HISTORIC AND DESIGN REVIEW COMMISSION

August 01, 2018

HDRC CASE NO:	**2018-367**
ADDRESS:	9599 BRAUN RD
LEGAL DESCRIPTION:	NCB 18230 BLK LOT 25 (BRAUNS FARM COMMERCIAL) & NCB 15664 BLK LOT P-2B
ZONING:	C-1,HE
CITY COUNCIL DIST.:	7
LANDMARK:	Grenwelge / Braun Farm Complex
APPLICANT:	Ginger Johnson
OWNER:	Immersion Outfitters Ministries
TYPE OF WORK:	Construction of a rear and side addition, exterior modifications
APPLICATION RECEIVED:	July 13, 2018
60-DAY REVIEW:	September 11, 2018

REQUEST:

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

1. Demolish two non-original additions.
2. Construct a side addition measuring approximately 580 square feet.
3. Construct a rear addition measuring approximately 315 square feet.
4. Infill the crawlspace void below the historic 1895 limestone structure with a new concrete slab.
5. Install a new wooden ADA ramp.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3,Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

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

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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

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

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

FINDINGS:

a. The property addressed 9599 Braun Rd is the site of the Crenwelge/Braun Farm Complex, a locally designated landmark. The complex contains 14 buildings and structures, including a limestone farmhouse, several barn structures, several sheds, a stone wall, a smokehouse/root cellar, a cistern, a windmill, and two concrete troughs. The complex was constructed in three phases: 1895, 1900-1954, and 1954-1980. The first structure, a stone farmhouse, was constructed in 1895 by German immigrant Theodore Crenwelge. The farm originally consisted of 156 acres but has since been subdivided. The complex is significant for its visual reminder of German immigrants and farming practices in Central Texas and San Antonio. The applicant has proposed several modifications for the 1895 limestone farmhouse structure. No other modifications to additional buildings or site elements are proposed as part of this application.
b. DEMOLITION OF EXISTING ADDITIONS – The limestone farmhouse structure features three non-original additions constructed between 1900 - 1970. The additions are constructed of vertical wide plank wood siding with battens and simple shed roofs with standing seam metal. As of March 2017, when staff performed a site walkthrough with the applicant, the additions were in a state of disrepair. Staff finds their removal appropriate based on their non-contributing nature. As of February 2018, the additions were removed without prior approval or permits.
c. NEW ADDITIONS: MASSING AND FOOTPRINT – The applicant has proposed to construct two additions in the same general location of the previous non-contributing additions. The side addition will total approximately 560 square feet, which is slightly larger than the previous side addition, and will be set back from the front façade of the limestone structure by approximately 10 feet. The rear addition will occupy the same space as the previous non-original rear enclosed porch and will utilize the concrete pad. The side addition will feature a slightly lower height than the primary limestone structure and the rear addition will tie into the existing standing seam metal roof. While staff finds the general massing and location of the rear addition to be appropriate, staff finds that the side addition obscures a significant amount of the side elevation of the historic limestone structure. According to the Historic Design Guidelines, additions should be located to the rear whenever possible. There is ample space behind the structure to construct an addition. Staff finds that the proposed side addition should be relocated to the rear of the historic building to be more consistent with the Historic Design Guidelines.
d. NEW ADDITIONS: ROOF – The new side addition will feature a side gable roof with a pitch that matches the side gable of the limestone structure. The rear addition will feature a simple shed roof, similar to the previous non-original porch. The roofing will be standing seam metal to tie into the existing limestone structure's roof. Staff finds the general design approach for the roof configurations, as well as the material, to be appropriate, but finds that the side addition should be relocated to the rear as noted in finding c.
e. NEW ADDITIONS: WINDOWS AND DOORS – The applicant has proposed to install several window and door openings on the new additions. Several windows and doors will match the opening sizes and proportions of those on the existing limestone structure, which are consistent with the Guidelines. However, the proposed elevations indicate that the windows will not be divided and will contain a single pane of glass, which is inconsistent with the Guidelines. Additionally, one window on the front elevation of the side addition will feature a square proportion. Staff finds this square proportion to be inconsistent. The north elevation of the side addition also does not feature any window openings. As noted in findings c and d, the side addition should be relocated. The applicant should install openings on every elevation that feature profiles and configurations that are consistent with the Guidelines.
f. NEW ADDITIONS: FAÇADE MATERIAL – The applicant has proposed to install new vertical cedar siding on the additions. The siding features a profile of a few inches and will not feature battens. According to the Historic Design Guidelines, materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure should be used 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. Staff does not find vertical cedar siding appropriate without the use of battens.

g. CRAWLSPACE – The applicant has proposed to pour a new concrete slab in an existing crawlspace void. The void is located under the main original limestone structure. Staff does not find this treatment appropriate, as it negatively impacts the breathability and original structural foundation of the 1895 construction. Staff recommends that the foundation be repaired in-kind and the structural configuration remain.
h. ADA RAMP – The applicant has proposed to construct a new wooden ADA ramp. The ramp will be located on the proposed rear addition and set back from the front façade of the primary limestone structure by approximately 16'-7". The ramp will be constructed of simple wood posts and balusters and feature one switchback. Staff finds the proposal conceptually appropriate.

RECOMMENDATION:

Item 1, Staff recommends approval of the removal of the non-original additions based on finding b.

Items 2 and 3, Staff does not recommend approval of the proposed side and rear additions at this time based on findings c through f. Staff recommends that the applicant make the following modifications prior to resubmitting to the HDRC:

i. That the applicant relocates the proposed side addition to the rear of the historic structure as noted in finding c.
ii. That the additions feature true board and batten siding with boards that are twelve (12) inches wide with battens that are 1 – ½" wide.
iii. That the applicant installs fenestration featuring appropriate proportions and configurations on all elevations of the additions as noted in finding e.
iv. That the windows feature a one over one configuration and meet the following stipulations: Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
v. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish.

Item 4, Staff does not recommend the new concrete slab proposal based on finding g. Staff recommends that the existing foundation be repaired in-kind.

Item 5, Staff recommends approval of the new ADA ramp based on finding e.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant removed the non-original additions and began framing the proposed new additions prior to obtaining a Certificate of Appropriateness or permits.





Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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City of San Antonio Planning Department GIS Manager: Wendy Woodruff dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: C.B Barrientez
Map Creation Date: 01-14-03
Map file location: C:\arcview\projects\9599 Braun Rd.mxd
PDF file name: C:\arcview\PDF\0301GIS.pdf

9599 Braun Rd.

City of San Antonio

0 100 200 400
Feet

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STAFF PHOTO - JULY 25, 2018



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PREVIOUS CONDITION



PREVIOUS CONDITION



PREVIOUS CONDITION











IMMERSION OUTFITTERS MINISTRIES SAN ANTONIO, TX

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STATE OF TEXAS

ISSUE DATE: 06/24/2018

No.	Description	Date

IMMERSION OUTFITTERS MINISTRIES

IMMERSION OUTFITTERS MINISTRIES
BRAUN RD CAMPUS
9599 Braun Rd
San Antonio, TX

COVER SHEET

Project Number 2018-002

Date 06-24-2018

Drawn By Author

Checked By Checker

CS100

Scale

ABBREVIATIONS

A	ABV.	ABOVE
	ACC	ACCESS
	ACOUS.	ACOUSTICAL
	A.C.T.	ACOUSTICAL CEILING TILE
	A.D.	AREA DRAIN
	ADJ.	ADJACENT/ADJUSTABLE
	A.F.F.	ABOVE FINISHED FLOOR
	ALUM	ALUMINUM
	ALLOW.	ALLOWANCE
	ALT.	ALTERNATE
	ANOD.	ANODIZED
	APPROX.	APPROXIMATE
	ARCH.	ARCHITECT/ARCHITECTURAL
	AUTO.	AUTOMATIC
B	BD.	BOARD
	BKSHLV.	S.BOOKSHELVES
	B.L.	BUILDING LINE
	BLDG.	BUILDING
	BLK.	BLOCK
	BLKG.	BLOCKING
	B.B.	BULLETIN BOARD
	BEL.	BELOW
	B.M.	BENCHMARK
	B.O.	BY OTHERS
	B.O.F.	BOTTOM OF FIXTURE
	BRG.	BEARING
	BSMT.	BASEMENT
	BTM.	BOTTOM
	BTW.	BETWEEN
	B.U.R.	BUILT UP ROOFING
	BVL.	BEVELED/BEVEL
	B.W.	BOTH WAYS
C	C. TO C.	CENTER TO CENTER
	CAB.	CABINET
	CEM.	CEMENT
	CER.	CERAMIC
	C.F.	CUBIC FOOT
	C.G.	CORNER GUARD
	C.B.	CHALKBOARD
	C.I.	CAST IRON
	C.IN.	CUBIC INCH
	C.I.P.	CAST IN PLACE
	CIRCUM.	CIRCUMFERENCE
	C.J.	CONTROL JOINT
	C.L.	CENTERLINE
	CLG.	CEILING
	CLO.	CLOSET
	CLR.	CLEAR/ CLEARANCE
	C.M.U.	CONCRETE MASONRY UNIT(S)
	COL.	COLUMN
	COMB.	COMBINATION
	COMP.	"COMPRESS (ED), (ION) (IBLE)" COMPOSITION/ COMPOSITE
	CONC.	CONCRETE
	CONN.	CONNECTION
	CONST.	CONSTRUCTION
	CONT.	CONTINUOUS/ CONTINUE(D)
	CONTR.	CONTRACT/ CONTRACTOR
	CORR.	CORRUGATED
	C.P.	CENTER POINT
	CPT.	CARPET
	C.T.	CERAMIC TILE
	CTR.	COUNTER
	C.Y.	CUBIC YARD
D	D.	DRAIN
	DBL.	DOUBLE
	DEMO.	DEMOLITION
	D.F.	DRINKING FOUNTAIN
	DIAM.	DIAMETER
	DIAG.	DIAGONAL
	DIM.	DIMENSION
	DISP.	DISPENSER/DISPOSER
	DIV.	DIVIDER/DIVISION
	D.L.	DEAD LOAD
	DN.	DOWN
	DR.	DOOR
	D.S.	DOWNSPOUT
	DTL.	DETAIL
	DUPL.	DUPLICATE
	DWG.	DRAWING
	DWR.	DRAWER
E	E.	EAST
	EA.	EACH
	E.B.	EXPANSION BOLT
	E.D.F.	ELECTRIC DRINKING FOUNTAIN
	E.F.	EACH FACE
	E.J.	EXPANSION JOINT
	E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
	EL.	ELEVATION
	ELEC.	ELECTRIC/ELECTRICAL
	ELEV.	ELEVATOR
	EMERG.	EMERGENCY
	ENCL.	ENCLOSE/ENCLOSURE
	ENT.	ENTRANCE
	E.P.S.	EXPANDED POLYSTYRENE
	EQ.	EQUAL
	EQUIP.	EQUIPMENT
	ESC.	ESCALATOR
	EST.	ESTIMATE/ESTIMATED
	E.W.	EACH WAY
	E.W.C.	ELECTRIC WATER COOLER
	E.W.H.	ELECTRIC WATER HEATER
	EXC.	EXCAVATE/EXCAVATIONS
	E.F.	EXHAUST FAN
	EXH.	EXHAUST
	EXP.	EXPANSION/EXPANDED
	EXT.	EXTERIOR
	EXIST.	EXISTING
	EXTR.	EXTRUDE (D)
F	F.A.	FIRE ALARM
	FAB.	FABRICATED/FABRICATION
	F.D.	FLOOR DRAIN
	F.E.	FIRE EXTINGUISHER
	F.E.C.	FIRE EXTINGUISHER CABINET
	F.F.	FINISH FLOOR
	F.F.E.	FINISH FLOOR ELEVATION
	FIN.	FINISH/FINISHED
	FIXT.	FIXTURE
	F.C.O.	FLOOR CLEANOUT
	FLR.	FLOOR
	FLUOR.	FLUORESCENT
	FLEX.	FLEXIBLE
	FDN.	FOUNDATION
	F.O.C.	FACE OF CONCRETE
	F.O.F.	FACE OF FINISH
	F.O.M.	FACE OF MASONRY
	F.O.S.	FACE OF STUDS
	F.P.	FIREPROOF/ FIREPROOFING
	FRM.	FRAME
	F.R.T.	FIRE RETARDANT TREATED
	FTG.	FOOTING
	FUT.	FUTURE
	F.W.P.	FABRIC WRAPPED PANELS
G	GA.	GAUGE
	G.B.	GRAB BAR
	G.C.	GENERAL CONTRACTOR
	G.I.	GALVANIZED IRON
	GALV.	GALVANIZED
	GRT.	GROUT
	GYP.	GYPSUM
	GYP.BD.	GYPSUM BOARD
H	H.B.	HOSE BIB
	HDBD.	HARDBOARD
	HDWD.	HARDWOOD
	H.C.	HOLLOW CORE
	H.D.	HEAVY DUTY
	HDR.	HEADER
	HDW.	HARDWARE
	H.M.	HOLLOW METAL
	H.R.	HAND RAIL
	HORIZ.	HORIZONTAL
	HT.	HEIGHT
	HTG.	HEATING
	HVAC.	HEATING VENTILATION AIR CONDITIONING
	H.W.	HOT WATER
I	I.D.	INSIDE DIAMTER
	INCL.	INCLUDE (D), (ING)
	INSUL.	INSULATE (D)/ INSULATION
	INT.	INTERIOR
J	JST.	JOIST
	JT.	JOINT
K	KIT.	KITCHEN
	K.O.	KNOCKOUT
L	LAB.	LABORATORY
	LDR.	LADDER
	LAM.	LAMINATE (D)
	LAV.	LAVATORY
	LBL.	LABEL
	L.H.	LEFT HAND
	L.L.	LIVE LOAD
	LT.	LIGHT
	LNTL.	LINTEL
	LOUV.	LOUVER
	LTWT.	LIGHTWEIGHT
M	MAN.	MANUAL
	MAS.	MASONRY
	MATL.	MATERIAL (S)
	MAX.	MAXIMUM
	M.B.	MARKER BOARD
	MBR.	MEMBER
	MECH.	MECHANICAL
	MED.	MEDIUM
	MEMB.	MEMBRANE
	MEZZ.	MEZZANINE
	MFTR.	MANUFACTURE (R)
	M.H.	MANHOLE
	MIN.	MINIMUM
	MIR.	MIRROR
	MISC.	MISCELLANEOUS
	MLDG.	MOLDING
	M.O.	MASONRY OPENING
	MOD.	MODULAR
	MOV.	MOVABLE
	M.R.T.	MOISTURE RESISTANT TREATED
	MT.	MOUNT
	MTD.	MOUNTED
	MTG.	MOUNTING
	MTL.	METAL
	MULL.	MULLION
	MULT.	MULTIPLE
	MW.	MICROWAVE
N	N.	NORTH
	NAT.	NATURAL
	N.I.C.	NOT IN CONTRACT
	NOM.	NOMINAL
	N.R.	NOISE REDUCTION
	N.R.C.	NOISE REDUCTION COEFFICIENT
	N.T.S.	NOT TO SCALE
O	O.A.	OVERALL
	O.C.	ON CENTER
	O.D.	OUTSIDE DIAMETER
	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
	OFC.	OFFICE
	O.H.	OVERHEAD/OPPOSITE HAND
	OPG.	OPENING
	OPP.	OPPOSITE
	ORIG.	ORIGINAL
	O.S.B.	ORIENTED STRAND BOARD
P	P.B.	PARTICLE BOARD
	PTN.	PARTITION
	P.C.	PRECAST
	P.C.F.	POUNDS PER CUBIC FOOT
	P.C.PL.	PORTLAND CEMENT PLASTER
	PED.	PEDESTAL
	PERF.	PERFORATE (D)
	PERIM.	PERIMETER
	PERM.	PERMANENT
	PERP.	PERPENDICULAR
	P.L.F.	POUNDS PER LINEAR FOOT
	PKG.	PARKING
	PL.	PLATE
	P.L.	PROPERTY LINE
	PLAS.	PLASTER
	P.LAM.	PLASTIC LAMINATE
	PLBG.	PLUMBING
	PLAST.	PLASTIC
	PLYWD.	PLYWOOD
	PNL.	PANEL
	PNT.	PAINT (ED)
	POS.	POSITIVE
	PREFAB.	PREFABRICATE (D)
	PREFIN.	PREFINISH (ED)
	PRJ.	PROJECT
	P.T.	POST TENSIONED
	P.S.F.	POUNDS PER SQUARE FOOT
	P.S.I.	POUNDS PER SQUARE INCH
	PT.	POINT
	P.V.C.	POLYVINYL CHLORIDE
Q	Q.T.	QUARRY TILE
R	R.	RISER
	RAD.	RADIUS
	R.A.	RETURN AIR
	R.C.P.	REFELCTED CEILING PLAN
	R.D.	ROOF DRAIN
	REBAR.	REINFORCING BAR (S)
	RECEP.	RECEPTACLE
	REF.	REFERANCE
	REFG.	REFRIGERATOR
	REG.	REGISTER
	REINF.	REINFORCE (D)/ REINFORCING
	REM.	REMOVE
	REQ.	REQUIRED
	REQD	REQUIRED
	RESIL.	RESILIENT
	RET.	RETURN
	RFG.	ROOFING
	REFL.	REFLECTED
	R.H.	RIGHT HAND
	RM.	ROOM
	R.O.	ROUG OPENING
	R.O.W.	RIGHT OF WAY
	REV.	REVERSE (SIDE)/ REVISE(D)
S	S.	SOUTH
	S4S	SURFACED FOUR SIDES
	S.AF.B.	SOUND ATTENUATING FIRE BLANKET
	S.C.	SOLID CORE
	SCHED.	SCHEDULED
	SCR.	SCREEN
	SDG.	SIDING
	SEC.	SECTION
	S.S.	SERVICE SINK
	S.G.D.	SLIDING GLASS DOOR
	SHT.	SHEET
	SHTG.	SHEATHING
	SIM.	SIMILAR
	SKYLT.	SKYLIGHT
	SLV.	SLEEVE
	SPEC.	SPECIFICATION(S)
	SPKR.	SPEAKER
	SPCL.	SPECIAL
	SQ.	SQUARE
	S.STL.	STAINLESS STEEL
	S.S.M.	SOLID SURFACE MATERIAL
	STA.	STATION
	S.T.C.	SOUND TRANSMISSION CLASS
	STD.	STANDARD
	STG.	STORAGE
	STL.	STEEL
	STRUC.	STRUCTURE/STRUCTURAL
	SUBST.	SUBSTITUTE
	SURF.	SURFACE
	SUSP.	SUSPENDED
	S.V.	SHEET VINYL
	S.W.C.	SPECIAL WALL COVERING
	SYM.	SYMETRICAL
	STN.	SYNTHETIC
	S.Y.P.	SOUTHERN YELLOW PINE
	SYS.	SYSTEM
U	UNFIN.	UNFINISHED
	UR.	URINAL
V	VAR.	VARIES
	V.C.T.	VINYL COMPOSITION TILE
	VEN.	VENEER
	VERT.	VERTICAL
	VOL.	VOLUME
	V.T.	VINYL TILE
	VWC	VINYL WALL COVERING
W	W	WEST
	W/	WITH
	W/O	WITHOUT
	W.B.	WOOD BASE
	W.C.	WATER CLOSET
	WD.	WOOD
	W.HN.	WALL HUNG
	W.I.	WROUGHT IRON
	WIN.	WINDOW
	W.P.	WATER PROOFING
	W.R.	WATER REPELLENT (RESISTANT)
	W.S.	WATER STOP
	WNSCT.	WAINSCOT
	W.T.	WINDOW TREATMENT
	W.H.	WATER HEATER
	W.T.W.	WALL TO WALL
	W.V.	WOOD VENEER
	W.W.F.	WELDED WIRE FABRIC

DRAWINGS SYMBOLOGY LEGEND



SHEET/DRAWING NUMBERS

DISCIPLINE/SERIES
A=ARCHITECTURAL
C=CIVIL
E=ELECTRICAL
G=GENERAL IFORMATION/LIFESAFETY
I=INTERIOR DESIGN
L=LANDSCAPE
M=MECHANICAL
P=PLUMBING
S=STRUCTURAL

SHEETTYPE SUB SERIES
AD=DEMOLITION PLANS, SECTIONS AND ELEVATIONS
0=GENERAL NOTES AND GUIDELINES
1=SITE PLANS
2=FLOOR PLANS
3=EXTERIOR ELEVATIONS
4=BUILDING AND WALL SECTIONS
5=ROOF PLAN
6=INTERIOR ELEVATIONS
7=DOORS,WINDOWS AND PARTITIONS
8=REFLECTED CEILING PLANS
9=FINISH PLANS

VIEW NAME



DOOR AND OPENING TAGS



KEYNOTE TAG



CEILING TAG



ROOM TAGS

BUILDING AND WALL SECION



INTERIOR ELEVATION AND EXTERIOR ELEVATION

REVISION IDENTIFICATION

MATCHLINE REFERENCE



ALIGN FACE OF OBJECTS/



STRUCTURAL GRID LINES


EARTH


GRAVEL/STONE


CONCRETE- CAST IN PLACE


STUCCO


CONCRETE MASONRY UNIT

BRICK


STONE


SAND/MORTAR


ALUMINUM


STEEL


PLASTIC LAMINATE


FINISHED WOOD


PARTICLE BOARD


ACOUSTIC CEILING TILE


CARPET


BATT INSULATION


RIGID INSULATION


GYPSUM WALLBOARD


PLYWOOD


EXTERIOR SHEATHING

THE MATERIAL HATCH PATTERN KEY IS PROVIDED AS A GENERAL GRAPHIC REFERENCE ONLY. REFER TO MATERIAL NOTES AND LEGENDS FOR ACTUAL MATERIAL DESIGNATIONS. HATCHES PROVIDED ON FINISH PLANS, RCP'S, OR ANY OTHER DRAWING HAVING ITS OWN KEYED NOTATION AND GRAPHICAL LEGEND WILL SUPERCEDE THIS KEY.


DIMENSION TO CENTERLINE


DIMENSION TO FACE

WALL SECTION

DOOR NUMBER



ROOM NUMBER



ENLARGED PLAN/DETAIL

REVISION

EXISTING WALLS AND STRUCTURE

EXISTING CONSTRUCTION TO BE REMOVED

DETAIL/ WALL SECTION

GENERAL REQUIREMENTS

1. DOCUMENTS WERE PREPARED FROM SURVEYS AND ORIGINAL BUILDING CONSTRUCTION DOCUMENTS THEY ARE NOT INTENDED TO INDICATE ALL UNFORESEEN CONDITIONS WHICH MAY EFFECT ARCHITECTURAL ELEMENTS TO BE CONSTRUCTED. NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES AND ALL CONSTRUCTION DISCIPLINES MUST VISIT THE SITE TO UNDERSTAND THE EXISTING CONDITIONS RELATIVE TO NEW CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION, MEANS AND METHODS AND SCHEDULING OF THE WORK AS WELL AS FIRE PREVENTION, COORDINATION, ORDERING, DELIVERY AND STORAGE OF MATERIALS
3. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL DESIGN
4. REFER TO MEP PLANS, NOTES AND SPECIFICATIONS FOR INFORMATION ON MECHANICAL, ELECTRICAL AND PLUMBING WORK
5. REFER TO STRUCTURAL PLANS, NOTES AND SPECIFICATIONS FOR ALL STRUCTURAL RELATED CONTRUCTION INFORMAION
6. REFER TO SHEET GS-120 FOR ALL ACCESSIBITY REQUIREMENTS.

GENERAL SCOPE

1. CONTRACTOR SHALL PROVIDE TEMPORARY FACILITIES IF REQUIRED IN ORDER TO PERFORM THE WORK INCLUDING:
   - TEMPORARY BARRICADES
   - TEMPORARY LIGHT AND POWER
   - WATER
   - TELEPHONE
2. CONTRACTORS SHALL PROVIDE SHOP DRAWINGS, PERMITS AND FEES ASSOCIATED WITH THE WORK.
3. CONCRETE:
   - PROVIDE STRUCTURAL CONCRETE FOUNDATION AND BUILDING SLAB PER STRUCTURAL DRAWINGS.
   - PROVIDE RAMPS AND STEPS PER ARCHITECTURAL AND STRUCTURAL DRAWINGS
4. MASONRY
   ALL MASONRY WALLS TO REMAIN.
   REPAIR/REPOINT ANY MORTAR
5. WOOD AND WOOD FRAMING DESCRIBED IN THE DRAWINGS TO INCLUDE:
   - WOOD FRAMING AT EXTERIOR WALLS
   - INTERIOR WALL PARTITIONS
   - MILLWORK
   - FINISH HARDWARE
   - ROUGH HARDWARE
   - ANCHORING DEVICES

   FIRE STOPPING- PROVIDE FIRE STOPPING AT LOCATIONS WHERE REQUIRED BY CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING PENETRATIONS:
   - DUCT WORK AS REQUIRED BY CODE
   - CONDUIT
   - CABLING IF PROVIDED
   - PIPING AS REQUIRED BY CODE
6. DOORS AND WINDOWS:
   - PROVIDE DOORS AS SHOWN ON DOOR SCHEDULES
     1. EXTERIOR DOORS SHALL HAVE A FULL GLASS PANEL INSUALTED PER DOOR SCHEDULE SHGC VALUES.
     2. INTERIOR DOORS SHALL HAVE NO GLAZING

   PROVIDE WINDOWS AS SHOWN ON WINDOW SCHEDULES
7. INTERIOR FINISHES
   - PROVIDE 5T&G WD CEILINGS AND PTD SHIPLAP WD SIDING AT WALLS ACCORDING TO MANUFACTURERS REQUIREMENTS. OR APPROVED OR EQUAL SUBSTITUTION
   - REPLACE AND/OR REPAIR EXISTING WOOD CEILING.
   - PREPARE ALL SURFACES WITHIN THE AREA OF WORK ACCORDING TO MANUFACTURERS SPECIFICATIONS.
   - CAULK ALL DISIMILAR JOINTS AND GAPS PRIOR TO PREVENT CRACKING AND INSECT INTRUSION.
   - PREPARE AND PAINT ALL WALL AND CEILING SURFACES ACCORDING TO MANUFACTURERS SPECIFICATIONS.
8. EXTERIOR FINISHES
   EXISTING STONE TO REMAIN
   REPAIR /REPOINT EXISTING MORTAR AS REQUIRED
9. TYPICAL NOTES FOUND ON DRAWINGS
   INSTALL METAL DRIP EDGE AT FASCIA BOARD AND EXTEND METAL ROOFING 1" PAST ALL FASCIA BOARDS .
   - EXTERIOR SHEATHING - MINIMUM OF 7/16" OSB OR AS SPECIFIED BY STRUCTURAL ENGINEER
     ALL SUBSTRATE, INSULATION AND FINISHES PER MANUFACTURERS RECOMMENDATIONS
   - VERTICAL CONTROL JOINTS AND SIDING JOINTS SHALL ALIGN WITH WINDOWS, DOORS AND BREAKS IN SLABS OR INTERIOR CORNER TRANSITIONS
   - THE FOLLOWING CLEARANCES FROM GRADE TO FINISHES SHALL BE AS FOLLOWS:
     1. 4" AT GRADE AND/OR LANDSCAPE BEDS
     2. 2" AT PAVED AREAS AND/OR ANY OTHER SURFACE UNLESS AT ENTRY DOORS.
   - PER CODE, WEATHER BARRIER IS REQUIRED UNDER ALL EXTERIOR FINISH LAYERS. ALL VERTICAL SIDING REQUIRES A DRAINABLE WEATHER BARRIER OR 1X TREATED FURRING STRIPS AT 48" O.C. THE VAPOR BARRIER SHALL EXTEND THE FULL LENGTH OF WALL, OVERLAPPING JOINTS PER MANUFACTURERS REQUIREMENTS, 1" BEYOND BOTTOM OF SHEATHING.
   - INSTALLER MAY USE PAPER BACKED SELF FURRING (1/4") METAL LATHE OR PROVIDE (1) LAYER OF FELT #15 PAPER AND 1/4" SELF FURRING LATHE OVER TOP OF FIRST LAYER OF BUILDING WRAP TO CREATE THE 2-LAYER OF PROTECTION AT ALL STUCCO AND MASONRY CONDITIONS.
10. MILLWORK:
    - CONTRACTOR SHALL BUILD/INSTALL ALL COUNTERTOPS FOR TOILET ROOMS.
    - INSTALL FOAM BACK RODS AND SEALANT AROUND WINDOWS AND DOOR BEFORE INSTALLING CASINGS AND/OR GYP BD SURROUNDS. ALL GRAB BARS SHALL BE SUPPORTED WITH BLOCKING PER SECTION 1608.8.2 WITH A SINGLE CONCENTRATED LOAD OF 250 LBS APPLIED IN ANY DIRECTION AT ANY POINT ON GRAB BAR.
11. SIGNAGE:
    - PROVIDE HOUSE NUMBER SIGNAGE, INTERIOR SIGNAGE AS REQUIRED BY CODE, TAS AND ADA.
    - BUILDING SIGNAGE AND WAY-FINDING SIGNAGE SHALL BE PROVIDED BY OTHERS.
    - PROVIDE 3/4" PLYWOOD BEHIND 2X4 FRAMING TURNED ON SIDE BETWEEN STUDS AT EXTERIOR WALL SIGN

GENERAL SITE PLAN NOTES

1. REFER TO MEP DRAWINGS FOR THE FOLLOWING:
   - ELECTRICAL POWER SUPPLY FOR SITE LIGHTING
   - ELECTRICAL PANEL
   - COORDINATION OF SITE UTILITY TO THE BUILDING
2. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL LOCATIONS OF TRANSFORMERS, ELECTRICAL METERS AND PANELS, GAS METERS, WATER METER CONDENSERS, CATV, TELEPHONE AND SIMILAR SITE UTILITIES WITH THE APPROVED SITE DEVELOPMENT PERMITS, MEP AND CIVIL DRAWINGS
5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CONSULTING ENGINEERS IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS PRIOR TO COMMENCEMENT OF SCHEDULED WORK FOR DIRECTION

GENERAL FLOOR PLAN NOTES

1. REFER TO SHEET A201 FOR FLOOR PLANS
2. DO NOT SCALE DRAWINGS
3. FIELD VERIFY ALL DIMENSIONS TO EXISTING CONDITIONS BEFORE STARTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. REFER TO STRUCTURAL AND MEP DRAWINGS FOR ALL SLAB PENETRATIONS
5. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND CONCRETE TRANSITIONS BETWEEN EXISTING AND NEW CONSTRUCTION.
6. REFER TO MEP DRAWINGS FOR MECHANICAL, PLUMBING AND ELECTRICAL RELATED ITEMS. ALL EQUIPMENT AND DEVICES SHALL BE COORDINATED WITH PLANS.
7. REFER TO SHEET A-201 FOR ALL FINISH SCHEDULES, DOOR SCHEDULES, HARDWARE
9. SEE FIRST FLOOR PLAN FOR TYPICAL BUILDING SECTION AND WALL SECTION KEYS
11. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB DROPS, SLOPES AND SLAB TRANSITIONS
12. EXTERIOR DIMENSIONS ARE TO FACE OF SLAB, FACE OF STEP IN SLAB OR SLOPE DIRECTION, FACE OF CMU AND/OR FACE OF FRAMING
13. INTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED
14. DIMENSIONS SHOWN TO C.L. REFERS TO CENTER OF DOOR, WINDOW, PARTITION OR ASSEMBLY.
15. ANGLED WALLS ARE TO BE CONSIDERED 45 DEGREES U.N.O.
16. DOORS NOT LOCATED WITH A DIMENSION SHALL BE EITHER CENTERED ON SPACE AS SHOWN ON PLAN OR 4" FROM SIDE WALL AS SHOWN ON PLAN
17. ALL FRAMED WALLS SHALL BE 2X4
18. PROVIDE CONTINUOUS BLOCKING IN FRAMED WALL CAVITY FOR ALL GRAB BARS AND MILLWORK SCHEDULED TO BE MOUNTED TO WALL
19. ALL WINDOWS AND DOORS SHALL HAVE GYP BD RETURNS

GENERAL ROOF PLAN NOTES

1. REFER TO SHEET A-301 FOR ROOF PLANS
2. ALL ROOFS SHALL BE CONSTRUCTED WITH ROOF PITCHES AS SHOWN ON PLANS
3. REFER TO METAL BUILDING MANUFACTURER FOR ALL ROOF, ROOF ATTACHMENTS
4. AT MINIMUM, DRIP EDGES AT ALL EAVES.
5. VERIFY ALL ROOF PENETRATIONS WITH MEP DRAWINGS.
6. ALL RESPECTIVE TRADES SHALL BE RESPONSIBLE FOR PROVIDING PROPER FLASHING, CRICKETS, AND TERMINATIONS AS REQUIRED PER EACH MANUFACTURERS RECOMMENDATIONS AND TRADES SHALL ENSURE ALL PENETRATIONS THOUGH ROOF ARE WATER TIGHT.
7. PROVIDE GRAVEL PERIMETER OF BUILDING AT GRADE. ENSURE GRADE SLOPES POSITIVELY AWAY FROM BUILDING TO ENSURE PROPER DRAINAGE..
8. PROVIDE ROOF VENTING PER CODE
9. AT MINIMUM UPPER AND LOWER NET FREE VENTILATION IS REQUIRED TO MEET CODE

REFLECTED CEILING PLAN NOTES

1. REFER TO SHEET A-301 FOR REFLECTED CEILING PLAN
2. SEE FINISH SCHEDULE FOR CEILING TYPES U.N.O.
3. SEE RCP FOR LOCATION OF LIGHT FIXTURES.
4. ALL FIXTURES, DEVICES, MAY NOT BE INDICATED. COORDINATE WITH MEP AND PROVIDE ADDITIONAL FIXTURES AND DEVICES FOR GREATER QUANTITIES IF A DISCREPANCY IS FOUND.
5. REFER TO MECHANICAL DRAWINGS FOR ALL AIR AND MECHANICAL EQUIPMENT DEVICES.
6. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING AND POWER.
7. ALL CEILINGS SHALL BE AS NOTED.

PARTITION TYPE GENERAL NOTES

1. ALL INTERIOR WALL FINISHES ARE TO BE SHIPLAP U.O.N.
2. ALL PARTITIONS SHALL BE BRACED TO STRUCTURE AT 45 DEG. DIAGONAL AT 4'-0" O.C.
3. ALL PARTITIONS THAT HAVE OUTLETS SHALL STAGGER BACK-TO-BACK OUTLET BOXES ON OPPOSITE SIDES OF STUD
4. U.N.O. ALL PARTITIONS SHALL EXTEND 6" ABOVE THE HIGHEST ADJACENT CEILING. REFER TO RCP PLANS FOR CEILING HEIGHTS.
5. AT ELECTRICAL PANEL, PROVIDE A 2X6 WALL TO CONCEAL PANEL/CONDUIT.
6. PROVIDE WOOD CONTINUOUS BLOCKING WITHIN PARTITION BEHIND ALL GRAB BARS, WALL MOUNTED ACCESSORIES, WALL MOUNTED AND WALL HUNG CASEWORK AND COUNTERTOPS.

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REGISTERED ARCHITECT
JENNIFER S. JOHNSON
26600
STATE OF TEXAS

ISSUE DATE: 06/24/2018

No.	Description	Date

IMMERSION OUTFITTERS MINISTRIES

IMMERSION OUTFITTERS MINISTRIES
BRAUN RD CAMPUS
9599 Braun Rd
San Antonio, TX

SYMBOLS & GENERAL NOTES

Project Number	2018-002
Date	06-24-2018
Drawn By	GSJ
Checked By	TBD

GS101

Scale As indicated

OCCUPANCY CLASSIFICATION AND CONSTRUCTION TYPES

BUILDING TYPE	OCCUPANCY GROUP	CONSTRUCTION TYPE	FIRE PROTECTION
OFFICE	GROUP B	TYPE V B	NOT SPRINKLED

GENERAL BUILDING CODE NOTES FOR TYPE V-B CONSTRUCTION

- TYPE V-B ONE STORY BUILDING - PROVIDE A FIRE ALARM PER REQUIRED LOCAL CODES.
- REFER TO A101 PLAN FOR FIRE PROTECTION SITE ACCESS.
- TABLE 803.11 - FINISHES SHALL BE CLASS C RATING IN CORRIDORS, STAIRS, ROOMS AND ENCLOSED SPACES.
- SEE MEP DRAWINGS FOR FIRE/SMOKE DETECTION.
- PROVIDE FIRE EXTINGUISHER IN KITCHEN WITHIN 30' OF RANGE.
- KITCHEN IS TO BE A WARMING KITCHEN FOR CATERED FOOD. NO FOOD WILL BE PREPARED ON SITE.

ALLOWABLE AREA INFORMATION - TABLE 504.3, 504.4, & 506.2

ALLOWABLE AREA	FLOOR LEVEL	ALLOWABLE AREA PER FLOOR	ACTUAL AREA PER FLOOR
	1 ST FLOOR EXISTING		607 SF
	1 ST FLOOR ADDITION		845 SF
	TOTALS	9,000 SF	1,452 SF
ALLOWABLE BUILDING HEIGHT (IN FEET)/STORIES		MAX ALLOWABLE HEIGHT	ACTUAL BUILDING HEIGHT
		40'-0" / 2 STORIES	13'-0" (10'-0" + AVG OF T.O.P.-RIDGE)

OCCUPANT LOAD CALCULATIONS

OCCUPANT TYPE (TABLE 1004.1.1)	FLOOR AREA (S.F.) PER PERSON	AREA	NO. OF PEOPLE
MAIN OFFICE ROOM	100 GROSS SF PER PERSON	482 SF	5 PEOPLE
FOYER	100 GROSS SF PER PERSON	185 SF	2 PEOPLE
STUDY	100 GROSS SF PER PERSON	290 SF	3 PEOPLE
KITCHEN	100 GROSS SF PER PERSON	244 SF	3 PERSON
		TOTAL OCCUPANT LOAD	11 PEOPLE

FIRE RESISTANCE REQUIREMENTS - TYPE V-B CONSTRUCTION

PRIMARY STRUCTURAL FRAME		ALLOWABLE	ACTUAL	DOOR RATING	NOTES
		0 HOUR		0 HOUR	N/A
EXTERIOR WALLS - TABLE 602	RATING	ALLOWABLE	ACTUAL		
BEARING WALLS	BOTH SIDES				
5' ≤ X < 10' SEPARATION DIST.		1 HOUR	NA	0 HOUR	TABLE 601 & 602
10' ≤ X< 30' SEPARATION DIST.		0 HOUR	NA	0 HOUR	TABLE 602
NON-BEARING WALLS	BOTH SIDES				
10' ≤ X < 30' SEPARATION DIST.		0 HOUR	0 HOUR	0 HOUR	TABLE 601
NON-BEARING WALLS	INTERIOR SIDE	0 HOUR	0 HOUR	0 HOUR	TABLE 602
INTERIOR WALLS	RATING	ALLOWABLE	ACTUAL		
BEARING WALLS		0 HOUR	0 HOUR	0 HOUR	TABLE 601
NON-BEARING WALLS		0 HOUR	0 HOUR	0 HOUR	TABLE 601

NOTE: PROVIDE FIRE PARTITIONS AND FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES (SEC.718.2, 718.3 & 718.4)

EXITING REQUIREMENTS

DESCRIPTION	DOOR WIDTH	MIN CORRIDOR WIDTH	PROVIDED CORRIDOR WIDTH	MAXIMUM TRAVEL DISTANCE
MAIN OFFICE	36"	5 PERSON X 0.2" = 1.0" - (36")	NA	21' - 5"
FOYER	36"	2 PEOPLE X 0.2" = 0.4" - (36")	60"	35' - 0"
STUDY	36"	3 PEOPLE X 0.2" = 0.6" - (36")	NA	22' - 4"
KITCHEN	36"	3 PEOPLE X 0.2" = 0.6" - (36")	44"	34' - 8"

NOTE:
NUMBER OF EXITS - 3
11 PEOPLE = 2 EXITS PER TABLE 1006.3
TOTAL EXITS PROVIDED = 3
TRAVEL DISTANCE-
MAXIMUM OF 11 PEOPLE = 75' (LINEAR FEET) TRAVEL DISTANCE ALLOWED PER TABLE 1006.3.2

APPLICABLE CODES, BARRIER FREE & SUBMITTALS

CITY OF SAN ANTONIO APPLICABLE CODES

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 NATIONAL ELECTRICAL CODE

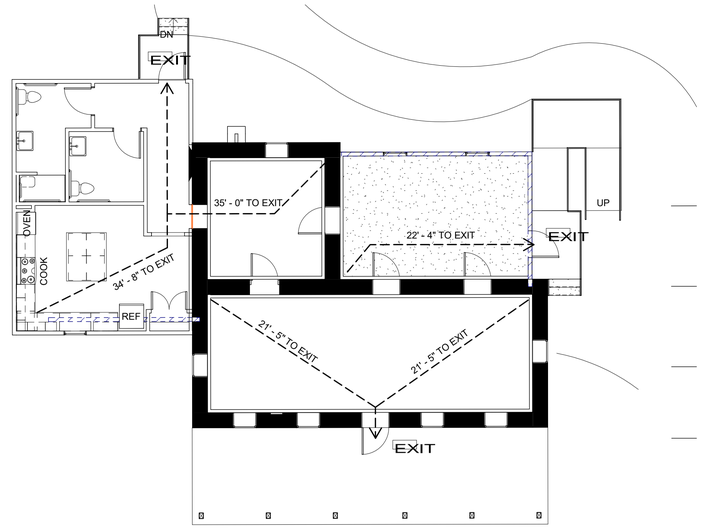
THIS PROJECT HAS BEEN DESIGNED WITH THE INTENT TO MEET THE FOLLOWING ACCESSIBILITY GUIDELINES

ADAG - AMERICAN WITH DISABILITIES ACT GUIDELINES - 2010

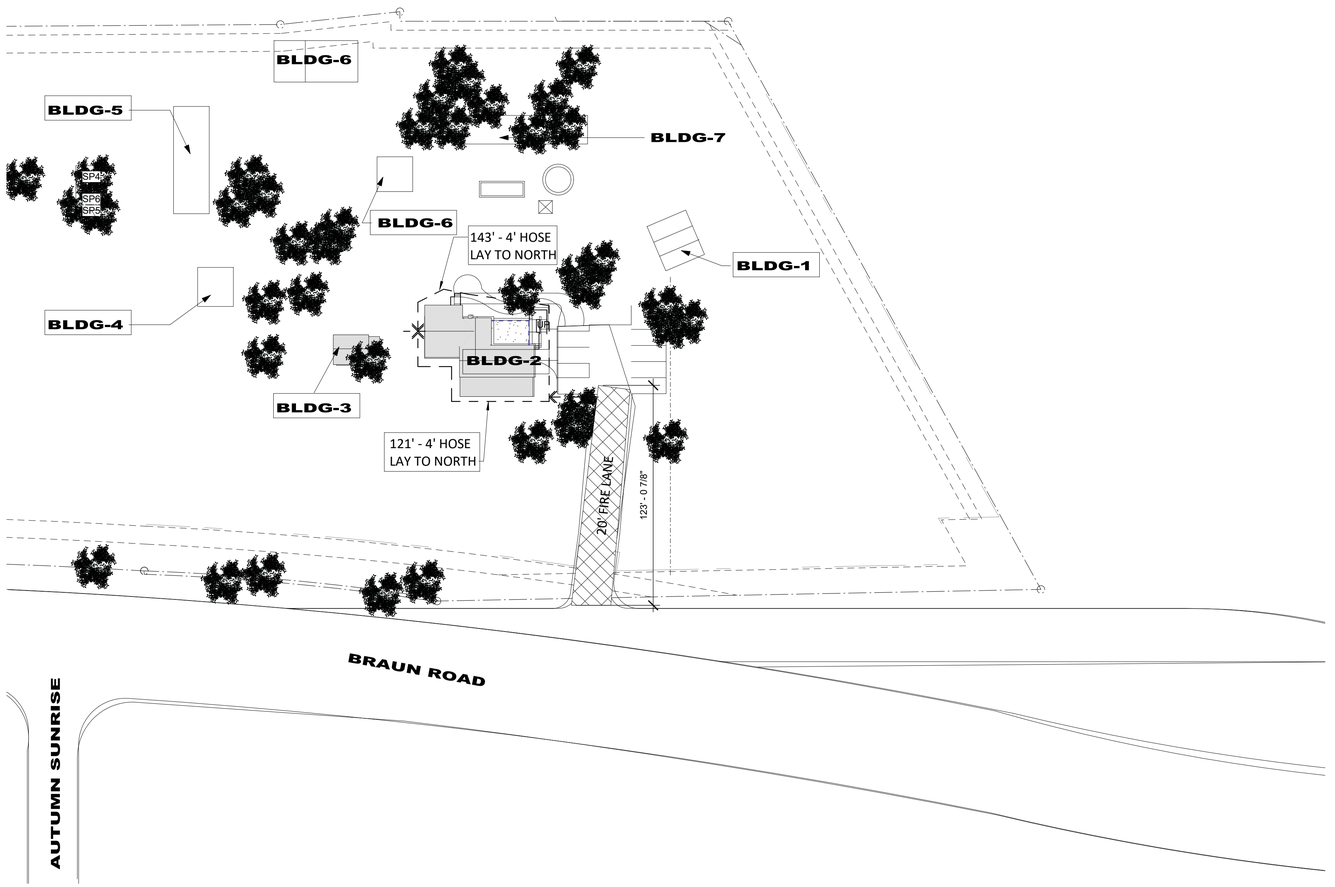
TAS - TEXAS ACCESSIBILITY STANDARDS - 2012

DEFERRED SUBMITTALS

-FIRE ALARM, FIRE SPRINKLER,
-CATV/SECURITY (IF APPLICABLE)
-GAS AND POWER TRANSFORMER DESIGN
-MISC. STEEL FABRICATED CONSTRUCTION IF APPLICABLE
-MONUMENT SIGNAGE
-BUILDING SIGNAGE
-FENCING
-MISCELLANEOUS SITE STRUCTURES
-SIDEWALK, DRIVEWAYS AND MISC SITE WORK



2 EXITING PLAN AND FIRE SEPARATION PLAN
1/8" = 1'-0"



3 FIRE PROTECTION SITE PLAN
1" = 40'-0"

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REGISTERED ARCHITECT
GREGORY S. JOHNSON
6600
STATE OF TEXAS

ISSUE DATE: 06/24/2018

No.	Description	Date

IMMERSION OUTFITTERS MINISTRIES

IMMERSION OUTFITTERS MINISTRIES
BRAUN RD CAMPUS
9599 Braun Rd
San Antonio, TX

CODE SHEET

Project Number 2018-002
Date 06-24-2018
Drawn By Author
Checked By Checker

GS110

Scale As indicated

ACCESSIBILITY NOTES

1. REFER TO GS-120 FOR STANDARD ACCESSIBILITY DETAILS.
2. AT MINIMUM, THIS PROJECT MUST MEET 2010 AMERICAN DISABILITIES ACT AND AMERICAN DISABILITIES ACT GUIDELINES AND 2012 TEXAS ACCESSIBILITY STANDARDS, TO AND THROUGH THE SITE.
3. AN ACCESSIBLE ROUTE MUST BE PROVIDED THROUGH OUT THE ENTIRE SITE FOR ALL OCCUPANTS OF THE BUILDING INCLUDING THE GENERAL PUBLIC. THIS INCLUDES MEETING ADA, TAS AND ANY ADDITIONAL BARRIER FREE GUIDELINES AND REGULATIONS WHICH APPLY TO THIS PROJECT BY THE ENTITIES HAVING JURISDICTION AUTHORITY.
4. TRANSITIONS FROM SIDEWALKS TO BUILDING SLABS, DECKS, INCLUDING FINISHES APPLIED TO THE SLABS MUST NOT EXCEED 1/4" DIFFERENCE.
5. SLOPES OF FLATWORK AND CONCRETE SLABS AT ALL BUILDING ENTRANCES SHALL NOT EXCEED 2% - NOTE ADEQUATE CROSS SLOPES ARE NEEDED.
6. CHANGES OF LEVELS AT ALL DOOR TRANSITIONS SHALL NOT EXCEED 1/2" FROM THE TOP OF THRESHOLD TO THE FLOOR FINISH ON EITHER SIDE OF THE DOOR
7. AN ACCESSIBLE ROUTE CONSISTS OF A 3'-0" WIDE CLEAR PATH WITH NO STEPS OR OBSTRUCTIONS WITH NO MORE THAN A 2% CROSS SLOPE AND NO MORE THAN A 5% RUNNING SLOPE UNLESS A RAMP IS PROVIDED. RAMPS LONGER THAN 6'-0" IN LENGTH MUST HAVE HANDRAILS WHICH WOULD INCLUDE EXTENSIONS AT THE TOP AND BOTTOM OF RAMP. RAMP MUST NOT BE MORE THAN 1:12 RUNNING SLOPE OR 8.3%
8. IF RAMPS WITH HANDRAILS ARE REQUIRED, THE RAMP SHOULD BE GREATER THAN 3'-0" IN WIDTH SO HANDRAIL CAN BE MOUNTED ON WALK AND PROVIDE 3'-0" BETWEEN RAILS.
9. ALL/ANY PEDESTRIAN ACCESS GATES MUST HAVE AN 18" CLEAR PULL SIDE AND 12" CLEAR PUSH SIDE ACCESS AND APPROACH OF A MINIMUM OF 5'-0". ALSO, A 5'-0" MIN RADIUS OR A "T" TYPE TURN-AROUND IS REQUIRED AT ANY PEDESTRIAN GATE, DOOR OR END OF A PATH.
10. AT LEAST ONE VAN ACCESSIBLE PARKING SPACE MUST BE PROVIDED.
11. ALL ACCESSIBLE PARKING SPACES MUST BE AS CLOSE TO THE MAIN ENTRY OF THE BUILDING/DESTINATION AS POSSIBLE.
12. PROVIDE 1 ACCESSIBLE SIGN IN FRONT OF EACH ACCESSIBLE PARKING SPACE AT LOCATIONS AS SHOWN ON SITE PLAN
13. VEHICLE GATES MUST NOT SWING INTO ACCESSIBLE PARKING SPACES OR PEDESTRIAN WALKWAYS.
14. PROVIDE WHEEL STOPS AT ALL ACCESSIBLE PARKING SPACES AT BACK OF CURB RAMPS.
15. ALL TOILET ROOMS MUST MEET CLEARANCES AND TOLERANCES AS SHOWN ON SHEET GS-110 AS FOLLOWS:
    - A 5' RADIUS OR A "T" TYPE TURN-AROUND MUST BE PROVIDED IN A TOILET ROOM
    - A WATER CLOSET ADJACENT TO THE WALL
    - GRAB BARS MUST BE PROVIDED AT THE WATER CLOSET
    - CLEARANCE FROM SIDEWALL TO WATER CLOSET MUST MEET ALL REQUIRED TOLERANCES.
    - CLEARANCE FROM SIDEWALL TO CENTER OF LAV MUST MEET ALL REQUIRED TOLERANCES.
    - HEIGHT OF TOP OF RIM OF LAVATORY TO THE FINISHED FLOOR MUST MEET ALL REQUIRED TOLERANCES
    - ALL CONTROLS, ACCESSORIES AND FIXTURES MUST MEET REACH RANGES
    - PROVIDE INSULATION ON ALL PIPING UNDER COUNTERTOPS
    - CLEARANCES AT FIXTURES, ACCESSORIES AND EQUIPMENT MAY OVERLAP WITH EACH OTHER BUT THEY MAY NOT OVERLAP THE DOOR SWING AND LAV AND WATER CLOSET CLEAR FLOOR SPACES.
    - A 30" X 48" CLEAR FLOOR SPACE, CLEAR OF DOOR SWING CENTERED ON THE LAVATORY WITH FORWARD APPROACH ACCESS WHICH CAN EXTEND 19" UNDER COUNTER MUST BE PROVIDED.
16. A CLEAR FLOOR SPACE CLEAR OF THE DOOR SWING MUST BE 60" WIDE X 66" DEEP FROM WALL FINISH OF SIDE WALL AND BACK WALL RESPECTIVELY.

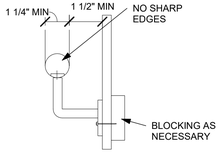


FIG. 505.5
HANDRAILS CLEARANCE

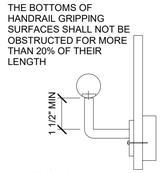
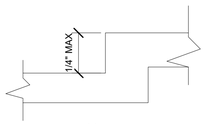
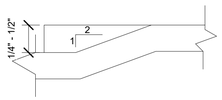


FIG. 505.6
HORIZONTAL PROJECTIONS BELOW GRIPPING SURFACE



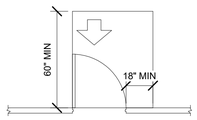
(c)
CHANGES IN LEVEL



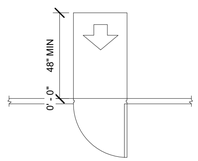
(d)
CHANGES IN LEVEL

ACCESSIBLE ROUTE

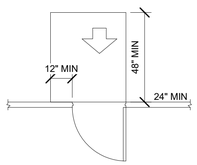
ACCESSIBLE ROUTES
N.T.S.



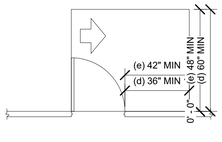
(a)
FRONT APPROACH, PULL SIDE



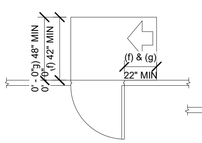
(b)
FRONT APPROACH, PUSH SIDE



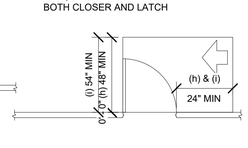
(c)
FRONT APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH



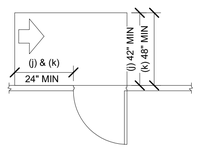
(d) HINGE APPROACH, PULL SIDE
(e) HINGE APPROACH, PULL SIDE



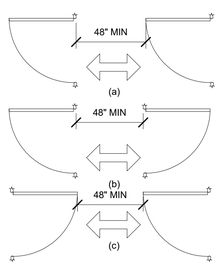
(f) HINGE APPROACH, PUSH SIDE
(g) HINGE APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH



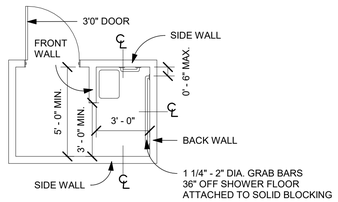
(h) LATCH APPROACH, PULL SIDE
(i) LATCH APPROACH, PULL SIDE DOOR PROVIDED WITH CLOSER



(j) LATCH APPROACH, PUSH SIDE
(k) LATCH APPROACH, PUSH SIDE DOOR PROVIDED WITH CLOSER



DOORS AND GATES
N.T.S.



ROLL-IN SHOWER
N.T.S.

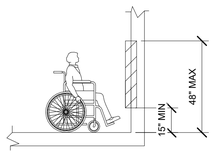
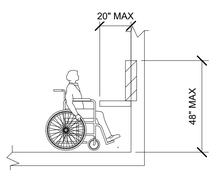


FIG. 308.2.1
UNOBSTRUCTED FORWARD REACH



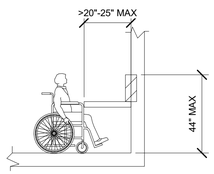


FIG. 308.2.2
OBSTRUCTED HIGH FORWARD REACH

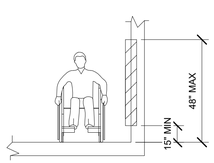
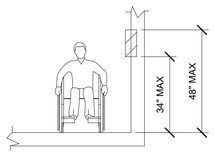


FIG. 308.3.1
UNOBSTRUCTED SIDE REACH



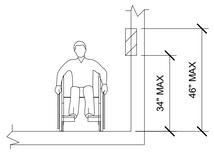
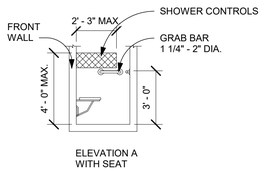
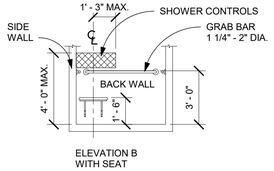


FIG. 308.3.2
OBSTRUCTED HIGH SIDE REACH

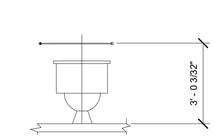
REACH RANGES
N.T.S.



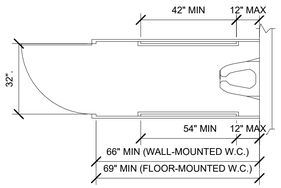
ELEVATION A
WITH SEAT



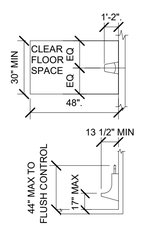
ELEVATION B
WITH SEAT



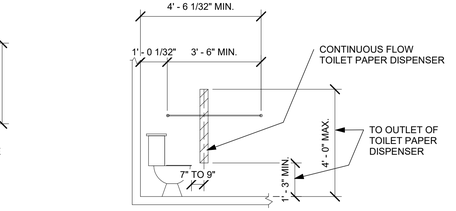
FLUSH VALVE CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC, MOUNTED ON THE "WIDE" OR OPEN SIDE OF TOILET AREA AND NO MORE THAN 44" ABOVE THE FLOOR

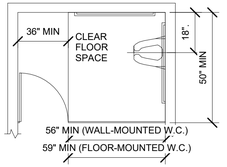


42" MIN LATCH APPROACH ONLY.
OTHER APPROACHES 48" MIN

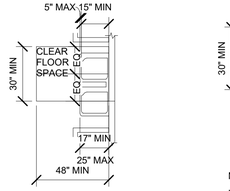


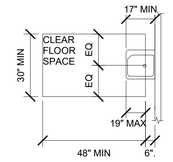
URINALS
N.T.S.



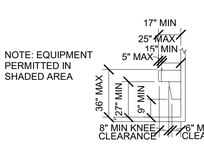


WATER CLOSETS
N.T.S.



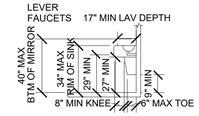


MIRROR



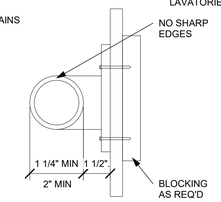
NOTE: EQUIPMENT PERMITTED IN SHADED AREA

LEVER FAUCETS



DRINKING FOUNDAINS

LAVATORIES AND SINKS



PROVIDE SOLID WOOD BLOCKING FOR GRAB BAR MOUNTING (250LBF)

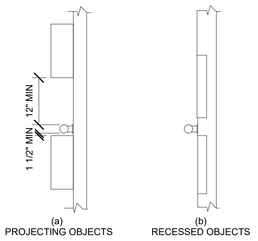


FIG. 609.3
SPACING GRAB BARS

HANDRAILS AND GRAB BARS
N.T.S.

ARCHITECT:
GSJohnson PLLC
San Antonio, TX
78254
(210) 275-7399

Absolutech Consultants, LLC
STRUCTURAL ENGINEERING
(210) 970-8484 Email: rahimi@absolutech.net
2211 N.W. Military Hwy., San Antonio, Texas 78213

STRUCTURAL ENGINEER:
ABSOLUTECH CONSULTANTS LLC
Rahim Rahimi
2211 N.W. Military Hwy #117
San Antonio, TX 78213
(210) 970 - 8484

HM3 ENGINEERING CONSULTANTS

MEP ENGINEER:
HM3 ENGINEERING
2902 N Flores St
San Antonio, TX 78212
(210) 393-1840

REGISTERED ARCHITECT
JENNIFER S. JOHNSON
#29600
STATE OF TEXAS

ISSUE DATE: 06/24/2018

No.	Description	Date

IMMERSION OUTFITTERS MINISTRIES

IMMERSION OUTFITTERS MINISTRIES
BRAUN RD CAMPUS
9599 Braun Rd
San Antonio, TX

ADA/TAS

Project Number	2018-002
Date	06-24-2018
Drawn By	Author
Checked By	Checker

GS120

Scale: As indicated

PROPERTY INFORMATION	
OWNER	IMMERSION OUTFITTERS INC.
PROPERTY ADDRESS	9599 BRAUN RD SAN ANTONIO, TEXAS 78254
PROPERTY ID	694754
GEOGRAPHICAL ID	18230-000-0250
ZONING	C-1, HE
PROPERTY USE CODE	098
LOT/BLOCK DESCRIPTION	NCB 18230 BLK LOT 25 (BRAUNS FARM COMMERCIAL) & NCB 15664

BUILDING NUMBER LEGEND	
BLDG NUMBER	DESCRIPTION
#1	EXISITING HISTORIC STRUCTURE TO REMAIN
#2	EXISTING BUIDLING - PROPOSED IMPROVEMENTS TO THIS BLDG ONLY
#3	EXISTING STRUCTURE TO REMAIN
#4	EXISTING RESTROOM BUILDING TO REMAIN
#5	EXISTING BUIDLING TO REMAIN
#6	EXISTING HISTORIC BARN TO REMAIN - NO WORK IN THIS AREA
#7	EXISTING HISTORIC BARN TO REMAIN - NO WORK IN THIS AREA
#8	EXISTING HISTORIC STRUCTURE TO REMAIN - NO WORK IN THIS AREA

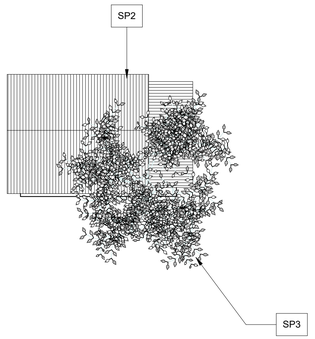
LEGAL DESCRIPTION
BRAUN'S FARM COMMERCIAL
BEING 5.858 ACRES OF LAND OUT OF N.C.B.18230
SAN ANTONIO, BEXAR COUNTY, TEXAS

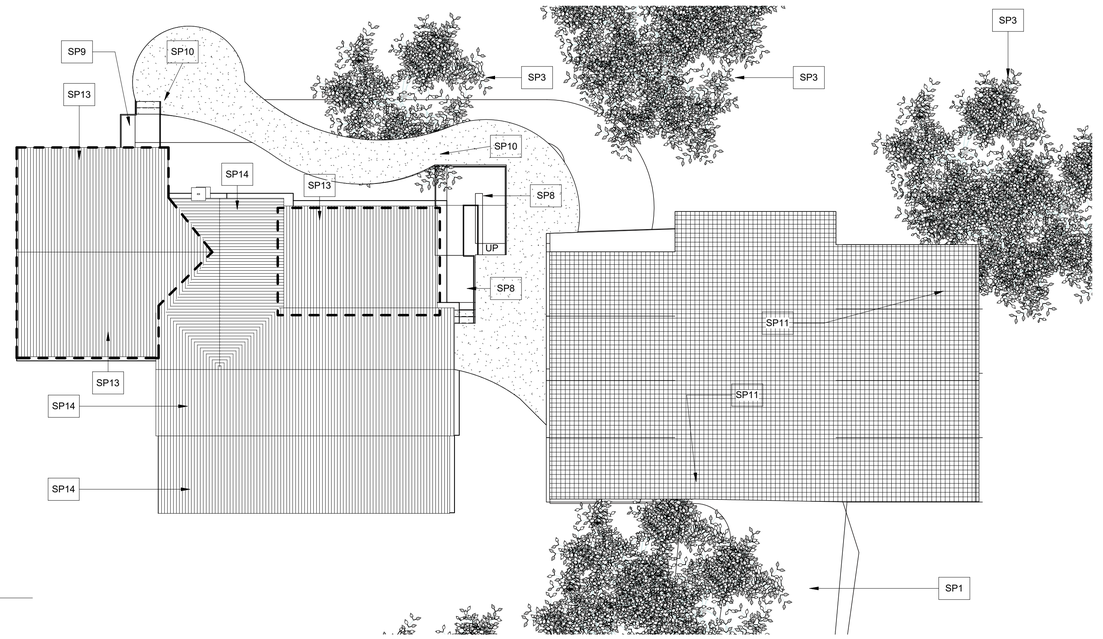
SITE PLAN GENERAL NOTES

1. REFER TO MEP SITE PLAN FOR THE FOLLOWING:
   - ELECTRICAL UTILITY FEEDS, TRANSFORMERS, DISTRIBUTION, METER & DISCONNECT.
   - MECHANICAL AC PAD LOCATIONS.
2. REFER TO ARCHITECTURAL SITE PLAN FOR THE FOLLOWING
   - PERVIOUS PAVING
   - ACCESSIBLE PARKING AND AN ACCESSIBLE PEDESTRIAN ROUTE.
3. REFER TO LANDSCAPE AFFIDAVIT - NO TREES SHALL BE REMOVED OR DISTURBED.

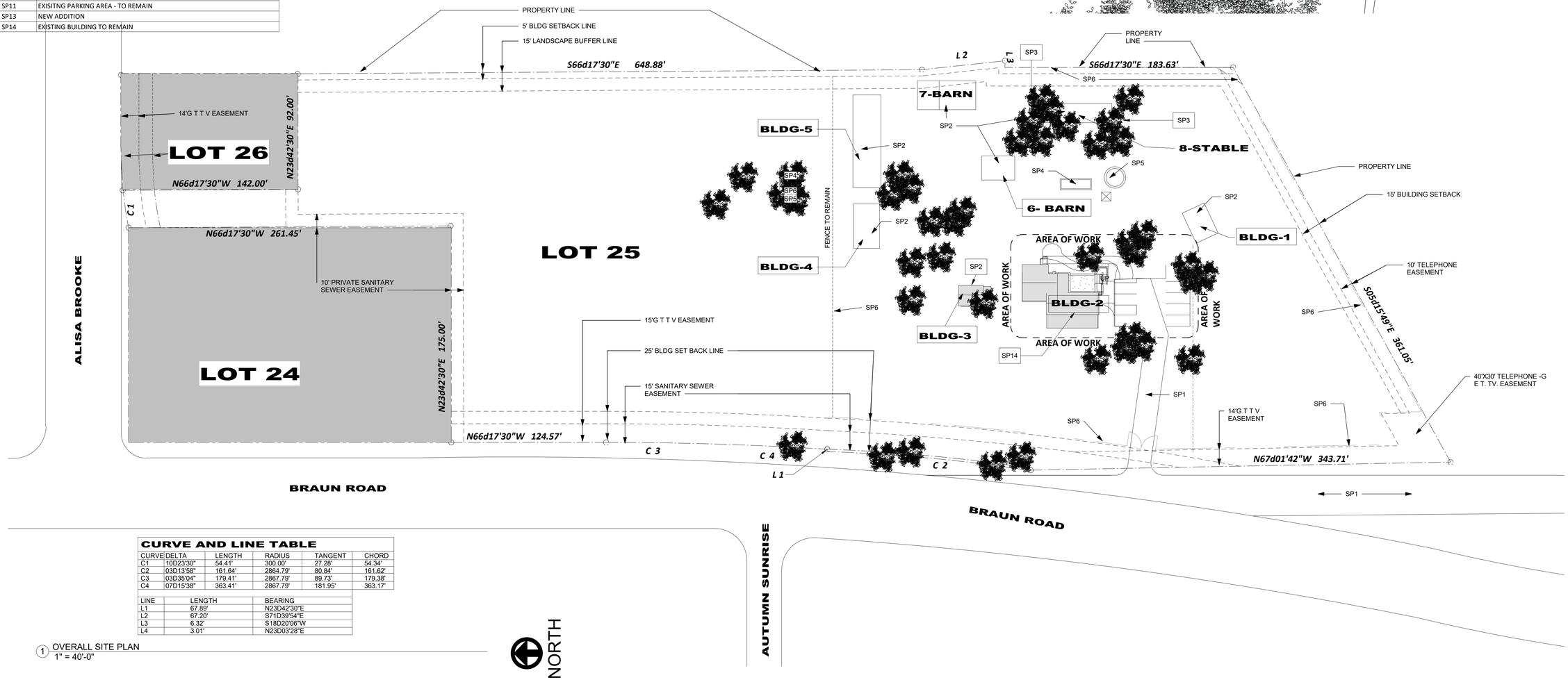
KEYNOTE LEGEND

SYMBOL	NOTE
SP1	EXISTING DRIVE - TO REMAIN
SP2	EXISTING STRUCTURE - TO REMAIN
SP3	EXISTING TREES - TO REMAIN
SP4	EXISTING CONCRETE TROUGH - TO REMAIN
SP5	EXISTING ABANDONED WATER TANK - TO REMAIN
SP6	EXISTING FENCE - TO REMAIN
SP8	NEW WOOD DECK AND WOOD RAMP
SP9	NEW WOOD DECK AND WOOD STEPS
SP10	NEW PERVIOUS CRUSHED GRANINTE WALK - PREPARE SOIL BY COMPACTING-ADD METAL EDGING
SP11	EXISITNG PARKING AREA - TO REMAIN
SP13	NEW ADDITION
SP14	EXISTING BUILDING TO REMAIN





③ ENLARGED SITE
1" = 10'-0"



CURVE AND LINE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD
C1	10D23'30"	54.41'	300.00'	27.28'	54.34'
C2	03D13'58"	161.64'	2864.79'	80.84'	161.62'
C3	03D35'04"	179.41'	2867.79'	89.73'	179.38'
C4	07D15'38"	363.41'	2867.79'	181.95'	363.17'

LINE	LENGTH	BEARING
L1	67.89'	N23D42'30"E
L2	67.20'	S71D39'54"E
L3	6.32'	S18D20'06"W
L4	3.01'	N23D03'28"E

① OVERALL SITE PLAN
1" = 40'-0"

NORTH

ARCHITECT:
GSJohnson PLLC
San Antonio, TX
78254
(210) 275-7399

Absolutech Consultants, LLC
STRUCTURAL ENGINEERING
(210) 970-8484 Email: rahimi@absolutech.net
2211 N.W. Military Hwy., San Antonio, Texas 78213

STRUCTURAL ENGINEER:
ABSOLUTECH
CONSULTANTS LLC
Rahim Rahimi
2211 N.W. Military Hwy #117
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HM3 ENGINEERING CONSULTANTS

MEP ENGINEER:
HM3 ENGINEERING
2902 N Flores St
San Antonio, TX 78212
(210) 393-1840

REGISTERED ARCHITECT
GSJOHNSON
6600
STATE OF TEXAS

ISSUE DATE: 06/24/2018

No.	Description	Date

IMMERSION OUTFITTERS MINISTRIES

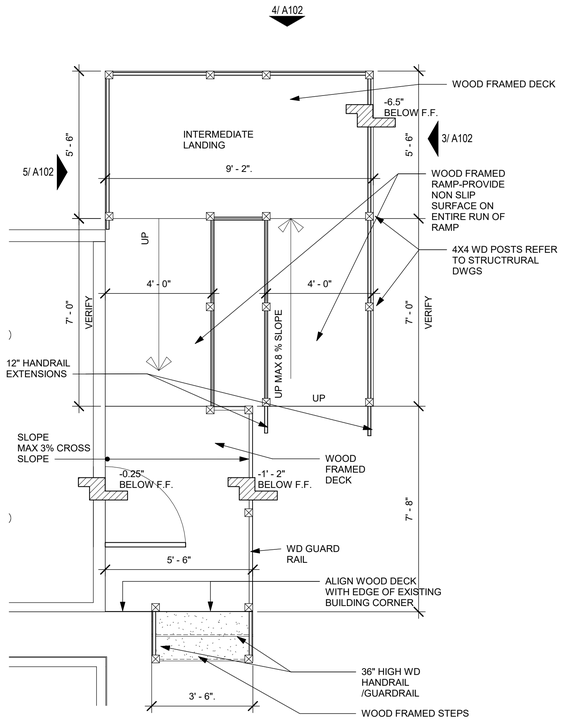
IMMERSION OUTFITTERS MINISTRIES
BRAUN RD CAMPUS
9599 Braun Rd
San Antonio, TX

SITE PLAN

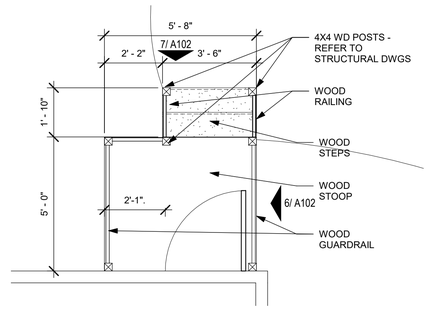
Project Number	2018-002
Date	06-24-2018
Drawn By	Author
Checked By	Checker

A101

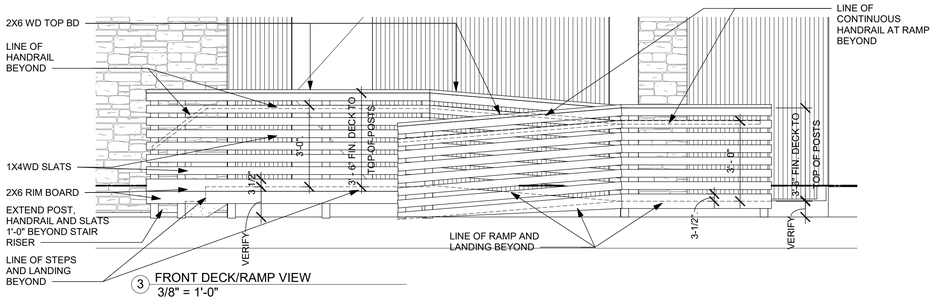
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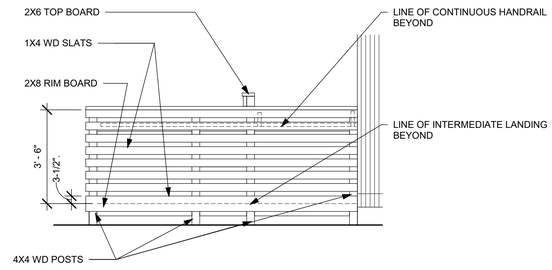
1 RAMP PLAN
3/8" = 1'-0"



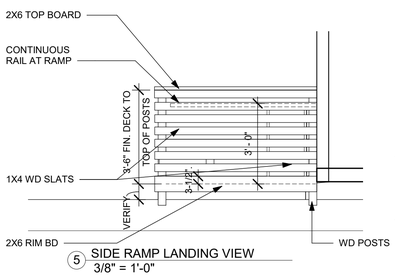
2 STAIR PLAN
3/8" = 1'-0"



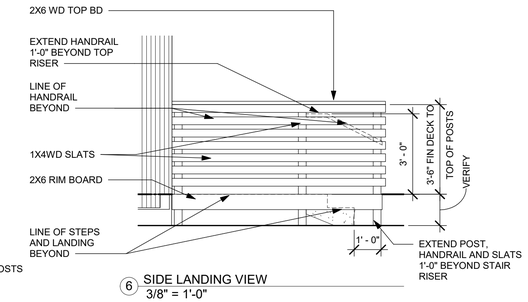
3 FRONT DECK/RAMP VIEW
3/8" = 1'-0"



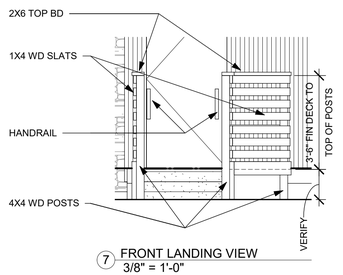
4 REAR RAMP LANDING VIEW
3/8" = 1'-0"



5 SIDE RAMP LANDING VIEW
3/8" = 1'-0"



6 SIDE LANDING VIEW
3/8" = 1'-0"



7 FRONT LANDING VIEW
3/8" = 1'-0"

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REGISTERED ARCHITECT
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ISSUE DATE: 06/24/18

No.	Description	Date

IMMERSION OUTFITTERS MINISTRIES

IMMERSION OUTFITTERS MINISTRIES
BRAUN RD CAMPUS
9599 Braun Rd
San Antonio, TX

EXTERIOR STEPS, RAMPS AND DECK PLANS, ELEVATIONS AND SECTIONS

Project Number 2018-002

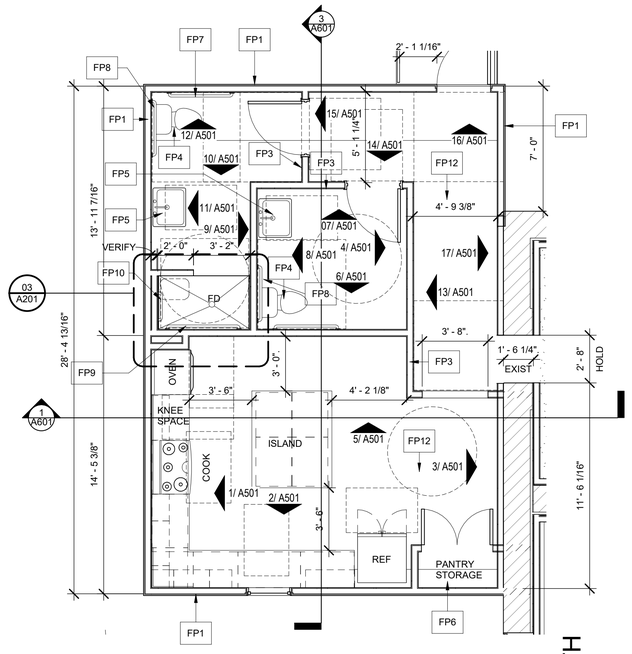
Date 06-24-2018

Drawn By Author

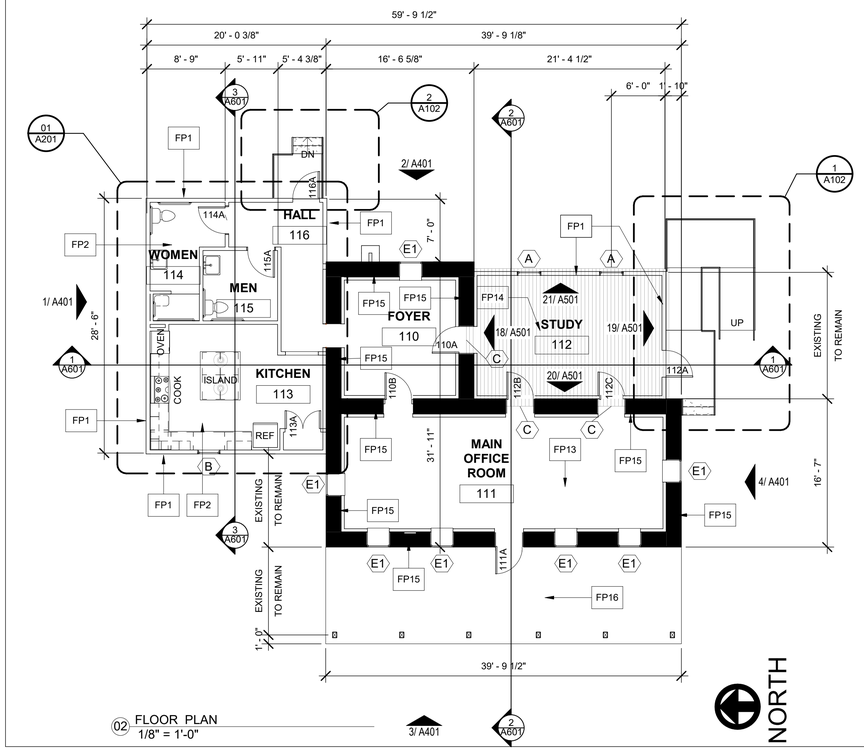
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A102

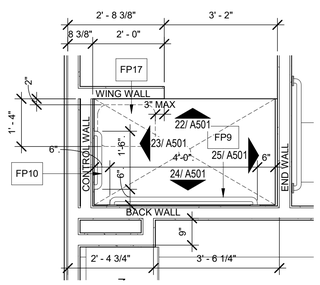
Scale 3/8" = 1'-0"



01 ENLARGED FLOORPLAN
1/4" = 1'-0"



02 FLOOR PLAN
1/8" = 1'-0"



03 SHOWER PLAN
1/2" = 1'-0"

KEYNOTE LEGEND

SYMBOL	NOTE
FP1	NEW EXTERIOR WALL
FP2	NEW CONCRETE FOUNDATION TO REPLACE AREA PREVIOUSLY DEMOLISHED - REFER TO AD-101
FP3	NEW INTERIOR WALL
FP4	NEW TOILET
FP5	NEW LAVATORY
FP6	5 SHELVES
FP7	42" GRABBAR-COMPLY WITH THE 2012 TEXAS ACCESSIBILTIY STANDARDS
FP8	36" GRABBAR-COMPLY WITH THE 2012 TEXAS ACCESSIBILTIY STANDARDS
FP9	48" GRABBAR-COMPLY WITH THE 2012 TEXAS ACCESSIBILTIY STANDARDS
FP10	18" GRABBAR-COMPLY WITH THE 2012 TEXAS ACCESSIBILTIY STANDARDS
FP12	T&G WOOD FLOOR ON PLY WD SUBFLOOR ON 2X4 WD SLEEPERS ON NEW CONCRETE SLAB
FP13	T&G WOOD FLOOR ON EXISTING PLY WD SUBFLOOR
FP14	T&G WOOD FLOOR ON EXISTING CONCRETE SLAB
FP15	EXISTING WALL TO REMAIN
FP16	EXISTING PORCH - NO WORK AREA
FP17	FOLDING SHOWER SEAT-COMPLY WITH THE 2012 TEXAS ACCESSIBILTIY STANDARDS

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD
2. EXISTING WALLS DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE - BOTH STRUCTURALLY AND AESTHETICALLY.
3. REPAIR/REPLACE EXISTING CONDITIONS THAT ARE DAMAGED WITH EQUAL OR BETTER CONDITIONS THAN ORIGINAL CONDITIONS. NOTIFY ARCHITECT FOR DIRECTION TO AREAS REQUIRING THIS WORK PROPER TO COMMENCING REPAIRS.
4. REPAIR ALL EXISTING STRUCTURAL CONDITIONS AS INDICATED BY STRUCTURAL ENGINEER.
5. REFER TO STRUCTURAL ENGINEER FOR FOUNDATION DESIGN AND FRAMING SPECS AND DETAILS.
6. REFER TO MEP DRAWINGS FOR MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AND DETAILS.
7. REFER TO A201 FOR DOOR, WINDOW, AND FINISH SCHEDULES.
8. XXX → INDICATES KEYNOTE
9. (XXX) INDICATES DOOR NUMBER
10. REFER TO SHEETS GS-120 FOR ACCESSIBILITY STANDARDS FOR ALLOWABLE TOLERANCES, MOUNTING HEIGHTS AND MISC TAS/ADA COMPLIANCE REQUIREMENTS.

ROOM FINISH SCHEDULE

Number	Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
110	FOYER	T&G WOOD - STAINED AND SEALED	WOOD - PRIMED AND PAINTED	PRIMED AND PAINTED SHIPLAP	T&G WOOD STAINED	
111	MAIN OFFICE ROOM	T&G WOOD - STAINED AND SEALED	WOOD - PRIMED AND PAINTED	PRIMED AND PAINTED SHIPLAP	T&G WOOD STAINED	
112	STUDY	T&G WOOD - STAINED AND SEALED	WOOD - PRIMED AND PAINTED	PRIMED AND PAINTED SHIPLAP	T&G WOOD STAINED	
113	KITCHEN	T&G WOOD - STAINED AND SEALED	WOOD - PRIMED AND PAINTED	PRIMED AND PAINTED SHIPLAP	T&G WOOD STAINED	PLAM. COUNTER TOP
114	WOMEN	T&G WOOD - STAINED AND SEALED	WOOD - PRIMED AND PAINTED	FRP WAINSCOT AND PRIMED AND PAINTED SHIPLAP SIDING ABOVE	T&G WOOD STAINED	PLAM. COUNTER TOP
115	MEN	T&G WOOD - STAINED AND SEALED	WOOD - PRIMED AND PAINTED	FRP WAINSCOT AND PRIMED AND PAINTED SHIPLAP SIDING ABOVE	T&G WOOD STAINED	PLAM. COUNTER TOP
116	HALL	T&G WOOD - STAINED AND SEALED	WOOD - PRIMED AND PAINTED	FRP WAINSCOT AND PRIMED AND PAINTED SHIPLAP SIDING ABOVE	T&G WOOD STAINED	

WINDOW SCHEDULE

Type Mark	Window Size	FRAME TYPE	Solar Heat Gain Coefficient	U FACTOR	Comments
A	2' - 8" / 6' - 9"	METAL	0.25	0.65	MATCH EXISTING WINDOW STYLE AND SIZE - MARVIN WINDOWS
B	2' - 6" / 3' - 0"	METAL	0.025	0.65	MATCH EXISTING WINDOW STYLE AND SIZE - MARVIN WINDOWS
C	3' - 4" / 1' - 8"	EXISTING STEEL TRANSOM WINDOWS			EXISTING TRANSOM TO REMAIN-REPAIR, CLEAN, CAULK AND PAINT - PROTECT WINDOW DURING CONSTRUCTION
E1	2' - 8" / 6' - 9"	EXISTING STEEL WINDOWS			EXISTING WINDOW - REPAIR AS REQUIRED-CLEAN, CAULK AND PAINT. PROTECT WINDOWS FROM DAMAGE DURING CONSTRUCTION.

DOOR SCHEDULE

INT/EXT	Mark	Door Type	Thickness	Finish	Frame Material	Solar Heat Gain Coefficient	U FACTOR	Hardware Group	Comments
	109U		0' - 2"						
INTERIOR	110A		0' - 1 3/4"	WOOD	WOOD				
INTERIOR	110B		0' - 1 3/4"	WOOD	WOOD				
EXTERIOR	111A		0' - 1 3/4"	WOOD	WOOD				EXISITNG DOOR AT EXISTING BUIDLING
EXTERIOR	112A		0' - 2"	WOOD	WOOD	0.25	0.83	1	NEW FULL LITE PATIO DOOR-MATCH STYLE AND MATERIAL AS EXISING DOORS
INTERIOR	112B		0' - 1 3/4"	WOOD	WOOD			3	
	112C		0' - 1 3/4"						
INTERIOR	113A		0' - 2"	WOOD	WOOD			3	
INTERIOR	115A		0' - 1 3/4"	WOOD	WOOD			2	
EXTERIOR	116A		0' - 2"	WOOD	WOOD	0.25	0.83	1	NEW FULL LITE PATIO DOOR-MATCH STYLE AND MATERIAL AS EXISING DOORS

Grand total: 10

HARDWARE GROUPS

HARDWARE	DOOR NO.	DESCRIPTION	QTY	MODEL	FINISH	MANUF	NOTES
HW01	ENTRY	HINGES	4 EA	5BB 4.5 X 4.5 NRP	652	IVE	
		DEAD BOLT	1 EA	B622P	626	SCH	DOUBLE CYLINDER (KEY LATCH EA SIDE)
		MORTISE HINGE	1 EA	20-001 1-1/4"	626	SCH	
		SURFACE CLOSER	1 EA	1261 PA SNB	689	LCN	
		LOCK GUARD	1 EA	LG10	630	IVE	
		SILENCER	1 EA	SR64	GRY	IVE	
		FLOOR STOP	1 EA	FS442			
		SET SEALS	1 EA	162S 1/36" 2/96"	AL	NGP	
		DOOR SWEEP	1 EA	1015VA 36"	AL	NGP	
		THRESHOLD	1 EA	896S 36"	AL	NGP	ACCESSIBLE - MAX 1/2" TRANSITION T.O.THRESHOLD TO FIN. FLR.
HW02	REST ROOMS	HINGES	4 EA	5BB 4.5 X 4.5 NRP	652	IVE	
		PUSH PLATE	1 EA	8200 3.5" X 15"	630	IVE	
		PULL	1 EA	8305-8 3.5" X 15"	630	IVE	
		SURFACE CLOSER	1 EA	1261 PA SNB	689	LCN	
		WALL STOP	1 EA	WS407CCV	630	IVE	
		SILENCER	1 EA	SR64	GRY	IVE	
HW03	OFFICE	HINGES	4 EA	5BB 4.5 X 4.5 NRP	652	IVE	
		ENTRANCE LOCK	1 EA	NDP53PD SPA	626	SCH	
		SILENCER	1 EA	SR64	GRY	IVE	

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REGISTERED ARCHITECT
GINGER S. JOHNSON
STATE OF TEXAS

ISSUE DATE: 06/24/2018

No.	Description	Date

IMMERSION OUTFITTERS MINISTRIES

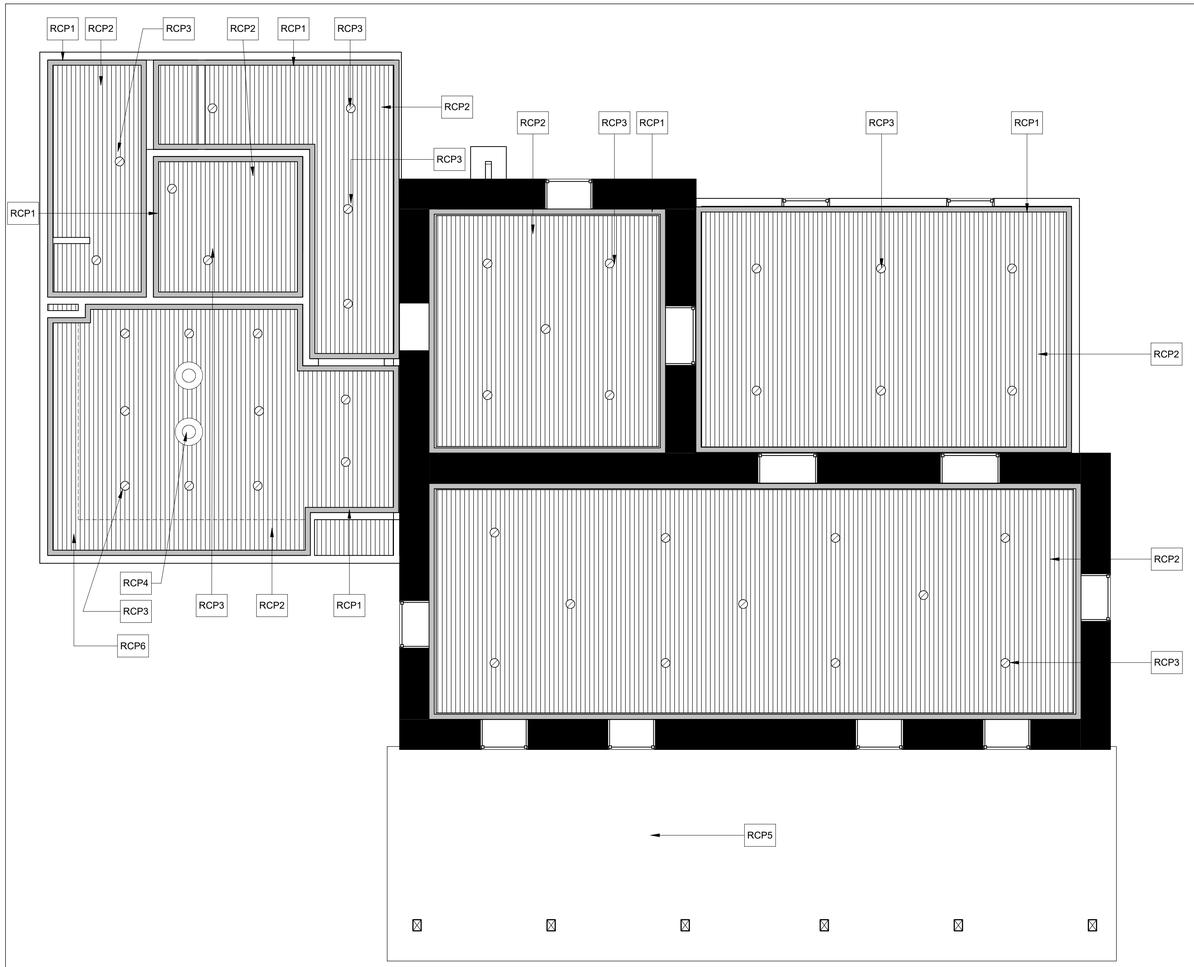
IMMERSION OUTFITTERS MINISTRIES
BRAUN RD CAMPUS
9599 Braun Rd
San Antonio, TX

FLOOR PLAN

Project Number 2018-002
Date 06-24-2018
Drawn By GJ
Checked By TBD

A201

Scale As indicated



2 REFLECTED CEILING PLAN
1/4" = 1'-0"

KEYNOTE LEGEND

SYMBOL	NOTE
RCP1	CROWN MOLDING
RCP2	T&G WD CEILING
RCP3	RECESSED LIGHTS - TYP
RCP4	DECORATIVE PENDANT LIGHTS ABOVE ISLAND -TYP
RCP5	EXISTING PORCH CEILING - PTD
RCP6	LINE OF CABINETS BELOW

REFLECTED CEILING PLAN NOTES

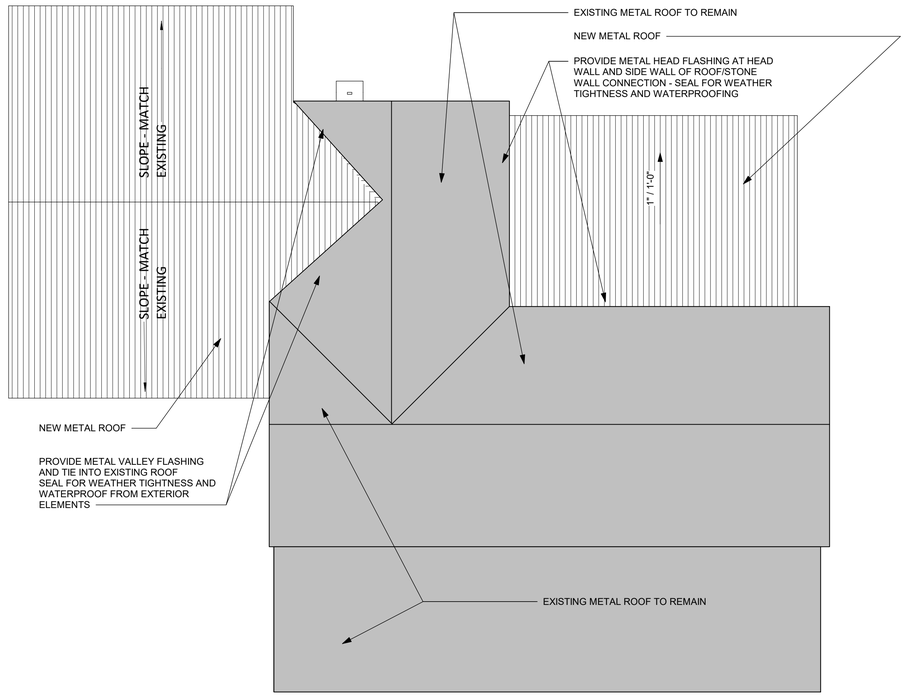
1. REFER TO MEP PLANS FOR ALL ELECTRICAL & LIGHTING SCHEDULES
2. REFER TO FINISH SCHEDULES ON SHEET A201.
3. ALL LIGHTING IS TO BE RECESSED LIGHTS EXCEPT FOR THE TWO DECORATIVE PENDANTS ABOVE THE KITCHEN ISLAND.
4. CAULK ALL DISSIMILAR MATERIALS, INSIDE AND OUTSIDE CORNERS, AND JOINTS.

ROOF PLAN NOTES

1. METAL ROOFING SHALL BE GALVANIZED.
2. TIE NEW ROOFING MATERIALS INTO EXISTING. INSTALL PER STANDARD METAL ROOFING PRACTICES.
3. PROVIDE RIDGE VENTS AND SOFFIT VENTS AT ALL NEW ROOFING AT AREAS SHOWN BELOW.

EXISTING ROOF

NEW ROOF



1 ROOF
3/16" = 1'-0"

NORTH

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ROGER S. JOHNSON
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STATE OF TEXAS

ISSUE DATE: 06/24/2018

No.	Description	Date

IMMERSION OUTFITTERS MINISTRIES

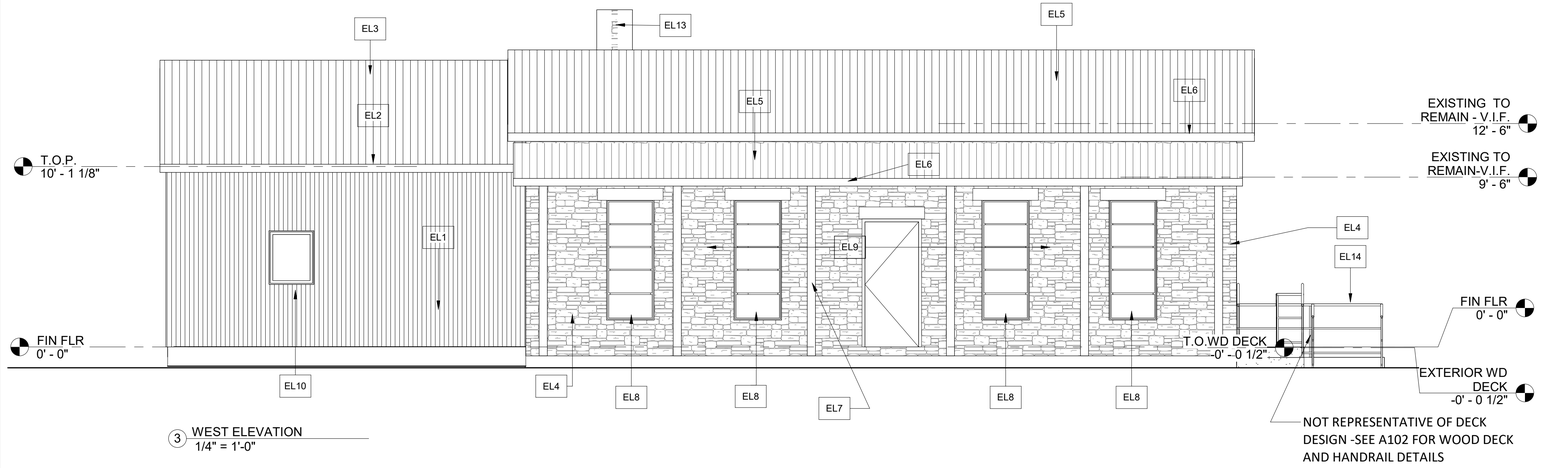
IMMERSION OUTFITTERS MINISTRIES
BRAUN RD CAMPUS
9599 Braun Rd
San Antonio, TX

ROOF PLAN & RCP

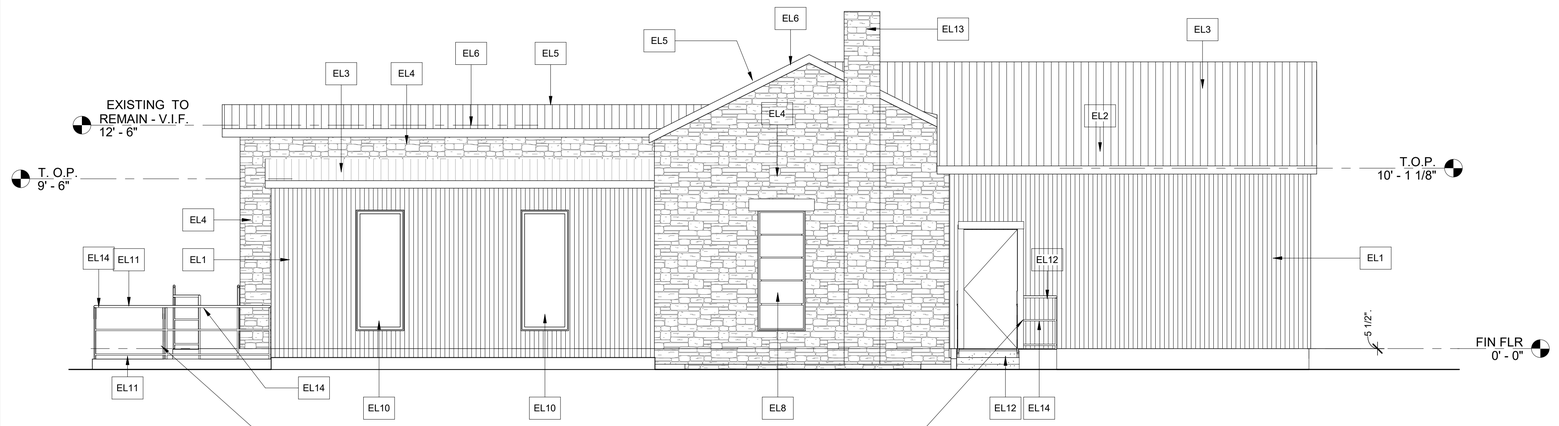
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Date	06-24-2018
Drawn By	Author
Checked By	Checker

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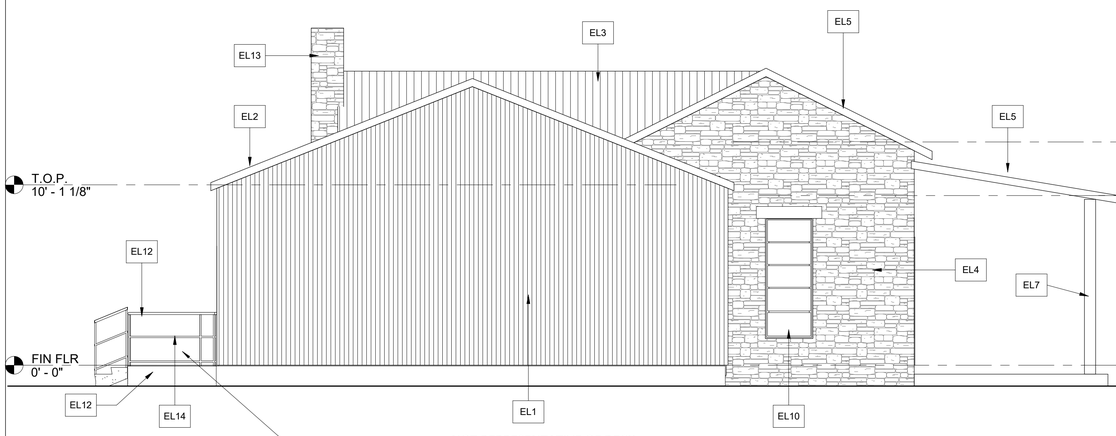
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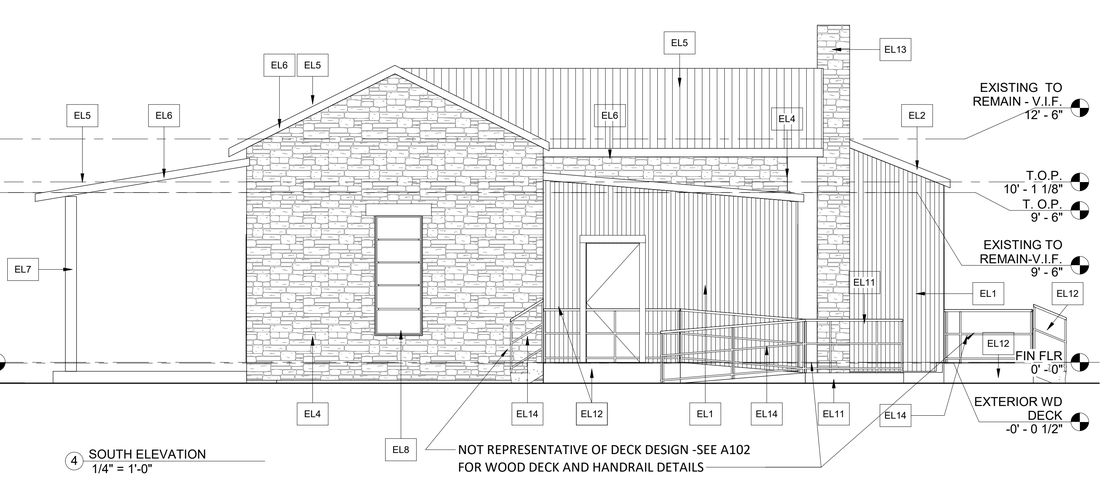
3 WEST ELEVATION
1/4" = 1'-0"



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



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



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

EXTERIOR ELEVATION NOTES

1. DOCUMENTS WERE PREPARED FROM FIELD SURVEYS. THEY ARE NOT INTENDED TO INDICATE ALL UNFORESEEN CONDITIONS WHICH MAY AFFECT ARCHITECTURAL ELEMENTS TO BE CONSTRUCTED. NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES AND ALL CONSTRUCTION DISCIPLINES MUST VISIT THE SITE TO UNDERSTAND THE EXISTING CONDITIONS RELATIVE TO NEW CONSTRUCTION.
2. EXTERIOR WALLS
   - A. ALL NEWLY CONSTRUCTED EXTERIOR WALLS MUST HAVE MIN INSULATION VALUES AS FOLLOWS:
     - a. R13 CAVITY INSULATION
     - b. R3 CONTINUOUS POLYISONENE INSULATION
   - B. DRAINABLE BUILDING WRAP SHALL BE INSTALLED OVER CONTINUOUS INSULATION LAYER.
   - C. SCREW EXTERIOR FINISH THROUGH CONTINUOUS INSULATION LAYER INTO EXTERIOR SHEATHING
   - D. FINISH EXTERIOR SIDING - PTD OR STAIN. INSTALL PER MANUF RECOMMENDATIONS
3. MASONRY
   - A. REPAIR MASONRY AS REQUIRED TO ENSURE WEATHERPROOF AND WATER TIGHT CONDITIONS.

78. DOORS AND WINDOWS
   - A. PROVIDE DOORS AND WINDOWS AT LOCATIONS SHOWN ON EXTERIOR ELEVATIONS AND DOOR AND WINDOW SCHEDULES.

11. SIGNAGE:
   - A. BUILDING SIGNAGE AND WAY-FINDING SIGNAGE SHALL BE PROVIDED BY OTHERS.

KEYNOTE LEGEND

SYMBOL	NOTE
EL1	NEW VERTICAL CEDAR SIDING
EL2	PAINTED WD FASCIA
EL3	NEW METAL ROOF - TIE INTO EXISITNG ROOF
EL4	EXISTING STONE WALL
EL5	EXISTING METAL ROOF - REPAIR/PATCH/REPLACE AS REQUIRED TO ENSURE NO WATER PENETRATION AT ALL VERTICAL AND HORIZONTAL ASSEMBLIES
EL6	EXISTING PTD WD FASCIA - REPAIR AS REQUIRED AS REQUIRED
EL7	EXISTING PORCH COLUMNS - PAINT? STAIN?
EL8	EXISTING DOOR AND WINDOW - REPAIR AS REQUIRED
EL9	EXISTING PATIO
EL10	NEW WINDOW
EL11	NEW ACCESSIBLE RAMP WITH RAILING
EL12	NEW WD DECK AND STEPS WITH RAILING
EL13	EXISTING STONE CHIMNEY TO REMAIN
EL14	HANDRAIL/GUARDRAIL AND RAIL SUPPORTS NOT REPRESENTED - SEE RAMP PLAN, SECTION AND DETAILS FOR CONSTRUCITON

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REGISTERED ARCHITECT
ENGER S. JOHNSON
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STATE OF TEXAS

ISSUE DATE: 06/24/2018

No.	Description	Date
1		

IMMERSION OUTFITTERS MINISTRIES

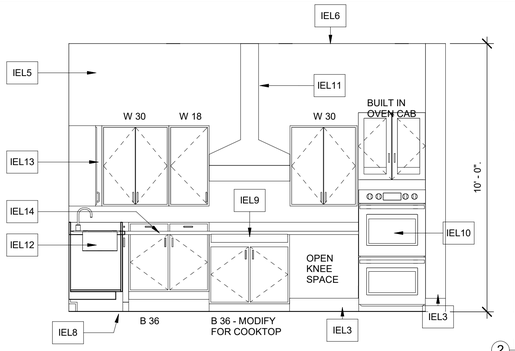
IMMERSION OUTFITTERS MINISTRIES
BRAUN RD CAMPUS
9599 Braun Rd
San Antonio, TX

ELEVATIONS

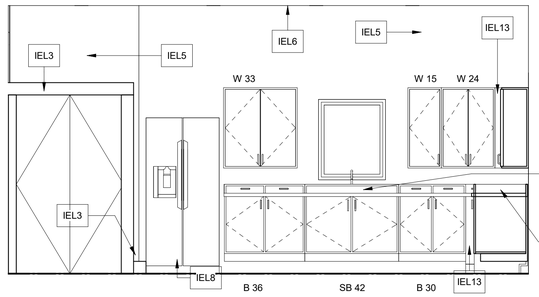
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Date	06-24-2018
Drawn By	GJ
Checked By	GJ

A401

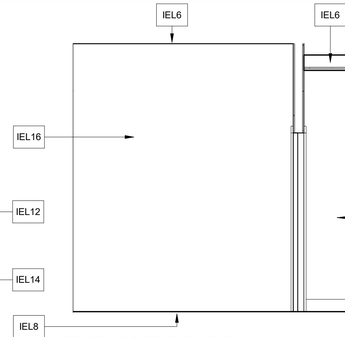
Scale 1/4" = 1'-0"



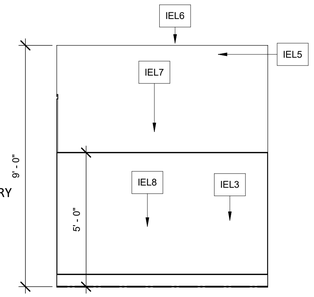
1 KITCHEN - NORTH ELEVATION
3/8" = 1'-0"



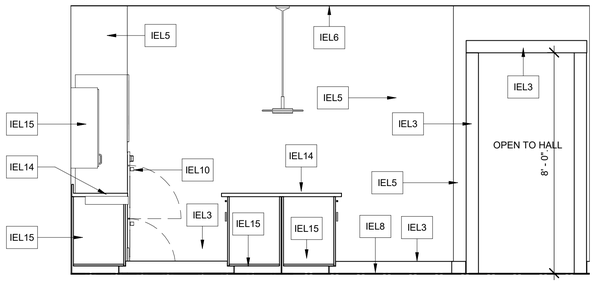
2 KITCHEN - WEST ELEVATION
3/8" = 1'-0"



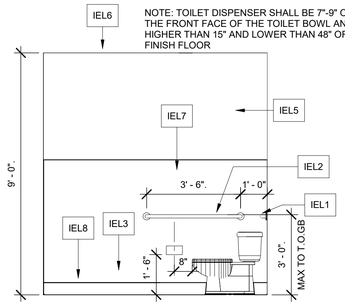
3 KITCHEN - SOUTH ELEVATION
3/8" = 1'-0"



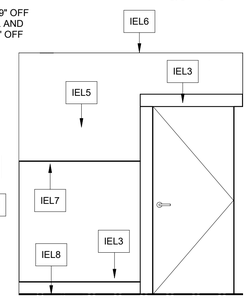
4 MENS - SOUTH ELEVATION
3/8" = 1'-0"



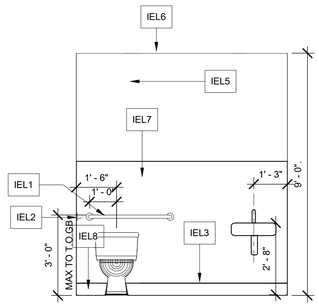
5 KITCHEN - EAST ELEVATION
3/8" = 1'-0"



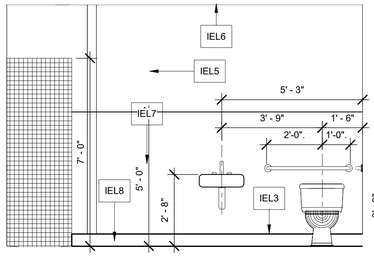
6 MENS - WEST ELEVATION
3/8" = 1'-0"



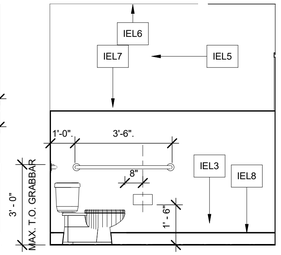
07 MENS - EAST ELEVATION
3/8" = 1'-0"



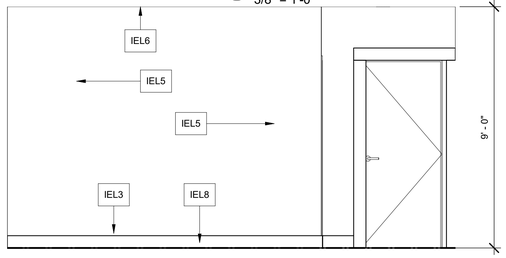
8 MENS - NORTH ELEVATION
3/8" = 1'-0"



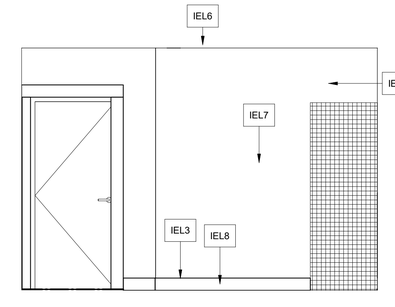
11 WOMENS NORTH ELEVATION
3/8" = 1'-0"



12 WOMENS EAST ELEVATION
3/8" = 1'-0"

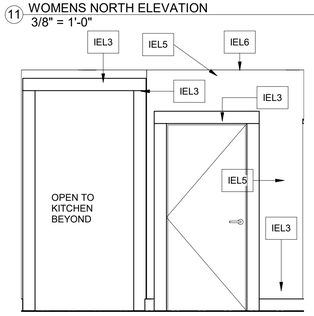


13 HALL - NORTH ELEVATION 2
3/8" = 1'-0"

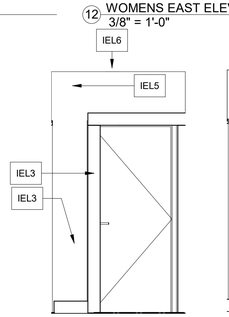


10 WOMENS - WEST ELEVATION
3/8" = 1'-0"

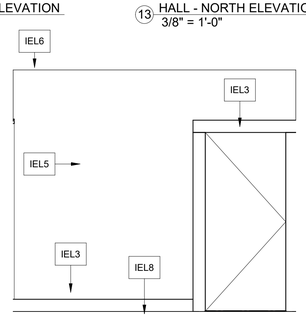
NOTE: TOILET DISPENSER SHALL BE 7"-9" OFF THE FRONT FACE OF THE TOILET BOWL AND HIGHER THAN 15" AND LOWER THAN 48" OFF FINISH FLOOR



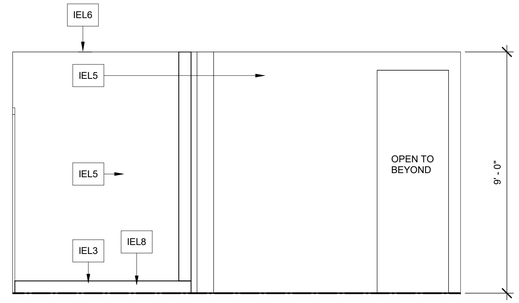
14 HALL - WEST ELEVATION
3/8" = 1'-0"



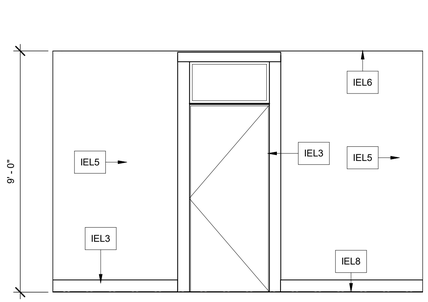
15 HALL - NORTH ELEVATION 1
3/8" = 1'-0"



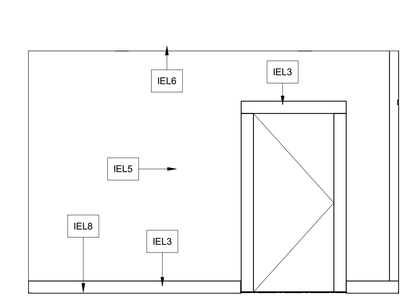
16 HALL - EAST ELEVATION
3/8" = 1'-0"



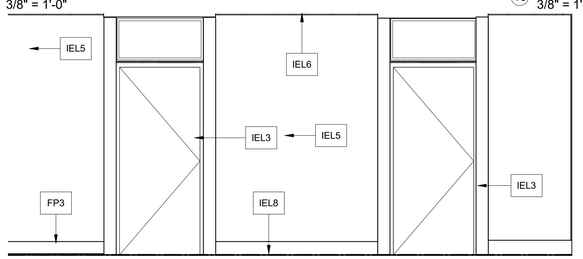
17 HALL SOUTH ELEVATION
3/8" = 1'-0"



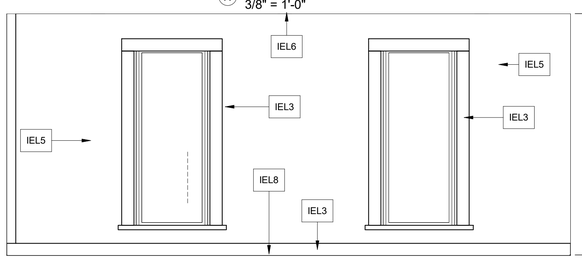
18 STUDY NORTH ELEVATION
3/8" = 1'-0"



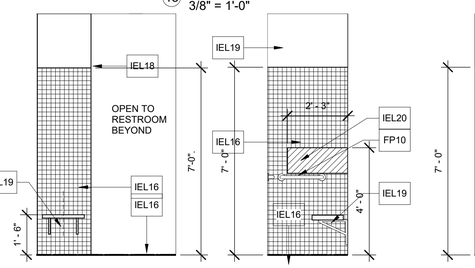
19 STUDY SOUTH ELEVATION
3/8" = 1'-0"



20 STUDY WEST ELEVATION
3/8" = 1'-0"

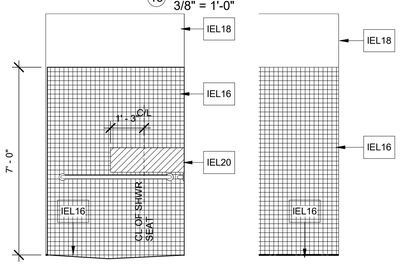


21 STUDY EAST ELEVATION
3/8" = 1'-0"



22 SHOWER-FRONT WALL
3/8" = 1'-0"

23 SHOWER (SIDE)CONTROL WALL
3/8" = 1'-0"



24 SHOWER BACK WALL
3/8" = 1'-0"

25 SHOWER SIDE WALL
3/8" = 1'-0"

INTERIOR ELEVATION GENERAL NOTES

1. ALL LIGHTING SHALL BE INSTALLED PER MEP PLANS
4. ALL WALLS IN FOYER, MAINROOM AND STUDY SHALL BE FINISHED WITH WD SHIPLAP SIDING - PAINTED COLOR TBD
5. REPLACE ALL T&G CEILING IN MAIN ROOM AND FOYER - PAINT - COLOR TBD
6. ALL WAINSCOT IN RESTROOMS MUST BE SMOOTH NON POROUS SURFACE - FRP OR TILE TO BE INSTALLED

KEYNOTE LEGEND

SYMBOL	NOTE
FP3	NEW INTERIOR WALL
FP10	18" GRABBAR-COMPLY WITH THE 2012 TEXAS ACCESSIBILTIY STANDARDS
IEL1	36" GRABBAR
IEL2	42" GRABBAR
IEL3	WOOD BASE AND WOOD DOOR TRIM - PTD HIGH GLOSS ENAMEL -COLOR TBD
IEL5	WOOD SHIPLAP - PTD - SEMIGLOSS - COLOR TBD
IEL6	T&G WOOD CEILING - PTD - SEMIGLOSS- COLOR TBD
IEL7	SMOOTH FINISH FIBERGLASS REINFORCED PANEL BOARD WAINSCOT WITH EDGE CAP, INTERIOR CORNER, AND DIVISION BAR MOLDINGS AS REQUIRED
IEL8	T&G WOOD FLOORING - FINISH WITH POLYETHELENE SEALER?
IEL9	COOKTOP - PROVIDE WITH FRONT CONTROLS
IEL10	WALL OVEN UNIT
IEL11	RESIDENTIAL EXHAUST VENT HOOD
IEL12	2 COMPARTMENT SINK
IEL13	CABINET FILLER
IEL14	QUARTZ SOLID SURFACE COUNTERTOP - COLOR TBD
IEL15	SIDE ELEV OF CABINET
IEL16	TILE SHOWER FLOOR AND SURROUND - 1/2" MAX THREASHOLD
IEL18	MOISTURE REISTANT GYP BD ON - PTD - COLOR TBD
IEL19	FOLD DOWN ADA COMPLIANT SHOWER SEAT MONITED TO WALL - PROVIDE WOOD BLOCKING
IEL20	CONTROL AREA FOR SOWER CONTROLS

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Rahim Rahimi
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HM3 ENGINEERING CONSULTANTS

MEP ENGINEER:
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2902 N Flores St
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REGISTERED ARCHITECT
JENNIFER S. JOHNSON
#29600
STATE OF TEXAS

ISSUE DATE: 06/24/2018

No.	Description	Date

IMMERSION OUTFITTERS MINISTRIES

IMMERSION OUTFITTERS MINISTRIES
BRAUN RD CAMPUS
9599 Braun Rd
San Antonio, TX

INTERIOR ELEVATIONS

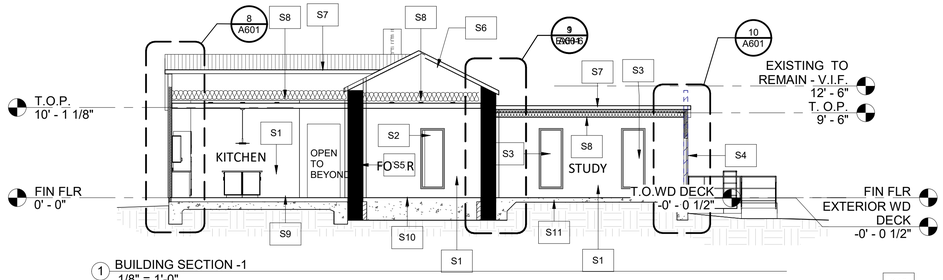
Project Number	2018-002
Date	06-24-2018
Drawn By	Author
Checked By	Checker

A501

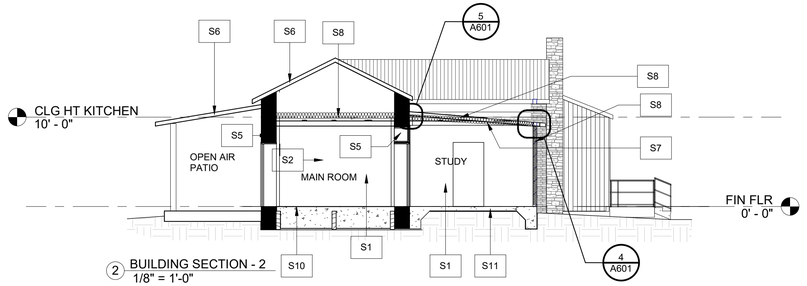
Scale: As indicated

KEYNOTE LEGEND

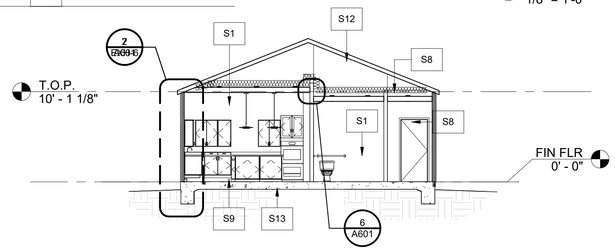
SYMBOL	NOTE
S1	WD SHIPLAP SIDING - PTD - SEEE A601
S2	EXISINTG WINDOW TO REMAIN
S3	NEW WINDOWS
S4	NEW DOOR AT NEW FRAMED WALL - MIN OPENING 2'-10" WHEN DOOR IS OPEN 90 DEG.
S5	EXISINTG STONE WALL TO REMAIN
S6	EXISINTG WOOD ROOF FRAMING TO REMAIN
S7	NEW ROOF FRAMING
S8	BATT INSULATION R-30 AT CEILINGS AND R-15 AT WALLS
S9	NEW CONC SLAB AT NEW ADDITION
S10	FLOOR FRAMING TO REMAIN -POUR NEW CONC IN FLOOR CRAWLSPACE VOID
S11	NEW T&G WOOD FLOOR OVER EXISINTG CONC SLAB - NOTE ALL FLOOR SURFACES MA NOT EXCEED 1/2" MAX VERTICAL TRANSITION
S12	NEW ROOF FRAMING
S13	NEW CONC SLAB



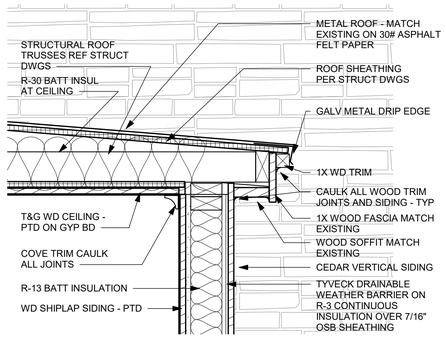
1 BUILDING SECTION -1
1/8" = 1'-0"



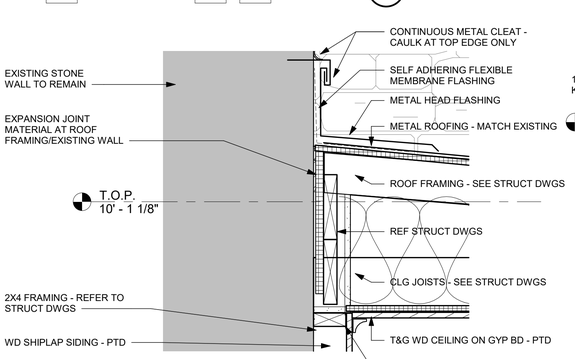
2 BUILDING SECTION - 2
1/8" = 1'-0"



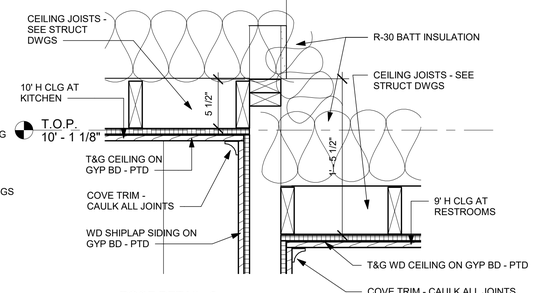
3 BUILDING SECTION - 3
1/8" = 1'-0"



4 ROOF DETAIL -1
1 1/2" = 1'-0"

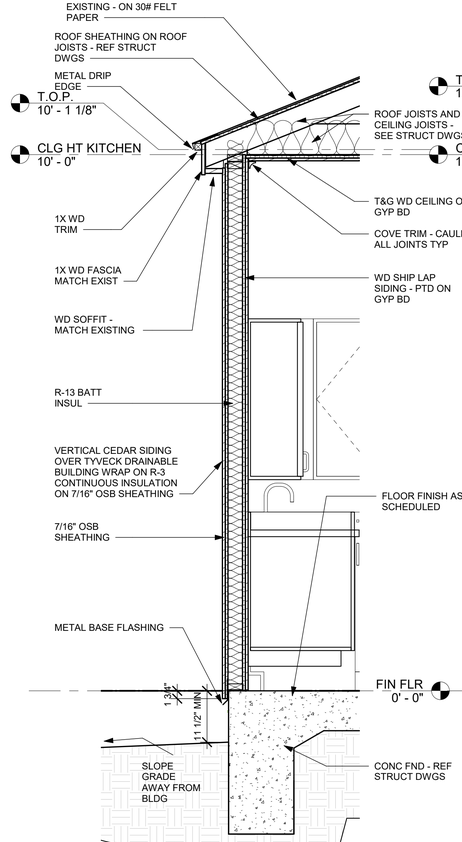


5 ROOF DETAIL -2
1 1/2" = 1'-0"

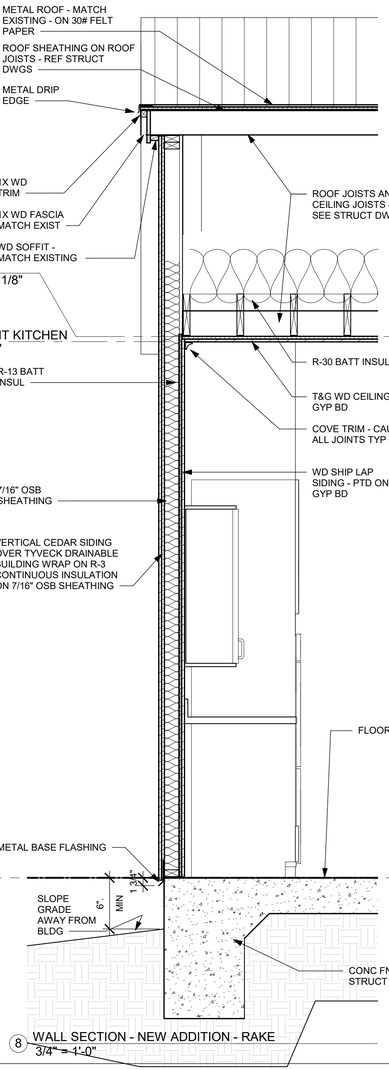


6 ROOF DETAIL -3
1 1/2" = 1'-0"

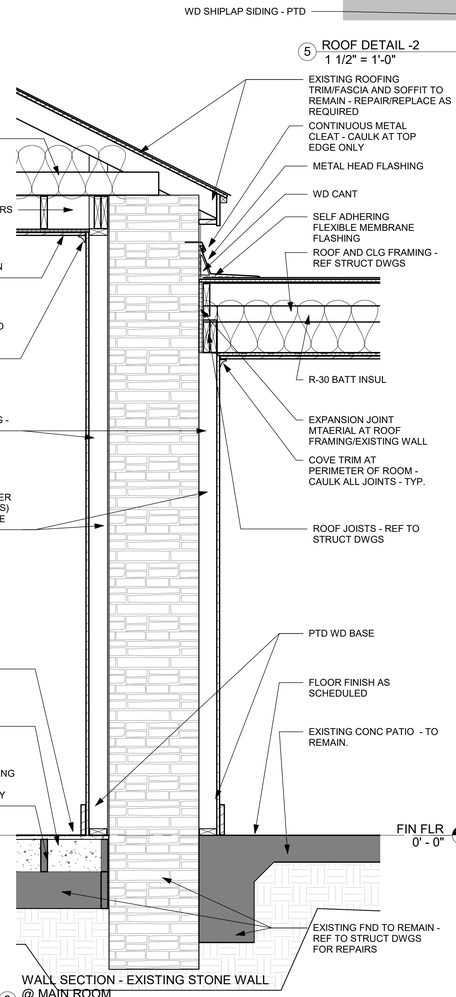
11 TYP. DOOR DETAILS @ GYP. BD. HEAD
1 1/2" = 1'-0"



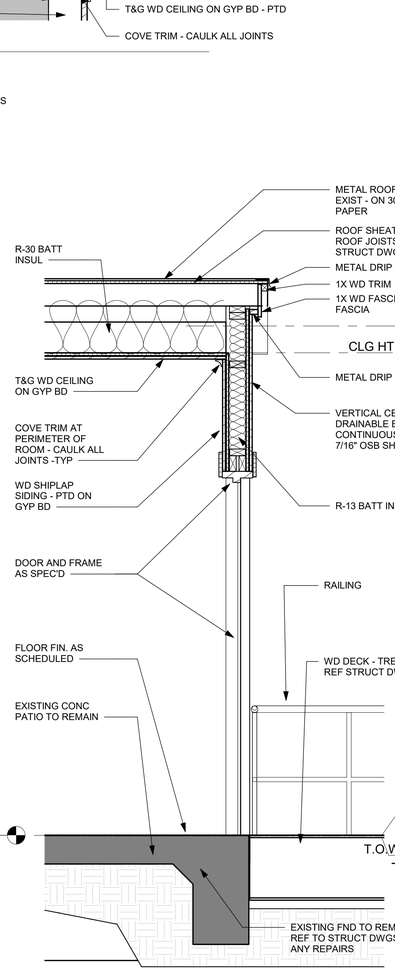
7 WALL SECTION - NEW ADDITION - EAVE
3/4" = 1'-0"



8 WALL SECTION - NEW ADDITION - RAKE
3/4" = 1'-0"



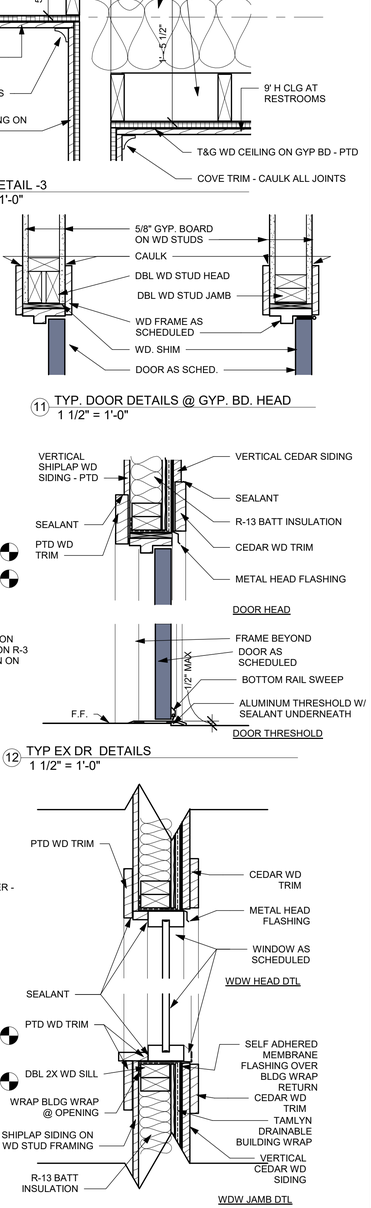
9 WALL SECTION - EXISTING STONE WALL @ MAIN ROOM
3/4" = 1'-0"



10 WALL SECTION - EXISTING EDGE OF PATIO
3/4" = 1'-0"



12 TYP EX DR DETAILS
1 1/2" = 1'-0"



13 TYP WIDOW SILL DETAIL
1 1/2" = 1'-0"

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REGISTERED ARCHITECT
ROGER S. JOHNSON
86600
STATE OF TEXAS

ISSUE DATE: 06/24/2018

No.	Description	Date

IMMERSION OUTFITTERS MINISTRIES

IMMERSION OUTFITTERS MINISTRIES
BRAUN RD CAMPUS
9599 Braun Rd
San Antonio, TX

SECTIONS

Project Number	2018-002
Date	06-24-2018
Drawn By	Author
Checked By	Checker

A601

Scale: As indicated