

HISTORIC AND DESIGN REVIEW COMMISSION

February 17, 2016

Agenda Item No: 18

HDRC CASE NO: 2016-048
ADDRESS: 701 W COMMERCE
LEGAL DESCRIPTION: NCB 299 BLK 24 LOT 1 THRU 14
ZONING: D H HS
CITY COUNCIL DIST.: 5
DISTRICT: Cattleman Square Historic District
LANDMARK: Maureaux Building, Toudouze Market & Buildings 2, 3 and 4
APPLICANT: Alyson Callison/210 Development Group
OWNER: Michael Wibracht/210 Development Group
TYPE OF WORK: Amendment to previously approved design/removal of Pecos street facade
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved Historic and Design Review Commission COA for the adaptive reuse of the historic structure located at 701 W Commerce, commonly known as both the Maureaux Building and Toudouze Market.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

10. Commercial Facades

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

ii. *Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

FINDINGS:

- a. The applicant received final approval for new construction of the Vitre Multi-family development on May 6, 2015, with the stipulations that the applicant study ways to further incorporate brick into the proposal, particularly brick that complements that of the Maureaux Building prior to receiving a Certificate of Appropriateness and that the excavations meet all requirements for archaeology outlined in UDC Article 6, Sections 35-630-35-634, 35-675, and 35-606. On September 28, 2015, staff found that the proposed amount of brick is appropriate, meeting the first stipulation. Per the approval, the applicant had proposed in their application to keep the façade of the Maureaux building.
- b. To preserve the ornamental façade of the Maureaux building, the applicant proposed to locate a total of fourteen piers to stabilize the historic façade while its restoration and new construction were taking place. As of January 2016, the Texas Department of Transportation notified the applicant that seven of the proposed nine piers on the Pecos street façade were too close in proximity to Interstate Highway 35's support infrastructure and would not be approved.
- c. The Design Review Committee reviewed the current status of this project on January 26, 2016, where they questioned various other ideas of how to save the entire Pecos (east facing) façade, however, the applicant noted that due to proximity to the elevated highway, work could not be done from the exterior, nor interior due to site constraints and

other structural issues. Committee members noted that the applicant should provide additional documentation regarding the above noted construction constraints and that the loss of the corner and Pecos (east facing) façade would be unfortunate.

- d. At this time, the applicant has proposed to preserve only the façade that faces E Commerce (south). A 12.8 foot portion at the corner of E Commerce and Pecos as well as a 120 foot portion along Pecos are the two façade portions that the applicant has proposed to remove. All of the 12.8 section of wall that faces the southeast as well as approximately 35 feet of a portion of the 120 foot Pecos (east) wall feature ornamentation consistent with that of the E Commerce façade. The applicant's proposal to preserve the E Commerce street appropriate and consistent with the Guidelines, however, staff finds that the applicant should preserve the 12.8 foot section of the ornamental wall that faces southeast at the corner of E Commerce and Pecos as well as the approximately 15 to 20 foot section of the east facing wall on Pecos that extends to the first IH-35 support column. Both sections feature ornamentation consistent with that on the E Commerce façade.
- e. Staff recommends the applicant develop a salvaging plan for the original brick along the Pecos (east) façade that will not be retained. Staff finds this brick should be reused in the project. Because this portion of the building is under the overpass and not very visible, staff finds that it may be more meaningful to incorporate the brick into other facades with more visibility. This should be provided to staff along with construction documents that note the preservation of all ornamental walls as mentioned in finding d prior to the issuance of a Certificate of Appropriateness.

RECOMMENDATION:

Staff recommends approval of the rehabilitation of the E Commerce (south) façade and that the applicant restore both wall sections that resemble the E Commerce façade as noted in finding d. Additionally, staff finds that a salvaging plan be submitted for review that specifies the salvaging and reuse of brick from the section of wall that is to be removed throughout the new construction as noted in finding e.

CASE MANAGER:

Edward Hall



701 W Commerce

Printed: Jan 25, 2016

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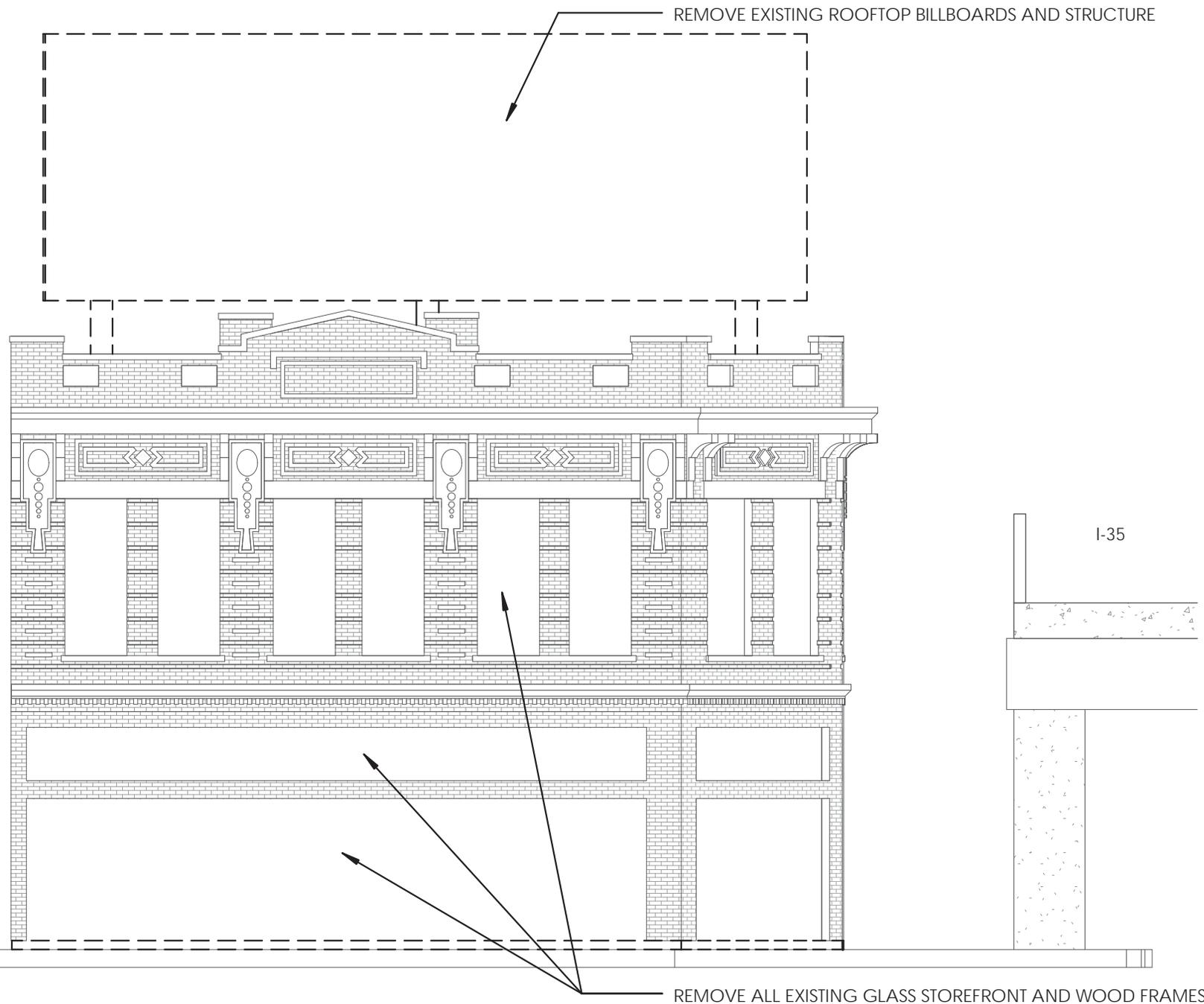
Vitre is a 242 unit apartment complex. This site is historically known for the Toudouze Market. On the southeast corner of the property sits the Maureaux Building. We have worked with HDRC since May 2014 to preserve the facade of this building, and develop the overall look and feel of the rest of the property. In September of 2015 we received final approval on the type and amount of materials used on the building.

Per HDRC's request to keep the facade of the Maureaux building, we hired Lundy & Franke to design a plan to do this (See attached). The plan was sent to TXDOT in December (see attached placement on site plan), since they own the right-of-way in front of the building because of the proximity to the highway. On January 13th, they denied the plan's overall design, stating the piers would interfere with the highway columns (see attached emails, and marked up plan by TXDOT). They also denied us access to use heavy equipment of any kind in their right-of-way.

Due to the response from TXDOT, not allowing us to access right-of-way and not allowing piers to be placed on the Pecos side of the façade, we are proposing only saving the historic facade that faces Commerce Street. We will try to salvage as many architectural details from the Pecos side of the building to be used at leasing office entrance/lobby area.

The Pecos side, would be of similar size and would match the rest of the building's style. We would use the brick from the rest of the building. The only part that would look historic would be the remainder of the Maureaux building.

REMOVE EXISTING ROOFTOP BILLBOARDS AND STRUCTURE



This is the area we are proposing to keep. The rest will not be salvageable. We will try to keep the corner, but it still may fall in TXDOT's right of way that they have not allowed us to work in.

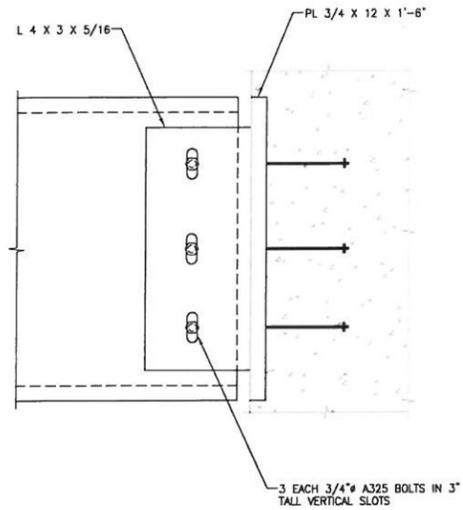
REMOVE ALL EXISTING GLASS STOREFRONT AND WOOD FRAMES

VITRÉ MULTI-FAMILY

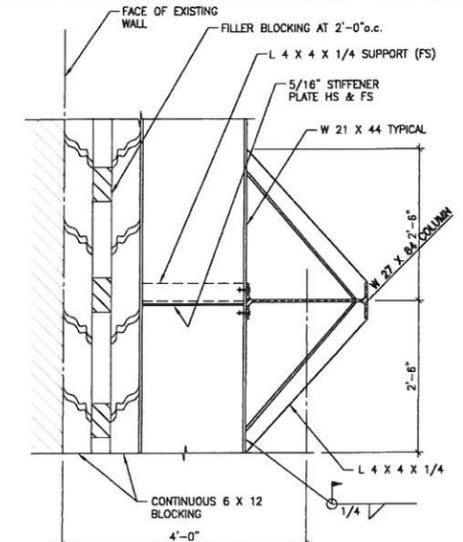
EXISTING W. COMMERCE ELEVATION

Scale: 1/8" = 1'-0"





5 DETAIL TYPICAL N.T.S.

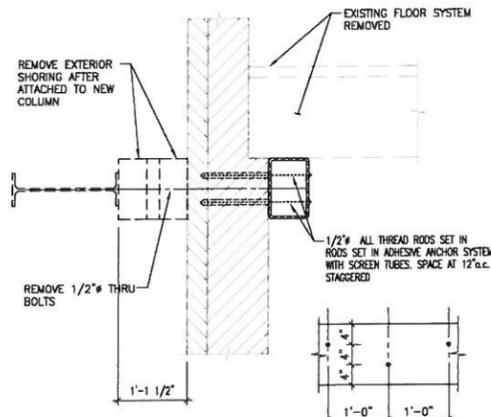


6 DETAIL TYPICAL N.T.S.

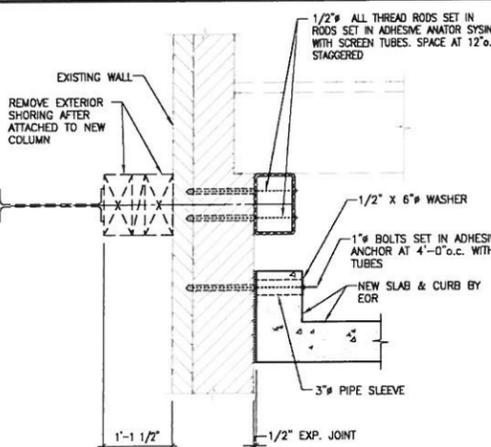
ADHESIVE ANCHOR SYSTEMS NOTES:

- AA-1 REINFORCING BARS, DOWELS OR THREADED ROD (INDICATED TO BE ADHESIVE ANCHORED OR DOWELED INTO CONCRETE OR SOLID MASONRY) SHALL BE INSTALLED USING SIMPSON STRONG-TIE ADHESIVE ANCHORING SYSTEM BY SIMPSON STRONG-TIE CO., INC. (ICBO REPORT NO. 5791), SIMPSON SET EPOXY ANCHORING SYSTEM BY SIMPSON STRONG-TIE CO., INC. (ICBO REPORT NO. 5779), MILTI HIT HY-70 (MASONRY ONLY) MILTI HIT-RE 500 OR MILTI HIT-HY 200 (IC-ES REPORT NO. ESR-3187) OR SIMPSON ET EPOXY ANCHORING SYSTEM BY SIMPSON STRONG-TIE CO., INC. (ICBO REPORT NO. 4945), OR A/E APPROVED EQUAL.
- AA-2 DEFORMED REINFORCING BARS SHALL CONFORM TO ASTM A615, A616, A617 OR A706; MINIMUM GRADE 60. THREADED ROD SHALL MEET THE STRENGTH REQUIREMENTS OF ASTM A36 OR A307. PRIOR TO INSTALLATION, ALL DEFORMED BARS AND THREADED ROD SHALL BE CLEAN, FREE OF OIL, GREASE OR OTHER RESIDUE, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- AA-3 HOLES SHALL BE DRILLED USING ROTARY HAMMER DRILLS WITH ANSI MATCHED TOLERANCE CARBIDE-TIPPED DRILL BITS. DRILL BIT DIAMETER SHALL MATCH DIAMETER RECOMMENDED BY MANUFACTURER. INSTALLATION OF ALL ADHESIVE ANCHORS SHALL CONFORM TO THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS, THE REQUIREMENTS OF THE RESPECTIVE ICBO REPORT, AND ALL APPLICABLE BUILDING CODES.
- AA-4 WHEN BASE MATERIAL TEMPERATURE FALLS BELOW 40 DEGREES F, ONLY ACRYLIC BASED ADHESIVES SHALL BE USED.
- AA-5 USE CARE AND CAUTION WHEN INSTALLING ANCHORS TO AVOID CUTTING OR DAMAGING EXISTING REINFORCING STEEL.
- AA-6 PROVIDE THE MINIMUM EMBEDMENT DEPTH INDICATED IN THE FOLLOWING SCHEDULES, UNLESS NOTED OTHERWISE IN A SPECIFIC SECTION OR DETAIL.

REINFORCING BARS		THREADED ROD	
BAR SIZE	EMBEDMENT	DIA.	EMBEDMENT
#3	5"	1/2"	5"
#4	6"	5/8"	6"
#5	8"	3/4"	7"
#6	9"	1"	9"
#7	10"		
#8	12"		
#9	15"		
#10	18"		
#11	18"		



3 DETAIL TYPICAL N.T.S.



4 DETAIL TYPICAL N.T.S.

CONCRETE NOTES:

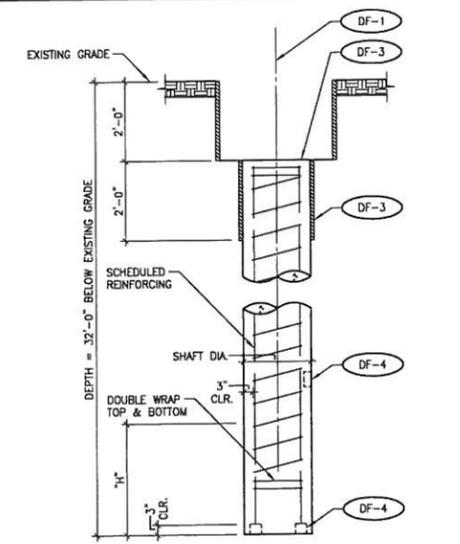
- CN-1 CONCRETE SHALL BE LABORATORY DESIGNED TO DEVELOP MINIMUM 28-DAY COMPRESSIVE STRENGTHS AS GIVEN BELOW. REFER TO SPECIFICATIONS FOR AGGREGATES, CEMENT, ADMIXTURES, ETC.
 - DRILLED PIERS & PIER CAPS 3,000 PSI
 - GRADE BEAMS, SLABS-ON-GRADE 3,000 PSI
 - BEAMS AND FLAT SLAB FLOOR SYSTEM 4,000 PSI
 - BEAM, GIRDER, AND JOIST FLOOR SYSTEM 4,000 PSI
 - SLABS ON METAL FORMS 3,000 PSI
 - COMPOSITE SLABS ON METAL FORMS 4,000 PSI
 - COLUMNS AND WALLS SEE SCHEDULE
 - PRECAST CONCRETE 5,500 PSI
- NOTE: FLY ASH WILL BE PERMITTED UP TO 20% PORTLAND CEMENT REPLACEMENT, REFER TO SPECIFICATIONS.
- CN-2 REINFORCING STEEL SHALL BE FROM NEW BILLET AND SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
 - A615-GR 60 FOOTING SPIRALS
 - A185 WELDED WIRE FABRIC
 - A615-GR 60 BEAM STRUPLUPS, COLUMN TIES
 - A615-GR 60 ALL OTHER REINFORCING
 - ASTM A108-60T HEADED CONCRETE ANCHORS
 - ASTM A496 DEFORMED BAR ANCHORS
- CN-3 DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315). BAR SUPPORTS SHALL HAVE PLASTIC COATED LEGS OR BE HOT DIPPED GALVANIZED AFTER FABRICATION.
 - CN-4 PROVIDE BAR LAPS AND SPLICES PER REINFORCING BAR LAP SPICE TABLE BELOW. SEE "CORNER DETAILS" FOR CONTINUOUS BARS AT CORNERS. SPIRALS SHALL BE LAPPED 1-1/2 TURNS. WELDED WIRE MESH SHALL BE LAPPED 8" MINIMUM AT SPICE POINTS, OR 1-1/2 MESHES, WHICHEVER IS GREATEST.
 - CN-5 CONTRACTOR SHALL PROVIDE NECESSARY CONSTRUCTION JOINTS IN MONOLITHIC CONCRETE FORMING SO THAT NOT MORE THAN 400 CUBIC YARDS IS POURED IN ONE DAY. LOCATION OF CONSTRUCTION JOINTS MUST HAVE PRIOR APPROVAL OF STRUCTURAL ENGINEER OF RECORD AND SHALL GENERALLY BE LOCATED AT OR NEAR MID-POINTS OF SPANS OF SLAB, BEAMS AND WALLS. ALL CONTINUOUS REINFORCING SHALL BE CARRIED THROUGH THE JOINT. SEE DETAILS FOR CONTINUOUS KEY BETWEEN ADJACENT POURS.
 - CN-6 SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATION AND SIZES OF ALL SLAB OPENINGS AND SLEEVES, INSERTS, ANCHORS AND BOLTS REQUIRED BY ABOVE.
 - CN-7 REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR FINISHES, DIMENSIONS AND LOCATIONS OF SLAB DROPS AND DEPRESSIONS.
 - CN-8 MECHANICAL AND ELECTRICAL CONDUITS IN SLABS SHALL RUN UNDER THE TOP LAYER OF SLAB REINFORCING OR WELDED WIRE FABRIC. PROVIDE A MINIMUM OF 1-1/2" CLEAR BETWEEN INDIVIDUAL CONDUITS, AND BETWEEN CONDUIT AND PARALLEL REINFORCING. DO NOT "BUNDLE" CONDUITS.
 - CN-9 "HEADED CONCRETE ANCHORS" (HCA) SHALL BE OF 50,000 PSI STEEL ROD WITH UPSET ENDS, AUTOMATICALLY ARC WELDED THROUGH CERAMIC FERRULES, "NELSON CONCRETE ANCHORS" OR EQUAL.
 - CN-10 REFER TO SPECIFICATIONS FOR TESTING REQUIREMENTS. ALL TESTING SHALL BE AT POINT OF DISCHARGE. IF PUMP IS USED, TESTING SHALL BE AT THE END OF THE HOSE.



2 DETAIL TYP. BEAM SPLICE N.T.S.

GENERAL NOTES:

- GN-1 THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2015) AS AMENDED AND ADOPTED BY THE GOVERNING AUTHORITY, AND APPLICABLE INDUSTRY STANDARDS (AISC, ACI, ETC.).
- GN-2 THE DESIGN LOADS ARE:
- SUPERIMPOSED DEAD LOADS 5 PSF
- MECHANICAL DUCTS/CONDUITS, CEILING, ETC. AS INDICATED ON PLANS
- MECHANICAL EQUIPMENT AS INDICATED ON PLANS
- FLOOR LIVE LOAD 100 PSF
- CORRIDOR 50 PSF
- OFFICES 50 PSF
- MOVABLE PARTITIONS 20 PSF
- MECHANICAL ROOMS 150 PSF (NON REDUCIBLE)
- ASSEMBLY AREAS:
- FIXED SEATS 60 PSF
- LOBBIES 100 PSF
- MOVABLE SEATS 100 PSF
- STAGES & PLATFORMS 125 PSF
- CATWALKS 40 PSF
- ROOF LIVE LOAD 20 PSF
- FLAT ROOF 20 PSF
- PITCHED ROOF 20 PSF
- ROOF SNOW LOAD 5 PSF
- GROUND SNOW Pg 1.0
- SNOW EXPOSURE FACTOR Ce 1.1
- SNOW LOAD IMPORTANCE FACTOR Is 1.0
- THERMAL FACTOR Ct 1.0
- WIND LOAD 115
- BASIC WIND SPEED (ULTIMATE DESIGN) 115
- WIND LOAD IMPORTANCE FACTOR Iw 1.15
- BUILDING CATEGORY III
- WIND EXPOSURE C
- INTERNAL PRESSURE COEF. ±0.18
- COMPONENTS AND CLADDING WIND PRESSURE 25 PSF
- EARTHQUAKE LOADS 1.00
- SEISMIC IMPORTANCE FACTOR Ie 1.00
- SPECTRAL RESPONSE ACCELERATION Sa 14%
- SPECTRAL RESPONSE ACCELERATION S 3%
- SPECTRAL RESPONSE COEF. SD1 14%
- SPECTRAL RESPONSE COEF. SD 5%
- SEISMIC DESIGN CATEGORY A
- SEISMIC RESPONSE COEF. Cs 01
- RETAINING WALLS 1.5
- GLOBAL STABILITY ANALYSIS FACTOR OF SAFETY 1.5
- TYPE CANTILEVER
- EQUIVALENT FLUID PRESSURE 50 PCF
- BACKFILL DRAWN/ONSITE
- FOOTING BEARING 1,500 PSF
- SURCHARGE 200 PSF
- FLOOD LOAD REF. ARCH. DWGS.
- ELEVATION OF LOWEST FLOOR REF. ARCH. DWGS.
- GN-3 ALLOWABLE STRESS DESIGN LOAD COMBINATIONS (FOR ALL DESIGNS EXCEPT CONCRETE)
- D
- D+L
- D+L+(Lr, OR S OR R)
- D+(W OR 0.7E)+(Lr, OR S OR R)
- 0.6D+W
- 0.6D+0.7E
- STRENGTH DESIGN LOAD COMBINATIONS (FOR CONCRETE DESIGN)
- 1.4D
- 1.2D+1.6L+0.5(Lr, OR S OR R)
- 1.2D+1.6(Lr, OR S OR R)+(L OR 0.8W)
- 1.2D+1.6W+L+0.5(Lr, OR S OR R)
- 1.2D+1.0E+L+S
- 0.9D+(1.0E OR 1.6W)
- GN-4 PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- GN-5 UTILITIES PENETRATING BUILDING SHALL BE FLEXIBLE, USING SLEEVE JOINTS, BENDS, LOOPS, ETC. TO PERMIT MOVEMENTS DUE TO EXPANSIVE UNDERLYING SOILS.
- GN-6 PROVIDE ADEQUATE AND APPROPRIATE STRUCTURAL STEEL FRAMING FOR THE SUPPORT AND MOUNTING OF MECHANICAL EQUIPMENT RESTING ON, OR SUSPENDED FROM, STEEL SUPERSTRUCTURE.
- GN-7 THE STRUCTURAL DRAWINGS FOR THIS PROJECT ARE COPYRIGHTED AND SHALL NOT BE REPRODUCED FOR USE AS FABRICATOR'S ERECTION DRAWINGS. THE CONTRACTOR SHALL ALLOW ADEQUATE TIME AND EXPENSE FOR SUBCONTRACTORS TO PRODUCE THEIR OWN ORIGINAL ERECTION AND PLACEMENT DRAWINGS.
- GN-8 THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. ANY PROPOSED APPLICATION OF CONSTRUCTION LOADS OR OF ANY LOADS TO THE PARTIALLY COMPLETED STRUCTURE WHICH EXCEED THE DESIGN LOADS WILL REQUIRE REANALYSIS AND PROBABLE REDESIGN.
- GN-9 PROVIDE 5.0 TONS OF EXTRA REINFORCING STEEL, DETAILING, LABOR FOR PLACING AND FABRICATION AS DIRECTED IN THE FIELD AND SHOP.
- GN-10 PROVIDE 10.0 TONS OF EXTRA STRUCTURAL STEEL, DETAILING, LABOR FOR ERECTION AND FABRICATION AS DIRECTED IN THE FIELD AND SHOP.
- GN-11 WIDE FLANGE STRUCTURAL STEEL SHALL CONFORM TO ASTM A992, Fy=50 KSI. STRUCTURAL PIPE SHALL CONFORM TO ASTM A53, GRADE B, Fy=35. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, Fy=45 KSI, ALL OTHERS SHALL CONFORM TO ASTM A36, Fy=36 KSI. CONNECTIONS SHALL CONFORM TO REQUIREMENTS OF AISC.



1 DETAIL TYPICAL N.T.S.

MARK	SHAFT			DEPTH
	DIA.	VERT. BARS	SPIRAL	
F1	30"	10-#8	3/8" @ 6" PITCH	32'-0"

- DRILLED FOOTING NOTES:**
- DF-1 FOOTING SHALL BE LOCATED ON CENTERLINES OF COLUMN ABOVE UNLESS DIMENSIONED OTHERWISE ON PLAN. WHERE NO COLUMN OCCURS, LOCATE ON CENTERLINE OF BEAM OR PILASTER UNLESS SHOWN OTHERWISE ON PLANS AND SECTIONS.
 - DF-2 NOT USED.
 - DF-3 SHAFT CUT-OFF ELEVATION SHALL BE 2'-0" BELOW SIDEWALK FORM TOP OF SHAFT WITH FIBERFORM AT LEAST 4'-0" BELOW GRADE, OR DEEPER IF IMPROPERLY DRILLED OVERSIZE OR OUT OF ROUND, AS NOTED IN SPECIFICATION.
 - DF-4 REINFORCING CAGE SHALL BE HELD SECURELY AWAY FROM EARTH AT SIDES & BOTTOM BY SETS OF 3 PRECAST CONCRETE SPACER BLOCKS EVERY 8'-0" ALONG CAGE AND AT BOTTOM. DO NOT RAISE CAGE OFF OF BOTTOM.
 - DF-5 CASING IS REQUIRED, SECURE APPROVAL OF STRUCTURAL ENGINEER OF RECORD & REFER TO SPECIFICATIONS FOR PROCEDURES.
 - DF-6 SHAFT SHALL BE DRILLED PLUMB ALONG ITS TOTAL LENGTH WITHIN 1/2" PER 10'-0" OF DEPTH.
 - DF-7 BOTTOM OF FOOTING SHALL BE CLEAN AND FREE OF ALL LOOSE MATERIALS AND RECOMPACTED CUTTING PRIOR TO PLACING CONCRETE.
 - DF-8 PLACEMENT OF CONCRETE AND REINFORCING IN SHAFT SHALL BE THE SAME DAY OF DRILLING.
 - DF-9 REFERENCE GEOTECHNICAL REPORT BY: PROFESSIONAL SERVICES INDUSTRIES PSI PROJECT NO.: 0312-942, DATED JUNE 23, 2014.

- DEMOLITION NOTES:**
- DN-1 THE CONTRACTOR MUST REVIEW ALL WORK IN PROGRESS TO ASCERTAIN THAT ACTUAL STRUCTURAL CONDITIONS ENCOUNTERED REFLECT THOSE SHOWN ON THE DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.
 - DN-2 DURING DEMOLITION CONTRACTOR SHALL IDENTIFY STRUCTURAL FRAMING AND LOAD PATHS IN AREA OF DEMOLITION TO PREVENT ACCIDENTAL COLLAPSE.
 - DN-3 CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BRACING AND SHORING REQUIRED TO INSURE THE SAFETY AND STRUCTURAL INTEGRITY OF THE PROJECT DURING DEMOLITION OPERATIONS.
 - DN-4 CONTRACTOR SHALL INSPECT EXISTING STRUCTURAL ELEMENTS AND REPAIR OR REPLACE THOSE FOUND TO BE STRUCTURALLY UNSOUND AS DIRECTED BY STRUCTURAL ENGINEER OF RECORD.
 - DN-5 WHERE EXISTING CONCRETE IS NOTED TO BE REMOVED, WORK SHALL BE INITIATED BY MEANS OF SAW CUTS AT LEAST 1" DEEP OR BY PERFORATING WITH CLOSELY SPACED THRU-DRILLED HOLES. IF REINFORCING IS TO REMAIN, INITIATE WITH SAW CUTS APPROXIMATELY 3/4" DEEP. DEMOLITION SHALL PROCEED USING HAND HELD ROTARY TOOLS AND/OR LOW IMPACT CHIPPING DEVICES. NO JACK HAMMERS OR SIMILAR HEAVY IMPACT EQUIPMENT WILL BE PERMITTED.
 - DN-6 INITIATE SAWCUTTING THRU WALLS AND SLABS WITH 3" CORE HOLES AT ALL CORNERS TO PREVENT OVERCUTS. OVERCUTS ARE NOT PERMITTED.
 - DN-7 REPLACE ALL CONCRETE COVERAGE, REMOVED TO INSTALL NEW STEEL MEMBERS, TO MAINTAIN FIRE PROTECTION OF MAIN STRUCTURAL FRAMING.

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VITRE TOUDOUZE BUILDING SHORING SAN ANTONIO, TX

DATE: 11/03/15

STATE OF TEXAS
SHAWN J. FRANKIE
82639
LICENSED PROFESSIONAL ENGINEER

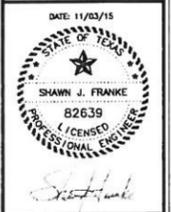
LUNDY & FRANKIE
ENGINEERING
2600 W. HENRIE ROAD
SAN ANTONIO, TEXAS 78228-1500
TEL: 210-492-8800
FAX: 210-492-8801

RELEASED: 11-03-15
ENGINEER: S.J.F.
CHKD. BY: S.J.F.
DRAWN BY: J.H.
REVISIONS:

SHEET #:
S1-1
1 OF 8

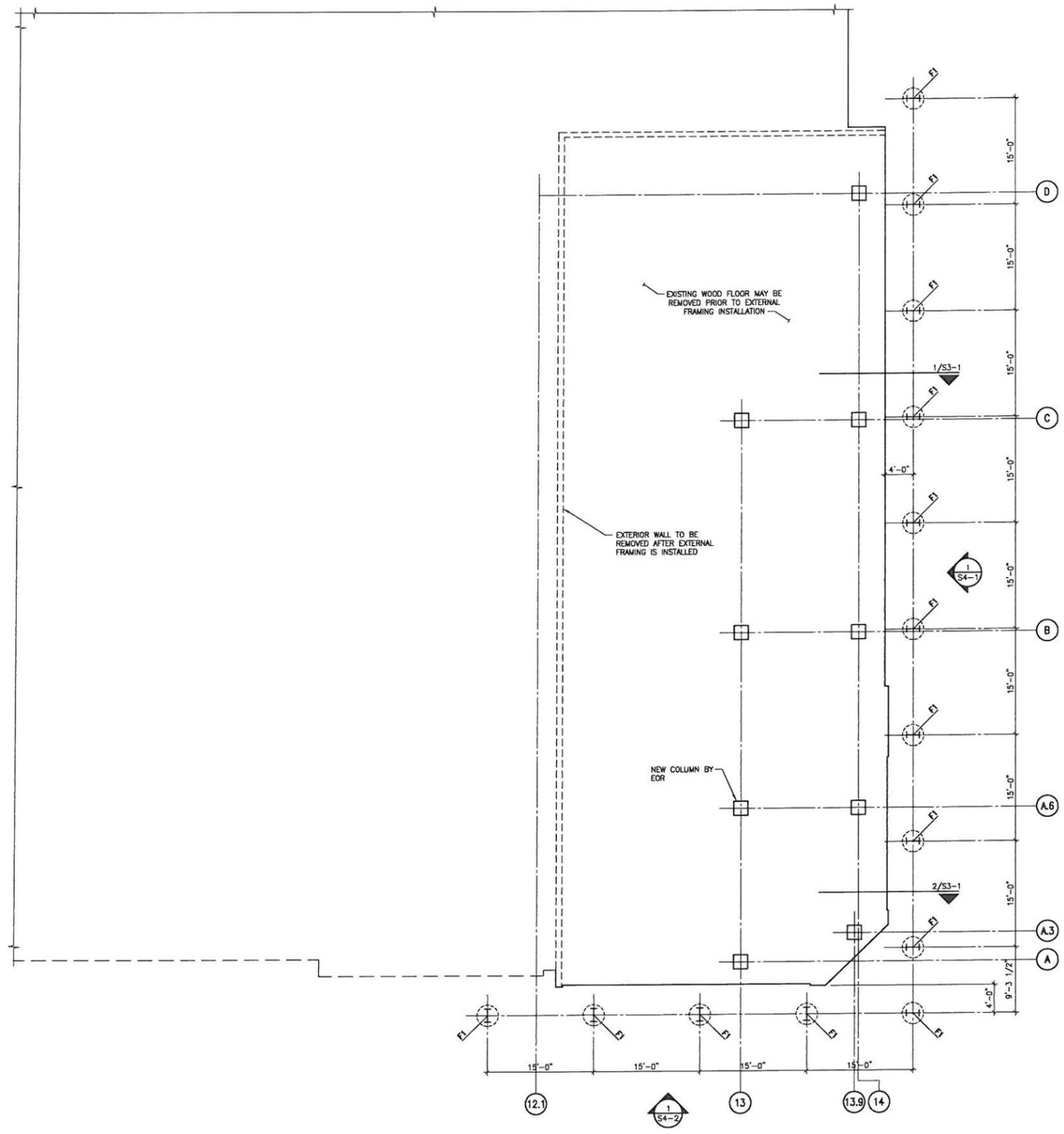
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VITRE
TOUDOUZE BUILDING SHORING
SAN ANTONIO, TX



RELEASED: 11-03-15
ENGINEER: S.J.F.
CHKD. BY: S.J.F.
DRAWN BY: J.H.
REVISIONS:

SHEET #:
S2-1
2 of 8



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

LA PROJECT NO.: 02-435-00
LA FILE NO.: VITRS2-1

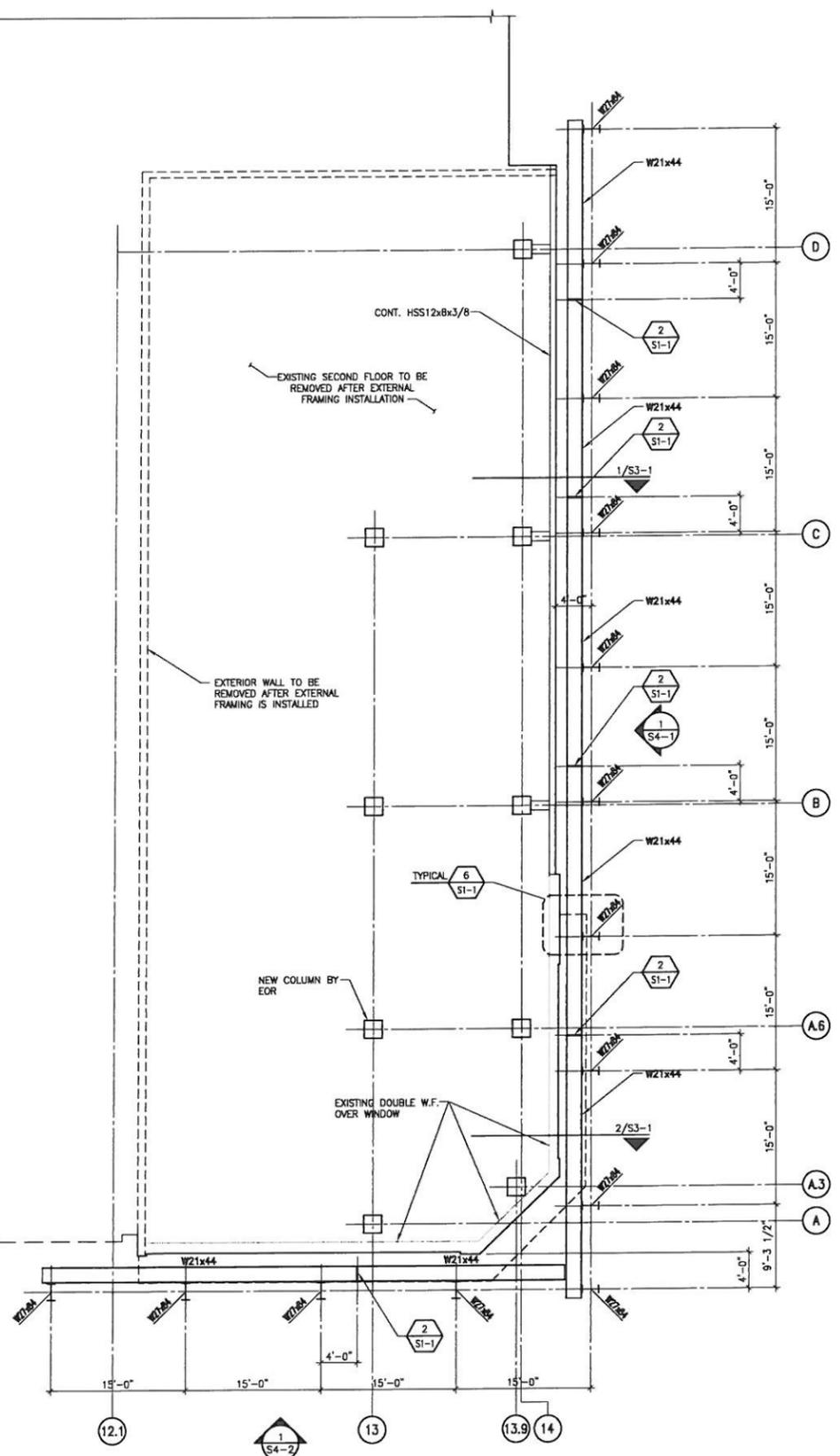
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VITRE
TOUDOUZE BUILDING SHORING
SAN ANTONIO, TX



RELEASED: 11-03-15
ENGINEER: S.J.F.
CHKD. BY: S.J.F.
DRAWN BY: J.H.
REVISIONS:

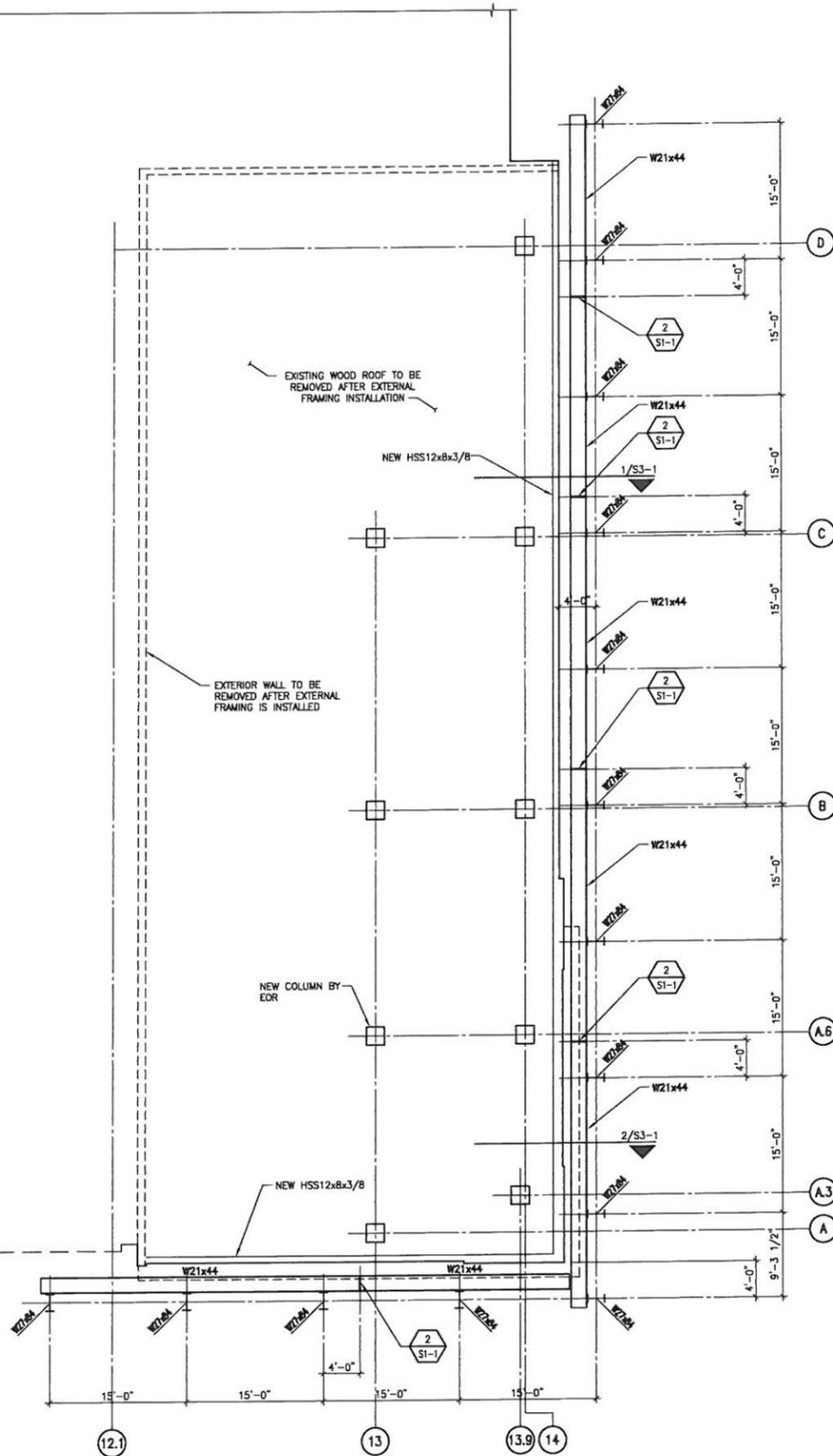
SHEET #:
S2-2
3 of 8



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

LA PROJECT NO.: 02-435-00
LA FILE NO.: VITR2-2

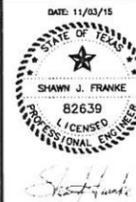
LA PROJECT NO.: 02-435-00
 LA FILE NO.: VITRS2-3



ROOF FRAMING PLAN
 SCALE: 1/8" = 1'-0"

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VITRE
 TOUDOUZE BUILDING SHORING
 SAN ANTONIO, TX

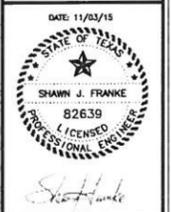


RELEASED: 11-03-15
 ENGINEER: S.J.F.
 CHKD. BY: S.J.F.
 DRAWN BY: J.H.
 REVISIONS:

SHEET #:
S2-3
 4 of 8

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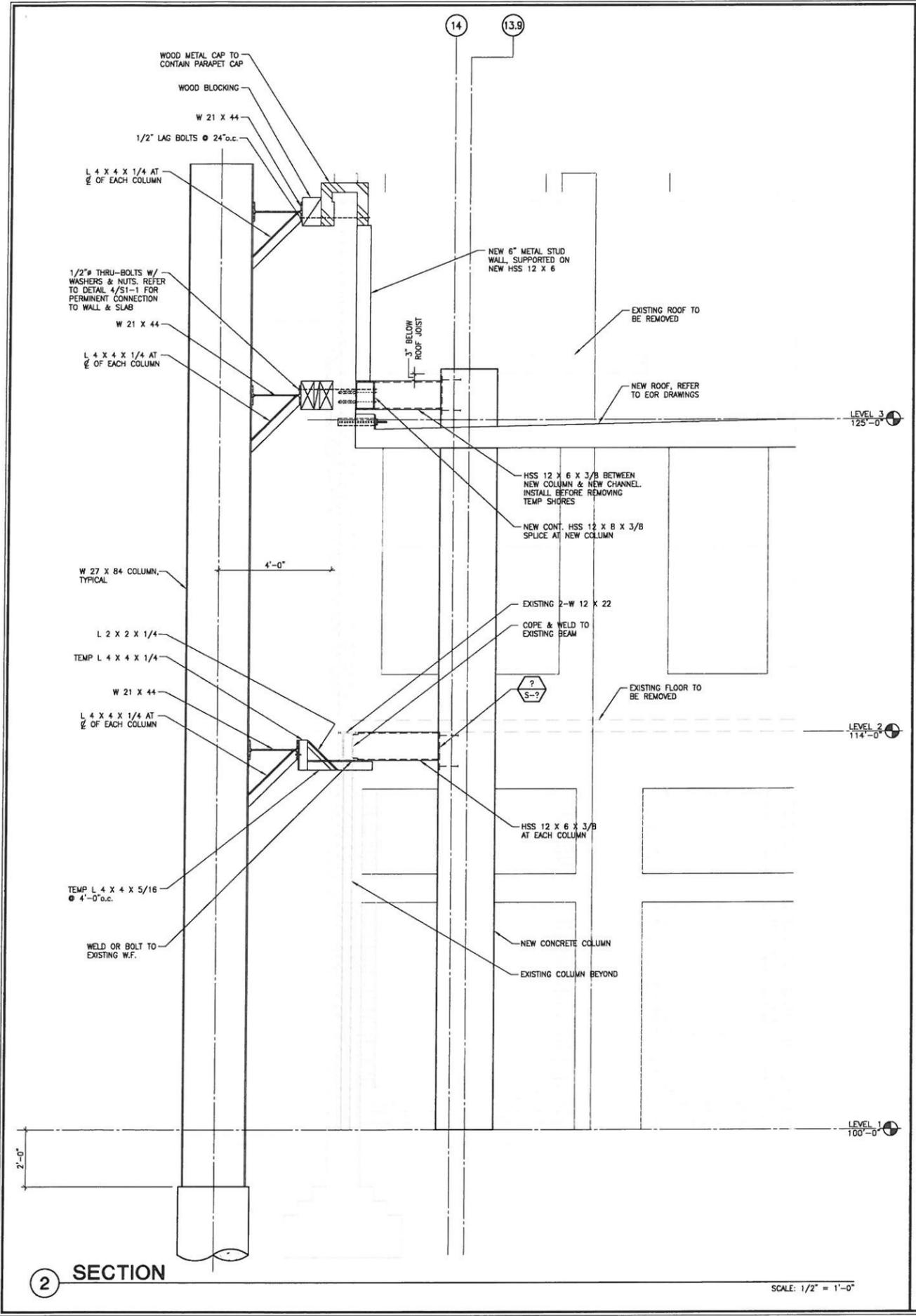
VITRE
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SAN ANTONIO, TX



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CHKD. BY: S.J.F.
DRAWN BY: J.H.
REVISIONS:

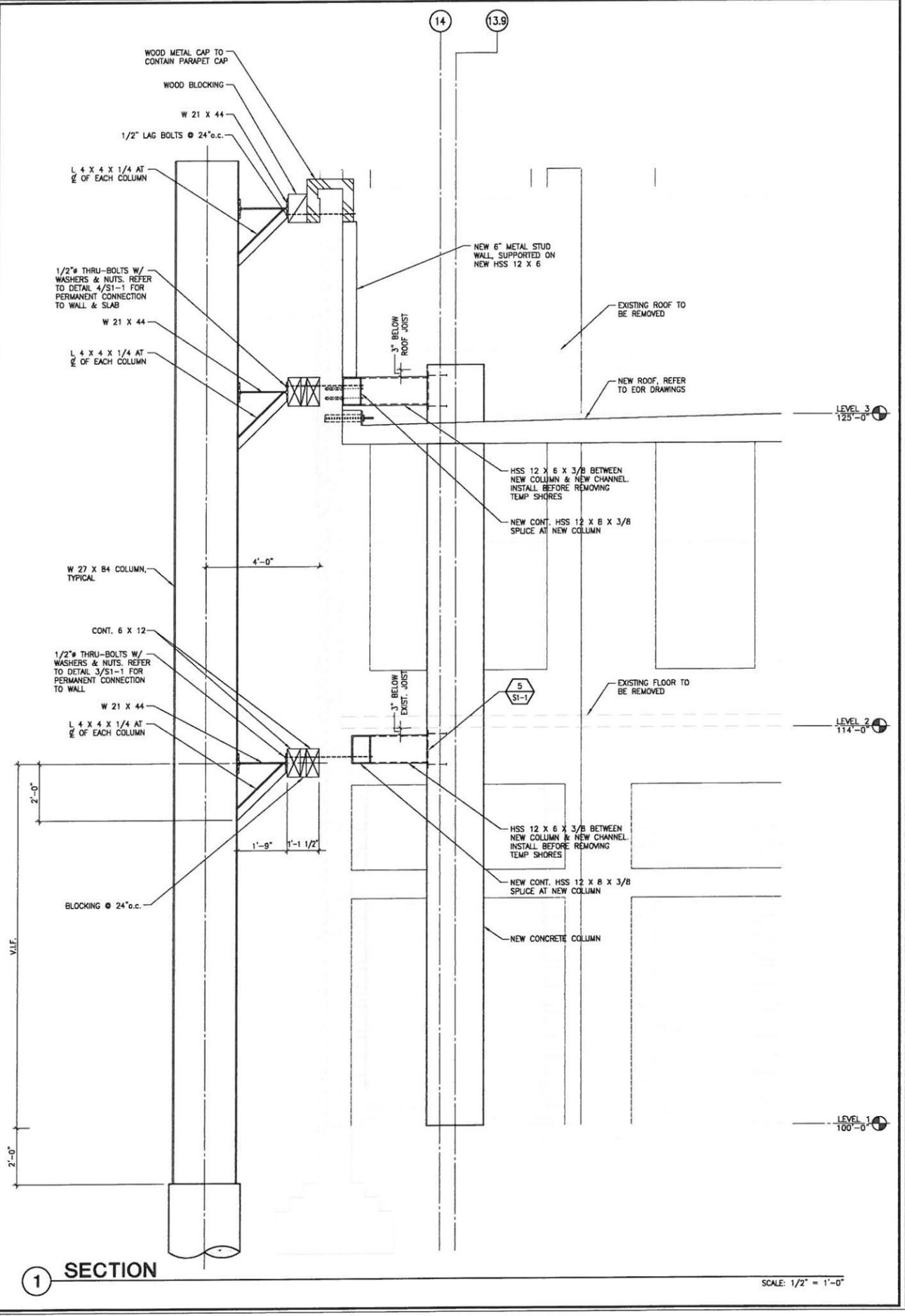
SHEET #:
S3-1
5 of 8

LA PROJECT NO.: 02-435-00
LA FILE NO.: VITRS3-1



2 SECTION

SCALE: 1/2" = 1'-0"



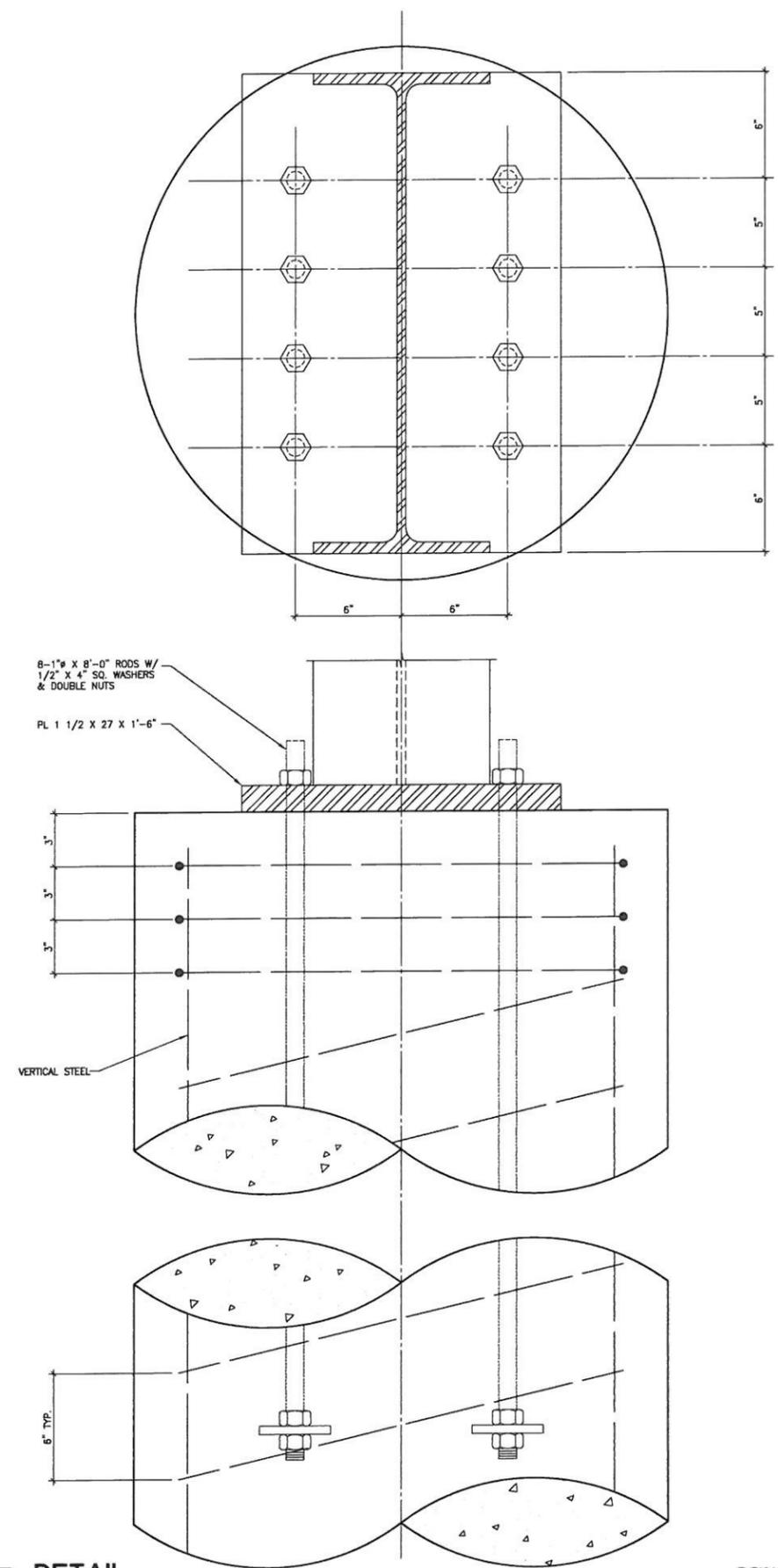
1 SECTION

SCALE: 1/2" = 1'-0"

LA PROJECT NO.: 02-435-00
 LA FILE NO.: VITRS3-2

1 DETAIL

TYPICAL
 N.T.S.



8-1/2" X 8'-0" RODS W/
 1/2" X 4" SQ. WASHERS
 & DOUBLE NUTS

PL 1/2 X 27 X 1'-6"

VERTICAL STEEL

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VITRE
 TOUDOUBE BUILDING SHORING
 SAN ANTONIO, TX

DATE: 11/03/15
 STATE OF TEXAS
 SHAWN J. FRANK
 82639
 LICENSED PROFESSIONAL ENGINEER
Shawn Frank

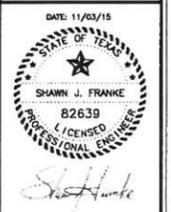
LUNDY & FRANK
 ENGINEERING
 5400 HARLAND ROAD
 SAN ANTONIO, TEXAS 78203
 PH: (214) 770-7500
 FAX: (214) 770-7500

RELEASED: 11-03-15
 ENGINEER: S.J.F.
 CHKD. BY: S.J.F.
 DRAWN BY: J.H.
 REVISIONS:

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S3-2
 6 of 8

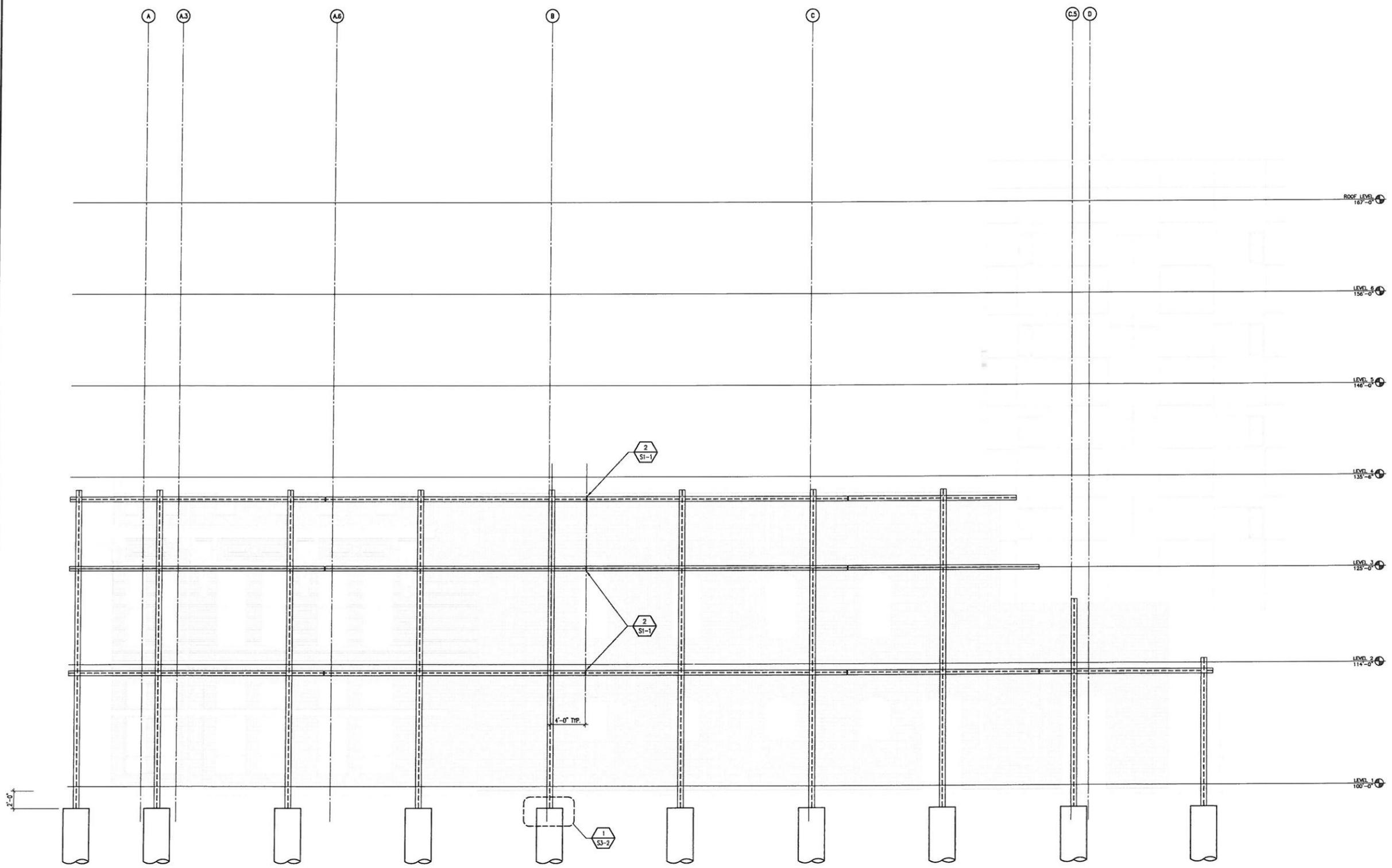
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VITRE
TOUDOUZE BUILDING SHORING
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SHEET #:
S4-1
7 OF 8



LA PROJECT NO.: 02-435-00
LA FILE NO.: VITRS4-1

1 EAST ELEVATION (PECOS STREET)

SCALE: 3/16" = 1'-0"

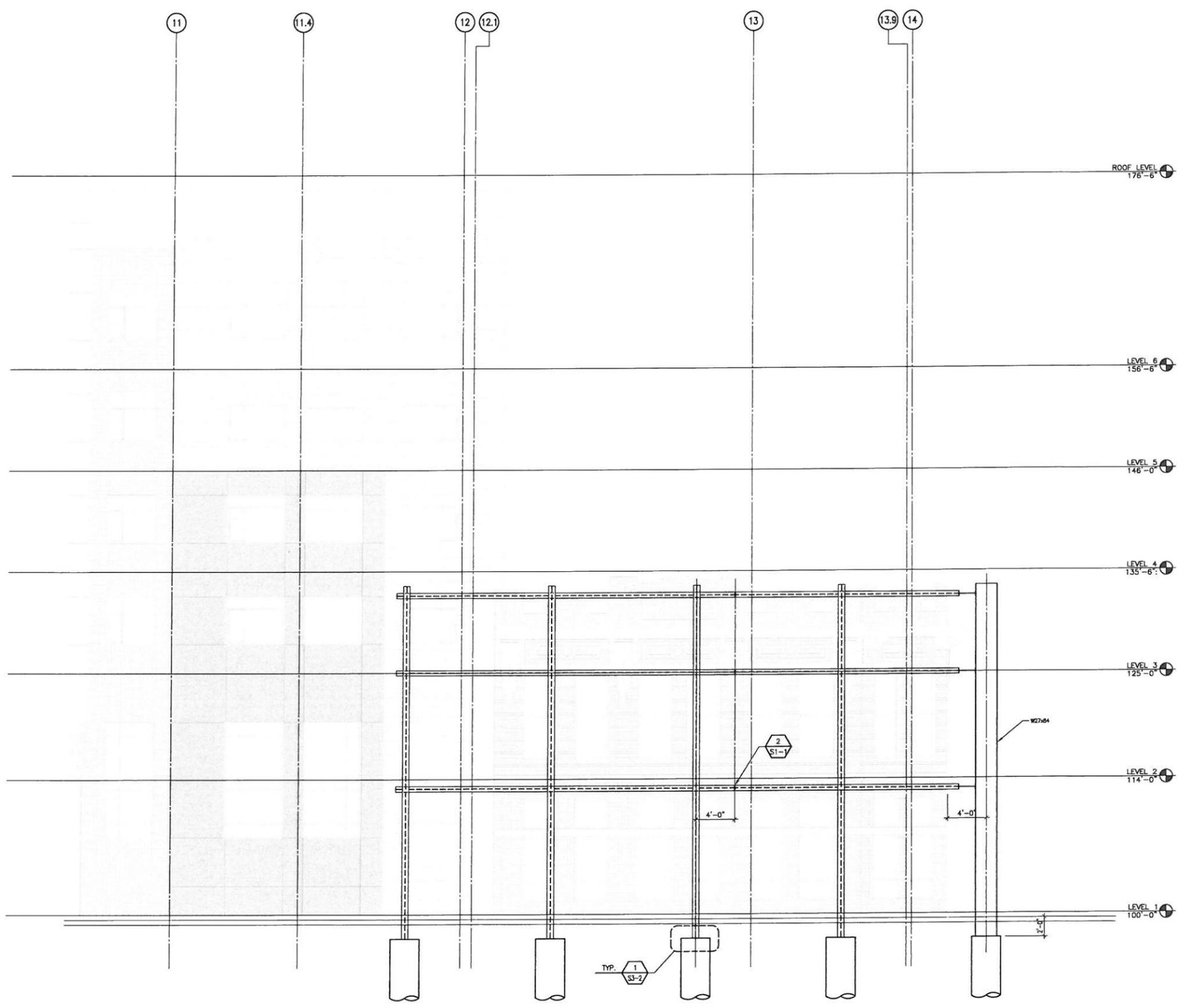
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VITRE
TOUDOUZE BUILDING SHORING
SAN ANTONIO, TX



RELEASED: 11-03-15
ENGINEER: S.J.F.
CHKD. BY: S.J.F.
DRAWN BY: J.H.
REVISIONS:

SHEET #:
S4-2
8 OF 8



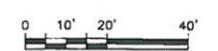
LA PROJECT NO.: 02-435-00
LA FILE NO.: VITRS4-1

1 SOUTH ELEVATION (W. COMMERCE STREET)

SCALE: 3/16" = 1'-0"



Know what's below. Call before you dig.



LEGEND

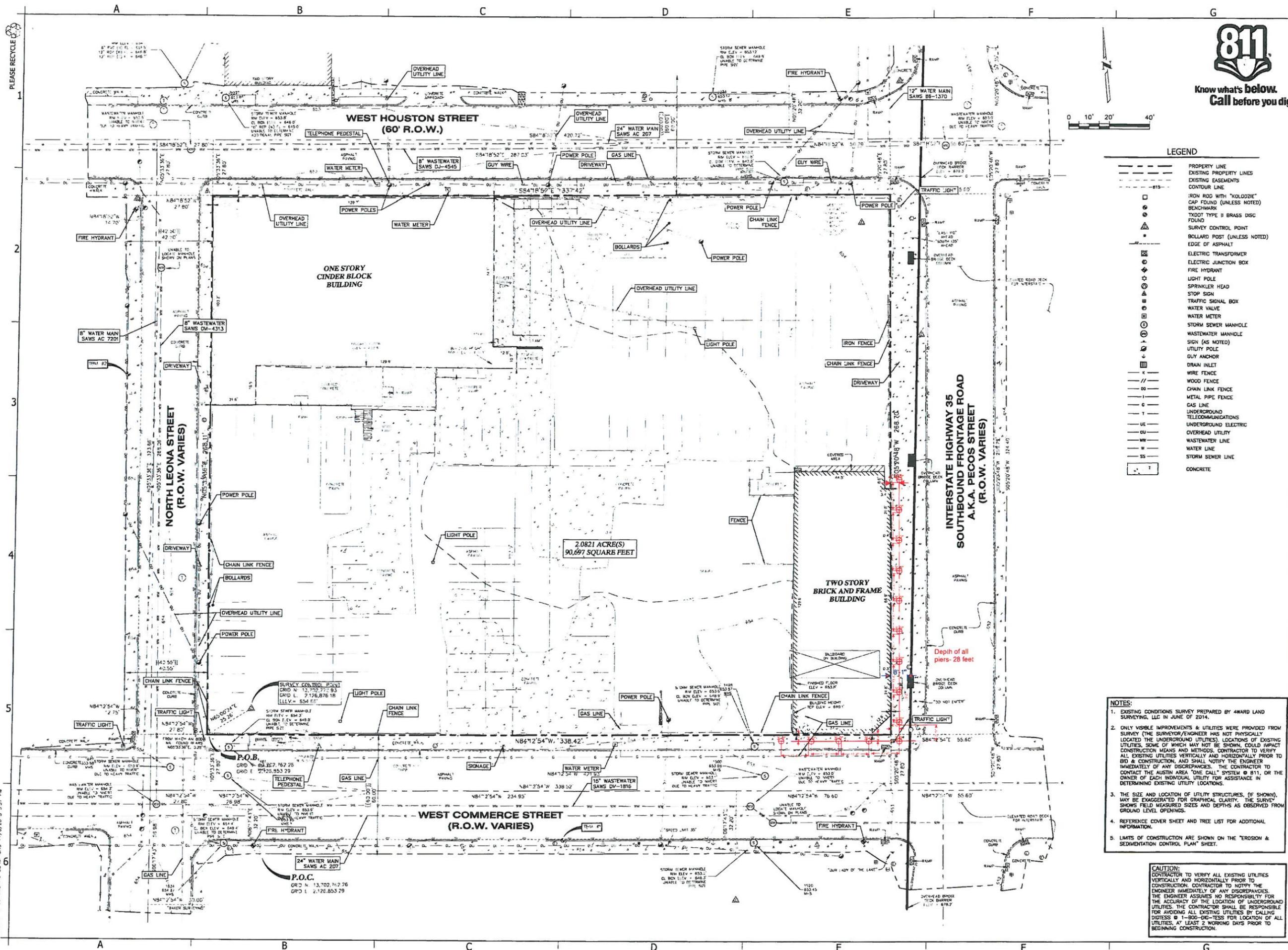
---	PROPERTY LINE
---	EXISTING PROPERTY LINES
---	EXISTING EASEMENTS
---	CONTOUR LINE
○	IRON ROD WITH "KOLDOZIE"
○	CAP FOUND (UNLESS NOTED)
○	BENCHMARK
○	TYDOT TYPE II BRASS DISC
○	FOUND
△	SURVEY CONTROL POINT
△	BOLLARD POST (UNLESS NOTED)
---	EDGE OF ASPHALT
⊕	ELECTRIC TRANSFORMER
⊕	ELECTRIC JUNCTION BOX
⊕	FIRE HYDRANT
⊕	LIGHT POLE
⊕	SPRINKLER HEAD
⊕	STOP SIGN
⊕	TRAFFIC SIGNAL BOX
⊕	WATER VALVE
⊕	WATER METER
⊕	STORM SEWER MANHOLE
⊕	WASTEWATER MANHOLE
⊕	SIGN (AS NOTED)
⊕	UTILITY POLE
⊕	GUY ANCHOR
⊕	DRAIN INLET
⊕	WIRE FENCE
⊕	WOOD FENCE
⊕	CHAIN LINK FENCE
⊕	METAL PIPE FENCE
⊕	GAS LINE
⊕	UNDERGROUND TELECOMMUNICATIONS
⊕	UNDERGROUND ELECTRIC
⊕	OVERHEAD UTILITY
⊕	WASTEWATER LINE
⊕	WATER LINE
⊕	STORM SEWER LINE
⊕	CONCRETE



ISSUE FOR CONSTRUCTION
VITRE APARTMENTS
 700 WEST COMMERCE STREET
 SAN ANTONIO, BEXAR COUNTY, TX 78207

PROJECT: VITRE APARTMENTS
 CLIENT: ETO DEVELOPMENT
 DRAWN BY: RLS
 DESIGNED: RLS
 REVIEWER: SBL
 SHEET TITLE: EXISTING CONDITIONS
 SHEET: 026.007
 S.F.D. PROJECT: 026.007

SHEET
C100
 5 OF 21



NOTES:

- EXISTING CONDITIONS SURVEY PREPARED BY AWARD LAND SURVEYING, LLC IN JUNE OF 2014.
- ONLY VISIBLE IMPROVEMENTS & UTILITIES WERE PROVIDED FROM SURVEY (THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES). LOCATIONS OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID & CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR TO CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.
- THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
- REFERENCE COVER SHEET AND TREE LIST FOR ADDITIONAL INFORMATION.
- LIMITS OF CONSTRUCTION ARE SHOWN ON THE "EROSION & SEDIMENTATION CONTROL PLAN" SHEET.

CAUTION:
 CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING DIGITEST @ 1-800-DIG-TESS FOR LOCATION OF ALL UTILITIES, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

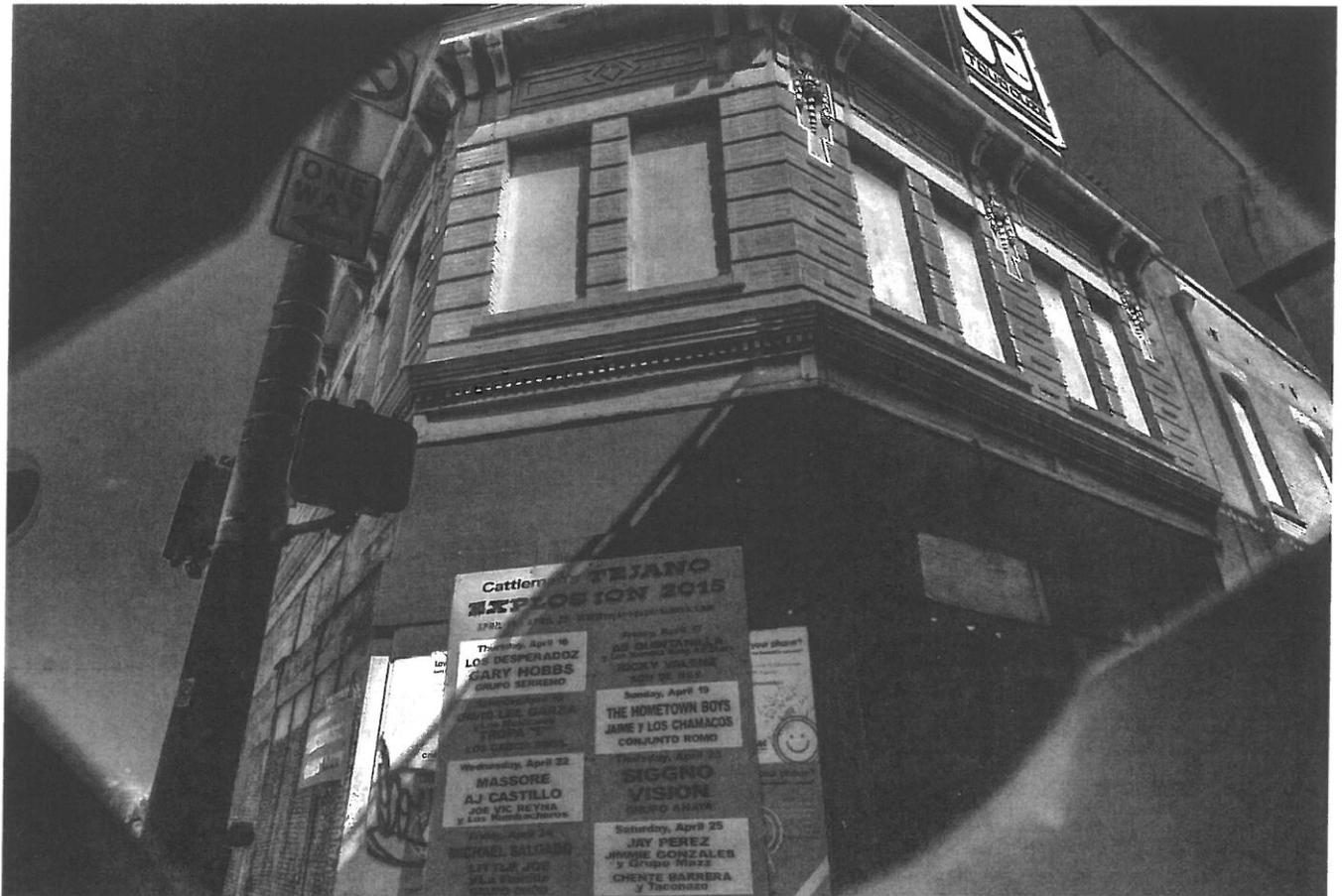
PLEASE RECYCLE

DATE: 11/16/2015 3:17 PM
 PROJECT: VITRE APARTMENTS
 SHEET: C100



Commerce facing facade

REAR



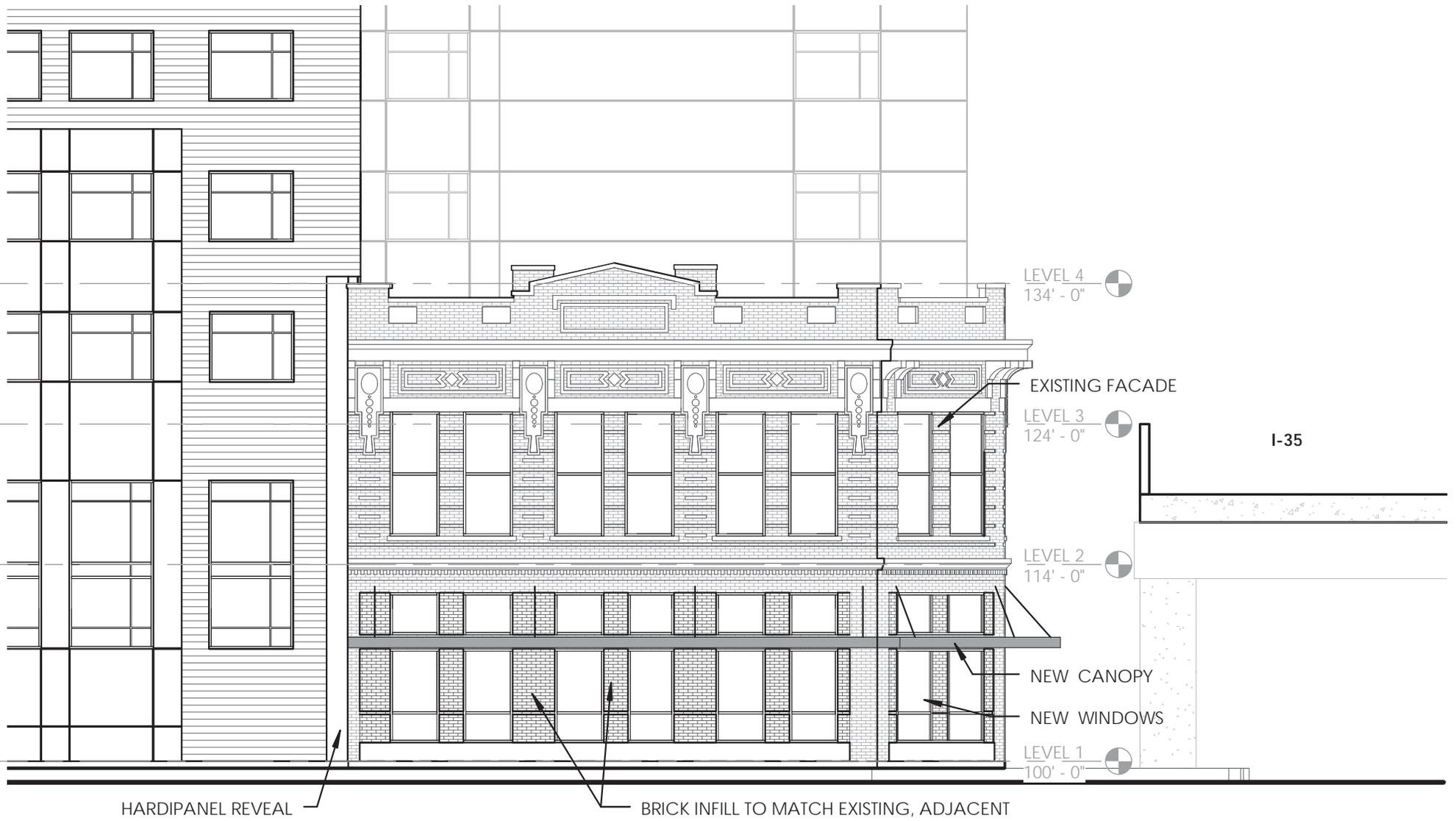
CORNER OF COMMERCE AND PECOS



COMMERCE FACING FACADE

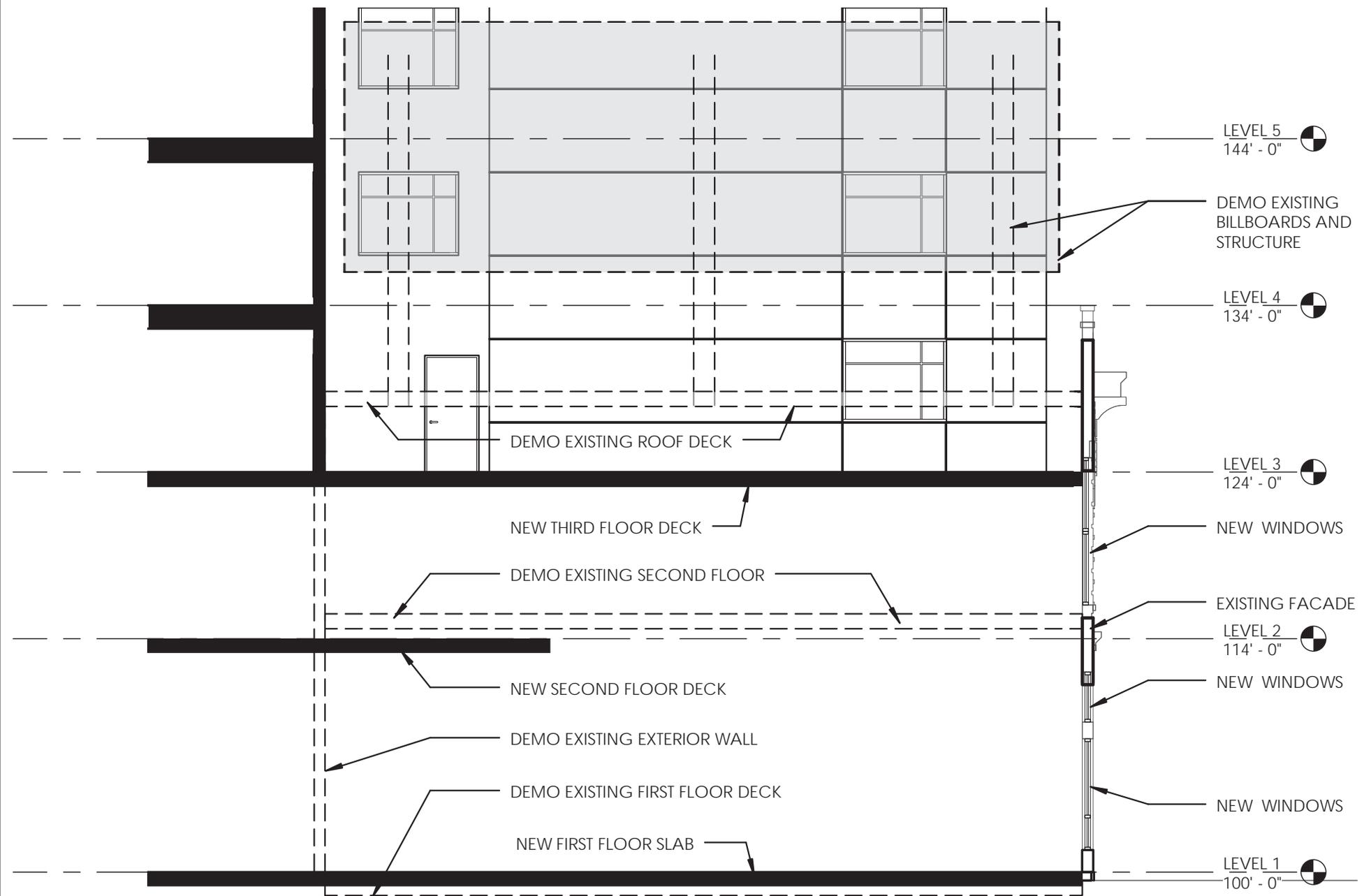
REAR





Scale: 1" = 10'-0"

VITRÉ MULTI-FAMILY
W. COMMERCE ST. ELEVATION



Scale: 1/8" = 1'-0"

VITRÉ MULTI-FAMILY
SECTION THROUGH FACADE



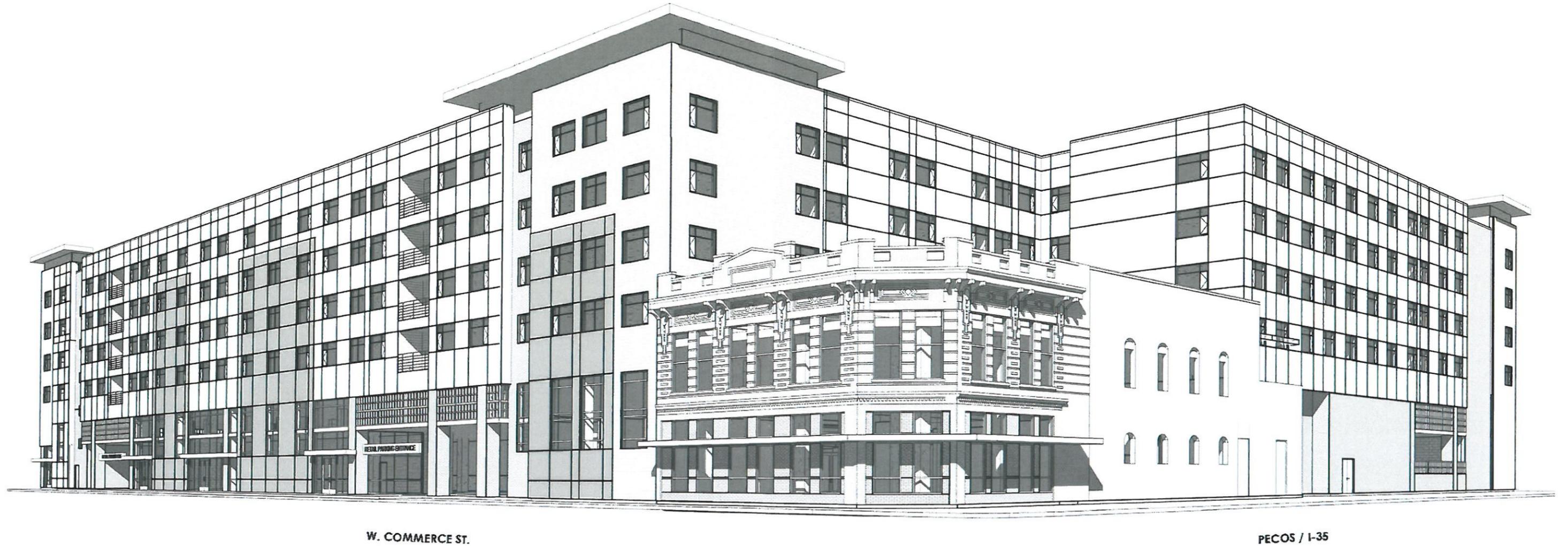
VITRÉ MULTI-FAMILY

Detail 12/02/14



FACADE TRANSITION

ORIGINAL RENDERING



W. COMMERCE ST.

PECOS / I-35

VITRÉ MULTI-FAMILY

EXTERIOR VIEW

210 DG





VITRÉ MULTI-FAMILY

EXTERIOR VIEW

210 DG

VIEW OF TOP OF PECOS FACING FACADE FROM
HIGHWAY



VIEW OF BOTTOM OF PECOS FACING FACADE FROM PECOS

