

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

HDRC CASE NO: 2022-367
ADDRESS: 515 WILLOW ST
LEGAL DESCRIPTION: CB 5563A BLK 13 LOT 27
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Cory Hawkins/Beaty Palmer Architects
OWNER: Taylor Griffith/ SAN ANTONIO ISD
TYPE OF WORK: Signage and exterior modifications
APPLICATION RECEIVED: July 01, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Install wall-mounted aluminum lettering to read “Gymnasium” on the north elevation of the gymnasium building to feature an overall size of 8.5 square feet.
2. Install wall-mounted aluminum lettering to read, “Main Entry” on the east side of the entry canopy to feature an overall size of 9 square feet.
3. Install a blade sign to read “Home of the Bobcats” and “Main Office” on the north elevation of the mechanical yard building to feature an overall size of 45 square feet and 6.26 square feet respectively.
4. Install a cast stone retaining wall extending 24 to 30 inches in height with etched lettering to read “Welcome to Bobcat Territory” to feature an overall size of roughly 13 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 6, Guidelines for Signage

1. General

A. GENERAL

- i. *Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.
- ii. *New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.
- iii. *Scale*—Design signage to be in proportion to the facade, respecting the building’s size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

B. HISTORIC SIGNS

- i. *Preservation*—Preserve historic signs, such as ghost signs or other signs characteristic of the building’s or district’s period of significance, whenever possible.
- ii. *Maintenance*—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

C. PLACEMENT AND INSTALLATION

- i. *Location*—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.
- ii. *Obstruction of historic features*—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.
- iii. *Damage*—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.
- iv. *Pedestrian orientation*—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

- i. *Inappropriate materials*—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.
- ii. *Appropriate materials*—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.
- iii. *Color*—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.
- iv. *Typefaces*—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

E. LIGHTING

- i. *Lighting sources*—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.
- ii. *Neon lighting*—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

F. PROHIBITED SIGNS

- i. An abbreviated list of the types of signs prohibited within San Antonio's historic districts and on historic landmarks is provided below. Refer to UDC Section 35-612(j) and Chapter 28 of the Municipal Code for more detailed information on prohibited signs.

Billboards, junior billboards, portable signs, and advertising benches.

Pole signs.

Revolving signs or signs with a kinetic component.

Roof mounted signs, except in the case of a contributing sign.

Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign.

Moored balloons or other floating signs that are tethered to the ground or to a structure.

Any sign which does not identify a business or service within the historic district or historic landmark.

Any non-contributing sign which is abandoned or damaged beyond 50 percent of its replacement value, including parts of old or unused signs.

Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

G. MULTI-TENANT PROPERTIES

- i. *Signage Plan*—Develop a master signage plan or signage guidelines for the total building or property.
- ii. *Directory signs*—Group required signage in a single directory sign to minimize visual color and promote a unified appearance

2. Awning and Canopy Signs

A. GENERAL

- i. *Appropriate usage*—Limit the use of awning and canopy signs to building forms that historically used awnings, most typically commercial storefronts and apartment buildings.
- ii. *Placement*—Place signs on the awning or canopy valance, the portion that is parallel with the window.
- iii. *Mounting*—Install awning hardware in a manner that does not damage historic building elements or materials.

B. DESIGN

- i. *Materials*—Fabricate awnings using fire-resistant canvas in a color that is appropriate to the period of the building.
- ii. *Shape*—Select awning shapes that reflect the door or window openings they cover. Limit valances to approximately eight to twelve inches in length.
- iii. *Lettering and symbols*—Lettering should generally be placed on the valance portion of the awning.

C. LIGHTING

- i. *Internal illumination*—Do not use internal illumination or other techniques that cause awnings to glow; however, illumination may be concealed in the awning to provide directional light to illuminate sidewalks or storefronts.

D. METAL CANOPIES

- i. *Placement*—Do not mount new signs or letters on historic metal canopies in a manner that destroys or conceals historic materials.

3. Projecting and Wall-Mounted Signs

A. GENERAL

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

- ii. *Structural supports*—Utilize sign hooks, expansion bolts, or through bolts with washers on the inside of the wall depending upon the weight and area of the sign, and the condition of the wall to which it is to be attached.
- iii. *Appropriate usage*—Limit the use of projecting and wall-mounted signs to building forms that historically used these types of signs, most typically commercial storefronts. To a lesser degree, these signage types may also be appropriate in areas where residential building forms have been adapted for office or retail uses, if sized accordingly.

B. PROJECTING SIGNS

- i. *Placement*—Mount projecting signs perpendicularly to a building or column while allowing eight feet of overhead clearance above public walkways.
- ii. *Public right-of-way*—Limit the extension of projecting signs from the building facade into the public right-of-way for a maximum distance of eight feet or a distance equal to two-thirds the width of the abutting sidewalk, whichever distance is greater.
- iii. *Area*—Projecting signs should be scaled appropriately in response to the building façade and number of tenants.

C. WALL-MOUNTED SIGNS

- i. *Area*—Limit the aggregate area of all wall-mounted signs to twenty-five percent of a building facade.
- ii. *Projection*—Limit the projection of wall-mounted signs to less than twelve inches from the building wall.
- iii. *Placement*—Locate wall signs on existing signboards—the area above the storefront windows and below the second story windows—when available. Mount wall signs to align with others on the block if an existing signboard is not available.
- iv. *Channel letters*—Avoid using internally-illuminated, wall-mounted channel letters for new signs unless historic precedent exists. Reverse channel letters may be permitted.

4. Freestanding Signs

A. GENERAL

- i. *Appropriate usage*—Freestanding signs are most appropriate in locations where building forms are set back from the street, such as in areas where historic residences have been adapted for office or retail uses, or in commercial districts where they may be used to identify parking areas or other accessory uses.
- ii. *Placement*—Place freestanding signs near the public right-of-way where they are clearly visible to passing pedestrians and motorists, a minimum of five feet from the street right-of-way and ten feet from all interior side lot lines. No freestanding sign should be placed in a manner that obstructs the pedestrian walkway.
- iii. *Number*—Limit the number of freestanding signs per platted lot to one, unless the lot fronts more than one street, in which case, one sign is allowed on each street on which the lot has frontage.
- iv. *Monument signs*—Do not use —suburban-style monument signs or electronic messaging signs not historically found in San Antonio’s historic districts.

B. DESIGN

- i. *Height*—Limit the height of freestanding signs to no more than six feet.
- ii. *Area*—The size of new signs should be appropriate within the historic context, and should not exceed 25 square feet on either side, for a total of 50 square feet. Appropriate size shall be determined by considering historic precedent, sign patterns within historic districts, and conditions specific to individual properties.
- iii. *Structural supports*—Use subtle structural elements (in terms of their scale and mass) with historically compatible materials to support a freestanding sign.

5. Window Signs

A. GENERAL

- i. *Location*—Limit the use of window signs to first floor windows where they may be readily viewed by pedestrians.
- ii. *Appropriate building types*—Use window signs in high traffic pedestrian areas, such as on commercial storefronts or other buildings that have been adapted for non-residential use.
- iii. *Historic signage*—Retain historic window signage if it reflects a historic building name, owner, or early business.

B. DESIGN

- i. *Window coverage*—Do not cover more than 30 percent of the window area with signage.
- ii. *Opacity*—Do not use window signs constructed of opaque materials that obscure views into and out of windows, either partially or completely.
- iii. *Prohibited window signs*—Do not use paper signs, banners, or graphic films that adhere to the exterior of window glazing.
- iv. *Symbols and lettering*—Incorporate lettering, symbols, and other design elements that reflect the type of business or institution at the location to increase a sign’s impact.

v. *Temporary signs and banners*—Place temporary signs in a manner that is appropriate for the building scale and style, as allowed by UDC sec. 35-612(i).

FINDINGS:

- a. The property addressed as 515 Willow is the location of the Artemisia Bowden Academy. The 2-story primary structure was constructed circa 1960 and features several elements of the Midcentury Modern style, including strong horizontal and vertical geometries, cast stone columns, and patterned concrete block screening. The structure is contributing to the Dignowity Hill Historic District.
- b. The Historic Design Guidelines for Signage note that each building will be allowed one major and two minor signs. Total square footage should not exceed 50 square feet. The applicant has proposed a total of approximately 82 square feet of signage in addition to existing major “Bowden Academy” signage. Staff finds the signage proposed to be generally appropriate for the complex of academic buildings.
- c. GYMANISUM SIGNAGE – The applicant has proposed to install wall-mounted aluminum lettering to read “Gymnasium” on the north elevation of the gymnasium building to feature an overall size of 8.5 square feet. Staff finds the proposed signage to be appropriate.
- d. MAIN ENTRY SIGNAGE – The applicant has proposed to install wall-mounted aluminum lettering to read, “Main Entry” on the east side of the entry canopy to feature an overall size of 9 square feet. Staff finds the proposed signage to be appropriate.
- e. BLADE SIGNAGE – The applicant has proposed to install a blade sign to read “Home of the Bobcats” and “Main Office” on the north elevation of the mechanical yard building to feature an overall size of 45 square feet and 6.26 square feet respectively. Staff finds the proposed signage to be appropriate.
- f. RETAINING WALL SIGNAGE – The applicant has proposed to install a cast stone retaining wall on the north side of the property, to the east of the mechanical yard building, facing Burleson. The retaining wall will extend 24 to 30 inches in height with etched lettering to read “Welcome to Bobcat Territory” for a total of roughly 13 square feet of signage.
- g. ADMINISTRATIVE APPROVAL – The applicant has also proposed to install bobcat paw print graphics on the existing concrete flatwork. The proposal is eligible for administrative approval and does not require review by the HDRC.

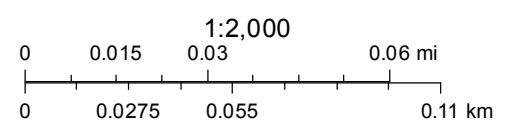
RECOMMENDATION:

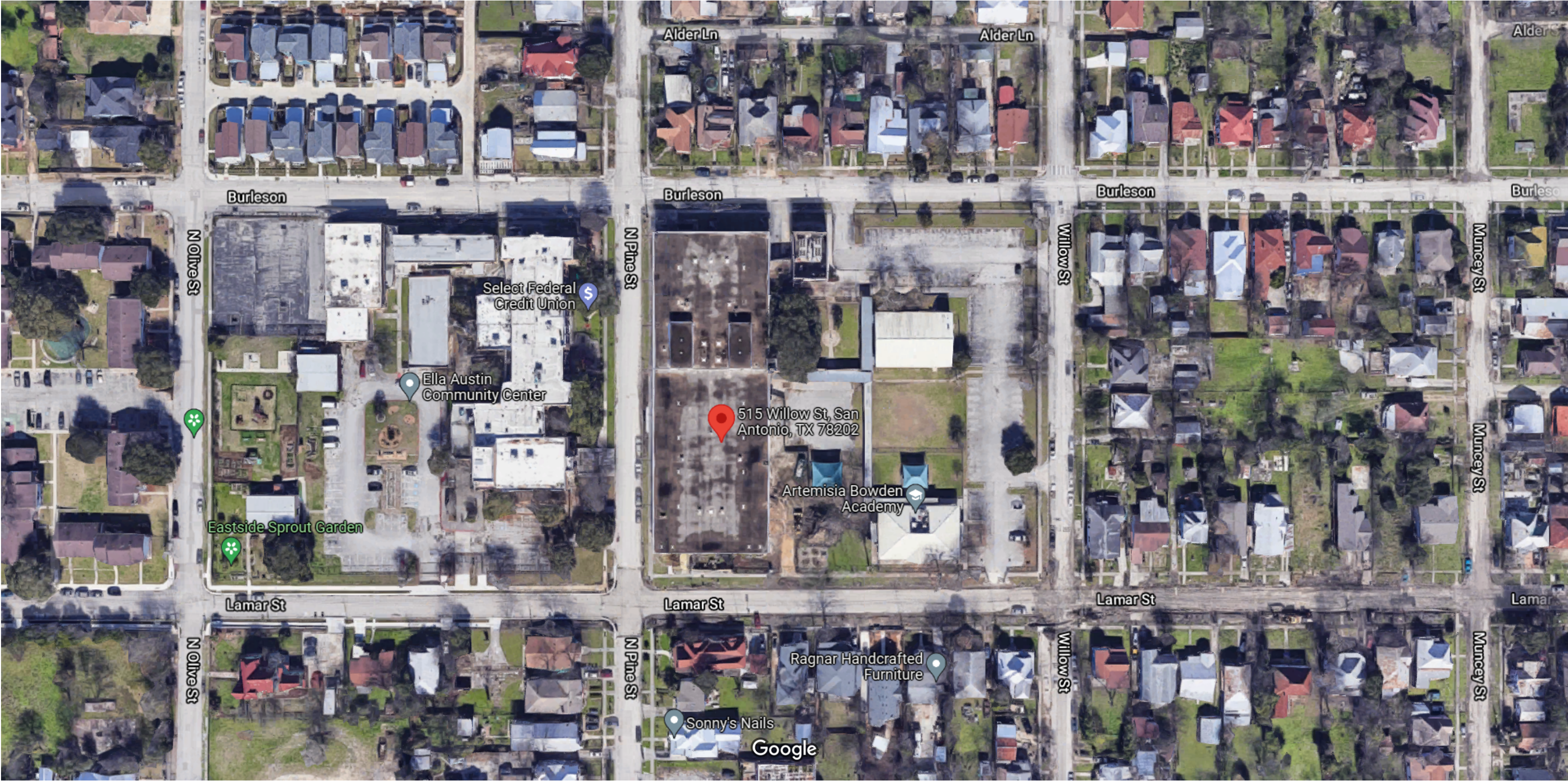
Items 1 through 4, staff recommends approval of the proposed signage based on findings a through g.

City of San Antonio One Stop



— User drawn lines















SAN ANTONIO INDEPENDENT SCHOOL DISTRICT
BOWDEN ACADEMY SCHOOL RENOVATION
2020 BOND PROGRAM

515 WILLOW ST. , SAN ANTONIO, TX 78202

CONSTRUCTION DOCUMENT SUBMITTAL

06.30.2022

ARCHITECT

DEBRA J. DOCKERY, ARCHITECT, P.C.
IN ASSOCIATION WITH
BEATY PALMER ARCHITECTS
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(210) 225-6130

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STRUCTURAL

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SAN ANTONIO, TEXAS 78212
(210) 623-0409

PRELIMINARY DRAWING
THESE PRELIMINARY DRAWINGS
INDICATE THE GENERAL SCOPE OF
PROJECT AND DESIGN CONCEPT. THEY
DO NOT NECESSARILY DESCRIBE ALL
THE WORK REQUIRED FOR FULL
PERFORMANCE OF THE FINAL
CONTRACT DOCUMENTS AND MAY
NOT BE USED FOR REGULATORY
APPROVAL, PERMIT OR
CONSTRUCTION.
TERRY PALMER #16751

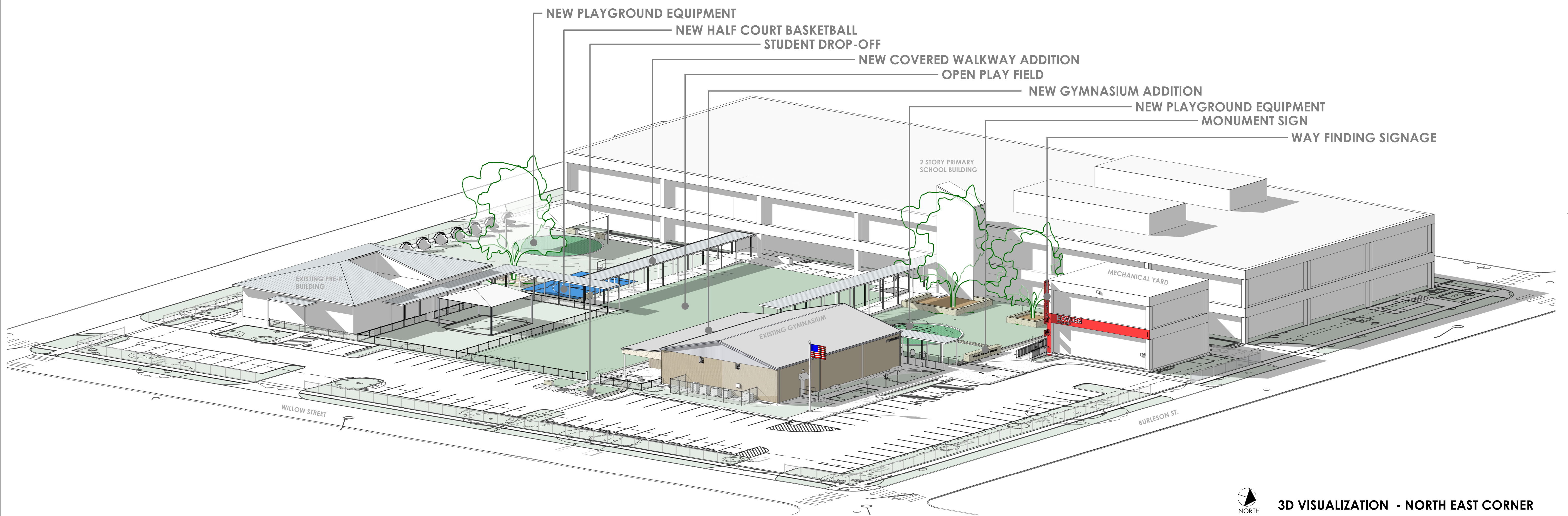
DEBRA J. DOCKERY, ARCHITECT, P.C.
IN ASSOCIATION WITH
BEATY PALMER ARCHITECTS

**BOWDEN ACADEMY 2020 BOND
PROJECT**
515 WILLOW ST.
SAN ANTONIO , TEXAS 78202

REVISIONS

PROJECT NO.
21-34
PHASE
75% CONSTRUCTION DOCUMENTS
DATE
06.30.22
DESCRIPTION
PROJECT COVER SHEET

A0.00



3D VISUALIZATION - NORTH EAST CORNER

PRELIMINARY DRAWING

THESE PRELIMINARY DRAWINGS INDICATE THE GENERAL SCOPE OF PROJECT AND DESIGN CONCEPT. THEY DO NOT NECESSARILY DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE OF THE FINAL CONTRACT DOCUMENTS AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

TERRY PALMER #16751

DEBRA J. DOCKERY, ARCHITECT, P. C.
IN ASSOCIATION WITH
BEATY PALMER ARCHITECTS

BOWDEN ACADEMY 2020 BOND PROJECT
515 WILLOW ST.
SAN ANTONIO, TEXAS 78202

REVISIONS

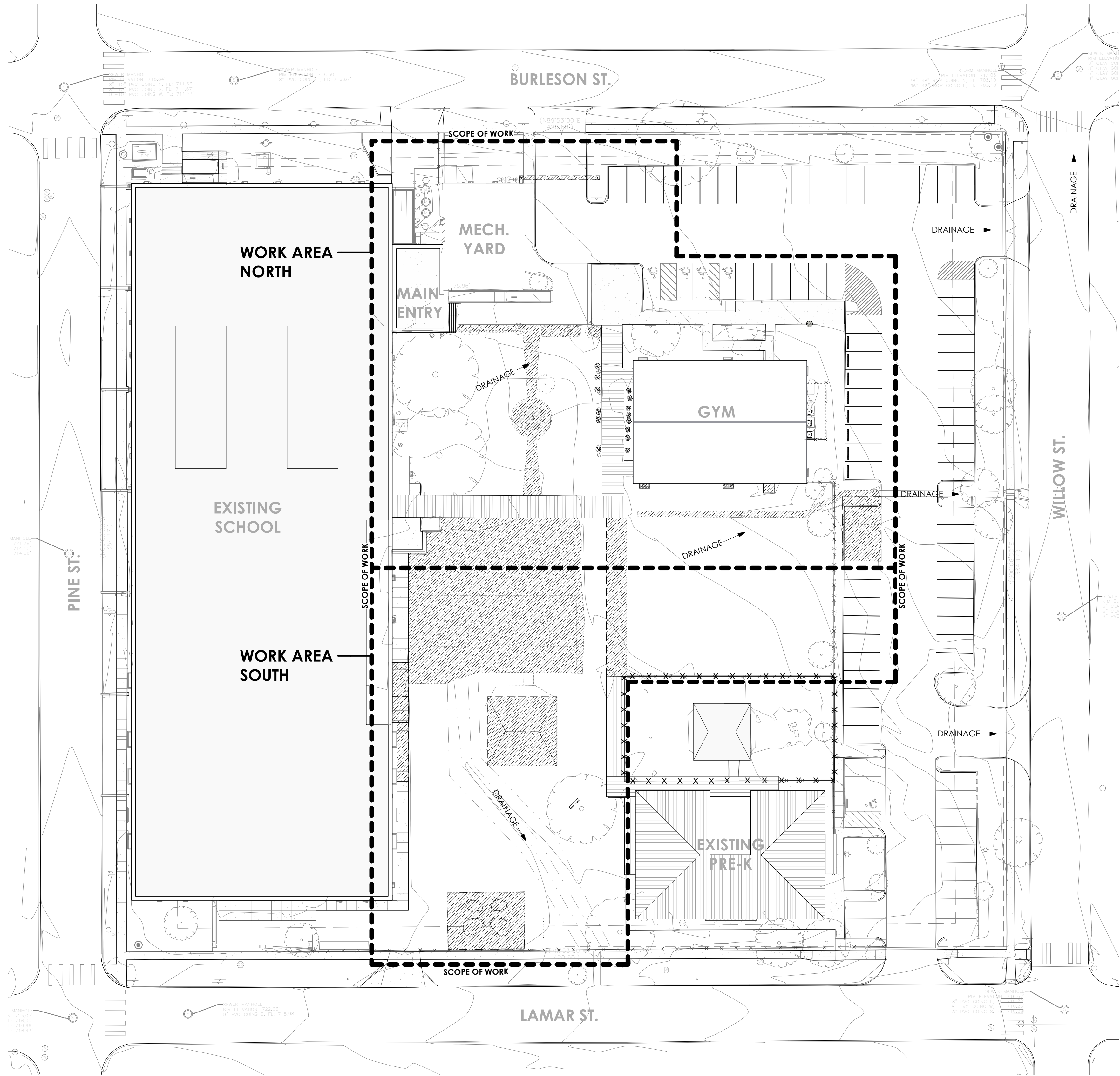
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PHASE
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DESCRIPTION
3D - OVERALL PROJECT VIEW 1

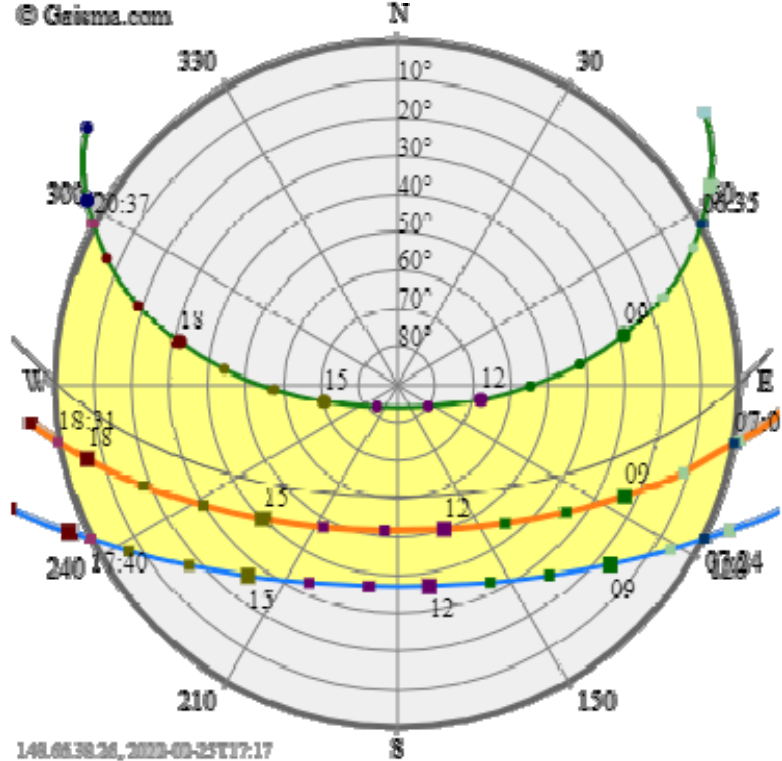
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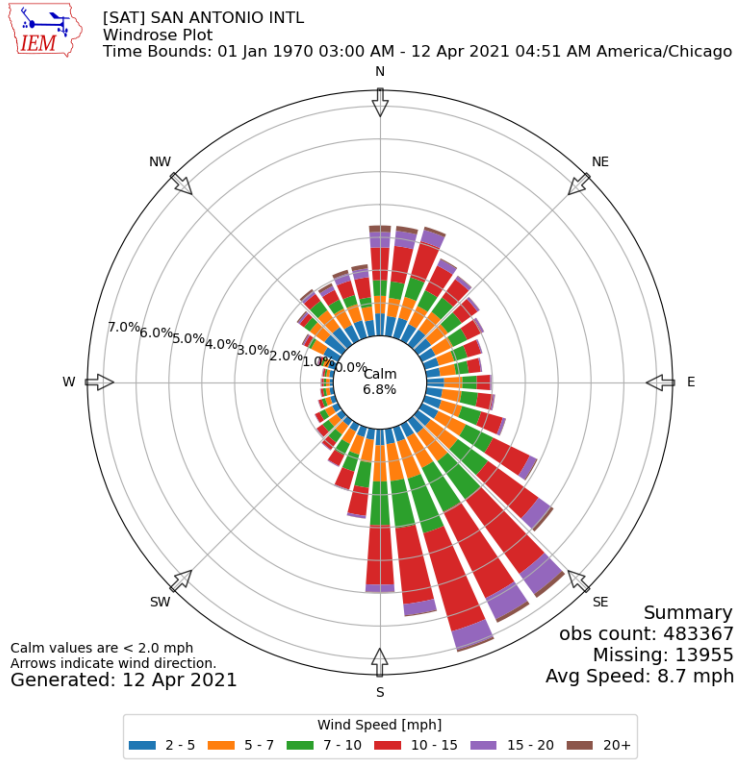
1 SITE PLAN - OVERALL
1" = 30'-0" EXISTING / SELECTIVE DEMOLITION

GENERAL NOTES

- A. BOWEN ACADEMY SCOOOL IS AN EXISTING FACILITY WITHIN THE S.A.I.S.D. SYSTEM THAT WILL REMAIN IN OPERATION FOR THE DURATION OF THIS PROJECT. AS SUCH, THE CONTRACTOR SHALL CONTINUOUSLY COORDINATE WORK SCHEDULE AND DEMOLITION/NEW CONSTRUCTION ACTIVITIES WITH THE OWNER'S REPRESENTATIVE IN ORDER TO MINIMIZE INCONVENIENCE TO THE OWNER AND THE PUBLIC.
- B. THE CONTRACTOR SHALL PREPARE A DETAILED WORK SEQUENCE PLAN FOR THE OWNER'S REVIEW. CONTRACTOR'S WORK SEQUENCE PLAN SHALL INCLUDE DIAGRAMS TO INDICATE CONSTRUCTION STAGING, ACCESS POINTS, TEMPORARY CONSTRUCTION FENCING/BARRIERS, INFORM THE OWNER OF ANY ANTICIPATED IMPACT ON VEHICULAR MOVEMENT OR PARKING CAPACITY. IF ANY, CONTRACTOR SHALL MODIFY PROPOSED WORK SEQUENCE PLAN AS NECESSARY TO OBTAIN OWNER'S APPROVAL.
- C. CAREFULLY PROTECT EXISTING ADJACENT CONSTRUCTION AND VEGETATION FROM DAMAGE CAUSED BY SELECTIVE DEMOLITION AND OR NEW CONSTRUCTION ACTIVITIES. REPAIR OR REPLACE EXISTING CONSTRUCTION AND OR VEGETATION SO DAMAGED TO A CONDITION CONSISTENT WITH THE ITEM CONDITION PRIOR TO START OF CONSTRUCTION.
- D. MAGNET SWEEP ENTIRE CONSTRUCTION WORK AREA AND ACCESS POINTS DURING THE COURSE OF CONSTRUCTION ACTIVITIES NO LESS THAN 2 TIMES PER WEEK AND UPON SUBSTANTIAL COMPLETION OF THE PROJECT.
- E. PATCH AND REPAIR DAMAGED AND OR DETERIORATED EXISTING CONSTRUCTION WITH LIKE MATERIAL. REFER TO SPECIFICATION SECTIONS FOR ALLOWANCES AND UNIT PRICING REQUIREMENTS.
- F. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR MATERIAL STAGING.
- G. G.C TO FIELD INSPECT & VERIFY NEC 2017 COMPLIANCE OF ALL ELECTRICAL INFRASTRUCTURE & DEVICES WITH THE ASSISTANCE OF A LICENSED MASTER ELECTRICIAN.



San Antonio, TX, USA -
SUN PATH DIAGRAM



WINDROSE

PRELIMINARY DRAWING

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TERRY PALMER #16751

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IN ASSOCIATION WITH

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BOWDEN ACADEMY 2020 BOND PROJECT

515 WILLOW ST.

SAN ANTONIO, TEXAS 78202

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PROJECT NO.

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DESCRIPTION

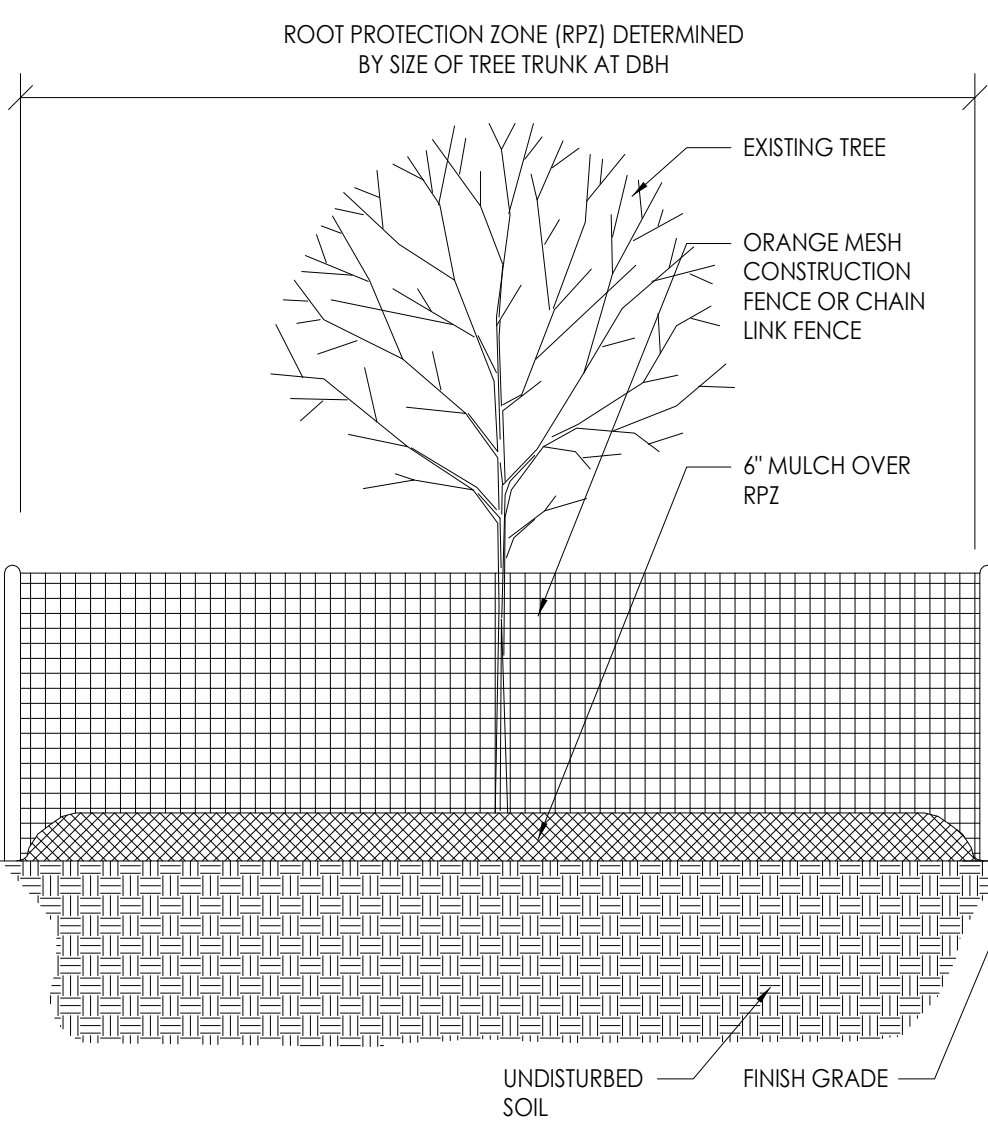
EXISTING OVERALL SITE PLAN / SELECTIVE DEMOLITION

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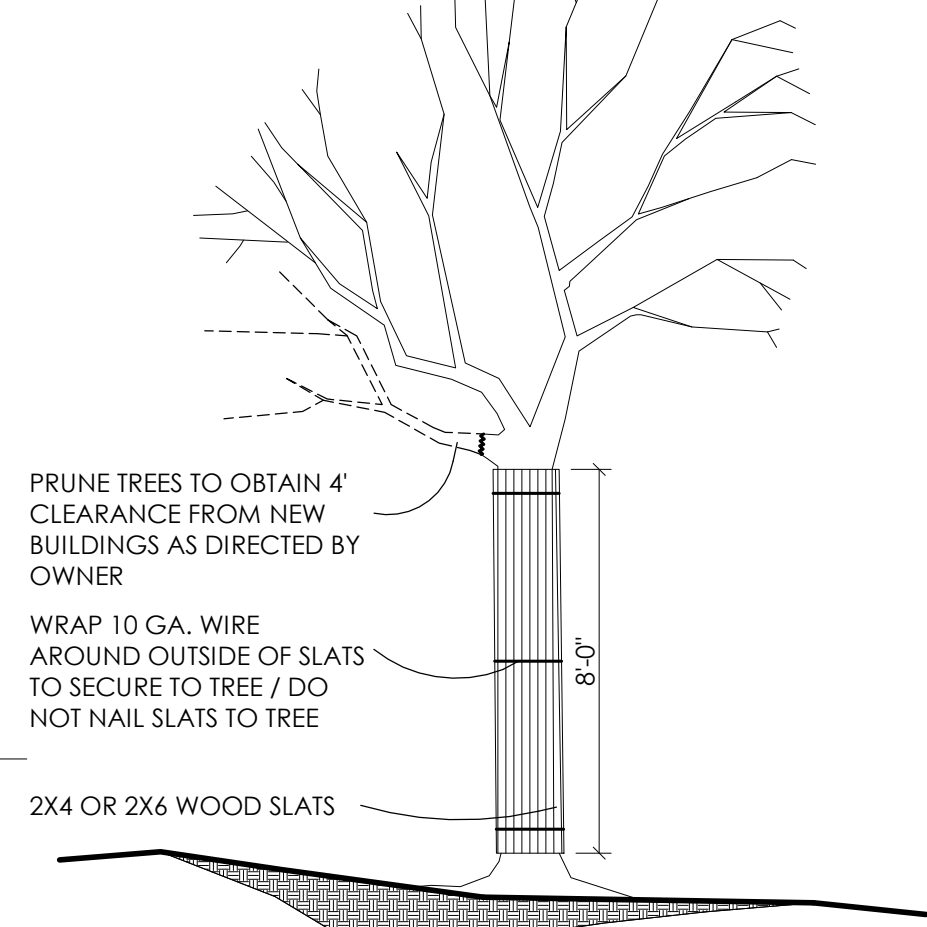
TREE PRESERVATION NOTES

IF THE DRIP LINE EDGE OF FENCE IS NOT PRACTICAL:

1. ALL EXISTING TREES DENOTED ON THE PLAN SHALL BE PRESERVED AS SHOWN AND PROTECTED AT THE ROOT PROTECTION ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY THE TREE SIZE (ONE FT. RADIUS FROM TRUNK FOR EVERY 1" DIAMETER OF TRUNK).
2. A ORANGE MESH FENCE BARRIER SHALL BE ERECTED AROUND THE RPZ AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
3. THE RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC. NO FILL, EQUIPMENT, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE RPZ.
4. THE RPZ OF TREES OUTSIDE OF FENCING THAT ARE PROTECTED WITH SLATS SHALL BE COVERED WITH SIX INCHES OF STRAW MULCH TO REDUCE MOISTURE-LOSS AND SOIL COMPACTION STRESS FOR THE TREE. IF THE FINAL LANDSCAPE DESIGN SPECIFIES THE RPZ TO BE LEFT IN A NATURAL STATE, THE MULCH SHALL REMAIN IN PLACE. IF THE FINAL LANDSCAPE DESIGN SPECIFIES THE RPZ TO RECEIVE SOD, HYDROMULCH, SEED OR GROUND COVER, THE MULCH SHALL BE REMOVED.
5. ANY DAMAGE DONE TO THE EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO TREES SHALL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE TO PREVENT THE SPREAD OF OAK WILT DISEASE AND PEST. ROOTS SEVERED DURING CONSTRUCTION OPERATIONS SHALL BE CUT CLEANLY.
6. THE FINAL FINISHED GRADE AND ELEVATION FOR LAND WITHIN THE RPZ SHALL NOT BE RAISED OR LOWERED MORE THAN THREE INCHES. WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ. SEE LANDSCAPE PLANS FOR ANY RETAINING WALL LOCATIONS AND/OR FINAL CONTOUR ADJUSTMENTS. COORDINATE WITH LANDSCAPE ARCHITECT FOR SPECIAL CONDITIONS.
7. ANY CONSTRUCTION ACTIVITIES THAT ARE PERFORMED WITHIN THE RPZ, SUCH AS TRENCHING OR SIDEWALK INSTALLATION SHALL BE DONE BY HAND.



TREE PRESERVATION DETAILS



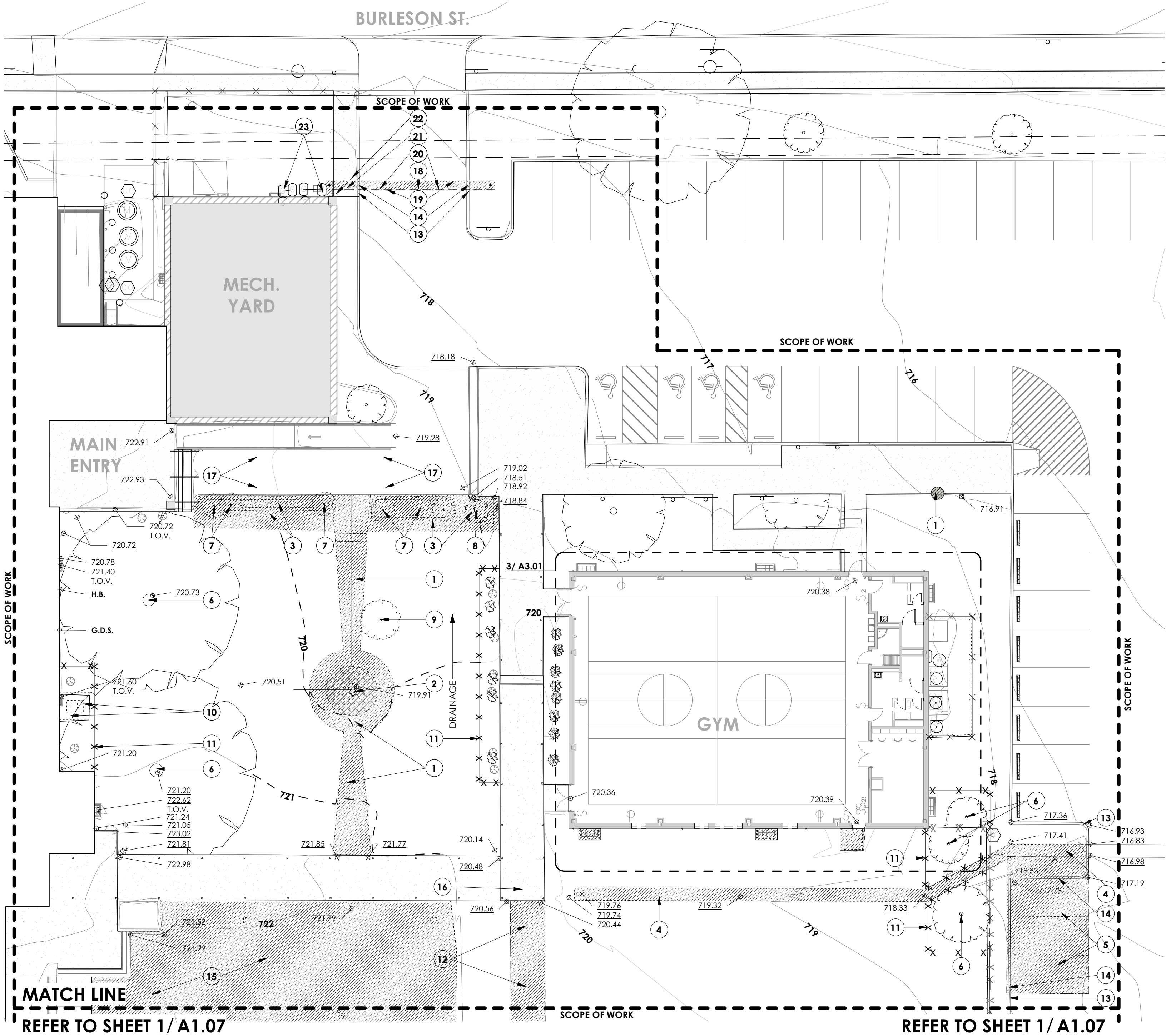
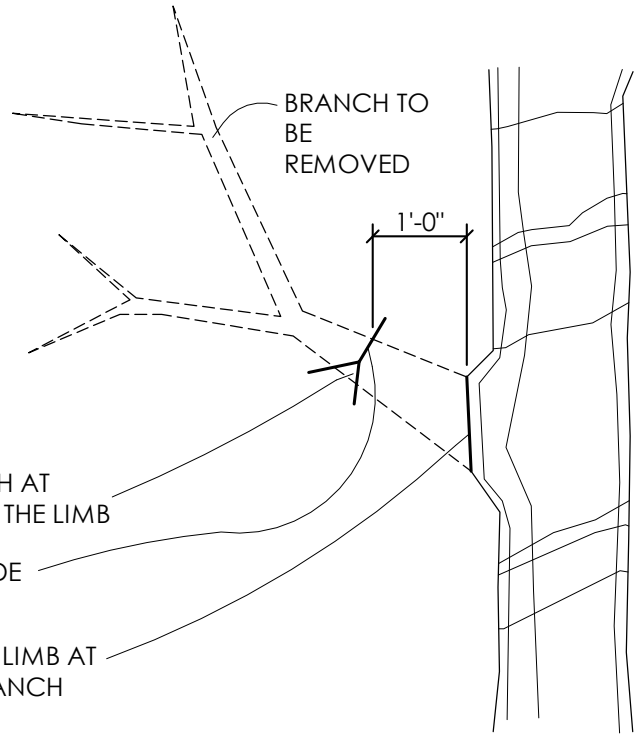
NOTES:

1. ALL PRUNING SHALL BE WITH CURVED PRUNING SAW, SHEARS, OR APPROVED EQUAL.
2. OMIT FIRST AND SECOND ON LIMBS THAT CAN BE SUPPORTED ONE HAND
3. TREE PRUNING SHALL PERFORMED BY ARBORIST APPROVED BY THE
4. ALL TREE WOUNDS SHALL PAINTED WITH BLACK ACRYLIC SPRAY WITHIN 30 MINUTES AFTER DAMAGE

FIRST CUT A NOTCH AT THE UNDERSIDE OF THE LIMB

SECOND CUT MADE ABOVE NOTCH

THIRD CUT TO SAW LIMB AT BEGINNING OF BRANCH COLLAR



1

SITE PLAN - WORK AREA NORTH
 1/16" = 1'-0" EXISTING / SELECTIVE DEMOLITION

GENERAL NOTES

- A. BOWEN ACADEMY SCHOOL IS AN EXISTING FACILITY WITHIN THE S.A.I.S.D. SYSTEM THAT WILL REMAIN IN OPERATION FOR THE DURATION OF THIS PROJECT. AS SUCH, THE CONTRACTOR SHALL CONTINUOUSLY COORDINATE WORK SCHEDULE AND DEMOLITION/NEW CONSTRUCTION ACTIVITIES WITH THE OWNER'S REPRESENTATIVE IN ORDER TO MINIMIZE INCONVENIENCE TO THE OWNER AND THE PUBLIC.
- B. THE CONTRACTOR SHALL PREPARE A DETAILED WORK SEQUENCE PLAN FOR THE OWNER'S REVIEW. THE CONTRACTOR'S WORK SEQUENCE PLAN SHALL INCLUDE DIAGRAMS TO INDICATE CONSTRUCTION STAGING, ACCESS POINTS, TEMPORARY CONSTRUCTION FENCING/BARRIERS, INFORM THE OWNER OF ANY ANTICIPATED IMPACT ON VEHICULAR MOVEMENT OR PARKING CAPACITY, IF ANY. CONTRACTOR SHALL MODIFY PROPOSED WORK SEQUENCE PLAN AS NECESSARY TO OBTAIN OWNER'S APPROVAL.
- C. SELECTIVE DEMOLITION DRAWINGS ARE DIAGRAMMATIC AND ILLUSTRATE ONLY THE GENERAL SCOPE OF WORK TO BE DEMOLISHED. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND EXTENT OF WORK REQUIRED FOR SELECTIVE DEMOLITION. OWNER AND ARCHITECT RESERVE THE RIGHT TO MAKE MINOR SCOPE ADJUSTMENTS BASED ON OBSERVED FIELD CONDITIONS DURING THE COURSE OF THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- D. MATERIALS NOTED FOR REMOVAL DURING THE COURSE OF DEMOLITION WORK BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE PROMPTLY REMOVED FROM THE SITE. MAGNET SWEEP ENTIRE CONSTRUCTION WORK AREA AND ACCESS POINTS DURING THE COURSE OF CONSTRUCTION ACTIVITIES NO LESS THAN 2 TIMES PER WEEK AND UPON SUBSTANTIAL COMPLETION OF THE PROJECT.
- E. CAREFULLY PROTECT EXISTING ADJACENT CONSTRUCTION AND VEGETATION FROM DAMAGE CAUSED BY SELECTIVE DEMOLITION AND OR NEW CONSTRUCTION ACTIVITIES. REPAIR OR REPLACE EXISTING CONSTRUCTION AND OR VEGETATION SO DAMAGED TO A "LIKE NEW" CONDITION.
- F. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR MATERIAL STAGING.
- G. G.C. TO FIELD INSPECT & VERIFY NEC 2017 COMPLIANCE OF ALL ELECTRICAL INFRASTRUCTURE & DEVICES WITH THE ASSISTANCE OF A LICENSED MASTER ELECTRICIAN. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR MATERIAL STAGING. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE OWNER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- H. PROJECT DESIGN TEAM IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACTS THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE. PROJECT DESIGN TEAM DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITY INFORMATION. THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR REFORMING HIS OWN SITE. RECONNAISSANCE TO SCOPE HIS WORK AND TO CONFIRM WITH THE OWNERS IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC., TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- I. EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF THE PLANS.

KEYNOTES

- 1 REMOVE PORTION OF EXISTING CONCRETE FLATWORK
- 2 REMOVE PORTION OF EXISTING CONCRETE FLATWORK AND ASSOCIATED FLAG POLE FOOTING
- 3 REMOVE EXISTING CONCRETE BLOCK PLANTERS
- 4 REMOVE PORTION OF EXISTING CONCRETE FLATWORK & DRAINAGE SWALE
- 5 REMOVE PORTION OF EXISTING ASPHALT PARKING AREA
- 6 EXISTING TREE TO REMAIN
- 7 REMOVE EXISTING CRAPE MYRTLES & ASSOCIATED PLANTING/ VEGETATION
- 8 REMOVE EXISTING SHRUBS
- 9 EXISTING TREE TO BE REMOVED
- 10 REMOVE EXISTING CHAIN LINK FENCE AND NON-FUNCTIONAL EQUIPMENT. CONFIRM REMOVAL WITH OWNERS DESIGNATED REPRESENTATIVE.
- 11 TEMPORARY TREE PROTECTION FENCING
- 12 REMOVE EXISTING COVERED WALKWAY AND ALL ASSOCIATED FOOTING & CONCRETE FLATWORK
- 13 EXISTING CONCRETE CURB TO REMAIN
- 14 SAW CUT EXISTING CONCRETE CURB TO BE REMOVED
- 15 REMOVE EXISTING BASKETBALL COURT AND ASSOCIATED ASPHALT AREA / PREP AREA FOR NEW CONSTRUCTION
- 16 EXISTING COVERED WALKWAY AND ALL ASSOCIATED FOOTING & CONCRETE FLATWORK TO REMAIN
- 17 EXISTING CONCRETE FLATWORK TO REMAIN
- 18 APPROXIMATE EXTENTS OF DEMOLITION WORK RELATED TO INSTALLING UNDERGROUND ELECTRICAL CONDUIT ROUTE / REFER TO NEW CONSTRUCTION PLANS
- 19 SAWCUT EXISTING ASPHALT PAVEMENT
- 20 EXISTING ASPHALT PAVEMENT TO BE REMOVED
- 21 SAWCUT EXISTING CONCRETE SIDEWALK TO BE REMOVED
- 22 EXISTING CONCRETE SIDEWALK TO REMAIN
- 23 EXISTING UTILITIES TO BE PROTECTED IN PLACE



Know what's below.
 811 before you dig.

PRELIMINARY DRAWING
 THESE PRELIMINARY DRAWINGS INDICATE THE GENERAL SCOPE OF PROJECT AND DESIGN CONCEPT. THEY DO NOT NECESSARILY DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE OF THE FINAL CONTRACT DOCUMENTS AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

TERRY PALMER #16751



BOWDEN ACADEMY 2020 BOND PROJECT
 515 WILLOW ST.
 SAN ANTONIO , TEXAS 78202

REVISIONS

PROJECT NO.
 21-34

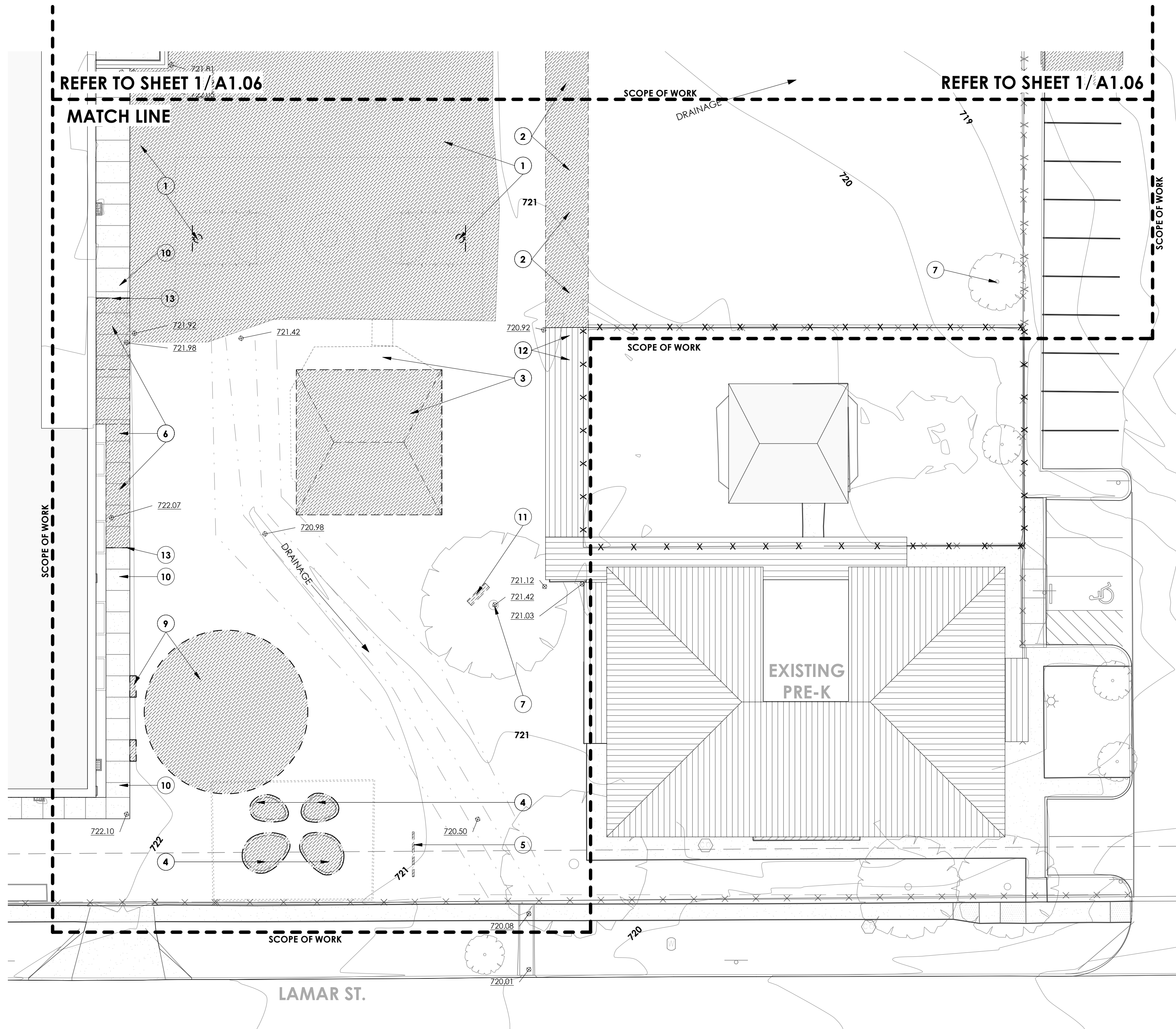
PHASE
 75% CONSTRUCTION DOCUMENTS

DATE
 06.30.22

DESCRIPTION

EXISTING SITE PLAN / SELECTIVE DEMOLITION - WORK AREA NORTH

A1.06



1 SITE PLAN -WORK AREA SOUTH
1/16" = 1'-0" EXISTING / SELECTIVE DEMOLITION

GENERAL NOTES

- A. BOWEN ACADEMY SCHOOL IS AN EXISTING FACILITY WITHIN THE S.A.I.S.D. SYSTEM THAT WILL REMAIN IN OPERATION FOR THE DURATION OF THIS PROJECT. AS SUCH, THE CONTRACTOR SHALL CONTINUOUSLY COORDINATE WORK SCHEDULE AND DEMOLITION/NEW CONSTRUCTION ACTIVITIES WITH THE OWNER'S REPRESENTATIVE IN ORDER TO MINIMIZE INCONVENIENCE TO THE OWNER AND THE PUBLIC.
- B. THE CONTRACTOR SHALL PREPARE A DETAILED WORK SEQUENCE PLAN FOR THE OWNER'S REVIEW. CONTRACTOR'S WORK SEQUENCE PLAN SHALL INCLUDE DIAGRAMS TO INDICATE CONSTRUCTION STAGING, ACCESS POINTS, TEMPORARY CONSTRUCTION FENCING/BARRIERS, INFORM THE OWNER OF ANY ANTICIPATED IMPACT ON VEHICULAR MOVEMENT OR PARKING CAPACITY, IF ANY, CONTRACTOR SHALL MODIFY PROPOSED WORK SEQUENCE PLAN AS NECESSARY TO OBTAIN OWNER'S APPROVAL.
- C. SELECTIVE DEMOLITION DRAWINGS ARE DIAGRAMMATIC AND ILLUSTRATE ONLY THE GENERAL SCOPE OF WORK TO BE DEMOLISHED. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND EXTENT OF WORK REQUIRED FOR SELECTIVE DEMOLITION. OWNER AND ARCHITECT RESERVE THE RIGHT TO MAKE MINOR SCOPE ADJUSTMENTS BASED ON OBSERVED FIELD CONDITIONS DURING THE COURSE OF THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- D. MATERIALS NOTED FOR REMOVAL DURING THE COURSE OF DEMOLITION WORK BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE PROMPTLY REMOVED FROM THE SITE. MAGNET SWEEP ENTIRE CONSTRUCTION WORK AREA AND ACCESS POINTS DURING THE COURSE OF CONSTRUCTION ACTIVITIES NO LESS THAN 2 TIMES PER WEEK AND UPON SUBSTANTIAL COMPLETION OF THE PROJECT.
- E. CAREFULLY PROTECT EXISTING ADJACENT CONSTRUCTION AND VEGETATION FROM DAMAGE CAUSED BY SELECTIVE DEMOLITION AND OR NEW CONSTRUCTION ACTIVITIES. REPAIR OR REPLACE EXISTING CONSTRUCTION AND OR VEGETATION SO DAMAGED TO A "LIKE NEW" CONDITION.
- F. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR MATERIAL STAGING.
- G. G.C. TO FIELD INSPECT & VERIFY NEC 2017 COMPLIANCE OF ALL ELECTRICAL INFRASTRUCTURE & DEVICES WITH THE ASSISTANCE OF A LICENSED MASTER ELECTRICIAN. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR MATERIAL STAGING. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE OWNER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- H. PROJECT DESIGN TEAM IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACTS THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE. PROJECT DESIGN TEAM DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITY INFORMATION, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS OWN SITE RECONNAISSANCE TO SCOPE HIS WORK AND TO CONFIRM WITH THE OWNERS IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR. NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- I. EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF THE PLANS.

KEYNOTES

- REMOVE EXISTING BASKETBALL COURT AND ASSOCIATED ASPHALT AREA / PREP AREA FOR NEW CONSTRUCTION
- REMOVE EXISTING COVERED WALKWAY AND ALL ASSOCIATED FOOTING & CONCRETE FLATWORK
- REMOVE EXISTING PLAYGROUND / SHADE COVER AND ASSOCIATED PLAYGROUND SURFACING MATERIAL
- REMOVE EXISTING OUTDOOR GARDEN
- CAREFULLY REMOVE EXISTING MARQUEE SIGN AND ALL ASSOCIATED CONSTRUCTION / SALVAGE SIGN AND RETURN TO OWNER / SCHOOL PRINCIPAL
- REMOVE PORTION OF EXISTING CONCRETE FLATWORK
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PREP AREA OF NEW PLAYGROUND EQUIPMENT
- EXISTING CONCRETE TO REMAIN INTACT
- PARK BENCH TO BE RELOCATED
- EXISTING COVERED WALKWAY AND ALL ASSOCIATED FOOTING & CONCRETE FLATWORK TO REMAIN
- SAWCUT EXISTING CONCRETE SIDEWALK TO BE REMOVED

PRELIMINARY DRAWING

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TERRY PALMER #16751

DEBRA J. DOCKERY, ARCHITECT, P.C.
IN ASSOCIATION WITH
BEATY PALMER ARCHITECTS

BOWDEN ACADEMY 2020 BOND PROJECT
515 WILLOW ST.
SAN ANTONIO, TEXAS 78202

REVISIONS

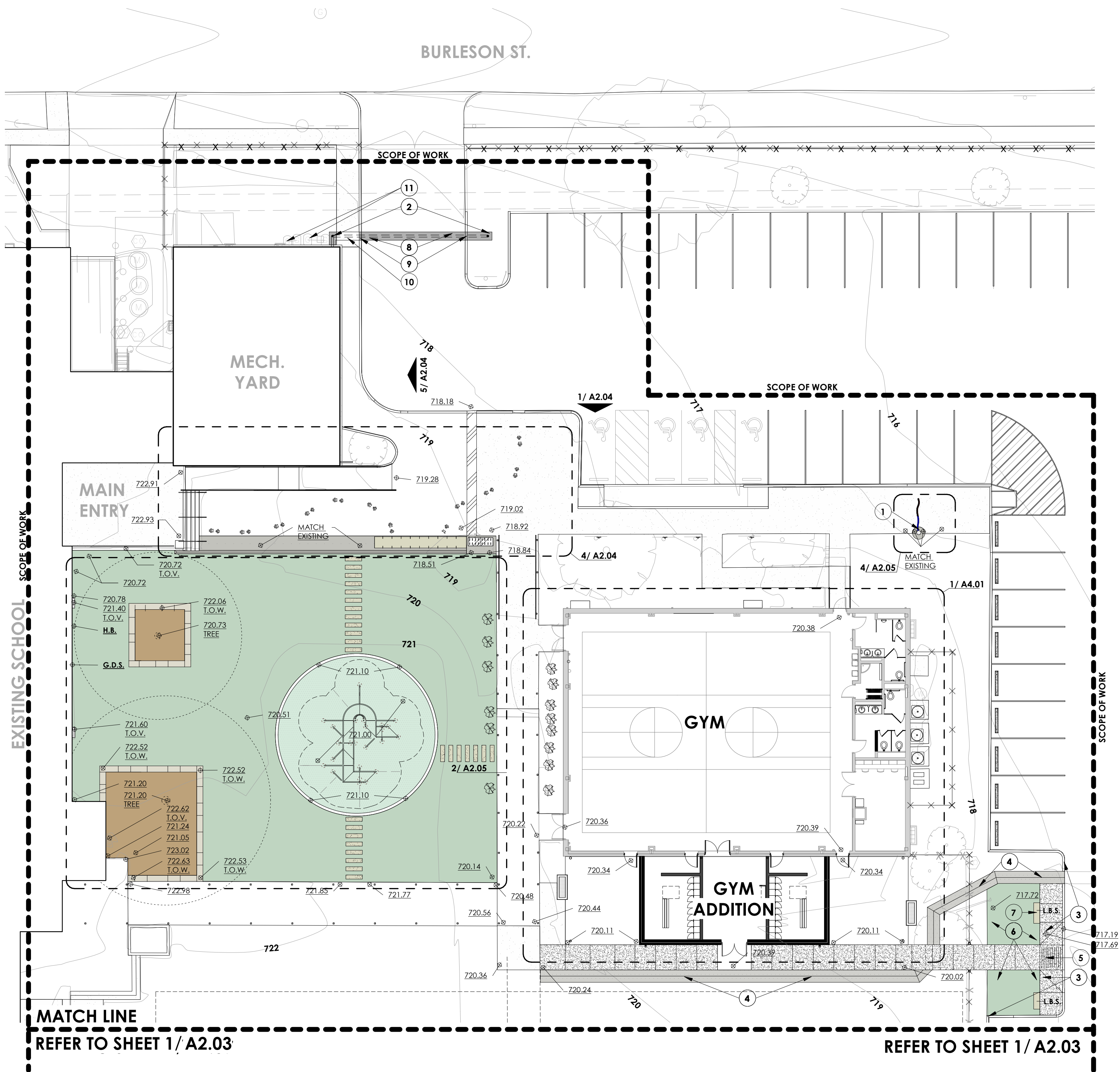
PROJECT NO. 21-34
PHASE 75% CONSTRUCTION DOCUMENTS
DATE 06.30.22
DESCRIPTION EXISTING SITE PLAN / SELECTIVE DEMOLITION WORK AREA SOUTH

A1.07



Know what's below.
811 before you dig.





1 SITE PLAN - WORK AREA NORTH
1/16" = 1'-0" EXISTING / NEW CONSTRUCTION

GENERAL NOTES

- A. BOWDEN ACADEMY SCHOOL IS AN EXISTING FACILITY WITHIN THE S.A.I.S.D. SYSTEM THAT WILL REMAIN IN OPERATION FOR THE DURATION OF THIS PROJECT. AS SUCH, THE CONTRACTOR SHALL CONTINUOUSLY COORDINATE WORK SCHEDULE AND DEMOLITION/NEW CONSTRUCTION ACTIVITIES WITH THE OWNER'S REPRESENTATIVE IN ORDER TO MINIMIZE INCONVENIENCE TO THE OWNER AND THE PUBLIC.
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- C. CAREFULLY PROTECT EXISTING ADJACENT CONSTRUCTION AND VEGETATION FROM DAMAGE CAUSED BY SELECTIVE DEMOLITION AND OR NEW CONSTRUCTION ACTIVITIES. REPAIR OR REPLACE EXISTING CONSTRUCTION AND OR VEGETATION SO DAMAGED TO A CONDITION CONSISTENT WITH THE ITEM CONDITION PRIOR TO START OF CONSTRUCTION.
- D. MAGNET SWEEP ENTIRE CONSTRUCTION WORK AREA AND ACCESS POINTS DURING THE COURSE OF CONSTRUCTION ACTIVITIES NO LESS THAN 2 TIMES PER WEEK AND UPON SUBSTANTIAL COMPLETION OF THE PROJECT.
- E. PATCH AND REPAIR DAMAGED AND OR DETERIORATED EXISTING CONSTRUCTION WITH LIKE MATERIAL. REFER TO SPECIFICATION SECTIONS FOR ALLOWANCES AND UNIT PRICING REQUIREMENTS.
- F. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR MATERIAL STAGING.
- G. G.C TO FIELD INSPECT & VERIFY NEC 2017 COMPLIANCE OF ALL ELECTRICAL INFRASTRUCTURE & DEVICES WITH THE ASSISTANCE OF A LICENSED MASTER ELECTRICIAN.

KEYNOTES

- 1 NEW LOCATION OF SCHOOL FLAG POLE / REFER TO ENLARGED PLAN FOR ADDITIONAL INFORMATION
- 2 INSTALL NEW UNDERGROUND ELECTRICAL CONDUIT ROUTE FOR FUTURE MARQUE SIGN PROVIDED BY OTHERS.
- 3 NEW REFORCED CONCRETE SIDEWALK AND CURBS / CONNECT TO EXISTING ADJACENT PARKING LOT INFRASTRUCTURE
- 4 NEW CONCRETE DRAINAGE SWALE
- 5 TAS COMPLIANT REINFORCED CONCRETE CURB RAMP
- 6 NEW LANDSCAPE SOD AREA WITH ASSOCIATED TOP SOIL
- 7 LANDSCAPE BOULDER SEAT (L.B.S./ REFER TO SECTION DETAIL
- 8 PATCH / REPAIR ASPHALT PAVEMENT
- 9 NEW CONCRETE CURB / TIE INTO EXISTING ADJACENT CONSTRUCTION
- 10 NEW CONCRETE SIDEWALK / TIE INTO EXISTING ADJACENT CONSTRUCTION
- 11 EXISTING UTILITIES TO BE PROTECTED IN PLACE

PRELIMINARY DRAWING

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TERRY PALMER #16751

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IN ASSOCIATION WITH

BEATY PALMER ARCHITECTS

BOWDEN ACADEMY 2020 BOND PROJECT

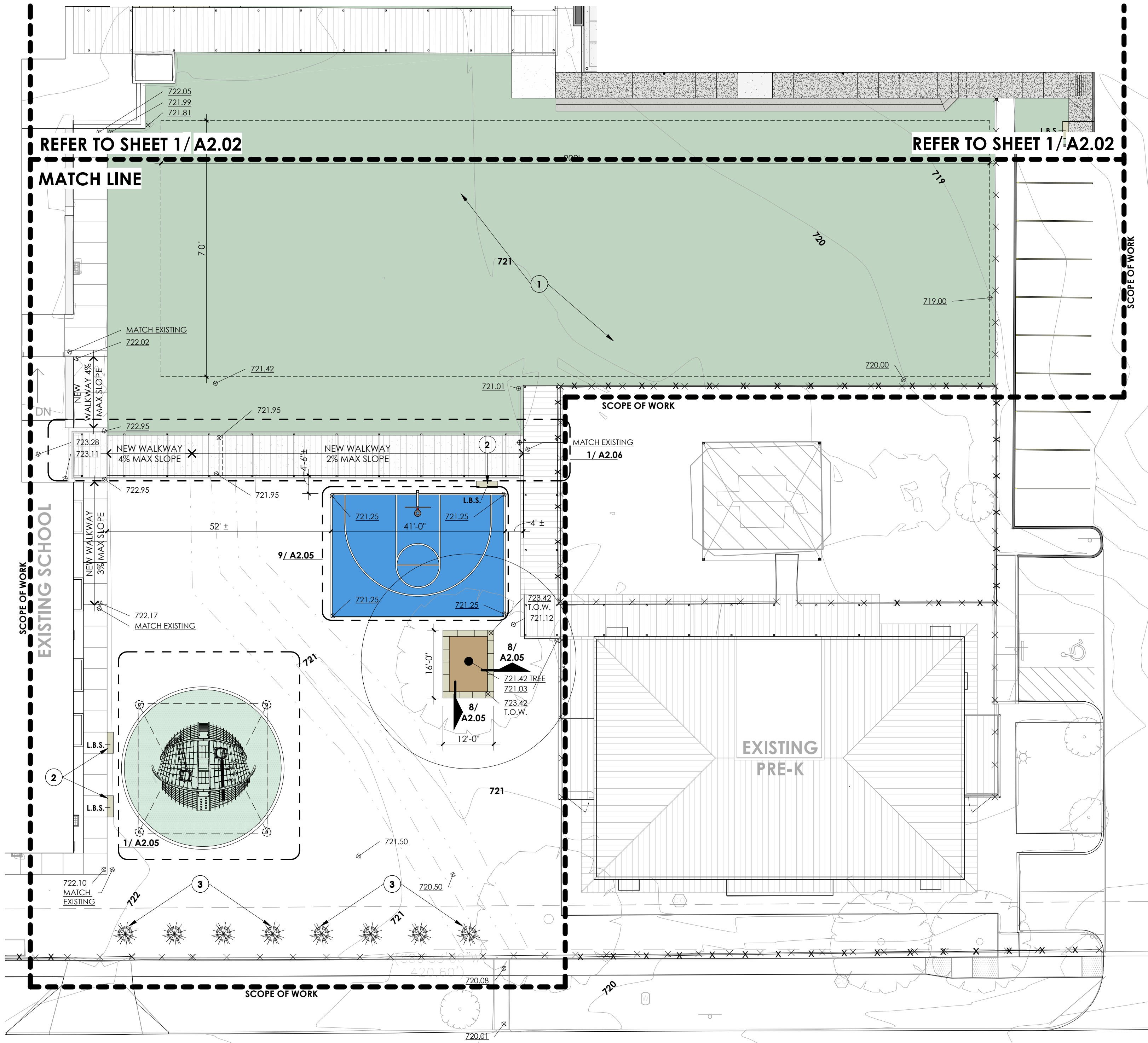
515 WILLOW ST.

SAN ANTONIO , TEXAS 78202

REVISIONS

PROJECT NO.
21-34
PHASE
75% CONSTRUCTION DOCUMENTS
DATE
06.30.22
DESCRIPTION
SITE PLAN - WORK AREA NORTH

A2.02



1 SITE PLAN -WORK AREA SOUTH
1/16" = 1'-0" EXISTING / NEW CONSTRUCTION

GENERAL NOTES

- A. BOWDEN ACADEMY SCHOOL IS AN EXISTING FACILITY WITHIN THE S.A.I.S.D. SYSTEM THAT WILL REMAIN IN OPERATION FOR THE DURATION OF THIS PROJECT. AS SUCH, THE CONTRACTOR SHALL CONTINUOUSLY COORDINATE WORK SCHEDULE AND DEMOLITION/NEW CONSTRUCTION ACTIVITIES WITH THE OWNER'S REPRESENTATIVE IN ORDER TO MINIMIZE INCONVENIENCE TO THE OWNER AND THE PUBLIC.
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- E. PATCH AND REPAIR DAMAGED AND OR DETERIORATED EXISTING CONSTRUCTION WITH LIKE MATERIAL. REFER TO SPECIFICATION SECTIONS FOR ALLOWANCES AND UNIT PRICING REQUIREMENTS.
- F. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR MATERIAL STAGING.
- G. G.C TO FIELD INSPECT & VERIFY NEC 2017 COMPLIANCE OF ALL ELECTRICAL INFRASTRUCTURE & DEVICES WITH THE ASSISTANCE OF A LICENSED MASTER ELECTRICIAN.

KEYNOTES

- 1 COMMON OUTDOOR RECREATION AREA (200' X 70')
- 2 LANDSCAPE BOULDER SEAT (L.B.S.)/ REFER TO SECTION DETAIL
- 3 NEW TREE TO BE PLANTED TO MATCH EXISTING REMOVED PLANTING/ MATCH TREE DIAMETER AND THICKNESS

PRELIMINARY DRAWING

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TERRY PALMER #16751

DEBRA J. DOCKERY, ARCHITECT, P. C.
IN ASSOCIATION WITH
BEATY PALMER ARCHITECTS

BOWDEN ACADEMY 2020 BOND PROJECT
515 WILLOW ST.
SAN ANTONIO , TEXAS 78202

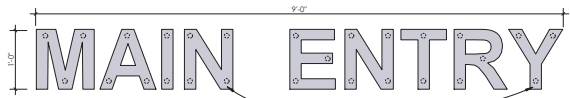
REVISIONS	

PROJECT NO.	21-34
PHASE	75% CONSTRUCTION DOCUMENTS
DATE	06.30.22
DESCRIPTION	SITE PLAN - WORK AREA SOUTH

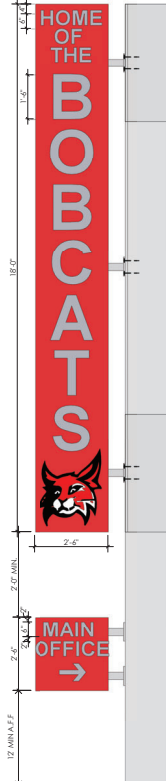
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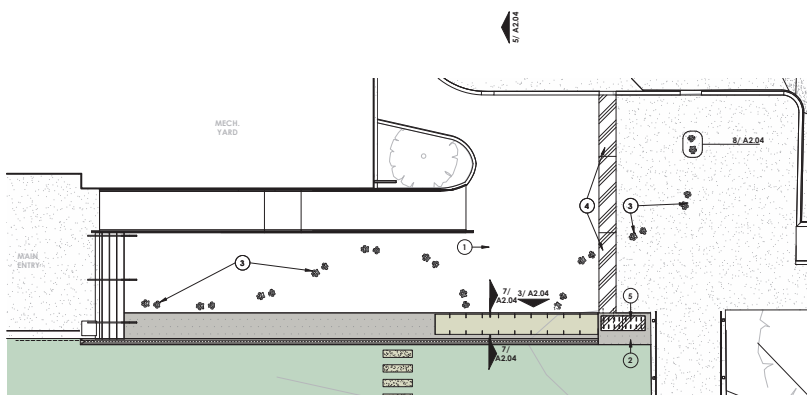
2 ENLARGED ELEVATION DETAIL
1" = 1'-0" NEW GYMNASIUM SIGN



6 ENLARGED ELEVATION DETAIL
1" = 1'-0" NEW MAIN ENTRY SIGN



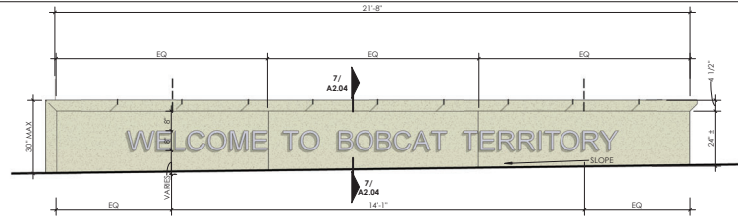
9 DETAIL
1/2" = 1'-0" NEW BLADE SIGN



4 ENLARGED PLAN - MAIN ENTRY CANOPY
1/8" = 1'-0" WORK AREA NORTH / NEW CONSTRUCTION



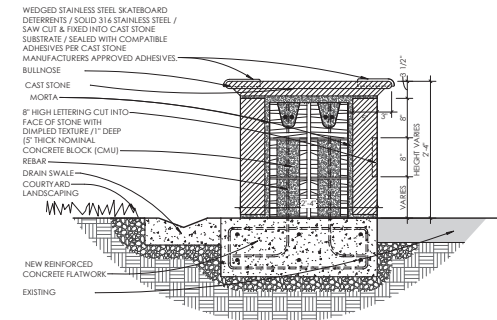
1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0" ENTRY



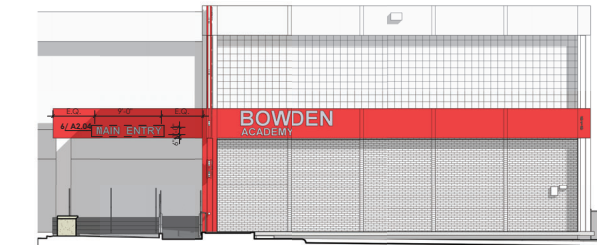
3 ENLARGED ELEVATION DETAIL
1/2" = 1'-0" ENTRY



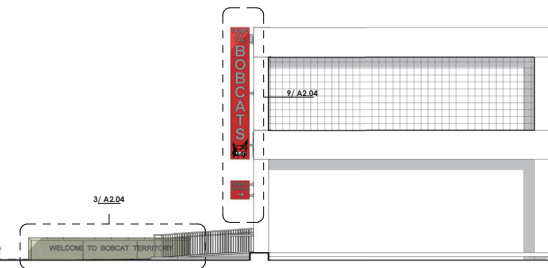
8 ENLARGED PLAN DETAIL
1" = 1'-0" BOBCAT PAW PRINT



7 SECTION DETAIL
1" = 1'-0" MONUMENT SIGN SECTION 1



5 EXTERIOR ELEVATION
1/8" = 1'-0" EXISTING MECHANICAL YARD / MAIN ENTRY - WEST SIDE



5 EXTERIOR ELEVATION
1/8" = 1'-0" EXISTING MECHANICAL YARD / MAIN ENTRY - WEST SIDE

KEYNOTES

1. PAINTED STEEL COLUMN / REFER TO STRUCTURAL / TYPICAL
2. CAST IN PLACE CONCRETE DRAIN INLET CUSTOM BOBCAT FOOTPRINT GRAPHIC APPLIED TO EXISTING CONCRETE FLATWORK / PRODUCT: "ASPHALT ART" 30ML. FOR BASED OUTDOOR SURFACE FILM.
3. TRENCH DRAIN AND EXISTING GRATE TO REMAIN
4. 2' 0" X 3' 0" X 3/4" STORM GRATE PRODUCT: HERMAN FOUNDRY OR APPROVED E.Q.
5. PAINT NEW DOORS TO MATCH OWNERS BUILDING STANDARD / COLOR: EGG SHELL WHITE / CONFIRM WITH OWNERS DESIGNATED REPRESENTATIVE

THESE PRELIMINARY DRAWINGS INDICATE THE GENERAL SCOPE OF PROJECT AND DESIGN CONCEPTS. THEY DO NOT CONSTITUTE A CONTRACT. THE CONTRACT DOCUMENTS SHALL BE THE BASIS FOR ALL PERFORMANCE OF THE PROJECT. CONTRACT DOCUMENTS SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

DESIGNER: DEBRA L. DOCKERY ARCHITECT, P.C.
IN ASSOCIATION WITH
BEATTY PALMER ARCHITECTS



BOWDEN ACADEMY 2020 BOND PROJECT
515 WILLOW ST.
SAN ANTONIO, TEXAS 78202

REVISIONS

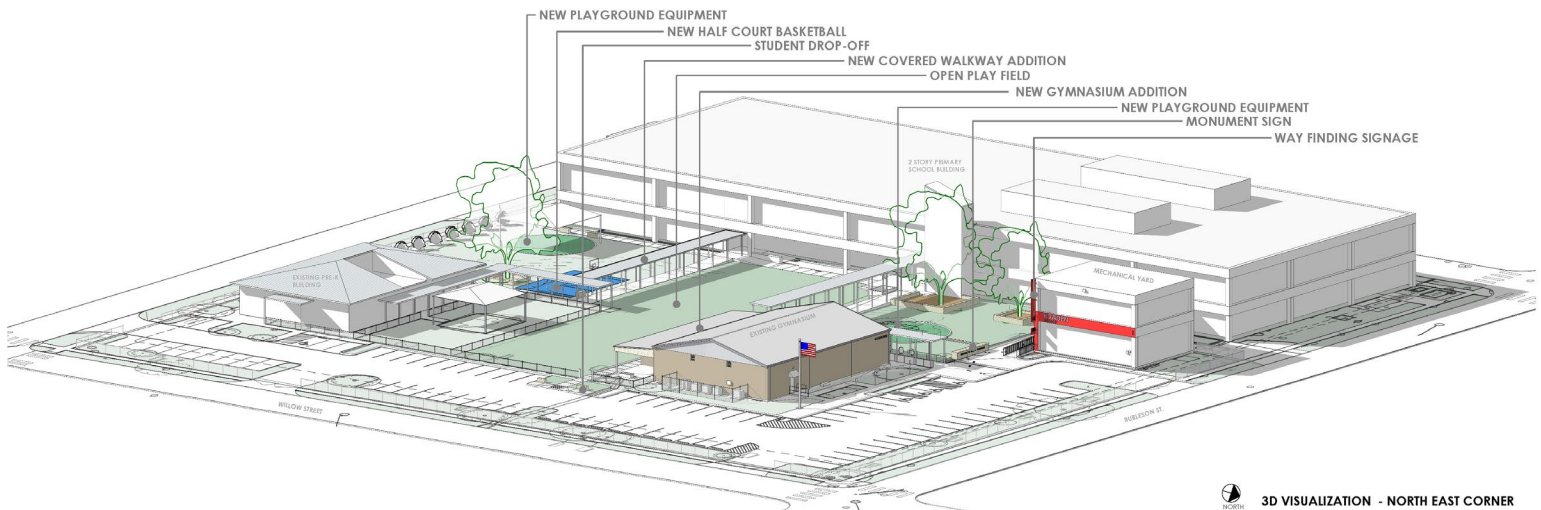
PROJECT NO. 21-34
PHASE 70% CONSTRUCTION DOCUMENTS
DATE 06.30.22
DESCRIPTION MAIN ENTRY WAY FINDING ENHANCEMENTS

A2.04

SAISD 2020 BOND PROGRAM

ARTEMISIA BOWDEN ACADEMY

75% CONSTRUCTION DOCUMENTS SPECIFICATIONS



Date of Submission: 06.30.2022



DEBRA J. DOCKERY, ARCHITECT, P.C

IN ASSOCIATION WITH

BEATY PALMER ARCHITECTS

118 Broadway, suite 516, San Antonio, Texas 78205 (210) 225-6130