

HISTORIC AND DESIGN REVIEW COMMISSION

April 18, 2018

HDRC CASE NO: 2018-154
ADDRESS: 701 MONTANA
LEGAL DESCRIPTION: NCB 1386 BLK 109 LOT W 77 FT OF 18
ZONING: AE-2, S, HS
CITY COUNCIL DIST.: 2
LANDMARK: House
APPLICANT: Marcello Martinez/1718 Architecture
OWNER: Gerardo Ituarte
TYPE OF WORK: Construction of exterior stairs, construction of a rear addition, window installation
APPLICATION RECEIVED: March 30, 2018
60-DAY REVIEW: May 29, 2018

REQUEST:

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

1. Remove a non-original exterior spiral staircase and construct a one story addition at the rear of the primary historic structure.
2. Install three windows on the east façade's ground floor.
3. Install a hinge stair on the east façade of the historic structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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.

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.

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.

FINDINGS:

- a. The historic structure at 701 Montana was constructed circa 1910 in the Folk Victorian style and is first found on the 1912 Sanborn Map. The structure features a double height wraparound porch, both front and side gabled roofs, and simple, turned columns. The structure features some modifications including rear and side additions and probable modifications to side elevation fenestration. The applicant has noted that due to the structure's proposed commercial use, separate stairs are needed for separate tenants.
- b. REAR ADDITION & STAIRCASE— At the rear of the primary historic structure, the applicant has proposed to remove the non-original spiral stairs and construct a one story rear addition and a wood staircase to run parallel to the rear façade of the house. The proposed addition will feature an overall footprint of approximately 52 square feet, will feature a height of approximately thirteen (13) feet and will feature lap siding to match that of the primary historic structure. The proposed addition is consistent with the Guidelines for Additions. Additionally, staff finds the proposed staircase to be appropriate.

- c. EAST FAÇADE WINDOWS – The applicant has proposed to install three window openings in the first floor, east façade. This will be currently void of fenestration. The structure, per the 1912 Sanborn Map featured a wraparound, two story porch, which no longer exists. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that new window openings should not be created on the primary facades or where visible from the public right of way; however, given existing window locations and known modifications to the east façade, staff finds that window locations at this location could have previously existed.
- d. EAST FAÇADE WINDOWS – The applicant has noted that the proposed new windows will match the historic windows found in the structure in terms of their character. Staff finds this installation appropriate; however, the applicant should ensure that the proposed windows and their installation match that of the existing, including profile, material, head and sill height and framing depth.
- e. EAST STAIR & RAMP – On the east façade and side yard, the applicant has proposed to construct a ramp and stairs to provide access to both the first floor's raised porch and the second floor. The applicant has noted that a hinge stair is currently proposed that will be aluminum or steel to be stored horizontally and be less visually intrusive. Generally, staff finds the proposed location of the stair, on the side façade and setback from the primary façade to be appropriate. Staff finds that the applicant should provide final details to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

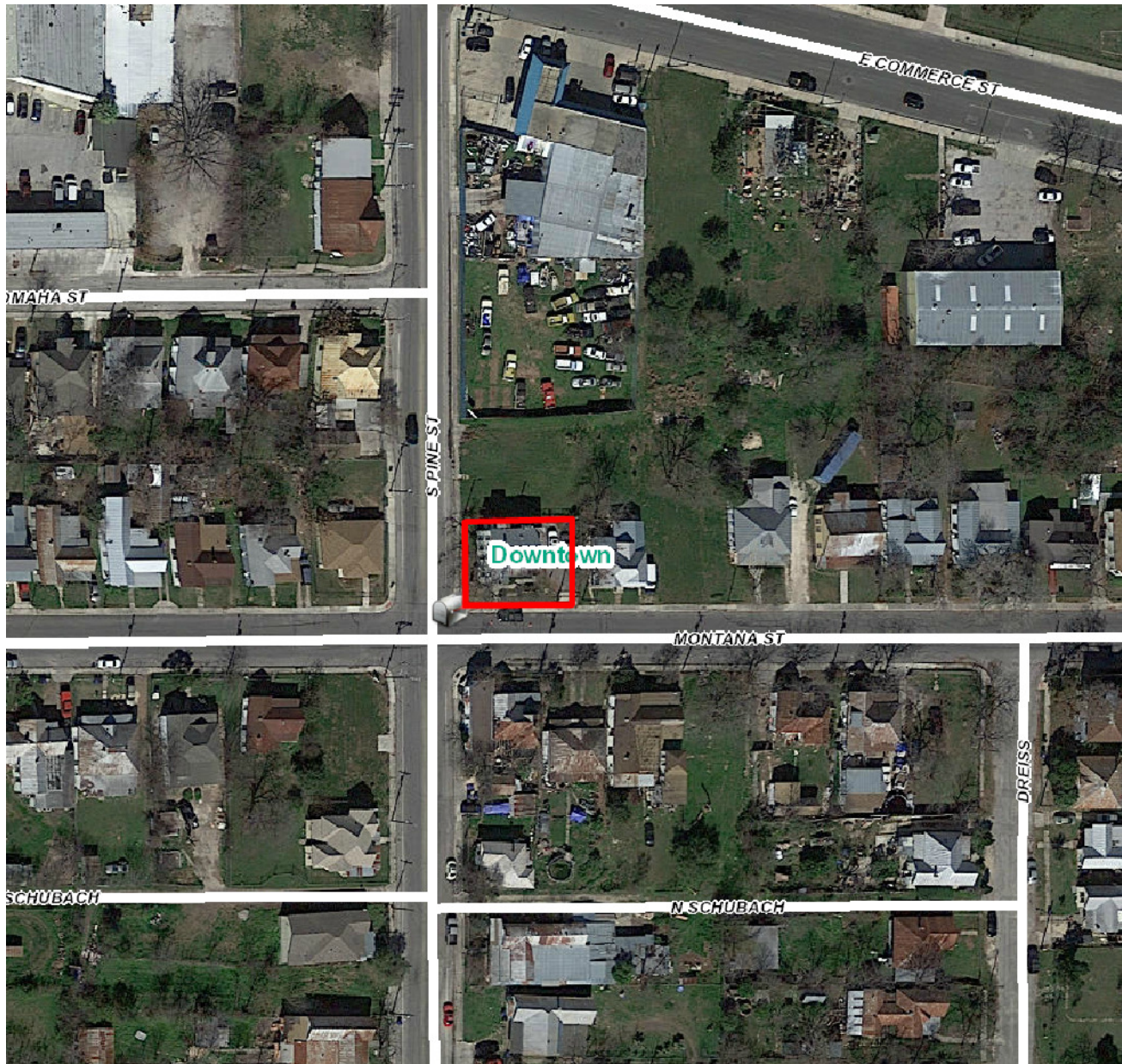
RECOMMENDATION:

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

- i. That the proposed windows and their installation match that of the existing windows including profile, material, head and sill height and framing depth.
- ii. That final details of the proposed side stair be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 11, 2018

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701 Montana Street

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S Pine St

S Pine St

Montana St

Montana St Montana St

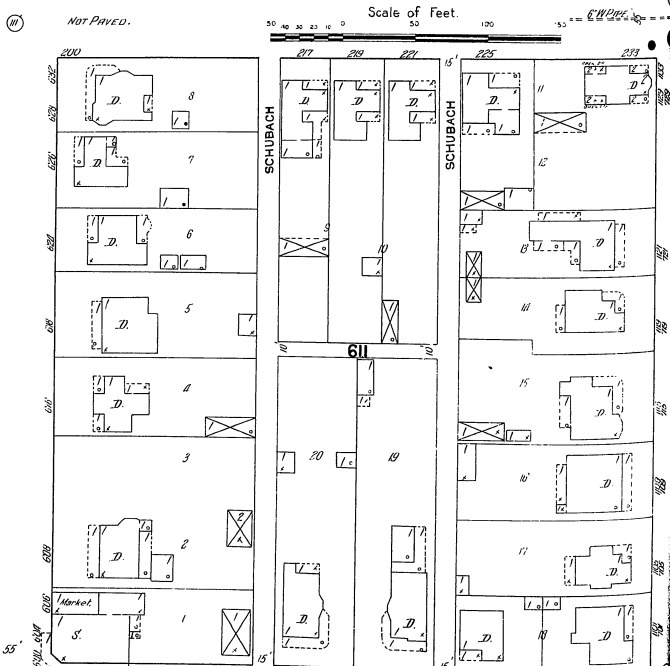
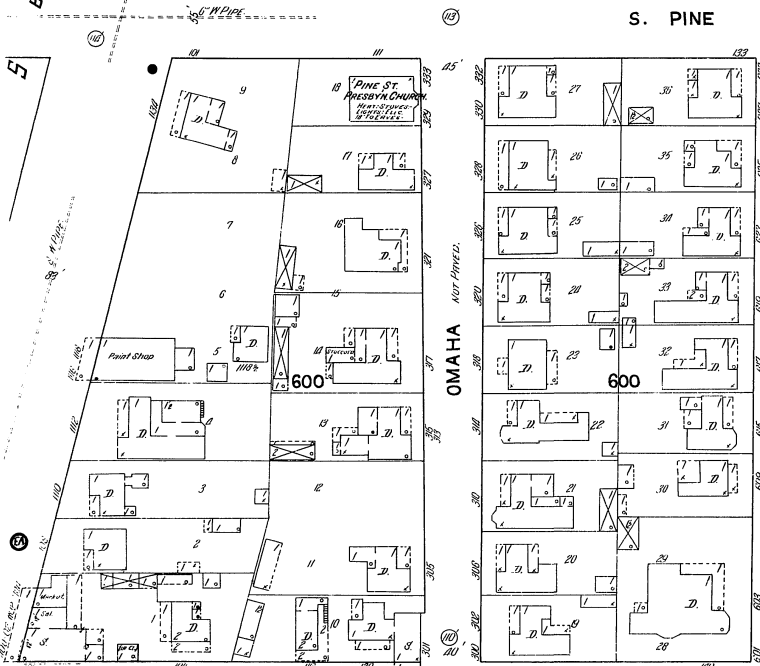
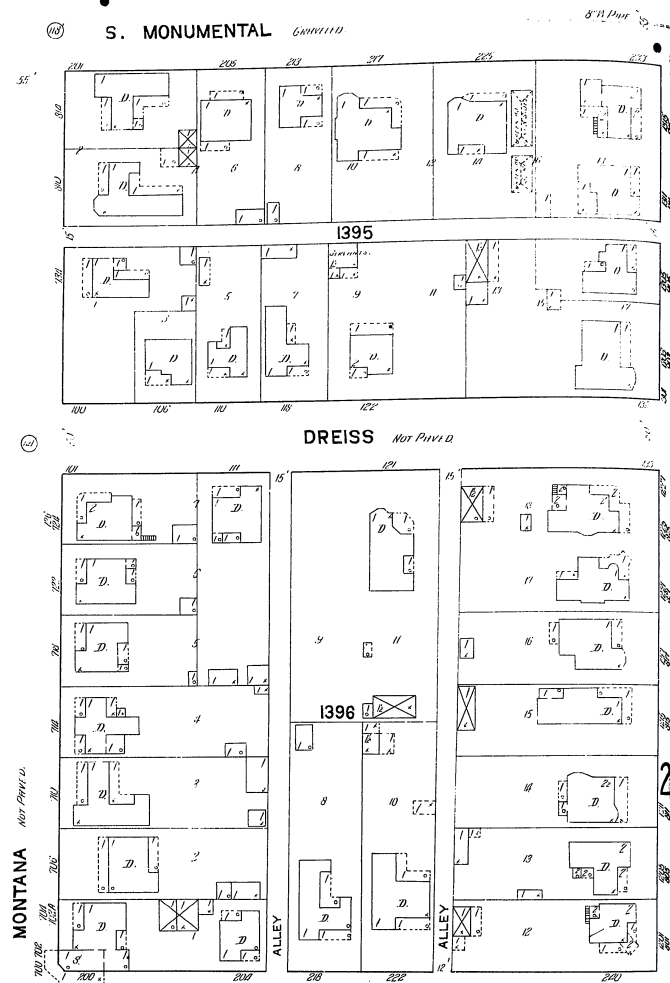
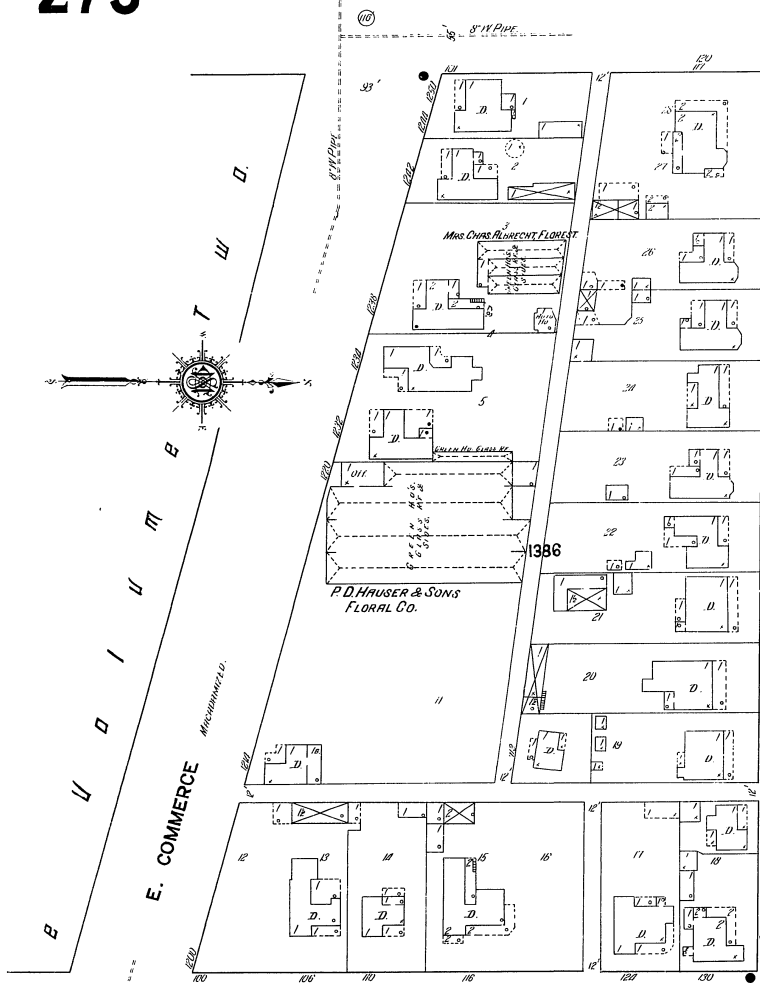
Montana St

S Pine St

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S. MONUMENTAL



262

S. OLIVE

264



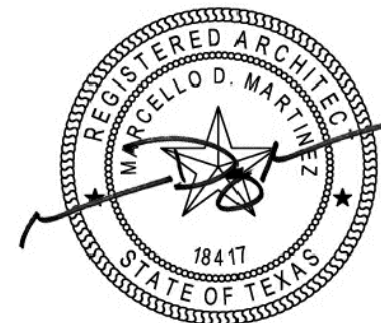
HDRC APPLICATION

WRITTEN NATRATIVE

THE OWNER WILL BE CREATING TWO DISTINCT BUSINESSES IN THIS BUILDING. THE GROUND LEVEL WILL BE A COFFEE SHOP TYPE BUISINESS (TENANT IS YET UNKNOWN). THE UPPER FLOOR WILL BE A SHORT TERM RENTAL PROPERTY WITH THREE BEDROOMS AVAILABLE TO ONE, TWO, OR POTENTIALLY THREE TENANTS. THE TWO BUSINESSES NEED TO BE SEPARATED BY A FIRE SEPARTATION BARRIER, SO THE INTERIOR STAIR NEEDS TO BE REMOVED. THUS WE ARE PROPOSING TWO EXTERIOR STAIRS; THE CURRENT EXISTING REAR STAIR IS A SPIRAL STAIR CASE WHICH WE ARE PROPOSING TO DO A STRAIGHT RUN TO BETTER ALIGN WITH THE CODE. THE GROUND FLOOR LIKEYLY HAD WINDOWS IN THE PAST, THE WINDOWS ARE MISSING, AND THEREFORE, WE ARE PROPOSING TO ADD THREE NEW WINDOWS THAT MATCH THE EXISTING ONES IN CHARACTER. WE ARE GOING TO KEEP THE SAME COLORS OF THE PROPERTY THROUGHOUT. THE STAIR IN THE BACK WILL BE WOOD, AND THE STAIR ALONG THE SIDE WE ARE PROPOSING TO DO A HINGE STAIR (ALUMINUM OR STEEL), SO THAT MOST OF THE TIME IT IS HORIZONTAL AND LESS OBTRUSIVE.

MATERIALS | FINISHES | FABRICS

- MATCH EXISTING SIDING
- MATCH EXISTING WINDOW & TRIM
- MATCH EXISTING ROOF
- MATCH ALL EXISTING COLORS
- WOOD STAIR IN THE BACK OF THE BUILDING
- STEEL/ALUMINUM STAIR ON THE SIDE OF THE BUILDING



DATE 29 March 2018 EXP. DATE Oct 2018
1718 ARCHITECTURE, LLC
717 NORTH ALAMO STREET
SAN ANTONIO, TEXAS 78215
VOICE (210) 287-8166
MARCELLO@1718PARTNERS.COM

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF 1718 ARCHITECTURE, LLC AND MARCELLO MARTINEZ, AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT WRITTEN CONSENT FROM MARCELLO DIEGO MARTINEZ.
1718 ARCHITECTURE, LLC IS A DESIGN FIRM, NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. 1718 ARCHITECTURE, LLC & MARCELLO MARTINEZ ARE NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY ISSUES OR PROBLEMS ARISE.

PROJECT

Montana House
701 Montana Street
San Antonio, TX 78203

OWNER

Gerardo Ituarte

PROJECT NUMBER

18Montana

CONSTRUCTION DOCS

NO.	DATE	DESCRIPTION OF ISSUE
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CONSULTANT

SHEET TITLE

Renders
Perspective

DATE 29 March 2018
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SHEET NUMBER

A9.01



1718

ARCHITECTURE

REGISTERED ARCHITECT

MARCELLO MARTINEZ

18417

STATE OF TEXAS

DATE29 March 2018EXP. DATEOct 2018

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717 NORTH ALAMO STREET

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29 March 2018

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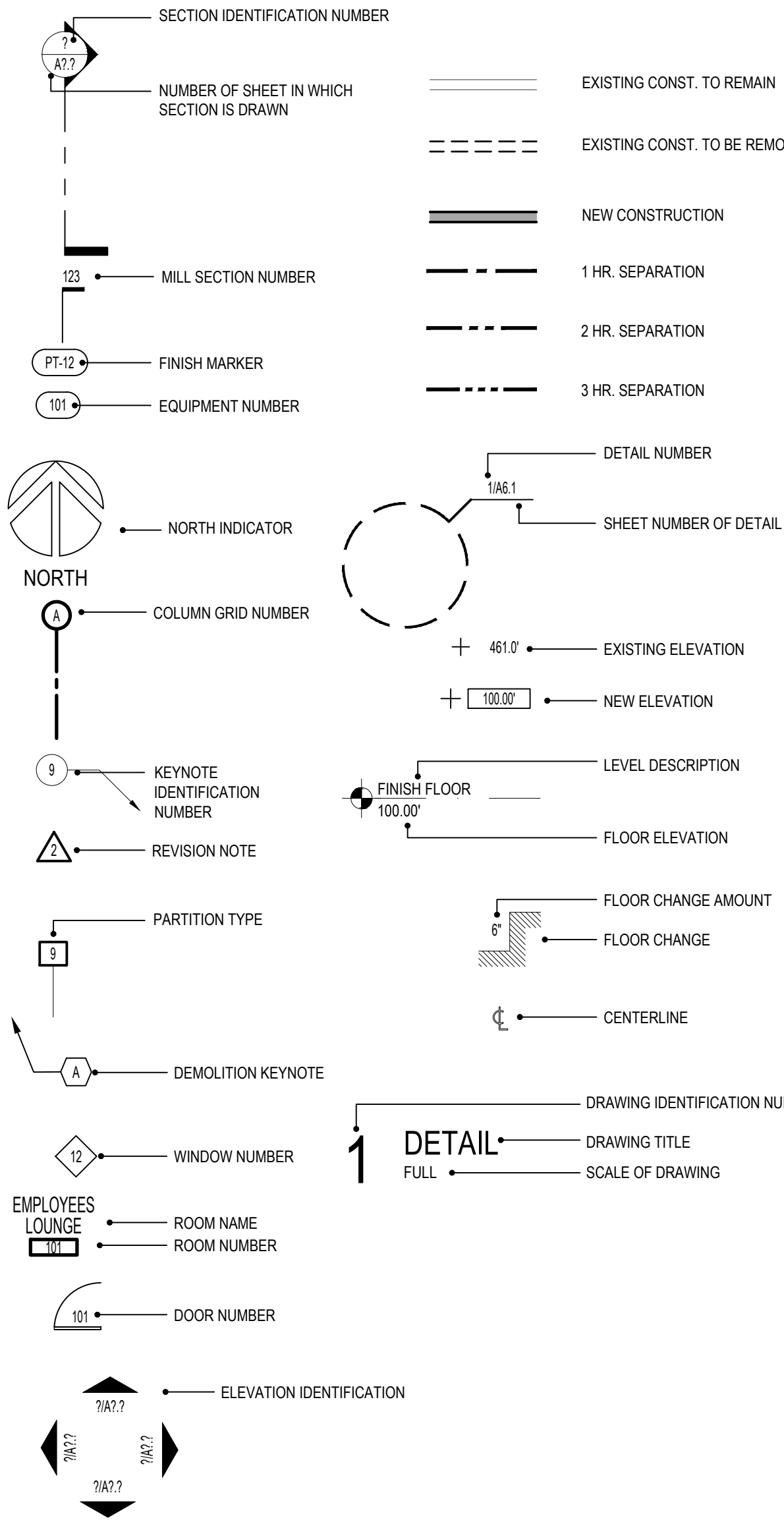
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GENERAL NOTES

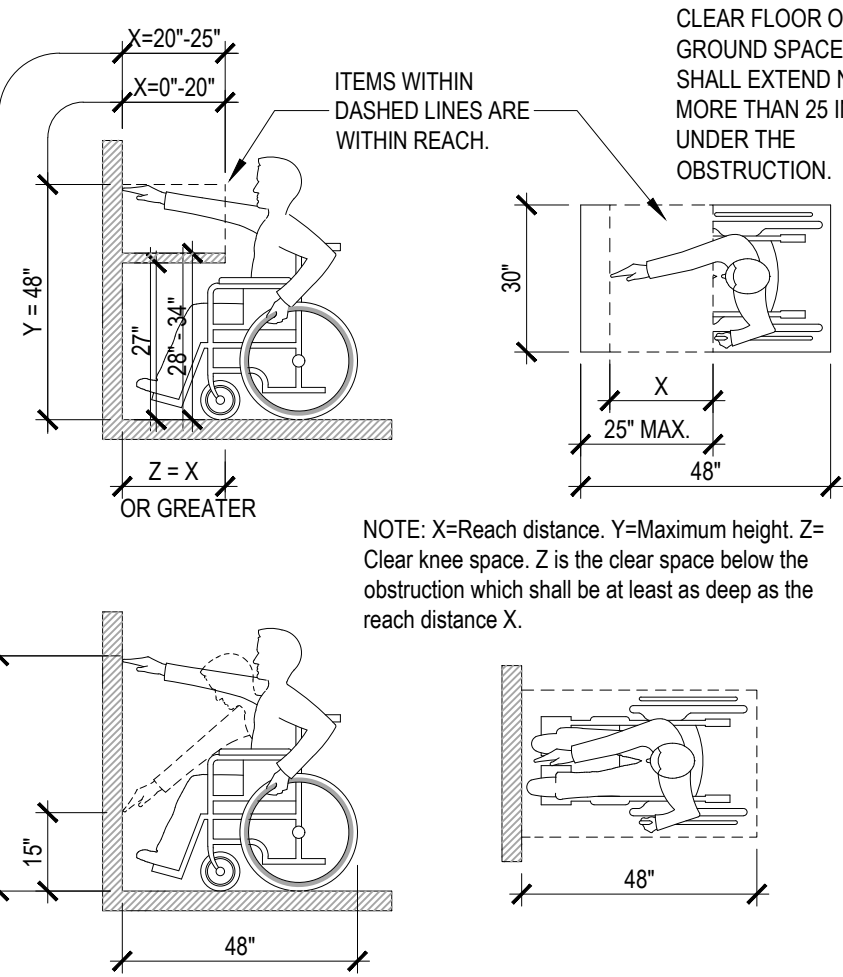
1. CONTRACTOR IS TO EXECUTE ALL DETAILS UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, SEND RFI TO ARCHITECT FOR CLARIFICATION.
2. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
3. THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES IN WRITING, TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER.
4. DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT.
5. THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICE, AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
7. THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
8. THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
10. THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO ENSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
11. CARBON MONOXIDE EMISSIONS ARE PROHIBITED FROM ALL INTERIOR WORK. IF FUME HAZARDS OCCUR, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MONITORING AND TESTING OF AFFECTED AREAS.
12. THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO ENSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
13. SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT, IN WRITING, ALONG WITH SAMPLE AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
14. THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
15. ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
16. THE GENERAL CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.
17. THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, COLORS, UNSIGHTLY CONDITIONS, OR NOISE/CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS WITH RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.
18. REFER TO ADDITIONAL NOTES BY STRUCTURAL AND MEP DISCIPLINES. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERING DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK.

LEGEND



GENERAL NOTES

19. REFER TO MEP SITE PLANS FOR NEW ELECTRIC SERVICE, SITE LIGHTING AND OTHER UTILITIES.
20. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND REGULATIONS. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS. THE LOCATION OF UTILITIES IS BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
21. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
22. ALL WOOD BLOCKING TO BE FIRE RETARDANT.
23. CONTROLS AND OPERATING MECHANISMS:
(A) GENERAL: ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH DETAILS PROVIDED. SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.



- (B) HEIGHT. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES PROVIDED IN THE DETAILS. EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR.
- (C) OPERATION. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE LBS.
24. SIGNAGE: SIGNS AT ALL DESIGNATED HANDICAPPED TOILET ROOMS SHALL COMPLY WITH THIS PARAGRAPH:
(A) CHARACTER PROPORTION. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10, UTILIZING AN UPPER-CASE "X" FOR MEASUREMENT.
(B) COLOR CONTRAST. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND; LIGHT COLORED CHARACTERS ON DARK BACKGROUNDS ARE REQUIRED.
(C) TACTILE CHARACTERS AND SYMBOLS. CHARACTERS, SYMBOLS, OR PICTOGRAPHS ON SIGNS REQUIRED TO BE TACTILE SHALL BE RAISED 1/32 INCH MINIMUM. LETTERS AND NUMBERS SHALL BE SANS SERIF CHARACTERS, SHALL BE AT LEAST 5/8 INCH HIGH, BUT SHALL BE NO HIGHER THAN TWO INCHES AND SHALL BE PROPORTIONED IN ACCORDANCE WITH SUB-PARAGRAPH (B) OF THIS PARAGRAPH. NOTE: BRAILLE CHARACTERS MAY BE USED IN ADDITION TO STANDARD ALPHABET CHARACTERS AND NUMBERS, BUT MAY NOT BE USED EXCLUSIVELY. IF USED, BRAILLE CHARACTERS SHALL BE PLACED TO THE LEFT OF STANDARD CHARACTERS. RAISED BORDERS AROUND RAISED CHARACTERS ARE DISCOURAGED.
(D) MOUNTING HEIGHT AND LOCATION. TACTILE SIGNAGE USED FOR ROOM IDENTIFICATION SHALL BE MOUNTED ON THE WALL ON THE LATCH (STRIKE) SIDE OF DOORS AT A HEIGHT OF 60" ABOVE FINISHED FLOOR TO CENTERLINE OF SIGN.
(E) SYMBOLS OF ACCESSIBILITY. IF ACCESSIBLE TOILETS ARE IDENTIFIED, THEN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED. THE SYMBOL SHALL BE DISPLAYED AS SHOWN BELOW.
25. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MISCELLANEOUS STEEL OR DECORATIVE STEEL SHOWN ON ARCHITECTURAL SHEETS WHETHER SHOWN OR DETAILED ON STRUCTURAL SHEETS. FOR MEMBERS SHOWN BUT NOT SIZED THE FOLLOWING APPLIES:
(A) LOOSE ANGLES: 4" X 4" X 3/8"
(B) TUBE STEEL: 5" X 5" X 1/4"
(C) WIDE FLANGE: W12 X 16
(D) LOOSE CHANNELS: C8 X 13.75

26. ALL SUBCONTRACTORS AND CONSTRUCTION WORKERS MUST READ THE WRITTEN SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL. THE SPECIFICATIONS CONTAIN ADDITIONAL SURFACE PREPARATION OR INSTALLATION REQUIREMENTS FOR THE BUILDING MATERIALS, PRODUCTS OR COMPONENTS THAT ARE BEING PLACED OR INSTALLED.
27. THE INSTALLATION / APPLICATION INFORMATION SHOWN ON THE DRAWINGS IS NOT COMPLETE WITHOUT THE WRITTEN SPECIFICATIONS. IF THE SPECIFICATIONS / PROJECT MANUAL IS NOT WITH THESE DRAWINGS, ASK THE GENERAL CONTRACTOR FOR A COPY TO REVIEW BEFORE BEGINNING YOUR WORK.

APPLICABLE BUILDING CODES & AUTHORITIES

- 2015 International Building Code
- 2015 International Residential Code
- 2015 International Existing Building Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fuel Gas Code
- 2015 International Fire Code
- 2015 International Energy Conservation Codes
- 2014 National Electric Code

Local Amendments to the codes are located at:

- 2015 Chapter 10, Building-related Codes
- 2015 Chapter 11, International Fire Code with local amendments
- 2015 San Antonio Property Maintenance Code

CODE REVIEW SUMMARY

LOCATION: 701 Montana Street, San Antonio, TX 78203

OCCUPANCY CLASSIFICATION			
BUILDING TYPE:	OCCUPANCY GROUP:	BUILDING AREA:	
B - BUSINESS	BUSINESS	1,864 sf	

TYPE OF CONSTRUCTION:	
V-B	TYPE V-B, (NOT RATED CONSTRUCTION) NOT SPRINKLED

REQUIRED SPECIAL INSPECTIONS

IBC Section	Special Inspections	Applicable	Not Applicable
1704.2	Inspection of Fabricators		X
1704.3	Steel Construction		X
1704.4	Concrete Construction		X
1704.5	Masonry Construction		X
1704.6	Wood Construction		X
1704.7	Soils		X
1704.8	Pile Foundations		X
1704.9	Pier Foundations		X
1704.10	Wall Panel and Veneers		X
1704.11	Sprayed Fire-Resistant Materials		X
1704.12	Exterior Insulation & Finish Systems (EIFS)		X
1704.13	Special Cases (Unusual in Nature)		X
1704.14	Smoke Control Systems		X

DRAWING INDEX

GENERAL

A0.01.....COVER SHEET

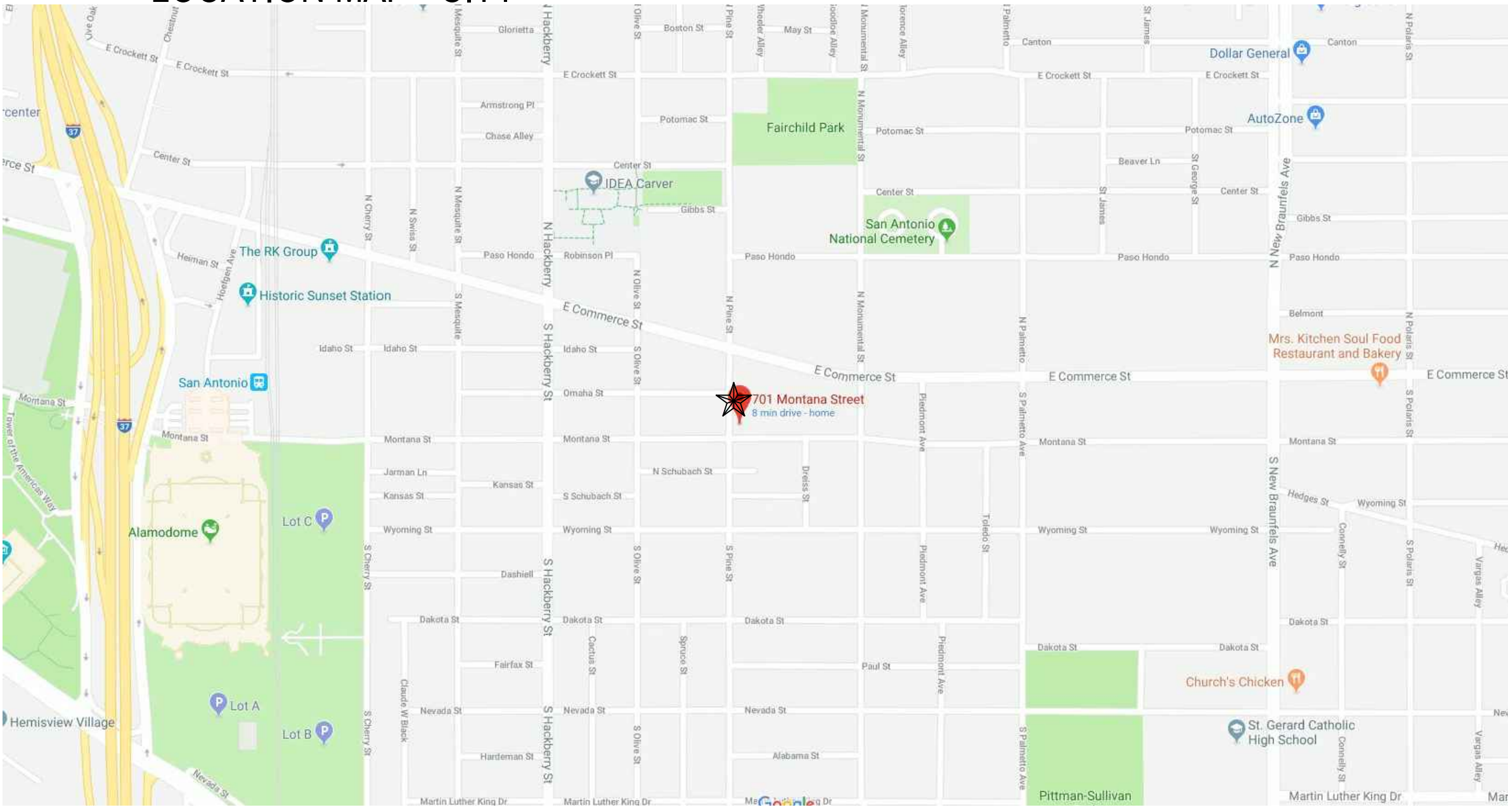
ARCHITECTURAL

- A1.01.....SITE PLAN
- A2.01.....FLOOR PLAN
- A3.01.....REFLECTED CEILING PLAN
- A4.01.....INTERIOR ELEVATIONS / SCHEDULES / DETAILS

MEP

- MEP-1.....SITE KEY PLAN
- E-1.....LIGHTING PLAN
- E-2.....POWER PLAN
- E-3.....ELECTRICAL RISER DIAGRAM
- M-1.....MECHANICAL PLAN
- M-2.....MECHANICAL DETAILS
- P-1.....WASTE PIPING PLAN
- P-2.....PLUMBING DETAILS AND SCHEDULES

LOCATION MAP - CITY



Montana House

701 Montana Street
San Antonio, TX 78203

Gerardo Ituarte

ARCHITECT

1718 ARCHITECTURE, LLC
717 NORTH ALAMO STREET
SAN ANTONIO, TX 78215
210.592.6031



DOCUMENTS ARE INCOMPLETE
AND MAY NOT BE USED FOR
REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

DATE 29 March 2018 EXP. DATE Oct 2018
1718 ARCHITECTURE, LLC
717 NORTH ALAMO STREET
SAN ANTONIO, TEXAS 78215
VOICE (210) 287-8166
MARGELLO@1718PARTNERS.COM

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PROJECT

Montana House

701 Montana Street
San Antonio, TX 78203

OWNER

Gerardo Ituarte

PROJECT NUMBER

18Montana

CONSTRUCTION DOCS

NO.	DATE	DESCRIPTION OF ISSUE
-----	------	----------------------

CONSULTANT

SHEET TITLE

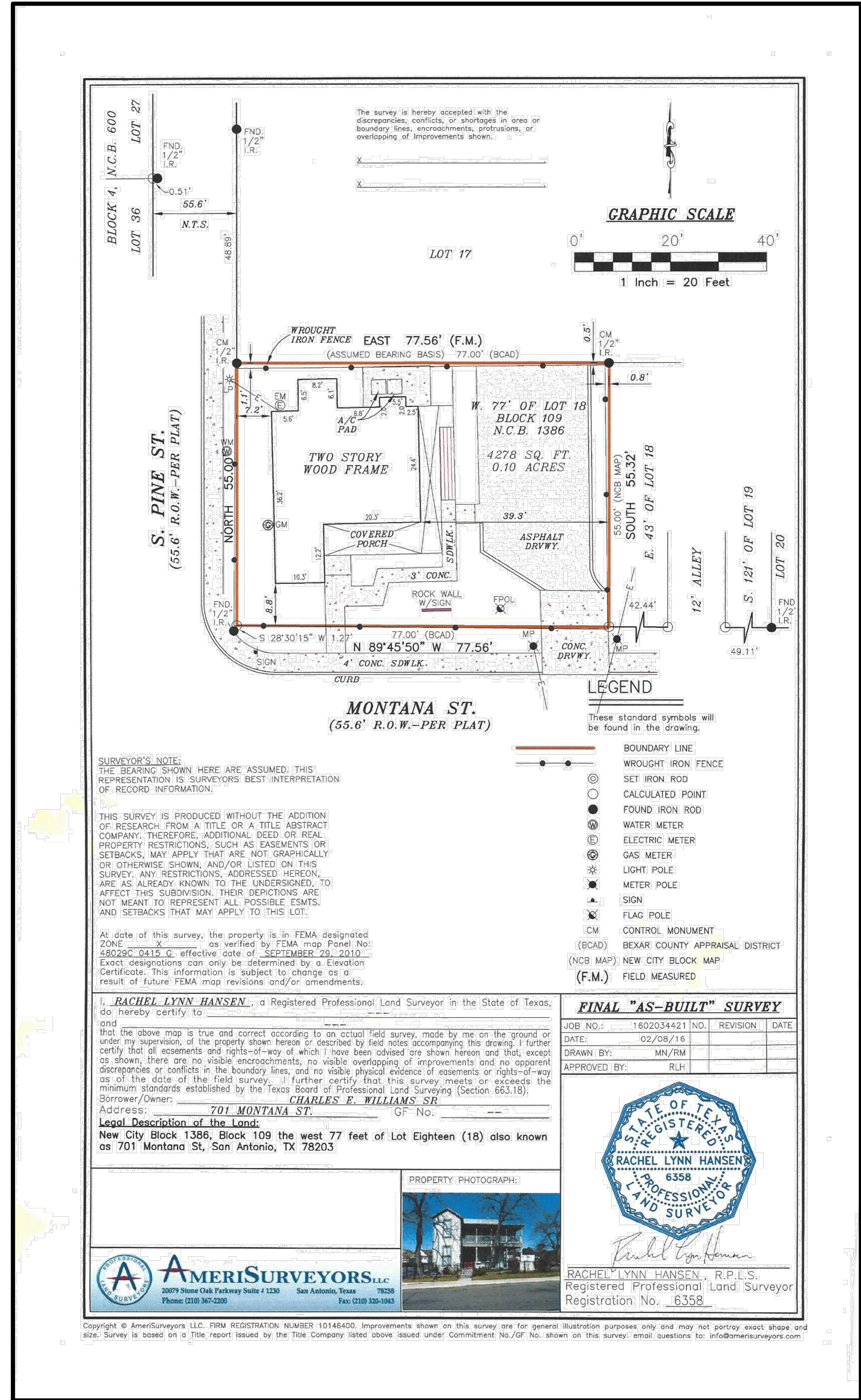
Cover Sheet / Index

DATE
29 March 2018

SHEET NUMBER

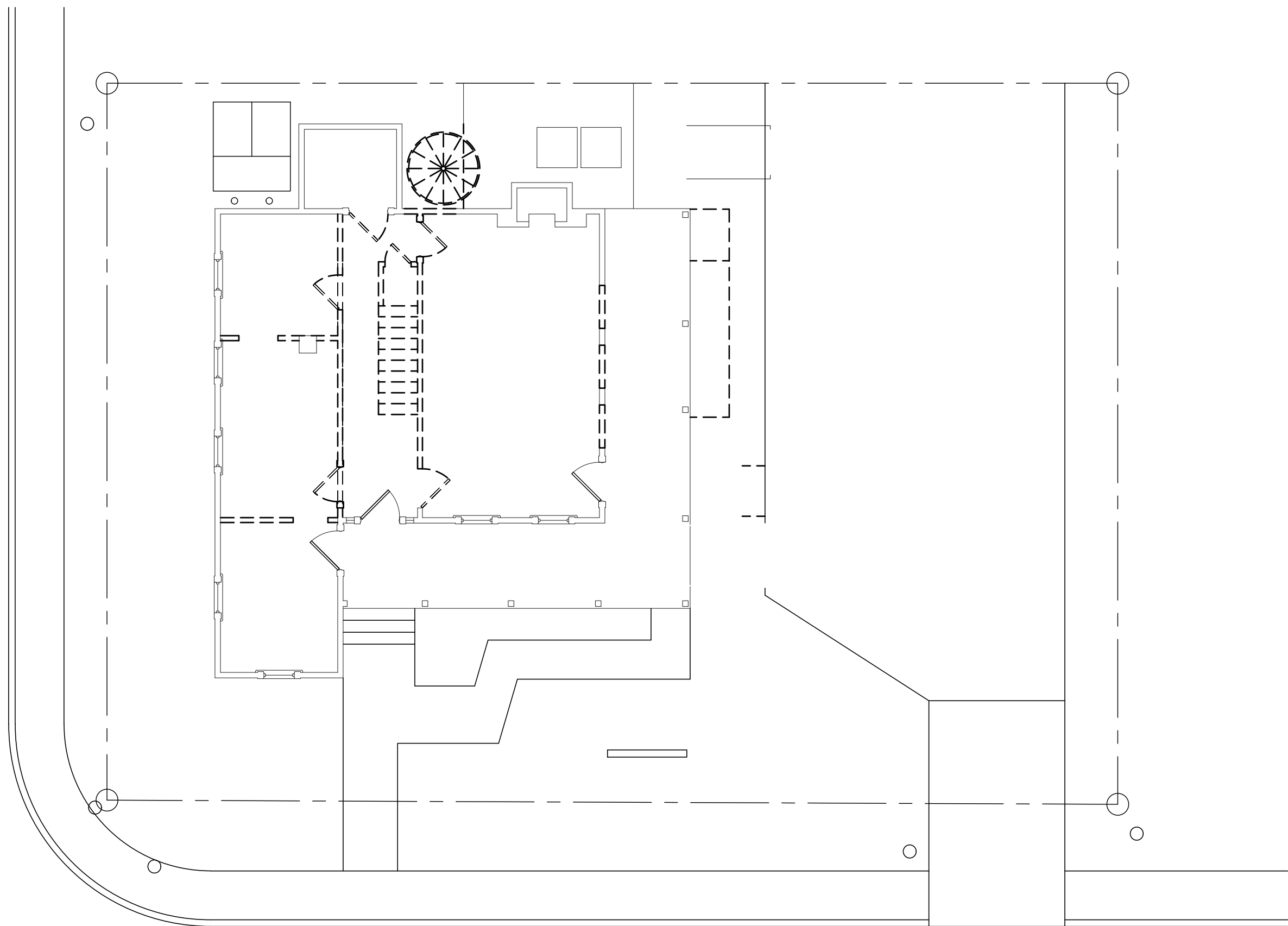
Set #

A0.01



2 SECOND FLOOR DEMOLITION PLAN

1/8" = 1'-0"
0' 4' 8' 16' 24'



1 FIRST FLOOR DEMOLITION PLAN

1/8" = 1'-0"
0' 4' 8' 16' 24'



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Gerardo Ituarte

PROJECT NUMBER

18Montana

CONSTRUCTION DOCS

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

Demolition Plans

DATE 29 March 2018
BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER

A1.01

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CONSULTANT

SHEET TITLE

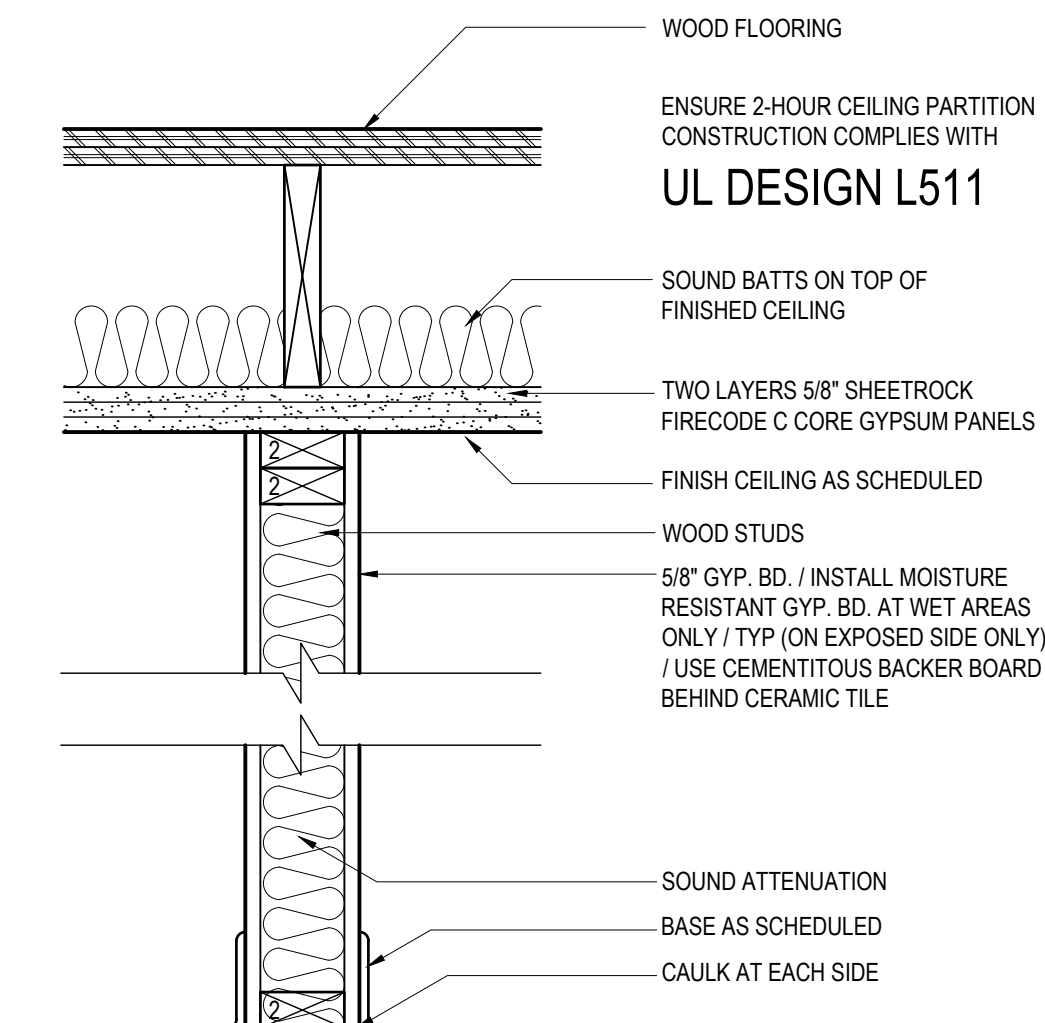
Floor Plan

DATE
29 March 2018

SHEET NUMBER

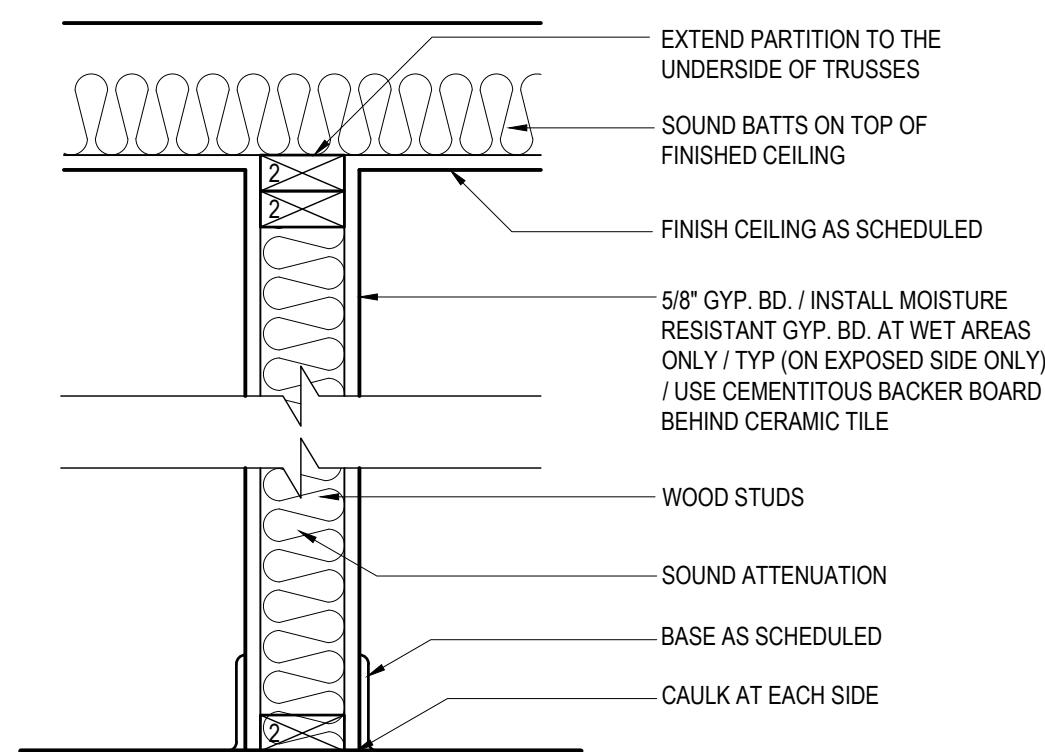
BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

A2.01



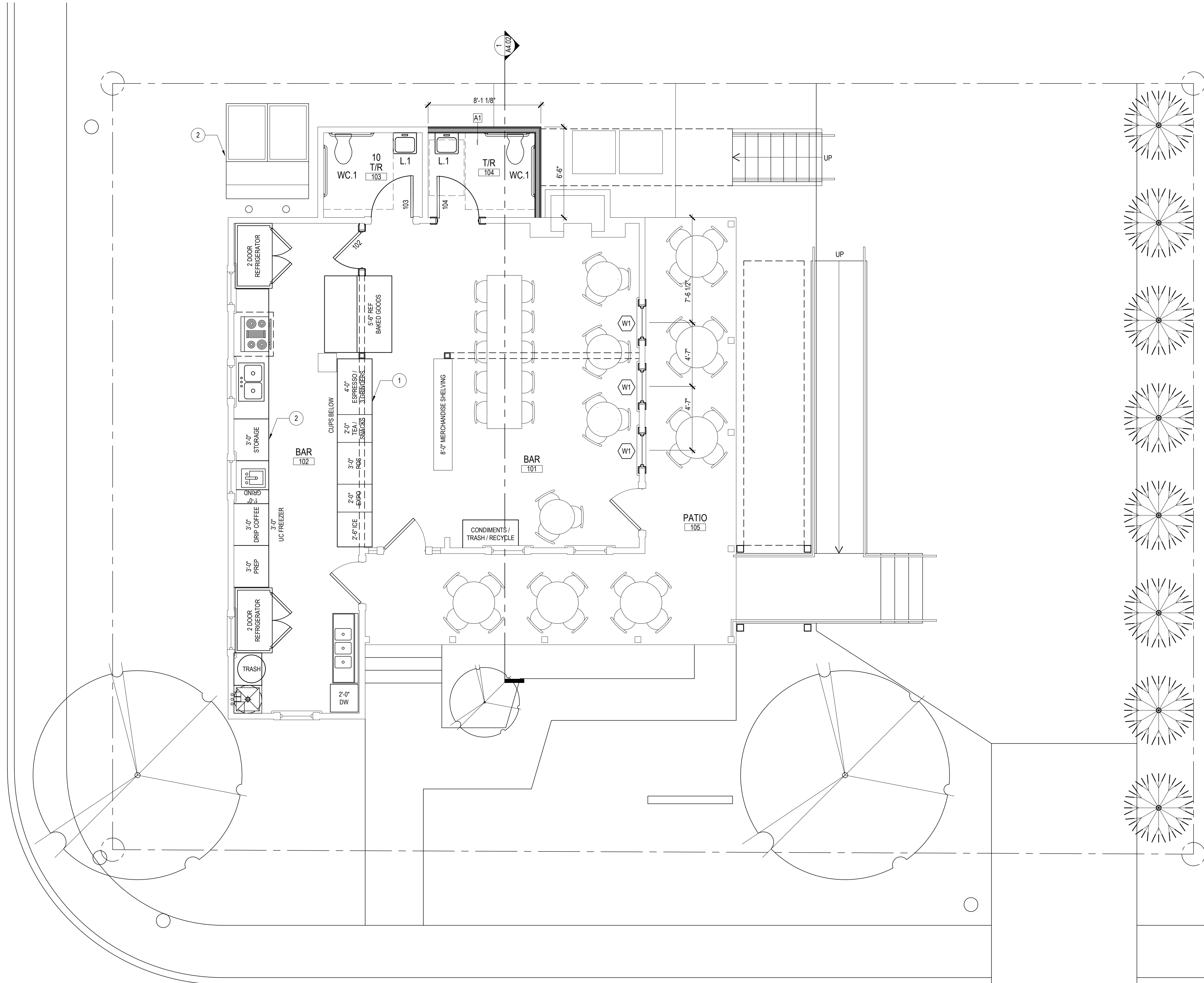
TYPE	STUD SIZE	STUD NOM	STUD SPACING	WALL THICKNESS	INSUL	FIRE RATING
A1	3-1/2"	2 X 4	16" OC	4-3/4"	3-1/2"	2 HR CEILING
A2	5-1/2"	2 X 6	16" OC	6-3/4"	5"	2 HR CEILING

A WALL TYPE A
1-1/2" = 1'-0"



TYPE	STUD SIZE	STUD NOM	STUD SPACING	WALL THICKNESS	INSUL	FIRE RATING	S.T.C.
B1	3-1/2"	2 X 4	16" OC	4-3/4"	3-1/2"		40
B2	5-1/2"	2 X 6	16" OC	6-3/4"	5"		40

B WALL TYPE B
1-1/2" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

KEYNOTES

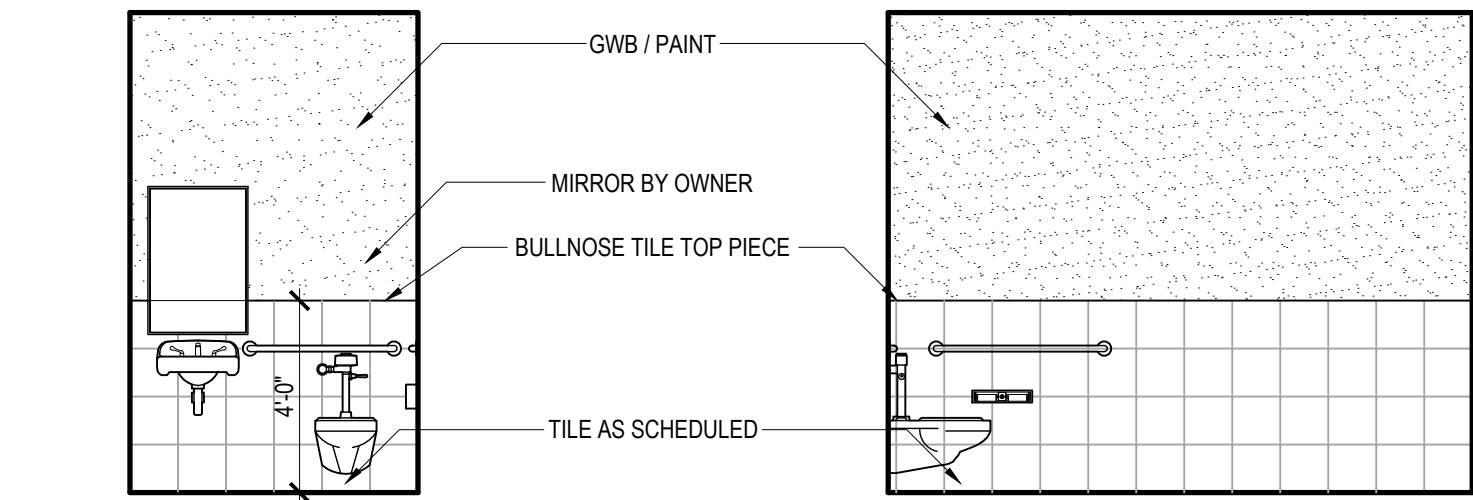
- 42" HIGH COUNTERTOP ABOVE FINISH FLOOR.
- 36" HIGH COUNTERTOP ABOVE FINISH FLOOR
- DUMPSTER W/ ENCLOSURE

GENERAL NOTES

- ALL PARTITIONS AT LEVEL 1 TO BE A1
- ALL PARTITIONS AT LEVEL 2 TO BE B1
- LEVEL 1 TO HAVE A 2-HOUR FIRE BARRIER AT CEILING
- ALL WINDOWS TO MATCH EXISTING IN SIZE, MATERIAL, AND TRIM

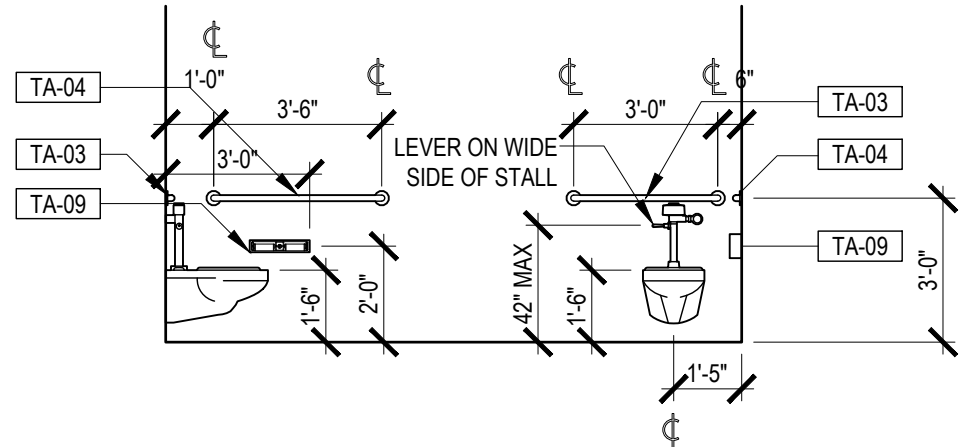
LEGEND

NON RATED PARTITION	=====
OVERHEAD CONSTRUCTION	-----
BAR HALF WALL, NON RATED	=====

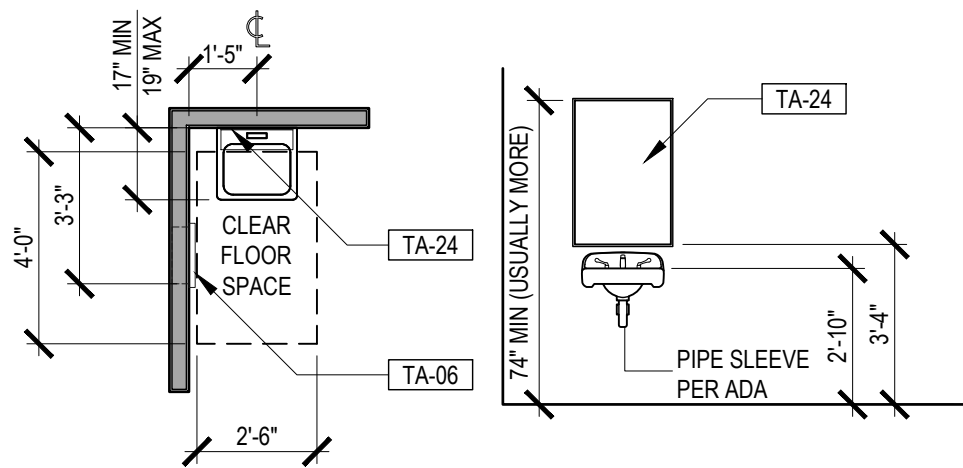


3 INT ELEVATION
1/4" = 1'-0"

2 INTERIOR ELEVATION
1/4" = 1'-0"



WC.1 WATER CLOSETS 1
ELEVATIONS
1/4" = 1'-0"



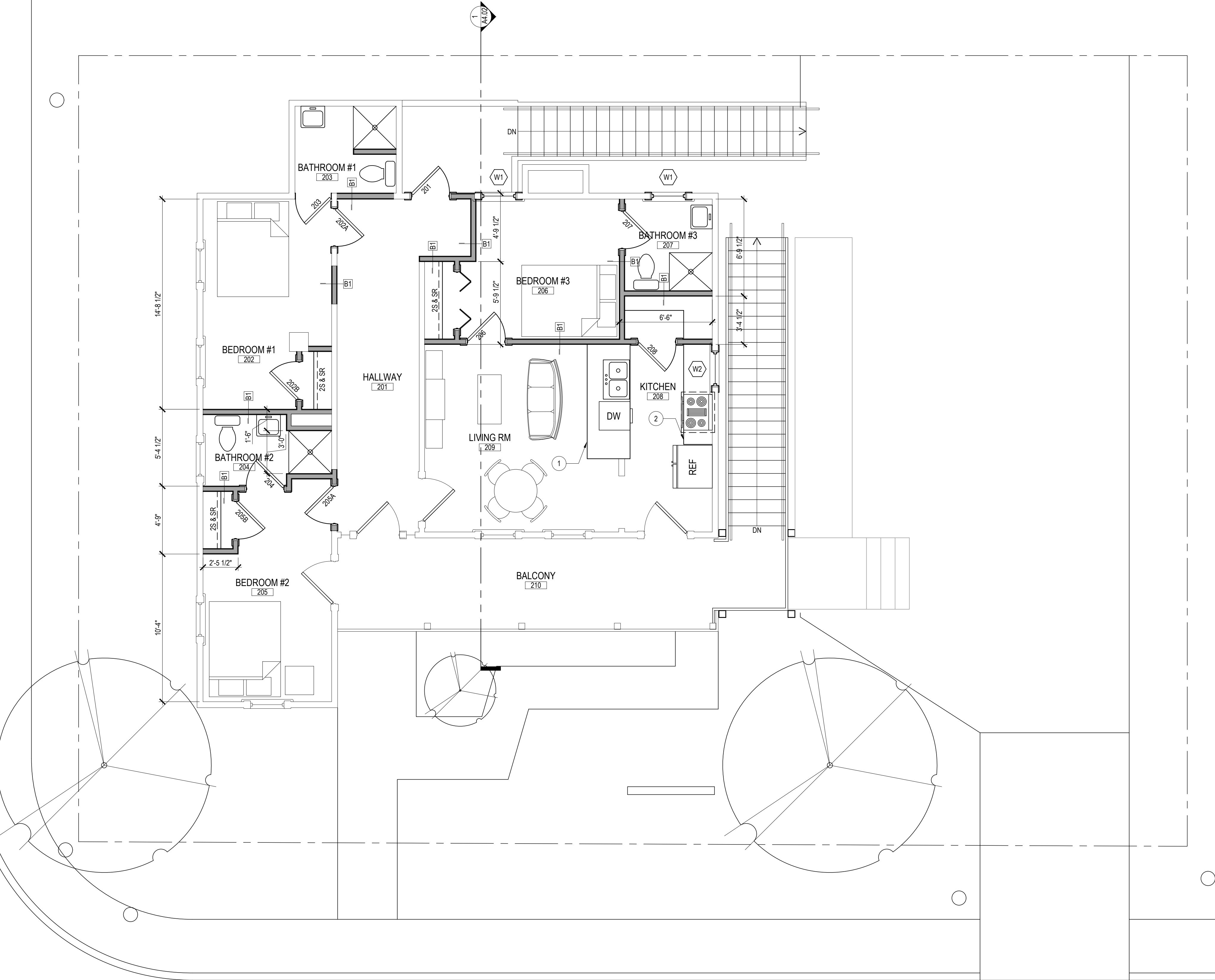
L.1 LAVATORY
FLOOR PLAN
1/4" = 1'-0"

L.1 LAVATORY 1
ELEVATION
1/4" = 1'-0"

MARK	DESCRIPTION	MANUFACTURER	MODEL NO.	NOTES
TA - 03	36" GRAB BAR	BOBRICK	#5806	
TA - 04	42" GRAB BAR	BOBRICK	#5806	
TA - 06	PAPER TOWEL DISPENSER / RECEPTACLE	AMERICAN SPECIALTIES	#046924	
TA - 09	TOILET PAPER DISPENSER	BOBRICK	B-697	
TA - 18	WALL MOUNTED SOAP DISPENSER	BOBRICK	#B-5050	
TA - 21	FRAMED MIRROR	BOBRICK	#165	
TA - 25	SURF.-MTD. UTILITY SHELF W/ MOP/BROOM HOLDERS & HOOKS	BOBRICK	239	

GENERAL NOTES
A ALL ACCESSORIES, MOUNTING LOCATIONS AND CLEARANCES SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE ADA

SOUTH PINE STREET



1 SECOND FLOOR PLAN
1/4" = 1'-0"

MONTANA STREET

KEYNOTES

- 42" HIGH COUNTERTOP ABOVE FINISH FLOOR.
- 36" HIGH COUNTERTOP ABOVE FINISH FLOOR

GENERAL NOTES

- ALL PARTITIONS AT LEVEL 1 TO BE A1
- ALL PARTITIONS AT LEVEL 2 TO BE B1
- LEVEL 1 TO HAVE A 2-HOUR FIRE BARRIER AT CEILING
- ALL WINDOWS TO MATCH EXISTING IN SIZE, MATERIAL, AND TRIM

LEGEND

- NON RATED PARTITION
OVERHEAD CONSTRUCTION
BAR HALF WALL, NON RATED



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PROJECT

Montana
House

701 Montana Street
San Antonio, TX 78203

OWNER

Gerardo
Ituarte

PROJECT NUMBER

18Montana

CONSTRUCTION DOCS

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

Second Floor Plan

DATE

29 March 2018

SHEET NUMBER

BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

A2.02

2' X 4' SUSPENDED TILE CEILING /
DURACLEAN VINYL TILE
THROUGHOUT KITCHEN

GYPSUM BOARD
CEILING / PAINT

D

CEILING MOUNTED PENDANT LIGHT /
DOWNLIGHT

E

WALL SCONCE / USE EXTERIOR
SCONCE WHERE SHOWN OUTSIDE

F

RECESSED LIGHT FIXTURE

G

EXISTING INDOOR TRACK LIGHTING

10'-0"

CEILING HEIGHT ABOVE FINISH FLOOR

X

EXISTING EXIT / EMERGENCY SIGN

B

CEILING FAN / HTTP:
WWW.MODERNFAN.COM/PRODUCTS/BALL.HTML

This diagram is a reflected ceiling plan for the first floor of a house. It shows the layout of the ceiling, including various lighting fixtures and ceiling materials. The plan includes a kitchen area at the top with a grid of 2' x 4' suspended tile ceiling. The rest of the floor is finished with gypsum board. Numerous ceiling-mounted pendant lights (D) and recessed light fixtures (F) are distributed throughout the living and dining areas. There are also ceiling fans (B) and existing exit/emergency signs (X) indicated. The plan is oriented with North at the top, as shown by the north arrow and scale bar below it.

NORTH

1

1/4" = 1'-0"

0

2

4

6

12

1 FIRST FLOOR REFLECTED CEILING PLAN

1718
ARCHITECTURE

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Montana
House

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San Antonio, TX 78203

OWNER

Gerardo
Ituarte

PROJECT NUMBER

18Montana

CONSTRUCTION DOCS

NO.	DATE	DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

First Floor Reflected Ceiling Plan

DATE 29 March 2018

BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

SHEET NUMBER

A3.01

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SHEET TITLE

Second Floor
Reflected Ceiling Plan

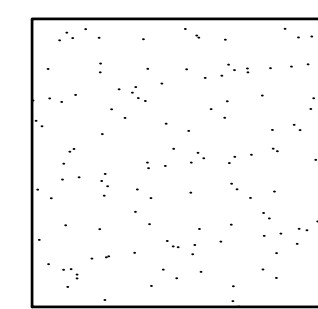
DATE 29 March 2018
BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

SHEET NUMBER

A3.02

LEGEND

REFER TO ELECTRICAL AND
MECHANICAL DRAWINGS



GYPSUM BOARD
CEILING / PAINT



CEILING MOUNTED PENDANT LIGHT /
DOWNLIGHT



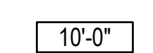
WALL SCONCE / USE EXTERIOR
SCONCE WHERE SHOWN OUTSIDE



RECESSED LIGHT FIXTURE



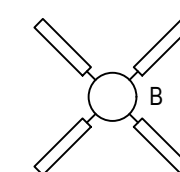
SUSPENDED LIGHT FIXTURE



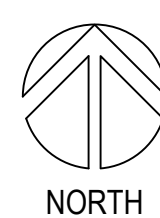
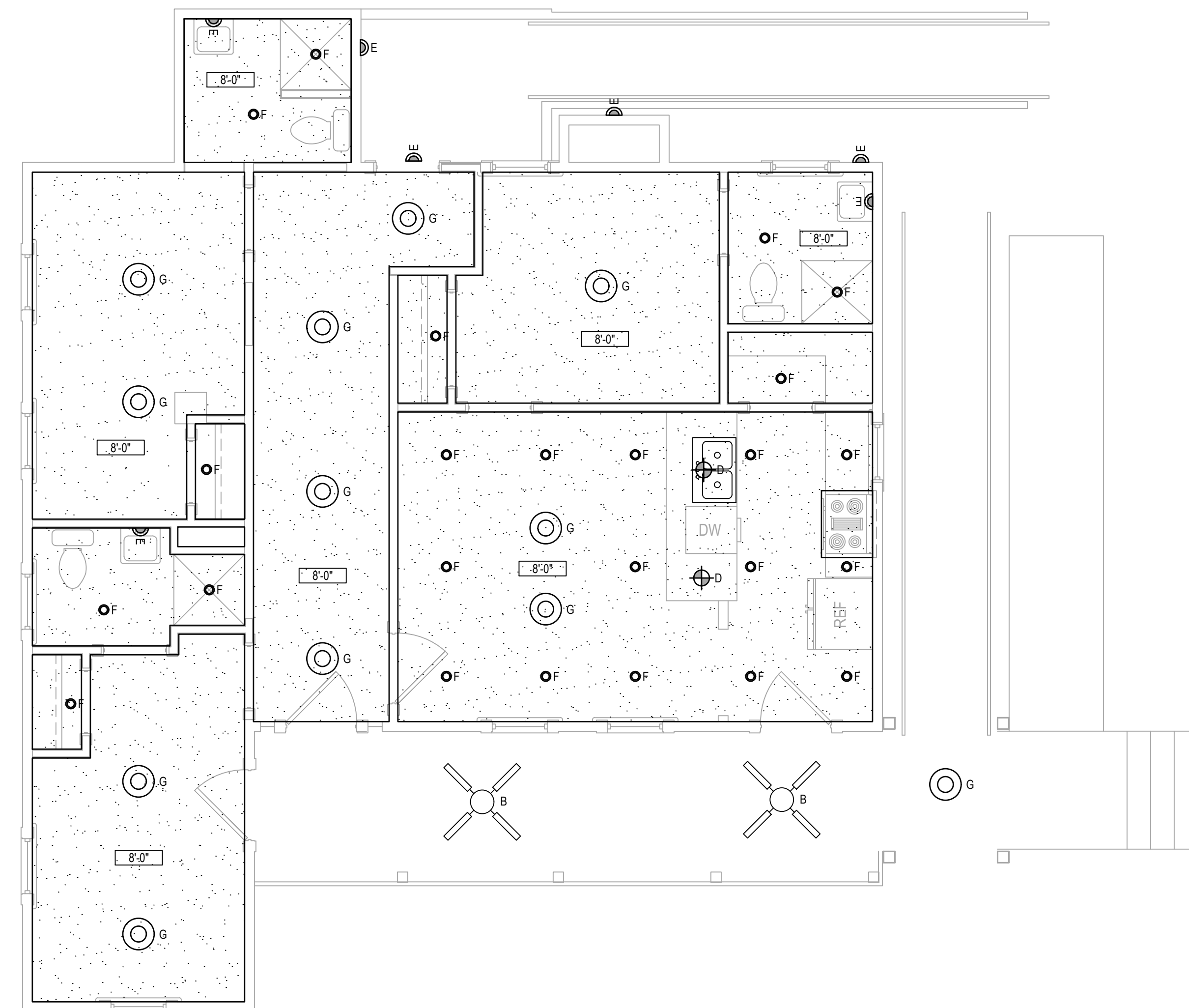
CEILING HEIGHT ABOVE FINISH FLOOR



EXISTING EXIT / EMERGENCY SIGN



CEILING FAN / HTTP:
WWW.MODERNFAN.COM/PRODUCTS/BALL.HTML



1 SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"
0 2 4 6 8 10 12



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CONSULTANT

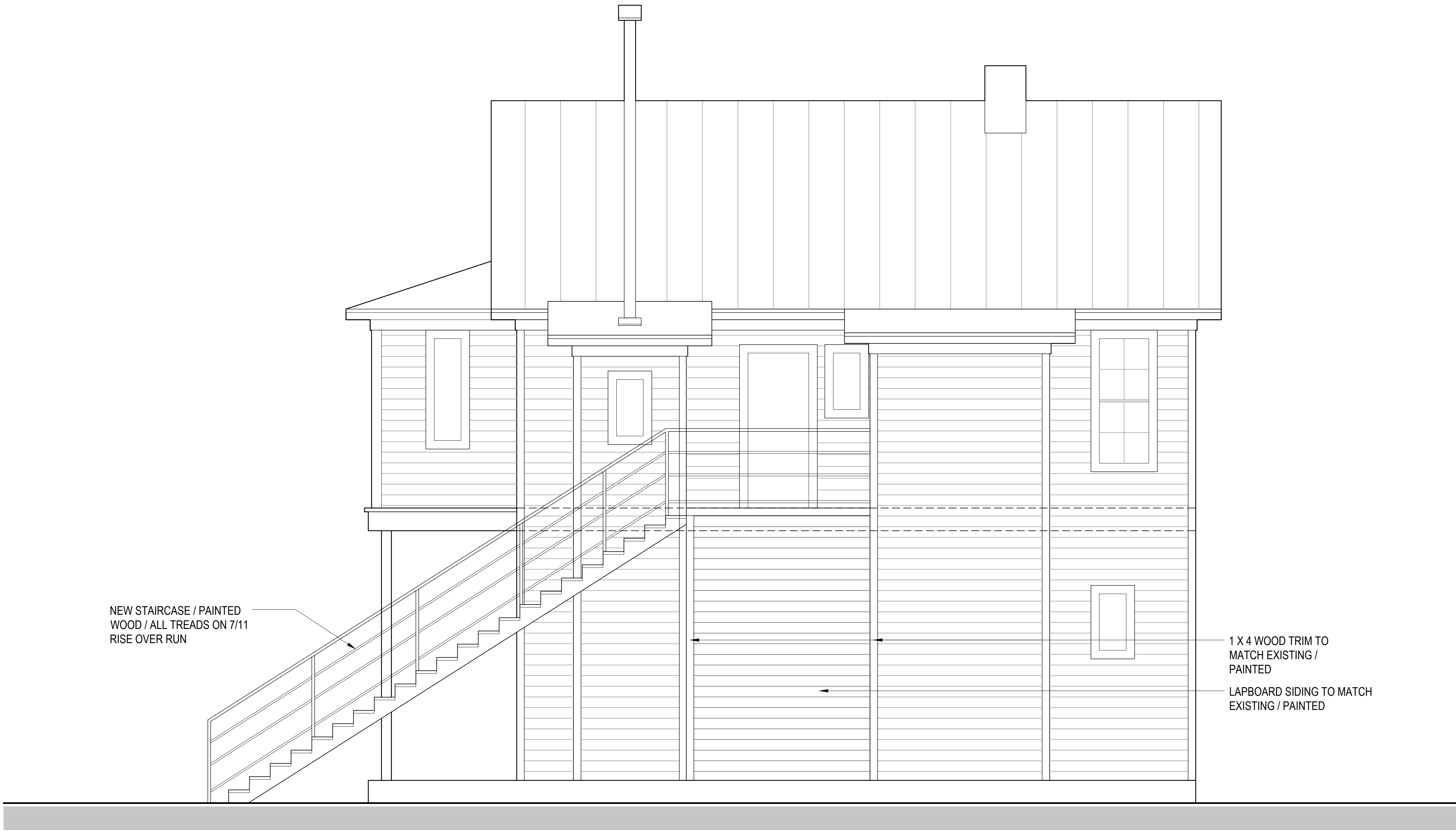
SHEET TITLE

Exterior Elevations

DATE 29 March 2018 BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1/4" INCH

SHEET NUMBER

A4.01



1 REAR ELEVATION
1/4" = 1'-0"

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Gerardo Ituarte

PROJECT NUMBER

18Montana

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NO.	DATE	DESCRIPTION OF ISSUE
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CONSULTANT

SHEET TITLE

Exterior Elevations

DATE
12 April 2018

SHEET NUMBER

BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

A4.02



2 EAST ELEVATION
1/4" = 1'-0"

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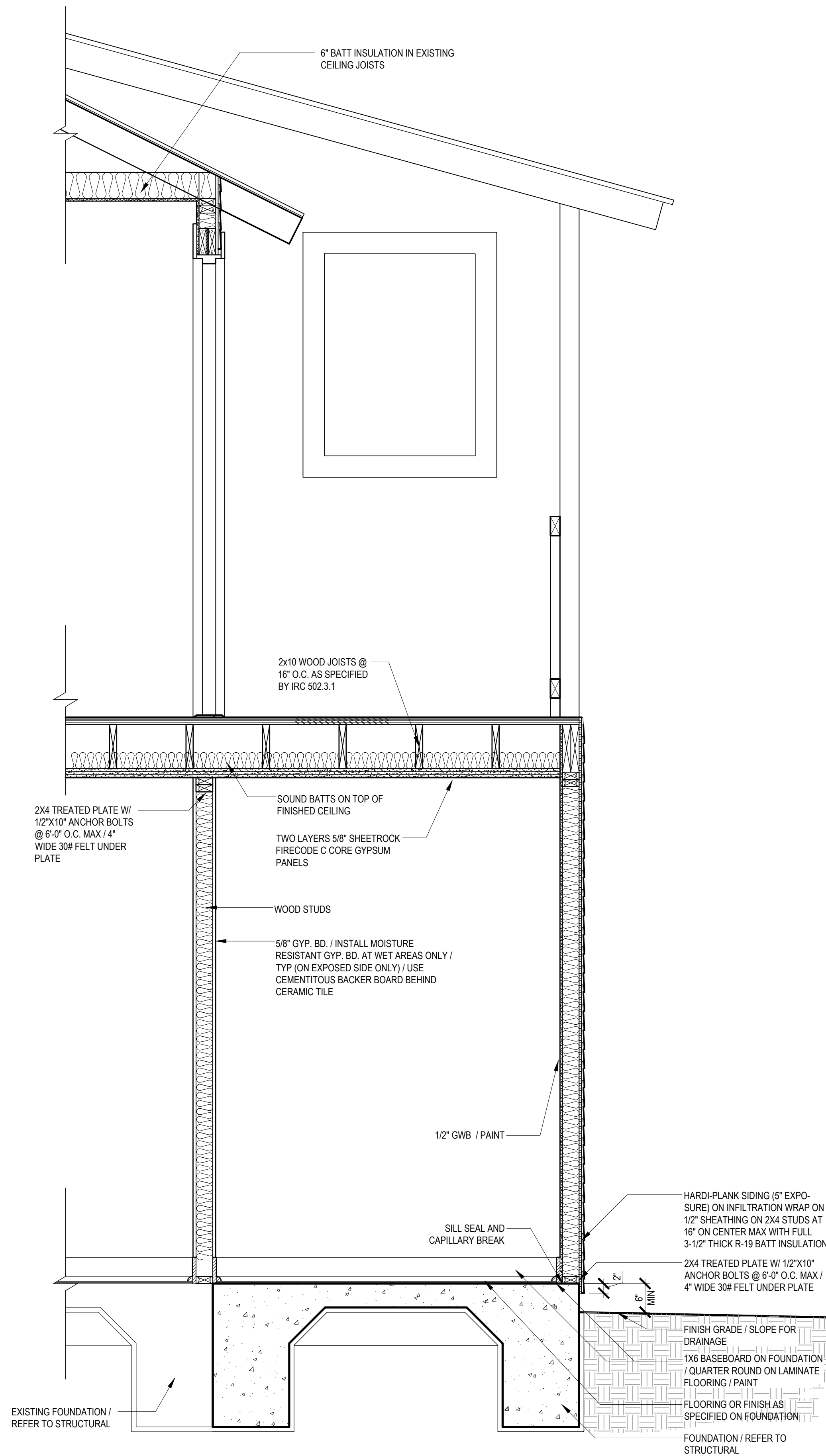
SHEET TITLE

Wall Section

DATE 29 March 2018
BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1" INCH

SHEET NUMBER

A4.02



1 WALL SECTION
3/4\" = 1'-0\"

Montana House

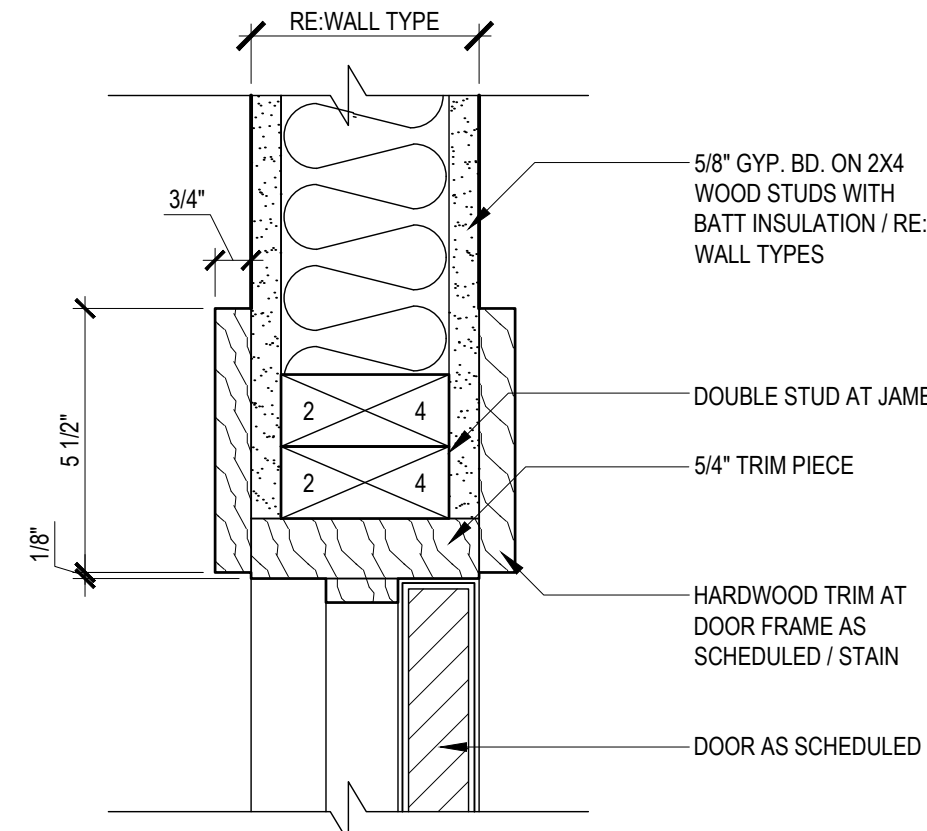
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San Antonio, TX 78203

Gerardo Ituarte

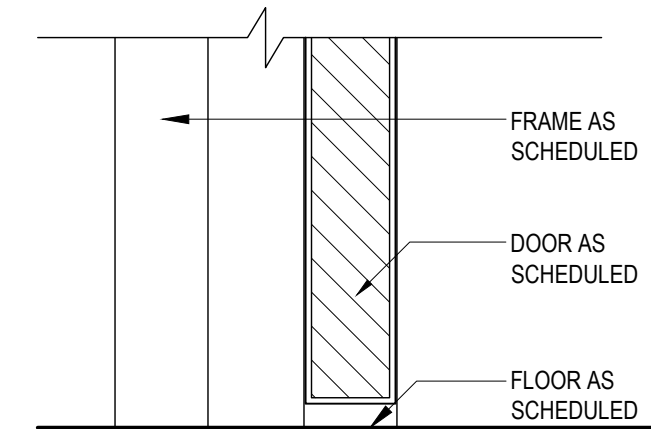
18Montana

CONSTRUCTION DOCS

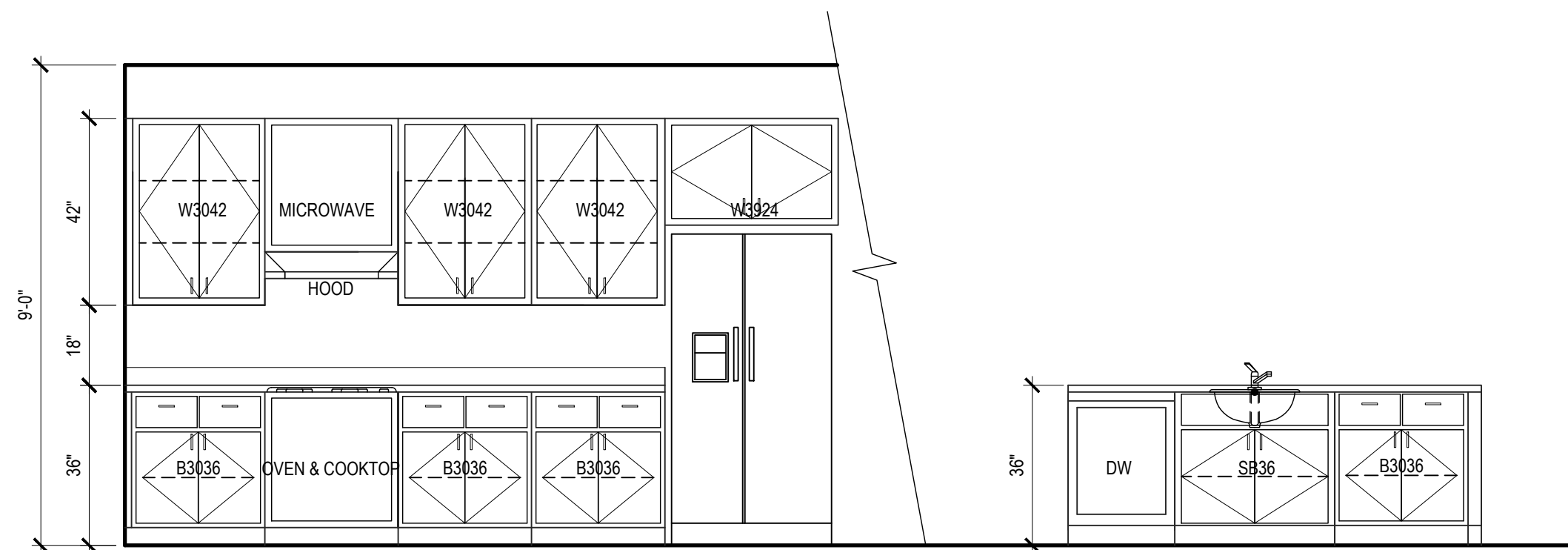
Schedules /
Details



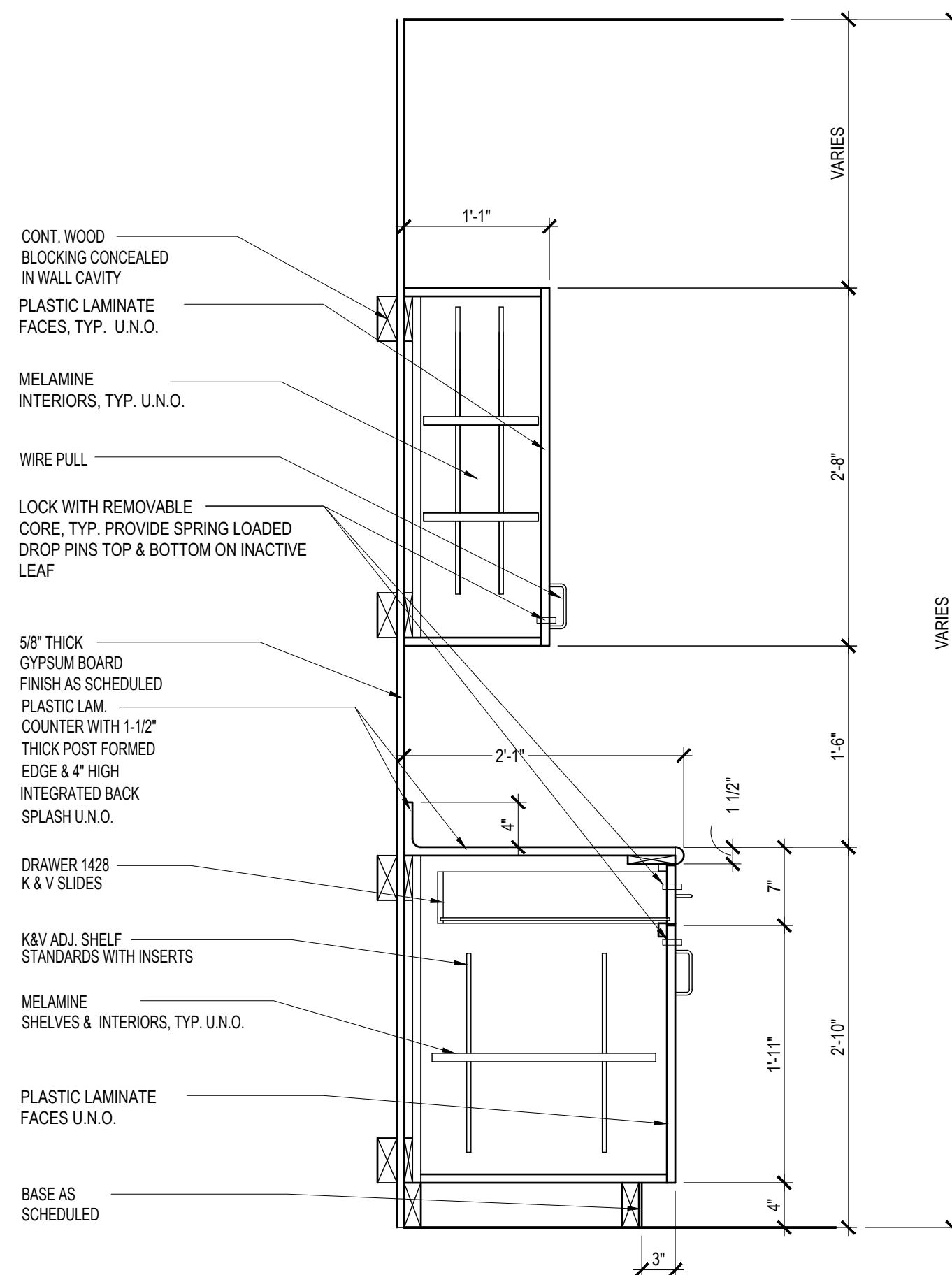
3 DOOR HEAD (JAMB SIM)
3" = 1'-0"



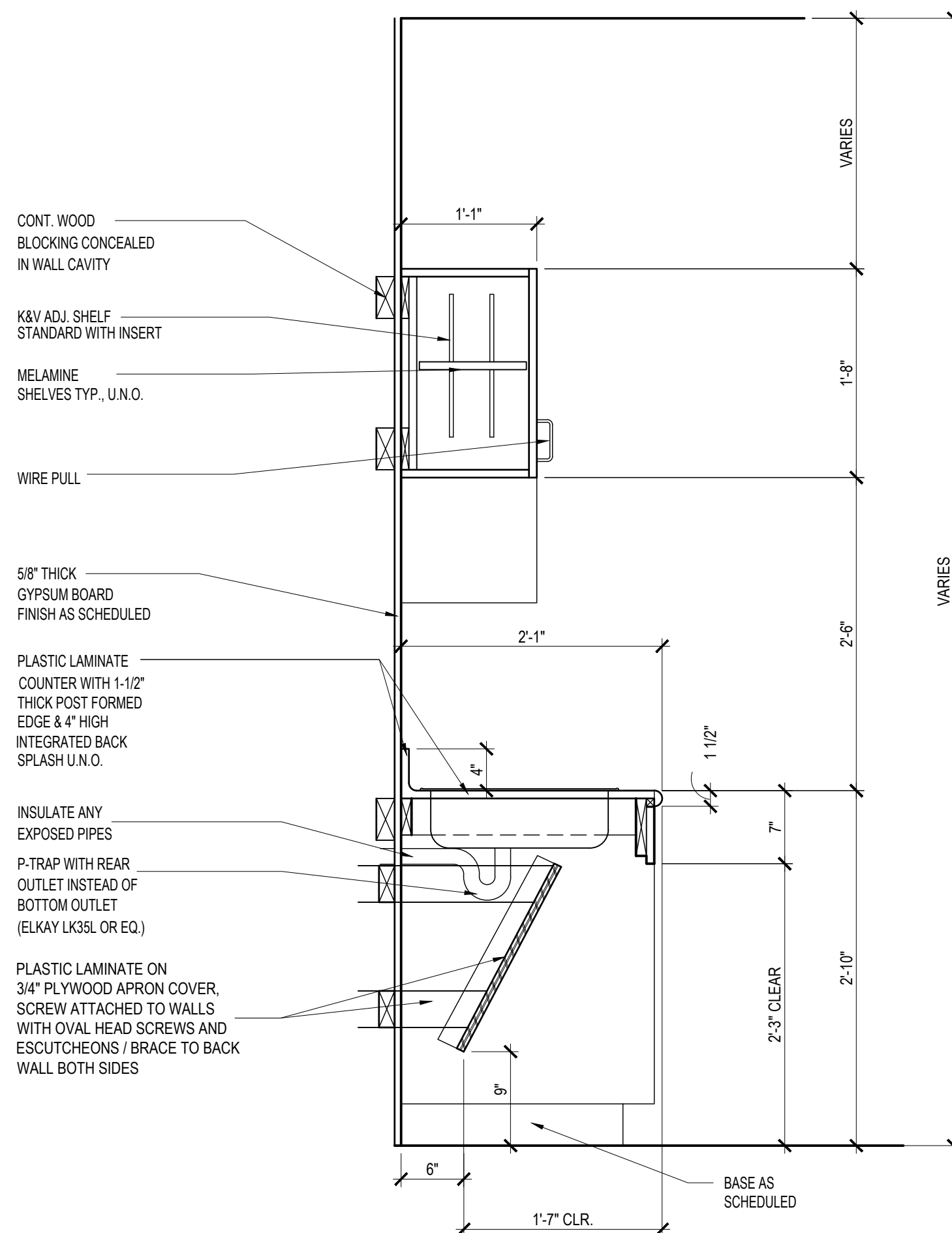
4 DOOR THRESHOLD
3" = 1'-0"



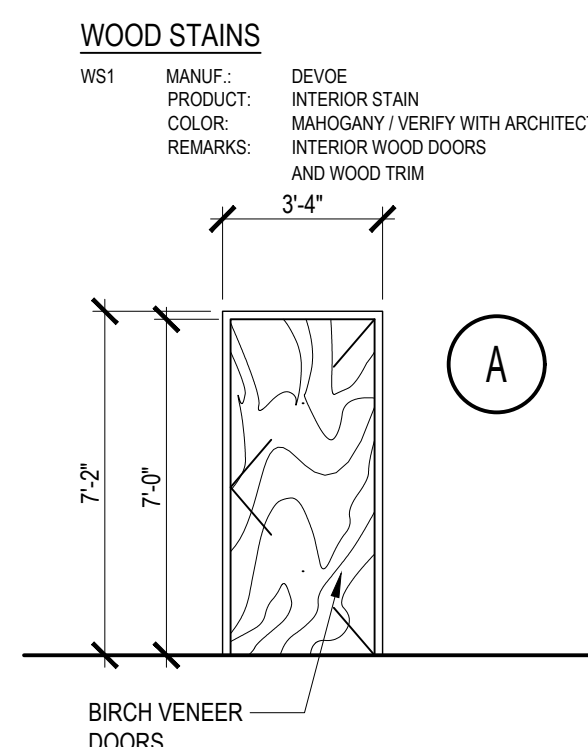
5 KITCHEN ELEVATION
3/8" = 1'-0"



10 SECTION DETAIL
1" = 1'-0"



11 SECTION DETAIL
1" = 1'-0"



2 DOOR TYPES
1/4" = 1'-0"

ROOM FINISH SCHEDULE									
RM NO.	ROOM NAME	FLOOR	BASE	WALL FINISH				CEILING	REMARKS
				NORTH	SOUTH	EAST	WEST		
101	SEATING AREA	F-1	B-2	W-1	W-1	W-1	W-1	C-1	
102	BAR	F-1	B-3	W-1	W-1	W-1	W-1	C-1	
103	TOILET ROOM	F-1	B-1	W-1	W-1	W-1	W-1	C-1	
104	TOILET ROOM	F-1	B-1	W-1	W-1	W-1	W-1	C-1	
105	DECK	F-3	B-4	W-1	W-1	W-1	W-1	C-1	
201	HALLWAY	F-2	B-2	W-1	W-1	W-1	W-1	C-1	
202	BEDROOM #1	F-2	B-2	W-1	W-1	W-1	W-1	C-1	
203	BATHROOM #1	F-1	B-1	W-1	W-1	W-1	W-1	C-1	
204	BATHROOM #2	F-1	B-1	W-1	W-1	W-1	W-1	C-1	
205	BEDROOM #2	F-2	B-2	W-1	W-1	W-1	W-1	C-1	
206	BEDROOM #3	F-2	B-2	W-1	W-1	W-1	W-1	C-1	
207	BATHROOM #3	F-1	B-1	W-1	W-1	W-1	W-1	C-1	
208	KITCHEN	F-1	B-3	W-1	W-1	W-1	W-1	C-1	
209	LIVING ROOM	F-2	B-2	W-1	W-1	W-1	W-1	C-1	
210	BALCONY	F-3	B-4	W-1	W-1	W-1	W-1	C-1	

FINISH LEGEND				
FLOORS	MATERIAL	MANUFACTURER	DESCRIPTION	REMARKS
F-1	CERAMIC TILE		FOREST PARK / BLACKWOOD FP99 / 9 X 36	
F-2	CARPET TILE	MANNINGTON	ELEMENTAL NEUTRALS II / LEAD 84117	
F-3	WOOD DECKING			

BASE	MATERIAL	MANUFACTURER	DESCRIPTION	REMARKS
B-1	CERAMIC TILE	DAL-TILE	FOREST PARK / BLACKWOOD FP99 / COVE BASE	
B-2	WOOD	HARDWOOD	1 X 6 / STAIN TO MATCH DOORS	
B-3	VINYL BASE			
B-3	NO BASE			

WALLS	MATERIAL	MANUFACTURER	DESCRIPTION	REMARKS
W-1	PT-1	SHERWIN-WILLIAMS	SW - 6155 RICE GRAIN	
W-2	PT-2	SHERWIN-WILLIAMS	SW - 7012 CREAMY	

CEILING	MATERIAL	MANUFACTURER	DESCRIPTION	REMARKS
C-1	GWB / PAINT	SHERWIN-WILLIAMS	SW - 7012 CREAMY	
				PT-2

DOOR SCHEDULE													
DOOR NO.	DOORS				MATERIALS				DETAILS			SPECIAL REQUIREMENTS	
	WIDTH	HEIGHT	THICK	DOOR TYPE	DOOR		FRAME		HEAD	JAMB	THRESH		
					MATERIAL	FINISH	MATERIAL	FINISH					
102	3'-0"	6'-8"	1-3/4"	A	S.C. WOOD	STAIN	S.C. WOOD	PAINT	3/A4.01	3/A4.01	4/A4.01		
103	3'-0"	6'-8"	1-3/4"	A	S.C. WOOD	STAIN	S.C. WOOD	PAINT	3/A4.01	3/A4.01	5/A4.01	PRIVACY LOCK	
104	3'-0"	6'-8"	1-3/4"	A	S.C. WOOD	STAIN	S.C. WOOD	PAINT	3/A4.01	3/A4.01	4/A4.01	PRIVACY LOCK	
201	3'-0"	6'-8"	1-3/4"	A	S.C. WOOD	STAIN	S.C. WOOD	PAINT	3/A4.01	3/A4.01	5/A4.01	KEYED LOCK	
202A	2'-8"	6'-8"	1-3/4"	A	S.C. WOOD	STAIN	S.C. WOOD	PAINT	3/A4.01	3/A4.01	4/A4.01	KEYED LOCK	
202B	2'-8"	6'-8"	1-3/4"	A	S.C. WOOD	STAIN	S.C. WOOD	PAINT	3/A4.01	3/A4.01	4/A4.01		
203	2'-8"	6'-8"	1-3/4"	A	S.C. WOOD	STAIN	S.C. WOOD	PAINT	3/A4.01	3/A4.01	5/A4.01	PRIVACY LOCK	
204	2'-8"	6'-8"	1-3/4"	A	S.C. WOOD	STAIN	S.C. WOOD	PAINT	3/A4.01	3/A4.01	4/A4.01	PRIVACY LOCK	
205A	2'-8"	6'-8"	1-3/4"	A	S.C. WOOD	STAIN	S.C. WOOD	PAINT	3/A4.01	3/A4.01	4/A4.01	KEYED LOCK	
205B	2'-8"	6'-8"	1-3/4"	A	S.C. WOOD	STAIN	S.C. WOOD	PAINT	3/A4.01	3/A4.01	4/A4.01		
206	2'-8"	6'-8"	1-3/4"	A	S.C. WOOD	STAIN	S.C. WOOD	PAINT	3/A4.01	3/A4.01	4/A4.01	PRIVACY LOCK	
207	2'-8"	6'-8"	1-3/4"	A	S.C. WOOD	STAIN	S.C. WOOD	PAINT	3/A4.01	3/A4.01	4/A4.01	KEYED LOCK	
208	2'-8"	6'-8"	1-3/4"	A	S.C. WOOD	STAIN	S.C. WOOD	PAINT	3/A4.01	3/A4.01	4/A4.01		

1 SCHEDULES



STOP

70





