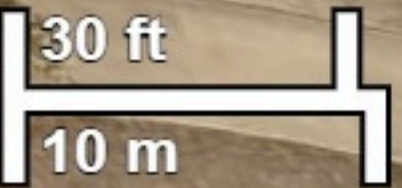




741 W Ashby Pl, San Antonio, TX 78212-3808, US
29.44942, -98.50255

EagleViewImageAS
HBY

Captured: Dec 29, 2025





HISTORIC REHABILITATION APPLICATION: Part 1 of 2

OFFICE OF HISTORIC PRESERVATION
1901 S ALAMO, SAN ANTONIO, TEXAS 78204
210-207-0035 | INFO@SAPRESERVATION.COM

DATE RECEIVED

Staff Initials: _____
Date of HDRC hearing:

Use this form :

BEFORE WORK BEGINS

1. SUBSTANTIAL REHABILITATION TAX INCENTIVE: TAX CERTIFICATION
2. CITY OF SAN ANTONIO FEE WAIVER PROGRAM

This form is to be completed, signed, and filed with the City of San Antonio's Office of Historic Preservation prior to being heard by the Historic & Design Review Commission (HDRC). It will be scheduled according to the HDRC deadline schedule.

REQUIRED DOCUMENTS

- One set of complete plans for restoration and rehabilitation both exterior and interior. This could include drawings or photos and narrative.
- Detailed written narrative explaining the proposed work
- Itemized list of expected work both interior and exterior
- Projected time schedule
- Estimated associated costs
- Color photos of the exterior and interior
- Color photo of the structure from the street

Which program are you applying for? Check all that apply.

- City of San Antonio Fee Waiver Program Substantial Rehabilitation Tax Incentive (must be designated historic)

Property Address: _____ Zip code: _____

Legal Description: NCB ___ Block ___ Lot ___ Property ID: _____ Search **BCAD** if unknown.

Zoning Code: _____ Search COSA's **One-Stop Map** if unknown.

Mark all that apply, if any:

- Historic District Historic Landmark River Improvement Overlay Public Property Vacant Structure

Property Owner Name: _____

Mailing address: _____ Zip code: _____

Phone number: _____ Email: _____

Applicant/Authorized Representative (Primary point of contact if different than owner): _____

Mailing address: _____ Zip code: _____

Phone number: _____ Email: _____

Spanish translation: Preferiría tener un traductor de español en la audiencia. (I would prefer to have a Spanish translator at the hearing.)

I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO MAKE THIS REQUEST OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I, the applicant, acknowledge (PLEASE INITIAL ALL):

_____ This form, nor the approval of Tax Certification, does NOT take place of a Certificate of Appropriateness NOR a building permit. A building permit, if applicable, must be obtained from the City of San Antonio, Development Services Department. If work that required a Certificate of Appropriateness is part of the proposed substantial rehabilitation, that the property owner is responsible for obtain those proper approvals.

_____ After work is completed, the applicant MUST submit the tax verification application to be scheduled for HDRC Review.

SIGNATURE OF APPLICANT

DATE

5 December 10

George Green, CEO/Artistic Director
San Antonio Little Theater, Inc.
800 W Ashby Place
San Antonio, TX 78212

RE: Eligibility for Historic Designation for 741 W Ashby Place, Zoning Case Z-2018-900017

Dear Mr. Green,

The Office of Historic Preservation (OHP) reviewed your zoning case Z-2018-900017, which includes demolition of your property located at 741 W Ashby Place. OHP has determined that the property is eligible for historic designation.

741 W Ashby Place was built c. 1927 as a Gulf Refining Co. filling station. Historic gas stations in San Antonio represent a dominant industry in our regional economy, a nationwide shift in transportation patterns to reliance on a personal automobile, and the growing emphasis on corporate branding through design, with the buildings themselves serving as advertisements for their parent company. 741 W Ashby is an example of the predominant style of gas station architecture in San Antonio: flat-roofed Spanish Eclectic. When compared with another surveyed historic gas station at 3502 N St. Mary's, one can identify shared architectural characteristics and extrapolate what 741 W Ashby looked like prior to modification.

This structure meets landmark criteria 1, 6, 8, and 11 in accordance with the process for considering designation of a historic landmark, as outlined in the Unified Development Code (UDC Section 35-607). The City of San Antonio seeks to protect properties determined to be eligible for historic designation by providing temporary safeguards as soon as a determination of eligibility is made by the Historic Preservation Officer.

Per UDC Section 35-453, this letter serves as official notice of eligibility and thus the property is subject to interim design controls as defined in the UDC for the lesser of 180 days of this notification or action by City Council on the recommendation for designation. During this period, if you wish to perform any work on the exterior of this property, written approval from the Office of Historic Preservation is required.

OHP staff is available to assist you through this process. Please contact Jessica Anderson, jessica@SAPreservation.com or (210) 207-7984, if you have any questions about this notice.

Sincerely,

Shanon Shea Miller
Director and Historic Preservation Officer
Office of Historic Preservation

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com

Renovation Narrative

Ashby Place — Commercial Structure

741 & 725 W. Ashby Place, San Antonio, Texas 78212

*City of San Antonio Office of Historic Preservation — Substantial Rehabilitation Tax Incentive (Tax Certification) and
City of San Antonio Fee Waiver Program*

- Property:** Ashby Place — Mixed-Use Historic Property
- Property Address:** 741 & 725 W. Ashby Place, San Antonio, TX 78212
- Legal Description:** NCB 1891, Block 8, Lot 17
- Property ID (BCAD):** 15004
- Zoning:** IDZ-2, NCD-2 (Neighborhood Conservation District), AHOD
- Designation Status:** Historic Landmark application filed with OHP — pending HDRC hearing on May 20, 2026
- Property Owner:** Ashby Place Owner, LLC
- Architect / Applicant:** Javier D. Alonso, RA — Pre Hospitality (TBAE #27193)
- Drawing Set Reviewed:** Ashby Place — Commercial Set, 04.01.2026
- Programs Requested:** (1) Substantial Rehabilitation Tax Incentive — Tax Certification (commercial – Five Zero / Five Fifty); (2) City of San Antonio Fee Waiver Program
- Subject of this Narrative:** 741 W. Ashby Place — historic single-story commercial structure
- Adjacent New Construction:** 725 W. Ashby Place — new-build multifamily, est. completion July 2026 (separate scope)
- BCAD Appraised Value (Structure):** \$80,500
- Estimated Construction Cost:** \$111,000 (per construction estimate submitted with application)
- 30% Substantial Rehab Threshold:** \$24,150 — exceeded (estimate is approximately 138% of appraised value)
- Construction Schedule:** Approximately 3 months; work to commence following HDRC action and issuance of permits

***Note:** This narrative is prepared in support of an application to the City of San Antonio Office of Historic Preservation (OHP) for Tax Certification under the Substantial Rehabilitation Tax Incentive program (City Ordinances Nos. 52281 and 52282) and for fee relief under the City of San Antonio Fee Waiver Program. The narrative is based on the architectural plan set titled “Ashby Place — Commercial Set,” dated April 1, 2026, which is currently marked “Not for Construction, Permitting, or Regulatory Use.” The scope described below is the proposed scope as currently designed and is subject to refinement in the construction*

documents and in any conditions of approval imposed by the Historic and Design Review Commission (HDRC).

1. Historic Designation and Program Eligibility

Eligibility for both the Substantial Rehabilitation Tax Incentive and the City Fee Waiver Program requires that the property be a national, state, or locally designated historic landmark, or be located within a national or local historic district. The property at 741 & 725 W. Ashby Place is located in the Tobin Hill / Beacon Hill area of central San Antonio and is currently zoned IDZ-2 with a Neighborhood Conservation District (NCD-2) overlay.

The owner has filed an application for Historic Landmark (HL) designation with the City of San Antonio Office of Historic Preservation. That application is scheduled to be heard by the Historic and Design Review Commission at its May 20, 2026 meeting. This Tax Certification application and the related Fee Waiver request are submitted concurrently and are predicated on HDRC recommendation and ultimate City Council approval of the Historic Landmark designation; both applications should be reviewed and finalized in coordination with the HL designation case.

Because the structure at 741 W. Ashby Place is being rehabilitated for commercial use (Group A-2 Assembly), the requested incentive is the commercial-only Option 2 “Five Zero / Five Fifty” — no City property taxes for the first five years following Tax Verification, then City property taxes assessed at fifty percent of the post-rehabilitation value for the subsequent five years.

The “substantial rehabilitation” threshold — qualifying rehabilitation cost equal to or greater than 30% of the structure’s pre-rehabilitation assessed value — is comfortably met by this project. The Bexar County Appraisal District currently appraises the structure at \$80,500; thirty percent of that value is \$24,150. The construction estimate submitted with this application is \$111,000, which represents approximately 138% of the structure’s appraised value and exceeds the substantial-rehabilitation threshold by more than four-and-a-half times.

2. Project Overview

Ashby Place is a mixed-use development on a single parcel comprising two addressed structures. The historic single-story commercial structure at 741 W. Ashby Place (700 sq. ft.) — the subject of this narrative and of the pending Historic Landmark designation — is the only historic resource on the parcel. The adjacent two-story multifamily building at 725 W. Ashby Place (4,348 sq. ft. per floor; 8,696 sq. ft. total) is a new-construction structure, currently under construction and anticipated to reach substantial completion in July 2026. The new-construction multifamily building is not subject to historic review; it is referenced here only to clarify the overall site context and the relationship of the two addresses on the parcel.

Following rehabilitation, the historic structure at 741 W. Ashby Place will be returned to active commercial use as a neighborhood-serving food-and-beverage establishment (Group A-2 Assembly), with a new dining room, a small back-of-house prep area, an ADA-accessible restroom, a compact office, and an associated outdoor brick paver patio enclosed by a screen wall of regionally produced D’Hanis structural clay tile. The work has been designed to retain the historic character, massing, and materials of the existing building while restoring it to a use consistent with its long-standing role as a neighborhood commercial anchor along W. Ashby Place.

Construction is planned in sequence with the City’s historic review process: the rehabilitation work at 741 W. Ashby Place will commence only after HDRC action on the pending Historic Landmark designation and issuance of the Certificate of Appropriateness and applicable building permits. The construction schedule for the rehabilitation is approximately three months from notice to proceed, which dovetails with the substantial completion of the adjacent new-construction multifamily building at 725 W. Ashby Place in July 2026 and with the planned stabilization of the overall site.

3. Existing Conditions

The existing commercial structure is a small, single-story rectangular building with a parapeted, low-slope roof, set close to the W. Ashby Place street edge in the manner typical of early-twentieth-century neighborhood commercial buildings in San Antonio. The primary structure is masonry (existing brick and structural clay tile bearing walls), with portions of the exterior currently sheathed in deteriorated wood siding. Windows along the front and side elevations are predominantly fixed and operable wood-sash units, with at least one transom assembly above a former door opening on the side elevation facing the apartments.

4. Itemized Scope of Work

The following itemized list of proposed work satisfies the OHP requirement for a detailed list of interior and exterior scope. Each item is documented on the referenced drawing sheet(s) in the Commercial Set.

4.1 Exterior — Site

- Construct a new outdoor dining patio adjacent to the indoor dining area, with new brick pavers set on the existing concrete flatwork (top of brick set 6 inches below finished floor) (Sheets A2.20 / A2.50).
- Construct a freestanding screen wall enclosing the patio of D’Hanis 8x8x12 structural clay tile in a running-bond pattern with a 3-inch open gap, set on the existing concrete curb (Sheet A2.20, Keynote 7).
- Provide new concrete steps connecting the patio to finished floor with the top of tread set flush (Sheet A2.20, Keynote 8).

4.2 Exterior — Building Shell

- Retain existing primary masonry shell (perimeter walls, parapet, sound roof structure) (Sheet A2.20, Keynote 1: “Existing Structure to Remain”).
- Remove non-original infill walls and vinyl framed windows (A2.20).
- Construct new infill walls, with new wood frames windows, and wood doors, with smooth stucco to match existing historic exterior (Sheet A2.40).
- Repair existing windows identified to remain and repaint in place; do not replace (Sheet A2.20).
- Field-fit new clad-wood doors to existing exterior door openings where reused; size new clad-wood doors and windows per the Door and Window Schedule (Sheets A2.90 / A2.91).
- Construct a small back-of-house addition behind the historic shell — slab on grade with “salt rock” concrete finish, new CMU walls finished in stucco, exposed pipe-steel columns and steel framing (1 coat primer + 2 coats epoxy), and a galvanized corrugated metal roof at steel framing (Sheets A2.20–A2.24).

4.3 Interior

- Remove non-historic interior partitions and reconfigure the interior into: a single open Dining Room (≈ 454 sq. ft.); a Prep Area (≈ 155 sq. ft.); an ADA-accessible Restroom (≈ 24 sq. ft.); and an Office (≈ 22 sq. ft.) (Sheet A2.20).
- Construct new non-load-bearing interior partitions; partitions are demountable and do not engage the historic perimeter walls.
- Provide solid-core, two-panel shaker interior doors with two coats of primer and one coat of oil-based paint; commercial-grade hardware (basis of design: Schlage Broadway lever, satin chrome) (Sheet A2.90 General Notes).
- Retain existing interior ceilings where present; remove loose paint, patch as required, and apply 1 coat primer + 2 coats finish paint (Sheet A2.20, Keynote 16).
- Provide new suspended ceiling at the Prep Area only (Keynote 14); provide new gypsum-board ceiling with light orange-peel texture at the Restroom (Keynote 15).
- Provide a new reflected ceiling layout consistent with Sheet A2.22 — Reflected Ceiling Plan, Proposed Commercial.

4.4 Mechanical, Electrical, and Plumbing

- Provide new electrical meter, service, and breaker panel at a code-compliant exterior location (Sheet M2.10 / electrical sheets, Keynotes 1 & 3).
- Use surface-mount outlets and exposed conduit at existing masonry walls and at existing ceilings to remain (Keynotes 4 & 5) — a deliberately reversible installation that avoids chasing into historic fabric.

- Provide new HVAC consisting of one Air Handling Unit (AHU 01), one Outdoor Unit (OU 01), and one Exhaust Fan (EF 01), with a full-service cutoff switch at the condenser (Sheet M2.10, Commercial HVAC Equipment Schedule, Keynote 2).
- Provide new lighting per the Light Fixture Schedule: 4-inch recessed cans (Lithonia 4SEMW or similar), 2x2 LED panels (Lithonia CPX 2X2 or similar), surface-mount cans (WAC FM-240103-CS-BK), and a ceiling fan in the Dining Room (Sheet electrical schedule).
- Provide new plumbing limited to a single Restroom (vanity P.01, toilet P.02) and an electric water heater (P.04); reuse existing water and sewer lines where serviceable (Sheet plumbing schedule).

5. Alignment with HDRC Historic Design Guidelines and the Secretary of the Interior's Standards

The proposed scope has been designed to comply with the City of San Antonio Historic Design Guidelines and Unified Development Code Section 35-630, and is consistent with the Secretary of the Interior's Standards for Rehabilitation, on which the City's guidelines are based:

- **Use:** The building is being returned to a commercial use consistent with its historic role as a neighborhood-serving commercial structure (SOI Standard 1).
- **Character:** The historic character of the building — its massing, parapeted street wall, masonry shell, and primary fenestration pattern — is retained (SOI Standard 2).
- **No false history:** New work, particularly the back-of-house addition and the clay-tile screen wall, is differentiated from the historic structure in material, massing, and roof form, and is not designed to create a false sense of historical development (SOI Standard 3).
- **Significant changes:** Demolition is limited to non-original accretions (rear lean-to, deteriorated wood siding, non-original porch and ramp); no historic features that have themselves achieved significance are being removed (SOI Standard 4).
- **Distinctive features:** Distinctive features — including the front parapet, the existing transom window, and the historic masonry shell — are preserved and repaired (SOI Standard 5).
- **Repair vs. replace:** Deteriorated historic features (windows, ceilings, masonry) are repaired rather than replaced wherever feasible; replacements match the original in design, material, and visual appearance (SOI Standard 6).
- **New additions:** The new back-of-house addition is differentiated from the historic structure through material (corrugated metal roof, exposed steel) and is compatible in massing and scale (SOI Standard 9).
- **Reversibility:** New work — including the addition, the patio screen wall, surface-mounted electrical, and interior partitions — is detailed so that it could be removed in the future without impairing the essential form and integrity of the historic structure (SOI Standard 10).

6. Permitting, HDRC Review, and Code Compliance

The owner acknowledges that approval of this Tax Certification application does not substitute for either a Certificate of Appropriateness or a building permit. A Certificate of Appropriateness will be obtained from OHP / HDRC for all exterior work prior to construction, and a building permit will be obtained from the City of San Antonio Development Services Department before commencement of work. Final Building Inspection clearance (closed permits and Certificate of Occupancy) will be provided to OHP at the Tax Verification stage following completion.

The proposed work has been designed to comply with the 2024 International Building, Mechanical, and Plumbing Codes; the 2020 National Electrical Code; the 2021 International Energy Conservation Code; OSHA; and the 2012 Texas Accessibility Standards. The commercial structure is classified as Group A-2 Assembly, Type V-B construction, with a total area of 1,267 sq. ft. (well within the 6,000 sq. ft. allowable area for non-sprinklered A-2 / V-B construction under IBC Table 506.2). Three exits are provided where two are required (IBC Table 1006.3.2); common path of egress travel is limited to 75 feet, and exit access travel distance is limited to 200 feet, both within code limits.

7. Summary

The proposed rehabilitation of 741 W. Ashby Place preserves the historic single-story commercial shell that anchors the Ashby Place property; limits demolition to non-original and deteriorated accretions; repairs and reuses original windows, masonry, and interior ceilings wherever feasible; and supports the building's return to active commercial use through a clearly differentiated, reversible back-of-house addition and a new outdoor patio. Taken together, the work is consistent with the HDRC Historic Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the requirements of the City of San Antonio Substantial Rehabilitation Tax Incentive program (Ordinances Nos. 52281 and 52282) and the City of San Antonio Fee Waiver Program.

Appendix A — Items Submitted with this Application and Items to Follow

Submitted with this application:

- This Renovation Narrative.
- Architectural plan set: "Ashby Place — Commercial Set," dated 04.01.2026.
- Construction cost estimate (\$111,000) supporting the substantial-rehabilitation threshold.
- Color photographs of the existing exterior (all elevations) and existing interior conditions, including a color photograph from the W. Ashby Place street frontage.
- Reference to the pending Historic Landmark application (HDRC hearing on May 20, 2026).

To follow / finalize:

- HDRC recommendation and City Council action on the pending Historic Landmark designation (anticipated following the May 20, 2026 HDRC hearing).

Ashby Place LLC
741 & 725 W. Ashby Place
San Antonio, TX 78212

ASHBY DEVELOPMENT
Commercial Structure Renovation

CONSTRUCTION COST ESTIMATE

#	Scope Description	Cost
1	Mechanical HVAC	\$16,000
2	Electric	\$9,000
3	Plumbing	\$19,000
4	Steel Awning	\$14,000
5	Stucco	\$5,000
6	Paint	\$3,000
7	Polish Concrete	\$2,000
8	Sheet Rock and Demo	\$3,000
9	Windows/Doors	\$35,000
10	Landscaping	\$5,000

TOTAL ESTIMATE \$111,000







rist



Florist

Worker standing near the beige building.



FUG IT
PRE
HOSPITALITY















NOT FOR CONSTRUCTION, PERMITTING, OR REGULATORY USE

ASHBY PLACE

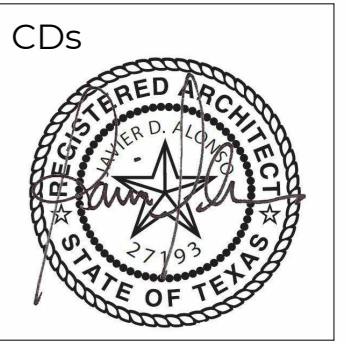
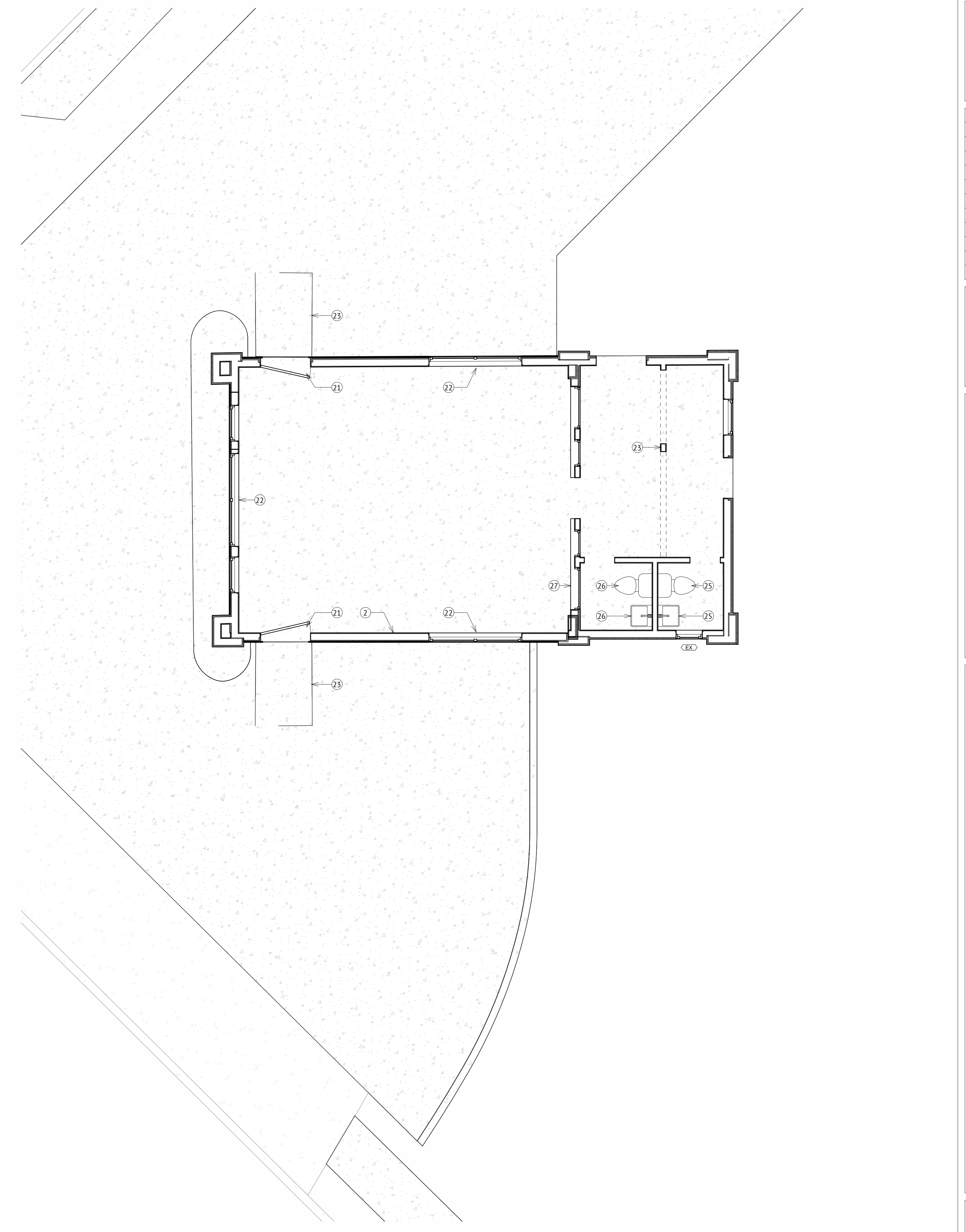
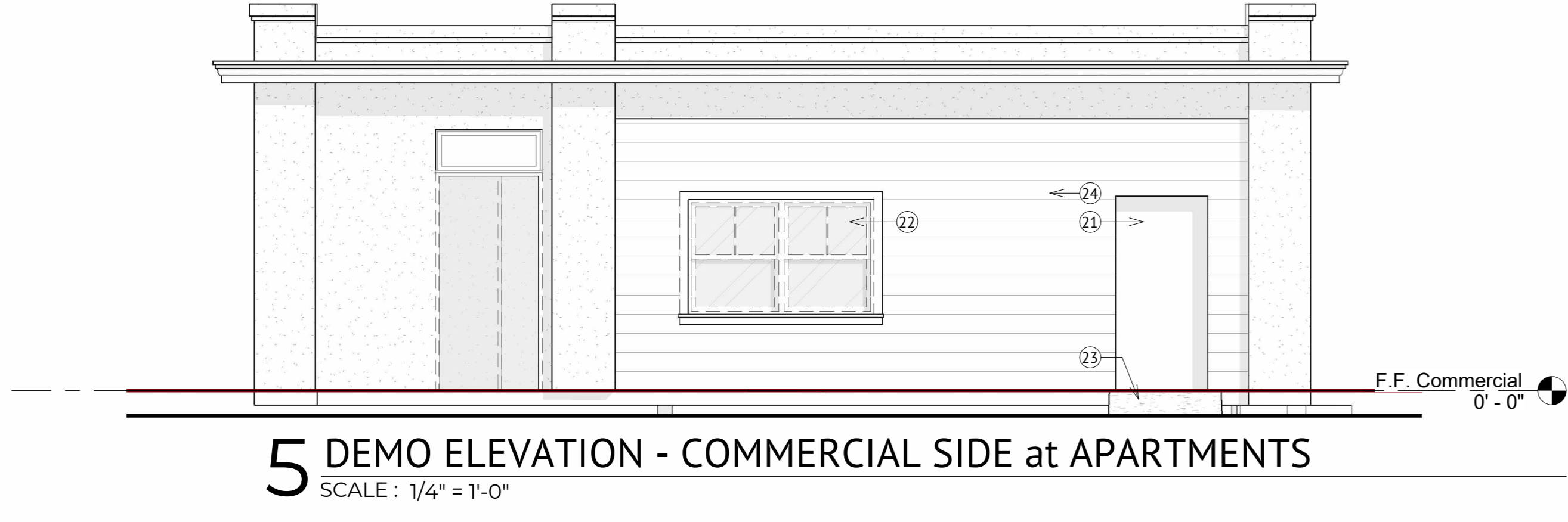
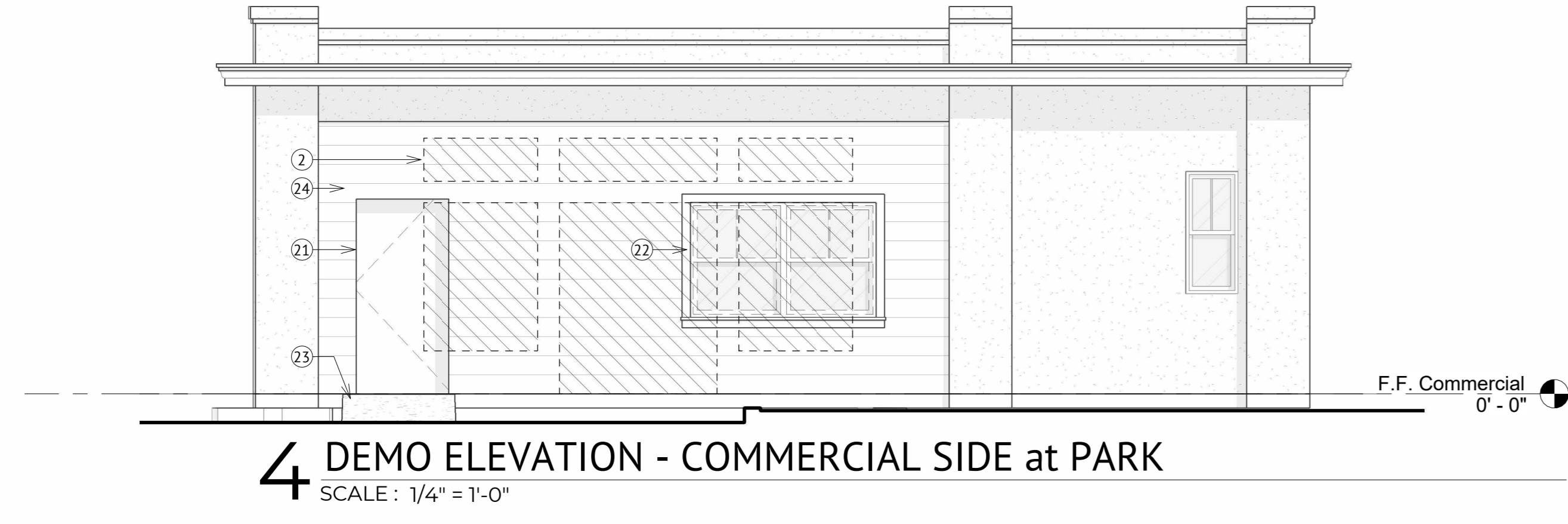
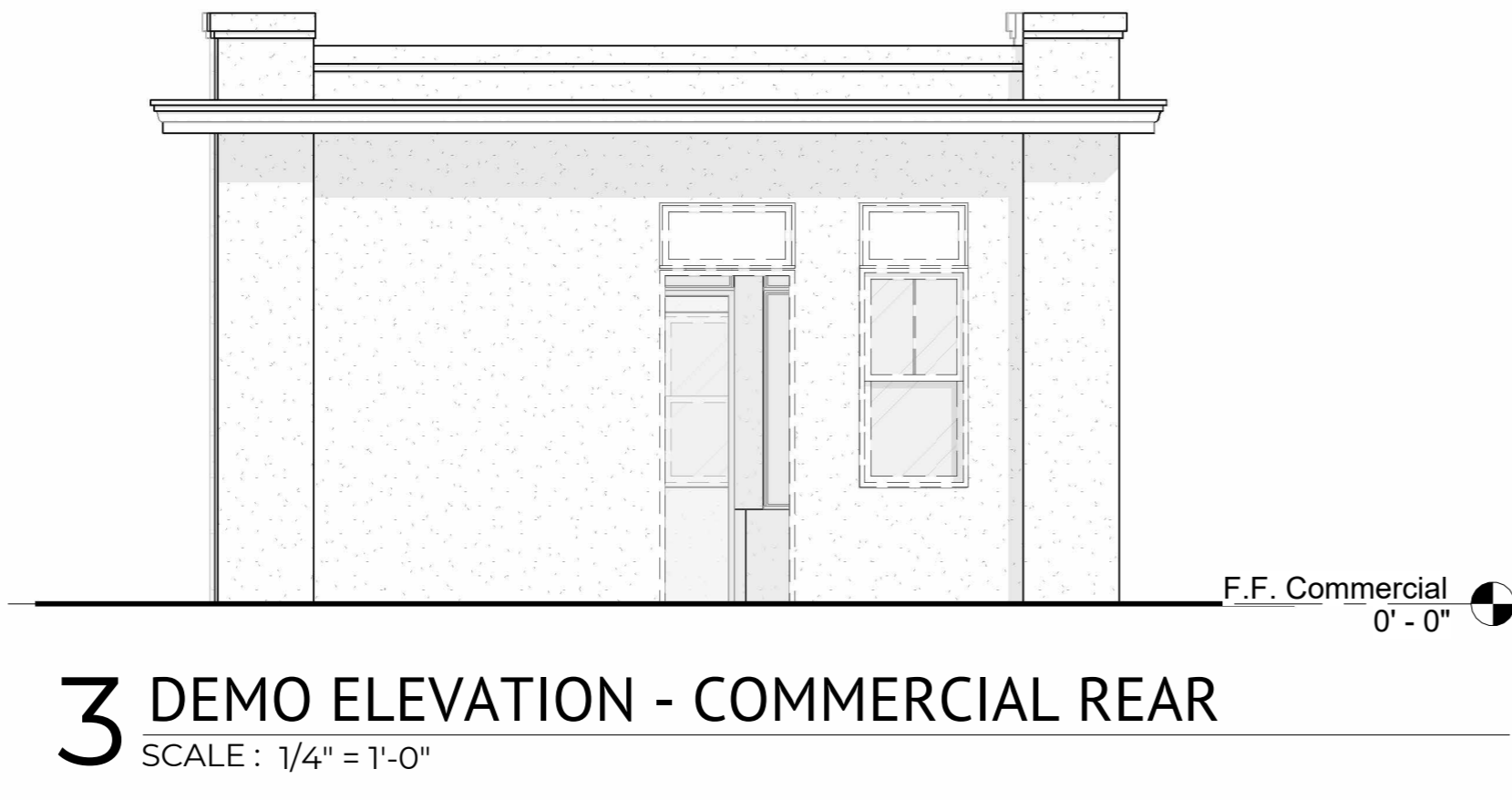
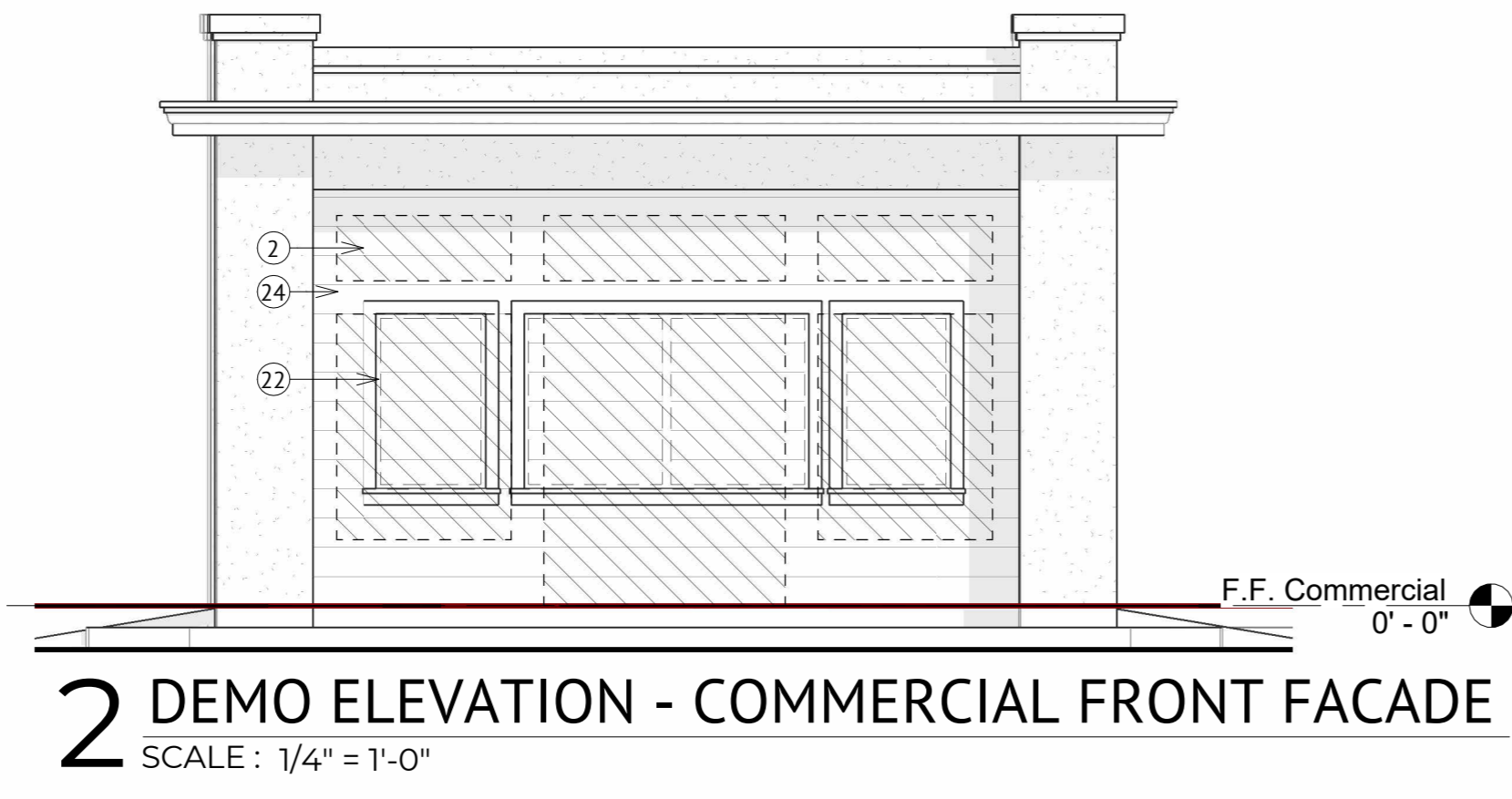
741 & 725 W. ASHBY PLACE
SAN ANTONIO, TX 78212

04.01.26



KEYNOTES

- 1 EXISTING STRUCTURE TO REMAIN
- 2 EXISTING WALL TO BE DEMOLISHED FOR NEW OPENING SHOWN DASHED TYP.
- 3 EXISTING WOOD PLANTER TO BE DEMOLISHED TYP.
- 4 EXISTING STRUCTURE TO BE DEMOLISHED
- 5 EXISTING PORCH TO BE DEMOLISHED
- 6 EXISTING TREE TO BE REMOVED TYP
- 7 EXISTING SIGN TO REMAIN
- 8 NEW CURB CUT FOR DRIVEWAY
- 9 EXISTING SIDEWALK TO BE DEMOLISHED FOR DRIVEWAY
- 21 EXISTING DOOR TO BE DEMOLISHED SHOWN DASHED TYP.
- 22 EXISTING WINDOW TO BE DEMOLISHED SHOWN DASHED TYP.
- 23 EXISTING CLOUJMN AND BEAM OVERHEAD TO BE DEMOLISHED SHOWN DASHED TYP.
- 23 EXISTING CONCRETE RAMP TO BE DEMOLISHED SHOWN DASHED TYP.
- 24 EXISTING WOOD SIDING TO BE DEMOLISHED TYP.
- 25 EXISTING PLUMBING FIXTURES TO BE DEMOLISHED CAP EXISTING WATER AND DRAIN LINE
- 26 EXISTING PLUMBING FIXTURES TO BE REPLACED MAINTIAN EXISTING WATER AND DRAIN LINE
- 27 EXISTING WINDOW TO BE DEMOLISHED FOR NEW DOOR. DEMOLISH WALL BELOW SILL. TRANSOM WINDOW ABOVE TO REMAIN



REVISIONS:

NO.	DESCRIPTION

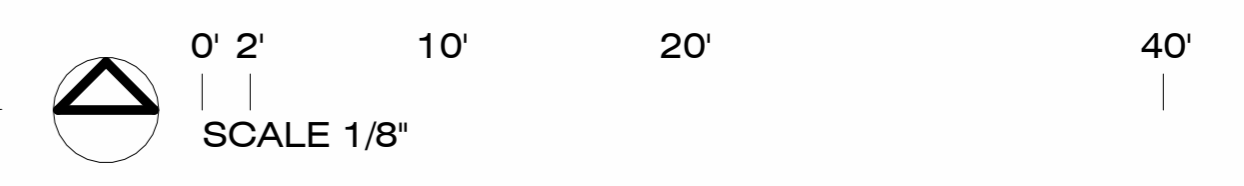
NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.



ASHBY PLACE
741 & 725 W. ASHBY PLACE
SAN ANTONIO, TX 78212

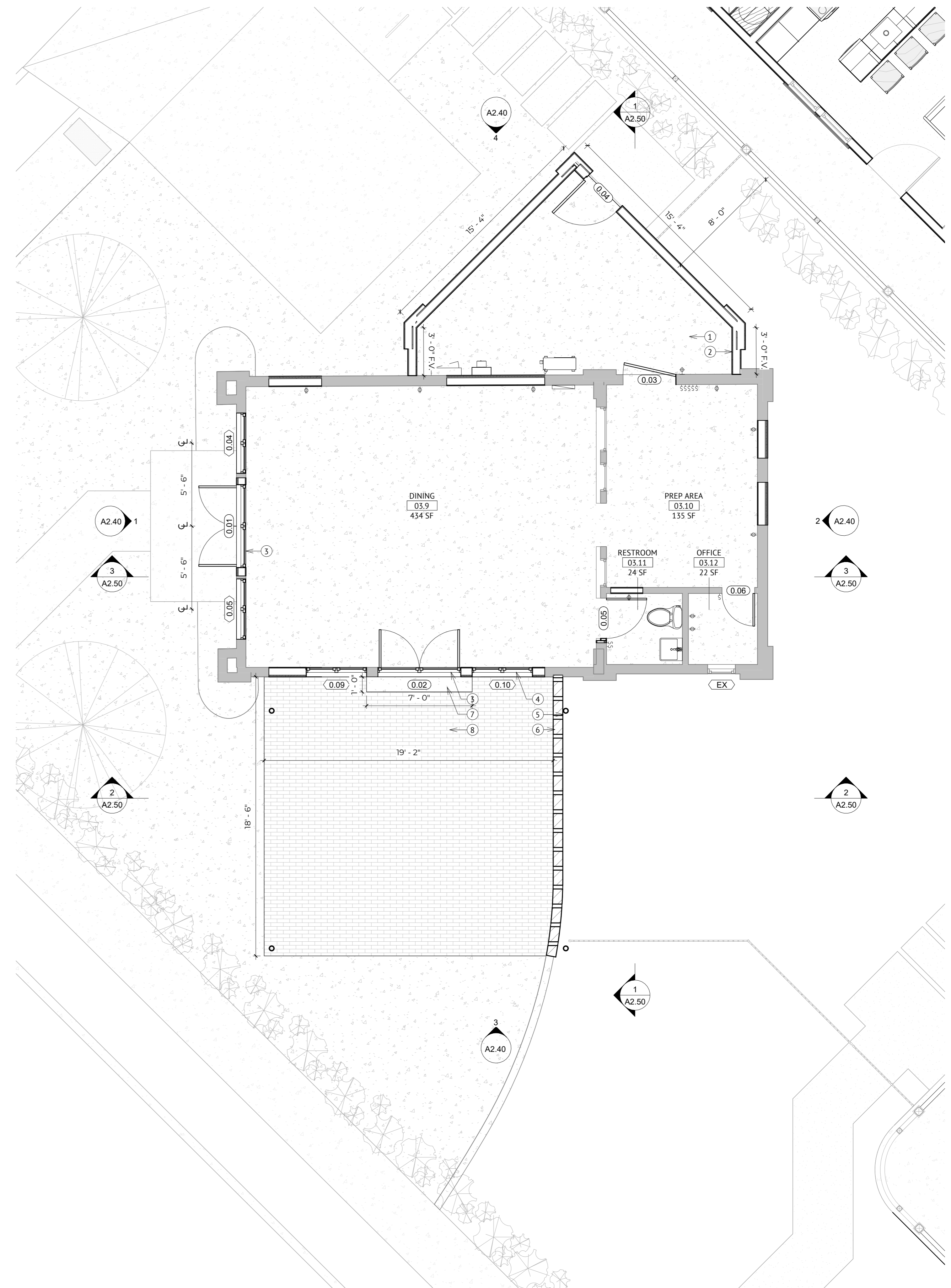
DATE: 04.01.26
SHEET NO.

D2.20

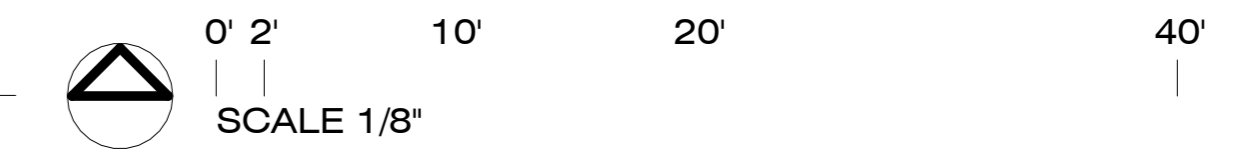


KEYNOTES

- 1 CONCRETE SLAB ON GRADE with SALT ROCK FINISH at NEW BOH TYP.
- 2 NEW CMU WALL WITH STUCCO FINISH AT BOH ENCLOSURE TYP.
- 3 NEW CLAD WOOD ENTRY DOOR TYP. REF: A2.90 DOOR and WINDOW SCHEDULE
- 4 NEW CLAD WOOD WINDOWS. REF: A2.90 DOOR and WINDOW SCHEDULE
- 5 EXPOSED STRUCTURAL STEEL FRAMING. PAINT with 1 COAT PRIMER + 2 COATS EPOXY PAINT TYP. REF: STRUCTURAL
- 5 PIPE STEEL COLUMNS at NEW PORCH TYP. REF: STRUCTURAL DRAWINGS
- 6 D'HANIS 8x8x12 STRUCTURAL CLAY TILE BREW SOLI WALL on EXISTING CONCRETE CURB. COARSE IN RUNNING BOND PATTERN WITH 3" GAP
- 7 NEW CONCRETE STEP AT PORCH. SET TOP OF TREAD FLUSH WITH F.F.
- 8 NEW BRICK PAVERS ON EXSITING CONCRETE FLATWORK. SET TOP OF BRICK TO 6" BELOW F.F.
- 9 NEW STUCCO SIDING at ALL EXTERIOR WALLS of EXISTING STRUCTURE TYP.
- 10 EXISTING WINDOW TO REMAIN. REPAIR and PAINT AS NEEDED.
- 11 REPAIR EXSITING ROOF OVERHANG AS REQUIRED
- 12 EXISTING TRANSOM WINDOW TO REMAIN. SET NEW GLASS PANEL WITH WINDOW GLAZING PUTTY
- 13 NEW EXTERIOR DOOR at EXISTING DOOR OPENING. FEILD VERIFY FRAME DIMENSION and PROVIDE NEW DOOR SLAB TO FIT EXISTING OPENING
- 14 NEW SUSPENDED CEILING at PREP AREA
- 15 NEW 5/8" GYP CEILING with LIGHT ORANGE PEEL TEXTURE at BATHROOM.
- 16 EXISTING CEILING TO REMAIN. REMOVE LOOSE PAINT, PATCH AS REQUIRED, and PROVIDE 1 COAT PRIMER + 2 COATS PAINT
- 17 GALVANIZED COORUGATED METAL ROOF at STEEL FRAMING



1 FLOOR PLAN - PROPOSED COMMERCIAL
SCALE: 1/4" = 1'-0"



CDs



REVISIONS:

NO.	DATE	DESCRIPTION

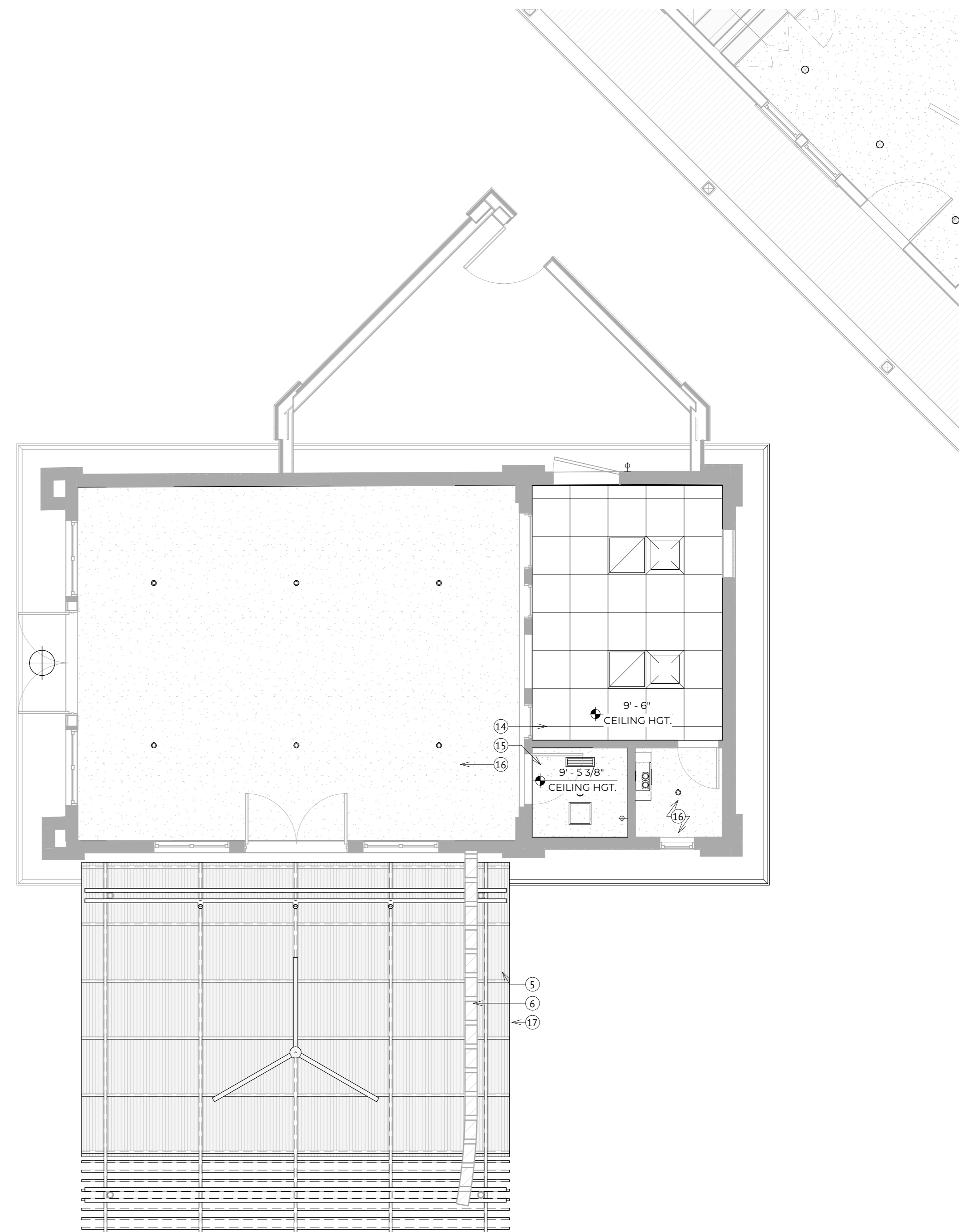
NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.



ASHBY PLACE
741 & 725 W. ASHBY PLACE
SAN ANTONIO, TX 78212

DATE: 04.01.26
SHEET NO.

A2.20



CDs



REVISIONS:

NO.	DESCRIPTION

NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.

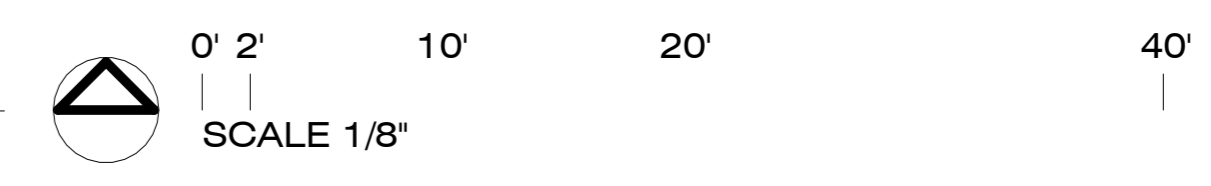


ASHBY PLACE
741 & 725 W. ASHBY PLACE
SAN ANTONIO, TX 78212

DATE: 04.01.26
SHEET NO.

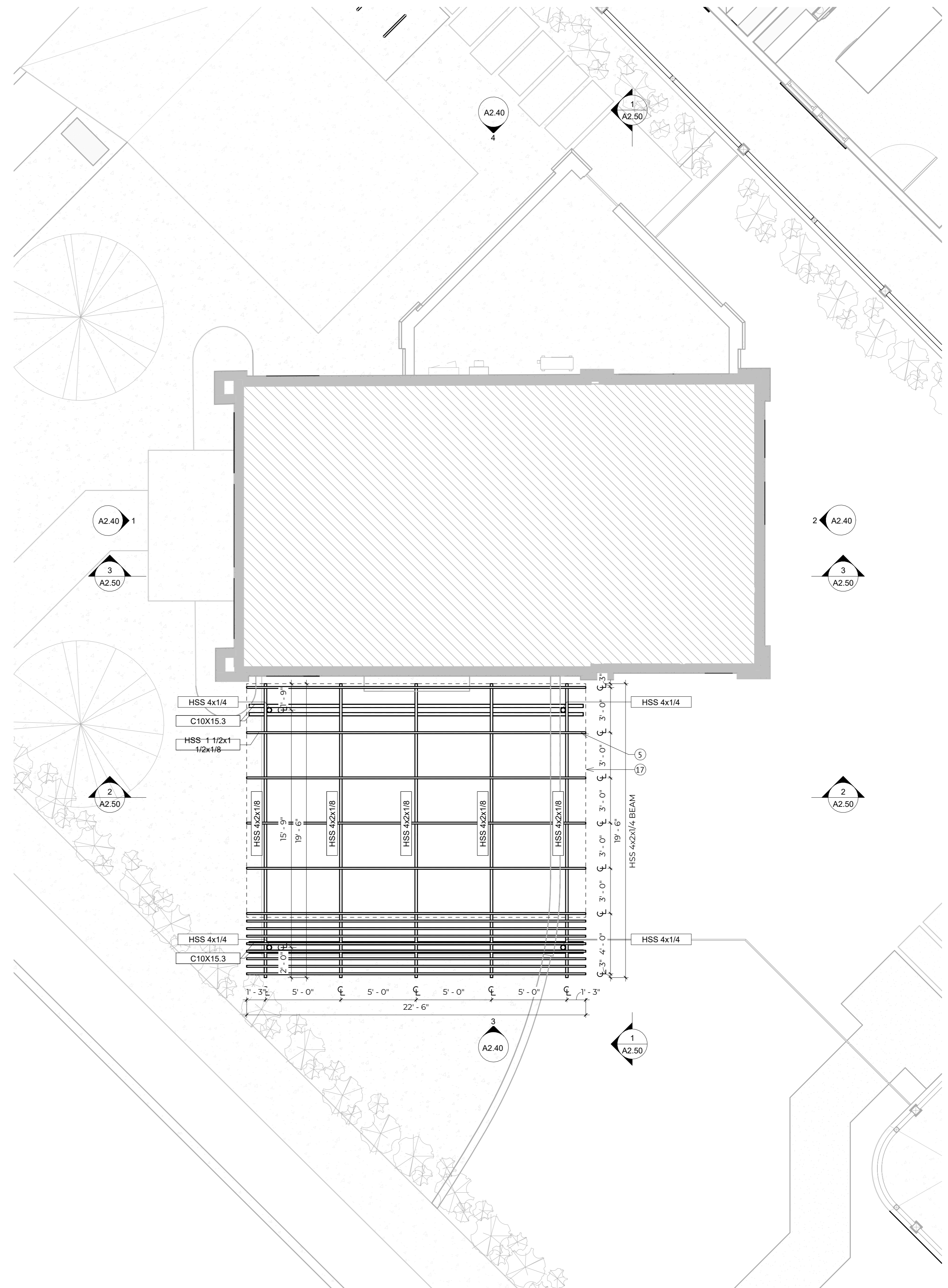
A2.22

REFLECTED CEILING PLAN - PROPOSED COMMERCIAL
SCALE: 1/4" = 1'-0"

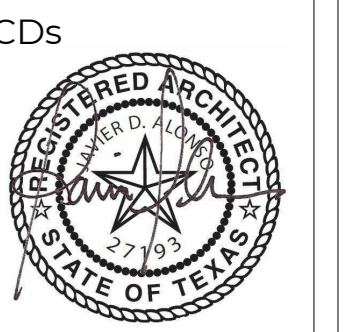
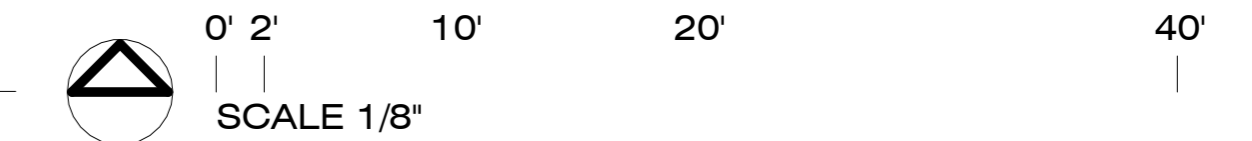


KEYNOTES

- 1 CONCRETE SLAB ON GRADE with SALT ROCK FINISH at NEW BOH TYP.
- 2 NEW CMU WALL WITH STUCCO FINISH AT BOH ENCLOSURE TYP.
- 3 NEW CLAD WOOD ENTRY DOOR TYP. REF: A2.90 DOOR and WINDOW SCHEDULE
- 4 NEW CLAD WOOD WINDOWS. REF: A2.90 DOOR and WINDOW SCHEDULE
- 5 EXPOSED STRUCTURAL STEEL FRAMING. PAINT with 1 COAT PRIMER + 2 COATS EPOXY PAINT TYP. REF: STRUCTURAL
- 6 PIPE STEEL COLUMNS at NEW PORCH TYP. REF: STRUCTURAL DRAWINGS
- 6 D'HANIS 8x8x12 STRUCTURAL CLAY TILE BREW SOLI WALL on EXISTING CONCRETE CURB. COARSE IN RUNNING BOND PATTERN WITH 3" GAP
- 7 NEW CONCRETE STEP AT PORCH. SET TOP OF TREAD FLUSH WITH F.F.
- 8 NEW BRICK PAVERS ON EXSITING CONCRETE FLATWORK. SET TOP OF BRICK TO 6" BELOW F.F.
- 9 NEW STUCCO SIDING at ALL EXTERIOR WALLS of EXISTING STRUCTURE TYP.
- 10 EXISTING WINDOW TO REMAIN. REPAIR and PAINT AS NEEDED.
- 11 REPAIR EXSITING ROOF OVERHANG AS REQUIRED
- 12 EXISTING TRANSOM WINDOW TO REMAIN. SET NEW GLASS PANEL WITH WINDOW GLAZING PUTTY
- 13 NEW EXTERIOR DOOR at EXISTING DOOR OPENING. FEILD VERIFY FRAME DIMENSION and PROVIDE NEW DOOR SLAB TO FIT EXISTING OPENING
- 14 NEW SUSPENDED CEILING at PREP AREA
- 15 NEW 5/8" GYP CEILING with LIGHT ORANGE PEEL TEXTURE at BATHROOM.
- 16 EXISTING CEILING TO REMAIN. REMOVE LOOSE PAINT, PATCH AS REQUIRED, and PROVIDE 1 COAT PRIMER + 2 COATS PAINT
- 17 GALVANIZED COORUGATED METAL ROOF at STEEL FRAMING



1 ROOF FRAMING PLAN - PROPOSED COMMERCIAL
SCALE: 1/4" = 1'-0"



REVISIONS:

NO.	DESCRIPTION

NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.



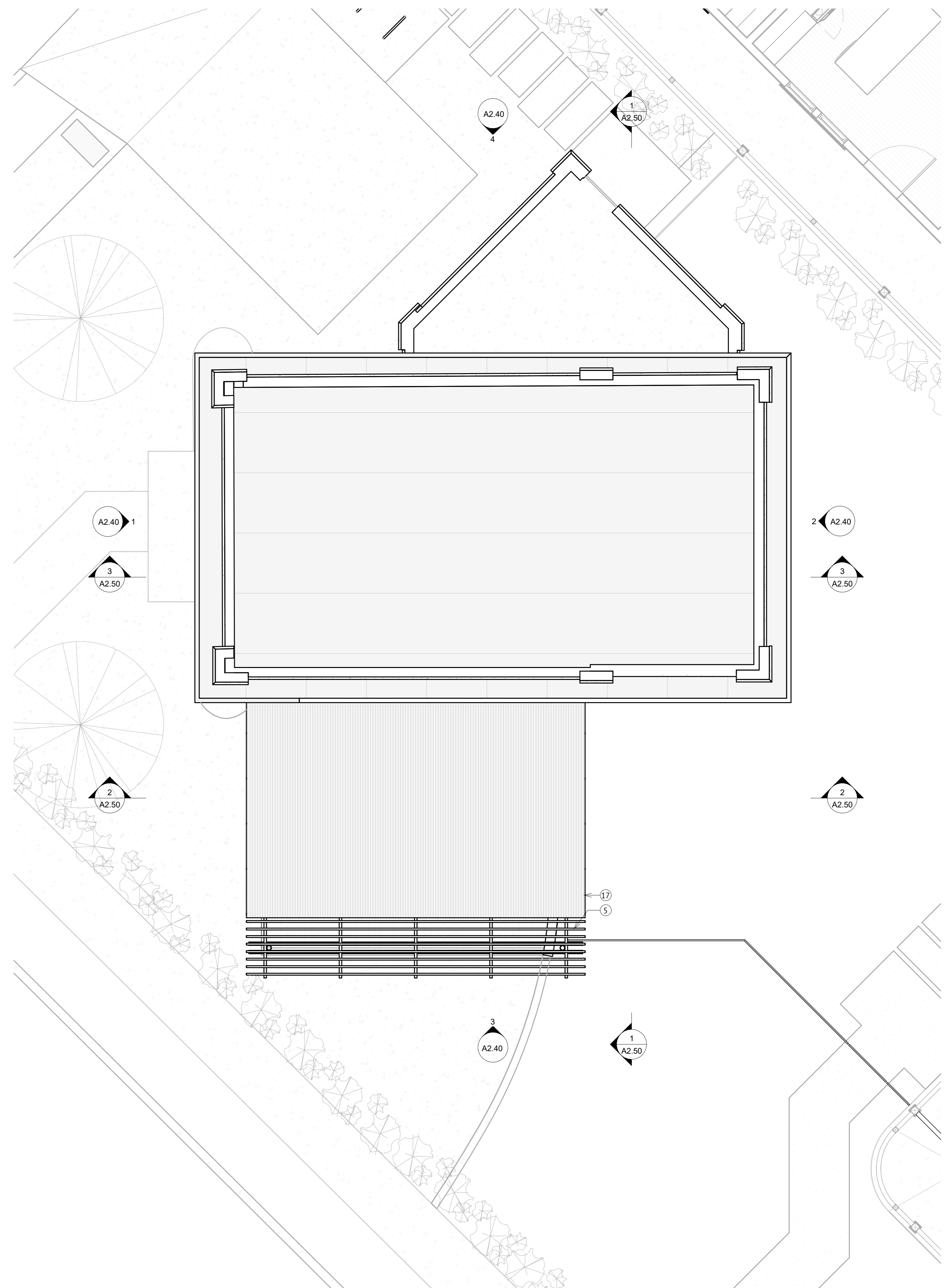
ASHBY PLACE
741 & 725 W. ASHBY PLACE
SAN ANTONIO, TX 78212

DATE: 04.01.26
SHEET NO.

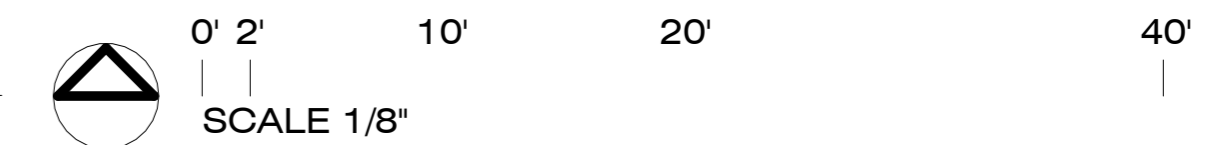
A2.23

KEYNOTES

- 1 CONCRETE SLAB ON GRADE with SALT ROCK FINISH at NEW BOH TYP.
- 2 NEW CMU WALL WITH STUCCO FINISH AT BOH ENCLOSURE TYP.
- 3 NEW CLAD WOOD ENTRY DOOR TYP. REF: A2.90 DOOR and WINDOW SCHEDULE
- 4 NEW CLAD WOOD WINDOWS. REF: A2.90 DOOR and WINDOW SCHEDULE
- 5 EXPOSED STRUCTURAL STEEL FRAMING. PAINT with 1 COAT PRIMER + 2 COATS EPOXY PAINT TYP. REF: STRUCTURAL
- 5 PIPE STEEL COLUMNS at NEW PORCH TYP. REF: STRUCTURAL DRAWINGS
- 6 D'HANIS 8x8x12 STRUCTURAL CLAY TILE BREW SOLI WALL on EXISTING CONCRETE CURB. COARSE IN RUNNING BOND PATTERN WITH 3" GAP
- 7 NEW CONCRETE STEP AT PORCH. SET TOP OF TREAD FLUSH WITH F.F.
- 8 NEW BRICK PAVERS ON EXSITING CONCRETE FLATWORK. SET TOP OF BRICK TO 6" BELOW F.F.
- 9 NEW STUCCO SIDING at ALL EXTERIOR WALLS of EXISTING STRUCTURE TYP.
- 10 EXISTING WINDOW TO REMAIN. REPAIR and PAINT AS NEEDED.
- 11 REPAIR EXSITING ROOF OVERHANG AS REQUIRED
- 12 EXISTING TRANSOM WINDOW TO REMAIN. SET NEW GLASS PANEL WITH WINDOW GLAZING PUTTY
- 13 NEW EXTERIOR DOOR at EXISTING DOOR OPENING. FEILD VERIFY FRAME DIMENSION and PROVIDE NEW DOOR SLAB TO FIT EXISTING OPENING
- 14 NEW SUSPENDED CEILING at PREP AREA
- 15 NEW 5/8" GYP CEILING with LIGHT ORANGE PEEL TEXTURE at BATHROOM.
- 16 EXISTING CEILING TO REMAIN. REMOVE LOOSE PAINT, PATCH AS REQUIRED, and PROVIDE 1 COAT PRIMER + 2 COATS PAINT
- 17 GALVANIZED COORUGATED METAL ROOF at STEEL FRAMING



1 ROOF PLAN - PROPOSED COMMERCIAL
SCALE: 1/4" = 1'-0"



CDs



REVISIONS:

NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.



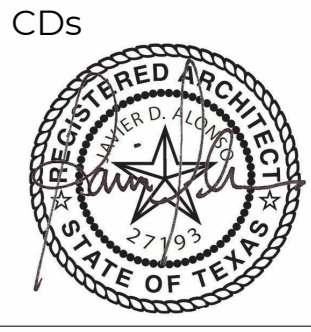
ASHBY PLACE
741 & 725 W. ASHBY PLACE
SAN ANTONIO, TX 78212

DATE: 04.01.26
SHEET NO.

A2.24

KEYNOTES

- 1 CONCRETE SLAB ON GRADE with SALT ROCK FINISH at NEW BOH TYP.
- 2 NEW CMU WALL WITH STUCCO FINISH AT BOH ENCLOSURE TYP.
- 3 NEW CLAD WOOD ENTRY DOOR TYP. REF: A2.90 DOOR and WINDOW SCHEDULE
- 4 NEW CLAD WOOD WINDOWS. REF: A2.90 DOOR and WINDOW SCHEDULE
- 5 EXPOSED STRUCTURAL STEEL FRAMING. PAINT with 1 COAT PRIMER + 2 COATS EPOXY PAINT TYP. REF: STRUCTURAL
- 6 PIPE STEEL COLUMNS at NEW PORCH TYP. REF: STRUCTURAL DRAWINGS
- 7 D'HANIS 8x8x12 STRUCTURAL CLAY TILE BREW SOLI WALL on EXISTING CONCRETE CURB. COARSE IN RUNNING BOND PATTERN WITH 3" GAP
- 8 NEW CONCRETE STEP AT PORCH. SET TOP OF TREAD FLUSH WITH F.F.
- 9 NEW BRICK PAVERS ON EXISTING CONCRETE FLATWORK. SET TOP OF BRICK TO 6" BELOW F.F.
- 10 NEW STUCCO SIDING at ALL EXTERIOR WALLS of EXISTING STRUCTURE TYP.
- 11 EXISTING WINDOW TO REMAIN. REPAIR and PAINT AS NEEDED.
- 12 REPAIR EXISTING ROOF OVERHANG AS REQUIRED
- 13 EXISTING TRANSOM WINDOW TO REMAIN. SET NEW GLASS PANEL WITH WINDOW GLAZING PUTTY
- 14 NEW EXTERIOR DOOR at EXISTING DOOR OPENING. FEILD VERIFY FRAME DIMENSION and PROVIDE NEW DOOR SLAB TO FIT EXISTING OPENING
- 15 NEW SUSPENDED CEILING at PREP AREA
- 16 NEW 5/8" GYP CEILING with LIGHT ORANGE PEEL TEXTURE at BATHROOM.
- 17 EXISTING CEILING TO REMAIN. REMOVE LOOSE PAINT, PATCH AS REQUIRED, and PROVIDE 1 COAT PRIMER + 2 COATS PAINT
- 18 GALVANIZED COORUGATED METAL ROOF at STEEL FRAMING



REVISIONS:

NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.



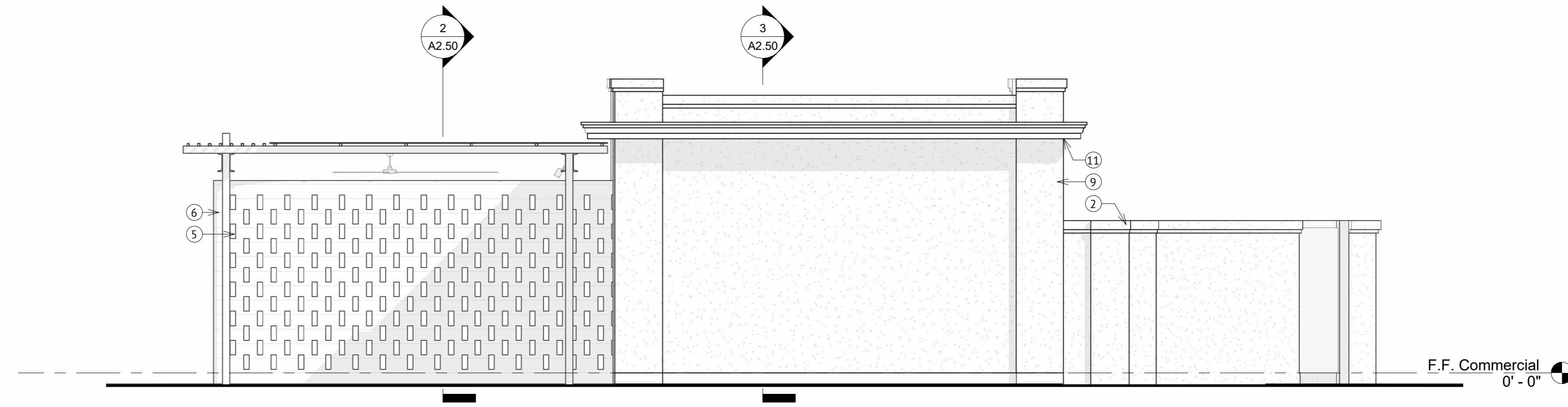
ASHBY PLACE
 741 & 725 W. ASHBY PLACE
 SAN ANTONIO, TX 78212

DATE: 04.01.26
 SHEET NO.

A2.40



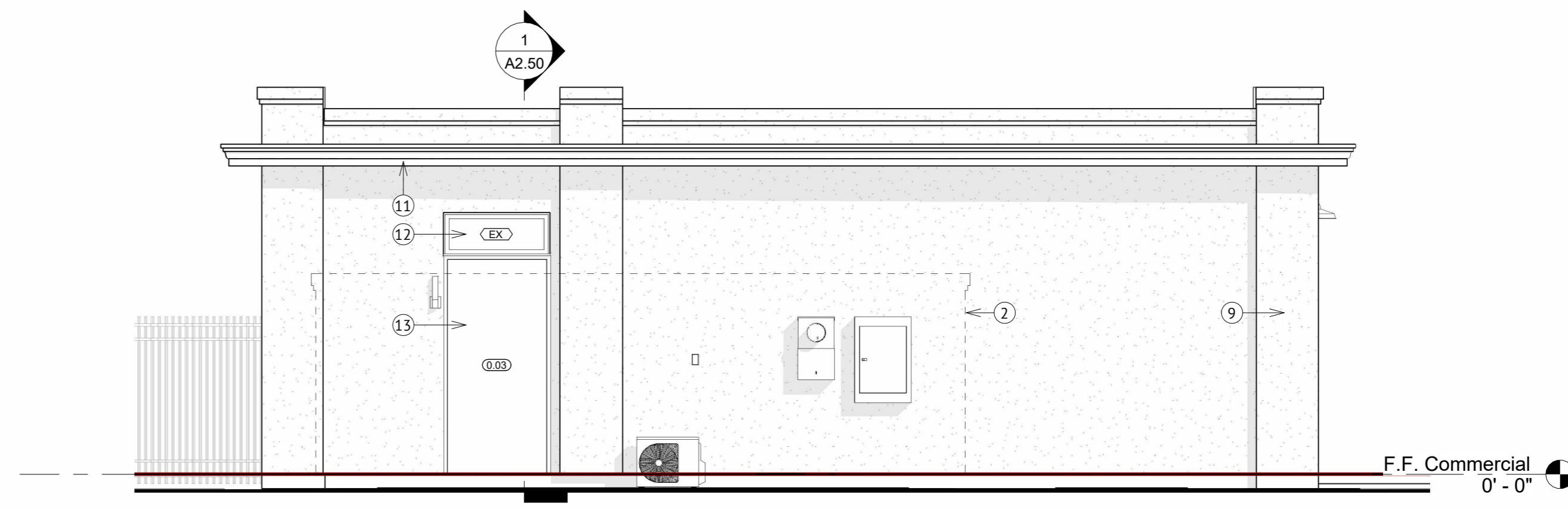
1 COMMERCIAL ELEVATION - FRONT FACADE
 SCALE: 1/4" = 1'-0"



2 COMMERCIAL ELEVATION - REAR
 SCALE: 1/4" = 1'-0"



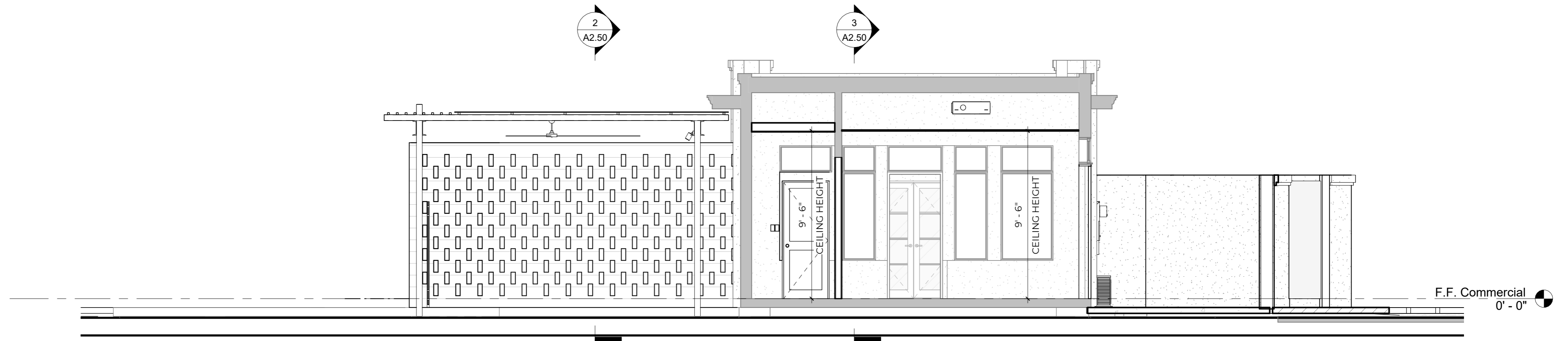
3 COMMERCIAL ELEVATION - SIDE at PARK
 SCALE: 1/4" = 1'-0"



4 COMMERCIAL ELEVATION - SIDE at APARTMENTS
 SCALE: 1/4" = 1'-0"

KEYNOTES

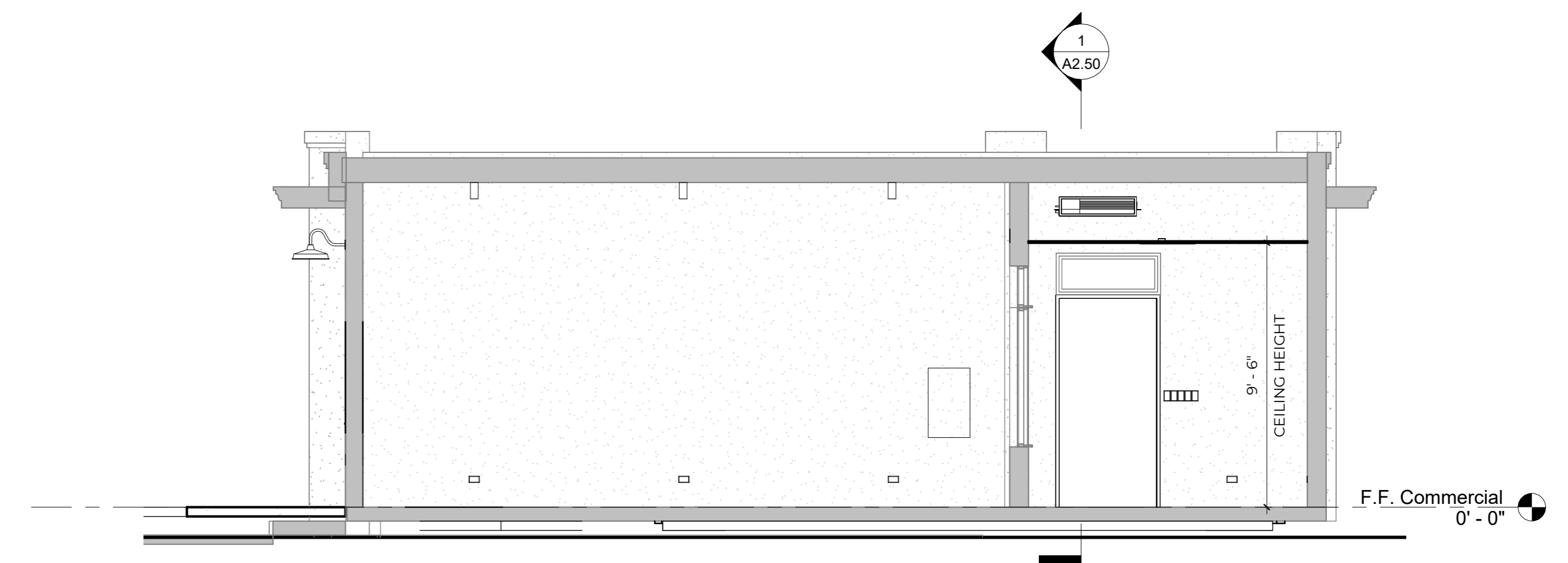
- 1 CONCRETE SLAB ON GRADE with SALT ROCK FINISH at NEW BOH TYP.
- 2 NEW CMU WALL WITH STUCCO FINISH AT BOH ENCLOSURE TYP.
- 3 NEW CLAD WOOD ENTRY DOOR TYP. REF: A2.90 DOOR and WINDOW SCHEDULE
- 4 NEW CLAD WOOD WINDOWS. REF: A2.90 DOOR and WINDOW SCHEDULE
- 5 EXPOSED STRUCTURAL STEEL FRAMING. PAINT with 1 COAT PRIMER + 2 COATS EPOXY PAINT TYP. REF: STRUCTURAL
- 5 PIPE STEEL COLUMNS at NEW PORCH TYP. REF: STRUCTURAL DRAWINGS
- 6 D'HANIS 8x8x12 STRUCTURAL CLAY TILE BREW SOLI WALL on EXISTING CONCRETE CURB. COARSE IN RUNNING BOND PATTERN WITH 3" GAP
- 7 NEW CONCRETE PAVERS ON EXSITING CONCRETE FLATWORK. SET TOP OF BRICK TO 6" BELOW F.F.
- 9 NEW STUCCO SIDING at ALL EXTERIOR WALLS of EXISTING STRUCTURE TYP.
- 10 EXISTING WINDOW TO REMAIN. REPAIR and PAINT AS NEEDED.
- 11 REPAIR EXSITING ROOF OVERHANG AS REQUIRED
- 12 EXISTING TRANSOM WINDOW TO REMAIN. SET NEW GLASS PANEL WITH WINDOW GLAZING PUTTY
- 13 NEW EXTERIOR DOOR at EXISTING DOOR OPENING. FEILD VERIFY FRAME DIMENSION and PROVIDE NEW DOOR SLAB TO FIT EXISTING OPENING
- 14 NEW SUSPENDED CEILING at PREP AREA
- 15 NEW 5/8" GYP CEILING with LIGHT ORANGE PEEL TEXTURE at BATHROOM.
- 16 EXISTING CEILING TO REMAIN. REMOVE LOOSE PAINT, PATCH AS REQUIRED, and PROVIDE 1 COAT PRIMER + 2 COATS PAINT
- 17 GALVANIZED COORUGATED METAL ROOF at STEEL FRAMING



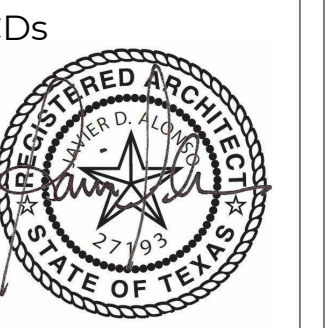
1 LONGITUDINAL BUILDING SECTION COMMERCIAL
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION COMMERCIAL at ADDITION
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION COMMERCIAL at EXISTING
SCALE: 1/4" = 1'-0"



REVISIONS:

NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.



ASHBY PLACE
741 & 725 W. ASHBY PLACE
SAN ANTONIO, TX 78212

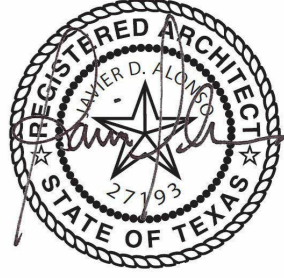
DATE: 04.01.26
SHEET NO.

A2.50

GENERAL NOTES

- INTERIOR DOORS TO BE SOLID CORE, TWO-PANEL SHAKER, with TWO COATS PRIMER and ONE COAT OIL BASED PAINT
- ALL HARDWARE IS TO BE COMMERCIAL GRADE. BASIS OF DESIGN to be SCHLAGE BROADWAY LEVEL (FUNCTION VARIES) with SATIN CHROME FINISH
- PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
- ALL EXTERIOR DOORS and WINDOWS TO MEET AIR LEAKAGE RATE to COMPLY with IECC Table C402.5.4
- WINDOWS SHALL HAVE AN AIR INFILTRATION RATE NOT GREATER THAN 0.3 CFM per SQUARE FOOT
- SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE NOT GREATER THAN 0.5 CFM per SQUARE FOOT
- WINDOW TYPE A and TYPE B at MULTIFAMILY SHALL COMPLY with IBC Sec. 1031.31 EMERGENCY ESCAPE and RESCUE OPENINGS

CDs



REVISIONS:

NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.



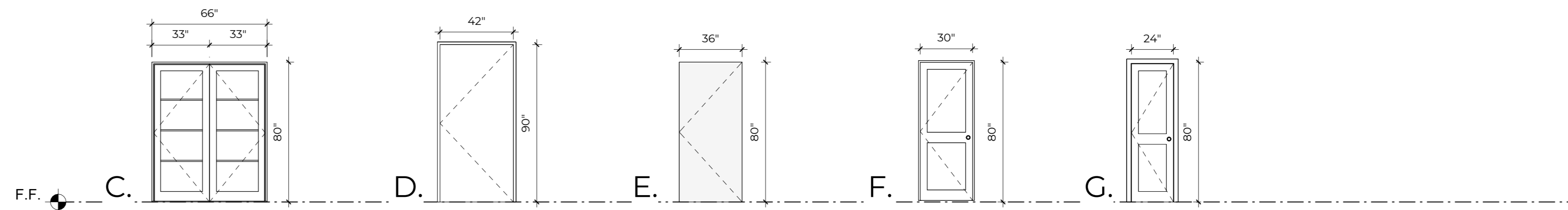
ASHBY PLACE
741 & 725 W. ASHBY PLACE
SAN ANTONIO, TX 78212

DATE: 04.01.26
SHEET NO.

A2.90

DOOR SCHEDULE - COMMERCIAL

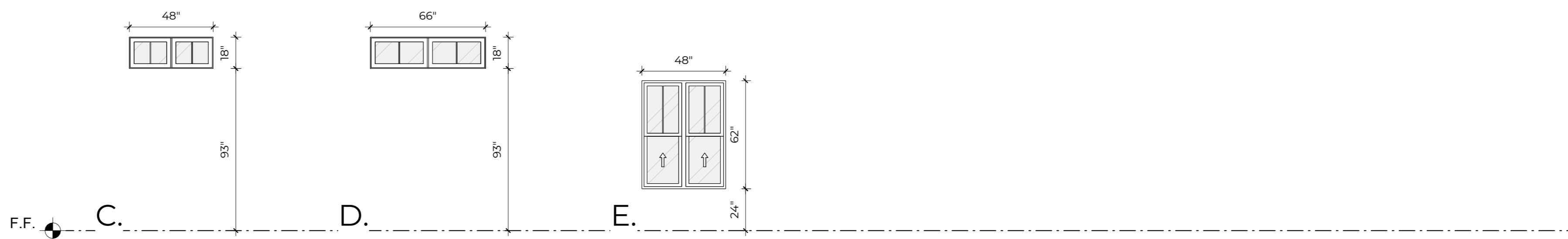
MARK	TYPE	MANUFACTURE	MODEL	PANEL TYPE	FINISH	WIDTH	HEIGHT	THICKNES S	HARDWARE	HINGE	COMMENTS
0.01	C	PELLA	RESERVE TRADITIONAL COMMERCIAL	2 PANEL FIBERGLASS DOOR		66"	80"	1 1/2"			
0.02	C	PELLA	RESERVE TRADITIONAL COMMERCIAL	2 PANEL FIBERGLASS DOOR		66"	80"	1 1/2"			
0.03	D			STEEL COMMERCIAL DOOR		42"	90"	1 3/4"			F.V. EXISTING OPENING DIMENSION
0.04	E			STEEL COMMERCIAL DOOR SLAB		36"	80"	1 3/4"			CUSTOM JAMB
0.05	F			2-PANEL SHAKER, SOLID CORE		30"	80"	1 3/8"			F.V. NEW OPENING DIMENSION
0.06	G			2-PANEL SHAKER, SOLID CORE		24"	80"	1 3/8"			F.V. EXISTING OPENING DIMENSION



DOOR LEGEND COMMERCIAL
SCALE : 1/4" = 1'-0"

WINDOW SCHEDULE - COMMERCIAL

MARK	TYPE	MANUFACTURER	MODEL	WINDOW TYPE	WIDTH	HEIGHT	SILL	HEAD	COMMENTS
0.01	C	PELLA	RESERVE - TRADITIONAL	PICTURE	48"	18"	7' - 5"	8' - 11"	
0.02	D	PELLA	RESERVE - TRADITIONAL	PICTURE	66"	18"	7' - 5"	8' - 11"	
0.03	C	PELLA	RESERVE - TRADITIONAL	PICTURE	48"	18"	7' - 5"	8' - 11"	
0.04	E	PELLA	RESERVE - TRADITIONAL	SINGLE-HUNG	48"	62"	1' - 6"	6' - 8"	
0.05	E	PELLA	RESERVE - TRADITIONAL	SINGLE-HUNG	48"	62"	1' - 6"	6' - 8"	
0.06	C	PELLA	RESERVE - TRADITIONAL	PICTURE	48"	18"	7' - 5"	8' - 11"	
0.07	D	PELLA	RESERVE - TRADITIONAL	PICTURE	66"	18"	5' - 5"	6' - 11"	
0.08	C	PELLA	RESERVE - TRADITIONAL	PICTURE	48"	18"	5' - 5"	6' - 11"	
0.09	E	PELLA	RESERVE - TRADITIONAL	SINGLE-HUNG	48"	62"	1' - 6"	6' - 8"	
0.10	E	PELLA	RESERVE - TRADITIONAL	SINGLE-HUNG	48"	62"	1' - 6"	6' - 8"	



WINDOW LEGEND COMMERCIAL
SCALE : 1/4" = 1'-0"

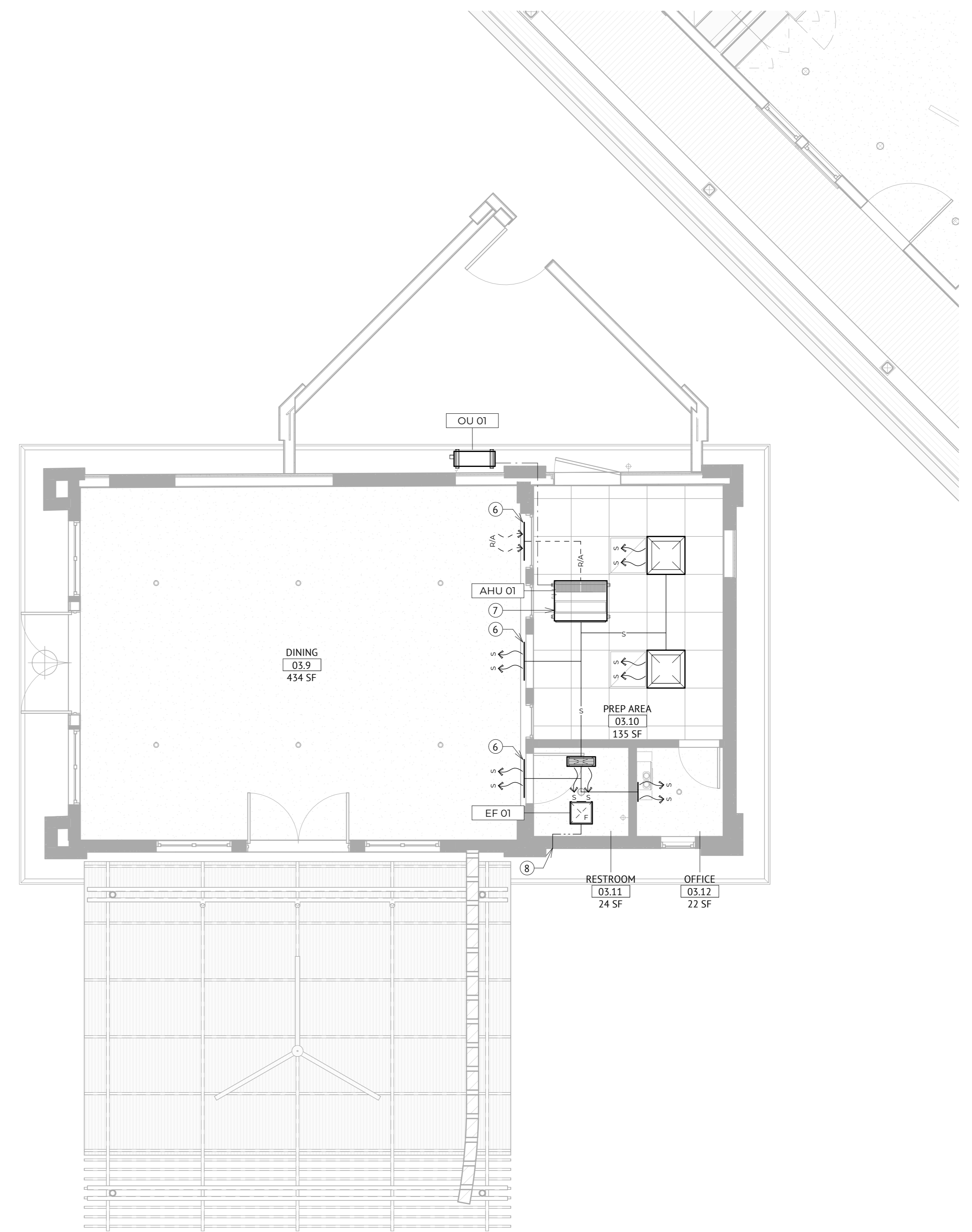
0' 1' 5' 10' 20'
SCALE 1/4"

KEYNOTES

- 1 NEW ELECTRICAL METER AND SERVICE PANEL LOCATION
- 2 HVAC CONDENSER FULL SERVICE CUTOFF SWITCH
- 3 ELECTRICAL BREAKER PANEL
- 4 PROVIDE SURFACE MOUNT OUTLET and EXPOSED CONDUITE WHERE REQUIRED at EXISTING MASONRY WALLS TYP.
- 5 PROVIDE EXPOSED CONDUITE WHERE REQUIRED at EXISTING CEILING TYP.
- 6 NEW WALL REGISTER at 120° A.F.F. ALIGN WITH CENTER LINE OF EXISTING DOOR / WINDOW
- 7 NEW DUCTED CASSETTE MINI SPLIT SUSPENDED ABOVE CEILING.
- 8 TIE EXHAUST FAN TO EXISTING WALL LOUVER LOCATION. PROVIDE NEW LOUVER
- 9 NEW DOMESTIC WATER STUB OUT. REF. CIVIL FOR CONTINUATION
- 10 EXISTING SEWER CONNECTION at BUILDING, FIELD VERIFY LOCATION. REF. CIVIL FOR CONTINUATION
- 11 NEW PLUMBING FIXTURE at EXISTING ROUGH-IN LOCATION
- 12 NEW PLUMBING FIXTURE at EXISTING ROUGH-IN LOCATION
- 13 NEW ELECTRIC WATER HEATER, MOUNT at 120° AFF. FEILD COORDINATE LOCATION

COMMERCIAL HVAC EQUIPMENT SCHEDULE

MARK	COUNT	TYPE	MANUFACTURE	MODEL	COMMENTS
AHU 01	1	AIR HANDELING UNIT			
EF 01	1	EXHAUST FAN			
OU 01	1	OUTDOOR UNIT			



MECHANICAL LEGEND

	CEILING SUPPLY REGISTER		SUPPLY AIR SYMBOL
	CEILING RETURN REGISTER		RETURN AIR SYMBOL
	SUPPLY AIR DUCT		THERMOSTAT
	RETURN AIR DUCT		TEMPERATURE SENSOR
	EXHAUST AIR DUCT		EXHAUST FAN
	MAKE-UP AIR DUCT		

NOTE: MECHANICAL LINE DIAGRAM INTENDED TO SHOW PROPOSED LOCATION OF MECHANICAL REGISTERS and DIAGRAMMATIC REPRESENTATION OF DUCT RUNS for COORDINATION. REFERENCE MECHANICAL ENGINEER DRAWINGS FOR DUCT, REGISTER, and EQUIPMENT SIZING SPECIFICATIONS

MECHANICAL LINE DIAGRAM - PROPOSED COMMERCIAL

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



0' 2' 10' 20' 40'
SCALE 1/8"

CDs



REVISIONS:

NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.



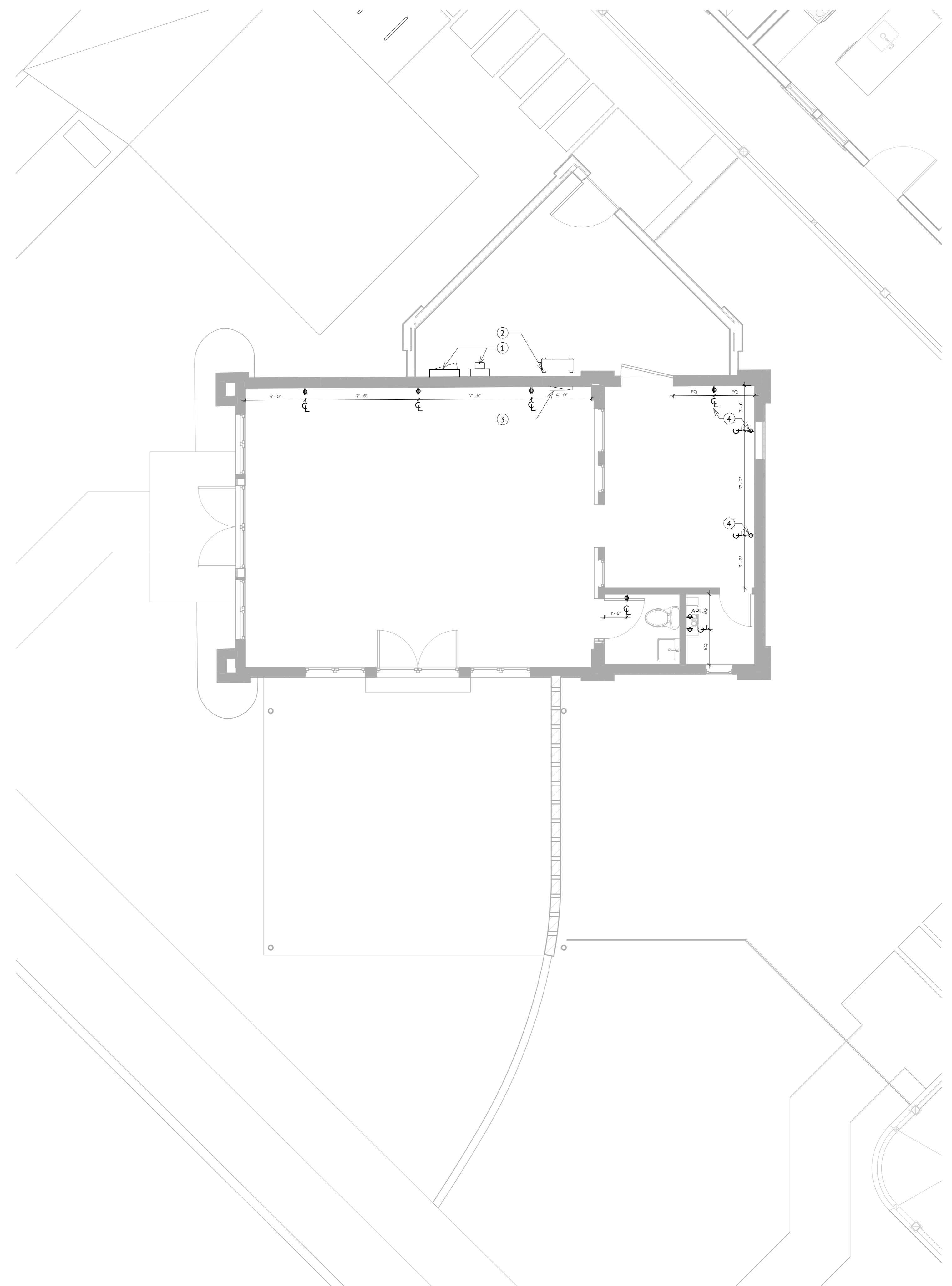
ASHBY PLACE
741 & 725 W. ASHBY PLACE
SAN ANTONIO, TX 78212

DATE: 04.01.26
SHEET NO.

M2.10

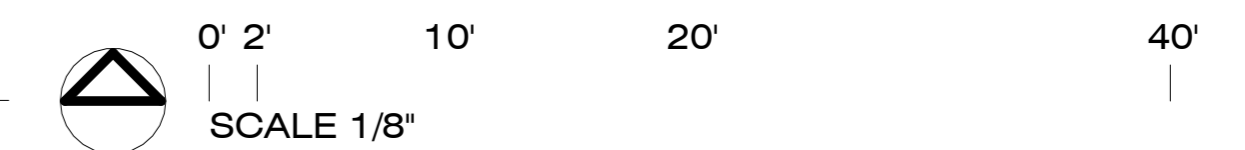
KEYNOTES

- 1 NEW ELECTRICAL METER AND SERVICE PANEL LOCATION
- 2 HVAC CONDENSER FULL SERVICE CUTOFF SWITCH
- 3 ELECTRICAL BREAKER PANEL
- 4 PROVIDE SURFACE MOUNT OUTLET and EXPOSED CONDUITE WHERE REQUIRED at EXISTING MASONRY WALLS TYP.
- 5 PROVIDE EXPOSED CONDUITE WHERE REQUIRED at EXISTING CEILING TYP.
- 6 NEW WALL REGISTER at 120° A.F.F. ALIGN WITH CENTER LINE OF EXISTING DOOR / WINDOW
- 7 NEW DUCTED CASSETTE MINI SPLIT SUSPENDED ABOVE CEILING.
- 8 TIE EXHAUST FAN TO EXISTING WALL LOUVER LOCATION. PROVIDE NEW LOUVER
- 9 NEW DOMESTIC WATER STUB OUT. REF. CIVIL FOR CONTINUATION
- 10 EXISTING SEWER CONNECTION at BUILDING, FIELD VERIFY LOCATION. REF. CIVIL FOR CONTINUATION
- 11 NEW PLUMBING FIXTURE at EXISTING ROUGH-IN LOCATION
- 12 NEW PLUMBING FIXTURE at EXISTING ROUGH-IN LOCATION
- 13 NEW ELECTRIC WATER HEATER, MOUNT at 120° AFF. FEILD COORDINATE LOCATION



1 ELECTRICAL POWER PLAN - PROPOSED COMMERCIAL

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



CDs



REVISIONS:

NO.	DATE	DESCRIPTION

NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.



ASHBY PLACE
741 & 725 W. ASHBY PLACE
SAN ANTONIO, TX 78212

DATE: 04.01.26
SHEET NO.



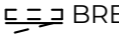

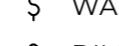

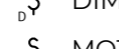

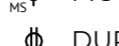

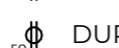

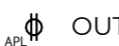



E2.10

KEYNOTES

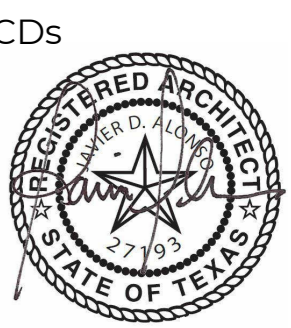
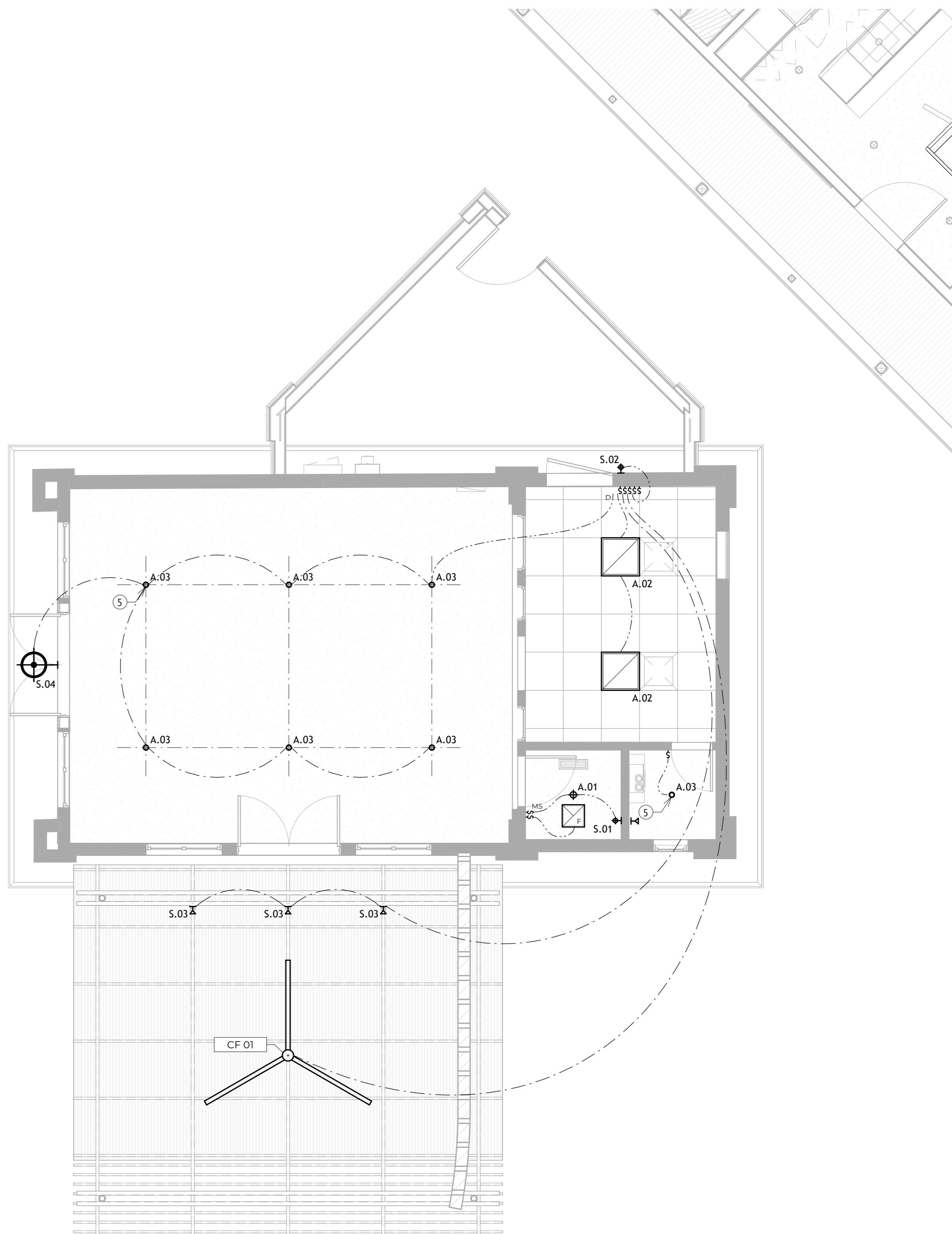
- 1 NEW ELECTRICAL METER AND SERVICE PANEL LOCATION
- 2 HVAC CONDENSER FULL SERVICE CUTOFF SWITCH
- 3 ELECTRICAL BREAKER PANEL
- 4 PROVIDE SURFACE MOUNT OUTLET and EXPOSED CONDUITE WHERE REQUIRED at EXISTING MASONRY WALLS TYP.
- 5 PROVIDE EXPOSED CONDUITE WHERE REQUIRED at EXISTING CEILING TYP.
- 6 NEW WALL REGISTER at 120° A.F.F. ALIGN WITH CENTER LINE OF EXISTING DOOR / WINDOW
- 7 NEW DUCTED CASSETTE MINI SPLIT SUSPENDED ABOVE CEILING.
- 8 TIE EXHAUST FAN TO EXISTING WALL LOUVER LOCATION. PROVIDE NEW LOUVER
- 9 NEW DOMESTIC WATER STUB OUT. REF. CIVIL FOR CONTINUATION
- 10 EXISTING SEWER CONNECTION at BUILDING, FIELD VERIFY LOCATION. REF. CIVIL FOR CONTINUATION
- 11 NEW PLUMBING FIXTURE at EXISTING ROUGH-IN LOCATION
- 12 NEW PLUMBING FIXTURE at EXISTING ROUGH-IN LOCATION
- 13 NEW ELECTRIC WATER HEATER, MOUNT at 120° AFF. FEILD COORDINATE LOCATION

LIGHT FIXTURE SCHEDULE					
MARK	COUNT	TYPE	MANUFACTURE	MODEL	COMMENTS
A.01	1	4" RECESSED CAN	LITHONIA LIGHTING	45EMW 5WW5 90CRI M6	OR SIMILAR
A.02	2	2x2 PANEL LED	LITHONIA LIGHTING	CPX 2X2 ALO7 5WW7 M4	OR SIMILAR
A.03	7	SURFACE MOUNT CAN	WAC LIGHTING	FM-240103-CS-BK	
CF 01	1	CEILING FAN			
S.01	1	WALL SCONCE			
S.02	1	WALL SCONCE			
S.03	3	MONO POINT			
S.04	1	ENTRY WALL SCONCE			

ELECTRICAL LEGEND

	ELECTRICAL METER		RECESSED DOWNLIGHT
	BREAKER SUB PANEL		PENDANT LIGHT FIXTURE
	WALL SWITCH		WALL SCONCE
	DIMMER WALL SWITCH		LED TAPE LIGHT
	MOTION SENSOR SWITCH		LED STRIP LIGHT
	DUPLEX OUTLET		EXHAUST FAN
	DUPLEX FLOOR OUTLET		SMOKE and CO2 DETECTOR
	OUTLET for APPLIANCE		CAT5 ETHERNET WALL JACK

NOTE: ARCHITECTURAL LIGHTING PLAN PROVIDED TO COORDINATE FIXTURE LOCATION AND HEIGHTS. REF. ELECTRICAL PLANS FOR LIGHTING CONTROL, SPECIFICATIONS, AND ADDITIONAL REQUIREMENTS



REVISIONS:

NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.



ASHBY PLACE
741 & 725 W. ASHBY PLACE
SAN ANTONIO, TX 78212

DATE: 04.01.26
SHEET NO.

E2.11

ELECTRICAL LIGHTING PLAN - PROPOSED COMMERCIAL

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



0' 2' 10' 20' 40'
SCALE 1/8"

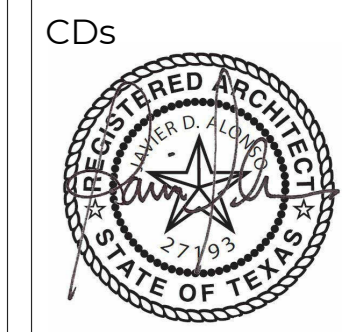
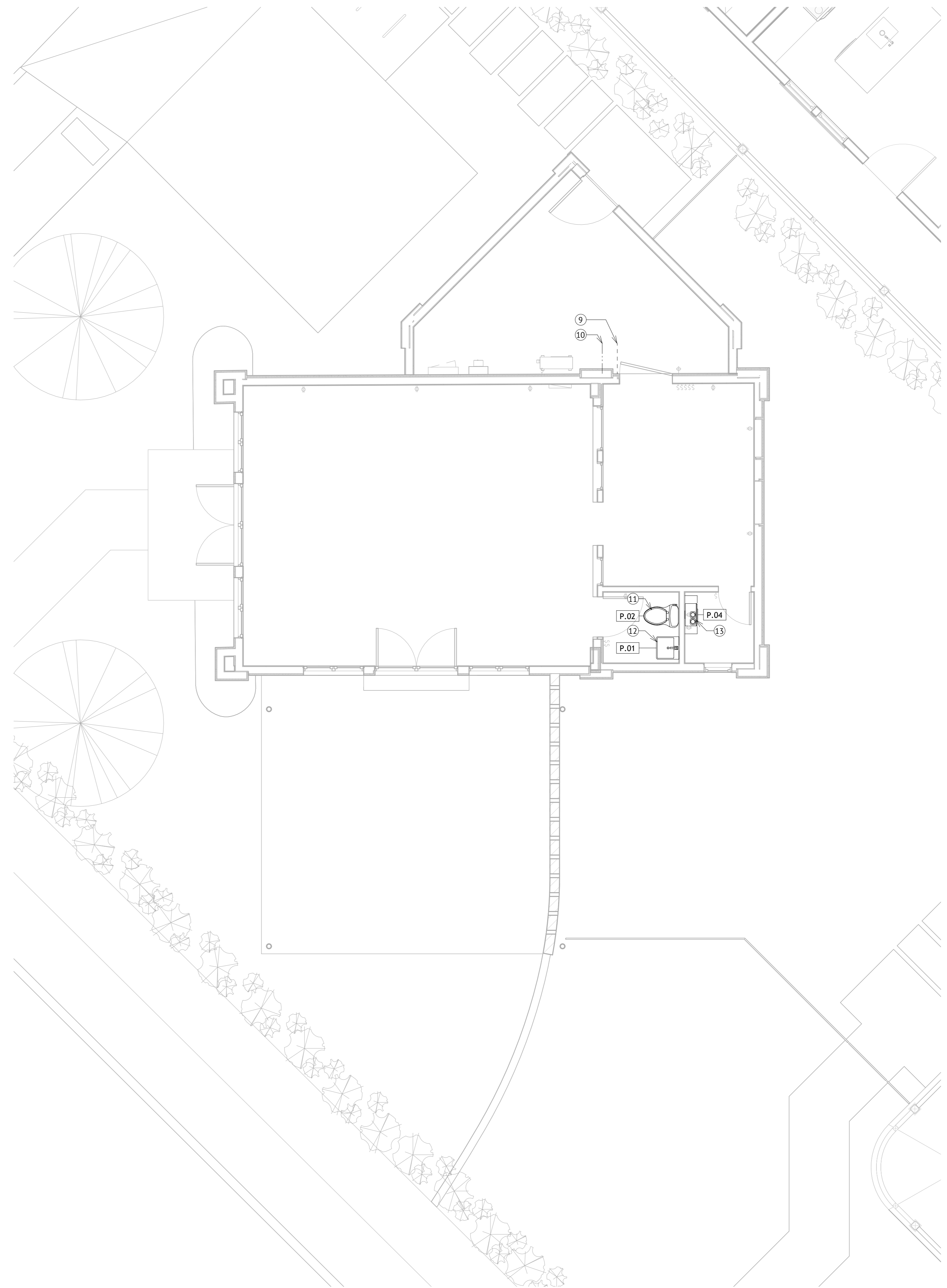


KEYNOTES

- 1 NEW ELECTRICAL METER AND SERVICE PANEL LOCATION
- 2 HVAC CONDENSER FULL SERVICE CUTOFF SWITCH
- 3 ELECTRICAL BREAKER PANEL
- 4 PROVIDE SURFACE MOUNT OUTLET and EXPOSED CONDUITE WHERE REQUIRED at EXISTING MASONRY WALLS TYP.
- 5 PROVIDE EXPOSED CONDUITE WHERE REQUIRED at EXISTING CEILING TYP.
- 6 NEW WALL REGISTER at 120" A.F.F. ALIGN WITH CENTER LINE OF EXISTING DOOR / WINDOW
- 7 NEW DUCTED CASSETTE MINI SPLIT SUSPENDED ABOVE CEILING.
- 8 TIE EXHAUST FAN TO EXISTING WALL LOUVER LOCATION. PROVIDE NEW LOUVER
- 9 NEW DOMESTIC WATER STUB OUT. REF. CIVIL FOR CONTINUATION
- 10 EXISTING SEWER CONNECTION at BUILDING, FIELD VERIFY LOCATION. REF. CIVIL FOR CONTINUATION
- 11 NEW PLUMBING FIXTURE at EXISTING ROUGH-IN LOCATION
- 12 NEW PLUMBING FIXTURE at EXISTING ROUGH-IN LOCATION
- 13 NEW ELECTRIC WATER HEATER, MOUNT at 120" AFF. FEILD COORDINATE LOCATION

COMMERCIAL PLUMBING FIXTURE SCHEDULE

MARK	COUNT	TYPE	MANUFACTURE	MODEL	COMMENTS
P.01	1	VANITY			
P.02	1	TOILET			
P.04	1	WATER HEATER			ELECTRIC



REVISIONS:

NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.



ASHBY PLACE
741 & 725 W. ASHBY PLACE
SAN ANTONIO, TX 78212

DATE: 04.01.26
SHEET NO.

P2.10

1 PLUMBING LOCATION PLAN - PROPOSED COMMERCIAL
SCALE: 1/4" = 1'-0"

