

HISTORIC AND DESIGN REVIEW COMMISSION

June 29, 2022

HDRC CASE NO: 2022-342
ADDRESS: 421, 423, 431 S ALAMO ST
LEGAL DESCRIPTION: NCB 155 (SAUTO HOTEL II), LOT 36
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: La Villita Historic District
APPLICANT: James McKnight/Brown & Ortiz, PC
OWNER: Eric Stone/SAUTO HOTEL II LC
TYPE OF WORK: Rehabilitation and exterior modifications of the historic German School structures, construction of a 10-story hotel, site work, site construction
APPLICATION RECEIVED: June 13, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Perform rehabilitative scopes of work to the German School's North Building to include window repair and the replacement of an existing staircase. The applicant has also proposed to replace existing, exterior doors.
2. Perform rehabilitative scopes of work to the German School's South Building to include window repair and the replacement of an existing staircase. The applicant has also proposed to replace existing, exterior doors, and to create two (2) new door openings within the existing facades.
3. Perform modifications to the existing courtyard to include the installation of new trees, shrubs and groundcover. The applicant has also proposed to construct a retractable awning within the courtyard.
4. Construct a 10-story hotel structure to feature 347 guest rooms as well as street level structures to span to the north to connect to the existing, historic structures.
5. Construct street level structures, including a hotel entry and drop off structure, a restaurant, and a structure to connect the historic German School buildings to the proposed hotel tower.
6. Install site and building signage throughout the property.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of

setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority

of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street.

No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to

lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent

historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found

in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar

to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style

along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate

a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways

are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the

streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or

a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j)

for specific standards.

iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Historic Design Guidelines, Chapter 6, Guidelines for Signage

A. GENERAL

i. Number and size—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.

ii. New signs—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.

iii. Scale—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

B. HISTORIC SIGNS

i. Preservation—Preserve historic signs, such as ghost signs or other signs characteristic of the building's or district's period of significance, whenever possible.

ii. Maintenance—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

C. PLACEMENT AND INSTALLATION

i. Location—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.

ii. Obstruction of historic features—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.

iii. Damage—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.

iv. Pedestrian orientation—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

i. Inappropriate materials—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.

ii. Appropriate materials—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.

iii. Color—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.

iv. Typefaces—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

E. LIGHTING

i. Lighting sources—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.

ii. Neon lighting—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

3. Projecting and Wall Mounted Signs

A. GENERAL

i. Mounting devices—Construct sign frames and panels that will be used to be attach signs to the wall of a building of wood, metal, or other durable materials appropriate to the building's period of construction.

ii. Structural supports—Utilize sign hooks, expansion bolts, or through bolts with washers on the inside of the wall depending upon the weight and area of the sign, and the condition of the wall to which it is to be attached.

iii. Appropriate usage—Limit the use of projecting and wall-mounted signs to building forms that historically used these types of signs, most typically commercial storefronts. To a lesser degree, these signage types may also be appropriate in areas where residential building forms have been adapted for office or retail uses, if sized accordingly.

B. PROJECTING SIGNS

i. Placement—Mount projecting signs perpendicularly to a building or column while allowing eight feet of overhead clearance above public walkways.

ii. Public right-of-way—Limit the extension of projecting signs from the building facade into the public right-of-way for a maximum distance of eight feet or a distance equal to two-thirds the width of the abutting sidewalk, whichever distance is greater.

iii. Area-Projecting signs should be scaled appropriately in response to the building façade and number of tenants.

C. WALL-MOUNTED SIGNS

i. Area—Limit the aggregate area of all wall-mounted signs to twenty-five percent of a building facade.

ii. Projection—Limit the projection of wall-mounted signs to less than twelve inches from the building wall.

iii. Placement—Locate wall signs on existing signboards—the area above the storefront windows and below the second story windows—when available. Mount wall signs to align with others on the block if an existing signboard is not available.

iv. Channel letters—Avoid using internally-illuminated, wall-mounted channel letters for new signs unless historic precedent exists. Reverse channel letters may be permitted.

4. Freestanding Signs

A. GENERAL

i. Appropriate usage—Freestanding signs are most appropriate in locations where building forms are set back from the street, such as in areas where historic residences have been adapted for office or retail uses, or in commercial districts where they may be used to identify parking areas or other accessory uses.

ii. Placement—Place freestanding signs near the public right-of-way where they are clearly visible to passing pedestrians and motorists, a minimum of five feet from the street right-of-way and ten feet from all interior side lot lines. No freestanding sign should be placed in a manner that obstructs the pedestrian walkway.

iii. Number—Limit the number of freestanding signs per platted lot to one, unless the lot fronts more than one street, in which case, one sign is allowed on each street on which the lot has frontage.

iv. Monument signs—Do not use “suburban-style” monument signs or electronic messaging signs not historically found in San Antonio’s historic districts.

B. DESIGN

i. Height—Limit the height of freestanding signs to no more than six feet.

ii. Area—The size of new signs should be appropriate within the historic context, and should not exceed 25 square feet on either side, for a total of 50 square feet. Appropriate size shall be determined by considering historic precedent, sign patterns within historic districts, and conditions specific to individual properties.

iii. Structural supports—Use subtle structural elements (in terms of their scale and mass) with historically compatible materials to support a freestanding sign.

- (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 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.
 - 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.
 - (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 public works department will maintain the designated multi-use path locations.
 - (4) Street Connections to River. Retain the interesting and unique situations where streets dead-end at the river, creating both visual and physical access to the river for the public.
 - (5) Pedestrian Access Along the Riverwalk Pathway Shall Not Be Blocked.
 - A. Queuing is prohibited on the Riverwalk pathway.
 - B. Hostess stations shall be located away from the Riverwalk pathway so as to not inhibit pedestrian flow on the Riverwalk 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 Riverwalk 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 Riverwalk 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.

UDC 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, which ever 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.

(2) Prohibition of Structures, Buildings, Roofs or Skywalks Over the River Channel. No structure, building, roof or skywalk may be constructed over the river channel, or by-pass channel with the exception of structures for flood control purposes, open air pedestrian bridges at ground or river level, and street bridges. The river channel is the natural course of the river as modified for flood control purposes and the Pershing-Catalpa ditch.

(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.

(1) Two or More Buildings on a Site.

A. Cluster buildings to create active open spaces such as courtyards along the street and river edges. Site plazas and courtyards, if possible, so that they are shaded in the summer and are sunny in the winter.

(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.

(c) Topography and Drainage. The natural contours of occasional hillsides and riverbanks contribute to the distinct character of the San Antonio River and shall be considered in site designs for new development. Site plans shall minimize the need for cut and fill. It should be considered as an opportunity for positive enhancements through the creative use of terraces and retaining walls.

(1) Visual Impacts of Cut and Fill. Divide a grade change of more than ten (10) vertical feet into a series of benches and terraces. Terrace steep slopes following site contours. When creating site benches, using sloped "transitional areas" as part of the required landscaping is appropriate.

(2) Minimize the Potential for Erosion at the Riverbank. Grade slopes at a stable angle not to exceed four to one (4:1) and provide plant material that will stabilize the soil such as vigorous ground covers, vines or turf planting that are native and noninvasive species as found on the permissible plant list maintained by the parks and recreation department. Use of stabilizing materials such as geo-web or geo-grid is permitted as long as plant material is used to conceal the grid.

Use of terraced walls is permitted when there is a slope of more than four to one (4:1).

(3) Retaining Walls. Limit the height of a retaining wall to less than six (6) feet. If the retaining wall must exceed six (6) feet, a series of six-foot terrace walls is acceptable. Walls at dams and locks are excluded from this requirement. If in the opinion of the historic preservation officer a higher wall is consistent with the adopted conceptual plan of the river, a higher wall (not to exceed twelve (12) feet) is allowed. Materials used for the walls may include limestone, stucco, brick, clay, tile, timber, or textured concrete. (see Figure 673-2)

(4) Enhance or Incorporate Acequias Into The Landscape Design and Drainage Scheme of the Site. Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design.

(5) Design of Stormwater Management Facilities to be a Landscape Amenity. Where above ground stormwater management facilities are required, such facilities shall be multi-purpose amenities. For example, water quality features can be included as part of the site landscaping and detention facilities can be included as part of a hardscape patio. Using an open concrete basin as a detention pond is prohibited.

(6) Walls and Fences at Detention Areas.

A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department, that will drape over the edge to soften the appearance of the structure.

B. The use of solid board or chain link fence with or without slats is prohibited. A welded wire, tubular steel, wrought iron or garden loop is permitted.

(7) Roof Drainage into the River.

A. All roof drainage and other run-off drainage shall conform to public works department standards so that they \ drain into sewer and storm drains rather than the river. Drainage of this type shall not be piped into the river unless the outlet is below the normal waterline of the river at normal flow rates.

B. All downspouts or gutters draining water from roofs or parapets shall be extended underground under walks and patios to the San Antonio River's edge or stormwater detention facility so that such drainage will not erode or otherwise damage the Riverwalk, landscaping or river retaining walls.

C. All piping and air-conditioning wastewater systems shall be kept in good repair. Water to be drained purposely from these systems, after being tested and adjudged free from pollution, shall be drained in the same manner prescribed in subsection (7)A. above.

(d) Riverside Setbacks. Riverside setbacks for both buildings and accessory structures are established to reinforce the defined character of the specific river improvement overlay district and help to define an edge at the river pathway that is varied according to the relationship of the river and the street. In the more urban areas, buildings should align closer to the river edge, while in more rural areas the buildings should be set farther away.

(1) Minimum setback requirements are per the following Table 673-1.

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Riverside Setback	20 FT	15 FT	0 FT	20 FT	50 ft	100 FT

(2) Designation of a development node district provides for a minimum riverside setback of zero (0) feet.

(e) Landscape Design. Lush and varied landscapes are part of the tradition of the San Antonio River. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river and street edges.

(1) Provide Variety in Landscape Design. Provide variety in the landscape experience along the river by varying landscape designs between properties. No more than seventy-five (75) percent of the landscape materials, including plants, shall be the same as those on adjacent properties. (see Figure 673-4).

(2) Planting Requirements in Open Space Abutting the River. On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements, are required to be planted according to Table 673-2.

A. Planting requirements in RIO-4, RIO-5, and RIO-6 should continue the restoration landscape efforts along the river banks. Planting in these RIO districts is to be less formal so as to maintain the rural setting of the river.

B. In "RIO-3," if existing conditions don't meet the standards as set out in Table 673-2, the owner or lessee will not have to remove paving to add landscaping in order to meet the standards until there is a substantial remodeling of the outdoor area. Substantial remodeling will include replacement of seventy-five (75) percent of the paving materials, or replacement of balcony and stair structures.

(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.

(1) Incorporate Existing Vegetation. Extend the use of landscape materials, including plants, shrubs and trees that are used in the public areas of the river onto adjacent private areas to form a cohesive design.

(2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E. In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.

(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.

A. A maximum of six hundred (600) square feet is allowed for a single paving material before the paving material must be divided or separated with a paving material that is different in texture, pattern, color or material. A separation using a different material must be a minimum of twenty-four (24) inches wide, the full

width of the pathway.

B. A maximum of one hundred (100) lineal feet is allowed in a walkway before the pattern must change in districts "RIO-2," "RIO-3," and "RIO-4." A maximum of five hundred twenty-eight (528) lineal feet is allowed before the pattern must change in districts "RIO-1," "RIO-5" and "RIO-6." The change of material at five hundred twenty-eight (528) lineal feet will define and delineate one-tenth-mile markers.

C. In "RIO-3," the Riverwalk pathway shall be delineated by using a separate material that is clearly distinguished from the adjacent patio paving materials. If the historic Hugman drawings indicate a sidewalk width and pattern on the site, that paving pattern and material shall be replicated.

(h) Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River is such that walls shall not be erected in such a way as to block views of the river from public spaces.

(1) Use of Site Walls to Define Outdoor Spaces.

A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

A. On properties abutting the river, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river may use the above listed materials plus wood fencing.

B. All chain link fences are prohibited for properties abutting the river. For properties that do not abut the river chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

(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.

(1) Prohibited Street Furnishings in Riverwalk Area. The following street furnishings are prohibited within the publicly owned portion of the Riverwalk area, whether or not the property is leased, and on the exterior of the riverside of buildings directly adjacent to the publicly owned portion of the river:

A. Vending machines.

B. Automatic teller machines.

C. Pay phones.

D. Photo booths.

E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.

F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.

G. Monitors (i.e., television screens, computer screens).

H. Speakers.

(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.

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.

B. Product or business advertising is prohibited on all street furnishings.

C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.

(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) foot-candles 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.

(k) Curbs and Gutters.

(1) Construct Curb and Gutter Along the Street Edge of a Property.

A. Install curbs and gutter along the street edge at the time of improving a parcel.

B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works and the development services department may waive the requirement of curbs and gutters.

(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.

(1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is allowed by right at the following locations:

A. At all street and vehicular bridge crossings over the river.

B. Where publicly owned streets dead end into the river.

C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot or less grade change between the private property and the pathway.

(2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway

at the river then the following conditions apply:

A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property extends the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if the distance requirements were met.

B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge connections are exempted. Mid-block access points must meet this requirement.

C. Reciprocal access agreements between property owners are permitted.

(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.

(m) Buffering and Screening. The manner in which screening and buffering elements are designed on a site greatly affects the character of the river districts. In general, service areas shall be screened or buffered. "Buffers" are considered to be landscaped berms, planters or planting beds; whereas, more solid "screens" include fences and walls. When site development creates an unavoidable negative visual impact on abutting properties or to the public right-of-way, it shall be mitigated with a landscape design that will buffer or screen it.

(1) Landscape Buffers Shall be Used in the Following Circumstances: To buffer the edges of a parking lot from pedestrian ways and outdoor use areas, (such as patios, and courtyards), and as an option to screening in order to buffer service areas, garbage disposal areas, mechanical equipment, storage areas, maintenance yards, equipment storage areas and other similar activities that by their nature create unsightly views from pedestrian ways, streets, public ROWs and adjoining property.

(2) Screening Elements Shall be Used in the Following Circumstances: To screen service areas, storage areas, or garbage areas from pedestrian ways.

(3) Exceptions for Site Constraints. Due to site constraints, in all RIOs and specifically for "RIO-3" where there is less than ten (10) feet to provide for the minimum landscape berm, a screen may be used in conjunction with plantings to meet the intent of these standards. For example a low site wall may be combined with plant materials to create a buffer with a lesser cross sectional width.

(4) Applicable Bufferyard Types. Table 510-2 establishes minimum plant materials required for each bufferyard type. For purposes of this section, type C shall be the acceptable minimum type.

(5) Applicable Screening Fence and Wall Types. Screening fences and walls shall be subject to conditions of subsection 35-673(h), Walls and Fences.

(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.

A. Position utility boxes so that they cannot be seen from the public Riverwalk path, or from major streets, by locating them on the sides of buildings and away from pedestrian and vehicular routes. Locating them within interior building corners, at building offsets or other similar locations where the building mass acts as a shield from public view is preferred.

B. Orient the door to a trash enclosure to face away from the street when feasible.

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

(2) Screening of service entrance shall be compatible with the buildings on the block face.

A. When it would be visible from a public way, a service area shall be visually compatible with the buildings on the block face.

B. A wall will be considered compatible if it uses the same material as other buildings on the block, or is painted a neutral color such as beige, gray or dark green or if it is in keeping with the color scheme of the adjacent building.

(o) Bicycle Parking. On-site bicycle parking helps promote a long term sustainable strategy for development in RIO districts. Bicycle parking shall be placed in a well lit and accessible area. UDC bicycle parking requirements in UDC 35-526 can be met through indoor bicycle storage facilities in lieu of outdoor bike rack fixtures.

Sec. 35-674. Building Design Principles

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to

establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b) 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) Express facade components in ways that will help to establish building scale.

A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

(2) Align horizontal building elements with others in the blockface to establish building scale.

A. 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.

(3) Express the distinction between upper and lower floors.

A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.

(4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.

A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length	50 ft.	50 ft.	30 ft.	75 ft.	75 ft.	50 ft.

B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:

- Change materials with each building module to reduce its perceived mass; or
- Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
- Change the roof form of each building module to help express the different modules of the building mass; or
- Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

(5) Organize the Mass of a Building to Provide Solar Access to the River.

A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).

B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a).

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

(1) The maximum building height shall be as defined in Table 674-2.

A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet 60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.	

(3) On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.

(4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.

B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.

C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.

D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

A. Large expanses of high gloss or shiny metal panels.

B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.

B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.

C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged.

In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.

ii. By stepping back the top twenty (20) percent of the building.

iii. Changing the material of the cap.

B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.

C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

(2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.

D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

(3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

- A. Entrances shall be the most prominent on the street side and less prominent on the river side.
 - B. Entrances shall be placed so as to be highly visible.
 - C. The scale of the entrance is determined by the prominence of the function and or the amount of use.
 - D. Entrances shall have a change in material and/or wall plane.
 - E. Entrances should not use excessive storefront systems.
- (4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.
- A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.
 - B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.
 - C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.
- (g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.
- (1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.
- A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.
 - B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.
 - C. They should match the shape of the opening.
 - D. Simple shed shapes are appropriate for rectangular openings.
 - E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.
 - F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.
 - G. Historic canopies shall be repaired or replaced with in-kind materials.
- (2) Materials and Color.
- A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.
 - B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.
- (3) Incorporating lighting into the design of a canopy is appropriate.
- A. Lights that illuminate the pedestrian way beneath the awning are appropriate.
 - B. Lights that illuminate the storefront are appropriate.
 - C. Internally illuminated awnings that glow are prohibited.

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:

General Findings:

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform rehabilitative scopes of work as well as exterior modifications to the historic German School structures at 423 S Alamo. The applicant has also proposed to construct a 10-story hotel structure, street level structures and perform modifications to the existing courtyard.
- b. **CONCEPTUAL APPROVAL** – The applicant received conceptual approval at the December 4, 2019, Historic and Design Review Commission hearing for a scope of work that included the construction of a 9-story hotel, street level construction, courtyard modifications and site work with the following stipulations:
 - That the applicant continue to incorporate human scaled fenestration patterns, detailing and materials throughout the design, including at the street level.
 - That the applicant incorporate addition fenestration, materials or detailing to separate the north and south facades on the eastern portion of the structure, or at other locations not shown where large expanses of concrete may occur.
 - That that the proposed curb cut on S Alamo, feature an uninterrupted sidewalk at the curb with a steeper vehicular approach to ensure that pedestrian access on the sidewalk is not disturbed, and that all on site automobile parking be screened from view from the public right of way.
 - That additional details be developed that allow for the reversibility of the connection with little to no negative impacts to the stone structure. Details regarding this connection as well as any connections to the two-story brick building will require additional approvals as the design is further developed.
 - That the applicant continue to explore ways to utilize traditional materials, forms and details..
 - That all modifications be done in a manner that does not damage historic or contributing elements, and that all historic and contributing elements remain as they currently exist.
 - That the applicant submit both a landscaping and site lighting plan when returning to the Commission for final approval.
 - An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on June 8, 2022. At that meeting, committee members commented on the proposed new construction’s material palette, the proposed courtyard modifications and the relationship of the new construction to the public right of way.
- d. **EXISTING SITE CONDITION** – The existing site features an asphalt surface parking lot, and the German School historic site, which features a number of historic structures and a courtyard.
- e. **ARCHAEOLOGY** – The project area is within the La Villita Local Historic District, La Villita National Register of Historic Places District, and includes the German-English School Local Historic Landmark. In addition, the German-English School is a Recorded Texas Historic Landmark (marker #2178). Furthermore, previously recorded archaeological site 41BX304 is located within the subject property. A review of historic archival information identifies the project area as the possible location of the Spanish Colonial Cuartel. Moreover, the reported second location of Mission San Antonio de Valero is in close proximity to the subject

property. Therefore, an archaeological investigation is required. State law requires a 60 day notice to the Texas Historical Commission prior to modifying the historical or architectural integrity of a Recorded Texas Historic Landmark. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

Findings related to request item #1:

- 1a. The applicant is requesting a Certificate of Appropriateness for approval to perform rehabilitative scopes of work to the German School's North Building to include window repair and the replacement of an existing staircase. The applicant has also proposed to replace existing, exterior doors. Generally, staff finds the proposed window repair and staircase replacement to be appropriate; however, all work shall be done in-kind with like materials. Staff finds that only non-original doors should be replaced. If original doors are damaged beyond repair, they should be replaced in-kind.

Findings related to request item #2:

- 2a. The applicant is requesting a Certificate of Appropriateness for approval to perform scopes of work to the German School's South Building to include window repair and the replacement of an existing staircase. The applicant has also proposed to replace existing, exterior doors, and to create two (2) new door openings within the existing facades. Generally, staff finds the proposed window repair and staircase replacement to be appropriate; however, all work shall be done in-kind with like materials. Staff finds that only non-original doors should be replaced. If original doors are damaged beyond repair, they should be replaced in-kind.
- 2b. NEW OPENINGS – As noted in finding 2a, the applicant has proposed to create two (2) new door openings within the existing, original facades. One opening will connect the restaurant dining room to the kitchen, and will be made into the west, brick elevation of the two story historic structure. The second openings will be located on the south (rear) elevation and will connect the south structure to a proposed structure. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that new window and door openings should not be introduced on primary façades or where visible from the right of way. Staff finds the locations of the proposed new entrances to be appropriate and consistent with the Guidelines. Staff finds that all removed original materials shall be retained and reused on site. Additionally, staff finds that all openings should be created in a manner that is reversible, and that construction documents should be submitted to document this.

Findings related to request item #3:

- 3a. The applicant is requesting a Certificate of Appropriateness for approval to perform modifications to the existing courtyard to include the installation of new trees, shrubs and groundcover. The applicant has also proposed to construct a retractable awning within the courtyard. Generally, staff finds the proposed modifications, as noted on the most recent site plan to be appropriate; however, staff finds that the applicant should submit a detailed site and landscaping plan for review and approval. Additionally, staff finds that a detail of the proposed courtyard awning should be submitted for review and approval. The proposed awnings should feature materials, details and profiles that are complementary of the historic structures.
- 3b. OUTDOOR FURNITURE – The applicant has proposed outdoor seating areas in the existing courtyard. High quality street furnishings are required per UDC Section 35-673(i). The applicant is responsible for complying with this section of the UDC.

Findings related to request item #4:

- 4a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 10-story hotel structure to feature 347 guest rooms as well as street level structures to span to the north to connect to the existing, historic structures.
- 4b. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a), pedestrian access shall be provided among properties to integrate neighborhoods. Additionally, the various functions and spaces on a site must be linked with sidewalks in a coordinated system. The applicant has noted various connections, including those adjacent to the right of way and those that connect various site courtyards to each other and the right of way. This is consistent with the UDC.
- 4c. CURB CUTS – The applicant has proposed three curb cuts to facilitate vehicular traffic into the site. Two of the proposed curb cuts will be located on S Alamo, and are associated with the proposed hotel drop off. The third curb cut will be located on Arciniega Street. The UDC Section 35-672(b)(1)(B) notes that curb cuts should not exceed twenty-five (25) feet in width. Staff finds that the proposed curb cut on S Alamo, should feature an

uninterrupted sidewalk at the curb with a steeper vehicular approach to ensure that pedestrian access on the sidewalk is not disturbed.

- 4d. ENTRANCE ORIENTATION – According to the UDC Section 35-673, 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. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The applicant has proposed a primary entrance at the base of the tower that is oriented toward S Alamo. Staff finds this to be appropriate and consistent with the UDC.
- 4e. HUMAN SCALE – According to the UDC Section 35-674(b) a building shall appear to have a “human scale”. To comply with this, a building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river. The applicant has provided a human scale by separating the façade into individual floor height segments, individually sized window openings, and human scaled floor to ceiling heights that translate to the façade through materials. Staff finds the proposed human scale façade elements to be appropriate and consistent with the UDC.
- 4f. FAÇADE SEPARATION – The UDC Section 35-674 (b)(4) notes that a façade in RIO-3 that features more than thirty (30) feet in length should be divided into modules that express traditional dimensions. Per the submitted application documents, the applicant has separated the façade as required by the UDC in all locations through the use of changes in materials, window mullions, and banding at floor plates. Staff finds the proposed façade separation to be appropriate and consistent with the UDC.
- 4g. FAÇADE COMPOSITION – The UDC Section 35-678(e) notes that traditionally, buildings have been organized into three distinct segments; a base, midsection and cap. This organization helps to give a sense of scale to a building and its use should be encouraged. Per the submitted application documents, the applicant has divided the proposed tower into three distinct segments. The mid-section is framed by contrasting glass and glazing at the base and cap, material variations and roof overhangs. Staff finds the proposed façade composition to be appropriate.
- 4h. ALLOWABLE HEIGHT – There is no height restriction for new construction in RIO-3, consistent with the Downtown District. The applicant has proposed a height of approximately one hundred and twenty (120) feet. Cesar E Chavez Boulevard is a dividing boundary between the Downtown District and the neighborhoods to the south. The proposed height is appropriate within the context of the Downtown District.
- 4i. HEIGHT COMPATIBILITY – UDC Section 35-674(c)(3) states that building facades shall appear similar in height to those of other buildings found traditionally in the area. This section also states that if fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building façade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. The proposed new construction is located adjacent to structures that are below the allowable building height. The proposed new construction features a podium with 1 story in height; generally, this is consistent with the massing of the historic structures found in the immediate vicinity; however, the proposed tower is located within the La Villita Historic District where there is an immediate contrast between the overall height of the proposed new construction and the height of the historic structures in the immediate vicinity.
- 4j. MATERIALS – Per the application documents, the applicant has proposed materials that include composite panel systems, exposed steel columns, ornamental glass railings, brick, aluminum storefront glazing systems, metal panels, and EIFS. Per the UDC Section 35-674, EIFS is not allowed. Staff finds the proposed materials, with the exception of EIFS are appropriate and consistent with the UDC. If EIFS is used, it should be detailed and applied to present an appearance similar to applied stucco, with expansion joints comparable to stucco.
- 4k. WINDOWS – The applicant has noted the installation of aluminum windows. Staff finds the proposed windows to be appropriate; however, staff finds that dark colored frames that are recessed at least two (2) inches within wall openings should be used.
- 4l. ARCHITECTURAL LIGHTING – At this time the applicant has not provided specifics regarding architectural lighting. Staff finds that an architectural lighting plan should be developed and submitted to OHP staff for review and approval.
- 4m. 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 rooftop screening elements to screen mechanical equipment. Staff finds this to be appropriate. The applicant is responsible for complying with all UDC standards regarding mechanical and service equipment.

Findings related to requested item #5:

- 5a. The applicant has proposed to construct street level structures, including a hotel entry and drop off structure, a restaurant, and a structure to connect the historic German School buildings to the proposed hotel tower. These one-story structure will interact directly with the existing, historic structures on site.
- 5b. ATTACHMENT: The proposed hotel connections will take place at the southern buildings of the German School complex which consist of a single-story stone structure constructed ca. 1858 and a two-story brick wing constructed ca. 1910. In the documents provided, a connection will occur at the southern wall of the 1858 building near the location of an existing mechanical addition. It does not appear that any historic building materials will be removed at this connection, and that the new construction will maintain existing sight lines of the stone structure. Additional construction details should be developed to demonstrate the reversibility of the connection with little to no negative impacts to the stone structure. As noted in finding 2b, staff finds the proposed attachments to be appropriate; however, staff finds that all openings should be created in a manner that are reversible, and that construction documents should be submitted to document this.
- 5c. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. Per the submitted site plan, the applicant has proposed for the new construction to feature setbacks that are greater than and subordinate to those of the historic structures on the site, with the exception of the proposed hotel entry and drop off structure’s canopy. Staff finds that all elements of the proposed new construction should feature setbacks from S Alamo that are greater than those of historic structures on the lot.
- 5d. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed entrances that are oriented toward S Alamo, consistent with the Guidelines.
- 5e. SCALE & MASSING – The Guidelines for New Construction 2.A. notes that the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of S Alamo features historic structures with one story in height, as well as those with multiple stories in height. The proposed new construction features one story in height, and an overall massing that is consistent with the Guidelines. Additionally, the applicant has proposed for the new construction to feature various walls plans with various depths. Staff finds this appropriate as the proposed massing is separated and does not add visual mass by adding one continuous wall plane.
- 5f. ROOF FORMS – The applicant has proposed flat roof forms for both proposed structures. Flat roofs are found historically within the immediate vicinity of this structure. Generally, staff finds the proposed flat roofs to be appropriate as flat roofs are found historically within the immediate vicinity and on this lot. Additionally, the flat roofs allow the proposed new construction to feature a massing that is subordinate to the adjacent historic structures.
- 5g. WINDOW & DOOR OPENINGS – Per the submitted application documents, the applicant has proposed for the majority of the exterior facades to feature floor to ceiling storefront and glass curtain wall systems. Per the Guidelines for New Construction 2.C.i., window and door openings that are similar in proportion of wall to window space as those found on nearby historic facades should be used. While the applicant has not proposed window and door openings that related to those found historically within the immediate vicinity, staff finds that the proposed, full height storefront and glass curtain wall systems reduce the overall perceived massing of the additions, do not compete with the historic structures, and are consistent with the Commercial nature of this block.
- 5h. WINDOW MATERIALS – The applicant has proposed aluminum storefront systems and glass curtain walls. Generally, staff finds that the proposed aluminum curtain wall systems and aluminum storefront systems to be appropriate.
- 5i. ARCHITECTURAL DETAILS – The Guidelines for New Construction note that new building should be designed to reflect their own time while respecting the historic context. Additionally, the Guidelines note that architectural details that are in keeping with the predominant architectural style along the block face or within

the district. When contemporary interpretations are incorporated, they should be done so in a manner that does not detract from the district. Generally, staff finds the proposed architectural details to be appropriate.

Findings related to request item #6:

- 6a. The applicant has proposed signage throughout the site to include building signage and site signage. The Guidelines for Signage and UDC Section 35-678 note that one major and two minor signs are allowed per application, unless additional square footage is approved by the Commission.
- 6b. BUILDING SIGNAGE (A-100) – The applicant has proposed to install a building mounted sign on the north façade to feature back lit metal channel letters. The applicant has noted the proposed letters will feature approximately six (6) feet in height and that the sign will feature approximately 150 square feet in size.
- 6c. BUILDING SIGNAGE (A-101) – The applicant has proposed to install a building mounted sign on the south façade to feature back lit metal channel letters. The applicant has noted the proposed letters will feature approximately six (6) feet in height and that the sign will feature approximately 150 square feet in size. This signage is proposed to match the building signage on the north façade.
- 6d. BUILDING SIGNAGE (A-102) – The applicant has proposed to install a building mounted sign on the west façade to feature back lit metal channel letters. The applicant has noted the proposed letters will feature approximately six (6) feet in height and that the sign will feature approximately 150 square feet in size. This signage is proposed to match the building signage on the north façade.
- 6e. MONUMENT SIGN (A-200) – The applicant has proposed to install monument signage at the S Alamo pedestrian entrance to feature halo lighting and approximately 25 square feet in size. Staff finds the proposed signage to be appropriate and consistent with the Guidelines for Signage.
- 6f. MONUMENT SIGN (A-201) – The applicant has proposed to install monument signage to the immediate east of the German School south building. The proposed monument sign will feature an overall height of six (6) feet, with halo lighting. Generally, staff finds the proposed monument sign to be appropriate and consistent with the Guidelines for Signage.
- 6g. WALL MOUNTED SIGNAGE (A202) – The applicant has proposed to install a neon wall sign to be attached to the south façade of the German School north building. The proposed sign will feature a maximum size of 25 square feet. Generally, staff finds that signage at this location, attached to the historic structure should feature a smaller size and should be indirectly lit.
- 6h. MONUMENT SIGN (A203) – The applicant has proposed to install a monument sign adjacent to the public right of way on S Alamo to feature a maximum height of six feet and 25 square feet, per side. The proposed sign will feature halo illumination.
- 6i. MONUMENT SIGN (A204) – The applicant has proposed to install a monument sign within the site to the immediate south of the proposed street level construction. The applicant has proposed for the signage to feature a maximum height of six feet and 25 square feet. The proposed sign will feature halo illumination.
- 6j. MONUMENT SIGN (A205) – The applicant has proposed to install a monument sign adjacent to the Arciniega Street right of way. The applicant has proposed for the signage to feature a maximum height of six feet and 25 square feet. The proposed sign will feature halo illumination.
- 6k. BUILDING SIGNAGE – Staff finds that the proposed building signage (A100 – 102) is appropriately placed, scaled and lit. Signage specifications shall be submitted to OHP staff for review and approval.
- 6l. MONUMENT SIGNS – Generally, staff finds the proposed monument signs to be appropriate given their general locations and placement in this campus-like setting. Staff finds that all monument signs should be designed to feature no more than six (6) feet in height, no more than twenty-five (25) square feet per side, and should be indirectly or halo lit.

RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitation to the north building of the German School with the following stipulations:
 - i. That window repair and staircase replacement be done in-kind, with like materials.
 - ii. That all existing wood doors be repaired, in-kind. If doors are damaged beyond repair, information noting such should be provided to OHP staff, and doors should be replaced, in-kind. Documentation is to be submitted to staff prior to the removal and replacement of doors.
2. Staff recommends approval of item #2, rehabilitation to the south building of the German School and the proposed façade openings with the following stipulations:
 - i. That window repair and staircase replacement be done in-kind, with like materials.

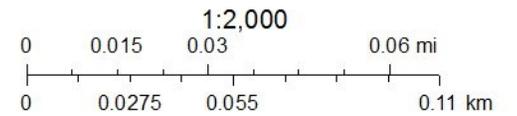
- ii. That all existing wood doors be repaired, in-kind. If doors are damaged beyond repair, information noting such should be provided to OHP staff, and doors should be replaced, in-kind. Documentation is to be submitted to staff prior to the removal and replacement of doors.
 - iii. That all removed original materials shall be retained and reused on site.
 - iv. That all openings should be created in a manner that is reversible, and that construction documents should be submitted to document this.
3. Staff recommends approval of item #3, courtyard modifications with the following stipulations:
 - i. That all modifications be done in a manner that does not damage historic or contributing elements, and that all historic and contributing elements remain as they currently exist.
 - ii. That the applicant submit a detailed site and landscaping plan for review and approval.
 - iii. That a detail of the proposed courtyard awning should be submitted for review and approval. The proposed awnings should feature materials, details and profiles that are complementary of the historic structures.
 4. Staff recommends approval of item #4, the construction of a 10-story hotel structure based on findings 4a through 4m with the following stipulations:
 - i. That the proposed curb cut on S Alamo, should feature an uninterrupted sidewalk at the curb with a steeper vehicular approach to ensure that pedestrian access on the sidewalk is not disturbed.
 - ii. That if EIFS is used, it be detailed and applied to present an appearance similar to applied stucco, with expansion joints comparable to stucco. A construction detail is to be submitted to OHP staff for review and approval.
 - iii. That all windows and storefront glazing systems feature dark frames and that windows within punched openings be recessed at least two (2) inches within openings.
 5. Staff recommends approval of item #5, the construction of street level structures and connections to the German School based on findings 5a through 5i, with the following stipulations:
 - i. That additional details be developed that allow for the reversibility of the connection with little to no negative impacts to the stone structure.
 - ii. That all elements of the proposed street level structures, including the hotel entrance canopy feature a setback that is greater than those of the adjacent, historic structures.
 - iii. That all windows and storefront glazing systems feature dark frames and that windows within punched openings be recessed at least two (2) inches within openings.
 6. Staff recommends approval of signage based on findings 6a through 6l with the following stipulations:
 - i. That all final building signage specifications be submitted to OHP staff for review and approval.
 - ii. That all monument signs be designed to feature no more than six (6) feet in height, no more than twenty-five (25) square feet per side, and should be indirectly or halo lit.
 - iii. That the proposed signage that is to be attached to the German School be reduced in size and indirectly lit.

ARCHAEOLOGY – An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



June 24, 2022





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: June 7, 2022

HDRC Case #:

Address: 423 S Alamo

Meeting Location: Webex

APPLICANT: James McKnight, Aubrey Hartman

DRC Members present: Monica Savino, Roland Mazuca, Jimmy Cervantes, Gene Morales, Lisa Garza (Conservation Society), Andi Rodriguez (Centro)

Staff Present: Edward Hall

Others present: Eric Stone

REQUEST: Rehabilitation of historic German School structure, construction of a 10-story hotel structure

COMMENTS/CONCERNS:

AH: Overview of proposed construction and general scope of work.

MS: The light touch that is used to be considerate of the German School is appropriate. The materiality and distance between the school and the new construction is important.

MS: Questions about courtyard elements, deck, etc., and proposed elements' distance from original elements.

MS: The proposed brick is stark and crisp; consider other brick colors that aren't as bright.

RM: Questions about the relationship to S Alamo. Can the relationship be better shown?

AR: Questions about tree preservation. AH: Trees in the courtyard will remain.

AR: Improvements to the site will promote pedestrian activity.

LG: Sidewalks look removed from existing pedestrian atmosphere. Can the pedestrian paths be better tied to the proposed site elements (canopy, shade, etc.). AH: No physical barrier is present. LG: Would like to see more consideration given to the pedestrian walking by the hotel.

LG: Does not find the materials to match those found within the surrounding area. Does not see the connection between San Antonio and the proposed new construction.

GM: Does not find a connection between the textures/colors to the proposed new construction.

MS: Agrees with comments from LG and GM.

OVERALL COMMENTS:

7 June 2022

San Antonio Hotel
Project Scope of Work

Project Name: San Antonio Hotel
Location: 423 South Alamo Street, San Antonio, Texas 78205

Existing German School:

General Overview:

- Complete renovation of the existing German School House buildings.
- Exterior of structures to be repaired or replaced in kind as needed
- Southern building to be converted into a restaurant
- Northern building to be converted into hotel suites and a small bar
- Courtyard to be repaired as needed; new landscaping; new exterior retractable awning to be added

New Hotel:

General Overview:

- All new hotel structure to be constructed on top of existing parking lot
- Hotel to have 347 keys, approx. 11,000sf of event and meeting space, rooftop bar and pool, lobby lounge and bar, the necessary back of house spaces, and signature hotel restaurant.
- Building Exterior
 - Exterior materials and colors to be consistent with La Villita neighborhood
 - Public spaces within the hotel have been organized to maximize the pedestrian interface and activation of S. Alamo Street, and encourage engagement of the interior spaces with the public realm
 - The body of the hotel tower is organized to run along Arciniega Street, minimizing the amount of building mass along S. Alamo Street
 - The new hotel will tie directly into the southern German School building, and be connected by [primarily] a skylight
 - The project is punctuated with an outdoor rooftop bar and lounge space facing Hemisfair Park and the Tower of the America's, along with an outdoor pool deck that faces the downtown skyline
 - A vehicular drop off is situated along S. Alamo Street at the main hotel entry. A second entry is located opposite the existing Marriott Hotel on Arciniega Street, and is intended to be utilized during large events at the hotel, and during times when S. Alamo Street is converted into a pedestrian-only thoroughfare.
 - A dedicated restaurant entry is to be constructed to the south of the southern German School building along S. Alamo Street to provide a distinct and unique identity to the space

STAFF RECOMMENDATIONS

RESPONSE

1. Staff recommends approval of item #1, rehabilitation to the north building of the German School with the following stipulations:

- i. That window repair and staircase replacement be done in-kind, with like materials.
- ii. That all existing wood doors be repaired, in-kind. If doors are damaged beyond repair, information noting such should be provided to OHP staff, and doors should be replaced, in-kind. Documentation is to be submitted to staff prior to the removal and replacement of doors.

Agree

Agree

2. Staff recommends approval of item #2, rehabilitation to the south building of the German School and the proposed façade openings with the following stipulations:

- i. That window repair and staircase replacement be done in-kind, with like materials.
- ii. That all existing wood doors be repaired, in-kind. If doors are damaged beyond repair, information noting such should be provided to OHP staff, and doors should be replaced, in-kind. Documentation is to be submitted to staff prior to the removal and replacement of doors.
- iii. That all removed original materials shall be retained and reused on site.
- iv. That all openings should be created in a manner that is reversible, and that construction documents should be submitted to document this.

Agree

Agree

Please see Sheet A2-01, previously submitted. We have created a dedicated storage room for historical materials at room 1B40.

Agree

3. Staff recommends approval of item #3, courtyard modifications with the following stipulations:

- i. That all modifications be done in a manner that does not damage historic or contributing elements, and that all historic and contributing elements remain as they currently exist.
- ii. That the applicant submit a detailed site and landscaping plan for review and approval.
- iii. That a detail of the proposed courtyard awning should be submitted for review and approval. The proposed awnings should feature materials, details and profiles that are complementary of the historic structures.

Agree

Please see Sheet L3.00 Planting Plan Level 1 for an illustrative landscape plan

Please see Sheet A6.20 German School Event Area for a sheet on the proposed awning. This is very simple structure, meant to discreetly create a space for outdoor events that could be covered in the case of bad weather. We are using a dark metal for the frame, the color matches the dark gray around the rest of the project, and a light cream colored fabric that blends in with the existing limestone at the German School walls, as well as the new brick selection on the guestroom tower.

4. Staff recommends approval of item #4, the construction of a 10-story hotel structure with the following stipulations:

- i. That the proposed curb cut on S Alamo, should feature an uninterrupted sidewalk at the curb with a steeper vehicular approach to ensure that pedestrian access on the sidewalk is not disturbed.
- ii. That if EIFS is used, it be detailed and applied to present an appearance similar to applied stucco, with expansion joints comparable to stucco. A construction detail is to be submitted to OHP staff for review and approval.
- iii. That all windows and storefront glazing systems feature dark frames and that windows within punched openings be recessed at least two (2) inches within openings.

Please refer to sheet L3.00. In the new Alamo Street Improvements the sidewalk is set back from the curb line, and dropped to street elevation. Our sidewalk is proposed to be continuous, and protected with bollards at vehicular access points

Please refer to sheet A7-41 EIFS DETAILS. The joints in the EIFS on the tower will align with the metal panel joints to present a cohesive looking skin.

With the systems we are proposing, a 1" window recess is achievable. A 2" recess would complicate our system detail and incur additional cost to achieve. Please reference the Sheet: Metal Panel Detail.

5. Staff recommends approval of item #5, the construction of street level structures and connections to the German School with the following stipulations:

- i. That additional details be developed that allow for the reversibility of the connection with little to no negative impacts to the stone structure.
- ii. That all elements of the proposed street level structures, including the hotel entrance canopy feature a setback that is greater than those of the adjacent, historic structures.
- iii. That all windows and storefront glazing systems feature dark frames and that windows within punched openings be recessed at least two (2) inches within openings.

Agree

Please reference additional perspectives of the entry canopy. It is imperative that a hotel entry canopy cover the doors of cars arriving at the hotel to provide guests with protection from rain, or other poor weather condition. We have kept the profile of the canopy very thin and inconspicuous from a pedestrian perspective.

With the systems we are proposing, a 1" window recess is achievable. A 2" recess would complicate our system detail and incur additional cost to achieve. Please reference the Sheet: Metal Panel Detail.

6. Staff recommends approval of signage with the following stipulations:

- i. That all final building signage specifications be submitted to OHP staff for review and approval.
- ii. That all monument signs be designed to feature no more than six (6) feet in height, no more than twenty-five (25) square feet per side, and should be indirectly or halo lit.
- iii. That the proposed signage that is to be attached to the German School be reduced in size and indirectly lit.

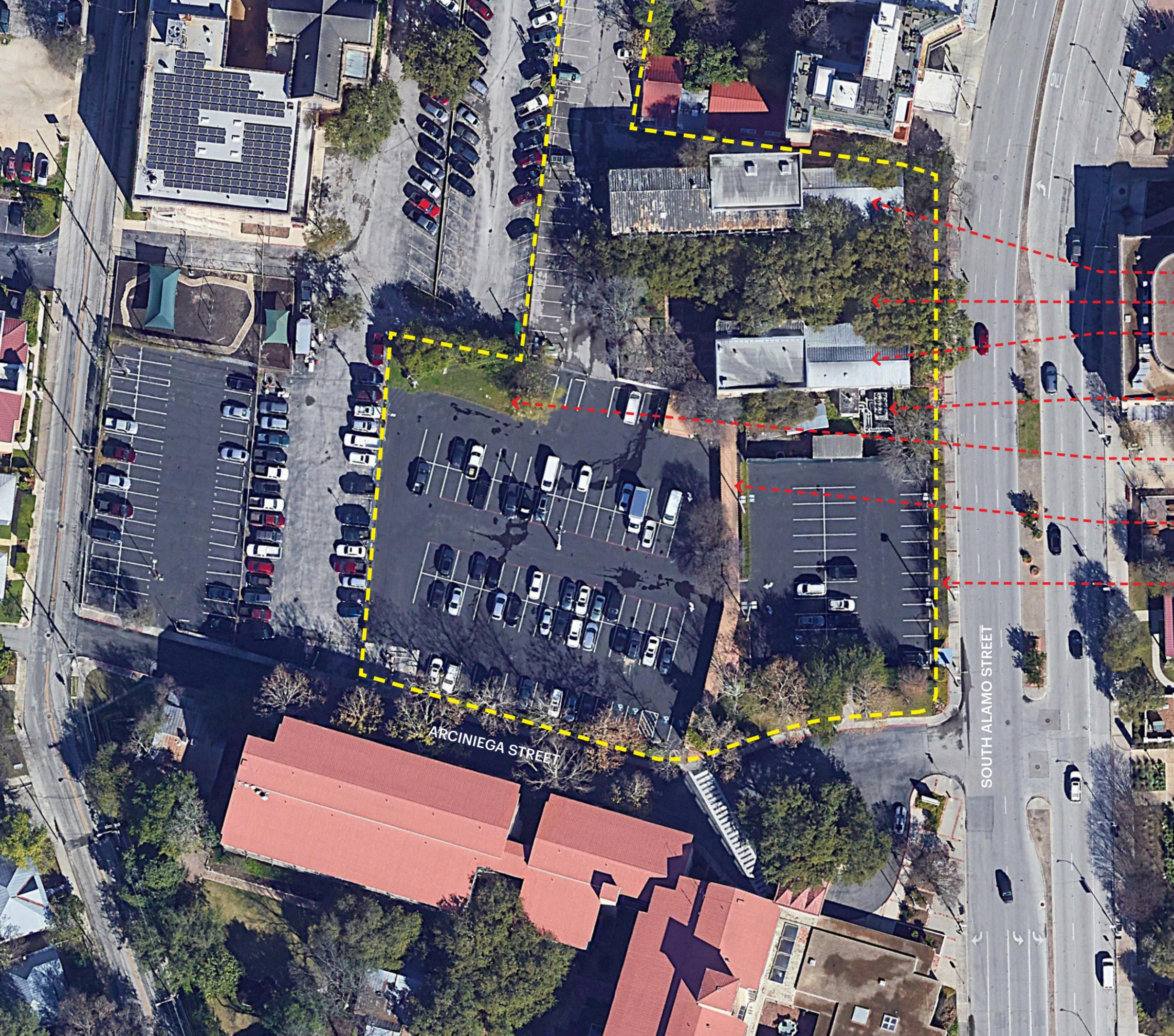
Agree

Agree

Agree

SAN ANTONIO HOTEL
EXISTING PROPERTY IMAGES

2 JUNE 2022



423 S. ALAMO STREET
**EXISTING PROPERTY
FEATURES**

- EXISTING GERMAN SCHOOL BLDG NORTH
- EXISTING GERMAN SCHOOL COURTYARD
- EXISTING GERMAN SCHOOL BLDG SOUTH
- MECHANICAL YARD [TO BE REMOVED]
- EXISTING WALLS IN RUIN
- EXISTING COVERED WALKWAY [TO BE REMOVED]
- EXTENTS OF PROJECT



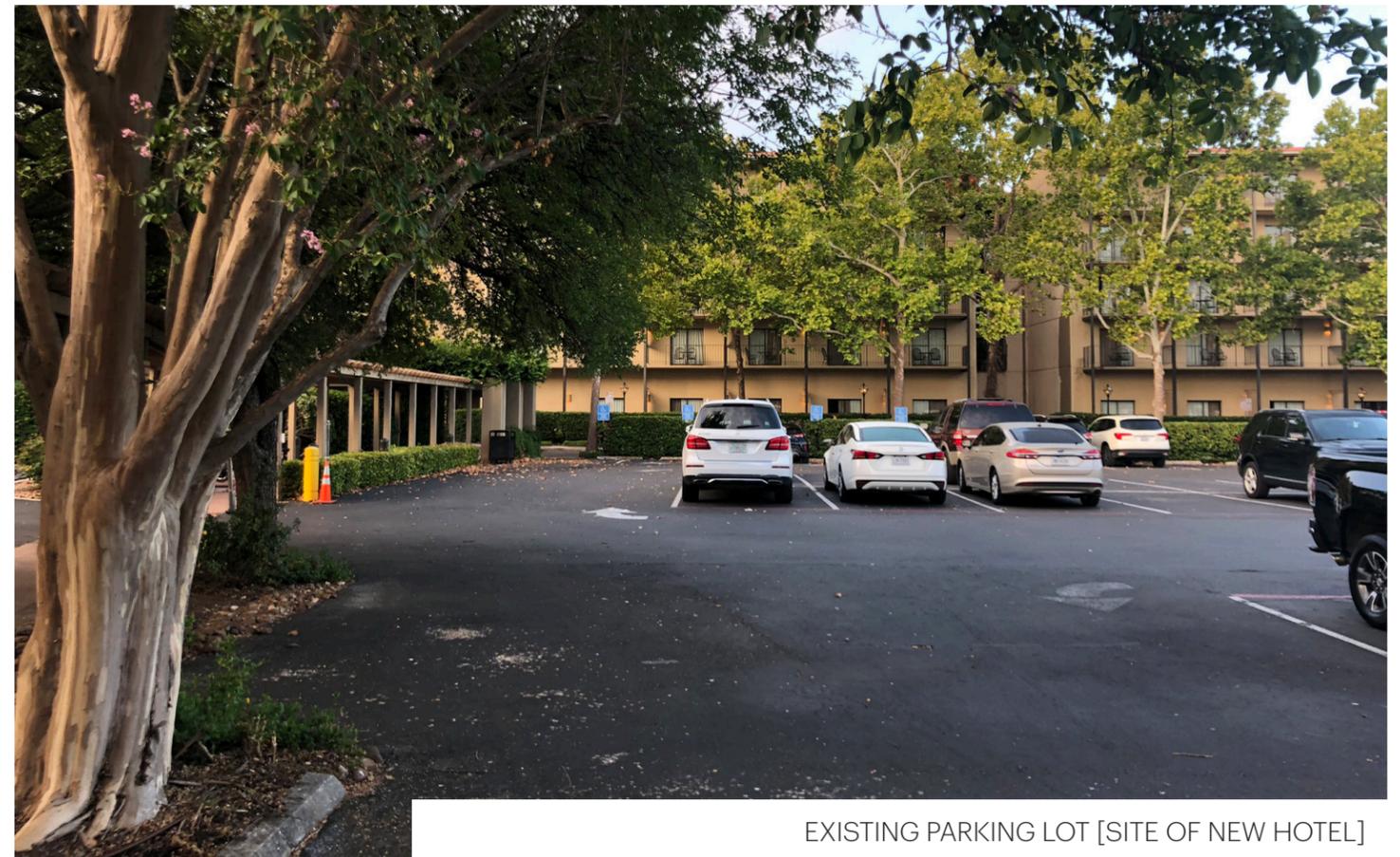
EXISTING PARKING LOT [SITE OF NEW HOTEL]



EXISTING WALKWAY [TO BE REMOVED]



EXISTING PARKING LOT [SITE OF NEW HOTEL]



EXISTING PARKING LOT [SITE OF NEW HOTEL]



EXISTING HARDSCAPE AT GERMAN SCHOOL COURTYARD



EXISTING SIDEWALK AT GERMAN SCHOOL



EXISTING GERMAN SCHOOL BUILDINGS



EXISTING COURTYARD AT GERMAN SCHOOL



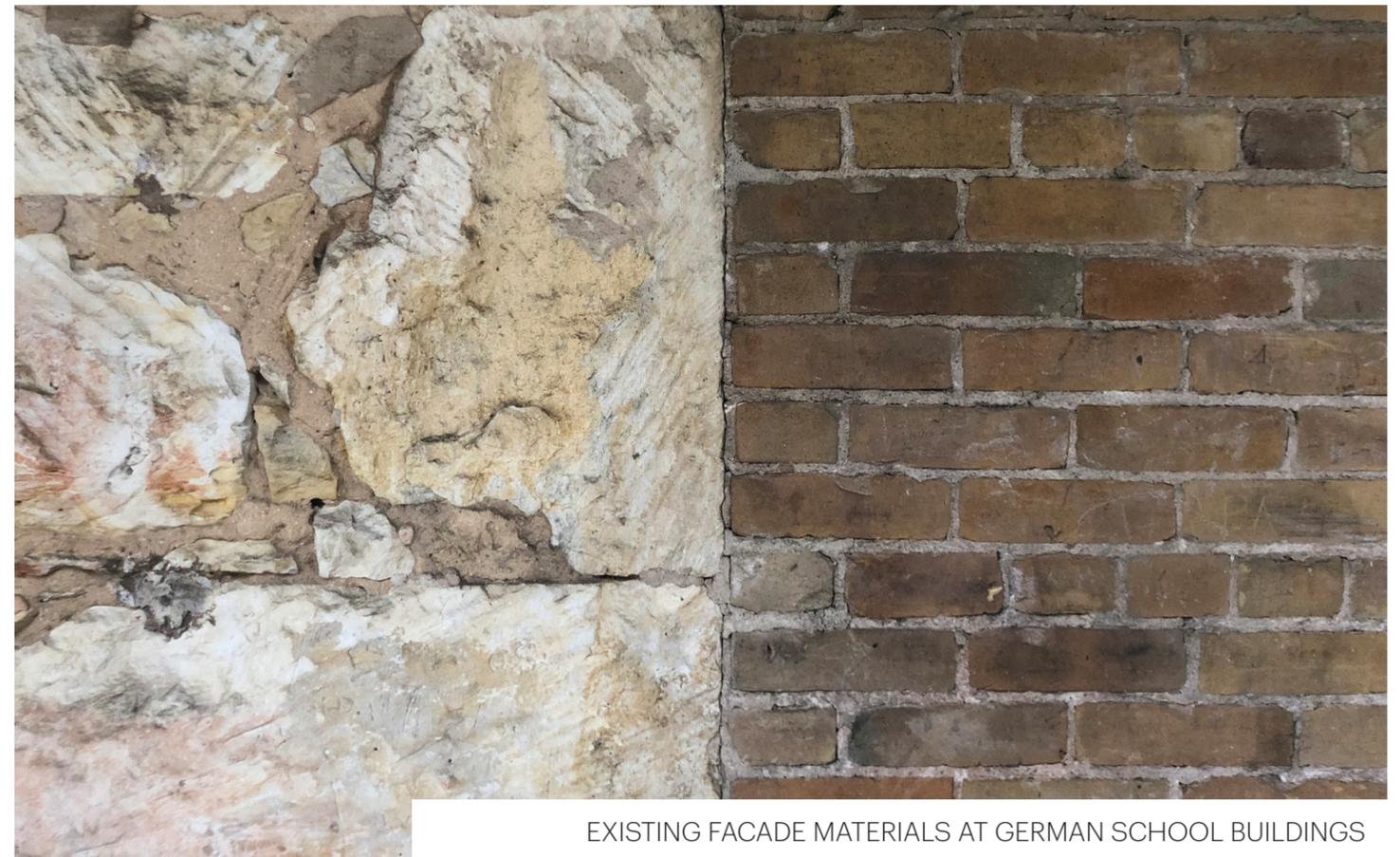
EXISTING WALLS IN RUIN [NW CORNER OF SITE; TO REMAIN]



EXISTING PARKING AREA WEST OF GERMAN SCHOOL COURTYARD



EXISTING HARDSCAPE AT GERMAN SCHOOL COURTYARD



EXISTING FACADE MATERIALS AT GERMAN SCHOOL BUILDINGS



ARCINIEGA ST

HOTEL DROP-OFF

S. ALAMO STREET
[WITH PROPOSED ALAMO STREET
IMPROVEMENTS SHOWN]







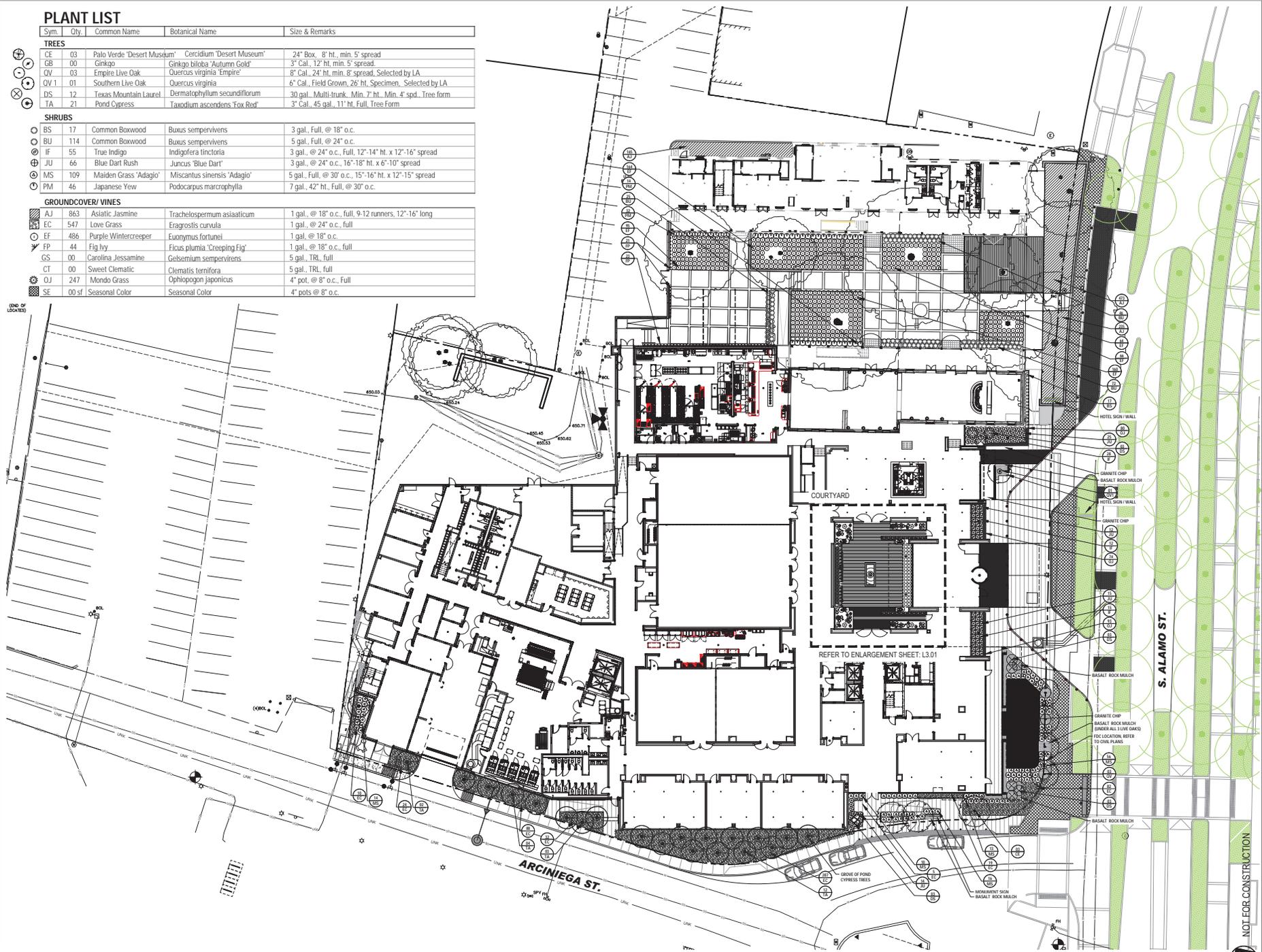




PLANT LIST

Sym.	Qty.	Common Name	Botanical Name	Size & Remarks
TREES				
CE	03	Palo Verde 'Desert Museum'	<i>Cercidium 'Desert Museum'</i>	24" Box, 8' ht., min. 5' spread
GB	00	Ginkgo	<i>Ginkgo biloba 'Autumn Gold'</i>	3" Cal., 12' ht., min. 5' spread
OV	03	Empire Live Oak	<i>Quercus virginia 'Empire'</i>	8" Cal., 24' ht., min. 8' spread, Selected by LA
OV 1	01	Southern Live Oak	<i>Quercus virginia</i>	6" Cal., Field Grown, 26' ht., Specimen, Selected by LA
DS	12	Texas Mountain Laurel	<i>Dermatophyllum secundiflorum</i>	30 gal., Multi-Trunk, Min. 7' ht., Min. 4' spd., Tree form
TA	21	Pond Cypress	<i>Taxodium ascendens 'Fox Rest'</i>	3" Cal., 45 gal., 11' ht., Full, Tree Form
SHRUBS				
BS	17	Common Boxwood	<i>Buxus sempervivens</i>	3 gal., Full, @ 18" o.c.
BU	114	Common Boxwood	<i>Buxus sempervivens</i>	5 gal., Full, @ 24" o.c.
IF	55	True Indigo	<i>Indigofera tinctoria</i>	3 gal., @ 24" o.c., Full, 12"-14" ht. x 12"-16" spread
JU	66	Blue Dart Rush	<i>Juncus 'Blue Dart'</i>	3 gal., @ 24" o.c., 16"-18" ht. x 6"-10" spread
MS	109	Maiden Grass 'Adagio'	<i>Miscantus sinensis 'Adagio'</i>	5 gal., Full, @ 30" o.c., 15"-16" ht. x 12"-15" spread
PM	46	Japanese Yew	<i>Podocarpus macrophylla</i>	7 gal., 42" ht., Full, @ 30" o.c.
GROUND COVER/ VINES				
AJ	863	Asiatic Jasmine	<i>Trachelospermum asiaticum</i>	1 gal., @ 18" o.c., full, 9-12 runners, 12"-16" long
EC	547	Love Grass	<i>Eragrostis curvula</i>	1 gal., @ 24" o.c., full
EF	486	Purple Wintercreeper	<i>Eunymus fortunei</i>	1 gal., @ 18" o.c.
FP	44	Fig Ivy	<i>Ficus plumia 'Creeping Fig'</i>	1 gal., @ 18" o.c., full
GS	00	Carolina Jessamine	<i>Gelsemium sempervivens</i>	5 gal., TRL, full
CT	00	Sweet Clematic	<i>Clematis terniflora</i>	5 gal., TRL, full
OJ	247	Mondo Grass	<i>Ophiopogon japonicus</i>	4" pot, @ 8" o.c., Full
SE	00 sf	Seasonal Color	Seasonal Color	4" pots @ 8" o.c.

(END OF LOCATION)



OWNER
 WENTZ LOGGING SERVICES CORPORATION
 701 EAST 83RD AVE
 HOUSTON, TX 77061

ARCHITECT
 HKS INC.
 1000 SANTA FE, SUITE 100
 DALLAS, TX 75201

STRUCTURAL ENGINEERS
 FRANKLIN TOMASETTI
 2700 WEST CENTRAL EXPRESSWAY, SUITE 400
 DALLAS, TX 75201

MFP ENGINEERS
 8100 GREENWAY, FREDERICKS
 DALLAS, TX 75221

CIVIL ENGINEER
 PAUL SHAW ENGINEERS, INC.
 5000 HWY LOOP 410
 SAN ANTONIO, TX 78243

FOOD SERVICE EQUIPMENT
 NEXT STEP DESIGN
 2016 WOODBRIDGE HIGHWAY, SUITE 300
 PEARL RIVER, LA 70089

LIGHTING CONSULTANT
 BRUNING & NIELSEN
 10000 TRAIL
 HOUSTON, TX 77036

LANDSCAPE
 TALLEY ASSOCIATES
 1405 SAN ANTONIO, SUITE 400
 DALLAS, TX 75201

TECHNOLOGY CONSULTANT
 ARTISTWORK TECHNOLOGIES, INC.
 501 SOUTH PERRY STREET
 CUMMERDAM, TX 75824

VERTICAL TRANSPORTATION
 LINDEN BATES
 2000 WEST STREET, SUITE 300
 DALLAS, TX 75201

LIFE SAFETY ENGINEER
 GUYTON HARRIS
 10000 TRAIL, SUITE 210
 HOUSTON, TX 77036

OWNER'S CONSULTANT
INTERIOR DESIGNER
 PETER J. LINDNER DESIGN CONSULTING GROUP
 801 NORTH WOODSHAW AVE., SUITE 200
 HOUSTON, TX 77061

BOUQUETTE HOTEL
SAN ANTONIO
 SAN ANTONIO, TX



REVISION

HKS PROJECT NUMBER
 23531.000
 DATE
 06/10/2022
 TITLE
STRUCTURAL
PERMIT PACKAGE
PLANTING PLAN -
LEVEL 1

SHEET NO.
L3.00

NOT FOR CONSTRUCTION

DATE PLOTTED: 06/10/2022 10:00 AM
 PLOT SCALE: 1/16" = 1'-0"
 PLOTTED BY: HKS

OWNER
 WHITE CLOUDS SERVICES CORPORATION
 701 EAST BIRD AVE
 MCKINNEY, TX 75069

ARCHITECT
 HKS, INC.
 300 N. DART PAUL, SUITE 100
 DALLAS, TX 75201

STRUCTURAL ENGINEERS
 THORNTON TOMASETTI
 8708 CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75201

MEPP ENGINEERS
 50 W. WINDY HILL CIRCLE
 IRVING, TX 75039

CIVIL ENGINEER
 PARK DESIGN ENGINEERS, INC.
 2000 NW LOOP W. #100
 SAN ANTONIO, TX 78233

FOOD SERVICE EQUIPMENT
 NEXT STEP DESIGN
 300 S. NORTHWEST HIGHWAY, SUITE 300
 PARK ROUGE, LA 70009

LIGHTING CONSULTANT
 14 CROSSBERRY LANE
 MEDFORD, NJ 08055

LANDSCAPE
 TALLEY ASSOCIATES
 1002 SAN ANTONIO, SUITE 400
 DALLAS, TX 75201

TECHNOLOGY CONSULTANT
 METRO TECH ASSOCIATES, INC.
 160 CARMEN HILL ROAD
 LAWRENCEVILLE, GA 30046

VERTICAL TRANSPORTATION
 LEROUX BATES
 2001 BRYAN STREET, SUITE 1000
 DALLAS, TX 75201

LIFE SAFETY ENGINEER
 JENSEN HUGHES
 2200 W. NORTH HIGHWAY, SUITE 210
 PLANO, TX 75075

OWNER'S CONSULTANT
INTERIOR DESIGNER
 HKS - INTERIOR DESIGN GROUP
 600 NORTH MOPRIDE AVENUE, SUITE 300
 DALLAS, TX 75201

INTERIM REVIEW ONLY
 These documents are for review only and are not intended for regulatory approval, permit, or construction purposes.
 Author: RICHARD D. JOHNSTON
 Add. Rev. No.: 0202
 Date: 02/28/2022

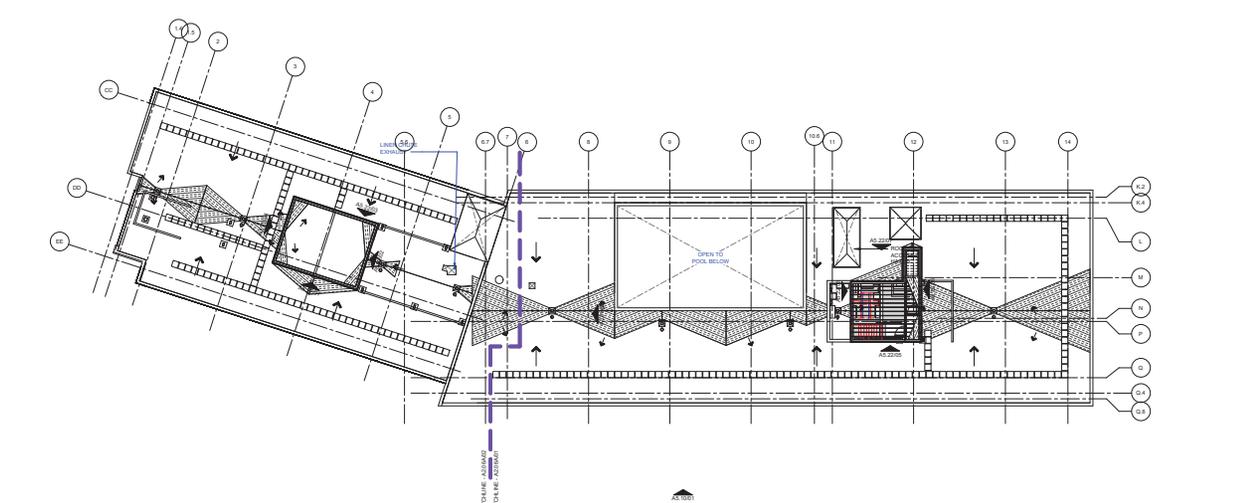
KEY PLAN


REVISION
 NO. DESCRIPTION DATE

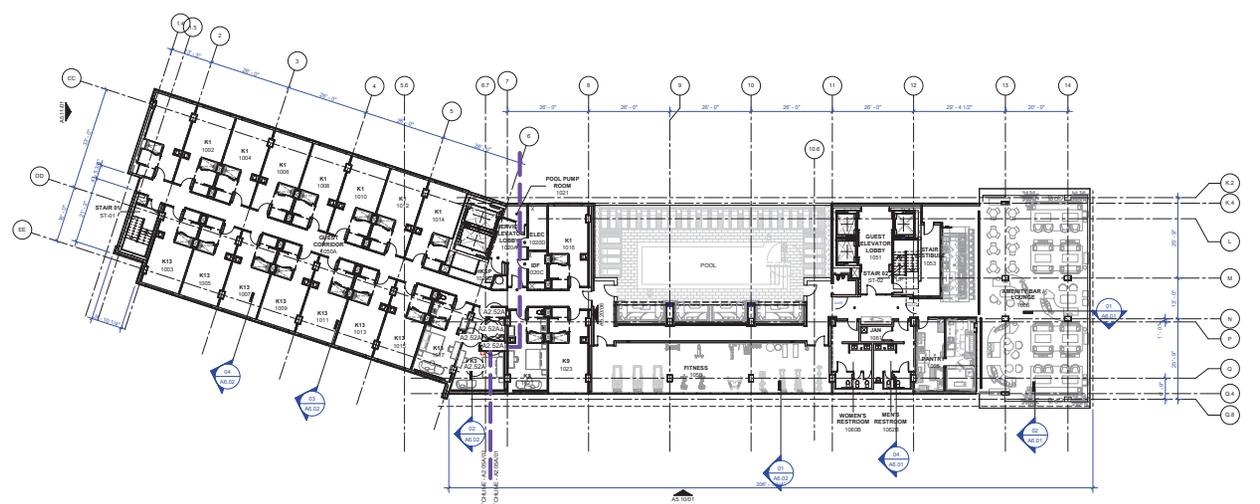
REVISION NO. DESCRIPTION DATE

- GENERAL NOTES - FLOOR PLAN**
1. GUEST ELEVATOR ABOVE MAIN SEA LEVEL, WELL = HEAD = 100'-0"
 2. REFER TO SHEET A3.33 FOR GUESTROOM PARTITION TYPES, GRAPHIC AND FINISH DESIGNATIONS, NOTES, AND DETAILS.
 3. REFER TO SHEET A3.34 FOR GUESTROOM PARTITION FRAMING, TOILET ACCESSORIES AND ACCESS = 3/8" FOR GUESTROOM DOORS AND DOOR SCHEDULE.
 4. REFER TO SHEET A3.37 FOR NON-GUESTROOM DOORS AND DOOR SCHEDULE.
 5. REFER TO SHEET A3.38 FOR GUESTROOM PARTITION TYPES, GRAPHIC AND FINISH DESIGNATIONS, NOTES, AND DETAILS.
 6. REFER TO SHEET A3.41 FOR GUESTROOM MEP COORDINATION DETAILS.
 7. REFER TO SHEETS A3.41 - A3.43 FOR NON-GUESTROOM PARTITION TYPES, GRAPHIC AND FINISH DESIGNATIONS, NOTES, AND DETAILS.
 8. REFER TO SHEET A3.43 FOR MISCELLANEOUS METAL, GRAPHIC AND FINISH DESIGNATIONS, NOTES, AND DETAILS.
 9. REFER TO SHEET A3.43 FOR ACCESSIBLE TOILET LAYOUTS AND STANDARD TOILET ACCESSORY MOUNTING DIAGRAMS.
 10. REFER TO SHEET A3.21 FOR BACK-OF-HOUSE ACCESSIBLE TOILET LAYOUTS AND STANDARD TOILET ACCESSORY MOUNTING DIAGRAMS.
 11. REFER TO SHEET A3.21 FOR BACK-OF-HOUSE LOCKER TYPE SCHEDULE AND DETAILS.
 12. REFER TO SHEET A3.28 FOR DOOR SCHEDULE.
 13. REFER TO SHEET A3.31 FOR DOOR LEGS, CONTROL JOINTS & DOOR FRAMES, AND CYLINDRICAL COORDINATION AT DOORS.
 14. REFER TO SHEET A3.33 FOR DOOR LEGS, CONTROL JOINTS & DOOR FRAMES, AND CYLINDRICAL COORDINATION AT DOORS.
 15. REFER TO SHEET A3.33 FOR DOOR LEGS, CONTROL JOINTS & DOOR FRAMES, AND CYLINDRICAL COORDINATION AT DOORS.
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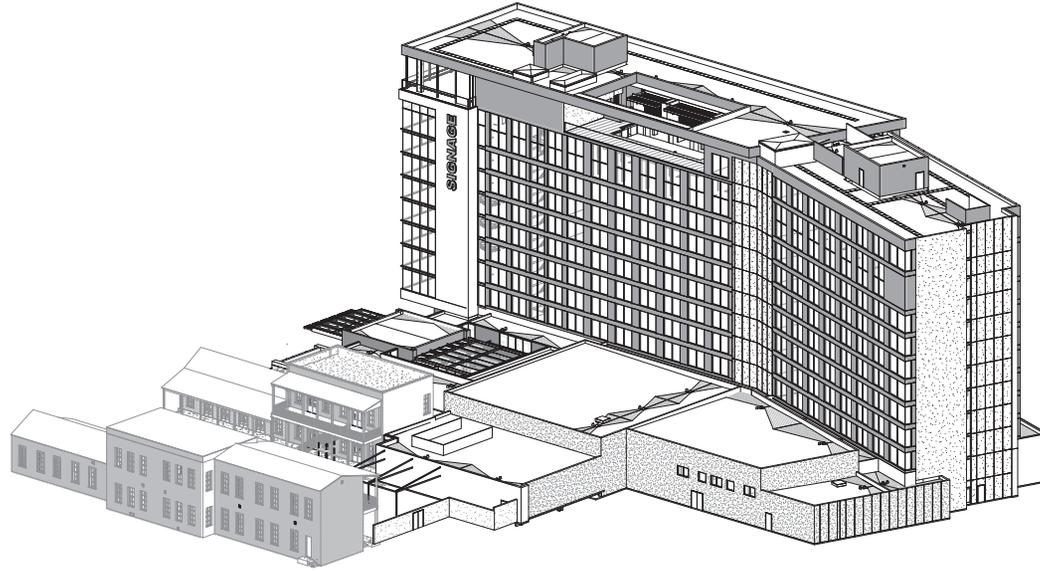
- GENERAL NOTES - ROOF PLAN**
1. ROOF TYPES ARE AS FOLLOWS:
 - ROOF TYPE A: SINGLE-PLY ROOF MEMBRANE, OVER 1" ROOF COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER CONCRETE.
 - ROOF TYPE B: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE C: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE D: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE E: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE F: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE G: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE H: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE I: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE J: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE K: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE L: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE M: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE N: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE O: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE P: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE Q: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE R: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE S: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE T: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE U: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE V: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE W: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE X: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE Y: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 - ROOF TYPE Z: SINGLE-PLY ROOF MEMBRANE, OVER 1" COVER BOARD, OVER POLYSTYRENE INSULATION (R-20), OVER METAL STRUCTURAL DECK.
 2. ALL ROOFING SURFACES TO HAVE A MINIMUM SLOPE OF 1/4" PER FOOT (1:4) FOR DRAINAGE TO THE ROOF DRAINS.
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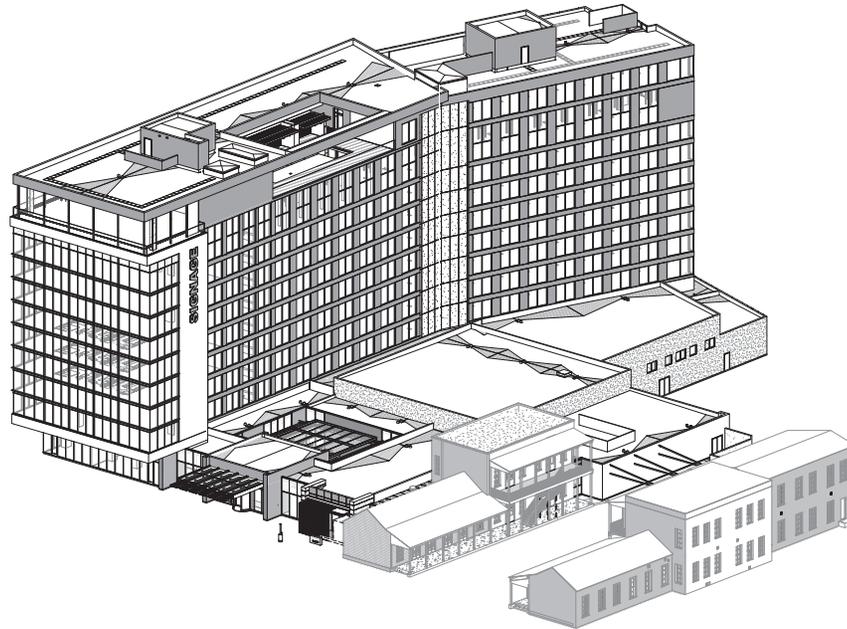
02 OVERALL ROOF PLAN
 1/8" = 1'-0"



01 OVERALL FLOOR PLAN - LEVEL 10
 1/8" = 1'-0"



02 NORTHWEST AXONOMETRIC



01 NORTHEAST AXONOMETRIC

GENERAL NOTE:
THIS DRAWING SHALL BE USED FOR
INFORMATION PURPOSES ONLY AND
DOES NOT CONSTITUTE INFORMATION
FOR ANY PLANS, ELEVATIONS,
SECTIONS, AND DETAILS.

OWNER
WHITE CROSSING SERVICES CORPORATION
701 EAST BIRD AVE
MERRILLVILLE, IN 46404

ARCHITECT
HKS, INC.
300 N BERRY PARK, S1, SUITE 100
DALLAS, TX 75201

STRUCTURAL ENGINEERS
THORNTON TOMASETTI ENGINEERS
875 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75201

MEPP ENGINEERS
8110 WOODWAY TRAIL ENGINEERS
816 WOODWAY HILL LANE
DALLAS, TX 75231

CIVIL ENGINEER
PARK ENGINEERS INC.
3000 NEW LOOP #10
SAN ANTONIO, TX 78213

FOOD SERVICE EQUIPMENT
NEXT STEP DESIGN
300 S. NORTHWEST HIGHWAY, SUITE 300
PARK RIDGE, IL 60068

LIGHTING CONSULTANT
14 CROSSING TRAIL
MEDFORD, NJ 08055

LANDSCAPE
TALLEY ASSOCIATES
1922 SAN JACINTO, SUITE 400
DALLAS, TX 75201

TECHNOLOGY CONSULTANT
NETWORK TECHNOLOGY, INC.
185 CARMEN HILL ROAD
LAURENSVILLE, GA 30046

VERTICAL TRANSPORTATION
LEIGH BATES
2001 BRYAN STREET, SUITE 1800
DALLAS, TX 75201

LIFE SAFETY ENGINEER
JENSEN HANCOCK
2201 W. PLUMBER FOREWAY, SUITE 210
PLANO, TX 75075

OWNER'S CONSULTANT
INTERIOR DESIGNER
KOCY + GARCIA CLARKE DESIGN GROUP
800 NORTH MICHIGAN AVE, SUITE 300
CHICAGO, IL 60611

**BOUTIQUE HOTEL
SAN ANTONIO,
SAN ANTONIO, TX**

INTERIM REVIEW ONLY
These documents are incomplete, and
are intended for interim review only and
are not intended for regulatory approval,
permit, or construction purposes.
Author: RICHARD D. JOHNSTON
Auth. Reg. No.: 0282
Title: ARCHITECT

KEY PLAN

REVISION	NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER:
23531.000
10/13
04/29/2022
ISSUE
CD PROGRESS PRINT

SHEET TITLE
**EXTERIOR
AXONOMETRIC
ELEVATIONS**

SHEET NO.
A5.01

OWNER
 WHITE CHECKER SERVICES CORPORATION
 701 EAST BIRD AVE
 MERRILLVILLE, IN 46401

ARCHITECT
 HKS, INC.
 300 N. BERRY PARK, S1, SUITE 100
 DALLAS, TX 75201

STRUCTURAL ENGINEERS
 THOMPSON TOMASETTI ENGINEERS
 8708 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231

MEFF ENGINEERS
 814 W. HUNTER HILL DRIVE
 DALLAS, TX 75231

CIVIL ENGINEER
 PARK ENGINEERS INC.
 2000 NEW LOOP #10
 SAN ANTONIO, TX 78213

FOOD SERVICE EQUIPMENT
 NEXT STEP DESIGN
 300 S. NORTHWEST HIGHWAY, SUITE 300
 PARK RIDGE, IL 60069

LIGHTING CONSULTANT
 14 GREENSBORO, NC 27409
 MEDFORD, NJ 08055

LANDSCAPE
 TALLEY ASSOCIATES
 1920 SAN JACINTO, SUITE 400
 DALLAS, TX 75201

TECHNOLOGY CONSULTANT
 NETWORK TECHNOLOGY, INC.
 180 CAMDEN HILL ROAD
 LAWRENCEVILLE, GA 30046

VERTICAL TRANSPORTATION
 LERCH MATTHEY
 2001 BRYAN STREET, SUITE 1800
 DALLAS, TX 75201

LIFE SAFETY ENGINEER
 JENSEN HANCOCK
 2201 W. PLUMBER FOREWAY, SUITE 210
 PLANO, TX 75075

OWNER'S CONSULTANT
INTERIOR DESIGNER
 KITCH + BARRICK QUARRY DESIGN GROUP
 800 NORTH MICHIGAN AVE, SUITE 300
 CHICAGO, IL 60611

**BOUTIQUE HOTEL
 SAN ANTONIO
 SAN ANTONIO, TX**

INTERIM REVIEW ONLY
 These documents are incomplete, and are intended for interim review only and are not intended for regulatory approval, permit, or construction purposes.
 Address: RICHARD D. JOHNSTON
 Auth. Reg. No.: 0282
 Date: 06/20/2018

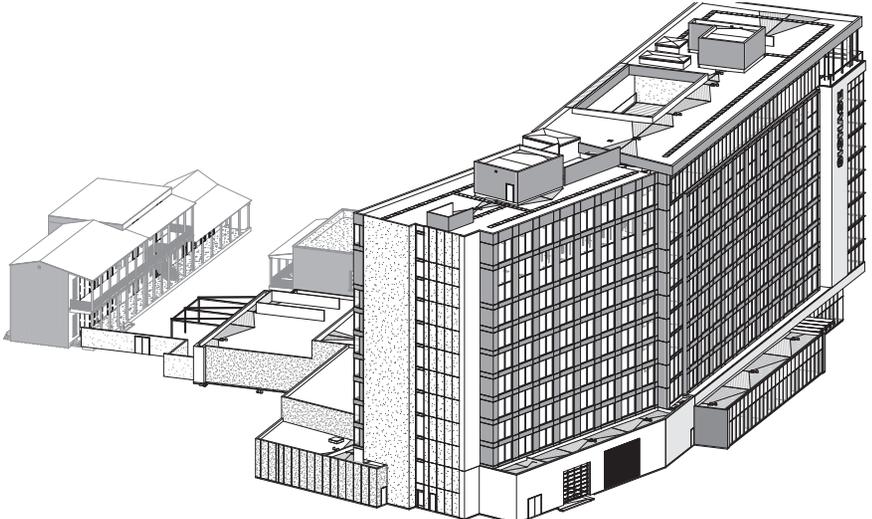
KEY PLAN

REVISION NO.	DESCRIPTION	DATE

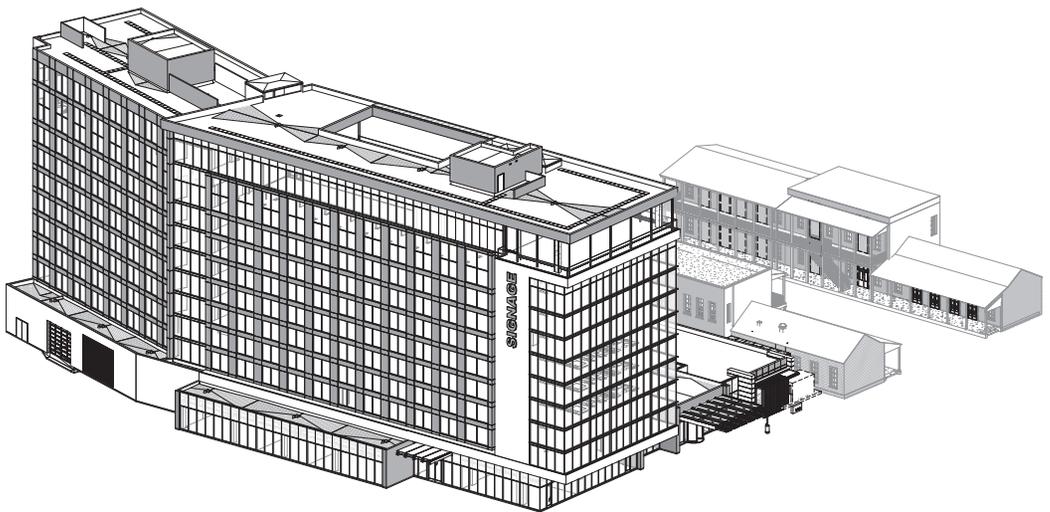
HKS PROJECT NUMBER:
23531.000
 DATE:
04/29/2022
 ISSUE:
CD PROGRESS PRINT

SHEET TITLE:
EXTERIOR AXONOMETRIC ELEVATIONS

SHEET NO.:
A5.02



02 **SOUTHWEST AXONOMETRIC**



01 **SOUTHEAST AXONOMETRIC**

GENERAL NOTE:
 THIS DRAWING SHALL BE USED FOR INFORMATION PURPOSES ONLY, AND DOES NOT CONSTITUTE INFORMATION SHOWN ON PLANS, ELEVATIONS, SECTIONS, AND DETAILS.

OWNER
 WHITE CROSSING SERVICES CORPORATION
 701 EAST BIRD AVE
 MERRILLVILLE, IN 46401

ARCHITECT
 HKS, INC.
 300 N. DART PAUL ST, SUITE 100
 DALLAS, TX 75201

STRUCTURAL ENGINEERS
 THORNTON TOMASETTI
 8708 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231

MEPF ENGINEERS
 BLUM HOFFMAN TRICE ENGINEERS
 816 PARK HILL LANE
 DALLAS, TX 75231

CIVIL ENGINEER
 PARK ENGINEERS, INC.
 2600 NW LOOP #10
 SAN ANTONIO, TX 78213

FOOD SERVICE EQUIPMENT
 NEXT STEP DESIGN
 300 S. NORTHWEST HIGHWAY, SUITE 300
 PARK RIDGE, IL 60069

LIGHTING CONSULTANT
 MCGOUGH TRICE
 MEDFORD, NJ 08055

LANDSCAPE
 TALLEY ASSOCIATES
 1922 SAN JACINTO, SUITE 400
 DALLAS, TX 75201

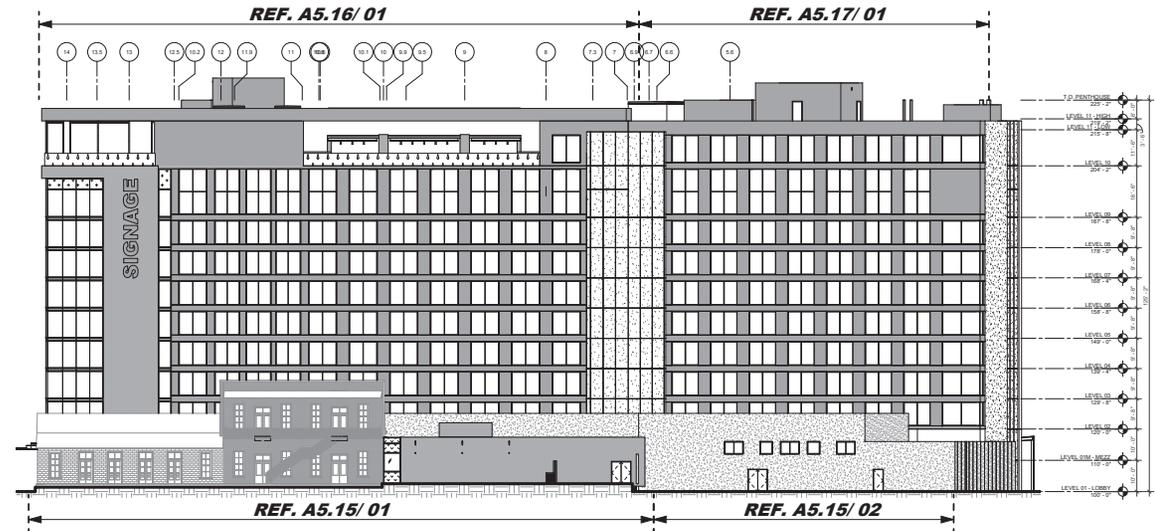
TECHNOLOGY CONSULTANT
 METWORK TECHNOLOGY, INC.
 180 CARMEN HILL ROAD
 LAWRENCEVILLE, GA 30046

VERTICAL TRANSPORTATION
 LERCH DATTS
 200 BRYAN STREET, SUITE 1800
 DALLAS, TX 75201

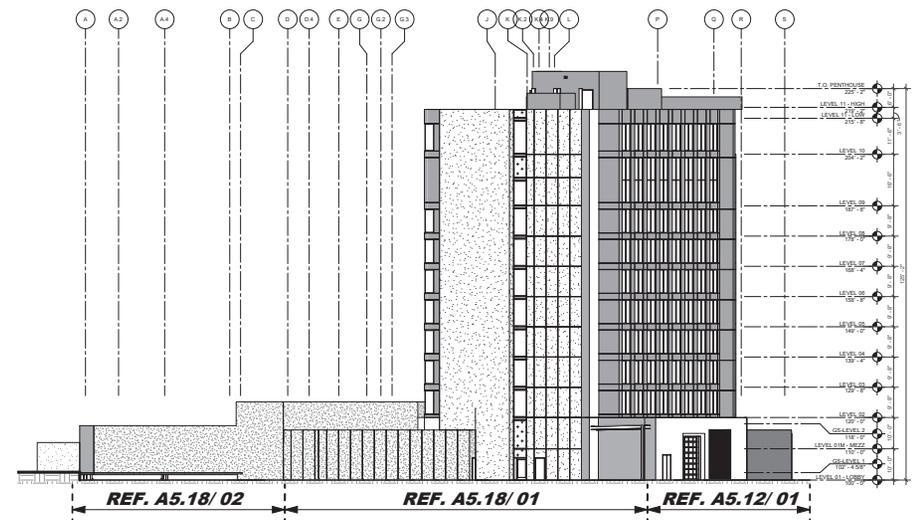
LIFE SAFETY ENGINEER
 JENSEN HUGHES
 2200 W. HAWKINS HIGHWAY, SUITE 210
 PLANO, TX 75075

OWNER'S CONSULTANT
 INTERIOR DESIGNER
 KOTCH + GARCIA QUARRY DESIGN GROUP
 800 NORTH MICHIGAN AVE, SUITE 300
 CHICAGO, IL 60611

**BOUTIQUE HOTEL
 SAN ANTONIO
 SAN ANTONIO, TX**



02 NORTH OVERALL ELEVATION
 1/8" = 1'-0"



01 WEST OVERALL ELEVATION
 1/8" = 1'-0"

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 Author: RICHARD D. JOHNSTON
 Auth. Reg. No.: 0282
 Title: ARCHITECT

KEY PLAN

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER:
23531.000
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04/29/2022
 ISSUE:
CD EXTERIOR PRINT

SHEET TITLE:
OVERALL EXTERIOR ELEVATIONS

SHEET NO.:
A5.11

OWNER
 WYLLIE COOKS SERVICES CORPORATION
 701 EAST BIRD AVE
 MERRILLVILLE, IN 46401

ARCHITECT
 HKS, INC.
 300 N. DART PALL, S1, SUITE 100
 DALLAS, TX 75201

STRUCTURAL ENGINEERS
 THORNTON TOMASETTI
 8700 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75201

MEFF ENGINEERS
 8110 LINDEN VALLEY LANE
 DALLAS, TX 75231

CIVIL ENGINEER
 PARK SUTTON ENGINEERS, INC.
 2600 NW LOOP #10
 SAN ANTONIO, TX 78213

FOOD SERVICE EQUIPMENT
 NEXT STEP DESIGN
 305 S. NORTHWEST HIGHWAY, SUITE 300
 PARK RIDGE, IL 60069

LIGHTING CONSULTANT
 MCGOUGH TRILL
 14 CROSSBERRY LANE
 MENDOTA, IL 60650

LANDSCAPE
 TALLEY ASSOCIATES
 1902 SAN JACINTO, SUITE 400
 DALLAS, TX 75201

TECHNOLOGY CONSULTANT
 NEW TRON TECHNOLOGIES, INC.
 180 CARMEN HILL ROAD
 LAWRENCEVILLE, GA 30046

VERTICAL TRANSPORTATION
 LERCH DATTE
 200 BRYAN STREET, SUITE 1800
 DALLAS, TX 75201

LIFE SAFETY ENGINEER
 JENSEN ANDERSON
 2201 W. MARBLE HIGHWAY, SUITE 210
 PLANO, TX 75075

OWNER'S CONSULTANT
INTERIOR DESIGNER
 KITCH - GARCIA QUALITY DESIGN GROUP
 805 NORTH MCGUIDA AVE, SUITE 300
 DALLAS, TX 75201

BOUTIQUE HOTEL
SAN ANTONIO
 SAN ANTONIO, TX

INTERIM REVIEW ONLY
 These documents are incomplete, and are intended to inform interested parties and are not intended for regulatory approval, permit, or construction purposes.
 Author: RICHARD D. JOHNSON
 Auth. Reg. No.: 0292
 Date: 06/01/22



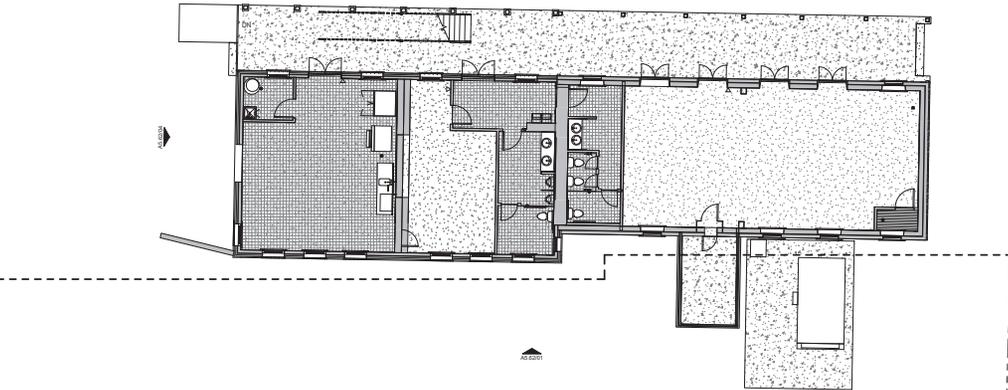
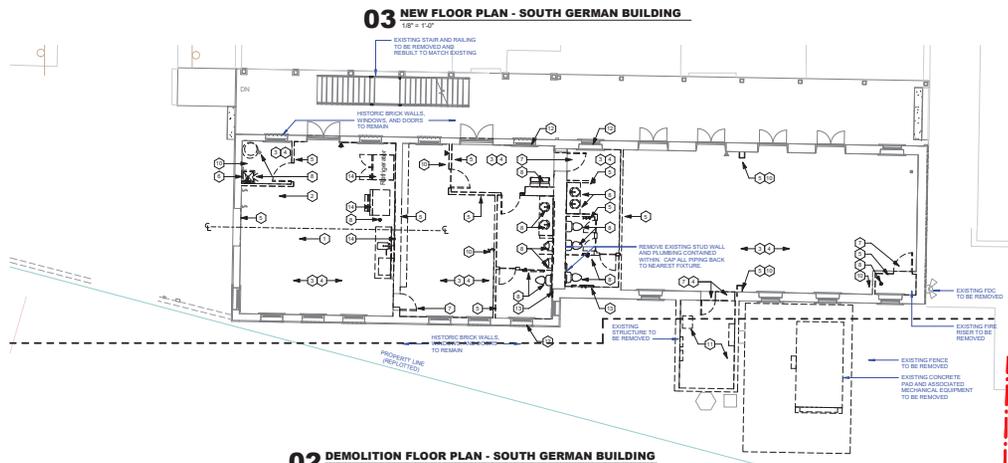
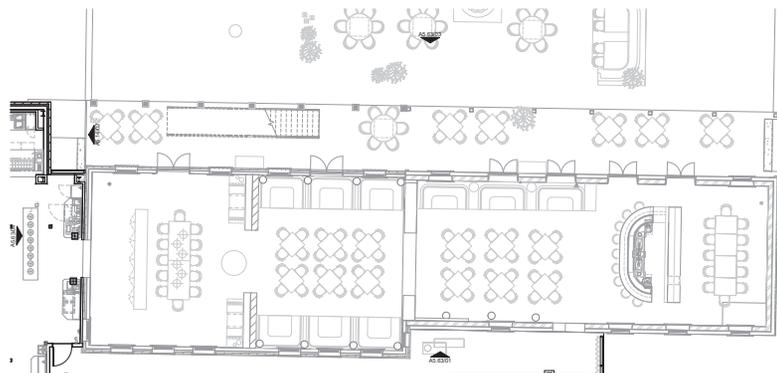
REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
23531.000
 DATE
06/01/22
 ISSUE

SHEET TITLE
SOUTH GERMAN BUILDING - EXISTING, DEMOLITION & NEW FLOOR PLAN
 SHEET NO.

- DEMOLITION KEY NOTES**
- REMOVE EXISTING FLOOR FINISH, SUB-FLOOR, AND FLOOR STRUCTURE. EXCAVATE WITHIN GRAVELSPACE AS REQUIRED FOR NEW GRAVEL OR PVI TAMP.
 - REMOVE EXISTING FLOOR FINISH, SUB-FLOOR, AND FLOOR STRUCTURE. EXCAVATE WITHIN GRAVELSPACE AS REQUIRED FOR NEW STAFF FOUNDATION.
 - REMOVE EXISTING FLOOR FINISHES, UNDERLAYMENTS, ETC. EXISTING WOOD STRUCTURE TO REMAIN.
 - REMOVE ALL EXISTING CEILING, CEILING MTD DEVICES, LIGHT FIXTURES, CEILING MOUNTED ETC. WITHIN PORTION OF BUILDING BEING DEMOLISHED. KEEP & RE-ROUTE EXISTING SPRINKLER PIPING TO SERVE REMOVED SPACES.
 - REMOVE EXISTING WALL, PATCH AND FILL ADJACENT SURFACES TO MATCH EXISTING AS REQUIRED.
 - REMOVE PORTION OF EXISTING WALL FOR INSTALLATION OF NEW DOOR ASSEMBLY. PATCH AND FILL ADJACENT SURFACES TO MATCH EXISTING AS REQUIRED.
 - EXISTING DOOR, HARDWARE, FRAME, AND ANCHORS TO BE REMOVED. PATCH AND FILL ADJACENT WALL SURFACES TO MATCH EXISTING AS REQUIRED.
 - REMOVE EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING, VALVES, BRACKETS, ETC. ABOVE AND BELOW STRUCT. CAP-OFF ASSOCIATED PIPING TO NEAREST FIXTURE.
 - REMOVE EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING, VALVES, BRACKETS, ETC. ABOVE AND BELOW STRUCT. PREP PIPING TO REMAIN FOR TIE-IN TO PIPING FOR NEW FIXTURES.
 - REMOVE EXISTING ELECTRICAL DEVICES, ASSOCIATED WIRING, CONDUITS, ETC.
 - REMOVE EXISTING WALLS, SLAB, ROOF, WALL FASTENING DEVICES, LATHING, ETC. AND MECH EQUIPMENT. PATCH AND FILL DAMAGED SURFACES EXTERIOR WALLS AS REQUIRED TO MATCH ADJACENT CONSTRUCTION.
 - GC TO VERIFY EXTENT OF APPLIED WINDOW TREATMENT AND REMOVE TO MATCH ADJACENT EXISTING WINDOWS.
 - REMOVE ALL TOILET ACCESSORIES, URINALS, ETC. PATCH AND FILL ADJACENT SURFACES TO MATCH EXISTING AS REQUIRED.
 - REMOVE EXISTING KITCHEN EQUIPMENT, ELECTRICAL DEVICES, WIRING, ASSOCIATED PLUMBING FIXTURES, PIPING, SERVICE WALL FINISHES, ETC. PATCH AND FILL ADJACENT SURFACES TO MATCH EXISTING AS REQUIRED. GC TO PROTECT EQUIPMENT IN STORAGE AREA DESIGNATED BY THE OWNER.
 - REMOVE EXISTING FLOOR FINISH AND SUB-FLOOR. EXCAVATE FLOOR STRUCTURE TO REMAIN. PATCH AND REPAIR ADJACENT SURFACES TO MATCH EXISTING AS REQUIRED.

- DEMOLITION SYMBOLS**
- ITEMS SHOWN DASHED ARE TO BE REMOVED (INTERIOR WALLS)
 - ITEMS SHOWN WITH A HATCH ARE TO BE REMOVED (PORTIONS OF WALLS)
 - ITEMS SHOWN SCREENED ARE TO REMAIN
 - DEMOLITION KEY NOTE



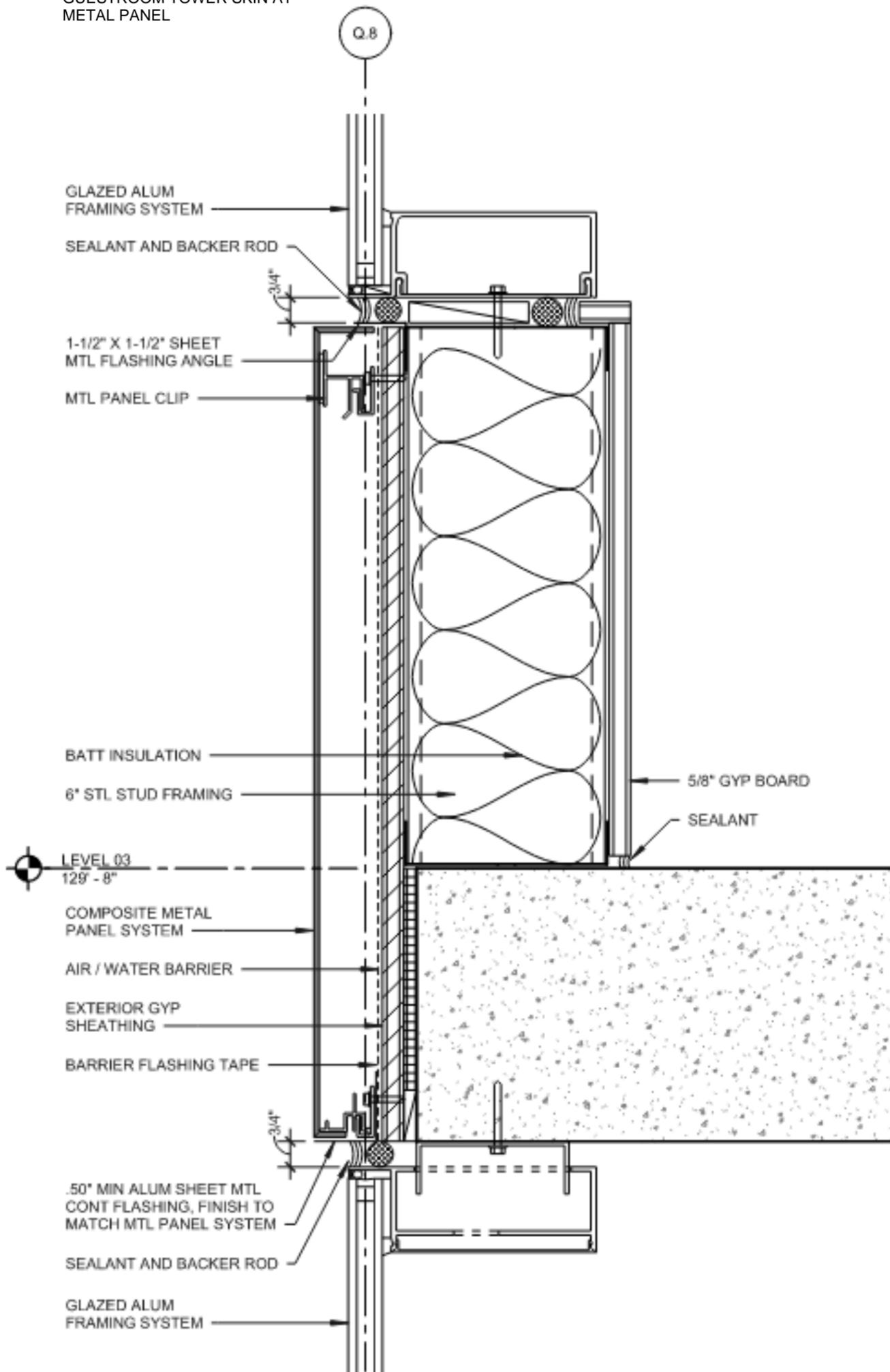
01 EXISTING FLOOR PLAN - SOUTH GERMAN BUILDING
 1/8" = 1'-0"

02 DEMOLITION FLOOR PLAN - SOUTH GERMAN BUILDING
 1/8" = 1'-0"

03 NEW FLOOR PLAN - SOUTH GERMAN BUILDING
 1/8" = 1'-0"



PERSPECTIVE OF THE GUESTROOM TOWER SKIN AT METAL PANEL



01 SECTION DETAIL
3" = 1'-0"

SAN ANTONIO HOTEL
SIGNAGE PROPOSAL

10 JUNE 2022

LA VILLITA HISTORIC DISTRICT
SIGNAGE GUIDELINES

Historic District Signage Guidelines

1. General:

- a. Each building is allowed **1 major sign and 2 minor signs.**
- b. The total of requested signage should not exceed **50 square feet.**
- c. Signs should be designed to respect and respond to the character and period of the area they are placed.
- d. Signs should not create visual clutter.
- e. Signs should be in proportion to the façade they are placed respecting the buildings size, scale, mass and height.
- f. Appropriate materials should be used.
- g. Colors on signs is limited to 3 colors.
- h. Letter styles and sizes should complement the overall character of the building façade.
- i. **Internal illumination of signs is not to be used.**...Reverse channel letters may be permitted.

2. Awning and Canopy Signs:

- a. Signs are to be placed on the awning or canopy valance.
- b. Internal illumination is prohibited

3. Projecting and Wall Mounted Signs

- a. Projecting Signs are to be perpendicular to the building or column and 8 feet of overhead clearance above public walkways.
- b. Limit the extension of projecting signs to the building façade into the public right of way for maximum distance of eight feet or a distance equal to two-thirds the width of abutting sidewalk, whichever distance is greater.
- c. Wall mounted signs are limited to 25 percent of the building façade.
- d. Wall mounted signs should not project more than twelve inches from the building wall.
- e. Internally illuminated wall mounted channel letters for new signs are not allowed unless there is existing historic precedent...reverse channel letters may be permitted.

4. Freestanding Signs:

- a. Freestanding signs should be placed near the public right of way where they are clearly visible to passing pedestrians and motorists, a minimum of 5 feet from the street right of way and 10 feet from all interior side lot lines.
- b. The use of freestanding signs is limited to 1 unless the lot fronts more than one street, in which case, there is 1 sign allowed on each street the lot has frontage.
- c. **Freestanding signs are limited to 6 ft and should not exceed 25 square feet on either side.**

5. Window Signs:

- a. Are to be limited to the first floor windows.
- b. Window signs should not cover more than 30 percent of the window area and should not be constructed of opaque material that would obstruct views into and out of windows.
- c. Paper signs are not to be used.

It may be possible the owner could qualify for a Development Agreement (Sign Master Plan) if:

- a. There are 2 or more contiguous lots
- b. All owners must agree in writing that neither they nor their successors in ownership shall exceed the maximum height, square footage and number on any of the lots within the plan.
- c. All existing signs within the Master Sign Plan Agreement must be in conformance with Chapter 10.



EXISTING SIGNAGE
S. ALAMO STREET



EXISTING SIGN AT GERMAN SCHOOL COURTYARD
 TO BE REPLACED BY SIGN A2.01

-  EXISTING SIGN TO BE REPLACED
-  PROPOSED NEW HIGH SIGNAGE
-  PROPOSED NEW LOW/MONUMENT SIGNAGE



A-1.00 HIGH SIGN
S. ALAMO STREET
 NORTH FACING

A-1.00 PROPOSED NEW HIGH BUILDING SIGN
 150 SF, INTERNAL BACK LIT METAL CHANNEL
 LETTERS IN CONTRASTING COLOR TO BUILDING
 FACADE; 6' HIGH LETTERS [APPROX.]



NOTE: SIGNAGE WILL BE MADE OUT OF MATERIALS TO
 COMPLEMENT AND REFLECT THE BUILDING MATERIALS.
 DIMENSIONAL APPLIED GRAPHICS WILL BE PAINTED IN A
 CONTRASTING COLOR TO THE SIGN FACE.



A-1.01 HIGH SIGN

S. ALAMO STREET
SOUTH FACING

A-1.01 PROPOSED NEW HIGH BUILDING SIGN
150 SF, INTERNAL BACK LIT METAL CHANNEL
LETTERS IN CONTRASTING COLOR TO BUILDING
FACADE; 6' HIGH LETTERS [APPROX.]; TO MATCH
SIGN A1.00



NOTE: SIGNAGE WILL BE MADE OUT OF MATERIALS TO
COMPLEMENT AND REFLECT THE BUILDING MATERIALS.
DIMENSIONAL APPLIED GRAPHICS WILL BE PAINTED IN A
CONTRASTING COLOR TO THE SIGN FACE.



A-1.02 HIGH SIGN

ARCINIEGA STREET
WEST FACING

A-1.02 PROPOSED NEW HIGH BUILDING SIGN
150 SF, INTERNAL BACK LIT METAL CHANNEL
LETTERS IN CONTRASTING COLOR TO BUILDING
FACADE; 6' HIGH LETTERS [APPROX.]; TO MATCH
SIGN A1.00



NOTE: SIGNAGE WILL BE MADE OUT OF MATERIALS TO
COMPLEMENT AND REFLECT THE BUILDING MATERIALS.
DIMENSIONAL APPLIED GRAPHICS WILL BE PAINTED IN A
CONTRASTING COLOR TO THE SIGN FACE.



A-2.00 LOW SIGN

S. ALAMO STREET
MONUMENT SIGNAGE

A-2.00 PROPOSED LOW SIGN AT GERMAN SCHOOL FENCE ENCLOSURE. HALO-LIGHTING; 25SF



NOTE: SIGNAGE WILL BE MADE OUT OF MATERIALS TO COMPLEMENT AND REFLECT THE BUILDING MATERIALS. DIMENSIONAL APPLIED GRAPHICS WILL BE PAINTED IN A CONTRASTING COLOR TO THE SIGN FACE.



A-2.01 LOW SIGN

S. ALAMO STREET
MONUMENT SIGNAGE

A-2.01 PROPOSED MONUMENT SIGN AT EXISTING SIDEWALK ZONE PLANTER. HALO-LIGHTING; 6' MAX. HEIGHT



NOTE: SIGNAGE WILL BE MADE OUT OF MATERIALS TO COMPLEMENT AND REFLECT THE BUILDING MATERIALS. DIMENSIONAL APPLIED GRAPHICS WILL BE PAINTED IN A CONTRASTING COLOR TO THE SIGN FACE.

VIEW OF SIGN A-2.01 FROM HOTEL DROP-OFF



A-2.02 LOW SIGN

S. ALAMO STREET
WALL-MOUNTED SIGNAGE

A-2.02 PROPOSED WALL-MOUNTED SIGN AT GERMAN SCHOOL FACADE; 25SF MAX.; NEON



NOTE: SIGNAGE WILL BE MADE OUT OF MATERIALS TO COMPLEMENT AND REFLECT THE BUILDING MATERIALS. DIMENSIONAL APPLIED GRAPHICS WILL BE PAINTED IN A CONTRASTING COLOR TO THE SIGN FACE.



A-2.03 LOW SIGN

S. ALAMO STREET
MONUMENT SIGNAGE

A-2.03 PROPOSED MONUMENT SIGN AT HOTEL ENTRY AND DROP-OFF; 6' HIGH MAX; 25SF; HALO-ILLUMINATION



NOTE: SIGNAGE WILL BE MADE OUT OF MATERIALS TO COMPLEMENT AND REFLECT THE BUILDING MATERIALS. DIMENSIONAL APPLIED GRAPHICS WILL BE PAINTED IN A CONTRASTING COLOR TO THE SIGN FACE.



A-2.04 LOW SIGN

S. ALAMO STREET
MONUMENT SIGNAGE

A-2.04 PROPOSED MONUMENT SIGN AT RESTAURANT ENTRY; 6' HIGH MAX; 25SF; HALO-ILLUMINATION



NOTE: SIGNAGE WILL BE MADE OUT OF MATERIALS TO COMPLEMENT AND REFLECT THE BUILDING MATERIALS. DIMENSIONAL APPLIED GRAPHICS WILL BE PAINTED IN A CONTRASTING COLOR TO THE SIGN FACE.



A-2.05 LOW SIGN

ARCINEGA STREET
MONUMENT SIGNAGE

A-2.05 PROPOSED MONUMENT SIGN AT HOTEL
EVENT ENTRY; 6' HIGH MAX; 25SF; HALO-
ILLUMINATION



NOTE: SIGNAGE WILL BE MADE OUT OF MATERIALS TO
COMPLEMENT AND REFLECT THE BUILDING MATERIALS.
DIMENSIONAL APPLIED GRAPHICS WILL BE PAINTED IN A
CONTRASTING COLOR TO THE SIGN FACE.