



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
November 18, 2025 – 5:30 P.M.

Take notice that a special Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, November 18, 2025 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

Case No. 1004F – 4820 Broadway St

Request of Nicholad Adair of Adair Concepts LLC, representing Bill Alyn, owner, for the final review of the proposed exterior improvements to the existing commercial use structure located at 4820 Broadway St under Chapter 2 Administration for Architectural Review.

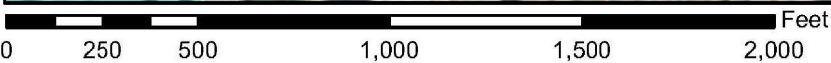
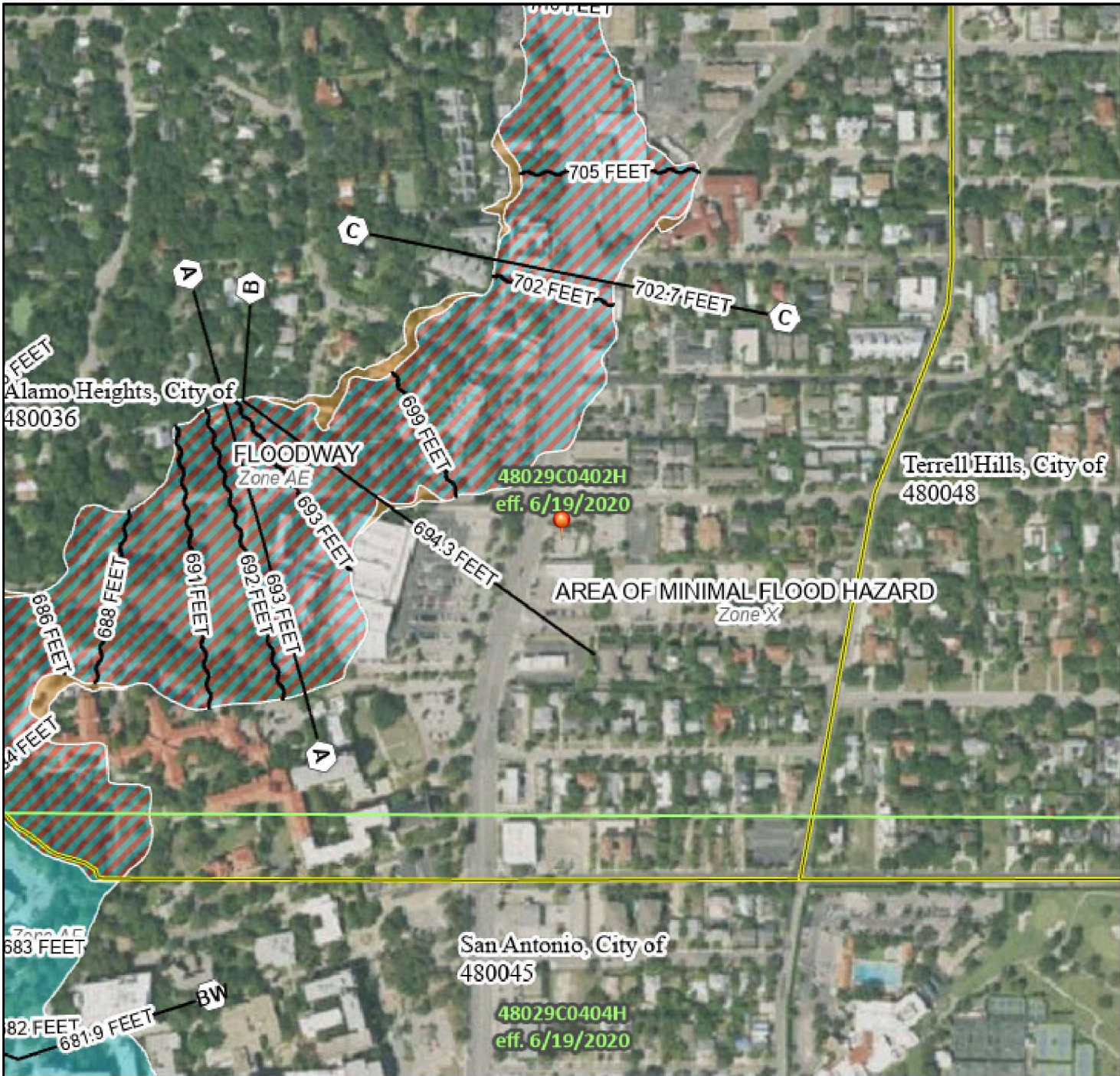
Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online at <http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/> and at the Community Development Services Department located at 6116 Broadway St. You may contact Tyler Brewer, Senior Planner at 210-832-2239 (tbrewer@alamoheightstx.gov) or Lety Hernandez, Director, at 210-832-2250 (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for additional information regarding this case.

National Flood Hazard Layer FIRMMette



98°28'5"W 29°28'31"N



1:6,000

98°27'28"W 29°28'N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/30/2025 at 8:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Los Ties

MEXICAN RESTAURANT

INTERIOR REMODELING OF EXISTING RESTAURANT INTO A NEW MEXICAN RESTAURANT & BAR

LOCATED
AT
4820 BROADWAY
ALAMO HEIGHTS
TEXAS 78209

DRAWING INDEX

ARCHITECTURAL

A-0 COVER SHEET / CODE ANALYSIS
A-1 SITE PLAN
A-2 EXISTING PLAN / DEMOLITION PLAN
A-3 NEW FLOOR PLAN - SHOWING SEATING, EXIT PLAN
A-4 NEW CONSTRUCTION FLOOR PLAN
A-5 REFLECTED CEILING PLAN
A-6 WALL SECTIONS
A-7 SECTION / DETAILS
A-8 BATH SECTION, VANITY SECTION, SEATING SECTION
A-9 SECTION DETAILS, INTERIOR ELEVATION
A-10 EXTERIOR ELEVATIONS - EXISTING VS NEW
A-11 EXTERIOR ELEVATIONS - EXISTING VS NEW
A-12 EXTERIOR ELEVATIONS - EXISTING VS NEW
A-13 EXTERIOR ELEVATIONS - EXISTING VS NEW
A-14 DOOR, HAPPOWARE, FINISH AND WINDOW SCHEDULES
A-15 RIS NOTES AND REQUIREMENTS
A-16 RIS NOTES AND REQUIREMENTS
FS-1 FOOD SERVICE EQUIPMENT FLOOR PLAN
FS-2 FOOD SERVICE EQUIPMENT SCHEDULE
FS-3 FOOD SERVICE EQUIPMENT ELEVATIONS
FS-4 FOOD SERVICE EQUIPMENT ELEVATIONS

MECHANICAL ELECTRICAL AND PLUMBING

M-1.1 MECHANICAL FLOOR PLAN
M-1.2 HOOD SYSTEM EXHAUST PLAN
M-2 MECHANICAL DETAILS
M-3 MECHANICAL DETAILS
M-4.1 HOOD DETAILS
M-4.2 HOOD DETAILS
M-4.3 HOOD DETAILS
M-4.4 HOOD DETAILS
M-4.5 HOOD DETAILS
M-4.6 HOOD DETAILS
M-4.7 HOOD DETAILS
M-4.8 HOOD DETAILS
M-4.9 HOOD DETAILS
M-4.10 HOOD DETAILS
M-4.11 HOOD DETAILS
M-4.12 HOOD DETAILS
E-1 EXTERIOR LIGHTING FLOOR PLAN
E-1.1 INTERIOR LIGHTING FLOOR PLAN
E-2.1 POWER FLOOR PLAN
E-2.2 POWER FLOOR PLAN
E-2.3 POWER FLOOR PLAN
E-3.0 ELECTRICAL DETAILS
E-4.0 ELECTRICAL DETAILS
E-5.1 ELECTRICAL SCHEDULES
E-5.2 ELECTRICAL SCHEDULES
E-6 ELECTRICAL SPECIFICATIONS
E-7.1 ELECTRICAL HOOD DETAILS
E-7.2 ELECTRICAL HOOD DETAILS
P-1 BATHROOM FLOOR PLAN
P-2 WATER FLOOR PLAN
P-3 WATER FLOOR PLAN
P-4 PLUMBING DETAILS
P-5 PLUMBING RISER DIAGRAM
P-6 PLUMBING DETAILS
P-7 GAS REGULATOR

BUILDING CODE ANALYSIS

SUMMARY NARRATIVE OF THE PROJECT:
This project consists of interior remodeling of an existing Restaurant in an existing free standing building consisting of approximately 3205 sq. ft. Located at 4820 Broadway Street, Alamo Heights, Texas.

CURRENT BUILDING CODE USED:

- 2021 International Building Code (IBC)
- 2021 International Existing Building Code (IEBC)
- 2021 International Residential Code (IRC)
- 2021 International Fire Code (IFC)
- 2021 International Mechanical Code (IMC)
- 2021 International Plumbing Code (IPC)
- 2021 International Fuel Gas Code (IFGC)
- 2021 International Energy Conservation Code (IECC)
- 2020 National Electrical Code (NEC)

ESTIMATED COST OF CONSTRUCTION: \$500,000.00

OCCUPANCY CLASSIFICATION:
Group "A-2" Per section 504.1

CONSTRUCTION TYPE

- Existing Construction is Type V-B per table 601 of IBC.
- Proposed Construction to be 100% Fire sprinklered

ALLOWABLE HEIGHT AND BUILDING AREAS: (Per table 503)

For Occupancy type "A-2", in a 5-B construction type building with 100% fire sprinkler system

- Allowable:
- Maximum 7 stories and 60 feet in height
 - 24,000 square feet.
- Existing:
- (1) Story, 15.3 feet in height max.
 - 3209 square feet

CALCULATED OCCUPANT LOAD: 189 People
(See Sheet A-3 for Occupancy calculation)

EGRESS REQUIREMENTS

1. Required Egress width other than stairs: 37.8"
- 189 people @ 0.20' / person = 37.8"
2. Provided Egress other than stairs: 348"
- 189 people @ 0.20' / person = 37.8"
- (1) Door @ 36"
- (2) Door @ 48" each
3. Number of Exits Required = 2
6. Number of Exits Provided = 4

EXIT ACCESS TRAVEL DISTANCE

1. Allowed Maximum of 200 ft. for non-sprinkled and 250 feet for sprinkled.
2. We have provided a Maximum of 60 feet from the Most Remote Point within the space to the Most Remote Point of Exit along the natural and unobstructed path of egress travel. All exits are continuous from the Point of Entrance into an Exit to the Point of Discharge.

BARRED FREE DOOR REQUIREMENTS

1. The area within the required clearances is level and clear (2% minimum slope) at slope outside of each code-required exit.
2. Threshold at doorway shall not exceed 1/4" raised threshold and floor changes at accessible doorways shall be beveled with slope no greater than 1:2.
3. Lever operated mechanisms, pushbutton type mechanisms and U-shaped handles are acceptable design, and hardware required for accessible door passage shall be mounted at no higher than 48" above finished floor to outside.

MINIMUM NUMBER OF PLUMBING FIXTURES:
OCCUPANT LOAD FOR PLUMBING = 189 People

Required For "A-2" Occupancy, (Occupant Fixture Required)

- 1 toilet per 75 people: 2 Per Gender
- 1 urinal per 250 people: 1 Per Gender
- 1 service sink: Total

Provided Plumbing Fixtures

- 2 Sinks @ Men's
- 1 Urinal @ Men's
- 1 Sinks @ Men's
- 3 Toilets @ Ladies
- 1 Urinal @ Ladies
- 1 Utility sink in Kitchen

FIRE PROTECTION NOTES:

1. ENTIRE BUILDING TO HAVE FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA-13 AND ISO COMMERCIAL RISER AND LOCAL JURISDICTIONAL ADOPTIONS AND THE MARSHALL.
2. SPRINKLER CONTRACTOR TO ADJUST SPRINKLER HEADS AND ENTIRE SYSTEM TO CONFORM WITH LAYOUT AND DESIGN OF THE SPACE AS MAY BE NEEDED.
3. PROVIDE AND INSTALL CORROSION TYPE 1 YEAR REQUIRED TO CONFORM WITH NFPA-13 AND LOCAL JURISDICTIONAL ADOPTIONS AND THE MARSHALL.
4. ENTIRE SPACE TO BE PROVIDED WITH 100% COVERAGE BY FIRE SPRINKLER SYSTEM.
5. ENTIRE SYSTEM TO BE HYDRAULICALLY CALCULATED IN ACCORDANCE WITH NFPA-13.

SEPARATE PERMIT REQUIREMENTS:

At exterior signage, Landscaping, Sprinklers, and Fire Alarms shall be submitted and permitted separately.

TDLR # TABS 2025011265

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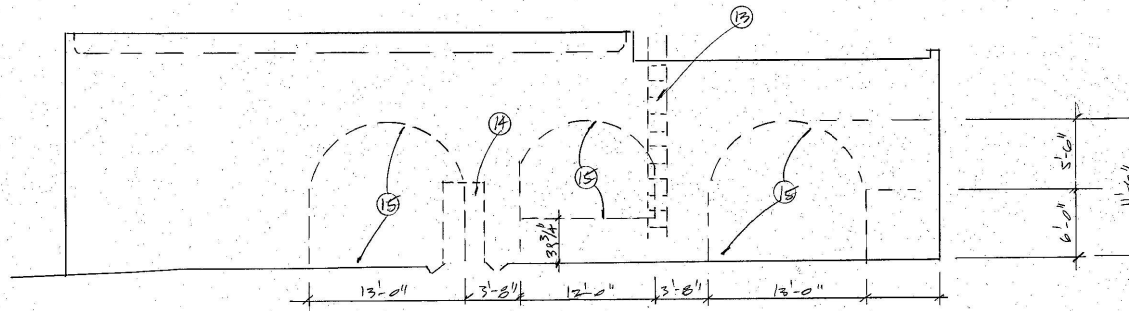


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ISSUE DATE DESCRIPTION

A.O

A.1

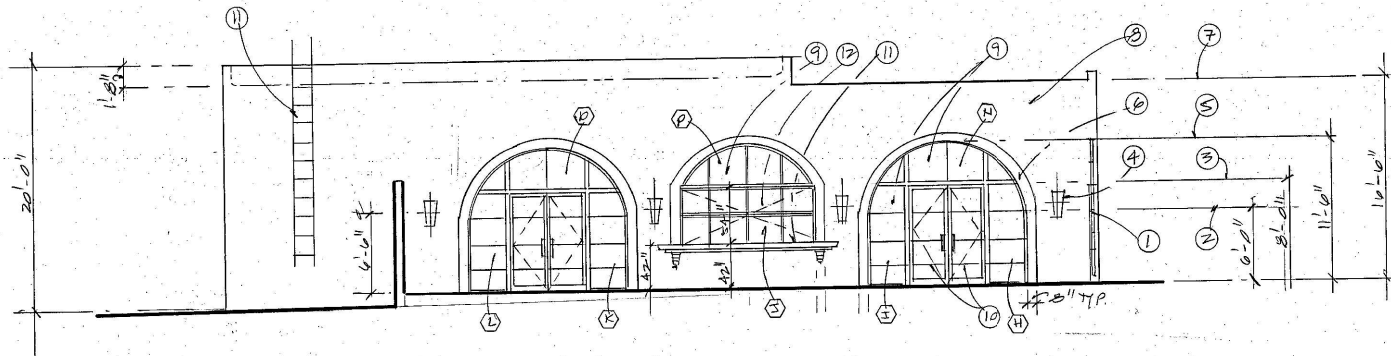


2 EXISTING EXTERIOR ELEVATION
SOUTHEAST FACING
FACING EXISTING SERVICE AREA

1/4"=1'-0"

KEYED NOTES

1. NEW WROUGHT IRON DOUBLE GATES BY OTHERS.
2. SPRING POINT OF ARCH.
3. TOP OF DOOR, BOTTOM OF TRANSOM ABOVE.
4. TYPICAL NEW OUTDOOR SCIENCE TO BE SELECTED.
5. TOP OF ARCHED TRANSOM, AND TOP OF WROUGHT IRON GATES.
6. "DRIVWAY" 205156661 EPS TRIM, TYPICAL ALL OPENING SURROUND.
7. TOP OF EXISTING LOWER PORTION OF BUILDING.
8. PAINT ALL EXISTING BUILDING EXTERIOR IN OFF WHITE COLOR.
9. STEEL AND TEMPERED INSULATED LOW IRON GLASS SIDE LITES AND TRANSOM ABOVE.
10. NEW STEEL AND TEMPERED INSULATED LOW IRON GLASS DOUBLE 36" X 96" DOORS.
11. NEW 1/4" CARBON STEEL SLAB MATERIAL EXTERIOR BAY COUNTERTOP.
12. NEW STEEL AND INSULATED TEMPERED LOW IRON GLASS.
13. UP-FOLDING 4' X 12' OF POWER OPERATED WINDOW, AS CUSTOM MANUFACTURED BY "TENDATA" 5-2000 HINGEAWAY.
14. REMOVE AND RELOCATE ROOF ACCESS LADDER.
15. REMOVE EXISTING DOOR.
16. CUT NEW OPENINGS IN EXTERIOR WALL FOR NEW DOORS, TRANSOMS, SIDE LITES AND WINDOWS. PROVIDE SHORING AND UNITS AS REQUIRED.



1 NEW EXTERIOR ELEVATION
SOUTHEAST FACING
FACING NEW BACK PATIO

1/4"=1'-0"

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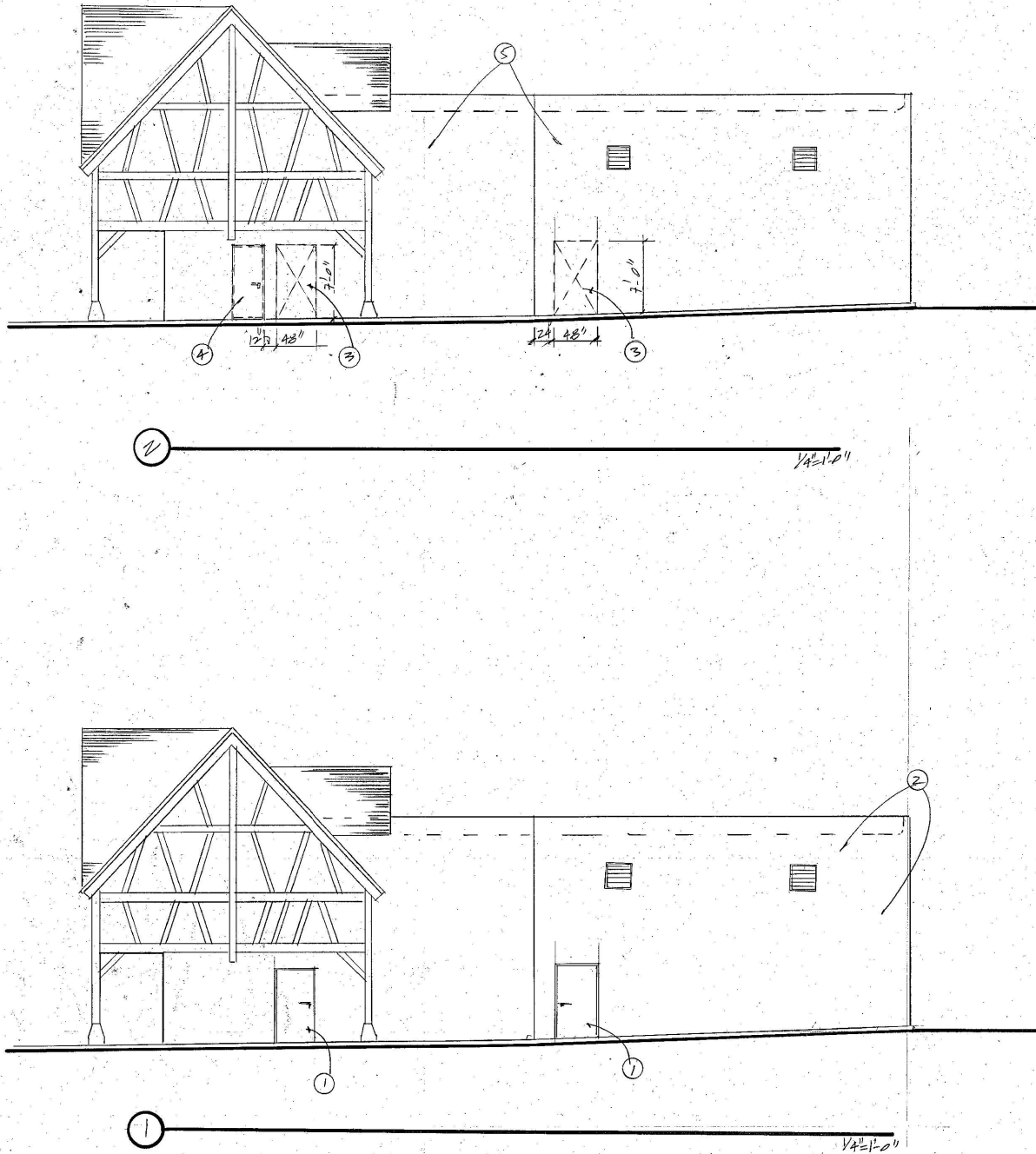


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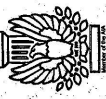
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 ISSUE DATE DESCRIPTION

EA		EXTERIOR WALKWAY FIXTURE, 20 WATT 120/208 VOLT. UL LISTED FOR WET LOCATIONS.
EB		EXTERIOR WALL SCONCE FIXTURE, 20 WATT 120/208 VOLT. UL LISTED FOR WET LOCATIONS.
F2		LED POLE MOUNT LIGHT US LED "001"-1-UNH-2M-50-4-4"x" 157 WATTS PER HEAD 120/208V, UL LISTED FOR WET LOCATIONS, DUAL HEAD ON EXISTING 30R POLE FIXTURES TO BE FULL "CUT-OFF" TYPE.
WL		EXTERIOR WALL PACK, 40 WATT 120/208 VOLT. UL LISTED FOR WET LOCATIONS. FIXTURES TO BE FULL "CUT-OFF" TYPE.
SL		EXTERIOR LED STEP LIGHTING FIXTURE, 15 WATTS EACH

Diagram illustrating the cross-section of a trench. The trench width is specified as 1'-0" MIN. The trench depth is specified as 2'-0" MIN. The trench is lined with 6" COMPACTED SAND BASE ABOVE AND BELOW CONDUIT. The trench is filled with RED WARNING TAPE, 6" WIDE BRUZY CAT #91296. The trench is located below the NATURAL GRADE. The trench is located below the CL (Center Line). The trench is located below the CONDUIT REFER TO SPECIFICATIONS.

[illegible]

1. ALL EXTERIOR ELECTRICAL EQUIPMENT IS TO BE PAINTED TO MATCH EXTERIOR COLOR. COORDINATE FINAL COLOR AND PAINTING REQUIREMENTS WITH ARCHITECT.
2. COORDINATE ROUTING OF ALL CONDUIT TO OPTIMIZE TRENCHING. ALL TRENCHING IS TO BE CAREFULLY COORDINATED WITH SITE UTILITIES AND LANDSCAPE AREAS.

- 1 EXISTING POWER POLE LOCATION WITH TRANSFORMER, REFER TO ELECTRICAL RISSER DRAWING. PROPOSED LOCATION OF ELECTRICAL OVERHEAD DROP TO RISER, MIN 10 FEET FROM BUILDING MIN. 18 FOOT HIGH DROP.
- 2 STATUS OF (2) 4" SCHEDULE 40 PVC ELECTRICAL CONDUITS WITH PULL WIRE IN THIS LOCATION. (2) 4" SCHEDULE 40 PVC ELECTRICAL CONDUITS TO INSTALL, CARRY AT THIS LOCATION. FUTURE TENANTS TO ROUTE CONDUIT ON REAR WALL OF LEASE BUILDING TO THEIR TENANT, COORDINATE WITH ELECTRICAL COMPANY. COORDINATE FINAL LOCATION REQUIREMENTS WITH TELEPHONE COMPANY.
- 3 NEW OF PANEL, REFER TO RISER DRAWING, COORDINATE LOCATION WITH BUILDING STRUCTURE AND WALL OPENINGS. VERIFY MIN. 6 FEET CLEAR IN FRONT OF ELECTRICAL EQUIPMENT/SERVICES.
- 4 ELECTRIC POWER FEEDINGS & CONDUIT BELOW GRADE, VERIFY LOCATION OF SERVICE DROP, WITH REAR.

