HISTORIC AND DESIGN REVIEW COMMISSION July 01, 2015 Agenda Item No: 6

L RAYSON ST 5 BLK 18 LOT 11, 12 & 13 2 Card/Urbanist Design eet Partners
modifications

REQUEST:

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

- 1. Rehabilitate the façade as well as make minor exterior alterations to the primary structure at 201 E Grayson.
- 2. Partially demolish an adjacent steel frame structure on the property to create an open-air enclosed parking area.
- 3. Remove an existing overhead rolling door and metal door that are to be replaced by a new overhead rolling door and the creation of a new door opening to the right (south) of the existing openings.

APPLICABLE CITATIONS:

UDC Section 35-672. Neighborhood Wide Design Standards

(b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(3) Screen or Buffer Parking Areas From View of Public Streets, the River or Adjacent Residential Uses. (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:

A. Within a fifty-foot setback from the edge of the river ROW use, at a minimum, type E; or

B. Within a twenty-foot setback from a property line adjacent to a street use, at a minimum, type B; or

C. Within a twenty-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.

UDC Section 35-674. Building Design Principles

This section provides policies and standards for the design of commercial, multi-family developments in excess of eight (8) units, and single-family developments in excess of five (5) units or five (5) acres, institutional developments, and industrial buildings within the river improvement overlay districts. In general, principles focus on promoting buildings that will be compatible in scale and appear to "fit" in the community by using materials and forms that are part of the San Antonio design traditions. The policies and standards also promote designs that enhance the streets in the area, as well as the Riverwalk, as places for pedestrians. As such, the policies and guidelines address only broad-scale topics and do not dictate specific design solutions, architectural styles, or details with the exception that the standards for "RIO-3" contain more specific requirements.

(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 35-676. 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:

- a. This request was heard by the Design Review Committee on both April 7, 2015, and May 12, 2015. At the April 7 meeting, committee members expressed concern over the proposed alterations to the front façade fronting E Grayson. At the May 12 meeting, a revised design was presented which addressed both Office of Historic Preservation staff's concerns and the DRC's suggestions regarding the previous design.
- b. The primary structure at 201 E Grayson was constructed circa 1940 and is zoned RIO-2.
- c. Currently, the lot at 201 E Grayson features two structures which are joined. The first, the primary structure features a stucco façade and commercial storefront windows facing E Grayson. The second structure, joined to the primary structure on the east façade, is a steel frame building which the applicant is proposing to partially demolish and modify.
- d. On the south façade, the applicant has proposed to remove the existing store front system on the south facade, some of which has previously been altered, and install a new storefront system featuring 4 ½" clear anodized aluminum storefront frames with 1" grille dividers and tempered glass. In addition to the installation of a new storefront system, the applicant has proposed to install decorative panels in the existing vertical stucco space between each existing glazing system. The applicant's proposal retains the existing, original spacing and dimensions and is consistent with the UDC Section 35-676(i) which states that contemporary designs to existing properties should not destroy the existing architectural material in regards to size, scale, color material and character.
- e. The south façade of the primary structure features two door openings, both which are currently single width. The applicant has proposed to install a new aluminum storefront system for both of these doors and will not change the existing widths. With the installation of the easternmost storefront system on the south façade, the applicant will also close an existing second level window opening. While this window is original to the structure, staff finds that its enclosing is appropriate given that the main design intent of the existing original structure will largely remain intact. This is consistent with the UDC Section 35-676(i).
- f. On the east façade, the applicant has proposed to install a new door to be identical to the easternmost door of the south façade and a new storefront system to provide access from the proposed parking area into the structure. This is consistent with the UDC Section 35-676(i).
- g. Along with various minor repairs, the applicant has proposed to repair the exterior wall by patching any holes and restoring and repainting the existing tile work. This proposal is consistent with the UDC Section 35-676(i).
- h. Aside from the existing, primary structure, the site features a one story CMU structure to the north of the primary structure and a double height steel frame structure to the east of the primary structure. The applicant has proposed multiple alterations to these structures.
- i. The applicant has proposed to partially demolish the walls of the adjacent steel framed structure from 9' 4" above the finished floor to the roof. The applicant has proposed to retain the existing steel structure and to incorporate on site parking behind the remaining structure. The applicant will enclose the existing garage door and create a new, wider opening to the left of the existing opening. The applicant's proposal to locate parking at the side of the site, buffered by the walls of the existing, partially demolished steel structure is consistent with UDC Section 35-672(b)(3) requirements regarding the buffering and screening of on-site parking, however the applicant has proposed CMU's to enclose these openings. Given the small amount of proposed additional CMU's, staff finds this request appropriate.
- j. The applicant has proposed a small area of decorative metal panels to include two decorative steel fans that are be attached to the steel frame. The applicant's proposals are consistent with the UDC Section 35-674(d)(1) and (2).
- k. According to the UDC Section 35-674(g), awnings, arcades and canopies should accentuate the character defining features of a building, should be constructed of metal, wood or fabric, should contain a color that is coordinated with that of the building. The applicant has proposed awnings that complement elements of the existing structure in both material and color. This is consistent with the UDC.
- 1. The applicant is proposing to remove an existing overhead rolling door and adjacent metal at the rear of the existing structure and to replace them both with new doors. The new over head rolling door will be approximately 4 feet wider than the existing door requiring the applicant to create a new door opening to the right (south) of the existing openings. Given its location on a side street and it's non original status, staff finds that the replacement of both doors as well as the creation of a new door opening is appropriate.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through l.

CASE MANAGER:

Edward Hall





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GENERAL NOTES

GN1. CONSTRUCTION DOCUMENTS: THIS SET OF CONSTRUCTION DOCUMENTS SHALL INCLUDE DRAWINGS AND SPECIFICATIONS ON 24"x36" SHEETS. THIS SET OF CONSTRUCTION DOCUMENTS INDICATES THE GENERAL DESIGN INTENT, BUT MAY NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION. THE CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR A COMPLETE AND OPERATIONAL PROJECT. ALL OF THE CONTRACT DOCUMENTS (ARCHITECTURAL AND ENGINEERING) ARE TO BE USED TOGETHER. THE CONTRACTOR SHALL VERIFY THAT THE CONSTRUCTION DOCUMENTS ARE THE MOST CURRENT. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO REVIEW COMPLETE SETS OF DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. SHOULD ANY QUESTIONS ARISE PRIOR TO BEGINNING CONSTRUCTION OR DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND WRITTEN CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO. FAILURE TO DO SO SHALL BE THE AT THE SOLE EXPENSE OF THE CONTRACTOR.

GN2. FEES AND PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN THE SCOPE OR THE CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO BUILDING PERMIT FEES, WATER AND SEWER FEES. DRIVEWAY AND SIDEWALK FEES, ETC. THE LOCATION OF UTILITIES SHOWN ON THE SITE PLANS ARE BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.

GN3. EXISTING CONDITIONS: THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE BEFORE COMMENCING WORK. REPORT, IMMEDIATELY, ANY NOTED DISCREPANCIES TO VILLA PARK, SHOULD AN EXISTING UTILITY REQUIRE ADJUSTMENT OR RELOCATION THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK AS REQUIRED. ADDITIONAL CONSTRUCTION COST OR TIME SHALL BE AT THE CONTRACTOR'S EXPENSE.

GN4, PROTECTION: CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS AND ADJACENT PROPERTY THAT IS SCHEDULED TO REMAIN. CONTRACTOR IS LIABLE FOR ANY DAMAGES TO THE EXISTING IMPROVEMENTS. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITION.

A) OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING CONSTRUCTION.

B) CONTRACTOR SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER.

C) CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND STRUCTURES AT THE SITE. SHOULD BREAKAGE OR DAMAGE TO ANY UTILITY LINE OCCUR THE CONTRACTOR SHALL NOTIFY THE PROPERTY UTILITY IMMEDIATELY AND NOTIFY SURROUNDING TENANTS OF THE INTERRUPTION OF THEIR SERVICE.

GN5. CLEANUP: SITE AND WORK AREA SHALL BE KEPT CLEAR OF ALL DEBRIS AND TRASH AT ALL TIMES BY CONTRACTOR. DO NOT ALLOW DEBRIS TO ACCUMULATE.

GN6. SECURITY: CONTRACTOR IS RESPONSIBLE FOR SECURING THE BUILDING AGAINST INTRUSION AND OTHER ELEMENTS DURING THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE PROJECT. INCLUDING THE SAFETY OF ALL PERSONNEL AND PROPERTY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.

GN7. CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL LOCAL CODES AND REGULATIONS INCLUDING BUILDING. ELECTRICAL, FIRE, AND PLUMBING WITH LOCAL AMENDMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCOVERY OF ASBESTOS AND OTHER REGULATED TOXIC MATERIALS AND SHALL BEAR THE ADMINISTRATIVE RESPONSIBILITY FOR CONFORMANCES TO FEDERAL, STATE, AND LOCAL CODES FOR DISPOSING OF HAZARDOUS MATERIALS, SHOULD ANY QUESTION ARISE DURING ANY PHASE OF THE CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR A REVIEW AND CLARIFICATION PRIOR TO PROCEEDING WITH THAT PORTION OF WORK.

GN8. BUILDING STANDARDS: UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL PRODUCTS, MATERIALS, DEVICES, FIXTURES, AND EQUIPMENT SHOWN TO BE PROVIDED AS PART OF THIS PROJECT SHALL MATCH EXISTING BUILDING PRODUCTS. WHERE PRODUCTS ARE NO LONGER AVAILABLE, CONSULT WITH VILLA PARK FOR AN ACCEPTABLE ALTERNATIVE.

GN9. DEMOLITION: ALL DEMOLITION THAT TAKES PLACE MUST ACCOMMODATE THE NEW WORK DESIGN LAYOUT. CONTRACTOR TO VERIFY, PRIOR TO BEGINNING WORK, ANY ADDITIONAL DEMOLITION THAT MAY BE REQUIRED TO CONSTRUCT THIS NEW LAYOUT

GN10, DIMENSIONS: ALL DIMENSIONS SHOWN ARE BASED ON EXISTING CONDITIONS, SOME MINOR VARIATIONS ARE TO BE EXPECTED. THE CONTRACTOR SHALL LAY OUT ALL NEW CONSTRUCTION TO COORDINATE THESE DRAWINGS WITH ACTUAL CONDITIONS. IF ACTUAL JOBSITE DIMENSION IS 2 INCHES GREATER OR 2 INCHES LESS THAN DIMENSION SHOWN ON PLANS, CONSULT WITH VILLA PARK PRIOR TO CONSTRUCTION AND /OR INSTALLATION OF NEW WALLS. DO NOT SCALE THESE DRAWINGS WITHOUT REFERRING TO THE DIMENSIONS. DIMENSIONS ARE FROM FACE OF GYPSUM BOARD TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.

GN11. FRAMING AND GYPSUM BOARD WALLS: ALL GYPSUM BOARD WALLS, PARTITIONS, FURRING AND CHASES SHALL RECEIVE METAL CORNER BEADS AND REINFORCEMENT AT ALL OUTSIDE CORNERS UNLESS SPECIFIC RADIUS IS SPECIFIED ON PLANS, INSTALL CONTROL JOINTS AT WALLS EXCEEDING 30 FEET IN LENGTH. PROVIDE FIRE RETARDANT WOOD BLOCKING AT ALL SCHEDULED BASE AND WALL CABINETS AND OTHER ITEMS TO BE WALL MOUNTED. ALL WOOD BLOCKING AND FURRING INSTALLED ON THIS PROJECT SHALL BE FIRE RETARDANT. FRAMING OF ALL WALLS SHALL BE ADEQUATE TO ACCOMMODATE ELECTRICAL CONDUIT, PLUMBING, ETC. CONCEALED WITHIN THE WALL.

GN12. CONTROL JOINTS: CONTROL JOINTS SHALL BE PROVIDED IN GYPSUM BOARD. SURFACES WHERE ANY OF THE FOLLOWING CONDITIONS EXIST.

- A) A PARTITION, WALL, OR CEILING TRAVERSES A CONSTRUCTION JOINT (EXPANSION, SEISMIC, OR BUILDING CONTROL ELEMENT) IN THE BASE
- B) WHERE A PARTITION RUNS IN AN UNINTERRUPTED STRAIGHT PLACE **EXCEEDING 30 LINEAL FEET.**
- C) FULL HEIGHT DOOR FRAME MAY BE CONSIDERED A CONTROL JOINT. CONTROL JOINTS SHALL BE EQUALLY SPACED ALONG LENGTHS EXCEEDING 30 FEET, AND SHALL BE LOCATED A DOOR JAMBS WHERE PRACTICAL.

GN13. CABINETS AND CASEWORK: ALL CABINET AND CASEWORK CONSTRUCTION SHALL BE "CUSTOM" GRADE, FLUSH OVERLAY DESIGN. ALL HARDWARE FOR CABINETS AND CASEWORK. PROVIDE 2-1/4" DIA. HOLES WITH PLASTIC GROMMET HOLE COVER INSERTS WHERE SCHEDULED AND AT ALL LOCATIONS WHERE ELECTRICAL AND COMMUNICATION OUTLETS ARE SCHEDULED BELOW COUNTERTOPS. COORDINATE EXACT LOCATION AND COLOR OF GROMMET HOLE COVERS PRIOR TO INSTALLATION WITH TENANT/TENANT'S REPRESENTATIVE.

GN14, FLOORING: CONTRACTOR TO FILL EXISTING, UNUSED FLOOR PENETRATIONS WITH CONCRETE, ETC. CONCRETE SHALL BE SMOOTH AND LEVEL FOR INSTALLATION OF NEW FLOORING. TRANSITION BETWEEN VARYING MATERIALS SHALL BE MADE WITH A TRANSITION STRIP. WHEN LOCATED AT A DOOR OPENING, THE TRANSITION/TRANSITION STRIP SHALL BE LOCATED BELOW THE DOOR IN A CLOSED POSITION.

GN15. DOORS: ALL NEW DOORS AS SCHEDULED ON THE DRAWINGS.

GN16. DOOR HARDWARE: CONTRACTOR TO PROVIDE HARDWARE SETS FOR EACH TYPE OF DOOR FUNCTION, INCLUDING LOCKSETS FOR ALL OFFICES AND INTERIOR WAITING ROOMS. STORAGE TYPE LOCKSETS FOR STORAGE ROOMS AND CLOSETS. PRIVACY LOCKSETS FOR RESTROOMS. DOOR HARDWARE, HANDLES, KNOBS, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE THE FLOOR AND SHALL HAVE HANDICAPPED ACCESSIBLE LEVER HANDLE HARDWARE, UNLESS OTHERWISE NOTED. THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE SHALL BE NO GREATER THAN 5.0 LBS. OTHER ALLOWABLE HARDWARE DESIGNS INCLUDED BU NOT LIMITED TO PUSH-TYPE MECHANISMS AND U-SHAPED HANDLES. INSTALL THESE ONLY WHEN SCHEDULED. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

GN17. DOOR CLOSERS: IF A DOOR IS SCHEDULED TO HAVE A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE THREE SECONDS (MINIMUM) TO MOVE TO AN OPEN POSITION OF APPROXIMATELY 12 DEGREES.

GN18. DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR, SHALL COMPLY WITH THIS PARAGRAPH. FOR HINGED DOORS THE FORCE SHALL BE APPLIED PERPENDICULAR TO THE DOOR AT THE DOOR OR 30 INCHES FROM THE HINGED SIDE, WHICHEVER IS FARTHER FROM THE HINGE. FOR SLIDING OR FOLDING DOORS, THE FORCE SHALL BE APPLIED PARALLEL TO THE DOOR AT THE DOOR PULL OF LATCH.

- A) EXTERIOR HINGED DOORS SHALL NOT EXCEED 8.5 LBS. SLIGHT INCREASES I OPENING FORCE SHALL BE ALLOWED WHERE 8.5 LBS. IS INSUFFICIENT TO COMPENSATE FOR AIR PRESSURE DIFFERENTIALS.
- B) SLIDING DOOR, FOLDING DOORS AND INTERIOR HINGED DOORS SHALL NOT

- SURFACE 40" A.F.F.

- A.F.F. EXCEPT WHERE OTHERWISE NOTED. ELECTRICAL AND INCHES ABOVE THE FLOOR TO THE TOP OF THE DEVICE.
- OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5.0 LBS.

KEY PLAN VICINITY MAP **REQUIRE A FORCE EXCEEDING 5.0 LBS.** ALLOWED BY THE GOVERNING AUTHORITY OR APPLICABLE BUILDING CODE. WITHSTANDING 250 LBS. B) MIRROR IS TO BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING D) PROVIDE 29" MINIMUM KNEE CLEARANCE AT LAVATORY. INSULATE PLUMBING PIPES WITH HANDI-LAV "TRU-BRO" PIPING AND VALVE INSULATION - COLOR WHITE. ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF BUILDING OR FACILITY SHALL COMPLY WITH TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) FOR HEIGHT AND REACH REQUIREMENTS, SUCH MECHANISMS MAY INCLUDE BUT ARE NOT LIMITED TO THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC. B) HEIGHT: THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED AT 48" COMMUNICATIONS-SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED 18 NORTH C) OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE INDEX OF DRAWINGS BUIL WITH ONE HAND AND SHALL BE NOT REQUIRE TIGHT GRASPING, PINCHING, REVISION REVISION Applicable C NO. 4 DATE: TITLE PAGE DATE: DATE: The following coo Building Code TITLE PAGE, GENERAL NOTES, DRAWING INDEX 06/01/15 Mechanical Code Plumbing Code: ARCHITECTURAL Electrical Code: Energy Code: Fire Code: ASPI ARCHITECTURAL SITE PLAN *06/01/1*5 Accessibilitu: Ø6/Ø1/15 Al.I FLOOR PLAN 06/01/15 A12 REFLECTED CEILING PLAN Building Code Construction Typ 06/01/15 A2.1 ELEVATIONS Occupancy Class 06/01/15 A3.1 MISCELLANEOUS DETAILS Sprinkled: Building Area: Allowable Area Area Modificatio Number of Exists Number of Exists OCCUPANCY ARE SALES, NON-SALE STORAGE 101 RESTROOM 102 RESTROOM 103 TOTAL: IPC CODE: REST MECHANICAL, ELECTRICAL, & PLUMBING (NOT IN ARCHITECT'S CONTRACT) REQUIRED: MEPI.I SYMBOLS AND ABBREVIATIONS @2/24/2015 wc @2/24/2015 MØ.I MECHANICAL SPECIFICATIONS LAYATORY @2/24/2015 MLI MECHANICAL FLOORPLANS PROVIDED: @2/24/2015 M2.1 SCHEDULES & DETAILS wc ELECTRICAL SPECIFICATIONS 02/24/2015 EØ.I URINAL ELI ELECTRICAL LIGHTING PLAN @2/24/2015 LAVATORY 2 E12 ELECTRICAL POWER PLAN 02/24/2015 @2/24/2015 E2.1 ELECTRICAL DIAGRAM E2.2 ELECTRICAL SCHEDULES @2/24/2015 @2/24/2015 E2.3 ELECTRICAL DETAILS @2/24/2015 PØ.I PLUMBING SPECIFICATIONS @2/24/2015 P1.1 PLUMBING FLOORPLANS P2.1 SCHEDULES & DETAILS @2/24/2015 02/24/2015 P3.1 PLUMBING ISOMETRICS STRUCTURAL (NOT IN ARCHITECTS CONTRACT) 1.01

C) FIRE DOORS MAY BE ADJUSTED TO MEET THE MINIMUM OPENING FORCE GN19. HANDICAPPED ACCESSIBLE TOILET ROOMS: A) GRAB BARS TO BE MOUNTED AT 33" A.F.F. AND BE CAPABLE OF C) TOP OF SEAT LID AT WATER CLOSET TO BE 19" A.F.F. AND ELONGATED. GN20. CONTROLS AND OPERATING MECHANISMS: A) GENERAL: ALL CONTROLS AND DEVICES HAVING MECHANICAL OR GN21. SIGNAGE: SIGNS AT ALL DESIGNATED H.C. TOILET ROOMS SHALL BE 8"X8" AND CLEARLY INDICATED BT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE UNISEX GENDER SYMBOL, INDICATING BOTH SEXES. WHEN INDICATED TO BE UTILIZED FOR ONLY ONE GENDER PROVIDE A SIGN FOR THAT SEX. SIGNS TO COMPLY WITH ALL REQUIREMENTS ESTABLISHED BY T.D.L.R. AND THE AMERICANS WITH DISABILITIES ACT WITH REFERENCE TO CHARACTER PROPORTIONS, COLOR AND COLOR CONTRAST, TACTILE CHARACTERS AND SYMBOLS, INCLUDING THE USE OF BRAILLE CHARACTERS, MOUNTING HEIGHT AND LOCATION (60" A.F.F. STRIKE SIDE OF DOOR). GN22. MECHANICAL SYSTEMS: CONTRACTOR TO REFER TO MECHANICAL DRAWING IN THESE DOCUMENTS FOR ALL INFORMATION REFERRING TO DUCT WORK, DIFFUSER LOCATIONS, THERMOSTAT LOCATIONS, ETC, OR ANY OTHER ITEMS MECHANICALLY RELATED. ARCHITECTURAL AND ENGINEERS DRAWING ARE TO BE USED TOGETHER. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO START OF CONSTRUCTION. GN23. ELECTRICAL SYSTEMS: CONTRACTOR TO REFER TO ELECTRICAL DRAWINGS IN THESE DOCUMENTS FOR ALL WIRING, CONNECTION SPECIFICATIONS SPECIAL CONNECTIONS, COMPUTER ROOM REQUIREMENTS, TELEPHONE BOARD INSTALLATION, ETC. OR ANY OTHER ITEMS ELECTRICALLY RELATED. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO START OF CONSTRUCTION. GN24. PLUMBING SYSTEMS: CONTRACTOR TO REFER TO PLUMBING DRAWINGS IN THESE DOCUMENTS FOR ALL INFORMATION REFERENCING EXPOSED DRAIN PIPES TO BE INSULATED, VALVES, SINK INSTALLATION, ETC. OR ANY OTHER ITEMS PLUMBING RELATED. ARCHITECTURAL AND ENGINEERING PLANS ARE TO BE USED TOGETHER, REPORT ANY DISCREPANCIES TO THE ARCHITECT, PRIOR TO START OF CONSTRUCTION. GN25. FIRE SPRINKLER SYSTEMS: IN BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEMS CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE FIRE SPRINKLER SYSTEM FOR THE PROJECT (INCLUDING ANY NEW CORRIDOR AND THE TENANT SUITE) IN ACCORDANCE WITH ALL CODES. COORDINATE SPRINKLER HEAD LOCATIONS IN ALL ROOMS SHALL AVOID CONFLICT WITH THE CEILING GRID, LIGHTING, AND MECHANICAL DIFFUSERS AND GRILLES. GN26. DATA/COMMUNICATIONS SYSTEMS: WHERE DEVICES ARE INDICATED ON DRAWINGS, CONTRACTOR SHALL INSTALL NEW 3/4" E.M.T. CONDUIT FROM ABOVE THE CEILING TO A NEW 2 X 4 JUNCTION BOX AT THE WALL. CONDUIT SHALL HAVE A LONG SWEEP RADIUS, BEND AND EXTEND 12" ABOVE THE CEILING. TENANT SHALL FURNISH AND INSTALL CABLING AND DEVICES. GN27. WORKMANSHIP AND GUARANTEES: CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT WHEN THE SPECIFICATIONS ARE MORE STRINGENT. CONTRACTOR SHALL GUARANTEE ALL WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND ALL MATERIALS TO CONFORM TO THE APPROVED PLANS. CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR PRODUCT FOUND TO BE DEFECTIVE. WALL PENETRATIONS SHALL BE SEALED (AIR/WATER TIGHT) AND SHALL BE CAULKED WITH A TWO PART SEALANT ON EACH SIDE. GN28. AS-BUILTS: AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE. AT COMPLETION OF THE PROJECT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO COPIES OF THE AS-BUILTS DRAWINGS.

9,800 S.F. INTERIOR FINISH KEM FURNITURE 201 E GRAYSON ST. SAN ANTONIO, TEXAS 78

			<u>N WOMEN</u> 2 2	<u>N WOMEN</u> 1 1		EA (B) 8Q. FT. OCCUPANT/SF. TOTAL ES: 100, 104 9688 SF. 1/30 324 112 SF. 1/300 1	Table 503. 9,000 SF. 506.3 A.S. S. I. increased 300%=27,000 SF. 8 Required 2 9 Provided:	: ANALYSIS: De: VB sification: Mercantile (M) YES 3,800 SF.	2012 I.P.C. 2011 N.E.C. 2009 I.E.C.C. 2012 I.F.C. 2012 Texas Accessibility Standards	ODE8: odes are applicable to this project: 2012 I.B.C. 2012 I.B.C. 2012 I.B.C.	DING CODE INFO.		
.			6" STE 22 20DW 30 .0312 .79 23'-2" 20'-3" STX 20 20ST 33 .0346 .88 24'-6" 21'-7"	STX 20 208T 33 0346 88 18'-4" 16'-5" STN 25 25 18 0188 .48 19'-9" f 16'-9"	3 5/8" STE 22 20DW 30 03i2 .79 15'-8" 14'-0" STX 20 20ST 33 0346 .88 16'-5" 14'-9" STX 20 20ST 33 0346 .88 16'-5" 14'-9" STN 25 25 18 0188 .48 15'-4" 14'-2" 4" STE 22 20DW 30 0312 .79 17'-6" 15'-7"	2 1/2" STE 22 20DW 30 .0312 .79 12'-1" 10'-9" STX 20 20ST 33 .0346 .88 12'-10" 11'-7" STX 20 20ST 33 .0346 .88 12'-10" 11'-7" STN 25 25 18 .0188 .48 14'-4" 13'-5" STN 25 25 18 .0188 .48 14'-4" 13'-5"	I 5/8" STN 25 25 18 Ø188 .48 8'-4" 7'-11" STN 25 25 18 Ø188 .48 11'-3" 10'-7"	C. DESIGN FRAMING SYSTEMS TO ACCOMMODATE DEFLECTION OF PRIMARY BUILDING STRUCTURE AND CONSTRUCTION TOLERANCES AND TO WITHSTAND DESIGN LOADS WITH A MAXIMUM DEFLECTION OF INCH. DESIGN TOLERANCES AND TO WITHSTAND DESIGN LOADS WITH A MAXIMUM DEFLECTION OF INCH. DESIGN TRUCTION TOLERANCES AND TO WITHSTAND DESIGN LOADS WITH A MAXIMUM DEFLECTION OF INCH. DESIGN TRUCTION TOLERANCES AND TO WITHSTAND DESIGN LOADS WITH A MAXIMUM DEFLECTION OF INCH. DESIGN TRUCTION TOLERANCES AND TO WITHSTAND DESIGN LOADS WITH A MAXIMUM DEFLECTION OF INCH. DESIGN TRUCTION TOLERANCES AND TO WITHSTAND DESIGN LOADS WITH A MAXIMUM DEFLECTION OF INCH. DESIGN TRUCTION TOLERANCES AND TO WITHSTAND DESIGN LOADS WITH A MAXIMUM DEFLECTION OF INCH. DESIGN TRUCTION TOLERANCES AND TO WITHSTAND DESIGN LOADS WITH A MAXIMUM DEFLECTION OF INCH.	REQUIREMENTS: A DESIGN FRAMING SYSTEMS IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE PUBLICATION "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", EXCEPT AS OTHERWISE SHOWN OR SPECIFIED. B. DESIGN LOADS: AS INDICATED ON THE ARCHITECTURAL DRAWINGS OR 5 PSF MINIMUM AS REQUIRED BY THE INTERNATIONAL BUILDING CODE.	HORIZONTAL LOADING FOR NON-LOADBEARING INTERIOR STUDE. USE LATERAL LOAD DEFLECTION LIMIT OF LOAD. HEIGHT LIMITATIONS DEPEND UPON THE GAUGE OF STEEL USED, DIMENSIONS OF THE STUD, STUD SPACING AND THE ALLOWABLE DEFLECTION LIMIT. COMPOSITE LIMITING HEIGHTS BELOW INCLUDE GYPSWIM BOARD ON BOTH SIDES OF THE STUD WALL. TABLE BELOW IS FOR DIETRICH METAL FRAMING. ALL SUBSTITUTES MUST BE EQUAL OR BETTER TO SPECIFICATIONS AND MEET HEIGHT LIMITS BELOW. CONTRACTOR SHALL SUBMIT MANUFACTURER'S SPECIFICATIONS FOR APPROVAL BEFORE ORDERING AND INSTALLING OTHER MANUFACTURER'S MTL. STUD PRODUCTS AS SUBSTITUTES TO DIETRICH.	METAL STUD SCHEDULE	300 W. Bitters Road Road, Suite 204 be San Antonio, Texas 18230 Tel: (210) 384-8900 Fax: (210) 384-8240 Contact: Mark Neville E-Mail: mark@villapark-sa.com	PROJECT TEAM Owner ITHACA INVESTMENT
	201 E GRAYSON JOB. NO. 15-011 SHEET TP1 1 of 6 sheets	DRAWN ES CHECKED MDN DATE 06/01/15 PROJECT	6,8 0	00 S.F. SAN A	TTLE P/ F. INTERIOR 201 E GRAYS ANTONIO, TEX		П NISH- ST. 78215	OUT		000/00/00/00/00/00/00/00/00/00/00/00/00	STATE CT + SUFFICIENT STATE	Achieves drawings and accompanying Specifications are to an instrument of service and shall remain the property the Achieves. They are not to be used on other project restansions to this project except by agreement in riting and with appropriate compression to the contract. Contractor is responsible for confirming and property acqueres or procedures, or for safety recould be responsible for construction and programs in connection with the project (210) 384-89000 LAX: (210) 384-89000 LAX: (210) 384-89000 LAX: (210) 384-89000 LAX: (210) 384-89000 LAX: (210) 384-89000 LAX: (210) 384-89000 Colle HILL MARK SUILLAPARK SUCOW Colle HILL RESERVED (2005 ALL RIGHTS RESERVED (2005 ALL RIGHTS RESERVED)	REVISIONS DATE #

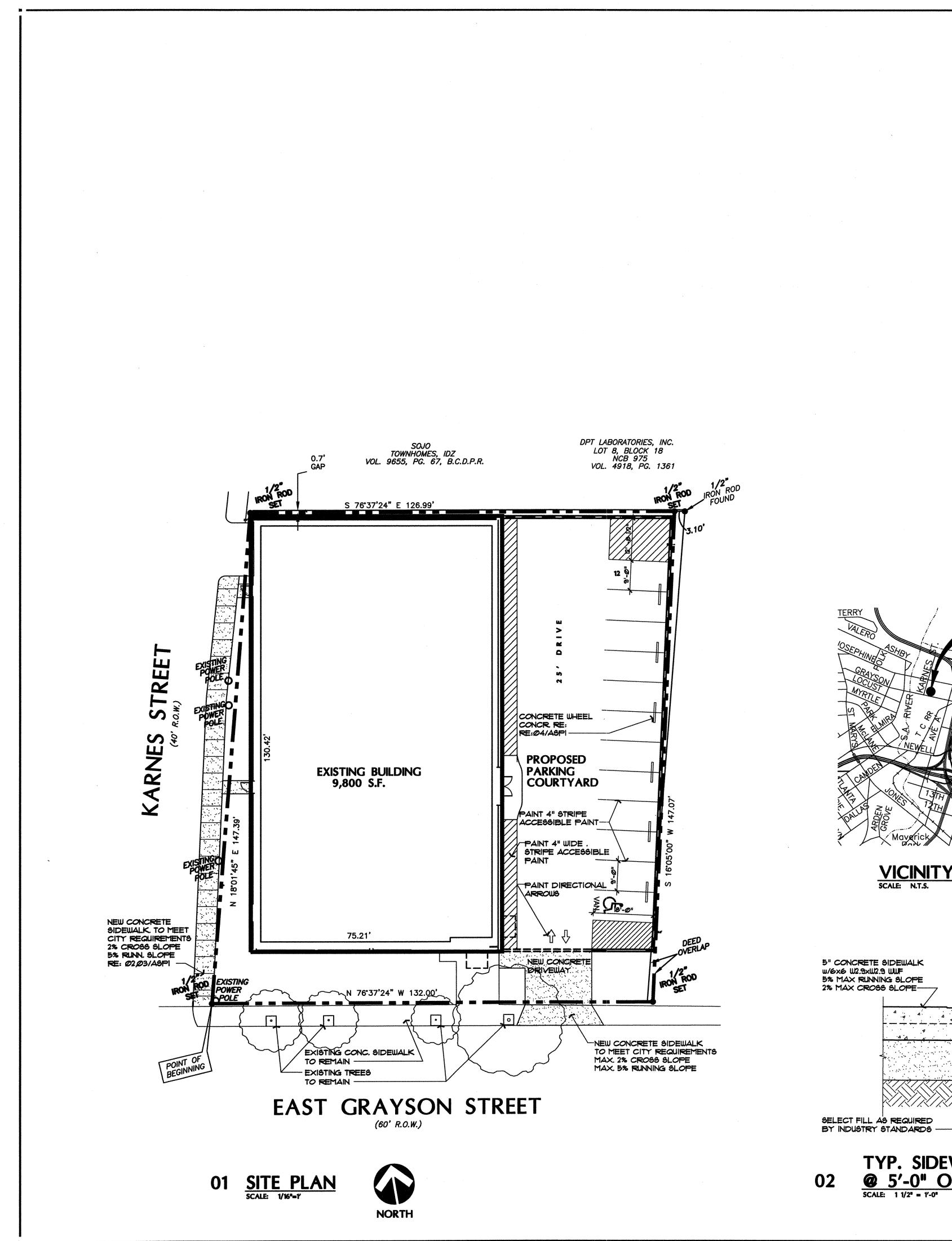
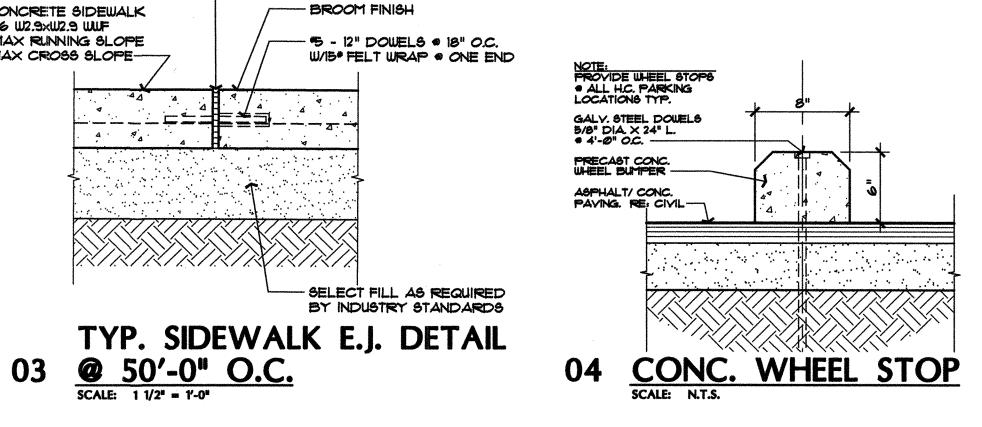


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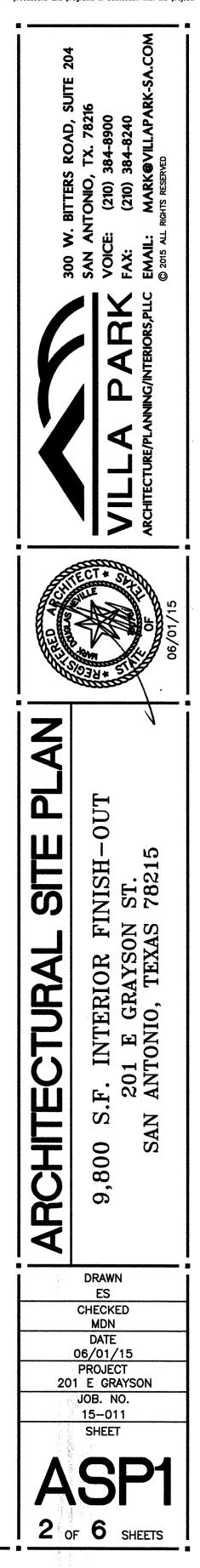
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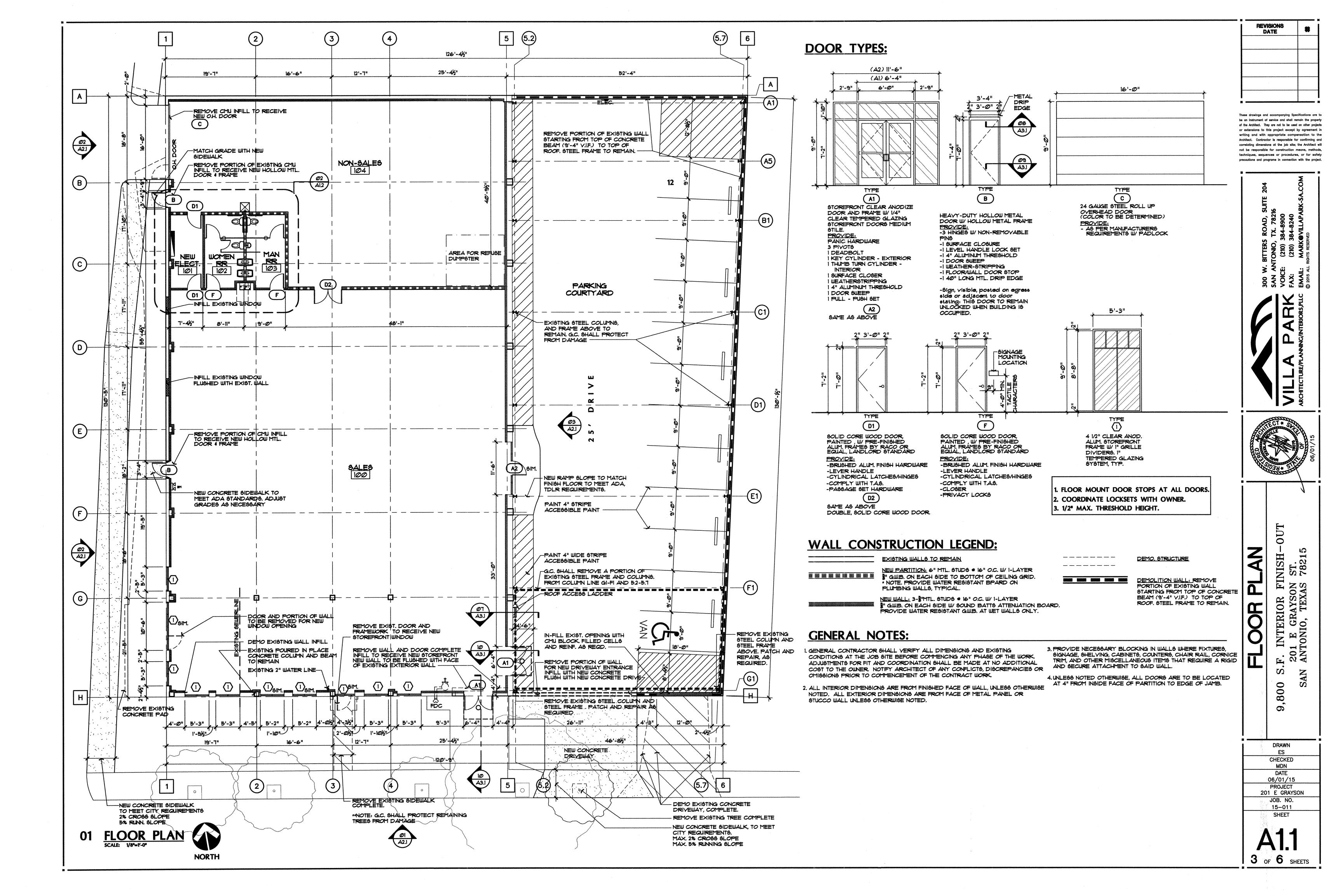
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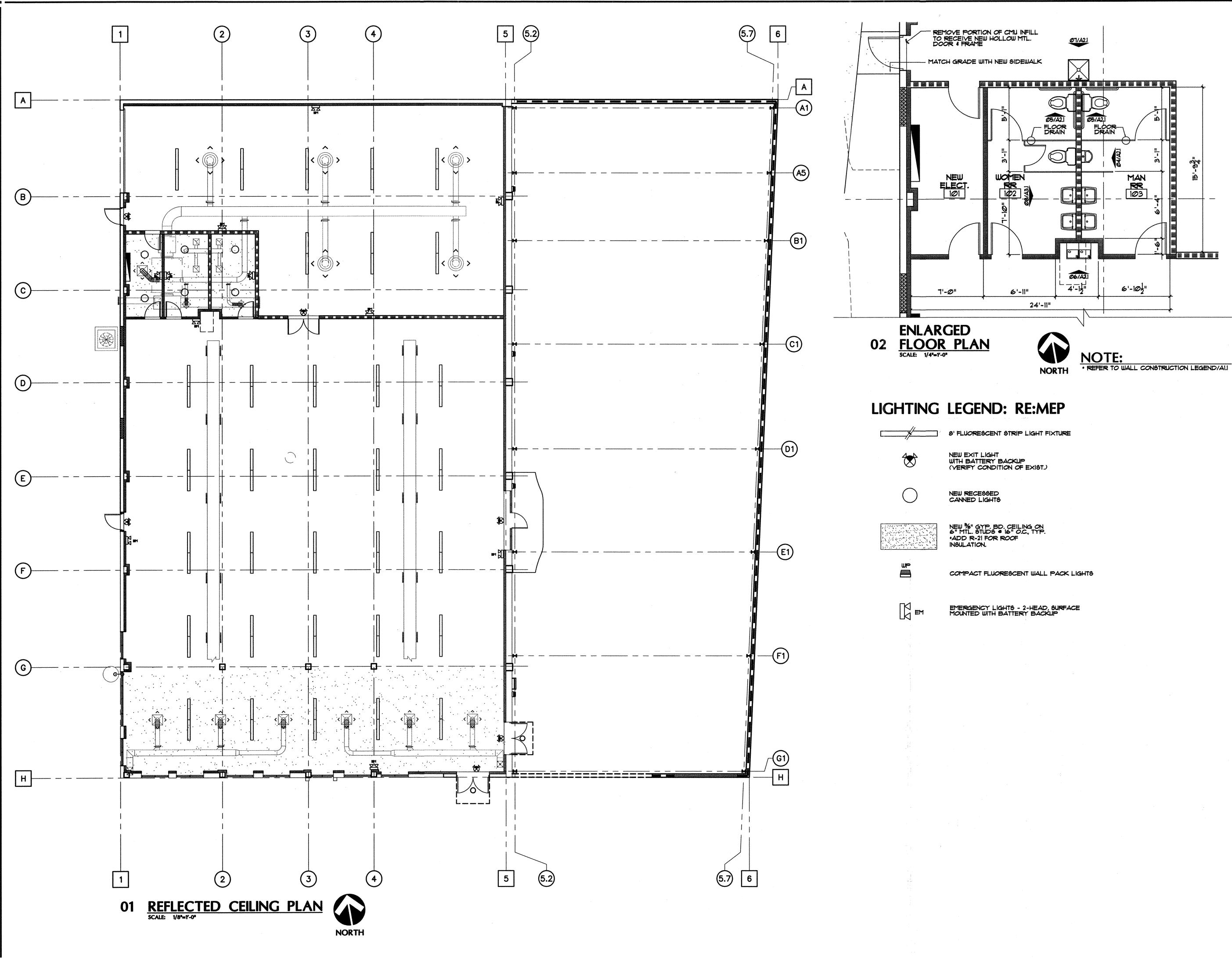


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These drawings and accompanying Specifications are to be an instrument of service and shall remain the property of the Architect. They are not to be used an other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for confirming and correlating dimensions at the job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

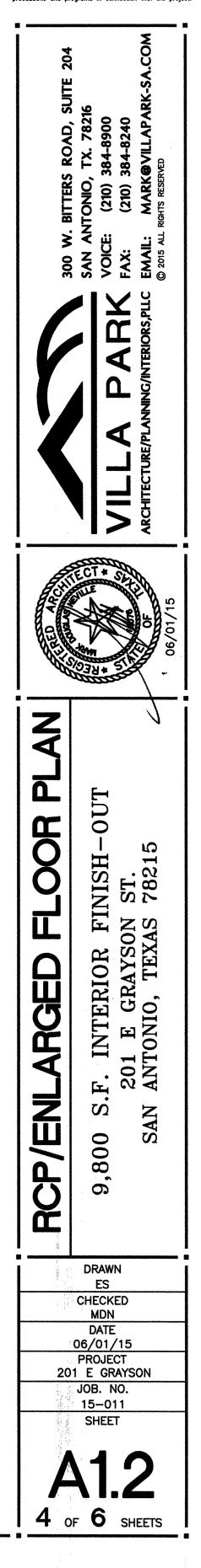


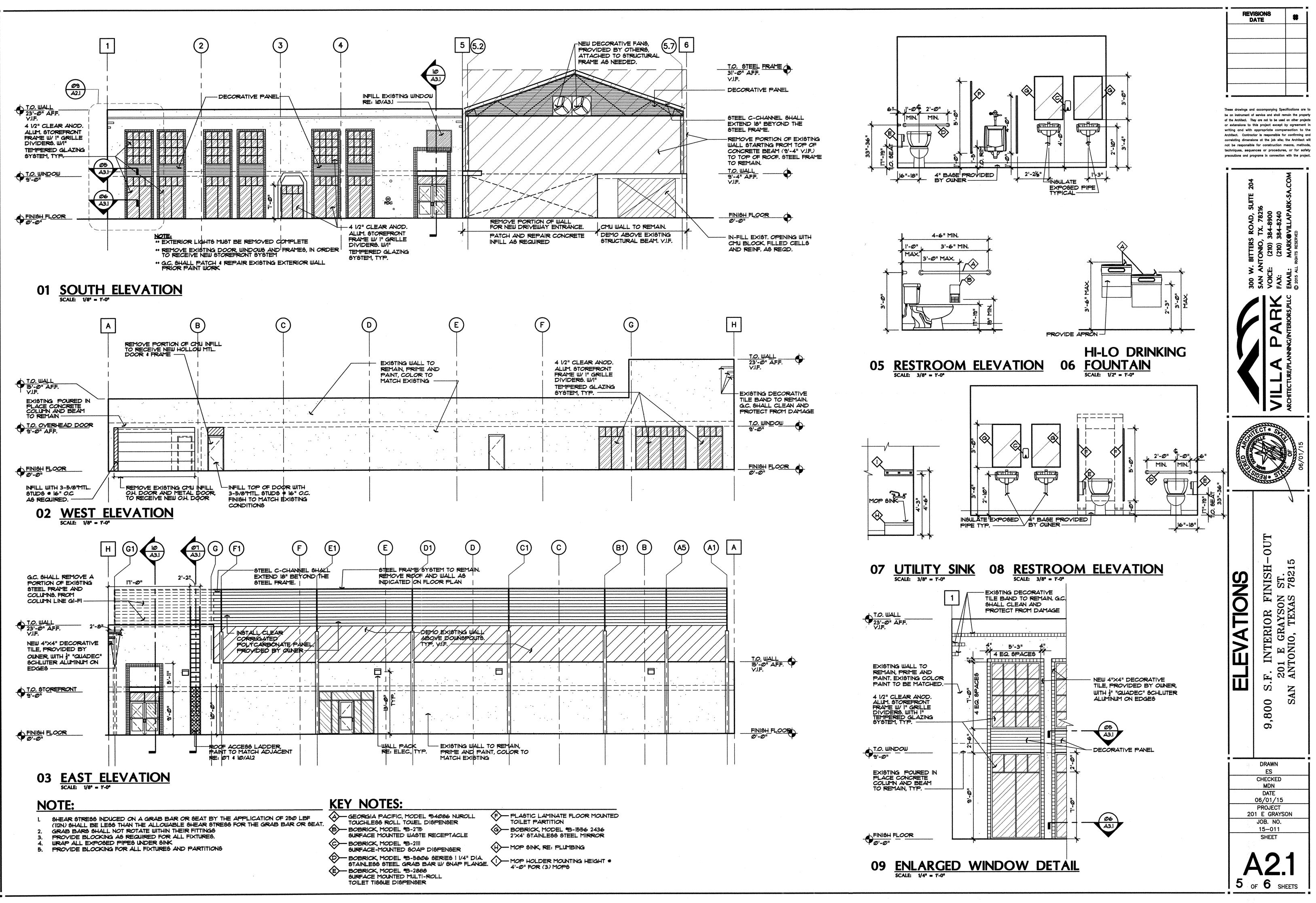


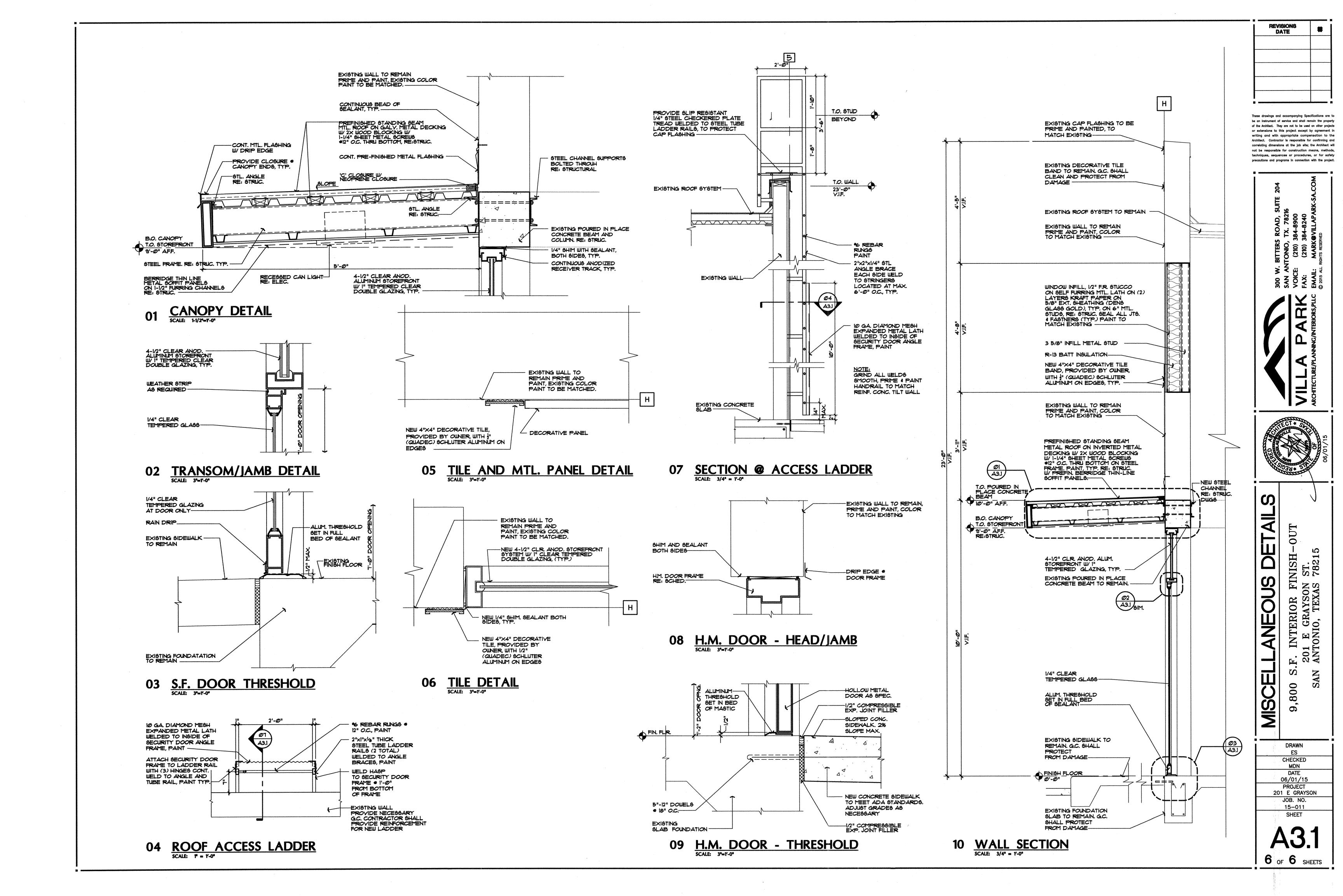


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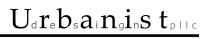






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