

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2017

HDRC CASE NO: 2017-141
ADDRESS: 111 W TRAVIS ST
LEGAL DESCRIPTION: NCB 103 BLK LOT 17
ZONING: D,HS
CITY COUNCIL DIST.: 1
LANDMARK: Robert E Lee Hotel
APPLICANT: Cathleen Hart/CHAI Architects
OWNER: RELEE Partners, LP
TYPE OF WORK: First floor storefront replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, first floor wood storefront systems with new, aluminum clad wood storefront systems to include transom windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Modifications

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.

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.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.

ii. *Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.

iii. *Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.

iv. *Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the facade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.

ii. *Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

FINDINGS:

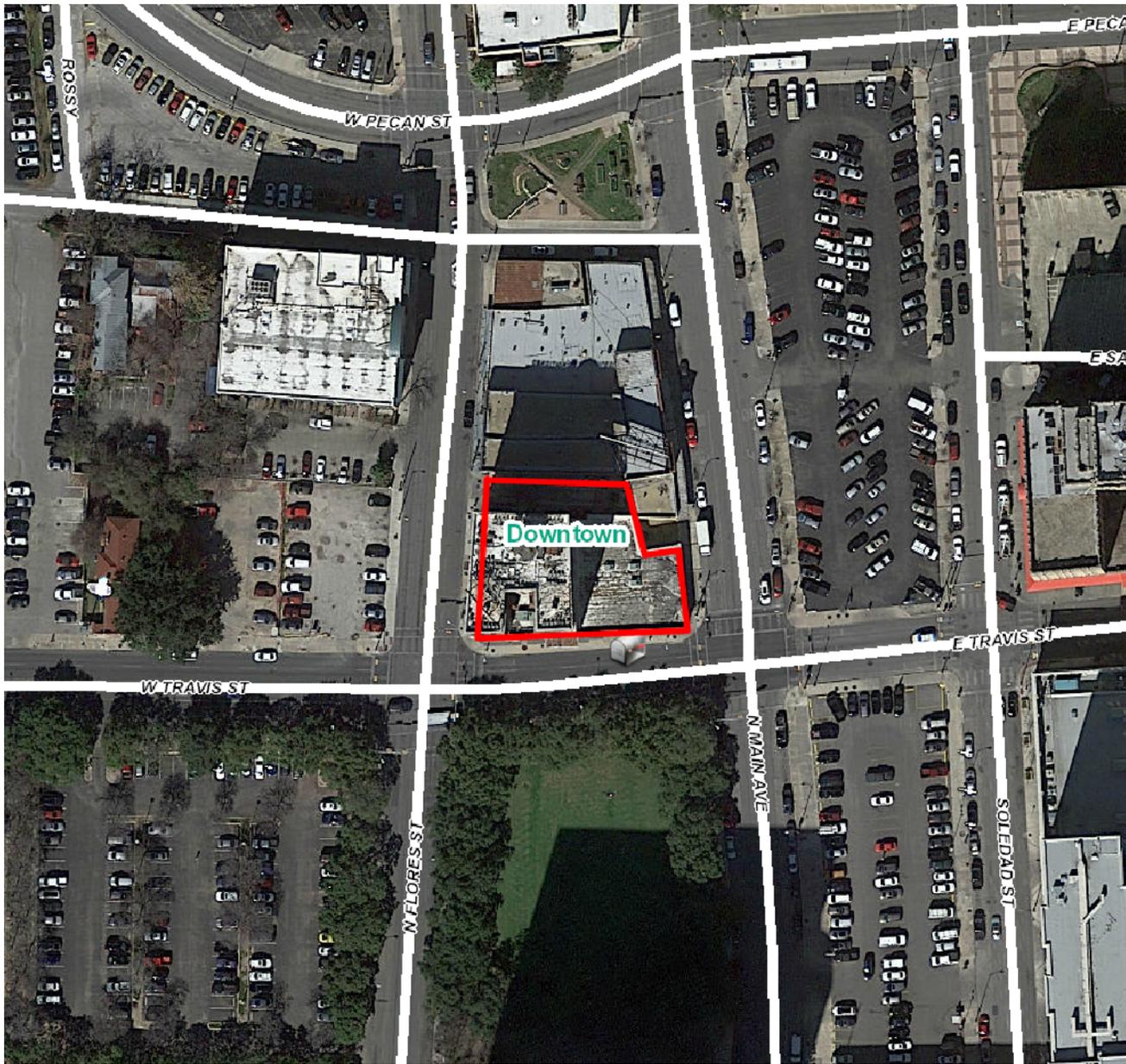
- a. The structure at 111 W Travis Street, commonly known as the Robert E Lee Hotel, was constructed in 1922. The structure features street level facades at N Flores, W Travis and N Main that feature materials that include stone and wood storefront systems. Currently, many of the original wood storefront frames are in disrepair, have been replaced, are missing or have been improperly repaired. The applicant has proposed to replace the existing wood storefront system at street level with a new, aluminum clad storefront system.
- b. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that when historic windows are beyond repair new windows that match the historic or existing windows in terms of size, type, configuration, material, form, appearance and detail. The applicant has proposed to install new wood windows and wood transom windows that match the profile of the existing. Given the disrepair of the existing storefront windows, staff finds their replacement appropriate. The applicant's construction documents note the repair of all entrance doors and windows at entrances. The Guidelines for Exterior Maintenance and Alterations 10.A.ii. notes that clear glass should be used in display windows. The applicant is responsible for complying with this section of the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that clear glass be installed in the proposed new storefront windows.

CASE MANAGER:

Edward Hall



Flex Viewer

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Printed: Mar 28, 2017

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111 West Travis Street

W Martin St

W Salinas

N Flores St

N Main Ave

W Travis St

W Travis St

Flores St

W Salinas

N Flores St

E Salinas St

W Travis St

N Flores St

E Travis St

Flores St



111
W
TRAVIS

The Plaza

RENTAL
CALL
781-326-1234







HARDWARE SCHEDULE

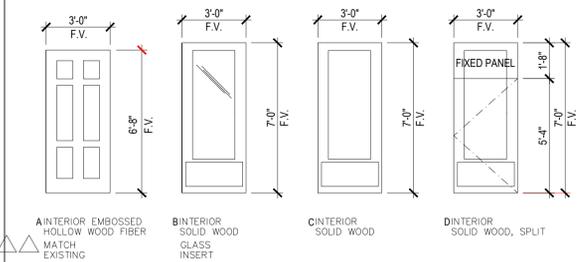
HW-1 TOILET ROOM LOCKSET: THUMB TURN INSIDE, LEVER BOTH SIDES, ANTI-PANIC OPERATION OVERHEAD CORNER / STOP ALUM. FINISH WALL STOP KICKPLATE WALL STOP SILENCERS, GRAY CLOSER	HW-2 LATCHSET HINGES LATCHSET, LEVER BOTH SIDES OVERHEAD CORNER / STOP ALUM. FINISH KICKPLATE WALL STOP SILENCERS, GRAY	HW-3 LOCKSET HINGES LOCKSET, LEVER BOTH SIDES OVERHEAD CORNER / STOP ALUM. FINISH KICKPLATE WALL STOP SILENCERS, GRAY	HW-4 EXTERIOR LOCKSET PANIC BARS HINGES LOCKSET, LEVER OUTSIDE PANIC BAR KICKSTAND SILENCERS, GRAY	HW-5 LATCHSET HINGES LATCHSET, LEVER BOTH SIDES OVERHEAD CORNER / STOP ALUM. FINISH WALL STOP SILENCERS, GRAY	HW-6 LOCKSET HINGES LOCKSET, LEVER BOTH SIDES OVERHEAD CORNER / STOP ALUM. FINISH WALL STOP SILENCERS, GRAY	HW-7 LOCKSET W/ CARD READER HINGES LATCHSET, LEVER BOTH SIDES OVERHEAD CORNER / STOP ALUM. FINISH WALL STOP SILENCERS, GRAY
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NOTES

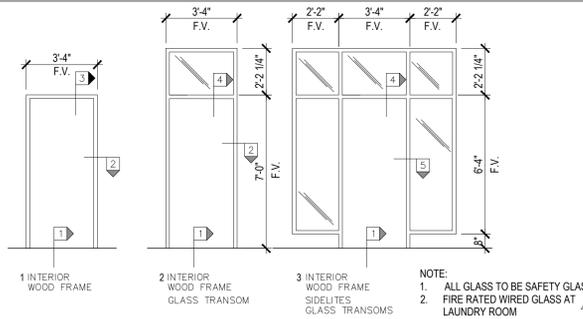
1. PROVIDE LEVER HANDLE HARDWARE AT ALL DOORS.
2. VERIFY HARDWARE WITH OWNER.
3. ALL DOORS TO BE PRE HUNG EXCEPT BI-FOLD DOORS. ALL DOOR FRAMES TO BE WOOD UNLESS OTHERWISE NOTED.
4. REFER TO ARCH. SPECIFICATIONS FOR TYPICAL DOOR HARDWARE SETS.
5. ALL GROUND FLOOR ENTRY DOORS, DOORS TO PATIOS TO HAVE FULLY ACCESSIBLE THRESHOLDS PER UFASIANI & FHA STANDARDS.
6. PROVIDE PEEPHOLE AT ALL EXTERIOR ENTRY DOORS. PROVIDE SECOND PEEPHOLE 48" A.F.F. AT ENTRY DOOR AT ACCESSIBLE / ADAPTABLE UNITS.
7. REFER TO HARDWARE GROUP SCHEDULE ON THIS SHEET AS REFERENCED IN UNIT DOOR SCHEDULE ABOVE.
8. ALL GLAZING / DOOR ASSEMBLIES SHALL CONFORM TO SHGC & U FACTORS AS DEFINED ABOVE.
9. INTERIOR DOORS TO BE FLUSH PANEL SMOOTH FINISH DOOR.

DOOR TYPES

NOTE: 1. ALL GLASS TO BE SAFETY GLASS.



FRAME DETAILS



NOTE: 1. ALL GLASS TO BE SAFETY GLASS
2. FIRE RATED WIRE GLASS AT LAUNDRY ROOM

WINDOW SCHEDULE

G.C. TO FIELD VERIFY ALL DIMENSIONS BEFORE ORDERING WINDOWS

MARK	SIZE		TYPE			HEAD HEIGHT	FIRE RATING MIN.	WINDOW PERFORMANCE (NOT TO EXCEED)		DETAILS			REMARKS
	WIDTH	HEIGHT	ELEV.	SURFACE	CORE			GLZ.	U FACTOR	SHGC	HEAD	JAMB	
A	2'-11 1/4"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
B	3'-9 1/2"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
C	2'-0"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
D	3'-10 1/2"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
E	3'-7 1/4"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
F	3'-1 3/4"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
G	2'-9"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
H	3'-0"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
I	3'-2"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
J	4'-0 1/2"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
K	3'-7"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
L	3'-10"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
M	3'-"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
N	4'-4 5/16"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
O	3'-1"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
P	3'-6"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
Q	4'-1 7/8"	7'-4 1/2"	B	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
AA	2'-11 1/4"	2'-4 1/2"	A	WOOD	-----	EXISTING TO REMAIN	EXISTING TO REMAIN	0.54	0.30				EXISTING TO REMAIN
BA	3'-9 1/2"	2'-4 1/2"	A	WOOD	-----	EXISTING TO REMAIN	EXISTING TO REMAIN	0.54	0.30				EXISTING TO REMAIN
CA	2'-0"	2'-4 1/2"	A	WOOD	-----	EXISTING TO REMAIN	EXISTING TO REMAIN	0.54	0.30				EXISTING TO REMAIN
DA	3'-10 1/2"	2'-4 1/2"	A	WOOD	-----	EXISTING TO REMAIN	EXISTING TO REMAIN	0.54	0.30				EXISTING TO REMAIN
EA	3'-7 1/4"	2'-4 1/2"	A	WOOD	-----	EXISTING TO REMAIN	EXISTING TO REMAIN	0.54	0.30				EXISTING TO REMAIN
FA	3'-1 3/4"	2'-4 1/2"	A	WOOD	-----	EXISTING TO REMAIN	EXISTING TO REMAIN	0.54	0.30				EXISTING TO REMAIN
GA	2'-9"	2'-4 1/2"	A	WOOD	-----	EXISTING TO REMAIN	EXISTING TO REMAIN	0.54	0.30				EXISTING TO REMAIN
HA	3'-0"	2'-4 1/2"	A	WOOD	-----	EXISTING TO REMAIN	EXISTING TO REMAIN	0.54	0.30				EXISTING TO REMAIN
IA	3'-2"	2'-4 1/2"	A	WOOD	-----	EXISTING TO REMAIN	EXISTING TO REMAIN	0.54	0.30				EXISTING TO REMAIN
JA	4'-0 1/2"	2'-4 1/2"	A	WOOD	-----	EXISTING TO REMAIN	EXISTING TO REMAIN	0.54	0.30				EXISTING TO REMAIN
KA	3'-7"	2'-4 1/2"	A	WOOD	-----	EXISTING TO REMAIN	EXISTING TO REMAIN	0.54	0.30				EXISTING TO REMAIN
LA	3'-10"	2'-4 1/2"	A	WOOD	-----	EXISTING TO REMAIN	EXISTING TO REMAIN	0.54	0.30				EXISTING TO REMAIN
MA	3'-4" F.V.	2'-4 1/2"	A	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
NA	4'-4 5/16"	2'-4 1/2"	A	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
OA	3'-1"	2'-4 1/2"	A	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
PA	3'-6"	2'-4 1/2"	A	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
QA	4'-1 7/8"	2'-4 1/2"	A	WOOD	-----	DBL PANE INSUL.	TO MATCH EXISTING	0.54	0.30				TO MATCH EXISTING
ET	VARIES	VARIES		WOOD	-----	EXISTING TRANSOM TO REMAIN	EXISTING TO REMAIN						EXISTING TO REMAIN

ORIGINAL LINED GLAZING AWNING WINDOWS TO REMAIN. CLEAN, CAULK AND PAINT. PROTECT DURING INSTALLATION OF STOREFRONT WINDOWS

ORIGINAL LINED GLAZING DOOR TRANSOM WINDOWS TO REMAIN. CLEAN, CAULK AND PAINT.

NOTES:

1. ALL WINDOWS SHALL CONFORM TO SHGC & U-FACTORS AS DEFINED ABOVE.
2. ALL WINDOWS WITHIN 2'-0" OF DOORS TO BE SAFETY GLASS. PER SECT. 2406 OF 2003 IBC.
3. PROVIDE REMOVABLE INSECT SCREENS @ ALL OPERABLE WINDOWS.
4. ALL EXTERIOR WINDOWS TO BE MARVIN AS SPECIFIED IN PROJECT MANUAL SPECIFICATIONS. SUBMIT COLOR SAMPLE TO ARCHITECT FOR APPROVAL.
5. ALL EXISTING WINDOWS ON UPPER FLOORS ARE BY QUAKER WINDOW PRODUCTS, MODEL PHOENIX III, ORIGINALLY INSTALLED IN 1995. CONTACT KEVIN KAMPTER <kevink@quakerwindows.com> FOR REPLACEMENT PARTS. ALL WINDOWS SHALL BE IN WORKING CONDITION. ALL OPERABLE WINDOWS MUST HAVE INSECT SCREENS PER FAIR HOUSING REQUIREMENTS OF THE TDHCA.

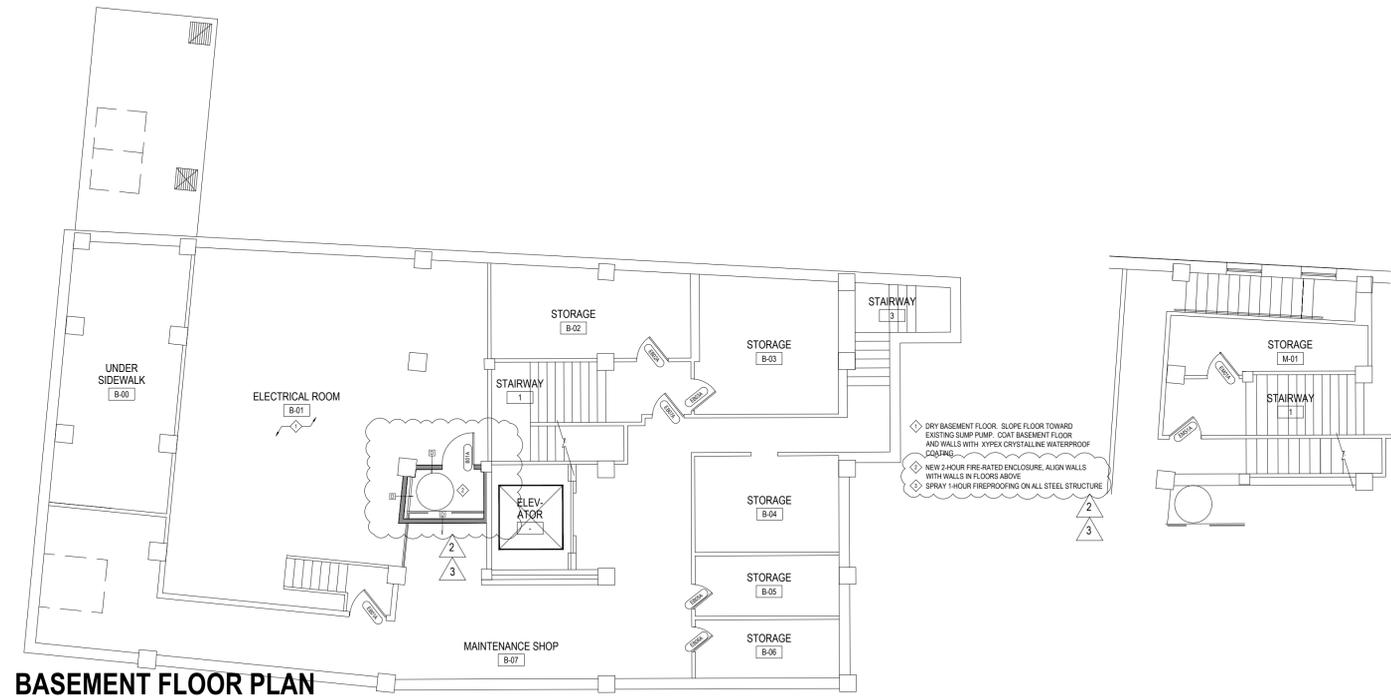
NOTE:

- 1) WINDOW SCHEDULE, FLOOR PLANS & ELEVATIONS SHALL BE REVIEWED BEFORE BIDDING FOR COMPREHENSIVE NUMBER & PLACEMENT. REFER TO REMARKS COLUMN FOR WINDOWS & DOORS WHICH HAVE TRANSOMS ABOVE PER LOCATIONS AS SHOWN ON PLANS & ELEVATIONS.
- 2) DOOR SCHEDULE SPECIFICATIONS ARE TO BE PROVIDED BY OWNER FOR THE STANDARD BASE BID.

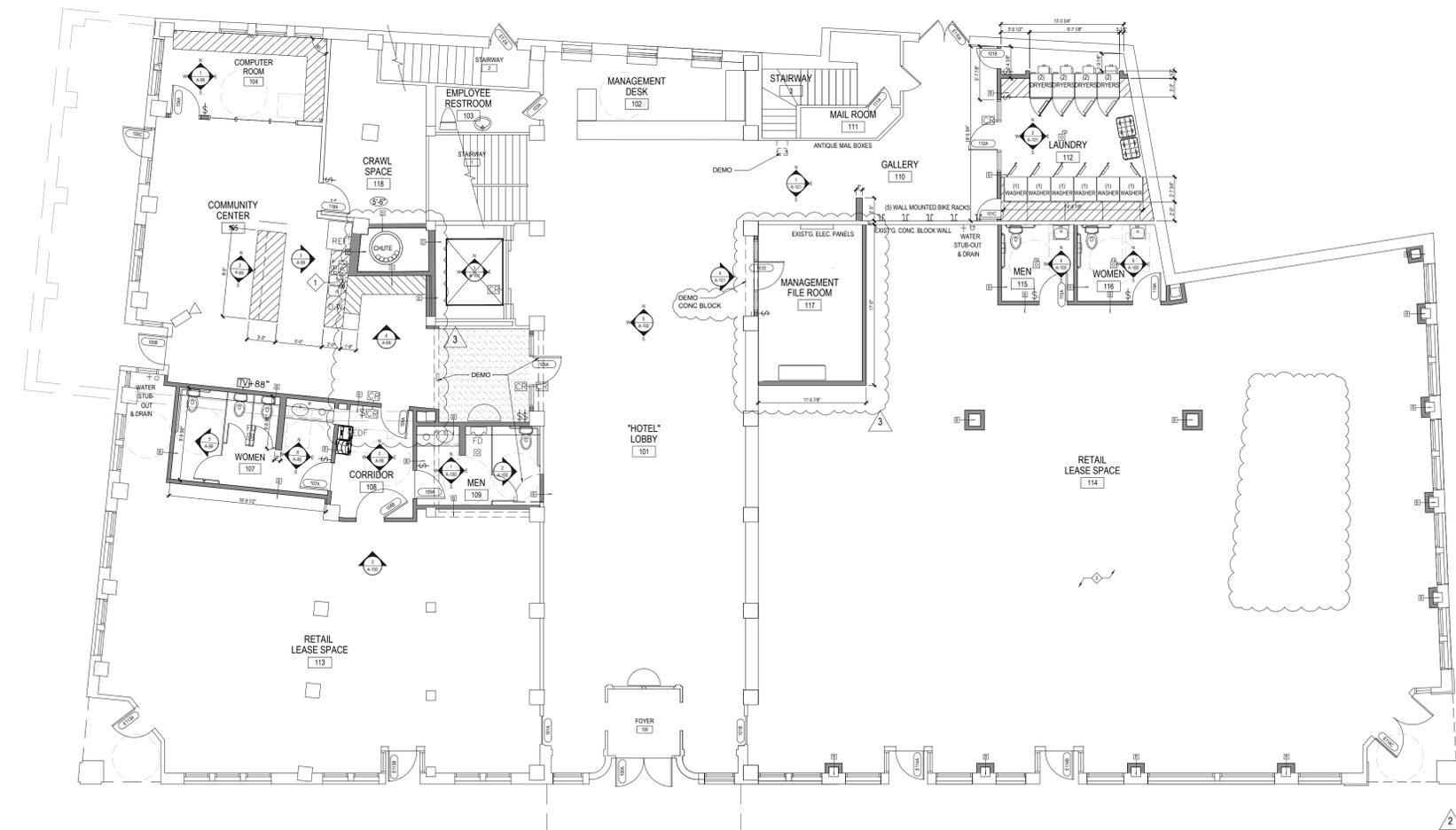
ROBERT E. LEE Apartments Renovation														
COMMON AREA DOOR SCHEDULE														
NOTE: FOR BUDGETARY PURPOSES, CONSIDER REPAIRING/REPLACING 25% OF EXISTING DOORS AND HARDWARE TO REMAIN IDENTIFIED BELOW.														
DOOR NO.	LOCATION	WIDTH	HEIGHT	THICKNESS	MARK	SURFACE	CORE	GLAZING	DOOR PERFORMANCE		FRAME	HARDWARE GROUP	REMARKS	DOOR NO.
									FIRE RATING	TYPE				
100A	EXISTING	FOYER 100	(2) 3'-0"	7'-0"	1-3/4"	EXISTING	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	EXISTING		100A
101A	EXISTING	LOBBY 101	3'-0"	7'-0"	1-3/4"	EXISTING	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	EXISTING		101A
101B	EXISTING	LOBBY 101	3'-0"	7'-0"	1-3/4"	EXISTING	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	EXISTING		101B
103A	EXISTING	EMPLOYEE RESTROOM	3'-0"	7'-0"	1-3/4"	EXISTING	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	EXISTING	HW-1	103A
104A	NEW	COMPUTER ROOM 104	3'-0"	7'-0"	1-3/4"	B	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	2	HW-7	104A
105A	NEW	COMMUNITY CENTER 105	3'-0"	7'-0"	1-3/4"	B	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	3	SIDELIGHTS	105A
105B	EXISTING	COMMUNITY CENTER 105	3'-0"	7'-0"	1-3/4"	EXISTING	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	EXISTING		105B
105C	EXISTING	COMMUNITY CENTER 105	3'-0"	7'-0"	1-3/4"	EXISTING	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	EXISTING		105C
107A	NEW	WOMEN 107	3'-0"	7'-0"	1-3/4"	C	WOOD	WOOD	TRANSOM		WOOD	2	HW-1	107A
108A	NEW	CORRIDOR 108	3'-0"	7'-0"	1-3/4"	B	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	2	HW-7	108A
108B	NEW	CORRIDOR 108	3'-0"	7'-0"	1-3/4"	C	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	2	HW-3	108B
109A	NEW	MEN 109	3'-0"	7'-0"	1-3/4"	C	WOOD	WOOD	TRANSOM		WOOD	2	HW-1	109A
110A	EXISTING	GALLERY 110	(2) 3'-0"	7'-0"	1-3/4"	EXISTING	METAL	HOLLOW		90 MIN EXISTING	METAL	EXISTING		110A
111A	EXISTING	MAIL ROOM 111	3'-0"	7'-0"	1-3/4"	EXISTING	WOOD	WOOD			WOOD	EXISTING		111A
112A	NEW	LAUNDRY 112	3'-0"	7'-0"	1-3/4"	B	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	3	SIDELIGHTS	112A
112B	NEW	LAUNDRY 112	18"	36"			METAL	METAL						112B
112C	NEW	LAUNDRY 112	18"	32"			METAL	METAL						112C
113A	EXISTING	RETAIL LEASE SPACE 113	3'-0"	7'-0"	1-3/4"	EXISTING	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	EXISTING	HW-4	113A
113B	EXISTING	RETAIL LEASE SPACE 113	3'-0"	7'-0"	1-3/4"	EXISTING	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	EXISTING		113B
114A	EXISTING	RETAIL LEASE SPACE 114	3'-0"	7'-0"	1-3/4"	EXISTING	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	EXISTING	HW-4	114A
114B	EXISTING	RETAIL LEASE SPACE 114	3'-0"	7'-0"	1-3/4"	EXISTING	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	EXISTING	HW-4	114B
114C	EXISTING	RETAIL LEASE SPACE 114	(2) 3'-0"	7'-0"	1-3/4"	EXISTING	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	EXISTING		114C
115A	NEW	MEN 115	3'-0"	7'-0"	1-3/4"	C	WOOD	WOOD	TRANSOM		WOOD	2	HW-1	115A
115B	NEW	WOMEN 115	3'-0"	7'-0"	1-3/4"	C	WOOD	WOOD	TRANSOM		WOOD	2	HW-1	115B
117A	NEW	MANAGEMENT FILE ROOM 117	3'-0"	7'-0"	1-3/4"	B	WOOD	WOOD	IN DOOR W/ TRANSOM		WOOD	3	SIDELIGHTS	117A
118A	NEW	CRAWL SPACE 118	3'-0"	7'-0" SPLIT	1-3/4"	D	WOOD	WOOD			WOOD	1	HW-3	118A
ST-2A	EXISTING	STAIR-2	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			ST-2A
200A	EXISTING	ELEVATOR	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			200A
200B	EXISTING	ELEVATOR	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			200B
200C	EXISTING	HALL	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			200C
200D	EXISTING	STORAGE	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			200D
300A	EXISTING	ELEVATOR	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			300A
300B	EXISTING	ELEVATOR	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			300B
300C	EXISTING	HALL	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			300C
300D	EXISTING	STORAGE	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			300D
400A	EXISTING	ELEVATOR	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			400A
400B	EXISTING	ELEVATOR	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			400B
400C	EXISTING	HALL	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			400C
400D	EXISTING	STORAGE	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			400D
500A	EXISTING	ELEVATOR	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			500A
500B	EXISTING	ELEVATOR	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			500B
500C	EXISTING	HALL	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			500C
500D	EXISTING	STORAGE	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			500D
600A	EXISTING	ELEVATOR	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			600A
600B	EXISTING	ELEVATOR	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			600B
600C	EXISTING	HALL	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			600C
600D	EXISTING	STORAGE	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			600D
700A	EXISTING	ELEVATOR	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			700A
700B	EXISTING	ELEVATOR	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			700B
700C	EXISTING	HALL	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA	90 MIN EXISTING	EXISTING			700C
700D	EXISTING	STORAGE	3'-0"	6'-8"	1-3/4"	EXISTING	METAL	EXISTING	NA					

CHAI

Architects, LLC
3219 Almond Creek Drive
Houston, TX 77059
www.chaiarchitects.com
cathleen@chaiarchitects.com
281-610-6626



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

3,801 S.F. ASSEMBLY
NET COMMON AREA: 15 FOR UNCONCENTRATED ASSEMBLY A-34 = 230 OCCUPANTS (2 = 120 MEN & 120 WOMEN)
MALE REQ. 1 W.C. PER 125 OCC. = 1 W.C. & URINAL
FEMALE REQ. 1 W.C. PER 65 OCC. = 2 W.C.
LAVATORIES = 1 PER 200 = 1 MALE AND 1 FEMALE
1 H.L.O. DRINKING FOUNTAIN
1 SERVICE SINK
ALL PLUMBING IS OVER BASEMENT

1,331 S.F. MERCANTILE
GROSS COMMON AREA: 98 FOR RETAIL = 20 OCCUPANTS/2
15 MEN & 15 WOMEN
MALE REQ. 1 W.C. PER 500 OCC. = 1 W.C.
FEMALE REQ. 1 W.C. PER 500 OCC. = 1 W.C.
LAVATORIES = 1 PER 750 = 1 MALE AND 1 FEMALE
1 H.L.O. DRINKING FOUNTAIN
1 SERVICE SINK

4,834 S.F. ASSEMBLY & MERCANTILE COMBINED
NET COMMON AREA: 15 FOR UNCONCENTRATED ASSEMBLY
A-34 = 320 OCCUPANTS (2 = 160 MEN & 160 WOMEN)
MALE REQ. 1 W.C. PER 125 OCC. = 1 W.C. & URINAL
FEMALE REQ. 1 W.C. PER 65 OCC. = 3 W.C.
LAVATORIES = 1 PER 200 = 1 MALE AND 1 FEMALE
1 H.L.O. DRINKING FOUNTAIN
1 EXISTING SERVICE SINK IN BASEMENT
ALL PLUMBING IS OVER BASEMENT

3,038 S.F. MERCANTILE
GROSS COMMON AREA: 60 FOR RETAIL = 61 OCCUPANTS/2 = 31 MEN & 31 WOMEN
MALE REQ. 1 W.C. PER 500 OCC. = 1 W.C.
FEMALE REQ. 1 W.C. PER 500 OCC. = 1 W.C.
LAVATORIES = 1 PER 750 = 1 MALE AND 1 FEMALE
1 H.L.O. DRINKING FOUNTAIN
1 SERVICE SINK

#	Issue	By	Check
1	12/4/2016	CH	CH
PRELIMINARY PLAN CLIENT REVIEW			
2	12/29/2016	CH	CH
DESIGN DEVELOPMENT			
3	01/13/2017	CH	CH
DESIGN DEVELOPMENT - CHECK SET			
4	02/09/2017	CH	CH
95% CONSTRUCTION DOCUMENTS			
5	02/24/2017	CH	CH
ADDENDUM 2			
6	03/10/2017	CH	CH
ADDENDUM 3 - THC COMMENTS			

Seal / Signature

Preliminary Plan For Client Review
& Preliminary Pricing
Not for permit or construction
Cathleen Hart, AIA
Texas Registration #18685

Project Name
Robert E. Lee Apartment Renovation, 111 W. Travis St.

Project Number
160322

CAD File Name
C:\CHAI-Architects\Projects\160322_RELEE

Description
BASEMENT AND FIRST FLOOR PLANS

Scale
1/8" = 1'-0"



1 SOUTH ELEVATION @ W. TRAVIS
SCALE: 1/8" = 1'-0"

#	Issue	By	Check
1	12/4/2016	CH	CH
PRELIMINARY PLAN CLIENT REVIEW			
2	12/29/2016	CH	CH
DESIGN DEVELOPMENT			
3	01/13/2017	CH	CH
DESIGN DEVELOPMENT - CHECK SET			
4	02/09/2017	CH	CH
95% CONSTRUCTION DOCUMENTS			
5	02/24/2017	CH	CH
ADDENDUM 2			
6	03/10/2017	CH	CH
ADDENDUM 3 - THC COMMENTS			

Seal / Signature

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Project Number
160322

CAD File Name
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Description
EXTERIOR ELEVATIONS - SOUTH ELEVATION

Scale
1/8" = 1'-0"



#	Issue	By	Check
1	12/4/2016	CH	CH
PRELIMINARY PLAN CLIENT REVIEW			
2	12/29/2016	CH	CH
DESIGN DEVELOPMENT			
3	01/13/2017	CH	CH
DESIGN DEVELOPMENT - CHECK SET			
4	02/09/2017	CH	CH
95% CONSTRUCTION DOCUMENTS			
5	02/24/2017	CH	CH
ADDENDUM 2			
6	03/10/2017	CH	CH
ADDENDUM 3 - THC COMMENTS			

Seal / Signature

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Project Number
160322

CAD File Name
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Description
EXTERIOR ELEVATIONS - NORTH AND WEST

Scale
1/8" = 1'-0"

1 NORTHELEVATION @ ALLEY
SCALE: 1/8" = 1'-0"

2 WEST ELEVATION @ FLORES
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION @ MAIN
SCALE: 1/8" = 1'-0"

EXISTING WINDOWS & DOORS TO REMAIN, FILL CRACKS WITH WOOD PUTTY AND PAINT

REPLACE CURLED OR DETERIORATED WOOD, REPAIR TO MATCH AND PAINT

#	Issue	By	Check
1	12/4/2016	CH	CH
PRELIMINARY PLAN CLIENT REVIEW			
2	12/29/2016	CH	CH
DESIGN DEVELOPMENT			
3	01/13/2017	CH	CH
DESIGN DEVELOPMENT - CHECK SET			
4	02/09/2017	CH	CH
95% CONSTRUCTION DOCUMENTS			
5	02/24/2017	CH	CH
ADDENDUM 2			
6	03/10/2017	CH	CH
ADDENDUM 3 - THC COMMENTS			

Seal / Signature

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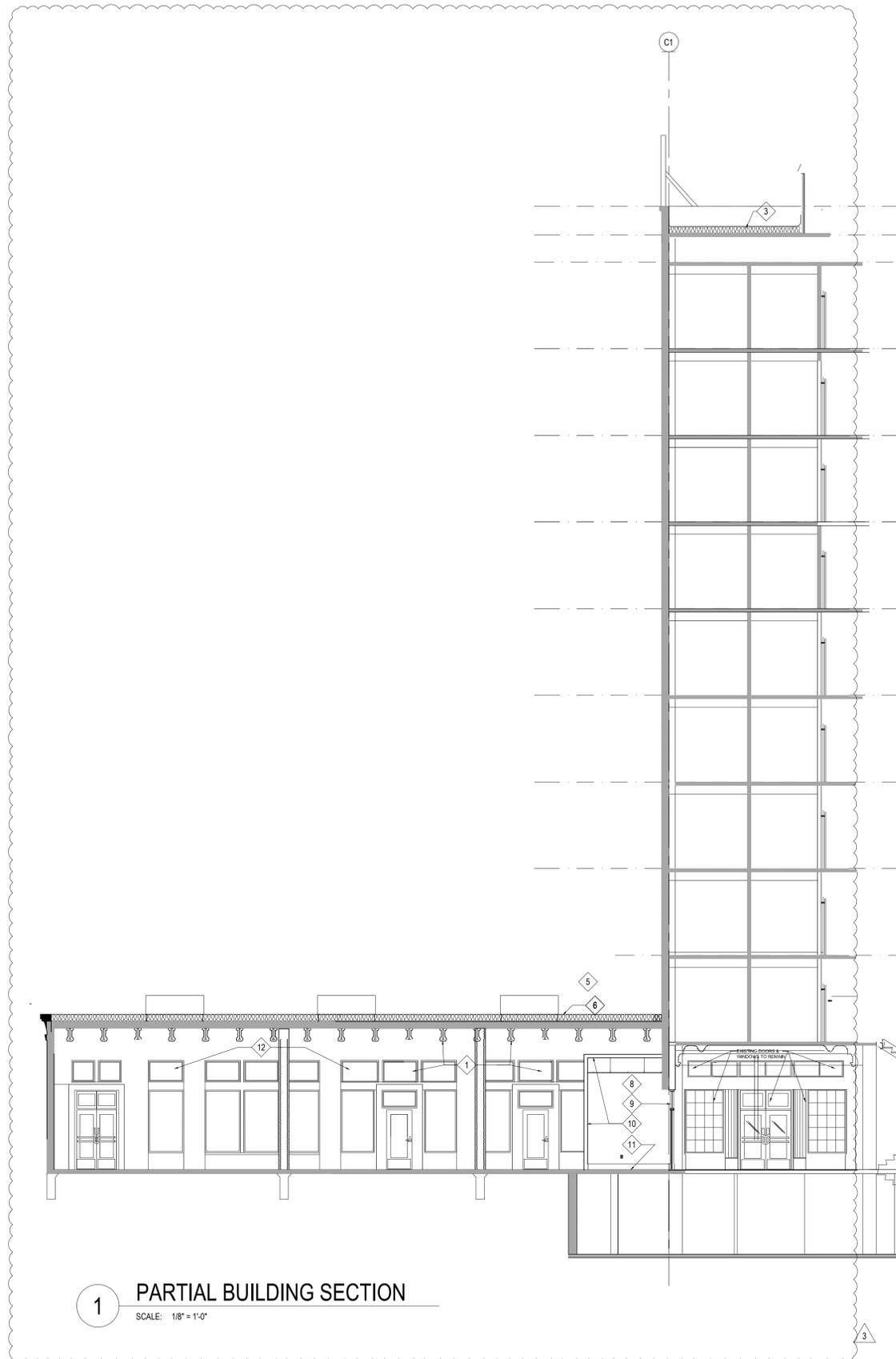
Project Name
Robert E. Lee Apartment Renovation, 111 W. Travis St.

Project Number
160322

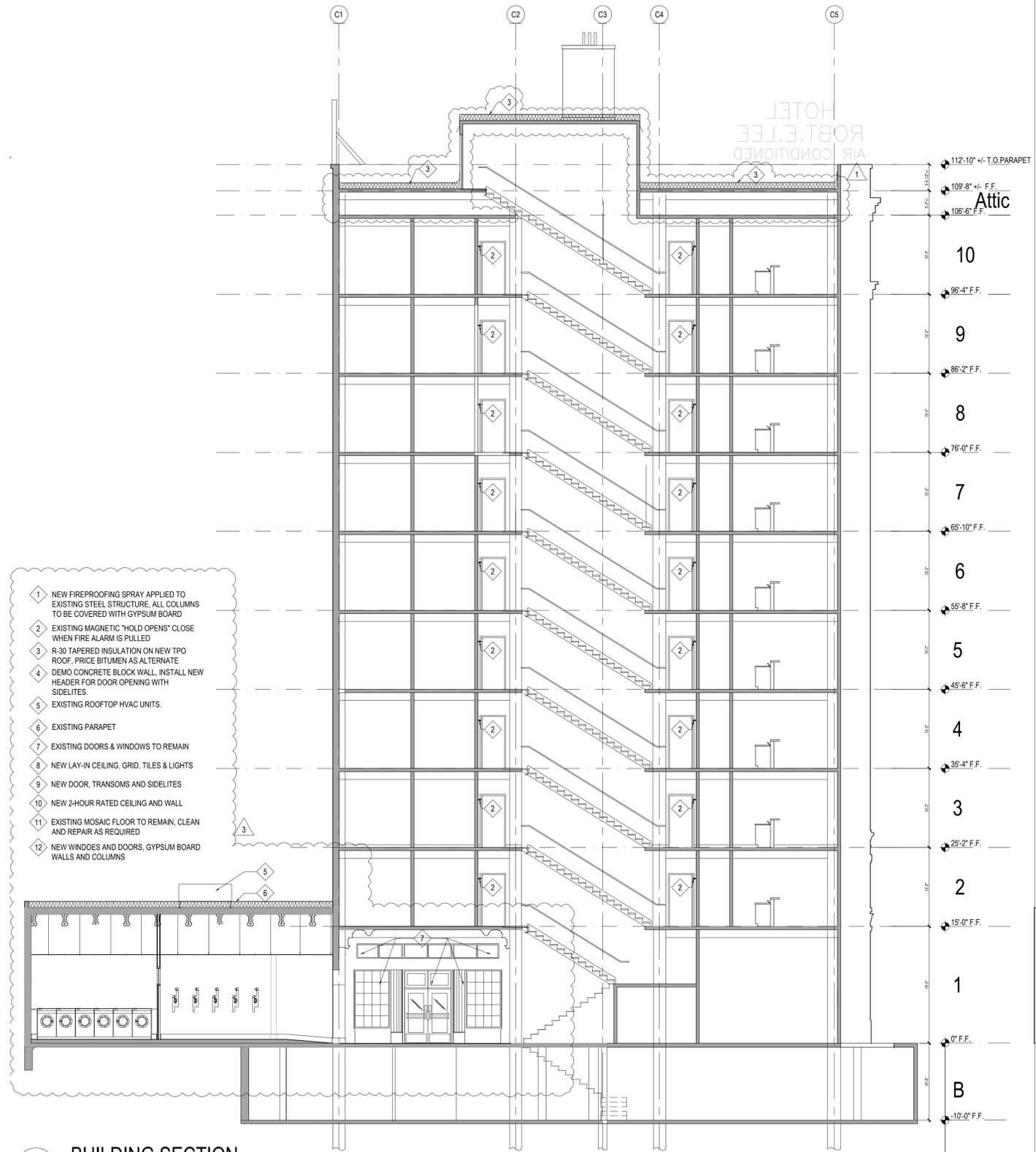
CAD File Name
C:\CHAI-Architects\Projects\160322_RELEE

Description
EXTERIOR ELEVATIONS - EAST @ MAIN ST.

Scale
1/8" = 1'-0"



1 PARTIAL BUILDING SECTION
SCALE: 1/8" = 1'-0"



- 1 NEW FIREPROOFING SPRAY APPLIED TO EXISTING STEEL STRUCTURE. ALL COLUMNS TO BE COVERED WITH GYPSUM BOARD
- 2 EXISTING MAGNETIC "HOLD OPENS" CLOSE WHEN FIRE ALARM IS PULLED
- 3 R-30 TAPERED INSULATION ON NEW TPO ROOF. PRICE BITUMEN AS ALTERNATE
- 4 DEMO CONCRETE BLOCK WALL. INSTALL NEW HEADER FOR DOOR OPENING WITH SIDELITES.
- 5 EXISTING ROOFTOP HVAC UNITS.
- 6 EXISTING PARAPET
- 7 EXISTING DOORS & WINDOWS TO REMAIN
- 8 NEW LAY-IN CEILING, GRID, TILES & LIGHTS
- 9 NEW DOOR, TRANSOMS AND SIDELITES
- 10 NEW 2-HOUR RATED CEILING AND WALL
- 11 EXISTING MOSAIC FLOOR TO REMAIN, CLEAN AND REPAIR AS REQUIRED
- 12 NEW WINDOES AND DOORS, GYPSUM BOARD WALLS AND COLUMNS

2 BUILDING SECTION
SCALE: 1/8" = 1'-0"

#	Issue	By	Check
1	12/4/2016	CH	CH
PRELIMINARY PLAN CLIENT REVIEW			
2	12/29/2016	CH	CH
DESIGN DEVELOPMENT			
3	01/13/2017	CH	CH
DESIGN DEVELOPMENT - CHECK SET			
4	02/09/2017	CH	CH
95% CONSTRUCTION DOCUMENTS			
5	02/24/2017	CH	CH
ADDENDUM 2			
6	03/10/2017	CH	CH
ADDENDUM 3 - THC COMMENTS			

Seal / Signature

Preliminary Plan For Client Review
& Preliminary Pricing
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Project Name
Robert E. Lee Apartment Renovation, 111 W. Travis St.
Project Number
160322
CAD File Name
C:\CHAI-Architects\Projects\160322_RELEE
Description
BUILDING SECTION
Scale
1/8" = 1'-0"

ROBERT E. LEE Apartments			
LIGHT FIXTURE SCHEDULE			
#	Description	LAMPS	Remarks
LIGHT FIXTURES			
A	CEILING FAN 52" BLADE BRUSHED STL, BROWN		http://www.nutone.com/common/productDigitalAssetHandler.ashx?d=40973975-2f5f-4064-8144-30db56ec544b
A1	LIGHT KIT	13 W FLUOR INCL.	http://www.nutone.com/common/productDigitalAssetHandler.ashx?d=9a735f2-7e5f-4709-9b71-3f6970206275
B	HEAT/LIGHT/FAN	LED A19	http://www.nutone.com/common/productDigitalAssetHandler.ashx?d=5af27137-2032-4e8c-80e3-5a19593c4d02
C	BATHROOM WALL MIRROR FLUOR. LIGHT	1-17W T8	http://media.lightingnewyork.com/vendors/prg/specSheet/P7211.pdf
D	KITCHEN 4' LINEAR SURFACE LED	INTEGRAL LED	http://www.acuitybrandslighting.com/library/ll/documents/specsheets/fmff%20linear%20saturn.pdf
E	LED EXIT LIGHT	INTEGRAL LED	http://www.acuitybrandslighting.com/library/ll/documents/specsheets/hgm-led.pdf
E1	EXIT TWIN LED REMOTE HEAD, WHITE	INTEGRAL LED	http://www.acuitybrandslighting.com/library/ll/documents/specsheets/hgm-led.pdf
F	1 BULB LED FLUSHMOUNT, BRUSHED NICKEL	LED A19	https://www.lightingdirect.com/sea-aull-lighting-75940ble-windgate-1-light-energy-star-flush-mount-ceiling-fixture/p2446857
G	CORRIDOR WALL SCONCE	LED A19	https://s1.img-b.com/lightingdirect.com/mediabase/specifications/progress_lighting/638503/progress_lighting-p7122-specification-sheet.pdf
H	18" WIDE LINEN SHADE SCONCE		
J	EXIST'G HISTORICAL LOBBY CEILING PENDANT	250W MTL HALIDE & 1-22W CIRCLINE	CLEAN & RELAMP
K	OUTDOOR FLUSH MOUNT, BRONZE	17 W LED	https://prolighting.com/product/214923673-2030K98category="
L	EXIST'G BARE STRIP FIXTURE W/ WIRE GUARD	2-F32-T8-CW/RS	CLEAN & RELAMP W/ LED (IN ELECTRICAL CLOSETS)
M	EXIST'G WALL BRACKET FLUOR. UP / DOWN	2-F32-T8-CW/RS	CLEAN & RELAMP W/ LED (IN STAIRWAYS)
N	EXIST'G WALL MTD. W/ WIRE GUARD	1-150-W-PAR38	CLEAN & RELAMP W/ LED (IN UTILITY VAULT NEAR STREET ELEVATOR)
P	EXIST'G RECESSED FLUOR. WALL WASHER	150W-1	RELOCATE PER RCP, CLEAN & RELAMP W/ LED (IN GALLERY)
R	EXIST'G CANOPY LIGHT		
S	2x2 Ceiling Lights -		http://focalpointlights.com/sites/default/files/FEQ_22_0.pdf
SE	2x2 Ceiling Lights - SE (Emergency)		http://focalpointlights.com/sites/default/files/FEQ_22_0.pdf
T	Wall Sconce, Aviator in Brass		http://www.waclighting.com/sites/waclighting.com/files/product/specsheet/WS-43613_SP.pdf
U	Cove Lighting Cooper Neo Ray WALL WASH		http://www.cooperindustries.com/content/dam/public/lighting/products/documents/neo_ray/spec_sheets/79PF-2135-4-UNV-DD-SI-W-sss.pdf
V	2x4 Ceiling Lights - DE (Emergency)		http://focalpointlights.com/sites/default/files/FEQ2_24_0.pdf https://www.amazon.com/Designers-Edge-One-Light-Industrial-Incandescent/dp/B000A7UQES/ref=pf_stm_60_2?encoding=UTF8&pd_rd_i=B000A7UQES&pd_rd_r=C521RFP788Z2493SGCE&pd_rd_w=ry39Do&pd_rd_wa=G815W&psc=1&refRID=C521RFP788Z2493SGCE
W	Fire Escape Lights		http://www.waclighting.com/sites/waclighting.com/files/product/specsheet/LED-TX24_SP_0.pdf
Y	Under Cabinet lighting & EXTERIOR CANOPY		http://www.waclighting.com/sites/waclighting.com/files/product/specsheet/LED-TX24_SP_0.pdf
Z	Pendant, 10" dia, LED, aged brass		https://s1.img-b.com/lightingdirect.com/mediabase/specifications/feiss/1257574/feiss-p1404-led-specification-sheet.pdf

RCP LEGEND

- ⊙ J- EXISTING BRASS BELL PENDANT FIXTURE
- ⊗ K- OUTDOOR FLUSHMOUNT, BRONZE
- ⊖ P- EXISTING RECESSED FLUORESCENT CAN LIGHT
- ⊖ S- 2X2 LAY-IN LED
- ⊖ SE- 2X2 LAY-IN LED W/ EMERGENCY BATTERY (Re: Electrical Drawing)
- ⊖ T- LED Wall Sconce
- ⊖ U- LED COVE LIGHT FIXTURE IN RESTROOMS
- ⊖ V- 2X4 LAY-IN TROFFER FLUORESCENT FIXTURE
- ⊖ W- OUTDOOR WEATHER TIGHT INDUSTRIAL LIGHT @ FIRE ESCAPE
- ⊖ Y- 5 FT. LED TAPE LIGHT
- ⊖ Z- BRASS PENDANT
- ⊖ X- CEILING MOUNTED EMERGENCY EXIT LIGHT(S) WITH BATTERY PACK
- ⊖ f- EXISTING WALL SWITCH TO REMAIN
- ⊖ ff- NEW DUAL WALL SWITCH MOUNTED AT 48" AFF. GANG WITH COMMON COVER PLATE, WITH OCC SENSOR
- ⊖ ff- NEW MOTION ACTIVATED WALL SWITCH MOUNTED @ EXIST'G SWITCH LOCATION
- ⊖ ff- NEW DIMMER SWITCH

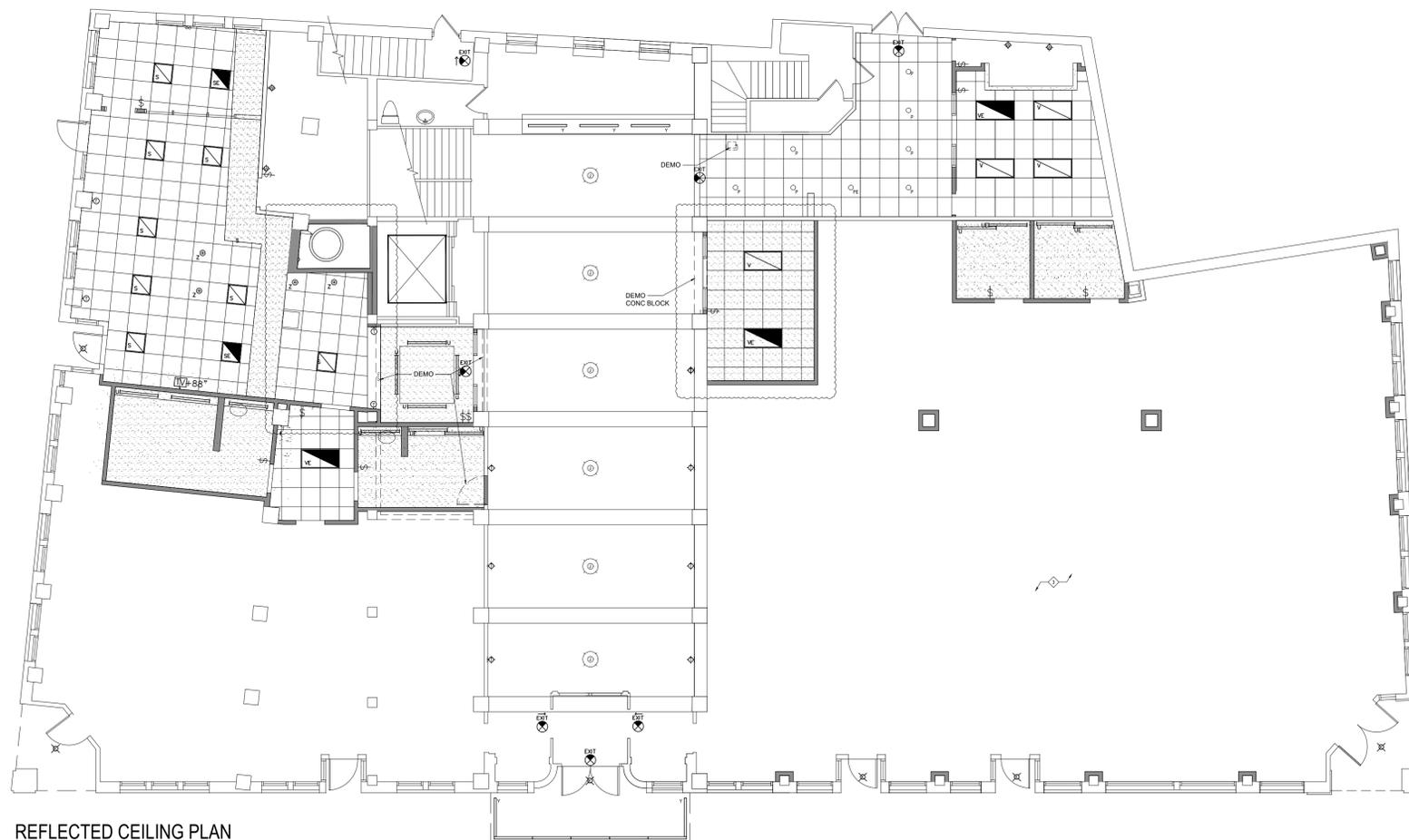
RCP KEYNOTES

- 1 INSTALL INSULATION IN SOFFIT ABOVE NEW DRYERS
- 2
- 3

PROVIDE & INSTALL ALL REQ'D. EXIT SIGNS, SMOKE DETECTORS, A/V FIRE ALARMS & FIRE EXTINGUISHERS

RCP NOTES

- A. ALL NEW LIGHTING IS TO BE PROVIDED AND INSTALLED BY G.C.
- B. CONTRACTOR TO RELOCATE AND SUPPLEMENT EXISTING SMOKE DETECTORS TO ACCOMMODATE TENANT'S NEW CONSTRUCTION IN ACCORDANCE WITH LOCAL FIRE SAFETY REGULATIONS.
- C. MEP TO LOCATE, CONTRACTOR TO INSTALL FIRE GULLS AND STROBES IN ACCORDANCE WITH LOCAL FIRE SAFETY REGULATIONS.
- D. ALL SWITCHES AND MISCELLANEOUS ITEMS ARE TO BE BUILDING STANDARD AND MOUNTED ACCORDING TO 2012 I.A.S. (I.A.D.A. STANDARDS).
- E. LOCATE AIR GRILLES AND DUCTWORK AS REQUIRED FOR NEW PARTITION LAYOUT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REQUIRED C.F.M. TO EACH SPACE.
- F. G.C. TO INSTALL HANGER WIRES AT 4 CORNERS OF ALL LIGHT FIXTURES, REGISTERS AND GRILLES.
- G. ELECTRICAL ITEMS ARE SHOWN ON THIS DRAWING FOR COORDINATION ONLY. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT INCLUDED ON THIS DRAWING. G.C. TO NOTIFY ARCHITECT OF ANY CONFLICTS.
- H. NEW LAY-IN CEILING GRID AND TILE, SQUARE EDGE TILE.
- I. NEW LAY-IN CEILING GRID AND TILE, PRESSED TIN TILES
- J. REFER TO ELECTRICAL DRAWING E-12



REFLECTED CEILING PLAN

Robert E. Lee Apartments
Renovation
111 W. Travis Street
San Antonio, TX 78201

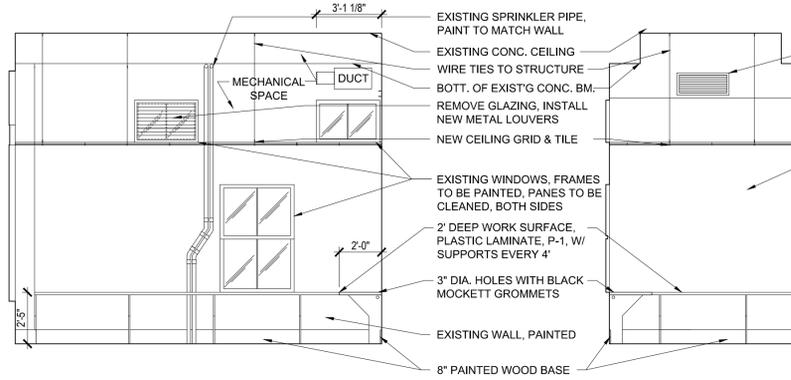
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Houston, TX 77059
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cathleen@chaiarchitects.com
281-610-6626

#	Issue	By	Check
1	12/21/2016	CH	CH
CLIENT REVIEW			
2	01/03/2017	CH	CH
CLIENT REVIEW			
3	01/03/2017	CH	CH
CLIENT REVIEW REV 4			
4	01/03/2017	CH	CH
CLIENT REVIEW REV 5			
5	01/16/2017	CH	CH
DESIGN DEVELOPMENT CHECK SET			
6	01/31/2017	CH	CH
DESIGN DEVELOPMENT MEP COORDINATION			
7	02/02/2017	CH	CH
THC SUBMISSION			
8	02/07/2017	CH	CH
95% CONSTRUCTION DOCUMENTS			
9	02/23/2017	CH	CH
ADDENDUM 2			
6	03/10/2017	CH	CH
ADDENDUM 3 - THC COMMENTS			

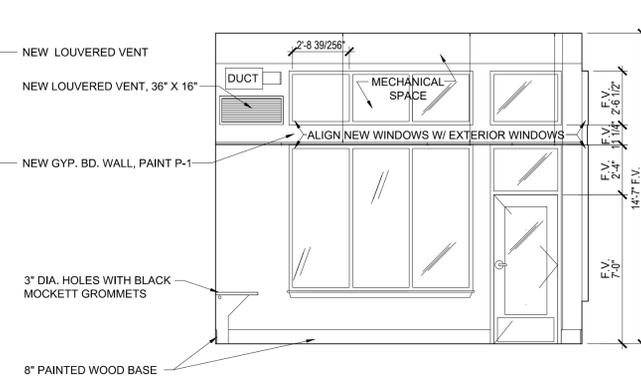
Seal / Signature

Preliminary Plan For Client Review
& Preliminary Piling
Not for permit or construction
Cathleen Hart, AIA
Texas Registration #18685

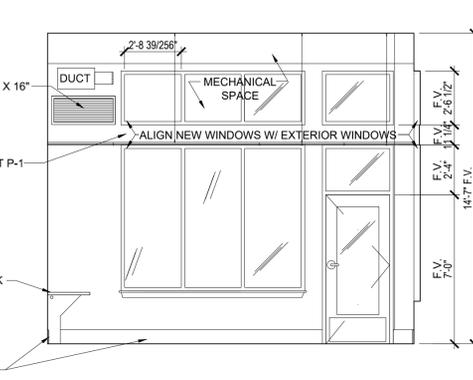
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Robert E. Lee Apartment Renovation, 111 W. Travis St.
- Project Number
160322
- CAD File Name
C:\CHAI-Architects\Projects\160322_RELEE
- Description
REFLECTED CEILING PLAN
- Scale
1/8" = 1'-0"



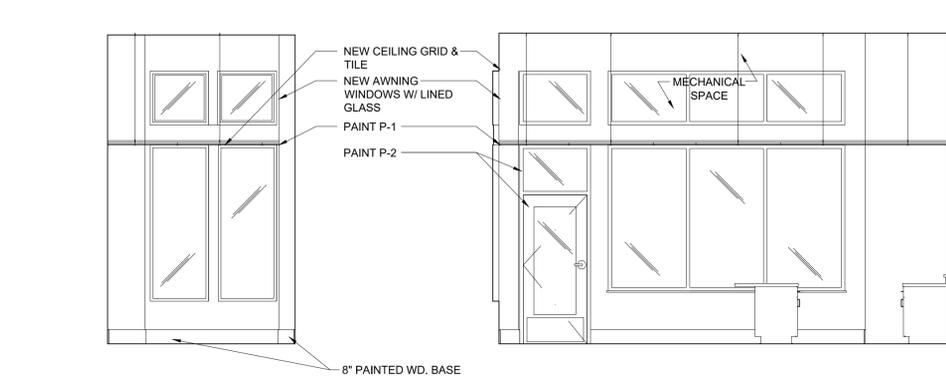
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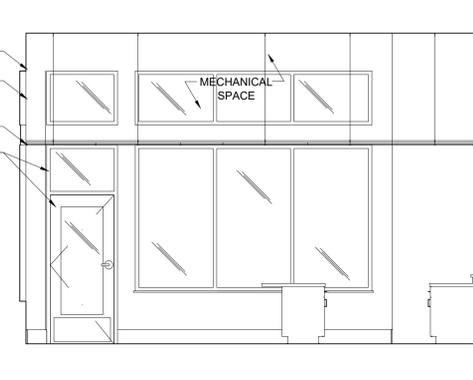
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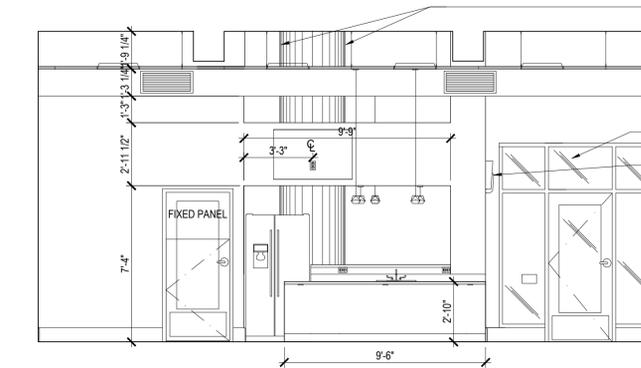
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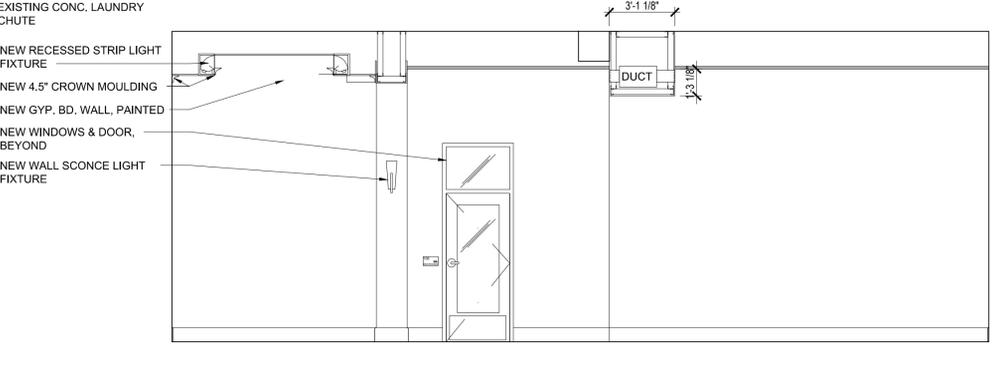
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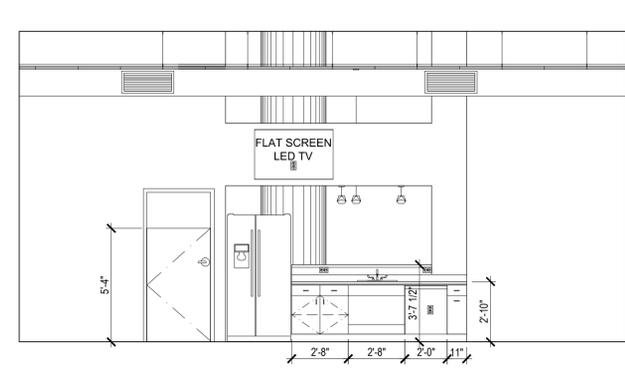
2N COMMUNITY CENTER 105
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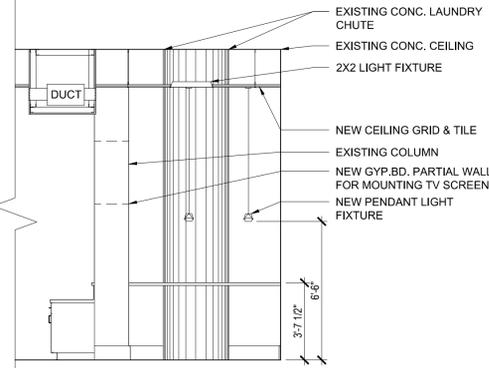
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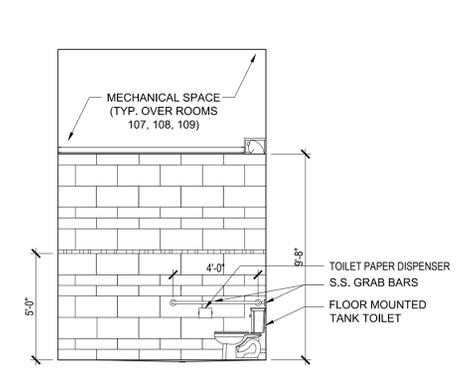
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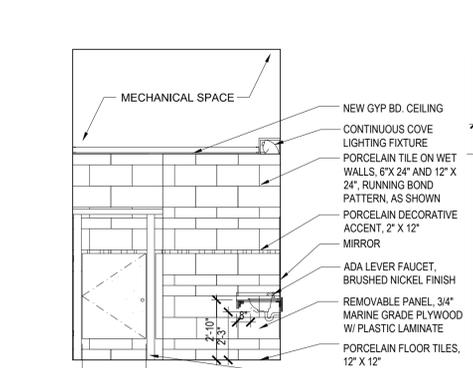
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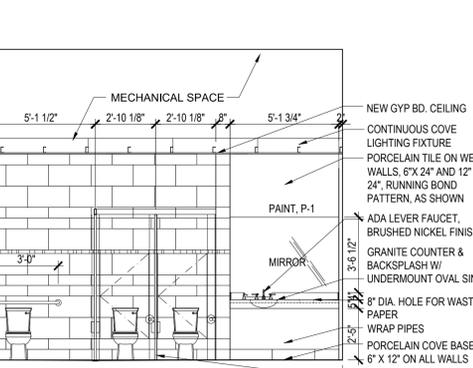
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SCALE: 1/4" = 1'-0"



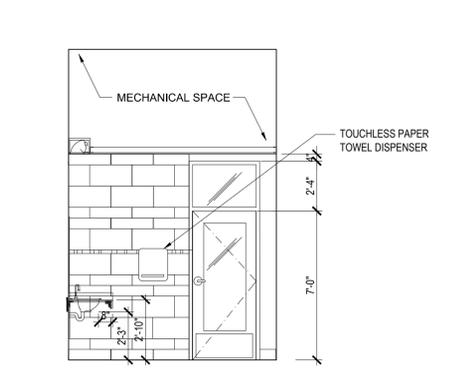
5 WOMEN'S RESTROOM 107
SCALE: 1/4" = 1'-0"



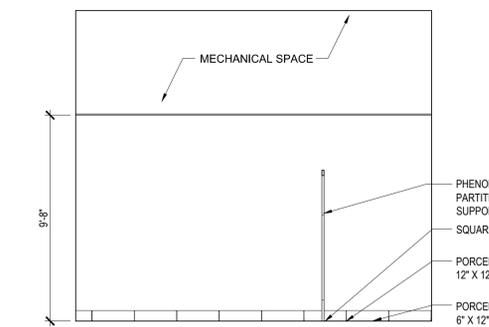
6W WOMEN'S RESTROOM 107
SCALE: 1/4" = 1'-0"



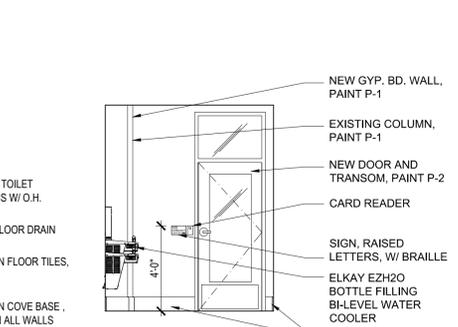
6N WOMEN'S RESTROOM 107
SCALE: 1/4" = 1'-0"



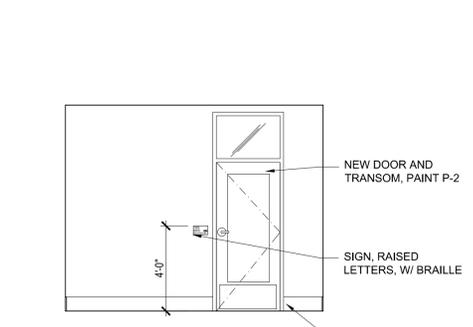
6E WOMEN'S RESTROOM 107
SCALE: 1/4" = 1'-0"



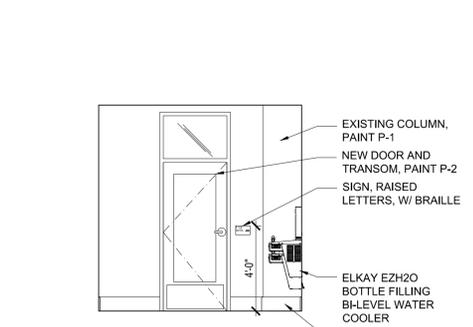
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SCALE: 1/4" = 1'-0"



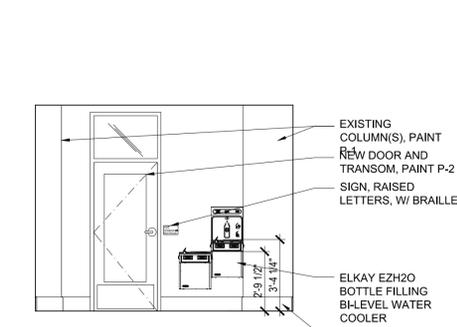
7N CORRIDOR 108
SCALE: 1/4" = 1'-0"



7E CORRIDOR 108
SCALE: 1/4" = 1'-0"



7S CORRIDOR 108
SCALE: 1/4" = 1'-0"



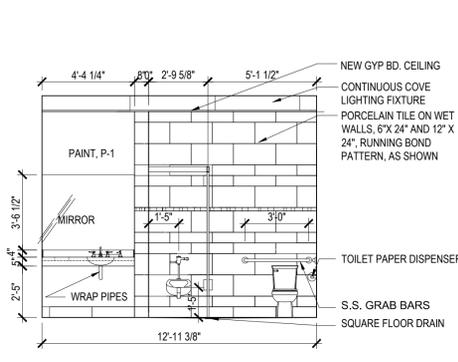
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SCALE: 1/4" = 1'-0"

#	Issue	By	Check
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THC Submission			
2	2/08/2017	CH	CH
95% CONSTRUCTION DOCUMENTS			
3	2/24/2017	CH	CH
ADDENDUM 2			
4	03/10/2017	CH	CH
ADDENDUM 3 - THC COMMENTS			

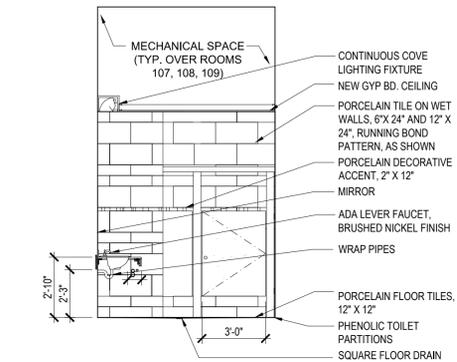
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Cathleen Hart, AIA
Texas Registration #18685

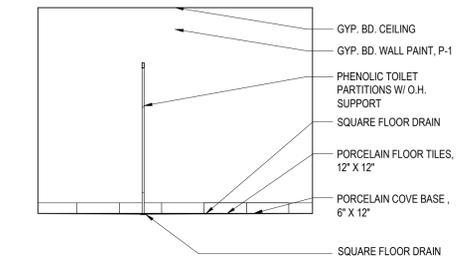
Project Name
Robert E. Lee Apartment Renovation, 111 W. Travis St.
160322
Project Number
160322
CAD File Name
C:\CHAI-Architects\Projects\160322_RELEE
Description
INTERIOR ELEVATIONS
Scale
1/4" = 1'-0"



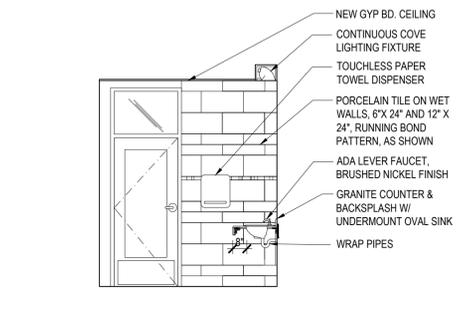
1N MENS' RESTROOM 109
SCALE: 1/4" = 1'-0"



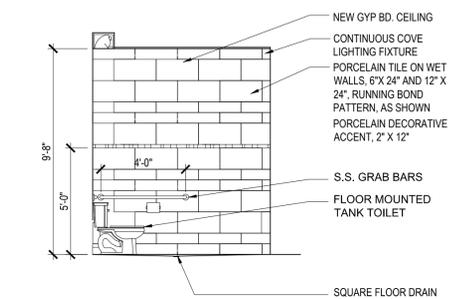
1E MENS' RESTROOM 109
SCALE: 1/4" = 1'-0"



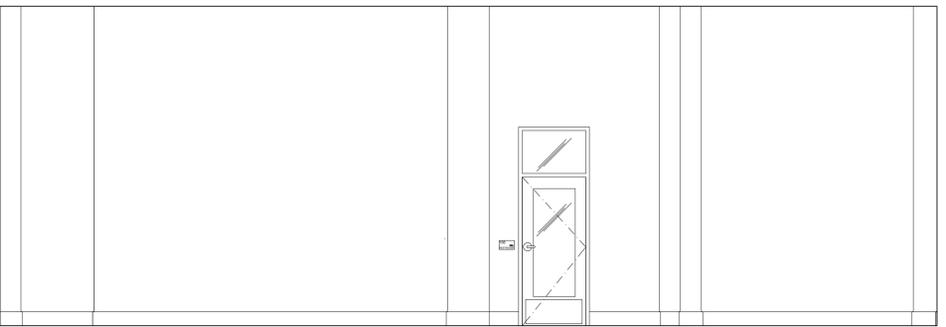
1S MENS' RESTROOM 109
SCALE: 1/4" = 1'-0"



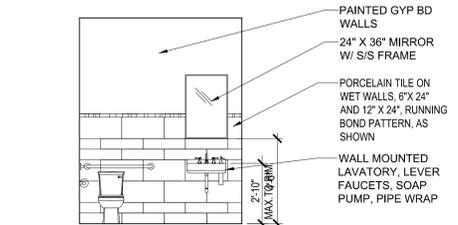
1W MENS' RESTROOM 109
SCALE: 1/4" = 1'-0"



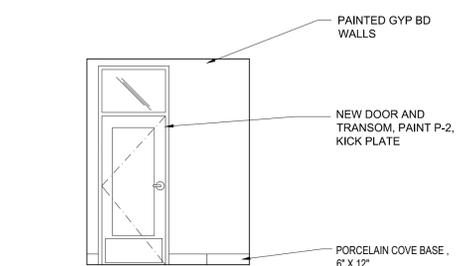
2 MENS' RESTROOM 109
SCALE: 1/4" = 1'-0"



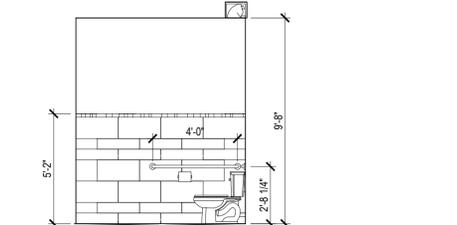
3 RETAIL LEASE SPACE 113
SCALE: 1/4" = 1'-0"



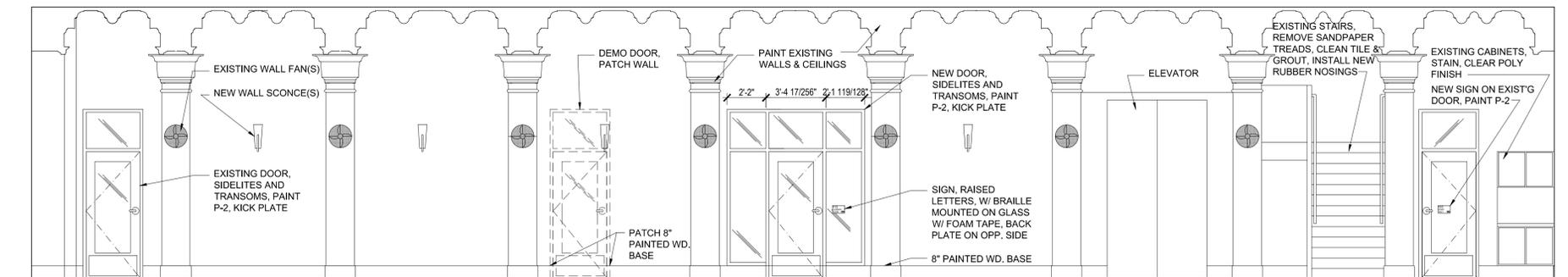
4N MEN'S RESTROOM 115
SCALE: 1/4" = 1'-0"



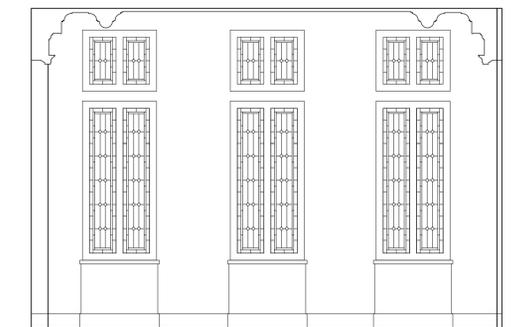
4S MEN'S RESTROOM 115
SCALE: 1/4" = 1'-0"



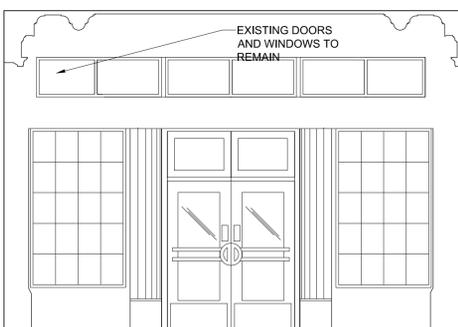
4W MEN'S RESTROOM 115
SCALE: 1/4" = 1'-0"



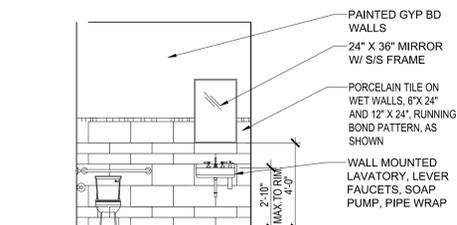
5W HOTEL LOBBY 101
SCALE: 1/4" = 1'-0"



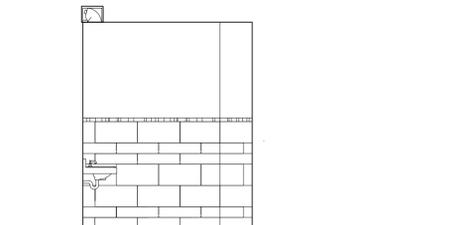
5N HOTEL LOBBY 101
SCALE: 1/4" = 1'-0"



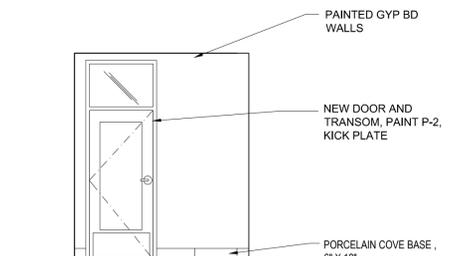
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SCALE: 1/4" = 1'-0"



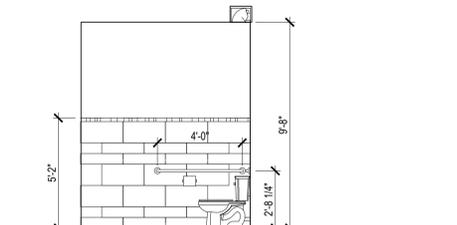
6N WOMEN'S RESTROOM 116
SCALE: 1/4" = 1'-0"



6E WOMEN'S RESTROOM 116
SCALE: 1/4" = 1'-0"



6S WOMEN'S RESTROOM 116
SCALE: 1/4" = 1'-0"



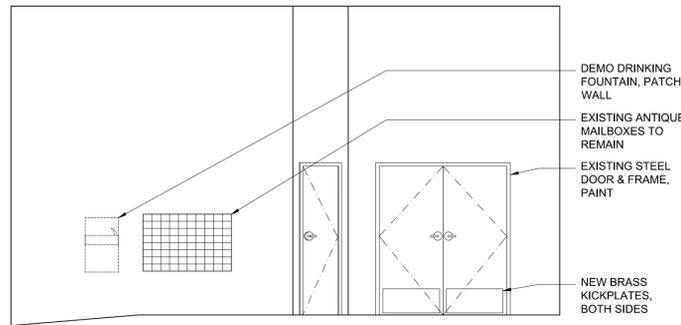
6W WOMEN'S RESTROOM 116
SCALE: 1/4" = 1'-0"

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1	2/01/2017	CH	CH
THC Submission			
2	2/08/2017	CH	CH
95% CONSTRUCTION DOCUMENTS			
3	2/24/2017	CH	CH
ADDENDUM 2			
4	03/10/2017	CH	CH
ADDENDUM 3 - THC COMMENTS			

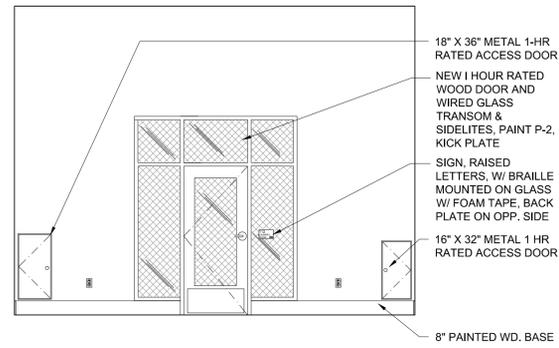
Seal / Signature

Preliminary Plan For Client Review
& Preliminary Pricing
Not for permit or construction
Cathleen Hart, AIA
Texas Registration #18685

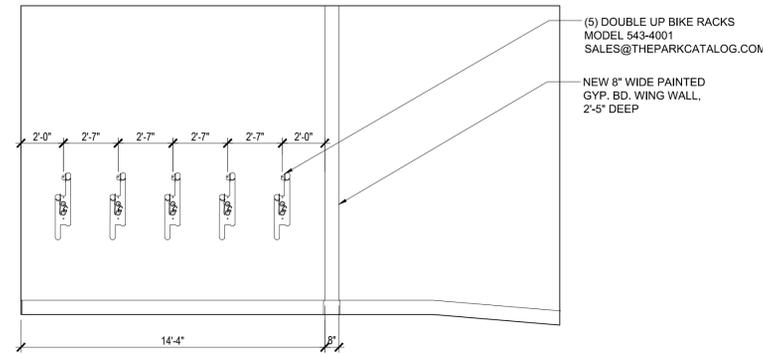
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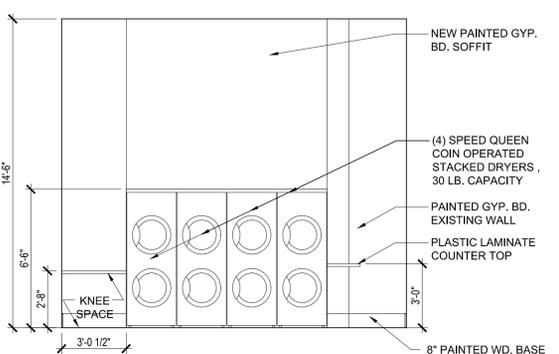
1N GALLERY 110
SCALE: 1/4" = 1'-0"



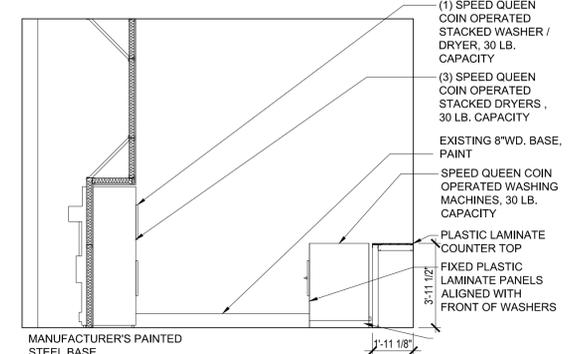
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SCALE: 1/4" = 1'-0"



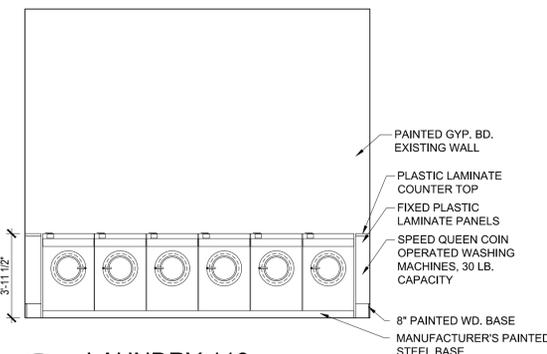
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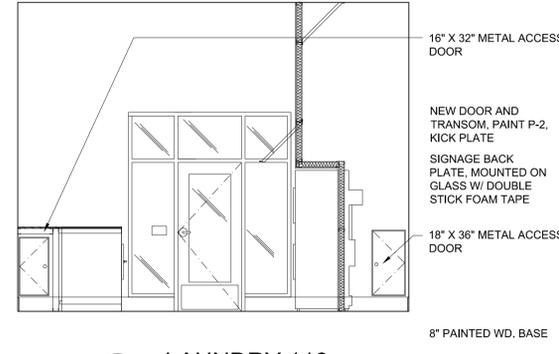
2N LAUNDRY 112
SCALE: 1/4" = 1'-0"



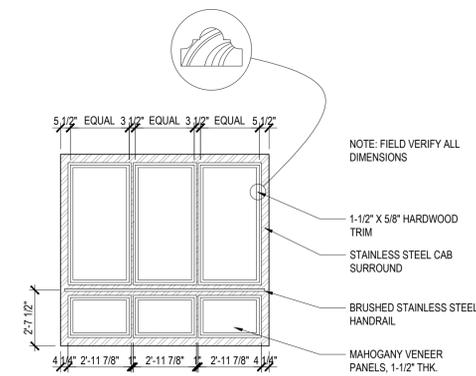
2E LAUNDRY 112 SECTIONAL ELEVATION
SCALE: 1/4" = 1'-0"



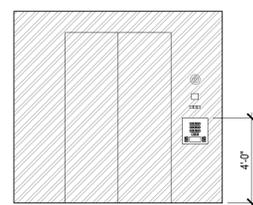
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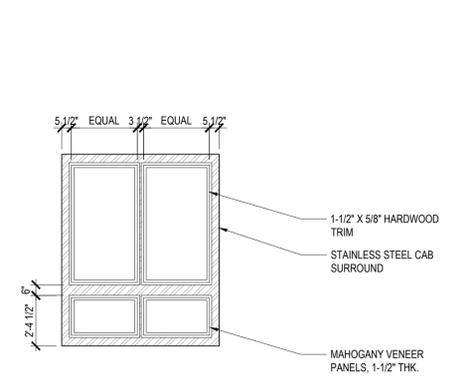
2W LAUNDRY 112
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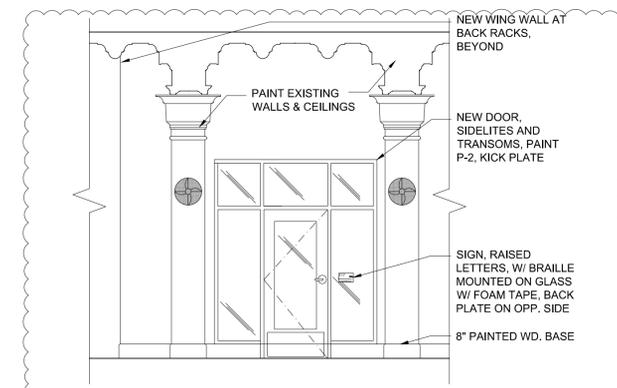
3W ELEVATOR CAB
SCALE: 1/4" = 1'-0"



3N ELEVATOR CAB
SCALE: 1/4" = 1'-0"



3E ELEVATOR CAB
SCALE: 1/4" = 1'-0"



4E LOBBY AT NEW DOORWAY TO MGMT 117
SCALE: 1/4" = 1'-0"

#	Issue	By	Check
1	2/01/2017	CH	CH
THC Submission			
2	2/08/2017	CH	CH
95% CONSTRUCTION DOCUMENTS			
3	2/24/2017	CH	CH
ADDENDUM 2			
4	03/10/2017	CH	CH
ADDENDUM 3 - THC COMMENTS			

Seal / Signature

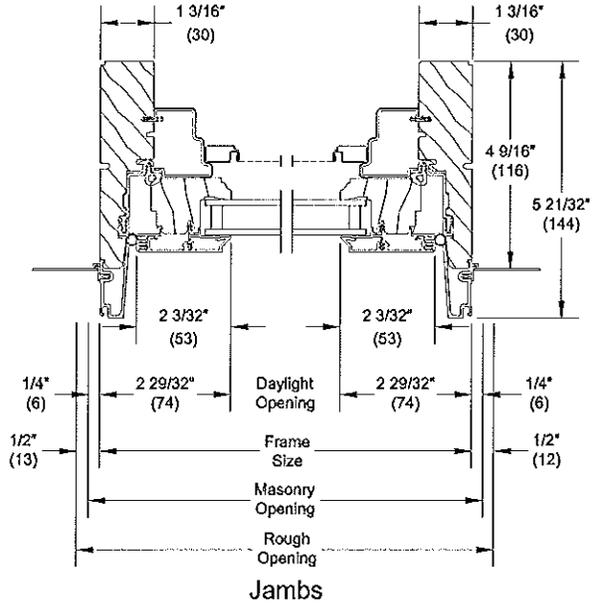
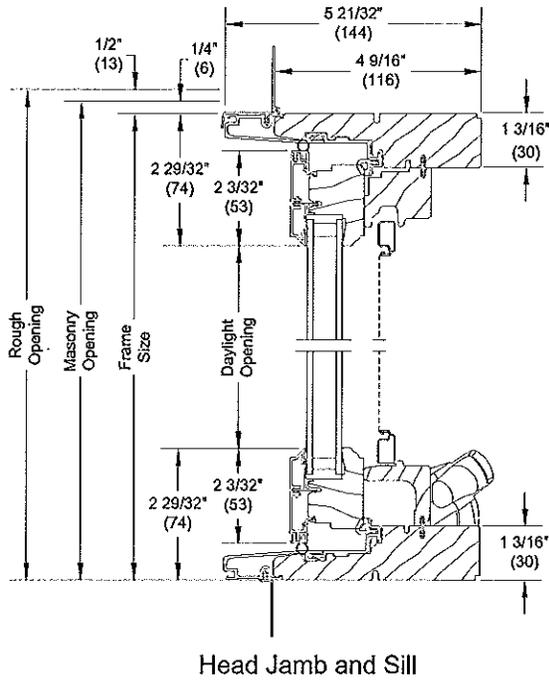
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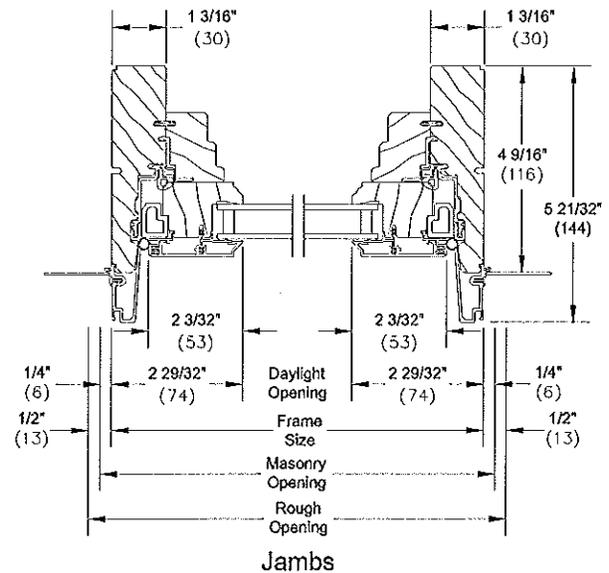
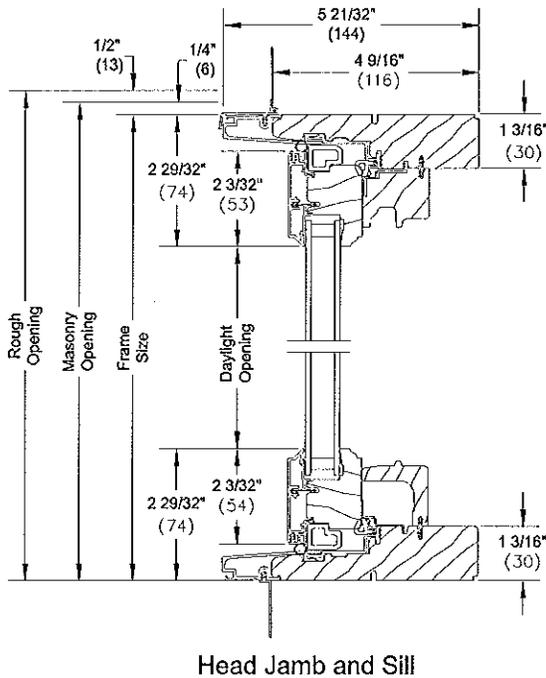
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Scale: 3" = 1' 0"

Operating



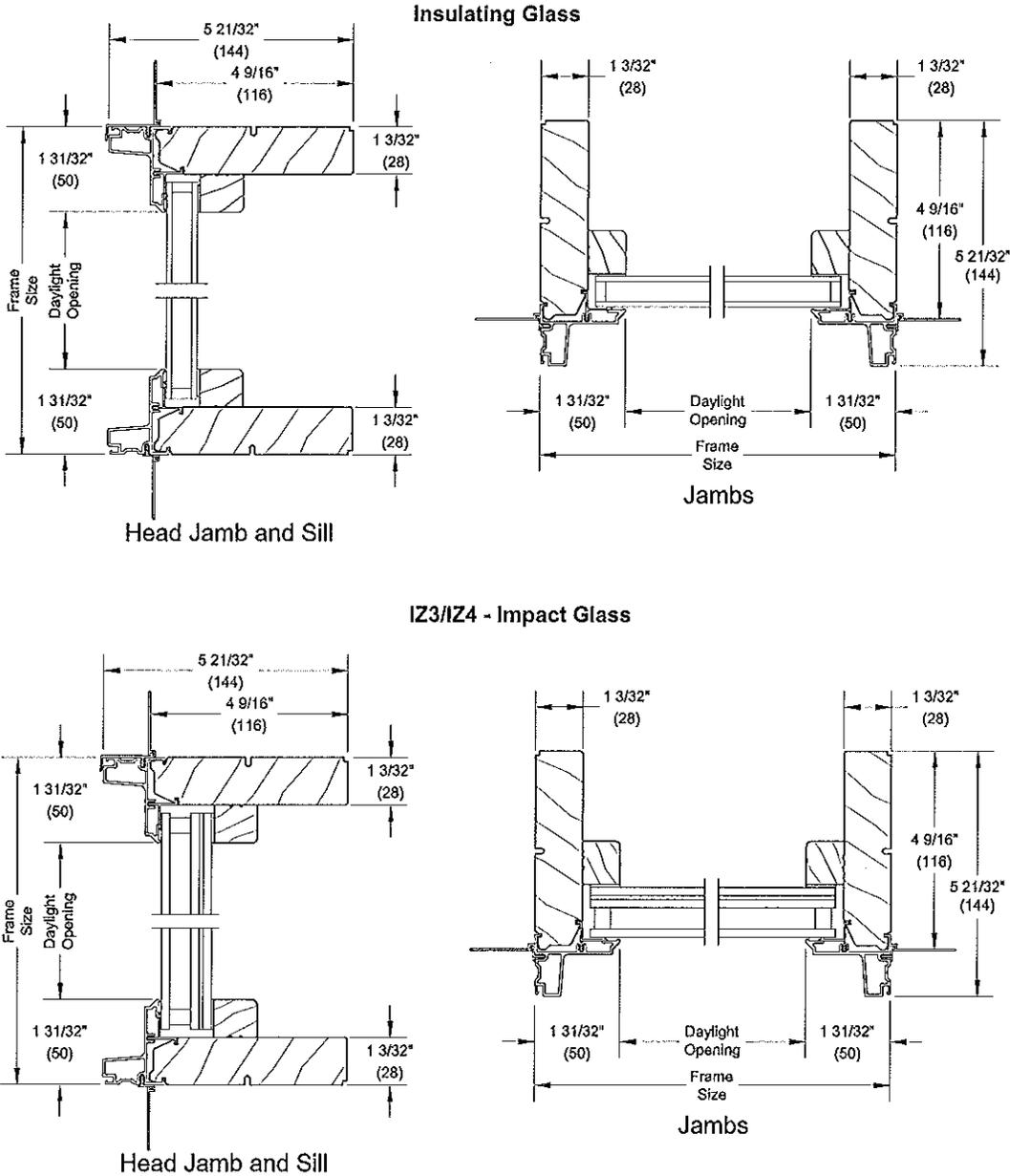
Stationary/Picture



Picture #93
Transom, Stationary

Section Details: Clad Direct Glaze Polygon - Standard and StormPlus IZ3/IZ4

Scale: 3' = 1' 0"



NOTE: CE mark is not available on Impact units

Picture #94
Storefront,
Insulating Glass