

# HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

**HDRC CASE NO:** 2019-038  
**ADDRESS:** 432 W MARKET ST  
**LEGAL DESCRIPTION:** NCB 107 BLK LOT 13 SAN ANTONIO DRUG CO SUBD  
**ZONING:** D,HS  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** San Antonio Drug Company  
**APPLICANT:** Mariano Martino/City of San Antonio  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Installation of sidewalk art panels  
**APPLICATION RECEIVED:** January 18, 2019  
**60-DAY REVIEW:** March 19, 2019  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install three sidewalk art panels in the right-of-way adjacent to the structure located at 432 W Market St.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 1. Topography

#### A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

### 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.

## FINDINGS:

- a. The primary structure located at 432 W Market St is a 7-story commercial structure with basement constructed in 1919 in the Chicago style. It is an early local example of mid-rise reinforced concrete flat-plate construction, and has a brick veneer with terra cotta, denticulated belt course, pilaster capitals and a low parapet. The structure is an individual local landmark with the common name San Antonio Drug Company.
- b. SIDEWALK PANELS – The applicant has proposed to replace three existing sidewalk vault light panels located in front of the building with three new decorative art panels. Per the applicant’s analysis, the existing light panels have been deteriorated beyond repair to the point where they no longer maintain their integrity. The proposed new panels will be installed in the location of the existing to retain a sense of continuity and denote the location of the original panels. The new panels will be manufactured from terrazzo with an integral pigment topping and colored glass aggregate. The panels will feature marker plates with imagery of the Tricentennial and San Antonio motifs. According to the Historic Design Guidelines, glass block pavers or similar street features should be repaired using in-kind materials whenever possible. Similar materials that are compatible with the original should be used when in-kind replacement is not possible. Staff finds the proposal to be an acceptable and compatible approach to this particular circumstance that will maintain the existing configuration of the sidewalk.

## RECOMMENDATION:

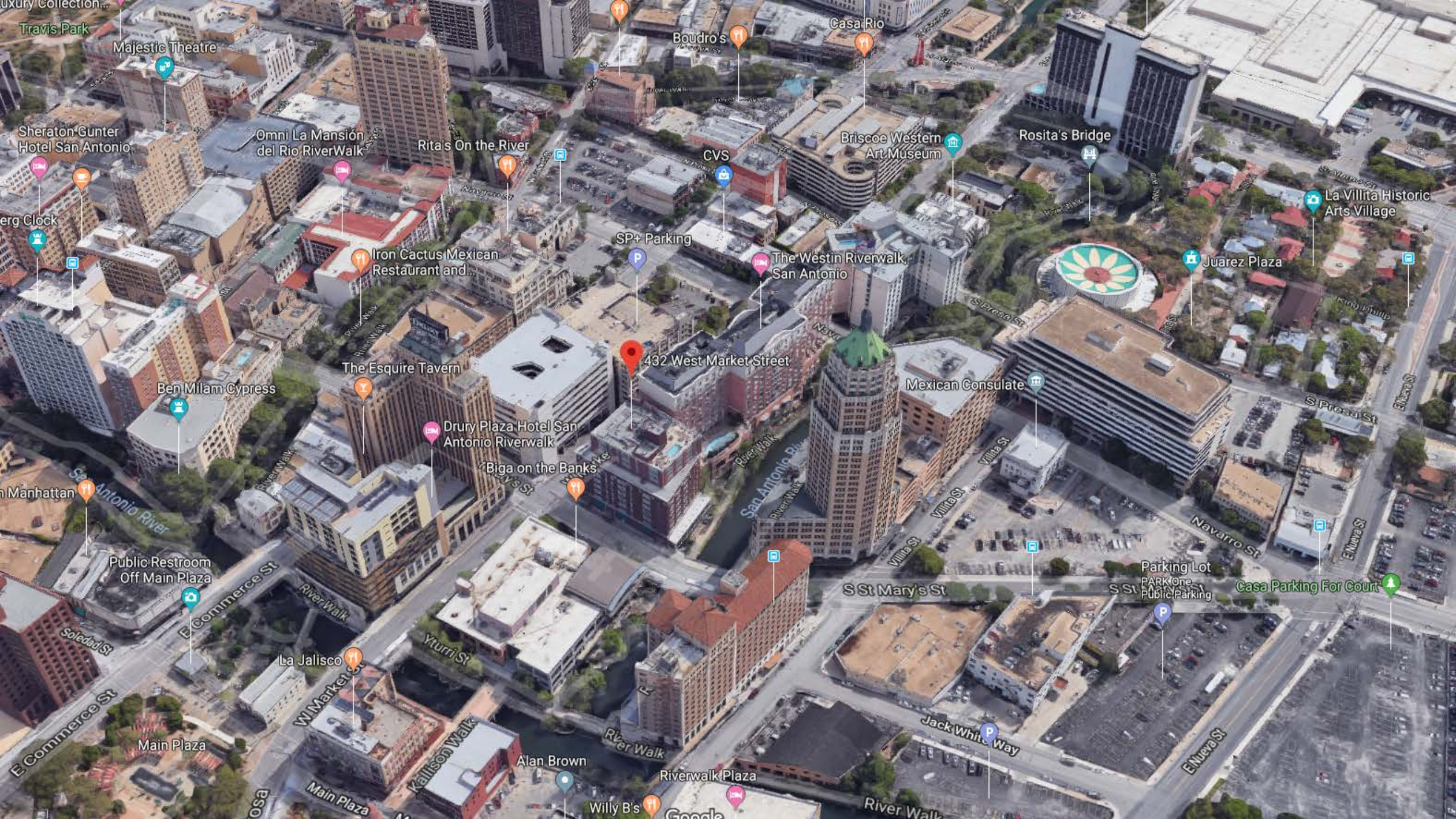
Staff recommends approval based on findings a through b.

## CASE MANAGER:

Stephanie Phillips



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THE WOODMAN  
JAYWOOD SUITES  
HOTEL

Market St



FDC



## **District One Pedestrian Mobility – Sidewalk Vault Lights (432 Market Street)**

### *Project Scope*

The proposed project includes the removal of three existing sidewalk vault light panels that are located in front of 432 Market Street east of the building's entrance. After the removal of the vault lights, the sidewalk area will receive a new art installation consisting of decorative panels depicting the Alamo, San Antonio's Tricentennial, and the San Antonio River Walk. The proposed project will also include the installation of steel framing below street level to reinforce support for the sidewalk.



432 Market Street facing west.



Sidewalk vault light panel 1.



Sidewalk vault light panel 2.



Sidewalk vault light panel 3.



CITY OF SAN ANTONIO

**TRANSPORTATION & CAPITAL IMPROVEMENTS**

THROUGH INNOVATION AND DEDICATION, WE BUILD AND MAINTAIN SAN ANTONIO'S INFRASTRUCTURE.

Interdepartmental Correspondence

**TO:** Theresa Larson, Environmental Services Coordinator, TCI, EMD  
**FROM:** Miranda Garrison, Architectural Historian, TCI, EMD  
**COPIES TO:** Files  
**SUBJECT:** **District One Pedestrian Mobility – Sidewalk Vault Lights (432 Market Street)**  
**DATE:** January 11, 2019

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The information submitted for the above-referenced request has been reviewed by an architectural historian with the City of San Antonio Transportation & Capital Improvements Department Environmental Management Division (TCI EMD) according to the City's Historic Preservation and Design Section of the Unified Development Code and to address requirements of the Texas Antiquities Code. The review focused on the possible effects of the proposed project on above ground historic resources. It is understood that the above referenced project is financed solely with city funding. It is further understood that the project will not incorporate TxDOT or railroad ROW and will not require coordination with TxDOT. *However, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a project, resources within the project area are protected under the National Historic Preservation Act (NHPA).*

The proposed project includes the removal of three existing sidewalk vault light panels that are located in front of 432 Market Street east of the building's entrance. After the removal of the vault lights, the sidewalk area will receive a new art installation consisting of decorative panels depicting the Alamo, San Antonio's Tricentennial, and the San Antonio River Walk. The proposed project will also include the installation of steel framing below street level to reinforce support for the sidewalk.

**Architectural Resources:** The project is located within the San Antonio Downtown and River Walk Historic District, which is listed in the National Register of Historic Places. The building associated with the sidewalk vault lights is the San Antonio Drug Company Building (currently a Homewood Suites by Hilton), which was constructed in 1919 and is listed in the National Register of Historic Places. Sidewalk vault lights were used in cities across the United States from the mid-1800s through the 1930s to illuminate portions of buildings that were set underground

(i.e. basements, storage rooms, work areas). The glass used in the panels was not ordinary glass, but prism pieces set in a way to bend light and direct it into different areas of the underground rooms.

According to Article VI of the City of San Antonio's Unified Development Code, any changes to a designated historic structure "shall be guided by the Secretary of the Interior's Standards and guidelines for Archeology and Historic Preservation." The guidelines put forth in "Repair and Rehabilitation of Historic Sidewalk Vault Lights" in *Preservation Tech Notes: Historic Glass* by the United States Department of the Interior states that "vault lights are an important architectural feature" and "deteriorated historic sidewalk vault lights should be *repaired wherever possible*."

Unfortunately, the vault lights located at 432 Market Street have been irreversibly damaged over time to the point that they no longer maintain their integrity. Please see attached photographs. Most of the glass has been removed and replaced with concrete, and those that do remain are cracked and shattered. If they were to be replaced, the panels and the prism glass would have to be of new construction. Also, many panels along the sidewalk lining the structure have already been replaced with concrete, further diminishing the relationship between the sidewalk vault lights and the building.

**In the opinion of the TCI EMD and based on the status of the three remaining sidewalk vault light panels, removing them will have no adverse effect to the San Antonio Drug Company Building.**

If there are any land easements owned or controlled by the State of Texas or any of its political subdivisions within the project area, or if there is any federal agency involvement or jurisdiction relating to the project or its development, the Texas Historical Commission may require other archeological and cultural resource compliance efforts in addition to those required by the City's Office of Historic Preservation. In particular for historic resources (standing structures), if NHPA compliance is required on this project a review of these resources and the potential direct and secondary effects of the project on the resources will be required.

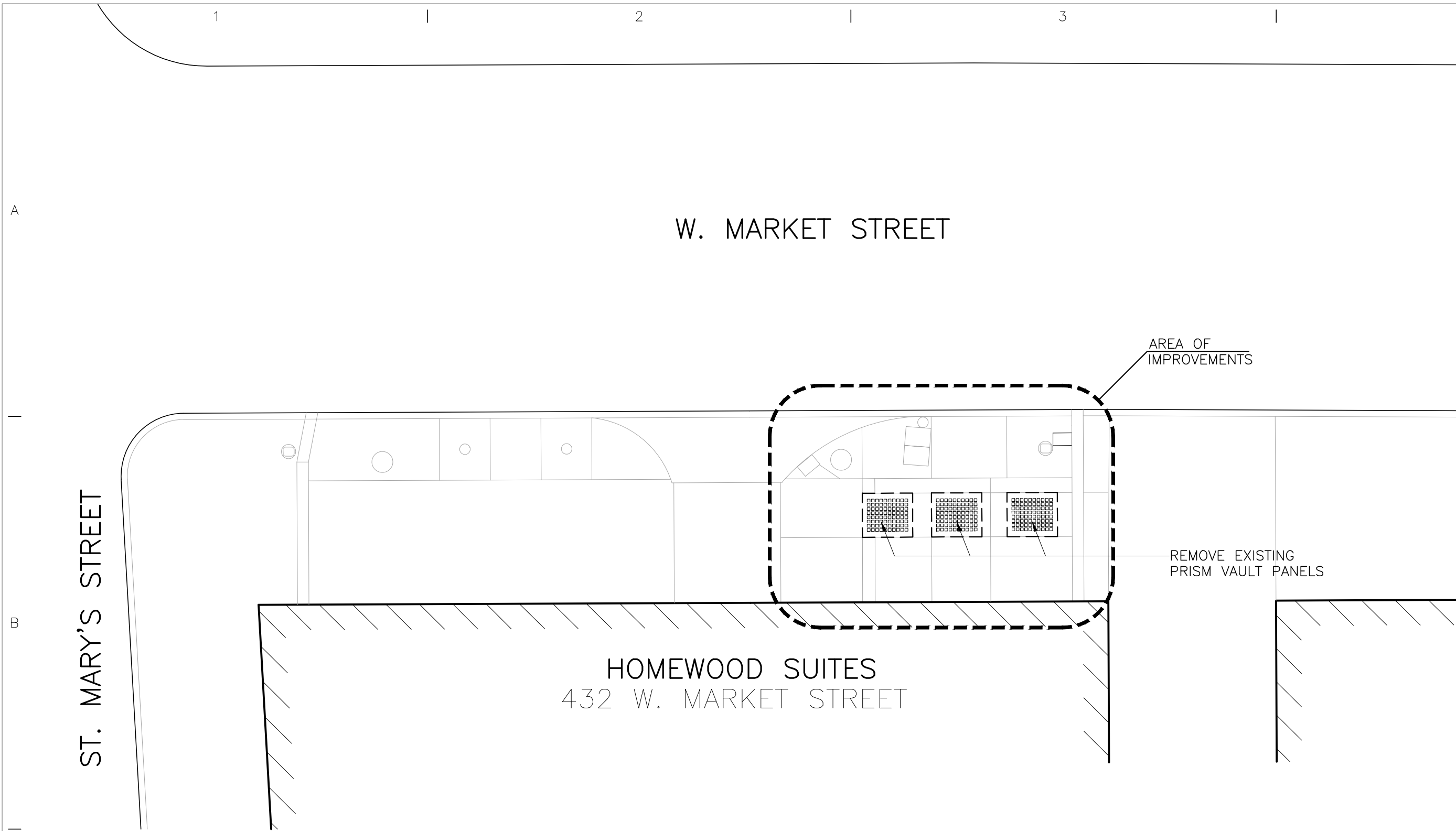
Sincerely,



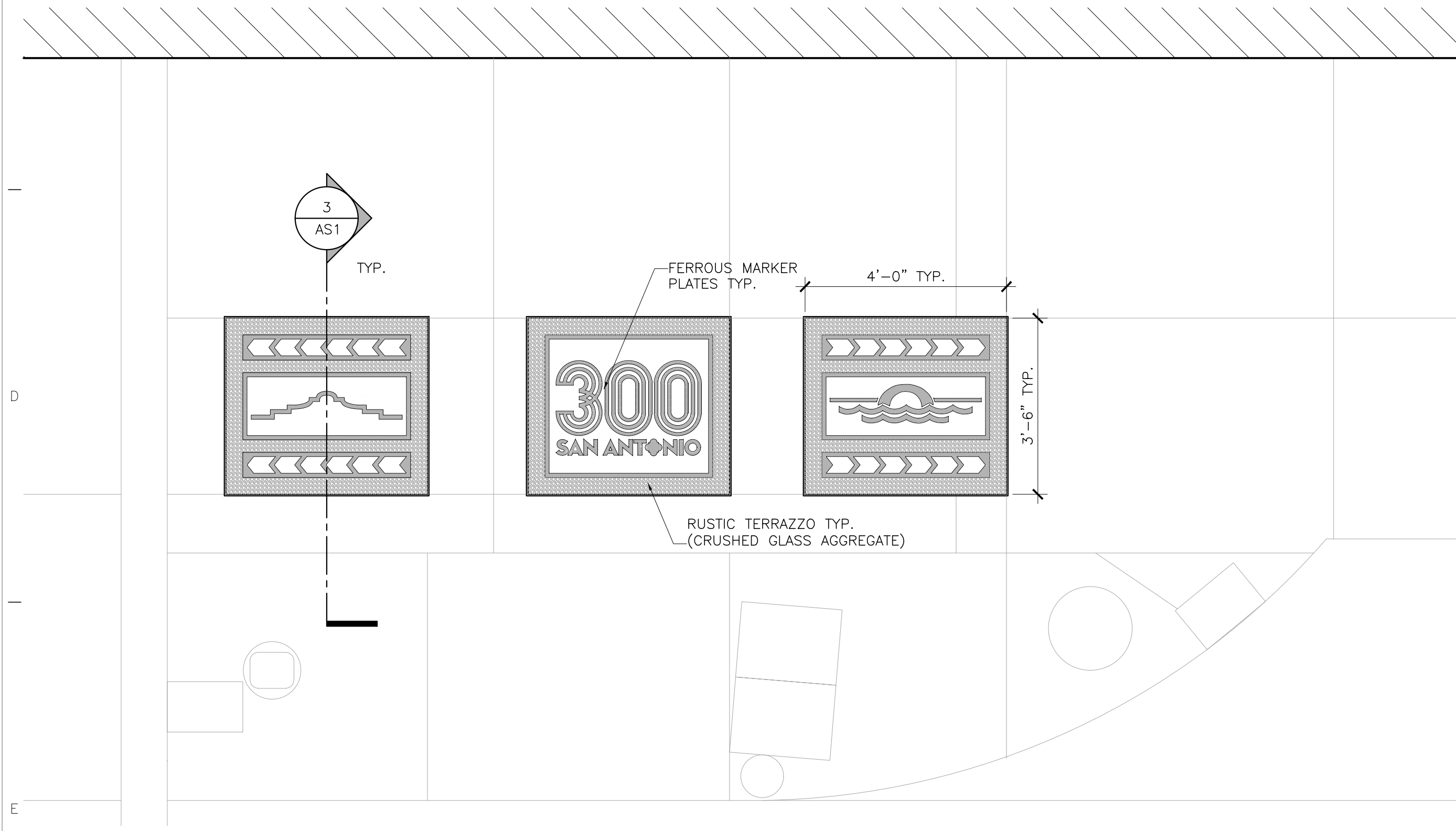
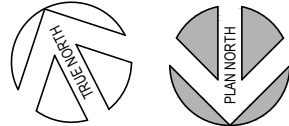
Miranda Garrison, Architectural Historian  
Transportation & Capital Improvements Department  
Environmental Management Division

Attachment

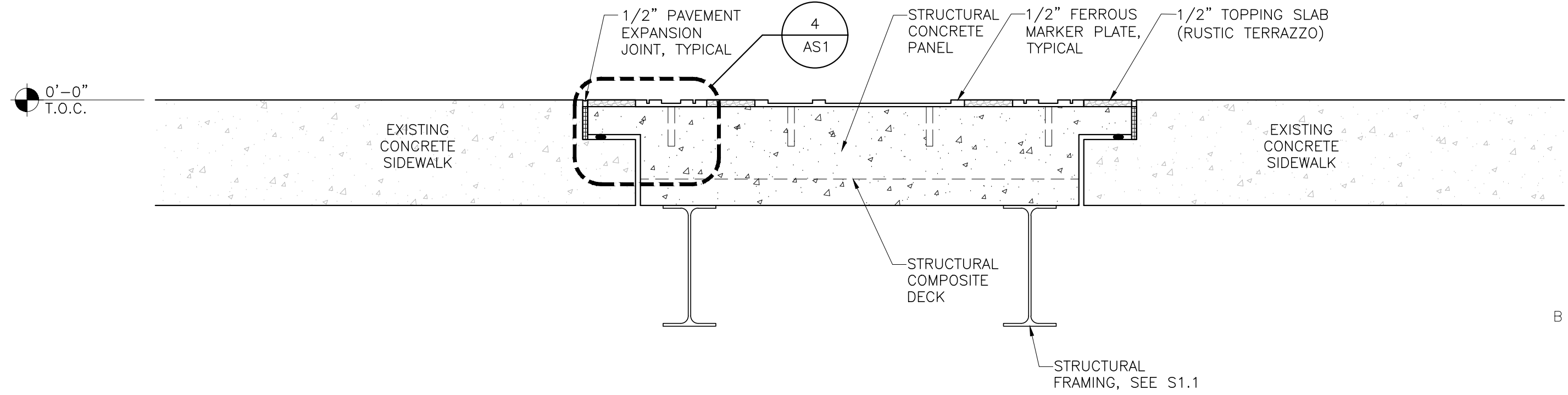
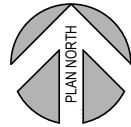
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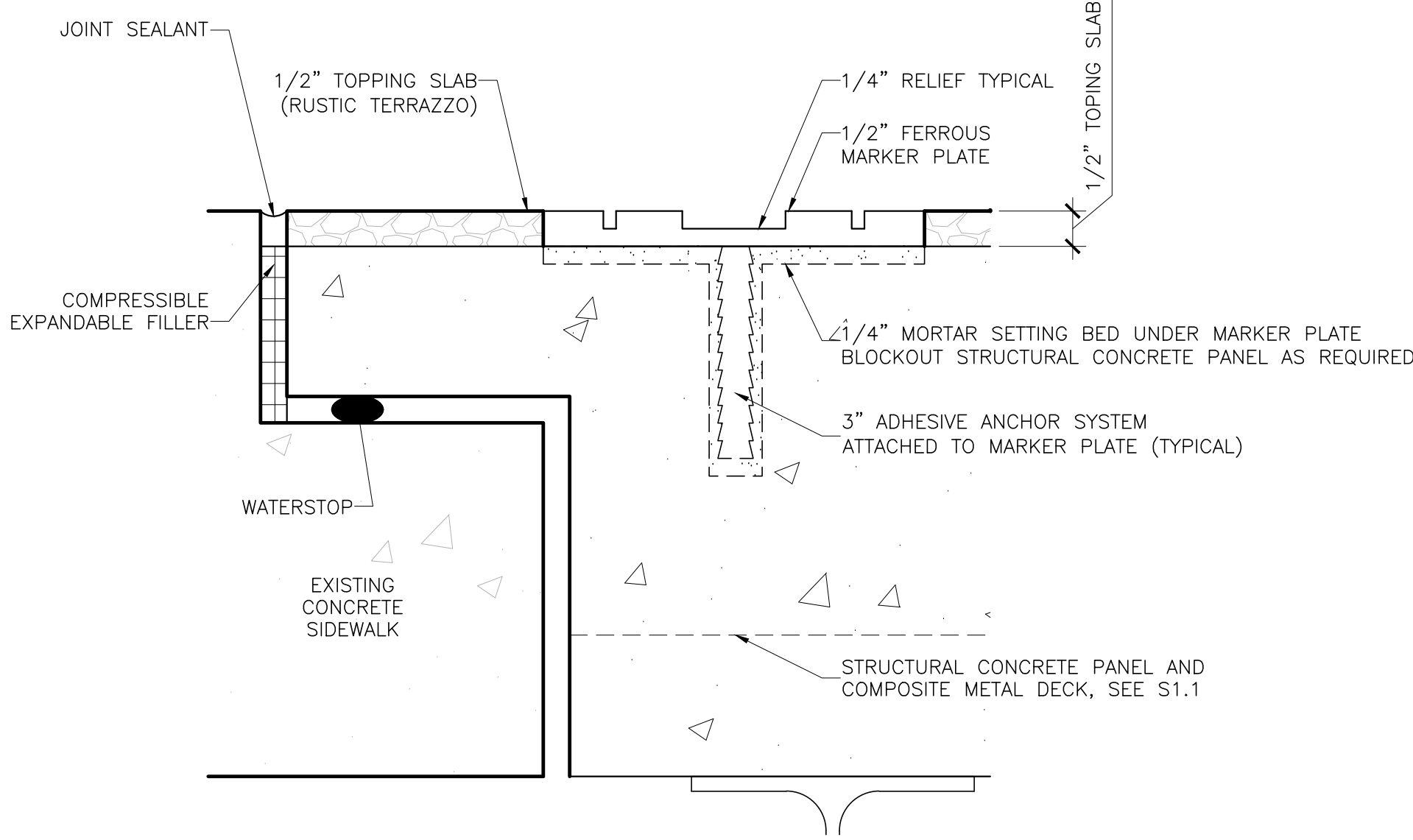
1 KEY PLAN (DEMOLITION)  
SCALE: 1/8" = 1'-0"



2 NEW VOLT PANELS (IMPROVEMENTS)  
SCALE: 1/2" = 1'-0"



3 VAULT PANEL SECTION  
SCALE: 1 1/2" = 1'-0"



4 VAULT PANEL DETAIL  
SCALE: 6" = 1'-0"

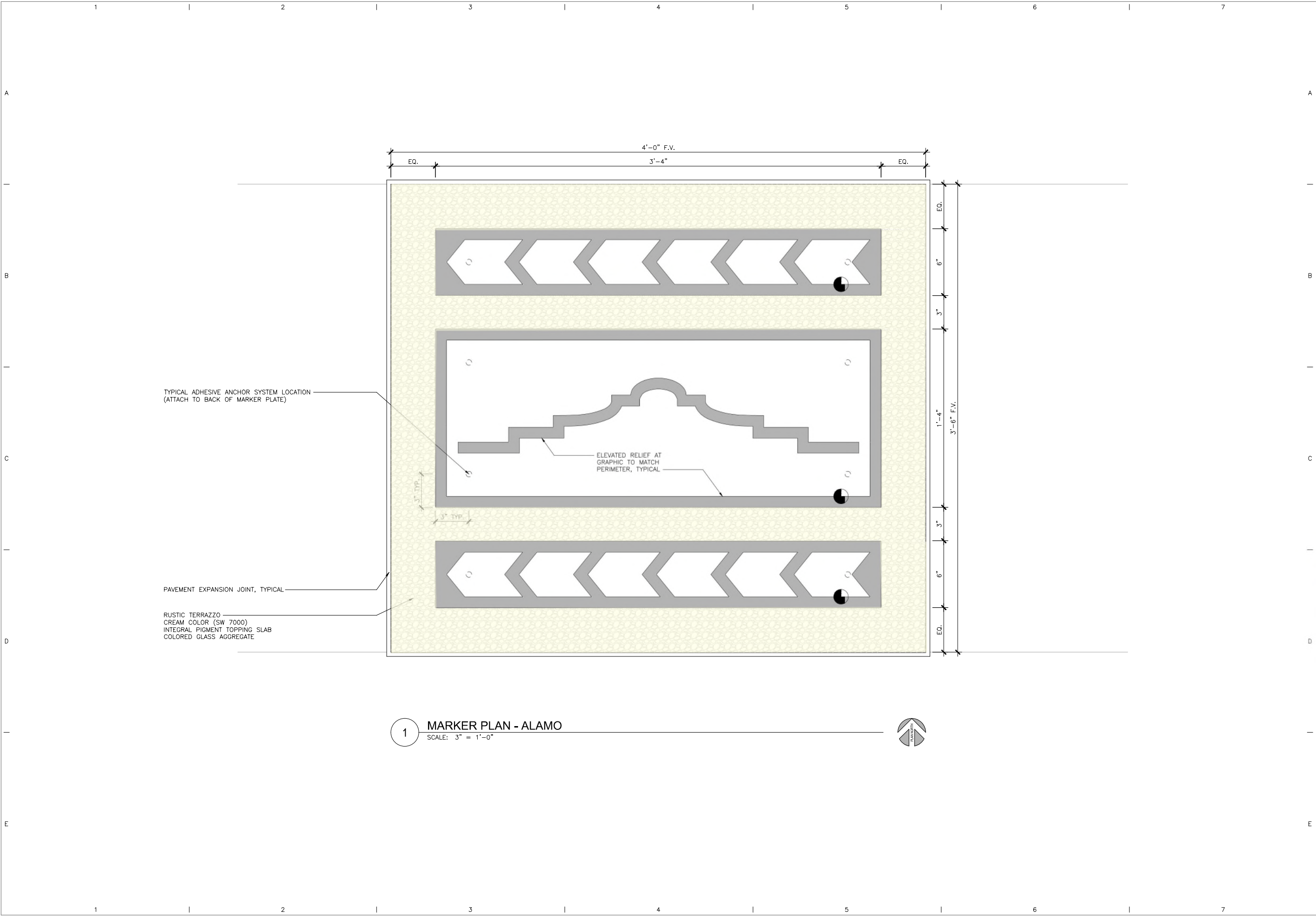
REVISIONS		
Mark	Description	Date

WEDG PROJECT NO.: 18060  
CLIENT PO.: 4500420833  
DATE: 12-21-2018

RENOVATION PLAN  
AND DETAILS

SHEET  
**AS1**

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**Sidewalk Prism Vault Replacement  
Homewood Suites**  
432 WEST MARKET STREET  
SAN ANTONIO, TX 78205



REVISIONS		
Mark	Description	Date

WEDG PROJECT NO.: 18060  
CLIENT PO.: 4500420833  
DATE: 12-21-2018

Diagram illustrating the Marker Plan - Tricentennial. The marker is a square with overall dimensions of 4'-0" F.V. (Finish Vertical) and 3'-4" F.V. (Finish Vertical). The marker is composed of a central white square with the text "300 SAN ANTONIO" and a decorative border. The border is made of Rustic Terrazzo, Magenta Color (SW 6840), Integral Pigment Topping Slab, and Colored Glass Aggregate. The central square is made of Rustic Terrazzo, Magenta Color (SW 6840), Integral Pigment Topping Slab, and Colored Glass Aggregate. The marker is set within a square frame with dimensions of 2'-10" F.V. and 3'-6" F.V. The marker is set within a square frame with dimensions of 2'-10" F.V. and 3'-6" F.V. The marker is set within a square frame with dimensions of 2'-10" F.V. and 3'-6" F.V.

PAVEMENT EXPANSION JOINT, TYPICAL

RUSTIC TERRAZZO  
MAGENTA COLOR (SW 6840)  
INTEGRAL PIGMENT TOPPING SLAB  
COLORED GLASS AGGREGATE

TYPICAL ADHESIVE ANCHOR SYSTEM LOCATION  
(ATTACH TO BACK OF MARKER PLATE)

ELEVATED RELIEF AT  
GRAPHIC TO MATCH  
PERIMETER, TYPICAL

3" TYP.

3" TYP.

4'-0" F.V.  
3'-4" F.V.

2'-10" F.V.  
3'-6" F.V.

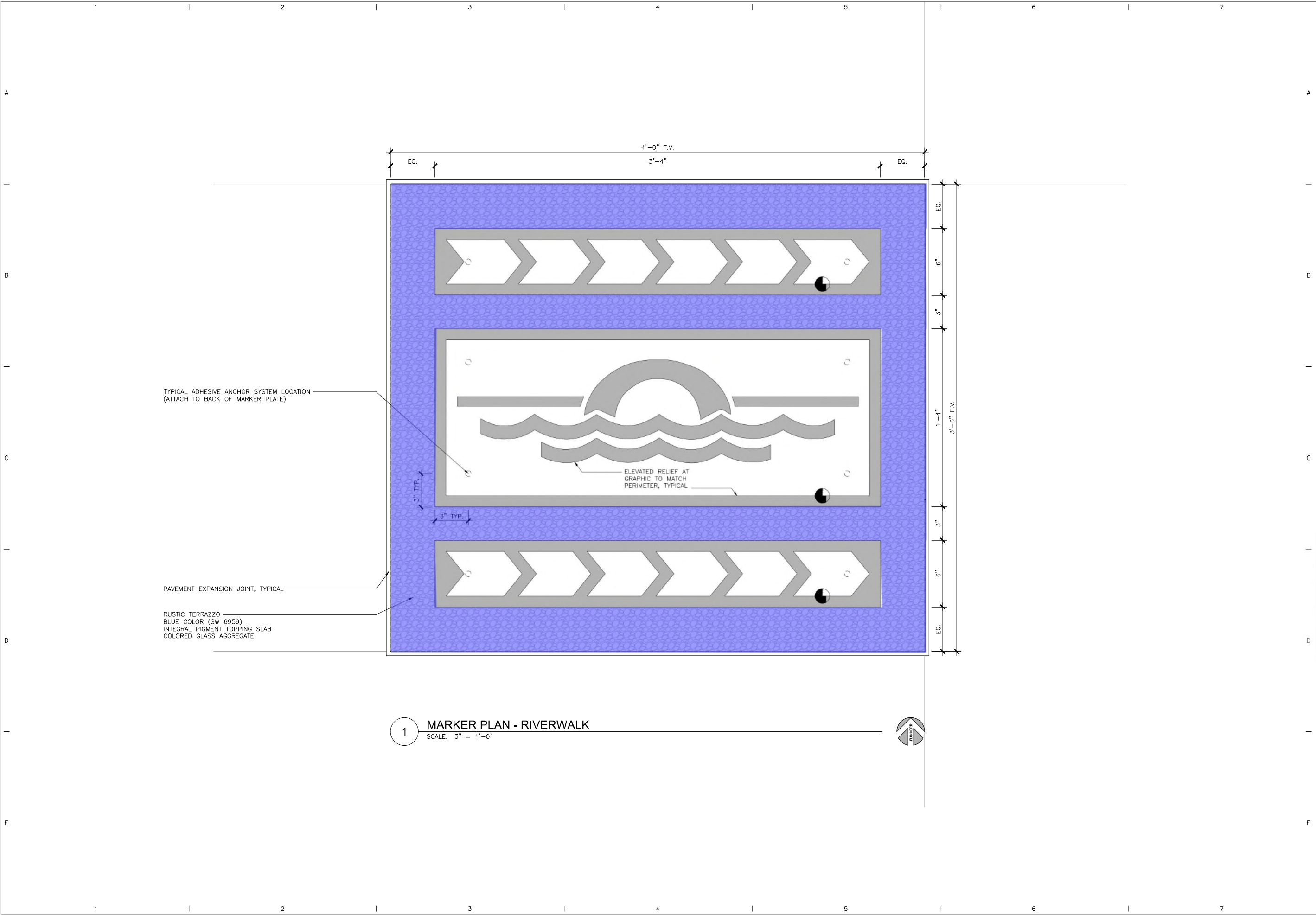
1 MARKER PLAN - TRICENTENNIAL  
SCALE: 3" = 1'-0"

[illegible]

## MARKER PLAN

SHEET  
A2

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**WESTEAST  
DESIGN GROUP**  
200 E. GRAYSON STREET, SUITE 207  
SAN ANTONIO, TEXAS 78215  
210.530.0755  
WWW.WESTEASTDESIGN.COM

**Sidewalk Prism Vault Replacement  
Homewood Suites**  
432 WEST MARKET STREET  
SAN ANTONIO, TX 78205

REVISIONS		
Mark	Description	Date

WEDG PROJECT NO.: 18060  
CLIENT PO.: 4500420833  
DATE: 12-21-2018

MARKER PLAN

SHEET  
**A3**

These Contract Drawings Can Not Be Copied Or Reproduced Without Written Consent From Alpha Consulting Engineers Inc.

PLOT SCALE 1=1

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## STRUCTURAL NOTES

### GENERAL:

- GN-1 BUILDING CODE: IBC 2018 EDITION WITH CITY OF SAN ANTONIO AMENDMENT.
- GN-2 THE DETAILS DESIGNATED AS "TYPICAL DETAILS", APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN DETAILS.
- GN-3 THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE REQUIREMENTS OF OTHER TRADES (ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC.) WITH THE STRUCTURAL DOCUMENTS PRIOR TO FABRICATION OR INSTALLATION OF ANY STRUCTURAL MEMBERS.
- GN-4 THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS THOROUGHLY WITH THE CONTRACT DOCUMENTS AND THEN NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE SUBMITTING SHOP DRAWINGS AND PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- GN-5 COMPLETED SHOP DRAWINGS SHALL BE PROVIDED, AS SPECIFIED, FOR ALL FABRICATED ITEMS AND SHALL BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION. STRUCTURAL DRAWINGS SHALL NOT BE REPRODUCED FOR SHOP DRAWINGS. USE OF STRUCTURAL DRAWINGS WITHOUT PERMISSION IS GROUNDS FOR REJECTION OF SHOP DRAWINGS. THE STRUCTURAL ENGINEER WILL REVIEW SHOP DRAWINGS FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. THEREFORE, ALL CLOUDED DIMENSIONS, INDICATED ON ANY SHOP DRAWINGS, THAT ARE RELATIVE TO EXISTING STRUCTURES SHALL BE VERIFIED BY THE CONTRACTOR AND FABRICATOR. AS A MINIMUM, THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED **AS WELL AS SHOP DRAWINGS LISTED IN THE DEFERRED SUBMITTAL SECTION OF THESE NOTES:**
- CONCRETE MIX DESIGN FOR EACH TYPE OF CONCRETE TO BE USED.
  - CONCRETE REINFORCING STEEL SHOP DRAWINGS INCLUDING PLACEMENT DRAWINGS AND CUT SHEETS.
  - STRUCTURAL STEEL SHOP DRAWINGS.
  - METAL DECK DRAWINGS.
- GN-6 SHOP DRAWINGS NOT PREVIOUSLY REVIEWED BY THE GENERAL CONTRACTOR SHALL BE RETURNED WITHOUT REVIEW BY STRUCTURAL ENGINEER. STRUCTURAL ENGINEER DOES NOT BEAR ANY RESPONSIBILITY TO THE STRUCTURAL MEMBERS BUILT WITHOUT APPROVED SHOP DRAWINGS.
- GN-7 GENERAL CONTRACTOR SHALL INSPECT JOB FOR COMPLETION BEFORE SCHEDULING ANY OBSERVATION BY THE ENGINEER.
- GN-8 THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. CONTRACTOR SHALL CONSIDER ALL CONSTRUCTION LOADS APPLIED TO THE PARTIALLY COMPLETED STRUCTURE UNTIL ALL PERMANENT CONNECTIONS ARE MADE, AND ENCLOSED PERMANENTLY AS PER CONSTRUCTION DOCUMENTS. TEMPORARY BRACING SHALL BE PROVIDED BY THE CONTRACTOR IN ALL DIRECTIONS. WHEN REQUIRED, BY THE CONSTRUCTION DOCUMENTS OR THE STRUCTURAL ENGINEER, CONTRACTOR SHALL PROVIDE CALCULATIONS SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF TEXAS WHICH VERIFY THE MEANS OF STRUCTURALLY MAINTAINING THE INTEGRITY OF THE COMPLETED PORTION OF THE STRUCTURE.
- GN-9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE ADEQUACY OF THE STRUCTURE TO SUPPORT ALL CONSTRUCTION LOADS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE TO DESIGN OR CHECK THE STRUCTURE FOR CONSTRUCTION ACTIVITIES.
- GN-10 ALL EXPOSED STEEL AND LINTEL ANGLES SHALL BE CLEANED AND GALVANIZED. APPLY ZINC COATING BY THE HOT-DIP PROCESS AND ACCORDING A.S.T.M. A123. WHEN APPLICABLE FIELD WELDS, BOLTED CONNECTIONS AND ABRASD AREAS SHALL BE CLEANED AND "TOUCHED UP" WITH GALVANIZING REPAIR PAINT IN ACCORDANCE WITH A.S.T.M. A780. THE GALVANIZING REPAIR PAINT SHALL HAVE A HIGH ZINC-DUST CONTENT WITH DRY FILM CONTAINING NO LESS THAN 95% ZINC-DUST BY WEIGHT, AND COMPLYING WITH THE DOD-P-21035A OR SSPC-PAINT 20.
- GN-11 THE ENGINEER SHALL NOT HAVE CONTROL OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- GN-12 PERIODIC SITE OBSERVATIONS BY FIELD REPRESENTATIVES OF ALPHA CONSULTING ENGINEERS, INC. ARE SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THESE LIMITED SITE OBSERVATIONS ARE NOT INTENDED TO BE A CHECK OF THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO INFORM THE OWNER OF DEFECTS AND DEFICIENCIES IN THE WORK OF THE CONTRACTOR.
- GN-13 ASSUMPTIONS HAVE BEEN MADE BY THIS OFFICE REGARDING EXISTING CONDITIONS. ACTUAL CONDITIONS MAY VARY FROM THOSE ASSUMED. FIELD VERIFICATION OF EXISTING CONDITIONS MAY BE REQUIRED TO PROVIDE ADEQUATE SHOP DRAWINGS. THE CONTRACTOR IS TO COORDINATE EFFORTS AS REQUIRED AND IS TO REPORT ANY DISCREPANCIES REGARDING THE EXISTING CONDITIONS TO THE ENGINEER FOR POSSIBLE MODIFICATIONS NEEDED TO THE CONTRACT DRAWINGS.
- GN-14 PROTECT ALL REMAINING EXISTING STRUCTURES. ANY DAMAGE TO AN EXISTING STRUCTURE SHALL BE REPAIRED TO EQUIVALENT OR BETTER CONDITION.

### METAL DECK:

- MD-1 ALL FIELD WELDING OF DECK SHALL BE IN STRICT ACCORDANCE WITH ANSI/AWS D1.3 STRUCTURAL WELDING CODE - SHEET STEEL. EACH WELDER MUST DEMONSTRATE AN ABILITY TO PRODUCE SATISFACTORY WELDS USING A PROCEDURE SUCH AS SHOWN IN THE STEEL DECK INSTITUTE MANUAL OF CONSTRUCTION WITH STEEL DECK OR AS DESCRIBED IN ANSI/AWS D1.3.
- MD-2 STEEL FLOOR DECK (G90) SHALL CONFORM TO LATEST EDITION OF ASTM A653, STRUCTURAL QUALITY (Fy = 40KSI). OTHER PROPERTIES SHALL HAVE THE FOLLOWING MINIMUMS:
- |             |                                       |                 |
|-------------|---------------------------------------|-----------------|
| FLOOR DECK: | DEPTH.....                            | 2"              |
|             | GAGE.....                             | .18             |
|             | I - SECTION OF MOMENT OF INERTIA..... | 0.554 IN. 4/FT. |
|             | S - SECTION MODULUS.....              | 0.505 IN. 3/FT. |
- A. EACH DECKING PANEL SHALL BE ATTACHED TO SUPPORTING WITH 5/8" DIA. ARC PUDDLE WELDS AND TO ADJACENT PANELS WITH #10 SELF-TAPPING SCREWS AT THE SPACING INDICATED BELOW:
- SPACING OF END AND SUPPORT WELDS.....12" o.c.  
SPACING OF SIDELAPS AND EDGE ATTACHMENTS (SCREWS).....12" o.c.
- MD-3 WIRE MESH SHALL BE A LAPPED MINIMUM OF 8". MESH SHALL BE CHAIRED AS REQUIRED TO MAINTAIN A 1" CLEAR COVER FROM TOP OF SLAB.
- MD-4 DECK MANUFACTURER SHALL FURNISH SHEET METAL CLOSURES BETWEEN FLOOR UNITS AND BEAMS, GIRDERS OR COLUMNS AS REQUIRED. THESE ACCESSORIES SHALL BE OF THE TYPE REQUIRED BY THE STEEL DECK INSTITUTE.
- MD-5 PRIOR TO START OF FABRICATION, STEEL FABRICATOR SHALL PROVIDE COMPLETE ERECTION AND FABRICATION DRAWINGS SHOWING LAYOUT AND TYPES OF DECK PANELS, ANCHORAGE DETAILS, SUPPLEMENTARY FRAMING AND ALL ACCESSORIES.

### CONCRETE AND CONCRETE REINFORCEMENT:

- CN-1 STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH THE CODE APPLICABLE EDITION OF "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)", THE AMERICAN CONCRETE INSTITUTE.
- CN-2 ALL CONCRETE REINFORCEMENT SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL, CONFORMING TO ASTM A 615, GRADE 60, EXCEPT WELDABLE REBARS ASTM A706, GR. 60, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, GRADE 70
- CN-3 DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH ACI 315.
- CN-4 ALL REINFORCING SHALL BE PROPERLY CHAIRED AND TIED PER ACI 315 (SP66) AND CRSI (PLACING REINFORCING BARS) PRIOR TO PLACING CONCRETE.
- CN-5 PLACEMENT OF ALL REINFORCING STEEL SHALL BE OBSERVED BY THE ENGINEER PRIOR TO CONCRETE PLACEMENT UNLESS APPROVED OTHERWISE.
- CN-6 ALL CONCRETE SHALL BE NORMAL WEIGHT STONE AGGREGATE CONCRETE UNLESS NOTED OTHERWISE. AGGREGATE SHALL MEET ASTM C33 REQUIREMENTS, AND UTILIZE 3/4" MAXIMUM AGGREGATE. PROVIDE ADMIXTURES AS REQUIRED TO IMPROVE WORKABILITY. THE GENERAL CONTRACTOR SHALL COORDINATE SLUMP REQUIREMENTS UNLESS NOTED OTHERWISE IN STRUCTURAL DOCUMENTS. PLASTIC CONCRETE TEMPERATURE SHALL NOT EXCEED 90 DEGREES PRIOR TO PLACEMENT. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS USING MOIST CURING PROCEDURES, OR CURING COMPOUNDS. IN ADDITION TO ABOVE THE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
- |                        |           |         |                |
|------------------------|-----------|---------|----------------|
| DESCRIPTION OF USE     | f'c       | MAX W/C | FLYASH CONTENT |
| CONCRETE ON METAL DECK | 4,000 PSI | 0.5     | 25% MAX        |
- CN-7 PROVIDE A SET OF CYLINDERS IN ACCORDANCE WITH ASTM C 31 TO BE TAKEN BY AN INDEPENDENT TESTING LAB AT THE FREQUENCY SPECIFIED IN ACI 318 AND THE GOVERNING BUILDING CODE WITH LOCAL AMENDMENTS. COMPRESSION TEST RESULTS SHALL BE REPORTED TO THE ENGINEER WITHIN 24 HOURS.
- CN-8 NO SUBSEQUENT CONSTRUCTION WILL BE ALLOWED UNTIL CONCRETE HAS REACHED 75% OF DESIGN STRENGTH.
- CN-9 PORTLAND CEMENT SHALL CONFORM TO ASTM - C150, TYPE I/II.
- CN-10 NO WELDING OF REINFORCING BARS OR TORCHING TO BEND REINFORCING BARS SHALL BE ALLOWED WITHOUT THE SPECIFIC APPROVAL OF THE STRUCTURAL ENGINEER.
- CN-11 CONCRETE COVER SHOULD BE AS FOLLOWS:, 1 1/2" INCHES

### STRUCTURAL STEEL:

- SS-1 STRUCTURAL STEEL SHALL CONFORM TO THE 2010 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISC 360-10.
- SS-2 WELDING: CODE APPLICABLE EDITION OF THE STRUCTURAL WELDING CODE - STEEL, AMERICAN WELDING SOCIETY (AWS D1.1 AND AWS D1.3).
- SS-3 STEEL SHALL BE MEET THE FOLLOWING REQUIREMENTS:
- WIDE FLANGES.....ASTM A992 Gr. 50  
OTHER ROLLED SHAPES, PLATES, BARS.....ASTM A36  
PIPE (Fy 35ksi).....ASTM A53 Gr. B  
TUBE (Fy 46ksi).....ASTM A500 Gr. B
- SS-4 WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES, IN ACCORDANCE WITH SECTION 4 OF THE AWS D1.1 "STRUCTURAL WELDING CODE-STEEL", AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELDS AS SHOWN ON THE DRAWINGS. ALL WELDS SHALL BE PERFORMED USING E70XX SERIES LOW HYDROGEN RODS. ALL WELDS SHALL BE VISUALLY INSPECTED IN ACCORDANCE WITH SECTIONS 6.5 AND 6.9 OF THE AWS D1.1 "STRUCTURAL WELDING CODE-STEEL". VISUAL INSPECTIONS OF WELDS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY. UNLESS NOTED OTHERWISE ON THE PLANS, ALL SHOP FABRICATED OR FIELD ASSEMBLED ADJOINING STEEL MEMBERS SHALL BE CONNECTED USING CONTINUOUS; ALL AROUND/BOTH SIDES OF MEMBER FILLET WELDS IN ACCORDANCE WITH THE MINIMUM SIZE FILLET WELD SHOWN ON THE TABLE BELOW. UNLESS NOTED OTHERWISE ON THE PLANS, THE CONTRACTOR MAY SHOP WELD OR FIELD WELD AT THEIR DISCRETION.
- | MINIMUM SIZE OF FILLET WELDS                                   |                                  |
|--|----------------------------------|
| MATERIAL THICKNESS OF THINNER PART JOINED, IN.                 | MINIMUM SIZE OF FILLET WELD, IN. |
| TO 1/4 INCLUSIVE   | 3/16                             |
| OVER 1/4 TO 1/2  | 1/4                              |
| OVER 1/2 TO 3/4  | 5/16                             |
| OVER 3/4   | 3/8                              |
| LEG DIMENSION OF FILLET WELDS. SINGLE PASS WELDS MUST BE USED. |                                  |
- SS-5 THE CONTRACTOR SHALL REVIEW SHOP AND FIELD WELD REQUIREMENTS FOR COMPATIBILITY WITH THE CONSTRUCTION SEQUENCE. PROPOSED REVISIONS FROM SHOP TO FIELD WELDS OR FROM FIELD TO SHOP WELDS SHALL BE IDENTIFIED BY THE CONTRACTOR ON THE SHOP DRAWINGS.

### SCHEDULE OF SITE OBSERVATIONS BY ENGINEER:

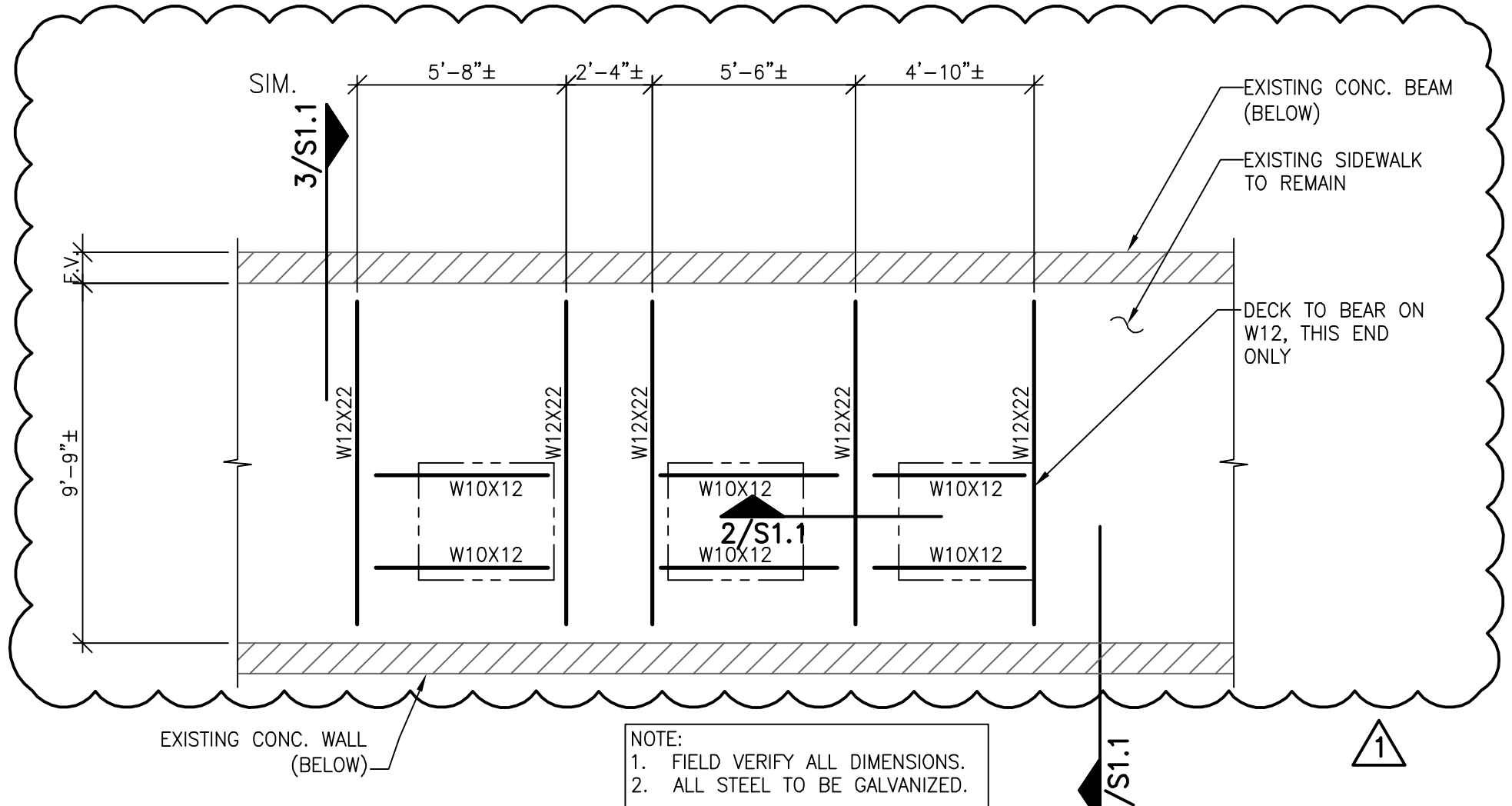
- SO-1 ALL STRUCTURAL ELEMENTS OF THE BUILDING SHALL BE OBSERVED BY THE STRUCTURAL ENGINEER'S REPRESENTATIVE DURING THE CONSTRUCTION PHASE, SO THAT A FINAL LETTER OF COMPLIANCE CAN BE PROVIDED TO THE OWNER AND/OR BUILDING AUTHORITY.
- SO-2 PRIOR TO THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE STRUCTURAL ENGINEER TO SET UP A SCHEDULE FOR THE FOLLOWING OBSERVATIONS, NOT TO EXCEED THE SPECIFIED NUMBER OF VISITS:
- CONCRETE: FOR EACH CONCRETE POUR UNLESS NOTED OTHERWISE BY THE ENGINEER. SEE NOTE 5 OF CONCRETE AND CONCRETE REINFORCEMENT - ONE VISIT.
  - STRUCTURAL STEEL: BEFORE CONNECTIONS AND STRUCTURAL MEMBERS ARE HIDDEN BY INSTALLATION OF ARCHITECTURAL FINISHES - ONE VISIT.
  - NOTIFY ENGINEER AT LEAST 24 HOURS BEFORE EACH SITE OBSERVATION IS REQUIRED TO ALLOW TIME FOR ARRANGEMENTS TO BE MADE WITH ENGINEER FOR SITE OBSERVATION.
- SO-3 THESE STRUCTURAL OBSERVATIONS ARE THE REQUIREMENTS OF THE STRUCTURAL ENGINEER AND DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE SPECIAL INSPECTIONS REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE. SPECIAL INSPECTION SHALL BE PERFORMED BY THE SPECIAL INSPECTOR WHO SHALL BE HIRED BY OWNER TO MEET CHAPTER 17 OF IBC.

### DEMOLITION / SHORING:

- DN-1 THE INFORMATION AND DATA INDICATED IN THE DRAWINGS RELATED TO THE EXISTING BUILDING, IS THE BEST AVAILABLE FOR ASSISTING THE GENERAL CONTRACTOR IN THE PREPARATION AND UNDERSTANDING OF THE SCOPE OF WORK RELATING TO THE DEMOLITION WORK, AND IS NOT INTENDED AS THE ONLY MEANS OF DETERMINING THE TOTAL SCOPE OF WORK INVOLVED.
- DN-2 THE INFORMATION AND DATA CONTAINED IN THE DRAWINGS IS ONLY PARTIAL AND SCHEMATIC IN CONTEXT AND IN NO WAY SHALL IT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR VISITING THE SITE TO VERIFY EXISTING CONDITIONS, LIMITATIONS AND DIFFICULTY INVOLVED. (SEE ALSO GN-4).
- DN-3 LOCATION OF JOISTS, BEAMS AND OTHER STRUCTURAL MEMBERS, MAY VARY FROM THAT SHOWN ON THE DRAWINGS. GENERAL CONTRACTOR IS TO VERIFY ACTUAL LOCATION OF MEMBERS AND REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER BEFORE SUBMITTING SHOP DRAWINGS.
- DN-4 ALL PORTIONS OF THE STRUCTURE MUST BE ADEQUATELY SHORED PRIOR TO ANY SAW CUTTING OR DEMOLITION PROCESS. THE STRUCTURE MUST BE LEFT IN A STABLE AND SECURED POSITION ALL THE TIME.
- DN-5 ALL EXISTING CONCRETE OR WOOD INCLUDING SLABS, STAIRS, JOISTS, ETC. SHALL BE REMOVED BY SAW CUTTING. THE SAW KERF CAN NOT OVER-CUT OR EXTEND BEYOND THE DIMENSIONED OPENING.
- DN-6 GENERAL CONTRACTOR TO ASSURE EXISTING FIRE-HAZARDOUS MATERIAL(S) ARE REMOVED OR PROTECTED DURING THE WELDING OF ADDITIONAL MEMBERS.

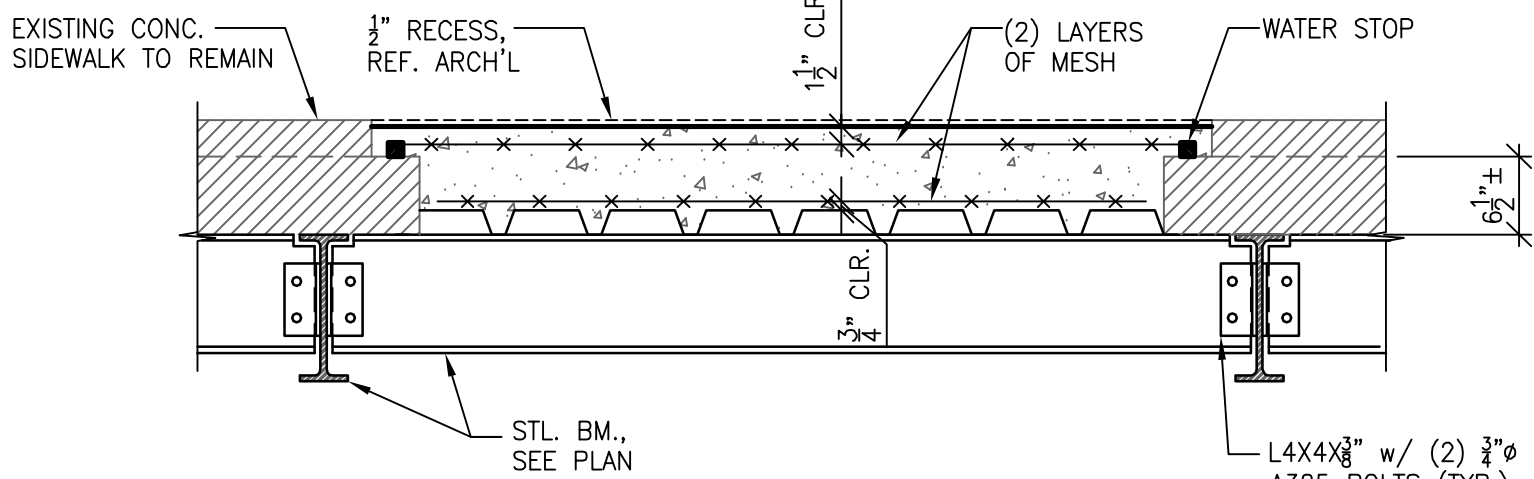
### DESIGN LOADS:

- DL-1 DEAD LOADS INCLUDE THE WEIGHT OF CONSTRUCTION MATERIALS INCLUDING SELF WEIGHT OF MEMBERS.
- DL-2 UNIFORM DESIGN LIVE LOADING IS AS FOLLOWS:  
o SIDEWALKS.....250 PSF
- DL-3 SNOW LOAD:  
o GROUND SNOW LOAD, Pg.....5 PSF
- DL-4 WIND LOADS: N/A
- DL-5 EARTHQUAKE DESIGN DATA: N/A
- DL-6 UNLESS SPECIFICALLY NOTED, THERE ARE NO PROVISIONS FOR FUTURE FLOORS, ROOFS OR OTHER LOADS.



## 1 SIDEWALK FRAMING PLAN

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

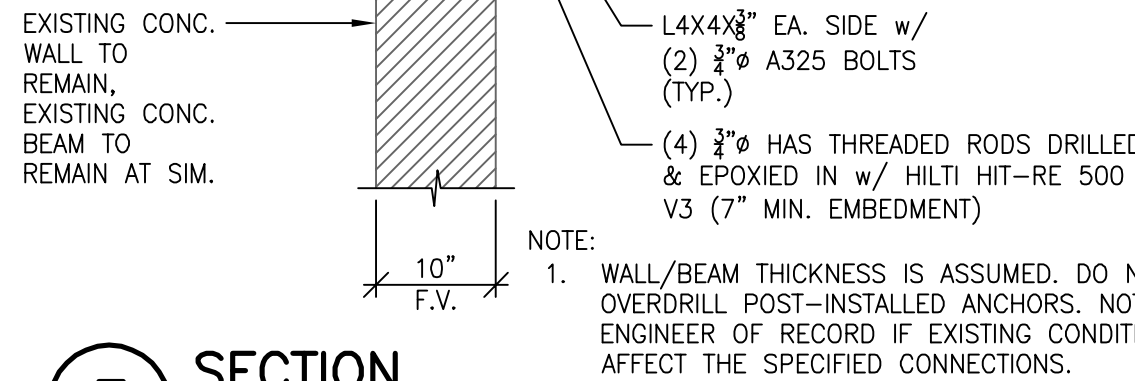


## 2 SECTION

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

### POST-INSTALLED CONCRETE/MASONRY ANCHORS:

- PI-1 POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. IF ADHESIVE / MECHANICAL ANCHOR IS GENERALLY CALLED OUT ON THE CONSTRUCTION DOCUMENTS, ANY ANCHOR MENTIONED BELOW IS ACCEPTABLE. IF SPECIFIC ANCHOR IS CALLED FOR, SUBSTITUTION MUST BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD FOR EACH CASE.
- PI-2 ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY THE ANCHOR MANUFACTURER OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.
- PI-3 CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING. OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED IN ACCORDANCE WITH THE ANCHOR MANUFACTURER'S RECOMMENDATIONS. EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS, BY FERROSCAN, GPR, X-RAY OR OTHER MEANS ACCEPTABLE TO THE STRUCTURAL ENGINEER-OF-RECORD.
- PI-4 SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE STRUCTURAL ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. SUBSTITUTIONS WILL ALSO BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.
- PI-5 THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.
- PI-6 MECHANICAL ANCHORS FOR CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED CONCRETE RECOGNITION.
- PI-7 ADHESIVE ANCHORS FOR CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED CONCRETE RECOGNITION.



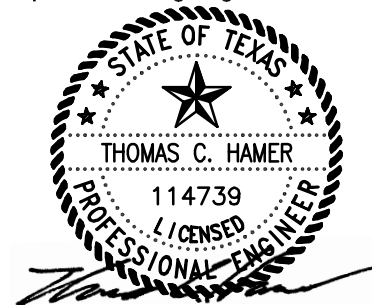
## 3 SECTION

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



TCI Sidewalk Prism Vault  
Replacement - Homewood Suites  
432 WEST MARKET STREET  
SAN ANTONIO, TX 78205

Alpha Consulting Engineers F-1010



01/11/2019

### REVISIONS

Mark	Description	Date
Δ	ADDENDUM 1	1/11/19

WEDG PROJECT NO. : 18060  
CLIENT PROJECT NO. :1728608  
DATE : 12-03-2018

## STRUCTURAL NOTES

SHEET

S1.1