

## HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2015

### Agenda Item No: 13

**HDRC CASE NO:** 2015-238  
**ADDRESS:** 503 VILLITA ST  
**LEGAL DESCRIPTION:** NCB 142 BLK LOT 13  
**ZONING:** D H HS RIO-3  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** La Villita Historic District  
**LANDMARK:** Arneson River Theater  
**APPLICANT:** Beaty Palmer Architects, Inc.  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Arneson River Theater Improvements  
**REQUEST:**

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

1. Replace two windows in the concessions building to match the existing in profile and material.
2. Replace seven windows in the stage building to match the existing in profile and material.
3. Replace damaged wood trim on both the concessions building and stage building to match the existing.
4. Replace seven wood doors in the concessions building to match the existing.
5. Replace seven wood doors and one metal door in the stage building to match the existing.
6. Repair and replace all window and door hardware to match the existing.
7. Re-roof the concessions building to match the existing.
8. Repair / replace the flagstone in the seating area.
9. Repair the metal railing behind the seating area.

#### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 1, Guidelines for Exterior Maintenance and Alterations*

##### 1. Materials: Woodwork

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

##### 2. Materials: Masonry and Stucco

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

- iii. Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

### 3. Materials: Roofs

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

### 4. Materials: Metal

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#### A. MAINTENANCE (PRESERVATION)

- i. Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

### 5. Architectural Features: Lighting

#### A. MAINTENANCE (PRESERVATION)

- i. Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

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

## B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. Security bars*—Install security bars only on the interior of windows and doors.
- ix. Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

## FINDINGS:

- a. The applicant has proposed numerous improvements to the Arneson River Theater; specifically its stage and concession buildings and the seating area. According to the UDC Section 35-670, all historic work of Robert Hugman, the CCC, the WPA and the National Youth Administration shall be respected and preserved in all construction efforts. Featuring WPA era and Hugman design aspects, the Arneson River Theater is an irreplaceable elements of the City of San Antonio and the San Antonio Riverwalk.
- b. According to the Guidelines for Exterior Maintenance and Alterations 6.A. regarding doors, windows and screens, historic doors, including their hardware as well as historic windows should be preserved. The applicant has proposed to replace the existing wood windows with new wood windows that are to match the existing in material and profile. Based on photographic evidence, staff finds that the existing windows are not original to the structures and were installed in the years shortly after construction. Staff finds that this request is appropriate; however staff recommends that the applicant provide a replacement window sample prior to receiving a COA for the wholesale replacement of the existing wood windows.
- c. The applicant has proposed to repair all damaged wood trim found throughout the site; both at the stage building and the concessions building. This is consistent with the Guidelines for Exterior Maintenance and Alterations 1.A. and 1.B.
- d. The applicant has proposed to repair and replace existing hardware that has been damaged. According to the Guidelines for Exterior Maintenance and Alterations 6.A.ii., historic hardware, fanlights, sidelights, pilasters and entablatures should be preserved. Any elements that need to be replaced should match the existing in size, material and profile according to the Guidelines for Exterior Maintenance and Alterations
- e. The applicant has proposed to replace all damaged doors including their existing hardware. According to the

Guidelines for Exterior Maintenance and Alterations 6.A. regarding doors, windows and screens, historic doors, including their hardware should be preserved. When historic doors cannot be preserved, they should be replaced by doors that match the existing in material, profile and hardware. The applicant's proposal is consistent with the Guidelines. As with the replacement of the windows, staff recommends that the applicant provide a sample of a replacement door prior to receiving a Certificate of Appropriateness.

- f. The concessions building currently features a standing seam metal roof. The applicant has proposed to replace this existing roof with a new standing seam metal roof to match the existing. This is consistent with the Guidelines for Exterior Maintenance and Alterations 3.B.vi.
- g. According to the Guidelines for New Construction, masonry and stucco should be repaired with in kind materials that are compatible with the original. The applicant has proposed to repair and replace any pieces of flagstone in the seating area that are beyond repair. This is consistent with the Guidelines for Exterior Maintenance and Alterations 2.B.i.
- h. The applicant has proposed to repair the existing metal railing behind the flagstone seating area. This is consistent with the Guidelines for Exterior Maintenance and Alterations 4.A.i. and ii. in regards to the cleaning and repair of metal elements.

#### **RECOMMENDATION:**

Staff recommends approval of items #1 through #7 based on findings a through h with the following stipulations:

- i. That the applicant provide a sample of a replacement window and door to staff prior to receiving a Certificate of Appropriateness.
- ii. That the applicant document by photographing and taking a detailed inventory noting dimensions, ornamentation and existing hardware for each existing wood window, wood door and door hardware that are to be removed prior to receiving a Certificate of Appropriateness.

#### **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

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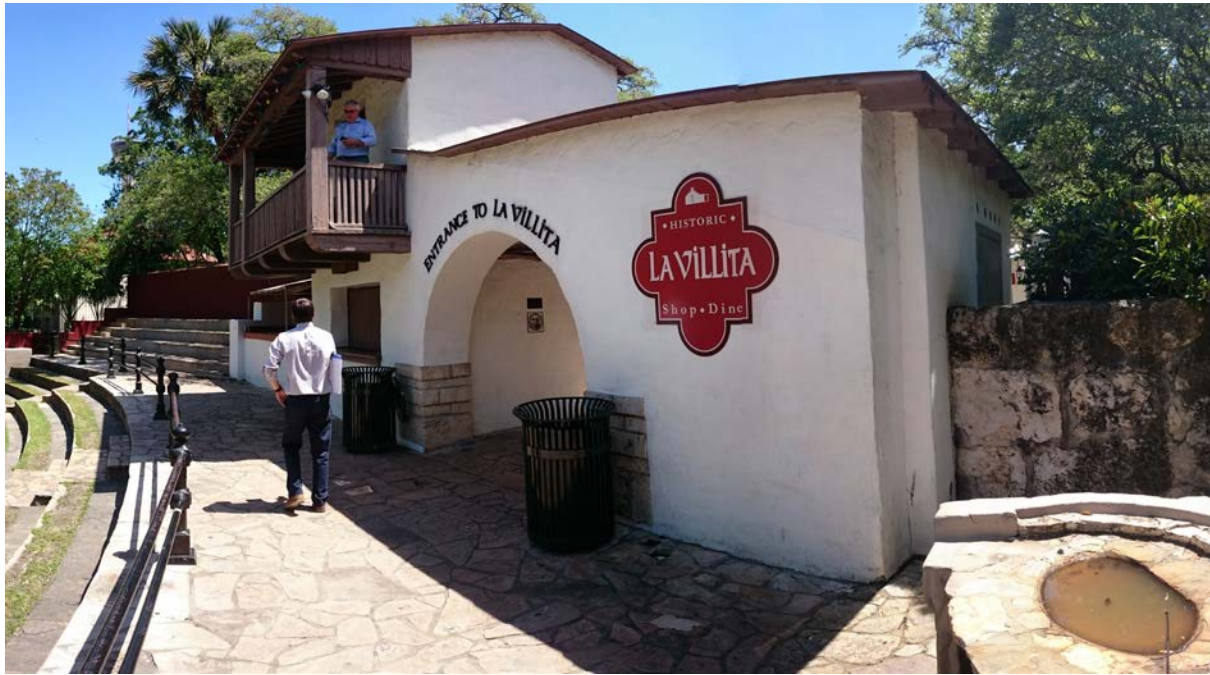




Concession Building View 1



Concession Building View 2



Concession Building View 3



Stage Building View 1





Stage Building View 2



Stage Building View 3



CONSTRUCTION DRAWINGS ORGANIZATION

A. ARCHITECTURAL DRAWINGS SHEET NUMBERING: Architectural drawings are numbered in the lower right hand corner of each sheet, first by Section, then by Sheet Number within the Section:

A2.5 (Indicates the 5th sheet in Section A2).

B. ARCHITECTURAL DRAWING NUMBERING: Architectural drawings are numbered sequentially (123, etc.) on each sheet within the Section:

3 DETAIL

3x1" = 1'-0"

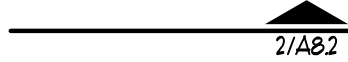
(Indicates the 3rd drawing on this sheet).

C. ARCHITECTURAL DRAWING KEYS: Architectural drawings are keyed by Number and Sheet, as follows:

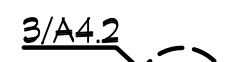
2/A3.4 (Indicates the 2nd drawing on sheet A3.4)

The following keying symbols may be used:

This symbol is a key to a Section taken along the straight line of the symbol. The arrow points in the direction of the view for the symbol.



This symbol is a key to a Detail of the area within the circle.

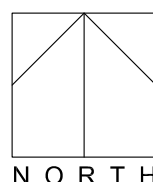


This symbol is a key to an Elevation drawing. The arrow points in the direction of the view for the elevation.



D. ARCHITECTURAL "NORTH ARROW" SYMBOLS: Two North Arrow symbols may be utilized on Architectural drawings.

The symbol below denotes "true" (magnetic) north. The outer square is parallel/perpendicular to the main axis of the building/project and the inner arrow points in the direction of north.



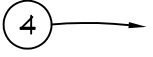
The symbol below denotes "project" north. The outer square is parallel/perpendicular to the main axis of the building/project and the inner arrow points in the direction closest to true north that is parallel/perpendicular to the building/project.



E. ARCHITECTURAL NOTES: Three types of notation may be utilized on architectural drawings.

GENERAL NOTES describe general information regarding the project work related to the drawings of a particular sheet. General notes are labeled alphabetically (A, B, C, etc.) on each sheet.

KEYNOTES describe specific items on the drawings of a particular sheet. Keynotes are listed numerically (1, 2, 3, etc.) in a column and correspond to keyed symbols on the appropriate drawing of a particular sheet, as in the example below. Keynote numbering is specific to each sheet - a given keynote number may or may not reference the same item on different sheets.



DRAWING NOTES describe specific items on a specific drawing, as in the example below, and may be utilized in combination with or in lieu of Keynotes.

PLASTIC LAMINATE

F. DIMENSIONS:

1. PLAN DIMENSIONS are to face of wall finish or face of masonry, unless specifically noted otherwise.
2. SECTION/DETAIL/CABINETWORK DIMENSIONS are actual finish dimensions, unless specifically noted otherwise.
3. INTERIOR ELEVATION DIMENSIONS are nominal and assume a level floor condition. Run all horizontal reveals and trim level and all vertical reveals plumb.

SPECIFICATIONS

DIVISION 0- GENERAL CONDITIONS

PER OWNER-CONTRACTOR AGREEMENT.

DIVISION 1- GENERAL REQUIREMENTS

SUMMARY OF THE WORK: THE WORK INCLUDES SELECTIVE DEMOLITION, AND GENERAL CONSTRUCTION SHOWN OR REASONABLY IMPLIED ON THE DRAWINGS AND/OR SPECIFICATIONS. THE ARNESON RIVER THEATER IN AN HISTORIC FACILITY, AND THE CONTRACTOR SHALL EXERCISE THE UTMOST CARE IN ALL PHASES OF DEMOLITION AND NEW CONSTRUCTION ACTIVITY TO PROTECT AND PRESERVE THE PROJECT'S HISTORIC FABRIC.

TO MATCH EXISTING: THE PHRASE TO MATCH EXISTING OCCURS THROUGHOUT THE DRAWINGS AND SPECIFICATIONS, WHEN THIS PHRASE IS USED, THE ARCHITECT'S INTENT IS TO INSTALL NEW CONSTRUCTION WHICH DUPLICATES THE ORIGINAL PROFILE, TEXTURE, DIMENSIONS, AND ALL OTHER VISIBLE ATTRIBUTES OF THE CONSTRUCTION WHICH IS REPLACED. CONTRACTOR SHALL RETAIN EXISTING COMPONENTS TO BE REPLACED FOR VERIFICATION THAT THE NEW CONSTRUCTION MATCHES THE EXISTING.

WORK BY OTHERS: COORDINATE THE USE OF THE PREMISES WITH INDEPENDENT SEPARATE CONTRACTORS PERFORMING WORK ABOUT THE PROJECT IF AND AS DIRECTED BY THE OWNER.

WORK SEQUENCE PLAN: SEE GENERAL NOTES.

CONSTRUCTION BARRIERS: SEE GENERAL NOTES.

EXISTING BUILT AND NATURAL FEATURES: SEE GENERAL NOTES.

TEMPORARY UTILITIES: COORDINATE ACCESS TO TEMPORARY UTILITIES DURING CONSTRUCTION WITH OWNER'S REPRESENTATIVE. WITH OWNER'S PERMISSION, EXISTING BUILDING UTILITY SERVICES MAY BE USED FOR CONSTRUCTION ACTIVITIES. TAKE MEASURES TO CONSERVE USAGE OF UTILITIES. PROTECT ALL UTILITIES FROM DAMAGE.

TEMPORARY SANITARY FACILITIES: WITH OWNER'S PERMISSION, EXISTING PUBLIC RESTROOM FACILITIES NEAR THE CONCESSIONS BUILDING AT STREET LEVEL MAY BE USED.

CONSTRUCTION MATERIAL STORAGE: COORDINATE ON-SITE OR OFF-SITE STORAGE OF CONSTRUCTION MATERIALS WITH OWNER'S REPRESENTATIVE. IF OWNER PROVIDES STORAGE SPACE, KEEP STORAGE AREAS CLEAN AND ORDERLY AT ALL TIMES. ACCEPT RESPONSIBILITY FOR ALL MATERIALS STORED INCLUDING FIRE, THEFT, VANDALISM, AND DETEIORATION. STORE ALL MATERIALS IN ACCORD WITH MANUFACTURER'S PRINTED INSTRUCTIONS, WITH SEALS AND LABELS INTACT. IF OWNER DOES NOT PROVIDE STORAGE SPACE, PROVIDE AND PAY FOR THE COST OF OFF-SITE STORAGE AS NEEDED.

TEMPORARY CONTROL: CONTINUOUSLY MONITOR AND MANAGE TEMPORARY NUISANCES ARISING FROM CONSTRUCTION ACTIVITIES SUCH AS NOISE, DUST, POLLUTION, SILTATION, AND DEBRIS. PROVIDE CONTAINMENT FOR REUSE, BIFTY DAILY AND MORE OFTEN AS REQUIRED FOR CLEANLINESS. DO NOT ALLOW ANY CONSTRUCTION MATERIALS OR DEBRIS TO ENTER THE SAN ANTONIO RIVER.

SUBMITTALS: SUBMITTALS AND/OR SAMPLES SHALL BE PROVIDED PER THE REQUIREMENTS OF INDIVIDUAL SPECIFICATION SECTIONS.

SUBSTITUTIONS: REQUESTS FOR SUBSTITUTION OF ANY ITEM SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT IN ADVANCE OF ORDERING. IF THE ARCHITECT DOES NOT APPROVE THE PROPOSED SUBSTITUTION, PROVIDE THE ITEM SPECIFIED.

WINDOW SCHEDULE

GENERAL NOTES:  
A. RETAIN ALL EXISTING WINDOWS AND HARDWARE TO BE REPLACED. VERIFY DISPOSITION OF MATERIALS WITH OWNER'S REPRESENTATIVE.  
B. ALL GLASS SHALL BE CLEAR, LOW EMISSIVITY, DUAL PANE.  
C. ALL WINDOWS AND FRAMES TO BE PAINTED, INSIDE AND OUT.  
D. DRAWINGS APPROXIMATE DESIGN OF EXISTING WINDOWS AND FRAMES. CONTRACTOR SHALL FIELD MEASURE AND UTILIZE EXISTING WINDOWS AS TEMPLATES FOR NEW WINDOWS.

#	SIZE	WINDOW	MATERIAL	FRAME	REMARKS
CB/W1	SIZE TO FIT EXISTING OPENING	DIVIDED LITE, FIXED	WOOD	WOOD	MATCH PROFILES OF EXISTING WINDOWS AND FRAMES
CB/W2	SIZE TO FIT EXISTING OPENING	DIVIDED LITE, FIXED	WOOD	WOOD	MATCH PROFILES OF EXISTING WINDOWS AND FRAMES
SB/W1	SIZE TO FIT EXISTING OPENING	DIVIDED LITE, FIXED	WOOD	WOOD	MATCH PROFILES OF EXISTING WINDOWS AND FRAMES
SB/W2	SIZE TO FIT EXISTING OPENING	DIVIDED LITE, FIXED	WOOD	WOOD	MATCH PROFILES OF EXISTING WINDOWS AND FRAMES
SB/W3	SIZE TO FIT EXISTING OPENING	DIVIDED LITE, FIXED	WOOD	WOOD	MATCH PROFILES OF EXISTING WINDOWS AND FRAMES
SB/W4	SIZE TO FIT EXISTING OPENING	DIVIDED LITE, FIXED	WOOD	WOOD	MATCH PROFILES OF EXISTING WINDOWS AND FRAMES
SB/W5	SIZE TO FIT EXISTING OPENING	DIVIDED LITE, FIXED	WOOD	WOOD	MATCH PROFILES OF EXISTING WINDOWS AND FRAMES
SB/W6	SIZE TO FIT EXISTING OPENING	DIVIDED LITE, FIXED	WOOD	WOOD	MATCH PROFILES OF EXISTING WINDOWS AND FRAMES
SB/W7	SIZE TO FIT EXISTING OPENING	DIVIDED LITE, FIXED	WOOD	WOOD	MATCH PROFILES OF EXISTING WINDOWS AND FRAMES

DOOR SCHEDULE

GENERAL NOTES:  
A. RETAIN ALL EXISTING DOORS, FRAMES AND HARDWARE TO BE REPLACED. VERIFY DISPOSITION OF MATERIALS WITH OWNER'S REPRESENTATIVE.  
B. KEY ALL LOCKS ALIKE. COORDINATE WITH OWNER'S REPRESENTATIVE.  
C. NEW LEVER LATCHSETS/LOCKSETS SHALL BE SCHLAGE STANDARD STYLE MERANO LEVER WITH MATTE BLACK FINISH.  
D. PROVIDE (SINGLE DIGIT FOR EACH DOOR) 3' CAST BRONZE NUMBERS FOR INSTALLATION ON DOORS SB/D1, SB/D2, SB/D4, SB/D5, AND SB/D6. COORDINATE LOCATION ON DOOR WITH ARCHITECT. REMOVE ANY EXISTING NUMBERING ON EXISTING DOORS TO REMAIN.

#	SIZE	DOOR/GATE	FRAME	HARDWARE NOTES	REMARKS
CB/D1	NEW SIZE TO FIT EXISTING OPENING	HOLLOW METAL	HOLLOW METAL	PROVIDE ALL NEW (USOB FINISH) 1 1/2 PAIR BUTT HINGES, STORAGE ROOM LEVER LOCKSET, CYLINDER DEADBOLT, BRONZE THRESHOLD, FULL WEATHERSTRIPPING.	PAINT DOOR AND FRAME
CB/D2	EXISTING TO REMAIN	CUSTOM WOOD	SOLID WOOD	REPLACE EXISTING CYLINDER LOCK (USOB), REPLACE EXISTING THUMB LATCH HARDWARE WITH NEW TO MATCH EXISTING (MATTE BLACK), TRIM BOTTOM EDGE OF DOOR AS REQUIRED AND ADD NEW BRONZE THRESHOLD AND FULL WEATHERSTRIPPING.	ADJUST/ TRIM DOOR FOR SMOOTH OPERATION. FILL/SAND DOOR SURFACE AS REQUIRED FOR SMOOTH FINISH. REPAINT DOOR (ALL 6 SURFACES) AND FRAME.
CB/D3	EXISTING TO REMAIN	CUSTOM PAIR BIFOLD WOOD	SOLID WOOD	EXISTING TO REMAIN	ADJUST/ TRIM DOORS FOR SMOOTH OPERATION. FILL/SAND DOOR SURFACE AS REQUIRED FOR SMOOTH FINISH. REPAINT DOOR (ALL 6 SURFACES) AND FRAME. REPAINT WOOD SHELF AND TRIM.
CB/D4	EXISTING TO REMAIN	CUSTOM WOOD	SOLID WOOD	REPLACE EXISTING CYLINDER LOCK (USOB), REPLACE EXISTING THUMB LATCH HARDWARE WITH NEW TO MATCH EXISTING (MATTE BLACK).	ADJUST/ TRIM DOOR FOR SMOOTH OPERATION. FILL/SAND DOOR SURFACE AS REQUIRED FOR SMOOTH FINISH. REPAINT DOOR (ALL 6 SURFACES) AND FRAME.
CB/G1	EXISTING TO REMAIN	CUSTOM WOOD	WOOD	ADD NEW CYLINDER LOCK AT EXISTING LOCATION (USOB), REPLACE EXISTING THUMB LATCH HARDWARE WITH NEW TO MATCH EXISTING (MATTE BLACK).	ADJUST/ TRIM DOOR FOR SMOOTH OPERATION. FILL/SAND DOOR SURFACE AS REQUIRED FOR SMOOTH FINISH. REPAINT DOOR (ALL 6 SURFACES) AND FRAME.
CB/G2	NEW RE-BUILD AS AN EXACT RE-PRODUCTION OF EXISTING	CUSTOM WOOD	SOLID WOOD	PROVIDE 1 PAIR BUTT HINGES, NEW THUMB LATCH AND HOLD-OPEN HARDWARE TO MATCH EXISTING (MATTE BLACK).	PAINT GATE (ALL 6 SURFACES) AND FRAME.
CB/G3	EXISTING TO REMAIN	CUSTOM WOOD	WOOD	REPLACE EXISTING LATCH HARDWARE WITH NEW THUMB LATCH HARDWARE TO MATCH GATES G1 AND G2 (MATTE BLACK).	REPAIR DAMAGE TO INSIDE FACE OF GATE. REPAINT INSIDE FACE OF GATE AND JAMBS TO MATCH OUTSIDE FACE.
SB/D1	NEW SIZE TO FIT EXISTING OPENING	CUSTOM WOOD	SOLID WOOD	REUSE EXISTING BOLT HARDWARE AND CHAIN (REPAINT MATTE BLACK). PROVIDE NEW 1 1/2 PAIR BUTT HINGES, LEVER PRIVACY LOCKSET (USOB), DOOR CLOSER (MOUNTED ON INSIDE), BRONZE THRESHOLD, AND FULL WEATHERSTRIPPING.	NEW DOOR AND FRAME TO MATCH EXACT CONSTRUCTION AND PROFILE OF EXISTING. PAINT DOOR (ALL 6 SURFACES) AND FRAME.
SB/D2	EXISTING TO REMAIN	CUSTOM WOOD	SOLID WOOD	REUSE EXISTING BOLT HARDWARE AND CHAIN (REPAINT MATTE BLACK). PROVIDE NEW LEVER PRIVACY LOCKSET (USOB), DOOR CLOSER (MOUNTED ON INSIDE), BRONZE THRESHOLD, AND FULL WEATHERSTRIPPING.	ADJUST/ TRIM DOOR FOR SMOOTH OPERATION. FILL/SAND DOOR SURFACE AS REQUIRED FOR SMOOTH FINISH. REPAINT DOOR (ALL 6 SURFACES) AND FRAME.
SB/D3	EXISTING TO REMAIN	CUSTOM WOOD	SOLID WOOD	EXISTING TO REMAIN	FIXED DOOR. REPAINT EXTERIOR SURFACES.
SB/D4	NEW SIZE TO FIT EXISTING OPENING	CUSTOM WOOD	SOLID WOOD	REUSE EXISTING BOLT HARDWARE AND CHAIN (REPAINT MATTE BLACK). PROVIDE NEW 1 1/2 PAIR BUTT HINGES PER LEAF, INTERIOR MOUNTED LATCH BETWEEN LEAFS, INTERIOR MOUNTED FLOOR AND HEAD BOLTS FOR EACH LEAF, AND FULL WEATHERSTRIPPING.	NEW DOOR AND FRAME TO MATCH EXACT CONSTRUCTION AND PROFILE OF EXISTING. PAINT DOOR (ALL 6 SURFACES) AND FRAME.
SB/D5	EXISTING TO REMAIN	CUSTOM WOOD	SOLID WOOD	REUSE EXISTING BOLT HARDWARE AND CHAIN (REPAINT MATTE BLACK). PROVIDE NEW LEVER PRIVACY LOCKSET (USOB), DOOR CLOSER (MOUNTED ON INSIDE) AND FULL WEATHERSTRIPPING.	ADJUST/ TRIM DOOR FOR SMOOTH OPERATION. FILL/SAND DOOR SURFACE AS REQUIRED FOR SMOOTH FINISH. REPAINT DOOR (ALL 6 SURFACES) AND FRAME.
SB/D6	EXISTING TO REMAIN	CUSTOM WOOD	SOLID WOOD	REUSE EXISTING BOLT HARDWARE AND CHAIN (REPAINT MATTE BLACK). PROVIDE NEW LEVER PRIVACY LOCKSET (USOB), DOOR CLOSER (MOUNTED ON INSIDE), AND FULL WEATHERSTRIPPING.	ADJUST/ TRIM DOOR FOR SMOOTH OPERATION. FILL/SAND DOOR SURFACE AS REQUIRED FOR SMOOTH FINISH. REPAINT DOOR (ALL 6 SURFACES) AND FRAME.
SB/D7	NEW SIZE TO FIT EXISTING OPENING	PAIR DIVIDED LITE, FIXED	WOOD AND GLASS	PROVIDE 1 1/2 PAIR BUTT HINGES PER LEAF, INTERIOR MOUNTED LATCH BETWEEN LEAFS, INTERIOR MOUNTED FLOOR AND HEAD BOLTS FOR EACH LEAF, AND FULL WEATHERSTRIPPING.	NEW DOORS AND FRAME TO MATCH EXACT CONSTRUCTION AND PROFILE OF EXISTING. PAINT DOOR (ALL 6 SURFACES) AND FRAME.
SB/G1	EXISTING TO REMAIN	METAL		EXISTING TO REMAIN	PAINT GATE AND ASSOCIATED CONSTRUCTION.
SB/G2	EXISTING TO REMAIN	METAL		EXISTING TO REMAIN	PAINT GATE AND ASSOCIATED CONSTRUCTION.
SB/G3	EXISTING TO REMAIN	METAL		EXISTING TO REMAIN	PAINT GATE AND ASSOCIATED CONSTRUCTION.
SB/G4	EXISTING TO REMAIN	METAL		EXISTING TO REMAIN	PAINT GATE AND ASSOCIATED CONSTRUCTION.
SB/G5	NEW SIZE TO FIT EXISTING OPENING	CUSTOM METAL		PROVIDE 1 1/2 PAIR METAL GATE HINGES TO MATCH SB/G2. REUSE LATCH BOLT AND CHAIN HARDWARE FROM EXISTING GATE (REPAINT MATTE BLACK), AND PROVIDE STEEL FLOOR STOP TO MATCH GATE SB/G2.	REMOVE EXISTING GATE AND ASSOCIATED CONSTRUCTION. PATCH LIMESTONE/STUCCO WALL AT HINGE AND BOLT HARDWARE LOCATIONS AS REQUIRED. PROVIDE NEW GATE PER DRAWINGS (GENERALLY TO PROFILE OF EXISTING GATE SB/G2), WITH 1 GAUGE PERFORATE METAL PANEL WELDED TO BACK SIDE OF GATE. PAINT.

CODE REQUIREMENTS: ALL CONSTRUCTION WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES, LAWS, AND ORDINANCES AS WELL AS REQUIREMENTS OF ANY UTILITY OR SERVICE PROVIDER ENTITY WHICH APPLY TO ANY ASPECT OF THE WORK.

SAFETY: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY OF ALL WORKMEN ON THE JOB SITE. HAZARDOUS CONDITIONS SHALL BE AVOIDED AT ALL TIMES AND, IF DISCOVERED, SHALL BE IMMEDIATELY CORRECTED.

PROJECT CLEAN-UP: UPON COMPLETION OF THE WORK, THE ENTIRE SITE SHALL BE THOROUGHLY AND PROFESSIONALLY CLEANED OF CONSTRUCTION DEBRIS AND DUST. CLEAN ALL GLASS INSIDE AND OUTSIDE.

WARRANTY: THE PROJECT IN ITS ENTIRETY SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR AFTER COMPLETION OR AS REQUIRED BY INDIVIDUAL SPECIFICATION SECTIONS.

DIVISION 4- MASONRY

FLAGSTONE PAVING: FLAGSTONE SHALL MATCH EXISTING ADJOINING FLAGSTONE IN FINISH, GENERAL SIZE, AND OTHER STONE CHARACTERISTICS RELATING TO AESTHETIC AFFECT. (NOTE FLAGSTONE ON STEPS AND LANDINGS IS DIFFERENT FROM FLAGSTONE AT SEATING AREAS). MORTAR SHALL MATCH EXISTING ADJOINING FLAGSTONE. EASE EXPOSED OUTSIDE EDGES OF NEW FLAGSTONE. PROVIDE FIELD MOCK-UP OF EACH PROPOSED FLAGSTONE FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.

DIVISION 5- METALS

METAL FABRICATIONS: FABRICATE NEW METAL GATE SB/G5, INCLUDING HINGES AND STOP, FROM SOLID STEEL BAR STOCK MATCHING PROFILES OF EXISTING GATES SB/G2 AND SB/G3. PROVIDE CONTINUOUS WELD AT ALL METAL CONNECTIONS. GRIND WELDS SMOOTH IN PREPARATION FOR PAINTING. SET STOP IN EPOXY IN DRILLED HOLE THROUGH FLAGSTONE AND SUBSTRATE. PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.

PERFORATED METAL PANEL: BACKING PANEL FOR GATE SB/G5 SHALL BE 1/2 GAUGE STEEL, SHEET WITH 1/2" ROUND PERFORATIONS AT 3/8" ON CENTER CUT FROM A SINGLE STEEL SHEET TO PROFILE TO FIT FLUSH INSIDE OUTER RAIL OF GATE. WELD TO BACK SIDE OF GATE. PROVIDE SUBMITTAL PRIOR TO ORDERING MATERIAL.

MISCELLANEOUS METALS: PROVIDE AND INSTALL ROUGH HARDWARE IF AND AS NECESSARY FOR A COMPLETE INSTALLATION, INCLUDING BUT NOT LIMITED TO: NAILS, BOLTS, SPIKES, ANGLES, WALL TIES, SLEEVES, AND ANCHOR BOLTS.

DIVISION 6- WOOD AND PLASTICS

EXTERIOR DECKING: NORMAL 2X4 KILN DRIED CONSTRUCTION HEART/DECK HEART SURFACED (SMOOTH FACE) REDWOOD RUN IN CONTINUOUS LENGTHS WITH NO END JOINTS EXCEPT AT HITTERED OUTSIDE CORNER, TO MATCH EXISTING. PRE-STAIN DECK MATERIAL ON ALL SIDES BEFORE INSTALLATION. ATTACH TO SUBSTRUCTURE WITH STAINLESS STEEL TRIM SCREWS. HAZARDOUS SAMPLES PRIOR TO ORDERING MATERIAL.

EXTERIOR RAILINGS AND TRIM (ALL NEW WOOD RAILING AND TRIM EXCEPT ROOF DECKING): KILN DRIED HEART B REDWOOD SURFACED OR SAWN TEXTURED TO MATCH SURFACE OF MATERIAL TO BE REPLACED, PROFILE TO MATCH MATERIAL TO BE REPLACED. PROVIDE SAMPLES PRIOR TO ORDERING MATERIAL.

EXTERIOR ROOF DECKING: TREATED YELLOW PINE IN PROFILES AND SURFACE FINISH TO MATCH EXISTING. PROVIDE SAMPLES PRIOR TO ORDERING MATERIAL.

DIVISION 7- THERMAL AND MOISTURE PROTECTION

SHEET METAL ROOFING AND TRIM: METAL ROOFING SHALL BE STANDING SEAM, GALVANIZED FINISH WITH CONCEALED FASTENERS MATCHING CAP FLASHINGS, EDGE FLASHINGS AND Drip TO MATCH PROFILES AND SEAM LAYOUT OF EXISTING ROOF. INSTALL IN CONTINUOUS LENGTHS FROM CAP TO ROOF EDGE, TO MATCH EXISTING. PROVIDE 10-YEAR WARRANTY AGAINST ROOF LEAKS OF ANY KIND. PROVIDE SAMPLE SUBMITTAL ILLUSTRATING SIZE AND PROFILE OF PANEL AND SEAM PRIOR TO ORDERING MATERIAL.

SEALANTS: APPLY SEALANT AT ALL EXTERIOR OPENINGS, FOUR SIDES, INCLUDING DOORS, WINDOWS, AND VENTS. APPLY SEALANT UNDER ALL NEW EXTERIOR THRESHOLDS, AROUND ALL EXTERIOR PIPING AND ELECTRICAL PENETRATIONS. EXPOSED JOINTS AND CLOSURES, AND ALL FLASHINGS AS NECESSARY TO PRODUCE LEAK FREE STRUCTURES. SEALANT MATERIAL SHALL BE FORCED INTO JOINTS UNTIL FULL. PROVIDE SUBMITTAL OF PROPOSED SEALANT MATERIALS.

DIVISION 8- DOORS, WINDOWS, AND GLASS

STEEL DOOR AND FRAME: STANDARD GAUGE EXTERIOR HOLLOW METAL DOOR AND 2" HOLLOW METAL FRAME, FACTORY PRIMED FOR PAINTING.

CUSTOM WOOD DOORS: KILN DRIED HEART B SURFACED REDWOOD MILLED AND ASSEMBLED TO MATCH EXISTING DOORS AND FRAMES. FIELD MEASURE EXISTING DOOR AND FRAME COMPONENTS AND PROVIDE SHOP DRAWING SUBMITTAL PRIOR TO FABRICATION.

WOOD AND GLASS (FRENCH) DOORS: DOUBLE PANE, LOW EMISSIVITY CLEAR GLASS SET IN SOLID WOOD FRAMING, AND WOOD FRAME, ALL TO MATCH EXISTING. DOORS AS MANUFACTURED BY PELLA, ANDERSON, MARVIN, OR EQUAL, ARE ACCEPTABLE IF CONSTRUCTED TO EXACT PROFILES OF EXISTING UNITS. FIELD MEASURE EXISTING DOOR AND FRAME COMPONENTS AND PROVIDE SHOP DRAWING SUBMITTAL PRIOR TO FABRICATION. DELIVER DOORS SHOP PRIMED FOR FIELD PAINTING.

WOOD WINDOWS: DOUBLE PANE, LOW EMISSIVITY CLEAR GLASS SET IN SOLID WOOD FRAMING, AND WOOD FRAME, ALL TO MATCH EXISTING. ALL WINDOWS ARE TO BE FIXED. WINDOWS AS MANUFACTURED BY PELLA, ANDERSON, MARVIN, OR EQUAL, ARE ACCEPTABLE IF CONSTRUCTED TO EXACT PROFILES OF EXISTING UNITS. FIELD MEASURE EXISTING WINDOW AND FRAME COMPONENTS AND PROVIDE SHOP DRAWING SUBMITTAL PRIOR TO FABRICATION. DELIVER WINDOWS SHOP PRIMED FOR FIELD PAINTING.

FINISH HARDWARE: REFERENCE DOOR AND HARDWARE SCHEDULE. PROVIDE SUBMITTAL IN ADVANCE OF ORDERING HARDWARE.

DIVISION 9- FINISHES

PAINTING: PAINT MATERIALS ARE AS FOLLOWS (OR EQUAL):

STUCCO SUBSTRATES  
PRIMER: SHERWIN WILLIAMS LOXON MASONRY AND CONCRETE PRIMER

INDEX OF DRAWINGS

- A1 INDEX OF DRAWINGS, DOOR SCHEDULE, WINDOW SCHEDULE & SPECIFICATIONS
- A2 OVERALL KEY PLAN - ARNESON RIVER THEATER
- A3 FLOOR PLAN - CONCESSION BUILDING
- A4 ELEVATION - CONCESSION BUILDING
- A5 FLOOR PLAN - STAGE BUILDING
- A6 ELEVATION - STAGE BUILDING

GENERAL NOTES

A. THE SCOPE OF THIS PROJECT INVOLVES MODIFICATIONS TO HISTORICALLY SIGNIFICANT STRUCTURES. THE CONTRACTOR IS DIRECTED, AS A CONDITION OF THIS CONTRACT, TO PREPARE A DETAILED WORK SEQUENCE PLAN THE WORK FOR OWNER'S REVIEW. WORK SEQUENCE PLAN SHALL INCLUDE BARRIERS/BARRICADES AND CONSTRUCTION ACCESS POINTS AT BOTH RIVER WALK AND STREET LEVELS, TEMPORARY CONSTRUCTION TO FACILITATE PUBLIC PEDESTRIAN MOVEMENT, AND IMPACT ON VEHICULAR MOVEMENT, IF ANY. CONTRACTOR SHALL MODIFY WORK SEQUENCE PLAN AS REQUIRED TO OBTAIN OWNER'S APPROVAL. NO DEMOLITION OR CONSTRUCTION ACTIVITY IS PERMITTED UNTIL OWNER'S APPROVAL OF WORK SEQUENCE PLAN IS RECEIVED.

B. CONSTRUCTION BARRIERS AT RIVER WALK SHALL CONSIST OF 8' HIGH 2X4 WOOD STUD CONSTRUCTION WITH SOLID PLYWOOD FACING, PAINTED, UNLESS OTHERWISE DIRECTED BY OWNER.

C. SELECTIVE DEMOLITION DRAWINGS ARE DIAGRAMMATIC AND ILLUSTRATE ONLY THE GENERAL SCOPE OF WORK TO BE DEMOLISHED. DRAWINGS DO NOT INDICATE EVERY DETAIL OF EXISTING CONSTRUCTION OR VEGETATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND EXTENT OF WORK REQUIRED FOR SELECTIVE DEMOLITION AND NEW CONSTRUCTION.

D. CAREFULLY PROTECT EXISTING ADJACENT CONSTRUCTION AND NATURAL FEATURES FROM POTENTIAL DAMAGE FROM SELECTIVE DEMOLITION AND/OR NEW CONSTRUCTION ACTIVITIES. REPAIR OR REPLACE ANY CONSTRUCTION OR NATURAL FEATURES SO DAMAGED TO A LIKE NEW CONDITION.

E. COORDINATE WITH OWNER'S REPRESENTATIVE FOR OWNER'S POTENTIAL SALVAGE OF EXISTING PLANT MATERIAL WHICH WILL BE IMPACTED BY DEMOLITION WORK. OWNER WILL REMOVE ANY SUCH PLANT MATERIAL PRIOR TO START OF DEMOLITION ACTIVITIES.

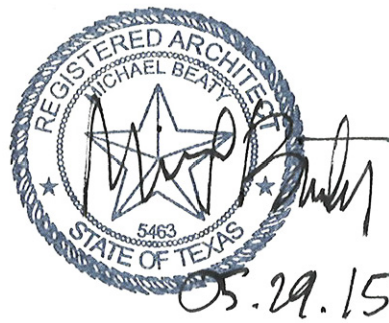
F. CONTINUOUSLY COORDINATE SELECTIVE DEMOLITION AND NEW CONSTRUCTION ACTIVITIES WITH OWNER'S REPRESENTATIVE TO MINIMIZE INCONVENIENCE TO OWNER AND THE GENERAL PUBLIC.

SCHEDULE KEY

CB : CONCESSIONS BUILDINGS  
SB : STAGE BUILDING  
D : DOOR  
G : GATE

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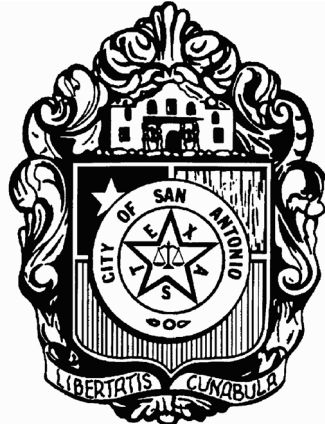
PROJECT

Arneson River Theater Improvements

LOCATION

San Antonio, Texas

CLIENT



PROJECT NUMBER

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DRAWN BY

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REVIEWED BY

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DATE

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A1





## GENERAL NOTES

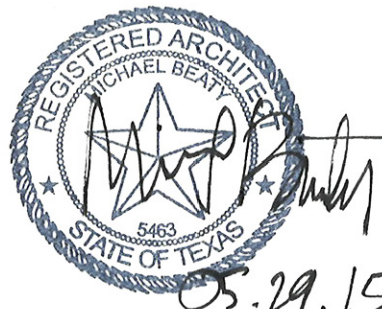
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- COORDINATE WITH OWNER'S REPRESENTATIVE FOR OWNER'S POTENTIAL SALVAGE OF EXISTING PLANT MATERIAL WHICH WILL BE IMPACTED BY DEMOLITION WORK. OWNER WILL REMOVE ANY SUCH PLANT MATERIAL PRIOR TO START OF DEMOLITION ACTIVITIES.
- CONTINUOUSLY COORDINATE SELECTIVE DEMOLITION AND NEW CONSTRUCTION ACTIVITIES WITH OWNER'S REPRESENTATIVE TO MINIMIZE INCONVENIENCE TO OWNER AND THE GENERAL PUBLIC.

## KEYNOTES

- REPLACE EXISTING METAL PIPE RAILS WITH NEW STRAIGHT PIPE RAILS TO MATCH EXISTING/ PREP AND PAINT/ RE-PAINT RAILS AND POSTS/ PROVIDE FIELD MOCK-UP OF ONE RAIL FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLING ADDITIONAL RAILS.
- PREP AND RE-PAINT EXISTING RAILS AND POSTS.
- CLEAN OUT OLD WATER BASIN DRAIN LINE.
- SAW-OUT FLAGSTONE AND PROVIDE METAL MANHOLE COVER AND FRAME TO ENCLOSE EXISTING CAPPED PIPING/ PATCH FLAGSTONE AS REQUIRED.
- GRIND ROUGH OUTSIDE EDGES OF ALL FLAGSTONE STAIR TREADS AND LANDINGS/ PROVIDE FIELD MOCK-UP OF ONE TREAD EDGE FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO CONTINUING WORK.
- REPLACE EXISTING DAMAGED OR MISSING FLAGSTONE ON TREADS AND LANDINGS OF STEPS/ ALLOW FOR A TOTAL OF 60 PIECES/ NEW FLAGSTONE SHALL MATCH EXISTING/ COORDINATE EXACT SCOPE OF WORK WITH ARCHITECT/ PROVIDE SAMPLE RANGE OF PROPOSED FLAGSTONE ON SITE FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO ORDERING NEW MATERIAL/ AFTER APPROVAL OF MATERIAL, PROVIDE FIELD MOCK-UP OF ONE REPAIRED STEP FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO CONTINUING WORK.
- REPLACE EXISTING DAMAGED OR MISSING FLAGSTONE AT BASE OF SEATING ROUS/ ALLOW FOR A TOTAL OF 20 PIECES/ COORDINATE EXACT SCOPE OF WORK WITH ARCHITECT/ NEW FLAGSTONE SHALL MATCH EXISTING/ PROVIDE SAMPLE RANGE OF PROPOSED FLAGSTONE ON SITE FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO ORDERING NEW MATERIAL/ AFTER APPROVAL OF MATERIAL, PROVIDE FIELD MOCK-UP OF ONE REPAIRED AREA FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO CONTINUING WORK.
- CLEAN ANY EXPOSED RE-BAR IN CONCRETE SEAT RISERS/ PATCH HOLES WITH CONCRETE GROUT AND AGGREGATE TO MATCH EXISTING/ COORDINATE EXACT SCOPE OF WORK WITH ARCHITECT/ ALLOW FOR APPROXIMATELY 20 REPAIRS TOTALING 20 SQ. FT./ PROVIDE FIELD MOCK-UP OF ONE REPAIRED AREA FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO CONTINUING WORK.
- PREP AND PAINT ALL METAL WORK UP TO AND INCLUDING GATE SB/GI.
- PREP AND RE-PAINT STUCCO WALL.

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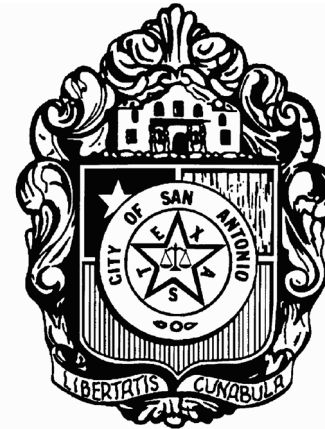
PROJECT

# Arneson River Theater Improvements

LOCATION

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Texas

CLIENT



PROJECT NUMBER

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REVIEWED BY

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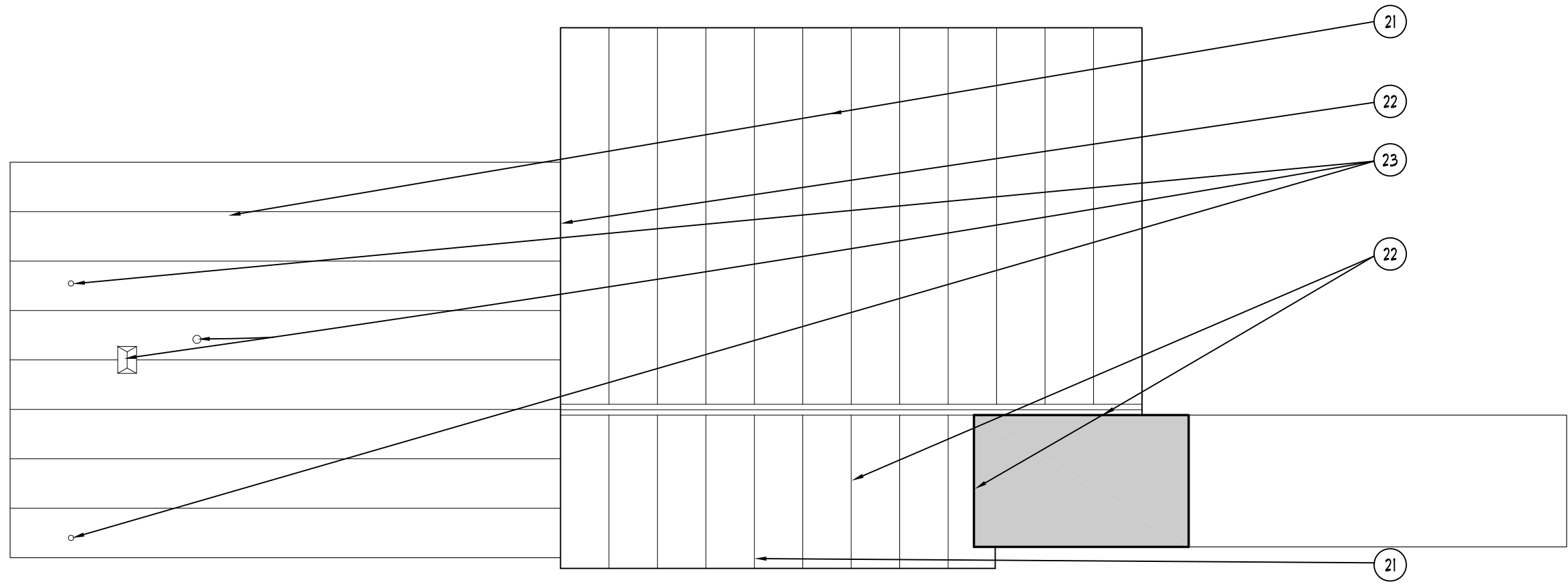
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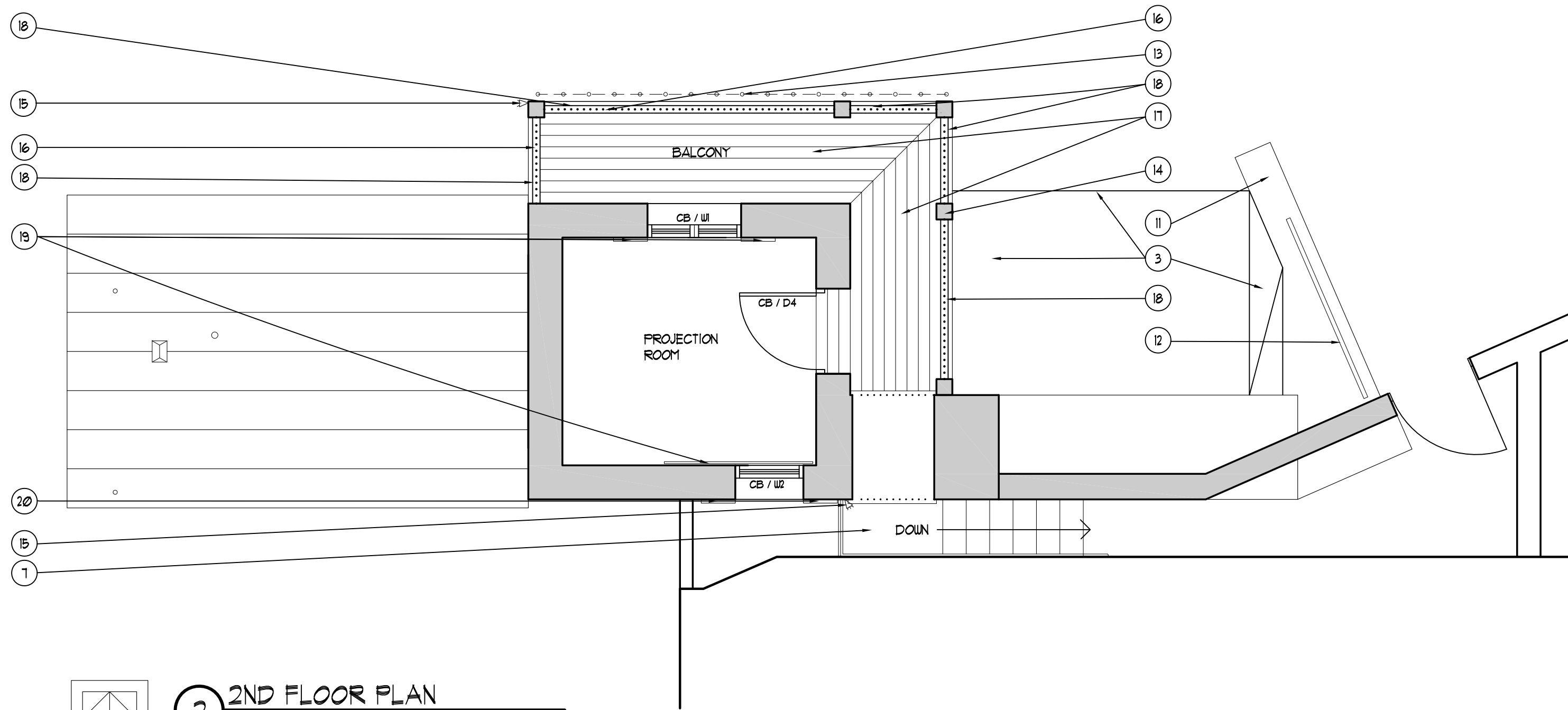
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BEATY PALMER ARCHITECTS

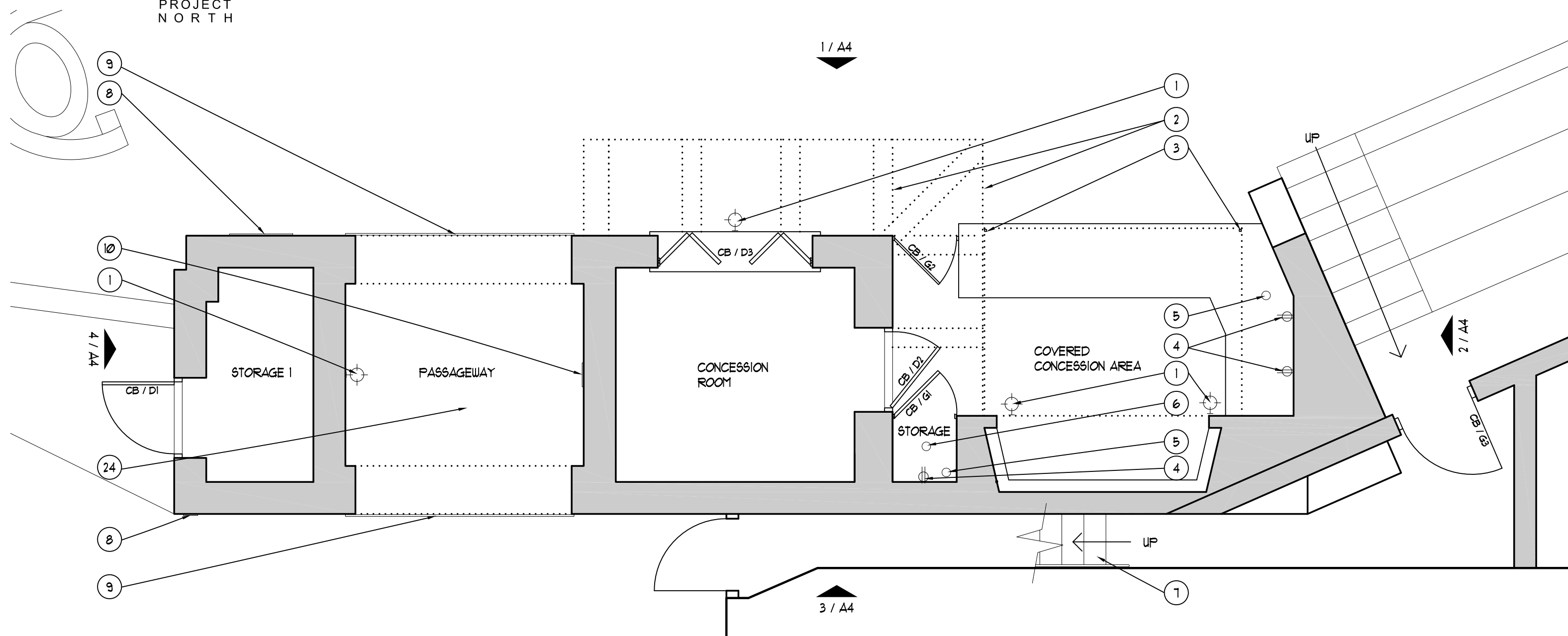




**3 ROOF PLAN**  
SC. 1/4" = 1'-0"  
CONCESSIONS BUILDING



**2 2ND FLOOR PLAN**  
SC. 1/4" = 1'-0"  
CONCESSIONS BUILDING



**1 1ST FLOOR PLAN**  
SC. 1/4" = 1'-0"  
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## KEYNOTES

- EXISTING LIGHT FIXTURE TO REMAIN/ REMOVE PERFORATED COPPER COVER IN PREPARATION FOR BUILDING PAINTING / CLEAN COVER AND RE-INSTALL WITH NEW HARDWARE AFTER PAINTING/ RE-LAMP FIXTURE / PROTECT FIXTURE DURING PAINTING / DO NOT PAINT
- LINE OF EXISTING BALCONY ABOVE
- REMOVE EXISTING CLOTH AWNING, FRAME FLASHING AND ASSOCIATED CONSTRUCTION IN PREPARATION FOR BUILDING PAINTING/ REPLACE AWNING WITH NEW TO MATCH EXISTING, PROVIDE NEW FLASHING, AND RE-INSTALL ON EXISTING FRAME AFTER PAINTING
- REPLACE EXISTING DUPLEX OUTLETS WITH WEATHERPROOF OUTLETS
- PROVIDE CAP FOR EXPOSED PVC PIPE
- CLEAN OUT EXISTING FLOOR DRAIN
- PREP AND RE-PAINT METAL STAIR, RAILS AND ASSOCIATED CONSTRUCTION ON ALL EXPOSED SURFACES
- REMOVE EXISTING GRAPHIC IN PREPARATION FOR BUILDING PAINTING/ RE-INSTALL AFTER PAINTING
- REMOVE EXISTING METAL GRAPHICS IN PREPARATION FOR BUILDING PAINTING/ PREP AND RE-PAINT GRAPHICS AND RE-INSTALL AFTER BUILDING PAINTING
- EXISTING WALL MOUNTED GRAPHICS TO REMAIN/ PROTECT DURING BUILDING PAINTING/ DO NOT PAINT
- PREP AND RE-PAINT STUCCO WALL
- PREP AND RE-PAINT METAL RAIL
- REMOVE EXISTING DECORATIVE STRING LIGHTING IN PREPARATION FOR PAINTING
- PROVIDE NEW METAL PLATE AT BASE OF WOOD COLUMN TO MATCH OTHER EXISTING COLUMNS
- EXISTING LIGHT FIXTURE TO REMAIN/ PROTECT DURING PAINTING/ DO NOT PAINT/ RE-LAMP
- PAINT OUT ALL EXPOSED METAL CONDUIT AND MISCELLANEOUS METAL FABRICATIONS EXPOSED TO VIEW TO MATCH ADJACENT BACKGROUND COLOR
- REMOVE EXISTING WOOD BALCONY DECK AND REPAIR ANY DAMAGE TO EXISTING WOOD BEAMS SUPPORTING DECK/ REPLACE WITH NEW REDWOOD DECK/ MATCH EXISTING SIZE AND LAYOUT/ MITER OUTSIDE CORNER PER EXISTING/ ATTACH DECK WITH STAINLESS STEEL SCREWS COUNTERSUNK AND FILLED IN PREPARATION FOR STAINING
- REPLACE DAMAGED EXISTING WOOD BALUSTERS WITH NEW REDWOOD BALUSTERS TO MATCH EXISTING PROFILE
- REMOVE EXISTING METAL SECURITY SCREEN IF AND AS REQUIRED FOR WINDOW REPLACEMENT
- REMOVE EXISTING WOOD SHUTTERS AND REPLACE WITH NEW REDWOOD SHUTTERS TO MATCH EXISTING PROFILE/ BACK-PRIME SHUTTERS BEFORE INSTALLATION
- REMOVE EXISTING STANDING SEAM METAL ROOF/ REPLACE ALL DAMAGED WOOD DECKING WITH NEW MATERIAL TO MATCH EXISTING/ REPLACE ALL WOOD FASCIA WITH NEW REDWOOD TO MATCH PROFILE OF EXISTING/ PROVIDE NEW GALVANIZED METAL ROOF AND EDGE FLASHING TO MATCH PROFILE OF EXISTING
- REPLACE EXISTING WALL ROOF FLASHING
- RE-FLASH ALL ROOF PENETRATIONS
- EXISTING WOOD CEILING TO REMAIN/ PROTECT DURING BUILDING PAINTING/ DO NOT PAINT

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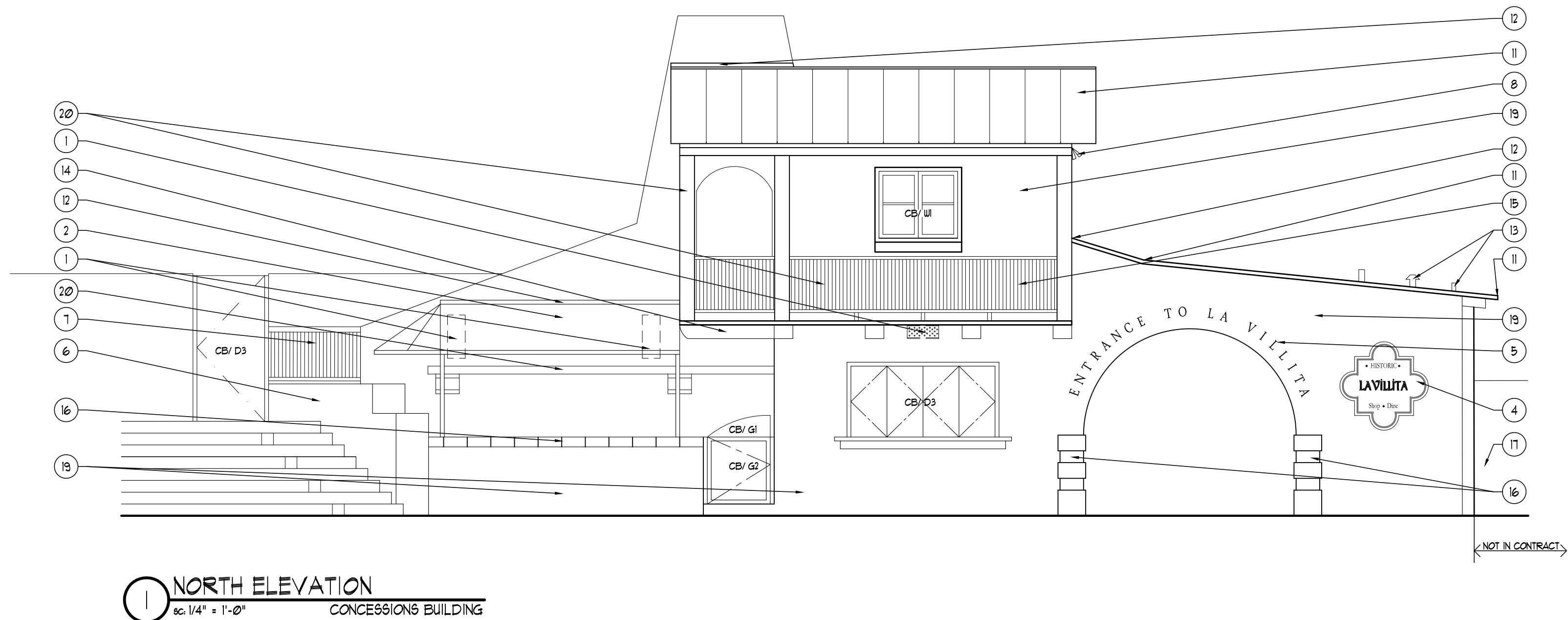
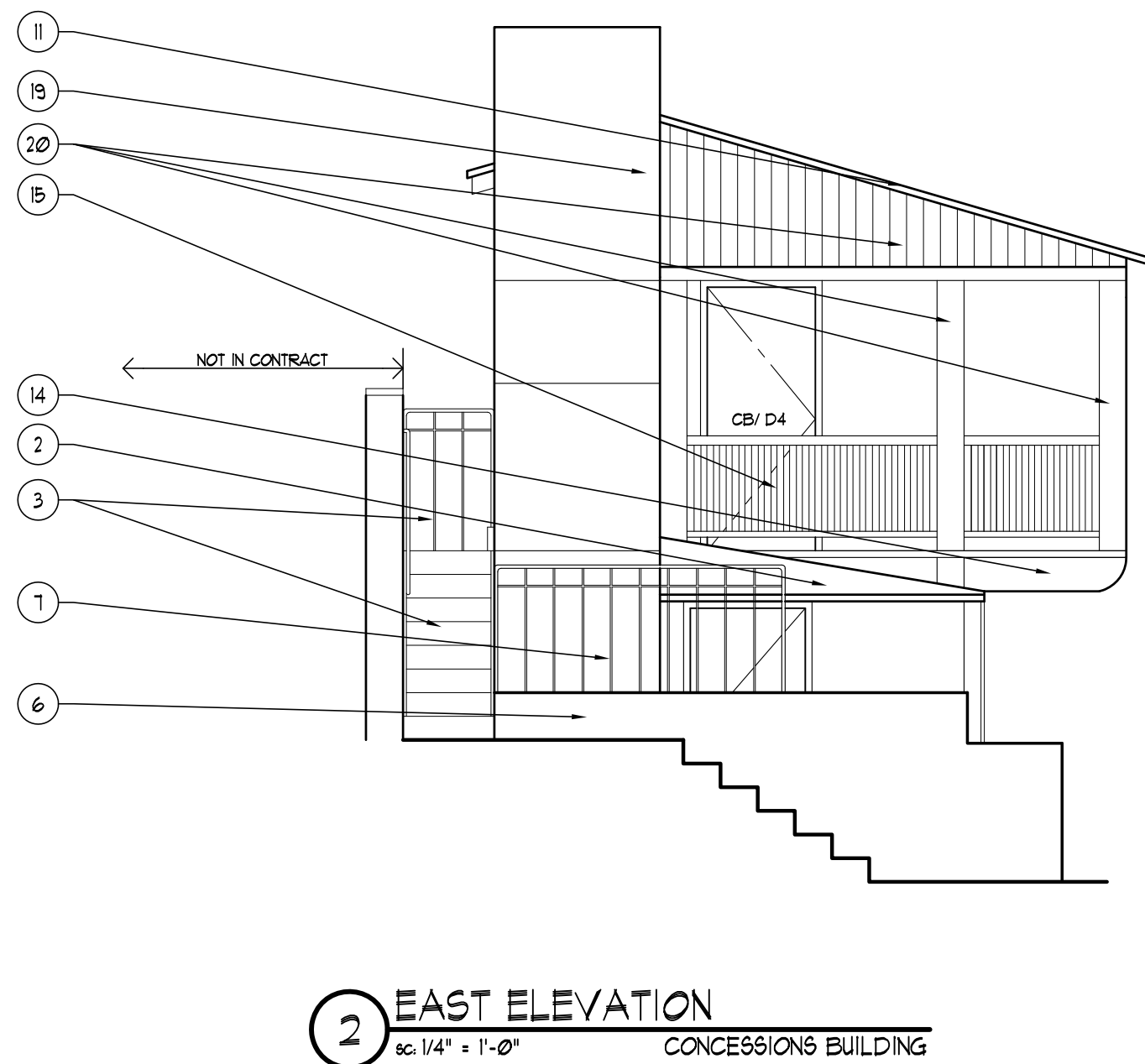
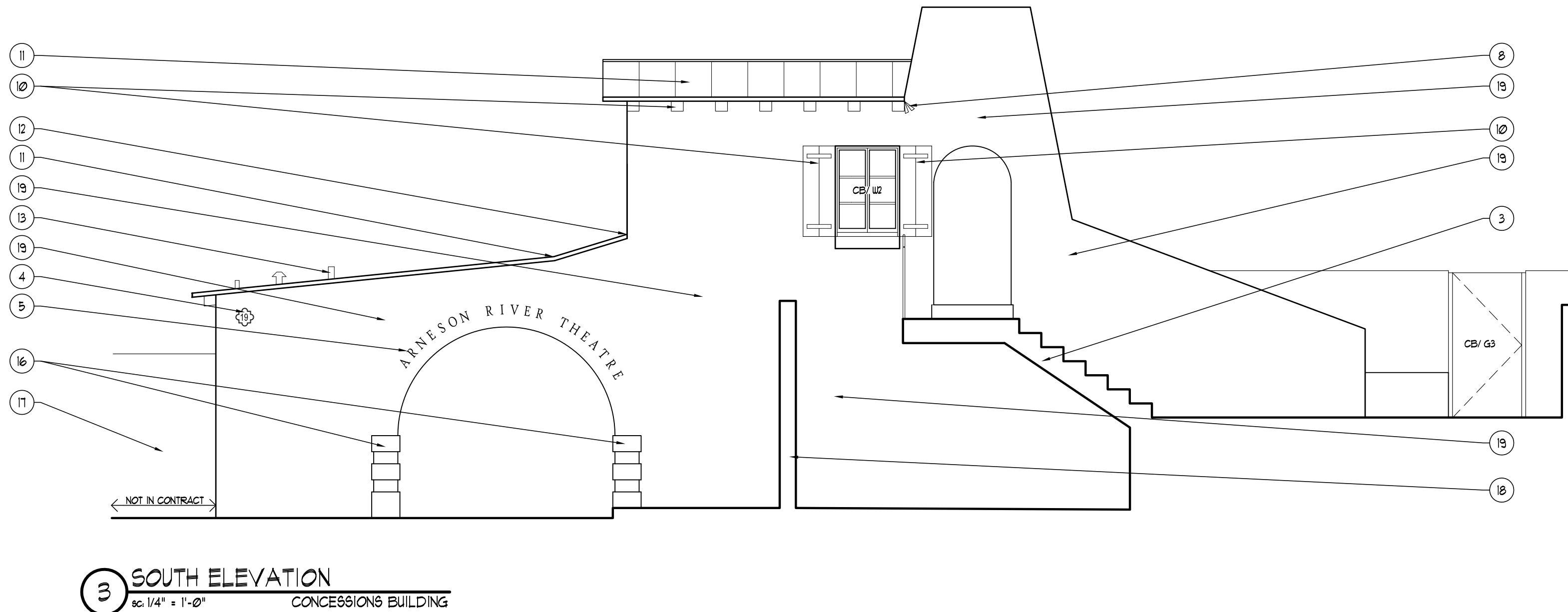
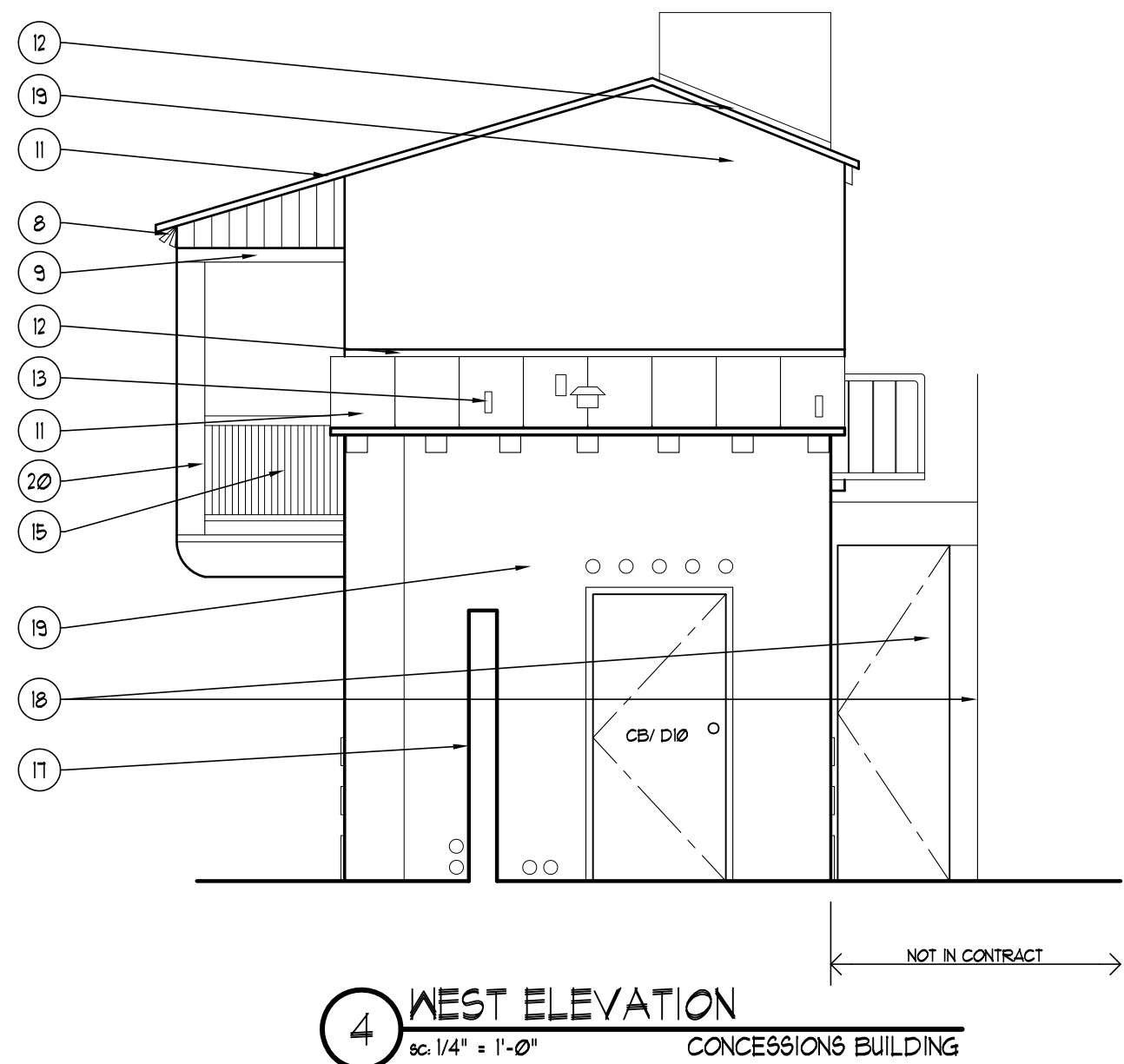


GENERAL PAINTING NOTES

- A. CAREFULLY WASH DOWN EXISTING EXTERIOR ENVELOPE IN PREPARATION FOR BUILDING PAINTING. DO NOT EMPLOY HIGH PRESSURE WATER DEVICES WHICH MAY DAMAGE EXISTING EXTERIOR BUILDING SURFACES.
- B. PATCH AND REPAIR EXISTING DAMAGED STUCCO SURFACES TO MATCH EXISTING.
- C. REPLACE ANY MISCELLANEOUS DAMAGED WOOD WITH REDWOOD TO MATCH PROFILE OF EXISTING. REMOVE TAPE AND MISCELLANEOUS FASTENERS IN WOOD SURFACES.
- D. SAND AND FILL EXISTING SURFACES AS REQUIRED TO REMOVE HOLES, GOUGES, GRAFFITI, AND THE LIKE AND TO REPAIR MINOR DAMAGE OR DECAY.
- E. BACK-FRAME ALL NEW WOOD.
- F. PRE-STAIN REDWOOD DECKING BEFORE INSTALLATION.
- G. RE-PAINT EXTERIOR STUCCO WHERE INDICATED TO MATCH EXISTING COLOR.
- H. PAINT OR PREP AND RE-PAINT ALL EXTERIOR WOOD SURFACES. (EXCEPT SOFFIT OF PASSAGEWAY). INCLUDING BOTH EXTERIOR AND INTERIOR OF NEW WINDOWS AND ALL 6 SURFACES OF NEW AND EXISTING DOORS/ GATES AND SHUTTERS.

KEYNOTES

- 1. EXISTING LIGHT FIXTURE TO REMAIN/ REMOVE PERFORATED COPPER COVER IN PREPARATION FOR BUILDING PAINTING/ CLEAN COVER AND RE-INSTALL WITH NEW HARDWARE AFTER PAINTING/ RE-LAMP FIXTURE/ PROTECT
- 2. REMOVE EXISTING CLOTH AINING, FRAME, FLASHING AND ASSOCIATED CONSTRUCTION IN PREPARATION FOR BUILDING PAINTING/ REPLACE AINING WITH NEW TO MATCH EXISTING. PROVIDE NEW FLASHING, AND RE-INSTALL ON EXISTING FRAME AFTER PAINTING
- 3. PREP AND RE-PAINT METAL STAIR RAILS AND ASSOCIATED CONSTRUCTION ON ALL EXPOSED SURFACES
- 4. REMOVE EXISTING GRAPHIC IN PREPARATION FOR BUILDING PAINTING/ RE-INSTALL AFTER PAINTING
- 5. REMOVE EXISTING METAL GRAPHICS IN PREPARATION FOR BUILDING PAINTING/ PREP AND RE-PAINT GRAPHICS AND RE-INSTALL AFTER BUILDING PAINTING
- 6. PREP AND RE-PAINT STUCCO WALL
- 7. PREP AND RE-PAINT METAL RAIL
- 8. EXISTING LIGHT FIXTURE TO REMAIN/ PROTECT DURING PAINTING/ DO NOT PAINT/ RE-LAMP
- 9. PAINT OUT ALL EXPOSED METAL FABRICATIONS EXPOSED TO VIEW TO MATCH ADJACENT BACKGROUND COLOR
- 10. REMOVE EXISTING WOOD SHUTTERS AND REPLACE WITH NEW REDWOOD SHUTTERS TO MATCH EXISTING PROFILE/ BACK-PRIME
- 11. REMOVE EXISTING STANDING BEAM METAL ROOF/ REPLACE ALL DAMAGED WOOD DECKING WITH NEW MATERIAL TO MATCH EXISTING/ REPLACE ALL WOOD FASCIA WITH NEW REDWOOD TO MATCH PROFILE OF EXISTING/ PROVIDE NEW GALVANIZED METAL ROOF AND EDGE FLASHING TO MATCH PROFILE OF EXISTING
- 12. REPLACE EXISTING WALL ROOF FLASHING
- 13. RE-FLASH ALL ROOF PENETRATIONS
- 14. REMOVE EXISTING WOOD BALCONY DECK AND REPAIR ANY DAMAGE TO EXISTING WOOD BEAMS SUPPORTING DECK/ REPLACE WITH NEW REDWOOD DECK/ MATCH EXISTING SIZE AND LAYOUT/ MITER OUTSIDE CORNER PER EXISTING/ ATTACH DECK WITH STAINLESS STEEL SCREWS COUNTERSUNK AND FILLED IN PREPARATION FOR STAINING
- 15. REPLACE DAMAGED EXISTING WOOD BALUSTERS WITH NEW REDWOOD BALUSTERS TO MATCH EXISTING PROFILE
- 16. EXISTING LIMESTONE TRIM TO REMAIN/ PROTECT DURING PAINTING/ DO NOT PAINT
- 17. EXISTING STONE FENCE TO REMAIN/ PROTECT/ DO NOT PAINT
- 18. EXISTING GATE AND ADJOINING BUILDING NOT IN CONTRACT/ PROTECT/ DO NOT PAINT
- 19. PREP AND RE-PAINT ALL STUCCO
- 20. PREP AND PAINT/ RE-PAINT ALL EXTERIOR WOOD/ EXCEPT SOFFIT OF PASSAGEWAY)



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ARCHITECT



ENGINEER

CONSULTANT

REVISIONS

PROJECT

Arneson  
River  
Theater  
Improvements

LOCATION

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Texas

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GENERAL NOTES

- A. THE SCOPE OF THIS PROJECT INVOLVES MODIFICATIONS TO HISTORICALLY SIGNIFICANT STRUCTURES. THE CONTRACTOR IS DIRECTED, AS A CONDITION OF THIS CONTRACT, TO PREPARE A DETAILED WORK SEQUENCE PLAN THE WORK FOR OWNER'S REVIEW. WORK SEQUENCE PLAN SHALL INCLUDE BARRIERS/BARRICADES AND CONSTRUCTION ACCESS PONTS AT BOTH RIVER WALK AND STREET LEVELS, TEMPORARY CONSTRUCTION TO FACILITATE PUBLIC PEDESTRIAN MOVEMENT, AND IMPACT ON VEHICULAR MOVEMENT, IF ANY. CONTRACTOR SHALL MODIFY WORK SEQUENCE PLAN AS REQUIRED TO OBTAIN OWNER'S APPROVAL. NO DEMOLITION OR CONSTRUCTION ACTIVITY IS PERMITTED UNTIL OWNER'S APPROVAL OF WORK SEQUENCE PLAN IS RECEIVED.
- B. CONSTRUCTION BARRIERS AT RIVER WALK SHALL CONSIST OF 8' HIGH 2X4 WOOD STUD CONSTRUCTION WITH SOLID FLTWOOD FACING, PAINTED, UNLESS OTHERWISE DIRECTED BY OWNER.
- C. SELECTIVE DEMOLITION DRAWINGS ARE DIAGRAMMATIC AND ILLUSTRATE ONLY THE GENERAL SCOPE OF WORK TO BE DEMOLISHED. DRAWINGS DO NOT INDICATE EVERY DETAIL OF EXISTING CONSTRUCTION OR VEGETATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND EXTENT OF WORK REQUIRED FOR SELECTIVE DEMOLITION AND NEW CONSTRUCTION.
- D. CAREFULLY PROTECT EXISTING ADJACENT CONSTRUCTION AND NATURAL FEATURES FROM POTENTIAL DAMAGE FROM SELECTIVE DEMOLITION AND/OR NEW CONSTRUCTION ACTIVITIES. REPAIR OR REPLACE ANY CONSTRUCTION OR NATURAL FEATURES SO DAMAGED TO A 'LIKE NEW' CONDITION.
- E. COORDINATE WITH OWNER'S REPRESENTATIVE FOR OWNER'S POTENTIAL SALVAGE OF EXISTING PLANT MATERIAL WHICH WILL BE IMPACTED BY DEMOLITION WORK. OWNER WILL REMOVE ANY SUCH PLANT MATERIAL PRIOR TO START OF DEMOLITION ACTIVITIES.
- F. CONTINUOUSLY COORDINATE SELECTIVE DEMOLITION AND NEW CONSTRUCTION ACTIVITIES WITH OWNER'S REPRESENTATIVE TO MINIMIZE INCONVENIENCE TO OWNER AND THE GENERAL PUBLIC.

KEYNOTES

1. REMOVE EXISTING WALL MOUNTED LIGHT FIXTURE AND REPLACE WITH FIXTURE TYPE A
2. EXISTING ELECTRICAL GEAR TO REMAIN/ PROTECT/ DO NOT PAINT
3. REMOVE EXISTING GATE AND REPLACE WITH NEW GATE PER SCHEDULE
4. PREP AND PAINT STUCCO WALL
5. EXISTING PLAQUE TO REMAIN/ PROTECT DURING PAINTING/ DO NOT PAINT
6. SAND EXISTING WOOD STAGE DECK AND EDGE TRIM AND APPLY 2 COATS SEALER
7. LINE OF BALCONY OVERHANG ABOVE
8. EXISTING WOOD SHUTTERS TO REMAIN/ PREP AND RE-PAINT
9. PREP AND RE-PAINT METAL STAGE RAIL
10. PREP AND RE-PAINT METAL RAILING
11. PREP AND RE-PAINT STUCCO RIVER WALL ON ALL EXPOSED SURFACES
12. REMOVE EXISTING METAL BOX AT GROUND LINE/ PATCH STUCCO
13. REPLACE BOTTOM SECTION OF EXISTING METAL DOWNSPOUT
14. REPAIR DAMAGED STUCCO
15. REMOVE EXISTING RECESSED CAN LIGHT FIXTURE AND REPLACE WITH FIXTURE TYPE B
16. REMOVE EXISTING FIXED WINDOW COVERS IF AND AS REQUIRED FOR INSTALLATION OF NEW WINDOW/ RE-INSTALL
17. REMOVE EXISTING METAL SECURITY BARS IN PREPARATION FOR BUILDING PAINTING/ PREP AND RE-PAINT BARS AND RE-INSTALL
18. REMOVE EXISTING SMALL PLAQUE IN PREPARATION FOR BUILDING PAINTING/ RE-INSTALL AFTER PAINTING
19. UPPER SECTION OF EXISTING GUTTER TO REMAIN
20. REMOVE BALCONY RAILING ABOVE DECK LINE/ RE-BUILD TO MATCH EXISTING PROFILES WITH REDWOOD
21. REMOVE EXISTING METAL GRAPHIC IN PREPARATION FOR BUILDING PAINTING/ RE-PAINT AND RE-INSTALL AFTER BUILDING PAINTING
22. PREP AND REPAINT EXISTING METAL HANDRAILS AND SUPPORTS
23. EXISTING WOOD GRILLWORK TO REMAIN/ REPAIR DAMAGED TRIM ON THE INSIDE/ PREP AND RE-PAINT

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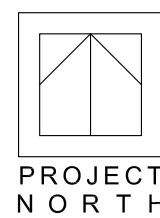
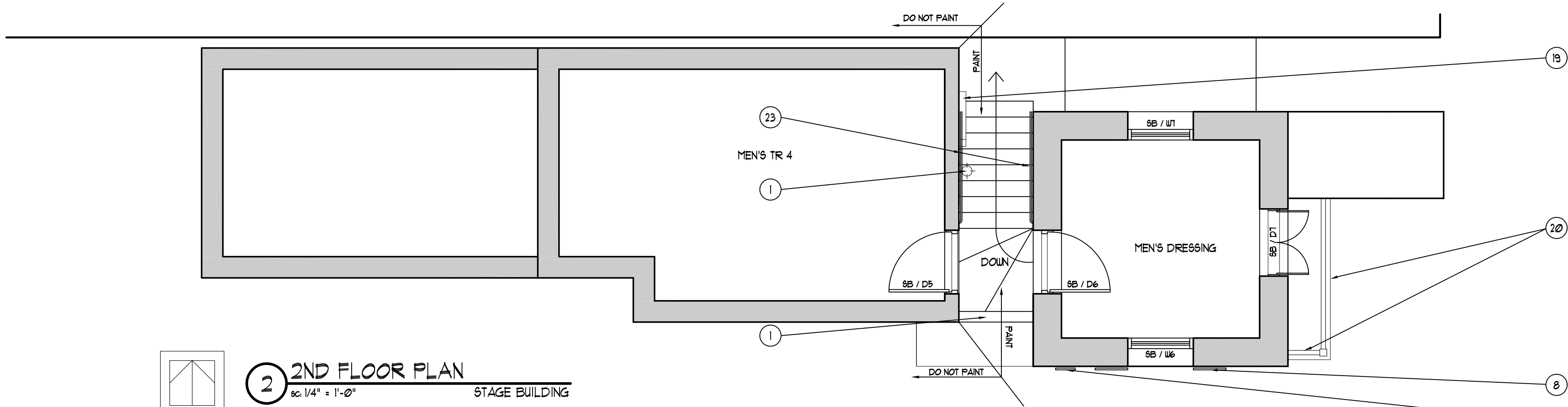
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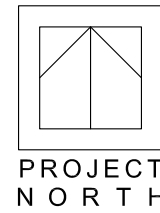
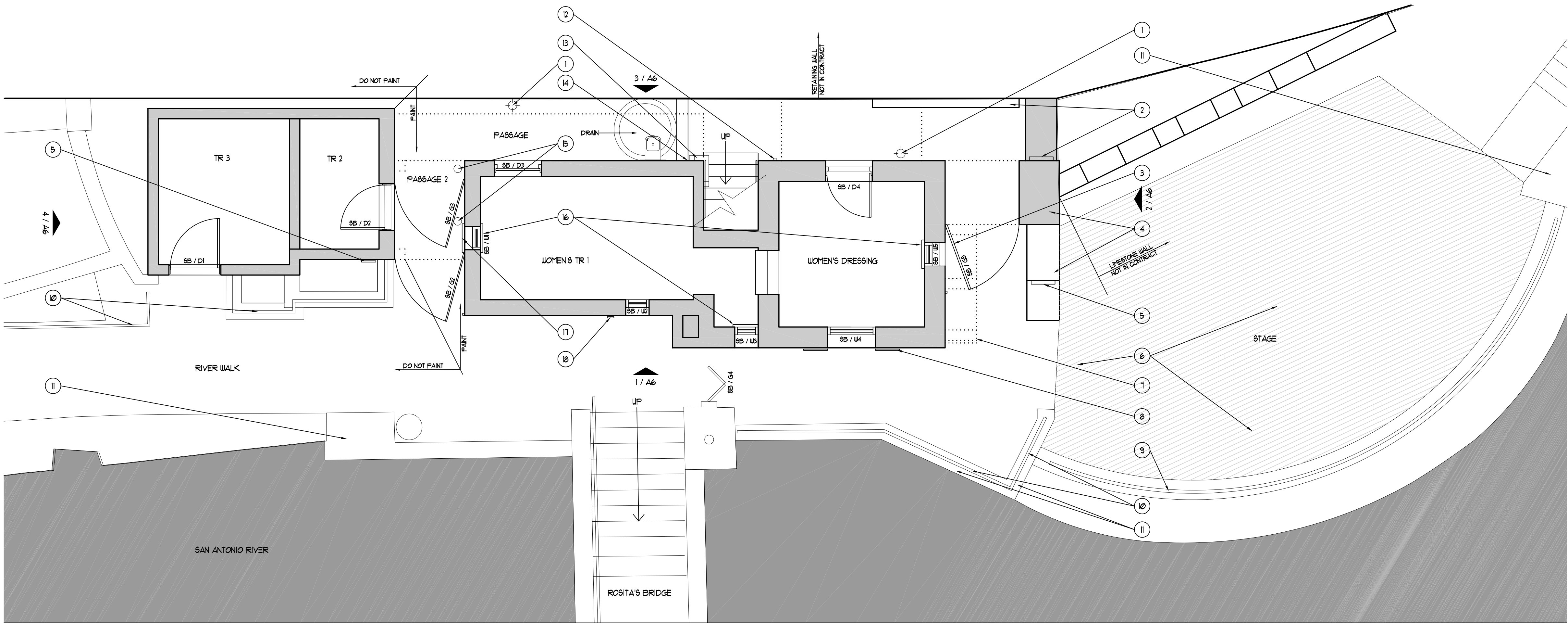
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BEATY PALMER ARCHITECTS



2 2ND FLOOR PLAN  
SC 1/4" = 1'-0" STAGE BUILDING



1 1ST FLOOR PLAN  
SC 1/4" = 1'-0" STAGE BUILDING



GENERAL PAINTING NOTES

- A. CAREFULLY WASH DOWN EXISTING EXTERIOR ENVELOPE IN PREPARATION FOR BUILDING PAINTING. DO NOT EMPLOY HIGH PRESSURE WATER DEVICES WHICH MAY DAMAGE EXISTING EXTERIOR BUILDING SURFACES.
- B. PATCH AND REPAIR EXISTING DAMAGED STUCCO SURFACES TO MATCH EXISTING.
- C. REPLACE ANY MISCELLANEOUS DAMAGED WOOD WITH REDWOOD TO MATCH PROFILE OF EXISTING. REMOVE TAPE AND MISCELLANEOUS FASTENERS IN WOOD SURFACES.
- D. SAND AND FILL EXISTING SURFACES AS REQUIRED TO REMOVE HOLES, GOUGES, GRAFFITI, AND THE LIKE AND TO REPAIR MINOR DAMAGE OR DECAY.
- E. BACK-PRIME ALL NEW WOOD.
- F. RE-PAINT EXTERIOR STUCCO WHERE INDICATED TO MATCH EXISTING COLOR. VERIFY WITH ARCHITECT EXACT EXTENT OF STUCCO PAINTING.
- G. PAINT OR PREP AND RE-PAINT ALL EXTERIOR WOOD SURFACES, INCLUDING BOTH EXTERIOR AND INTERIOR OF NEW WINDOWS AND ALL 6 SURFACES OF NEW AND EXISTING DOORS/ GATES.

KEYNOTES

1. REMOVE EXISTING WALL MOUNTED LIGHT FIXTURE AND REPLACE WITH FIXTURE TYPE A
2. EXISTING ELECTRICAL GEAR TO REMAIN/ PROTECT/ DO NOT PAINT
3. REMOVE EXISTING GATE AND REPLACE WITH NEW GATE PER SCHEDULE
4. PREP AND PAINT STUCCO WALL
5. EXISTING PLAQUE TO REMAIN/ PROTECT DURING PAINTING/ DO NOT PAINT
6. SAND EXISTING WOOD STAGE AND EDGE TRIM AND APPLY 2 COATS SEALER
7. EXISTING WOOD SHUTTERS TO REMAIN/ PREP AND RE-PAINT
8. PREP AND RE-PAINT METAL RAILING
9. REPLACE BOTTOM SECTION OF EXISTING METAL DOWNSPOUT
10. REPAIR DAMAGED STUCCO
11. REMOVE EXISTING SMALL PLAQUE IN PREPARATION FOR BUILDING PAINTING/ RE-INSTALL AFTER PAINTING
12. REMOVE BALCONY RAILING ABOVE DECK LINE/ RE-BUILD TO MATCH EXISTING PROFILES WITH REDWOOD
13. REMOVE EXISTING METAL GRAPHIC IN PREPARATION FOR BUILDING PAINTING/ RE-PAINT AND RE-INSTALL AFTER BUILDING PAINTING
14. PREP AND RE-PAINT EXISTING METAL HANDRAILS AND SUPPORTS
15. EXISTING WOOD GRILLWORK TO REMAIN/ REPAIR DAMAGED TRIM ON THE INSIDE/ PREP AND RE-PAINT
16. REMOVE IVY FROM THIS AREA IN PREPARATION FOR BUILDING PAINTING
17. PREP AND RE-PAINT STUCCO/ REFER TO FLOOR PLAN FOR ADDITIONAL INFORMATION
18. EXISTING STUCCO TO REMAIN/ DO NOT PAINT/ PROTECT EXISTING IVY
19. PREP AND PAINT/ RE-PAINT WOOD SURFACES
20. EXISTING CLAY TILE ROOF TO REMAIN/ PROTECT DURING PAINTING
21. REPAIR/ REPLACE DAMAGED STONE TRIM
22. DO NOT PAINT PIGEON COTE HOLES AND STONE TRIM
23. RE-PAINT EXISTING SCUPPERS
24. EXISTING METAL RACK TO REMAIN/ NOT IN CONTRACT

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