HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2016

Agenda Item No: 1

HDRC CASE NO:	**2015-024**
ADDRESS:	155 E COMMERCE ST
LEGAL DESCRIPTION:	NCB 106 BLK LOT 32
ZONING:	D HS RIO-3
CITY COUNCIL DIST.:	1
LANDMARK:	Fishmarket Building
APPLICANT:	Crockett Urban Ventures
OWNER:	Chilton Restoration, LLC
TYPE OF WORK:	Demolition and construction of a hotel tower

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Demolish the structure at 161 E Commerce commonly known as the Sullivan Building, the Alamo Savings Building and the MIC Building.
2. Construct a new 24 level hotel tower at the corner of E Commerce and N St. Mary's Street that retains the building at 155 E Commerce, commonly known as the Dwyer Building and the Fishmarket Building. At approximately 250' in height with 137,927 square feet, the hotel will feature 197 rooms and restaurant and retail space.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a)Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3)Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided is subsection (c)(3) in order to receive a certificate for demolition of the property.

(b)Unreasonable Economic Hardship.

(1)Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2)Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

i. The past and current use of the structures and property;

ii. The name and legal status (e.g., partnership, corporation) of the owners;

iii. The original purchase price of the structures and property;

iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;

v. The amount of real estate taxes on the structures and property for the previous two (2) years;

vi. The date of purchase or other acquisition of the structures and property;

vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(d)Documentation and Strategy.

(1)Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.

(2)Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3)Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his

ability to complete the project.

(4)When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e)Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = $2,000.00
2,501—10,000 square feet = $5,000.00
10,001—25,000 square feet = $10,000.00
25,001—50,000 square feet = $20,000.00
Over 50,000 square feet = $30,000.00

UDC Section 35-670. Criteria for Certificate of Appropriateness—Generally

(b)(4)C. Design Characteristics of "RIO-3" River Improvement Overlay District - 3.

i. The historic work of Robert Hugman, CCC and WPA construction work, Ethel Harris tile work, and work of the National Youth Administration shall be respected and preserved in all construction efforts. Adherence to the intent and spirit of those plans is essential in all construction.

ii. Traditional, formal street level design precedents shall be respected, but at the river level, the more informal, handcrafted style shall be maintained.

iii. The integrity of historic properties shall be preserved as provided for in section 35-610. Historic differences between street level designs and river level designs shall be respected.

iv. The traditional design context of the area shall be respected at two (2) levels: the broader downtown context and the immediate block as it faces the river.

v. In new buildings that have more than one (1) facade, such as those that face the street and the river, the commission shall consider visual compatibility with respect to each important facade.

vi. The microclimate of the River Walk level shall be maintained and, during construction, shall be given extra protection. Downtown operations staff will be consulted to provide specific instructions for construction procedures.

vii. Over-crowding of plant life or altering levels of light and water along the river shall not be permitted.

viii. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and the primary entrance facing the street.

ix. Ensure adequate solar access on the River Walk.

Section 35-672. Neighborhood Wide Design Standards

(a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system.

Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.

(5) Pedestrian Access Along the Riverwalk Pathway Shall Not Be Blocked.

A. Queuing is prohibited on the Riverwalk pathway.

B. Hostess stations shall be located away from the Riverwalk pathway so as to not inhibit pedestrian flow on the Riverwalk pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the Riverwalk pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.

C. Tables and chairs shall be located a sufficient distance from the Riverwalk pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(c) Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of

certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes direction and a property appears to be a terminus at the end of a street.

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.

iii. Recessed or projecting balconies and entrances.

Section 35-673. Site Design Standards

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, whichever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.

C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

(b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and riverside should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(2) Primary and Secondary Entrances.

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has

fewer or simpler architectural elements.

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems. Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) footcandles
at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river with distinctive architectural or landscape elements.

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(n) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.

(1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river..

C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.

Sec. 35-674. Building Design Principles

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

(1) Express facade components in ways that will help to establish building scale.

A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

(2) Align horizontal building elements with others in the blockface to establish building scale.

A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.

(3) Express the distinction between upper and lower floors.

A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.

(4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.

A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length	50 ft.	50 ft.	30 ft.	75 ft.	75 ft.	50 ft.

B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:

- Change materials with each building module to reduce its perceived mass; or
- Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
- Change the roof form of each building module to help express the different modules of the building mass; or
- Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

(5) Organize the Mass of a Building to Provide Solar Access to the River.

A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).

B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a).

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

(1) The maximum building height shall be as defined in Table 674-2.

A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

(3)On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.

(4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural

clay tile and cast stone. Concrete masonry units (CMU) are not allowed.

B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.

C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.

D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

A. Large expanses of high gloss or shiny metal panels.

B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.

B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.

C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged.

In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.

ii. By stepping back the top twenty (20) percent of the building.

iii. Changing the material of the cap.

B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.

C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

(2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.

D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

(3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

A. Entrances shall be the most prominent on the street side and less prominent on the river side.

B. Entrances shall be placed so as to be highly visible.

C. The scale of the entrance is determined by the prominence of the function and or the amount of use.

D. Entrances shall have a change in material and/or wall plane.

E. Entrances should not use excessive storefront systems.

(4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.

B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be

continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.

(1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.

F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.

G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.

A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.

B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.

(3) Incorporating lighting into the design of a canopy is appropriate.

A. Lights that illuminate the pedestrian way beneath the awning are appropriate.

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

UDC Section. 35-675. Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

(1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;

(2)USGS maps;

(3)Soil Survey maps;

(4)Distance to water;

(5)Topographical data;

(6)Predictive settlement patterns;

(7)Archival research and historic maps;

(8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

Sec. 35-676. - Alteration, Restoration and Rehabilitation.

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.
(a)Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
(b)The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
(c)All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.
(d)Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
(e)Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
(f)Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
(g)The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.
(h)Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
(i)Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
(j)Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

FINDINGS:

General findings:

a. Conceptual approval was granted on January 21, 2015, for the demolition of the Sullivan Bank Building, also known as the Alamo Savings Association and MIC (Mortgage Investment Company), the rehabilitation of the Dwyer building and the construction of an eighteen story hotel tower to address the corner of S St Mary's and E Commerce. At that hearing, conceptual approval was approved with the following stipulations; that the applicant provide a salvaging plan for incorporation of historic materials that are indicative of the history of the Sullivan Building into the proposed development and that the applicant return to the Design Review Committee to resolve certain aspects of the new construction including, but not limited to lighting design, street and river level façade arrangement, the placement of mechanical and service equipment.

Findings related to request item #1:

b. A request for the restoration of the Dwyer Building was reviewed again by the Design Review Committee on August 25, 2015. At that meeting, committee members agreed that the proposal would allow for joint correction at the corner with the Esquire. There were no issues as long as the restoration was executed properly and in accordance with the Historic Design Guidelines and the Unified Development Code.
c. On December 15, 2015, an Administrative Certificate of Appropriateness was issued for the approval of a proposed restoration process for the Dwyer Building's façade which is to coincide with the construction of the proposed hotel tower to the immediate south of the historic structure.
d. In accordance with the administratively approved restoration process, the applicant has provided dimensioned architectural drawings has proposed to document the facade by photography (photos have not been submitted), and has proposed to generate a drawing from those photos and to provide a map to re-assemble the façade. The applicant has also proposed to properly pin the Dutchmen by ensuring a good bond and alignment, to have the samples be repaired and re-dressed by a mason and to construct a new stone wall the same thickness as above at

the first floor where it is currently filled with rough cut rubble veneer. Staff notes that any Dutchmen that are to be fabricated and installed to the building's façade must be approved by staff collectively prior to their installation.

e. 159 - 161 E Commerce, which was at one time known as 301 – 303 W Commerce, commonly known as the Sullivan Building, Alamo Savings Association and the MIC (Mortgage Investment Corporation) Building is a local historic Landmark.

f. The demolition of the Sullivan Building originally received conceptual approval based on unreasonable economic hardship on December 16, 2009. That original status expired and the applicant received conceptual approval for demolition of the structure a second time on January 21, 2015, noting an economic hardship.

g. Finding h is in reference to the claim for economic hardship that was previously approved by the HDRC in accordance with the conceptual approval of the proposed hotel tower on January 21, 2015.

h. The loss of a historic landmark constitutes an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

[The applicant claims that without the demolition of 161 E Commerce, the owner would not be able to develop an economically viable project at this location without adding additional density to the site. The property was originally purchased in 2013 for $2,150,000. In total, the applicant has indicated that the current owner has invested over 1 million dollars throughout the period of ownership on improvements, taxes and architectural work attempting to re-use both buildings. During this time of ownership, the applicant has claimed a net loss of $176,414.55. A 2013 estimate of the fair market value of the structure and property as determined by a qualified appraiser was $2,100,000.]

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return;

[The applicant claims that, due to issues related to the integrity of the structure of the existing building as well as existing constraints such as the structure's footprint, it is not feasibly possible to re-use both buildings, meet current fire and safety codes and retain enough sufficient space to lease the building. A construction estimate provided in the summer of 2013 estimated the cost of the rehabilitation of the existing building to include 4 apartments and a shell (unfinished) restaurant space was $4,290,942. The applicant has also noted that the property in question has been vacant for the past 30 + years.]

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

[While the applicant has not actively marketed the site to potential purchasers, a history of projects have been proposed at this site by multiple owners that have been not been successful due to a lack of feasibility or economic hardships. The applicant as indicated that under the current proposal for demolition of the Sullivan building, additional density could be added while preserving to Fishmarket leading to the successful redevelopment of the corner of E Commerce and N St. Mary's.]

i. Staff finds that the applicant has made a legitimate claim for an economic hardship based on Criterion A, B and C.

j. If the HDRC finds that the claim for an economic hardship has been thoroughly substantiated in the application and that the conditions of UDC 35-614 which would warrant demolition apply, a recommendation for approval of

the request for demolition will not authorize the issuance of a demolition permit. A permit will not be issued until replacement plans for the new construction are approved and all applicable fees are collected. The UDC states that permits for demolition and new construction shall be issued simultaneously if the requirements for new construction are met, and the property owner provides financial proof of his ability to complete the project.

Findings related to request item #2:

k. Previously, conceptual approval was given to a similar proposal of a hotel tower at this site on May 5, 2010. Since that time, both the design and owners of the property have changed. On October 2, 2013, conceptual approval was given to another proposal to restore the facades of both 155 and 161, remove the rear façade of the Sullivan Building to create an open courtyard, install storefront windows and balconies and to construct a single story addition to the building at 161 E Commerce.
l. A previous request was reviewed by the Design Review Committee on November 24, 2014. At that meeting, concern was expressed over solar access to the river, the proposed materials, the demolition process and the visual weight of the concrete wall that's proposed for the E Commerce façade. Since then, the applicant has provided additional information in regards to each of these concerns. That request was reviewed again by the Design Review Committee on January 13, 2015. At that meeting concern was expressed over the façade arrangement in regards to the UDC Section 35-674(d)(1), how much of the original flood wall would be retained and if there would be any re-use of stone at the river level.
m. The request for demolition was also reviewed by the Designation and Demolition Committee on January 14, 2014. At that meeting, the previous approval of the demolition of the Sullivan Building was discussed as well as the changes to the new construction and how they were different than the previous two approvals. The preservation of the Fishmarket as well as the preservation of the Rio Rita Cistern were two of the main concerns during this site visit.
n. The request for final approval was reviewed again by the Design Review Committee on January 15, 2016. At that meeting concern was expressed over exterior materials, the purpose of the third floor balcony cantilever, the protection and retention of existing Hugman Riverwalk features, where the curb-side drop off is located, the location of the VIA bus stop, the creation of cross traffic and landscaping options. It was stated that cedar elm would be appropriate. The applicant stated that landscaping plans would be submitted at a later date. All concerns were addressed at the meeting and the Committee recommendation was to approve. The applicant submitted hand drawings and a photo of samples of the façade materials to staff following the DRC meeting.
o. The street and river level façade arrangement is detailed in hand drawings and has been submitted by the applicant. The applicant is proposing façade to include larger limestone blocks with intervals of various colored bricks. Staff finds this proposal as well as façade arrangement to be appropriate and consistent with the UDC.
p. The applicant has proposed a restaurant and outdoor seating area at the Riverwalk level at the rear of the proposed hotel tower. The proposal is consistent with the UDC Section 35-672(a)(2) in regards to pedestrian circulation and linking the various functions and spaces on a site with sidewalks in a coordinated system. UDC Section 25-672(a)(5) addresses pedestrian access along the Riverwalk pathway and how it shall not be blocked by queuing, hostess stations and tables and chairs. The applicant has noted that pedestrian access at the Riverwalk level will not be obstructed.
q. Given its unique placement at the corner of E Commerce and N St. Mary's as well as its placement on the San Antonio River, this proposal will be the focal point of many views. According to the UDC Section 35-672(c)(1), properties that appear to be the terminus at the end of the street or at a prominent curve in the river shall incorporate into their design an architectural feature that will provide a focal point at the end of the view. The proposed hotel is consistent with the section in many regards including additional height, variation in roof shape, change of color or material and the addition of other design enhancement features.
r. The UDC Section 35-673(a)(1) provides guidelines for solar access to the San Antonio River in regards to new construction. The applicant has provided a solar study of both the summer and winter solstices indicating the impact that the proposed tower will have on solar access to the river. As shown in the solar study, the applicant's request is consistent with the UDC.
s. According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The applicant has proposed a material change at the ground floor where the primary entrances are located. This is consistent with the UDC Section 35-673.
t. The applicant has proposed to retain the existing trees in the public right of way along N St Mary's and to plant a

new tree at the river level as well as install planters at the property line along the Riverwalk. This is consistent with the UDC Section 35-673(f) in regards to plant materials.

u. The applicant has proposed to create a dining and outdoor patio area at the Riverwalk level where materials are to include concrete, limestone and various patio furniture. The applicant's proposal is consistent with the UDC Section 35-673(g) and (1).

v. Lighting design for any project located in a RIO district is an important aspect of not only that particular project's design, but also the adjacent buildings as well as the Riverwalk. The applicant has provided information located in the construction document set that addresses exterior lighting and information regarding fixture materials and locations. This is consistent with the UDC.

w. The UDC Section 35-673(l)(3)(A) addresses access to the public pathway along the river. The applicant has proposed to include dining areas at the Riverwalk level, therefore a clearly defined from the site onto the public right of way must be included into the design with either an architectural or landscape element. The applicant has complied with this section by including both architectural elements and landscaping elements in the form of planters.

x. The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant is proposing to place the mechanical service equipment on the roof on an elevated podium situated on the eastern half of the roof deck. The equipment will be screened with metal panels which is consistent with the UDC.

y. According to the UDC Section 35-674(b) a building shall appear to have a "human scale". To comply with this, an building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river. The applicant has provided evidence that they have met each of these requirements.

z. According to the UDC Section 35-674(c) in regards to the height of new construction in RIO districts, there are no height restrictions for new construction in RIO 3 other than the solar access standards in which this proposal complies. Section 35-674(c)(3) states that building facades shall appear similar in height to those of other buildings found traditionally in the area. This section also states that if fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building façade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. While the current proposal is taller than more than fifty (50) percent of the other facades along the block face, staff finds that there are other buildings of similar height in the area, notably the Drury Plaza Hotel located on the south side of E Commerce, and that the proposed height of approximately two hundred fifty (250) feet is appropriate at this location.

aa. In regards to materials and finishes, the UDC Section 35-674(d)(1) states that indigenous materials and traditional building materials should be used for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the flowing: Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed. However according to 35-674(2)(B), glass curtain wall panels are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1). The applicant is proposing materials including masonry, limestone, glass curtain walls, glass panels and other cementicious materials consistent with those found throughout RIO-3. Staff finds that this is consistent with 35-67(d)1).

bb. According to the UDC Section 35-674 in regards to façade composition, high rise buildings, more than one hundred (100) feet in height shall terminate with a distinctive top or cap. In addition to this, curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions, entrances shall be easy to find, be a special feature of the building and be appropriately scaled and the riverside façade of a building shall have simpler detailing and composition than the street façades. The applicant has proposed a rooftop pool and penthouse mechanical space to serve as the terminus or architectural cap for the tower. This is consistent with the UDC.

cc. The applicant is proposing an entrance canopy on the N St. Mary's façade spanning the approximate width of the S Mary's entrance. The proposal is consistent with the UDC Section 35-674(g) in regards to form and color.

dd. ARCHAEOLOGY-The property is located within the River Improvement Overlay District, the Spanish Colonial Potrero, and is adjacent to the San Antonio River. Moreover, it is in close proximity to the Main and Military Plazas National Register of Historic Places District. Furthermore, previously recorded archaeological site

41BX483 is located within the project boundary. Therefore, archaeological investigations are required.

RECOMMENDATION:

Staff recommends approval as submitted with the stipulations that:

i. The applicant create and supply staff with Dutchmen samples prior to their production and installation on the Dwyer Building façade to ensure appropriate materials, textures and detailing.
ii. Archaeology – An archaeological investigation is required.

CASE MANAGER:

Edward Hall

N

155 E Commerce

Printed:Jan 25, 2016

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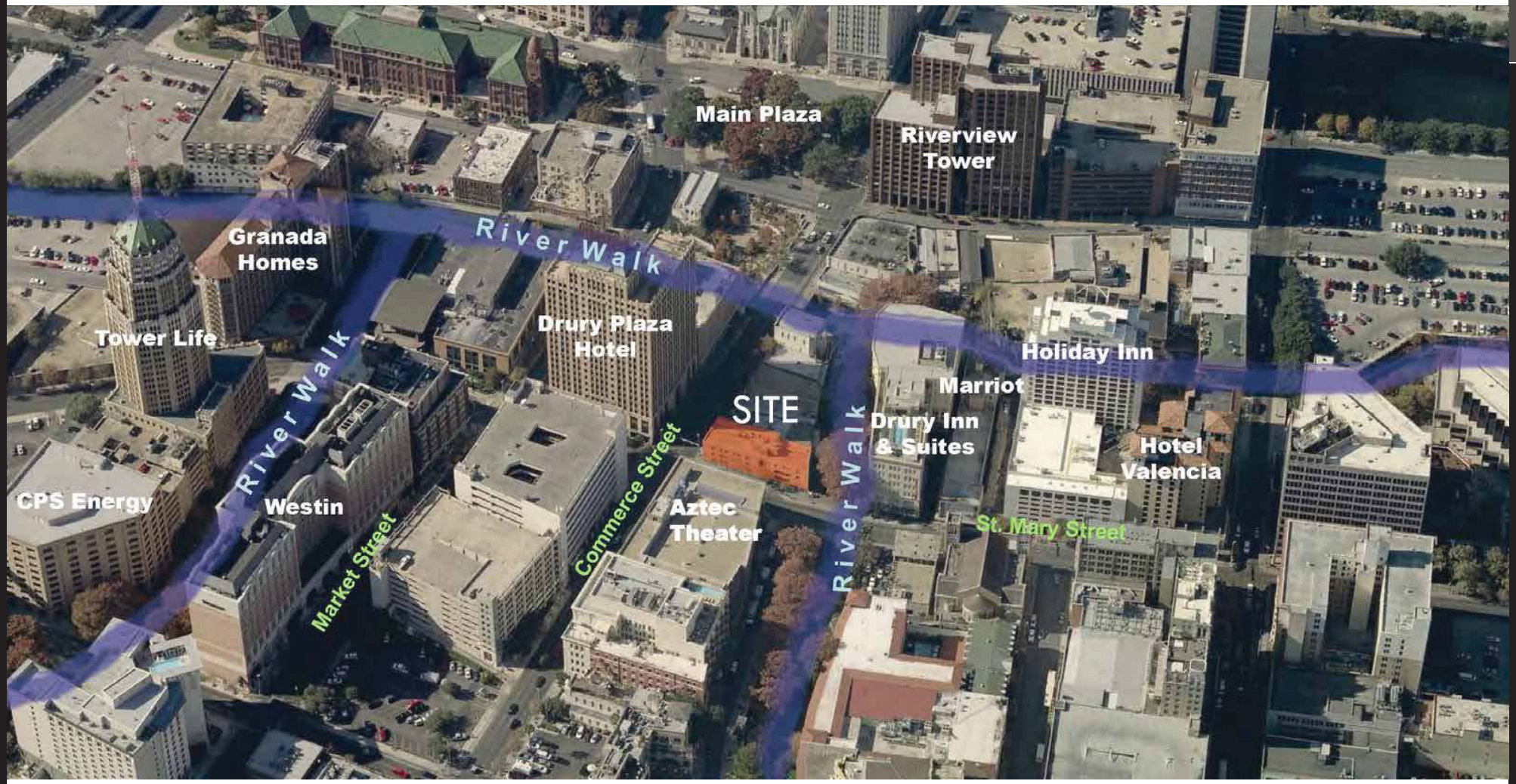
N Flores St
N Main Ave
Military Plaza
Trevino St
E Houston St
Soledad St
W Market St
Kallison Walk
Yturri St
N St Mary's St
River Walk St
S St Mary's St
River Walk
W Crockett St
College St
Navarro St
E Crockett St
N Presa St


Main Plaza
Riverview Tower
Granada Homes
River Walk
Tower Life
Drury Plaza Hotel
Holiday Inn
Marriot
SITE
Drury Inn & Suites
Hotel Valencia
River Walk
River Walk
CPS Energy
Westin
Market Street
Commerce Street
Aztec Theater
St. Mary Street

E COMMERCE
River Walk
San Fernando Cathedral
Spanish Gov. Palace
The Alamo
Market Square

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HISTORY
Visit the Steves Homestead Museum
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AZTEC

STREET VIEW ST. MARY'S ST. - EXISTING

STREET VIEW CORNER OF COMMERCE AND ST. MARY'S ST. - EXISTING

VIEW RIVER WALK - EXISTING

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Date	Description
07/10/2015	SD Package
10/29/2015	100% CD/ GMP

Seal/Signature

PRELIMINARY

These documents are incomplete and not for regulatory approval, permit or construction.

John F. Mapes #19114
10/29/2015

Project Name

Hilton Canopy Hotel
San Antonio

Project Number

25.1231.000

Description

RENDERING - PERSPECTIVE FROM NORTH ST. MARY'S

Scale

A04.000

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PRELIMINARY

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John F. Mapes #19114
10/29/2015

Project Name

Hilton Canopy Hotel
San Antonio

Project Number

25.1231.000

Description

RENDERING - PERSPECTIVE FROM CROCKETT

Scale

A04.001

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Date	Description
07/10/2015	SD Package
08/31/2015	50% CD
10/29/2015	100% CD/ GMP

Seal/Signature

PRELIMINARY

These documents are incomplete and not for regulatory approval, permit or construction.

John F. Mapes #19114
10/29/2015

Project Name

Hilton Canopy Hotel
San Antonio

Project Number

25.1231.000

Description

REVIT RENDERING - PERSPECTIVE NORTH

Scale

A04.002

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Date	Description
07/10/2015	SD Package
08/31/2015	50% CD
10/29/2015	100% CD/ GMP

Seal/Signature

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John F. Mapes #19114
10/29/2015

Project Name

Hilton Canopy Hotel
San Antonio

Project Number

25.1231.000

Description

AXONOMETRIC - NORTHEAST

Scale

NOT TO SCALE

A04.010

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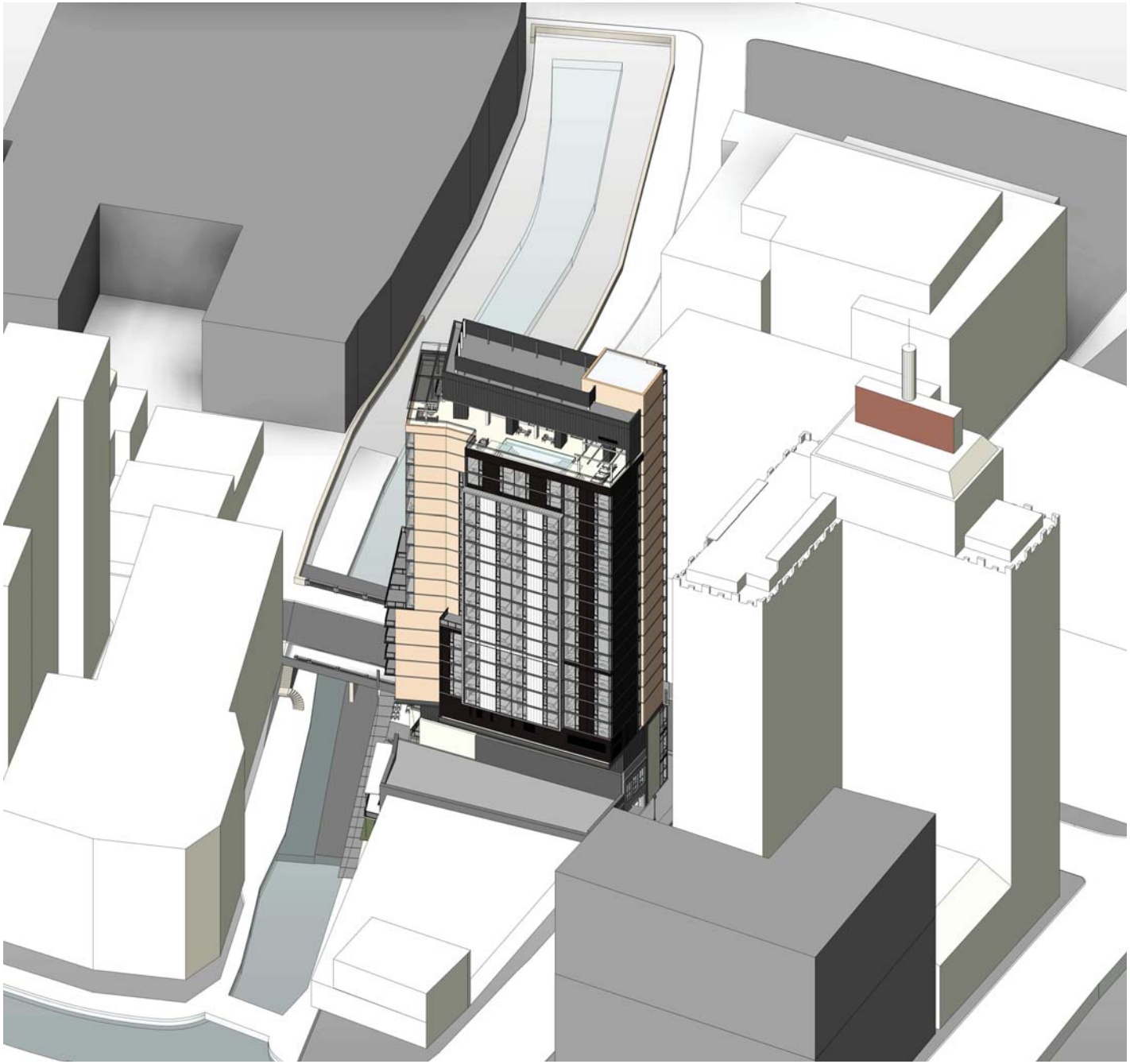

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John F. Mapes #19114
10/29/2015

Project Name
Hilton Canopy Hotel
San Antonio

Project Number
25.1231.000

Description
AXONOMETRIC - SOUTHWEST

Scale

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San Antonio

Project Number

25.1231.000

Description

AXONOMETRIC - SOUTHEAST

Scale

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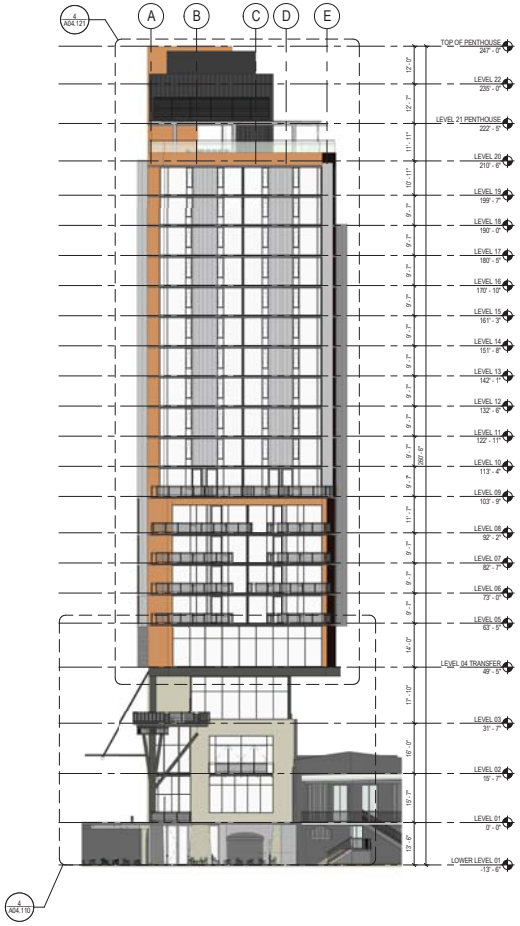
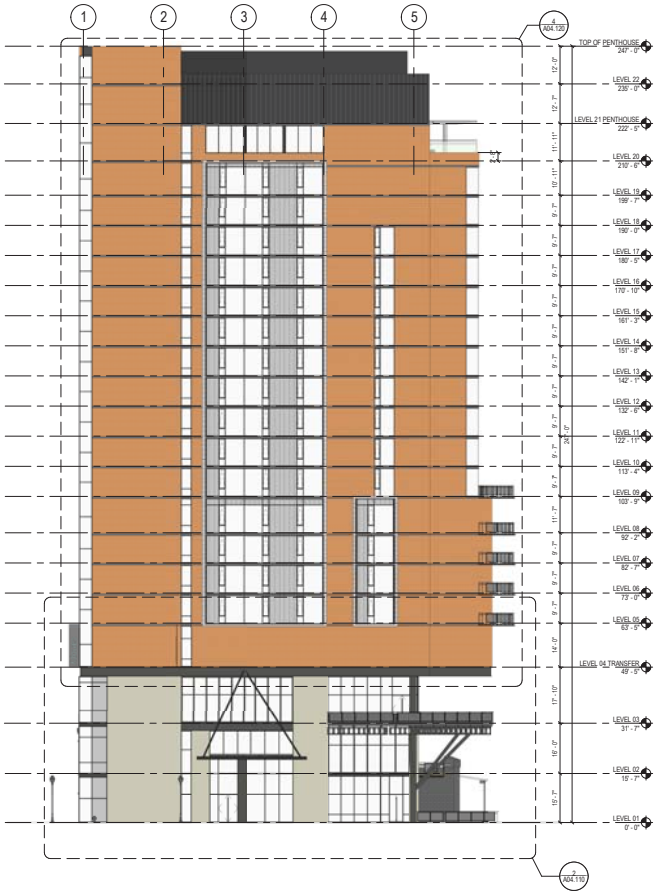
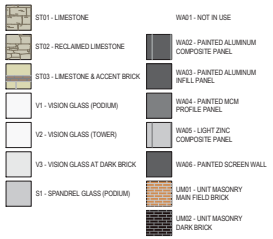


OVERALL ELEVATION NORTH 11
SCALE: 1/16" = 1'-0"



OVERALL ELEVATION EAST 3
SCALE: 1/16" = 1'-0"



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

SHEET NOTES

GENERAL NOTES

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John F. Mapes #19114
10/29/2015

Project Name
Hilton Canopy Hotel
San Antonio

Project Number
25.1231.000

Description
OVERALL BUILDING ELEVATIONS - NORTH & EAST

Scale
As indicated

A04.100

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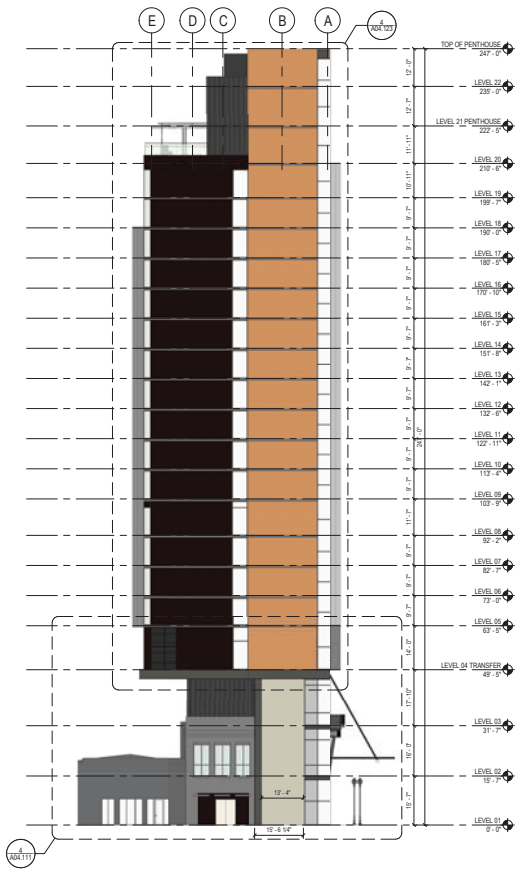
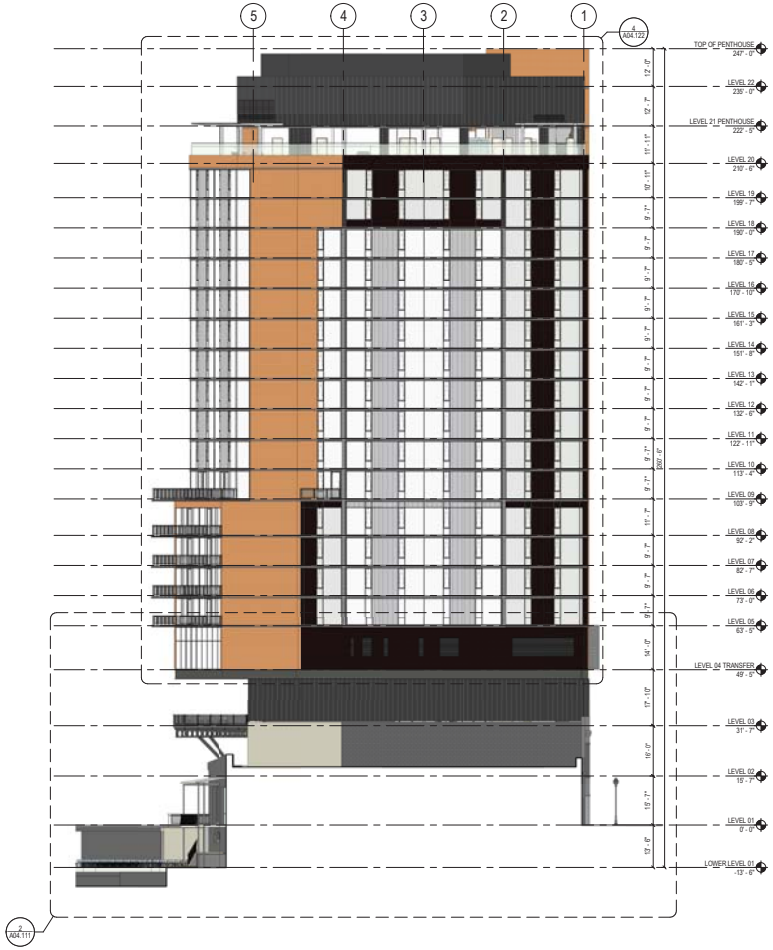


OVERALL ELEVATION SOUTH 11
SCALE: 1/16" = 1'-0"



OVERALL ELEVATION WEST 3
SCALE: 1/16" = 1'-0"

ST01 - LIMESTONE
ST02 - RECLAIMED LIMESTONE
ST03 - LIMESTONE & ACCENT BRICK
V1 - VISION GLASS (PODIUM)
V2 - VISION GLASS (TOWER)
V3 - VISION GLASS AT DARK BRICK
S1 - SPANDREL GLASS (PODIUM)
WA01 - NOT IN USE
WA02 - PAINTED ALUMINUM COMPOSITE PANEL
WA03 - PAINTED ALUMINUM INFILL PANEL
WA04 - PAINTED MCM PROFILE PANEL
WA05 - LIGHT ZINC COMPOSITE PANEL
WA06 - PAINTED SCREEN WALL
UM01 - UNIT MASONRY MAIN FIELD BRICK
UM02 - UNIT MASONRY DARK BRICK

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

SHEET NOTES

GENERAL NOTES

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John F. Mapes #19114
10/29/2015

Project Name
Hilton Canopy Hotel
San Antonio

Project Number
25.1231.000

Description
OVERALL BUILDING ELEVATIONS - SOUTH & WEST

Scale
As indicated

A04.101

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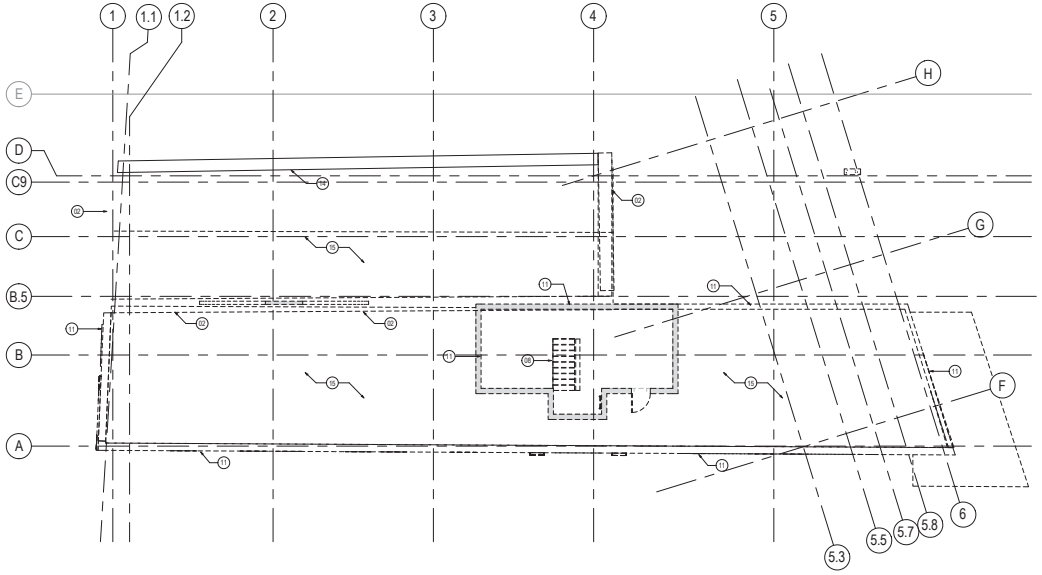

DEMOLITION PLAN - LEVEL 04 - ROOF

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

1

SHEET NOTES

02 REMOVE EXISTING STONE WALL. SALVAGE STONE FOR RE-USE.
08 REMOVE EXISTING STAIR STRUCTURE
11 REMOVE EXISTING EXTERIOR WALL, TYP.
14 EXISTING HISTORICAL WALL TO REMAIN. COVER TO PREVENT DAMAGE DURING BUILDING DEMOLITION. GC TO DETEMINE APPROPRATE MEANS OF PROTECTION.
15 REMOVE EXISTING ROOF STRUCTURE

GENERAL NOTES

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10/29/2015	100% DD/ GMP

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John F. Mapes #19114
10/29/2015

Project Name

Hilton Canopy Hotel
San Antonio

Project Number

25.1231.000

Description

DEMOLITION PLAN - LEVELS 04 AND ROOF

Scale

1/8" = 1'-0"

DM01.103

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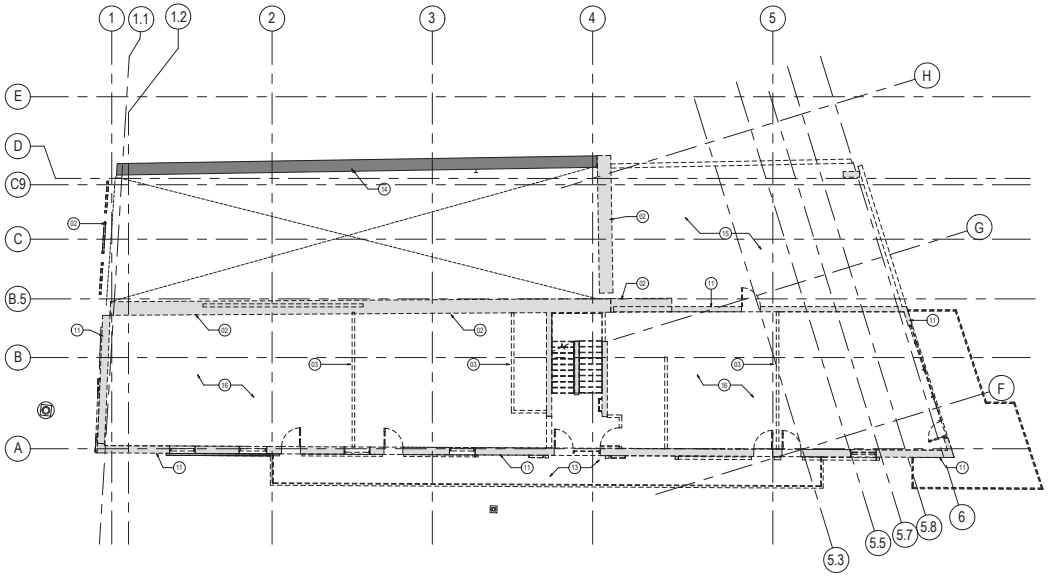
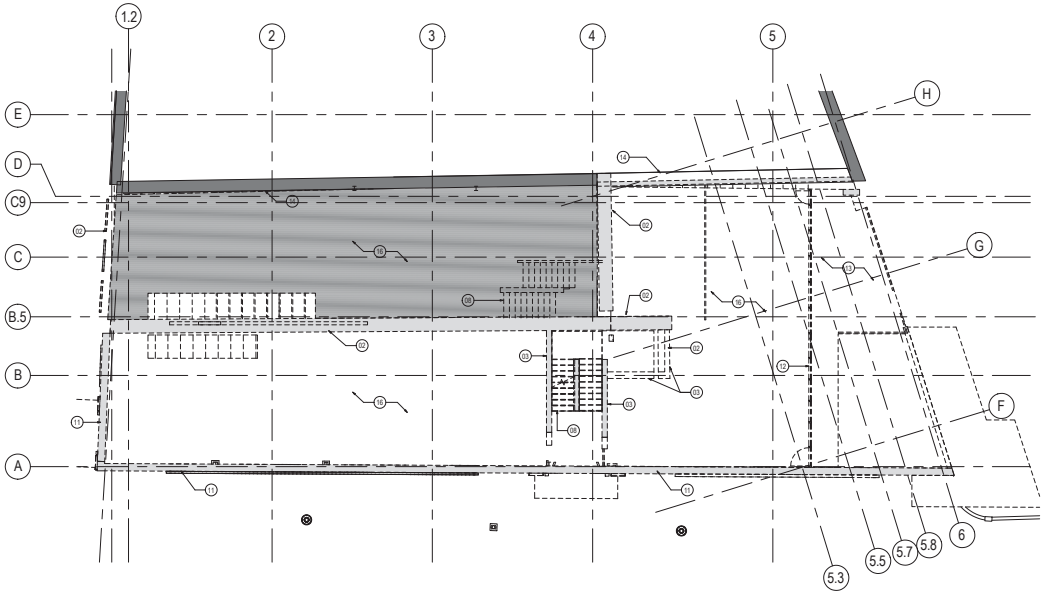


DEMOLITION PLAN - LEVEL 03

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

2



DEMOLITION PLAN - LEVEL 02

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

4

SHEET NOTES

02 REMOVE EXISTING STONE WALL. SALVAGE STONE FOR RE-USE.
03 REMOVE EXISTING INTERIOR PARTITIONS, TYP.
08 REMOVE EXISTING STAIR STRUCTURE
11 REMOVE EXISTING EXTERIOR WALL, TYP.
12 REMOVE EXISTING WINDOW SYSTEM
13 REMOVE EXISTING BALCONY STRUCTURE
14 EXISTING HISTORICAL WALL TO REMAIN, COVER TO PREVENT DAMAGE DURING BUILDING DEMOLITION. GC TO DETEMINE APPROPRIATE MEANS OF PROTECTION.
15 REMOVE EXISTING ROOF STRUCTURE
16 REMOVE EXISTING FLOOR STRUCTURE

GENERAL NOTES

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John F. Mapes #19114
10/29/2015

Project Name

Hilton Canopy Hotel
San Antonio

Project Number

25.1231.000

Description

DEMOLITION PLAN - LEVELS 02-03

Scale

1/8" = 1'-0"

DM01.102

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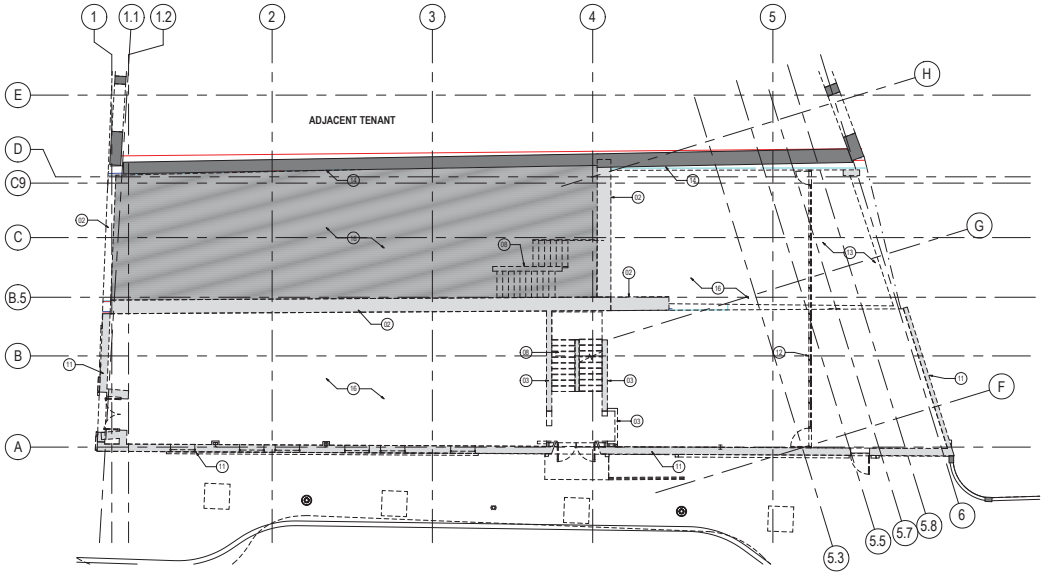
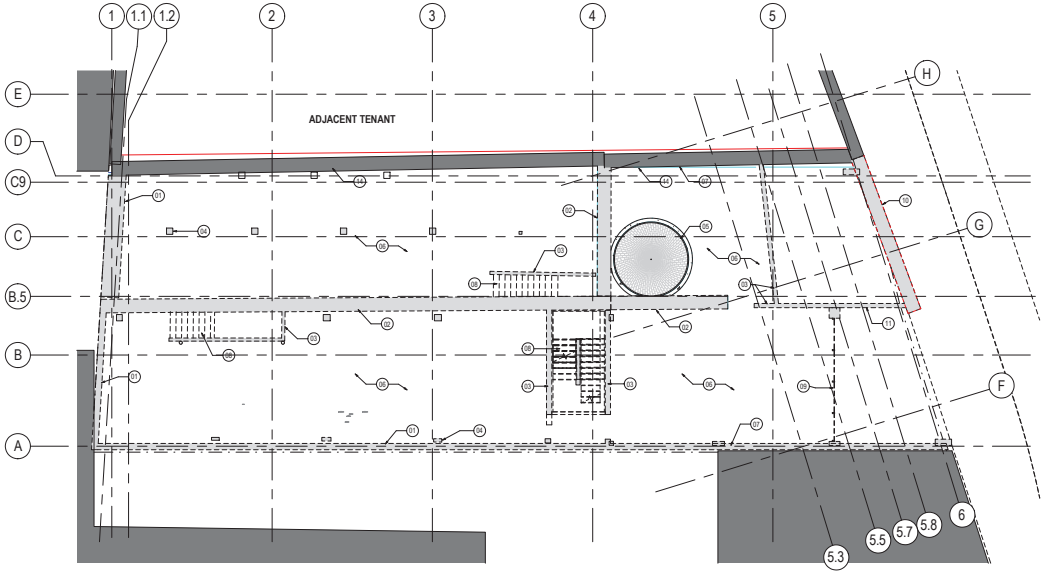


DEMOLITION PLAN - LEVEL 01

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

2



DEMOLITION PLAN - LOWER LEVEL 01

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

4

SHEET NOTES

01 REMOVE EXISTING FOUNDATION WALL; RE: STRUCT FOR SHORING, PRIOR TO INSTALLATION OF NEW FOUNDATION WALL
02 REMOVE EXISTING STONE WALL. SALVAGE STONE FOR RE-USE.
03 REMOVE EXISTING INTERIOR PARTITIONS, TYP.
04 REMOVE EXISTING STRUCTURAL COLUMNS, TYP.
05 EXISTING HISTORICAL CISTERN TO REMAIN, COVER TO PREVENT DAMAGE DURING BUILDING DEMOLITION. GC TO DETEMINE APPROPRIATE MEANS OF PROTECTION.
06 REMOVE EXISTING BUILDING SLAB, TYP.
07 WALL WILL BE EXPOSED TO EXTERIOR FOLLOWING DEMOLITION. REFER TO 'A' SERIES SHEETS FOR WALL TREATMENT DOCUMENTATION
08 REMOVE EXISTING STAIR STRUCTURE
09 REMOVE EXISTING STOREFRONT ASSEMBLY
10 REMOVE EXISTING HISTORICAL WALL, AND SALVAGE STONE FOR RE-USE. PARTIAL HEIGHT WALL TO BE BUILT BACK IN SAME LOCATION. RE: 'A' SERIES DRAWINGS

GENERAL NOTES

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Hilton Canopy Hotel
San Antonio

Project Number

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Description

DEMOLITION PLAN - L. LEVEL 1 - L01

Scale

1/8" = 1'-0"

DM01.101

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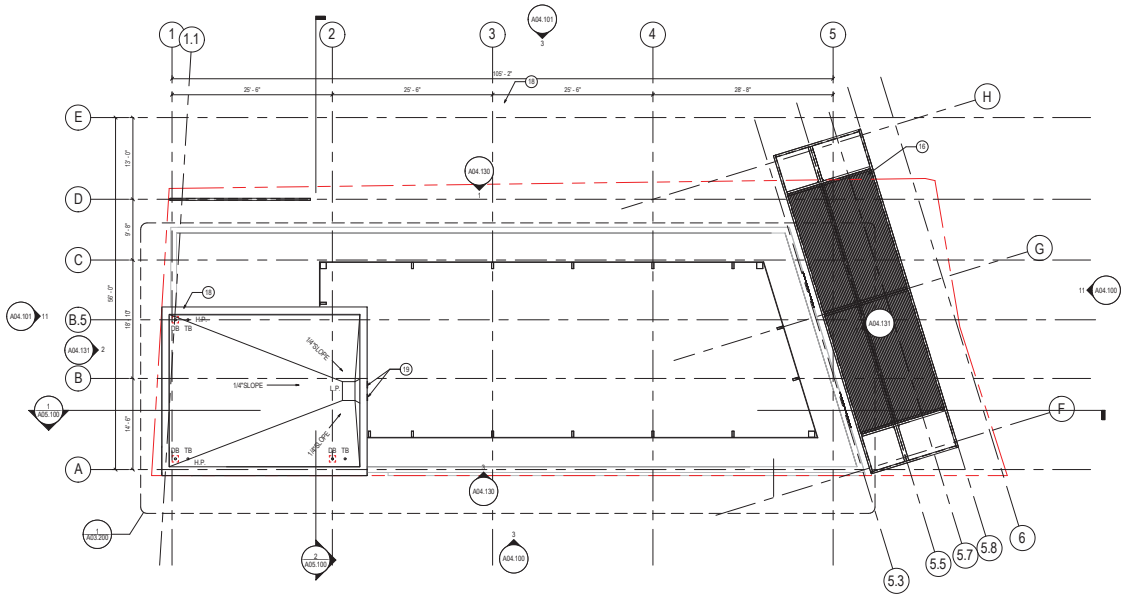
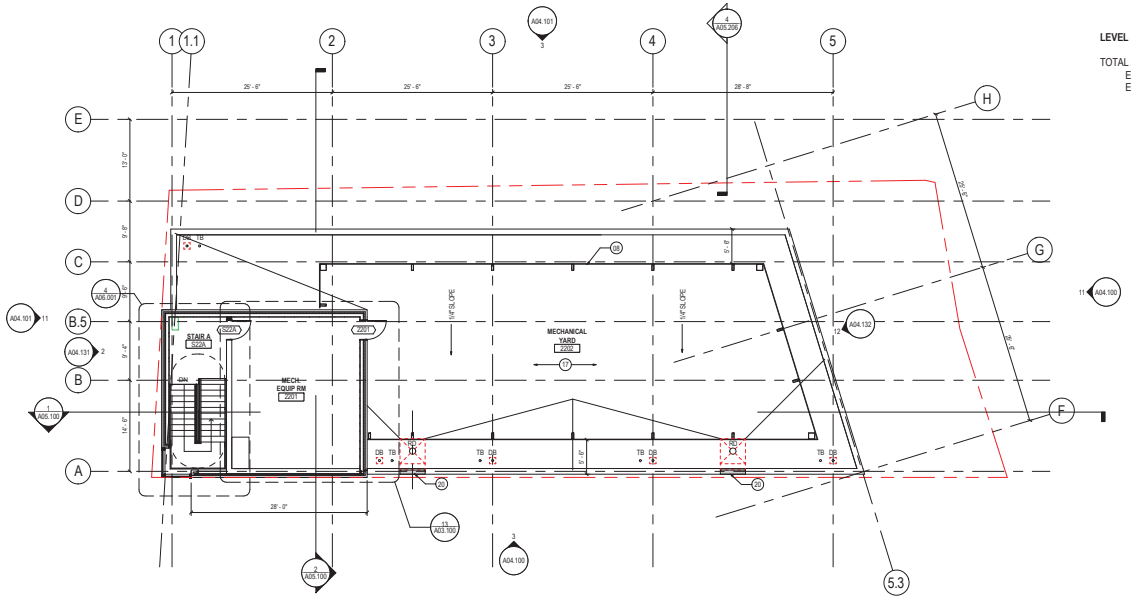


CONSTRUCTION PLAN - OVERALL ROOF
SCALE: 1/8" = 1'-0"

2



LEVEL 22 (MECHANICAL YARD)

TOTAL AREA:	3,998 SF
ENCLOSED AREA:	797 SF
EXTERIOR AREA:	3,201 SF

CONSTRUCTION PLAN - LEVEL 22
SCALE: 1/8" = 1'-0"

4

SHEET NOTES

DB METAL PANEL SCREEN WALL SET 2'-6" ABOVE ROOF.

16 PAINTED STEEL TRELLIS WITH HIGH PERFORMANCE COATING PT1. PROVIDE 1" DIA ROD 6" O.C OVER TAPPERED WIDE FLANGE STEEL FRAMING. SEE STRUCTURAL FOR INFO

17 SCHEDULED ROOFING SYSTEM

18 PAINTED METAL COPING

19 PRIMARY AND SECONDARY SCUPPER. PROVIDE CONDUCTOR HEAD AND DOWNSPOUT AS REQUIRED.

20 PERIMETER SCUPPER

GENERAL NOTES

A. RE: G00.10 DRAWING SERIES FOR SCHEDULES, LEGENDS, SYMBOLS AND ABBREVIATIONS.

B. RE: G00.00 SHEET SERIES FOR CODE ANALYSIS RELATED TO PROJECT.

C. RE: A12.00 FOR PARTITION TYPES AND SCHEDULE FOR DETAIL INFO

D. DOOR NUMBERS ARE THE SAME AS THE ROOM INTO WHICH THEY SWING. MULTIPLE DOORS INTO A SINGLE ROOM HAVE AN ALPHABETICAL DESIGNATION.

E. REFER TO G00.30 SERIES FOR TYPICAL MOUNTING HEIGHTS AND LOCATIONS.

F. ALL PARTITIONS AT THE WINDOW WALL ARE CENTERED ON EITHER COLUMNS OR WINDOW MULLIONS, UNO.

G. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO PARTITIONS OR CEILINGS.

H. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNO. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESSES AND MOUNTING OF FINISHES.

J. FURNITURE PLAN IS FOR "REFERENCE" ONLY.

K. OUTLETS ON DEMISING PARTITIONS SHALL NOT BE BACK TO BACK. GC TO NOTIFY ARCHITECT IF CONFLICT OCCURS

L. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.

M. REFER TO LANDSCAPE AND CIVIL FOR SIDEWALK AND PAVING ELEVATION AND MATERIAL.

N. ALL PAVING SHALL HAVE A POSITIVE 2% SLOPE AWAY FROM THE BUILDING.

O. ALL DOORS ARE PLACED 4" OFF ADJACENT WALL, UNLESS NOTED OTHERWISE.

P. PROVIDE FIRE EXSTINGUISHERS SPACED AT CODE REQUIRED MINIMUMS. VERIFY LOCATION WITH ARCHITECT.

Q. PROVIDE 4" HOUSEKEEPING PAD AT X-MERS, UNLESS NOTED OTHERWISE

R. INSTALL CORNER GUARDS AT ALL OUTSIDE CORNERS AT BOH CORRIDORS

S. PROVIDE WALL PAD PATH TO AND AROUND ALL ROOFTOP EQUIPMENT AND AT ALL PERIMETER FOR BUILDING MAINTENANCE EQUIPMENT

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CURTAINWALL DESIGN
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Date	Description
10/29/2015	100% DD/ GMP

Seal/Signature

PRELIMINARY
These documents are incomplete and not for regulatory approval, permit or construction.
John F. Mapes #19114
10/29/2015

Project Name
Hilton Canopy Hotel
San Antonio

Project Number
25.1231.000

Description
CONSTRUCTION PLAN - LEVEL 22 & OVERALL ROOF

Scale
1/8" = 1'-0"

A02.222

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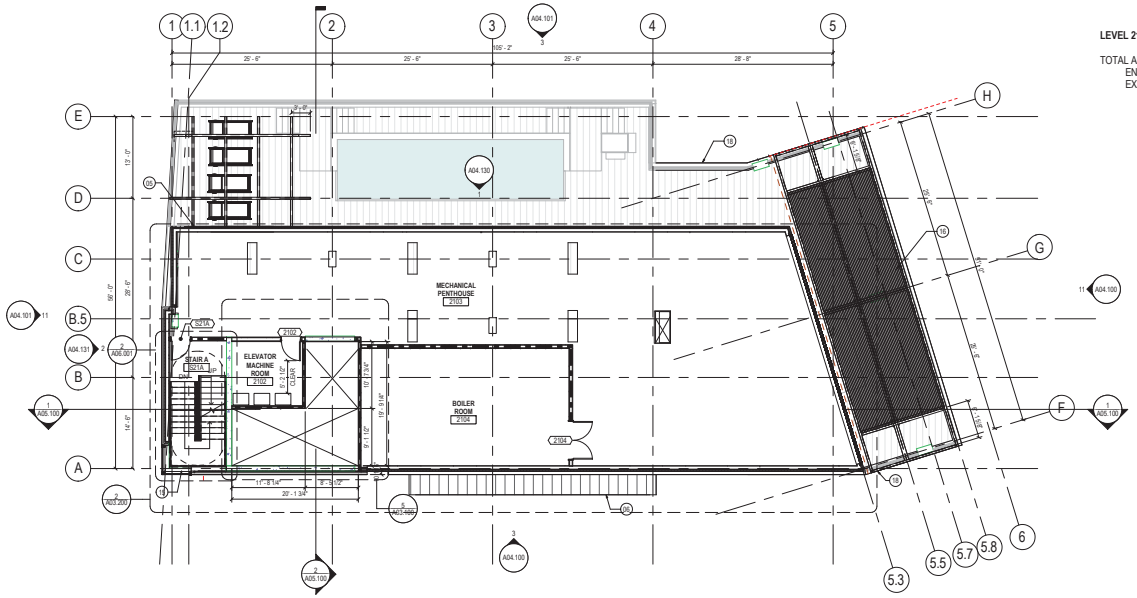
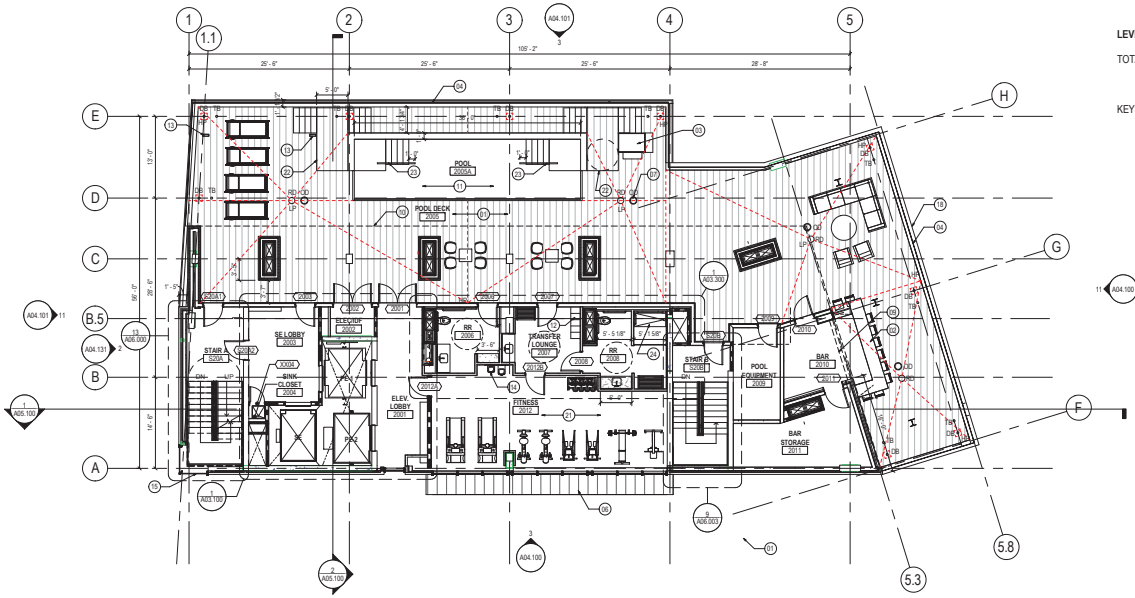


LEVEL 21 (MECHANICAL PENTHOUSE)

TOTAL AREA:	4,010 SF
ENCLOSED AREA:	4,010 SF
EXTERIOR AREA:	0 SF

CONSTRUCTION PLAN - LEVEL 21 PENTHOUSE 2

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



LEVEL 20

TOTAL AREA:	6,673 SF
ENCLOSED AREA:	2,831 SF
EXTERIOR AREA:	3,842 SF
KEYS:	0

CONSTRUCTION PLAN - LEVEL 20 4

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

SHEET NOTES

01 RAISED POOL DECK WITH PEDESTAL PAVERS SYSTEM

02 CUSTOM BAR WITH CUSTOM COUNTERTOP OVER METAL STUD PONY WALL WITH STEEL TUBE FRAMING. PROVIDE 3'-0" ADA COUNTER AS REQUIRED. SEE INTERIOR DESIGN DRAWING FOR INFO

03 PROVIDE ADA POOL LIFT CHAIR PER OPERATIONAL STANDARD

04 BRICK FACE CONCRETE CURB/ LOW PARAPET WITH 4'-0"H LAMINATED HEAT STRENGTHED GLASS RAIL & WIND GUARD. PROVIDE ALTERNATE PRICING FOR 5'-0"H GLASS RAIL/ WIND GUARD ON PARAPET ALIGNED WITH TOP OF PAVERS. BOTH SCENARIO GLASS RAIL/ WIND GUARD TO BE SIDE MOUNTED ON THE INBOARD SIDE OF PARAPET

05 ANCHOR RETRACTABLE AWNING STRUCTURE TO SLAB BEHIND METAL WALL PANEL. PROVIDE POWER SUPPLY FOR AWNING OPERATION.

06 COMPOSITE ZINC PANEL ROOF BELOW

07 ROOF AND OVER FLOW DRAIN BELOW REMOVABLE PEDESTAL PAVER SYSTEM-TYPICAL

09 VERTICAL LIFT BI-FOLD DOOR WITH STEEL SUPPORT AT HEADER AND JAMB

10 METAL PANEL SOFFIT ABOVE

11 POOL WITH INFINITY EDGES ON EAST SIDE. PROVIDE STONE COPING ON WEST SIDE. PROVIDE ALLOWANCE FOR POOL LIGHTING AND POOL JETS AS REQUIRED.

12 TWO TIERS WOOD LOCKERS

13 RETRACTABLE AWNING SYSTEM WITH PAINTED STEEL POST ANCHOR TO CONCRETE BASE

14 ADA COMPLIANT DRINKING FOUNTAIN

15 SCHEDULED CURTAIN WALL SYSTEM

16 -PAINTED STEEL TRELLIS WITH HIGH PERFORMANCE COATING PT1. PROVIDE 1" DIA ROD 6" O.C OVER TAPPERED WIDE FLANGE STEEL FRAMING. SEE STRUCTURAL FOR INFO

18 PAINTED METAL COPING. MATCH PT1 FINISHES

21 6" SLAB DEPRESSION WITH 2" ISOLATION PADS OVER FIBERGLASS. PROVIDE 4" FLOATING SLAB OVER 1/2" PLYWOOD AT FITNESS AREA

22 RAISED PLATFORM WITH CONCRETE PAVERS. PROVIDE GLASS RAILING WITH STAINLESS STEEL HANDRAIL AT STAIRS

23 STAINLESS STEEL HANDRAIL AT POOL STEPS

24 ADA ROLL IN SHOWER. PROVIDE SLAB DEPRESSION AS REQUIRED FOR DRAINAGE

GENERAL NOTES

A: RE: G00.10 DRAWING SERIES FOR SCHEDULES, LEGENDS, SYMBOLS AND ABBREVIATIONS.

B. RE: G00.00 SHEET SERIES FOR CODE ANALYSIS RELATED TO PROJECT.

C. RE: A12.00 FOR PARTITION TYPES AND SCHEDULE FOR DETAIL INFO

D. DOOR NUMBERS ARE THE SAME AS THE ROOM INTO WHICH THEY SWING. MULTIPLE DOORS INTO A SINGLE ROOM HAVE AN ALPHABETICAL DESIGNATION.

E. REFER TO G00.30 SERIES FOR TYPICAL MOUNTING HEIGHTS AND LOCATIONS.

F. ALL PARTITIONS AT THE WINDOW WALL ARE CENTERED ON EITHER COLUMNS OR WINDOW MULLIONS, UNO.

G. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO PARTITIONS OR CEILINGS.

H. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNO. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESSES AND MOUNTING OF FINISHES.

J. FURNITURE PLAN IS FOR "REFERENCE" ONLY.

K. OUTLETS ON DEMISING PARTITIONS SHALL NOT BE BACK TO BACK. GC TO NOTIFY ARCHITECT IF CONFLICT OCCURS

L. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.

M. REFER TO LANDSCAPE AND CIVIL FOR SIDEWALK AND PAVING ELEVATION AND MATERIAL.

N. ALL PAVING SHALL HAVE A POSITIVE 2% SLOPE AWAY FROM THE BUILDING.

O. ALL DOORS ARE PLACED 4" OFF ADJACENT WALL, UNLESS NOTED OTHERWISE.

P. PROVIDE FIRE EXSTINGUISHERS SPACED AT CODE REQUIRED MINIMUMS. VERIFY LOCATION WITH ARCHITECT.

Q. PROVIDE 4" HOUSEKEEPING PAD AT X-MERS, UNLESS NOTED OTHERWISE

R. INSTALL CORNER GUARDS AT ALL OUTSIDE CORNERS AT BOH CORRIDORS

S. PROVIDE WALL PAD PATH TO AND AROUND ALL ROOFTOP EQUIPMENT AND AT ALL PERIMETER FOR BUILDING MAINTENANCE EQUIPMENT

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Date	Description
08/31/2015	50% DD
10/29/2015	100% DD/ GMP

Seal/Signature

PRELIMINARY

These documents are incomplete and not for regulatory approval, permit or construction.

John F. Mapes #19114
10/29/2015

Project Name

Hilton Canopy Hotel
San Antonio

Project Number

25.1231.000

Description

CONSTRUCTION PLAN - LEVEL 20 & LEVEL 21

Scale

1/8" = 1'-0"

A02.220

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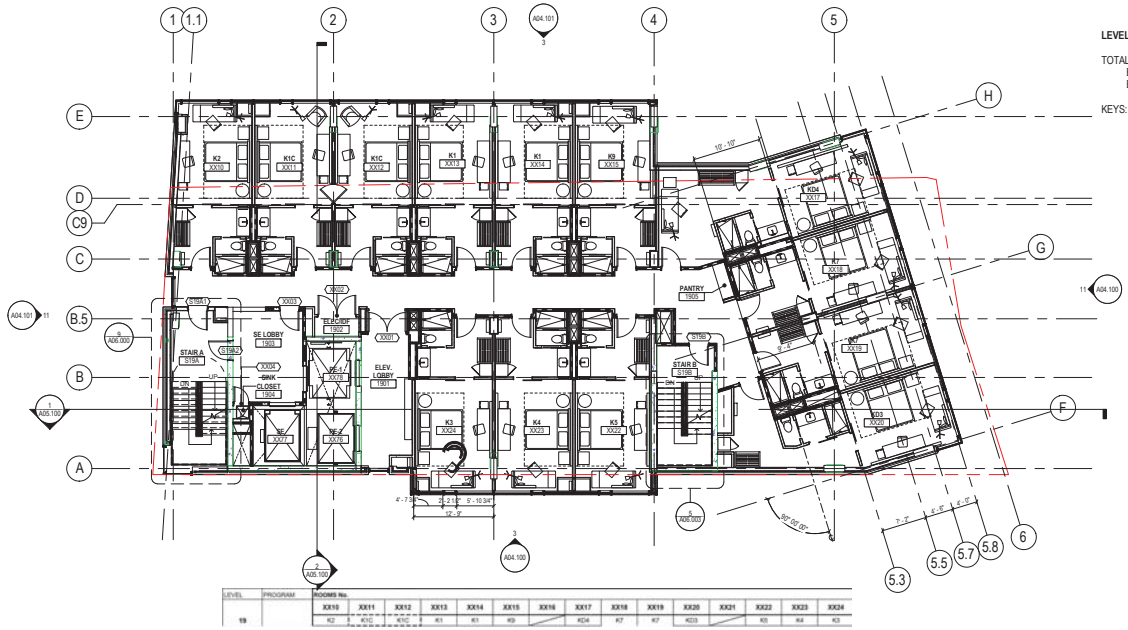
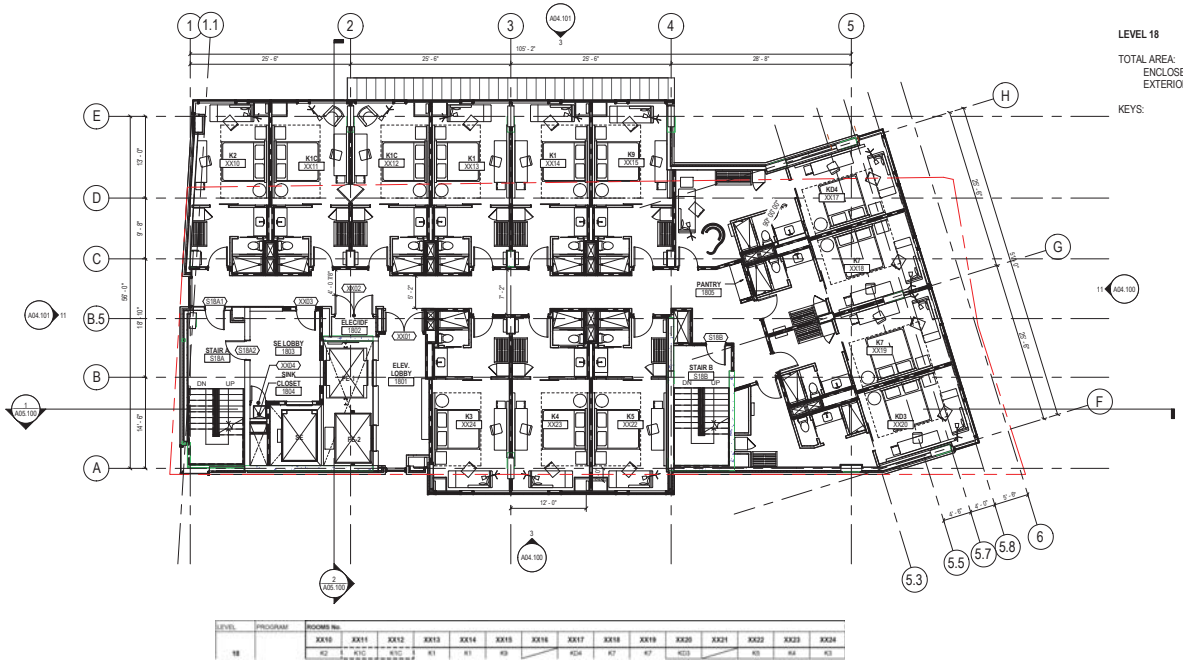


CONSTRUCTION PLAN - LEVEL 19

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

2



CONSTRUCTION PLAN - LEVEL 18

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

4

SHEET NOTES

GENERAL NOTES

A. RE: G00.10 DRAWING SERIES FOR SCHEDULES, LEGENDS, SYMBOLS AND ABBREVIATIONS.

B. RE: G00.00 SHEET SERIES FOR CODE ANALYSIS RELATED TO PROJECT.

C. RE: A12.00 FOR PARTITION TYPES AND SCHEDULE FOR DETAIL INFO

D. DOOR NUMBERS ARE THE SAME AS THE ROOM INTO WHICH THEY SWING. MULTIPLE DOORS INTO A SINGLE ROOM HAVE AN ALPHABETICAL DESIGNATION.

E. REFER TO G00.30 SERIES FOR TYPICAL MOUNTING HEIGHTS AND LOCATIONS.

F. ALL PARTITIONS AT THE WINDOW WALL ARE CENTERED ON EITHER COLUMNS OR WINDOW MULLIONS. UNO.

G. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO PARTITIONS OR CEILINGS.

H. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. UNO. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESSES AND MOUNTING OF FINISHES.

J. FURNITURE PLAN IS FOR "REFERENCE" ONLY.

K. OUTLETS ON DEMISING PARTITIONS SHALL NOT BE BACK TO BACK. GC TO NOTIFY ARCHITECT IF CONFLICT OCCURS.

L. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.

M. REFER TO LANDSCAPE AND CIVIL FOR SIDEWALK AND PAVING ELEVATION AND MATERIAL.

N. ALL PAVING SHALL HAVE A POSITIVE 2% SLOPE AWAY FROM THE BUILDING.

O. ALL DOORS ARE PLACED 4" OFF ADJACENT WALL, UNLESS NOTED OTHERWISE.

P. PROVIDE FIRE EXTINGUISHERS SPACED AT CODE REQUIRED MINIMUMS. VERIFY LOCATION WITH ARCHITECT.

Q. PROVIDE 4" HOUSEKEEPING PAD AT X-MERS, UNLESS NOTED OTHERWISE

R. INSTALL CORNER GUARDS AT ALL OUTSIDE CORNERS AT BOH CORRIDORS

S. PROVIDE WALL PAD PATH TO AND AROUND ALL ROOFTOP EQUIPMENT AND AT ALL PERIMETER FOR BUILDING MAINTENANCE EQUIPMENT

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Date	Description
07/10/2015	SD Package
08/31/2015	50% DD
10/29/2015	100% DD/ GMP

Seal/Signature

PRELIMINARY

These documents are incomplete and not for regulatory approval, permit or construction.

John F. Mapes #19114
10/29/2015

Project Name

Hilton Canopy Hotel
San Antonio

Project Number

25.1231.000

Description

CONSTRUCTION PLAN - LEVELS 18-19

Scale

1/8" = 1'-0"

A02.218

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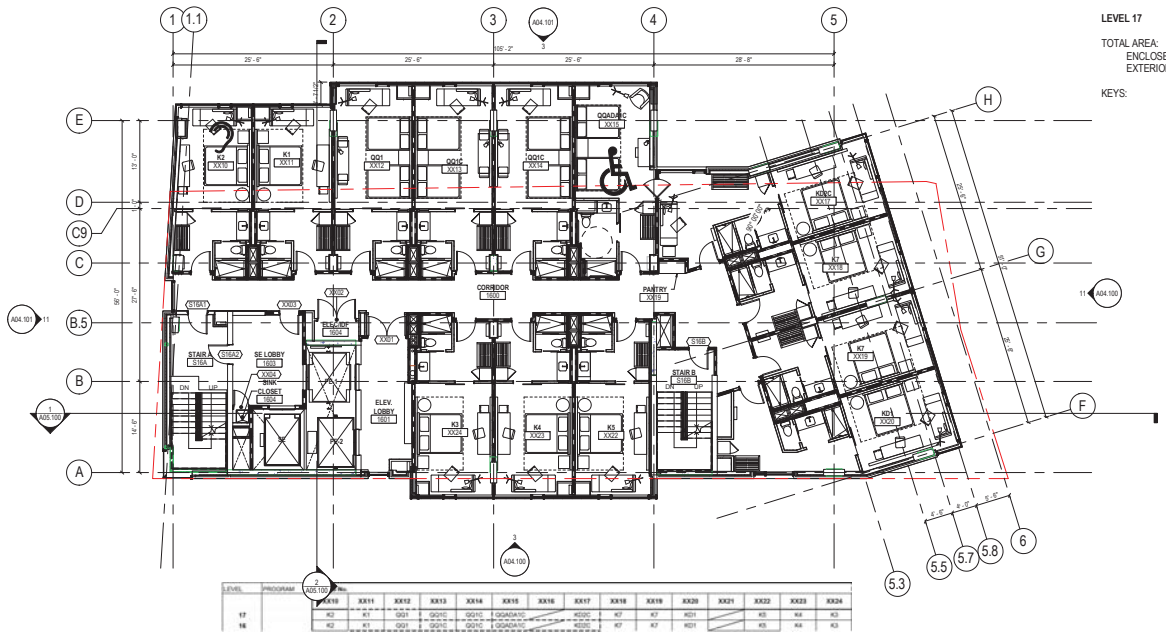


LEVEL 17

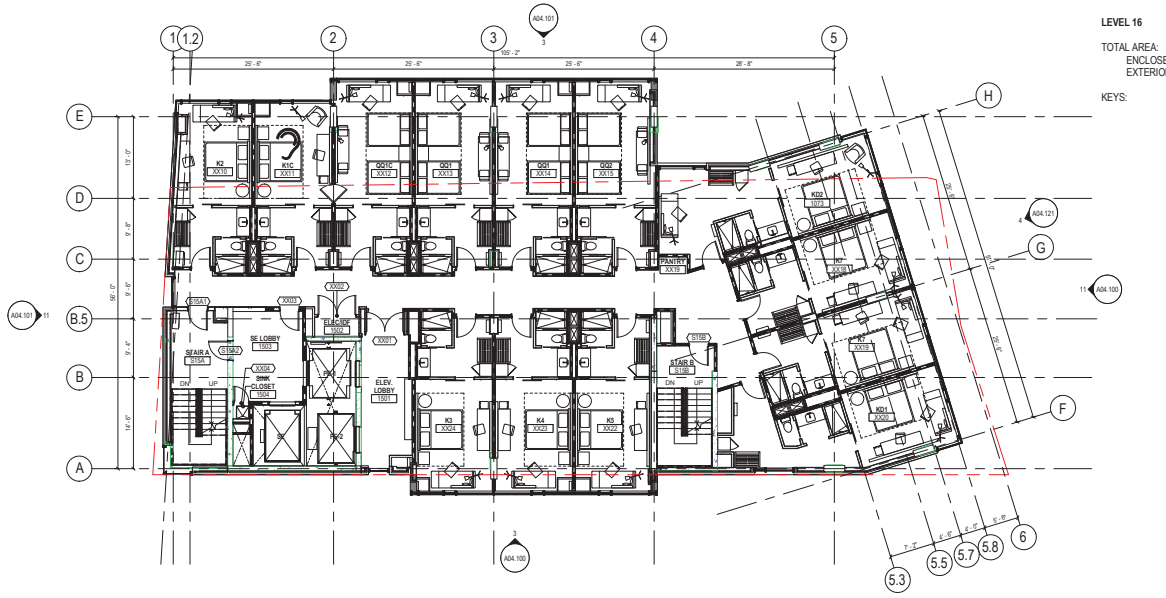
TOTAL AREA: 6,858 SF
ENCLOSED AREA: 6,858 SF
EXTERIOR AREA: 0 SF

KEYS: 13

LEVEL	PROGRAM	ROOMS No.															
		XX10	XX11	XX12	XX13	XX14	XX15	XX16	XX17	XX18	XX19	XX20	XX21	XX22	XX23	XX24	
17		K2	K1	GQ1	GQ1C	GQ1C	GQADA1C		KD2C	K7	K7	KD1		K5	K4	K3	
16		K2	K1	GQ1	GQ1C	GQ1C	GQADA1C		KD2C	K7	K7	KD1		K5	K4	K3	

CONSTRUCTION PLAN - LEVEL 16 -17
SCALE: 1/8" = 1'-0"

2



LEVEL 16

TOTAL AREA: 6,858 SF
ENCLOSED AREA: 6,858 SF
EXTERIOR AREA: 0 SF

KEYS: 13

LEVEL	PROGRAM	ROOMS No.															
		XX10	XX11	XX12	XX13	XX14	XX15	XX16	XX17	XX18	XX19	XX20	XX21	XX22	XX23	XX24	
15		K2	K1C	GQ1C	GQ1	GQ1	GQ2		KD2	K7	K7	KD1		K5	K4	K3	

CONSTRUCTION PLAN - LEVEL 15
SCALE: 1/8" = 1'-0"

4

SHEET NOTES

01 EXISTING CISTERN TO REMAIN. COORDINATE WITH STRUCTURAL DRAWING FOR REINFORCMENT DURING EXCAVATION.
02 EXISTING STONE WALL TO REMAIN (SHOWN GRAY). COORDINATE DEMOLITION AT OPENING AND REINFORCEMENT WITH STRUCTURAL DWGS.
03 REFINISH EXISTING WALL WITH RECLAIMED LIMESTONE CLADDING ST02. PROVIDE WATER PROOFING SYSTEM AS REQUIRED
04 PAINTED STEEL PIPE CONCRETE ENCASED COLUMN WITH PAINTED PIPES BRANCH OUT SUPPORTING BALCONY STRUCTURE. FINISH TO MATCH PT01. SEE STRUCTURAL FOR INFO
05 PAINTED STEEL GUARDRAIL WITH WOVEN MESH PANEL AT BALCONY - TYPICAL. FINISH TO MATCH PT01. SEE EXTERIOR ELEVATION FOR INFO
06 SCHEDULED CURTAIN WALL SYSTEM WITH PT01 FINISH
07 PAINTED ALUMINUM GLASS ENTRY DOOR W/ CUSTOM DOOR PULL. SEE DOOR TYPES AND SCHEDULE G00.30 AND G00.31 FOR INFO
08 PAINTED METAL COLUMN COVER
09 MECHANICAL SHAFT WITH 2 HR RATED ENSLOSURE
10 LIME STONE WALL ST01
11 RECLAIMED LIME STONE WALL ST02
12 NEW LIMESTONE CLADDING WITH BRICK BANDING ST03; SEE ELEVATION FOR INFO
13 LAMINATED GLASS CANOPY ON PAINTED STEEL STRUCTURE WITH PAINTED STEEL TENSION ROD TIE BACK TO STRUCTURE. SEE ELEVATION FOR INFO
14 1" DEPRESSION @ SLOPED CONCRETE COMPOSITE DECK W/CUSTOM STRUCTURAL BEAM SUPPORT. PROVIDE WOOD PANEL WD01 SOFFIT BETWEEN PURLINS. RE: STRUCTURAL AND FINISH SCHEDULE A10.200 FOR INFO
15 INTERIOR LAMINATED GLASS RAILING W/ VERTICAL STAINLESS STEEL POSTS MOUNT ON EDGE OF SLAB
16 PROVIDE FIRE SHUTTER/ CURTAIN SYSTEM ABOVE ELEVATOR DOORS. SEE SPECS FOR INFO
17 SCHEDULED WINDOW WALL SYSTEM WITH PT01 FINISHES
18 BLADE SIGN WITH INTERNAL LITE SYSTEM
19 SKYFOLD PARTITION. PROVIDE STRUCTURAL BEAM AS REQUIRED
20 ALL GLASS PARTITON WITH FRIT PATTERN WITH HERCULITE DOOR
21 INTERLOCKING COMPOSITE ZINC PANEL SYSTEM WA01
22 SCHEDULED BRICK WALL UM01
23 COMPOSITE ZINC METAL ROOF PANEL
24 CANTILEVERED CONCRETE CANOPY. SEE STRUCTURAL FOR INFO
25 SALVAGE AND RE-USE EXISTING LIMESTONE TO RE-BUILD STONE WALL
26 PROVIDE 4" FLOOR DEPRESSION AT WALK IN COOLER. SEE KITCHEN DRAWING FOR INFO
31 SCHEDULED CURTAINWALL SYSTEM WITH 5" WIDE SIGHTLINE AT VERTICAL MULLION. SEE ELEVATION AND SHEET A05.410 FOR INFO
32 PAINTED PVC LAMINATED SHEET METAL GUTTER SYSTEM AT LOW POINT OF GLASS CANOPY. PROVIDE DOWNSPOUT ENCLOSED WITHIN METAL COLUMN COVER

GENERAL NOTES

A. RE: G00.10 DRAWING SERIES FOR SCHEDULES, LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. RE: G00.00 SHEET SERIES FOR CODE ANALYSIS RELATED TO PROJECT.
C. RE: A12.00 FOR PARTITION TYPES AND SCHEDULE FOR DETAIL INFO
D. DOOR NUMBERS ARE THE SAME AS THE ROOM INTO WHICH THEY SWING. MULTIPLE DOORS INTO A SINGLE ROOM HAVE AN ALPHABETICAL DESIGNATION.
E. REFER TO G00.30 SERIES FOR TYPICAL MOUNTING HEIGHTS AND LOCATIONS.
F. ALL PARTITIONS AT THE WINDOW WALL ARE CENTERED ON EITHER COLUMNS OR WINDOW MULLIONS. UNO.
G. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO PARTITIONS OR CEILINGS.
H. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. UNO. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESSES AND MOUNTING OF FINISHES.
J. FURNITURE PLAN IS FOR "REFERENCE" ONLY.
K. OUTLETS ON DEMISING PARTITIONS SHALL NOT BE BACK TO BACK. GC TO NOTIFY ARCHITECT IF CONFLICT OCCURS.
L. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.
M. REFER TO LANDSCAPE AND CIVIL FOR SIDEWALK AND PAVING ELEVATION AND MATERIAL.
N. ALL PAVING SHALL HAVE A POSITIVE 2% SLOPE AWAY FROM THE BUILDING.
O. ALL DOORS ARE PLACED 4" OFF ADJACENT WALL, UNLESS NOTED OTHERWISE.
P. PROVIDE FIRE EXSTINGUISHERS SPACED AT CODE REQUIRED MINIMUMS. VERIFY LOCATION WITH ARCHITECT.
Q. PROVIDE 4" HOUSEKEEPING PAD AT X-MERS, UNLESS NOTED OTHERWISE
R. INSTALL CORNER GUARDS AT ALL OUTSIDE CORNERS AT BOH CORRIDORS
S. PROVIDE WALL PAD PATH TO AND AROUND ALL ROOFTOP EQUIPMENT AND AT ALL PERIMETER FOR BUILDING MAINTENANCE EQUIPMENT

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Date	Description
07/10/2015	SD Package
08/31/2015	50% DD
10/29/2015	100% DD/ GMP

Seal/Signature

PRELIMINARY
These documents are incomplete and not for regulatory approval, permit or construction.
John F. Mapes #19114
10/29/2015

Project Name
Hilton Canopy Hotel
San Antonio

Project Number
25.1231.000

Description
CONSTRUCTION PLAN - LEVELS 15 &16-17

Scale
1/8" = 1'-0"

A02.216

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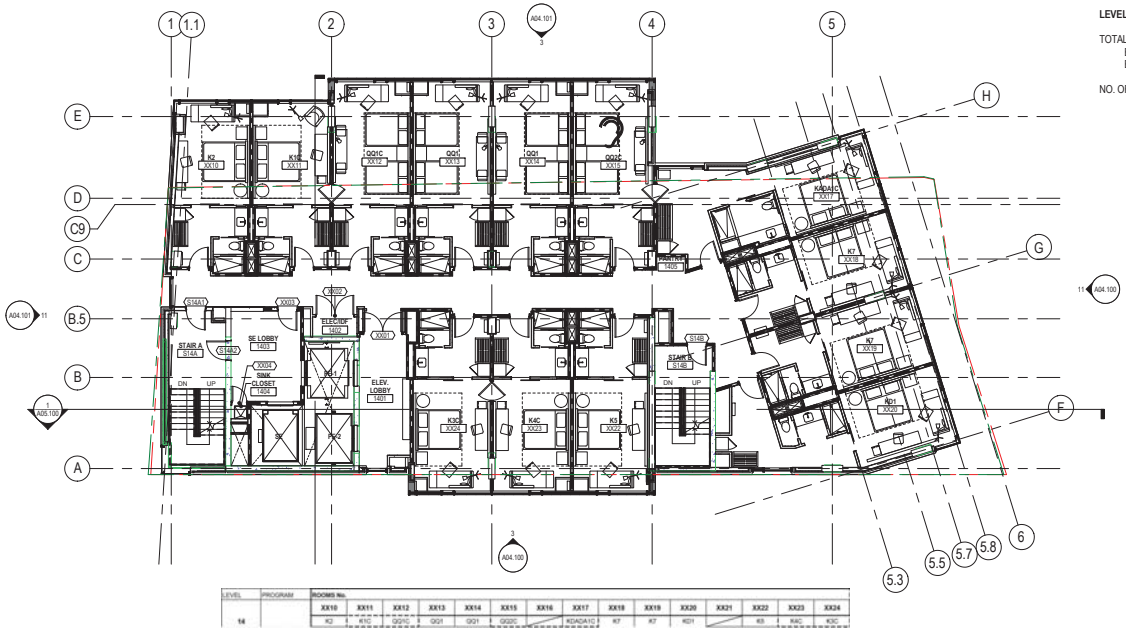


LEVEL	PROGRAM	ROOMS No.															
		XX10	XX11	XX12	XX13	XX14	XX15	XX16	XX17	XX18	XX19	XX20	XX21	XX22	XX23	XX24
14		K2	K1C	QQ1C	QQ1	QQ1	QQ2C		KDADA1C	K7	K7	KD1		K5	K4C	K3C

LEVEL 14-15

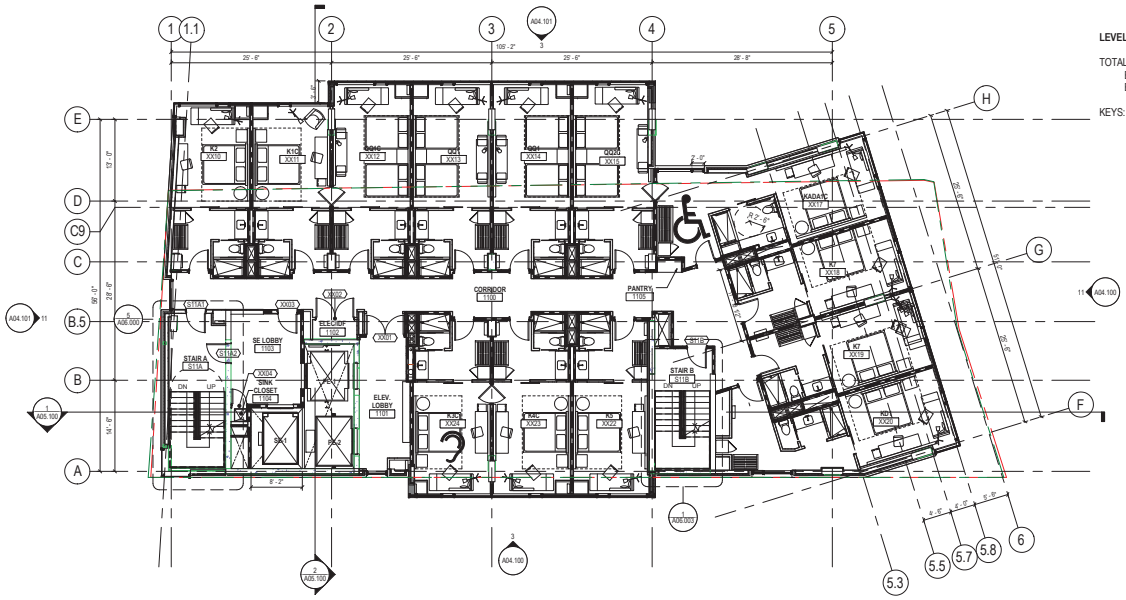
TOTAL AREA: 6,858 SF
ENCLOSED AREA: 6,858 SF
EXTERIOR AREA: 0 SF

NO. OF GUESTROOMS: 13

CONSTRUCTION PLAN - LEVEL 14

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

2



LEVEL	PROGRAM	ROOMS No.															
		XX10	XX11	XX12	XX13	XX14	XX15	XX16	XX17	XX18	XX19	XX20	XX21	XX22	XX23	XX24
13		K2	K1C	QQ1C	QQ1	QQ1	QQ2C		KDADA1C	K7	K7	KD1		K5	K4C	K3C
10		K2	K1C	QQ2C	QQ1	QQ1	QQ2C		KDADA1C	K7	K7	KD1		K5	K4C	K3C

LEVEL 10-13

TOTAL AREA: 6,858 SF
ENCLOSED AREA: 6,858 SF
EXTERIOR AREA: 0 SF

KEYS: 13

CONSTRUCTION PLAN - LEVEL 10-13

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

4

SHEET NOTES

01 EXISTING CISTERN TO REMAIN. COORDINATE WITH STRUCTURAL DRAWING FOR REINFORCMENT DURING EXCAVATION.
02 EXISTING STONE WALL TO REMAIN (SHOWN GRAY). COORDINATE DEMOLITION AT OPENING AND REINFORCEMENT WITH STRUCTURAL DWGS.
03 REFINISH EXISTING WALL WITH RECLAIMED LIMESTONE CLADDING ST02. PROVIDE WATER PROOFING SYSTEM AS REQUIRED
04 PAINTED STEEL PIPE CONCRETE ENCASED COLUMN WITH PAINTED PIPES BRANH OUT SUPPORTING BALCONY STRUCTURE. FINISH TO MATCH PT01. SEE STRUCTURAL FOR INFO
05 PAINTED STEEL GUARDRAIL WITH WOVEN MESH PANEL AT BALCONY - TYPICAL. FINISH TO MATCH PT01. SEE EXTERIOR ELEVATION FOR INFO
06 SCHEDULED CURTAIN WALL SYSTEM WITH PT01 FINISH
07 PAINTED ALUMINUM GLASS ENTRY DOOR W/ CUSTOM DOOR PULL. SEE DOOR TYPES AND SCHEDULE G00.30 AND G00.31 FOR INFO
08 PAINTED METAL COLUMN COVER
09 MECHANICAL SHAFT WITH 2 HR RATED ENSLOSURE
10 LIME STONE WALL ST01
11 RECLAIMED LIME STONE WALL ST02
12 NEW LIMESTONE CLADDING WITH BRICK BANDING ST03. SEE ELEVATION FOR INFO
13 LAMINATED GLASS CANOPY ON PAINTED STEEL STRUCTURE WITH PAINTED STEEL TENSION ROD TIE BACK TO STRUCTURE. SEE ELEVATION FOR INFO
14 1" DEPRESSION @ SLOPED CONCRETE COMPOSITE DECK W/CUSTOM STRUCTURAL BEAM SUPPORT. PROVIDE WOOD PANEL WD01 SOFFIT BETWEEN PURLINS. RE: STRUCTURAL AND FINISH SCHEDULE A10.200 FOR INFO
15 INTERIOR LAMINATED GLASS RAILING W/ VERTICAL STAINLESS STEEL POSTS MOUNT ON EDGE OF SLAB
16 PROVIDE FIRE SHUTTER/ CURTAIN SYSTEM ABOVE ELEVATOR DOORS. SEE SPECS FOR INFO
17 SCHEDULED WINDOW WALL SYSTEM WITH PT01 FINISHES
18 BLADE SIGN WITH INTERNAL LITE SYSTEM
19 SKYFOLD PARTITION. PROVIDE STRUCTURAL BEAM AS REQUIRED
20 ALL GLASS PARTITION WITH FRIT PATTERN WITH HERCULITE DOOR
21 INTERLOCKING COMPOSITE ZINC PANEL SYSTEM WA01
22 SCHEDULED BRICK WALL UM01
23 COMPOSITE ZINC METAL ROOF PANEL
24 CANTILVERED CONCRETE CANOPY. SEE STRUCTURAL FOR INFO
25 SALVAGE AND RE-USE EXISTING LIMESTONE TO RE-BUILD STONE WALL
26 PROVIDE 4" FLOOR DEPRESSION AT WALK IN COOLER. SEE KITCHEN DRAWING FOR INFO
31 SCHEDULED CURTAINWALL SYSTEM WITH 5" WIDE SIGHTLINE AT VERTICAL MULLION. SEE ELEVATION AND SHEET A05.410 FOR INFO
32 PAINTED PVC LAMINATED SHEET METAL GUTTER SYSTEM AT LOW POINT OF GLASS CANOPY. PROVIDE DOWNSPOUT ENCLOSED WITHIN METAL COLUMN COVER

GENERAL NOTES

A. RE: G00.10 DRAWING SERIES FOR SCHEDULES, LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. RE: G00.00 SHEET SERIES FOR CODE ANALYSIS RELATED TO PROJECT.
C. RE: A12.00 FOR PARTITION TYPES AND SCHEDULE FOR DETAIL INFO
D. DOOR NUMBERS ARE THE SAME AS THE ROOM INTO WHICH THEY SWING. MULTIPLE DOORS INTO A SINGLE ROOM HAVE AN ALPHABETICAL DESIGNATION.
E. REFER TO G00.30 SERIES FOR TYPICAL MOUNTING HEIGHTS AND LOCATIONS.
F. ALL PARTITIONS AT THE WINDOW WALL ARE CENTERED ON EITHER COLUMNS OR WINDOW MULLIONS, UNO.
G. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO PARTITIONS OR CEILINGS.
H. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNO. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESSES AND MOUNTING OF FINISHES.
J. FURNITURE PLAN IS FOR "REFERENCE" ONLY.
K. OUTLETS ON DEMISING PARTITIONS SHALL NOT BE BACK TO BACK. GC TO NOTIFY ARCHITECT IF CONFLICT OCCURS
L. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.
M. REFER TO LANDSCAPE AND CIVIL FOR SIDEWALK AND PAVING ELEVATION AND MATERIAL.
N. ALL PAVING SHALL HAVE A POSITIVE 2% SLOPE AWAY FROM THE BUILDING.
Q. ALL DOORS ARE PLACED 4" OFF ADJACENT WALL, UNLESS NOTED OTHERWISE.
P. PROVIDE FIRE EXSTINGUISHERS SPACED AT CODE REQUIRED MINIMUMS. VERIFY LOCATION WITH ARCHITECT.
Q. PROVIDE 4" HOUSEKEEPING PAD AT X-MERS, UNLESS NOTED OTHERWISE
R. INSTALL CORNER GUARDS AT ALL OUTSIDE CORNERS AT BOH CORRIDORS
S. PROVIDE WALL PAD PATH TO AND AROUND ALL ROOFTOP EQUIPMENT AND AT ALL PERIMETER FOR BUILDING MAINTENANCE EQUIPMENT

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Date	Description
07/10/2015	SD Package
08/31/2015	50% DD
10/29/2015	100% DD/ GMP

Seal/Signature

PRELIMINARY
These documents are incomplete and not for regulatory approval, permit or construction.
John F. Mapes #19114
10/29/2015

Project Name

Hilton Canopy Hotel
San Antonio

Project Number

25.1231.000

Description

CONSTRUCTION PLAN - LEVELS 10-13 & 14-15

Scale

1/8" = 1'-0"

A02.210

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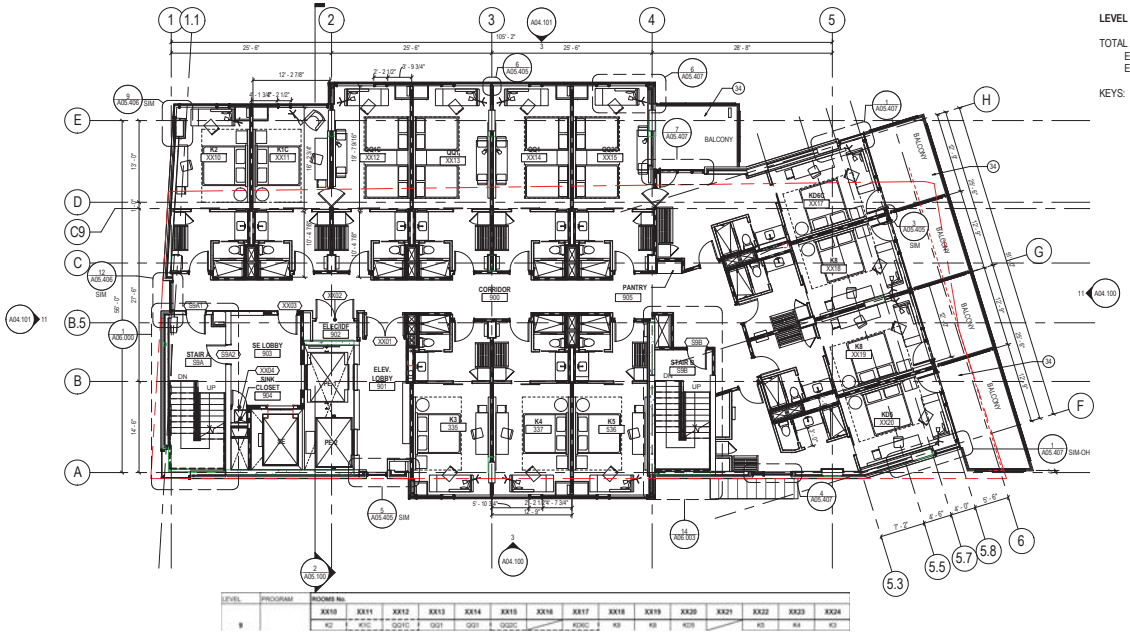
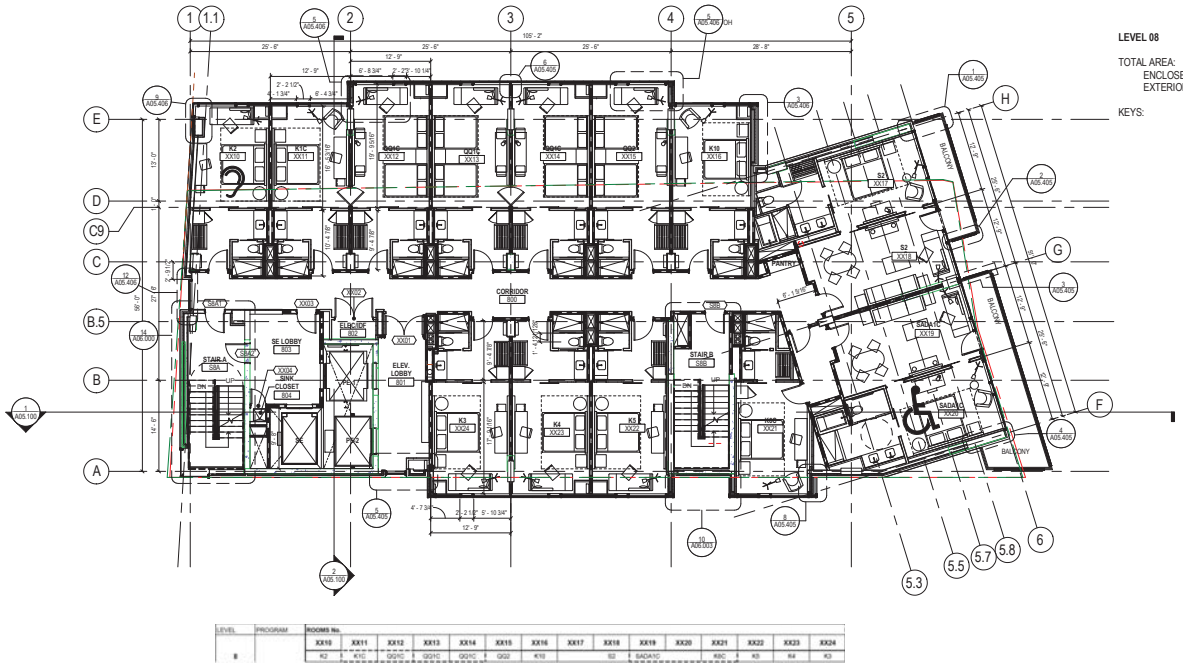


CONSTRUCTION PLAN - LEVEL 9
SCALE: 1/8" = 1'-0"

2



CONSTRUCTION PLAN - LEVEL 8
SCALE: 1/8" = 1'-0"

4

SHEET NOTES

05 ANCHOR RETRACTABLE AWNING STRUCTURE TO SLAB BEHIND METAL WALL PANEL. PROVIDE POWER SUPPLY FOR AWNING OPERATION.

16 PAINTED STEEL TRELLIS WITH HIGH PERFORMANCE COATING PT1. PROVIDE 1" DIA ROD 6" O.C OVER TAPPERED WIDE FLANGE STEEL FRAMING. SEE STRUCTURAL FOR INFO

18 PAINTED METAL COPING. MATCH PT1 FINISHES

34 PROVIDE PMMA TRAFFIC COATING ON LEVEL 9 BALCONY ABOVE OCCUPIED GUESTROOM. ALL OTHER BALCONY RECEIVE REGULAR TRAFFIC COATING.SEE SPEC FOR INFO.

GENERAL NOTES

A. RE: G00.10 DRAWING SERIES FOR SCHEDULES, LEGENDS, SYMBOLS AND ABBREVIATIONS.

B. RE: G00.00 SHEET SERIES FOR CODE ANALYSIS RELATED TO PROJECT.

C. RE: A12.00 FOR PARTITION TYPES AND SCHEDULE FOR DETAIL INFO

D. DOOR NUMBERS ARE THE SAME AS THE ROOM INTO WHICH THEY SWING. MULTIPLE DOORS INTO A SINGLE ROOM HAVE AN ALPHABETICAL DESIGNATION.

E. REFER TO G00.30 SERIES FOR TYPICAL MOUNTING HEIGHTS AND LOCATIONS.

F. ALL PARTITIONS AT THE WINDOW WALL ARE CENTERED ON EITHER COLUMNS OR WINDOW MULLIONS. UNO.

G. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO PARTITIONS OR CEILINGS.

H. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. UNO. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESSES AND MOUNTING OF FINISHES.

J. FURNITURE PLAN IS FOR "REFERENCE" ONLY.

K. OUTLETS ON DEMISING PARTITIONS SHALL NOT BE BACK TO BACK. GC TO NOTIFY ARCHITECT IF CONFLICT OCCURS

L. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.

M. REFER TO LANDSCAPE AND CIVIL FOR SIDEWALK AND PAVING ELEVATION AND MATERIAL.

N. ALL PAVING SHALL HAVE A POSITIVE 2% SLOPE AWAY FROM THE BUILDING.

O. ALL DOORS ARE PLACED 4" OFF ADJACENT WALL, UNLESS NOTED OTHERWISE

P. PROVIDE FIRE EXTINGUISHERS SPACED AT CODE REQUIRED MINIMUMS. VERIFY LOCATION WITH ARCHITECT.

Q. PROVIDE 4" HOUSEKEEPING PAD AT X-MERS, UNLESS NOTED OTHERWISE

R. INSTALL CORNER GUARDS AT ALL OUTSIDE CORNERS AT BOH CORRIDORS

S. PROVIDE WALL PAD PATH TO AND AROUND ALL ROOFTOP EQUIPMENT AND AT ALL PERIMETER FOR BUILDING MAINTENANCE EQUIPMENT

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07/10/2015	SD Package
08/31/2015	50% DD
10/29/2015	100% DD/ GMP

Seal/Signature

PRELIMINARY
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John F. Mapes #19114
10/29/2015

Project Name
Hilton Canopy Hotel
San Antonio

Project Number
25.1231.000

Description
CONSTRUCTION PLAN - LEVELS 8-9

Scale
1/8" = 1'-0"

A02.208

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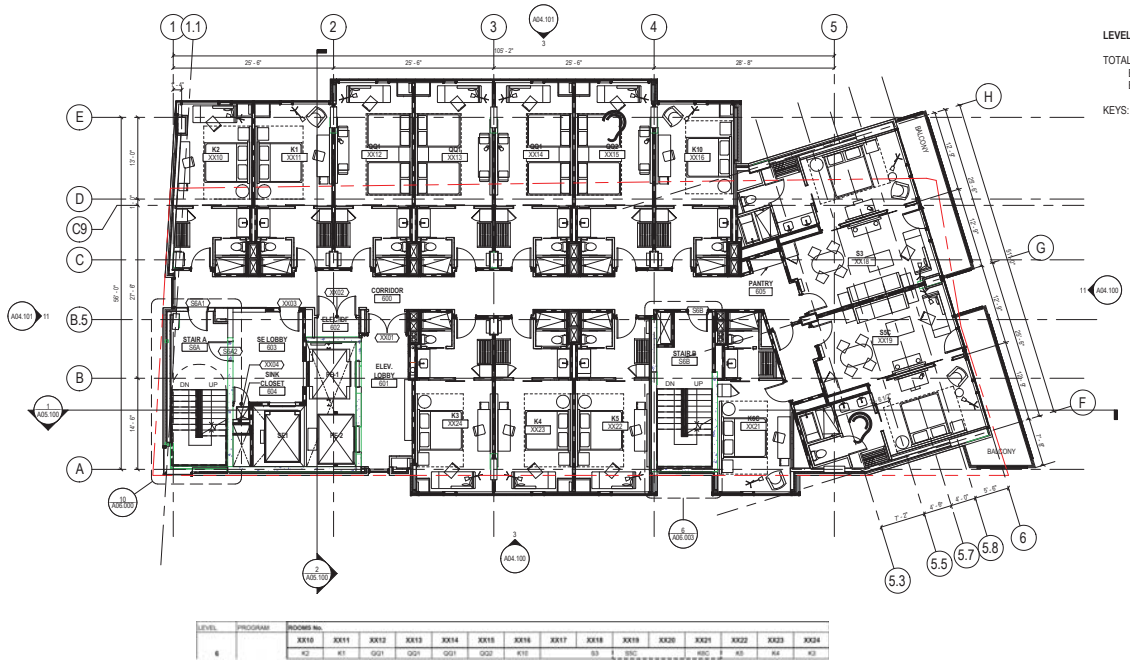
LEVEL 07

TOTAL AREA:	7,587 SF
ENCLOSED AREA:	7,323 SF
EXTERIOR AREA:	264 SF
KEYS:	13

CONSTRUCTION PLAN - LEVEL 7

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

2



LEVEL 06

TOTAL AREA:	7,587 SF
ENCLOSED AREA:	7,323 SF
EXTERIOR AREA:	264 SF
KEYS:	13

CONSTRUCTION PLAN - LEVEL 6

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

4

SHEET NOTES

01 EXISTING CISTERN TO REMAIN. COORDINATE WITH STRUCTURAL DRAWING FOR REINFORCMENT DURING EXCAVATION.
02 EXISTING STONE WALL TO REMAIN (SHOWN GRAY). COORDINATE DEMOLITION AT OPENING AND REINFORCEMENT WITH STRUCTURAL DWGS.
03 REFINISH EXISTING WALL WITH RECLAIMED LIMESTONE CLADDING ST02. PROVIDE WATER PROOFING SYSTEM AS REQUIRED
04 PAINTED STEEL PIPE CONCRETE ENCASED COLUMN WITH PAINTED PIPES BRANH OUT SUPPORTING BALCONY STRUCTURE. FINISH TO MATCH PT01. SEE STRUCTURAL FOR INFO
05 PAINTED STEEL GUARDRAIL WITH WOVEN MESH PANEL AT BALCONY - TYPICAL. FINISH TO MATCH PT01. SEE EXTERIOR ELEVATION FOR INFO
06 SCHEDULED CURTAIN WALL SYSTEM WITH PT01 FINISH
07 PAINTED ALUMINUM GLASS ENTRY DOOR W/ CUSTOM DOOR PULL. SEE DOOR TYPES AND SCHEDULE G00.30 AND G00.31 FOR INFO
08 PAINTED METAL COLUMN COVER
09 MECHANICAL SHAFT WITH 2 HR RATED ENSLOSURE
10 LIME STONE WALL ST01
11 RECLAIMED LIME STONE WALL ST02
12 NEW LIMESTONE CLADDING WITH BRICK BANDING ST03. SEE ELEVATION FOR INFO
13 LAMINATED GLASS CANOPY ON PAINTED STEEL STRUCTURE WITH PAINTED STEEL TENSION ROD TIE BACK TO STRUCTURE. SEE ELEVATION FOR INFO
14 1" DEPRESSION @ SLOPED CONCRETE COMPOSITE DECK W/CUSTOM STRUCTURAL BEAM SUPPORT. PROVIDE WOOD PANEL WD01 SOFFIT BETWEEN PURLINS. RE: STRUCTURAL AND FINISH SCHEDULE A10.200 FOR INFO
15 INTERIOR LAMINATED GLASS RAILING W/ VERTICAL STAINLESS STEEL POSTS MOUNT ON EDGE OF SLAB
16 PROVIDE FIRE SHUTTER/ CURTAIN SYSTEM ABOVE ELEVATOR DOORS. SEE SPECS FOR INFO
17 SCHEDULED WINDOW WALL SYSTEM WITH PT01 FINISHES
18 BLADE SIGN WITH INTERNAL LITE SYSTEM
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23 COMPOSITE ZINC METAL ROOF PANEL
24 CANTILVERED CONCRETE CANOPY. SEE STRUCTURAL FOR INFO
25 SALVAGE AND RE-USE EXISTING LIMESTONE TO RE-BUILD STONE WALL
26 PROVIDE 4" FLOOR DEPRESSION AT WALK IN COOLER. SEE KITCHEN DRAWING FOR INFO
31 SCHEDULED CURTAINWALL SYSTEM WITH 5" WIDE SIGHTLINE AT VERTICAL MULLION. SEE ELEVATION AND SHEET A05.410 FOR INFO
32 PAINTED PVC LAMINATED SHEET METAL GUTTER SYSTEM AT LOW POINT OF GLASS CANOPY. PROVIDE DOWNSPOUT ENCLOSED WITHIN METAL COLUMN COVER

GENERAL NOTES

A. RE: G00.10 DRAWING SERIES FOR SCHEDULES, LEGENDS, SYMBOLS AND ABBREVIATIONS.
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N. ALL PAVING SHALL HAVE A POSITIVE 2% SLOPE AWAY FROM THE BUILDING.
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Date	Description
07/10/2015	SD Package
08/31/2015	50% DD
10/29/2015	100% DD/ GMP

Seal/Signature

PRELIMINARY

These documents are incomplete and not for regulatory approval, permit or construction.

John F. Mapes #19114
10/29/2015

Project Name

Hilton Canopy Hotel
San Antonio

Project Number

25.1231.000

Description

CONSTRUCTION PLAN - LEVELS 6-7

Scale

1/8" = 1'-0"

A02.206

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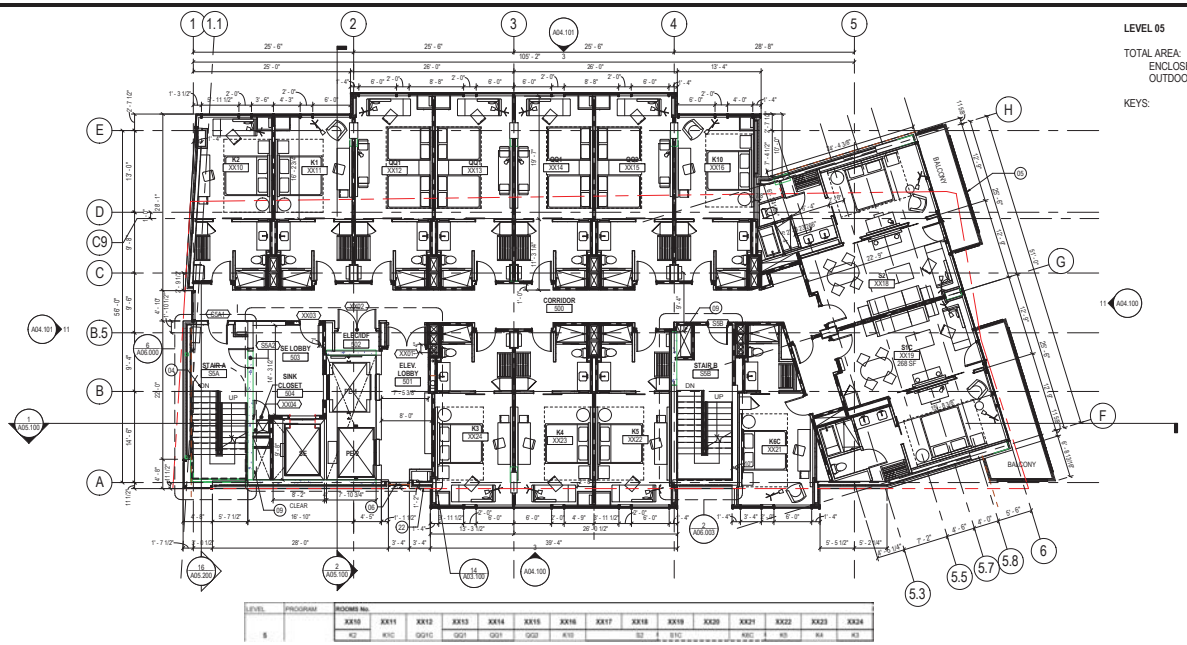


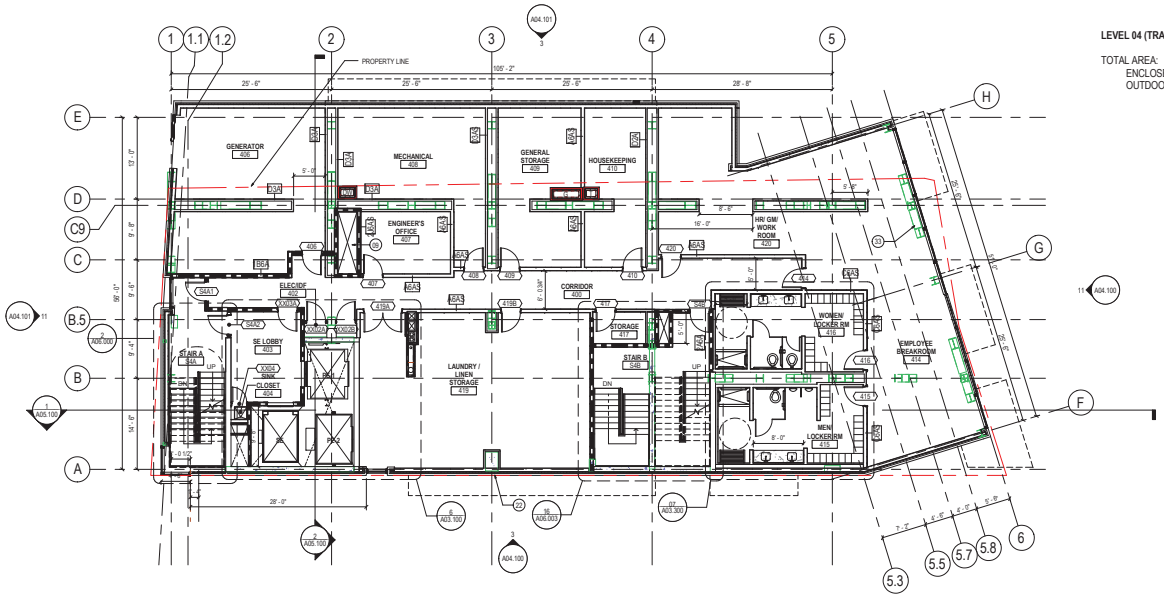
LEVEL 05

TOTAL AREA:	7,557 SF
ENCLOSED AREA:	7,323 SF
OUTDOOR SPACE:	234 SF
KEYS:	13

CONSTRUCTION PLAN - LEVEL 5

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

2



LEVEL 04 (TRANSFER)

TOTAL AREA:	6,994 SF
ENCLOSED AREA:	6,994 SF
OUTDOOR SPACE:	0 SF

CONSTRUCTION PLAN - LEVEL 4 TRANSFER

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

4

SHEET NOTES

04 PAINTED STEEL PIPE CONCRETE ENCASED COLUMN WITH PAINTED PIPES BRANH OUT SUPPORTING BALCONY STRUCTURE. FINISH TO MATCH PT01. SEE STRUCTURAL FOR INFO

05 PAINTED STEEL GUARDRAIL WITH WOVEN MESH PANEL AT BALCONY - TYPICAL. FINISH TO MATCH PT01. SEE EXTERIOR ELEVATION FOR INFO

06 SCHEDULED CURTAIN WALL SYSTEM WITH PT01 FINISH

09 MECHANICAL SHAFT WITH 2 HR RATED ENSLOSURE

22 SCHEDULED BRICK WALL UM01

33 EXPOSED STEEL STRUCTURE WITH INTUMESCENT PAINT

GENERAL NOTES

A. RE: G00.10 DRAWING SERIES FOR SCHEDULES, LEGENDS, SYMBOLS AND ABBREVIATIONS.

B. RE: G00.00 SHEET SERIES FOR CODE ANALYSIS RELATED TO PROJECT.

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D. DOOR NUMBERS ARE THE SAME AS THE ROOM INTO WHICH THEY SWING. MULTIPLE DOORS INTO A SINGLE ROOM HAVE AN ALPHABETICAL DESIGNATION.

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08/31/2015	50% DD
10/29/2015	100% DD/ GMP

Seal/Signature

PRELIMINARY

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John F. Mapes #19114
10/29/2015

Project Name

Hilton Canopy Hotel
San Antonio

Project Number

25.1231.000

Description

CONSTRUCTION PLAN - LEVELS 4-5

Scale

1/8" = 1'-0"

A02.204

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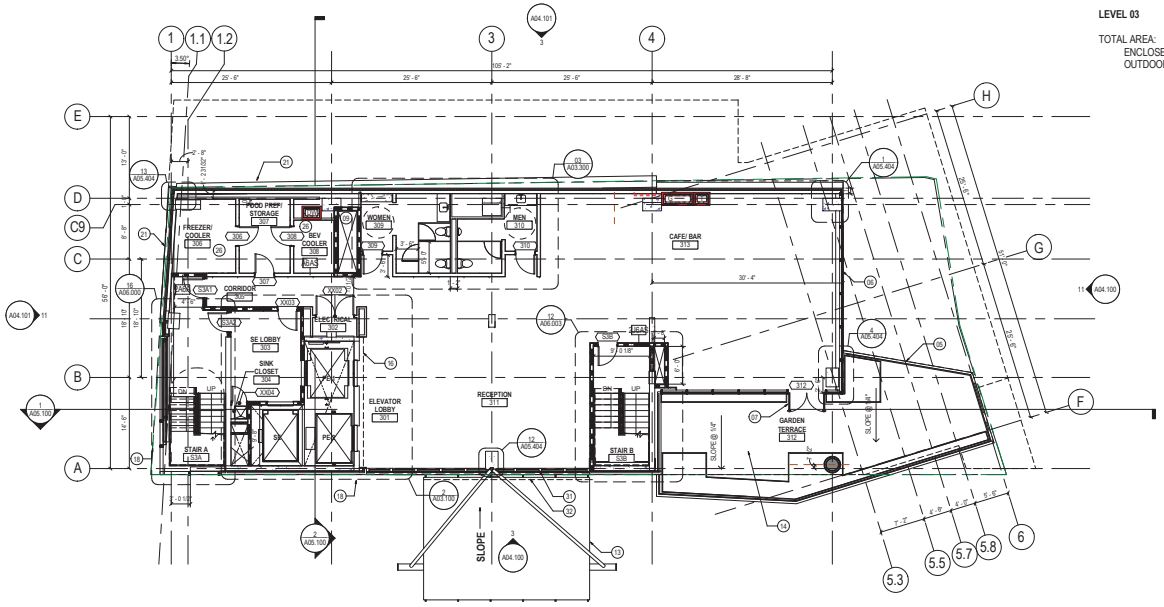
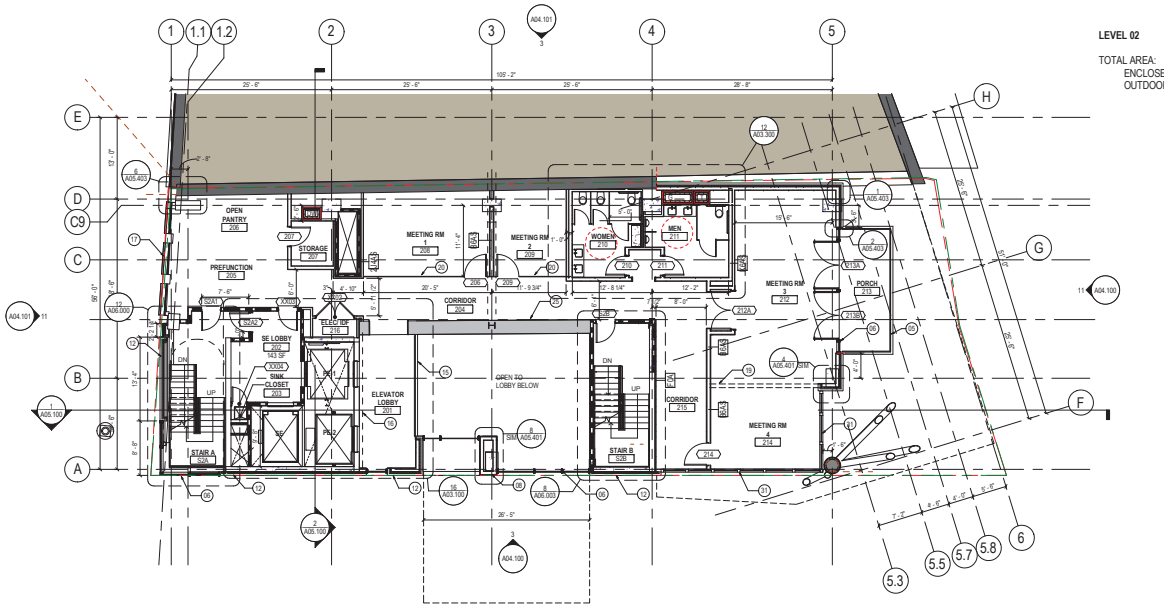


CONSTRUCTION PLAN - LEVEL 3

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

2



CONSTRUCTION PLAN - LEVEL 2

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

4

SHEET NOTES

01 EXISTING CISTERN TO REMAIN. COORDINATE WITH STRUCTURAL DRAWING FOR REINFORCMENT DURING EXCAVATION.
02 EXISTING STONE WALL TO REMAIN (SHOWN GRAY). COORDINATE DEMOLITION AT OPENING AND REINFORCEMENT WITH STRUCTURAL DWGS.
03 REFINISH EXISTING WALL WITH RECLAIMED LIMESTONE CLADDING ST02. PROVIDE WATER PROOFING SYSTEM AS REQUIRED
04 PAINTED STEEL PIPE CONCRETE ENCASED COLUMN WITH PAINTED PIPES BRANH OUT SUPPORTING BALCONY STRUCTURE. FINISH TO MATCH PT01. SEE STRUCTURAL FOR INFO
05 PAINTED STEEL GUARDRAIL WITH WOVEN MESH PANEL AT BALCONY - TYPICAL. FINISH TO MATCH PT01. SEE EXTERIOR ELEVATION FOR INFO
06 SCHEDULED CURTAIN WALL SYSTEM WITH PT01 FINISH
07 PAINTED ALUMINUM GLASS ENTRY DOOR W/ CUSTOM DOOR PULL. SEE DOOR TYPES AND SCHEDULE G00.30 AND G00.31 FOR INFO
08 PAINTED METAL COLUMN COVER
09 MECHANICAL SHAFT WITH 2 HR RATED ENSLOSURE
10 LIME STONE WALL ST01
11 RECLAIMED LIME STONE WALL ST02
12 NEW LIMESTONE CLADDING WITH BRICK BANDING ST03; SEE ELEVATION FOR INFO
13 LAMINATED GLASS CANOPY ON PAINTED STEEL STRUCTURE WITH PAINTED STEEL TENSION ROD TIE BACK TO STRUCTURE. SEE ELEVATION FOR INFO
14 1" DEPRESSION @ SLOPED CONCRETE COMPOSITE DECK W/CUSTOM STRUCTURAL BEAM SUPPORT. PROVIDE WOOD PANEL WD01 SOFFIT BETWEEN PURLINS. RE: STRUCTURAL AND FINISH SCHEDULE A10.200 FOR INFO
15 INTERIOR LAMINATED GLASS RAILING W/ VERTICAL STAINLESS STEEL POSTS MOUNT ON EDGE OF SLAB
16 PROVIDE FIRE SHUTTER/ CURTAIN SYSTEM ABOVE ELEVATOR DOORS. SEE SPECS FOR INFO
17 SCHEDULED WINDOW WALL SYSTEM WITH PT01 FINISHES
18 BLADE SIGN WITH INTERNAL LITE SYSTEM
19 SKYFOLD PARTITION. PROVIDE STRUCTURAL BEAM AS REQUIRED
20 ALL GLASS PARTITION WITH FRIT PATTERN WITH HERCULITE DOOR
21 INTERLOCKING COMPOSITE ZINC PANEL SYSTEM WA01
22 SCHEDULED BRICK WALL UM01
23 COMPOSITE ZINC METAL ROOF PANEL
24 CANTILVERED CONCRETE CANOPY. SEE STRUCTURAL FOR INFO
25 SALVAGE AND RE-USE EXISTING LIMESTONE TO RE-BUILD STONE WALL
26 PROVIDE 4" FLOOR DEPRESSION AT WALK IN COOLER. SEE KITCHEN DRAWING FOR INFO
31 SCHEDULED CURTAINWALL SYSTEM WITH 5" WIDE SIGHTLINE AT VERTICAL MULLION. SEE ELEVATION AND SHEET A05.410 FOR INFO
32 PAINTED PVC LAMINATED SHEET METAL GUTTER SYSTEM AT LOW POINT OF GLASS CANOPY. PROVIDE DOWNSPOUT ENCLOSED WITHIN METAL COLUMN COVER

GENERAL NOTES

A. RE: G00.10 DRAWING SERIES FOR SCHEDULES, LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. RE: G00.00 SHEET SERIES FOR CODE ANALYSIS RELATED TO PROJECT.
C. RE: A12.00 FOR PARTITION TYPES AND SCHEDULE FOR DETAIL INFO
D. DOOR NUMBERS ARE THE SAME AS THE ROOM INTO WHICH THEY SWING. MULTIPLE DOORS INTO A SINGLE ROOM HAVE AN ALPHABETICAL DESIGNATION.
E. REFER TO G00.30 SERIES FOR TYPICAL MOUNTING HEIGHTS AND LOCATIONS.
F. ALL PARTITIONS AT THE WINDOW WALL ARE CENTERED ON EITHER COLUMNS OR WINDOW MULLIONS. UNO.
G. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO PARTITIONS OR CEILINGS.
H. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. UNO. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESSES AND MOUNTING OF FINISHES.
J. FURNITURE PLAN IS FOR "REFERENCE" ONLY.
K. OUTLETS ON DEMISING PARTITIONS SHALL NOT BE BACK TO BACK. GC TO NOTIFY ARCHITECT IF CONFLICT OCCURS
L. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.
M. REFER TO LANDSCAPE AND CIVIL FOR SIDEWALK AND PAVING ELEVATION AND MATERIAL.
N. ALL PAVING SHALL HAVE A POSITIVE 2% SLOPE AWAY FROM THE BUILDING.
O. ALL DOORS ARE PLACED 4" OFF ADJACENT WALL, UNLESS NOTED OTHERWISE.
P. PROVIDE FIRE EXSTINGUISHERS SPACED AT CODE REQUIRED MINIMUMS. VERIFY LOCATION WITH ARCHITECT.
Q. PROVIDE 4" HOUSEKEEPING PAD AT X-MERS, UNLESS NOTED OTHERWISE
R. INSTALL CORNER GUARDS AT ALL OUTSIDE CORNERS AT BOH CORRIDORS
S. PROVIDE WALL PAD PATH TO AND AROUND ALL ROOFTOP EQUIPMENT AND AT ALL PERIMETER FOR BUILDING MAINTENANCE EQUIPMENT

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Date	Description
07/10/2015	SD Package
08/31/2015	50% DD
10/29/2015	100% DD/ GMP

Seal/Signature

PRELIMINARY

These documents are incomplete and not for regulatory approval, permit or construction.

John F. Mapes #19114
10/29/2015

Project Name

Hilton Canopy Hotel
San Antonio

Project Number

25.1231.000

Description

CONSTRUCTION PLAN - LEVELS 2-3

Scale

1/8" = 1'-0"

A02.202

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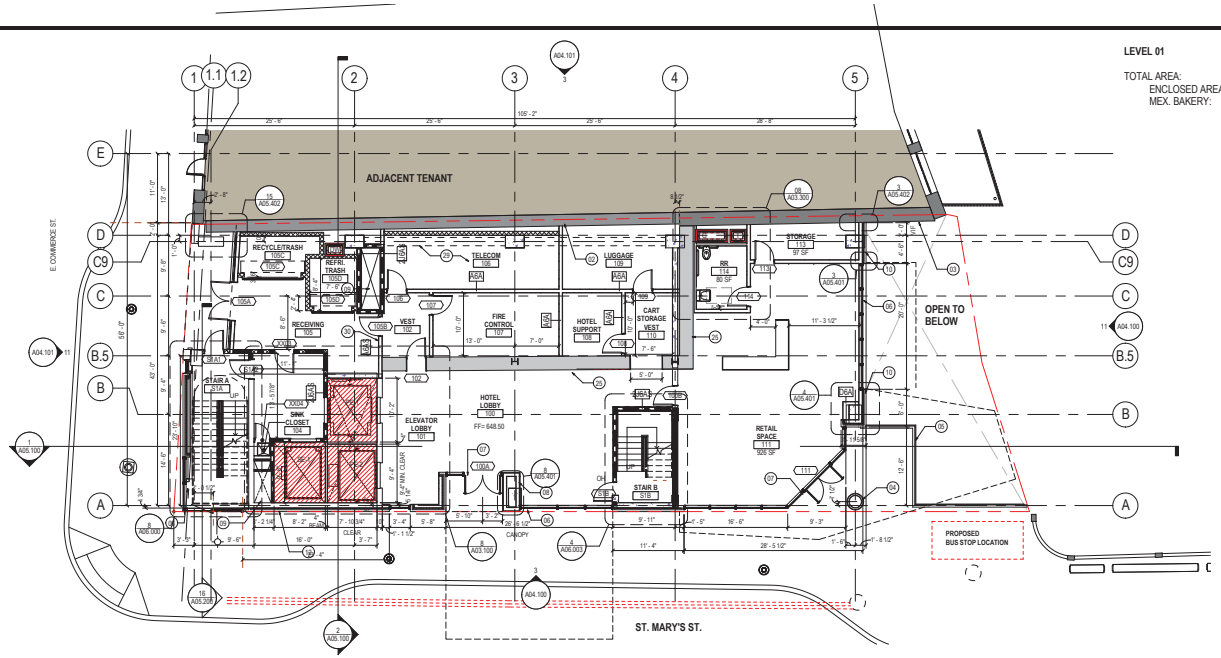
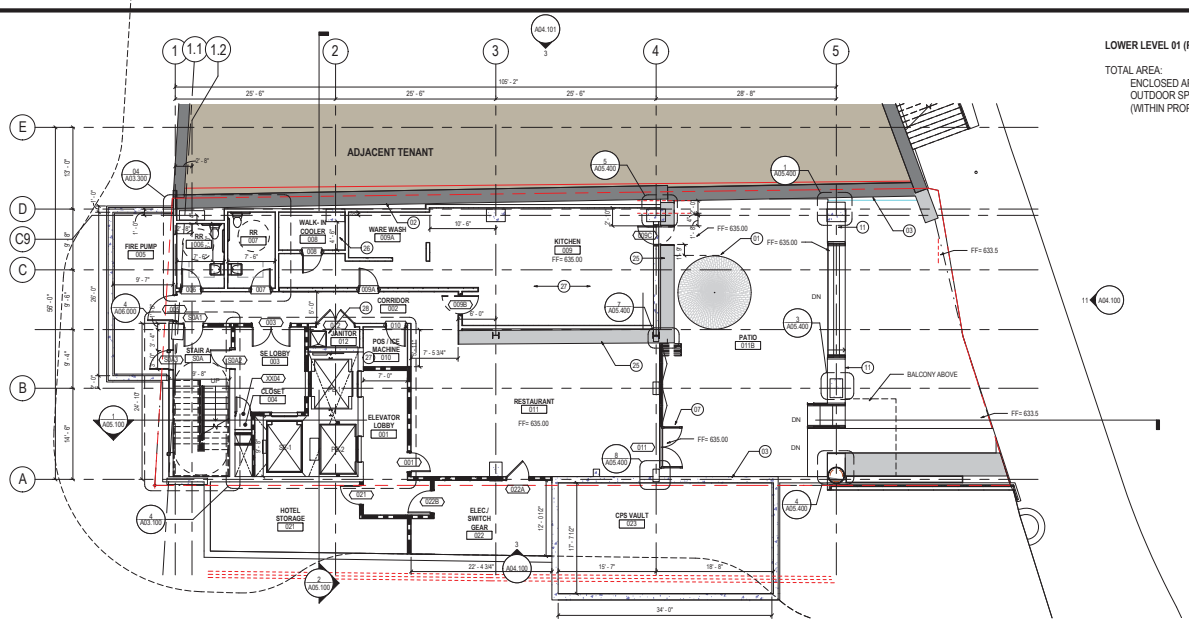


CONSTRUCTION PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

2



CONSTRUCTION PLAN - LOWER LEVEL L1
SCALE: 1/8" = 1'-0"

4

SHEET NOTES

01 EXISTING CISTERN TO REMAIN. COORDINATE WITH STRUCTURAL DRAWING FOR REINFORCMENT DURING EXCAVATION.
02 EXISTING STONE WALL TO REMAIN (SHOWN GRAY). COORDINATE DEMOLITION AT OPENING AND REINFORCEMENT WITH STRUCTURAL DWGS.
03 REFINISH EXISTING WALL WITH RECLAIMED LIMESTONE CLADDING ST02. PROVIDE WATER PROOFING SYSTEM AS REQUIRED
04 PAINTED STEEL PIPE CONCRETE ENCASED COLUMN WITH PAINTED PIPES BRANCH OUT SUPPORTING BALCONY STRUCTURE. FINISH TO MATCH PT01. SEE STRUCTURAL FOR INFO
05 PAINTED STEEL GUARDRAIL WITH WOVEN MESH PANEL AT BALCONY - TYPICAL. FINISH TO MATCH PT01. SEE EXTERIOR ELEVATION FOR INFO
06 SCHEDULED CURTAIN WALL SYSTEM WITH PT01 FINISH
07 PAINTED ALUMINUM GLASS ENTRY DOOR W/ CUSTOM DOOR PULL. SEE DOOR TYPES AND SCHEDULE G00.30 AND G00.31 FOR INFO
08 PAINTED METAL COLUMN COVER
09 MECHANICAL SHAFT WITH 2 HR RATED ENSLOSURE
10 LIME STONE WALL ST01
11 RECLAIMED LIME STONE WALL ST02
12 NEW LIMESTONE CLADDING WITH BRICK BANDING ST03; SEE ELEVATION FOR INFO
13 LAMINATED GLASS CANOPY ON PAINTED STEEL STRUCTURE WITH PAINTED STEEL TENSION ROD TIE BACK TO STRUCTURE. SEE ELEVATION FOR INFO
14 1" DEPRESSION @ SLOPED CONCRETE COMPOSITE DECK W/CUSTOM STRUCTURAL BEAM SUPPORT. PROVIDE WOOD PANEL WD01 SOFFIT BETWEEN PURLINS. RE: STRUCTURAL AND FINISH SCHEDULE A10.200 FOR INFO
15 INTERIOR LAMINATED GLASS RAILING W/ VERTICAL STAINLESS STEEL POSTS MOUNT ON EDGE OF SLAB
16 PROVIDE FIRE SHUTTER CURTAIN SYSTEM ABOVE ELEVATOR DOORS. SEE SPECS FOR INFO
17 SCHEDULED WINDOW WALL SYSTEM WITH PT01 FINISHES
18 BLADE SIGN WITH INTERNAL LITE SYSTEM
19 SKYFOLD PARTITION. PROVIDE STRUCTURAL BEAM AS REQUIRED
20 ALL GLASS PARTITON WITH FRIT PATTERN WITH HERCULITE DOOR
21 INTERLOCKING COMPOSITE ZINC PANEL SYSTEM WAD1
22 SCHEDULED BRICK WALL UM01
23 COMPOSITE ZINC METAL ROOF PANEL
25 SALVAGE AND RE-USE EXISTING LIMESTONE TO RE-BUILD STONE WALL
26 PROVIDE 4" FLOOR DEPRESSION AT WALK IN COOLER. SEE KITCHEN DRAWING FOR INFO
27 PROVIDE FLOOR TROUGH AS REQUIRED PER KITCHEN DRAWING. COORDINATE WITH STRUCTURAL AS REQUIRED.
28 PROVIDE WALL MOUNTED STAINLESS STEEL CABINET AND MOP HOLDER AT JANITOR CLOSET
29 PROVIDE FULL HEIGHT FIRE TREATED PLYWOOD AT ALL WALLS
30 PROVIDE 8" H CMU CURB AT BASE OF PARTITION

GENERAL NOTES

A. RE: G00.10 DRAWING SERIES FOR SCHEDULES, LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. RE: G00.00 SHEET SERIES FOR CODE ANALYSIS RELATED TO PROJECT.
C. RE: A12.00 FOR PARTITION TYPES AND SCHEDULE FOR DETAIL INFO
D. DOOR NUMBERS ARE THE SAME AS THE ROOM INTO WHICH THEY SWING. MULTIPLE DOORS INTO A SINGLE ROOM HAVE AN ALPHABETICAL DESIGNATION.
E. REFER TO G00.30 SERIES FOR TYPICAL MOUNTING HEIGHTS AND LOCATIONS.
F. ALL PARTITIONS AT THE WINDOW WALL ARE CENTERED ON EITHER COLUMNS OR WINDOW MULLIONS. UNO.
G. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO PARTITIONS OR CEILINGS.
H. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. UNO. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESSES AND MOUNTING OF FINISHES.
J. FURNITURE PLAN IS FOR "REFERENCE" ONLY.
K. OUTLETS ON DEMISING PARTITIONS SHALL NOT BE BACK TO BACK. GC TO NOTIFY ARCHITECT IF CONFLICT OCCURS.
L. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.
M. REFER TO LANDSCAPE AND CIVIL FOR SIDEWALK AND PAVING ELEVATION AND MATERIAL.
N. ALL PAVING SHALL HAVE A POSITIVE 2% SLOPE AWAY FROM THE BUILDING.
O. ALL DOORS ARE PLACED 4" OFF ADJACENT WALL, UNLESS NOTED OTHERWISE.
P. PROVIDE FIRE EXTINGUISHERS SPACED AT CODE REQUIRED MINIMUMS. VERIFY LOCATION WITH ARCHITECT.
Q. PROVIDE 4" HOUSEKEEPING PAD AT X-MERS, UNLESS NOTED OTHERWISE
R. INSTALL CORNER GUARDS AT ALL OUTSIDE CORNERS AT BOH CORRIDORS
S. PROVIDE WALL PAD PATH TO AND AROUND ALL ROOFTOP EQUIPMENT AND AT ALL PERIMETER FOR BUILDING MAINTENANCE EQUIPMENT

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Date	Description
07/10/2015	SD Package
08/31/2015	50% DD
10/29/2015	100% DD/ GMP

Seal/Signature

PRELIMINARY
These documents are incomplete and not for regulatory approval, permit or construction.
John F. Mapes #19114
10/29/2015

Project Name
Hilton Canopy Hotel
San Antonio

Project Number
25.1231.000

Description
CONSTRUCTION PLAN - LEVELS L1 - 01

Scale
1/8" = 1'-0"

A02.201

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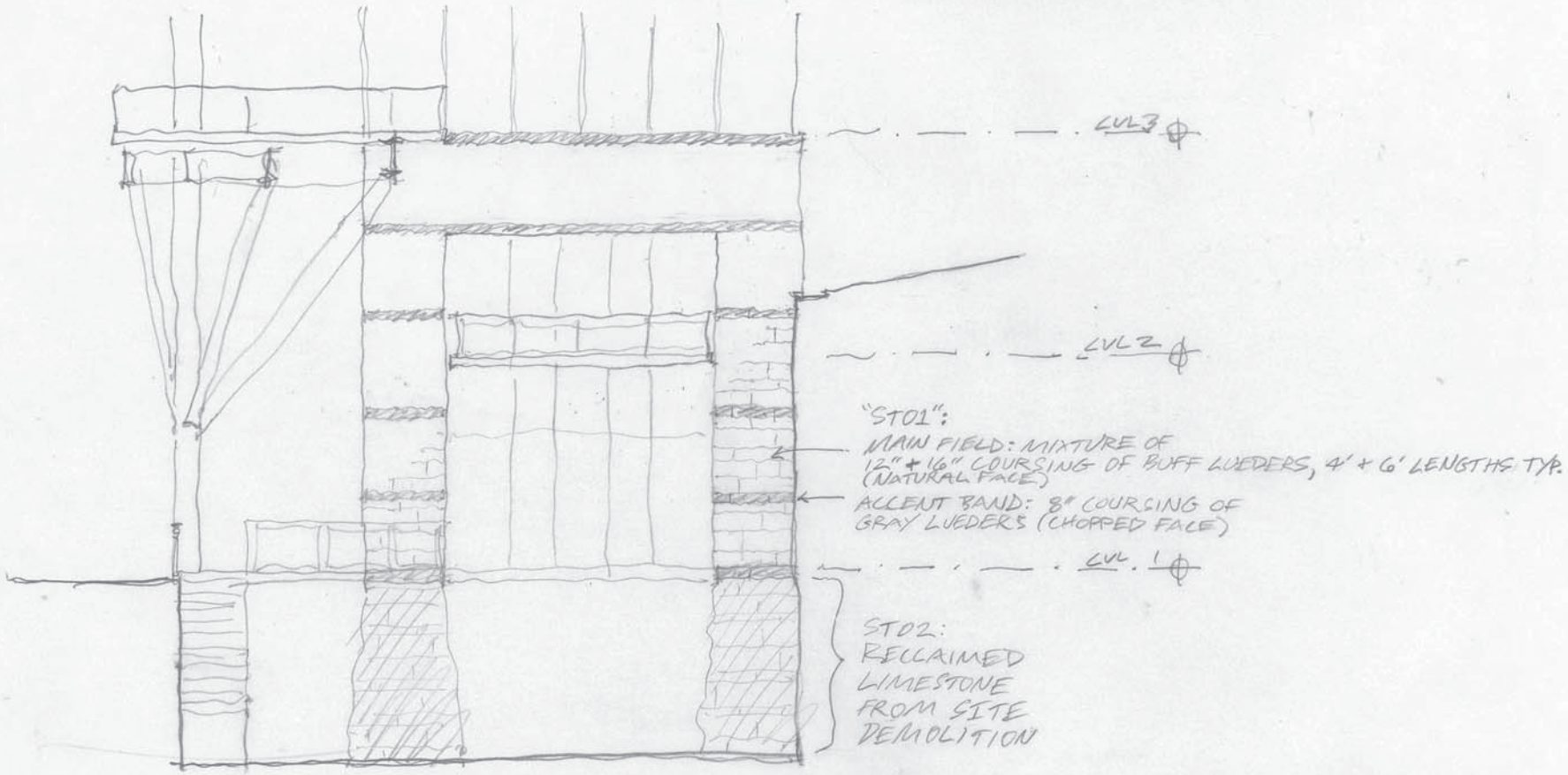
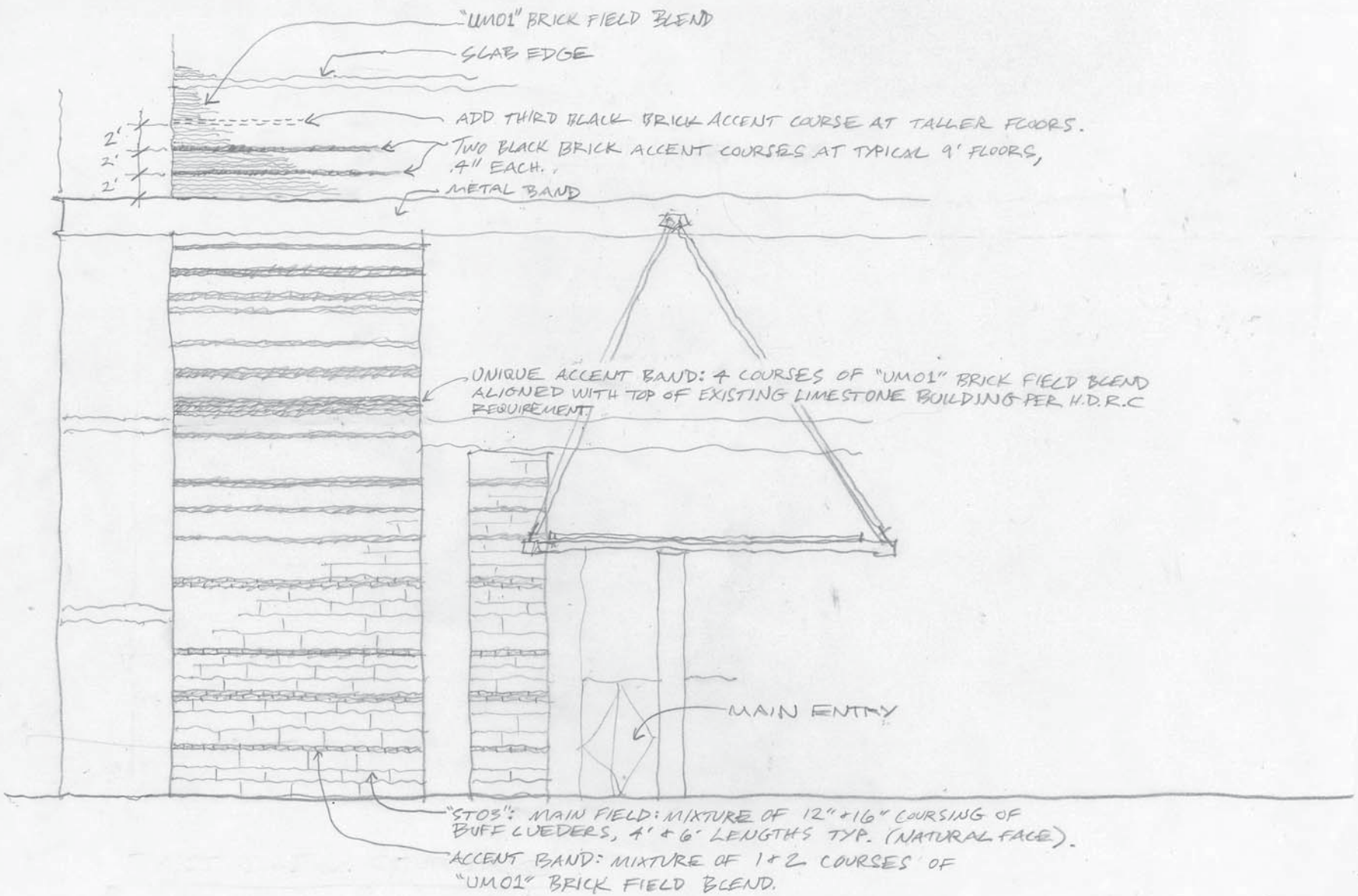
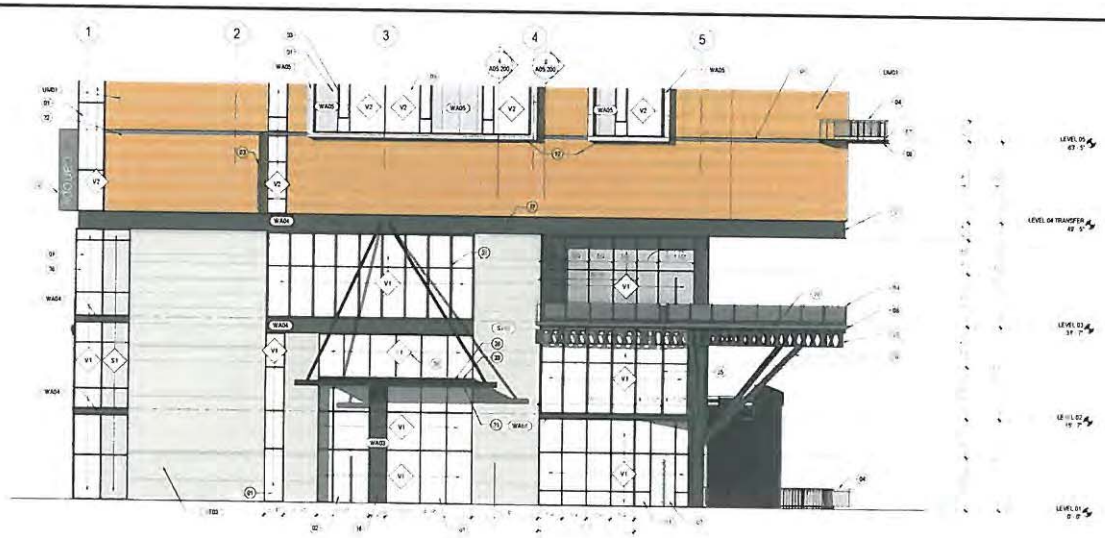


NORTH ELEV. COURSING 8-21-15



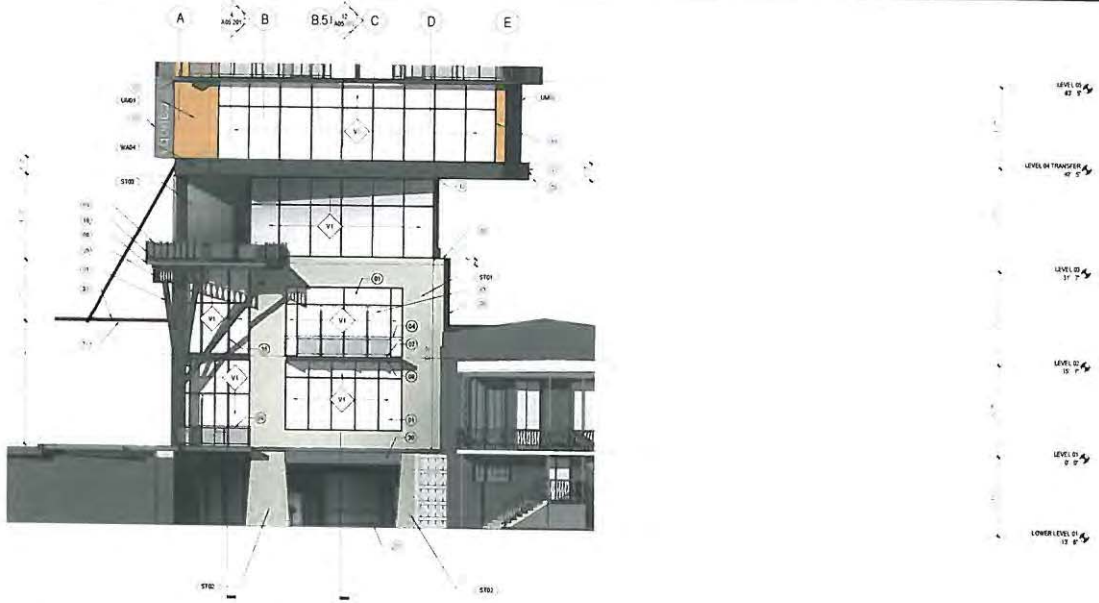
EAST ELEV. COURSING 8.21.15



ENLARGED ELEVATION - PODIUM EAST

SCALE 1/8" = 1'-0"

2



ENLARGED ELEVATION - PODIUM NORTH

SCALE 1/8" = 1'-0"

4

MATERIAL LEGEND

- ST01 - LIMESTONE
- ST02 - RECLAIMED LIMESTONE
- ST03 - LIMESTONE & ACCENT BRICK
- V1 - VISION GLASS (PODIUM)
- V2 - VISION GLASS (TOWER)
- V3 - VISION GLASS AT DARK BRICK
- S1 - SPANDREL GLASS (PODIUM)
- WAD1 - NOT IN USE
- WAD2 - PAINTED ALUMINUM COMPOSITE PANEL
- WAD3 - PAINTED ALUMINUM INFILL PANEL
- WAD4 - PAINTED MCM PROFILE PANEL
- WAD5 - LIGHT ZINC COMPOSITE PANEL
- WAD6 - PAINTED SCREEN WALL
- UMD1 - UNIT MASONRY MANFIELD BRICK
- UMD2 - UNIT MASONRY DARK BRICK

SHEET NOTES

01 SCHEDULED CURTAINWALL SYSTEM WITH PAINT FINISH PT1
02 SCHEDULED ALUMINUM GLASS EXTERIOR DOORS SEE DOOR TYPES SHEET 000 31 FOR INFO
03 OPERABLE WINDOW - TYPICAL
04 PAINTED STEEL GUARDRAIL 3' x 1" GALVANIZED WOVEN WIRE TACK WELD ON 1" METAL MESH ED EDGE AT 4 SIDES MOUNTED ON PAINTED STEEL ANGLE L2 X 2 X 1/4" FRAME AND POST PROVIDE EMBED AT EDGE OF SLAB FOR VERTICAL WELD POST
05 PAINTED ANTEL METAL PANEL SLAB EDGE COVER INTEGRATED WITH SCHEDULE 1 MULLION SYSTEM TYP
06 EXPOSED SLAB EDGE WITH THERMEC COATING SEE SPEC FOR INFO
07 PAINTED CANTILEVERED CONCRETE BALCONY WITH TRAFFIC COATING
08 PAINTED STEEL CHANNEL @ BALCONY SLAB EDGE BETWEEN RAILING VERTICAL POST
09 SCHEDULED WINDOW WALL SYSTEM WITH PAINT FINISH PT1
10 INFILL METAL PANEL AT MULLION SYSTEM FINISHES TO MATCH MULLION
11 COMPOSITE ZINC PANEL ROOF
12 COMPOSITE ZINC PANEL SOFFIT
13 PAINTED METAL COPING MATCH PT1 FOR FINISH
14 PAINTED STEEL TIE LUG WITH HIGH PERFORMANCE COATING PT1 PROVIDE 1" DIA ROD 6' O C OVER TAPERED WIDE FLANGE STEEL FRAMING SEE STRUCTURAL FOR INFO
15 PERFORATED METAL SCREEN WALL WITH EXPOSED FASTENERS FINISH TO MATCH PT1
16 COMPOSITE METAL PANEL COLUMN COVER MATCH PT1
17 PROVIDE BACK UP PANEL AT MCM PROFILE PANEL SPLICE JOINT
18 FLOPED COMPOSITE CONCRETE SLAB WITH TRAFFIC COATING
19 CASTELLATED STEEL BEAM MATCH PT1 FOR FINISH
20 STRUCTURAL STEEL PIPE COLUMNS MATCH PT1 FOR FINISH
21 GLASS "CANOPY" SET ON OVERSIZED PAINTED STEEL PIPE WITH CABLE ROD TIE BACK TO SLAB AT METAL PROFILE PANEL SYSTEM
22 PROVIDE CMU BLOCKOUT OF "MODULAR ECONOMY" OVERSIZED BRICK BELOW SLAB EDGE (SIZE 3 5/8" X 3 5/8" X 7 5/8") UMD
23 WALL MOUNTED HOTEL SIGNAGE WITH INTERNAL LIGHTING
24 PAINTED FIXED METAL PLANTERS REF LANDSCAPE
25 GUTTER BEHIND MCM PROFILE AT WEST PERIMETER ABOVE ADJACENT PROPERTY REF 12A05.202
26 GUTTER SYSTEM AT CANOPY PROVIDE DOWNSPOUT AND RUN PIPINGS WITHIN METAL PANEL COLUMN COVER AND TIE INTO STORM LINES BELOW GRADE
27 EXISTING CISTERN TO REMAIN
28 EXISTING HISTORIC FACADE TO BE DEMOLISHED AND RECONSTRUCTED
29 EXISTING DEMISING WALL TO REMAIN
30 SPA FREE AREA ACOUSTICAL LOUVERS RE MECHANICAL
31 LAMINATED HEAT STRENGTHENED GLASS PANEL WHICH GLASS ANCHORED TO THE BACK SIDE OF PARAPET
32 BELLOWS EXPANSION JOINT AT INTERSECTION OF EXISTING WALL STRUCTURE AND NEW WALL FRAMING
33 19"W THICK HEAT STRENGTHENED LAMINATED GLASS WITH SGP INNER LAYER SEE ON PAINTED ALUMINUM STEEL TUBE 6" X 2" PURLINS WITH HIGH PERFORMANCE COATING PT1 GLASS SIZES 5'W X 14'L AND 5'W X 5'-6'L AT EACH MODULE BETWEEN PURLINS
34 RETRACTABLE AWNING ON STEEL TUBE STRUCTURE AT POOL DECK SOUTH
35 5" WIDE SIGHTLINE CURTAINWALL SYSTEM FINISH TO MATCH PT1
36 PROVIDE WINDOW DECAL AT LEVELS 1 AND 2
37 PROVIDE DOWNSPOUT AT PERIMETER GUTTER LOW POINT AND RUN PIPINGS TO INTERNAL STORM LINE
38 PROVIDE NEW IGU WINDOW REFER TO HISTORICAL ARCHITECT'S DRAWINGS FOR INFO

GENERAL NOTES

A REFER TO SHEET A10.200 FOR PAINT FINISH SCHEDULE

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BLUM CONSULTING ENGINEERS

LIGHTING DESIGN
SCOTT KUHLMAN

TECHNOLOGY AV, SECURITY
SHEN MILSOM & WILKE

CURTAINWALL DESIGN
CURTAINWALL DESIGN CONSULTING

Date	Description

Seal/Signature

PRELIMINARY
These documents are incomplete and not for regulatory approval permit or construction
John F. Hayes #9114
10/29/2015

Project Name
Hilton Canopy Hotel
San Antonio

Project Number
25.1231.000

Description
ENLARGED ELEVATIONS - PODIUM NORTH & EAST

Scale
As Indicated

A04.110

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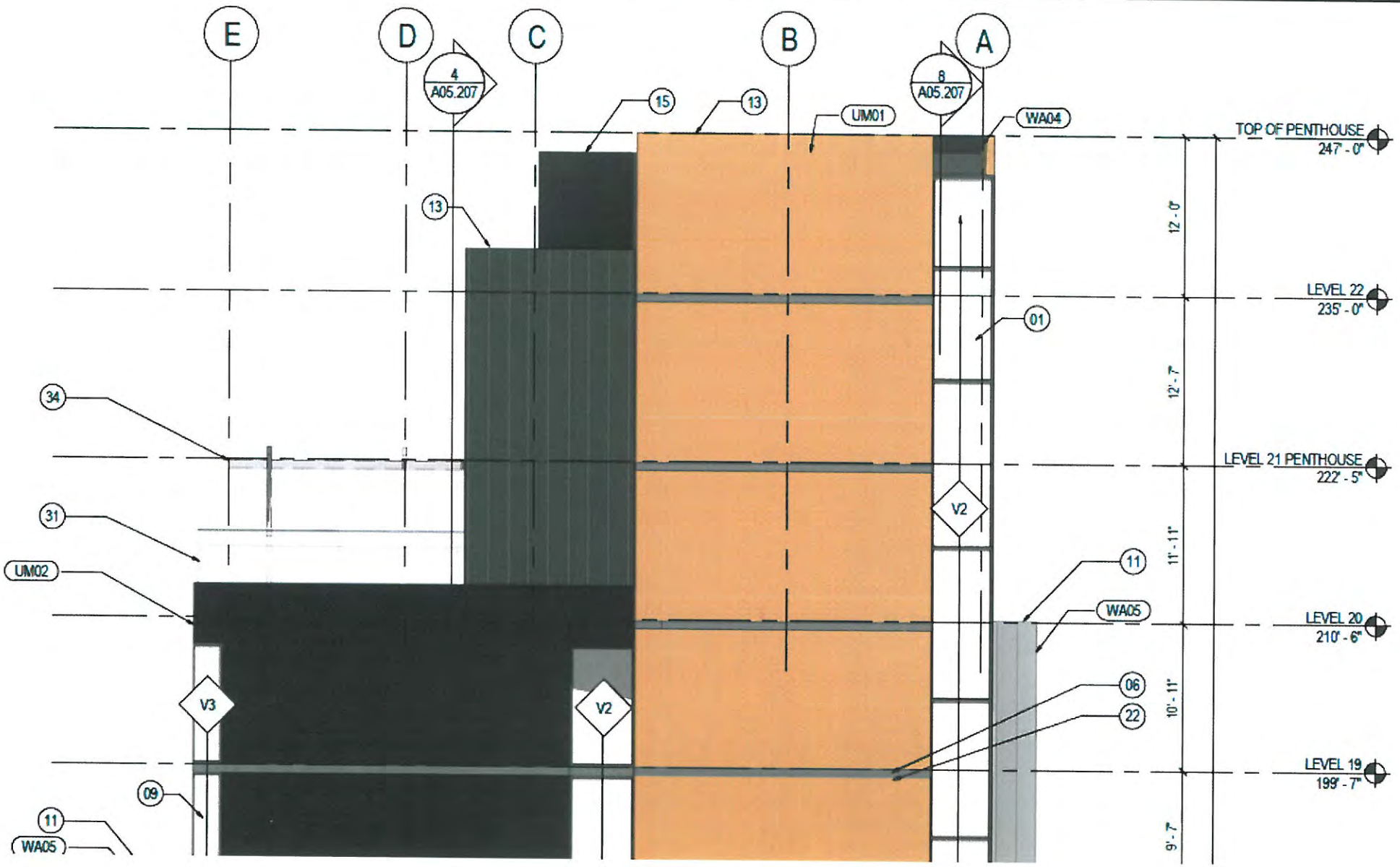
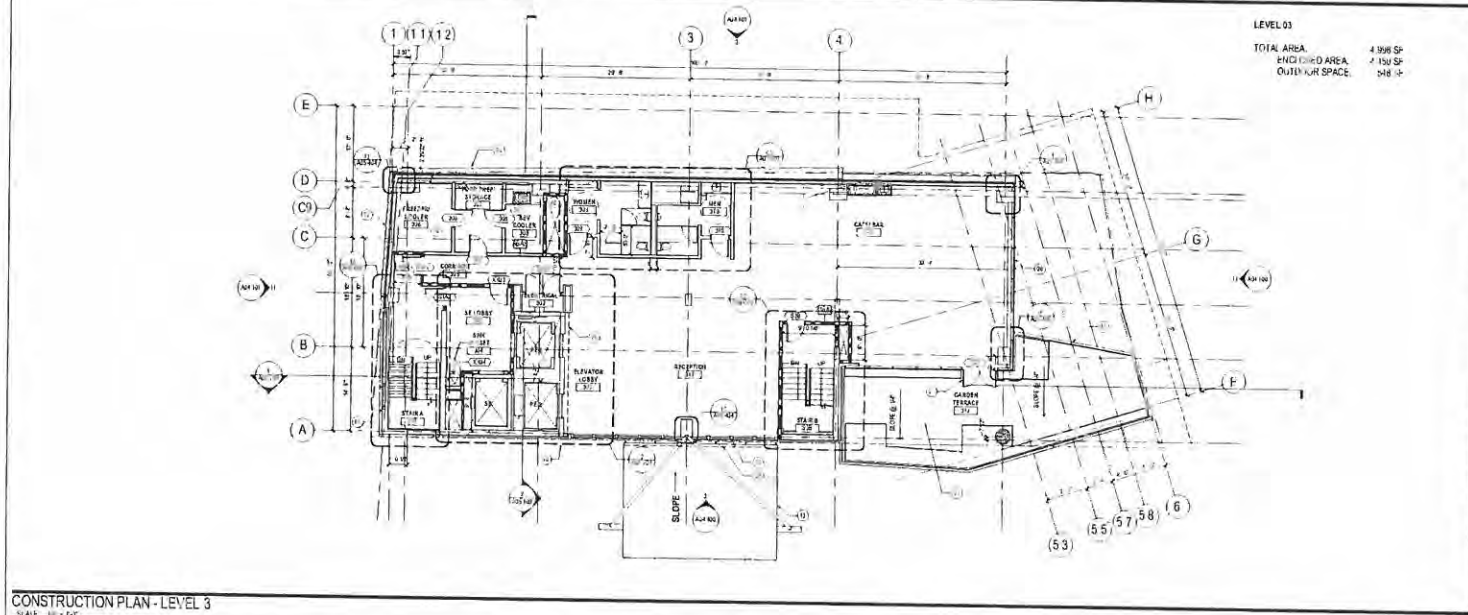
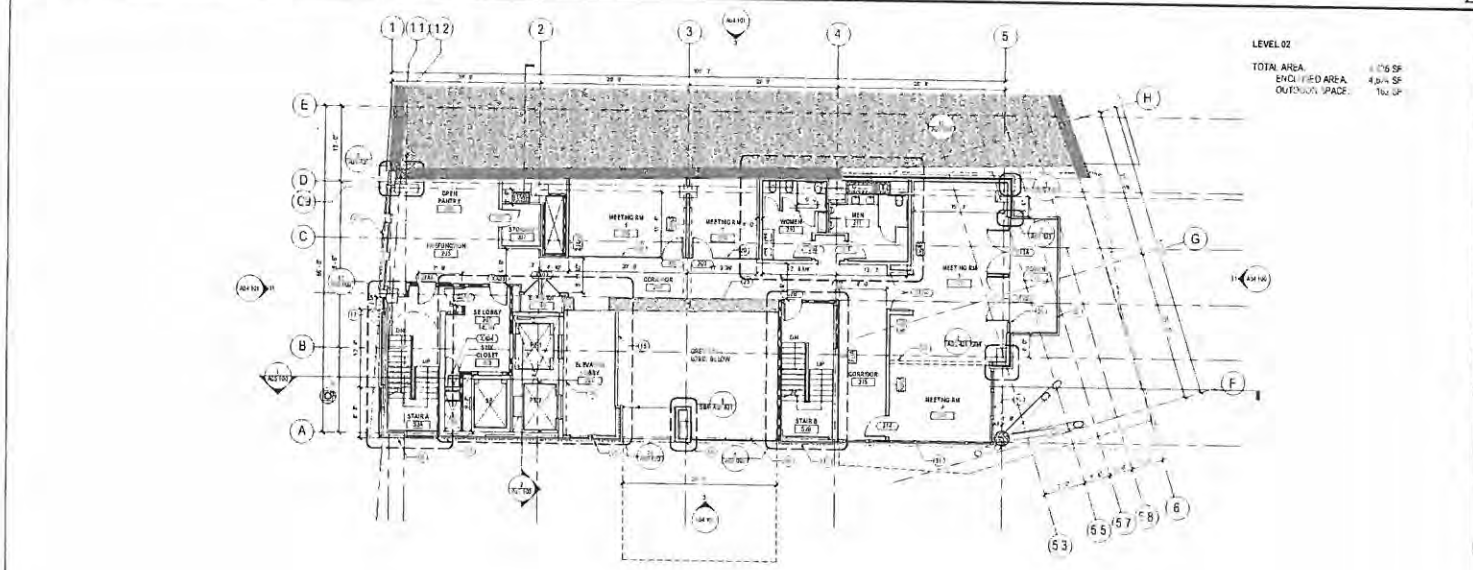

E
D
C
B
A
4
A05.207
8
A05.207
15
13
UM01
WA04
13
01
34
31
UM02
V2
11
WA05
06
22
V3
V2
09
11
WA05
TOP OF PENTHOUSE
247' - 0"
LEVEL 22
235' - 0"
LEVEL 21 PENTHOUSE
222' - 5"
LEVEL 20
210' - 6"
LEVEL 19
199' - 7"
12' - 0"
12' - 7"
11' - 11"
10' - 11"
9' - 7"

SOUTH SIDE



CONSTRUCTION PLAN - LEVEL 3

2



CONSTRUCTION PLAN - LEVEL 2

4

SHEET NOTES

1. EXISTING POST TENSIONED CONCRETE WITH STRUCTURAL DRAWING FOR ADDITIONAL DETAILING INFORMATION
2. EXISTING STONE WALL TO REMAIN SHOWN GRAYS DESIGNATE DEMOLITION AT OPENING AND REINFORCEMENT WITH STRUCTURAL DETAIL
3. REFURBISH EXISTING WALL WITH REGRADED LANDSCAPE, FLASHING, STEEL PROTECTS WATER REPAIRING SYSTEM AS REQUIRED
4. PAINTED WOOD PIPE CONCRETE ENCASED COLUMN WITH PAINTED STEEL FLASHING AT TOP WITH BUILT UP STRUCTURE FOR DETAIL SEE STRUCTURAL FOR INFO
5. PAINTED STEEL GUARDRAIL WITH NOVEMBER RUSTICAL SPECIFICATION FINISH TO MATCH PER SEE EXTERIOR ELEVATION FOR INFO
6. SCHEDULED CURTAIN WALL SYSTEM WITH PER FINISH
7. PAINTED ALUMINUM GLASS ENTRY DOOR WITH FIXED PANEL SEE DOOR TYPES AND SCHEDULE FOR INFO
8. PAINTED METAL COLUMN COVER
9. MECHANICAL SHAFT WITH INSULATED ENCLOSURE
10. LIME STONE WALL
11. RESTORED LIME STONE WALL
12. NEW LIMESTONE CLADDING (MATCH SAME SANDING STYLE SEE ELEVATION FOR INFO)
13. SANDBLASTED CONCRETE SUPPORT TO NEW STEEL STRUCTURE WITH PAINTED STEEL TENSIONING TIE BALTO STRUCTURE SEE ELEVATION FOR INFO
14. PRESERVE EXISTING JOINT CONCRETE COMPLIANCE TEST PROVIDE STRUCTURAL REINSULPE JOINT TO MATCH ORIGINAL WITH TIE BETWEEN PAVERS SEE STRUCTURAL AND FINISH SCHEDULE AND DETAILS INFO
15. INTERIOR LAMINATED GLASS RAILING WITH VERTICAL STAINLESS STEEL POSTS MOUNT ON CLIP OF SLAB
16. PROVIDE FIRE SHUTTER CONTAINS STEEL AROUND ELEVATOR DOORS SEE SPECS FOR INFO
17. STEEL AND WINDOW WALL SYSTEM WITH PER FINISHES
18. SLATE BRICK WITH INTERNAL SITE SYSTEM
19. SCHEDULED PARTITION INCLUDE STRUCTURAL BEAMS AS REQUIRED
20. ALL OF THE PARTITION WITH FIRE PATTERN WITH INTERIOR DOOR
21. INTERIOR FIBER COMPOSITE ZINC PANEL SYSTEM
22. SCHEDULED BREAK WALL UNIT
23. COMPOSITE ZINC METAL ROOF PANEL
24. PRESTRESSED CONCRETE COLUMN SEE STRUCTURAL FOR INFO
25. SURFACE AND RE USE EXISTING LIMESTONE TO INCLUDE STONE WALL
26. PROVIDE FIXED DOOR SEPARATION AT WALK IN COOLER SEE EXTERIOR DRAWING FOR INFO
27. PROVIDE FIRE PROOF SYSTEM WITH FIRE SHUTTER IN VERTICAL BUILDOUT SEE ELEVATION AND SHEET AND DETAIL INFO
28. PAINTED LAMINATED GLASS METAL OUTER SUPPORT AT POINT OF LEAD CANOPY PROVIDE SUPPORT FIXED WITH METAL COLUMN COVER

GENERAL NOTES

A. SEE [illegible] SERIES FOR SUBMITTALS, LEGENDS, SYMBOLS AND ABBREVIATIONS
B. SEE DRAWING SPECIFICATIONS FOR CODE ANALYSIS RELATED TO PROJECT
C. SEE AUDIO FOR PARTITION TYPES AND SCHEDULE FOR DETAILS INFO
D. DIMENSIONS AS SHOWN ARE THE SAME AS THE SHOWN [illegible] MULTIPLE SLABS INTO A SINGLE ARCHITECTURAL AND ARCHITECTURAL DESIGN INFO
E. REFER TO DOOR SCHEDULES FOR TYPICAL MOUNTING HEIGHTS AND LOCATIONS
F. ALL PARTITIONS AT THE WINDOW WALL ARE SCHEDULE ON OTHER DRAWING FOR WINDOW WALL DETAIL
G. COORDINATE AND PROVIDE BLOCKING FOR [illegible] ATTACHED OR MOUNTED TO PARTITIONS OR [illegible]
H. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE UNO. MAINTAIN DIMENSIONS WHERE CLEAR [illegible] FOR THICKNESS AND MOUNTING OF FINISHES
I. FURNITURE [illegible] WAS FOR "REFERENCE" ONLY
K. OUTLET [illegible] PARTITIONS SHALL NOT BE [illegible] ON ONE SIDE OR ONLY AT PERFECT CONTACT TO CLAIRS
L. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE
M. REFER TO [illegible] FOR SIDEWALK [illegible] ELEVATION AND MATERIAL
N. ALL RECEPTACLES SHALL HAVE A POSITIVE [illegible] FROM THE BUILDING
O. ALL [illegible] ARE PLACED OFF AGAINST WALL UNLESS NOTED OTHERWISE
P. PROVIDE FIRE BLOCKING [illegible] SPACED AT [illegible] REQUIRED [illegible] VERIFY LOCATION WITH ARCHITECT
Q. PROVIDE [illegible] PARAPET AREAS
R. INSTALL CORNER GUARDS AT ALL OUTSIDE CORNERS AT NON CORRIDORS
S. PROVIDE [illegible] PATIO AND AROUND ALL FIXTURES, EQUIPMENT [illegible] PERIMETER FOR SUNDRY MATERIALS [illegible]

CHILTON RESTORATION, LLC.
[illegible]

Hilton Canopy Hotel
San Antonio

Gensler

Date	Description
[illegible]	Permit
[illegible]	[illegible]

Description

PRELIMINARY
These documents are incomplete and not for regulatory approval, permit or construction.

Project Name
Hilton Canopy Hotel
San Antonio

Project Number
25 1231.000

Description
CONSTRUCTION PLAN - LEVELS 2-3

Scale
1/8" = 1'-0"

A02.202

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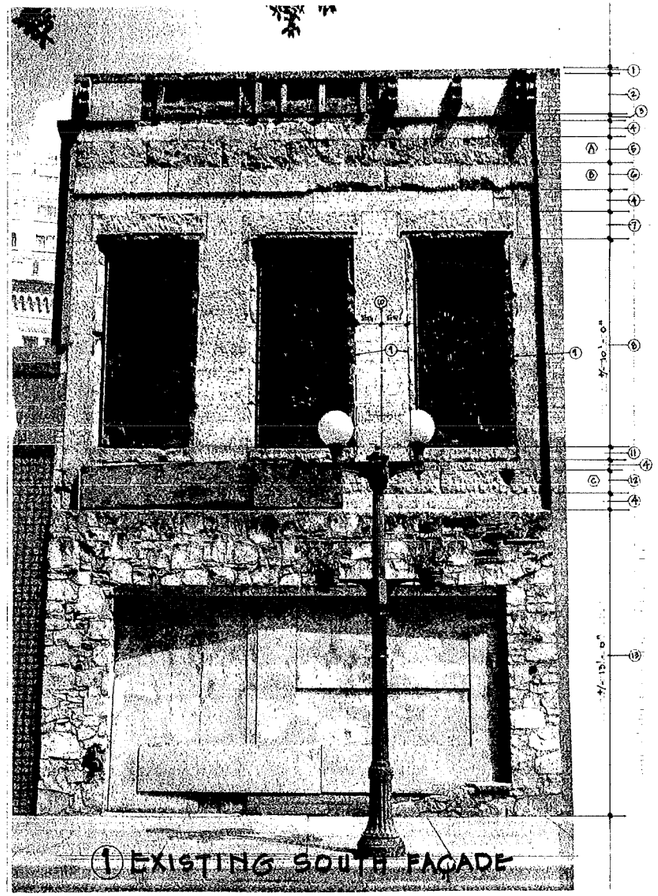


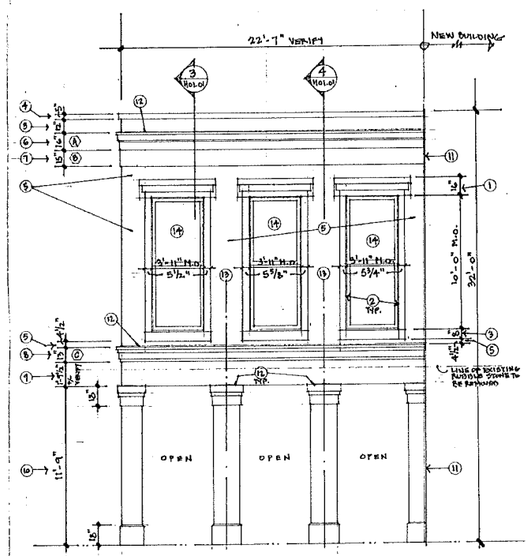
1 EXISTING SOUTH FACADE

KEYNOTES – EXISTING SOUTH FACADE

1. REMOVE STONE CAP
2. REMOVE BRICK PARAPET
3. REMOVE STONE
4. REPAIR STONE AS REQUIRED
5. SALVAGE STONE FOR RE-CREATED CORNICE [A]
6. REPAIR STONE AS REQUIRED FOR BELT-COURSE [B]
7. SALVAGE STONE FOR RE-CREATED WINDOW HEAD
8. EXISTING OPENING @ +/- 10' – 0"
9. LINE OF NEW STONE WINDOW SURROUND
10. CENTERLINE OF SPACE BETWEEN WINDOW IS CENTERLINE OF NEW COLUMN AT FIRST FLOOR
11. SALVAGE STONE FOR RE-CREATED WINDOW SILLS
12. SALVAGE STONE FOR RE-CREATED CORNICE [C]
13. REMOVE ALL "NEW" RUBBLESTONE AT FACADE INCLUDING LINTEL, BACK-UP STRUCTURE, ETC

KEYNOTES – NEW SOUTH ELEVATION

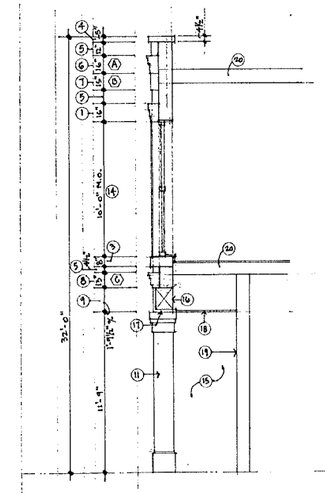
1. CREATE DUTCHMEN FOR WINDOW HEAD
2. CREATE DUTCHMEN FOR WINDOW SURROUND
3. CREATE DUTCHMEN FOR WINDOW SILL
4. NEW STONE PARAPET CAP
5. REPAIR STONE AS REQUIRED – REDRESS FOR PROPER SETTING
6. CREATE DUTCHMEN TO RE-CREATE CORNICE [A]
7. CREATE DUTCHMEN AT DAMAGED STONE FOR BELT-COURSE [B]
8. CREATE DUTCHMEN TO RE-CREATE CORNICE [C]
9. NEW STONE FRIEZE
10. NEW STONE COLUMNS
11. REVEAL AT NEW BUILDING
12. CEMENT WASH
13. CENTERLINE OF SPACE BETWEEN WINDOWS IS CENTERLINE OF COLUMN
14. INFILL WINDOW M.O. WITH ONE-OVER-ONE, SINGLE-HUNG WOOD WINDOWS (INSULTATED UNITS) - PAINTED



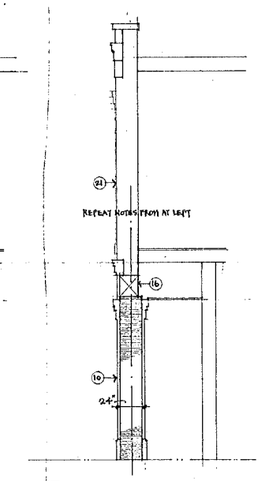
2 NEW/RESTORED SOUTH ELEVATION 1/4" = 1'-0"

KEYNOTES - SECTIONS

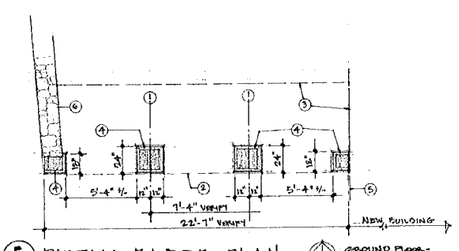
1. CREATE DUTCHMEN FOR WINDOW HEAD
2. CREATE DUTCHMEN FOR WINDOW SURROUND
3. CREATE DUTCHMEN FOR WINDOW SILL
4. NEW STONE PARAPET CAP
5. REPAIR STONE AS REQUIRED – REDRESS FOR PROPER SETTING
6. CREATE DUTCHMEN TO RE-CREATE CORNICE [A]
7. CREATE DUTCHMEN AT DAMAGED STONE FOR BELT-COURSE [B]
8. CREATE DUTCHMEN TO RE-CREATE CORNICE [C]
9. NEW STONE FRIEZE
10. NEW STONE COLUMNS
11. NEW STONE PILASTER BEYOND
12. CEMENT WASH
13. CENTERLINE OF SPACE BETWEEN WINDOWS IS CENTERLINE OF COLUMN
14. INFILL WINDOW M.O. WITH ONE-OVER-ONE, SINGLE-HUNG WOOD WINDOWS (INSULTATED UNITS) – PAINTED
15. EXISTING STONE WALL BEYOND – PLASTER
16. NEW BEAM – REF. STRUCTURAL
17. STONE RETURN
18. PLASTER SOFFIT
19. NEW MASONRY WALL
20. NEW FRAMING – REF. STRUCTURAL
21. EXISTING STONE WALL RE-ASSEMBLED



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



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



5 PARTIAL FLOOR PLAN 1/8" GROUND FLOOR - COMMERCE STREET PLAN NORTH

KEYNOTES – PARTIAL FLOOR PLAN

1. CENTERLINE OF SPACE BETWEEN 2ND FLOOR WINDOWS IS CENTERLINE OF COLUMN
2. LINE OF FACADE ABOVE
3. NEW MASONRY WALL CONSTRUCTION
4. STONE VENEER (TO MATCH EXISTING) ON REINFORCED CMU
5. REVEAL AT NEW BUILDING
6. APPROXIMATE LOCATION OF EXISTING STONE WALL - VERIFY

HISTORIC PRESERVATION - PLAN; ELEVATION; SECTIONS; EXISTING CONDITIONS

SCALE: AS NOTED

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10223 McAllister Fwy
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Date	Description
10/31/2015	ADDENDUM "A"

Seal/Signature

PRELIMINARY
These documents are incomplete and not for regulatory approval, permit or construction.

Project Name
Hilton Canopy Hotel
San Antonio

Project Number
25.1231.000

Description
RECONSTRUCTION:
DWYER BUILDING FACADE

Scale
AS NOTED

H01.01

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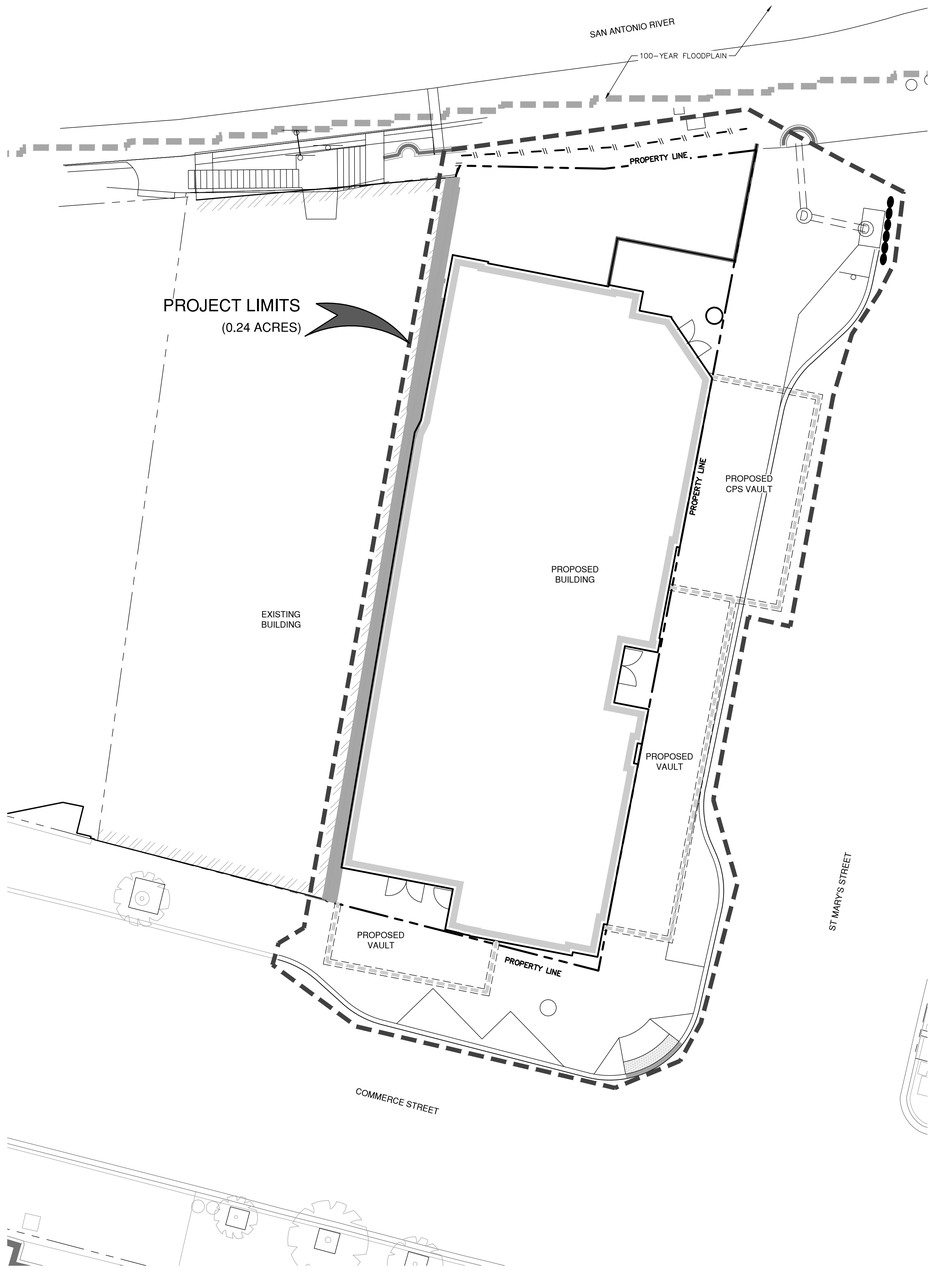

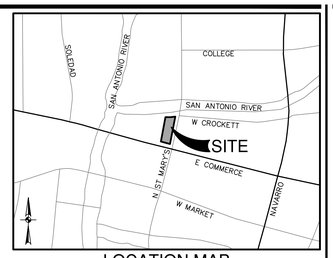

LOCATION MAP

NOT-TO-SCALE

SCALE: 1" = 10'

0' 10' 20' 30'

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS (976)
- PROPOSED CONTOURS (970)
- PROJECT LIMITS
- SILT FENCE
- FLOW ARROW (EXISTING GRADES)
- FLOW ARROW (PROPOSED GRADES)
- GRATE INLET PROTECTION
- GRAVEL FILTER BAGS
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (TO BE FIELD LOCATED)
- CONSTRUCTION STAGING AREA (TO BE FIELD LOCATED)
- CONCRETE TRUCK WASH-OUT PIT (TO BE FIELD LOCATED)

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 2

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Telephone: 512.330.1276

Date	Description
07/10/2015	SD Package
08/31/2015	50% DD
10/29/2015	100% DD

Seal/Signature

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This document is not to be used for CONSTRUCTION.

Project Name

Hilton Canopy Hotel
San Antonio

PD Project Number

8790-00

Description

SWPPP PLAN

C2.00

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Date: Nov 03, 2015, 4:52pm User ID: JReyna
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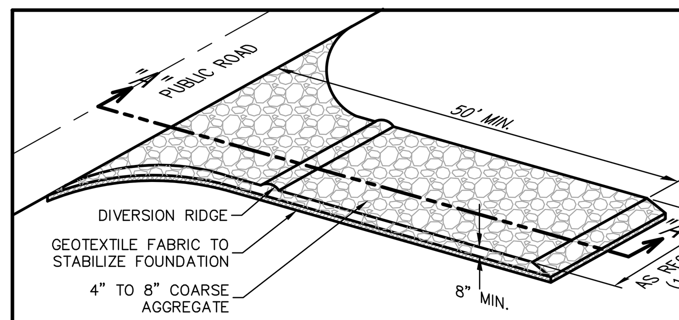
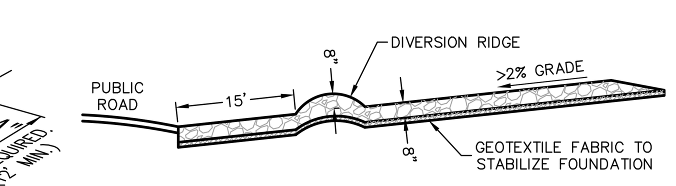
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4–INCH TO 8–INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8–INCHES.

3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD^2, A MULLEN BURST RATING OF 140 LB/IN^2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4–INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6–INCHES TO 8–INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL–SEDIMENT WASHES ONTO PUBLIC ROAD.

2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.

3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC–EXTEND PAD BEYOND THE MINIMUM 50–FOOT LENGTH AS NECESSARY.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION – USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

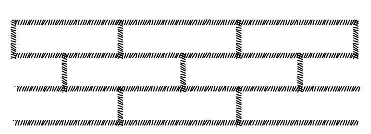
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

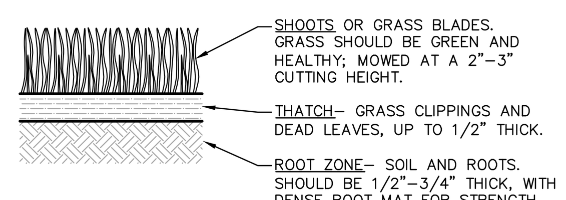
STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT–TO–SCALE



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

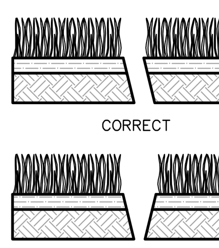


APPEARANCE OF GOOD SOD

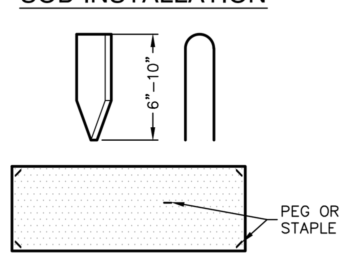
NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

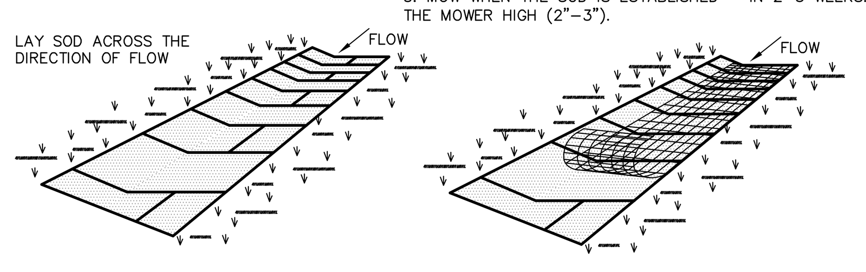
3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").



SOD INSTALLATION



USE PEGS OR STAPLES TO FASTEN SOD FIRMLY – AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3–4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.



IN CRITICAL AREAS, SECURE SOD WITH NETTING. USE STAPLES.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2–3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

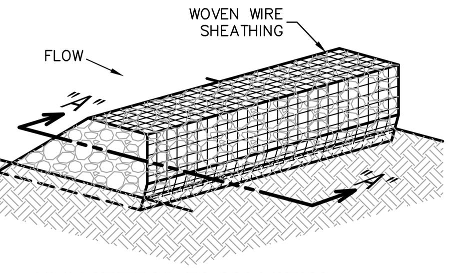
INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

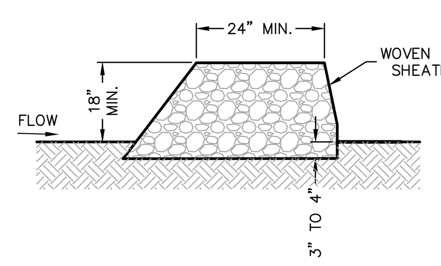
2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT–TO–SCALE



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT–LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

2. CLEAN, OPEN GRADED 3–INCH TO 5–INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5–INCH TO 8–INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.

3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

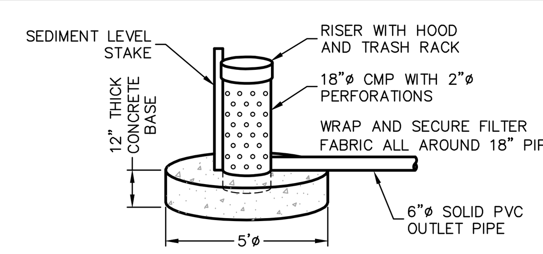
COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

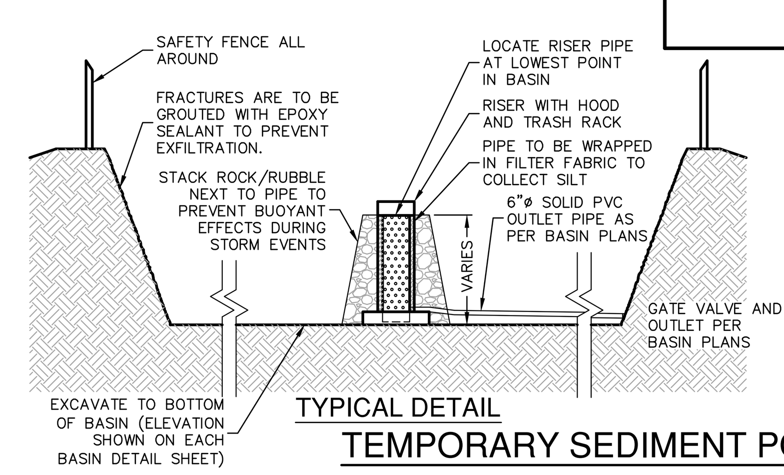
2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT–TO–SCALE



OUTLET STRUCTURE DETAIL



TYPICAL DETAIL

TEMPORARY SEDIMENT POND DETAIL

NOT–TO–SCALE

TEMPORARY SEDIMENTATION BASIN NOTES

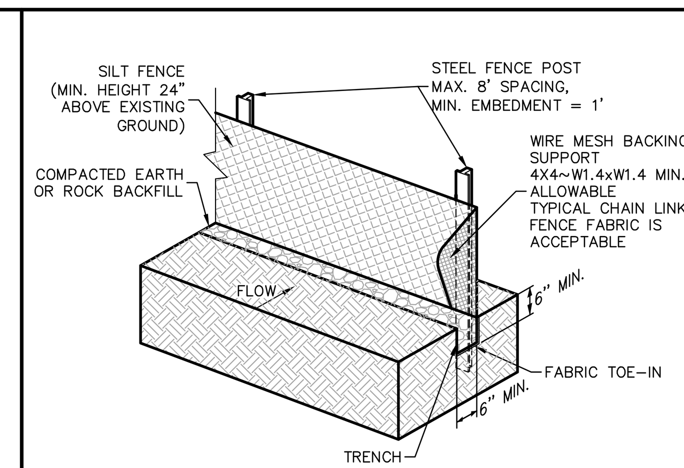
1. CONTRACTOR TO CONSTRUCT BASINS IN ACCORDANCE WITH CONSTRUCTION PLANS FOR PERMANENT SEDIMENTATION/ FILTRATION WITH THE EXCEPTION OF THE GRAVEL DRAIN LAYER AND SAND FILTER LAYERS.

2. INSTALL PERMANENT STAKE TO INDICATE SEDIMENT LEVEL IN THE BASIN. STAKE SHOULD BE MARKED TO INDICATE WHEN SEDIMENT OCCUPIES 50% OF THE VOLUME OF THE BASIN.

3. SEDIMENT WILL BE REMOVED WHEN MORE THAN 50% OF THE BASIN CAPACITY IS EXCEEDED.

4. CONTRACTOR TO SECURE PIPE TO BOTTOM OF BASIN TO PREVENT BUOYANCY DURING A RAIN EVENT. A CONCRETE ANCHOR MAY BE USED.

5. DISCHARGE PIPE TO BE INSTALLED SO AS TO BE IN PLACE FOR PERMANENT STRUCTURE.



ISOMETRIC PLAN VIEW

SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER–BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y–BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1–FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN–SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN–SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3–FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

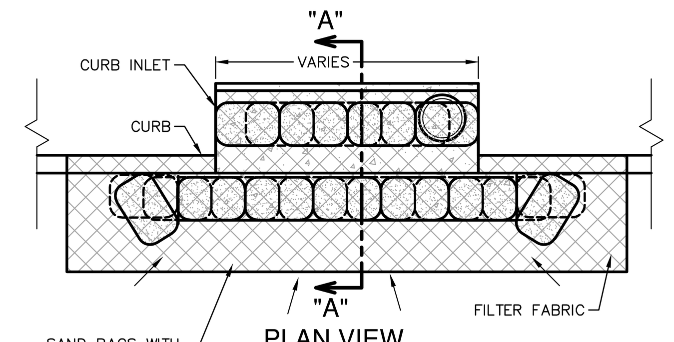
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

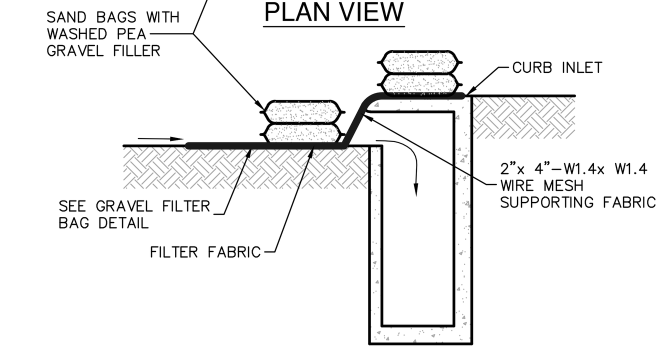
5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT–TO–SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. CONTRACTOR TO INSTALL 2"x4"–W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

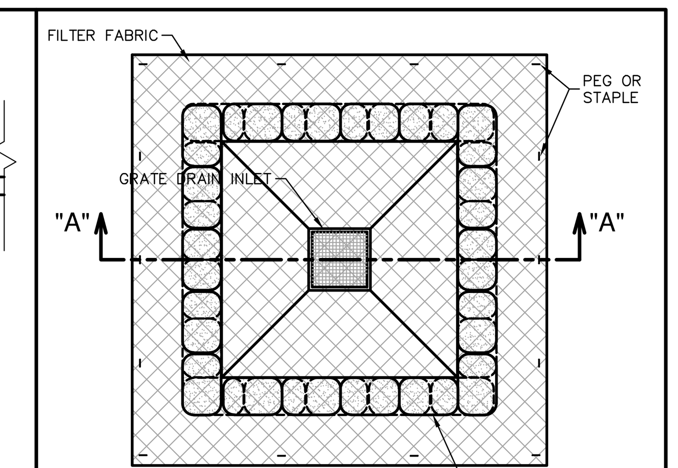
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

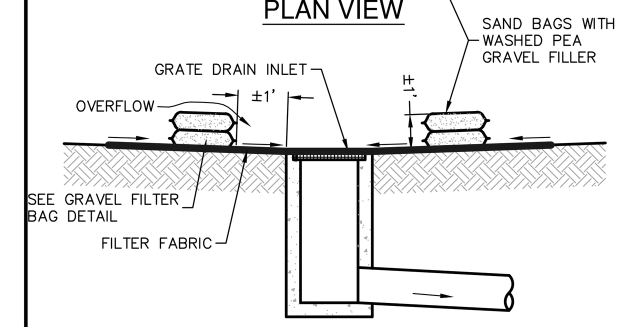
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT–TO–SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. THE SANDBAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER ABOUT 1 FOOT HIGH AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MATTER THAT IT WILL NOT ERODE.

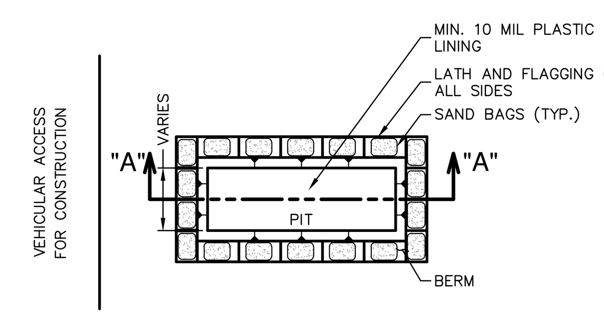
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

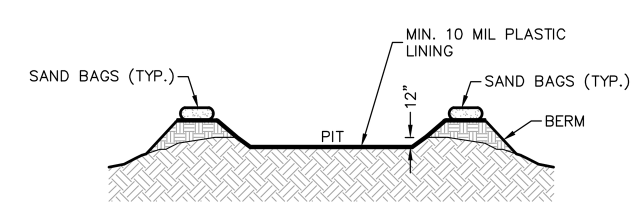
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL GRATE INLET PROTECTION DETAIL

NOT–TO–SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

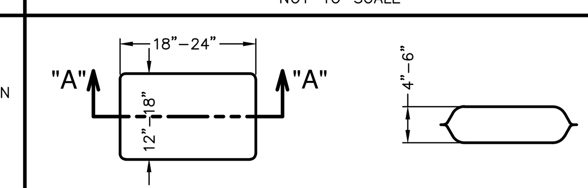
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT–TO–SCALE



PLAN VIEW SECTION "A-A"

NOTES:
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

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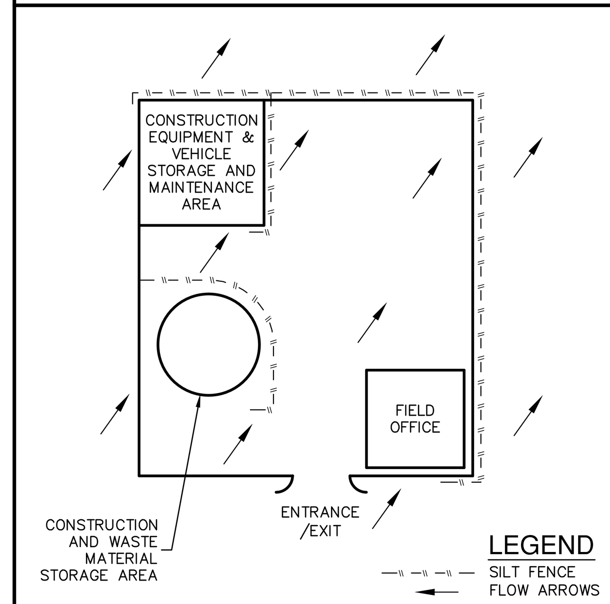

CONSTRUCTION STAGING AREA

NOT–TO–SCALE

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES–STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 3

CHILTON RESTORATION, LLC.
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San Antonio, Tx 78205

Hilton Canopy Hotel
San Antonio

Gensler
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Fax 512.867.8101

DESIGN ARCHITECT
LAKE FLATO ARCHITECTS
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San Antonio, Texas 78205
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CIVIL ENGINEERS
PAPE-DAWSON ENGINEERS
2000 NW Loop 410
San Antonio, Texas 78213
Telephone: 210.375.9000

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Telephone: 512.330.1276

MEP ENGINEERS
BLUM CONSULTING ENGINEERS
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Date	Description
07/10/2015	SD Package
08/31/2015	50% DD
10/29/2015	100% DD

Seal/Signature

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Project Name
Hilton Canopy Hotel
San Antonio

PD Project Number
8790-00

Description
SWPPP DETAILS

C2.10

É 2015 Gensler

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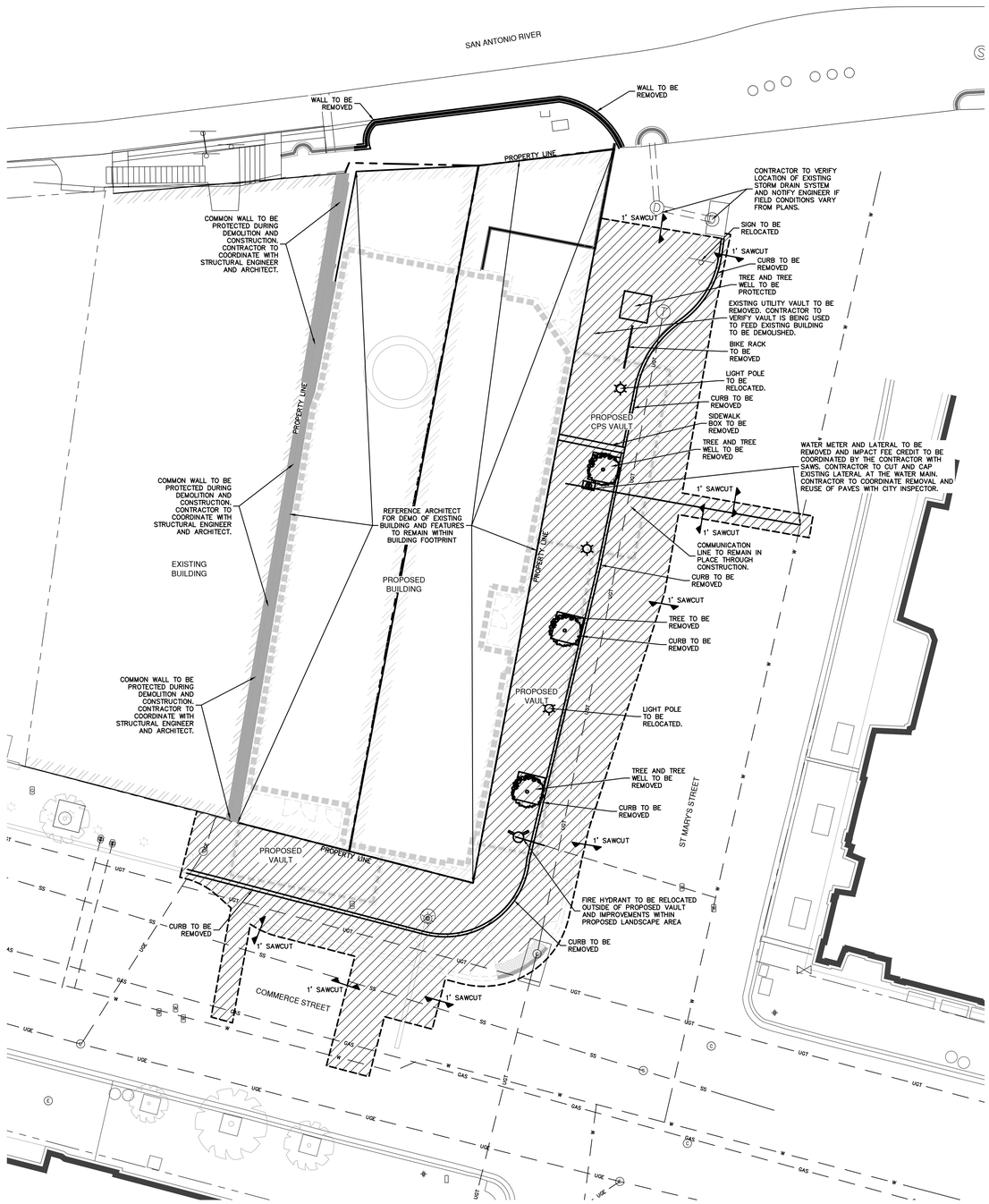

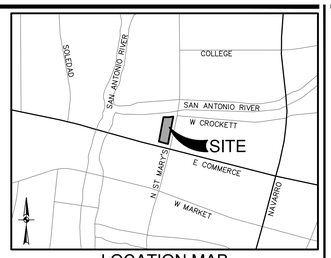

LOCATION MAP

NOT–TO–SCALE

SCALE: 1"= 10'

0' 10' 20' 30'

LEGEND

- PROPERTY LINE
- EXISTING FEATURE TO REMAIN
- EXISTING UTILITIES
- DEMOLISHED FEATURES
- PROPOSED CONSTRUCTION
- SAWCUT LINE
- FLATWORK TO BE DEMOLISHED
- PROPOSED BUILDING
- EXISTING BUILDING TO REMAIN
- BUILDING TO BE DEMOLISHED
- EXISTING COMMON WALL TO REMAIN
- TREES TO REMAIN
- TREES TO BE REMOVED

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING FROM THE SITE ALL ITEMS SHOWN TO BE DEMOLISHED UNLESS OTHERWISE INDICATED. ALL MATERIALS SHALL BE DEMOLISHED AND REMOVED FROM SITE IN ACCORDANCE WITH ALL APPLICABLE, FEDERAL, STATE AND LOCAL REGULATIONS.
3. ALL EXISTING ITEMS NOT SPECIFICALLY NOTED TO BE DEMOLISHED SHALL REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPLACING EXISTING ITEMS REMOVED DURING DEMOLITION THAT WERE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES, POWER POLES TO BE REMOVED, VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND THAT ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
5. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THROUGHOUT ALL PHASES OF CONSTRUCTION.
6. ALL NECESSARY EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND IN WORKING CONDITION AT ALL TIMES.
7. CONTRACTOR SHALL CONFIRM WITH THE OWNER OR HIS DESIGNATE WHETHER TO SALVAGE AND MAKE ARRANGEMENTS TO STORE TRANSPLANTABLE TREES PRIOR TO REMOVAL.
8. FOR TREES SHOWN TO REMAIN, THE CONTRACTOR SHALL INSTALL TREE PROTECTION IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT REMOVE OR DAMAGE ANY TREES WITHOUT A PERMIT TO DO SO.
9. NO PARKING AND/OR STORAGE SHALL BE ALLOWED WITHIN THE DRIP LINE OF THE TREES TO REMAIN.
10. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES, NO JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
11. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS, BENCH MARKS, CONSTRUCTION STAKES, HUBS, OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE–ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE.
12. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING CONSTRUCTION CONTRACTOR.
13. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED AND REUSED. CONTRACTOR SHALL REPLACE AT HIS EXPENSE ANY DESTROYED MATERIAL OR EQUIPMENT THAT WAS MARKED FOR SALVAGE.
14. NO EXISTING ASPHALT OR CONCRETE PAVING SCHEDULED FOR REMOVAL SHALL REMAIN ON–SITE OR BE USED AS FILL MATERIAL. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIAL OFFSITE FOLLOWING ALL APPLICABLE DISPOSABLE REGULATIONS.
15. CONTRACTOR SHALL REMOVE ALL EXISTING IRRIGATION PIPING ON SITE. CUT AND CAP LATERALS AT PROJECT LIMITS TO ALLOW PROPER FUNCTION OF ZONES EXTENDING OFF–SITE.
16. CONTRACTOR SHALL NOT DEMOLISH ANY PUBLIC WATER OR SANITARY SEWER LINES WITHOUT APPROVAL. EXISTING WATER AND SANITARY SEWER SERVICES SHALL REMAIN OPERATIONAL UNTIL NEW SERVICE IS COMPLETE. CUT AND CAP ANY ABANDONED SANITARY SEWER AND WATER SERVICES AT THE EXISTING MAIN. NO ABANDONED SERVICES SHALL REMAIN CONNECTED TO THE PUBLIC MAIN.
17. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
18. ALL WASTE MATERIAL REMAINING AFTER OWNER SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITION OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS OWN EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.
19. THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1–800–DIG–TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE CONTRACTORS SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.
20. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER.
21. THE CONTRACTOR SHALL MEET ALL LOCAL, STATE, AND FEDERAL REGULATIONS FOR DUST CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE AT THEIR OWN EXPENSE FOR ANY FUGITIVE DUST ON ADJOINING PROPERTIES.

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Project Name

Hilton Canopy Hotel
San Antonio

PD Project Number

8790-00

Description

DEMOLITION PLAN

C3.00

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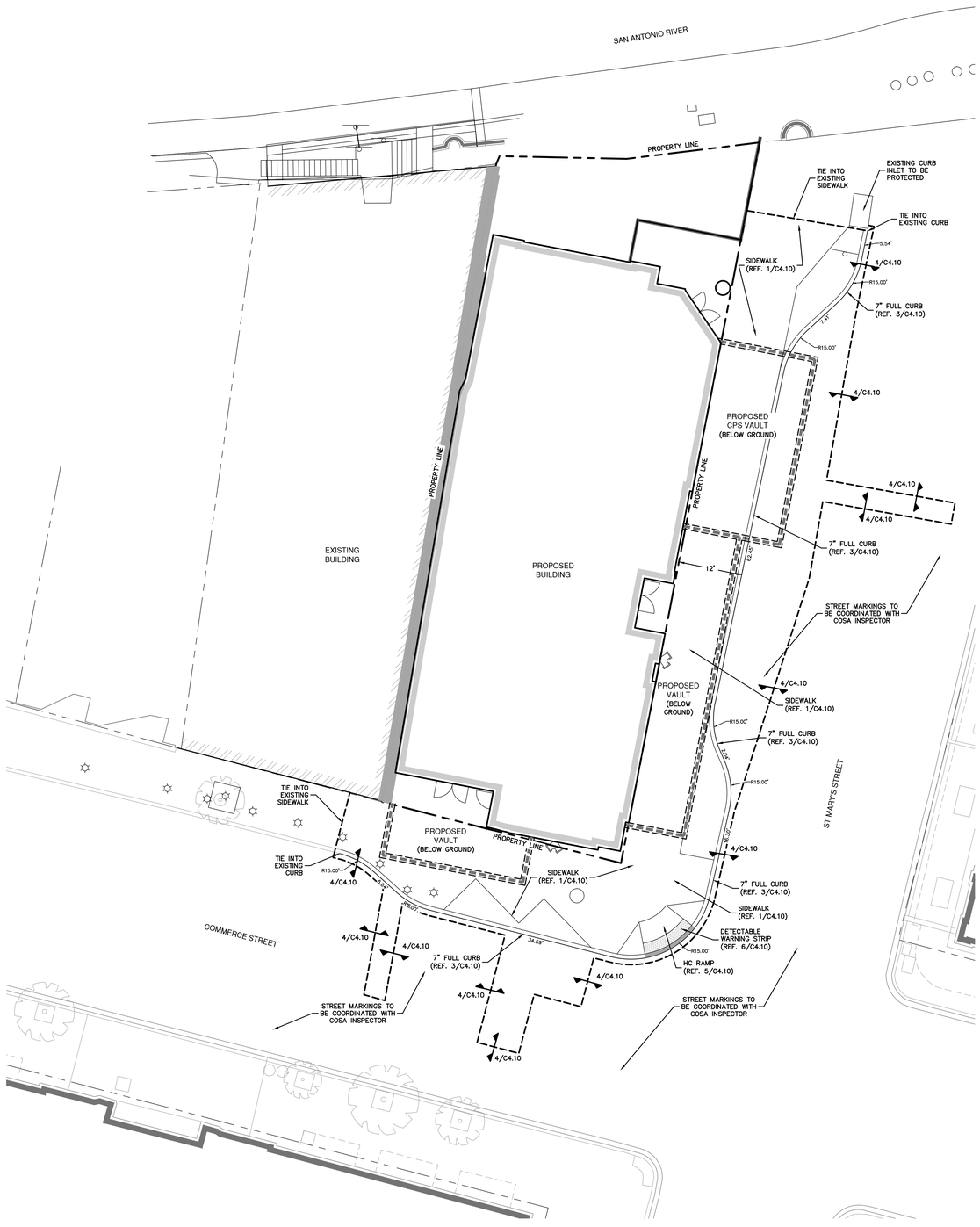

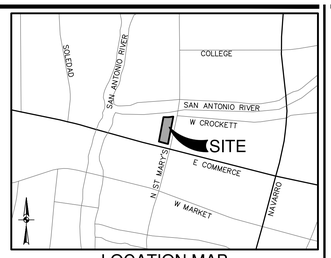

LOCATION MAP

NOT–TO–SCALE

SCALE: 1" = 10'

0' 10' 20' 30'

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING CURB
- PROPOSED CURB (REF. C4.10)
- SAW CUT LINE
- EXISTING COMMON WALL TO REMAIN
- UNDERGROUND VAULT

DIMENSIONAL CONTROL NOTES:

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, PROPERTY PINS, BENCH MARKS, HUBS OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE–ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE IN THE EVENT THEY ARE REMOVED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL POINTS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
6. COORDINATES FOR HORIZONTAL CONTROL POINTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96) DISPLAYED IN SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR FOR EACH COUNTY.
   (THE SURFACE ADJUSTMENT FACTOR FOR BEXAR COUNTY IS 1.00017. OTHER COUNTIES WILL HAVE A DIFFERENT FACTOR. CHECK WITH THE SURVEYOR TO OBTAIN THE CORRECT SURFACE ADJUSTMENT FACTOR FOR PROJECTS LOCATED OUTSIDE OF BEXAR COUNTY.)
7. BENCHMARK ELEVATIONS ARE BASED ON NAVD 88, GEOID 03.
8. ALL DIMENSIONAL CONTROL POINTS OR DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL, AND CENTER OF PAINT STRIPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
9. REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
10. CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.

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Project Name

Hilton Canopy Hotel
San Antonio

PD Project Number

8790-00

Description

DIMENSIONAL CONTROL PLAN

C4.00

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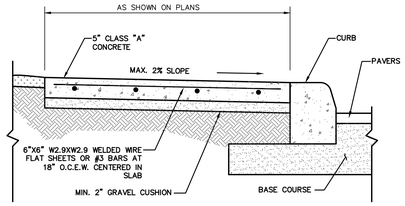

1 SIDEWALK DETAIL
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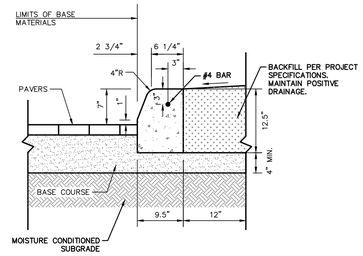
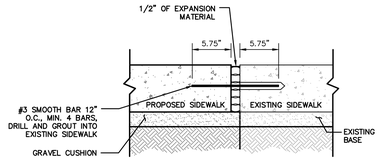
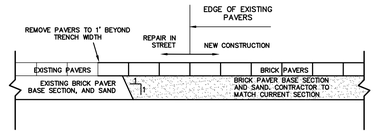


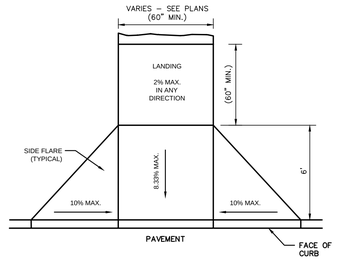
3 7" CONCRETE CURB DETAIL
NOT-TO-SCALE



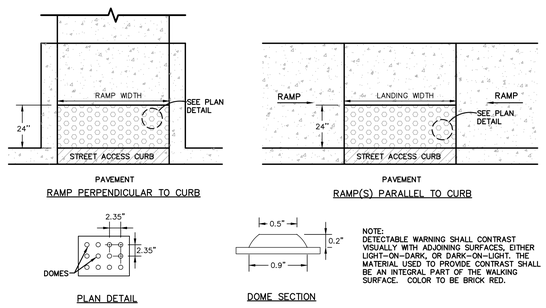
2 SIDEWALK JUNCTURE DETAIL
NOT-TO-SCALE



4 PAVER/PAVER JUNCTURE DETAIL
NOT-TO-SCALE



5 CURB RAMP TYPE "C"
NOT-TO-SCALE



NOTE:
DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. COLOR TO BE BRICK RED.

6 DETECTABLE WARNING STRIP
NOT-TO-SCALE

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Project Name
Hilton Canopy Hotel
San Antonio

PD Project Number
8790-00

Description
PAVING DETAILS

C4.10

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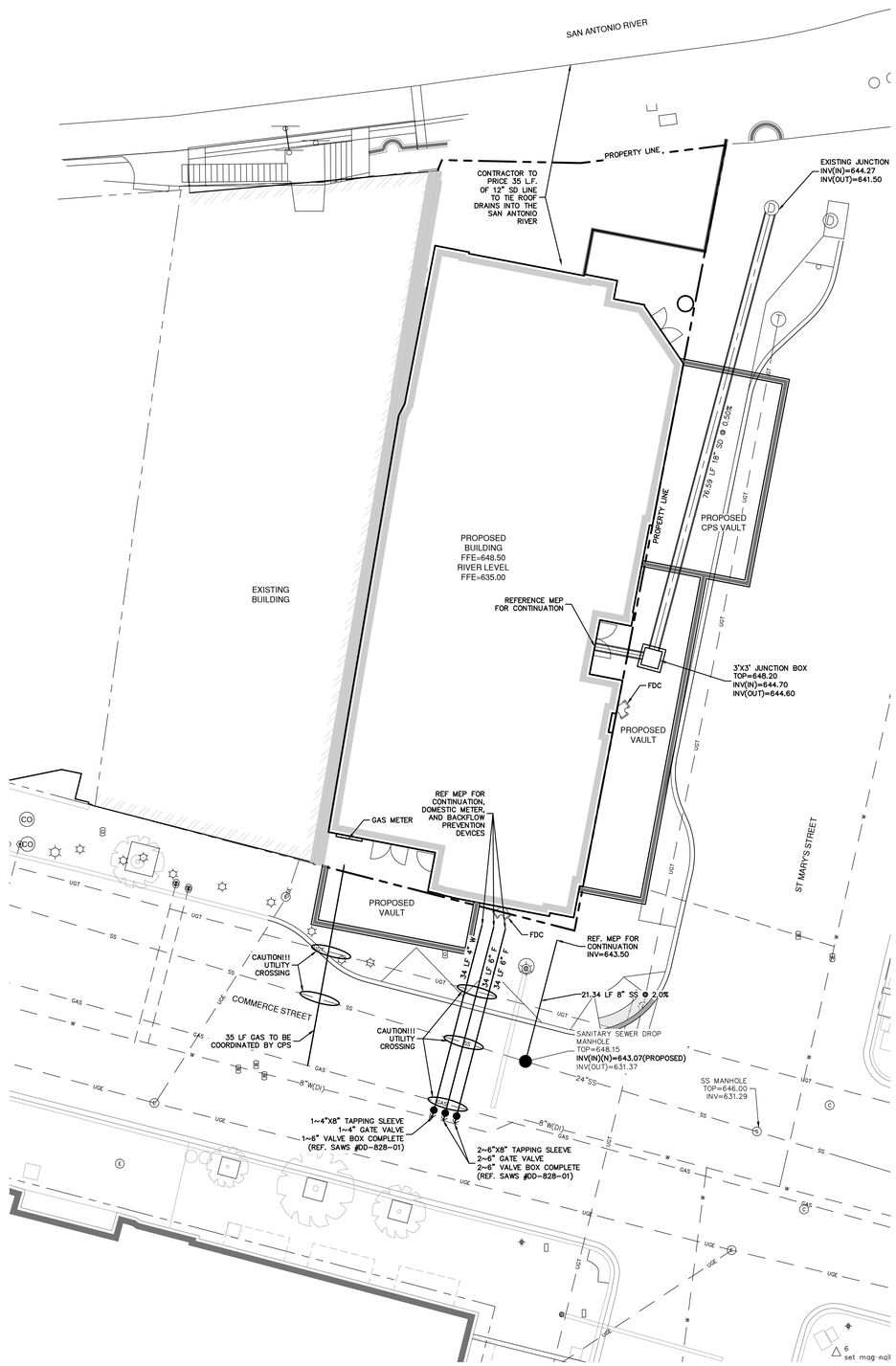

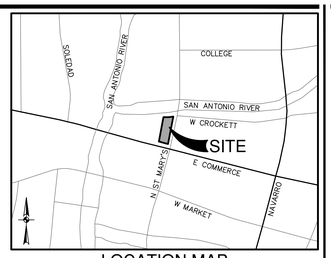

LOCATION MAP

NOT-TO-SCALE

SCALE: 1" = 10'

0' 10' 20' 30'

LEGEND

PROPERTY LINE

PROPOSED UTILITIES

EXISTING UTILITIES

PROPOSED BUILDING

UTILITY NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO RULES AND REQUIREMENTS FOR STREETS, SIDEWALKS, ALLEYS, AND ROADWAY DESIGN AND THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR WATER WORKS CONSTRUCTION (LATEST EDITION).
2. THE LOCATION AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE CONSTRUCTION MANAGER OF ANY CONFLICTS IMMEDIATELY. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. HE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS, AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
4. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS WHETHER SHOWN ON THE PLANS OR NOT.

UTILITY	AGENCY	CONTACTS	PHONE
SANITARY SEWER	SAWS	–	210-233-2010
WATER	SAWS	–	210-233-2010
TELEPHONE/FIBER	AT&T	TEXAS STATE WIDE ONE CALL LOCATOR	800-545-6005
	CPS	TEXAS STATE WIDE ONE CALL LOCATOR	800-545-6005
ELECTRIC/GAS	CPS	TEXAS STATE WIDE ONE CALL LOCATOR	800-545-6005
CABLE TV	TIME WARNER CABLE	TEXAS STATE WIDE ONE CALL LOCATOR	800-545-6005

5. ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
6. THE CONTRACTOR SHALL INSTALL ANY BENDS, FITTINGS, ETC. IN THE WATER LINE AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES. (NO SEPARATE PAY)
7. NO WATER JETTING TO BACK FILL TRENCHES WILL BE ALLOWED ON THIS PROJECT.
8. POLYVINYL CHLORIDE (PVC) SEWER PIPE SHALL BE SDR 26. FITTINGS AND JOINTS SHALL CONFORM TO COMPATIBLE SDR 26 PIPE, WITH THE EXCEPTION THAT SOLVENT CEMENT JOINTS SHALL NOT BE USED. PROVIDE MINIMUM 160 PSI SANITARY SEWER PIPE AT ALL WATER MAIN AND SERVICE CROSSINGS.
9. ALL SPOIL AND OTHER UNSUITABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
10. HYDRANTS, PLUGS, TEES, AND BENDS. SEE DETAIL ON SHEET C5.10 FOR SPECIFIC CONNECTIONS.
11. ALL MATERIALS AND WORKMANSHIP INVOLVED WITH THE CONSTRUCTION OF THE WATER SERVICE MUST BE IN STRICT COMPLIANCE WITH APPLICABLE PORTIONS OR THE UNIFORM PLUMBING CODE (LATEST EDITION).
12. CONNECTIONS TO WATER MAINS AND SERVICES SHALL BE IN STRICT ACCORDANCE WITH SAWS CODES AND REGULATIONS..
13. ALL WATER LINES TO BE INSTALLED A MINIMUM OF 12" ABOVE SANITARY SEWER LINES (MEASURED FROM BOTTOM OF WATER LINE TO TOP OF SANITARY SEWER LINE).
14. CONTRACTOR IS RESPONSIBLE FOR BOTH VERTICAL AND HORIZONTAL CONTROL.
15. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS MATERIALS OFFSITE.
16. ALL DEBRIS AND OTHER OBJECTIONABLE MATERIALS SHALL BE DISPOSED OF OFFSITE BY CONTRACTOR.
17. CONTRACTOR WILL PROVIDE AN AS-BUILT OF ALL UTILITIES HE/SHE UNCOVERS AS WORK PROGRESSES. HAND DRAWN SKETCHES WITH ADEQUATE DIMENSIONS AND TIES TO CLEARLY IDENTIFY ITS VERTICAL AND HORIZONTAL LOCATION AND SIZE ARE ACCEPTABLE.
18. LENGTHS OF PIPE ARE APPROXIMATE ON ARCHITECT'S SET ONLY.
19. DISINFECTION/TESTING SHALL BE PERFORMED AFTER EACH SEQUENCE.
20. CONTRACTOR SHALL SET TOPS OF CLEANOUTS, VALVE BOXES, ETC. AT PAVEMENT ELEVATION.
21. ALL ITEMS NOT SPECIFICALLY CALLED FOR ON THE PLANS, OR IN THE SPECIFICATIONS, BUT NECESSARY TO REASONABLY CONSTRUCT THE FACILITY OR IMPROVEMENT, SHALL BE CONSIDERED INCIDENTAL TO THE OVERALL PROJECT AND NO SEPARATE PAYMENTS WILL BE MADE FOR THESE ITEMS.
22. ALL UTILITY CONNECTIONS TO BUILDINGS SHALL BE COORDINATED WITH MECHANICAL, ELECTRIC, AND PLUMBING PLANS. FOR INFORMATION ON ELECTRIC AND OTHER UTILITIES, SEE MECHANICAL AND ELECTRICAL PLANS, UNLESS OTHERWISE SPECIFIED. BUILDING UTILITY CONNECTIONS ARE SHOWN TO 5' FROM BUILDING.
23. DEPTH OF BURY FOR ALL PIPING SHALL BE A MINIMUM OF 4' UNLESS NOTED OTHERWISE.
24. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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Project Name

Hilton Canopy Hotel
San Antonio

PD Project Number

8790-00

Description

UTILITY PLAN

C5.00

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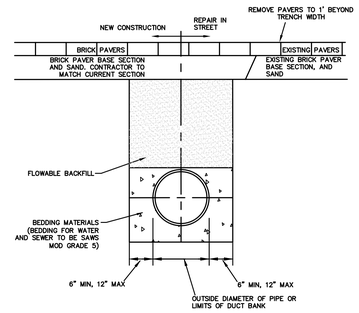

1 UTILITY & STORM DRAINAGE TRENCH

NOT-TO-SCALE

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4 EXTERNAL DROP MANHOLE

NOT-TO-SCALE

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2 GATE VALVE

NOT-TO-SCALE

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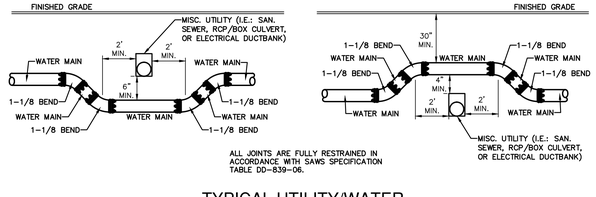
5 COPPER SERVICE INSTALLATION TAPPING SCHEDULE

NOT-TO-SCALE



ALL JOINTS ARE FULLY RESTRAINED IN ACCORDANCE WITH SAWS SPECIFICATION TABLE DD-839-06.

3 TYPICAL UTILITY/WATER CROSSING DETAIL

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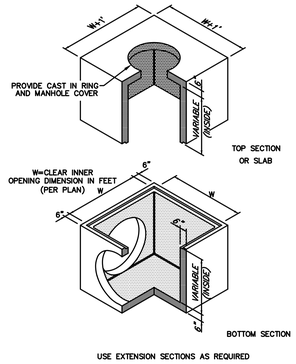

USE EXTENSION SECTIONS AS REQUIRED

6 TYP. JUNCTION BOX

NOT-TO-SCALE

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08/31/2015	50% DD
10/29/2015	100% DD

Seal/Signature

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Project Name

Hilton Canopy Hotel
San Antonio

PD Project Number

8790-00

Description

UTILITY DETAILS

C5.10

Date: Nov 03, 2015, 4:53pm User ID: JBryan
File: P:\87\26\00\Design\Civil\UTID-879500.dwg

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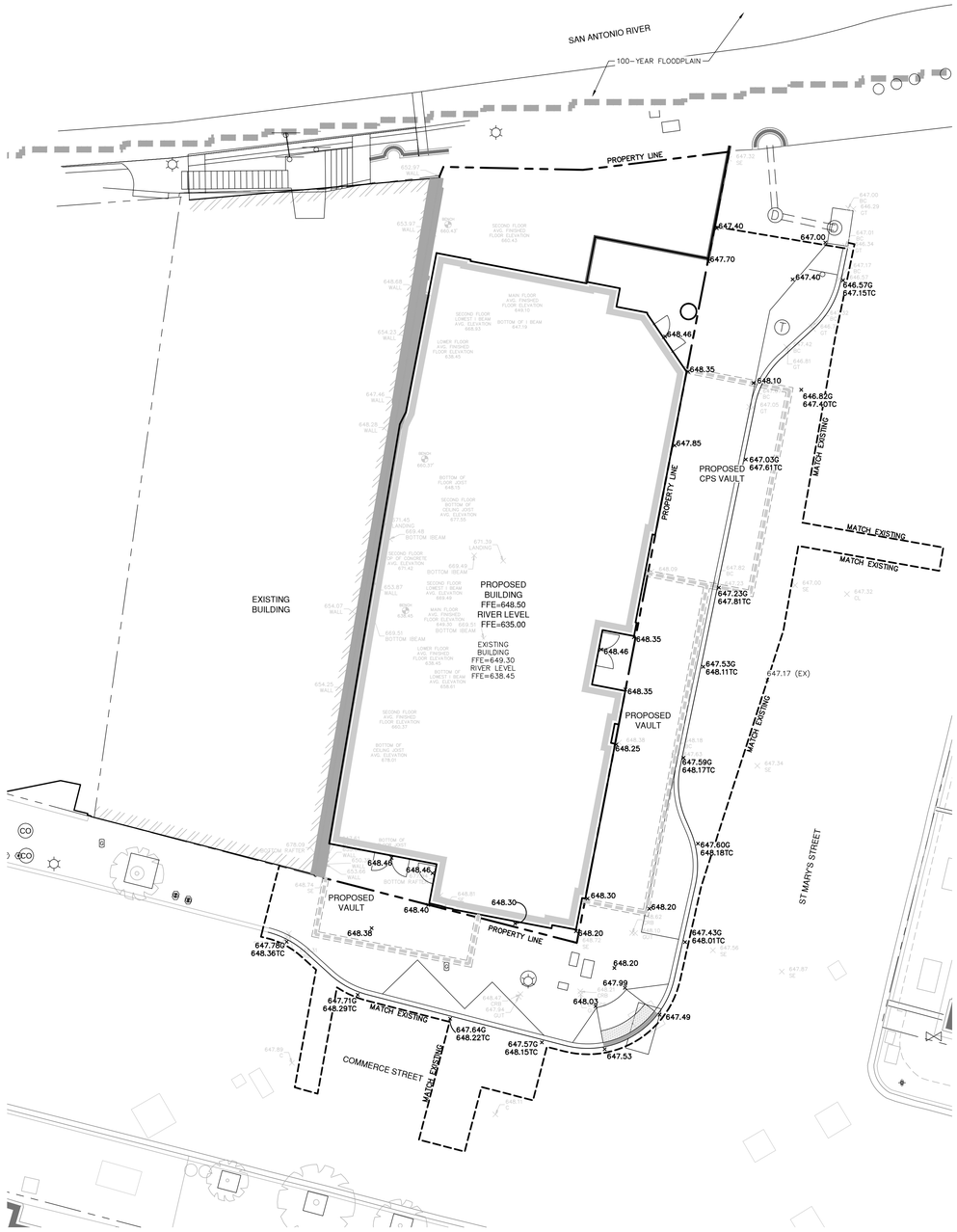

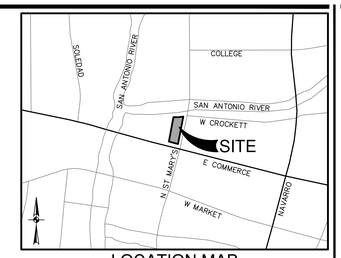

LOCATION MAP

NOT-TO-SCALE

SCALE: 1" = 10'

0' 10' 20' 30'

LEGEND

PROPERTY LINE	
EXISTING CURB	
PROPOSED STANDARD CURB	
EXISTING CONTOURS	885
PROPOSED CONTOURS	885
PROPOSED SPOT ELEVATIONS	×885.00
EXISTING SPOT ELEVATION	×885.00

GRADING NOTES:

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19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

CHILTON RESTORATION, LLC.
155 E. Commerce Street,
San Antonio, Tx 78205

Hilton Canopy Hotel
San Antonio

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Tel 512.867.8100
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Project Name

Hilton Canopy Hotel
San Antonio

PD Project Number

8790-00

Description

GRADING PLAN - STREET LEVEL

C6.00

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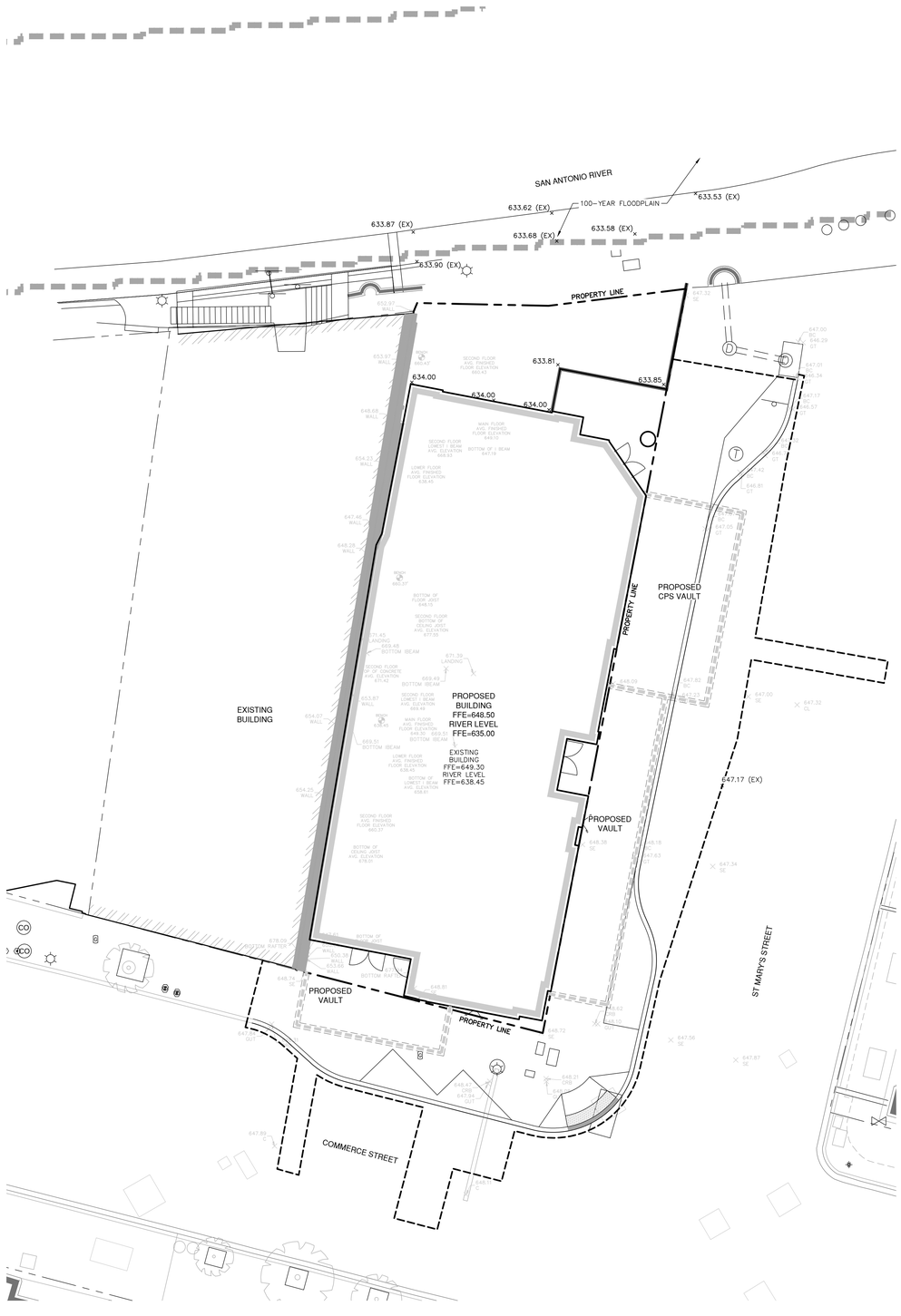

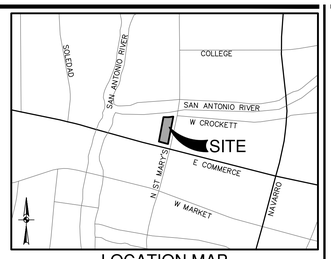

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Project Name

Hilton Canopy Hotel
San Antonio

PD Project Number

8790-00

Description

GRADING PLAN - RIVER LEVEL

C6.01

Date: Nov 03, 2015, 4:53pm User ID: JBeyna
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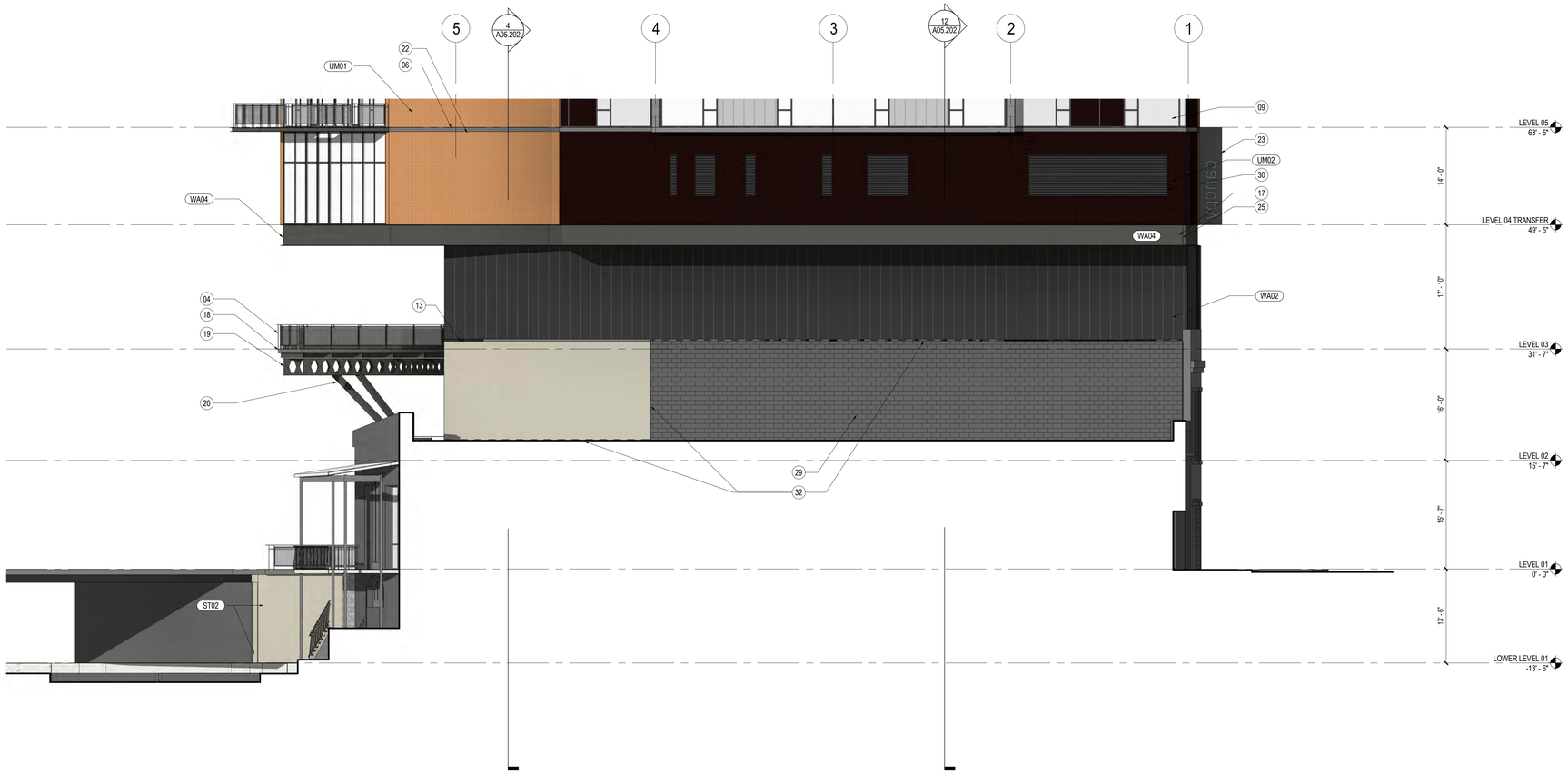

ENLARGED ELEVATION - PODIUM WEST

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

2

ENLARGED ELEVATION - PODIUM SOUTH

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

4

SHEET NOTES

01 SCHEDULED CURTAINWALL SYSTEM WITH PAINT FINISH PT1.
02 SCHEDULED ALUMINUM GLASS EXTERIOR DOORS. SEE DOOR TYPES SHEET G00.31 FOR INFO.
03 OPERABLE WINDOW – TYPICAL
04 PAINTED STEEL GUARDRAIL - 2" X 1" GALVANIZED WOVEN WIRE TACK WELD ON 1" METAL HEMMED EDGE AT 4 SIDES, MOUNTED ON PAINTED STEEL ANGLE L2 X 2 X 1/4" FRAME AND POST. PROVIDE EMBED AT EDGE OF SLAB FOR VERTICAL WELD POST.
05 PAINTED INFILL METAL PANEL SLAB EDGE COVER INTEGRATED WITH SCHEDULED MULLION SYSTEM - TYP.
06 EXPOSED SLAB EDGE WITH TNEMEC COATING. SEE SPEC FOR INFO
07 PAINTED CANTILEVERED CONCRETE BALCONY WITH TRAFFIC COATING.
08 PAINTED STEEL CHANNEL @ BALCONY SLAB EDGE BETWEEN RAILING VERTICAL POST.
09 SCHEDULED WINDOW WALL SYSTEM WITH PAINT FINISH PT1.
10 INFILL METAL PANEL AT MULLION SYSTEM. FINISHES TO MATCH MULLION.
11 COMPOSITE ZINC PANEL ROOF
12 COMPOSITE ZINC PANEL SOFFIT
13 PAINTED METAL COPING. MATCH PT1 FOR FINISH.
14 PAINTED STEEL TRELLIS WITH HIGH PERFORMANCE COATING PT1. PROVIDE 1" DIA ROD 6" O.C OVER TAPERED WIDE FLANGE STEEL FRAMING. SEE STRUCTURAL FOR INFO.
15 PERFORATED METAL SCREEN WALL WITH EXPOSED FASTENERS. FINISH TO MATCH PT1.
16 COMPOSITE METAL PANEL COLUMN COVER. MATCH PT1.
17 PROVIDE BACK UP PANEL AT MCM PROFILE PANEL SPLICE JOINT.
18 SLOPED COMPOSITE CONCRETE SLAB WITH TRAFFIC COATING.
19 CASTELLATED STEEL BEAM. MATCH PT1 FOR FINISH.
20 STRUCTURAL STEEL PIPE COLUMNS. MATCH PT1 FOR FINISH.
21 GLASS CANOPY SET ON OVERSIZED PAINTED STEEL PIPE WITH CABLE ROD TIE BACK TO SLAB AT METAL PROFILE PANEL SYSTEM.
22 PROVIDE ONE (1) COURSE OF "MODULAR ECONOMO" OVERSIZED BRICK BELOW SLAB EDGE (SIZE 3 5/8" X 3 5/8" X 7 5/8"); UM01.
23 WALL-MOUNTED HOTEL SIGNAGE WITH INTEGRAL LIGHTING.
24 PAINTED FIXED METAL PLANTERS; REF. LANDSCAPE
25 GUTTER BEHIND MCM PROFILE AT WEST PERIMETER ABOVE ADJACENT PROPERTY; REF. 12/A05.202
26 GUTTER SYSTEM AT CANOPY. PROVIDE DOWNSPOUT AND RUN PIPINGS WITHIN METAL PANEL COLUMN COVER AND TIE INTO STORM LINES BELOW GRADE.
27 EXISTING CISTERN TO REMAIN
28 EXISTING HISTORIC FACADE TO BE DEMOLISHED AND RECONSTRUCTED
29 EXISTING DEMISING WALL TO REMAIN
30 30% FREE AREA ACOUSTICAL LOUVERS, RE: MECHANICAL
31 LAMINATED, HEAT STRENGTHENED GLASS PANEL WIND GUARD ANCHORED TO THE BACK SIDE OF PARAPET.
32 BELLOWS EXPANSION JOINT AT INTERSECTION OF EXISTING WALL STRUCTURE AND NEW WALL FRAMING.
33 13/16" THICK HEAT STRENGTHENED LAMINATED GLASS WITH SGP INNER LAYER SET ON PAINTED ALUMINUM STEEL TUBE 6" X 2" PURLINS WITH HIGH PERFORMANCE COATING PT1. GLASS SIZES 5'W X 14'L AND 5'W X 6'-6"L AT EACH MODULE BETWEEN PURLINS.
34 RETRACTABLE AWNING ON STEEL TUBE STRUCTURE AT POOL DECK SOUTH.
35 5" WIDE SIGHTLINE CURTAINWALL SYSTEM. FINISH TO MATCH PT1.
36 PROVIDE WINDOW DECAL AT LEVELS 1 AND 2.
37 PROVIDE DOWNSPOUT AT PERIMETER GUTTER LOW POINT AND RUN PIPINGS TO INTERNAL STORM LINE.
38 PROVIDE NEW IGU WINDOW. REFER TO HISTORICAL ARCHITECT'S DRAWINGS FOR INFO.

GENERAL NOTES

A. REFER TO SHEET A10.200. FOR PAINT FINISH SCHEDULE.

MATERIAL LEGEND

ST01 - LIMESTONE
ST02 - RECLAIMED LIMESTONE
ST03 - LIMESTONE & ACCENT BRICK
V1 - VISION GLASS (PODIUM)
V2 - VISION GLASS (TOWER)
V3 - VISION GLASS AT DARK BRICK
S1 - SPANDREL GLASS (PODIUM)
WA01 - NOT IN USE
WA02 - PAINTED ALUMINUM COMPOSITE PANEL
WA03 - PAINTED ALUMINUM INFILL PANEL
WA04 - PAINTED MCM PROFILE PANEL
WA05 - LIGHT ZINC COMPOSITE PANEL
WA06 - PAINTED SCREEN WALL
UM01 - UNIT MASONRY MAIN FIELD BRICK
UM02 - UNIT MASONRY DARK BRICK

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TECHNOLOGY, AV, SECURITY
SHEN MILSOM & WILKE
712 Main Street
Suite 730
Houston, Texas 77002
Telephone: 214.414.1030

CURTAINWALL DESIGN
CURTAINWALL DESIGN CONSULTING
8070 Park Lane
Suite 400
Dallas, Texas 75231
Telephone: 972.437.4562

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PRELIMINARY
These documents are incomplete and not for regulatory approval, permit or construction.
John F. Mapes #19114
10/29/2015

Project Name
Hilton Canopy Hotel
San Antonio

Project Number
25.1231.000

Description
ENLARGED ELEVATIONS - PODIUM SOUTH & WEST

Scale
As indicated

A04.111

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 8/25/2015 HDRC Case# 2015-024

ADDRESS: 155-161 E COMMERCE Meeting Location: 1901 S ALAMO

APPLICANT: CHRIS HILL / PATRICK SHEARER

DRC Members present: ~~JOHN LAFFOON~~ RECUSED, MICHAEL CONNOR, MICHAEL GUARINO, PAT AIGIOVANNI

Staff present: EDWARD HALL

Others present: CHARLES JOHN

REQUEST: RESTORATION OF THE FISHMARKET BUILDING - [redacted] - REMOVE FACADE, RESTORE OFFSITE AND REBUILD. REMOVE INTERIOR WALL FOR NEW CONSTRUCTION.

COMMENTS/CONCERNS:

MC: PROPOSAL WOULD ALLOW FOR JOINT CORRECTION AT CORNER WITH THE ESQUIRE. MG: NO ISSUES AS LONG AS THE RESTORATION IS PROPERLY DONE. MC: IN AGREEMENT WITH MICHAEL GUARINO REGARDING REHAB / RESTORATION

COMMITTEE RECOMMENDATION: **APPROVE [✓] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

8/25/15
Date

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 1/5/2016 HDRC Case#

ADDRESS: 155-161 E COMMERCE Meeting Location: 1901 S ALAMO

APPLICANT: PATRICK SHEARER

DRC Members present: BETTY FELAMAN, JOHN LAFFOON, KENT BRITTAIN

Staff present: EDWARD HALL

Others present: JOSEPH DELENZO

REQUEST: DEMOLITION WITH NEW CONSTRUCTION OF A HOTEL TOWER

COMMENTS/CONCERNS: BF: QUESTIONS REGARDING EXTERIOR MATERIALS - ELIMINATION OF WOOD. QUESTIONS REGARDING STONE - LIMESTONE? JL: QUESTIONS REGARDING THIRD FLOOR BALCONY / CANTILEVER - PURPOSE. QUESTIONS REGARDING EXISTING RIVERWALK PAVING / HUGMAN FEATURES. KB: WHERE WILL CURB-SIDE DROP OFF BE LOCATED. BF: MATERIALS / BRICK TONES. JL: QUESTIONS / CONCERNS REGARDING LOCATION OF VIA BUS STOP; CREATION OF CROSS TRAFFIC. LANDSCAPING OPTIONS? - CEDAR ELM WOULD BE APPROPRIATE.

COMMITTEE RECOMMENDATION: **APPROVE [X] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

We look forward to this project

Committee Chair Signature (or representative) 01-05/2016 Date

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
REVIEW OF PROPOSED PROCESS – THIS MAY NOT BE USED TO OBTAIN A PERMIT

December 15, 2015

ADDRESS: 161 E COMMERCE

LEGAL DESCRIPTION: NCB: 106 BLK LOT 33 & 34

HISTORIC SITE COMMON NAME: Dwyer Building

APPLICANT: Charles John

OWNER: Chilton Restoration, LLC

TYPE OF WORK: Approval of the process for the restoration of the Dwyer Building's façade

REQUEST:

The applicant is requesting approval of the proposed restoration of the façade of 161 E Commerce, commonly known as the Dwyer Building and Fishmarket. Conceptual approval was granted on January 21, 2015, for the demolition of the Sullivan Bank Building, also known as the Alamo Savings Association and MIC (Mortgage Investment Company), the rehabilitation of the Dwyer Building and the construction of an eighteen story hotel tower to address the corner of S St Mary's and E Commerce. The Sullivan Bank Building as well as its neighbor to the west, the Dwyer Building, also known as the Fishmarket share a common address, 161 E Commerce; however, this request only pertains to the Dwyer Building.

The applicant has noted that the removal of the corner building (Mortgage Investment Company) will include the demolition of the dividing wall which currently not only divides it from the Dwyer Building, but also braces the Dwyer Building's façade. At the time of exterior modifications in 1979, the original ground level façade of the Dwyer Building was modified and replaced with the current, non original rough cut stone. The applicant has proposed to remove the existing façade materials in order to repair and redress the historic stone as well as fabricate window sills, heads and belt courses that will be recreated as dutchmen and inserted into the stone façade. In order to facilitate a proper bond and installation, the applicant has proposed to complete this work off site. Off site work will include the redressing and repair of the existing stone as well as the creation of dutchmen.

In addition to the redressing, repair and creation of dutchmen, the applicant has noted that new stone columns to match the original stone columns will be constructed to support the loading of the existing second floor façade. The applicant is constructing the stone columns to match those shown in a 1940's era photograph of the Sullivan Building, adjacent to the Dwyer Building. Additional photographs submitted with this application indicate both facades were identical prior to the 1940's era photograph. In addition to constructing the new stone columns, a new masonry wall will be constructed behind the arcade.

ADMINISTRATIVE APPROVAL TO:

Staff finds that the applicant's proposed process as well as proposed steps are appropriate. Staff finds that the following steps are necessary for an Administrative Approval to the proposed process.

1. The complete documentation of the façade by photography. The applicant has noted that additional photographs will be provided to staff at a later date.
2. The production of dimensioned architectural drawings noting the following:
   - Proposed detailing at window openings, window sills, cornice lines, door openings and parapet walls.
   - A detailed section noting the thickness of the restored second floor wall as well as the first floor arcade.
   - An elevation in context showing the existing Esquire as well as the proposed hotel tower to the east.

   The applicant has provided elevations and a section addressing the information that staff has requested as well has noted that additional information included a context elevation will be submitted to staff by the project architect.
3. The production of an elevation with each piece of stone numbered that corresponds to a photograph of each piece of stone. The applicant has noted that this drawing and documentation will be provided by the stone mason.
4. The production of dutchmen samples by the applicant/stone mason prior to production and installation to ensure the quality and character of the landmark will not be jeopardized.

APPROVED BY: Edward Hall

For:

Shanon Shea Miller
Historic Preservation Officer