

## HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

### Agenda Item No: 35

**HDRC CASE NO:** 2015-164  
**ADDRESS:** 1111 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 747 (ST. BENEDICT'S SUBD), BLOCK 6 LOT 26 PLAT 9574/144 FILED 03-02-07  
**ZONING:** C2 H HS IDZ  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Elmendorf, Edward - House  
**APPLICANT:** Meredith Siegel/Sprinkle & Co. Architects  
**OWNER:** Frolic & Detour, LLC  
**TYPE OF WORK:** Rooftop addition  
**REQUEST:**

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

Construct a 750 square foot rooftop addition to the St. Scholastica Convent / Liberty Bar at 1111 S Alamo. The structure will include a standing seam metal roof, wood clad windows, stucco cladding, wood columns, beams and trim and metal pipe struts for roof overhand support.

#### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

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

##### A. GENERAL

- i. Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

##### B. SCALE, MASSING, AND FORM

- i. Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

#### 3. Materials and Textures

##### A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### 4. Architectural Details

##### A. GENERAL

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

#### FINDINGS:

- a. The applicant received conceptual approval of the proposed rooftop addition on October 14, 2014, with the stipulations that the roof maintain a symmetrical form based and that the proposed standing seam metal roof meet the specifications for historic metal roofs, including the use of a double munched ridge seam.
- b. The historic St. Scholastica Convent / Liberty Bar building was constructed circa 1939 and features portions that predate the primary structure. The building features a strictly symmetrical façade with a central pediment entry. During the process of conceptual approval, both the HDRC and Office of Historic Preservation staff expressed concern over the asymmetrical design of the proposed addition's roof. It was recommended that the applicant redesign this aspect of the addition.
- c. The Guidelines for Additions 2.A. states that new additions should be designed to be in keeping with the existing, historic context of the block, should be placed at the side or rear of the building whenever possible and should provide a transition between old and new. While the proposed addition is a rooftop addition, a setback of approximately fourteen (14) feet from the historic structure's front side and an approximately eight (8) foot setback at the sides provides a transition between old and new that staff finds appropriate given his unique location for an addition. This is consistent with the Guidelines.
- d. The applicant has proposed for the height of the addition to be thirteen (13) feet tall. The approximate height of the existing, primary structure is approximately thirty-six (36) feet. The proposed height of the addition is consistent with the Guidelines for Additions 2.B.i which states that the height of additions should be limited to no more than 40 percent of the height of the original structure.
- e. According to the Guidelines for Additions 3.A.i, materials that match in type, color and texture should be used while including an offset or reveal to distinguish the addition from the historic structure. While the proposed addition's stucco facades do not match those of the original structure in regards to color, the difference in color provides the needed distinction and is appropriate. Staff finds that the use of standing seam metal roof, stucco façade, wood clad doors and windows and the metal pipe struts are consistent with the Guidelines.
- f. One of the stipulations included in the conceptual approval of this addition was the redesign of the roof line to a symmetrical form. The applicant has stated that the complete redesign of the roof line would be detrimental to the design given that the roof height would inevitably need to be raised to accommodate a new plate height of ten (10) feet. To compensate for this, the applicant has modified the overhands to promote a sense of symmetry at the front façade and has chosen a 1 – 1 ½" standing seam metal roof with folded over ribs / double munched at the ridgelines.

and eaves. The applicant has also taken steps to reduce the overall visual weight of the roof including using smaller dimension rafter tails and a knife-edge hemmed eave. While the applicant has taken numerous steps to improve the visual cohesiveness of the proposed roof line and façade, staff finds that the asymmetrical qualities of the proposed addition distract from the original, historic façade.

**RECOMMENDATION:**

Staff does not recommend approval based on finding f. Staff recommends that the applicant meet with the Design Review Committee to find a solution regarding a complementary roof line.

**CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 28, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

HDRC Case No: 2014-341  
Rooftop Addition to Liberty Bar  
April 15, 2015

## **Description of Project**

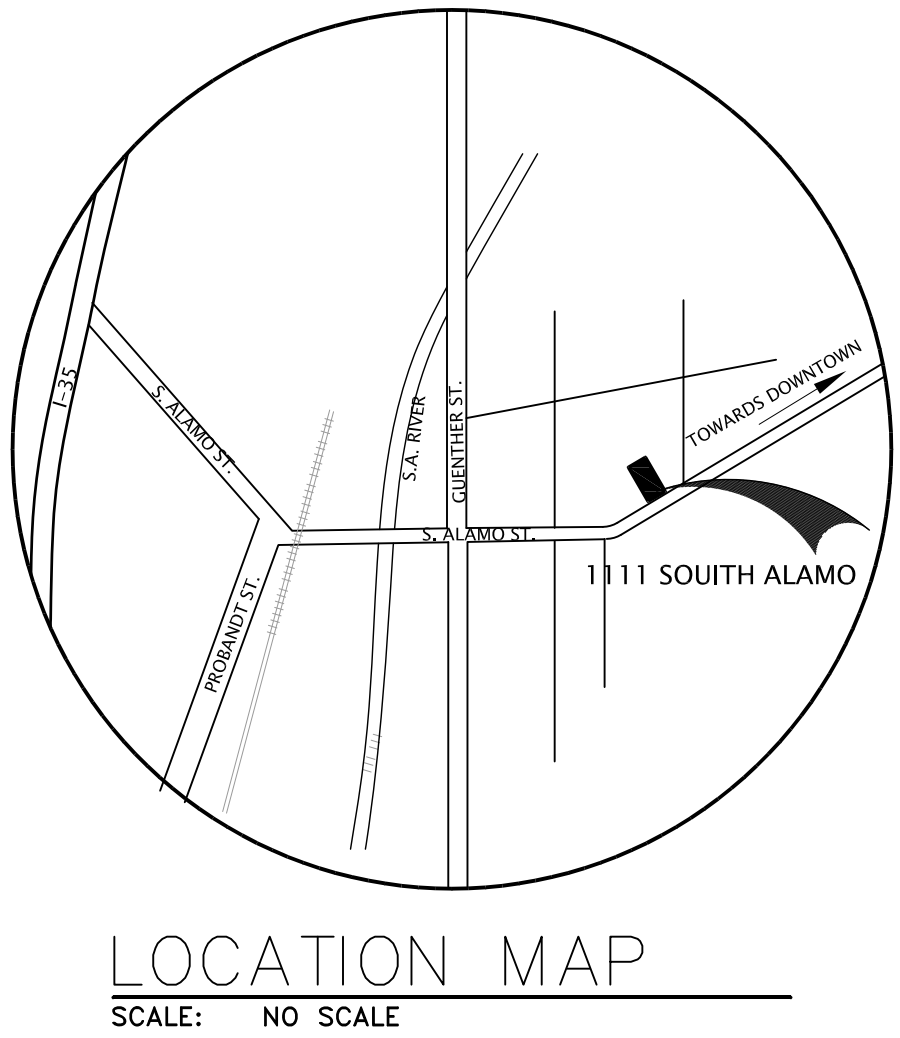
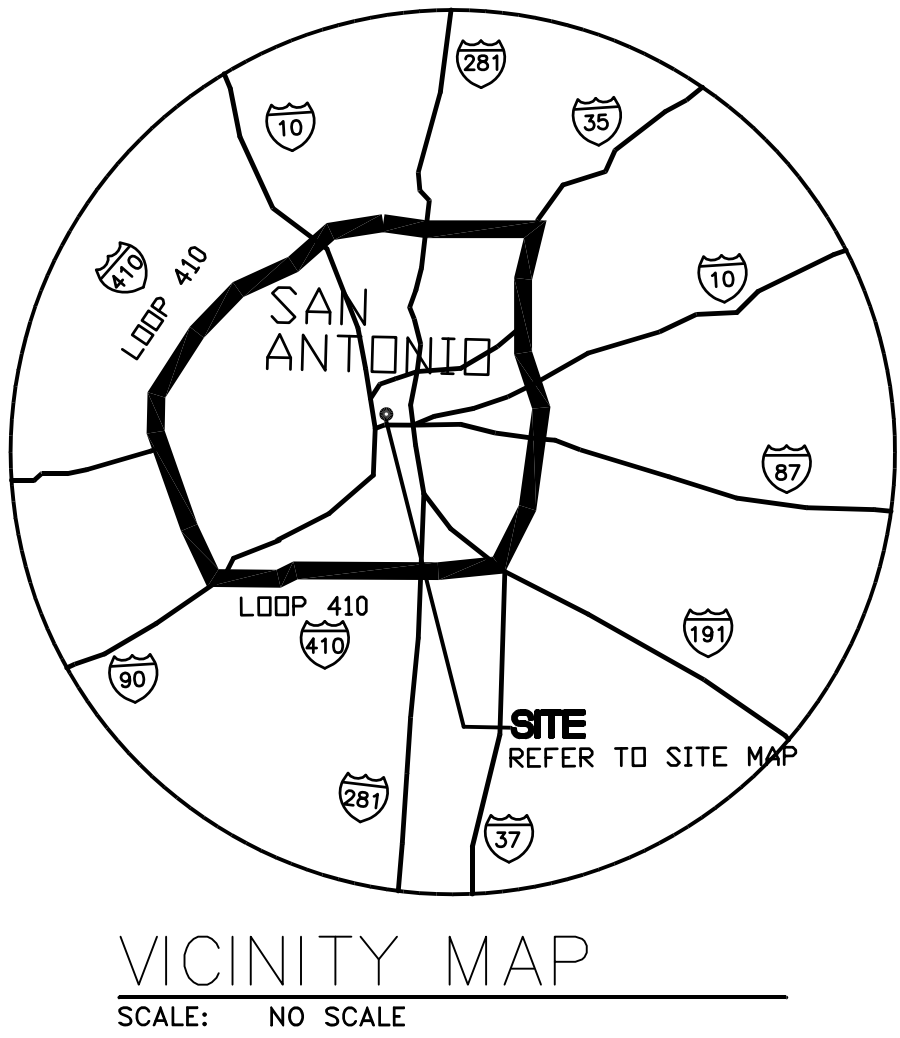
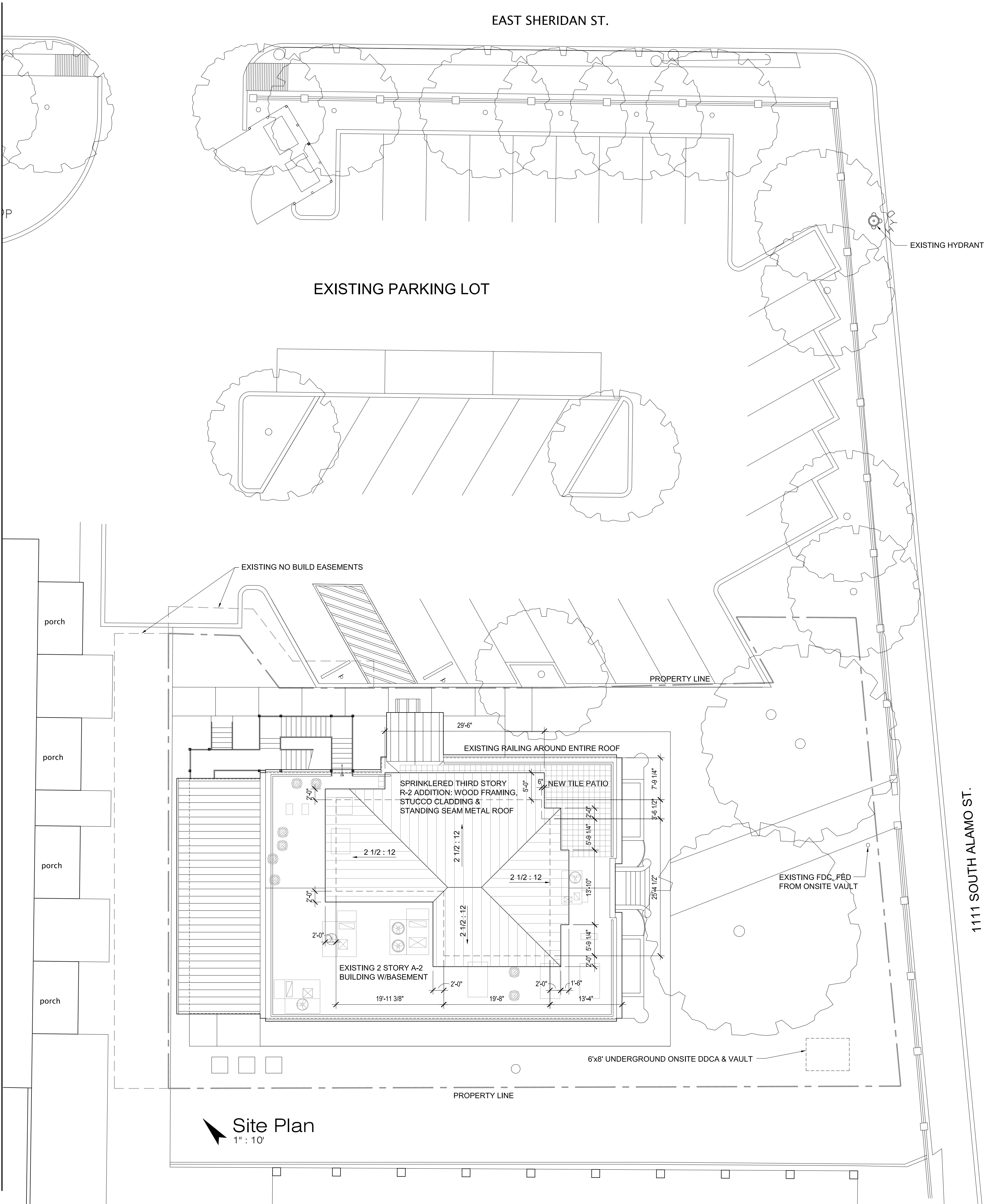
This application for final approval from the Historic Design Review Commission follows conceptual approval granted on October 15, 2014. Last fall we submitted a design for an apartment over Liberty Bar, and it was recommended by staff and by the commission that the porch roof on the northeast side of the apartment be separated from the main roof over the structure for the purpose of maintaining a symmetrical façade facing Alamo St., and to reduce the perceived scale of the roof on the Sheridan St. façade.

Since that time we have tried several different designs and have found that designing two separate rooflines would be a detriment to the design and constructability of the project. In order to accommodate proper head clearance under the porch covering, while providing enough space to construct two physically separate roofs, the plate height of the apartment roof would have had to be raised over 10'-0" above finished floor. We think that is too high, and would create an undesirable visual presence at the street view. The double structure also created a much busier, more cluttered appearance above the Sheridan Street façade.

We now submit a new design that features one roof over the whole apartment. This roof will be clad in a 1 – 1 ½" standing seam metal with folded over ribs – or double-munching – at the ridgelines and eaves. We have modified the overhangs to promote the sense of symmetry at the Alamo St. façade, and have used smaller-dimension raftertails along with a knife-edge hemmed eave to lessen the bulk of the roof itself.

We feel that this design is in keeping with the contextual architectural expression of the King William neighborhood. We also feel that the design respects the symmetrical Italianate architecture of the St. Scholastica Convent.

Z:\1012\_Dwight Hobart - Penthouse Apartment\HDRC\rooftop apartment submittal\Submittal 041515\Hobart Apartment - Project Description\_041515.docx



SHEET INDEX	
A-1	SITE PLAN & CODE ANALYSIS
A-2	FLOOR PLANS, FINISH SCHEDULE & DOOR/WINDOW SCHEDULES
A-3	DEMOLITION PLANS, REFLECTED CEILING PLANS, CEILING DETAILS
A-4	EXTERIOR ELEVATIONS, BUILDING SECTIONS, WALL SECTIONS
A-5	INTERIOR ELEVATIONS, DOOR & WINDOW DETAILS, MILLWORK DETAILS
S0.1	LOWER LEVEL FRAMING PLANS
S1.1	APARTMENT WALL FRAMING PLAN
S1.2	APARTMENT ROOF FRAMING PLAN
S2.1	DETAILS
S2.2	DETAILS
S3.1	NOTES & SCHEDULES
E01.01	ELECTRICAL SITE PLAN
E1.01	FLOOR PLAN - POWER / COMMUNICATIONS
E2.01	FLOOR PLAN - LIGHTING
E3.01	SCHEDULE & DETAILS
E4.01	PANELS & RISERS

CODE ANALYSIS	
Occupancy Classification: Assembly Group A-2 Restaurant	
Occupancy Separation: R-2 Residence Apartment, Caretaker	
Building Type: V-B	
Building Area:	
Un-sprinklered Allowable -	6,000 sf / story
Sprinklered Allowable -	18,000 sf / story
<b>Design Area (A-2, R-2)</b>	<b>3,907sf (existing 1st story)</b>
	<b>3,810sf (existing 2nd story)</b>
	<b>100sf (existing 3rd story/roof stair)</b>
	<b>800sf (new 3rd story R-2 occupancy)</b>
	<b>8,617 sf (3 stories above grade)</b>
Building Height:	
Un-sprinklered Allowable A-2 (R-2) -	1 stories / 40 ft (2 stories / 40ft)
Sprinklered Allowable A-2 (R-2) -	2 stories / 60 ft (3 stories / 60ft)
<b>Design Height -</b>	<b>2 stories A-2 / 32 ft (3rd story R-2 / 46 ft)</b>
Occupant Load:	
	Existing Restaurant - 172 people.
	<b>Third Story Apartment Addition - 4 people</b>
2 exits are provided at each level for a minimum combined width of 6'.	

THIS DRAWING AND ITS REPRODUCTIONS, AS THE INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF SPRINKLE & CO. ARCHITECTS FOR USE SOLELY WITH RESPECT TO THIS PROJECT. NO REPRODUCTION, PUBLISHING OR USE IN ANY WAY MAY BE DONE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

PENTHOUSE APARTMENT OVER LIBERTY BAR  
1111 S. ALAMO ST.  
SPRINKLE & CO. ARCHITECTS, AIA, LLC  
506 BROOKLYN AVE. SAN ANTONIO, TX 78215 (210) 227-7722

ISSUE DATE:  
April 15, 2015

REVISIONS:

SHEET:  
A1

ROOM FINISH SCHEDULE							
ROOM NAME	FLOOR	BASE	WALLS				REMARKS
			NORTH	SOUTH	EAST	WEST	
ENTRY	RFN WD	WOOD	EXIST.	GBP	GBP	EXIST.	
DINING	RFN WD	WOOD	EXIST.	GBP	EXIST.	EXIST./GBP	
HALLWAY	RFN WD	WOOD	GBP	EXIST.	-	EXIST.	
LAUNDRY	RFN WD	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
BATHROOM	RFN WD	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
CLOSET	RFN WD	WOOD	GBP	GBP	GBP	GBP	
OFFICE	RFN WD	WOOD	GBP	EXIST.	EXIST.	EXIST./GBP	
ROOF STAIRS	RFN WD	EXIST.	GBP	GBP	GBP	GBP	
BATHROOM	TILE 1	TILE 1	TILE 2	TILE 2/GBP	TILE 2/GBP	TILE 2/GBP	
BEDROOM	MSN TILE	WOOD?	GBP	GBP	GBP	-	
LIVING SPACE	MSN TILE	WOOD?	GBP	GBP	GBP	TILE 3/GBP	
STORAGE	MSN TILE	WOOD?	GBP	GBP	GBP	GBP	

## FINISH LEGEND

FLOORING  
RFN WD: EXISTING WOOD FLOORING & ANY PATCHED AREAS ARE TO BE REFINISHED TO A UNIFORM APPEARANCE. INSTALL NEW FLOORBOARDS AS NECESSARY SUCH THAT THEY ARE UNNOTICEABLE.  
TILE 1: FIELD TILE BY ALLOWANCE  
MSN TILE: MISSION TILE

BASE  
EXIST.: EXISTING WOOD BASE TO BE SANDED & PREPARED FOR REPAINTING. ANY GAPS OR SECTIONS OF NEW WALL SHOULD RECEIVE NEW WOOD BASE TO MATCH EXISTING. COORDINATE PAINT COLOR w/ARCHITECT.  
WOOD: NEW WOOD BASE TO MATCH PROFILE OF EXISTING. COORDINATE PAINT COLOR w/ARCHITECT

WALLS  
EXIST.: EXISTING GWB OR PLASTER WALL TO BE REPAIRED AS NECESSARY, THEN PRIMED & PREPARED FOR RE-PAINTING. COORDINATE PAINT COLOR w/ARCHITECT.  
GBP: NEW GWB TO BE TAPED & FLOATED TO A SMOOTH SURFACE IN PREPARATION FOR PAINTING. COORDINATE PAINT COLOR w/ARCHITECT.  
TILE 2: FIELD TILE BY ALLOWANCE  
TILE 3: BACKSPASH TILE BY ALLOWANCE

## FINISH NOTES

- ALL LIVING SPACE BEDROOM & BATHROOM MILLWORK TO BE CLEAR SEALED WOOD VENEER w/SOLID STOCK EDGES.
- ALL CABINET DOORS & DRAWER FRONTS ARE TO BE FLUSH OVERLAY & SHOULD USE HEAVY-DUTY CONCEALED EUROPEAN HINGES OR FULL-EXTENSION SIDE-MOUNTED DRAWER SLIDES.
- WOOD VENEER CABINET DOORS & CLADDING PANELS GRAIN SHOULD BE BOOK-MATCHED.
- AT 2ND FLOOR: GWB INFILL SURFACES & NEW GWB SURFACES ARE TO BE FLOATED TO A SMOOTH SURFACE & PAINTED TO MATCH ADJACENT SURFACES, UNLESS NOTED OTHERWISE.
- AT APARTMENT: GWB SURFACES ARE TO BE FLOATED TO A SMOOTH SURFACE & PAINTED, COLOR TO BE SELECTED BY OWNER.
- CONTRACTOR IS TO PROVIDE A 2"x2" SAMPLE OF EACH WALL, CEILING & CABINET FINISH PRIOR TO PAINTING FOR OWNER'S APPROVAL.

## PLAN NOTES

- ALL APPLIANCES & PLUMBING FIXTURES ARE TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- PLANS ARE BASED ON 3-5/8" STUD FRAMING - WOOD OR METAL MAY BE USED.
- DIMENSIONS ARE TO FACE OF EXISTING WALLS, FRAMING OF NEW WALLS.
- ALL EXISTING WALLS IN AFFECTED AREAS ARE TO BE PRIMED & PAINTED.

## LEGEND

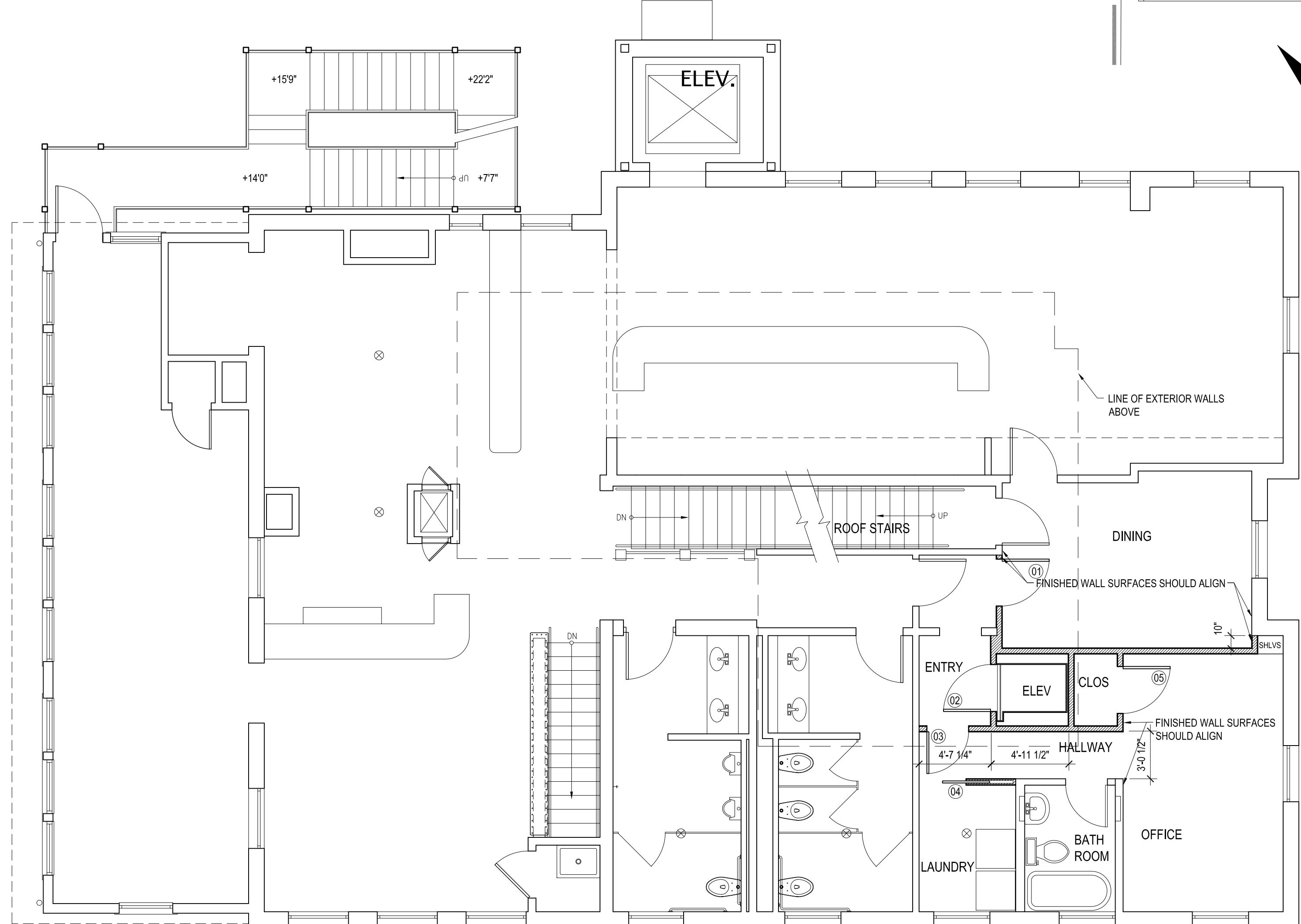
NEW WALL

NEW 1-HOUR RATED WALL ASSEMBLY

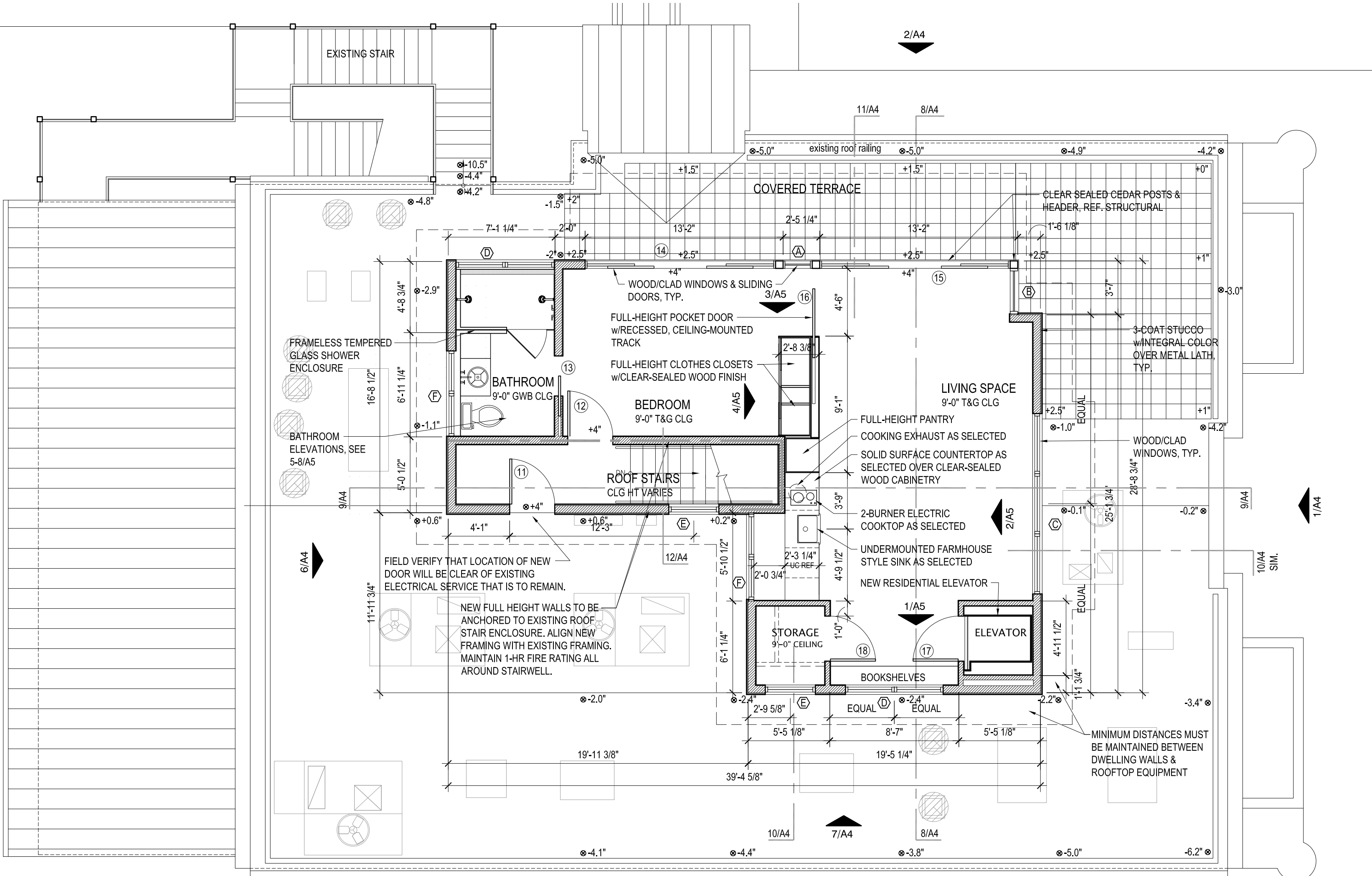
NEW HINGED DOOR

NEW POCKET DOOR

NEW TILE FLOORING



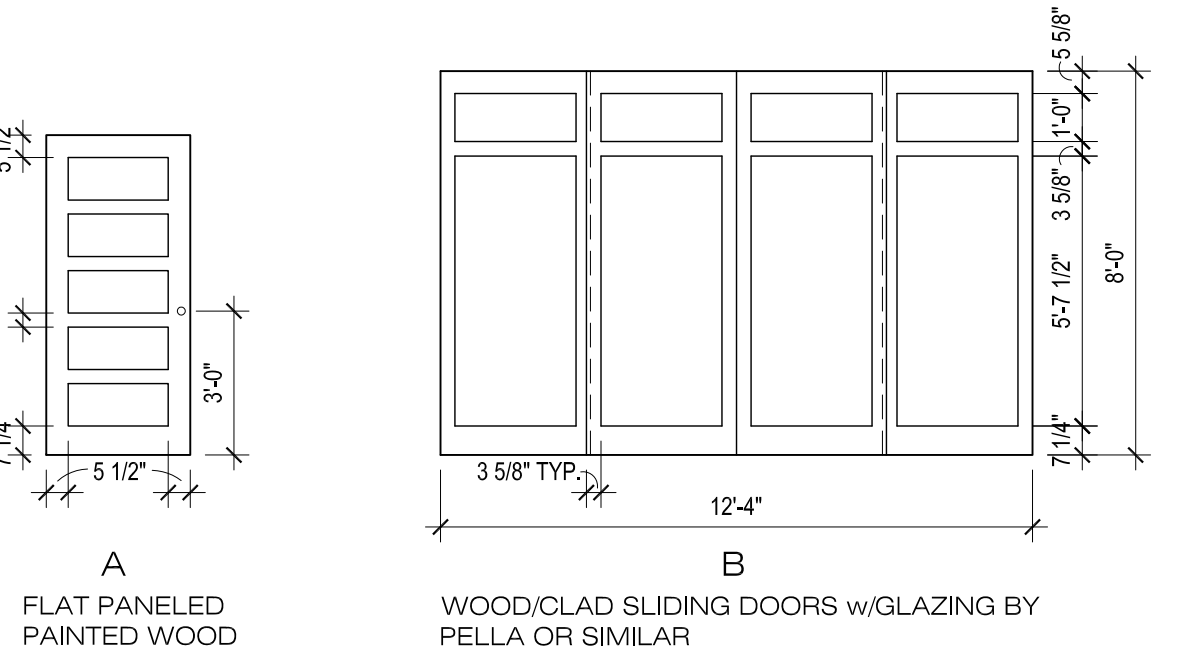
01 2nd Floor Plan  
3/16" : 1'-0"



02 3rd Floor Apartment Plan  
3/16" : 1'-0"

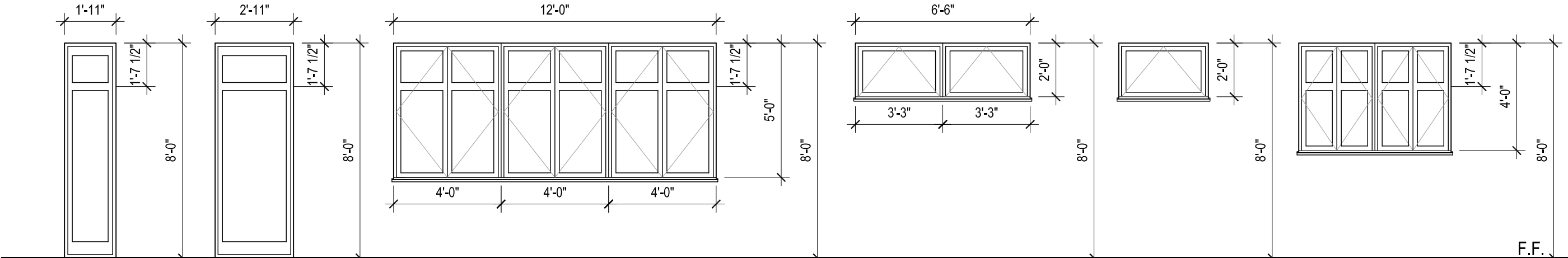
DOOR SCHEDULE												
MK	DOOR				FRAMES		DETAILS			HOW SET	REMARKS	
	SIZE W x H x T	TYP.	MAT'L	FIN.	MAT.	FIN.	HEAD	JAMB	SILL			
01	3'-0"x6'-8"x1-3/8"	A	WOOD	PTD	WOOD	PTD.	17/A5	17/A5	--	LAT.		
02	3'-0"x6'-8"x1-3/8"	A	WOOD	PTD	WOOD	PTD.	26/A5	26/A5	27/A5	LOC.		
03	2'-8"x6'-8"x1-3/8"	A	WOOD	PTD	WOOD	PTD.	17/A5	17/A5	--	SEC.		
04	3'-0"x6'-8"x1-3/8"	A	WOOD	PTD	WOOD	PTD.	05/A3	--	--	LAT.	POCKET DOOR	
05	3'-0"x6'-8"x1-3/8"	A	WOOD	PTD	WOOD	PTD.	17/A5	17/A5	--	LAT.		
11	3'-0"x8'-0"x1-3/4"	A	WOOD	PTD	WOOD	PTD.	21/A5	21/A5	22/A5	SEC.		
12	3'-0"x6'-8"x1-3/8"	A	WOOD	PTD	WOOD	PTD.	17/A5	17/A5	--	SEC.	1-HOUR FIRE RESISTANCE	
13	2'-8"x6'-8"x1-3/8"	A	WOOD	PTD	WOOD	PTD.	05/A3	--	--	LOC.	POCKET DOOR	
14	12'-8"x8'-0"x1-3/4"	B	WD/CLAD	PTD.	WD/CLAD	PTD.	15/A5	16&20/A5	25/A5	SEC.		
15	12'-8"x8'-0"x1-3/4"	B	WD/CLAD	PTD.	WD/CLAD	PTD.	15/A5	20/A5	25/A5	SEC.		
16	4'-8"x9'-0"x1-3/8"	A	WOOD	PTD	-	-	06/A3	--	--	LAT.	POCKET DOOR w/RECESSED CEILING TRACK	
17	3'-0"x6'-8"x1-3/8"	A	WOOD	PTD	WOOD	PTD.	26/A5	26/A5	REMRK	LOC.	27/A5 SIM CONDITION AT SILL	
18	3'-0"x6'-8"x1-3/8"	A	WOOD	PTD	WOOD	PTD.	17/A5	17/A5	--	LAT.		

LEGEND: PTD. = PAINTED      LAT. = LATCH SET ONLY      LOC. = LOCKABLE LATCHSET      PRIV. = PRIVACY LATCH SET  
SEC. = LATCHSET & KEYED DEADBOLT      EGR. = PANIC HARDWARE



03 Door Types  
1/4" : 1'-0"

WINDOW SCHEDULE								
MK	SIZE W x H	OPERATION	MAT'L	FIN.	DETAILS			REMARKS
					HEAD	JAMB	SILL	
A	1'-11"x8'-0"	FIXED	WD/CLAD	PTD	15/A5	20/A5	25/A5	
B	3'-0"x8'-0"	FIXED	WD/CLAD	PTD	15/A5	16&20/A5	25/A5	
C	12'-0"x4'-0"	COMPND CSMNT	WD/CLAD	PTD	13/A5	13/A5	18/A5	
D	6'-8"x2'-0"	COMPND TRNSM	WD/CLAD	PTD	13&14/A5	13&19/A5	18&24/A5	
E	3'-4"x2'-0"	TRANSOM	WD/CLAD	PTD	13/A5	13/A5	18/A5	
F	5'-8"x4'-0"	COMPND CSMNT	WD/CLAD	PTD	13&14/A5	13&19/A5	18&23/A5	

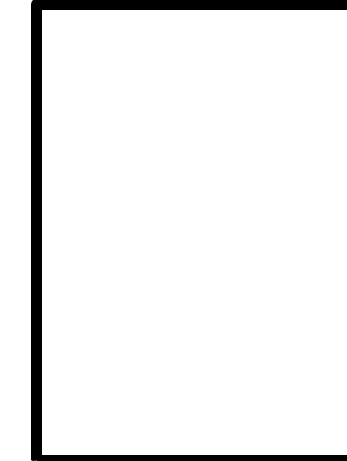


A - FIXED      B - FIXED      C - COMPOUND FRENCH CASEMENT      D - COMPOUND TRANSOM      E - TRANSOM      F - COMPOUND FRENCH CASEMENT

04 Window Types  
1/4" : 1'-0"

NOTE: ALL WINDOWS ARE TO BE WOOD/CLAD BY PELLA OR SIMILAR

THIS DRAWING AND ITS REPRODUCTIONS, AS THE INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF SPRINKLE & CO. ARCHITECTS FOR USE SOLELY WITH RESPECT TO THIS PROJECT. NO REPRODUCTION, PUBLISHING OR USE IN ANY WAY MAY BE DONE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



PENTHOUSE APARTMENT OVER LIBERTY BAR  
1111 S. ALAMO ST.      SAN ANTONIO, TX 78210  
SPRINKLE & CO. ARCHITECTS, AIA, LLC  
506 BROOKLYN AVE.      SAN ANTONIO, TX 78215      (210) 227-7722

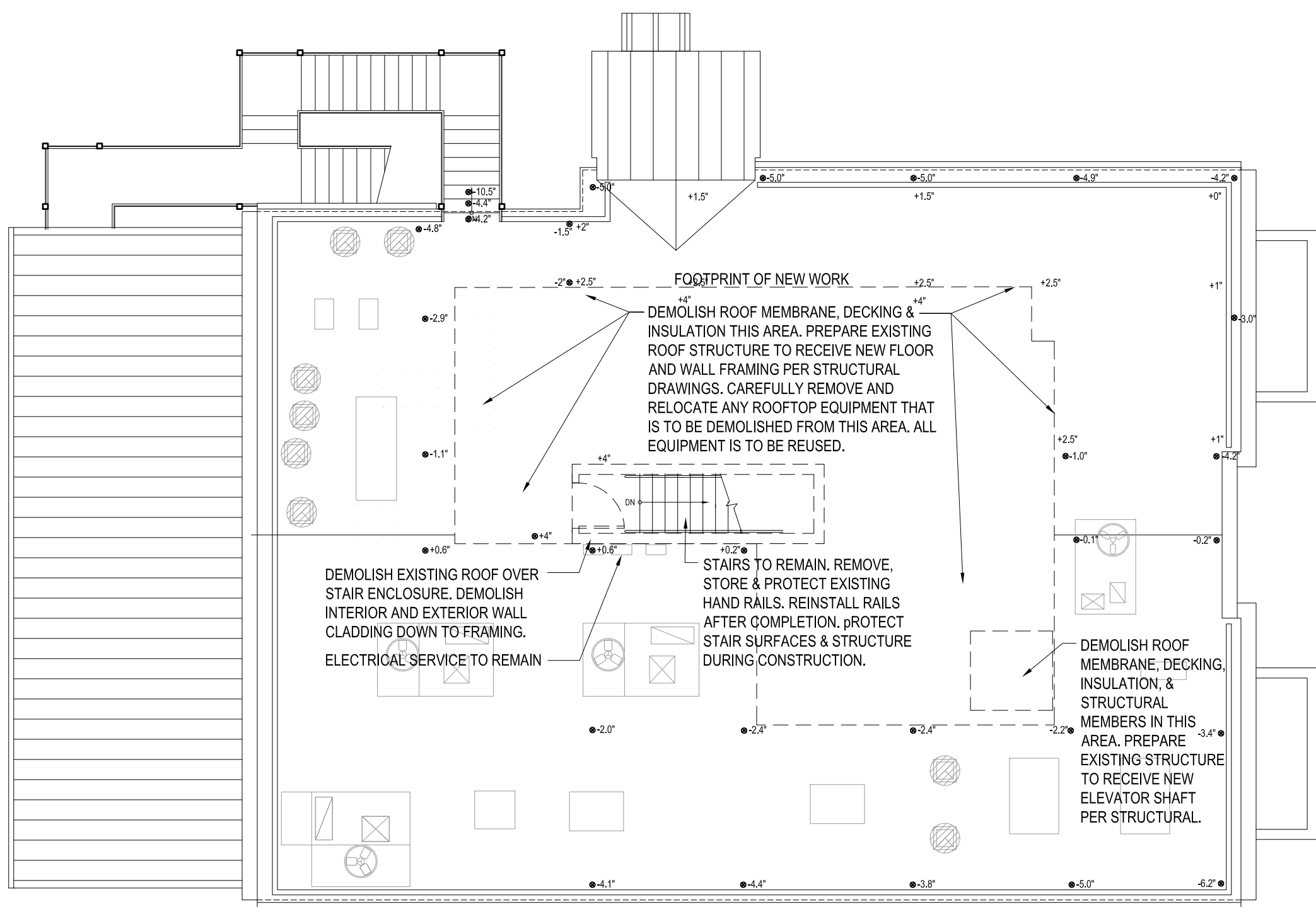
ISSUE DATE:  
April 15, 2015

REVISIONS:

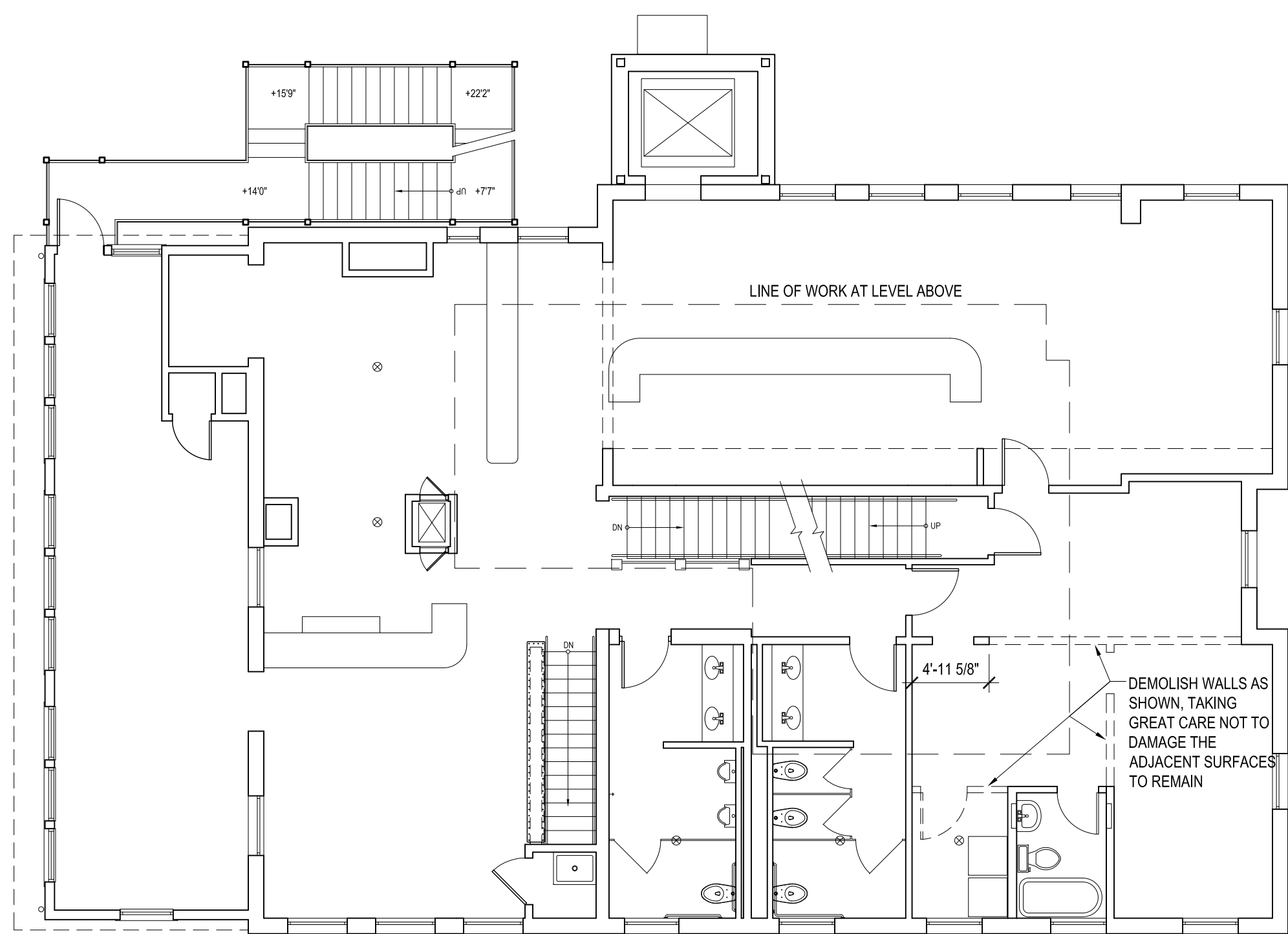
SHEET:

A2

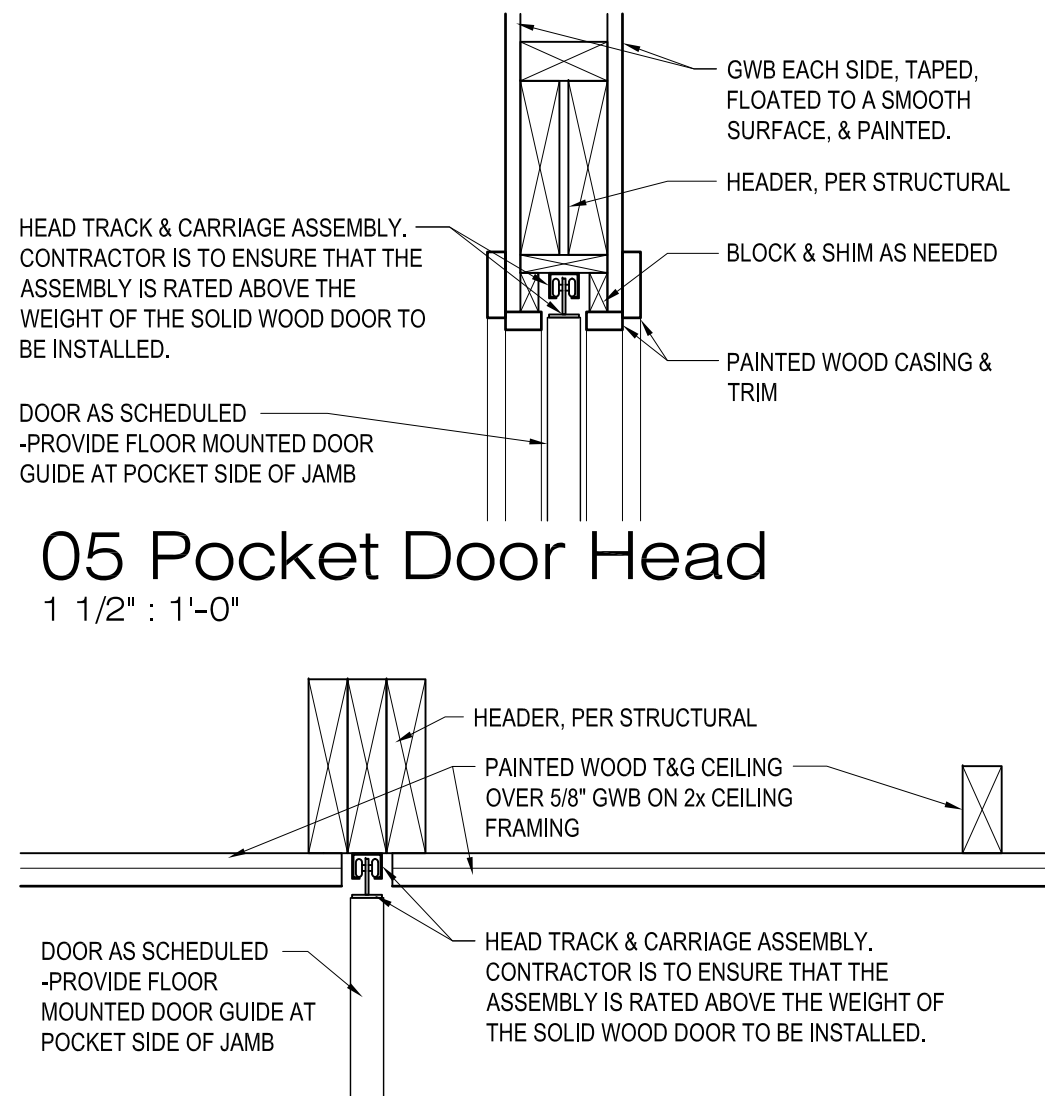




01 Rooftop Demolition Plan  
3/16" : 1'-0"

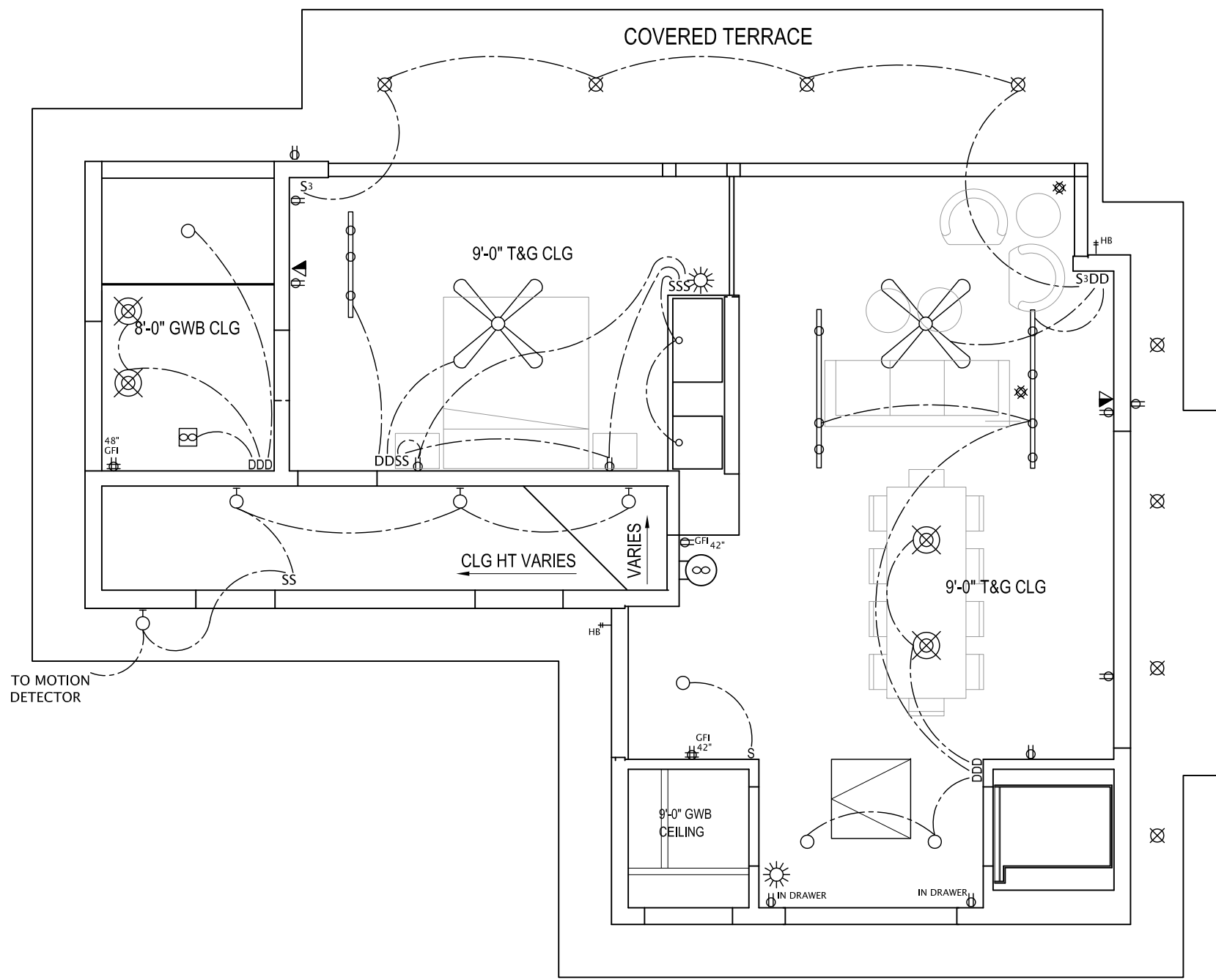


02 2nd Floor Demolition Plan  
3/16" : 1'-0"



05 Pocket Door Head  
1 1/2" : 1'-0"

06 Pocket Door Head  
1 1/2" : 1'-0"

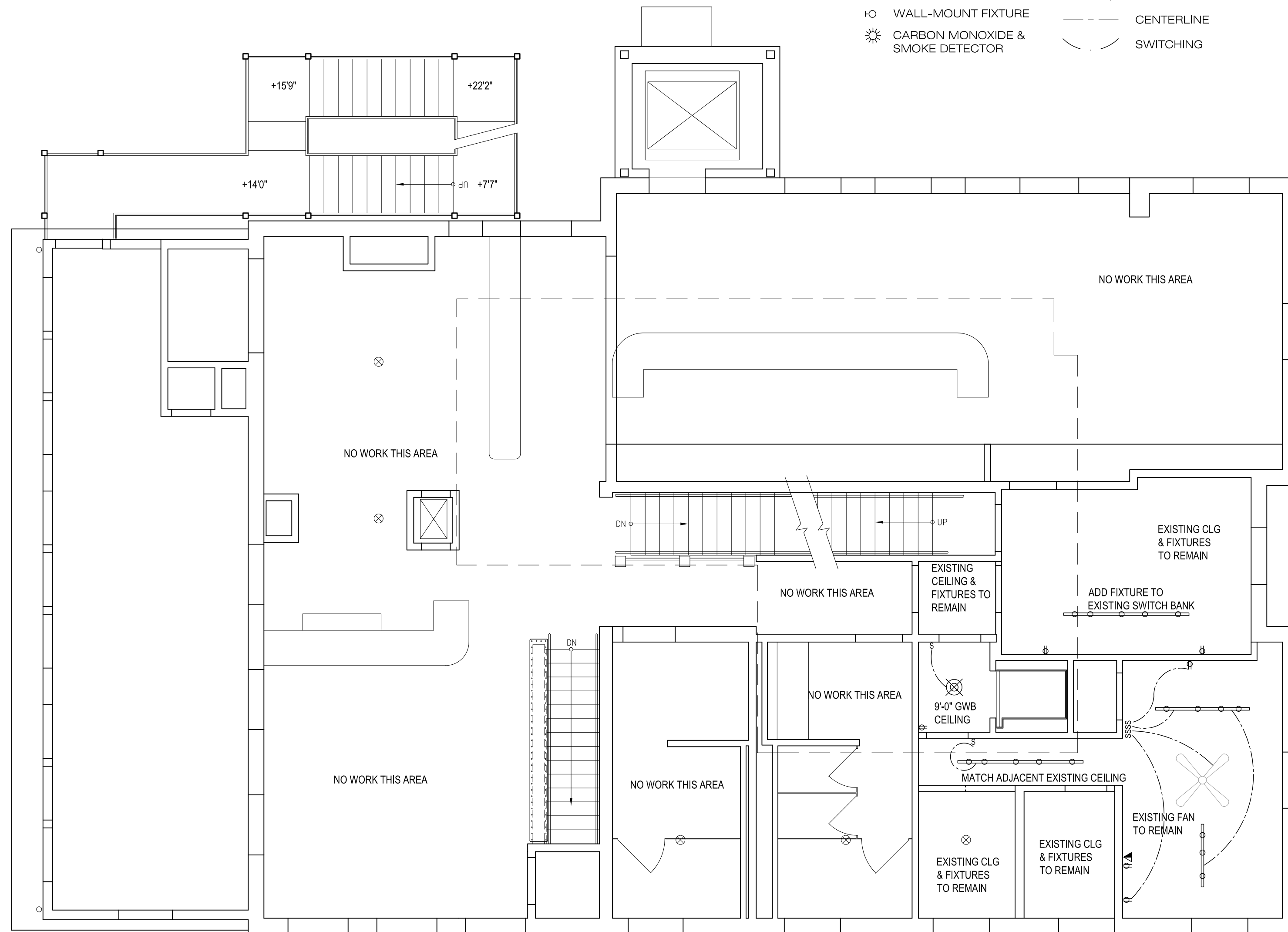


03 Apartment Reflected Ceiling Plan  
3/16" : 1'-0"

**CEILING PLAN NOTES**

1. DIMENSIONS ARE TO FACE OF WALL.
2. RECEPTACLES NEAR WATER SOURCE ARE TO BE GF - FOLLOW APPLICABLE CODES.
3. ELECTRICIAN IS TO COORDINATE EXACT LOCATION OF ELECTRICAL OUTLETS FOR ALL APPLIANCES AS PER MANUFACTURER SPECIFICATIONS.

LEGEND	
S	TOGGLE SWITCH
D	DIMMER SWITCH
○	RECESSED CAN FIXTURE
○	SURFACE-MOUNT FIXTURE
⊗	PENDANT FIXTURE
—○—	TRACK FIXTURE
○	WALL-MOUNT FIXTURE
☼	CARBON MONOXIDE & SMOKE DETECTOR
⊠	EXHAUST FAN
⊠	DUPLEX RECEPTACLE w/HEIGHT OR APPLIANCE DESIGNATION
⊗	FLOOR RECEPTACLE
⊠	4-PLEX RECEPTACLE
—▶—	DATA CONNECTION
---	CENTERLINE
---	SWITCHING



04 2nd Floor Reflected Ceiling Plan  
3/16" : 1'-0"

THIS DRAWING AND ITS REPRODUCTIONS, AS THE INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF SPRINKLE & CO. ARCHITECTS FOR USE SOLELY WITH RESPECT TO THIS PROJECT. NO REPRODUCTION, PUBLISHING OR USE IN ANY WAY MAY BE DONE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

**PENTHOUSE APARTMENT OVER LIBERTY BAR**  
1111 S. ALAMO ST. SAN ANTONIO, TX 78210  
**SPRINKLE & CO. ARCHITECTS, AIA, LLC**  
506 BROOKLYN AVE. SAN ANTONIO, TX 78215 (210) 227-7722

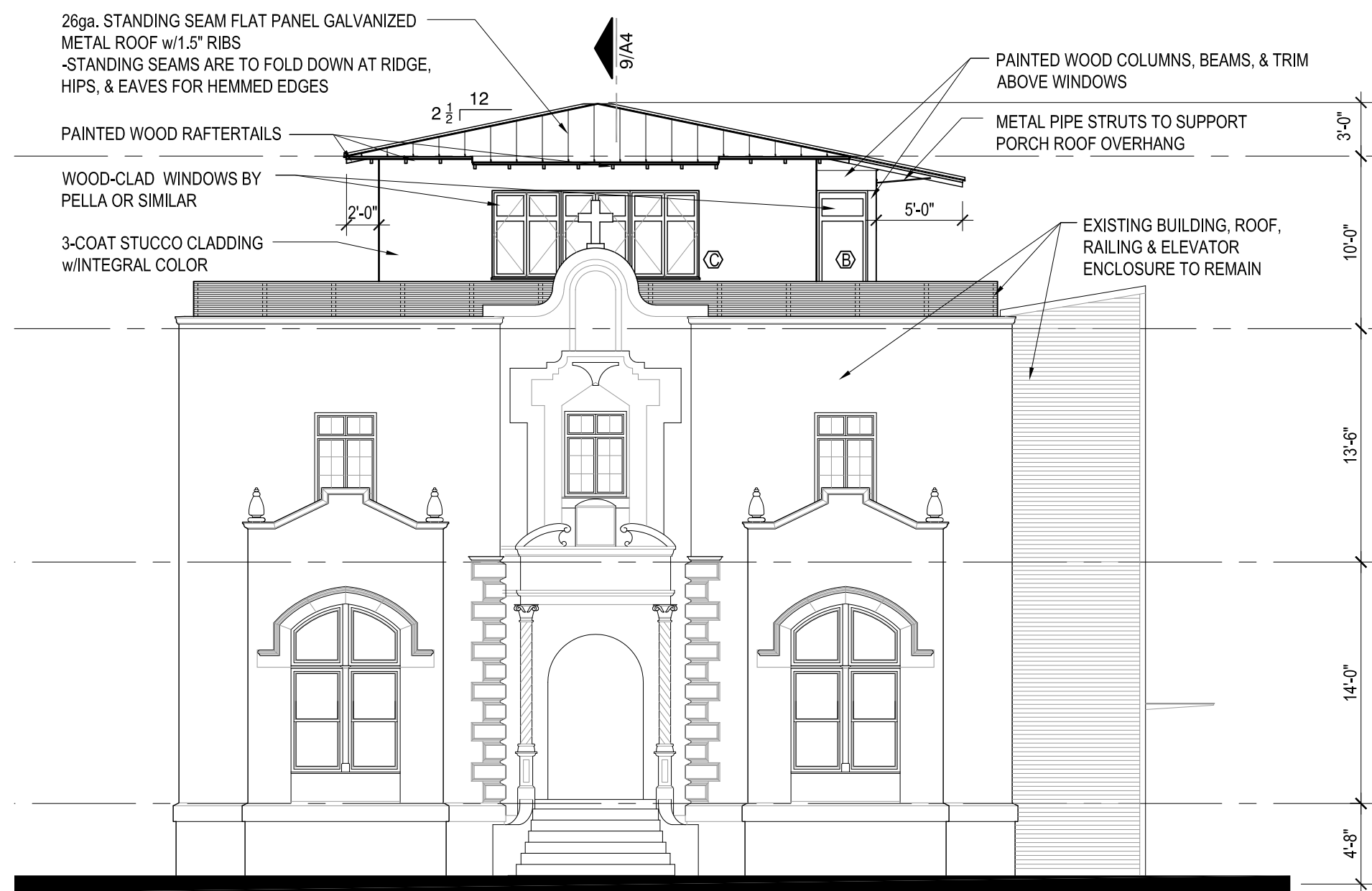
ISSUE DATE:  
April 15, 2015

REVISIONS:

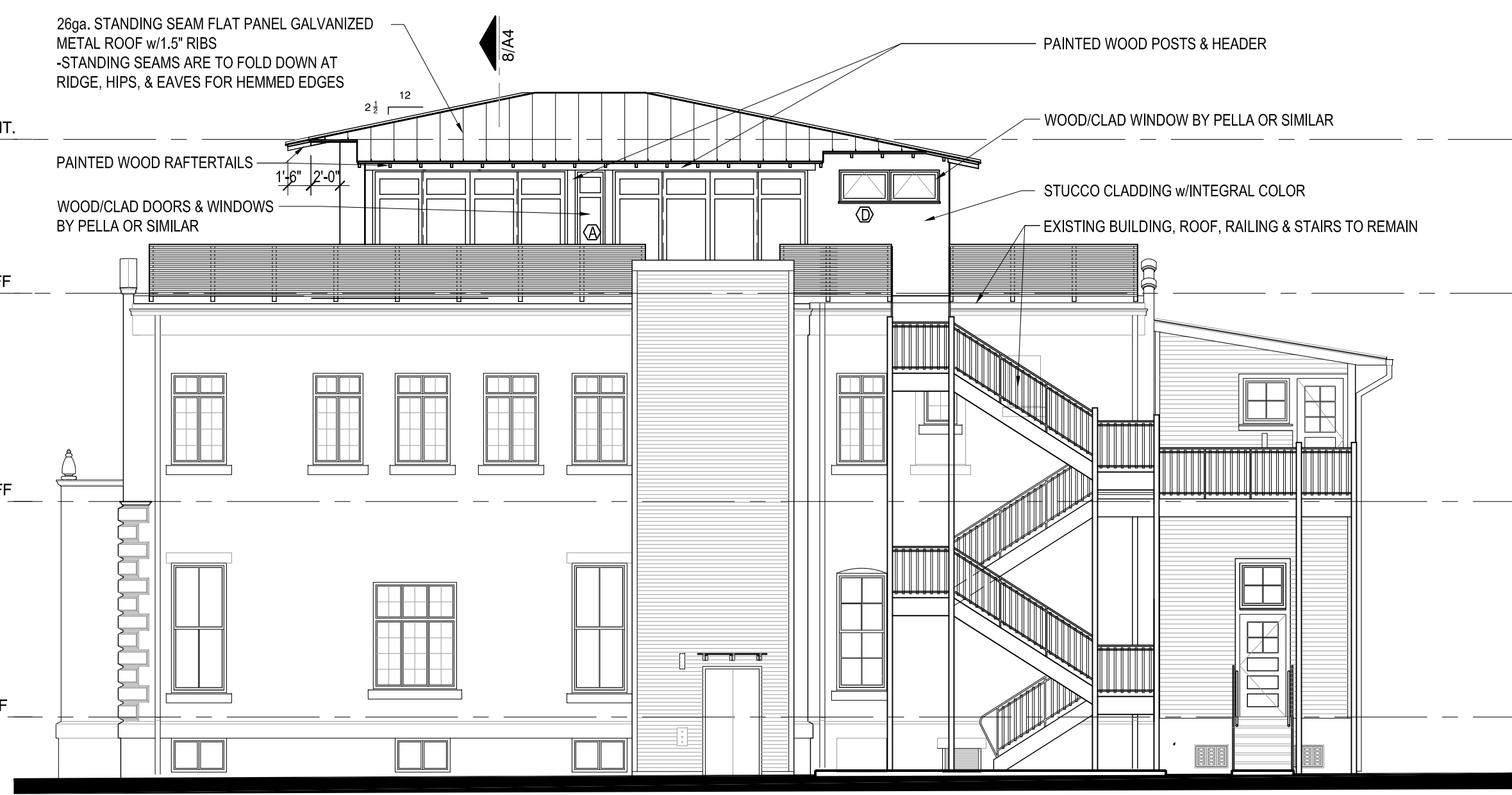
SHEET:

A3

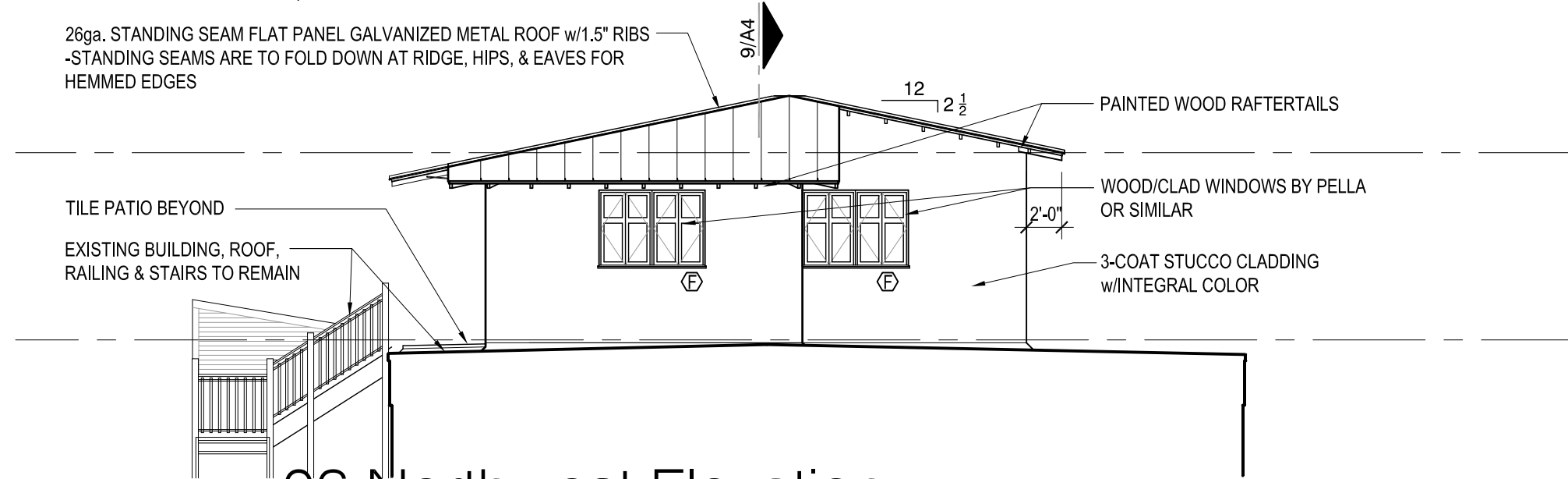




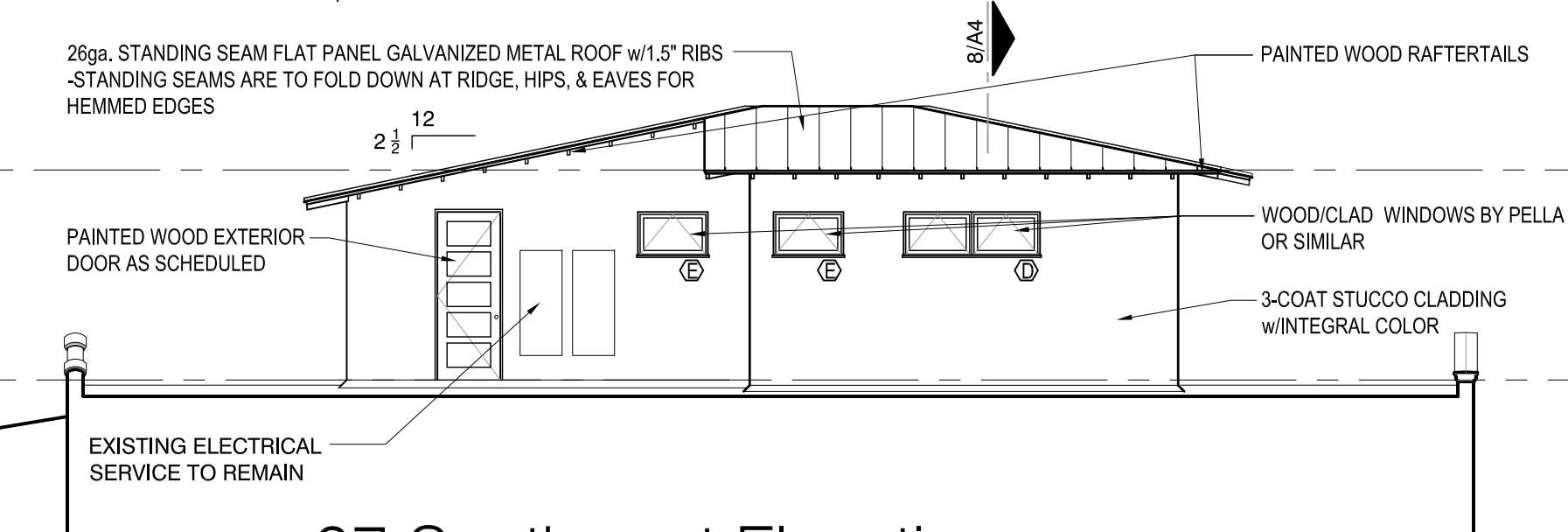
01 Southeast Elevation  
1/8" : 1'-0"



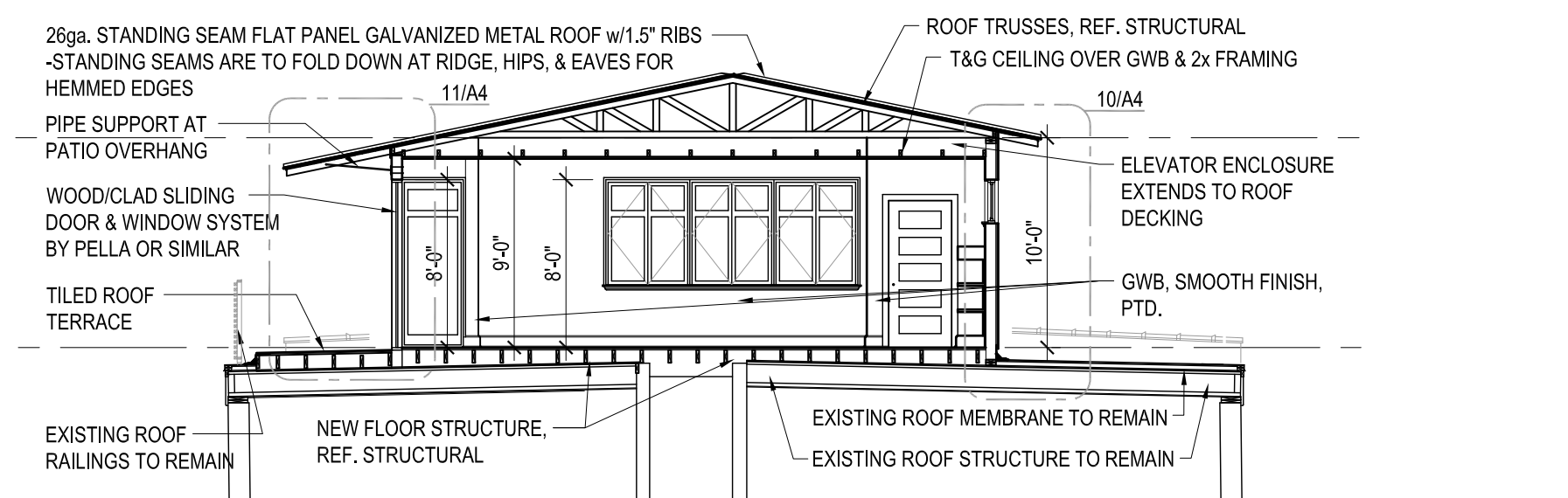
02 Northeast Elevation  
1/8" : 1'-0"



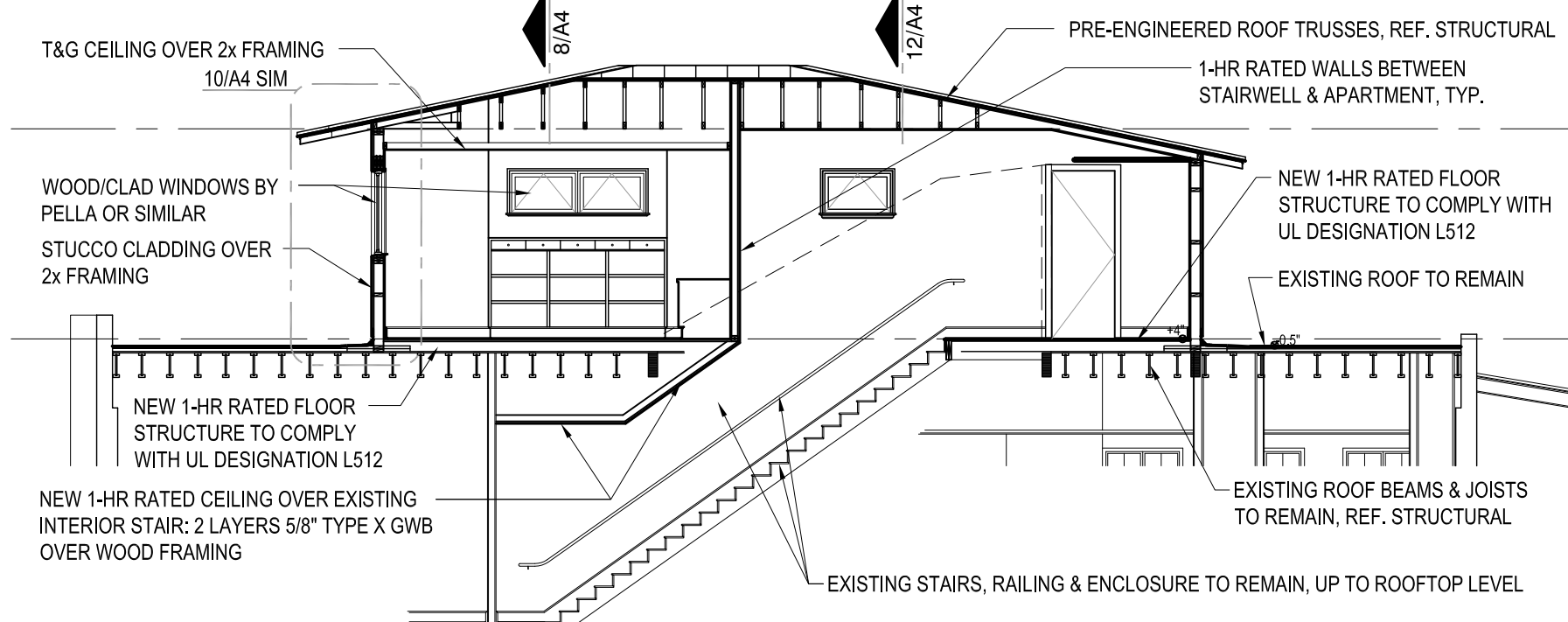
06 Northwest Elevation  
1/8" : 1'-0"



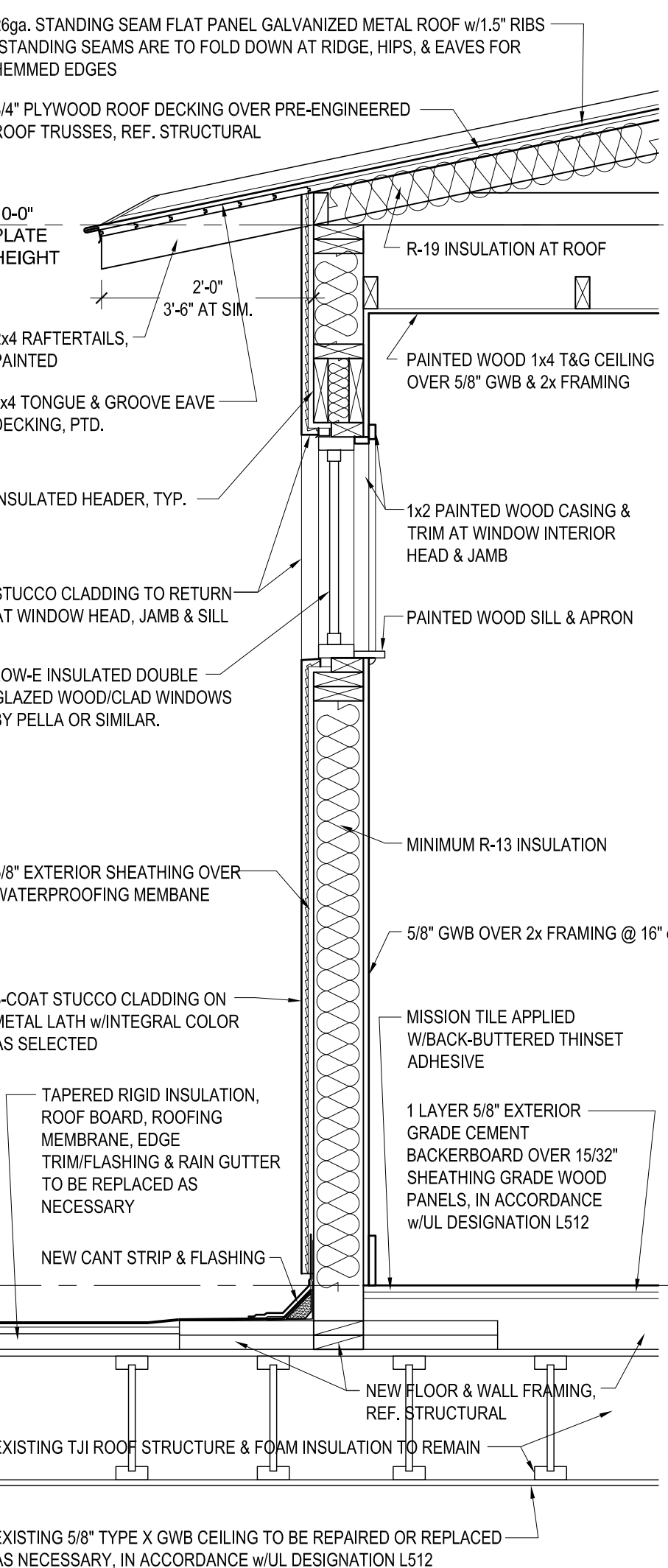
07 Southwest Elevation  
1/8" : 1'-0"



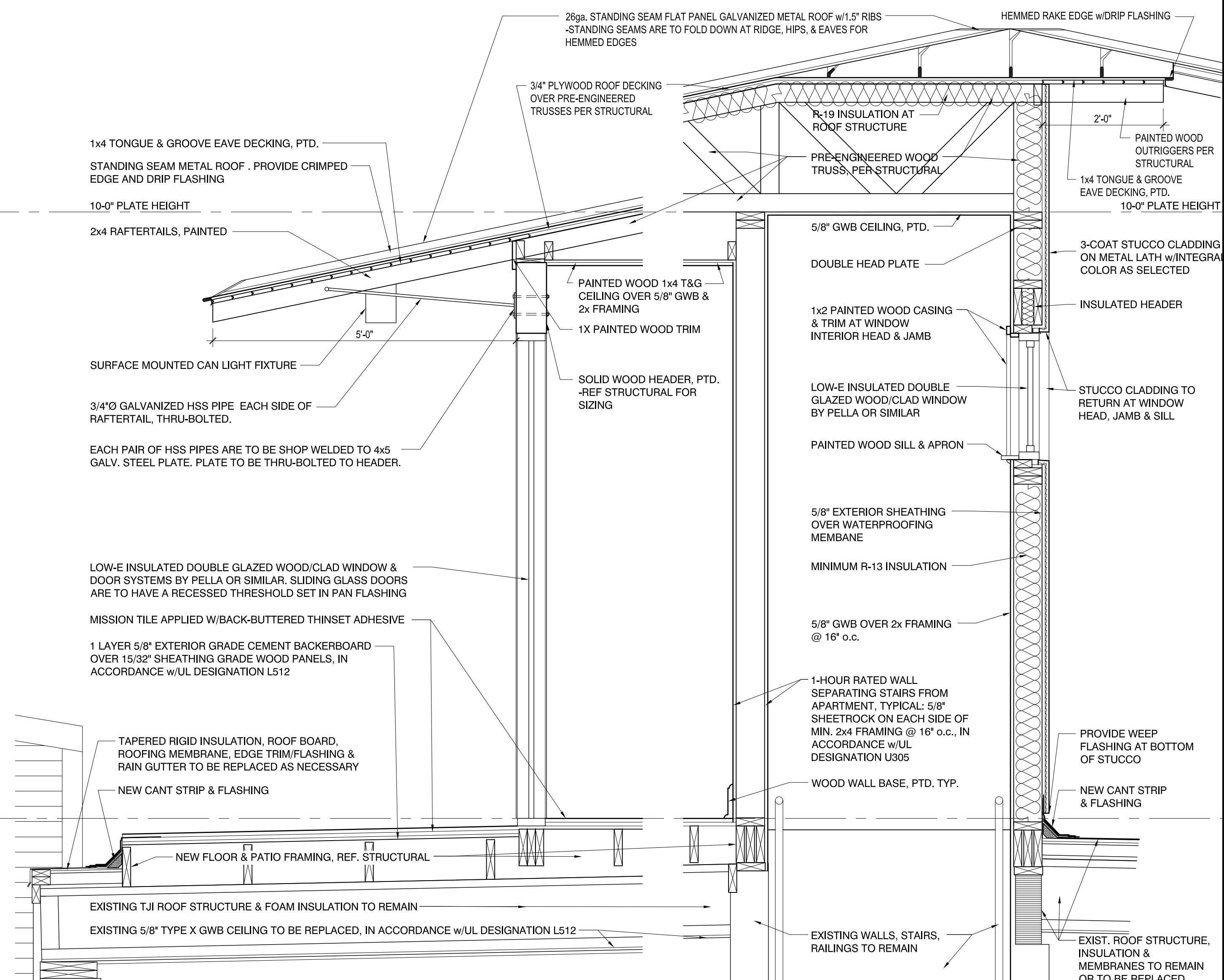
08 North-South Section  
1/8" : 1'-0"



09 East-West Section  
1/8" : 1'-0"



10 Wall Section  
3/4" : 1'-0"



11 Wall Section  
3/4" : 1'-0"

12 Wall Section  
3/4" : 1'-0"

THIS DRAWING AND ITS REPRODUCTIONS, AS THE INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF SPRINKLE & CO. ARCHITECTS FOR USE SOLELY WITH RESPECT TO THIS PROJECT. NO REPRODUCTION, PUBLISHING OR USE IN ANY WAY MAY BE DONE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

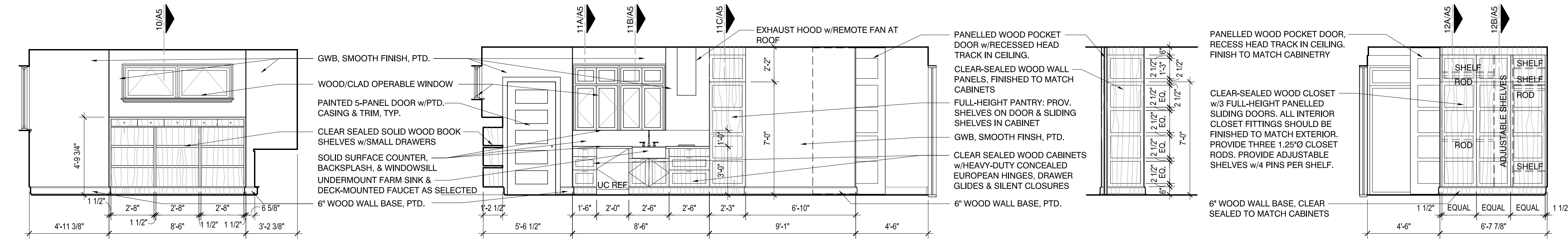
PENTHOUSE APARTMENT OVER LIBERTY BAR  
1111 S. ALAMO ST.  
SPRINKLE & CO. ARCHITECTS, AIA, LLC  
506 BROOKLYN AVE. SAN ANTONIO, TX 78215 (210) 227-7722

ISSUE DATE:  
April 15, 2015

REVISIONS:

SHEET:

A4



## 01 Elevator Entry

1/4" : 1'-0"

## 02 Living Space

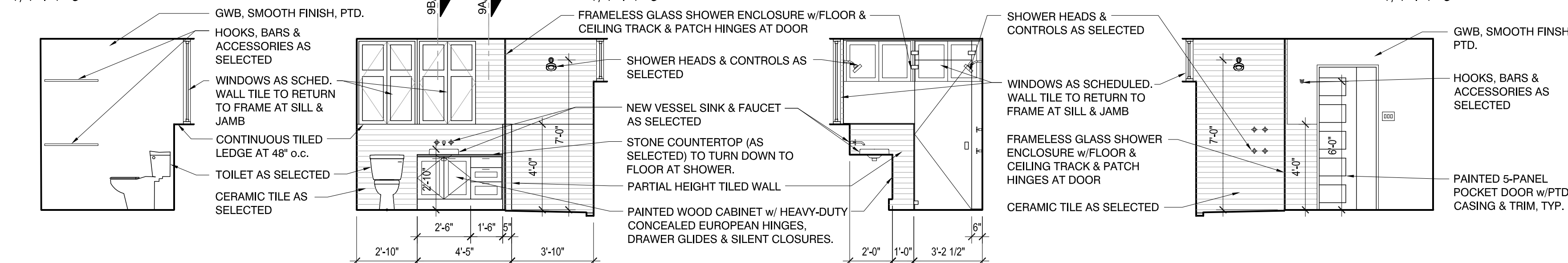
1/4" : 1'-0"

## 03 Living / Bedroom

1/4" : 1'-0"

## 04 Bedroom

1/4" : 1'-0"



## 05 Bath (south)

1/4" : 1'-0"

## 06 Bath (west)

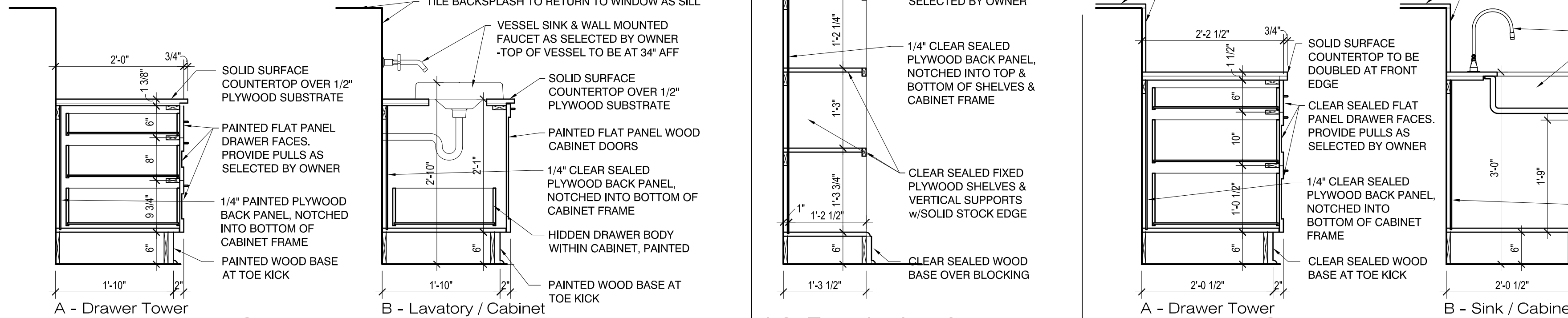
1/4" : 1'-0"

## 07 Bath (north)

1/4" : 1'-0"

## 08 Bath (east)

1/4" : 1'-0"



## 09 Bathroom Cabinetry

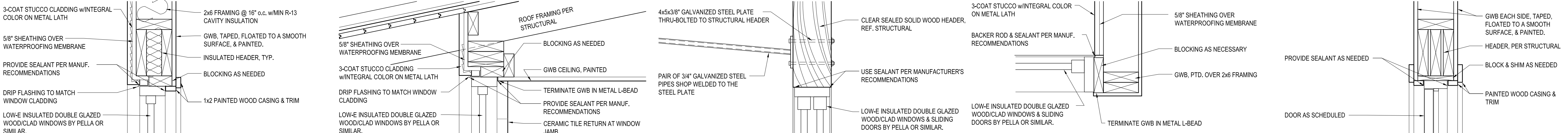
3/4" : 1'-0"

## 10 Bookshelf

3/4" : 1'-0"

## 11 Kitchen Cabinetry

3/4" : 1'-0"



## 13 Window Head / Jamb

1 1/2" : 1'-0"

## 14 Window Head

1 1/2" : 1'-0"

## 15 Window / Door Head

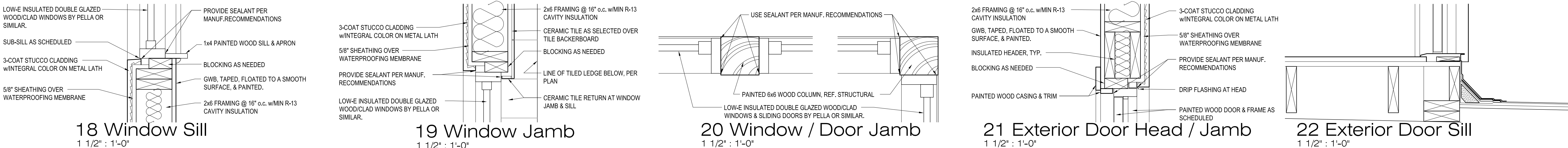
1 1/2" : 1'-0"

## 16 Window / Door Jamb

1 1/2" : 1'-0"

## 17 Interior Door Head / Jamb

1 1/2" : 1'-0"



## 18 Window Sill

1 1/2" : 1'-0"

## 19 Window Jamb

1 1/2" : 1'-0"

## 20 Window / Door Jamb

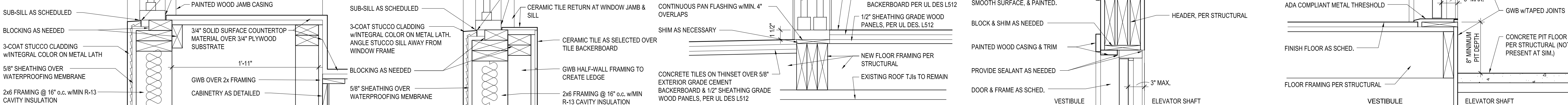
1 1/2" : 1'-0"

## 21 Exterior Door Head / Jamb

1 1/2" : 1'-0"

## 22 Exterior Door Sill

1 1/2" : 1'-0"



## 23 Window Sill

1 1/2" : 1'-0"

## 24 Window Sill

1 1/2" : 1'-0"

## 25 Window / Door Sill

1 1/2" : 1'-0"

## 26 Elevator Door Head / Jamb

1 1/2" : 1'-0"

## 27 Elevator Door Sill

1 1/2" : 1'-0"

THIS DRAWING AND ITS REPRODUCTIONS, AS THE INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF SPRINKLE & CO. ARCHITECTS, AIA, LLC. NO REPRODUCTION, PUBLISHING OR USE IN ANY WAY MAY BE DONE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

PENTHOUSE APARTMENT OVER LIBERTY BAR  
1111 S. ALAMO ST.  
SAN ANTONIO, TX 78210  
SPRINKLE & CO. ARCHITECTS, AIA, LLC  
506 BROOKLYN AVE.  
SAN ANTONIO, TX 78215 (210) 227-7722

ISSUE DATE:  
April 15, 2015

REVISIONS:

SHEET:

A5