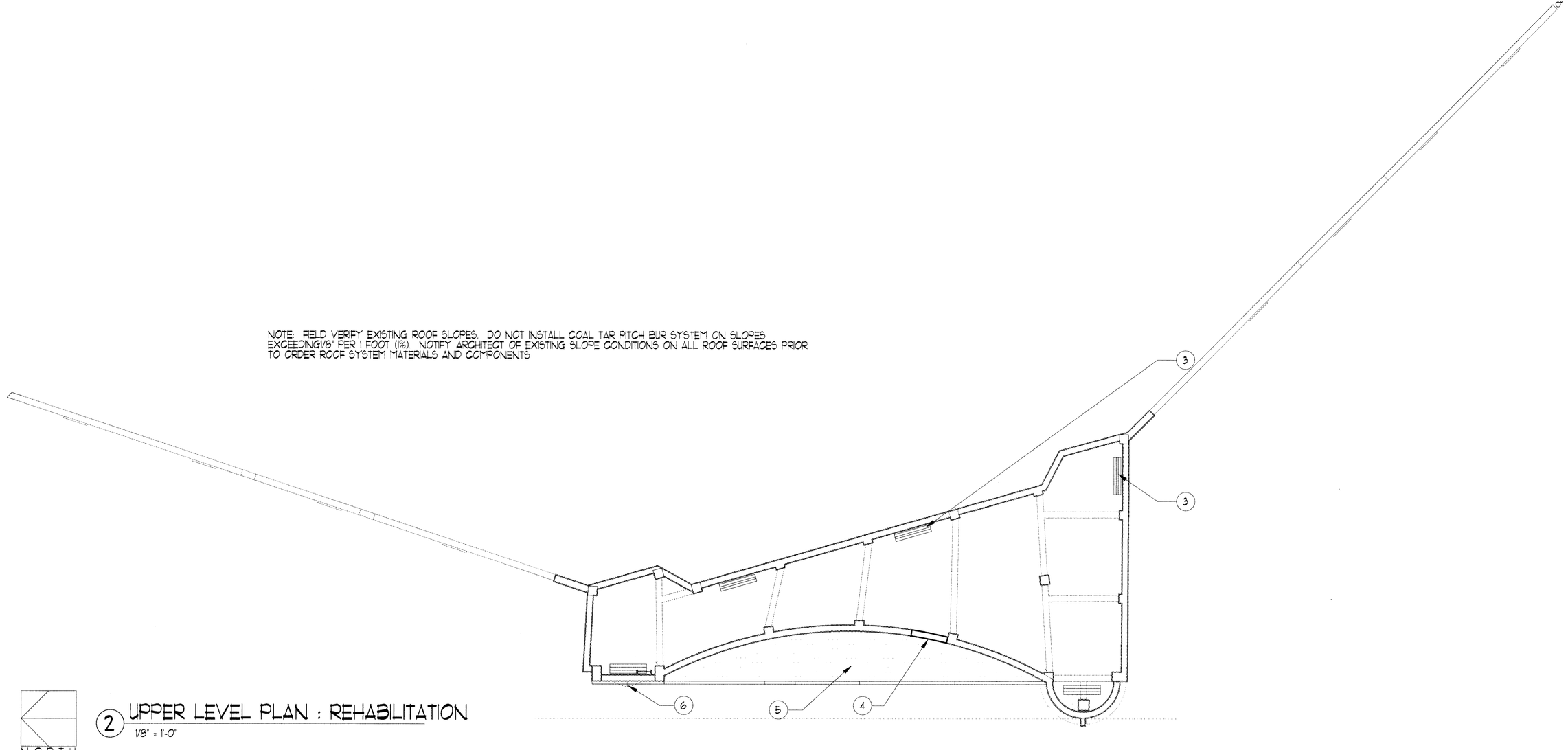
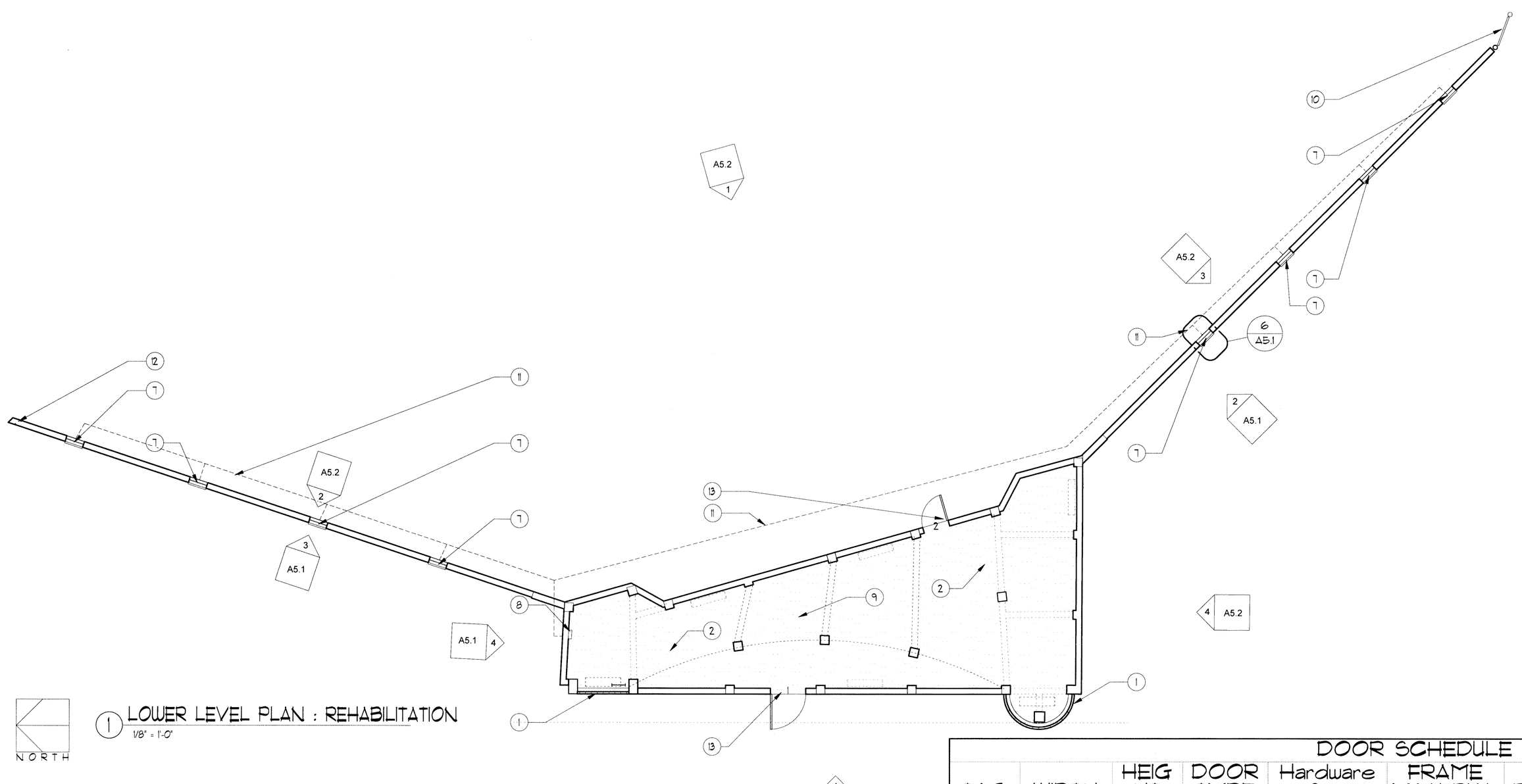
NOTE: FIELD VERIFY EXISTING ROOF SLOPES. DO NOT INSTALL COAL TAR PITCH BUR SYSTEM ON SLOPES EXCEEDING1/8" PER 1 FOOT (1%). NOTIFY ARCHITECT OF EXISTING SLOPE CONDITIONS ON ALL ROOF SURFACES PRIOR TO ORDER ROOF SYSTEM MATERIALS AND COMPONENTS



NORTH

2 UPPER LEVEL PLAN : REHABILITATION
1/8" = 1'-0"



NORTH

1 LOWER LEVEL PLAN : REHABILITATION
1/8" = 1'-0"

GENERAL NOTES

A. REFER TO GENERAL HISTORIC TREATMENT NOTES ON SHEET A11.

B. DEMOLITION DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL EXTENT OF DEMOLITION WORK REQUIRED. BIDDERS SHALL FIELD VERIFY EXISTING CONDITIONS AND EXTENT OF WORK REQUIRED PRIOR TO BIDDING.

C. ALL DIMENSIONS INCLUDED ON THESE PLANS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. DIMENSIONS SHOULD BE FIELD VERIFIED PRIOR TO BIDDING.

D. CAREFULLY PROTECT ALL EXISTING CONSTRUCTION TO REMAIN DURING DEMOLITION ACTIVITIES. REPLACE ANY EXISTING CONSTRUCTION SO DAMAGED TO LIKE NEW CONDITION WITH APPROPRIATE HISTORIC MATERIALS.

E. PATCH AND REPAIR EXISTING CONSTRUCTION TO REMAIN WHERE IT ADJOINS SELECTIVE DEMOLISHED WORK AS REQUIRED.

F. VERIFY DISPOSITION OF ITEMS TO BE REMOVED DURING SELECTIVE DEMOLITION WITH OWNER'S REPRESENTATIVE. STORE ITEMS DESIRED TO BE RETAINED BY OWNER IN LOCATIONS AS DIRECTED BY OWNER'S REPRESENTATIVE. ANY ITEMS NOT DESIRE TO BE RETAINED BY THE OWNER BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE REMOVED FROM THE SITE.

G. REFER TO ELEVATIONS FOR VERTICAL SURFACE TREATMENTS.

H. THE MISSION DRIVE-IN MARQUEE IS ELIGIBLE FOR PLACEMENT ON THE NATIONAL REGISTER OF HISTORIC PLACES AND IS LOCATED WITHIN THE BOUNDARIES OF THE MISSION HISTORIC DISTRICT OF THE CITY OF SAN ANTONIO. AS SUCH, ALL REHABILITATION ACTIVITIES ARE TO COMPLY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC BUILDINGS AND ARE SUBJECT TO REVIEW BY THE TEXAS STATE HISTORIC PRESERVATION OFFICER (SHPO).

I. COORDINATE EXTENT OF CONSTRUCTION FENCING, OTHER SITE PROTECTION MEASURES, SITE ACCESS ROUTES, AND/OR SITE STORAGE AREAS WITH OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY WORK ACTIVITIES.

J. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ONGOING SECURITY OF THE BUILDING FOR THE DURATION OF CONSTRUCTION ACTIVITIES.

KEYNOTES

1. NEW GLASS BLOCK INSTALLATION / MATCH EXISTING
2. NEW REINFORCED CONCRETE TOPPING / 3" MIN. THICKNESS W/ W2.9X2.9 WWF / 3000 PSI W/ STEEL TROWEL FINISH
3. INTERIOR SERVICE LIGHTING / REUSE EXISTING CONDUIT AND SUPPLEMENT AS REQUIRED / REFER TO ELECTRICAL DRAWINGS
4. NEW 14 GAGE GALVANIZED ACCESS PANEL & FRAME / PAINT
5. NEW WHITE GRAVEL SURFACED 4 PLY COAL TAR PITCH BUR W/ ORGANIC FELTS AND W/ NEW FLASHINGS INSTALLED ON ALL ROOFS
6. DECORATIVE HISTORIC EXTERIOR WALL MOUNTED LIGHT FIXTURE (4 TOTAL) / REFER TO ELECTRICAL
7. NEW VAPOR LIGHTS (8 TOTAL) / REFER TO ELECTRICAL
8. NEW ELECTRICAL PANEL / REFER TO ELECTRICAL
9. SEAL CONCRETE TOPPING SLAB W/ SONNEBORN LAPIDOLITH CONCRETE HARDENER / INSTALL IN ACCORDANCE W/ MANUFACTURER'S INSTRUCTIONS
10. PREP AND PAINT EXISTING STEEL POST & METAL PANEL
11. PROVIDE NEW BURIED CONDUIT FOR EXTERIOR HORIZONTAL CIRCUIT PATHWAYS / FOR VERTICAL CIRCUIT PATHS UP TO NICHE LIGHTS, PROVIDE SURFACE MOUNTED CONDUITS AND J-BOXES / PAINT ALL EXPOSED ELETRICAL COMPONENTS / REVIEW CONDUIT ROUTING AND PENETRATION OF EXISTING MASONRY WITH ARCHITECT PRIOR TO INSTALLATION / REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
12. REPAIR STRUCTURAL CLAY TILE AT END OF SCREEN WALL TO MATCH OPPOSITE END WALL CONDITION
13. MODIFY OPENING HEIGHT AND WIDTH TO ACCOMMODATE EXTRA HEAVY DUTY DOOR FRAMES / INSTALL L5 X 4 X 5/16 STEEL ANGLE LINTEL CUT INTO MASONRY JOINT & EXTEND 8" PAST OPENING EACH SIDE / COORDINATE W/ ARCHITECT & STRUCTURAL ENGINEER

DOOR SCHEDULE

TAG	WIDTH	HEIGHT	DOOR TYPE	Hardware Set	FRAME MATERIAL	FIRE RATING	REMARKS
1	4' - 0"	7'-0" +/- FIELD VERIFY		1			MATCH EXISTING WIDTH / FIELD VERIFY
2	3' - 0"	7'-0" +/- FIELD VERIFY		1			

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ARCHITECT

REGISTERED ARCHITECT CORY W. HAWKINS 20466 STATE OF TEXAS
10.12.10

ENGINEER

CONSULTANT

REVISIONS

PROJECT

Mission Drive-In Marquee Rehabilitation

LOCATION

3100 Roosevelt Ave.
San Antonio, Texas
78214

CLIENT

PROJECT NUMBER
0928

DRAWN BY
KC

REVIEWED BY
TP/CH

DATE
10.12.10

SHEET NUMBER
A3.1