HISTORIC AND DESIGN REVIEW COMMISSION
September 03, 2025

HDRC CASE NO:	**2025-210**
ADDRESS:	2018 SAN PEDRO AVE
LEGAL DESCRIPTION:	NCB 1839 BLK 13 LOT 1&2
ZONING:	C-2
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	FAUSTINO MANCHA/FAUMAN CONSTRUCTION
OWNER:	MARIO MELENDEZ/LA TORRE DE JALISCO LLC
TYPE OF WORK:	Exterior alterations; front door and window replacement; exterior painting; addition construction; ADA ramp installation; and parking lot modifications
APPLICATION RECEIVED:	August 11, 2025
60-DAY REVIEW:	October 10, 2025
CASE MANAGER:	Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing front façade to include stucco arch installation, modifications to window openings, and the installation of a front entry tower.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting0 should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. *Materials*— Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco
A. MAINTENANCE (PRESERVATION)
i. *Paint*— Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs
A. MAINTENANCE (PRESERVATION)
i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal
A. MAINTENANCE (PRESERVATION)
i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting
A. MAINTENANCE (PRESERVATION)
i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres
A. MAINTENANCE (PRESERVATION)
i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations
A. MAINTENANCE (PRESERVATION)
i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

10. Commercial Facades
A. MAINTENANCE (PRESERVATION)
i. *Character-defining features*—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
ii. *Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
iii. *Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
iv. *Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
ii. *Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

11. Canopies and Awnings
A. MAINTENANCE (PRESERVATION)

i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

12. Increasing Energy Efficiency
A. MAINTENANCE (PRESERVATION)
i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
iii. *Windows*— Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
viii. *Cool roofs*—Do not install white or ―cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

FINDINGS:

a. The property located at 2018 San Pedro Ave is a one-story, commercial structure constructed c. 1965 and first appears in the Historic Aerials in 1966. The building features a stucco exterior, fixed windows, a decorative awning, and a flat roof.
b. ADMINISTRATIVE SCOPES OF WORK – The applicant has requested a Certificate of Appropriateness for approval to replace stucco in-kind, repaint, replace the existing ramp to become ADA compliant, reconfigure the existing parking lot spaces, replace the existing windows and door system, and construct an approximately 24 sf side addition to accommodate a new drive-thru window. The listed scopes of work are eligible for administrative approval and do not require review by the Historic and Design Review Commission (HDRC).
c. FRONT FAÇADE MODIFICATIONS (ARCHES AND TOWER INSTALLATION) – The applicant is requesting approval to modify the existing front façade to include the installation of arches and an entrance tower element. The Historic Design Guidelines for Exterior Maintenance and Alterations state new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not

disrupt the rhythm of the commercial block. While this building is not particularly significant, staff finds that the proposed facade alterations are inconsistent with the Guidelines.

d. FRONT FAÇADE MODIFICATIONS (FENESTRATION PATTERN MODIFICATIONS) – The applicant is requesting approval to modify the existing front and side façade to include fenestration pattern modifications. The modifications include the replacement of existing square fixed windows with eleven fixed arched windows. Exterior Maintenance and Alterations 6.B.vii. states to replace non-historic incompatible windows with windows that are typical of the architectural style of the building. Staff finds the fenestration pattern modifications are inconsistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on the findings. Staff finds that any facade alterations should be simple in nature and reflective of the period of construction of this commercial structure.

EagleViewImage2018 San Pedro

Captured: Mar 25, 2025


MEXICAN
RESTAURANT
2018


MEXICAN
TOWING ENFORCED
RESERVED PARKING
RESERVED PARKING

REMODEL FOR RESTAURANT

2018 SAN PEDRO AVE.

SAN ANTONIO, TEXAS 78212

INDEX

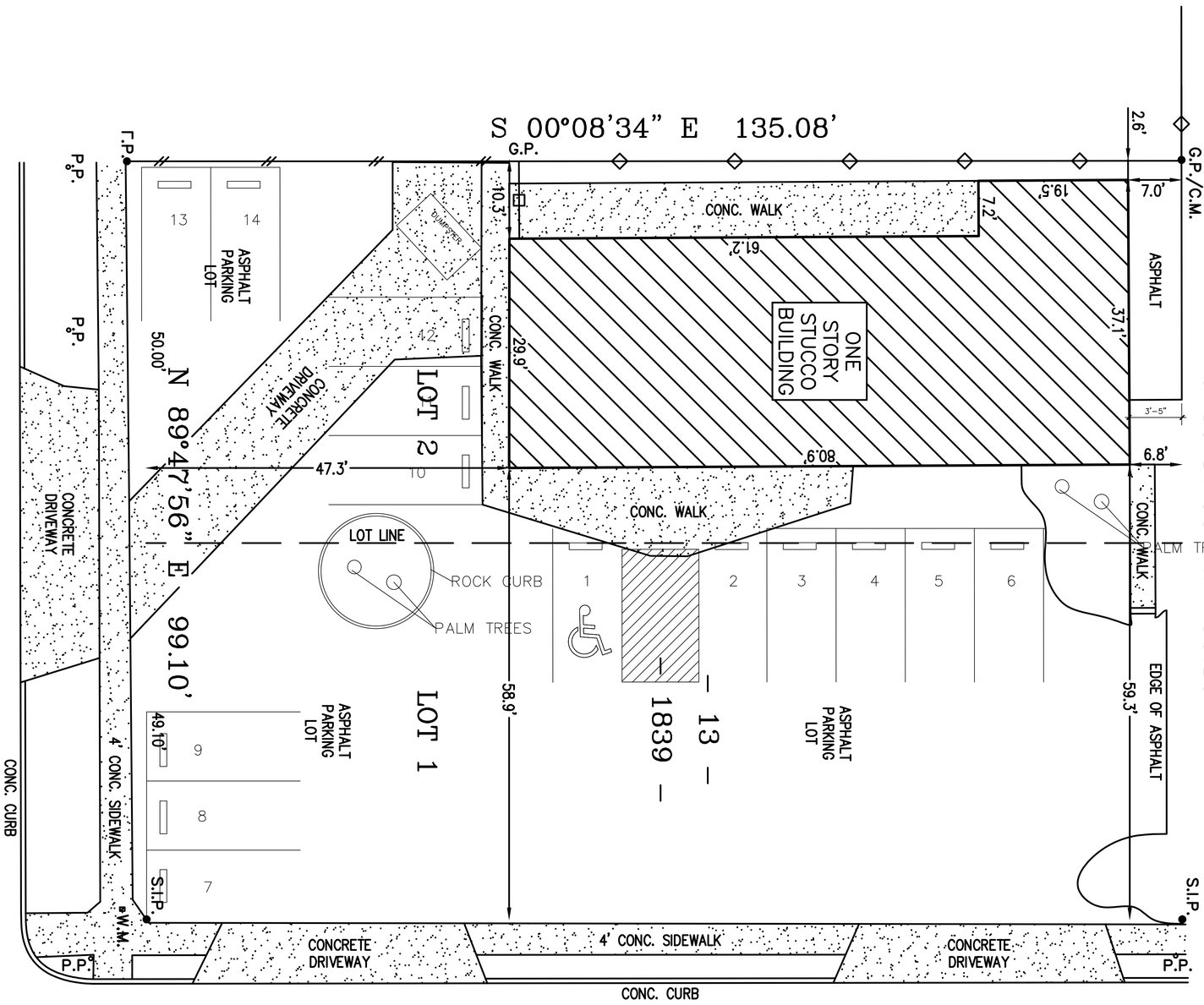
1 – INDEX
2 – EXISTING SITE PLAN
3 – PROPOSED SITE PLAN
4 – DUMPSTER PLAN & DETAILS
5 – EXISTING FLOOR PLAN
6 – EXISTING ELEVATIONS–1
7 – EXISTING ELEVATIONS–2
8 – PROPOSED FLOOR PLAN
9 – PROPOSED ROOF PLAN
10– PROPOSED ELEVATIONS–1
11– PROPOSED ELEVATIONS–2
12– WINDOW AND DOOR SCHEDULE
13– FRAMING DETAILS –1
14 FRAMING DETAILS –2
15 – FOUNDATION PLAN
16 – FOUNDATION DETAILS

revisions:

RESTAURANT REMODEL
2018 SAN PEDRO
SAN ANTONIO, TEXAS 78212

FMJR DESIGN
19207 REATA TRAIL
SAN ANTONIO, TEXAS 78258
FAUSTINO MANCHA, JR.
TEL: 210–887–3849

JOB NO. MELENDEZ–002
DATE: 07/10/2025
DRAWN BY: FMJR
CHECKED BY: SED
SHEET: 1 OF 16



N 00°08'34" W 135.08'

W MISTLETOE AVE

80' R.O.W.

SAN PEDRO AVE

55.6' R.O.W.

EXISTING SITE PLAN

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

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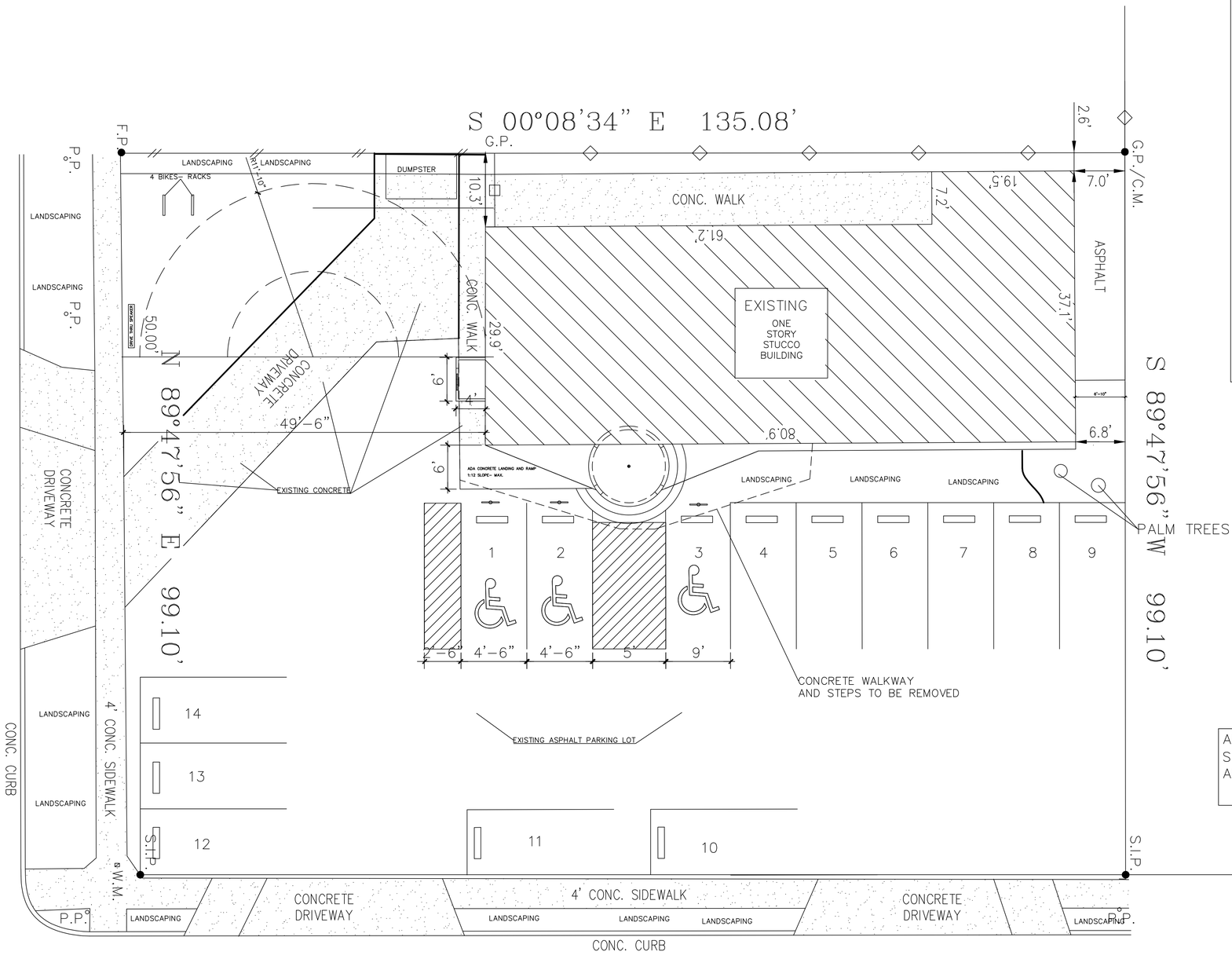
SHEET: 2 OF 16

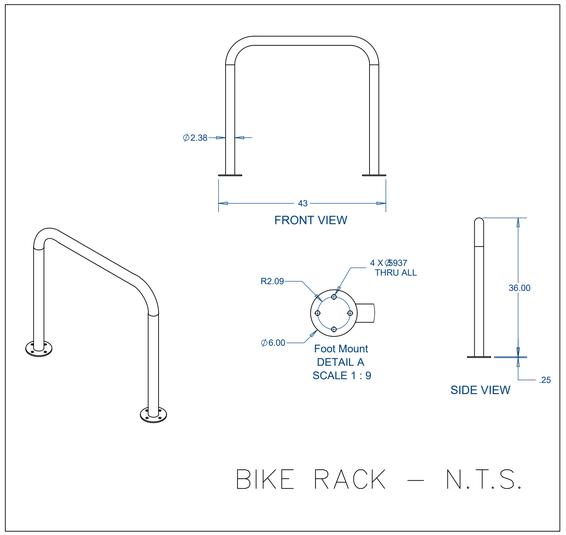
NOTE:

EXISTING SIDEWALKS, CURBS, AND DRIVE APPROACHES SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARD AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARD, AS THIS SITE HAS EVALUATED FOR COMPLIANCE.



SAN PEDRO AVE

55.6' R.O.W.



BIKE RACK – N.T.S.

SITE PLAN NOTES:

1. PROVIDE TEMPORARY CONSTRUCTION FENCES AT EXTERIOR AREAS CONSTRUCTION FENCES, BARRIERS, ETC. SHALL BE USED DURING THE ENTIRE JOB TO PROTECT PROPERTY & PUBLIC SAFETY.
2. ALL CONC. WALKS SHALL HAVE MAX. 5% SLOPES AND 2% CROSS SLOPES, SEE CIVIL DRAWGS. FOR T.O. PAVEMENT ELEVATIONS AND SITE DRAINAGE.
3. NEW CONC. WALKS SURFACES SHALL RECEIVE A MEDIUM BROOM FINISH.
4. COORDINATE WITH OWNER LOCATION OF TEMPORARY BUILDINGS, SANITARY FACILITIES, OWNER'S APPROVAL REQUIRED PRIOR TO ANY SUCH ACTION.
5. FINAL GRADING AND FINAL FIN. FLR. ELEVATIONS AS PER CIVIL PLANS.
6. FOR EXTERIOR LIGHTING REFER TO M.E.P. PLANS
7. FOR GRADING AND ANY OTHER SITE INFORMATION SEE CIVIL DRAWINGS
8. ALL CONSTRUCTION RUBBLE SHALL BE LEGALLY REMOVED FROM SITE.
9. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING THROUGHOUT THE ENTIRE JOB. PATCHING SHALL MATCH ADJACENT SURFACES. PATCHING ON FLOORS SHALL ACHIEVE SMOOTH TRANSITIONS AND SHALL BE OF CONC. EPOXY LEVELING TYPE AND ADHERE TO THE EXISTING SURFACES.
10. SEE CIVIL AND STRUCTURAL PLANS FOR OTHER APPLICABLE SITE ITEMS, AND DETAILS.

NOTE:

ADDITIONAL PARKING ON SIDE STREET AND ACROSS THE STREET AT THE "BANANA'S BILLIARD" WITH THE AUTHORIZATION OF THE OWNERS.

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

revisions:
10-8-2024
10-16-2024
11-8-2024
04/09/2025
04/11/2025

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FAUSTINO MANCHA, JR.
TEL:210-887-3849

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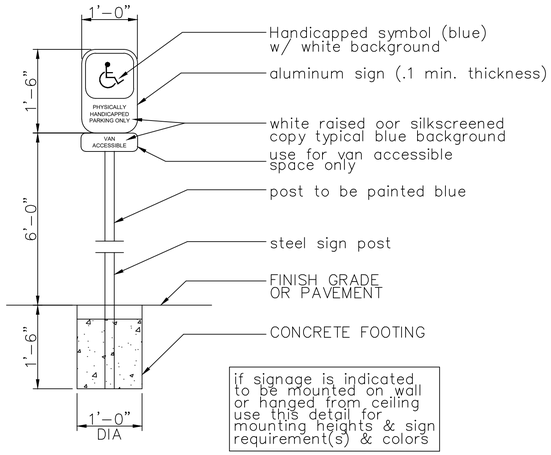
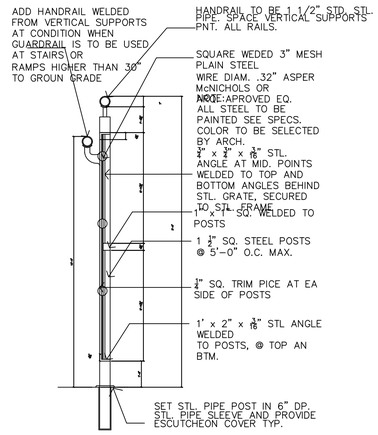
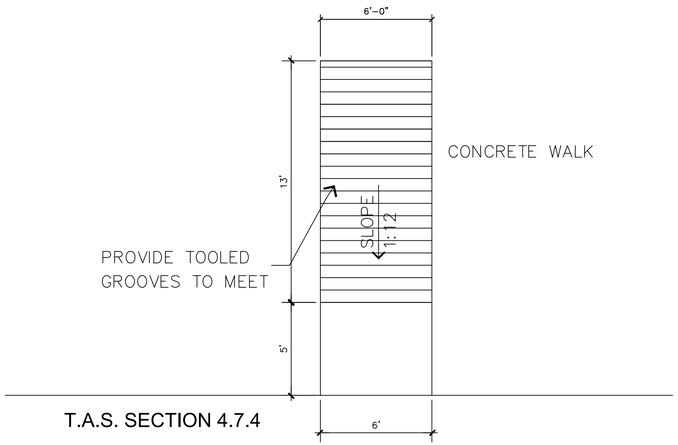
DATE: 07/10/2025
DRAWN BY: FMJR
CHECKED BY: SED
SHEET: 3 OF 16

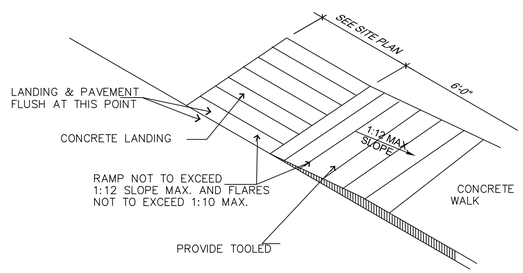






ASPHALT PAVED AREA

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



ADA RAMP DETAILS

revisions:

07/14/2025
STATE OF TEXAS
SALAH E. DIAB
55516
LICENSED PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER SEAL

Seda Consulting Engineers, Inc.
Firm Registration: F 1601
6735 IH 10 West
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JOB NO. MELENDEZ-002
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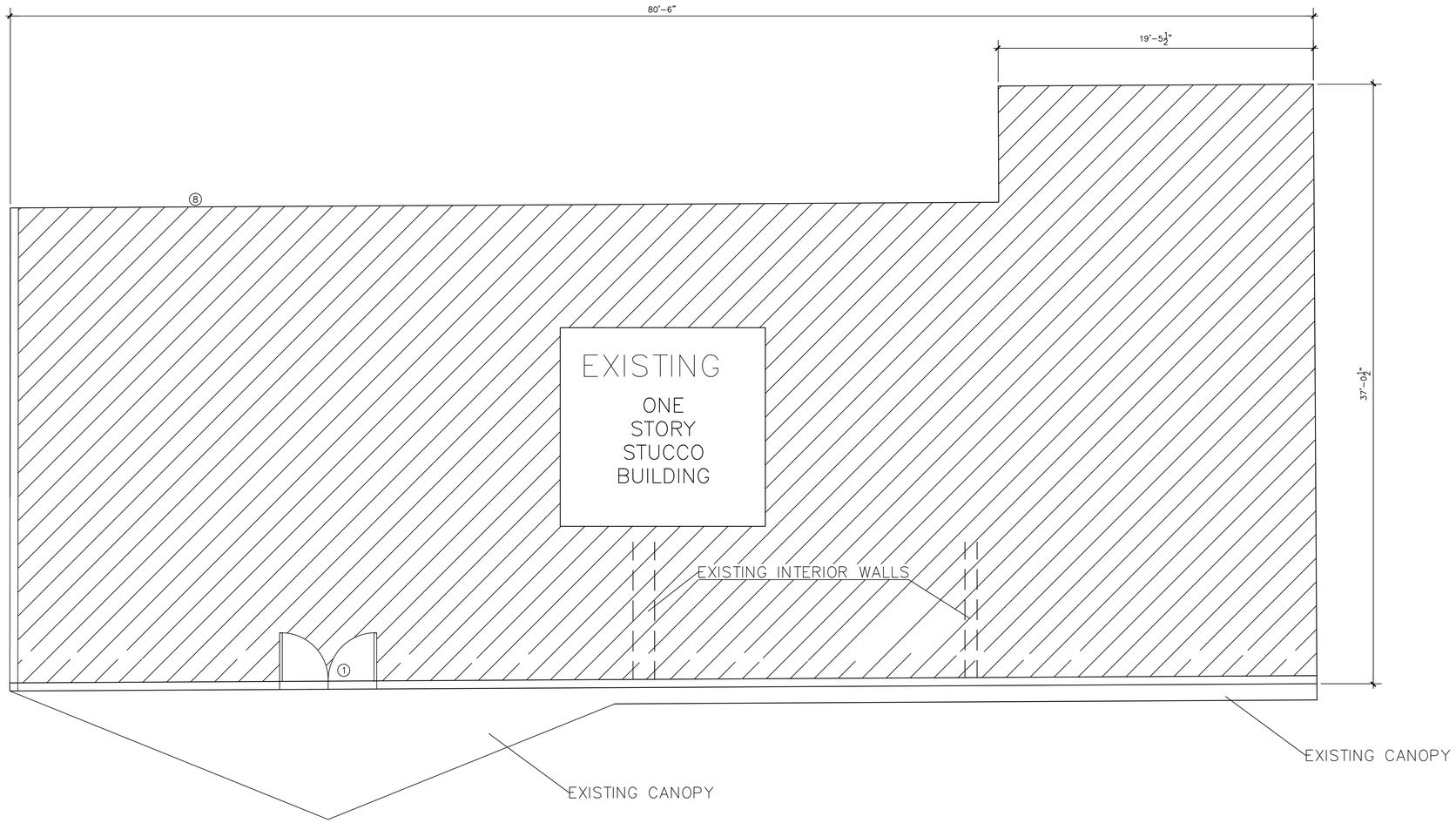
SHEET: 4 OF 16



EXISTING FLOOR PLAN

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

revisions:

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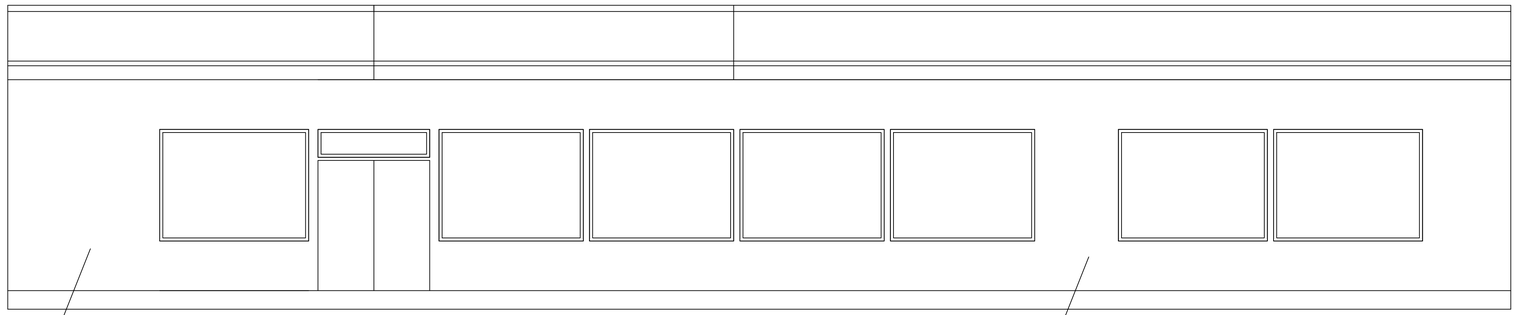
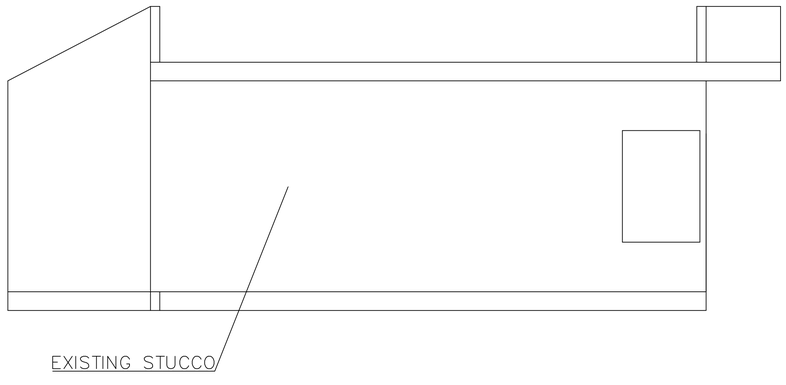


FRONT EXISTING ELEVATION



LEFT EXISTING ELEVATION

EXISTING ELEVATIONS

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

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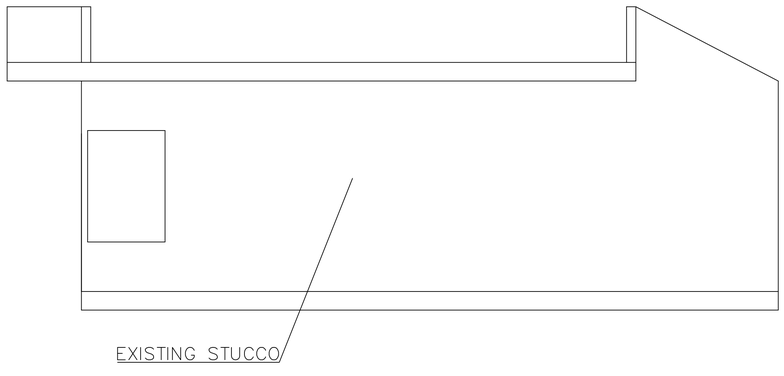
REAR EXISTING ELEVATION



RIGHT EXISTING ELEVATION

EXISTING ELEVATIONS

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

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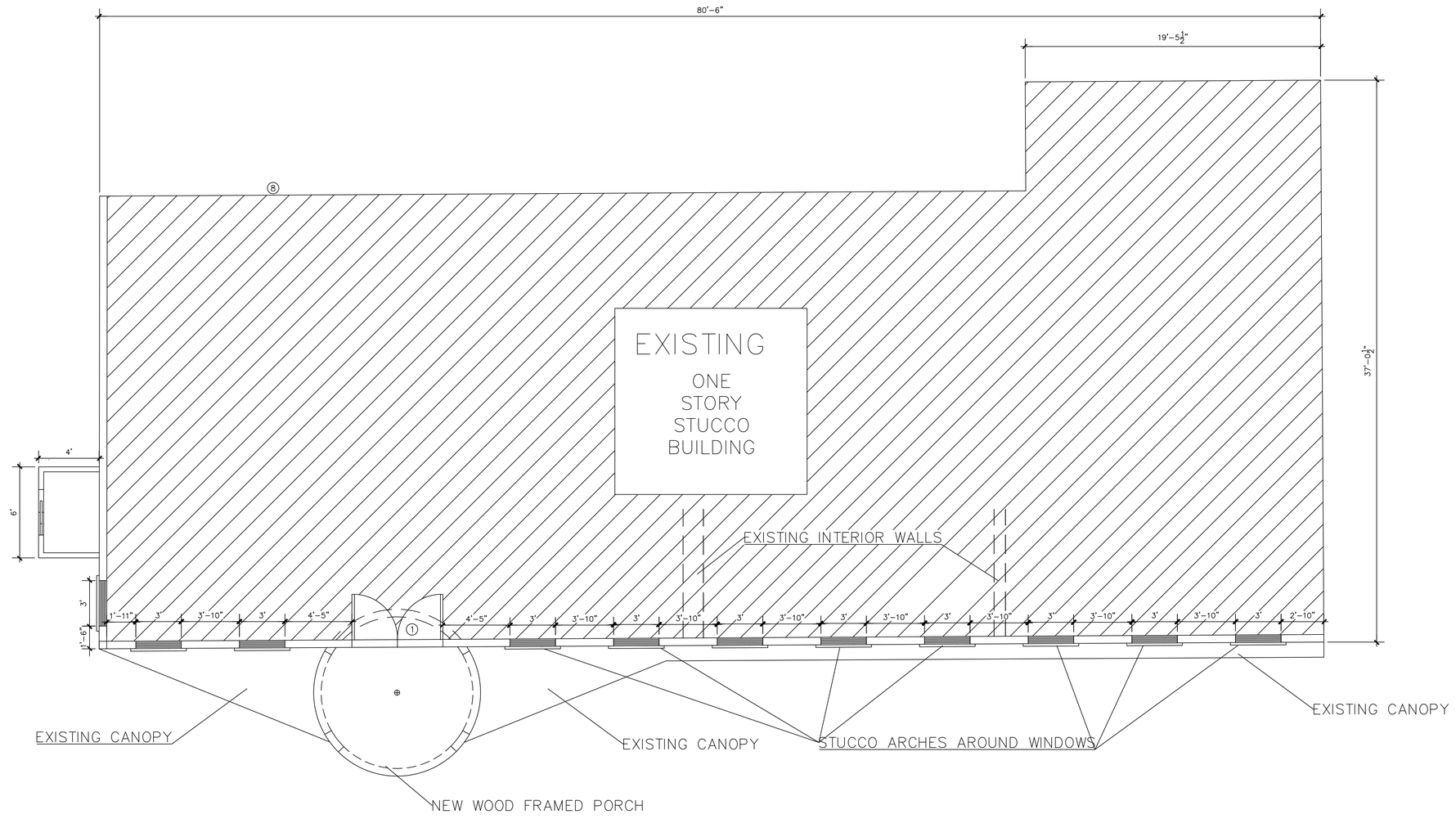

PROPOSED FLOOR PLAN

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

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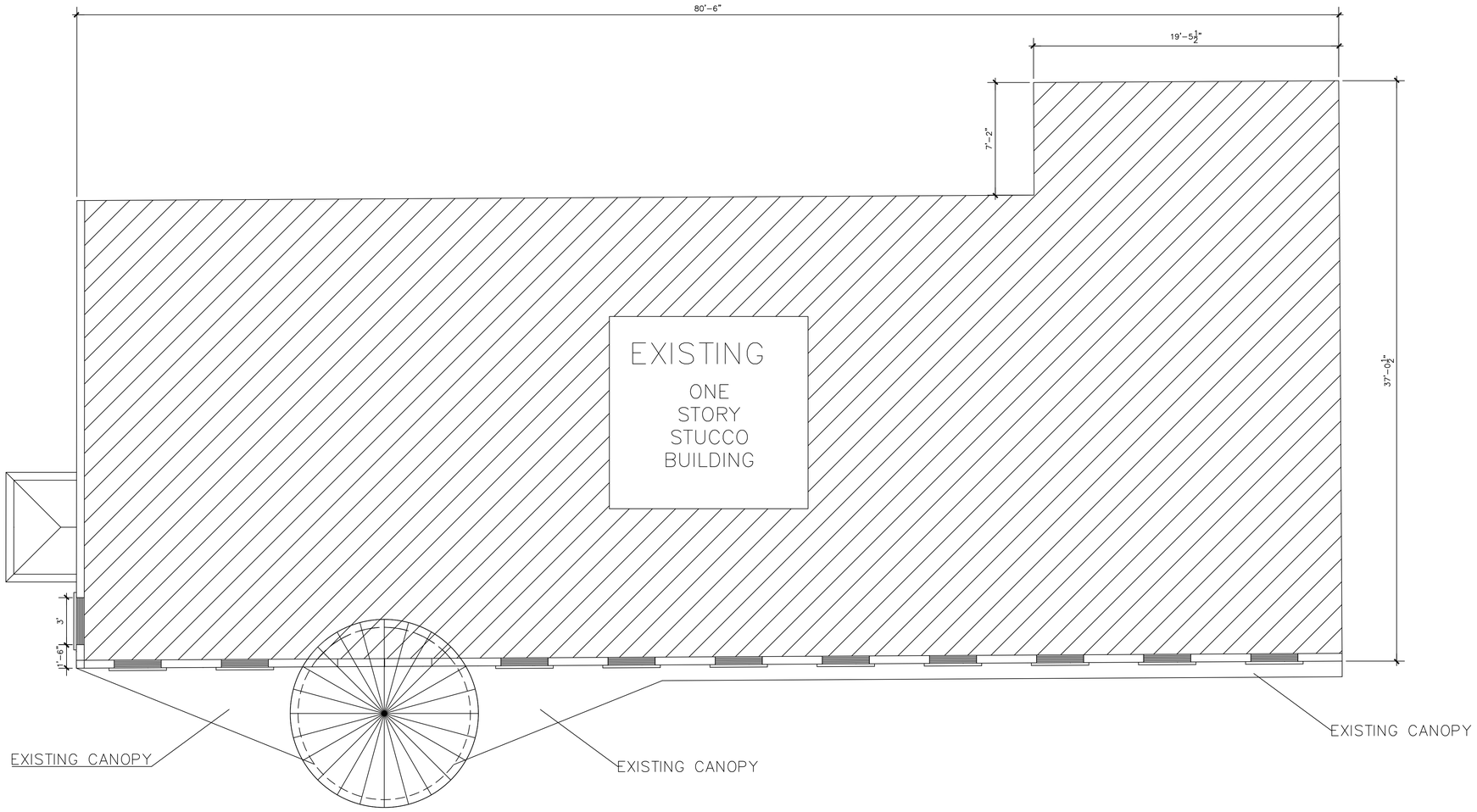

ROOF PLAN

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

revisions:

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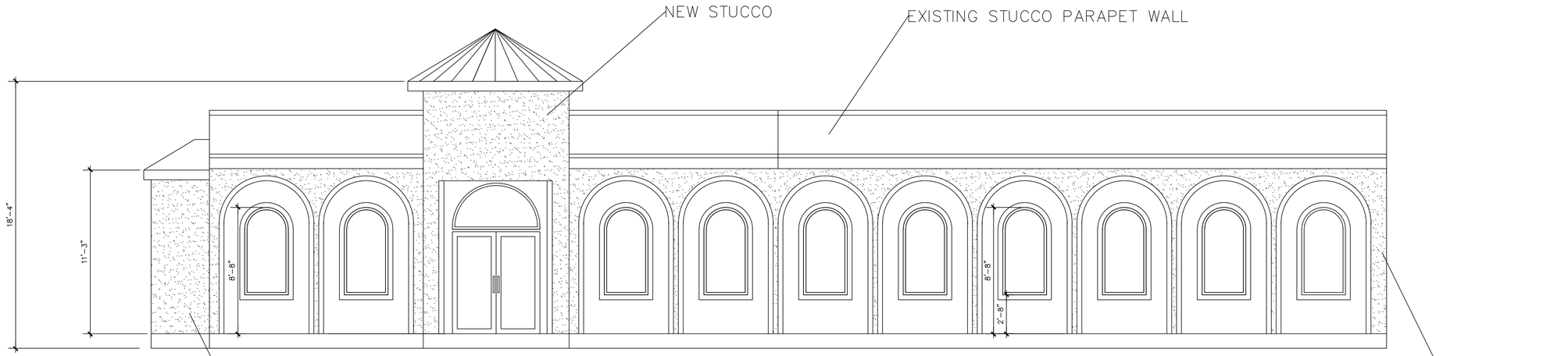
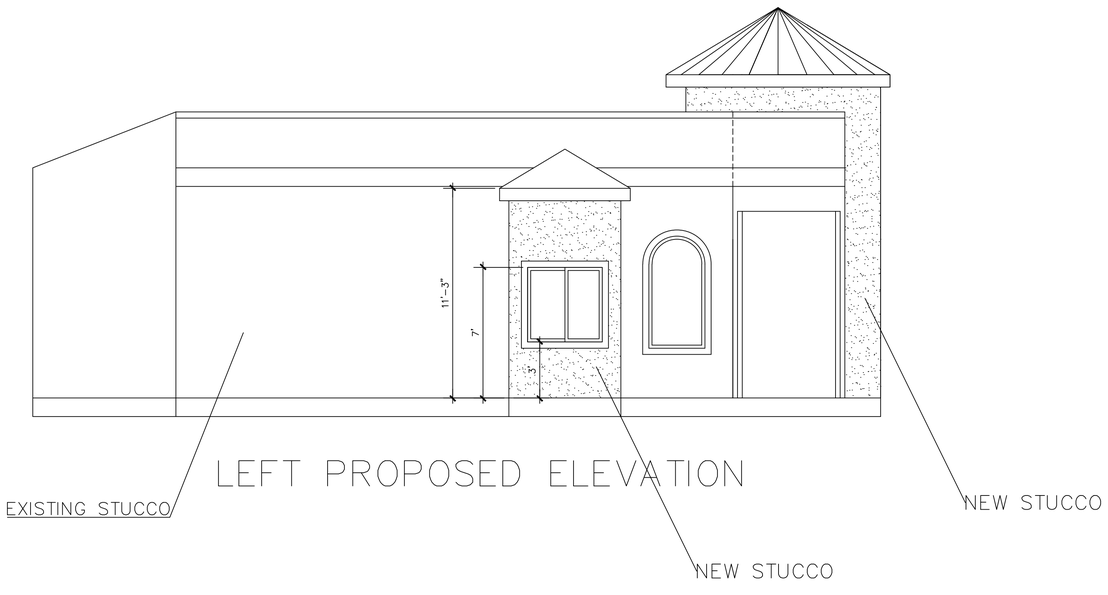


FRONT PROPOSED ELEVATION



LEFT PROPOSED ELEVATION

PROPOSED ELEVATIONS-1

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

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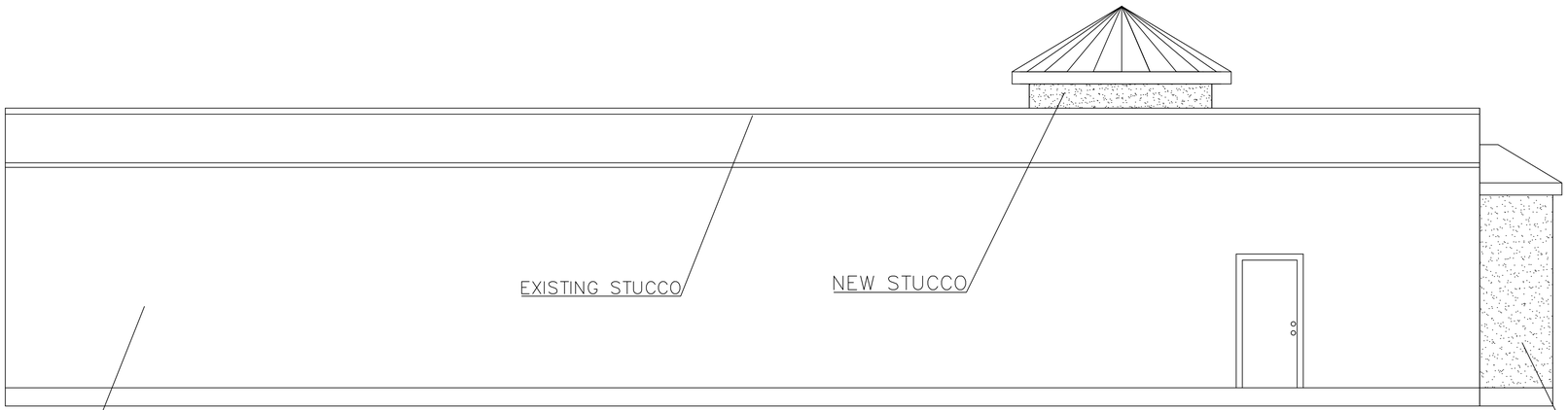
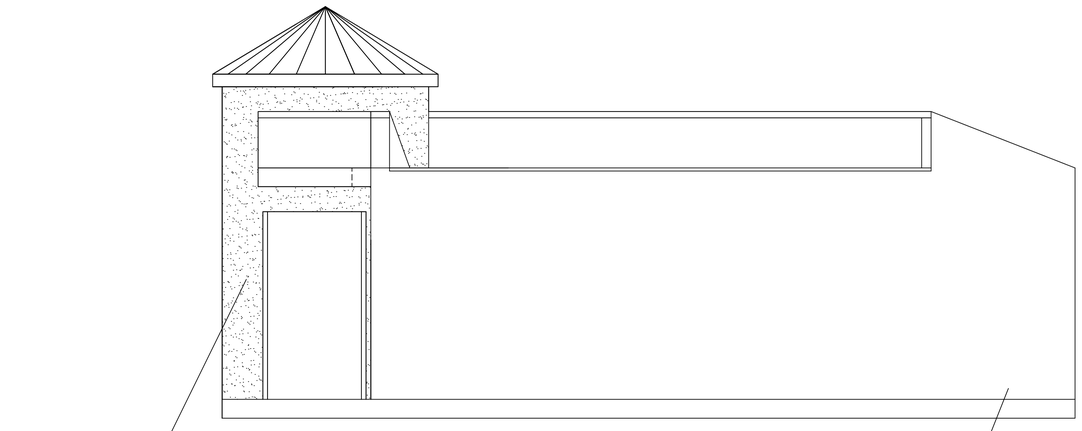


REAR PROPOSED ELEVATION



RIGHT PROPOSED ELEVATION

PROPOSED ELEVATIONS–2

SCALE: 1/4" = 1'–0"

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SHEET: 11 OF 16

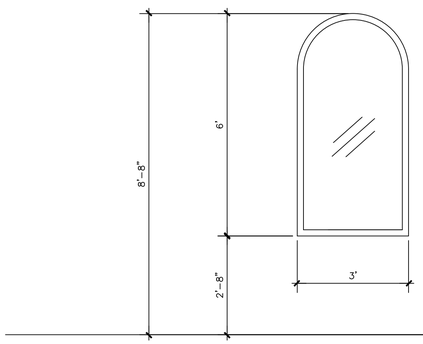
DOOR SCHEDULE – RETAIL BUILDING

MARK	SIZE	TYPE		SWING SEE FLR PLAN	FRAME MATERIAL	NOTES	SET. NO.
①	6'–0" X 7'–0" X 1 3/4"	A	ALUM. STOREFRONT		ALUM.	ALUM. THRESHOLD, PANIC HARDWARE	SET NO. 1
②		A	ALUM. STOREFRONT		ALUM.	ALUM. THRESHOLD, PANIC HARDWARE	SET NO. 1
③		A	ALUM. STOREFRONT		ALUM.	ALUM. THRESHOLD, PANIC HARDWARE	SET NO. 1
④		A	ALUM. STOREFRONT		ALUM.	ALUM. THRESHOLD, PANIC HARDWARE	SET NO. 1
⑤		A	ALUM. STOREFRONT		ALUM.	ALUM. THRESHOLD, PANIC HARDWARE	SET NO. 1
⑥		A	ALUM. STOREFRONT		ALUM.	ALUM. THRESHOLD, PANIC HARDWARE	SET NO. 1
⑦		A	ALUM		ALUM.	ALUM. THRESHOLD, PANIC HARDWARE	SET NO. 1
⑧	3'–0" X 7'–0" X 1 3/4"	B	H.M. METAL		H.M.	ALUM. THRESHOLD, PANIC HARDWARE	SET NO. 1
⑨		B	H.M. METAL		H.M.	ALUM. THRESHOLD, PANIC HARDWARE	SET NO. 1
⑩		B	H.M. METAL		H.M.	ALUM. THRESHOLD, PANIC HARDWARE	SET NO. 1
⑪		B	H.M. METAL		H.M.	ALUM. THRESHOLD, PANIC HARDWARE	SET NO. 1
⑫		B	H.M. METAL		H.M.	ALUM. THRESHOLD, PANIC HARDWARE	SET NO. 1

GENERAL NOTES:

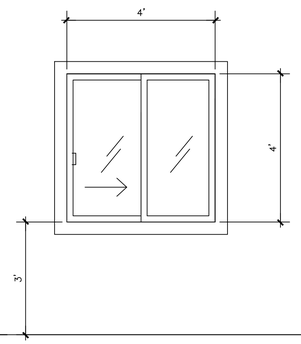
ALL HARDWARE TO MEET ADA REQUIREMENTS
ALL LOCK AND PASSAGE SETS TO HAVE LEVER HANDLES.
MAX FORCE TO OPEN EXTERIOR DOORS SHALL NOT EXCEED 8.5 LB
MAX FORCE TO OPEN INTERIOR DOORS SHALL NOT EXCEED 5 LB.
F.V. = FIELD VERIFY

HM – HOLLOW METAL



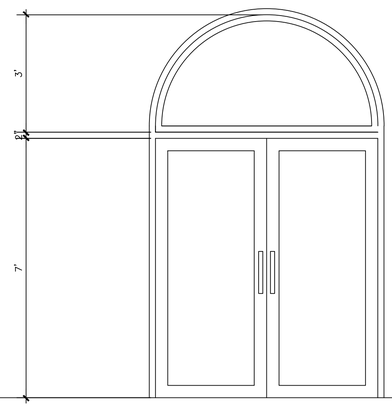
(A)

ALUM. FRAME, 1" FIXED GLASS
TEMPERED GLASS



(B)

"QUICK SERVE"
SELF CLOSING DRIVE THRU WINDOW



(C)

ALUM. FRAME, 1" FIXED GLASS
TEMPERED GLASS

(1)

CLEAR ANODIZED
ALUMINUM & GLASS
STOREFRONT SYSTEM
(1" THICK INSULATED
& TINTED GLAZING

CLOSURE, WEATHERSTRIPPING,
THRESHOLD, BOTTOM SWEEP

WINDOW AND DOOR SCHEDULE

SCALE: 1/2" = 1'–0"

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BRACED WALL SEGMENT HEIGHT TO WIDTH RATIO	MINIMUM LENGTH OF BRACED WALL PANEL (INCHES)			MAXIMUM OPENING HEIGHT NEXT TO THE BRACED WALL PANEL (% OF WALL HEIGHT)
	8 – FOOT WALL	9 – FOOT WALL	10 – FOOT WALL	
2:1	48	54	60	100
3:1	32	36	40	85
4:1	24	27	30	65

2024 INTERNATIONAL BUILDING CODE ANALYSIS

2. Smoke alarms shall be hardwired in series with battery backup power and comply with IRC section R313. Smoke alarms in all sleeping areas and at halls or areas giving access to sleeping areas.
3. Wood structural framing to comply with 2024 IBC Chapters 5,6, and 8 for spans and materials.
4. Min. 5.7 sq. ft. for secondary exit from bedrooms with min. dimension of 20 inches horizontally and 24" vertical.
5. Masonry veneer anchorage shall be provided at a maximum spacing of 24" o.c. horizontal. Anchorage shall support not more than 2.67 s.f. of wall area as per section R703.7.4.
6. Weep holes shall be spaced at a maximum of 33" o.c. as per section R703.7.6.
7. Safety glass will be provided if within 2' of door opening. Glass in shower doors to be safety glass. All hazardous locations as defined by IRC section R308.4
8. Moisture exhaust ducts shall terminate on the outside of the building and shall be equipped with a back draft damper. IMC section 501.2. Domestic dryer moisture exhaust ducts shall not exceed twenty–five feet in length.

BRACED WALL PANEL CONSTRUCTION METHOD

Wood Structural Panel Sheathing throughout entire exterior of building to comply with bracing method 3 of IRC section R602.10.3 Wood structural panels shall be installed in accordance with Table 602.3.(3).

* GENERAL NOTES *

1. WALLS TO BE 2X4X9' STUDS
2. SPECIFIED WALLS TO BE 2X6X9' STUDS
3. SPECIFIED WALLS TO BE 2X6X10' STUDS
4. HOME TO BE ALL STUCCO.
5. ENTIRE PERIMETER TO BE BRACED WITH 7/16" OSB
6. CEILING JOISTS TO BE 2X6 #2 YP. @ 24" O.C.
7. RAFTERS TO BE 2X6 #2 YP @ 24" O.C.
8. ROOF DECKING TO BE 7/16" OSB
9. FACSIA TO BE 2X8 ROUGH SAWN WITH GROOVE WITH 1X2 ROUGH SAWN
10. SOFFIT TO BE PERFERATED 16" HARDI SOFFIT
11. PORCH SOFFIT TO BE 4X8 HARDI SOFFIT

TABLE R602.10.5
LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL

FRAMING NOTES

1. All roof rafters to be 2x6's @ 24" o.c. unless noted otherwise
2. All ridges and valleys shall be 2x8's unless noted otherwise.
3. Purlins shall be placed to reduce rafter spans to 11'–4" or less.
4. Rafters, ridges, and valleys over 9'–6" spans shall be #2 S.Y. Pine or equal Spans 9'–6" in length or less may be #3 S.Y. Pine
5. Beam and purlin loads shall be distributed to walls or double ceiling joists by T columns of 2x6's.
6. Collar Ties shall be placed @ 48" o.c. max. at ridges.
7. Struts shall be 2– 2x4's at an angle greater than 46 degrees.
8. All ceiling joists to be 2x6's @ 24" o.c. unless noted otherwise.
9. All beams above the plate to bear directly on full height studs. The minimum number of studs should be enough to give the witdh of the beam full bearing.
10. Headers for windows and doors are to be 2–2x8" attached together with 1/2" plywood in between, glued using carpenters glue and nailed properly.
11. Ceiling joists spans for #2 S. Y. Pine or equal and shall not exceed the following:
    2x6 – 11'–0" @ 24" o.c.
    2x8 – 14'–2" @ 24" o.c.
    2x10 – 17–0" @ 24" o.c.
    2x10 – 20–9" @ 16" o.c.
12. Ceiling joists spans for #3 S.Y. Pine or equal shall not exceed the following:
    2x6 – 8'–6" @24" o.c.
    2x8 – 10'–10" @ 24" o.c.
    2x10 – 12'–10" @ 24" o.c.
    2x10 – 15'–8" @ 16" o.c.

ROOF NOTES

1. Roof pitch to be 5:12 unless noted otherwise.
2. Overhang to be 1'–1 3/4" @ 5:12 pitch from outside face of stud.
3. Arrows indicate drainage.

NOTES:

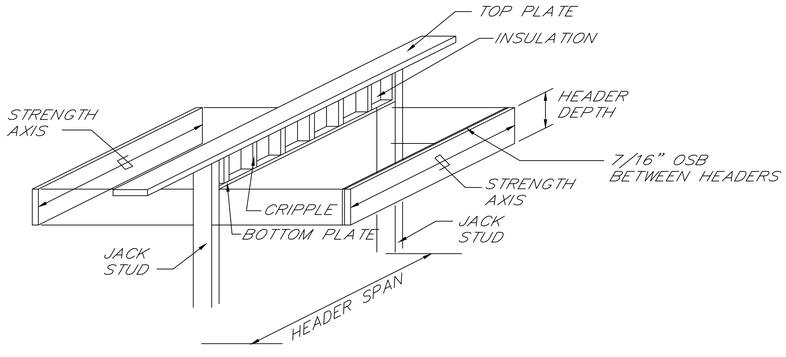
A. *THE TOP AND BOTTOM PLATES SHALL BE CONTINUOUS AT HEADER LOCATION.*

B. *JACK STUDS SHALL USED FOR SPANS OVER 4 FEET.*

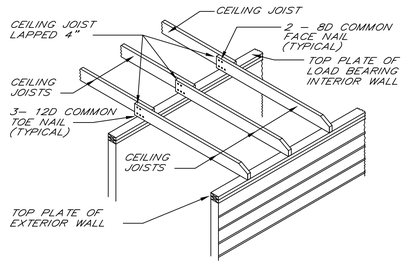
C. *CRIPPLE SPACING SHALL BE THE SAME AS FOR WALL . STUD SPACING*

D. *WOOD STRUCTURAL PANEL FACES SHALL BE SINGLE PIECES OF 3 / 32 INCH THICK EXPOSURE 1 (EXTERIOR GLUE) OR THICKER INSTALLED ON THE INTERIOR OR EXTERIOR OR BOTH SIDES OF THE HEADER.*

E. *WOOD STRUCTURAL PANEL FACES SHALL BE NAILED TO FRAMING AND CRIPPLE 8d COMMON OR GALVANIZED BOX NAILS SPACED 3 INCHES ON CENTER STAGGERING.*



TYPICAL HEADER DETAIL
NO SCALE



TYP. CEILING JOIST DET,
NO SCALE

Framing Details–1

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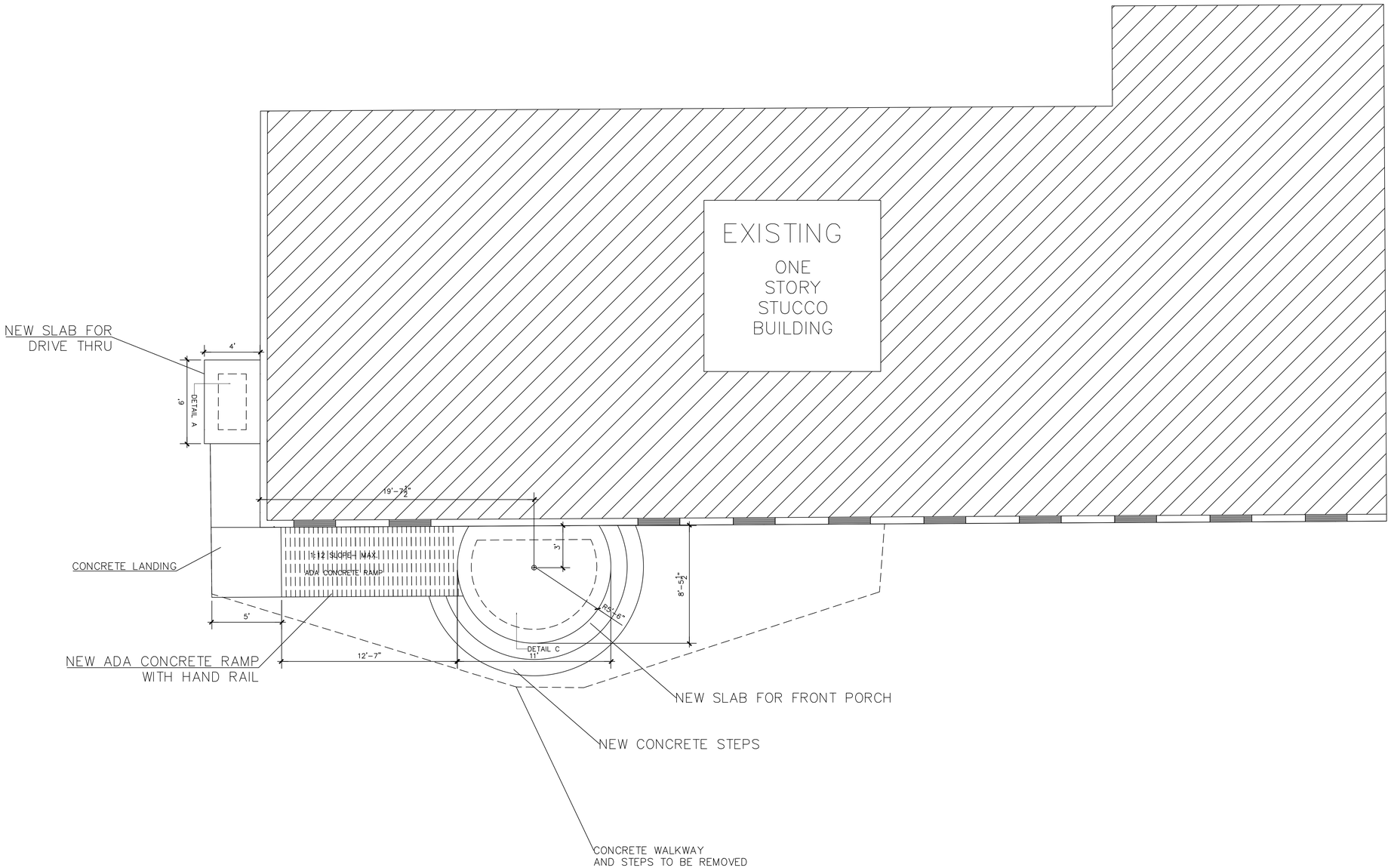

FOUNDATION PLAN

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

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Concrete

- Concrete shall develop a 28–day compressive stress (Pc) of at least 3000 psi, and shall be in accordance with ACI 301. Cement shall be type 1 (gray). Contractor shall be responsible for determining that the mix design is suitable for its intended purpose.
- Concrete that has not been placed prior to 1.5 hours after the initial mixing water was added shall not be placed regardless of temperature or slump.

General Notes:

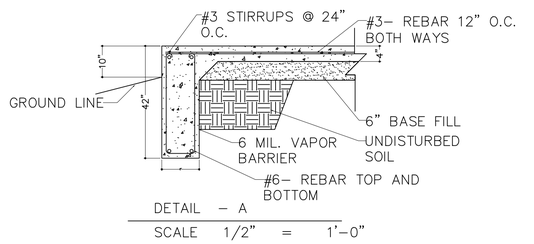
- Installation Contractor to verify all dimensions, elevations, and existing field conditions.
- Any discrepancies and inconsistencies between actual field conditions and/or dimensions and plan dimensions shall be immediately reported to the design engineer.
- 2024 International Building Code is the basic code document used in the preparation of these structural documents. Additional codes and references are as noted. All structural work shall be in conformance with all local codes, in addition to this basic code document.
- All phases of the work shall confirm to the minimum standards of the 2024 International Building Code and all other regulating agencies exercising authority over any portion of the work.
- The contract structural drawings and specifications represent the finished structure unless otherwise indicated. they do not indicate the method of construction. The erection and installation contractor shall provide all necessary equipment to protect the structure, workmen and all other persons during construction.
- All ASTM specifications noted in this drawing shall be of the latest revisions.
- In the event certain features of the construction are not fully shown on the drawings or character as for similar conditions that are shown or called for and shall be reviewed by the design engineer.
- Specific notes and details shall take precedence over typical notes and details.
- Building layout shall be by a registered surveyor.
- Duty of Cooperation: Issuance of these structural documents (drawings and specifications) contemplates further cooperation among all parties involved. Design and construction are complex, and although the design services have been performed with due care and diligence, perfection cannot be guaranteed. Communication is necessary and any structural discrepancy shall be reported immediately to the Engineer whose interpretation shall be final.

Concrete Reinforcing

- ASTM standards A–615, grade 60 U.N.O. on plans CRSI and ACI Manuals Apply. Clear concrete cover as per detail.
- Reinforcing steel in uncased cast–in–place concrete pile to be placed as indicated on foundation detail.

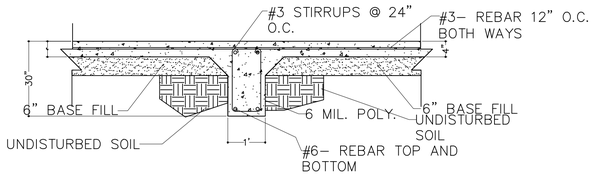
* GENERAL NOTES *

1. CORNER BARS ARE TO BE 30"x 30" #6 BARS
2. CONRETE IS TO BE 3000 PSI @ 28 DAYS
3. TOP MAT IS TO BE #3 BARS 12" O.C. BOTH WAYS
4. CONCRETE IS TO BE 4" THICK
5. STIRRUPS ARE TO BE #3 – 24" O.C.
6. BEAM BARS ARE TO BE 4–#6 BARS TOP AND BOTTOM
7. "Z" BARS AT DROP ARE TO BE #4 @ 12" O.C.
8. EXTERIOR BEAMS ARE TO 42" IN DEPTH AND 12" WIDE
9. INSIDE BEAMS ARE TO BE 30" DEEP AND 12" WIDE
10. PROVIDE WITH 6" SELECT FILL
11. EXTERIOR BEAMS ARE TO BE AT LEAST 12" INTO UNDISTURBED SOIL
12. ANCHOR BOLTS ARE BE 8" AND 1/2" IN DIAM. AT PERIMETER OF SLAB @ 36" O.C.



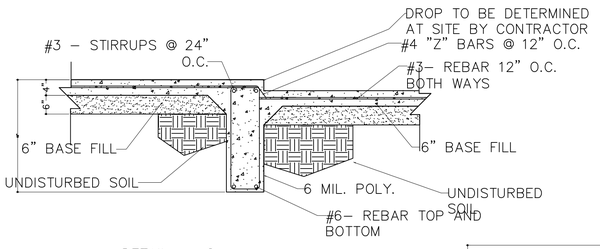
DETAIL – A

SCALE 1/2" = 1'–0"



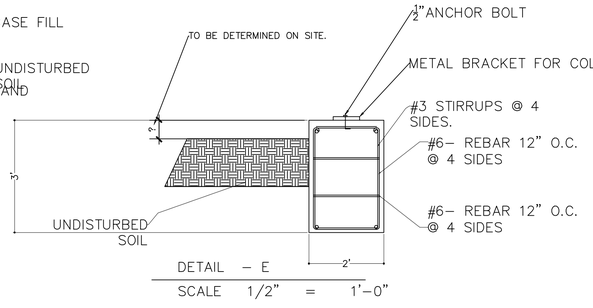
DETAIL – B

SCALE 1/2" = 1'–0"



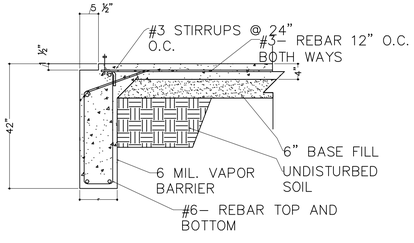
DETAIL – C

SCALE 1/2" = 1'–0"



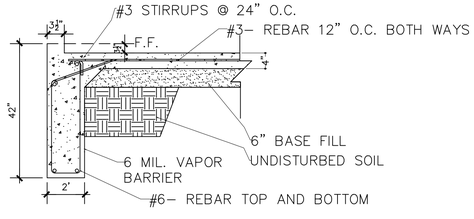
DETAIL – E

SCALE 1/2" = 1'–0"



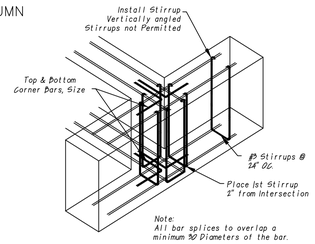
DETAIL – D

SCALE 1/2" = 1'–0"



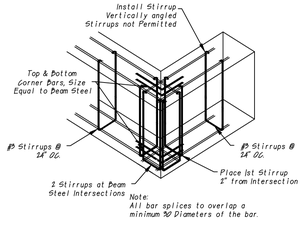
DETAIL – F

SCALE 1/2" = 1'–0"



BEAM INTERSECTION

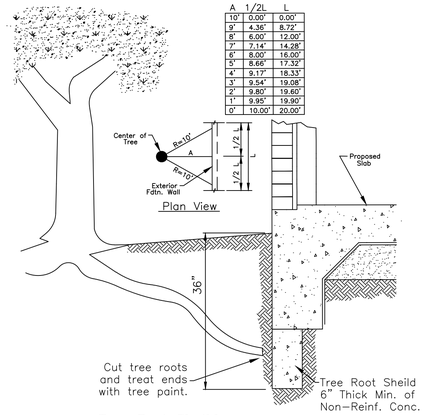
N.T.S.



CORNER DETAIL

N.T.S.

Note:
Builder/Contractor to verify all dimensions, drop areas, floor penitrations, and block-out locations on site.



Tree Root Sheild

N.T.S.

Foundation Details

SCALE: 1/4" = 1'–0"

Notes:

1. Two top and bottom corner bars equal to the top bar sizes shall be installed at every exterior corner and Tee intersection.
2. Existing Vegitation to be removed and replaced with select fill.
3. The depth of the beams are as follows:
   A. Exterior Beam = 42" Min.
   B. Interior Beam = 30" Min.
4. Beam depth may be reduced with the Engineer approval, in any event the exterior beam must penetrate a minimum of 12" into undisturbed soilL.

IF BEAM DEPTH GREATER THAN 36", PROVIDE ADDITIONAL REBARS, EVERY 36", EQUAL TO SIZE OF TOP STEEL AND TIED TO INSIDE OF STEEL SUPPORT.

revisions:

07/14/2025
STATE OF TEXAS
SALAH E. DIAB
55516
REGISTERED PROFESSIONAL ENGINEER

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CIVIL• STRUCTURAL• ENVIRONMENTAL• PLANNER

RESTAURANT REMODEL

2018 SAN PEDRO
SAN ANTONIO, TEXAS 78212

FMJR DESIGN
19207 REATA TRAIL
SAN ANTONIO, TEXAS 78258
FAUSTINO MANCHA, JR.
TEL: 210–887–3849

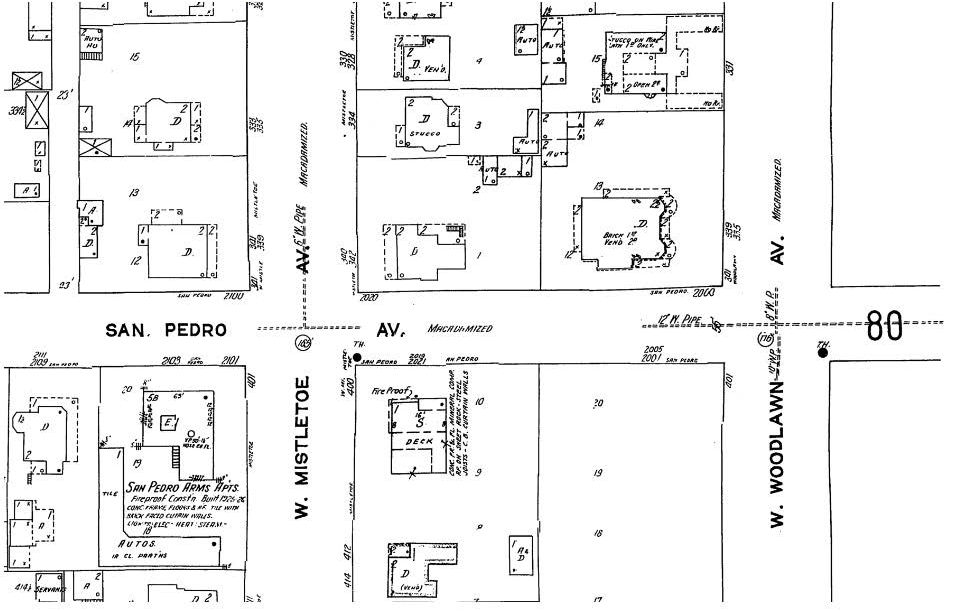
JOB NO. MELENDEZ–002
DATE: 07/10/2025
DRAWN BY: FMJR
CHECKED BY: SED
SHEET: 16 OF 16

San Antonio 1911-Mar. 1951 vol. 1, 1911-Dec. 1950, Sheet 79

Back to Browse Maps

State: Texas | City: San Antonio | Date: 1911-Mar. 1951 * | Volume: vol. 1, 1911-Dec. 1950

Previous Next

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