HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2026

HDRC CASE NO:	**2026-198**
ADDRESS:	1407 ALLING 1411 ALLING 2102 BROADWAY
LEGAL DESCRIPTION:	NCB 1763 (BLACKS SA IDZ), BLOCK 33 LOT 13
ZONING:	IDZ-2, RIO-1
CITY COUNCIL DIST.:	2
APPLICANT:	Marissa Robinson/PDI
OWNER:	Scott Wieland/4M BROADWAY LLC
TYPE OF WORK:	Construction of a 3-story hotel
APPLICATION RECEIVED:	July 17, 2026
60-DAY REVIEW:	September 15, 2026
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 3-story hotel on the property addressed as 1407 and 1411 Alling and 2102 Broadway, located within the River Improvement Overlay, District 1. The proposed hotel will be constructed on top of a previously permitted sub-grade parking structure, and to the immediate west of a previously approved commercial structure.

APPLICABLE CITATIONS:

Sec. 35-672. Neighborhood Wide Design Standards.

STATEMENT OF PURPOSE

This section focuses on the urban design concepts that connect individual properties and help knit them together into the fabric of the community. These concepts include the basic arrangement of streets and lots, view corridors and circulation patterns. The standards apply to all development in the seven (7) river improvement overlay districts.

(a) Pedestrian circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.

(1) Provide sidewalks that link with existing sidewalks on adjoining properties. If no sidewalk currently exists on an adjoining property, the applicant will have discretion in the placement of the sidewalk provided the following criteria are met:

A. Provide a sidewalk connection from one (1) side of the applicant's property to the other, parallel to the public right-of-way, on the street sides of the property in all river improvement overlay districts

B. Provide a connection from the street level sidewalk to the Riverwalk or creek at cross streets and bridges and other designated access points. This requirement may be waived if there is already a public connection from the street level to the Riverwalk or creek.

C. In order to preserve the rural character of "RIO-6," the HPO, in coordination with the development services department, may waive the requirement of sidewalks.

- In "RIO-3," the width of the pathway along the river shall match those widths established in the historic Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.

D. In RIO-7, two (2) distinct public paths, a High Bank Paseo and a Low Bank Paseo exist along the San Pedro Creek. Where a High Bank Paseo condition does not exist along the creekside of a property, a shared sidewalk and/or patio space is strongly encouraged to connect one (1) side of the applicant's property to the other along the top of the bank within the creekside setback established in this section.

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system.

Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.

(3) Paving materials. Paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic.

A. Paving materials for pedestrian pathways shall be either:

i. Broom-finished, scored, sandblasted or dyed concrete;
ii. Rough or honed finished stone;
iii. Brick or concrete pavers; or
iv. Other materials that meet the performance standards of the above materials.
B. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San Antonio. The Transportation and Capital Improvements department will maintain the designated multi-use path locations.

(4) Street Connections to River or Creek. Retain the interesting and unique situations where streets dead-end at the river or creek, creating both visual and physical access to the river or creek for the public.

(5) Pedestrian Access Along the Public Pathways Shall Not Be Blocked.

A. Queuing is prohibited on the public pathway.

B. Hostess stations shall be located away from the public pathway so as to not inhibit pedestrian flow on the public pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the public pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.

C. Tables and chairs shall be located a sufficient distance from the public pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(b) Automobile Access and Parking**.** Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(1) Curb Cuts.

A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.

B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.

C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.

(2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to a pedestrian-friendly streetscape.

A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.

B. The extent of parking area that may be located along the street edge or riverside shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking within a thirty-foot setback from the above mentioned lot line shall comply with the requirements of the table. Where parking is located on corner sites only one (1) lot line has to meet the requirements of the table.

C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and for all properties that fall within one hundred (100) feet of the river right-of-way in all RIO districts.

(3) Screen or Buffer Parking Areas From View of Public Streets, the River or Adjacent Residential Uses. (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:

A. Within a fifty-foot setback from the edge of the river ROW use, at a minimum, type E; or

B. Within a twenty-foot setback from a property line adjacent to a street use, at a minimum, type B; or

C. Within a twenty-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.

(4) Parking Structures Shall Be Compatible With Buildings in the Surrounding Area. Parking garages should have retail space on the ground floor of a parking structure provided the retail space has at least fifty (50) percent of its linear street frontage as display windows. Parking structures may be made visually appealing with a mural or public art component approved by the HDRC on the parking structure. A parking garage will be considered compatible if:

A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and
B. It uses materials that can be found on other buildings within the block face, or in the block face across the street.

(5) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.

(6) Parking lots, structures, and hardscape shall not drain directly into the river without installation of appropriate water quality best management practices (WQ BMPs). Acequias shall not be used for any type of drainage.

(c) Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes direction and a property appears to be a terminus at the end of a street.

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

A. Additional height.
B. Creation of a tower.
C. Variation in roof shape.
D. Change of color or materials.
E. Addition of a design enhancement feature such as:
i. Embellished entrance areas.
ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.
iii. Recessed or projecting balconies and entrances.
Billboards, advertising and signage are expressly prohibited as appropriate focal points.

Section 35-673. Site Design Standards

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, whichever is lesser, parallel to the river for the length of the property.
B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.
C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.
D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.
E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.
F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.
G. If there is a conflict with this section and another section of this chapter this section shall prevail.

(b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian

connections between sites, help animate the street scene and define street edges. Consideration to both the street and riverside should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(2) Primary and Secondary Entrances.

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems. Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to The city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid
surfacing material, such as Corian or Surell.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) footcandles at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river with distinctive architectural or landscape elements.

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(n) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.

(1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river..

C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.

Sec. 35-674. Building Design Principles

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street

and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

(1) Express facade components in ways that will help to establish building scale.

A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

(2) Align horizontal building elements with others in the blockface to establish building scale.

A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.

(3) Express the distinction between upper and lower floors.

A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.

(4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.

A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length	50 ft.	50 ft.	30 ft.	75 ft.	75 ft.	50 ft.

B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:

- Change materials with each building module to reduce its perceived mass; or
- Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
- Change the roof form of each building module to help express the different modules of the building mass; or
- Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

(5) Organize the Mass of a Building to Provide Solar Access to the River.

A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).

B. Another method is to set the building back from the river a distance sufficient to meet the solar access
requirements of subsection 35-673(a).

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

(1) The maximum building height shall be as defined in Table 674-2.

A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

(3)On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.

(4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.

B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.

C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.

D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

A. Large expanses of high gloss or shiny metal panels.

B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

A. Use natural colors of indigenous building materials for properties that abut the River Walk area.

B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.

C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged. In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.

ii. By stepping back the top twenty (20) percent of the building.

iii. Changing the material of the cap.

B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.

C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

(2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.

D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

(3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

A. Entrances shall be the most prominent on the street side and less prominent on the river side.
B. Entrances shall be placed so as to be highly visible.
C. The scale of the entrance is determined by the prominence of the function and or the amount of use.
D. Entrances shall have a change in material and/or wall plane.
E. Entrances should not use excessive storefront systems.

(4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.
B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.
C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings
installed at river level within the public right-of-way require licensing with the city's downtown operations department.

(1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.
B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.
C. They should match the shape of the opening.
D. Simple shed shapes are appropriate for rectangular openings.
E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.
F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.
G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.

A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.
B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.

(3) Incorporating lighting into the design of a canopy is appropriate.

A. Lights that illuminate the pedestrian way beneath the awning are appropriate.
B. Lights that illuminate the storefront are appropriate.
C. Internally illuminated awnings that glow are prohibited.

UDC Section. 35-675. Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

(1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;

(2)USGS maps;
(3)Soil Survey maps;
(4)Distance to water;
(5)Topographical data;
(6)Predictive settlement patterns;
(7)Archival research and historic maps;
(8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 3-story hotel on the property addressed as 1407 and 1411 Alling and 2102 Broadway, located within the River Improvement Overlay, District 1. The proposed hotel will be constructed on top of a previously permitted sub-grade parking structure, and to the immediate west of a previously approved commercial structure.
b. CONTEXT & DEVELOPMENT PATTERN – This property is bounded to the south by Alling Street, to the east by North Almo Street, to the west by Broadway, and to the north by Appler Street. Buildings in the immediate vicinity feature varying heights and design styles.
c. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has proposed to maintain pedestrian access at the right of way, and provide pedestrian connections from the proposed construction to the right of way. Staff finds the proposed pedestrian circulation to be appropriate and consistent with the UDC.
d. CURB CUTS – The applicant has proposed one large curb cut on Alling Street to act as a vehicular drop off and valet location. This area has been designed to feature two separate curb cuts featuring a landscaped island. Staff finds that each curb cut should not exceed twenty-five (25) feet in width. A clear pedestrian path should be maintained across both curb cuts, identified by a change in material. Should the proposed curb cuts exceed twenty-five (25) feet in width, the pedestrian pathway at the sidewalk should not change in height to accommodate vehicular curb cuts. Additionally, staff finds that the proposed landscape median at the circular drive should increase in depth, and accommodate the pedestrian path to differentiate the pedestrian path from vehicular access.
e. LANDSCAPING – The applicant has noted information on the submitted site plans; however, detailed landscaping information has not been provided to OHP staff. Staff finds that landscaping documents should be submitted to OHP staff for review and approval.
f. MECHANICAL & SERVICE EQUIPMENT – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant has not provided information regarding mechanical and service equipment at this time. The applicant is responsible for complying with this section of the UDC, and should submit screening information to OHP staff for review and approval.
g. HUMAN SCALE (New Construction) – According to the UDC Section 35-674(b) a building shall appear to have a “human scale”. To comply with this, a building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river. Staff finds that the applicant has provided a human scale consistent with the UDC by incorporating human scaled façade openings and materials, and by defining floor heights at a human scale.
h. FAÇADE SEPARATION – The UDC Section 35-674 (b)(4) notes that a façade in RIO-1 that features more than thirty (50) feet in length should be divided into modules that express traditional dimensions. The applicant

has separated the new construction's street facing facades into sections with fenestration and arched entrance openings. Staff finds this to be appropriate and consistent with the UDC. The applicant has left a portion of the west façade void of fenestration. This section faces another structure's rear façade. Generally, staff finds this portion of the façade to be void of fenestration to be appropriate.

i. BUILDING MASSING & HEIGHT – The maximum height for structures in the River Improvement Overlay, District 1, is five (5) stories and sixty (60) feet in height. The applicant has proposed for a total of three (3) stories and an overall height of approximately forty-five (45) feet. The proposed height is consistent with the UDC.
j. FAÇADE COMPOSITION – The UDC Section 35-678(e) notes that traditionally, buildings have been organized into three distinct segments; a base, midsection and cap. This organization helps to give a sense of scale to a building and its use should be encouraged. Staff finds that the applicant has divided the building into three distinct segments that are separated by changes in materials, massing, and façade setbacks. Generally, staff finds the proposed façade composition to be consistent with the UDC.
k. MATERIALS – The applicant has proposed materials that include plaster facades, stone banding and parapet caps, wrought iron railings, clad wood windows, stone moldings, standing seam metal roofs, and terracotta roof tiles. Generally, staff finds the proposed materials to be appropriate and consistent with the UDC. Staff finds that the proposed plaster facades should feature a smooth finish; that standing seam metal roofs should feature smooth panels with no striation or corrugation; and that all windows should feature dark colored frames, be recessed at least two (2) inches within walls and not feature faux divided lites (muntins should be applied to the exterior, rather than only within panes of glass).
l. WINDOWS – The applicant has proposed clad wood windows. Staff finds the proposed windows to be appropriate; however, staff finds that all windows should feature dark colored frames, be recessed at least two (2) inches within walls and not feature faux divided lites (muntins should be applied to the exterior, rather than only within panes of glass).
m. ARCHITECTURAL DESIGN – Generally, staff finds the proposed new construction to be consistent with the UDC's River Improvement Overlay design standards. Staff finds that the proposed shutters should appear to be operable.
n. LIGHTING – Lighting design for any project located in a RIO district is an important aspect of not only that particular project's design, but also the adjacent buildings as well as the River Walk. According to the UDC Section 35-673(j), site lighting should be considered an integral element of the landscape design of a property. A detailed lighting plan should be submitted to OHP staff for review and approval.
o. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

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

i. That each curb cut should not exceed twenty-five (25) feet in width, as noted in finding d. A clear pedestrian path should be maintained across both curb cuts. Should the proposed curb cuts exceed twenty-five (25) feet in width, the pedestrian pathway at the sidewalk should not change in height to accommodate vehicular curb cuts. Additionally, staff recommends that the proposed landscape median at the circular drive should increase in depth, and accommodate the pedestrian path to differentiate the pedestrian path from vehicular access.
ii. That landscaping documents be submitted to OHP staff for review and approval, as noted in finding e.
iii. That all mechanical and service equipment is screened from view from the public right of way, as noted in finding f.
iv. That the standing seam metal roofs feature smooth panels with no striation or corrugation, and that all windows should feature dark colored frames, be recessed at least two (2) inches within walls and not feature faux divided lites (muntins should be applied to the exterior, rather than only within panes of glass), as noted in findings k and l.
v. That the proposed shutters be installed in a manner where they appear operable.
vi. That a detailed architectural and landscape lighting plan be submitted to OHP staff for review and approval, as noted in finding n.
vii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



July 28, 2026

1:2,000

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

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DIVISION 04 MASONRY

04 20 00 UNIT MASONRY

UM-1	MANUFACTURER	RIAD TILE
	PRODUCT NAME	SUN BREEZE BLOCK
	COLOR / TEXTURE	TERRACOTTA
	SIZE	9 3/4" X 4 3/8" X 2 3/8"
	PATTERN	STACK BOND

04 23 00 GLASS UNIT MASONRY

GL-1200	MANUFACTURER	THE GLASS BLOCK SUPPLY CO
	PRODUCT NAME	GBA MODULAR CAST GLASS BRICK
	COLOR	GREEN
	DIMENSIONS	8" X 8" X 3"
	DESCRIPTION	COLORED GLASS BRICK
	REMARKS	POOLHOUSE

04 43 13 STONE MASONRY VENEER

SMV-1	MANUFACTURER	SALADO STONE
	COLOR	TBD
	FINISH	ROUGH BACK LIMESTONE
	THICKNESS	3 5/8"
	SIZE	VARIES: SEE ELEVATION
	JOINT WIDTH	1/2"
	JOINT COLOR	TBD
	STONE SEALER	[APPLY SEALER] [NON-SEALED]
	CORNERS	AS INDICATED IN DRAWINGS

DIVISION 05 METALS

05 75 00 DECORATIVE FORMED METAL

MT-1000	MANUFACTURER	VEROMETAL
	PRODUCT	VEROMETAL COPPER WITH GREEN VERDE #444
	FINISH	GREEN PATINATED COPPER
	DESCRIPTION	APPLY VEROMETAL TO SUITABLE SUBSTRATE; SAND TO MINIMUM 800 GRIT BEFORE APPLYING GREEN VERDE (#444) AND SEALING WITH PREMERA T2 MCM. GC TO USE CERTIFIED FINISHER FOR FINISH APPLICATION.
	REMARKS	HOTEL RECEPTION DESK
MT-1200	MANUFACTURER	BASIC COPPER
	PRODUCT	HAMMERED COPPER
	SIZE	REFER TO DRAWINGS, 3'-0" X 10'-0" SHEET
	THICKNESS	22 MIL (16 OZ/24 GAUGE)
	FINISH	NEW YORK PATTERN
	REMARKS	POOL HOUSE
MT-1301	MANUFACTURER	ESP METAL PRODUCTS & CRAFTS
	PRODUCT	BAR FOOT RAIL TUBING WITH MODEL 101 COMBINATION FLOOR BRACKET AND MODEL 505 WALL FLANGE
	SIZE	1.5" OD; REFER TO DRAWINGS FOR LENGTH.
	THICKNESS	N/A
	FINISH	POLISHED COPPER
	REMARKS	POOL HOUSE
MT-1400	MANUFACTURER	BANKER WIRE
	PRODUCT	P-258
	SIZE	REFER TO DRAWINGS
	THICKNESS	0.126"
	FINISH	ANTIQUE BRASS, PLATED
	DESCRIPTION	METAL MESH PANELS
	REMARKS	GYM LOCKER MILLWORK PANELS
MT-1401	MANUFACTURER	BANKER WIRE
	PRODUCT	P-258
	SIZE	REFER TO DRAWINGS
	THICKNESS	0.126"
	FINISH	ANTIQUE BRASS, PLATED
	DESCRIPTION	METAL MESH PANELS
	REMARKS	GYM
MT-1600	MANUFACTURER	CUSTOM FABRICATED
	PRODUCT	1" POLISHED UNLACQUERED BRASS SOLID ACCENT BANDING WITH 1/4" ROUND HEAD FINISH NAILS (SPACED 18"OC, OR AS REQUIRED).
	SIZE	REFER TO DRAWINGS.
	THICKNESS	1/16"
	FINISH	POLISHED UNLACQUERED BRASS
	DESCRIPTION	DECORATIVE METAL STRAPPING @ GAME ROOM
MT-2xxx xxx = UNIT #	TYPE STYLE	METAL PANEL FLAT
	THICKNESS	3/8"
	FINISH	TBD
	REMARKS	HIDDEN FASTENERS
MT-2xxxA xxx = UNIT #	TYPE STYLE	TUBE/POST/SPINDLES PER DRAWINGS
	FINISH	UNLACQUERED BRASS
	REMARKS	FREESTANDING MIRROR; RE DRAWINGS
MTL-1300	-	TO MATCH MT-1200
MTL-1600	TYPE	METAL WALL STRAP
	FINISH	UNLACQUERED BRASS
	REMARKS	SEE MT-1600 SPECIFICATION
MTL-3000	TYPE	METAL MESH
	STYLE	BANKER WIRE, S-46
	FINISH	POWDER COATED FINISH; COLOR: TBD
	REMARKS	REFER TO AMENITY BACK BAR CABINETRY DETAILS
MTL-3001	TYPE	METAL FRAME AND BALL FINIAL
	FINISH	POWDER COATED FINISH; COLOR: TBD
	REMARKS	REFER TO AMENITY BACK BAR CABINETRY DETAILS

DIVISION 06 WOOD, PLASTICS, AND COMPOSITES

06 40 23 INTERIOR ARCHITECTURAL WOODWORK

MD-2xxx xxx = UNIT #	MANUFACTURER PROFILE	CUSTOM FABRICATION PER DRAWINGS
	MATERIAL	TO MATCH WD-2xxxB
	REMARKS	MOLDING
MW-2xxx xxx = UNIT #	CASEWORK COUNTERTOP	TO MATCH WD-2xxx TO MATCH ST-2xxx, UNO
	REMARKS	GUESTROOM MILLWORK
PL-1	MANUFACTURER	WILSONART
	PRODUCT NAME/NO.	WALNUT PB EMBER
	COLOR	8286
	TEXTURE	05 TIMBERGRAIN
	INSTALLATION	VERTICAL INSTALLATION
	REMARKS	BOH STAFF AREAS
WP-1000	MANUFACTURER	DOOGE VENEERS
	SPECIES	WALNUT BURL
	CUT	ROTARY CUT
	GRADE	PER MANUFACTURER STANDARD.
	COLOR	LOG C96324
	FINISH	VENEER TO BE FIELD FINISHED
	LEAF MATCHING	4-WAY BOOKMATCHED
	ASSEMBLY MATCH	CENTER
	NOTES	MILLWORKER TO PROVIDE UV-STABLE FINISH SAMPLES FOR DESIGNER REVIEW AND APPROVAL.
	REMARKS	RECEPTION
WP-1100	MANUFACTURER	CUSTOM FABRICATION/WINDSOR ONE
	PRODUCT NAME/NO.	WOTG 5 1/2" V-GROOVE
	CUT	N/A
	GRADE	N/A
	COLOR	PRIMED AND PAINTED; REFER TO DRAWINGS.
	LEAF MATCHING	N/A
	SIZE	23/32" X 5-1/2"
	REMARKS	DUE TORI
WP-1200	MANUFACTURER	DOOGE VENEERS
	SPECIES	WALNUT BURL
	CUT	PLAIN SLICED
	GRADE	PER MANUFACTURER STANDARD.
	COLOR	LOG 32263-3
	FINISH	SATIN OILED
	FINISH	VENEER TO BE FIELD FINISHED
	LEAF MATCHING	4-WAY BOOKMATCHED
	ASSEMBLY MATCH	CENTER
	NOTES	MILLWORKER TO PROVIDE UV-STABLE FINISH SAMPLES FOR DESIGNER REVIEW AND APPROVAL.
WP-1300	MANUFACTURER	CUSTOM FABRICATION
	DESCRIPTION	CUSTOM LATTICE PANELING
	SPECIES	BEECH (OR SIMILAR, TIGHT GRAINED WOOD)
	COLOR	PRIMED AND PAINTED; REFER TO DRAWINGS.
	REMARKS	GREEN HOUSE
WD-1100	MANUFACTURER	CUSTOM FABRICATION
	PRODUCT	PLAIN SAWN WHITE OAK
	FINISH	ONYX, TO MATCH DESIGNER CONTROL SAMPLE.
	GRADE	AA
	REMARKS	BAR MILLWORK AND ELEVATOR 04 WALL PANELING AND TRIM
WD-1200	MANUFACTURER	DOOGE VENEERS
	SPECIES	MAHOGANY VENEER
	CUT	FLAT CUT
	FINISH	SATIN OILED
	GRADE	AA
	COLOR	MILLWORKER TO PROVIDE UV-STABLE FINISH SAMPLES FOR DESIGNER REVIEW AND APPROVAL.
	LEAF MATCHING	RANDOM
	ASSEMBLY MATCH	CENTER
	REMARKS	POOL HOUSE
WD-1201	MANUFACTURER	CUSTOM FABRICATED OR WINWOOD PRODUCTS
	PRODUCT	ADZE CHISELED LACQUERED WOOD OR MDF
	FINISH	APPLIED LACQUER
	COLOR	GREEN LACQUER, TO MATCH SHERWIN WILLIAMS SW6447 EVERGREENS
	REMARKS	POOL HOUSE
WD-1202	MANUFACTURER	CUSTOM FABRICATED
	SPECIES	MARINE GRADE TEAK
	CUT	FLAT CUT / HARDWOOD SOLIDS
	FINISH	SATIN OILED
	GRADE	A
	COLOR	TBD
	REMARKS	POOL HOUSE
WD-1300	-	TO MATCH WD-1200
WD-1401	MANUFACTURER	JSO WOOD PRODUCTS
	SPECIES	CHERRY BURL COMPOSITE 061 WOOD VENEER
	GRADE	AA
	LEAF MATCHING	BOOK
	ASSEMBLY MATCH	CENTER
	REMARKS	GYM
WD-1402	MANUFACTURER	DOOGE VENEERS
	SPECIES	WALNUT VENEER
	CUT	PLAIN AND QUARTER SAWN
	COLOR	MATTE AMBER TO MATCH DESIGNER CONTROL SAMPLE
	LEAF MATCHING	RANDOM
	THICKNESS	0.6MM
	GRADE	AA
	REMARKS	ELEVATOR 02 AND GYM
WD-1602	MANUFACTURER	MOORISH ARCHITECTURAL DESIGN
	PRODUCT NAME	MOROCCAN WOOD LATTICE SCREEN
	PATTERN	PATTERN 05
	COLOR	MOROCCAN CEDAR, STAIN COLOR TBD
	THICKNESS	3/4"
	REMARKS	MEMBER'S LOUNGE
WD-2xxxA xxx = UNIT #	MANUFACTURER SPECIES	CUSTOM FABRICATION WHITE OAK (SOLID AND VENEER)
	COLOR	MAHAGONY STAINED; VARIES BY ROOM; PLAN FOR 6-8 COLORS THROUGHOUT, FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	CUT	RIFT SAWN
	FINISH	MATTE WITH WATER-BASED SEALER
	GRADE	SELECT
	CLASSIFICATION	TBD
	REMARKS	VANITY MILLWORK AT BATHROOM
WD-2xxxB xxx = UNIT #	MANUFACTURER SPECIES	CUSTOM FABRICATION WHITE OAK (SOLID AND VENEER)
	COLOR	MAHAGONY STAINED; VARIES BY ROOM; PLAN FOR 6-8 COLORS THROUGHOUT, FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	CUT	RIFT SAWN
	FINISH	MATTE WITH WATER-BASED SEALER
	GRADE	SELECT
	CLASSIFICATION	TBD
	REMARKS	WOOD CEILING AT BEDROOM CHAMBER
WD-2xxxC xxx = UNIT #	MANUFACTURER PRODUCT NAME	MOORISH ARCHITECTURAL DESIGN MOROCCAN WOOD LATTICE SCREEN
	PATTERN	TBD
	COLOR	MOROCCAN CEDAR, STAIN COLOR (DIFFERS PER LOCATION, PLAN FOR 3 STAINS)
	THICKNESS	3/4"
	REMARKS	JALI SCREEN AT GUEST ROOMS
WD-4000	MANUFACTURER	DOOGE VENEERS
	SPECIES	AMERICAN WHITE OAK
	CUT	FLAT CUT
	COLOR	MEDIUM BROWN STAIN, TO MATCH DESIGNER CONTROL SAMPLE.
	LEAF MATCHING	SLIP
	THICKNESS	0.6MM
	GRADE	AA
	REMARKS	ELEVATOR 03 TRIM
WDB-1	MANUFACTURER	CUSTOM FABRICATED
	SPECIES	PAINT-GRADE MDF
	COLOR	PAINTED TO MATCH WALL
	HEIGHT	4"
	REMARKS	PAINTED WOOD BASE
WDB-2	MANUFACTURER	CUSTOM FABRICATED
	SPECIES	OAK
	CUT	PLAIN SLICED
	GRADE	A
	COLOR	STAINED TO MATCH WDF-2
	HEIGHT	4"
	REMARKS	STAINED WOOD BASE
WD-7	MANUFACTURER	FORTE
	PRODUCT NAME	WOOD DOOR STAIN
	SPECIES	PLAIN SLICED WALNUT
	COLOR	T.B.D.
WD-8	MANUFACTURER	DE CARLO
	PRODUCT NAME	WOOD WINDOW STAIN
	SPECIES	T.B.D.
	COLOR	T.B.D.

06 64 00 PLASTIC PANELING (FRP)

FRP-1	MANUFACTURER	MARLITE
	TEXTURE	PEBBLED
	COLOR	P145 SILVER
	INTERIOR FINISH CLASSIFICATION	CLASS C

DIVISION 07 THERMAL

07 41 13.16 STANDING SEAM METAL ROOF PANELS

MFSS-1	MANUFACTURER	WESTERN STATES
	PRODUCT	WESTERN LOCK STANDING SEAM
	FINISH	COPPER

07 46 23 WOOD SIDING

WDS-1	MANUFACTURER	PHILLIPS FOREST PRODUCTS
	PRODUCT	EXTERIOR SOFFIT, WOOD PLANK
	SPECIES	WESTERN RED CEDAR
	FINISH	SMOOTH, HD CLEAR
	SIZE	5" WIDE PLANKS, LAP & GAP PROFILE
WDS-2	MANUFACTURER	PHILLIPS FOREST PRODUCTS
	PRODUCT	EXTERIOR SOFFIT, WOOD COFFER
	SPECIES	WESTERN RED CEDAR
	FINISH	SMOOTH, HD CLEAR
	SIZE	5" WIDE PLANKS, LAP & GAP PROFILE
WDS-3	MANUFACTURER	PHILLIPS FOREST PRODUCTS
	PRODUCT	EXTERIOR WOOD SIDING
	SPECIES	WESTERN RED CEDAR
	FINISH	SMOOTH, HD CLEAR
	SIZE	5" WIDE PLANKS, LAP & GAP PROFILE

DIVISION 09 OPENINGS

08 80 00 GLAZING

GL-1	DESCRIPTION	VISION GLASS
	MANUFACTURER	GUARDIAN
	PRODUCT	SUNGUARD SNX 60+ ON CLEAR
	EXTERIOR GLASS	1/4" CLEAR GLASS
	SURFACE #2	SUNGUARD SNX 60+
	INSULATED SPACE	1/2" AIR
	SURFACE #3	
	INTERIOR GLASS	1/4" CLEAR GLASS
	TRANSMITTANCE(VLT)	0.6
	U-VALUE	0.29
	SHGC	0.25
	REMARKS	TYPICAL WINDOW
GL-2	DESCRIPTION	STAINED GLASS - OPAQUE
	MANUFACTURER	JUDSON STUDIOS
	PRODUCT NAME	CUSTOM STAINED GLASS PANELS
	THICKNESS	3/16"
	REMARKS	SEE ELEVATIONS FOR DESIGN INTENT
GL-3	DESCRIPTION	STAINED GLASS - TRANSLUCENT
	MANUFACTURER	JUDSON STDIOS
	PRODUCT NAME	CUSTOM STAINED GLASS PAELS
	THICKNESS	3/16"
	REMARKS	SEE ELEVATIONS FOR DESIN INTENT
GL-4	DESCRIPTION	TBD
	MANUFACTURER	TBD
	PRODUCT NAME	FROSTED GLASS
	THICKNESS	TBD
	REMARKS	SEE ELEVATIONS FOR INTENT
GL-5	DESCRIPTION	FAUX WINDOWS
	MANUFACTURER	TBD
	PRODUCT NAME	TBD
	THICKNESS	TBD
	REMARKS	TBD
GL-6	DESCRIPTION	VISION GLASS
	MANUFACTURER	GUARDIAN
	PRODUCT	SUNGUARD SNX 51/23 ON CLEAR
	EXTERIOR GLASS	1/4" CLEAR GLASS
	SURFACE #2	SUNGUARD SNX 51/23
	INSULATED SPACE	1/2" AIR
	SURFACE #3	
	INTERIOR GLASS	1/4" CLEAR GLASS
	TRANSMITTANCE(VLT)	0.51
	U-VALUE	0.29
	SHGC	0.23
	REMARKS	GREENHOUSE ROOF GLAZING
GL-7	DESCRIPTION	INTERIOR GLAZING
	MANUFACTURER	TBD
	PRODUCT NAME	LOW IRON, FLOAT GLASS, TEMPERED
	THICKNESS	1/2"
	REMARKS	TYPICAL SHOWER DOORS

08 81 13 DECORATIVE GLASS

GL-4000	MANUFACTURER	JUDSON STUDIOS
	PRODUCT NAME	CUSTOM STAINED GLASS PANELS
	COLOR	VARIES
	THICKNESS	3/16"
	REMARKS	ELEVATOR 03 CEILING (BACKLIT COLORED GLASS PANELS)
GL-2xxxT xxx = UNIT #	MANUFACTURER PRODUCT NAME	CUSTOM FABRICATION CLEAR GLASS
	THICKNESS	3/16"
	REMARKS	HIDDEN TOP AND BOTTOM CHANNELS

08 83 00 MIRRORS

GL-1100A	MANUFACTURER	BENDHEIM
	PRODUCT NAME	VINTAGE MIRROR "CLASSIC" ANTIQUE MIRROR
	SIZE	6" WIDE PANELS, REFERENCE ELEVATIONS FOR DESIGN
	REMARKS	DUE TORI
GL-1100B	-	MATCH GL-1100A
	REMARKS	REFER TO ELEVATIONS FOR SIZE, VARIES BY LOCATION
GL-1201	-	MATCH GL-1100A
GL-1600	-	MATCH GL-1100A
GL-2xxx xxx = UNIT #	MANUFACTURER PRODUCT NAME	CUSTOM FABRICATION CUSTOM
	REMARKS	REFERENCE ELEVATIONS FOR DESIGN

DIVISION 09 FINISHES

09 25 23 LIME BASED PLASTERING

PLR-3	TYPE	NATURAL HYDRAULIC LIME PLASTER OVER METAL LATH
	TEXTURE	TBD
	COLOR	FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	EXTERIOR
PL-1000	TYPE	EARTHUS STONE
	TEXTURE	TBD
	COLOR	TO MATCH SHERWIN WILLIAMS, NEUTRAL GROUND (SW 7568)
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	WALL & CEILING PLASTER
	REMARKS	RECEPTION
PL-1200	TYPE	EARTHUS STONE
	TEXTURE	TBD
	COLOR	CREAM TO MATCH SHERWIN WILLIAMS, SW6141 SOFTER TAN
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	WALL PLASTER
	REMARKS	POOL HOUSE
PL-1201	TYPE	EARTHUS STONE
	TEXTURE	TBD
	COLOR	GOLD TO MATCH SHERWIN WILLIAMS, SW6383 GOLDEN RULE
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	CEILING PLASTER
	REMARKS	POOL HOUSE
PL-1202	TYPE	EARTHUS STONE
	TEXTURE	TBD
	COLOR	RED TO MATCH SHERWIN WILLIAMS, SW6334 FLOWER POT
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	TRIM PLASTER
	REMARKS	POOL HOUSE
PL-1300	TYPE	EARTHUS STONE
	TEXTURE	TBD
	COLOR	TO MATCH SHERWIN WILLIAMS, GREEN ONYX (SW9128)
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	TRIM PLASTER
	REMARKS	GREENHOUSE
PL-1301	TYPE	NATURAL HYDRAULIC
	TEXTURE	TBD
	COLOR	FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	GREENHOUSE TRIM PLASTER
PL-1400	TYPE	EARTHUS STONE
	TEXTURE	TBD
	COLOR	FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	WALL PLASTER
	REMARKS	GYM
PL-1401	TYPE	EARTHUS STONE
	TEXTURE	TBD
	COLOR	FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	WALL AND CEILING PLASTER
	NOTES	SPA RECEPTION
PL-1402	TYPE	EARTHUS STONE
	TEXTURE	TBD
	COLOR	FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	GYM / SPA RECEPTION
PL-1600	TYPE	EARTHUS STONE
	TEXTURE	TBD
	COLOR	"GOLDEN" FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	WALL PLASTER
	REMARKS	MEMBER'S LOUNGE
PL-1601	TYPE	EARTHUS STONE
	TEXTURE	TBD
	COLOR	"GREEN" FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	WALL PLASTER
	REMARKS	MEMBER'S LOUNGE

Kirksey ARCHITECTURE

Austin + Houston + Dallas

1023 Springdale Rd, Bldg. 11A

Austin Texas 78721

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REGISTERED ARCHITECT ROBERT DUANE KIRKSEY 22026 STATE OF TEXAS

19 JUNE 2026

	DATE	ISSUE
D	06-19-2026	ISSUE FOR PERMIT

PROJECT NAME

TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS

1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

SHEET TITLE

MASTER SCHEDULE - HOTEL

SHEET NUMBER

A0.70

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PL-1602	TYPE	EARTHUS STONE
	TEXTURE	TBD
	COLOR	FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	WALL AND CEILING PLASTER
	REMARKS	MEMBER'S LOUNGE
PL-4000	TYPE	EARTHUS STONE
	TEXTURE	TBD
	COLOR	FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	ELEVATOR 02 CEILINGS
PL-2xxx	MANUFACTURER	TEXSTON
xxx = UNIT #	EXTURE	TBD
	TYPE	EARTHUS STONE
	COLOR	VARIES PER UNIT, PLAN FOR 6-8 COLORS (WITH SEVERAL SHADES/TINTS) THROUGHOUT; FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	TYPICAL GUESTROOMS
PL-2xxxT	NOTES	TO MATCH PL-2xxx
xxx = UNIT #	YPE	EARTHUS STONE TADELAKT

09 26 13 GYPSUM VENEER PLASTERING

CP-1A	MANUFACTURER	STUC PIERRE
	TYPE	HIGH TRAFFIC AREAS
	TEXTURE	TBD
	COLOR	NEUTRAL, FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	STAIR 02 WALL FINISH (MATCHING BATHHOUSE)
CP-2	MANUFACTURER	STUC PIERRE
	TYPE	HIGH TRAFFIC AREAS
	TEXTURE	TBD
	COLOR	RED, FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	INTERIOR FINISH CLASSIFICATION	CLASS A
	NOTES	STAIR 02 (MATCHING BATHHOUSE)
PLR-2	MANUFACTURER	STUC PIERRE
	TYPE	HIGH TRAFFIC AREAS
	TEXTURE	TBD
	COLOR	FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	INTERIOR FINISH CLASSIFICATION	CLASS A

09 30 00 TILING

ST-1200	TYPE	EXTERIOR TILE
	MANUFACTURER	EXQUISITE SURFACES
	PATTERNS	ATLAS BEIGE SELECT - RUSTIC; CUSTOM VERSAILLES PATTERN
	COLOR	BEIGE
	SIZE	16SQFT INCLUDES: 4 8x8, 2 8x16, 4 16x16, AND 2 16x24"
	THICKNESS	5/8"
	JOINTING PATTERN	VERSAILLES PATTERN
	JOINT WIDTH	1/8"
	GROUT	TBD
	REMARKS	POOLHOUSE AND MAIN COURT 1; MATERIAL ALLOWANCE: $45/SF
ST-1301	TYPE	STONE FLOOR TILE
	MANUFACTURER	EXQUISITE SURFACES
	PATTERNS	ATLAS BEIGE SELECT - RUSTIC
	FINISH	RUSTIC
	COLOR	BEIGE
	SIZE	24" X 36"
	THICKNESS	5/8"
	JOINTING PATTERN	1/3 OFFSET RUNNING BOND
	JOINT WIDTH	1/4"
	GROUT	TBD
	REMARKS	GREENHOUSE OUTER RING; MATERIAL ALLOWANCE: $35/SF
ST-1302	TYPE	STONE FLOOR TILE
	MANUFACTURER	EXQUISITE SURFACES
	PATTERNS	ATLAS BEIGE SELECT - BRIQUETTE
	FINISH	Rustic
	COLOR	Beige
	SIZE	1 15/16" x 9 13/16"
	THICKNESS	11/16" to 13/16"
	JOINTING PATTERN	STACKED
	JOINT WIDTH	1/8"
	GROUT	TBD
	REMARKS	GREENHOUSE INNER ATRIUM; MATERIAL ALLOWANCE: $35/SF
ST-2xxx	DESCRIPTION	GUESTROOM STONE
xxx = UNIT #	STONE SOURCE	TBD
	STONE TYPE	TBD
	COLOR	VARIES BY ROOM; PLAN FOR 6-8 COLORS THROUGHOUT, FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	TEXTURE	TBD
	THICKNESS	VARIES
	EDGE TREATMENT	VARIES REFERENCE DRAWINGS
	REMARKS	PONY WALL CAP, VANITY, AND DOOR SADDLE
ST-3001	DESCRIPTION	FLUTED 1 1/4" HALF-ROUND MIXED STONE
	STONE SOURCE	CLE TILE
	STONE TYPE	CABOCHAN GRAND IN RANDOM MIX (JADE GREEN, BEIGE TRAVERTINE, ROJO ALICANTE, WHITE LIMESTONE, VERDE MARBLE, RED TRAVERTINE, IBERIAN CHOCOLATE, CALACATTA VIOLA)
	TEXTURE	PER MANUFACTURER
	THICKNESS	5/8"
	EDGE TREATMENT	PER MANUFACTURER
	REMARKS	AMENITY DECK BAR FACE
ST-4100	DESCRIPTION	STONE TREAD NOSINGS
	STONE SOURCE	TO MATCH DSC-1/STF-1
	STONE TYPE	LIMESTONE
	TEXTURE	HONED
	THICKNESS	3CM
	EDGE TREATMENT	EASED EDGE
	REMARKS	STAIR 1; NOSING TO BE 2 1/2" W AT RISER AND TREAD SURFACES.
ST-4101	DESCRIPTION	STONE TREAD
	STONE SOURCE	TO MATCH DSC-1/STF-1
	STONE TYPE	LIMESTONE
	TEXTURE	HONED
	THICKNESS	3CM
	EDGE TREATMENT	EASED EDGE
	REMARKS	ENTRY TOWER STAIR
ST-4200	DESCRIPTION	STONE RISERS
	STONE SOURCE	CEMENTO
	STONE TYPE	SCARPA RED TRAVERTINE
	TEXTURE	HONED MOSAIC TILE
	THICKNESS	3/8"
	EDGE TREATMENT	EASED EDGE
	REMARKS	STAIR 2 (FROM BASEMENT TO LEVEL 1)
ST-4300	DESCRIPTION	STONE TREAD
	STONE SOURCE	TO MATCH DSC-1/STF-1
	STONE TYPE	LIMESTONE
	TEXTURE	HONED
	THICKNESS	3CM
	EDGE TREATMENT	EASED EDGE
	REMARKS	STAIR 3
ST-4100	DESCRIPTION	STONE TREAD AND NOSINGS
	STONE SOURCE	TO MATCH DSC-1/STF-1
	STONE TYPE	LIMESTONE
	TEXTURE	HONED
	THICKNESS	3CM
	EDGE TREATMENT	EASED EDGE
	REMARKS	STAIR 5; NOSING TO BE 2 1/2"W AT RISER AND TREAD SURFACES.
TILE-1	TYPE	TILE AT ROOF COPING (RED)
	MANUFACTURER	TBD
	PATTERNS	TBD
	COLOR	TBD
	SIZE	TBD
	THICKNESS	TBD
	JOINTING PATTERN	TBD
	JOINT WIDTH	TBD
	GROUT	TBD
	REMARKS	COURT 1
TILE-2	TYPE	QUARRY TILE
	MANUFACTURER	METROPOLITAN CERAMICS
	PATTERNS	QUARRYBASICS IRONSPOT
	COLOR	15XA BUCKSIN
	SIZE	8" X 8"
	THICKNESS	1/2" THICKNESS
	JOINTING PATTERN	AS INDICATED IN DRAWINGS
	JOINT WIDTH	1/8"
	GROUT	LATICRETE SPECTRALOCK PRO EPOXY GROUT, COLOR: TBD
	REMARKS	XA-ABRASIVE SLIP RESISTING ADDITIVE
TILE-3	TYPE	FLOOR AND WALL TILE
	MANUFACTURER	DALTILE
	PATTERNS	OUTLANDER
	COLOR	MARINE RECTANGULE PALAZZO
	SIZE	12" X 24"
	THICKNESS	5/16" THICKNESS
	JOINTING PATTERN	RUNNING BOND
	JOINT WIDTH	18" THICKNESS
	GROUT	LATICRETE SPECTRALOCK PRO EPOXY GROUT, COLOR: TBD
	REMARKS	BACK OF HOUSE STAFF RESTROOM
TILE-4	TYPE	TILE BORDER
	MANUFACTURER	DALTILE
	PATTERNS	OUTLANDER
	COLOR	MARINE RECTANGULE PALAZZO
	SIZE	3" X 24" BULLNOSE TRIM
	THICKNESS	5/16" THICKNESS
	JOINTING PATTERN	ALIGN WITH TILES BELOW
	JOINT WIDTH	1/8" THICKNESS
	GROUT	LATICRETE SPECTRALOCK PRO EPOXY GROUT, COLOR: TBD
	REMARKS	BACK OF HOUSE STAFF RESTROOM
TLB-2	TYPE	QUARRY TILE COVE BASE
	MANUFACTURER	METROPOLITAN CERAMICS
	PATTERNS	QUARRYBASICS IRONSPOT
	COLOR	15XA BUCKSIN
	SIZE	MFR'S STANDARD COORDOINATINGN SIZE WITH TILE-2
	THICKNESS	1/2" THICKNESS
	JOINTING PATTERN	AS INDICATED IN DRAWINGS
	JOINT WIDTH	1/8"
	GROUT	LATICRETE SPECTRALOCK PRO EPOXY GROUT, COLOR: TBD
	REMARKS	XA-ABRASIVE SLIP RESISTING ADDITIVE, PROVIDE OUTSIDE AND INSIDE CORNER PIECES WHERE APPLICABLE
TL-1000	TYPE	FLOOR TILE
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE
	COLOR	1056
	SIZE	10CM X 10CM
	THICKNESS	10-12MM
	JOINTING PATTERN	STACKED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	RECEPTION
TL-1001	TYPE	FLOOR TILE @ BORDER
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE
	COLOR	1003
	SIZE	10CM X 10CM
	THICKNESS	10-12MM
	JOINTING PATTERN	STACKED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	RECEPTION
TL-1002	TYPE	FOUNTAIN TILE
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE IN CUSTOM PATTERN S028
	COLOR	1003, 1056, & 1124
	SIZE	-
	THICKNESS	10-12MM
	JOINTING PATTERN	CUSTOM PATTERN
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	RECEPTION
TL-1003	TYPE	WALL TILE
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE
	COLOR	1102
	SIZE	10CM X 10CM
	THICKNESS	10-12MM
	JOINTING PATTERN	STACKED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	RECEPTION
TL-1100A	TYPE	STONE FLOOR TILE
	MANUFACTURER	MONTANA LABELLE
	PATTERNS	MIXED MARBLE 12" X 12" FLOOR TILE
	COLOR	LANE, LARP, LONGBEACH, LYON AND LARABEE, EQUAL BLEND
	FINISH	HONED
	SIZE	12x12"
	THICKNESS	1.5 cm
	JOINTING PATTERN	RANDOMIZED DIAMOND
	JOINT WIDTH	1/8"
	GROUT	TBD
	NOTES	ALLOWANCE: $30/SF; IF BIDDING OUTSIDE OF SPECIFIED SOURCE, TO BID AS 12" X 12" WALNUT TRAVERTINE, ROSSO LEVANTO, BRECCIA PONTIFICIA, VERDE ANTICO, CALACATTA VIOLA, AND TRAVERTINE TILES
	REMARKS	DUE TORI
TL-1101	TYPE	TILE
	MANUFACTURER	CEMENTO COLLECTION
	PATTERNS	SCARPA ROSSO LEVANTO MARBLE POLISHED MOSAIC TILE
	COLOR	ROSSO LEVANTO
	SIZE	12 1/4" x 11 3/4"
	THICKNESS	3/8"
	JOINTING PATTERN	MOSAIC
	JOINT WIDTH	MOSAIC SHEETING PER MANUFACTURER
	GROUT	TBD
	REMARKS	DUE TORI, FLOOR AND BAR SURROUND
TL-1102	TYPE	QUARRY TILE AT BACK BAR
	MANUFACTURER	METROPOLITAIN CERAMICS
	PATTERNS	QUARRY BASICS, CLEAR TONES
	COLOR	710 RAVEN
	SIZE	6" X 6"
	THICKNESS	1/2" THICKNESS
	JOINTING PATTERN	AS INDICATED IN DRAWINGS
	JOINT WIDTH	1/8"
	GROUT	TBD
	REMARKS	BACK OF HOUSE STAFF RESTROOM
TL-1200	TYPE	EXTERIOR TILE
	MANUFACTURER	OUTER CLE
	PATTERNS	EASTERN EXPRESSION: TEMPERA
	COLOR	50% NORI / 50% YOUNG LYCHEE
	SIZE	2 x 6"
	THICKNESS	1/2"
	JOINTING PATTERN	STACKED
	JOINT WIDTH	1/8"
	GROUT	TBD
	REMARKS	POOLHOUSE
TL-1201	TYPE	WALL TILE
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE IN CUSTOM PATTERN S024
	COLOR	1003 & 1126
	SIZE	-
	THICKNESS	10-12MM
	JOINTING PATTERN	CUSTOM PATTERN
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	POOLHOUSE
TL-1300	TYPE	4" x 4" BATHROOM WALL TILE
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE IN CUSTOM PATTERN
	COLOR	1003
	SIZE	10CM X 10 CM
	THICKNESS	10-12mm
	JOINTING PATTERN	STACKED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	GREENHOUSE
TL-1301	TYPE	4" x 4" BATHROOM FLOOR TILE
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE IN CUSTOM PATTERN
	COLOR	1003 & 1056
	SIZE	10CM X 10 CM
	THICKNESS	10-12MM
	JOINTING PATTERN	CUSTOM PATTERN
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	GREENHOUSE
TL-1302	TYPE	QUARRY TILE AT BACK BAR
	MANUFACTURER	METROPOLITAIN CERAMICS
	PATTERNS	QUARRY BASICS, IRONSPOT
	COLOR	15IS BUCKSKIN
	SIZE	6" X 6"
	THICKNESS	1/2" THICKNESS
	JOINTING PATTERN	AS INDICATED IN DRAWINGS
	JOINT WIDTH	1/8"
	GROUT	TBD
	REMARKS	GREENHOUSE
TL-1401	TYPE	FLOOR TILE AND MILLWORK
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE
	COLOR	COLOR 1101
	SIZE	10 X 10 CM
	THICKNESS	10/12 MM
	JOINTING PATTERN	AS INDICATED IN DRAWINGS
	FINISH	GLAZED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	GYM
TL-1402	TYPE	WALL TILE
	MANUFACTURER	ZICANA BOUTIQUE
	PATTERNS	RED TRAVERTINE TILE 12X24"
	COLOR	RED TRAVERTINE
	SIZE	12X24"
	THICKNESS	3/8"
	JOINTING PATTERN	STACKED
	FINISH	HONED
	JOINT WIDTH	1/8"
	GROUT	TBD
	NOTES	LARGE FORMAT TILE AT POWDER ROOM WALLS
	REMARKS	GYM
TL-1403	TYPE	WALL TILE
	MANUFACTURER	TILE BAR
	PATTERNS	RAKESTONE CARVED
	COLOR	PORTO BEIGE
	SIZE	12X24"
	THICKNESS	12 MM -15MM
	JOINTING PATTERN	STACKED
	FINISH	SPLIT HONED
	JOINT WIDTH	1/8"
	GROUT	TBD
	NOTES	LARGE FORMAT TILE AT POWDER ROOM WLALS
	REMARKS	GYM
TL-1406	TYPE	ACCENT 2X2 WALL TILE
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE
	COLOR	COLOR 1073
	SIZE	5 X 5 CM
	THICKNESS	10/12 MM
	JOINTING PATTERN	AS INDICATED IN DRAWINGS
	FINISH	GLAZED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	EVENT COURT RR VESTIBULE ACCENT TILE
TL-1407	TYPE	ACCENT 2X2 WALL TILE
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE
	COLOR	COLOR 1101
	SIZE	5 X 5 CM
	THICKNESS	10/12 MM
	JOINTING PATTERN	AS INDICATED IN DRAWINGS
	FINISH	GLAZED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	EVENT COURT RR ACCENT TILE
TL-1407	TYPE	FLOOR TILE
	MANUFACTURER	ZICANA BOUTIQUE
	PATTERNS	RED TRAVERTINE TILE 12X24"
	COLOR	RED TRAVERTINE
	SIZE	12X24"
	THICKNESS	3/8"
	JOINTING PATTERN	STACKED
	FINISH	HONED
	JOINT WIDTH	1/8"
	GROUT	TBD
	REMARKS	EVENT COURT RR FLOOR TILE
TL-1600	TYPE	QUARRY TILE AT BACK BAR
	MANUFACTURER	TO MATCH TL-1302
TL-1601	TYPE	MOSAIC FLOOR TILE (BATHROOM AND BAR SURROUND)
	MANUFACTURER	CEMENTO COLLECTION
	PATTERNS	SCARPA VERDE ALPI MARBLE HONED MOSAIC TILE
	COLOR	VERDE ALPI
	SIZE	12 1/4" X 11 3/4"
	THICKNESS	3/8"
	JOINTING PATTERN	MOSAIC
	FINISH	HONED
	JOINT WIDTH	N/A
	GROUT	TBD
	REMARKS	MEMBER'S LOUNGE
TL-1602	TYPE	WALL TILE
	MANUFACTURER	DDS TILE
	PATTERNS	KERA ISABELLA - CARAMEL GLOSSY
	COLOR	CARAMEL
	SIZE	4" X 4"
	THICKNESS	3/8"
	JOINTING PATTERN	STACKED
	FINISH	GLOSSY
	JOINT WIDTH	1/16"
	GROUT	TBD
	REMARKS	MEMBER'S LOUNGE
TL-2xxxA	TYPE	GUESTROOM FLOOR TILE
xxx = UNIT #	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE
	COLOR	VARIES BY ROOM; PLAN FOR 6-8 COLORS THROUGHOUT, FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	SIZE	10CM X 10CM
	JOINTING PATTERN	DIAGONAL
	GROUT	TBD
	UNDERLAYMENT	PROVIDE UNDERLAYMENT PER SPECIFICATIONS
	REMARKS	AT BEDCHAMBER AND RESTROOM
TL-2xxxB	TYPE	GUESTROOM WALL BASE
xxx = UNIT #	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE
	COLOR	VARIES BY ROOM; PLAN FOR 6-8 COLORS THROUGHOUT, FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	SIZE	10CM BASE HEIGHT
	JOINTING PATTERN	TRADITIONAL PATTERN
	GROUT	TBD
TL-2xxxC	TYPE	GUESTROOM WALL ACCENT
xxx = UNIT #	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE
	COLOR	VARIES BY ROOM; PLAN FOR 6-8 COLORS THROUGHOUT, FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	SIZE	5CM X 5CM
	JOINTING PATTERN	DIAGONAL
	GROUT	TBD
	REMARKS	AT SHOWER WALL AND VANITY
TL-2xxxD	TYPE	GUESTROOM WALL
xxx = UNIT #	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE
	COLOR	VARIES BY ROOM; PLAN FOR 6-8 COLORS THROUGHOUT, FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	SIZE	10CM X 10CM
	THICKNESS	
	JOINTING PATTERN	DIAGONAL
	FINISH	TBD
	JOINT WIDTH	TBD
	GROUT	TBD
	REMARKS	AT SHOWER
TL-2xxxE	TYPE	GUESTROOM WALL ACCENT
xxx = UNIT #	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE
	COLOR	VARIES BY ROOM; PLAN FOR 6-8 COLORS THROUGHOUT, FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK

Kirksey ARCHITECTURE

Austin + Houston + Dallas

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REGISTERED ARCHITECT ROBERT OLIVER 23280 STATE OF TEXAS

19 JUNE 2026

	DATE	ISSUE
D	06-19-2026	ISSUE FOR PERMIT

PROJECT NAME

TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS

1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

SHEET TITLE

MASTER SCHEDULE - HOTEL

SHEET NUMBER

A0.71

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	SIZE	5CM X 5CM
	THICKNESS	TBD
	JOINTING PATTERN	STACKED
	FINISH	TBD
	JOINT WIDTH	TBD
	GROUT	TBD
	REMARKS	AT SHOWER WALL, VANITY, AND FIREPLACE
TL-2xxxF	TYPE	GUESTROOM WALL ACCENT
xxx = UNIT #	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE
	COLOR	VARIES BY ROOM; PLAN FOR 6-8 COLORS THROUGHOUT, FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	SIZE	5CM X 5CM
	THICKNESS	TBD
	JOINTING PATTERN	STACKED
	FINISH	TBD
	JOINT WIDTH	TBD
	GROUT	TBD
	REMARKS	AT SHOWER WALL, VANITY, AND FIREPLACE
TL-2xxxG	TYPE	GUESTROOM WALL ACCENT
xxx = UNIT #	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE
	COLOR	VARIES BY ROOM; PLAN FOR 6-8 COLORS THROUGHOUT, FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	SIZE	5CM X 5CM
	THICKNESS	TBD
	JOINTING PATTERN	STACKED
	FINISH	TBD
	JOINT WIDTH	TBD
	GROUT	TBD
	REMARKS	AT SHOWER WALL, VANITY, AND FIREPLACE
TL-3001	TYPE	WALL TILE
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE
	COLOR	1127
	SIZE	2" X 2"
	THICKNESS	10/12 MM
	JOINTING PATTERN	AS INDICATED IN DRAWINGS
	FINISH	GLAZED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	AMENITY DECK BAR TOE KICK
TL-3003	TYPE	WALL TILE
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE
	COLOR	1126
	SIZE	4" X 4"
	THICKNESS	10/12 MM
	JOINTING PATTERN	AS INDICATED IN DRAWINGS
	FINISH	GLAZED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	AMENITY DECK - BACK BAR
TL-3004	TYPE	WALL TILE
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	CHECKER
	COLOR	TILE A: 1126 AND TILE B: 1127
	SIZE	TILE A: 5CM X 15CM AND TILE B: 5CM X 5CM
	THICKNESS	10/12 MM
	JOINTING PATTERN	AS INDICATED IN DRAWINGS
	FINISH	GLAZED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	AMENITY DECK RESTROOMS
TL-3005	TYPE	WALL TILE
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE
	COLOR	1127
	SIZE	2" X 2"
	THICKNESS	10/12 MM
	JOINTING PATTERN	AS INDICATED IN DRAWINGS
	FINISH	GLAZED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	AMENITY BAR RESTROOMS BASE, TRIM, COUNTER
TL-4000	TYPE	FLOOR TILE
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	S024
	COLOR	1003 / BEJMAT
	SIZE	MOSAIC
	THICKNESS	10-12MM
	JOINTING PATTERN	PRE-ASSEMBLED PANEL
	FINISH	N/A
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	ELEVATOR 04 MOSAIC FLOOR
TL-4001	TYPE	FLOOR TILE
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE
	COLOR	COLOR 1101
	SIZE	5 X 5 CM
	THICKNESS	10/12 MM

	JOINTING PATTERN	AS INDICATED IN DRAWINGS
	FINISH	GLAZED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	ELEVATOR 02 MOSAIC FLOOR
TL-4100	TYPE	TILE RISER & TREAD
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE
	COLOR	1003 / 1018
	SIZE	5CM X 5CM
	THICKNESS	10/12 MM
	JOINTING PATTERN	DIAGONAL CHECKERED; AS INDICATED IN DRAWINGS
	FINISH	GLAZED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	STAIR 01 RISER & TREAD
TL-4101	TYPE	TILE RISER & TREAD
	MANUFACTURER	SAME AS TL-4100
	REMARKS	ENTRY TOWER STAIR RISER
TL-4300	TYPE	TILE RISER
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE
	COLOR	1003 / BEJMAT
	SIZE	10CM X 10CM
	THICKNESS	10/12 MM
	JOINTING PATTERN	DIAGONAL CHECKERED; AS INDICATED IN DRAWINGS
	FINISH	GLAZED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	STAIR 3
TL-4500	TYPE	TILE RISER
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE
	COLOR	1003
	SIZE	5CM X 5 CM
	THICKNESS	10/12 MM
	JOINTING PATTERN	AS INDICATED IN DRAWINGS
	FINISH	GLAZED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	STAIR 5
TL-4501	TYPE	TILE TREAD
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE
	COLOR	1003 / 1056 / 1018
	SIZE	5CM X 5CM
	THICKNESS	10/12 MM
	JOINTING PATTERN	CHECKERED; AS INDICATED IN DRAWINGS
	FINISH	GLAZED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	STAIR 5
TL-4502	TYPE	TILE NOSING
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE
	COLOR	1003
	SIZE	15CM X 5CM
	THICKNESS	10/12 MM
	JOINTING PATTERN	AS INDICATED IN DRAWINGS
	FINISH	GLAZED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	STAIR 5; SINGLE COURSE AT VERTICAL AND HORIZONTAL FACES.
TL-4700	TYPE	TILE RISER
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE
	COLOR	1003 / 1018
	SIZE	5CM X 5CM
	THICKNESS	10/12 MM
	JOINTING PATTERN	DIAGONAL CHECKERED; AS INDICATED IN DRAWINGS
	FINISH	GLAZED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	STAIR 7
TL-5001	TYPE	TILE BORDER
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE
	COLOR	TURQOISE
	SIZE	2" X 4"
	THICKNESS	10-12mm
	JOINTING PATTERN	STACKED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	COURT 1 BORDERS
TL-5002	TYPE	TILE BORDER
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	ZELLIGE TILE - 45 DEGREE CHECKERED
	COLOR	TURQOISE AND WHITE
	SIZE	2" X 2"
	THICKNESS	10-12mm
	JOINTING PATTERN	STACKED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	COURT 1 BORDERS

TL-5003A	TYPE	GRES EXTRUDED TECHNICAL COTTO FIELD TILE
	MANUFACTURER	TBD
	PATTERNS	OCTAGONAL PATTERN WITH ALTERNATING MOSAIC INSERTS
	COLOR	TERRACOTTO FIELD TILE WITH RAL 6000 PATINA GREEN AND RAL 1015 LIGHT IVORY
	SIZE	4" X 4" OCTAGON WITH 1" X 1" DIAMOND
	THICKNESS	10-12mm
	JOINTING PATTERN	STACKED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	LEVEL 1 COURTS AND POOL SURROUNDS
TL-5003B	TYPE	DECORATIVE FIELD TILE
	MANUFACTURER	TBD
	PATTERNS	OCTAGONAL PATTERN WITH ALTERNATING MOSAIC INSERTS
	COLOR	SIMPLE STEPS IMMITATION TERRACOTTA FIELD TILE GRES EXTRUDED TECHNICAL-COTTO IN OCTOGON
	SIZE	4" X 4" OCTAGON WITH 2" X 2" SQUARE INSERT IN RAL 9003 SIGNAL WHITE
	THICKNESS	10-12mm
	JOINTING PATTERN	STACKED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	COURT 4
TL-5004	TYPE	DECORATIVE MARBLE PAVERS
	MANUFACTURER	TBD
	PATTERNS	CHECKER PATTERN (45 DEGREE)
	COLOR	NERO MARQUINA AND ROSA PORTUGAL
	SIZE	24" X 24" PAVING MODULE MADE UP OF ALTERNATING 12" X 12" MARBLE TILES LAID ON DIAGONAL
	THICKNESS	TBD
	JOINTING PATTERN	STACKED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	LEVEL 1 COURTS
TL-5005	TYPE	ZELLIGE TRIM
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	TBD
	COLOR	TBD
	SIZE	TBD
	THICKNESS	TBD
	JOINTING PATTERN	STACKED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	MAIN POOL 1 SURROUND
TL-5006	TYPE	ZELLIGE TRIM
	MANUFACTURER	MOSAIC FACTORY
	PATTERNS	45 DEGREE CHECKERED
	COLOR	TURQUOISE AND WHITE
	SIZE	4" X 4"
	THICKNESS	TBD
	JOINTING PATTERN	STACKED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	MAIN POOL 1 SURROUND
TL-5007	TYPE	MARBE TILES WITH DECORATIVE BORDER
	MANUFACTURER	TBD
	PATTERNS	12" X 12" MARBLE FIELD TILE AT 45 DEGREE WITH 4" NOMINAL ZELLIGE-INSPIRED MOSAIC BORDER
	COLOR	FIELD TILE: ROSA PORTGUAL; ZELLIGE COLORS: 3" X 3" SQUARE RAL 6000 PATINA GREEN, 1/2" X 2" RECTANGLE RAL 6005 MOSS GREEN, CREAM FILLE RPIECES - RAL 1015 LIGHT IVORY
	THICKNESS	TBD
	JOINTING PATTERN	STACKED
	JOINT WIDTH	EDGE TO EDGE
	GROUT	TBD
	REMARKS	COURT 1 AND TYPICAL "HALLWAY" MATERIALITY; REFERENCE INSPIRATION IMAGE ON IDPH1.11
TL-5008	TYPE	DECORATIVE ZELLIGE BORDER
	MANUFACTURER	
	SIZE, COLOR, PATTERN	14" WIDE IMITATION ZELLIGE BORDER PATTERN WITH THE FOLLOWING MODULES: 2" X 4" RECTANGULAR TILE RAL 6000 PATINA GREEN, 2" X 2" TRIANGULAR TILE RAL 6005 MOSS GREEN, 2" X 2" SQUARE TILE ROTATED AT CENTER RAL 1015 LIGHT IVORY
	THICKNESS	TBD
	GROUT	TBD
	REMARKS	COURT 2 PATTERN, REFER TO INSPIRATION IMAGE
TL-5009	TYPE	MARBLE PAVER
	MANUFACTURER	TBD
	PATTERNS	STRAIGHT STACK
	COLOR	NERO MARQUINA
	SIZE	12" X 12"
	THICKNESS	TBD
	JOINTING PATTERN	TBD
	JOINT WIDTH	TBD
	GROUT	TBD
	REMARKS	EVENT COURT
TL-5010	TYPE	TBD
	MANUFACTURER	TBD
	PATTERN, COLOR, SIZE	3'-0" x 3'-0" PAVING INSET WITH 2" X 8" NERO MARQUINA MARBLE BORDER. INTERIOR PAVING COMPRISED OF 12" X 12" NERO MARQUINA AND ROSA PORTUGAL MARBLE TILES INSTALLED AT 45 DEGREES TO ADJACENT PAVING PATTERN

	THICKNESS	TBD
	REMARKS	EVENT COURT
TL-5011	TYPE	SOLID IMITATION ZELLIGE FIELD TILE
	MANUFACTURER	TBD
	PATTERNS	HERRINGBONE
	COLOR	RAL 6034 PASTEL TURQOISE
	SIZE	2" X 6"
	THICKNESS	TBD
	JOINTING PATTERN	TBD
	JOINT WIDTH	TBD
	GROUT	TBD
	REMARKS	TYPICAL GUESTROOM PORCH
TL-5012	TYPE	SOLID IMITATION ZELLIGE FIELD TILE
	MANUFACTURER	TBD
	PATTERNS	HERRINGBONE
	COLOR	RAL 6028 PINE GREEN
	SIZE	2" X 6"
	THICKNESS	TBD
	JOINTING PATTERN	TBD
	JOINT WIDTH	TBD
	GROUT	TBD
	REMARKS	COMMON COURT
TL-5013	TYPE	IMITATION ZELLIGE MOSAIC BORDER
	MANUFACTURER	TBD
	PATTERNS	10" WIDE PATTERN COMPRISED OF ALTERNATING RECTANGULAR GREEN AND ZELLIGE TILES
	COLOR AND SIZE	2" X 4" RECTANGULAR TILE RAL 6001 EMERAL GREEN, 1" X 2" RECTANGULAR TILE RAL 1015 LIGHT IVORY
	THICKNESS	TBD
	JOINTING PATTERN	TBD
	JOINT WIDTH	TBD
	GROUT	TBD
	REMARKS	COURT 3 DECORATIVE BORDER
TL-5014	TYPE	IMMITATION ZELLIGE FIELD TILE
	MANUFACTURER	TBD
	PATTERNS	45 DEGREE, DIAGONAL
	COLOR AND SIZE	8" X 8" ZELLIGE FIELD TILE RAL 6026 OPAL GREEN WITH RANDOMLY DISTRIBUTED RAL 9003 SIGNAL WHITE ACCENT TILES; ACCENT TILES TO COMPRISE APPROX. 10% OF FIELD AREA
	THICKNESS	TBD
	JOINTING PATTERN	TBD
	JOINT WIDTH	TBD
	GROUT	TBD
	REMARKS	COURT 4 FOUNTAIN PAVING
TL-5015	TYPE	IMITATION ZELLIGE MOSAIC BORDER
	MANUFACTURER	TBD
	PATTERNS	10" WIDE PATTERN COMPRISED OF ALTERNATING RECTANGULAR GREEN AND ZELLIGE TILES
	COLOR AND SIZE	2" X 4" RECTANGULAR TILE RAL 6026 OPAL GREEN, 2" X 2" TRIANGULAR TILE RAL 9003 SIGNAL WHITE
	THICKNESS	TBD
	JOINTING PATTERN	TBD
	JOINT WIDTH	TBD
	GROUT	TBD
	REMARKS	COURT 4 DECORATIVE BORDER
TL-5016	TYPE	IMITATION ZELLIGE
	MANUFACTURER	TBD
	PATTERNS, COLOR AND SIZE	POOL COPING TO BE 4" X 4" GLOSSY RAL 6000 PATINA GREEN STACKED BOND PATTERN; POOL INTERIOR TO BE QUARTZSCAPES OR APPROVED EQUAL IVORY QUARTZ AGGREGATE, POOL FLOOR LOGO TO BE RAL 6002 LEAF GREEN.
	REMARKS	AMENITY DECK POOL INTERIOR; REFER IMAGE FOR DESIGN INTENT ON IDA1.10. PREDOMINANTLY LIGHT-COLORED POOL INTERIOR WITH DECORATIVE GREEN/BLUE ACCENTS.
TL-5017	TYPE	IMITATION ZELLIGE
	MANUFACTURER	TBD
	PATTERNS, COLOR AND SIZE	2" X 6" GLOSSY IMMITATION ZELLIGE IN A HERRINGBONE PATTERN, RAL 5021 WATER BLUE; TILE BELOW THE WATERLINE TO RECEIVE SLIP -RESISTANT FINISH, TILE LOCATED ABOVE WATERLINE MAY RECEIVE STANDARD GLOSSY FINISH
	REMARKS	AMENITY DECK PLUNGE POOL
09 51 13 ACOUSTICAL PANEL CEILING		
APC-1	MANUFACTURER	ARMSTRONG WORLD INDUSTRIES
	Panel Name, Item No.	KITCHEN ZONE, SQUARE LAY-IN, 673
	Panel SIZE	24" x 24" x 5/8"
	Susp. System Name, SIZE	PRELUDE, 15/16"
	COLOR	WHITE
	REMARKS	33 CAC
	Perimeter Trim TYPE	ANGLE MOLDING
	INTERIOR FINISH CLASSIFICATION	CLASS A
	REMARKS	FOOD SERVICE AREAS
APC-2	MANUFACTURER	ARMSTRONG WORLD INDUSTRIES
	Panel Name, Item No.	OPTIMA
	Panel SIZE	24" x 24" x 1"
	Susp. System Name, SIZE	PRELUDE XL, 15/16"
	COLOR	WHITE
	REMARKS	33 CAC
	Perimeter Trim TYPE	ANGLE MOLDING

	INTERIOR FINISH CLASSIFICATION	CLASS A
	REMARKS	BOH AREAS
09 51 33 ACOUSTICAL METAL PAN CEILING		
MTL-1100	MANUFACTURER	AMERICAN TIN CEILINGS
	Panel Name, Item No.	PATTERN #24 (N-P14-RAW)
	Panel SIZE	24" X 24"24
	Susp. System Name, SIZE	SNAPLOCK 24
	REMARKS	ACOUSTIC;24 PAINTED TO MATCH PT TO MATCH PT-1102
	Perimeter Trim TYPE	ANGLE MOL24
	INTERIOR FINISH CLASSIFICATION	CLASS 24
	REMARKS	DUE 24
09 61 16 CONCRETE FLOOR SEALER		
CFS-1	MANUFACTURER	DAYTON SUPERIOR
	PRODUCT	DAY-CHEM SURE HARD (J-17)
	STRIP CURING COMPOUND	CITRUS PEEL (J-48)
	COLOR	CLEAR
	REMARKS	TYPICAL BOH STORAGE AND MEP ROOMS
09 62 29 CORK FLOORING		
CF-1400	MANUFACTURER	GLOBUS CORK
	PRODUCT	CHECKERBOARD (PATTERN 25)
	COLOR No.	NUGGET IN WALNUT, RED MAHOGANY, TERRA COTTA AND MARIGOLD
	SIZE	12" X 12"
	Density	28 LB/CU.FT.
	THICKNESS	4MM (3/16")
	REMARKS	GYM
09 64 00 WOOD FLOORING		
WD-1601	MANUFACTURER	HAKWOOD
	SPECIES	EUROPEAN OAK
	COLOR	DIVO - DARK (SAWN TEXTURE)
	FINISH	OIL
	THICKNESS	5/8"
	GRADE	SELECT
	WIDTH	7"
	LENGTHS	8'1"
	CLASSIFICATION	CLASS 1
	REMARKS	GAME ROOM/ CORRIDOR
WD-1400	MANUFACTURER	HAKWOOD
	SPECIES	EUROPEAN OAK
	COLOR	VESPER
	FINISH	SMOOTH OIL
	THICKNESS	15MM (5/8")
	GRADE	PREMIER 1-BIS
	WIDTH	9-1/2" WIDE PLANKS
	LENGTHS	9'-10"
	CLASSIFICATION	ASTM CLASS II
	REMARKS	SPA RECEPTION
WD-2101	MANUFACTURER	HAKWOOD
	SPECIES	EUROPEAN OAK
	COLOR	DIVO - DARK (SAWN TEXTURE)
	FINISH	OIL
	THICKNESS	5/8"
	GRADE	SELECT
	WIDTH	7"
	LENGTHS	8'1"
	CLASSIFICATION	CLASS I
	REMARKS	GUESTROOM AND ELEVATOR 03 FLOORING
WD-2xxx	MANUFACTURER	CUSTOM FABRICATION
xxx = UNIT #	SPECIES	WHITE OAK (SOLID AND VENEER)
	COLOR	MAHAGONY STAINED; VARIES BY ROOM; PLAN FOR 6-8 COLORS THROUGHOUT, FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD PRIOR TO EXECUTION OF WORK
	CUT	RIFT SAWN
	FINISH	MATTE WITH WATER-BASED SEALER
	GRADE	SELECT
	CLASSIFICATION	TBD
	UNDERLAYMENT	AS SPECIFIED PER SPECIFICATIONS
	REMARKS	WOOD FLOORING
WD-4200	PRODUCT	WOOD TREADS/RISERS
	MANUFACTURER	HAKWOOD
	SPECIES AND GRADE	EUROPEAN OAK
	COLOR	TO COORDINATE WITH/WD-1400
	FINISH	TO COORDINATE WITH/WD-1400
	THICKNESS	SINGLE BOARD TREAD WITH NOSING AND STAIR TREAD AND RISER MFR'S STANDARD
	EDGE	EASED
	CLASSIFICATION	CLASS I
	REMARKS	STAIR 02
WD-4700	PRODUCT	WOOD TREADS/RISERS
	MANUFACTURER	HAKWOOD
	SPECIES AND GRADE	EUROPEAN OAK
	COLOR	TO COORDINATE WITH/WD-2101
	FINISH	TO COORDINATE WITH/WD-2101
	THICKNESS	TO COORDINATE WITH/WD-2101
	EDGE	EASED
	CLASSIFICATION	TBD
	REMARKS	STAIR 07
WDF-1	MANUFACTURER	NYDREE FLOORING
	PRODUCT	ACRYLIC INFUSED ENGINEERED HARDWOOD
	SPECIES AND GRADE	WHITE OAK
	CUT	PLAIN SAWN
	THICKNESS	7/16" NOMINAL

Kirksey ARCHITECTURE

Austin + Houston + Dallas

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REGISTERED ARCHITECT KIRSTEN OLSEN 25295 STATE OF TEXAS

19 JUNE 2026

	DATE	ISSUE
D	06-19-2026	ISSUE FOR PERMIT

PROJECT NAME

TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS

1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

SHEET TITLE

MASTER SCHEDULE - HOTEL

SHEET NUMBER

A0.72

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	WIDTH	4"
	LENGTHS	12" TO 47" VARIES
	STAIN COLOR	BLACK FOREST
	INTERIOR FINISH CLASSIFICATION	ASTM CLASS II

09 65 13 RESILIENT BASE AND ACCESSORIES

RBA-1	DESCRIPTION	BASE
	MANUFACTURER	TARKETT/JOHNSONITE
	PRODUCT	BASEWORKS
	COLOR	167 Fudge
	SIZE	4"
D	STYLE / PROFILE	STRAIGHT AT CARPET, COVED AT CONCRETE
	MATERIAL TYPE	TS - RUBBER, THERMOSET
	INTERIOR FINISH CLASSIFICATION	CLASS I

09 68 16 SHEET CARPETING

CP-1100	MANUFACTURER	COURISTAN
	PATTERN	CUSTOM WOVEN AXMINSTER CARPET
	COLOR	FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTION
	FIBERS	80% Wool/20% Nylon
	INTERIOR FINISH CLASSIFICATION	Class I
	REMARKS	DUE TORI AND HOTEL RECEPTION OFFICE; O.F.C.I.
CP-1600	MANUFACTURER	COURISTAN
	PATTERN	CUSTOM WOVEN AXMINSTER CARPET
	COLOR	FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTION
	FIBERS	80% Wool/20% Nylon
	INTERIOR FINISH CLASSIFICATION	Class I
	REMARKS	ELEVATOR 03 WALL CARPET, O.F.C.I.
CP-4000	MANUFACTURER	COURISTAN
	PATTERN	CUSTOM WOVEN AXMINSTER CARPET
C	COLOR	FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTION
	FIBERS	80% WOOL/20% NYLON
	INTERIOR FINISH CLASSIFICATION	CLASS I
	REMARKS	ELEVATOR 04 WALL CARPET, O.F.C.I.
CPS-1	MANUFACTURER	BENTLEY MILLS
	PATTERN	HWY 1 SOCAL COLLECTION
	COLOR	TOASTED 407963
	INSTALLATION	MONOLITHIC
	FIBERS	SOLUTION DIED, NYLON
	PAD	NEXSTEP CUSHION
	INTERIOR FINISH CLASSIFICATION	CLASS I
	REMARKS	BOH STAFF AREAS

09 72 00 WALL COVERINGS

General NOTES: All gypsum walls to be level 4 FINISH unless NOTESd otherwise in schedule below.

WC-1600	MANUFACTURER	VOUTSA
	PRODUCT NAME	TRAMP BOX BRICKS DIAMOND STRIPE
	STYLE NUMBER	N/A
	WIDTH	54" (STRAIGHT MATCH)
	GYPSUM LEVEL	LEVEL 5
	REMARKS	MEMBER'S GAME ROOM
WC-4000	MANUFACTURER	LEISURE TOUCH RATTAN
B	PRODUCT NAME	SEAGRASS FAUX RATTAN
	STYLE NUMBER	BM-31689
	WIDTH	25 X 0.9 MM
	GYPSUM LEVEL	N/A
	REMARKS	ELEVATOR 03 WALL FINISH

09 75 00 STONE FACING

ST-1303	TYPE	FLAGSTONE FIREPLACE
	MANUFACTURER	CUSTOM FABRICATION
	PATTERNS	FLAGSTONE
	FINISH	OCEAN GREEN QUARTZITE; NATURAL CLEFT FACE & BACK
	COLOR	VARIES (GREEN)
	SIZE	VARIES (FLAGSTONE)
	THICKNESS	+/- 1"
	JOINTING PATTERN	FLAGSTONE
	JOINT WIDTH	1/2"
	GROUT	TBD
	REMARKS	GREEN HOUSE FIREPLACE
ST-1401	TYPE	STONE WALL SURFACING
	MANUFACTURER	MATCH ST-1400
	REMARKS	EVENT COURT RR WALLS, FULL SLABS, REFER TO DRAWINGS
ST-1402	DESCRIPTION	STONE WALL SURFACING
A	STONE SOURCE	ABC STONE
	STONE TYPE	IVORY TRAVERTINE V-CUT FILLED & HONED
	TEXTURE	HONED
	THICKNESS	3/4"
	EDGE TREATMENT	REFER TO DRAWINGS
	REMARKS	EVENT COURT RR VESTIBULE

09 77 13 - STRETCHED-FABRIC WALL SYSTEMS

WP-4000	MANUFACTURER	MOORE AND GILES
	PRODUCT NAME	SATIN SUEDE
	Fabric COLOR / PATTERN	SPICE
	Core TYPE	SUEDE TO BE APPLIED TO MDF SUBSTRATE.
	THICKNESS	1.3-1.5MM
	Panel SIZE	SEAM TO BE VERIFIED IN SHOP DRAWINGS.
	REMARKS	ELEVATOR 02 WALL FINISH (STRETCHED SUEDE PANELS)

09 91 00 PAINT

*Refer to specifications for paint TYPE to be used for each substrate TYPE.

General NOTES: All gypsum walls to be level 4 FINISH unless NOTESd otherwise in schedule below.

PT-1100	MANUFACTURER	FINE PAINTS OF EUROPE
	COLOR No.	TO MATCH SHERWIN WILLIAMS, SW6615 PEPPERY.
	SHEEN	HOLLANDLAC BRILLIANT 98 GLOSS ENAMEL
	GYPSUM LEVEL	LEVEL 5
	REMARKS	DUE TORI TYPICAL PAINT AT ENTRY + POWDER ROOM TRIM
PT-1101A	MANUFACTURER	SHERWIN WILLIAMS
	COLOR No.	SW7585 SOMMELIER
	SHEEN	SATIN
	GYPSUM LEVEL	LEVEL 5
	REMARKS	DUE TORI TYPICAL PAINT AT CENTRAL DINING WALLS
PT-1101B	MANUFACTURER	SHERWIN WILLIAMS
	COLOR No.	SW7585 SOMMELIER
	SHEEN	GLOSS
	GYPSUM LEVEL	LEVEL 5
	REMARKS	DUE TORI TYPICAL PAINT AT WP-1100, CEILING, + TRIM
PT-1101C	MANUFACTURER	FINE PAINTS OF EUROPE
	COLOR No.	TO MATCH SHERWIN WILLIAMS, SW7585 SOMMELIER.
	SHEEN	HOLLANDLAC BRILLIANT 98 GLOSS ENAMEL
	GYPSUM LEVEL	LEVEL 5
	REMARKS	DUE TORI TYPICAL PAINT AT POWDER ROOM WALLS + CEILING
PT-1102	MANUFACTURER	NOT USED
PT-1103A	MANUFACTURER	SHERWIN WILLIAMS
	COLOR No.	SW6181 SECRET GARDEN
	SHEEN	SATIN
	GYPSUM LEVEL	LEVEL 5
	REMARKS	DUE TORI TYPICAL PAINT AT WALLS, CEILING, + SOFFIT
PT-1103B	MANUFACTURER	SHERWIN WILLIAMS
	COLOR No.	SW6181 SECRET GARDEN
	SHEEN	GLOSS
	GYPSUM LEVEL	LEVEL 5
	REMARKS	DUE TORI TYPICAL PAINT AT TRIM
PT-1106	MANUFACTURER	NOT USED
PT-1300	MANUFACTURER	SHERWIN WILLIAMS
	COLOR No.	SW9128 GREEN ONYX
	SHEEN	SEMI-GLOSS
	REMARKS	GREENHOUSE AT LATTICE A
PT-1301	MANUFACTURER	SHERWIN WILLIAMS
	COLOR No.	SW7582 SALUTE
	SHEEN	SEMI-GLOSS
	REMARKS	GREENHOUSE AT LATTICE B
PT-1302	MANUFACTURER	SHERWIN WILLIAMS
	COLOR No.	FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD
	SHEEN	SEMI-GLOSS
	REMARKS	AT GREENHOUSE BACK BAR
PT-1400	MANUFACTURER	SHERWIN WILLIAMS
	COLOR No.	SW7553 FRAGILE BEAUTY
	SHEEN	FLAT
	GYPSUM LEVEL	LEVEL 4
	REMARKS	GYM POWDER ROOM CEILINGS
PT-3000	MANUFACTURER	SHERWIN WILLIAMS
	COLOR No.	FINAL COLOR TO BE DETERMINED BY DESIGNER/OWNER IN FIELD PRIOR TO EXECUTIONSHIP IN FIELD
	SHEEN	SEMI-GLOSS
	REMARKS	AMENITY BAR CANOPY
PT-1	MANUFACTURER	SHERWIN WILLIAMS
	COLOR No.	SHOJI WHITE, 7042
	SHEEN	FLAT
	GYPSUM LEVEL	LEVEL 4
	REMARKS	TYPICAL PAINT
PT-4	MANUFACTURER	SHERWIN WILLIAMS
	PRODUCT NAME	HOLLOW METAL DOORS, COLOR T.B.D.
	SHEEN	SEMI-GLOSS
	GYPSUM LEVEL	LEVEL 4

DIVISION 10 SPECIALTIES

10 26 00 WALL AND DOOR PROTECTION

CG-1	DESCRIPTION	CORNER GUARD
	MANUFACTURER	CONSTRUCTION SPECIALTIES
	PRODUCT / MODEL NO.	ACROVYN TF SERIES, TFC
	FINISH 1	1744 BRUSHED PEWETER
	END CAP/CORNERS	PROVIDE MODEL TFCH AT END WALL LOCATIONS.
	SIZE	4" x 4" x 12"
	THICKNESS	1.02MM
WP-2	DESCRIPTION	BUMPER RAILS
	MANUFACTURER	CONSTRUCTION SPECIALTIES
	PRODUCT / MODEL NO.	ACROVYN RUBSTRIPS, RS-40
	FINISH 1	1472 PUTTY
	SIZE	12" HIGH, 10'-0" LENGTHS
	END CAP/CORNERS	MFR STANDARD 900- & ODD DEGREE INSIDE AND OUTSIDE CORNER TRANSITION PIECES
	THICKNESS	1.02MM
	INSTALLATION	ADHESIVE
	REMARKS	TYPICAL STORAGE ROOMS

10 28 00 TOILET, SHOWER AND CUSTODIAL ACCESSORIES

TA-1 TOILET PAPER

PF-2110	PRODUCT NAME	WALL MOUNTED TOILET PAPER HOLDER
	MANUFACTURER	ZAYAIN
	PRODUCT	ROUNDED RING STYLE
	FINISH	UNLACQUERED BRASS
	REMARKS	TYPICAL GUEST ROOM
PF-1004	PRODUCT NAME	WALL MOUNTED TOILET PAPER HOLDER
	MANUFACTURER	JACLO
	PRODUCT	ROARING 20'S / WESTFIELD OPEN RING, 4830-LTP-ULB
	FINISH	POLISHED UNLAQUERED BRASS (ULB)
	REMARKS	RECEPTION
PF-1107	PRODUCT NAME	WALL MOUNTED TOILET PAPER HOLDER - SAME AS PF-1004
	REMARKS	DUE TORI
PF-1202	PRODUCT NAME	WALL MOUNTED TOILET PAPER HOLDER - SAME AS PF-1004
	REMARKS	POOL HOUSE
PF-1302	PRODUCT NAME	WALL MOUNTED TOILET PAPER HOLDER - SAME AS PF-1004
	REMARKS	GREEN HOUSE
PF-1402	PRODUCT NAME	WALL MOUNTED TOILET PAPER HOLDER - SAME AS PF-1004
	REMARKS	GYM/ SPA RECEPTION
PF-1604	PRODUCT NAME	WALL MOUNTED TOILET PAPER HOLDER - SAME AS PF-1004
	REMARKS	MEMBER'S LOUNGE

TA-2 GRAB BARS

TA-2.36	DESCRIPTION	36" STRAIGHT GRAB BAR
	MANUFACTURER	BOBRICK
	THICKNESS	B-5806x36
TA-2.42	DESCRIPTION	42" STRAIGHT GRAB BAR
	MANUFACTURER	BOBRICK
	DESCRIPTION	B-5806x42
PF-1003	PRODUCT NAME	GRAB BAR
	MANUFACTURER	JACLO
	PRODUCT	GC60, STRAIGHT GRAB BAR, 36" AND 42" LENGTHS
	FINISH	POLISHED UNLAQUERED BRASS (ULB)
	REMARKS	RECEPTION
PF-1106	PRODUCT NAME	GRAB BAR - SAME AS PF-1003
	REMARKS	DUE TORI
PF-1201	PRODUCT NAME	GRAB BAR - SAME AS PF-1003
	REMARKS	POOL HOUSE
PF-1301	PRODUCT NAME	GRAB BAR - SAME AS PF-1003
	REMARKS	GREEN HOUSE
PF-1401	PRODUCT NAME	GRAB BAR - SAME AS PF-1003
	REMARKS	Gym / Spa Reception
PF-1602	PRODUCT NAME	GRAB BAR - SAME AS PF-1003
	REMARKS	MEMBER'S LOUNGE

TA-5 HOOK

TA-5.3	DESCRIPTION	SINGLE HOOK
	MANUFACTURER	KOHLER
	REMARKS	ELATE K-27290-CP
	FINISH	POLISHED CHROME
	INSTALLATION	MOUNT AT 48'' AT BACK OF DOOR
	REMARKS`	STAFF AREAS

TA-7 MIRROR

TA-7.1	DESCRIPTION	MIRROR
	Specification	RE: 08 83 00 MIRRORS
	SIZE	RE: INTERIOR ELEVATION
TA-7.2	DESCRIPTION	MIRROR
	MANUFACTURER	KOHLER
	Model	K-31365-BGL, ESSENTIAL RECTANGULAR FRAMED MIRROR
	SIZE	30" X 45"
	FINISH 1	MODERNE BRUSHED G0LD
TA-13.48	DESCRIPTION	HILO ADA WALL MOUNTED BENCH
	MANUFACTURER	HOLLMAN
	Model	FINISHES TO MATCH LOCK-1
	SIZE	48"W x 20"D x 18"H
	REMARKS`	STAFF CHANGING AREA

TA-12 CUSTODIAL

TA-12	DESCRIPTION	MOP SHELF
	MANUFACTURER	BOBRICK
	Model	B-239
	REMARKS`	LOCATED AT EVERY JANITOR'S CLOSET

10 44 13 FIRE PROTECTION CABINET

FEC-1	DESCRIPTION	FIRE EXTINGUISHER CABINET
	MANUFACTURER	OVAL FIRE PRODUCTS
	MODEL NO.	CRST-050100
	TRIM STYLE	FULLY RECESSED
	DOOR STYLE	SOLID DOOR
	CABINET MATERIAL	16 GUAGE STEEL WITH WHITE POWDER COAT FINISH
	FIRE EXTINGUISHER TYPE	FE-3
FEC-2	DESCRIPTION	FIRE EXTINGUISHER CABINET
	MANUFACTURER	OVAL FIRE PRODUCTS
	MODEL NO.	CRST-050100
	TRIM STYLE	FULLY RECESSED
	DOOR STYLE	SOLID DOOR
	CABINET MATERIAL	16 GUAGE STEEL WITH WHITE POWDER COAT FINISH
	FIRE EXTINGUISHER TYPE	FE-3
	REMARKS`	FIRE-RATED CABINET

10 44 16 FIRE EXTINGUISHERS

FE-3	DESCRIPTION	Class ABC, 10 LB (MULTI-PURPOSE DRY CHEMICAL)
	MANUFACTURER	OVAL BRAND FIRE PRODUCTS
	MODEL NO.	10J-ABC
	U/L Rating	4A:80B:C

10 51 16 LOCKERS

LOCK-1	MANUFACTURER	HOLLMAN
	PRODUCT / TYPE	CLUB AND RESORT COLLECTION, MODEL WB2, DOUBLE TIER
	COLOR	MAHOGANY CHESNUT EXTERIOR, WHITE INTERIOR
	DOOR STYLE	RAISED PANEL DOOR (RPV)
	SIZE	12" W X 84" H X 24" D
	LOCKING DEVICE	SATIN GOLD KEYLESS1 HARDWARE
	ACCESSORIES	PROVIDE NUMBER DISK ID TAGS FOR EACH LOCKER

DIVISION 11 EQUIPMENT

11 31 00 RESIDENTIAL APPLIANCES

CM-1	DESCRIPTION	COFFEE MAKER
	MANUFACTURER	KEURIG
	PRODUCT / MODEL NO.	K-3550 LARGE BREWING SYSTEM
	FINISH	BLACK
	SIZE	12.40" W X 19" D X 17.25" H
	REMARKS`	DEDICATED WATER LINE
DW-1	DESCRIPTION	DISHWASHER
	MANUFACTURER	CAFE
	PRODUCT / MODEL NO.	CUSTOMFIT ENERGY STAR SMART DISHWASHER, CDT858P3VD1
	FINISH	MATTE BLACK WITH BRUSHED BRONZE HANDLE KIT
	SIZE	23.75" W X 34" H X 24" D
MW-1	DESCRIPTION	MICROWAVE
	MANUFACTURER	GE PROFILE
	PRODUCT / MODEL NO.	PES7227DL/BL
	FINISH	BLACK
	SIZE	24-1/8" X 14" H X 19.75" D
RA-1	DESCRIPTION	SLIDE-IN RANGE/OVEN
	REMARKS`	OFCI
REF-1	DESCRIPTION	REFRIGERATOR
	MANUFACTURER	CAFE
	PRODUCT / MODEL NO.	FRENCH DOOR WITH EXTERNAL DISPENSER, CVE28DP3ND1
	FINISH	MATTE BLACK WITH BRUSHED BRONZE HANDLE KIT
	SIZE	35-5/8" W X 69-7/8" H X 36-3/4" H
	REMARKS`	DEDICATED WATER LINE
REF-2	DESCRIPTION	REFRIGERATOR
	REMARKS`	OFCI
REF-3	DESCRIPTION	REFRIGERATOR
	REMARKS`	OFCI

DIVISION 12 FURNISHINGS

12 36 40 STONE COUNTERTOPS

ST-1100	DESCRIPTION	STONE COUNTERTOP
	STONE SOURCE	ABC STONE
	STONE TYPE	ROSSO LEVANTO
	TEXTURE	POLISHED
	THICKNESS	2CM
	EDGE TREATMENT	AS INDICATED ON DETAILS
	REMARKS`	DUE TORI
ST-1300	DESCRIPTION	STONE COUNTERTOP
	STONE SOURCE	ABC STONE
	STONE TYPE	JADE GREEN ONYX
	TEXTURE	POLISHED
	THICKNESS	2CM
	EDGE TREATMENT	AS INDICATED ON DETAILS
ST-1400	DESCRIPTION	STONE COUNTERTOP
	STONE SOURCE	ABC STONE
	STONE TYPE	RED TRAVERTINE V CUT
	TEXTURE	HONED
	THICKNESS	2CM
	EDGE TREATMENT	AS INDICATED ON DETAILS
	REMARKS	EASED EDGE WHERE OCCUR AT BASEBOARDS
ST-1401	DESCRIPTION	STONE COUNTERTOP
	STONE SOURCE	TO MATCH ST-1400
	REMARKS	EVENT COURT
ST-3002	DESCRIPTION	STONE COUNTERTOP
	STONE SOURCE	ABC STONE
	STONE TYPE	IVORY TRAVERTINE V-CUT FILLED & HONED
	TEXTURE	HONED
	THICKNESS	SEE DRAWINGS
	EDGE TREATMENT	SEE DRAWINGS
	REMARKS	AMENITY DECK BAR

12 36 61 SIMULATED STONE COUNTERTOPS

SS-1	DESCRIPTION	QUARTZ
	MANUFACTURER	WILSONART
	PRODUCT	SAPPHIRE RIFT
	COLOR	Q4091
	THICKNESS	1/2"
	EDGE TREATMENT	AS INDICATED ON DETAILS

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REGISTERED ARCHITECT ROBERT DUNN 25295 STATE OF TEXAS

19 JUNE 2026

	DATE	ISSUE
D	06-19-2026	ISSUE FOR PERMIT

PROJECT NAME

TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS

1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

SHEET TITLE

MASTER SCHEDULE - HOTEL

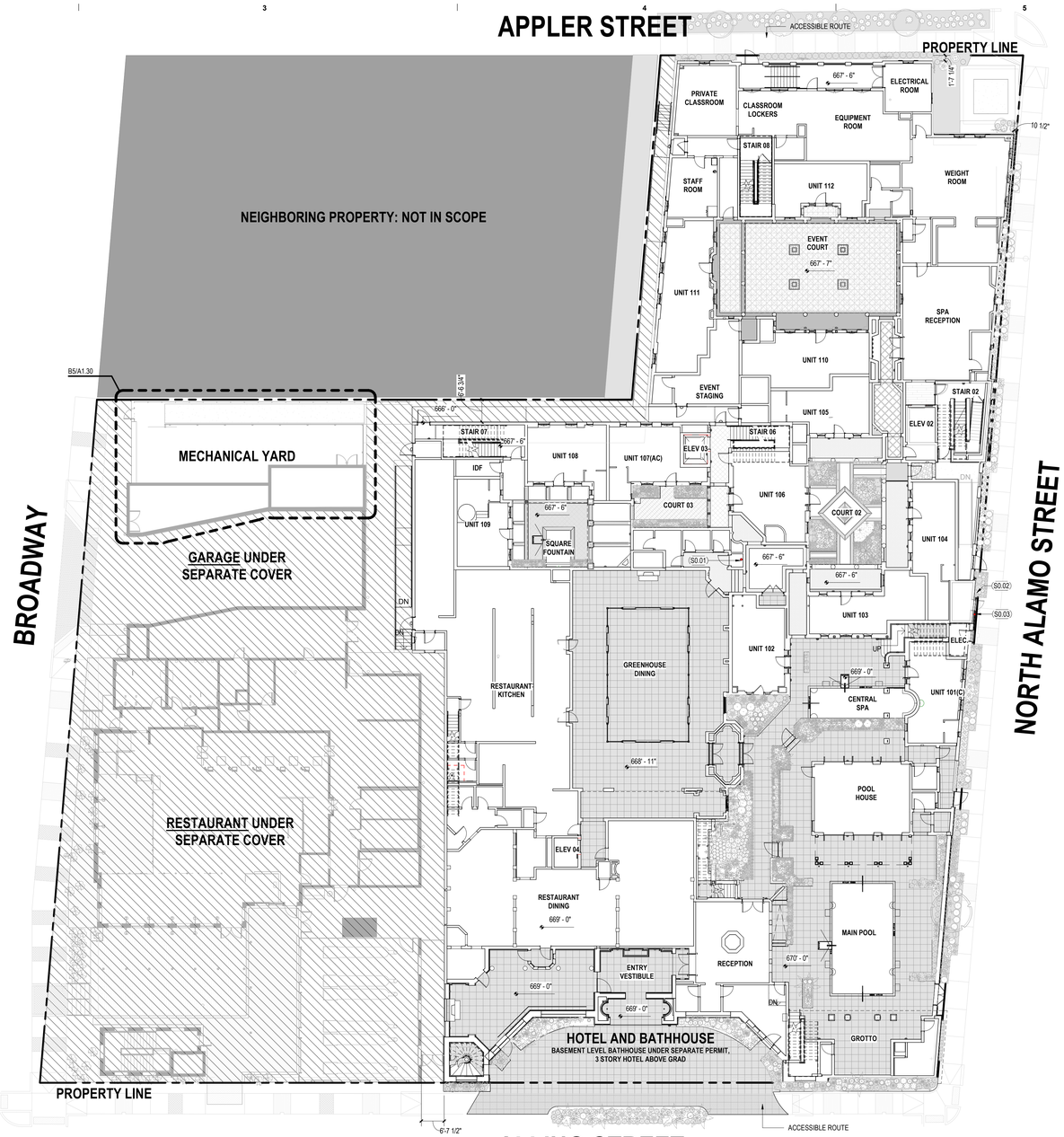
SHEET NUMBER

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1/16" = 1'-0"

SITE PLAN | B5

PARKING COUNT SCHEDULE

	# of Spaces
	105
Garage FFE	105
TOTAL PARKING SPACES	105

105 UNDERGROUND PARKING SPACES UNDER SEPARATE COVER

KEYNOTES

S0.01 WALL HYDRANT
S0.02 FIRE DEPARTMENT CONNECTION
S0.03 KNOX BOX

SHEET NOTES

1. SITE PLAN TO FOLLOW TRUE NORTH. ALL OTHER PLANS WILL BE AT CONSTRUCTION NORTH.
2. ANY DISCREPANCY IN GRADING SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS AND SHALL PERFORM FIELD MEASUREMENTS PRIOR TO PURCHASE OF ANY MATERIAL AND SHALL CONTACT THE ARCHITECT SHOULD EXISTING CONDITIONS BE DIFFERENT FROM THE DESIGN DRAWINGS.
4. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES PIPES AND STRUCTURES.
5. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION OR THE ARCHITECT AND OWNER SHALL ASSUME THE CONTRACTOR HAS INCORPORATED THE COSTLIST ITEM.
6. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN UNKNOWN OBSTRUCTIONS AND / OR GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
7. CONTRACTOR SHALL SET SITE AT APPROXIMATELY FINAL GRADE FOR POSITIVE DRAINAGE AND TO PREVENT WATER FROM STANDING CUT SWALES TO DIRECT WATER AWAY FROM ALL STRUCTURES AND PROPERTY LINES AND TOWARD STORM SEWER INLETS.
8. COORDINATE WITH CIVIL OVERALL BUILDING LAYOUT & DIMENSIONS AND RE: CIVIL & LANDSCAPE FOR OVERALL PARKING, SIDEWALKS AND DRIVE WIDTH & DIMENSIONS.
9. PROVIDE TEMPORARY CONSTRUCTION FENCING AT CONSTRUCTION AREAS.
10. COORDINATE WITH LANDSCAPE: TREE PROTECTION, PLANTING, SIDEWALK FINISHES AND DETAILS.
11. AT ACCESSIBLE ROUTE: GROUND SURFACE TO BE MAINTAINED SUCH AS TO BE FIRM, STABLE AND SLIP RESISTANT. OWNER SHALL MAINTAIN GRASS IN GOOD CONDITION AND LOW LEVEL.
12. ALL ACCESSIBLE ROUTES MAXIMUM SLOPE 1:20 IN DIRECTION OF TRAVEL & MAXIMUM CROSS SLOPE OF 1:50 @ SIDEWALKS, PAVING & GRASS AREAS.
13. LOCATION OF KNOX BOX TO BE COORDINATED WITH FIRE DEPT AND ARCHITECT.
14. REFER TO CIVIL FOR GRADING ELEVATIONS, SITE DIMENSIONS, DRAINAGE, EASEMENTS, PROPERTY LINES, AND SETBACKS.
15. REFER TO LANDSCAPE FOR FINISH AND MATERIAL INFORMATION.
16. ALL TREES TO REMAIN SHALL BE PROTECTED IN PLACE NEAR CONSTRUCTION SITE.
17. PANEL BOXES, SWITCHGEAR, CONDUIT, ELECTRICAL, SHALL BE PAINTED TO MATCH ADJACENT SURFACES OF THE BUILDING.
18. CONSTRUCTION TRAILER LOCATION TO BE COORDINATED W/ OWNER REPRESENTATIVE.
19. REFER TO SITE GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS FOR REQUIREMENTS RELATING TO SITE PREPARATION, PLACEMENT OF FILL, AND TREATMENT OF SUBGRADE.
20. SLOPE ALL GRADING, CONCRETE WALKS, AND ENTRANCES AWAY FROM EXTERIOR WALLS. CROSS SLOPES SHALL NOT EXCEED 2% SLOPE; RE: LANDSCAPE FOR FINAL GRADES.
21. EXPANSION JOINT LAYOUT FOR REINFORCED CONCRETE TO BE FURNISHED BY CONTRACTOR FOR REVIEW BY ARCHITECT AND TO COMPLY WITH THE FOLLOWING: A) EXPANSION JOINTS TO TERMINATE PERPENDICULAR TO PAVEMENT EDGES. MAXIMUM SPACING OF EXPANSION JOINTS TO BE 50' IN ANY DIRECTION. RE: D4/A1.30 FOR DETAILS B) MAXIMUM SURFACE AREA SURROUNDED BY EXPANSION JOINT OR PAVEMENT EDGES TO BE 1,500 SQ.FT. C) SAWED JOINTS (OR APPROVED EQUAL) TO BE USED FOR CONTROL JOINTS. SURFACE AREA BORDERED BY CONTROL JOINTS, AND/OR PAVEMENT EDGES NOT TO EXCEED 500 SQ. FT. RE: D5/A1.00 FOR DETAILS D) NO JOINTS OF ANY TYPE WITHIN 5' OF AN INLET.

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REGISTERED ARCHITECT ROBERT GUINN 23027 STATE OF TEXAS

19 JUNE 2026

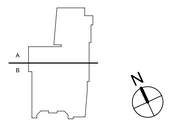
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PROJECT NAME
TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS
1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN



SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.20

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1/16" = 1'-0"

LEVEL B1 COMPOSITE PLAN | 4A

FOR REFERENCE ONLY

BATHHOUSE UNDER SEPARATE COVER

KEYNOTES

SHEET NOTES

1. REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS.
2. ALL WORK SHALL BE ERECTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MAINTAIN STANDARD INSTALLATION / CONSTRUCTION PRACTICES OF THE TRADE AND MANUFACTURER'S RECOMMENDATIONS FOR THAT PARTICULAR ITEM.
3. DIMENSIONS ARE TO FACE OF FINISH MATERIAL, UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR WALLS ARE TO FINISHED FACE OF SILL WALL. CLEAR DIMENSIONS SHALL NOT VARY AND ARE MEASURED AT THE FLOOR LINE. VERIFY ANY UNCLEAR AREAS WITH ARCHITECT PRIOR TO PROCEEDING.
4. FLOOR AREAS ARE TO BE PREPARED FOR FINISH MATERIALS IN ACCORDANCE WITH MANUFACTURER'S SPECIFIC REQUIREMENTS. RESPONSIBILITIES INCLUDE FLASH PATCHING TO LEVEL AND SMOOTH FLOOR TO 1" IN 20'-0", NON-CUMULATIVE. CONCRETE FLOORS SHALL BE FREE OF IRREGULARITIES IN THE SURFACE AND MUST EXHIBIT NEUTRALITY RELATIVE TO ACIDITY AND ALKALINITY. CONTRACTOR TO CONDUCT MOISTURE AND ALKALINITY TESTS WHERE CARPET OR VCT IS DIRECTLY LAID TO CONCRETE SLAB.
5. ALL NEW PARTITIONS ARE TO BE PERPENDICULAR OR PARALLEL WITH CORE OR EXTERIOR WINDOW WALL ELEMENTS, UNLESS NOTED OTHERWISE. CENTER PARTITIONS ON COLUMNS OR MULLIONS, UNLESS NOTED OTHERWISE.
6. ALL WOODWORK, BLOCKING, AND MOUNTING BOARDS SHALL BE FIRE RETARDANT TREATED FOR USE IN NON-COMBUSTIBLE CONSTRUCTION.
7. DOORS UNDERCUTS SHALL NOT EXCEED ½" A.F.F.
8. REFER TO SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.
9. ALL PARTITION TYPES SHALL BE "TYPE AB6" AND ALL FURRING PARTITION TYPES SHALL BE "TYPE FD6" UNLESS NOTED OTHERWISE.
10. REFER TO SPECIFICATIONS FOR GYPSUM DRYWALL CONTROL JOINT REQUIREMENTS. PROVIDE SHOP DRAWINGS PER SPECS, INCLUDING PROPOSED LOCATIONS, TO ARCHITECT FOR REVIEW/COMMENT PRIOR TO INSTALLATION.
11. ALL EXTERIOR PARTITION TYPES SHALL BE "TYPE XS7.10" UNLESS NOTED OTHERWISE.

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REGISTERED ARCHITECT ROBERT GUY KIRKSEY 23025 STATE OF TEXAS

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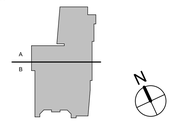
TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS

1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN



SHEET TITLE

COMPOSITE FLOOR PLAN - LEVEL B1 (FOR REFERENCE)

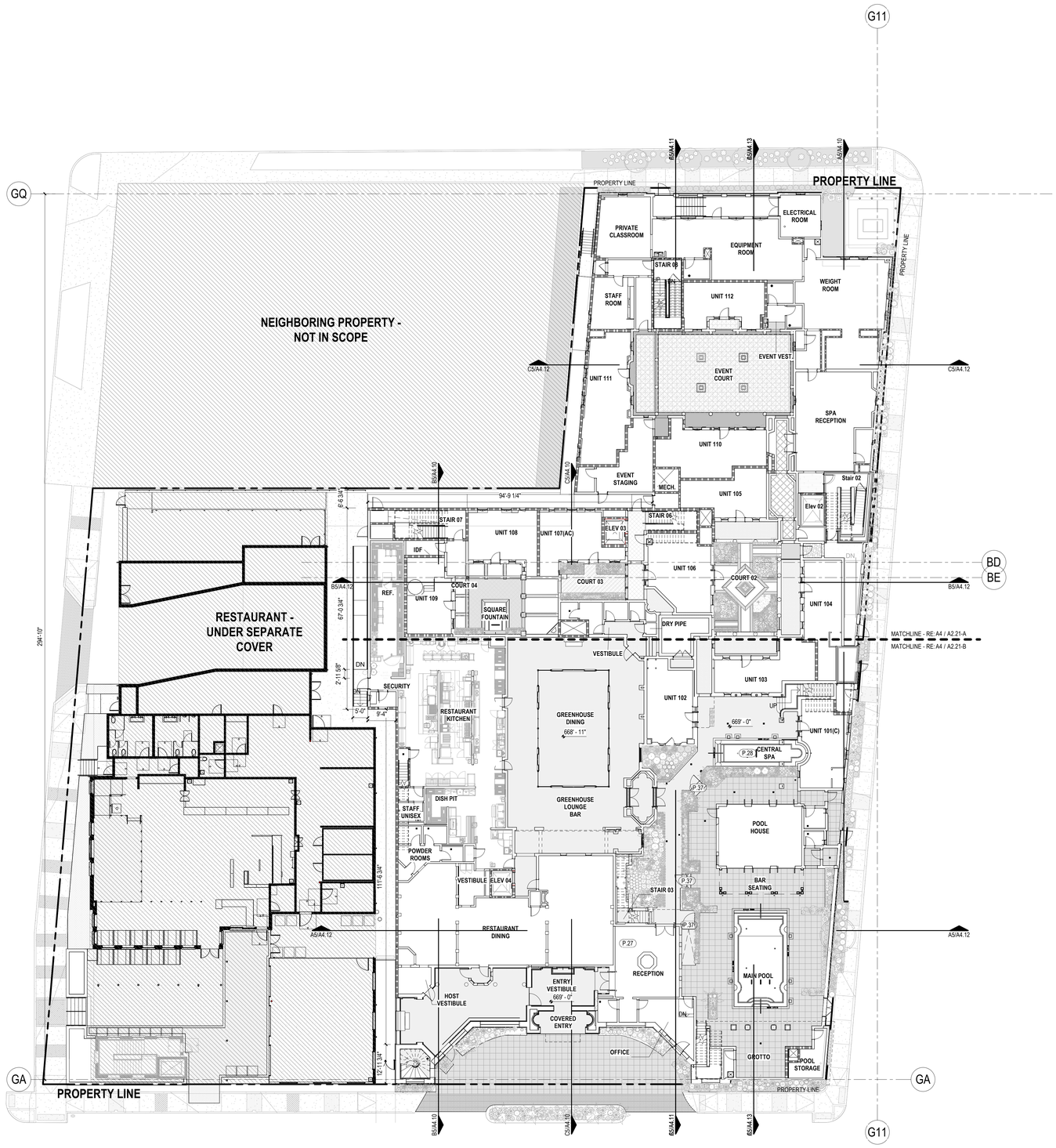
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1/16" = 1'-0"

LEVEL 1 COMPOSITE PLAN | B5

KEYNOTES

P.27 FOUNTAIN, REF: POOL DRAWINGS
P.28 SPA; REF: POOL DRAWINGS
P.37 REFERENCE LANDSCAPE FOR POOL GATE DETAILS

SHEET NOTES

1. REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS.
2. ALL WORK SHALL BE ERECTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MAINTAIN STANDARD INSTALLATION / CONSTRUCTION PRACTICES OF THE TRADE AND MANUFACTURER'S RECOMMENDATIONS FOR THAT PARTICULAR ITEM.
3. DIMENSIONS ARE TO FACE OF FINISH MATERIAL, UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR WALLS ARE TO FINISHED FACE OF SILL WALL. CLEAR DIMENSIONS SHALL NOT VARY AND ARE MEASURED AT THE FLOOR LINE. VERIFY ANY UNCLEAR AREAS WITH ARCHITECT PRIOR TO PROCEEDING.
4. FLOOR AREAS ARE TO BE PREPARED FOR FINISH MATERIALS IN ACCORDANCE WITH MANUFACTURER'S SPECIFIC REQUIREMENTS. RESPONSIBILITIES INCLUDE FLASH PATCHING TO LEVEL AND SMOOTH FLOOR TO 1" IN 20'-0", NON-CUMULATIVE. CONCRETE FLOORS SHALL BE FREE OF IRREGULARITIES IN THE SURFACE AND MUST EXHIBIT NEUTRALITY RELATIVE TO ACIDITY AND ALKALINITY. CONTRACTOR TO CONDUCT MOISTURE AND ALKALINITY TESTS WHERE CARPET OR VCT IS DIRECTLY LAID TO CONCRETE SLAB.
5. ALL NEW PARTITIONS ARE TO BE PERPENDICULAR OR PARALLEL WITH CORE OR EXTERIOR WINDOW WALL ELEMENTS, UNLESS NOTED OTHERWISE. CENTER PARTITIONS ON COLUMNS OR MULLIONS, UNLESS NOTED OTHERWISE.
6. ALL WOODWORK, BLOCKING, AND MOUNTING BOARDS SHALL BE FIRE RETARDANT TREATED FOR USE IN NON-COMBUSTIBLE CONSTRUCTION.
7. DOORS UNDERCUTS SHALL NOT EXCEED ½" A.F.F.
8. REFER TO SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.
9. ALL PARTITION TYPES SHALL BE "TYPE AB6" AND ALL FURRING PARTITION TYPES SHALL BE "TYPE FD6" UNLESS NOTED OTHERWISE.
10. REFER TO SPECIFICATIONS FOR GYPSUM DRYWALL CONTROL JOINT REQUIREMENTS. PROVIDE SHOP DRAWINGS PER SPECS, INCLUDING PROPOSED LOCATIONS, TO ARCHITECT FOR REVIEW/COMMENT PRIOR TO INSTALLATION.
11. ALL EXTERIOR PARTITION TYPES SHALL BE "TYPE XS7.10" UNLESS NOTED OTHERWISE.

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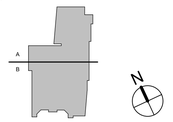
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PROJECT NAME
TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS
1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

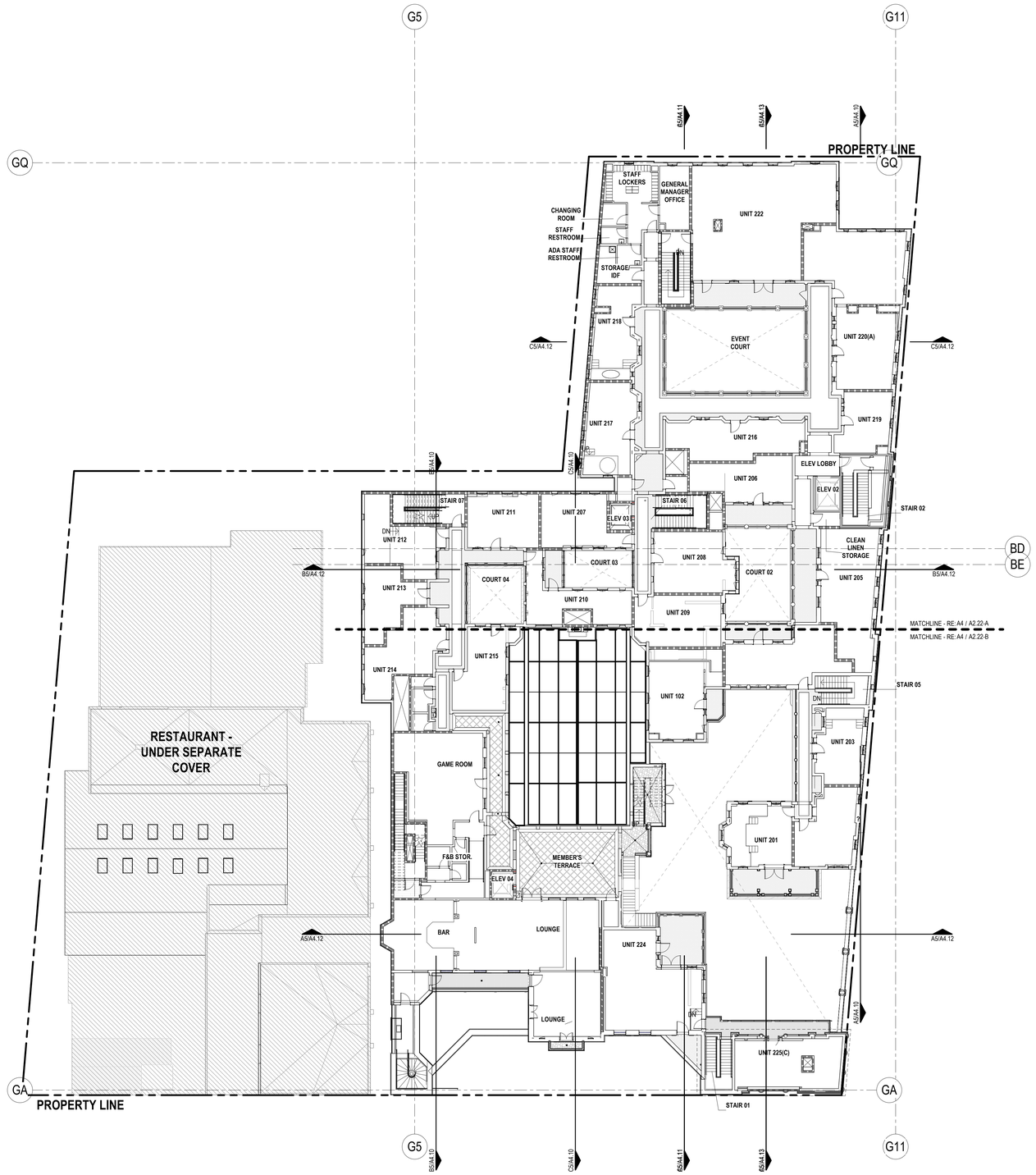


SHEET TITLE
COMPOSITE FLOOR PLAN - LEVEL 1

SHEET NUMBER
A2.11

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1/16" = 1'-0"

LEVEL 2 COMPOSITE PLAN | A4

KEYNOTES

(###)

SHEET NOTES

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7. DOORS UNDERCUTS SHALL NOT EXCEED ½" A.F.F.
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9. ALL PARTITION TYPES SHALL BE "TYPE AB6" AND ALL FURRING PARTITION TYPES SHALL BE "TYPE FD6" UNLESS NOTED OTHERWISE.
10. REFER TO SPECIFICATIONS FOR GYPSUM DRYWALL CONTROL JOINT REQUIREMENTS. PROVIDE SHOP DRAWINGS PER SPECS, INCLUDING PROPOSED LOCATIONS, TO ARCHITECT FOR REVIEW/COMMENT PRIOR TO INSTALLATION.
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REGISTERED ARCHITECT ROBERT GUINN 23025 STATE OF TEXAS

19 JUNE 2026

	DATE	ISSUE
D	06-19-2026	ISSUE FOR PERMIT

PROJECT NAME
TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS
1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

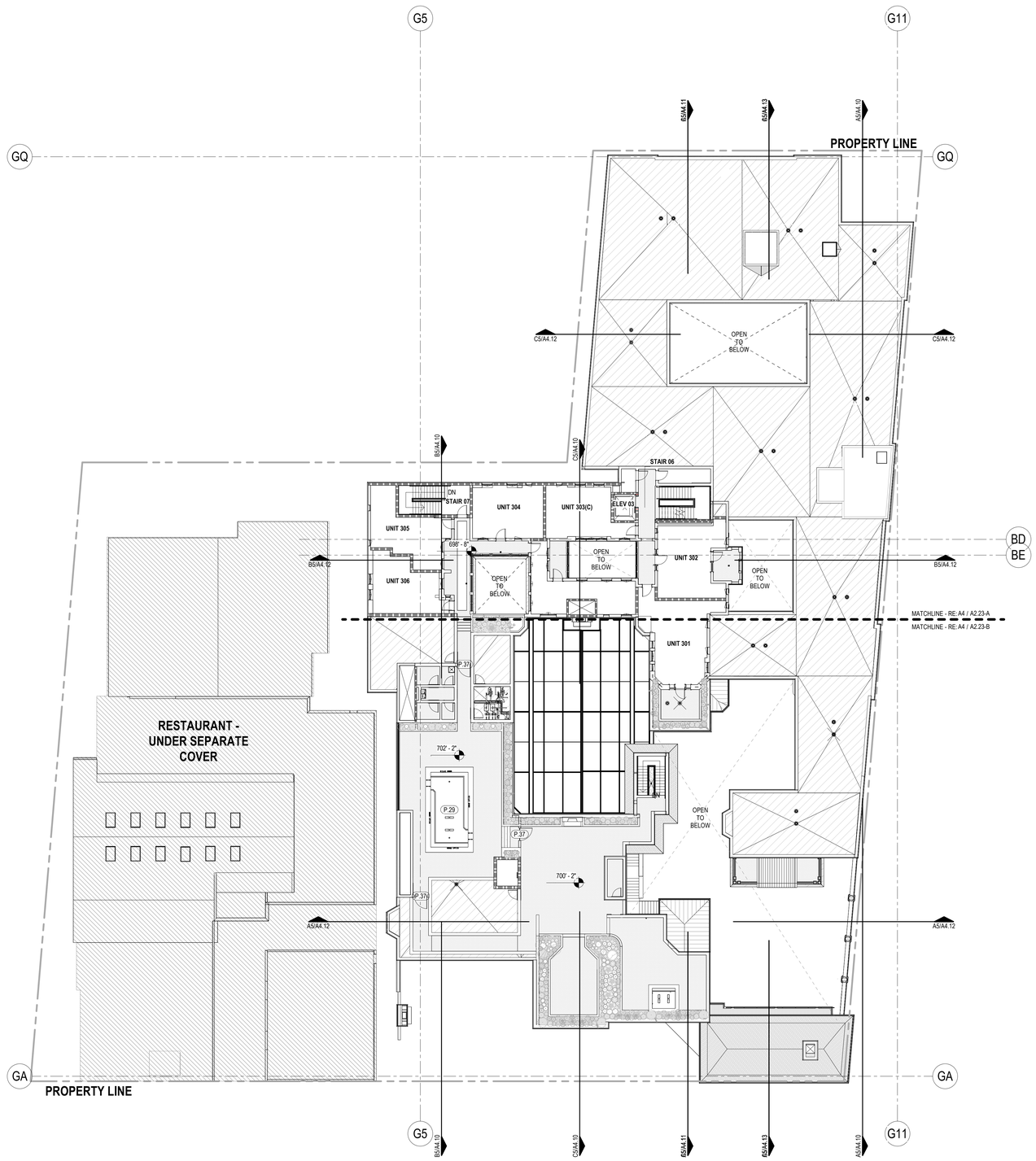


SHEET TITLE
COMPOSITE FLOOR PLAN - LEVEL 2

SHEET NUMBER
A2.12

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1/16" = 1'-0"

LEVEL 3 COMPOSITE PLAN | A4

KEYNOTES

P.29	POOL, REF: POOL DRAWINGS
P.37	REFERENCE LANDSCAPE FOR POOL GATE DETAILS

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19 JUNE 2026

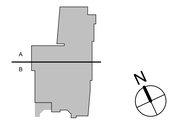
	DATE	ISSUE
D	06-19-2026	ISSUE FOR PERMIT

PROJECT NAME
TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS
1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

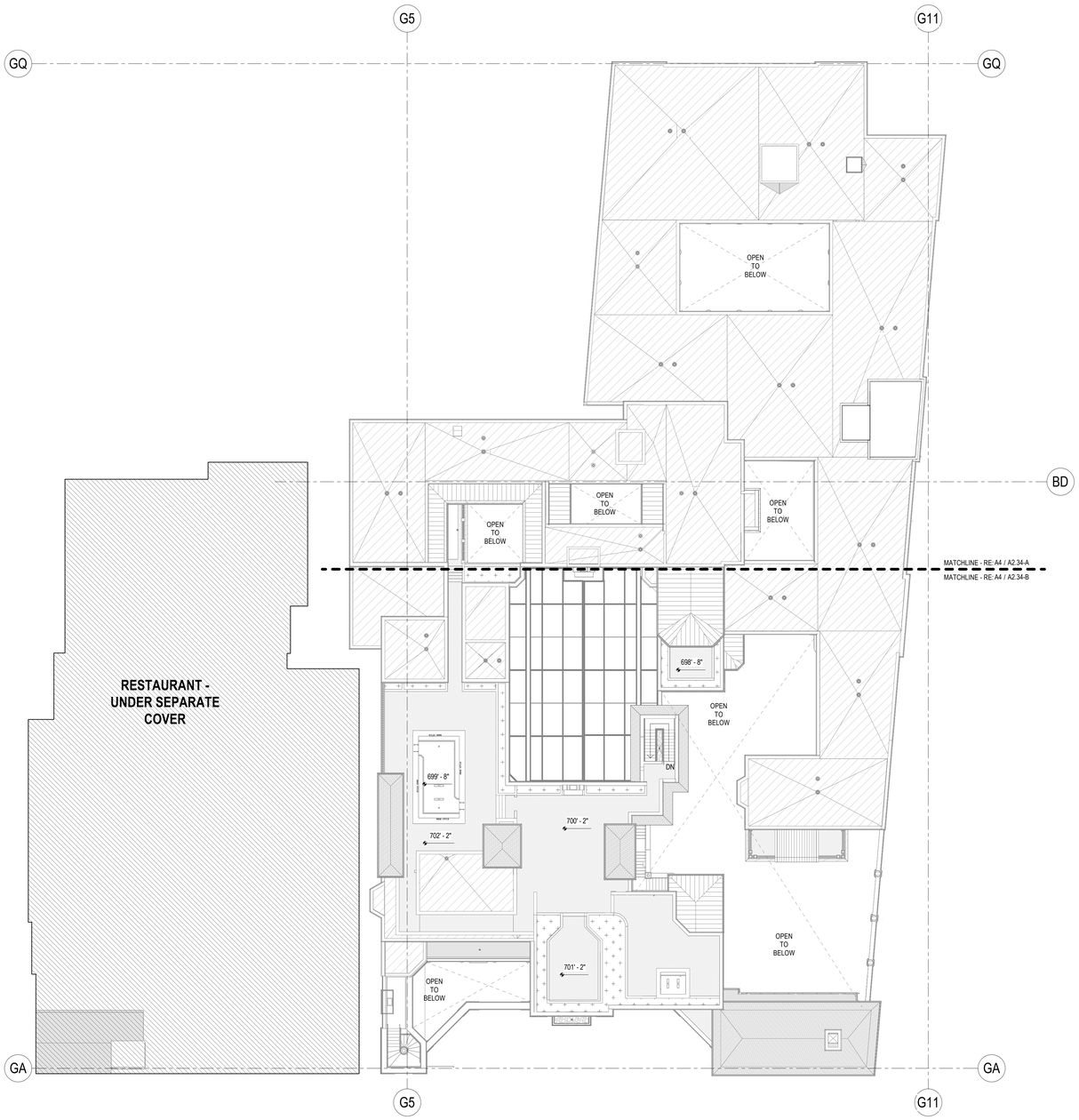


SHEET TITLE
COMPOSITE FLOOR PLAN - LEVEL 3

SHEET NUMBER
A2.13

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1/16" = 1'-0"

COMPOSITE ROOF PLAN | A4

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SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

SHEET TITLE

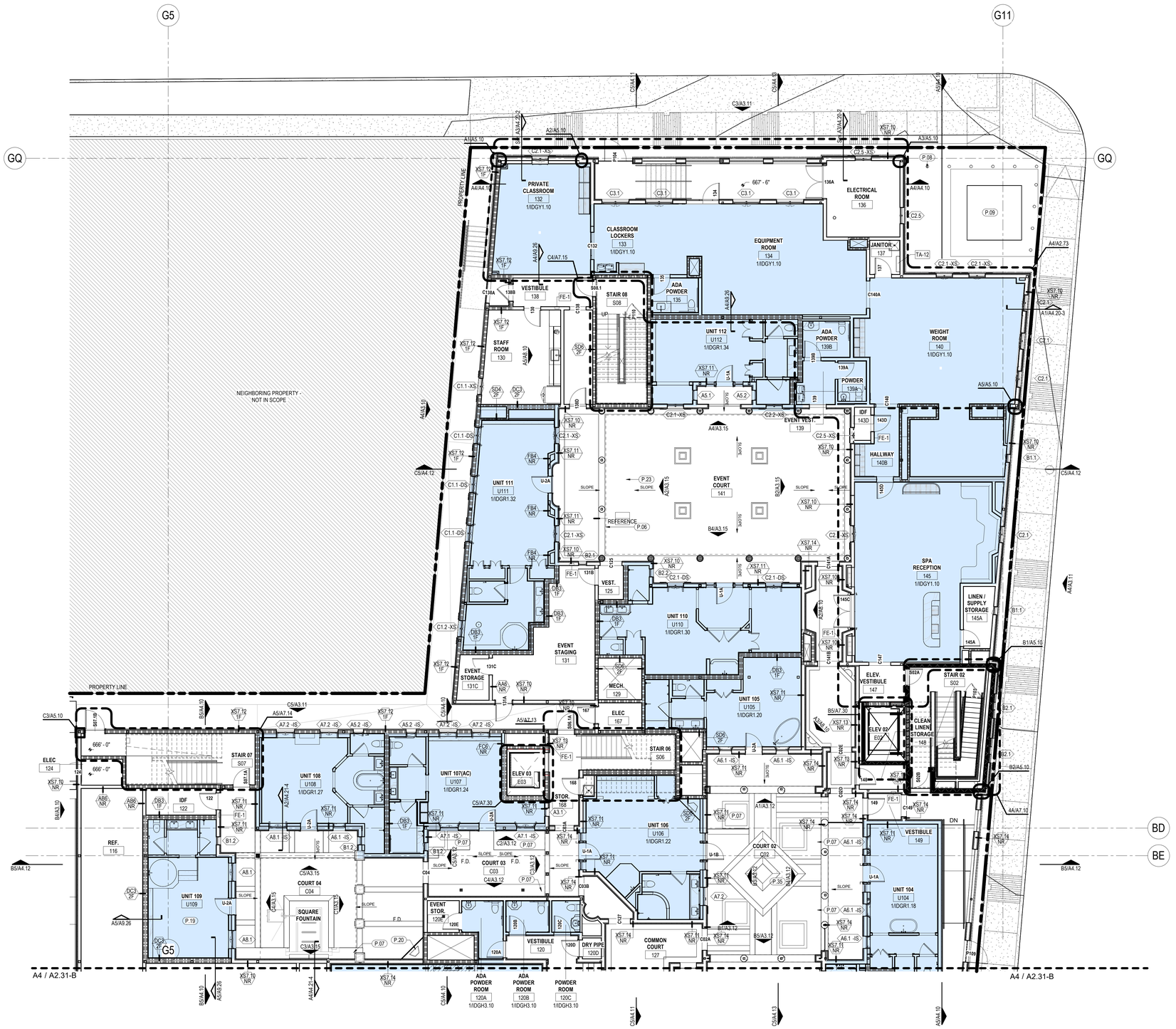
COMPOSITE ROOF PLAN

SHEET NUMBER

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1/8" = 1'-0"

FLOOR PLAN - LEVEL 1 - AREA A | A4

KEYNOTES

P.06	LINE OF BALCONY ABOVE
P.07	PLANTING, RE: LANDSCAPE
P.08	PAINTED METAL BOLLARD 055000
P.09	TRANSFORMER, RE: MEP
P.19	SPACE TO RECEIVE ACOUSTIC SOUND MATTING FLOORING, RE: A9.26
P.20	FIREPLACE; FP-3; REFERENCE SPEC SECTION 103100.
P.23	DRAIN, RE: LANDSCAPE
P.35	PROVIDE 12" X 12" TILEABLE ACCESS HATCH FOR ACCESS TO FOUNTAIN PUMP, COORDINATE FINAL LOCATION WITH MEP

REFERENCE ID SHEET SERIES FOR ALL ADDITIONAL INFORMATION IN THIS AREA

HATCHED AREA INDICATES PLANTING, RE: LANDSCAPE

HATCH INDICATES PLANTER WALL

SHEET NOTES

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TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS

1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

SHEET TITLE

FLOOR PLAN - LEVEL 1 - AREA A

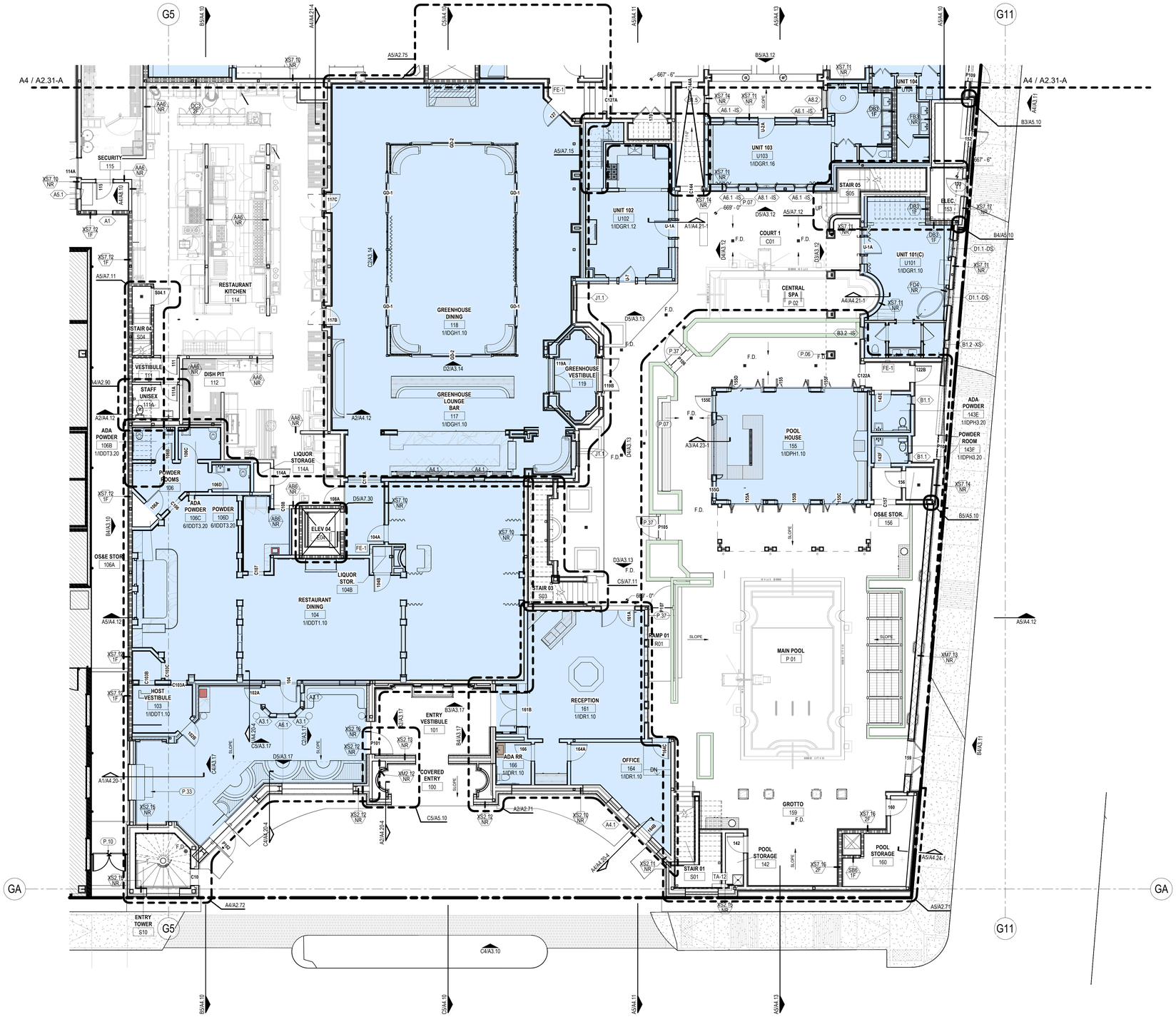
SHEET NUMBER

A2.31-A

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KEYNOTES

# ##	
P.06	LINE OF BALCONY ABOVE
P.07	PLANTING, RE: LANDSCAPE
P.10	GATE UNDER SEPARATE COVER
P.33	FIREPLACE; FP-2; REFERENCE SPEC SECTION 103100.
P.37	REFERENCE LANDSCAPE FOR POOL GATE DETAILS

REFERENCE ID SHEET SERIES FOR ALL ADDITIONAL INFORMATION IN THIS AREA

HATCHED AREA INDICATES PLANTING, RE: LANDSCAPE

HATCH INDICATES PLANTER WALL

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1/8" = 1'-0"

FLOOR PLAN - LEVEL 1 - AREA B | A4

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KIRKSEY PROJECT NO. 2025193

KEY PLAN

SHEET TITLE
FLOOR PLAN - LEVEL 1 - AREA B

SHEET NUMBER
A2.31-B

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1/8" = 1'-0"

FLOOR PLAN - LEVEL 2 - AREA A | A4

KEYNOTES

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HATCHED AREA INDICATES PLANTING, RE: LANDSCAPE

HATCH INDICATES PLANTER WALL

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SAN ANTONIO, TX 78215

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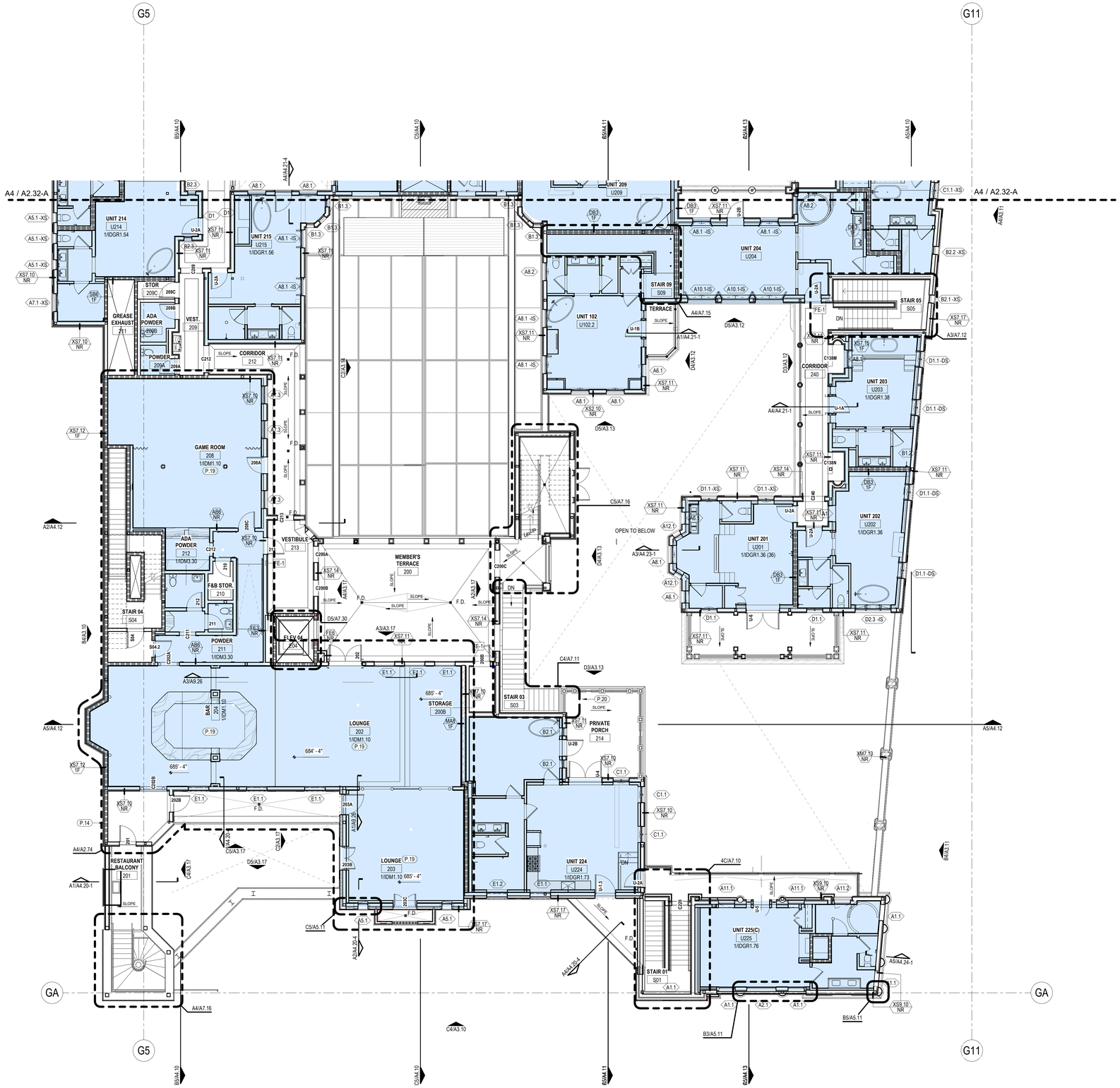
KEY PLAN

SHEET TITLE
FLOOR PLAN - LEVEL 2 - AREA A

SHEET NUMBER
A2.32-A

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KEYNOTES

P.14	PARAPET SCUPPER PREFINISHED
P.19	SPACE TO RECEIVE ACOUSTIC SOUND MATTING FLOORING, RE: A9.26
P.20	FIREPLACE; FP-3; REFERENCE SPEC SECTION 103100.

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HATCHED AREA INDICATES PLANTING, RE: LANDSCAPE

HATCH INDICATES PLANTER WALL

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7. DOORS UNDERCUTS SHALL NOT EXCEED ½" A.F.F.
8. REFER TO SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.
9. ALL PARTITION TYPES SHALL BE "TYPE AB6" AND ALL FURRING PARTITION TYPES SHALL BE "TYPE FD6" UNLESS NOTED OTHERWISE.
10. REFER TO SPECIFICATIONS FOR GYPSUM DRYWALL CONTROL JOINT REQUIREMENTS. PROVIDE SHOP DRAWINGS PER SPECS, INCLUDING PROPOSED LOCATIONS, TO ARCHITECT FOR REVIEW/COMMENT PRIOR TO INSTALLATION.
11. ALL EXTERIOR PARTITION TYPES SHALL BE "TYPE XS7.10" UNLESS NOTED OTHERWISE.

Kirksey ARCHITECTURE

Austin + Houston + Dallas

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Austin Texas 78721

512 861 9600

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REGISTERED ARCHITECT ROBERT CURRY 23027 STATE OF TEXAS

19 JUNE 2026

	DATE	ISSUE
D	06-19-2026	ISSUE FOR PERMIT

PROJECT NAME

TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS

1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

SHEET TITLE

FLOOR PLAN - LEVEL 2 - AREA B

SHEET NUMBER

A2.32-B

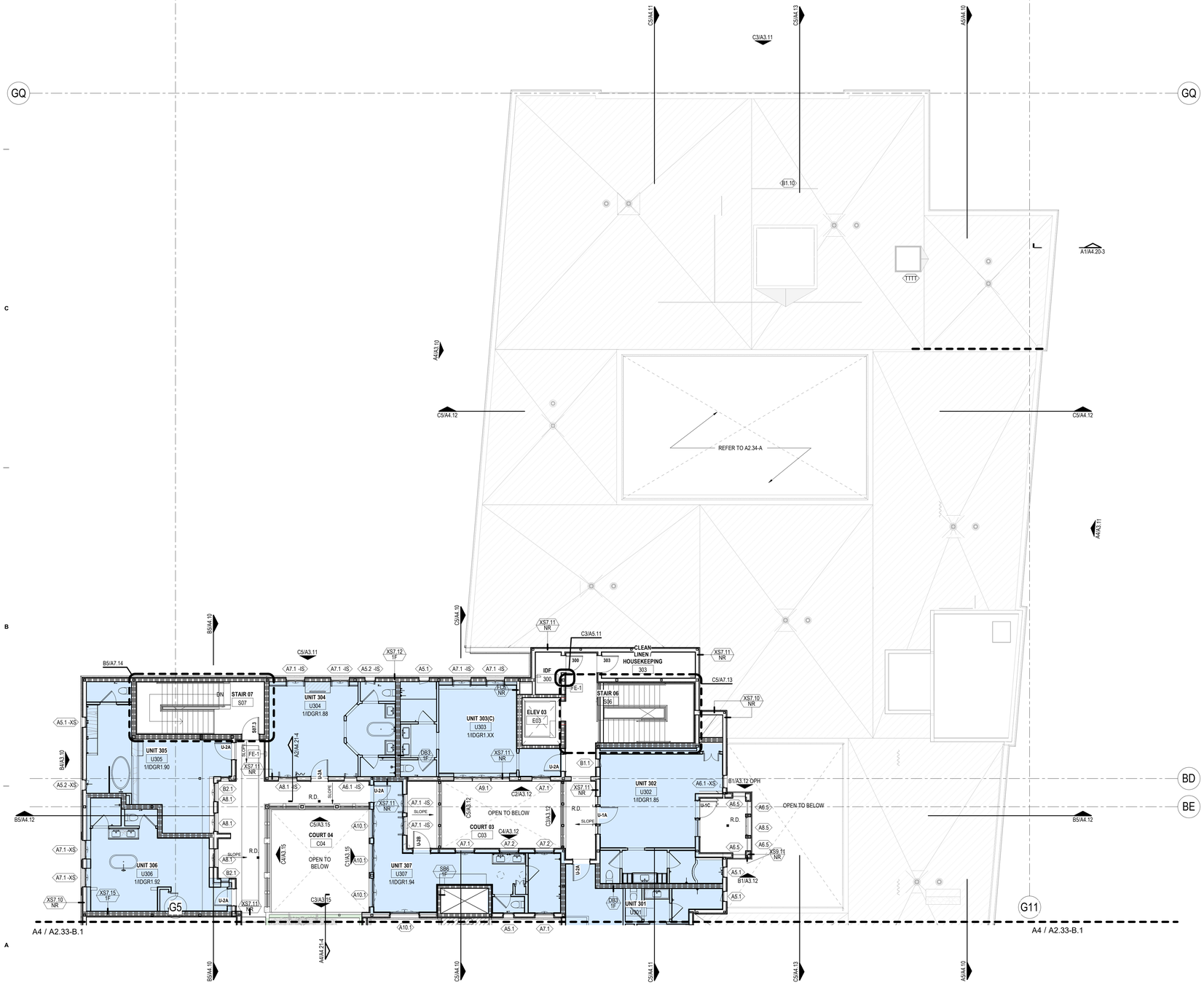
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1/8" = 1'-0"

FLOOR PLAN - LEVEL 2 - AREA B | A4

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1/8" = 1'-0"

FLOOR PLAN - LEVEL 3 - AREA A | A4

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Austin Texas 78721

512 861 9600

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REGISTERED ARCHITECT ROBERT GUINN 23025 STATE OF TEXAS

19 JUNE 2026

	DATE	ISSUE
D	06-19-2026	ISSUE FOR PERMIT

PROJECT NAME

TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS

1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN



SHEET TITLE

FLOOR PLAN - LEVEL 3 - AREA A

SHEET NUMBER

A2.33-A

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(##) KEYNOTES

REFERENCE ID SHEET SERIES FOR ALL ADDITIONAL INFORMATION IN THIS AREA

HATCHED AREA INDICATES PLANTING, RE: LANDSCAPE

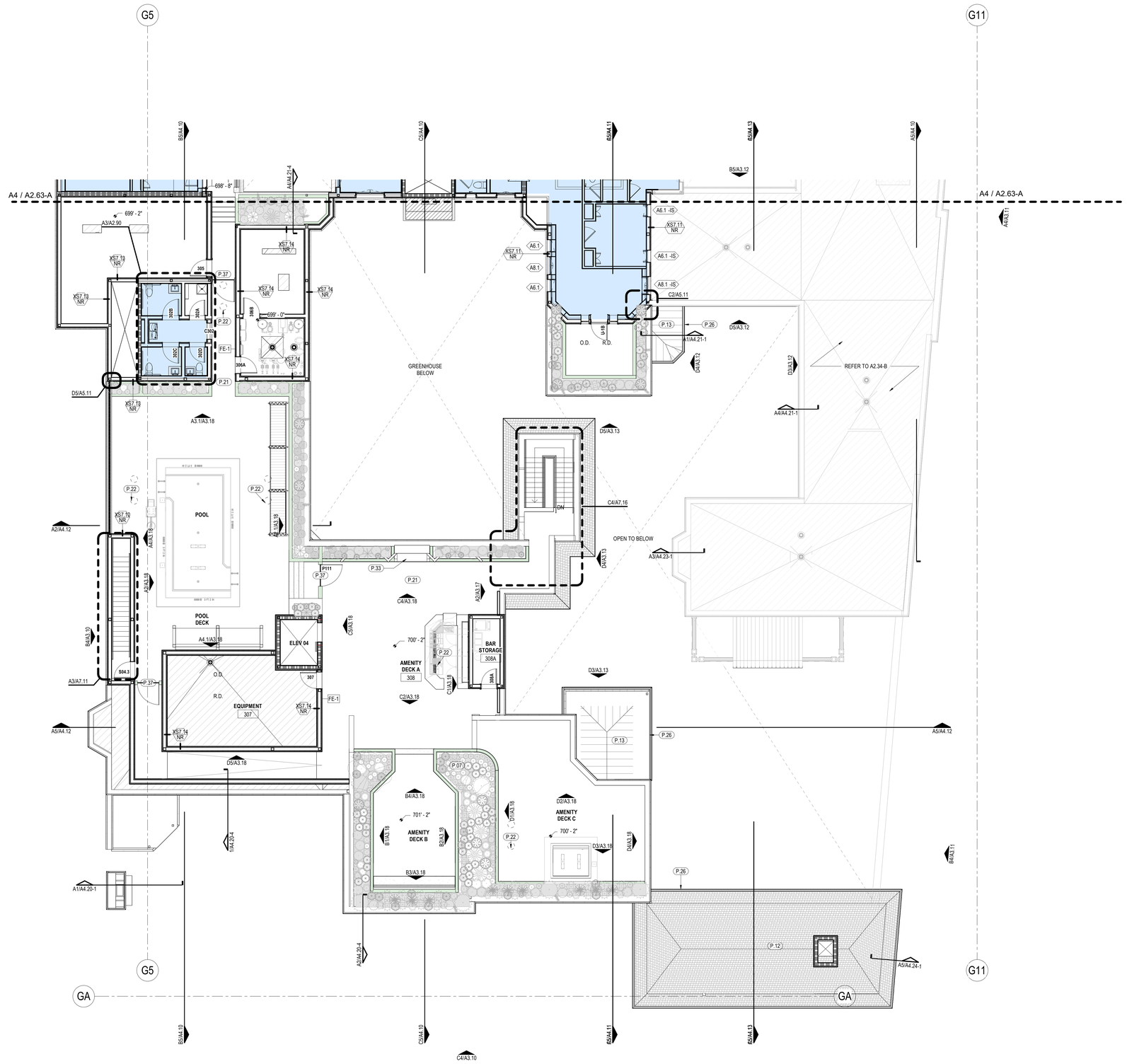
HATCH INDICATES PLANTER WALL

SHEET NOTES

1. REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS.
2. ALL WORK SHALL BE ERECTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MAINTAIN STANDARD INSTALLATION / CONSTRUCTION PRACTICES OF THE TRADE AND MANUFACTURER'S RECOMMENDATIONS FOR THAT PARTICULAR ITEM.
3. DIMENSIONS ARE TO FACE OF FINISH MATERIAL, UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR WALLS ARE TO FINISHED FACE OF SILL WALL. CLEAR DIMENSIONS SHALL NOT VARY AND ARE MEASURED AT THE FLOOR LINE. VERIFY ANY UNCLEAR AREAS WITH ARCHITECT PRIOR TO PROCEEDING.
4. FLOOR AREAS ARE TO BE PREPARED FOR FINISH MATERIALS IN ACCORDANCE WITH MANUFACTURER'S SPECIFIC REQUIREMENTS. RESPONSIBILITIES INCLUDE FLASH PATCHING TO LEVEL AND SMOOTH FLOOR TO 1" IN 20'-0", NON-CUMULATIVE. CONCRETE FLOORS SHALL BE FREE OF IRREGULARITIES IN THE SURFACE AND MUST EXHIBIT NEUTRALITY RELATIVE TO ACIDITY AND ALKALINITY. CONTRACTOR TO CONDUCT MOISTURE AND ALKALINITY TESTS WHERE CARPET OR VCT IS DIRECTLY LAID TO CONCRETE SLAB.
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11. ALL EXTERIOR PARTITION TYPES SHALL BE "TYPE XS7.10" UNLESS NOTED OTHERWISE.

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KEYNOTES

P.07	PLANTING, RE: LANDSCAPE
P.12	TERRACOTTA SHINGLE ROOF
P.13	STANDING SEAM METAL ROOF
P.21	PAVERS ON ADJUSTABLE PEDESTAL SYSTEM
P.22	DRAINS BELOW PAVERS
P.26	1/2" ROUND GUTTER AND DOWNSPOUT PREFINISHED
P.33	FIREPLACE; FP-2; REFERENCE SPEC SECTION 103100.
P.37	REFERENCE LANDSCAPE FOR POOL GATE DETAILS

REFERENCE ID SHEET SERIES FOR ALL ADDITIONAL INFORMATION IN THIS AREA

HATCHED AREA INDICATES PLANTING, RE: LANDSCAPE

HATCH INDICATES PLANTER WALL

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1/8" = 1'-0"

FLOOR PLAN - LEVEL 3 - AREA B | A4

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REGISTERED ARCHITECT ROBERT GUY KIRKSEY 23025 STATE OF TEXAS

19 JUNE 2026

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PROJECT NAME

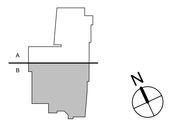
TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS

1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN



SHEET TITLE

FLOOR PLAN - LEVEL 3 - AREA B

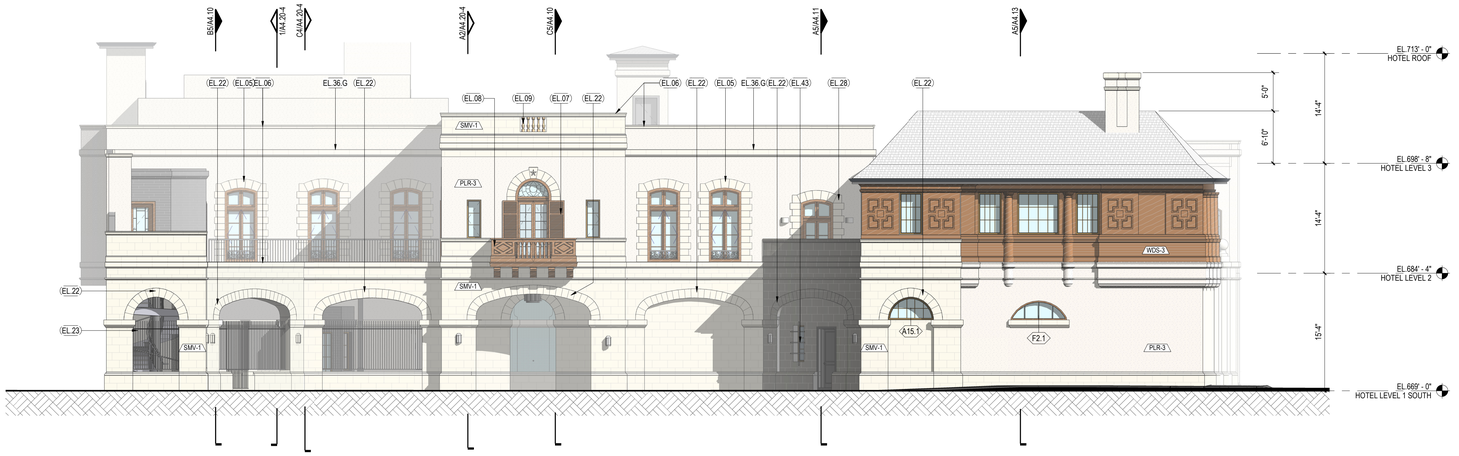
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A2.33-B.1

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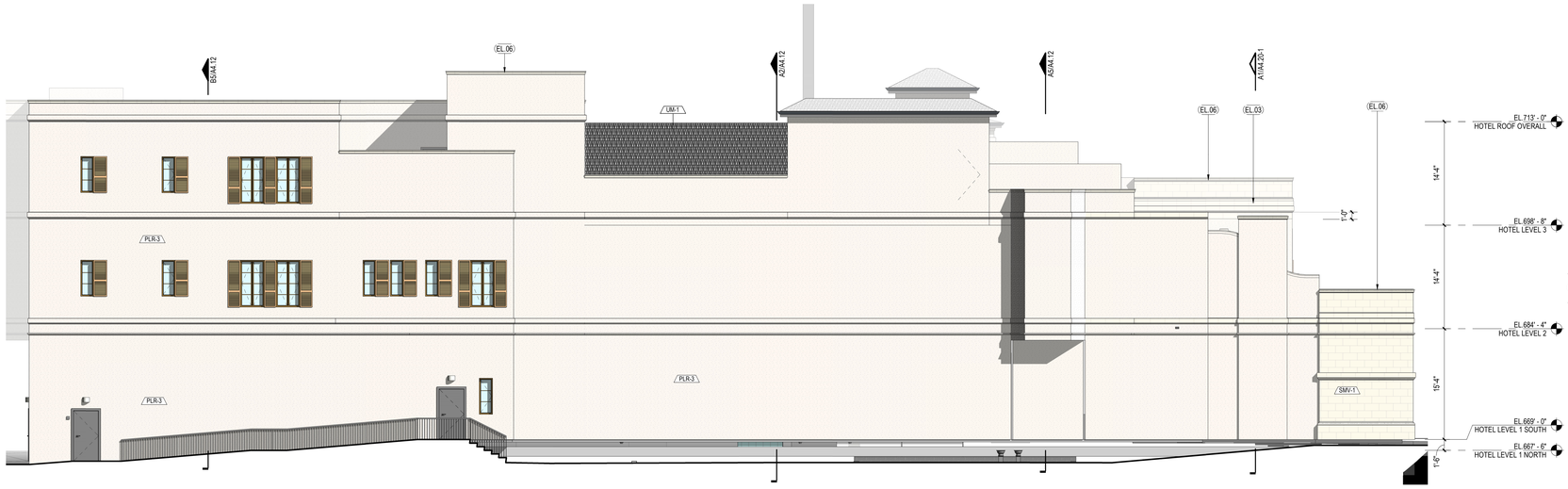
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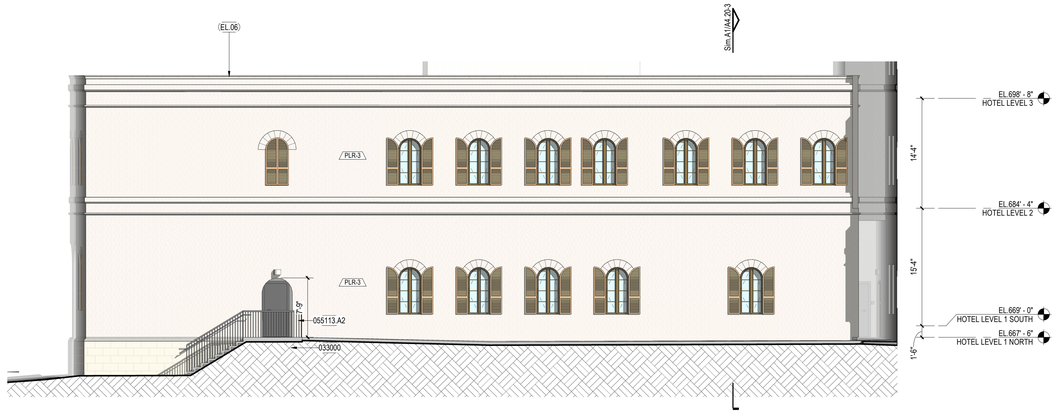
1/8" = 1'-0"

SOUTH ELEVATION | C4



1/8" = 1'-0"

WEST ELEVATION - B | B4



1/8" = 1'-0"

WEST ELEVATION - A | A4

KEYNOTES

033000	CAST-IN-PLACE CONCRETE (RE: STRUCTURE)
055113.A2	STEEL STAIR RAILING
EL.03	STONE BANDING
EL.05	WOOD-FRAMED WINDOWS WITH STONE SURROUND & WROUGHT IRON RAILING
EL.06	STONE PARAPET CAP
EL.07	WOOD DOOR WITH STONE SURROUND, KEYSTONE, & WOODEN SHUTTERS
EL.08	BALCONY; TURNED WOOD BALUSTERS ON CANTILEVERED HEAVY WOOD BEAMS
EL.09	BALUSTERS; TURNED WOOD
EL.22	STONE ARCH
EL.23	WROUGHT IRON RAILING
EL.28	WOOD DOOR WITH STONE SURROUND AND TRANSOM
EL.36.G	STONE MOULDING PROFILE G
EL.43	DECORATIVE WROUGHT IRON WINDOW BARS

SHEET NOTES

1. REFER TO MASTER SCHEDULE FOR FINISH AND PRODUCT 'BASIS OF DESIGN.'
2. REFER TO A6.50 SHEET SERIES FOR WINDOW TYPES AND GLAZING INFORMATION.
3. PROVIDE CONTROL JOINTS AS REQUIRED BY MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS.
4. REFER TO SKETCH ELEVATIONS FOR ADDITIONAL INFORMATION REGARDING TRIM PROFILES, EMBELLISHMENTS, AND WINDOW TREATMENTS WHERE INDICATED.
5. REFER TO A5/A5.20 FOR INFORMATION ON MOULDING PROFILES, EMBELLISHMENTS, AND PARAPET CAP.

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REGISTERED ARCHITECT ROBERT GUINN 23037 STATE OF TEXAS

19 JUNE 2026

	DATE	ISSUE
D	06-19-2026	ISSUE FOR PERMIT

PROJECT NAME

TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS

1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

SHEET TITLE

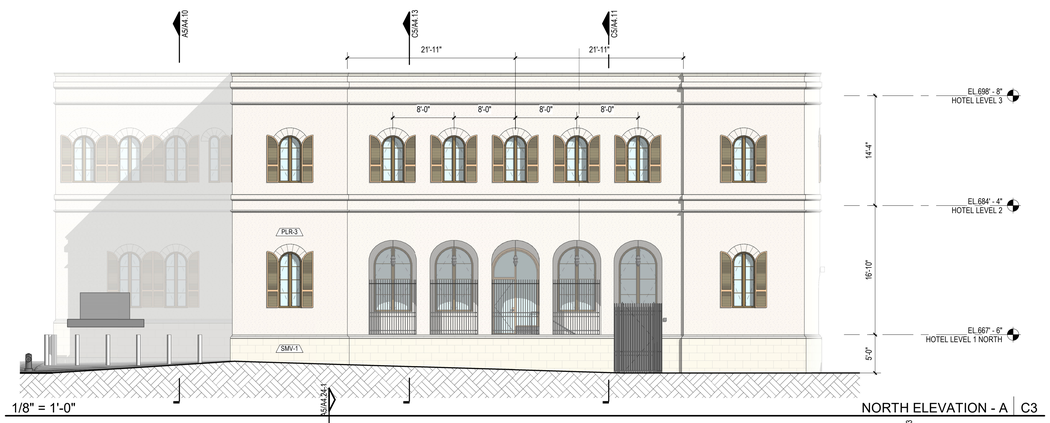
OVERALL ELEVATIONS - WEST & SOUTH

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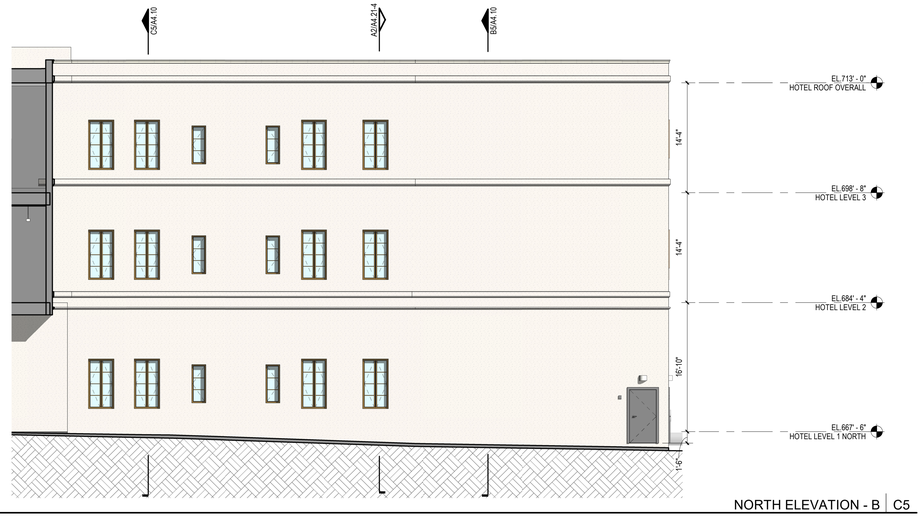
A3.10

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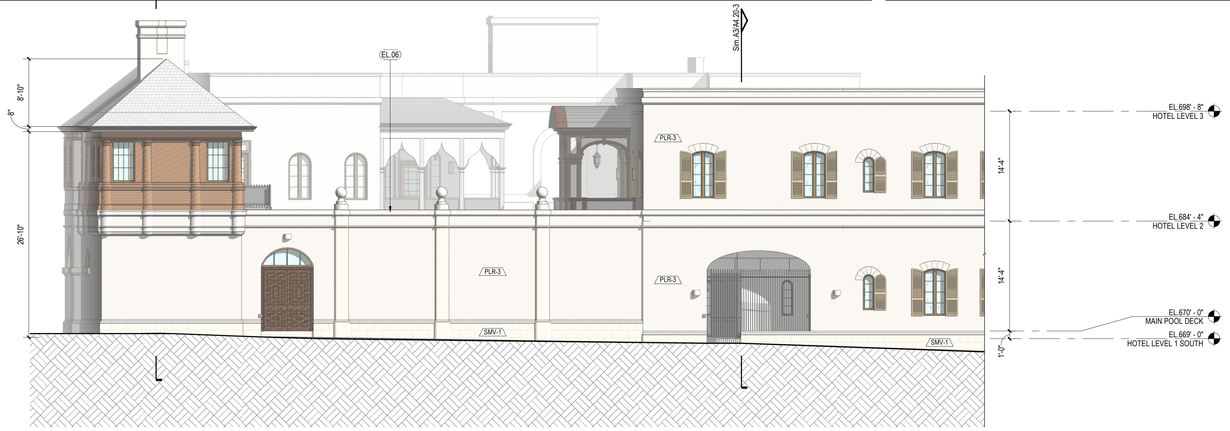
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1/8" = 1'-0" NORTH ELEVATION - A | C3



1/8" = 1'-0" NORTH ELEVATION - B | C5



1/8" = 1'-0" EAST ELEVATION - B | B4



1/8" = 1'-0" EAST ELEVATION - A | A4

KEYNOTES

129300.A5	SITE BOLLARDS
EL.06	STONE PARAPET CAP

SHEET NOTES

1. REFER TO MASTER SCHEDULE FOR FINISH AND PRODUCT 'BASIS OF DESIGN.'
2. REFER TO A6.50 SHEET SERIES FOR WINDOW TYPES AND GLAZING INFORMATION.
3. PROVIDE CONTROL JOINTS AS REQUIRED BY MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS.
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REGISTERED ARCHITECT ROBERT GUINN 23025 STATE OF TEXAS

19 JUNE 2026

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D	06-19-2026	ISSUE FOR PERMIT

PROJECT NAME

TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS

1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

SHEET TITLE

OVERALL ELEVATIONS - NORTH & EAST

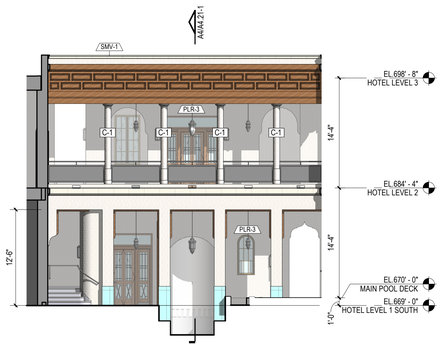
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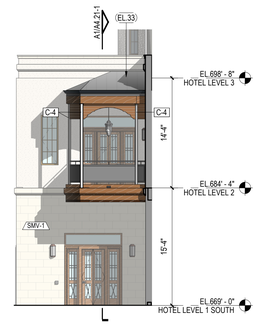
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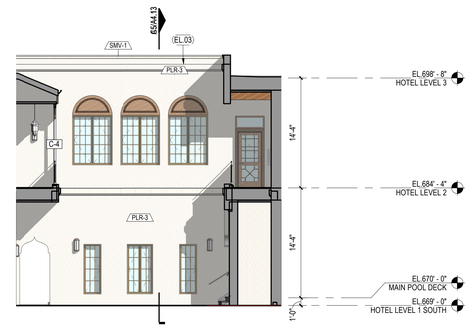
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1/8" = 1'-0" COURTYARD 1 - EAST ELEVATION | D3



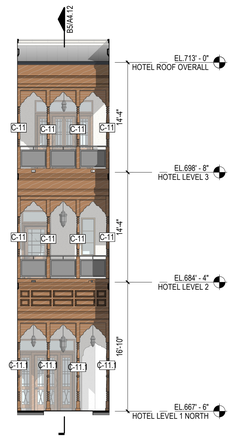
1/8" = 1'-0" COURTYARD 1 - WEST ELEVATION | D4



1/8" = 1'-0" COURTYARD 1 - NORTH ELEVATION | D5



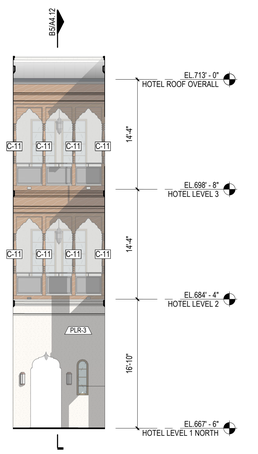
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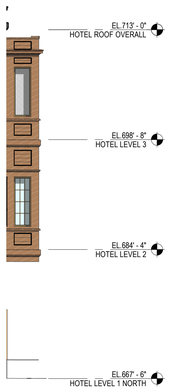
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1/8" = 1'-0" COURTYARD 03 - SOUTH ELEVATION | C4



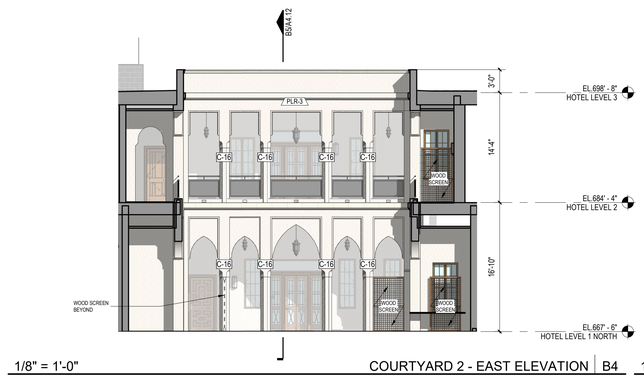
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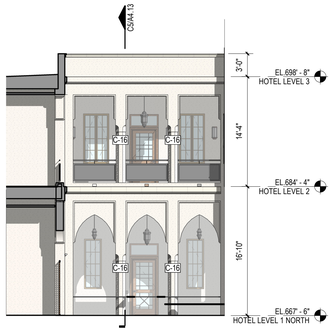
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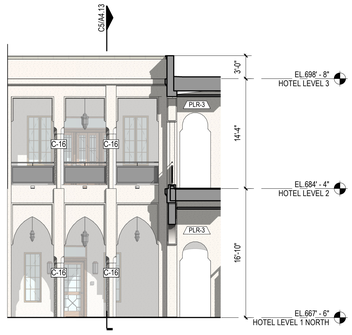
1/8" = 1'-0" COURTYARD 2 - WEST ELEVATION | B3



1/8" = 1'-0" COURTYARD 2 - EAST ELEVATION | B4



1/8" = 1'-0" COURTYARD 2 - SOUTH ELEVATION | B5



1/8" = 1'-0" COURTYARD 2 - NORTH ELEVATION | A1

KEYNOTES

EL.03	STONE BANDING
EL.33	STANDING SEAM METAL ROOF

SHEET NOTES

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PROJECT ADDRESS

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SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

SHEET TITLE

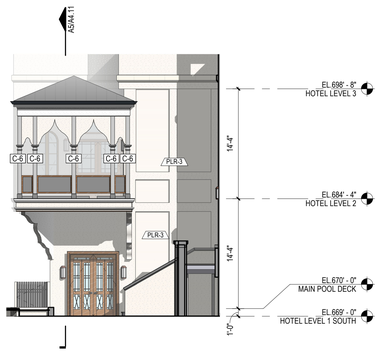
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SHEET NUMBER

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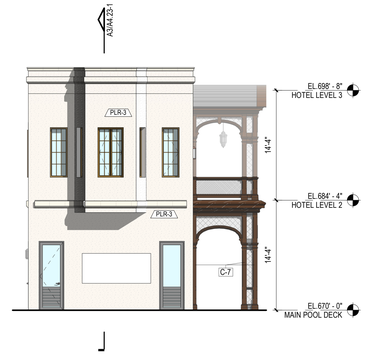
1/8" = 1'-0" RECEPTION ELEVATION - NORTH | D3



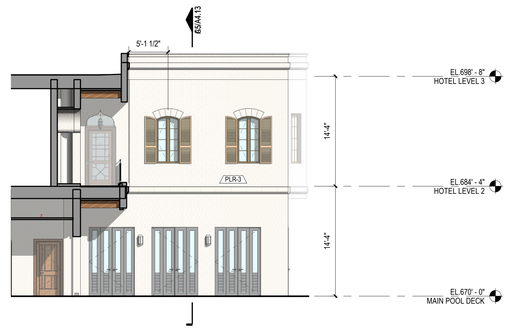
1/8" = 1'-0" GREENHOUSE COURTYARD ENTRY - ELEVATION | D4



1/8" = 1'-0" COURTYARD NORTH - ELEVATION | D5



1/8" = 1'-0" POOL HOUSE - WEST ELEVATION | C4



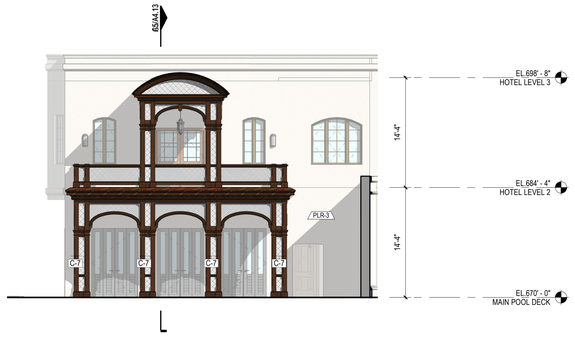
1/8" = 1'-0" POOL HOUSE - NORTH ELEVATION | C5



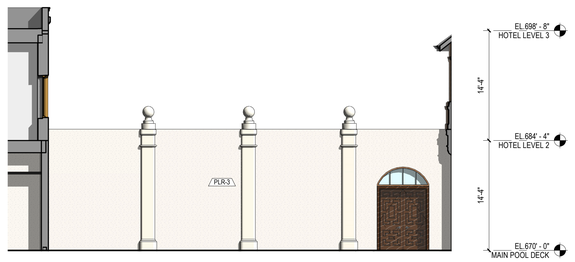
1/8" = 1'-0" POOL DECK - SOUTH ELEVATION - B | B2



1/8" = 1'-0" POOL DECK - WEST ELEVATION | B4



1/8" = 1'-0" POOL DECK - NORTH ELEVATION | A2



1/8" = 1'-0" POOL DECK - EAST ELEVATION | A4

KEYNOTES

SHEET NOTES

1. REFER TO MASTER SCHEDULE FOR FINISH AND PRODUCT "BASIS OF DESIGN."
2. REFER TO A6.50 SHEET SERIES FOR WINDOW TYPES AND GLAZING INFORMATION.
3. PROVIDE CONTROL JOINTS AS REQUIRED BY MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS.
4. REFER TO SKETCH ELEVATIONS FOR ADDITIONAL INFORMATION REGARDING TRIM PROFILES, EMBELLISHMENTS, AND WINDOW TREATMENTS WHERE INDICATED.
5. REFER TO A5/A5.20 FOR INFORMATION ON MOULDING PROFILES, EMBELLISHMENTS, AND PARAPET CAP.

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Austin Texas 78721

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REGISTERED ARCHITECT ROBERT GLENN KIRKSEY 23025 STATE OF TEXAS

19 JUNE 2026

	DATE	ISSUE
D	06-19-2026	ISSUE FOR PERMIT

PROJECT NAME

TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS

1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

SHEET TITLE

COURTYARD ELEVATIONS

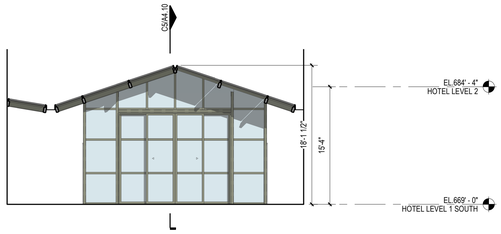
SHEET NUMBER

A3.13

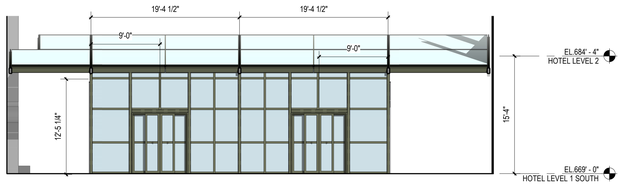
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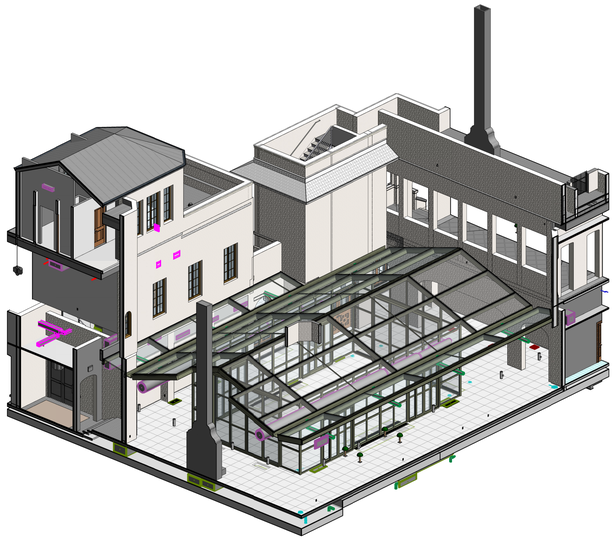
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1/8" = 1'-0" GREENHOUSE DINING SOUTH | D2



1/8" = 1'-0" GREENHOUSE DINING WEST | C2



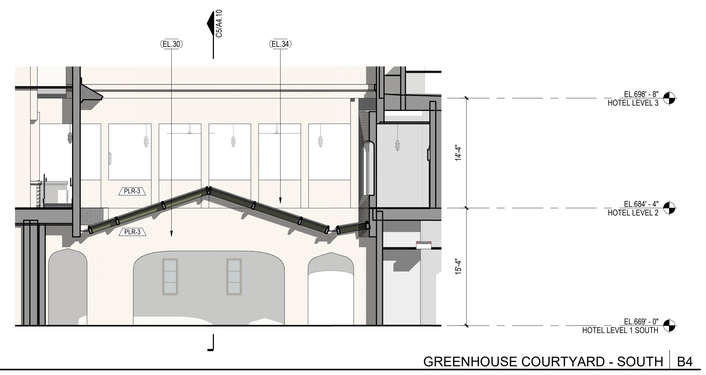
GREENHOUSE AXON FROM NW | C4



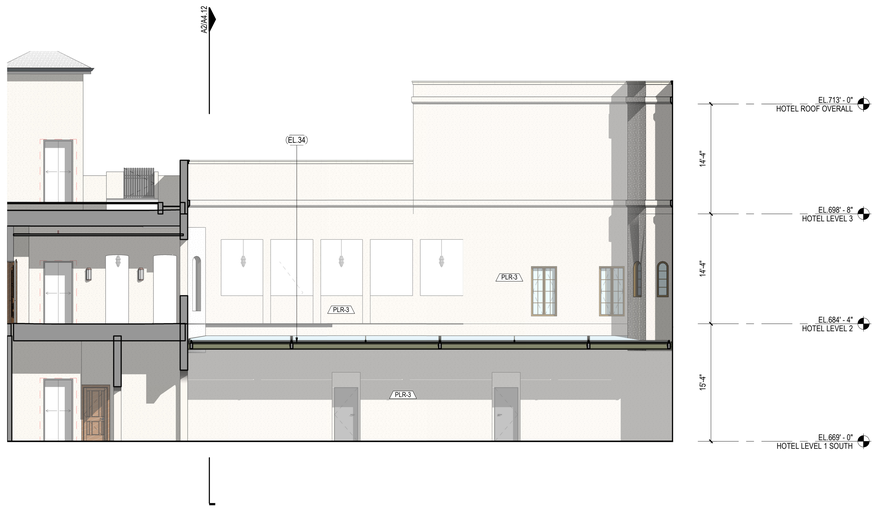
GREENHOUSE AXON FROM SW | C5



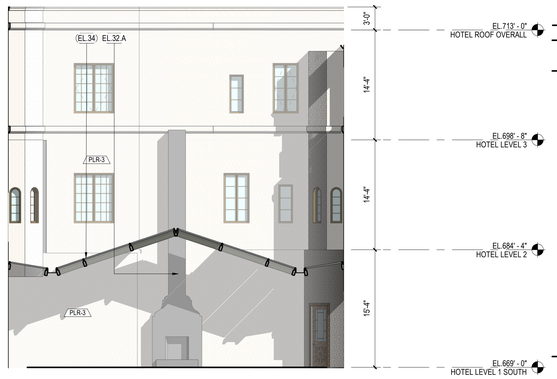
1/8" = 1'-0" GREENHOUSE COURTYARD - EAST | B2



1/8" = 1'-0" GREENHOUSE COURTYARD - SOUTH | B4



1/8" = 1'-0" GREENHOUSE COURTYARD - WEST | A3



1/8" = 1'-0" GREENHOUSE COURTYARD - NORTH | A4

KEYNOTES

##

EL.30 ARCHED OPENING
EL.32.A FIRE PLACE AND CHIMNEY STACK
EL.33 STANDING SEAM METAL ROOF
EL.34 STRUCTURAL STEEL GLAZING SYSTEM ROOF

SHEET NOTES

1. REFER TO MASTER SCHEDULE FOR FINISH AND PRODUCT 'BASIS OF DESIGN.'
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Kirksey
ARCHITECTURE

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STATE OF TEXAS

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KIRKSEY PROJECT NO. 2025193

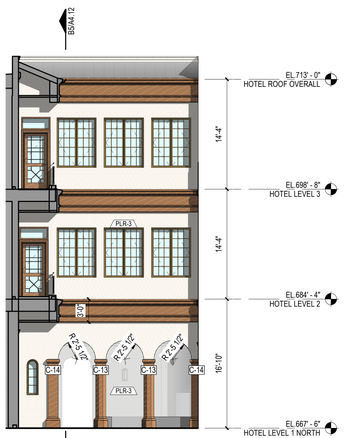
KEY PLAN

SHEET TITLE
COURTYARD ELEVATIONS

SHEET NUMBER
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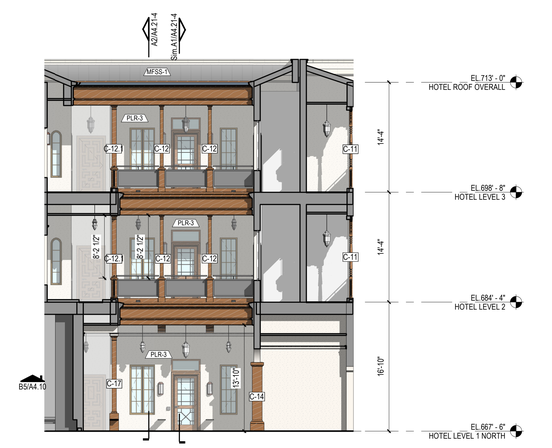
1/8" = 1'-0" COURTYARD 4 - EAST ELEVATION | C1



1/8" = 1'-0" COURTYARD 4 - SOUTH ELEVATION | C3



1/8" = 1'-0" COURTYARD 4 - WEST ELEVATION | C4



1/8" = 1'-0" COURTYARD 4 - NORTH ELEVATION | C5



1/8" = 1'-0" EVENT COURTYARD - EAST ELEVATION | B2



1/8" = 1'-0" EVENT COURTYARD - SOUTH ELEVATION | B4



1/8" = 1'-0" EVENT COURTYARD - WEST ELEVATION | A2



1/8" = 1'-0" EVENT COURTYARD - NORTH ELEVATION | A4

KEYNOTES

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KIRKSEY PROJECT NO. 2025193

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SHEET TITLE

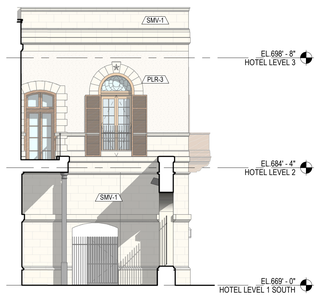
COURTYARD ELEVATIONS

SHEET NUMBER

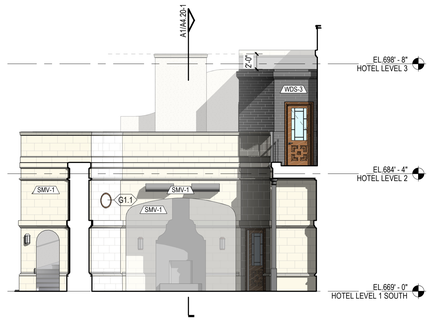
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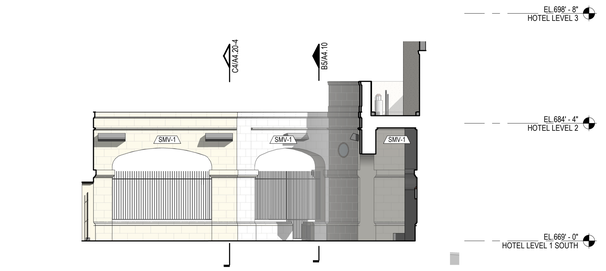
1/8" = 1'-0" RESTAURANT TERRACE - EAST | C2



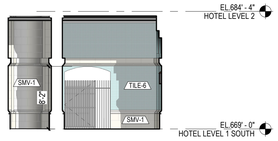
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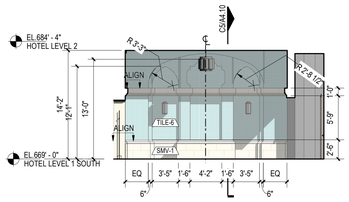
1/8" = 1'-0" RESTAURANT TERRACE - NORTH | C5



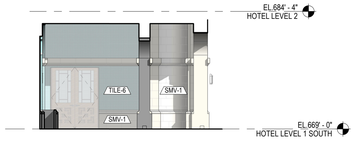
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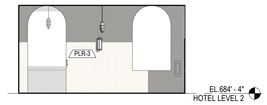
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1/8" = 1'-0" ENTRY VESTIBULE 101 - NORTH | B3



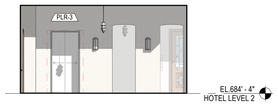
1/8" = 1'-0" ENTRY VESTIBULE 101 - EAST | B4



1/8" = 1'-0" MEMBER'S TERRACE - EAST | A2



1/8" = 1'-0" MEMBER'S TERRACE - SOUTH | A3



1/8" = 1'-0" MEMBER'S TERRACE - WEST | A4

KEYNOTES

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SAN ANTONIO, TX 78215

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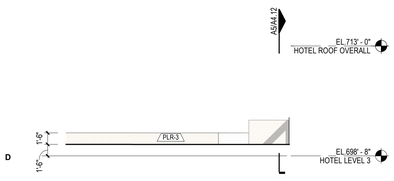
KEY PLAN

SHEET TITLE
EXTERIOR ELEVATIONS - TERRACE

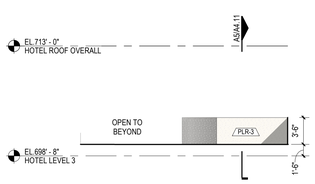
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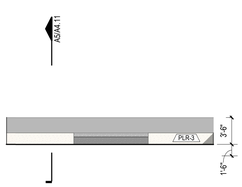
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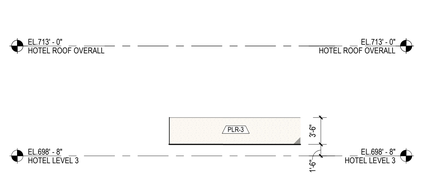
1/8" = 1'-0" AMENITY DECK C - WEST | D1



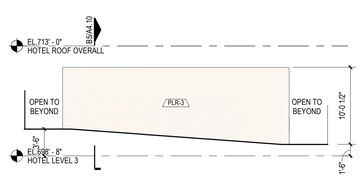
1/8" = 1'-0" AMENITY DECK C - NORTH | D2



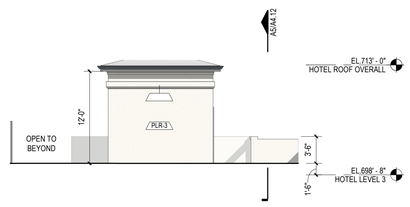
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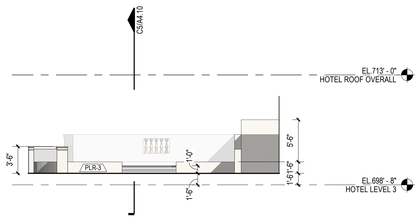
1/8" = 1'-0" AMENITY DECK C - EAST | D4



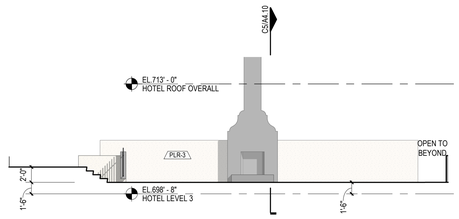
1/8" = 1'-0" AMENITY EQUIPMENT - RAMP | D5



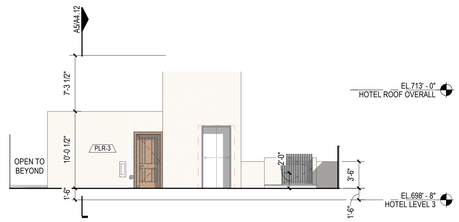
1/8" = 1'-0" AMENITY DECK - EAST | C1



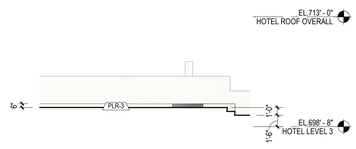
1/8" = 1'-0" AMENITY DECK - SOUTH | C2



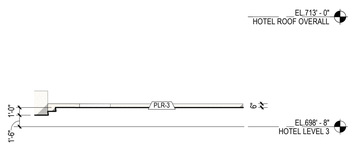
1/8" = 1'-0" AMENITY DECK - NORTH | C4



1/8" = 1'-0" AMENITY DECK - WEST | C5



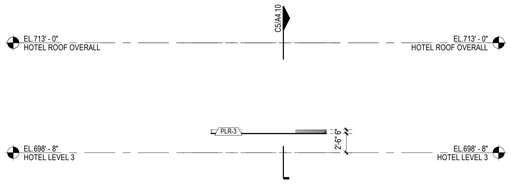
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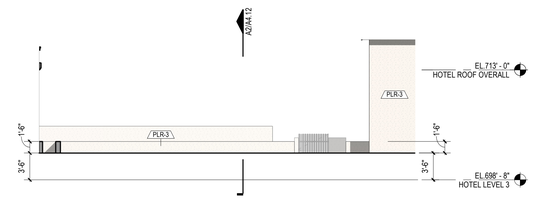
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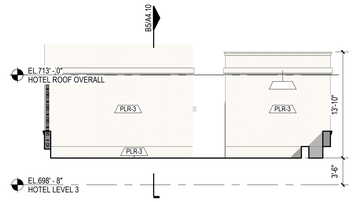
1/8" = 1'-0" AMENITY DECK B - SOUTH | B3



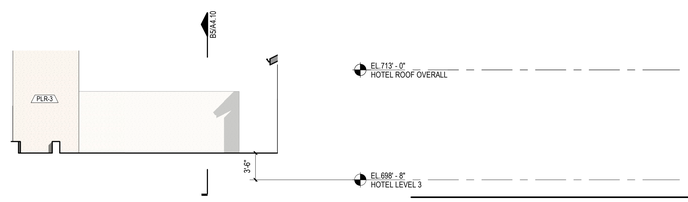
1/8" = 1'-0" AMENITY DECK B - NORTH | B4



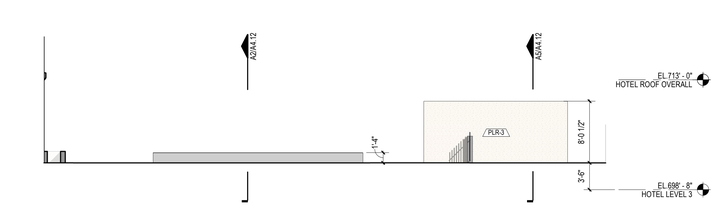
1/8" = 1'-0" AMENITY POOL DECK - EAST | A2.1



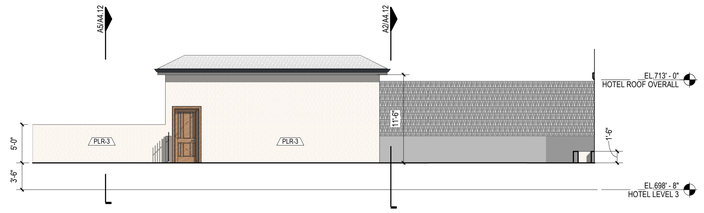
1/8" = 1'-0" AMENITY POOL DECK - NORTH | A3.1



1/8" = 1'-0" AMENITY POOL DECK - SOUTH | A4.1



1/8" = 1'-0" AMENITY POOL - WEST | A2



1/8" = 1'-0" AMENITY POOL DECK - WEST | A4

KEYNOTES

(# ##)

SHEET NOTES

1. REFER TO MASTER SCHEDULE FOR FINISH AND PRODUCT "BASIS OF DESIGN."
2. REFER TO A6.50 SHEET SERIES FOR WINDOW TYPES AND GLAZING INFORMATION.
3. PROVIDE CONTROL JOINTS AS REQUIRED BY MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS.
4. REFER TO SKETCH ELEVATIONS FOR ADDITIONAL INFORMATION REGARDING TRIM PROFILES, EMBELLISHMENTS, AND WINDOW TREATMENTS WHERE INDICATED.
5. REFER TO A5/A5.20 FOR INFORMATION ON MOULDING PROFILES, EMBELLISHMENTS, AND PARAPET CAP.

Kirksey ARCHITECTURE

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These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet. Any user's reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.

REGISTERED ARCHITECT ROBERT GLENN KIRKSEY 23025 STATE OF TEXAS

19 JUNE 2026

	DATE	ISSUE
D	06-19-2026	ISSUE FOR PERMIT

PROJECT NAME

TERRY BLACK'S BROADWAY HOTEL

PROJECT ADDRESS

1411 ALLING STREET
SAN ANTONIO, TX 78215

KIRKSEY PROJECT NO. 2025193

KEY PLAN

SHEET TITLE

EXTERIOR ELEVATIONS - AMENITY

SHEET NUMBER

A3.18

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