

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2017

HDRC CASE NO: 2016-506
ADDRESS: 518 S ALAMO ST
LEGAL DESCRIPTION: NCB 13814 BLK 3 LOT SW IRR 416.30FT OF 12
ZONING: D,H,RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Hemisfair Historic District
APPLICANT: Isaac Ojeda/Dado Group
OWNER: Hemisfair Park Redevelopment Corporation
TYPE OF WORK: Additions, exterior modifications and signage
REQUEST:

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

1. Perform exterior modifications including the removal of portions of the southern façade.
2. Construct a rear addition of the east façade of the structure.
3. Construct a side addition on the southern façade of the structure to include a seating area.
4. Locate a walk in cooler to the rear of the proposed rear addition.
5. Install new signage.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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

A. GENERAL

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

B. SCALE, MASSING, AND FORM

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

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result

of an addition must be compatible with the architectural style and materials of the original structure.

ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 6, Guidelines for Signage

1. General

A. GENERAL

i. Number and size—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.

ii. New signs—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.

iii. Scale—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the

overall building composition.

B. HISTORIC SIGNS

- i. Preservation*—Preserve historic signs, such as ghost signs or other signs characteristic of the building's or district's period of significance, whenever possible.
- ii. Maintenance*—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

C. PLACEMENT AND INSTALLATION

- i. Location*—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.
- ii. Obstruction of historic features*—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.
- iii. Damage*—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.
- iv. Pedestrian orientation*—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

- i. Inappropriate materials*—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.
- ii. Appropriate materials*—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.
- iii. Color*—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.
- iv. Typefaces*—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

E. LIGHTING

- i. Lighting sources*—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.
- ii. Neon lighting*—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

F. PROHIBITED SIGNS

- i. An abbreviated list of the types of signs prohibited within San Antonio's historic districts and on historic landmarks is provided below. Refer to UDC Section 35-612(j) and Chapter 28 of the Municipal Code for more detailed information on prohibited signs.*
 - Billboards, junior billboards, portable signs, and advertising benches.
 - Pole signs. Revolving signs or signs with a kinetic component.
 - Roof mounted signs, except in the case of a contributing sign.
 - Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign.
 - Moored balloons or other floating signs that are tethered to the ground or to a structure.
 - Any sign which does not identify a business or service within the historic district or historic landmark.
 - Any non-contributing sign which is abandoned or damaged beyond 50 percent of its replacement value, including parts of old or unused signs.
 - Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

4. Freestanding Signs

A. GENERAL

- i. Appropriate usage*—Freestanding signs are most appropriate in locations where building forms are set back from the street, such as in areas where historic residences have been adapted for office or retail uses, or in commercial districts where they may be used to identify parking areas or other accessory uses.
- ii. Placement*—Place freestanding signs near the public right-of-way where they are clearly visible to passing pedestrians and motorists, a minimum of five feet from the street right-of-way and ten feet from all interior side lot lines. No freestanding sign should be placed in a manner that obstructs the pedestrian walkway.

- iii. *Number*—Limit the number of freestanding signs per platted lot to one, unless the lot fronts more than one street, in which case, one sign is allowed on each street on which the lot has frontage.
- iv. *Monument signs*—Do not use —suburban-style monument signs or electronic messaging signs not historically found in San Antonio’s historic districts.

B. DESIGN

- i. *Height*—Limit the height of freestanding signs to no more than six feet.
- ii. *Area*— The size of new signs should be appropriate within the historic context, and should not exceed 25 square feet on either side, for a total of 50 square feet. Appropriate size shall be determined by considering historic precedent, sign patterns within historic districts, and conditions specific to individual properties.
- iii. *Structural supports*—Use subtle structural elements (in terms of their scale and mass) with historically compatible materials to support a freestanding sign.

FINDINGS:

- a. The applicant has proposed to perform exterior modifications, construct additions and install new signage to the structure located at 518 S Alamo, commonly known as the OK Bar. The applicant received conceptual approval of the proposed modifications and seating addition at the December 21, 2016, HDRC hearing with the following stipulations:
 - i. Archaeology – The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.The construction of the rear office addition was approved with the following stipulation
 - ii. That the applicant incorporate additional façade elements that complement the primary historic structure and incorporate a setback for the proposed rear addition. *The applicant has incorporated a setback from the façade of the historic structure.*
- b. Since the time of conceptual approval, the applicant has increased the size of the rear addition and has proposed to locate the walk-in cooler to the rear of the proposed addition.
- c. DESIGN REVIEW COMMITTEE – On December 14, 2016, at the time of conceptual approval, the applicant attended the Design Review Committee. At that meeting, committee members noted the proposed façade modifications were appropriate, that the rear metal clad addition featured appropriate proportions and that the proposed signage is appropriate.
- d. EXTERIOR MODIFICATIONS – According to the Guidelines for Exterior Maintenance and Alterations 6.A., existing window and door openings should be preserved. In this instance, the applicant has proposed to reopen to door openings previously closed by masonry. Staff finds this proposal appropriate and consistent with the Guidelines.
- e. SIDE ADDITION – The applicant has proposed to construct a side addition to feature steel panels, a standing seam metal roof and glazing. While these materials do not directly relate to the primary historic structure, they are light in massing and allow for a transparent visualization of the primary historic structure. Additionally, staff finds that the proposed roof form allows for a minimal transition from the primary structure to the side addition.
- f. REAR ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct an addition that is to house an office, restroom and storage area. The size of this addition has increased since the time of conceptual approval. Additionally, at conceptual approval, a walk in cooler was proposed to be located within the proposed addition. At this time, the applicant has proposed to locate the cooler to the rear of the addition.
- g. REAR ADDITION – The applicant has proposed to setback the proposed addition from the wall of the primary historic structure. This is consistent with the Guidelines for Additions. Regarding materials, the applicant has proposed to clad the addition with metal panel siding. The Guidelines for Additions 3.A.i., notes that complementary materials should be used in construction. While the proposed materials are inconsistent with the Guidelines, staff finds that in this instance, the proposed metal panels are appropriate.
- h. WALK IN COOLER – The applicant has proposed to locate the walk in cooler to the rear of the proposed addition. The applicant has noted the installation of fencing and that the proposed addition is to be covered with vines and ivy. While the proposed fencing and vegetation may provide screening, staff finds that the installation of industrial mechanical equipment should be thoroughly screened, and if possible, incorporated into the site. Staff finds that the applicant should clad the cooler with an architectural material that is complementary of the materials used on site. Staff finds that through the cladding of the walk in cooler, the installation of vines and ivy and through the installation of a fence that the walk in cooler’s location will be appropriate.
- i. SIGNAGE – The applicant has proposed to install signage at various locations on the structure. The applicant has proposed to install a parapet wall sign to feature channel letters, indirect illumination and twenty (20) square feet.,

a two painted signs featuring approximately twenty-three (23) square feet and a projecting blade sign featuring neon lighting and four (4) square feet. Staff finds the location and installation of each of these signage appropriate.

- j. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

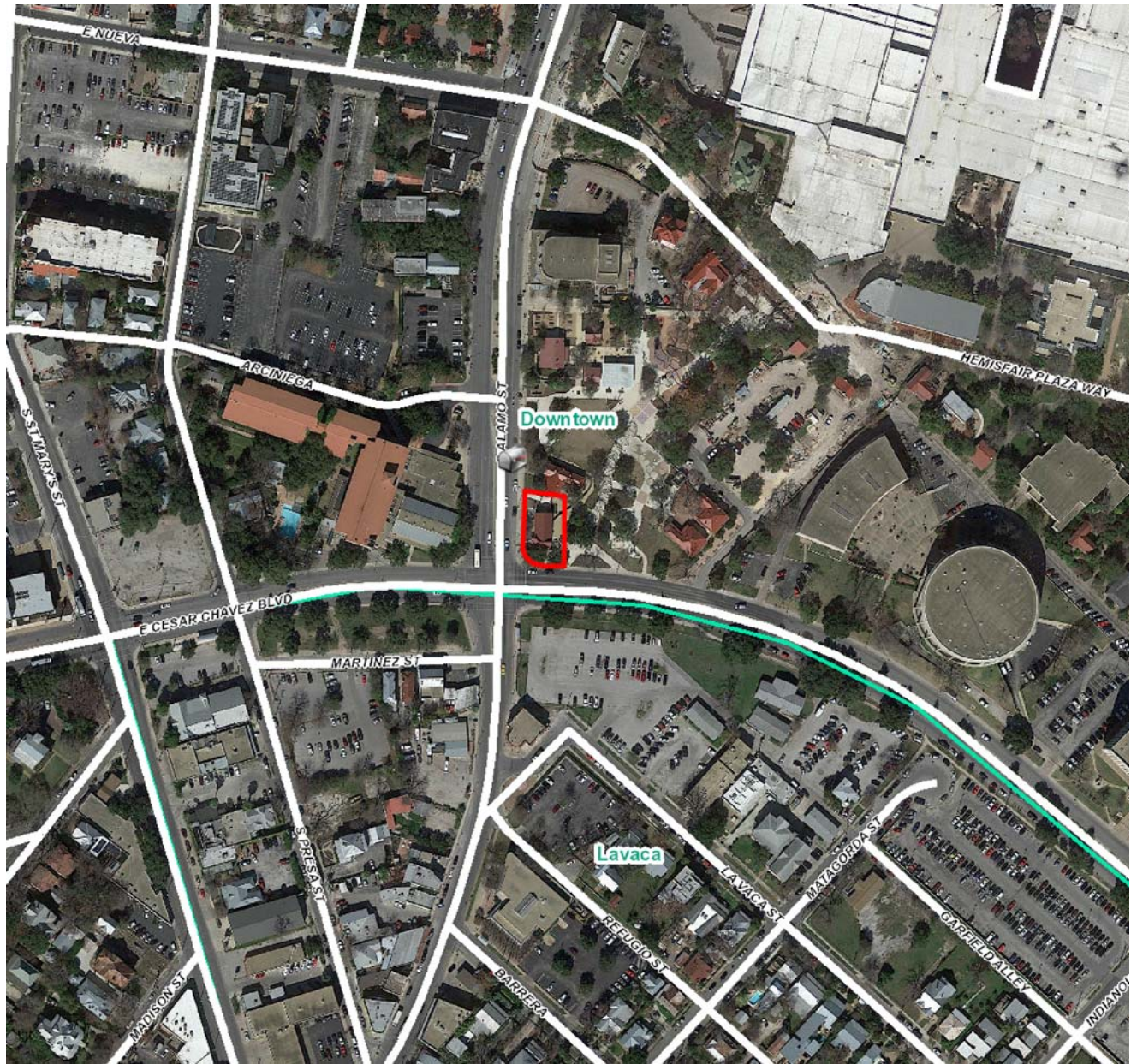
RECOMMENDATION:

Staff recommends approval of items #1 through #5 based on findings a through i with the following stipulations:

- i. That the applicant clad the proposed walk in cooler with materials that are common to the property.
- ii. That the applicant screen all mechanical equipment from view at the public right of way, including that of the walk in cooler.
- iii. That the applicant install vegetation to screen the walk in cooler that is evergreen to provide natural screening year round.
- iv. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 13, 2016

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



Marriott Plaza
San Antonio

S Alamo St

S Alamo St

San Antonio BCycle

E César E. Chávez Blvd



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: DECEMBER 14, 2016 HDRC Case# 2016-506

ADDRESS: 518 S ALAMO Meeting Location: 1901 S ALAMO

APPLICANT: ISAAC OJEDA/DAJO GROUP

DRC Members present: MICHAEL GUARINO, KENT BRITAIN

Staff present: EDWARD HALL

Others present: _____

REQUEST: CONSTRUCTION OF A SIDE AND REAR ADDITION, SIGNAGE

COMMENTS/CONCERNS: MG: QUESTIONS REGARDING THE PROPOSED

FACADE OPENINGS; APPROPRIATE. MG: HOW ARE UTILITY SERVICES BEING

HANDLED? (SERVICE AREA LOCATED BEHIND FENCE). MG: REAR ADDITION

FEATURES AN APPROPRIATE SCALE; THE ADDITION IS NICELY HANDLED.

-PROPOSED STEEL WILL BE A DARKER GRAY-WILL NOT BE HIGHLY

REFLECTIVE. MG: SIGNAGE IS APPROPRIATE; PAINTED SIGNAGE IS APPROPRIATE.

-QUESTIONS REGARDING FINAL APPROVAL; 80% CONSTRUCTION DOCUMENTS

IS NEEDED FOR FINAL APPROVAL. WILL THERE BE LANDSCAPING? -NO.

COMMITTEE RECOMMENDATION: APPROVE [☒] DISAPPROVE [☐]
APPROVE WITH COMMENTS/STIPULATIONS:

[Signature]
Committee Chair Signature (or representative)

12/14/16
Date



architecture / construction

March 10, 2017

Dough Pizzeria
518 S. Alamo
San Antonio, Texas 78205

Dear Board Members,

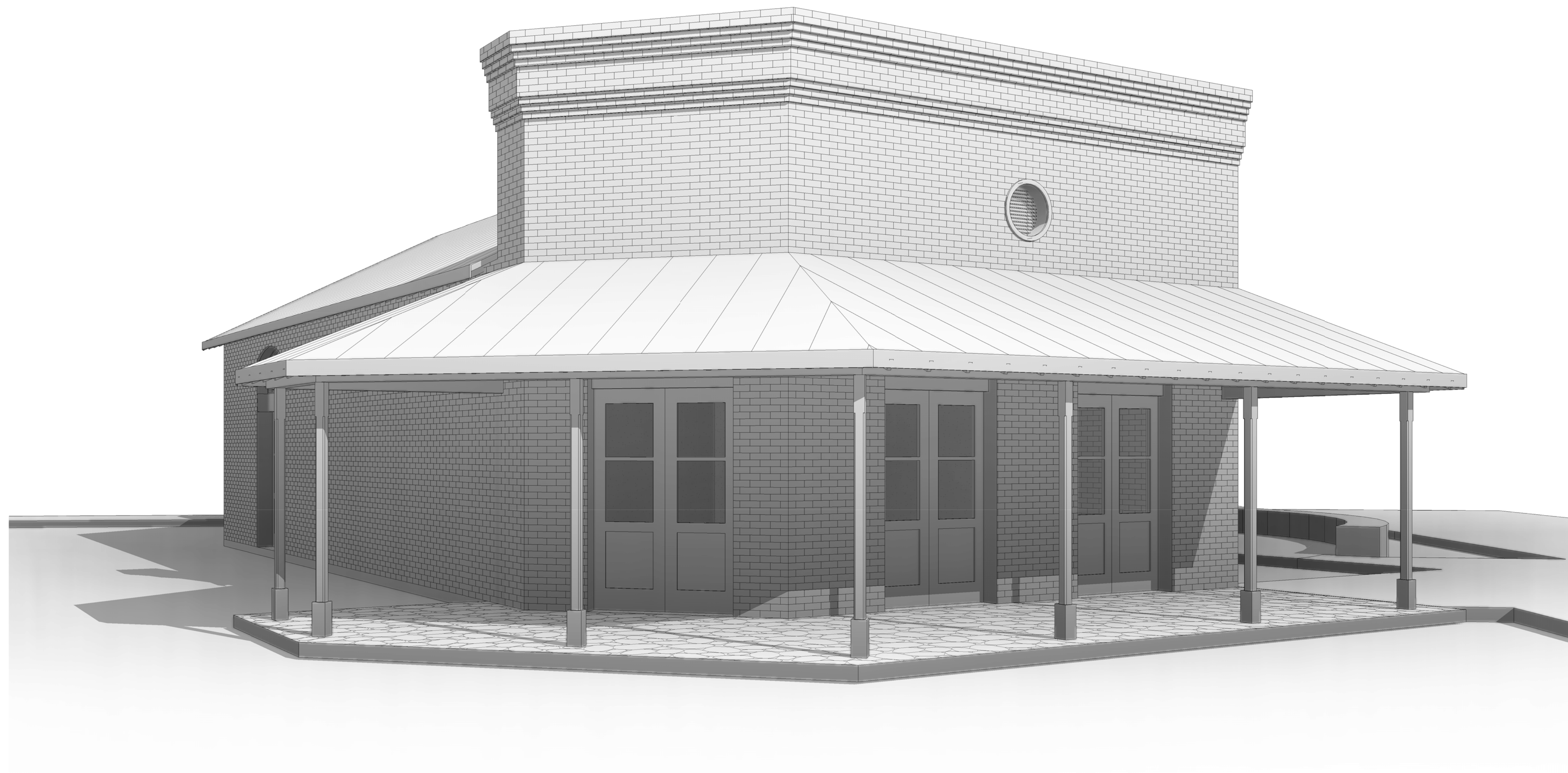
We are excited to have the opportunity to participate in the Hemisfair Park redevelopment. Our client, Dough Pizzeria Napoletana, approached us with excitement and enthusiasm at the opportunity to open a second location at the park. The restaurant will serve patrons in both an indoor and outdoor capacity. The concept was to design a space that would open up to the park, allowing patrons the opportunity to take advantage of one of San Antonio's gems.

Our team approached the design with the historical context in mind while trying to complement the structure. A simple shed roof was added to the existing structure to accommodate the new dining area. The use of folding steel door frames, with historic profile muntin bars, enclose the space but still reinforce the concept of connecting to the park. The new shed roof ties into the existing structure, creating a seamless break in the roofline, while matching the existing standing seam metal roof of the bar. Steel columns will provide structural support and clustering them will provide a subtle design element.

The approach to the back of the house is to clad it in raw steel panels. This portion of the addition plays a secondary role in the design and will be partially shielded by an existing wood privacy fence. The use of a parapet allowed us to avoid having to tie into the existing roofline while keeping a low profile. The metal cladding we chose will tie into the steel elements of the dining room structure.

Overall, we have tried to provide a simple addition to the Ok Bar without taking away from its historical significance and charm. Our goal was to add a design element to the bar that would seamlessly blend into the existing structure.

Sincerely,
Isaac Ojeda



DOUGH PIZZERIA NAPOLETANA

HEMISFAIR PARK

DOUG HORN

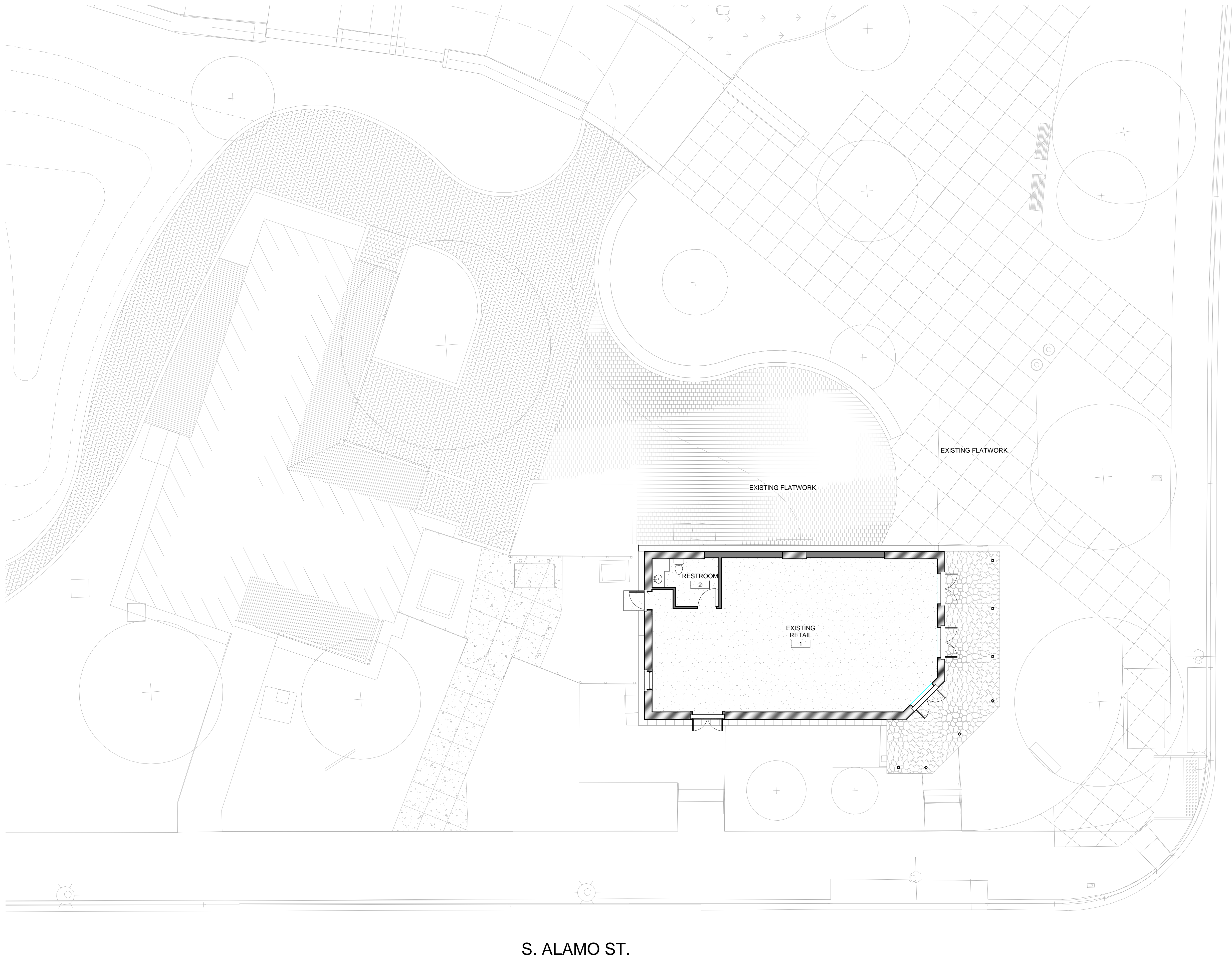
03.10.17
HDRC REVIEW

311 SIXTH ST.
SAN ANTONIO, TX 78215
P 210.828.4599
F 866.298.6057
www.dado-group.com

© 2016 Dado Group, LLC.

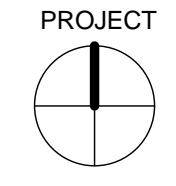


J:\Users\lbaoc\Documents\Design\12-13-18_Labels\1001.rvt 3/9/2017 5:25:49 PM



1 EXISTING SITE PLAN
SCALE : 1/8" = 1'-0"

E. CESAR CHAVEZ BLVD.



DADO
group

311 SIXTH ST.
SAN ANTONIO, TX 78215
P 210.828.4599
F 866.298.6057
www.dado-group.com
© 2016 Dado Group, LLC.

**DOUGH
PIZZERIA
NAPOLETANA**

HEMISFAIR PARK

ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

03.10.17 DG PROJ. NO. N/A
PROJ. ARCHITECT KH DRAWN BY: I.O.

SET ISSUE DATES		
DATE	ISSUE	
REVISIONS		
NO.	DATE	DESCRIPTION

**EXISTING SITE
PLAN**

EX101

DOUGH
PIZZERIA
NAPOLETANA

HEMISFAIR PARK

ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

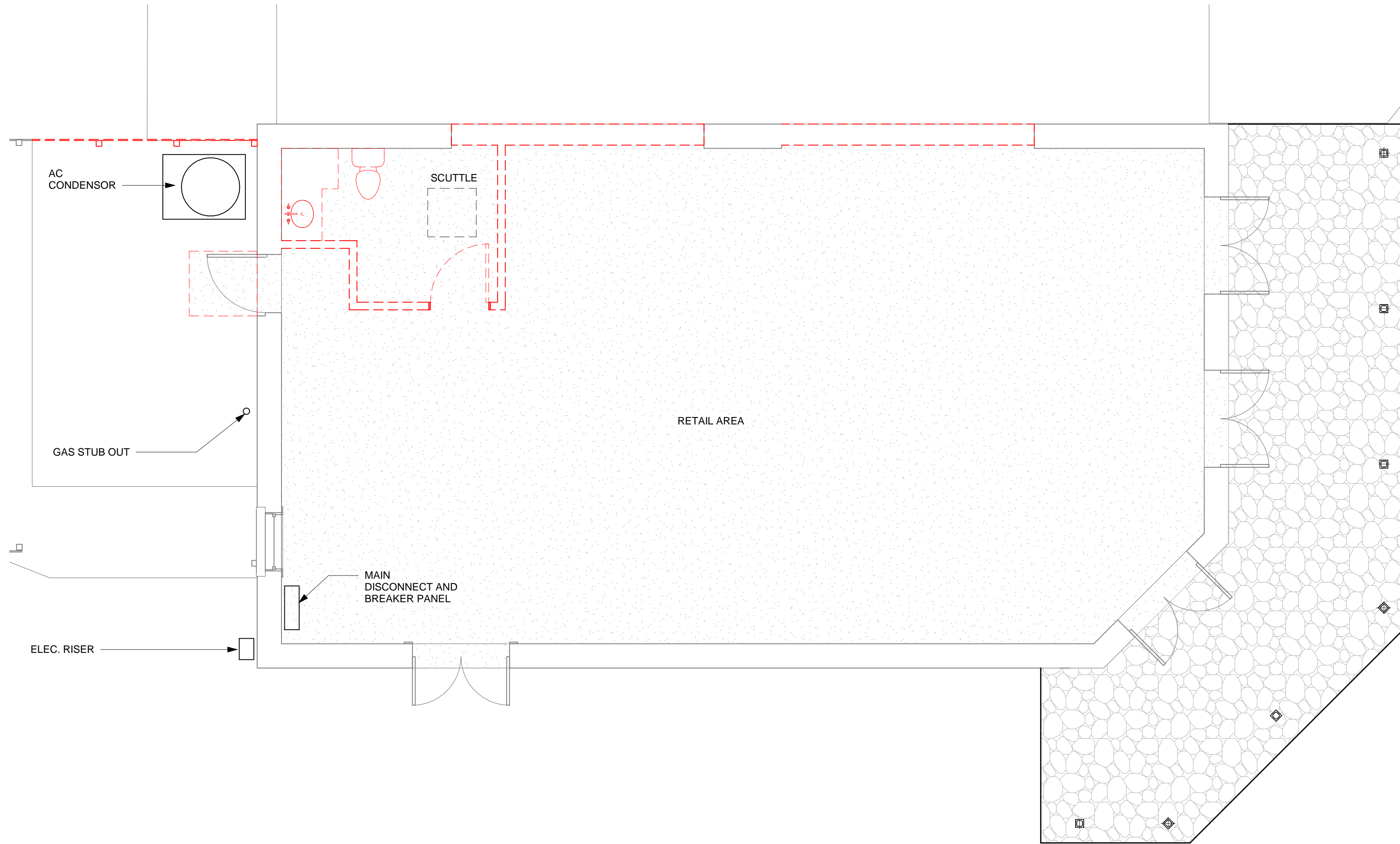
03.10.17 DG PROJ. NO. N/A
PROJ. ARCHITECT KH DRAWN BY: I.O.

SET ISSUE DATES
DATE ISSUE

REVISIONS
NO. DATE DESCRIPTION
1 Date 1 Revision 1

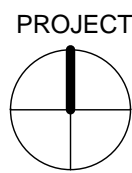
EXISTING /
DEMO PLANS

EX200

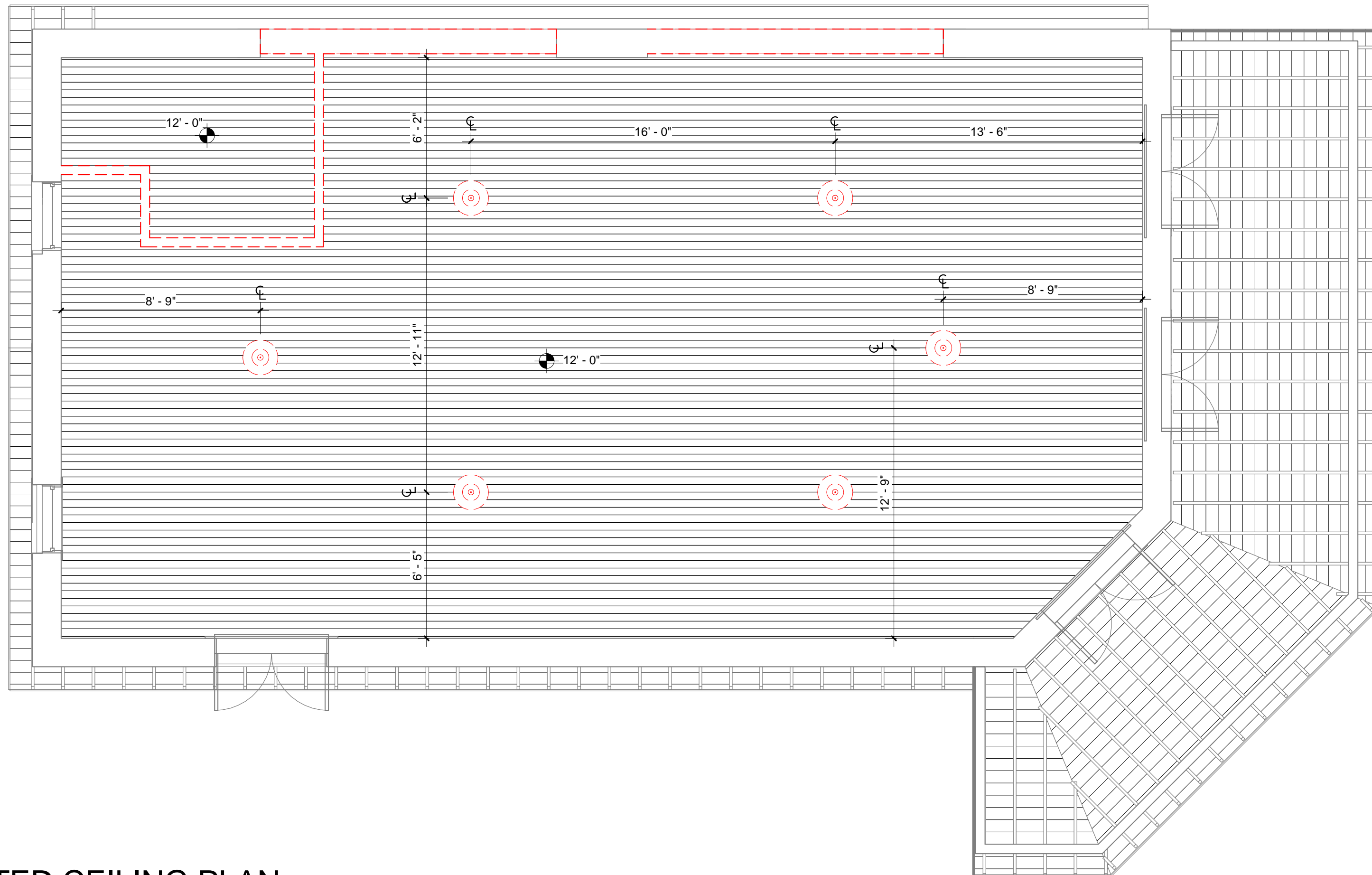


DEMO. LEGEND

	EXISTING WALL / ITEM TO REMAIN
	NEW WALL / ITEM
	EXISTING WALL / ITEM TO BE DEMOLISHED



1 EXISTING / DEMO FLOORPLAN
SCALE : 1/4" = 1'-0"



4 EXISTING REFLECTED CEILING PLAN
SCALE : 1/4" = 1'-0"

DOUGH
PIZZERIA
NAPOLETANA

HEMISFAIR PARK

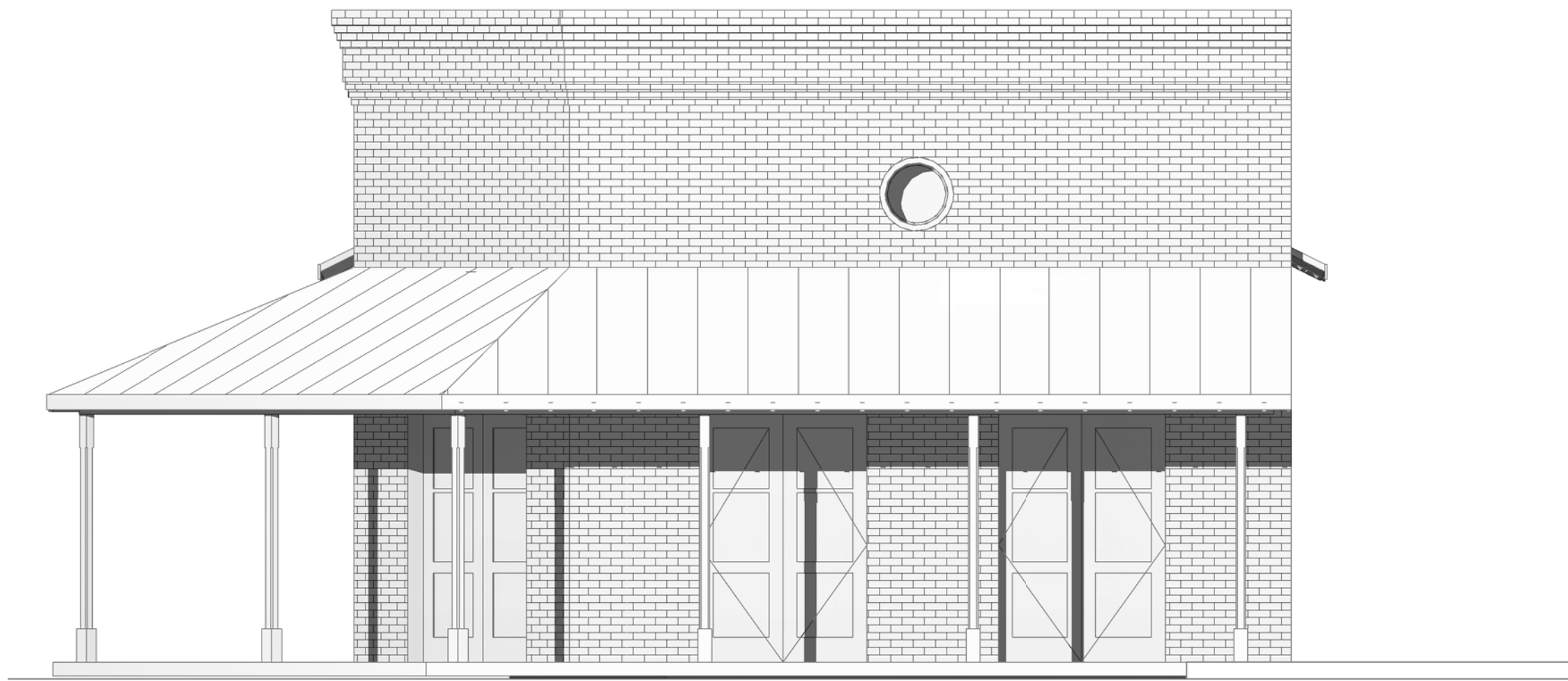
ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

03.10.17 DG PROJ. NO. N/A
PROJ. ARCHITECT KH DRAWN BY: I.O.

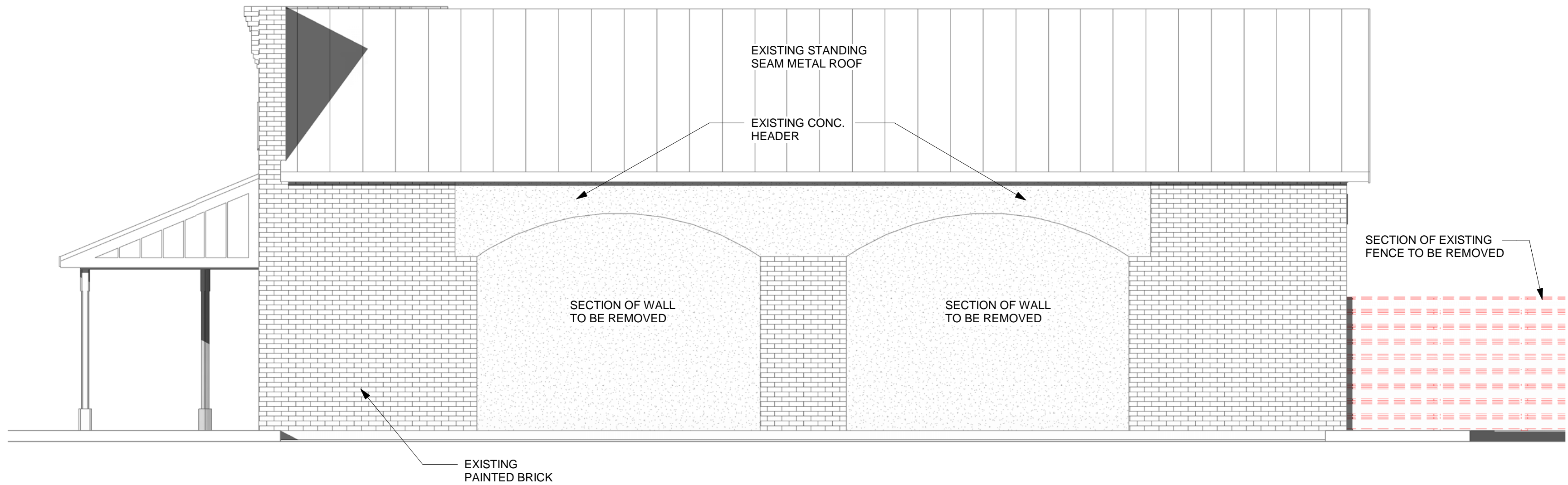
SET ISSUE DATES
DATE ISSUE

REVISIONS
NO. DATE DESCRIPTION

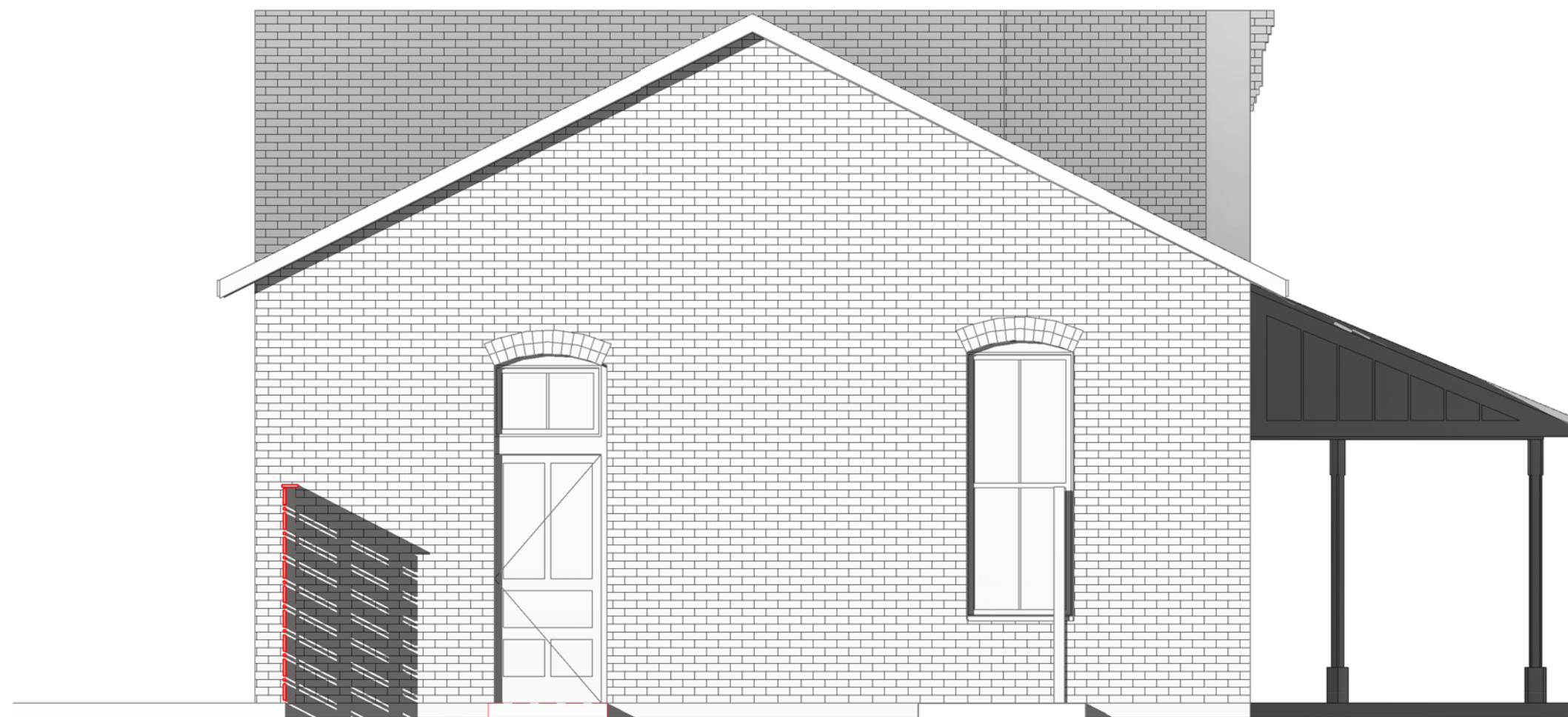
EXISTING
EXTERIOR
ELEVATIONS
EX400



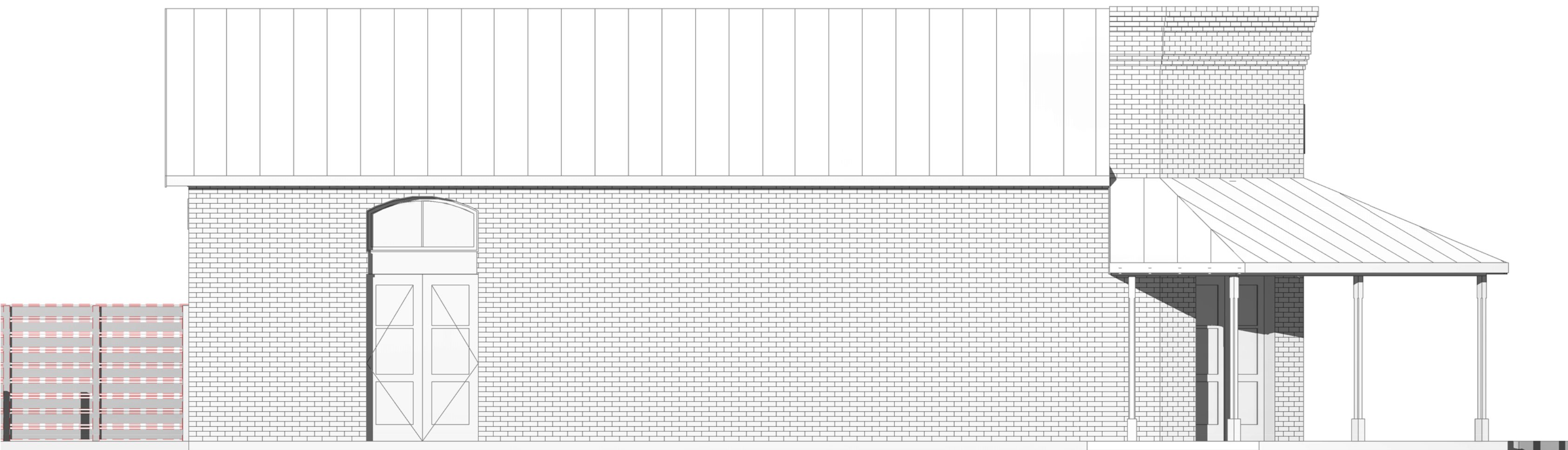
1 EXISTING EAST
SCALE : 1/4" = 1'-0"



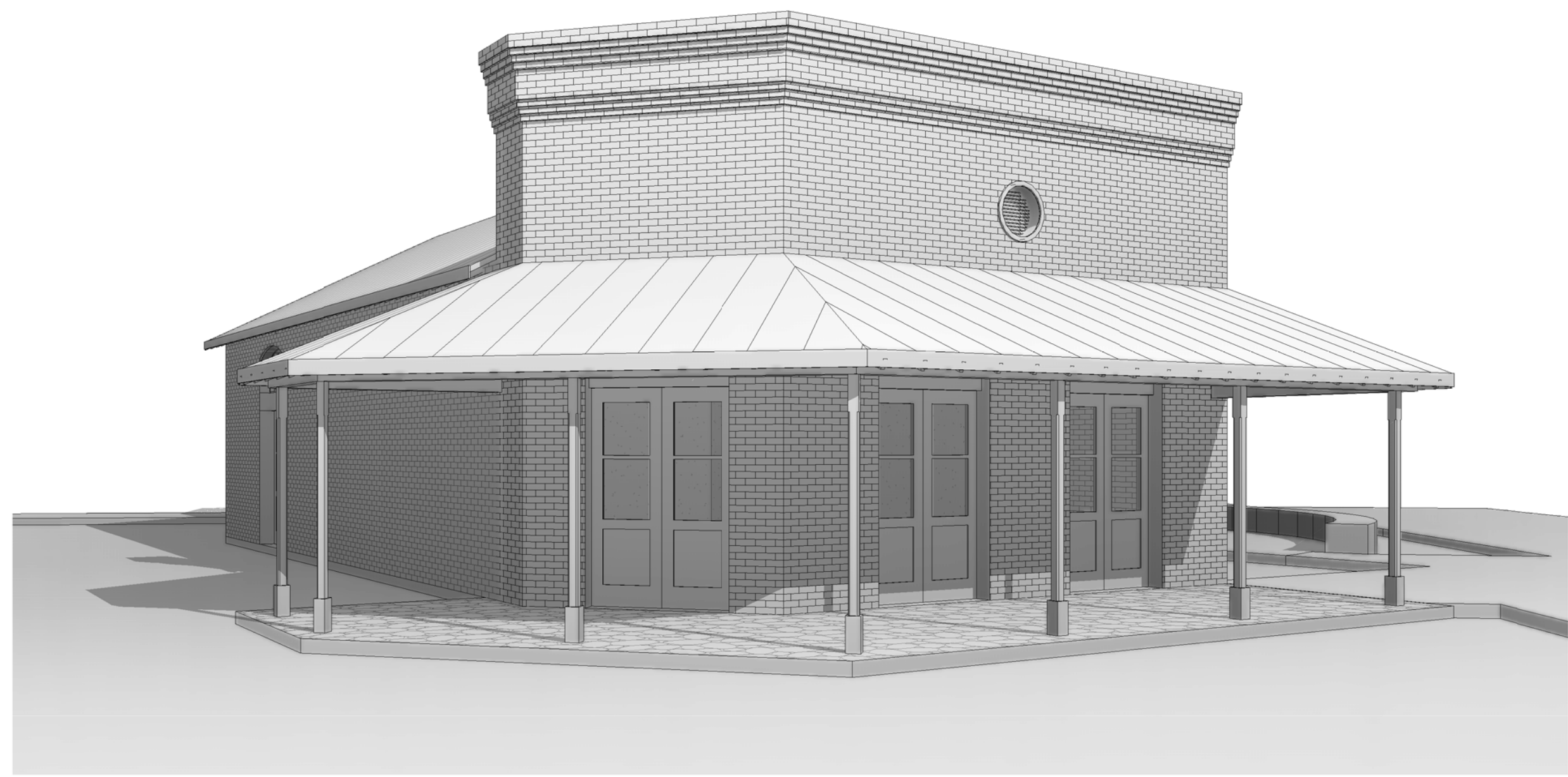
2 EXISTING NORTH
SCALE : 1/4" = 1'-0"



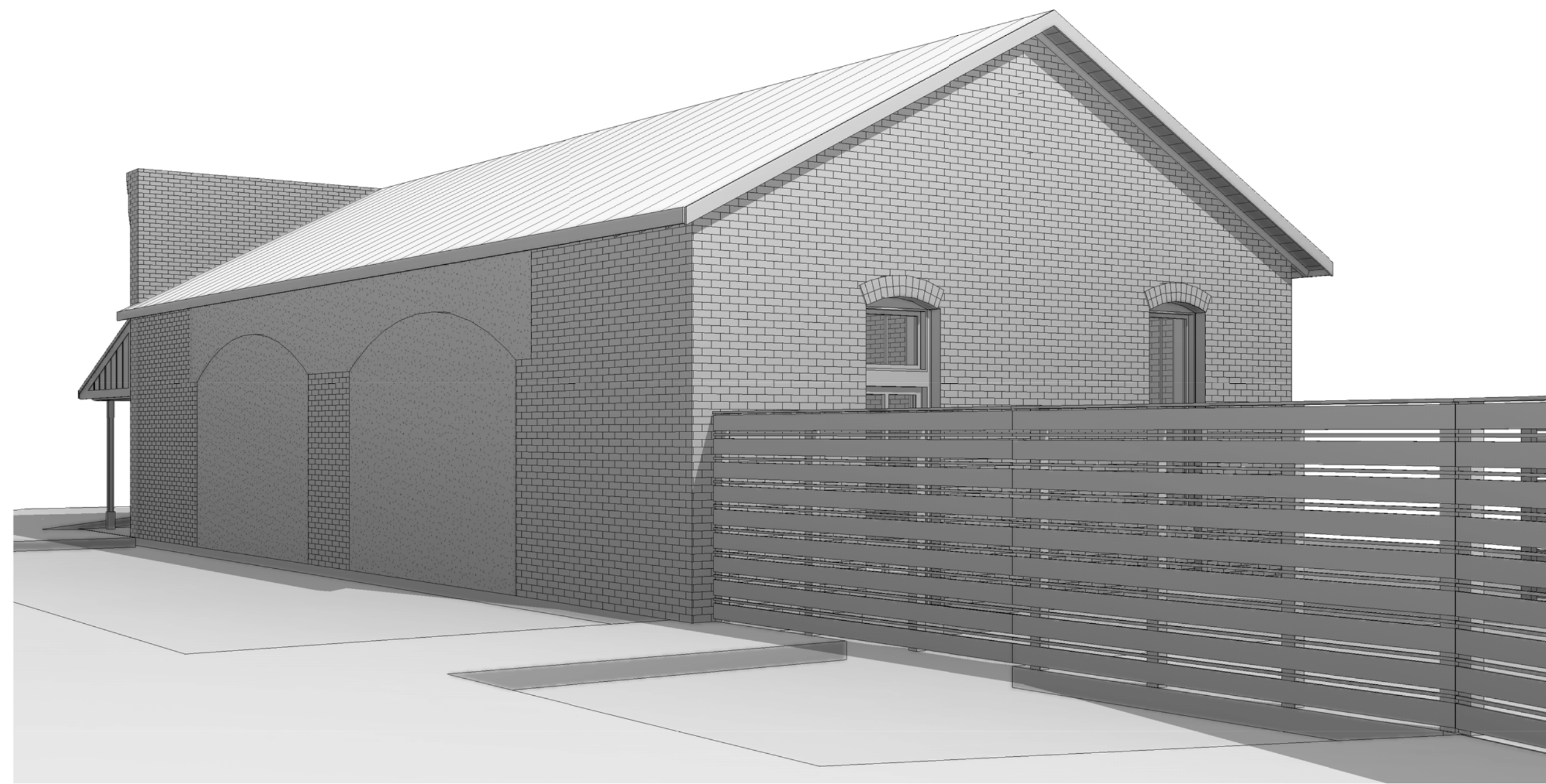
3 EXISTING WEST
SCALE : 1/4" = 1'-0"



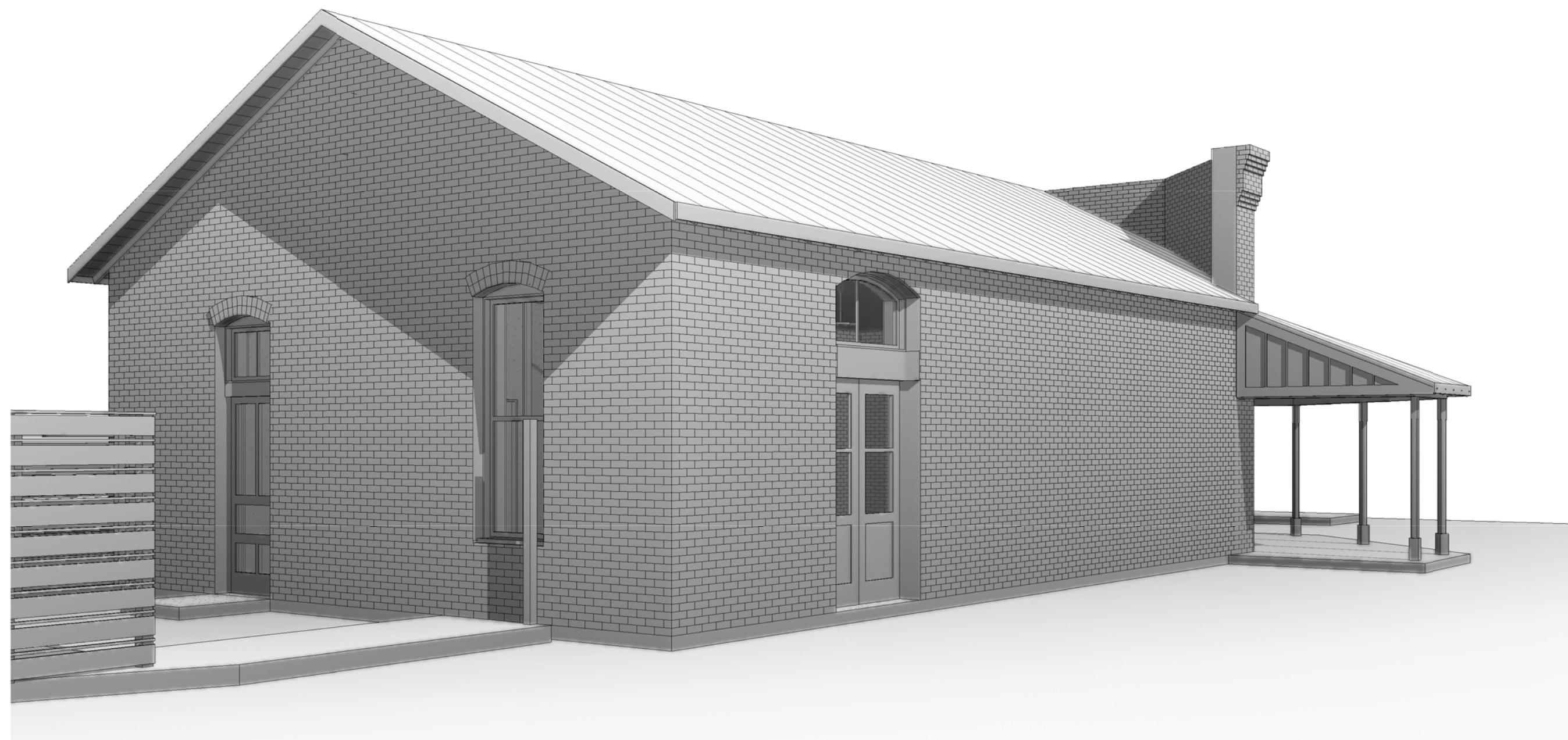
4 EXISTING SOUTH
SCALE : 1/4" = 1'-0"



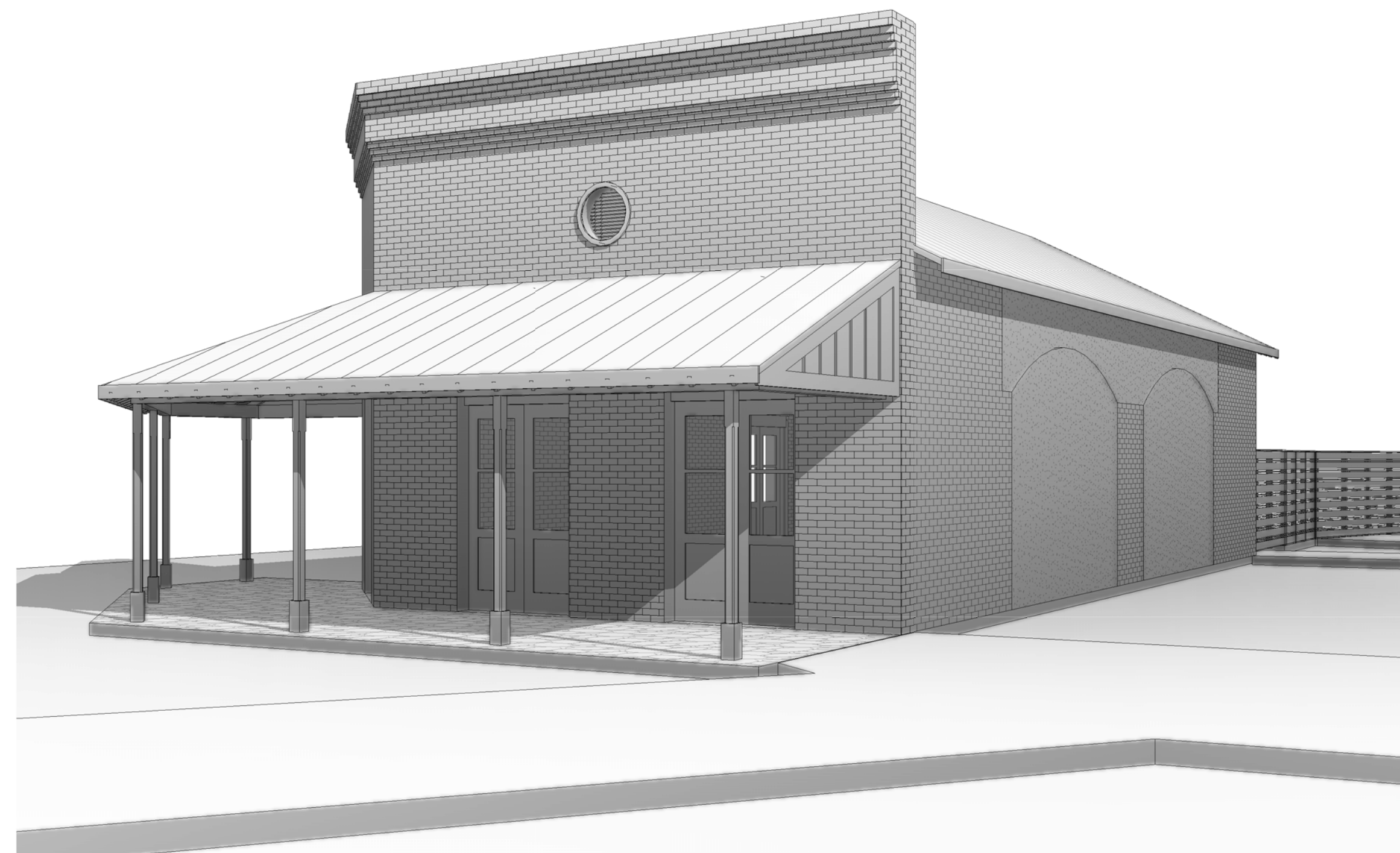
1 EXISTING SOUTHWEST VIEW
SCALE :



2 EXISTING NORHTEAST VIEW
SCALE :



3 EXISTING NORHTWEST VIEW
SCALE :



4 EXISTING SOUTHEAST VIEW
SCALE :

DOUGH PIZZERIA NAPOLETANA

HEMISFAIR PARK

ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

03.10.17 DG PROJ. NO. N/A
PROJ. ARCHITECT KH DRAWN BY: I.O.

SET ISSUE DATES
DATE ISSUE

REVISIONS
NO. DATE DESCRIPTION

3D IMAGES

EX500



NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION

DOUGH
PIZZERIA
NAPOLETANA

HEMISFAIR PARK

ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

03.10.17 DG PROJ. NO. N/A

PROJ. ARCHITECT KH DRAWN BY: Author

SET ISSUE DATES
DATE ISSUE

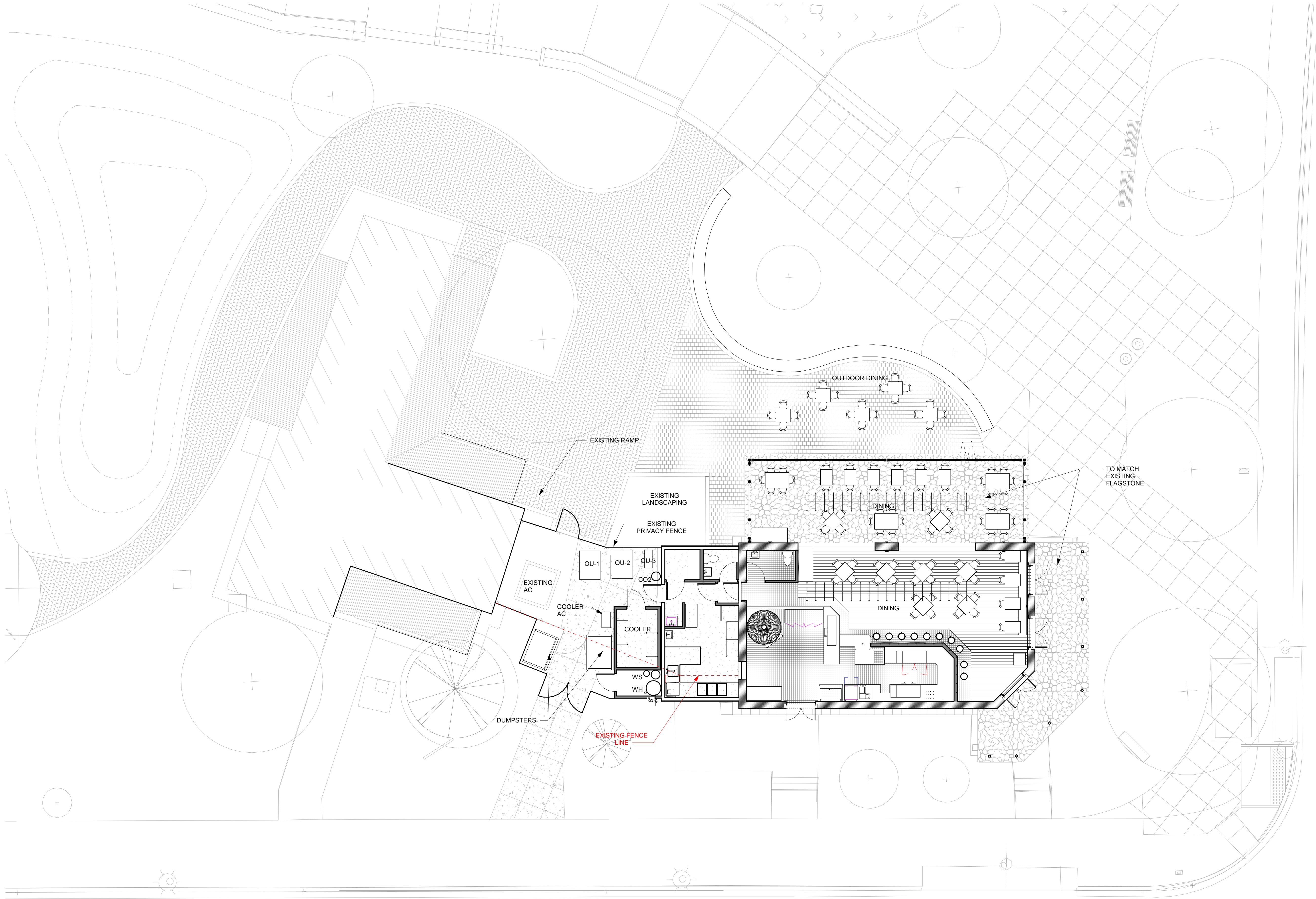
REVISIONS
NO. DATE DESCRIPTION

EXISTING
IMAGES

EX501

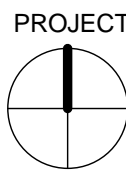
3/31/2017 11:56:12 AM C:\Users\lance\Documents\Drawings\Drawings\12-13-18_lance_lance_lance.rvt

1 NEW SITE PLAN
SCALE : 1/8" = 1'-0"



E. CESAR CHAVEZ BLVD.

S. ALAMO ST.



311 SIXTH ST.
SAN ANTONIO, TX 78215
P 210.828.4599
F 866.298.6057
www.dado-group.com
© 2016 Dado Group LLC.



DOUGH
PIZZERIA
NAPOLETANA

HEMISFAIR PARK

ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

03.28.17 DG PROJ. NO. N/A
PROJ. ARCHITECT KH DRAWN BY: I.O.

SET ISSUE DATES
DATE ISSUE

REVISIONS
NO. DATE DESCRIPTION

NEW SITE PLAN

A100

NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION

DOUGH
PIZZERIA
NAPOLETANA

HEMISFAIR PARK

ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

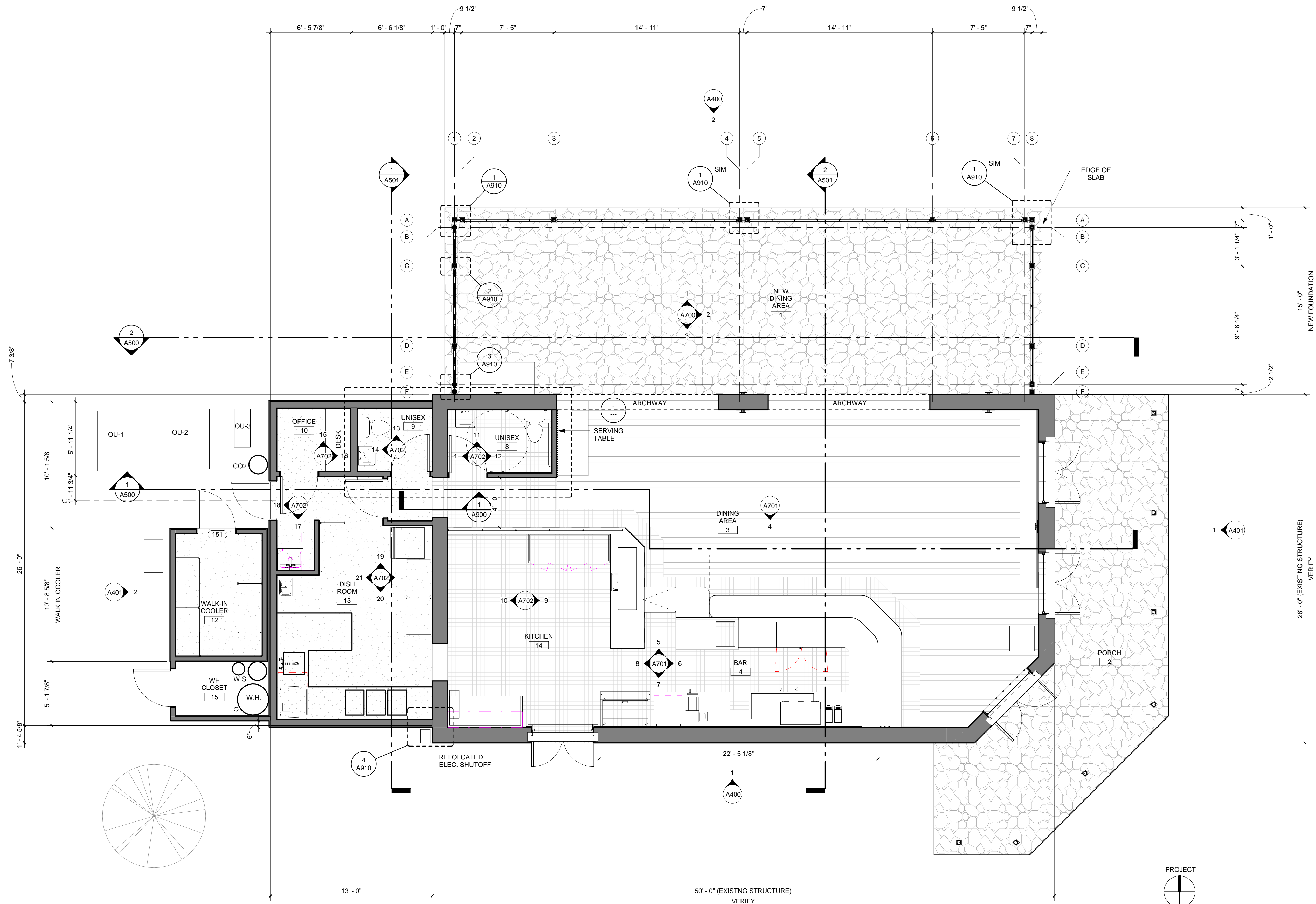
03.28.17 DG PROJ. NO. N/A
PROJ. ARCHITECT KH DRAWN BY: I.O.

SET ISSUE DATES
DATE ISSUE

REVISIONS
NO. DATE DESCRIPTION

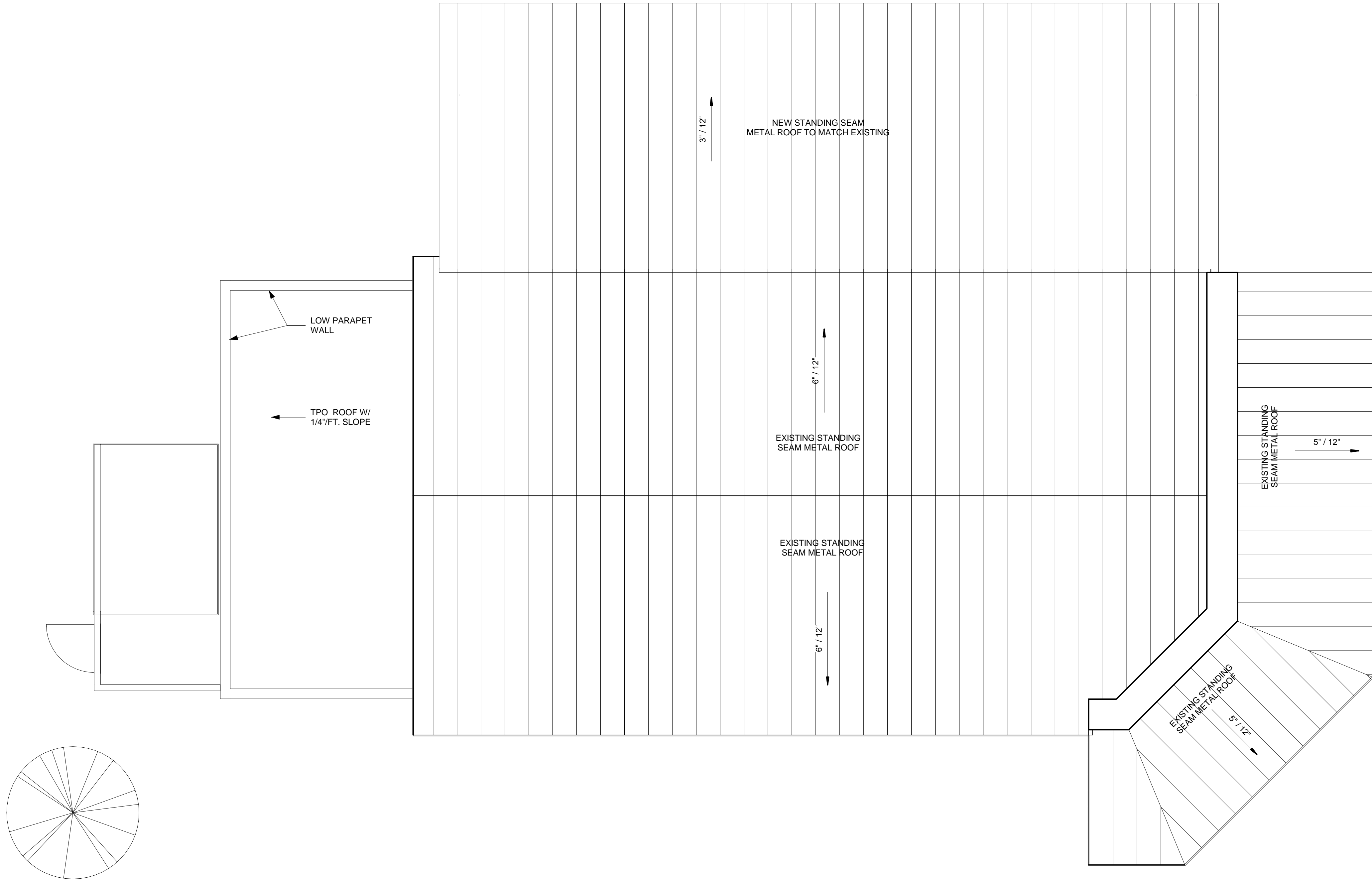
NEW FLOOR
PLAN

A200

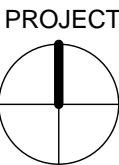


1 NEW FLOOR PLAN
SCALE : 1/4" = 1'-0"

3/31/2017 11:58:51 AM C:\Users\lvaro\Documents\Documents\ Dough_12-13-18_dough_isocor.rvt



1 NEW ROOF PLAN
SCALE : 1/4" = 1'-0"



311 SIXTH ST.
SAN ANTONIO, TX 78215
P 210.828.4599
F 866.298.6057
www.dado-group.com
© 2016 Dado Group LLC.

NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION

DOUGH
PIZZERIA
NAPOLETANA

HEMISFAIR PARK

ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

03.28.17 DG PROJ. NO. N/A
PROJ. ARCHITECT KH DRAWN BY: I.O.

SET ISSUE DATES	
DATE	ISSUE

REVISIONS		
NO.	DATE	DESCRIPTION

ROOF PLAN

A240

HEMISFAIR PARK

ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

03.28.17 DG PROJ. NO. N/A
PROJ. ARCHITECT KH DRAWN BY: I.O.

[illegible]

A400



DOUGH
PIZZERIA
NAPOLETANA

HEMISFAIR PARK

ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

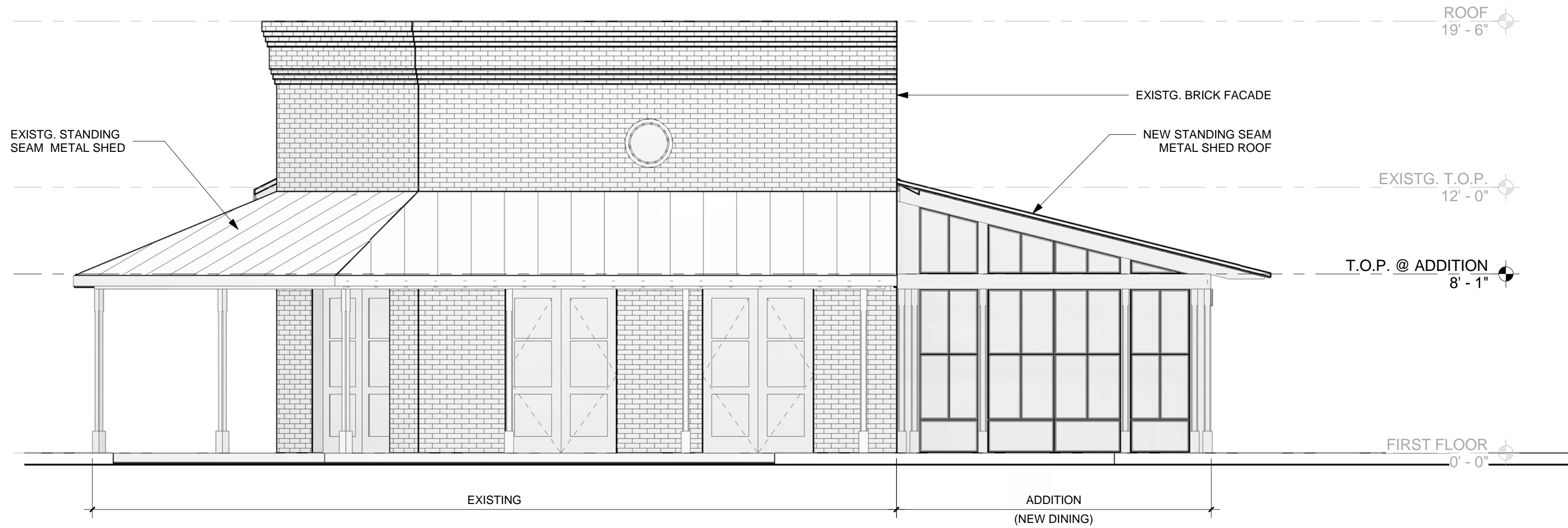
03.28.17 DG PROJ. NO. N/A
PROJ. ARCHITECT KH DRAWN BY: I.O.

SET ISSUE DATES
DATE ISSUE

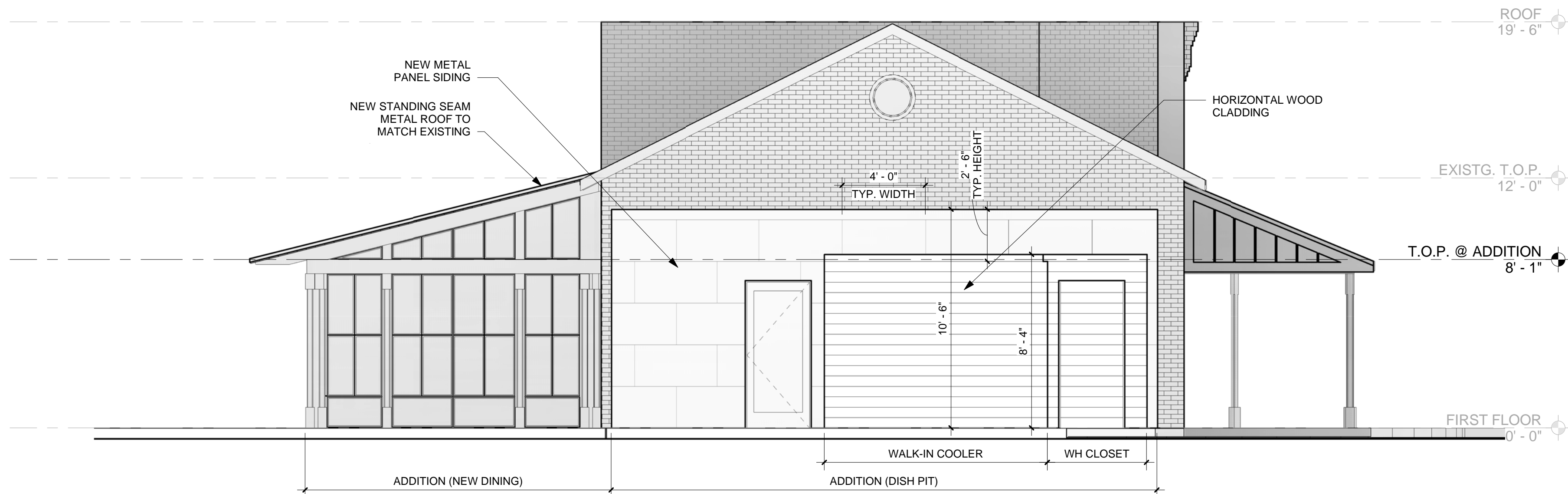
REVISIONS
NO. DATE DESCRIPTION

EXTERIOR
ELEVATIONS

A401



1 NEW SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



2 NEW NORTH ELEVATION
SCALE : 1/4" = 1'-0"

NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION

DOUGH
PIZZERIA
NAPOLETANA

HEMISFAIR PARK

ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

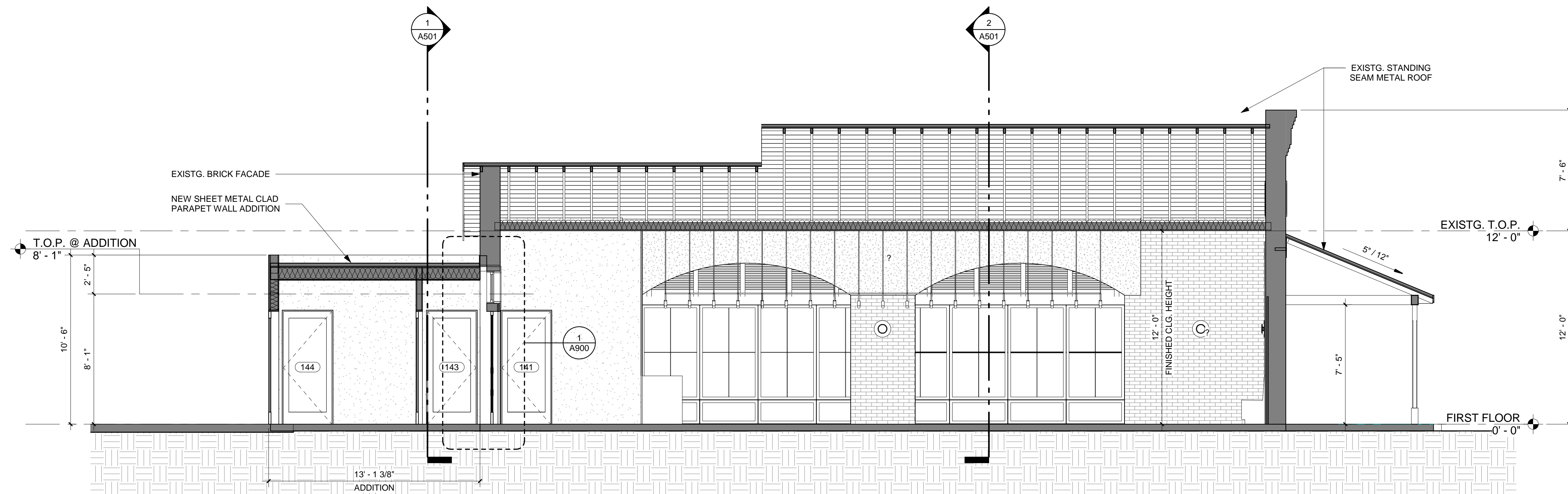
03.28.17 DG PROJ. NO. N/A
PROJ. ARCHITECT KH DRAWN BY: I.O.

SET ISSUE DATES
DATE ISSUE

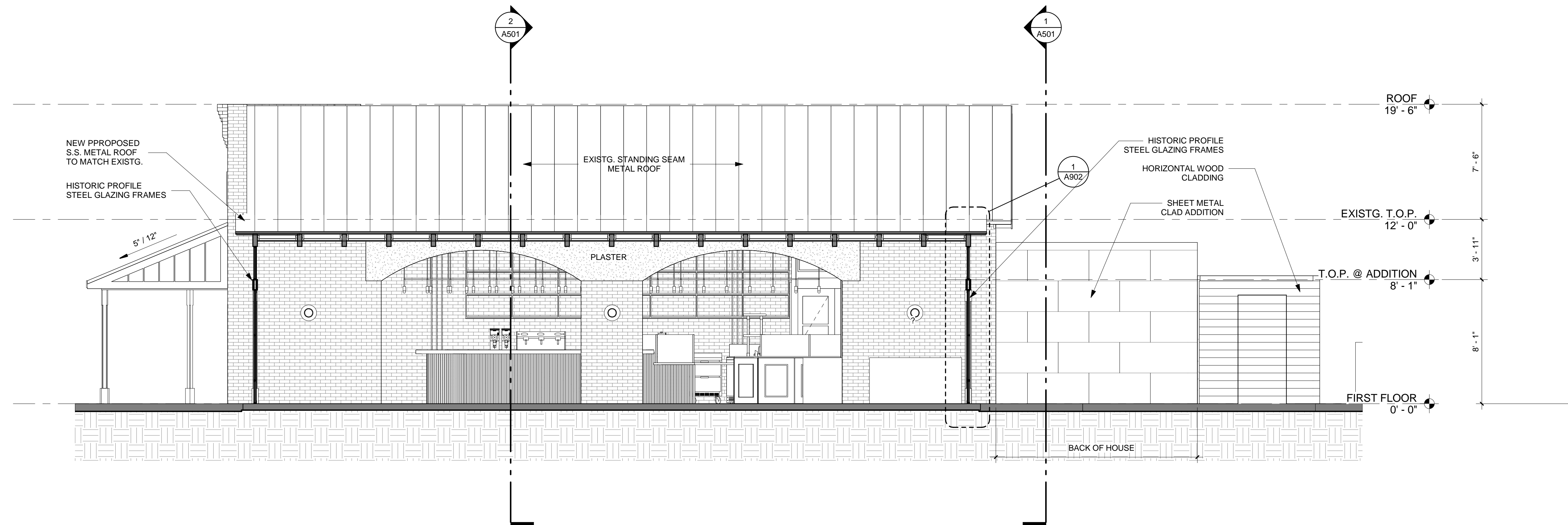
REVISIONS
NO. DATE DESCRIPTION

BUILDING
SECTIONS

A500



1 EAST - WEST SECTION 1
SCALE : 1/4" = 1'-0"



2 EAST - WEST SECTION 2
SCALE : 1/4" = 1'-0"

NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION

DOUGH
PIZZERIA
NAPOLETANA

HEMISFAIR PARK

ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

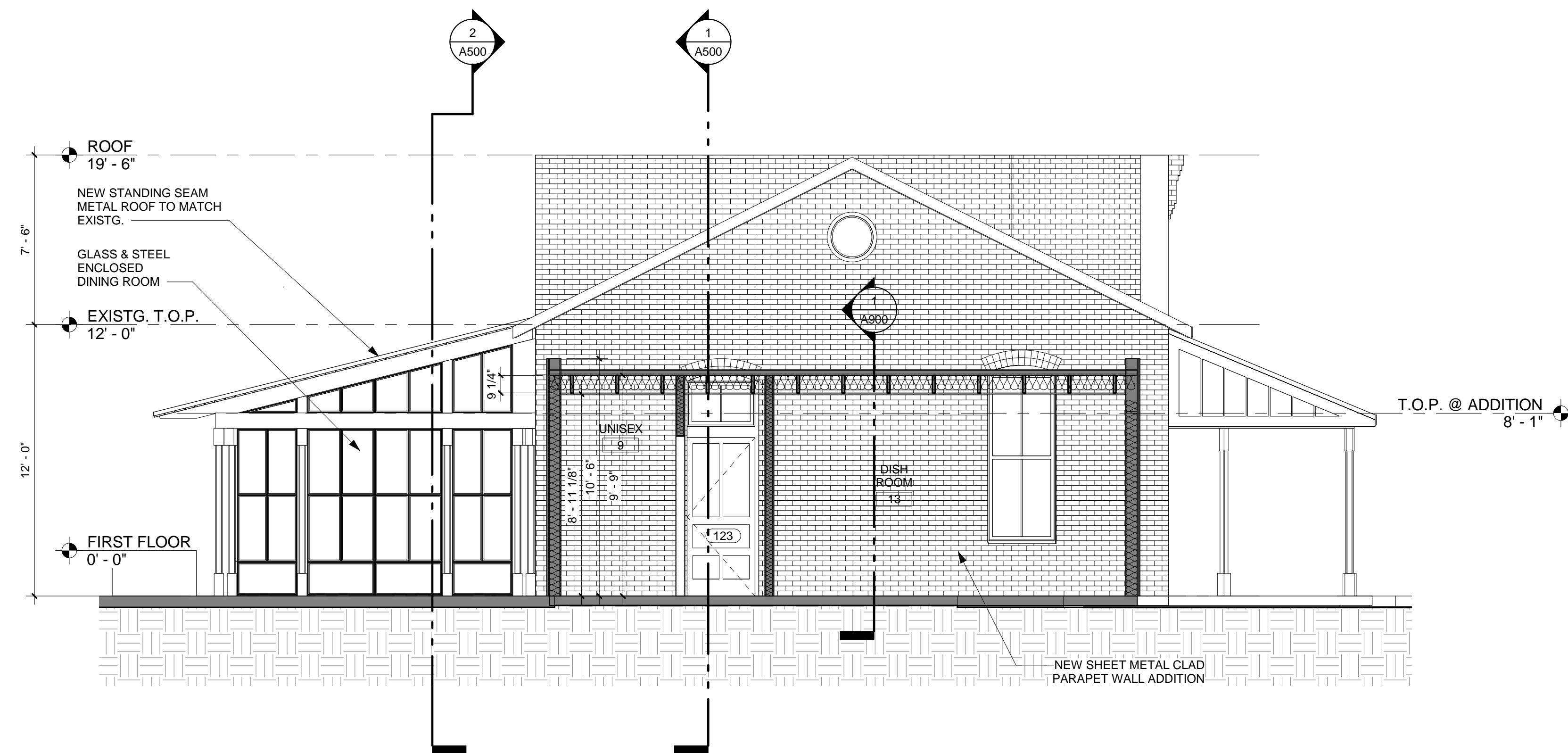
03.10.17 DG PROJ. NO. N/A
PROJ. ARCHITECT KH DRAWN BY: Author

SET / ISSUE DATES
DATE ISSUE

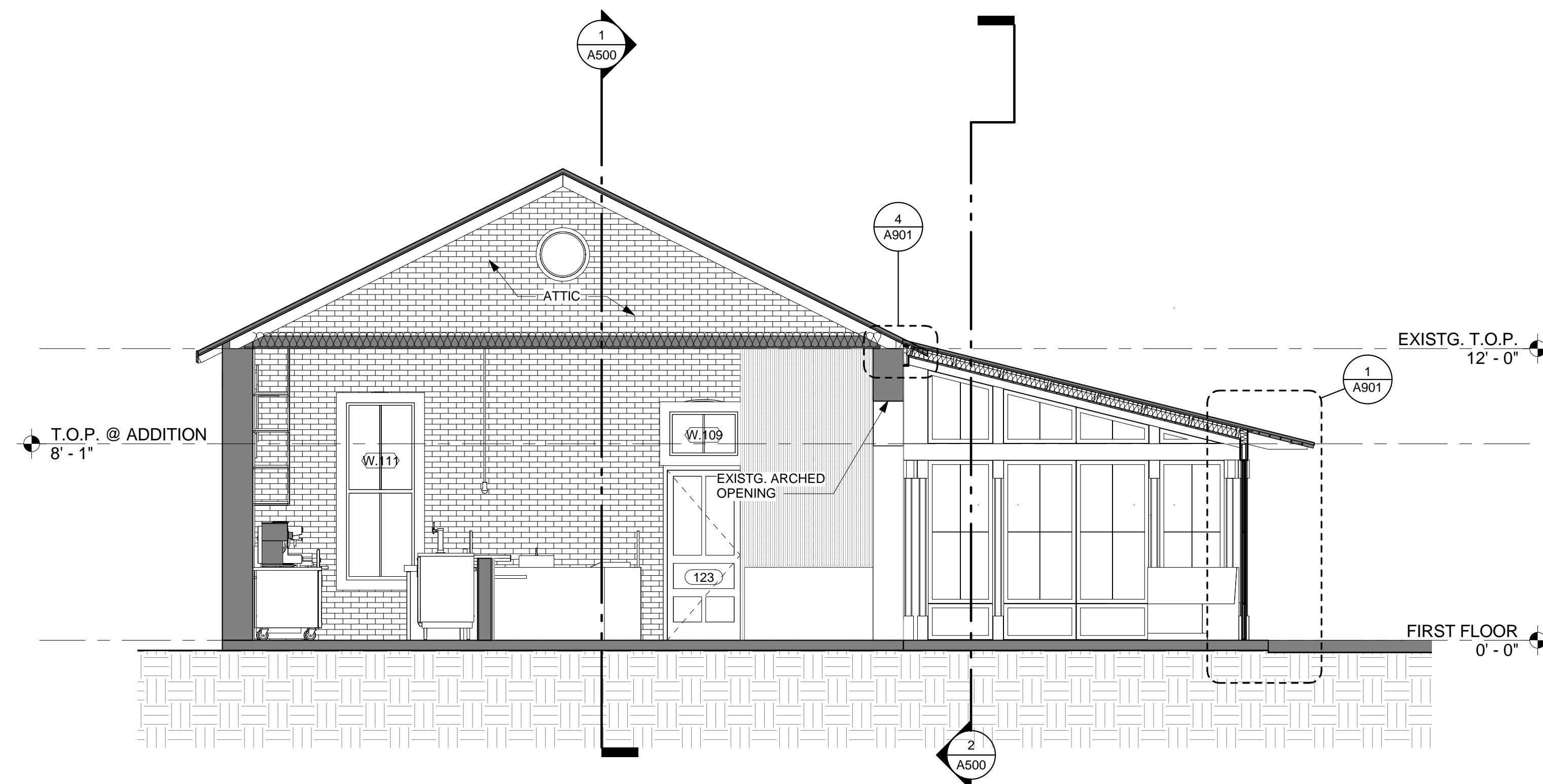
REVISIONS
NO. DATE DESCRIPTION

BUILDING
SECTIONS

A501

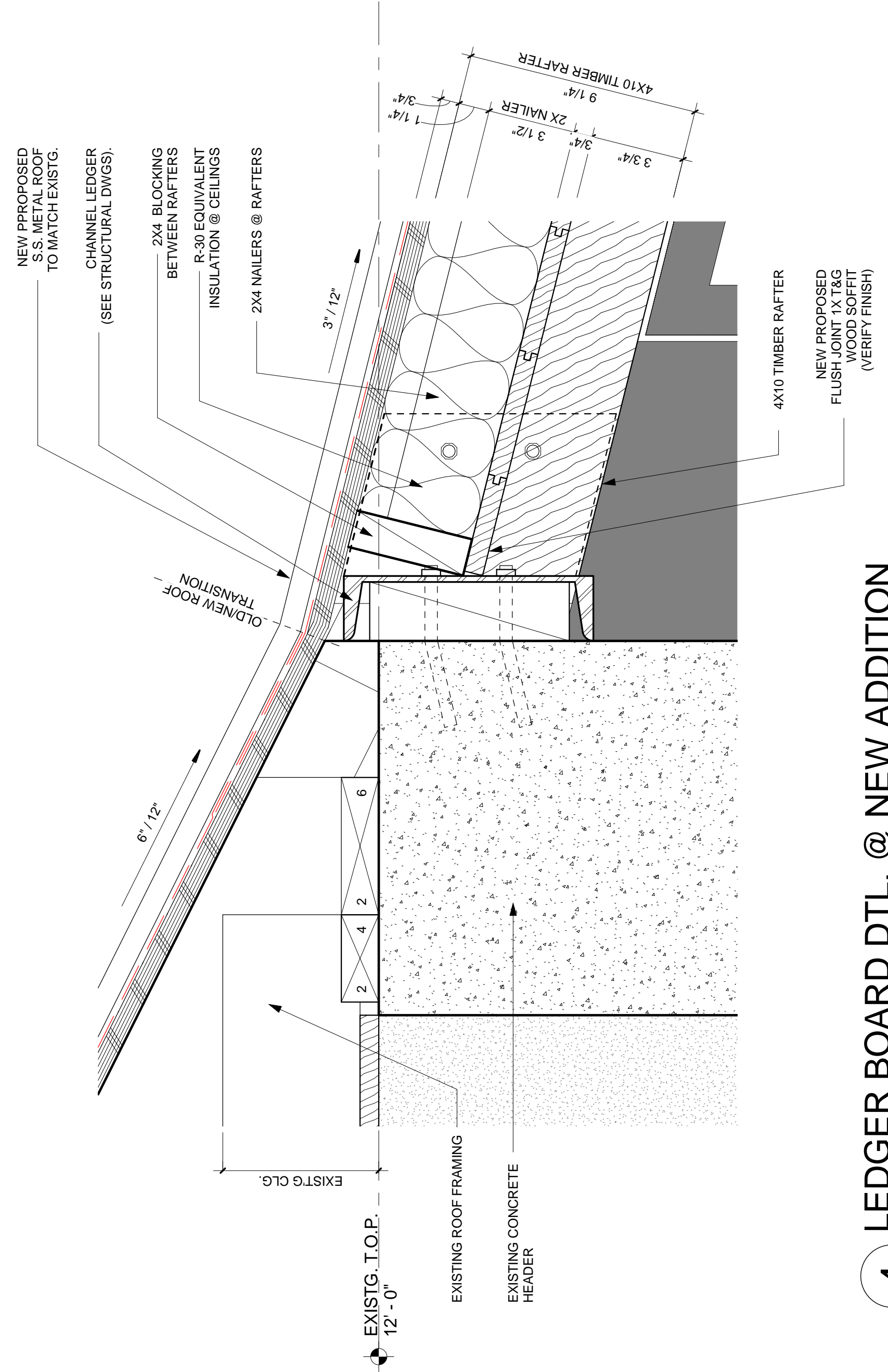


1 NORTH - SOUTH SECTION 1
SCALE : 1/4" = 1'-0"

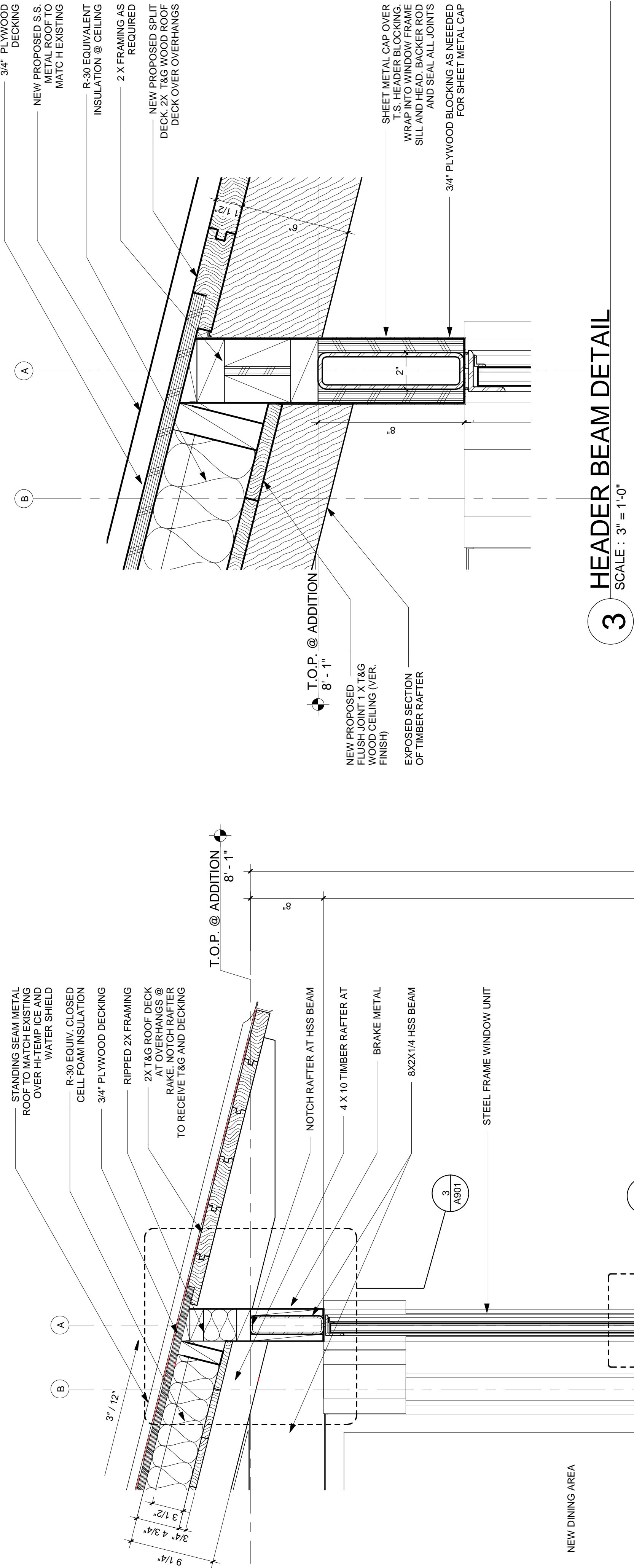


2 NORTH - SOUTH SECTION 2
SCALE : 1/4" = 1'-0"

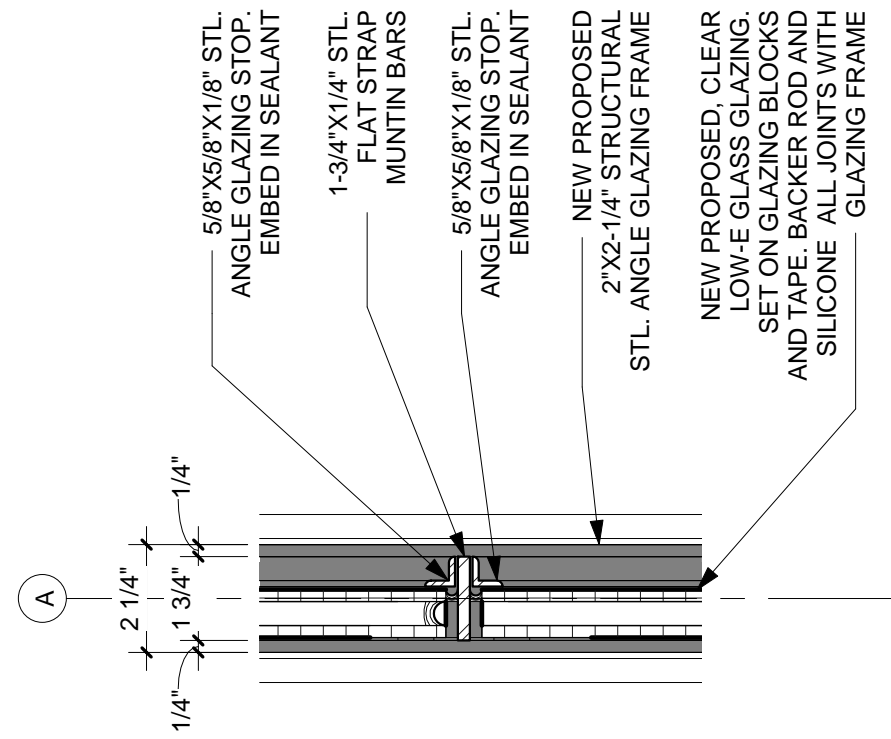
3/10/2017 12:02:37 PM C:\Users\lucac\Documents\Design_D-13-18_Laboratory\lucac.rvt



4 LEDGER BOARD DTL. @ NEW ADDITION
SCALE : 3" = 1'-0"



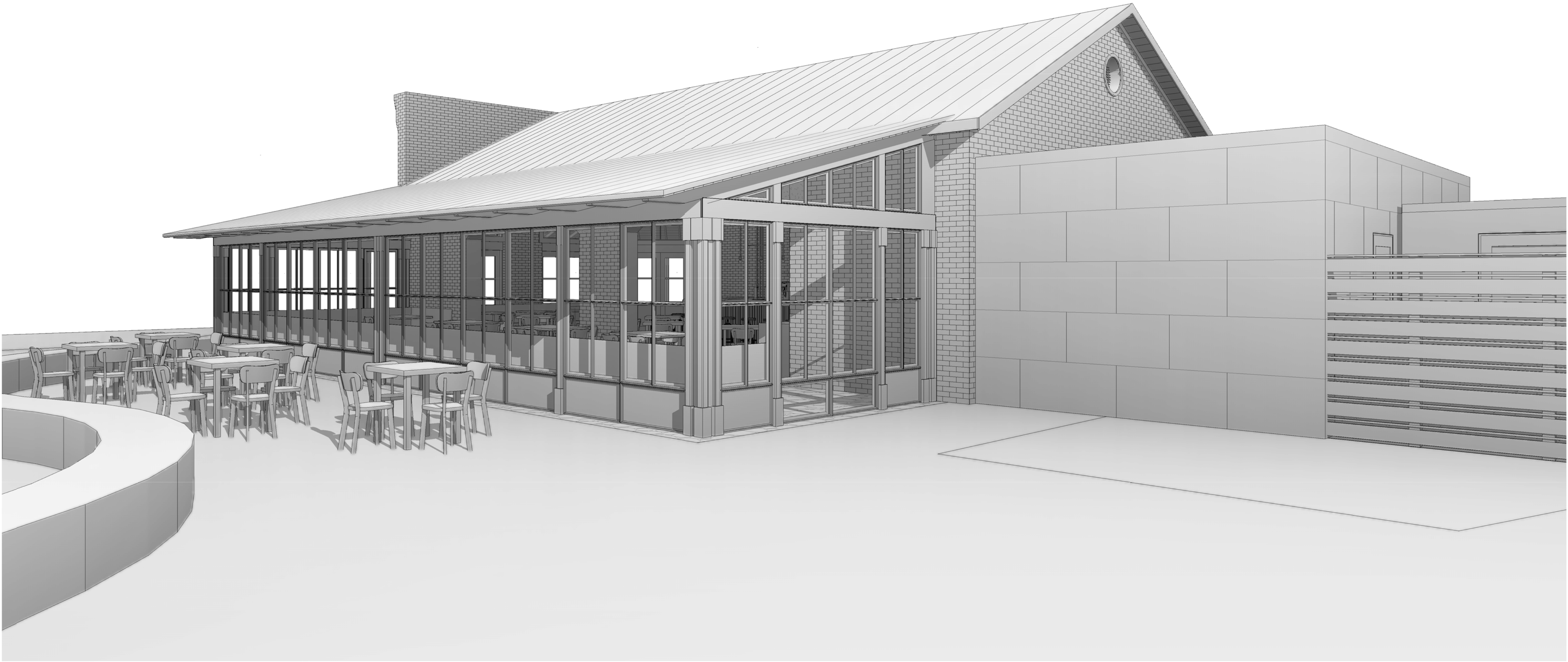
3 HEADER BEAM DETAIL
SCALE : 3" = 1'-0"



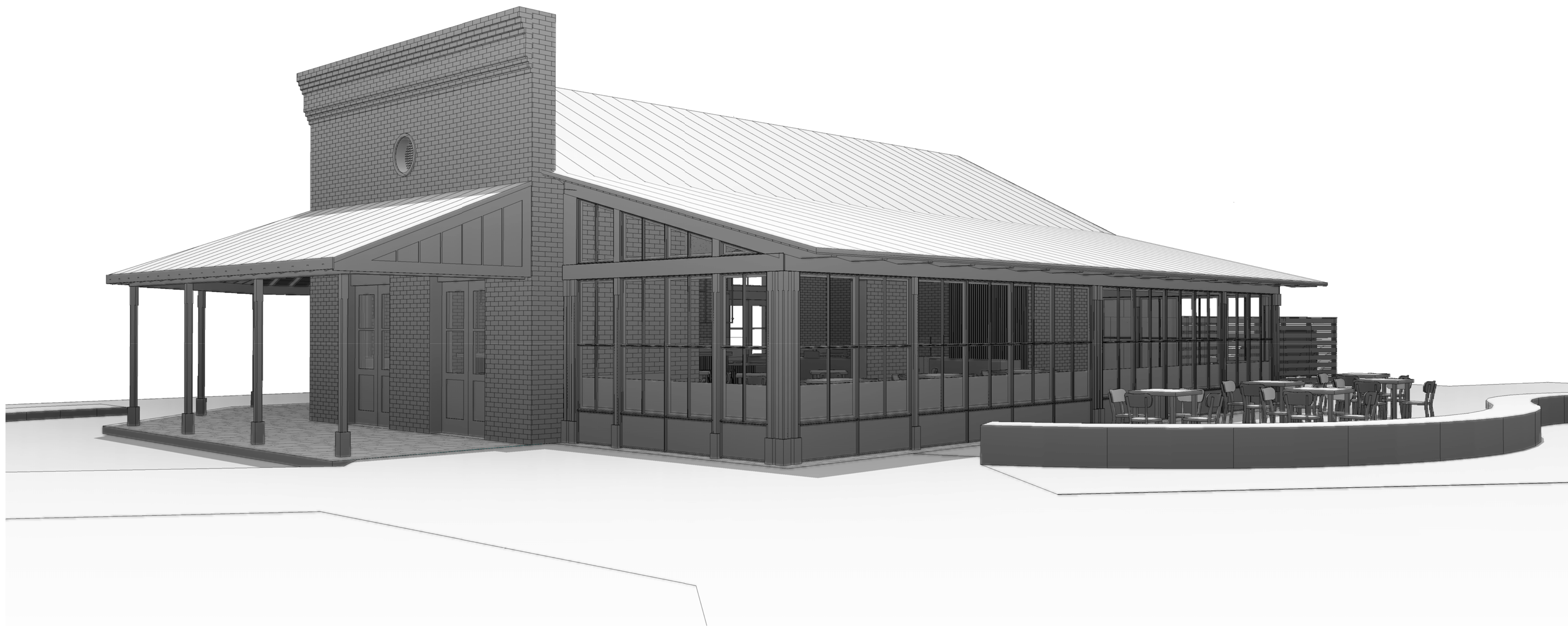
2 TYP. GLAZING FRAME MUNTIN BAR DTL.
SCALE : 3" = 1'-0"

1 WALL SECTION AT NEW DINING ROOM - OVERHANG
SCALE : 1 1/2" = 1'-0"





1 NORTHEAST PERSPECTIVE (ADDITION)
SCALE :



2 SOUTHEAST PERSPECTIVE (ADDITION)

**DOUGH
PIZZERIA
NAPOLETANA**

HEMISFAIR PARK

ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

03.10.17 DG PROJ. NO. N/A
PROJ. ARCHITECT KH DRAWN BY: Author

SET ISSUE DATES		
DATE	ISSUE	
REVISIONS		
NO.	DATE	DESCRIPTION

PERSPECTIVES

GENERAL NOTES

BORING LOGS

1.

Boring logs shown on these drawings are for bidder's information only. They are not meant to represent the entire soil report, which is available in its entirety for in-depth review.
2.

The boring logs shown on these drawings is not a warranty of subsurface conditions, nor is it to be considered a part of the contract documents.
3.

Bidders are expected to examine the site and the subsurface investigation reports and decide for themselves the character of the materials to be encountered. Additional test borings and other exploratory operations may be made at no additional cost to owner.
4.

The owner, Architect, Engineer and Construction Manager disclaim any responsibility for the accuracy, true location and extent of the soil investigation that has been prepared by others. They further disclaim responsibility for interpretation of that data by bidders, as in, but not limited to, projecting soil bearing values, rock profiles, soil stability, and the presence, level and extent of underground water.

DESIGN CRITERIA

1.

Design Loads,

structural analysis and proportioning of structural members is based upon the International Building Code 2015 Edition and ASCE 7-10: American Institute of Steel Construction, Inc. (AISC), AISC Steel Construction Manual, Thirteenth Edition; (ASD); and American Concrete Institute (ACI) Building Code Requirements for Reinforced Concrete, ACI 318-08: American Institute of Timber Construction (AITC), Timber Construction Manual, Fifth Edition.
2.

Foundation Design

based on Geotechnical Engineering Report. (Not yet completed).

Maximum Allowable Bearing Pressure:
3.

Design Live Loads:

Roof20 PSF

Slab-on-grade100 PSF
4.

Design Snow Load

5 PSF
5.

Design Wind Loads

based on ASCE 7-10:

Wind Speed:115 MPH

Wind Exposure:B

Importance FactorII
6.

Seismic Design:

Design Category:A

Site Class:B

S_{ms}0.098g

S_{ml}0.029g

Seismic Use GroupII

SHOP DRAWING and SUBMITTAL REVIEW

1.

Lawrence Calvetti & Associates Professional Engineers, Inc. (Calvetti & Associates)

will review and approve Contractor's shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to a properly functioning integral element of the overall system designed by Calvetti & Associates. A minimum of one hard copy set of shop drawings must be submitted if an electronic set is to be submitted.
2.

A submittal made from a reproduction of construction documents produced by Calvetti & Associates will not be acceptable and will be returned without review.
3.

Before submitting a shop drawing or any related material to Calvetti & Associates, Contractor shall: review each such submission for conformance with the means, methods, techniques, sequences, and operations of construction, and safety precautions and programs incidental thereto, all of which are the sole responsibility of the Contractor; review submittals for dimensions and materials, approve each such submission before submitting it; and so stamp each such submission before submitting it. Calvetti & Associates shall assume that no shop drawing or related submittal comprises a variation unless Contractor advises Calvetti & Associates otherwise via a written instrument, which is acknowledged by Calvetti & Associates in writing. The shop drawing and related material (if any) called for are indicated below. In the event that Calvetti & Associates will require more than seven (7) working days to perform review, Calvetti & Associates shall so notify the Contractor.
4.

Items:

A. Concrete Design Mix.

B. Concrete Reinforcement Shop Drawings.

C. Structural Steel

H. Welder's Certification.

N. Product Data:

1. Admixtures.

2. Vapor Retarder.

3. Curing compounds.

4. Plywood.

5. Hurricane Ties.
5.

Calvetti & Associates shall return shop drawings and related materials with comments provided that each submission has been called for and is stamped by the Contractor. Calvetti & Associates shall return without comment material not called for or which has not been approved by the Contractor. Calvetti & Associates shall not review partial submissions or those which submissions for correlated items have not been received.
- SITE PREPARATION FOR BUILDING FOUNDATION
DRAshi
1.

The site shall be prepared uniform in accordance with site drawings, specifications and Geotechnical Engineering Study prepared by Drash Consulting Engineers, Inc., San Antonio, Texas, DCE Project No. 94G-298 and dated December 19, 1994. Portions of that report are reproduced below. Contractor is advised to review the report in its entirety and visit the site prior to providing bid documents.

2.

The Geotechnical Engineer shall be the owner's representative to control the placement of compacted fill. The Geotechnical Engineer shall approve the subgrade preparation, the fill materials, the method of placement and compaction, and shall give written approval of the completed fill.

3.

Strip top soil a minimum of six (6) inches and remove all organic material, roots, grass etc. from the site prior to starting foundation work.

4.

Excavate subgrade to an elevation -(-) inches below finished floor to a plan dimension of at least five (5) feet beyond the building perimeter. Any soft areas in the exposed subgrade after stripping or after removal of any existing facilities shall be removed and replaced with suitable material under controlled conditions.

5.

Exposed subgrade should be scarified just prior to structural fill placement to a minimum depth of six (6) inches and recompacted to a minimum of 95% of the maximum density as determined by the TxDOT Tex-113-E Compaction Test at or less than 3% above optimum moisture content until the subgrade is permanently covered.

6.

Structural fill shall consist of one of the following:

1.

A cohesive soil having a minimum Liquid Limit (LL) of 28 and a Plasticity Index (PI) between 7 and 20.

2.

Crushed limestone meeting the TxDOT 2004 Standard Specification for Construction and Maintenance of Highways, Streets and Bridges, Item 247, Flexible Base, Type A or Type C, Grades 1 or 3.

3.

A clayey gravel with the clay portion having a maximum Liquid Limit of 40 and a Plasticity Index between 10 and 20, and containing no stones larger than 3 inches in their maximum dimension.

7.

All fill shall be free of organics and debris and shall be approved by the Geotechnical Engineer. On site soils do not meet structural fill requirements.

8.

Structural fill shall be 18 inches thick minimum. Fill shall be field compacted in lifts of 8" maximum in loose measurement to a minimum of 95% of Standard Proctor (ASTM D 698) compaction, at or less than 3% above optimum moisture content until the fill is permanently covered.
- VAPOR RETARDER MEETING ASTM & ACI STANDARDS
1.

Vapor retarder (Under Slab) shall conform to ASTM E1745, Class C or better and shall have a maximum water vapor permeance of 0.01 perms when tested in accordance with ASTM E96. Vapor retarder component no less than 10 mils thick in accordance with ACI 302.1R-96. Approved products:

a.

Stego Wrap Vapor Barrier (10 mil) by Stego Industries, LLC. (877) 464-7834.

b.

Vapor Block 10 Under slab Vapor Retarder (10 mil) by Raven Industries. (800) 635-3456.

c.

Griffolyn (10mil) by Reef Industries, Inc.800-231-6074.

d.

Perminator 10 Under slab Barrier/Retarder by W.R. Meadows. (800)-342-5976.

Option:

Pango Termite/Vapor Barrier by Stego Industries, LLC. 15 mils. (877)-464-7834. www.pangowrap.com

2.

Provide vapor retarder as specified under all slabs on grade. The vapor retarder should be installed according to the ASTM E 1634, "Standard Practice for Installation of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs." All joints and seams, both lateral and butt, shall be overlapped 6 inches and taped using vapor retarder manufacturer's recommended tape system. All penetrations must be sealed using specified vapor retarder and tape. Any damaged area after installation of vapor retarder shall be repaired using manufacturer's product and tape. Cover any damage by a minimum overlap of 6 inches in all directions and tape carefully around entire perimeter of repair.

3.

Moisture Vapor Transmission through concrete slabs should be tested by the Calcium Chloride Method, ASTM E 1907-97; ASTM F 1869-98. One test shall be conducted for each 1000 square feet of slab area, with a minimum of 3 tests per slab area. Allow for tests to take from 60 to 72 hours to perform.
- RIGID BEAM, CAST-IN-PLACE CONCRETE FOUNDATON
1.

Verify all dimensions. Coordinate with specifications and architectural plans prior to construction and notify Architect and/or Engineer of any discrepancies.

2.

Concrete work shall be in accordance with the American Concrete Institute Specifications, ACI 318 and ACI 301, Latest Edition.

3.

Detailing, fabrication and erection of reinforcing bars, and all accessories unless otherwise noted, shall be in accordance with the ACI "Manual of Standard Practice for Detailing Reinforced Concrete", ACI 315 latest edition.

4.

Concrete shall develop 3000 psi in compression in 28 days but not less than 4-1/2 sacks of cement shall be used per cubic yard of concrete regardless of strength obtained. Slump shall not exceed five (5) inches.

5.

Concrete shall contain a water-reducing admixture as per the manufacturer's specifications, in accordance with ASTM C494. No calcium chloride will be permitted in concrete.

6.

No horizontal construction joints will be permitted in slabs or beams.

7.

Vertical construction joints in slabs are to be as shown on plans, or if not shown, as approved by engineer.

8.

Reinforcing bars shall be new domestic billet steel and shall conform to ASTM A-615, grade 60 specifications.

9.

Provide corner bars top and bottom at all beam corners and dead end beam intersections. Bars to be of equal size and quantity as the noted beam steel. Bars shall lap beam reinforcement 48 bar diameters.

10.

Bars detailed as continuous shall be lapped 48 bar diameters at splices.

11.

Extend the slab reinforcing steel, perpendicular to beam, to the top outside reinforcing bar of perimeter beams. Start the slab reinforcing steel, parallel to beam, not more than 6" from the top inside reinforcing bar of perimeter beams.

12.

All conduit and plumbing lines in slab shall be placed below slab reinforcing. Do not bundle conduits or plumbing lines; provide 1 1/2" clear between each member.

13.

The vapor retarder below all foundation areas shall be a minimum 10-mil polyethylene with all joints lapped 12" continuous and sealed. Drop vapor retarder down the sides of all beam trenches. DO NOT PLACE VAPOR RETARDER ACROSS TRENCH BOTTOM.

14.

Clay masonry brick is not acceptable for chairs. Solid concrete brick may be used as chairs providing they are large enough and spaced to distribute construction traffic weights without damaging the Vapor Retarder.

15.

Concrete shall not be placed on soils that have been disturbed by rainfall or seepage.

16.

If bearing soils are softened by surface water intrusions during exposure or by desiccation, the unsuitable soils must be removed from the foundation excavation prior to placement of concrete.

17.

In all instances minimum slab thickness shall be maintained. Coordinate slab finishes with architectural plans.

18.

Backfill around perimeter to provide positive drainage away from the foundation.
- STRUCTURAL STEEL
1.

Comply with American Institute of Steel Construction, Inc. (AISC) Code of Standard Practice for Steel Buildings and Bridges.

2.

Rolled steel plates, shapes, and bars shall be structural quality carbon steel complying with ASTM A-36.

3.

Hollow Structural Sections (HSS) products shall comply with ASTM A500, Grade B, 46 KSI.

4.

All structural steel shall be fabricated, erected and painted in accordance with the Specifications for the Design, Fabrication, and Erection of Structural Steel for Buildings as amended to date and the Code of Standard Practice, latest edition as adopted by the American Institute of Steel Construction.

5.

Welding shall be done in accordance with the standard code for arc and gas welding in building construction as published by the American Welding Society, except that all welding shall be done by the Electric arc process. All welding shall be performed by certified welders and shall conform to the latest code of the AWS.

6.

Detailed connections have been designed by Structural Engineer. Any connection not detailed or altered for fabrication purposes, shall be sized and detailed by fabricator and shall be marked for engineer's verification.

7.

Erector shall examine areas and conditions under which structural steel work is to be installed, and notify Contractor in writing of conditions detrimental to proper and timely completion of work. Do not proceed with work until unsatisfactory conditions have been corrected in a manner acceptable to the erector.

8.

Provide temporary shoring and bracing members with connections of sufficient strength to bear imposed loads. Remove temporary members and connections when permanent members are in place and final connections made. Permanent members shall include but are not limited to columns, beams and rafters.
- WOOD FRAMING NOTES
1.

All framing lumber shall be #2 Southern Pine or better and shall comply with DOC PS 20 or equivalent

2.

Provide solid blocking between roof rafters, ceiling joists at bearing locations and at midspan of spans greater than 8'-0". Size to match framing member.

3.

All exterior stud walls to be 2X6 @ 16" o.c. Refer to Architectural plans for non-load bearing stud walls.

4.

All stud walls to be connected to foundation with 1/2" diameter Hex-Head ASTM A-307 bolts with 6 inch minimum embedment spaced at 36" o.c. maximum. Provide one each side of an opening, one each side of a splice, and two at each corner. OPTION: Hilti DS Heavy Duty Nail (0.177 inch diameter) and 24 inch on center, with minimum 1 ½" penetration into concrete.

5.

All stud walls to have horizontal blocking at 4'-0" o.c. vertically; of size equal to studs unless noted otherwise on plans.

6.

All headers to be 2-2X8 minimum unless noted otherwise on plans.

7.

Provide joist or beam hanger where joists, rafters, or beams frame together or to each other at the same elevation. All hangers to be as manufactured by "Simpson" or a reviewed equivalent.

8.

Connect roof rafters to double top plates with type H2.5, HS or H1 clip as manufactured by "Simpson Strong Tie".
- PLYWOOD PANELS
1.

All panels shall comply with the requirements for their type in DOC PS 1 or PS 2, in addition to all applicable identification verifying testing and inspection compliance.

2a.

Roof panels for back addition to be APA Rated Sheathing, Exterior, 5/8" thick plywood.

2b.

Roof panels for dining addition to be APA Rated Sheathing, Exterior, 3/4" thick plywood.

3.

Exterior wall sheathing to be APA Rated Sheathing, Exterior, 1/2" thick plywood.

4.

Place panels with end joints staggered. All panels to be placed perpendicular to framing members.

5.

Secure roof panels over firm bearing with 8d common nails at 6" o.c. at panel edges, at 12" o.c. at intermediate supports.

6.

Leave 1/8" space at all panel edge joints and end joints of roof deck unless otherwise recommended by manufacturer.

7.

Secure wall sheathing over firm bearing with 8d common nails at 6" o.c. at panel edges and at edges and at 10" o.c. at intermediate supports.

8.

Butt wall sheathing end and edges to a close but not tight fit (allow 1/32").
- TONGUE-AND-GROOVE HEAVY TIMBER ROOF DECKING
1.

The lumber used shall be graded in accordance with the grading rules under which the species is customarily graded.

2.

The standard size is 2X6 in., nominal, dressed at 15% maximum moisture content to the actual size and V-grooved pattern.

3.

Each piece shall be square and trimmed across the face so that at least 90% of the pieces will be within 3/64 in. of square. The vertical end cut may vary from square to a maximum 2º bevel cut.

4.

End joints not occurring over supports should be matched T.&G. or have metal splines inserted at the ends so that loads may be distributed end to end as well as across the planks.

5.

Decking lay-up shall be controlled random lay-up with the following lengths

a)

not less than 40% to be 14 foot and longer

b)

not over 10% to be less than 10 foot

c)

not over 1% to be 4 or 5 foot

d)

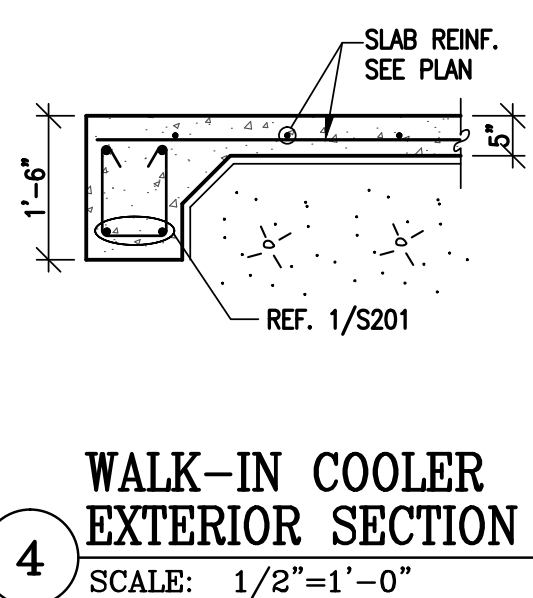
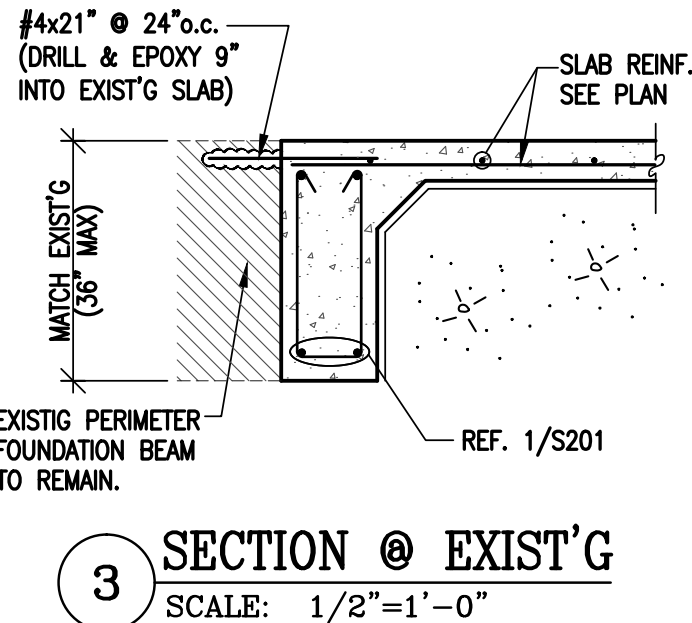
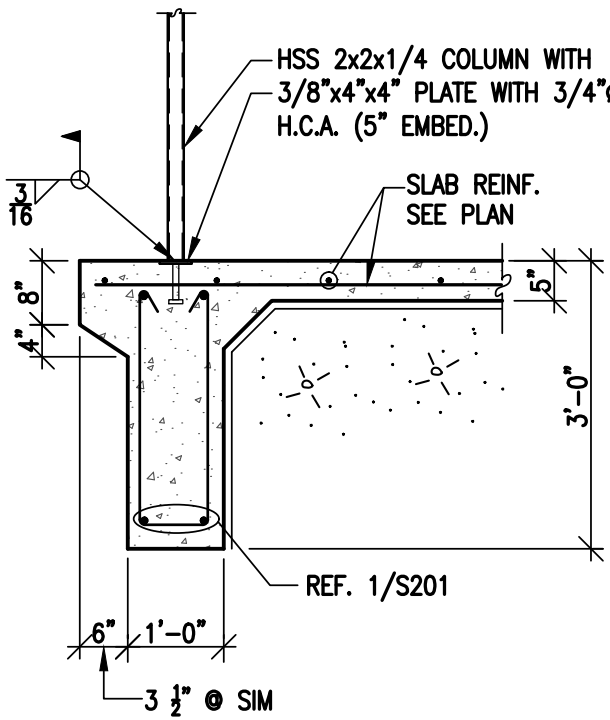
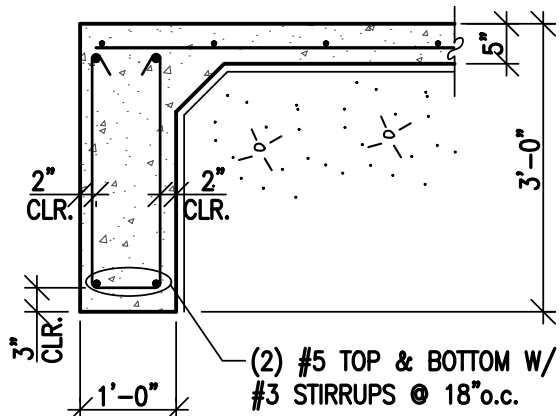
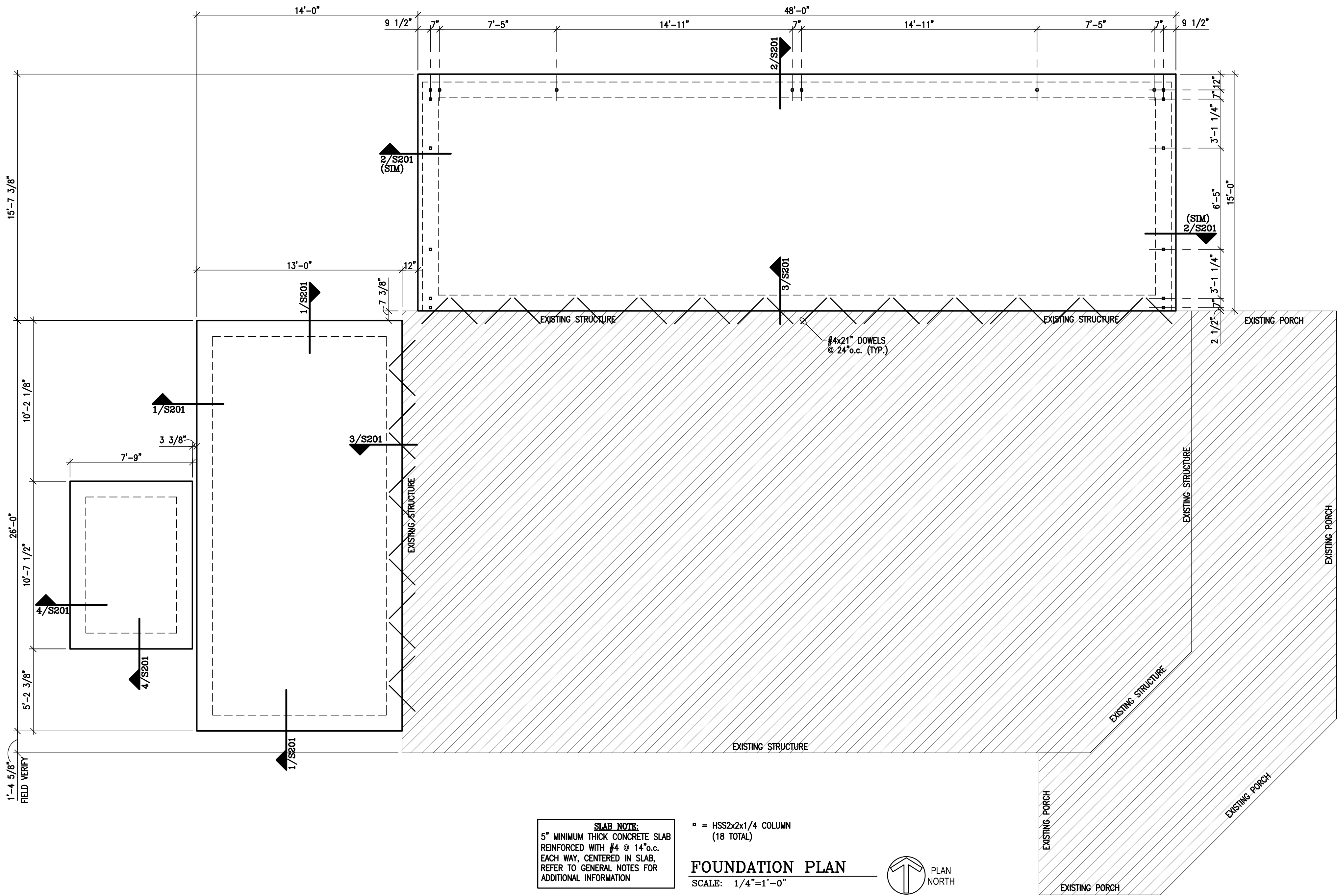
minimum length is limited to 75% of the span length

6.

Tongue and groove decking is to be installed with tongues up. Decking is to be laid with pattern faces down and exposed on the underside. Each piece shall be toe nailed through the tongue and face nailed with one nail per piece per support using 16d common nails.

7.

Joints in the same general line (within 6 inches of being in line each way) shall be separated by at least two intervening courses. In the end bays each piece shall rest on at least one support. When an end joint occurs in the end bay, the next piece in the same course must continue over the first inner support for at least 2 feet. There shall be a minimum of 2 feet between end joints in adjacent courses. To provide a continuous tie for lateral restraint for the supporting member, the pieces in at least the first and second courses and repeating at least after each group of seven intervening courses, must bear on at least two supports with end joints in these two courses occurring in alternate spans or on alternate supports.
- F-16036
- CALVETTI**
ASSOCIATES
professional engineers
342 WILKINS AVE | SAN ANTONIO | TEXAS 78210 |
OFFICE @ Cape-Inc.net PH. 210.828.6419 FAX. 210.334.0465
CALVETTI & ASSOCIATES
ALL RIGHTS RESERVED
- 10 MARCH 2017
LAWRENCE CALVETTI, P.E.
TEXAS NO. 36938
PROJECT NO. 17010
REVIEW ONLY
NOT FOR PRICING, PERMIT
- DADO**
group
- 311 SIXTH ST.
SAN ANTONIO, TX 78215
P. 210.828.4599
F. 866.298.6057
www.dado-group,LLC
© 2017 Dado Group,LLC.
- NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION
- HEMISFAIR PARK
- ARCHITECT
- DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210.828.4599 P
866.298.6057 F
- STRUCTURAL
- CALVETTI & ASSOCIATES P.E.
342 WILKINS AVE.
SAN ANTONIO, TX 78210
210.828.6419 P
210.334.0465 F
- 03.10.17 DG PROJ. NO. N/A
- ENGINEER LC DRAWN BY: SeC
- | SET ISSUE DATES | |
|-----------------|-------|
| DATE | ISSUE |
| | |
| | |
| | |
| | |
| | |
| | |
- | REVISIONS | | |
|-----------|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
- GENERAL NOTES
- S101



F-16036

CALVETTI + ASSOCIATES
professional engineers

10 MARCH 2017
LAWRENCE CALVETTI, P.E.
TEXAS NO. 36938

342 WILKINS AVE | SAN ANTONIO | TEXAS 78210 |
OFFICE @ Cape-Incnet PH. 210.534.0465
CALVETTI + ASSOCIATES
PROJ. NO. 17010 © 2017 ALL RIGHTS RESERVED

REVIEW ONLY
NOT FOR PRICING, PERMIT

DADO
group

311 SIXTH ST.
SAN ANTONIO, TX 78215
P. 210.828.4599
F. 866.298.6057
www.dado-group.com

© 2017 Dado Group, LLC.

**NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION**

HEMISFAIR PARK

ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

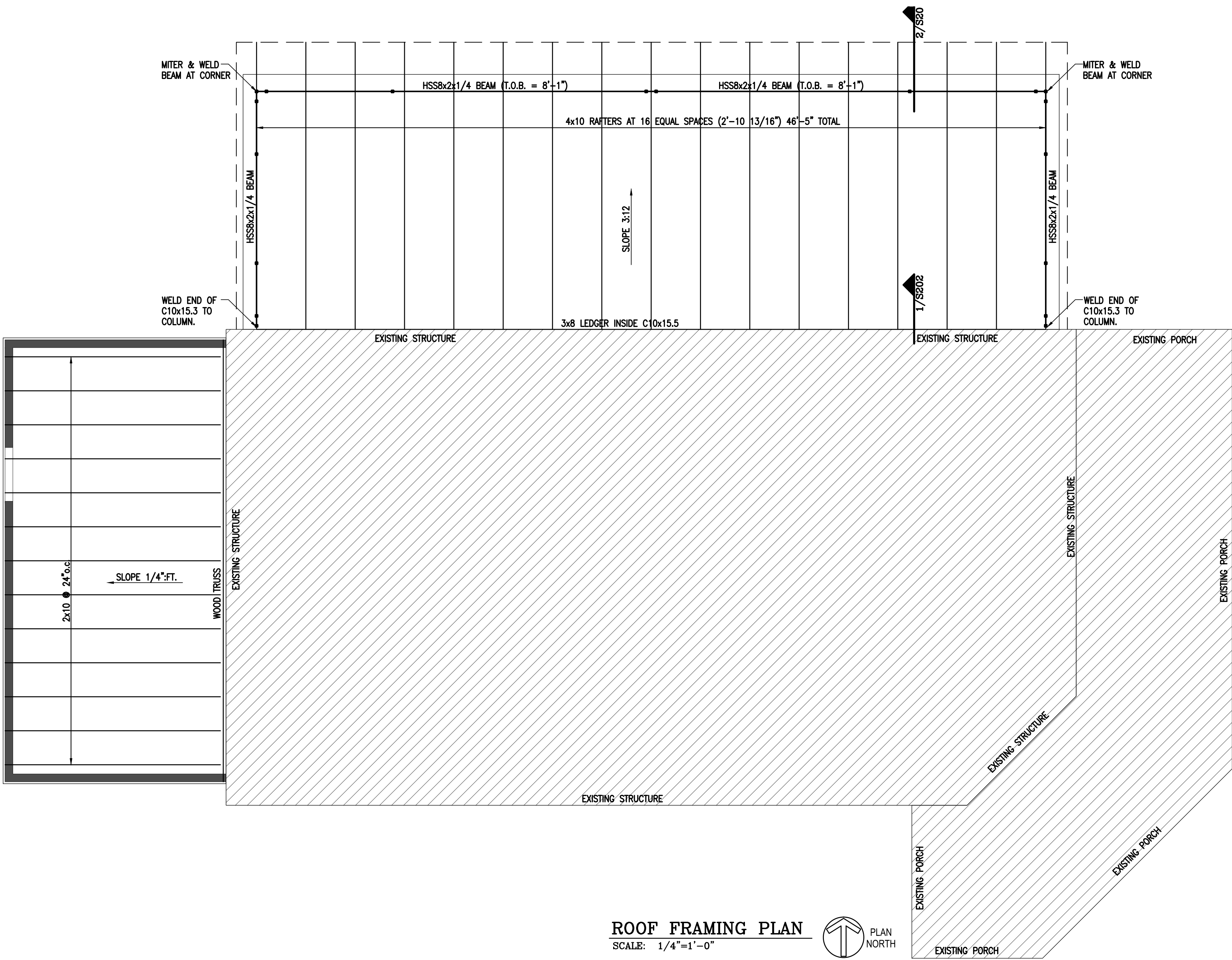
STRUCTURAL
CALVETTI + ASSOCIATES P.E.
342 WILKINS AVE.
SAN ANTONIO, TX 78210
210 828 6419 P
210 534 0465 F

03.10.17 DG PROJ. NO. N/A
ENGINEER LC DRAWN BY: SeC

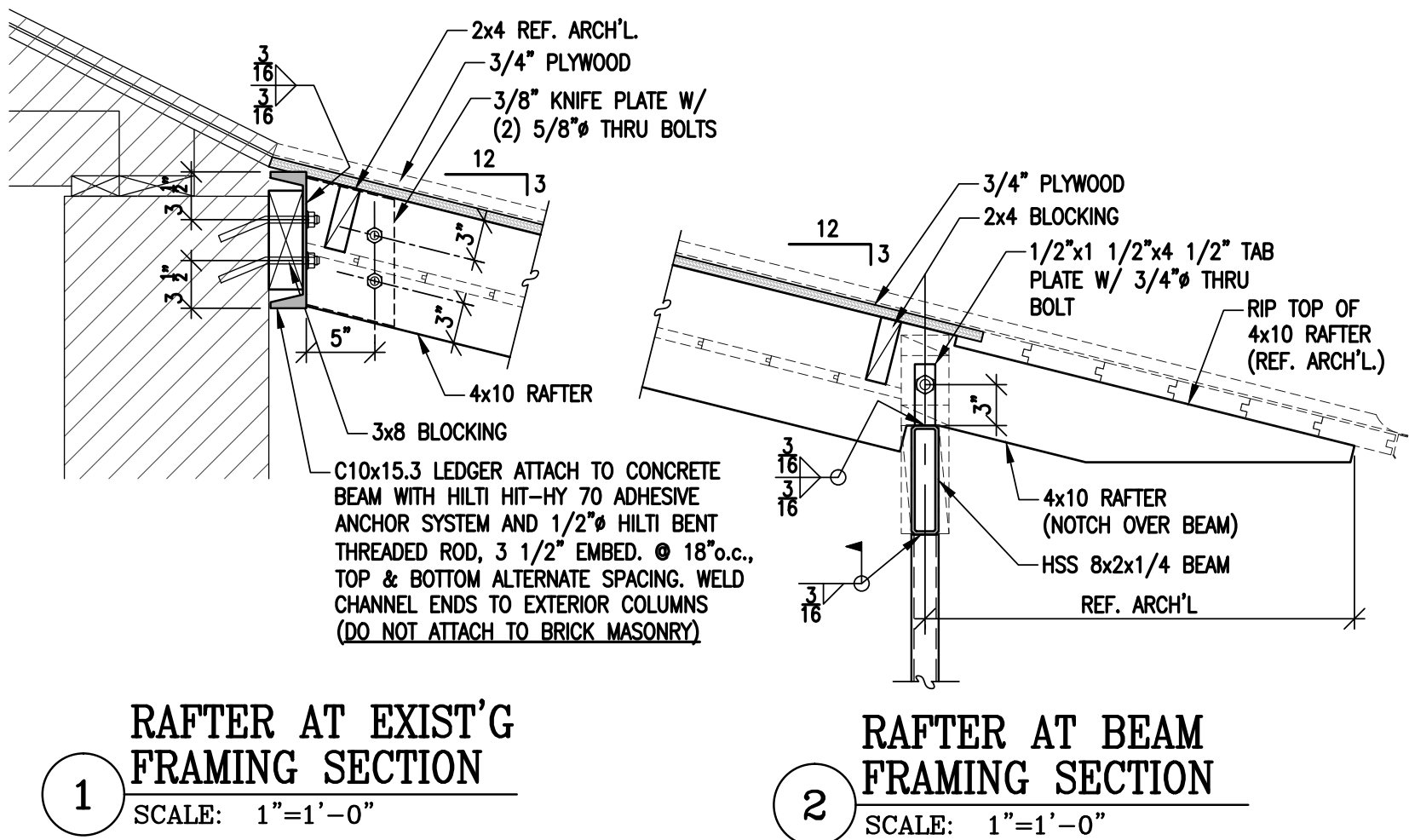
SET / ISSUE DATES		
DATE	ISSUE	
REVISIONS		
NO.	DATE	DESCRIPTION

**FOUNDATION PLAN
+ SECTIONS**

S201



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



1
RAFTER AT EXIST'G
FRAMING SECTION
SCALE: 1"=1'-0"

2
RAFTER AT BEAM
FRAMING SECTION
SCALE: 1"=1'-0"

F-16036
CALVETTI + ASSOCIATES
professional engineers
10 MARCH 2017
LAWRENCE CALVETTI, P.E.
TEXAS NO. 36938
342 WILKINS AVE | SAN ANTONIO, TEXAS 78210
OFFICE @ Cape-Inc.net PH. 210.828.6419 FAX. 210.534.0465
CALVETTI + ASSOCIATES
PROJ. NO. 17010 © 2017 ALL RIGHTS RESERVED
REVIEW ONLY
NOT FOR PRICING, PERMIT

DADO
group
311 SIXTH ST.
SAN ANTONIO, TX 78215
P. 210.828.4599
F. 866.298.6057
www.dado-group.com
© 2017 Dado Group, LLC.

**NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION**

HEMISFAIR PARK

ARCHITECT
DADO GROUP, LLC
311 SIXTH STREET
SAN ANTONIO, TX 78215
210.828.4599 P
866.298.6057 F

STRUCTURAL
CALVETTI + ASSOCIATES P.E.
342 WILKINS AVE.
SAN ANTONIO, TX 78210
210.828.6419 P
210.534.0465 F

03.10.17 DG PROJ. NO. N/A
ENGINEER LC DRAWN BY: SeC

SET ISSUE DATES		
DATE	ISSUE	
REVISIONS		
NO.	DATE	DESCRIPTION

ROOF PLAN +
SECTIONS

S202









1



2



3



4



5

1. PROPOSED STEEL WINDOWS AND DOORS (AT NEW DINING AREA/ADDITION)
2. PROPOSED METAL SIDING PANELS AT NORTHSIDE ADDITION (COOLER AND OFFICE AREA)
3. EXAMPLE OF EXISTING FLAGSTONE TO BE USED AT NEW DINING ROOM FLOOR
4. EXAMPLE OF EXISTING STANDING SEAM METAL ROOF TO BE USED AT NEW SHED ROOF
5. PROPOSED VINES TO COVER EXTERIOR WALK-IN COOLER

DOUGH PIZZERIA NAPOLETANA
HEMISFAIR PARK, SAN ANTONIO, TX

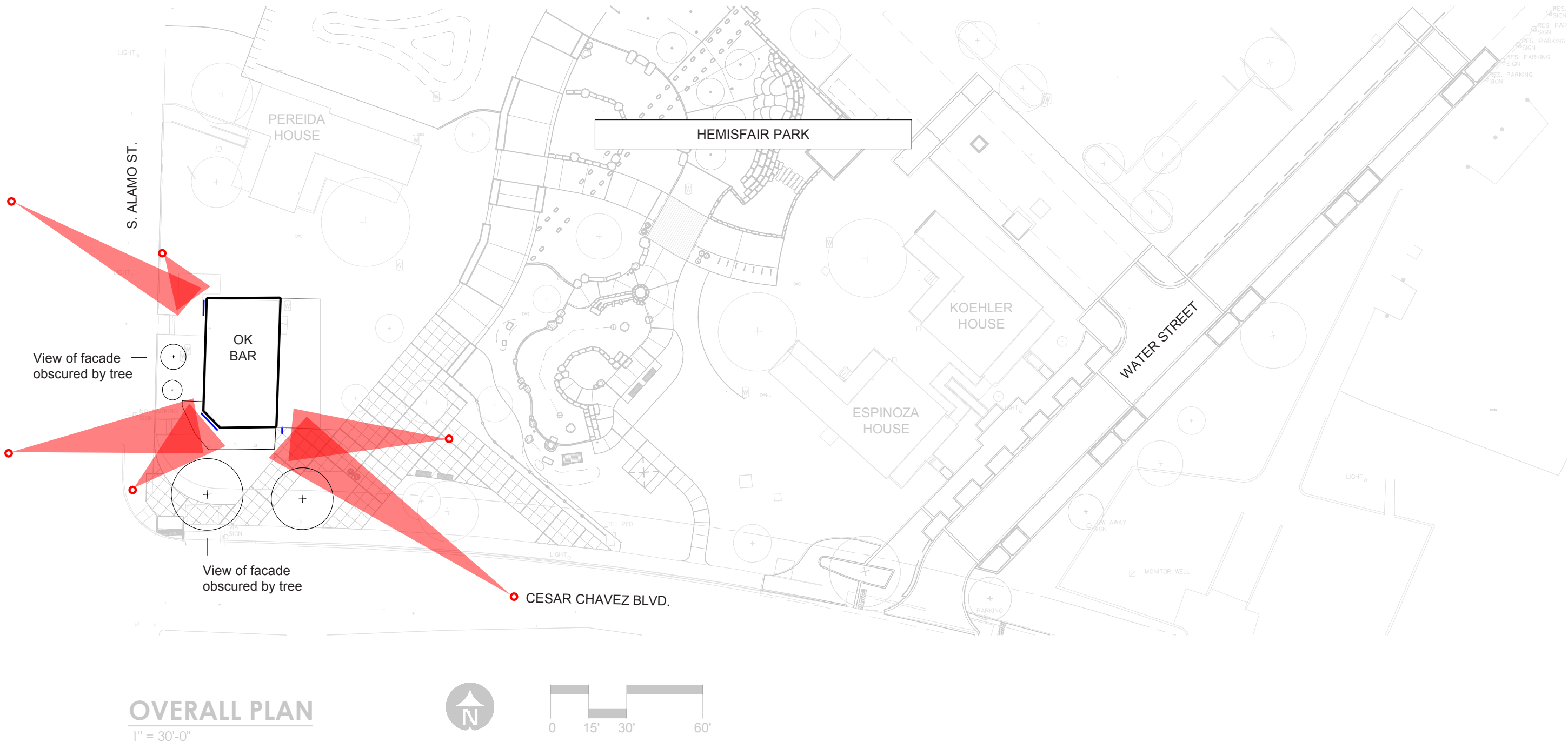
HDRC REVIEW PACKAGE
| 03.10.2017 |

MATERIALS AND FINISHES IMAGERY

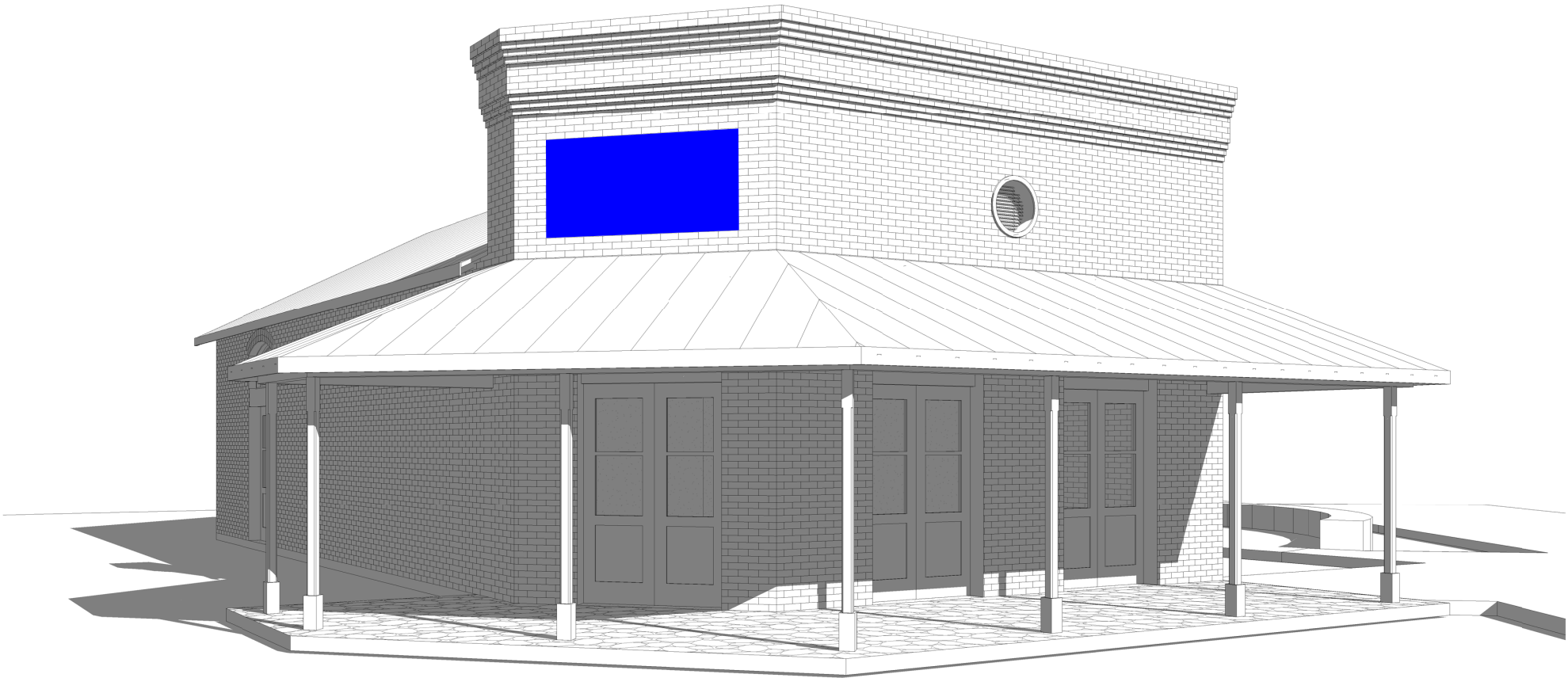
Dough Pizzeria

Historic OK Bar

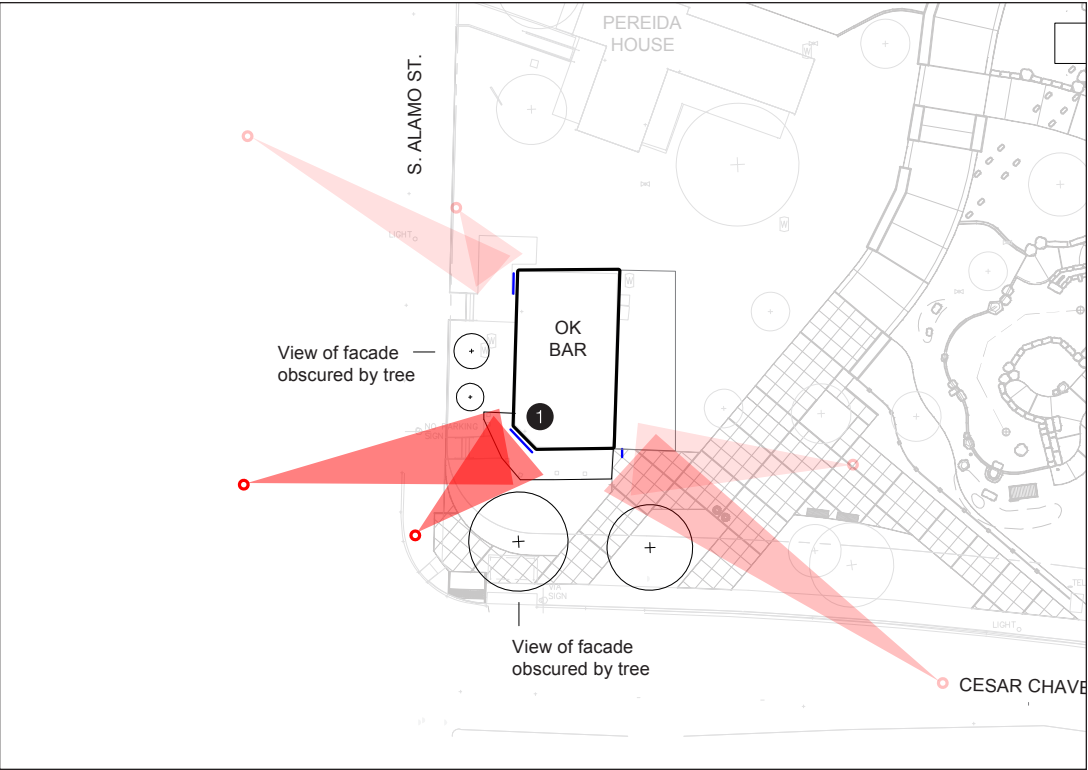
518 S. Alamo St. San Antonio, TX 78205



Dough Pizzeria
Historic OK Bar
518 S. Alamo St. San Antonio, TX 78205



1. Front Exterior Sign
4' x 5'
est. sqft = 20'



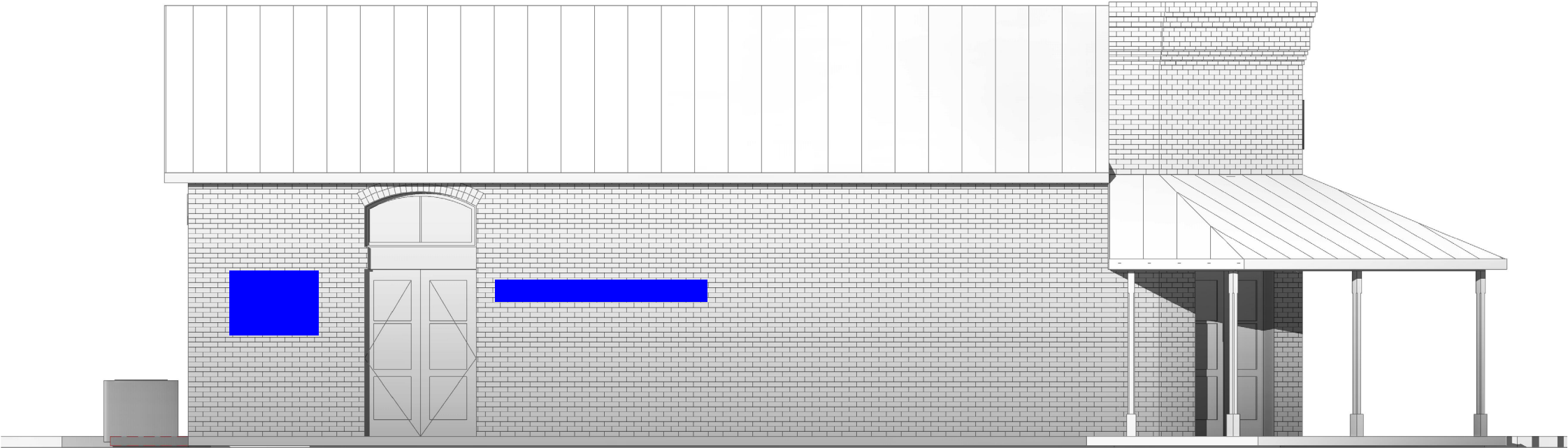
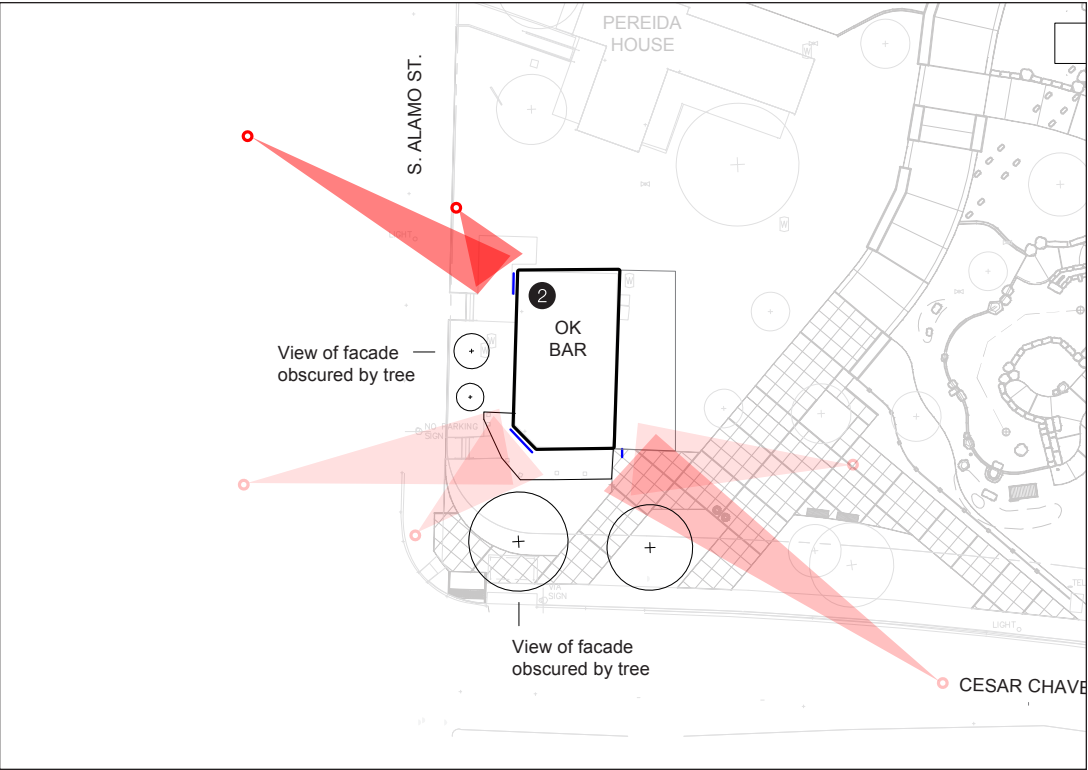
1. Front Exterior Sign



Dimensional letters
mounted on
painted sign board
with molding



Dough Pizzeria
Historic OK Bar
518 S. Alamo St. San Antonio, TX 78205



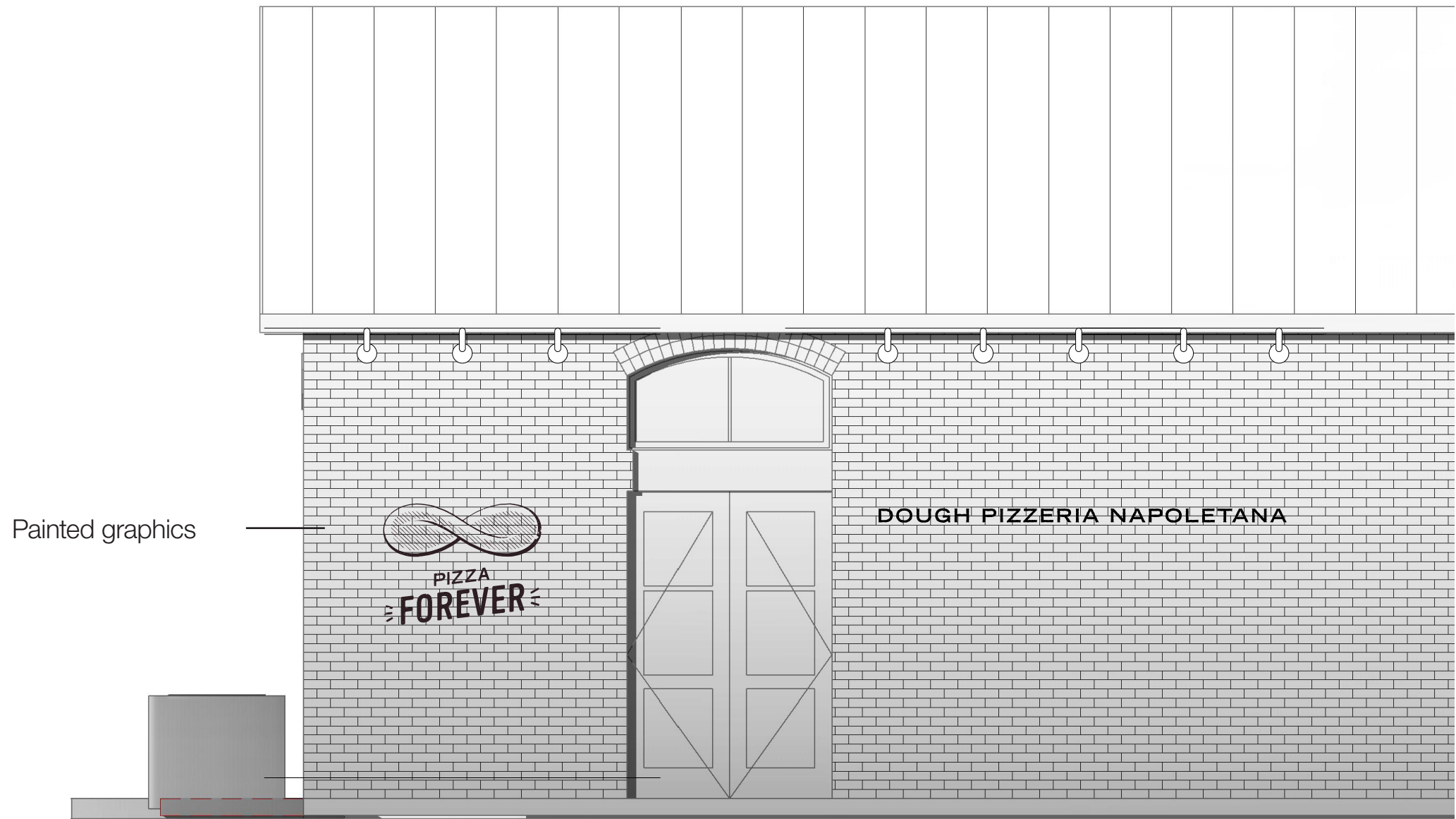
2. Side Exterior Sign
4'-6" x 3'
est. sqft = 13'-6"

3. Side Exterior Sign
1'- x 10'
est. sqft = 10'

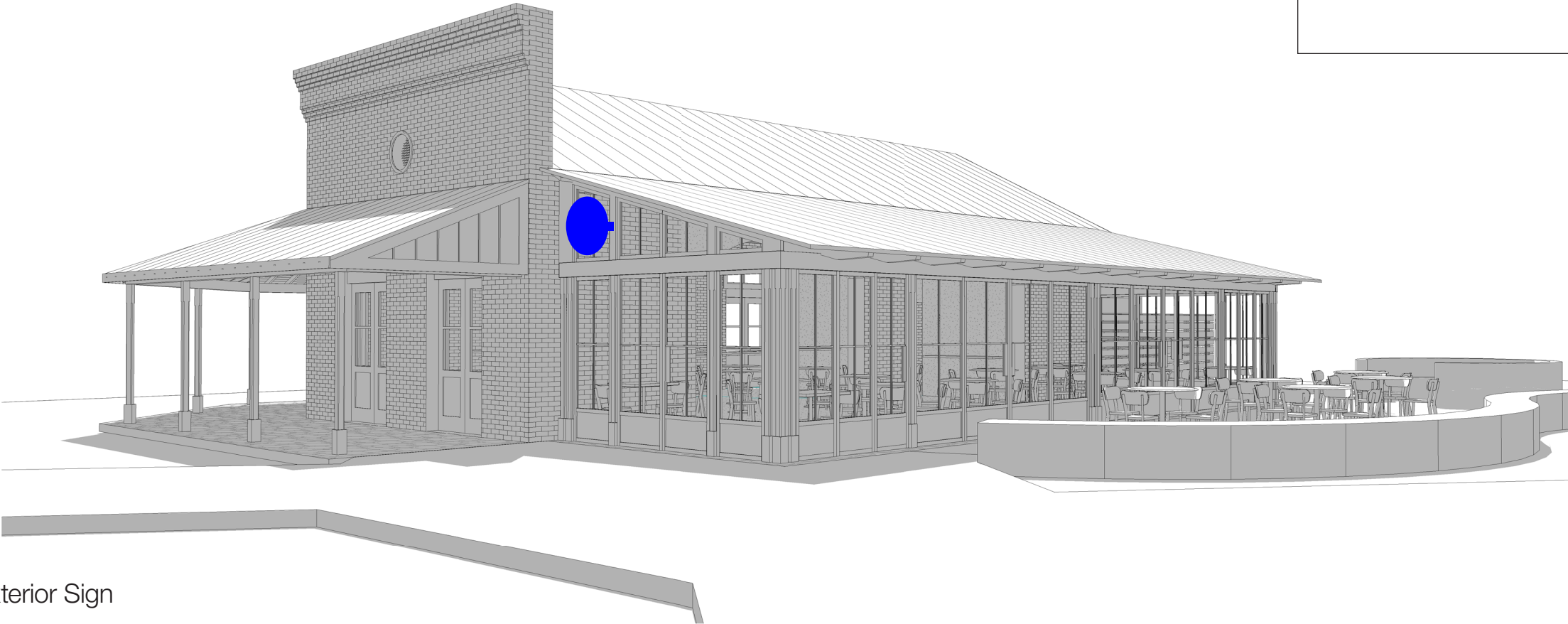
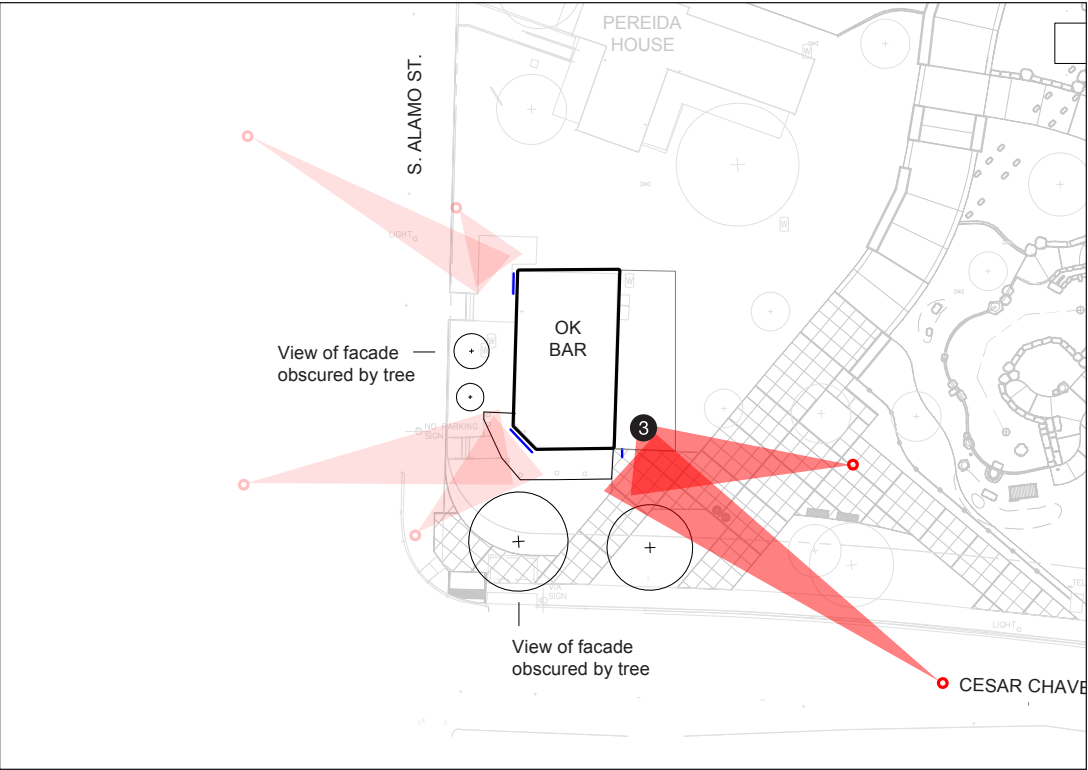
Dough Pizzeria
Historic OK Bar
518 S. Alamo St. San Antonio, TX 78205

Side Exterior Sign





Dough Pizzeria
Historic OK Bar
518 S. Alamo St. San Antonio, TX 78205



4. Side Exterior Sign
1' 6" x 2'-6"
est. sqft = 4'

Side Exterior Sign



Fabricated
metal frame
with neon outline

