Dibello architects, pllc
388 Comal Ave. New Braunfels, Texas 78130 ph. 830.643.1195
www.dibelloarchitects.com

PROJECT DESCRIPTION – Old City Hall Restaurant

The Wiggins Hospitality Group propose renovating the existing Old City Hall Building at 200 N. Seguin Ave. They plan to celebrate the buildings history in the restoration of the existing art deco building designed by Jeremiah Schmidt. They would like to turn it into a new upscale American restaurant, with offices in the lower level similar to McAdoo's and the Old Post Office Building at Mill St. and Castell Ave. The restaurant will require an approximate 3,000 sq. ft. one story addition consisting of Kitchen, Bar, additional dining, and courtyard.

CITY · HALL ·

CITY HALL
25

CHURCH
PARKING ONLY
24 HRS/7 DAYS

CITY HALL
PROFESSIONAL BUILDING

AN SCIENCE
ING ROOM
Moody
Bank

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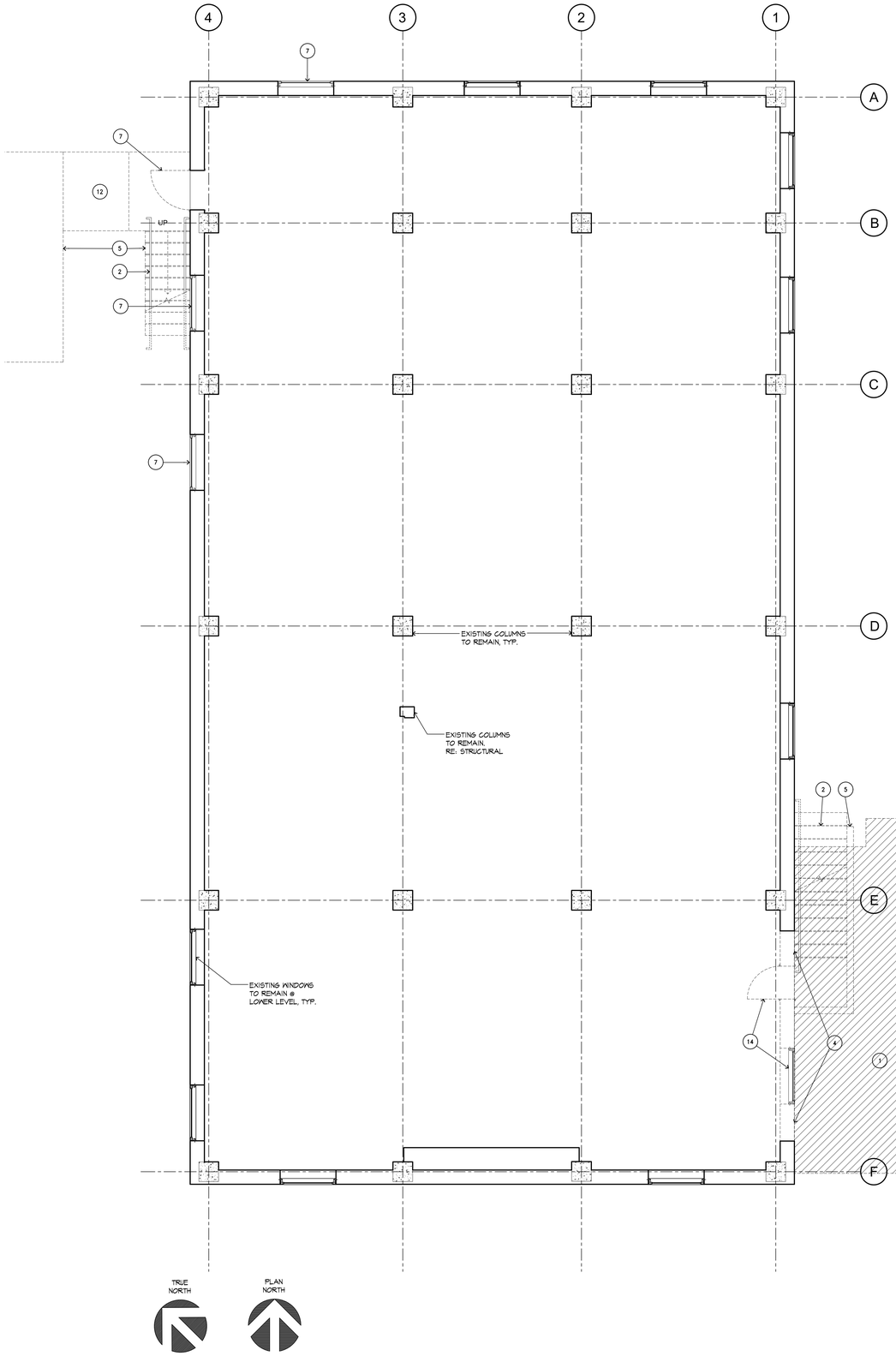


01 LOWER LEVEL DEMOLITION FLOOR PLAN
1/4" = 1'-0"

DEMOLITION NOTES

1. PLAN INDICATES EXISTING AS-BUILT CONDITIONS, UNLESS OTHERWISE NOTED
2. ALL AS-BUILT CONSTRUCION TO REMAIN, UNLESS OTHERWISE NOTED
3. VERIFY CRITICAL AS-BUILT DIMENSIONS IN FIELD - NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
4. DISPOSE OF ALL DEMOLISHED MATERIALS OFF SITE
5. EXISTING MECHANICAL AND ELECTRICAL TO BE REMOVED. DECORATIVE FIXTURES TO BE SALVAGED AND STORED FOR REUSE.
6. EXISTING PLUMBING FIXTURES TO BE REMOVED.
7. SALVAGE MATERIALS AS DIRECTED BY OWNER

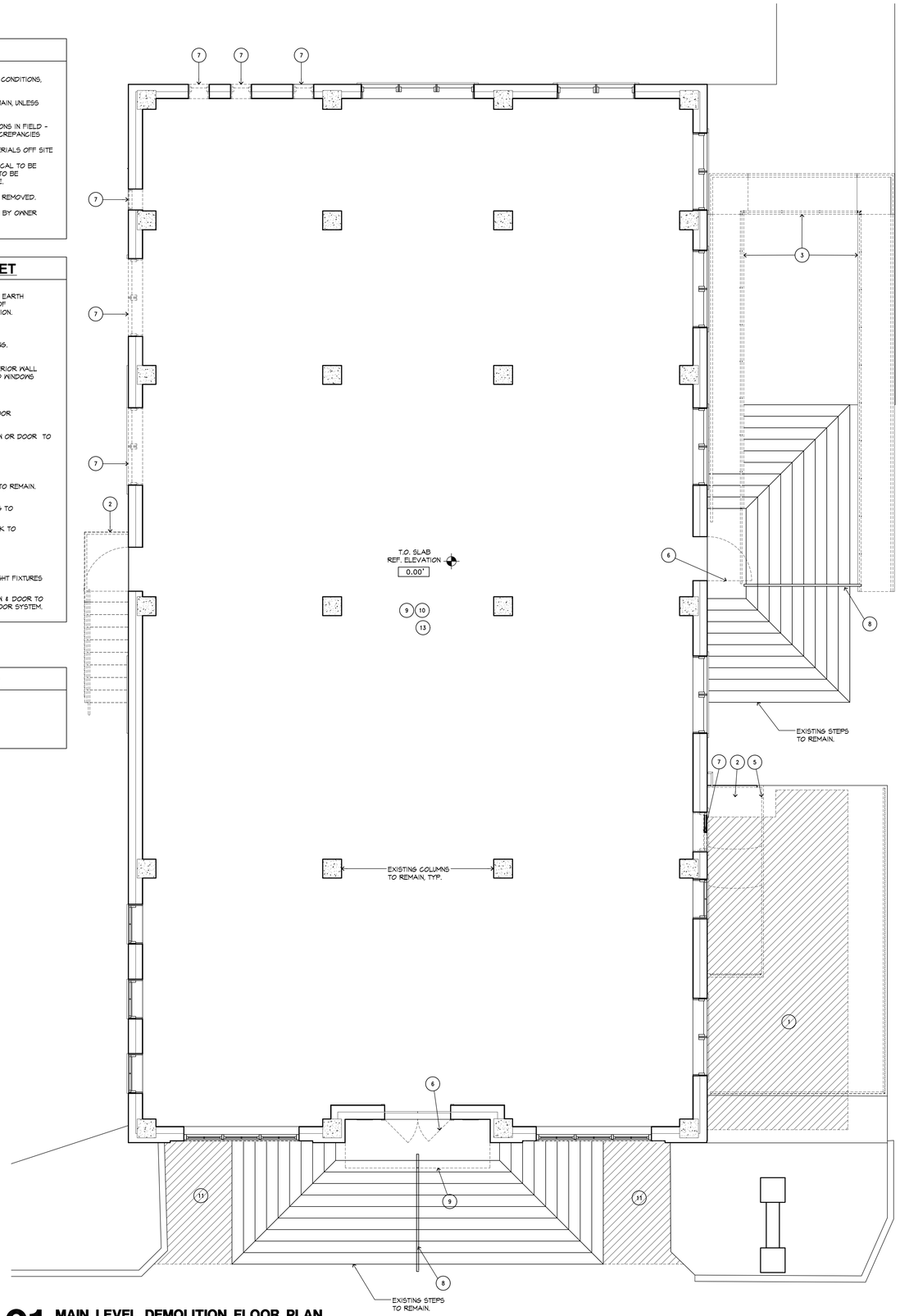
KEY NOTES TO SHEET

1. SAW CUT & REMOVE CONCRETE AND EARTH TO ACCOMMODATE CONSTRUCTION OF EXPANDED PATIO AT -5.00' ELEVATION.
2. REMOVE EXISTING STAIRCASE AND RAILING.
3. REMOVE EXISTING RAMP AND RAILING. MAINTAIN ORIGINAL STEPS BELOW.
4. REMOVE PORTION OF EXISTING EXTERIOR WALL TO ACCOMMODATE NEW DOORS AND WINDOWS
5. REMOVE EXISTING AWNING
6. REMOVE AND REPLACE EXISTING DOOR
7. REMOVE EXISTING EXTERIOR WINDOW OR DOOR TO ACCOMMODATE A NEW WALL.
8. REMOVE EXISTING HANDRAIL
9. EXISTING DECORATIVE FLOOR TILE TO REMAIN.
10. EXISTING CEILING & CROWN MOLDING TO REMAIN THROUGHOUT THIS FLOOR.
11. SAW CUT & REMOVE CONC. SIDEWALK TO ACCOMMODATE CONSTRUCTION OF EXPANDED LANDSCAPE BEDS.
12. REMOVE EXISTING LYFT
13. SALVAGE EXISTING DECORATIVE LIGHT FIXTURES
14. REMOVE EXISTING EXTERIOR WINDOW & DOOR TO ACCOMMODATE A NEW WINDOW & DOOR SYSTEM.

DEMO PLAN LEGEND

EXISTING TO REMAIN

REMOVE



01 MAIN LEVEL DEMOLITION FLOOR PLAN
1/4" = 1'-0"

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DATE OF ISSUE:

CD - OWNER REVIEW	01 FEB. 2023
CD - CONSULTANT BACKGROUND	08 FEB. 2023
CD - OWNER REVIEW	09 MAR. 2023
CD - CONSULTANT BACKGROUND	10 MAR. 2023
CD - OWNER REVIEW	26 APR. 2023

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SHEET CONTENTS:
DEMOLITION PLANS

SHEET NUMBER:
A0.2

DATE OF PLOT: 22 June 2023

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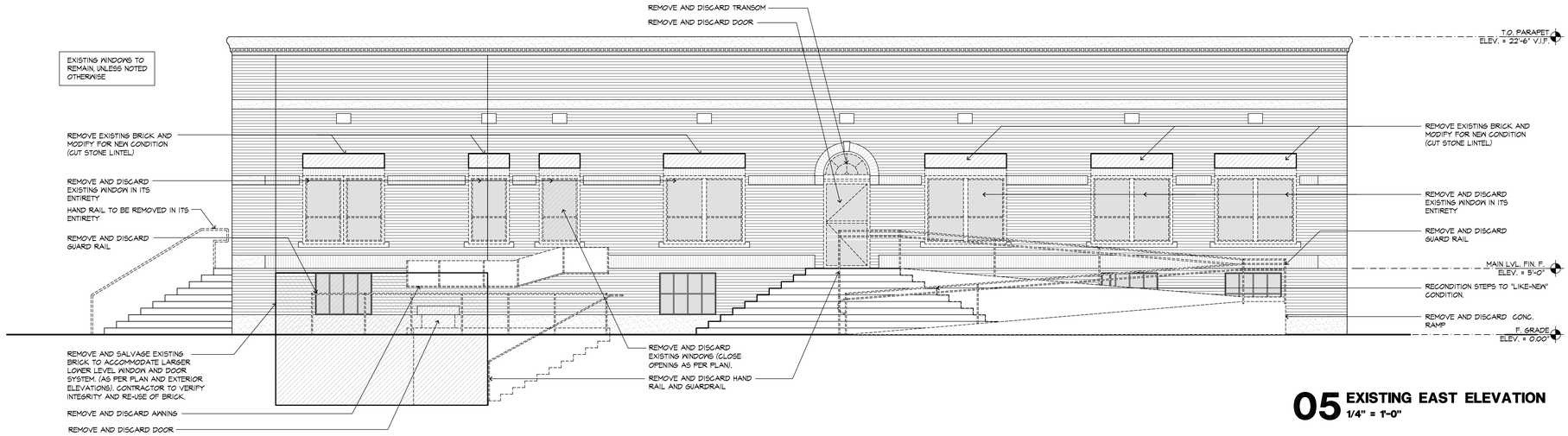
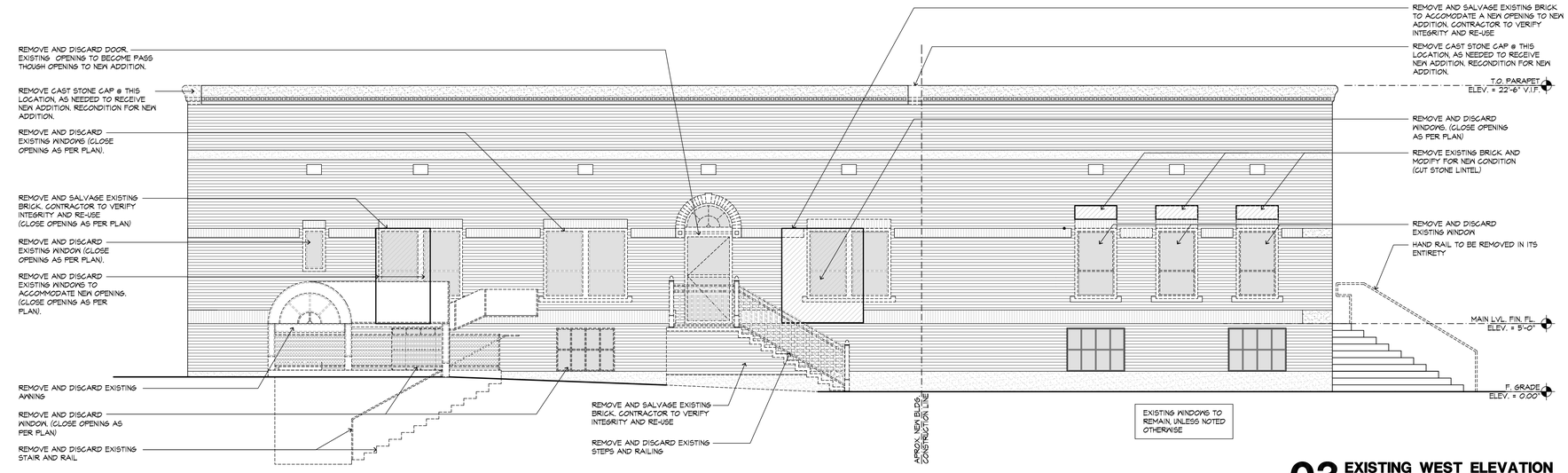


05 EXISTING EAST ELEVATION
1/4" = 1'-0"



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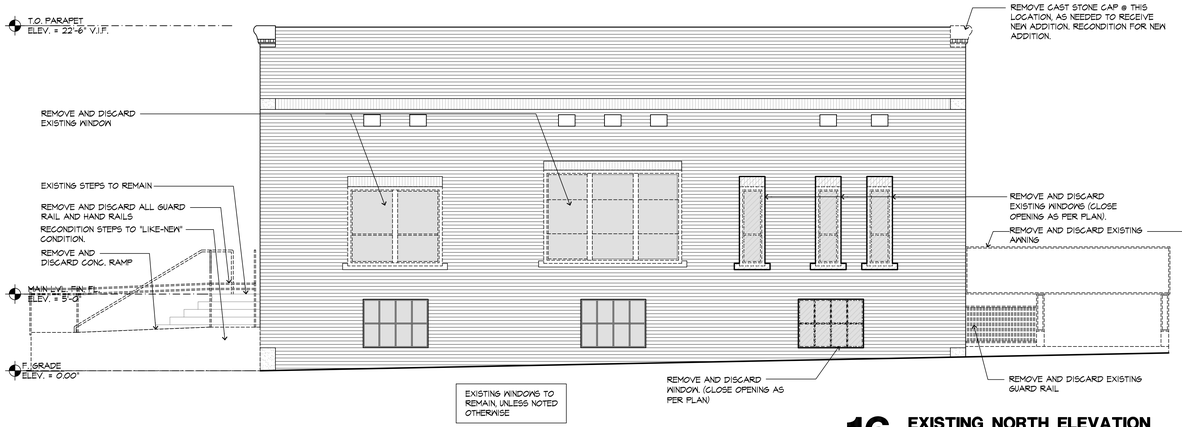
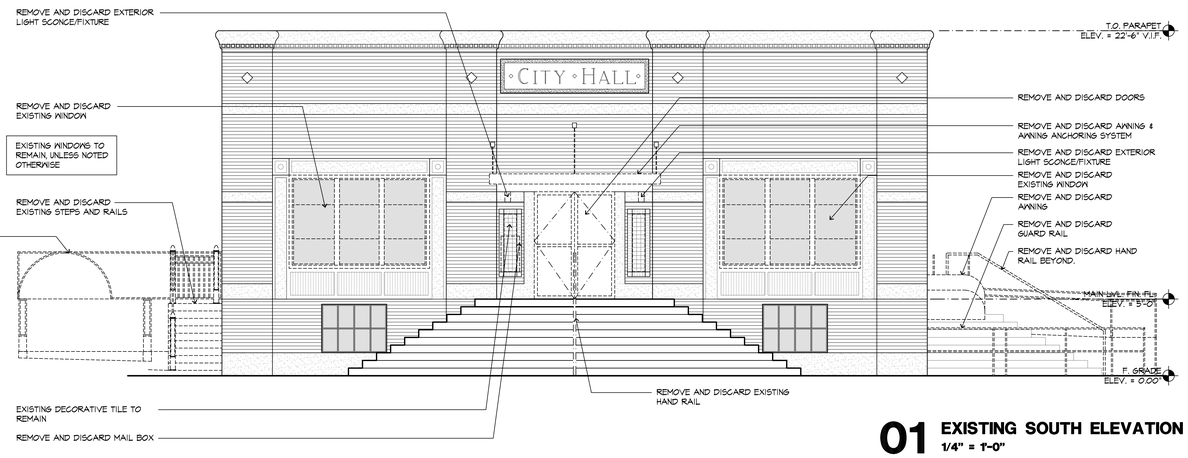
1/4" = 1'-0"



16 EXISTING NORTH ELEVATION
1/4" = 1'-0"



01 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

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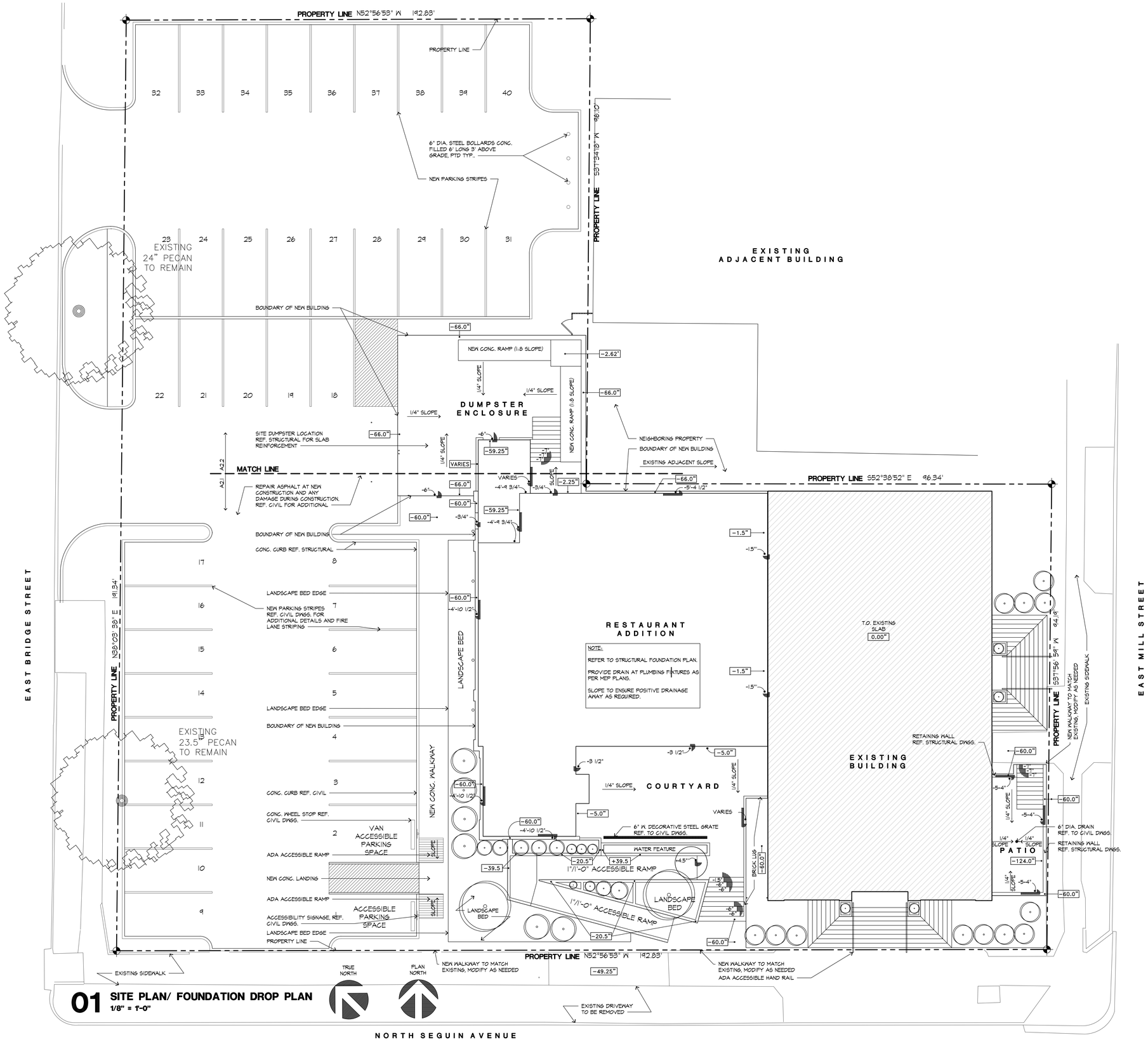
SHEET CONTENTS:
DEMOLITION ELEVATIONS

SHEET NUMBER:
A0.3

DATE OF PLOT: 12 MAY 2023



01 **SITE PLAN/ FOUNDATION DROP PLAN**
1/8" = 1'-0"

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CD - OWNER REVIEW	26 APR. 2023

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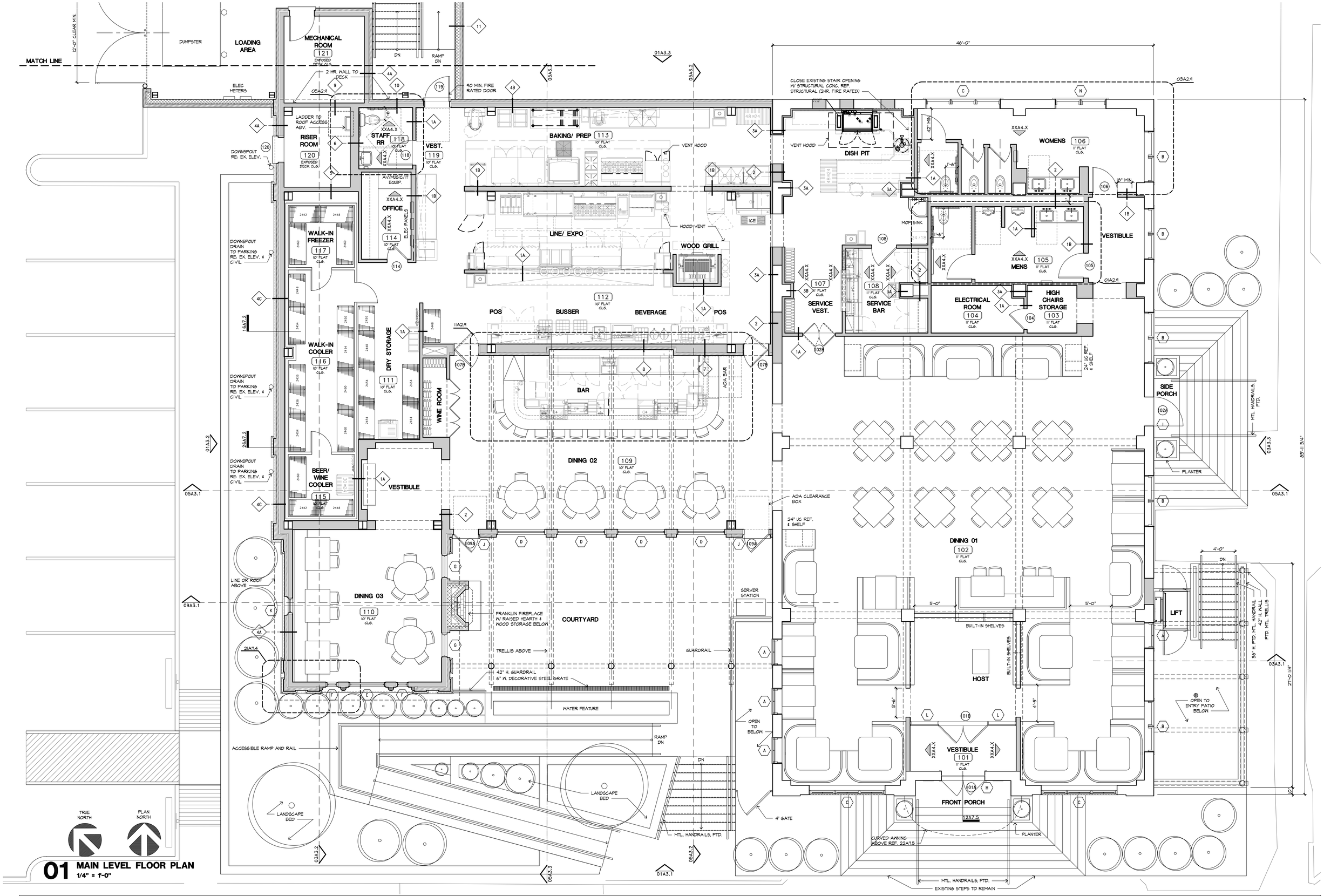
SHEET CONTENTS:
SITE PLAN / FOUNDATION DROP

SHEET NUMBER:
A1.0

DATE OF PLOT: 22 June 2023



01 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

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CD - OWNER REVIEW	26 APR. 2023

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SHEET CONTENTS:
MAIN LEVEL FLOOR PLAN

SHEET NUMBER:
A2.1

DATE OF PLOT: 22 June 2023

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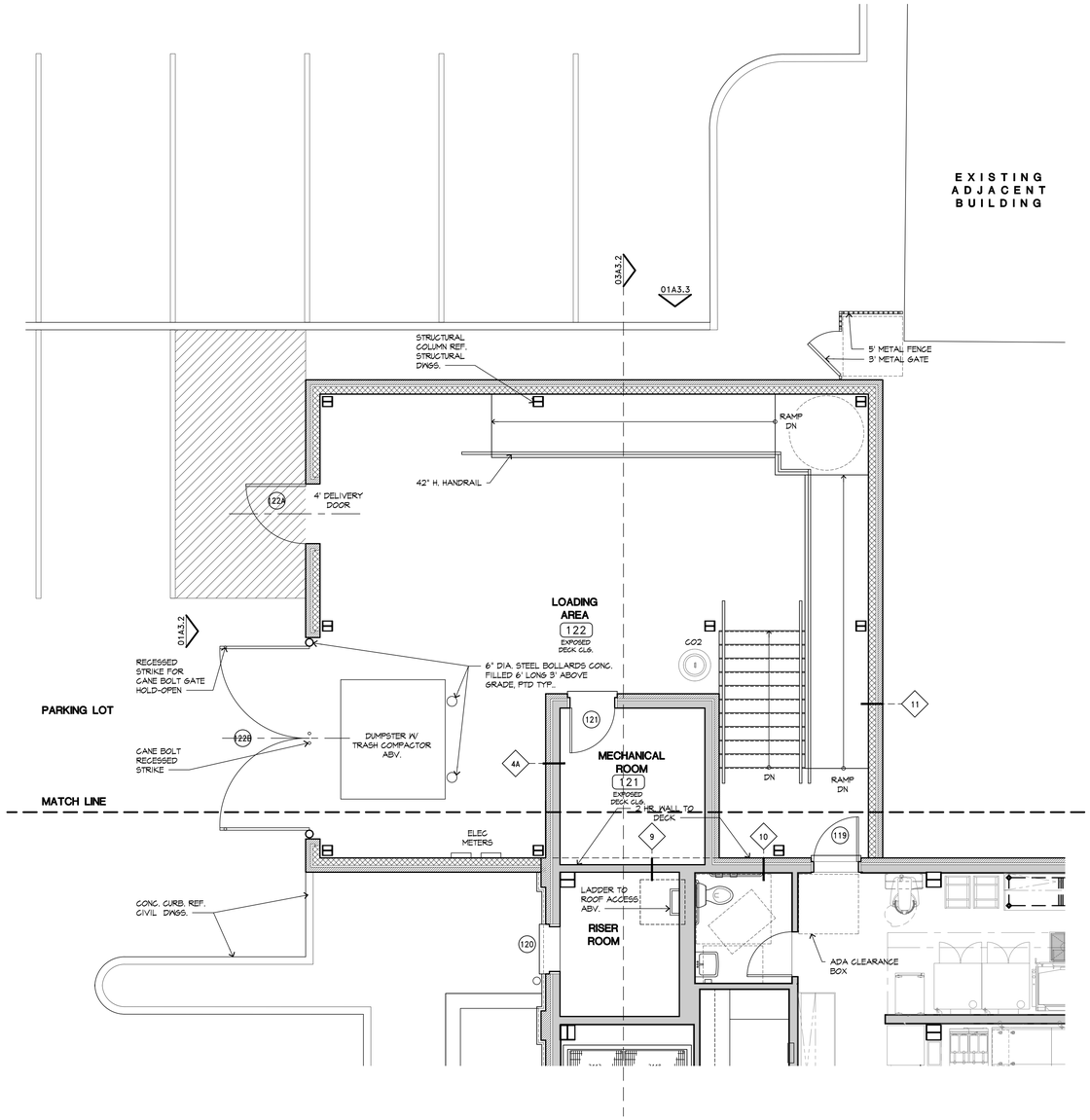
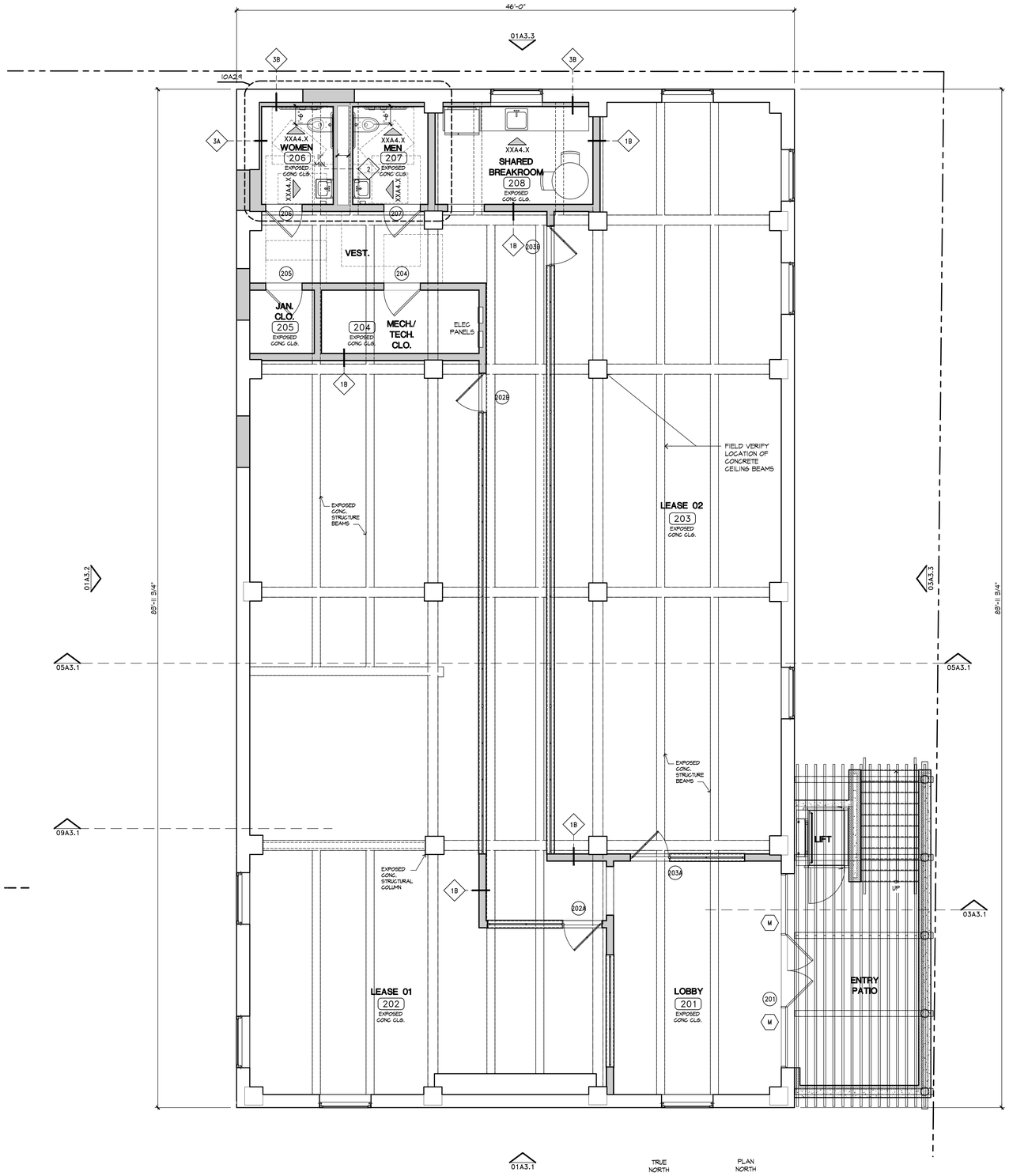


TRUE NORTH PLAN NORTH

16 LOADING AREA FLOOR PLAN
1/4" = 1'-0"



TRUE NORTH PLAN NORTH

01 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

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CD - OWNER REVIEW	26 APR. 2023

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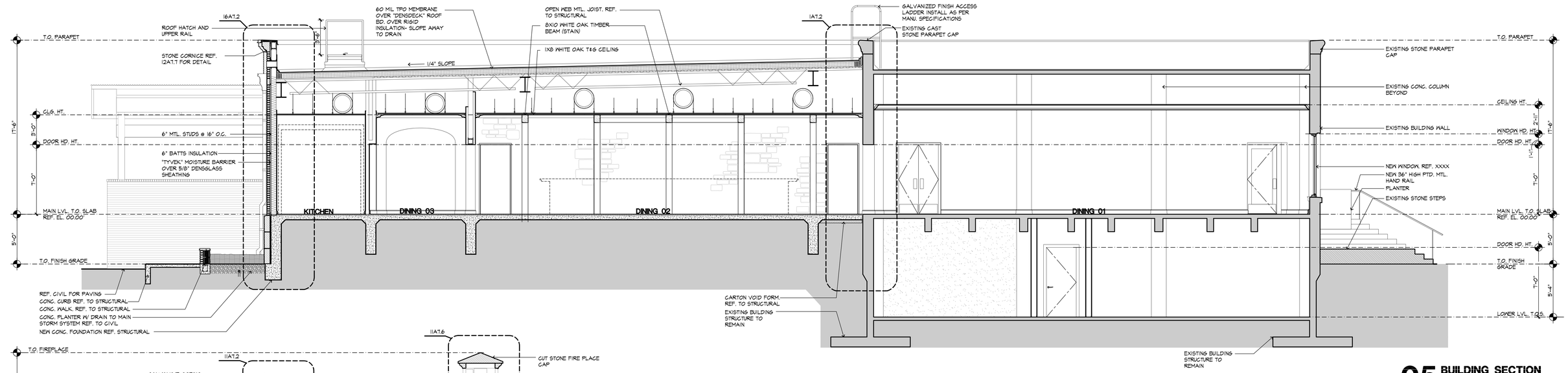
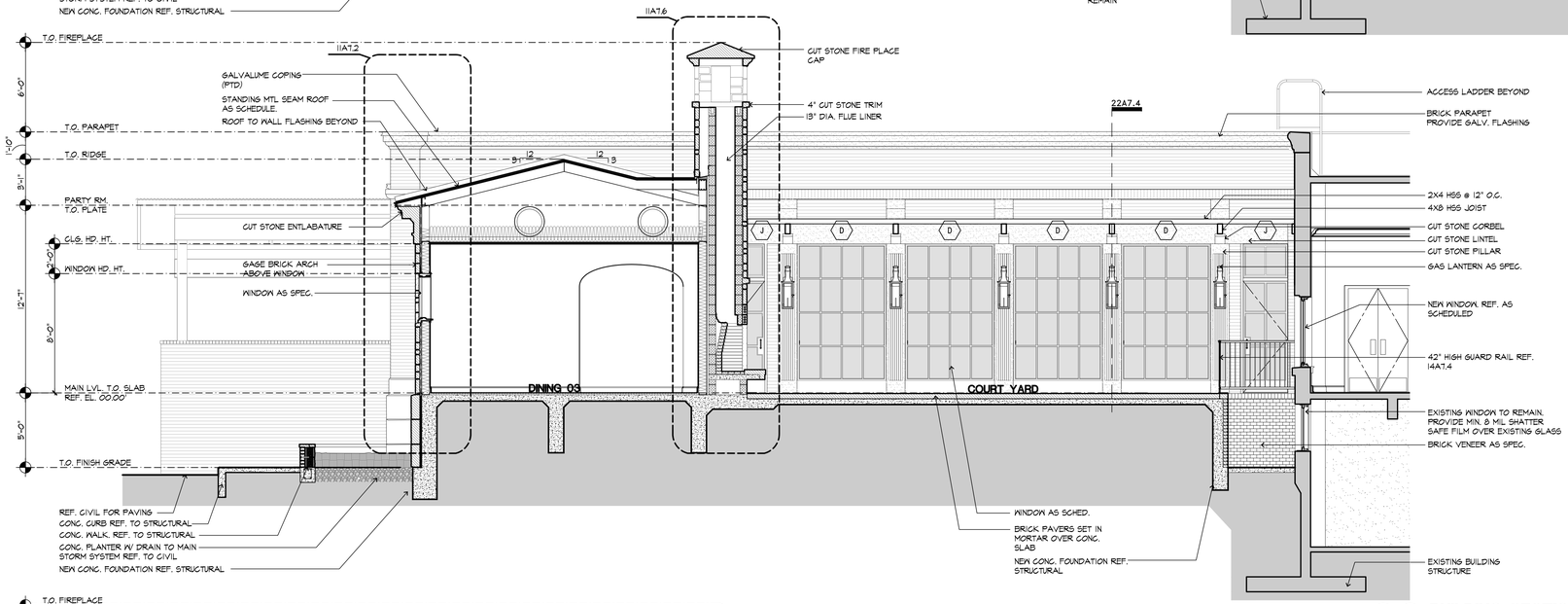
SHEET CONTENTS:
LOADING AREA & LOWER LEVEL FLOOR PLANS

SHEET NUMBER:
A2.2

DATE OF PLOT: 22 June 2023



05 BUILDING SECTION
1/4" = 1'-0"



09 BUILDING SECTION
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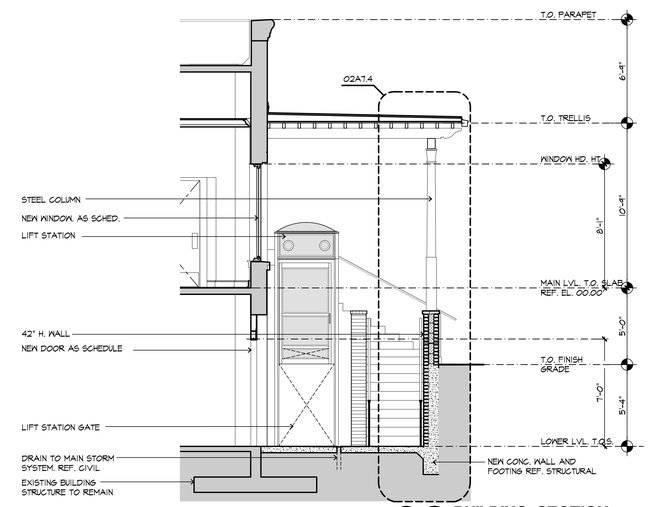
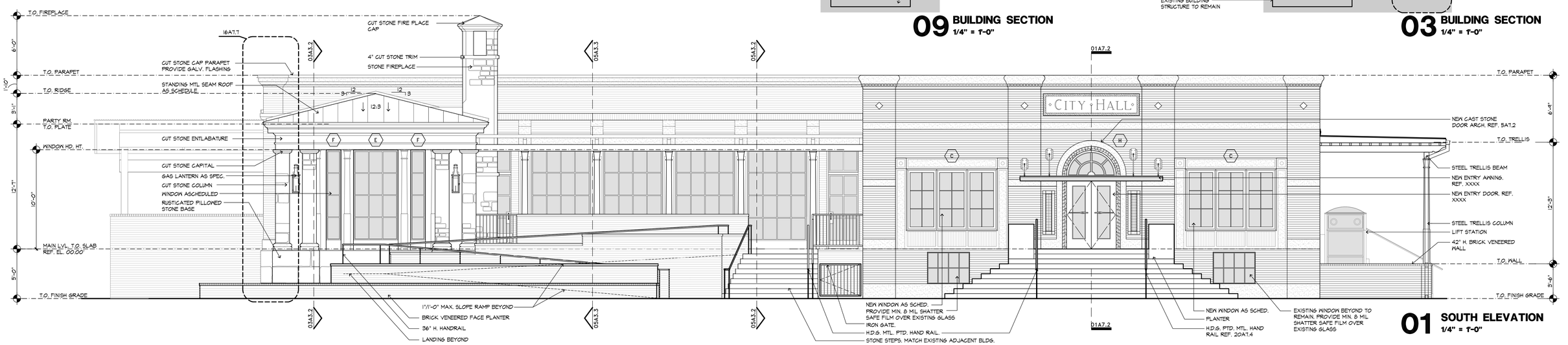


03 BUILDING SECTION
1/4" = 1'-0"



01 SOUTH ELEVATION
1/4" = 1'-0"

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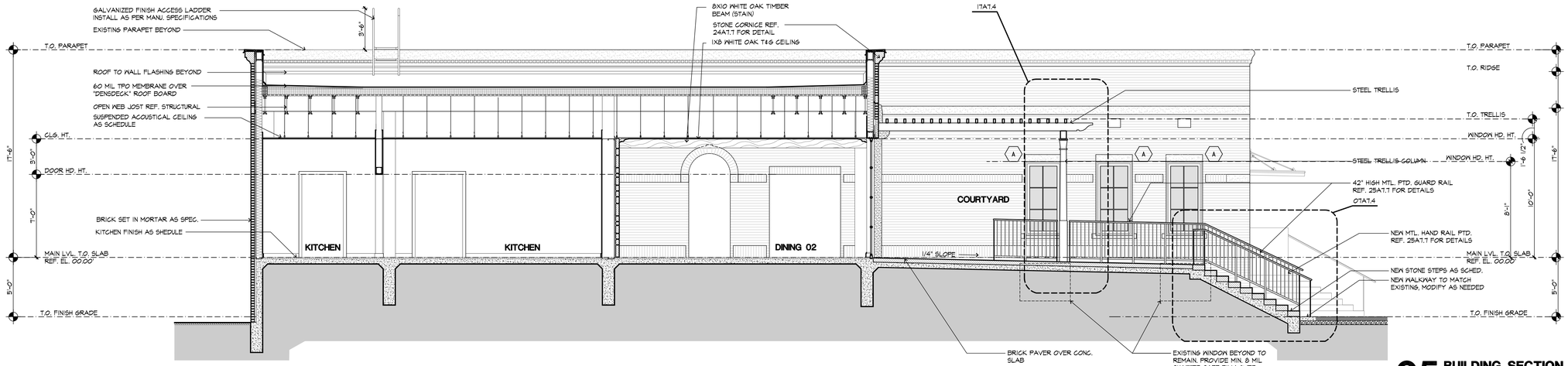
SHEET CONTENTS:
EXTERIOR ELEVATIONS / BUILDING SECTIONS

SHEET NUMBER:
A3.1

DATE OF PLOT: 12 MAY 2023



05 BUILDING SECTION
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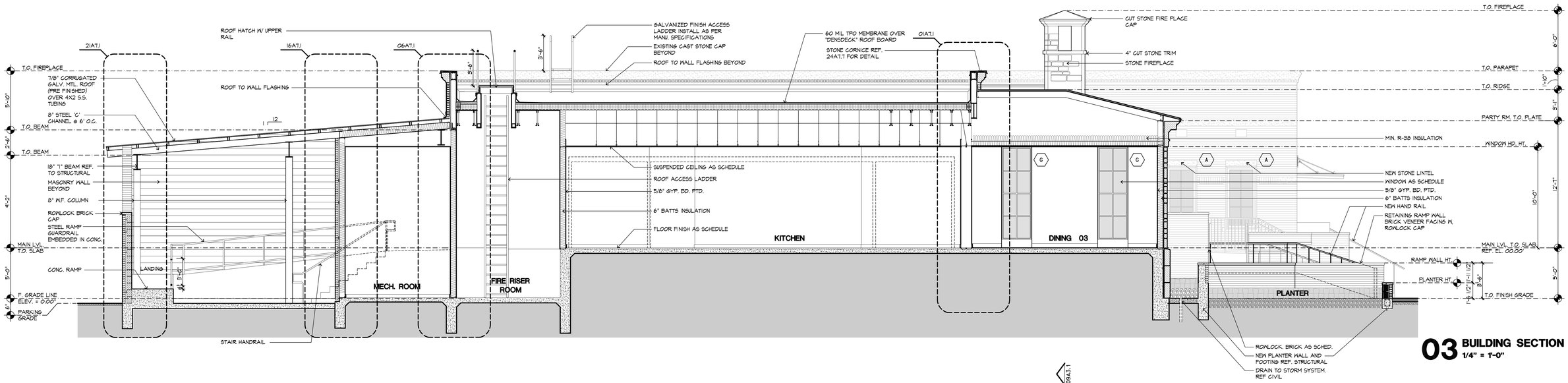

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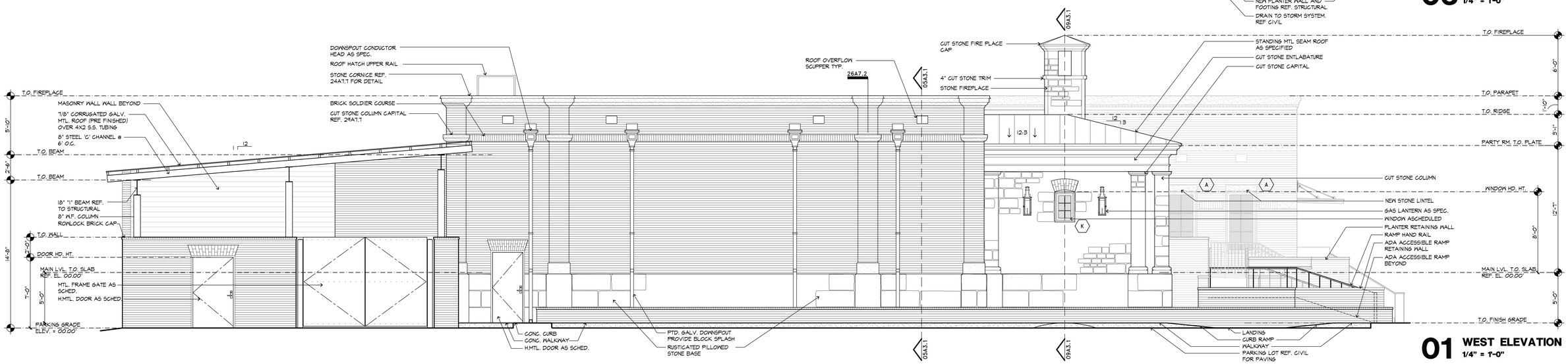

01 WEST ELEVATION
1/4" = 1'-0"

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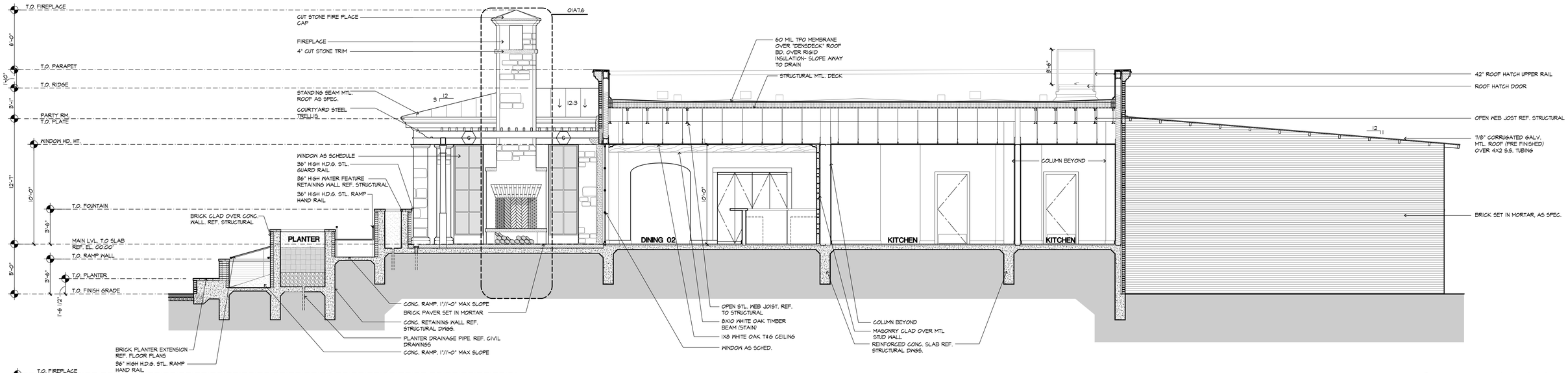

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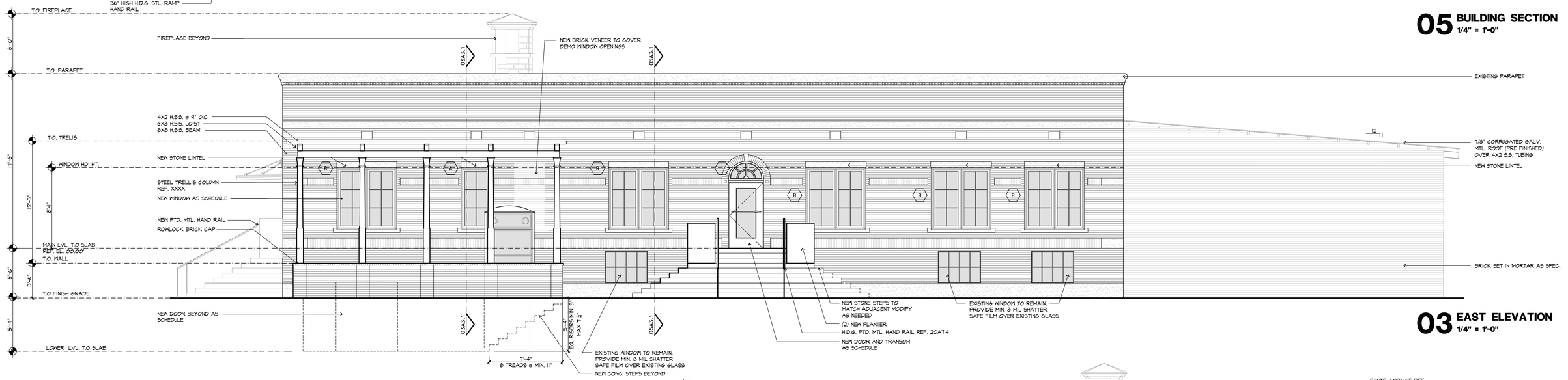

03 EAST ELEVATION
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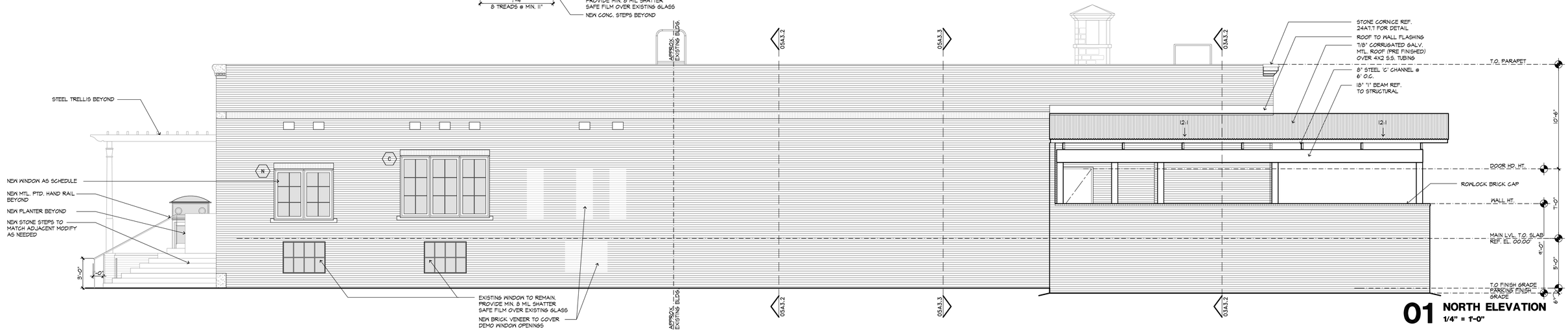

01 NORTH ELEVATION
1/4" = 1'-0"

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A3.3

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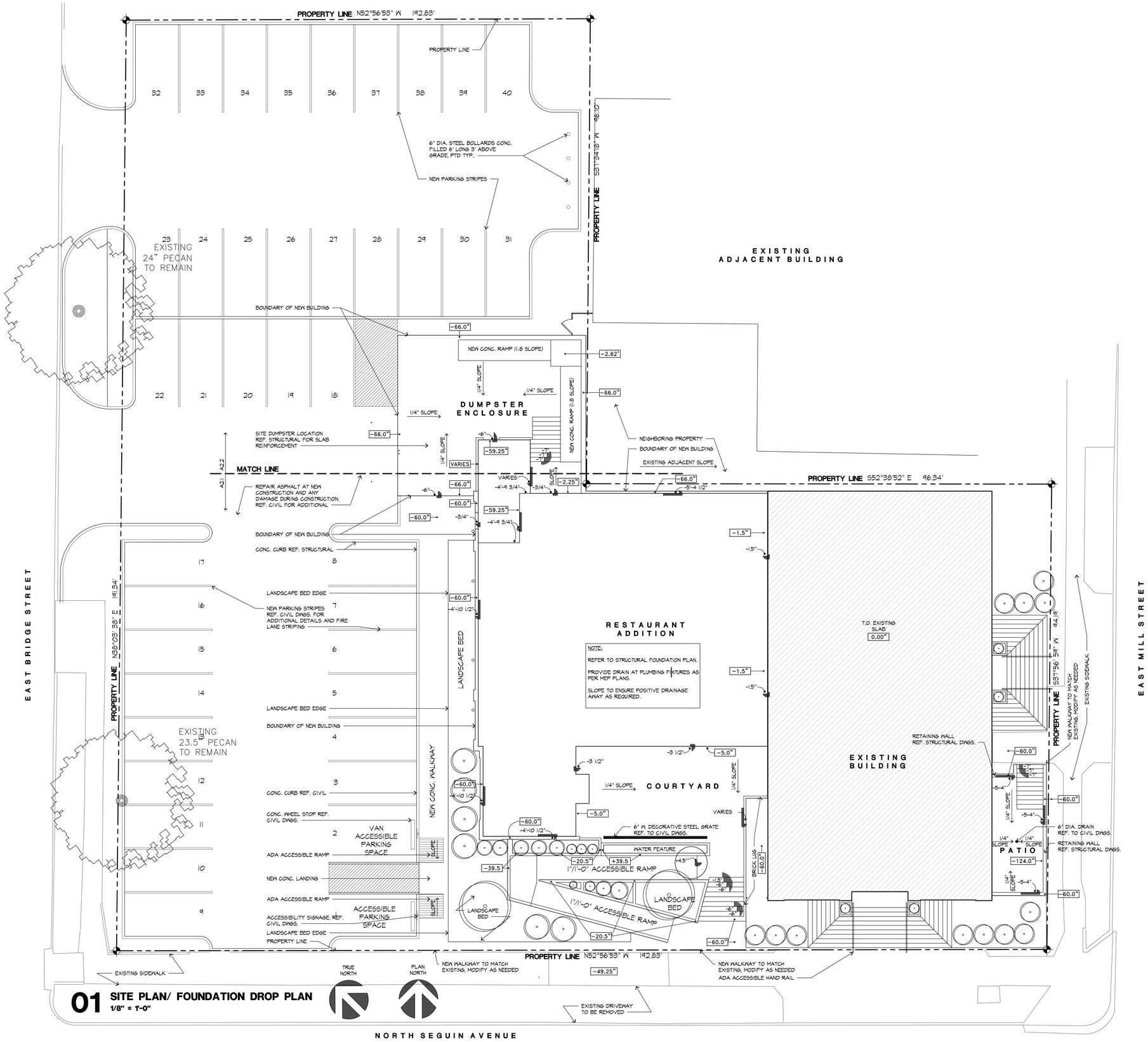

01 **SITE PLAN/ FOUNDATION DROP PLAN**
1/8" = 1'-0"

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SHEET CONTENTS:
SITE PLAN / FOUNDATION DROP

SHEET NUMBER:
A1.0

DATE OF PLOT: 22 June 2023

KOLBE WINDOWS & DOORS

Ultra Series

For over 75 years, Kolbe has been known for innovative products that push the boundaries and defy the limits of function, performance and style. Exceptional design, quality craftsmanship, endless options and custom solutions allow Kolbe to personalize your design experience with distinctive windows and doors. With multiple product lines designed to meet specific architectural and aesthetic goals, each offers distinct advantages, while remaining vastly customizable.

The Ultra Series

Designed for versatility, durability & performance – with an array of options.

The Ultra Series provides:

- Durable extruded aluminum exterior in 50+ standard colors & finishes, plus custom hues
- Warm wood interior in familiar to exotic species, with 20+ standard pre-finishes, plus custom finishes
- Versatile styling, from traditional to modern architectural details
- Enhanced energy efficiency & impact performance options to meet climate demands
- Divided lite profiles & patterns
- Low-E, performance, & specialty glass
- Hardware options & finishes to match any décor
- Automation options for ease of operation

© Marco Zecchin/Image Center

Energy Efficiency

Kolbe participates in ENERGY STAR® and WDMA Hallmark Certification programs to ensure that our products are tested to industry standards, in order to meet or exceed today's strict building codes.

Many Ultra Series products can also meet California's Title 24 Building Energy Efficiency Standards, as well as PHIUS verification.

See kolbewindows.com/solutions/energy-efficiency for energy performance data and climate zone maps

© Kat Alves Photography

Impact Performance

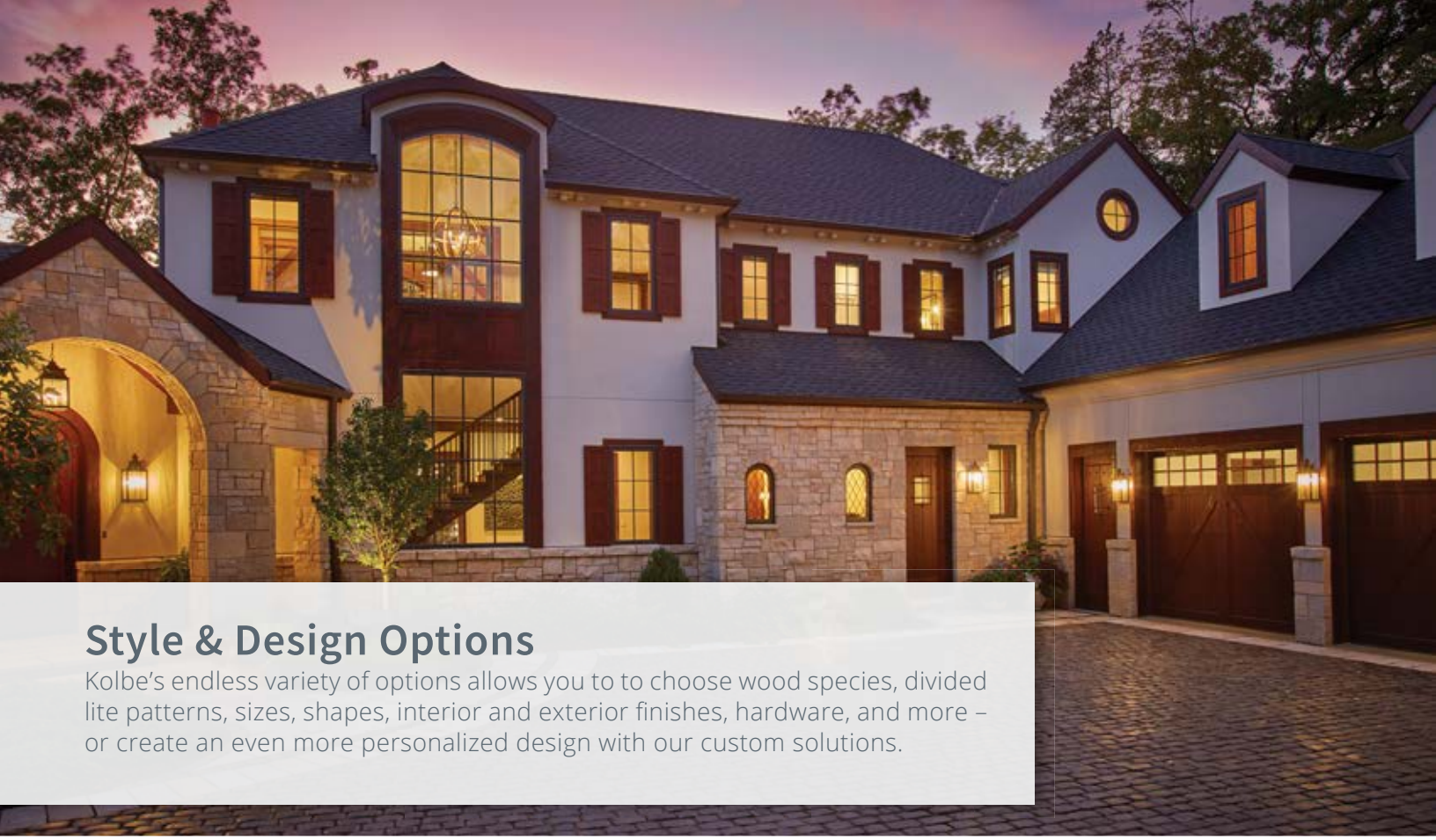
Specially designed with the strength and durability to withstand hurricane force winds and flying debris, Kolbe's Ultra Series impact performance products are independently tested for coastal regions. There are no unsightly rods or extra locks to fasten, so Kolbe's impact-certified products offer the same beautiful appearance as non-impact products.

See our Impact Performance brochure for our full listing of products for coastal areas.

Sustainability & Resilient Design

Whether building a new house or updating an existing one, thoughtful choices create enduring homes that are beautiful, comfortable and instill peace of mind. Our wood species are renewable resources sourced from managed forests, and our standard glass contains 25-30% recycled content. We can also provide The Forest Stewardship Council® (FSC®)-certified wood species for many products (FSC® license code FSC®-C019541).

© Dean J. Birinyi



Style & Design Options

Kolbe's endless variety of options allows you to to choose wood species, divided lite patterns, sizes, shapes, interior and exterior finishes, hardware, and more – or create an even more personalized design with our custom solutions.

Scan the QR code to explore our full selection of Ultra Series products & endless options.

kolbewindows.com/ultra

Windows

- Casements*
  (crank-out, push-out, XL)
- Awnings
  (crank-out*, push-out, XL*)
- Double hungs*
  (Sterling, XL Sterling)
- Sliding
  (single, double, triple, quad)
- Folding
- Direct sets*
  (ogee, beveled, geometric, radius)
- Corner direct sets

Fixed Casement
Picture option

Doors

- Sliding patio*
- Multi-slide
- TerraSpan® lift & slide*
- Folding*
- Swinging patio*
- Entrance*
- Pivot
- Commercial*

Glass

- Double pane; Insulated glass
- Triple pane; Insulated glass
- Various Low-E coatings
- Specialty & privacy glass

Divided Lites

- Performance divided lites
  (beveled, ovolo & square profiles)

Hardware

Kolbe's Ultra Series windows and doors are available with numerous styles and finishes to complement your décor and match the aesthetic of your design.

Universal Design & Automation

When it comes to accessible spaces for individuals of diverse physical ability levels, Kolbe offers options for a variety of windows and doors. For ease of use, Kolbe integrates advanced technology or specialized hardware into select products, putting the control at your fingertips – with remotes, keypads, touch screens, and other devices.

Exterior Trim

- Brickmoulds
- Casings

Insect Screens

- BetterVue® mesh
- UltraVue® mesh
- Aluminum mesh
- Retractable
- WaterShed™ Technology

*Ultra Series products with impact performance capabilities. See your Kolbe dealer for details.

Wood Species

In addition to the standard pine, Ultra Series windows and doors can be constructed of other optional wood species that enhance their look. Pine and other wood species are sourced from managed forests. The Forest Stewardship Council® (FSC®)-certified wood species are also available for green building projects (FSC® license code FSC®-C019541).

Ask about additional available wood species.

Interior Finishes

For units that are ready to install upon delivery, Kolbe's Ultra Series windows and doors can be prefinished on the interior with one of the water-based stains or paints shown. Stained units are given two coats of satin finish clear sealer. Because our interior finishes are water-based, low-VOC stains and paints, you can rest assured you've made an environmentally conscious decision. Custom colors may be requested as well.

Exterior Colors & Finishes

Kolbe's Ultra Series products are finished with a 70% PVDF fluoropolymer coating – a great choice for durability, chemical resistance, abrasion, corrosion and weathering. It carries up to a 30-year warranty**, proving Kolbe's commitment to the very best. In addition to the standard colors, Mica† or Anodized can be specified, as well as custom colors.

*Applied as a single coat of paint, with some visible wood grain.
Stain colors are shown on pine. Since no two trees are identical, wood can be expected to differ both in color and graining. These factors will influence the stain's final color.

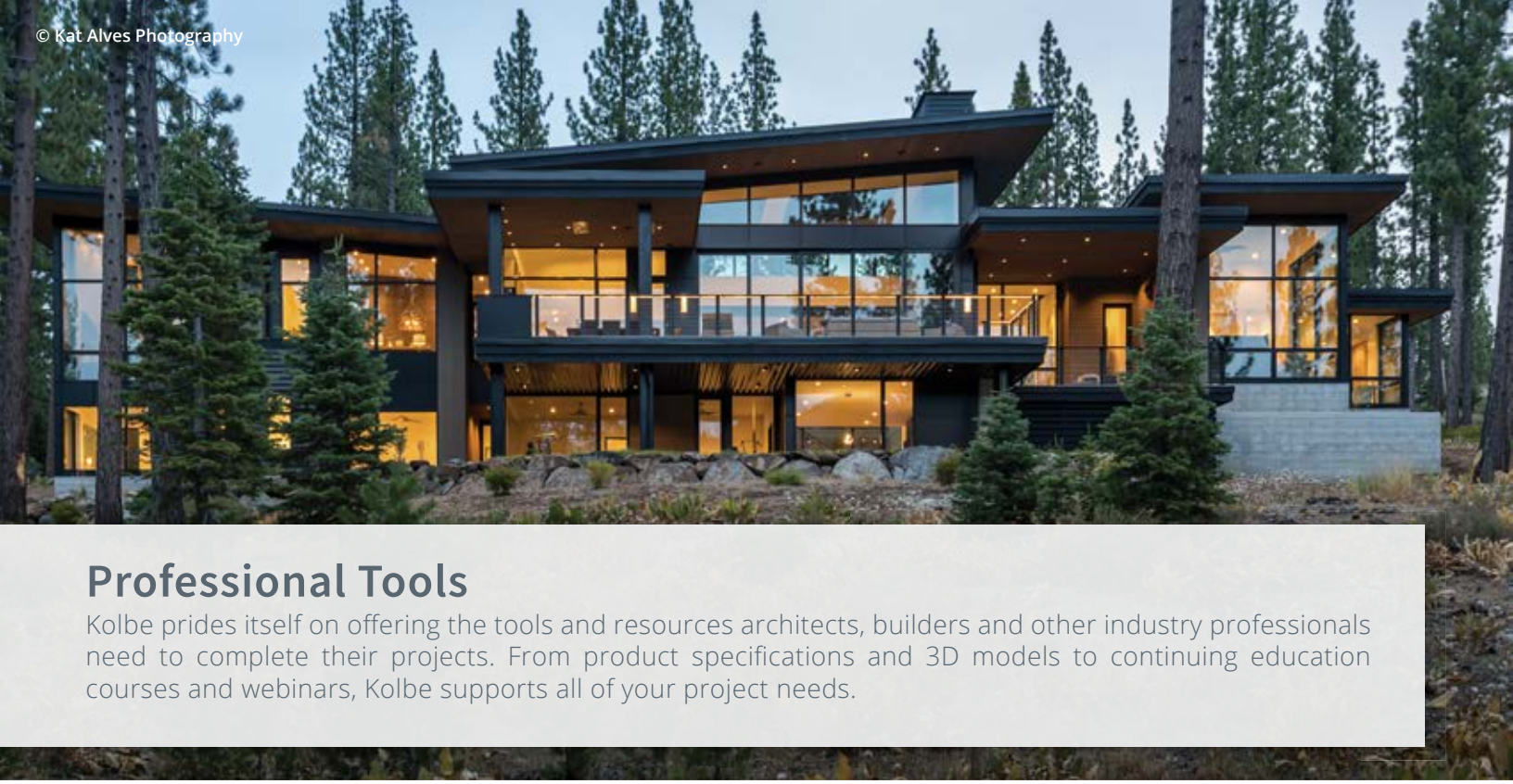
Color-matched interior paint is available through any Sherwin-Williams retail store in the United States and Canada. The color formula for Kolbe's interior paint finishes is in their National Account System.

**Coastal applications vary from this. Please contact your Kolbe dealer for warranty specifics.

† Mica finishes are 70% PVDF fluoropolymer as standard. Fluoropolymer coatings meet performance requirements of AAMA-2605 and are recommended for coastal applications. Please see your Kolbe dealer for details.

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability.
Printed images of exterior finishes may vary slightly from actual colors. Selections should be made based on actual color samples available from your Kolbe dealer.

There is a "color range" with anodized colors. That is, there is an acceptable "light" to "dark" color range that can be experienced on any job. According to AAMA 611-98 specifications, Section 8.3, the range may be up to 5 Delta E's. We can provide from our anodized vendor color samples of this color range if requested. The color range is due to numerous variables which include (but are not limited to) the shape of the parts, alloy variations and time in the anodizing process. This could mean that a sash part may appear slightly different in color than a frame part. This is/will be acceptable. Even the samples that may be provided may vary from the final product due to the variables. You must be aware of this as this will be considered acceptable.



Professional Tools

Kolbe prides itself on offering the tools and resources architects, builders and other industry professionals need to complete their projects. From product specifications and 3D models to continuing education courses and webinars, Kolbe supports all of your project needs.

Scan the QR code to learn more about our tools & resources for professionals.

kolbewindows.com/resources

Architect Library

Kolbe's Architect Library is the main resource for specifying Ultra Series windows and doors. Search detailed product information, including:

- Cross section drawings
- Elevation charts
- 3D Revit® models
- CSI specifications
- Installation instructions

Additional resources include:

- Door configurations
- Clear openings
- Care & maintenance guide
- Acoustic data
- Energy performance
- Performance class & grade
- Product brochures
- Color & design samples
- Warranties

AIA/CES Courses

As a Registered AIA Continuing Education Services (CES) provider, Kolbe provides AIA Learning Units (LU) and/or Health, Safety & Welfare (HSW) credits as required per state and/or professional memberships to meet yearly requirements.

Virtual Showroom

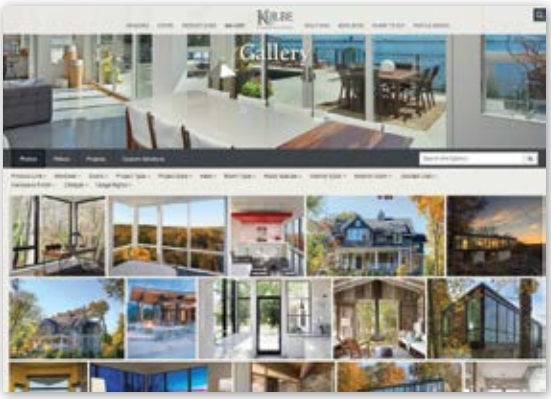
Explore numerous displays from Kolbe's VistaLuxe® Collection, Ultra Series & Forgent® Series product lines.

kolbewindows.com/virtual-showroom

Inspiration Gallery

Browse through photos, videos, project profiles and custom solutions.

kolbewindows.com/gallery



Product Sizes

We're pushing the limits of Ultra Series windows and doors, with large sizes for generous openings. The chart below features at-a-glance maximum dimensions for some of these versatile products.

Sizes listed below provide a quick overview of maximum size capabilities. For exact dimensions, detailed limitations and product options, contact your Kolbe window and door expert to discuss our full capabilities and custom solutions.

Window Product	Net Frame Size	
	Largest Size with Maximum Width (WxH)	Largest Size with Maximum Height (WxH)
Crank-out Casement Operable	42" x 77"	33" x 96"
Crank-out XL Casement Operable	48" x 84"	42" x 96"
Push-out Casement Operable	36" x 90"	33" x 96"
Crank-out & Push-out Casement Picture	147" x 86"	86" x 147"
Crank-out Awning Operable	72" x 36"	54" x 48"
Crank-out XL Awning Operable	78" x 64"	60" x 84"
Push-out Awning Operable	72" x 24"	41" x 42"
Crank-out & Push-out Awning Picture	147" x 86"	86" x 147"
Sterling Double Hung	53-1/2" x 80-7/16"	41" x 104-7/16"
XL Sterling Double Hung	60" x 92"	46-1/2" x 120"
Sterling Double Hung Studio Picture	119" x 89"	83" x 149"
Beveled Direct Set	144" x 95"	95" x 144"
Single/Double Sliding Window	95-1/2" x 71-1/2"	
Triple Sliding Window	119-1/2" x 71-1/2"	
Quad Sliding Window	167-1/2" x 71-1/2"	
90˚ Corner Direct Set	96" (L&R sides combined) x 96"	
Folding Window (up to 16 panels with a 42" max. panel width)	576" x 72"	

Door Product	Nominal Maximum Panel Size (WxH)	Maximum Net Frame Size (WxH)
Inswing Door (Single)	4-0 x 10-0	49-13/16" x 122-23/32"
Inswing Door (Double)	3-6 x 10-0	86-3/16" x 122-23/32"
Inswing Door Sidelite Fixed Sash	6-0 x 12-0	74-3/16" x 146-23/32"
Inswing Door Venting Sidelite	3-0 x 10-0	37-5/8" x 122-23/32"
Outswing Door (Single)	4-0 x 10-0	50-13/32" x 122-19/32"
Outswing Door (Double)	3-6 x 10-0	86-7/8" x 122-19/32"
Outswing Door Sidelite Fixed Sash	6-0 x 12-0	74-7/8" x 146-19/32"
Outswing Door Venting Sidelite	3-0 x 10-0	38-13/32" x 122-19/32"
Pivot Door	5-0 x 10-0	62-3/8" x 122-5/16"
Folding Door (up to 16 panels)	3-6 x 10-0	576" x 125-1/8"
Sliding Patio Door (2 panels)	5-0 x 10-0	120" x 122-7/16"
Sliding Patio Door (3 panels)	5-0 x 10-0	182-1/2" x 122-7/16"
Sliding Patio Door (4 panel Bi-Parting)	5-0 x 10-0	238-9/16" x 122-7/16"
Multi-Slide Door (up to 10 panels)	5-0 x 10-0	558" x 122-7/16"

Door Product	Largest Panel Size with Maximum Width (WxH)	Largest Panel Size with Maximum Height (WxH)	Maximum Net Frame Size (WxH)
Lift & Slide Door (up to 10 panels)	89" x 121"	72" x 149"	720" x 151-13/16"

NOTE: Not all Ultra Series products are represented.

Scan the QR code to see our full Ultra Series Product Catalog & other available literature.

kolbewindows.com/brochures

KOLBE®
WINDOWS & DOORS
We're for the visionaries.®

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