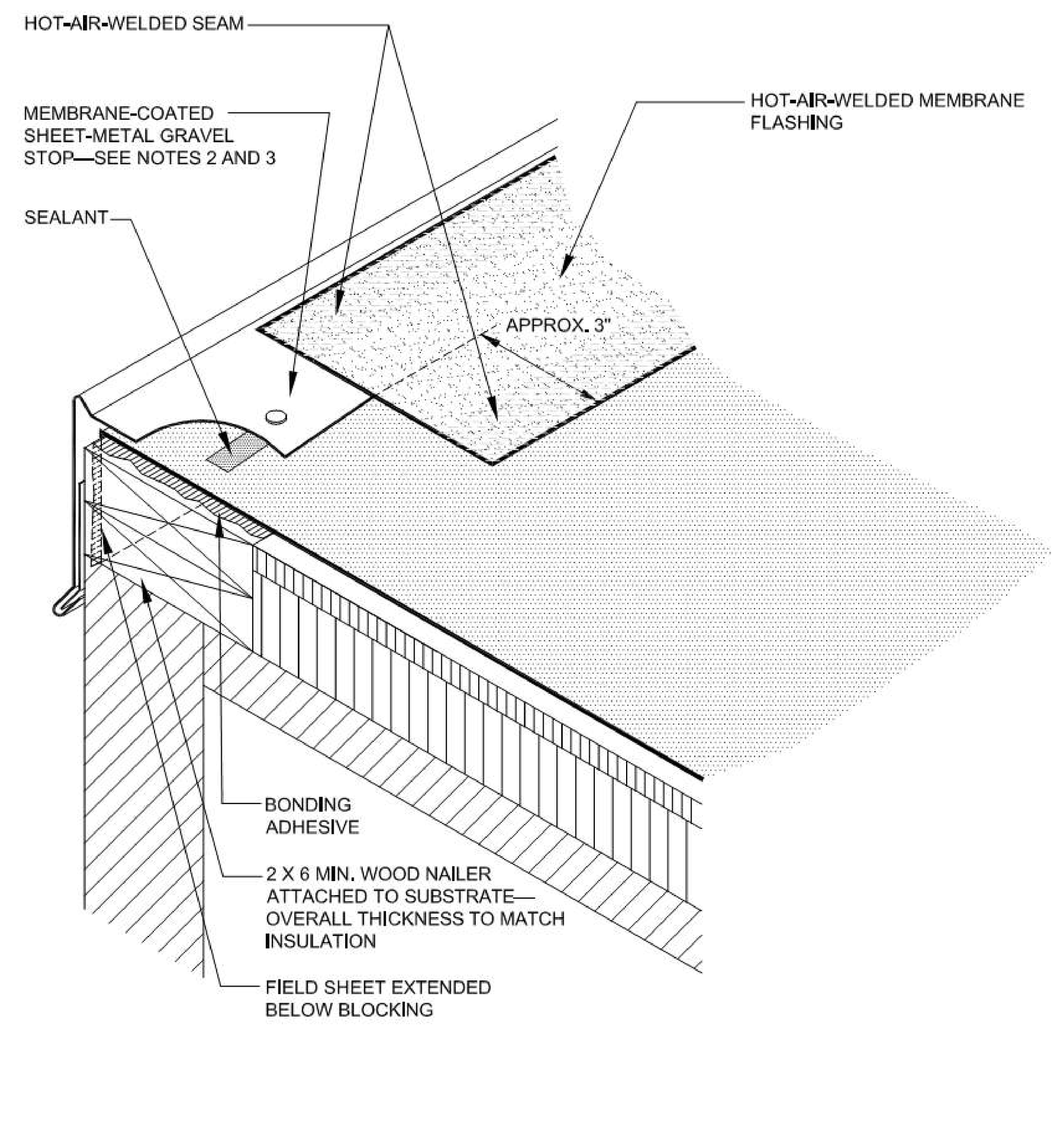
A111



NOTES:

1. THIS DETAIL DOES NOT ALLOW FOR DIFFERENTIAL MOVEMENT BETWEEN THE DECK AND WALL. SEE DETAIL SP-7 FOR EXPANSION JOINT AT A DECK-TO-WALL LOCATION.
2. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ALTERNATIVE BASE SECUREMENT OPTIONS.
3. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR COPINGS.
4. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

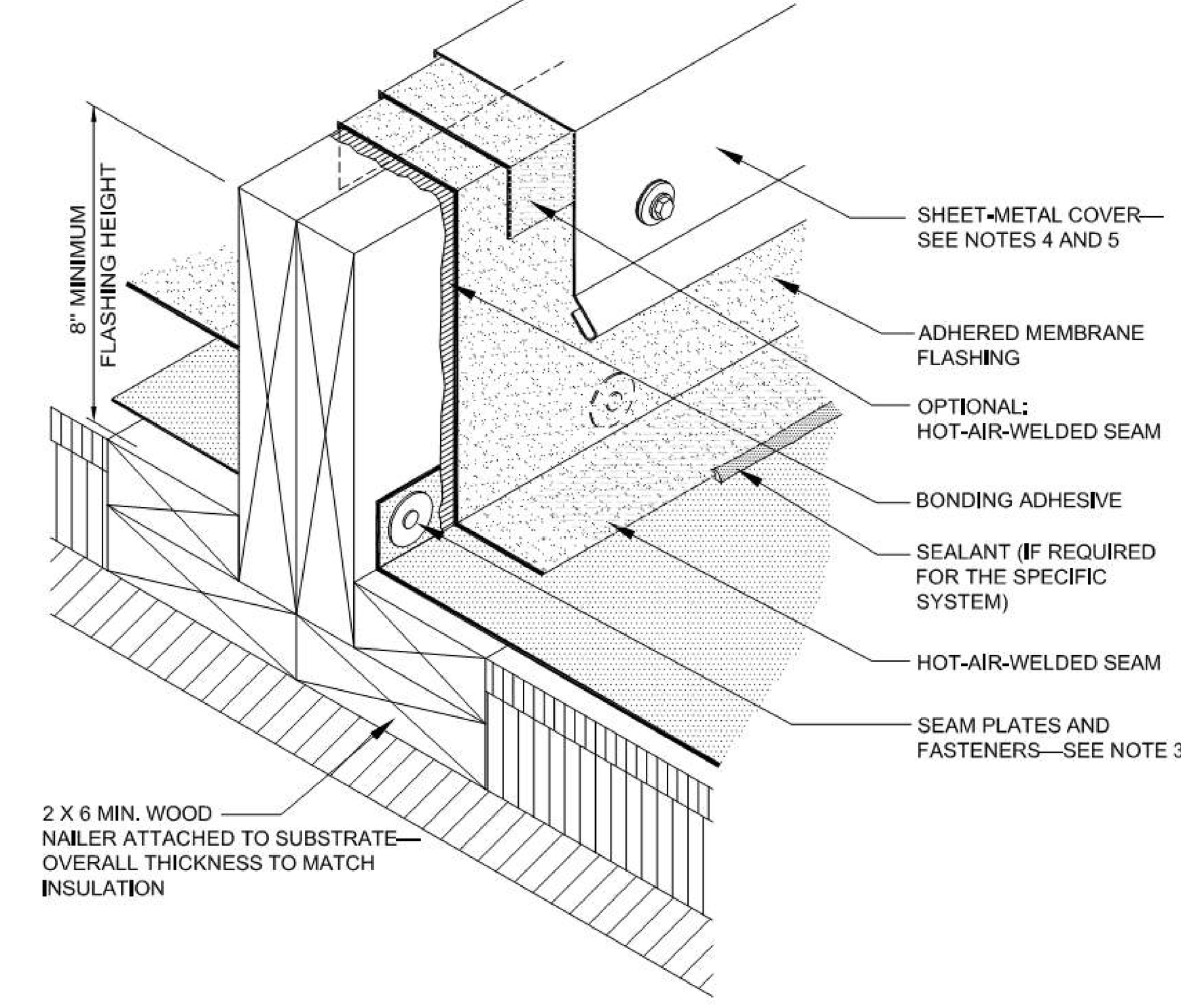
BASE FLASHING AT PARAPET WALL WITH METAL COPING



NOTES:

1. REFER TO MANUFACTURERS' SPECIFICATIONS FOR SPECIFIC REQUIREMENTS FOR BASE MEMBRANE ATTACHMENT AND PLACEMENT. MECHANICALLY ATTACHED SYSTEMS GENERALLY HAVE SPECIFIC ATTACHMENT REQUIREMENTS FOR PERIMETER LOCATIONS.
2. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR GRAVEL STOPS.
3. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

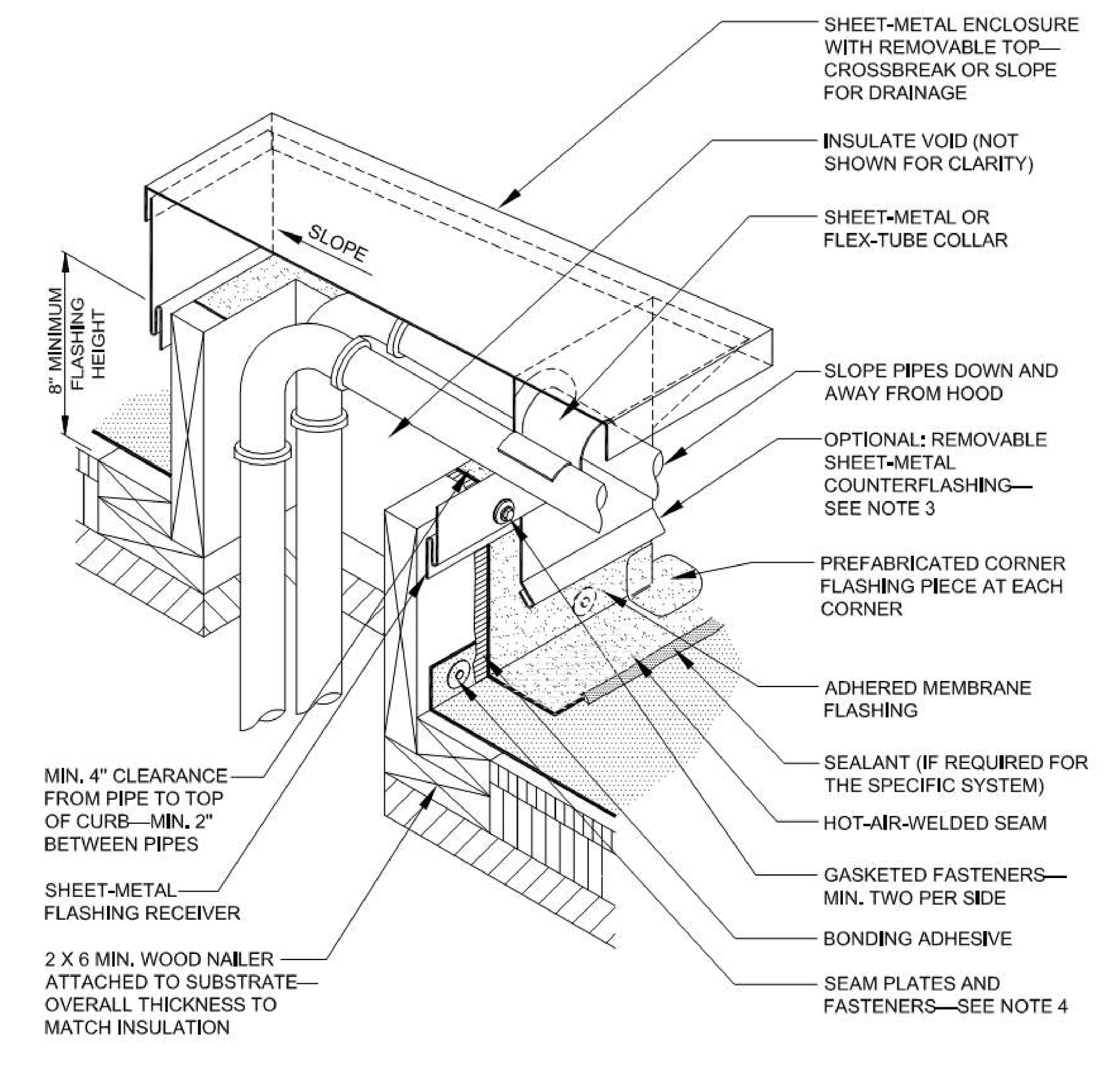
EMBEDDED EDGE-METAL FLASHING [GRAVEL STOP] WITH MEMBRANE COATING



NOTES:

1. AN AREA DIVIDER SHOULD NEVER RESTRICT THE FLOW OF WATER.
2. FLASHING REQUIREMENTS ARE TYPICAL FOR BOTH SIDES OF THE AREA DIVIDER.
3. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ALTERNATIVE BASE SECUREMENT OPTIONS.
4. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR SHEET-METAL COVERS.
5. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

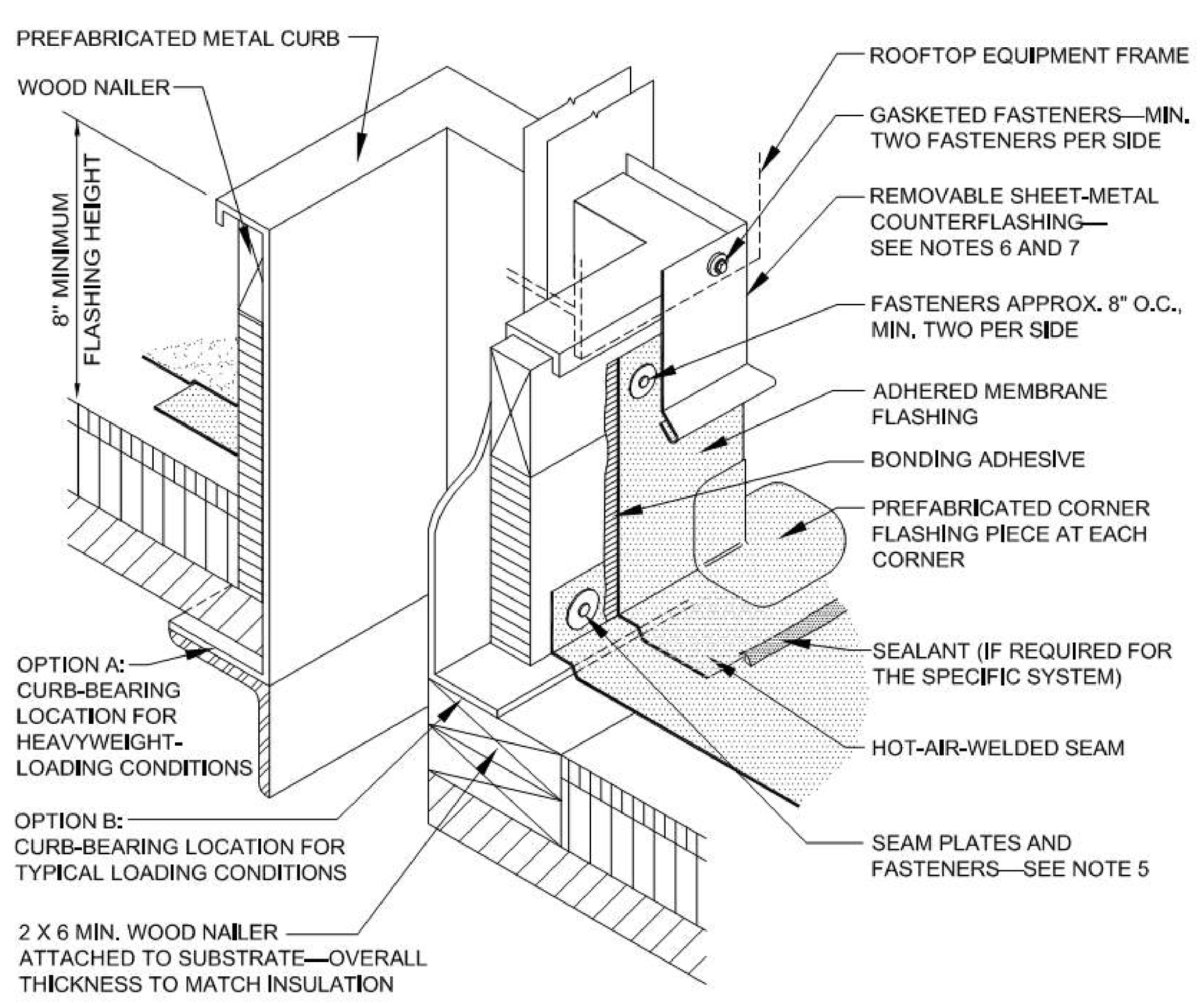
BASE FLASHING AT AREA DIVIDER IN ROOF SYSTEM

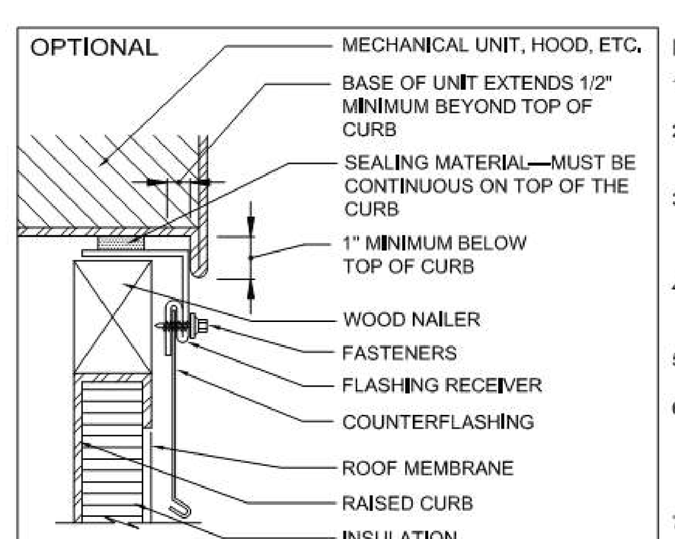


NOTES:

1. THIS DETAIL ILLUSTRATES ANOTHER METHOD OF ELIMINATING PITCH POCKETS AND AN OPTIONAL METHOD OF GROUPING PIPING THAT MUST COME ABOVE THE ROOF SURFACE.
2. MANY MANUFACTURERS OFFER PREFABRICATED BOOTS AND OTHER MATERIALS FOR THIS PURPOSE, SPECIFICS ABOUT THESE PROPRIETARY DESIGNS VARY GREATLY, AND INDIVIDUAL MANUFACTURER'S SPECIFICATIONS SHOULD BE CONSULTED FOR THEIR USE.
3. WHERE THE SHEET-METAL ENCLOSURE OVERLAPS THE BASE FLASHING AT LEAST 3 INCHES, THE REMOVABLE SHEET-METAL COUNTERFLASHING IS NOT REQUIRED.
4. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ALTERNATIVE BASE SECUREMENT OPTIONS.
5. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR COUNTERFLASHINGS.
6. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

BASE FLASHING AT SHEET-METAL ENCLOSURE FOR PIPING THROUGH ROOF DECK

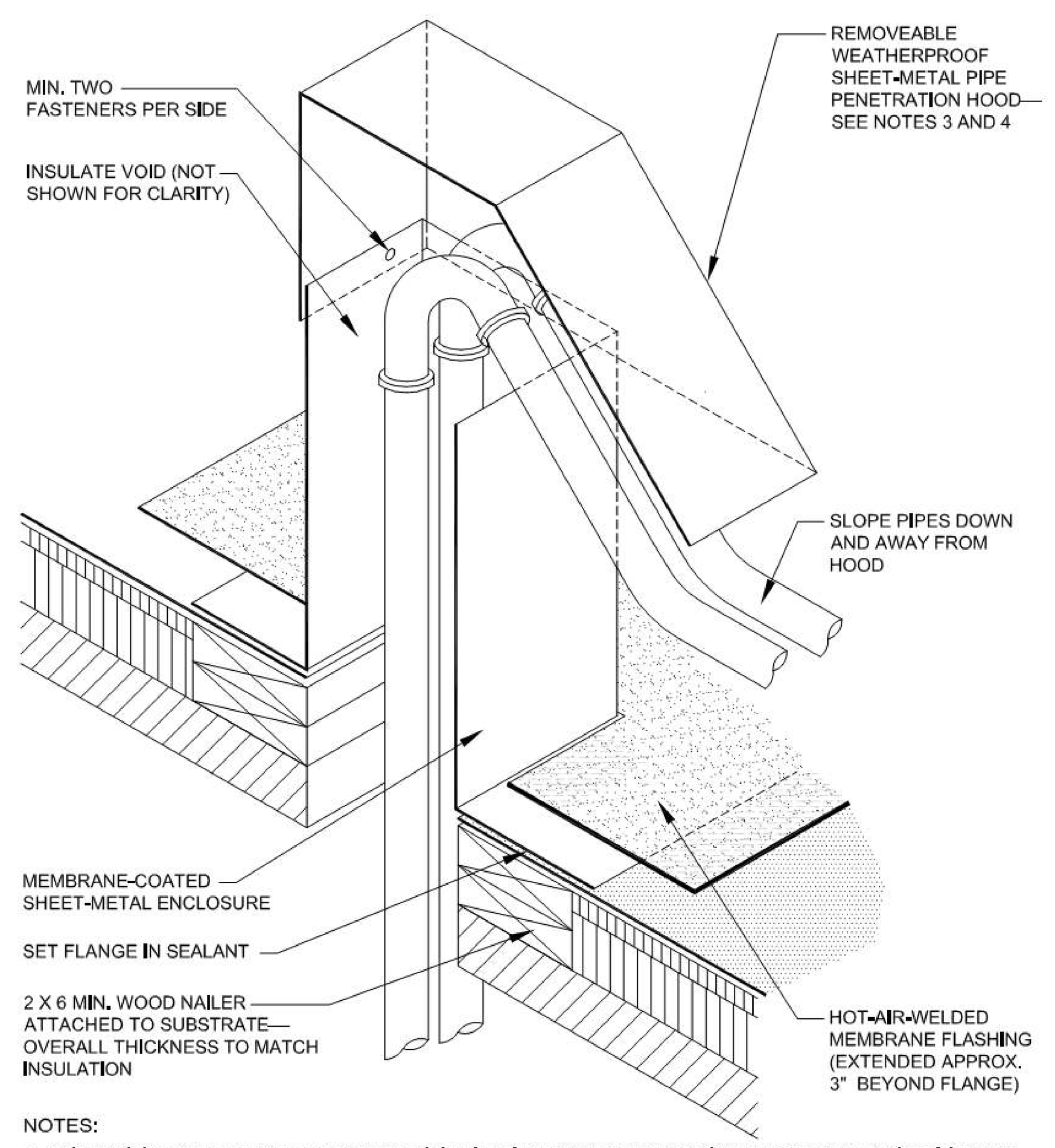




NOTES:

1. THE CURBS, TOP WOOD NAILER AND SEAL STRIP ARE TO BE SUPPLIED BY THE CURB MANUFACTURER.
2. WHEN POSSIBLE, THE MECHANICAL UNITS SHOULD NOT BE SET UNTIL THE ROOF MEMBRANE AND FLASHING HAVE BEEN INSTALLED.
3. WHERE THE SKYLIGHT, SCUTTLE OR SMOKE VENT FRAME OVERLAPS THE BASE FLASHING AT LEAST 3 INCHES, THE REMOVABLE SHEET-METAL COUNTERFLASHING IS NOT REQUIRED.
4. NRCA RECOMMENDS DESIGNERS CONSIDER PERMANENT INTERNAL OR EXTERNAL FALL-PROTECTION DEVICES AT ALL SKYLIGHTS.
5. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ALTERNATIVE BASE SECUREMENT OPTIONS.
6. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR COUNTERFLASHINGS.
7. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

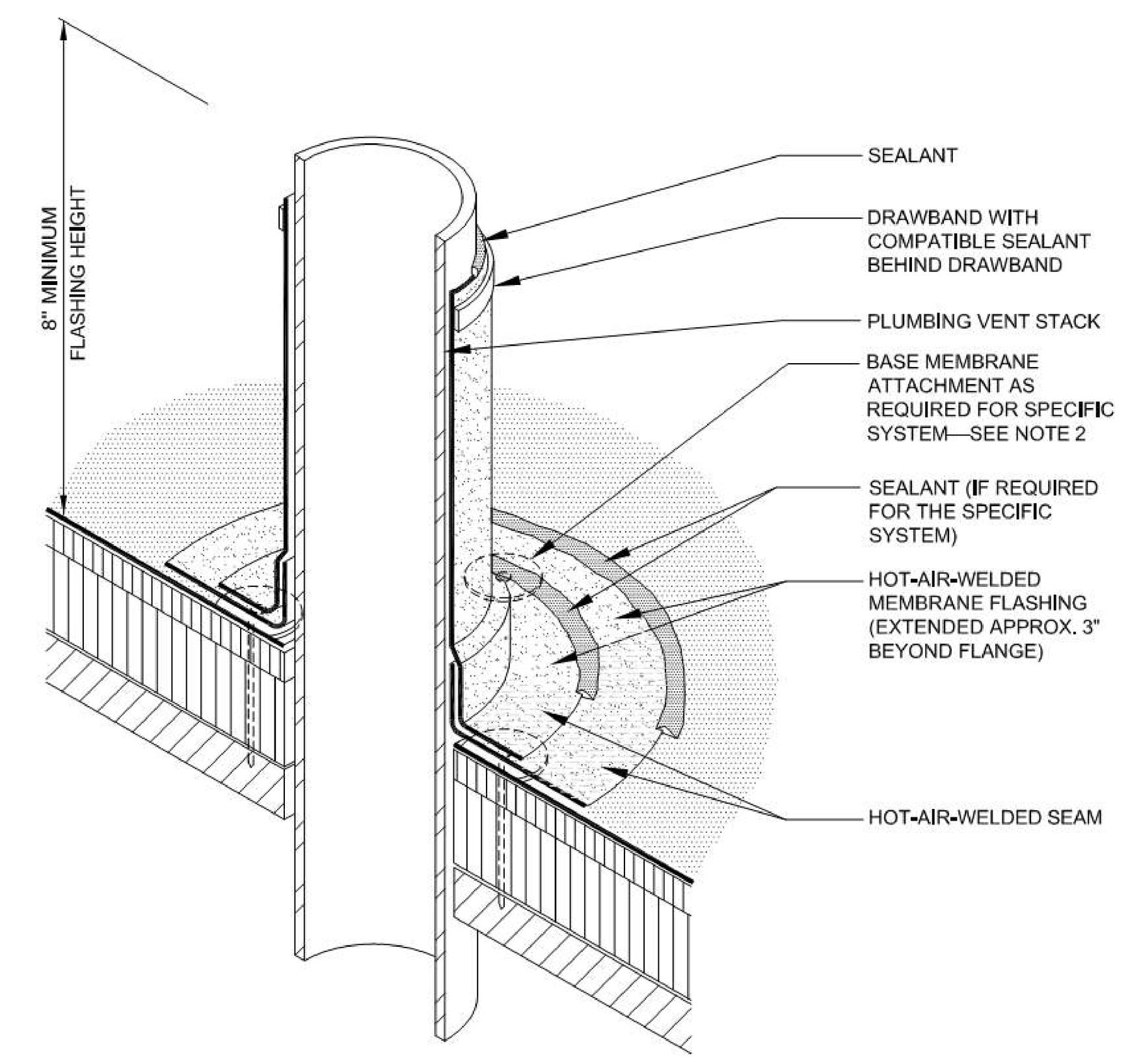
BASE FLASHING AT PREFABRICATED METAL CURB



NOTES:

1. THIS DETAIL ILLUSTRATES ANOTHER METHOD OF ELIMINATING PITCH POCKETS AND AN OPTIONAL METHOD OF GROUPING PIPING THAT MUST COME ABOVE THE ROOF SURFACE.
2. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ALTERNATIVE BASE SECUREMENT OPTIONS.
REFER TO MANUFACTURERS' SPECIFICATIONS FOR SPECIFIC REQUIREMENTS FOR BASE MEMBRANE ATTACHMENT AND PLACEMENT. MECHANICALLY ATTACHED SYSTEMS GENERALLY HAVE SPECIFIC ATTACHMENT REQUIREMENTS FOR PENETRATION LOCATIONS.
3. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR SHEET-METAL HOODS.
4. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

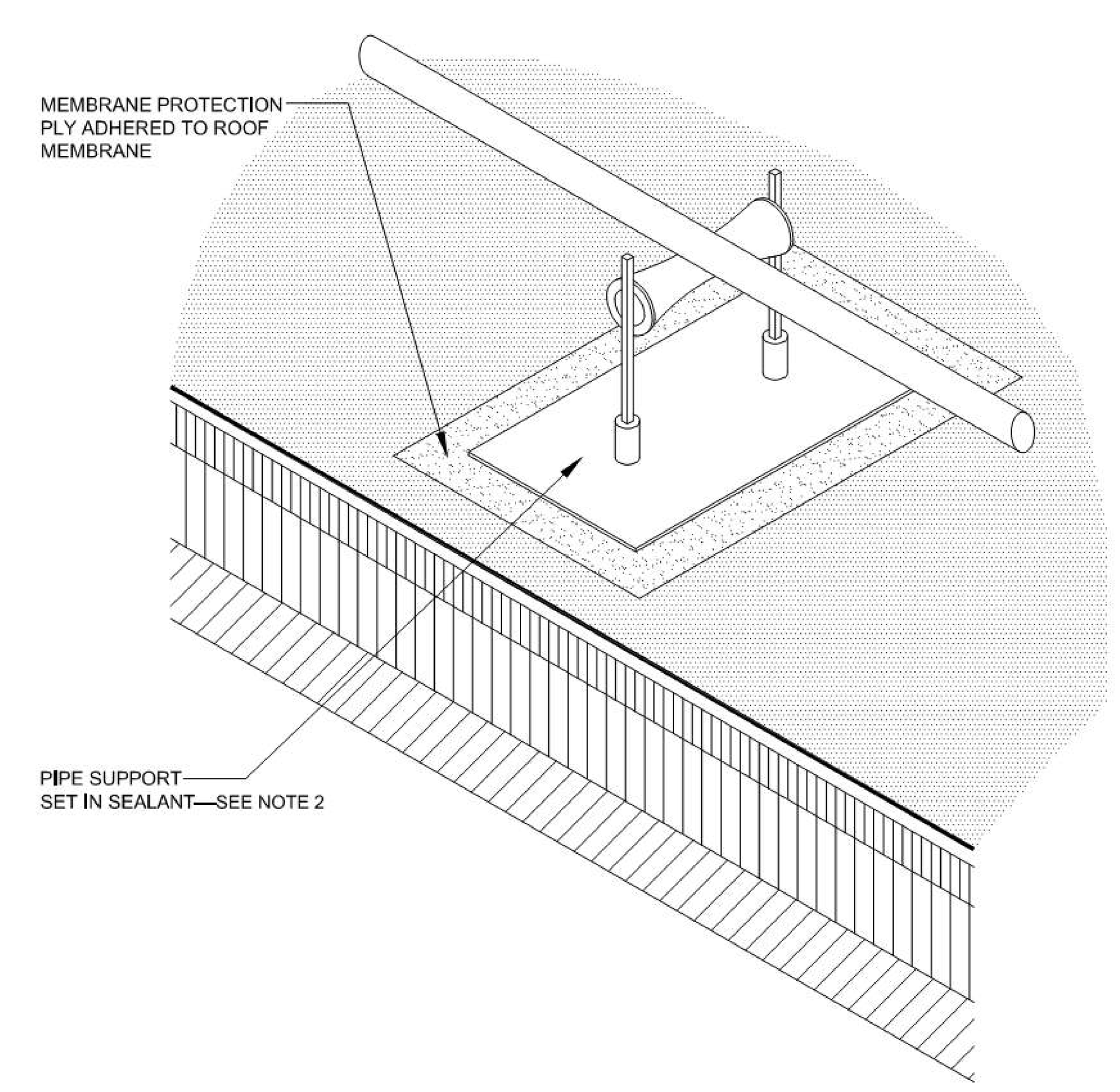
BASE FLASHING AT MEMBRANE-COATED SHEET-METAL HOOD FOR PIPING THROUGH ROOF DECK



NOTES:

1. VENT STACKS AND OTHER PIPES SHOULD HAVE A MINIMUM OF 12 INCHES OF CLEARANCE ON ALL SIDES FROM WALLS, CURBS AND OTHER PROJECTIONS TO FACILITATE PROPER FLASHING. SEE THE INTRODUCTION TO THE CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
2. REFER TO MANUFACTURERS' SPECIFICATIONS FOR SPECIFIC REQUIREMENTS FOR BASE MEMBRANE ATTACHMENT AND PLACEMENT. MECHANICALLY ATTACHED SYSTEMS GENERALLY HAVE SPECIFIC ATTACHMENT REQUIREMENTS FOR PENETRATION LOCATIONS.
3. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

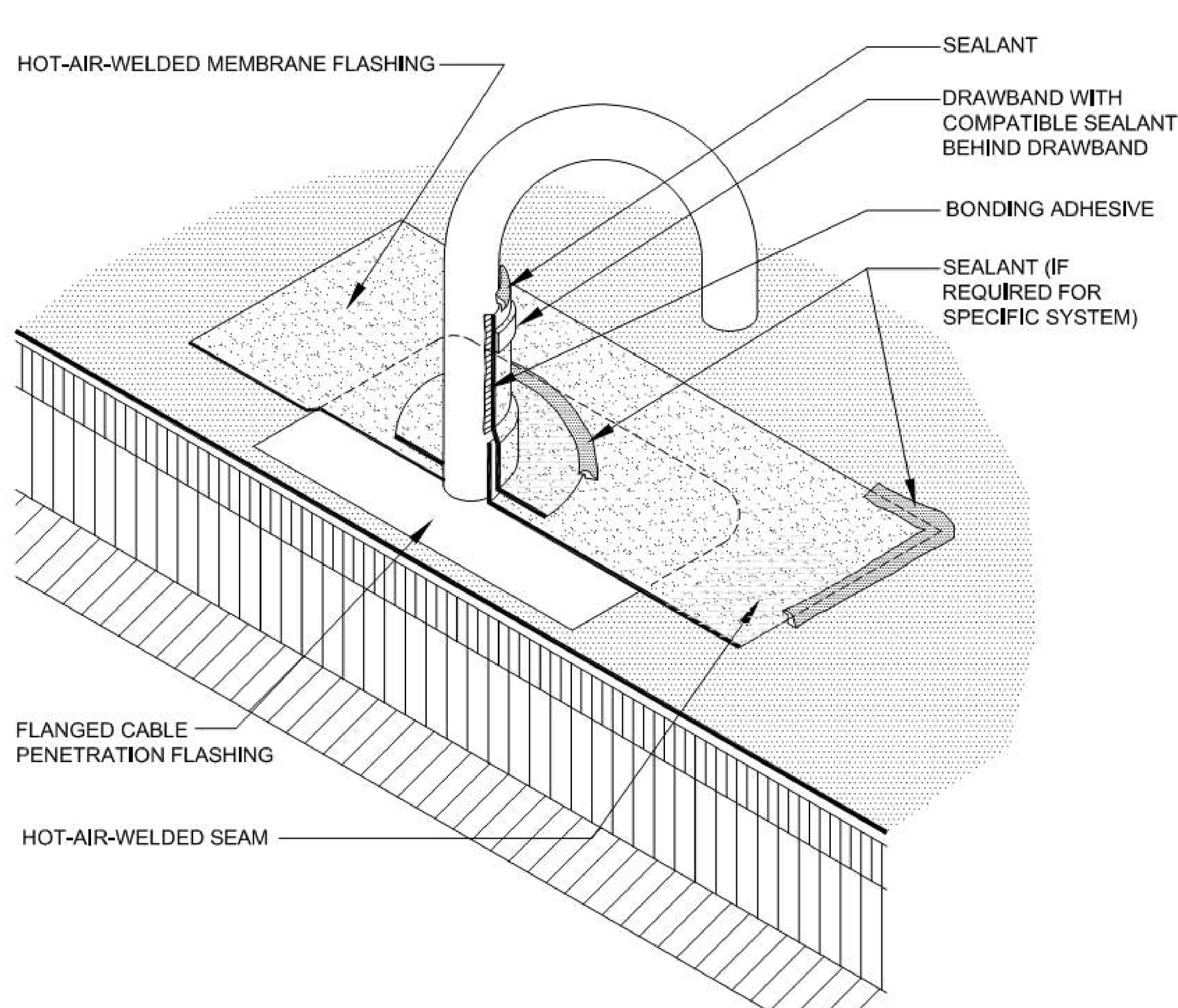
PLUMBING VENT [FIELD WRAP]



NOTES:

1. THIS DETAIL IS DESIGNED TO ELIMINATE ROOF DAMAGE DUE TO EXPANSION AND CONTRACTION OF PIPES.
2. PIPE SUPPORT PROFILES VARY. REFER TO THE MANUFACTURER FOR LOAD CAPACITY AND RECOMMENDED SPACING OF SUPPORTS.
3. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

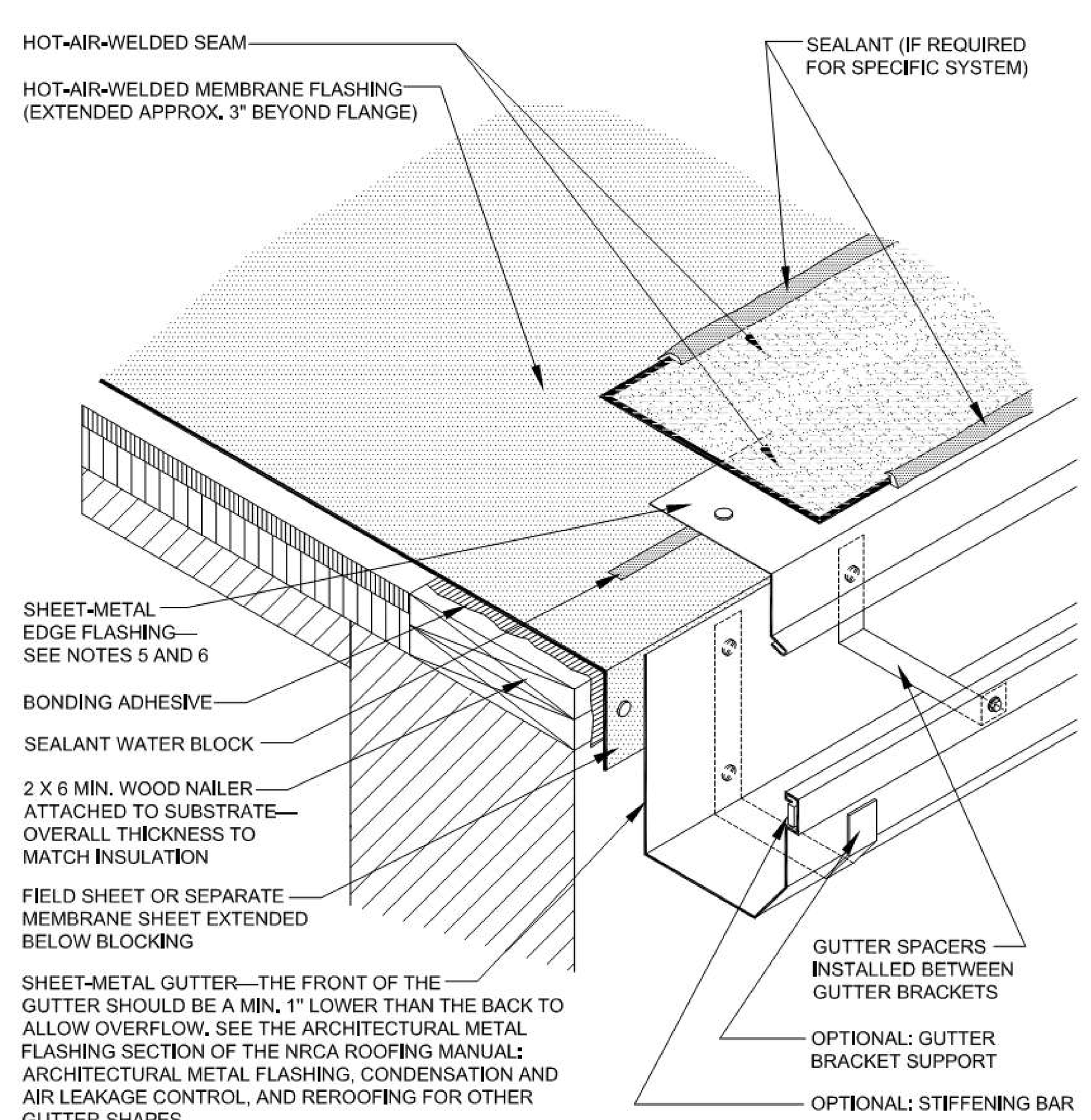
PIPE SUPPORT



NOTES:

1. DETAIL DEPICTS THE WEATHERPROOFING PROTECTION AND DOES NOT REPRESENT LIGHTNING PROTECTION DESIGN.
2. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

CABLE PENETRATION



NOTES:

1. IN CLIMATES WHERE THE WINTER TEMPERATURE REMAINS BELOW FREEZING FOR EXTENDED PERIODS OF TIME, NRCA SUGGESTS INTERIOR DRAINS TO DRAIN THE ROOF.
2. GUTTER BRACKETS ARE RECOMMENDED TO BE AT LEAST ONE GAUGE HEAVIER THAN GUTTER STOCK.
3. ON BALLASTED SYSTEMS, A DRAINAGE BAR TO RETAIN BALLAST IS REQUIRED.
4. REFER TO MANUFACTURERS' SPECIFICATIONS FOR SPECIFIC REQUIREMENTS FOR BASE MEMBRANE ATTACHMENT AND PLACEMENT. MECHANICALLY ATTACHED SYSTEMS GENERALLY REQUIRE SPECIFIC ATTACHMENT REQUIREMENTS FOR PERIMETER LOCATIONS.
5. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION AND AIR LEAKAGE CONTROL, AND REROOFING FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR PERIMETER EDGE METAL.
6. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

GUTTER WITH MEMBRANE-COATED PERIMETER EDGE METAL

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
Scott Welty - Architect
3021 42nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

NOTE: The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and is what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

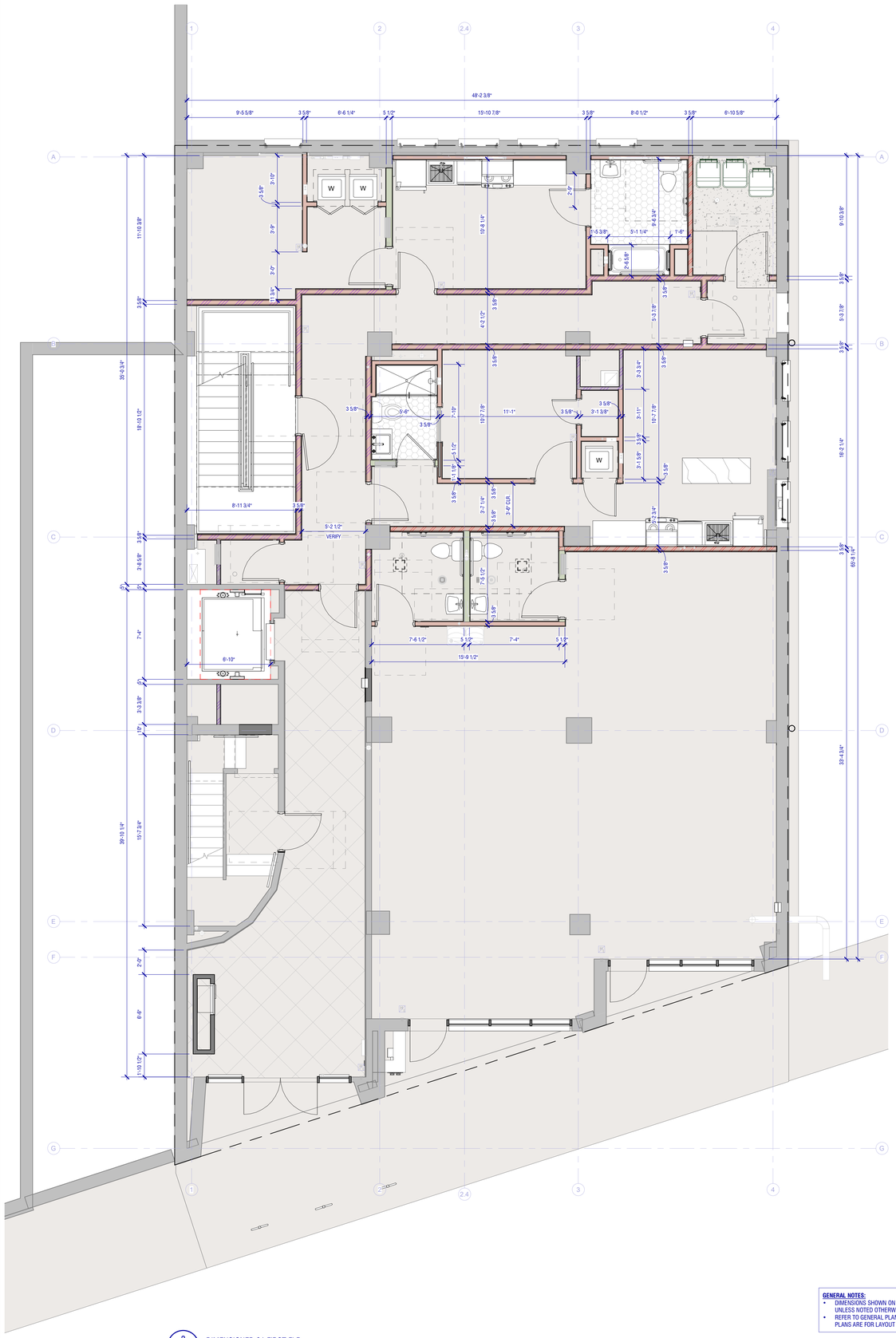
WA PROJECT NO: 19-001
PROJECT ISSUE DATE: OCTOBER 8, 2020

REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD#1	4-22-2020
2	PERMIT SET	10-8-2020

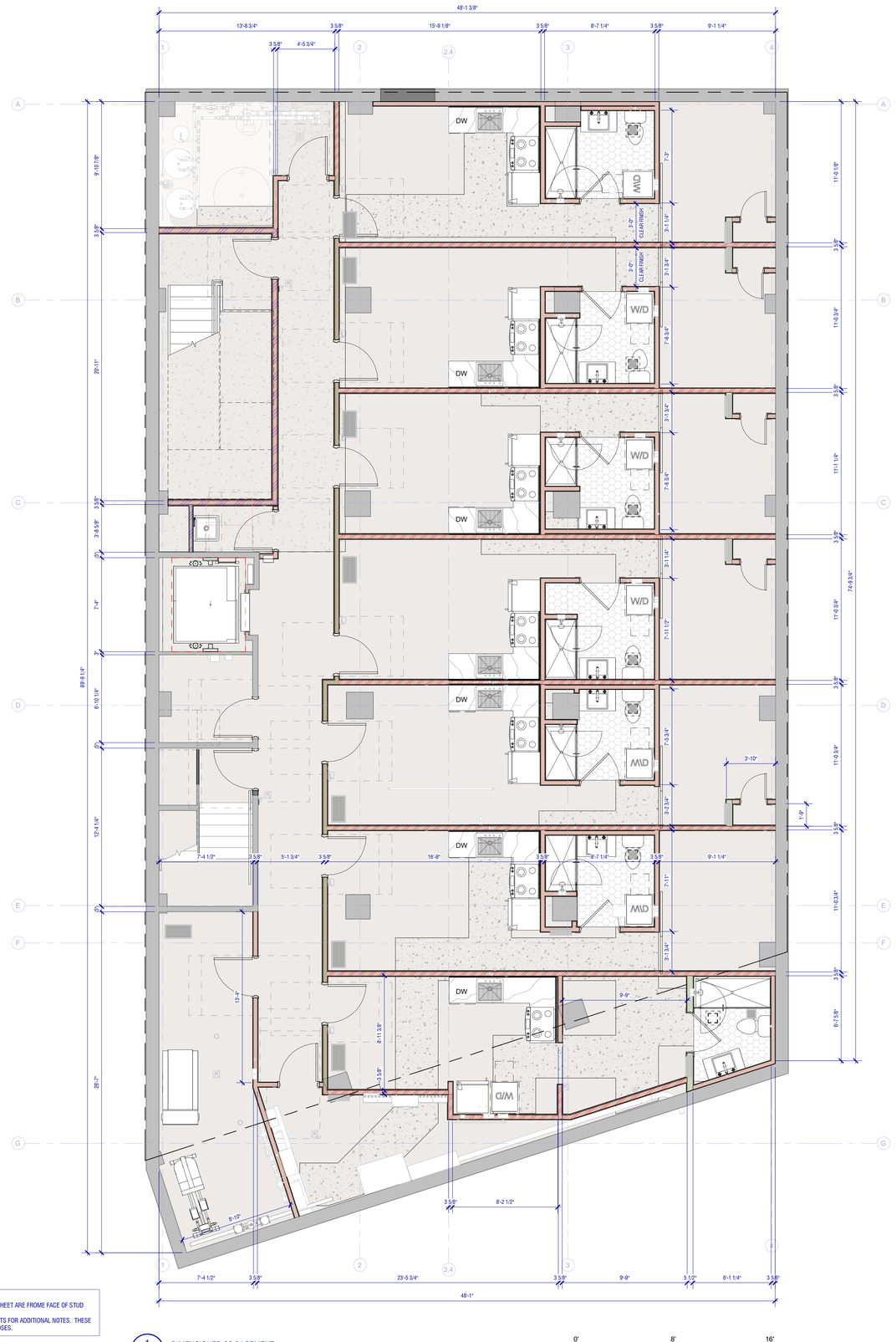
SHEET TITLE:
ROOF DETAILS - TPO AT NEW ROOFTOP ADDITION

DRAWN BY: SJW

A112



2 DIMENSIONED 01 FIRST FLR
1/4" = 1'-0"



1 DIMENSIONED 00 BASEMENT
1/4" = 1'-0"

0' 8' 16'

GENERAL NOTES:
- DIMENSIONS SHOWN ON THIS SHEET ARE FROME FACE OF STUD UNLESS NOTED OTHERWISE
- REFER TO GENERAL PLAN SHEETS FOR ADDITIONAL NOTES. THESE PLANS ARE FOR LAYOUT PURPOSES.

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS

SEAL 10-21-2020

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www.weltyarchitecture.com

GENERAL NOTE:
ON DIMENSIONED PLANS ONLY, MEASUREMENTS SHOWN ARE TO STUD FACE UNLESS NOTED OTHERWISE.
VERIFY MEASUREMENTS IN FIELD AND NOTIFY ARCHITECT OF ANY DESCEPENCEIS.

PRIORITIES OF MEASUREMENTS
1. SET STAIR WIDTHS
2. SET CORRIDOR WIDTHS
3. SET BATHROOM WIDTHS
4. REMAINING MEASUREMENTS

NOTE: The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and is what is required by one shall be as binding as if required by all performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably interable from them as being necessary to produce the indicated results.

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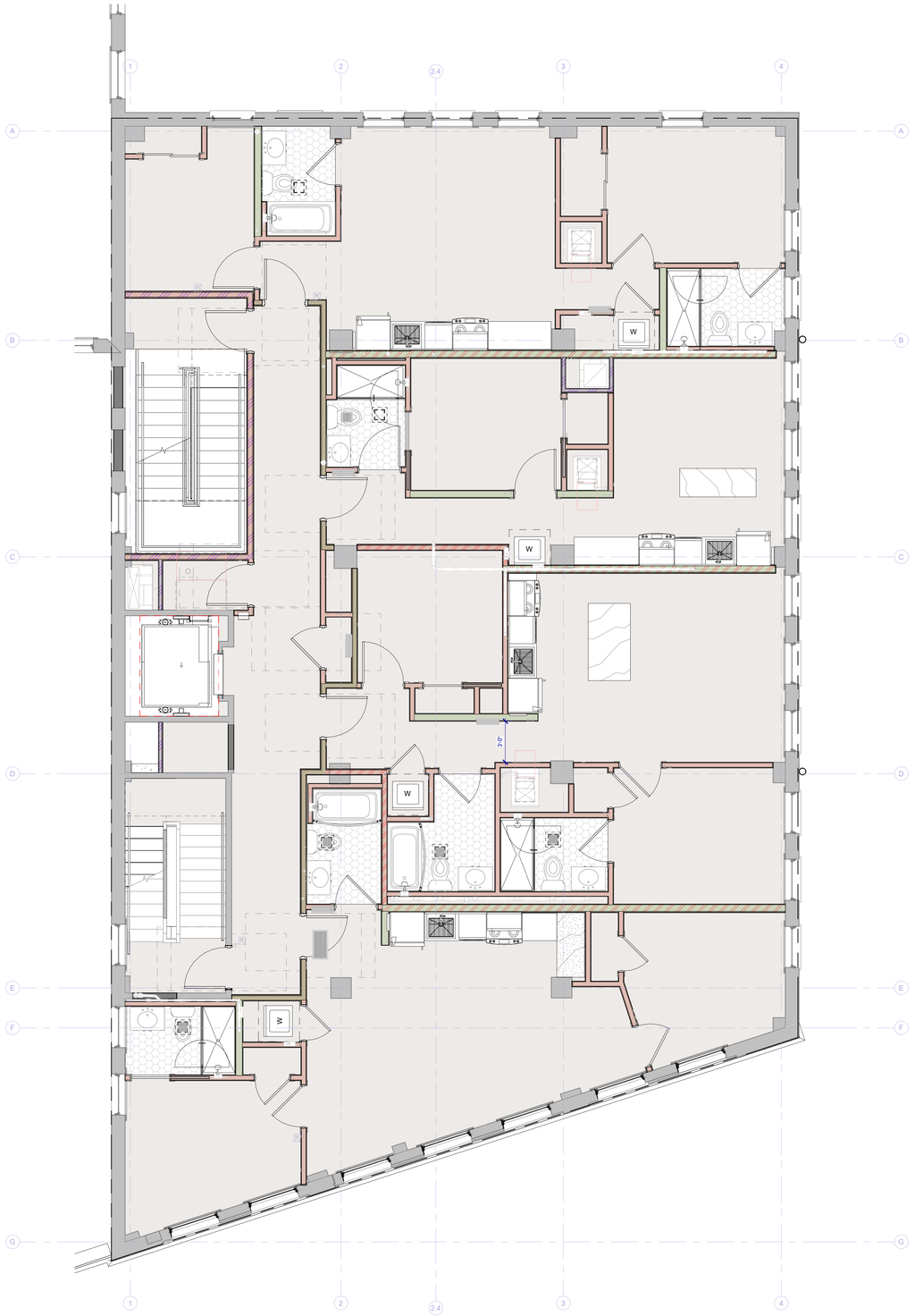
REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD#1	4-22-2020
2	PERMIT SET	10-8-2020

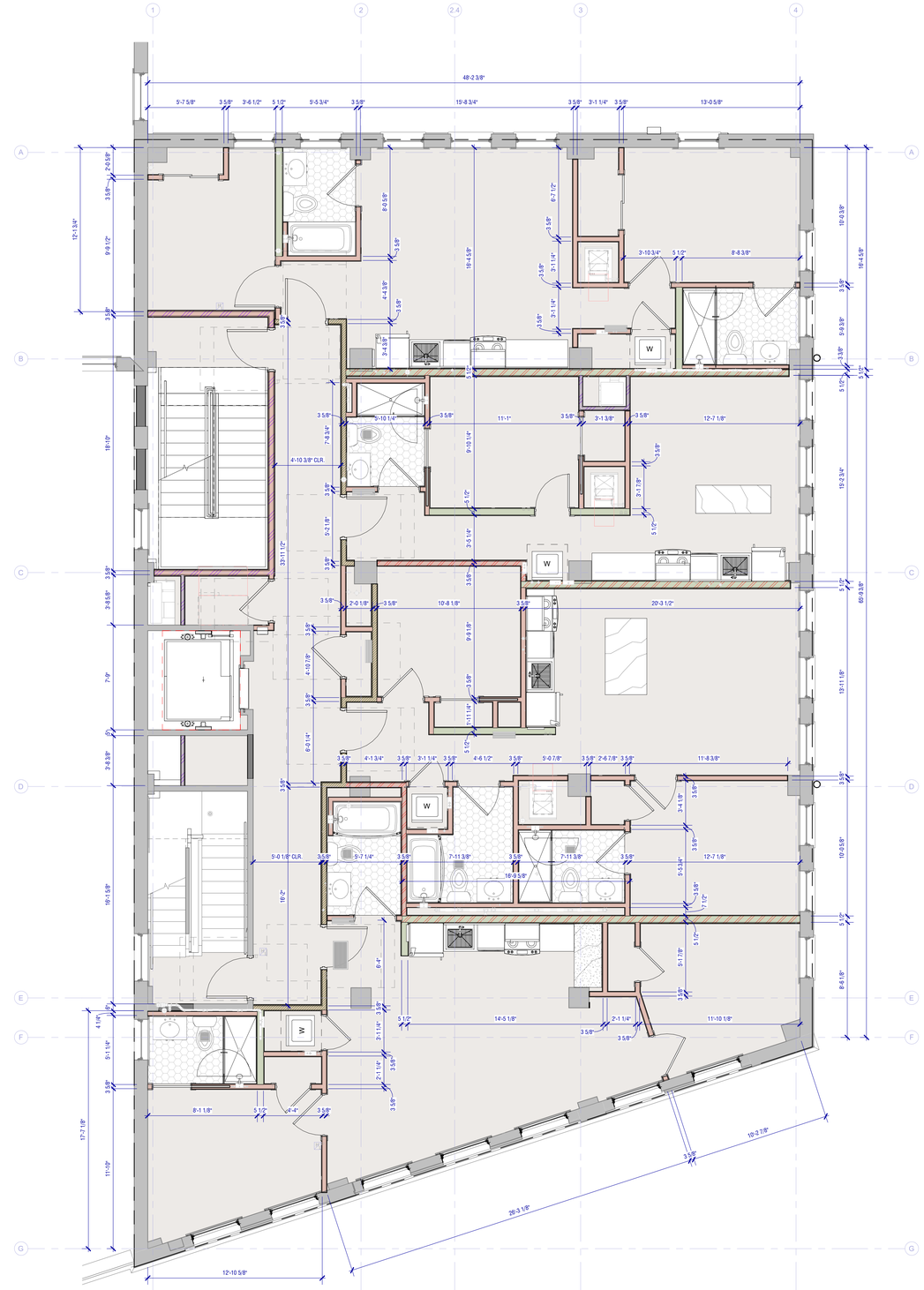
SHEET TITLE:
DIMENSIONED PLANS

DRAWN BY: SJW

A121



2 DIMENSIONED 03 THIRD FLOOR
1/4" = 1'-0"



1 DIMENSIONED 02 SECOND FLR
1/4" = 1'-0"

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS

SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
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GENERAL NOTE:
ON DIMENSIONED PLANS ONLY, MEASUREMENTS SHOWN ARE TO STUD FACE UNLESS NOTED OTHERWISE.
VERIFY MEASUREMENTS IN FIELD AND NOTIFY ARCHITECT OF ANY DESCEPENCEIS.

PRIORITIES OF MEASUREMENTS
1. SET STAIR WIDTHS
2. SET CORRIDOR WIDTHS
3. SET BATHROOM WIDTHS
4. REMAINING MEASUREMENTS

NOTE The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and is what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

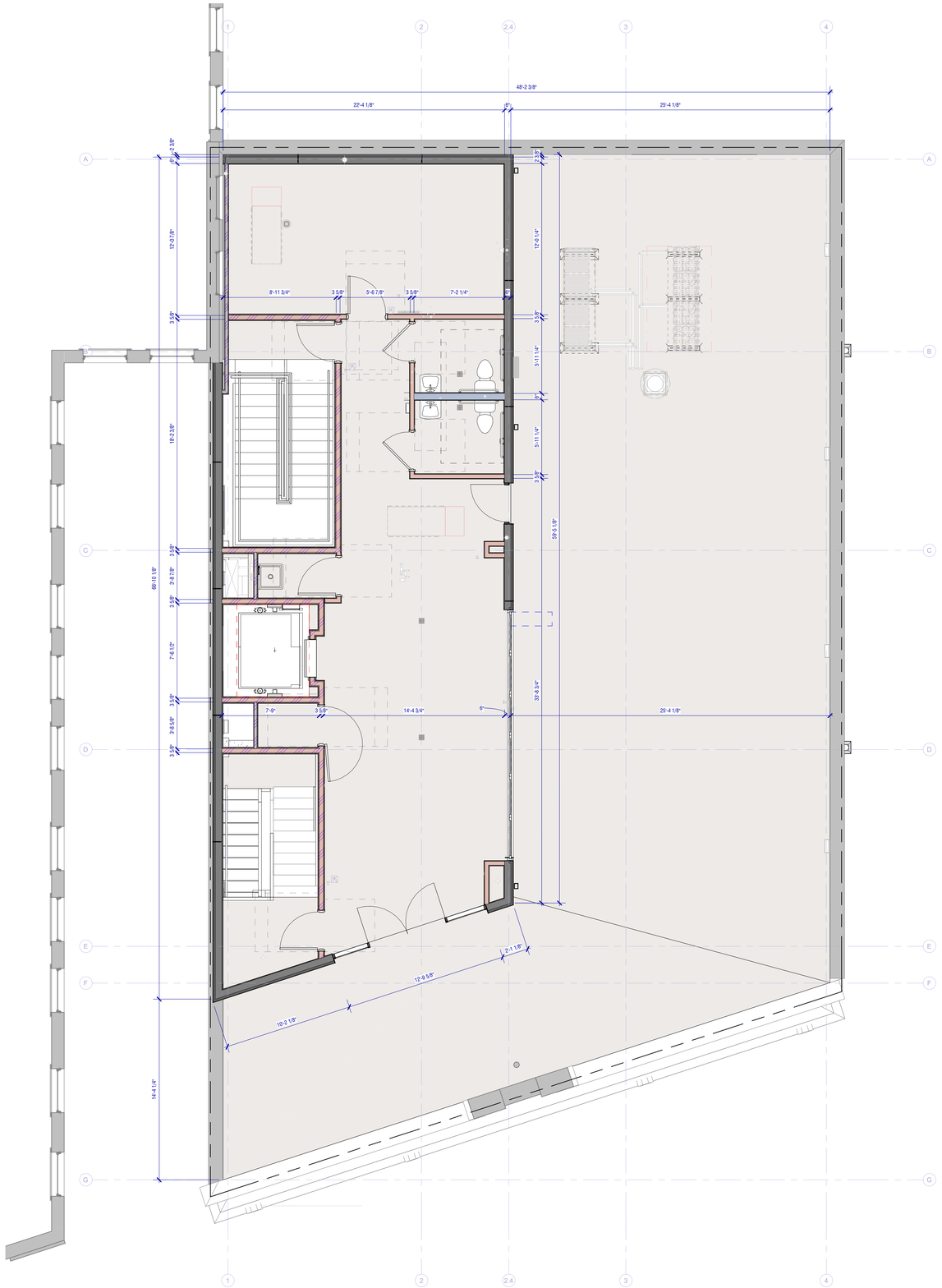
WA PROJECT NO: 19-001
PROJECT ISSUE DATE: OCTOBER 8, 2020

REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD# 1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:
DIMENSIONED PLANS 2ND AND 3RD FLOORS

DRAWN BY: SJW

A122



1 DIMENSIONED 04.1 FOURTH FLOOR SLAB
1/4" = 1'-0"

0' 8' 16'

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS

SEAL 10-21-2020

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GENERAL NOTE:
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VERIFY MEASUREMENTS IN FIELD AND NOTIFY ARCHITECT OF ANY DESCEPENCEIS.

PRIORITIES OF MEASUREMENTS
1. SET STAIR WIDTHS
2. SET CORRIDOR WIDTHS
3. SET BATHROOM WIDTHS
4. REMAINING MEASUREMENTS

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WA PROJECT NO: 19-001
PROJECT ISSUE DATE: OCTOBER 8, 2020

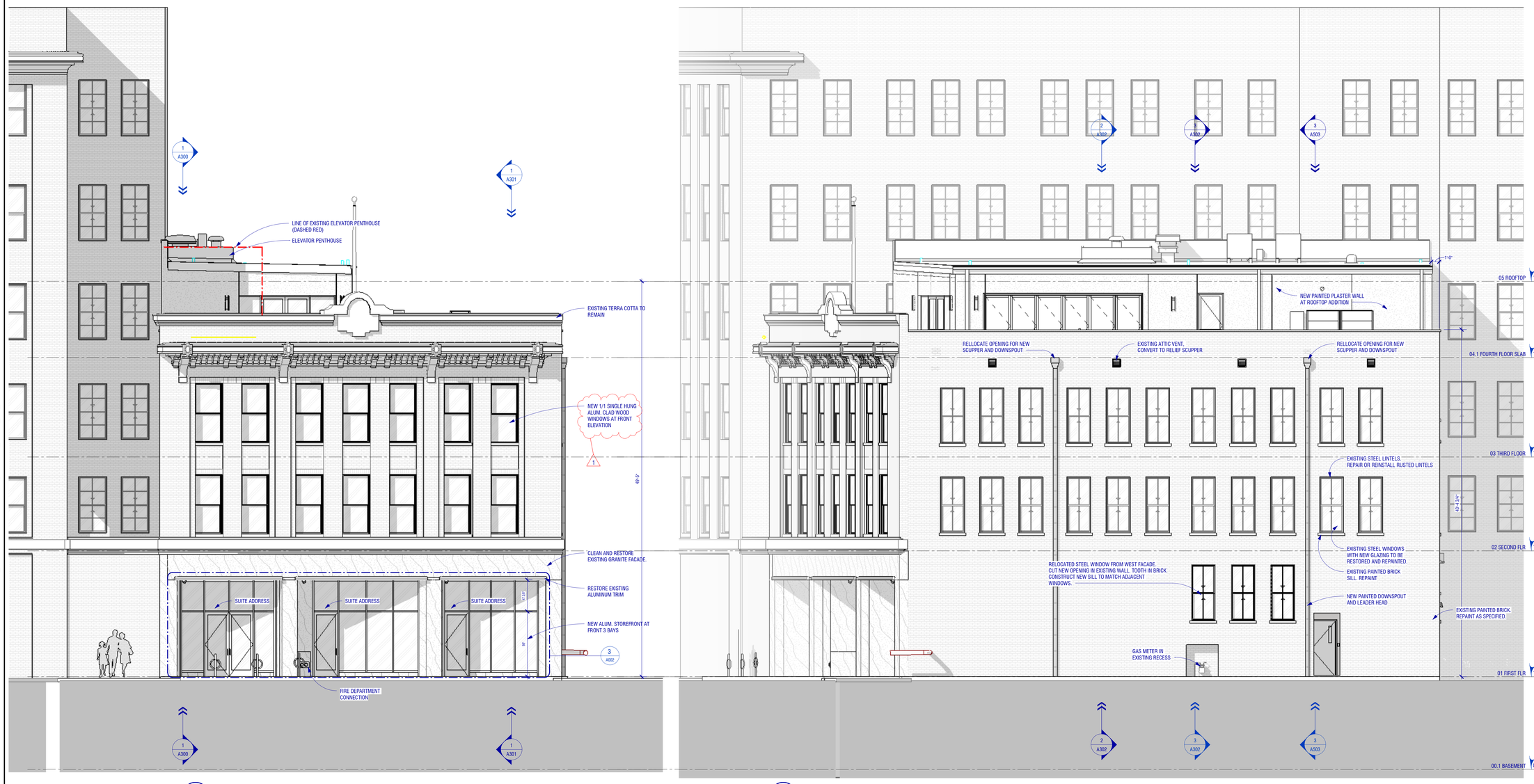
REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD# 1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:

DIMENSIONED PLAN 4TH FLOOR

DRAWN BY: SJW

A123



2 SOUTH ELEVATION (TRAVIS ST. SIDE)
3/16" = 1'-0"

1 EAST ELEVATION
3/16" = 1'-0"

H:\Shared drives\WA Projects\2019\19-001_Travis San Antonio\Drawings\19-001_Travis_SA_A14.rvt

10/21/2020 6:29:37 PM

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS

SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
Scott Welty - Architect
3021 40nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

ELEVATION NOTES

NO.	DESCRIPTION

NOTE: The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and is what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

WA PROJECT NO: 19-001

PROJECT ISSUE DATE: OCTOBER 8, 2020

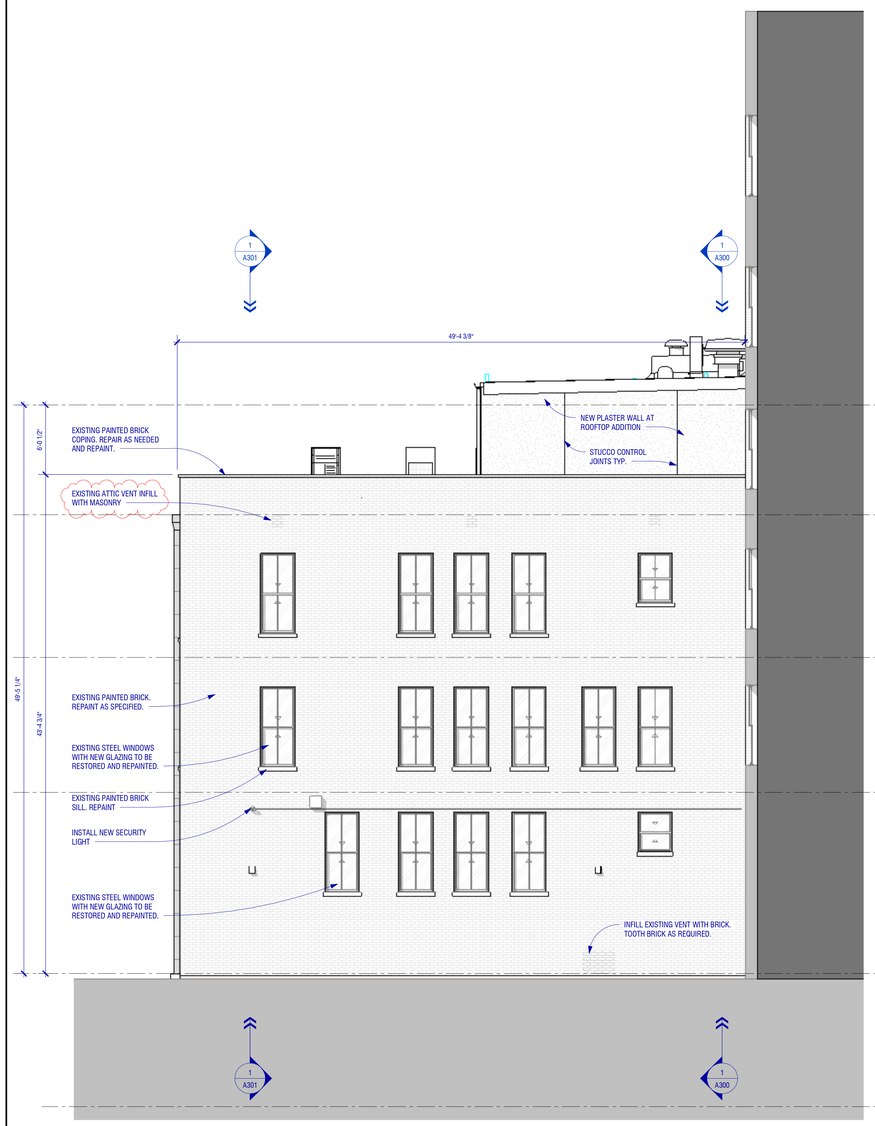
REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD# 1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:

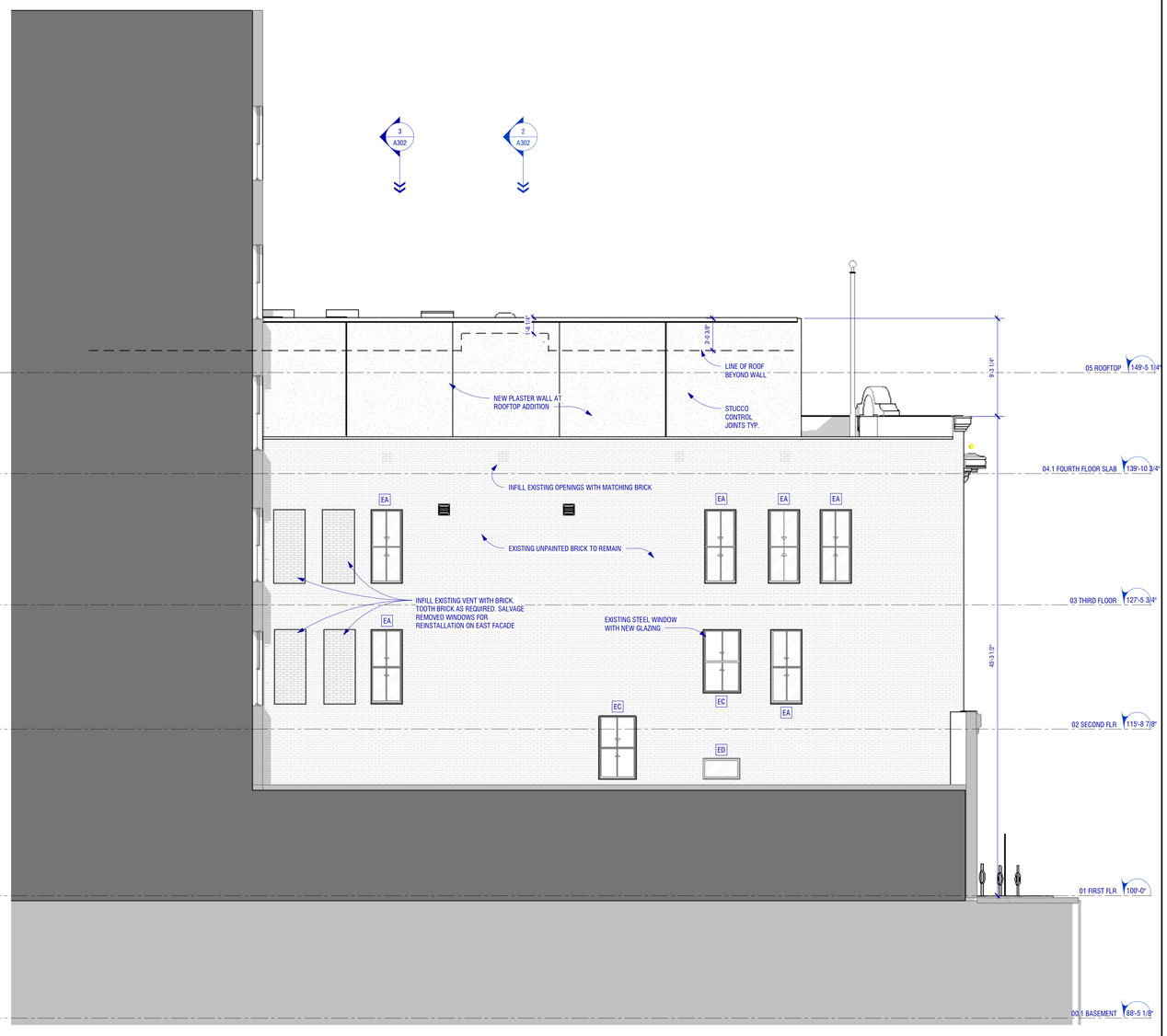
EXTERIOR ELEVATIONS

DRAWN BY: SJW

A200



1 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

H:\Shared drives\WA Projects\2019\19-001_Travis San Antonio\Drawings\19-001_Travis_SA_A14.rvt
10/21/2020 6:30:05 PM

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS

SEAL 10-21-2020

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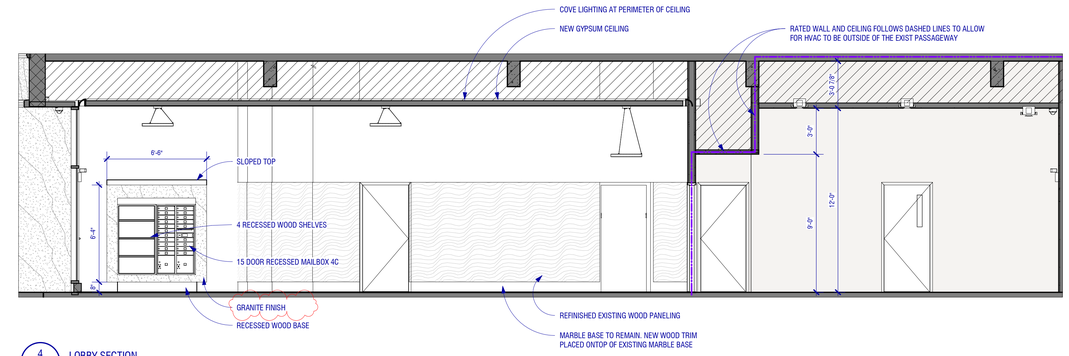
REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD#1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:
REAR ELEVATIONS

DRAWN BY: SJW

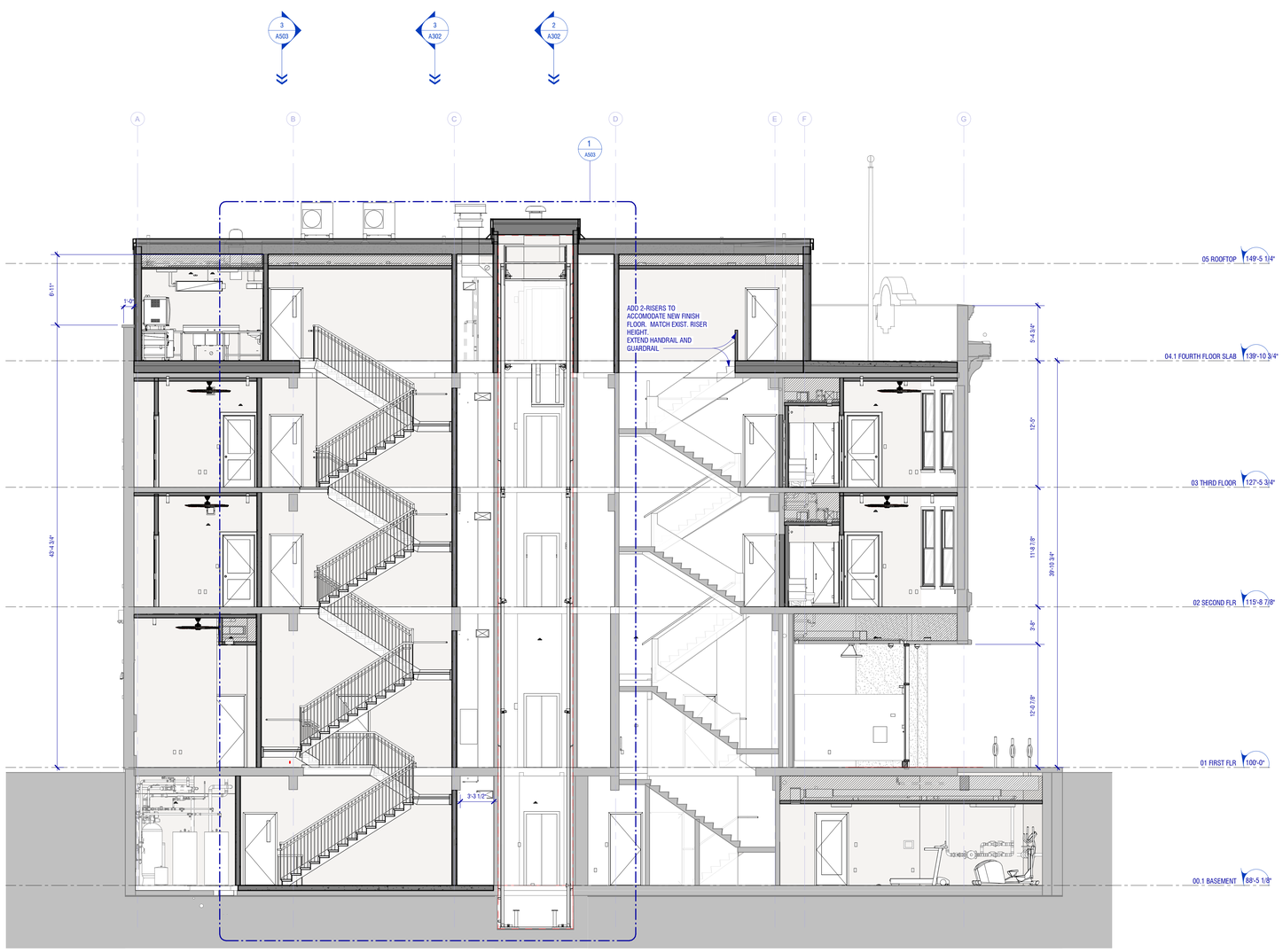
A203



4 LOBBY SECTION
1/4" = 1'-0"

3 BATHROOM ELEVATION TYPICAL
1/2" = 1'-0"

2 KITCHEN ELEVATION TYPICAL
1/2" = 1'-0"



1 GENERAL SECTION
3/16" = 1'-0"

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J WELTY 27938 STATE OF TEXAS

SEAL 10-21-2020

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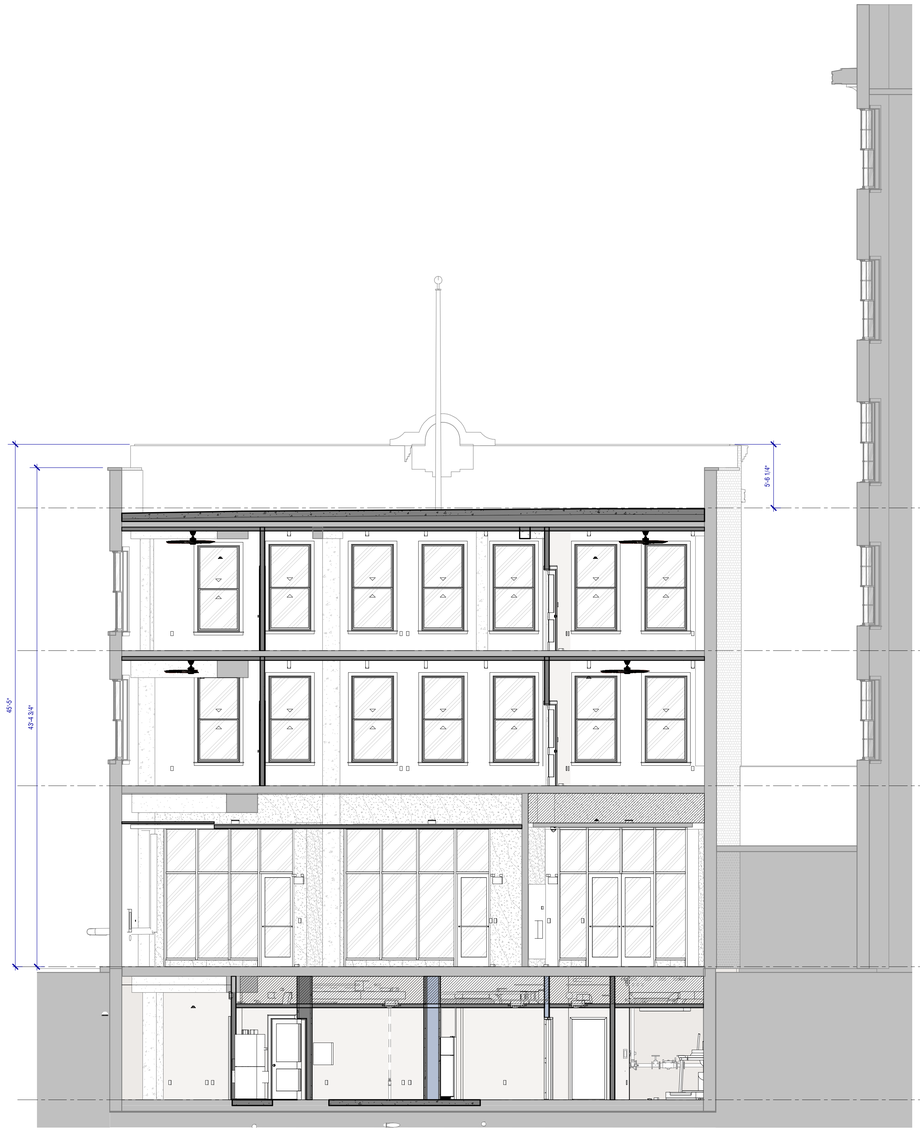
REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD# 1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:
GENERAL SECTIONS

DRAWN BY: SJW

A300



2 01-GENERAL SECTION2
3/16" = 1'-0"

1 GENERAL SECTION
3/16" = 1'-0"

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

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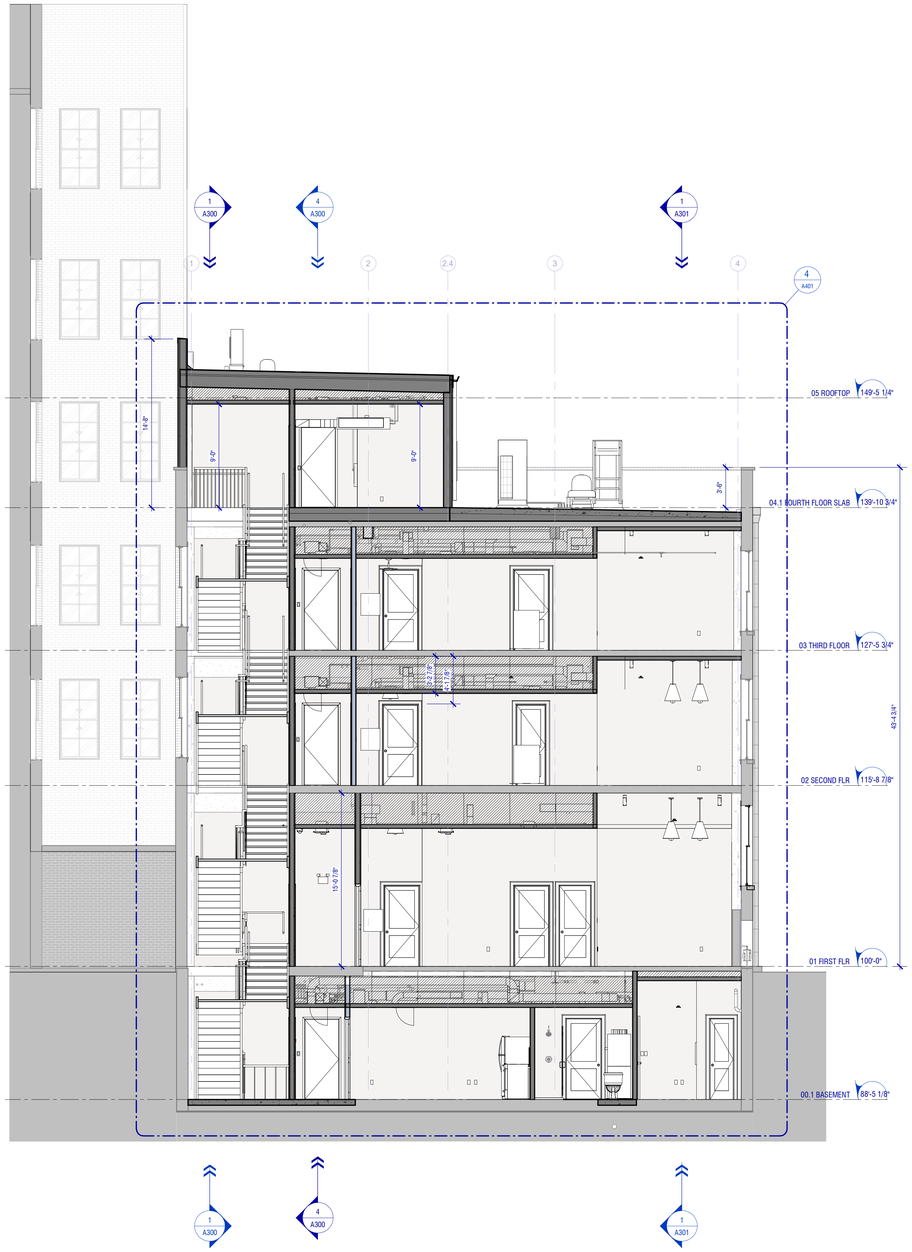
	BID SET	2020-03-29
1	ADD# 1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:

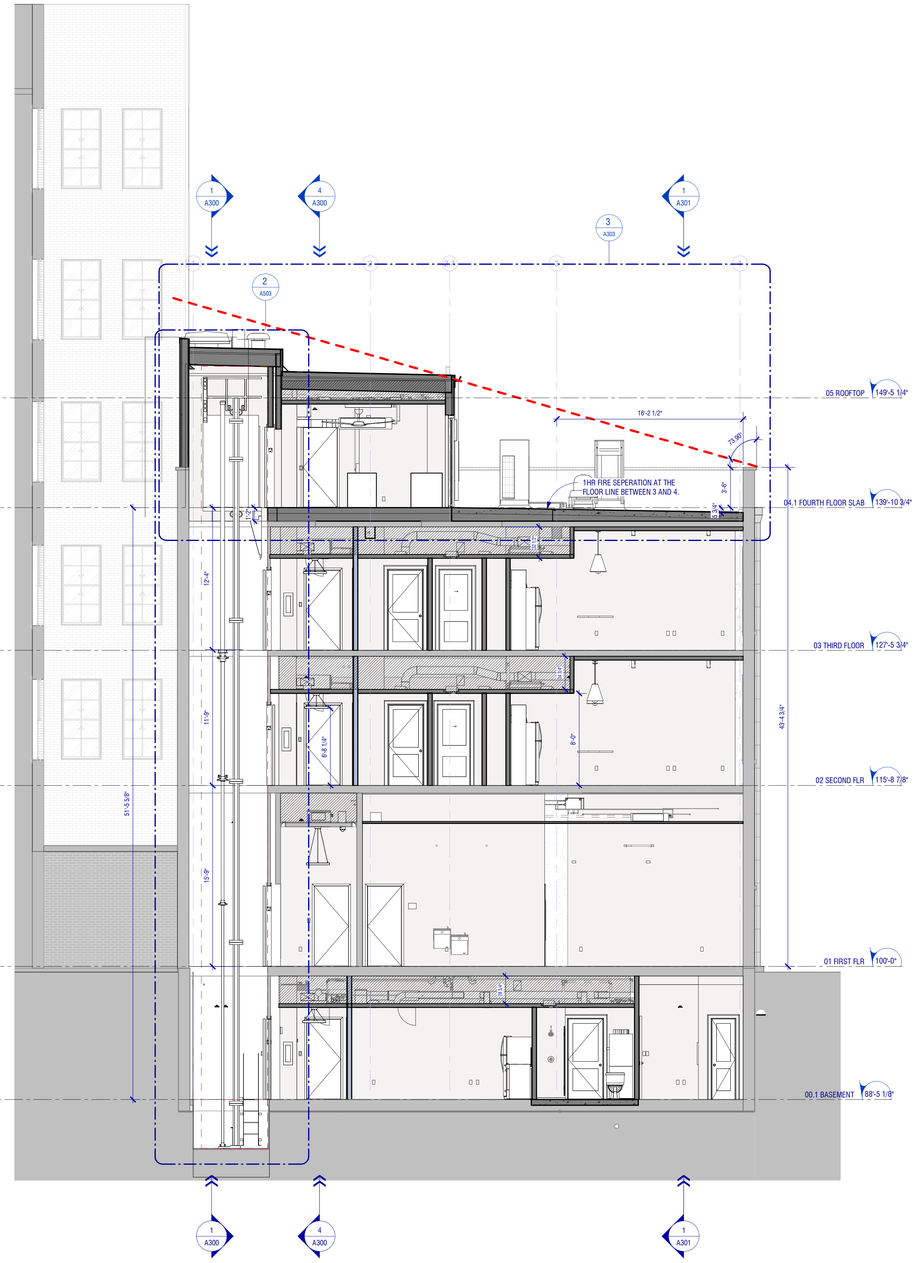
GENERAL SECTIONS

DRAWN BY: SJW

A301



3 GENERAL SECTION
3/16" = 1'-0"



2 GENERAL SECTION
3/16" = 1'-0"

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

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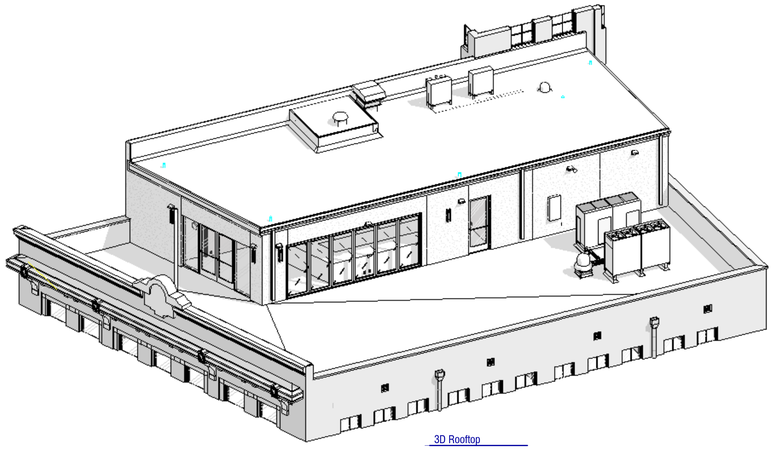
	BID SET	2020-03-29
1	ADD#1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:

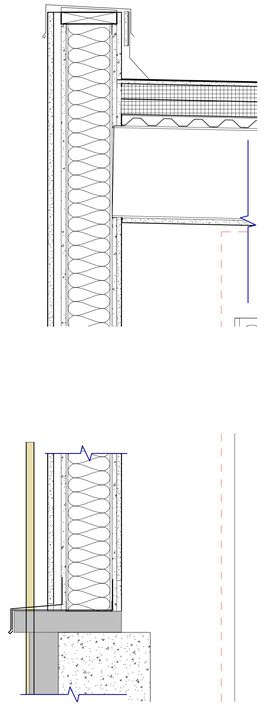
GENERAL SECTIONS

DRAWN BY: SJW

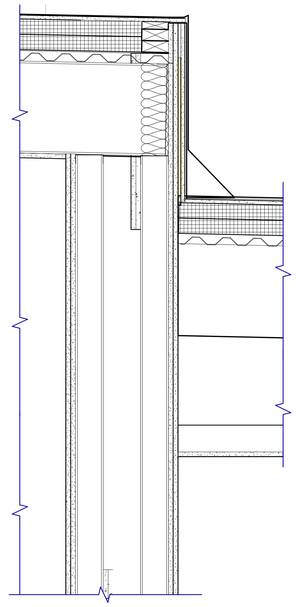
A302



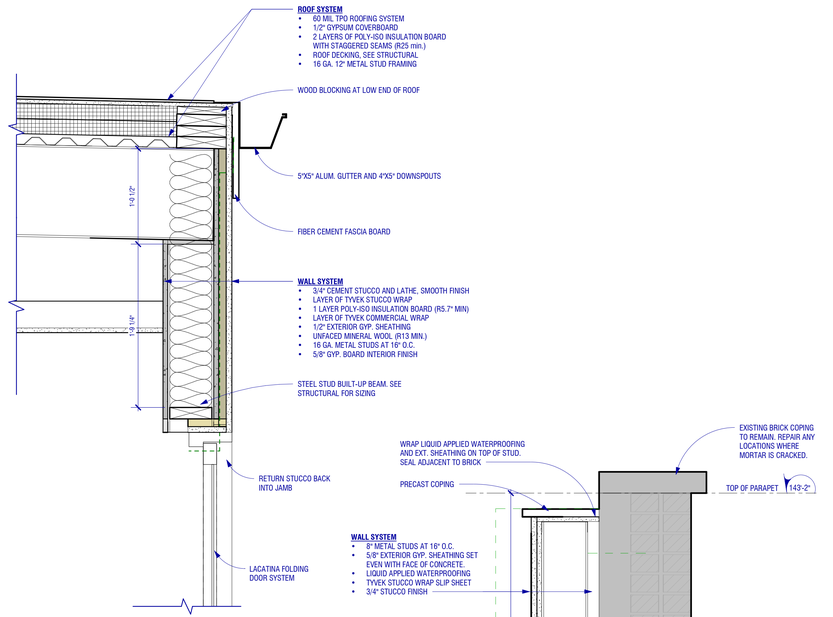
3D Rooftop



8 WALL TO PARAPET DETAIL
1 1/2" = 1'-0"



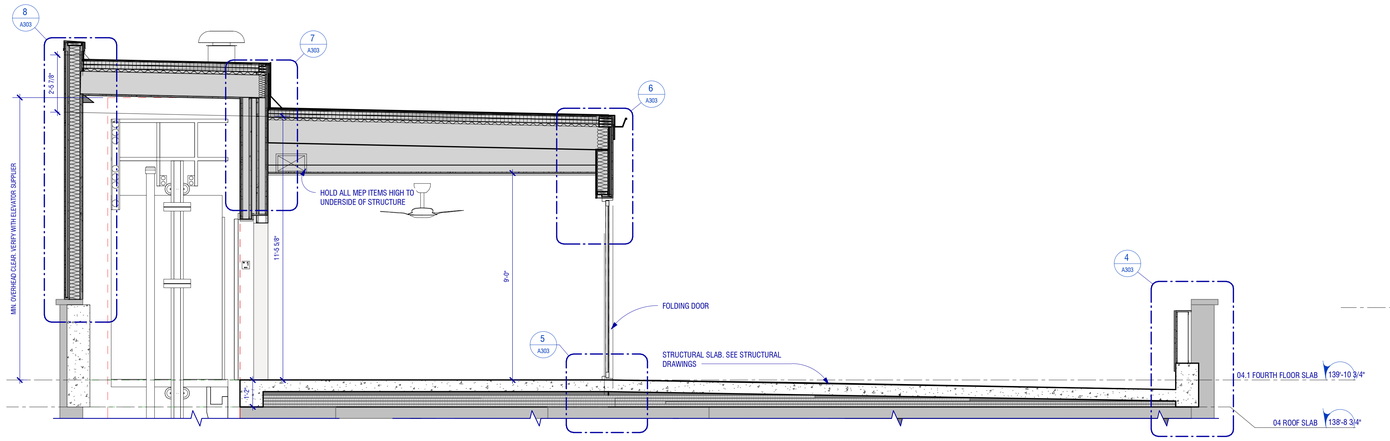
7 WALL TO ROOF DETAIL 2
1 1/2" = 1'-0"



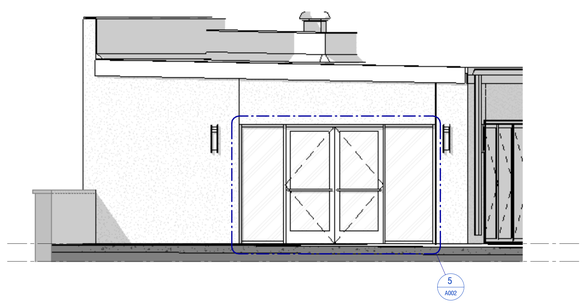
6 WALL TO ROOF DETAIL
1 1/2" = 1'-0"

5 WALL TO ROOFTOP DETAIL
1 1/2" = 1'-0"

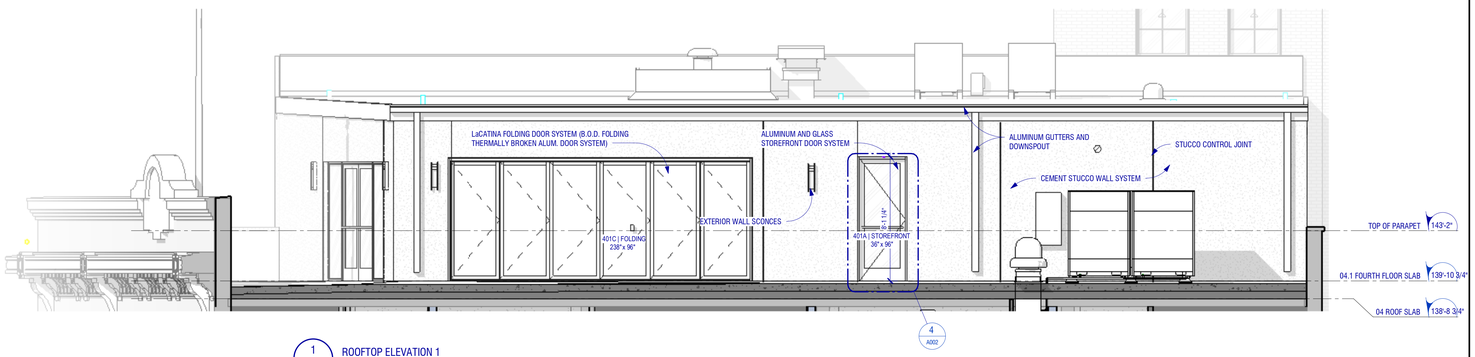
4 WALL DETAIL AT PARAPET
1 1/2" = 1'-0"



3 ROOFTOP SECTION
3/8" = 1'-0"



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



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

10/21/2020 6:30:53 PM H:\Shared drives\WA Projects\2019\19-001_Travis San Antonio\Drawings\19-001_Travis_SA_A14.rvt

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

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SEAL 10-21-2020

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REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD#1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:
ROOFTOP ELEVATIONS

DRAWN BY: SJW

A303

4 WALL SECTION CHANGE IN CEILING Copy 1
3/8" = 1'-0"

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

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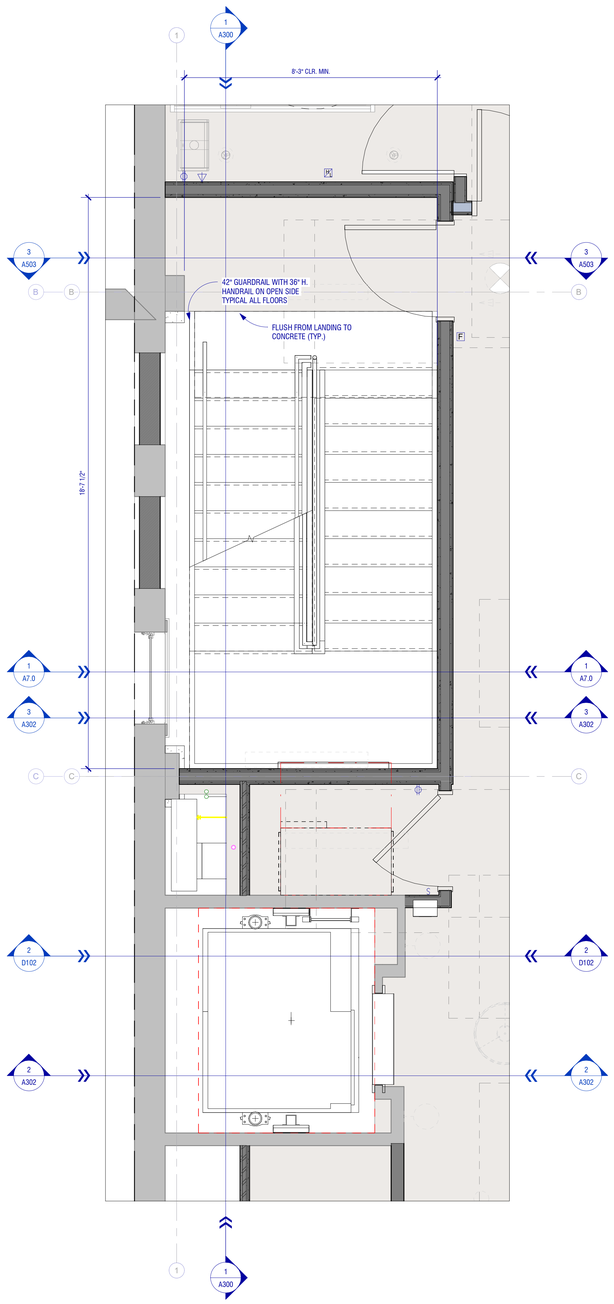
REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD# 1	4-22-2020
2	PERMIT SET	10-8-2020

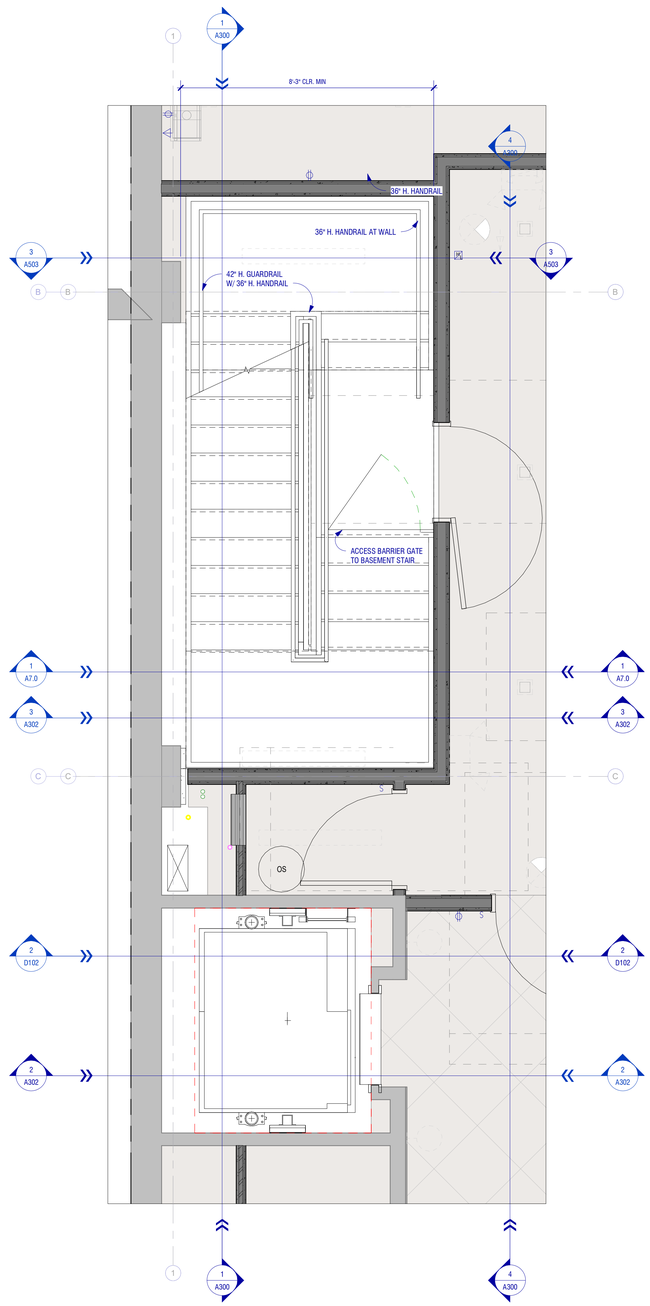
SHEET TITLE:
ENLARGED BUILDING SECTION

DRAWN BY: SJW

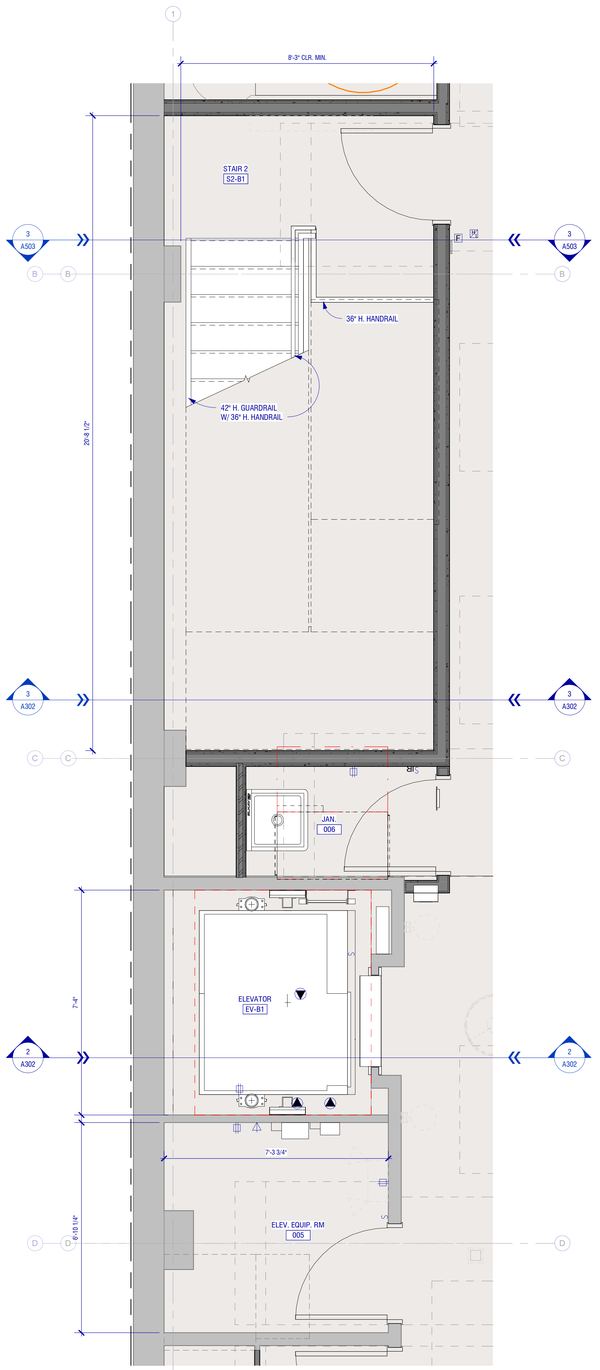
A401



3 ENLARGED STAIR 02 SECOND FLR
1/2" = 1'-0"



2 ENLARGED STAIR 01 FIRST FLR
1/2" = 1'-0"



1 ENLARGED STAIR 00.1 BASEMENT
1/2" = 1'-0"

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TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

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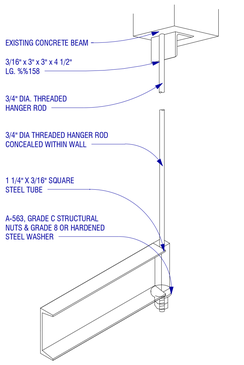
	BID SET	2020-03-29
1	ADD# 1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:

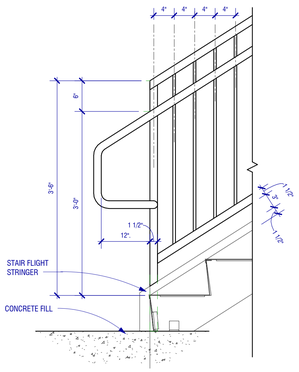
ENLARGED FLOOR PLANS AT ELEVATOR AND STAIR

DRAWN BY: SJW

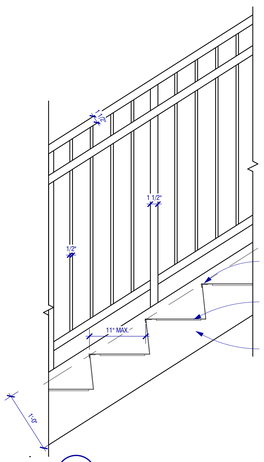
A501



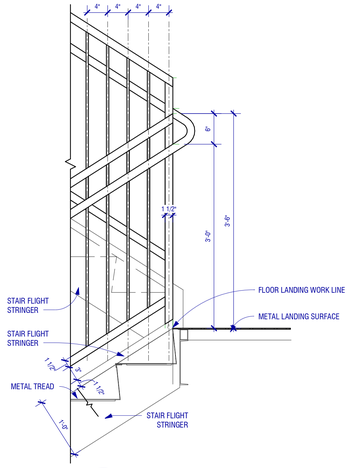
10 STAIR LANDING HANGER DETAILS
1 1/2" = 1'-0"



6 STAIR LANDING ASCENDING1
1" = 1'-0"

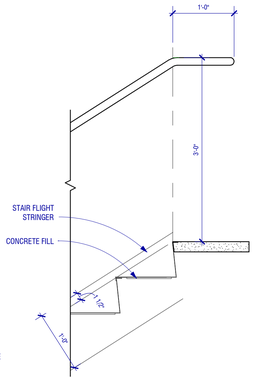


4 RAILING AND STAIR TREAD
1" = 1'-0"

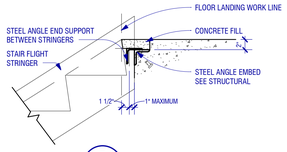


8 STAIR LANDING DESCENDING1
1" = 1'-0"

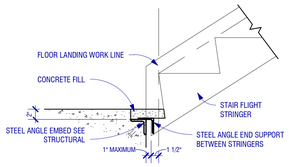
GENERAL STAIR NOTE:
DELEGATED DESIGN FOR NEW METAL STAIR AND RAILINGS. FIELD VERIFY ALL MEASUREMENTS PRIOR TO SHOP DRAWINGS SHOP DRAWINGS SHALL BE APPROVED BY ARCHITECT AND ENGINEER PRIOR TO START OF FABRICATION.



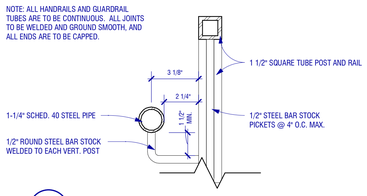
9 STAIR LANDING DESCENDING1 Copy 2
1" = 1'-0"



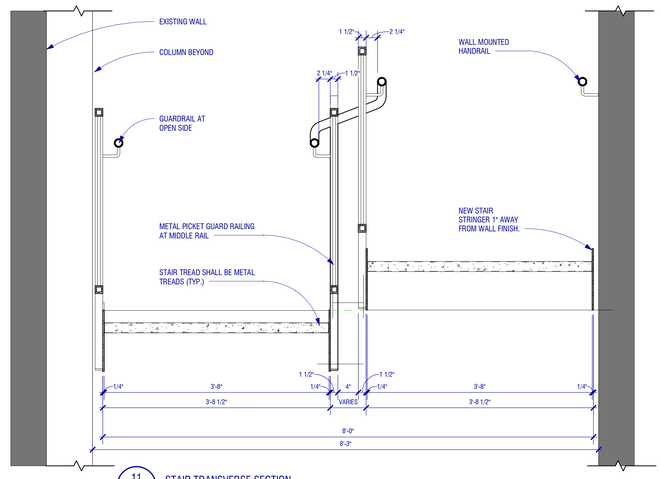
7 STAIR LANDING DESCENDING
1" = 1'-0"



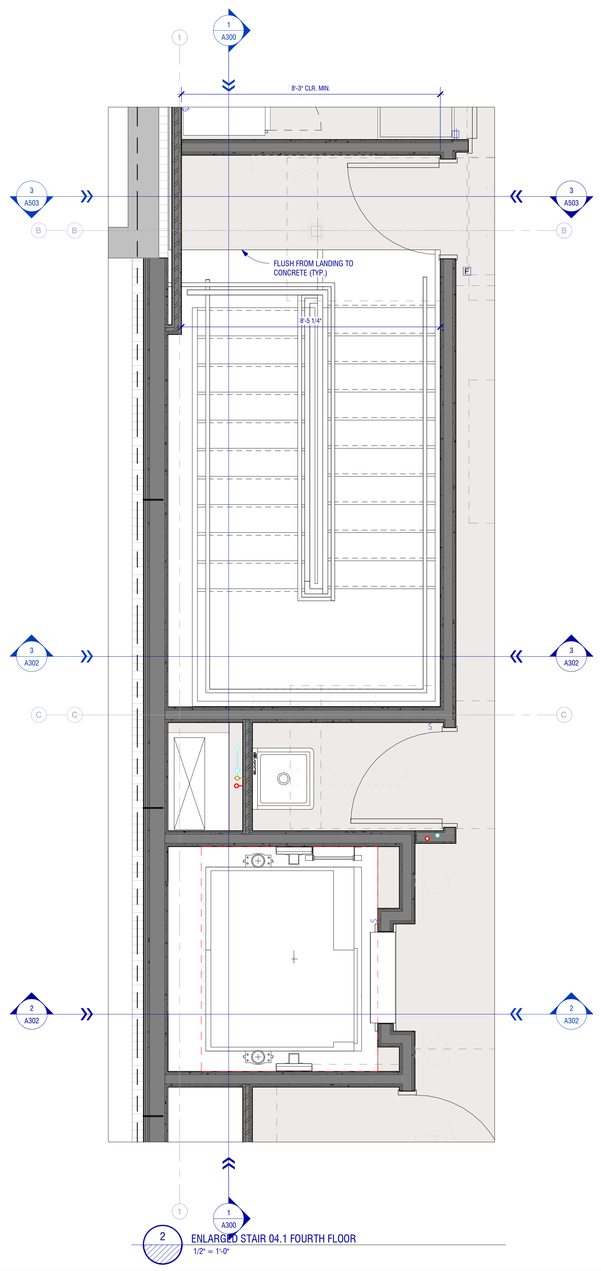
5 STAIR LANDING ASCENDING
1" = 1'-0"



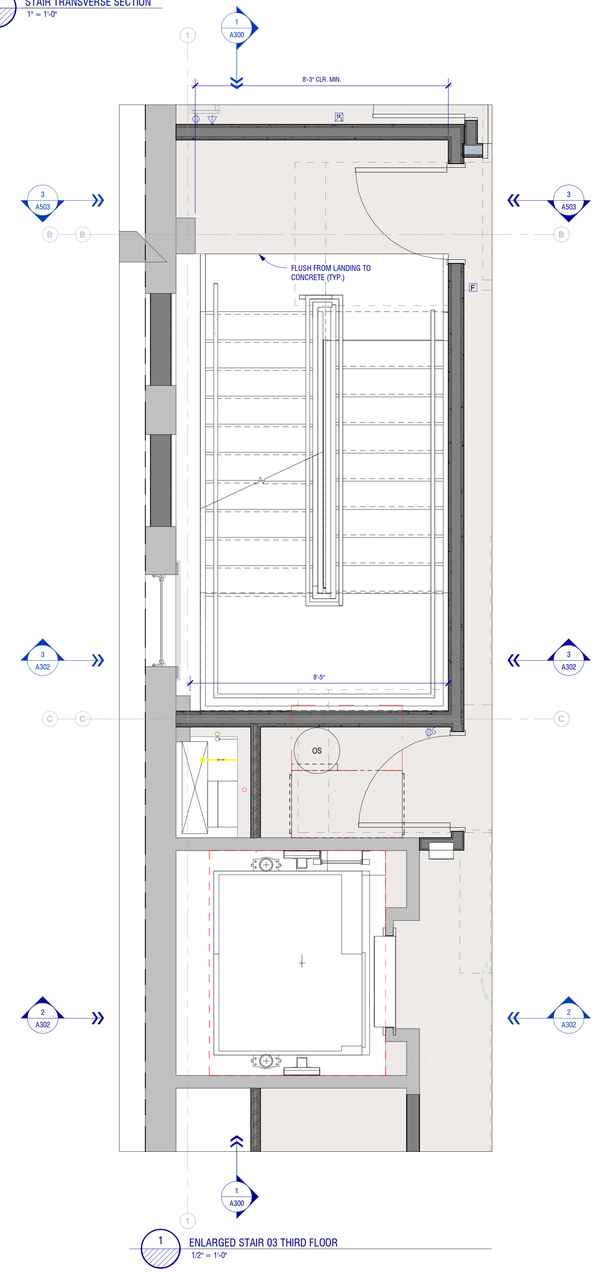
3 RAILING @ HANDRAIL @ GUARD SQUARE
3" = 1'-0"



11 STAIR TRANSVERSE SECTION
1" = 1'-0"



2 ENLARGED STAIR 04.1 FOURTH FLOOR
1/2" = 1'-0"



1 ENLARGED STAIR 03 THIRD FLOOR
1/2" = 1'-0"

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

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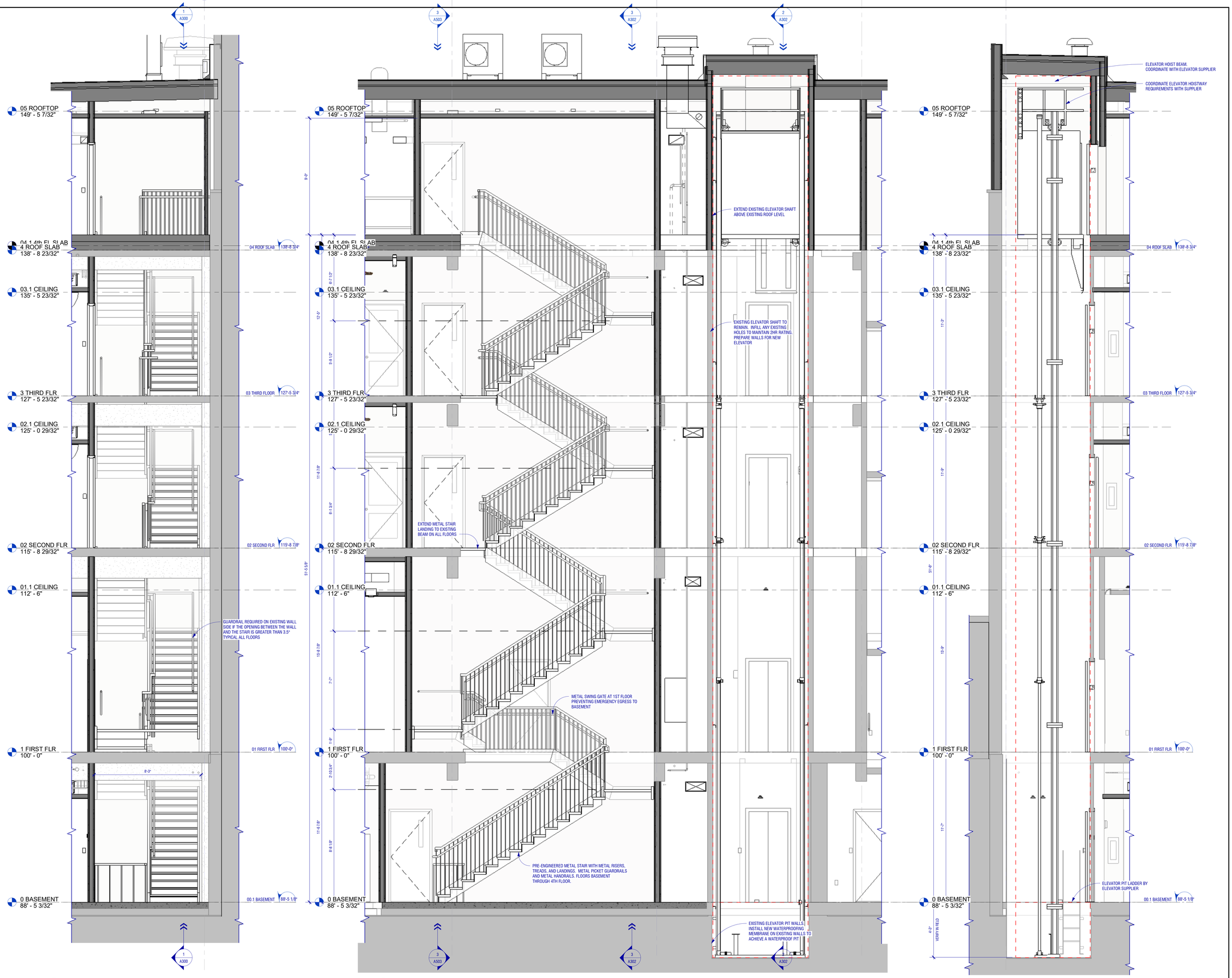
1	ADD# 1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:
ENLARGED STAIR PLANS AND STAIR DETAILS

DRAWN BY: SJW

A502



3 GENERAL SECTION
3/8" = 1'-0"

1 ENLARGED SECTION AT STAIR
3/8" = 1'-0"

2 ENLARGED SECTION AT ELEVATOR
3/8" = 1'-0"

TRAVIS ST. APARTMENTS

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1	ADD# 1	4-22-2020
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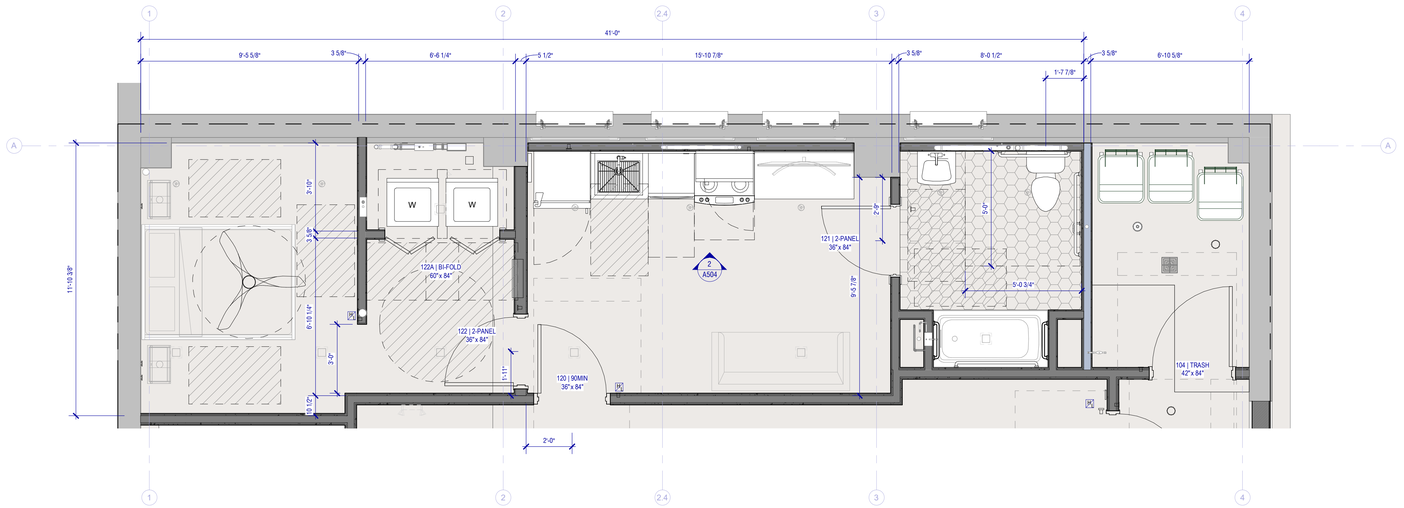
SHEET TITLE:

ENLARGED SECTION AT STAIR AND ELEV

DRAWN BY: SJW

A503

2 Elevation 1 - a
3/8" = 1'-0"



1 ADA UNIT PLAN - 1ST FLOOR
3/8" = 1'-0"

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS

SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
Scott Welty - Architect
3021 40nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

NOTE The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and is what is required by one shall be as binding as if required by all performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

WA PROJECT NO:	19-001
PROJECT ISSUE DATE:	OCTOBER 8, 2020

REV. #	REVISION DESCRIPTION	DATE
2	PERMIT SET	10-8-2020

SHEET TITLE:

ENLARGED PLAN AT ADA UNIT

DRAWN BY: SJW

A504

SECTION 011000 - PROJECT REQUIREMENTS
Project Requirements:
1. All materials shall be installed in strict accordance with the manufacturer's written specifications or Material's Institute Standards. Where the manufacturer's recommended details are used, the manufacturer shall be responsible for the performance of their product. All Items not specifically mentioned that are required to make the work complete and operational shall be included.
2. Existing Site Conditions and Restrictions: Contractor shall review construction documents and provide necessary site work, and excavation as required to construct said project.
3. All materials, supplies and equipment shall be installed per manufacturer's recommendations and per applicable codes and requirements. Material stored on site shall be protected from damage by moisture, wind, sun, abuse or any other harmful effects.
4. Execution: The execution of all work shall be in strict accordance with these specifications and manufacturer's written specifications or Material's Institute Standards. Where the manufacturer's recommended details are used, the manufacturer shall be responsible for the performance of their product. All work not specifically mentioned that is required to make the work complete and operational shall be included.
5. Cleaning and Waste Management: Construction site to be in a clean and orderly condition throughout the construction process. Clean interior spaces prior to the start of finish painting and the application of other finishes. At the conclusion of construction, the project shall be properly cleaned. This should include but not be limited to; cleaning the interior and exterior glass, surfaces exposed to view, remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum soft surface areas, sweep and mop all tiled surfaces, etc. Replace filters of operating equipment. Clean equipment and fixtures to a sanitary condition. Remove all waste and surplus materials.

Contracting Requirements:
1. Permits: Contractor to apply and pay for permits. Submit written copy to Architect prior to start of Work.
2. Comply with Owner's requirements for contracts, insurance, security, loading.
3. All bonding and insurance requirements shall be coordinated with the Owner prior to beginning construction. All contractors shall provide and be solely responsible for necessary barricades and safety precautions, and strictly adhere to all governing codes on safety, including the OSHA Act.

Intent:
1. Drawings and specifications are complementary and intended to provide the basis for the proper completion of the Work and suitable for the intended use of the Owner.
2. The Contractor shall check and verify all dimensions and conditions before proceeding with construction. Do not scale drawings. Noted dimensions take precedence.
3. Workmanship shall conform to the best and highest standards of quality in each trade and shall include all items of fabrication, construction and installation. All work shall be completed by skilled tradesmen and mechanics. Installation of all equipment and materials shall be in strict accordance with manufacturers recommendations.
4. Items not expressly set forth but which are reasonably implied or necessary for the proper performance of this work shall be included.

Coordination:
1. Coordinate the work of all trades.
2. Prepare coordination drawings for areas above ceilings where close tolerances are required between building elements and mechanical and electrical work.
3. Verify location of utilities and existing conditions. Notify Architect of conditions differing from those indicated on the Drawings.
4. The Contractor shall check and verify all dimensions and conditions before proceeding with construction. Do not scale drawings. Noted dimensions take precedence.

Cutting and Patching:
1. Provide cutting and patching work to properly complete the Project.
2. Do not remove or alter structural components without written approval.
3. Cut with tools appropriate for materials to be cut.
4. Patch with materials and methods to produce patch which is not visible from a distance of five feet.
5. Do not cut and patch in a manner that would result in a failure of the work to perform as intended, decrease fire performance, decrease acoustical performance, decrease energy performance, decrease operational life, or decrease safety factors.

Field Engineering:
1. Verify and locate utilities, existing facilities, and equipment.

Project Meetings:
1. Arrange for a preconstruction conference prior to start of construction. Meeting shall be attended by Owner, Architect, Contractor, and major subcontractors.
2. Arrange for progress meetings once a month during construction, prior to application for payment. Record minutes and distribute promptly.

Submittals:
1. Submit a project schedule within 30 days of Project award and update at least monthly.
2. Submit for approval all submittals listed in individual sections. Submit electronically, in PDF format, maximum size 11x17. Submittals shall clearly indicate deviations from requirements of the Contract Documents. Submittals shall include details of construction and adjacent construction as applicable. For physical samples, submit 3 representative samples. For submittals which require larger paper size for proper review, submit 3 printed copies.
3. All submittals shall be reviewed and approved by Contractor prior to submitting to the Architect for review. **Any submittal not stamped as approved by the Contractor will be returned without review.**
3. Timing of Submittals: Submit to allow at least 5 business days for review and handling. Submittals which have to be reviewed by the Architect and one of his consultants require at least 10 business days for review and handling. Add 5 business days for each additional consultant who must review a submission.
4. Architect's Action on Submittals: Architect will review submittals, stamp with "action stamp", mark action, and return to Contractor. Architect will review submittals only for conformance with the design concept of the project. The Contractor is responsible for confirming compliance with other Contract requirements, including without limitation, performance requirements, field dimensions, fabrication methods, means, methods, techniques, sequences and procedures of construction, coordination with other work. The Architect's review and approval of submittals shall be held to the limitations stated in the Owner/Architect Agreement and the Conditions of the Contract. In no case shall approval or acceptance by the Architect be interpreted as a release of Contractor of his responsibilities to fulfill all of the requirements of the Contract Documents.
5. Required Resubmittal: Unless submittal is noted "reviewed and approved" or "reviewed and approved except as noted, resubmission not required," make corrections or changes to original and resubmit to Architect.
6. Distribution: When submittal is noted "approved" or "approved as noted, resubmittal not required," make prints or copies and distribute to Owner, Subcontractors involved, and to all other parties requiring information from the submittal for performance or coordination of related work. Print shop drawings for distribution only from the final approved reproducible.
7. Include details of construction and adjacent construction in shop drawings. Clearly indicate any deviations from requirements of the contract documents. Fabricate materials from approved shop drawings only.

Request for Interpretation (RFIs):
1. Procedure: Immediately on discovery of the need for interpretation of the Contract Documents, and if not possible to request interpretation at Project meeting, prepare and submit an RFI in the form specified.
2. RFIs shall originate with Contractor. RFIs submitted by entities other than Contractor will be returned with no response.
3. Content of the RFI shall include a detailed, legible description of item needing interpretation.
4. Architect will review each RFI, determine action required, and return it. Allow three working days for Architect's response for each RFI. RFIs received after 1:00 p.m. will be considered as received the following working day.
5. The following RFIs will be returned without action:
   a. Requests for approval of submittals.
   b. Requests for approval of substitutions.
   c. Requests for coordination information already indicated in the Contract Documents.
   d. Requests for adjustments in the Contract Time or the Contract Sum.
   e. Requests for interpretation of Architect's actions on submittals.
   f. Incomplete RFIs or RFIs with numerous errors.

Quality Assurance:
1. Comply with applicable codes, regulations, ordinances and requirements of authorities having jurisdiction, including accessibility guidelines where applicable. Submit copies of inspection reports, notices and similar documents to Architect.
2. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years.
3. Use experienced installers. Furnish evidence of experience if requested.
4. Deliver, handle, and store materials in strict accordance with manufacturer's instructions.
5. Use of any supplier or subcontractor is subject to Owner's approval.
6. Engage and pay for testing agencies as required. Refer to individual sections for additional requirements.

Temporary Facilities:
1. Provide temporary facilities and connections as required for the proper completion of the project.
3. Meter and pay for utility service.
5. Provide temporary sanitary facilities.
7. Provide temporary barricades as necessary to ensure protection of the public.
8. Provide suitable waste disposal units and empty regularly. Do not permit accumulation of trash and waste materials.
9. Maintain legal egress within and around construction areas.
10. Maintain fire alarm systems in operation during construction.
11. Provide fire extinguishers in work areas during construction.
12. Provide temporary protection for adjacent construction. Promptly repair any damage at no additional cost to the Owner.

Products and Substitutions:
1. Provide products and materials specified. Request Architect's selection of colors and accessories in sufficient time to avoid delaying progress of the Work.
2. Submit requests for substitutions shall be in writing, including reasons. Submit sufficient information for Architect to evaluate proposed substitution.
   a. A Substitution Request for products, assemblies, materials and equipment constitutes a representation that the submitter:
   b. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product, equipment, assembly, or system.
   c. Agrees to provide the same warranty for the substitution as for the specified product.
   d. Agrees to coordinate installation and make changes to other work that may be required for the work to be complete, with no additional cost to Owner.
   e. Waives claims for additional costs or time extension that may subsequently become apparent.
3. Remove and replace work which does not conform to the contract documents at no additional expense to the Owner.

Installation:
1. Inspect substrates and report unsatisfactory conditions in writing.
2. Do not proceed until unsatisfactory conditions have been corrected.
3. Take field measurements prior to fabrication where practical. Form to required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed for work of other trades.
4. Install materials in exact accordance with manufacturer's instructions and approved submittals.
5. Install materials in proper relation with adjacent construction and with proper appearance.
6. Restore units damaged during installation. Replace units which cannot be restored at no additional expense to the Owner.
7. Refer to additional installation requirements and tolerances specified under individual specification sections.

Closeout:
1. Prepare punchlist for remaining work for review by the Architect.
2. Complete punchlist items promptly at no additional expense to the Owner.
3. Submit accurate record documents of building and site.
4. Submit operating manuals, maintenance manuals, and warranty information.
5. Obtain and submit copy of occupancy permits.
6. Train Owner's personnel in use of building systems.
7. Remove temporary facilities and provide final cleaning and touch up.
8. Restore portions of building, site improvements, landscaping and other items damaged by construction operations to the satisfaction of the Architect at no additional expense to the Owner.

Substantial Completion:
The following are prerequisites to substantial completion. Provide the following:
1. Punch list prepared by Contractor and subcontractors as applicable.
2. Supporting documentation.
3. Warranties.
4. Certifications.
5. Occupancy permit.
6. Start-up and testing of building systems.
7. Change over of locks.
8. Meter readings.
9. Commissioning documentation.
10. Final Acceptance: Provide the following prerequisites to final acceptance:
11. Final payment request with supporting affidavits.
12. Completed punch list.

SECTION 012100 - ALLOWANCES
Summary:
1. Include scheduled allowances in the project cost; **allowance is for cost of materials only**. Installation and all other costs are to be included in base price and separate from allowance amounts.
2. Submit invoices to indicate actual quantities of materials delivered and costs. Indicate amounts of applicable trade discounts.

Allowances:
1. Allowance #1: None at this time.

SECTION 012300 - ALTERNATES
Summary:
1. Submit price for each alternate. Include cost of modifications to other work to accommodate alternate. Include statement of impact on schedule, if any. Architect and Owner will determine which alternates are accepted.

Alternates:
1. Alternate No. 1: Additive Alternate to include supply and install of window shades in all residential apartment areas. Blackout shades in bedroom and bathrooms, Standard shades in remaining areas.

SECTION 019000 - ABATEMENT
Summary:
1. Hazardous material testing has been completed by an independent laboratory. Request report from Owner. Abatement work will be completed as part of the work based on the independent laboratory results and directives.
2. Selective Abatement work has been completed under a separate contract. Request abatement report from the Owner to identify items that have been abated and items that will still require abatement.

SECTION 024100 - DEMOLITION
Summary:
1. Provide selective demolition of interior partitions, systems, and components designated to be removed.
2. Selective demolition work has been completed under a separate contract. Review site conditions to verify extent of work
3. Provide selective demolition of portion of the exterior facade, structures, and components designated to be removed.
4. Protect portions of building, site and adjacent structures affected by demolition operations.
5. Provide site demolition including designated paving, curbing, site walls, and utility structures.
6. Provide demolition of below grade foundations and site improvements to depth to avoid conflict with new construction and site work.
7. Remove hollow items or items which could collapse.
8. Remove abandoned utilities and wiring systems.
9. Provide temporary protection for the public from demolition operations.
10. Provide pollution control during demolition operations as required by the City.
11. Provide removal and legal disposal of materials.
12. Refer to Construction Documents for additional demolition requirements.
14. Removal of hazardous materials has been indicated in report by independent laboratory. Notify Owner in writing if additional hazardous materials are encountered or suspected and stop work in that area until determination is made.

Submittals:
1. Submit demolition schedule. Include methods for protecting adjacent work and location of temporary partitions if applicable.
2. Submit proposed location for legal disposal of materials, and permit if applicable.

Demolition:
1. Survey existing conditions and correlate with Drawings and specifications to verify extent of demolition required.
2. Verify conditions at site to determine whether demolition methods proposed for use will not endanger existing structures by overloading, failure, or unplanned collapse.
3. Perform demolition operations by methods which do not endanger adjacent spaces, structures, or the public.
4. Perform demolition operations to prevent dust and pollutant hazards. Provide chutes as required to control dust and debris.
5. Historic items, relics, and other objects of interest or value found during demolition remain the property of the Owner.

Execution:
1. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
2. Obtain required permits.
3. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
4. Provide, erect, and maintain temporary barriers and security devices.

Schedule:
1. Items to be Salvaged for Reinstallation: Refer to the Drawings and including but not limited to the items listed below.
2. Entry lobby terrazzo flooring, base, wood wall panels, wall medallions, and lighting cove.
3. Existing steel windows and exterior finish elements.

SECTION 042000 - UNIT MASONRY
Summary:
1. Masonry restoration exterior and interior at damaged masonry and damaged joints per NPS guidelines. Section includes spot cleaning (water and/or chemical); replacement/repair of stone units; repointing mortar joints; parapet rebuilding; and repair of damaged masonry. **For repointing, resetting, relaying of historic masonry as shown on the Drawings and as specified in the construction documents and Preservation Briefs 1, 2 revised, and 6, U.S. Department of the Interior, National Park Service, Technical Preservation Services.**
2. Masonry patch and infill at doors and windows.

Submittals:
1. Mockup 4'x4' section. Can be used as part of the work.

Products:
1. Face Brick:
   a. Size, Grade and Type: Match existing
   b. Bond Pattern: Match existing bond pattern.
   c. Joint Type: Match existing
2. Concrete Masonry Units:
   a. Concrete Masonry Units: ASTM C 90, 1500 psi compressive strength, normal weight.
   b. Size: Standard modular size by width required for application.
   c. Concrete Building Brick: ASTM C 55.
   d. Finish: Standard finish.
   e. Finish: Standard aggregate, split face finish.
   f. Special Shapes: As required by building configuration.
   g. Bond Pattern: Running.
   h. Bond Pattern: Special, as indicated.
   i. Bond Pattern: Match existing bond pattern.
4. Mortar and Grout:
   a. The repointing mortar shall match the original in color, grain size, and texture. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar.
   b. Mortar Mix for new work: ASTM C 270, Type S, for reinforced masonry, masonry below grade and masonry in contact with earth and ASTM C 270, Type N, for above grade loadbearing and nonloadbearing walls and parapet walls and for interior loadbearing and nonloadbearing partitions.
   c. Mortar Materials: Portland cement, ASTM C 150, Type I or II.
   d. Mortar Materials: Ready mixed, ASTM C 207, Type S materials.
   e. Mortar Aggregate: Natural, ASTM C 144.
   f. Grout Aggregate: ASTM C 404.
   g. Hydrated Lime: ASTM C 207, Type S.
   h. Color: Natural.
   i. Color: Colored pigmented mortar.
5. Reinforcing Steel:
   a. Reinforcing Bars: ASTM A 615, Grade 60.
   b. Deformed Reinforcing Wire: ASTM A 496.
   c. Plain Welded Wire Fabric: ASTM A 185.
6. Joint Reinforcing: Welded wire with deformed side rods, ladder or truss type.
7. Ties and Anchors:
   a. Bent Wire Ties: Galvanized steel.
   b. Rigid Anchors: Galvanized steel straps.
   c. Masonry to Concrete Frame: Two piece galvanized steel anchor.
   d. Masonry to Steel Frame: Anchor with crimped wire anchor section for welding to steel.
   e. Adjustable Masonry Veneer Anchors: Screw attached two piece galvanized triangular or rectangular wire tie and metal anchor.
   f. Screws for Steel Studs: ASTM C 954 organic polymer coated steel drill screws.
   g. Unit Type Masonry Inserts in Concrete: Malleable iron.
   h. Dovetail Slots: Galvanized sheet metal.
   i. Anchor Bolts: ASTM A 307, Grade A, galvanized.
   j. Post installed Anchors: Chemical or expansion anchors.
8. Masonry Accessories:
   a. Nonmetallic expansion joint strips.
   b. Preformed control joint gaskets.
   c. Bond breaker strips.
   d. Weep sash and tubes.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Comply with PCA Recommended Practices for Laying Concrete Block, Brick Institute of America Tech Notes, and NCMA TEK Bulletins.
3. Comply with cold weather and warm weather protection procedures as recommended in BIA Tech Notes.
4. Provide fire rated assemblies complying with ASTM E 119.
5. Sawcut units when required. Maintain uniform joint width. Provide full bed, head and collar joints except at weepholes.
6. Provide masonry weepholes above flashing in masonry cavity walls at 16" o.c.
7. Install lintels and accessories in masonry construction.
8. Coordinate installation of flashings.
9. Comply with applicable codes and regulations for spacing of ties and horizontal reinforcing.
10. Provide expansion and control joints in accordance with referenced publications.
11. Remove and replace damaged units.
12. Clean brick using bucket and brush method, BIA Tech Note 20.
13. Clean concrete masonry by dry brushing, NCMA TEK No. 28.

SECTION 051200 - STRUCTURAL STEEL FRAMING
Summary:
1. Refer to Structural drawings and Specifications.

METAL FRAMING
Summary:
Refer to Structural Drawings for additional requirements
1. Provide Cold Formed Metal Framing Units:
   a. Exterior load bearing steel stud walls.
2. Design for deflection criteria not to exceed L/360 for stucco walls.
3. Tolerances: Fabrication tolerance 1/8 inch in 10 feet; erection tolerance, 1/16 inch.

Submittals:
1. Submit product data, shop drawings.
2. Submit signed and sealed shop drawings for any work not fully detailed on the Construction Documents.

Products:
1. Studs and Track: ASTM C955; studs formed to channel, "C", or "Sigma" shape with punched web; U-shaped track in matching nominal width and compatible height.
2. Units 16 gage (0.598 inch) and heavier: ASTM A 446, yield point 50,000 psi.
4. Units 18 gage (0.0358 inch): ASTM A 446, yield point 37,000 psi.
6. Framing accessories, including bracing, bridging, solid blocking, plates, hangers, closers, reinforcement plates, anchors, clips, fasteners.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Comply with AISC codes and specifications and with AWS Structural Welding Code.

SECTION 055100 – STEEL STAIR
Summary:
Selection Includes: This Section specifies prefabricated metal stairs and railings.
SUBMITTALS
1. General: Submit listed submittals in accordance with Contract Conditions.
2. Product data: Submit specified products as follows:
   1. Manufacturer's product data.
   2. Manufacturer's installation instructions.
3. Shop Drawings: Indicate information on shop drawings as follows:
4. Stair plans, elevations, details, methods of installation and anchoring.
5. Show members, sizes and thickness, anchorage locations and accessory items.
6. Furnish setting diagrams for anchorage installation as required.
7. **Include calculations stamped by a structural engineer registered in the jurisdiction where the project the project is located.**

QUALITY ASSURANCE
1. Manufacturer:
   a. American Institute of Steel Construction (AISC) Certified Fabricator, having a minimum of 5 years' experience manufacturing components similar to or exceeding requirements specified in scope of project.

PRODUCTS
1. METAL STAIRS
   a. Basis of Design: Pre-Engineered Steel Stair System as manufactured by the Pacific Stair Corporation
   b. Single Source Responsibility: Provide components, products and materials specified in this section from a single American Institute of Steel Construction (AISC) certified manufacturer.
      1. Unitized Flight Assemblies.
      2. Unitized Landing Frames.
   c. Manufactures standard rail products Picket as detailed or indicated on drawings.
   d. Treads (Noise Reduction Tread Assemblies as detailed or indicated on drawings.
2. Design Criteria:
   a. Structural Performance of Stairs: Stairs shall withstand the following structural loads without exceeding the allowable design working stress of materials, including anchors and connections. Apply each load to produce the maximum stress in each component:
   b. Treads and Platforms of Metal Stairs: Capable of withstanding a uniform load of 100 psf (4.8kM/m²) and concentrated load of 300 lbf (1.33kN) applied on an area of 4 square inches (2581 square mm). Concentrated and uniform loads need not be assumed to act concurrently.
   c. Stair Framing: Capable of withstanding stresses resulting from loads specified, in addition to stresses resulting from railing system loads.
   d. Limit Deflection of Treads, Platforms and Framing Members: To L/240.
   e. Structural Performance of Handrails and Railings: Handrails and railings shall withstand the following structural loads without exceeding the allowable design working stress of materials, including handrails, railings, anchors and connections.
   f. Top rail of Guardrail: Capable of withstanding a concentrated load of 200 lbf (0.89 kN) applied in any direction and a uniform load of 50 psf (2.39 kN/m²) applied in any direction. Concentrated and uniform loads need not be assumed to act concurrently.
3. Standard Stair and Rail System:
   a. Manufacturer's standard prefabricated, pre-engineered straight run stair and landing system, consisting of hot rolled steel sheet risers, treads, landings and structural plate, channel or angle frames, stringers or connection devices with fasteners/supports and railings.
4. Stringers:
   a. Steel plate or channel with side mounted and/or top mounted railing frame attachment as detailed on drawings and/or in accordance with manufactures system recommendations.
   b. Minimum thickness or weight as determined by structural design calculations, structural grade steel plate or channel.
5. Risers: Closed riser, minimum 14 gage (1.9mm) hot rolled mild steel sheet, sloped maximum 1 ½ inches (38.1mm) and conforming to Americans with Disabilities Act (ADA) nosing requirements.
6. Treads: Manufacturer's standard tread system, 14 gage (1.9mm) minimum hot rolled mild steel sheet or as determined by structural design calculations. All welds on the underside of tread assemblies to be exposed for proper inspection during the service life and/or after seismic, fire, flood, or potentially damaging event. Provide treads as indicated and noted on drawings for each stair.
   a. Checker Plate Tread: Pattern per manufacturer's standard.
   b. Quiet Tread: Factory applied sound absorption material bonded to underside of tread and intermediate landing surface for checker plate tread systems.
7. Landings: A combination of structural plate, channel and angles for the frame with 1 ½" B-36 Composite Floor Decking x 20 gage and 10 gage (minimum) bent sheet lateral pour stops. Decking to be attached to frame by plug welding or other mechanical means provided recommended and engineered by the stair manufacturer.
   a. Flight and landing assemblies fabricated by the stair manufacturer shall be connected by splined "Twist-Off" tension control bolts, grade to be A325 & A490 as engineered and specified by the stair manufacturer.
   b. All pre-tensioning methods are to be conformant to the AISC Steel Construction Manual, Chapter 16; Section #3 Bolted Parts. Subsection 3.2.1 "pre-tensioned joints and related sections noted thereafter".
8. Additional Fastener and Supports: Sized by the manufacturer to meet structural design criteria. If hanger rod connections are applicable to any of the landing connections, they shall be threaded rod type, size and grade as determined by stair manufacturer's structural design calculations.
9. Railings: Design style as shown on drawings for each stair, selected from manufacturer's standard pre-fabricated, pre-engineered rail styles.
   a. Picket Rail: 1.5" x 1.5" x 11 gage HSS Top and Bottom Line Frame and Posts with 1.25" I.D. pipe Hand Grab with 0.187" x 1.25" flat bar bracket and 0.5" Square Bar Pickets spaced not more than 4" on center. Weld Prep to equal NOMMA #3 or better.
10. Stringer Rail Mounting:
   a. Structural Plate Stringer: Railings to be Side Mounted. Rail Frame: In-Line or Side assembly, see drawings.
11. Materials:
   a. Steel Shapes and Plates: To ASTM A36.
   b. Steel Pipe: To ASTM A53 Type E or S, Grade B.
   c. Steel Tubing:
   d. Structural Use: To ASTM A500, Grade B or C.
   e. Non-Structural Use: To ASTM A513, hot rolled or coiled rolled (mill option).
   f. Steel Sheet:
   g. Structural Use: To ASTM A1011 (hot rolled), Checker Plate ASTM A786.
   h. Non-Structural Use: To ASTM A786, ASTM A1008.
12. Fasteners: As recommended by manufacturer.
13. Welding Rods: In accordance with AWS code and AWS filler metal specifications.
14. Fabrication:
   a. Use same material finish as parts being joined. Use stainless steel between dissimilar metals and non-corrosive fasteners at exterior connections or joints.
   b. Provide fasteners of sufficient strength to support connected members and loads, and to develop full strength of parts fastened or connected.
15. Construct stair and rails with all components necessary for support and anchorage, and for a complete installation.

SECTION 055000 - METAL FABRICATIONS
Summary:
1. Provide metal fabrications:
2. Handrails and railings at existing stair. Delegated Structural Design, fabricate, and test railing assemblies in accordance with the most stringent requirements of applicable local code. Provide railings capable of withstanding structural loads required by ASCE 7.
3. Elevator pit ladders.
4. Loose steel lintels.
5. Slotted channel framing for ceiling suspended items.
6. Remodel existing metal fabrications as required for new construction.
7. Tolerances: Fabrication tolerance 1/8 inch in 10 feet; erection tolerance, 1/16 inch.

Submittals:
1. Submit product data, shop drawings.
2. Submit signed and sealed shop drawings for any work not fully detailed on the Construction Documents.
3. Shop Drawings and structural analysis data signed and sealed by a qualified professional engineer registered in the state of Texas.

Products:
1. Steel Plates, Shapes and Bars: ASTM A 36.
2. Steel Tubing: ASTM A 500 or A 501.
3. Steel Pipe, Black Finish: ASTM A 53.
7. Aluminum Extruded Bars and Shapes: ASTM B 221 aluminum alloy.
8. Fasteners: noncorrosive, suitable for service intended.
9. Zinc Coating: Hot dip galvanized coating for materials in exterior assemblies or exterior walls.
10. Steel Finish: Primed.
11. Steel Finish: Baked enamel.
12. Aluminum Finish: Clear anodized.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Comply with ASTM E 985 for handrail and railing structural performance.
3. Comply with AISC codes and specifications and with AWS Structural Welding Code.
4. Take field measurements prior to fabrication, where possible. Form to required shapes and sizes with true, straight edges, lines and angles. Provide light-tight, hairline joints.
5. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with work of other sections.
6. Restore damaged finishes and protect work.

SECTION 061000 - ROUGH CARPENTRY
Summary:
1. Provide Rough Carpentry for limited nailers and blocking. Project is Type II construction and wood members shall not be used for any framing members.

Submittals:
1. Submit product data.

Products:
1. Lumber Standards and Grade Stamps: PS 20, American Softwood Lumber Standard and inspection agency grade stamps.
2. Construction Panel Standards: PS 1, U.S. Product Standard for Construction and Industrial Plywood; APA PRP 108.
4. Preservative Treatment for Exterior Carpentry in contact with masonry or concrete: AWPA C2 for lumber and AWPA C9 for plywood; waterborne pressure treatment.
5. Fire Retardant Treatment for All Interior Concealed Rough Carpentry: AWPA C20 for lumber and AWPA C27 for plywood; noncorrosive type.
7. Miscellaneous Lumber, Blocking and Nailers:
   a. Moisture Content: 19 percent.
   b. Grade: Standard grade light framing.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Comply with APA Design and Construction Guide, Commercial Construction.
3. Provide nailers, blocking and grounds where required. Set work plumb, level and accurately cut.
4. Comply with manufacturer's requirements for treated materials.
5. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with other work.
6. Comply with manufacturer's requirements for cutting, handling, fastening and working treated materials.
7. Restore damaged components. Protect work from damage.

SECTION 064023 - INTERIOR ARCHITECTURAL WOODWORK
Summary:
1. Provide interior architectural woodwork.
3. Refinish existing interior architectural woodwork at lobby paneling, designated doors and trim.

Submittals:
1. Submit product data, samples, of each type.

Products:
1. Basis-of-Design Products: Refer to the Finish Schedule and the Drawings for requirements.
2. AWS Standards: Architectural Woodwork Standards of the Architectural Woodwork Institute.
4. Interior Standing and Running Trim and Rails:
   a. Species for Opaque Finish: Any closed grain hardwood.
   b. Grade: Premium.
5. Interior Wood Casework:
   a. Species for Opaque Finish: Closed grain hardwood.
   b. Grade: Premium.
   c. Grain and Veneer Matching: As selected by Architect.
7. Casework Hardware and Auxiliary Materials:
   a. Hardware Standard: ANSI/BHMA A156.9.
   b. Hardware Finish and Base Metal: Satin chromium plated steel.
   c. Glass: Clear tempered glass, ASTM C 1048.
9. Stone Countertops and Trim:
   a. Marble: See allowances
11. Flush Wood Paneling:
   a. Species for Transparent Finish: Match existing
   b. Grade: Premium.
   c. Core: Fire retardant particleboard.
   d. Veneer and Panel Matching: As selected by Architect.
12. Stairwork and Rails:
   a. Species for Transparent Finish: Match existing.
   b. Species for Opaque Finish: Any closed grain hardwood.
   c. Grade: Premium.
13. Interior Frames and Framed Openings:
   a. Species for Opaque Finish: Any closed grain hardwood.
   b. Grade: Premium.
14. Shelving:
   a. Species for Opaque Finish: Hardwood veneer plywood with solid hardwood edgeband.
   b. Grade: Premium.
   c. Shelf Supports: Surface mounted slotted standards.
   d. Closet poles: Chrome plated steel with intermediate supports.
15. Factory Finishing for Interior Architectural Woodwork:
   a. Opaque Finish: Premium grade, catalyzed lacquer.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Comply with standards referenced.
3. Backprime work before installation.
4. Provide trim for scribing and site cutting.
5. Install work plumb, level and in proper alignment.
6. Provide work free from tool marks and blemishes.
7. Securely fasten to substrates.
8. Install in lengths to minimize joints and seams.
9. Color match wood for transparent finish at joints for uniform appearance.
10. Touch up damaged or abraded finishes.

SECTION 071616 – CRYSTALLINE WATERPROOFING
Summary:
Provide crystalline waterproofing.
SUBMITTALS
Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
QUALITY ASSURANCE
Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
PRODUCTS
1. Waterproofing at Interior of Elevator and Sump Pits, Crystalline:
2. Manufacturers: American Permaquik, Inc.; Hey'Di; Kryton International, Inc.; Super 200; Tamms Industries, Inc.; Vandex International Ltd.; Xypex Chemical Corporation; or approved equal
3. Portland cement: ASTM C 150, Type I.
4. Water: Potable.
5. Patching Compound: Ready-mixed cementitious waterproofing and repair mortar.
6. Plugging Compound: Cementitious, ready-mixed, hydrophobic surface waterproofing.
7. Protective Topping: Measure, batch, and mix Portland cement and sand in the proportion of 1:3 and water. Blend together with mechanical mixer to required consistency.

INSTALLATION
1. Coordinate required substrate surface finishes and preparation before substrate work is performed.
2. Comply with waterproofing manufacturer's written instructions to remove efflorescence, chalk, dust, dirt, mortar spatter, grease, oils, curing compounds, and form-release agents to ensure that waterproofing bonds to concrete or masonry surfaces.
3. Clean masonry surfaces according to ASTM D 4261.
4. Clean concrete surfaces according to ASTM D 4258.
5. Maintain ambient 50 degrees F during work and throughout curing period, unless higher temperatures are required by manufacturer.
6. Comply with manufacturer's instructions and recommendations. Moist cure and protect work.

SECTION 072100 - BUILDING INSULATION
Summary:
A. Provide thermal insulation and vapor retarders.
SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
QUALITY ASSURANCE
A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
PRODUCTS
MATERIALS
A. Batt Insulation: Manufacturers: Roxul, JM or approved equal.
B. Application: Thermal insulation in studs in exterior walls.
C. Application: Sound insulation at interior walls
D. Type: Unfaced mineral wool.
E. Standard: ASTM C 665, Type I (unfaced).
F. Exterior Board Insulation at Walls and Roof:
G. Manufacturers: Hunter Panels; Temple-Inland Forest Products Corp. - Engineered Wood Products; or approved equal.
H. Application: Exterior roofs and exterior walls.
I. Type: Polyisocyanurate.
EXECUTION
INSTALLATION
A. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with work of other sections. Provide full thickness in one layer over entire area, tightly fitting around penetrations.
B. Install insulation with continuous coverage to provide optimum performance.
C. Install thermal insulation snug in cavities to limit air flow.
D. Protect installed insulation.

SECTION 071800 – Traffic Coatings (Roof Deck)
Summary:
Polyurethane methacrylate traffic coatings for pedestrian traffic applications

SUBMITTALS: Shop Drawings: Show locations for traffic coating system components. Show details for each type of substrate, movement joints, corners, and edge conditions, including penetrations, transitions, and terminations.

QUALITY ASSURANCE Installer Qualifications: A manufacturer-approved firm with minimum five years' experience in installation of specified or similar products in successful use on similar projects, employing workers trained by manufacturer, including a full-time on-site supervisor with a minimum of [three] years' experience installing similar work, and able to communicate verbally with Contractor

WARRANTY Applicator: Company specializing in performing the work of this section qualified by system manufacturer for warranted membrane installation. Applicator shall submit the following certification for review: Applicator shall submit documentation from the membrane manufacturer to verify contractor's status as a qualified approved applicator for warranted installations.

Special Manufacturer's Warranty: Manufacturer's standard form in which traffic coating manufacturer agrees to furnish traffic coating material to repair or replace those materials installed according to manufacturer's written instructions that exhibit material defects or otherwise fail to perform as specified under normal use within warranty period specified.
Access for Repair: Owner shall provide unimpeded access to the Project and the traffic coating system for purposes of testing, leak investigation, and repair,
Cost Limitation: Manufacturer's obligation for repair or replacement shall be limited to the original installed cost of the work.
Warranty Period: Ten years from date of Substantial Completion.
PRODUCTS
Basis-of-Design Products: Provide traffic coating products manufactured by Tremco, Inc., Commercial Sealants and Waterproofing Division, Source Limitations: Provide traffic coating system materials and accessory products from single source from single manufacturer.
PERFORMANCE REQUIREMENTS
General: Traffic coating system shall be capable of performing as a continuous watertight installation and as a moisture drainage plane transitioned to adjacent flashings and discharging water to the structure exterior. Traffic coating shall accommodate normal substrate movement and seal expansion and control joints, construction material transitions, opening transitions, penetrations, and perimeter conditions without resultant moisture deterioration.
Compatibility: Provide traffic coating system materials that are compatible with one another and with adjacent materials under conditions of service and application required, as demonstrated by traffic coating manufacturer based on testing and field experience.Specifier: Retain "Fire-Test-Response Characteristics" Paragraph below for traffic coatings that are roof coverings; revise to suit Project. Indicate class for each traffic coating when tested according to ASTM E 108. Verify requirements of authorities having jurisdiction and of Owner's insurer.
Specifier Retain "Energy Performance" paragraph below to specify cool-roof performance for traffic coatings that are installed on exposed decks. Verify availability of compliant products with manufacturers.
Specifier: Vulkem 950NF Topcoat can be used both as an intermediate coat for the Tremco heavy duty system and a topcoat for interior applications. Vulkem 951NF is a low-odor topcoat designed for exterior applications and for use over Vulkem 950NF in heavy duty applications.
TRAFFIC COATING FOR PEDESTRIAN TRAFFIC, EXTREME WEAR SYSTEM (EWS)
1. Traffic Coating: Manufacturer's polyurethane methyl methacrylate system for extreme exterior exposure conditions, traffic-bearing, seamless, high-solids-content, cold liquid-applied, elastomeric, waterproofing membrane system with integral wearing surface for pedestrian traffic.
   a. Basis of Design Products: Tremco, Inc., Vulkem EWS System
   b. Primer: Two-component, chemically curing methyl methacrylate
      1. Tremco PUMA Primer
   c. Base Coats: Modified polyurethane methacrylate
      1. Tremco PUMA BC or Tremco PUMA BC LM
   d. Top Coat: Methyl Methacrylate
      1. Tremco PUMA TC
   e. Color: As selected by Architect from manufacturer's full range.
   f. Aggregate: Manufacturer's standard aggregate for each use indicated of particle sizes, shape, and minimum hardness recommended in writing by traffic-coating manufacturer.
      1. 16-30 Mesh silica sand for the Base coat
      2. 30-50 Mesh silica sand for the primer

EXECUTION
EXAMINATION
1. Comply with manufacturer's instructions and recommendations. Prepare and clean substrates. Provide cants, flashings and accessories needed for complete watertight installation.
2. Surface Condition: Before applying traffic coating materials, examine substrate and conditions to ensure substrates are fully cured, smooth, and free from high spots, depressions, loose and foreign particles and other deterrents to adhesion, and conditions comply with manufacturer's written recommendations.
3. Verify concrete surfaces are visibly dry, have cured for time period recommended by traffic coating manufacturer, and are free from release agents, curing agents, laitance, and other contaminates.
4. Test surfaces following cleaning and abrasion specified below.
5. Test for capillary moisture by method recommended in writing by traffic-coating manufacturer.
6. Test for traffic coating adhesion per manufacturer's recommended method.
7. Notify Architect in writing of unsatisfactory conditions.
8. Proceed with installation once unsatisfactory conditions have been corrected.

1. PREPARATION
1. Surface Preparation: Clean, prepare, and treat substrates in accordance with ASTM C 1127 and traffic coating manufacturer's written instructions.
2. Remove contaminants, curing compounds, and film-forming coatings from substrates.
3. Remove projections and excess materials and fill voids with manufacturer's recommended substrate patching material.
4. Mechanically abrade concrete surfaces by method of shot blasting to a uniform profile in accordance with ASTM D 4259 and meeting ICRI Surface Profile CSP 3. Do not acid etch.
5. Clean prepared surfaces in accordance with ASTM D 4258.
6. Protect adjacent finished surfaces by masking. Mask termination point on vertical surfaces. Protect weep holes and drains.

1. PEDESTRIAN TRAFFIC-COATING APPLICATION
7. Primer: Prime surfaces to receive traffic coating system. Allow to cure before proceeding
8. Apply traffic coating according to manufacturer's written instructions.
9. Verify that wet film thickness of each coat complies with requirements every [100 sq. ft. (9 sq. m)]
10. Apply traffic coatings to prepared wall terminations and vertical surfaces to height indicated; omit aggregate on vertical surfaces.
11. Cure traffic coatings. Prevent contamination and damage during application and curing stages.
12. Test for leaks after installation and curing.
13. Control traffic, protect and maintain work without damage until final acceptance.

SECTION 072700 - AIR BARRIERS
Summary:
1. Provide continuous air barrier membrane at exterior wall assemblies.

Products:
1. Type: Self-adhering, vapor retarding, 40 mils.
2. Type: Self-adhering, vapor permeable, 40 mils.
3. Type: Fluid-applied, vapor retarding, 60 mils dry film thickness.
4. Transition Materials: Silicone sheet.

SECTION 075300 - SINGLE-PLY MEMBRANE ROOFING (Addition Roof)
SUMMARY
A. Provide thermoplastic membrane roofing.
SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
B. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.
C. Warranty: Submit manufacturer's standard warranty. Include labor and materials to repair or replace defective materials.
1. Warranty Period: 10 years.
QUALITY ASSURANCE
A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
B. Listing: UL Class A external fire exposure:
C. Listing: FM Class I construction.
D. Roofing shall meet IECC 2018 3-yr aged SRI min 55 and 3-year thermal emittance of 0.75
PRODUCTS
MATERIALS
A. Thermoplastic Polyolefin Sheet (TPO) Roofing:
1. Manufacturers: Carlisle SynTec Incorporated; Firestone Building Products Co.; GAF Materials Corp.; Johns Manville International, Inc.; or approved equal.
2. Type: Mechanically fastened.
3. Type: Fully adhered.
4. Membrane: TPO, 60 mils, fabric reinforced.
5. Walkways: Walkway board.
6. Cover Board over Insulation: Cementitious backer board, mechanically fastened.
7. Insulation: Polyisocyanurate board.
8. Insulation Profile: Flat.
EXECUTION
INSTALLATION
A. Inspect substrate and report unsatisfactory conditions in writing. Beginning work means acceptance of substrate.
B. Comply with roof system manufacturer's instructions and recommendations; clean, prime and prepare substrate.
C. Install insulation with tightly butted joints and neatly fitted around penetrations.
D. Begin roof installation only in presence of manufacturer's representative. Minimize seams and shingle overlaps to shed water.
E. Where applicable, distribute ballast uniformly to 10 pounds per square foot or more as required by FM. Obtain approval of ballast weight before loading roof.
F. Install walkway protection over an additional layer of membrane at locations indicated and where required to provide access to roof mounted equipment.
G. Restore or replace damaged components. Protect work from damage.

SECTION 076200 - SHEET METAL FLASHING AND TRIM
Summary:
1. Provide Flashing and Sheet Metal:
   a. Metal counterflashing and base flashing.
   b. Exterior wall flashing.
   c. Exposed metal trim and fascia units.
   d. Sheet metal accessories.

Submittals:
1. Submit product data, samples, shop drawings.

Products:
1. Sheet Metal Flashing and Trim:
   a. Stainless Steel: AISI Type 302/304, ASTM A 666, 2D annealed finish, 28 gage (.0156 inch).
   b. Sheet Aluminum: ASTM B 209, alloy 3003, clear anodized, 20 gage (.0359 inch).
2. Fabricated Units: Compliance with SMACNA Architectural Sheet Metal Manual.
3. Auxiliary Materials:
   a. Solder compatible with metal.
   b. Bituminous isolation coating.
   c. Mastic and elastomeric sealants.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Install flashing and sheet metal with provision for expansion and contraction.
3. Install flashing and sheet metal to shed water properly.
4. Isolate dissimilar metals with bituminous coating.
5. Follow SMACNA Sheet Metal Manual guidelines.

SECTION 077100 – ROOF SPECIALTIES
Summary:
1. Provide manufactured roof specialties.
SUBMITTALS
1. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
2. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.
3. Samples: Submit two representative samples of each material specified indicating visual characteristics and finish. Include range samples if variation of finish is anticipated.
QUALITY ASSURANCE
1. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
2. Insurance Requirements: FM approval or acceptance.
PRODUCTS
MATERIALS
1. Gravity Air Vents:
2. Manufacturers: Berger Building Products, Inc.; or approved equal.
3. Material: Aluminum.
4. Gutter and Downspout Systems:
5. Manufacturers: Berger Building Products, Inc.; Englert, Inc.; Park City Rain Gutter; The Copper Gutter Shop.
6. Material: Aluminum, painted.
7. Fascia Systems, Extruded Aluminum:
8. Manufacturers: ATAS International, Inc.; Metal-Era, Inc.; MM Systems Corporation, or approved equal.
9. Materials: 0.60 inch thick, extruded aluminum.
10. Aluminum Finish: Fluoropolymer, 3-coat.
11. Aluminum Coping, Aluminum Sheet:
12. Manufacturers: ATAS International, Inc.; Metal-Era, Inc.; MM Systems Corporation, or approved equal.
13. Interlocking multi-part coping system, 0.063-inch thick aluminum sheet, 24 gauge (.0239 inch) zinc-coated steel anchor plate, and formed aluminum gutter.
14. Aluminum Finish: Fluoropolymer, 3-coat.
EXECUTION
INSTALLATION
1. Comply with accessory manufacturers' instructions and recommendations. Coordinate installation with roofing system to ensure weathertight performance. Anchor securely to structure to withstand inward and outward loads.
2. Isolate dissimilar metals to prevent galvanic corrosion.
3. Test and operate units; clean, lubricate and adjust moving parts.

SECTION 078410 - PENETRATION FIRESTOPPING
Summary: (See code plans)
1. Provide Firestopping at the Following Locations:
   a. Penetrations through fire resistance rated floor and roof construction.
   b. Penetrations through fire resistance rated walls and partitions.
   c. Penetrations through smoke barriers and construction enclosing compartmentalized areas.
   d. Sealant joints in fire resistance rated construction.

Submittals:
1. Submit product data, test reports, schedule of products and rating.

Products: 3M, WR Grace, Hilti, Tremco or approved equal
1. Fire Performance: ASTM E 119, ASTM E 814, and local regulations.
2. Through Penetration Firestop Systems:
   a. Ceramic Fiber and Mastic Coating.
   b. Endothermic, Latex Compounds.
   c. Intumescent Latex Sealant.
3. Fire Resistive Elastomeric Joint Sealants:
   a. Single component, neutral curing, silicone sealant.
   b. Single component, nonsag, urethane sealant.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Inspect existing and new work for proper firestopping prior to close in of ceilings and walls.
3. Provide material thicknesses necessary to provide fire resistance ratings indicated or required by authorities having jurisdiction.

SECTION 079200 - JOINT SEALANTS
Summary:
1. Provide joint sealers at interior and exterior vertical and horizontal joints.

Submittals:
1. Submit product data, colors, mockup of each joint type.

Products:
1. Silicone Elastomeric Joint Sealants:
   a. Type: Multi part nonacid curing silicone sealant, ASTM C 920, for vertical and horizontal joints, modulus as required for application,
   b. Application: Joints in exterior walls and soffits.
2. Latex Joint Sealants:
   a. Acrylic Type: Acrylic emulsion, ASTM C 834.
   b. Application: Interior joints in vertical and overhead surfaces with limited movement.
3. Sanitary Silicone Elastomeric Joint Sealants:
   a. Type: One part mildew resistant silicone sealant, ASTM C 920.
   b. Application: Sanitary applications, interior use.
4. Compression Seals:
   a. Type: Preformed foam sealant.
   b. Application: Wide exterior joints in vertical surfaces.
5. Fire Resistive Joint Sealers:
   a. Type: One part fire stopping sealant.
   b. Application: Penetrations in fire rated floor and wall assemblies.
8. Auxiliary Materials:
   a. Plastic foam joint fillers.
   b. Elastomeric tubing backer rods.
   c. Bond breaker tape.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Test sealant adhesion for each substrate required.
3. Install in proper relation with adjacent work.
4. Clean adjacent surfaces soiled with sealant immediately.

SECTION 081110 - HOLLOW METAL DOORS AND FRAMES
Summary:
1. Provide Steel Doors and Frames:
   a. Interior doors and frames.
   b. Exterior doors and frames.

Submittals:
1. Submit product data, shop drawings.

Products:
1. Basis-of-Design Products: Refer to the Finish Schedule and the Drawings for requirements.
2. Standards: ANSI/SDI 100, Recommended Specifications for Standard Steel Doors and Frames.
3. Fire Rated Assemblies: NFPA 80, and acceptable testing agency listing.
4. Provide thermally improved doors with maximum U-value of 0.24 BTU/hr./square foot degree F (ASTM C 236) for all exterior doors.
5. Steel Doors: Standard seamless steel doors with hollow or composite construction.
   a. Interior Doors: ANSI/SDI 100, Grade II, heavy duty, minimum 18 gage cold rolled steel, 1 3/4 inches thick.
   b. Exterior Doors: ANSI/SDI 100, Grade III, extra heavy duty, minimum 16 gage galvanized sheet steel, 1 3/4 inches thick.
   c. Finish: Factory primed and field painted.
6. Steel Frames:
   a. Interior Frames: Knockdown type typical, sheet steel, mitered or coped corners, 16 gage, 14 gage for frames wider than 5 feet.
   b. Exterior Frames: Welded type, galvanized sheet steel, mitered or coped corners, 14 gage.
   c. Accessories: Door silencers and plaster guards.
   d. Finish: Factory primed and field painted.

Installation:
1. Fabricate work to be rigid, neat and free from seams, defects, dents, warp, buckle, and exposed fasteners.
2. Install doors and frames in compliance with SDI-100, NFPA 80, and requirements of authorities having jurisdiction.

SECTION 081400 - WOOD DOORS
Summary:
1. Provide interior solid core 2-panel wood doors.

Submittals:
1. Submit product data, samples, shop drawings, warranty.

Products:
1. Basis-of-Design Products: Refer to the Finish Schedule and the Drawings for requirements.
2. AWI Quality Standards: NWWDA I.S. 1 A, and AWI Architectural Quality Standards.
3. Fire Rated Wood Doors: Meeting ASTM E 152 requirements.
4. Interior Solid Core Doors:
   a. Grade: Jeldwen or Similiar.
   b. Construction: Molded wood composite
   c. Core: Solid Core
   d. Species and Grain Matching: As selected by Architect.
5. Fitting and Finish:
   a. Fitting: Factory prefit and premachine doors.
   b. Fitting: Remodel existing doors as required.
   c. Shop-Applied Opaque Finish: AWI Premium Grade, catalyzed lacquer.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Comply with NWMA IS 1 and AWI Quality Standards.
3. Prefit doors to frames, premachine doors for hardware, and factory bevel.
4. Install with not more than 1/8 inch clearance at top and sides, 1/4 inch at bottom unless undercut is required. Verify undercuts with mechanical.
5. Comply with NFPA 80 for rated assemblies.

SECTION 083110 - ACCESS DOORS AND FRAMES
Summary:
1. Provide access doors for walls and ceilings. Verify required locations with Arch, Mechanical, Plumbing , and Electrical drawings.

Submittals:
1. Submit product data.

Products:
1. Basis-of-Design Products: J.L. Industries, Milcor or approved equal
2. Frames: 16 gage sheet steel, with flange suitable for adjacent material.
3. Doors: 14 gage sheet steel.
4. Door Type: Trimless
5. Locking Devices: Cylinder locks.
6. Fire Rating: NFPA 80 where installed in a rated wall or ceiling partition.
7. Finish for Sheet Steel Access Doors: Factory primed.

Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS
SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
Scott Welty - Architect
3021 42nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

NOTE: The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and is what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

WA PROJECT NO: 19-001
PROJECT ISSUE DATE: OCTOBER 8, 2020

REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD#1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:
SPECIFICATIONS

DRAWN BY: SJW

A900

Section 08 35 00.2 - FOLDING DOORS
Summary
A. Aluminum Thermally Controlled Folding Glass Doors.

DESIGN / PERFORMANCE REQUIREMENTS
Folding Door Systems to comply with the performance requirements specified
1. Aluminum Thermally Controlled Folding Doors:
2. Weather Resistant Sill
3. Thermal Performance: U-Factor of 0.65

SUBMITTALS
Shop Drawings: Include outside net frame dimensioning, direction of swing (outswing), number of panels, folding configuration of panels left or right, identify main entry swing panel, typical head, side jamb, sill and panel details and type of glazing material per vertical plan and elevations view drawings.

QUALITY ASSURANCE
Manufacturer Qualifications: Provide complete, engineered and high quality folding door system by a single source manufacturer with at least 7 years documented experience
Installer Qualifications: Installer with documented experienced in the installation of manufacturer's folding door systems or similar and screen system to the products specified.

WARRANTY: Manufacture's limited warranty including; 10 years

PRODUCTS
MANUFACTURERS: Acceptable Manufacturer: LaCantina Doors, Inc.
FOLDING GLASS DOORS
1. Aluminum Thermally Controlled Folding Doors: Aluminum Thermally Controlled Outswing Bi-Fold Doors.
2. Frame and Panels: Complete folding door system including head, side jambs, threshold and aluminum thermally controlled panels to sizes indicated on the Drawings. Provided with thermal struts that create a non-conductive bridge between the outside and the inside of the door.
3. Panel: Thermally broken, extruded aluminum stile and rail panels with standard one lite.
4. Frame and Sill: Thermally broken, extruded aluminum.
5. Weatherstripping: Weather seal inserted in frame and sill to provide perimeter seal, as well as between door panels. Color is dark bronze.
6. Glass: All glass to comply with safety glazing requirements of ANSI Z97.1 and CPSC 16CFR 1201.
7. Threshold: ADA Compliant ramp sill.

EXECUTION
1. Do not begin installation until substrates have been properly prepared.
2. Verify that the maximum deflection of the header with the live load does not exceed the lesser of L/720 of the span and 1/4 inch. Structural support for lateral loads including both wind load and when the panels are stacked open) must be provided.
3. Verify that dimensions of rough opening will fit the net frame dimensions of door system; verify that rough openings are level, plumb, and square, with no unevenness in the floor.
4. Install in accordance with manufacturer's instructions.
5. Properly flash and waterproof around the perimeter of the opening and frame. Adequate overhangs to prevent the effects of sheeting water from above are recommended.
6. Provide adequate anchorage devices. Securely fit frame in place, level, straight, plumb and square. Install frame in proper elevation, plane and location, and in proper alignment with other work. Head section of frame must be installed with a 1/8 inch upward crown at the center of the opening.
7. If necessary for tracks recessed into finish floors, drill weep holes in the floor track and provide drain connectors to ensure water can escape from the tracks.

SECTION 084110 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
Summary:
1. Provide Aluminum-Framed Entrances and Storefront: Storefront type framing system.
2. System shall meet 2018 IECC Prescriptive Approach
Submittals:
1. Submit product data, shop drawings.
2. Warranty: Five Years
Products: Kawneer, EFCO, Pacific Aluminum or approved equal
1. Basis-of-Design Products: Kawneer Trifab VG 451T or equal.
2. Door Style: 2" sightline x 4 ½" frame, center glazed
3. Storefront Frames: Thermal break type.
4. Aluminum Members: ASTM B 221, B 209 and B 211.
5. Steel Reinforcement: ASTM A 36, ASTM A 611, and ASTM A 570.
6. Door Hanging Devices: Continuous hinge.
7. Closers: surface mounted
8. Closer Operation: Single acting closers.
9. Hardware: Push/pulls, door stops, overhead holders, and deadlocks, weatherstripping and thresholds, exit devices. Refer to Hardware Sets on drawings
10. Aluminum Finish: Clear anodized.
Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Anchor securely in place; install plumb, level and in true alignment.
3. Isolate dissimilar metals.
4. Coordinate with glazing work and hardware requirements.

SECTION 085200 - WINDOWS
Summary:
1. Provide aluminum clad wood single-hung windows at front façade.
2. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
3. Performance: Comply with AAMA/NWWDA 101/I.S.2 for performance class and grade of window specified.
4. System shall meet 2018 IECC Prescriptive Approach
Submittals:
1. Submit product data, samples, proposed hardware schedule, maintenance data.
Products:
1. Basis-of-Design Products: Pella Architect Series – Traditional Single-hung window
2. Frame
   1. Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4.
   2. Interior exposed surfaces are clear pine
   3. Exterior surfaces are clad with aluminum.
   4. Components are assembled with screws, staples and concealed corner locks.
   5. Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
   6. Factory applied jamb extensions available between 4-9/16" (116 mm) and 7-3/16" (183 mm) wall depths. Confirm in field
   7. factory-applied EnduraClad® exterior trim.
3. Sash
   1. Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4
   2. Interior exposed surfaces are clear pine
   3. Exterior surfaces are clad with aluminum and sealed.
   4. Corners mortised and tenoned, glued and secured with metal fasteners.
   5. Sash thickness is 1-7/8" (47 mm).
   6. Sash exterior and interior profile is ogee.
   7. Single-Hung: Fixed upper sash has surface-mounted wash locks
   8. Lower sash has concealed wash locks in lower check rail.
   9. Sashes tilt for easy cleaning.
4. Weatherstripping
   1. Water-stop santoprene-wrapped foam at head and sill.
   2. Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
   3. Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.
5. Glazing
   1. Quality float glass complying with ASTM C 1036.
   2. Silicone-glazed 11/16" dual-seal insulating glass tempered, Advanced Low-E
6. Exterior
   1. Aluminum-clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
   2. Color is standard.
7. Interior
   1. factory primed with one coat acrylic latex
8. Hardware
   1. Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
   2. Sash lock is cam-action. Two sash locks on units with frame width 37" and greater.
   3. Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
   4. Hardware finish is baked enamel [Champagne] [White] [Brown] [Matte Black]] [Bright Brass] [Satin Nickel] [Oil-rubbed Bronze] [Antique Brass] [Distressed Bronze] [Distressed Nickel].
9. Options
   1. InView™ screens
   2. Half-Size black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
   3. Full screen spreader bar placed on units > 37" width or > 65" height.
   4. Insect screen frame finish is baked enamel, color to match window cladding.
10. Hardware Options
   1. Factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.

SECTION 087100 - DOOR HARDWARE
Summary:
1. Provide hardware for swinging doors.
2. Comply with code and accessibility requirements.
Submittals:
1. Submit product data, samples, proposed hardware schedule, maintenance data.
2. Hardware schedule: Consult with hardware supplier to produce hardware schedule for submittal
Products:
1. Basis-of-Design Products: ASSA ABLOY Door Security Solutions; Corbin Russwin Architectural Hardware; Dorma Architectural Hardware; Yale Locks and Hardware; or approved equal.
2. Product Requirements:
   a. Hardware for Fire Rated Openings: NFPA 80, and local requirements.
   b. Handicapped Accessibility: ANSI A117.1, ADAAG, and local requirements.
   c. Materials and Application: ANSI A156 series standards.
   d. Quality Level: Commercial.
3. Locksets and Latchsets: Cylinder type.
4. Lock Cylinders: Integral type.
5. Keying: As required by Owner.
7. Hinges and Butts: Full mortise type with nonremovable pins at security doors; continuous hinges at entrances.
8. Closers: High frequency type.
9. Exit Devices: High frequency type.
10. Hardware Finishes: To be selected
11. Door Trim Units: Kickplates, pulls.
12. Stops: For each door; overhead door stops surface mounted and concealed types as applicable.
13. Silencers: At all frames.
14. Accessory Hardware:
   a. Flush bolts with dustproof strikes, automatic door bottoms.
   b. Soundstripping.
   c. Weatherstripping
   d. Thresholds.
Special Function Hardware
   1. Electric Standalone Card Access Locking System: Apartment Entry Doors, Exterior Access Doors
   2. Manufacturers: **Salto KS** https://saltoks.com/
   3. Components: Electric locks, software package, portable programmer, off-line and on-line card reader/controller.
Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Comply with DHI "Recommended Locations for Builder's Hardware" and hardware manufacturers instructions.
3. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.

SECTION 088000 - GLAZING
Summary:
1. Provide glass and glazing.
SUBMITTALS
1. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
2. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.
3. Warranty: Submit manufacturer's standard warranty. Include labor and materials to repair or replace defective materials.
   a. Laminated Glass: Manufacturer's 5-year warranty.
   b. Coated Glass: Manufacturer's 10-year warranty.
   c. Insulating Glass: Manufacturer's 10-year warranty.
   d. Mirror Glass: Manufacturer's 5-year warranty.
QUALITY ASSURANCE
1. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
2. Glazing for Fire-Rated Assemblies: Glazing for assemblies that comply with NFPA 80.
3. Safety Glazing Products: Comply with testing requirements in 16 CFR 1201 and, for wired glass, ANSI Z97.1.
4. Glazing Publications:
   a. GANA Publications: GANA's "Glazing Manual." and "Laminated Glass Design Guide."
   b. IGMA Publication for Insulating Glass: SIGMA TM-3000, "Glazing Guidelines for Sealed Insulating Glass Units."
5. System shall meet 2018 IECC Prescriptive Approach
PRODUCTS
MATERIALS
1. Glass and Glazing:
   a. Manufacturers: AFG Industries; Cardinal IG; Pilkington; Viracon; or approved equal.
      1. Type (Glass replacement at existing windows): Lamiinated glass units, tempered at locations as required by Code. Glass shall be clear, colorless non-reflective with a min. LVT of 70%.
      2. Type (Glass at new windows and storefront) : High-performance insulating glass units with low-e coating, tempered at locations as required by code. Glass shall be clear, colorless non-reflective with a min. LVT of 70%.
      3. Type: Mirror glass units.
   b. Auxiliary Materials: Compression gaskets, Elastomeric glazing sealants, Preformed glazing tapes, Glazing gaskets, Setting blocks, spacers, and compressible filler rods, Mirror adhesive, top and bottom angles and clips.
2. Fire-Rated Glazing: UL rated for required fire resistance
   a. Manufacturers: Pilkington; Saint-Gobain; or approved equal.
   b. Type: Fire-rated glazing as vision lights in fire-rated door assemblies.
   c. Material: Transparent ceramic.
   d. Fire Rating: As required for application.
EXECUTION
A. Inspect framing and report unsatisfactory conditions in writing.
B. Comply with GANA "Glazing Manual" and manufacturer's instructions and recommendations. Use manufacturer's recommended spacers, blocks, primers, sealers, gaskets and accessories.
C. Install sealants to provide complete wetting and bond and to create a substantial wash away from glass.
D. Set mirrors on stainless steel clips and adhere to wall with mirror adhesive.
E. Remove and replace damaged glass and glazing. Wash, polish and protect all glass supplied under this section.

SECTION 089000 – LOUVERS AND VENTS
Summary:
1. Provide aluminum louvers.
Submittals:
1. Submit product data, samples, shop drawings, warranty, maintenance data.
Products:
1. Basis-of-Design Products: Refer to the Finish Schedule and the Drawings for requirements.
2. Aluminum Extrusions: ASTM B 221, alloy 6063-T5 or T6.
3. Blades: Horizontal drainable blades.
7. Blade Type: Fixed.
9. Anchors, Clips, and Accessories: Aluminum, nonmagnetic stainless steel, or galvanized steel.
11. Aluminum Finish: 2-coat fluoropolymer to match wall colors, or selected by manufacturers full color range.
12. Louver Accessories:
   a. Screens: Bird.
   b. Screens: Insect.
   c. Panels: Blank-off.
   d. Panels: Insulated blank-off.
13. Wall Vents:
   a. Material: Extruded aluminum.
   b. Material: Cast aluminum.
   c. Blades: Fixed.
   d. Blades: Adjustable.

SECTION 092110 - GYPSUM BOARD ASSEMBLIES
Summary:
1. Provide Gypsum Board Assemblies:
   a. Interior walls, partitions, and ceilings for tape and joint compound finish.
   b. Insulation and vapor barrier systems in gypsum drywall systems.
   c. Cementitious backer units for application of tile.
   d. Glass reinforced gypsum fabrications.
   e. Remodeling gypsum drywall systems at areas of new construction.
Submittals:
1. Submit product data.
Products:
1. Basis-of-Design Products: Refer to the Finish Schedule and the Drawings for requirements.
2. Gypsum Wallboard: ASTM C 1329, regular, and fire rated types, 5/8 inch typical thickness.
3. Glass Mat Water Resistant Gypsum Backing Board: ASTM C 1178, Type X, 5/8 inch thick.
4. Cementitious Backer Units: ANSI A 118.9, cement coated Portland cement panels, 5/8 inch nominal.
5. Impact Resistant Board: ASTM C 1629, Level 2 resistance.
6. Trim Accessories:
   a. Material: Metal.
   b. Types: Cornerbead, edge trim, and control joints.
   c. Decorative Profiles: Aluminum reveals and channels.
7. Steel Framing for Walls and Partitions: (Non-structural)
   a. Steel Studs and Runners: ASTM C 645, 25 gage unless heavier gage required by span. Double 22 gage at door jambs. Depth as shown on plans.
   b. Furring Channels: ASTM C 645, 25 gage unless heavier gage required by span.
   c. Auxiliary Framing Components: Furring brackets, resilient furring channels, Z furring members, and non-corrosive fasteners.
   d. Installation Standard: ASTM C 754.
8. Steel Framing for Suspended and Furred Ceilings: ASTM C 645, standard channels.
   a. Steel Studs: Match steel studs used for walls.
   b. Accessories: Hangers and inserts.
   c. Installation Standard: ASTM C 754.
9. Glass Reinforced Gypsum Fabrications:
   a. Gypsum: ASTM C 22.
   b. Glass Fibers: ASTM D 578, Type E glass.
   c. Finish: Surface suitable for high gloss paint.
10. Auxiliary Materials:
   a. Gypsum board screws, ASTM C 1002.
   b. Fastening adhesive.
   c. Concealed acoustical sealant.
   d. Fiberglass or mineral fiber sound attenuation blankets.
   e. Polyethylene vapor retarder, 6 mils, at exterior walls without air/vapor retarder.
Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Steel Framing: Install steel framing in compliance with ASTM C 754. Install with tolerances necessary to produce substrate for gypsum board assemblies with tolerances specified. Include blocking for items such as railings, grab bars, casework, toilet accessories, window treatment and similar items.
3. Fire Resistance for Fire-Rated Assemblies: ASTM E 119.
4. Comply with standards referenced above and ASTM C 840 and GA 216.
5. Install joints only over framing members. Do not allow butt to butt joints.
6. Provide blocking for items such as railings, grab bars, casework, toilet accessories, wall mounted audiovisual equipment and similar items.
7. Provide acoustical sealant at runner tracks, wall perimeters, openings, expansion, and control joints.
8. Install gypsum board assemblies true, plumb, level and in proper relation to adjacent surfaces.
9. Where new partitions meet existing construction, remove existing cornerbeads to provide smooth transition.
10. Provide joint treatment such that, after finishing, joints are not visible.
   A. GA Level 1: Ceiling plenum areas and concealed areas not exposed to view.
   B. GA Level 2: Panels that are substrate for tile.
   C. GA Level 3: Not used.
   D. GA Level 4: Panel surfaces that will be exposed to view (typical panels).
11. Caulk at door frames, cabinets, penetrations, and leave ready for finish painting and wall treatment.

SECTION 092113- PLASTER ASSEMBLIES
Summary:
1. Provide plaster assemblies.
SUBMITTALS
1. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
QUALITY ASSURANCE
1. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
PRODUCTS
1. Portland Cement Plaster:
   1. Manufacturers: Multicoat Corp.; Stuc-O-Flex International, Inc.; or approved equal.
   2. Type: 3 coats over substrate.
   3. Cement: Portland cement, ASTM C 150, Type I or II.
   4. Finish Coat: Factory-prepared finish coat.
   5. Finish: Troweled finish.
   6. Auxiliary Materials: Corner beads, casing bead, and control joints, Bonding compounds and agents.
2. Lath and Plaster Support Systems:
   1. Manufacturers:, Dietrich Industries, National Gypsum Co., Unimast or approved equal.
   2. Metal Supports for Suspended and Furred Ceilings: For Portland cement plaster.
   3. Standard: ASTM C 1063.
   4. Steel Studs and Runners, Non-Load (Axial) Bearing: ASTM C 645.
   5. Typical Thickness: 20 gauge (.0329 inch).
   6. Typical Depth: 3-5/8 inches.
   7. Vertical Metal Furring: Channel furring and braces, Z-furring members, and furring brackets.
   8. Expanded Metal Lath: ASTM C 847, self-furring galvanized steel diamond mesh or rib lath.
   9. Auxiliary Materials: Corner beads, casing bead, and control joints, Bonding compounds and agents, Acoustical sealant, Sound attenuation blankets, mineral-fiber type, Thermal insulation, mineral-fiber type.
EXECUTION
1. Comply with ASTM C 754, ASTM C 842, ASTM C 84, ASTM C 844, ASTM C 926 and manufacturer's instructions and recommendations. Maintain environmental conditions within the limits prescribed by manufacturer.
2. At plaster patching, prepare surface to sound substrate, apply bonding agent and patching materials in accordance with manufacturer's instructions.
3. Install metal trims at perimeters and joints. At scratch coat form full keys. Ensure tight contact between coats. Tool edges at windows, doors, other openings to small vee to control spalling.
4. Clean adjacent surfaces soiled during installation. Touch up damaged surfaces. Protect work from damage.

SECTION 092120 - GYPSUM BOARD SHAFT WALL ASSEMBLIES
Summary:
1. Provide gypsum board shaft wall assemblies.
Submittals:
1. Submit product data.
Products:
1. Basis-of-Design Products: Refer to the Finish Schedule and the Drawings for requirements.
2. Cavity Shaft Wall Assemblies:
   a. Shaftwall Board Thickness: Not less than 1 inch.
   b. Studs: I, C H or double E studs, not less than, 20 gage (.0329 inch).
3. Gypsum Board Shaft Wall Materials:
   a. Steel Framing: ASTM C 645.
   b. Gypsum Shaftwall Board: ASTM C 442, Type X.
   c. Gypsum Wallboard: ASTM C 36, Type X.
   d. Water Resistant Gypsum Backing Board: ASTM C 630, Type X.
   e. Gypsum Wallboard Joint Treatment Materials: ASTM C 475 and ASTM C 840.
4. Auxiliary Materials:
   a. Cornerbeads, edge trim, and control joints.
   b. Laminating adhesive.
   c. Gypsum board screws, ASTM C 1002.
   d. Concealed acoustical sealant.
   e. Mineral fiber sound attenuation blankets.
Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.

SECTION 093000 - TILING
Summary:
1. Provide tile for the following applications:
   a. Wall tile over gypsum wallboard.
   b. Wall tile over tile backer board at wet areas.
   c. Floor tile over concrete slab.
3. Provide floor preparation including leveling and patching.
Submittals:
1. Submit product data, samples, 2 foot by 2 foot mockup of each type and grout color.
Products:
1. Basis-of-Design Products: Refer to the Finish Schedule and the Drawings for requirements.
2. Tile Materials: ANSI A 118 series standard specifications.
3. Tile Accessories:
   a. Matching trim units.
   b. Marble thresholds.
4. Setting Materials: Latex Portland cement mortar, ANSI A118.4.
5. Grout: Portland cement grout with integral color, ANSI A118.7.
6. Setting Accessories:
   a. Membrane waterproofing under tile. ANSI A 118.10.
   b. Crack suppression membrane. ANSI A 118.10
7. Elastomeric Sealants:
   a. One part mildew resistant silicone sealant for non traffic areas.
   b. Multi part pourable urethane sealant for traffic areas.
   c. Chemical resistant sealant at chemical resistant flooring.
Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Comply with ANSI 108 series standard specifications and Tile Council of North America, Handbook for Ceramic Tile Installation. Provide sealant joints where recommended by TCA and approved by Architect.
3. Layout tile in grid pattern with alignment of grids, to provide uniform joint width, and to minimize cutting.
4. Grout, cure, clean and protect tile surfaces.

SECTION 095100 - ACOUSTICAL CEILINGS
Summary:
1. Provide acoustical lay in ceilings, trim, and metal suspension system at commercial space restrooms.
Submittals:
1. Submit product data, samples.
2. Attic stock, 2 percent of each type of ceiling tile and grid; store where directed by Owner.
Products:
1. Basis-of-Design Products: Armstrong World Industries; USG; or approved equal.
2. Acoustical Panel Ceilings:
   a. Type: Mineral Fiber 24"x24" with square edge, and exposed flush grid
3. Suspension Systems:
   a. Concealed grid suspension system, ASTM C 635 intermediate duty classification.
   b. Fire Rating: Non fire resistance rated suspension system.
   c. Suspension System Accessories: Attachment devices and hangers, ASTM C 635.
   d. Cap Material: Painted steel.
   e. Edge molding and trim.
Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Measure and layout acoustical ceilings to avoid less than 1/2 panel units whenever practical.
3. Install suspension systems in accordance with ASTM C 636.
4. Install panels with pattern or grain running one way.

SECTION 096620 – TERRAZZO FLOORING
Summary:
1. Refinish existing terrazzo flooring, thresholds, and wall base.
2. Patch existing terrazzo crack in entry lobby.
Submittals:
1. Submit product data, samples
Products:
1. Basis-of-Design Products: Refer to the Finish Schedule and the Drawings for requirements.
2. Cementitious Terrazzo:
   a. Type: Monolithic.
   b. Type: Bonded.
   c. Portland Cement: ASTM C 150, Type I.
   d. Sand: ASTM C 33.
   e. Aggregate: Sound crushed marble chips
   f. Matrix Pigments: Mineral or synthetic type.
   g. Underbed Reinforcement: Welded wire fabric, 2 by 2 inch, 16 gage (.0598 inch).
   h. Isolation Membrane: Polyethylene film, 4 mils.
5. Auxiliary Materials:
   a. Divider strips, Control joint strips, Terrazzo sealer, Abrasive inserts.
Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.

SECTION 099000 - PAINTING AND COATING
Summary:
1. Provide painting and surface preparation for interior and exterior unfinished surfaces as scheduled.
2. Provide painting and surface preparation of exposed mechanical and electrical piping, conduit, ductwork, and equipment.
3. Provide repainting and surface preparation at areas of remodeling.
4. Provide painting of entire surface where patch painting is required.
Submittals:
1. Submit product data, samples, 4 foot by 4 foot mockup of each color.
2. Attic stock, two unopened gallons of each type and color; store where directed by Owner.
Products:
1. Basis-of-Design Products: Benjamin Moore; PPG, Inc; Sherwin-Williams; or approved equal.
2. Regulations: Compliance with VOC and environmental regulations.
3. Commercial quality products for all coating systems.
4. Schedule:
   a. Gypsum board and plaster walls, eggshell finish, 1 coat latex primer and 2 coats latex finish.
   b. Gypsum board and plaster ceilings, flat finish, 1 coat latex primer and 2 coats latex finish.
   c. Gypsum board in bathrooms, kitchens and wet areas, semigloss finish, 1 coat latex primer, 2 coats alkyd finish.
   d. Ferrous metals, semigloss finish, 1 coat primer, 2 coats alkyd enamel.
   e. Galvanized metal, semigloss finish, 1 coat galvanized metal primer, 2 coats alkyd enamel.
   f. Wood for transparent finish, 2 coats polyurethane.
   g. Wood for opaque finish, 1 coat alkyd semi-gloss finish.
Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Provide field applied mock ups of each color and finish selected on actual surfaces to be painted.
3. Test sample area for adhesion for each type of paint.
4. Remove cover plates and protect hardware and adjacent surfaces.
5. Sand before painting until smooth and flat and sand between coats.
6. Apply paint to achieve manufacturer's recommended dry film thicknesses.
7. Paint entire surface where patch painting is required.
8. Recoat areas which show bleed through or defects.
9. Clean paint spatter from adjacent surfaces and glass.
10. Touch up damaged surfaces at completion of construction.

SECTION 101400 - SIGNAGE
Summary:
1. Provide building signage to comply with code and accessibility regulations.
2. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
Submittals:
1. Submit product data, samples.
Products:
1. Basis-of-Design Products: ASI Sign Systems; Best Sign Systems.; InPro Corporation or approved equal.
2. Panel Signs: Unframed.
3. Materials: Plastic
4. Copy: Raised text, Braille and English
Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.

SECTION 102800 - TOILET ACCESSORIES
Summary:
1. Provide toilet and bath accessories and metal framed mirrors.
Submittals:
1. Submit product data, samples.
Products:
1. Basis-of-Design Products: American Specialties, Inc.; Bobrick Washroom Equipment; Bradley Corp or approved equal..
2. Toilet Accessories:
   a. Toilet tissue dispensers.
   b. Grab bars.
   c. Mop and broom holders.
3. Mirrors and Frames:
   a. Glazing: Mirror glass, 1/4 inch thick, ASTM C 1036.
   b. Frames: Stainless steel.
   c. Type: Standard wall unit.
4. Materials and Finishes:
   a. Material and Finish: Stainless steel, No. 4 finish.
   b. Baked Enamel on Steel: Factory applied finish from manufacturers full line of colors.
Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.
2. Fully comply with local code and accessibility requirements.

SECTION 104400 - FIRE PROTECTION SPECIALTIES
Summary:
1. Provide fire extinguishers and cabinets:
   a. Fire extinguishers.
   b. Fire extinguisher cabinets at public areas.
   c. Fire extinguisher mounting brackets at service areas.
Submittals:
1. Submit product data.
Products:
1. Basis-of-Design Products: J. L. Industries; Larsen's Manufacturing; Potter-Roemer; or approved equal
2. Standards: UL and FM listed products. NFPA10 and ADAAG
3. Fire Extinguishers:
   b. Type: Multipurpose dry chemical.
   c. Rating: Sized for project requirements.
4. Cabinets: See drawings
   a. Mounting: Recessed.
   b. Trim: Flush.
   c. Doors: Painted steel.
Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.

SECTION 104400 - FIRE PROTECTION SPECIALTIES
Summary:
1. Provide fire extinguishers and cabinets:
   a. Fire extinguishers.
   b. Fire extinguisher cabinets at public areas.
   c. Fire extinguisher mounting brackets at service areas.
Submittals:
1. Submit product data.
Products:
1. Basis-of-Design Products: J. L. Industries; Larsen's Manufacturing; Potter-Roemer; or approved equal
2. Standards: UL and FM listed products. NFPA10 and ADAAG
3. Fire Extinguishers:
   b. Type: Multipurpose dry chemical.
   c. Rating: Sized for project requirements.
4. Cabinets: See drawings
   a. Mounting: Recessed.
   b. Trim: Flush.
   c. Doors: Painted steel.
Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.

SECTION 113100 – APPLIANCES (provided by Owner, installed by Contractor)
Summary:
1. Provide kitchen area appliances.
   a. Ranges, electric.
   b. Ranges, gas.
   d. Range hoods, recirculating type.
   h. Refrigerators/Freezers
   k. Microwave ovens.
   l. Dishwashers.
   m. Garbage Disposals
Submittals:
1. Submit product data, shop drawings, warranty, maintenance data.
Products:
1. Basis-of-Design Products: Refer to the Finish Schedule and the Drawings for requirements.
Installation:
1. Comply with requirements of Section 011000 - Project Requirements and manufacturer's specifications and requirements.

SECTION 122000 – WINDOW TREATMENT
Summary:
1. Provide window treatments.
SUBMITTALS
1. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
2. Samples: Submit two representative samples of each material specified indicating visual characteristics and finish. Include range samples if variation of finish is anticipated.
QUALITY ASSURANCE
1. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
PRODUCTS
1. Roller Shades:
2. Manufacturers: Select Blinds, Smith and Noble, Hunter Douglas Contract Window Coverings; or approved equal.
3. Shadecloth: Transparent at residential living rooms and kitchens
4. Shadecloth: Blackout at residential bedrooms and bathrooms
5. Operation: cordless lift
6. Mount: Inside mount with Headrail
7. Roll Position: Standard
8. Fabric: To be selected from standard available finishes
EXECUTION
1. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
2. Restore damaged finishes and test for proper operation. Clean and protect work from damage.

SECTION 142000 - HYDRAULIC PASSENGER ELEVATORS
SUMMARY
A. Hydraulic passenger elevators.
DESIGN REQUIREMENTS
A. Arrange elevator components in machine room so equipment can be removed for repairs or replaced without dismantling or removing other equipment components.
B. Contractor to coordinate with the elevator supplier to complete all remaining work required in order to complete a fully operational system.
PRODUCTS
MANUFACTURER Schindler Elevator Corporation, Alliance Elevator or approved equal.
ELEVATOR SYSTEM AND COMPONENTS
Hydraulic Passenger Elevators: **Schindler Model 330A or Alliance Advantage-Twin Jack**
1. Elevator Equipment Summary:
   a. Application: Holeless Dual Piston
   b. Service: General Purpose Passenger- Class A Loading
   c. Quantity: 1 Unit
   d. Capacity: 2100 Lbs
   e. Speed: 125 Fpm
   f. Travel: 51' 6"
   g. Landings: 5
   h. Front Openings: 5
   i. Operation: Microprocessor Single Car Automatic Operation
   j. Machine Room: Adjacent To Elevator Hoistway
   k. Platform Size: 6'-0" Wide X 5'-1" Deep
   l. Door Type: Single Speed Side Opening
   m. Cab Height: 8' 0"
   n. Guide Rails: Equivalent to 16 lb. per foot
   o. Hoistway Entrances: 3' 0" Wide X 7' 0" High doors
   p. Power Supply: 208 Volts 3 Phase 60 Hz
2. Elevator Components:
   a. **Access Control**: Access control limiting access to basement, 2nd and 3rd floors.
   b. Anti-stall feature.
   c. Braille and audible signals.
   d. Door open and close stall protection.
   e. Emergency lighting.
   f. Independent service feature.
   g. Infrared light curtain door protection.
   h. Low oil return.
   i. Overload sensors.
   j. Phase protection.
   k. Soft Start Electronic Starting
   l. Locking Service Panel in Car Operating Panel.
   m. Pressure Switch.
   n. Telephone (ADA compliant).
ELEVATOR MATERIALS
1. Finish:
   a. Stainless Steel and Bronze: #4 satin or #8 mirror finish.
   b. Baked Enamel Colors: Manufacturer/installer's standard color selections.
   c. Exposed Aluminum Frames in Suspended Ceilings: Anodized.
2. Plastic Laminates:
   a. Type: General purpose.
   b. Flame Spread Ratings: As required by code.
   c. Pattern: Select from elevator manufacturer/installer's standard selection.
3. UL or CSA Approved: Motors, pumps, valves, fluid tank, hydraulic fluid, microprocessor controller, controls, pushbuttons, and wiring.
4. Spring Buffers, Attachment Brackets, and Anchors: Design and size according to building code with safety factors.
5. Pump: Positive displacement screw type, design for steady discharge with minimal pulsations.
6. Muffler: Reduce noise transmission.
7. Telescopic Holeless Jack System:
   a. Jack Cylinder: Two jacks, one located at each side of the car and mounted to the elevator car structure.
   b. Synchronization of Jack Stages: Direct mechanical means to ensure elevator moves at steady speed and provides smooth ride.
ELEVATOR CABS
1. Height: 8' 0" from finished floor to underside of canopy.
   a. Elevator Car Enclosure Wall Sections:
   b. Cab Wall: Steel - #4 Stainless Steel Finish.
2. Base, Frieze, and Reveals: #4 Stainless Steel.
3. Ceiling:
   a. Suspended with Concealed Frame Finished In #4 Stainless Steel.
   b. Lighting: 6 Compact Fluorescent Downlights.
4. Cab Returns: Integral construction.
   a. Finish: #4 Stainless Steel.
5. Transoms:
   a. Run full width of cab.
   b. Finish: #4 Stainless Steel.
6. Cab Doors:
   a. Flush design both sides.
   b. Rib construction.
   c. Finish: #4 Stainless Steel.
7. Exhaust Fan:
   a. Single speed.
   b. Mount in cab transom or canopy.
8. Handrail:
   a. 1/2" X 2" Flat In #4 Stainless Steel.
   b. Mount on Rear Wall.
9. Threshold: Aluminum.

HOISTWAY ENTRANCES
1. Hoistway Doors and Frames:
   a. UL rated with required fire rating.
   b. Doors: Rigid flush panel construction with sound-deadening material.
   c. Frames: Securely fasten at corners to form unit frame. Frames shall be Bolted.
2. Exposed Areas of Corridor Frames: Painted Primer - All Floors
   a. Doors: Painted Primer - All Floors
   b. Sills: Aluminum
CAB FIXTURES
1. Main Car Operating Panel:
   a. Mount in return.
   b. Comply with handicap requirements.
   c. Include pushbuttons and illuminating indications for each floor served.
   d. Emergency Buttons and Switches: Provide in accordance with code.
   e. Switches for car light and accessories.
2. Cab Fixtures:
   a. Car Lantern(s).
   b. Digital Car Position Indicator.
   c. Locking Service Panel in Car Operating Panel.
   d. Telephone (ADA compliant).
HALL FIXTURES
1. Pushbuttons:
   a. Up button and down button at intermediate floors.
   b. Single button at each terminal floor.
   c. Height: Comply with handicap requirements.
2. Hall Fixture Finish: Black Lexan.
3. Fixture Cover Plates: Mount with tamper-resistant screws in same finish as fixture.
EXECUTION
1. Examine hoistways, hoistway openings, pits, and machine rooms before starting elevator installation.
   a. Verify hoistway, pit, machine room, and openings are of correct size, within tolerances, and are ready for work of this section.
   b. Verify walls and sill supports are plumb, where openings occur.
   c. Verify hoistway is clear and plumb, with maximum variation of 1/2" at any point.
   d. Verify minimum 2-hour fire-resistance rating of hatch walls.
   e. Notify Architect in writing of dimensional discrepancies or other conditions detrimental to proper installation or performance of elevators.
   f. Do not proceed with elevator installation until unsatisfactory conditions have been corrected in a manner acceptable to manufacturer/installer.

NOTE:
REFER TO STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL FOR ADDITIONAL SPECIFICATIONS

RESPONSIBILITY MATRIX
ITEMS LISTED BELOW ARE FOR CLARIFY. NOT ALL CONTRACTOR RESPONSIBLE ITEMS ARE LISTED BELOW. CONTRACTOR ITEMS LISTED BELOW ARE TO PROVIDE ADDITIONAL CLARITY FOR SOME OF THE ITEMS.

1 (revision triangle)

NOTE: All Items to be furnished and installed by the Contractor, except for as listed below:

Item	Owner Furnished and Installed	Owner Furnished / Contractor Installed	Contractor Allowance	Not Provided at this time. Future Work	Contractor Provided and Installed/Completed	Notes
General						
Permits					■	
Exterior Work						
Exterior Building Mounted Signage				■		
Exterior Bike Racks					■	
Exterior Keypad Access					■	
Exterior Camera System					■	
Exterior Storefront and Overhead Doors					■	
Exterior Windows					■	
Interior Construction and Finishes						
Interior Door Access Control Hardware at Apartment Doors					■	
Kitchen Cabinets	■					
Kitchen Cabinet Hardware (Pulls)		■				
Kitchen and Bathroom Counters			■		■	Allowance of $2500 per unit
Kitchen Tile at Backsplash		■				
Bathroom Cabinets	■					
Bathroom Cabinet Hardware (Pulls)		■				
Bathroom Tile Floor		■				
Bathroom Wall Tile		■				
Interior Residential Doors (see schedule) with Casing (no trim)		■				
Interior Residential Door Hardware (handleset)		■				
Interior Commercial Doors (see sched.) including hardware					■	
Interior Wood Trim					■	
Apartment Closet Shelf and Rod					■	
Residential Bathroom Accessories (Toilet Paper Dispenser, Towel Rods)		■				
Residential Shower Rods		■				
Interior ADA Signage *at all stairs, exits, and Apartment entry doors.*					■	
Fixtures/Furniture/Equipment						
Apartment Appliances (Washer, Dryer, Refrigerator, Dishwasher, Range, Microwave/Hood)		■				Samsung or Similar
Commerical and Apartment Furniture				■		
Apartment Window Shades					■	All residential windows.
4th Floor Kitchen Equipment				■		
4th Floor Bar Millwork and Equipment				■		
Plumbing/Mechanical						
Apartment Plumbing Fixtures Bathroom (Tub, Toilet, Sink...)		■				
Apartmnet Plumbing Hardware Bathroom (Sink, Tub, Shower)		■				
Apartment Plumbing Fixtures Kicthen (Sink, Garbage Disposal)		■				
Apartment Plumbing Hardware Kitchen (Sink)		■				
Commercial Bathroom, Fixtures and Hardware (1st and 4th floor)					■	
Electrical						
Residential Interior Light Fixtures		■				
Residential Interior Decorative Light Fixtures (Pendants)		■				
Residential Interior Fans		■				
Commercial Interior Lights (Corridor, Stairs, Commercial Spaces)					■	
Commercial Decorative Lights (Corridor Pendant)		■				
Building Exterior Light Fixtures		■				
Utility service will be by CPS Energy. Connection fee excluded from Contractor's price and paid by Owner. Contractor shall, *•Initiate all required utility service applications with CPS Energy. •Provide and install materials and systems that comply with CPS Energy Service Standards. •Schedule and oversee all required onsite coordination meetings with CPS Energy.*		■				
Structured Cabling (wiring and equipment)	■					

TRAVIS ST. APARTMENTS

HISTORIC RENOVATION AND ADDITION

505 E. TRAVIS STREET
SAN ANTONIO, TEXAS 78205

505 TRAVIS BAUDHAUS LLC

REGISTERED ARCHITECT SCOTT J. WELTY 27938 STATE OF TEXAS
SEAL 10-21-2020

WELTY ARCHITECTURE, LLC
Scott Welty - Architect
3021 42nd St
Metairie, LA 70001
p. 504-931-1665
www.weltyarchitecture.com

NOTE: The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and is what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

WA PROJECT NO: 19-001
PROJECT ISSUE DATE: OCTOBER 8, 2020

REV. #	REVISION DESCRIPTION	DATE
	BID SET	2020-03-29
1	ADD#1	4-22-2020
2	PERMIT SET	10-8-2020

SHEET TITLE:
SPECIFICATIONS

DRAWN BY: SJW

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