HISTORIC AND DESIGN REVIEW COMMISSION

June 29, 2022

HDRC CASE NO:	**2022-344**
ADDRESS:	326 RIVERSIDE DR
LEGAL DESCRIPTION:	NCB 7672 BLK 21 LOT NW 170 X 15 OF 5, N IRR 190 OF 6, N 207.86 OF 7, N 207.86 OF E 102 OF 8
ZONING:	IDZ-1, H, RIO-5
CITY COUNCIL DIST.:	3
DISTRICT:	Mission Historic District
APPLICANT:	NICHOLAS MELDE/Architexas
OWNER:	peter greenblum/326 RIVERSIDE LLC
TYPE OF WORK:	Demolition of a single-family residential structure, construction of a 2-story residential structure
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. Amend a previous issued Certificate of Appropriateness. The previously issued COA specified the rehabilitation and construction of a rear addition to the historic, Craftsman structure at 326 Riverside. At this time, the applicant is requesting a Certificate of Appropriateness to demolish the structure. The structure collapsed on May 24, 2022.
2. The applicant has proposed to replace the historic structure with a 2-story, single-family residential structure.

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.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING
i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly
visible from the public right-of-way.
ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING
i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
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.

Mission Historic District Design Manual

1. Single-family Construction (8-units or less)

A. ROOF FORM
i. Multiple roof forms — Historic housing stock in the Mission Historic District is typically modest in design and features simple, traditional roof forms. The integration of multiple roof forms or non-traditional roof forms in new construction is discouraged unless stylistically appropriate.
ii. Ridge heights — The ridgelines of roofs with multiple gables should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.
iii. Contemporary roof forms — Contemporary flat roof or shed roof forms may be considered on a case by case basis where the special merits of the overall proposed design warrant a deviation from traditional roof forms.

B. FACADE DESIGN AND ARCHITECTURAL DETAILS
i. Architectural elements — The integration of traditional architectural elements on the front or primary facades of new buildings is encouraged. This may include porches, groupings of windows, or decorative elements.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

UDC Section 35-678 – Neighborhood Wide Design Standards

(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 out put of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

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

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

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

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from

the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

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

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

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

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

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

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

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

F. Flood lamps.

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

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

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

(a) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians

establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

H. Towers that emulate a more streamline modern style should provide variation through subtle details in the curtain wall, and the articulation of a human-scaled base at the street level.

I. If a project has more than one tower, they should be complementary to each other and employ the same architectural design approach.

J. Generally, buildings over one hundred fifty (150) feet tall should not be historicized. They should represent contemporary interventions in the skyline.

K. A tower's primary building entrances should be designed at a scale appropriate to the overall size and design of the tower and be clearly marked.

L. A building's top should be delineated with a change of detail and meet the sky with a thinner form, or tapered point. Unarticulated, flat-topped buildings are not desired in Downtown San Antonio's skyline.

M. Mechanical Penthouses should be integrated into the tower design and should not appear as a separate element, as shown in Figure 5.7.

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

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

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

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

A. San Antonio has strong sun conditions. Use deep reveals to get shadow lines and if colors are desired, saturated colors and evaluate these outside on site.

B. Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.

C. Use especially durable materials on ground floor facades.

D. Generally, stucco is not desirable on the ground floor as it is not particularly durable. Detail buildings with rigor and clarity to reinforce the architect's design intentions and to help set a standard of quality to guild the built results.

E. To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building's massing and structural elements. The skin should reinforce the integrity of the design concept and the building's structural elements as seen in Figure 7.5 and 7.6 of the Downtown Design Guide and not appear as surface pastiche.

F. Layering can also be achieved through extension of two (2) adjacent building planes that are extended from the primary facade to provide a modern sculptural composition.

G. Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.

H. Design curtain walls with detail and texture, while employing the highest quality materials.

I. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.

J. Value-added materials, such as stone should be placed at the base of the building, especially at the first floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.

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

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

(2) Prohibited Exterior Materials.

A. Imitation stone (fiberglass or plastic);
B. Plywood or decorative exterior plywood;
C. "Lumpy" stucco, CMU;
D. Rough sawn or "natural" (unfinished) wood, EIFS;
E. Used brick with no fired face (salvaged from interior walls);
F. Imitation wood siding;
G. Plastic panels.

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

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

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

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

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

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

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

D. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building. E. While blank street wall facades are discouraged, there is usually one side of the building that is less prominent (often times called "back of house").

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

A. Modern or contemporary building designs often layer this principle with more variation and syncopation to create interesting architectural composition as seen in Figure 7.4 of the Downtown Design Guide. Whenever a new infill building is proposed between two (2) existing structures, every attempt should be made to maintain the characteristic rhythm, proportion, and spacing of existing door and window openings. B. Variation in the vertical plane of a building ought to define the building's uses and visually differentiate ground floor uses, from core functions and how the building "meets the sky."

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

ii. Vertically articulate the street wall facade, establishing different treatment for the building's base, (middle and top) and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.

iii. Provide an identifiable break between the building's ground floors and upper floors designed for office or other use. This break may include a change in material, change in fenestration pattern or similar means.

iv. In order to respect existing historic datums, the cornice or roof line of historic structures should be reflected with a demarcation on new infill structures whenever possible.

v. On facades exposed to the sun, employ shade and shadow created by reveals, surface changes, overhangs, and sunshades to provide sustainable benefits and visual interest.

vi. Buildings taller than seventy-five (75) feet should employ at least two (2) vertical breaks or reveals greater than three (3) feet in depth to divide the bulkiness of the mass.

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

A. Windows are to be as transparent as possible at the ground floor of the building, with preference given to grey, low-e glass (eighty-eight (88) percent light transmission).

B. Window placement, size, material and style should help define a building's architectural style and integrity.

C. In buildings other than curtain wall buildings, windows should be recessed (set back) from the exterior building wall, except where inappropriate to the building's architectural style. Generally, the required recess may not be accomplished by the use of plantings around the window.

D. Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.

E. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor. Windows should have a vertical emphasis.

F. Glazing. Incorporate glazing that contributes to a warm, inviting environment for interior spaces.

i. Ground-floor window and door glazing should be transparent and non-reflective.

ii. Above the ground floor, both curtain wall and window and door glazing should have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.

iii. A limited amount of translucent glazing at the ground floor may be used to provide privacy.

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

A. Street walls should be located against the back of sidewalk.

B. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.

C. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-through, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.

D. An identifiable break should be provided between a building's retail floors (ground level and, in some cases, second and third floors) and upper floors. This break may consist of a change in material, change in fenestration, or similar means.

E. Vertical breaks should also be taken into account with fenestration such as columns or bays.

F. When a property is situated in such a manner as to appear to be the terminus at the end of a street or at a prominent curve in the creek, buildings should incorporate an architectural feature that will provide a focal point at the end of the view. These features may include:

i. Enhanced building facade.

ii. Enhanced garden or landscape in an open space.

iii. Variation in roof shape. iv. Change material and color.

v. Tower element.

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

A. The best views of the creek are generally perpendicular to the creek not parallel to the creek. Rectangular buildings should have the narrow face parallel to the creek and the long face perpendicular to the creek. See Figure 674-1. i. Bends in the creek provide a unique opportunity for siting buildings to

maximize views and may provide unique challenges. The Historic Preservation Officer may consider different building orientations for these sites if the overall goals for RIO-7 are met.

B. Buildings are not allowed to have a continuous, flat facade lot-line to lot-line along the creek property line. Building massing should turn perpendicular to the creek and form gardens, courts, patios, paseos, and plazas between buildings and/or different building masses. Windows, balconies, or other ways of viewing these publically accessible open spaces is high encouraged. The following On-Site Open Spaces required by building length may be used as one of the On-Site Open Spaces required by Table 673-3. i. The maximum length of a building wall plane is ninety (90) feet. Buildings with facades longer than ninety (90) feet must use side-yard courts, courtyards, or forecourts to divide the facade into modules less than ninety (90) feet long. ii. Buildings or a collection of buildings built concurrently with a creek-face longer than two hundred seventy (270) feet are required to have a forecourt, courtyard, creek-side plaza, garden, paseo, or pedestrian-oriented service drive to divide the mass of the building and provide publicly accessible open space. iii. Single developments with three hundred (300) linear feet of creek frontage or greater should have at least two (2) distinct building types or building heights along the creek property line with no more than seventy (70) percent of any one building type. Building types are defined in Downtown Design Guidelines. iv. Buildings that setback more than thirty (30) feet from the creek-side setback line and provide publicly accessible gardens, patios, plazas, or terraces are not required to provide additional publicly accessible open spaces. v. Sites that are five hundred fifty (550) feet or longer should provide mid-block paseos, pedestrian oriented mid-block service drives and fire lane, or pedestrian friendly public access and should connect from a public street to another public street, public alley, or the San Pedro Creek. Where San Antonio Public Works and/or Texas Department of Transportation (TxDOT) has provided approval, per Chapter 8 Section C of the Downtown Design Guide, connections should try to align within one hundred (100) feet of the mid-block connection.

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

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

B. In multi-family residential buildings with no retail, arrange support facilities, management offices, and building amenities along the creek and streets with a minimum of seventy-five (75) percent of the exterior facade associated with these spaces. Provide building and ground floor residential unit entrances to pedestrian paths that connect to the high-bank paseo or publicly accessible path at the top-of-bank along the low-bank paseo.

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

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

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

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

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

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

D. Wall openings, such as storefront windows and doors, shall comprise at least seventy (70) percent of a commercial building's street and creek level facade as seen in Figure 3.2. of the Downtown Design Guide. E. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level

commercial facades for maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3 of the Downtown Design Guide. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. Reinforce a building's entry with one or more of the following architectural treatments:

i. Extra height lobby space;

ii. Distinctive doorways;

iii. Decorative lighting;

iv. Distinctive entry canopy;

v. Projected or deep recessed entry;

vi. Building name and address integrated into the facade;

vii. Artwork integrated into the facade or sidewalk;

viii. A change in paving material, texture, or color within the property line;

ix. Distinctive landscaping, including plants, water features and seating.

B. The primary street entrance of single buildings will be off the public sidewalk in RIO-7a, RIO-7b, and RIO-7c as seen in Figure 7.7 of the Downtown Design Guide.

i. In RIO-7d and RIO-7e, entrances may be off of a walkway connected to both the public sidewalk and the parking area as shown if Figure 673-1.

ii. In projects with multiple buildings arranged on one site, building entrances may be off of pedestrian paths connecting streets with the creek or courtyards and plazas within a site similar to Figure 672-2.

C. Strong colors should emphasize architectural details and entrances.

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

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previous issued Certificate of Appropriateness. The previously issued COA specified the rehabilitation and construction of a rear addition to the historic, Craftsman structure at 326 Riverside. At this time, the applicant is requesting a Certificate of Appropriateness to demolish the structure. The structure collapsed on May 24, 2022.
b. PREVIOUS REVIEW –The applicant received a Certificate of Appropriateness for the rehabilitation of the Craftsman structure and the construction of a rear addition at the April 6, 2022, Historic and Design Review Commission hearing.
c. ARCHAEOLOGY – The property is located within a River Improvement Overlay District, the Mission Local Historic District, and the Mission Parkway National Register of Historic Places District. In addition, the project area is in close proximity to previously recorded site 41BX1621. The Texas Sites Atlas indicates that archaeological sites have been previously identified along/adjacent to the San Antonio River. The property may contain sites, some of which may be significant. Therefore, an archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

<u>Findings related to request item #1:</u>

1a. The historic, Craftsman structure at 326 Riverside features a front facing gabled roof, wood siding and windows and traditional, Craftsman architectural elements. The structure is contributing to the Mission Historic District.
1b. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

a. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

[The applicant has provided a detailed estimate of the cost of rehabilitation, which was underway at the time of the structure's collapse. The applicant has noted that the total cost for rehabilitation of the historic structure is $186.186.00. At the time of the structure's collapse, the applicant has spent $35,542.59 on rehabilitation. Neither additional bids, nor a third-party bid has been no obtained at this time. Per Bexar County Appraisal District records, the improvement value for all structures at 326 Riverside for 2022 was $475,950. The total assessed value was $658,150.]

b. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return;

[A structural engineer's report has not been submitted; however, the applicant has provided photos and information regarding the structure's collapse. The applicant has noted that the bottom plates of the structure's walls were severely deteriorated due to termite damage.]

c. *The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.*

[The property is note currently listed for sale, and was acquired by the current owner on March 8, 2019, per Bexar County Deed Records. The proposed is currently under redevelopment by the current owner.]

1c. Staff finds that the applicant has not fully demonstrated an unreasonable economic hardship, as the UDC requires all three criteria, noted above, to be met. Staff finds that the lack of active marketing of the property has prevented the applicant from meeting the requirements to prove an unreasonable economic hardship. Further evaluation of the cost to repair / reconstruct the historic structure as compared to the cost of the proposed new construction have not been provided.

1d. When an applicant fails to prove unreasonable economic hardship, the applicant may provide to the Historic and Design Review Commission additional information which may show a loss of significance in regards to the subject of the application in order to receive Historic and Design Review Commission recommendation of approval of the demolition. If, based on the evidence presented, the Historic and Design Review Commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the Historic and Design Review Commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

<u>Findings related to request item #2:</u>

2a. The applicant has proposed to replace the historic structure with a 2-story, single-family residential structure. The proposed replacement structure was one of four designs approved by the Historic and Design Review Commission at the April 7, 2021, Historic and Design Review Commission hearing. The following stipulations were applied:

i. That the applicant incorporate materials that are consistent with the Guidelines for New Construction.
ii. That the applicant use windows that are consistent with staff's standards for windows in new construction, as noted in finding o and found in the applicable citations.

Staff's other stipulations, including those regarding setbacks, façade and roof massing, traditional entrance elements, and site elements, were not included in the Commission's approval.

2b. 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. The applicant has not provided specific setback information for the proposed new construction; however, staff finds that the setback of the existing structure should be matched.

2c. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. This lot historically featured three, 1-story structures and one, 2-story structure. The applicant has proposed to construct 2-story residential structures. Generally, staff finds that there is precedent for height of two stories on the lot, and finds the proposed massing to be appropriate.

2d. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Additionally, new construction should feature entrance massing that is

consistent with the Guidelines. The applicant has proposed entrance massing with entrances facing toward the primary street, and doors facing the side yard. Generally, staff finds this to be appropriate.

2e. FOUNDATION & FLOOR HEIGHTS – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. The applicant has proposed foundation heights of eighteen (18) inches in height. Staff finds this to be appropriate and consistent with the Guidelines.

2f. ROOF FORM – The applicant has proposed for the new construction to feature a front facing gabled roof. Generally, staff finds a gabled roof form to be appropriate and consistent with the Guidelines for New Construction.

2g. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed facades with no fenestration, and facades that feature fixed windows, both instances are not recommended by the Guidelines. Staff finds that fully sized windows should be incorporated into each façade.

2h. PORCH MASSING – The applicant has proposed, a small, recessed corner porch. Generally, staff finds that an increase in porch massing that is more integral to the design of the structure would be most appropriate.

2i. MATERIALS – The applicant has proposed materials that include composite siding on both board and batten and lap siding profiles, aluminum windows, and asphalt roofs. Staff finds that the proposed board and batten siding should feature boards that are twelve (12) inches wide and battens that are one to two (1 to 2) inches wide. Lap siding should feature an exposure of four (4) inches. All siding should feature smooth finishes. If additional siding exposures and profiles are requested to vary individual structures, profiles should be based on those found historically on site.

2j. WINDOW MATERIALS – The applicant has proposed to install aluminum windows. All windows are to adhere to staff's standards for windows in new construction. Fixed windows should be eliminated from the design. At this time the applicant has not submitted a specific window product.

2k. ARCHITECTURAL DETAILS – As noted in the above findings, staff finds that the proposed fenestration profile and porch massing should be modified to be consistent with the Guidelines for New Construction.

2l. CARPORTS – The applicant has proposed for each structure to feature an attached carport. Attached vehicular parking (including carports) is not found historically within historic districts. Additionally, parking should be located at the rear or detached from a historic structure. The applicant has proposed parking that would be located within the footprint of the proposed new construction and at the immediate rear of the front porch. This is neither consistent with the Guidelines nor the UDC, which notes that vehicular parking is to be located internally on a lot.

2m. WALKWAY – The existing, historic structure at this location features a concrete walkway that leads from the front porch to the proposed sidewalk at the right of way. Staff finds that a front walkway should be incorporated into the proposed design.

RECOMMENDATION:

Staff does not find that the applicant has met the UDC's requirements for an unreasonable economic hardship, as noted in finding 1c.

Should the Historic and Design Review Commission find an unreasonable economic hardship or a loss of significance not caused directly or indirectly by the owner, as noted in finding 1d, and recommend the approval of demolition of this structure, staff recommends the following stipulations be applied to the approval of the proposed new construction:

i. That any materials in a condition to be salvaged be salved, whether for use on site or elsewhere.
ii. That the applicant match the setback of the historic structure for the proposed new construction, as noted in finding 2b.
iii. That the applicant incorporate porch massing and fenestration profiles consistent with the Guidelines, as noted in findings 2g and 2h.
iv. That the applicant That the applicant incorporate materials that are consistent with the Guidelines for New Construction as noted in finding 2i.

v. That the applicant use windows that are consistent with staff's standards for windows in new construction, as noted in finding 2j and found in the applicable citations.

ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop

June 24, 2022

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Existing Structure Summary

In order to make the 326 Riverside a marketable home to be sold, the following steps had been taken prior to the significant wind storm of May 24, 2022:

1) Demolition of the existing floor deck. Significant areas had rotten. Removing the deck also allowed us to check the floor joists, and better evaluate the foundation piers. Because the house was out of level by several inches from front to back and side to side, 16 piers were either added and or replaced.

2) Demolition of the rear patio, and addition of piers to support the small addition to the rear of structure.

3) Plumbing sewer and water roughs ins were completed and passed inspection by DSD. This was necessary prior to the installation of new deck due to access issues under the house.

4) A portion of the windows were removed to in order to square the house.

5) Siding was removed from the front and rear of the house in order to be able to square the house since it was out of square anywhere from 6"-12" at different areas.

6) The new floor deck was installed. Walls were braced. Our next step would have been to re-frame the exterior walls, place osb on front and rear to add strength to structure.

The wind storm collapsed the structure on 5/23/22. It appears the lower plate that the originals walls sat on were significantly compromised by termites.

	326 Riverside Construction Budget			
ITEM	DESCRIPTION	AC Footage	Budgeted	Spent on Remodel
		756	New Construction	
1	Lot Cost		$ 45,000.00	
2	Architectual/Engineering		$ 3,000.00	$ 2,960.00
3	Temp power		$ 400.00	
4	Permit Fees DSD		$ 3,000.00	$ 2,500.00
5	Foundation - Leveling/Piers		$ -	$ 5,720.00
6	Electric		$ 9,500.00	
7	Plumbing		$ 9,000.00	$ 3,750.00
8	Lumber/Siding		$ 17,500.00	$ 3,637.59
9	Framing		$ 6,500.00	$ 2,000.00
10	Cleanup/Trash/Dumpster		$ 3,600.00	$ 600.00
11	Site Work		$ 1,000.00	
12	PortableToilet		$ 1,000.00	
13	HVAC		$ 5,500.00	
14	Painting Labor		$ 3,200.00	
15	Roofing		$ 6,000.00	
16	Drywall		$ 6,000.00	
17	Cabinets		$ 7,150.00	
18	Countertops		$ 5,000.00	
19	Lighting Fixtures		$ 2,750.00	
20	Shower Bath Tile		$ 1,750.00	
21	Flooring		$ 4,500.00	
22	Insulation		$ 3,186.00	
24	Interior Doors and Trim		$ 2,500.00	
25	Landscaping & sprinkler		$ 4,500.00	
26	Hardware (door and cabinet)		$ 900.00	
27	Doors - Exterior		$ 3,000.00	
28	Windows		$ 1,500.00	$ 4,875.00
29	Gutters		$ 1,000.00	
30	Appliances		$ 4,000.00	
31	Plumbing Fixtures		$ 2,500.00	
32	Fencing		$ 4,000.00	
33	Front and Rear Porch		$ 3,500.00	
34	Interior trim labor		$ 1,200.00	
35	Sidewalk and Driveway		$ 7,500.00	
36	Interior Cleaning		$ 1,000.00	
37	Testing		$ 350.00	
38	Insurance		$ 450.00	
39	Interest		$ 3,750.00	
40	Demolition			$ 9,500.00
	Total Costs		$ 186,186.00	$ 35,542.59
	Cost per Foot		$ 246.28	
	Estimated Sales Price		$ 170,100.00	
	Closing Costs	0.08	$ 13,608.00	
	Net Proceeds		$ 156,492.00	
	Estimated Profit/Loss		$ (29,694.00)	
	Previous Expenses		$ (35,542.59)	
	Total Estimated Loss to Rebuild Existing Structure		$ (65,236.59)	

	Riverside Type A2			
ITEM	DESCRIPTION	AC Footage	Budgeted	
		1280	New Construction	
1	Lot Cost		$ 45,000.00	
2	Architectual/Engineering		$ 3,000.00	
3	Temp power		$ 400.00	
4	Permit Fees DSD		$ 3,000.00	
5	Foundation - Leveling/Piers		$ 19,750.00	
6	Electric		$ 12,500.00	
7	Plumbing		$ 12,000.00	
8	Lumber/Siding		$ 30,720.00	
9	Framing		$ 8,960.00	
10	Cleanup/Trash/Dumpster		$ 3,600.00	
11	Site Work		$ 1,000.00	
12	PortableToilet		$ 1,000.00	
13	HVAC		$ 7,800.00	
14	Painting Labor		$ 5,120.00	
15	Roofing		$ 6,500.00	
16	Drywall		$ 8,000.00	
17	Cabinets		$ 9,000.00	
18	Countertops		$ 6,500.00	
19	Lighting Fixtures		$ 3,750.00	
20	Shower Bath Tile		$ 3,500.00	
21	Flooring		$ 7,000.00	
22	Insulation		$ 5,500.00	
24	Interior Doors and Trim		$ 3,500.00	
25	Landscaping & sprinkler		$ 3,500.00	
26	Hardware (door and cabinet)		$ 1,300.00	
27	Doors - Exterior		$ 3,000.00	
28	Windows		$ 7,500.00	
29	Gutters		$ 1,400.00	
30	Appliances		$ 4,000.00	
31	Plumbing Fixtures		$ 3,750.00	
32	Fencing		$ 2,500.00	
33	Carpot		$ 4,000.00	
34	Interior trim labor		$ 1,300.00	
35	Sidewalk and Driveway		$ 4,000.00	
36	Interior Cleaning		$ 1,000.00	
37	Testing		$ 350.00	
38	Insurance		$ 450.00	
39	Interest		$ 5,000.00	
	Total Costs		$ 250,150.00	
	Cost per Foot		$ 195.43	
	Estimated Sales Price		$ 350,000.00	
	Closing Costs	0.08	$ 28,000.00	
	Gross Net Proceeds		$ 322,000.00	
	Estimated Profit/Loss		$ 71,850.00	
	Previous Expenses Remodel		-35542.59	
	Net Proceeds		$ 36,307.41	

Centro Builders

Customer: COSA Date: ########

Address: Unknown Plan:

EXTERIOR COLORS				
Window Color	Black Outside/White inside			
Roof Color	Charcoal gray			
Main Brick		Mortar Color		
rock	Gray Lueder	Mortar Color		
pattern				
EXTERIOR PAINT COLORS				
Siding & Back Door				
Stucco Bands				
Exterior Stucco				
Ext Trim				
Front door & handrail stain				
INTERIOR COLORS				
CABINETS				
WALL COLOR				
TRIM COLOR				
ACCENT COLOR				
LIGHT FIXTURES				
PLUMBING FIXTURES				
Kitchen Sink		Color		
Bath Hardware		Finish		
Door Hardware	Style		Finish	
ADDITIONAL NOTES				

COUNTER TOPS				
ROOM	PRODUCT	EDGE	COLOR	

KITCHEN	Granite				
DESK AREA	Granite				
ISLAND	Granite				
HIGH BAR	Granite				
MASTER BATH	Granite				
BATH 2	Granite				
BATH 3	Granite				
BATH 4	Granite				
UTILITY					
ADDITIONAL NOTES					

KITCHEN BACK SPLASH					
ROOM	SIZE	GROUT COLOR	PATTERN	TILE COLOR	
KITCHEN					
Accents					
Appliances					

TILE BATH SURROUNDS					
ROOM	SIZE	GROUT COLOR	PATTERN	TILE COLOR	
MASTER SHOWER					
Accents					
MASTER TUB/SHOWER					
Accents					
BATH 2					
Accents					
BATH 3					
Accents					
BATH 4					
Accents					

TILE FLOORING

ROOM	SIZE	GROUT COLOR	PATTERN	TILE COLOR	
ENTRY					
ACCENT					
EXTENDED ENRTY					
ACCENT					
KITCHEN					
ACCENT					
MASTER BATH					
ACCENT					
1/2 BATH					
ACCENT					
BATH 2					
BATH 3					
BATH 4					
UTILITY					
ADDITIONAL NOTES					

CARPET					
ROOM	PAD	BRAND	STYLE	COLOR	
ADDITIONAL NOTES					

UPGRADE WOOD, VINYL PLANK OR LAMINATE				
ROOM	BRAND	STYLE	COLOR	
ADDITIONAL NOTES				

FINAL CONCERNS, QUESTIONS, CHANGES		
1		
2		
3		
4		
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9		
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11		
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ALL UPGRADES MUST BE PAID 100%

TO THE BUILDER


314
WARNING
Security Cameras In Use


314


WARNING
Security
Cameras In Use


DIRECTV


314

PROJECT SUMMARY
REHABILITATION AND ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE

REHABBED SQUARE-FOOTAGE	684
ADDITION SQUARE-FOOTAGE	72
TOTAL	756

APPLICABLE CODES
LOCAL:
CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE
NATIONAL:
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

CONSTRUCTION GENERAL NOTES
1. CONTRACTOR TO EXAMINE ALL ELEMENTS OF THE DRAWINGS AND THE EXISTING CONDITIONS OF THE BUILDING AND SITE, AND SHALL NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES AND DEVIATIONS.
2. ALL DIMENSIONS ARE TO THE FACE OF STUD WALL, UNLESS NOTED OTHERWISE.
3. DIMENSIONS AND LOCATIONS ARE APPROXIMATE. MINOR DEVIATIONS SUBJECT TO CONSTRUCTION REQUIREMENTS CAN BE EXPECTED. EXACT LOCATIONS, DIMENSIONS, AND CONDITIONS MUST BE FIELD VERIFIED BY THE CONTRACTOR.
4. DO NOT SCALE DRAWINGS. IF A DIMENSIONS OR RELATIONSHIP IS IN QUESTION, CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

BUILDING ENVELOPE
1. SLAB-ON-GRADE FOUNDATION OVER A MOISTURE/VAPOR BARRIER. TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
2. WOOD-FRAMED WALLS, SECOND FLOOR, AND ROOF. TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
3. SHEATHING AND DECKING PER STRUCTURAL ENGINEER. USE ZIP WALL SYSTEM, OR APPROVED EQUAL, AT EXTERIOR WALLS AND ROOF DECK. SUBSTITUTIONS WILL BE CONSIDERED.
4. SPRAY FOAM INSULATE ROOF CAVITY (R-38) AND UNDER FLOOR (R-13, CLOSED-CELL)
5. RESTORE EXISTING WOOD WINDOWS, AND MAKE ALTERATIONS PER PLANS.
6. REUSE EXISTING FRONT DOOR, PAINT
7. V-CRIMP GALVALUME METAL ROOF WITH GALVALUME GUTTERS, AND DOWNSPOUTS. COORDINATE ROOF UNDERLAYMENT WITH ROOFING CONTRACTOR

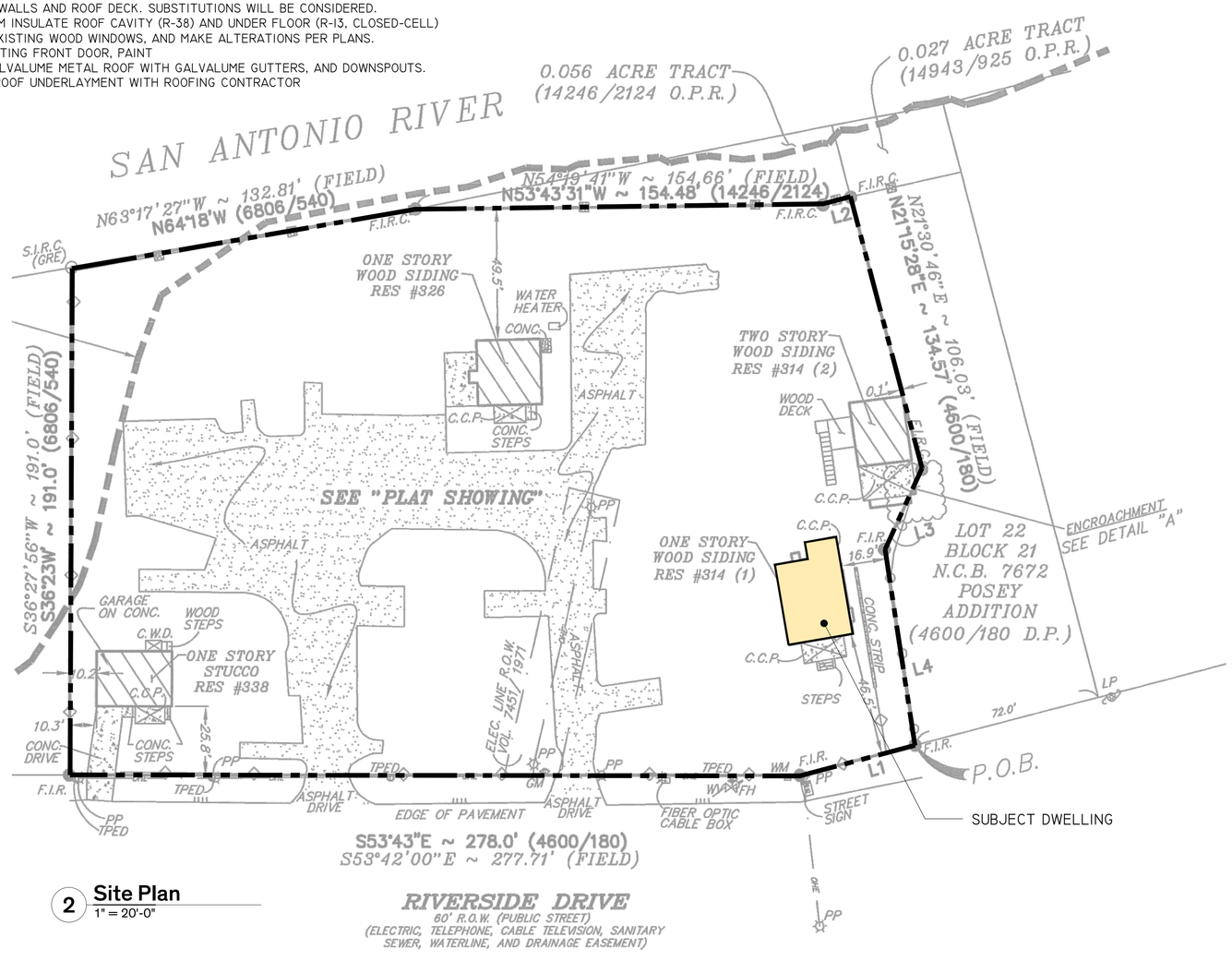
HVAC
1. SYSTEM TO BE DESIGNED AND INSTALLED BY LICENSED HVAC/MECHANICAL INSTALLER.
2. INSTALL EXHAUST VENT/HEATER COMBO IN BATHROOMS. PANASONIC FV-11VH2, NO LIGHT (OR APPROVED EQUAL).
3. INSTALL VENT HOOD CENTERED ABOVE RANGE. MODEL NO. TO BE DETERMINED

ELECTRICAL
1. EXTERIOR PANEL LOCATION PER ELECTRICIAN.
2. COORDINATE ELECTRICAL DEMANDS FOR HVAC SYSTEM WITH HVAC INSTALLER
3. COORDINATE ELECTRICAL DEMANDS FOR WATER HEATER WITH PLUMBER
4. INSTALL INTERIOR AND EXTERIOR OUTLETS PER CODE, COORDINATE WITH LICENSED ELECTRICIAN
5. FIXTURE SELECTIONS TBD. REFER TO CEILING PLAN FOR LOCATIONS/QUANTITY
6. COORDINATE ELECTRICAL DEMANDS FOR APPLIANCES WITH OWNER
7. INSTALL CAR CHARGING OUTLET AT CARPORT, COORDINATE EQUIPMENT AND EXACT LOCATION WITH OWNER

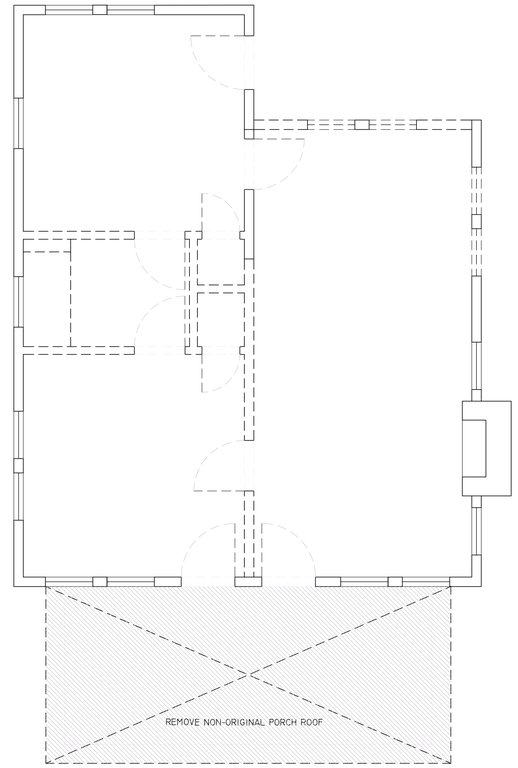
PLUMBING
1. WHOLE HOUSE WATER HEATER WITH INLINE FILTER, TO BE SIZED BY PLUMBER. COORDINATE LOCATION WITH OWNER AND ARCHITECT
2. FIXTURE AND HARDWARE SELECTIONS TBD. REFER TO PLANS FOR LOCATION AND QUANTITY
3. INSTALL GAS OUTLET TO UTILITY CLOSET, KITCHEN RANGE, LAUNDRY ROOM, AND OUTDOOR KITCHEN AT ROOF DECK.
4. INSTALL WATER SOFTENER. LOCATION TBD.

INTERIOR FINISH
1. REFINISH EXISTING WOOD FLOORS.
2. TILE IN BATHROOM FLOORS AND SHOWERS, AND AT KITCHEN BACKSPLASH. COORDINATE FINISHES WITH OWNER AND ARCHITECT.
3. LIGHT ORANGE-PEEL TEXTURE ON 1/2" DRYWALL, SATIN PAINT FINISH ON WALLS AND CEILINGS.
4. 1X WOOD TRIM AT BASE, WINDOWS, AND DOORS, HIGH GLOSS PAINT FINISH.

APPROVED BY THE HDRC ON APRIL 6, 2022



2 **Site Plan**
1" = 20'-0"



1 **Demolition Plan**
1/4" = 1'-0"

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Riverside Townhomes
Planning & Design

326 River Street
San Antonio, TX 78215

REVISION HISTORY

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Architexas No. 20XX
Date November 16, 2021

Sheet Name
Site Plan

Sheet Number
A1.01

PREVIOUSLY APPROVED SITE PLAN

DEVELOPMENT STATS

11 HOMES WITH RIVER FRONTAGE
8 HOMES WITH STREET FRONTAGE
6 HOMES WITH INTERIOR VIEW
1 HISTORIC HOME REHABILITATION
26 HOMES TOTAL

EACH HOUSE IS APPROXIMATELY 1,300 SQ. FT.

EACH HOME WILL PROVIDE:

- FRONT PORCH
- 2 BEDROOMS + 2 BATHROOMS
- OPEN KITCHEN + LIVING SPACE
- 2 COVERED PARKING SPACES
- WINDOWS TO MAXIMIZE DAYLIGHT AND VIEWS

LAND AREA: 1.5 AC (64,760 SF)
UNITS/AC: 18 (PROPOSED)

N

DEVELOPMENT SITE PLAN

1" = 60'

PETER GREENBLUM

RIVERSIDE RESIDENTIAL DEVELOPMENT

326 RIVERSIDE DRIVE
SAN ANTONIO, TEXAS 78210

3.16.2021

ARCHITEXAS
SAN ANTONIO|AUSTIN|DALLAS

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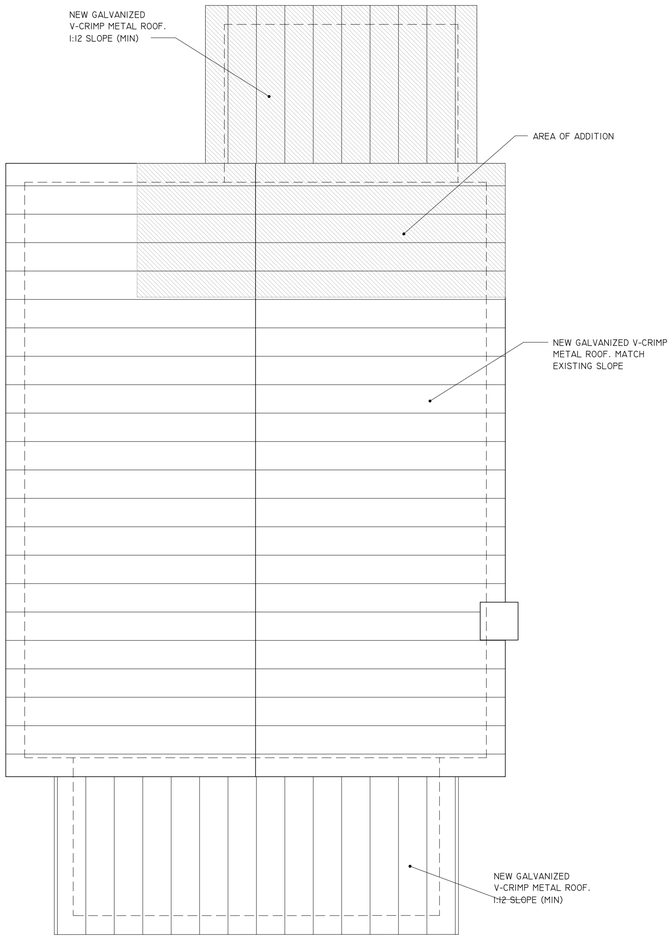
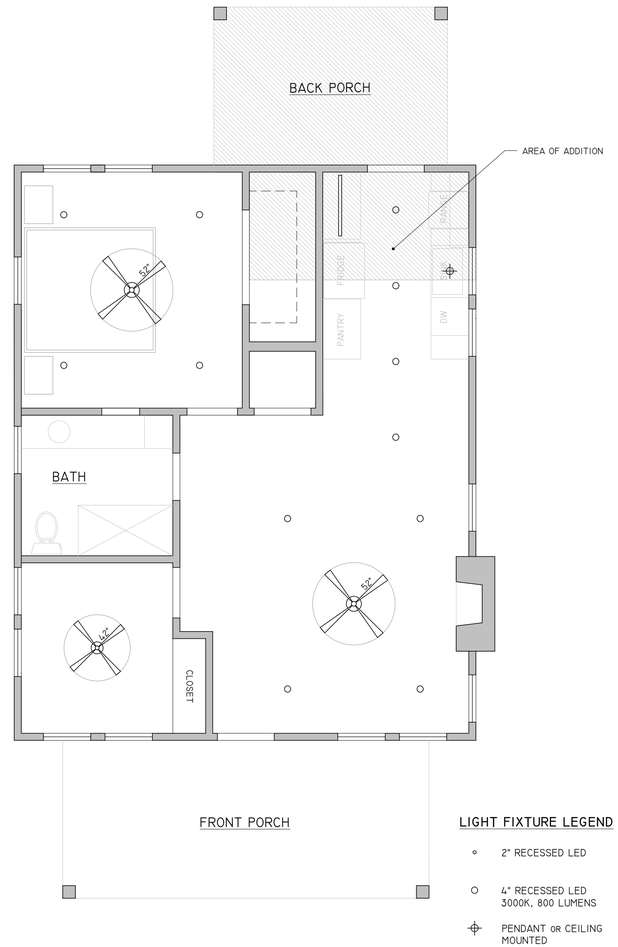


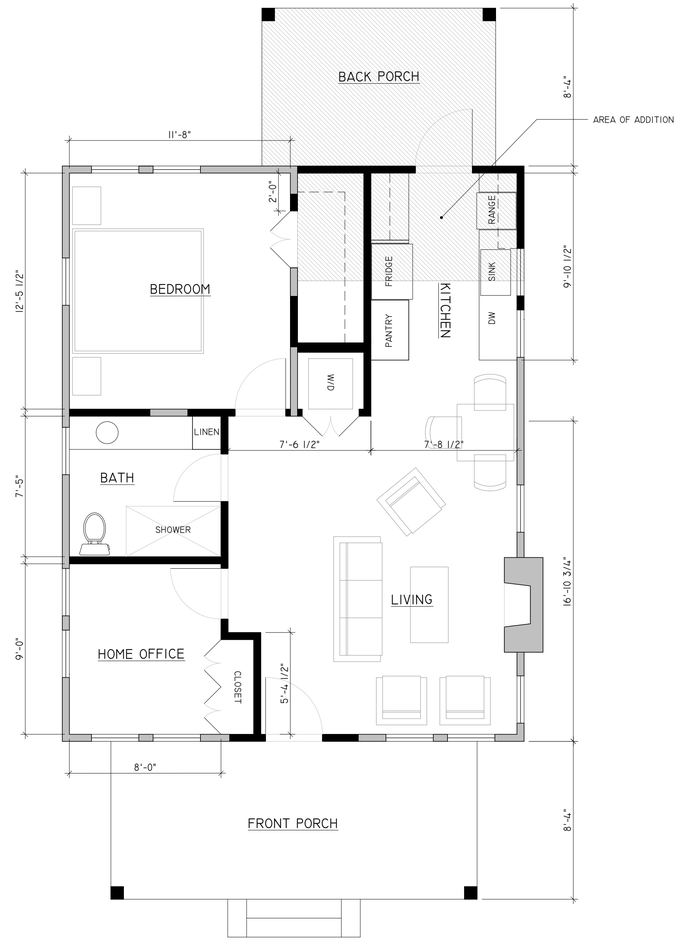
3 Roof Plan
1/4" = 1'-0"



2 Ceiling Plan
1/4" = 1'-0"

LIGHT FIXTURE LEGEND

- 2" RECESSED LED
- 4" RECESSED LED 3000K, 800 LUMENS
- PENDANT OR CEILING MOUNTED
- WALL SCONCE
- UNDER CABINET LIGHTING
- CEILING FAN NO LIGHT KIT
- BATHROOM EXHAUST FAN WITH HEATER, NO LIGHT.



1 New Floor Plan
1/4" = 1'-0"

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REVISION HISTORY

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Date
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Sheet Name
Site Plan + Floor Plan

Sheet Number
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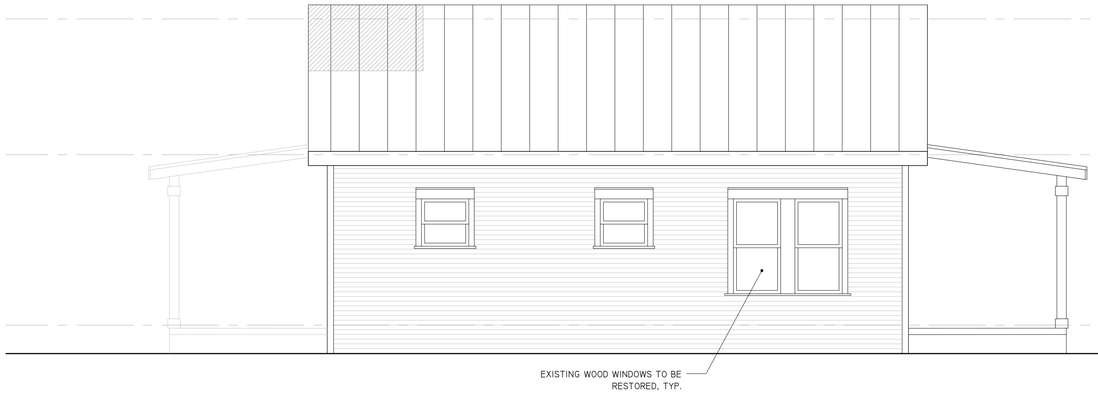
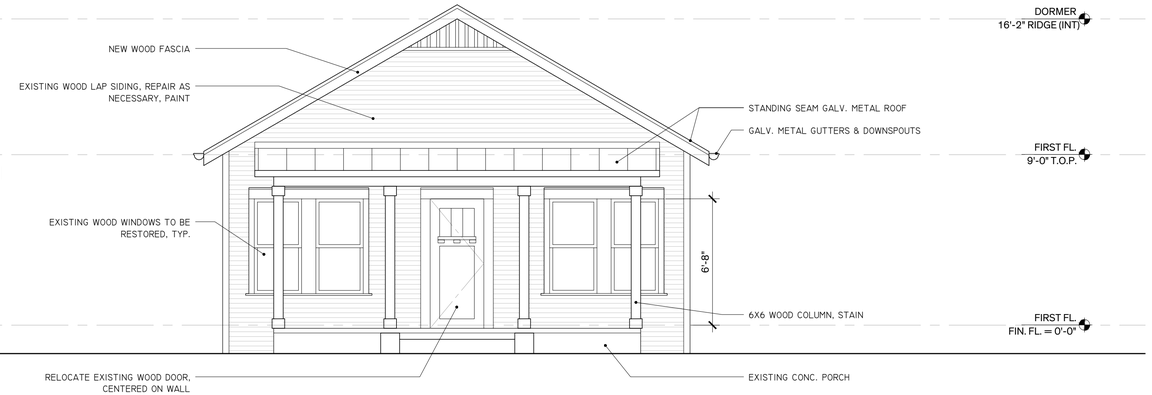
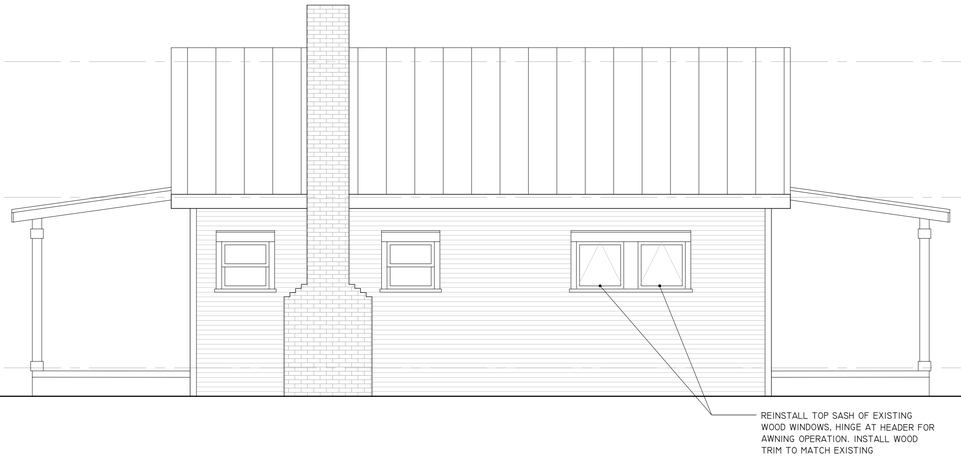


4 Elevation - Southwest
1/4" = 1'-0"



3 Elevation - Southeast
1/4" = 1'-0"



2 Elevation - Northeast
1/4" = 1'-0"

1 Elevation - Northwest
1/4" = 1'-0"

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Date
November 16, 2021

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Existing Images

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A2.00

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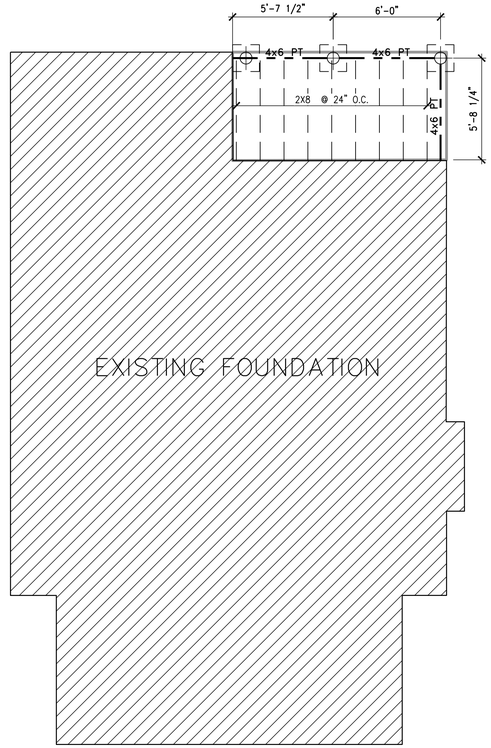
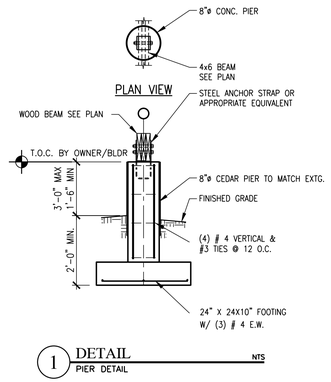


FOUNDATION PLAN
Scale: 1/4"= 1'-0"



1 DETAIL
PIER DETAIL
NTS

PIER REPLACEMENTS ARE TO BE TO THE DESIGN STANDARDS REGARDING FOOTING AND PIER INSTALLATION

REVISIONS

NO.	DESCRIPTION	DATE	APPR.

FILE:

1-21-22

STATE OF TEXAS
JOSÉ I. VILLARREAL
91208
LICENSED PROFESSIONAL ENGINEER

SEAL:

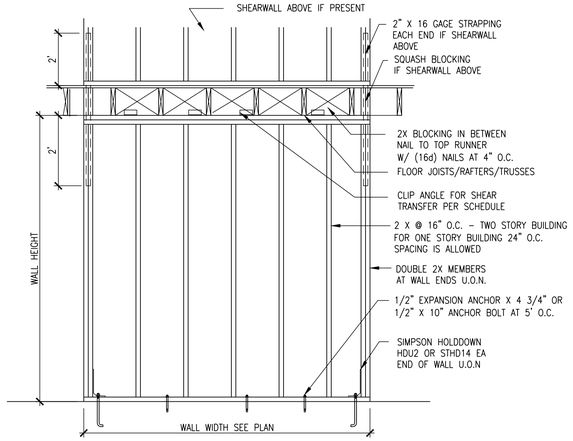
Villarreal Design Group, LLC
Jose@VillarrealDesign.com
Texas Firm 12109
(210) 725-6100

SHEET TITLE: FOUNDATION PLAN

RESIDENCE REMODEL
326 RIVERSIDE
SAN ANTONIO, TX

JOB NO:	22-027
DATE:	01/21/22
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR

SHEET:
S-1
OF 3



NOTE: WALL HEIGHT/WALL WIDTH < 3.5

TYPICAL BRACED WALL DETAIL

NO SCALE

SHEAR WALL SCHEDULE

ALLOWABLE LOAD	MARK/TYPE	DESCRIPTION*	NO. OF SIDES	SILL BOLTING	SHEAR TRANSFER	SILL NAILING	ALT. SHEAR TRANSFER	IRC METHOD
150 PLF	A	1/2" GYP. BOARD @ INT. FACE BLOCKED W/ 6D COOLER NAILS @ 4" O.C. AND 1/2" GYP. SHEATHING @ EXT. FACE BLOCKED W/ 5D COOLER NAILS @ 4" O.C. (ALL SUPPORTS EA. FACE NAILED @ 4" O.C.)	TWO	1/2"@ 60" O.C.	A35F @ 18"	16D @ 6" O.C.	A35 @ 20"	GB
175 PLF	B	1/2" GYP. BOARD BLOCKED W/ 6D COOLER @ 4" O.C. (ALL SUPPORTS NAILED @ 4" O.C.)	TWO	1/2"@ 60" O.C.	A35F @ 15"	16D @ 3" O.C.	A35 @ 17"	GB
280 PLF	C	1/2" PLYWOOD STRUCT. 1 BLOCKED W/ 8D NAILS @ 6" O.C. EDGES AS ALTERNATIVE TO PLYWOOD USE RED T-PLY	ONE	1/2"@ 60" O.C.	A35F @ 21"	16D @ 7 " O.C.	A35 @ 19"	WSP
560 PLF	D	1/2" PLYWOOD STRUCT. 1 BLOCKED W/ 8D NAILS @ 6" O.C. EDGES	TWO	1/2"@ 18" O.C. OR 5/8"@ 27" O.C.	A35F @ 10"	16D @ 3 1/2" O.C.	A35 @ 9"	WSP

1. NAIL ALL PANELS 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. (ALL PANEL EDGES SHALL BE BLOCKED.)
2. SHEATHING AT ONE SIDED WALLS MAY BE PLACED ON EITHER FACE OF STUDS. PLACE ON EXTERIOR FACE AT EXTERIOR WALLS. PLACE ON GUEST ROOM SIDE AT INTERIOR WALLS.

SHEAR WALL ANCHOR SCHEDULE

TYPE	DESCRIPTION	ANCHOR	EMBEDMENT	POST	CAPACITY [LBS]
1	MST48	N/A			
2	HDU2	5/8"	12"	4X4 MIN.	3075
3	HDU4	5/8"	14"	4X4 MIN.	4565
4	HDU5	5/8"	14"	4X4 MIN.	5645
5	HDU8	7/8"	16"	6X6 MIN.	6765
6	HDU11	1"	18"	6X6 MIN.	9335
7	STHD14	N/A		4X4 MIN.	3065

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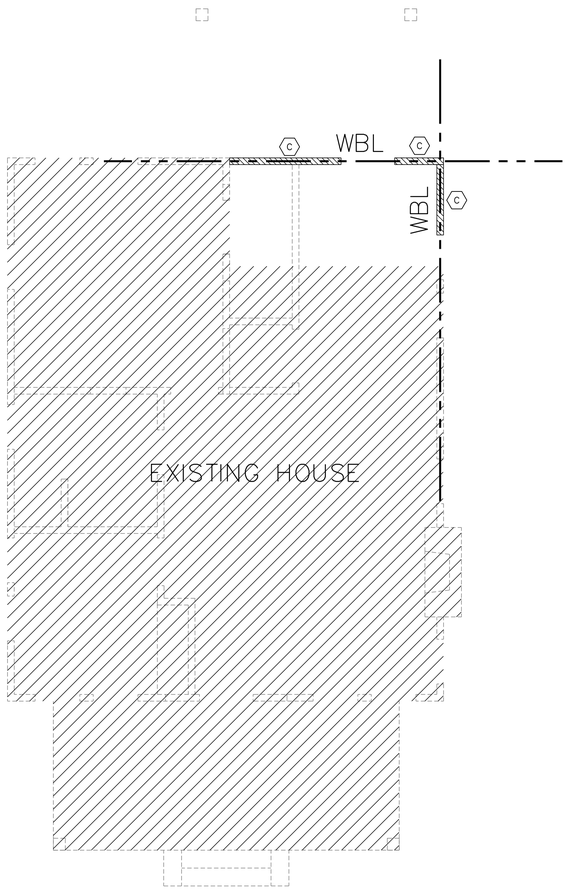


WIND BRACING PLAN
Scale: 1/4"= 1'-0"

DESIGN CRITERIA NOTES

1. THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:

GENERAL INTERNATIONAL RESIDENTIAL/BUILDING CODE 2018 EDITION
WOOD AITC
WOOD TRUSSES TPI

2. DESIGN LOADS

DEAD LOADS
ROOF 10 PSF – COMPOSITION SHINGLE
LIVE LOADS
FLOORS 40 PSF
ROOF 20 PSF
CEILING JOIST 10 PSF

3. SNOW LOAD : 5PSF
4. WIND LOAD : 115MPH APPLIED PER I(B/R)C I = 1.0 EXPOSURE "B"
5. SEISMIC : SEISMIC CATEGORY "A"

ROUGH CARPENTRY

1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE NO. 2 SYP OR BETTER.

2. ALL LOAD BEARING PARTIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.

3. ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER

4. ALL MULTIPLE GIRDERS, BEAMS AND JOISTS SHALL BE GANG NAILED

5. ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

6. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED EQUAL.

7. PREFABRICATED LVL'S, GLULAMS, AND PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST MacMILLAN CORP." OR APPROVED EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:

LVL'S = 2,600 PSI
PSL'S = 2,900 PSI
GLULAMS = 2,400 PSI

8. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED

9. INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY , ETC.

10 ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE.

11. INSTALL COLUMNS AT ALL LINTELS, BEAMS, HEADERS EQUAL TO THE WIDTH OF THE BEAM. ALL MEMBERS WITH SPANS LESS THAN 5 FOOT SHALL HAVE SINGLE JACK STUDS.

12. ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE SUPPORTS

13. THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARINGS WALLS, COLUMNS, ETC. ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.

14. ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT 6" O.C. WITH 8d NAILS.

15. FLOOR DECK SHALL BE 3/4" T&G APA RATED SHEATHING WITH MINIMUM SPAN INDEX OD 48/24. NAIL PLYWOOD TO FRAMING MEMBERS WITH 10d NAILS AS FOLLOWS:

FLOOR ZONE: FIRST 8' FROM SHEARWALLS – OTHERS

PANEL EDGES	4" O.C.	6" O.C.
PANEL FIELD	6" O.C.	6" O.C.

16. FOR METAL AND COMPOSITE SHINGLE ROOFING PLYWOOD ROOF DECKING SHALL BE 15/32"OSB AND FOR CLAY AND CONCRETE ROOFING PLYWOOD ROOF DECKING SHALL BE 5/8" OSB APA RATED CD INTERIOR WITH EXTERIOR GLUE.
NAIL PLYWOOD TO FRAMING WITH 6d NAILS AS FOLLOWS:

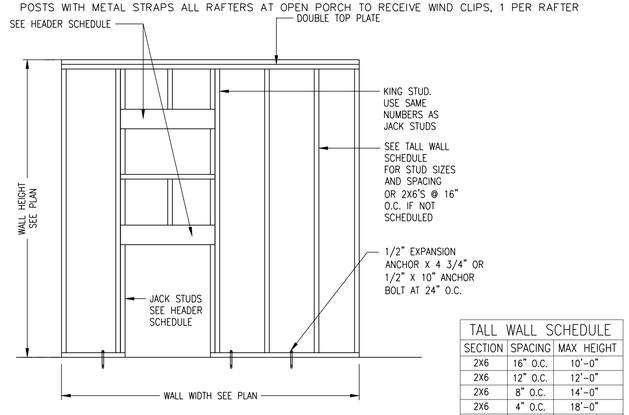
ROOF ZONE: FIRST 5' FROM END – FIRST 4' FROM EDGE & RIDGE – OTHERS & SHEAR WALLS

PANEL EDGES	4" O.C.	6" O.C.	6" O.C.
PANEL FIELD	6" O.C.	6" O.C.	6" O.C.

17. TAPERED END CUTS SHALL MEET MANUFACTURERS REQUIREMENTS.

18. NOTCHING OF PREFABRICATED LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

19. PORCH COLUMNS TO BE ANCHORED IN GALVANIZED POST BASES BEAMS TO BE CONNECTED TO POSTS WITH METAL STRAPS ALL RAFTERS AT OPEN PORCH TO RECEIVE WIND CLIPS, 1 PER RAFTER



TYPICAL TALLWALL DETAIL

NO SCALE

TALL WALL SCHEDULE

SECTION	SPACING	MAX HEIGHT
2X6	16" O.C.	10'-0"
2X6	12" O.C.	12'-0"
2X6	8" O.C.	14'-0"
2X6	4" O.C.	18'-0"
2X8	16" O.C.	15'-0"
2X8	12" O.C.	16'-5"
2X8	8" O.C.	15'-5"

REVISIONS

NO.	DESCRIPTION	DATE	APPR.

FILE:

1-21-22

SEAL: STATE OF TEXAS – JOSE I. VILLARREAL – 91208 – LICENSED PROFESSIONAL ENGINEER

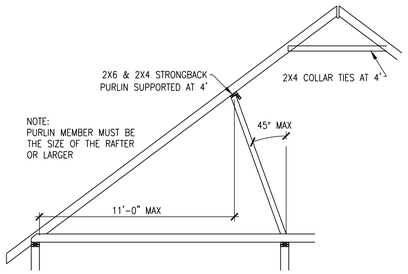
Villarreal Design Group, LLC
Jose@VillarrealDesign.com
Texas Firm 12109
(210) 725-6100

SHEET TITLE: WIND BRACING PLAN

RESIDENCE REMODEL
326 RIVERSIDE
SAN ANTONIO, TX

JOB NO:	22-027
DATE:	01/21/22
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR

SHEET: S-2 OF 3



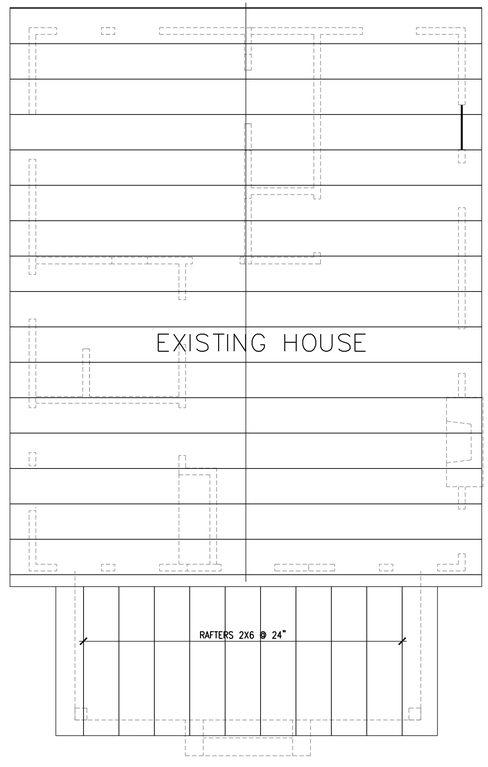
PURLIN SUPPORT FOR
2X6 RAFTERS @ 24"

SIMILAR CONFIGURATION FOR LARGER RAFTERS WITH THE SUPPORT DISTANCE EQUAL TO ALLOWABLE SPAN

APPROVED BY THE HDRC ON APRIL 6, 2022

CEILING PLAN
Scale: 1/4"= 1'-0"

ALL CEILING JOISTS TO BE 2X6 @ 16" O.C.
ALL CEILING JOISTS TO BE 9'-0" U.O.N. ON DRAWINGS



ROOF FRAMING PLAN
Scale: 1/4"= 1'-0"

ALL RAFTERS TO BE 2X6 @ 16" O.C. U.O.N
ALL HIP AND VALLEY BEAMS TO BE (2) 2X8 U.O.N

HANGER SCHEDULE

MEMBER	HANGER	REACTION (LBS)
(1) 2x'S	HU SERIES	500 MIN.
(2) 2x10	HU210-2	1,650
(2) 2x12	HU212-2	2,145
(3) 2x10	HU210-3	1,875
(3) 2x12	HU212-3	2,145
3.5X9.25	HUS410	1,860
3.5x11.875	HUS412	2,510
3.5x14	HU416	2,680
3.5x16	HHUS410	5,190
3.5x18	HGUS414	11,180
5.25X9.25	HU5.31/9	1,875
5.25x11.875	HHUS5.5/10	5,190
5.25x14	HHUS5.5/10	5,190
5.25x16	HHUS5.5/10	5,190
5.25x18	HGUS5.5/14	11,180
TJI'S	IUT SERIES	730 MIN
TRUSSES	H SERIES	

* THESE HANGERS ARE TO BE USED UNLESS OTHERWISE NOTED ON PLAN
* ALL HANGERS ARE SIMPSON STRONG TIE.

HEADER SCHEDULE

	MAXIMUM SPAN	
SIZE	ONE STORY B.R.	TWO STORY B.R.
2-2x6	3'-6"	2'-5"
2-2x8	4'-5"	3'-2'
2-2x10	5'-5"	3'-10"
2-2x12	6'-3"	4'-5"

* THESE HEADER SIZES ARE TO BE USED UNLESS OTHERWISE NOTED ON PLAN
* ALL MATERIAL TO BE NO.2 S.P.
* NUMBER OF STORIES BELOW ROOF LEVEL (B.R.)
* USE (2) JACK STUDS FOR 2X12 (1) JACK STUD FOR OTHERS. KING STUDS NO. EQUALS JACK STUD

BEAM SCHEDULE

MARK	SIZE	JACK STUDS
L1	(2) 1 3/4" X 11 1/4" LVL	(2) 2 X 4/6
L2	(2) 1 3/4" X 14" LVL	(2) 2 X 4/6
L3	(2) 1 3/4" X 16" LVL	(2) 2 X 4/6
L4	(2) 1 3/4" X 18" LVL	(3) 2 X 4/6
L5	(3) 1 3/4" X 11 1/4" LVL	(2) 2 X 6
L6	(3) 1 3/4" X 14" LVL	(2) 2 X 6
L7	(3) 1 3/4" X 16" LVL	(2) 2 X 6
L8	(3) 1 3/4" X 18" LVL	(3) 2 X 6
L9	(3) 1 3/4" X 20" LVL	(4) 2 X 6

NAILING SCHEDULE

CONNECTIONS	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8D
2. BRIDGING TO JOIST, TOENAIL EA END	2-8D
3. 1"X6" SUBFLOOR OR LESS TO EA JOIST, FACE NAIL	2-8D
4. WIDER THAN 1"X6" SUBFLOOR TO EA JOIST, FACE NAIL	3-8D
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16D
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16D @ 16" OC
7. TOP PLATE TO STUD, END NAIL	2-16D
8. STUD TO SOLE PLATE	4-8, TOENAIL OR 2-16D, END NAIL
9. DOUBLE STUDS, FACE NAIL	16D @ 24" OC
10. DOUBLE TOP PLATES, FACE NAIL	16D @ 16" OC
11. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16D
12. CONTINUOUS HEADER, TWO PIECES	16D @ 16" OC ALONG EA EDGE
13. CEILING JOIST TO PLATE, TOENAIL	3-8D
14. CONTINUOUS HEADER TO STUD, TOENAIL	4-8D
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16D
16. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16D
17. RAFTER TO PLATE, TOENAIL	3-8D
18. 1" BRACE TO EA STUD AND PLATE, FACE NAIL	2-8D
19. 1"X8" SHEATHING OR LESS TO EA BEARING, FACE NAIL	2-8D
20. WIDER THAN 1"X8" SHEATHING TO EA BEARING, FACE NAIL	3-8D
21. BUILT-UP CORNER STUDS	16D @ 24" OC
22. BUILT-UP GIRDER AND BEAMS	20D @ 32" OC AT TOP AND BOTTOM AND STAGGERED 2-20D @ EA ENDS AND AT EA SPLICE
23. TRUSS TO PLATE, TOENAIL	3-16D

NO.	DESCRIPTION	DATE	APPR.

REVISIONS

FILE:

1-21-22

STATE OF TEXAS
JOSE I. VILLARREAL
91208
LICENSED
PROFESSIONAL ENGINEER

SEAL:

Villarreal Design Group, LLC
Jose@VillarrealDesign.com
Texas Firm 12109
(210) 725-6100

SHEET TITLE: FRAMING PLANS

RESIDENCE REMODEL
326 RIVERSIDE
SAN ANTONIO, TX

JOB NO:	22-027
DATE:	01/21/22
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR

SHEET:
S-3
OF 3

RIVERSIDE DRIVE DEVELOPMENT - TYPE A

San Antonio, Texas

OWNER

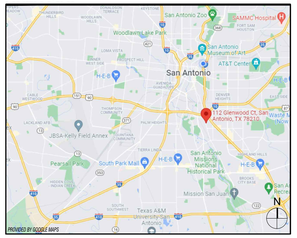
Peter Greenblum
326 Riverside Drive
San Antonio, Texas 78210
email: pgreenblum@earthlink.net
phone: xxx.xxx.xxxx

ARCHITECT

ARCHITEXAS
Architecture, Planning, and Historic Preservation, Inc.
417 8th Street
San Antonio, TX 78215
email: nmelde@architexas.com
phone: 210.998.2422

CONTRACTOR

AREA MAP



LOCATION MAP

INDEX OF DRAWINGS

GENERAL NOTES

I. EXISTING CONDITIONS:

A. INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS FOR CONSTRUCTION IN NO WAY RELEASES THE CONTRACTOR FROM RESPONSIBILITY FOR VERIFYING COMPLETELY ALL FIELD CONDITIONS RELATING TO AND AFFECTING THE EXECUTION OF THE WORK, AS DESCRIBED IN THESE CONTRACT DOCUMENTS. CEASE WORK, NOTIFY ARCHITECT, AND AWAIT INSTRUCTIONS IF MATERIALS OR CONDITIONS ENCOUNTERED AT THE SITE ARE NOT AS INDICATED BY THE CONTRACT DOCUMENTS.

B. FIELD VERIFICATION OF EXISTING CONDITIONS RELATING TO SPECIFIC PORTIONS OF THE WORK SHALL BE UNDERTAKEN IN ADVANCE TO ALLOW FOR THE TIMELY IDENTIFICATION OF EXISTING CONDITIONS THAT MAY EFFECT THE SCHEDULED INSTALLATION OF NEW WORK AS DESIGNED AND DETAILED, AND TO AVOID UNDUE AND UNREASONABLE DELAYS TO THE PROJECT SHOULD SUCH CONDITIONS BE DISCOVERED. TIMELY IDENTIFICATIONS OF SUCH CONDITIONS SHALL PROVIDE FOR A REASONABLE PERIOD OF TIME DURING WHICH THE ARCHITECT WILL EVALUATE THE CONDITIONS AND MAKE RECOMMENDATIONS FOR ACCOMMODATING NEW WORK.

C. ASSIST THE ARCHITECT IN MAKING THIER EVALUATIONS AND RECOMMENDATIONS BY PROVIDING IN A TIMELY MANNER, AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SKETCHES, AND PHOTOGRAPHS SUFFICIENT TO CLEARLY DESCRIBE DISCREPANCIES, CONFLICTS, AND CONCEALED OR OTHERWISE UNANTICIPATED EXISTING CONDITIONS AFFECTING NEW CONSTRUCTION. ASSIST THE ARCHITECT BY PROVIDING IN A TIMELY MANNER PREPARED SOLUTIONS TO UNANTICIPATED EXISTING CONDITIONS.

D. THE ARCHITECT HAS ENDEAVORED TO IDENTIFY AS COMPLETELY AS POSSIBLE IN THE DRAWINGS AND SPECIFICATIONS EXISTING ITEMS THAT ARE REQUIRED TO BE REMOVED OR OTHERWISE DEMOLISHED SO AS TO ALLOW THE EXECUTION OF NEW WORK. THIS INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR, AND IS IN NO WAY INTENDED TO MEAN THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. EXECUTE DEMOLITION WORK AS REQUIRED TO ALLOW THE EXECUTION OF NEW WORK.

E. AREAS AND ITEMS INDICATING LIMITS OF WORK AND LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR, AND ARE NOT TO BE TAKEN LITERALLY. ACTUAL CONTRACT LIMITS ARE TO BE DETERMINED BY FIELD VERIFICATION.

CONDITIONED SPACE SQ FT:
1ST FLOOR: 572 SQ FT
2ND FLOOR: 521 SQ FT
TOTAL: 1093 SQ FT

SYMBOLS

A1 — COLUMN CENTER LINES
℄ — CENTER LINE
104A — DOOR TYPE
(2)X — WINDOW TYPE
1A — WALL TYPE
NAME 000 — ROOM NAME AND NUMBER

XX/AX.00 — BROKEN SECTION
XX/AX.00 — WALL SECTION
XX/AX.00 — DETAIL SECTION
X/A.X.00 — DETAIL KEY
X/A.X.00 — DETAIL KEY
XX/A0.00 — ELEVATION KEY

MATERIALS LEGEND

EARTH/COMPACT FILL
GRAVEL FILL
CONCRETE
HOLLOW CLAY TILE
MASONRY
SPLIT FACE CMU
GLASS
ALUMINUM
STEEL
SHEET METAL
NEW WALLS, U.N.O.
ROUGH WOOD
BLOCKING
FINISH WOOD
PLYWOOD
RIGID INSULATION
THERMAL BATT INSULATION
ACOUSTIC BATT INSULATION
SPRAYED INSULATION
SPRAYED FIRE INSULATION
CERAMIC TILE
GYPSUM BOARD
METAL LATH AND PLASTER

ABBREVIATIONS

±	PLUS/MINUS
Ø	DIAMETER
A/C	AIR CONDITIONER
ACM	ASBESTOS CONTAINING MATERIAL
AHU	AIR HANDLING UNIT
CABS.	CABINETS
CLG.	CEILING
CONC.	CONCRETE
DN.	DOWN
ELEV.	ELEVATOR
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
FIXT.	FIXTURES
FLR.	FLOOR
F.R.	FIRE RATED
GYP.	GYPSUM
HIST.	HISTORIC
MECH.	MECHANICAL
MISC.	MISCELLANEOUS
OC	ON CENTER
ORIG.	ORIGINAL
QTR.	QUARTER
REF.	REFERENCE
REQ'D	REQUIRED
STRUCT.	STRUCTURAL
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
U.N.O	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
W/	WITH
WD.	WOOD

NOTE: CONTRACTOR SHALL VERIFY WITH ARCHITECT FOR ANY ABBREVIATION NOT LISTED.

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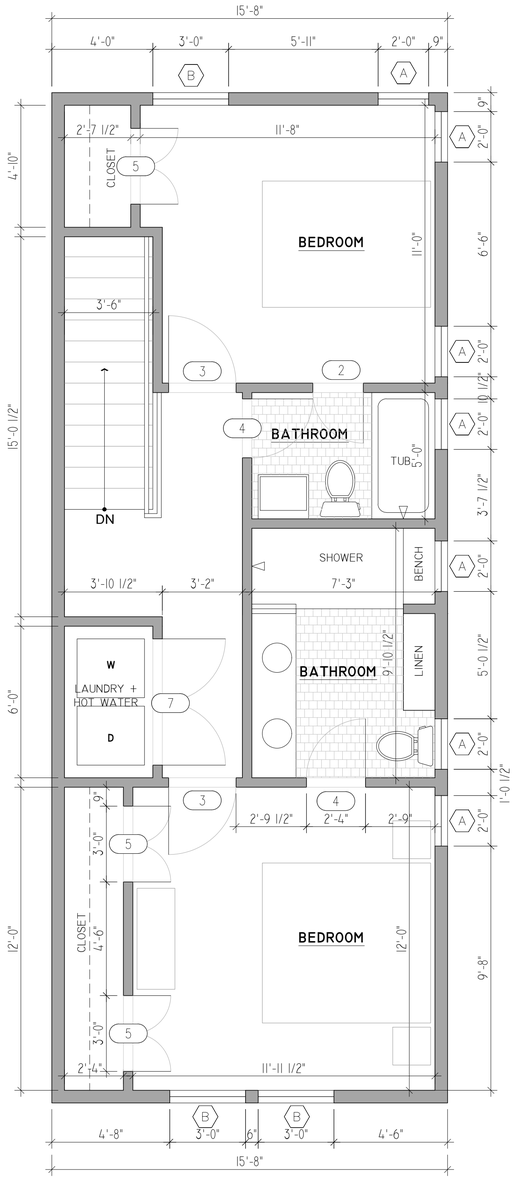
20XX

Date
April 14, 2022

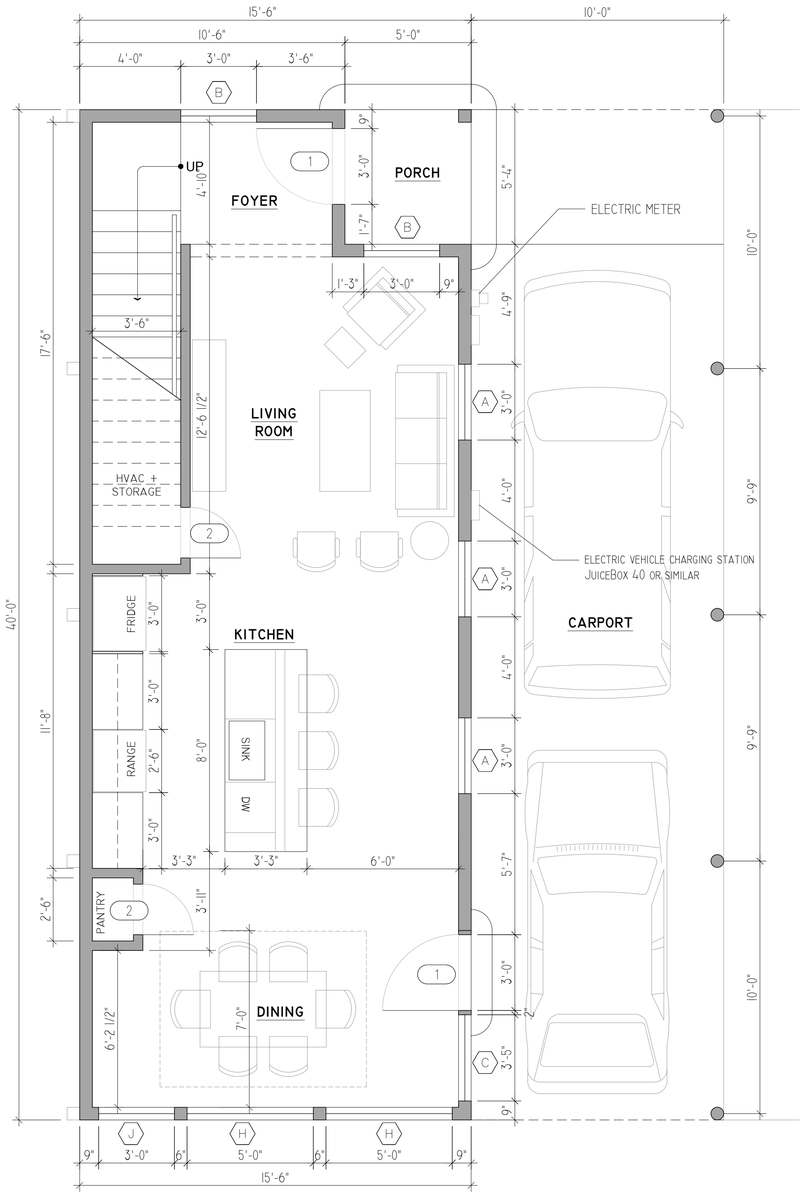
Sheet Name
COVER

Sheet Number
A0.01



2ND FLOOR PLAN

SCALE: 3/8" = 1'-0"



1ST FLOOR PLAN

SCALE: 3/8" = 1'-0"

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Date
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Sheet Name
Floor Plan

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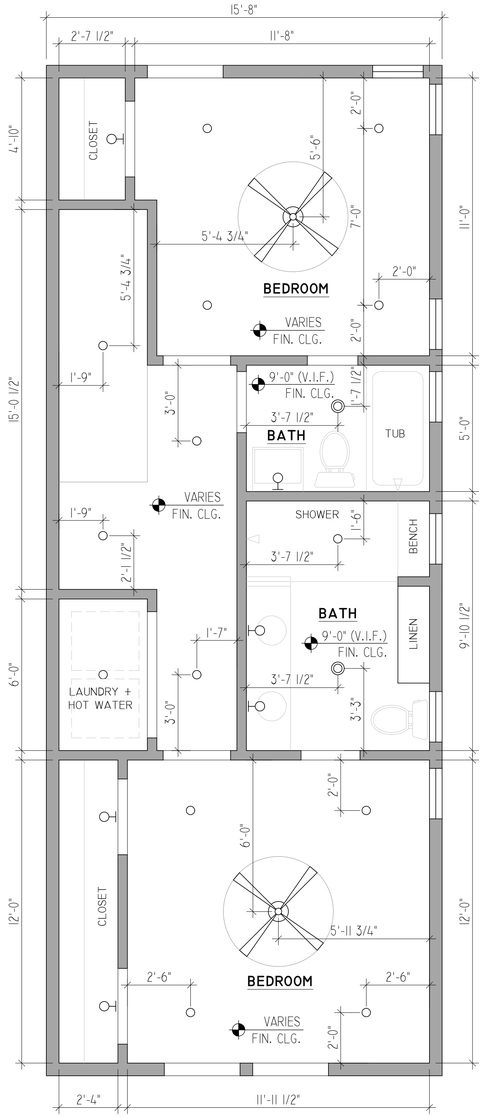
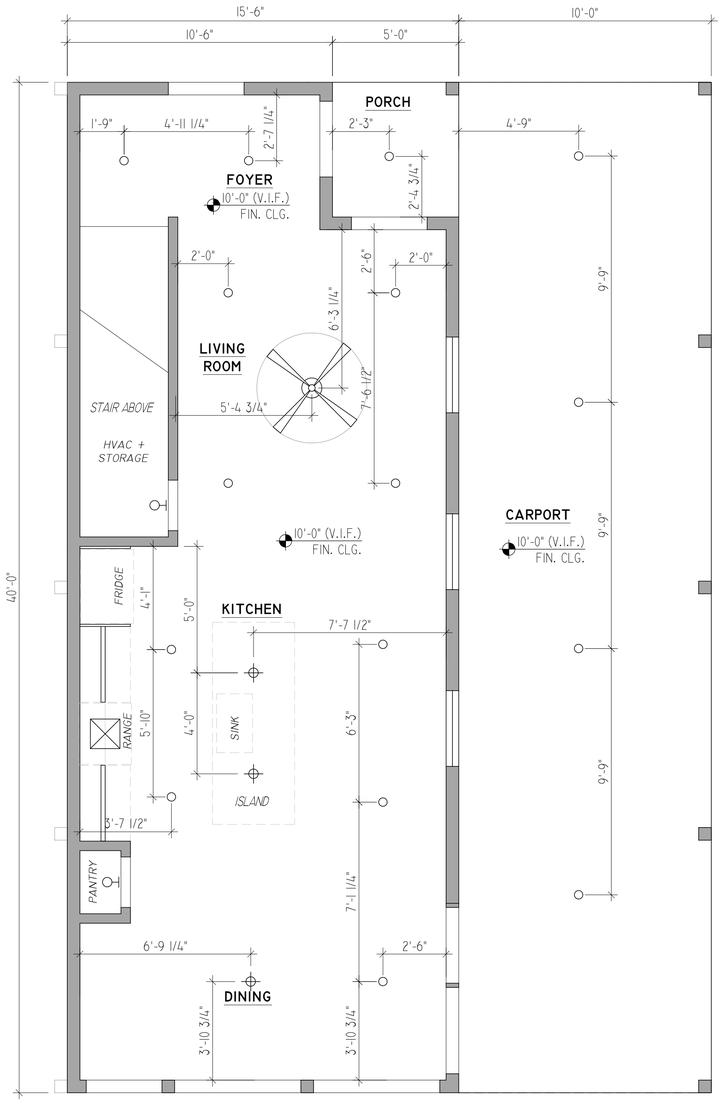
A1.01



2ND FLOOR RCP

SCALE: 3/8" = 1'-0"



1ST FLOOR RCP

SCALE: 3/8" = 1'-0"

LIGHT FIXTURE LEGEND

- 2" RECESSED LED
- 4" RECESSED LED 3000K, 800 LUMENS
- 4" RECESSED LED 3000K, 800 LUMENS W BUILT-IN EXHAUST COMBO
- PENDANT OR CEILING MOUNTED
- WALL SCONCE
- UNDER CABINET LIGHTING
- CEILING FAN NO LIGHT KIT

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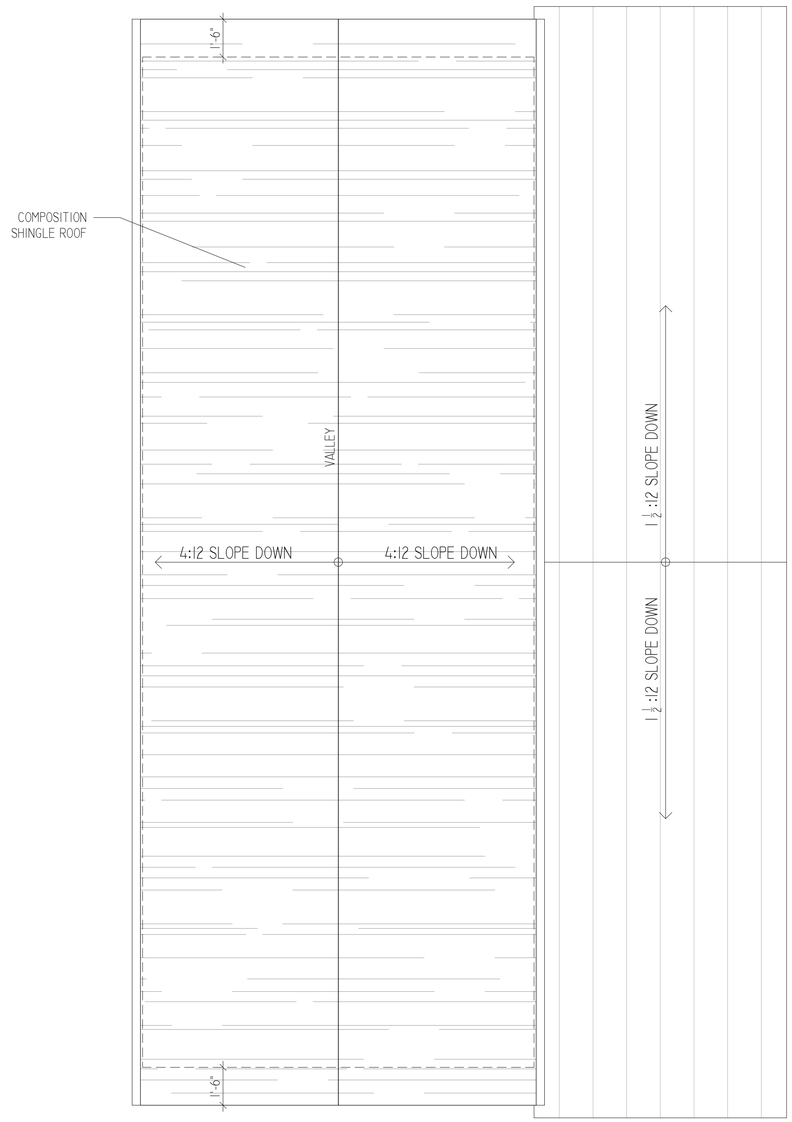
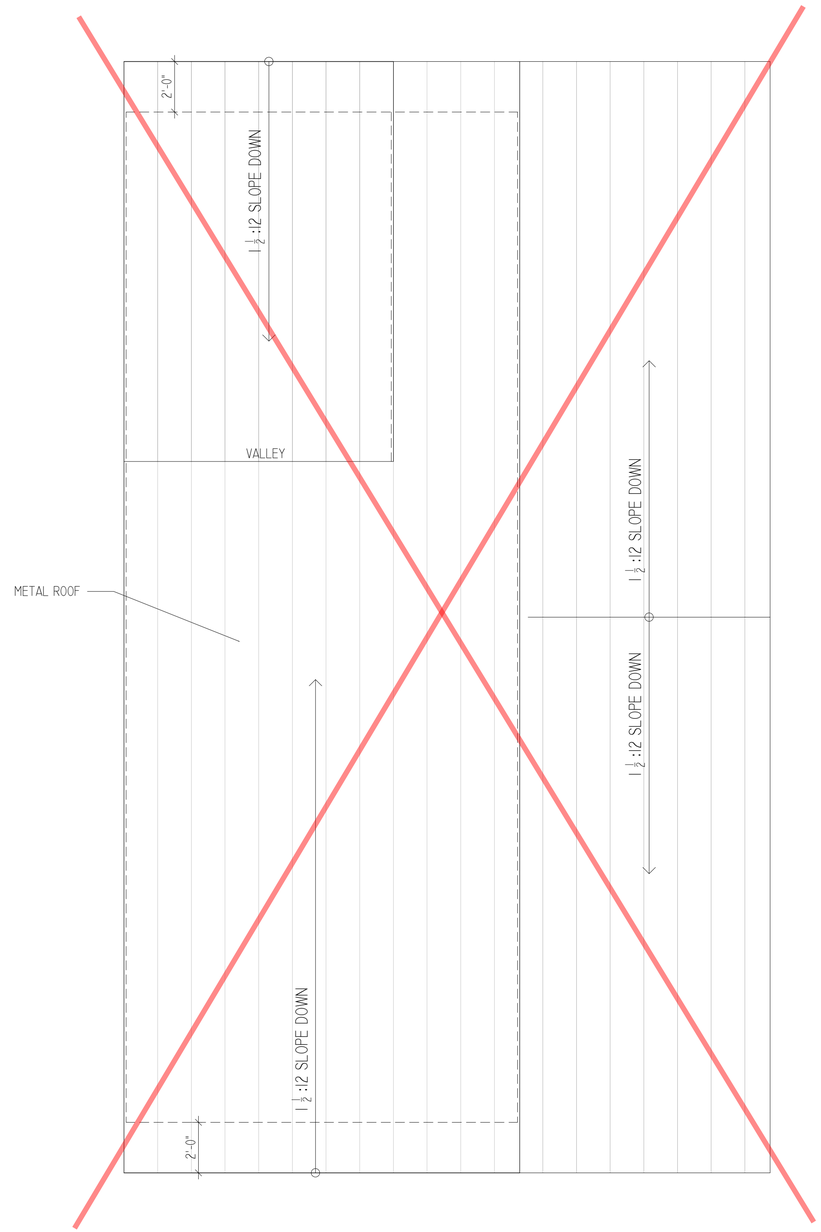
Sheet Name
Reflected Ceiling Plan

Sheet Number
A1.02



ROOF PLAN - TYPE A2

SCALE: 1/4" = 1'-0"



ROOF PLAN - TYPE A1

SCALE: 1/4" = 1'-0"

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Date
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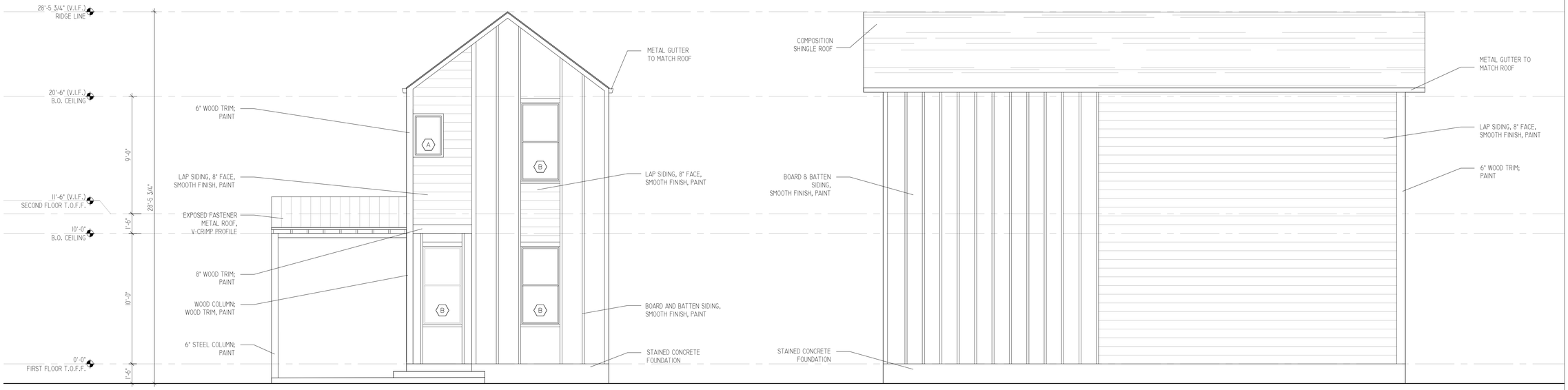
Sheet Name
Roof Plans

Sheet Number
A1.03



ALL WINDOW TRIM IS 1"X2" UNLESS NOTED OTHERWISE; PAINT

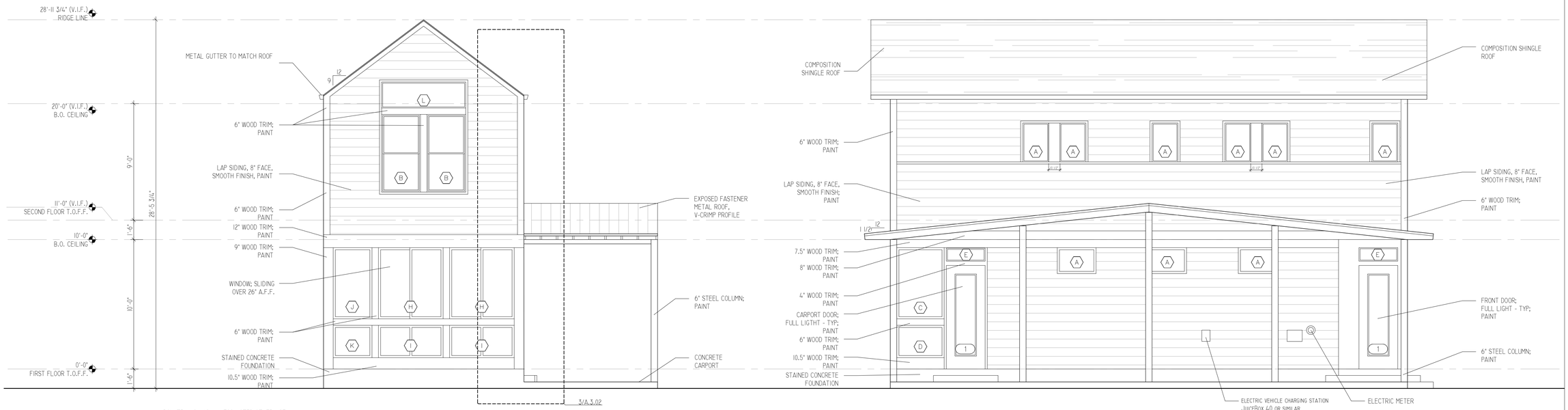
ALL CORNER TRIM IS 1"X4" UNLESS NOTED OTHERWISE; PAINT

FRONT ELEVATION - TYPE A2

SCALE: 1/4" = 1'-0"

LOT LINE ELEVATION - TYPE A2

SCALE: 1/4" = 1'-0"



ALL WINDOW TRIM IS 1"X2" UNLESS NOTED OTHERWISE; PAINT

ALL CORNER TRIM IS 1"X4" UNLESS NOTED OTHERWISE; PAINT

REAR ELEVATION - TYPE A2

SCALE: 1/4" = 1'-0"

CARPORT ELEVATION - TYPE A2

SCALE: 1/4" = 1'-0"

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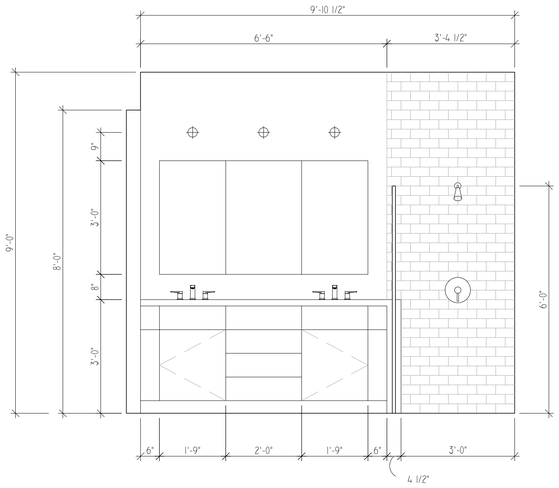
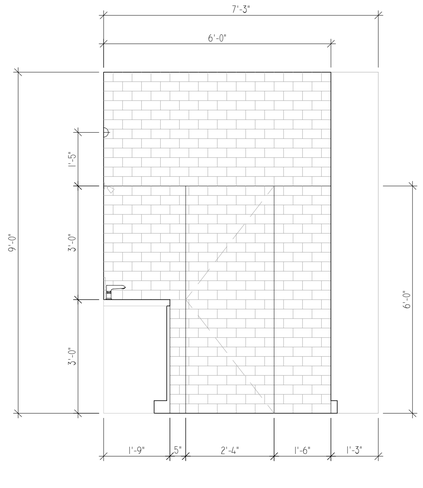
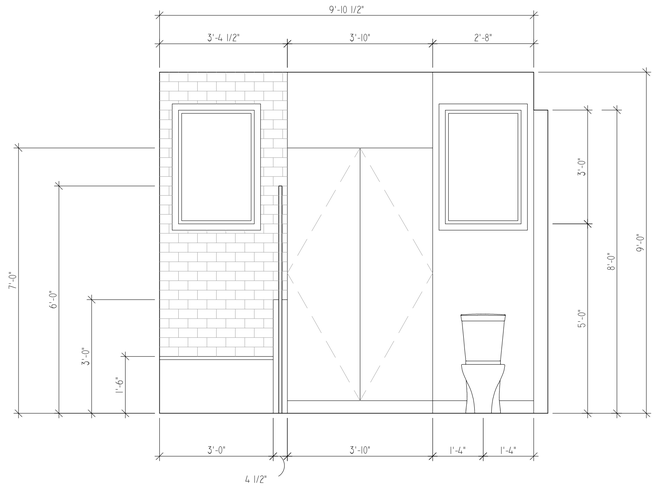
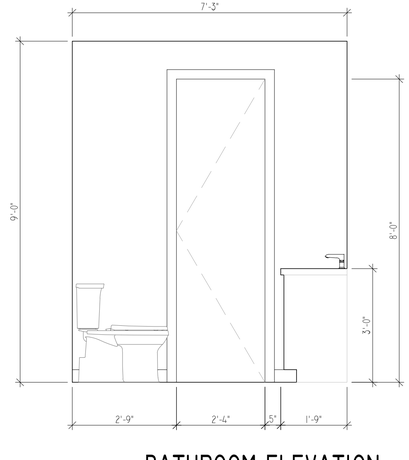
Sheet Name
Exterior Elevations - Type A2

Sheet Number
A2.02

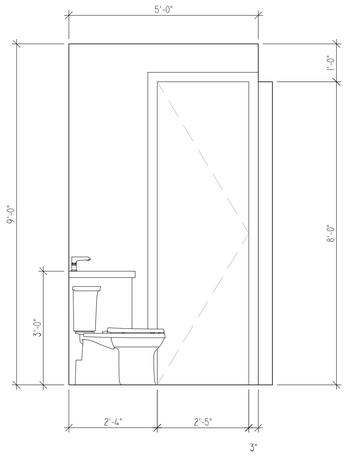


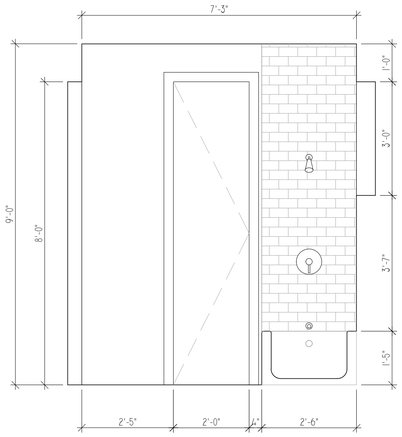


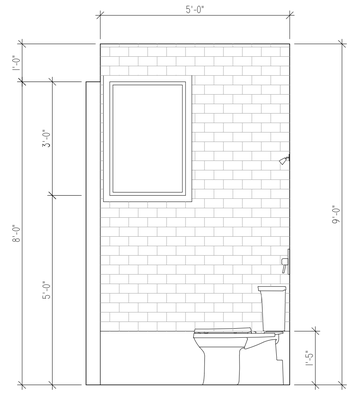


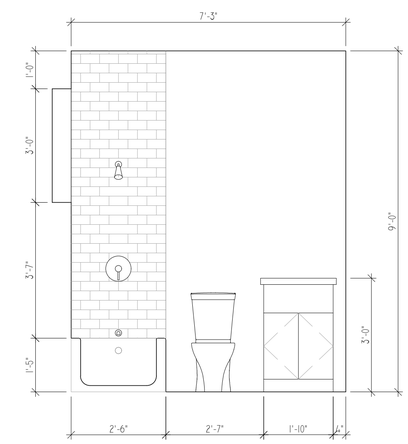


BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"









BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"

KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"

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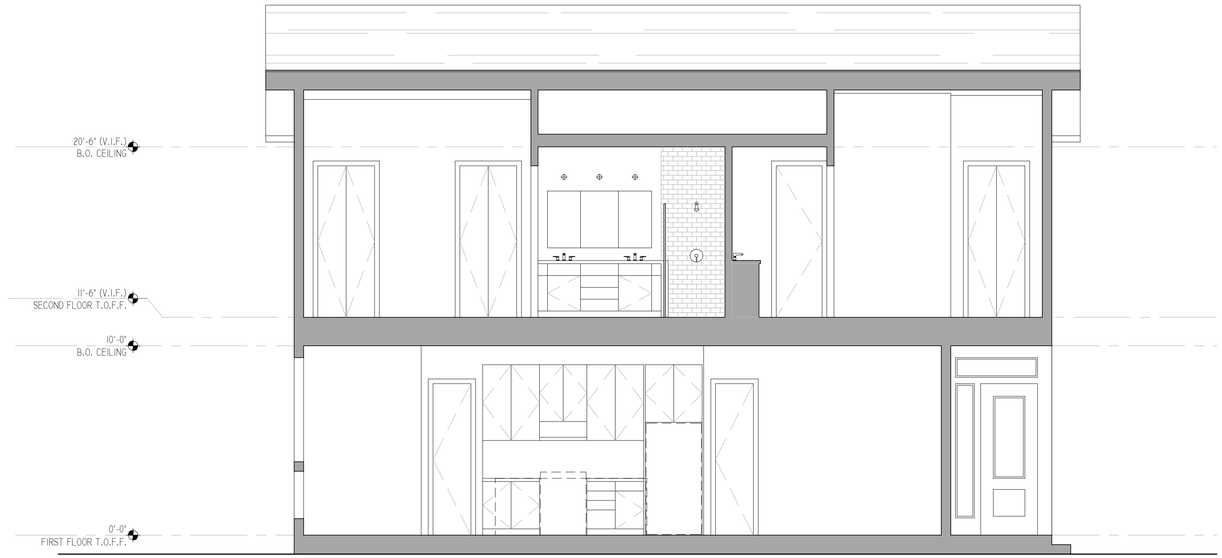
Sheet Name
Interior Elevations - Kitchen & Bathrooms

Sheet Number
A2.03



BUILDING SECTION - TYPE A2

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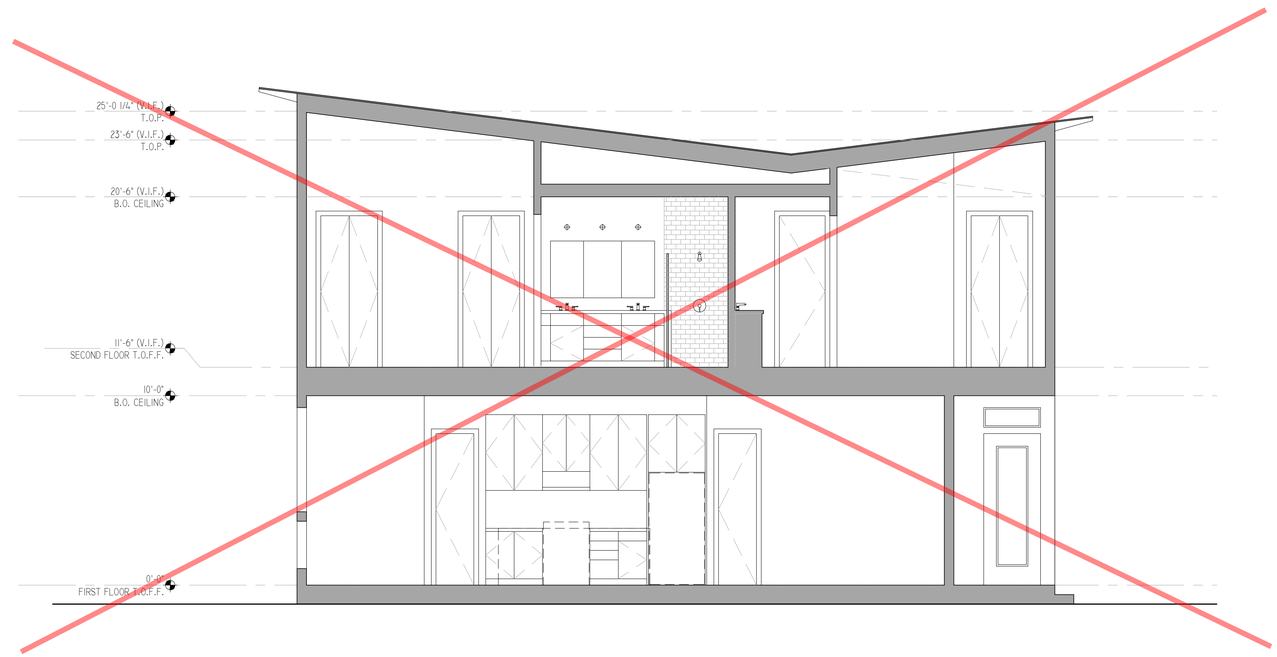

BUILDING SECTION - TYPE A1

SCALE: 1/2" = 1'-0"

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Sheet Name
Building Sections

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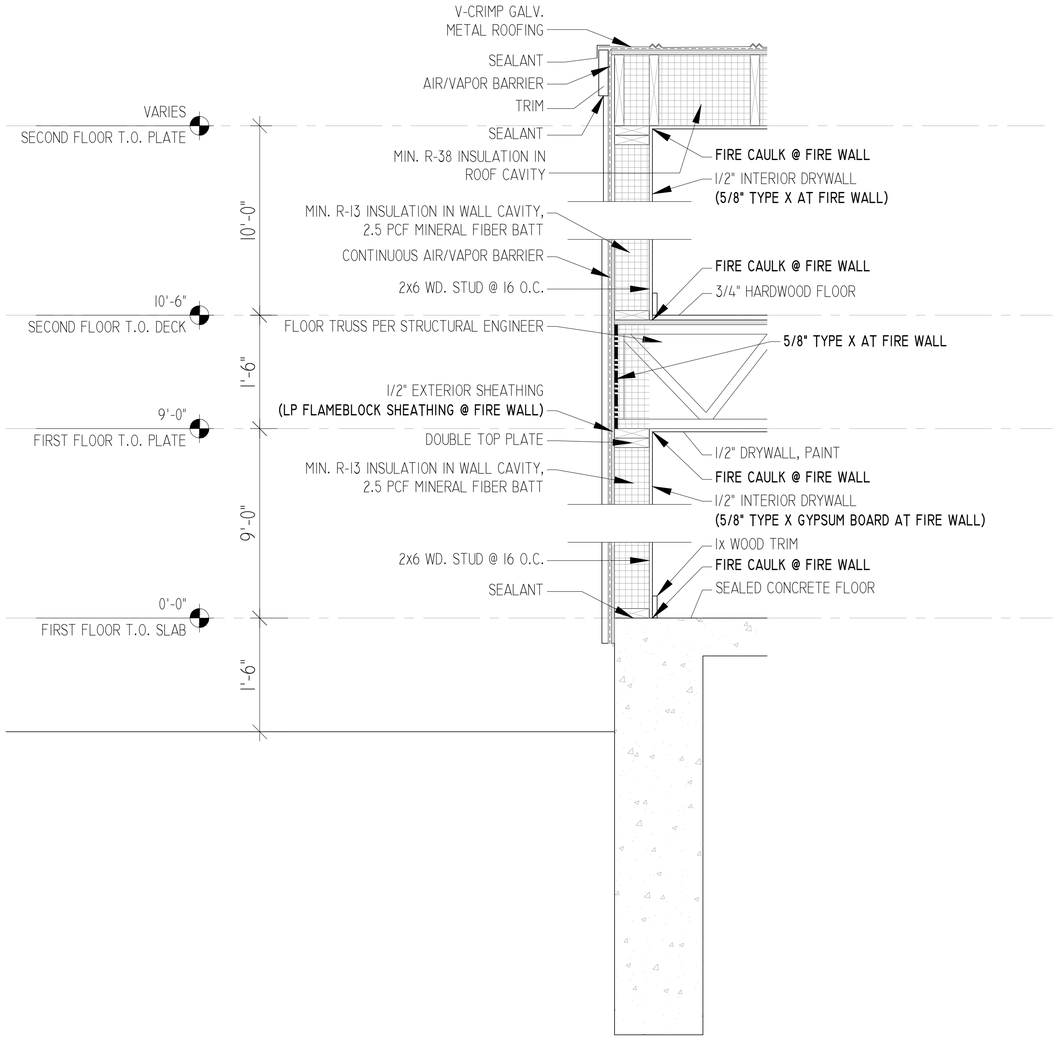
A3.01



4 - DETAIL SECTION - TYP EXTERIOR FIRE WALL

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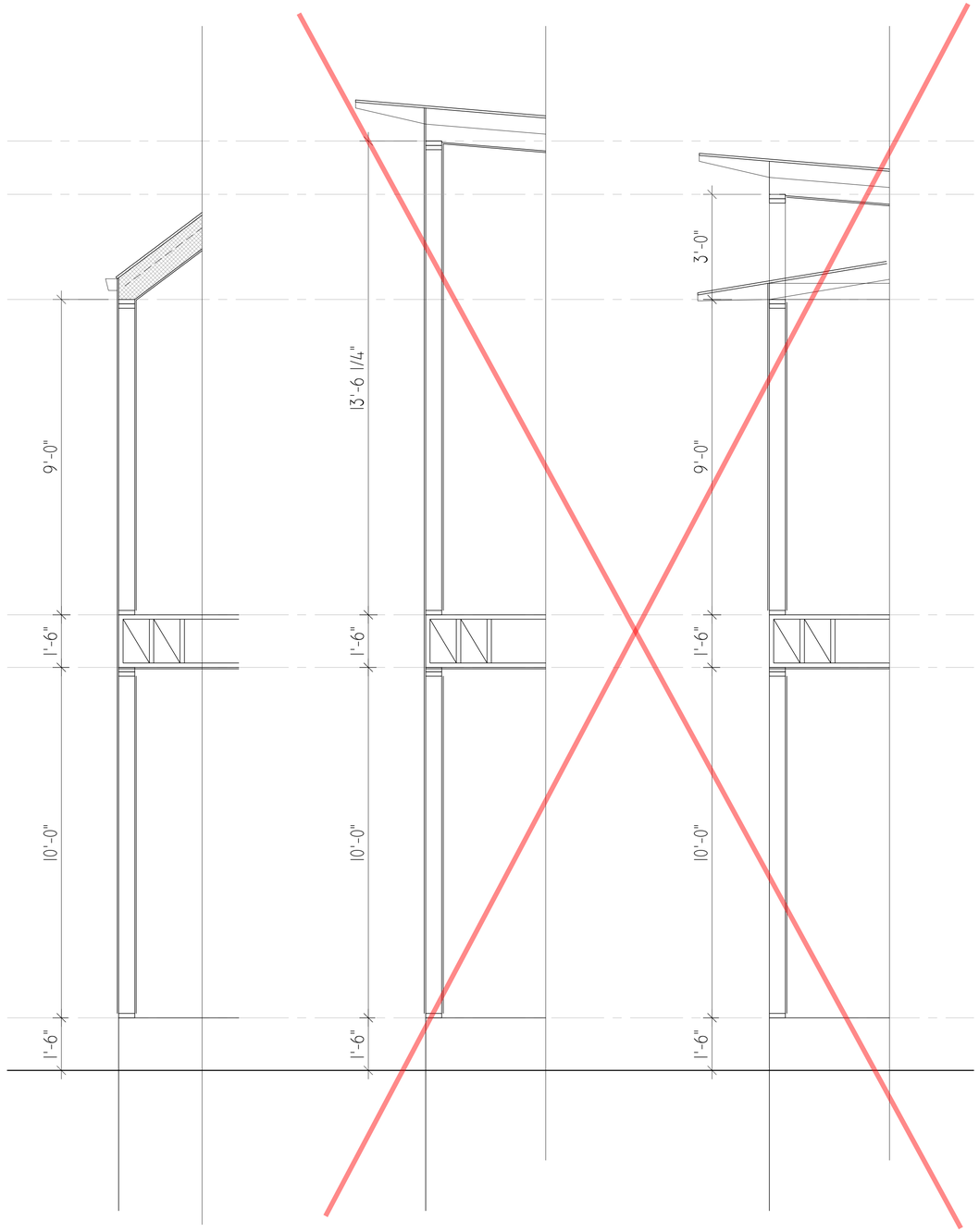

3 - WALL SECTION - TYPE A2

SCALE: 1/2" = 1'-0"

2 - WALL SECTION - TYPE A1

SCALE: 1/2" = 1'-0"

1 - WALL SECTION - TYPE A1

SCALE: 1/2" = 1'-0"

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Date
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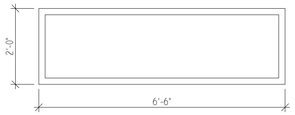
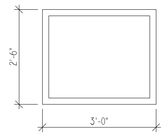
Sheet Name
Wall Sections

Sheet Number
A3.02



L

FIXED WINDOW



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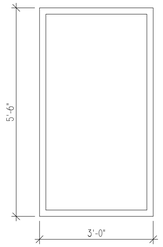

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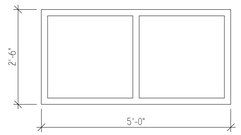
FIXED WINDOW



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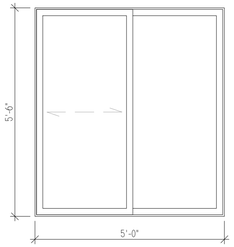
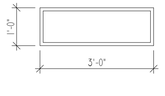
FIXED WINDOW



H

SLIDING WINDOW



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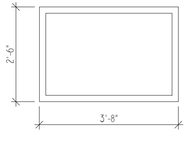
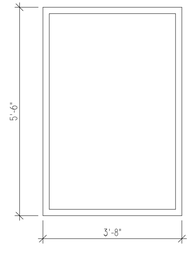


D

FIXED WINDOW
TEMPERED



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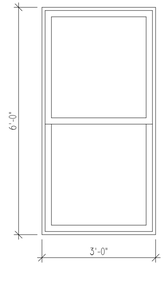
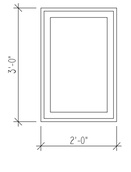
FIXED WINDOW



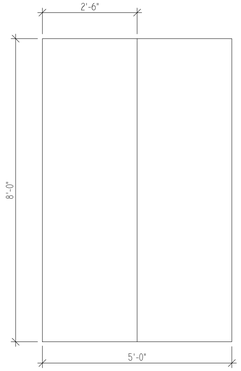
B

DOUBLE HUNG
WINDOW



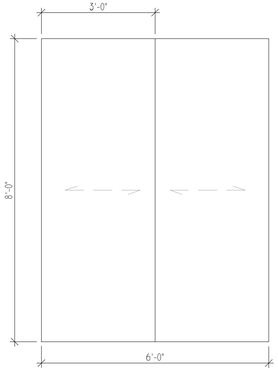
A

FIXED WINDOW



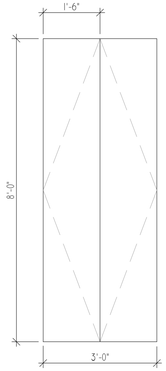
7

DOUBLE DOOR;
HOLLOW-CORE



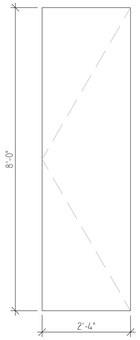
6

SLIDING DOOR;
HOLLOW-CORE



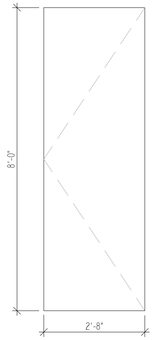
5

INTERIOR DOUBLE DOOR;
HOLLOW-CORE



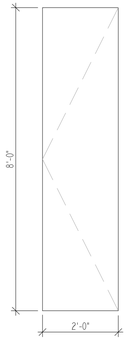
4

INTERIOR DOOR;
HOLLOW-CORE



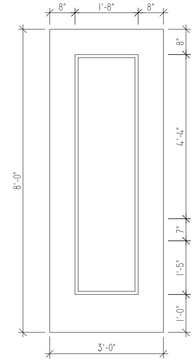
3

INTERIOR DOOR;
HOLLOW-CORE



2

INTERIOR DOOR;
HOLLOW-CORE



1

EXTERIOR DOOR
W/ GLASS INSERT

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REVISION HISTORY

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

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20XX

Date
April 14, 2022

Sheet Name
Window and Door Schedule

Sheet Number

A4.01