HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017

Agenda Item No: 02

HDRC CASE NO:	**2017-014**
ADDRESS:	9800 AIRPORT BLVD
LEGAL DESCRIPTION:	NCB 16435 BLK 1 LOT 6 S A INTERNAT'L AIRPORT UT-12
ZONING:	R-5
CITY COUNCIL DIST.:	9
APPLICANT:	Kenneth Heinzmann/City of San Antonio
OWNER:	City of San Antonio
TYPE OF WORK:	Construct addition and exterior improvements

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition and stripe the tarmac.

APPLICABLE CITATIONS:

UDC Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

UDC Sec 35-642. – New Construction of Buildings and Facilities:

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a)Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b) Building Design.

(1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.

(2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the

identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

FINDINGS:

a. The San Antonio International Airport is public property.
b. The proposed addition is on the rear of the airport, on the north. The addition renovation to the interior and more amenities. The exterior will include new window storefront and glazing to match existing, metal siding and a CMU wall painted to match existing. This is consistent with the UDC Sec 35-642.
c. The applicant is proposing to re-strip the existing tarmac. Staff finds this an appropriate update.
d. Staff made a site visit January 11, 2017.

RECOMMENDATION:

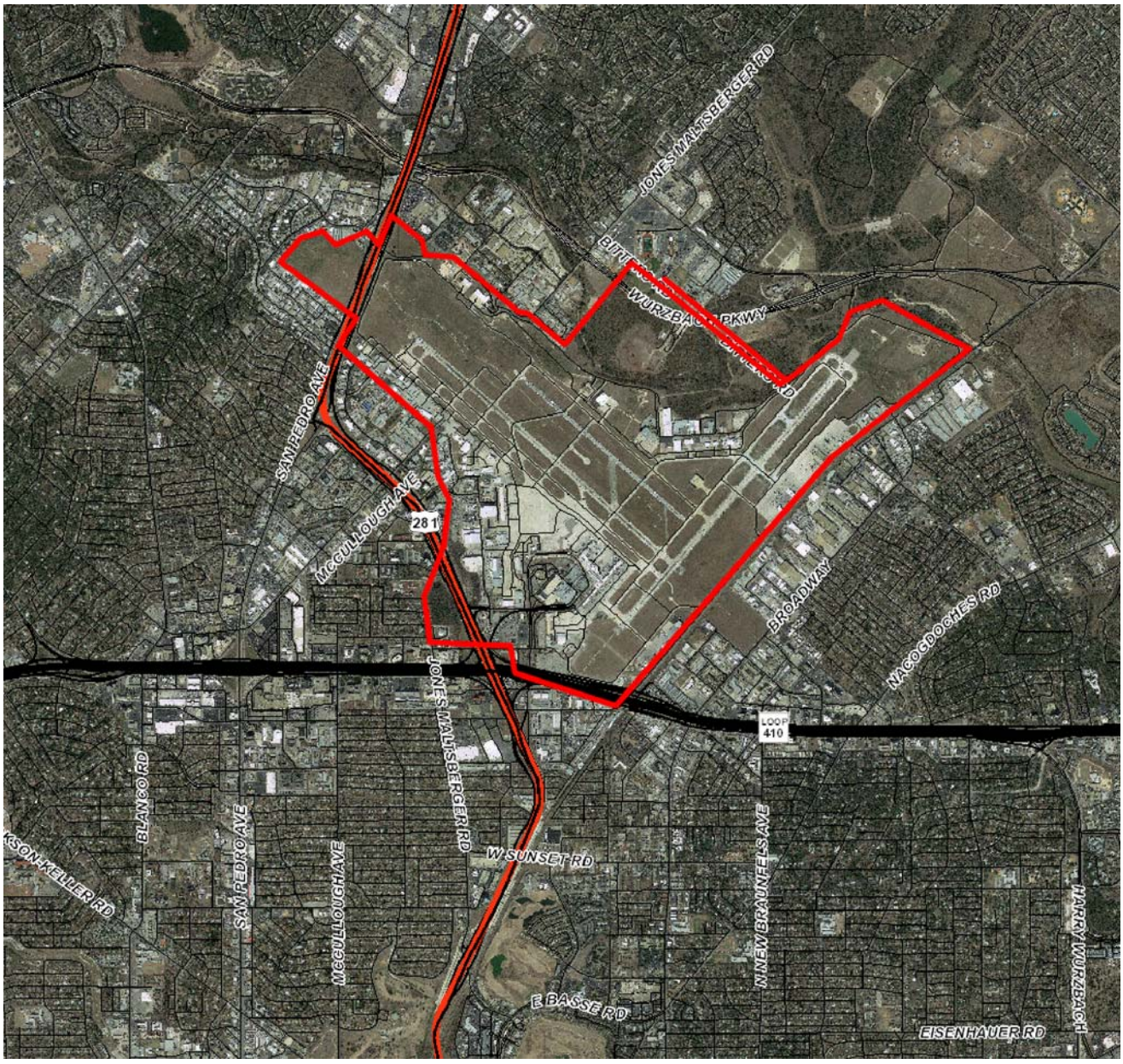
Staff recommends approval as submitted based on findings a through d.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

This project may require coordination with the Texas Historical Commission.



N

Flex Viewer

Powered by ArcGIS Server

Google Maps

Imagery ©2017 Google, Map data ©2017 Google 200 ft


A6
117041
DGS
FIELD OPERATIONS
P74040


FIELD OPERATIONS


FIELD OPERATIONS
U.S. Customs and Border Protection


FIELD OPERATIONS
FIELD OPERATIONS
L14059

chesneymoralespartners,inc.
architecture/interior design
4901 Broadway, Suite 250 | San Antonio, TX 78209 | 210.828.9481

December 23, 2016

San Antonio International Airport: FIS Renovation and Expansion:

HDRC: Finish and Material Documentation:

1: Exterior Wall:

A: 1st floor at new expansion: New painted CMU wall. Finish to match existing painted cmu wall. Hollow metal door units to be painted and to match existing HM door units.

B: Mezzanine and 2nd floor: New ACM (metal) panels to match existing ACM panels and new storefront windows (frames and glazing) to match existing storefront windows.

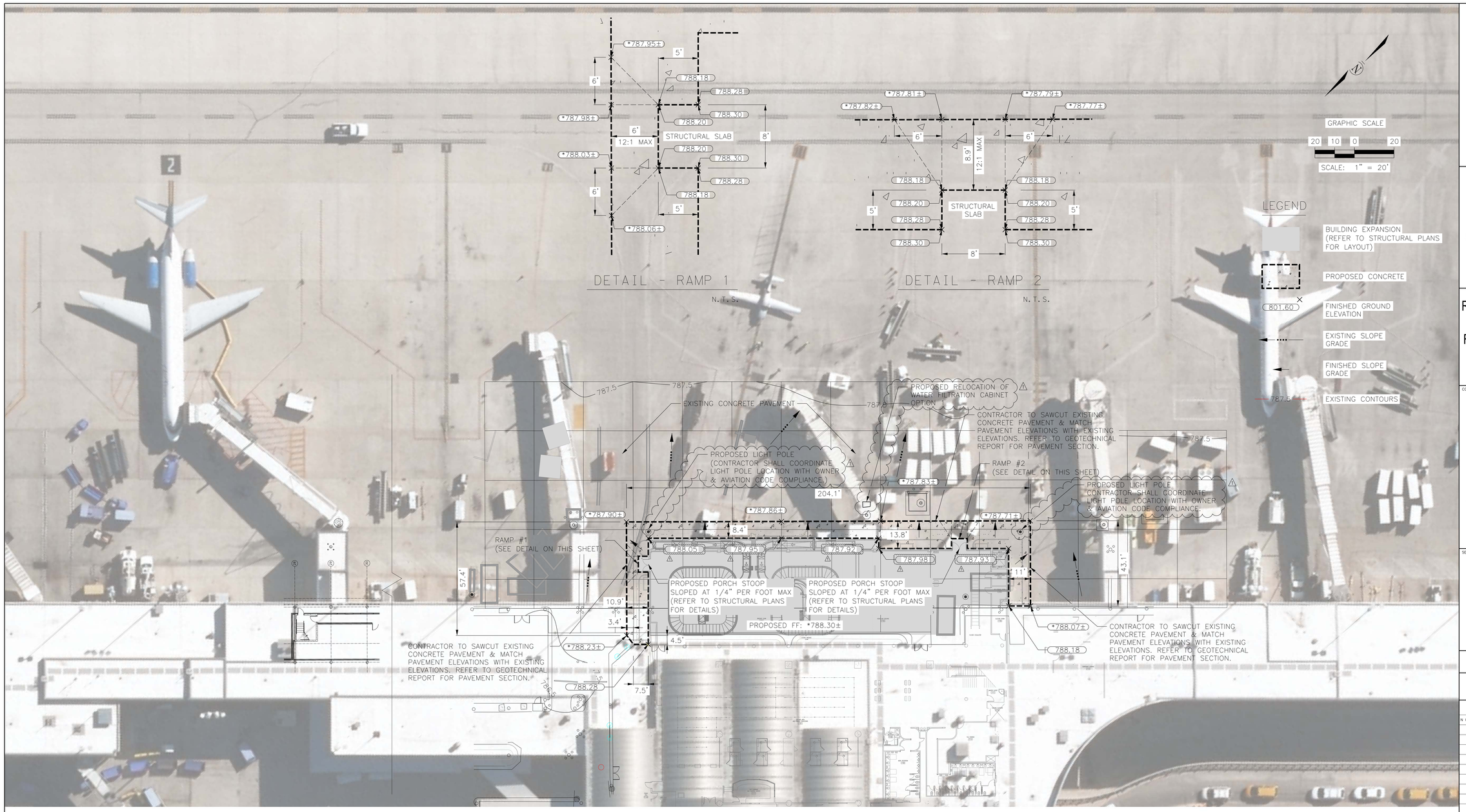
Note: Refer to photos and drawings

chesneymoralespartners,inc.
architecture/interior design
4901 Broadway, Suite 250 | San Antonio, TX 78209 | 210.828.9481

December 23, 2016

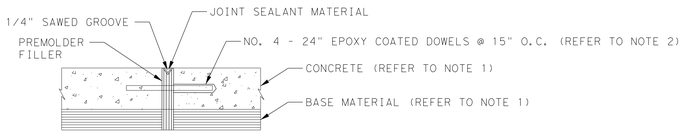
Proposed San Antonio International Airport - FIS Renovation and Expansion Project Narrative:

The project scope includes a phased construction project with an addition and interior renovation of the existing FIS area. The renovation will consist of the demolition of partitions, finishes, and MEP systems. Construction phasing will coordinate the existing systems without interruption to CBP operations. New work will include new offices, restrooms, primary and secondary processing areas, baggage claim areas, hold rooms, search rooms, a staff lounge, a conference room, storage rooms, a new elevator and mezzanine improvements. The new finishes will include new flooring, mezzanine railing, new wall tile, acoustical and gypsum board ceilings, as well as security mesh and ballistic resistance paneled partitions at secured locations. The new exterior storefront window walls/glazing and new exterior ACM (metal) panels to match existing. The building components and systems in the expansion scope of work will include earth work, structural slab, mud slab, concrete columns, steel framing, metal deck, exterior glazing, TPO roofing, interior finishes, a new baggage handling system (BHS), a new elevator, the re-furnishing of the existing elevator, the cleaning / servicing of the existing escalator, mechanical and plumbing systems, electrical, paging, security systems, and exterior improvements including new striping in the tarmac.



NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN HORIZONTAL AND VERTICAL CONTROL. PAVEMENT DIMENSIONS ARE SUBJECT TO PROPOSED BUILDING LAYOUT.
2. CONTRACTOR TO FIELD VERIFY ALL BOUNDARY AND TOPOGRAPHIC INFORMATION PRIOR TO BEGINNING WORK.
3. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT OCCUR BY HIS/HER FAILURE TO LOCATE AND PRESERVE ALL EXISTING FACILITIES.
4. CONTRACTOR SHALL COMPLY WITH O.S.H.A. REGULATIONS AND STATE OF TEXAS LAW CONCERNING EXCAVATION, TRENCHING, AND SHORING. EXCAVATIONS OVER 5 FEET DEEP TO BE SHEETED AND PROTECTED IN ACCORDANCE WITH STATE LAW AND O.S.H.A.
5. THE CONTRACTOR WILL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO MATCH EXISTING CONCRETE ELEVATIONS AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
7. CONTRACTOR TO PROVIDE EXPANSION JOINT WHERE PROPOSED PAVEMENT ABUTS STRUCTURAL PERIMETER BEAM. USE SELF-LEVELING SEALANT OR APPROVED EQUAL.
8. CONTRACTOR TO ALIGN PROPOSED PAVEMENT JOINTS WITH EXISTING PAVEMENT JOINTS.
9. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR BUILDING VENT DETAILS & ELEVATIONS.
10. ARCHITECTURAL LINEWORK SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ARCHITECTURAL PLANS FOR DETAILED INFORMATION.

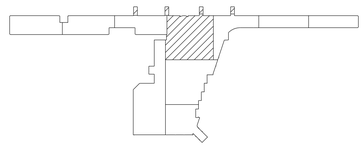


NOTES:

1. REFER TO GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY ARIAS GEOPROFESSIONALS DATED DECEMBER 18, 2015 FOR INFORMATION PERTAINING TO PAVEMENT DEPTH AND MATERIALS TO BE PLACED & COMPACTED IN ACCORDANCE WITH FAA SPECIFICATIONS.
2. REFER TO SHEET S001 WITHIN STRUCTURAL NOTES, SECTION "POST-INSTALLED ANCHORS AND DOWELS" FOR INFORMATION PERTAINING TO DOWEL INSTALLATION.

CONCRETE CONTRACTION/EXPANSION JOINT DETAIL

N.T.S.



KEY PLAN
SCALE: 1"=250'-0"

CNG engineering
1917 N. New Braunfels Avenue
Suite 201
San Antonio, TX 78208
Tel. (210)224-8841
www.cngengineering.com
TBPE REGISTRATION No. :F-7964

San Antonio International Airport
9800 Airport Boulevard
San Antonio, Texas 78216
210-207-3433
www.sanantonio.gov/Aviation

PROJECT TITLE

Renovation and Expansion of the Commercial Federal Inspection Station Facility at San Antonio International Airport

CONSULTANT

GONZALEZ DE LA GARZA
SURVEYORS ENGINEERS CONTRACTORS
115 E. TRAVIS ST. SUITE 800
SAN ANTONIO, TX 78205
P:210-208-9400 F:210-208-9401
TBPE No. F-10015 · TBPLS No. 10193922

SEAL

STATE OF TEXAS
MACK W. THOMAS III
85607
LICENSED
PROFESSIONAL ENGINEER
SCENSER
10-21-16

PROJECT NUMBER
0008-15

DRAWN BY	CHECKED BY
HH	MWT

REVISIONS

NUMBER	DATE	DESCRIPTION
1	10/21/16	ADDENDUM NO. 1

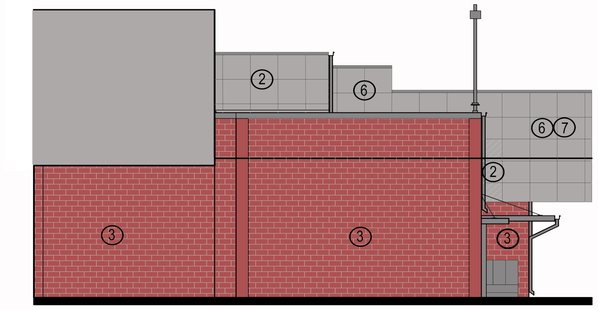
SHEET TITLE

DIMENSION CONTROL / GRADING PLAN

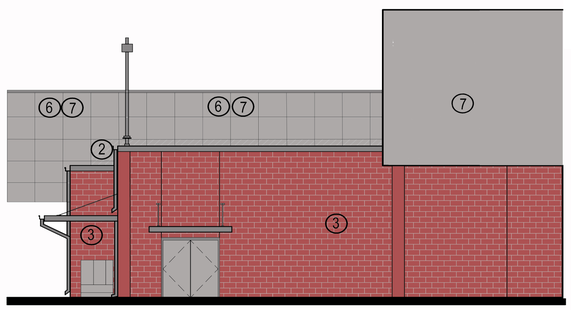
DATE
SEPTEMBER 16, 2016

SHEET NUMBER
C200

100% DESIGN



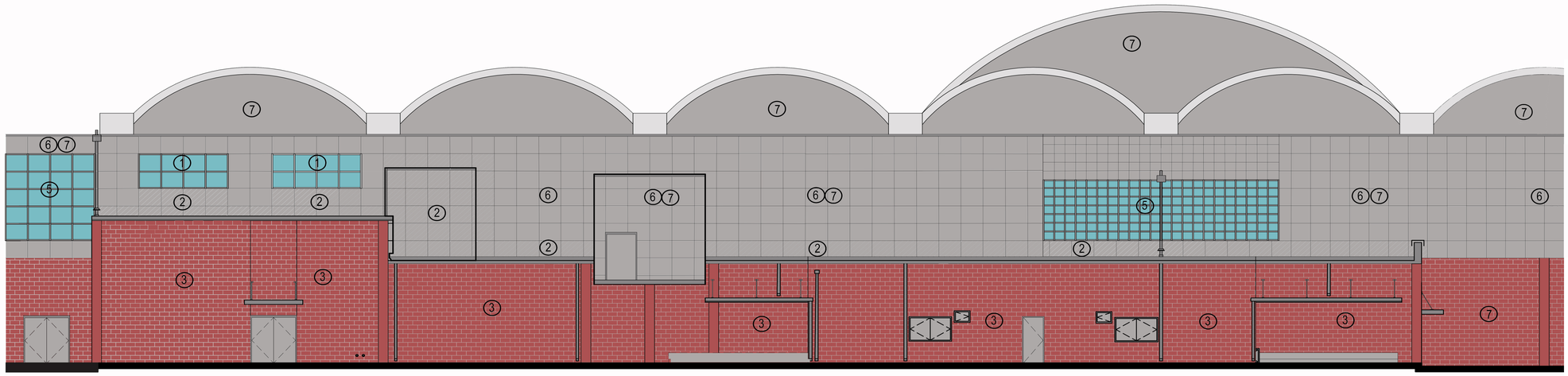
PLAN EAST ELEVATION



PLAN WEST ELEVATION

KEY LEGEND

1. NEW WINDOW STOREFRONT AND GLAZING. MATCH EXISTING
2. NEW ACM (METAL) PANELS. MATCH EXISTING
3. NEW PAINTED CMU WALL AT NEW ADDITION
4. EXISTING CMU WALL
5. EXISTING WINDOW STOREFRONT
6. EXISTING ACM (METAL) PANEL
7. EXISTING BUILDING



PLAN NORTH ELEVATION

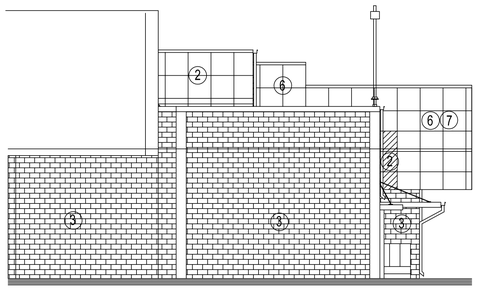
12/23/16

FIS RENOVATION AND EXPANSION, SAN ANTONIO INTERNATIONAL AIRPORT

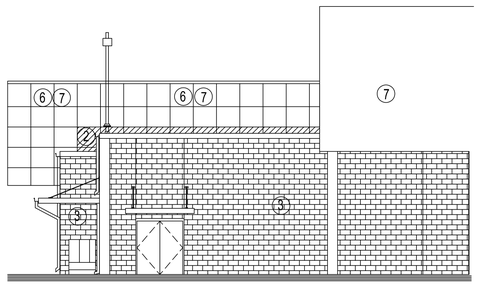
CMP Inc ARCHITECTURE AND INTERIOR DESIGN

SAN ANTONIO AIRPORT SYSTEM

CITY OF SAN ANTONIO



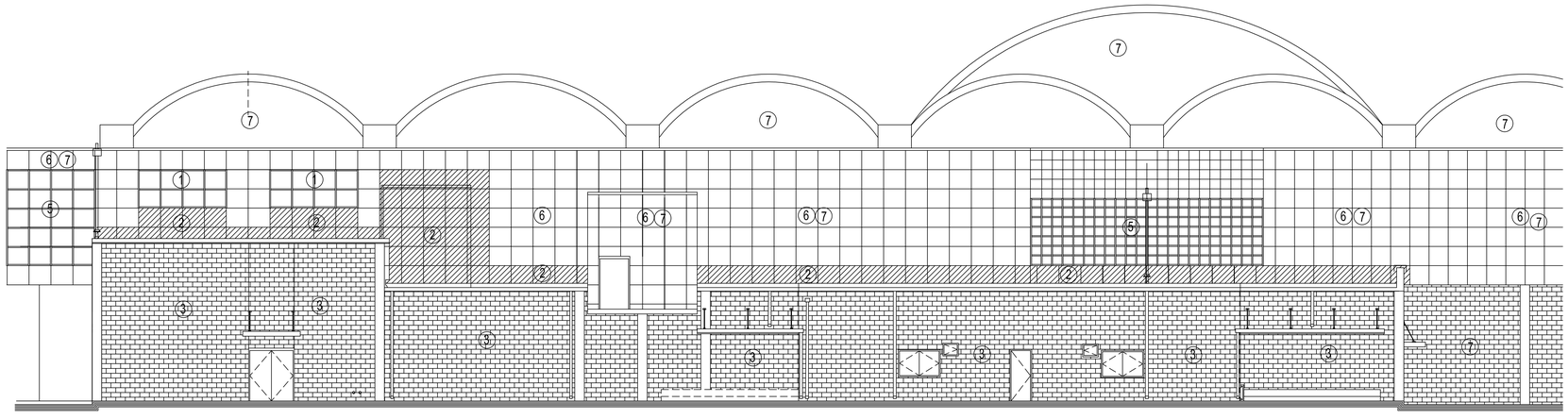
PLAN EAST ELEVATION



PLAN WEST ELEVATION

KEY LEGEND

1. NEW WINDOW STOREFRONT AND GLAZING. MATCH EXISTING
2. NEW ACM (METAL) PANELS. MATCH EXISTING
3. NEW PAINTED CMU WALL AT NEW ADDITION
4. EXISTING CMU WALL
5. EXISTING WINDOW STOREFRONT
6. EXISTING ACM (METAL) PANEL
7. EXISTING BUILDING



PLAN NORTH ELEVATION

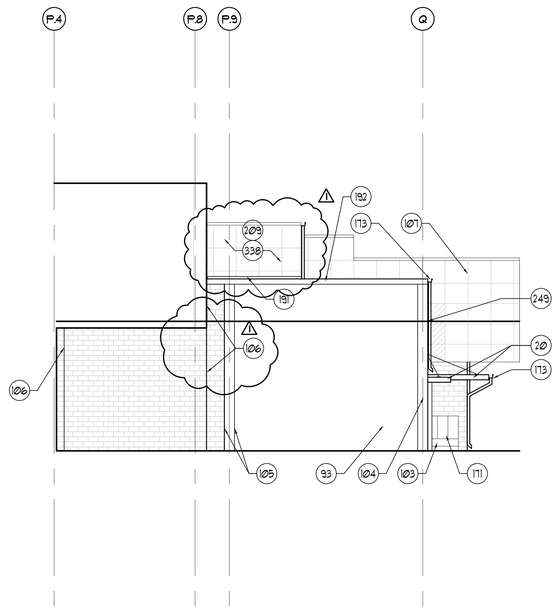
12/23/16

FIS RENOVATION AND EXPANSION, SAN ANTONIO INTERNATIONAL AIRPORT

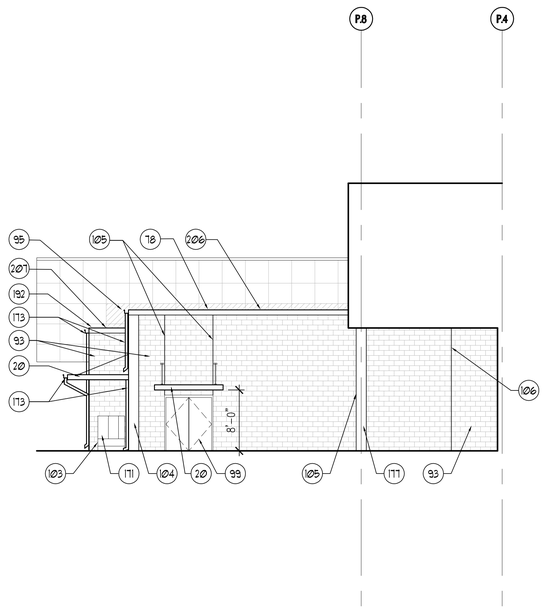
CMP Inc ARCHITECTURE AND INTERIOR DESIGN

LEGEND

NEW ACM PANELS / MATCH EXISTING



2 EAST BUILDING ELEVATION
A300 SCALE: 1/8" =1'-0"



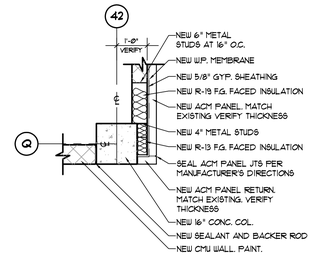
3 WEST BUILDING ELEVATION
A300 SCALE: 1/8" =1'-0"

KEYNOTES:

(THIS SHEET ONLY)

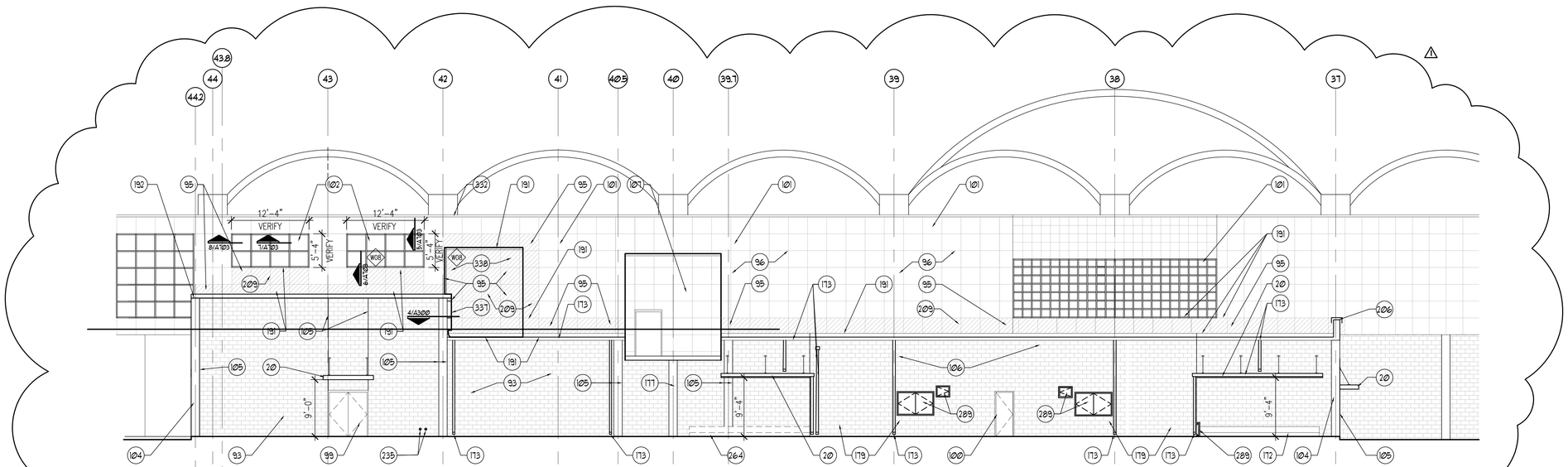
20. NEW METAL CANOPY. REFER TO DET 2/A451 AND STRUCTURAL DRAWINGS.
78. NEW LOW-SLOPE SINGLE-PLY THERMOPLASTIC MEMBRANE ROOFING OVER R25 POLYISO INSULATION.
93. NEW 8" CMU WALL / PAINT (ELASTOMERIC)
95. NEW METAL PANELS / MATCH EXISTING. PROVIDE G.I. FLASHING AS REQUIRED. SEAL ALL JOINTS.
96. EXISTING SEALED JOINT ON EXISTING METAL WALL PANEL.
99. NEW PAINTED HOLLOW METAL DOOR
100. NEW HOLLOW METAL DOOR UNIT. PAINT
101. EXISTING STOREFRONT AND GLAZING TO REMAIN
102. NEW STOREFRONT TO REPLACE EXISTING STOREFRONT AND GLAZING. MATCH EXISTING. PROVIDE HEAD, JAMB AND SILL FLASHING AND SEAL ALL JOINTS.
103. NEW BAGGAGE SYSTEM
104. NEW CONCRETE COLUMNS / PAINT (ELASTOMERIC).
105. NEW CONTROL JOINT
106. NEW EXPANSION JOINT
107. EXISTING JET WALL
108. NOT USED
109. NOT USED
⚠1 167. NEW CMU ACCESS PANEL (HINGED WHERE SHOWN)
171. NEW O.H. F.R. COILING DR WITH DRAFT CURTAINS. COORDINATE WITH BAGGAGE BELT SYSTEM CONTRACTOR.
172. NEW BAGGAGE BELT
173. NEW GUTTER / DOWNSPOUT
177. EXISTING EXTERIOR COLUMN TO REMAIN
179. NEW BAGGAGE BELT HINGED ACCESS PANELS / VERIFY SIZE AND LOCATE W/ BAGGAGE CONTRACTOR
191. NEW FLASHING AT NEW WINDOW/METAL PANEL WALL BEYOND. SEAL ALL JOINTS
192. NEW METAL FASCIA TO MATCH EXISTING METAL PANEL
206. NEW METAL COPING OVER PARAPET WALL
⚠1 207. PROVIDE EXPANSION JOINT FLASHING AT JETWAY AND NEW ROOF AS REQUIRED (BEYOND). SIMILAR TO DETAIL 9/A901.
208. NOT USED
209. SEAL ALL PANELS JOINTS, TYPICAL.
235. TWO NEW DOWNSPOUT NOZZLES FOR MAIN AND OVERFLOW ROOF DRAINS. RE: MEP FOR SIZING.
249. NEW ACM PANELS AT NEW BLDG. AND JET WAY INTERSECTION / MATCH EXISTING
264. FUTURE BAGGAGE CLAIM
289. BAGGAGE BELT ACCESS PANEL. RE: BAGGAGE CONVEYOR DRAWINGS.
332. ALIGN STUD WALLS OF HIGH ROOF AND OUTBOUND SEARCH ROOM.
337. NEW ACM PANEL RETURN AS REQUIRED. MATCH EXISTING. REFER TO DETAIL 4/A300
338. OUTBOUND SEARCH ROOM BEYOND

⚠1



NOTE: PROVIDE ALL REQUIRED ACM PANEL SUPPORTS, ANCHORS, FASTENERS, FLASHING, SEALANT, ACCESSORIES, ETC., AS REQUIRED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS . TYPICAL..

4 COL Q-42 HIGH ROOF PLAN DETAIL
A300 SCALE: 1/2" =1'-0"



NOTE: PROVIDE ALL REQUIRED ACM PANEL SUPPORTS, ANCHORS, FASTENERS, FLASHING, SEALANT, ACCESSORIES, ETC., AS REQUIRED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS . TYPICAL..

1 NORTH BUILDING ELEVATION
A300 SCALE: 1/8" =1'-0"

CNG engineering
1917 N. New Braunfels Avenue
Suite 201
San Antonio, TX 78208
Tel. (210)224-6841
www.cngengineering.com
TBPE REGISTRATION No. :F-7964

San Antonio International Airport
9800 Airport Boulevard
San Antonio, Texas 78216
210-207-3433
www.sanantonio.gov/Aviation

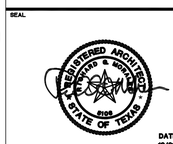
PROJECT TITLE

Renovation and Expansion of the Commercial Federal Inspection Station Facility at San Antonio International Airport

CONSULTANT

cmp
chesneymorales partners,inc.
architecture/interior design
210.828.5481 • 210.828.5779 FAX Texas Reg #F-5010
chesneymorales.com

SEAL



DATE 10/21/16

PROJECT NUMBER 1517

DRAWN BY | CHECKED BY

REVISIONS

NUMBER	DATE	DESCRIPTION
⚠1	10.21.16	ADDENDUM NO. 01

SHEET TITLE

BUILDING ELEVATIONS

DATE September 16, 2016

SHEET NUMBER

A300

100% DESIGN

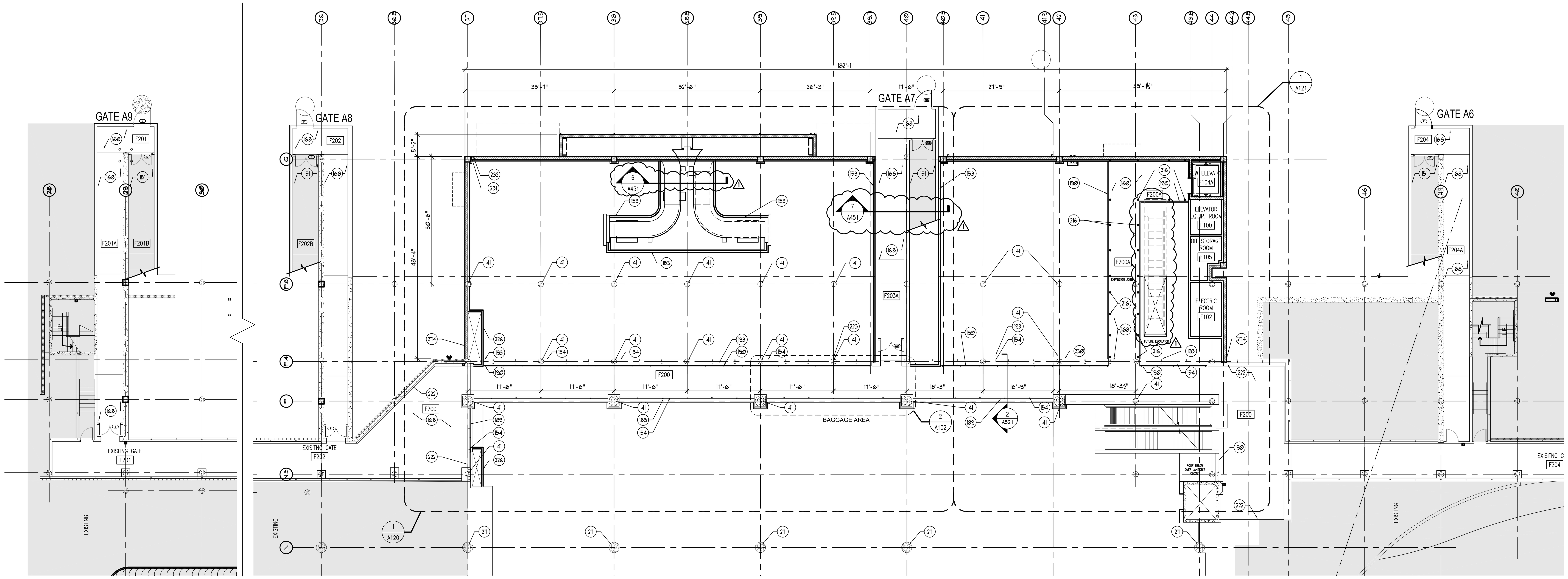
GENERAL NOTES:

1. REFER TO SHEET G101 FOR DEMO AND NEW CONSTRUCTION GENERAL NOTES.
2. PROTECT ALL EXISTING FINISHES, SURFACE, MATERIALS, AND EQUIPMENT OUTSIDE AND ADJACENT TO AREA OF WORK. PATCH AND REPAIR ALL MATERIALS DAMAGED OF FOUND IN DISREPAIR.
3. FURNITURE SHOWN FOR REFERENCE ONLY. REFER TO FURNITURE PLANS FOR SCOPE, DETAILS, AND SPECIFICATIONS.
4. REFER TO SHEET A104 FOR PARTITION TYPES.
5. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW AND COMPARE THE CONTRACT DOCUMENT UNDER EACH DISCIPLINE AND NOTIFY THE ARCHITECT AND OWNER'S REPRESENTATIVE SHOULD ANY ERRORS, INCONSISTENCIES OR OMISSIONS BE DISCOVERED.
6. REFER TO SHEET A800 FOR ROOM FINISH SCHEDULE.

KEYNOTES:

(THIS SHEET ONLY)

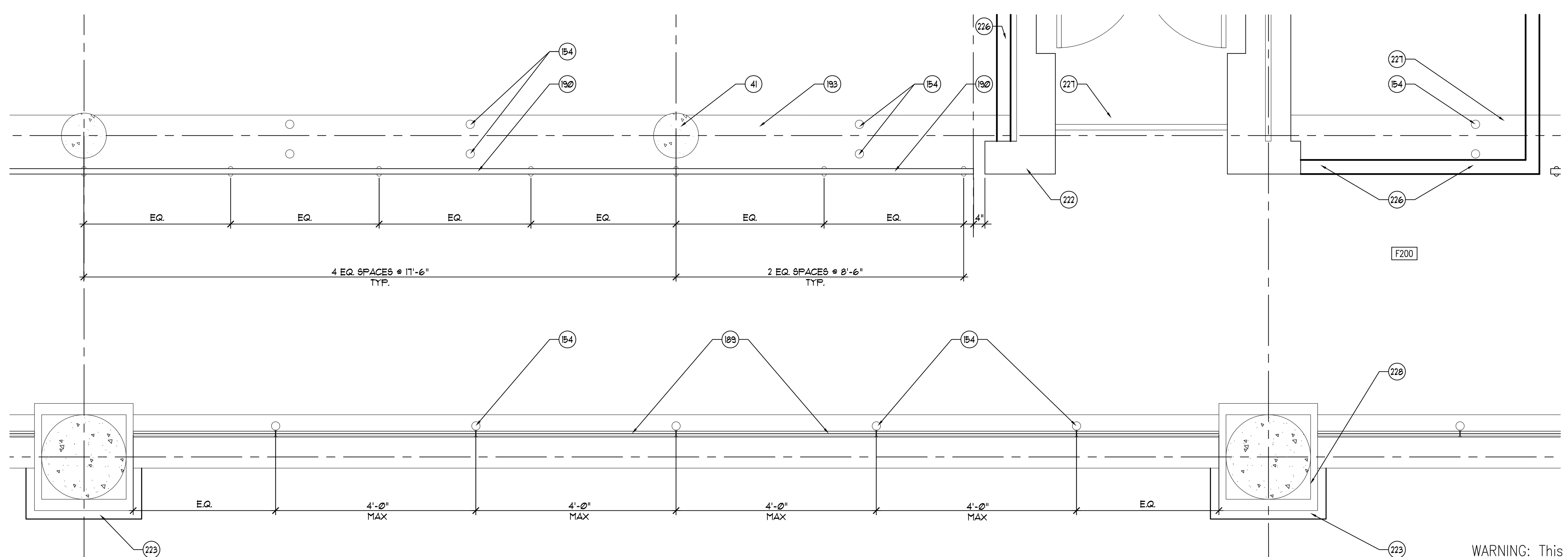
27. EXISTING COLUMN TO REMAIN (TYP). PROVIDE NEW PAINTED DUROPLEX FINISH FROM FLOOR TO 6" ABOVE CEILING W/ NEW 4" BASE AS SCHEDULED / TYP. AT ADMIN. AND HARD SECONDARY AREAS.
41. PREP EXISTING COLUMNS FOR NEW DUROPLEX FINISH ABOVE S.S. COLUMN COVERS / PAINT / TYP. @ PUBLIC AREA
151. NO WORK AREA
153. NEW BULKHEAD, 3 5/8" METAL STUDS @ 16" O.C. WITH 5/8" F.C. GYPSUM BOARD / PAINT.
154. EXISTING VERTICAL PIPE COLUMN SUPPORTS TO REMAIN. PAINT. REFER TO STRUCTURAL.
168. PROVIDE NEW VCT AND BASE. MATCH EXISTING / REFER TO ROOM FINISH SCHEDULE ON SHEET A802.
189. NEW DECOR GLASS WALL SYSTEM MANUFACTURED BY 3FORM "TOP SUPPORT" / SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION DETAILS / REFER TO ROOM FINISH SCHEDULE
190. NEW DOUBLE BALUSTER GLASS RAILING SYSTEM MANUFACTURED BY ARTEC OR APPROVED EQUAL/ SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION DETAILS MATCH EXISTING. SECURE TO MEZZANINE STRUCTURE / SPACE BALUSTERS AT 54" MAX
193. PROVIDE NEW VCT FLOORING AT NEWLY DEMOLISHED AREAS ON MEZZANINE CORRIDOR / PROVIDE ALL REPAIR WORK AS REQUIRED. MATCH EXISTING FLOORING AND BASE.
216. NEW VERTICAL PIPE COLUMN SUPPORTS / PAINT. REFER TO STRUCTURAL.
222. EXISTING WALL TO REMAIN / REPAIR AS NEEDED / RE-PAINT
223. NEW COLUMN S.S. COVER BELOW
226. NEW PAINTED 5/8" GYPSUM BOARD ON PUBLIC SIDE WITH 3 5/8" METAL STUDS AT 16" O.C. EXTENDED AT 6" ABOVE ADJACENT CEILING
227. EXISTING FLOOR EXPANSION JOINT TO REMAIN
228. EXISTING CMU FURRED COLUMN WITH 6' HIGH S.S. COLUMN COVER AND DUROPLEX PAINTED FINISH ABOVE S.S. COVER.
274. PROVIDE EXPANSION JOINT AT CMU WALL



1 A102 **ARCHITECTURAL FLOOR PLAN - MEZZANINE LEVEL FLOOR PLAN**

SCALE: 3/32" = 1'-0"

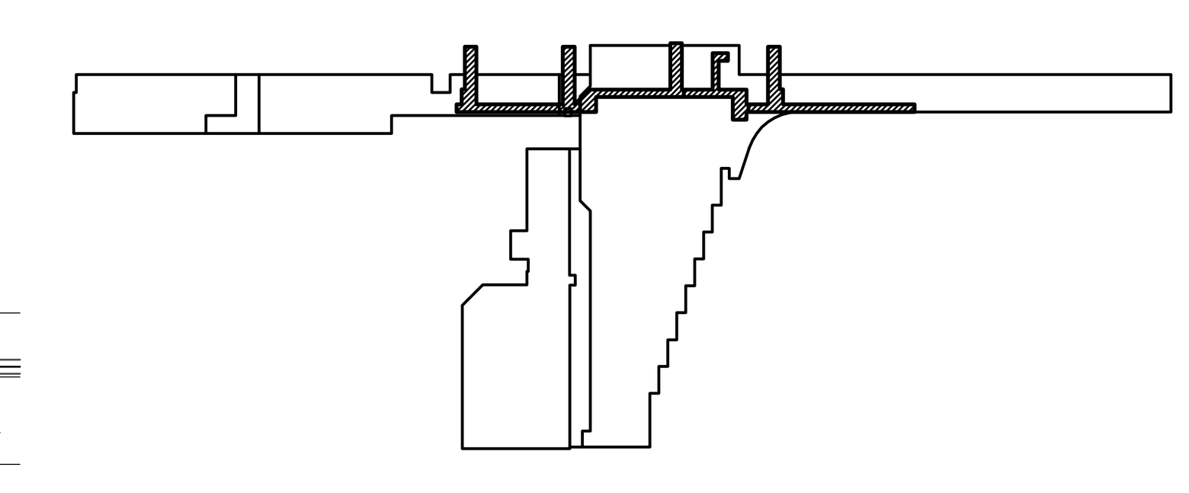
PLAN NORTH



2 A102 **PARTIAL FLOOR PLAN - TYP. RAILING DETAILS**

SCALE: 1/2" = 1'-0"

PLAN NORTH



KEY PLAN

SCALE: 1"=250'-0"

TRUE NORTH

WARNING: This record contains Sensitive Security Information that is controlled under 49 CFR parts 15 and 1520. No part of this record may be disclosed to persons without a "need to know", as defined in 49 CFR parts 15 and 1520, except with the written permission of the Administrator of the Transportation Security Administration or the Secretary of Transportation. Unauthorized release may result in civil penalty or other action. For U.S. government agencies, public disclosure is governed by 5 U.S.C. 552 and 49 CFR parts 15 and 1520.

CNG engineering

1917 N. New Braunfels Avenue
Suite 201
San Antonio, TX 78208
Tel. (210)224-8841
www.cngengineering.com
TBPE REGISTRATION No. :F-7964

San Antonio International Airport
9800 Airport Boulevard
San Antonio, Texas 78216
210-207-3433
www.sanantonio.gov/Aviation

PROJECT TITLE

Renovation and Expansion of the Commercial Federal Inspection Station Facility at San Antonio International Airport

CONSULTANT

cmp
chesneymorales partners,inc.
architecture/interior design

SEAL

DATE 10/21/16

PROJECT NUMBER: 1517

DRAWN BY | CHECKED BY

REVISIONS

NUMBER	DATE	DESCRIPTION
1	10/21/16	ADDENDUM NO. 01

SHEET TITLE

PARTIAL ARCHITECTURAL FLOOR PLAN - MEZZANINE LEVEL FLOOR PLAN

DATE: September 16, 2016

SHEET NUMBER: A102

100% DESIGN