HISTORIC AND DESIGN REVIEW COMMISSION

September 18, 2024

HDRC CASE NO:	**2024-306**
ADDRESS:	201 W SHERIDAN
LEGAL DESCRIPTION:	NCB 966 BLK LOT 10 (ACCD-SHERIDAN SUBD.)
ZONING:	C-3NA, RIO-7D
CITY COUNCIL DIST.:	1
APPLICANT:	Elizabeth Hurd/RVK Architecture
OWNER:	Rick Hughes/SAN ANTONIO RIVER AUTHORITY
TYPE OF WORK:	Construction of a 2-story office structure, site work, landscaping
APPLICATION RECEIVED:	August 16, 2024
60-DAY REVIEW:	October 15, 2024
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story office structure on the lot addressed as 201 W Sheridan. This request also includes site and landscaping work as well as the installation of a number of low-impact development strategies.

APPLICABLE CITATIONS:

Sec. 35-672. Neighborhood Wide Design Standards.

STATEMENT OF PURPOSE

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

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

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

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

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

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

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

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

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

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

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

A. Paving materials for pedestrian pathways shall be either:

i. Broom-finished, scored, sandblasted or dyed concrete;

ii. Rough or honed finished stone;

iii. Brick or concrete pavers; or

iv. Other materials that meet the performance standards of the above materials.

B. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San Antonio. The Transportation and Capital Improvements department will maintain the designated multi-use path locations.

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

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

A. Queuing is prohibited on the public pathway.

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

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

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

(1) Curb Cuts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 35-673. Site Design Standards

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

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

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

(b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and

riverside should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(2) Primary and Secondary Entrances.

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

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

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

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

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

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

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

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

(2) Street Furnishing Materials.

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

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

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

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

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

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

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

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half

(½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

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

(3) Light Temperature and Color.

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

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

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

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

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

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

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

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

F. Flood lamps.

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

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

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

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

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

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

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

Sec. 35-674.02. Building Design Principles in RIO-7.

This section provides policies and standards for the design of commercial, multi-family developments in excess of eight (8) units, and single-family developments in excess of five (5) units, institutional developments, and industrial buildings within the river improvement overlay districts. In general, principles align with the standards and guidelines established for the Downtown Business District.

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

(1) Reduce large floor plates and varying a building's height through the creation of smaller structures or facades when designing large projects that consume half a block or more. Sculpt a building's mass to avoid large bulky structures, which provide more visual monotony than variety. It is the well-balanced

variety of building massing and textures of shadow, light and materials that in total adds to the richness of the built environment.

(2) Design building massing to reinforce the street wall with well-scaled elements or structures that are sensitive to the neighborhood context.

A. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than ninety (90) feet in length. Consider dividing a larger building into "modules" that are similar in scale.

B. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.

C. New buildings over seventy-five (75) feet tall should incorporate design elements that provide a base, middle and a top. Buildings less than seventy-five (75) feet should have a pedestrian scaled base with a cornice, eave, or other architectural element that gives the building a discernable edge at the top story.

D. Where a new building is infilled between an existing historic buildings on a block:

i. The new building should, to the extent possible, maintain the alignment of horizontal elements along the block.

ii. Floor-to-floor heights should appear to be similar to those seen in the area, particularly the window fenestration.

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

(b) Height. Building heights vary along the creek corridor, from one-story houses to high-rises. This diversity of building heights is expected to continue. Building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the creek and other significant landmarks are provided while allowing the appropriate density for an area.

A. The maximum building height and creek-side building step-backs shall be as defined in Table 674-3.

B. Building step-backs shall be at least fifteen (15) feet.

C. Buildings may be built to the height allowed without stepping back by aligning the lower floors with step-back-line creating more street level open space between the building and the creek.

Table 674-3

(1) High-rise towers above ten (10) stories are encouraged in RIO-7a and allowed in RIO-7b when not in conflict with the Historic Design Guidelines. Towers are not allowed to form a continuous wall along the creek but shall be carefully sited to provide both views and privacy. Tower forms should be simple yet elegant and add a sculptural quality to the Downtown San Antonio skyline.

A. Towers should be combined with other building forms along the creek including townhouses, stacked flats, and mid-rise mixed-use buildings to create a variety of residential and office opportunities.

B. Towers should have their massing designed to reduce overall bulk and to appear slender as they ascend higher.

C. Towers may extend directly up from the property line at the street and are not required to be setback.

D. Tower siting and massing should maintain key views toward important natural or man-made features.

E. Design the middle segment or tower of the building to break up the overall bulk into smaller segments and address impacts such as shadowing and views. Reduce the perception of mass through architectural detailing such as changes of materials and color.

F. Design the top of buildings to be a "fifth facade" that may be distinctive against the skyline when looked up to or viewed from above. A well-designed roofline creates opportunities for sky views and views to distinctive landmarks; creates opportunities for sunlight to reach the ground, and orients the public when wayfinding. Design the top of the building and/or the top of its podium to include opportunity for communal outdoor amenity space and/or a place for environmental innovation such as green roofs, rainwater recovery and solar panels.

G. Towers should be designed to achieve a simple faceted geometry and large vertical plane movement. They should not appear overwrought or to have over-manipulated elements.

H. Towers that emulate a more streamline modern style should provide variation through subtle details in the curtain wall, and the articulation of a human-scaled base at the street level.
I. If a project has more than one tower, they should be complementary to each other and employ the same architectural design approach.
J. Generally, buildings over one hundred fifty (150) feet tall should not be historicized. They should represent contemporary interventions in the skyline.
K. A tower's primary building entrances should be designed at a scale appropriate to the overall size and design of the tower and be clearly marked.
L. A building's top should be delineated with a change of detail and meet the sky with a thinner form, or tapered point. Unarticulated, flat-topped buildings are not desired in Downtown San Antonio's skyline.
M. Mechanical Penthouses should be integrated into the tower design and should not appear as a separate element, as shown in Figure 5.7.

(2) Low-rise and mid-rise buildings are encouraged in RIO-7c, RIO-7d, and RIO-7e.
(3) In RIO 7-d, organize the mass of the building to step back from established residential neighborhoods. Where a commercial, mixed-use residential, multi-family or industrial use abuts a single-family residential development, or is across the street from a single-family residential development, the following standards shall apply:

A. The massing of the building shall not exceed twenty-five (25) feet in height at the setback line. The building mass can continue upward within a 45-degree building envelope for a distance of fifty (50) feet measured horizontally from the building face, at which point the building massing may continue vertically to the height established in subsection 35-674(c).

(c) *Materials and Finishes. After establishing a new building's overall massing and vertical and horizontal variation, it is important to develop a building's visual character at the level of material choices and detailing. The interplay of materials, windows and other elements should support the larger design principles as articulated by the architect. Ensure that buildings have architecturally detailed facades, where publicly visible, with no blank or featureless sides in anticipation of abutting to potential development in later phases or on adjacent land.*

(1) Buildings are supposed to aim for a "timeless design" and employ sustainable materials and careful detailing that have proven longevity.

A. San Antonio has strong sun conditions. Use deep reveals to get shadow lines and if colors are desired, saturated colors and evaluate these outside on site.
B. Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.
C. Use especially durable materials on ground floor facades.
D. Generally, stucco is not desirable on the ground floor as it is not particularly durable. Detail buildings with rigor and clarity to reinforce the architect's design intentions and to help set a standard of quality to guild the built results.
E. To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building's massing and structural elements. The skin should reinforce the integrity of the design concept and the building's structural elements as seen in Figure 7.5 and 7.6 of the Downtown Design Guide and not appear as surface pastiche.
F. Layering can also be achieved through extension of two (2) adjacent building planes that are extended from the primary facade to provide a modern sculptural composition.
G. Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.
H. Design curtain walls with detail and texture, while employing the highest quality materials.
I. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.
J. Value-added materials, such as stone should be placed at the base of the building, especially at the first floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.

K. Corner buildings at prominent intersections require a higher standard of articulation, detailing, and architectural treatment than other buildings within the middle of the block.

L. RIO-7e is a mixed-use transition area with single family houses, some masonry commercial buildings, concrete warehouses, and long metal sheds built next to railroad sidings. In this district, the historic preservation officer may approve non-traditional building materials, like corrugated metal siding and concrete panels, if well detailed and compatible with the traditional building forms and scale of the district.

(2) Prohibited Exterior Materials.

A. Imitation stone (fiberglass or plastic);

B. Plywood or decorative exterior plywood;

C. "Lumpy" stucco, CMU;

D. Rough sawn or "natural" (unfinished) wood, EIFS;

E. Used brick with no fired face (salvaged from interior walls);

F. Imitation wood siding;

G. Plastic panels.

(e) Pedestrian Orientation. New buildings should follow the principles of good urban design, creating active street and creek facades and focusing on enhancing the public realm of the streets and the creek.

(1) Buildings ought to create a familiar rhythm relative to the overall street. The rhythm and pattern helps to tie the street together visually and provides the pedestrian with a standard measurement of progress. Reinforcement of this facade rhythm is encouraged in new buildings, even if a singular structure (see Figure 7.1 in the Downtown Design Guide).

(2) New development ought to respect the existing fabric of the community by reflecting historic mixed-use development patterns, through the use of building indentations, relationship to the street, first floor plate height, breaks in buildings for open space, and changes in color to avoid monolithic and monochromatic developments.

(3) Horizontal Variation. Vary the horizontal plane of a building to provide visual interest and enrich the pedestrian experience, while contributing to the quality and definition of the street wall.

A. Provide well-marked entrances to cue access and use. Enhance all public entrances to a building through the use of compatible architectural or graphic treatment. Main building entrance shall read differently from retail storefronts, restaurant, and commercial entrances.

B. Avoid continuous massing longer than ninety (90) feet not articulated with shadow relief, projections and recessed. If massing extends beyond the is length, it needs to be visibly articulated as several smaller masses using different material, vertical breaks, such as expressed bay widths, or other architectural elements.

C. Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure as seen in Figure 7.2.4 of the Downtown Design Guide.

D. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.

E. While blank street wall facades are discouraged, there is usually one side of the building that is less prominent (often times called "back of house").

(4) Vertical Variation. Both classical and modern buildings can exhibit basic principles of visual order in the vertical plane—often with a distinct base (street and pedestrian lower levels), a middle (core mid-section, and often consistent for multiple floors of a mid- to high-rise building), and a top (the upper level that distinguishes a building and defines how it "meets the sky") as seen in Figure 7.3 of the Downtown Design Guide.

A. Modern or contemporary building designs often layer this principle with more variation and syncopation to create interesting architectural composition as seen in Figure 7.4 of the Downtown Design Guide. Whenever a new infill building is proposed between two (2) existing structures, every attempt should be made to maintain the characteristic rhythm, proportion, and spacing of existing door and window openings.

B. Variation in the vertical plane of a building ought to define the building's uses and visually differentiate ground floor uses, from core functions and how the building "meets the sky."

i. Employ a different architectural treatment on the ground floor facade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.

ii. Vertically articulate the street wall facade, establishing different treatment for the building's base, (middle and top) and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.
iii. Provide an identifiable break between the building's ground floors and upper floors designed for office or other use. This break may include a change in material, change in fenestration pattern or similar means.
iv. In order to respect existing historic datums, the cornice or roof line of historic structures should be reflected with a demarcation on new infill structures whenever possible.
v. On facades exposed to the sun, employ shade and shadow created by reveals, surface changes, overhangs, and sunshades to provide sustainable benefits and visual interest.
vi. Buildings taller than seventy-five (75) feet should employ at least two (2) vertical breaks or reveals greater than three (3) feet in depth to divide the bulkiness of the mass.

(5) Fenestration. Provide high-performance, well-detailed windows and doors that add to the depth and scale of a building's facade.

A. Windows are to be as transparent as possible at the ground floor of the building, with preference given to grey, low-e glass (eighty-eight (88) percent light transmission).
B. Window placement, size, material and style should help define a building's architectural style and integrity.
C. In buildings other than curtain wall buildings, windows should be recessed (set back) from the exterior building wall, except where inappropriate to the building's architectural style. Generally, the required recess may not be accomplished by the use of plantings around the window.
D. Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.
E. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor. Windows should have a vertical emphasis.
F. Glazing. Incorporate glazing that contributes to a warm, inviting environment for interior spaces.
i. Ground-floor window and door glazing should be transparent and non-reflective.
ii. Above the ground floor, both curtain wall and window and door glazing should have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
iii. A limited amount of translucent glazing at the ground floor may be used to provide privacy.

(6) Street Wall. In order to support a pedestrian-oriented public realm, retail or commercial streets should be framed by buildings uniformly placed at the sidewalk with no setback as seen in Figure 5.5 of the Downtown Design Guide. The height of the street wall is an important element in shaping the character of the public realm. Design building walls along the sidewalk (Street Walls) to define the street and to provide a comfortable scale for pedestrians.

A. Street walls should be located against the back of sidewalk.
B. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.
C. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-through, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.
D. An identifiable break should be provided between a building's retail floors (ground level and, in some cases, second and third floors) and upper floors. This break may consist of a change in material, change in fenestration, or similar means.
E. Vertical breaks should also be taken into account with fenestration such as columns or bays.
F. When a property is situated in such a manner as to appear to be the terminus at the end of a street or at a prominent curve in the creek, buildings should incorporate an architectural feature that will provide a focal point at the end of the view. These features may include:
i. Enhanced building facade.
ii. Enhanced garden or landscape in an open space.
iii. Variation in roof shape.
iv. Change material and color.

v. Tower element.

(7) In contrast to the design of buildings along the sidewalks described in (b)(9) the creek side of buildings should not establish a uniform, aligned wall but rather a series of related and connected gardens, plazas, and patios. These On-site Open Spaces (see subsection 35-673(q)) should be integrated with the San Pedro Creek Improvements Project. Where a building facade faces the creek it should recognize the historic proportions of lots and resulting building forms. Lots were generally seventy (70) to ninety (90) feet wide along the creek but several hundred feet deep. The resulting building forms are long bar-shapes running perpendicular to the creek.

A. The best views of the creek are generally perpendicular to the creek not parallel to the creek. Rectangular buildings should have the narrow face parallel to the creek and the long face perpendicular to the creek. See Figure 674-1.

i. Bends in the creek provide a unique opportunity for siting buildings to maximize views and may provide unique challenges. The Historic Preservation Officer may consider different building orientations for these sites if the overall goals for RIO-7 are met.

B. Buildings are not allowed to have a continuous, flat facade lot-line to lot-line along the creek property line. Building massing should turn perpendicular to the creek and form gardens, courts, patios, paseos, and plazas between buildings and/or different building masses. Windows, balconies, or other ways of viewing these publically accessible open spaces is high encouraged. The following On-Site Open Spaces required by building length may be used as one of the On-Site Open Spaces required by Table 673-3.

i. The maximum length of a building wall plane is ninety (90) feet. Buildings with facades longer than ninety (90) feet must use side-yard courts, courtyards, or forecourts to divide the facade into modules less than ninety (90) feet long.

ii. Buildings or a collection of buildings built concurrently with a creek-face longer than two hundred seventy (270) feet are required to have a forecourt, courtyard, creek-side plaza, garden, paseo, or pedestrian-oriented service drive to divide the mass of the building and provide publicly accessible open space.

iii. Single developments with three hundred (300) linear feet of creek frontage or greater should have at least two (2) distinct building types or building heights along the creek property line with no more than seventy (70) percent of any one building type. Building types are defined in Downtown Design Guidelines.

iv. Buildings that setback more than thirty (30) feet from the creek-side setback line and provide publicly accessible gardens, patios, plazas, or terraces are not required to provide additional publicly accessible open spaces.

v. Sites that are five hundred fifty (550) feet or longer should provide mid-block paseos, pedestrian oriented mid-block service drives and fire lane, or pedestrian friendly public access and should connect from a public street to another public street, public alley, or the San Pedro Creek. Where San Antonio Public Works and/or Texas Department of Transportation (TxDOT) has provided approval, per Chapter 8 Section C of the Downtown Design Guide, connections should try to align within one hundred (100) feet of the mid-block connection.

(8) Develop the first floor to activate the creek paseos and street sidewalks.

A. In mixed-use buildings, retail buildings, or office buildings the creek side facade should be primarily transparent with seventy-five (75) percent of the length of the facade devoted to display windows and/or windows affording some view into the interior areas or offices. Facades facing Primary and Secondary Pedestrian Streets listed in subsection 35-672(b)(1)D Curb Cuts should have at least fifty (50) [percent] of the facade devoted to windows. Facades facing side streets should have at least twenty-five (25) percent of the facade devoted to windows. Side-street facades should contribute to the pedestrian friendly environment and activate the street when possible. These facades are important in activating the connections from the surrounding neighborhoods to the creek.

B. In multi-family residential buildings with no retail, arrange support facilities, management offices, and building amenities along the creek and streets with a minimum of seventy-five (75) percent of the exterior facade associated with these spaces. Provide building and ground floor residential unit

entrances to pedestrian paths that connect to the high-bank paseo or publicly accessible path at the top-of-bank along the low-bank paseo.

C. Institutional and civic buildings should arrange functions and entrances to provide access and views to internal functions.

D. Alternate arrangements that provide creek and street activation may be approved by the historic preservation officer.

(9) Design ground floor space for retail or other active uses, orienting tenant spaces to the street and creek and maximizing storefronts and entries along the sidewalks to sustain street level interest and promote pedestrian traffic.

A. Locate active uses along the street and creek facade to enhance the building's relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.

B. Ground floor retail space shall be provided to a depth of at least twenty-five (25) feet from the front facade and shall include an average fourteen (14) foot to zero (0) inch floor-to-ceiling height, with heights above fourteen (14) feet being very desirable.

C. The primary entrance to each street level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard or plaza, which is connected to the public street, creek, or alley.

D. Wall openings, such as storefront windows and doors, shall comprise at least seventy (70) percent of a commercial building's street and creek level facade as seen in Figure 3.2. of the Downtown Design Guide.

E. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial facades for maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3 of the Downtown Design Guide. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades.

F. A building's primary entrance, defined as the entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the San Pedro Creek.

G. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.

H. Use clear windows and doors to make the pedestrian level facade highly transparent and accessible. Along retail streets, provide a nearly continuous band of windows. Ensure doorways in glass walls exhibit sufficient contrast to be clearly visible.

I. The facades on downtown commercial streets should be detailed as storefronts, except where the proposed ground floor use is live and work units, residential units or other non-commercial building types as seen in Figure 3.1.10 of the Downtown Design Guide. Where non-residential streets intersect, the ground floor retail space should wrap the corner onto the intersecting streets wherever possible.

J. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.

K. If a residential unit's individual entry along the street is the unit's primary entry, it should be accessible from the sidewalk.

L. More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged. Incorporate a pedestrian-oriented scale at the street and river level.

(10) Incorporate a pedestrian-oriented scale at the street and creek level.

A. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture

B. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be used to promote pedestrian-scaled architecture along the street.

C. Architectural features that reinforce the retail character of the ground floor street and creek wall and/or help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, are encouraged and should be integral to the architecture of the building.

D. The design of the ground floors of hotels should exhibit a series of public space and entries that equally welcome the general public as well as guests. The first floor should be as transparent as possible. Hotel uses such as bars, lounges, restaurants, cafes, spas and other uses open to the public should exhibit a direct pedestrian connection from the public right-of-way whenever possible Don't waste valuable street frontage on "back of house" uses.

E. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall. Electrical transformers, mechanical equipment, other equipment, enclosed stairs, storage spaces, blank walls, and other elements that are not pedestrian-oriented should not be located with one hundred (100) feet of the corner property line as seen in Figure 3.6 of the Downtown Design Guide or visible from public right-of-way.

(11) Street Entrances. Design building entries to be clearly visible from the street as well as to promote pedestrian comfort, safety, orientation and accessibility. In order to increase personal safety, entries and associated open spaces should be designed to avoid the creation of isolated areas and to maintain lines of sight into and out of a space.

A. Reinforce a building's entry with one or more of the following architectural treatments:
   i. Extra height lobby space;
   ii. Distinctive doorways;
   iii. Decorative lighting;
   iv. Distinctive entry canopy;
   v. Projected or deep recessed entry;
   vi. Building name and address integrated into the facade;
   vii. Artwork integrated into the facade or sidewalk;
   viii. A change in paving material, texture, or color within the property line;
   ix. Distinctive landscaping, including plants, water features and seating.

B. The primary street entrance of single buildings will be off the public sidewalk in RIO-7a, RIO-7b, and RIO-7c as seen in Figure 7.7 of the Downtown Design Guide.
   i. In RIO-7d and RIO-7e, entrances may be off of a walkway connected to both the public sidewalk and the parking area as shown if Figure 673-1.
   ii. In projects with multiple buildings arranged on one site, building entrances may be off of pedestrian paths connecting streets with the creek or courtyards and plazas within a site similar to Figure 672-2.

C. Strong colors should emphasize architectural details and entrances.

D. Deep recessed entries into the building are encouraged.

(12) Creek Side Facade and Entrances. The Creekside of buildings should be responsive to the park-side of an urban building. Materials may be less formal, trellises and pergolas may be used in place of more traditional street side canopies and formal entries.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story office structure on the lot addressed as 201 W Sheridan. This request also includes site and landscaping work as well as the installation of a number of low-impact development strategies.
b. EXISTING SITE – The existing lot at 201 W Sheridan currently features three (3) existing, one-story buildings. These buildings are not eligible for designation and their demolition has been approved administratively. The existing site features a total of five (5) curb cuts and surface parking with vehicular access to both E Arsenal and W Sheridan.
c. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has proposed sidewalks parallel to the public right of way on both S Flores and W Sheridan. Additionally, the

applicant has incorporated a number of pedestrian access points from the proposed sidewalks at the right of way into the site. Staff finds the proposed pedestrian circulation to be appropriate and consistent with the UDC.

d. CURB CUTS – This site currently features two (2) curb cuts on S Flores, two (2) curb cuts on W Sheridan, and one curb cut on E Arsenal. The applicant has proposed to remove all but two (2) total curb cuts. One curb cut will remain on E Arsenal and one will remain on W Sheridan. Staff finds this reduction in curb cuts to be appropriate. Additionally, staff finds that maintaining the two existing curb cuts at their current width to be appropriate.
e. PARKING – The applicant has proposed to maintain the existing surface parking lots on site. The existing surface parking lots will be located at the rear (east) of the proposed new construction. The applicant has noted modifications to the existing surface parking, including the incorporation of permeable paving. Additionally, the applicant has incorporated landscape buffering elements to screen and buffer the existing parking locations from adjacent properties and the right of way. Staff finds the proposed parking to be appropriate and consistent with the UDC.
f. LANDSCAPING – The applicant has proposed various landscaping elements to be installed throughout the site, including canopy trees, understory trees, various ground cover plants to be installed in a rain garden, native shrubs and perennials, and paving elements. The applicant has noted that a total of sixteen (16) existing trees will be removed. A total of 114 trees will be planted. Staff finds the proposed landscaping plan to be appropriate and consistent with the UDC.
g. LIGHTING – Lighting design for any project located in a RIO district is an important aspect of not only that particular project's design, but also the adjacent buildings as well as the River Walk. According to the UDC Section 35-673(j), site lighting should be considered an integral element of the landscape design of a property. The applicant has submitted lighting plans that staff finds to be appropriate.
h. MECHANICAL & SERVICE EQUIPMENT – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant has noted location for both mechanical and service equipment on site. Service equipment will be located in various designed enclosures at ground level. Mechanical equipment will be housed in screened locations both a ground level and at the roof level. Staff finds the proposed locations and screening methods to be appropriate and consistent with the UDC.
i. HUMAN SCALE – According to the UDC Section 35-674.02(a), a building shall appear to have a human scale. In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. The applicant has proposed to incorporate human scaled architectural elements such as human scaled window and door openings and canopies, and human scaled materials, such as brick and metal façade panels. Staff finds that the applicant has met the UDC's requirements regarding the incorporation of human scaled elements into the proposed design.
j. HEIGHT – The UDC Section 35-674.002(b) notes that in RIO-7D, the mass of new construction should be organized to step back from established residential neighborhoods. Where a commercial, mixed-use residential, multi-family or industrial use abuts a single-family residential development, or is across the street from a single-family residential development, the following standards shall apply: The massing of the building shall not exceed twenty-five (25) feet in height at the setback line. The building mass can continue upward within a 45-degree building envelope for a distance of fifty (50) feet measured horizontally from the building face, at which point the building massing may continue vertically to the height established in subsection 35-674(c). The proposed new construction complied with this section of the UDC.
k. MATERIALS & FINISHES – The applicant has proposed materials that include brick, stucco, metal siding, laminated wood decking, metal fascia, standing seam metal roofs, metal canopies and aluminum storefront systems. Staff finds the proposed materials to be appropriate and consistent with the UDC. The proposed stucco should feature a traditional finish. Additionally, staff finds that the proposed standing seam metal roofs should feature smooth panels.
l. WINDOWS – The applicant has proposed to install aluminum storefront systems within window openings. The UDC Section 35-674.02(e)(5) states that windows should be recessed from the exterior building wall. Per the construction documents, the applicant has recessed windows within openings.
m. ARCHITECTURAL ELEMENTS – The UDC Section 35-674.02(e) states that new building should follow the principles of good urban design, creating active street and creek facades and focusing on enhancing the public realm of the streets and creek. Additionally, the UDC states that new construction should create a familiar rhythm relative to the overall street, should respect the existing fabric of the community by reflecting historic mixed-use patterns, should incorporate both horizontal and vertical variation, provide high-performance, well-

detailed windows and doors, should be designed to frame city streets, should feature active ground floor spaces, should feature a pedestrian-oriented scale and should orient primary entrances towards the street. The applicant has provided construction documents and a series of rendered perspectives which show various design elements that meet the requirements of the UDC. Staff finds the proposed design to be appropriate.

n. SIGNAGE – The applicant has noted the installation of various sign elements throughout the site, including on entrance canopies, within landscaping elements and on water cisterns. Generally, staff finds the proposed signage that has been shown to be appropriate and generally in keeping with the UDC Section 35-678. Final signage documents are to be submitted to OHP staff prior for review and approval prior to permitting.
o. ARCHAEOLOGY – The project area is located within a River Improvement Overlay District and is traversed by the San Pedro or Principal Acequia. In addition, the property is in close proximity to previously recorded archaeological site 41BX2057. In addition, historical archival documents identify former structures within the project area dating to ca. 1850. Thus, the property may contain sites, some of which may be significant. 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 o with the following stipulations:

i. That all final signage documents be submitted to OHP staff for review and approval.
ii. Archaeology – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop

September 13, 2024

1:2,000

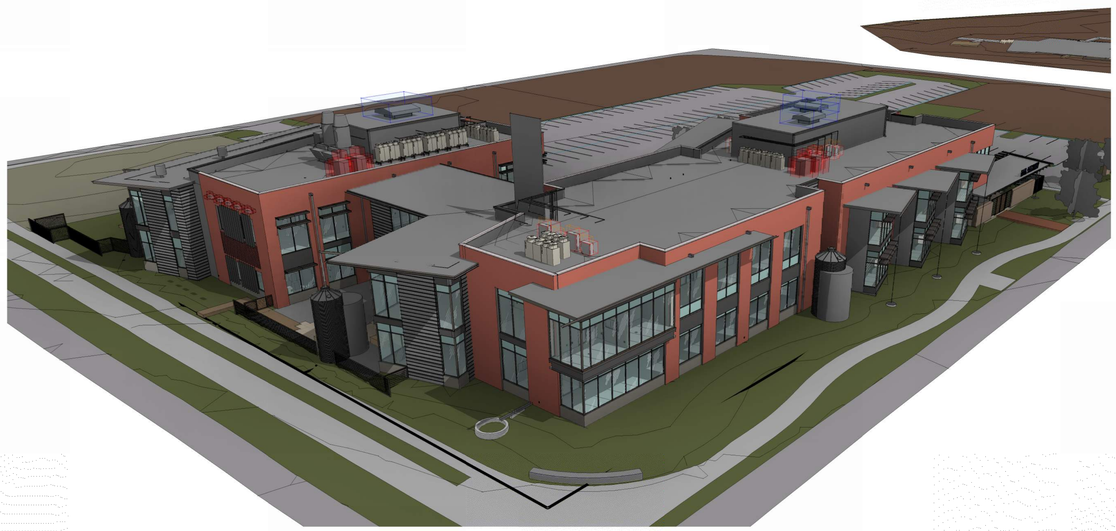
0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

SITE OVERALL PLAN

1 NE PERSPECTIVE
SCALE:

4 NW PERSPECTIVE
SCALE:



2 SW PERSPECTIVE
SCALE:

3 SE PERSPECTIVE
SCALE:

Project No. 22068A

Registered Architect
Edith Hurd
19339

PRELIMINARY
This design document is incomplete and may not be used for regulatory approval, permitting, or construction.

Date 2024-07-26

San Antonio River Authority

SARA Sheridan Campus

201 W Sheridan St
San Antonio, TX
78204

revision date

LAKE|FLATO ARCHITECTURE
RVK
2002 N. Saint Mary's St.
San Antonio Texas 78212
Office: 210.733.3535
web: www.rvkarchitecture.com

30%
CONSTRUCTION
DOCUMENTS

A-010

ISOMETRICS

7/26/2024 1:00:30 PM

FROM SOUTH FLORES ST. - NORTH & WEST ELEVATION

FROM SOUTH FLORES ST. - WEST ELEVATION

FROM SHERIDAN ST. - SOUTH ELEVATION

FROM SHERIDAN ST. - SOUTH & EAST ELEVATION

FROM VISITOR PARKING. - EAST ELEVATION

FROM VISITOR PARKING - COURTYARD & EAST ELEVATION

FROM VISITOR ENTRY - COURTYARD & EAST ELEVATION

FROM COURTYARD - MAIN ENTRY VESTIBULE

FROM NORTH ACCESS DRIVE. - NORTH ELEVATION

FOR DESIGN INTENT
REFERENCE ONLY

7/26/2024 1:00:32 PM

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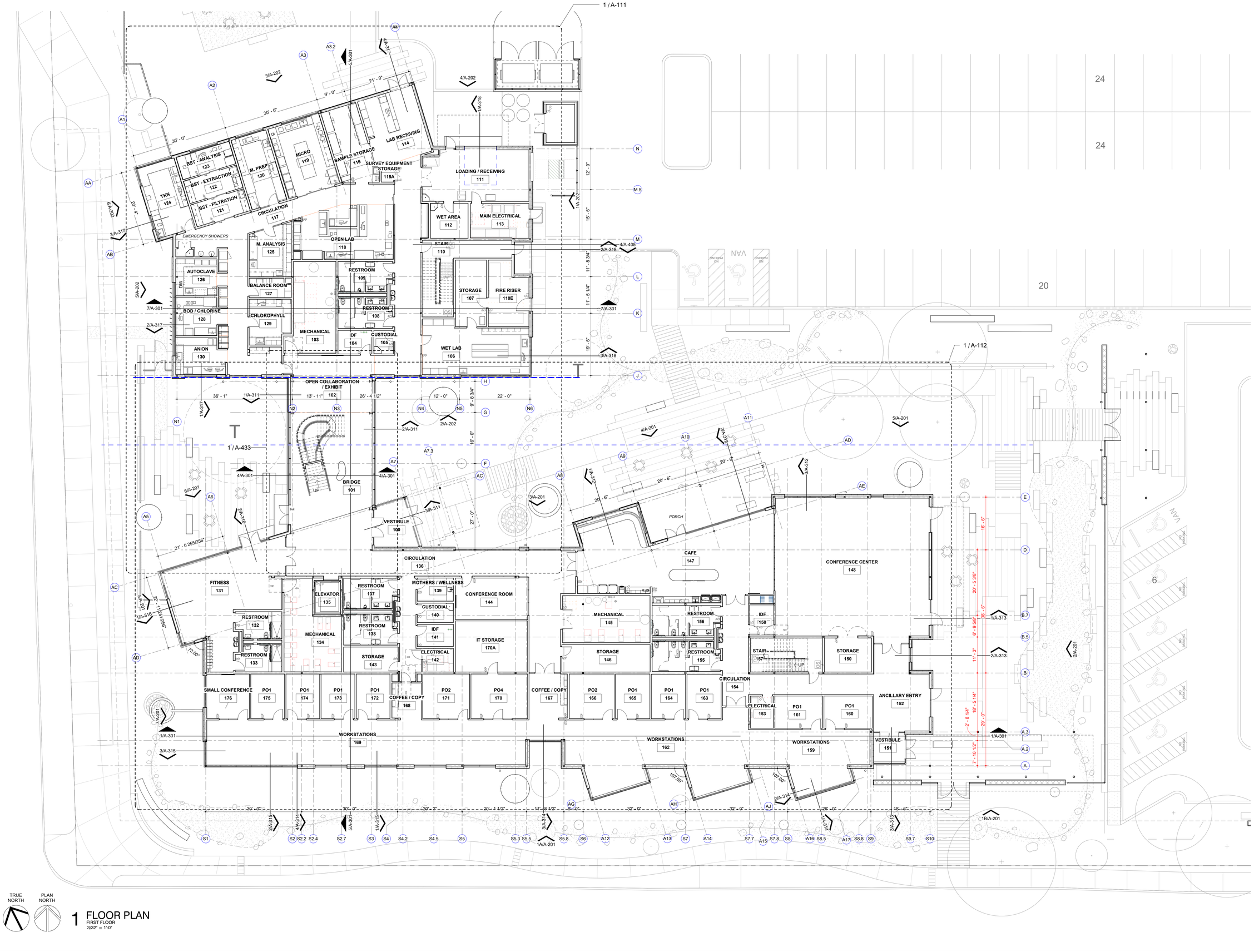
A-901

3D PERSPECTIVES EXTERIOR



TRUE NORTH

PLAN NORTH

1 FLOOR PLAN
FIRST FLOOR
3/32" = 1'-0"

7/26/2024 9:52:31 AM

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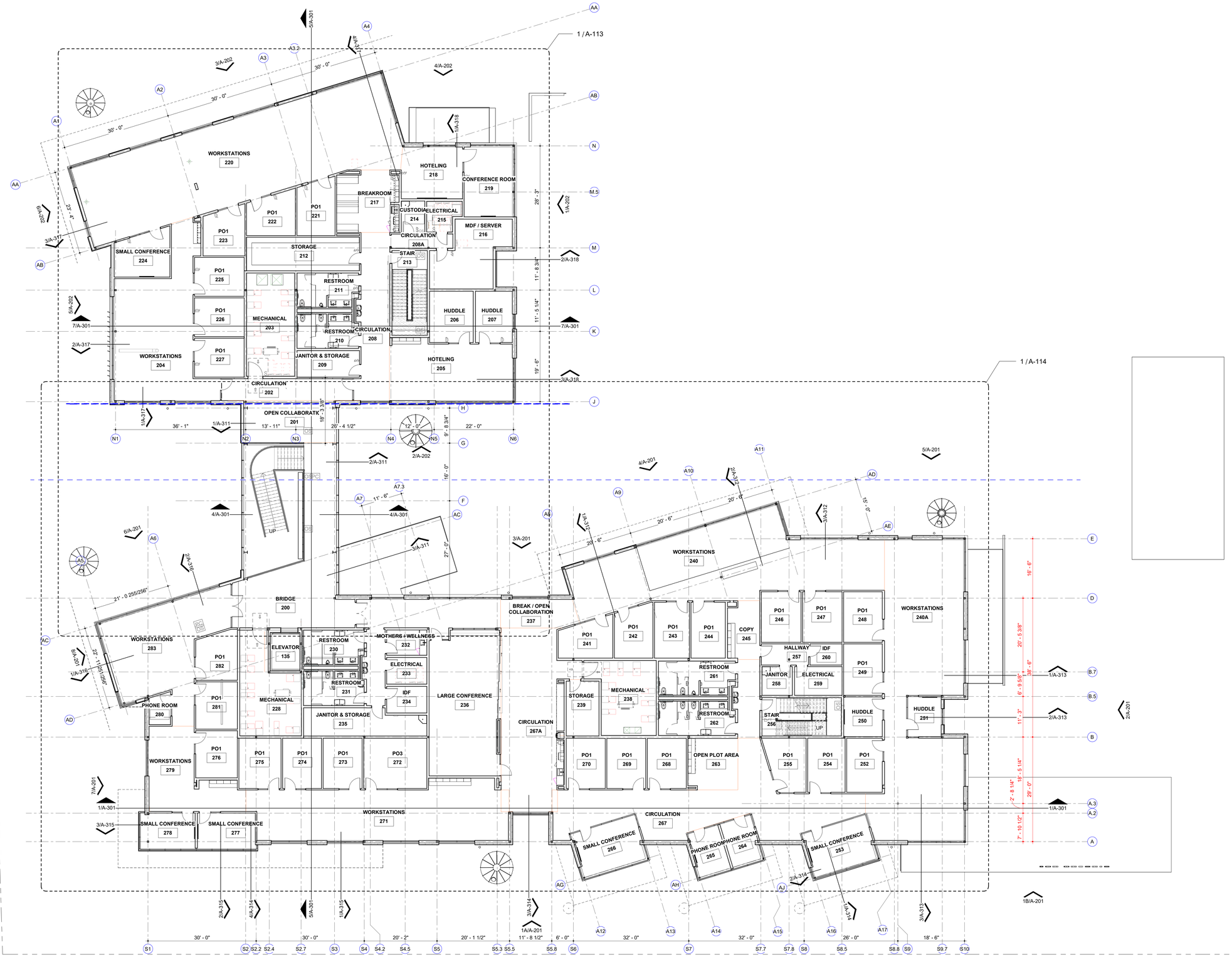
A-101

FIRST FLOOR PLAN



TRUE NORTH

PLAN NORTH

1 FLOOR PLAN

SECOND FLOOR

3/32" = 1'-0"

7/26/2024 9:52:36 AM

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A-102

SECOND FLOOR PLAN

TREE PROTECTION LEGEND

SYMBOL	ITEM
	EXISTING TREE TO PROTECT
	EXISTING TREE TO BE REMOVED
	TREE TO BE TRANSPLANTED
T	TRANSPLANTED TREE LOCATION
	PROPERTY LINE
LOC LOC LOC LOC	LIMIT OF CONTRACT
TP TP TP TP TP	TREE PROTECTION FENCING

ARSENAL STREET

N.I.C.

N.I.C.

S FLORES STREET

MAIN AVENUE

SHERIDAN STREET

N.I.C.

#1

T

T

1 TREE PROTECTION & TRANSPLANT PLAN
1" = 20'-0"

0' 10' 20' 40'

NORTH

Project No. 22068A

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TEN EYCK
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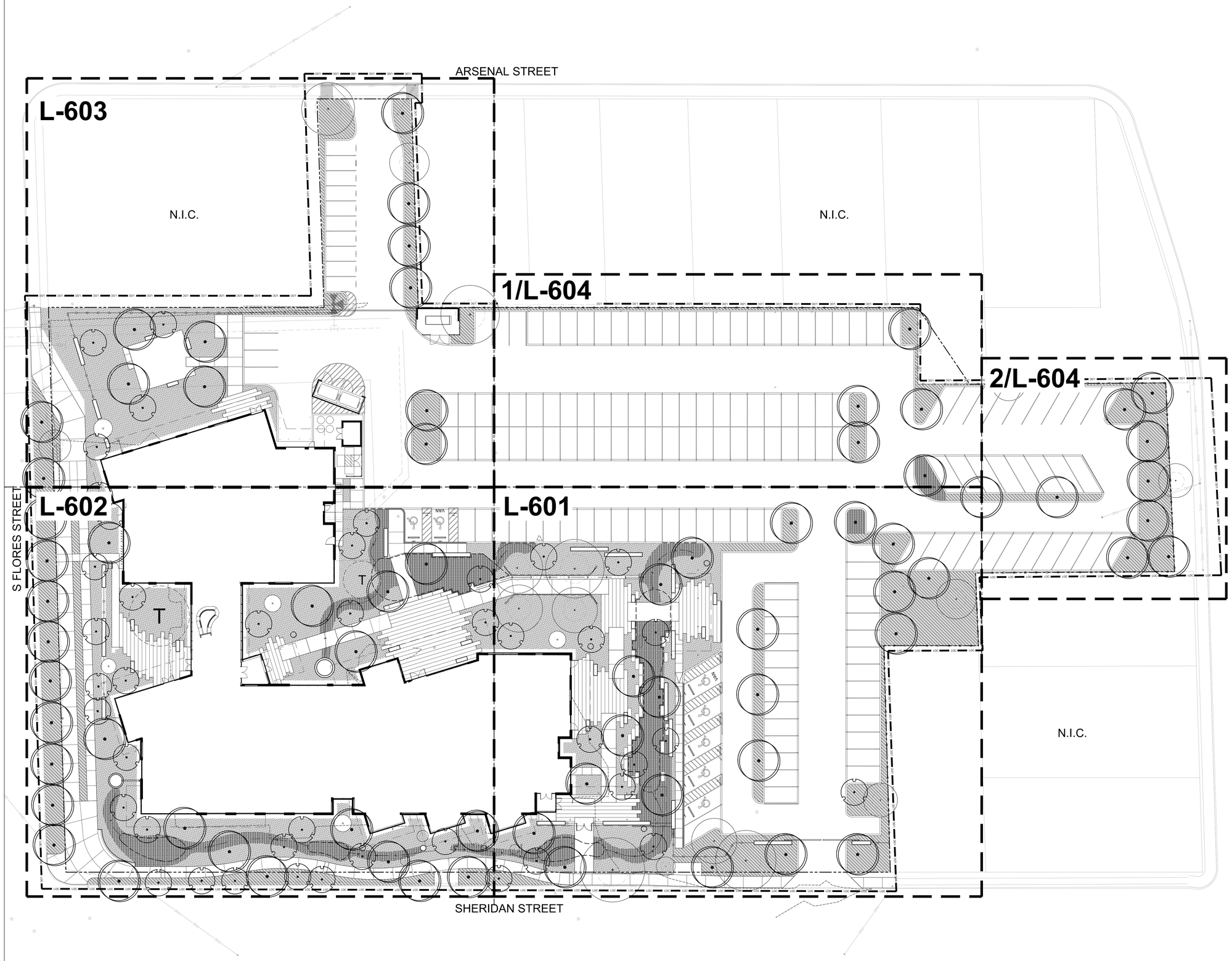
30% CONSTRUCTION DOCUMENTATION

L-001

TREE PROTECTION & TRANSPLANT PLAN



SYMBOLS LEGEND

SYMBOL	ITEM
	EXISTING TREE TO PROTECT
T	TRANSPLANTED TREE
	PROPERTY LINE
LOC	LIMIT OF CONTRACT
	VEGETATED SWALE
ML	MATCHLINE

PLANTING SCHEDULE

	CANOPY TREE	71
	Acer grandidentatum / Bigtooth Maple	
	Carya illinoinensis / Pecan	
	Quercus laceyi / Lacey Oak	
	Quercus macrocarpa / Burr Oak	
	Quercus muehlenbergii / Chinkapin Oak	
	Quercus texana / Nuttall Oak	
	Quercus virginiana / Southern Live Oak	
	Sapindus drummondii / Western Soapberry	
	Taxodium distichum / Bald Cypress	
	Ulmus crassifolia / Cedar Elm	
	UNDERSTORY TREE	43
	Cercis canadensis texensis / Texas Redbud	
	Chilopsis linearis / Desert Willow	
	Diospyros texana / Texas Persimmon	
	Ilex decidua / Possumhaw	
	Ilex vomitoria / Yaupon Holly	
	Leucaena retusa / Goldenball Leadtree	
	Prosopis glandulosa / Honey Mesquite	
	Prunus mexicana / Mexican Plum	
	Ungnadia speciosa / Mexican Buckeye	
	RAIN GARDEN	4,279 sf
	Aloysia gratissima / Whitebrush	176
	Andropogon gerardii / Big Bluestem	276
	Andropogon glomeratus / Bushy Bluestem	276
	Cephalanthus occidentalis / Buttonbush	123
	Chasmanthium latifolium / Northern Sea Oats	1,107
	Cornus drummondii / Roughleaf Dogwood	43
	Malvaviscus drummondii / Turk's Cap	172
	Muhlenbergia reverchonii / Seep Muhly	270
	Panicum virgatum / Switch Grass	172
	Phyla nodiflora / Frogfruit	1,911
	Rivina humilis / Pigeonberry	1,911
	Sabal minor / Dwarf Palmetto	121
	Thelypteris kunthii / River Fern	1,089
	Tripsacum dactyloides / Eastern Gama Grass	484
	NATIVE SHRUBS AND PERENNIALS	9,375 sf
	Agave americana / Century Plant	
	Asclepias tuberosa / Butterfly Milkweed	169
	Bouteloua curtipendula / Side Oats Grama	120
	Callicarpa americana / American Beautyberry	3
	Campsis radicans / Trumpet Creeper	7
	Chasmanthium latifolium / Northern Sea Oats	353
	Clematis drummondii / Old Man's Beard	3
	Cooperia pedunculata / Rainlily	12
	Coreopsis lanceolata / Lanceleaf Tickseed	40
	Engelmannia peristenia / Engelmann's Daisy	30
	Hesperaloe parviflora / Red Yucca	29
	Leucophyllum frutescens / Texas Sage	37
	Malvaviscus drummondii / Turk's Cap	29
	Merremia dissecta / Alamo Vine	3
	Muhlenbergia lindheimeri / Lindheimer's Muhly	17
	Muhlenbergia reverchonii / Seep Muhly	29
	Parthenocissus quinquefolia / Virgina Creeper	3
	Rudbeckia hirta / Black-eyed Susan	9
	Salvia farinacea / Mealy Sage	10
	Salvia greggii / Autumn Sage	32
	Schizachyrium scoparium / Little Bluestem	14
	Senna lindheimeriana / Velvet Leaf Senna	4
	STREETSCAPE	11,900 sf
	Wedelia texana / Orange Zexmenia	2,010
	Yucca pallida / Pale-leaf Yucca	479

1 OVERALL PLANTING PLAN
1" = 20'-0"

0' 10' 20' 40'

NORTH

Project No. 22068A

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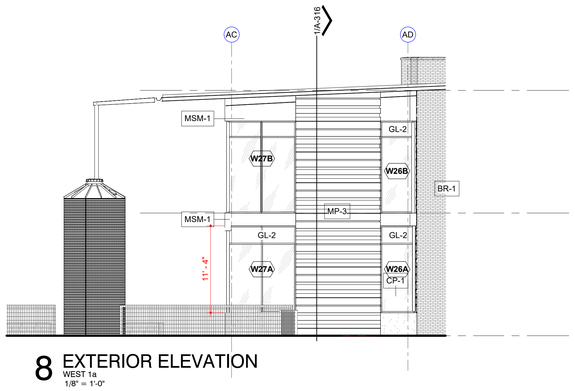
RVK ARCHITECTURE
2002 N. Saint Mary's St.
San Antonio Texas 78212
Office: 210.733.3535
web: www.rvkarchitecture.com

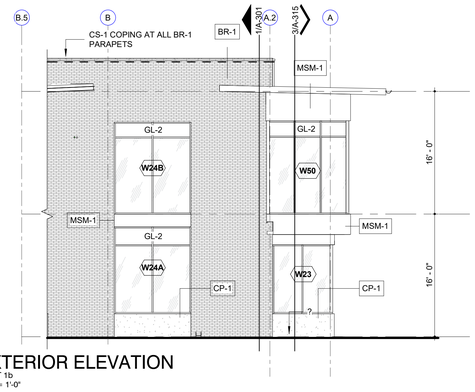
30% CONSTRUCTION DOCUMENTATION

L-600B

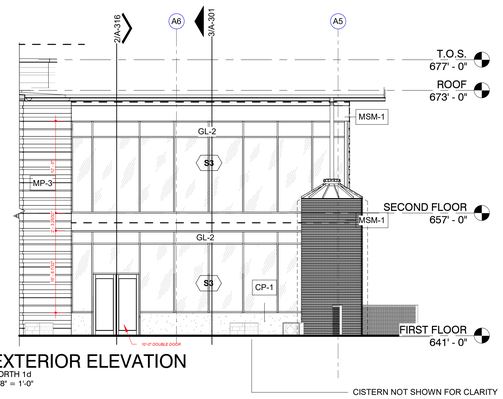
OVERALL PLANTING PLAN



8 EXTERIOR ELEVATION
WEST 1a
1/8" = 1'-0"



7 EXTERIOR ELEVATION
WEST 1b
1/8" = 1'-0"

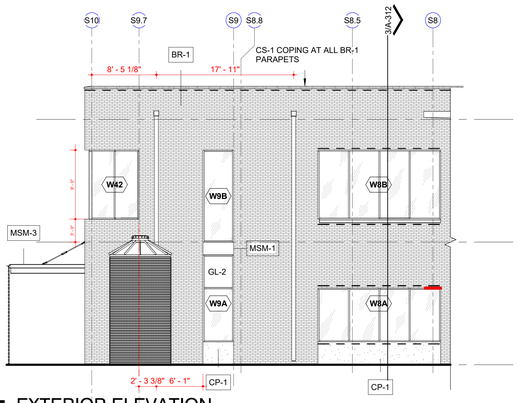


6 EXTERIOR ELEVATION
NORTH 1d
1/8" = 1'-0"

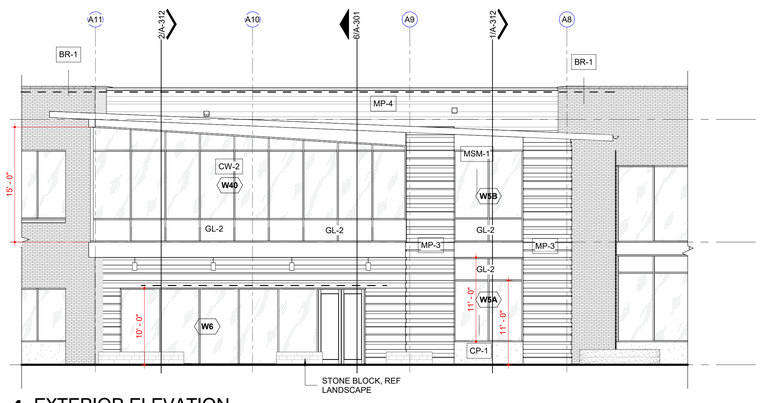
CISTERN NOT SHOWN FOR CLARITY

EXTERIOR FINISH LEGEND			
NO.	DESCRIPTION	COLOR / FINISH	REMARKS
BR-1	BRICK BLEND 1	COLOR TBD BY ARCHITECT	FACE BRICK 3 COLOR BLEND
BR-2	BRICK BLEND 2	COLOR TBD BY ARCHITECT	FACE BRICK 3 COLOR BLEND
CS-1	CAST STONE	COLOR TBD BY ARCHITECT	TO BE USED AT PARAPET
MP-1	METAL WALL PANEL / T15	COLOR TBD BY ARCHITECT	METAL SALES
MP-2	METAL WALL PANEL - PERFORATED / T15	COLOR TBD BY ARCHITECT	METAL SALES
MP-3 / MP-4	METAL WALL PANEL / EM15	COLOR TBD BY ARCHITECT	METAL SALES
SF-1	STORE FRONT		KAWNEER 451T, THROUGHOUT U.N.O.
CP-1	CONCRETE PLASTER		
CW-1	CURTAIN WALL		KAWNEER 1620 SSG
CW-2	CURTAIN WALL		KAWNEER 1620
GL-1	GLASS		ALL GLASS TO BE GL-1 UNLESS NOTED OTHERWISE.
GL-2	GLASS		

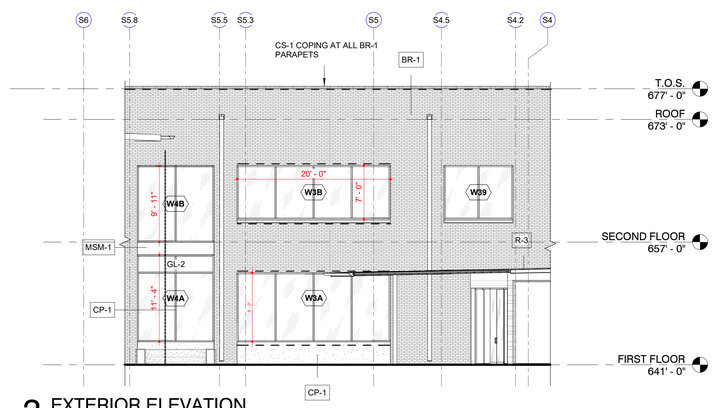
MISCELLANEOUS STEEL AT PARAPETS AND WINDOW OPENINGS / REFER TO SPEC NARRATIVE & STRUCTURAL
*SEE SHEETS A-003 & A-011 FOR MORE DETAIL ON MATERIALS & ASSEMBLIES TAGGED ON THESE SHEETS *



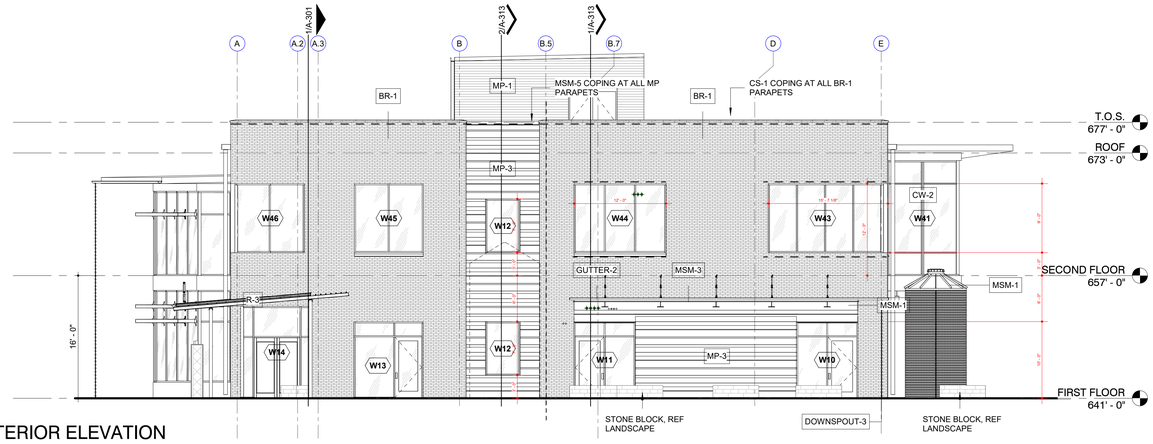
5 EXTERIOR ELEVATION
NORTH 1a
1/8" = 1'-0"



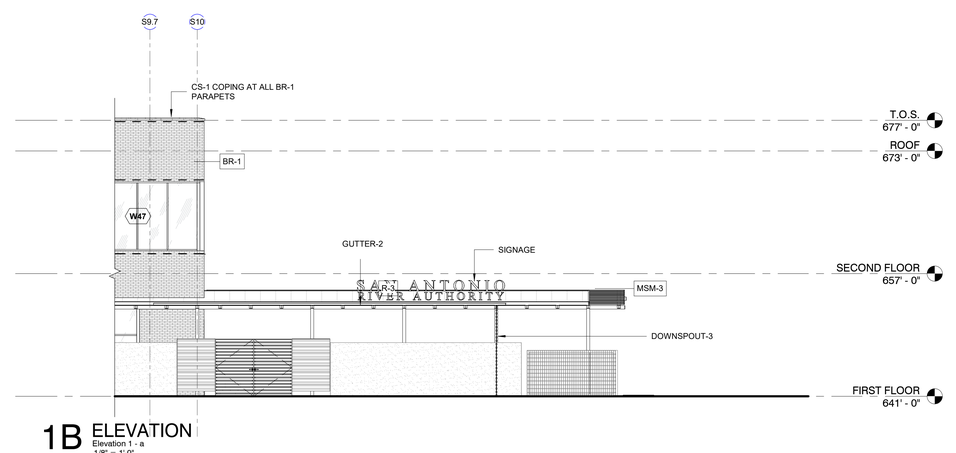
4 EXTERIOR ELEVATION
NORTH 1c
1/8" = 1'-0"



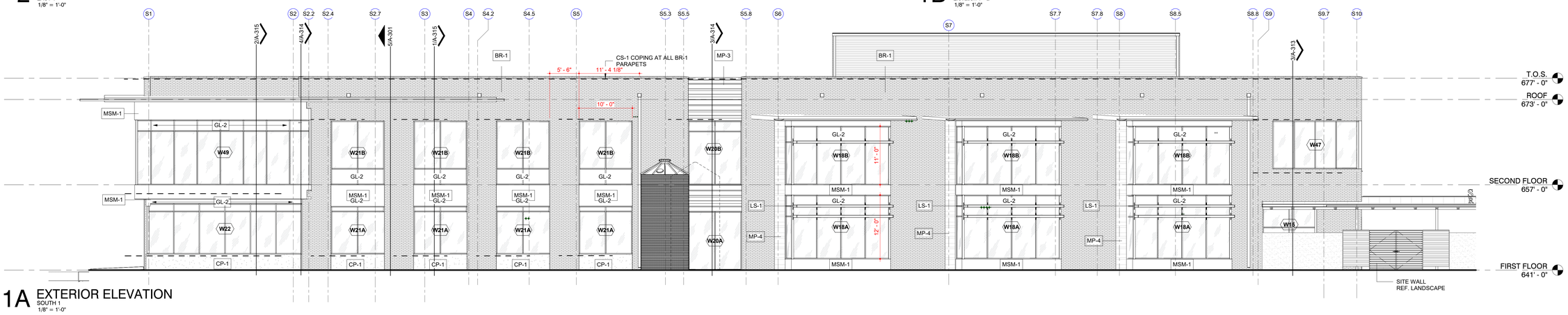
3 EXTERIOR ELEVATION
NORTH 1B
1/8" = 1'-0"



2 EXTERIOR ELEVATION
EAST 1
1/8" = 1'-0"



1B ELEVATION
Elevation 1 - a
1/8" = 1'-0"



1A EXTERIOR ELEVATION
SOUTH 1
1/8" = 1'-0"

7/26/2024 10:40:54 AM

Project No. 22068A

Registered Architect
Edith Hurd
19339

PRELIMINARY
This design document is incomplete and may not be used for regulatory approval, permitting, or construction.

Date 2024-07-26

San Antonio River Authority

SARA Sheridan Campus

201 W Sheridan St
San Antonio, TX
78204

revision date

LAKE|FLATO
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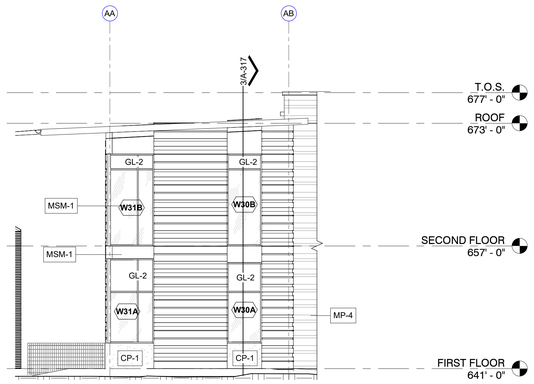
30% CONSTRUCTION DOCUMENTS

A-201

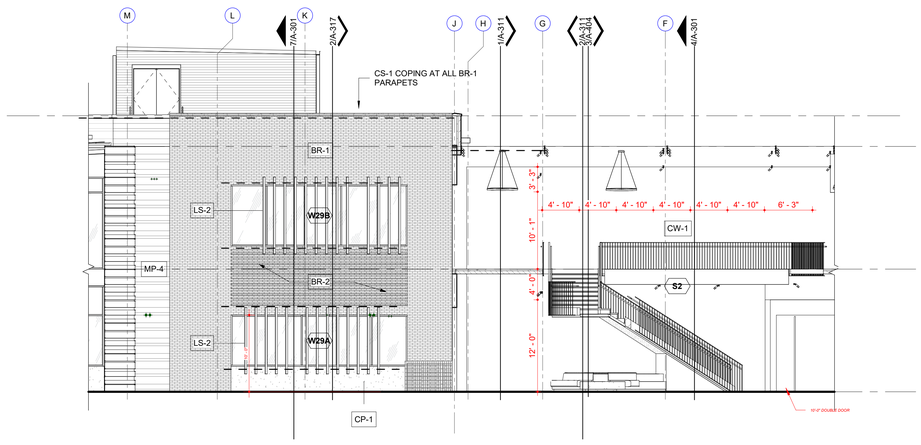
EXTERIOR ELEVATIONS SOUTH BLDG

EXTERIOR FINISH LEGEND			
NO.	DESCRIPTION	COLOR / FINISH	REMARKS
BR-1	BRICK BLEND 1	COLOR TBD BY ARCHITECT	FACE BRICK 3 COLOR BLEND
BR-2	BRICK BLEND 2	COLOR TBD BY ARCHITECT	FACE BRICK 3 COLOR BLEND
CS-1	CAST STONE	COLOR TBD BY ARCHITECT	TO BE USED AT PARAPET
MP-1	METAL WALL PANEL / T15	COLOR TBD BY ARCHITECT	METAL SALES
MP-2	METAL WALL PANEL - PERFORATED / T15	COLOR TBD BY ARCHITECT	METAL SALES
MP-3 / MP-4	METAL WALL PANEL / EM15	COLOR TBD BY ARCHITECT	METAL SALES
SF-1	STORE FRONT		KAWNEER 451T, THROUGHOUT U.N.O.
CP-1	CONCRETE PLASTER		
CW-1	CURTAIN WALL		KAWNEER 1620 SSG
CW-2	CURTAIN WALL		KAWNEER 1620
GL-1	GLASS		ALL GLASS TO BE GL-1 UNLESS NOTED OTHERWISE.
GL-2	GLASS		

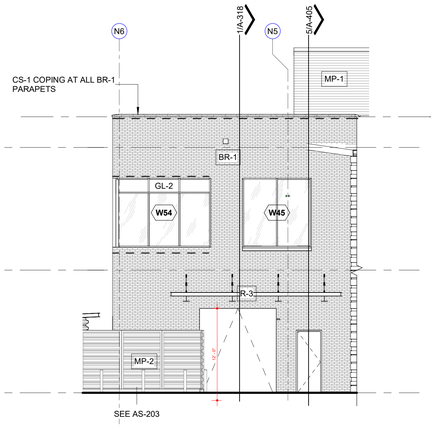
– – – – – MISCELLANEOUS STEEL AT PARAPETS AND WINDOW OPENINGS / REFER TO SPEC NARRATIVE & STRUCTURAL
*SEE SHEETS A-003 & A-011 FOR MORE DETAIL ON MATERIALS & ASSEMBLIES TAGGED ON THESE SHEETS *



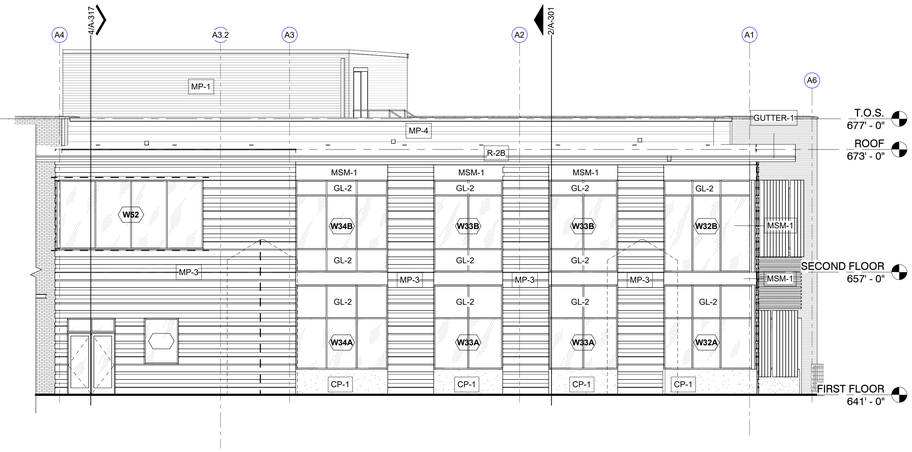
6 EXTERIOR ELEVATION
WEST 2b
1/8" = 1'-0"



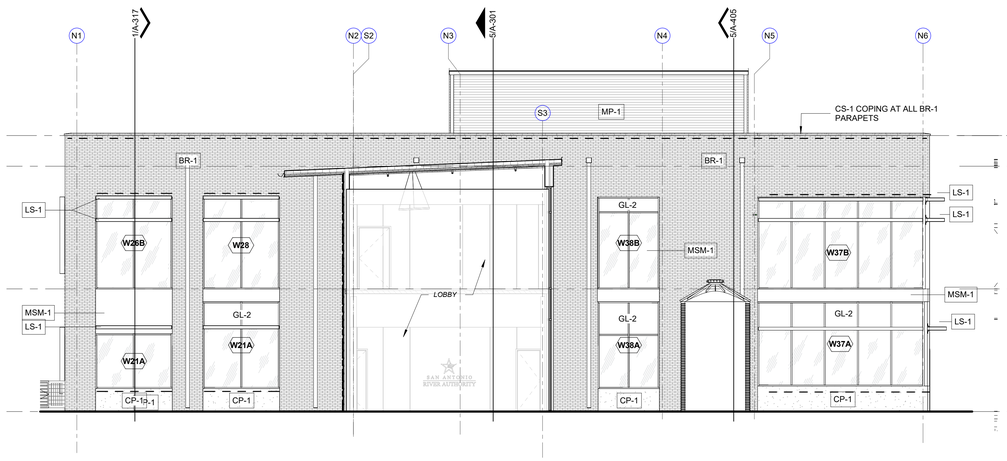
5 EXTERIOR ELEVATION
WEST 2a
1/8" = 1'-0"



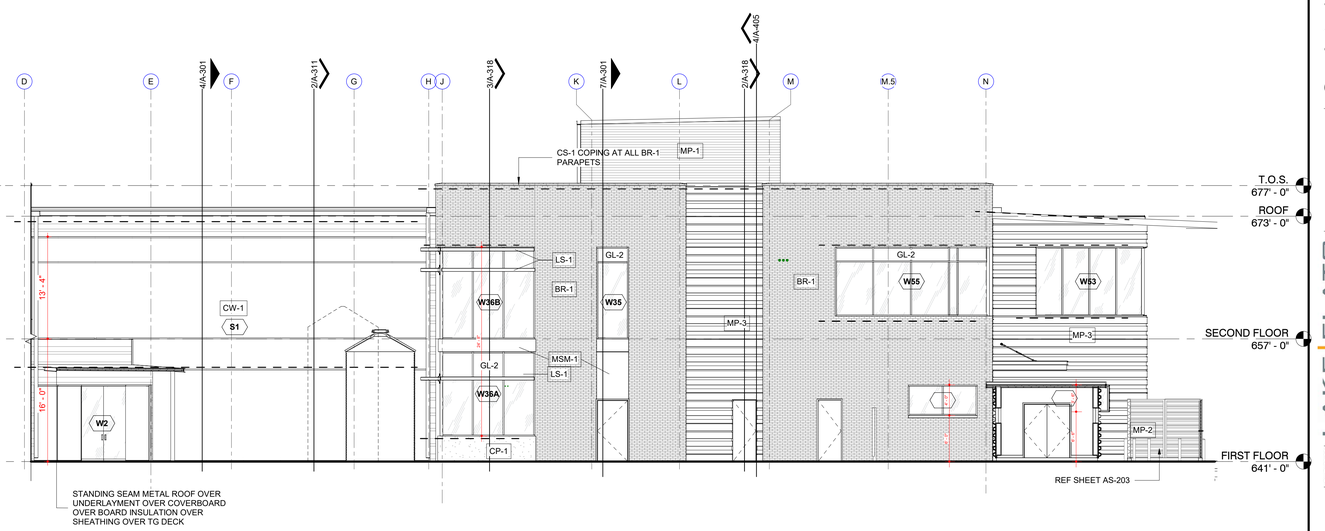
4 EXTERIOR ELEVATION
NORTH 2b
1/8" = 1'-0"



3 EXTERIOR ELEVATION
NORTH 2a
1/8" = 1'-0"



2 EXTERIOR ELEVATION
SOUTH 2
1/8" = 1'-0"



STANDING SEAM METAL ROOF OVER UNDERLAYMENT OVER COVERBOARD OVER BOARD INSULATION OVER SHEATHING OVER TG DECK

1 EXTERIOR ELEVATION
EAST 2
1/8" = 1'-0"

Project No. 22068A

Registered Architect
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15339

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30%
CONSTRUCTION
DOCUMENTS

A-202
EXTERIOR ELEVATIONS
NORTH BLDG + BRIDGE

7/26/2024 10:40:56 AM

LID STRATEGIES BIOFILTRATION DIAGRAM

EXTERIOR MATERIALS

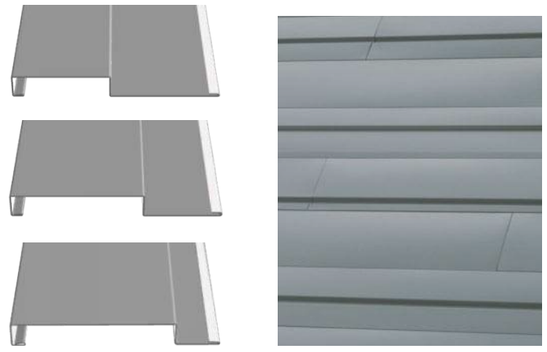
WD-1 : CLT DECKING
SPF, sansin SDF topcoat, satin finish, color TBD

BR-1 : ACME
50% - 150 Red Sunset, 25% - 156 Cranberry, 25% - 103 Charcoal Gray

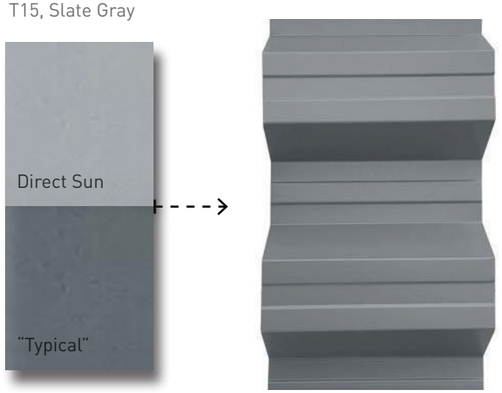
CP-1 : Cement Plaster
(Stucco) Color TBD

MP-3 : METAL SALES
EM15, Mixed Profiles, Slate Gray

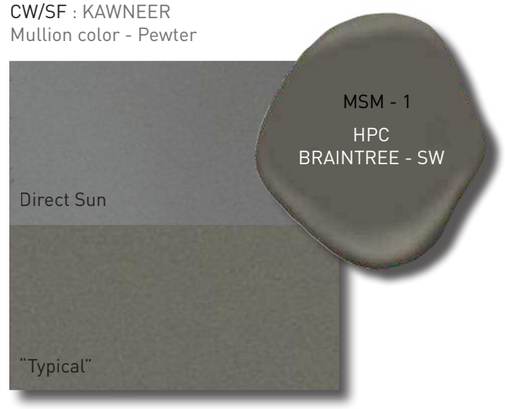
MP-4 : METAL SALES
EM15, 11" Profiles, Slate Gray



MP-1: METAL SALES
T15, Slate Gray



CW/SF : KAWNEER
Mullion color - Pewter



RVK ARCHITECTURE LAKE | FLATO

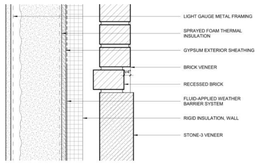
04 20 00 - UNIT MASONRY

LOCATED AT NORTH AND SOUTH BUILDINGS

TYPES:

BR-1:
MODULAR FACE BRICK, 3 COLOR BLEND,
COLOR TBD

BR-2:
MODULAR FACE BRICK, ALTERNATING RECESSED COURSES FOR RIBBED TEXTURE, COLOR TBD

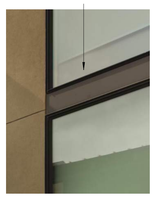


CS-1: CAST STONE COPING AT BRICK PARAPET

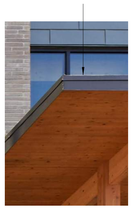
BASIS OF DESIGN:
ADVANCED ARCHITECTURAL STONE, OR SIMILAR,
COLOR TBD BY ARCHITECT

05 00 00 - MISCELLANEOUS METALS

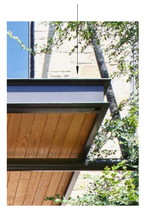
MSM-1
BREAK METAL FASCIA AT STOREFRONT



MSM-2
BREAK METAL FASCIA



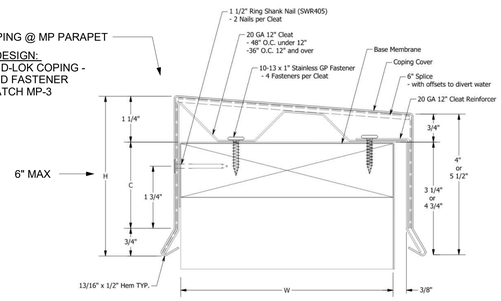
MSM-3
STEEL CHANNEL FASCIA



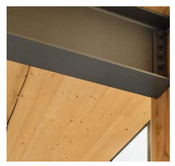
MSM-4
ACM METAL SILL AT BR-1 & BR-2

MSM-5 COPING @ MP PARAPET

BASIS OF DESIGN:
ATAS, RAPID-LOK COPING -
CONCEALED FASTENER
COLOR: MATCH MP-3



06 13 00 - WOOD DECKING FINISH



DECKING : CROSS LAMINATED TIMBER. REF. STRUCTURAL FOR MORE INFO.

FINISH:
- FACTORY COATING - (1) COAT KP12W
  50% TINTED - COLOR TBD BY ARCHITECT
- EXTERIOR FIELD COATING - (2) COAT SANSIN SDF TOPCOAT
  25% TINTED - SATIN FINISH, COLOR TBD BY ARCH.
- INTERIOR FIELD COATING - (2) COAT SANSIN SDF TOPCOAT
  0% TINTED, SATIN FINISH, COLOR TBD BY ARCH.

07 41 00 - STANDING SEAM METAL ROOF

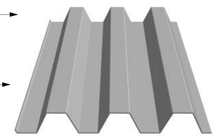
R-3: SSM ROOFS AT ENTRY CANOPIES

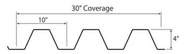
ROOF ASSEMBLY: STANDING SEAM METAL ROOF
OVER 30 MIL SELF-ADHERED HIGH TEMP MEMBRANE UNDERLAYMENT
OVER 1/2" THICK COVERBOARD
OVER T&G STRUCTURAL WOOD DECK, EXPOSED

07 42 00 - METAL PANEL TYPES

MP-1
BASIS OF DESIGN:
METAL SALES T15 PANEL,
CORRUGATED, EXPOSED FASTENER
COLOR: TBD

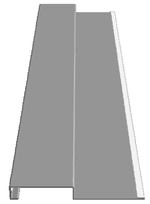
MP-2
BASIS OF DESIGN:
METAL SALES T15 PANEL,
PERFORATED, EXPOSED FASTENER
COLOR: TBD

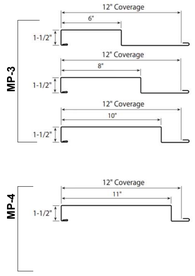




MP-3
BASIS OF DESIGN:
METAL SALES EM15 SERIES,
6"/8"/10" PROFILES, HORIZONTAL,
CONCEALED FASTENER
COLOR: TBD

MP-4
BASIS OF DESIGN:
METAL SALES EM15 SERIES,
11" PROFILE, HORIZONTAL,
CONCEALED FASTENER
COLOR: TBD





07 54 00 - THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

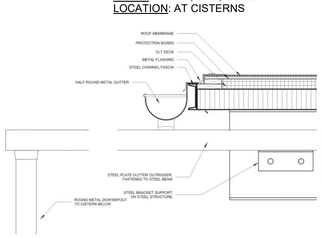
R-1: TPO MEMBRANE ROOF OVER 1/2" THICK COVERBOARD OVER RIGID INSULATION

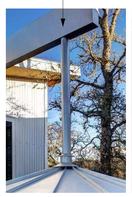
ADD ALTERNATE: PVC ROOF I.L.O. TPO

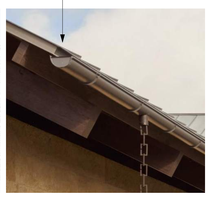
07 71 00 - GUTTERS AND DOWNSPOUTS

GUTTER-1: 6"-8" ROUND PROFILE WITH PLATE STEEL SCUPPER OUTRIGGERS TO DOWNSPOUT-1 AT CISTERNS
FINISH: METAL, HPC, COLOR TBD
LOCATION: AT CLT ROOF (R-2A, R-2B) OVERHANGS

DOWNSPOUT-1: 6"-8" ROUND PROFILE
FINISH: METAL, HPC, COLOR TBD
LOCATION: AT CISTERNS



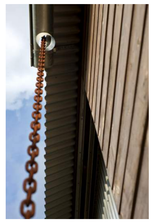


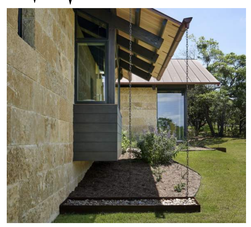


DOWNSPOUT-2: 6"-8" ROUND PROFILE W/ THROUGH WALL FLASHING AT PARAPET PENETRATION
FINISH: METAL, HPC, COLOR TBD
LOCATION: AT CISTERNS

GUTTER-2: 6" ROUND PROFILE
FINISH: METAL, HPC, COLOR TBD
LOCATION: AT R-3, R-4 ROOF CANOPIES

DOWNSPOUT-3: RAIN CHAIN AND GRAVEL CATCH BASIN
FINISH: PRE-WEATHERED CHAIN & PLATE STEEL CATCH BASIN
LOCATION: AT R-3, R-4 ROOF CANOPIES





08 40 00 - ENTRANCES, STOREFRONTS, AND CURTAIN WALLS

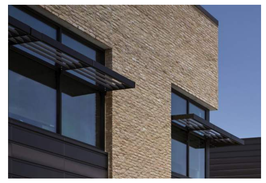
SF-1 (THROUGHOUT)
BOD: KAWNEER 451T FRAMING SYSTEM
2" SITE LINES ONLY X 4"

CW-1 (BRIDGE ONLY)
BOD: KAWNEER 1620 SSG
2" SITE LINES ONLY x 6"

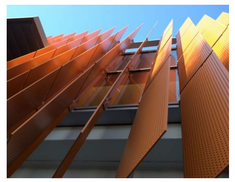
CW-2 (OVER CAFE)
BOD: KAWNEER 1620
2" SITE LINES ONLY x 6"

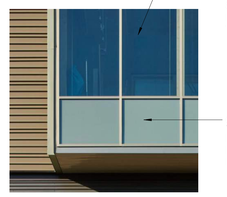
08 80 00 - GLAZING TYPES

LS-1 HORIZONTAL LOUVER SCREEN
BOD: AGS IRELAND SERIES "WEXFORD 42"



LS-1 VERTICAL LOUVER SCREEN
BOD: AGS STANLEY SERIES "FLORIDA"





GL-1
EXTERIOR 1" I.G.U.
VITRO SOLARBAN 70XL, CLEAR, STARPHIRE
LOW-E COATING ON #2 SURFACE
TEMPERED WHERE REQUIRED

GL-2
EXTERIOR SPANDREL I.G.U.
MATCH GL-1 PERFORMANCE PROPERTIES

09 00 00 - FINISHES

HIGH PERFORMANCE COATINGS

HPC-1: AT EXTERIOR EXPOSED STEEL STRUCTURE
COLOR TBD BY ARCHITECT

HPC-2: AT STEEL CHANNEL FASCIA ON BUILDING FACADE
COLOR TBD BY ARCHITECT

HPC-3: AT ACM METAL SILLS
COLOR TBD BY ARCHITECT

HPC-4: AT ROOF FASCIA
COLOR TBD BY ARCHITECT

HPC-5: AT GUTTERS AND DOWNSPOUTS
COLOR TBD BY ARCHITECT

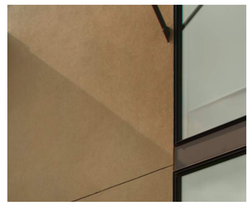
HPC-6: AT MECHANICAL SCREEN STEEL STRUCTURE
COLOR: TBD BY ARCHITECT

09 24 00 - CEMENT PLASTER

CP-1: EXTERIOR PORTLAND CEMENT PLASTERWORK (STUCCO)

BASIS OF DESIGN:
ARMOURWALL 300 STUCCO SYSTEM BY PAREX USA
OMEGA PRODUCTS INTERNATIONAL
STO CORP

FINISH AND COATINGS:
PAREX ULTRA E-LASTIC: PREMIUM 100% ACRYLIC-BASED ELASTOMERIC TEXTURED FINISH, INTEGRALLY COLORED
FINISH TYPE, TEXTURE AND COLOR TBD BY ARCHITECT



10 73 00 - AWNINGS AND CANOPIES

R-2A / R-2B (AT CLT ROOF OVERHANGS)

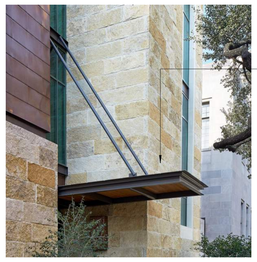
ROOF: TPO, OVER COVERBOARD, OVER RIGID INSULATION, OVER EXPOSED 3-PLY CLT DECK

FRAMING: ARCHITECTURALLY EXPOSED STEEL FRAME, PAINTED, COLOR: TBD

R-3 (AT ENTRY VESIBULE)

ROOF: SSM, OVER SHEATHING, OVER WD BLOCKING, OVER EXPOSED STRUCTURAL T&G WOOD DECK

FRAMING: ARCHITECTURALLY EXPOSED STEEL FRAME, PAINTED, COLOR: TBD



R-3 (SUSPENDED CANOPIES)

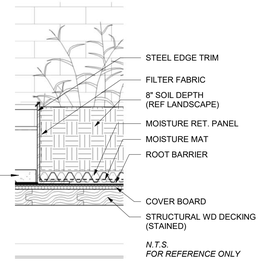
ROOF: SSM, OVER SHEATHING, OVER WD BLOCKING, OVER EXPOSED STRUCTURAL T&G WOOD DECK

FRAMING: ARCHITECTURALLY EXPOSED STEEL FRAME, PAINTED, COLOR: TBD

R-4 (GREEN ROOF AT COVERED WALKWAYS)

ROOF: GARDEN ROOF ASSEMBLY OVER MOISTURE RETENTION PANEL OVER COVER BOARD OVER EXPOSED WD DECKING

FRAMING: ARCHITECTURALLY EXPOSED STEEL FRAME, PAINTED, COLOR: TBD



N.T.S.
FOR REFERENCE ONLY

Project No. 22068A

Registered Architect
Edith Hurd
19339

PRELIMINARY
This design document is incomplete and may not be used for regulatory approval, permitting, or construction.

Date 2024-07-26

San Antonio River Authority
SARA Sheridan Campus
201 W Sheridan St
San Antonio, TX
78204

revision date

LAKE|FLATO
RVK ARCHITECTURE
2002 N. Saint Mary's St.
San Antonio Texas 78212
Office: 210.733.3535
web: www.rvkarchitecture.com

30%
CONSTRUCTION
DOCUMENTS

A-011
SPECIFICATION NARRATIVE

7/26/2024 1:00:31 PM

EXTERIOR RENDERS

VIEW FROM SOUTH FLORES: NORTH & WEST ELEVATION

EXTERIOR RENDERS

CAN HAVE GRAPHICS ADDED TO THE CISTERNS- CONFIRM IF WANTED

VIEW FROM SOUTH FLORES: WEST ELEVATION

EXTERIOR RENDERS

VIEW FROM SHERIDAN/FLORES LOOKING NORTH

EXTERIOR RENDERS

VIEW FROM SHERIDAN: SOUTH ELEVATION

EXTERIOR RENDERS

VIEW FROM PARK: SOUTH ELEVATION

REMOVE DOGS FROM THE IMAGES

EXTERIOR RENDERS

VIEW FORM SHERIDAN: SOUTH ELEVATION

SITE BIRD'S EYE SHERIDAN STREET ENTRY

EXTERIOR RENDERS

VIEW FROM VISITOR PARKING: EAST ELEVATION

EXTERIOR RENDERS

VIEW FROM PARKING: VISITOR ENTRY

EXTERIOR RENDERS

VIEW FROM VISITOR CANOPY: COURTYARD AND EAST ELEVATION

EXTERIOR RENDERS

VIEW FROM COURTYARD: MAIN ENTRY

SITE BIRD'S EYE LOOKING SOUTHWEST

EXTERIOR RENDERS

VIEW FROM ENTRY DRIVE: NORTH ELEVATION & B.O.H.

BUILDING SIGNAGE

AT ENTRY CANOPY AND CISTERNS

SAN ANTONIO RIVER AUTHORITY | San Antonio, TX

STANDING SEAM METAL ROOF

FLAT PANEL, NO RIB STIFFNERS OR CORRUGATION

SAN ANTONIO RIVER AUTHORITY | San Antonio, TX

CEMENT PLASTER SIDING (STUCCO)

SMOOTH FINISH

SAN ANTONIO RIVER AUTHORITY | San Antonio, TX

BUILDING SIGNAGE

AT ENTRY CANOPY AND CISTERNS

SAN ANTONIO RIVER AUTHORITY | San Antonio, TX