

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

HDRC CASE NO: 2023-221
ADDRESS: 720 N ST MARYS ST
LEGAL DESCRIPTION: NCB 180 BLK LOT W IRRG 113.2 FT OF 18 ARB 20B
ZONING: D, RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Jimmy Serenil/Brothers Excavation & concrete LLC
OWNER: Felipe Morales/2011 SPB PROPE SAN ANTONIO State:RTIES LLC
TYPE OF WORK: Exterior and fenestration modifications, storefront system modifications, construction of an addition, canopy installation
APPLICATION RECEIVED: May 17, 2023
60-DAY REVIEW: July 16, 2023
CASE MANAGER: Edward Hall

REQUEST:

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

1. Apply a new layer of stucco as well as incorporate new trim and molding details throughout each façade.
2. Install a canopy on the N St Mary's Street façade.
3. Perform modifications to the existing structure including modifications to the street, second and river level facades by reintroducing storefront systems, modifying fenestration patterns, creating balconies and open-air terraces on the river façade, install arched opening on each facade and modify the existing entrance portal.
4. Construct a third level addition with a partial roof deck.
5. Install two garage doors on the N St Mary's façade.

APPLICABLE CITATIONS:

Unified Development Code Section. 35-672. - Neighborhood Wide Design Standards.

STATEMENT OF PURPOSE

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

- (a) Pedestrian circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.
 - (1) Provide sidewalks that link with existing sidewalks on adjoining properties. If no sidewalk currently exists on an adjoining property, the applicant will have discretion in the placement of the sidewalk provided the following criteria are met:
 - A. Provide a sidewalk connection from one (1) side of the applicant's property to the other, parallel to the public right-of-way, on the street sides of the property in all river improvement overlay districts
 - B. Provide a connection from the street level sidewalk to the Riverwalk or creek at cross streets and bridges and other designated access points. This requirement may be waived if there is already a public connection from the street level to the Riverwalk or creek.
 - C. In order to preserve the rural character of "RIO-6," the HPO, in coordination with the development services department, may waive the requirement of sidewalks.
 - In "RIO-3," the width of the pathway along the river shall match those widths established in the historic Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.
 - D. In RIO-7, two (2) distinct public paths, a High Bank Paseo and a Low Bank Paseo exist along the San Pedro Creek. Where a High Bank Paseo condition does not exist along the creekside of a property, a shared sidewalk and/or patio space is strongly encouraged to connect one (1) side of the applicant's property to the other along the top of the bank within the creekside setback established in this section.

- (3) Paving materials. Paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic.
 - A. Paving materials for pedestrian pathways shall be either:
 - i. Broom-finished, scored, sandblasted or dyed concrete;
 - ii. Rough or honed finished stone;
 - iii. Brick or concrete pavers; or
 - iv. Other materials that meet the performance standards of the above materials.
 - B. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San Antonio. The Transportation and Capital Improvements department will maintain the designated multi-use path locations.
- (4) Street Connections to River or Creek. Retain the interesting and unique situations where streets dead-end at the river or creek, creating both visual and physical access to the river or creek for the public.
- (5) Pedestrian Access Along the Public Pathways Shall Not Be Blocked.
 - A. Queuing is prohibited on the public pathway.
 - B. Hostess stations shall be located away from the public pathway so as to not inhibit pedestrian flow on the public pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the public pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.
 - C. Tables and chairs shall be located a sufficient distance from the public pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.
- (b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.
 - (1) Curb Cuts.
 - A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.
 - B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.
 - C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.
 - D. In RIO-7, block dimensions along San Pedro Creek pose unique challenges in developing pedestrian friendly site plans. The following guidelines should be used in designing site access and circulation.
 - i. Primary Pedestrian Frontage Streets—Houston, Commerce, and north side of Nueva St.
 - a. New curb cuts are not allowed except:
 - I. Lots with no other access.
 - II. Lots with block faces over three hundred (300) feet long along Houston, Commerce St., or Nueva St. where the curb cut is part of through block circulation that includes shade trees with an arcade, sidewalk, pedestrian oriented street, or parking street.
 - ii. Secondary Pedestrian Frontage Streets—Flores and Camaron.
 - a. New curb cuts are only allowed where:
 - I. Lots front on Houston, Commerce Street, or the north side of Nueva St.
 - II. Lots have no other access.
 - III. Lots with block faces over three hundred (300) feet long along Camaron or Flores St. where the curb cut is part of through block circulation that includes shade trees with an arcade, sidewalk, pedestrian oriented street, or parking street.
 - iii. All other streets:
 - a. Curb cuts are allowed when placed consistent with the Unified Development Code and the Downtown Design Guidelines.
 - (2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to a pedestrian-friendly streetscape.

- A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.
 - B. The extent of parking area that may be located along the street, river, or creek edge shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking within a 30-foot setback from the above mentioned lot line shall comply with the requirements of the table. Where parking is located on corner sites only the lot line along the primary street has to meet the requirements of the table.
 - C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and RIO-7 for all properties that fall within one hundred (100) feet of the river or creek right-of-way in all RIO districts.
- (3) Screen or Buffer Parking Areas from View of Public Streets, the River, Creek, or Adjacent Residential Uses (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:
- A. Within a 50-foot setback from the edge of the river or creek ROW use, at a minimum, type E; or
 - B. Within a 20-foot setback from a property line adjacent to a street use, at a minimum, type B; or
 - C. Within a 20-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.
- (4) Parking Structures Shall Be Compatible With Buildings in the Surrounding Area in RIOs 1—6. Parking garages should have retail space or office space on the ground floor of a parking structure provided the retail or office space has at least fifty (50) percent of its linear street frontage as windows or display windows. Parking structures may be made visually appealing with a mural or public art component approved by the HDRC on the parking structure.
- A parking garage will be considered compatible if:
- A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and
 - B. It uses materials that can be found on other buildings within the block face, or in the block face across the street.
- (5) In RIO-7, Parking Structures should be designed in conformance with the Downtown Design Guide.
- A. Provide an exterior screen comprised of high quality materials that screen the underlying structure and contribute to the overall quality of the built environment. This can include heavy-gage metal screen, precast concrete panels; live green wall (landscaped), masonry, laminated glass or photovoltaic panels.
 - B. The ground floor of garages along primary streets or of garage elevations oriented towards the San Pedro Creek shall provide active ground floor uses. On all other streets the ground floor treatment should provide a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent sidewalk.
 - C. Integrate the design of signage, public art, and lighting with the architecture of the structure to reinforce its unique identity.
 - D. Interior garage lighting should not produce glaring sources toward adjacent residential units while providing safe and adequate lighting levels per code.
- (6) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.
- (7) Parking lots, structures, and hardscape shall not drain directly into the river or creek without installation of appropriate water quality best management practices (WQ BMPs). Acequias shall not be used for any type of drainage.
- c) Views. The river or creek course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river, or where a street changes direction and a property appears to be a terminus at the end of a street.
- (1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river or creek, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:
- A. Additional height.
 - B. Creation of a tower.
 - C. Variation in roof shape.

- D. Change of color or materials.
- E. Addition of a design enhancement feature such as:
 - i. Embellished entrance areas.
 - ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.
 - iii. Recessed or projecting balconies and entrances.

Billboards, advertising and signage are expressly prohibited as appropriate focal points.

Unified Development Code Section. 35-673. - Site Design Standards.

This section focuses on the design concepts for an individual site and helps create a cohesive design that recognizes the unique opportunities of developing a site near the river or creek. These include building placement, orientation and setbacks, and the design of the outdoor space.

- (a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth. Properties in RIO-7 are exempt from Solar Access requirements.
 - (1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:
 - A. The area to be measured for solar access shall be a 30-foot setback from the river's edge or from the river's edge to the building face, whichever is lesser, parallel to the river for the length of the property.
 - B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.
 - C. The defined area shall receive a minimum of five and one-half (5.5) hours of direct sunlight, measured at the winter solstice, and seven and one-half (7.5) hours of direct sunlight, measured at the summer solstice.
 - D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.
 - E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section with the exception of RIO-7. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a 30-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.
 - F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by Table 674-2.
 - G. If there is a conflict with this section and another section of this chapter this section shall prevail.
 - (2) Prohibition of Structures, Buildings, Roofs or Skywalks Over the River or Creek Channel. No structure, building, roof or skywalk may be constructed over the river or creek channel, or by-pass channel with the exception of structures for flood control purposes, open air pedestrian bridges at ground or river level, and street bridges. The river channel is the natural course of the river as modified for flood control purposes and the Pershing-Catalpa ditch. The creek channel is the natural course of San Pedro Creek as modified for flood control purposes between the flood control tunnel Inlet at I-35 to the confluence with Apache Creek.
- (b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and river or creek side should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.
 - (1) Two (2) or More Buildings on a Site.
 - A. Cluster buildings to create active open spaces such as courtyards along the street and river or creek edges. Site plazas and courtyards, if possible, so that they are shaded in the summer and are sunny in the winter.

(2) Primary and Secondary Entrances (see Figure 673-1).

- A. Orient a building's primary entrance toward the street with subordinate entrances located on the river or creek side and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.
- B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.
- C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

Topography and Drainage. The natural contours of occasional hillsides and river or creek banks contribute to the distinct character of the San Antonio River and San Pedro Creek and shall be considered in site designs for new development. Site plans shall minimize the need for cut and fill. It should be considered as an opportunity for positive enhancements through the creative use of terraces and retaining walls. Sites abutting the creek must comply with subsection 35-673(c)(8) San Antonio River Authority Consultation.

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

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

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

- (3) Retaining Walls. Limit the height of a retaining wall to less than six (6) feet. If the retaining wall must exceed six (6) feet, a series of six-foot terrace walls is acceptable. Walls at dams, water detention gates, and locks are excluded from this requirement. If in the opinion of the historic preservation officer a higher wall is consistent with the adopted conceptual plans of the river and creek, a higher wall (not to exceed twelve (12) feet) is allowed. Materials used for the walls may include limestone, stucco, brick, clay, tile, timber, or textured concrete. In RIO-7, new retaining walls should use similar material of nearby existing retaining or channel walls but should not imitate historic walls. Contemporary craft and building techniques should be used. Materials used for the walls may include limestone, concrete, or bio-engineered vegetative walls. (see Figure 673-2)

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

- (5) Design of Stormwater Management Facilities to be a Landscape Amenity. Where above ground stormwater management facilities are required, such facilities shall be multi-purpose amenities. For example, water quality features can be included as part of the site landscaping and detention facilities can be included as part of a hardscape patio. Using an open concrete basin as a detention pond is prohibited (see Figure 673-3).

- (6) Walls and Fences at Detention Areas.

- A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department, that will drape over the edge to soften the appearance of the structure.
- B. The use of solid board or chain link fence with or without slats is prohibited. A welded wire, tubular steel, wrought iron or garden loop is permitted.

- (7) Roof Drainage into the River and Creek.

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

- B. All downspouts or gutters draining water from roofs or parapets shall be extended underground under walks and patios to the San Antonio River or San Pedro Creek edge or stormwater detention facility so

that such drainage will not erode or otherwise damage the public path, landscaping, creek or river retaining walls.

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

- (8) San Antonio River Authority Consultation. Consultation with the San Antonio River Authority regarding direct access adjacent to the San Antonio River and San Pedro Creek within RIO-1, RIO-2, RIO-4, RIO-5, RIO-6, and RIO-7, landscaping and maintenance boundaries, and storm water control measures as required in Sections 35-672, 35-673, and 35-678, as applicable, is required prior to a submission for a certificate of appropriateness from the Office of Historic Preservation or plat approval, as applicable, to allow for review and comment by SARA for properties that fall within the RIO Overlay District as defined in UDC 35-338. This section shall apply to newly developed properties and redevelopment of properties.

- A. Access to the San Antonio River within RIO-1, RIO-2, RIO-4, RIO-5, RIO-6, and RIO-7 shall comply with the following:

- i. All tie in points shall provide plans sufficient to show materials and grading for review by SARA;
- ii. Removal of existing park trail hardscape shall require SARA approval;
- iii. Development shall make it clear for users of the park to discern public access points from private access points;
- iv. If during construction the park trail must be temporarily closed, an alternative engineered route shall be identified and temporary signage in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) provided and maintained for the duration of the project;
- v. Acceptance of park trail access point(s) shall be the responsibility of SARA.

- B. Landscaping and maintenance boundaries are defined in accordance with a final maintenance agreement (the "Maintenance Agreement") entered into between the developer and SARA, which may occur independently from HDRC review. The maintenance agreement will set out the respective rights and responsibilities of the parties. The purpose of the maintenance agreement is to protect the public investment that has been made in the RIO districts and to ensure public use of the public resources. The maintenance agreement will be designed to maintain and enhance the aesthetics of the property and the function of the hydrology in keeping with the design objectives provided in section 35-670 of this chapter and shall generally conform to best management practices as documented in Appendix E Recommended Plant List and section 35-210 of this chapter.

- C. Developments shall manage site storm water through LID components consistent with section 35-210 of this chapter and shall also comply with the following:

- i. Storm water runoff shall pass to the river through discharge pipes or outfalls that are below water level or through an approved LID feature. Overland flow onto the park is discouraged and shall be reviewed on a case-by-case basis. Modification of this subsection shall require approval by SARA and the director of transportation and capital improvements, or their designee;
- ii. Open concrete chutes shall be prohibited;
- iii. Runoff from pools or other non-storm water producing sources shall be treated prior to discharging into the river or creek.

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

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

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

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

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

- (2) Planting Requirements in Open Space Abutting the River or Creek. On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river or creek, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements, are required to be planted according to Table 673-2.
 - A. Planting requirements in RIO-4, RIO-5, RIO-6, and RIO-7e should continue the restoration landscape efforts along the river or creek banks. Planting in these RIO districts is to be less formal so as to maintain the rural setting of the river.
 - B. In "RIO-3," if existing conditions don't meet the standards as set out in Table 673-2, the owner or lessee will not have to remove paving to add landscaping in order to meet the standards until there is a substantial remodeling of the outdoor area. Substantial remodeling will include replacement of seventy-five (75) percent of the paving materials, or replacement of balcony and stair structures.
- (f) Plant Materials. A number of soil conditions converge in the San Antonio and San Pedro Creek area to create unique vegetation ecosystems. Soil conditions vary greatly along these waterways and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.
 - (1) Incorporate Existing Native Vegetation. Extend the use of native landscape materials, including plants, shrubs and trees that are used in the public areas of the river or creek onto adjacent private areas to form a cohesive design.
 - (2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E.
In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.
 - (3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.
- (g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.
 - (1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the River or Creekside of Properties Abutting the River or Creek. Pervious paving is encouraged where feasible and appropriate to the site.
 - A. A maximum of six hundred (600) square feet is allowed for a single paving material before the paving material must be divided or separated with a paving material that is different in texture, pattern, color or material. A separation using a different material must be a minimum of twenty-four (24) inches wide, the full width of the pathway.
 - B. A maximum of one hundred (100) lineal feet is allowed in a walkway before the pattern must change in districts "RIO-2," "RIO-3," and "RIO-4." A maximum of five hundred twenty-eight (528) lineal feet is allowed before the pattern must change in districts "RIO-1," "RIO-5" and "RIO-6." The change of material at five hundred twenty-eight (528) lineal feet will define and delineate one-tenth-mile markers.
 - C. In "RIO-3," the Riverwalk pathway shall be delineated by using a separate material that is clearly distinguished from the adjacent patio paving materials. If the historic Hugman drawings indicate a sidewalk width and pattern on the site, that paving pattern and material shall be replicated.
 - D. In RIO-7 paseos, terraces, courtyards, and patios that connect to the High Bank Paseo are encouraged to match the public pathway paving material, color, or pattern to form a more seamless connection between public pathway and on-site open spaces.
- (h) Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River and San Pedro Creek is such that walls shall not be erected in such a way as to block views of the river or creek from public spaces.
 - (1) Use of Site Walls to Define Outdoor Spaces.
 - A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.
 - B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.
 - (2) Site Wall and Fence Materials.

- A. On properties abutting the river or creek, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river or creek may use the above listed materials plus wood fencing.
 - B. All chain link fences are prohibited for properties abutting the river or creek. For properties that do not abut the river or creek chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.
- (i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.
- (1) Prohibited Street Furnishings in Riverwalk Area and San Pedro Creek Improvements Project. The following street furnishings are prohibited within the publicly owned portion of the River Walk area and SPCIP, whether or not the property is leased, and on the exterior of the river or creek side of buildings directly adjacent to the publicly owned portion of the river or creek:
- A. Vending machines.
 - B. Automatic teller machines.
 - C. Pay phones.
 - D. Photo booths.
 - E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
 - F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.
 - G. Monitors (i.e., television screens, computer screens, digital displays, and video boards) except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.
 - H. Speakers, except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.
- (2) Street Furnishing Materials.
- A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.
 - B. Inexpensive plastic resin furnishings are prohibited.
- (3) Advertising on Street Furnishings.
- A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.
 - B. Product or business advertising is prohibited on all street furnishings.
 - C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.
- (4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river or creek pathway.
- (j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.
- (1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.
- A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.
 - B. Outdoor spaces adjoining and visible from the river or creek right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of one-half (0.5) foot-candles and a maximum of six (6) foot-candles at any point measured on the ground plane. Interior spaces visible from the river or creek right-of-way on the river or creek level and ground floor level shall use light sources with no more than the equivalent lumens of a 100-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river or creek right-of-way shall use light sources

with the equivalent lumens of a 60-watt incandescent bulb with average ambient light levels no greater than the lumen output of a 100-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of two and one-half (2.5). Recreational fields and activity areas that require higher light levels shall be screened from the river or creek hike and bike pathways with a landscape buffer.

- C. Exterior light fixtures that use the equivalent of more than 100-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.
- D. Lighting spillover to the publicly owned areas of the river or creek or across property lines shall not exceed one-half ($\frac{1}{2}$) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.
- (2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.
- (3) Light Temperature and Color.
 - A. Light temperature and color shall be between 2500°K and 3500°K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.
 - B. Unique lighting methods, including LED or colored lights, are allowed in RIO-7 in order to enhance architectural elements provided such lighting installations do not conflict with any other requirement in this section.
- (4) Minimize the Visual Impacts of Exterior Building Lighting.
 - A. All security lighting shall be shielded so that the light sources are not visible from a public way.
 - B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.
 - C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.
- (5) Prohibited Lighting on the Riverside or Creekside of Properties Abutting the River or Creek.
 - A. Flashing lights.
 - B. Rotating lights.
 - C. Chaser lights.
 - D. Exposed neon.
 - E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.
 - F. Flood lamps.
- (6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

Curbs and Gutters.

- (1) Construct Curb and Gutter Along the Street Edge of a Property.
 - A. Install curbs and gutter along the street edge at the time of improving a parcel.
 - B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works and the development services department may waive the requirement of curbs and gutters.

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

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

- (2) Screening Elements Shall be Used in the Following Circumstances: To screen service areas, storage areas, or garbage areas from pedestrian ways.
- (3) Exceptions for Site Constraints. Due to site constraints, in all RIOs and specifically for "RIO-3" where there is less than ten (10) feet to provide for the minimum landscape berm, a screen may be used in conjunction with plantings to meet the intent of these standards. For example a low site wall may be combined with plant materials to create a buffer with a lesser cross sectional width (see Figure 673-8).
- (4) Applicable Bufferyard Types. Table 510-2 establishes minimum plant materials required for each bufferyard type. For purposes of this section, type C shall be the acceptable minimum type.
- (5) Applicable Screening Fence and Wall Types. Screening fences and walls shall be subject to conditions of subsection 35-673(h), Walls and Fences.
- (m) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.
 - (1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river or creek.
 - A. Position utility boxes so that they cannot be seen from the public Riverwalk or San Pedro Creek path, or from major streets, by locating them on the sides of buildings and away from pedestrian and vehicular routes. Locating them within interior building corners, at building offsets or other similar locations where the building mass acts as a shield from public view is preferred.
 - B. Orient the door to a trash enclosure to face away from the street when feasible.
 - C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.
 - (2) Screening of service entrance shall be compatible with the buildings on the block face.
 - A. When it would be visible from a public way, a service area shall be visually compatible with the buildings on the block face.
 - B. A wall will be considered compatible if it uses the same material as other buildings on the block, or is painted a neutral color such as beige, gray or dark green or if it is in keeping with the color scheme of the adjacent building.
- (n) Bicycle Parking. On-site bicycle parking helps promote a long term sustainable strategy for development in RIO districts. Bicycle parking shall be placed in a well lit and accessible area. UDC bicycle parking requirements in UDC 35-526 can be met through indoor bicycle storage facilities in lieu of outdoor bike rack fixtures.
- (o) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river in RIOs 1 through 6. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.
 - (1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is allowed by right at the following locations:
 - A. At all street and vehicular bridge crossings over the river.
 - B. Where publicly owned streets dead end into the river.
 - C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot or less grade change between the private property and the pathway.
 - (2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway at the river then the following conditions apply:
 - A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property extends the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if the distance requirements were met.
 - B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge connections are exempted. Mid-block access points must meet this requirement.
 - C. Reciprocal access agreements between property owners are permitted.
 - (3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river or creek with distinctive architectural or landscape elements.

- A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.
- (p) Access to the Public Pathway Along the Creek (RIO-7). These requirements are specifically for those properties adjacent to the creek to provide a connection to the publicly owned pathway along the creek. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the creek area.
 - (1) Connections from private property to the publically owned pathway must maintain the functionality of publically installed Low Impact Development features like bioswales.
 - (2) At the High Bank Paseo a connection is allowed where there is a grade change of less than two (2) feet.
 - (3) Where bio-swales separate the publicly owned pathway from private property, the maximum length of a connection between the pathway and private property is twelve (12) feet.
 - (4) For properties abutting the creek along the Low Bank Paseo, a publicly accessible path should be built at street level along the creek.
 - A. The path may be a walkway, a series of connected patios or terraces, arcade, canopied walkway, or other connected open spaces provided access from one street-creek intersection to the next street-creek intersection.
 - B. Pathways may be paved with hard-surfaces like concrete, masonry pavers, stone, or compacted material like decomposed granite, gravel, or cement-stabilized-dirt. Paving should be appropriate to the context of the site and use of the path.
 - C. Subject to approvals of San Antonio River Authority and City, the path may connect to the high bank paseo on the opposite bank via a pedestrian bridge. Locating pedestrian bridges at building paseos is encouraged. Pedestrian bridges must be a minimum of two hundred seventy (270) feet apart.
 - D. A stair, ramp or elevator connecting the publicly owned Low Bank Paseo to a publicly accessible path or, when the grade change is more than two (2) feet, the High Bank Paseo to an On-site Open Space is allowed when approved by the San Antonio River Authority. Stairs, ramps, and elevators must be installed outside of the SPCIP right-of-way or easement on private property.
- (q) On-site Open Space. San Pedro Creek offers a unique opportunity to create privately owned, publicly-accessible spaces along the creek. These spaces expand the park space, provide additional connections to the adjacent neighborhoods, mark the intersection of the creek with the surrounding streets, and create additional amenities enhance the creek experience. One or more of the following must be incorporated into a site design pursuant to Table 673-3.
 - A. Forecourt— An open space that is part of the building's creek-side entrance. A forecourt shapes the ground floor plan into a 'U' shape. The length along the creek of a forecourts should be at least thirty (30) percent of the length of the building. Forecourts should be at least fifty (50) percent deep as their creek-side length.
 - B. Courtyard— An outdoor space primarily surrounded by a building. Courtyards may be gated but must be visible from the creek through a gate, vision panel, or open-air corridor. Courtyards that are not visible from the creek are allowed but do not count as a mandatory On-Site Open Space.
 - C. Mid-Block Paseos— See Downtown Design Guidelines, chapter 6, paragraph 2.
 - i. Connect from a public street to another public street, public alley or San Pedro Creek.
 - ii. Be at least fifteen (15) feet wide and should be located in the middle one-third ($\frac{1}{3}$) of a block.
 - iii. Be open to the public during normal business hours.
 - iv. Have a clear line of site from the street to the creek or other street.
 - v. Be at least fifty (50) percent open to the sky or covered with a transparent material. Connected courtyards and forecourts maybe used as part of this calculation
 - vi. Be lined with some ground floor spaced designed for retail, restaurant, office, or cultural institution uses for at least twenty-five (25) percent of its frontage.
 - vii. Include at least one gathering place with a fountain or other focal element.
 - viii. Add effective lighting to enhance visibility and safety.
 - D. Arcade— A covered pedestrian passage-way defined by a building wall on one-side and columns or arches on the remaining sides.
 - E. Canopy— A covered pedestrian passage-way defined by a building wall on one-side and open on the remaining sides. Canopies may encroach into creek-side setbacks.
 - F. Pedestrian Oriented Mid-Block Service Drives and Fire Lanes— Mid-block driveways providing access to parking garages, loading docks, and other service areas or fire lanes required to meet life safety requirements

may be required in some development patterns. Where service drives or required fire lanes are visible from the creek, the following landscape features are required:

- i. A pedestrian path with a clear walking path of six (6) feet is provided.
- ii. The sidewalk connects the creek to a street or connects two (2) parallel streets.
- iii. Both sides of the service drive are planted with street trees no more than forty-five feet (45'-0") on-center. Trees may be medium height tree but allow for un-obstructed headroom along the sidewalk.
- iv. Street trees not protected by a curb must be protected from traffic with bollards, low walls, or other landscape features.
- v. The view from the sidewalk to dumpsters, service yards, and transformers, and other service and utility areas are screened with a six-foot (6'-0") high wall or landscape buffer.
- vi. Parallel parking spaces may be provided along the service drive but are not required.
- vii. Where mid-block service drives or fire lanes are not visible from the creek, connecting them to the creek with a paseo is encouraged but the service drive must have an eight-foot wide, tree lined sidewalk continuing the pedestrian path of the paseo.

G. Creek and Street Intersection. The intersection of the creek with cross streets is a unique opportunity to provide access to the creek, improve pedestrian access and movement, mark the creek's location in the surrounding neighborhood, expand open space, and the amenity provided by the park.

- i. Provide a publicly accessible open space of at least six hundred twenty-five (625) square feet at street-creek intersections.
- ii. Provide a hardscape connection to paseos that are no lower than two (2) feet vertically at street intersections. The minimum dimension of this hardscape intersection is twelve (12) feet by twelve (12) feet.
- iii. Create a distinctive architectural element such as a tower, change in fenestration, building entrance, multi-level porch, or deep arcade to mark the location of the creek-street intersection.

(r) RIO-7 Mid-Block Crosswalks and Mid-Block Paseos or Mid-Block Pedestrian Paths are required to provide pedestrian connections from the commercial streets on either side of the creek to the creek in blocks over five hundred fifty (550) [feet] long. New streets or publicly accessible drives and pedestrian paths may be used to meet this requirement.

- (1) Mid-block crosswalks should be provided on all blocks five hundred fifty (550) feet or longer subject to approval by San Antonio Public Works and or Texas Department of Transportation (TxDOT) if State ROW.
- (2) Mid-Block Paseos or other mid-block pedestrian access paths should be provided in all blocks five hundred fifty (550) feet or longer adjacent to the creek. Mid-block paseos or paths should connect the creek to mid-block crosswalks, streets that dead-end into the creek, nearby civic buildings, parks, cultural or historic sites as listed in subsection 35-670(b)(4)G, Design Objectives for RIO-7. Alternate path alignments may be allowed by the historic preservation officer if the alternate path meets the goals of subsection 35-670(b)(4)G, Design Objectives for RIO-7.

(s) New Elevator and Building Access. In order to prevent queuing and inhibition of pedestrian flow on the Riverwalk pathway, a landing that is at minimum six (6) feet in depth shall be provided between an elevator or building access point or doorway and the Riverwalk pathway. The width of the landing shall further comply with ADA (Americans with Disabilities Act) and/or TAS (Texas Accessibility Standards) requirements.

Unified Development Code Section. 35-674.01. - Building Design Principles in RIOs 1 through 6.

This section provides policies and standards for the design of commercial, multi-family developments in excess of eight (8) units, and single-family developments in excess of five (5) units or five (5) acres, institutional developments, and industrial buildings within the river improvement overlay districts. In general, principles focus on promoting buildings that will be compatible in scale and appear to "fit" in the community by using materials and forms that are part of the San Antonio design traditions. The policies and standards also promote designs that enhance the streets in the area, as well as the Riverwalk, as places for pedestrians. As such, the policies and guidelines address only broad-scale topics and do not dictate specific design solutions, architectural styles, or details with the exception that the standards for "RIO-3" contain more specific requirements.

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

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

- (b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.
 - (1) Express facade components in ways that will help to establish building scale.
 - A. Treatment of architectural facades shall contain a discernable pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.
 - (2) Align horizontal building elements with others in the blockface to establish building scale.
 - A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.
 - (3) Express the distinction between upper and lower floors.
 - A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.
 - (4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.
 - A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.
 - B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:
 - Change materials with each building module to reduce its perceived mass; or
 - Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
 - Change the roof form of each building module to help express the different modules of the building mass; or
 - Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.
 - (5) Organize the Mass of a Building to Provide Solar Access to the River. (see Figure 674-1).
 - A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).
 - B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a).
 - (6) Except in RIO-3, for properties greater than three (3) sides abutting the river, organize the mass of the building(s) to create a courtyard facing the river with one (1) open side to the river.
- (c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.
 - (1) The maximum building height shall be as defined in Table 674-2.
 - A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.
 - (2) Organize the mass of the building to step back from established residential neighborhoods. Where a commercial, mixed-use residential, multi-family or industrial use abuts a single-family residential development, or is across the street from a single-family residential development, the following standards shall apply:

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

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

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

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

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

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

- A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.
- B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.
- C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.
- D. Painted or stained wood in a lap or shingle pattern.

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

- A. Large expanses of high gloss or shiny metal panels.
- B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

- (3) Paint or Finish Colors.

- A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.
- B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.
- C. Bright colors may highlight entrances or architectural features.

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

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

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

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

- A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:
 - i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.
 - ii. By stepping back the top twenty (20) percent of the building.
 - iii. Changing the material of the cap.

- B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.
- C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

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

- A. Windows shall be recessed at least two (2) inches within solid walls (not part of a curtain wall system).
- B. Windows should relate in design and scale to the spaces behind them.
- C. Windows shall be used in hierarchy to articulate important places on the facade and grouped to establish rhythms.
- D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

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

- A. Entrances shall be the most prominent on the street side and less prominent on the river side.
- B. Entrances shall be placed so as to be highly visible.
- C. The scale of the entrance is determined by the prominence of the function and or the amount of use.
- D. Entrances shall have a change in material and/or wall plane.
- E. Entrances should not use excessive storefront systems.

Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

- A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.
- B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.
- C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.

Staircases.

Staircases to the River Level Shall be Uniquely Designed.

- A. Stairs shall not replicate other stairs in a single project.
- B. Stairs shall be constructed of handcrafted materials. The applicant shall use traditional building materials.
- C. Stairs shall not exceed ten (10) feet in width.

Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.

If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.

- A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.
 - B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.
 - C. They should match the shape of the opening.
 - D. Simple shed shapes are appropriate for rectangular openings.
 - E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.
 - F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.
 - G. Historic canopies shall be repaired or replaced with in-kind materials.
- (2) Materials and Color.
- A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.

- B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.
- (3) Incorporating lighting into the design of a canopy is appropriate.
 - A. Lights that illuminate the pedestrian way beneath the awning are appropriate.
 - B. Lights that illuminate the storefront are appropriate.
 - C. Internally illuminated awnings that glow are prohibited.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform various exterior modifications and construct an addition to the existing structure at 720 N St Mary's. This structure is zoned RIO-3 and was constructed circa 1940.
- b. PREVIOUS REVIEW – This request was reviewed and approved by the Historic and Design Review Commission on May 6, 2015, where it was approved with the following stipulation:
 - i. That the applicant simplify the proposed railing to exclude the curved ornate design, utilize simple, square punched openings, eliminate the proposed arched openings and provide information regarding a final lighting scheme prior to receiving a Certificate of Appropriateness.

An amendment was submitted to OHP staff in April 2016 that included simplified details. An administrative COA was issued at that time, which included approval of the proposed arched openings. The current design is consistent with the design last reviewed and approved by OHP staff.
- c. PREVIOUS REVIEW – This request was reviewed by the Historic and Design Review Commission on June 7, 2023. The request was continued to allow the applicant an opportunity to meet with the adjacent building's owners. OHP staff has not received revised construction or design documents.
- d. FAÇADE MATERIAL MODIFICATIONS – The applicant has proposed to modify the existing façade arrangement of the structure by applying new, earth toned stucco with new window trim and window trim detailing. The UDC Section 35-674(d) states that indigenous materials such as stucco and other materials that convey the texture, scale and finish of traditional building materials should be used. The applicant's proposal to resurface the structure with stucco is consistent with the UDC. In addition to this, the emphasis on newly placed trim and molding helps to convey a human scale to the second and proposed third floor.
- e. ROOFTOP ADDITION – The existing structure features two floors. The applicant has proposed to construct a partial third floor which would include the formation of a tower as well as a covered roof deck. The creation of the tower as well as the partial third floor form a capital and focal point at the roof line to terminate the structure. Staff finds the proposed third floor addition to be appropriate; however, staff finds that iron detailing should be simplified to reflect the period of the addition's construction and not reference historic iron elements found in the vicinity.
- f. ENTRANCE MODIFICATIONS – The structure currently features modified and non-original entrance elements and storefront systems. The applicant has proposed to remove the existing store front façade and to create a recessed, open-air courtyard that will serve as the structure's primary entrance. Regarding entrances, the UDC states that entrances should be easy to find, be appropriately scaled and should feature a change in materials or wall plane. The applicant's proposal is consistent with the UDC Section 35-674(e)(3).
- g. ENTRANCE CANOPY – The applicant has proposed to replace the existing entrance canopy with an entrance canopy that reflects the proposed entrance massing and design. Staff finds this to be appropriate; however, all original canopy anchors are to be preserved in place.
- h. LIGHTING – The applicant has proposed exterior lighting on both the river facade and N St Mary's façade. The proposed lighting as well as its location is consistent with the UDC Section 35-673(j) in regards to lighting.
- i. BALCONY CREATION – The river side façade currently features balconies that are located at the existing doors and windows. The applicant has proposed to install three foot deep balconies that run the length of both the street level and second level rear facades that face the river. Staff finds the redesign and extension of the existing balconies appropriate and consistent with the UDC in regards to façade composition.
- j. TERRACE CREATION – The applicant has proposed to install two open-air terraces on the river façade, one on the first level and one above it on the third level. The footprint of the structure will not change. The proposal to install the open-air terraces creates depth and continues to provide a visual reference for human scale. This is consistent with the UDC Section 35-674(b).

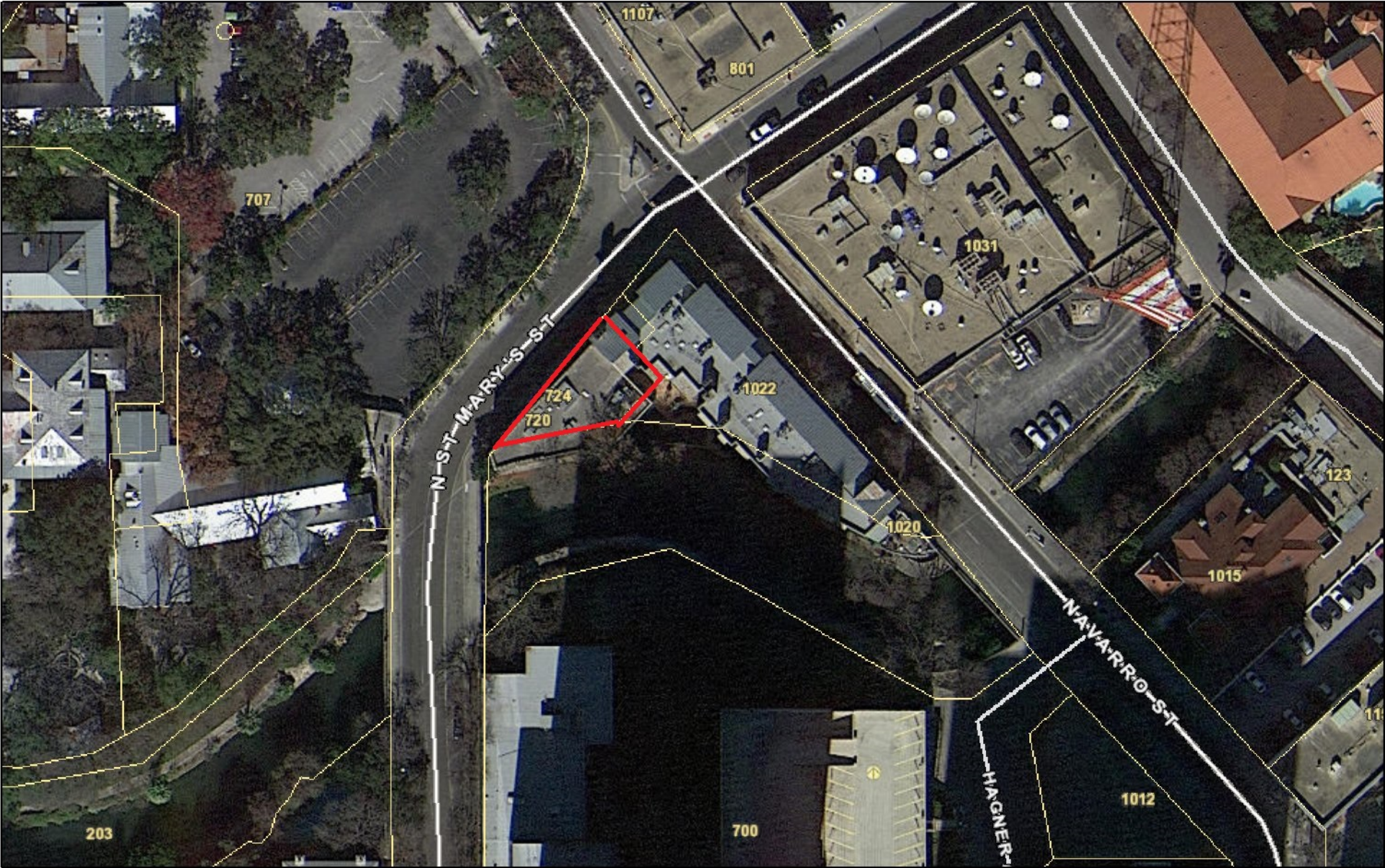
- k. **ARCHED OPENINGS** – The applicant has proposed to create new stucco arches throughout the project including locations on both the N St Mary’s facades, the river façade and the open air court façade that forms where the river and N St Mary’s meet. Staff finds the arched openings to create additional human scaled elements and to be consistent with the UDC.
- l. **GARAGE DOORS** – The applicant has proposed to install two (2) garage doors to provide vehicular access to and from N St Mary’s. Staff finds the installation of garage doors to be appropriate as they have been designed to be consistent with the profile of the replacement storefront systems; however, staff finds that the proposed curb cut should not exceed twenty-five (25) feet, per the UDC.
- m. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

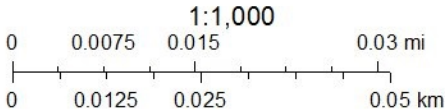
Staff recommends approval of items #1 through #5 with the following stipulations:

- i. That all proposed windows, doors and storefront systems feature dark frames and that windows be recessed at least two (2) inches within walls.
- ii. That all stucco feature a smooth finish and not appear lumpy.
- iii. That final garage door details be submitted to OHP staff for review and approval.
- iv. That all scrolled ornamental iron brackets be eliminated and that details be simple and reflect their time.
- v. That all original canopy anchors be preserved in place, as noted in finding g.
- vi. That the proposed curb cut for the two garage doors not exceed twenty-five (25) feet in width, as noted in finding l.
- vii. **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 1, 2023


















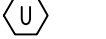
720 N. ST. MARY'S DUPLEX

720 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78205

INDEX OF SHEETS

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GENERAL SYMBOLS LEGEND

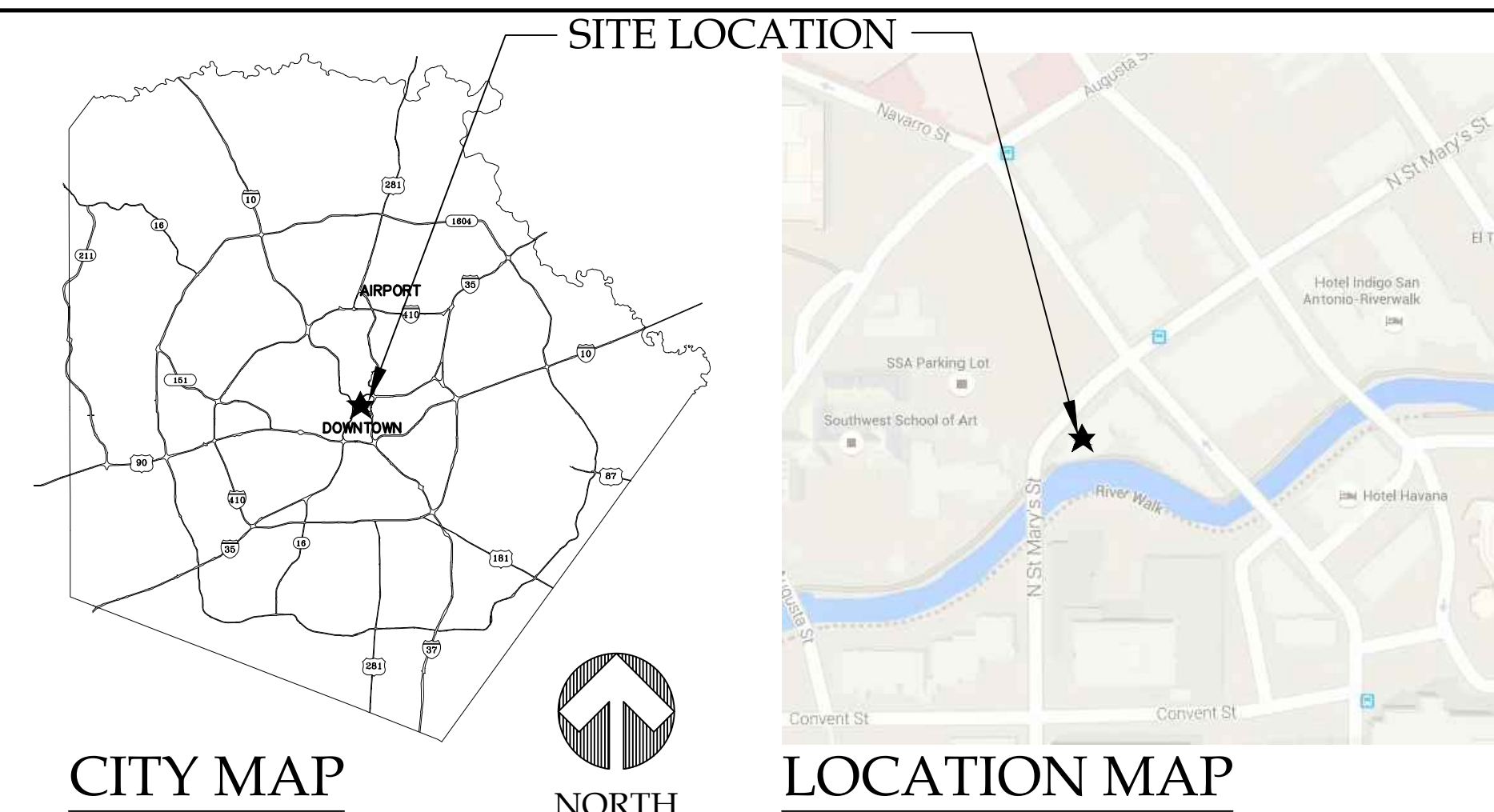
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>SYMBOL</u>	<u>DESCRIPTION</u>
	BUILDING SECTION KEY		WALL PARTITION TYPE
	ELEVATION KEY		DOOR NUMBER KEY
	WALL SECTION KEY		WINDOW TYPE KEY
	DETAIL LOCATION KEY		RISER DESIGNATION

BUILDING AREAS

DESCRIPTION					SF
RESIDENCE :					GROSS
UNIT 1		1ST FLR	2ND FLR	3RD FLR	
	PORCH	107	--	--	107
	AIR CONDITIONED AREA	2,341	--	--	2,341
	GARAGE	219	--	--	219
	TERRACE	133	--	--	133
					2,800
UNIT 2		1ST FLR	2ND FLR	3RD FLR	
	PORCH	107	--	--	107
	AIR CONDITIONED AREA	104	3,216	1,240	4,560
	ELEVATOR	35	35	35	105
	TERRACE (COVERED)	133	286	--	419
	BALCONY (OPEN)	219	219	--	438
	STORAGE	--	--	56	56
	ROOF DECK	--	--	1,941	1,941
					7,620
	AIR CONDITIONED AREA				
	TOTAL PER FLOOR	2,445	3,216	1,240	



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EXP. DATE 01-31-16

720 N. ST. MARY'S
DUPLEX

720 & 724 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78205

Revisions:

Project Number:
1-1214-053

Drawn By: RT
Checked By: ACG

Sheet Title:
DRAWING INDEX & CODE
ANALYSIS

Sheet Number:

A0.1

Issue Date:
11/23/15

GENERAL CONSTRUCTION NOTES

1. REFER TO LANDSCAPE/IRRIGATION PLANS FOR LANDSCAPE & IRRIGATION SITEMARK.
2. REFER TO CIVIL DRAWINGS FOR SITE GRADING WORK.
3. CONTRACTOR SHALL NOTIFY CITY WATER BOARD LINE LOCATOR 48 HRS. PRIOR TO EXCAVATION IN IMMEDIATE AREA OF WATER LINE.
4. CONTRACTOR SHALL NOTIFY THE POWER COMPANY LINE INDICATOR 48 HRS. PRIOR TO EXCAVATION IN IMMEDIATE AREA OF UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. DUE TO FEDERAL REGULATION TITLE 49 PART 192.181. THE GAS COMPANY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES LOCATED IN THE PROJECT AREA.
6. CONTRACTOR IS ADVISED TO VISIT THE EXISTING SITE AND VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS BEFORE COMMENCING WORK, FOR THE PURPOSES OF DETERMINING THE EXTENTS OF DEMOLITION, PATCHING, REPAIRING, AND NEW WORK REQUIRED BY THE DRAWINGS OR SPECIFIED HERE IN AND TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH HE MUST WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY NOTED DISCREPANCIES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY THE OWNER AS AN EXTRA FOR WORK SHOWN, SPECIFIED, IMPLIED, AND REQUIRED DUE TO THE SEQUENCE OF WORK FOR THE MEANS OF CONSTRUCTION. ANY PATCHING REQUIRED AS NECESSARY DUE TO THE SCOPE OF RENOVATION OR NEW WORK SHALL ALSO BE AT NO EXTRA COST.
7. PER GOVERNING ACCESSIBILITY STANDARDS, THE CROSS-SLOPE OF ALL NEW SIDEWALKS IS NOT TO EXCEED 2%, THE SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1:20. NOTIFY THE ARCHITECT OF ANY DEVIATION FROM THESE STANDARDS PRIOR TO CONSTRUCTION.
8. EXPANSION JOINTS IN CONCRETE CURBS AND WALKWAYS SHALL BE PLACED AT 40'-0" ON CENTER MAXIMUM. CONTROL JOINTS OR DUMMY GROOVE JOINTS SHALL BE PLACED AT 10'-0" ON CENTER IN CONCRETE CURBS AND 5'-0" ON CENTER IN CONCRETE WALKWAYS, OR AS INDICATED ON THE DRAWINGS.
9. CONCRETE SITE WORK: GENERAL CONTRACTOR IS TO STAKE OFF ALL NEW CONCRETE CURBS, WALKWAYS PRIOR TO ANY PREP WORK, ORDERING OF MATERIALS, OR THE PLACING OF ANY CONCRETE FOR THE ARCHITECT'S INSPECTION.
10. REFER TO CIVIL AND M.E.P. DRAWINGS FOR ADDITIONAL EXISTING UTILITY DEMOLITION AND CAPPING WORK.
11. EXISTING WALKS AND DRIVES TO BE REMOVED OR TRENCHED FOR UTILITY WORK ARE INDICATED ON ARCHITECTURAL DRAWINGS. COORDINATE WITH CIVIL & M.E.P. UTILITY DRAWINGS.
12. CONTRACTOR SHALL MODIFY, REMOVE AND/OR RELOCATE ALL MATERIALS AND ITEMS INDICATED ON THE DRAWINGS OR REQUIRED BY THE INSTALLATION OF NEW FACILITIES.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING ALL EXISTING SITE CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES.
14. PARKING: PARKING BY CONTRACTOR'S WORKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL HOLD THE OWNER & ARCHITECT HARMLESS FOR ANY VEHICLE EQUIPMENT AND MATERIALS NOT PROPERLY SECURED ON AND OFF OF THE SITE.
15. STORAGE: CONSTRUCTION MATERIALS MAY BE STORED WITHIN THE CONSTRUCTION AREA AS DESIGNATED BY THE OWNER. EXITS SHALL REMAIN CLEAR AT ALL TIMES. AT NO TIME SHALL CORRIDORS, EXIT WAYS OR EXIT DOORS BE BLOCKED OR OBSTRUCTED BY STORED MATERIALS. FLOORS WITHIN THE BUILDING WHERE MATERIALS ARE STORED SHALL BE PROTECTED USING 1/2" PLYWOOD SHEETS. REPAIR ANY DAMAGE TO EXISTING FLOORS DUE TO MATERIALS STORAGE AT NO EXPENSE TO THE OWNER. IN NO CASE SHALL STORED MATERIALS BE ALLOWED TO EXCEED 10 LBS. PER SQ. FT. OF FLOOR AREA.
16. TRAFFIC CONTROL: BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
17. ALL SITE AREAS DISTURBED BY NEW CONSTRUCTION ARE TO BE RETURNED TO ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
18. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS, ARCHITECTS, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
19. EXTENT OF WORK: THE INFORMATION INCLUDED ON THESE DRAWINGS DEFINES THE THE EXTENT OF WORK FOR THIS PROJECT. OTHER INCIDENTAL WORK MAY BE REQUIRED TO EXECUTE THE PROJECT THAT IS NOT SHOWN ON THE DRAWINGS (I.E., WORK IN THE BUILDINGS DESIGNATED ELECTRICAL ROOMS TO MODIFY AN ELECTRICAL PANEL BOARD THAT SUPPORTS THE PROJECT, WORK ASSOCIATED WITHIN THE BUILDINGS MECHANICAL ROOMS, CONNECTION OF SUITES AUDIO AND VISUAL ALARMS TO BUILDINGS FIRE ALARM PANEL, SPRINKLER SYSTEM MODIFICATIONS TO SUPPORT ATRIUM WALL FIRE RATINGS, ETC.) ALL OTHER WORK IS SPECIFICALLY EXCLUDED. AMERICAN'S WITH DISABILITY ACT (ADA) ISSUES AND LIFE-SAFETY ISSUES ASSOCIATED WITH AREAS OUTSIDE OF THE LEASE AREA OR FOR THE REMAINDER OF THE BUILDING WHICH MAY IMPACT THE WORK OF THIS PROJECT WILL BE HANDLED BY THE OWNER/BUILDING MANAGER, AS A SEPARATE PROJECT.
20. COORDINATION: EXTENSIVE DETAILS AND SPECIFICATIONS ARE NOT PROVIDED FOR ALL ITEMS OF WORK. CONTRACTOR SHALL COORINATE WITH OWNER/BUILDING MANAGER ANY ITEMS REQUIRING ADDITIONAL CLARIFICATION. SUCH ITEMS INCLUDED FINISHES, DOORS/HARDWARE, CABINETS, SHELVES, PLUMBING FIXTURES, ELECTRICAL CIRCUITING, MECHANICAL EQUIPMENT, MECHANICAL DUCTWORK AND OTHER MECHANICAL AND SECURITY DEVICES.
21. PROTECTION: CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS AND ADJACENT PROPERTY THAT IS TO REMAIN. CONTRACTOR IS LIABLE FOR ANY DAMAGES TO THE EXISTING IMPROVEMENTS.
22. CLEANUP: SITE AND WORK AREA SHALL BE KEPT CLEAR OF ALL DEBRIS AND TRASH AT ALL TIMES. DO NOT ALLOW DEBRIS TO ACCUMULATE. CLEAN UP SHALL BE DONE DAILY.
23. SECURITY: CONTRACTOR IS RESPONSIBLE FOR SECURING THE BUILDING AGAINST INTRUSION AND ELEMENTS DURING THE DURATION OF CONSTRUCTION.
24. CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH LOCAL CODES AND REGULATIONS.
25. BUILDING STANDARDS: UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL PRODUCTS, MATERIALS, DEVICES, FIXTURES AND EQUIPMENT SHOWN TO BE PROVIDED AS PART OF THIS PROJECT SHALL BE NEW.
26. DEMOLITION: ALL DEMOLITION THAT TAKES PLACE MUST ACCOMMODATE THE NEW WORK DESIGN LAYOUT. CONTRACTOR TO VERIFY, PRIOR TO BEGINNING WORK, ANY ADDITIONAL DEMOLITION THAT MAY BE REQUIRED TO CONSTRUCT THIS NEW LAYOUT.
27. DIMENSIONS: ALL DIMENSIONS SHOWN ARE BASED ON EXISTING CONDITIONS; SOME MINOR VARIATIONS ARE TO BE EXPECTED. THE CONTRACTOR SHALL LAY OUT ALL NEW CONSTRUCTION TO COORDINATE THESE DRAWINGS WITH ACTUAL CONDITIONS. PLUS AND MINUS (±) DIMENSIONS ARE PROVIDED WHERE CONSTRUCTION TOLERANCE OF LESS THAN 2 INCHES IS ALLOWED. IF ACTUAL JOBSITE DIMENSION IS 2 INCHES GREATER OR 2 INCHES LESS THAN DIMENSION SHOWN ON PLANS, CONSULT ARCHITECT PRIOR TO INSTALLATION OF NEW WALLS. DO NOT SCALE THESE DRAWINGS WITHOUT REFERRING TO THE DIMENSIONS. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED.

28. FRAMING AND GYP. BOARD WALLS: ALL GYPSUM BOARD WALLS, PARTITIONS, FURRING, AND CHASES SHALL RECEIVE METAL CORNER BEADS AND REINFORCING AT ALL OUTSIDE CORNERS. CONTRACTOR SHALL PROVIDE FULL-HEIGHT CLEAR PLASTIC PROTECTIVE STRIP ON OUTSIDE CORNERS THAT ARE SCHEDULED TO RECEIVE VINYL OR FABRIC WALL COVERING. AND AT LOCATIONS AS NOTED ALL NEW TOILET ROOMS TO RECEIVE 5/8" MOISTURE RESISTIVE GYPSUM BOARD "GREENBOARD" FROM FINISH FLOOR TO 8'-0" A.F.F. ON ALL WALLS. PROVIDE FIRE RETARDANT TREATED NON-COMBUSTIBULE WOOD BLOCKING AT ALL SCHEDULED WALL SHELVING, UPPER AND LOWER CABINETS AND OTHER ITEMS INDICATED TO BE WALL MOUNTED. ALL WOOD BLOCKING AND FURRING INSTALLED ON THIS PROJECT SHALL BE NON-COMBUSTIBULE.

BD. GYPSUM BOARD : WALLS TO BE 5/8" THICK GYP. BD. CEILING AND FURR DOWNS TO HAVE 1/2" THICK GYP. BD. NOTE: REFER TO PLANS FOR REQUIRED FIRE RATINGS.

– INTERIOR WALL : WALLS TO BE 5/8" THICK GYP. BD. CEILING AND FURR DOWNS TO HAVE 1/2" THICK GYP. BD. NOTE: REFER TO PLANS FOR REQUIRED FIRE RATINGS.

–EXTERIOR SHEATHING: SHEATHING SHALL BE DENS GLASS GOLD 5/8". TAPE & CAULK ALL JOINTS.

– INTERIOR STUD FRAMING IS TO BE 2x4 WOOD STUDS 16" O.C. @ 10'-0" OR BELOW AND 2x6 WOOD STUDS 16" O.C. ABOVE 10'-0". BRACE WALLS NOT SUPPORTED TO UNDERSIDE OF STRUCTURE W/ 45 DEGREE BRACING TO STRUCTURE OR DECK.

– EXTERIOR STUD FRAMING IS TO BE 2x6 WOOD STUDS @ 16" O.C.

29. CONTROL JOINTS: CONTROL JOINTS SHALL BE PROVIDED IN GYPSUM BOARD SURFACES WHERE ANY OF THE FOLLOWING CONDITIONS EXIST:

A) A WALL, PARTITION, OR CEILING TRAVERSES A CONSTRUCTION JOINT (EXPANSION, SEISMIC, OR BUILDING CONTROL ELEMENT) IN THE BASE BUILDING STRUCTURE.

B) WHERE A WALL OR PARTITION RUNS IN AN UNINTERRUPTED STRAIGHT PLANE EXCEEDING 30 LINEAL FEET. NOTE THAT A FULL HEIGHT DOORFRAME MAY BE CONSIDERED A CONTROL JOINT. CONTROL JOINTS SHALL BE EQUALLY SPACED ALONG LENGTHS EXCEEDING 30 FEET, AND SHALL BE LOCATED AT DOOR JAMBS WHERE PRACTICAL.

C) AT CEILINGS, INSTALL CONTROL JOINTS IN AREAS EXCEEDING 2500 SQ. FT. SPACE CONTROL JOINTS NOT MORE THAN 50 FEET O.C. INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR FURRING CHANGES DIRECTION.

30. CABINETS AND CASEWORK: ALL CABINET CONSTRUCTION SHALL BE "CUSTOM" GRADE, FLUSH OVERLAY DESIGN. ALL HARDWARE FOR CABINETS AND CASEWORK SHALL BE BUILDING STANDARD UNLESS OTHERWISE INDICATED ON THESE DRAWINGS. PROVIDE 2 1/4" DIAMETER HOLES WITH PLASTIC GROMMETS HOLE COVER INSERTS WHERE SCHEDULED AND AT ALL LOCATIONS WHERE ELECTRICAL AND COMMUNICATION OUTLETS ARE SCHEDULED BELOW COUNTERTOPS. COORDINATE EXACT LOCATION AND COLOR OF GROMMET HOLES PRIOR TO INSTALLATION, WITH TENANT REPRESENTATIVE.

31. DOORS: ALL NEW DOORS ARE TO BE 3'-0" WIDE x BUILDING STANDARD HEIGHT AND TYPE, OR AS SCHEDULED.

DOOR HARDWARE: CONTRACTOR TO PROVIDE BUILDING STANDARD HARDWARE SETS FOR EACH TYPE OF DOOR FUNCTION, INCLUDING LOCKSETS FOR ALL OFFICES AND INTERIOR WAITING ROOMS, STORAGE TYPE LOCKSETS FOR STORAGE ROOMS & CLOSETS, PRIVACY LOCKSETS FOR SINGLE USE RESTROOMS. DOOR HARDWARE, HANDLES, KNOBS, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR AND SHALL HAVE HANDICAPPED ACCESSIBLE LEVER HANDLE HARDWARE. UNLESS OTHERWISE NOTED, THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE SHALL BE NO GREATER THAN 5 LBF. OTHER ALLOWABLE HARDWARE DESIGNS INCLUDE, BUT ARE NOT LIMITED TO, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES. INSTALL THESE ONLY WHEN SCHEDULED. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. PROVIDE DOOR CLOSER AT DOORS TO ALL UNISEX TOILETS AND BATHROOMS. REFER TO HARDWARE SCHEDULE.

DOOR CLOSERS: IF A DOOR IS SCHEDULED TO HAVE A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE THREE SECONDS (MIN.) TO MOVE TO AN OPEN POSITION OF APPROXIMATELY 12 DEGREES.

DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING, OR PULLING OPEN A DOOR, SHALL COMPLY WITH THIS PARAGRAPH. FOR HINGED DOORS, THE FORCE SHALL BE APPLIED PERPENDICULAR TO THE DOOR AT THE DOOR OR 30 INCHES FROM THE HINGED SIDE, WHICHEVER IS FARTHER FROM THE HINGE. FOR SLIDING OR FOLDING DOORS, THE FORCE SHALL BE APPLIED PARALLEL TO THE DOOR AT THE DOOR FULL OR LATCH.

(A) EXTERIOR HINGED DOORS SHALL NOT EXCEED 8 1/2 LBF. SLIGHT INCREASES IN OPENING FORCE SHALL BE ALLOWED WHERE 8 1/2 LBF IS INSUFFICIENT TO COMPENSATE FOR AIR PRESSURE DIFFERENTIALS.

(B) SLIDING DOORS, FOLDING DOORS, AND INTERIOR HINGED DOORS SHALL NOT REQUIRE A FORCE EXCEEDING 5 LBF.

(C) FIRE DOORS MAY BE ADJUSTED TO MEET THE MINIMUM OPENING FORCE ALLOWED BY THE GOVERNING AUTHORITY OR APPLICABLE BUILDING CODE.

32. CONTROLS AND OPERATING MECHANISMS:

- (A) GENERAL. ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.) AS IDENTIFIED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (T.D.L.R.) FOR HEIGHT AND REACH REQUIREMENTS. SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO THERMOSTATS, LIGHT SWITCHES, ALARM ACTVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.
- (B) HEIGHT. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED AT 48 INCHES A.F.F. EXCEPT WHERE OTHERWISE NOTED. ELECTRICAL AND COMMUNICATIONS-SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED 18 INCHES ABOVE THE FLOOR TO THE TOP OF THE DEVICE.
- (C) OPERATION. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5.0 LBF.

33. SIGNAGE: SIGNS AT ALL DESIGNATED H.C. TOILET ROOMS SHALL BE 8" x 8" AND CLEARLY INDICATE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE UNISEX GENDER SYMBOL, INDICATING BOTH SEXES. WHEN INDICATED TO BE UTILIZED FOR ONLY ONE GENDER, PROVIDE A SIGN THAT APPLIES TO THAT SEX. SIGNS TO COMPLY WITH ALL REQUIREMENTS ESTABLISHED BY T.D.L.R. (T.A.S.) AND THE AMERICANS WITH DISABILITIES ACT WITH REFERENCE TO CHARACTER PROPORTIONS, COLOR AND COLOR CONTRAST, TACTILE CHARACTERS AND SYMBOLS, INCLUDING THE USE OF BRAILLE CHARACTERS, MOUNTING HEIGHT AND LOCATION (60" A.F.F., STRIKE SIDE OF DOOR).

34. MECHANICAL SYSTEMS: REFER TO MECHANICAL DRAWINGS IN THESE DOCUMENTS FOR ALL INFORMATION REFERENCING DUCTWORK, DIFFUSER LOCATIONS, THERMOSTAT LOCATIONS, FIRE DAMPERS, OR ANY OTHER ITEMS RELATED TO MECHANICAL SYSTEMS.

35. ELECTRICAL SYSTEMS: REFER TO ELECTRICAL DRAWINGS IN THESE DOCUMENTS FOR ALL INFORMATION REFERENCING RECEPTACLES, PANEL BOARDS, CABLES, CONDUTING, LIGHTING, LIGHT SWITCHES, OR ANY OTHER ITEMS RELATED TO ELECTRICAL SYSTEMS.

36. PLUMBING SYSTEMS: REFER TO PLUMBING DRAWINGS IN THESE DOCUMENTS FOR ALL INFORMATION REFERENCING PLUMBING FIXTURES, PLUMBING FITTINGS, PIPING, OR ANY OTHER ITEMS RELATED TO PLUMBING SYSTEMS. EXPOSED PLUMBING PIPES WITHIN KNEE SPACES IN CASEWORK UNITS SHALL BE INSULATED WITH HANDI-LAV "TRU-BRO" PIPING AND VALVE INSULATION – COLOR: WHITE.

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720 N. ST. MARY'S
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SAN ANTONIO, TEXAS 78205

Revisions:

Project Number:

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Drawn By: ACG

Checked By: ACG

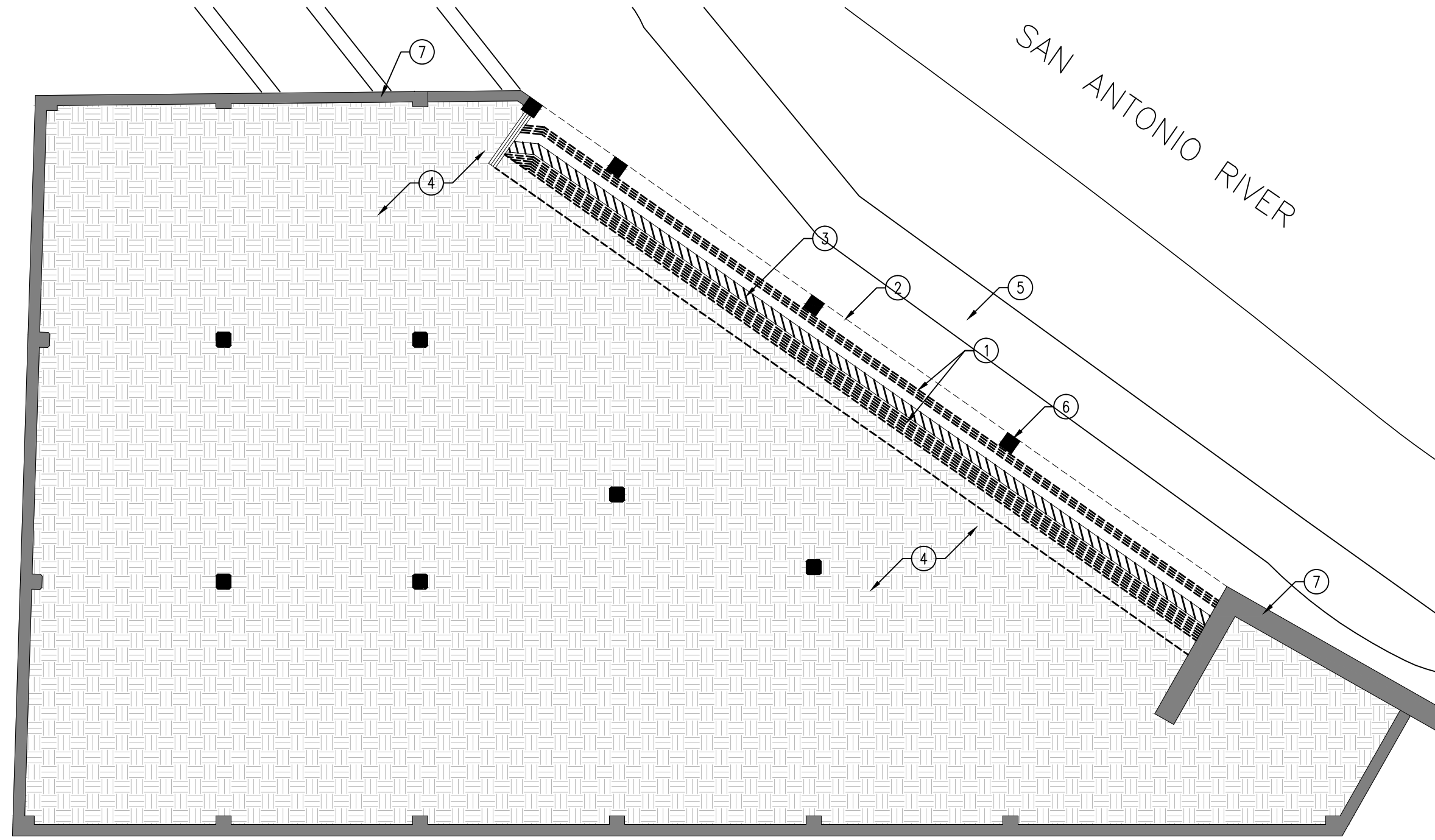
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GENERAL CONSTRUCTION
NOTES

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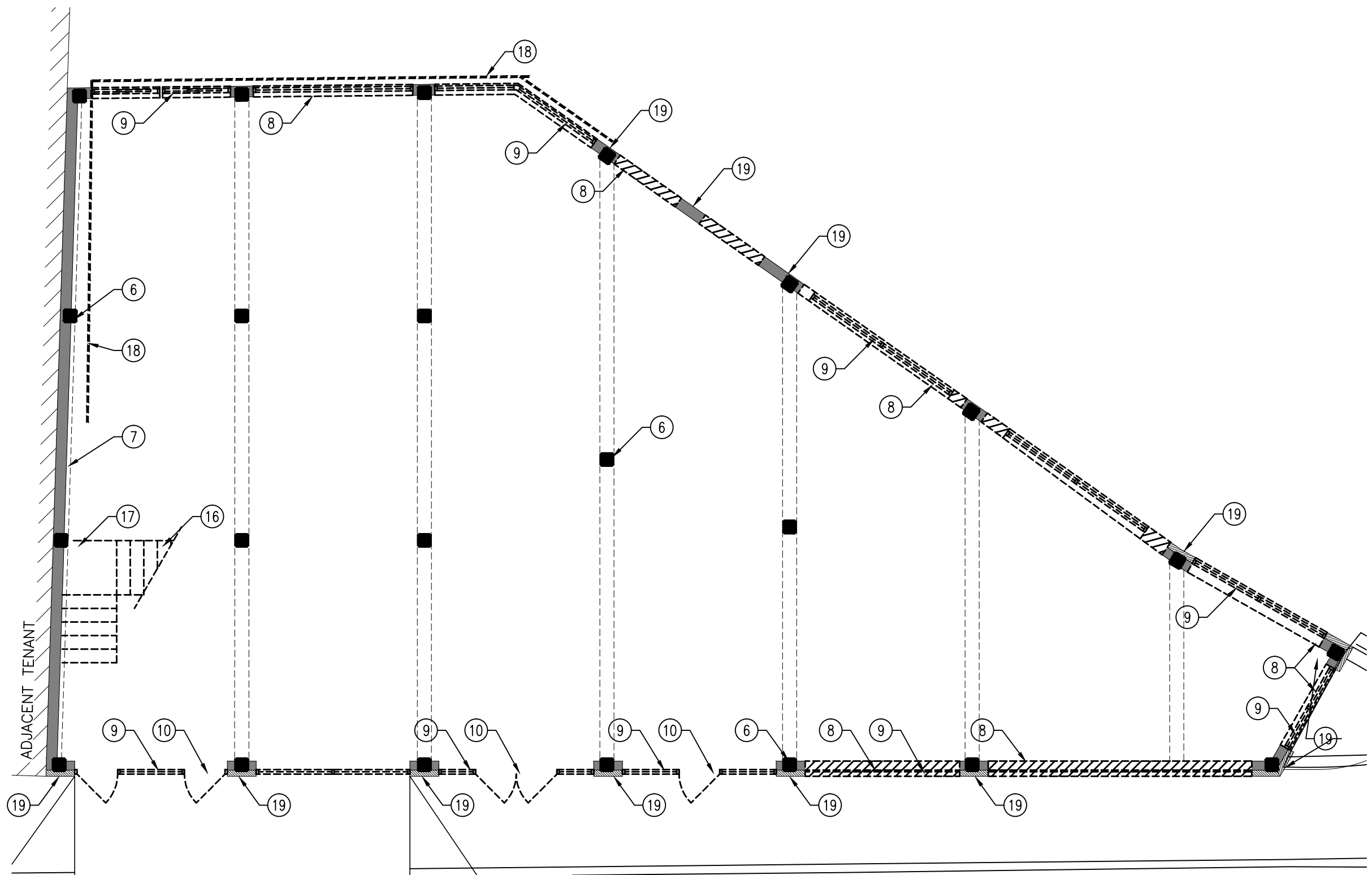
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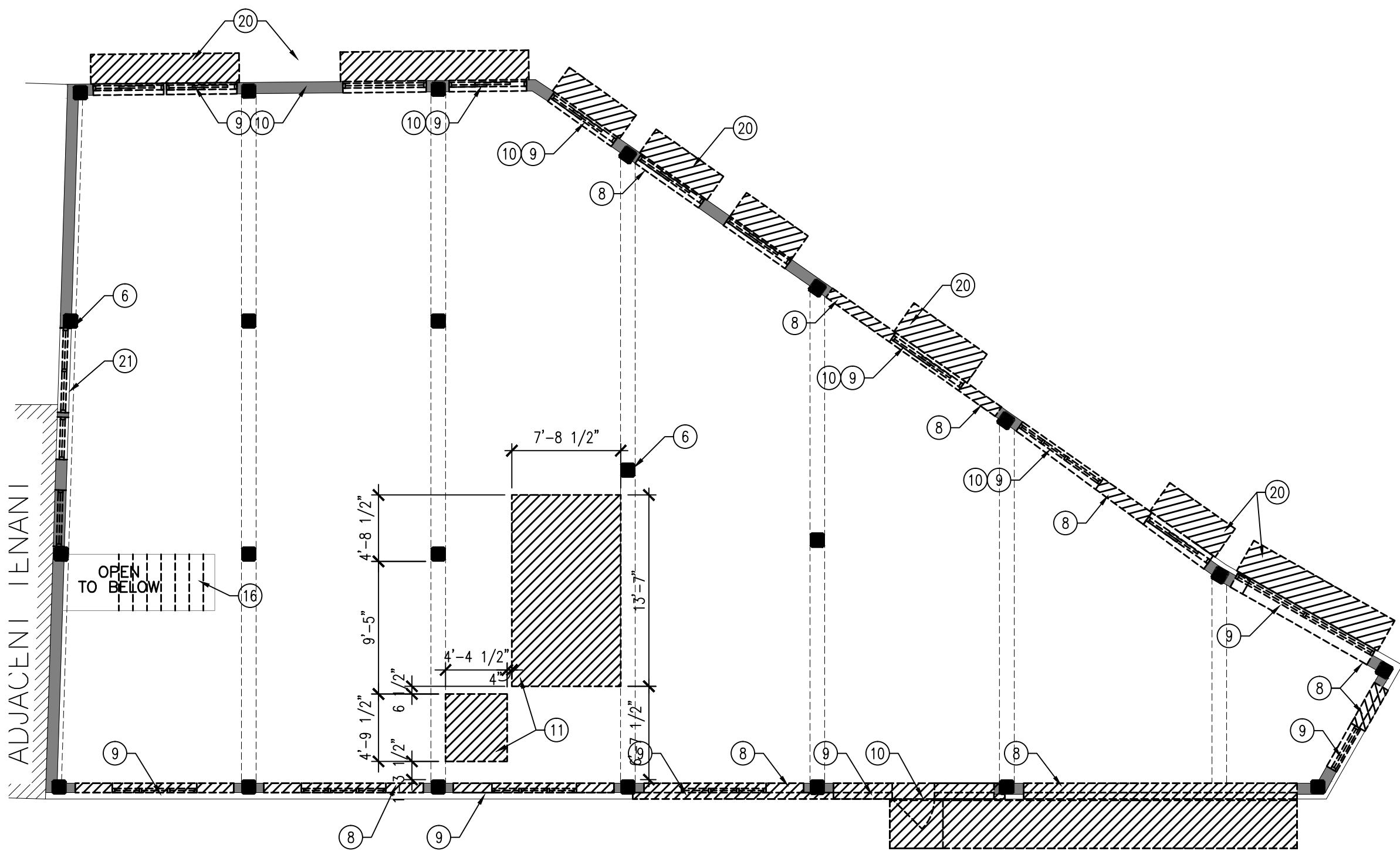
11/23/15



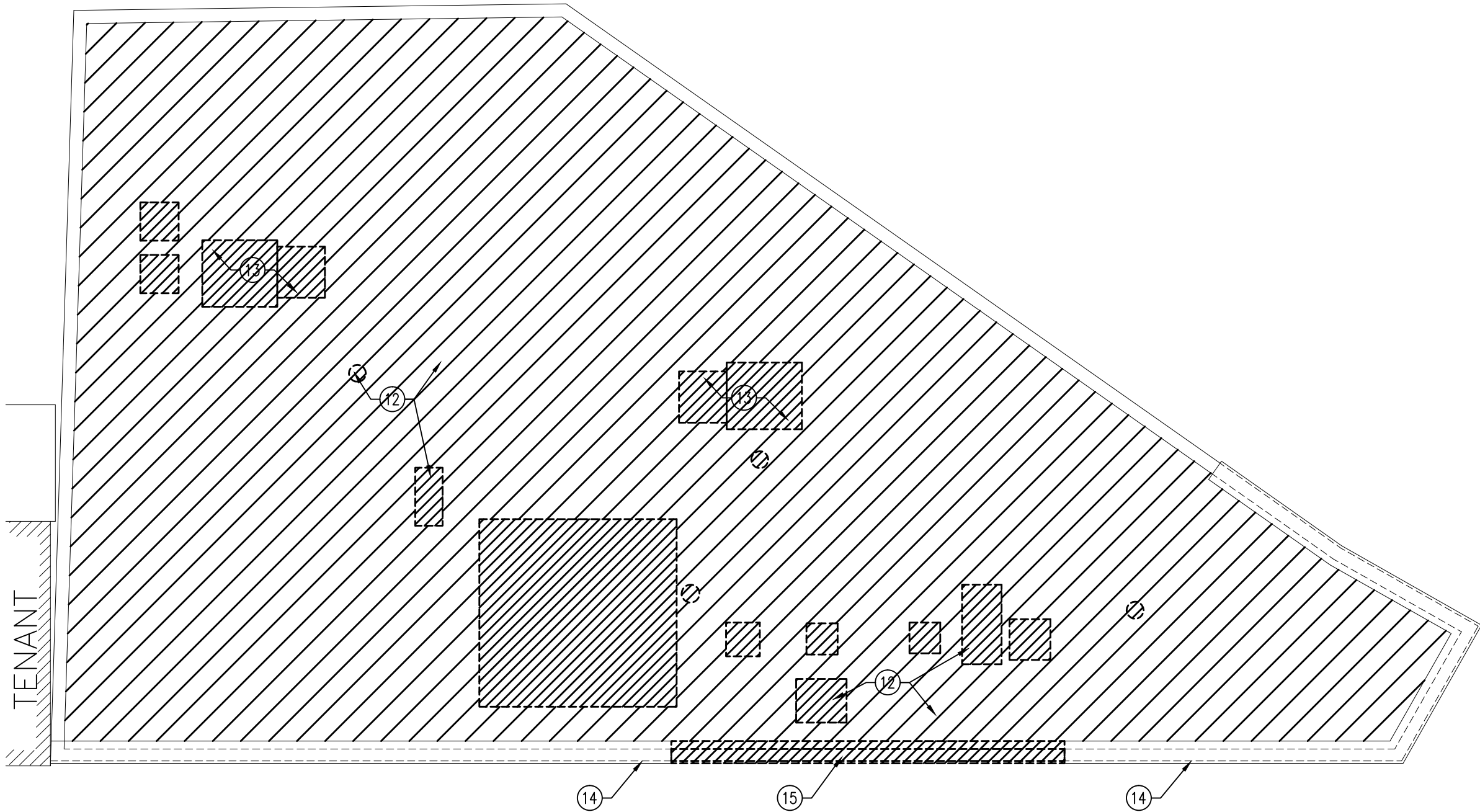
PLAN NORTH TRUE NORTH
1 RIVER LEVEL DEMO PLAN
SCALE: 1/8" = 1'-0"



PLAN NORTH TRUE NORTH
2 STREET/FIRST LEVEL DEMO PLAN
SCALE: 1/8" = 1'-0"



PLAN NORTH TRUE NORTH
3 SECOND LEVEL DEMO PLAN
SCALE: 1/8" = 1'-0"



PLAN NORTH TRUE NORTH
4 ROOF DEMO PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION KEY NOTES

1. REMOVE EXISTING RAILROAD TIE RETAINING WALL, REF. STRUCT.
2. EXIST. GRADE TO REMAIN.
3. EXCAVATE GRADE AND PREP FOR CONCRETE FOOTING. REF. TO STRUCTURAL.
4. EXIST. FILL TO REMAIN.
5. EXIST. SIDEWALK TO REMAIN. NO WORK THIS AREA.
6. EXIST. COLUMNS TO REMAIN. TYPICAL.
7. EXIST. WALL TO REMAIN.
8. REMOVE EXISTING WALL AS NEEDED FOR NEW WINDOWS, DOORS, ETC...
9. REMOVE EXISTING WINDOWS IN ITS ENTIRETY.
10. REMOVE EXISTING DOOR IN ITS ENTIRETY.
11. REMOVE EXIST. PORTION OF CONC. FLOOR FOR STAIR AND ELEVATOR HOISTWAY. COORDINATE WITH NEW, REF. TO STRUCTURAL.
12. EXISTING ROOF, SKYLIGHTS, ROOF ACCESS DOORS AND TURBINE VENTS TO BE DEMOLISHED IN ITS ENTIRETY. CONC. BEAMS AND COLUMNS TO REMAIN.
13. REMOVE EXIST A/C ROOFTOP UNITS, CONDENSATE LINES, ELECTRICAL. REF. M.E.P. DRAWINGS.
14. EXISTING PARAPET CAP TO REMAIN.
15. EXISTING PORTION OF CMU WALL AND CONC. PARAPET CAP TO BE REMOVED. SEE EXTERIOR ELEVATION AND COORDINATE WITH NEW.
16. EXIST. STAIRS, DOOR, WALLS TO BE REMOVED IN ITS ENTIRETY. FLOOR PENETRATION TO BE FILLED IN WITH CONC. REF. TO STRUCTURAL.
17. RELOCATE EXIST. ELECTRICAL UNDER STAIRS TO ADJACENT DEMISING WALL. REFER TO M.E.P. DRAWINGS.
18. REMOVE EXIST. SEWER/PLUMBING WHERE NOT NEEDED.
19. ALL BRICK VENEER TO REMAIN WHERE IT'S ADJOINING WALL WILL NOT BE REMOVED. ADD NEW LINTELS AS NECESSARY TO SUPPORT EXIST. BRICK.
20. REMOVE EXIST. METAL BALCONY IN ITS ENTIRETY. PATCH AND REPAIR EXIST. STUCCO WHERE BOLTS, METAL FRAME IS DAMAGED FROM REMOVAL.
21. EXIST. WINDOWS TO BE REMOVED IN IT'S ENTIRETY AND FRAMED. MATCH EXIST. EXTERIOR CONDITION AND PAINT TO MATCH.

DEMOLITION NOTES

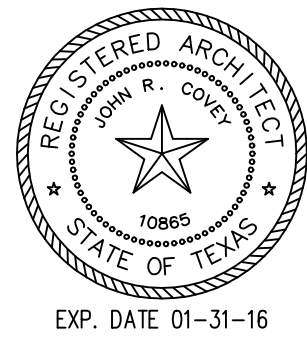
1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
2. ENSURE ALL ELECTRICAL AND PLUMBING TO BE REMOVED IN OR AT AREAS OF DEMOLITION ARE DONE SO PROPERLY AS TO ELIMINATE ANY HARM TO CONSTRUCTION WORKERS, OWNER, OR OWNER'S ADVOCATES. ALL UTILITIES TO BE ABANDONED IN PLACE SHALL BE PROPERLY DISCONNECTED FROM SUPPLY SOURCES AND CAPPED AND SEALED OFF.
3. SURVEY EXISTING CONDITIONS AND COORDINATE WITH THE REQUIREMENTS INDICATED IN THE CONSTRUCTION DOCUMENTS FOR THE EXTENT OF DEMOLITION REQUIRED.
4. CONTRACTOR TO SURVEY THE PROCESS OF THE WORK TO DETECT AND REMOVE HAZARDS TO THE GENERAL PUBLIC RESULTING FROM DEMOLITION ACTIVITIES. PROVIDE AND MAINTAIN SHORING, BRACING OR STRUCTURAL SUPPORT TO MAINTAIN STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF ANY AREA IN THE DEMOLITION WORK. STRENGTHEN OR ADD SUPPORTS AS REQUIRED DURING SELECTIVE DEMOLITION. G.C. SHALL NOT STORE ANY MATERIALS OR EQUIPMENT ON PARKING LOT OBSTRUCTING FIRE LANES OR FIRE HYDRANTS.
5. G.C. SHALL NOT STORE ANY MATERIALS OR EQUIPMENT ON PARKING LOT OBSTRUCTING FIRE LANES OR FIRE HYDRANTS.
6. REMOVE AND DISPOSE OF ALL DEMOLISHED MATERIAL FROM CONSTRUCTION SITE.
7. G.C. SHALL EXERCISE PROPER PRECAUTION TO INSPECT THE CONSTRUCTION SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID FOR THE CONSTRUCTION CONTRACT. CONTRACTOR TO NOTIFY OWNER OF ANY DISCREPANCIES IN THE DRAWINGS OR CONDITIONS OF THE SITE IMMEDIATELY. CONTRACTOR IS RESPONSIBLE FOR ANY ERRORS RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTION. SUCH ERRORS WILL NOT BE CONSIDERED SUBSEQUENTLY AS A BASIS FOR EXTRA MONETARY CONSIDERATION.
8. G.C. SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS. ANY ERROR OR INCONSISTENCY SHALL BE REPORTED TO THE OWNER AND ARCHITECT AND HIS DISPOSITION OBTAINED BEFORE ANY WORK IS BEGUN. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS OF WORK AND THE MEASUREMENTS INDICATED ON THE CONSTRUCTION DOCUMENTS.
9. G.C. TO COORDINATE DEMOLITION WITH NEW CONSTRUCTION.
10. ANY DAMAGES TO EXISTING FACILITY DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BACK TO ORIGINAL CONDITION AT THE G.C.'S EXPENSE.
11. G.C. SHALL COORDINATE WORK DESCRIBED IN CONSTRUCTION DOCUMENTS SUCH THAT ALL WORK IS COMPLETED AS INDICATED IN THE DOCUMENTS. ANY ERRORS RESULTING FROM G.C.'S LACK OF COORDINATION AND DIRECTION SHALL BE CORRECTED AT G.C.'S EXPENSE, AND WILL NOT BE CONSIDERED AS A BASIS FOR MONETARY CONSIDERATION.
12. G.C. SHALL BE RESPONSIBLE TO COORDINATE ALL PHASES OF CONSTRUCTION AND FOR COORDINATION BETWEEN SUBCONTRACTORS. MEANS AND METHOD OF CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY PRECAUTION REQUIRED TO PROTECT ALL WORK INCLUDING EXISTING WORK TO REMAIN DURING CONSTRUCTION IS PART OF THE SCOPE OF WORK AND SHALL BE INCLUDED IN THE BASE BID.
13. CONTRACTOR TO BE RESPONSIBLE TO COORDINATE WITH OWNER ALL PENETRATIONS AND INSURE THAT ALL PENETRATIONS ARE PROPERLY SEALED FROM ANY POTENTIAL WEATHER CONDITIONS DURING CONSTRUCTION.

DEMOLITION PLAN LEGEND

	EXISTING STRUCTURE TO REMAIN
	EXISTING CMU BLOCK WALL TO REMAIN
	EXISTING CMU BLOCK WALL TO REMAIN
	EXISTING WALLS, WINDOW AND/OR DOOR TO BE REMOVED IN ITS ENTIRETY.
	EXIST. TO BE REMOVED AND DEMOLISHED

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Revisions:

Project Number:

1-1214-053

Drawn By: RT

Checked By: ACG

Sheet Title:

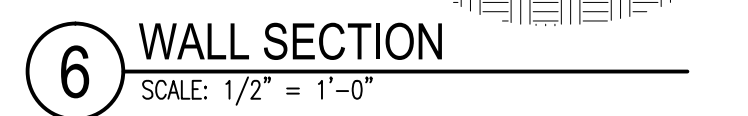
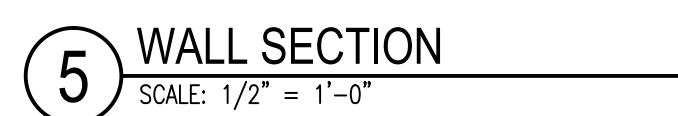
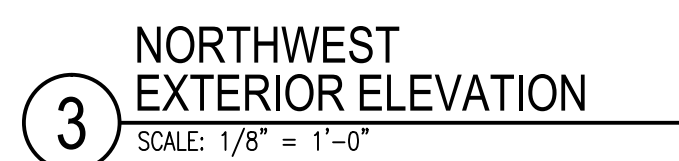
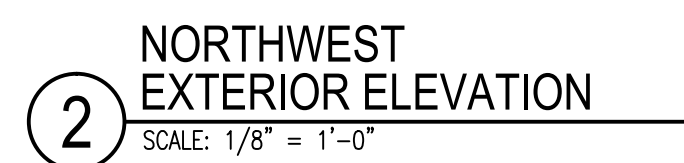
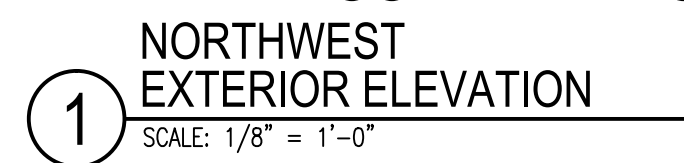
DEMOLITION PLANS

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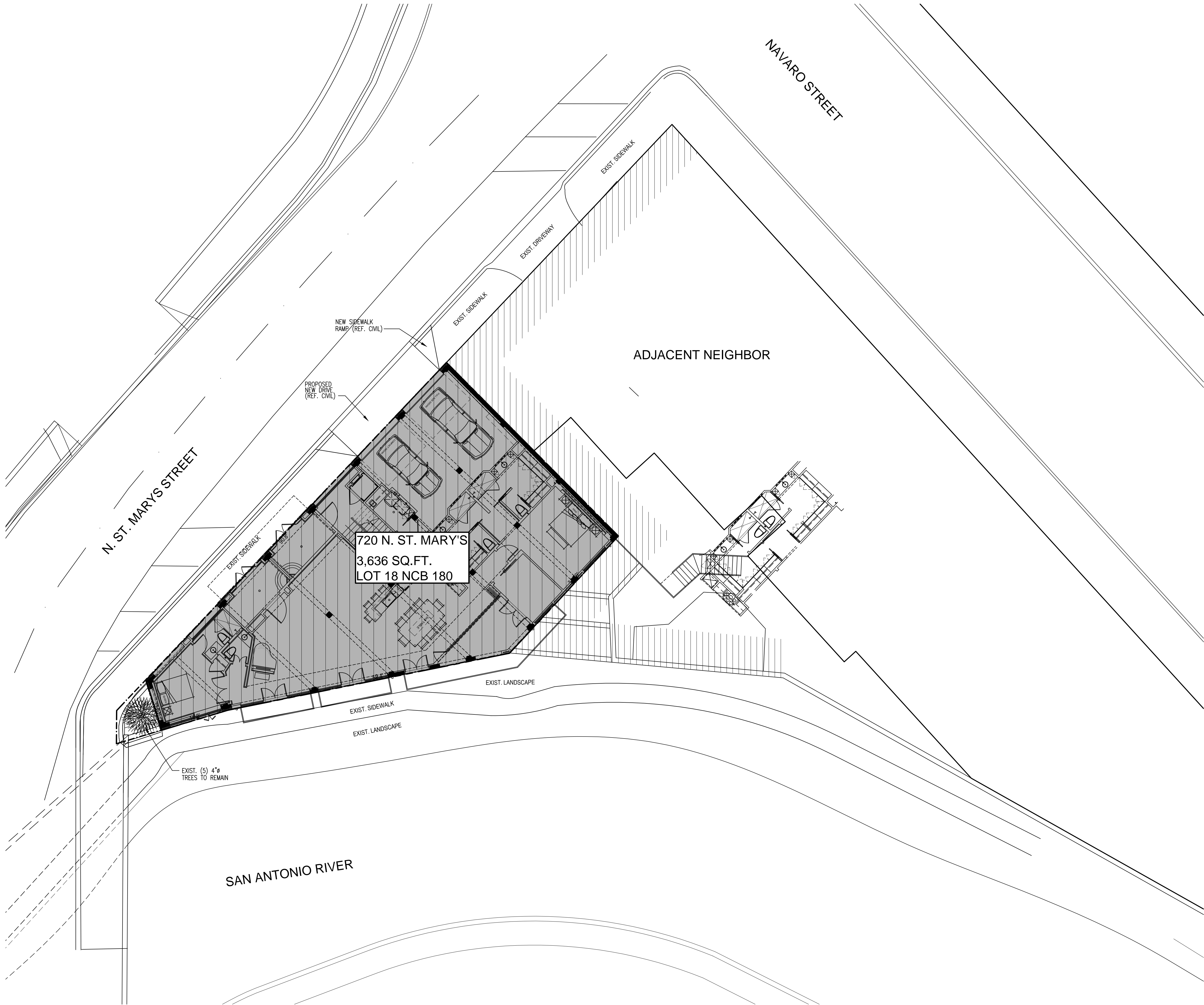
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Issue Date:

11/23/15



11/23/15



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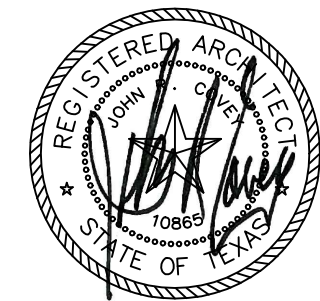
OVERALL SITE PLAN
SCALE: 1" = 10'-0"

GENERAL NOTES

1. SEE SHEETS D2.1 FOR DEMOLITION
2. SEE SHEET A2.1 FOR NEW CONSTRUCTION.
3. ADJACENT NEIGHBOR N.I.C.

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Revisions:

Project Number:

1-1214-053

Drawn By: ACG

Checked By: ACG

Sheet Title:

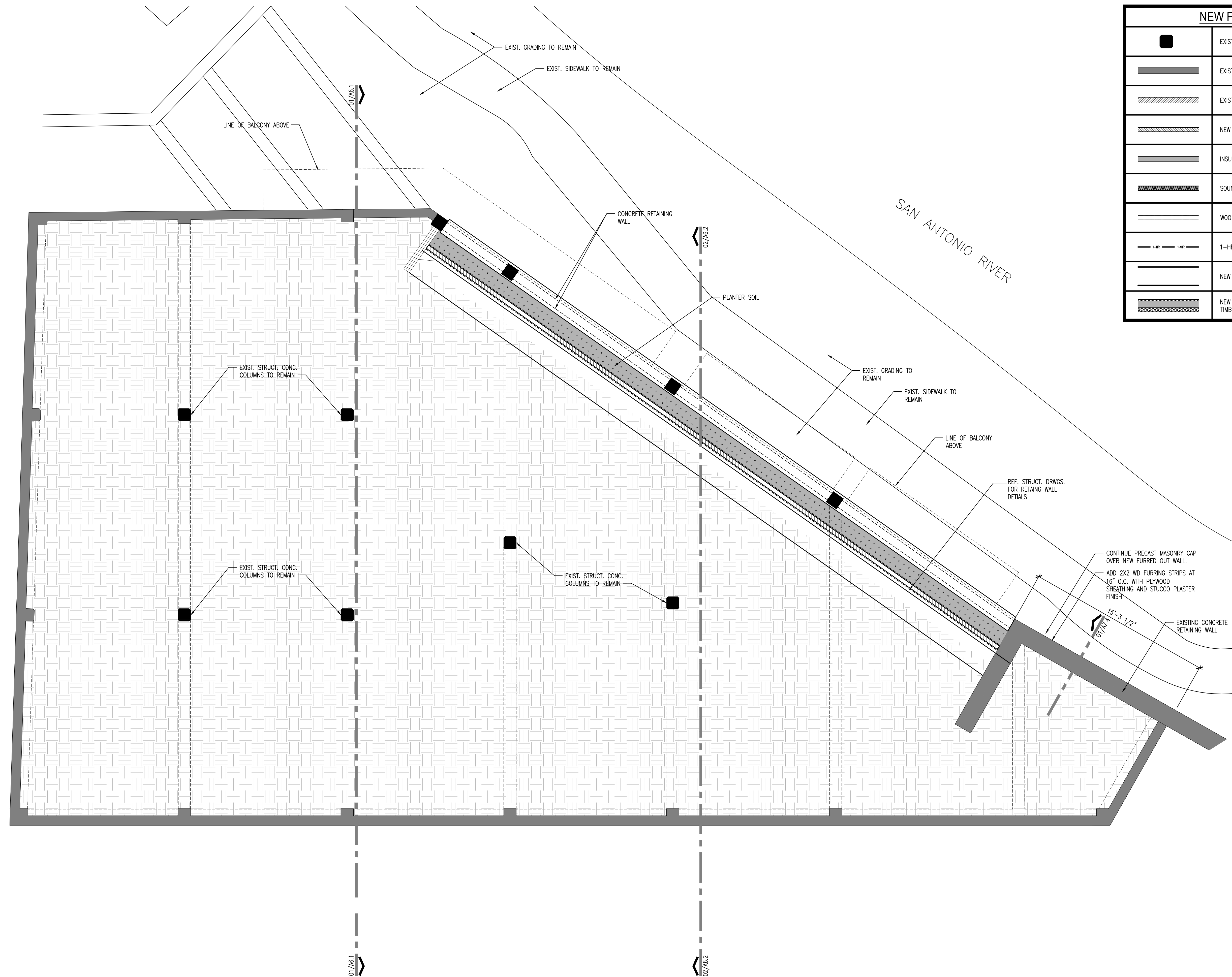
OVERALL SITE PLAN

Sheet Number:

A1.1

Issue Date:

11/23/15



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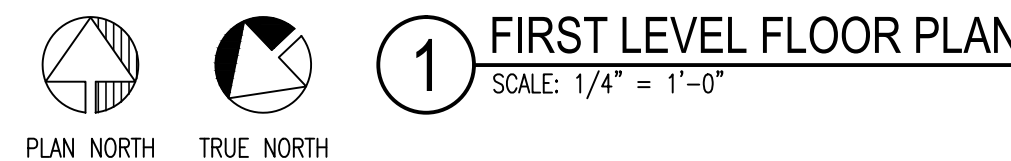
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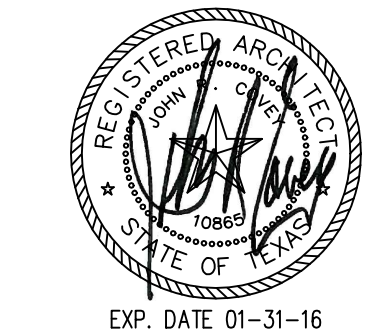
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A2.2

Issue Date:

11/23/15





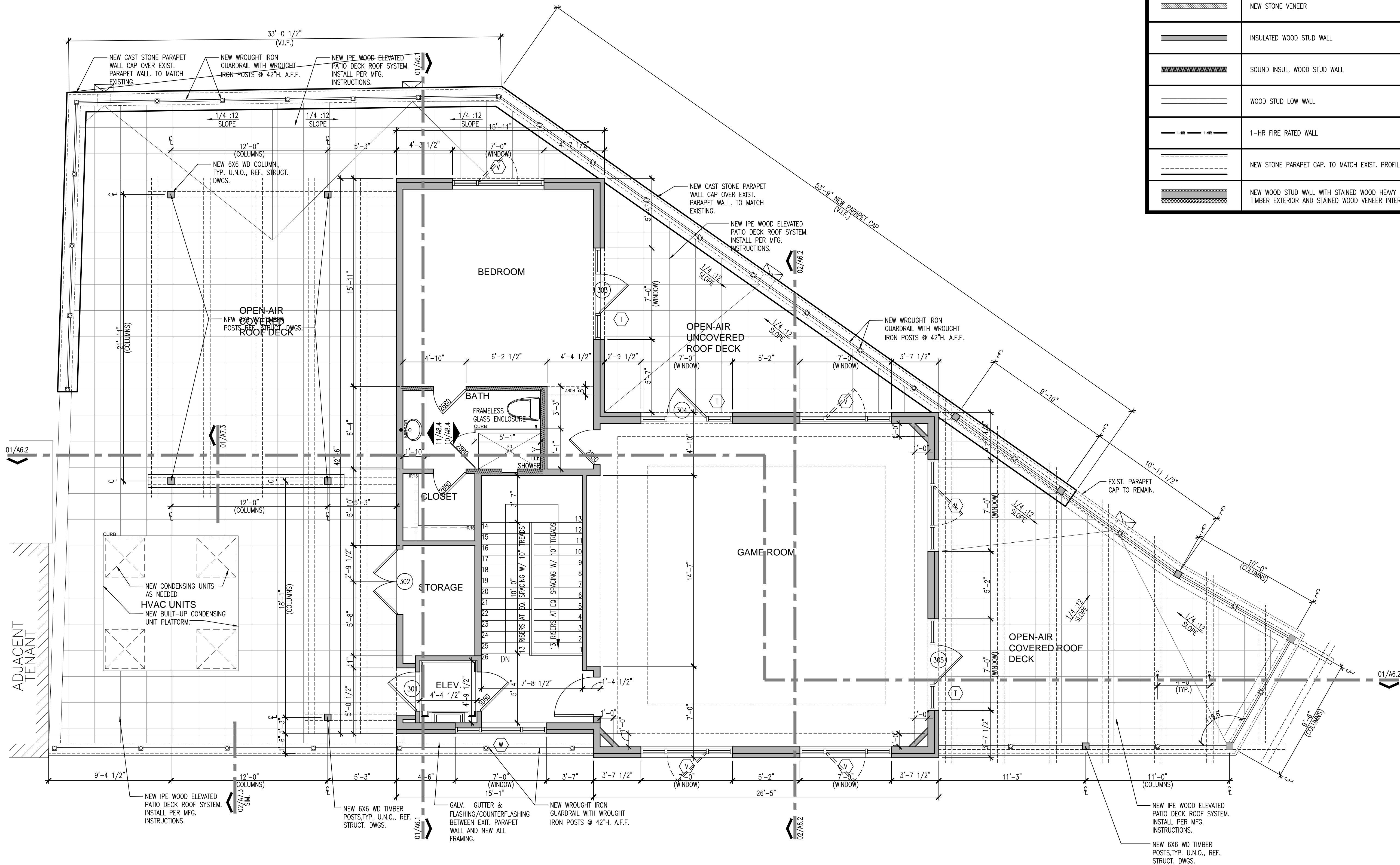
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Sheet Number: _____

A2.3

Issue Date:
11/23/15





NEW PLAN LEGEND	
	EXISTING COLUMNS
	EXISTING WALL
	EXISTING BRICK
	NEW STONE VENEER
	INSULATED WOOD STUD WALL
	SOUND INSUL. WOOD STUD WALL
	WOOD STUD LOW WALL
	1-HR FIRE RATED WALL
	NEW STONE PARAPET CAP. TO MATCH EXIST. PROFILE
	NEW WOOD STUD WALL WITH STAINED WOOD HEAVY TIMBER EXTERIOR AND STAINED WOOD VENEER INTERIOR

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Revisions:

Project Number:
1-1214-053

Drawn By: RT
Checked By: ACG

Sheet Title:
THIRD LEVEL FLOOR PLAN

Sheet Number:

A2.4

Issue Date:
11/23/15



1 THIRD LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXP. DATE 01-31-16

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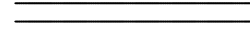

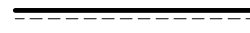

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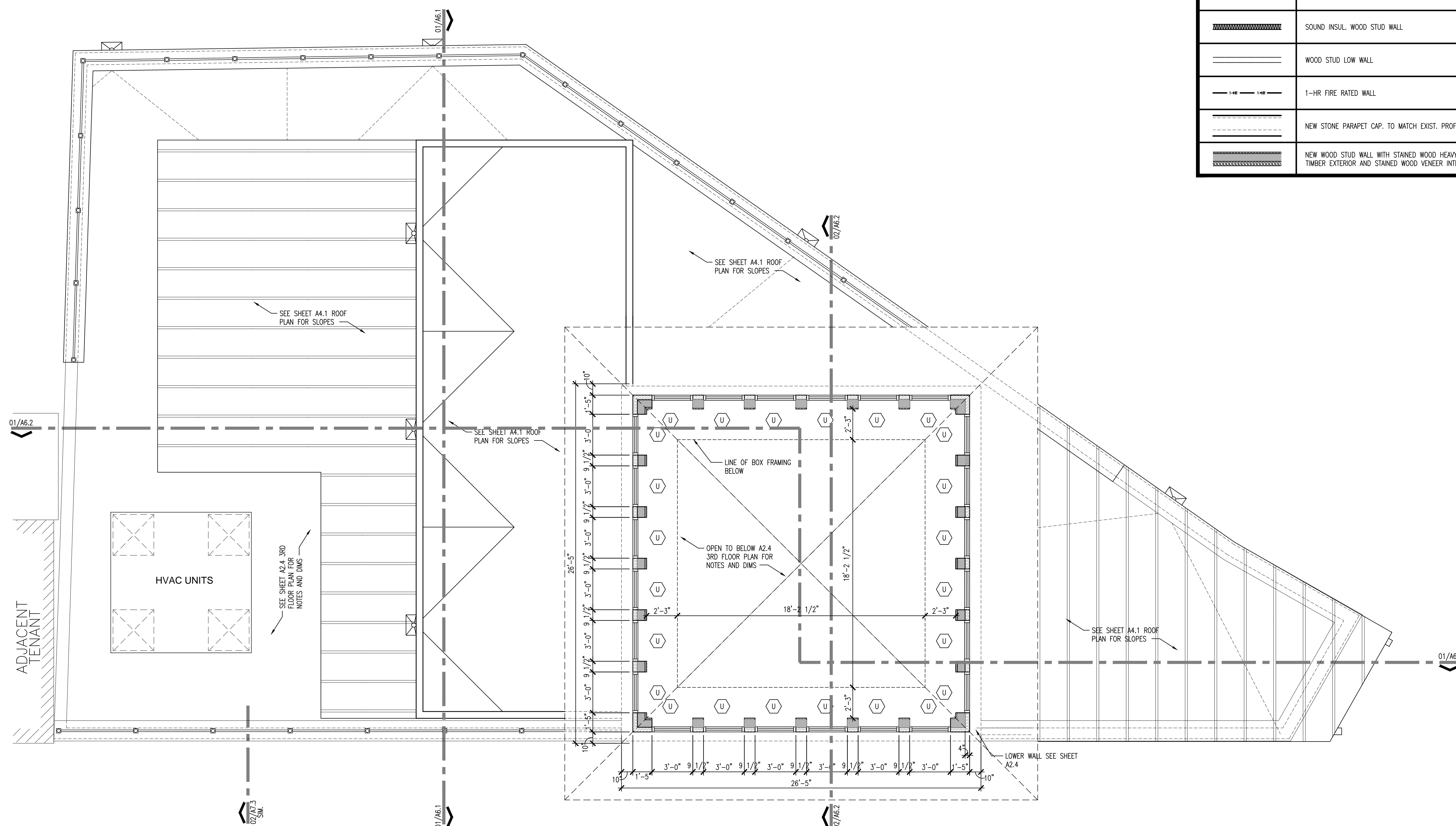
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THIRD LEVEL CLEAR
STORY FLOOR PLAN

Sheet Number:

A2.5

Issue Date:
11/23/15

NEW PLAN LEGEND	
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	EXISTING WALL
	EXISTING BRICK
	NEW STONE VENEER
	INSULATED WOOD STUD WALL
	SOUND INSUL. WOOD STUD WALL
	WOOD STUD LOW WALL
	1-HR FIRE RATED WALL
	NEW STONE PARAPET CAP. TO MATCH EXIST. PROFILE
	NEW WOOD STUD WALL WITH STAINED WOOD HEAVY TIMBER EXTERIOR AND STAINED WOOD VENEER INTERIOR



PLAN NORTH



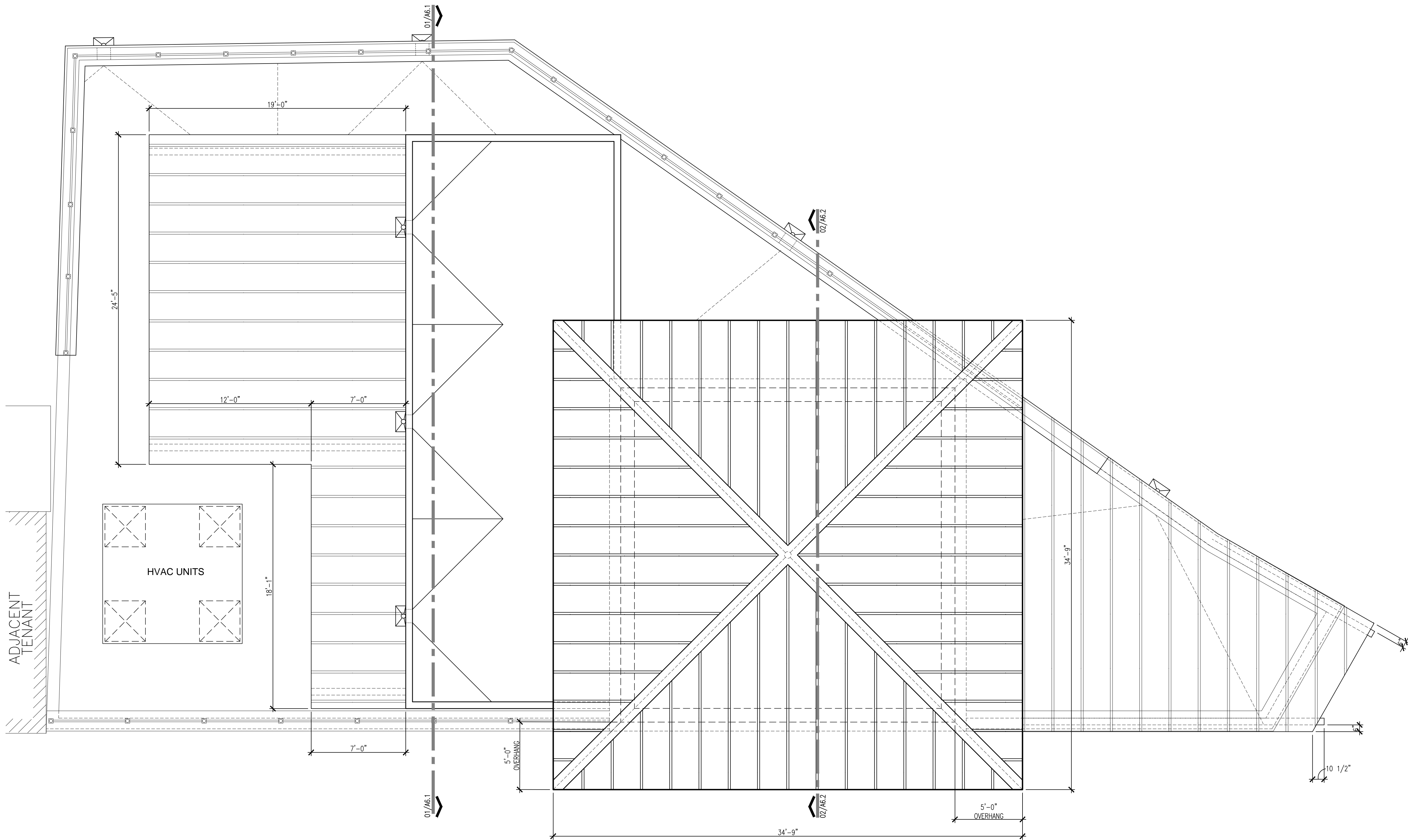
TRUE NORTH



THIRD LEVEL CLEAR STORY FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

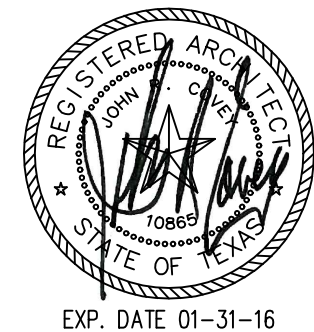
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1 OVERALL ROOF PLAN
SCALE: 1/4" = 1'-0"

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Checked By: ACG

Sheet Title:

OVERALL ROOF PLAN

Sheet Number:

A4.1

Issue Date:

11/23/15



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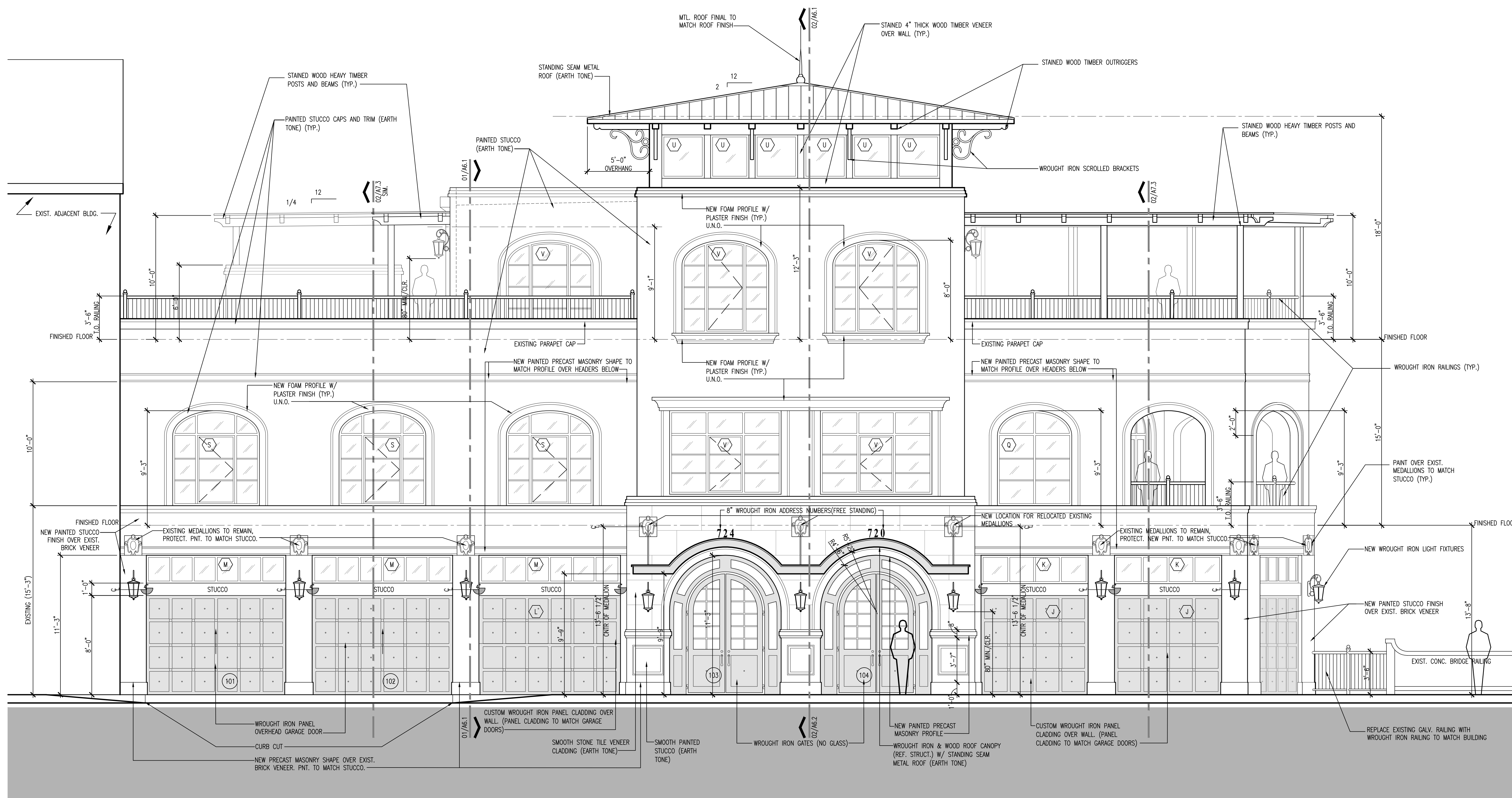
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EXTERIOR ELEVATIONS

Sheet Number:

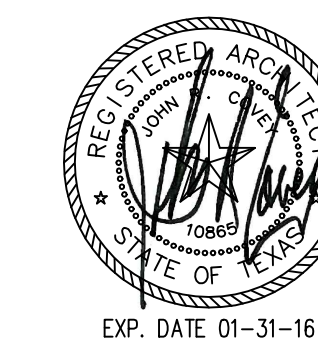
A5.1

Issue Date:

11/23/15



1 NORTHWEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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Revisions:

Project Number:
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Drawn By: ACG
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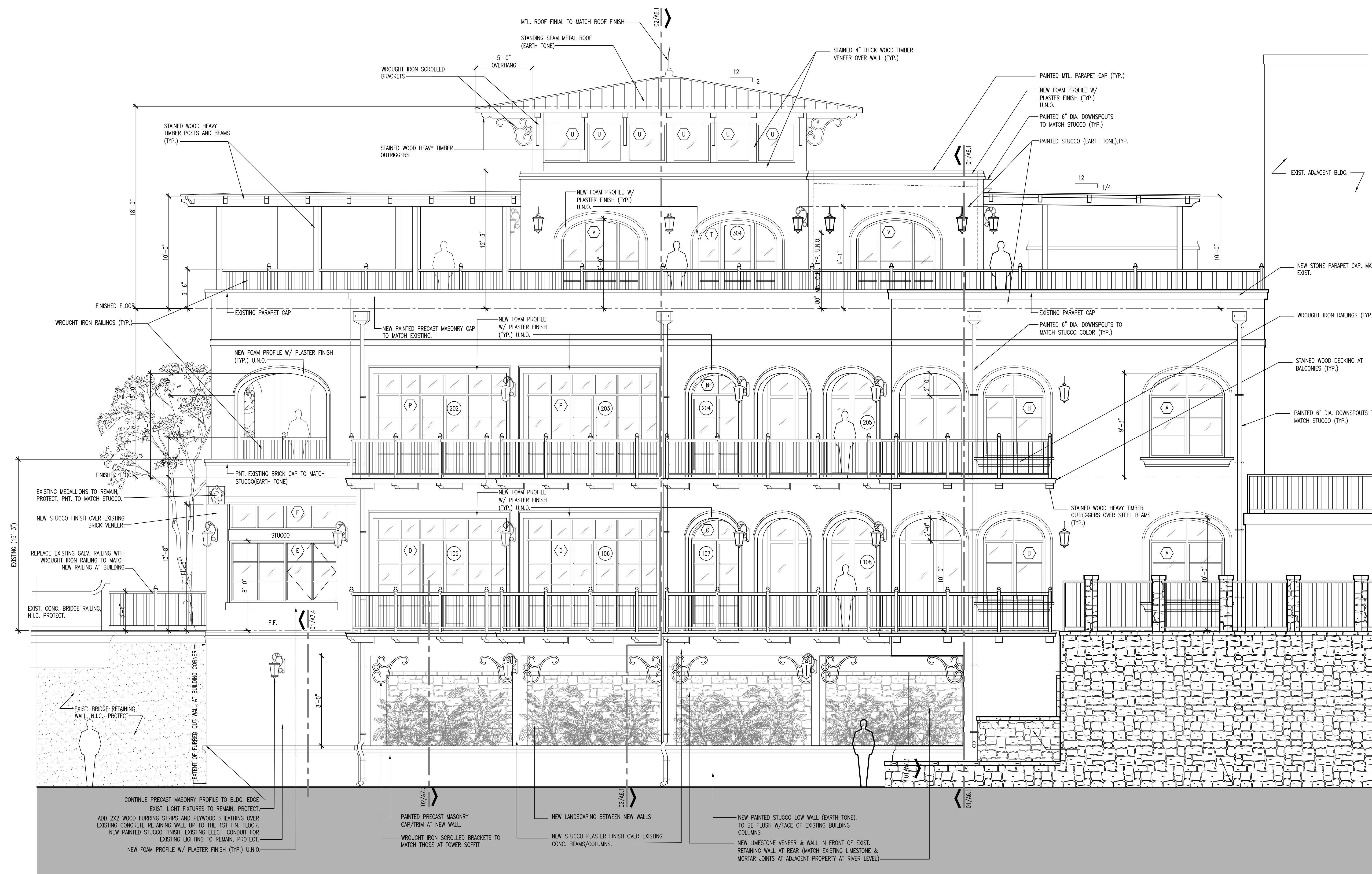
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Sheet Number:

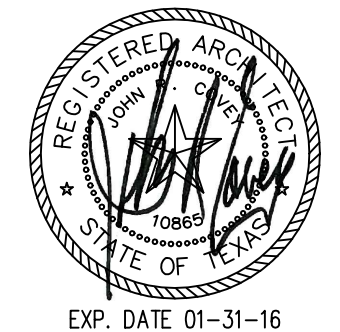
A5.2

Issue Date:

11/23/15



1 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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Drawn By: ACG
Checked By: ACG

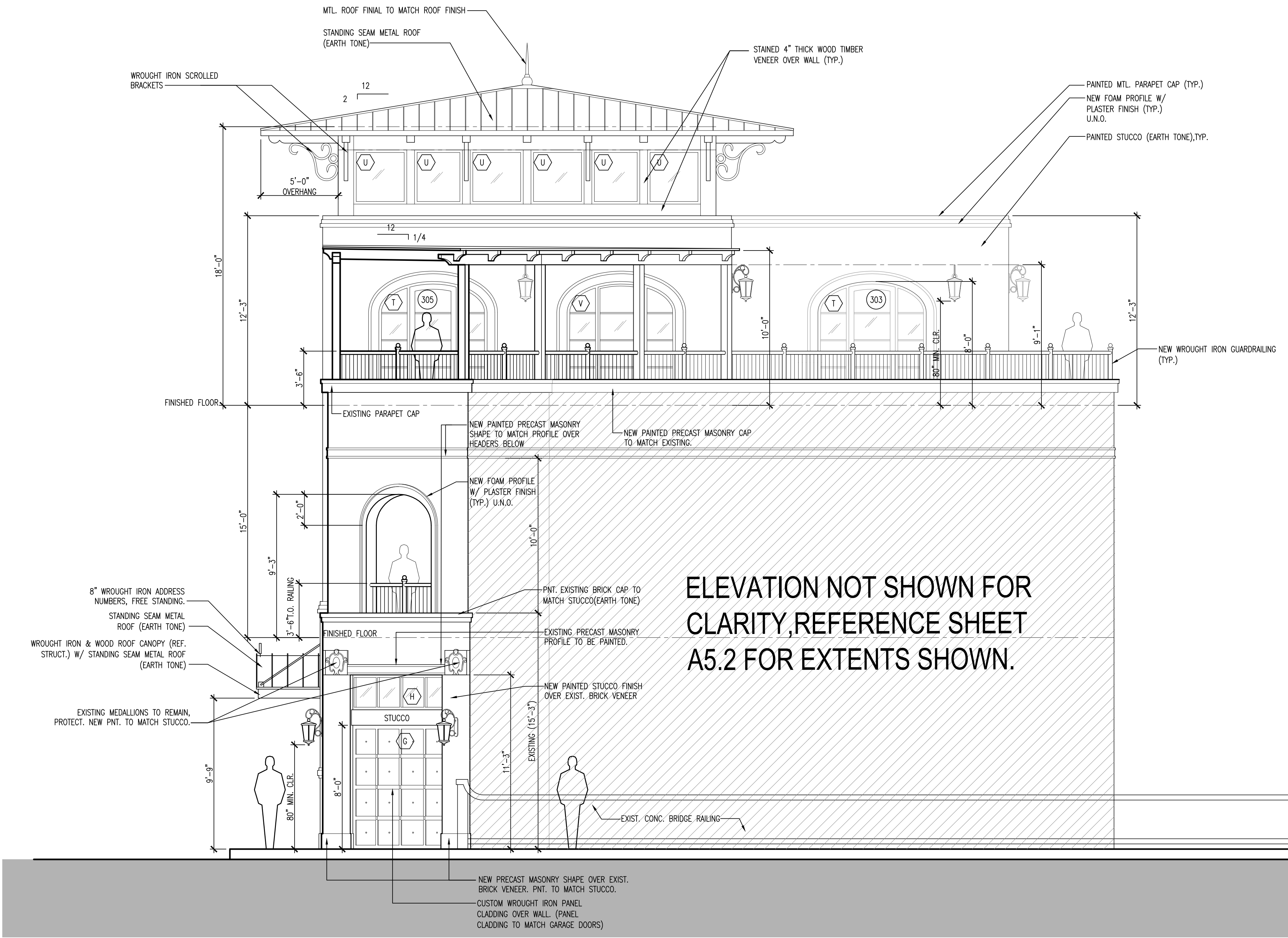
Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

A5.3

Issue Date:

11/23/15



1 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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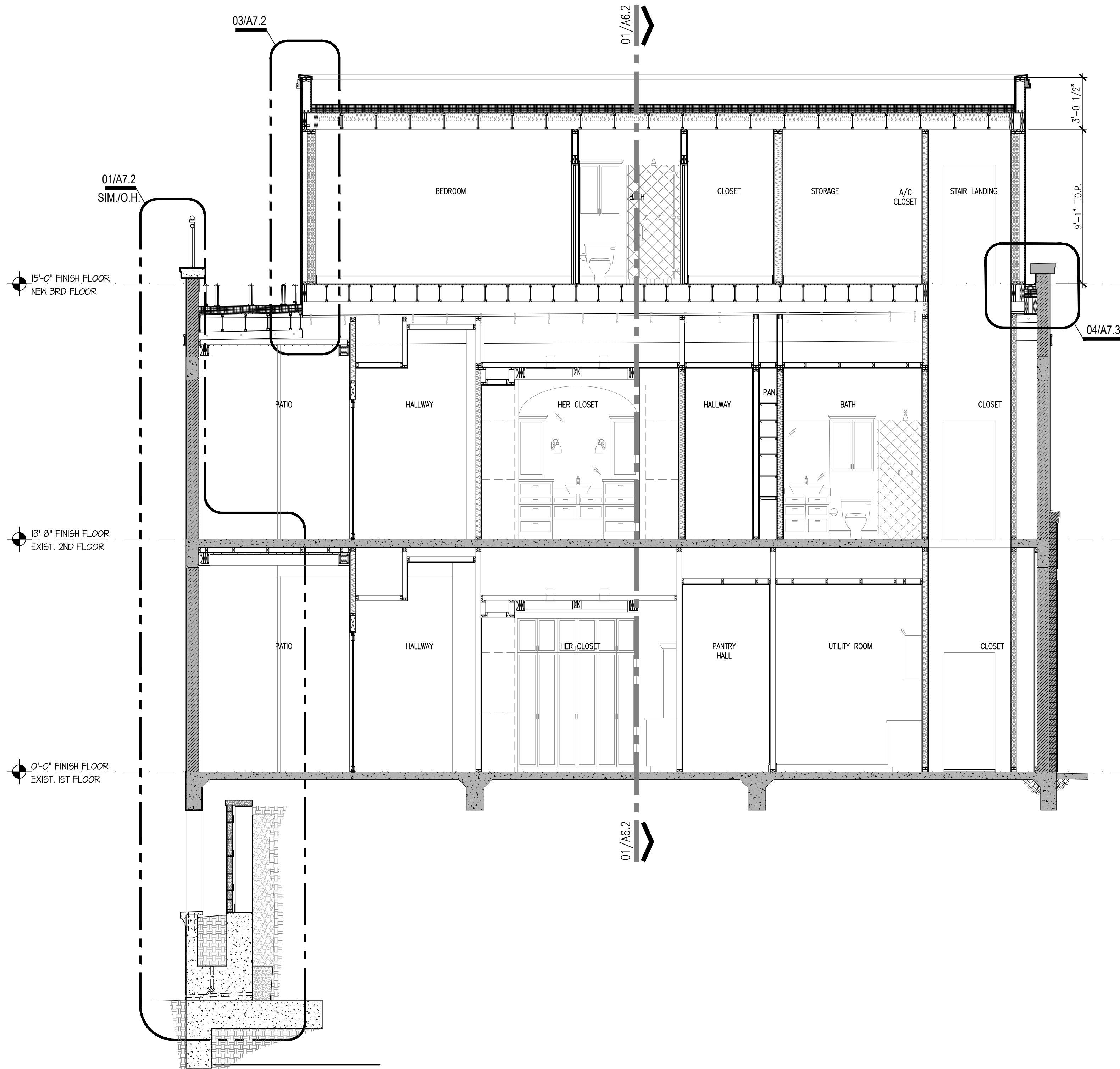
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BUILDING SECTIONS

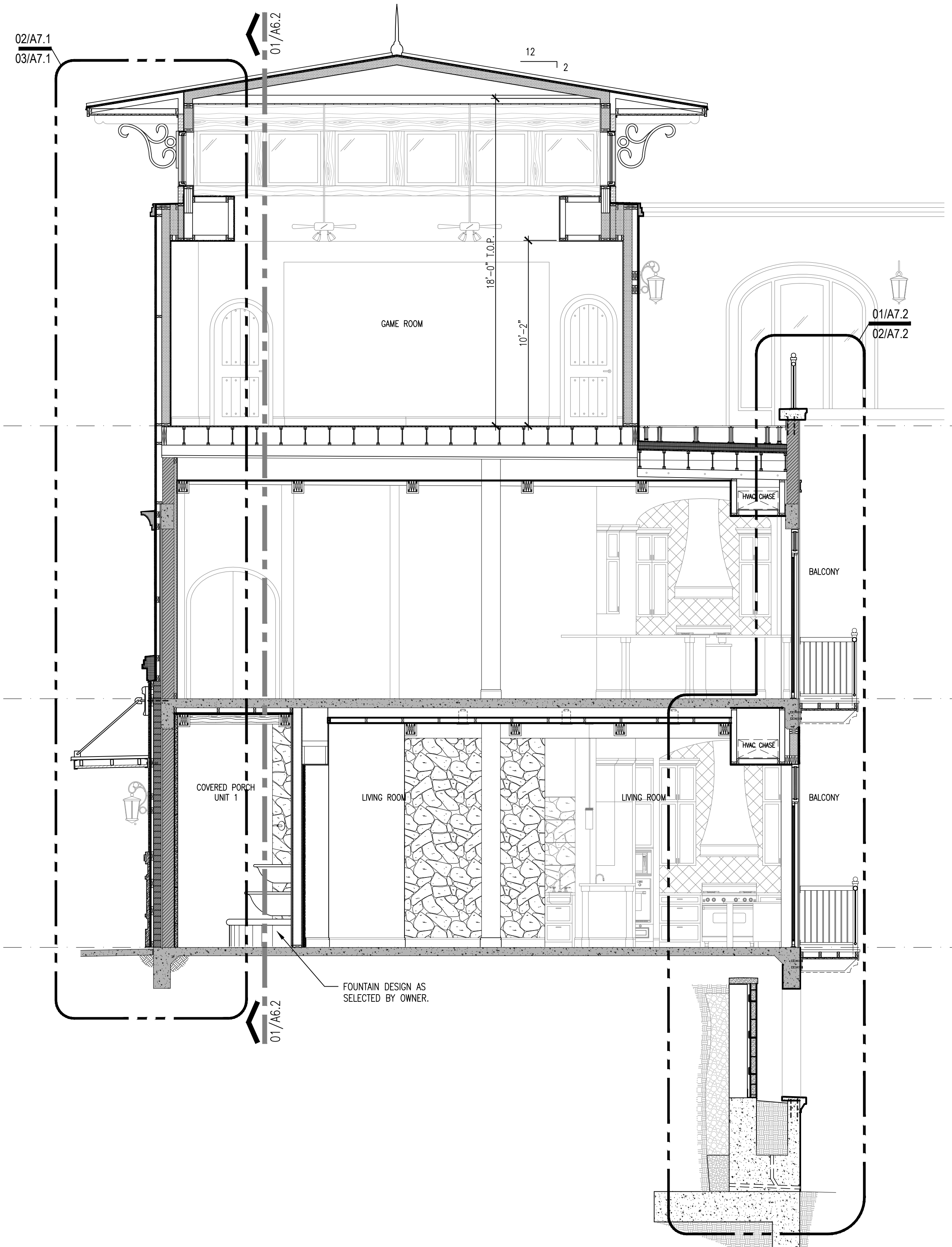
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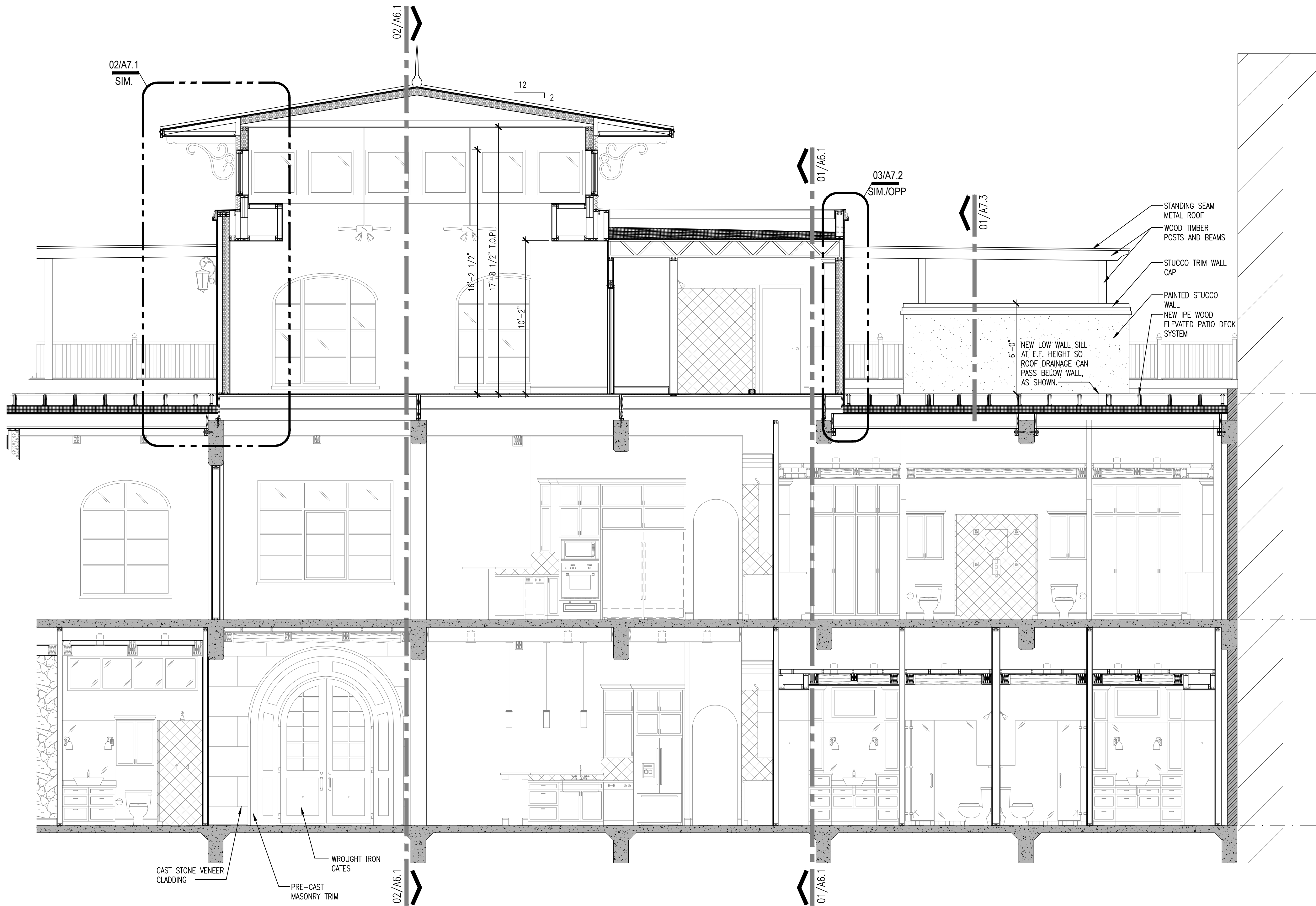
Issue Date:
11/23/15



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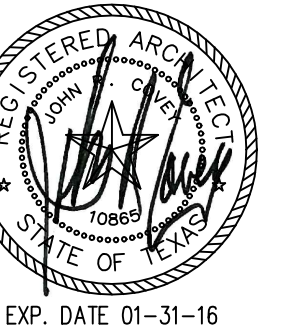
2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

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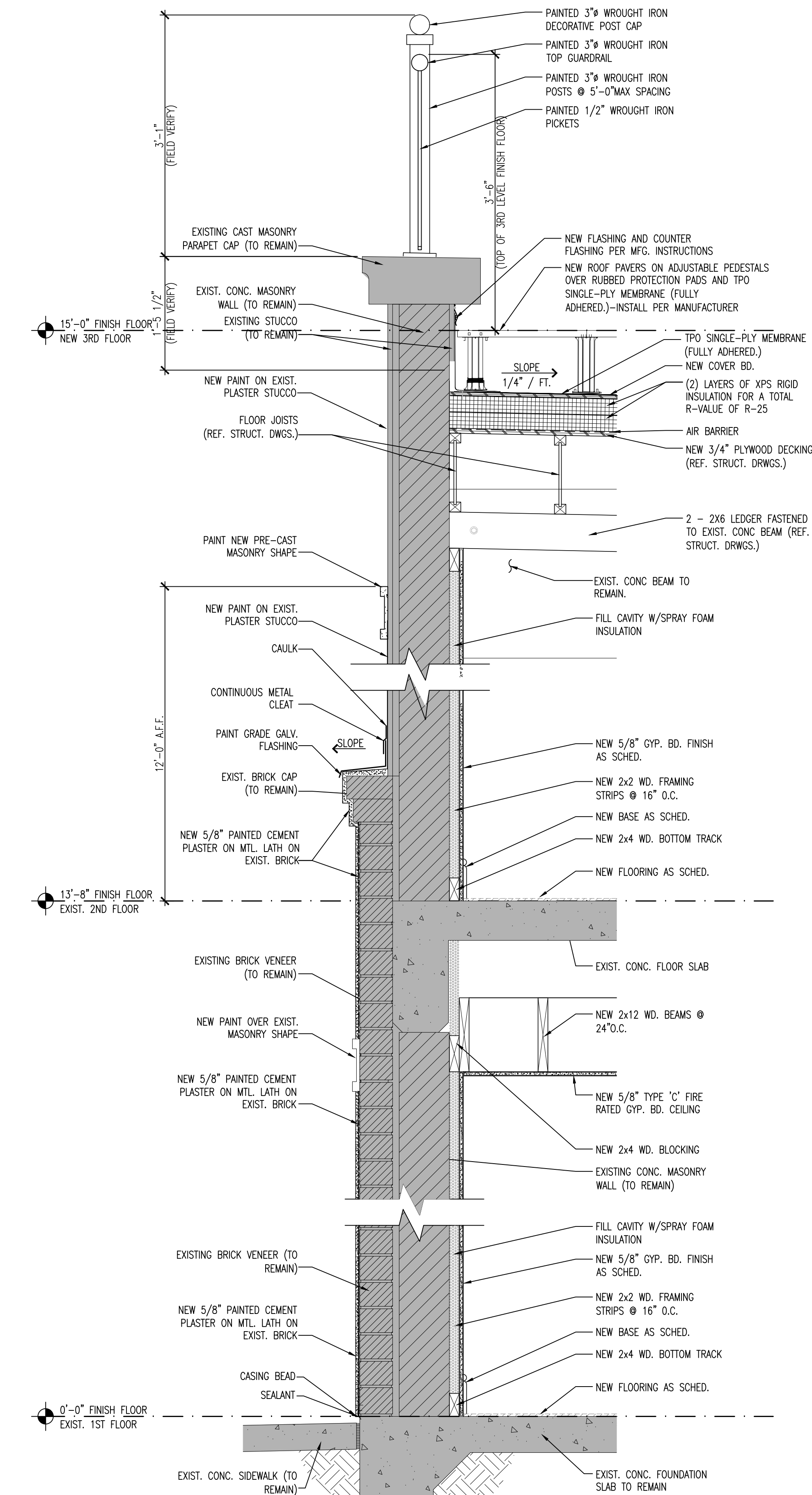
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BUILDING SECTIONS

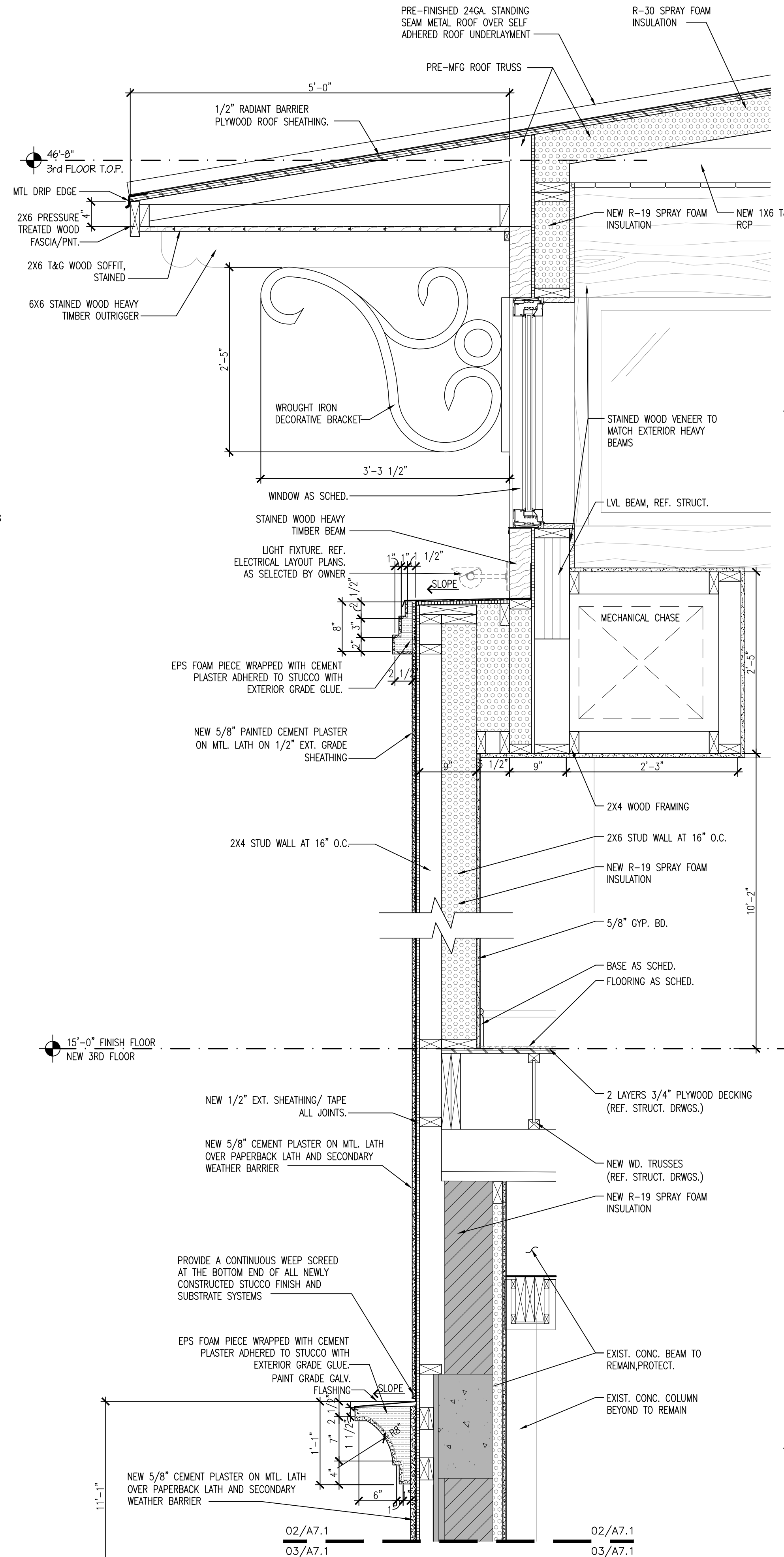
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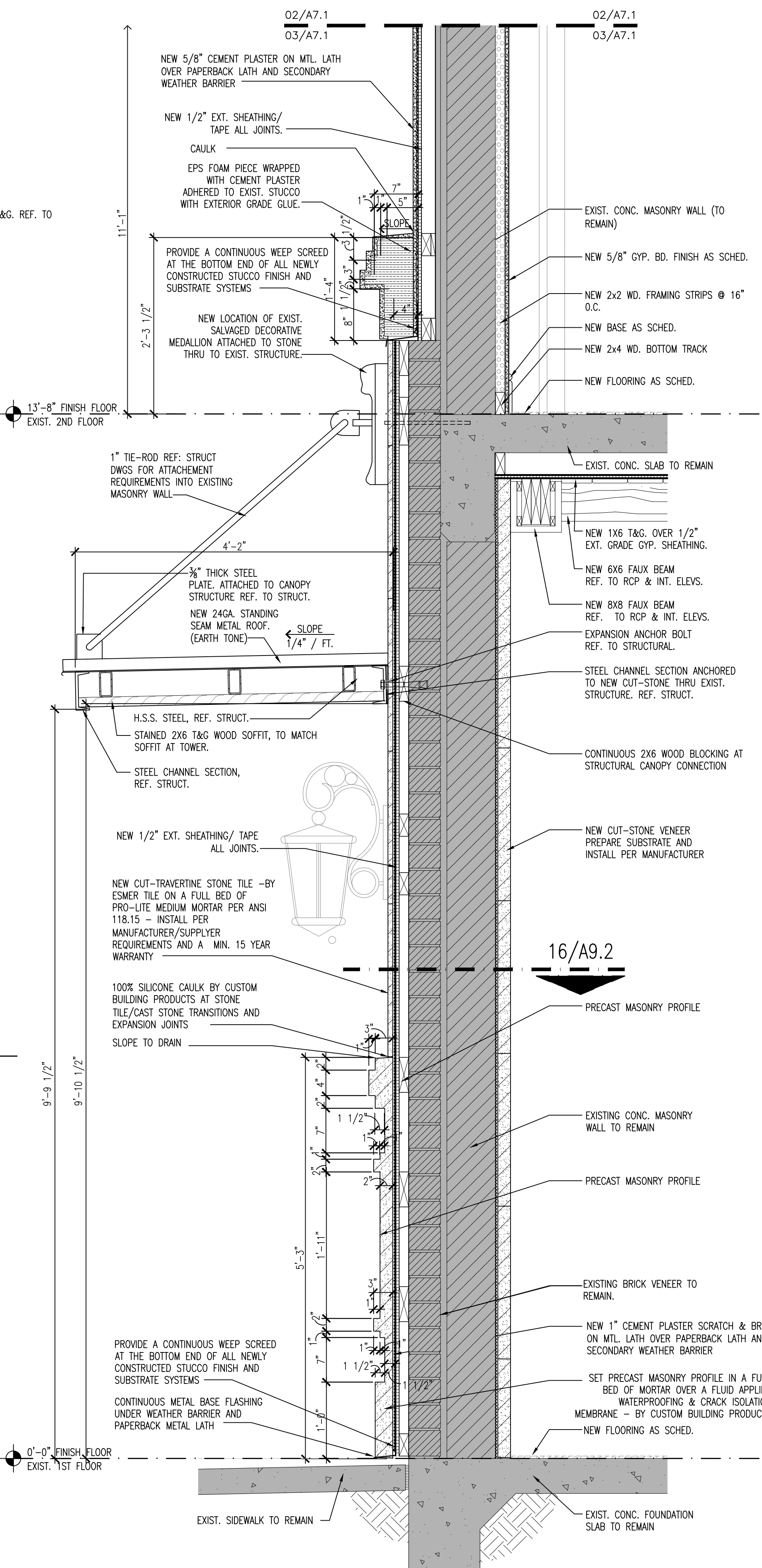
Issue Date:
11/23/15



1 WALL SECTION
SCALE: 1" = 1'-0"



2 WALL SECTION
SCALE: 1" = 1'-0"



3 WALL SECTION
SCALE: 1" = 1'-0"

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Revisions:

Project Number:
1-1214-053

Drawn By: RT
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Sheet Title:
EXTERIOR TYPICAL
WALL SECTIONS

Sheet Number:

A7.1

Issue Date:
11/23/15

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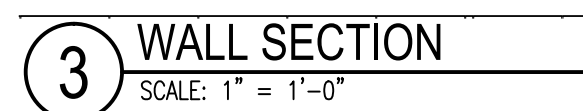
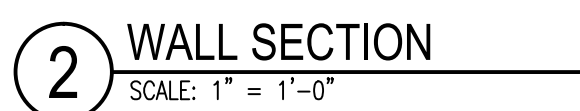
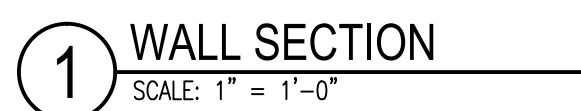
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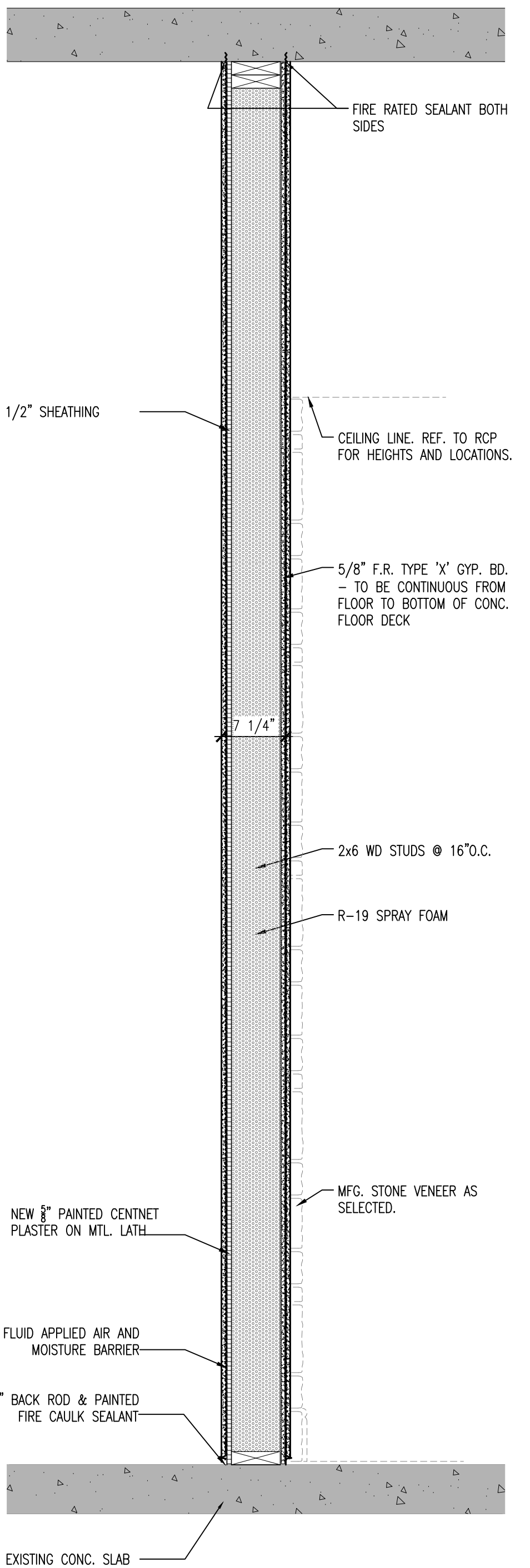
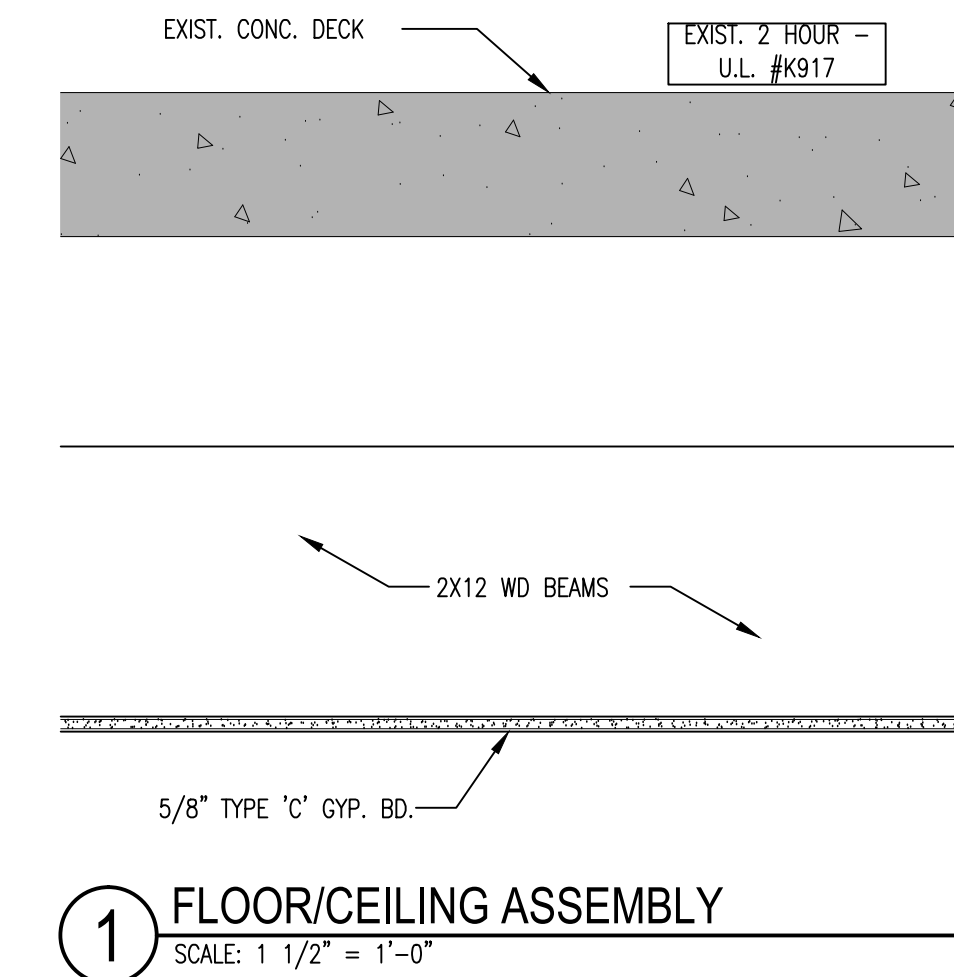
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A7.2

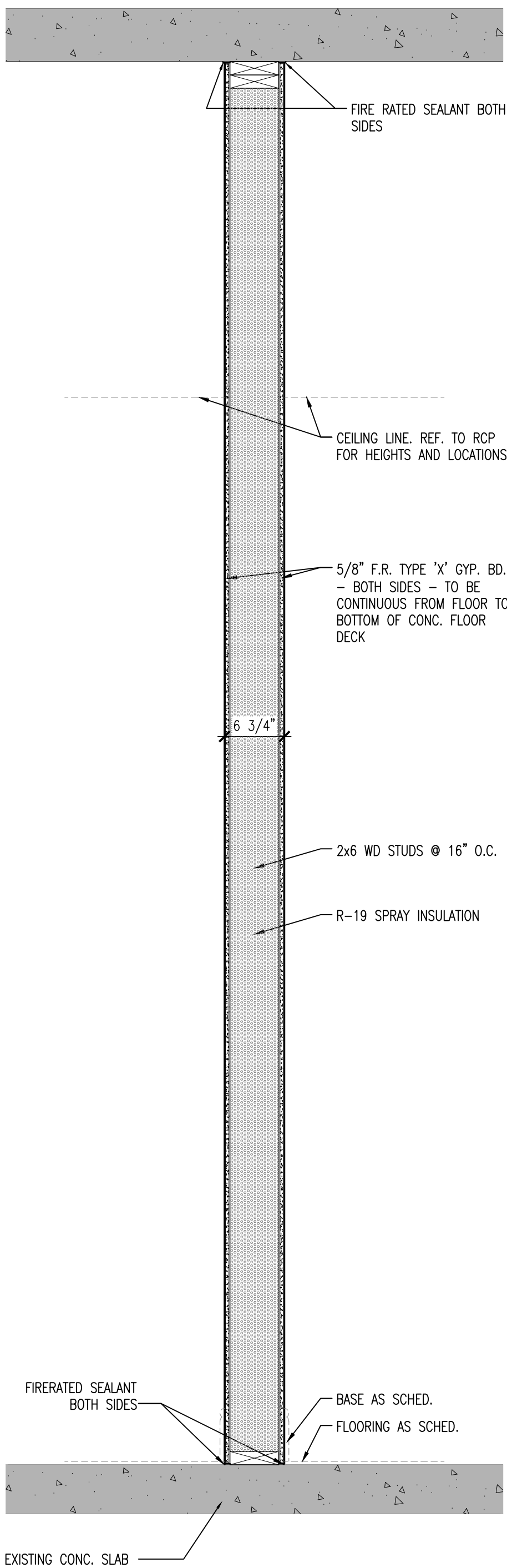
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11/23/15





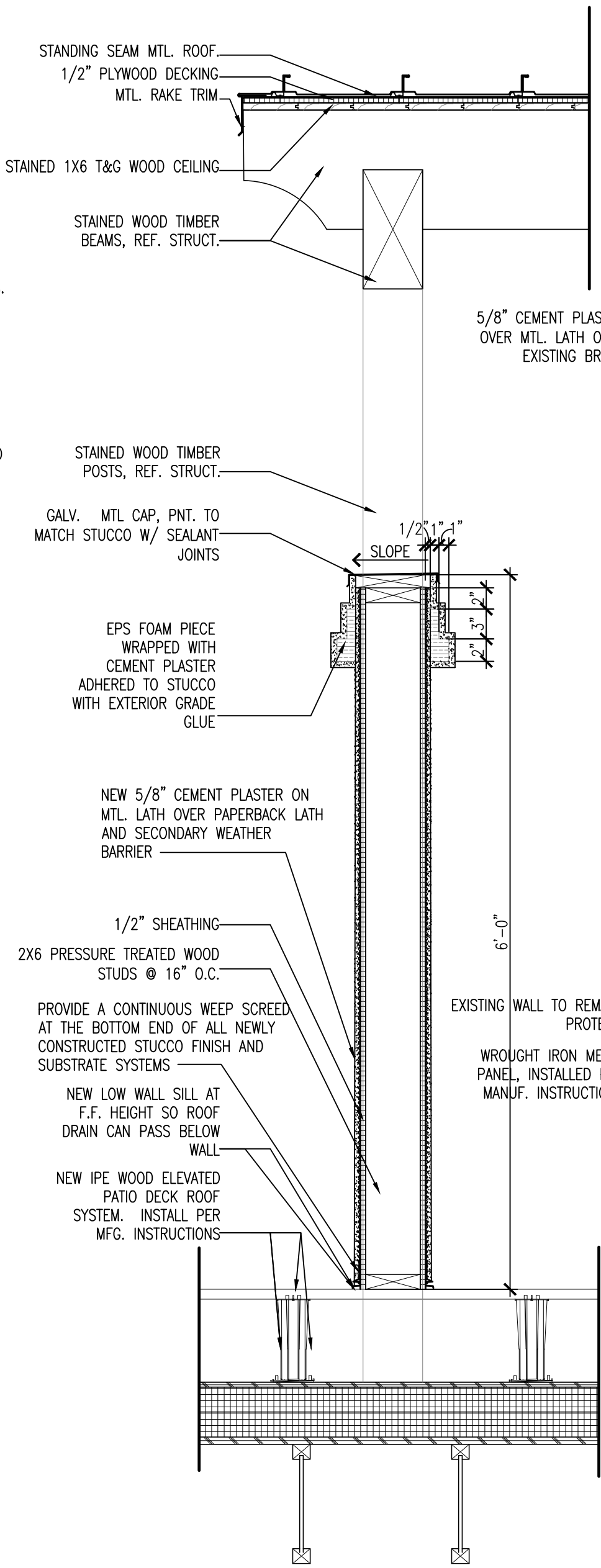
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U.L. DESIGN NO. U356

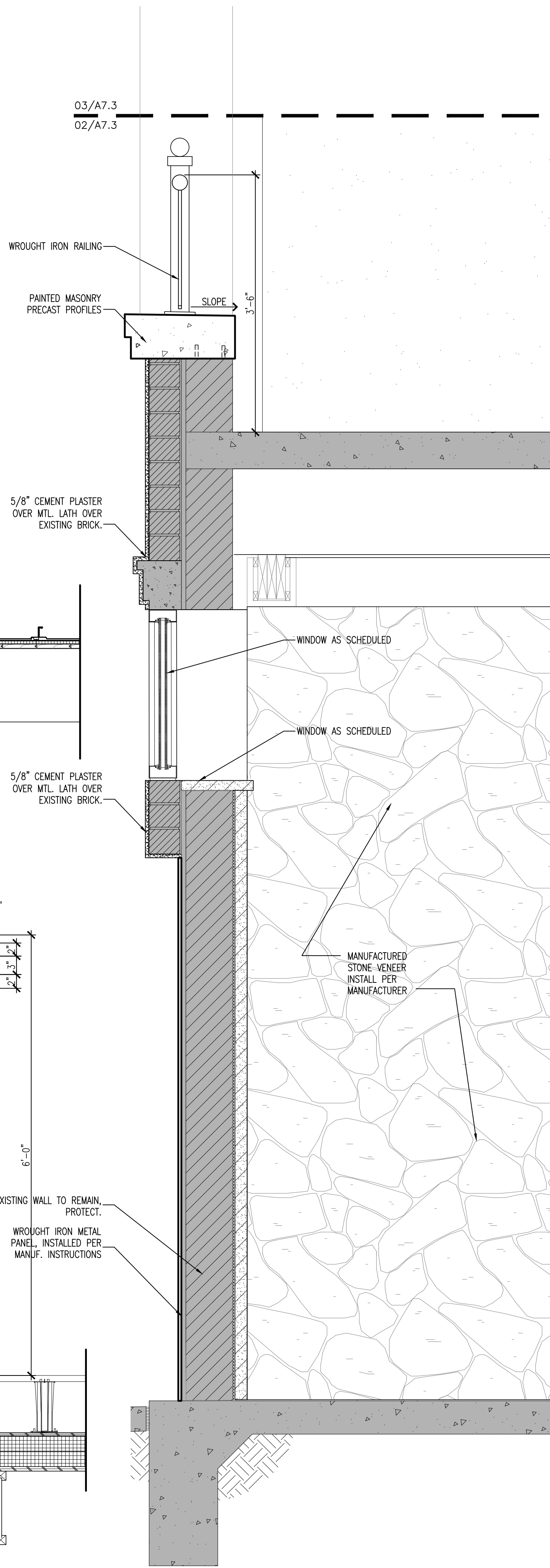


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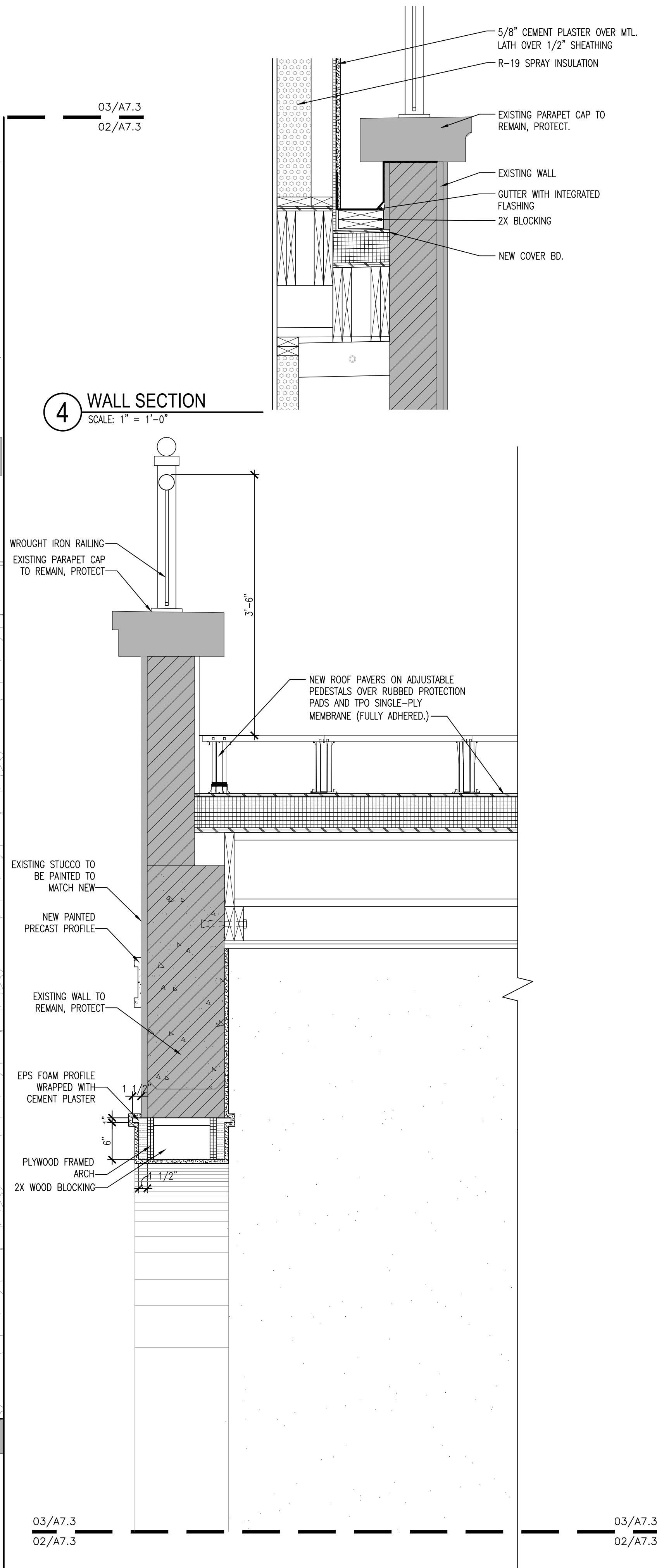
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U.L. DESIGN NO. U309



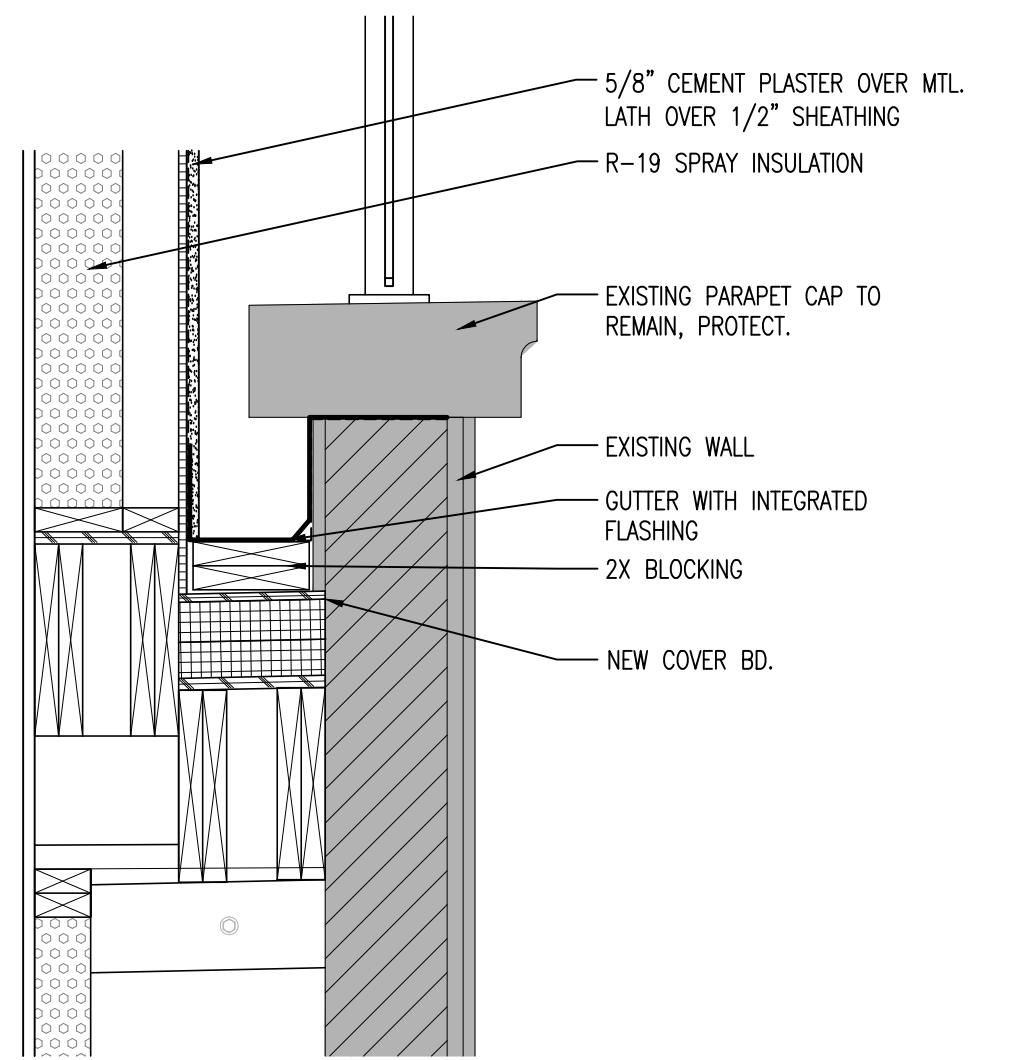
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SCALE: 1" = 1'-0"



2 WALL SECTION
SCALE: 1" = 1'-0"



3 WALL SECTION
SCALE: 1" = 1'-0"



4 WALL SECTION
SCALE: 1" = 1'-0"

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Revisions:

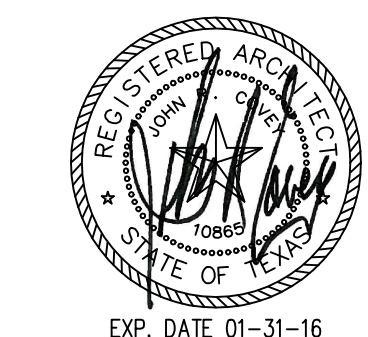
Project Number:
1-1214-053

Drawn By: RT
Checked By: ACG

Sheet Title:
EXTERIOR TYPICAL
WALL SECTIONS

Sheet Number:

A7.3
Issue Date:
11/23/15



720 N. ST. MARY'S
DUPLEX

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Revisions:

Project Number:
1-1214-053

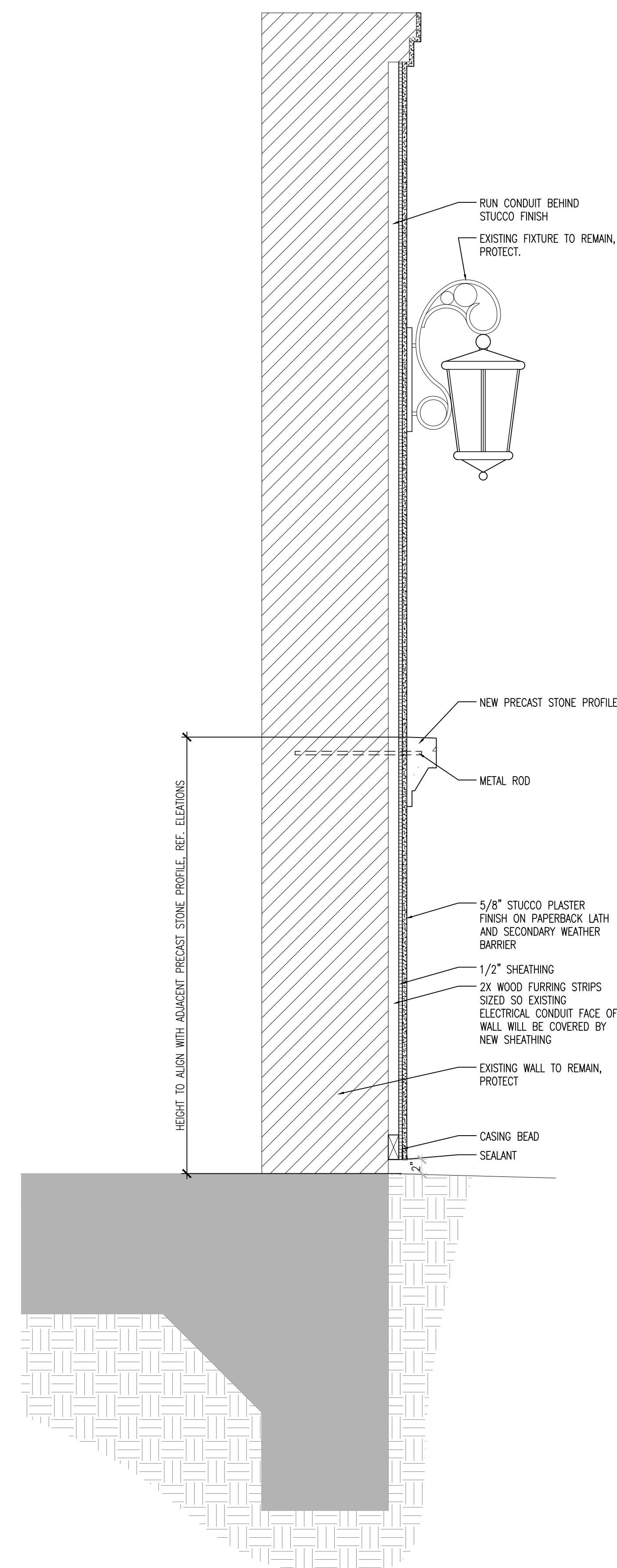
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Sheet Title:
EXTERIOR TYPICAL
WALL SECTIONS

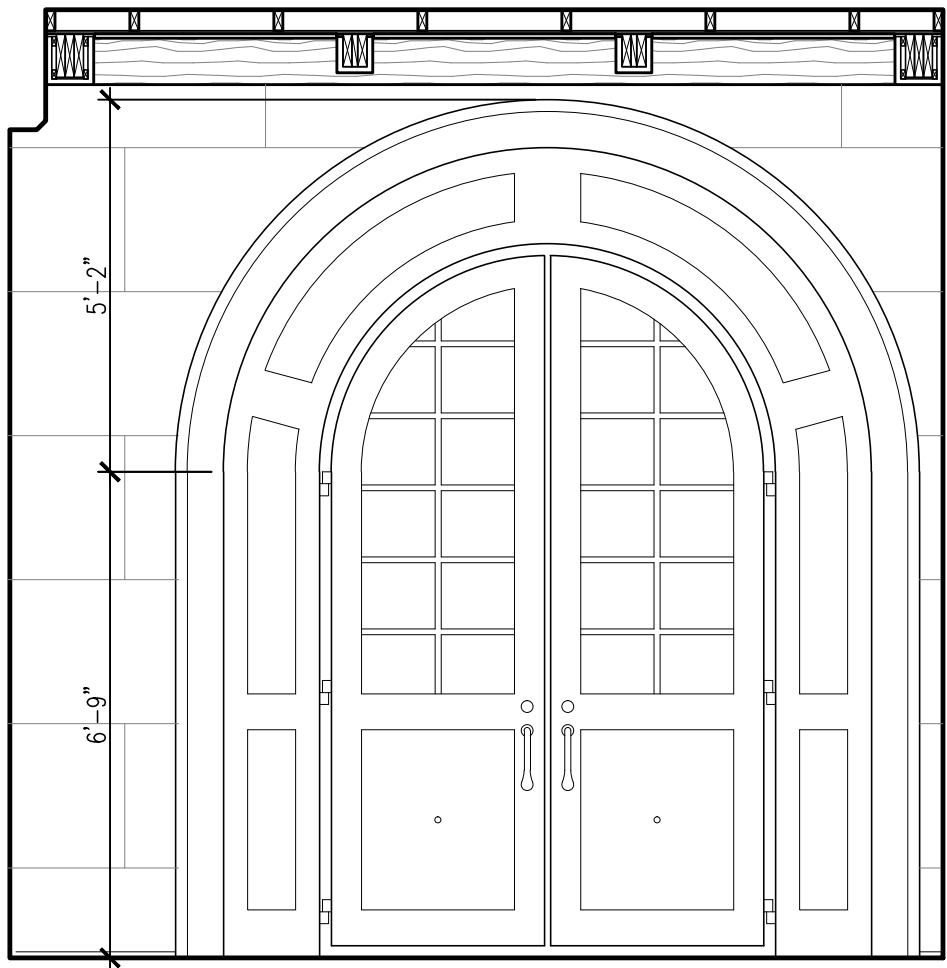
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A7.4

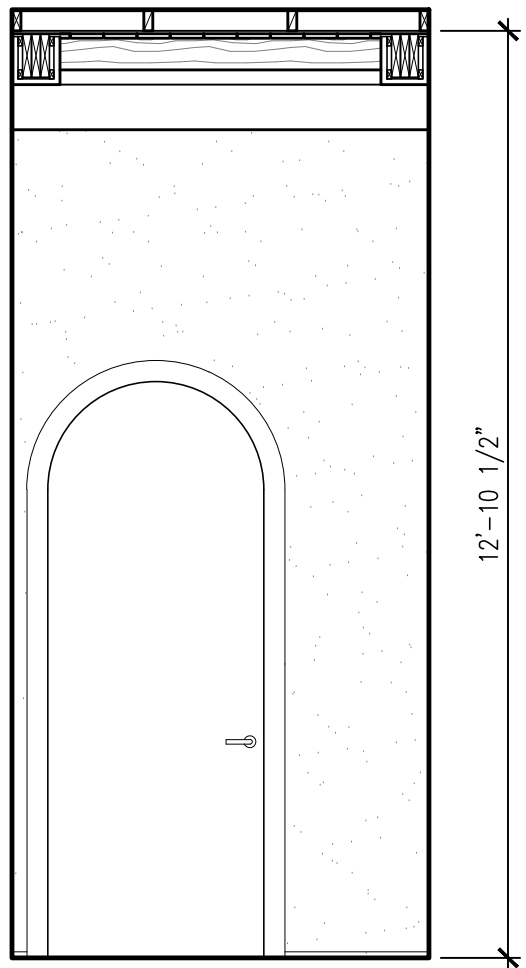
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11/23/15



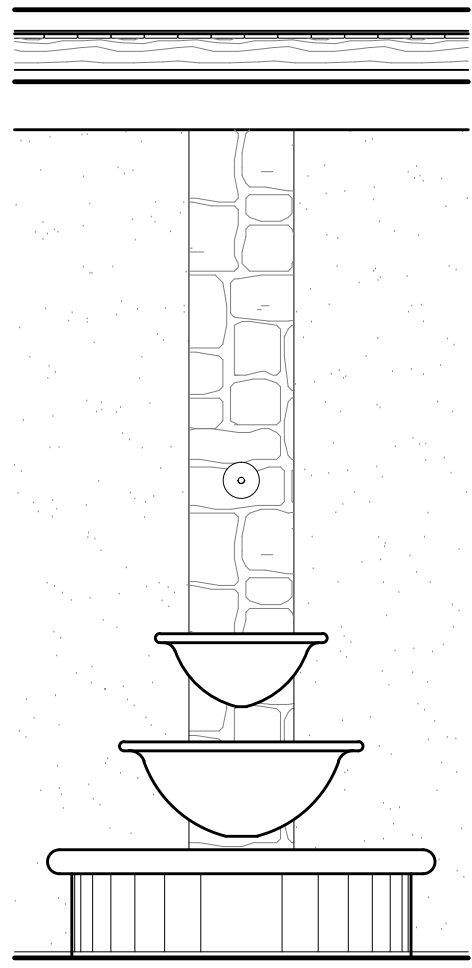
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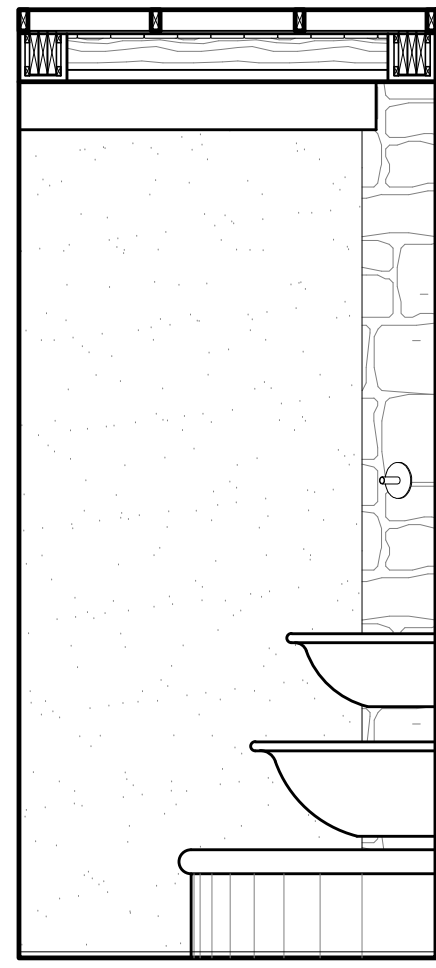
1 COVERED PORCH
SCALE: 3/8" = 1'-0" 1ST FLOOR



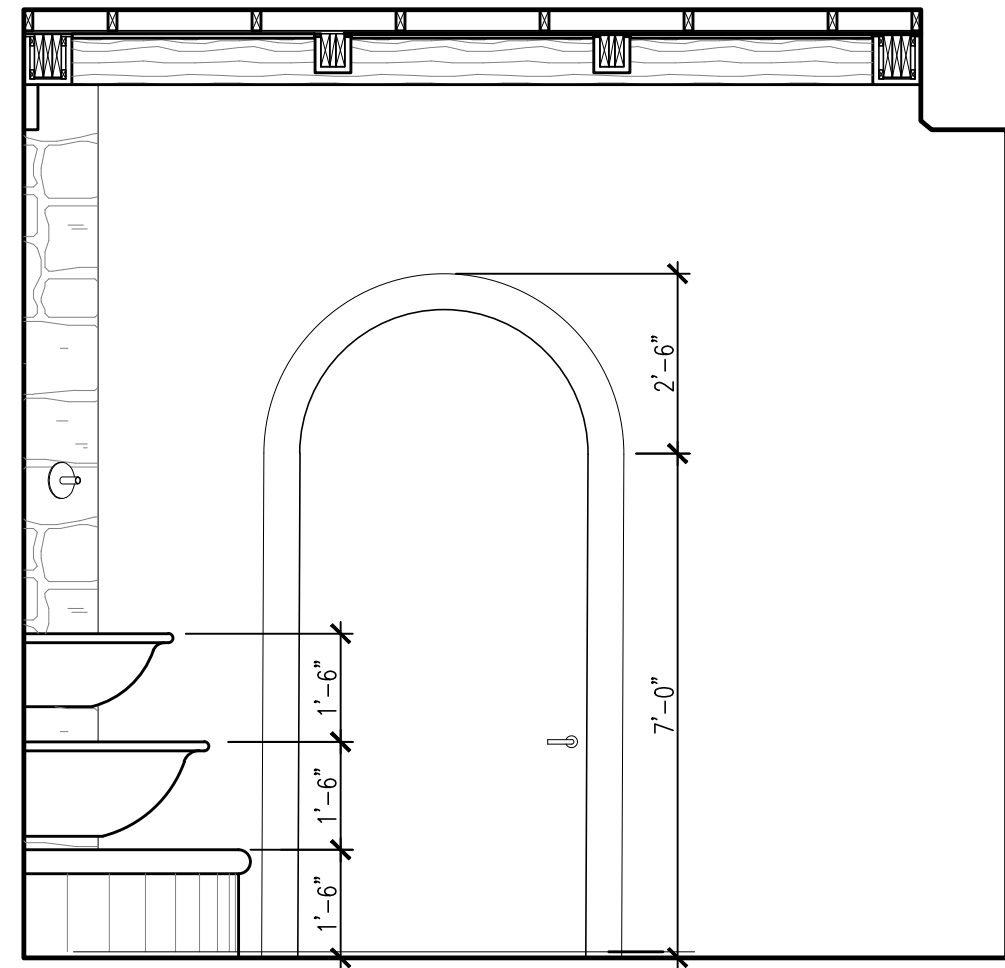
2 ENTRY PORCH
SCALE: 3/8" = 1'-0" 1ST FLOOR



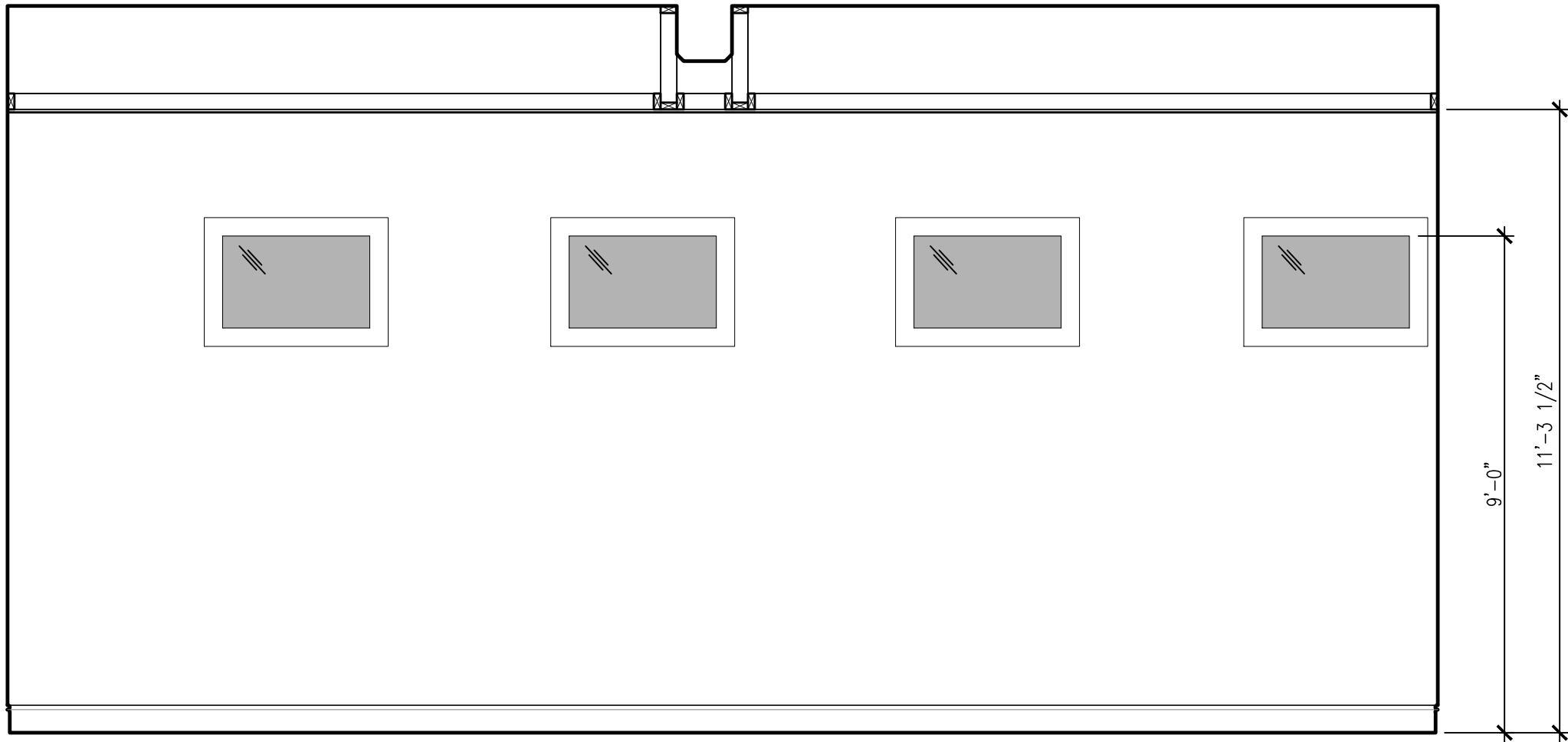
3 ENTRY PORCH
SCALE: 3/8" = 1'-0" 1ST FLOOR



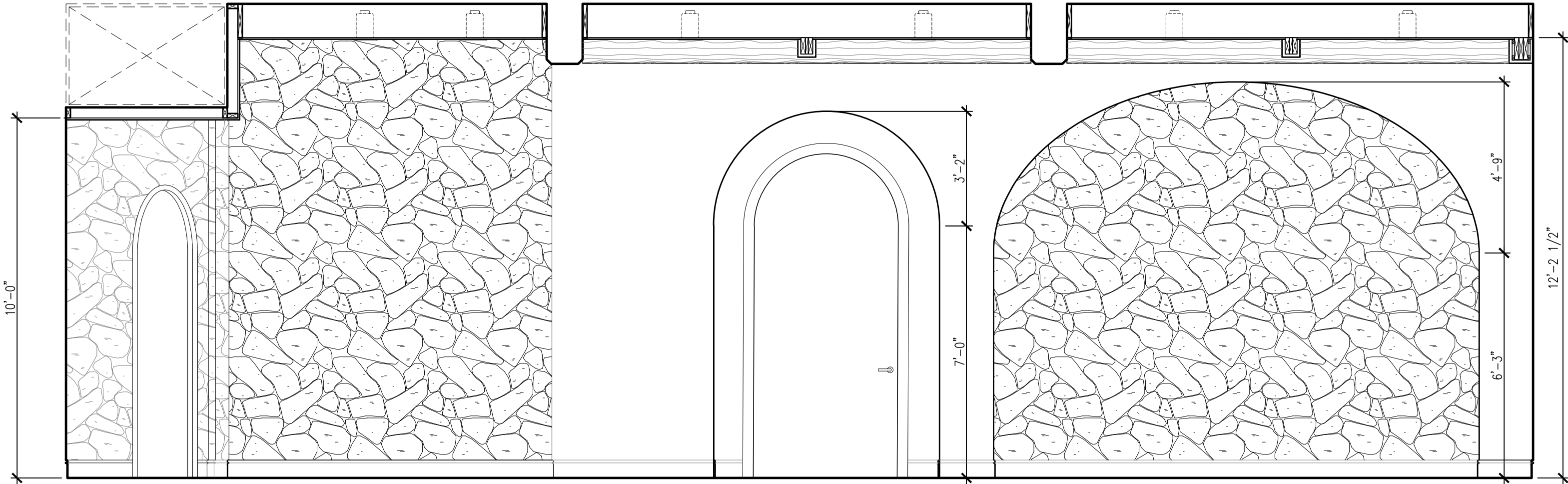
4 ENTRY PORCH
SCALE: 3/8" = 1'-0" 1ST FLOOR



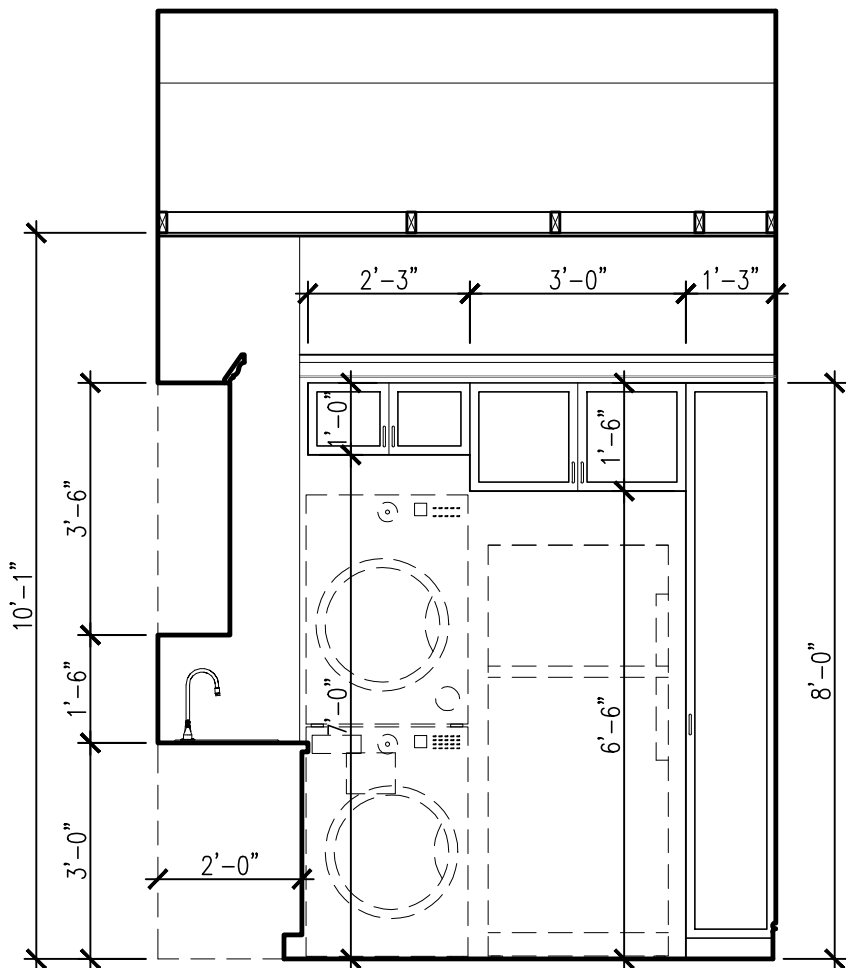
5 ENTRY PORCH
SCALE: 3/8" = 1'-0" 1ST FLOOR



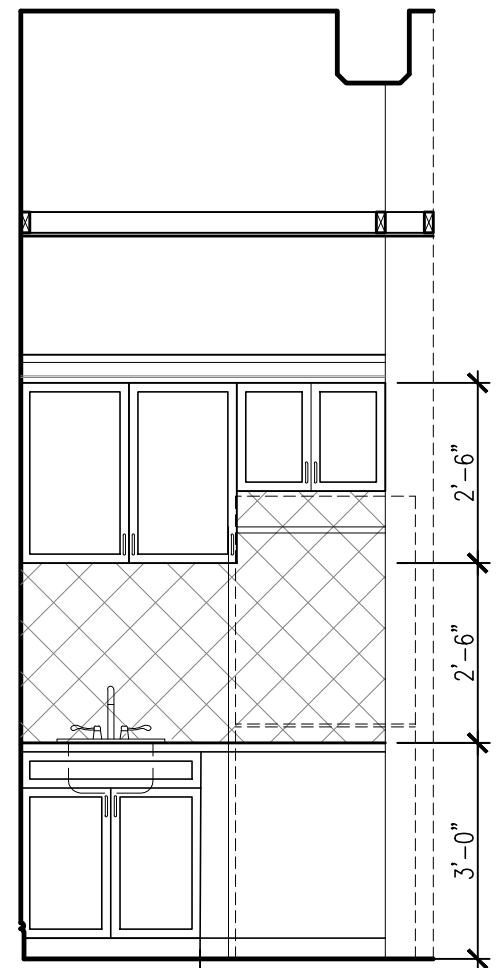
6 GARAGE
SCALE: 3/8" = 1'-0" 1ST FLOOR



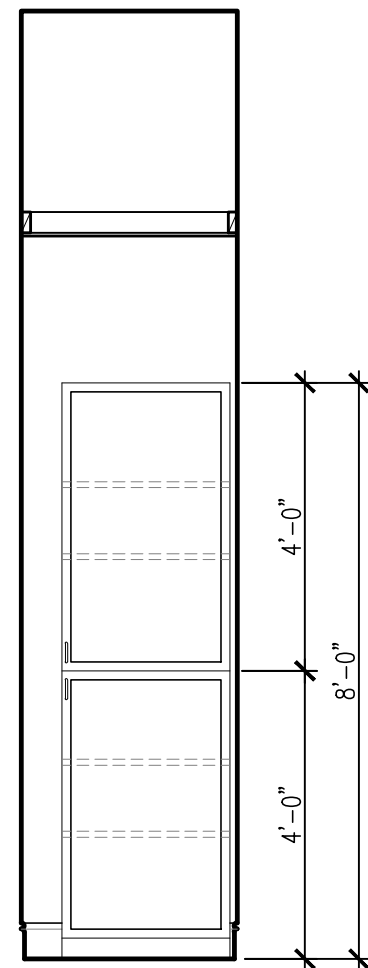
7 UNIT ENTRY
SCALE: 3/8" = 1'-0" 1ST FLOOR



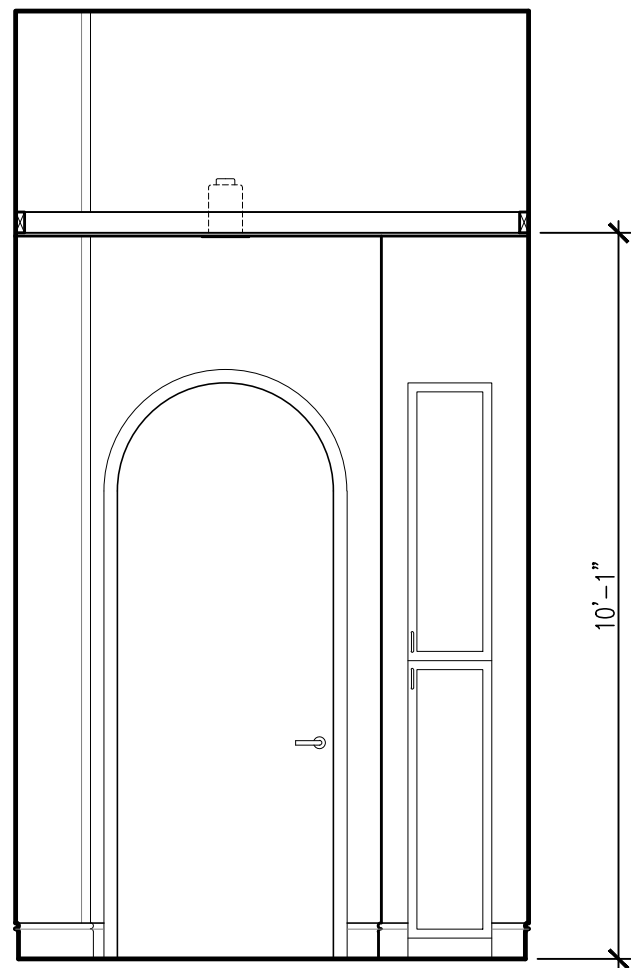
8 UTILITY ROOM
SCALE: 3/8" = 1'-0" 1ST FLOOR



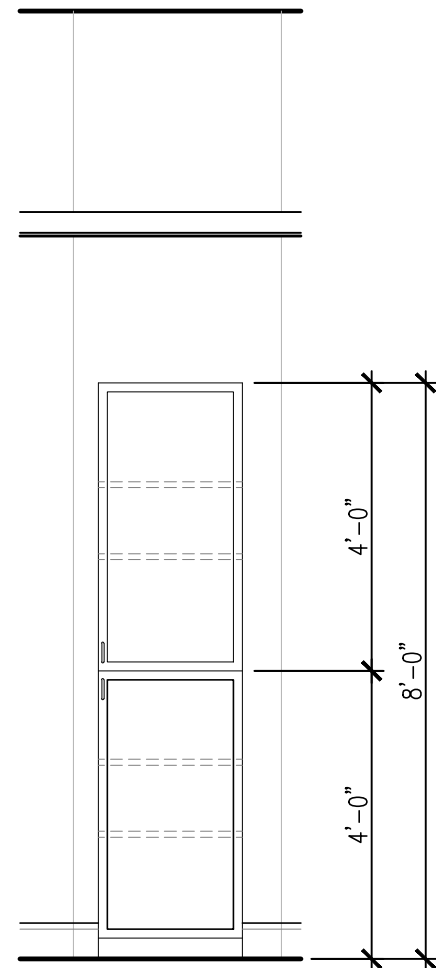
9 UTILITY ROOM
SCALE: 3/8" = 1'-0" 1ST FLOOR



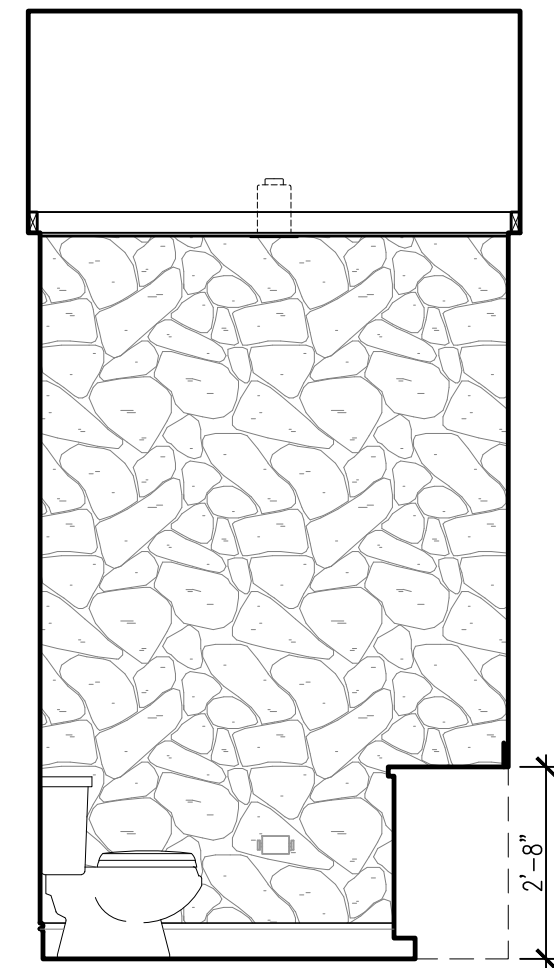
10 PANTRY
SCALE: 3/8" = 1'-0" 1ST FLOOR



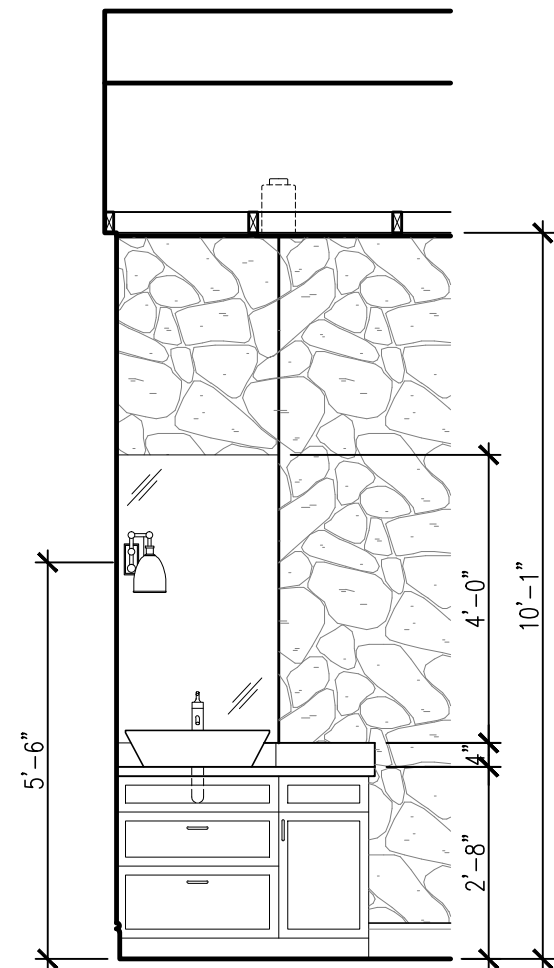
11 PANTRY
SCALE: 3/8" = 1'-0" 1ST FLOOR



12 PANTRY
SCALE: 3/8" = 1'-0" 1ST FLOOR



13 POWDER ROOM
SCALE: 3/8" = 1'-0" 1ST FLOOR



14 POWDER ROOM
SCALE: 3/8" = 1'-0" 1ST FLOOR

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Revisions:

Project Number:
1-1214-053

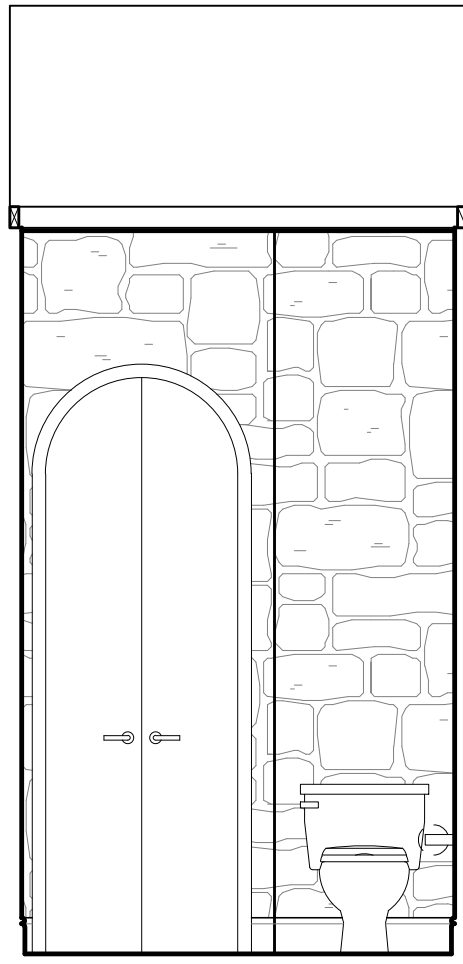
Drawn By: RT
Checked By: ACG

Sheet Title:
INTERIOR ELEVATIONS

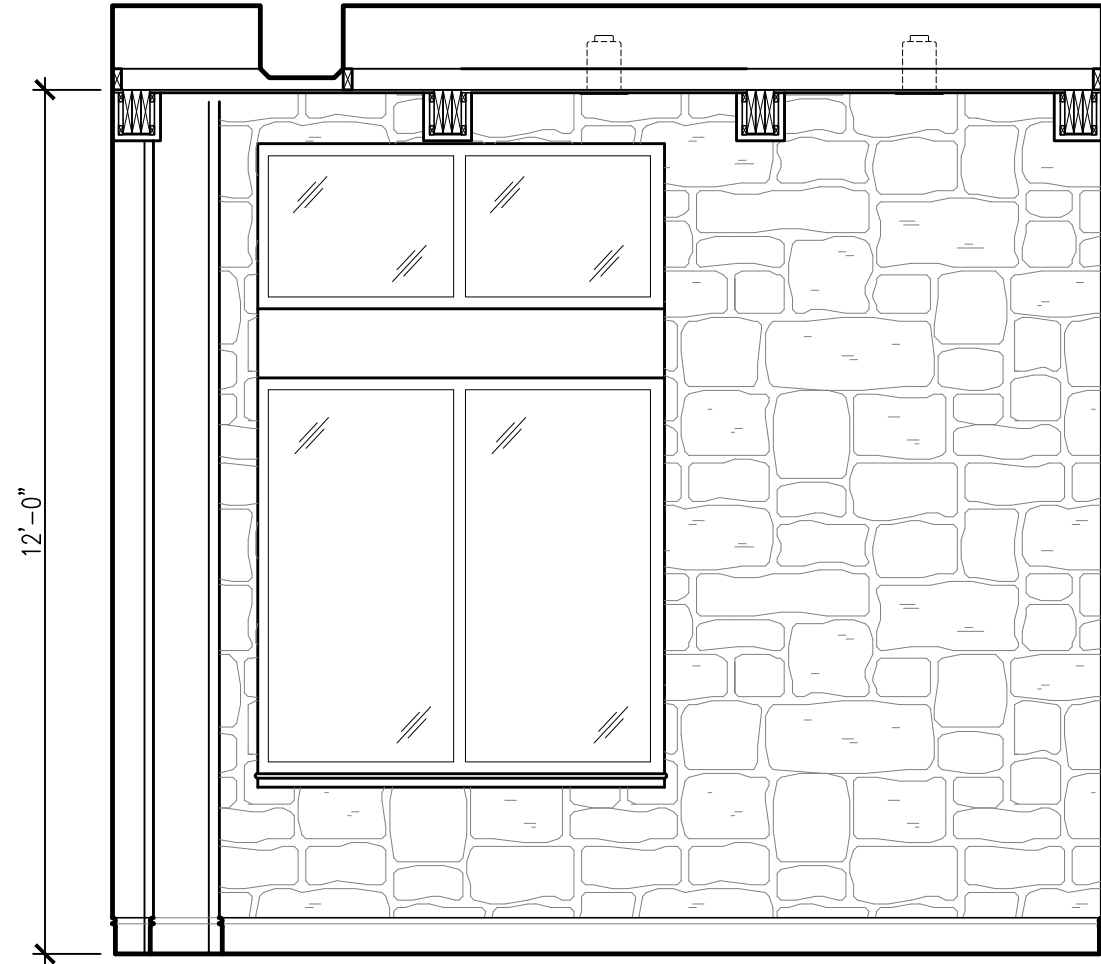
Sheet Number:

A8.1

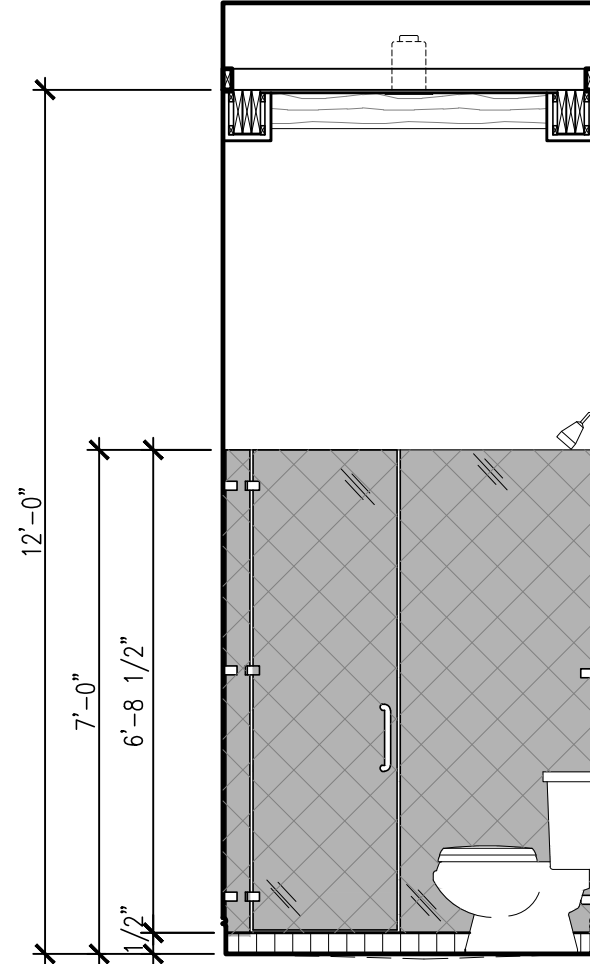
Issue Date:
11/23/15



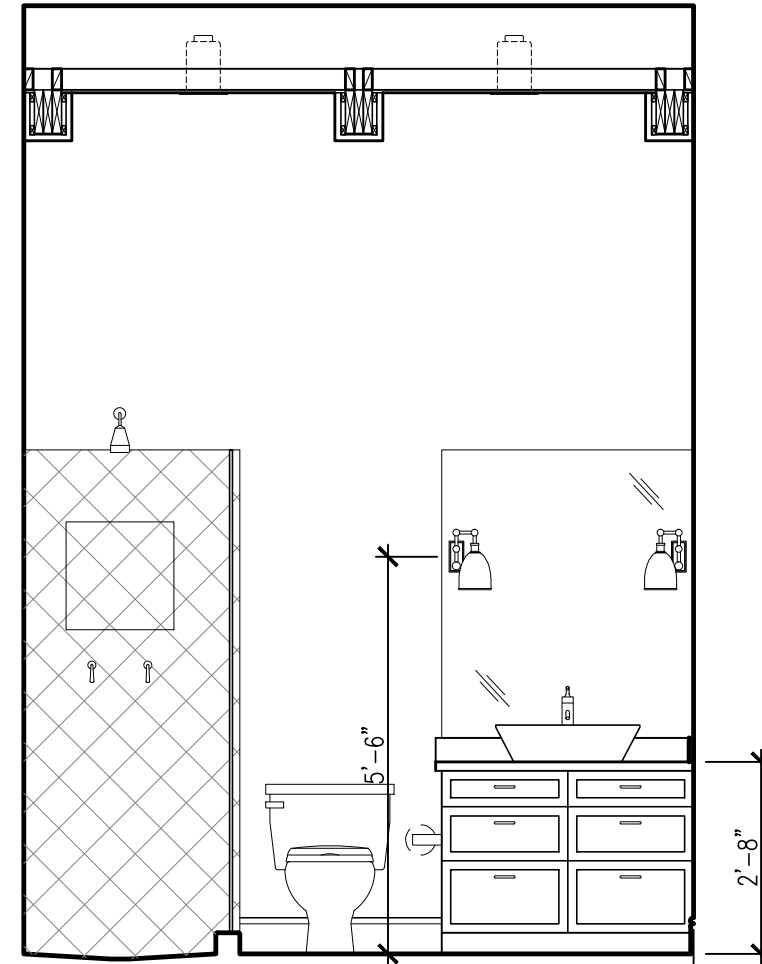
1 POWDER ROOM
SCALE: 3/8" = 1'-0" 1ST FLOOR



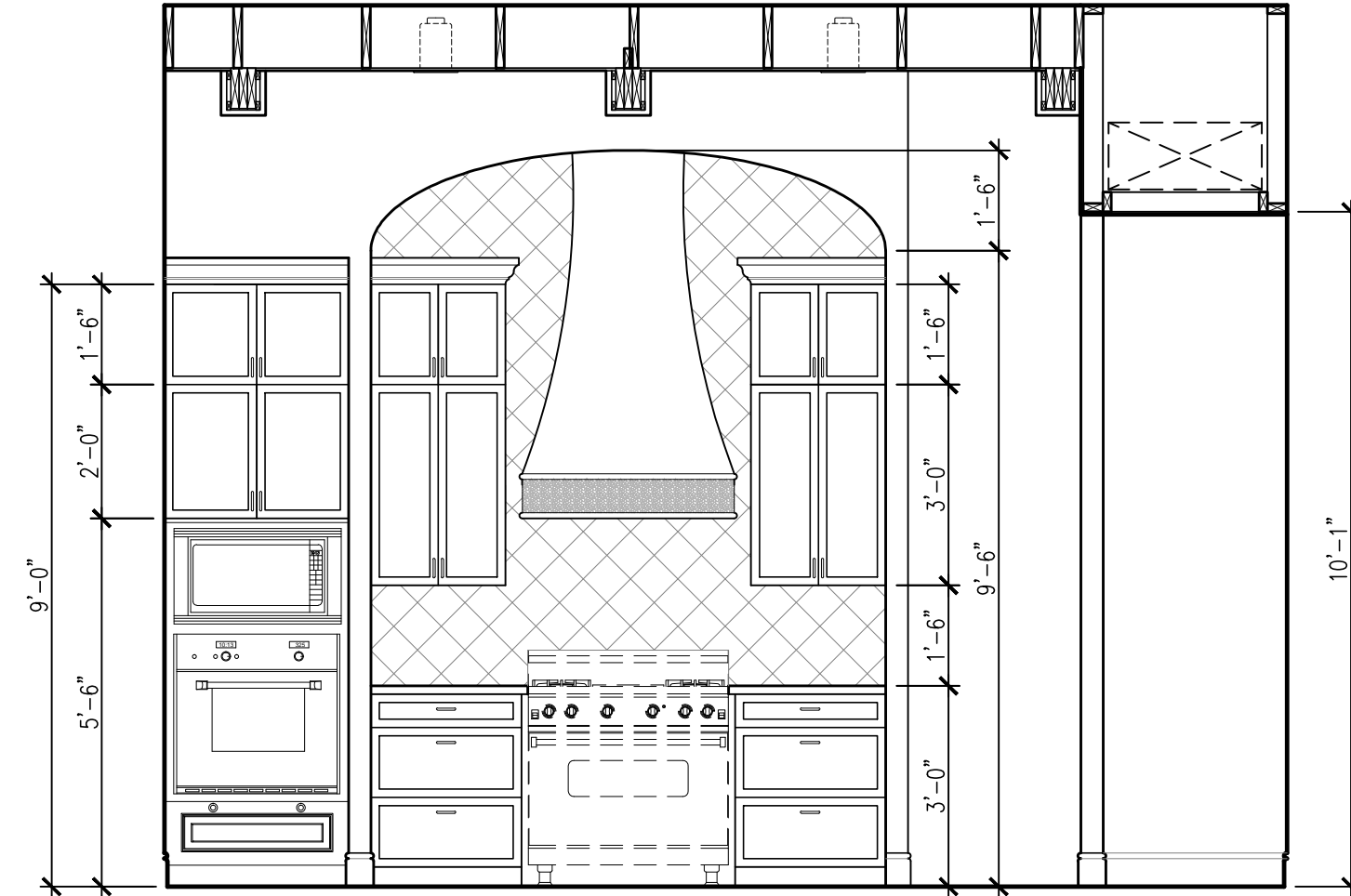
2 BEDROOM 2
SCALE: 3/8" = 1'-0" 1ST FLOOR



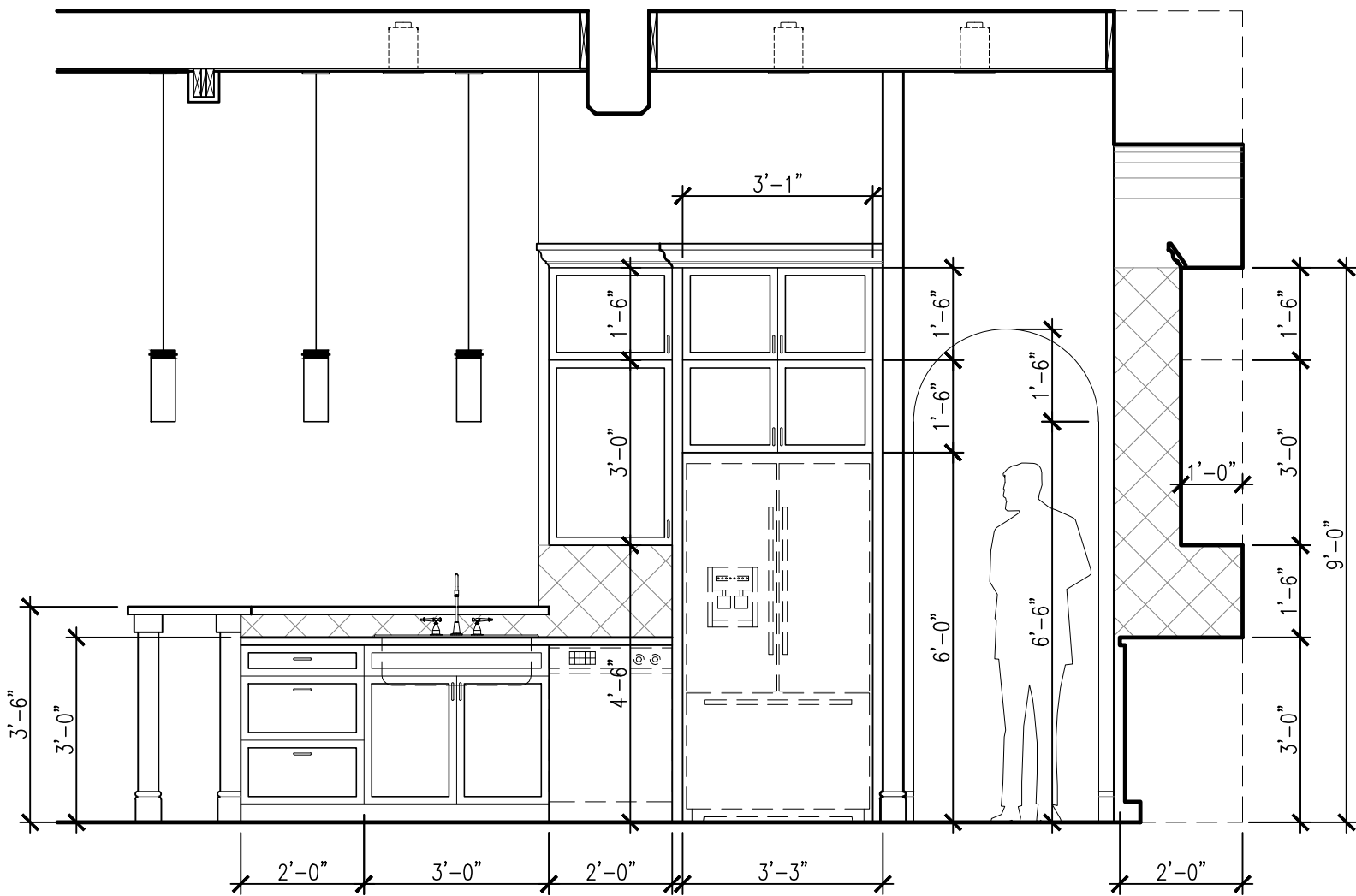
3 BATH 2
SCALE: 3/8" = 1'-0" 1ST FLOOR



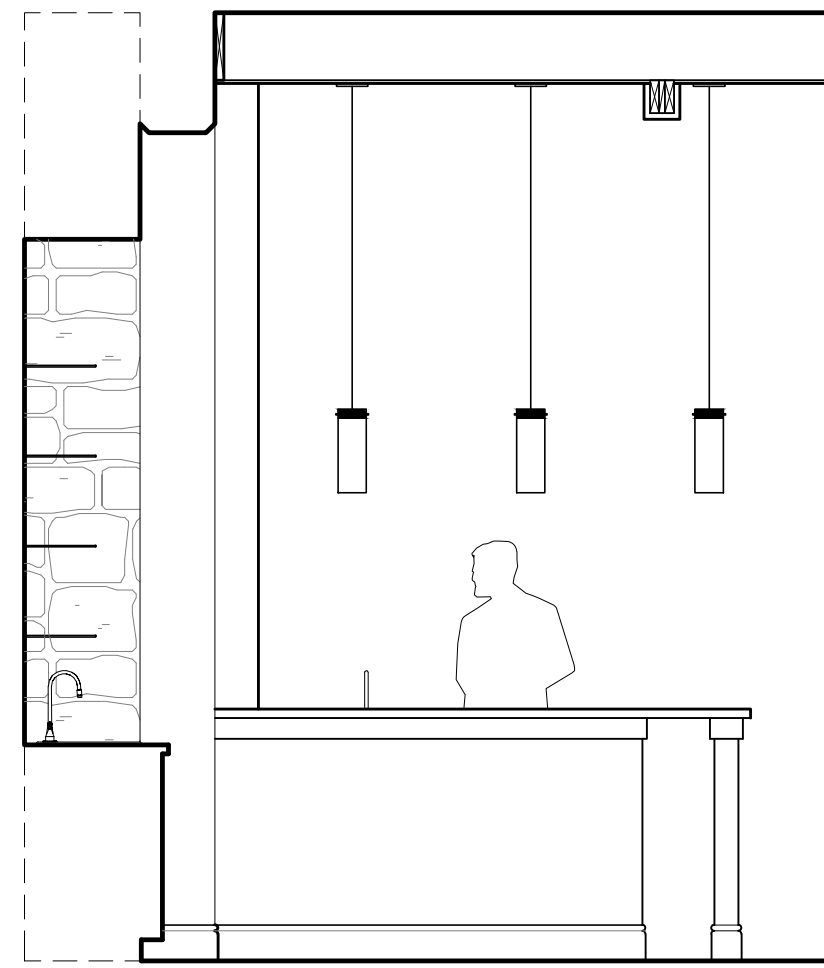
4 BATH 1
SCALE: 3/8" = 1'-0" 1ST FLOOR



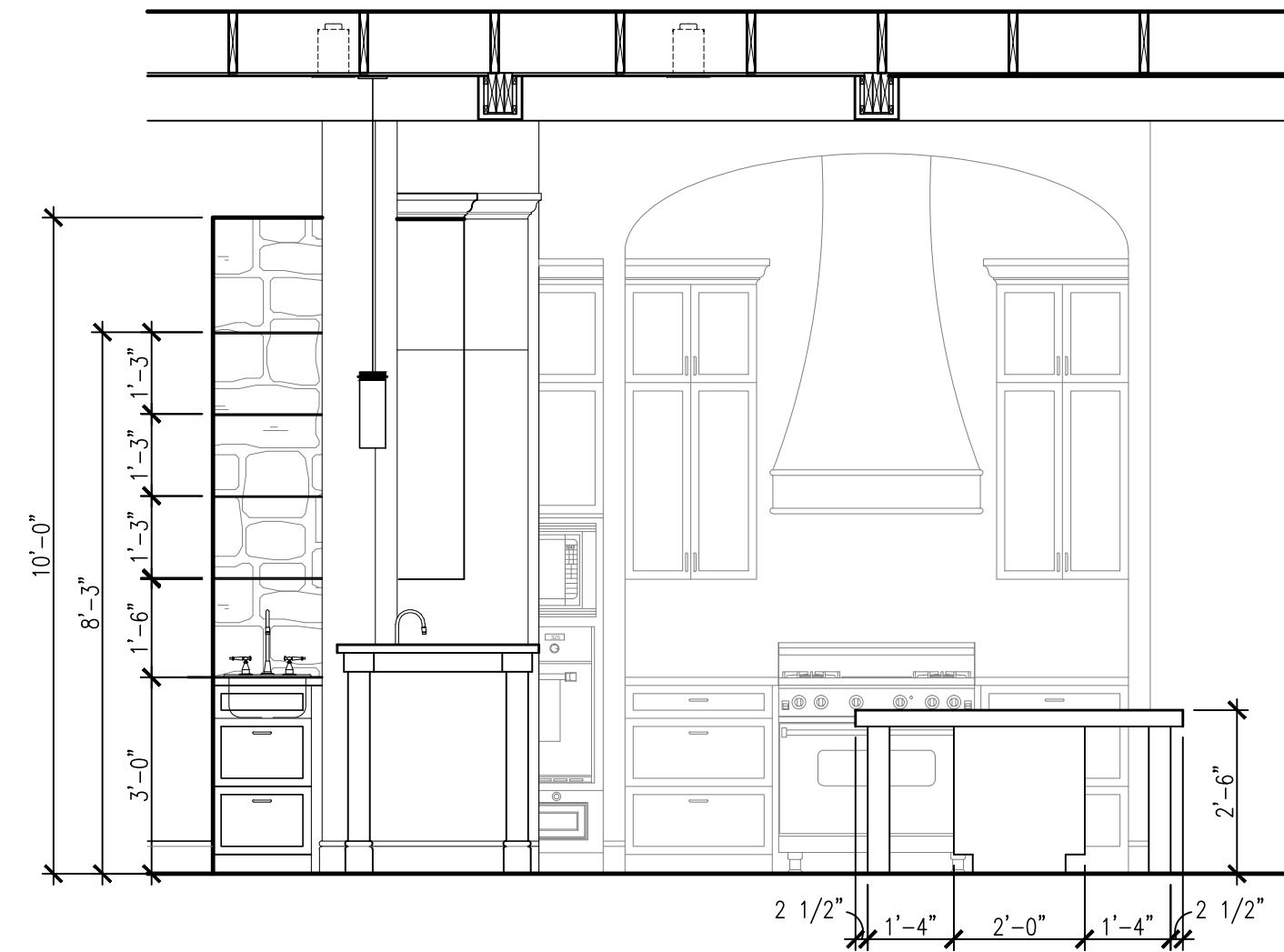
5 KITCHEN
SCALE: 3/8" = 1'-0" 1ST & 2ND FLOORS



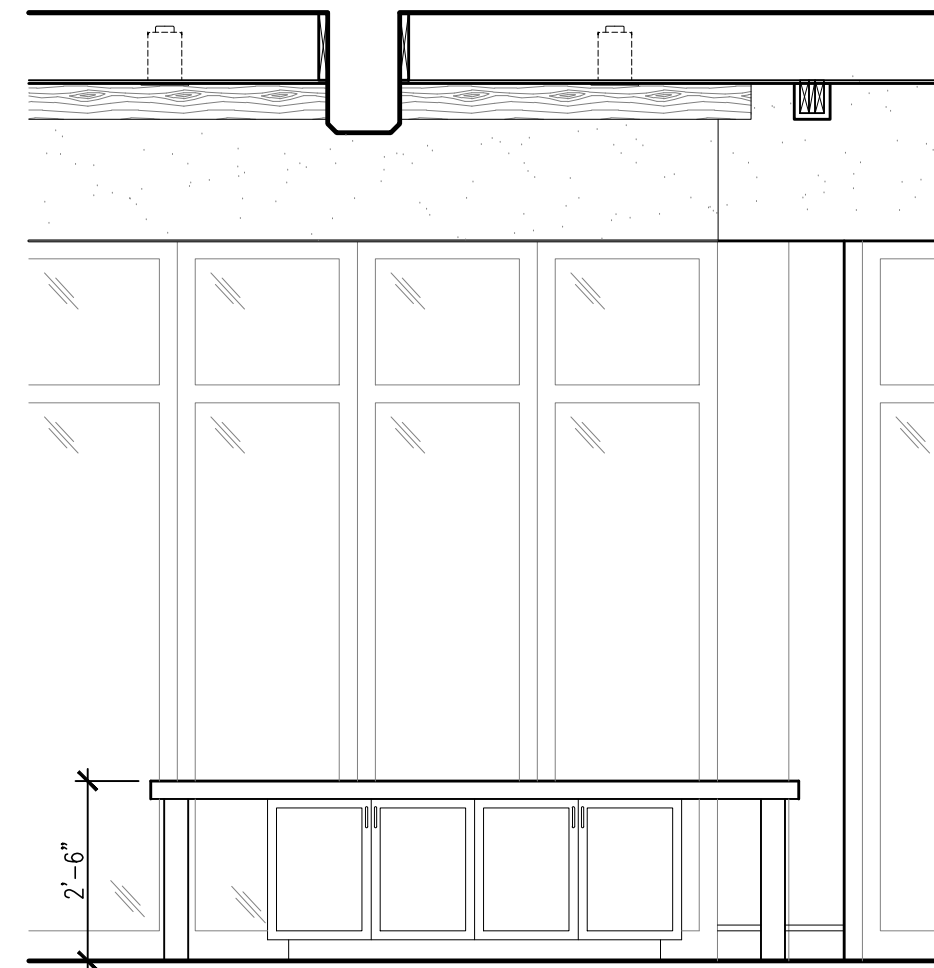
6 KITCHEN
SCALE: 3/8" = 1'-0" 1ST FLOOR



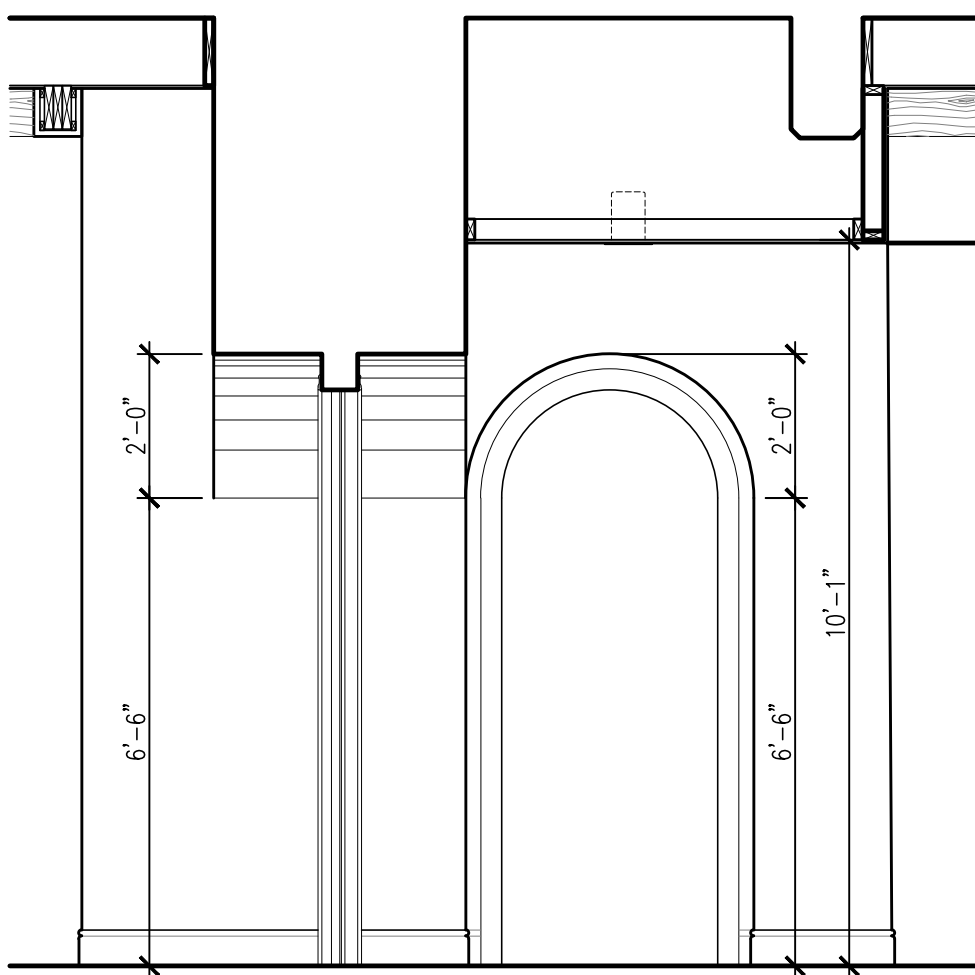
7 KITCHEN
SCALE: 3/8" = 1'-0" 1ST FLOOR



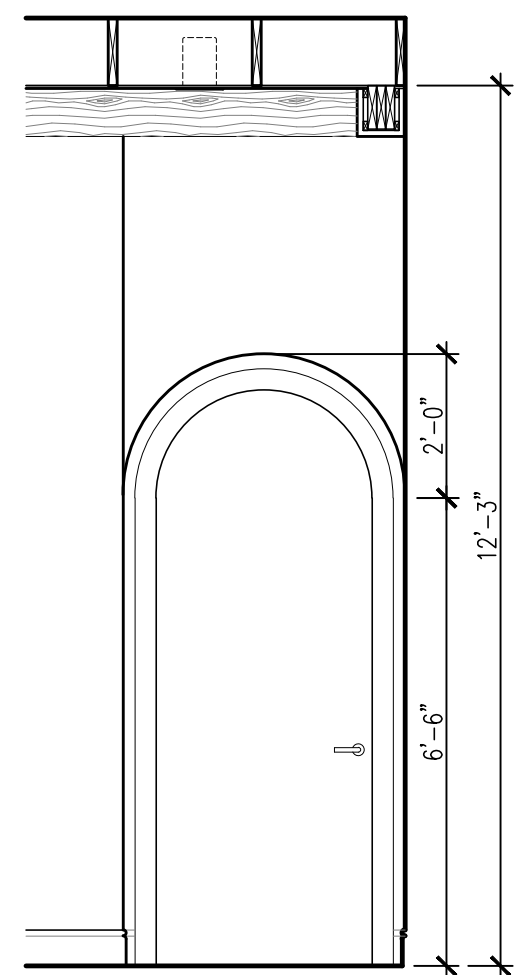
8 KITCHEN
SCALE: 3/8" = 1'-0" 1ST FLOOR



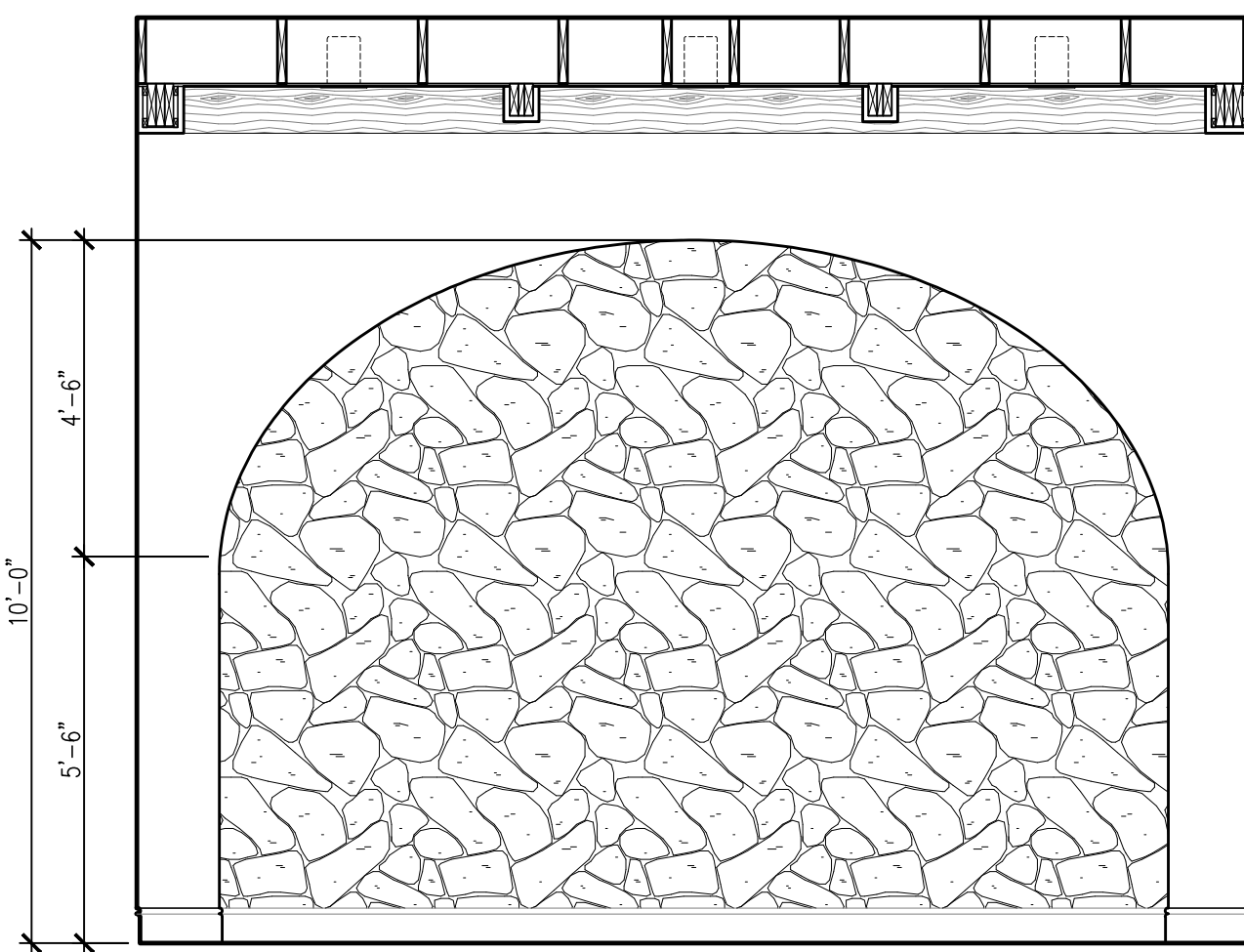
9 KITCHEN
SCALE: 3/8" = 1'-0" 1ST FLOOR



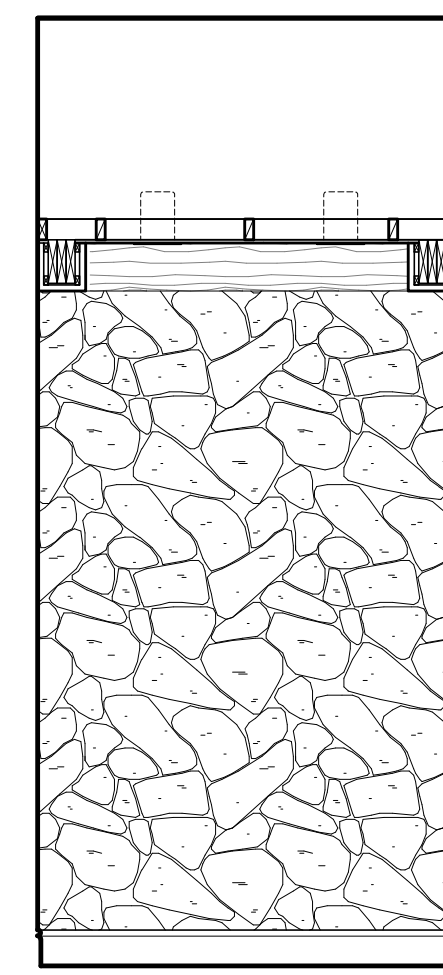
10 HALL
SCALE: 3/8" = 1'-0" 1ST FLOOR



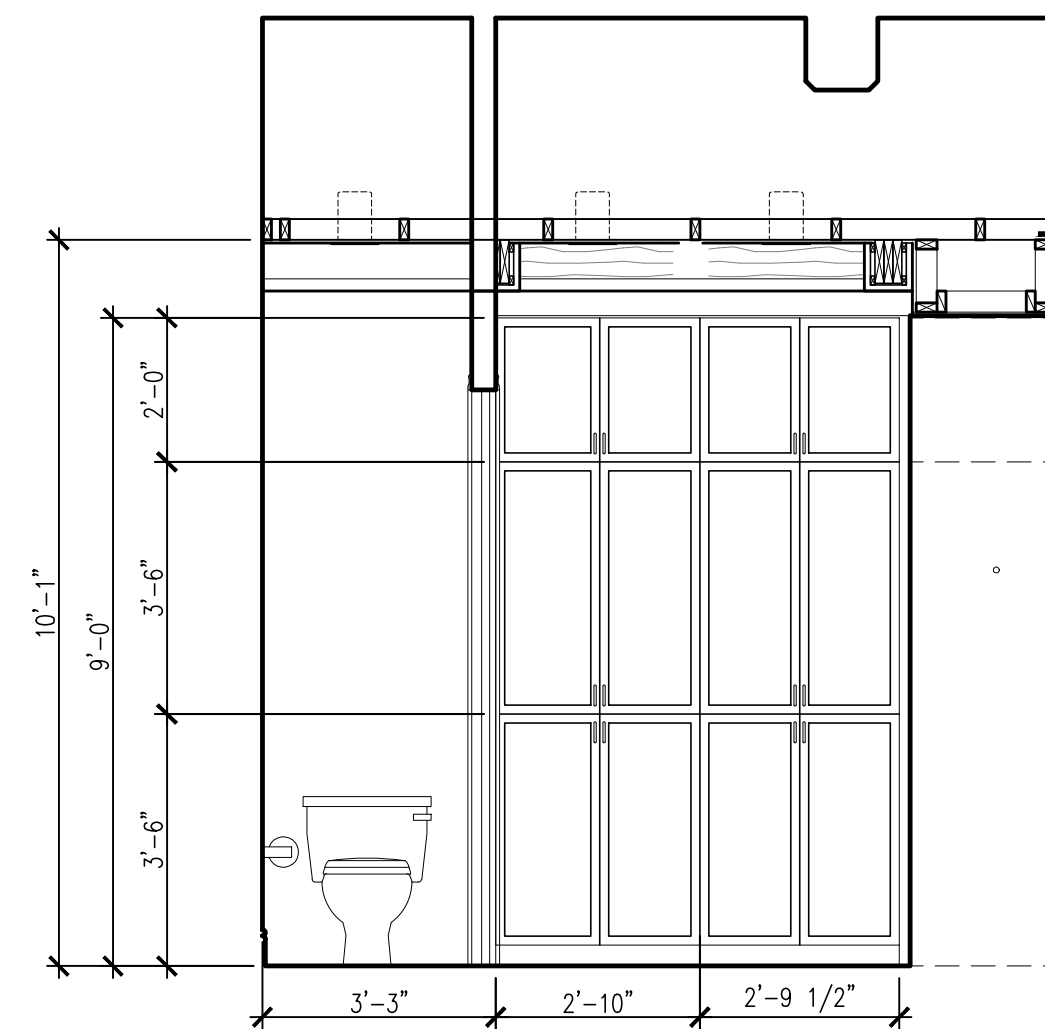
11 MASTER BEDROOM
SCALE: 3/8" = 1'-0" 1ST FLOOR



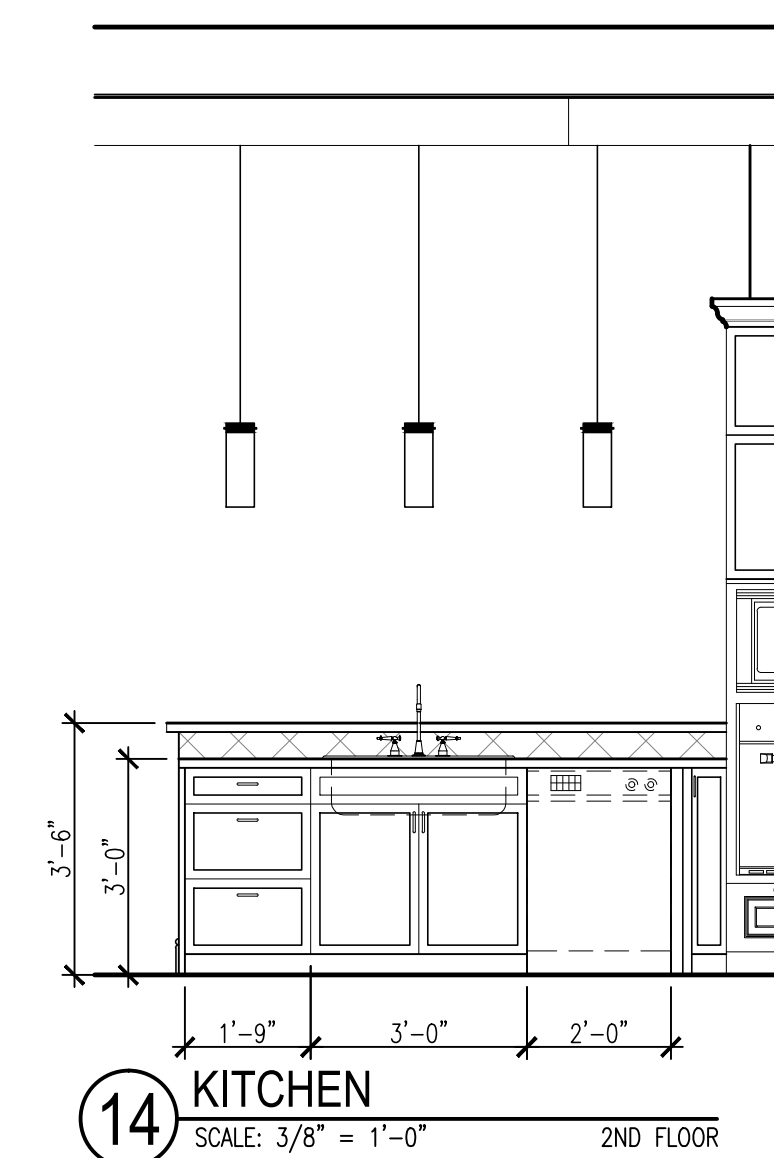
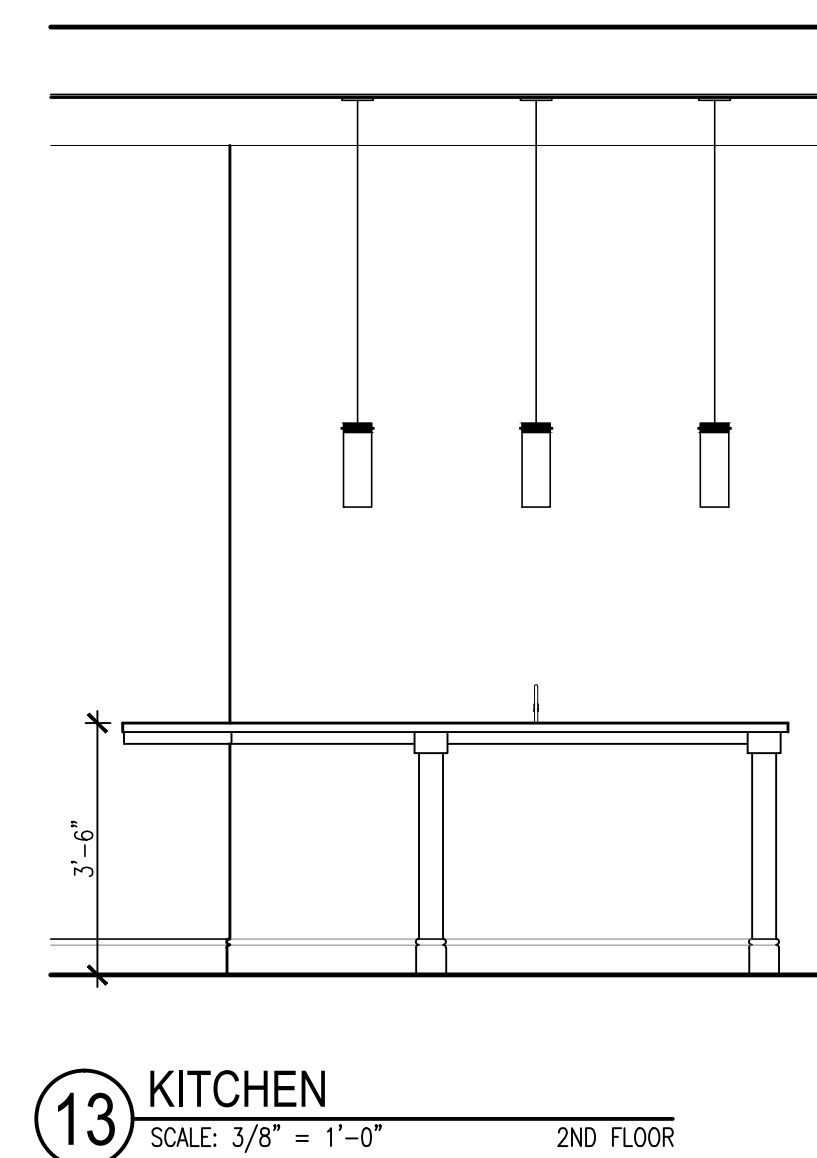
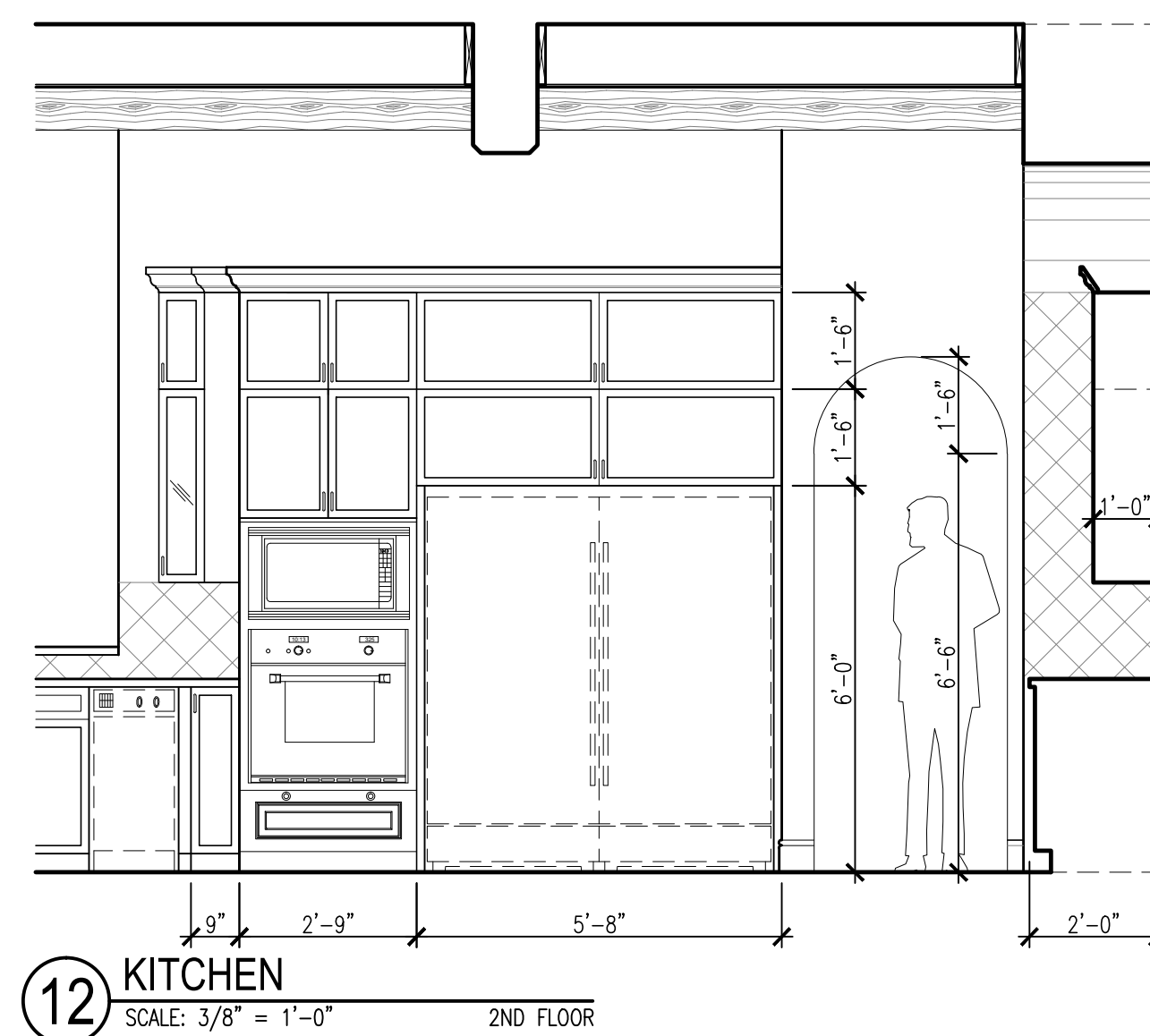
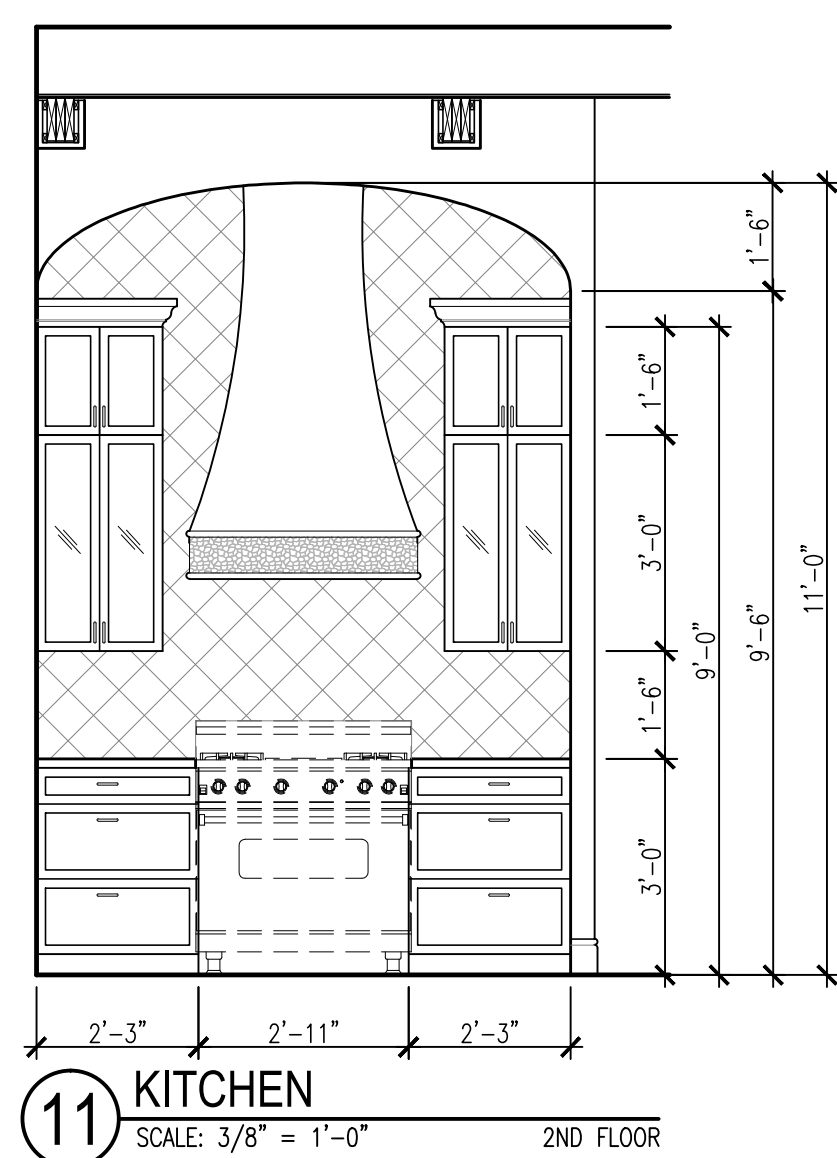
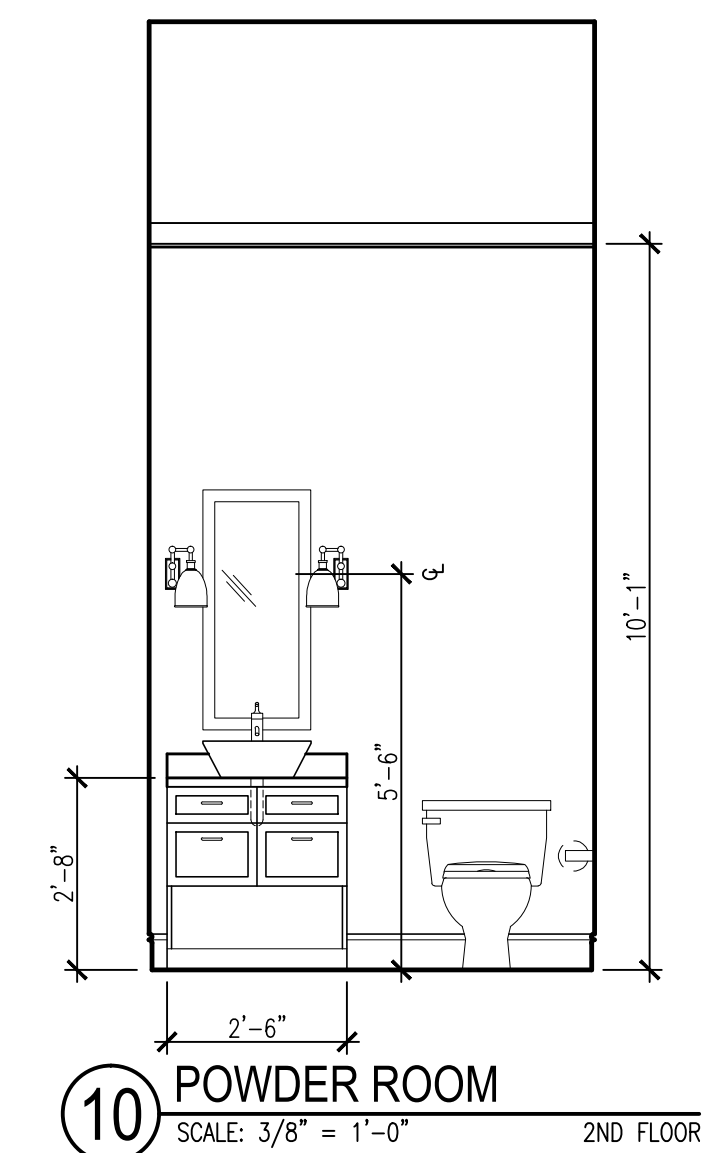
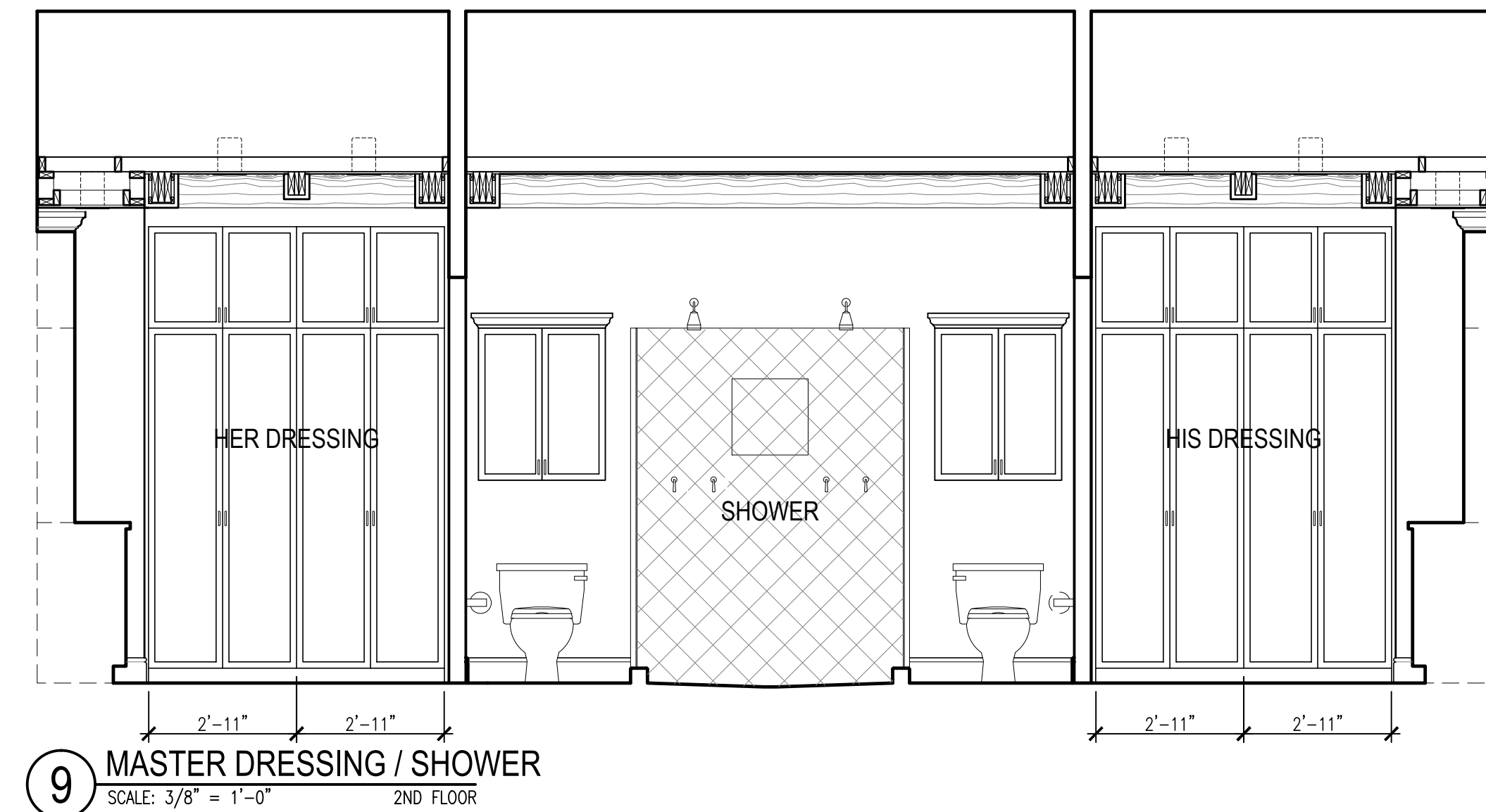
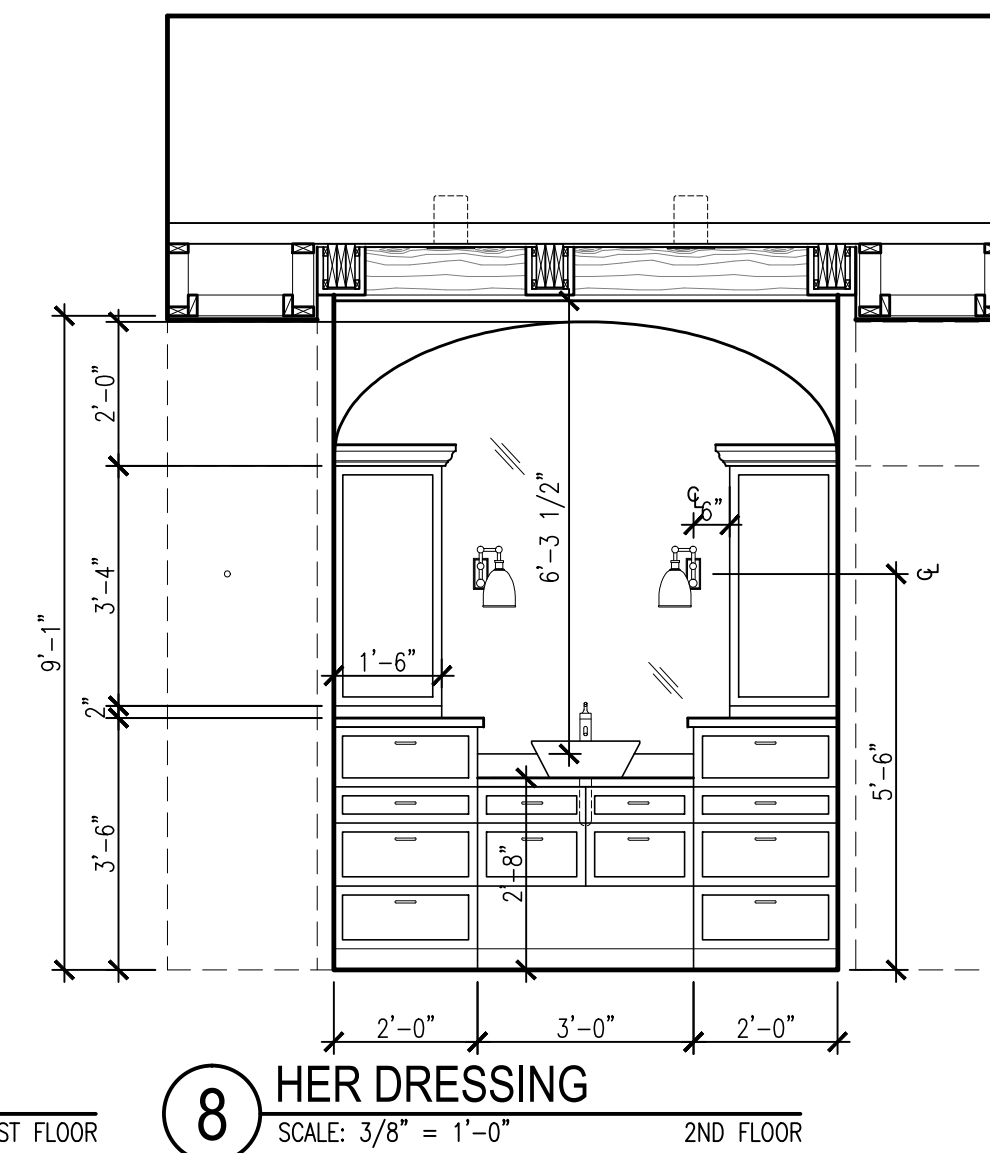
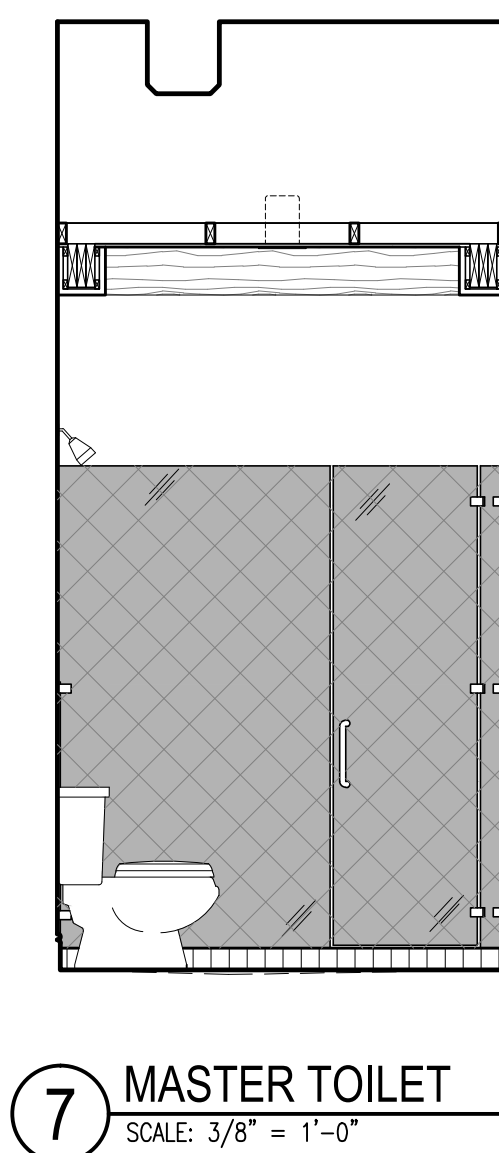
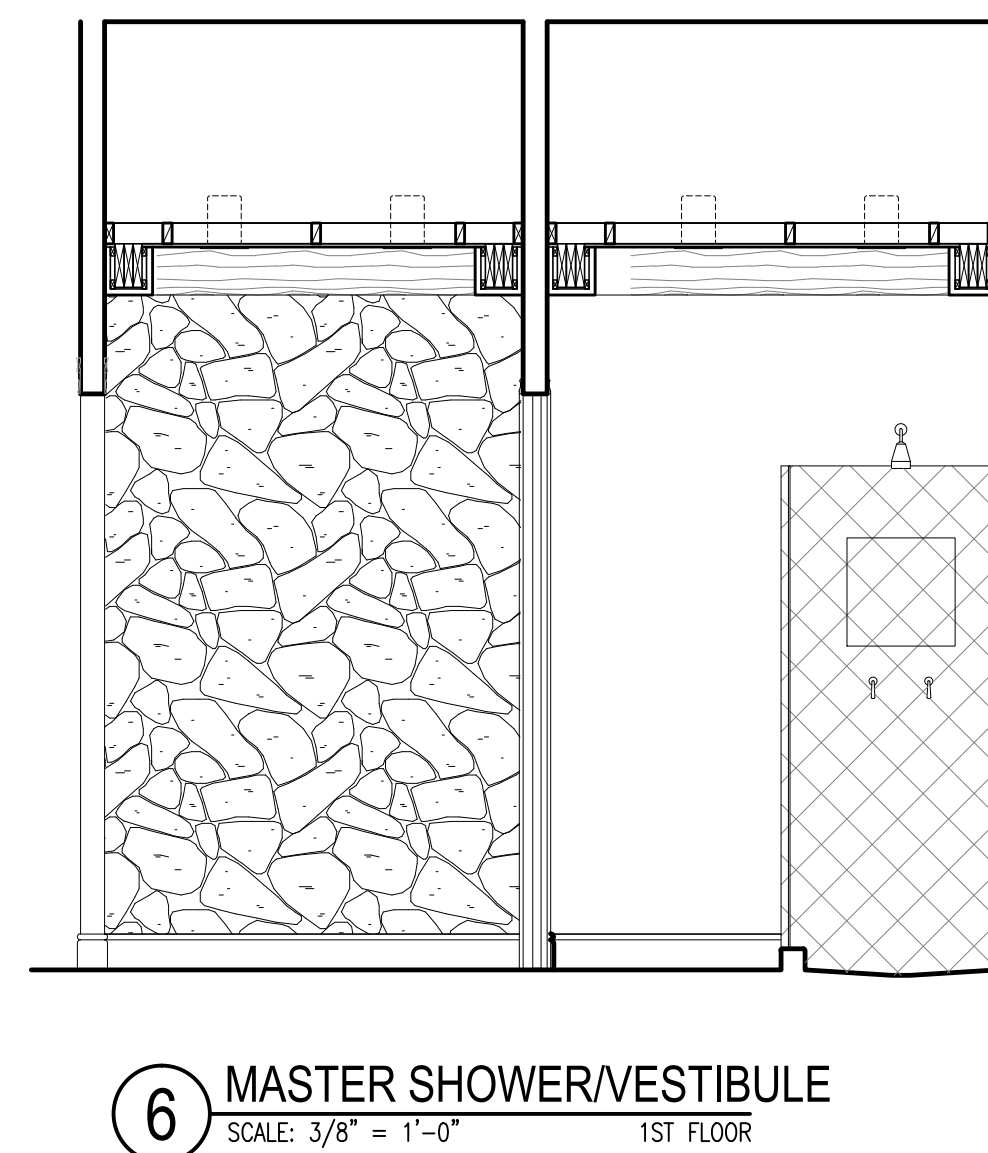
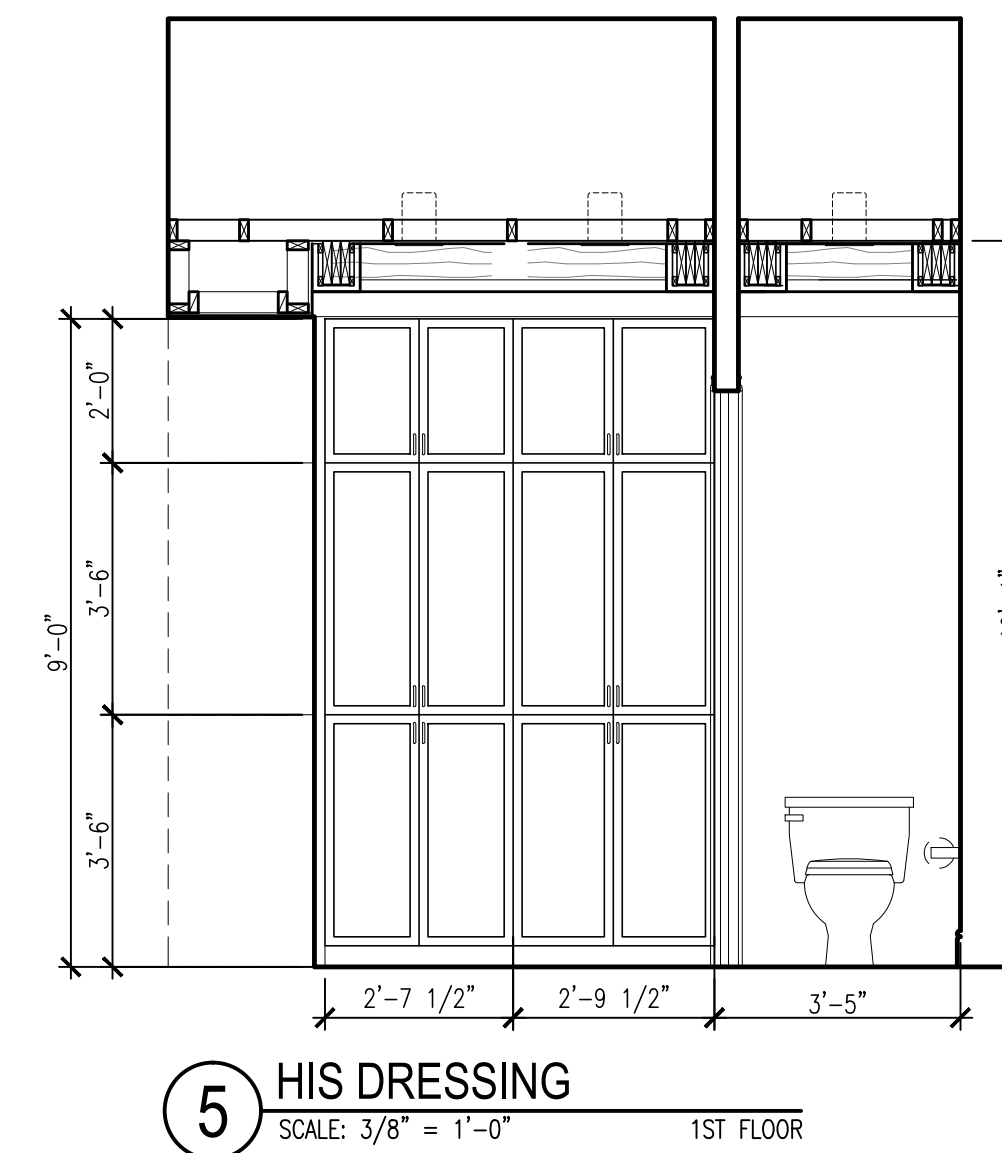
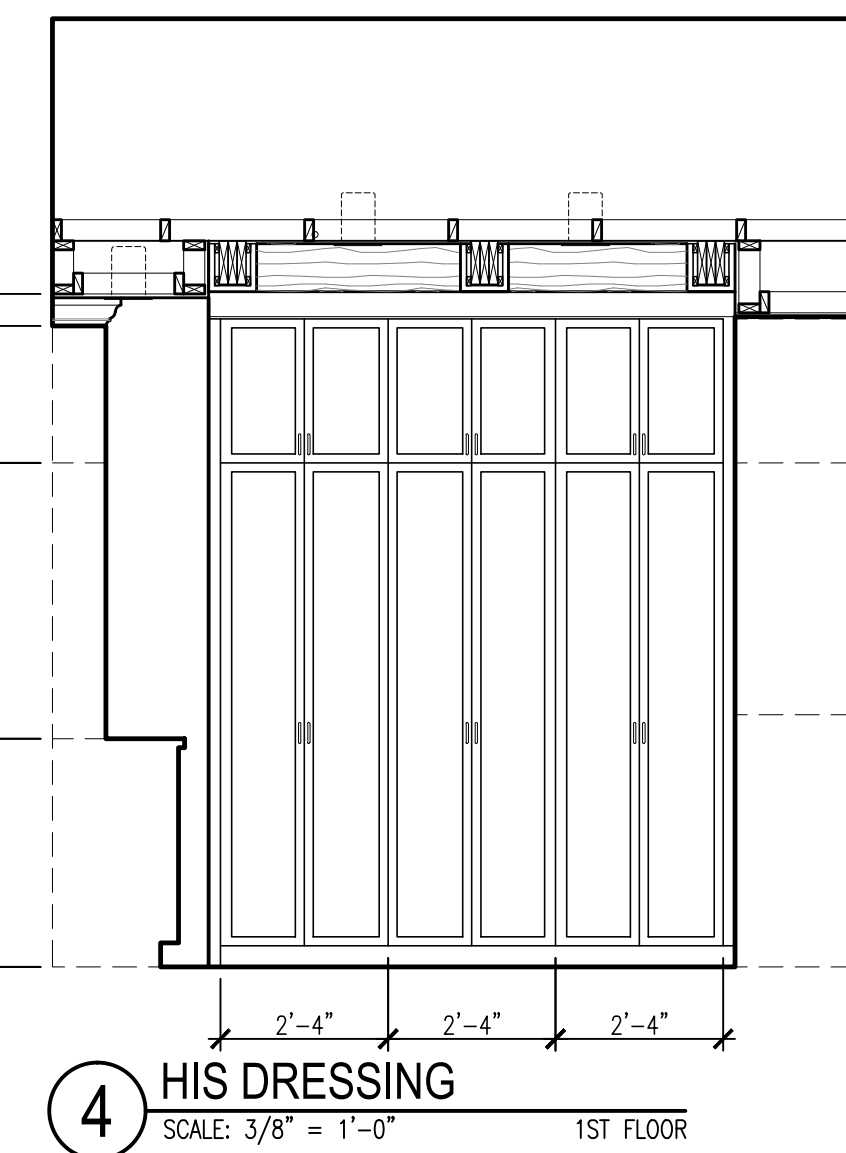
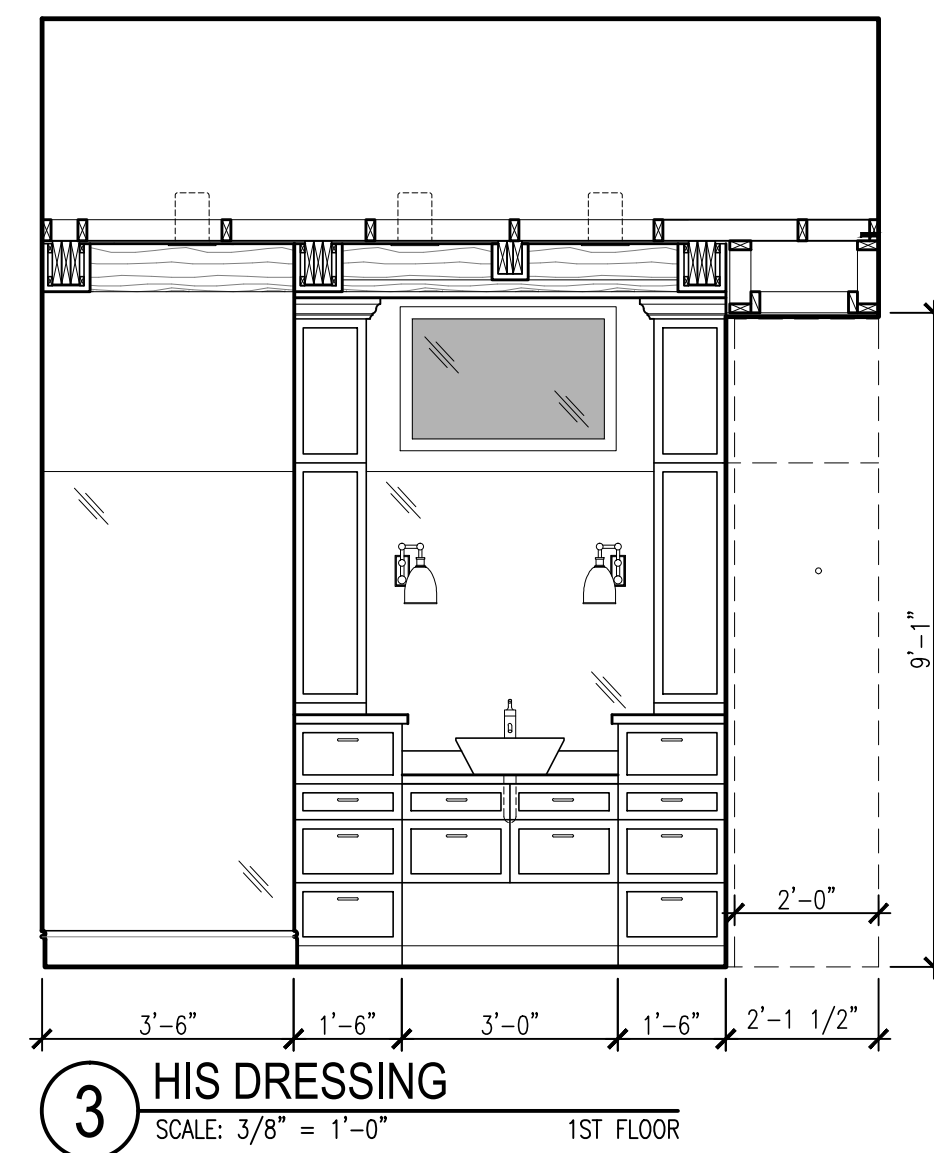
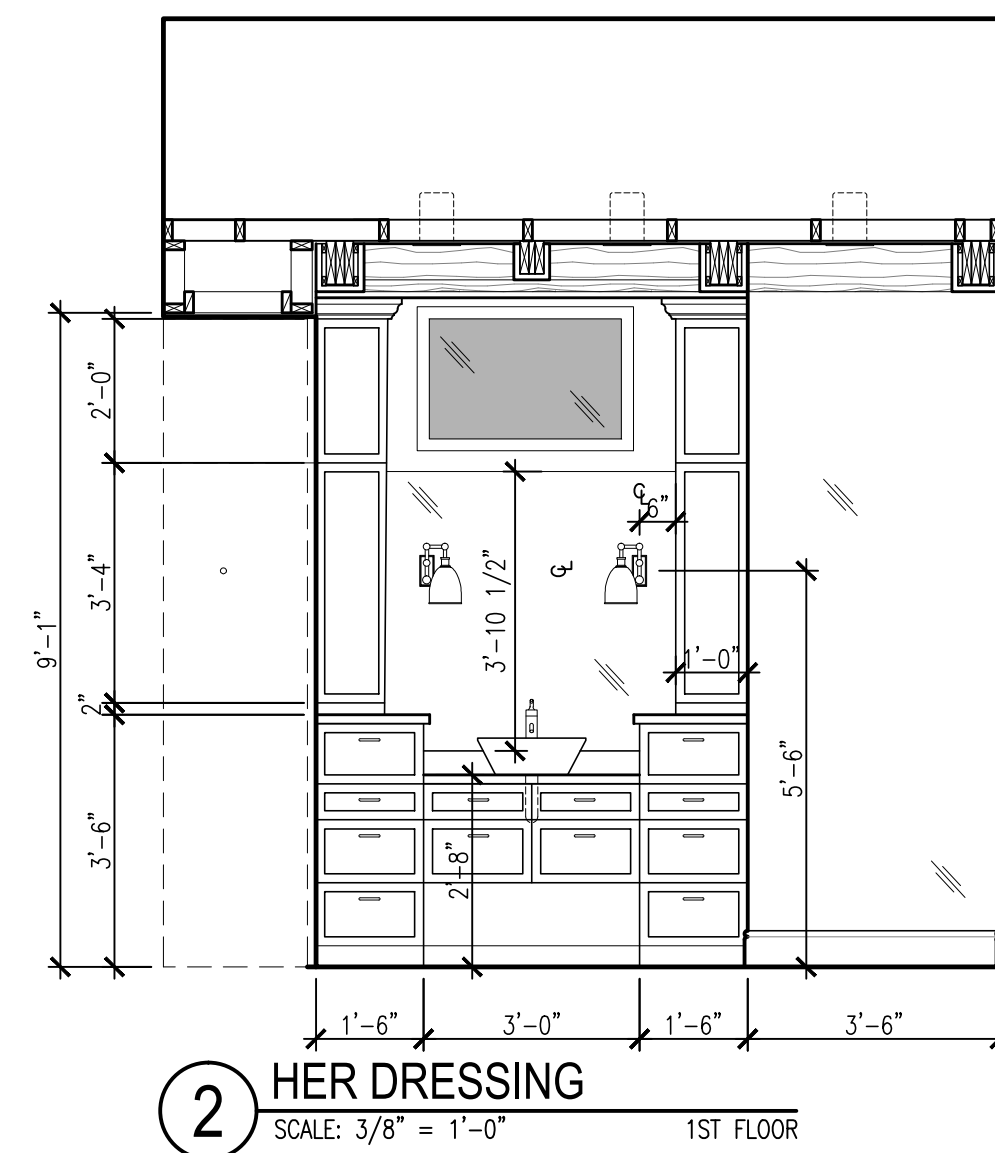
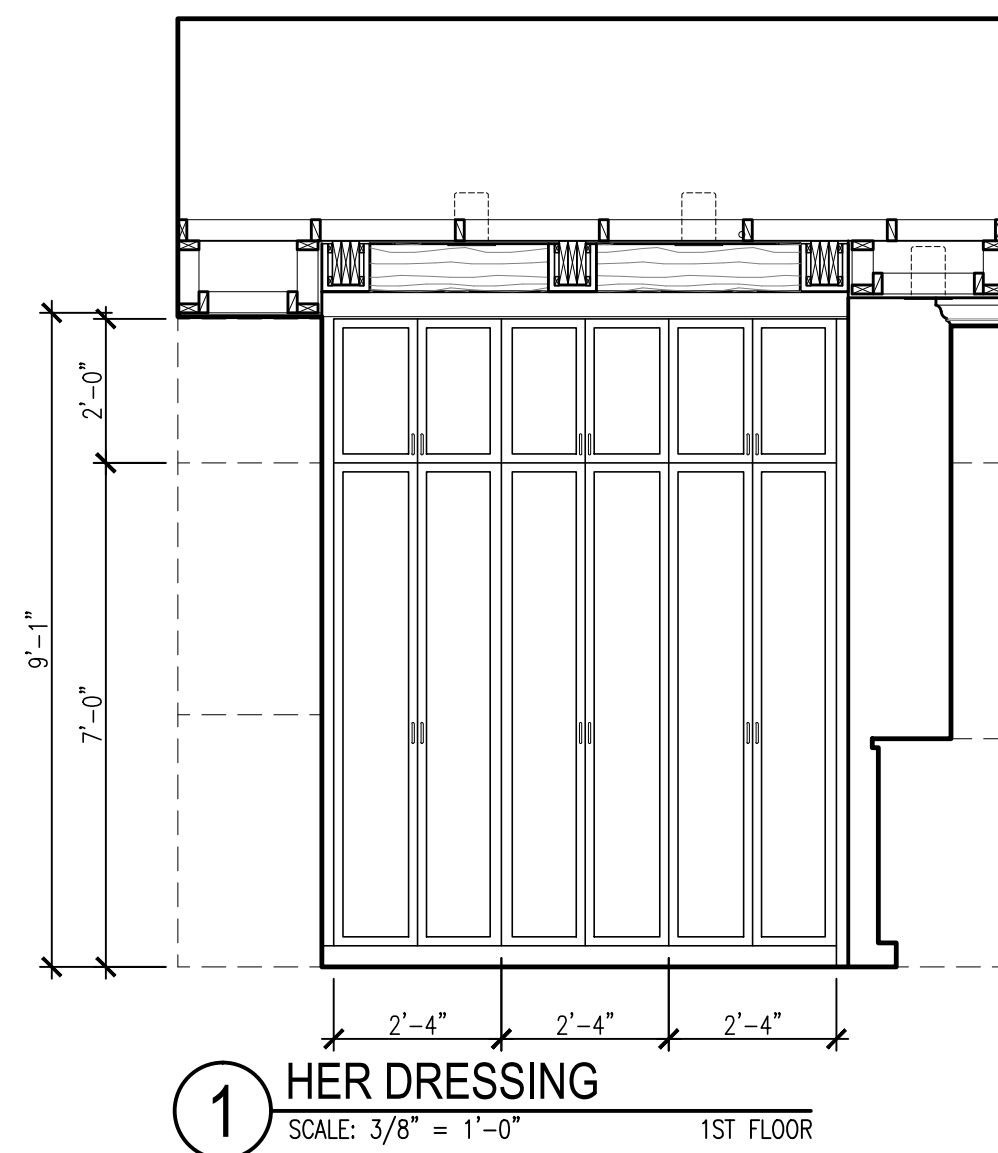
12 MASTER BEDROOM
SCALE: 3/8" = 1'-0" 1ST FLOOR

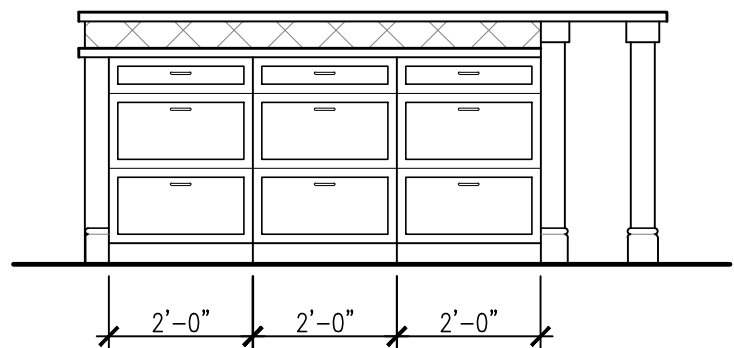
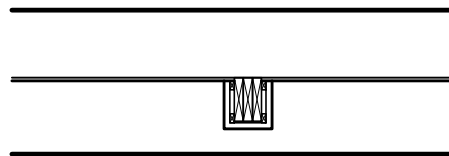
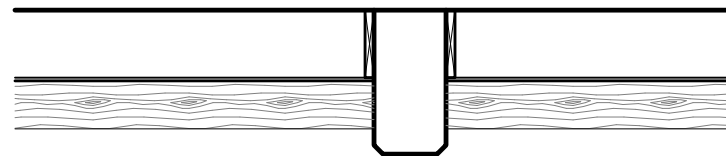
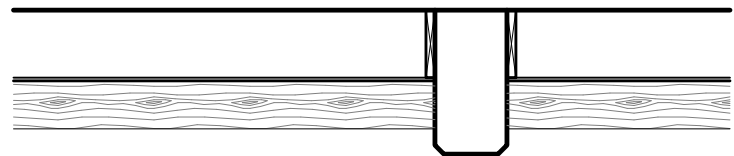


13 VESTIBULE
SCALE: 3/8" = 1'-0" 1ST FLOOR

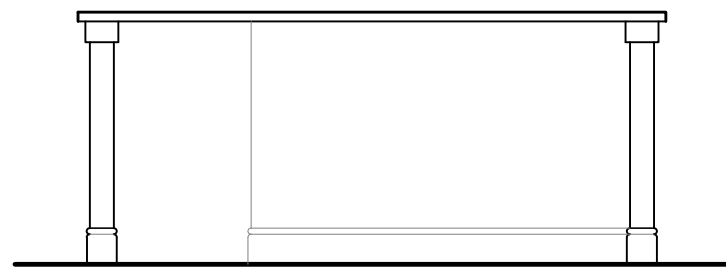


14 HER DRESSING/WATER CLOSET
SCALE: 3/8" = 1'-0" 1ST FLOOR

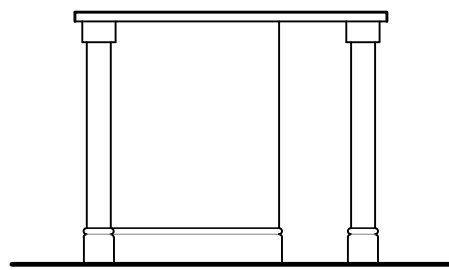




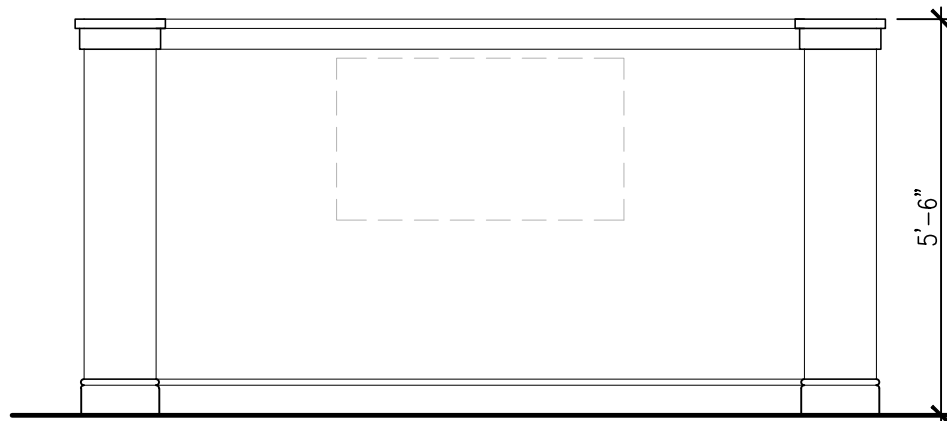
1 KITCHEN
SCALE: 3/8" = 1'-0" 2ND FLOOR



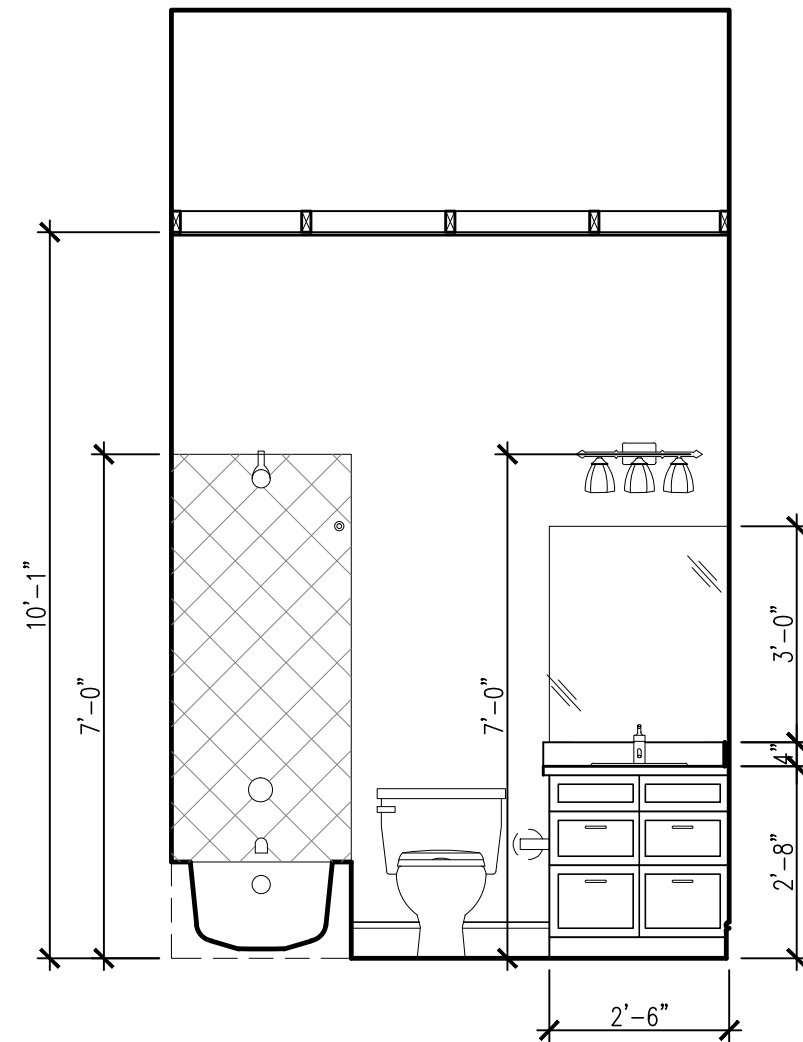
2 KITCHEN
SCALE: 3/8" = 1'-0" 2ND FLOOR



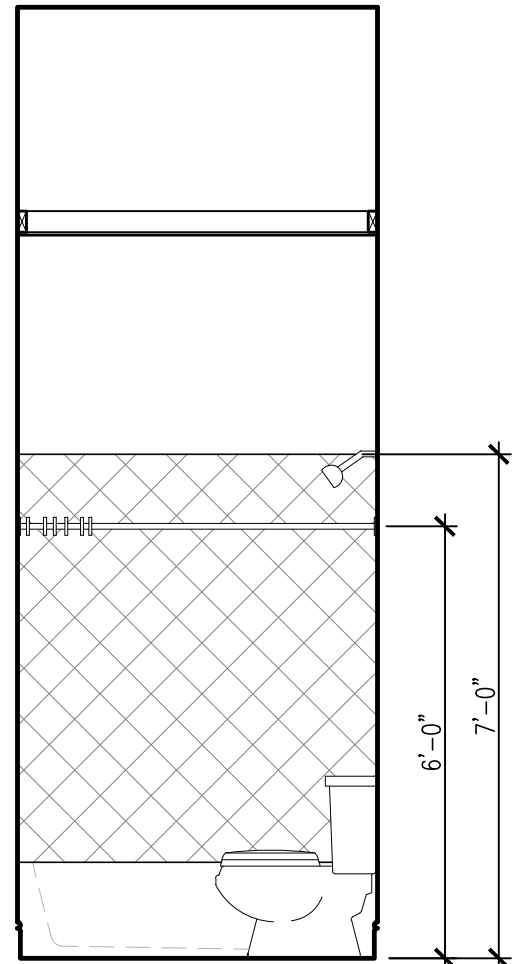
3 KITCHEN
SCALE: 3/8" = 1'-0" 2ND FLOOR



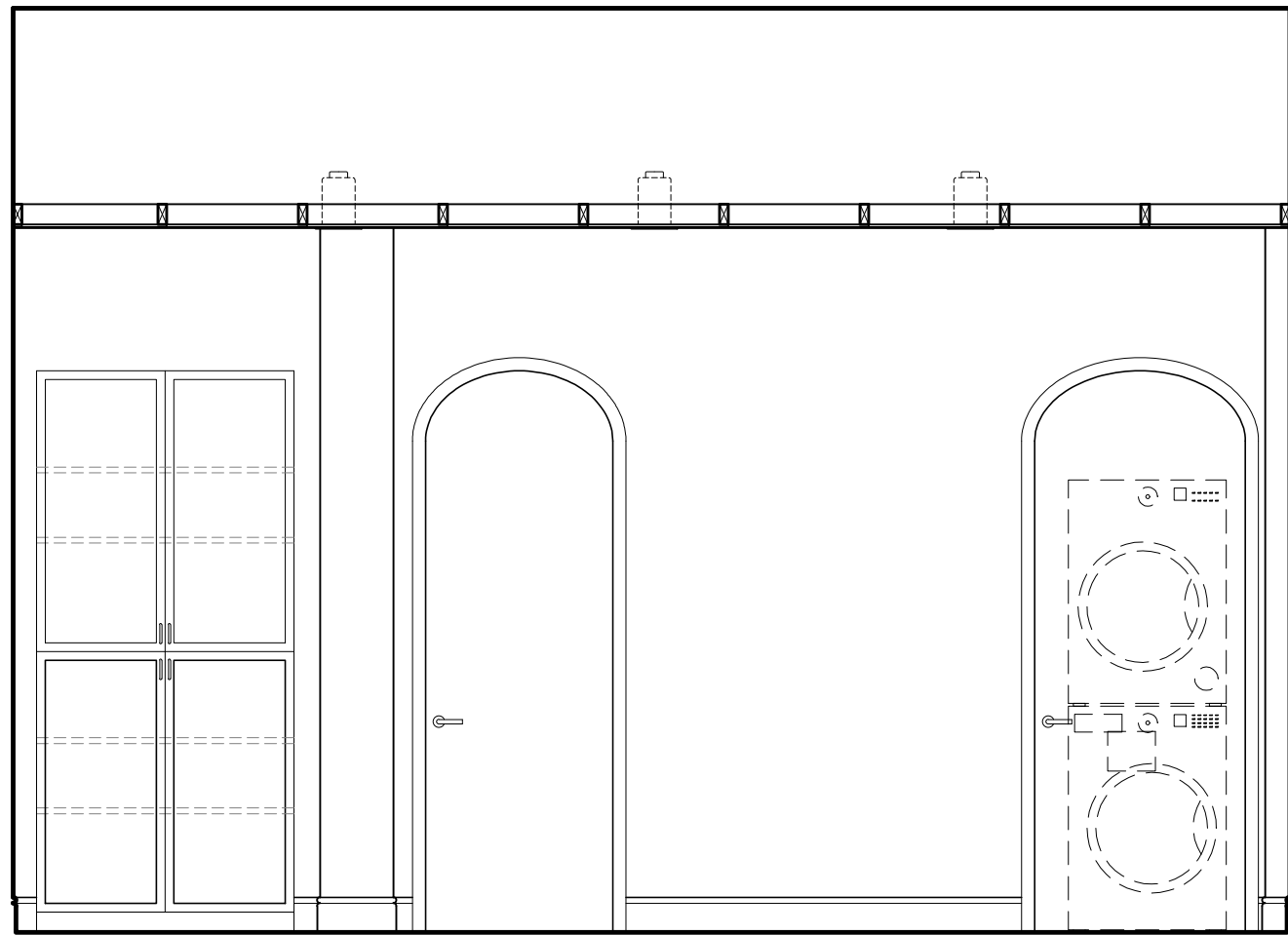
4 LIVING
SCALE: 3/8" = 1'-0" 2ND FLOOR



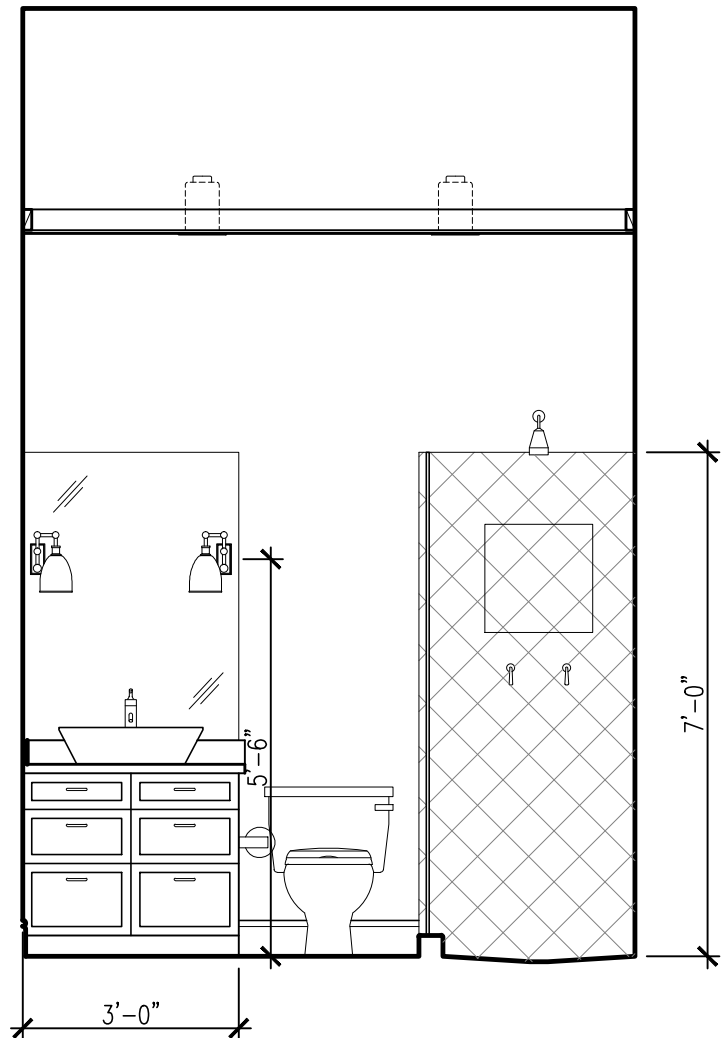
5 BATH
SCALE: 3/8" = 1'-0" 2ND FLOOR



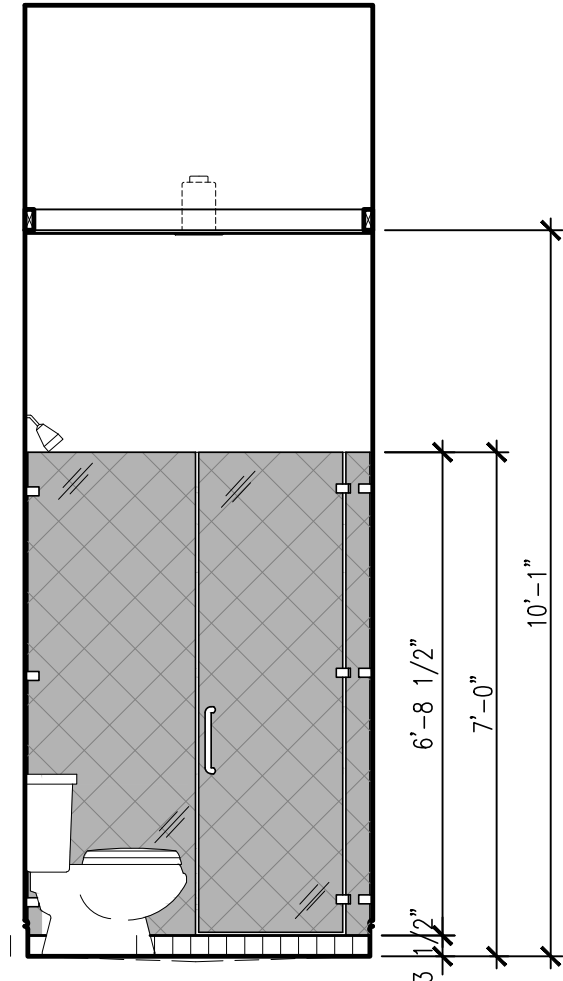
6 BATH
SCALE: 3/8" = 1'-0" 2ND FLOOR



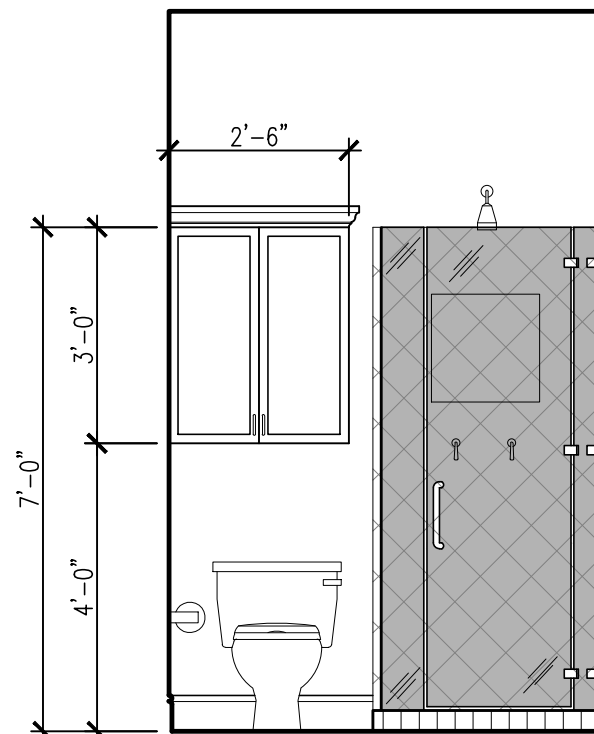
7 HALL
SCALE: 3/8" = 1'-0" 2ND FLOOR



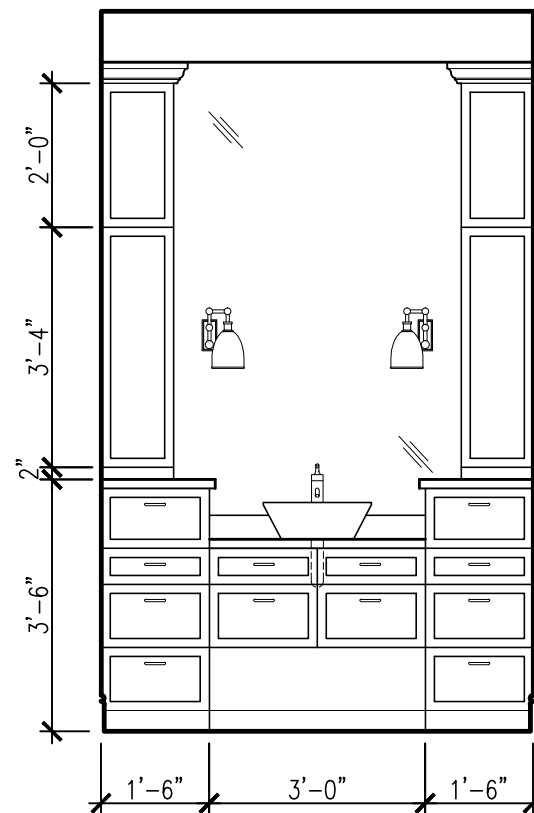
8 BATH
SCALE: 3/8" = 1'-0" 2ND FLOOR



9 BATH
SCALE: 3/8" = 1'-0" 2ND FLOOR



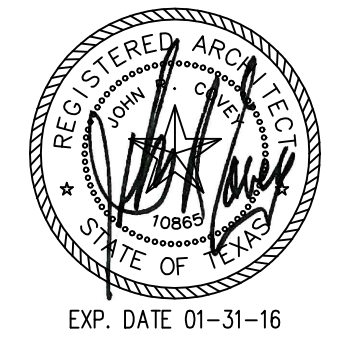
10 TOILET ROOM
SCALE: 3/8" = 1'-0" 3RD FLOOR



11 TOILET ROOM
SCALE: 3/8" = 1'-0" 3RD FLOOR

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Revisions:

Project Number:
1-1214-053

Drawn By: RT
Checked By: ACG

Sheet Title:
INTERIOR ELEVATIONS

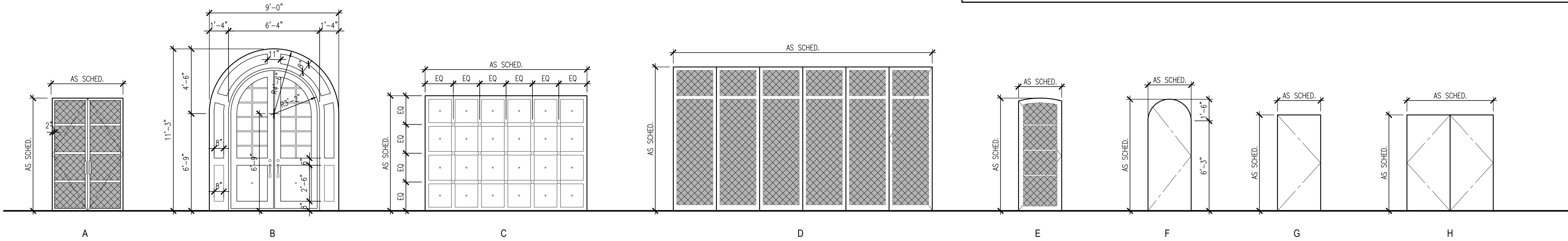
Sheet Number:

A8.4

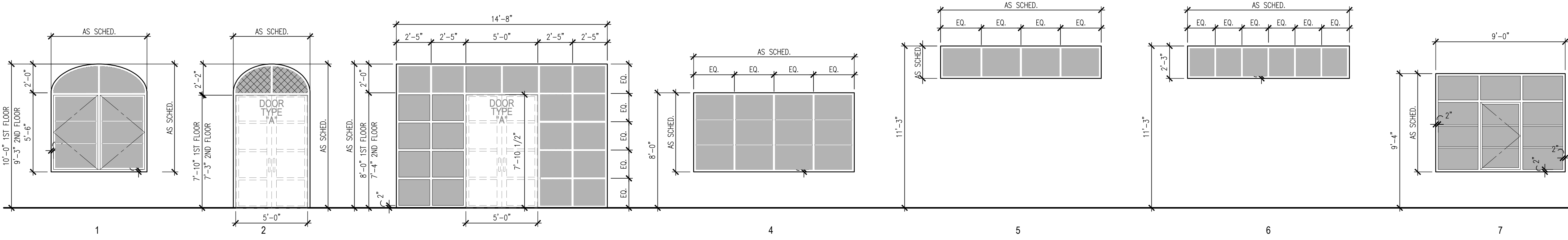
Issue Date:
11/23/15

DOOR SCHEDULE													
DOOR					DOOR MATL.	THRESH. MATL.	FRAME MATL.	HARDWARE	DETAIL			REMARKS	
1ST FLR.	NO.	SIZE	TYPE	THK.					HEAD	JAMB	THRESH		
	101	11'-3" x 8'-0"	C	1 3/4"	---	---	STEEL	---	--	--	--	EXTERIOR ROLL-UP DOOR W/WEATHER STRIPPING	
	102	11'-3" x 8'-0"	C	1 3/4"	---	---	STEEL	---	--	--	--	EXTERIOR ROLL-UP DOOR W/WEATHER STRIPPING	
	103	(2) 3'-0" x 9'-7"	B	1 3/4"	---	---	W.I.	---	01/A9.2	07/A9.2	13/A9.2		
	104	(2) 3'-0" x 9'-7"	B	1 3/4"	---	---	W.I.	---	01/A9.2	07/A9.2	13/A9.2		
	105	(2) 3'-0" x 8'-0"	A	1 3/4"	---	---	W.I.	---	05/A9.2	05/A9.2	11/A9.2		
	106	(2) 3'-0" x 8'-0"	A	1 3/4"	---	---	W.I.	---	05/A9.2	05/A9.2	11/A9.2		
	107	(2) 3'-0" x 8'-0"	A	1 3/4"	---	---	W.I.	---	05/A9.2	05/A9.2	11/A9.2		
	108	18'-0" x 8'-0"	D	1 3/4"	---	---	WOOD	---	06/A9.2	12/A9.2	18/A9.2	REF. TO DOOR MFG. FOR SPECIFICATIONS	
	109	(2) 3'-0" x 8'-0"	A	1 3/4"	---	---	W.I.	---	05/A9.2	05/A9.2	11/A9.2		
	110	4'-0" x 9'-0"	F	1 3/4"	---	---	H.M.	---	02/A9.2	08/A9.2	14/A9.2		
	111	4'-0" x 9'-0"	F	1 3/4"	---	---	H.M.	---	02/A9.2	08/A9.2	14/A9.2		
	112	8'-8" x 8'-0"	C	1 1/4"	11	---	W.I.	---	09/A9.3	06/A9.3 SIM.	13/A9.3		
	113	11'-3" x 8'-0"	C	1 1/4"	---	---	W.I.	---	09/A9.3	06/A9.3 SIM.	13/A9.3		
2ND FLR.													
	201	(2) 3'-0" x 8'-0"	A	1 3/4"	---	---	W.I.	---	05/A9.2	05/A9.2	15/A9.2		
	202	(2) 3'-0" x 8'-0"	A	1 3/4"	---	---	W.I.	---	05/A9.2	05/A9.2	11/A9.2		
	203	(2) 3'-0" x 8'-0"	A	1 3/4"	---	---	W.I.	---	05/A9.2	05/A9.2	11/A9.2		
	204	(2) 3'-0" x 8'-0"	A	1 3/4"	---	---	W.I.	---	05/A9.2	05/A9.2	11/A9.2		
	205	18'-0" x 8'-0"	D	1 3/4"	---	---	WOOD	---	06/A9.2	12/A9.2	18/A9.2	REF. TO DOOR MFG. FOR SPECIFICATIONS	
3RD FLR.													
	301	3'-0" x 8'-0"	E	1 3/4"	---	---	W.I.	---	03/A9.2	03/A9.2	09/A9.2		
	302	(2) 3'-0" x 8'-0"	H	1 3/4"	---	---	H.M.	---	04/A9.2	04/A9.2	10/A9.2		
	303	3'-0" x 8'-0"	E	1 3/4"	---	---	W.I.	---	03/A9.2	03/A9.2	09/A9.2		
	304	3'-0" x 8'-0"	E	1 3/4"	---	---	W.I.	---	03/A9.2	03/A9.2	09/A9.2		
	305	3'-0" x 8'-0"	E	1 3/4"	---	---	W.I.	---	03/A9.2	03/A9.2	09/A9.2		

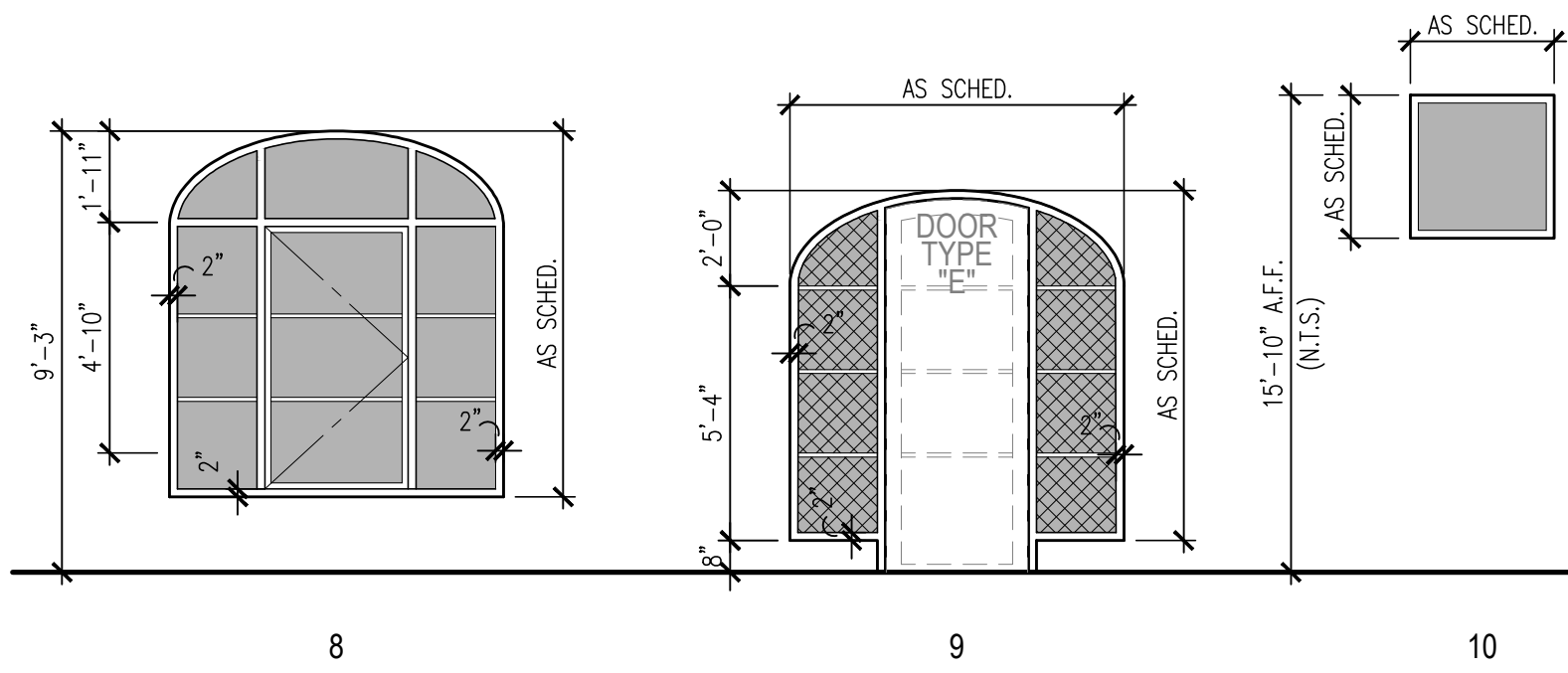
WINDOW SCHEDULE										REMARKS			
WINDOW					DETAIL								
NO.	DESCRIPTION	SIZE	TYPE	FIRE RATING	HEAD	JAMB	SILL						
A	OPERABLE WROUGHT IRON	6'-8" x 7'-6"	1	---	01/A9.3	04/A9.3	10/A9.3	SEE NOTE 1, 2					
B	OPERABLE WROUGHT IRON	6'-8" x 7'-6"	1	---	01/A9.3	04/A9.3	10/A9.3	SEE NOTE 1, 2					
C	WROUGHT IRON	5'-6" x 2'-0"	2		04/A9.3	04/A9.3	11/A9.3	SEE NOTE 1, 2, 3					
D	WROUGHT IRON	14'-8" x 10'-0"	3		01/A9.3	05/A9.2 / 04/A9.3	12/A9.3	SEE NOTE 1, 2, 3					
E	WROUGHT IRON	11'-2" x 5'-6"	4		09/A9.3	06/A9.3	11/A9.3	SEE NOTE 1, 2					
F	WROUGHT IRON	11'-2" x 2'-0"	5		03/A9.3	06/A9.3	09/A9.3	SEE NOTE 1, 2					
G	NOT USED	--	--		--	--	--						
H	WROUGHT IRON	6'-10" x 2'-0"	5		03/A9.3	06/A9.3	09/A9.3	SEE NOTE 1, 2					
J	NOT USED	--	--		--	--	--						
K	WROUGHT IRON	8'-8" x 2'-0"	5		03/A9.3	06/A9.3	09/A9.3	SEE NOTE 1, 2					
L	NOT USED	--	--		--	--	--						
M	WROUGHT IRON	11'-3" x 2'-0"	6		03/A9.3	06/A9.3 SIM.	09/A9.3	SEE NOTE 1, 2					
N	WROUGHT IRON	5'-4" x 9'-3"	2		01/A9.3	04/A9.3	11/A9.3	SEE NOTE 1, 2					
P	WROUGHT IRON	14'-8" x 9'-3"	3		01/A9.3	05/A9.2 / 04/A9.3	12/A9.3	SEE NOTE 1, 2					
Q	WROUGHT IRON	6'-0" x 7'-8"	1		01/A9.3	04/A9.3	07/A9.3	SEE NOTE 1, 2					
R	OPERABLE WROUGHT IRON	9'-0" x 6'-9"	7		02/A9.3	04/A9.3	08/A9.3	SEE NOTE 1, 2					
S	OPERABLE WROUGHT IRON	7'-0" x 7'-6"	8		01/A9.3	04/A9.3	07/A9.3	SEE NOTE 1, 2					
T	WROUGHT IRON	7'-0" x 7'-4"	9		04/A9.3	05/A9.2 / 04/A9.3	11/A9.3	SEE NOTE 1, 2, 3					
U	WROUGHT IRON	3'-0" x 3'-0"	10		05/A9.3	05/A9.3	05/A9.3	SEE NOTE 1, 2					
V	OPERABLE WROUGHT IRON	7'-0" x 7'-6"	8		04/A9.3	04/A9.3	10/A9.3	SEE NOTE 1, 2					
W	WROUGHT IRON	7'-0" x 7'-6"	8		04/A9.3	04/A9.3	10/A9.3	SEE NOTE 1, 2					
NOTES: 1. DOUBLE-PANE GREY TINTED GLAZING. (REF. IECC REPORT FOR GLAZING PROPERTIES) 2. FILL FRAME W/ POLYURETHANE FOAM INSULATION 3. SAFETY GLAZING													



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



2 WINDOW TYPES
SCALE: 1/4" = 1'-0"



2 WINDOW TYPES con't
SCALE: 1/4" = 1'-0"

Revisions:

Project Number:
1-1214-053

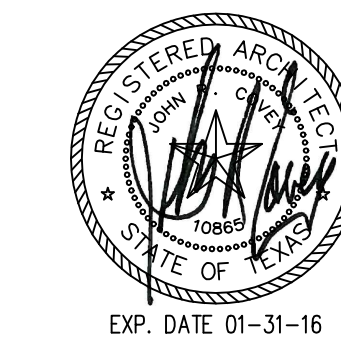
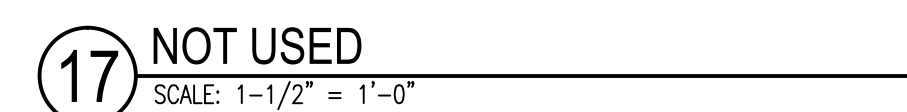
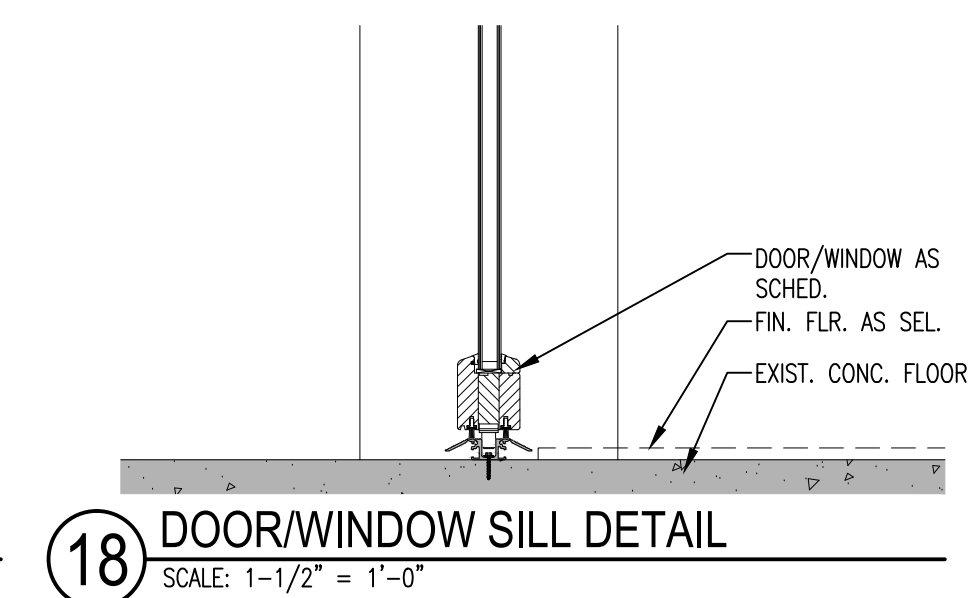
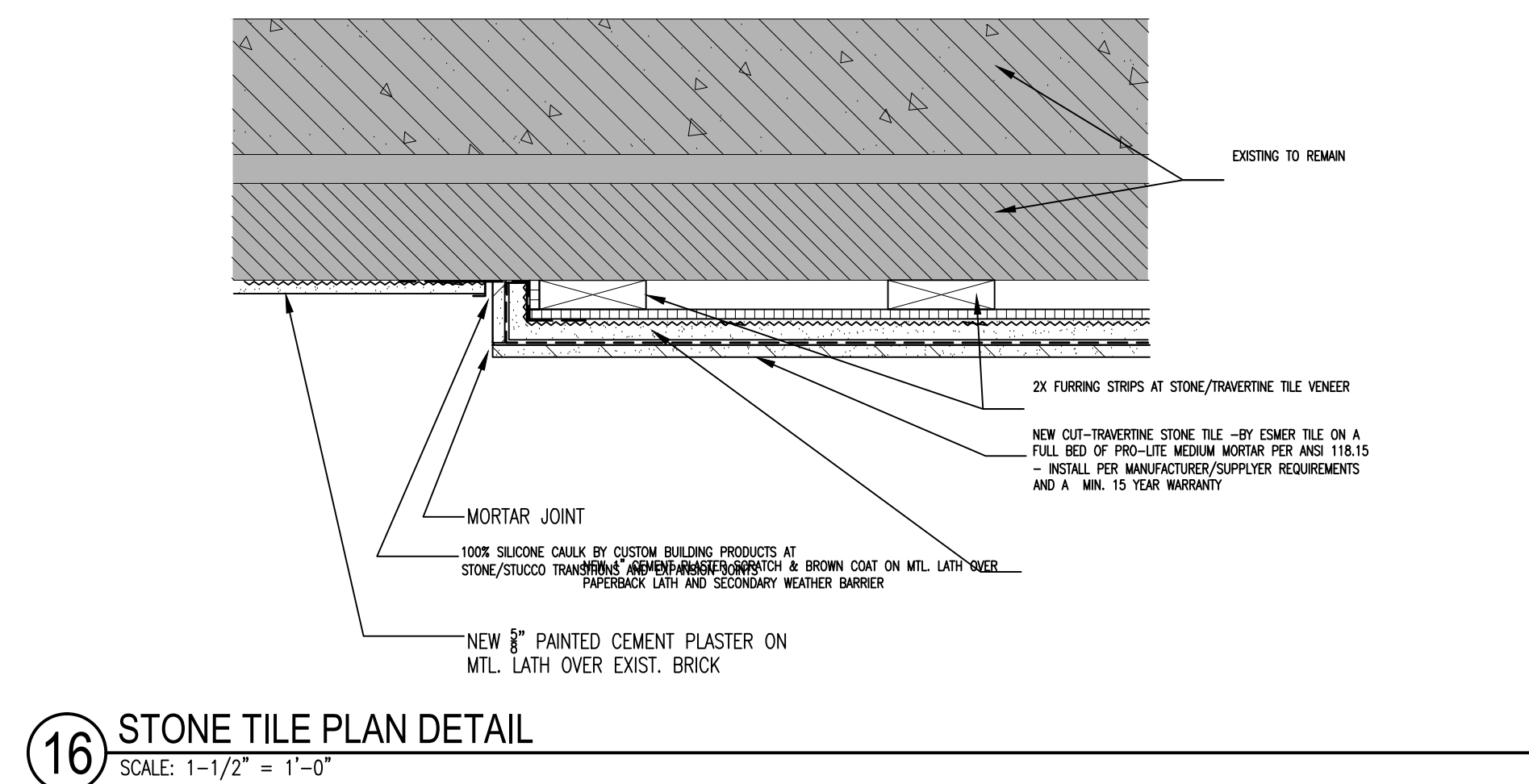
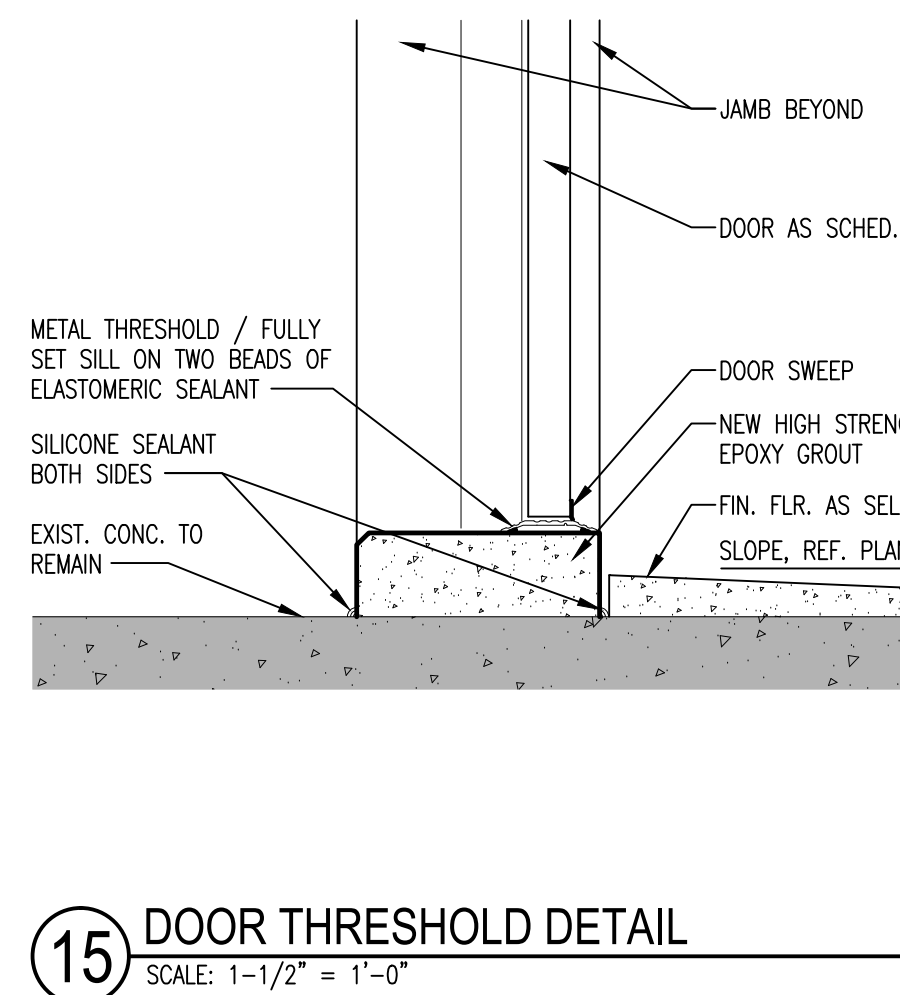
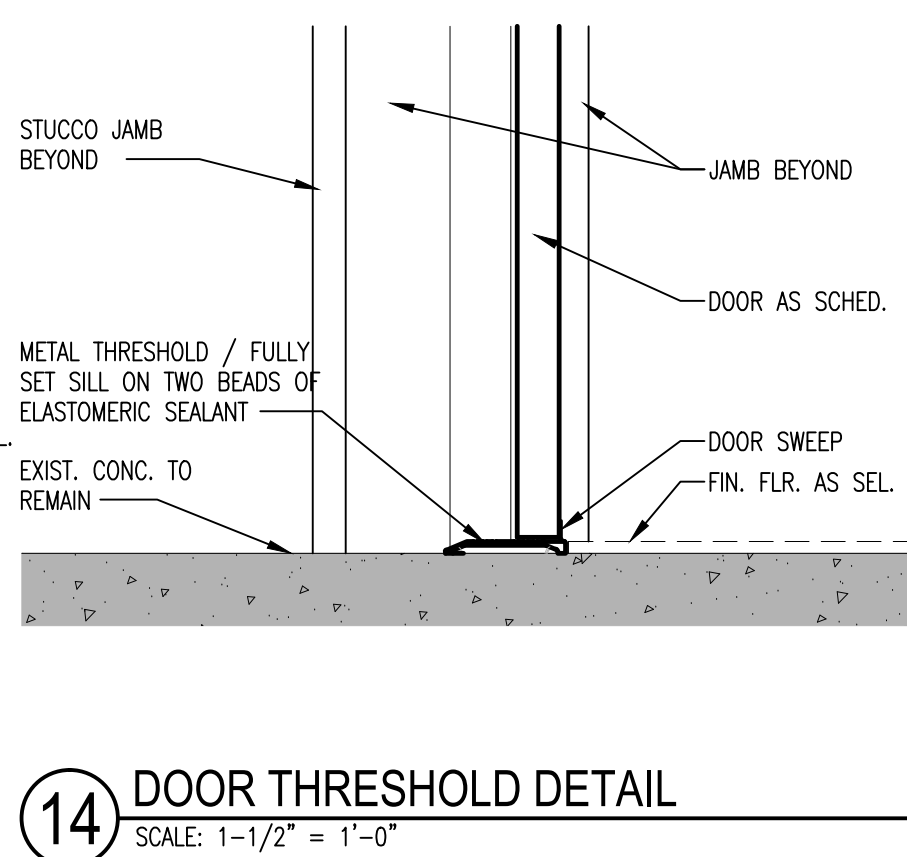
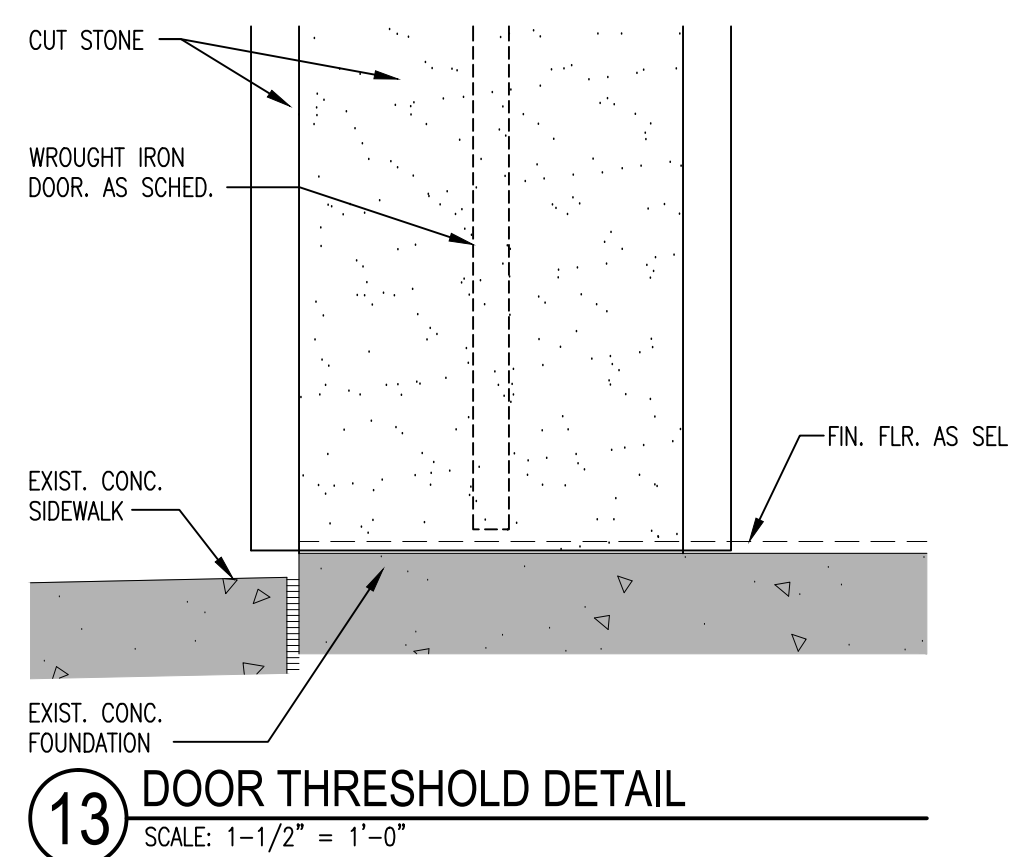
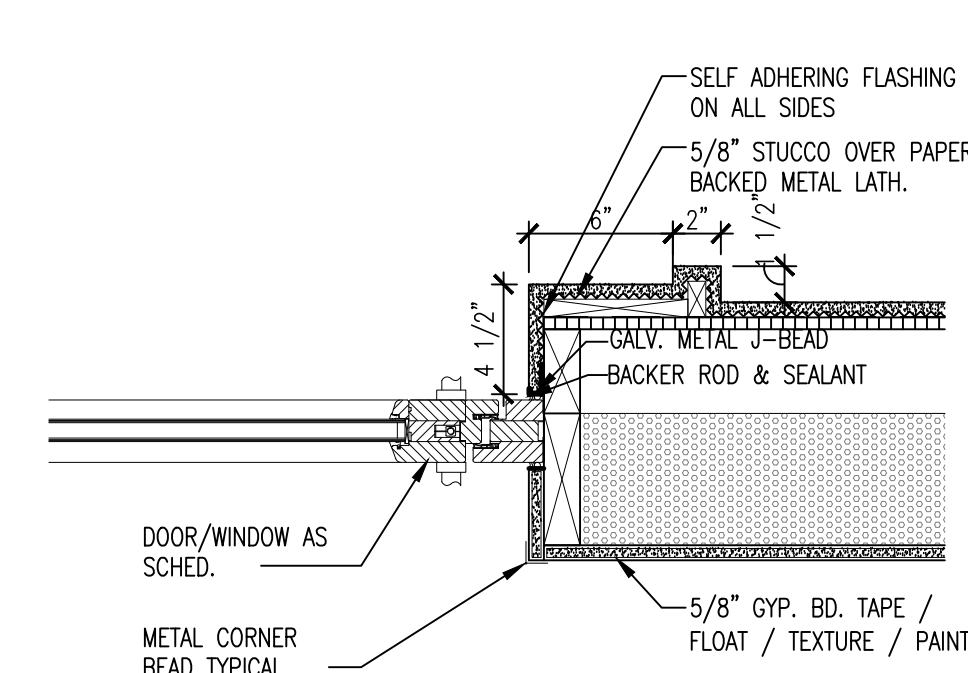
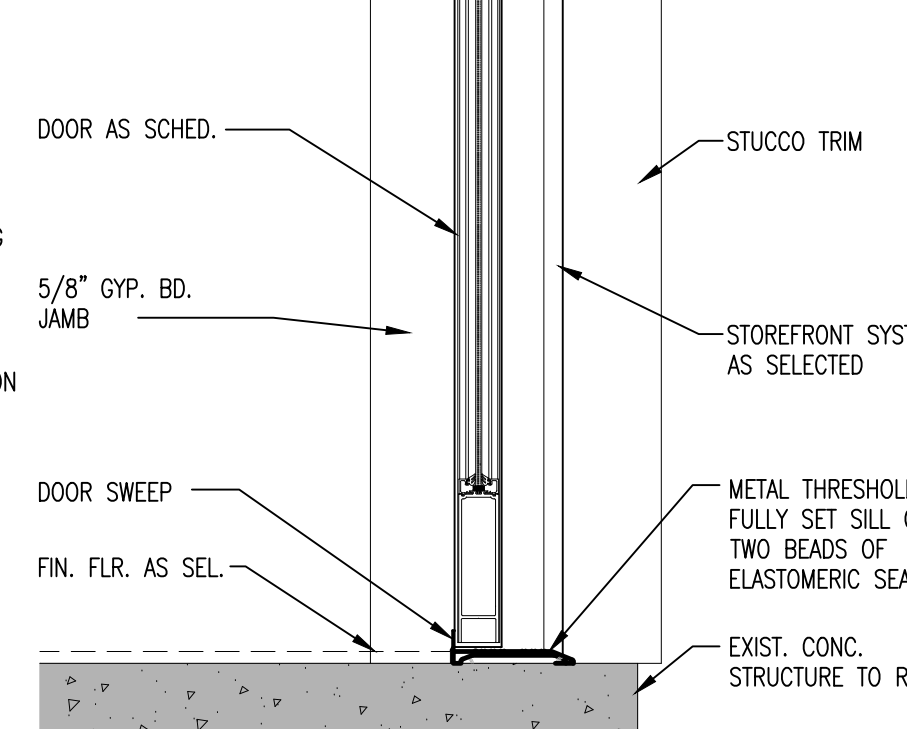
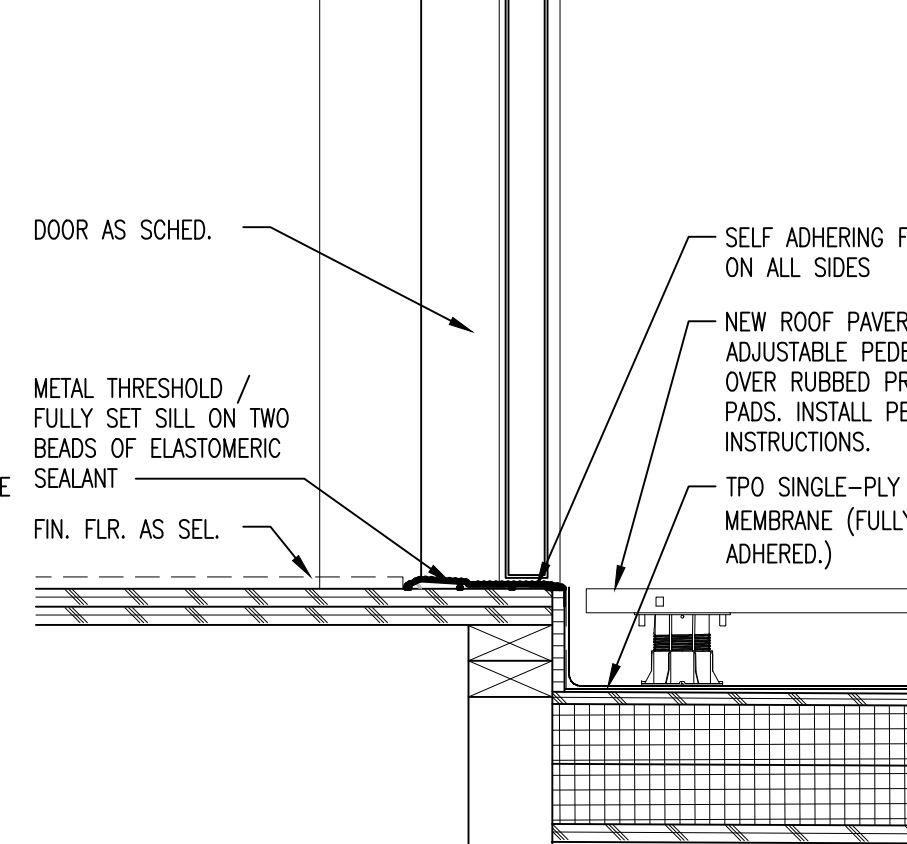
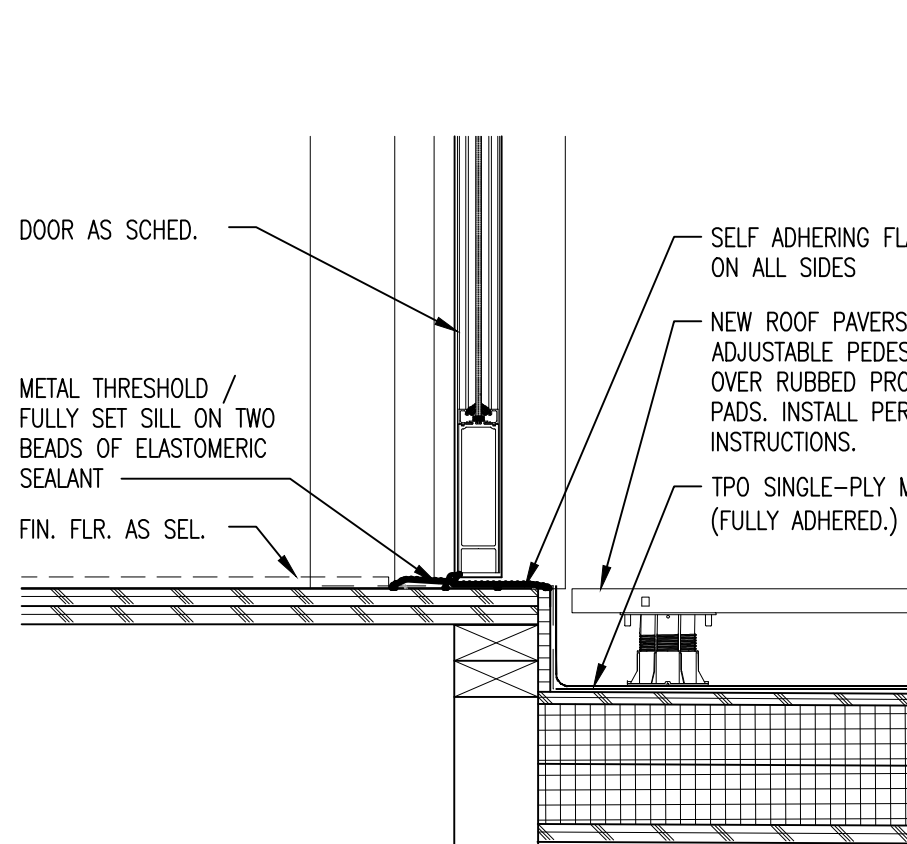
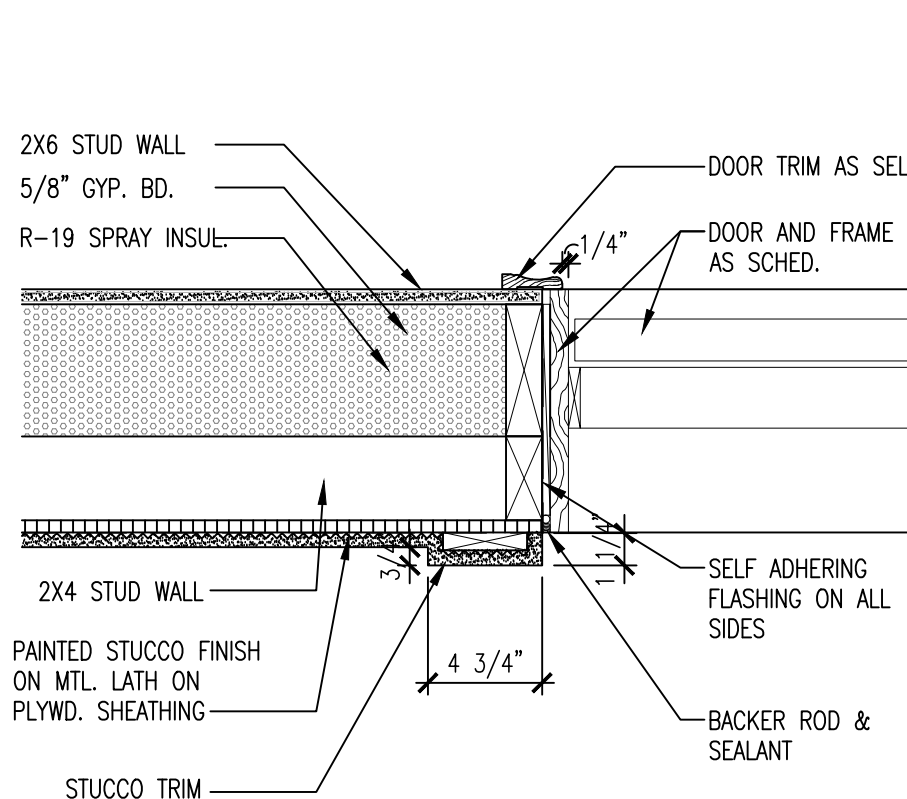
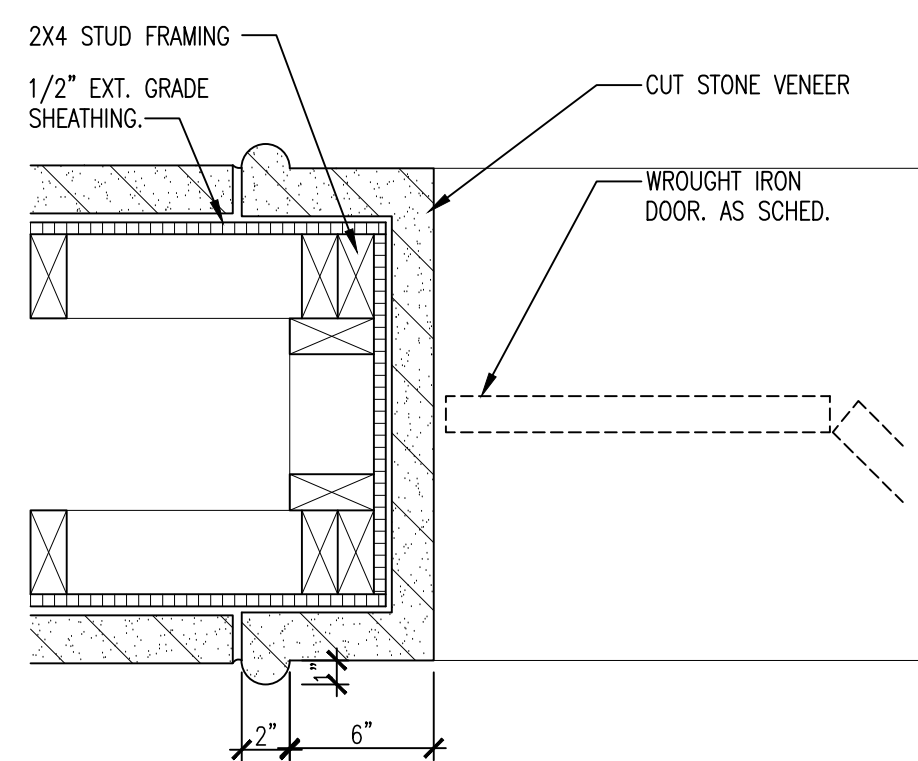
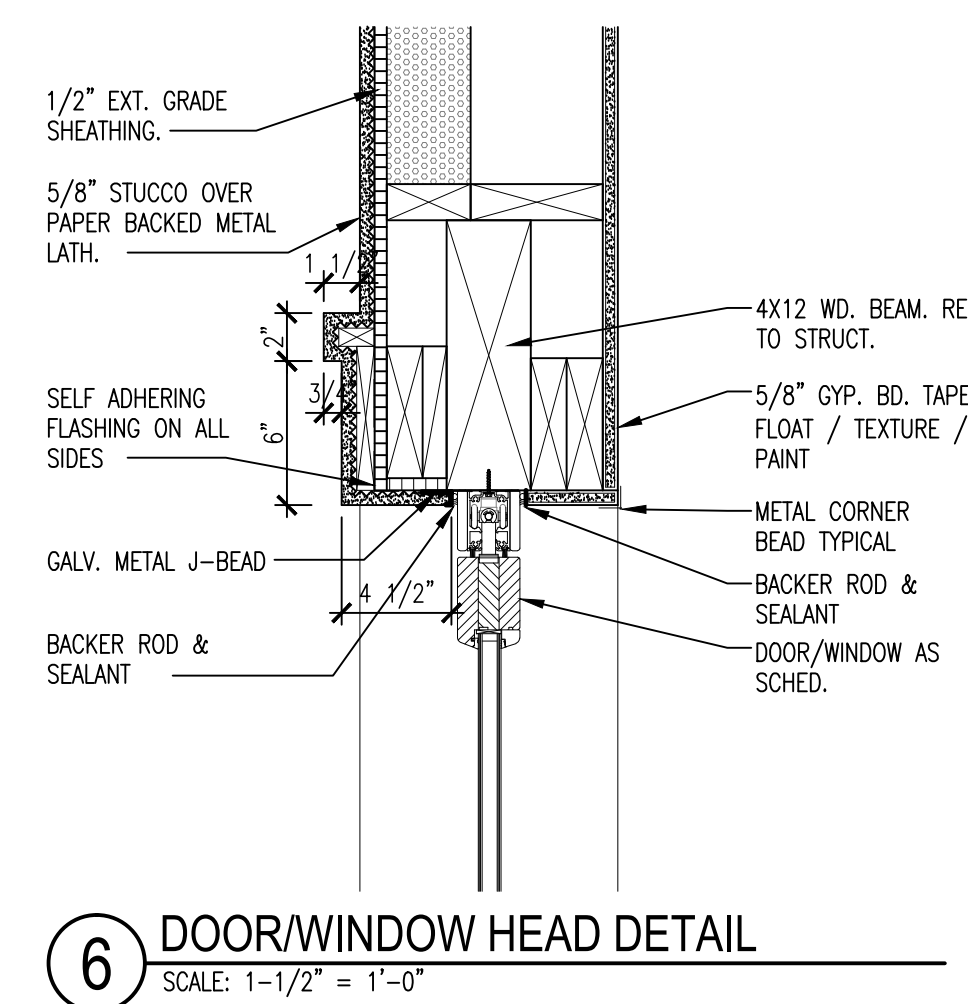
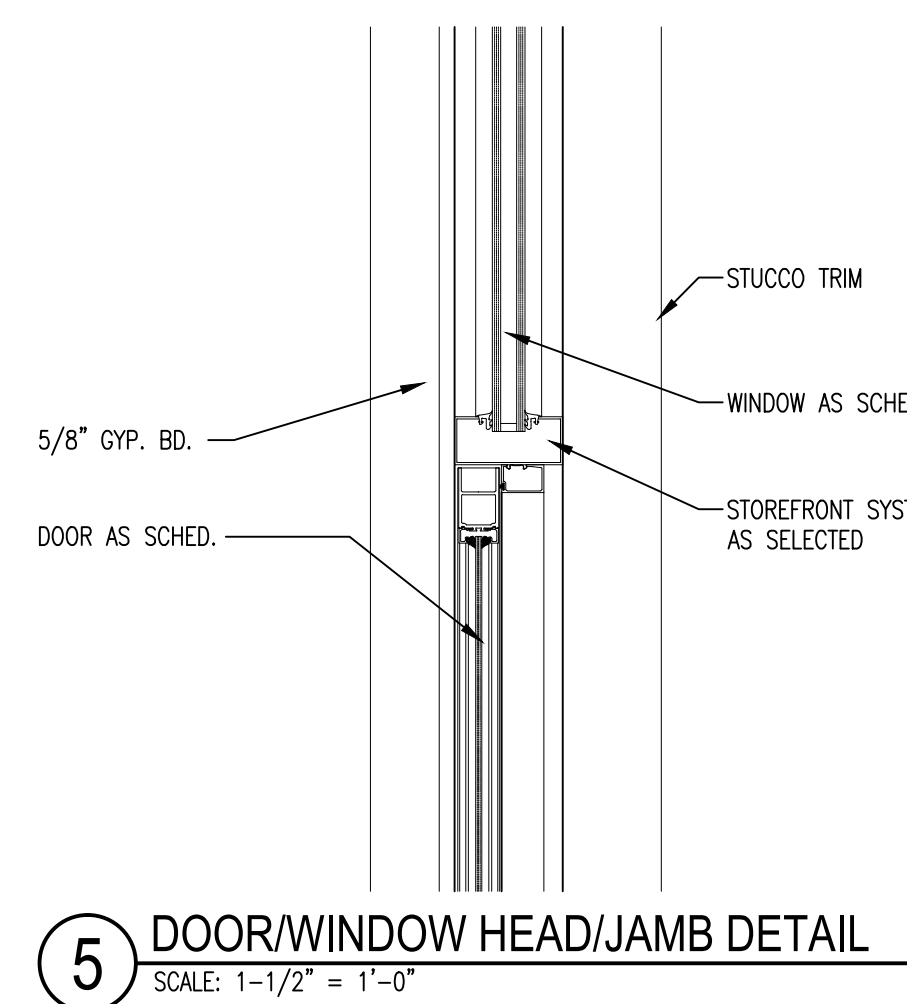
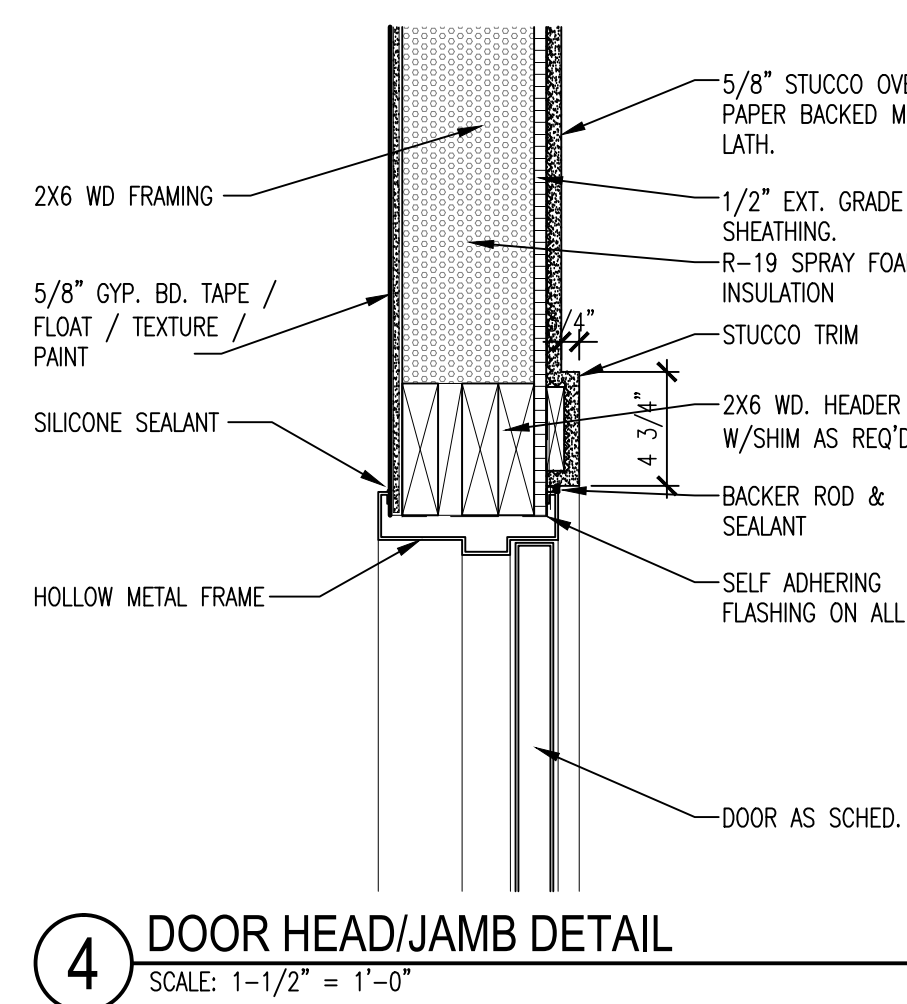
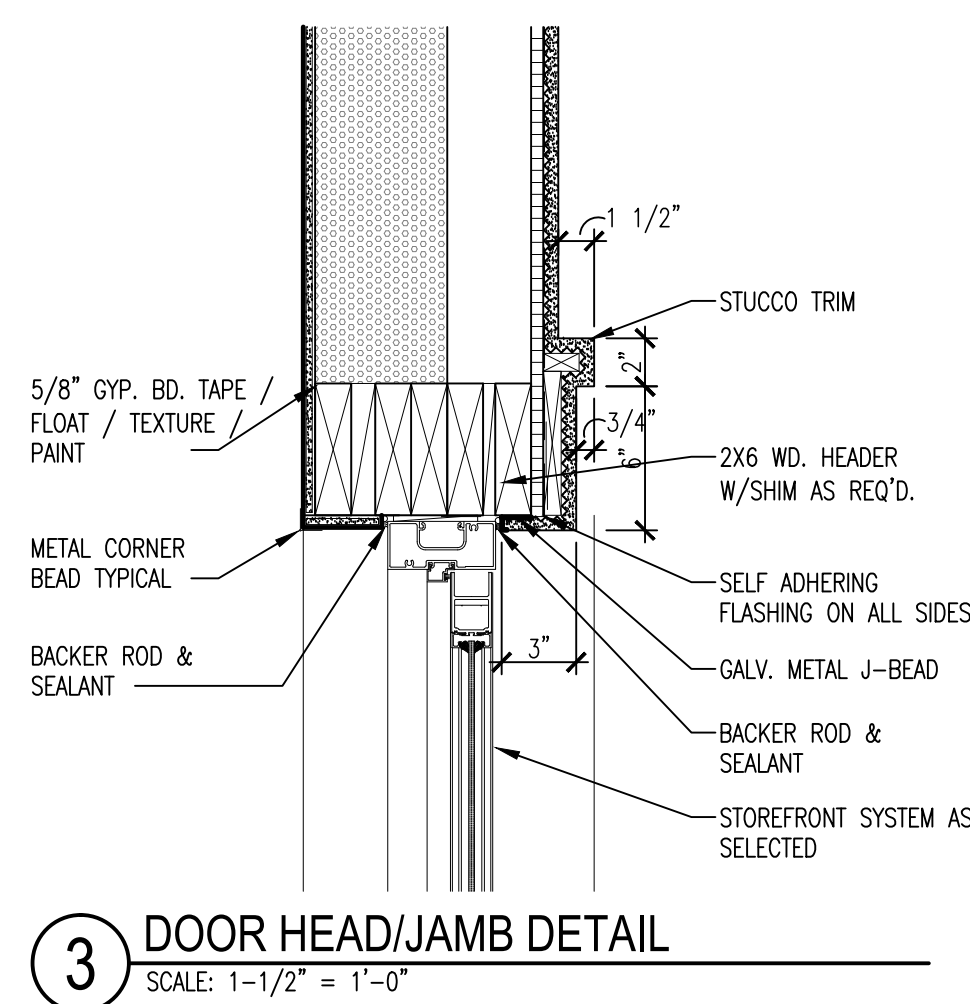
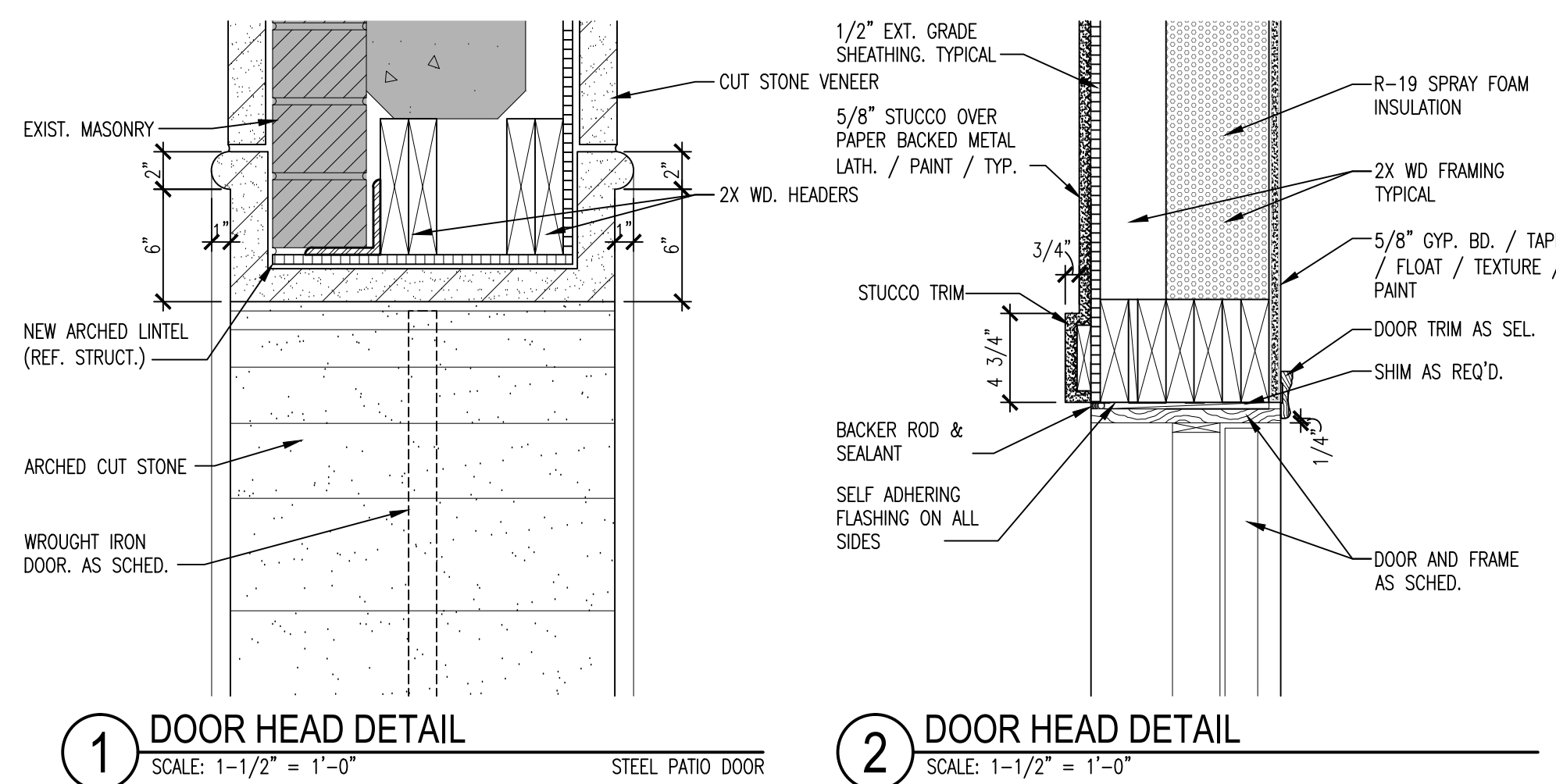
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Checked By: ACG

Sheet Title:
DOOR SCHEDULE
AND ROOM FINISH
SCHEDULE

Sheet Number:

A9.1

Issue Date:
11/23/15



720 N. ST. MARY'S
DUPLEX

720 & 724 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78205

Revisions:

Project Number:
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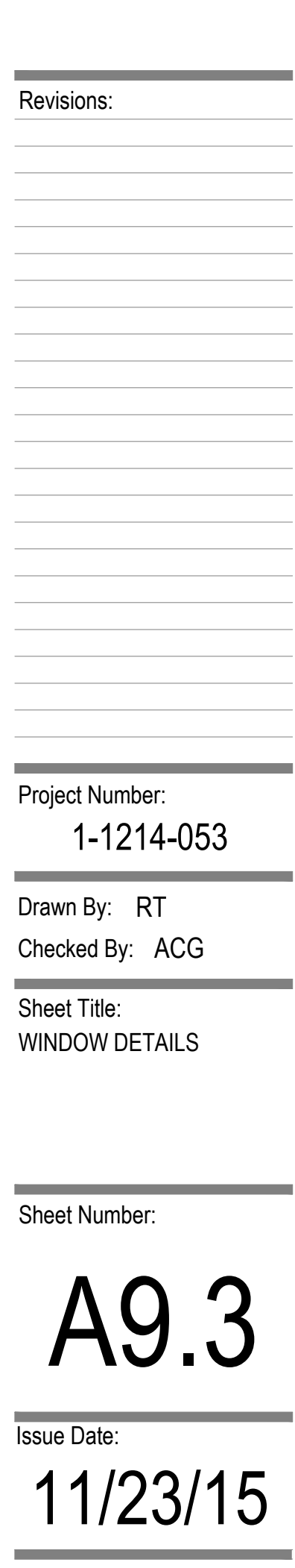
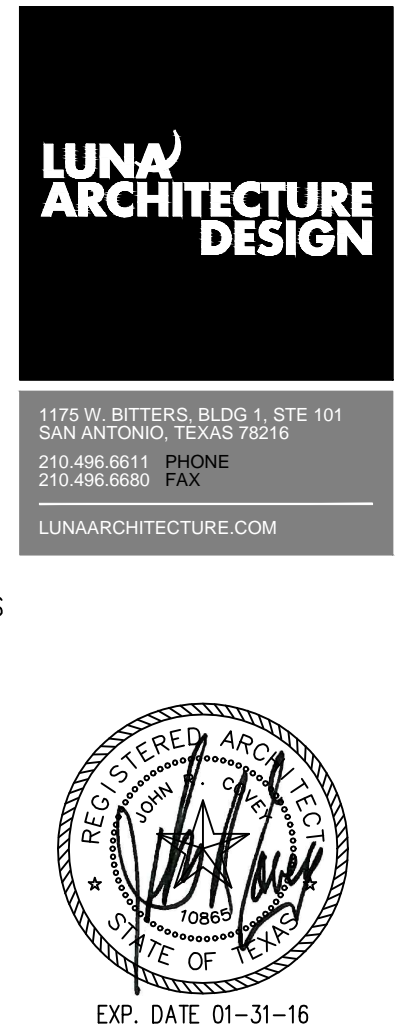
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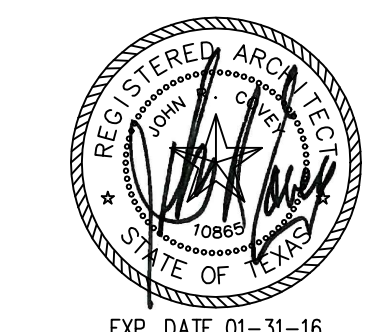
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Sheet Number:

A9.2

Issue Date:
11/23/15





720 N. ST. MARY'S
DUPLEX

720 & 724 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78205

Revisions:

Project Number:
1-1214-053

Drawn By: RT
Checked By: ACG

Sheet Title:
FIRST LEVEL
ELECTRICAL LAYOUT

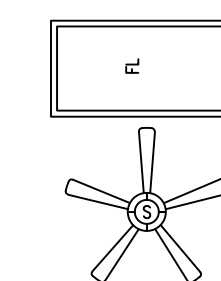
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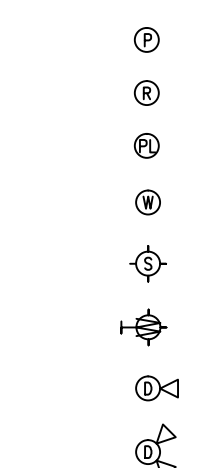
Issue Date:
11/23/15



NEW REFLECTED CEILING PLAN LEGEND

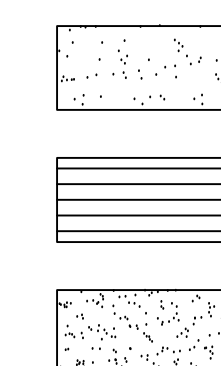


2'X4' LAY-IN FLOUR. LT. FIXT



PENDANT LIGHT FIXTURE
 RECESSED CAN LIGHT FIXTURE.
 RECESSED PIN LIGHT
 WATERPROOF REC. CAN LIGHT FIXTURE.
 SURFACE MNT. LIGHT FIXTURE.
 WALL MNT. LIGHT FIXTURE.
 PENDANT LIGHT FIXTURE
 DIRECTIONAL LIGHT FIXTURE.

NEW POCHE LEGEND



5/8" GYP. BD. CEILING

1x6 T&G CEILING / STAINED

5/8" GYP. BD. CEILING FURR DOWN

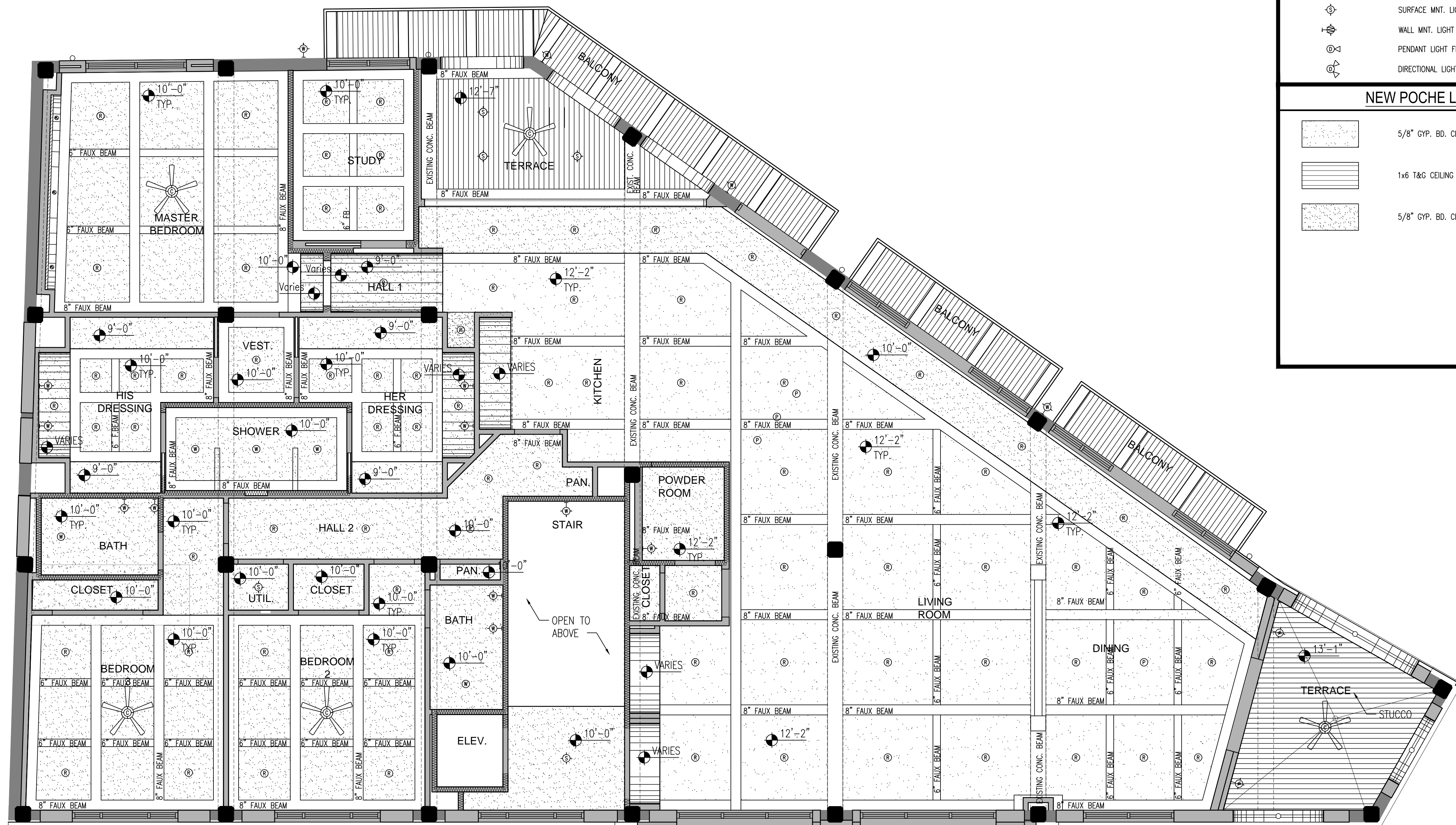



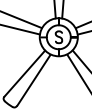











PLAN NORTH

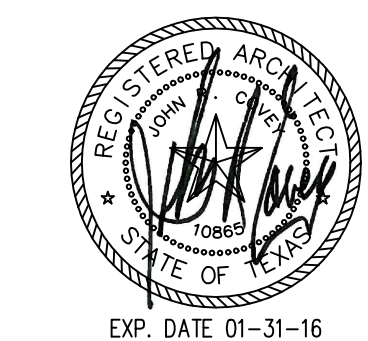


TRUE NORTH

1 FIRST LEVEL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



NEW REFLECTED CEILING LEGEND	
	2'x4' LAY-IN FLOOR, LT. FIXT.
	42" CEILING FAN WITH LIGHT FIXTURE.
	PENDANT LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE.
	RECESSED PIN LIGHT
	WATERPROOF REC. CAN LIGHT FIXTURE.
	SURFACE MNT. LIGHT FIXTURE.
	WALL MNT. LIGHT FIXTURE.
	PENDANT LIGHT FIXTURE
	DIRECTIONAL LIGHT FIXTURE.
NEW POCHÉ LEGEND	
	5/8" GYP. BD. CEILING
	1x6 T&G CEILING / STAINED
	5/8" GYP. BD. CEILING FURR DOWN



720 N. ST. MARY'S
DUPLEX

720 & 724 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78205

Revisions:

Project Number:
1-1214-053

Drawn By: RT
Checked By: ACG

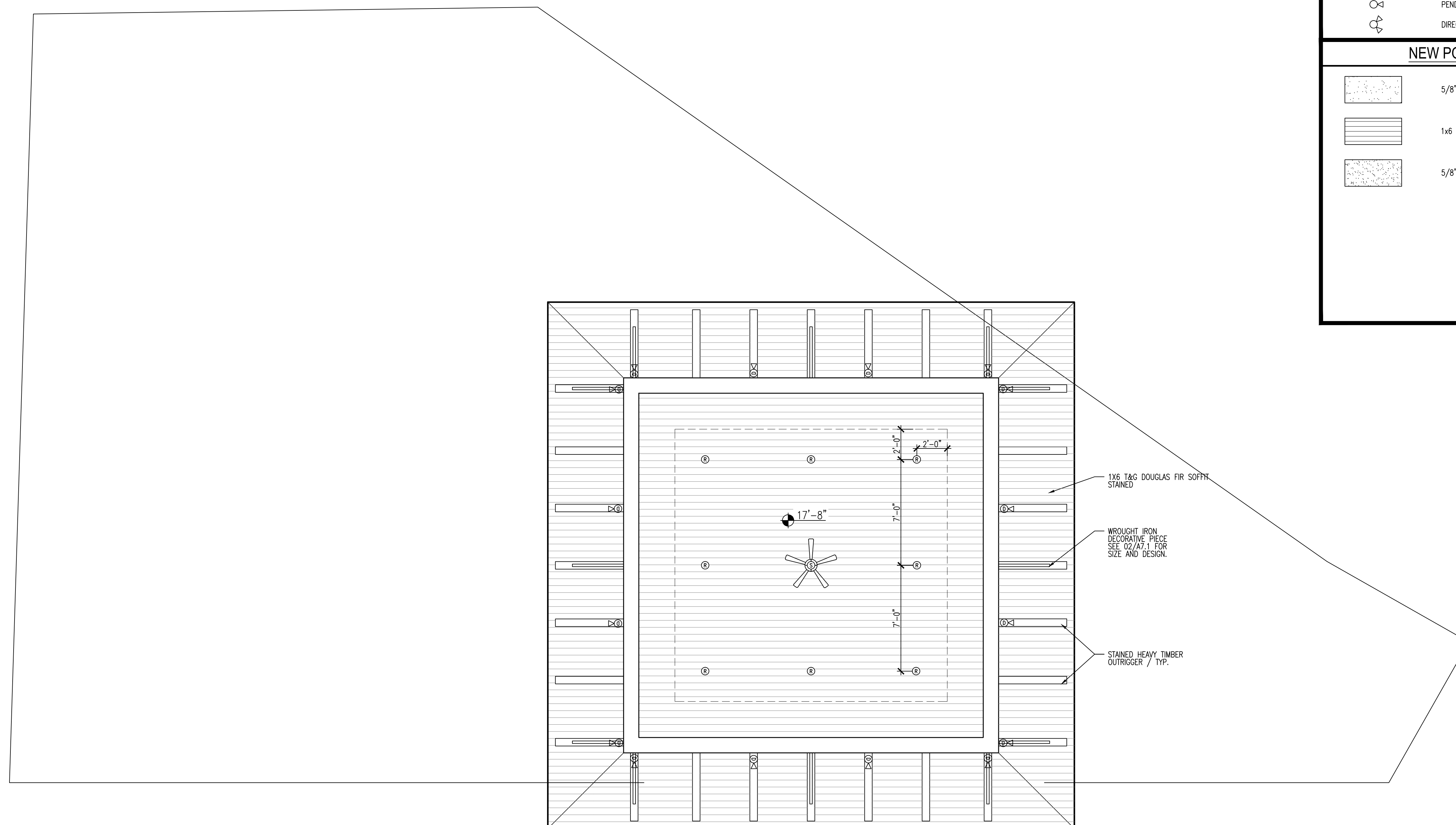
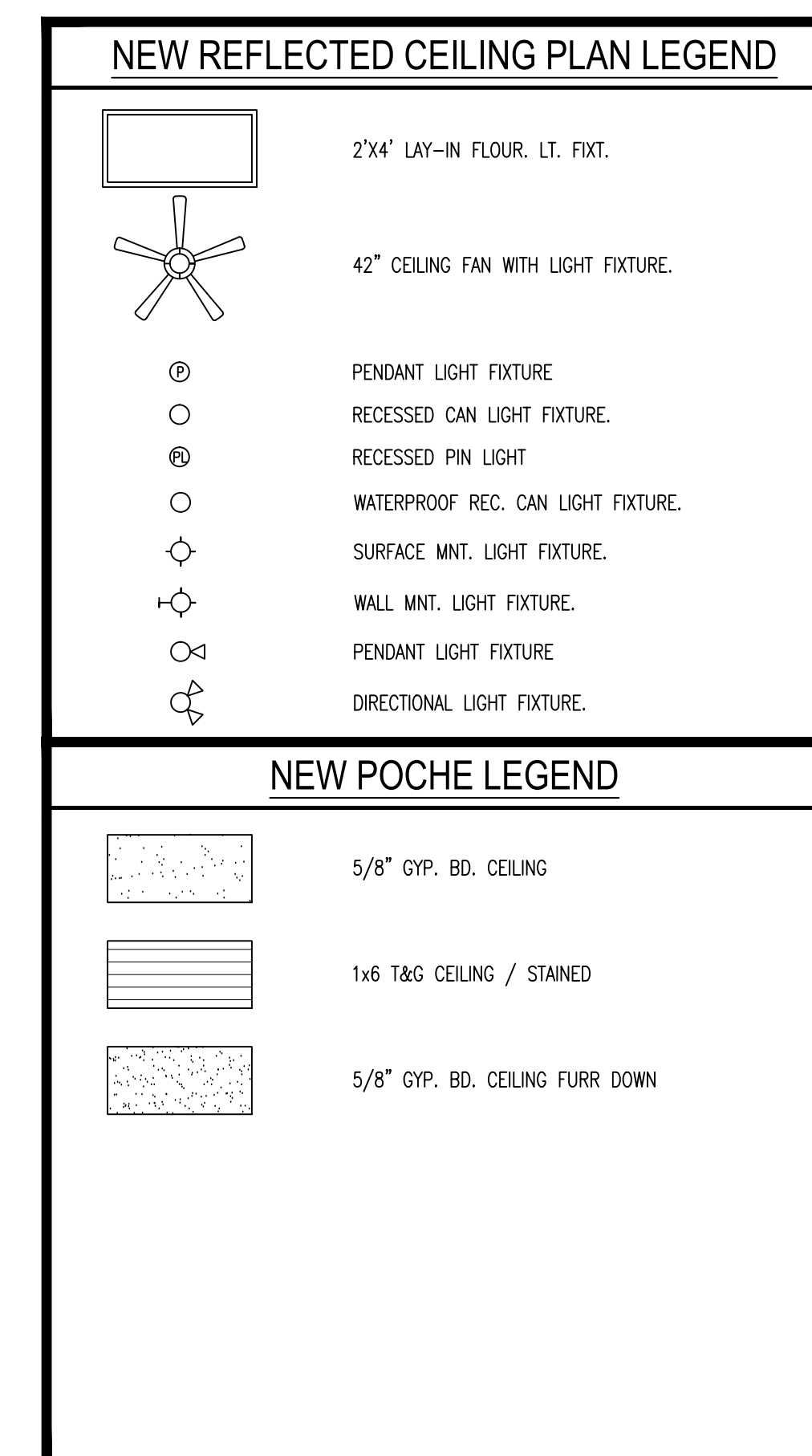
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THIRD LEVEL
ELECTRICAL LAYOUT

Sheet Number:

A10.5

Issue Date:

11/23/15



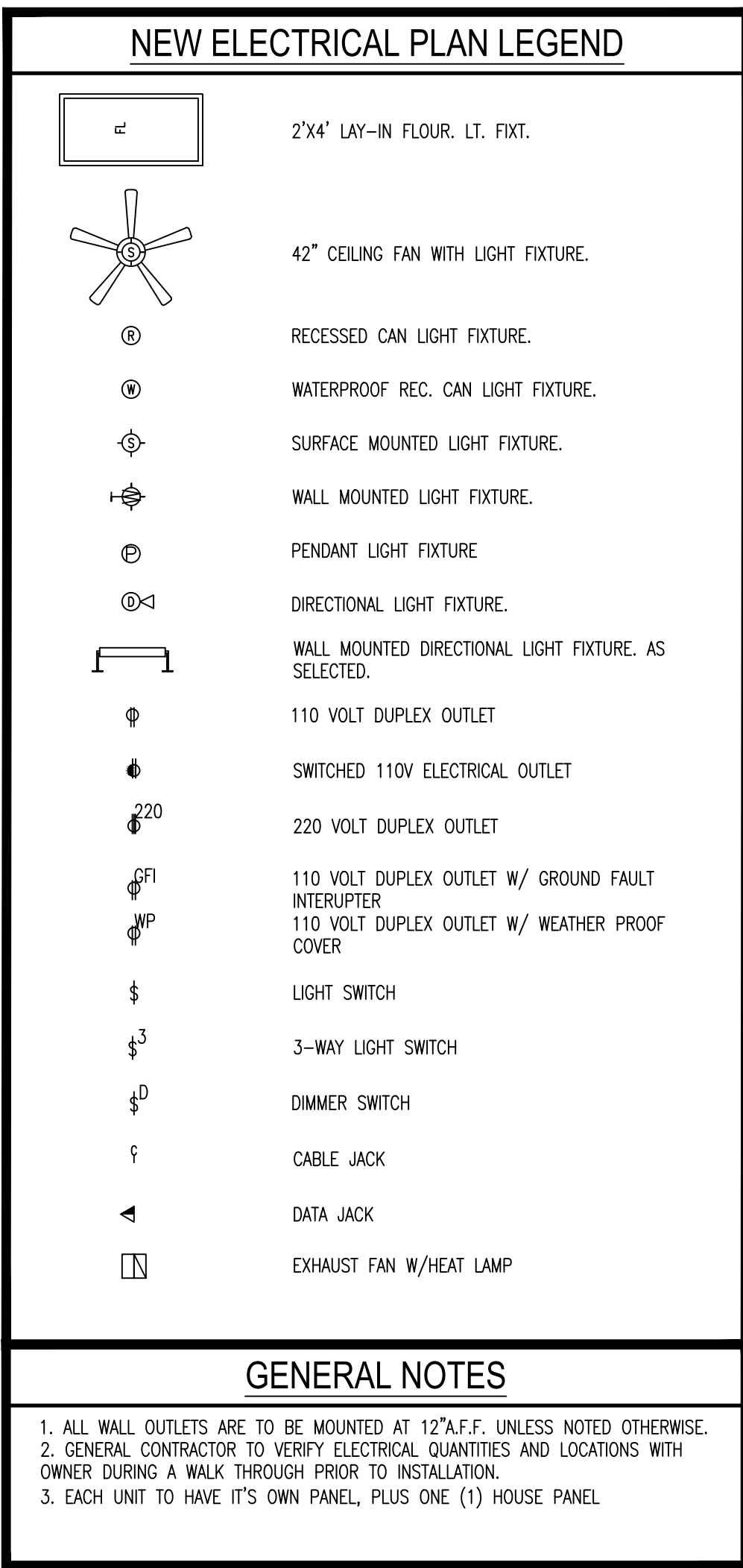
PLAN NORTH



TRUE NORTH

1 THIRD LEVEL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

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



11/23/15

7720 N. ST. MARY'S
DUPLEX

720 & 724 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78205

Revisions:

Project Number:
1-1214-053

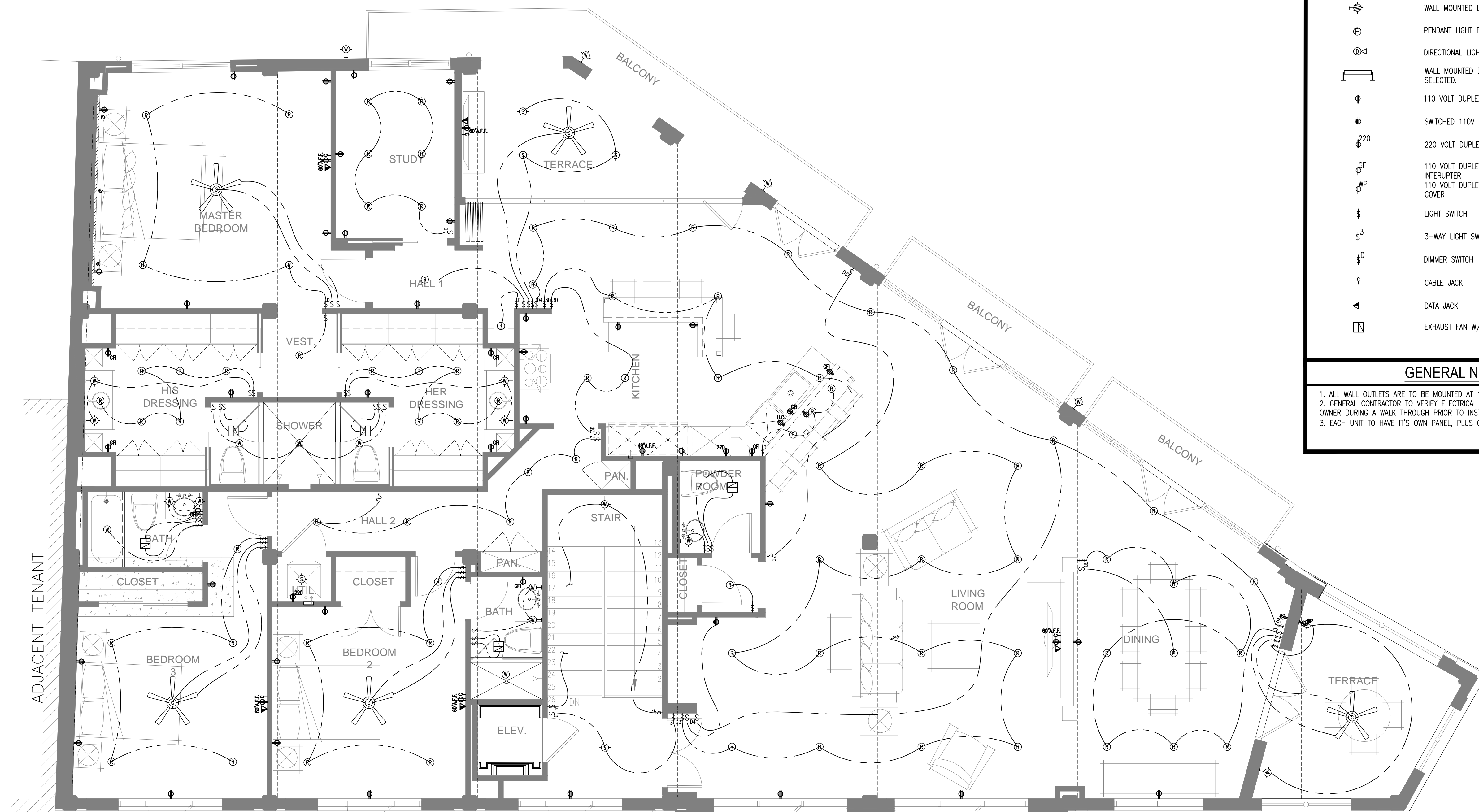
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Sheet Title:
SECOND LEVEL
ELECTRICAL PLAN

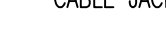
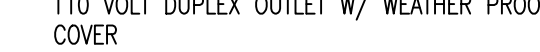
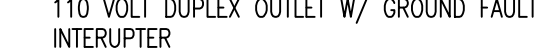
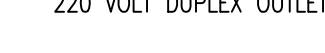
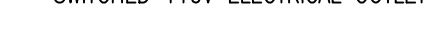
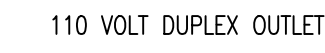
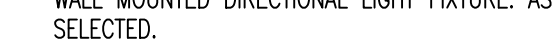
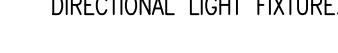
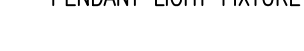
Sheet Number:

A11.3

Issue Date:
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NEW ELECTRICAL PLAN LEGEND

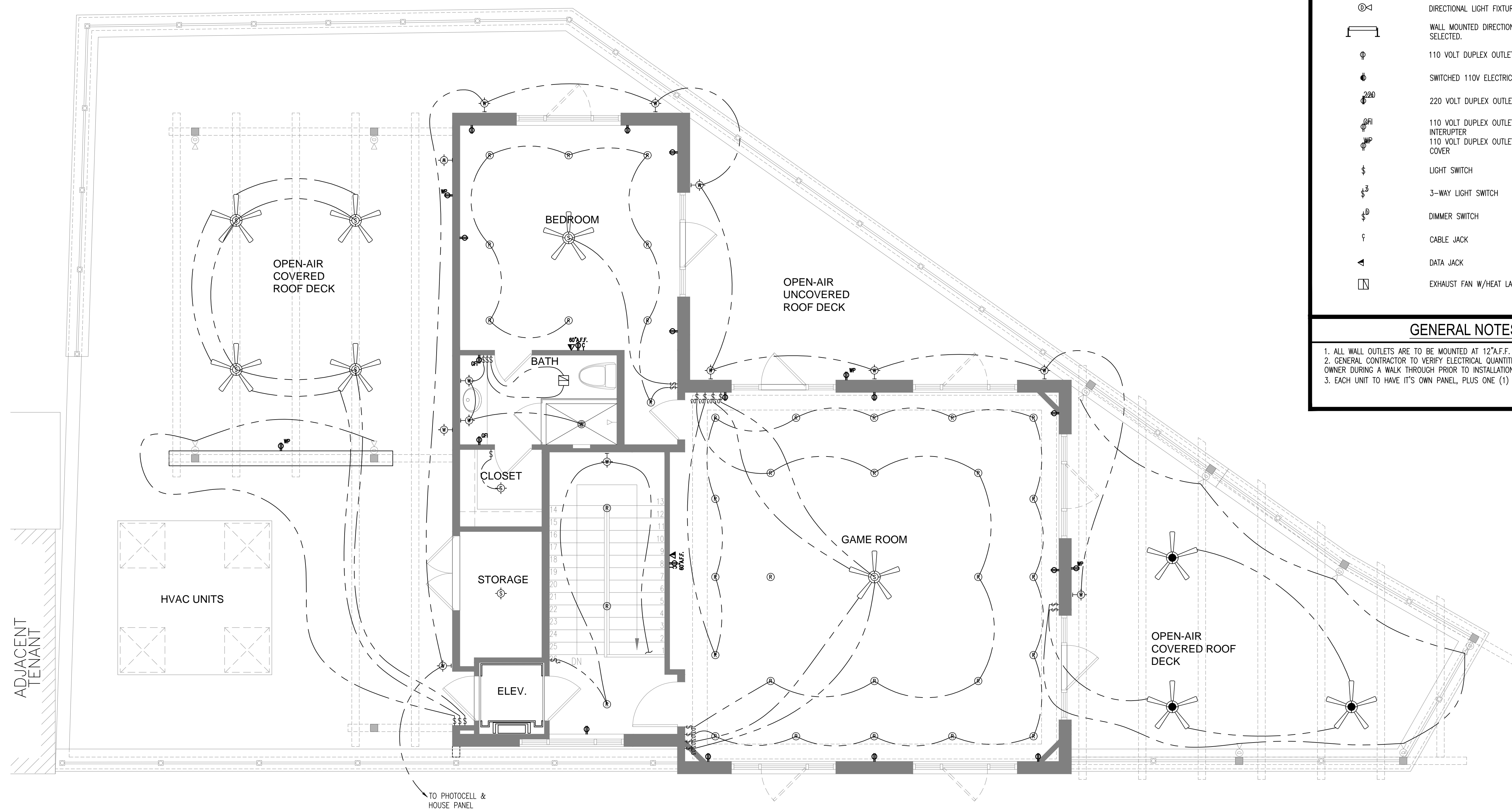


GENERAL NOTES

1. ALL WALL OUTLETS ARE TO BE MOUNTED AT 12" A.F.F. UNLESS NOTED OTHERWISE.
2. GENERAL CONTRACTOR TO VERIFY ELECTRICAL QUANTITIES AND LOCATIONS WITH OWNER DURING A WALK THROUGH PRIOR TO INSTALLATION.
3. EACH UNIT TO HAVE IT'S OWN PANEL, PLUS ONE (1) HOUSE PANEL.



1 SECOND LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



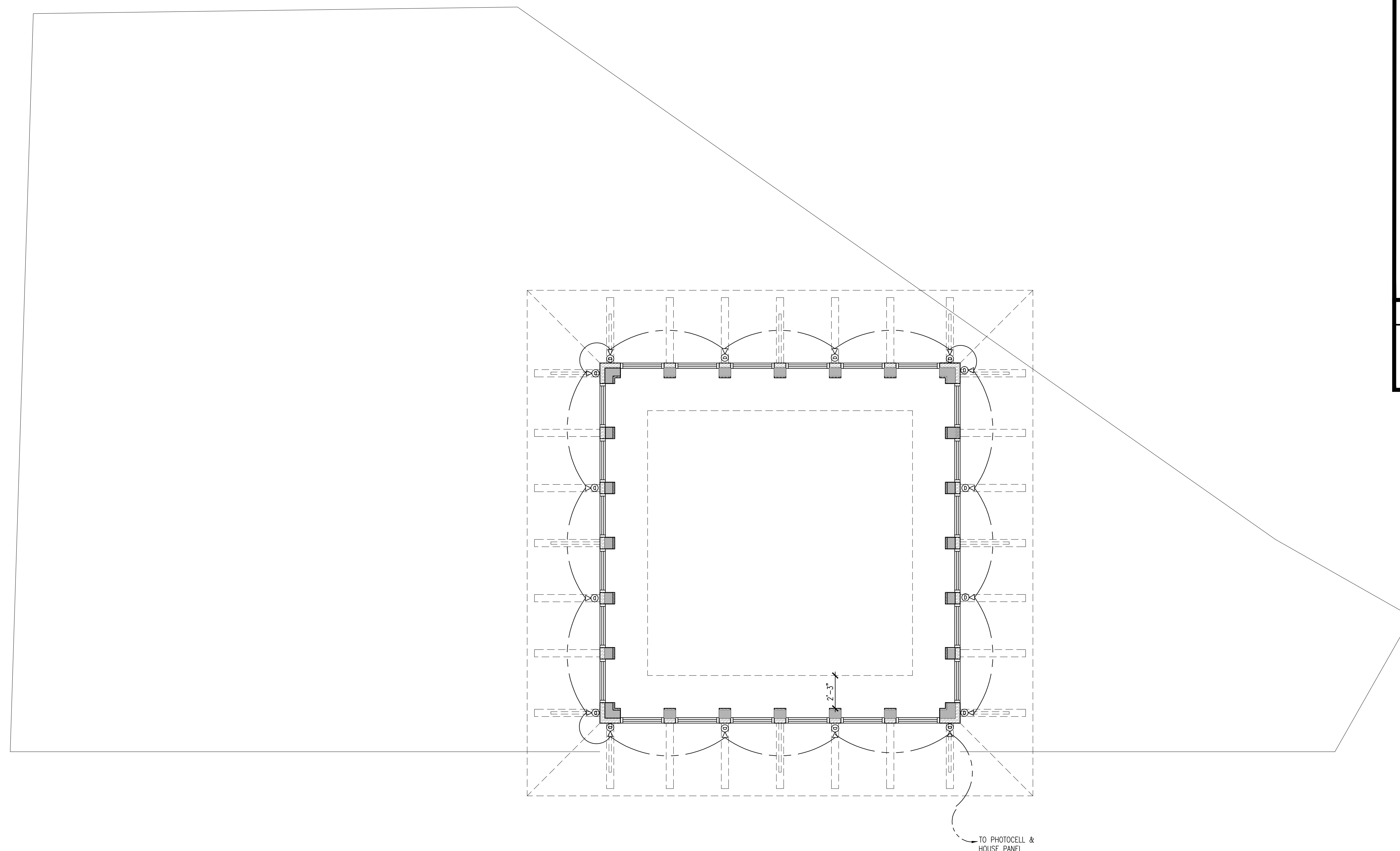
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2. GENERAL CONTRACTOR TO VERIFY ELECTRICAL QUANTITIES AND LOCATIONS WITH OWNER DURING A WALK THROUGH PRIOR TO INSTALLATION.
3. EACH UNIT TO HAVE IT'S OWN PANEL, PLUS ONE (1) HOUSE PANEL.

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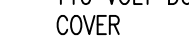
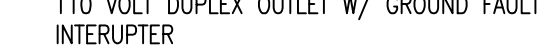
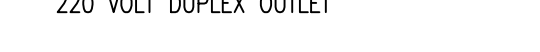
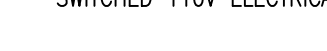
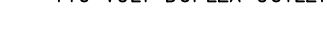
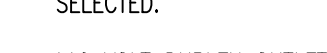


720 N. ST. MARY'S
DUPLEX

720 & 724 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78205



2'X4' LAY-IN FLOUR. LT. FIXT.



1. ALL WALL OUTLETS ARE TO BE MOUNTED AT 12" A.F.F. UNLESS NOTED OTHERWISE.
2. GENERAL CONTRACTOR TO VERIFY ELECTRICAL QUANTITIES AND LOCATIONS WITH OWNER DURING A WALK THROUGH PRIOR TO INSTALLATION.
3. EACH UNIT TO HAVE IT'S OWN PANEL, PLUS ONE (1) HOUSE PANEL.

Revisions:

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Drawn By: RT

Checked By: ACG

Sheet Title:
THIRD LEVEL
CLEARSTORY
ELECTRICAL PLAN

Sheet Number:

A11.5

Issue Date:

11/23/15



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