HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2015

Agenda Item No: 17

HDRC CASE NO:	**2015-447**
ADDRESS:	2510 KENNEDY CIRCLE
LEGAL DESCRIPTION:	NCB 10879 BLK 13 LOT 1 (BCB UT-20A & 20D)
ZONING:	C3 H
CITY COUNCIL DIST.:	3
DISTRICT:	Brooks School of Aerospace Medicine Historic District
APPLICANT:	Ignacio Rodriguez/McChesney Bianco Architecture
OWNER:	University of Incarnate Word
TYPE OF WORK:	Exterior modifications

REQUEST:

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

1. Clean and repair the existing brick façade.
2. Create a new entry on the southern façade.
3. Replace the north and south entry curtain walls.
4. Replace existing stairs and ramps and install new exterior stairs and ramps.
5. Install new exterior lighting.
5. Create new window openings on the east and west facades.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)
i. Paint—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. Clear area—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. Vegetation—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. Cleaning—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Patching—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. Repointing—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. Removing paint—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. Removing stucco—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)
i. Lighting—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

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

6. Architectural Features: Doors, Windows, and Screens

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)
i. Character-defining features—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
ii. Windows and doors—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
iii. Missing features—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.

iv. Materials—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. New features—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
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.

School of Aerospace Medicine Historic District Design Guidelines and Master Plan

5. Design Guidelines

B. SITE DEVELOPMENT GUIDELINES
5. Significant Facades – Building 150. PRIMARY/SECONDARY FACADE The front facade is an important element of the historic district & should not be modified. The rear facade contributes to the south open space & should only have minor modifications.

C. ARCHITECTURE DESIGN GUIDELINES
2. Alterations and Modifications to existing Structures
g. Windows-
1. A variety of window systems used on the campus are all within a Mid-Century architectural vocabulary. All new windows added in an alteration or modification should be selected from the existing window patterns. No new window types should be added.
2. New windows should not be added to facades that are considered character defining. A list of these facades that should not have windows can be found on pages 32-33.
3. When adding new windows the rhythm and spacing ratio of windows to massing on an existing building should preferably match the patterns of the existing building. In some cases it might be more appropriate to reflect patterns and ratios found on other parts of the campus.
4. Large expanses of uninterrupted brick can be found on almost all buildings on campus. It is important to maintain a strong presence of masonry in these buildings. The dominance of the original brick walls should remain as character defining with new windows subordinate to the solid mass.

FINDINGS:

a. The applicant is proposing to clean and repair the existing brick façade. According to the Guidelines 2.A masonry should be maintained, clear of vegetation, and not painted. Staff finds this appropriate maintenance and consistent with the Guidelines.
b. The applicant is proposing to create a new entry on the southern façade. According to the Guidelines, historic doors and windows must be preserved. In the Design Guidelines for the School of Aerospace Medicine Historic District, the northern façade is a significant, primary façade and should not be altered, while the southern façade minor modifications are allowed. Staff finds the new entry appropriate and consistent with both the Design Guidelines for the School of Aerospace Medicine Historic District and the Historic Design Guidelines.
c. The applicant is proposing to replace the north and south entry curtain walls. According to the Guidelines, when replacement glass is necessary use clear glass and to match the original design. This is consistent with the Guidelines.
d. The applicant is proposing to replace existing stairs and ramps with new aluminum stairs and ramps on North, West, and East. The applicant has proposed to install a new accessible ramp on the south façade. According to the Guidelines, elements should be replaced in-kind and match size and material. Staff finds the new stairs, ramp, and guardrails appropriate and consistent with the Guidelines.
e. The applicant is proposing to install new exterior lighting on the north façade just below the roofline. According to the Guidelines, lighting should be placed in locations that are unobtrusive in design, and that do not distract from

the façade. Staff finds this request appropriate and consistent with the Guidelines.

f. The applicant is proposing to create new window openings on the east and west facades. According to Design Guidelines and Master Plan for the School of Aerospace Medicine Historic District, 5.C.2.g, a strong presence of masonry in these buildings is important to maintain. The windows proposed in the brick side facades are identical to the windows on the north and south facades. The School of Aerospace Guidelines state that new windows should be differentiated from the originals. Staff does not find the east and west façade proposals consistent with the Guidelines, nor appropriate as they potentially present a false sense of history.

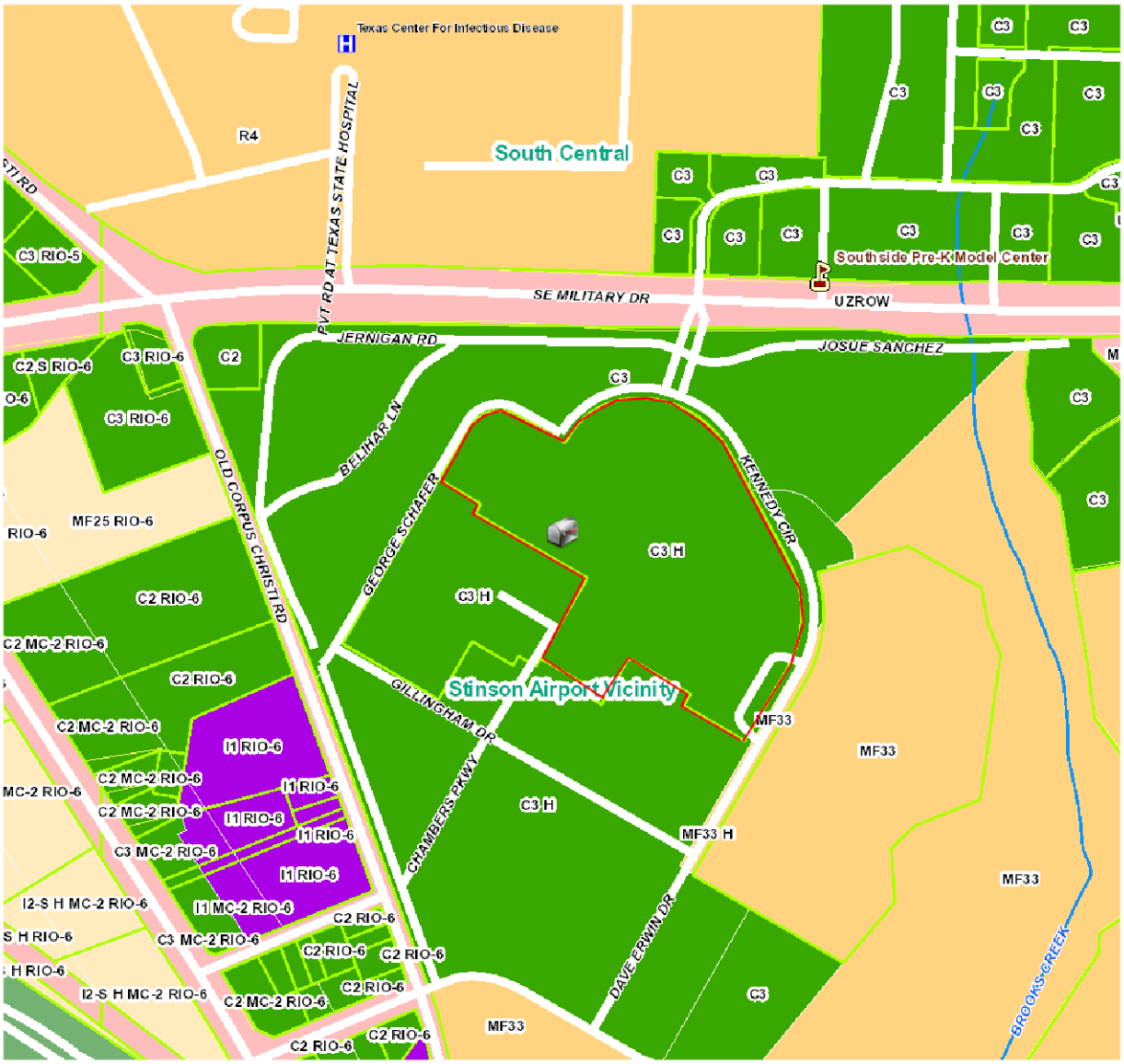
RECOMMENDATION:

Staff recommends approval of items #1 through #4 based on findings a through e.

Staff does not recommend approval of item #5 based on findings f.

CASE MANAGER:

Lauren Sage



N

Flex Viewer

Powered by ArcGIS Server

Printed:Nov 13, 2015

McCHESNEY/BIANCO
ARCHITECTURE

Project Narrative

School of Osteopathic Medicine
Building 150 Renovations – Phase I
University of the Incarnate Word
2510 Kennedy Circle
San Antonio, TX 78235

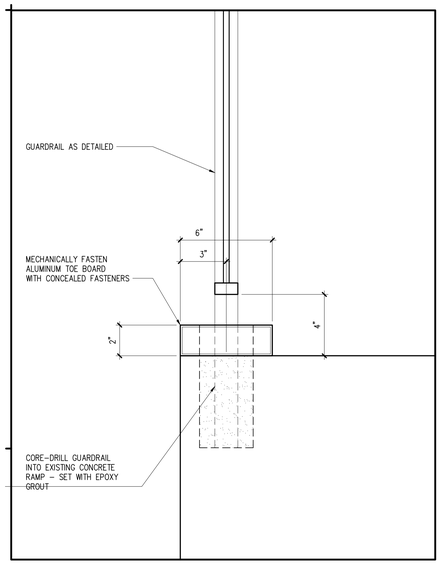
The new School of Osteopathic Medicine for the University of The Incarnate Word will potentially occupy up to seven of the Brooks City Base "The Hill" campus buildings, located in the School of Aerospace Medicine Historical District.

Phase I initiates the entire project with the renovation of Building 150. Originally designed as a professional building for the Brooks Air Force Base School of Aerospace Medicine complex, it was at the north entrance of this building that President John F. Kennedy dedicated the aerospace program on November 21, 1963. In 2002 the United States Air Force transferred ownership of Brooks AFB to the Brookes Development Authority. Having served since then as offices for a private company, Building 150 will now be renovated to serve as the administrative center for the newly created UIW School of Osteopathic Medicine. Opening is scheduled for July 15, 2016.

Renovations to building 150 are primarily interior to include the provision of staff offices and miscellaneous support rooms. Other amenities include meeting spaces, classroom spaces, a chapel, a new elevator to replace the existing, a reconfigured lobby, and a reconstructed south entrance. While construction of spaces will be of new building materials the majority of existing mechanical equipment, primary electrical switchgear, and plumbing infrastructure will be retained and incorporated for the renovations. The lobby will house a new grand open stair to replace the existing open stair.

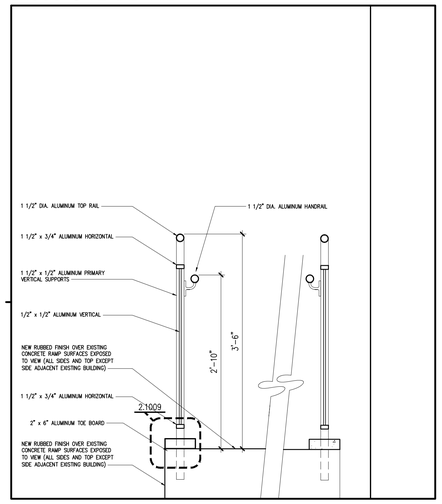
Except for the new south entry reconfiguration, building 150 exterior renovations are limited to cleaning the face brick, replacement of south and north entry curtainwalls, new windows at east and west ends, upgrades to existing stairs and ramps, exterior lighting upgrades, and miscellaneous exterior wall repairs. Except for guardrail and window upgrades the north entry will remain unchanged. The north façade is considered primary.

The south entry reconfiguration constitutes the major exterior revision. The work proposes the demolition of an enclosed area addition, constructed in 1989, for a new entrance that more closely resembles the original design. Building entries on two sides will be under a connecting bridge that encloses an open courtyard space. Leading up to the building entry will be a monumental stair designed similar to the original previously removed and a new accessible ramp. The south façade is considered secondary.



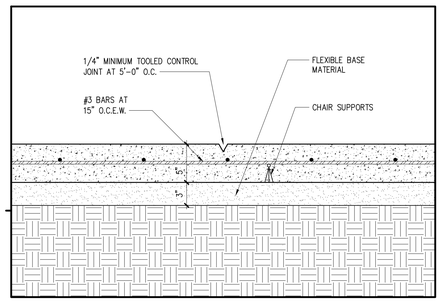
2.1009 SITE DETAIL

SCALE: 3" = 1'-0"



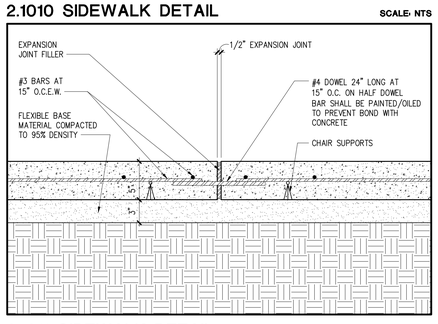
2.1008 SITE DETAIL

SCALE: 1" = 1'-0"



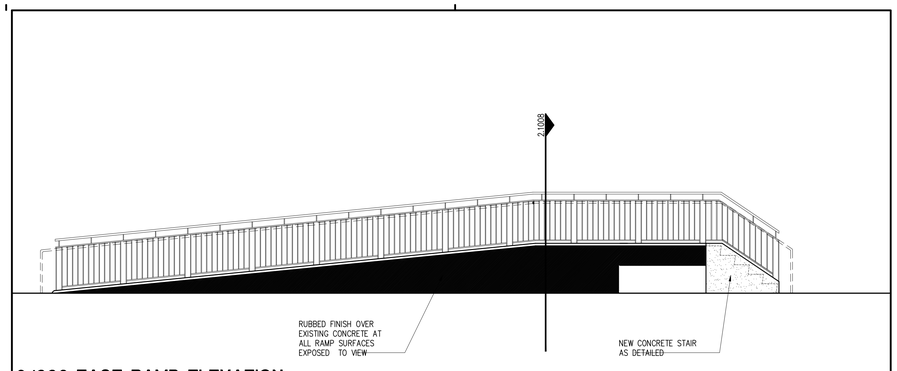
2.1010 SIDEWALK DETAIL

SCALE: NTS



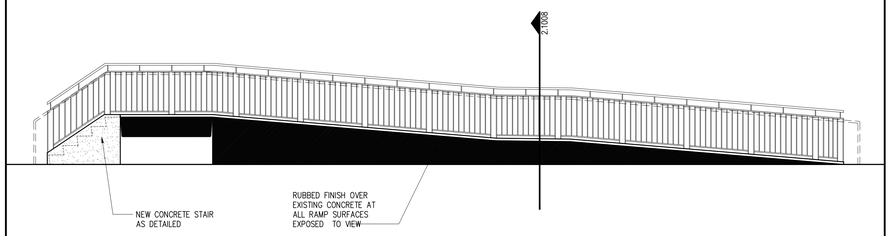
2.1011 SIDEWALK DETAIL

SCALE: NTS



2.1006 EAST RAMP ELEVATION

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

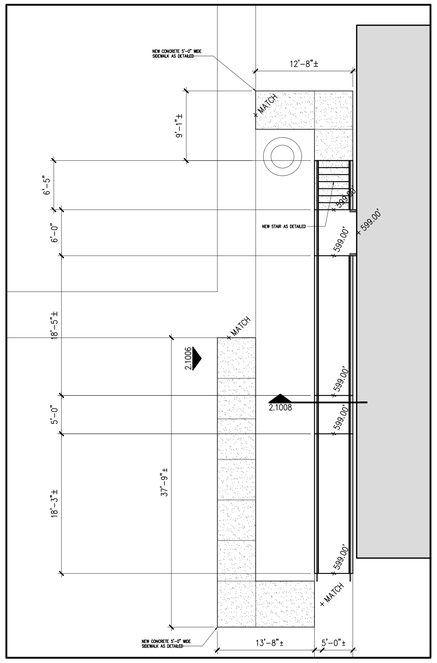


2.1005 WEST RAMP ELEVATION

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

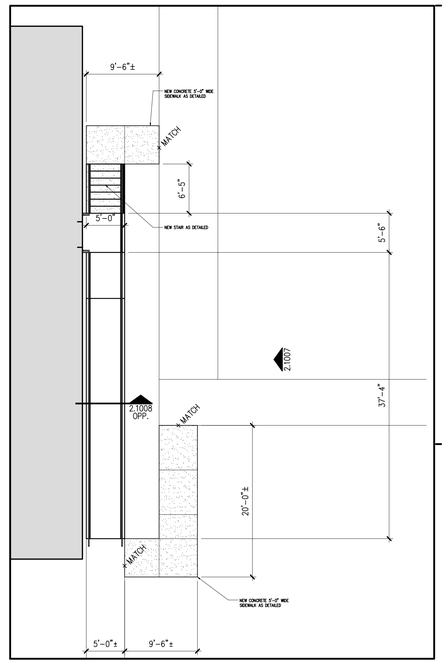
2.1004 RAMP ELEVATIONS

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



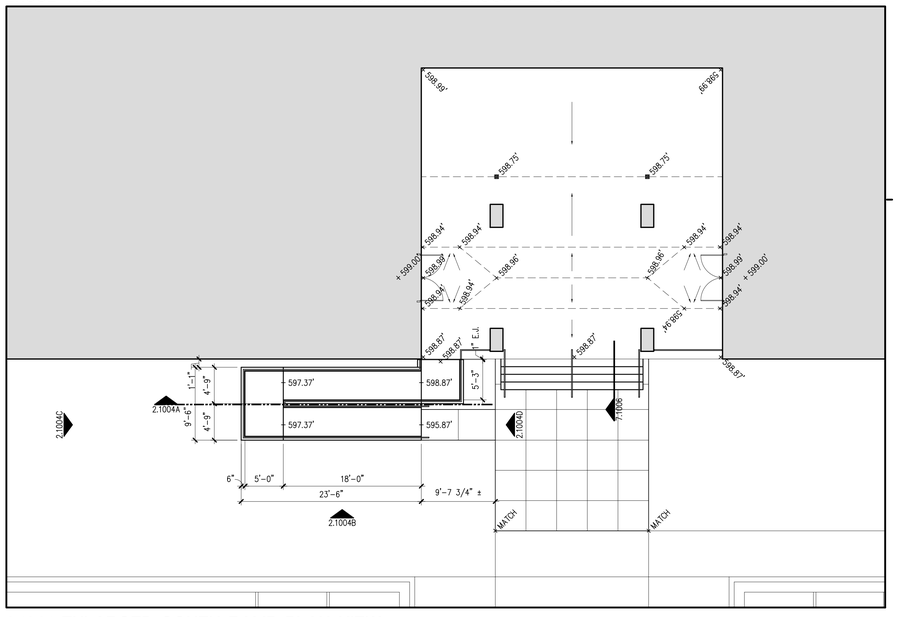
2.1002 WEST RAMP PLAN VIEW

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



2.1003 EAST RAMP PLAN VIEW

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



2.1001 ENLARGED SOUTH RAMP PLAN VIEW

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

REGISTERED ARCHITECT
STATE OF TEXAS
10/23/15

McCHESNEY/IBANCO
ARCHITECTURE
315 NINTH STREET, SUITE 1 SAN ANTONIO, TEXAS 78215
P:(210)225-4544 F:(210)225-9991

SCHOOL OF OSTEOPATHIC MEDICINE
PHASE I - BUILDING 150 RENOVATIONS
UNIVERSITY OF THE
INCARNATE WORD
200 KENNEDY CIRCLE SAN ANTONIO, TEXAS 78235

PROJECT NO.
423-15

DATE : 10/23/15

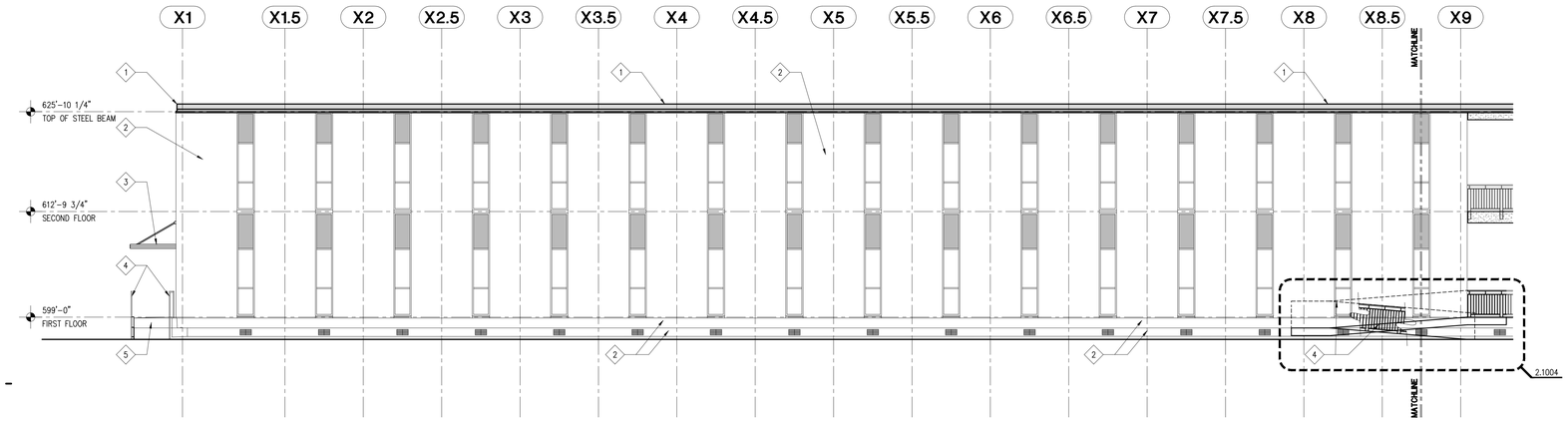
DRAWN : IAR

ENLARGED
SITE PLANS
& DETAILS

SHEET NO.
A2.10

FILE NAME: 423A3-10.dwg XREFS: 423-baseplan 1.dwg

10/26/2015 2:20:22 PM

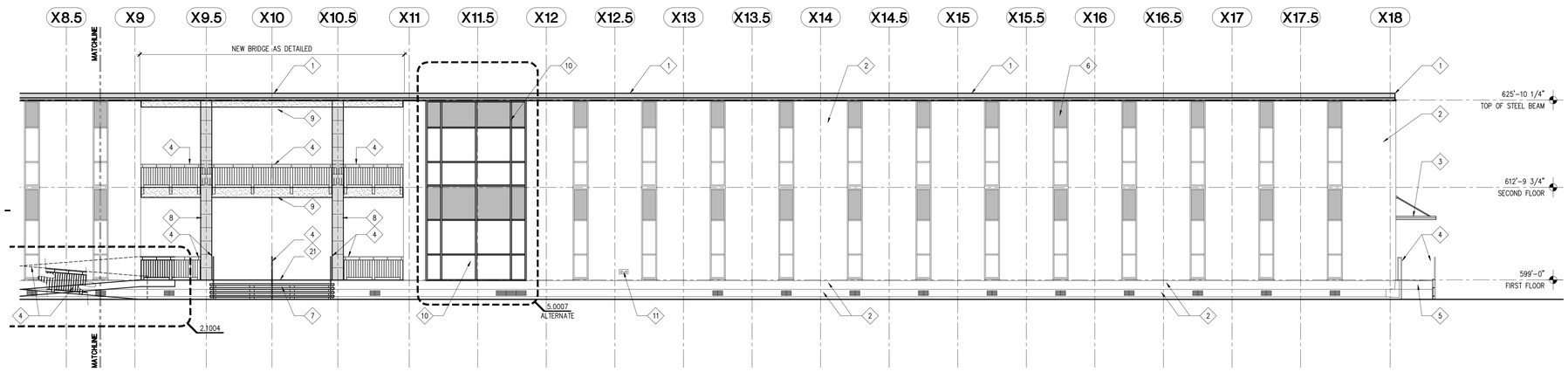


5.0001 NEW CONSTRUCTION - EXISTING BUILDING SOUTH EXTERIOR ELEVEATION "A"

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

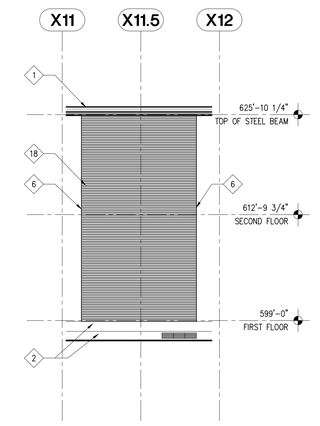
ELEVATION NEW CONSTRUCTION KEYNOTES

1. NEW PRE-FINISHED METAL GUARD AND FLASHING AS DETAILED.
2. POWERWASH ALL EXISTING BUILDING EXTERIOR. PRIMARY EXISTING MATERIALS ARE CLAY-FIRED BRICK, NATURAL CONCRETE, ALUMINUM FRAME/GLASS/SPANDREL PANEL WINDOWS, AND SEALANT/CAULKING JOINTS. PRIOR TO POWERWASHING THE CONTRACTOR SHALL REPAIR, PATCH, INFILL OR COVER ALL OPENINGS, HOLES, PENETRATIONS, MISCELLANEOUS ABANDONED J-BOXES, ETC. PRIOR TO COMMENCING POWERWASHING. REFERENCING BUILDING EXTERIOR DEMOLITION SHEETS.
3. NEW METAL CANOPY AS DETAILED BEYOND.
4. NEW ALUMINUM GUARDRAIL AND/OR HANDRAIL AS DETAILED.
5. POWERWASH EXISTING CONCRETE RAMP AND LANDING. REPAIR ALL EXPOSED SURFACE FLUSH AS NEEDED AND FINISH AS DETAILED.
6. 3/8" CONTROL CONTROL JOINT.
7. NEW STAIRS AS DETAILED.
8. NEW TILE CLAD COLUMN FUR-OUT AS DETAILED.
9. PLASTER FASCIA AS DETAILED.
10. NEW ALUMINUM WINDOW SYSTEM AS DETAILED AT EXISTING WALL OPENING.
11. EXISTING FIRE DEPARTMENT CONNECTION.
12. NOT USED.
13. TOOTH-IN SALVAGED BRICK INFILL AT EXISTING EXTERIOR WALL OPENING. CUT EXISTING STEEL LINTEL AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION COMPONENTS.
14. NEW ALUMINUM WINDOW SYSTEM AS DETAILED AT NEW OPENING. TOOTH-IN SALVAGED BRICK TO FINISH NEW WINDOW OPENING.
15. NEW DOOR/FRAME ASSEMBLY AS DETAILED AT EXISTING WALL OPENING.
16. CARD READER AT 48" A.F.F. (OWNER PROVIDED AND OWNER INSTALLED). SEE FLOOR PLAN FOR LOCATIONS.(VERIFY LOCATION W/OWNER PRIOR TO ROUGH-IN.
17. NEW ALUMINUM DOOR/WINDOW SYSTEM AS DETAILED.
18. NEW BRICK INFILL TO MATCH EXISTING.
19. POWERWASH EXISTING STAIRS.
20. NEW LIGHT FIXTURE AS SCHEDULED AT EXISTING J-BOX.
21. THIN SET TILE FINISH.
22. NEW PLASTER INFILL AS DETAILED.



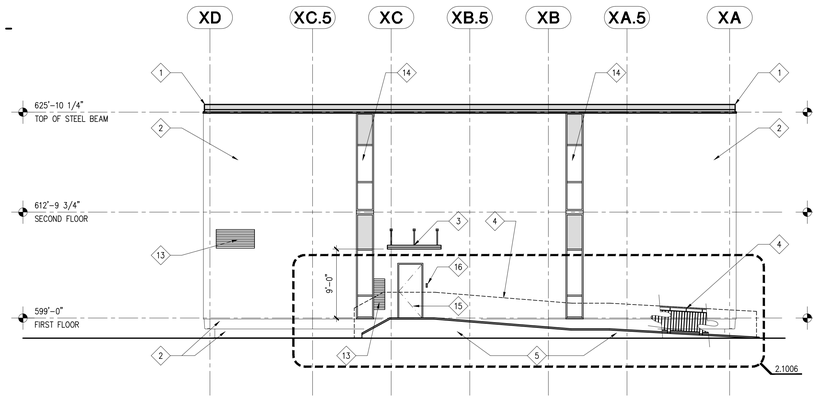
5.0002 NEW CONSTRUCTION - EXISTING BUILDING SOUTH EXTERIOR ELEVEATION "B"

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



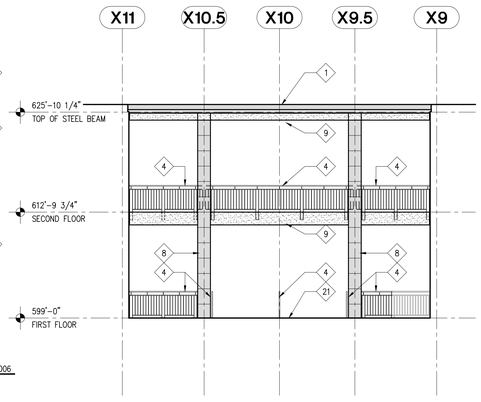
5.0007 ALTERNATE NO. 1

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



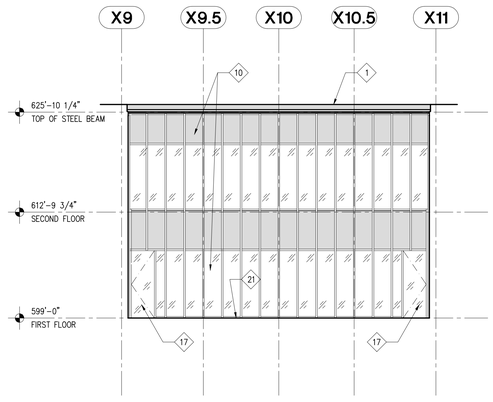
5.0003 NEW CONSTRUCTION - EXISTING BUILDING WEST EXTERIOR ELEVATION

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



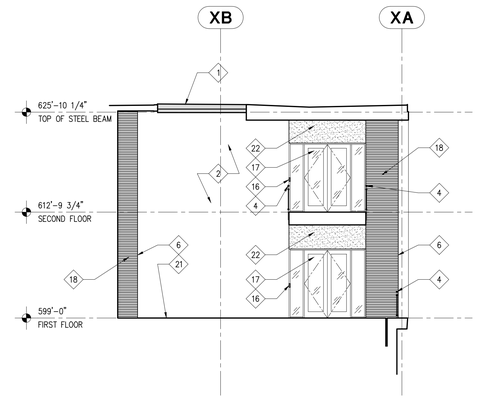
5.0004 NEW CONSTRUCTION - BRIDGE NORTH ELEVATION AT NEW COURTYARD

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



5.0005 NEW CONSTRUCTION - EXISTING BUILDING SOUTH EXTERIOR ELEVATION AT NEW COURTYARD

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



5.0006 NEW CONSTRUCTION - EXISTING BUILDING WEST/EAST EXTERIOR ELEVATION AT NEW COURTYARD

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

FILE NAME: 423A5-00.dwg XREFS: XXXXX

10/26/2015 4:53:47 PM

REGISTERED ARCHITECT
STATE OF TEXAS
10/23/15

McCHESNEY/JIANCO
ARCHITECTURE
315 NINTH STREET, SUITE 1 SAN ANTONIO, TEXAS
PH.(210)225-9544 FX.(210)225-7991

SCHOOL OF OSTEOPATHIC MEDICINE
PHASE I - BUILDING 150 RENOVATIONS
UNIVERSITY OF THE
INCARNATE WORD
230 KENNEDY CIRCLE SAN ANTONIO, TEXAS 78235

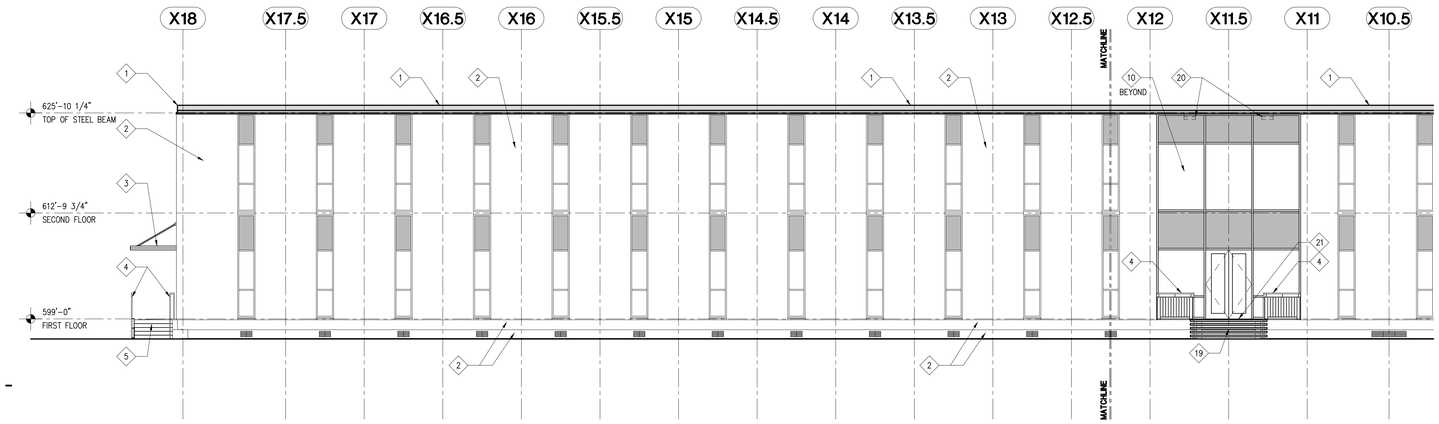
PROJECT NO. 423-15

DATE : 10/23/15

DRAWN : CG,

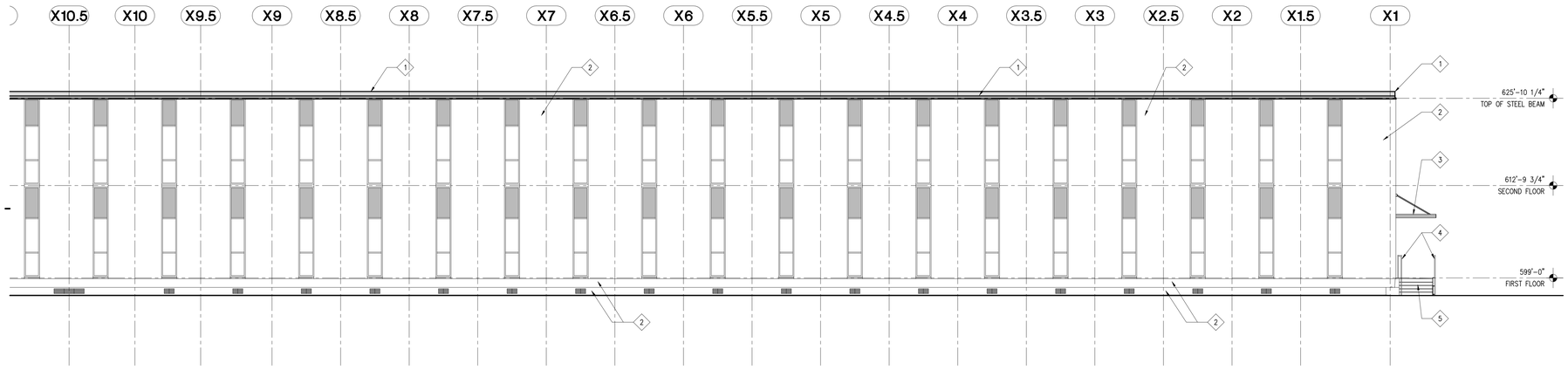
NEW CONSTRUCTION - EXTERIOR ELEVATIONS

SHEET NO.
A5.00



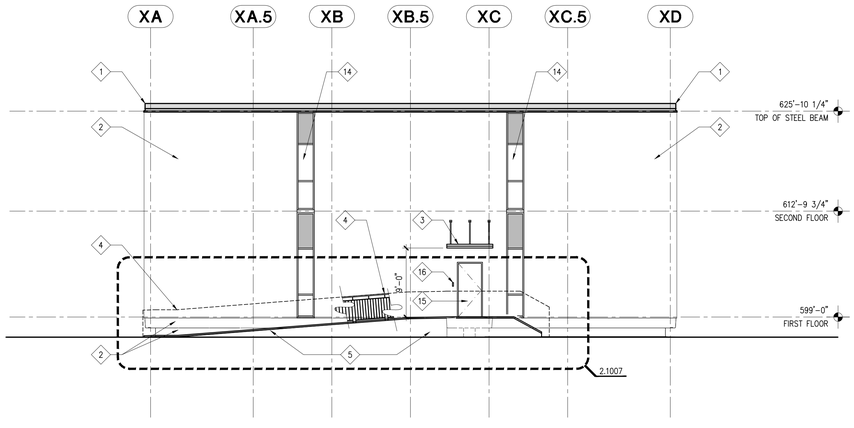
5.0101 NEW CONSTRUCTION - EXISTING BUILDING NORTH EXTERIOR ELEVEATION "A"

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



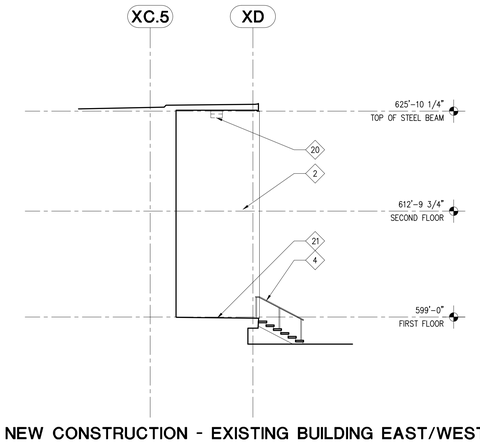
5.0102 NEW CONSTRUCTION - EXISTING BUILDING NORTH EXTERIOR ELEVEATION "B"

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



5.0103 NEW CONSTRUCTION - EXISTING BUILDING EAST EXTERIOR ELEVATION

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



5.0103 NEW CONSTRUCTION - EXISTING BUILDING EAST/WEST EXTERIOR ELEVATION AT NORTH SIDE ENTRANCE

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

ELEVATION NEW CONSTRUCTION KEYNOTES

1. NEW PRE-FINISHED METAL GUARD AND FLASHING AS DETAILED.
2. POWERWASH ALL EXISTING BUILDING EXTERIOR. PRIMARY EXISTING MATERIALS ARE CLAY-FIRED BRICK, NATURAL CONCRETE, ALUMINUM FRAME/GLASS/SPANDREL PANEL WINDOWS, AND SEALANT/CAULKING JOINTS. PRIOR TO POWERWASHING THE CONTRACTOR SHALL REPAIR, PATCH, INFILL OR COVER ALL OPENINGS, HOLES, PENETRATIONS, MISCELLANEOUS ABANDONED J-BOXES, ETC. PRIOR TO COMMENCING POWERWASHING. REFERENCING BUILDING EXTERIOR DEMOLITION SHEETS.
3. NEW METAL CANOPY AS DETAILED BEYOND.
4. NEW ALUMINUM GUARDRAIL AND/OR HANDRAIL AS DETAILED.
5. POWERWASH EXISTING CONCRETE RAMP AND LANDING. REPAIR ALL EXPOSED SURFACE FLUSH AS NEEDED AND FINISH AS DETAILED.
6. 3/8" CONTROL CONTROL JOINT.
7. NEW STAIRS AS DETAILED.
8. NEW TILE CLAD COLUMN FUR-OUT AS DETAILED.
9. PLASTER FASCIA AS DETAILED.
10. NEW ALUMINUM WINDOW SYSTEM AS DETAILED AT EXISTING WALL OPENING.
11. EXISTING FIRE DEPARTMENT CONNECTION.
12. NOT USED.
13. TOOTH-IN SALVAGED BRICK INFILL AT EXISTING EXTERIOR WALL OPENING. CUT EXISTING STEEL LINTEL AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION COMPONENTS.
14. NEW ALUMINUM WINDOW SYSTEM AS DETAILED AT NEW OPENING. TOOTH-IN SALVAGED BRICK TO FINISH NEW WINDOW OPENING.
15. NEW DOOR/FRAME ASSEMBLY AS DETAILED AT EXISTING WALL OPENING.
16. CARD READER AT 48" A.F.F. (OWNER PROVIDED AND OWNER INSTALLED). SEE FLOOR PLAN FOR LOCATIONS.(VERIFY LOCATION W/OWNER PRIOR TO ROUGH-IN.
17. NEW ALUMINUM DOOR/WINDOW SYSTEM AS DETAILED.
18. NEW BRICK INFILL TO MATCH EXISTING.
19. POWERWASH EXISTING STAIRS.
20. NEW LIGHT FIXTURE AS SCHEDULED AT EXISTING J-BOX.
21. THIN SET TILE FINISH.
22. NEW PLASTER INFILL AS DETAILED.

REGISTERED ARCHITECT
STATE OF TEXAS
10/23/15

McCHESNEY/BIANCO
ARCHITECTURE
315 NINTH STREET, SUITE 1 SAN ANTONIO, TEXAS 78215
P:(210)225-4544 F:(210)225-7991

SCHOOL OF OSTEOPATHIC MEDICINE
PHASE I - BUILDING 150 RENOVATIONS
UNIVERSITY OF THE
INCARNATE WORD
230 KENNEDY CIRCLE SAN ANTONIO, TEXAS 78235

PROJECT NO.
423-15

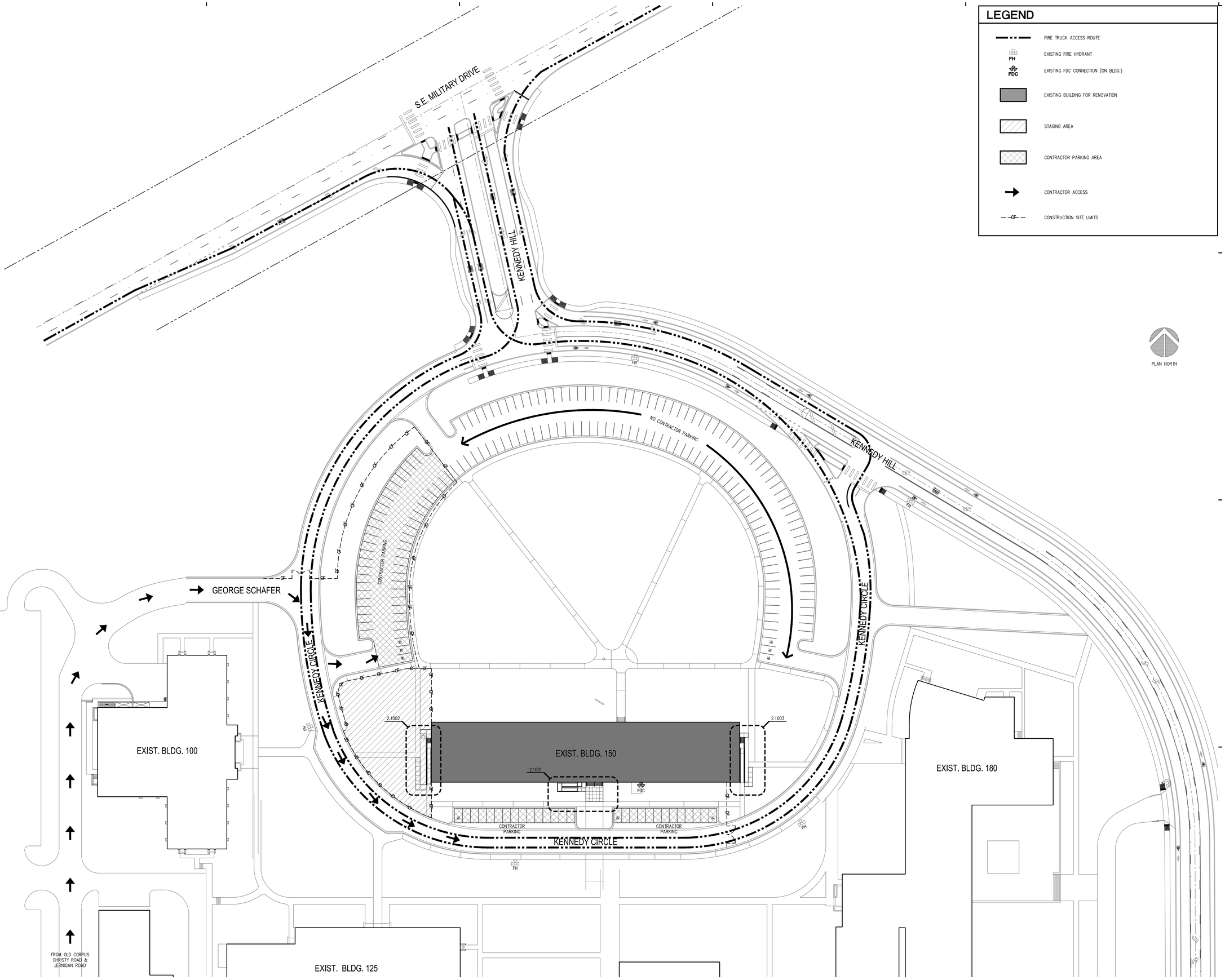
DATE : 10/23/15

DRAWN : CG,

NEW CONSTRUCTION - EXTERIOR ELEVATIONS

SHEET NO.
A5.01

FILE NAME: 423A5-00.dwg XREFS: XXXXX
10/26/2015 4:28:35 PM



LEGEND

- FIRE TRUCK ACCESS ROUTE
- FH — EXISTING FIRE HYDRANT
- FDC — EXISTING FDC CONNECTION (ON BLDG.)
- EXISTING BUILDING FOR RENOVATION
- STAGING AREA
- CONTRACTOR PARKING AREA
- CONTRACTOR ACCESS
- CONSTRUCTION SITE LIMITS

PLAN NORTH

2.0001 NEW CONSTRUCTION - SITE PLAN

SCALE: 1" = 40'-0"

FILE NAME: 423AO-10.dwg XREFS: 423-siteplan.dwg

10/26/2015 2:20:11 PM

REGISTERED ARCHITECT
ROBERT A. CARTER
STATE OF TEXAS
10/23/15

McCHESNEY/IHANCO
ARCHITECTURE
315 NINTH STREET, SUITE 1 SAN ANTONIO, TEXAS 78215
P:(210)225-4544 F:(210)225-7991

SCHOOL OF OSTEOPATHIC MEDICINE
PHASE I - BUILDING 150 RENOVATIONS
UNIVERSITY OF THE
INCARNATE WORD
230 KENNEDY CIRCLE SAN ANTONIO, TEXAS 78235

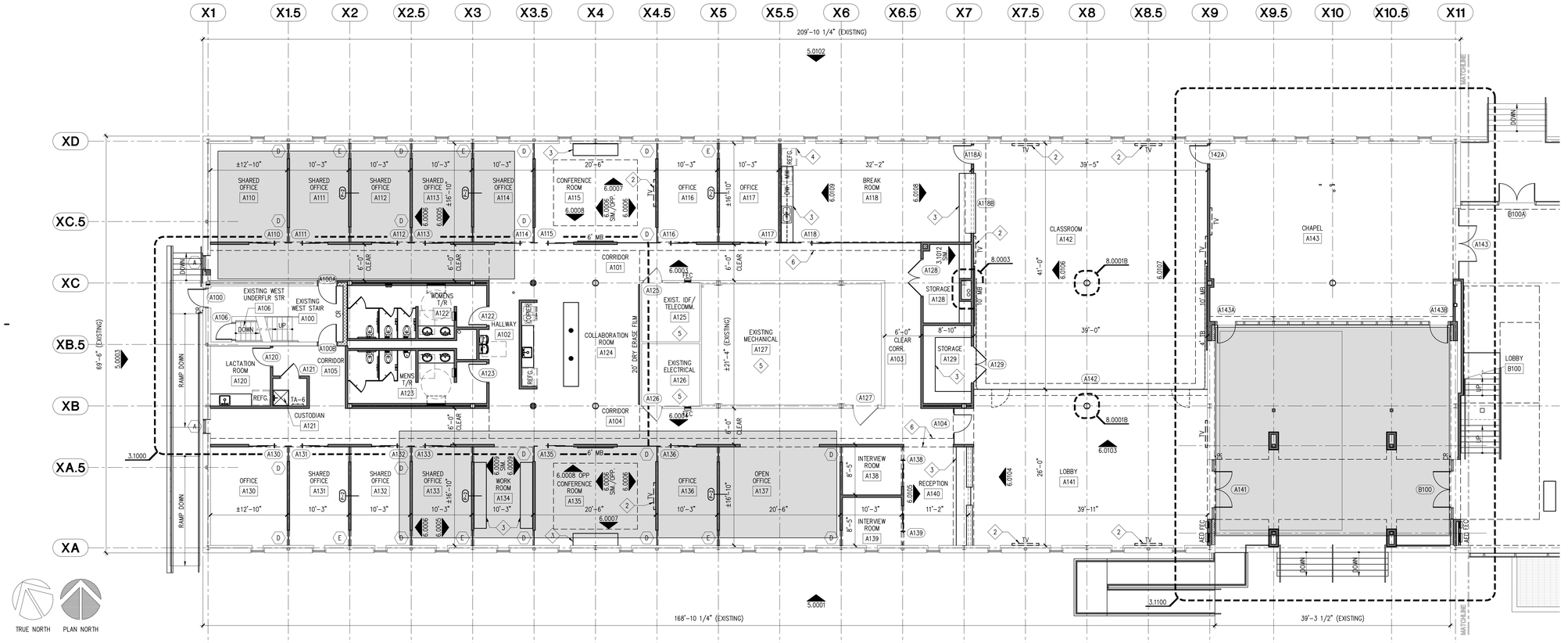
PROJECT NO. 423-15

DATE : 10/23/15

DRAWN : RAC/IAR

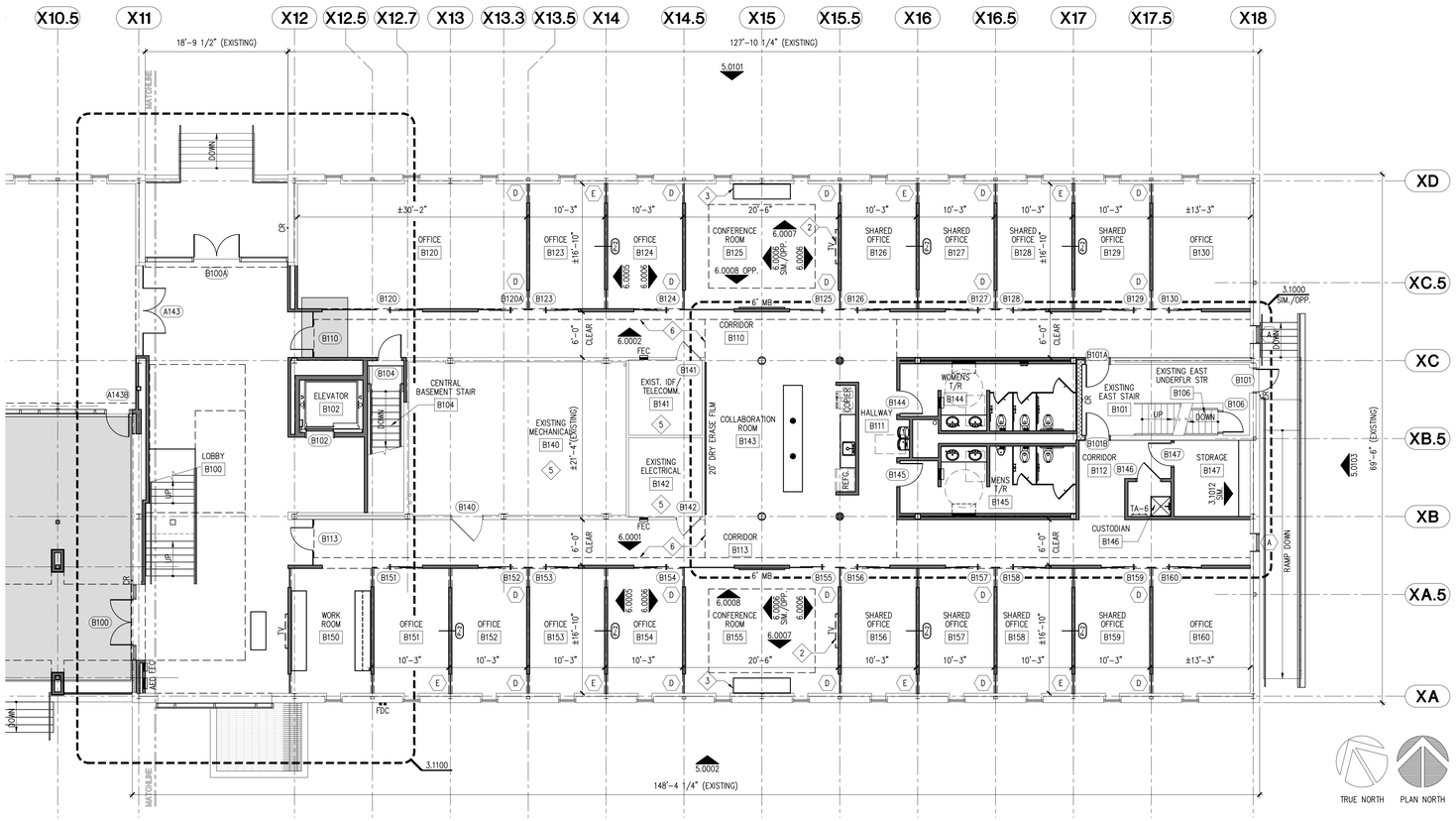
NEW CONSTRUCTION SITE PLAN

SHEET NO.
A2.00



3.0101 NEW CONSTRUCTION FLOOR PLAN - EXISTING FIRST FLOOR 'A'

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



3.0102 NEW CONSTRUCTION FLOOR PLAN - EXISTING FIRST FLOOR 'B'

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

NEW CONSTRUCTION LEGEND

- EXISTING WALL
- EXISTING COLUMN
- EXISTING DOOR
- EXISTING WINDOW SYSTEM
- NEW WALL
- NEW DOOR
- NEW SLIDING GLASS DOOR SYSTEM
- NEW WINDOW SYSTEM
- EXISTING FLOOR DEPRESSION/OPENING INFILL. REFER STRUCTURAL DRAWINGS
- NEW 8" STRUCTURAL CLAY TILE (TO MATCH EXISTING)
- CR NEW CARD READER
- FEC NEW FIRE EXTINGUISHER AND CABINET
- AED NEW AUTOMATED EXTERNAL DEFIBRILLATOR AND CABINET
- FDC EXISTING FIRE DEPARTMENT CONNECTION
- TV NEW TV MONITOR BY OWNER
- MB NEW MARKERBOARD (WIDTH AS INDICATED)
- TB NEW TACKBOARD (WIDTH AS INDICATED)

NEW CONSTRUCTION GENERAL NOTES

1. REFERENCE ALL DRAWINGS (ALL DISCIPLINES) FOR ENTIRE SCOPE OF WORK.
2. EXACT LOCATION OF NEW EQUIPMENT (I.E., FIRE EXTINGUISHER, TACKBOARDS, MARKERBOARDS, ETC.) SHALL BE VERIFIED WITH OWNER/ARCHITECT PRIOR TO INSTALLATION.
3. UNLESS NOTED OTHERWISE, ALL WALLS ARE TO BE PARTITION TYPE P-1. REFER SHEET A4.1 FOR TYPICAL PARTITION TYPES.
4. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PROVIDE SOUND ATTENUATION BATT INSULATION IN ALL STUD WALLS.
5. UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN ALL CEILING HEIGHTS ARE AS SCHEDULED ON ROOM FINISH SCHEDULE.
6. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL AND ELECTRICAL DRAWINGS TO AVOID CONFLICTS. VERIFY EXACT LOCATION OF ALL CEILING MOUNTED EQUIPMENT PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS PRIOR TO INSTALLATION.
7. REFER ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.
8. UNLESS NOTED OTHERWISE, ALL CEILING DEVICES, (I.E. SPRINKLER HEADS, DOWN LIGHTS, SPEAKERS, ETC.), THAT ARE LOCATED IN A CEILING TILE ARE TO BE CENTERED IN EACH DIRECTION WITHIN THAT TILE.
9. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FINISH.

NEW CONSTRUCTION KEYED NOTES

1. EXISTING 6" SMOOTH STRUCTURAL CLAY TILE WALL TO EXISTING DECK UNDERSIDE.
2. TELEVISION TO BE OWNER FURNISHED/OWNER INSTALLED. CONTRACTOR TO PROVIDE 2X4 MINIMUM WOOD BLOCKING IN WALL. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. NEW MILLWORK AS DETAILED. REFER INTERIOR ELEVATIONS AND MILLWORK DETAILS.
4. APPLIANCES/EQUIPMENT TO BE OWNER FURNISHED/OWNER INSTALLED.
5. REFERENCE MEP DRAWINGS FOR EXTENT OF WORK IN THIS EXISTING ROOM.
6. FURR-DOWN ABOVE.
7. FIRE EXTINGUISHER CABINET CONTRACTOR FURNISHED/CONTRACTOR INSTALLED. FIRE EXTINGUISHER BY OWNER.
8. EXISTING ROOF OVERHANG ABOVE.
9. ALUMINUM HANDRAILS/GUARDRAILS AS DETAILED. REFER SHEET A2.10
10. EXISTING EXPANSION JOINT. PROVIDE COVER AS DETAILED.
11. EXISTING PIPE FLOOR OPENING TO BE PATCHED.
12. CARD READER OWNER PROVIDED/OWNER INSTALLED. REFERENCE MEP DRAWINGS FOR INFRASTRUCTURE TO BE CONTRACTOR PROVIDED.
13. LINE OF BRIDGE ABOVE.
14. ROOF DRAIN – REFER PLUMBING DRAWINGS.
15. NEW STAIR AS DETAILED.
16. OPENING ABOVE.
17. PREP EXISTING CONCRETE SLAB TO RECEIVE NEW THIN-SET TERRAZZO AND CARPET FLOORING.
18. NEW ELEVATOR HOISTWAY.
19. BRIDGE AS DETAILED.
20. BRIDGE ROOF LINE ABOVE.
21. ALL EXISTING WALLS THIS LEVEL ARE STRUCTURAL CLAY TILE OR CMU.
22. LINE OF NEW STAIR ABOVE.
23. EXISTING AREAWAY TO REMAIN.
24. NEW FLOOR DRAIN – REFER PLUMBING DRAWINGS.
25. NEW PEDESTAL UNDER STAIR AS DETAILED.
26. NEW ELEVATOR STOP WITH NEW PIT BELOW BASEMENT LEVEL. HOISTWAY WALLS RUN TO BASEMENT FLOOR.

REGISTERED ARCHITECT STATE OF TEXAS 10/23/15

McCHESNEY/BIANCO ARCHITECTURE
315 NINTH STREET, SUITE 1 SAN ANTONIO, TEXAS 78215
P:(210)225-4544 F:(210)225-7991

SCHOOL OF OSTEOPATHIC MEDICINE
PHASE I - BUILDING 150 RENOVATIONS
UNIVERSITY OF THE INCARNATE WORD
2300 KENNEDY CIRCLE SAN ANTONIO, TEXAS 78235

PROJECT NO. 423-15

DATE : 10/23/15

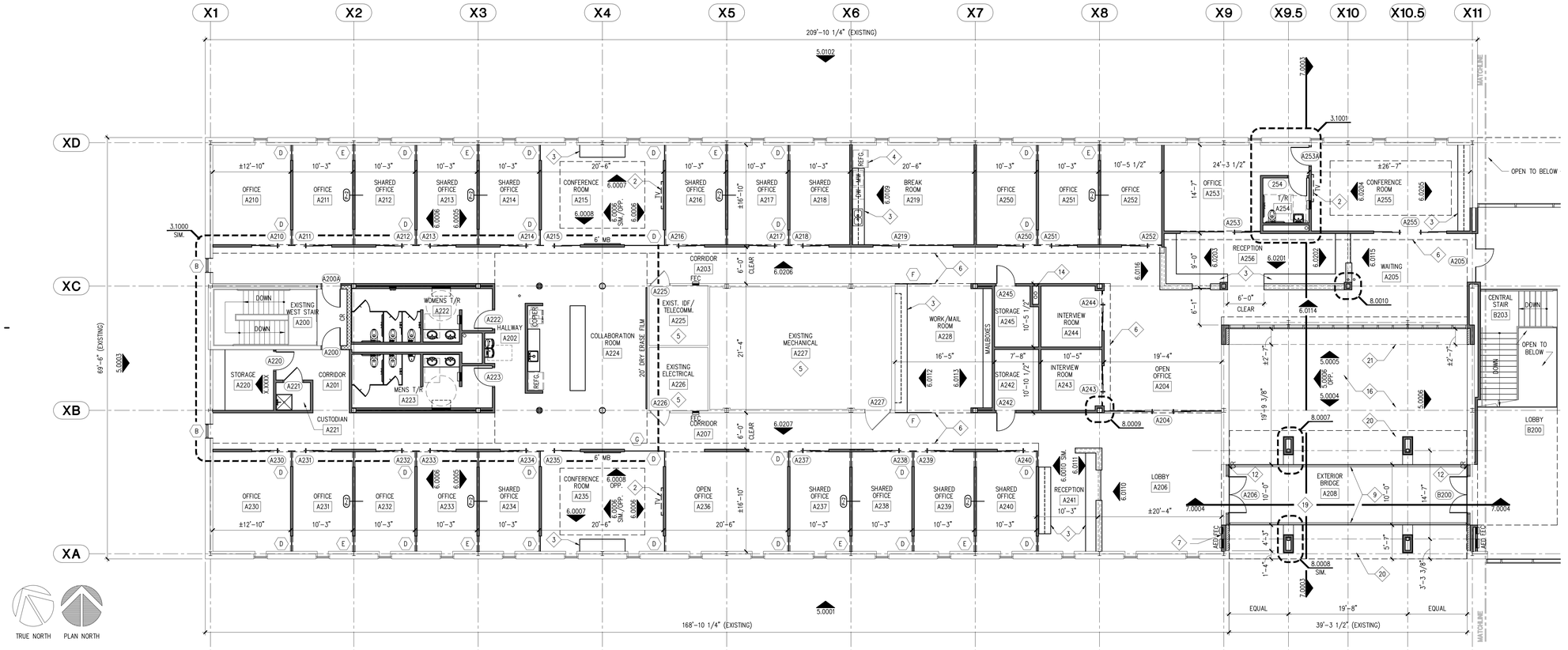
DRAWN : RAC, IAR, CG

NEW CONSTRUCTION PLAN - EXISTING FIRST FLOOR

SHEET NO. A3.01

FILE NAME: 423A3-01.dwg XREFS: 423-bldg 150 - baseplan 1.dwg

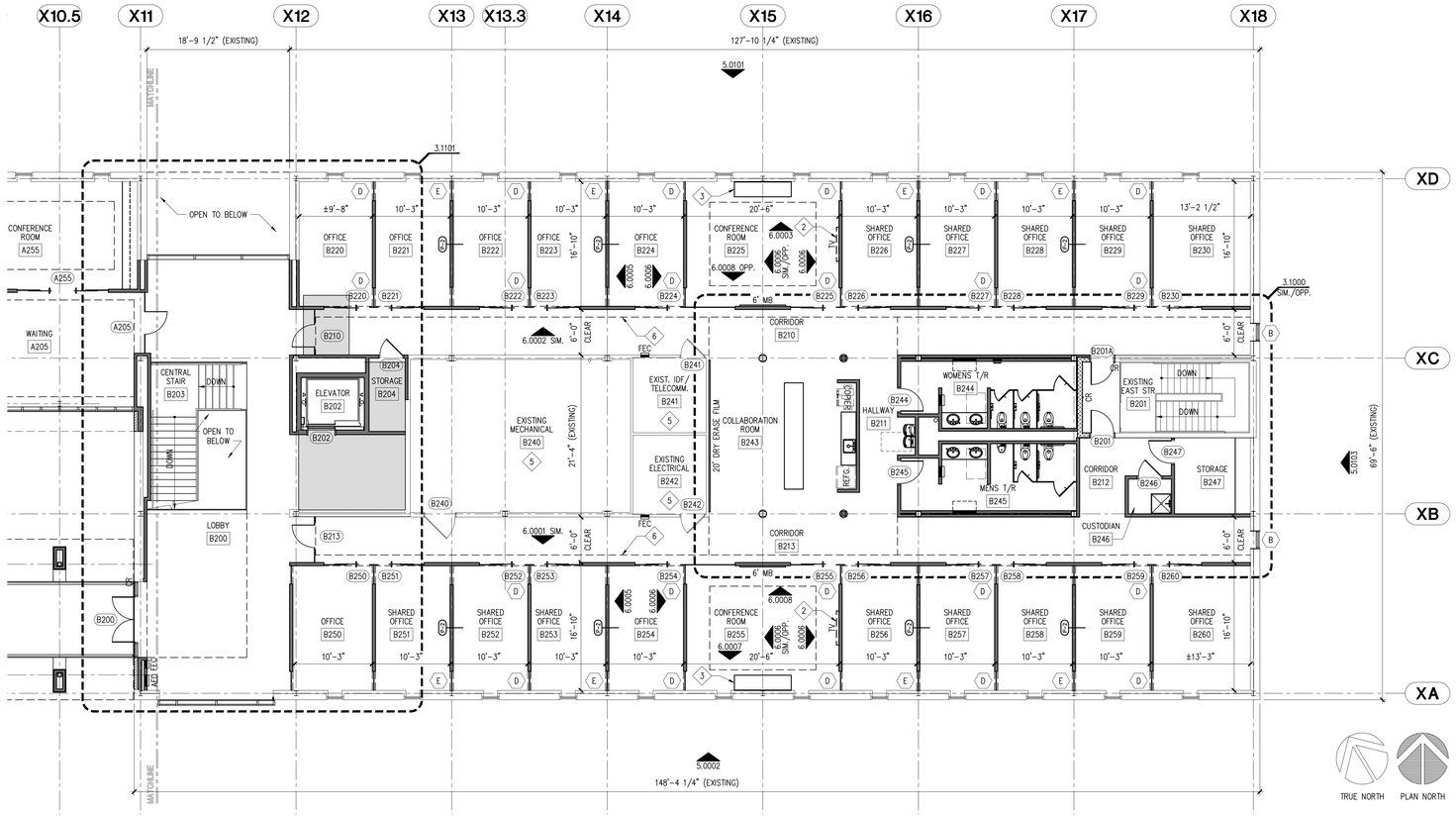
10/26/2015 2:29:43 PM



TRUE NORTH PLAN NORTH

3.0201 NEW CONSTRUCTIONS PLAN - EXISTING SECOND FLOOR 'A'

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



TRUE NORTH PLAN NORTH

3.0202 NEW CONSTRUCTION PLAN - EXISTING SECOND FLOOR 'B'

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

NEW CONSTRUCTION LEGEND

- EXISTING WALL
- EXISTING COLUMN
- EXISTING DOOR
- EXISTING WINDOW SYSTEM
- NEW WALL
- NEW DOOR
- NEW SLIDING GLASS DOOR SYSTEM
- NEW WINDOW SYSTEM
- EXISTING FLOOR DEPRESSION/OPENING INFILL. REFER STRUCTURAL DRAWINGS
- NEW 8" STRUCTURAL CLAY TILE (TO MATCH EXISTING)
- CR NEW CARD READER
- FEC NEW FIRE EXTINGUISHER AND CABINET
- AED NEW AUTOMATED EXTERNAL DEFIBRILLATOR AND CABINET
- FDC EXISTING FIRE DEPARTMENT CONNECTION
- TV NEW TV MONITOR BY OWNER
- MB NEW MARKERBOARD (WIDTH AS INDICATED)
- TB NEW TACKBOARD (WIDTH AS INDICATED)

NEW CONSTRUCTION GENERAL NOTES

1. REFERENCE ALL DRAWINGS (ALL DISCIPLINES) FOR ENTIRE SCOPE OF WORK.
2. EXACT LOCATION OF NEW EQUIPMENT (I.E., FIRE EXTINGUISHER, TACKBOARDS, MARKERBOARDS, ETC.) SHALL BE VERIFIED WITH OWNER/ARCHITECT PRIOR TO INSTALLATION.
3. UNLESS NOTED OTHERWISE, ALL WALLS ARE TO BE PARTITION TYPE P-1. REFER SHEET A4.1 FOR TYPICAL PARTITION TYPES.
4. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PROVIDE SOUND ATTENUATION BATT INSULATION IN ALL STUD WALLS.
5. UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN ALL CEILING HEIGHTS ARE AS SCHEDULED ON ROOM FINISH SCHEDULE.
6. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL AND ELECTRICAL DRAWINGS TO AVOID CONFLICTS. VERIFY EXACT LOCATION OF ALL CEILING MOUNTED EQUIPMENT PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS PRIOR TO INSTALLATION.
7. REFER ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.
8. UNLESS NOTED OTHERWISE, ALL CEILING DEVICES, (I.E. SPRINKLER HEADS, DOWN LIGHTS, SPEAKERS, ETC.), THAT ARE LOCATED IN A CEILING TILE ARE TO BE CENTERED IN EACH DIRECTION WITHIN THAT TILE.
9. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FINISH.

NEW CONSTRUCTION KEYED NOTES

1. EXISTING 6" SMOOTH STRUCTURAL CLAY TILE WALL TO EXISTING DECK UNDERSIDE.
2. TELEVISION TO BE OWNER FURNISHED/OWNER INSTALLED. CONTRACTOR TO PROVIDE 2X4 MINIMUM WOOD BLOCKING IN WALL. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. NEW MILLWORK AS DETAILED. REFER INTERIOR ELEVATIONS AND MILLWORK DETAILS.
4. APPLIANCES/EQUIPMENT TO BE OWNER FURNISHED/OWNER INSTALLED.
5. REFERENCE MEP DRAWINGS FOR EXTENT OF WORK IN THIS EXISTING ROOM.
6. FURR-DOWN ABOVE.
7. FIRE EXTINGUISHER CABINET CONTRACTOR FURNISHED/CONTRACTOR INSTALLED. FIRE EXTINGUISHER BY OWNER.
8. EXISTING ROOF OVERHANG ABOVE.
9. ALUMINUM HANDRAILS/GUARDRAILS AS DETAILED. REFER SHEET A2.10
10. EXISTING EXPANSION JOINT. PROVIDE COVER AS DETAILED.
11. EXISTING PIPE FLOOR OPENING TO BE PATCHED.
12. CARD READER OWNER PROVIDED/OWNER INSTALLED. REFERENCE MEP DRAWINGS FOR INFRASTRUCTURE TO BE CONTRACTOR PROVIDED.
13. LINE OF BRIDGE ABOVE.
14. ROOF DRAIN - REFER PLUMBING DRAWINGS.
15. NEW STAIR AS DETAILED.
16. OPENING ABOVE.
17. PREP EXISTING CONCRETE SLAB TO RECEIVE NEW THIN-SET TERRAZZO AND CARPET FLOORING.
18. NEW ELEVATOR HOISTWAY.
19. BRIDGE AS DETAILED.
20. BRIDGE ROOF LINE ABOVE.
21. ALL EXISTING WALLS THIS LEVEL ARE STRUCTURAL CLAY TILE OR CMU.
22. LINE OF NEW STAIR ABOVE.
23. EXISTING AREAWAY TO REMAIN.
24. NEW FLOOR DRAIN - REFER PLUMBING DRAWINGS.
25. NEW PEDESTAL UNDER STAIR AS DETAILED.
26. NEW ELEVATOR STOP WITH NEW PIT BELOW BASEMENT LEVEL. HOISTWAY WALLS RUN TO BASEMENT FLOOR.

REGISTERED ARCHITECT STATE OF TEXAS 10/23/15

McCHESNEY/BIANCO ARCHITECTURE
315 NINTH STREET, SUITE 1 SAN ANTONIO, TEXAS 78215
P:(210)225-4544 F:(210)225-9991

SCHOOL OF OSTEOPATHIC MEDICINE
PHASE I - BUILDING 150 RENOVATIONS
UNIVERSITY OF THE
INCARNATE WORD
2300 KENNEDY CIRCLE SAN ANTONIO, TEXAS 78235

PROJECT NO. 423-15

DATE : 10/23/15

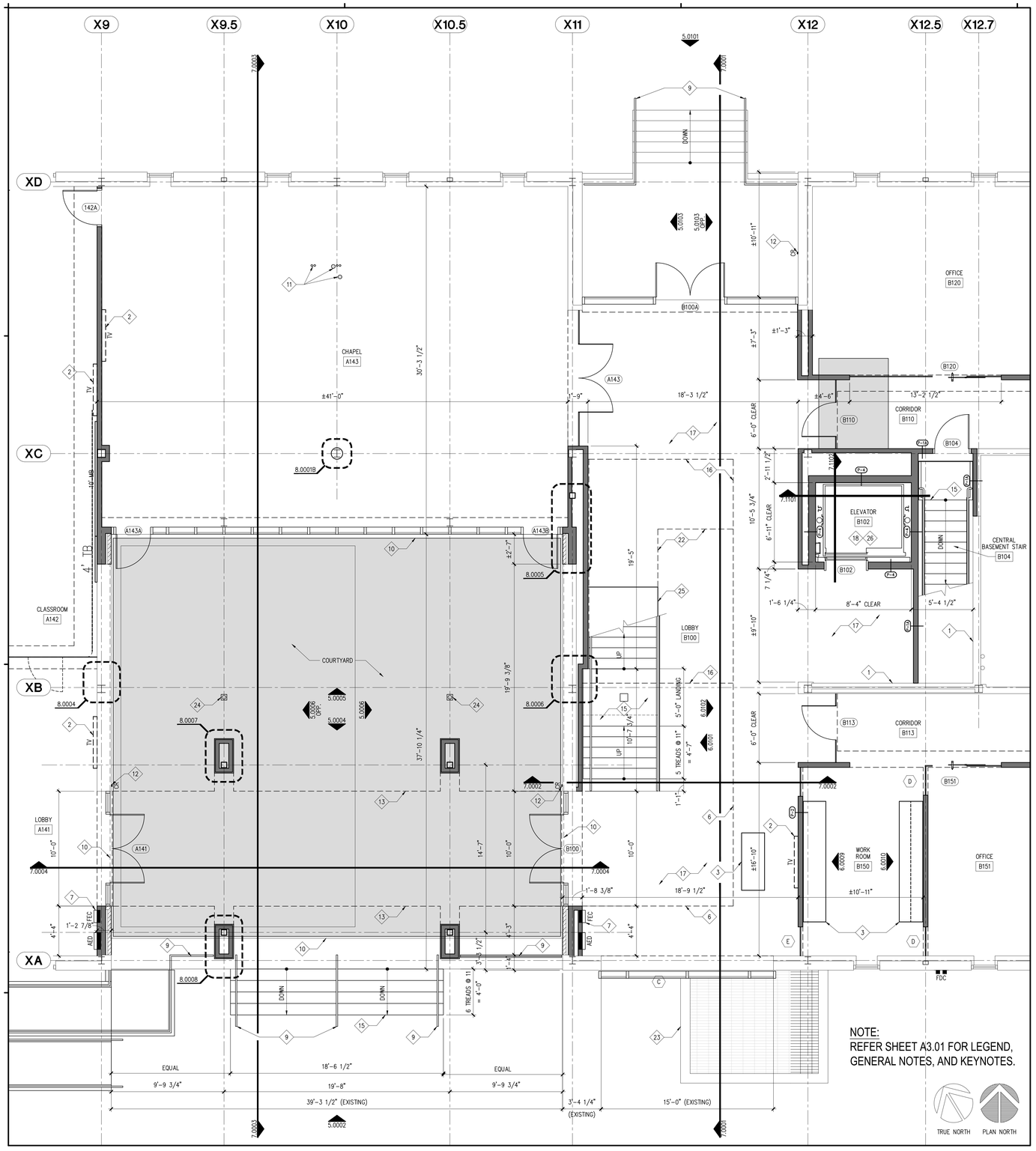
DRAWN : RAC

NEW CONSTRUCTION FLOOR PLAN - SECOND FLOOR

SHEET NO. A3.02

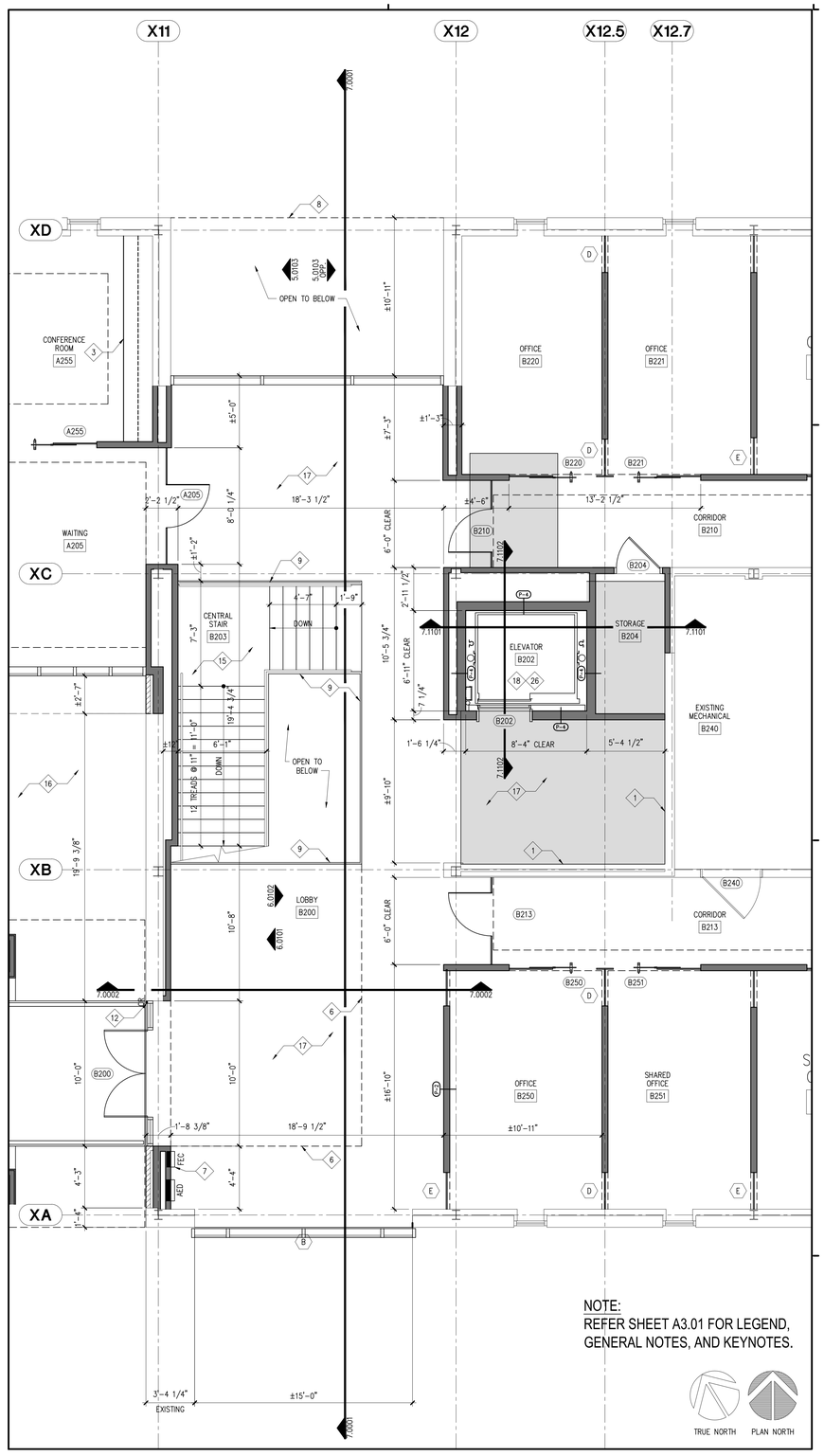
FILE NAME: 423A3-02.dwg XREFS: 423-baseplan 2.dwg

10/26/2015 2:20:18 PM



3.1100 ENLARGED FLOOR PLAN - FIRST FLOOR COURTYARD AND LOBBY B100

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



3.1101 ENLARGED FLOOR PLAN - SECOND FLOOR LOBBY B200

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

REGISTERED ARCHITECT
RICHARD A. CHESNEY
4203
STATE OF TEXAS
10/23/15

McCHESNEY/IANCO
ARCHITECTURE
315 NINTH STREET, SUITE 1 SAN ANTONIO, TEXAS 78215
P:(210)225-5944 F:(210)225-7991

SCHOOL OF OSTEOPATHIC MEDICINE
PHASE I - BUILDING 150 RENOVATIONS
UNIVERSITY OF THE
INCARNATE WORD
210 KENNEDY CIRCLE SAN ANTONIO, TEXAS 78235

PROJECT NO.
423-15

DATE : 10/23/15

DRAWN : IAR, RAC

ENLARGED FLOOR PLAN - COURTYARD

SHEET NO.
A3.11

FILE NAME: 423A3-11.dwg XREFS: 423-baseplan 1.dwg

10/26/2015 2:32:29 PM

McCHESNEY/BIANCO
ARCHITECTURE

PHOTO 1
EXISTING BUILDING 150
NORTH SIDE VIEW – PRIMARY FACADE

McCHESNEY/BIANCO
ARCHITECTURE

PHOTO 2
EXISTING BUILDING 150
NORTH SIDE ENTRY VIEW – PRIMARY FACADE

McCHESNEY/BIANCO
ARCHITECTURE

PHOTO 3
EXISTING BUILDING 150
SOUTH SIDE VIEW LOOKING NE – SECONDARY FACADE

McCHESNEY/BIANCO
ARCHITECTURE

PHOTO 4
EXISTING BUILDING 150
SOUTH SIDE VIEW LOOKING NW – SECONDARY FACADE

McCHESNEY/BIANCO
ARCHITECTURE

PHOTO 5
EXISTING BUILDING 150
SOUTH SIDE ENTRY VIEW – SECONDARY FACADE

McCHESNEY/BIANCO
ARCHITECTURE

PHOTO 6
EXISTING BUILDING 150
EAST SIDE VIEW

McCHESNEY/BIANCO
ARCHITECTURE

PHOTO 7
EXISTING BUILDING 150
WEST SIDE VIEW

SOUTH ENTRY REVISION LOOKING NORTH

McCHESNEY/BIANCO
ARCHITECTURE

SOUTH ENTRY REVISION LOOKING NORTH WEST

McCHESNEY/BIANCO
ARCHITECTURE