

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

HDRC CASE NO: 2018-003
ADDRESS: 1201 N ST MARYS
LEGAL DESCRIPTION: NCB 835 BLK 15 SW IRR 68.3 FT OF A2 FORM SW IRR 70.4 FT OF A2
ZONING: FBZ SD,HE
CITY COUNCIL DIST.: 1
LANDMARK: Commercial Building
APPLICANT: Benito Polendo
OWNER: Luis Oseguera Kernion
TYPE OF WORK: Exterior modifications, construction of an addition, hardscaping
APPLICATION RECEIVED: December 22, 2017
60-DAY REVIEW: February 20, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Construct an addition to measure approximately 950 square feet. The addition will enclose an existing gas station service bay and include a rooftop mechanical screen.
2. Remove and relocate an existing low wall on the north edge of the property.
3. Perform hardscaping and landscaping modifications to accommodate an outdoor seating area, two parking spaces, a drive-thru lane, and waste management.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing 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. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

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.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location*—Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

- i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
- ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

B. STREET TREES

- i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species,

size, and growth habit.

C. PAVING

i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

D. LIGHTING

i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).

ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.

iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).

iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.

v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

7. Off-Street Parking

A. LOCATION

i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and

texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. The primary structure located at 1201 N St Mary's is a 1-story commercial structure constructed in 1940 with Spanish Eclectic and Mission style elements. The structure was originally a convenience store and gas station and retains its character-defining canopy structure angled towards the intersection of N St Mary's and Brooklyn Ave. The structure features a primarily stucco façade with a painted brick base. Raised diamond detailing adorns the top third of the structure, and many are currently painted in vibrant colors. The applicant is requesting approval to renovate the existing structure to be used as a coffee shop. The proposal includes fenestration modifications, an addition, and site modifications.
- b. The applicant met with the Design Review Committee (DRC) on January 10, 2018. The DRC discussion focused on the addition design and detailing. The DRC recommended reducing the height of the addition where feasible to match the roofline of the existing structure at a minimum. The DRC also recommended exploring ways to modify the west elevation facing Brooklyn Ave through the use of detailing, materiality, and footprint. Recommendations included thinning out the roof edge to create a thinner profile; removing the wing walls and wall fronting the canopy; reducing the footprint and bringing the wall in to clearly establish a recessed footprint from the primary structure; and removing the cement plaster overhang shading detail for a treatment that differentiates the addition from the primary structure.
- c. **MASSING AND FOOTPRINT** – The applicant has proposed to construct an addition to the primary structure. The existing structure measures approximately 1,110 square feet. According to the Historic Design Guidelines, additions should not double the size of the primary structure and should be subordinate to the existing structure. The proposed addition measures 900 square feet. This approximately doubles the size of the primary structure. However, the historic structure has a small footprint, and the location of the addition incorporates the existing service bay canopy. Staff finds the footprint generally acceptable given the specific design considerations of the structure, but finds that the west wall parapet detailing should distinguish itself from the historic structure in terms of materiality, height, and detailing. Currently, the proposal incorporates the same façade material and elevated diamond detailing to mimic the existing structure. Staff finds that the material and detail treatment of this addition should be distinguished as new to the historic fabric of the site. The overall height of the addition should also be reduced in order to avoid damage and concealment of the original decorative portions of the canopy.
- d. **ROOF** – The historic structure features a flat roof with a raised parapet. The proposed addition also features a flat roof with parapet detailing. The proposed height matches that of the existing structure. The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. The addition should be subordinate to the primary structure and should never be so contrasting as to overwhelm or distract from the existing structure. Staff finds that the roof's mimicry of the historic structure in terms of its material treatment and parapet detailing is not consistent with the Guidelines regarding distinguishing additions as new. Staff finds that eliminating the parapet or proposing an alternative roof form would be more consistent with the Guidelines.
- e. **ROOF MATERIAL** – The applicant has proposed to install a flat roof with raised parapet on the addition to match the existing flat roof and parapet detail on the primary structure. Staff finds the proposal generally consistent with the Guidelines, but finds that overall efforts to differentiate the addition from the historic structure should be made. Staff also finds that the applicant should explore ways to make the west façade more transparent overall to allow for the visibility of the service bay canopy on this elevation.
- f. **FENESTRATION MODIFICATIONS** – The proposed addition will remove the existing windows facing the corner of Brooklyn and N St Mary's and will open up the former garage door bays. These bays will be incorporated into the new addition and will be part of the interior conditioned space. New primary entrances will be added on the addition. Additionally, a new window will be added on the west façade to accommodate a drive-thru service station. Staff finds the proposal acceptable.
- g. **NEW WINDOWS AND DOORS** – The applicant has proposed door and window proportions on the existing structure and addition that are generally consistent with proportions on the primary structure.
- h. **MATERIALS: FAÇADE** – The existing structure features stucco siding. The applicant has proposed to refinish the existing structure with new cement plaster siding. The addition will incorporate this cement plaster detailing above new metal storefront windows and doors. The addition on the west side will also feature a new metal shading screen directly above the storefront windows. Staff finds that the use of storefront glazing and a metal

canopy is generally appropriate to distinguish the original structure from the addition in terms of materiality and transparency, but finds the use of cement plaster above the storefront should be reconsidered. Due to the placement and high visibility of the proposed addition, staff finds that an alternative material would be more appropriate and help the addition to appear subordinate to the original canopy and service bays. As noted in finding c, the overall height of the addition should also be reduced in order to avoid damage and concealment of the original decorative portions of the canopy. As noted in finding d, staff finds that eliminating the parapet or proposing an alternative roof form would be more consistent with the Guidelines.

- i. **TRANSITIONS BETWEEN OLD AND NEW** – As noted in finding h, the addition will incorporate cement plaster detailing above storefront windows and doors. According to Guideline 2.A.v for Additions, additions should provide a clear visual distinction between old and new building forms through materials and design details. Staff finds that the proposal as submitted does not clearly distinguish the addition from the historic structure. A change in materials would be more consistent with the guidelines.
- j. **MECHANICAL EQUIPMENT** – The proposal includes a new mechanical equipment screen near the center of the addition's roof. The screen will be set back from the primary façade by approximately eight feet. The screen will be several feet in height and be the tallest element of the structure. The screen features the same concrete plaster finish and parapet detailing as the rest of the proposal. While the screening approach is generally consistent with the Guidelines, staff finds that the applicant should make every effort to reduce the height of the screen to minimize its prominence as a building feature.
- k. **ARCHITECTURAL DETAILS** – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition incorporates similar architectural detailing as the existing structure; however, the treatment of the addition obscures character defining features of the structure.
- l. **HARDSCAPING** – The applicant has proposed to modify the existing hardscaping to accommodate two parking spaces north of the existing service bay and a drive-thru internal driveway. The driveway will measure twelve feet in width with an entrance off N St Mary's and an exit off Brooklyn Ave. The parking will serve as handicap spaces and a service drop-off area. Additional required parking will be leased from the adjacent parking lot. Staff finds the proposal generally appropriate for the historic service and commercial nature of the site.
- m. **LANDSCAPING** – The applicant has proposed to install landscaping on the corner of N St Mary's and Brooklyn Ave. Staff has not yet seen a comprehensive proposal. The applicant is required to provide this information prior to receiving final approval.
- n. **OUTDOOR SEATING** – The applicant has proposed a new outdoor seating area at the corner of N St Mary's and Brooklyn Ave. The seating area will be located just below the terminating point of the existing service bay canopy. The proposal includes cement tiles in decorative patterns. Staff finds the proposal generally consistent.
- o. **SITE EQUIPMENT SCREENING** – The applicant has provided screening details for the trash receptacles, which are located at the rear of the lot. Staff finds the location and screening method generally appropriate for the site.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through o with the following stipulations:

- 1. That the applicant reduces the overall height of the addition in order to avoid damage and concealment of the original decorative portions of the canopy as noted in findings c and h.
- 2. That the applicant eliminates the parapet detailing on the addition or proposes an alternative roof form as noted in findings d and h.
- 3. That the applicant utilizes a more transparent material and design approach to the addition, particularly the west elevation, to avoid obscuring the character defining features of the historic structure as noted in findings c, d, h, and k.
- 4. That the applicant reduces the height of the rooftop mechanical screen where feasible and provides a line of sight study that illustrates its visibility from the street as noted in finding j. The applicant should also consider concentrating the mechanical systems on the existing historic structure's roof to help reduce the impact of the addition on the west façade.

5. That the applicant submits a comprehensive landscaping plan if they wish to be considered for final approval as noted in finding m.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant met with the Design Review Committee (DRC) on January 10, 2018. The discussion is outlined in finding c. The applicant submitted revised documents to staff on January 23, 2018.



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 09, 2018

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1201 N. St. Mary's Street

Description of Project

Addition and Interior Renovation of an existing single story 1180 SF vacated gas station. The last known use of the facility was fast food sales.

The existing 'L' shape plan building consists of exterior masonry walls and exterior painted cement plaster finish. Roof structural is of minimum slope wood joist and deck supported by the load bearing perimeter walls. The overhead doors at the garage bays have been removed and the openings are in-filled with a mixture of masonry & wood frame construction and fixed glass panels. The smaller wing originally used as cashier/office area has a few punched window openings.

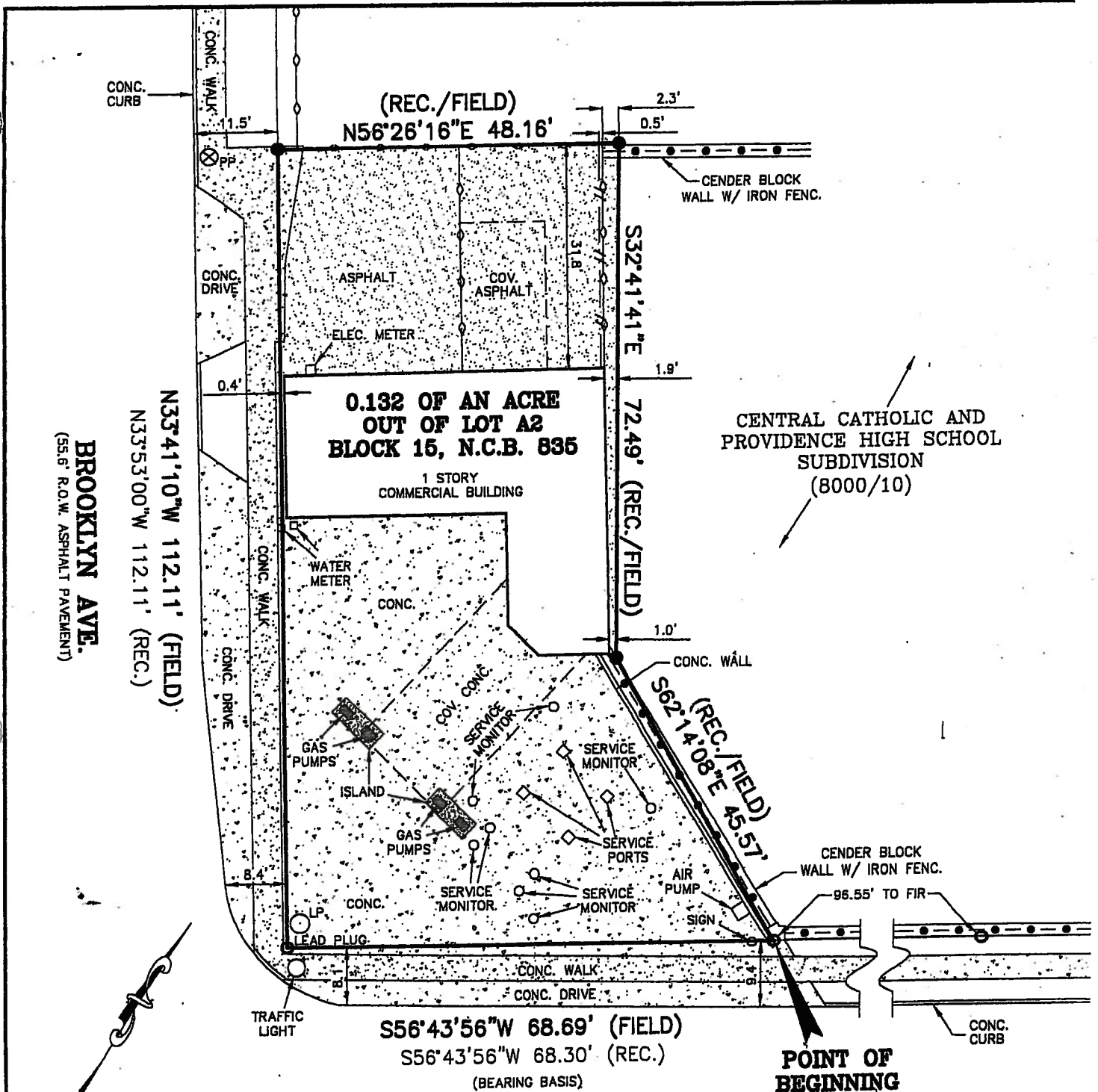
Our plan is to renovate the existing facility to house a future Coffee Shop. The existing larger wing of the 'L' plan will be used as a serving and prep area. The infill materials at overhead door opening will be cleared to allow means of access between the serving and seating areas. A 950 SF addition will be nested between the void of the 'L' structure and extends under the existing drive-thru canopy for patron seating space. The smaller wing will be used for ancillary spaces.

The new construction will be painted cement plaster on steel framing at the addition to be consistent with the existing exterior materials. Glazing will be 1" clear insulated glass in a steel frame and will have a roof overhang for shading on the west elevation.

Patterned concrete pavers will be used at the outdoor seating area that faces the intersection of N. St. Mary's Street and Brooklyn Ave.

Arrangements have been made with Providence High School to utilize the adjacent parking lot as part of this facility. Thus, a drive-thru lane for take-out service will be developed and still maintain twenty (25) parking slots to serve this new Coffee Shop.

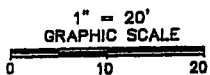
Landscaping will be provided.



CENTRAL CATHOLIC AND
PROVIDENCE HIGH SCHOOL
SUBDIVISION
(8000/10)

*Existing
Site Plan*

BY



| LEGEND: | |
|---------|-------------------|
| # | WOOD FENCE |
| ◇ | CHAIN LINK FENCE |
| × | BARBED WIRE FENCE |
| ○ | FND 1/2" IRON ROD |
| ● | SET 1/2" IRON ROD |
| ■ | FENCE POST |

* Being a 0.132 of an acre tract of land, being a portion of Lot A2, Block 15, New City Block 835, the same land described in Deed to McKenna-Garris Investments, recorded in Volume 4103, Page 317, Real Property Records of Bexar County, Texas, and being more particularly described by Metes and Bounds of even date and job number.

| | | | |
|---|---------------|-----------------------------|--|
| SET 2 IRON ROD = FENCE POST | | | |
| BUYER: BMS REAL ESTATE INVESTMENTS, LLC | | ADDRESS: 1201 N. ST. MARY'S | |
| TITLE COMPANY: LAND AMERICA LAWYERS TITLE | | G.F. NO.: 1225001243 | |
| LOT: * | BLOCK: 15 | N.C.B: 835 | |
| SUBDIVISION: ~ | | | |
| CITY: SAN ANTONIO | COUNTY: BEXAR | STATE: TEXAS | |

[illegible]

1 FLOOR PLAN - NEW WORK

1201 N. ST. MARY'S STREET

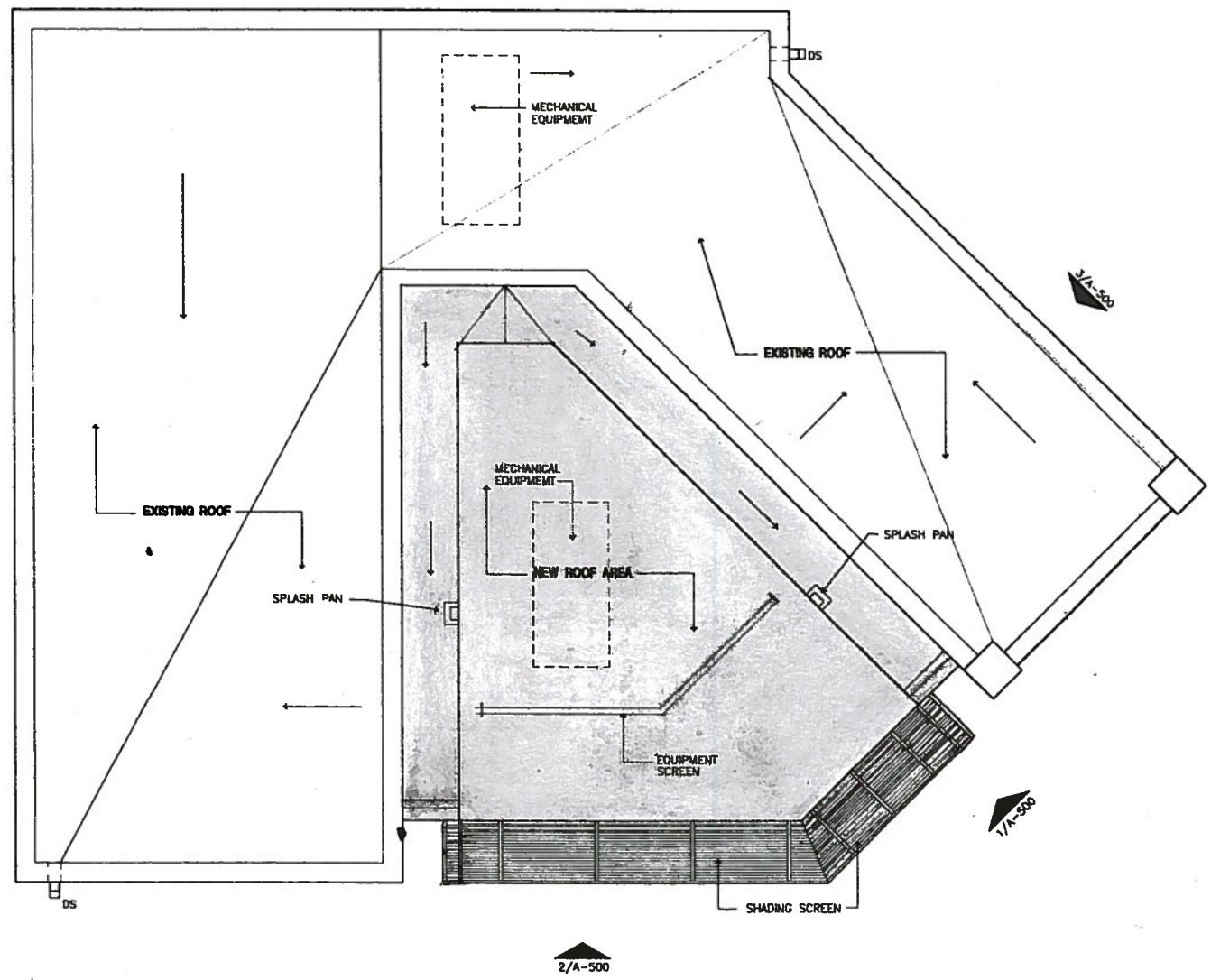
$$1/4" = 1'-0"$$

1.19.2018



1201 N. ST. MARY'S STREET
DEVELOPMENT PROJECT

2018 JAN 23 AM 9:59



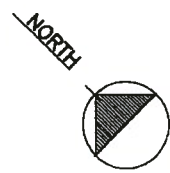
1 ROOF PLAN - NEW WORK

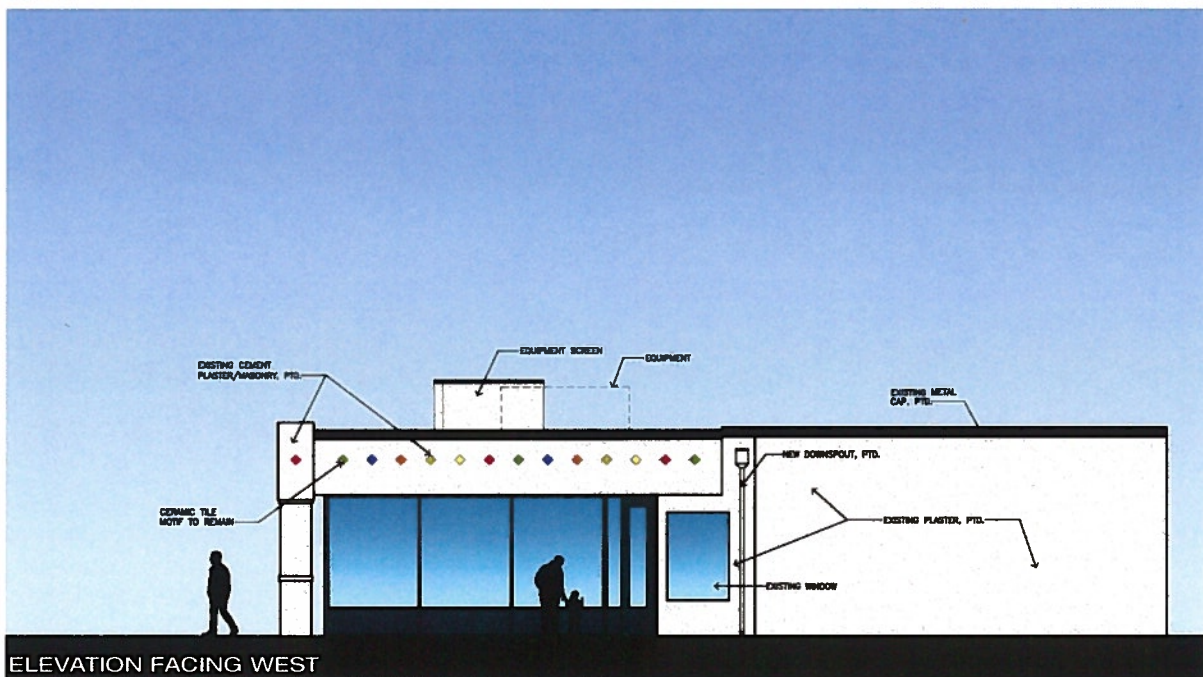
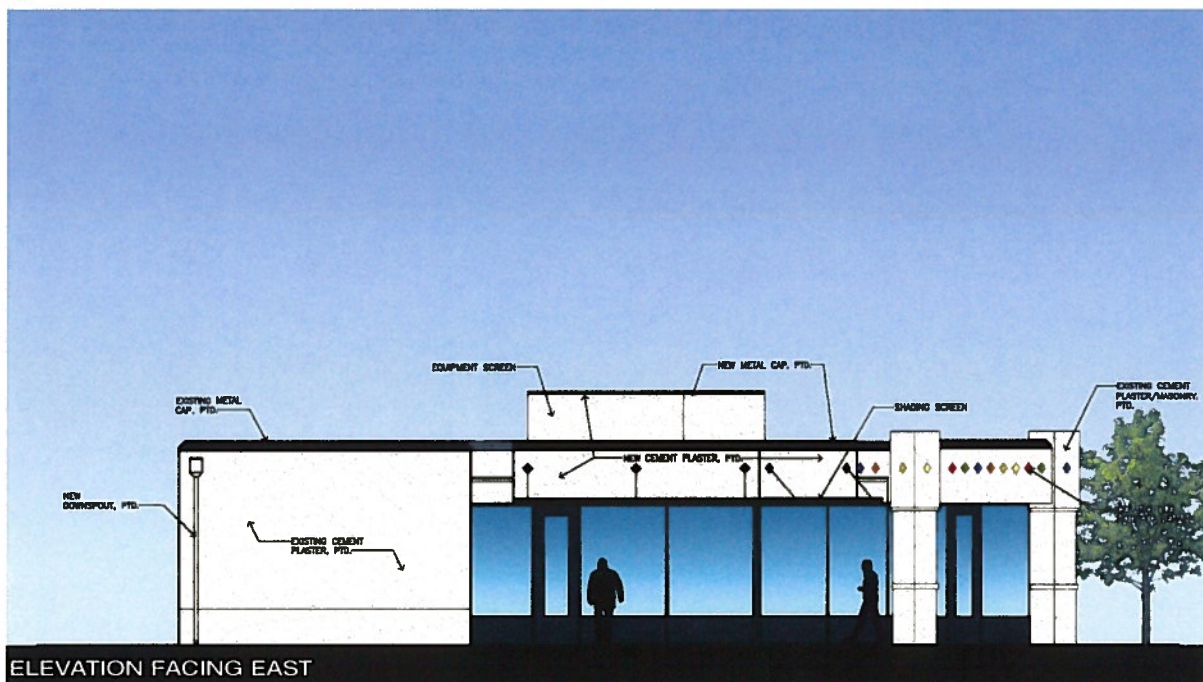
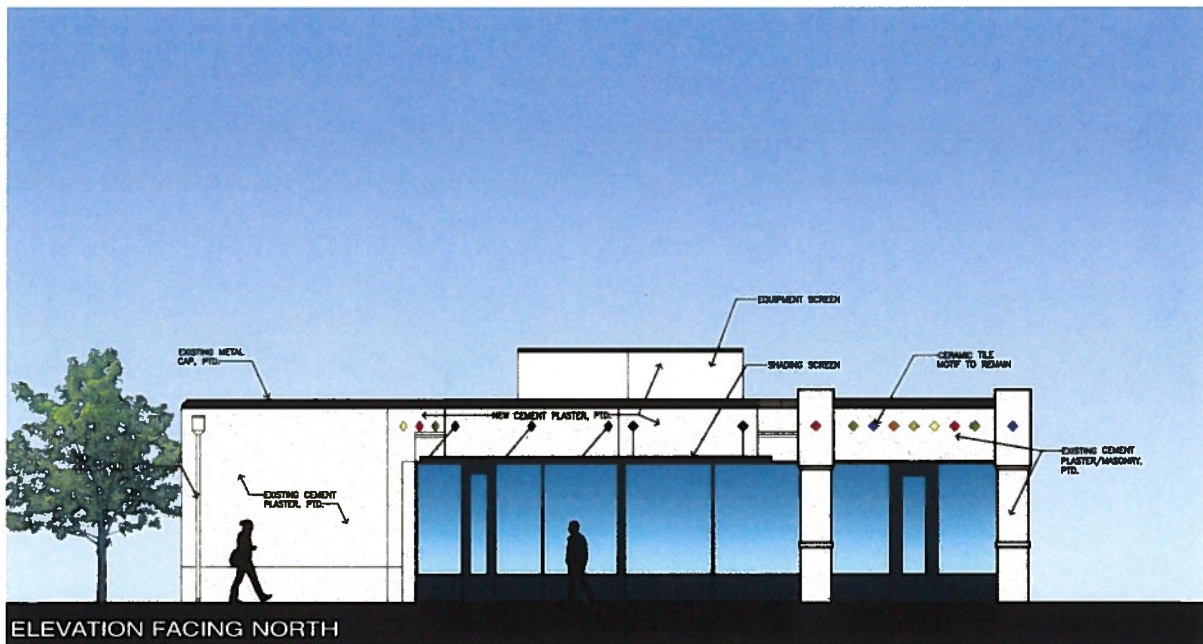
1/4" = 1'-0"

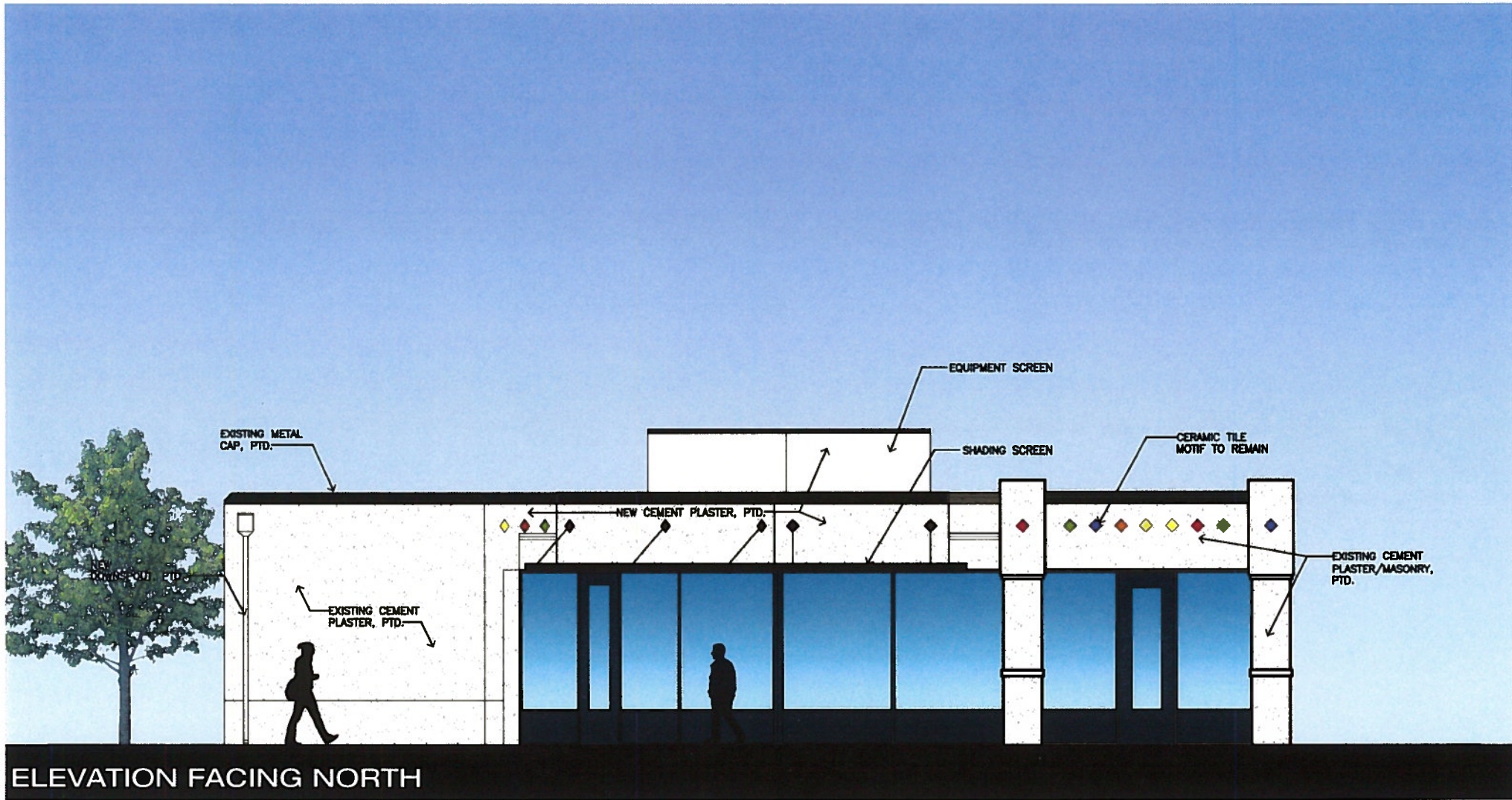
1201 N. ST. MARY'S STREET

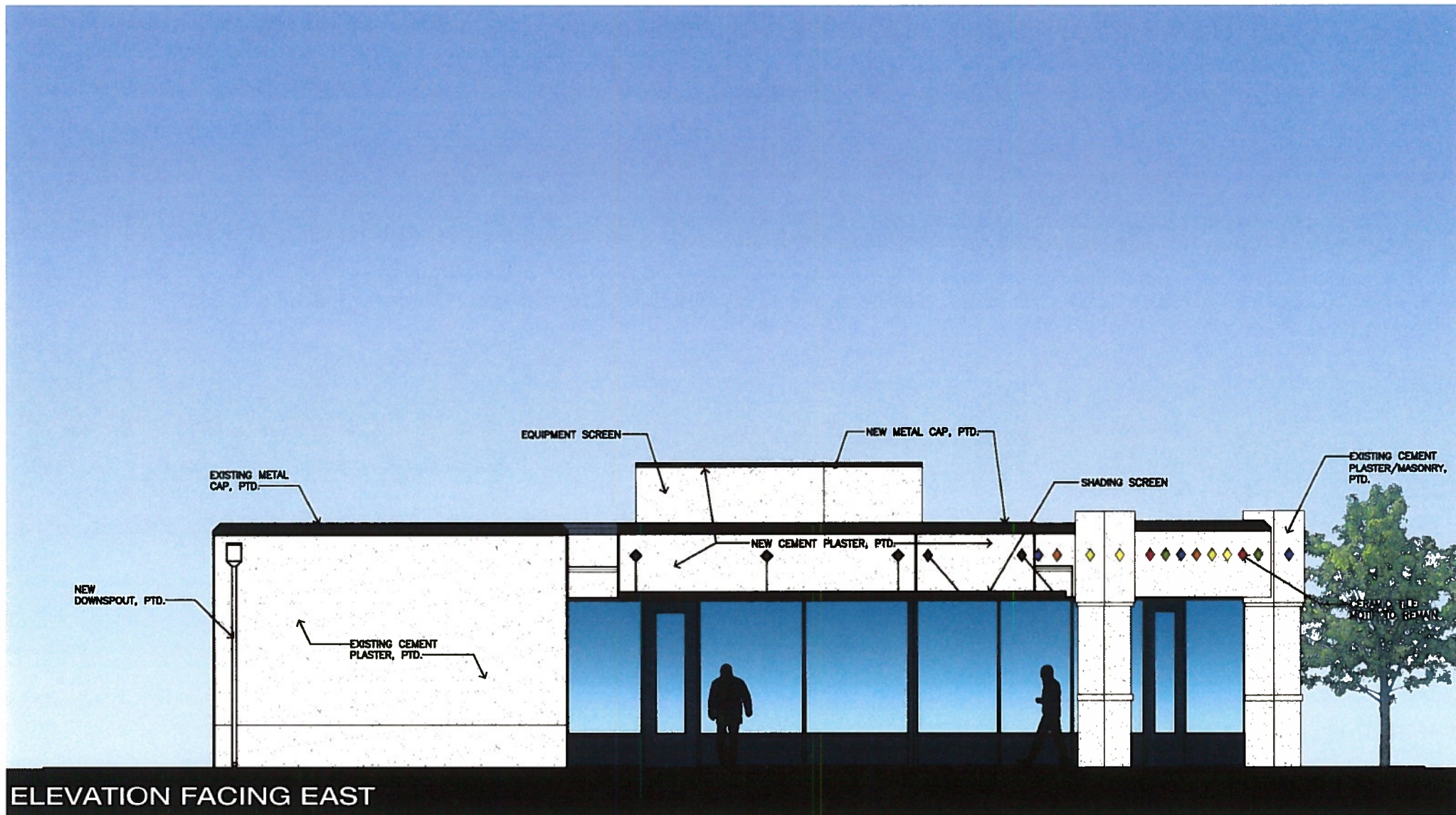
1/19/2018

0 2' 4' 8'

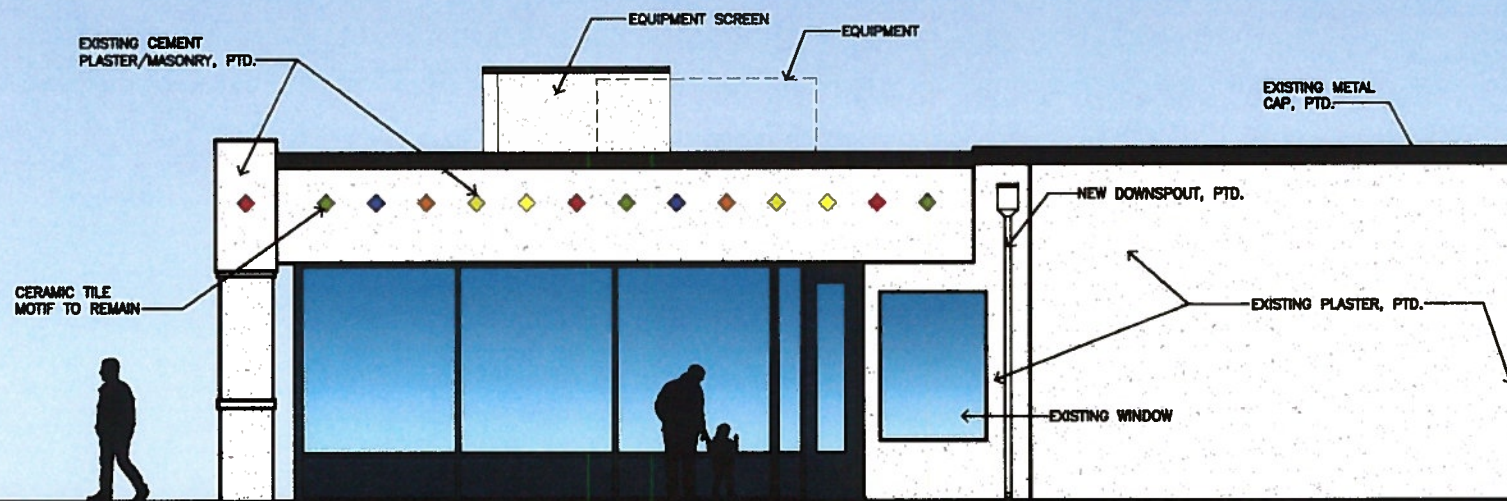




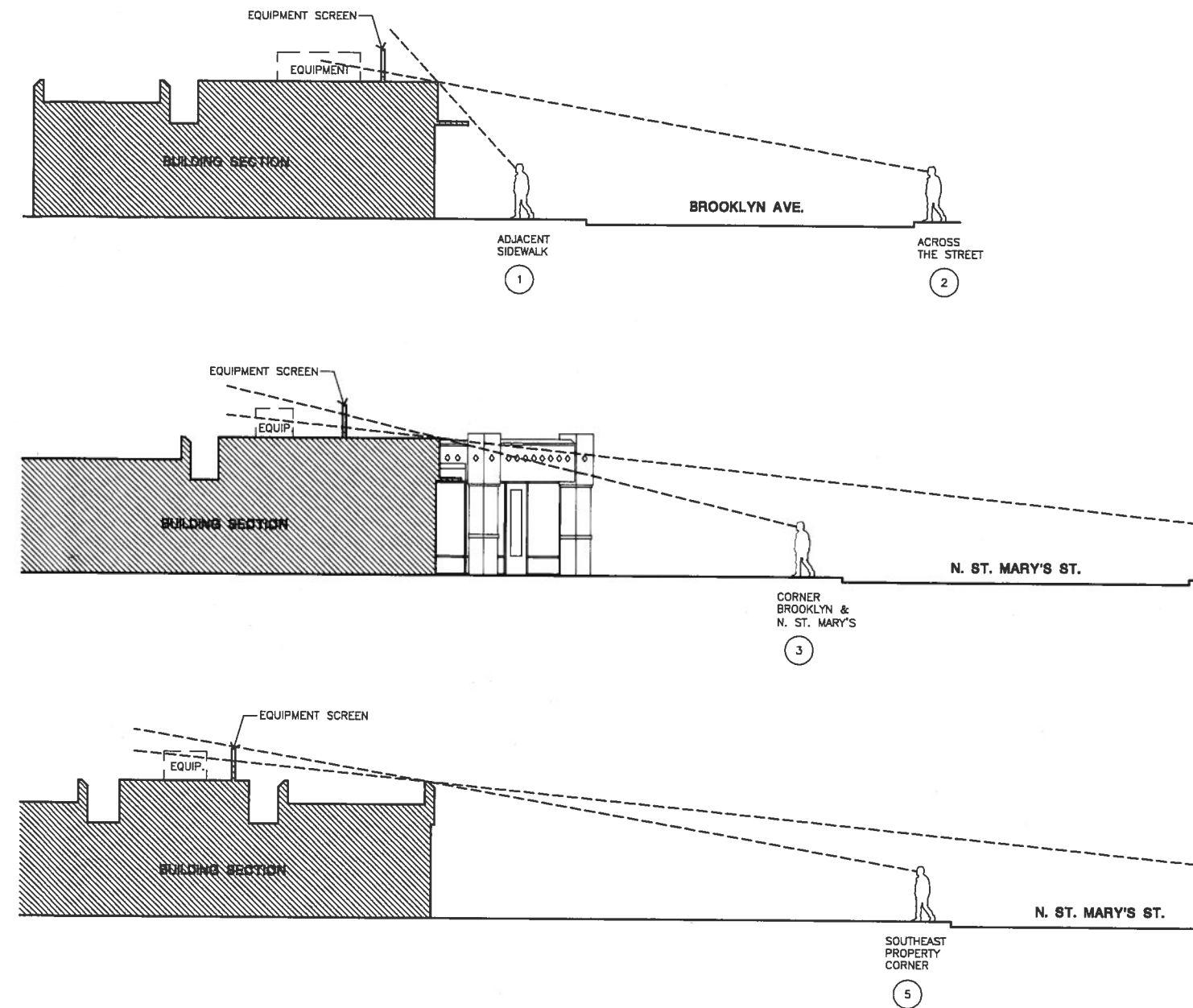
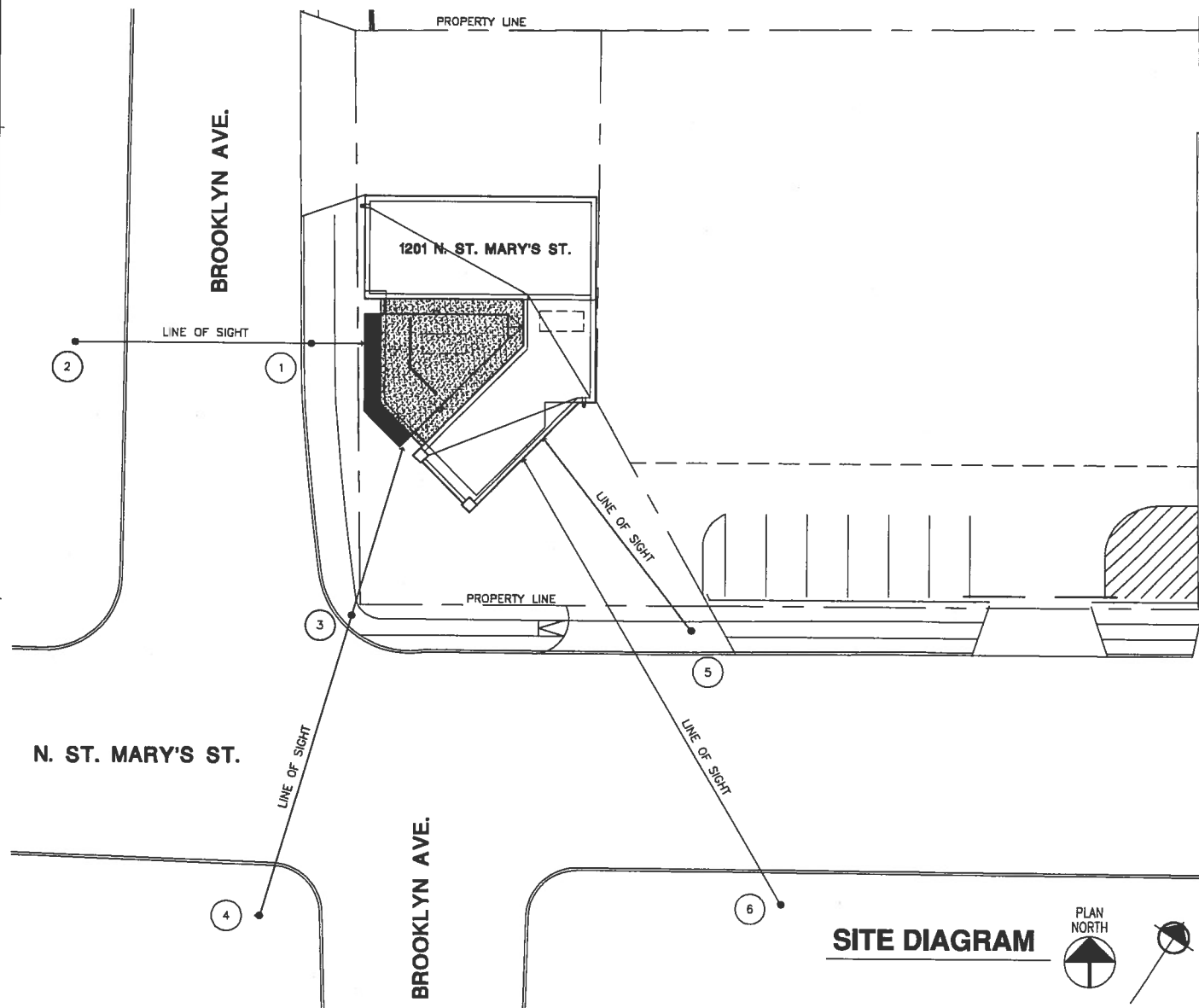




ELEVATION FACING EAST



ELEVATION FACING WEST



2018 JAN 23 AM 10:00

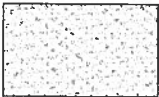
1201 N. ST. MARY'S ST., SAN ANTONIO, TEXAS 78216

| | | | |
|-------------------------|------------|--------------------------|--------------|
| SHEET TITLE | | SHEET TITLE | |
| ST. MARY'S COFFEE SHOP | | SITE | |
| 1201 N. ST. MARY'S ST., | | SAN ANTONIO, TEXAS 78216 | |
| DATE | 1/22/2018 | REVISIONS | SHEET NUMBER |
| DRAWN BY | CHECKED BY | | A002 |

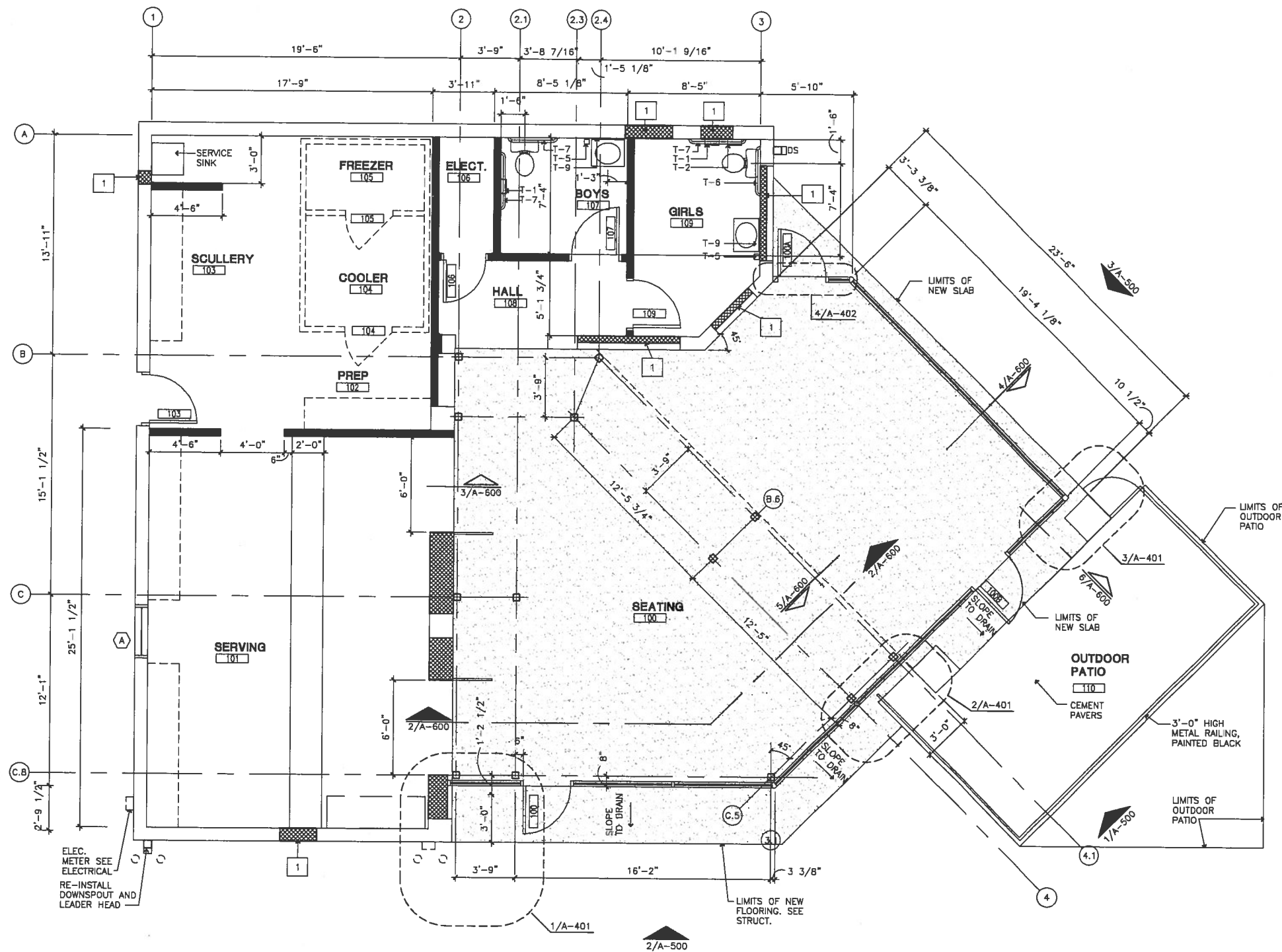
FLOOR PLAN NOTES

1. PATCH EXISTING WALL OPENING TO MATCH AD

LEGEND



NEW PATCH SLAB



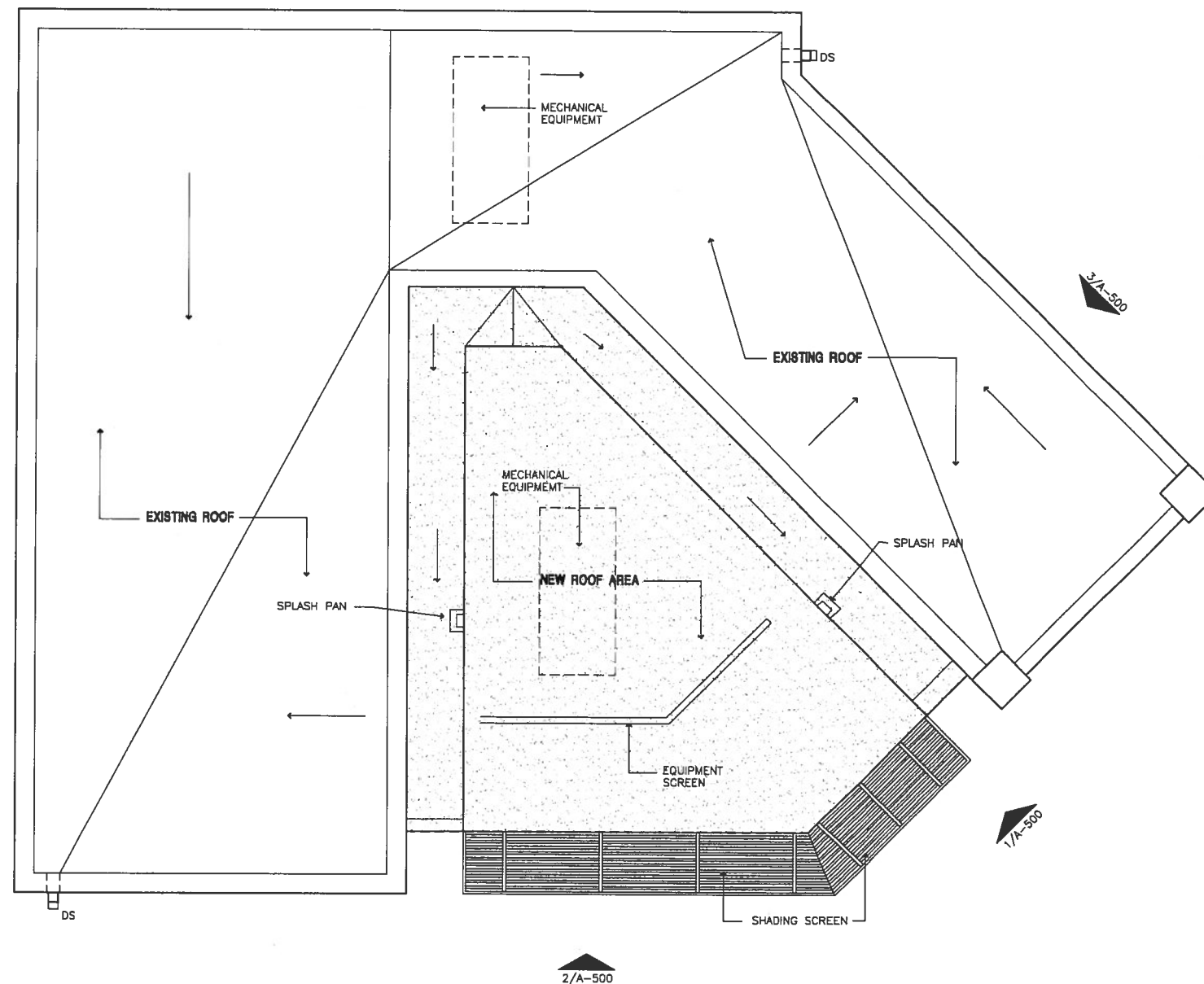
1 FLOOR PLAN - NEW WORK

1/4" = 1'-0"



2018 JAN 23 AM 10:00
1201 N ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

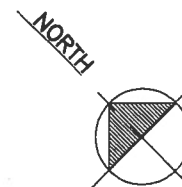
| | | | | |
|-----------------------|--|--------------------------|--|--------------|
| SHEET TITLE | | ST. MARY'S COFFEE SHOP | | SHEET TITLE |
| 1201 N ST. MARY'S ST. | | SAN ANTONIO, TEXAS 78215 | | FLOOR - NEW |
| DATE | | REVISIONS | | SHEET NUMBER |
| DRAWN BY | | CHECKED BY | | |



1 ROOF PLAN - NEW WORK

1/4" = 1'-0"

0 2' 4' 8'

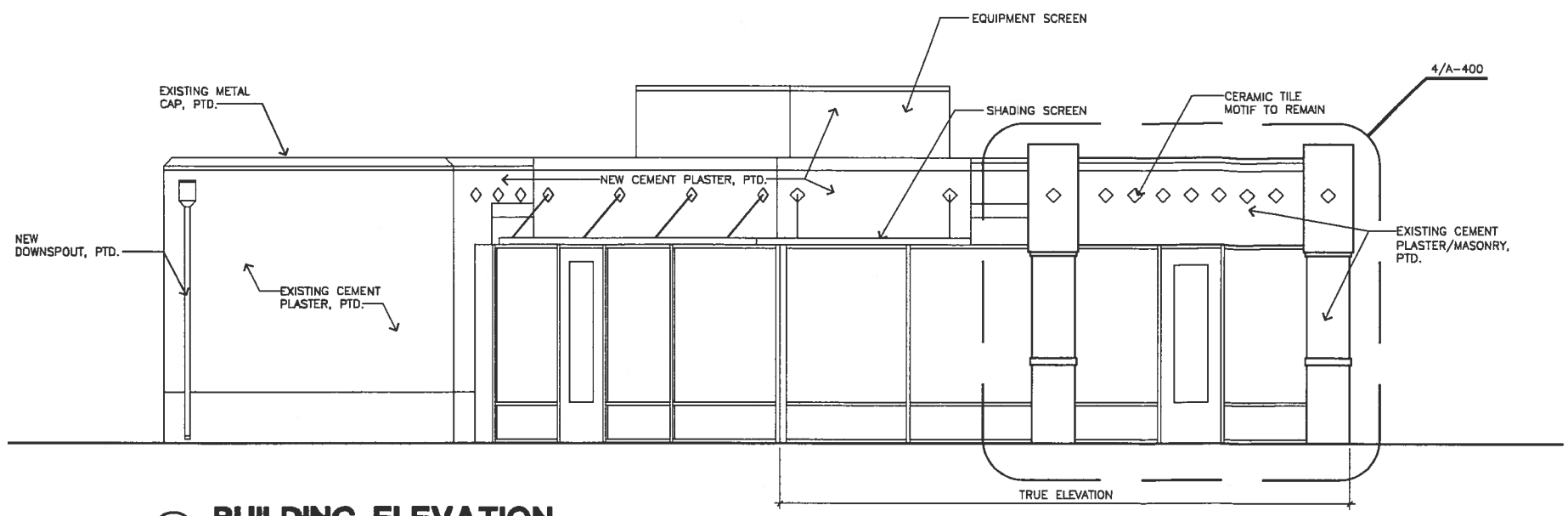


2018 JAN 23 AM 10:00

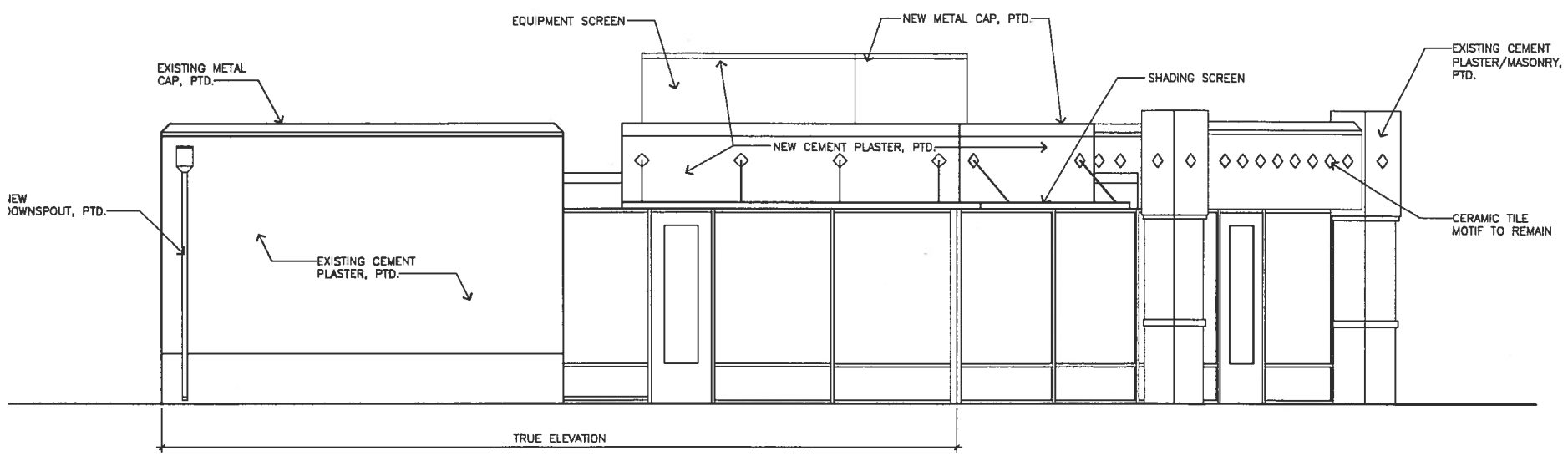
ST. MARY'S COFFEE SHOP
1201 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

| | | |
|--|---|-------------------------|
| | SHEET TITLE | SHEET TITLE |
| | ST. MARY'S COFFEE SHOP | |
| | 1201 N. ST. MARY'S ST. SAN ANTONIO, TEXAS 78215 | ROOF NEW |
| | DATE DRAWN BY CHECKED BY | REVISIONS SHEET NUMB |

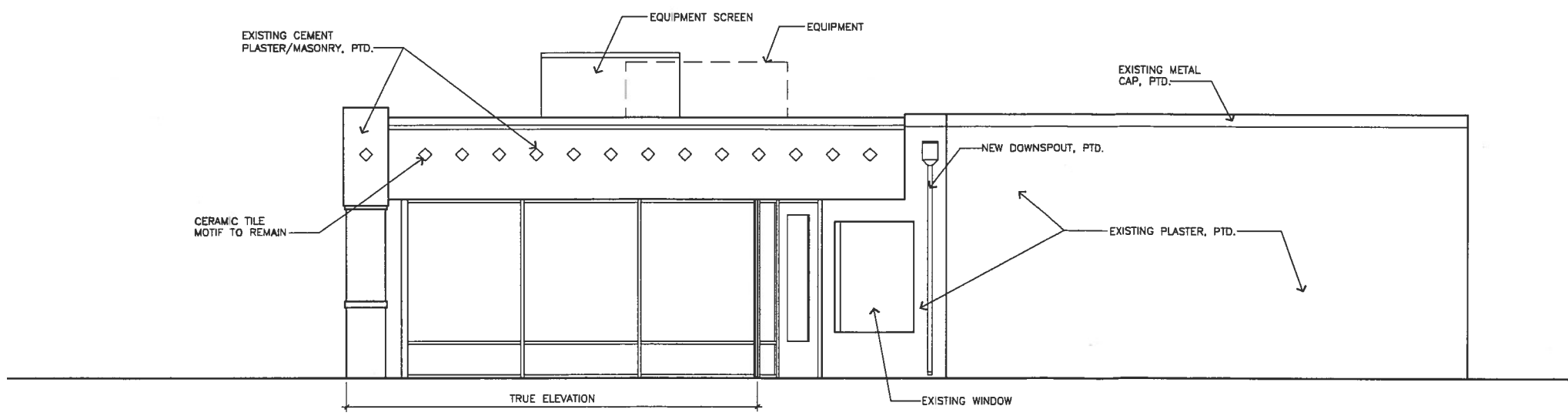
2018 JAN 23 AM 10:00



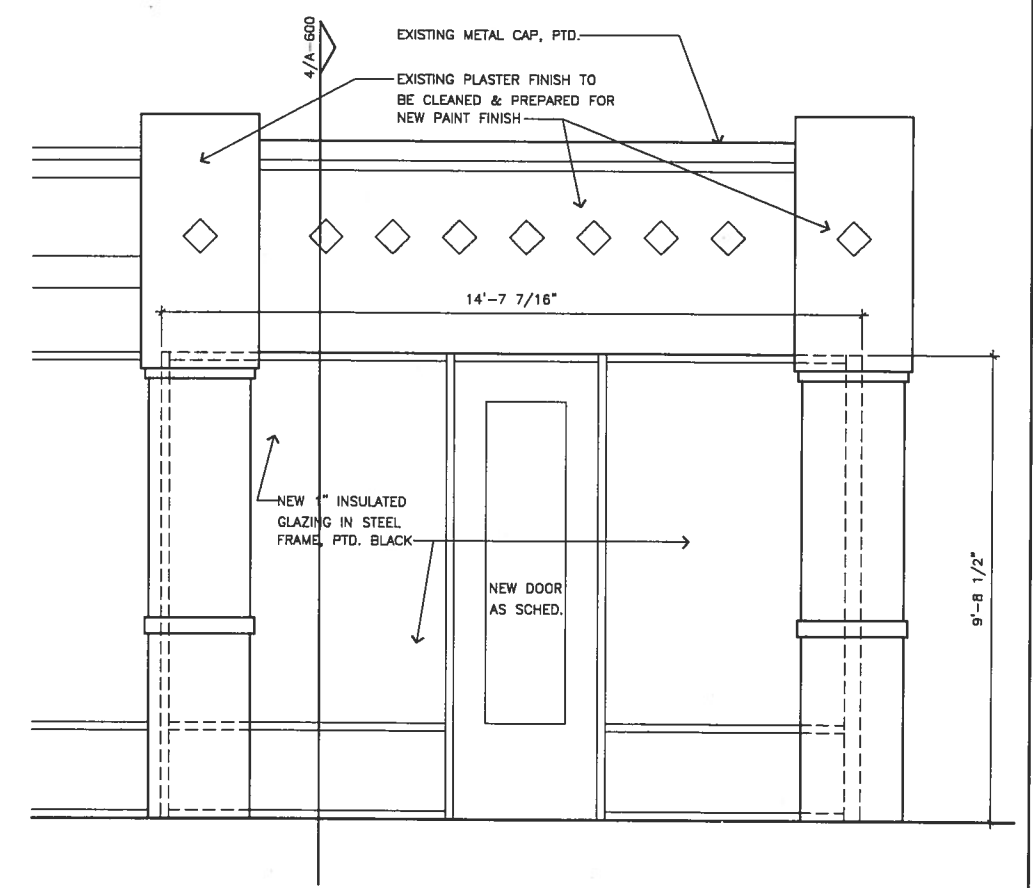
1 BUILDING ELEVATION
SCALE: 1/4"=1'-0" LOOKING EAST



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



3 BUILDING ELEVATION
SCALE: 1/4"=1'-0" LOOKING WEST



4 EXTERIOR ELEVATION DETAIL
SCALE: 1/2"=1'-0"

| | | | |
|-------------------------|------------|--------------------------|--------------|
| SHEET TITLE | | SHEET TITLE | |
| ST. MARY'S COFFEE SHOP | | EXTERIOR ELEVATIONS | |
| 1201 N. ST. MARY'S ST., | | SAN ANTONIO, TEXAS 78216 | |
| DATE | 1/22/2018 | REVISIONS | SHEET NUMBER |
| CRAWN BY | CHECKED BY | | A500 |

1201 N. St. Mary's Street

Materials

1. Exterior color scheme to be like the project across the street (1126 N. St. Mary's Street) and exterior materials will match the existing Building.
2. Exterior Walls
 - a. Existing plaster walls to be painted white and the parapet metal cap to be painted black.
 - b. Accent colored ceramic tile to remain in place and/or replaced if damaged.
 - c. New plaster walls - $\frac{3}{4}$ " cement plaster, metal lath, $\frac{1}{2}$ " glas-mat sheathing, on 6" metal studs framing and 2" Rigid insulation board (R-13); plaster to be painted white and metal cap to be painted black.
3. Glazing System
 - a. We are proposing to provide new glazing within the exterior walls of the new addition only. Existing wall to remain as is, no new wall openings are being proposed.
 - b. Architectural Metal Solutions, Grilles Style steel frame glazing system (dark bronze) with 1" insulating glass panels (solar energy transmittance 65% and reflectance 11%) as supplied by AMS Group
4. Roofing

Existing roofing to be removed and replaced with new single ply fully adhered membrane roofing (PVC or TPO) over $\frac{1}{2}$ " dens deck and rigid insulation board (R-30) sloped to drain.
5. Walkways – reinforced concrete (broom finish)
6. Parking – Concrete and asphalt overlay (new and existing)
7. Outdoor Seating – new patterned concrete pavers on reinforced concrete flat slab



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

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

DATE: 1/10/2018 HDRC Case# _____

ADDRESS: 1201 N ST MARY'S Meeting Location: 0HP

APPLICANT: BENITO POLENDO

DRC Members present: FISH, GRUBE

Staff present: STEPHANIE PHILLIPS

Others present: _____

REQUEST: ADDITION, EXTERIOR MODIFICATIONS, SITE
MODIFICATIONS

COMMENTS/CONCERNS: _____

Garage doors will be opened. Wall to be removed.

Difference between new and existing is 30". Poot out
4'.

Screen falls back: ok if it's 8' +.

Is there a way a perspective view could be rendered?
or Line of sight study.

Thin out the height, the edge. In line with height
would be an improvement. →

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

[Signature]
Committee Chair Signature (or representative)

1-18-18
Date

Second part: elevation is flush, ~~to~~ should be set back.

think of it as "picture frame" for shading. Consider pushing it back.

Preserving canopy on the interior? Reversible.

Sympathetic to higher ceiling, but.

Preserves canopy on all nodes except Brooklyn.

Can glass connect to glass? ~~would be between~~
Would comply with guidelines most closely.



cement pavers

Cement Papers

Colorpop

Watercolor Paper

100% Cotton Fiber | 14 lbs | 18" x 24" | 100 sheets

100% Cotton Fiber | 14 lbs | 18" x 24" | 100 sheets

100% Cotton Fiber | 14 lbs | 18" x 24" | 100 sheets

100% Cotton Fiber | 14 lbs | 18" x 24" | 100 sheets

Elizabeth @ AMOSTRA REFERENCIAL



MAGNOLIA DOORS

LUXURY IRON WORKS



Glazing System

INNOVATION

CONTEMPORARY IRON DOORS
BY MAGNOLIA DOORS



PERFORMANCE DATA REPORT

| PROJECT INFORMATION | |
|-------------------------------------|---|
| Project Name : | *Glass Fabricator : Specialty Glass Tempering |
| Location (City and State) : | Glazing Contractor : |
| Owner/Developer : | Email : |
| Architect : | Phone : |
| General Contractor : | Contact : |
| GLASS CONFIGURATION | |
| Exterior Lite | 6.0mm (1/4") Clear |
| Airspace | 12.7mm (1/2"), Air |
| Interior Lite | 6.0mm (1/4") Clear |
| VISIBLE LIGHT | |
| Transmittance (LT) | 78% |
| Reflectance - Out (LR) | 14% |
| Reflectance - in | 14% |
| SOLAR ENERGY | |
| Transmittance | 63% |
| Reflectance - Out (ER) | 11% |
| UV LIGHT | |
| Transmittance | 51% |
| Damage Weighted Index - (ISO) | 0.71 |
| U-VALUES | |
| Winter U-Factor | 0.47 |
| OTHER VALUES | |
| Solar Heat Gain Coefficient (SHGC) | 0.73 |
| Shading Coefficient | 0.84 |
| Light-to-Solar Gain Ratio (LSG) | 1.07 |
| Relative Heat Gain - BTU/Hr/Sq. Ft. | 176 |

LR 14%

LT 78%

ER 11%

SHGC 0.73

Performance values presented are cost of glass based on representative production samples and product modeling using LBNL Optic 6 and Window 7.3 software programs utilizing ASRC 100 Environmental Design Considerations. Actual values may differ due to variations in the manufacturing process.

Thermal stresses or building codes may require the use of heat-treated glass. This document is not an evaluation of the risk of glass breakage from thermal stresses.

Not all coatings are recommended for all glass surfaces. Please contact AGC Technical Services at 888-234-4380 for assistance, or email us at info@us.agc.com. Please refer to the AGC General Terms and Conditions & Limited Warranty at us.agc.com for additional product information.

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Insulated glass



MAGNOLIA DOORS

LUXURY IRON WORKS

COMPONENTS TECHNIC DATA

POLYMERIC ISOCYANATE

DESCRIPTION:

The two component system: polymeric isocyanate and heat 360-E - 32 E, normally identified as component "A" and "B", 100% ecologic system free of CFC's and HFC's using the Expansion agent "ecomat" with 0% ozone shield damage.

This system is designed to be used on rigid foam production with a excellent capacity of stability and good adherence to iron or any clean surface.

APPLICATIONS

The Applications and uses of this system are as a filled foam for thermal insulation of doors or refrigeration equipments.

| | UNITS | HEAT 360-32E | POLYMERIC ISOCYANATE | TESTING METHOD |
|---------------------|-------------|-----------------|----------------------|----------------|
| APPEARANCE | | AMBAR | DARK | VISUAL |
| NCO CONTENT | % | | 30-31.5 | ASTM D 5155 |
| VISCOSITY | CPS @ 77 °F | 600 - 800 | 170 - 250 | ASTM D 488 |
| NET WEIGHT | lb/in3 | 0.0361 - 0.0379 | 1.23 | ASTM D 891 |
| STORAGE TEMPERATURE | °F | 77 °F | 50°F - 95°F | |
| STORAGE STABILITY | Days (*) | 90 | 90 | |

| REACTIVITY | |
|--|-------------------|
| * Laboratory test (components at 77°F) and mix with mechanical agitator at 2500 rpm. | TIME - (SEC) |
| CREMATE POINT | 28 -32 |
| THREAD TIME | 100 - 120 |
| TIME FREE TACT | 140 - 180 |
| DENSITY FOAM (lb/ft³) | 1.93527 - 2.12255 |

| TYPICAL PROPERTIES | | | |
|--|-------------------------------|-------------|----------------|
| | UNITS | LIMITS | TESTING METHOD |
| TYPICAL PACKING DENSITY | lb/ft ³ | 2.37 - 2.49 | NMX-C-126-1982 |
| CLOSED CELL CONTENT | % | >94 | ASTM D 2856 |
| INITIAL THERMAL CONDUCTIVITY | BTU-in/hr-ft ² -°F | 0.15 | ASTM C-518 |
| DIMENSIONAL STABILITY Week 1 @ - 4°F | % Vol | <0.6% | UNI 809 |
| COMPRESSIVE STRENGTH IN PARALLEL @ 10% | psi | 24 | UNI 6350 |
| WATER VAPOR PERMEABILITY | ng/Pa s m | 0.1 | NMX-C-210-1984 |

PROCESS CONDITIONS:

The quality of foam depends of the mix between components "A" and "B" and the correct dosage of the components on the injection equipment.

SUGGESTED OPERATING CONDITIONS

| | |
|-------------------------------|--|
| RIGHT RESIN TEMPERATURE: | 82.4°F - 89.6°F |
| RIGHT ISOCYANATE TEMPERATURE: | 82.4°F - 89.6°F |
| WORK PRESSURE: | 1200-1500 psi |
| SUBSTRATE TEMPERATURE: | MAX. 104°F (95°F - 104°F Range). The substrates must be dry and grease, dust free to obtain best adhesion to polyurethane. |

STORAGE RECOMMENDATIONS

The System HEat 360 -32 E it's a hygroscopic product and must be humidity protect keep perfectly closed the container when it's not in use. The product life will be 3 months in temperature range from 68°F to 77°F.



MAGNOLIA DOORS

LUXURY IRON WORKS

GLASS PERFORMANCE DATA

GLASS FABRICATOR: SPECIALITY GLASS TEMPERING.

| GLASS CONFIGURATION | |
|---------------------|----------------------|
| EXTERIOR LITE: | 6.00 mm (1/4") Clear |
| AIRSPACE: | 12.7mm (1/2"), Air |
| INTERIOR LITE: | 6.0mm (1/4") Clear |

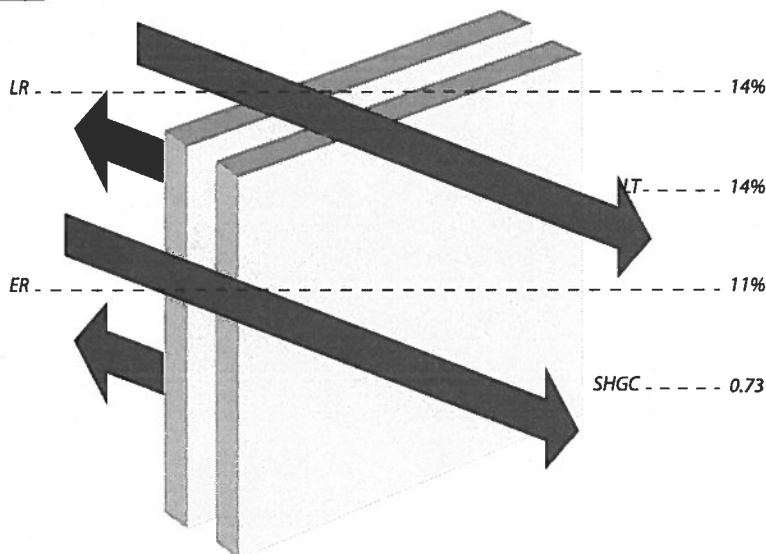
| VISIBLE LIGHT | |
|------------------------|-----|
| TRANSMITTANCE (LT) | 78% |
| REFLECTANCE - OUT (LR) | 14% |
| REFLECTANCE - IN | 14% |

| SOLAR ENERGY | |
|------------------------|-----|
| TRANSMITTANCE | 65% |
| REFLECTANCE - OUT (ER) | 11% |

| UV LIGHT | |
|-------------------------------|------|
| TRANSMITTANCE | 51% |
| DAMAGE WEIGHTED INDEX - (ISO) | 0.71 |

| U-VALUES | |
|-----------------|------|
| WINTER U-FACTOR | 0.47 |

| OTHER VALUES | |
|--------------------------------------|------|
| SOLAR HEAT GAIN COEFFICIENT (SHGC) | 0.73 |
| SHADING COEFFICIENT | 0.84 |
| LIGHT TO SOLAR GAIN RATIO (LSG) | 1.07 |
| RELATIVE HEAT GAIN - BTU/Hr/ Sq. Ft. | 176 |



Performance values presented are center of glass based on representative production samples and product modeling using LBNL Optic 6 and window 7.3 software programs utilizing NFRC 100 Environment design.

Considerations: Actual values may differ due to variations in the manufacturing process.

Thermal stresses or building codes may require the use of heat-treated glass. This document is not an evaluation of the risk of glass breakage from thermal stresses.

Not all coatings are recommended for all the glass surfaces. Please contact Magnolia Doors Technical Services at (210) 366-0490 for assistance, or email us at info@magnoliadoors.com. Please refer to the AGC General Terms and conditions & limited warranty at us.agc.com for additional product information.

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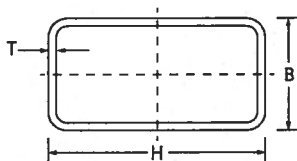
MAGNOLIA DOORS

LUXURY IRON WORKS

COMPONENTS TECHNIC DATA

RECTANGULAR TUBE

RANGE OF MANUFACTURE AND MASS (LB/FT)



| DIMENSIONS (IN) | | THICKNESS "T" (IN) | | | DIMENSIONS (IN) | | THICKNESS "T" (IN) | | |
|-----------------|-------|--------------------|--------|--------|-----------------|-------|--------------------|--------|--------|
| "H" | "B" | 1 | 1.5 | 2 | "H" | "B" | 1 | 1.5 | 2 |
| 0.629 | 0.393 | 0.0147 | 0.0211 | | 2.36 | 0.393 | | 0.0619 | 0.0813 |
| 0.787 | 0.393 | 0.0172 | 0.0248 | | 2.36 | 0.590 | | 0.0666 | 0.0875 |
| 0.787 | 0.590 | 0.0203 | 0.0295 | 0.0380 | 2.36 | 0.787 | | 0.0712 | 0.0937 |
| 0.984 | 0.393 | 0.0203 | 0.0295 | 0.0380 | 2.36 | 0.984 | | 0.0758 | 0.0998 |
| 0.984 | 0.590 | 0.0234 | 0.0341 | 0.0442 | 2.36 | 1.181 | | 0.0805 | 0.1060 |
| 0.984 | 0.787 | 0.0264 | 0.0387 | 0.0504 | 2.36 | 1.574 | | 0.0898 | 0.1184 |
| 1.181 | 0.393 | 0.0234 | 0.0341 | 0.0442 | 2.36 | 1.968 | | 0.0990 | 0.1307 |
| 1.181 | 0.590 | 0.0264 | 0.0387 | 0.0504 | 2.75 | 0.787 | | 0.0805 | 0.1060 |
| 1.181 | 0.787 | 0.0296 | 0.0434 | 0.0566 | 2.75 | 0.984 | | 0.0851 | 0.1184 |
| 1.181 | 0.984 | 0.0326 | 0.0480 | 0.0627 | 2.75 | 1.181 | | 0.0898 | 0.1307 |
| 1.377 | 0.393 | 0.0264 | 0.0387 | 0.0504 | 2.75 | 1.574 | | 0.0990 | 0.1060 |
| 1.377 | 0.590 | 0.0357 | 0.0434 | 0.0566 | 2.75 | 1.968 | | 0.1083 | 0.1122 |
| 1.377 | 0.787 | 0.0296 | 0.0480 | 0.0627 | 3.14 | 0.787 | | 0.0898 | 0.1184 |
| 1.377 | 0.984 | 0.0326 | 0.0527 | 0.0689 | 3.14 | 1.181 | | 0.0990 | 0.1307 |
| 1.574 | 0.393 | 0.0357 | 0.0434 | 0.0566 | 3.14 | 1.574 | | 0.1083 | 0.1431 |
| 1.574 | 0.590 | 0.0388 | 0.0480 | 0.0627 | 3.14 | 1.968 | | 0.1175 | 0.1181 |
| 1.574 | 0.787 | 0.0419 | 0.0527 | 0.0689 | 3.14 | 2.362 | | 0.1268 | 0.1307 |
| 1.574 | 0.984 | 0.0450 | 0.0573 | 0.0751 | 3.54 | 0.787 | | 0.0990 | 0.1431 |
| 1.574 | 1.181 | | 0.0619 | 0.0813 | 3.54 | 1.181 | | 0.1083 | 0.1555 |
| 1.574 | 1.377 | | 0.0666 | 0.0875 | 3.54 | 1.574 | | 0.1175 | 0.1678 |
| 1.771 | 0.393 | | 0.0480 | 0.0627 | 3.54 | 1.968 | | 0.1268 | 0.1431 |
| 1.771 | 0.590 | | 0.0527 | 0.0689 | 3.93 | 0.787 | | 0.1083 | 0.1555 |
| 1.771 | 0.787 | | 0.0573 | 0.0751 | 3.93 | 1.181 | | 0.1175 | 0.1678 |
| 1.771 | 0.984 | 0.0357 | 0.0619 | 0.0813 | 3.93 | 1.574 | | 0.1268 | 0.1802 |
| 1.771 | 1.181 | 0.0388 | 0.0666 | 0.0875 | 3.93 | 1.968 | | 0.1361 | 0.1925 |
| 1.771 | 1.377 | | 0.0712 | 0.0937 | 3.93 | 2.362 | | | 0.2173 |
| 1.968 | 0.393 | | 0.0527 | 0.0689 | 3.93 | 3.149 | | | 0.2420 |
| 1.968 | 0.590 | | 0.0573 | 0.0751 | 4.72 | 1.574 | | | |
| 1.968 | 0.787 | | 0.0619 | 0.0813 | 4.72 | 2.362 | | | |
| 1.968 | 0.984 | | 0.0666 | 0.0875 | 4.72" | 3.149 | | | |
| 1.968 | 1.181 | | 0.0712 | 0.0887 | | | | | |
| 1.968 | 1.377 | | 0.0758 | 0.0887 | | | | | |
| 1.968 | 1.574 | | 0.0805 | 0.1060 | | | | | |



MAGNOLIA DOORS

LUXURY IRON WORKS

COMPONENTS TECHNIC DATA

FLAT BAR

| SIZE | WEIGHT | |
|---------------------------------|--------|----------|
| | lb/ft | lb/piece |
| INCHES | | |
| $\frac{3}{8}$ x 1 | 1.276 | 25.55 |
| $\frac{3}{8}$ x 1 $\frac{1}{4}$ | 1.597 | 31.96 |
| $\frac{3}{8}$ x 1 $\frac{1}{2}$ | 1.914 | 38.31 |
| $\frac{3}{8}$ x 2 | 2.552 | 51.08 |
| $\frac{3}{8}$ x 2 $\frac{1}{2}$ | 3.190 | 63.86 |
| $\frac{3}{8}$ x 3 | 3.828 | 76.63 |
| $\frac{3}{8}$ x 3 $\frac{1}{2}$ | 4.516 | 90.38 |
| $\frac{3}{8}$ x 4 | 5.104 | 102.18 |
| $\frac{3}{8}$ x 5 | 6.381 | 127.71 |
| $\frac{3}{8}$ x 6 | 7.655 | 153.22 |
| $\frac{3}{8}$ x 7 | 8.867 | 177.47 |
| $\frac{3}{8}$ x 8 | 10.267 | 205.49 |
| $\frac{3}{8}$ x 9 | 11.456 | 229.28 |
| $\frac{3}{8}$ x 10 | 12.778 | 255.73 |
| $\frac{3}{8}$ x 12 | 15.311 | 306.44 |
| | | |
| $\frac{1}{2}$ x 1 | 1.701 | 34.17 |
| $\frac{1}{2}$ x 1 $\frac{1}{4}$ | 2.126 | 42.57 |
| $\frac{1}{2}$ x 1 $\frac{1}{2}$ | 2.552 | 51.08 |
| $\frac{1}{2}$ x 2 | 3.402 | 68.10 |
| $\frac{1}{2}$ x 2 $\frac{1}{2}$ | 4.254 | 85.14 |
| $\frac{1}{2}$ x 3 | 5.104 | 102.18 |
| $\frac{1}{2}$ x 3 $\frac{1}{2}$ | 5.948 | 119.05 |
| $\frac{1}{2}$ x 4 | 6.806 | 136.22 |
| $\frac{1}{2}$ x 5 | 8.508 | 170.28 |
| $\frac{1}{2}$ x 6 | 10.209 | 204.34 |
| $\frac{1}{2}$ x 7 | 11.896 | 238.09 |
| $\frac{1}{2}$ x 8 | 13.614 | 272.46 |
| $\frac{1}{2}$ x 9 | 15.311 | 306.44 |
| $\frac{1}{2}$ x 10 | 16.963 | 339.51 |
| $\frac{1}{2}$ x 12 | 20.378 | 407.85 |

| SIZE | WEIGHT | |
|---------------------------------|--------|----------|
| | lb/ft | lb/piece |
| INCHES | | |
| $\frac{5}{8}$ x 1 | 2.126 | 42.57 |
| $\frac{5}{8}$ x 1 $\frac{1}{4}$ | 2.658 | 52.95 |
| $\frac{5}{8}$ x 1 $\frac{1}{2}$ | 3.194 | 63.93 |
| $\frac{5}{8}$ x 2 | 4.254 | 85.14 |
| $\frac{5}{8}$ x 2 $\frac{1}{2}$ | 5.317 | 106.41 |
| $\frac{5}{8}$ x 3 | 6.381 | 127.71 |
| $\frac{5}{8}$ x 4 | 8.507 | 170.28 |
| $\frac{5}{8}$ x 5 | 10.634 | 212.83 |
| $\frac{5}{8}$ x 6 | 12.762 | 255.42 |
| $\frac{5}{8}$ x 7 | 14.871 | 297.62 |
| $\frac{5}{8}$ x 8 | 17.018 | 340.61 |
| $\frac{5}{8}$ x 9 | 19.167 | 383.60 |
| $\frac{5}{8}$ x 10 | 21.260 | 425.49 |
| $\frac{5}{8}$ x 12 | 25.556 | 511.47 |
| | | |
| $\frac{3}{4}$ x 1 $\frac{1}{2}$ | 3.828 | 76.63 |
| $\frac{3}{4}$ x 2 | 5.104 | 102.18 |
| $\frac{3}{4}$ x 2 $\frac{1}{2}$ | 6.381 | 127.71 |
| $\frac{3}{4}$ x 3 | 7.655 | 153.22 |
| $\frac{3}{4}$ x 4 | 10.209 | 204.34 |
| $\frac{3}{4}$ x 5 | 12.762 | 255.42 |
| $\frac{3}{4}$ x 6 | 15.314 | 306.48 |
| $\frac{3}{4}$ x 7 | 17.845 | 357.14 |
| $\frac{3}{4}$ x 8 | 20.419 | 408.67 |
| $\frac{3}{4}$ x 9 | 23.023 | 460.76 |
| $\frac{3}{4}$ x 10 | 25.556 | 511.47 |
| $\frac{3}{4}$ x 12 | 30.621 | 612.88 |

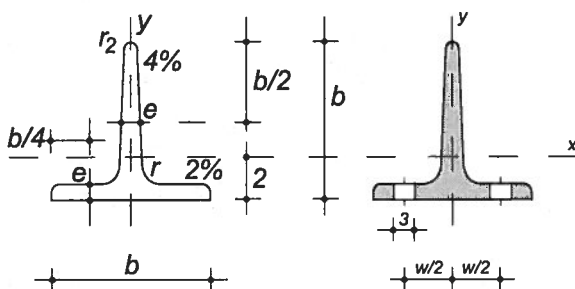


MAGNOLIA DOORS

LUXURY IRON WORKS

COMPONENTS TECHNIC DATA

PROFILE T



A = Section Area

I_x = Moment of inertia of half section, with respect to the x-axis.

$W_x = I_x : (b-z)$ Resistant module of the section, with respect to the x-axis.

$i_x = \sqrt{I_x : A}$ = Radius of rotation of the section, with respect to x.

I_x = Moment of inertia of section, respect to Y

$W_y = 2I_y : b$ Resistant module of the section, with respect to the y.

$i_y = \sqrt{I_y : A}$ = Radius of rotation of the section, with respect to y.

u = Perimeter of the section.

p = Weight per m.

I_t = Section torque module.

| PROFILE | DIMENSIONS | | | | | CENTER POSITION | SECTION TERMS | | | | | | | | HOLES | | WEIGHT |
|----------|------------|--------|----------------|----------------|--------|-----------------|---------------|-----------------|-----------------|----------------|-----------------|-----------------|----------------|-----------------|-------|--------|---------|
| | b | e≈r | r ₁ | r ₂ | u | z | A | I _x | W _x | i _x | I _y | W _y | i _y | I _t | w | a | p |
| | inches | inches | inches | inches | inches | inches | inches | in ⁴ | in ³ | inches | in ⁴ | in ³ | inches | in ⁴ | in | inches | kg/m |
| T 40 5 | 1.57 | 0.19 | 0.09 | 0.03 | 6.02 | 0.04 | 0.14 | 0.12 | 0.11 | 0.46 | 0.02 | 0.07 | 0.32 | 0.08 | 0.82 | 0.25 | 2.96 C |
| T 50 6 | 1.96 | 0.23 | 0.11 | 0.05 | 7.51 | 0.05 | 0.22 | 0.29 | 0.20 | 0.54 | 0.14 | 0.14 | 0.40 | 0.01 | 1.18 | 0.25 | 4.44 C |
| T 60 7 | 2.36 | 0.27 | 0.13 | 0.07 | 9.01 | 0.06 | 0.31 | 0.57 | 0.33 | 0.68 | 0.29 | 0.24 | 0.48 | 0.03 | 1.33 | 0.33 | 6.23 C |
| T 70 8 | 2.75 | 0.31 | 0.15 | 0.07 | 10.50 | 0.08 | 0.41 | 1.06 | 0.53 | 0.80 | 0.53 | 0.38 | 0.56 | 0.06 | 1.49 | 0.43 | 8.32 C |
| T 80 9 | 3.14 | 0.35 | 0.17 | 0.07 | 12.08 | 0.08 | 0.53 | 1.77 | 0.78 | 0.91 | 0.88 | 0.56 | 0.64 | 0.09 | 1.77 | 0.43 | 10.70 C |
| T 100 11 | 3.93 | 0.43 | 0.21 | 0.11 | 15.07 | 0.10 | 0.82 | 4.30 | 1.50 | 1.14 | 2.12 | 1.08 | 0.80 | 0.22 | 2.36 | 0.51 | 16.40 C |

WELDING 6013

CHAMPION 6013 AS

AWS E6013

RUTILE ELECTRODE WITH LOW CRACKLING, STABLE ARC AND MEDIUM PENETRATION, IS IDEAL FOR APPLICATIONS THAT REQUIRE EXCELLENT APPEARANCE AND HIGH SPEED OF DEPOSIT AS IN THE MANUFACTURE OF LIGHT STRUCTURE, TANKS, AUTOMOTIVE SUPPORTS AND SMITHY IN GENERAL.

CHEMICAL ANALYSIS

CARBON 0.07% MANGANESE 0.43% SILICON 0.18% SULFUR 0.012% PHOSPHORUS 0.08%

MECHANICAL PROPERTIES

STRESS 70.0KSI CEDENCIA 60.KSI ELONGATION 25%

ALTERNATIVE OR DIRECT ELECTRODE CURRENT TO POSITIVE

3/3 2" 80-100A 1/8" 90-140A 5/3 2" 120-180A

HARDWARE

BY MAGNOLIA DOORS



9



10



11



12



13



14



15

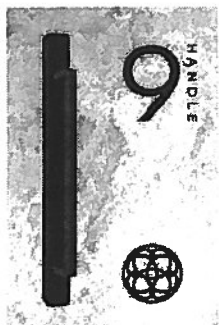


16

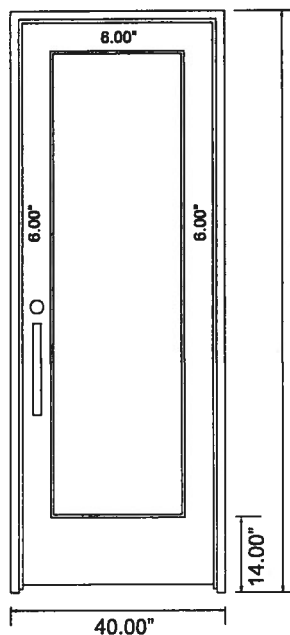
**CASIAS
CONSTRUCTION**

SA SCHOOL OF BALLET

DOOR # 112



AMS TO PROVIDE BETTER
HANDLE DETAILS WITH
DIMS. TYP. ALL PAGES.



ARCHITECT
PLEASE
CONFIRM THIS
TO BE 84\"/>

108.00\"/>



MAGNOLIA DOORS
LUXURY IRON WORKS

| | |
|--------------------|-----------------------------------|
| DIMENSIONS HEIGHT: | 108\"H |
| WIDTH: | 40\"W |
| JAMB: | |
| OPEN: | OUT |
| ACTIVE DOOR: | N/A |
| COLOR: | BLACK |
| GLASS SIZE: | 5/8\" Insulated & Tempered |
| GLASS TYPE: | CLEAR |
| HANDLE TYPE: | #9 |
| HANDLE L.F.O. | LEFT (looking from outside) |
| METAL THRESHOLD: | ADA Threshold |
| STYLE: | 6\" slides & top & 14\" on bottom |
| STYLE THICKNESS: | N/A |
| SCROLLWORK: | N/A |
| GLASS FRAME: | FIXED Glass x 1 |
| TRIM NEEDED: | N/A |
| TYPE OF TRIM: | N/A |
| EXTRA DEADBOLT: | N/A |
| DEADBOLT: | YES (Single Master Key) |

AMS GROUP
A TEAM INNOVATIONS



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LUXURY IRON WORKS

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SIGNATURE OF APPROVAL