

# HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

**HDRC CASE NO:** 2023-261  
**ADDRESS:** 1210 E ELMIRA ST  
**LEGAL DESCRIPTION:** NCB 6796 BLK 8 LOT 1 THRU 3 & S IRR 124.65 OF 4-6 & S IRR 42.09 FT OF 7  
**ZONING:** IDZ, RIO-2  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Michael Elder/Oxbow Real Estate, LLC  
**OWNER:** Michael Elder/Oxbow Real Estate, LLC  
**TYPE OF WORK:** Construction of an 8-story hotel  
**APPLICATION RECEIVED:** June 30, 2023  
**60-DAY REVIEW:** August 29, 2023  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting conceptual approval to construct an eight-story hotel structure on the lot addressed as 1210 E Elmira. This lot is bounded by Schiller Street to the south, E Elmira Street to the west, Myrtle Street to the north and the San Antonio River to the east. This lot is located within the River Improvement Overlay, District 2.

## APPLICABLE CITATIONS:

*UDC Section 35-670. Criteria for Certificate of Appropriateness—Generally*

- (b)(4)C. Design Characteristics of "RIO-3" River Improvement Overlay District - 3.
- i. The historic work of Robert Hugman, CCC and WPA construction work, Ethel Harris tile work, and work of the National Youth Administration shall be respected and preserved in all construction efforts. Adherence to the intent and spirit of those plans is essential in all construction.
  - ii. Traditional, formal street level design precedents shall be respected, but at the river level, the more informal, handcrafted style shall be maintained.
  - iii. The integrity of historic properties shall be preserved as provided for in section 35-610. Historic differences between street level designs and river level designs shall be respected.
  - iv. The traditional design context of the area shall be respected at two (2) levels: the broader downtown context and the immediate block as it faces the river.
  - v. In new buildings that have more than one (1) facade, such as those that face the street and the river, the commission shall consider visual compatibility with respect to each important facade.
  - vi. The microclimate of the River Walk level shall be maintained and, during construction, shall be given extra protection. Downtown operations staff will be consulted to provide specific instructions for construction procedures.
  - vii. Over-crowding of plant life or altering levels of light and water along the river shall not be permitted.
  - viii. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and the primary entrance facing the street.
  - ix. Ensure adequate solar access on the River Walk.

*Section 35-672. Neighborhood Wide Design Standards*

- (a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.
- (2) Link the various functions and spaces on a site with sidewalks in a coordinated system. Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.
  - (5) Pedestrian Access Along the River Walk Pathway Shall Not Be Blocked.

A. Queuing is prohibited on the River Walk pathway.

B. Hostess stations shall be located away from the River Walk pathway so as to not inhibit pedestrian flow on the River Walk 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 River Walk 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 River Walk pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(c) Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes direction and a property appears to be a terminus at the end of a street.

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.

iii. Recessed or projecting balconies and entrances.

### *Section 35-673. Site Design Standards*

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, 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 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.



F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

(b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and riverside should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(2) Primary and Secondary Entrances.

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems. Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

(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.

(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.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) footcandles

at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river

right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average

ambient light levels no greater than the lumen output of a one hundred-watt incandescent light bulb as long as

average foot candle standards are not exceeded. Accent lighting of landscape or building features including

specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a

multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the

river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit

a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half

( $\frac{1}{2}$ ) 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.

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

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

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be

aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures

shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

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

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

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

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky

and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river with distinctive architectural or landscape elements.

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(n) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.

(1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river..

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

#### *Sec. 35-674. Building Design Principles*

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

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

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

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

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

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

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

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

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

- (4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.
- A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1

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

- B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:
- Change materials with each building module to reduce its perceived mass; or
  - Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
  - Change the roof form of each building module to help express the different modules of the building mass; or
  - Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.
- (5) Organize the Mass of a Building to Provide Solar Access to the River.
- A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).
- B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a).

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

- (1) The maximum building height shall be as defined in Table 674-2.
- A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

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

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

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face. (4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.

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

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five

(75) percent of walls (excluding window fenestrations) shall be composed of the following:

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

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

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

(3) Paint or Finish Colors.

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

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

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

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

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

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

- i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.
- ii. By stepping back the top twenty (20) percent of the building.
- iii. Changing the material of the cap.

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

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

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

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

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

A. Entrances shall be the most prominent on the street side and less prominent on the river side.

B. Entrances shall be placed so as to be highly visible.

C. The scale of the entrance is determined by the prominence of the function and or the amount of use.

D. Entrances shall have a change in material and/or wall plane.

E. Entrances should not use excessive storefront systems.

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

A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.

B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity.

They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.

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

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.

F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.

G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.

A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.

B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged.

Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.

(3) Incorporating lighting into the design of a canopy is appropriate.

A. Lights that illuminate the pedestrian way beneath the awning are appropriate.

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

#### *UDC Section. 35-675. Archaeology.*

When an HDRC application is submitted for commercial development projects within a river improvement overlay

district the city archeologist shall review the project application to determine if there is potential of containing intact

archaeological deposits utilizing the following documents/methods:

(1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;

(2)USGS maps;

(3)Soil Survey maps;

- (4)Distance to water;
- (5)Topographical data;
- (6)Predictive settlement patterns;
- (7)Archival research and historic maps;
- (8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

## **FINDINGS:**

- a. The applicant is requesting conceptual approval to construct an eight-story hotel structure on the lot addressed as 1210 E Elmira. This lot is bounded by Schiller Street to the south, E Elmira Street to the west, Myrtle Street to the north and the San Antonio River to the east. This lot is located within the River Improvement Overlay, District 2. The site plan shows two additional building footprints as well as a foot bridge over the San Antonio River. These items are not part of this request.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **CONTEXT & DEVELOPMENT PATTERN** – This lot is located in the vicinity of properties that formerly featured industrial uses. Recently, properties have been redeveloped into mixed-use and multi-family residential developments featuring varying heights and massing.
- d. **SAN ANTONIO RIVER AUTHORITY COORDINATION** – Per the UDC Section 35-672(c)8, consultation with the San Antonio River Authority regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness. The applicant is responsible for complying with this section of the UDC.
- e. **SOLAR ACCESS** – The UDC Section 35-673(a)(1) provides guidelines for solar access to the San Antonio River regarding new construction. The applicant has provided a solar study noting compliance with the UDC.
- f. **PEDESTRIAN CIRCULATION** – Per the UDC Section 35-672(a) regarding pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has proposed large pedestrian pathways to both connect the site with the right of way on adjacent blocks and to allow for larger pedestrian pathways across the site. Staff finds the proposed pedestrian circulation to be appropriate and consistent with the UDC.
- g. **CURB CUTS** – The applicant has noted locations for vehicular access into the site along E Elmira Street. The UDC Section 35-672(b)(1)(A) notes that curb cuts should be limited to two on parking areas or structure facing only one street and one for each additional street face. Additionally, the UDC notes that curb cuts should not exceed more than twenty-five (25) feet in width. Should any curb cuts or vehicular access points exceed twenty-five (25) feet in width, staff finds that design elements should be incorporated into each access point to ensure safe pedestrian interactions such as the incorporation of a pedestrian path that does not change grade.
- h. **SITE DESIGN** – According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The applicant has proposed a design that features distinguishable entrance elements and pedestrian oriented elements at the street level to address pedestrians. This is consistent with the UDC.
- i. **LANDSCAPE DESIGN** – Per the UDC Section 35-673(e) regarding landscape design, a variety in landscape design must be provided with no more than seventy-five (75) percent of the landscape materials, including plants being the same as those on adjacent properties. Additionally, according to the UDC Section 35-674(f), indigenous, non-invasive plant species and tropical plant species are permitted. The applicant has submitted

landscaping documents that note site and landscaping elements throughout the site. The proposed landscape design is consistent with the UDC.

- j. **MECHANICAL EQUIPMENT** – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant has noted the location of a mechanical penthouse and parapet walls that are to house and screen mechanical equipment. The applicant is responsible for complying with the UDC Section 35-673(n) at all times.
- k. **BUILDING SCALE & MASSING** – According to the UDC Section 35-674(b) a building shall appear to have a “human scale”. To comply with this, a building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river. The applicant has incorporated various elements that represent a human scale, including human scaled façade openings, balconies, individual façade elements, such as awnings, and human scaled façade materials, primarily brick. Staff finds the proposed building scale and massing to be appropriate and consistent with the UDC.
- l. **FAÇADE COMPOSITION** – According to the UDC Section 35-674, high rise buildings, more than one hundred (100) feet in height shall terminate with a distinctive top or cap. In addition to this, curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions, entrances shall be easy to find, be a special feature of the building and be appropriately scaled and the riverside façade of a building shall have simpler detailing and composition than the street façades. The applicant has separated the building into various sections, including both a building base and mid-section and has proposed a distinct building cap, which is to feature both a low-profile hipped roof and parapet wall with a brick cornice. The proposed building cap will also feature a series of setbacks from the primary wall plane and varying heights of roof systems and parapet walls. Staff finds the proposed façade composition to be appropriate and consistent with the UDC.
- m. **FAÇADE COMPOSITION (Width)** – The UDC Section 35-674(b) notes that where a building façade faces the street or river and exceeds the maximum façade length allowed in table 674-1 (fifty feet in RIO-2), the building must be divided into modules that express traditional dimensions. The applicant has met this standard of the UDC by separating building massing both vertically and horizontally. Additionally, the applicant has incorporated roof forms and balconies at the street level to further introduce traditional dimensions the proposed design. Staff finds this to be consistent with the UDC.
- n. **BUILDING HEIGHT** – Per the UDC Section 35-674(c) notes a maximum height in RIO-2 of ten (10) stories and 120’ – 0”, in addition to the solar access standards noted in section 35-673(a). The applicant has noted an overall height of approximately 109’. Staff finds the proposed height to be appropriate and consistent with the UDC.
- o. **BUILDING HEIGHT** – Section 35-674(c)(3) states that building facades shall appear similar in height to those of other buildings found traditionally in the area. This section also states that if fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building façade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. Predominantly, the surrounding lots feature surface parking. Existing structures in the immediate vicinity range in height from two (2) to ten (10) stories in height. Staff finds the proposed height to be appropriate and consistent with the UDC.
- p. **MATERIALS** – Regarding materials, the UDC Section 35-674(d)(1) states that indigenous and traditional building materials should be used for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following: Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. The applicant has proposed materials that include brick, aluminum glazing systems, wood columns, wood and steel balcony guardrails and wood rafters and beams. Staff finds the proposed materials to be appropriate and consistent with the UDC.
- q. **WINDOWS** – The applicant has proposed aluminum glazing systems in various profiles that feature divided lites. Staff finds that all windows should be recessed within openings at least two inches, per the UDC, and should not feature faux divided lites or faux divisions.
- r. **LIGHTING DESIGN** – Lighting design for any project located in a RIO district is an important aspect of not only that particular project’s design, but also the adjacent buildings as well as the River Walk. According to the



UDC Section 35-673(j), site lighting should be considered an integral element of the landscape design of a property. The applicant is responsible for complying with the UDC regarding landscape and building lighting.

- s. OUTDOOR FURNITURE – The applicant has proposed outdoor seating areas on the site. Outdoor furniture should be consistent with the UDC, and should be submitted for review and approval prior to installation. At no time shall outdoor furniture impede upon or block pedestrian traffic at the public right of way.
- t. ARCHAEOLOGY – The project area is located within a River Improvement Overlay District and is adjacent to the historical alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. In addition, the property is in close proximity to previously recorded archaeological site 41BX2402. Thus, the property may contain sites, some of which may be significant. Therefore, an archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. Work within public property is subject to the Texas Antiquities Code.

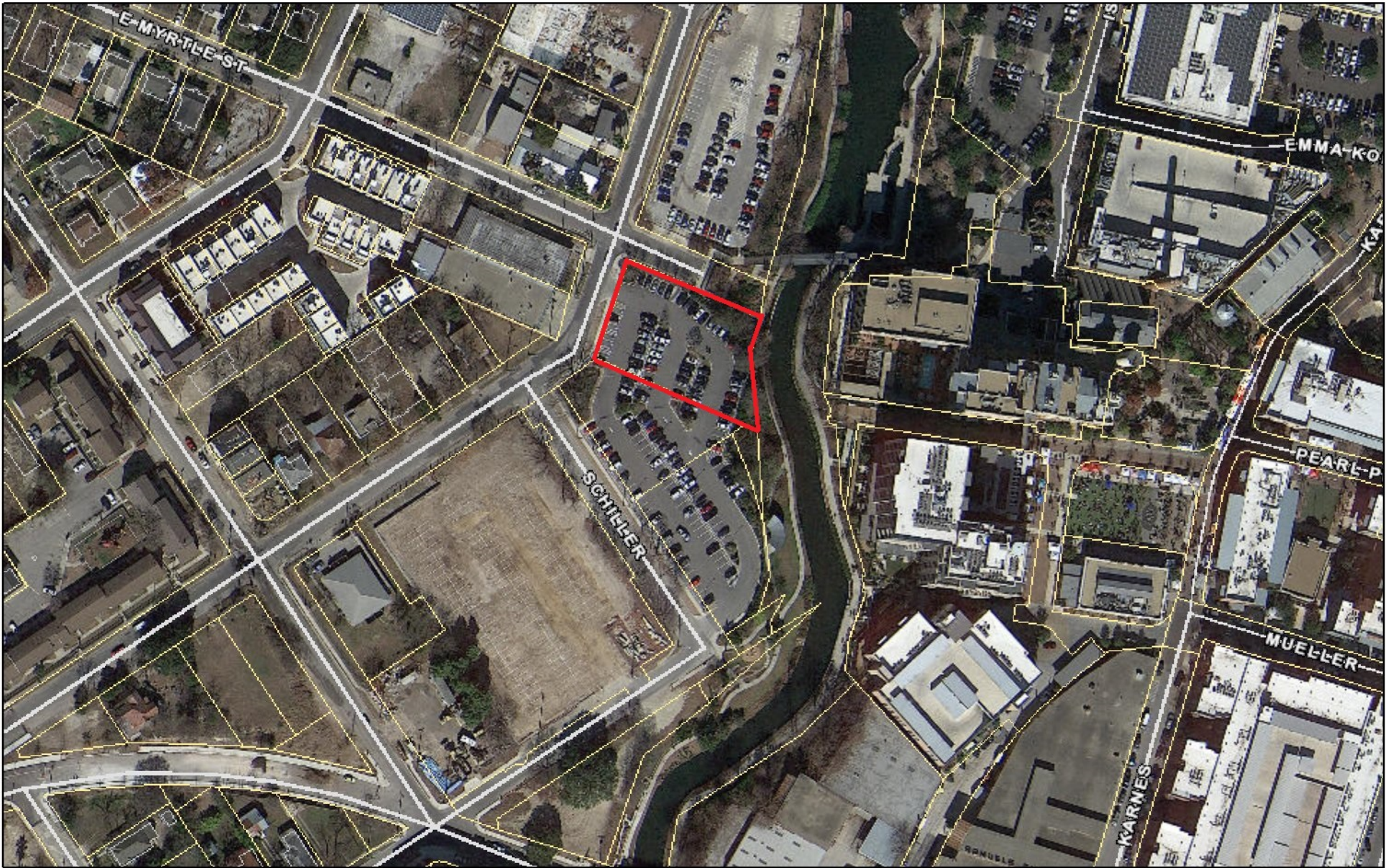
## **RECOMMENDATION:**

Staff recommends conceptual approval based on findings a through t with the following stipulations:

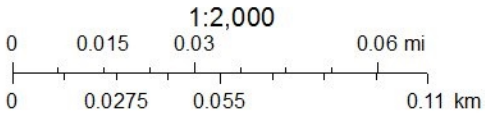
- i. That the applicant coordinate with the San Antonio River Authority in regards to regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures, as noted in finding d.
- ii. That additional design elements should be incorporated to ensure safe pedestrian interactions such as the incorporation of a pedestrian path that does not change grade at all vehicular access points at E Elmira, as noted in finding g.
- iii. That all mechanical and service equipment be screened and comply with UDC standards, as noted in finding j.
- iv. That final materials specifications and material colors be submitted to OHP staff for review and approval when applying for final approval.
- v. That a detailed building and landscaping lighting plan be submitted to OHP staff for review and approval when applying for final approval.
- vi. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.



City of San Antonio One Stop



July 11, 2023





**Grove Hotel**  
**HDRC Conceptual Approval**  
**Narrative**

Grove Hotel (Project) consists of an approximately 1.1-acre site built out with an eight-story hotel with approximately 151 keys and associated site work, planting, hardscape and irrigation. The hotel will have approximately 13,500sf of meeting space, and the hotel will have a center courtyard.

The site is bound by Myrtle St. to the North, E Elmira St. to the West, Schiller St. to the South and the San Antonio River to the East. An aerial photo of the site is attached.

The exterior of the building is planned to be brick masonry. The rooftop will feature a pool, restaurant, and bar.

The landscape is designed in a way that it blends seamlessly in with the River Walk, and the development will be inviting for anyone who wants to walk up from the River.

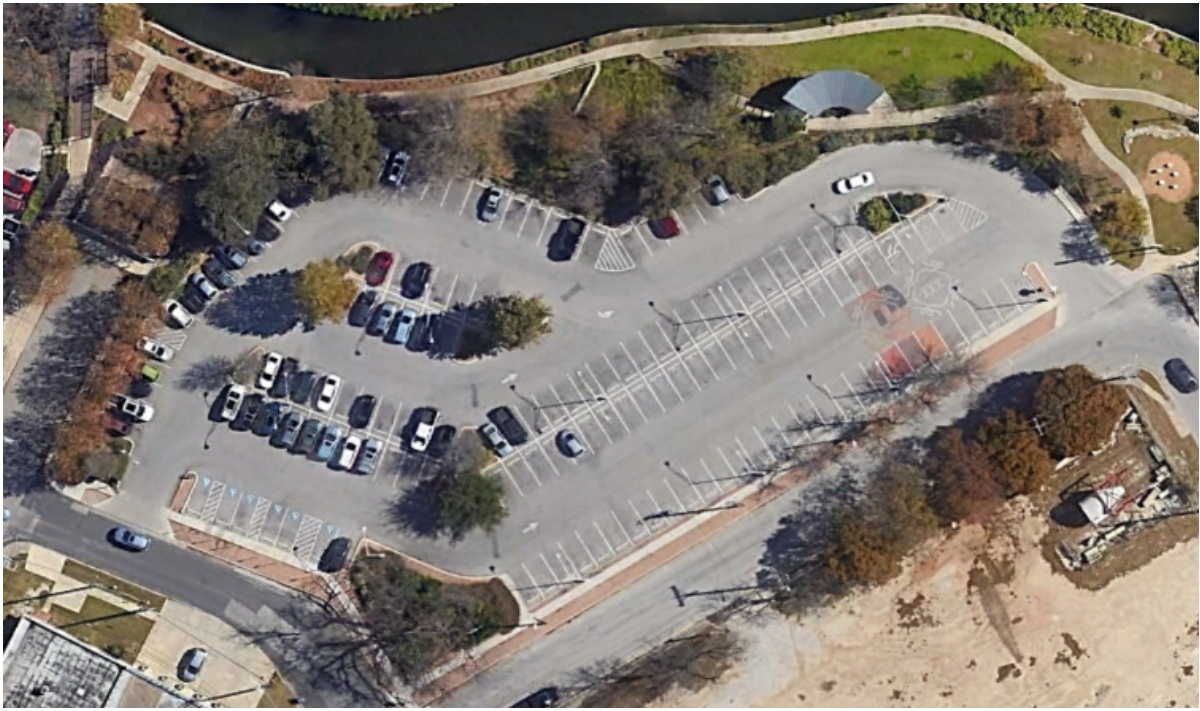
**Grove Hotel**  
**HDRC Conceptual Approval**  
**Planned Materials**

Exterior Building Materials

- Brick similar to that found at Pearl
- Mass Timber

Landscape/Hardscape Materials

- Brick Pavers
- Elevated Pool overlooking River Walk
- Garden Courtyard
- Concrete
- Seamless connection with River Walk











DON<sup>B.</sup> MCDONALD  
ARCHITECTS





DON B. MCDONALD  
ARCHITECTS





DON E MCDONALD  
ARCHITECTS



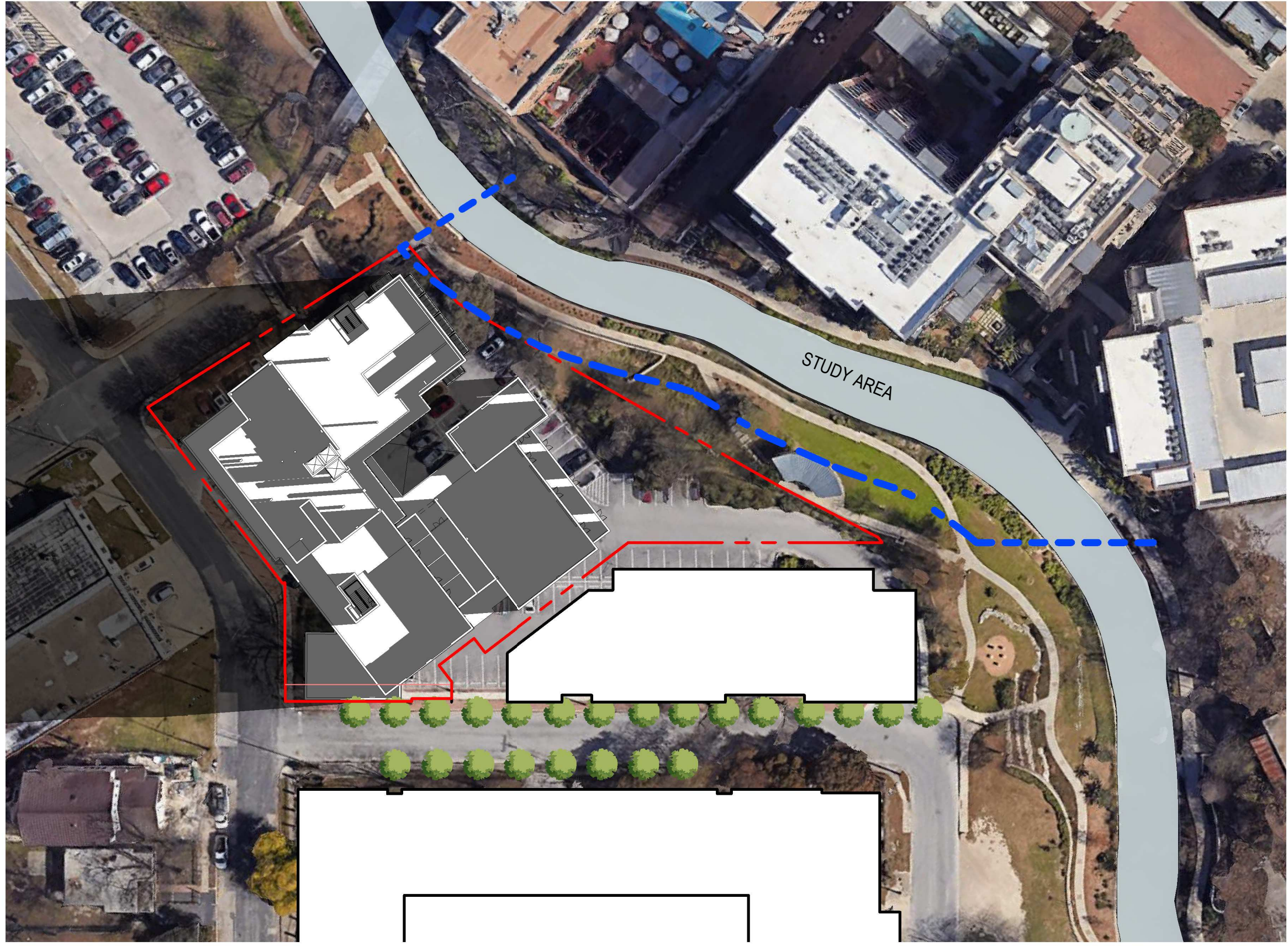




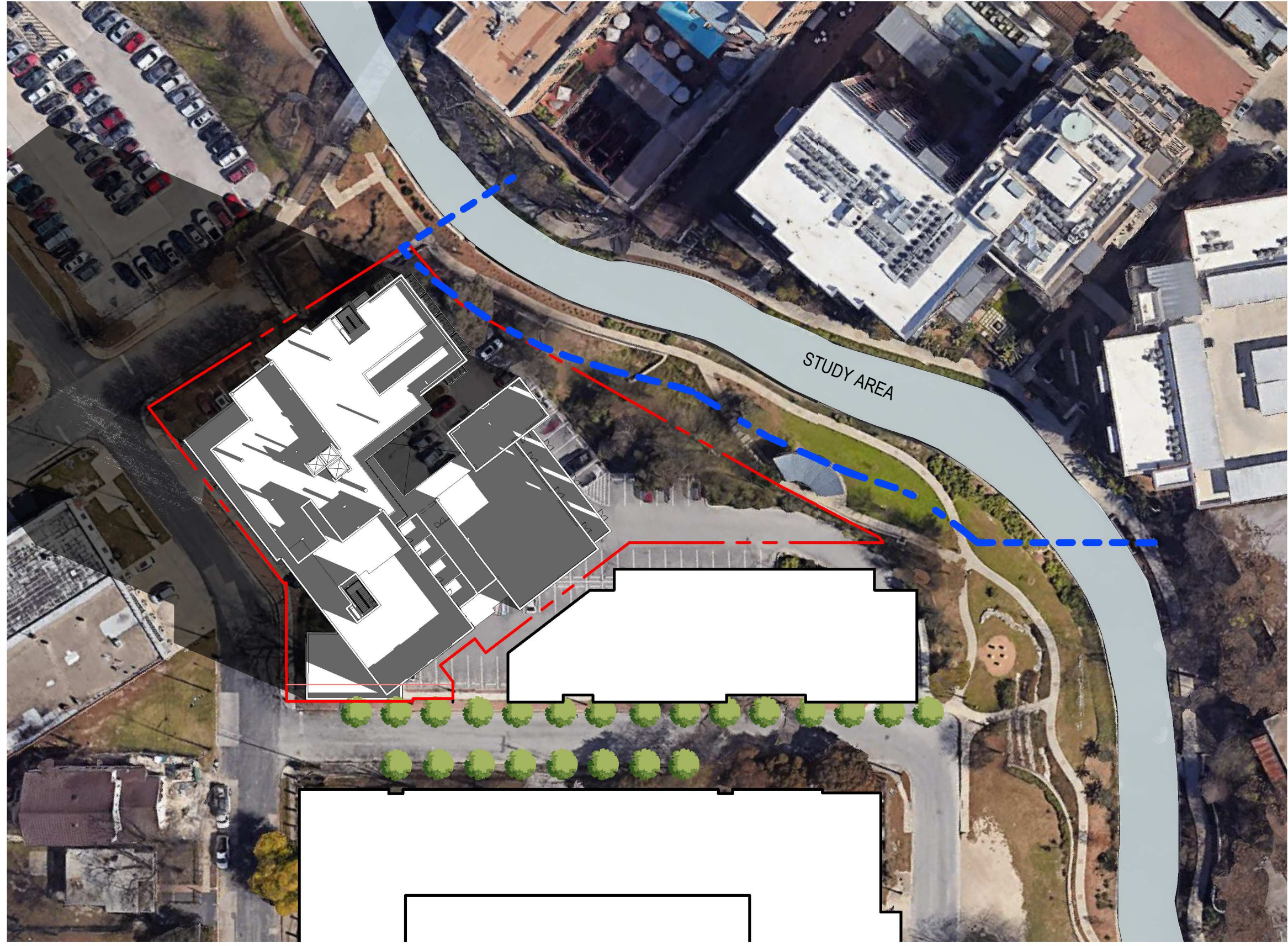


DON B. MCDONALD  
ARCHITECTS

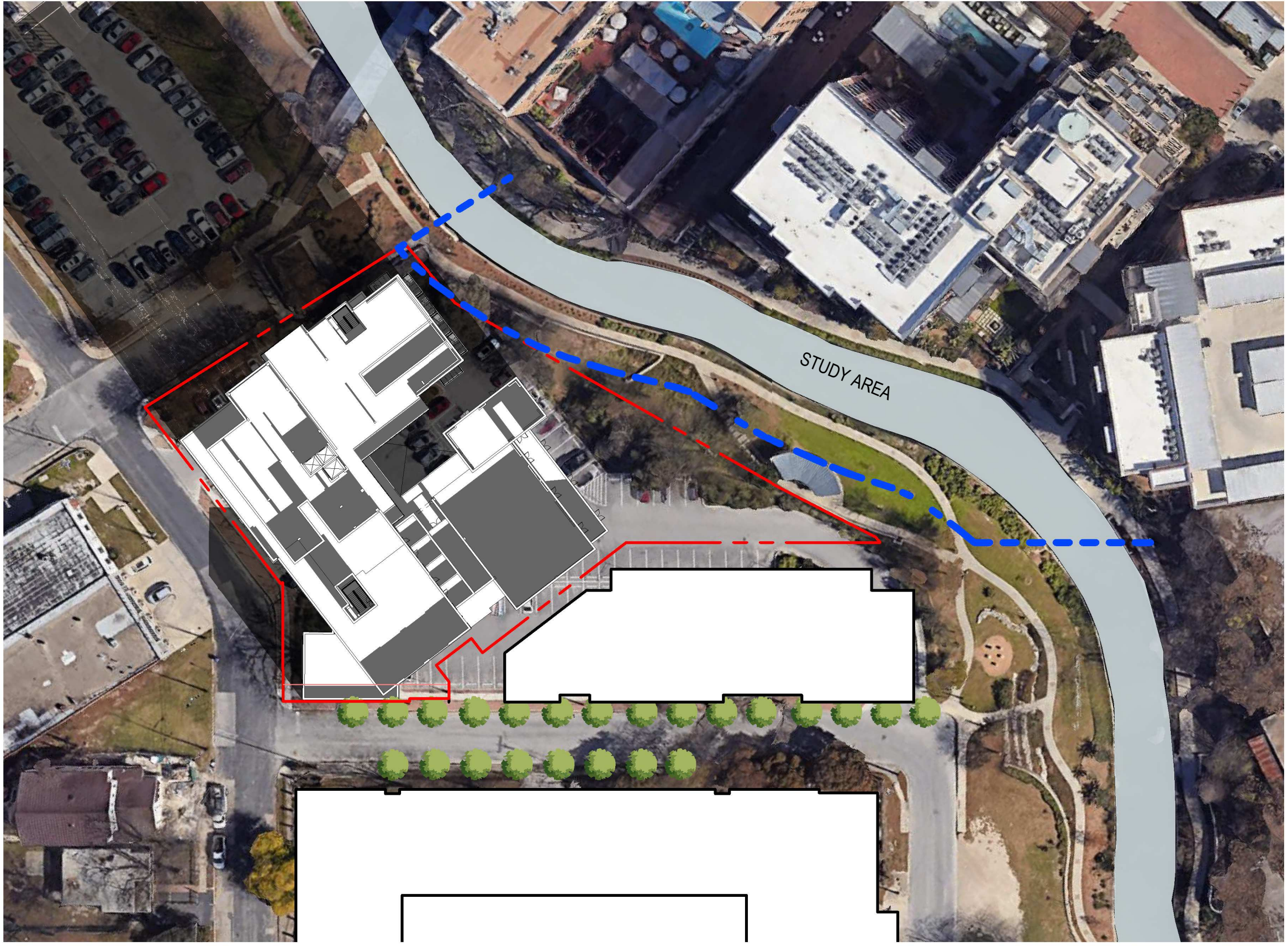




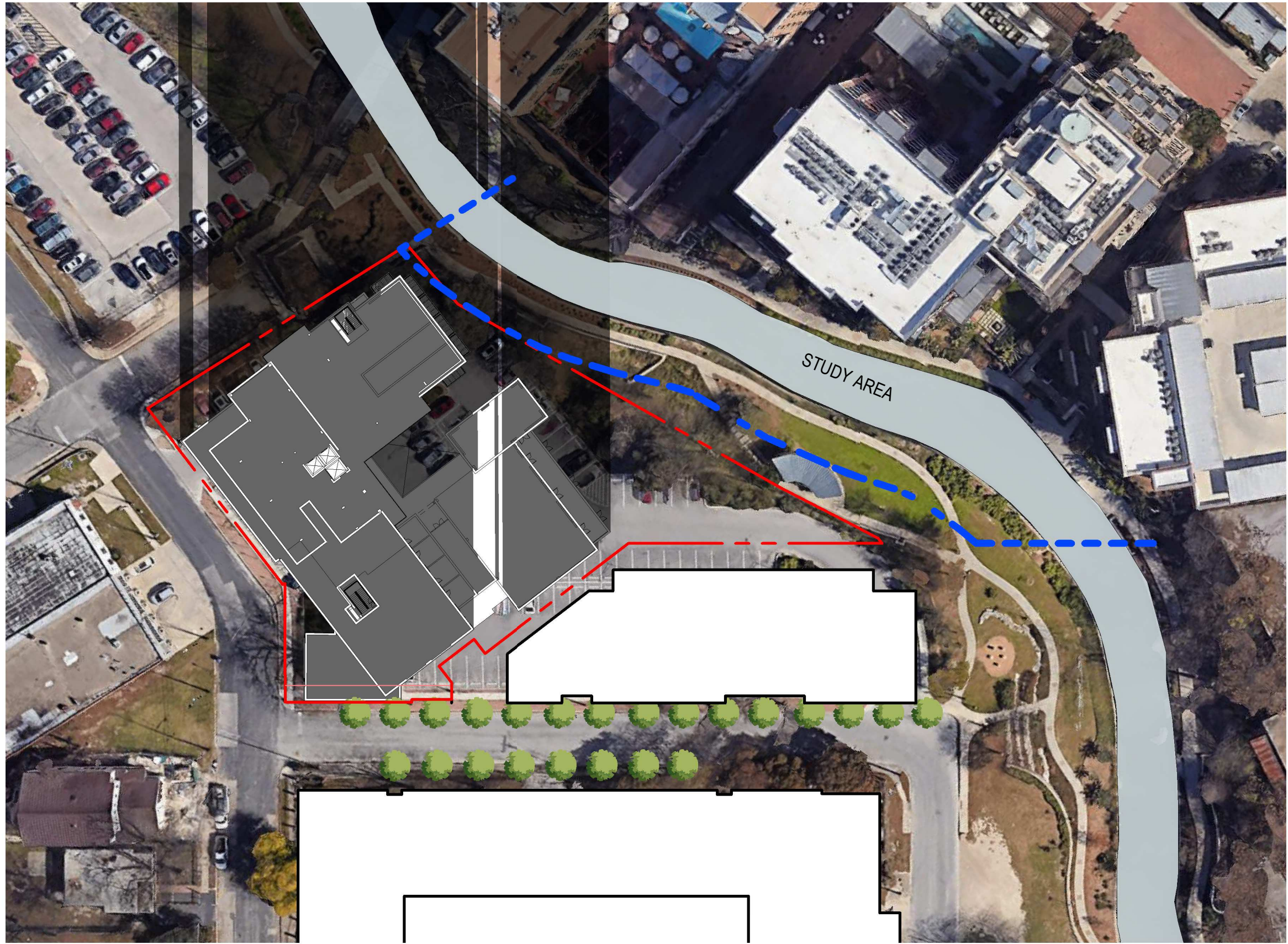
WINTER SOLSTICE - 8 AM  
SUNRISE : 7:24 AM



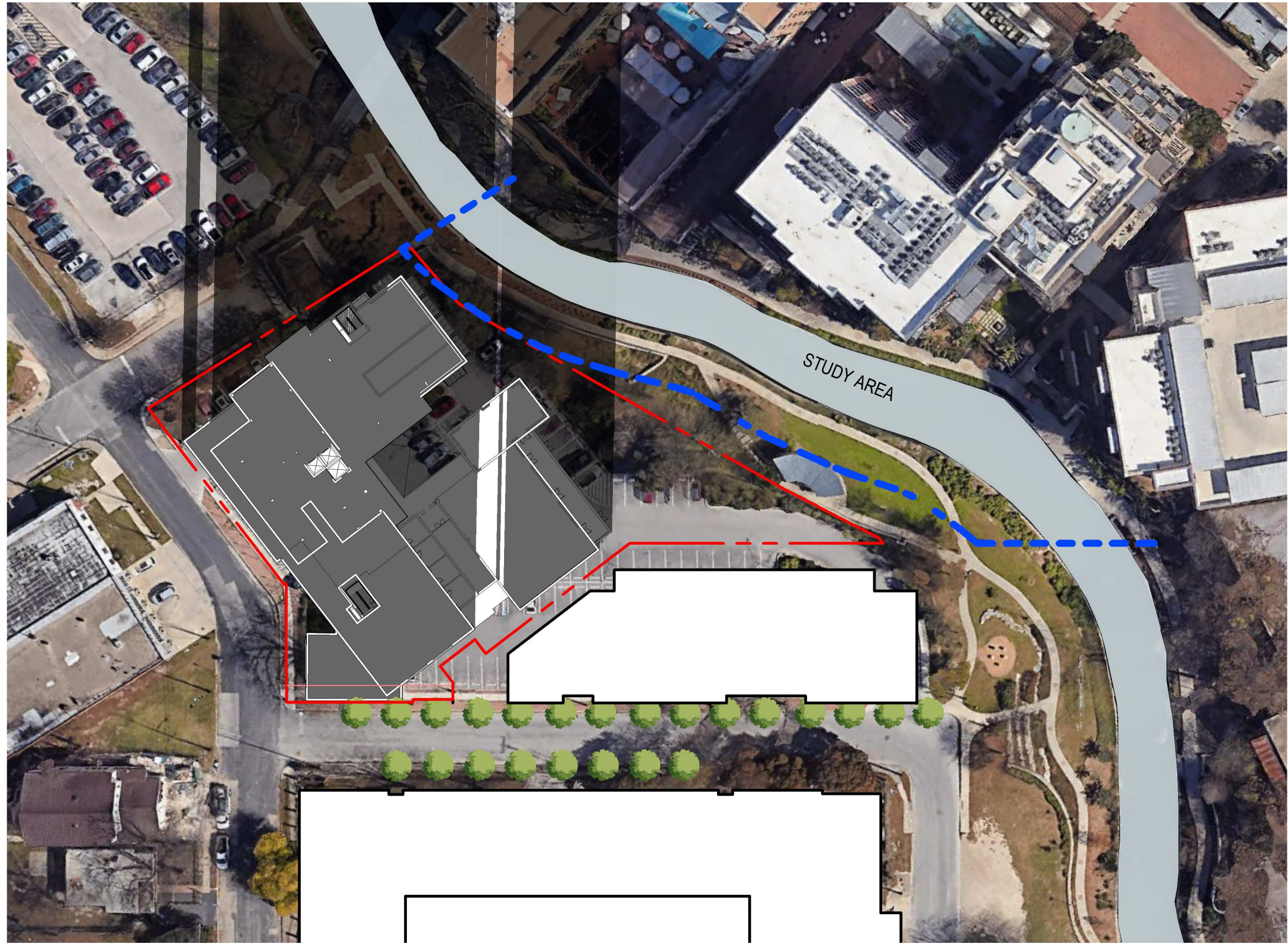
WINTER SOLSTICE - 10 AM



WINTER SOLSTICE - 12 PM



WINTER SOLSTICE - 3 PM



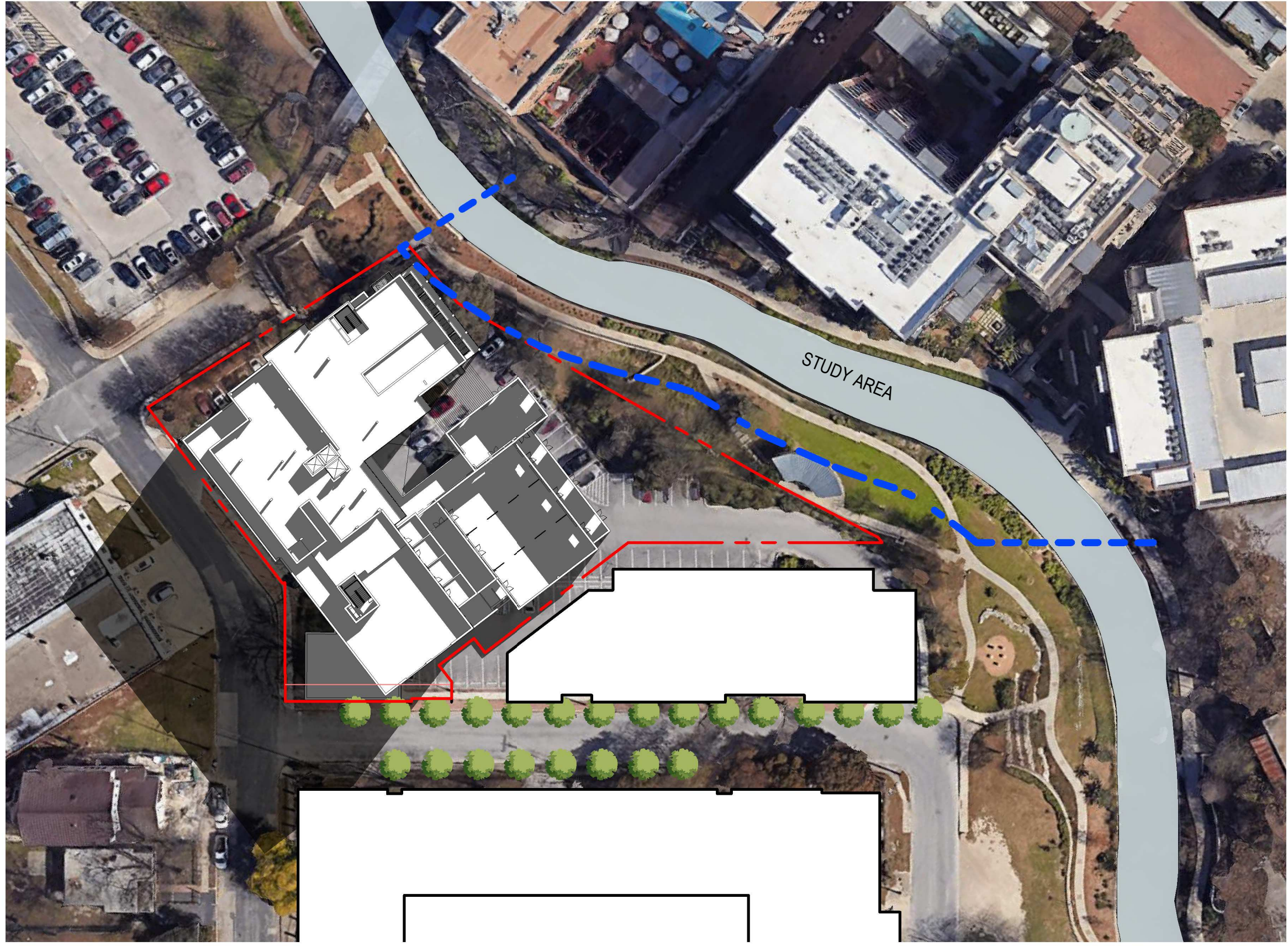
WINTER SOLSTICE - 5 PM  
SUNSET : 5:39 PM

- PROPERTY LINE
- EXTENTS OF STUDY AREA\*
- RIVER

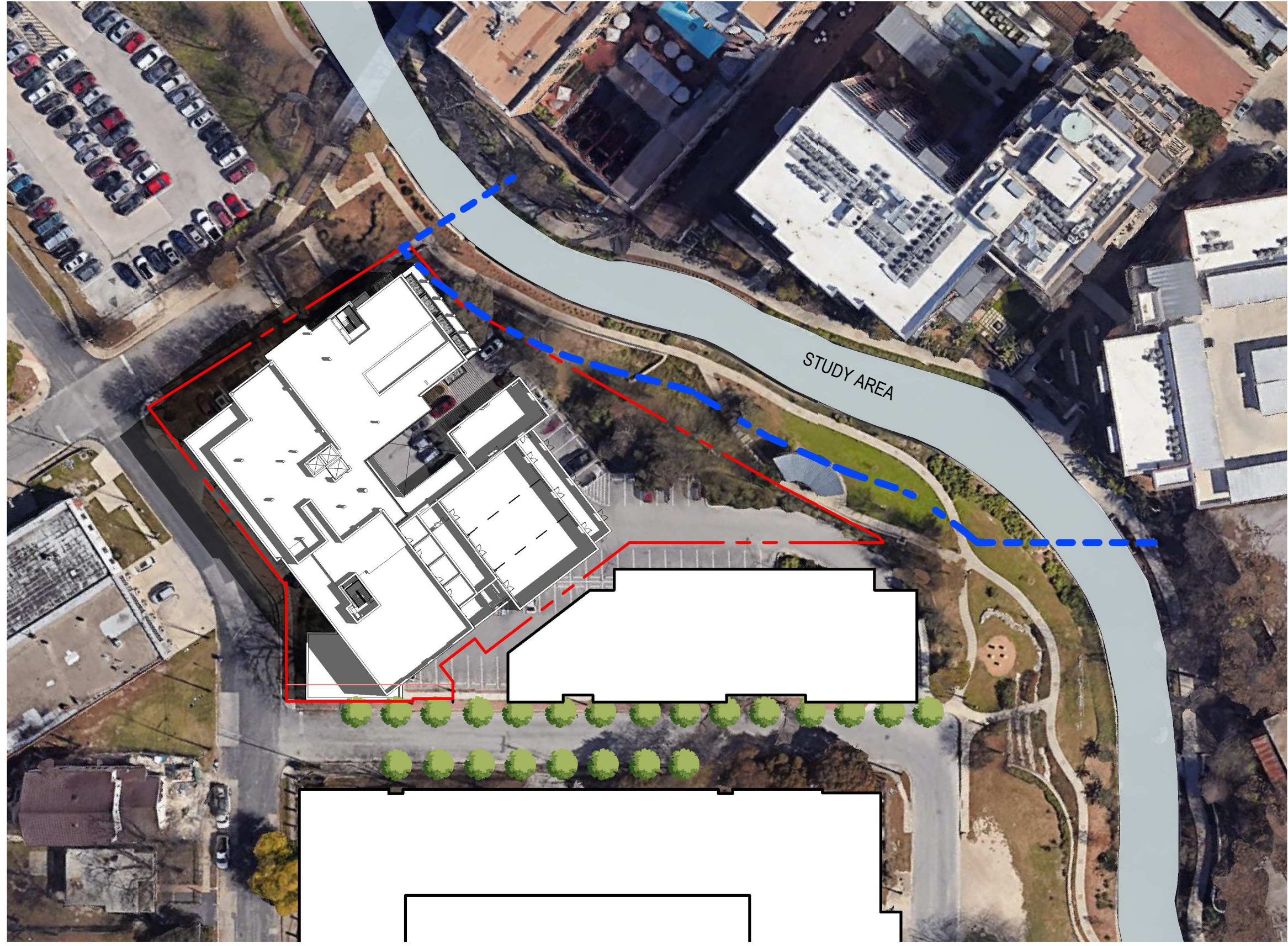
\*EXTENTS OF STUDY ALIGN WITH EXTENTS OF PROPOSED BUILDING AND OFFSET 30' FROM RIVER EDGE

**WINTER SOLSTICE**  
FULL SOLAR ACCESS FROM 7:24 AM (SUNRISE) TO 1:00 PM  
RECEIVES 5.5 HOURS OF SUNLIGHT; MEETS 5.5 HR RQMT

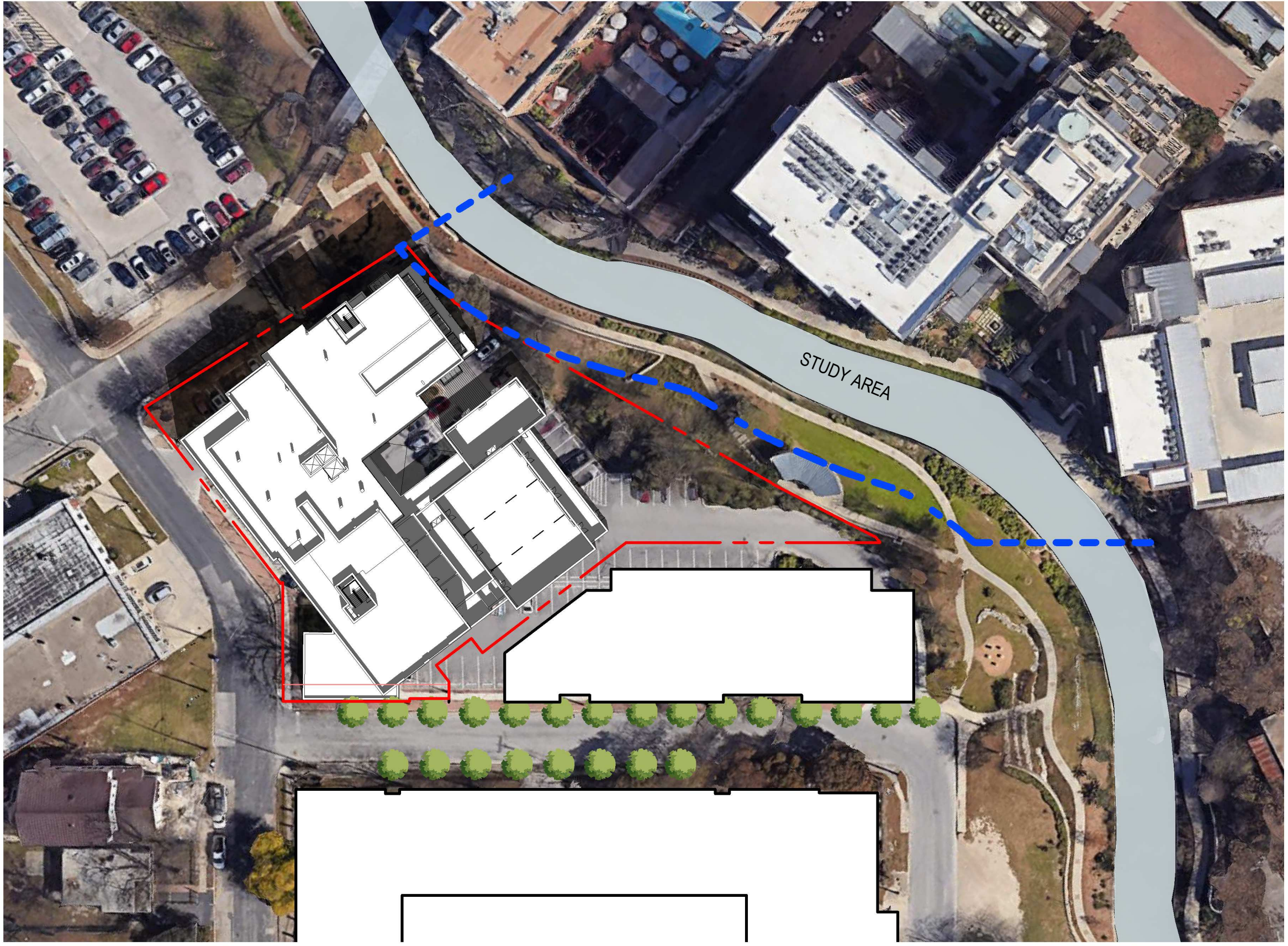




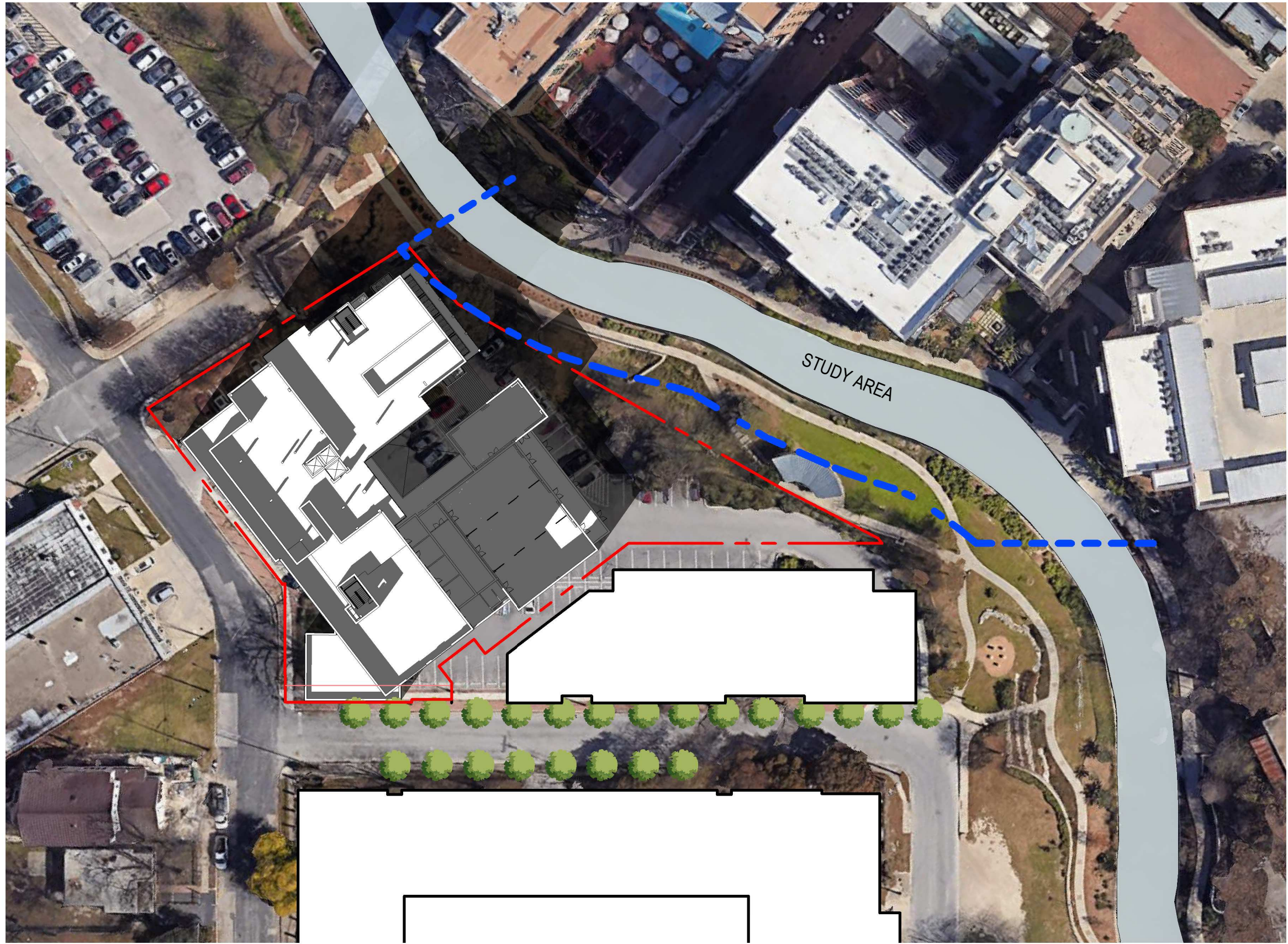
SUMMER SOLSTICE - 7 AM  
SUNRISE : 6:34 AM



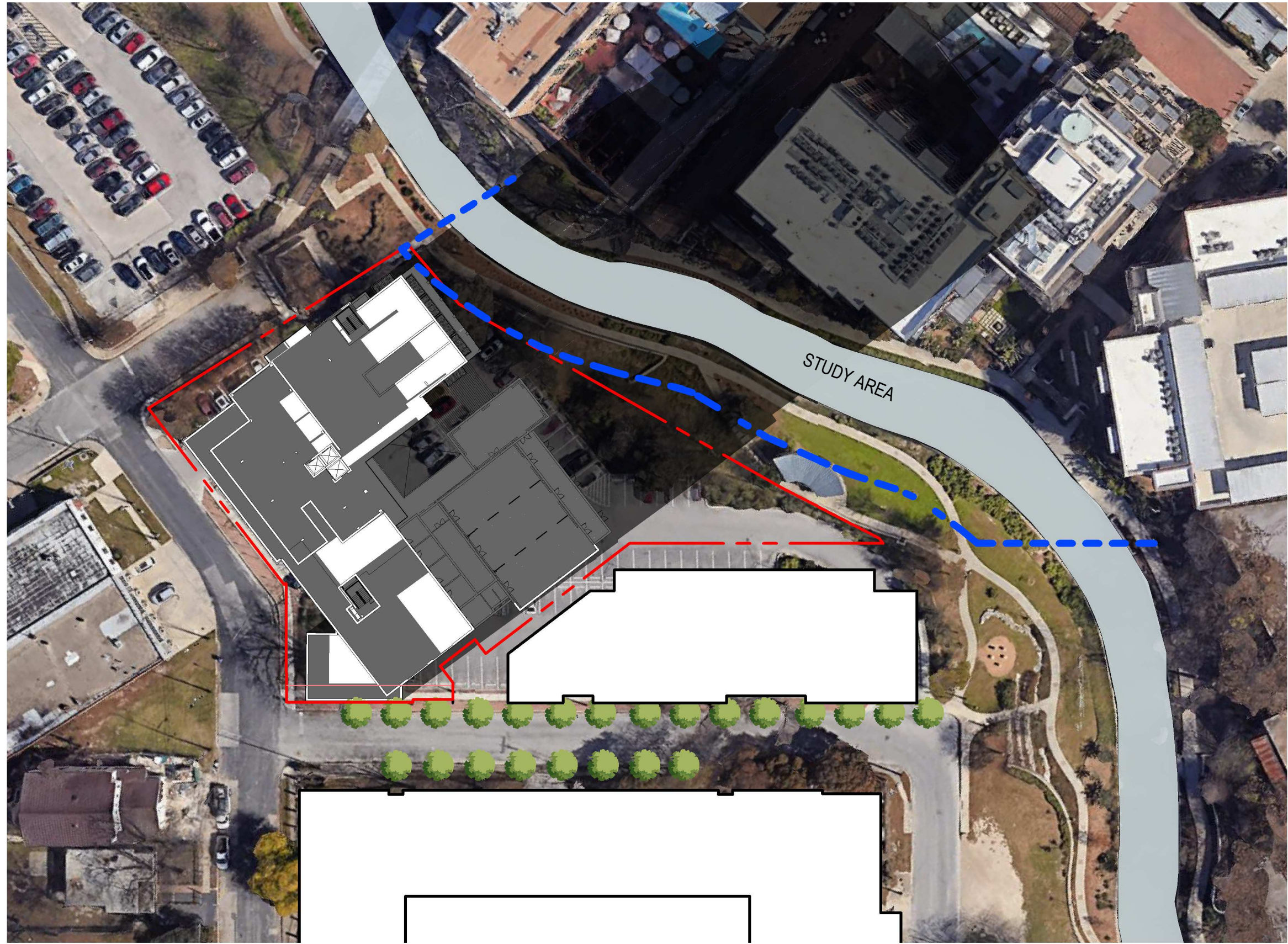
SUMMER SOLSTICE - 10 AM



SUMMER SOLSTICE - 12 PM



SUMMER SOLSTICE - 3 PM



SUMMER SOLSTICE - 5 PM  
SUNSET : 8:36 PM

- PROPERTY LINE
- EXTENTS OF STUDY AREA\*
- RIVER

\*EXTENTS OF STUDY ALIGN WITH EXTENTS OF PROPOSED BUILDING AND OFFSET 30' FROM RIVER EDGE

**SUMMER SOLSTICE**  
FULL SOLAR ACCESS FROM 6:34 AM (SUNRISE) TO 2:00 PM  
**RECEIVES 7.5 HOURS OF SUNLIGHT; MEETS 7.5 HR RQMT**



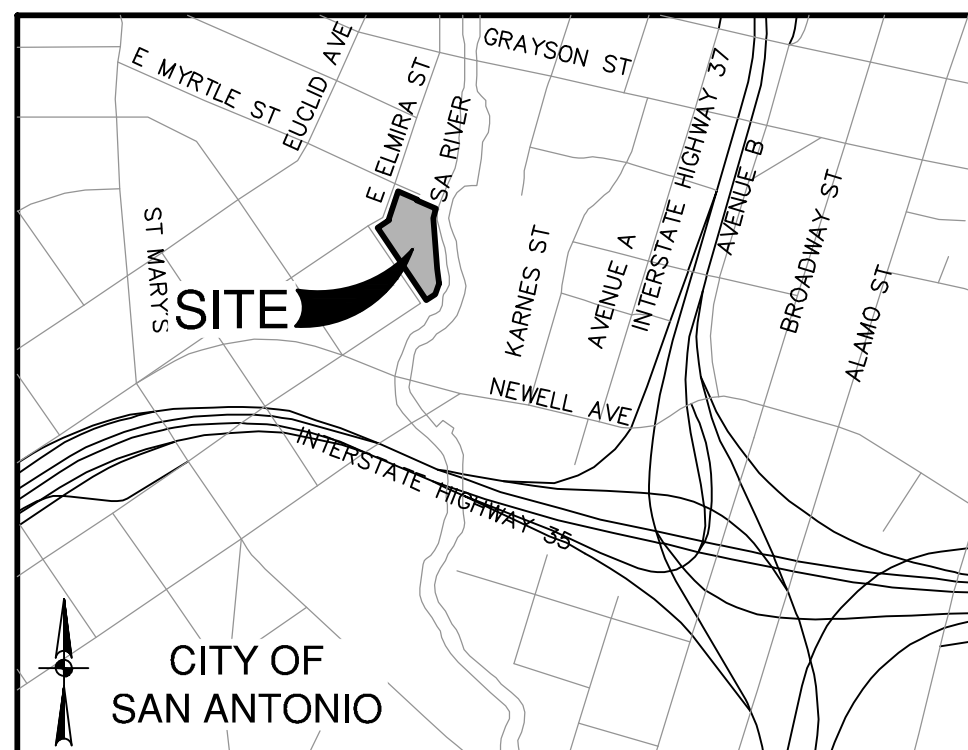
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P.E. #79272 on 6/15/2023  
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PERMITTING, OR CONSTRUCTION

**PAPE-DAWSON  
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



#### LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION  
LOTS 17, BLOCK 10, N.C.B. 1004  
(PLAT # 23-11800170)

ADDRESS  
1200 E ELMIRA STREET  
SAN ANTONIO, TEXAS 78212

SCALE: 1" = 20'

#### LEGEND

	PROPERTY LINE
	LOT LINE
	FIRE TRUCK HOSE LAY
	HAND PULL HOSE LAY
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING OVERHEAD ELECTRIC
	PROPOSED WATER MAIN
	EXISTING FIRE LANE
	PROPOSED BUILDING
	EXISTING BUILDING

#### FIRE LINE NOTE:

1. ALL NEW OR PROPOSED FIRE LINES SHALL BE PVC CLASS 150.

#### FIRE PROTECTION NOTES

**BUILDING 1:**  
BUILDING SIZE = 140,595 S.F.  
CONSTRUCTION TYPE = IB  
REQUIRED FIRE FLOW = 1500 GALLONS/MINUTE  
SPRINKLERED  
8 STORY  
REQUIRED FIRE HYDRANTS = 1  
AVAILABLE HYDRANTS = 1  
ALLOWABLE TRUCK PULL = 550 FT  
ALLOWABLE HAND PULL = 200 FT

△	DATE	ISSUE
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1	05/25/2023	100% SCHEMATIC DESIGN
2	06/15/2023	SO-R1

PROJECT NAME  
**THE GROVE - HOTEL**

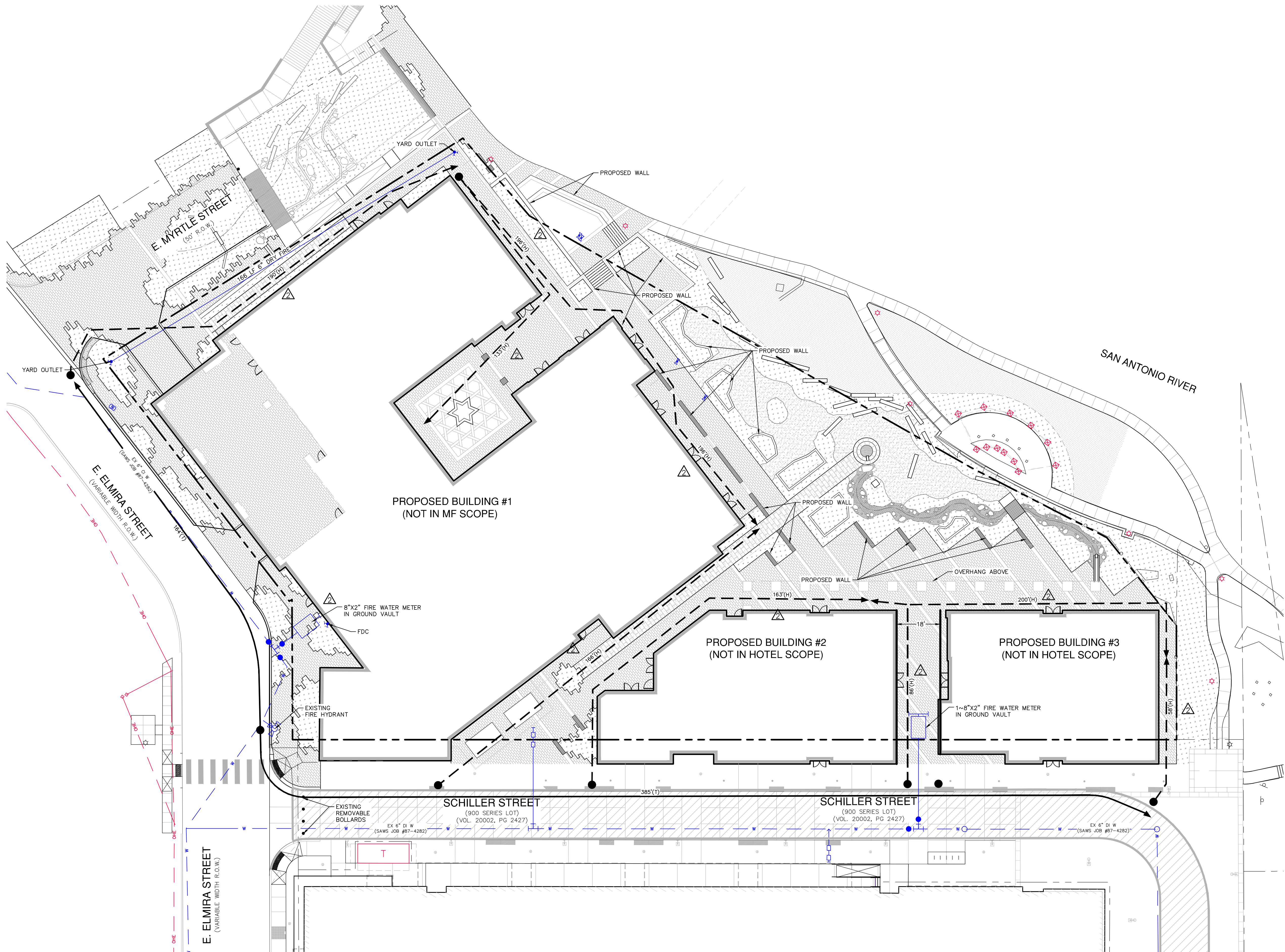
PROJECT ADDRESS  
**1210 EAST ELMIRA STREET  
SAN ANTONIO, TEXAS 78215**

PROJECT NO. **11503-37**  
KEY PLAN

SHEET TITLE  
**FIRE PROTECTION PLAN**

SHEET NUMBER

**C1.00**



#### FIRE PROTECTION NOTES:

1. FIRE LANES SHALL HAVE A MINIMUM 20 FT. WIDTH, A MINIMUM INSIDE TURNING RADIUS OF 25 FT., & A MINIMUM OUTSIDE TURNING RADIUS OF 50 FT., UNLESS OTHERWISE NOTED.
2. FIRE LANES NEXT TO FIRE HYDRANTS OR DESIGNATED FOR AERIAL APPARATUS SHALL BE A MINIMUM OF 26 FT.
3. FIRE LANES SHALL BE DESIGNATED IN ACCORDANCE TO THE LATEST INTERNATIONAL FIRE CODE AND PER APPLICABLE LOCAL AMENDMENTS.
4. CONTRACTOR SHALL COORDINATE WITH THE FIRE MARSHAL TO CONFIRM EXISTING FIRE LANE SIGNAGE MEETS CODE REQUIREMENTS AND/OR TO CONFIRM LOCATION OF ANY NEW SIGNAGE REQUIRED.
5. NON-SPRINKLERED BUILDINGS TRUCK HOSE LAY WILL CONSIST OF 350 FT. OF SUPPLY LINE AS DEPLOYED BY TRUCK, AND 150 FT. OF HOSE DEPLOYED BY HAND.
6. SPRINKLERED BUILDINGS WILL BE INCREASED TO 550 FT. OF SUPPLY LINE AS DEPLOYED BY TRUCK, AND 200 FT. OF HOSE DEPLOYED BY HAND.





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PERMITTING, OR CONSTRUCTION

JAMES A. FUEX

20 JUN 2023

DATE	ISSUE
1 25 MAY 2023	100% SCHEMATIC DESIGN
2 16 JUN 2023	SD-R1
3 20 JUN 2023	SD-R2

PROJECT NAME  
THE GROVE HOTEL

PROJECT ADDRESS  
1210 ELMIRA STREET  
SAN ANTONIO, TX 78212

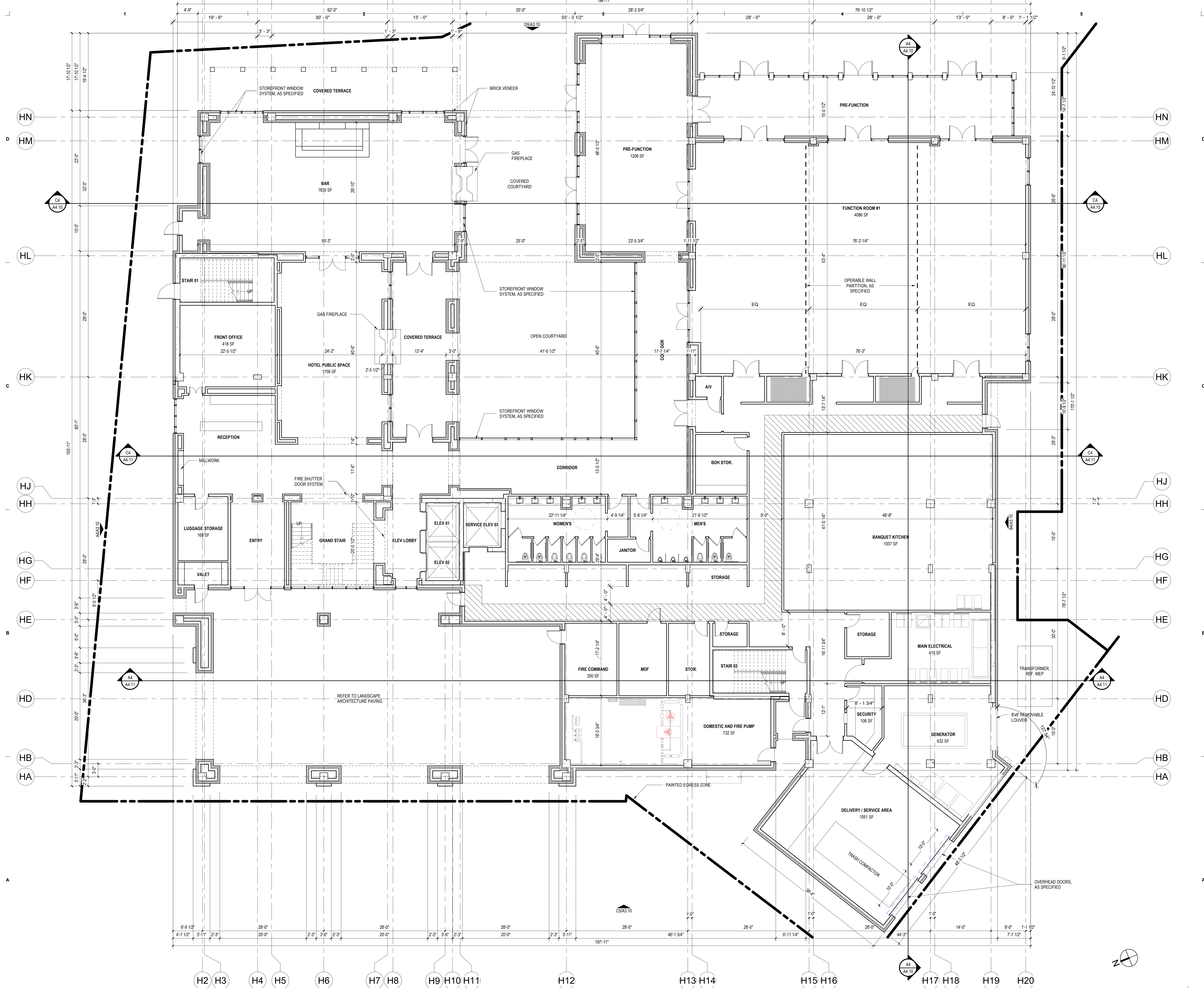
KIRKSEY PROJECT NO. 2022243  
KEY PLAN

SHEET TITLE  
FIRST FLOOR PLAN

SHEET NUMBER

A2.30-1

© 2023 Kirksey



1/8" = 1'-0"

LEVEL 1 FLOOR PLAN | A5





SCALE: 1/16"=1'-0"





SCALE: 1/16"=1'-0'



RIALTO  
STUDIO

Rialto Studio, Inc.  
Landscape Architecture

2425 Broadway  
San Antonio, Texas 78215  
p. 210.828.1155

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2	16 JUN 2023	SD-R1

PROJECT NAME  
THE GROVE HOTEL

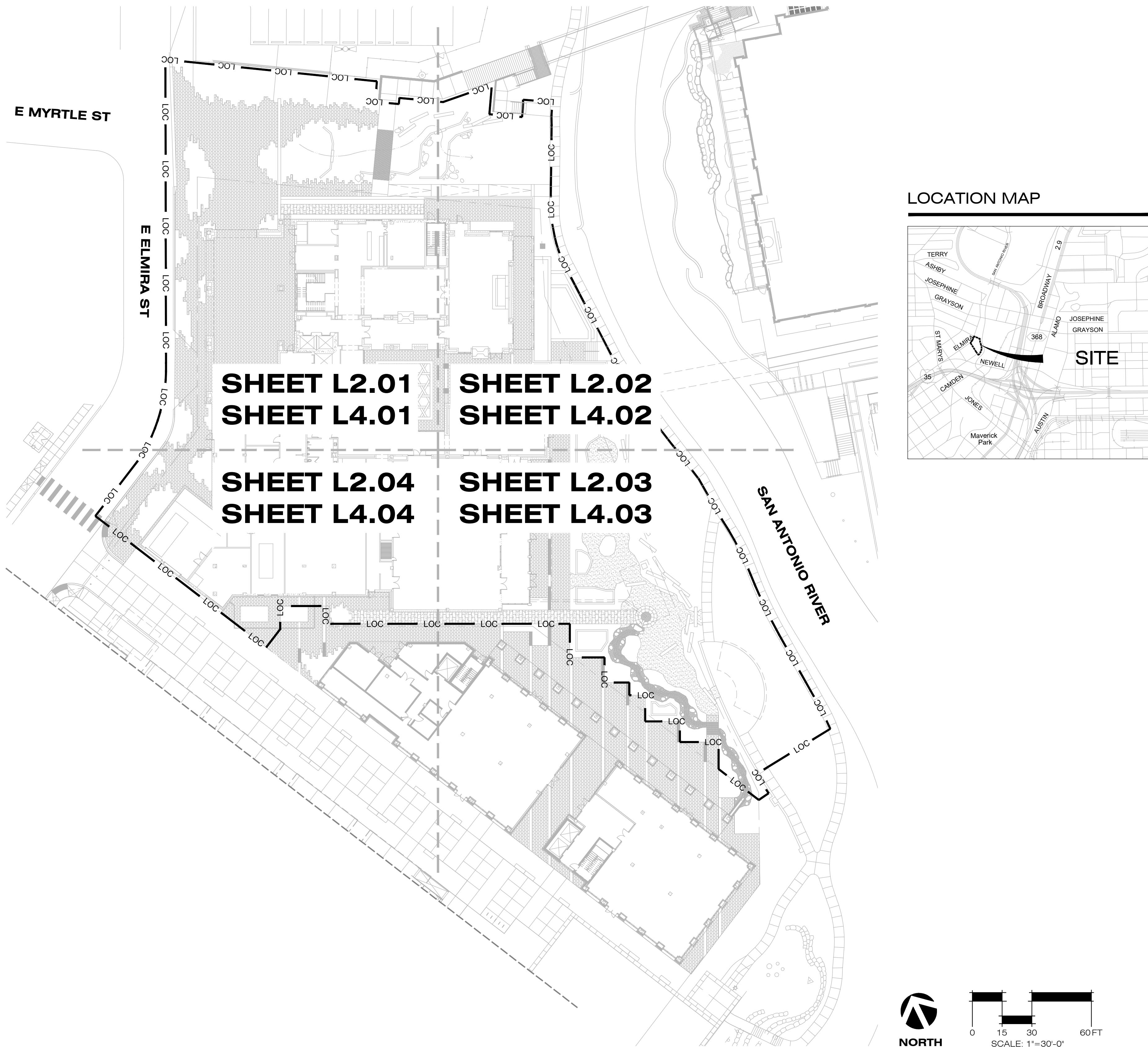
PROJECT ADDRESS  
1210 ELMIRA STREET  
SAN ANTONIO, TEXAS 78212

KIRKSEY PROJECT NO. 2022243  
KEY PLAN

SHEET TITLE  
Reference Plan

SHEET NUMBER

L2.00



GENERAL CONSTRUCTION NOTES:

- THE GENERAL CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH LANDSCAPE ARCHITECT PRIOR TO MOBILIZATION TO DISCUSS AND MARK ALL TREES TO BE PROTECTED AND/OR REMOVED.
- THE GENERAL CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY EXISTING CONDITIONS THAT PREVENT CONSTRUCTION AS DETAILED.
- ALL DIMENSIONS MUST BE VERIFIED ON SITE. NOTIFY THE LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.

MATERIAL SCHEDULE

KEY	ITEM	DESCRIPTION	SIZE	FINISH
H1	CONCRETE	VULCAN MIX 5120 (OR APPROVED EQUAL FROM INGRAM OR ALAMO CONCRETE) 3,000 PSI		BROOM FINISH
H2	INTEGRAL COLOR CONCRETE	SCORED PATTERN, COLOR TBD		ROCK SALT FINISH
H3	PAVERS	PINE HALL BRICK AND SALVAGED PAVER BLEND, RUNNING BOND PATTERN, COLOR TBD	VARIES	ANTIQUE, TUMBLED
H4	STONE	PATTERN TBD, CREAM COLOR	2" THICK	NATURAL
H5	GRAVEL	WASHED GRAVEL, COLOR TBD	1/4" x 1/2"	

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△	DATE	ISSUE
1	25 MAY 2023	100% SCHEMATIC DESIGN
2	16 JUN 2023	SD-R1

PROJECT NAME  
THE GROVE HOTEL

PROJECT ADDRESS  
1210 ELMIRA STREET  
SAN ANTONIO, TEXAS 78212

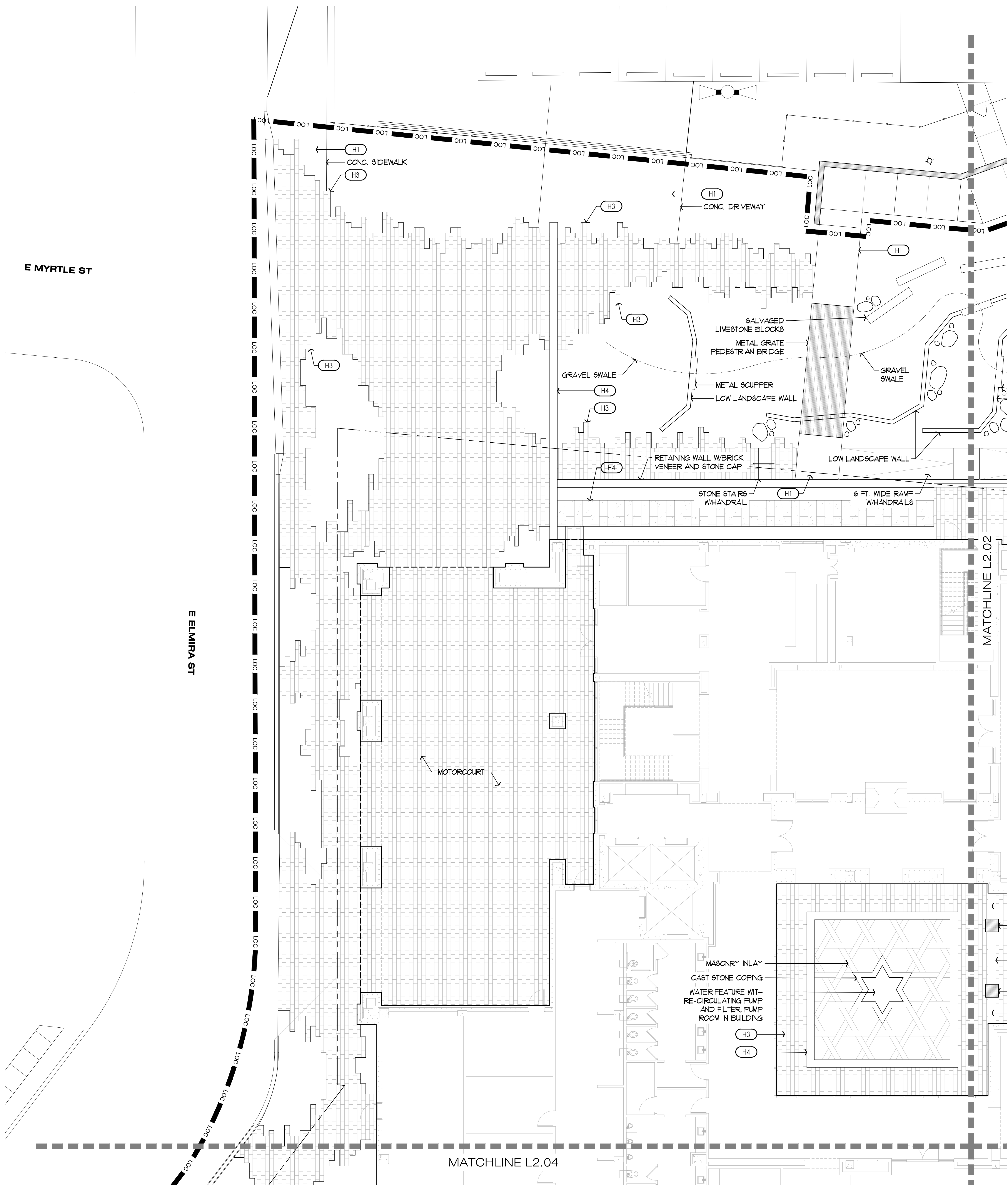
KIRKSEY PROJECT NO. 2022243

KEY PLAN

SHEET TITLE  
Site Plan

SHEET NUMBER

L2.01





△	DATE	ISSUE
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2	16 JUN 2023	SD-R1

PROJECT NAME  
THE GROVE HOTEL

PROJECT ADDRESS  
1210 ELMIRA STREET  
SAN ANTONIO, TEXAS 78212

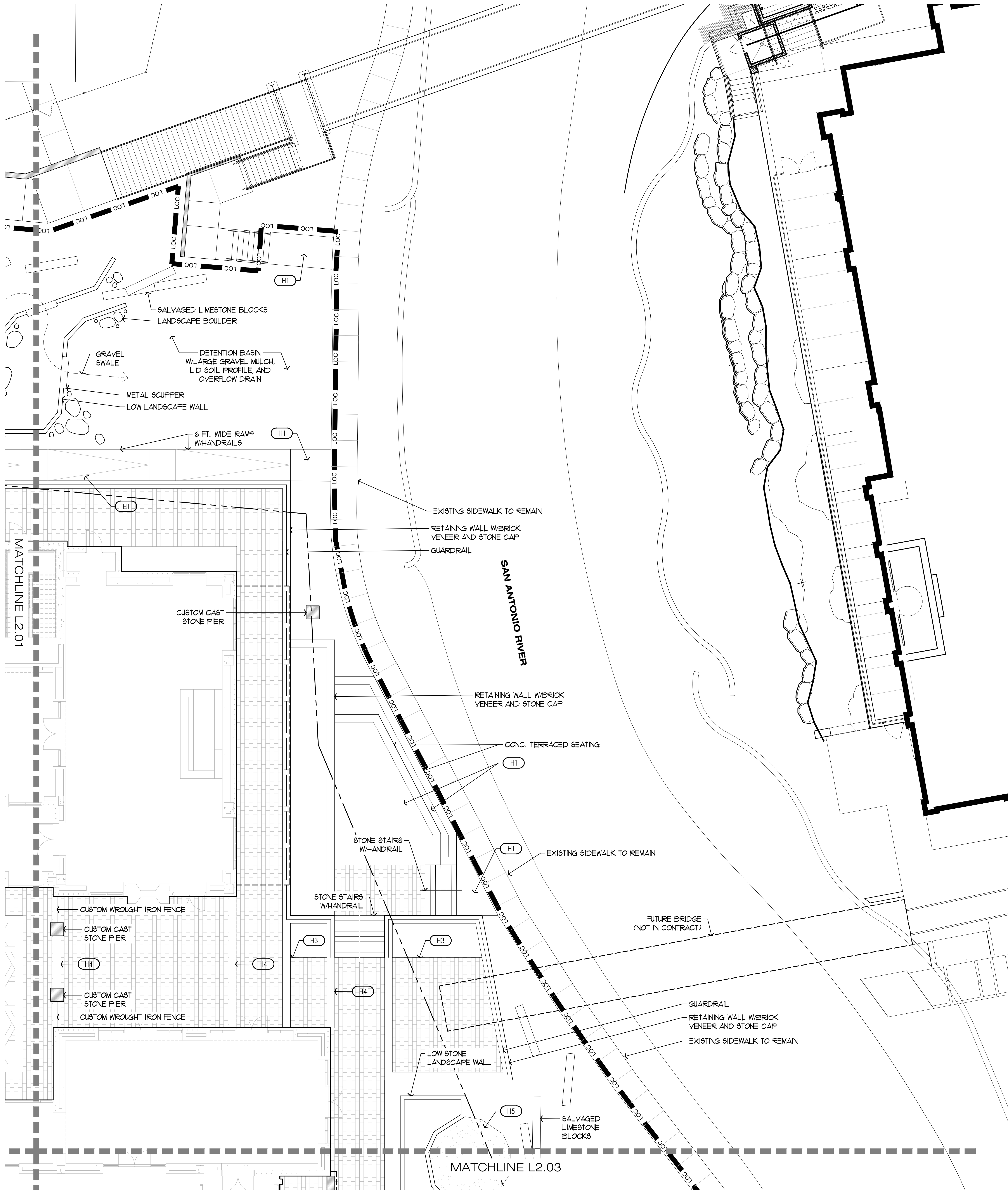
KIRKSEY PROJECT NO. 2022243

KEY PLAN

SHEET TITLE  
Site Plan

SHEET NUMBER

L2.02



LEGEND

— LOC —	LIMIT OF CONSTRUCTION
---	PROPERTY LINE
---	STEEL EDGER
[Pattern]	GRAVEL
[Pattern]	PAVERS
[Pattern]	SCORED INTEGRAL COLOR CONCRETE

MATERIAL SCHEDULE

KEY	ITEM
H1	CONCRETE
H2	INTEGRAL COLOR CONCRETE
H3	PAVERS
H4	STONE
H5	GRAVEL



△	DATE	ISSUE
1	25 MAY 2023	100% SCHEMATIC DESIGN
2	16 JUN 2023	SD-R1

PROJECT NAME  
THE GROVE HOTEL

PROJECT ADDRESS  
1210 ELMIRA STREET  
SAN ANTONIO, TEXAS 78212

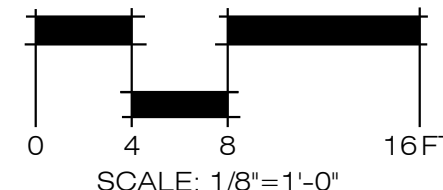
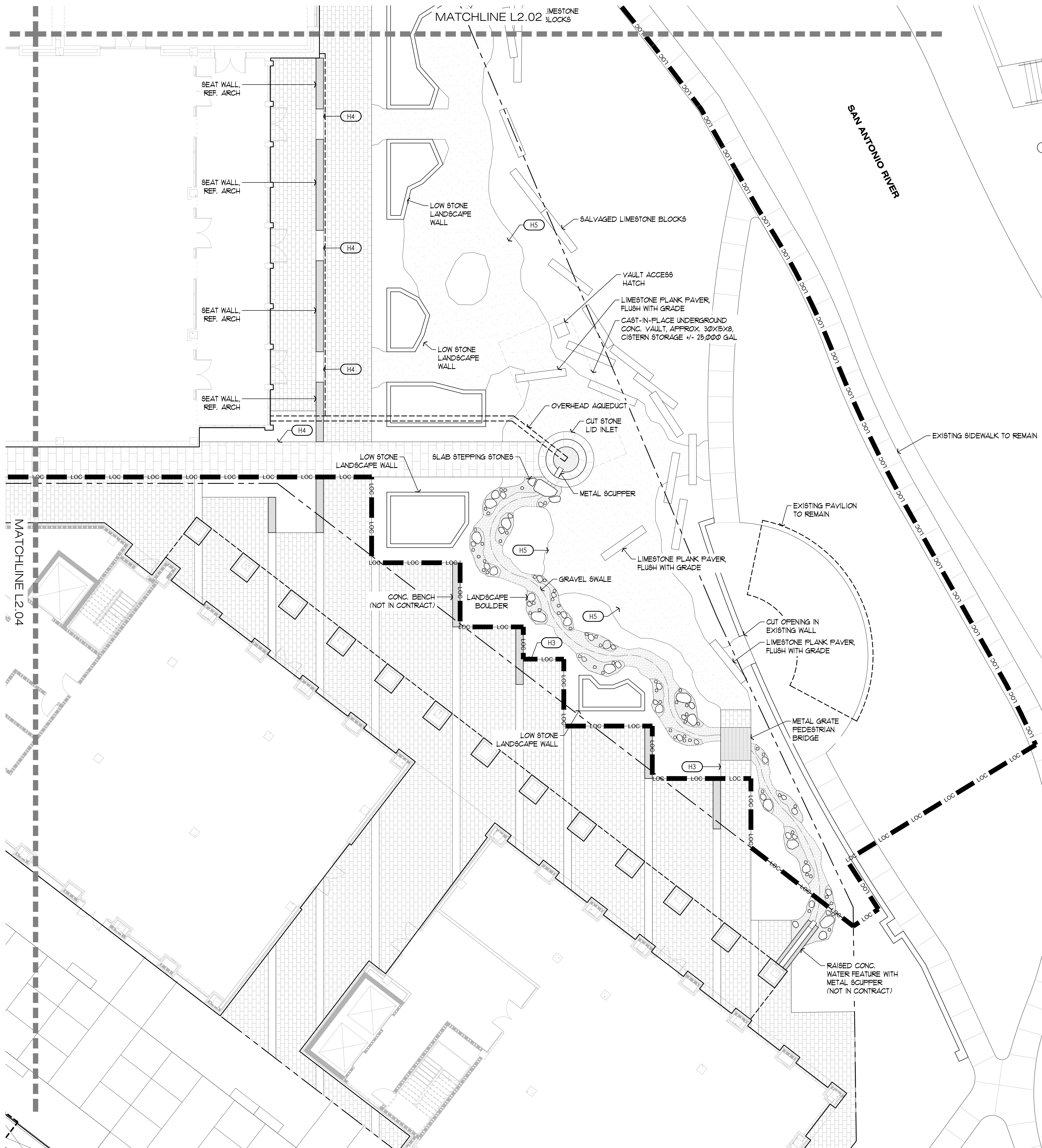
KIRKSEY PROJECT NO. 2022243

KEY PLAN

SHEET TITLE  
Site Plan

SHEET NUMBER

L2.03





△	DATE	ISSUE
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2	16 JUN 2023	SD-R1

PROJECT NAME  
THE GROVE HOTEL

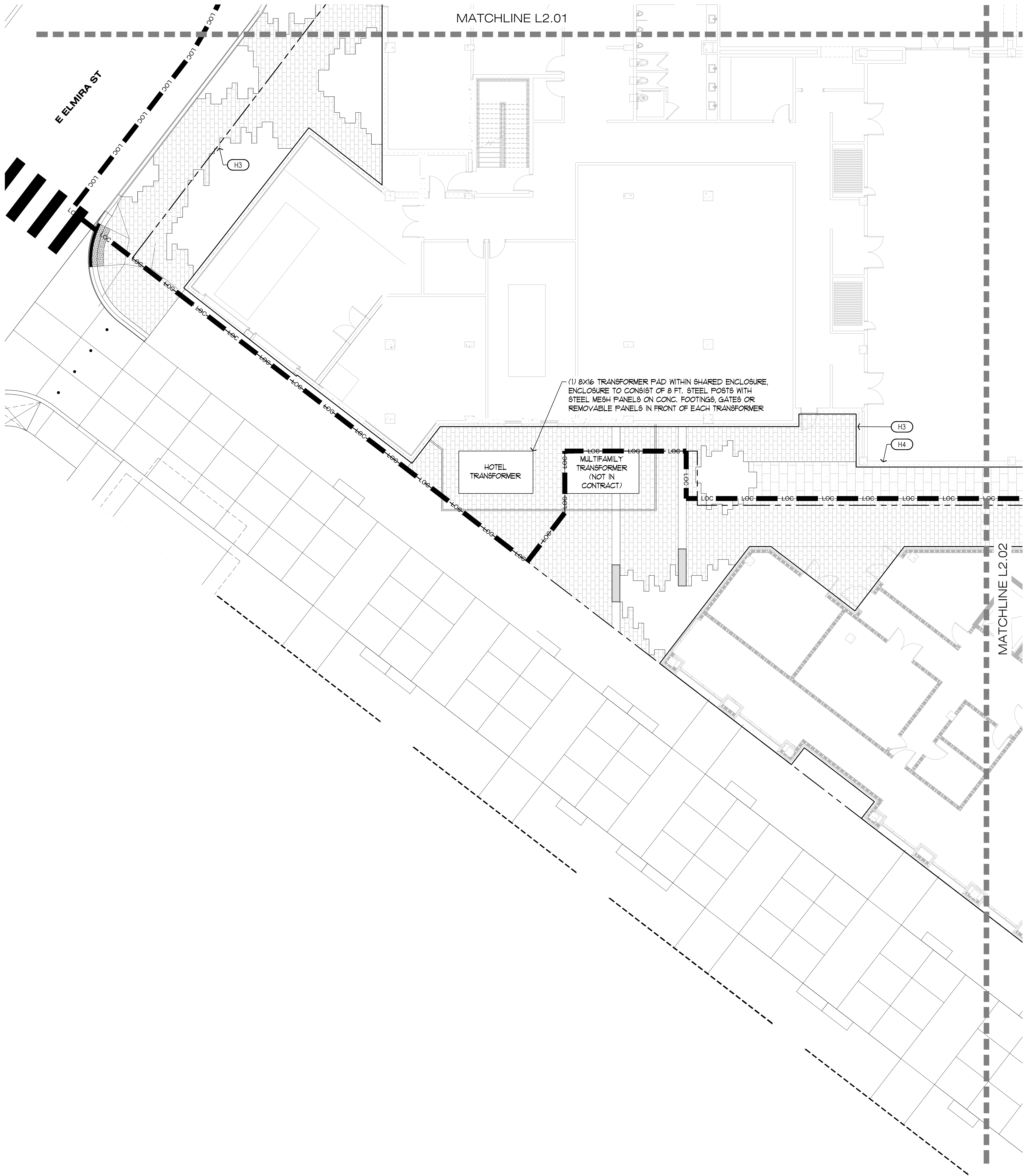
PROJECT ADDRESS  
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SAN ANTONIO, TEXAS 78212

KIRKSEY PROJECT NO. 2022243

KEY PLAN

SHEET TITLE  
Site Plan

SHEET NUMBER  
L2.04







TERRACED SEATING AT RIVER LEVEL TO BE A BLEND OF SALVAGED MATERIALS AND/OR CONCRETE.



SALVAGED LIMESTONE BLOCKS TO BE USED ADJACENT TO LAWN AS INFORMAL AMPHITHEATER AND SERVE AS AN EDGE BETWEEN SOD OPEN SPACE AND DENSELY PLANTED LANDSCAPE.



SALVAGED LIMESTONE BLOCKS (OR CONCRETE) TO BE PLACED THROUGHOUT THE LANDSCAPE TO RETAIN GRADE, PROVIDE SEATING AND/OR TEXTURAL INTEREST TO THE GROUND PLANE.



LANDSCAPE AROUND LID INLET TO BE DENSELY PLANTED WITH OVERGROWN QUALITY. GRAVEL PATHS SHALL LEAD PEDESTRIANS TO CLEARINGS AND GATHERING SPACES WITH SEATING OPPORTUNITIES.



GRAVEL SWALE TO DIRECT SURFACE RUNOFF AND MULTIFAMILY RAINWATER AND BUILDING CONDENSATE INTO LID INLET. LANDSCAPE BOULDERS TO BE PLACED AROUND THE GRAVEL SWALE, LID DETENTION BASIN, AND IN OTHER KEY AREAS IN THE LANDSCAPE.



PAVERS TO BE A BLEND OF CLAY BRICK AND SALVAGED PAVERS. PAVES EDGES TO "BREAK AWAY" INTO LANDSCAPE IN KEY AREAS.



CUSTOM CAST STONE PIERS TO FRAME PORTAL INTO HOTEL COURTYARD AND SERVE AS FREE-STANDING ELEMENT IN THE LANDSCAPE AT RIVER LEVEL.



OVERHEAD AQUEDUCT TO DIRECT HOTEL RAINWATER AND BUILDING CONDENSATE INTO LID INLET



LID INLET TO FUNNEL WATER INTO UNDERGROUND STORAGE TANK WITH SAND FILTER. RECLAIMED WATER TO POTENTIALLY BE USED FOR IRRIGATION.



TERRACED WALLS AND SCUPPERS DIRECT SURFACE RUNOFF FROM MYRTLE STREET INTO A LID DETENTION BASIN. WATER TO BE FILTERED BY SOIL PROFILE BEFORE BEING DISCHARGED INTO THE SAN ANTONIO RIVER.



LOW LANDSCAPE WALLS SHALL CONSIST OF 4"-6" DIAMETER ANGULAR LIMESTONE BULLROCK WITH LARGER STONES PLACED INTERMITTENTLY.



CUSTOM WROUGHT IRON FENCE TO DEFINE PORTAL INTO HOTEL COURTYARD.

△	DATE	ISSUE
1	25 MAY 2023	100% SCHEMATIC DESIGN
2	16 JUN 2023	SD-R1

PROJECT NAME  
THE GROVE HOTEL

PROJECT ADDRESS  
1210 ELMIRA STREET  
SAN ANTONIO, TEXAS 78212

KIRKSEY PROJECT NO. 2022243

KEY PLAN

SHEET TITLE  
Details and Precedent Imagery

SHEET NUMBER

L3.00