

HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

HDRC CASE NO: 2018-383
ADDRESS: 318 W HOUSTON ST
LEGAL DESCRIPTION: NCB 105 BLK LOT 21 (ALAMEDA THEATER SUBD)
ZONING: D, HE
CITY COUNCIL DIST.: 1
LANDMARK: Alameda Theater Interior
APPLICANT: Michael Ray/Overland Partners
OWNER: City of San Antonio
TYPE OF WORK: Construction of a rear addition
APPLICATION RECEIVED: September 28, 2018
60-DAY REVIEW: November 27, 2018
REQUEST:

The applicant is requesting conceptual approval to construct an addition atop of the existing addition at the rear of the Alameda Theater. The existing addition that will be constructed atop of was constructed in 2012.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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

A. GENERAL

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

B. SCALE, MASSING, AND FORM

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

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

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

4. Architectural Details

A. GENERAL

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

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

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

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

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

B. SCREENING

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

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

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

UDC Section 35-678. Signs and Billboards in the RIO

(k) Prohibited Signs. The following signs are prohibited:

- (1) Billboards, junior billboards, portable signs, and advertising benches;
- (2) Any sign placed upon a building, object, site, or structure in any manner so as to disfigure, damage, or conceal any window opening, door, or significant architectural feature or detail of any building;
- (3) Any sign or sign spinner which advertises commercial off-premises businesses, products, activities, services, or events unless otherwise allowed in this article;
- (4) Any sign which does not identify a business or service within the river improvement overlay district unless otherwise allowed in this article;
- (5) Any non-contributing sign which is abandoned or damaged beyond fifty (50) percent of its replacement value, including parts of old or unused signs. All remnants such as supports, brackets and braces must also be removed;
- (6) Any attachment to an already affixed sign which does not meet the provisions of the City Code;
- (7) Roof mounted signs, except in the cases of landmark signs or unless approved in accordance with standards set forth in subsections (b) and (c) of this section. Contributing roof mounted signs may be resurfaced with an approved certificate of appropriateness. The square footage of roof mounted signs shall be included in the total allowable signage for the building;

- (8) Pole-mounted cabinet signs and pylon signs;
- (9) Digital displays, digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign, with or without rotating, flashing lettering, icons or images.

Except as provided below:

- A. A public transportation agency may incorporate transit information signage into transit shelters, utilizing LED or digital technology, provided the signage is contained within or under the transit shelter, and is limited to five (5) square feet of signage area, and one (1) sign per thirty (30) linear feet of pedestrian shelter.
 - B. A public transportation agency may incorporate transit information signage into a monument sign at transit stops, utilizing LED or digital technology, provided it is limited to five (5) square feet of signage area.
 - C. A public transportation agency may incorporate transit information signage into a monument sign at transit facilities (other than transit stops), utilizing LED or digital technology, provided it is limited to seven (7) square feet of signage area.
 - D. The historic preservation officer may impose additional restrictions on illumination to ensure that the character of signs are harmonious with the character of the structures on which they are to be placed and designated landmarks or districts in the area, provided that such restrictions are reasonably related to other conforming signs and conforming structures in the area, do not unreasonably restrict the amount of signage allowed by this section, and are in keeping with the intent of this section. Among other things, consideration shall be given to the location and illumination of the sign in relation to the surrounding buildings, the use of appropriate materials, the size and style of lettering and graphics, and the type of lighting proposed.
 - E. Digital displays, digital and/or LED lighted signs are authorized in conjunction with a temporary display for a permitted event if in accordance with chapter 28 of the City Code of San Antonio, Texas.
- (10) Revolving signs or signs with a moving component.
 - (11) Any sandwich board which conflicts with the Americans with Disabilities Act, or which disrupts or interferes with pedestrian or other traffic.
 - (12) Any sign that obscures a sign display by a public authority for the purpose of giving instructions or directions or other public information.
 - (13) Any sign which consists of pennants, ribbons, spinners or other similar moving devices.
 - (14) Any sign, except official notices and advertisements, which is nailed, tacked, posted or in any other manner attached to any utility pole or structure or supporting wire, cable, or pipe; or to any tree on any street or sidewalk or to public property of any description.
 - (15) Moored balloons, wind jammers or other floating or inflated signs that are tethered to the ground or to a structure.
 - (16) Any permanent or temporary sign affixed to, painted on, or placed in or upon any parked vehicle, parked trailer or other parked device capable of being towed, which is parked so as to advertise the business to the passing motorist or pedestrian; and whose primary purpose is to provide additional on-site signage or is to serve the function of an outdoor advertising sign. Excluded from this are vehicles or equipment that are in operating condition, currently registered and licensed to operate on public streets with a valid inspection sticker, and actively used in the daily function of the business to which such signs relate; vehicles/equipment engaged in active construction projects; vehicles or equipment offered for rent to the general public and stored on-premises and otherwise allowed under applicable city ordinance

FINDINGS:

- a. The historic structure at 318 W Houston, commonly known as the Alameda Theater, opened in 1949. The structure features a large marquee and canopy on the primary façade and rear additions including a fly house and most recently, a two story addition at the west of the site, which was constructed in 2012.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on July 24, 2018. At that meeting, committee members noted that the overall concept was appropriate, that the proposed addition had appropriate massing, asked questions regarding proposed materials and interaction with San Pedro Creek and noted that a backdrop for the proposed pocket park on San Pedro Creek would be appropriate.
- c. CONCEPTUAL APPROVAL – This request received conceptual approval at the August 15, 2018, Historic and Design Review Commission hearing with the following stipulations:
 - i. That the applicant submit signage details when submitting an application for final approval.

- ii. That all mechanical equipment be screened from view.

Since the time of conceptual approval, changes have been made to the proposed design including the use of stucco as a primary façade material.

- d. **DESIGN REVIEW COMMITTEE** – This request was reviewed a second time by the Design Review Committee on September 25, 2018. At that meeting, committee members expressed concerns regarding stucco at the ground level as a primary façade material, that the southeast corner should be more grand in design, that full height glazing at the southeast corner may be appropriate, that a material on the wall adjacent to the parking location would be appropriate and that the long, blank wall visible from the creek should be addressed.
- e. **DESIGN UPDATES** – Since conceptual approval, the applicant has modified the design resulting in a reduction in the amount of aluminum curtain wall systems, aluminum glazing and aluminum fins, generally resulting in the reduction of façade elements, façade separation and façade depth.
- f. **ADDITION** – At the rear of the existing structure, the applicant has proposed to construct an additional of two stories. The proposed addition will be positioned on top of an addition of two stories that was completed in 2012. Per the Guidelines for Additions 2.A., additions should not fundamentally alter the scale and character of the block, should be sited at the side or rear of the historic building, should feature a similar roof form, should be subordinate to the principal façade and should feature a transition between the old and new. Staff finds that the proposed addition is consistent with the Guidelines in regards to its scale, location, massing and form. Staff finds that the existing fly house addition provides a vertical break separating the historic structure from the additions at the rear.
- g. **SCALE, MASSING AND FORM** – While the proposed addition will result in a total of four stories, the proposed addition will be subordinate to the existing fly house addition. Staff finds that in addition to the proposed addition being subordinate to an existing addition and its distance from the historic structure, that the proposed height and massing are appropriate.
- h. **MATERIALS** – The applicant has proposed materials that include Portland cement plaster to feature three different colors, glazed aluminum storefront systems, corrugated metal wall panels and metal parapet coping. The Guidelines for Additions 3.A. notes that materials that are compatible with the architectural style and materials of the structure should be used. The historic structure's façade consists of painted brick, plaster covered masonry and metal elements such as the metal canopy. Generally, staff finds that the proposed materials are appropriate and consistent with the Guidelines.
- i. **OVERHEAD ROLLING DOORS** – On the west elevation, the applicant has proposed two, overhead rolling garage doors. At conceptual approval the applicant noted that both doors were to be aluminum. Staff finds the proposed doors to be appropriate given their location on an elevation that does not directly impact the pedestrian atmosphere.
- j. **ARCHITECTURAL DETAILS** – Per the Guidelines for Additions, additions should reflect their time while respecting the historic context of the historic structure. Details should be simple in design to complement the character of the original structure. Additionally, contemporary interpretations of elements found on the historic structure are appropriate. While the design has been modified since conceptual approval, the applicant has included elements that relate to the historic structure including similarly proportioned fenestration banding, a comparably scaled street canopy, a mast with a luminance element to relate to the mast on the historic structure and metal paneling to relate to the metal façade elements found on the historic structure. Generally, staff finds the proposed architectural details to be appropriate.
- k. **GROUND LEVEL** – At ground level, the applicant has proposed to install a glazed aluminum storefront system for portions of the façade; however, much of it will feature Portland cement with no fenestration. Staff finds that the applicant should incorporate additional fenestration at the southeast corner as well as along San Pedro Creek below the proposed canopy. The curtain wall systems and storefront system that were proposed at conceptual approval were appropriate. Staff finds that a return to the previously proposed amount of fenestration would be appropriate.
- l. **MECHANICAL EQUIPMENT** – The applicant has provided a roof plan noting the locations of mechanical equipment at the roof level. Parapet walls will screen mechanical equipment located at the roof level. Any additional mechanical equipment or service equipment is to be screened from view from the public right of way.
- m. **ARCHITECTURAL LIGHTING** – The applicant has proposed architectural up lighting to complement various proposed architectural elements. Staff finds the proposed lighting to be appropriate.
- n. **SIGNAGE (Channel letters)** – The applicant has noted the installation of reverse lit channel letters at two locations; on the south façade and on the east façade, both facing San Pedro Creek. The applicant has noted that both locations will feature backlit, aluminum channel letters. Staff finds the proposed signage locations, scale, materials and lighting to be appropriate. Signage specifications that are consistent with what is noted in the

submittal may be submitted to OHP staff for administrative approval.

- o. PROJECTION – The applicant has proposed a location for movie projections on the east façade, facing San Pedro Creek. At this point, it is unclear whether any physical interventions to the building are required to accommodate this proposal, and may not require a Certificate of Appropriateness. It may be allowable under provisions in the UDC related to performing arts centers. Staff finds the proposal to be appropriate and will identify any specific requirements for this use prior to the issuance of a Certificate of Occupancy.
- p. SIGNAGE TICKER – The applicant has proposed a digital news ticker to be installed on both the south and east elevations at the pedestrian level. While digital signage is typically discouraged for properties abutting the river or creek, this specific type of digital display may also be allowed under the provision cited above provided that the content does not include advertising or promotional messages. Specific requirements and potential approval of a specific use authorization by City Council will be identified by staff prior to the issuance of a Certificate of Occupancy.

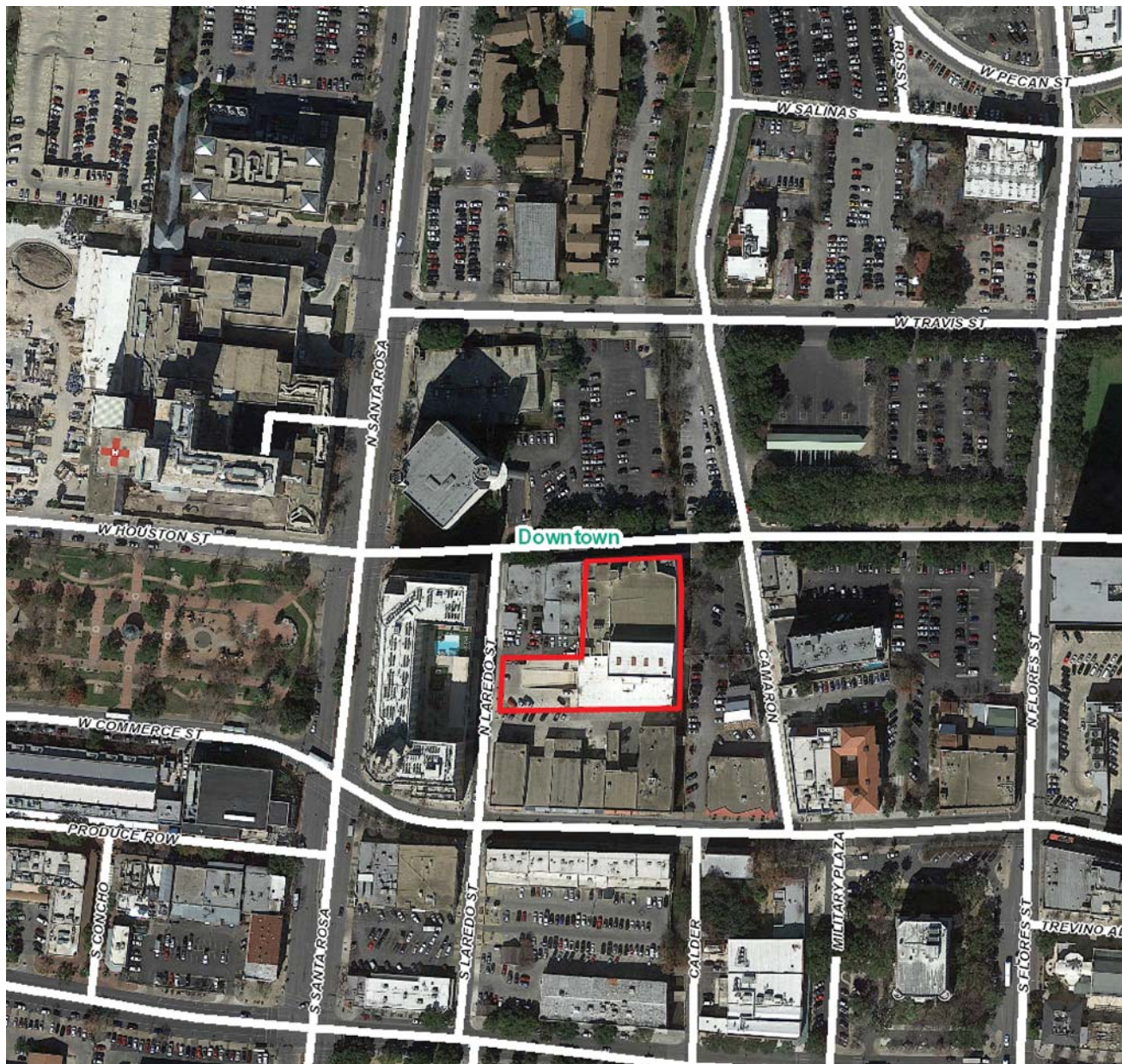
RECOMMENDATION:

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

- i. That the applicant incorporate additional fenestration at the southeast corner as well as along San Pedro Creek below the proposed canopy as noted in finding k.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 08, 2018

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

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

DATE: SEPTEMBER 25, 2018

HDRC Case# 2018-383

ADDRESS: 318 W HOUSTON (ALAMEDA) Meeting Location: 1901 S ALAMO

APPLICANT: MICHAEL PEY/OVERLAND PARTNERS

DRC Members present: CURTIS FISH, JEFF FETZER

Staff present: EDWARD HALL

Others present: ALLISON PEITZ, JAMES

REQUEST: CONSTRUCTION OF A REAR ADDITION; CHANGES FROM CONCEPTUAL
APPROVAL

COMMENTS/CONCERNS: MR: UPDATE ON DESIGN CHANGES / MODIFICATIONS
TO PREVIOUS DESIGN - DUE TO COST IMPACTS / THE: NBS COMMENTS. MR:
FACADE IS ALL STUCCO. CF: STUCCO AT GROUND LEVEL IS CONCERNING.
ELEVATIONS ARE MORE SUBTLE WITHOUT METAL BANDING. JF: CORNER
(SE) SHOULD BE MORE GRAND - MORE THAN PUNCHED GLAZING; FULL
HEIGHT WINDOWS WOULD BE HELPFUL. CF: CORNER DETAILING SHOULD
BE ADDRESSED - INCORPORATE HEAVIER SHADOW LINE. JF: IS THERE
A WAY TO INCORPORATE ADDITIONAL METAL FINS ONTO LOWER FACADE
AT CORNER?

COMMITTEE RECOMMENDATION: ☐ APPROVE ☐ DISAPPROVE ☐
APPROVE WITH COMMENTS/STIPULATIONS:

[Signature]
Committee Chair Signature (or representative)

9-25-18

Date

JF: CONSIDER MATERIAL ON WALL ADJACENT TO PARKING LOCATION,

CF: CONCERNS REGARDING LONG, BLANK WALL THAT HAS HIGH VISIBILITY FROM CREEK; POOR VISUAL APPEARANCE.

TEXAS PUBLIC RADIO STUDIO AND OFFICES San Antonio, Texas



318 W HOUSTON ST, SAN ANTONIO, TX 78205

OVERLAND

Project Description

The new Texas Public Radio Headquarters will be located on West Commerce Street as part of the Alameda Theater Complex and adjacent to the San Pedro Creek Improvements in downtown San Antonio, TX. The Alameda Theater Complex has recently undergone an addition at the back of house that will be renovated and added to with this project to produce the necessary space for Texas Public Radio. The existing square footage is approximately 16,850 square feet. This project intends to bring that square footage up to 47,000 square feet by infilling the area of floor above the loading dock for level 2, turning the roof level to level 3, adding level 4, adding a roof, and partially infilling the fly space for each floor area (levels 2-4).

The mission for Texas Public Radio is to engage in the production and distribution of non-commercial informational, educational, cultural, and entertainment content for the people of Texas. Content will be guided by the shared interests of the membership and users of Texas Public Radio media, while adhering to the highest standards of responsible journalism and the values of Texas Public Radio. The project mission statement is the new studio and offices for Texas Public Radio at San Pedro Creek will inspire unity and connectivity through their welcoming spirit and expression of the vision for the future of radio and beyond. The facilities goals include:

- **Connectivity** – Teams within Texas Public Radio need to feel connected and accessible to each other. Texas Public Radio needs to feel connected and accessible to all of its audience.
- **Stewardship** – Texas Public Radio must be a good steward of resources – financially, socially, and environmentally.
- **Welcoming Spirit** – The building must have a welcoming spirit that encourages community engagement through events, dialogue, lectures, and other programs. The building must also physically open to San Pedro Creek and the plaza facing West Commerce Street.
- **Identity** – The exterior of the building must respect the historic Alameda Theater while providing a face to Texas Public Radio and capturing the future vision of the company through the exterior development.
- **Operational Excellence** – This facility must deliver consistent excellence to provide Texas Public Radio's content to its audience.
- **Black Box as Centerpiece** – The Black Box Theater should be the center piece for Texas Public Radio and the community. It should function as the living room for discussions, topics, and dialogue central to Texas and the local community. Physically located on the ground floor, the Black Box should be accessible to the public regularly and act as a community space.

EXISTING BUILDING



NORTHEAST ARIAL



NORTHWEST ARIAL



SOUTHWEST ARIAL



LAMEDA

NO PARKING
PASSENGER
LOADING
15 MIN
ANYTIME
FOR BUS STOP

NO PARKING
ANYTIME
FOR BUS STOP

326

SO
GEN
OUT



CAMARON
100 200

ALAMEDA

NO PARKING
ANYTIME
FOR BAY STATE

ONE

PHASE 1
COMING 2018

PAY
TO
PARK



San Pedro Creek
IMPROVEMENTS
CONNECTING COMMUNITIES

www.spcproject.org



**SAN ANTONIO
RIVER AUTHORITY**
Leaders in Watershed Solutions



**PAPE-DAWSON
ENGINEERS**



MUÑOZ

The story
of the *creek*
and the city are
forever intertwined.

ALAMEDA







TOWING
ENFORCED
210-590-4444

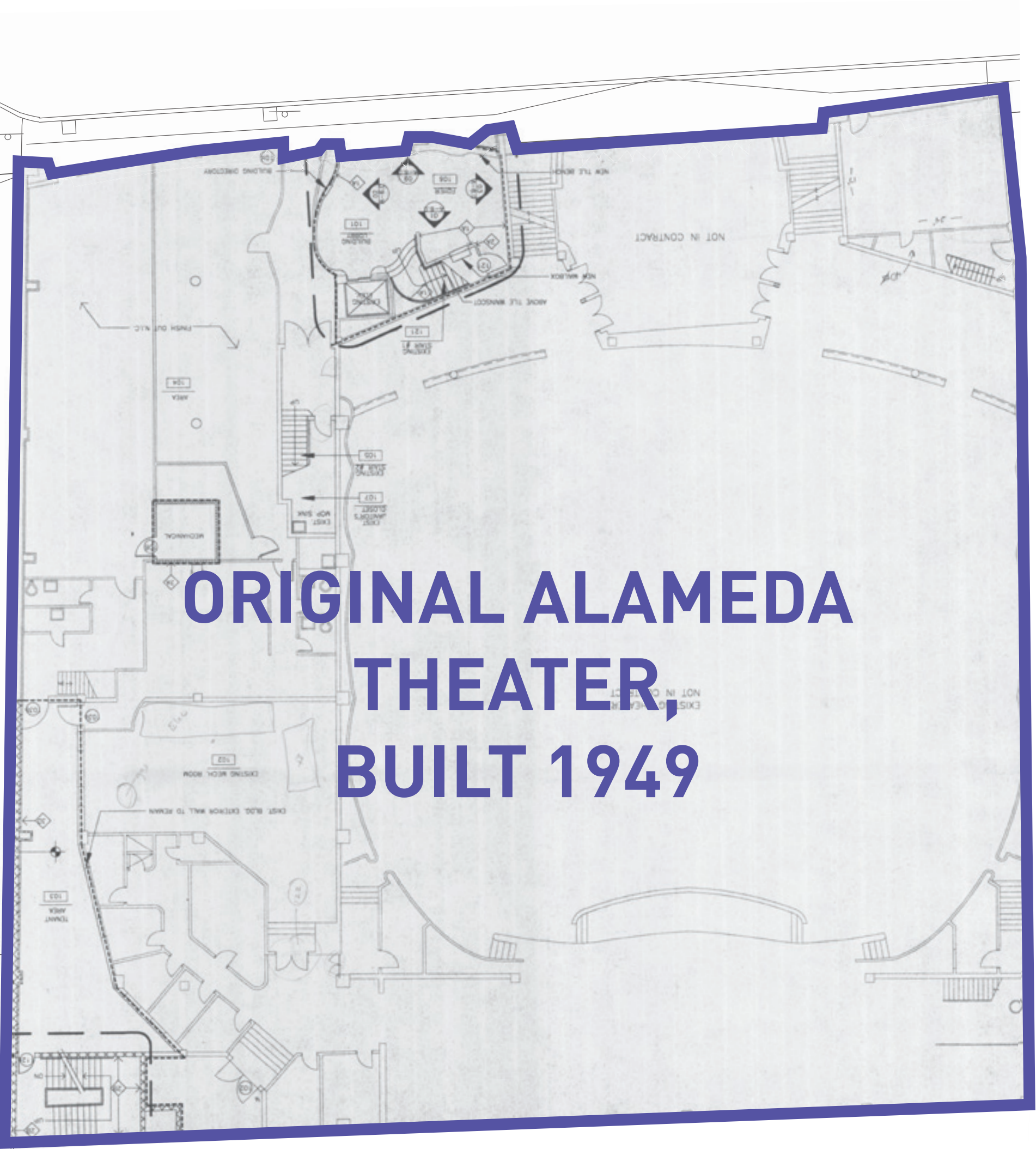
DRUG
PLAZA



WEST HOUSTON ST.

N. LAREDO ST.

CAMARON ST.



[illegible]

A detailed site plan of San Pedro Creek. The creek flows from the top left towards the bottom center. To the right of the creek, there is a large, curved building complex with multiple rectangular units. A series of circular trees are planted along the outer edge of this building complex. A walkway or path runs parallel to the creek on the left side. The plan also shows various other structures, including a large rectangular building at the bottom right and several smaller buildings or sheds. The overall layout suggests a residential or institutional development with a central water feature.

CAMARON ST.

2012
2-STORY ADDITION

Architectural floor plan of a 2-story addition. The plan shows a large rectangular structure with a central staircase labeled 'STAIRS'. To the left, there is a section labeled 'ALTERNATE #1'. The plan includes various rooms, corridors, and structural elements like walls and doors. Dimensions and annotations are present throughout the drawing. A green border is visible around the plan, and the text '2012 2-STORY ADDITION' is overlaid in large green letters.

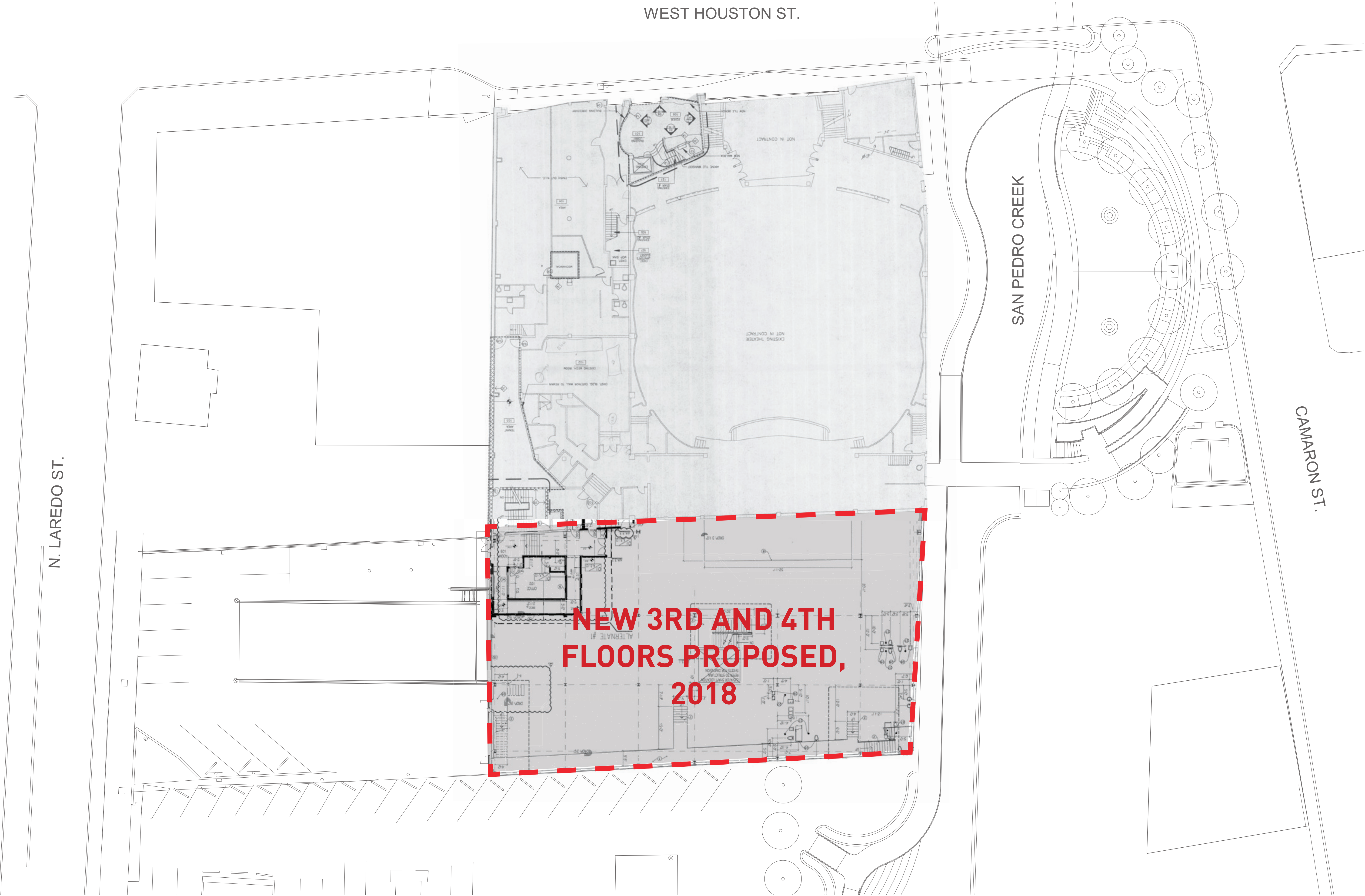
WEST HOUSTON ST.

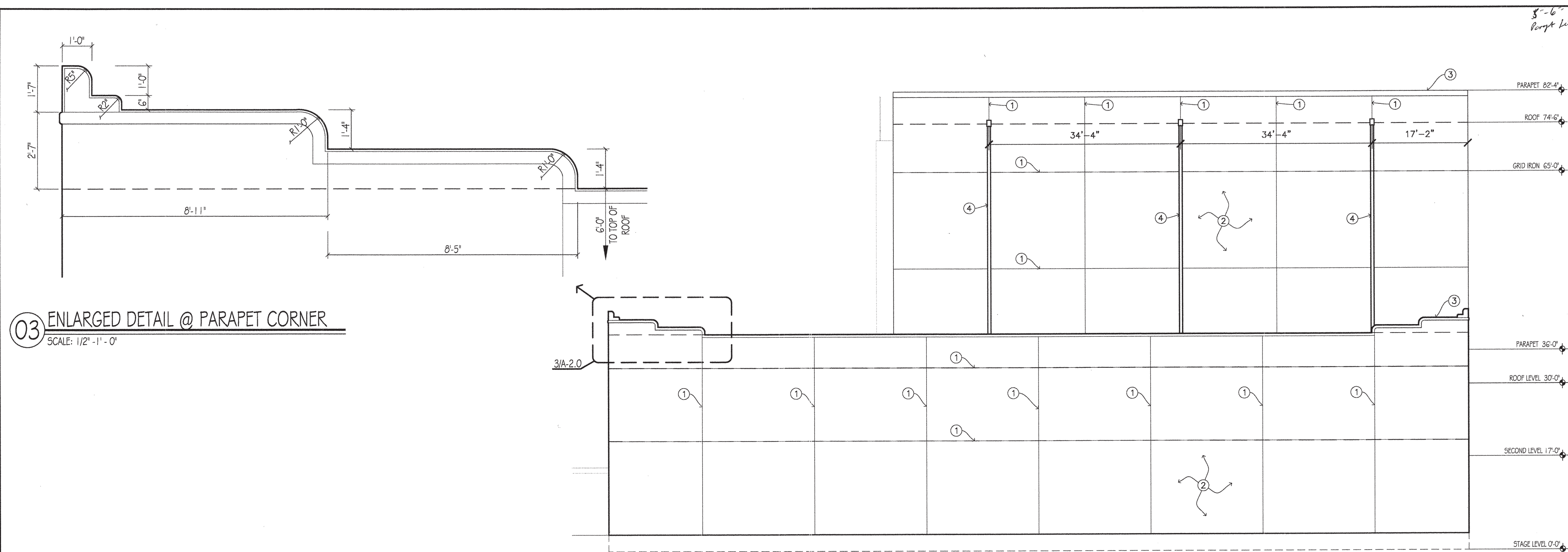
N. LAREDO ST.

SAN PEDRO CREEK

CAMARON ST.

NEW 3RD AND 4TH
FLOORS PROPOSED,
2018



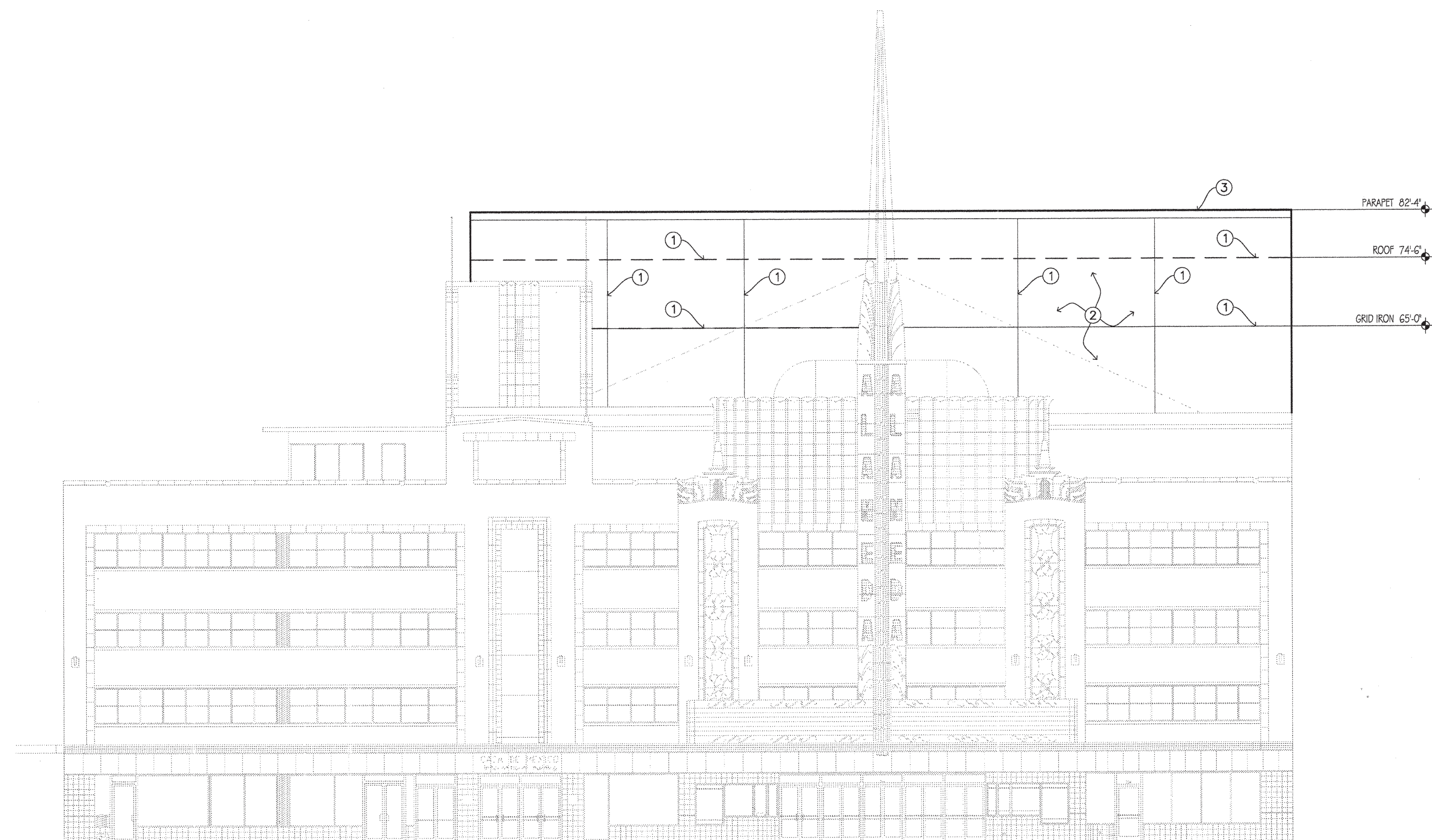


03 ENLARGED DETAIL @ PARAPET CORNER
SCALE: 1/2" = 1'-0"

02 REAR ELEVATION
SCALE: 3/32" = 1'-0"

NEW CONSTRUCTION NOTES:

- ① CONTROL JOINT.
- ② STUCCO FINISH.
- ③ BAKED METAL PARAPET CAP.
- ④ NEW DOWNSPOUT.



01 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

ALAMEDA THEATER ANNEX

318 WEST HOUSTON
SAN ANTONIO, TEXAS

KILLIS ALMOND ARCHITECTS, P.C.

- ARCHITECTURE
- HISTORIC PRESERVATION
- PLANNING

342 Wilkens
San Antonio, TX 78210
TEL: (210) 532-3212
FAX: (210) 532-9919
www.almond-architects.com

REVISED FOR CONSTRUCTION

REVISION	DATE
REVISION 1	AUGUST 31, 2012
REVISION 2	SEPTEMBER 11, 2012
REVISION 3	NOVEMBER 09, 2012

FRONT & REAR ELEVATIONS

DRAWN BY:	MVA, JL	CHECKED BY:	KPA, MVA
JOB:	1/2-012	DATE:	NOVEMBER 15, 2012
PROJECT:	ALAMEDA - ANNEX	SCALE:	AS SHOWN

STAMP

REGISTERED ARCHITECT
KILLIS P. ALMOND
6104
STATE OF TEXAS

11/15/2012 EXP. 04/15/2013

A-2.0

ALAMEDA THEATER ANNEX

318 WEST HOUSTON
SAN ANTONIO, TEXAS

KILLIS ALMOND ARCHITECTS, P.C.

•ARCHITECTURE
•HISTORIC PRESERVATION
•PLANNING

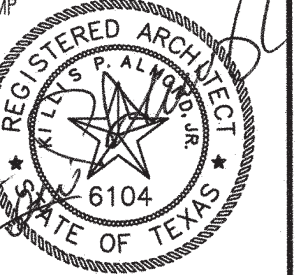
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REVISED FOR CONSTRUCTION

REVISION	DATE
REVISION 1	AUGUST 31, 2012
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SIDE ELEVATIONS

DRAWN BY:	MVA, JL	CHECKED BY:	RPA, MVA
JOB:	12-012	DATE:	NOVEMBER 15, 2012
PROJECT:	ALAMEDA - ANNEX	SCALE:	AS SHOWN

STAMP	SHEET
	A-2.1
11/15/2012	EXP. 04/15/2013

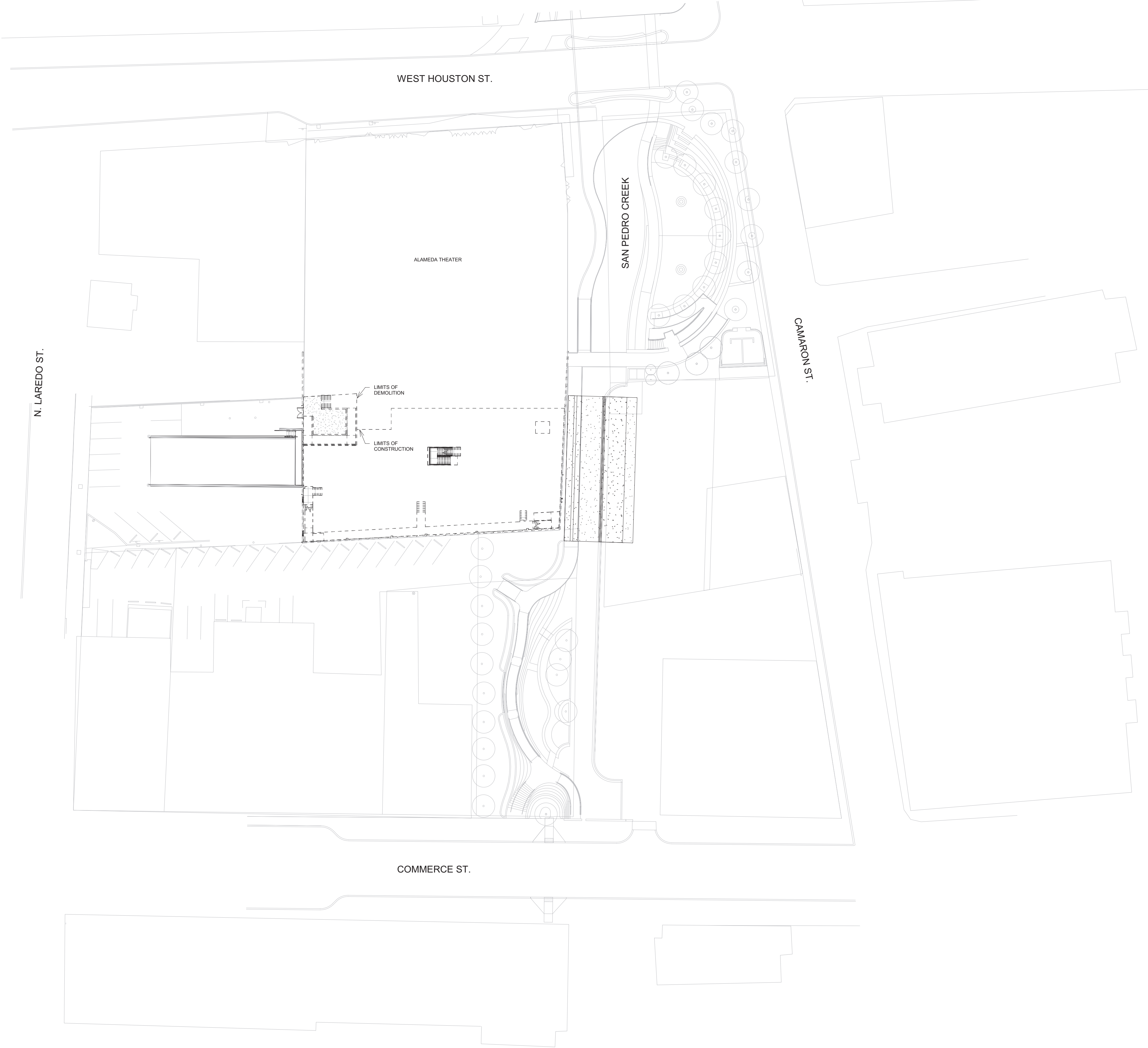
NEW CONSTRUCTION NOTES:

- ① CONTROL JOINT.
- ② STUCCO FINISH.
- ③ BAKED METAL PARAPET CAP.
- ④ NEW DOWNSPOUT.
- ⑤ SEE A-3.12 FOR DETAILS

02 SIDE ELEVATION
SCALE: 3/32" = 1' - 0"

01 SIDE ELEVATION
SCALE: 3/32" = 1' - 0"

9/28/2018 10:34:09 AM



1 EXISTING SITE PLAN
1/32" = 1'-0"

OVERLAND

Architect
Overland Partners Architects
203 E. Jones Ave., Suite 104
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TEL (210) 829-7003 FAX (210) 829-0844

Structural Engineer
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Mechanical, Electrical, and Plumbing Engineer
Arup
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Houston, TX 77042
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Civil Engineer
Intelligent Engineering Services
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Interior Design
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Texas Public Radio
Headquarters

318 West Houston, San Antonio, Texas
78205



No.	Date	Description

EXISTING SITE PLAN

PRELIMINARY
Not for regulatory
approval, permit or
construction.

Project number	1722
Date	8/15/2018
Drawn by	Author
Checked by	Checker



1 SITE PLAN - NEW CONSTRUCTION
1/32" = 1'-0"

GENERAL NOTES

- 1. REFER TO LS-SERIES DRAWINGS FOR CODE SUMMARY AND THE PROJECT MANUAL FOR CODE ANALYSIS.
- 2. REFER TO A-SERIES FOR DIM PLANS, TAGS, ETC.
- 3. REFER TO C-SERIES FOR CIVIL.

OVERLAND

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Texas Public Radio
Headquarters

318 West Houston, San Antonio, Texas
78205



No.	Date	Description

SITE PLAN - NEW
CONSTRUCTION

PRELIMINARY
Not for regulatory
approval, permit or
construction.

Project number	1722
Date	8/15/2018
Drawn by	Author
Checked by	Checker

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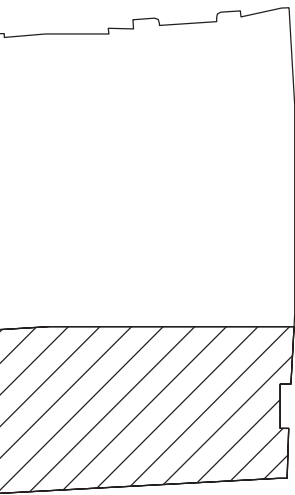
Civil Engineer
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No.	Date	Description
1	Date 1	Revision 1



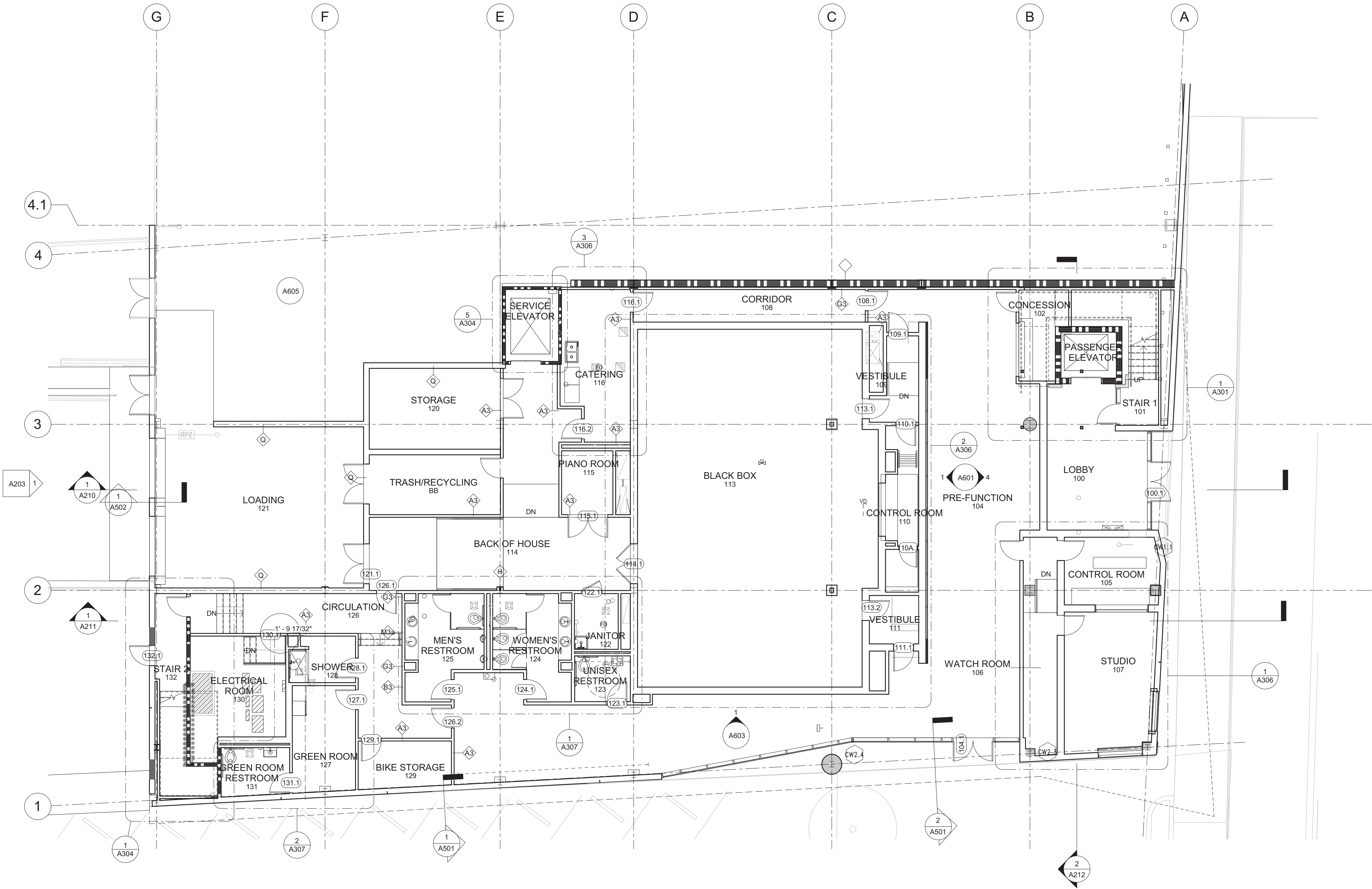
**FLOOR PLAN -
LEVEL 01 - NEW
CONSTRUCTION**

PRELIMINARY
Not for regulatory
approval, permit or
construction.

Project number	1722
Date	8/15/2018
Drawn by	Author
Checked by	Checker

GENERAL NOTES

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- REFER TO LS-SERIES DRAWINGS FOR CODE SUMMARY AND THE PROJECT MANUAL FOR CODE ANALYSIS.
- VERIFY ALL DIMENSIONS IN THE FIELD.



1 FLOOR PLAN - LEVEL 01
1/8" = 1'-0"

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3. VERIFY ALL DIMENSIONS IN THE FIELD.

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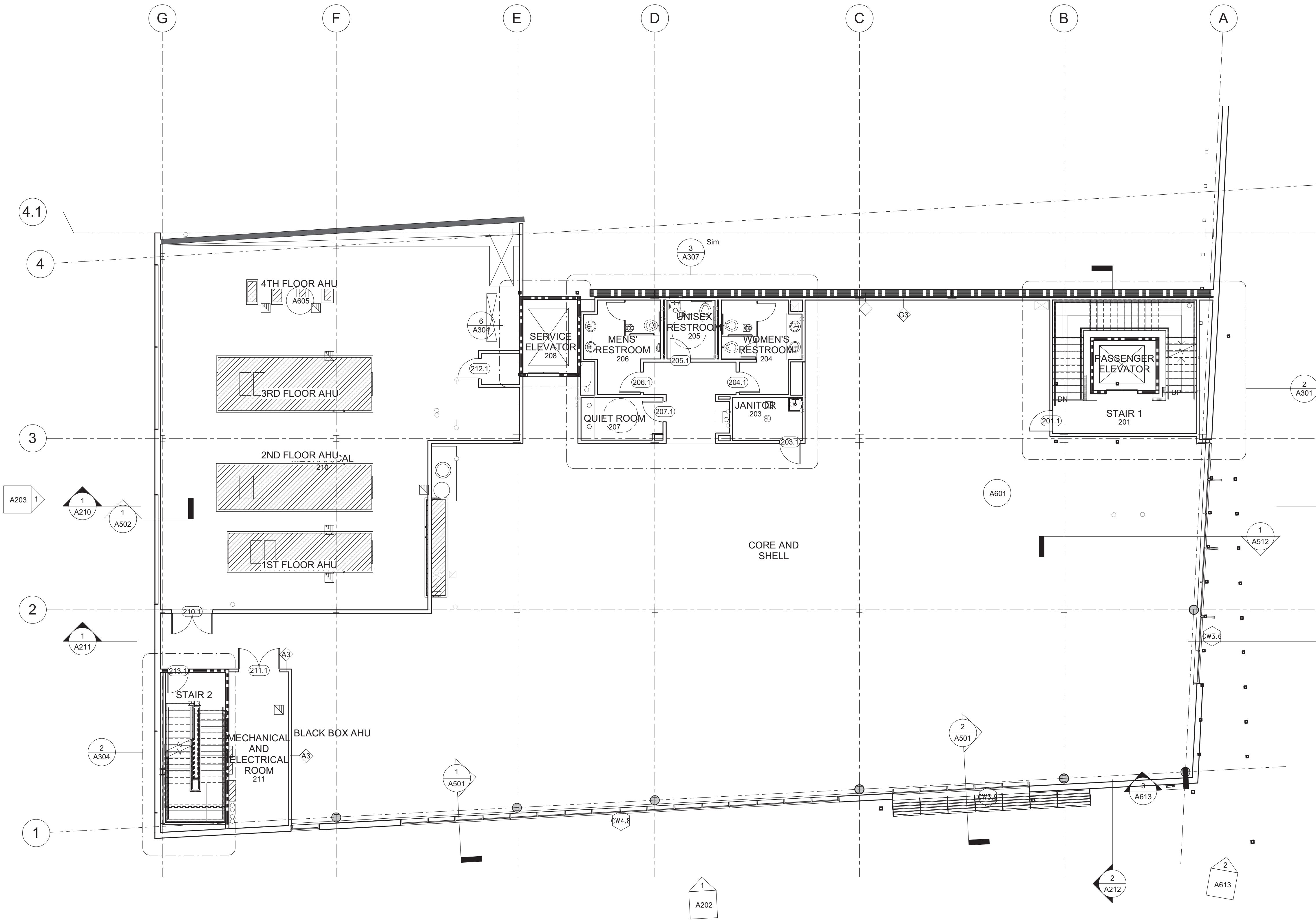
No.	Date	Description

FLOOR PLAN -
LEVEL 02 - NEW
CONSTRUCTION

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Project number	1722
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1 FLOOR PLAN - LEVEL 02
1/8" = 1'-0"

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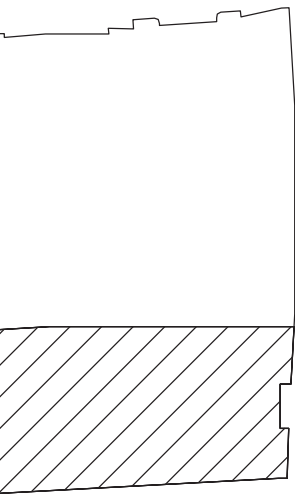
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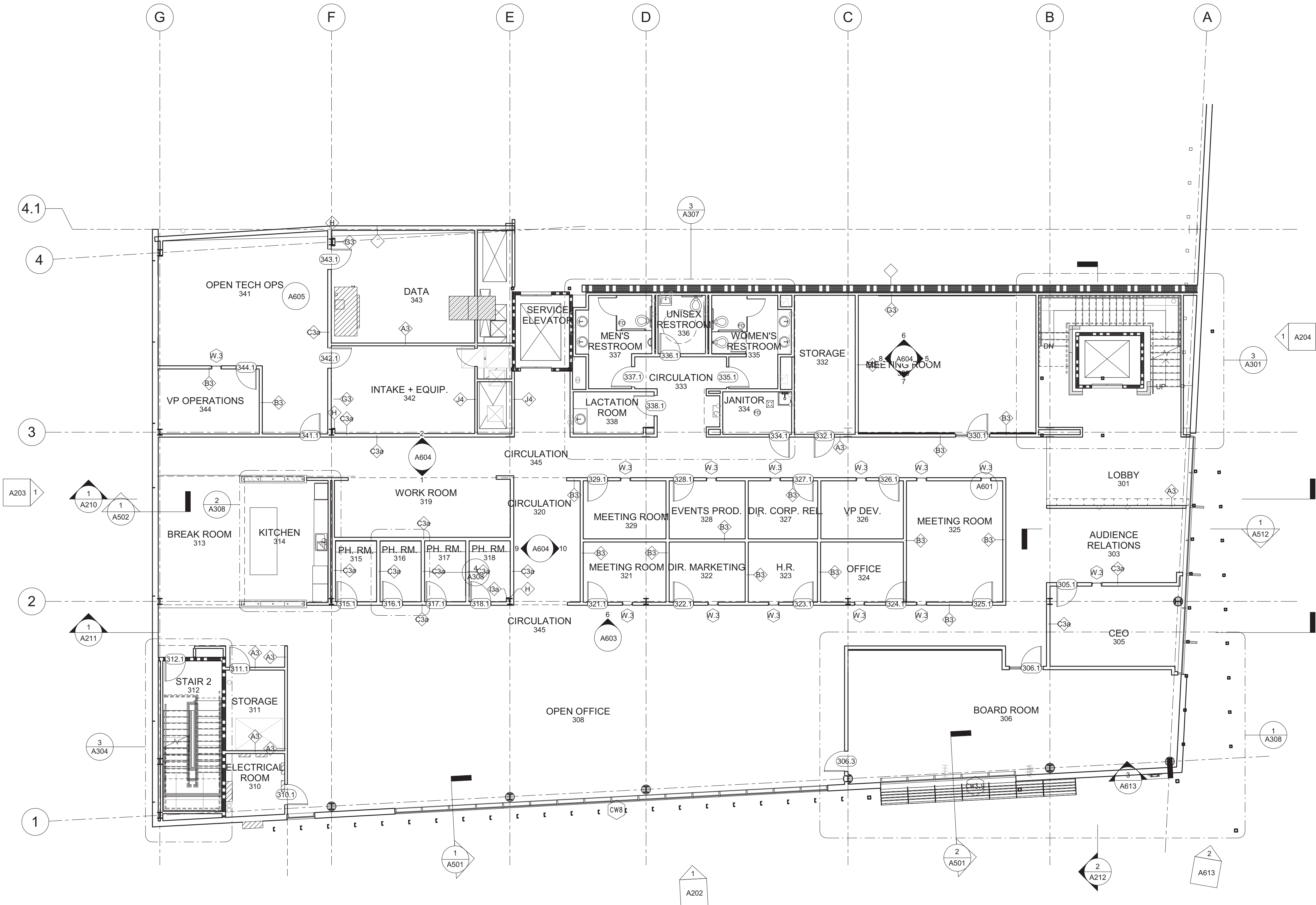


FLOOR PLAN -
LEVEL 03 - NEW
CONSTRUCTION

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Project number	1722
Date	8/15/2018
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1 FLOOR PLAN - LEVEL 03
1/8" = 1'-0"

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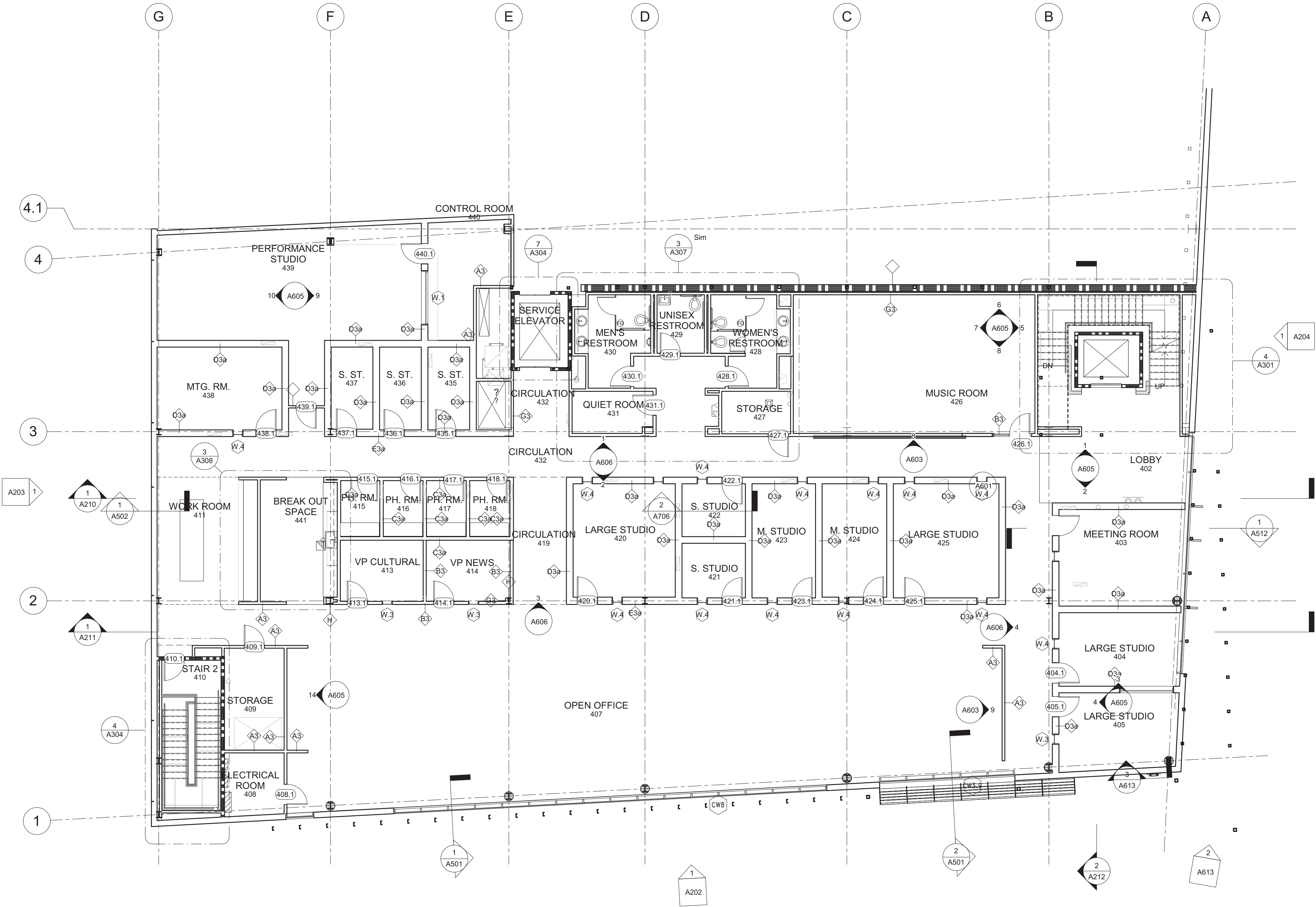
No.	Date	Description

FLOOR PLAN -
LEVEL 04 - NEW
CONSTRUCTION

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construction.

Project number	1722
Date	8/15/2018
Drawn by	Author
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A111



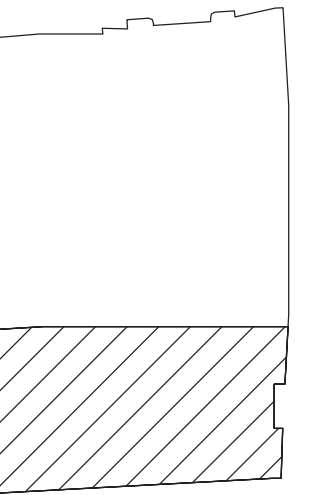
1 FLOOR PLAN - LEVEL 04
1/8" = 1'-0"

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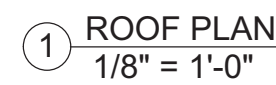
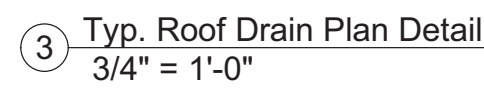
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A112

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3. VERIFY ALL DIMENSIONS IN THE FIELD.

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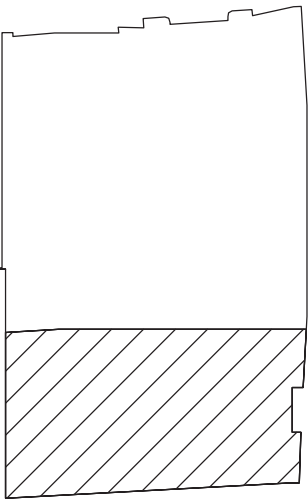
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No.	Date	Description
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EXTERIOR
ELEVATION - SOUTH

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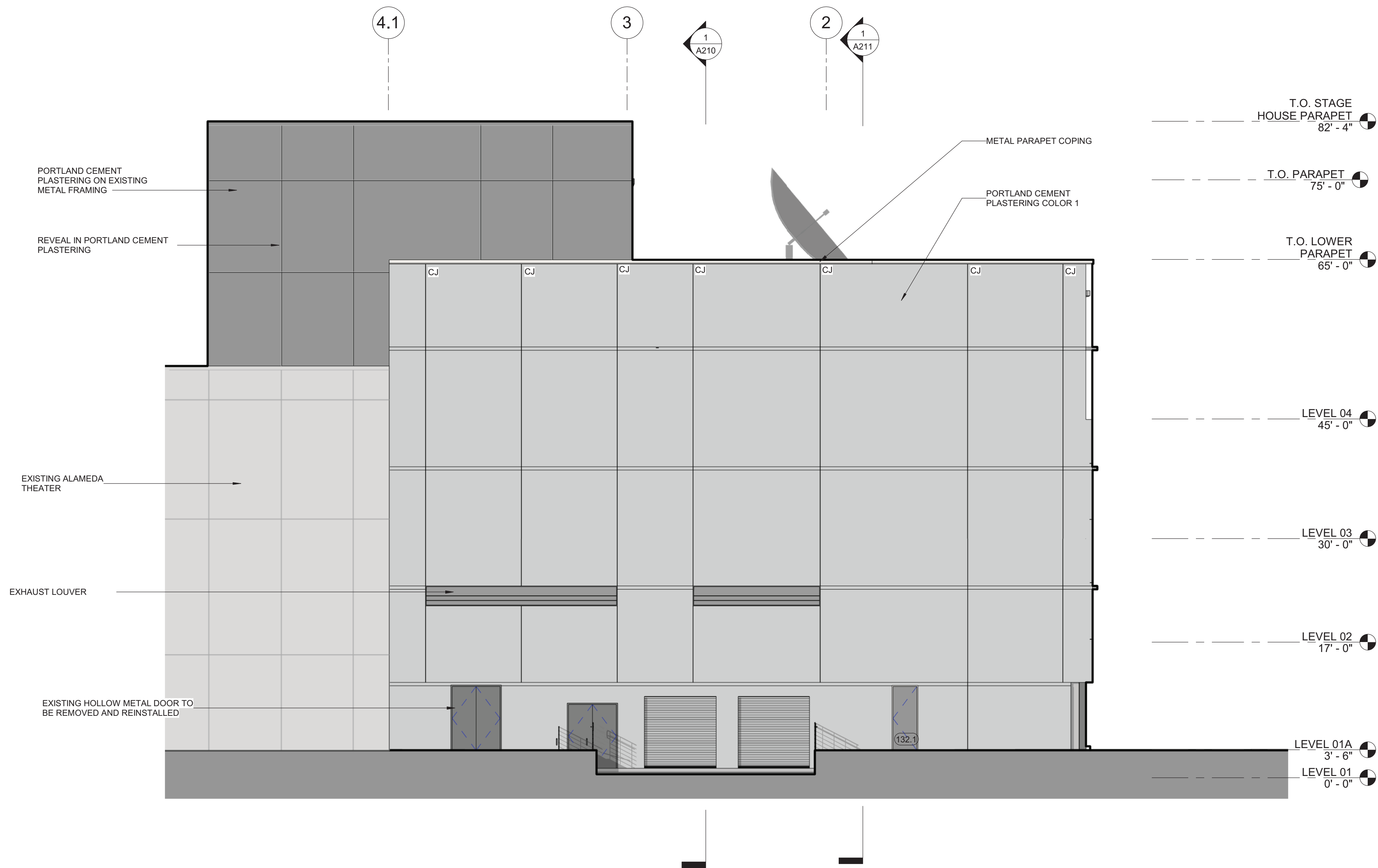
Project number	1722
Date	8/15/2018
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Checked by	Checker

A202



1 SOUTH ELEVATION
1/8" = 1'-0" Ref: 1 / *AC101

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① WEST ELEVATION
1/8" = 1'-0" Ref: 1 / A108

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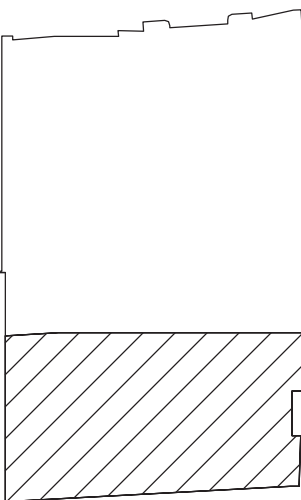
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No.	Date	Description
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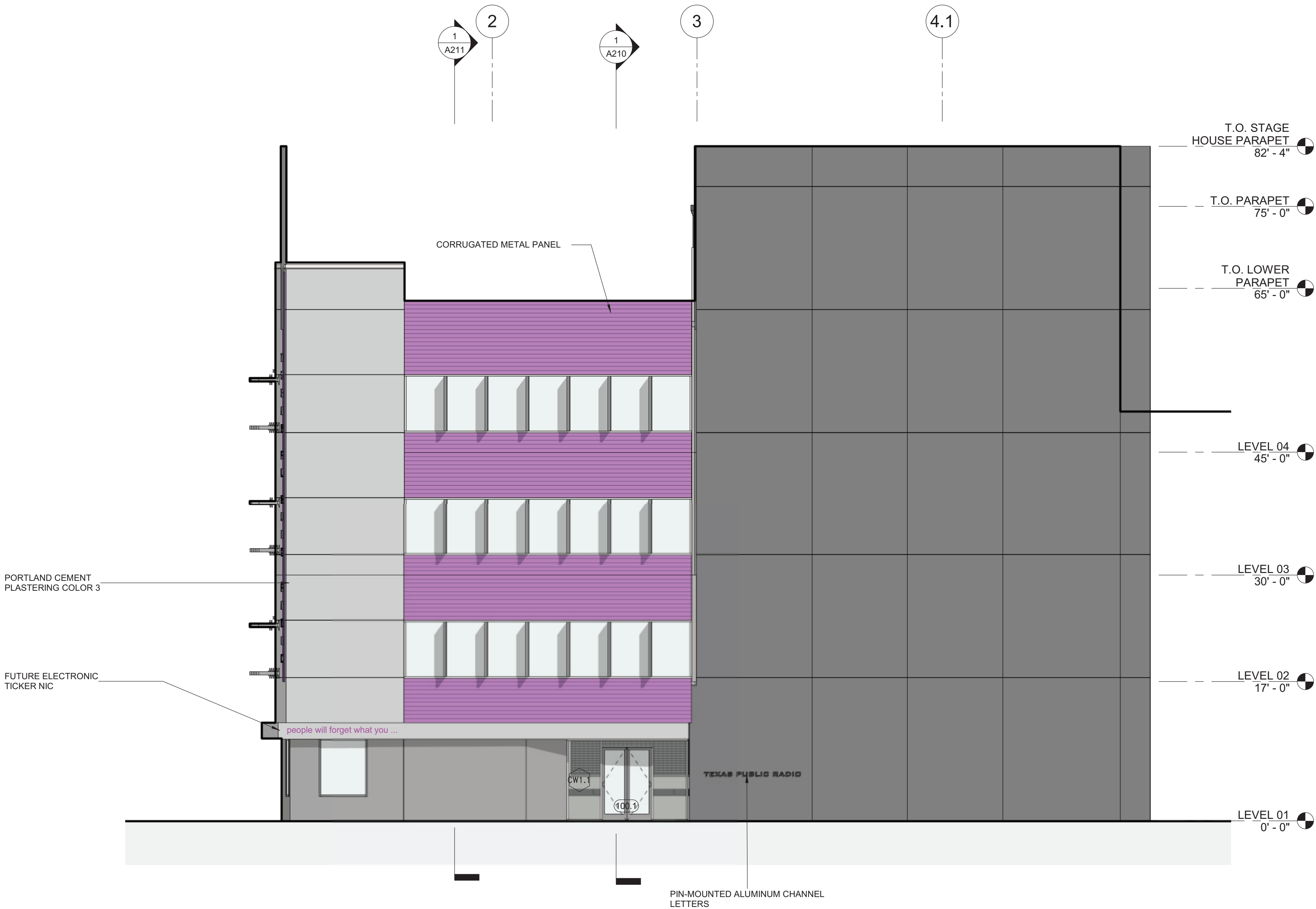
EXTERIOR ELEVATION - WEST

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A203

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1 BUILDING ELEVATION - EAST
1/8" = 1'-0" Ref: 1 / A110

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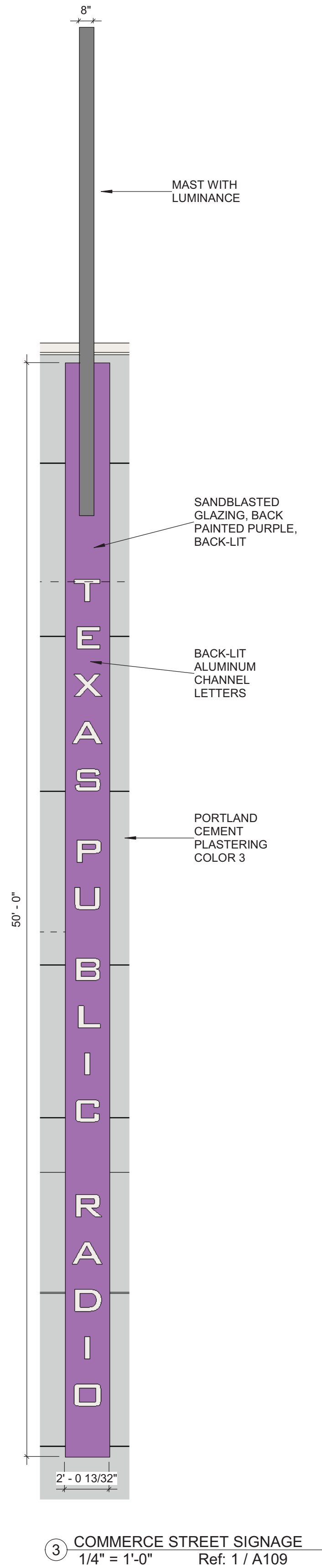
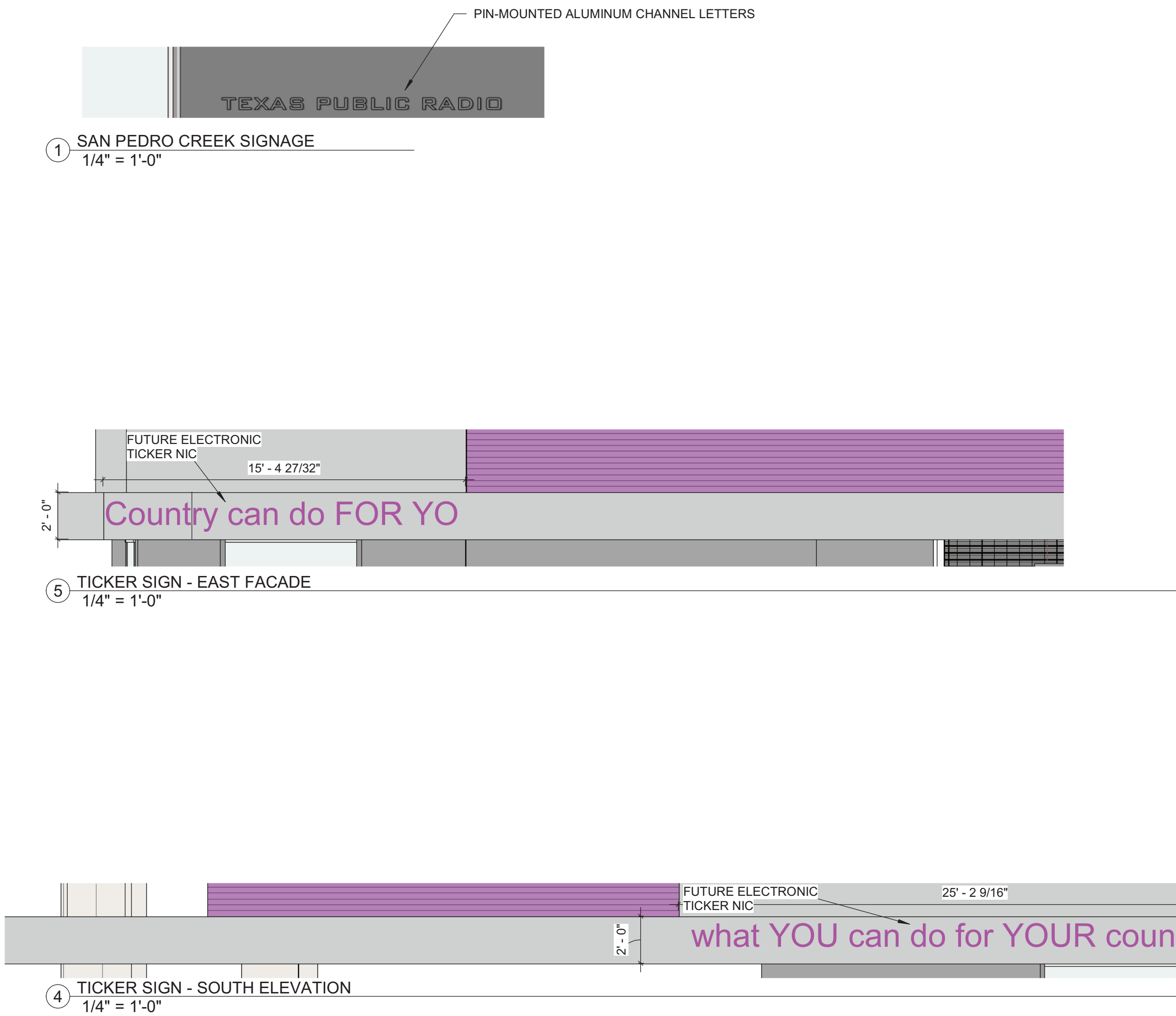
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No.	Date	Description

EXTERIOR
ELEVATION - EAST

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SIGNAGE DETAILS

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