

HISTORIC AND DESIGN REVIEW COMMISSION

April 18, 2018

HDRC CASE NO: 2018-154
ADDRESS: 701 MONTANA
LEGAL DESCRIPTION: NCB 1386 BLK 109 LOT W 77 FT OF 18
ZONING: AE-2, S, HS
CITY COUNCIL DIST.: 2
LANDMARK: House
APPLICANT: Marcello Martinez/1718 Architecture
OWNER: Gerardo Ituarte
TYPE OF WORK: Construction of exterior stairs, construction of a rear addition, window installation
APPLICATION RECEIVED: March 30, 2018
60-DAY REVIEW: May 29, 2018

REQUEST:

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

1. Remove a non-original exterior spiral staircase and construct a one story addition at the rear of the primary historic structure.
2. Install three windows on the east façade's ground floor.
3. Install a hinge stair on the east façade of the historic structure.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

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

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.

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.

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.

FINDINGS:

- a. The historic structure at 701 Montana was constructed circa 1910 in the Folk Victorian style and is first found on the 1912 Sanborn Map. The structure features a double height wraparound porch, both front and side gabled roofs, and simple, turned columns. The structure features some modifications including rear and side additions and probable modifications to side elevation fenestration. The applicant has noted that due to the structure's proposed commercial use, separate stairs are needed for separate tenants.
- b. REAR ADDITION & STAIRCASE— At the rear of the primary historic structure, the applicant has proposed to remove the non-original spiral stairs and construct a one story rear addition and a wood staircase to run parallel to the rear façade of the house. The proposed addition will feature an overall footprint of approximately 52 square feet, will feature a height of approximately thirteen (13) feet and will feature lap siding to match that of the primary historic structure. The proposed addition is consistent with the Guidelines for Additions. Additionally, staff finds the proposed staircase to be appropriate.

- c. EAST FAÇADE WINDOWS – The applicant has proposed to install three window openings in the first floor, east façade. This will is currently void of fenestration. The structure, per the 1912 Sanborn Map featured a wraparound, two story porch, which no longer exists. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that new window openings should not be created on the primary facades or where visible from the public right of way; however, given existing window locations and known modifications to the east façade, staff finds that window locations at this location could have previously existed.
- d. EAST FAÇADE WINDOWS – The applicant has noted that the proposed new windows will match the historic windows found in the structure in terms of their character. Staff finds this installation appropriate; however, the applicant should ensure that the proposed windows and their installation match that of the existing, including profile, material, head and sill height and framing depth.
- e. EAST STAIR & RAMP – On the east façade and side yard, the applicant has proposed to construct a ramp and stairs to provide access to both the first floor’s raised porch and the second floor. The applicant has noted that a hinge stair is currently proposed that will be aluminum or steel to be stored horizontally and be less visually intrusive. Generally, staff finds the proposed location of the stair, on the side façade and setback from the primary façade to be appropriate. Staff finds that the applicant should provide final details to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

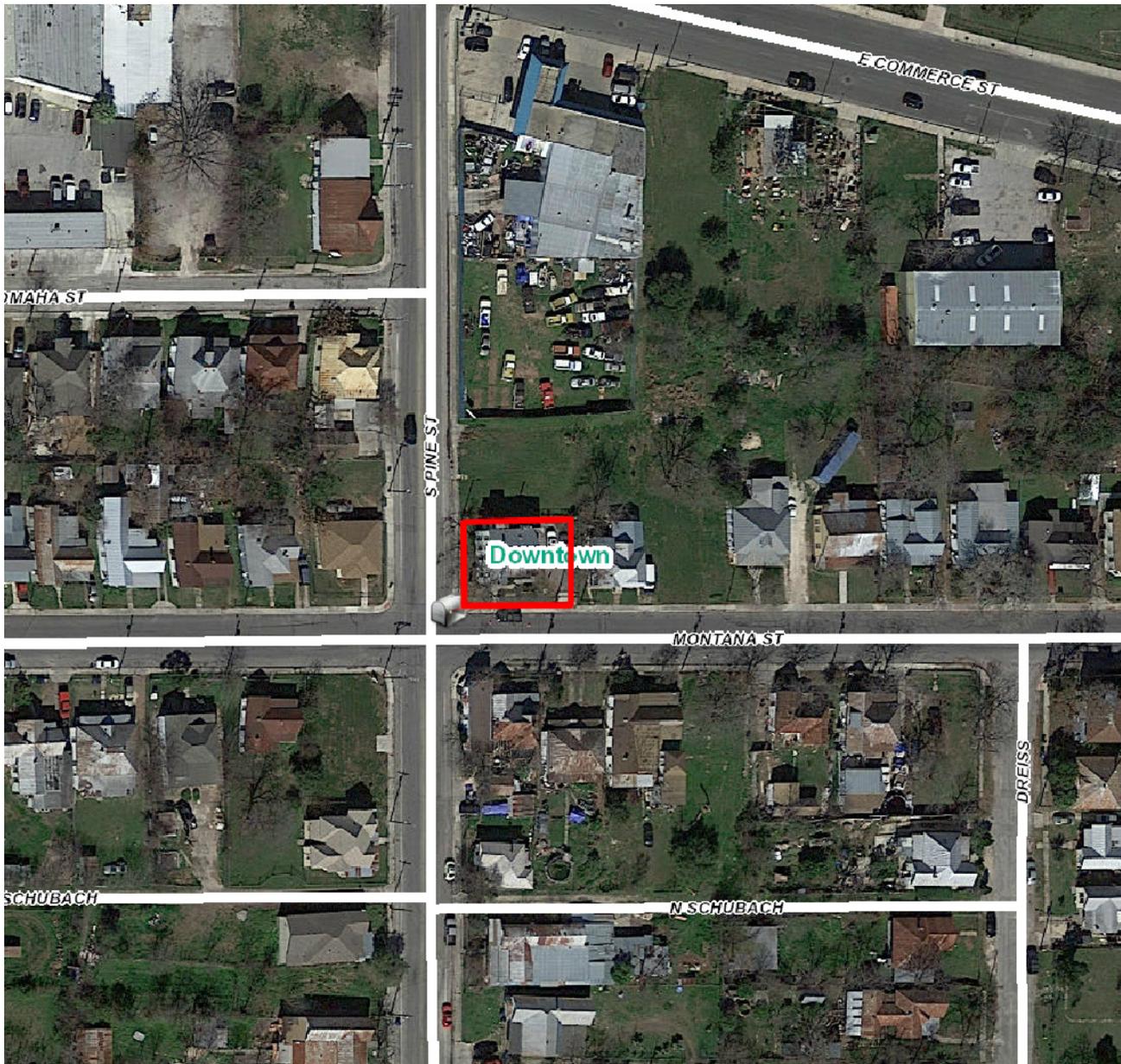
RECOMMENDATION:

Staff recommends approval based on findings a through e with the following stipulations:

- i. That the proposed windows and their installation match that of the existing windows including profile, material, head and sill height and framing depth.
- ii. That final details of the proposed side stair be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

CASE MANAGER:

Edward Hall

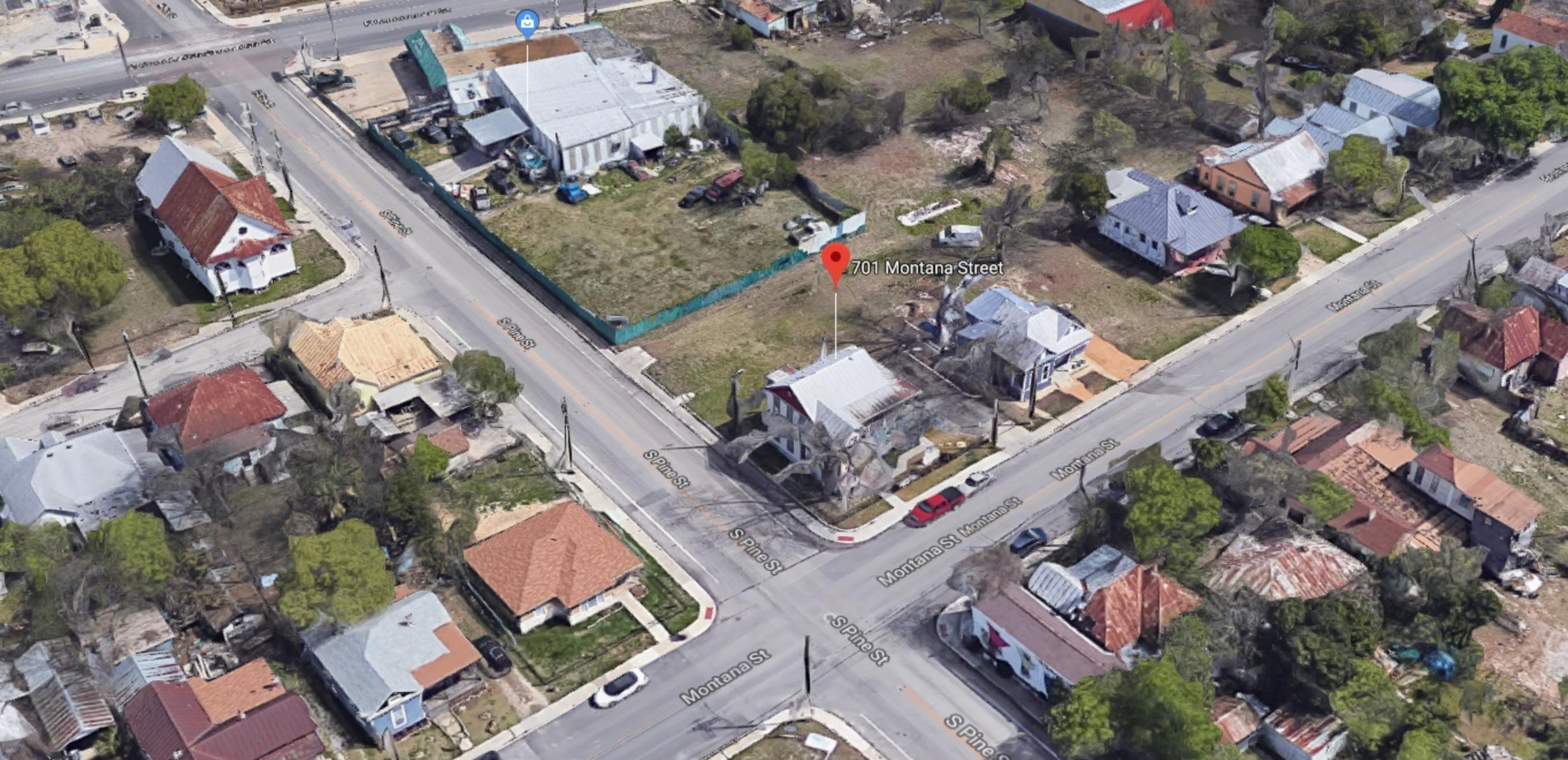


Flex Viewer

Powered by ArcGIS Server

Printed: Apr 11, 2018

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701 Montana Street

Pine St

Pine St

Pine St

Pine St

Pine St

Montana St

Montana St

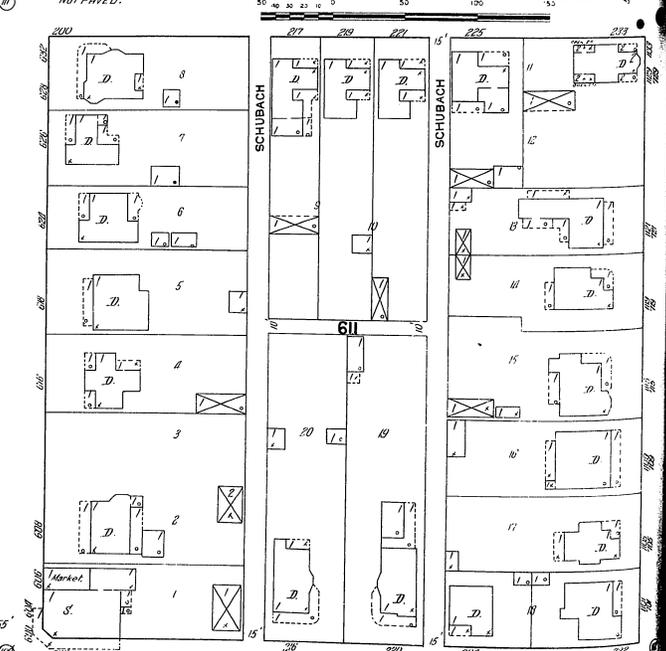
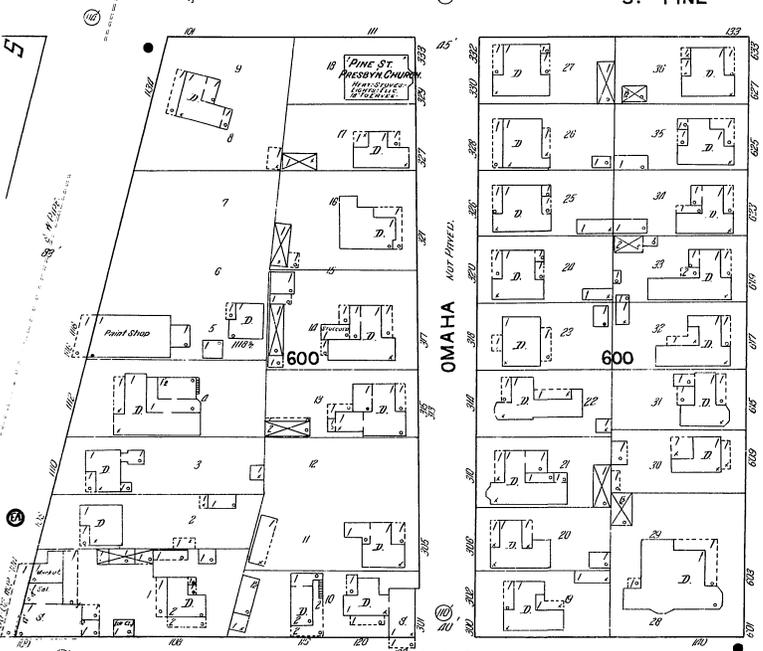
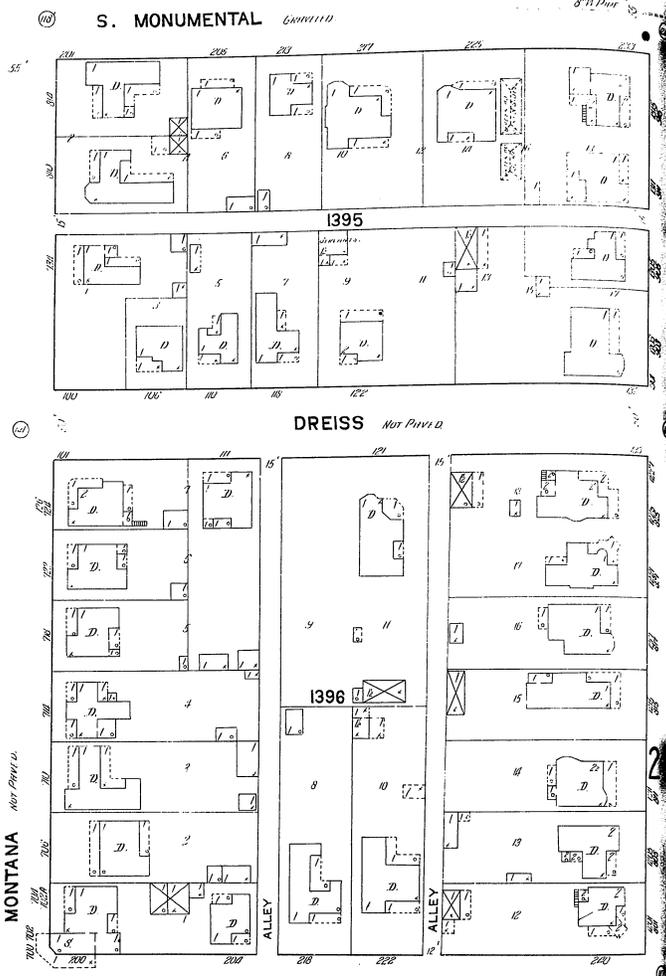
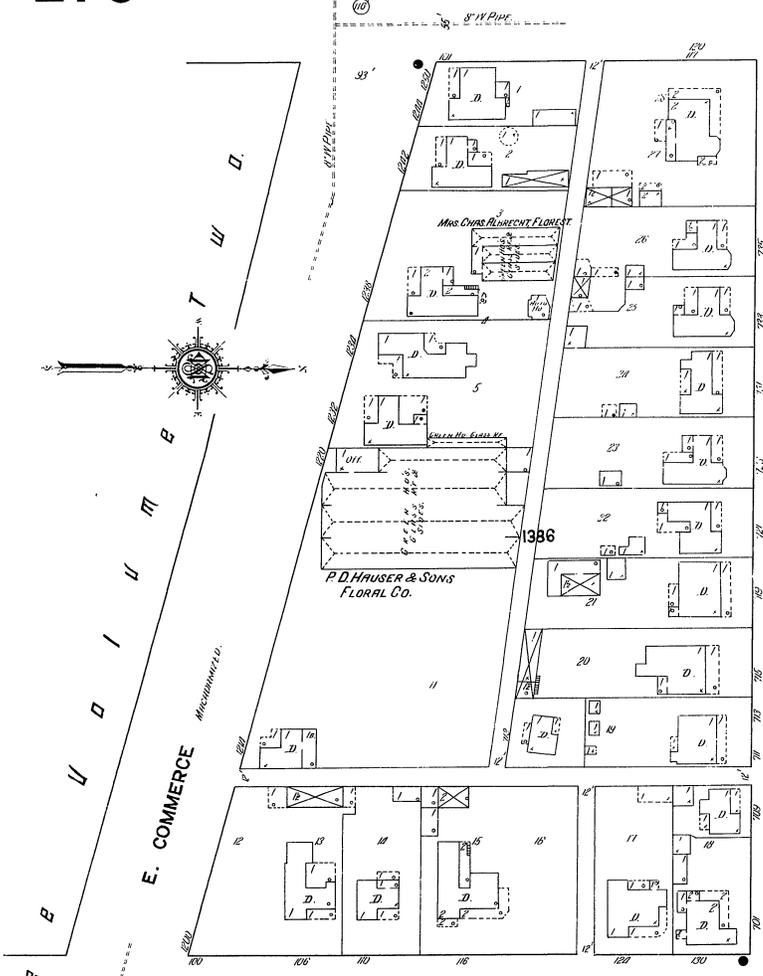
Montana St

Montana St

Montana St

275

279



262

S. OLIVE

264

MACROPHIZED.



HDRC APPLICATION

WRITTEN NARRATIVE

THE OWNER WILL BE CREATING TWO DISTINCT BUSINESSES IN THIS BUILDING. THE GROUND LEVEL WILL BE A COFFEE SHOP TYPE BUSINESS (TENANT IS YET UNKNOWN). THE UPPER FLOOR WILL BE A SHORT TERM RENTAL PROPERTY WITH THREE BEDROOMS AVAILABLE TO ONE, TWO, OR POTENTIALLY THREE TENANTS. THE TWO BUSINESSES NEED TO BE SEPARATED BY A FIRE SEPARATION BARRIER, SO THE INTERIOR STAIR NEEDS TO BE REMOVED. THUS WE ARE PROPOSING TWO EXTERIOR STAIRS; THE CURRENT EXISTING REAR STAIR IS A SPIRAL STAIR CASE WHICH WE ARE PROPOSING TO DO A STRAIGHT RUN TO BETTER ALIGN WITH THE CODE. THE GROUND FLOOR LIKELY HAD WINDOWS IN THE PAST, THE WINDOWS ARE MISSING, AND THEREFORE, WE ARE PROPOSING TO ADD THREE NEW WINDOWS THAT MATCH THE EXISTING ONES IN CHARACTER. WE ARE GOING TO KEEP THE SAME COLORS OF THE PROPERTY THROUGHOUT. THE STAIR IN THE BACK WILL BE WOOD, AND THE STAIR ALONG THE SIDE WE ARE PROPOSING TO DO A HINGE STAIR (ALUMINUM OR STEEL), SO THAT MOST OF THE TIME IT IS HORIZONTAL AND LESS OBTRUSIVE.

MATERIALS | FINISHES | FABRICS

- MATCH EXISTING SIDING
- MATCH EXISTING WINDOW & TRIM
- MATCH EXISTING ROOF
- MATCH ALL EXISTING COLORS
- WOOD STAIR IN THE BACK OF THE BUILDING
- STEEL/ALUMINUM STAIR ON THE SIDE OF THE BUILDING



1718
ARCHITECTURE



DATE: 29 March 2018 EXP. DATE: Oct 2018
 1718 ARCHITECTURE, LLC
 717 NORTH ALAMO STREET
 SAN ANTONIO, TEXAS 78215
 VOICE: (210) 287-8166
 MARCELLO@1718PARTNERS.COM

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF 1718 ARCHITECTURE, LLC AND MARCELLO MARTINEZ, AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT WRITTEN CONSENT FROM MARCELLO DIEGO MARTINEZ.
 1718 ARCHITECTURE, LLC IS A DESIGN FIRM, NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. 1718 ARCHITECTURE, LLC & MARCELLO MARTINEZ ARE NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY ISSUES OR PROBLEMS ARISE.

PROJECT

Montana House

701 Montana Street
 San Antonio, TX 78203

OWNER

Gerardo Ituarte

PROJECT NUMBER

18Montana

CONSTRUCTION DOCS

| NO. | DATE | DESCRIPTION OF ISSUE |
|-----|------|----------------------|
| | | |
| | | |
| | | |
| | | |

CONSULTANT

SHEET TITLE

Renders Elevation

DATE

29 March 2018

BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH



SHEET NUMBER

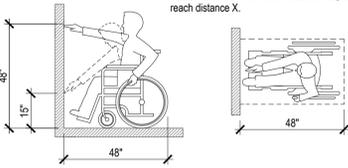
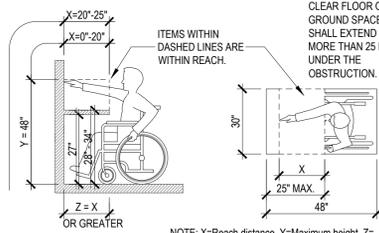
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GENERAL NOTES

- CONTRACTOR IS TO EXECUTE ALL DETAILS UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, SEND RFI TO ARCHITECT FOR CLARIFICATION.
- THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
- THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES IN WRITING TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER.
- DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT.
- THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICE, AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
- THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
- THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
- THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO ENSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
- CARBON MONOXIDE EMISSIONS ARE PROHIBITED FROM ALL INTERIOR WORK. IF FUME HAZARDS OCCUR, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MONITORING AND TESTING OF AFFECTED AREAS.
- THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO ENSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
- SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT, IN WRITING, ALONG WITH SAMPLE AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
- THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
- ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
- THE GENERAL CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.
- THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS WITH RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.
- REFER TO ADDITIONAL NOTES BY STRUCTURAL AND MEP DISCIPLINES. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERING DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK.

GENERAL NOTES

- REFER TO MEP SITE PLANS FOR NEW ELECTRIC SERVICE, SITE LIGHTING AND OTHER UTILITIES.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND REGULATIONS. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS. THE LOCATION OF UTILITIES IS BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL WOOD BLOCKING TO BE FIRE RETARDANT.
- CONTROLS AND OPERATING MECHANISMS:
 - GENERAL- ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH DETAILS PROVIDED. SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.



- HEIGHT. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES PROVIDED IN THE DETAILS. EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR.
- OPERATION. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE LBS.
- SIGNAGE: SIGNS AT ALL DESIGNATED HANDICAPPED TOILET ROOMS SHALL COMPLY WITH THIS PARAGRAPH.
 - CHARACTER PROPORTION. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3.5 AND 1.1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1.5 AND 1.10, UTILIZING AN UPPER-CASE "X" FOR MEASUREMENT.
 - COLOR CONTRAST. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND; LIGHT COLORED CHARACTERS ON DARK BACKGROUNDS ARE REQUIRED.
 - TACTILE CHARACTERS AND SYMBOLS. CHARACTERS, SYMBOLS, OR PICTOGRAPHS ON SIGNS REQUIRED TO BE TACTILE. SHALL BE RAISED 1/32 INCH MINIMUM. LETTERS AND NUMBERS SHALL BE SANS SERIF CHARACTERS, SHALL BE AT LEAST 5/8 INCH HIGH, BUT SHALL BE NO HIGHER THAN TWO INCHES AND SHALL BE PROPORTIONED IN ACCORDANCE WITH SUB-PARAGRAPH (B) OF THIS PARAGRAPH. NOTE: BRAILLE CHARACTERS MAY BE USED IN ADDITION TO STANDARD ALPHABET CHARACTERS AND NUMBERS, BUT MAY NOT BE USED EXCLUSIVELY. IF USED, BRAILLE CHARACTERS SHALL BE PLACED TO THE LEFT OF STANDARD CHARACTERS. RAISED BORDERS AROUND RAISED CHARACTERS ARE DISCOURAGED.
 - MOUNTING HEIGHT AND LOCATION. TACTILE SIGNAGE USED FOR ROOM IDENTIFICATION SHALL BE MOUNTED ON THE WALL ON THE LATCH (STRIKE) SIDE OF DOORS AT A HEIGHT OF 48" ABOVE FINISHED FLOOR TO CENTERLINE OF SIGN.
 - SYMBOLS OF ACCESSIBILITY. IF ACCESSIBLE TOILETS ARE IDENTIFIED, THEN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED. THE SYMBOL SHALL BE DISPLAYED AS SHOWN BELOW.

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MISCELLANEOUS STEEL OR DECORATIVE STEEL SHOWN ON ARCHITECTURAL SHEETS WHETHER SHOWN OR DETAILED ON STRUCTURAL SHEETS. FOR MEMBERS SHOWN BUT NOT SIZED THE FOLLOWING APPLIES:
 - LOOSE ANGLES: 4" X 4" X 3/8"
 - TUBE STEEL: 5" X 5" X 1/4"
 - WIDE FLANGE: W12 X 16
 - LOOSE CHANNELS: C8 X 13.75
- ALL SUBCONTRACTORS AND CONSTRUCTION WORKERS MUST READ THE WRITTEN SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL. THE SPECIFICATIONS CONTAIN ADDITIONAL SURFACE PREPARATION OR INSTALLATION REQUIREMENTS FOR THE BUILDING MATERIALS, PRODUCTS OR COMPONENTS THAT ARE BEING PLACED OR INSTALLED.
- THE INSTALLATION / APPLICATION INFORMATION SHOWN ON THE DRAWINGS IS NOT COMPLETE WITHOUT THE WRITTEN SPECIFICATIONS. IF THE SPECIFICATIONS / PROJECT MANUAL IS NOT WITH THESE DRAWINGS, ASK THE GENERAL CONTRACTOR FOR A COPY TO REVIEW BEFORE BEGINNING YOUR WORK.

APPLICABLE BUILDING CODES & AUTHORITIES

2015 International Building Code
 2015 International Residential Code
 2015 International Existing Building Code
 2015 International Mechanical Code
 2015 International Plumbing Code
 2015 International Fuel Gas Code
 2015 International Fire Code
 2015 International Energy Conservation Codes
 2014 National Electric Code

Local Amendments to the codes are located at:

2015 Chapter 10, Building-related Codes
 2015 Chapter 11, International Fire Code with local amendments
 2015 San Antonio Property Maintenance Code

CODE REVIEW SUMMARY

LOCATION: 701 Montana Street, San Antonio, TX 78203

OCCUPANCY CLASSIFICATION

| | | |
|--------------------------------|------------------------------|----------------------------|
| BUILDING TYPE: B - BUSINESS | OCCUPANCY GROUP: BUSINESS | BUILDING AREA: 1,864 sf |
|--------------------------------|------------------------------|----------------------------|

TYPE OF CONSTRUCTION:

| | |
|-----|---|
| V-B | TYPE V-B, (NOT RATED CONSTRUCTION) NOT SPRINKLED |
|-----|---|

REQUIRED SPECIAL INSPECTIONS

| IBC Section | Special Inspections | Applicable | Not Applicable |
|-------------|---|------------|----------------|
| 1704.2 | Inspection of Fabricators | | X |
| 1704.3 | Steel Construction | | X |
| 1704.4 | Concrete Construction | | X |
| 1704.5 | Masonry Construction | | X |
| 1704.6 | Wood Construction | | X |
| 1704.7 | Soils | | X |
| 1704.8 | Pile Foundations | | X |
| 1704.9 | Pier Foundations | | X |
| 1704.10 | Wall Panel and Veneers | | X |
| 1704.11 | Sprayed Fire-Resistant Materials | | X |
| 1704.12 | Exterior Insulation & Finish Systems (EIFS) | | X |
| 1704.13 | Special Cases (Unusual in Nature) | | X |
| 1704.14 | Smoke Control Systems | | X |

DRAWING INDEX

GENERAL

A0.01.....COVER SHEET

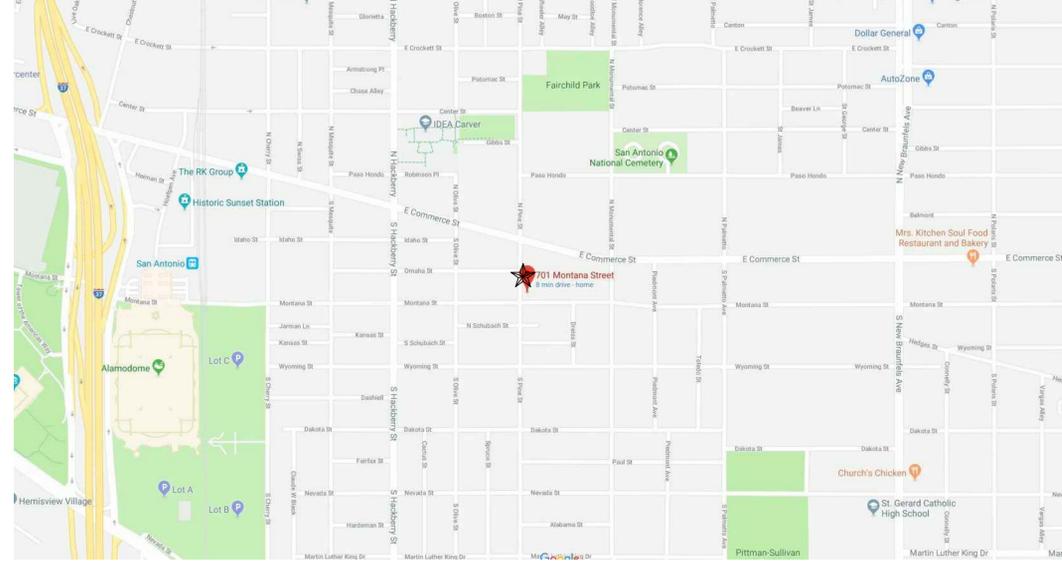
ARCHITECTURAL

A1.01.....SITE PLAN
 A2.01.....FLOOR PLAN
 A3.01.....REFLECTED CEILING PLAN
 A4.01.....INTERIOR ELEVATIONS / SCHEDULES / DETAILS

MEP

MEP-1.....SITE KEY PLAN
 E-1.....LIGHTING PLAN
 E-2.....POWER PLAN
 E-3.....ELECTRICAL RISER DIAGRAM
 M-1.....MECHANICAL PLAN
 M-2.....MECHANICAL DETAILS
 P-1.....WASTE PIPING PLAN
 P-2.....PLUMBING DETAILS AND SCHEDULES

LOCATION MAP - CITY



Montana House

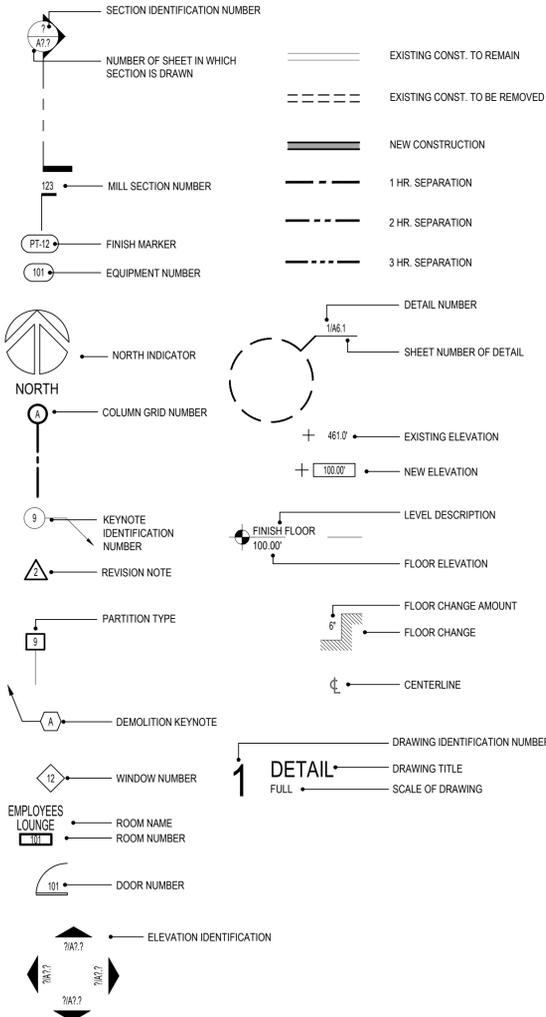
701 Montana Street
 San Antonio, TX 78203

Gerardo Ituarte

ARCHITECT

1718 ARCHITECTURE, LLC
 717 NORTH ALAMO STREET
 SAN ANTONIO, TX 78215
 210.592.6031

LEGEND



DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

DATE: 29 March 2018 EXP DATE: Oct 2018
 1718 ARCHITECTURE, LLC
 717 NORTH ALAMO STREET
 SAN ANTONIO, TEXAS 78215
 VOICE: (210) 287-8166
 MARCELLO@1718PARTNERS.COM

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PROJECT

Montana House

701 Montana Street
 San Antonio, TX 78203

OWNER

Gerardo Ituarte

PROJECT NUMBER

18Montana

CONSTRUCTION DOCS

| NO. | DATE | DESCRIPTION OF ISSUE |
|-----|------|----------------------|
| | | |

CONSULTANT

SHEET TITLE

Cover Sheet / Index

DATE

29 March 2018

SHEET NUMBER

A0.01

Set #

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DATE: 29 March 2018 EXP. DATE: Oct 2018
1718 ARCHITECTURE, LLC
717 NORTH ALAMO STREET
SAN ANTONIO, TEXAS 78215
VOICE: (210) 287-8166
MARCELLO@1718PARTNERS.COM

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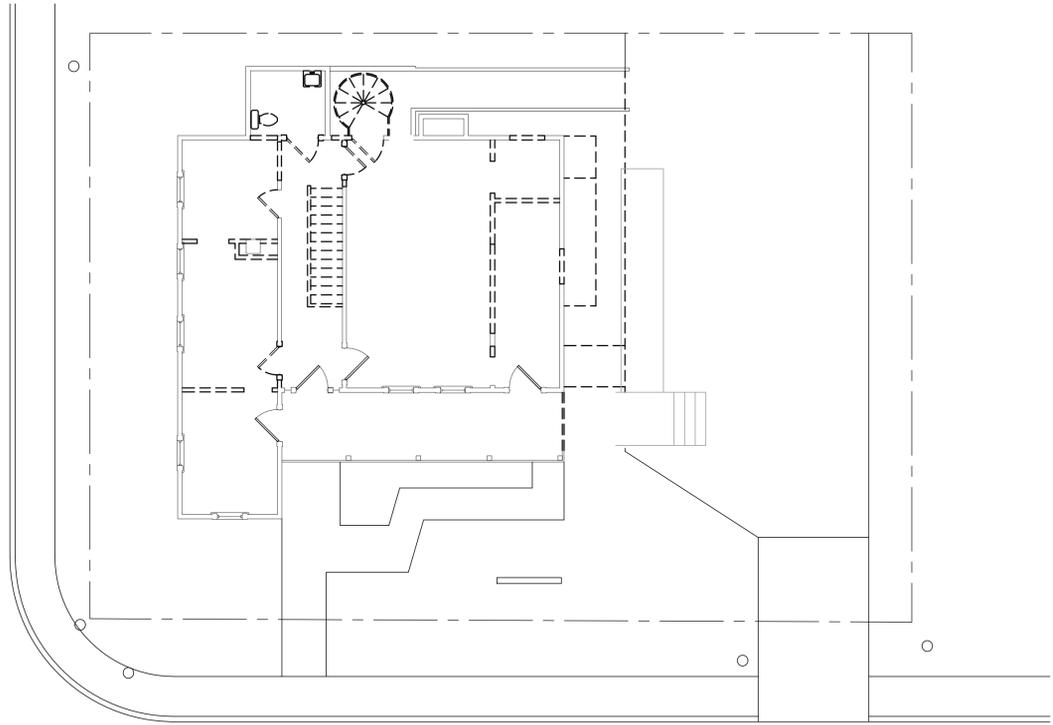
CONSULTANT

SHEET TITLE
Demolition Plans

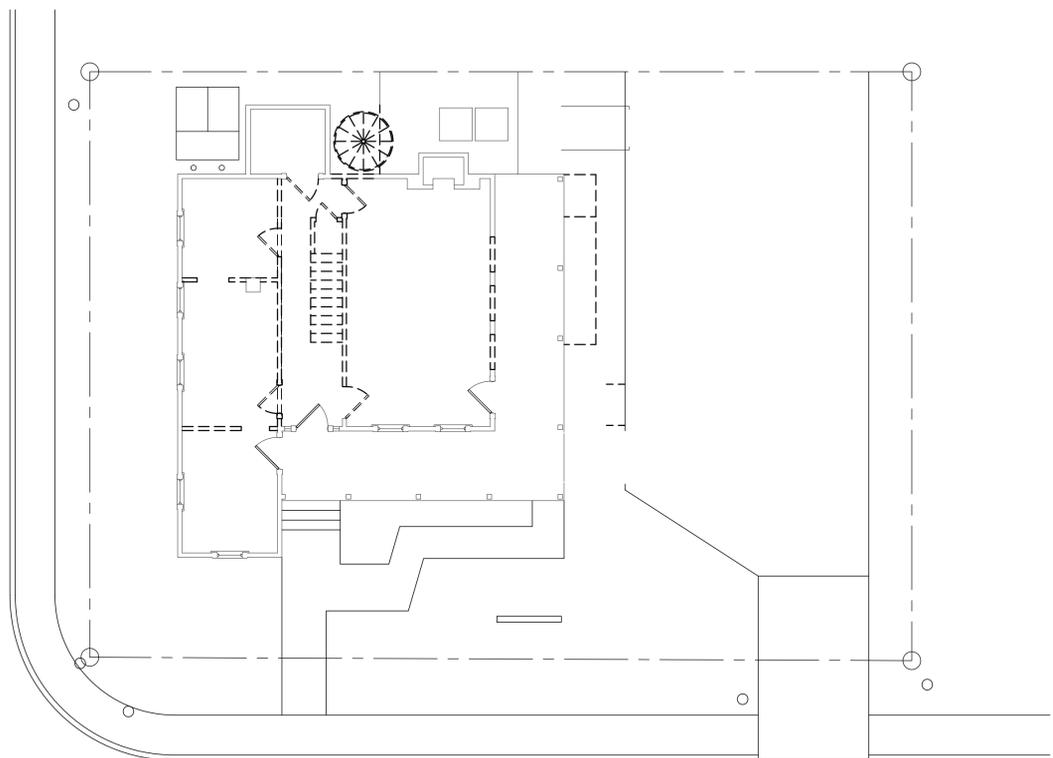
DATE
29 March 2018

SHEET NUMBER

A1.01



2 SECOND FLOOR DEMOLITION PLAN
1/8" = 1'-0"
NORTH



1 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"
NORTH

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area of boundary lines, encroachments, protrusions, or overlapping of improvements shown.

GRAPHIC SCALE
0' 20' 40'
1 inch = 20 Feet

LEGEND
These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WROUGHT IRON FENCE
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- WATER METER
- ELECTRIC METER
- GAS METER
- LIGHT POLE
- METER POLE
- SIGN
- FLAG POLE
- CM CONTROL MONUMENT
- (BCAD) BEKAR COUNTY APPRAISAL DISTRICT
- (NCB MAP) NEW CITY BLOCK MAP
- (F.M.) FIELD MEASURED

SURVEYOR'S NOTE:
THE BEARING SHOWN HERE ARE ASSUMED. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. ANY RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

At date of this survey, the property is in FEMA designated ZONE as verified by FEMA map Panel No. 48029C-0412 G. effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

I, **RACHEL LYNN HANSEN**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to:
and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way which I have been advised are shown hereon and that except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
Sponsor/Owner: **CHARLES E. WILLIAMS, SR.**
Address: **701 MONTANA ST.** GF No. _____
Legal Description of the Land:
New City Block 1386, Block 109 the west 77 feet of Lot Eighteen (18) also known as 701 Montana St, San Antonio, TX 78203

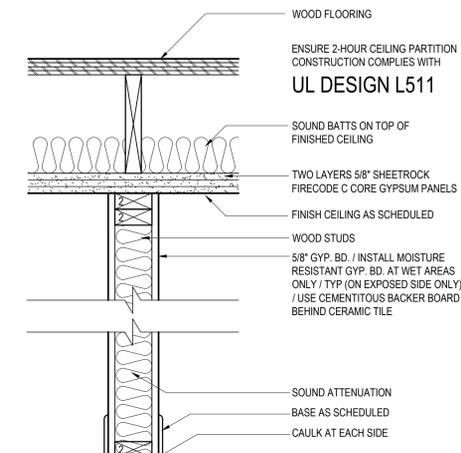
FINAL "AS-BUILT" SURVEY
JOB NO.: 1802034421 NO. REVISION DATE
DATE: 02/08/18
DRAWN BY: MN/RM
APPROVED BY: RLH

RACHEL LYNN HANSEN
6358
PROFESSIONAL LAND SURVEYOR

RACHEL LYNN HANSEN, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6358

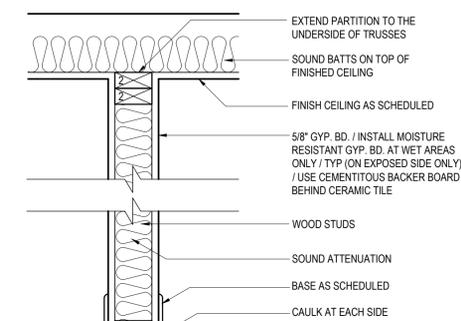
AMERISURVEYORS, L.L.C.
20079 Stone Oak Parkway Suite # 1230 San Antonio, Texas 78238
Phone (210) 367-2200 Fax: (210) 330-1963

Copyright © AmeriSurveyors L.L.C. FIRM REGISTRATION NUMBER 10146400. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a Title report issued by the Title Company listed above issued under Commitment No./GF No. shown on this survey; email questions to: info@amersurveyors.com



| TYPE | STUD SIZE | STUD NOM | STUD SPACING | WALL THICKNESS | INSUL | FIRE RATING |
|------|--------------|-------------|-----------------|-------------------|--------|----------------|
| A1 | 3-1/2" | 2 X 4 | 16" OC | 4-3/4" | 3-1/2" | 2 HR CEILING |
| A2 | 5-1/2" | 2 X 6 | 16" OC | 6-3/4" | 5" | 2 HR CEILING |

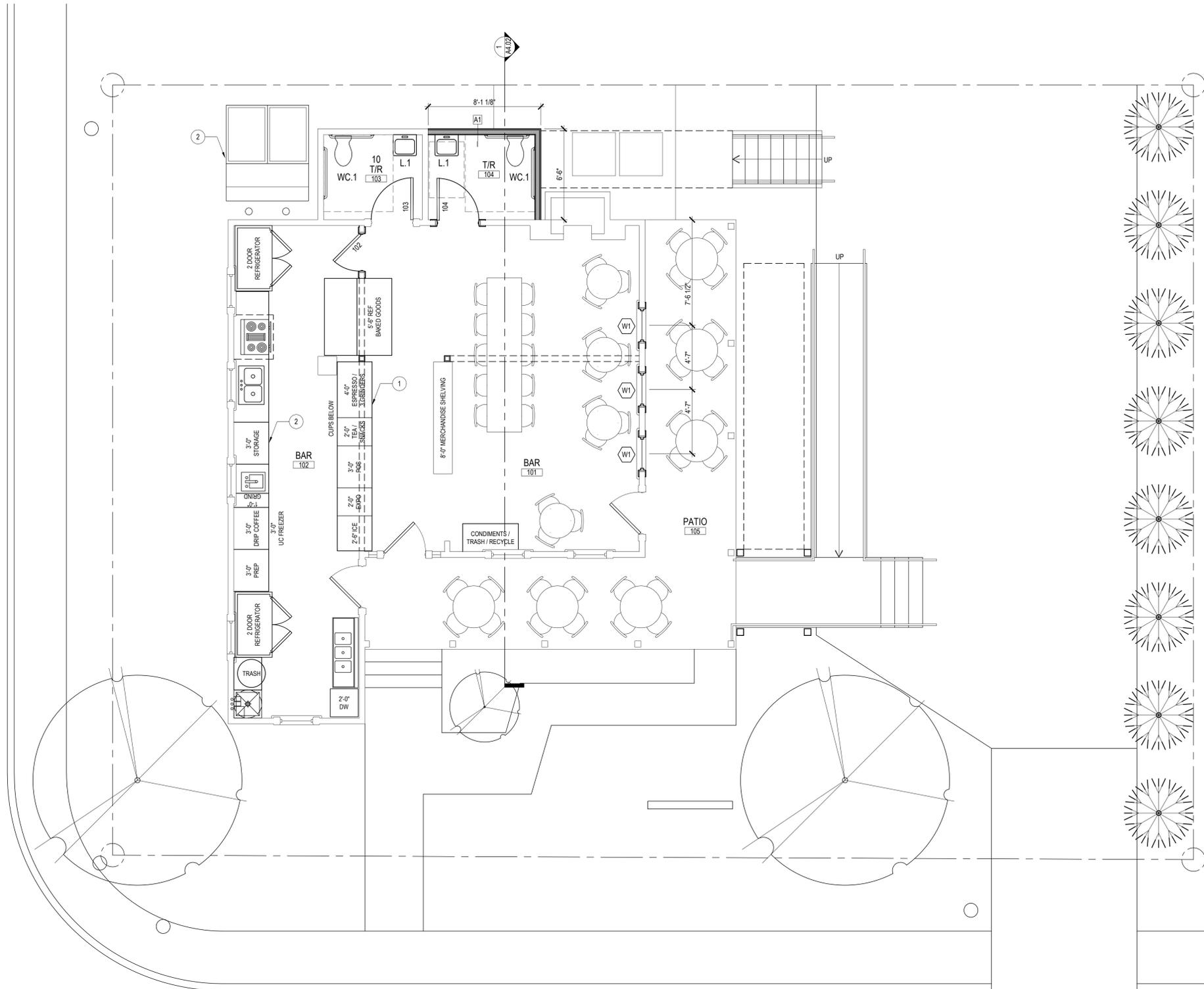
A WALL TYPE A
1-1/2" = 1'-0"



| TYPE | STUD SIZE | STUD NOM | STUD SPACING | WALL THICKNESS | INSUL | FIRE RATING | S.T.C. |
|------|--------------|-------------|-----------------|-------------------|--------|----------------|--------|
| B1 | 3-1/2" | 2 X 4 | 16" OC | 4-3/4" | 3-1/2" | | 40 |
| B2 | 5-1/2" | 2 X 6 | 16" OC | 6-3/4" | 5" | | 40 |

B WALL TYPE B
1-1/2" = 1'-0"

SOUTH PINE STREET



MONTANA STREET

KEYNOTES

- 42" HIGH COUNTERTOP ABOVE FINISH FLOOR.
- 36" HIGH COUNTERTOP ABOVE FINISH FLOOR
- DUMPSTER W/ ENCLOSURE

GENERAL NOTES

- ALL PARTITIONS AT LEVEL 1 TO BE A1
- ALL PARTITIONS AT LEVEL 2 TO BE B1
- LEVEL 1 TO HAVE A 2-HOUR FIRE BARRIER AT CEILING
- ALL WINDOWS TO MATCH EXISTING IN SIZE, MATERIAL, AND TRIM

LEGEND

- NON RATED PARTITION
- OVERHEAD CONSTRUCTION
- BAR HALF WALL, NON RATED

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**Montana
House**

701 Montana Street
San Antonio, TX 78203

OWNER

**Gerardo
Ituarte**

PROJECT NUMBER

18Montana

CONSTRUCTION DOCS

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

Wall Section

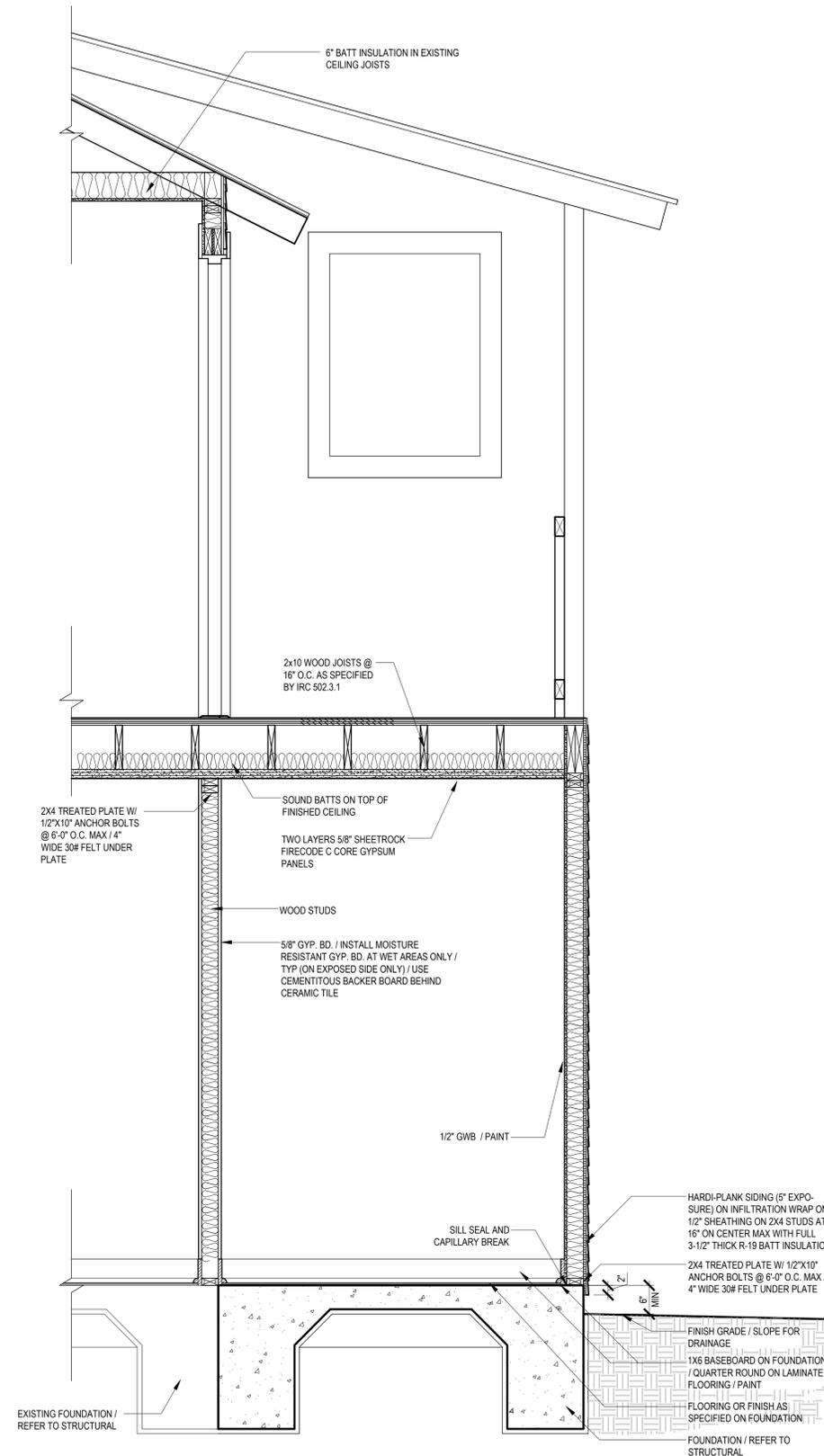
DATE

29 March 2018

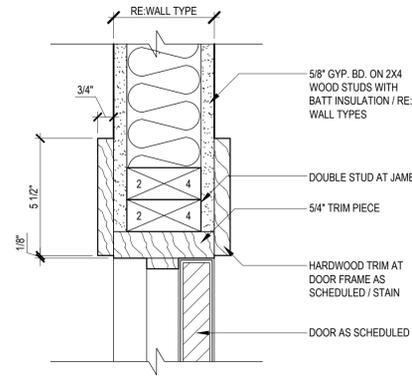
BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

SHEET NUMBER

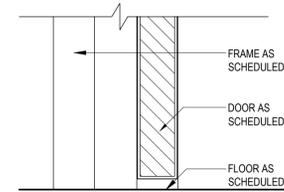
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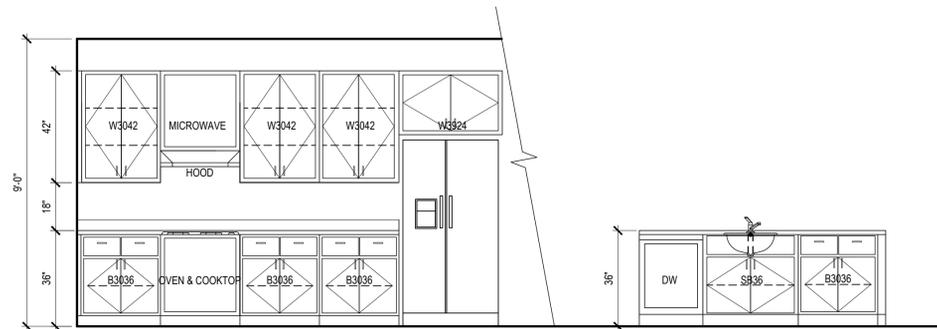
1 WALL SECTION
3/4" = 1'-0"



3 DOOR HEAD (JAMB SIM)
 3/8" = 1'-0"



4 DOOR THRESHOLD
 3/8" = 1'-0"



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

ROOM FINISH SCHEDULE

| RM NO. | ROOM NAME | FLOOR | BASE | WALL FINISH | | | | CEILING | REMARKS |
|--------|--------------|-------|------|-------------|-------|------|------|---------|---------|
| | | | | NORTH | SOUTH | EAST | WEST | | |
| 101 | SEATING AREA | F-1 | B-2 | W-1 | W-1 | W-1 | W-1 | C-1 | |
| 102 | BAR | F-1 | B-3 | W-1 | W-1 | W-1 | W-1 | C-1 | |
| 103 | TOILET ROOM | F-1 | B-1 | W-1 | W-1 | W-1 | W-1 | C-1 | |
| 104 | TOILET ROOM | F-1 | B-1 | W-1 | W-1 | W-1 | W-1 | C-1 | |
| 105 | DECK | F-3 | B-4 | W-1 | W-1 | W-1 | W-1 | C-1 | |
| 201 | HALLWAY | F-2 | B-2 | W-1 | W-1 | W-1 | W-1 | C-1 | |
| 202 | BEDROOM #1 | F-2 | B-2 | W-1 | W-1 | W-1 | W-1 | C-1 | |
| 203 | BATHROOM #1 | F-1 | B-1 | W-1 | W-1 | W-1 | W-1 | C-1 | |
| 204 | BATHROOM #2 | F-1 | B-1 | W-1 | W-1 | W-1 | W-1 | C-1 | |
| 205 | BEDROOM #2 | F-2 | B-2 | W-1 | W-1 | W-1 | W-1 | C-1 | |
| 206 | BEDROOM #3 | F-2 | B-2 | W-1 | W-1 | W-1 | W-1 | C-1 | |
| 207 | BATHROOM #3 | F-1 | B-1 | W-1 | W-1 | W-1 | W-1 | C-1 | |
| 208 | KITCHEN | F-1 | B-3 | W-1 | W-1 | W-1 | W-1 | C-1 | |
| 209 | LIVING ROOM | F-2 | B-2 | W-1 | W-1 | W-1 | W-1 | C-1 | |
| 210 | BALCONY | F-3 | B-4 | W-1 | W-1 | W-1 | W-1 | C-1 | |

FINISH LEGEND

| FLOORS | MATERIAL | MANUFACTURER | DESCRIPTION | REMARKS |
|--------|--------------|--------------|---------------------------------------|---------|
| F-1 | CERAMIC TILE | DAL-TILE | FOREST PARK / BLACKWOOD FP99 / 9 X 36 | |
| F-2 | CARPET TILE | MANNINGTON | ELEMENTAL NEUTRALS II / LEAD 84117 | |
| F-3 | WOOD DECKING | | | |

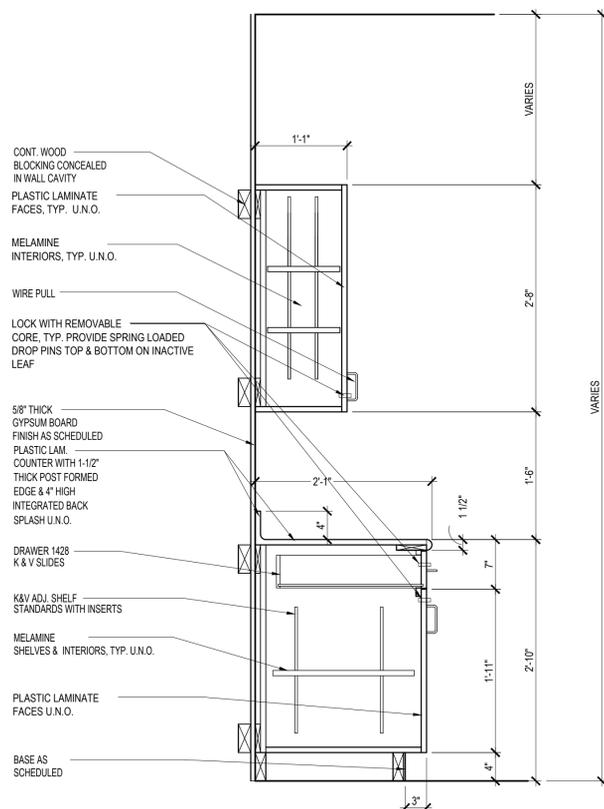
| BASE | MATERIAL | MANUFACTURER | DESCRIPTION | REMARKS |
|------|--------------|--------------|--|---------|
| B-1 | CERAMIC TILE | DAL-TILE | FOREST PARK / BLACKWOOD FP99 / COVE BASE | |
| B-2 | WOOD | HARDWOOD | 1 X 6 / STAIN TO MATCH DOORS | |
| B-3 | VINYL BASE | | | |
| B-3 | NO BASE | | | |

| WALLS | MATERIAL | MANUFACTURER | DESCRIPTION | REMARKS |
|-------|----------|------------------|----------------------|---------|
| W-1 | PT-1 | SHERWIN-WILLIAMS | SW - 6155 RICE GRAIN | |
| W-2 | PT-2 | SHERWIN-WILLIAMS | SW - 7012 CREAMY | |

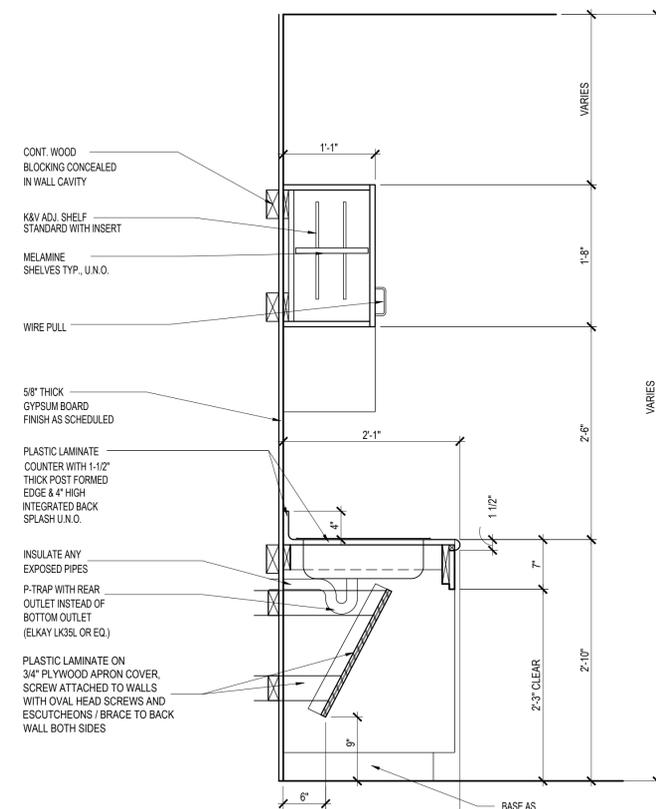
| CEILING | MATERIAL | MANUFACTURER | DESCRIPTION | REMARKS |
|---------|-------------|------------------|------------------|---------|
| C-1 | GWB / PAINT | SHERWIN-WILLIAMS | SW - 7012 CREAMY | PT-2 |

DOOR SCHEDULE

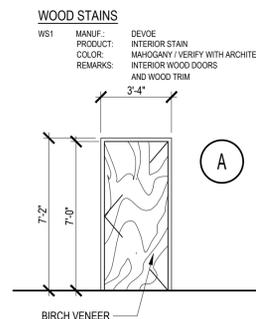
| DOOR NO. | DOORS | | | | MATERIALS | | | | DETAILS | | | SPECIAL REQUIREMENTS |
|----------|-------|--------|--------|-----------|-----------|--------|-----------|--------|----------|----------|----------|----------------------|
| | WIDTH | HEIGHT | THICK | DOOR TYPE | DOOR | | FRAME | | HEAD | JAMB | THRESH | |
| | | | | | MATERIAL | FINISH | MATERIAL | FINISH | | | | |
| 102 | 3'-0" | 6'-8" | 1-3/4" | A | S.C. WOOD | STAIN | S.C. WOOD | PAINT | 3/4x4.01 | 3/4x4.01 | 4/4x4.01 | |
| 103 | 3'-0" | 6'-8" | 1-3/4" | A | S.C. WOOD | STAIN | S.C. WOOD | PAINT | 3/4x4.01 | 3/4x4.01 | 5/4x4.01 | PRIVACY LOCK |
| 104 | 3'-0" | 6'-8" | 1-3/4" | A | S.C. WOOD | STAIN | S.C. WOOD | PAINT | 3/4x4.01 | 3/4x4.01 | 4/4x4.01 | PRIVACY LOCK |
| 201 | 3'-0" | 6'-8" | 1-3/4" | A | S.C. WOOD | STAIN | S.C. WOOD | PAINT | 3/4x4.01 | 3/4x4.01 | 5/4x4.01 | KEYED LOCK |
| 202A | 2'-8" | 6'-8" | 1-3/4" | A | S.C. WOOD | STAIN | S.C. WOOD | PAINT | 3/4x4.01 | 3/4x4.01 | 4/4x4.01 | KEYED LOCK |
| 202B | 2'-8" | 6'-8" | 1-3/4" | A | S.C. WOOD | STAIN | S.C. WOOD | PAINT | 3/4x4.01 | 3/4x4.01 | 4/4x4.01 | |
| 203 | 2'-8" | 6'-8" | 1-3/4" | A | S.C. WOOD | STAIN | S.C. WOOD | PAINT | 3/4x4.01 | 3/4x4.01 | 5/4x4.01 | PRIVACY LOCK |
| 204 | 2'-8" | 6'-8" | 1-3/4" | A | S.C. WOOD | STAIN | S.C. WOOD | PAINT | 3/4x4.01 | 3/4x4.01 | 4/4x4.01 | PRIVACY LOCK |
| 205A | 2'-8" | 6'-8" | 1-3/4" | A | S.C. WOOD | STAIN | S.C. WOOD | PAINT | 3/4x4.01 | 3/4x4.01 | 4/4x4.01 | KEYED LOCK |
| 205B | 2'-8" | 6'-8" | 1-3/4" | A | S.C. WOOD | STAIN | S.C. WOOD | PAINT | 3/4x4.01 | 3/4x4.01 | 4/4x4.01 | |
| 206 | 2'-8" | 6'-8" | 1-3/4" | A | S.C. WOOD | STAIN | S.C. WOOD | PAINT | 3/4x4.01 | 3/4x4.01 | 4/4x4.01 | PRIVACY LOCK |
| 207 | 2'-8" | 6'-8" | 1-3/4" | A | S.C. WOOD | STAIN | S.C. WOOD | PAINT | 3/4x4.01 | 3/4x4.01 | 4/4x4.01 | KEYED LOCK |
| 208 | 2'-8" | 6'-8" | 1-3/4" | A | S.C. WOOD | STAIN | S.C. WOOD | PAINT | 3/4x4.01 | 3/4x4.01 | 4/4x4.01 | |



10 SECTION DETAIL
 1" = 1'-0"



11 SECTION DETAIL
 1" = 1'-0"



2 DOOR TYPES
 1/4" = 1'-0"

1 SCHEDULES



STOP

70





