

HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2024

HDRC CASE NO: 2024-254
ADDRESS: 110 LEXINGTON AVE
LEGAL DESCRIPTION: NCB: 804 BLK: 32 LOT: A5, A8
ZONING: FBZ T6-2, H, RIO-2
CITY COUNCIL DIST.: 1
APPLICANT: Ellis Mumford-Russell/Post Oak Preservation Solutions LLC, Megan Moshier/Studio8 Architects
OWNER: Ryan Bean/TRESTLE-TLC EL TROPICANO LP
TYPE OF WORK: Construction of a cantilevered deck over the publicly owned right of way, construction of a staircase within the public right of way, landscaping
APPLICATION RECEIVED: July 03, 2024
60-DAY REVIEW: September 01, 2024 (postponed to October 2 by applicant)
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a publicly accessible stair to provide pedestrian access from street level at Lexington Avenue to the River Walk path.
2. Construct a cantilevered deck over the publicly owned right of way.
3. Perform landscaping modifications and planting at the River Walk level.

APPLICABLE CITATIONS:

UDC Section 35-670. Criteria for Certificate of Appropriateness—Generally

- (b)(4)C. Design Characteristics of "RIO-3" River Improvement Overlay District - 3.
- i. The historic work of Robert Hugman, CCC and WPA construction work, Ethel Harris tile work, and work of the National Youth Administration shall be respected and preserved in all construction efforts. Adherence to the intent and spirit of those plans is essential in all construction.
 - ii. Traditional, formal street level design precedents shall be respected, but at the river level, the more informal, handcrafted style shall be maintained.
 - iii. The integrity of historic properties shall be preserved as provided for in section 35-610. Historic differences between street level designs and river level designs shall be respected.
 - iv. The traditional design context of the area shall be respected at two (2) levels: the broader downtown context and the immediate block as it faces the river.
 - v. In new buildings that have more than one (1) facade, such as those that face the street and the river, the commission shall consider visual compatibility with respect to each important facade.
 - vi. The microclimate of the River Walk level shall be maintained and, during construction, shall be given extra protection. Downtown operations staff will be consulted to provide specific instructions for construction procedures.
 - vii. Over-crowding of plant life or altering levels of light and water along the river shall not be permitted.
 - viii. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and the primary entrance facing the street.
 - ix. Ensure adequate solar access on the River Walk.

UDC Section 35-672. Neighborhood Wide Design Standards

- (a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.
- (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.
- (5) Pedestrian Access Along the River Walk Pathway Shall Not Be Blocked.
- A. Queuing is prohibited on the River Walk pathway.
 - B. Hostess stations shall be located away from the River Walk pathway so as to not inhibit pedestrian flow on the River Walk 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 River Walk 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 River Walk pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.
- (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.

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 output 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.

(1) 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.

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 historic structure at 110 Lexington Avenue is commonly known as the El Tropicano Hotel and was constructed in 1962. The structure was the first hotel to be located on the River Walk and features no major additions or irreversible modifications. At this time the applicant is requesting a Certificate of Appropriateness for approval to construct a publicly accessible stair to provide pedestrian access from street level at Lexington Avenue to the River Walk path, to construct a cantilevered deck over the public owned right of way, and the perform landscaping modifications and planting at the River Walk level.
- b. PAST APPROVAL / REHABILITATION – The applicant has received Certificates of Appropriateness for exterior scopes of work to the historic structure including the installation of replacement storefront systems, stucco repair, glazing repair, guardrail replacement, the removal of non-original façade and circulation elements, painting, and other rehabilitation scopes of work.
- c. SAN ANTONIO RIVER AUTHORITY COORDINATION – Per the UDC Section 35-672(c)8, consultation with the San Antonio River Authority regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness. The applicant has been actively coordinating the proposed scope of work with the San Antonio River Authority.
- d. STAIR CONNECTION – The applicant has proposed to construct a new staircase to connect the River Walk path with Lexington Avenue. The stair connection is to feature a curved profile and be constructed within the public right of way. The proposed connection is permitted per the UDC Section 35-673(o). The proposed stair will feature painted steel risers, painted steel formed cable guardrails, acid etched concrete risers and landscaping, and painted steel pipe handrails. The existing stone wall at river level will not be impacted by the proposed stair. Staff finds the proposed stair and its materials to be appropriate. Staff finds that the acid-etched

concrete landing should feature an overall finish and texture that relates to those found historically at the River Walk level.

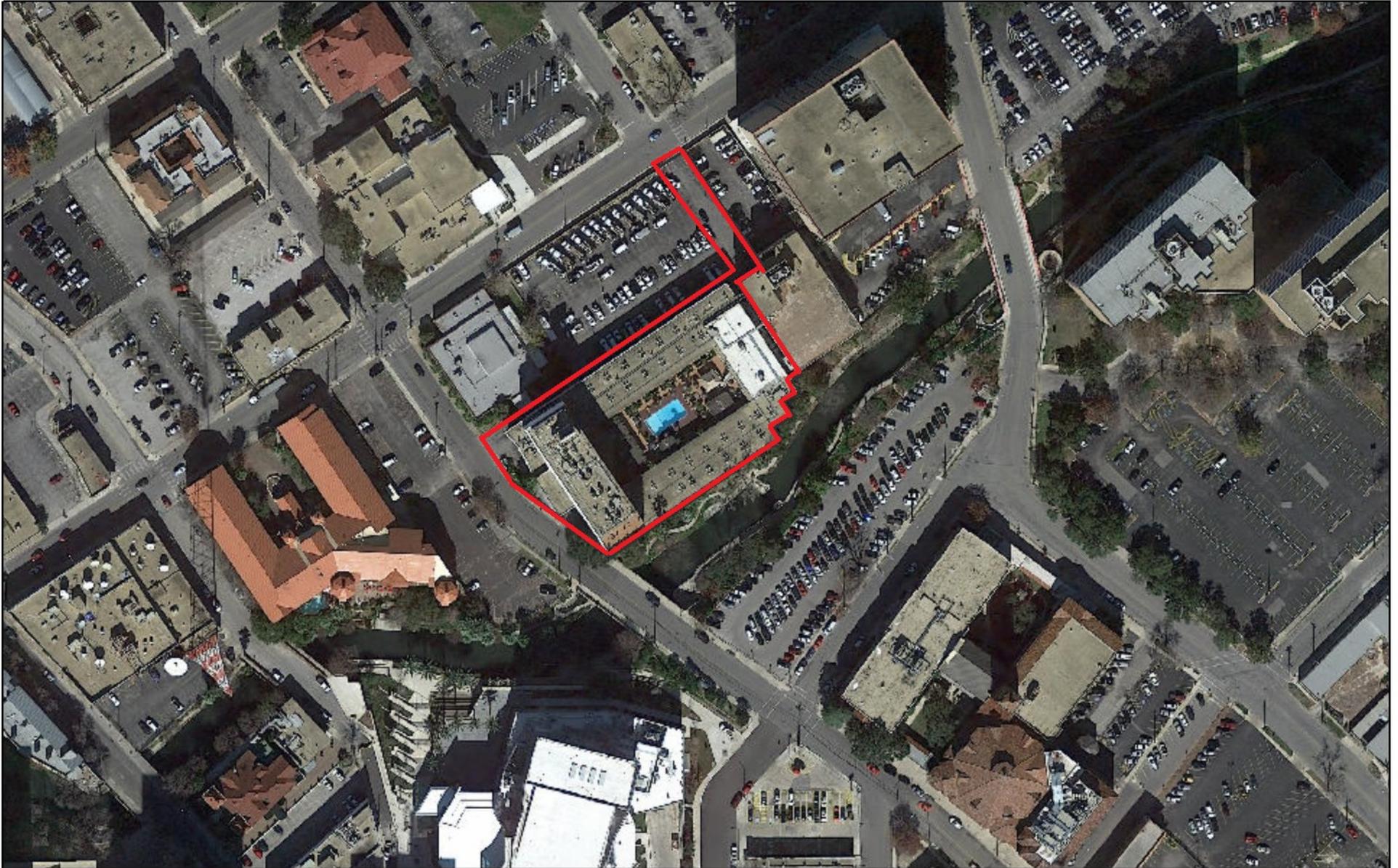
- e. CANTILEVER – The applicant has proposed to construct a cantilevered patio that will extend beyond the property line into City right of way at the location of the proposed stair. The patio will cantilever by approximately twelve (12) feet at its furthest point and will be approximately 8’ – 9” above a landscaped bed in the River Walk area. The UDC prohibits the encroachment of structures over the river channel which is defined as “natural course of the river as modified for flood control purposes.” This portion of the river channel contains a contemporary path with stone retaining wall. Staff finds that, in the spirit of the River Walk itself, there may be opportunities for overlooks, balconies, terraces, and other minor encroachments that are in keeping with the character of the River Walk. Staff also finds that in order to conform to the UDC, no overhead structure may encroach beyond the footprint of the original Hugman design or alter any known Hugman elements. The proposed patio is complementary to the site design, but will have some impact to landscaped areas. The patio requires support from structural columns. A total of seven (7) columns will impact public property, three of which will be on public property in their entirety. While these columns will be an impact to public property, staff finds their installation to be appropriate provided that the four columns that are partially on public property be shifted to the north to be removed from public property. All columns should be painted and detailed to match the steel members of the proposed deck and footings should be hidden by landscaping elements.
- f. LANDSCAPING – Per the submitted application documents, the applicant has proposed a significant amount of landscaping at the river level. The applicant has provided a detailed landscaping plan that staff finds to be appropriate. All final landscaping elements and the installation and maintaining should be coordinated with the San Antonio River Authority.
- g. ARCHAEOLOGY – The project area is within the San Antonio Downtown and River Walk National Register of Historic Places District, a River Improvement Overlay District, and Local Historic Landmark. In addition, the property is adjacent to the historical alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. Furthermore, the project area is in close proximity to previously recorded archaeological sites 41BX1818 and 41BX2199. Therefore, an archaeological investigation is required. Work within public property is subject to the Texas Antiquities Code. 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 g with the following stipulations:

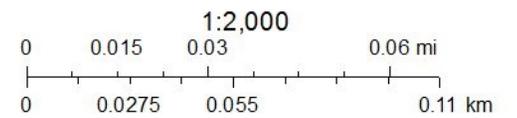
- i. That the four columns that are partially on public property be shifted to the north to be removed from public property.
- ii. That all columns be detailed to match the proposed deck’s steel members and that the deck feature a deck surface that allows for drainage to the existing tree.
- iii. That all final landscaping elements and the installation and maintaining should be coordinated with the San Antonio River Authority.
- iv. That the applicant completes coordination with both the San Antonio River Authority regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures, as noted in finding c, and the City’s Center City Development and Operations Department regarding leasing agreements.
- v. ARCHAEOLOGY – An archaeological investigation is required. Work within public property is subject to the Texas Antiquities Code. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

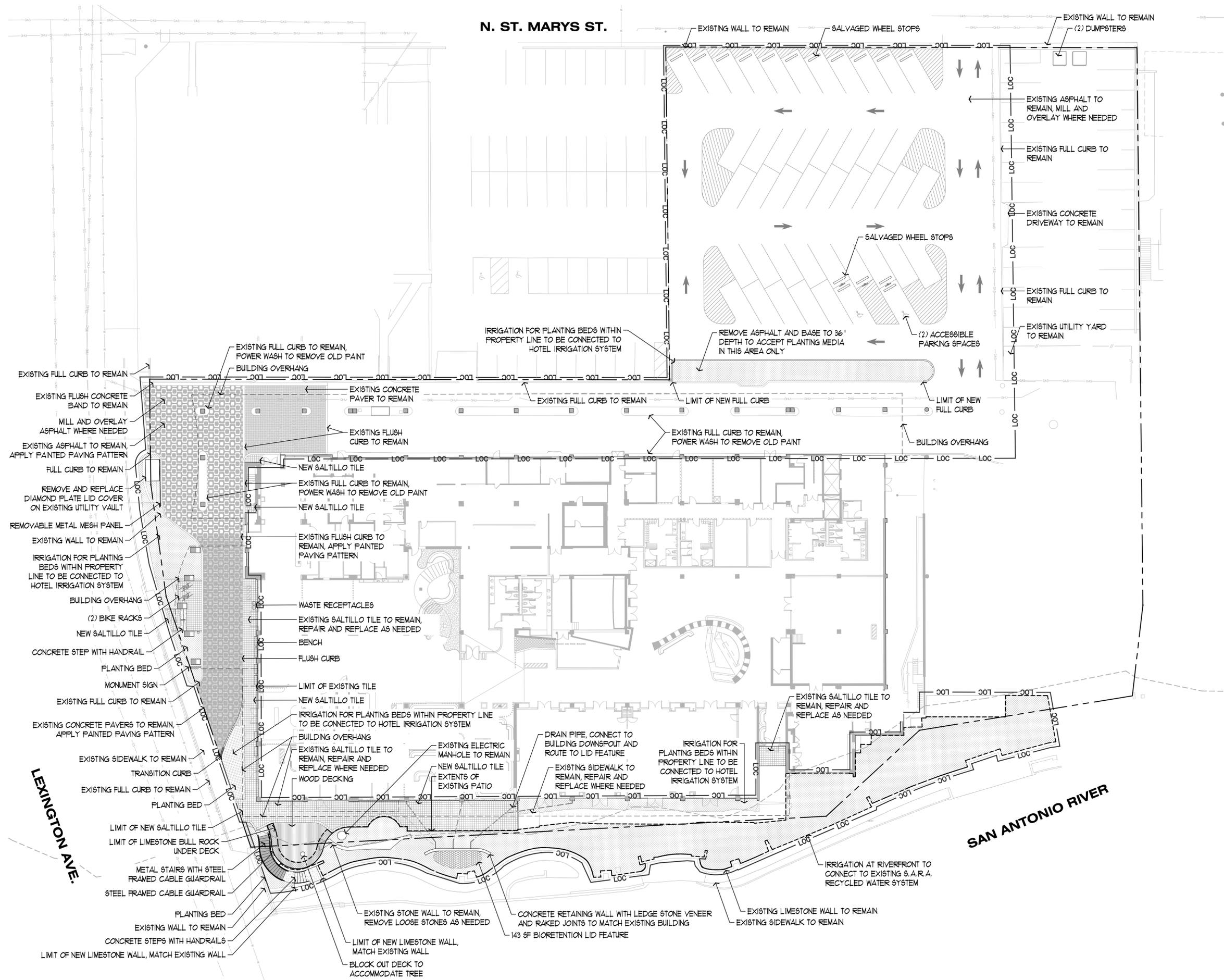
City of San Antonio One Stop



August 15, 2019

— User drawn lines





N. ST. MARYS ST.

SAN ANTONIO RIVER

LEXINGTON AVE.

LEGEND:

- LOC — LIMIT OF CONTRACT
- - - PROPERTY LINE
- - - FLOODPLAIN

SYMBOL LEGEND:

- ④
L3.6 — **DETAILS KEYS**
DETAIL NUMBER
DETAIL SHEET
- ▲
L3.5 — **SECTION SYMBOL**
DETAIL NUMBER
DETAIL SHEET
- ▽
L3.5 — **ELEVATION SYMBOL**
DETAIL NUMBER
DETAIL SHEET

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Trestle Studio

**El Tropicano
Hotel
Site**

110 Lexington Ave.
San Antonio, Texas 78205

TRUE NORTH PLAN NORTH

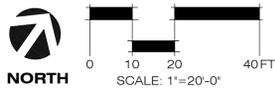


Issue

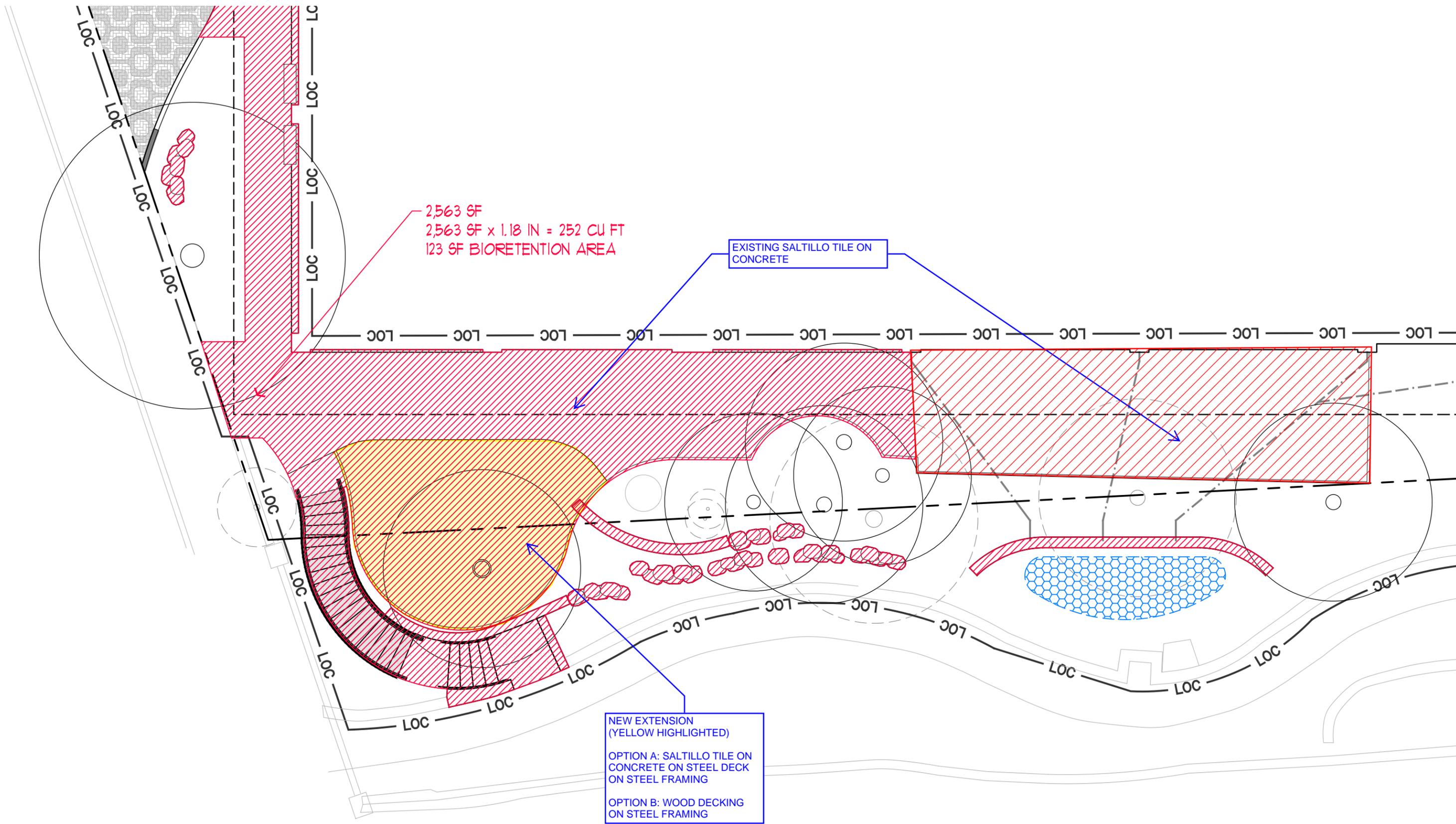
1 09.27.2024 Initial GMP

Project Number: 23-097a
Drawn By: AR/ KM
Checked By: BE

Overall Site Plan

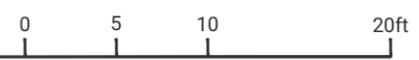


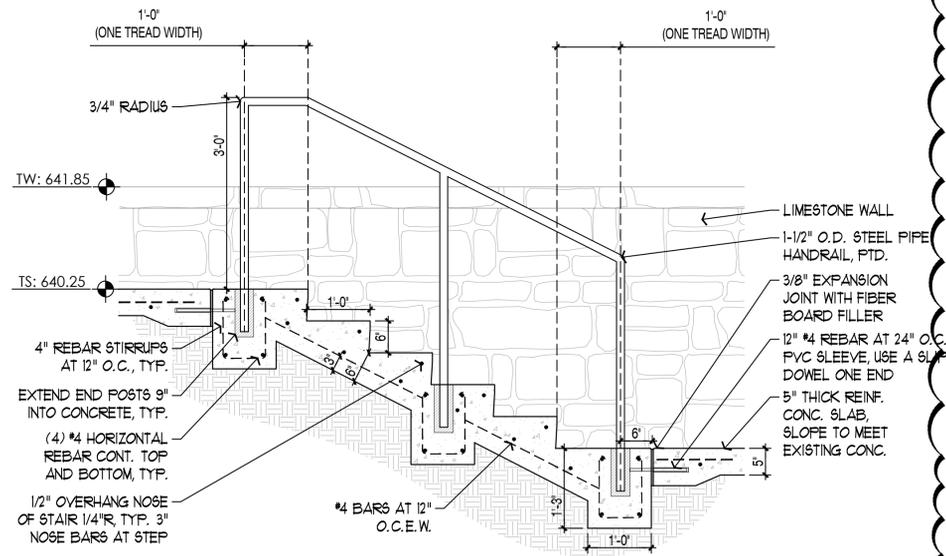
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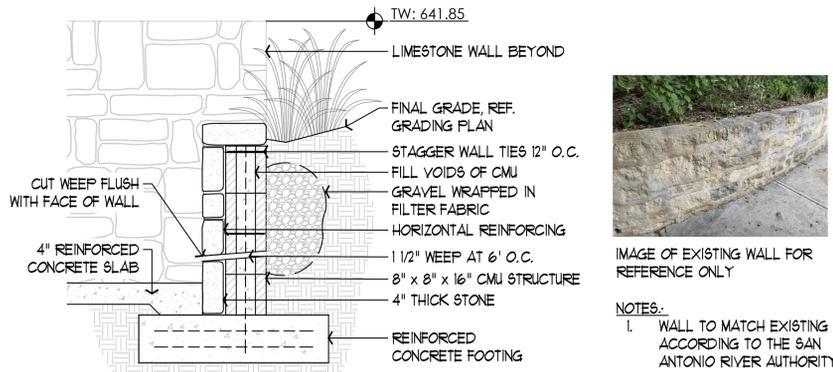
DECK/ LID EXHIBIT

EL TROPICANO

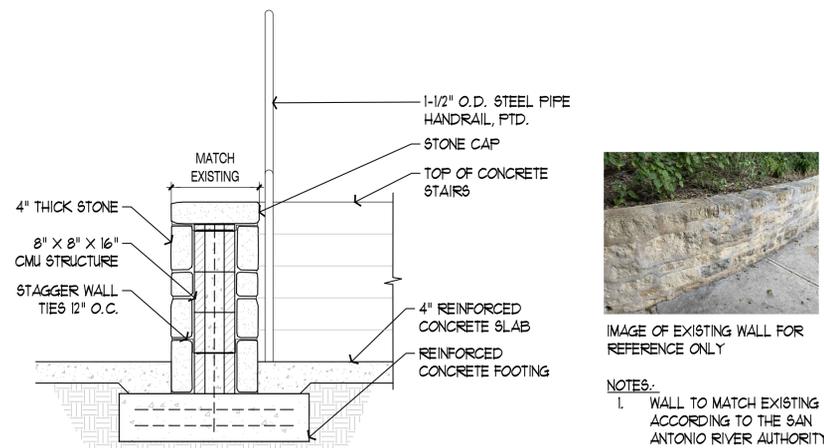




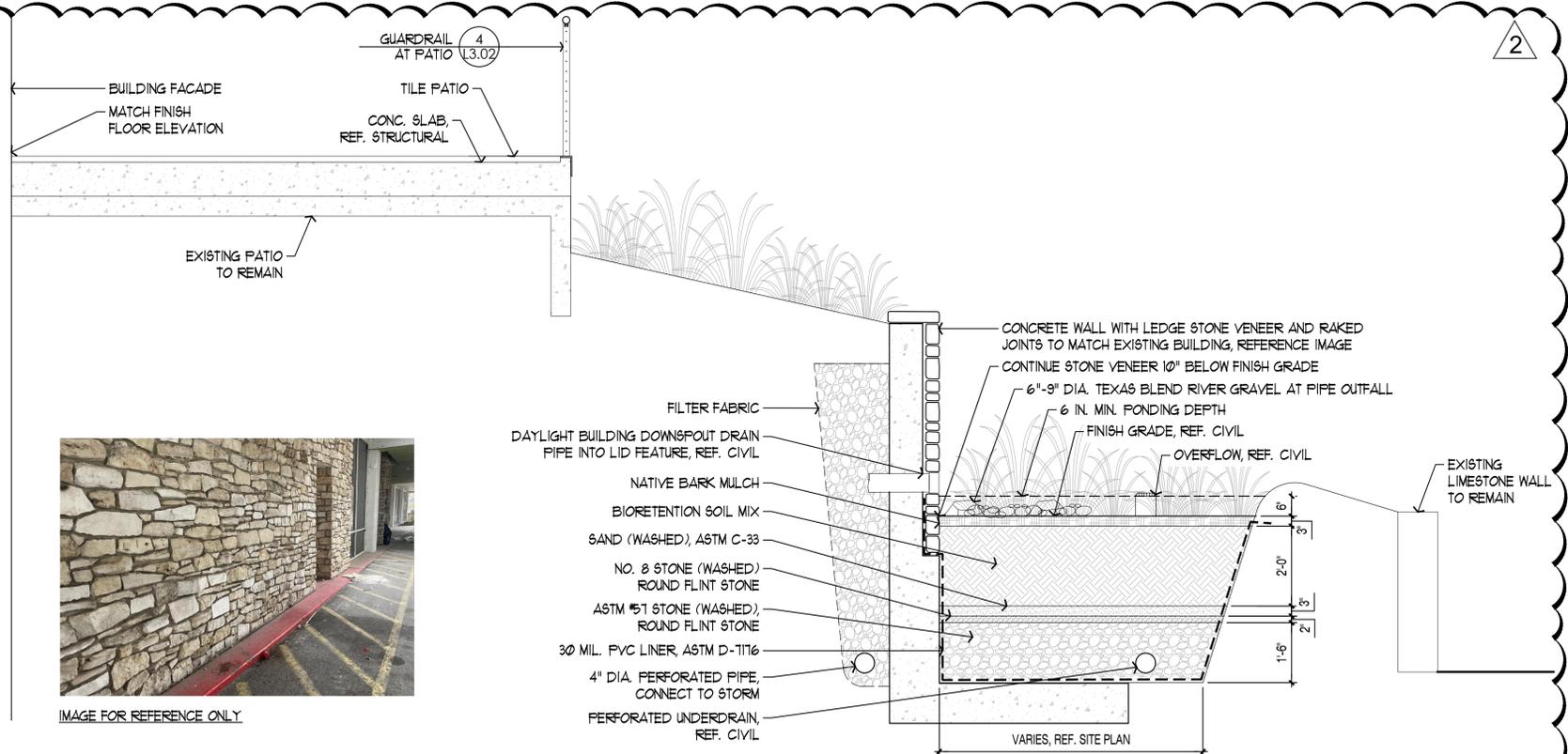
3 SECTION: CONCRETE STAIRS AT LIMESTONE WALL
SCALE: 3/4" = 1'-0"



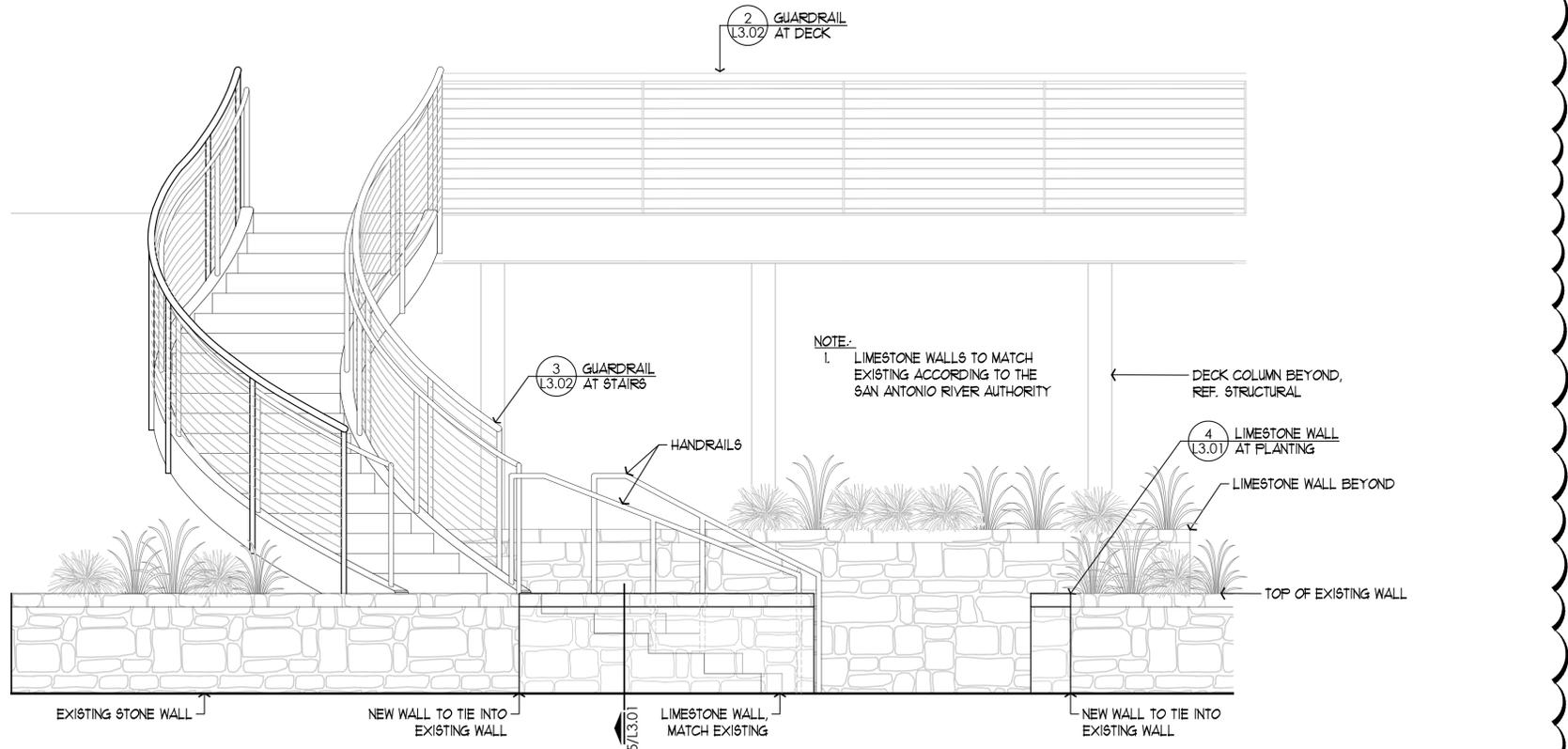
4 SECTION: LIMESTONE WALL AT PLANTING
SCALE: 3/4" = 1'-0"



5 SECTION: LIMESTONE WALL AT STAIRS
SCALE: 3/4" = 1'-0"



1 SECTION: STONE VENEER WALL AT BIORETENTION FEATURE
SCALE: 1/2" = 1'-0"



2 ELEVATION: RIVERWALK CONNECTION
SCALE: 1/2" = 1'-0"

Seal:

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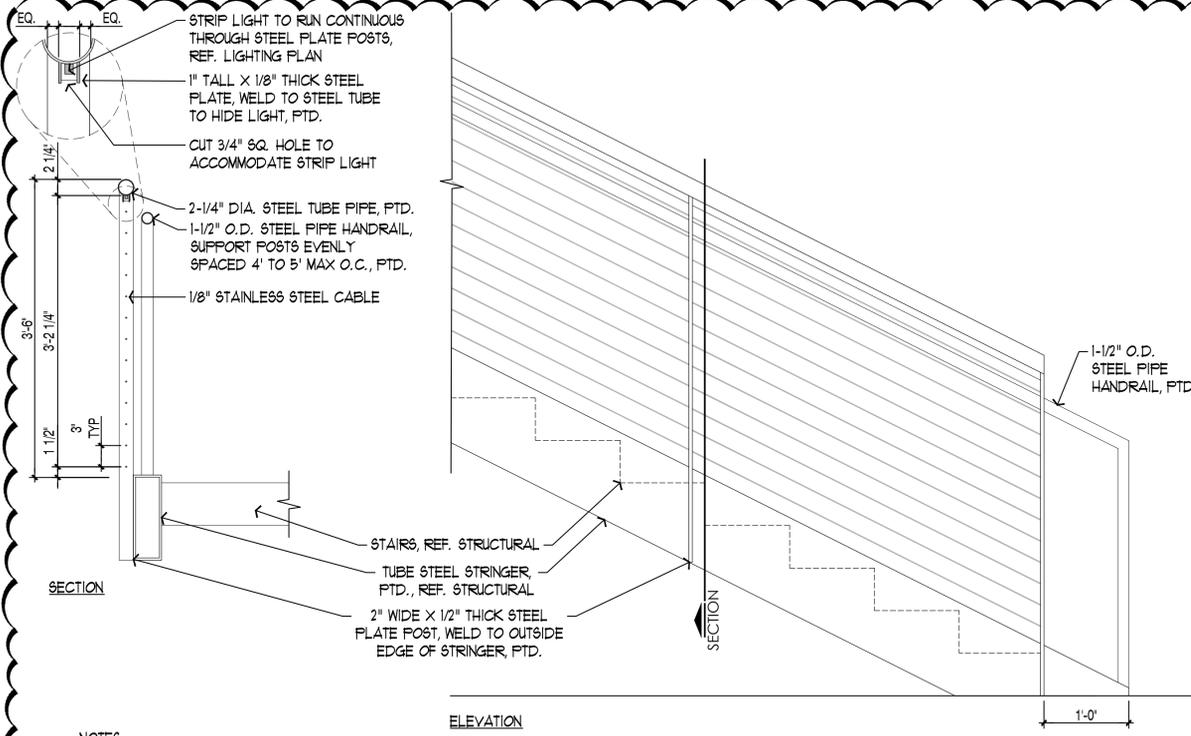


Issue

- 1 05.20.2024 Issue for Permit
- 2 09.27.2024 Initial GMP

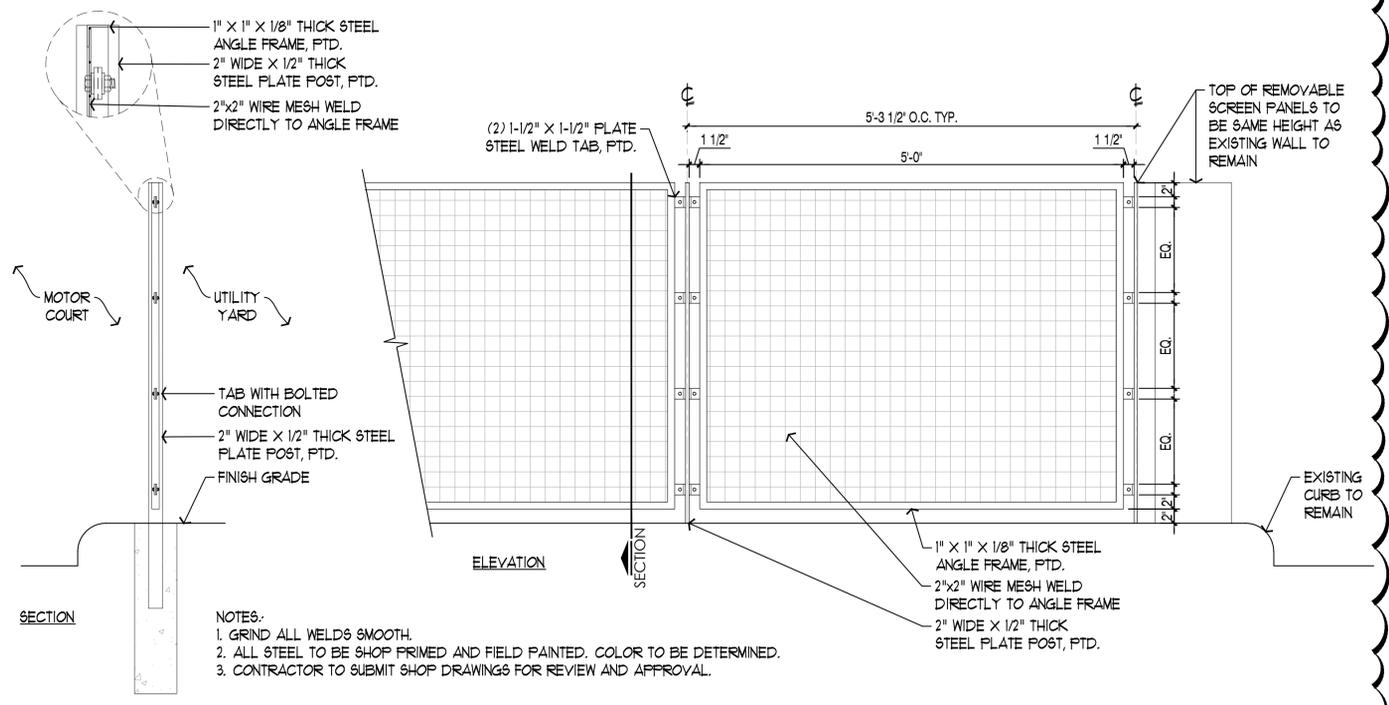
Project Number: 23-097a
Drawn By: AR/ KM
Checked By: BE

Details



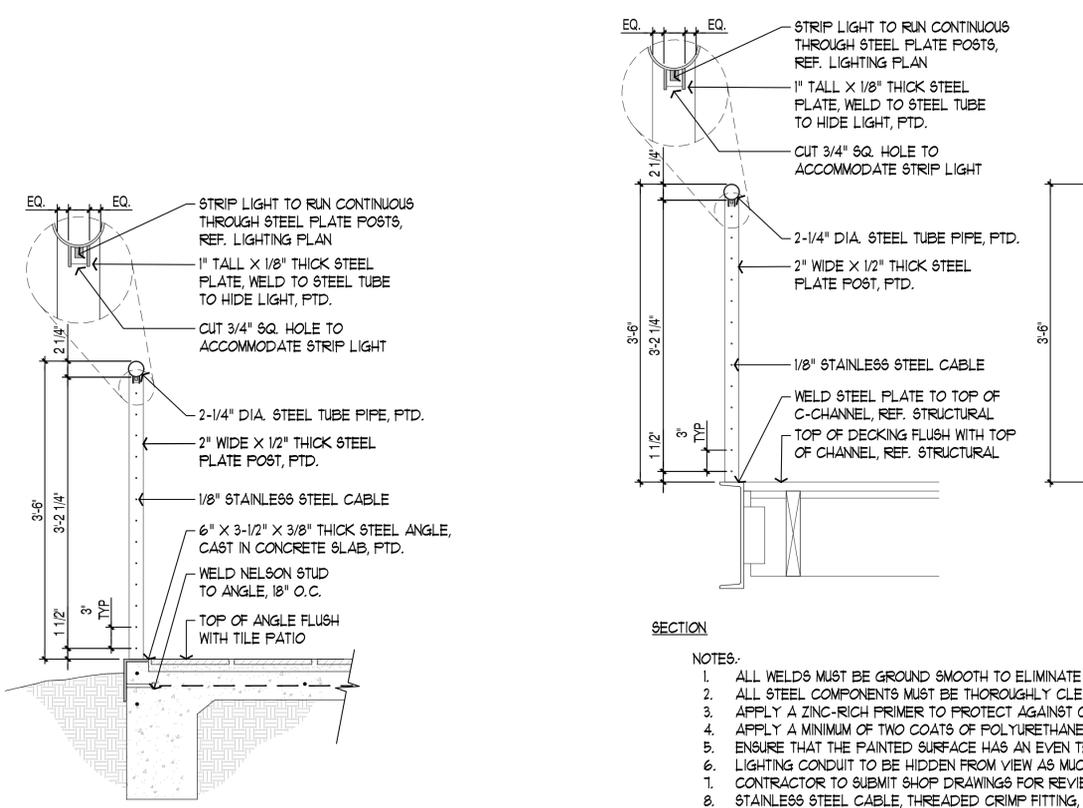
- NOTES:**
1. ALL WELDS MUST BE GRIND SMOOTH TO ELIMINATE SHARP EDGES AND ENSURE A CLEAN, UNIFORM SURFACE.
 2. ALL STEEL COMPONENTS MUST BE THOROUGHLY CLEANED TO REMOVE RUST, SCALE, GREASE, AND OTHER CONTAMINANTS BEFORE PAINTING.
 3. APPLY A ZINC-RICH PRIMER TO PROTECT AGAINST CORROSION IN OUTDOOR CONDITIONS.
 4. APPLY A MINIMUM OF TWO COATS OF POLYURETHANE OR EPOXY-BASED PAINT (COLOR TO BE DETERMINED).
 5. ENSURE THAT THE PAINTED SURFACE HAS AN EVEN TEXTURE, FREE FROM VISIBLE WELD MARKS.
 6. LIGHTING CONDUIT TO BE HIDDEN FROM VIEW AS MUCH AS POSSIBLE. EXPOSED CONDUIT TO BE PAINTED TO MATCH STEEL FRAMING.
 7. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
 8. STAINLESS STEEL CABLE, THREADED CRIMP FITTING, AND TENSION RECEIVER AVAILABLE FROM VIEWRAIL

3 **DETAIL: GUARDRAIL AT STAIRS**
SCALE: 1"= 1'-0"



- NOTES:**
1. GRIND ALL WELDS SMOOTH.
 2. ALL STEEL TO BE SHOP PRIMED AND FIELD PAINTED. COLOR TO BE DETERMINED.
 3. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

1 **DETAIL: REMOVABLE SCREEN PANEL**
SCALE: 1"= 1'-0"



- NOTES:**
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4 **SECTION: GUARDRAIL AT PATIO**
SCALE: 1"= 1'-0"

2 **DETAIL: GUARDRAIL AT DECK**
SCALE: 1"= 1'-0"

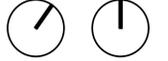
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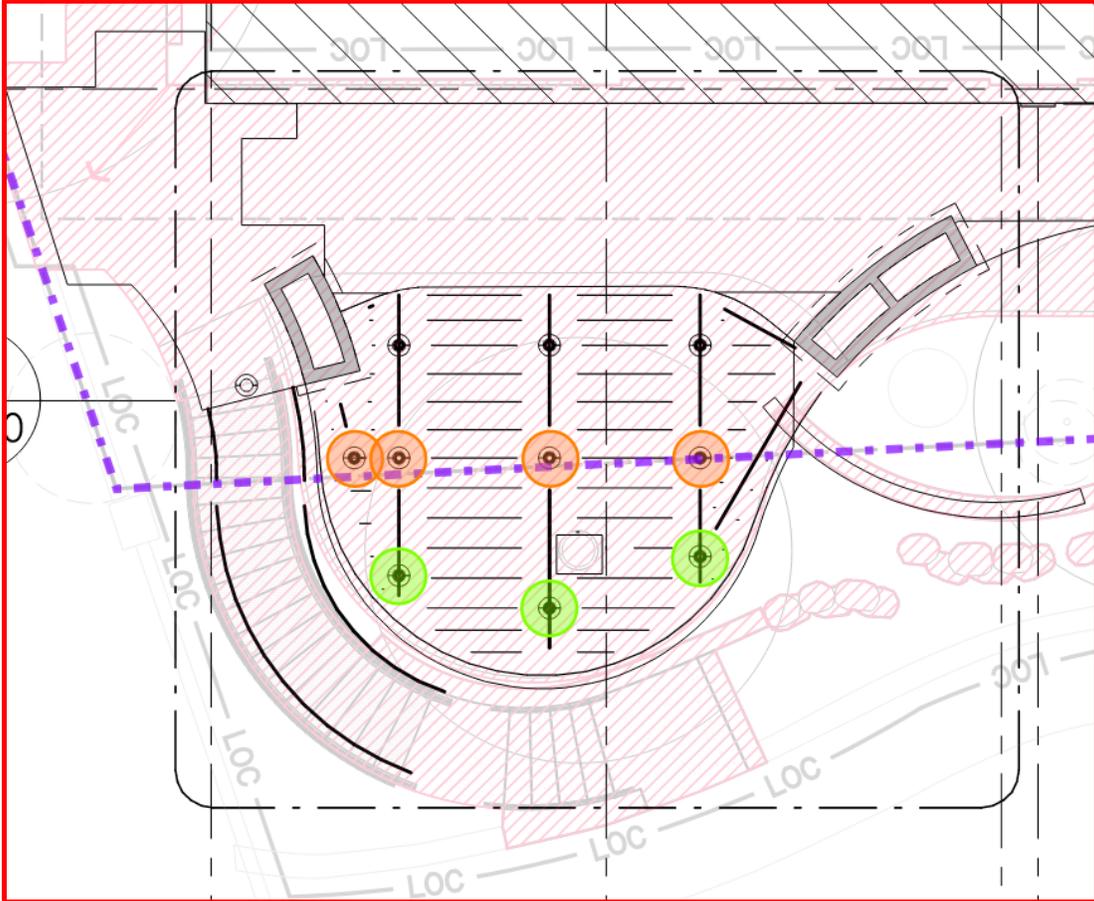


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- 2 09.27.2024 Initial GMP

Project Number: 23-097a
Drawn By: AR/ KM
Checked By: BE

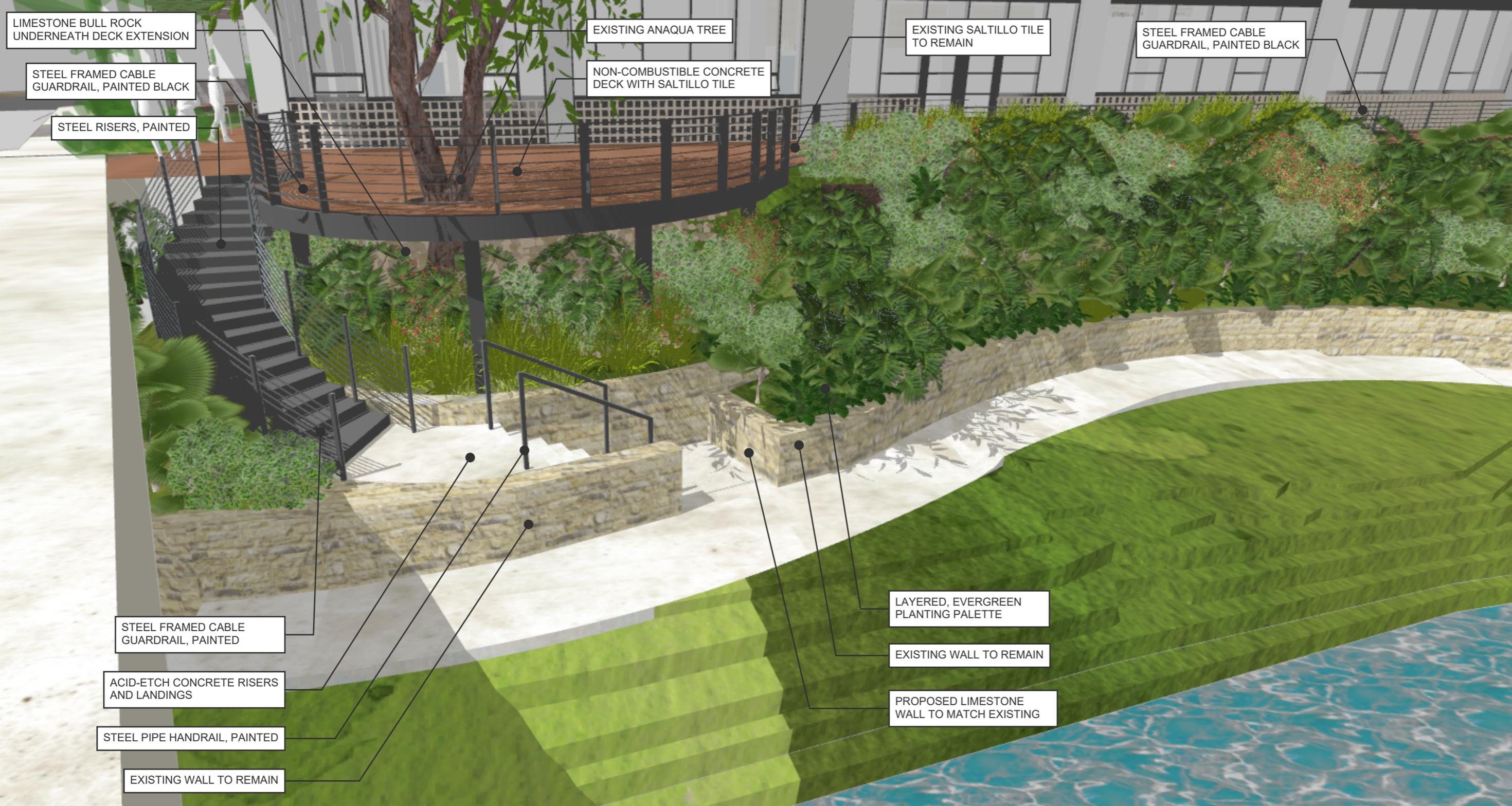
Details



INDICATES PILE BEYOND PROPERTY LINE (3 TOTAL)



INDICATES PILE AT OR NEAR PROPERTY LINE. THESE PILES CAN LIKELY BE COORDINATED TO SHIFT SLIGHTLY PLAN-NORTH TO AVOID CROSSING PROPERTY LINE BOUNDARY (4 TOTAL)



LIMESTONE BULL ROCK UNDERNEATH DECK EXTENSION

STEEL FRAMED CABLE GUARDRAIL, PAINTED BLACK

STEEL RISERS, PAINTED

EXISTING ANAQUA TREE

NON-COMBUSTIBLE CONCRETE DECK WITH SALTILLO TILE

EXISTING SALTILLO TILE TO REMAIN

STEEL FRAMED CABLE GUARDRAIL, PAINTED BLACK

STEEL FRAMED CABLE GUARDRAIL, PAINTED

ACID-ETCH CONCRETE RISERS AND LANDINGS

STEEL PIPE HANDRAIL, PAINTED

EXISTING WALL TO REMAIN

LAYERED, EVERGREEN PLANTING PALETTE

EXISTING WALL TO REMAIN

PROPOSED LIMESTONE WALL TO MATCH EXISTING







