

# HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2023

**HDRC CASE NO:** 2023-238  
**COMMON NAME:** Howard St from W Lullwood Ave to W Craig Pl  
**ADDRESS:** 130 W LULLWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6534 BLK 14 LOT 87 THRU 90  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Luis Ocura/City of San Antonio  
**OWNER:** COSA NA/City of San Antonio  
**TYPE OF WORK:** Sidewalk/ADA ramps  
**APPLICATION RECEIVED:** May 24, 2023  
**60-DAY REVIEW:** July 23, 2023  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Install sidewalks along the east side of Howard St between W Lullwood Ave and W Craig Pl.
2. Upgrade access ramps at intersections as needed.
3. Reconstruct and incorporate driveways impacted by installation of new sidewalks.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 1. Topography

#### A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

### 2. Fences and Walls

#### A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

#### 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.

#### C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

#### 4. Residential Streetscapes

##### A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

##### B. PARKWAYS AND PLANTED MEDIANS

- i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
- ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

##### C. STREET ELEMENTS

- i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
- ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

#### 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.

#### C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

#### 8. Americans with Disabilities Act (ADA) Compliance

##### A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

##### B. ENTRANCES

- i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

##### C. DESIGN

- i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

#### **FINDINGS:**

- a. The proposed scopes of work are located along Howard St between W Lullwood Ave and W Craig Pl, located in the Monte Vista Historic District.
- b. **SIDEWALKS:** The applicant requests approval to install sidewalks where there are gaps in coverage along the east side of Howard St from W Lullwood to W Craig Pl. Existing sidewalks are predominately divorced (with the exception of a partial block from W Mistletoe Ave to W Magnolia Ave) and appear in both standard concrete color without dye, but also in red concrete. The stretch of sidewalk is adjacent to curbed garden beds, retaining walls, and fences, and also crosses over existing driveway aprons and walkways from houses to the street. The northeast corner of Howard St and W Summit Ave and the southeast corner of Howard St and W Kings Hwy feature circles where sidewalks intersect. Historic Design Guidelines for Site Elements 5.A.iii states that the installation of new sidewalks should 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. Additionally, Guideline 5.C.i states that historic curbing should be retained wherever possible. Guideline 2.A.i says to retain historic fences and walls, and Guideline 4.C.i says to preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time. Staff finds the request generally appropriate, but that existing curbs, retaining walls, fences, and sidewalk circles be retained in place.
- c. **ACCESS RAMPS:** The applicant requests approval to upgrade access ramps at intersections as needed. Historic Design Guidelines for Site Elements 8.A.i says to minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements. Guideline 8.C.iii says to install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk. The applicant indicates they plan to match existing sidewalk color where sidewalks are made of red concrete. Staff finds the request

generally appropriate. New access ramps should match the color of the sidewalk when upgrading is required.

- d. **DRIVEWAY APRONS AND CURB CUTS:** The applicant requests approval to reconstruct and incorporate driveways impacted by installation of new sidewalks. Historic Design Guidelines for Site Elements 5.b.i says 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. Staff finds the request generally appropriate. Any replacement driveway aprons must be installed in the same location and with the same dimensions as existing with no new curb cuts introduced as part of the project.
- e. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

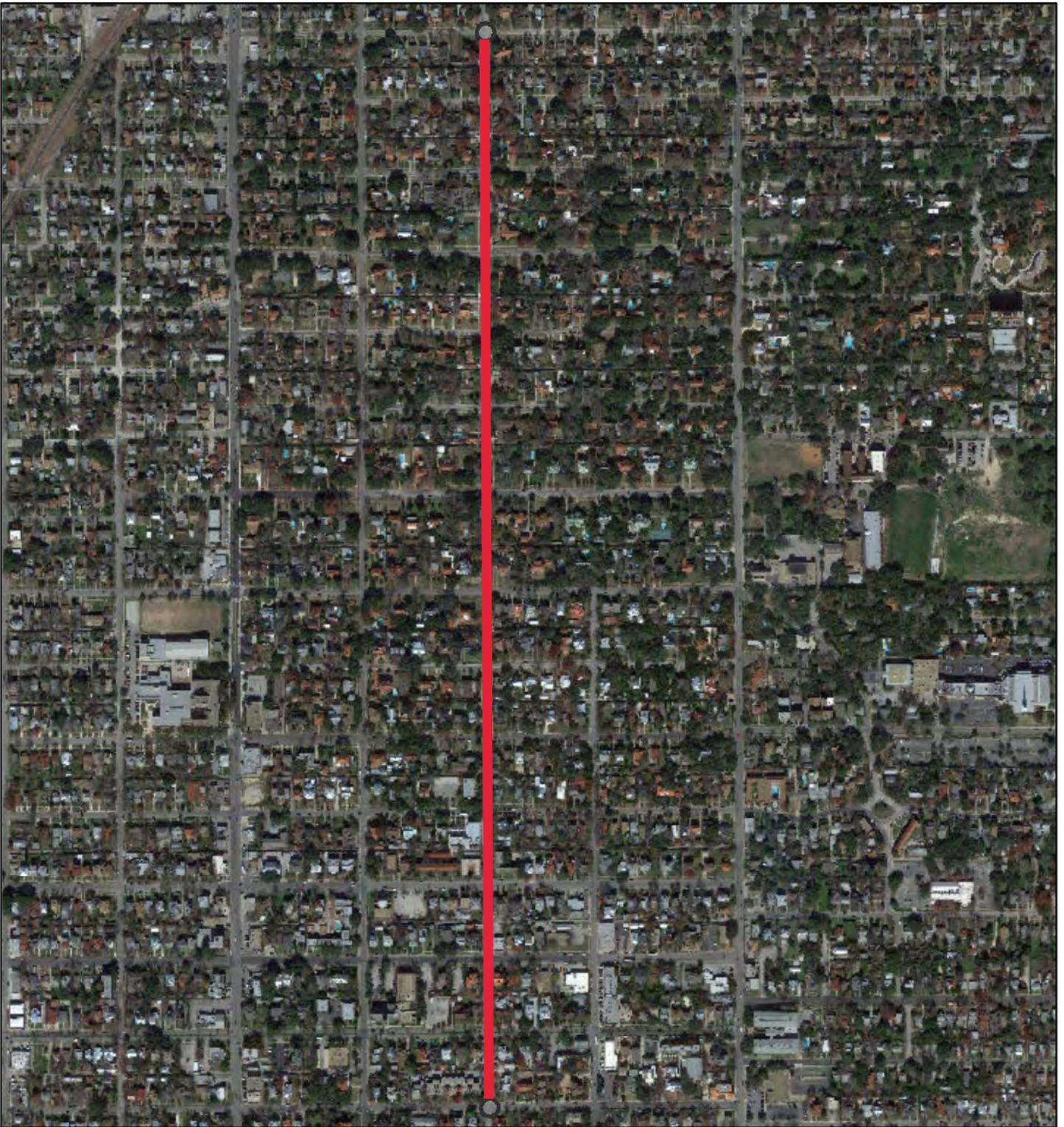
### **RECOMMENDATION:**

Staff recommends approval of items 1 through 3, based on findings a through d, with the following stipulations:

- i. That new sidewalks should 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.
- ii. That existing curbs, retaining walls, fences, and sidewalk circles be retained in place.
- iii. That new access ramps match the color of the sidewalk when upgrading is required.
- iv. That a sample concrete color match be provided to staff prior to the start of work.
- v. That any replacement driveway aprons be installed in the same location and with the same dimensions as existing with no new curb cuts introduced as part of the project.

**ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

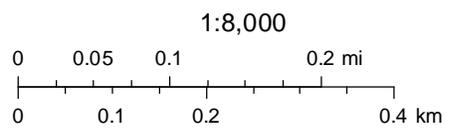
# City of San Antonio One Stop



June 16, 2023

**drawGraphics\_poly**

 User drawn polygons





GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

LEGEND	
	SIDEWALK
	DRIVEWAY APPROACH
	WATER METER
	TRUNCATED DOME PANEL
	GAS VALVE
	FIRE HYDRANT
	WATER VALVE
	POWER POLE
	MASONRY MAILBOX REMOVAL
	STREET SIGN
	TREE/SHRUB REMOVAL
	CURB
	RETAINING WALL

No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

CITY OF SAN ANTONIO  
SIDEWALKS & SPECIAL PROJES  
- SIDEWALK CONSTRUCTION -



No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 2 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
1	Alley	17	13	10	C	150
2	128 W.M.A	23	19	10	C	210
3	133 W.M.A.	19	15	10	R	170

**GENERAL NOTES**

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

LEGEND	
	SIDEWALK
	DRIVEWAY APPROACH
	WATER METER
	TRUNCATED DOME PANEL
	GAS VALVE
	FIRE HYDRANT
	WATER VALVE
	TREE/SHRUB REMOVAL
	POWER POLE
	MASONRY MAILBOX REMOVAL
	STREET SIGN
	CURB
	RETAINING WALL

**CITY OF SAN ANTONIO**  
SIDEWALKS & SPECIAL PROJS  
- SIDEWALK CONSTRUCTION -  
2 of 8



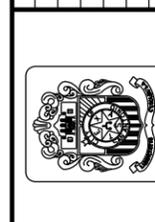
Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 3 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
4	133 W.H.A.	20	16	10	R	180
5	Alley	16	12	10	C	140
6	134 W.M.A.	20	16	10	R	180

### GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

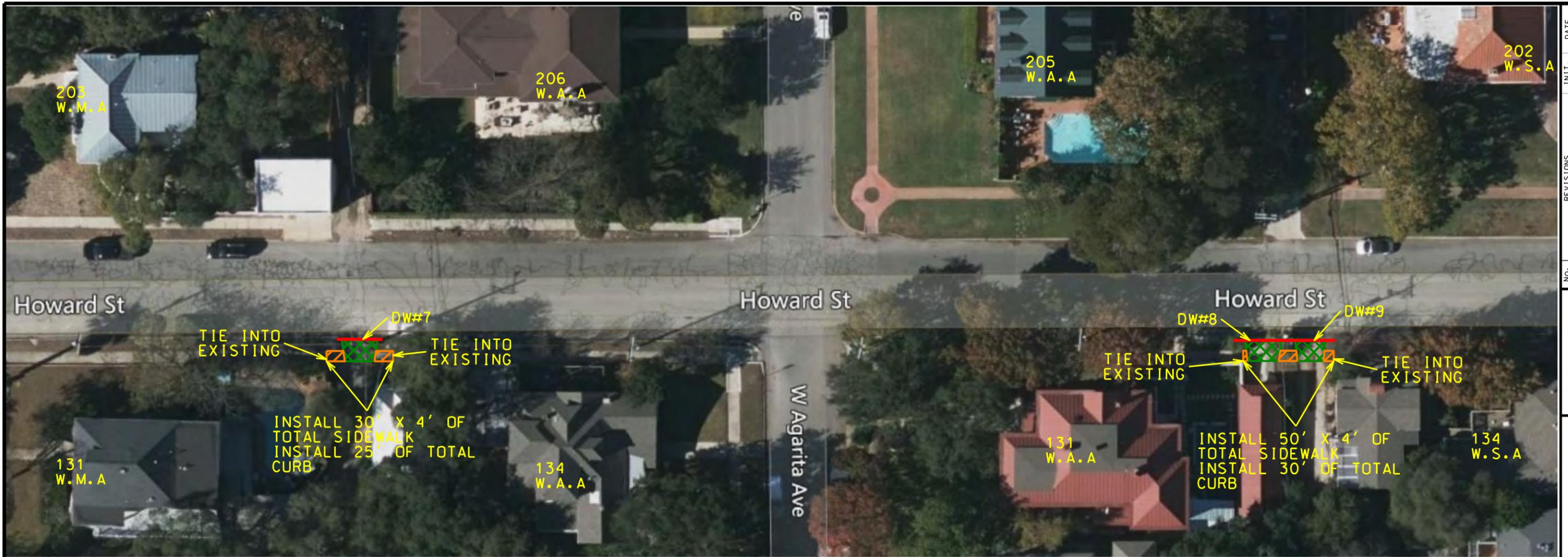
LEGEND	
	SIDEWALK
	DRIVEWAY APPROACH
	WATER METER
	TRUNCATED DOME PANEL
	GAS VALVE
	FIRE HYDRANT
	WATER VALVE
	CURB
	POWER POLE
	MASONRY MAILBOX REMOVAL
	STREET SIGN
	TREE/SHRUB REMOVAL
	RETAINING WALL

No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

CITY OF SAN ANTONIO  
SIDEWALKS & SPECIAL PROJ  
- SIDEWALK CONSTRUCTION -  
3 of 8



No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

**CITY OF SAN ANTONIO**  
**SIDEWALKS & SPECIAL PROJES**  
**- SIDEWALK CONSTRUCTION -**

Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 4 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
7	Alley	14	10	10	C	120
8	131 W.A.A.	16	12	10	R	140
9	Alley	14	10	10	C	120

**GENERAL NOTES**

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

LEGEND	
	SIDEWALK
	DRIVEWAY APPROACH
	TRUNCATED DOME PANEL
	STREET SIGN
	TREE/SHRUB REMOVAL
	CURB
	RETAINING WALL
	POWER POLE
	MASONRY MAILBOX REMOVAL
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	WATER METER



No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

**CITY OF SAN ANTONIO**  
SIDEWALKS & SPECIAL PROJS  
- SIDEWALK CONSTRUCTION -

Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 5 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
10	Alley	14	10	14	C	168
11	134 W.K.H.	16	12	14	R	196

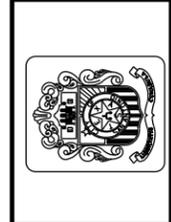
- GENERAL NOTES
- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
  - SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
  - INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
  - COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
  - CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

LEGEND

SIDEWALK	DRIVEWAY APPROACH
WATER METER	TRUNCATED DOME PANEL
GAS VALVE	STREET SIGN
FIRE HYDRANT	TREE/SHRUB REMOVAL
WATER VALVE	CURB
POWER POLE	RETAINING WALL
MASONRY MAILBOX REMOVAL	



No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

**CITY OF SAN ANTONIO**  
**SIDEWALKS & SPECIAL PROJES**  
**- SIDEWALK CONSTRUCTION -**

GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1" OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

LEGEND

	SIDEWALK		DRIVEWAY APPROACH
	WATER METER		TRUNCATED DOME PANEL
	GAS VALVE		STREET SIGN
	FIRE HYDRANT		TREE/SHRUB REMOVAL
	WATER VALVE		CURB
	POWER POLE		RETAINING WALL
	MASONRY MAILBOX REMOVAL		

Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 6 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
12	Alley	14	10	14	C	168



No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

**CITY OF SAN ANTONIO**  
**SIDEWALKS & SPECIAL PROJS**  
**- SIDEWALK CONSTRUCTION -**

**GENERAL NOTES**

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

LEGEND	
	SIDEWALK
	DRIVEWAY APPROACH
	WATER METER
	TRUNCATED DOME PANEL
	GAS VALVE
	STREET SIGN
	FIRE HYDRANT
	TREE/SHRUB REMOVAL
	WATER VALVE
	CURB
	POWER POLE
	RETAINING WALL
	MASONRY MAILBOX REMOVAL



No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

CITY OF SAN ANTONIO  
SIDEWALKS & SPECIAL PROJS  
- SIDEWALK CONSTRUCTION -

Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 8 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
13	135 W.R.A.	15	11	14	R	182
14	Alley	14	10	14	C	168
15	130 W.L.A.	24	20	14	R	308

GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

LEGEND	
	SIDEWALK
	DRIVEWAY APPROACH
	WATER METER
	GAS VALVE
	FIRE HYDRANT
	WATER VALVE
	POWER POLE
	MASONRY MAILBOX REMOVAL
	TRUNCATED DOME PANEL
	STREET SIGN
	TREE/SHRUB REMOVAL
	CURB
	RETAINING WALL



GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

LEGEND	
	SIDEWALK
	DRIVEWAY APPROACH
	WATER METER
	TRUNCATED DOME PANEL
	GAS VALVE
	FIRE HYDRANT
	WATER VALVE
	POWER POLE
	MASONRY MAILBOX REMOVAL
	STREET SIGN
	TREE/SHRUB REMOVAL
	CURB
	RETAINING WALL

No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

CITY OF SAN ANTONIO  
SIDEWALKS & SPECIAL PROJES  
- SIDEWALK CONSTRUCTION -



No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

**CITY OF SAN ANTONIO**  
SIDEWALKS & SPECIAL PROJS  
- SIDEWALK CONSTRUCTION -

Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 2 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
1	Alley	17	13	10	C	150
2	128 W.M.A	23	19	10	C	210
3	133 W.M.A.	19	15	10	R	170

GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

LEGEND	
	SIDEWALK
	DRIVEWAY APPROACH
	WATER METER
	TRUNCATED DOME PANEL
	GAS VALVE
	FIRE HYDRANT
	WATER VALVE
	TREE/SHRUB REMOVAL
	POWER POLE
	MASONRY MAILBOX REMOVAL
	STREET SIGN
	CURB
	RETAINING WALL



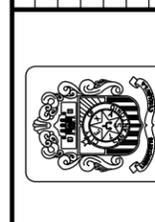
Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 3 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
4	133 W.H.A.	20	16	10	R	180
5	Alley	16	12	10	C	140
6	134 W.M.A.	20	16	10	R	180

### GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

LEGEND	
	SIDEWALK
	DRIVEWAY APPROACH
	WATER METER
	TRUNCATED DOME PANEL
	GAS VALVE
	FIRE HYDRANT
	WATER VALVE
	POWER POLE
	MASONRY MAILBOX REMOVAL
	STREET SIGN
	TREE/SHRUB REMOVAL
	CURB
	RETAINING WALL

No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

CITY OF SAN ANTONIO  
SIDEWALKS & SPECIAL PROJ  
- SIDEWALK CONSTRUCTION -  
3 of 8



No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

**CITY OF SAN ANTONIO**  
SIDEWALKS & SPECIAL PROJES  
- SIDEWALK CONSTRUCTION -

Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 4 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
7	Alley	14	10	10	C	120
8	131 W.A.A.	16	12	10	R	140
9	Alley	14	10	10	C	120

GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

LEGEND	
	SIDEWALK
	DRIVEWAY APPROACH
	TRUNCATED DOME PANEL
	STREET SIGN
	TREE/SHRUB REMOVAL
	CURB
	RETAINING WALL
	POWER POLE
	MASONRY MAILBOX REMOVAL
	WATER VALVE
	GAS VALVE
	FIRE HYDRANT
	WATER METER



No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

**CITY OF SAN ANTONIO**  
SIDEWALKS & SPECIAL PROJS  
- SIDEWALK CONSTRUCTION -

Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 5 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
10	Alley	14	10	14	C	168
11	134 W.K.H.	16	12	14	R	196

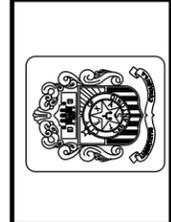
GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

LEGEND	
	SIDEWALK
	DRIVEWAY APPROACH
	TRUNCATED DOME PANEL
	STREET SIGN
	TREE/SHRUB REMOVAL
	CURB
	RETAINING WALL
	MASONRY MAILBOX REMOVAL
	WATER VALVE
	GAS VALVE
	FIRE HYDRANT
	POWER POLE



No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

**CITY OF SAN ANTONIO**  
SIDEWALKS & SPECIAL PROJES  
- SIDEWALK CONSTRUCTION -

GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

LEGEND

SIDEWALK	DRIVEWAY APPROACH
WATER METER	TRUNCATED DOME PANEL
GAS VALVE	STREET SIGN
FIRE HYDRANT	TREE/SHRUB REMOVAL
WATER VALVE	CURB
POWER POLE	RETAINING WALL
MASONRY MAILBOX REMOVAL	

Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 6 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
12	Alley	14	10	14	C	168



No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

**CITY OF SAN ANTONIO**  
**SIDEWALKS & SPECIAL PROJS**  
**- SIDEWALK CONSTRUCTION -**

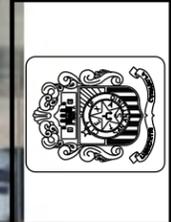
**GENERAL NOTES**

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

	SIDEWALK		DRIVEWAY APPROACH
	WATER METER		TRUNCATED DOME PANEL
	GAS VALVE		STREET SIGN
	FIRE HYDRANT		TREE/SHRUB REMOVAL
	WATER VALVE		CURB
	POWER POLE		RETAINING WALL
	MASONRY MAILBOX REMOVAL		



No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

**CITY OF SAN ANTONIO**  
SIDEWALKS & SPECIAL PROJS  
- SIDEWALK CONSTRUCTION -

Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 8 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
13	135 W.R.A.	15	11	14	R	182
14	Alley	14	10	14	C	168
15	130 W.L.A.	24	20	14	R	308

**GENERAL NOTES**

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH PM IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"

LEGEND	
	SIDEWALK
	DRIVEWAY APPROACH
	TRUNCATED DOME PANEL
	STREET SIGN
	TREE/SHRUB REMOVAL
	CURB
	RETAINING WALL
	WATER METER
	GAS VALVE
	FIRE HYDRANT
	WATER VALVE
	POWER POLE
	MASONRY MAILBOX REMOVAL



NO.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

**CITY OF SAN ANTONIO  
SIDEWALKS & SPECIAL PROJS  
- SIDEWALK CONSTRUCTION -**

GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITESWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH INSPECTIONS IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"
- ALL ADA RAMPS SHALL BE INSTALLED WITH GREY COLOR DOME PANEL.

LEGEND

FIRE HYDRANT	SANITARY SEWER MANHOLE	DRIVEWAY APPROACH
WATER METER	STORM WATER MANHOLE	TRUNCATED DOME PANEL
WATER VALVE	TELEPHONE MANHOLE	STREET SIGN
GAS METER	ELECTRICAL MANHOLE	TREE/SHRUB REMOVAL
GAS VALVE	TELEPHONE PEDESTAL	CURB
MAIL BOX	SIDEWALK	RETAINING WALL
TELE-BOX	TREE	BUSH
SPINKLER	PLANT	
ICV		
POWER POLE		



NO.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH INSPECTIONS IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"
- ALL ADA RAMPS SHALL BE INSTALLED WITH GREY COLOR DOME PANEL.

LEGEND

FIRE HYDRANT	SANITARY SEWER MANHOLE	DRIVEWAY APPROACH
WATER METER	STORM WATER MANHOLE	TRUNCATED DOME PANEL
WATER VALVE	TELEPHONE MANHOLE	STREET SIGN
GAS METER	ELECTRICAL MANHOLE	TREE/SHRUB REMOVAL
GAS VALVE	TELEPHONE PEDESTAL	CURB
MAIL BOX	SIDEWALK	RETAINING WALL
TELE-BOX	TREE	BUSH
SPINKLER	PLANT	
ICV		
POWER POLE		

Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 2 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
1	Alley	17	13	10	C	150
2	128 W.M.A	23	19	10	C	210
3	133 W.M.A.	19	15	10	R	170

CITY OF SAN ANTONIO  
SIDEWALKS & SPECIAL PROJS  
- SIDEWALK CONSTRUCTION -



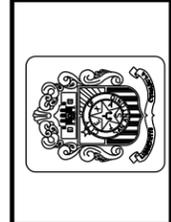
Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 3 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
4	133 W.H.A.	20	16	10	R	180
5	Alley	16	12	10	C	140
6	134 W.M.A.	20	16	10	R	180

### GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH INSPECTIONS IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"
- ALL ADA RAMPS SHALL BE INSTALLED WITH GREY COLOR DOME PANEL.

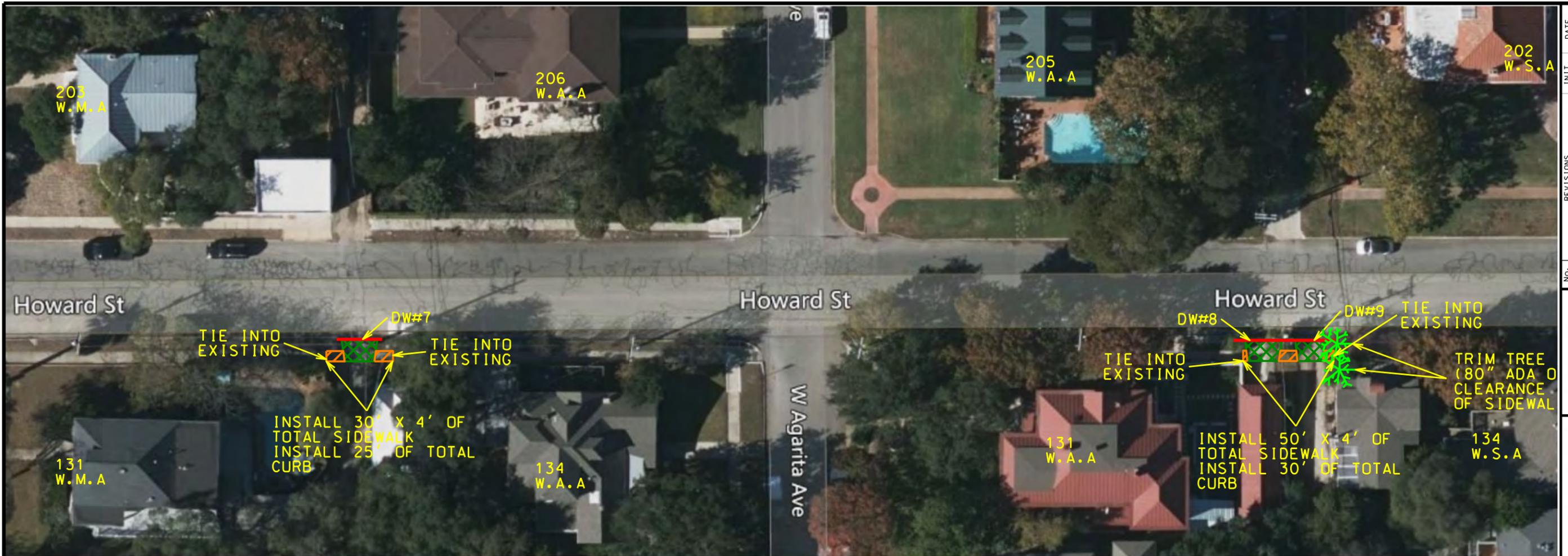
LEGEND					
	FIRE HYDRANT		SANITARY SEWER MANHOLE		DRIVEWAY APPROACH
	WATER METER		STORM WATER MANHOLE		TRUNCATED DOME PANEL
	WATER VALVE		TELEPHONE MANHOLE		STREET SIGN
	GAS METER		ELECTRICAL MANHOLE		TREE/SHRUB REMOVAL
	GAS VALVE		TELEPHONE PEDESTAL		CURB
	MAIL BOX		SIDEWALK		RETAINING WALL
	TELE-BOX		TREE		PLANT
	SPINKLER		BUSH		
	ICV				
	POWER POLE				

No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

CITY OF SAN ANTONIO  
SIDEWALKS & SPECIAL PROJS  
- SIDEWALK CONSTRUCTION -



No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH INSPECTIONS IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"
- ALL ADA RAMPS SHALL BE INSTALLED WITH GREY COLOR DOME PANEL.

LEGEND

FIRE HYDRANT	SANITARY SEWER MANHOLE	DRIVEWAY APPROACH
WATER METER	STORM WATER MANHOLE	TRUNCATED DOME PANEL
WATER VALVE	TELEPHONE MANHOLE	STREET SIGN
GAS METER	ELECTRICAL MANHOLE	TREE/SHRUB REMOVAL
GAS VALVE	TELEPHONE PEDESTAL	CURB
MAIL BOX	SIDEWALK	RETAINING WALL
TELE-BOX	TREE	BUSH
SPINKLER	PLANT	
ICV		
POWER POLE		

Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 4 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
7	Alley	14	10	10	C	120
8	131 W.A.A.	16	12	10	R	140
9	Alley	14	10	10	C	120

CITY OF SAN ANTONIO  
SIDEWALKS & SPECIAL PROJS  
- SIDEWALK CONSTRUCTION -



GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH INSPECTIONS IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"
- ALL ADA RAMPS SHALL BE INSTALLED WITH GREY COLOR DOME PANEL.

LEGEND

FIRE HYDRANT	SANITARY SEWER MANHOLE	DRIVEWAY APPROACH
WATER METER	STORM WATER MANHOLE	TRUNCATED DOME PANEL
WATER VALVE	TELEPHONE MANHOLE	STREET SIGN
GAS METER	ELECTRICAL MANHOLE	TREE/SHRUB REMOVAL
GAS VALVE	TELEPHONE PEDESTAL	CURB
MAIL BOX	SIDEWALK	RETAINING WALL
TELE-BOX	TREE	BUSH
SPINKLER	PLANT	
ICV		
POWER POLE		

Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 5 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
10	Alley	14	10	14	C	168
11	134 W.K.H.	16	12	14	R	196

NO.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

CITY OF SAN ANTONIO  
SIDEWALKS & SPECIAL PROJS  
- SIDEWALK CONSTRUCTION -



GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH INSPECTIONS IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"
- ALL ADA RAMP SHALL BE INSTALLED WITH GREY COLOR DOME PANEL.

LEGEND

FIRE HYDRANT	SANITARY SEWER MANHOLE	DRIVEWAY APPROACH
WATER METER	STORM WATER MANHOLE	TRUNCATED DOME PANEL
WATER VALVE	TELEPHONE MANHOLE	STREET SIGN
GAS METER	ELECTRICAL MANHOLE	TREE/SHRUB REMOVAL
GAS VALVE	TELEPHONE PEDESTAL	CURB
MAIL BOX	SIDEWALK	RETAINING WALL
TELE-BOX	TREE	BUSH
SPINKLER	PLANT	
ICV		
POWER POLE		

Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 6 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
12	Alley	14	10	14	C	168

No.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

**CITY OF SAN ANTONIO**  
**SIDEWALKS & SPECIAL PROJS**  
**- SIDEWALK CONSTRUCTION -**



### GENERAL NOTES

- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH INSPECTIONS IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"
- ALL ADA RAMP SHALL BE INSTALLED WITH GREY COLOR DOME PANEL.

LEGEND					
	FIRE HYDRANT		SANITARY SEWER MANHOLE		DRIVEWAY APPROACH
	WATER METER		STORM WATER MANHOLE		TRUNCATED DOME PANEL
	WATER VALVE		TELEPHONE MANHOLE		STREET SIGN
	GAS METER		ELECTRICAL MANHOLE		TREE/SHRUB REMOVAL
	GAS VALVE		TELEPHONE PEDESTAL		CURB
	MAIL BOX		SIDEWALK		RETAINING WALL
	TELE-BOX		TREE		BUSH
	SPINKLER		PLANT		
	ICV				
	POWER POLE				

NO.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

**CITY OF SAN ANTONIO**  
SIDEWALKS & SPECIAL PROJS  
- SIDEWALK CONSTRUCTION -



NO.	REVISIONS	INIT.	DATE



**City of San Antonio**  
Public Works  
Department

**GENERAL NOTES**

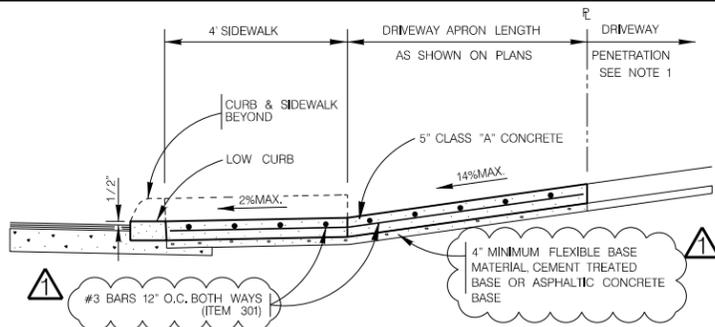
- ASPHALT CUT & PATCH SHALL BE 1' OR LESS
- SLOPE ASPHALT PATCH AWAY FROM RAMP/CURB
- INSPECTIONS SHALL CLEAR ALL SITEWORK & ISSUE CERTIFICATE PRIOR TO PLACING CONCRETE, COORDINATE WITH INSPECTIONS AS REQUIRED
- COORDINATE WITH INSPECTIONS IF ANY ROOTS HIGHER THAN 2" ARE ENCOUNTERED
- CLEAN CUT & PAINT ANY ROOTS LOWER THAN 2"
- ALL ADA RAMPS SHALL BE INSTALLED WITH GREY COLOR DOME PANEL.

**LEGEND**

FIRE HYDRANT	SANITARY SEWER MANHOLE	DRIVEWAY APPROACH
WATER METER	STORM WATER MANHOLE	TRUNCATED DOME PANEL
WATER VALVE	TELEPHONE MANHOLE	STREET SIGN
GAS METER	ELECTRICAL MANHOLE	TREE/SHRUB REMOVAL
GAS VALVE	TELEPHONE PEDESTAL	CURB
MAIL BOX	SIDEWALK	RETAINING WALL
TELE-BOX		TREE
SPINKLER		BUSH
ICV		PLANT
POWER POLE		

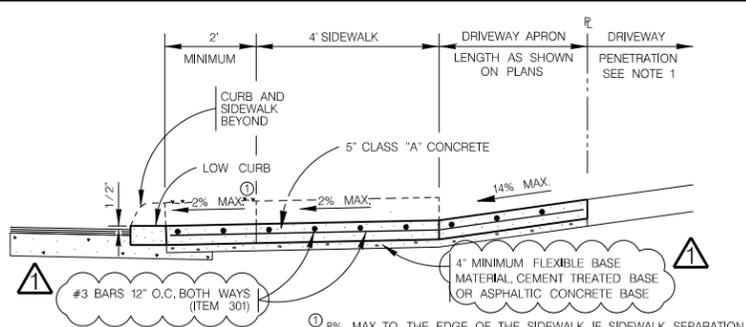
Howard St. (W. Craig Pl. to W. Lullwood Ave.)						
Sheet 8 of 8						
Driveway Table						
Driveway #	Address	Curb Width	Back Width	Depth	Type	Area (SF)
13	135 W.R.A.	15	11	14	R	182
14	Alley	14	10	14	C	168
15	130 W.L.A.	24	20	14	R	308

CITY OF SAN ANTONIO  
SIDEWALKS & SPECIAL PROJS  
- SIDEWALK CONSTRUCTION -  
8 of 8



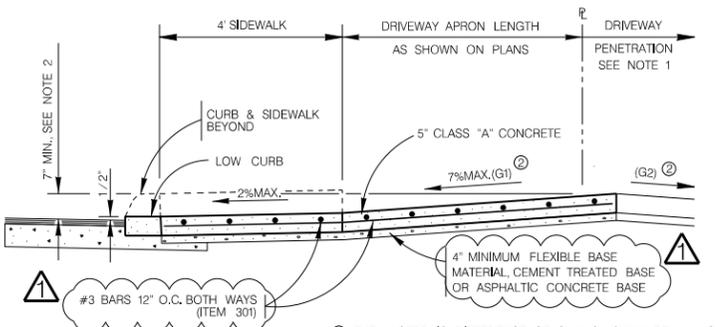
**TYPICAL RESIDENTIAL DRIVEWAY SECTION**

WITH SIDEWALK ABUTTING CURB  
ITEM 503.1



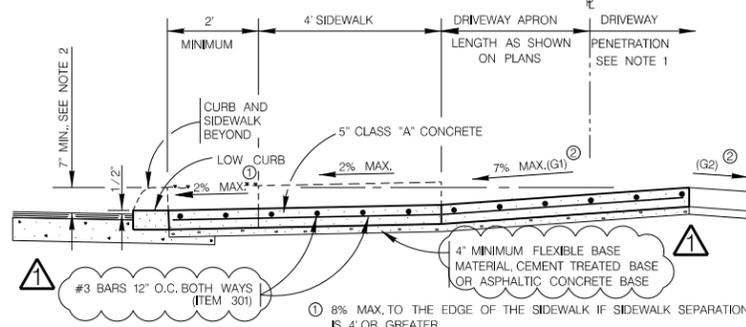
**TYPICAL RESIDENTIAL DRIVEWAY SECTION**

WITH SIDEWALK SEPARATED FROM CURB  
ITEM 503.1



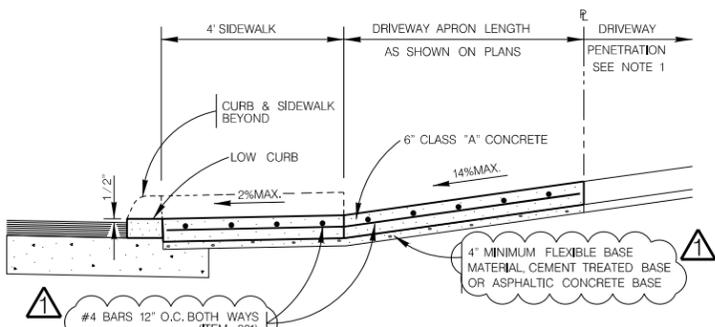
**TYPICAL RESIDENTIAL DRIVEWAY SECTION**

WHERE PROPERTY IS LOWER THAN STREET & SIDEWALK IS ABUTTING CURB  
ITEM 503.1



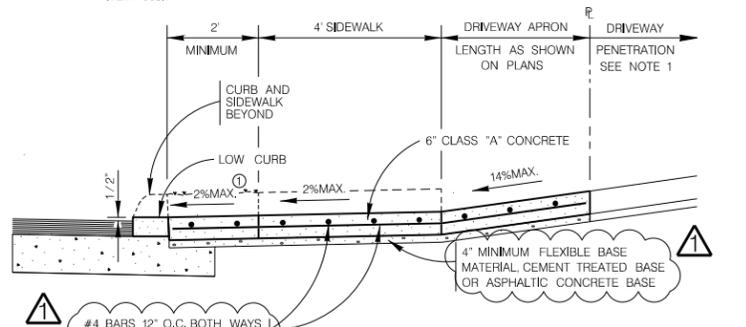
**TYPICAL RESIDENTIAL DRIVEWAY SECTION**

WHERE PROPERTY IS LOWER THAN STREET & SIDEWALK IS SEPARATED FROM CURB  
ITEM 503.1



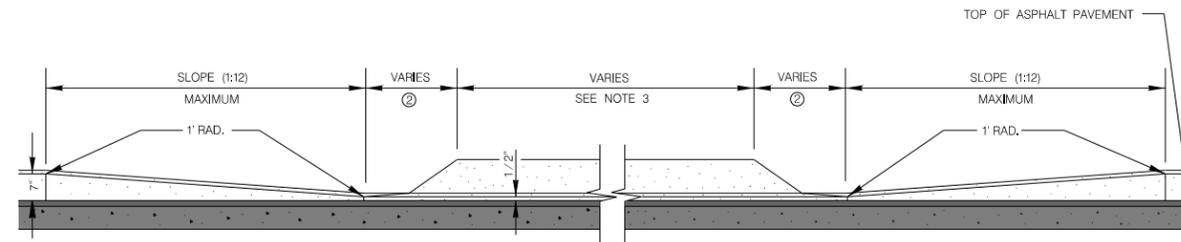
**TYPICAL COMMERCIAL DRIVEWAY SECTION**

WITH SIDEWALK ABUTTING CURB  
ITEM 503.2



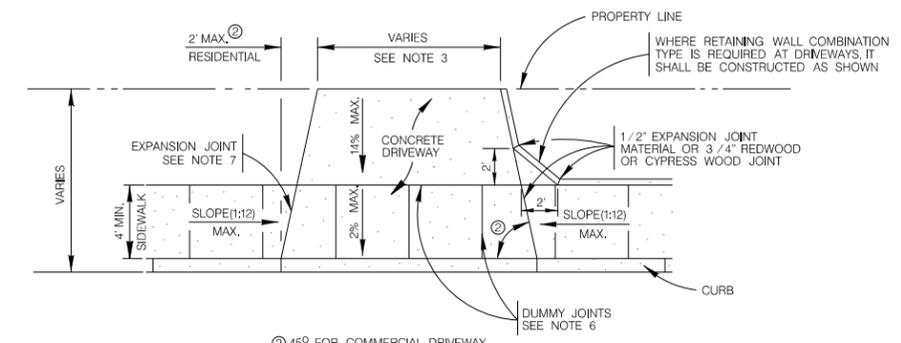
**TYPICAL COMMERCIAL DRIVEWAY SECTION**

WITH SIDEWALK SEPARATED FROM CURB  
ITEM 503.2



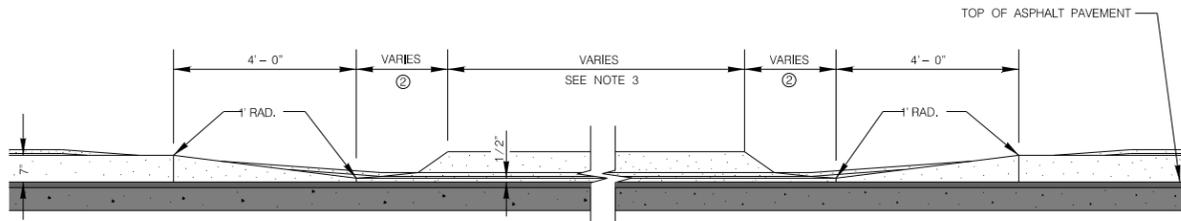
**CURB PROFILE AT DRIVEWAY**

WITH SIDEWALK ABUTTING CURB



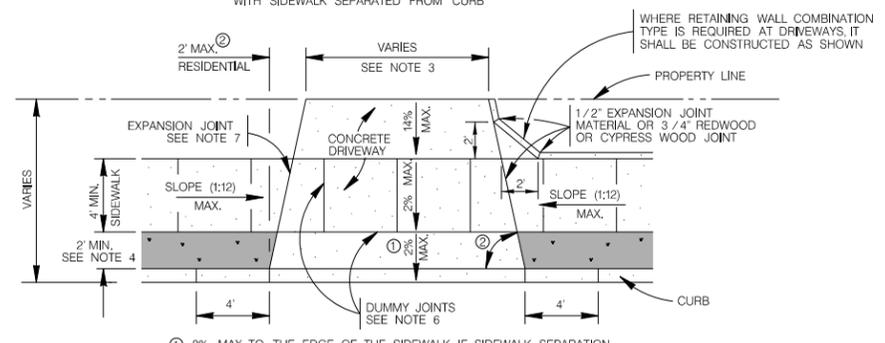
**TYPICAL DRIVEWAY PLAN VIEW**

WITH SIDEWALK ABUTTING CURB



**CURB PROFILE AT DRIVEWAY**

WITH SIDEWALK SEPARATED FROM CURB



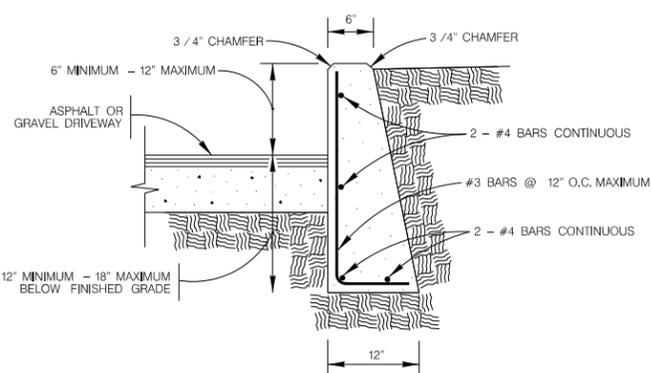
**TYPICAL DRIVEWAY PLAN VIEW**

WITH SIDEWALK SEPARATED FROM CURB

- CONCRETE DRIVEWAY NOTES**
- DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:  
A.) CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503.1 OR 503.2.  
B.) ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503.4 AND SHALL INCLUDE A MINIMUM OF 1" ASPHALT TYPE 'D' & 6" FLEXIBLE BASE  
C.) GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO. 503.5 AND SHALL INCLUDE A MINIMUM OF 6" FLEXIBLE BASE
  - 7' MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.
  - THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:

TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	10'	20'
COMMERCIAL - ONE WAY	12'	20'
COMMERCIAL - TWO WAY	24'	30'

- FOR LOCAL TYPE "A" STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 2' FROM THE BACK OF CURB.
- FOR OTHER THAN LOCAL TYPE "A" STREETS, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND SEPARATED A MINIMUM OF 2' FROM THE BACK OF CURB OR, AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
- DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
- A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3/8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.
- SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE. WHERE SIDEWALKS CROSS DRIVEWAYS, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
- SIDEWALK RAMP SURFACE SHALL BE BRUSH FINISHED.



- NOTE:**
- COST OF REINFORCEMENT TO BE INCLUDED IN UNIT COST OF ITEM 307.1.
  - CONCRETE RETAINING WALL COMBINATION TYPE SHALL BE USED FOR CONCRETE DRIVEWAYS.

**DRIVEWAY - CONCRETE RETAINING WALL**

ON COMPACTED SUBGRADE  
ITEM 307.1



5/17/2021

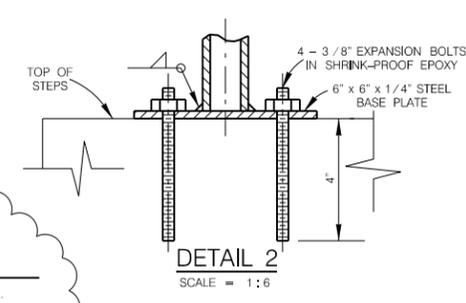
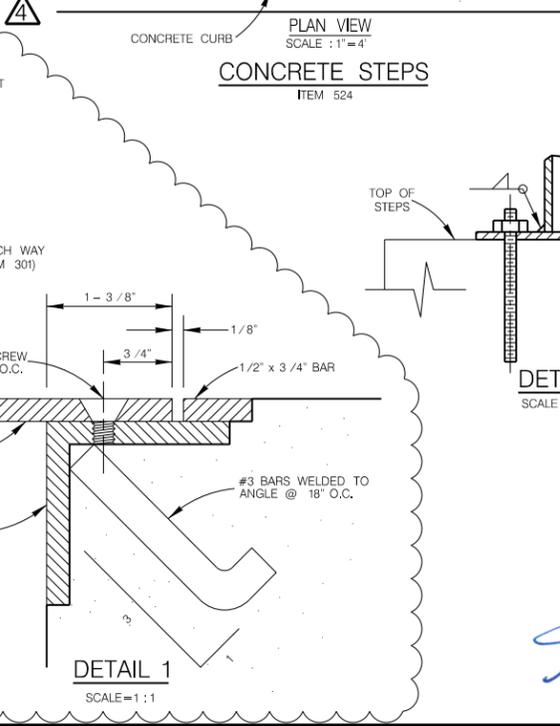
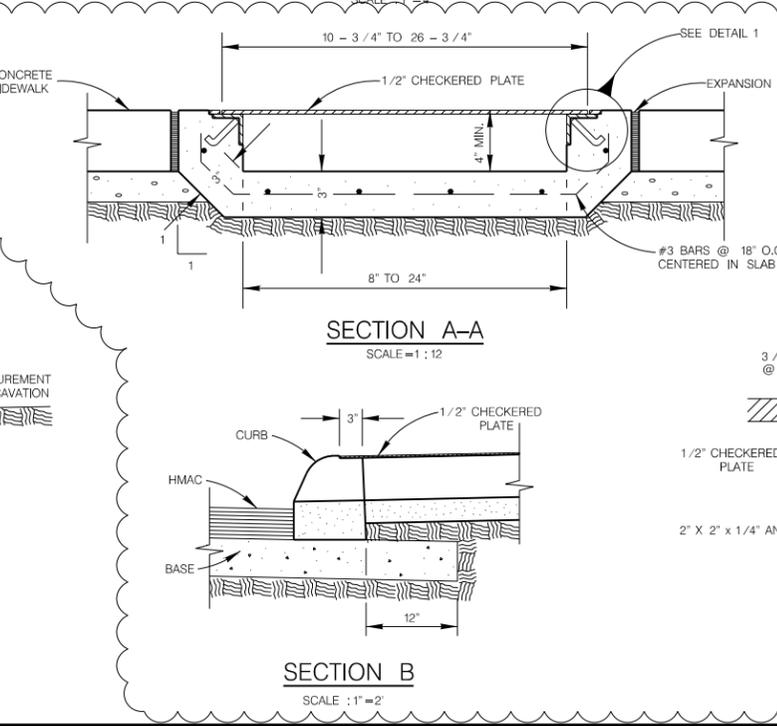
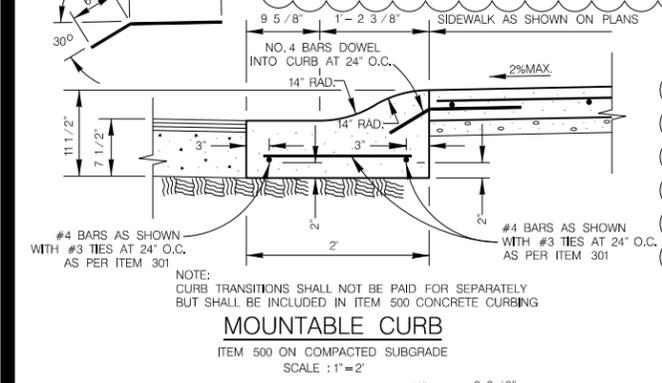
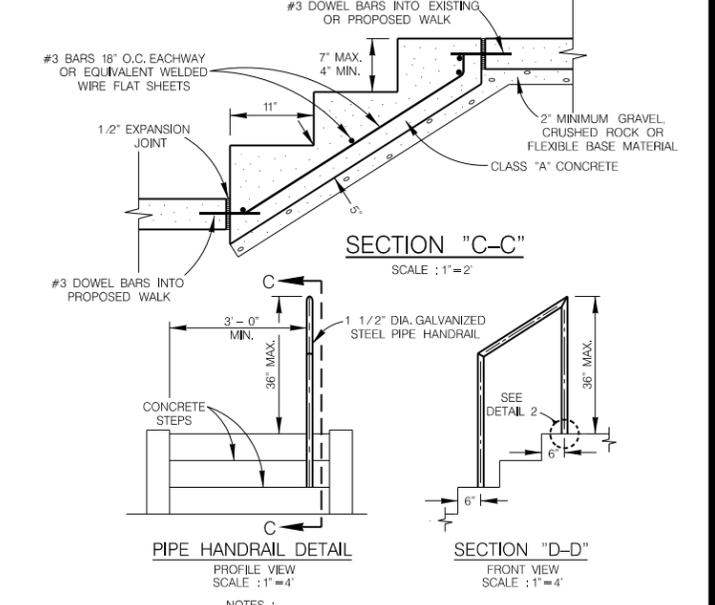
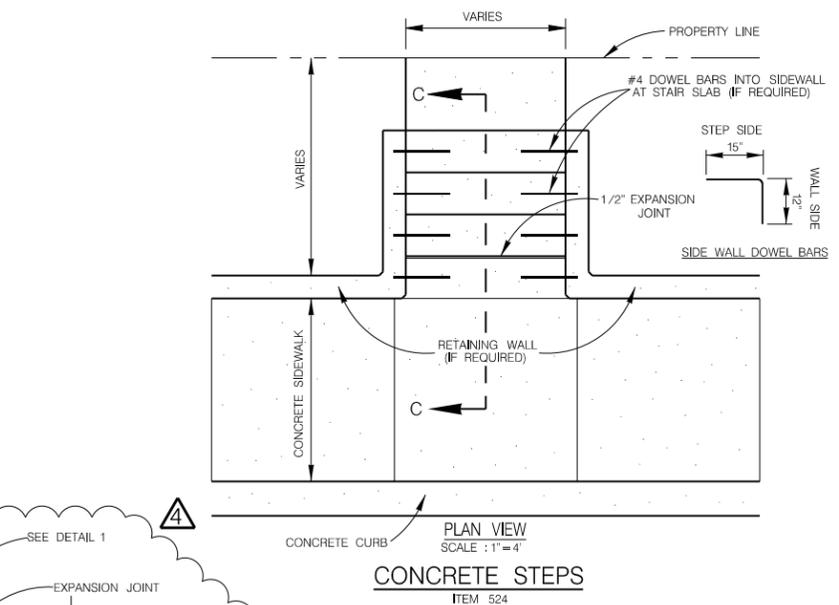
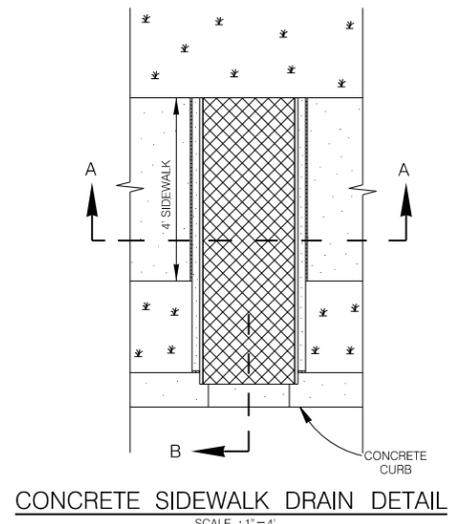
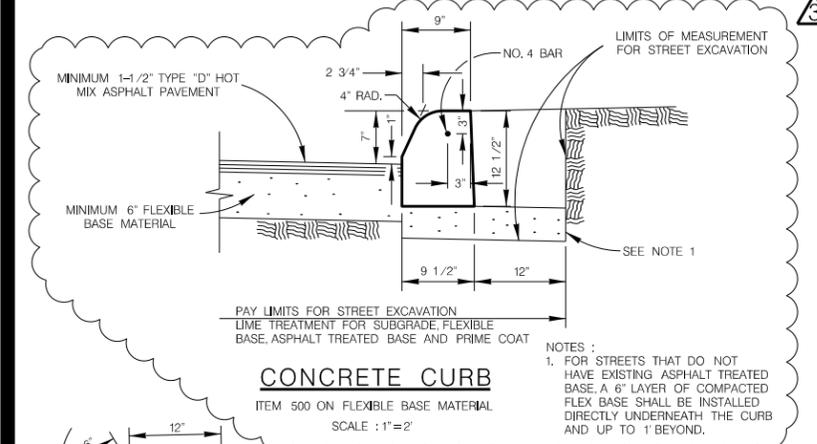
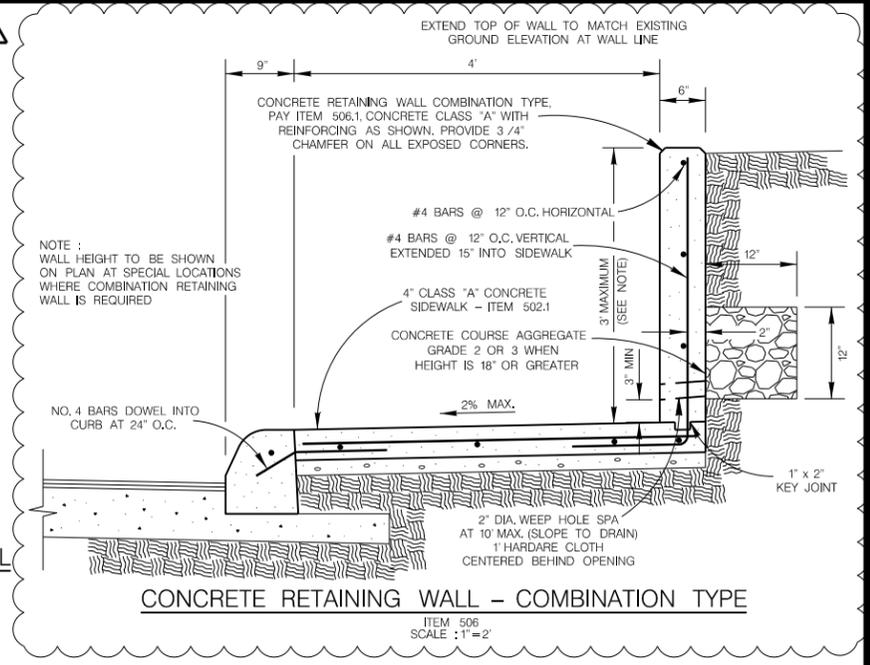
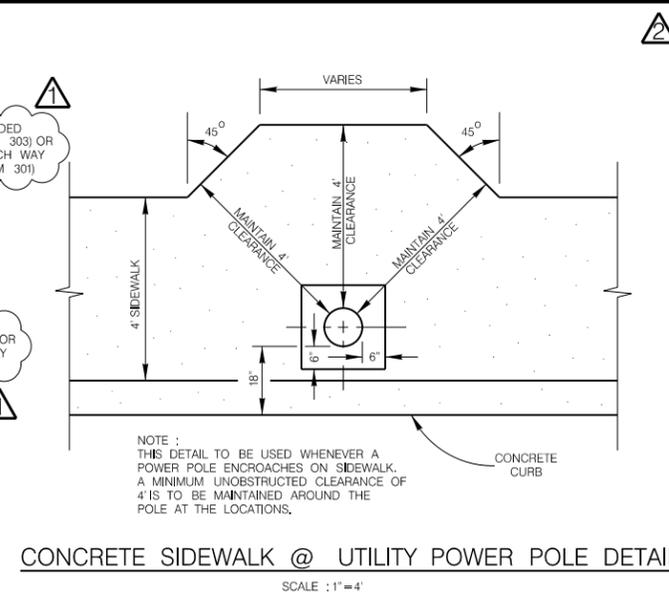
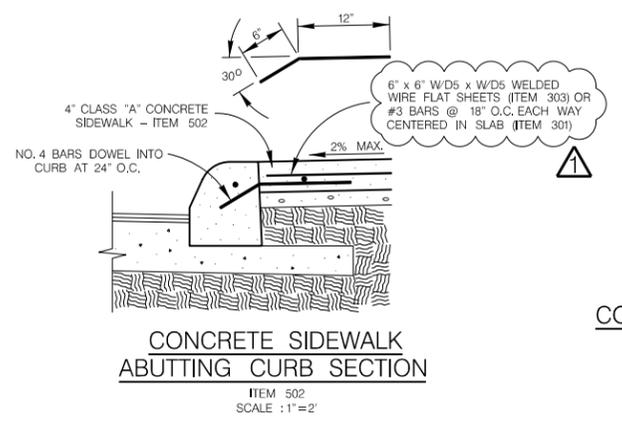
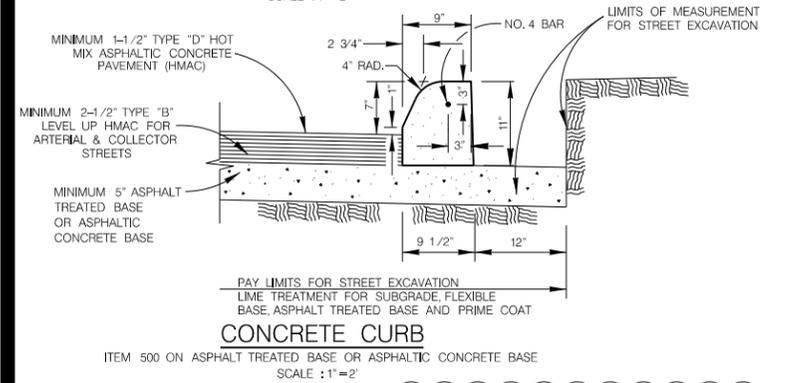
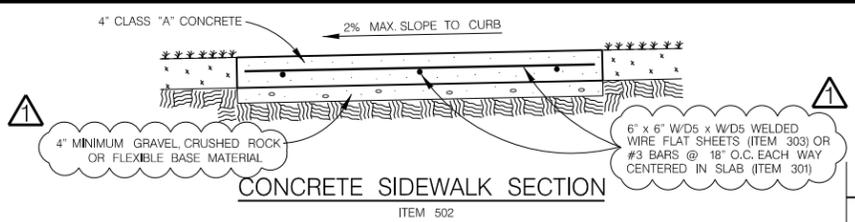
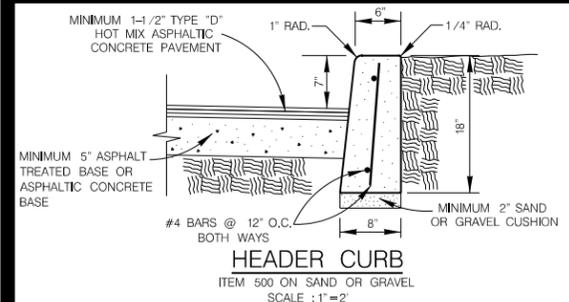
REV. NO.	DESCRIPTION	DATE
1	BASE /REINFORCEMENT MODIFICATIONS	5/17/21

MAY 2009

CITY OF SAN ANTONIO  
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

**CONCRETE DRIVEWAY STANDARDS**

% SUBMITTAL	PROJECT NO.:	DATE:
DRWN BY:	DSGN BY:	CHKD BY:
		SHEET NO. OF



REV. NO.	DESCRIPTION	DATE
1	BASE /REINFORCEMENT MODIFICATIONS	5/17/21
2	RETAINING WALL REVISION	5/17/21
3	CURB BEDDING THICKNESS	5/17/21
4	SIDEWALK DRAIN THICKNESS	5/17/21



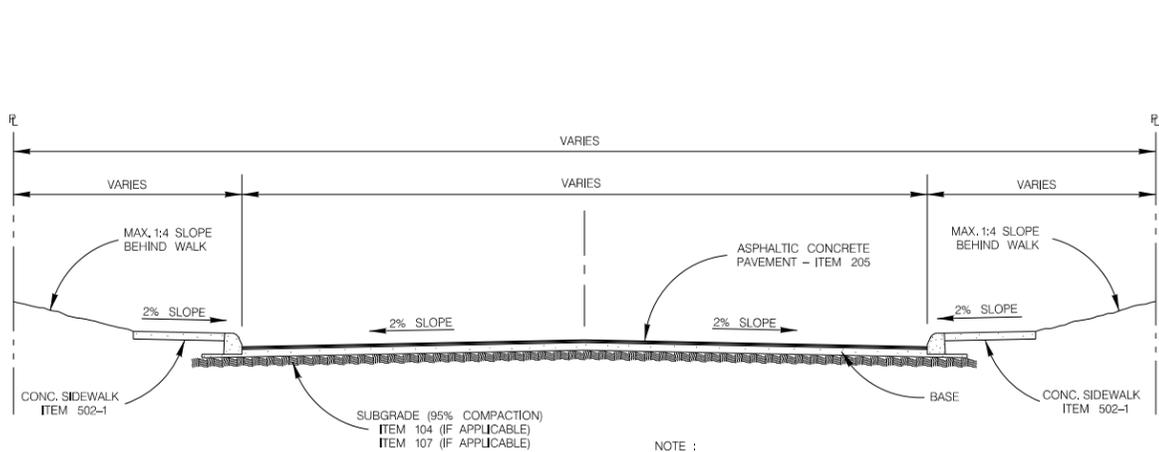
MAY 2009

CITY OF SAN ANTONIO  
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

MISCELLANEOUS  
CONSTRUCTION STANDARDS I

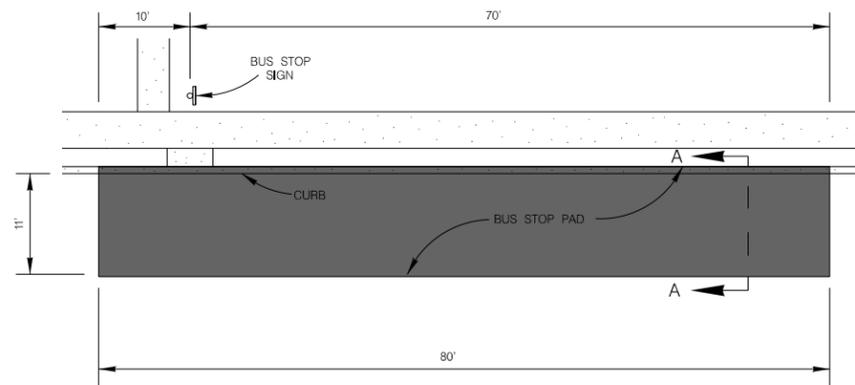
DATE: 5/17/2021

PROJECT NO.:  
SUBMITTAL: %  
DESIGN: DSGN BY:  
CHECKED: CHKD BY:  
SHEET NO.: OF



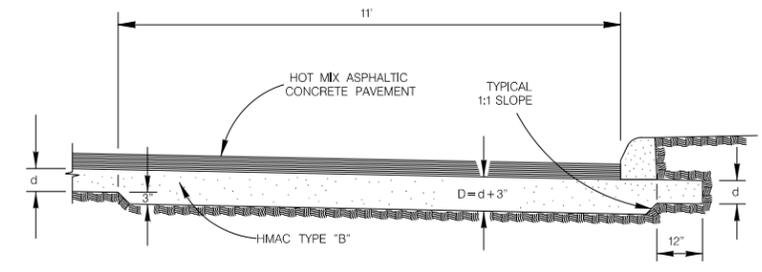
**TYPICAL STREET SECTION**  
SCALE : 1"=8'

NOTE :  
FOR STREETS OTHER THAN LOCAL TYPE "A" STREETS,  
THE EDGE OF THE SIDEWALK MUST BE LOCATED A  
MINIMUM OF TWO FEET AWAY FROM THE BACK OF  
THE CURB.

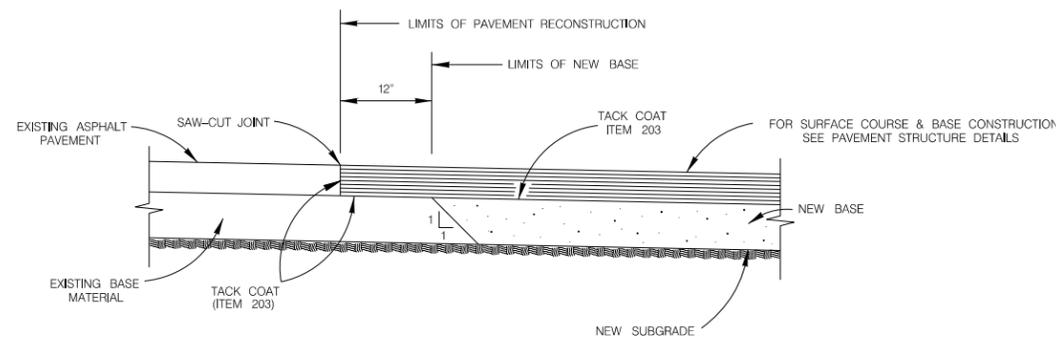


**PLAN VIEW**  
SCALE : 1"=20'

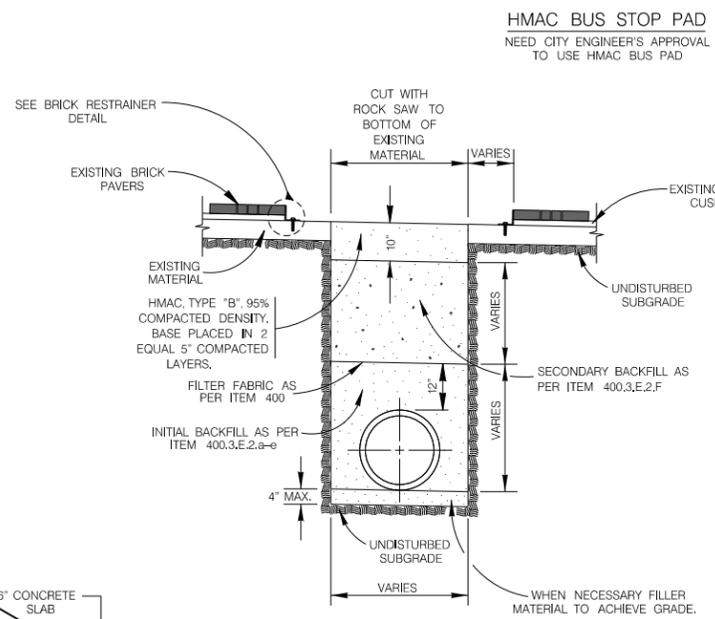
- NOTES :
- EXCAVATION FOR THICKENED PAVEMENT SECTION WILL BE PAID UNDER ITEM NO.104 "STREET EXCAVATION".
  - BASE MATERIALS :  
A.) IF THE MEASUREMENT FOR THE HMAC MATERIAL IS PER TON, THICKENED PAVEMENT SECTION WILL BE PAID FOR UNDER ITEM NO.205, TYPE "B" - PER TON.  
B.) IF THE MEASUREMENT FOR THE HMAC MATERIAL IS PER SQUARE YARD, NO EXTRA PAYMENT WILL BE MADE FOR THE THICKENED PAVEMENT.



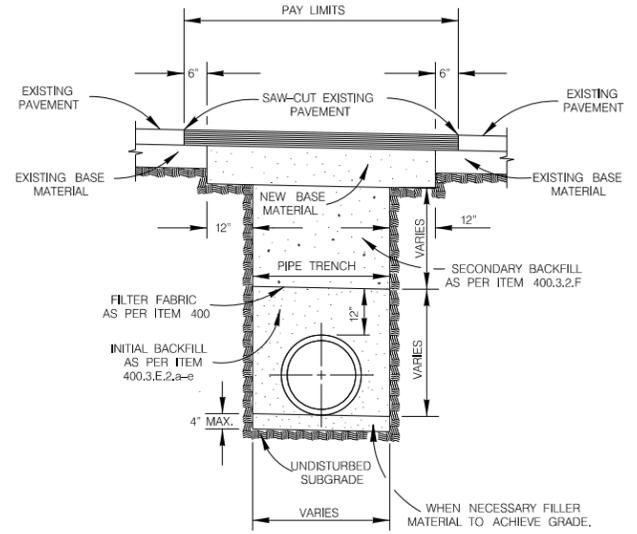
**SECTION "A-A"**  
SCALE : 1"=4'



**PAVEMENT JUNCTION DETAILS**  
SCALE : 1"=2'

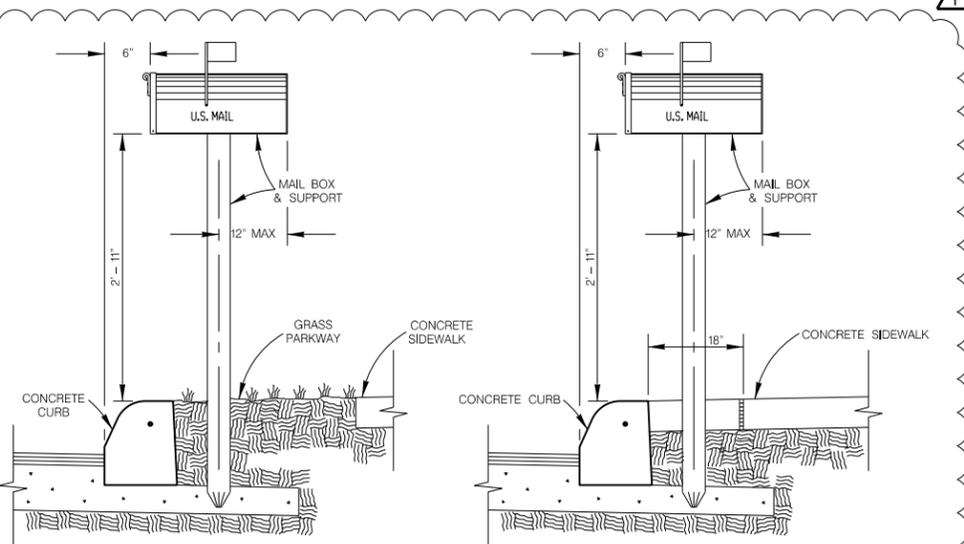


**TYPICAL BASE REPLACEMENT FOR BRICK SURFACED STREET SECTION**  
ITEM 511.3  
SCALE : 1"=4'

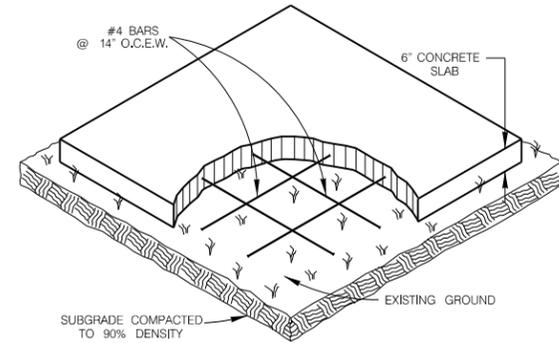


- NOTES :
- FOR LOCAL TYPE "A" & "B" STREETS (RESIDENTIAL) USE 6" ASPHALT CONCRETE BASE TYPE "B" WITH 1-1/2" TYPE "D" HOT MIX ASPHALTIC CONCRETE PAVEMENT.
  - FOR ARTERIAL & SECONDARY STREETS (COMMERCIAL) USE 12.5" TYPE "B" HOT MIX ASPHALTIC CONCRETE PAVEMENT LEVELING-UP COURSE & 1-1/2" TYPE "D" HOT MIX ASPHALTIC CONCRETE PAVEMENT SURFACE COURSE.

**TYPICAL PAVEMENT REPLACEMENT**  
ITEM 511  
SCALE : 1"=4'

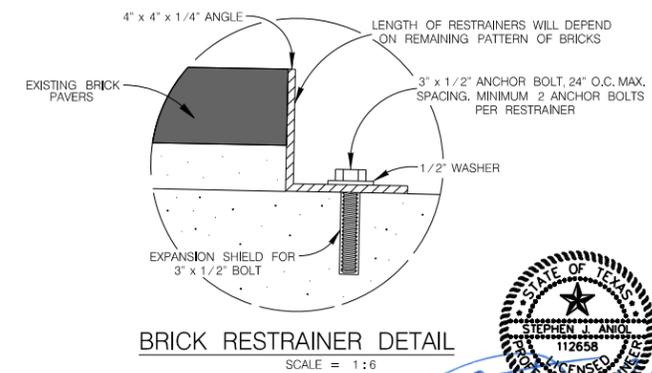


**MAIL BOX LOCATION**  
ITEM 513.1



**COMMUNITY MAIL BOX SLAB**  
ITEM 513.2  
SCALE : 1"=4'

- MAIL BOX PAD NOTES :
- THE CONTRACTOR WILL CONSTRUCT SLABS FOR "TEMPORARY MAIL BOX COLLECTION PAD" FOR THE UNITED STATES POSTAL SERVICE WITH LOCATIONS AND SIZES SPECIFIED BY THE CITY ENGINEER DURING CONSTRUCTION.
  - THE CONSTRUCTION OF SLABS SHALL CONFORM TO ITEM 513 "REMOVING AND RELOCATING MAILBOXES".
  - PAYMENT WILL BE MADE UNDER ITEM 513.2 "COMMUNITY MAILBOX SLAB - PER SQUARE YARD".
  - UNIT PRICE WILL INCLUDE REMOVAL OF "TEMPORARY MAIL BOX COLLECTION PAD" SLABS AT THE END OF THE PROJECT, NO SEPARATE PAY ITEM.



**BRICK RESTRAINER DETAIL**  
SCALE : 1:6

REV. NO.	DESCRIPTION	DATE
1	MODIFICATIONS	5/17/21

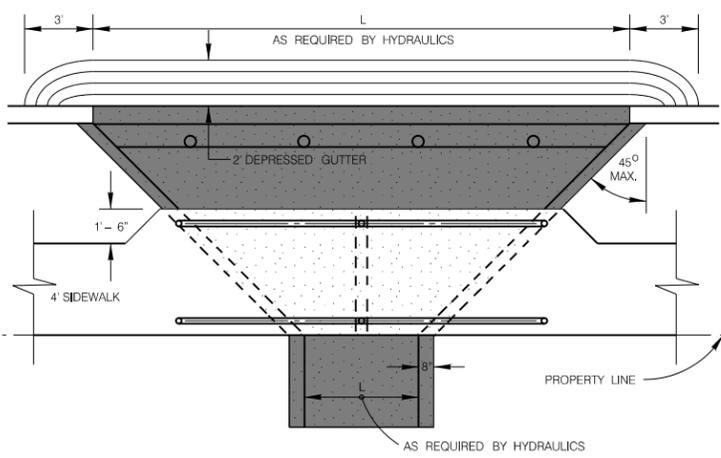


5/17/2021

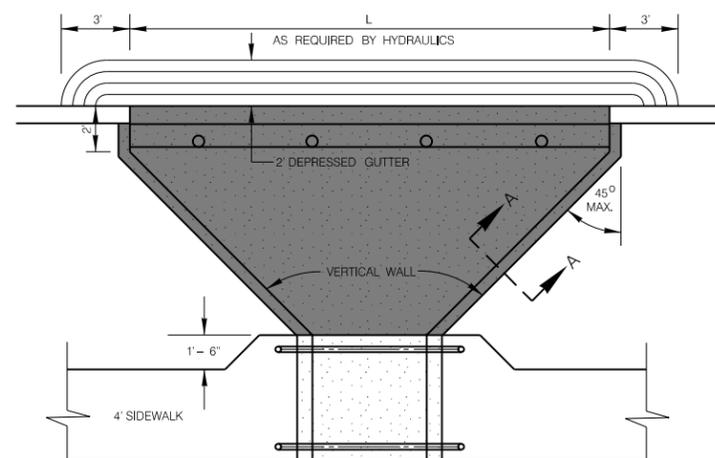
FEBRUARY 2010  
CITY OF SAN ANTONIO  
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

**MISCELLANEOUS CONSTRUCTION STANDARDS II**

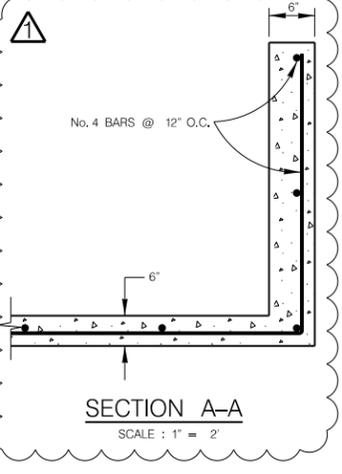
% SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY:	DSGN. BY:	CHKD. BY:
		SHEET NO. OF



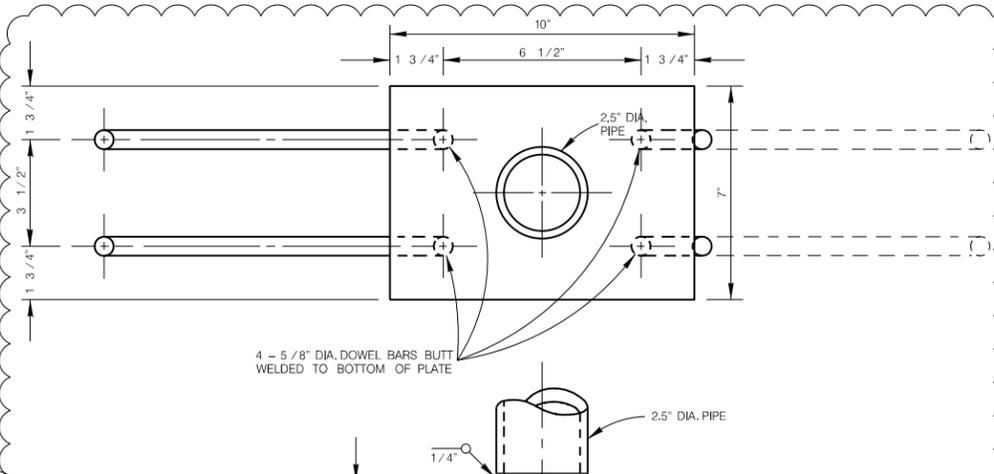
**PLAN VIEW "A"**  
SCALE: 1" = 8'



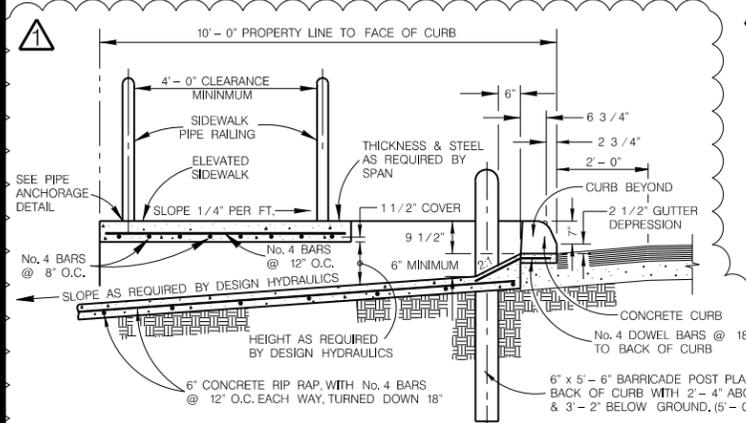
**PLAN VIEW "B"**  
SCALE: 1" = 8'



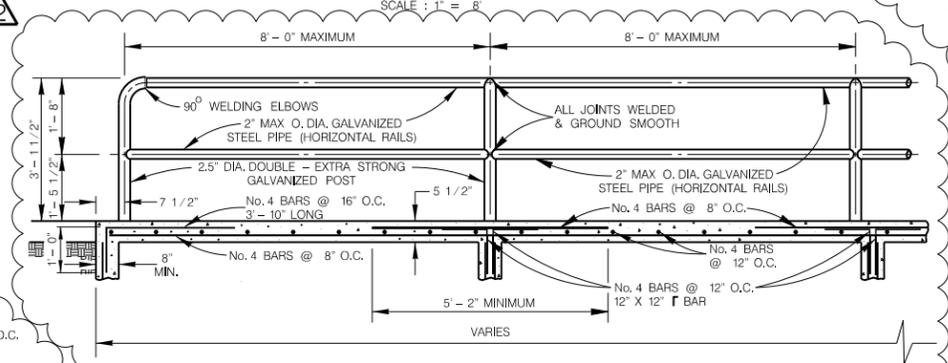
**SECTION A-A**  
SCALE: 1" = 2"



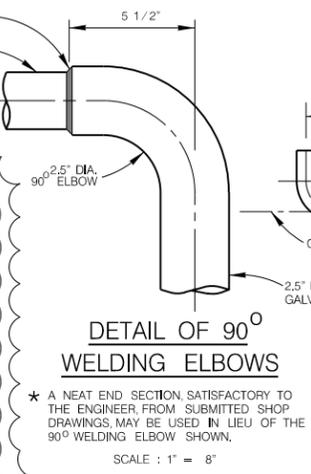
**PIPE ANCHORAGE DETAILS**  
SCALE: 1" = 6"



**ELEVATED SIDEWALK & DROP CURB  
DETAILS FOR DRAINAGE CHANNELS**  
SCALE: 1" = 4'

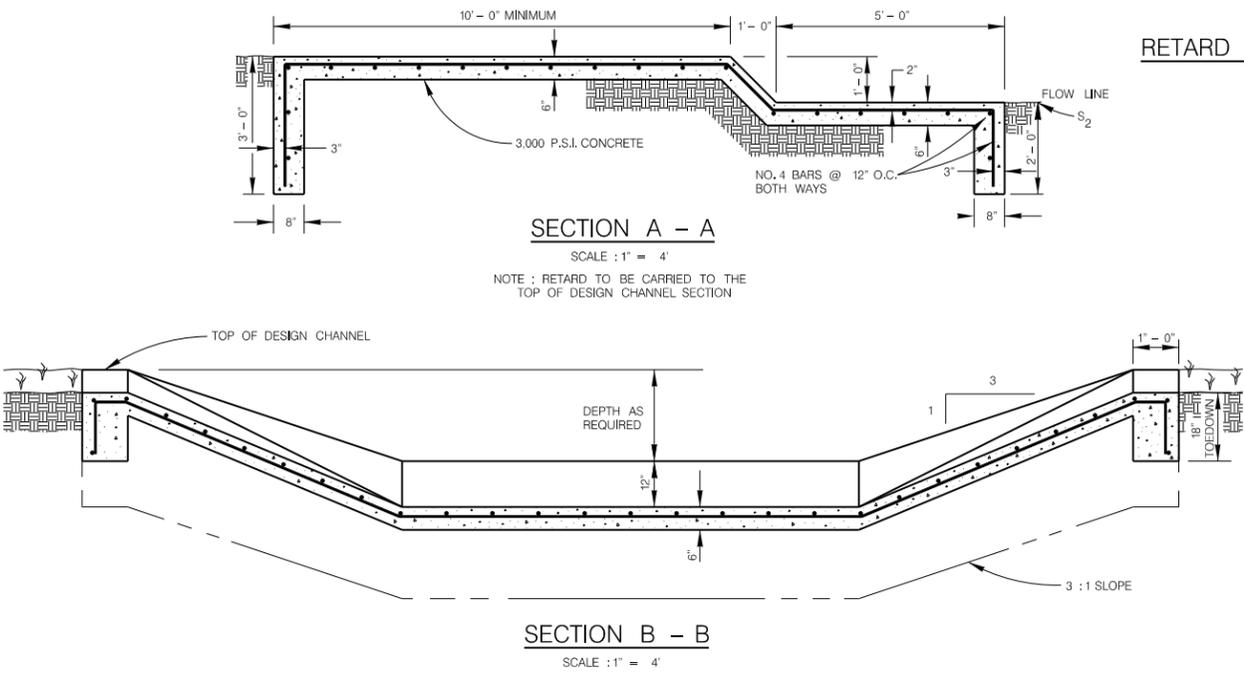


**TYPICAL SIDEWALK BRIDGE &  
SIDEWALK PIPE RAILING SECTION**  
SCALE: 1" = 4'



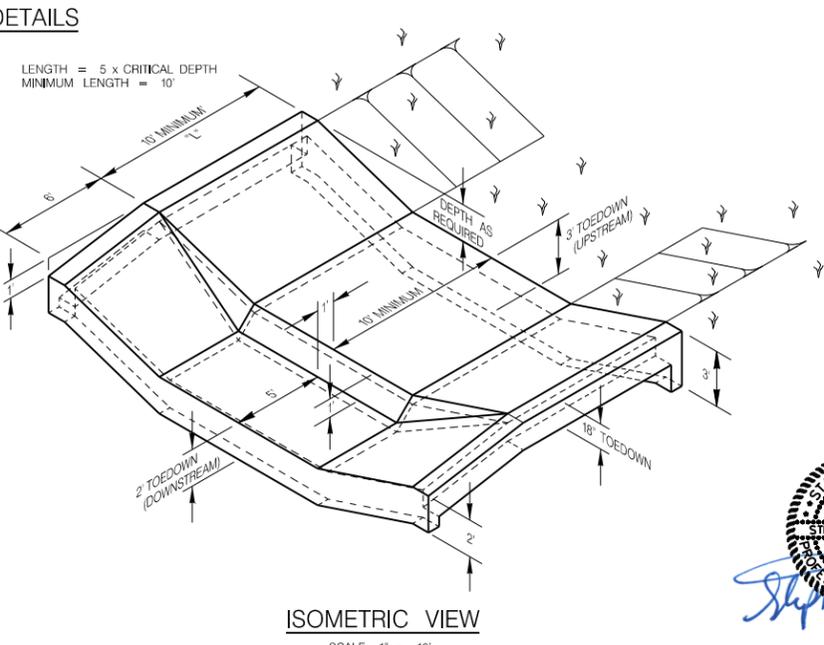
**DETAIL OF 90°  
WELDING ELBOWS**  
SCALE: 1" = 8'

REV. NO.	DESCRIPTION	DATE
1	CONCRETE /REINFORCEMENT MODIFICATIONS	5/17/21
2	PIPE RAILING MODIFICATIONS	5/17/21

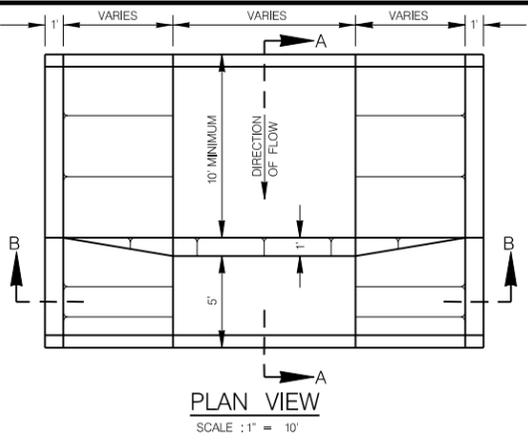


**SECTION A - A**  
SCALE: 1" = 4'

**SECTION B - B**  
SCALE: 1" = 4'



**ISOMETRIC VIEW**  
SCALE: 1" = 10'



**PLAN VIEW**  
SCALE: 1" = 10'

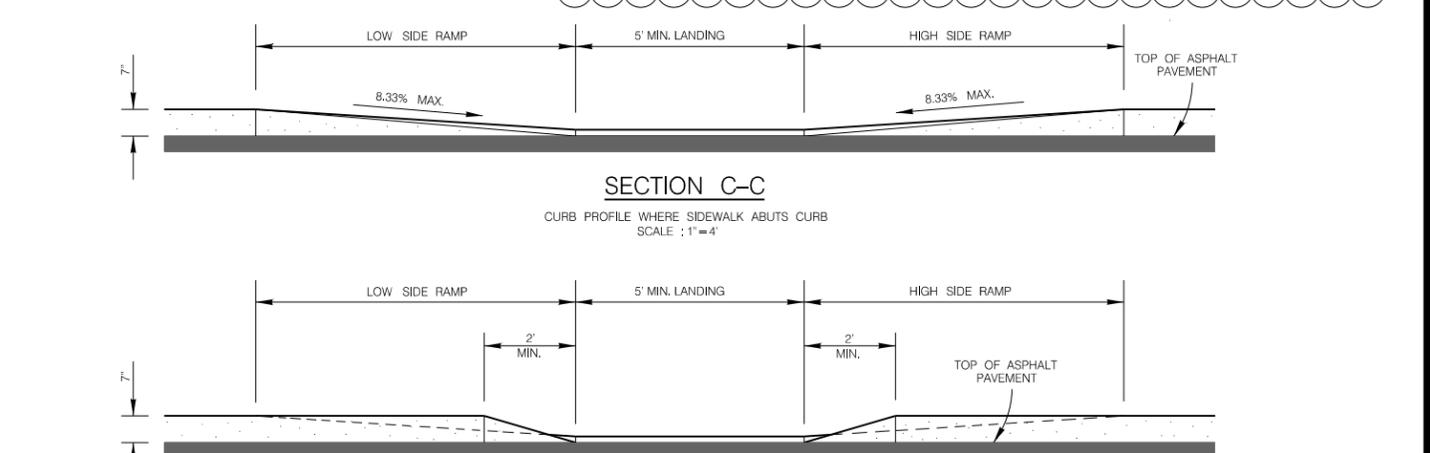
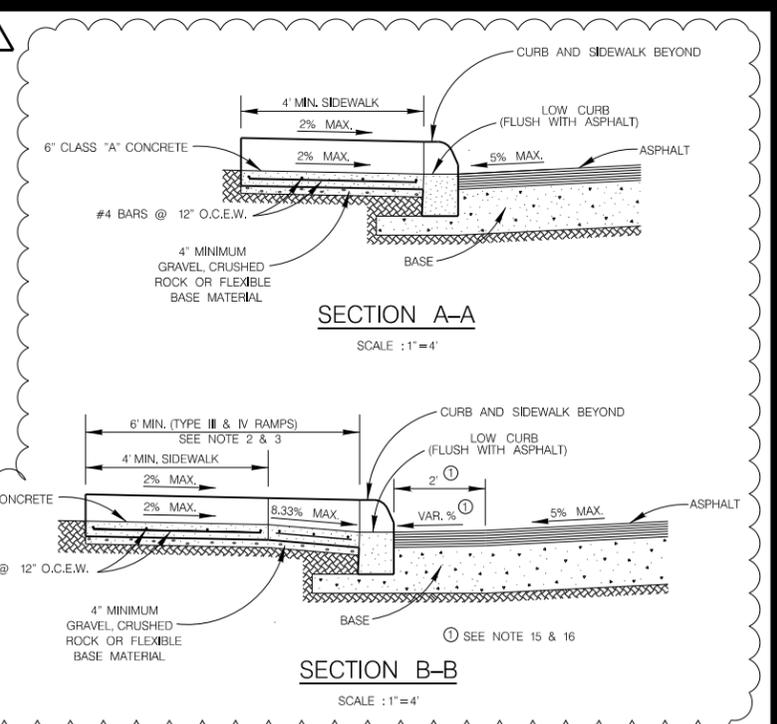
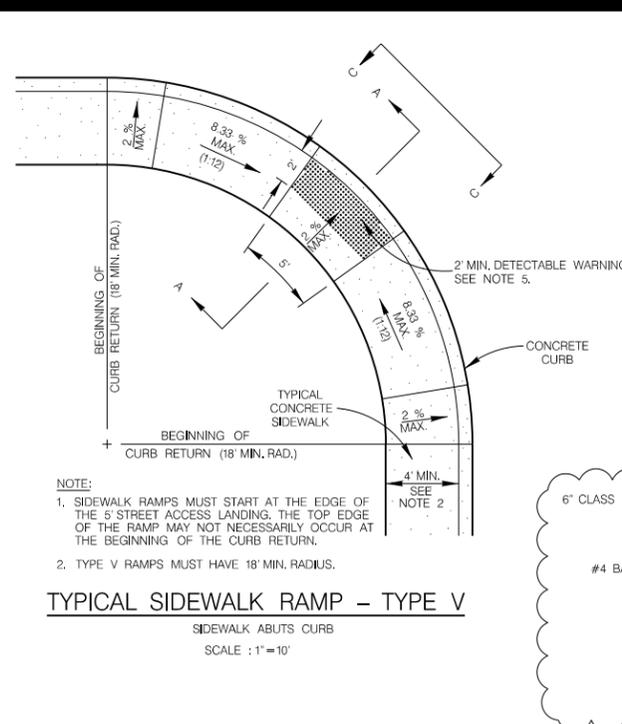
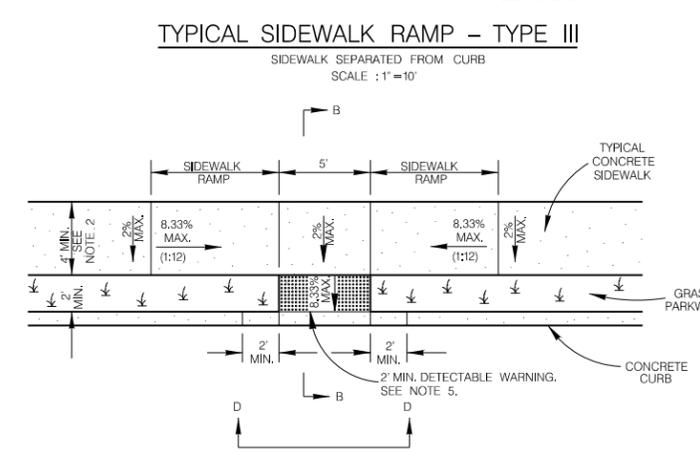
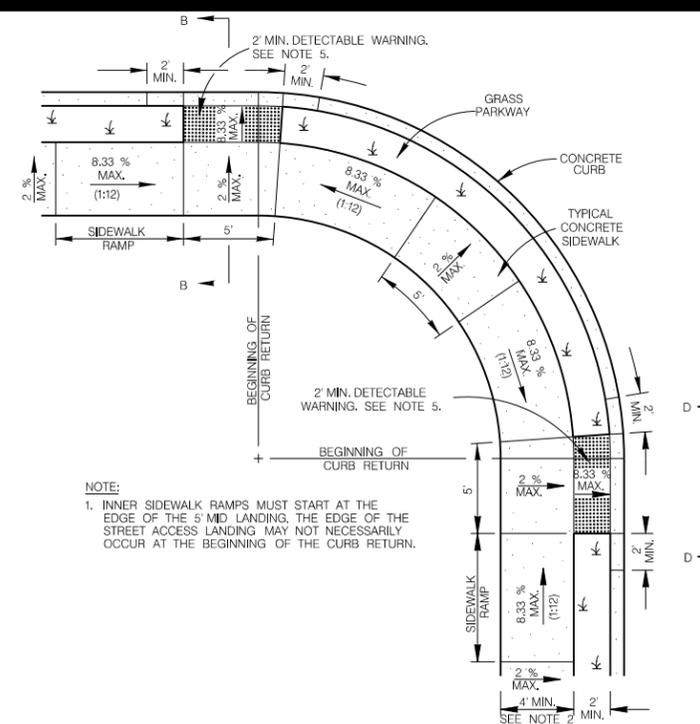
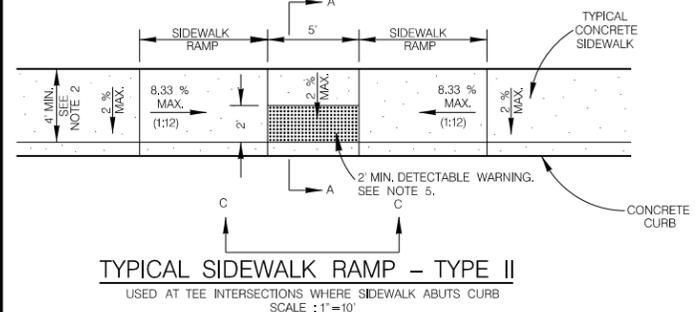
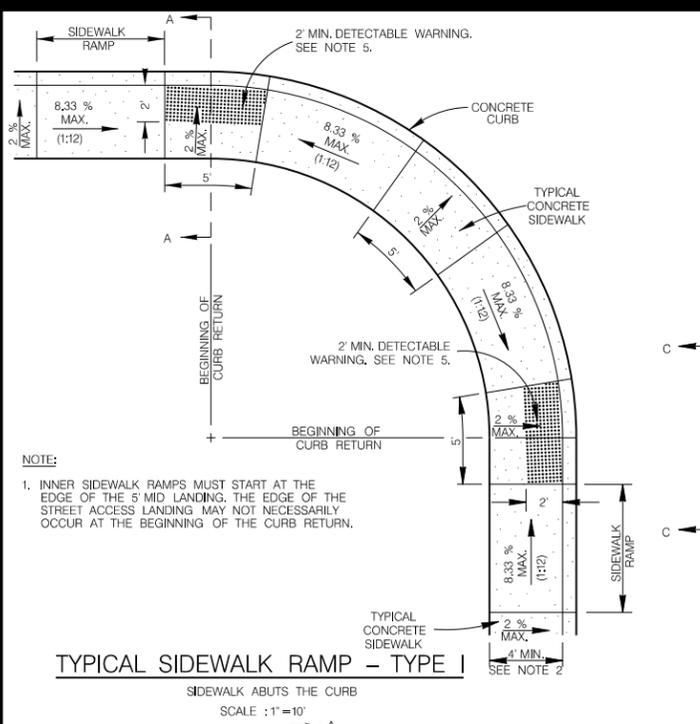


5/17/2021

JANUARY 2005  
**CITY OF SAN ANTONIO**  
 CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

**ELEVATED SIDEWALK & RETARD STANDARDS**

% SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY:	DSGN. BY:	CHKD. BY:
		SHEET NO. OF



- GENERAL NOTES**
- WHEN POSSIBLE SIDEWALKS SHOULD BE PLACED NEXT TO THE PROPERTY LINE, ALLOWING A MINIMUM OF 1 FOOT BUFFER. DEVIATION OF THE PATHWAY FROM A STRAIGHT LINE IS ENCOURAGED TO AVOID TREES OR OTHER OBSTRUCTIONS.
  - FOR LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 2' FROM THE BACK OF CURB.
  - FOR OTHER THAN LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND SEPARATED A MINIMUM OF 2' FROM THE BACK OF CURB OR AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
  - SIDEWALK RAMP LENGTHS PRESENTED IN TABLE 1 ARE GUIDELINES ONLY. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE.
  - ALL CURB-RAMPS OR LANDINGS ABUTTING THE CROSSWALK SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP (IN THE DIRECTION OF PEDESTRIAN TRAVEL) AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES, ALIGNED IN A GRID PATTERN WITH A DIAMETER OF A NOMINAL 0.9 INCHES (23 MM), A HEIGHT OF NOMINAL 0.2 INCHES (5 MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60 MM). THE DETECTABLE WARNING SURFACE SHALL BE A CAST-IN-PLACE TILE CONFORMING TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS.
  - DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
  - SIDEWALK RAMP TYPE V SHALL BE USED ONLY WHERE THERE IS SIGNIFICANT RESTRICTION WITHIN THE PARKWAY TO CONSTRUCT TYPE I OR TYPE III RAMPS.
  - CONSTRUCTION OF ALL WHEELCHAIR RAMPS TO BE INCLUDED UNDER ITEMS "500 - CONCRETE CURB, GUTTER, AND CONCRETE CURB AND GUTTER" AND "/OR "502 - CONCRETE SIDEWALKS". RAMP SURFACE SHALL BE BRUSH FINISHED.
  - THESE DETAILS ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS OF WHEELCHAIR RAMPS TO BE SHOWN ON CONSTRUCTION PLANS. CITY CONSTRUCTION INSPECTOR CAN ADJUST LOCATIONS FOR SAFETY OR UTILITY CLEARANCE.
  - SIDEWALKS LESS THAN 5 FEET IN WIDTH SHALL BE PROVIDED WITH A PASSING SPACE AT A MAXIMUM SPACING OF 200 FEET.
  - WHEELCHAIR RAMP SHALL BE CONSTRUCTED WITH 6" CLASS "A" CONCRETE AND 4" MINIMUM GRAVEL, CRUSHED ROCK OR FLEXIBLE BASE MATERIAL.
  - REINFORCING STEEL SHALL BE #4 BARS AT 12" O.C.E.W.
  - SIDEWALK GRADES SHALL NOT EXCEED THE GRADE ESTABLISHED FOR THE ADJACENT ROADWAY. ANY SIDEWALK CONSTRUCTION THAT DEVIATES FROM THE NATURAL GRADE OF THE ROADWAY TO CREATE A GRADE STEEPER THAN THE EXISTING ROADWAY WILL REQUIRE RAMPS, HANDRAILS AND RESTING PLATFORMS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND TAS STANDARDS.
  - SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
  - THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES SHALL BE LESS THAN 11%. THE CHANGE OF GRADE SHALL BE DEFINED AS THE ALGEBRAIC DIFFERENCE OF THE ADJACENT SURFACE SLOPES. IN THE CASE OF A STREET ACCESS RAMP DESIGNED AT THE 8.33% MAXIMUM SLOPE, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN 2.67% (I.E. 8.33 / (2.67)=11). IN ADDITION, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN OR EQUAL TO 5%.
  - IF THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN OR EQUAL TO 11%, A LEVELING STRIP, 2 FEET IN LENGTH, SHALL BE PROVIDED TO TRANSITION THE ADJACENT SURFACES.
  - ADA COMPLIANCE IN ALTERATIONS INCLUDE ONLY THAT WORK WITHIN THE LIMITS, BOUNDARIES OR SCOPE OF A PLANNED PROJECT.

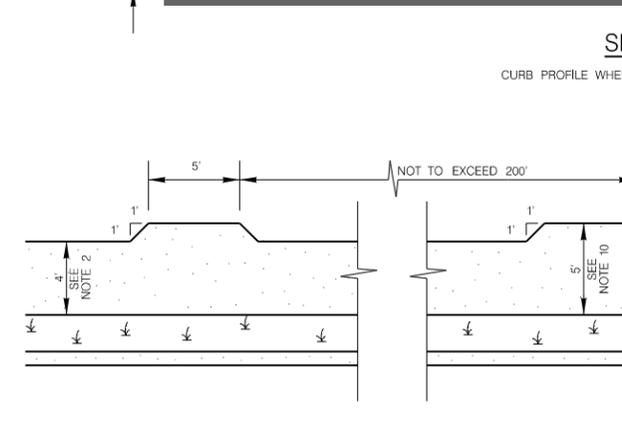
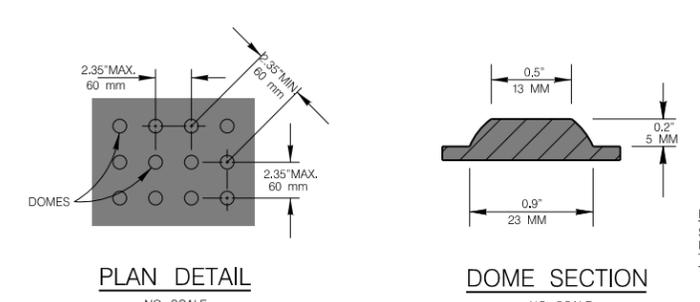
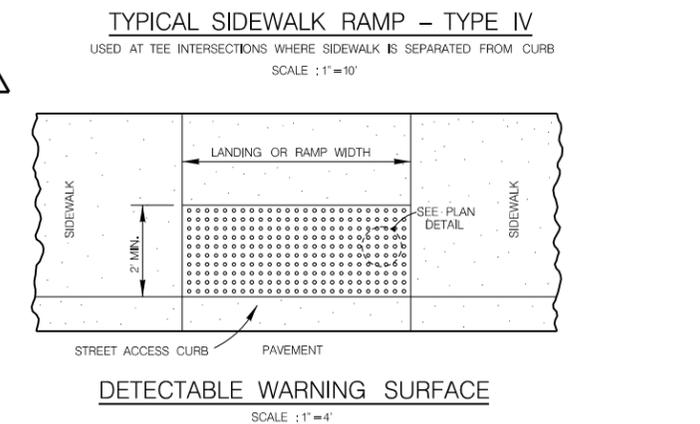


TABLE 1  
(SEE NOTE 4)

GUTTER SLOPE	SIDEWALK RAMP LENGTH (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'-6"	7'-2"
2%	5'-0"	8'-4"
3%	4'-6"	10'-0"
4%	4'-2"	12'-6"
5%	3'-10"	16'-8"

REV. NO.	DESCRIPTION	DATE
1	WHEELCHAIR RAMP MODIFICATIONS	5/17/21

MAY 2009

CITY OF SAN ANTONIO  
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

**WHEELCHAIR RAMP STANDARDS**



NOTE:  
STAMPED CONCRETE TRUNCATED DOMES WILL NOT BE ALLOWED TO BE USED FOR DETECTABLE WARNING ON WHEELCHAIR RAMPS. CONTRACTOR MUST SUBMIT TRUNCATED DOME INFORMATION THAT IS TO BE USED ON WHEELCHAIR RAMPS TO THE PROJECT MANAGER FOR APPROVAL AT LEAST 30 DAYS PRIOR TO INSTALLATION.

5/17/2021





110

TEXAS  
8N14-4221

















96330243

16053031

R6358521

Property of  
City of San Antonio

STOP

SAFE











NO PARKING ANYTIME



NO ALLEY DRIVE

Property of  
City of Jacksonville





STOP





W CRAIG PL

← DEAD END

HOWARD ST.  
MIDLAND DISTRICT

SAN ANTONIO  
GOOD  
NEIGHBOR  
PROGRAM  
W CRAIG





Howard  
1600 Maute Vista Historic District 1700

W. Woodland Ave



STOP

AHEAD







AHEAD

NO PHONE ZONE

GIC PROPERTIES  
210-821-1122  
www.gicproperties.com  
Apartments For Lease

15



AHEAD

NO PHONE ZONE

GIC  
PROPERTIES  
270-821-1122  
www.GICProperties.com  
Apartment For Lease







W Summit Ave  
200 House Hill Station, Mobile 100

NO PARKING











W. ELSMERE PI  
HOWARD ST.



