

# HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

**HDRC CASE NO:** 2021-476  
**ADDRESS:** 223 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 14016 BLK 9 LOT 14(0.082AC), 16(0.335AC), & S IRR 409.04 FT OF 15(0.36AC)  
**ZONING:** D, H, RIO-3  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Hilton Palacio de Rio Hotel  
**APPLICANT:** Andrew Douglas/Douglas Architects  
**OWNER:** Robert Thraillkill/PALACIO DEL RIO INC  
**TYPE OF WORK:** Site modifications, patio modifications, hardscaping and canopy construction  
**APPLICATION RECEIVED:** September 17, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

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

1. Modify the existing, non-original wall that runs parallel to the public right of way at the River Walk.
2. Install a new patio trellis, patio elements and landscaping elements within the existing patio space.
3. Extend the existing patio at the river level to the north and remove a section of stone wall within the patio space. The northern extension of the patio will also require the removal of a wall perpendicular to the stone wall that runs parallel to the River Walk path.
4. Modify the existing storefront system at the river level to feature new and wider entrances.
5. Install new wall sconces at the river level.

The application documents note modifications to the public pathway at the River Walk level. These modifications have not been fully reviewed by City of San Antonio staff and are not eligible for review by the Commission at this time. The proposed modifications may be eligible for administrative approval at a future date.

## APPLICABLE CITATIONS:

*Unified Development Code Section 35-676. - Alteration, Restoration and Rehabilitation.*

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

(a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

(b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

(c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.

(d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

- (e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

*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, which ever is lesser, parallel to the river for the length of the property.
  - B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.
  - C. The defined area shall receive a minimum of 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.

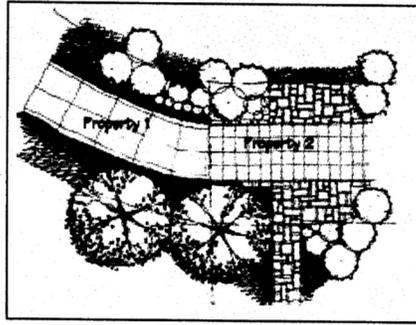
- F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by Table 674-2.
  - G. If there is a conflict with this section and another 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.
- (c) **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).

Figure 673-4



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- (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.

Table 673-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6	RIO-7a	RIO-7b	RIO-7c	RIO-7d	RIO-7e
Required Planting	60%	50%	25%	60%	60%	70%	50%	25%	25%	50%	60%

- 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 creekside 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

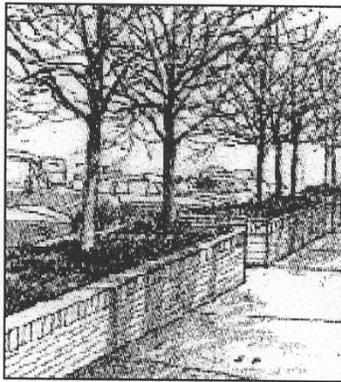
areas that require higher light levels shall be screened from the river or creek hike and bike pathways with a landscape buffer.

- 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 (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.
- (2) **Provide Lighting for Pedestrian Ways That is Low Scaled for Walking.** The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.
- (3) **Light Temperature and Color.**
- A. Light temperature and color shall be between 2500°K and 3500°K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.
  - B. Unique lighting methods, including LED or colored lights, are allowed in RIO-7 in order to enhance architectural elements provided such lighting installations to 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.
- (k) **Curbs and Gutters.**
- (1) **Construct Curb and Gutter Along the Street Edge of a Property.**
- A. Install curbs and gutter along the street edge at the time of improving a parcel.
  - B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works and the development services department may waive the requirement of curbs and gutters.
- (l) **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).

**Figure 673-8**



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- (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.

(Ord. No. 95352 § 3 Attachment 2) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2010-11-18-0985, § 2, 11-18-10) (Ord. No. 2011-03-31-0240, § 2, 3-31-11) (Ord. No. 2011-08-18-0673, § 2, 8-18-11) (Ord. No. 2014-05-29-0377, § 2, 5-29-14)(Ord. No. [2015-12-17-1077](#), § 2, 12-17-15; Ord. No. [2016-10-13-0798](#), § 1(Att. A), 10-13-16)

## **FINDINGS:**

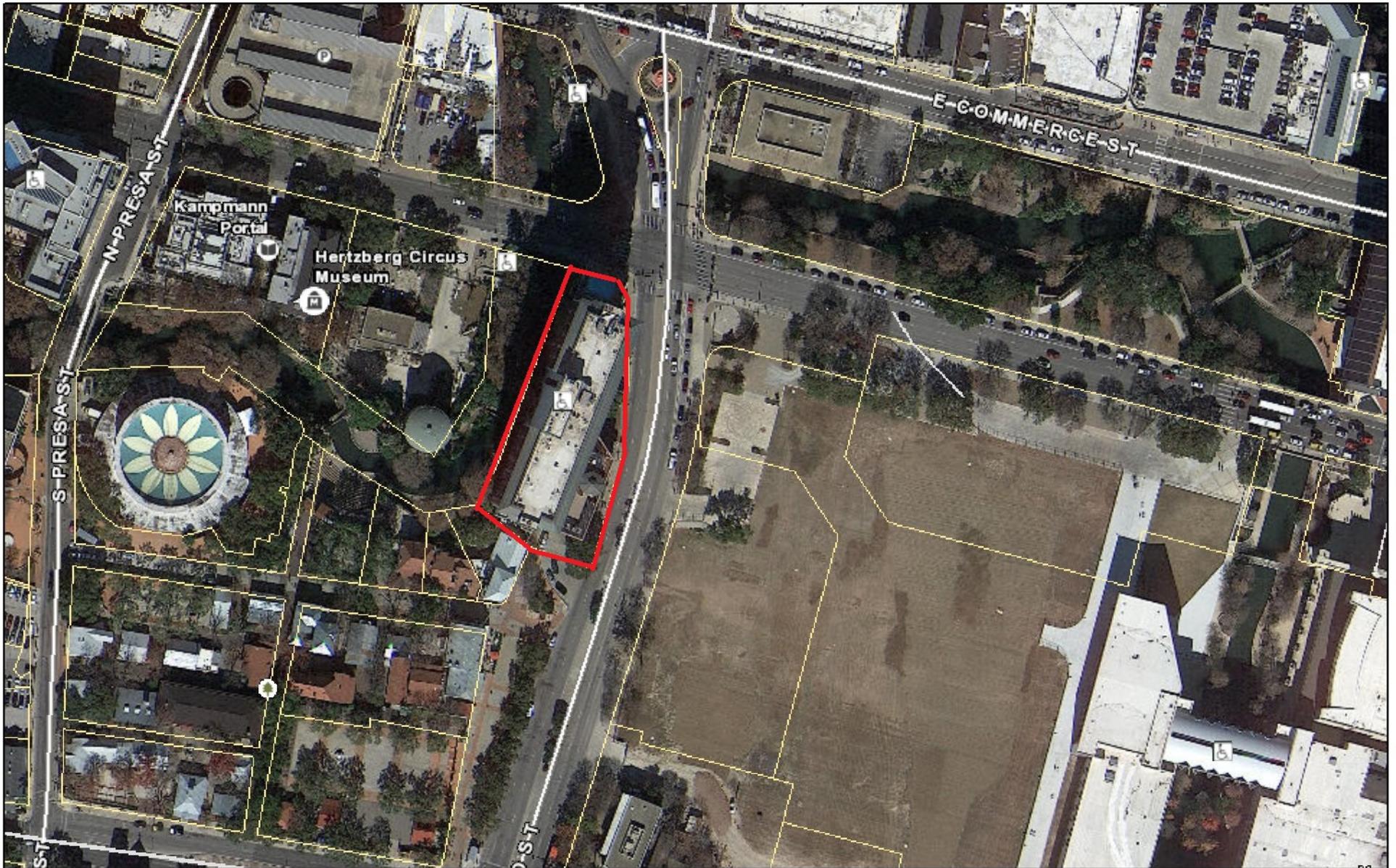
- a. The applicant is requesting conceptual approval to perform various river level modifications at 223 S Alamo, the Hilton Palacio del Rio. Within this request, the applicant has proposed landscaping modifications, modifications to the existing stone wall at the river level, patio modifications and extensions, and modifications to the river level façade of the hotel structure.
- b. **CONCEPTUAL APPROVAL** – This request was reviewed by the Historic and Design Review Commission on June 2, 2021. At that meeting, the Commission issued conceptual approval of the proposed scope of work with the exception of the removal of the existing stone walk that runs parallel to the River Walk and modifications to the pavement in the right of way at the River Walk. The removal of the existing stone wall was denied. The review of pavement modifications in the right of way at the River Walk level was not eligible for review.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on September 21, 2021. At that meeting, Committee members commented on the proposed modifications, patio extension and paving materials. Committee members were supportive of the proposal.
- d. **STONE WALL MODIFICATIONS** – The applicant has proposed to modify the existing stone wall at the River Walk level by removing one section of the wall to facilitate a wider opening and constructing a new section of wall at the previous opening with the removed materials. The applicant will also modify the top of the existing wall by creating a stair step profile instead of the downward taper. This wall is not found on the Hugman construction documents for the Improvement of the San Antonio River. Generally, staff finds the proposal to be appropriate as it results in minimal impact to the existing wall and will not impact the public right of way.
- e. **PATIO MODIFICATIONS** – The applicant has proposed a number of patio modifications that include the removal of the existing trellis and the installation of a new trellis, landscaping modifications, modifications to the existing patio paving, the installation of an outdoor oven and finished floor height. Generally, staff finds the proposed modifications to the existing patio to be appropriate.
- f. **PATIO EXTENSION** – The applicant has proposed to extend the existing patio at the river level to the north and remove a section of stone wall within the patio space at the southern end of the property. The northern extension of the patio will also require the remove of a wall perpendicular to the stone wall that runs parallel to the River Walk path. The applicant has also proposed to extend the wall that runs parallel to the River Walk. Generally, staff finds the proposed patio extension to be appropriate.
- g. **STOREFRONT MODIFICATIONS** – The applicant has proposed to modify the existing storefront system at the River Walk level by replacing the existing storefront system with one that will be operable. Staff finds the proposed modifications to be appropriate.
- h. **RIVER LEVEL WALL SCONCES** – The applicant has proposed to install new river level wall sconces. Staff finds the installation of these to be appropriate.
- i. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

## **RECOMMENDATION:**

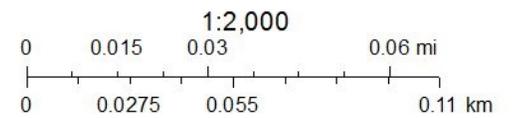
Staff recommends approval of items #1 through #5 with the following stipulation:

- i. **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



May 28, 2021





CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: May 25, 2021

HDRC Case #: 2021-254

Address: 223 S Alamo

Meeting Location: Webex

APPLICANT: Andrew Douglass/Chris Tschirhart – Douglass Architects

DRC Members present: Jeff Fetzer, Curtis Fish, Gabriel Velasquez, Monica Savino  
(Conservation Society)

Staff Present: Edward Hall

Others present: Greg Schry (Hilton Palacio del Rio), Jeff Russell/Douglass Architects

**REQUEST:**

**COMMENTS/CONCERNS:**

CT: Overall presentation of project

GV: Hilton defines this section of the river walk, the low stone walls are one with the river.

CF: What is the rationale for removing the low stone wall that is adjacent to the right of way at River Walk

CF: Concerns regarding wholesale removal of low stone walls. They are established elements and would be best to remain.

CF: Questions regarding change in grade.

CF: Why can't change in grade be within property and not in right of way? How much sidewalk modification is required.

JF: Creating a sloped walk in River Walk to accommodate entrance would also impact the wall adjacent to the river (between sidewalk and river)

GV: The better argument is for the respect of the context of the existing environment. The hotel defines this area of the River Walk.

GF: The presentation should begin with the idea of extending the existing vocabulary of the history of the area and hotel, including the wall.

JF: How wide is planting bed? (18 inches) - a planting bed that narrow adjacent to a major walking surface will not be successful.

MS: The existing patio benefits from elevation change as it separates the public space from private

JF: What would help to understand the project are cross sections beginning at the north end of the terrace to the river level. Submit site sections as well to show the relationship from interior to exterior dining to sidewalk to river. Also determine the extent of the sloped walk. How long based on existing grades.

CF: Is the new trellis overhanging the River Walk – is this correct? No, trellis will not enter the River Walk.

**OVERALL COMMENTS:**



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: September 21, 2021

HDRC Case #: 2021-476

Address: 223 S Alamo

Meeting Location: Webex

APPLICANT: Andrew Douglass

DRC Members present: Monica Savino, Anne-Marie Grube, Lisa Garza (Conservation Society)

Staff Present: Edward Hall

Others present:

**REQUEST: Site modifications, canopy construction, patio modifications at the River Walk level.**

**COMMENTS/CONCERNS:**

AD: Overview of proposed design, overview of updates since conceptual approval.

AMG: Questions about proposed ramp/paving modifications as well as proposed/modified elements.

MS: Questions about wall at water edge.

AD: Existing ramp feature was added in the 1980's.

MS: Comments on separation of public/private space – believes what is proposed works.

AMG: How tall are the proposed CMU walls?

All: Questions/comments about lighting.

MS: Questions about new paving materials.

LG: The project is well done.

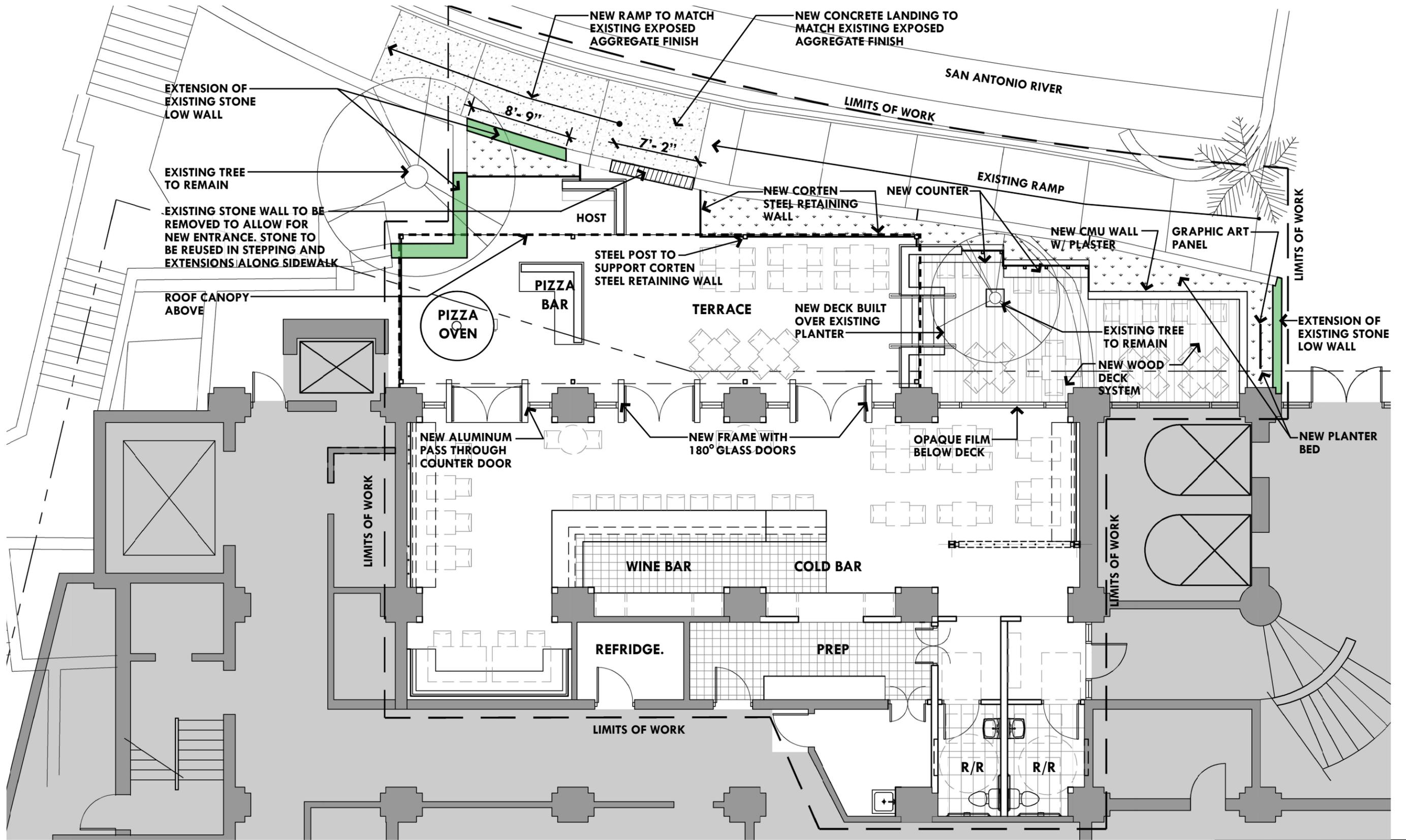
**OVERALL COMMENTS:**



# HILTON PALACIO DEL RIO - WINE BAR

HDRC - FINAL REVIEW PACKAGE

SEPT 27, 2021





EXISTING TREE TO REMAIN

EXTENSION OF RESTAURANT

NEW PLANTER EXTENSION

EXISTING STONE WALL TO BE REMOVED TO ALLOW FOR EXPANSION. STONE TO BE REUSED IN STEPPING AND EXTENSIONS ALONG SIDEWALK

EXISTING RAIL TO BE REMOVED

TOP OF STONE WALL TO BE MODIFIED FROM SLOPE TO STEP

REWORK EXISTING PLANTER PER PROPOSED DESIGN

EXISTING STONE WALL TO BE REMOVED TO ALLOW FOR NEW ENTRANCE. STONE TO BE REUSED IN STEPPING AND EXTENSIONS ALONG SIDEWALK

NEW CONCRETE LANDING TO MATCH EXISTING EXPOSED AGGREGATE FINISH

EXTENSION OF EXISTING LOW STONE WALL

NEW RAMP TO MATCH EXISTING EXPOSED AGGREGATE FINISH



TOP OF STONE WALL TO BE MODIFIED FROM SLOPE TO STEP

EXISTING STONE WALL TO BE REMOVED TO ALLOW FOR NEW ENTRANCE. STONE TO BE REUSED IN STEPPING AND EXTENSIONS ALONG SIDEWALK

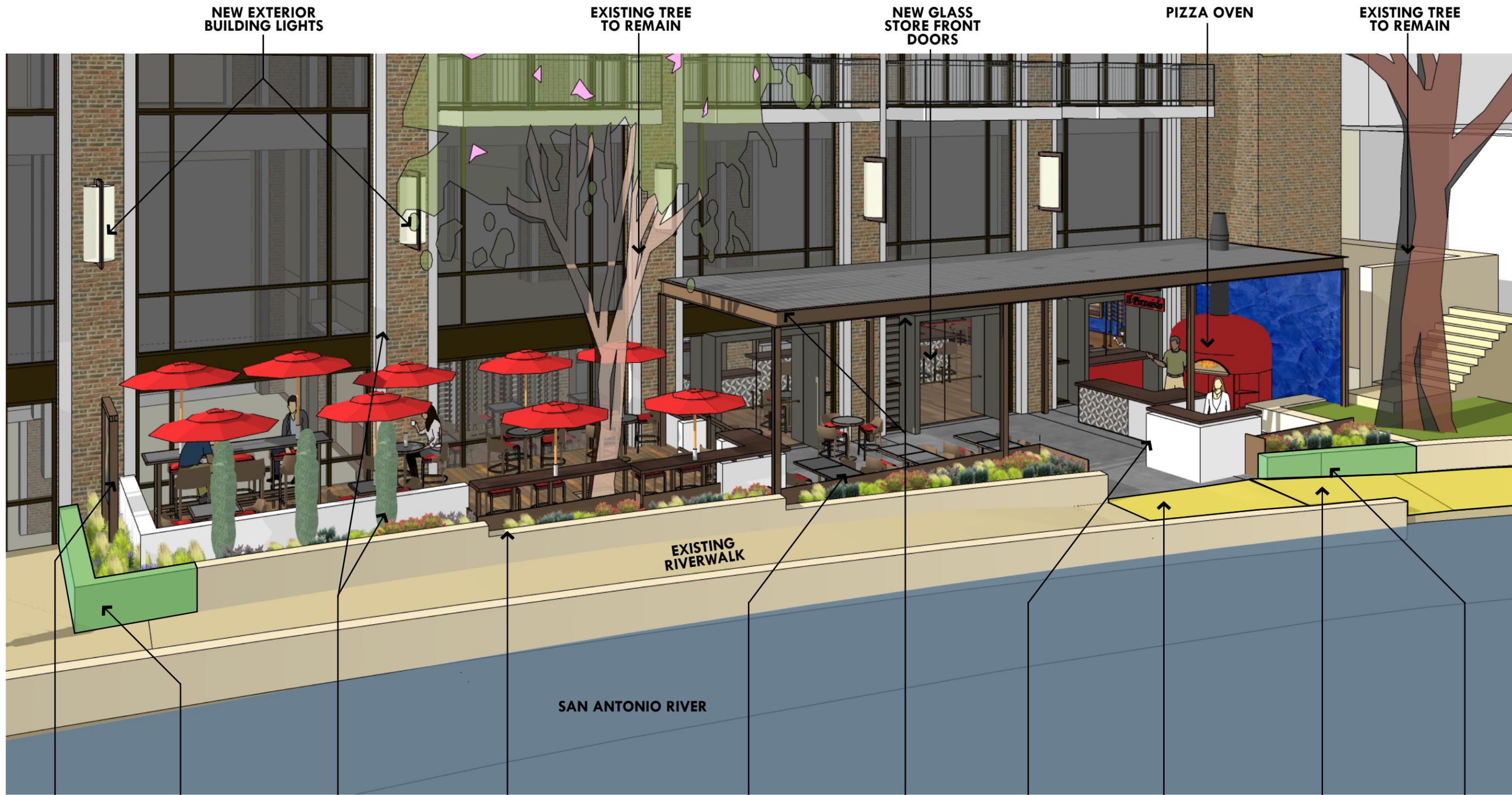
NEW CONCRETE LANDING TO MATCH EXISTING EXPOSED AGGREGATE FINISH

NEW RAMP TO MATCH EXISTING EXPOSED AGGREGATE FINISH

EXTENSION OF EXISTING LOW STONE WALL

EXISTING TREE TO REMAIN

Perspective



NEW EXTERIOR BUILDING LIGHTS

EXISTING TREE TO REMAIN

NEW GLASS STORE FRONT DOORS

PIZZA OVEN

EXISTING TREE TO REMAIN

GRAPHIC ART PANEL

EXTENSION OF EXISTING LOW STONE WALL

NEW CMU WALL W/ PLASTER. PLASTER TO MATCH EXISTING BUILDING WHITE PLASTER

TOP OF STONE WALL TO BE MODIFIED FROM SLOPE TO STEP

NEW CORTEN STEEL RETAINING WALL WITH LANDSCAPING

STANDING SEAM METAL ROOF

HOSTESS STAND

NEW CONCRETE LANDING TO MATCH EXISTING EXPOSED AGGREGATE FINISH

NEW RAMP TO MATCH EXISTING EXPOSED AGGREGATE FINISH

EXTENSION OF EXISTING LOW STONE WALL

SAN ANTONIO RIVER

EXISTING RIVERWALK



NEW EXTERIOR BUILDING LIGHTS

EXISTING TREE TO REMAIN

SAN ANTONIO RIVER

EXISTING RIVERWALK

NEW CMU WALL W/  
PLASTER. PLASTER  
TO MATCH EXISTING  
BUILDING WHITE PLASTER

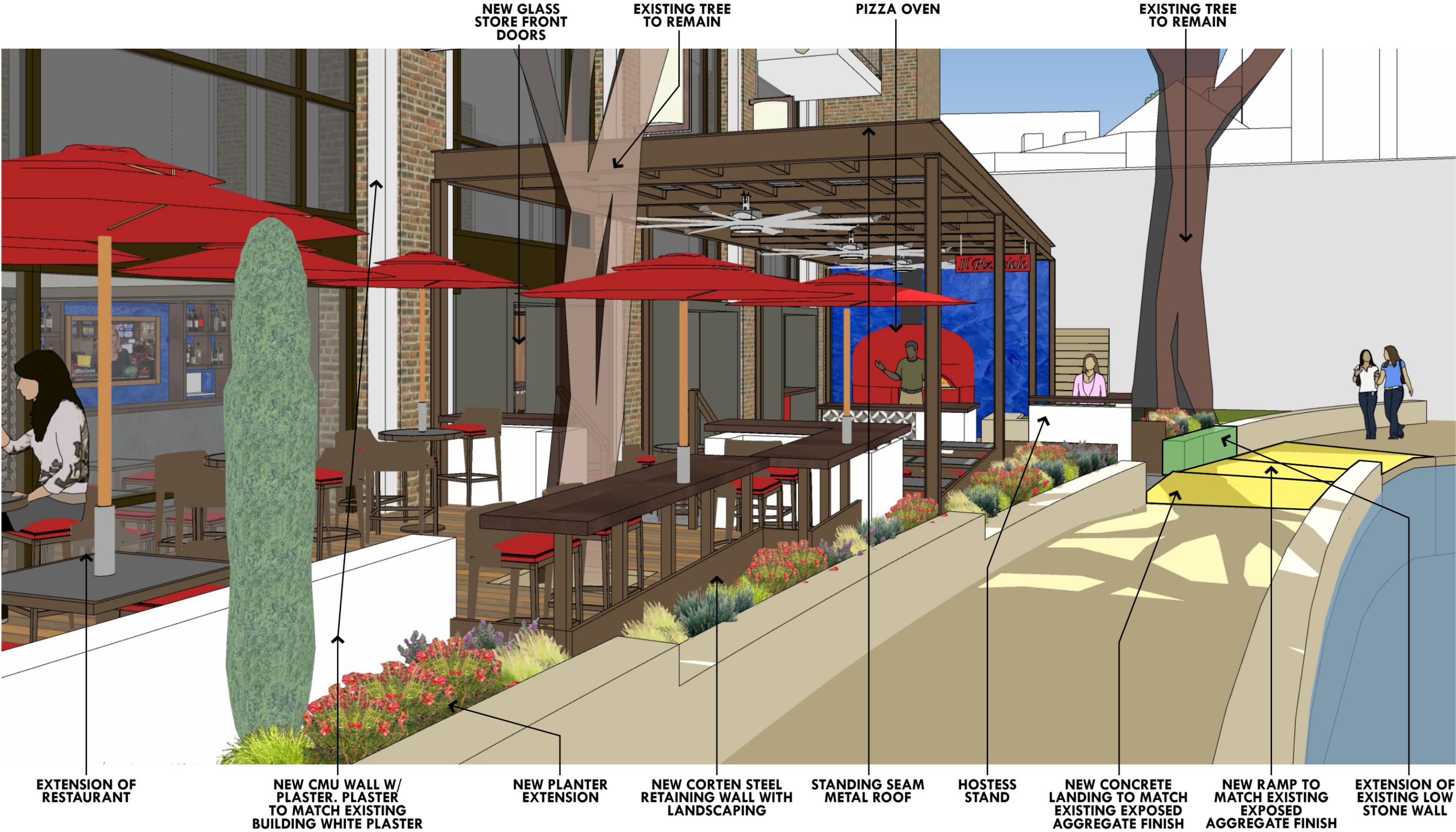
EXTENSION OF  
EXISTING LOW  
STONE WALL

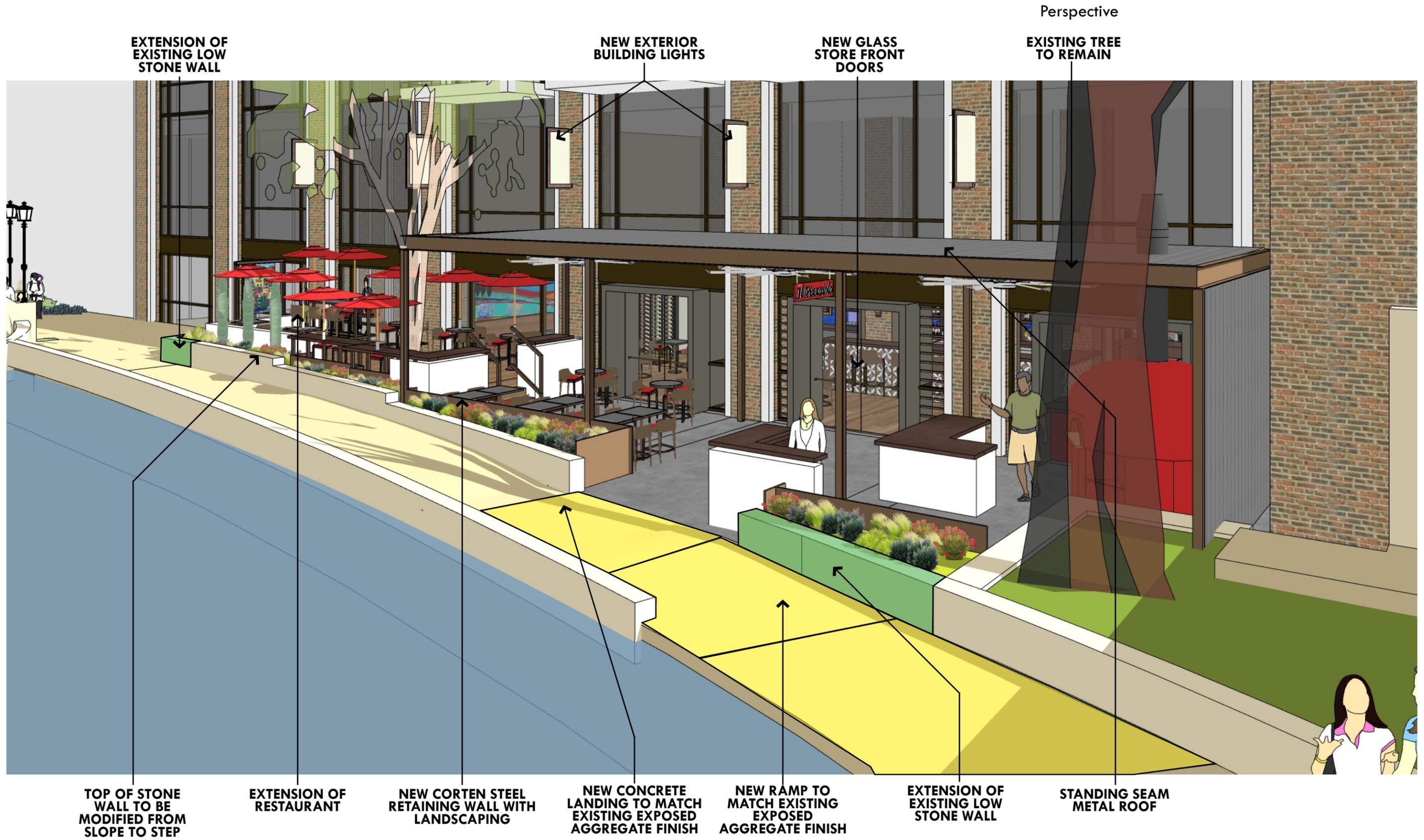
NEW PLANTER  
EXTENSION

GRAPHIC ART  
PANEL

TOP OF STONE  
WALL TO BE  
MODIFIED FROM  
SLOPE TO STEP

NEW RAMP TO  
MATCH EXISTING  
EXPOSED  
AGGREGATE FINISH





NEW GLASS  
STORE FRONT  
DOORS

NEW GLASS  
STORE FRONT  
DOORS



EXTENSION OF  
EXISTING LOW  
STONE WALL

TOP OF STONE  
WALL TO BE  
MODIFIED FROM  
SLOPE TO STEP

NEW CORTEN STEEL  
RETAINING WALL WITH  
LANDSCAPING

NEW CONCRETE  
LANDING TO MATCH  
EXISTING EXPOSED  
AGGREGATE FINISH

NEW RAMP TO  
MATCH EXISTING  
EXPOSED  
AGGREGATE FINISH

EXTENSION OF  
EXISTING LOW  
STONE WALL

STANDING SEAM  
METAL ROOF

NEW GLASS  
STORE FRONT  
DOORS



NEW CORTEN STEEL  
RETAINING WALL WITH  
LANDSCAPING

EXISTING TREE  
TO REMAIN

NEW WOOD  
DECK SYSTEM

NEW CMU WALL W/  
PLASTER. PLASTER  
TO MATCH EXISTING  
BUILDING WHITE PLASTER

# HILTON PALACIO DEL RIO

## TEXAS SPORTS BAR RENOVATION

223 S. Alamo Street  
San Antonio, Texas 78205

80% CONSTRUCTION DOCUMENTS  
September 17, 2021

### DOUGLAS ARCHITECTS

#### PROJECT TEAM

OWNER / DEVELOPER:  
**Hilton Palacio Del Rio**  
223 Alamo Street  
San Antonio, TX 78205  
Contact: Robert Thraikill  
T: 210-224-3300  
E: Robert.Thraikill@hilton.com

STRUCTURAL ENGINEER:  
**LUNDY & FRANKE ENGINEERING, INC.**  
549 Heimer Dr.  
San Antonio, TX 78232  
Contact: Dulce Rivera  
T: 210.879.7900  
E: rivera@lundyfranke.com

ARCHITECT OF RECORD:  
**Douglas Architects, Inc.**  
1320 East Houston St., Suite 102  
San Antonio, TX 78205  
Contact: Andrew Douglas  
T: 210.226.5500  
E: adouglas@douglasarchitects.net  
www.douglasarchitects.net

LANDSCAPE ARCHITECT:  
**RIALTO STUDIO INC.**  
2425 Broadway, Suite 105.  
San Antonio, TX 78215  
Contact: James Gray Jr.  
T: 210.828.1155  
E: jgray@rialtostudio.com

Cover Sheet

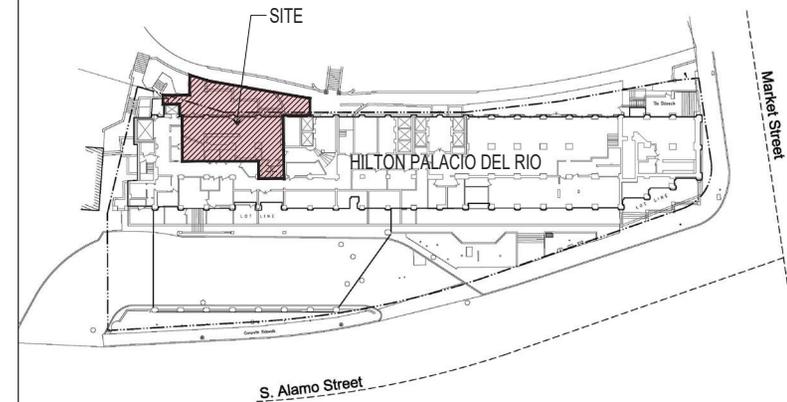
#### ARCHITECTURAL

D101 Demolition Plan  
A101 Floor Plan  
A102 Reflected Ceiling Plan  
A201 Exterior Elevations  
A301 Sections & Details  
A302 Section Details  
A401 Enlarged Plans & Elevations  
A601 Door Types & Details & Finish Schedules

#### STRUCTURAL

S101 Notes, Sections & Details  
S102 Notes and Details Cont.  
S103 Notes and Details Cont.  
S200 Demolition Plan  
S201 Wine Bar Foundation Plan  
S302 Roof Framing Plan  
S301 Sections & Details  
S302 Sections & Details Cont.

#### VICINITY MAP

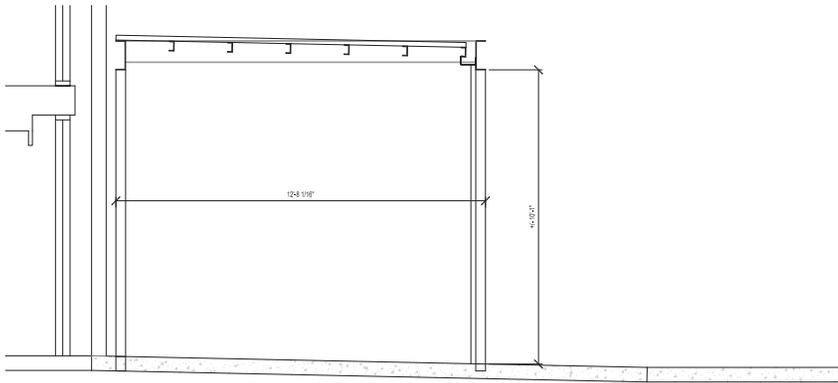




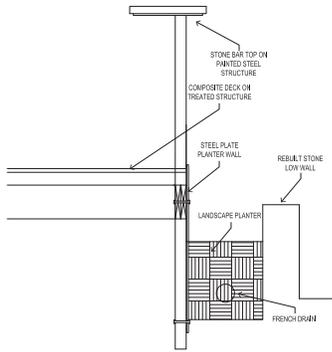




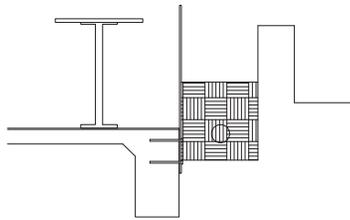




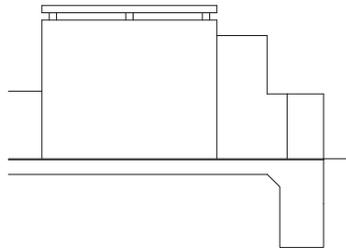
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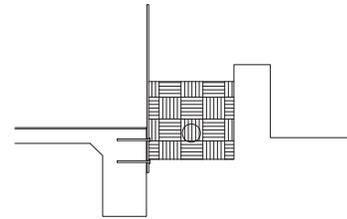
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3 PATIO FOUNDATION SECTION  
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4 ENTRY FOUNDATION SECTION  
SCALE: 3/4"=1'-0"



5 PIZZA BAR FOUNDATION SECTION  
SCALE: 3/4"=1'-0"

GENERAL NOTES

PLAN LEGEND

KEYNOTES

Project  
**HILTON PALACIO DEL RIO**  
TEXAS SPORTS BAR RENOVATION

223 Alamo Street  
San Antonio, TX 78205

Owner  
**HILTON PALACIO DEL RIO**  
223 Alamo Street  
San Antonio, Texas 78205

Contact  
To:  
E:

Architect of Record  
**DOUGLAS ARCHITECTS**  
1524 East Houston, Suite 102  
San Antonio, Texas 78205  
Contact: Andrew Douglas  
T: 214.226.5500  
E: andy@doouglasarchitects.net  
www.douglasarchitects.net

Structural  
**LUNDY & FRANK ENGINEERING, INC.**  
Contact: Steven Frank  
545 Highway Dr.  
San Antonio, TX 78232  
T: 210.779.7900  
E: frank@lundyfrank.com

MEP

LANDSCAPE  
**RIALTO STUDIO INC.**  
Contact: James Gray Jr.  
2425 Broadway, Suite 100  
San Antonio, Texas 78215  
T: 214.226.1181  
E: jgray@rialtostudio.com

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No.	Date	Issue / Revision
1	Date	Issue / Revision

Architect  
Andrew Douglas

Project Manager

Drawn By

Project Number  
2109

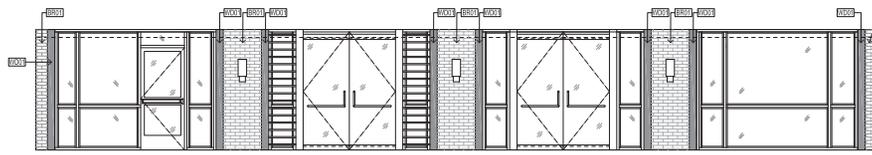
Issuance / Date

SHEET TITLE  
**SECTIONS & DETAILS**

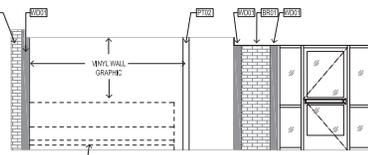
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**A301**

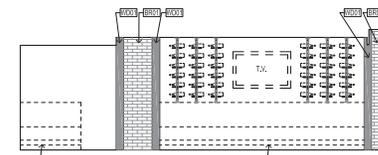




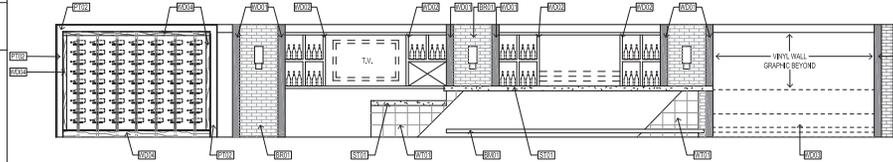
1 MAIN DINING ELEVATION  
SCALE: 1/4"=1'-0" WEST



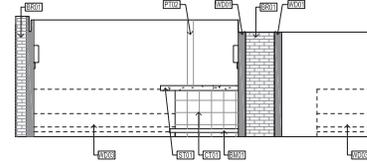
2 MAIN DINING ELEVATION  
SCALE: 1/4"=1'-0" NORTH



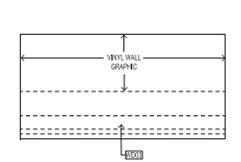
3 MAIN DINING ELEVATION  
SCALE: 1/4"=1'-0" SOUTH



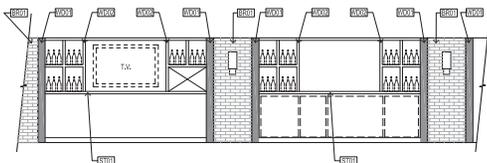
4 BAR ELEVATION  
SCALE: 1/4"=1'-0" EAST



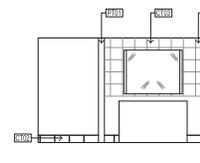
5 DINING ELEVATION  
SCALE: 1/4"=1'-0" NORTH



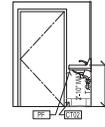
6 DINING ELEVATION  
SCALE: 1/4"=1'-0" EAST



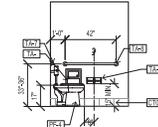
7 BACK BAR ELEVATION  
SCALE: 1/4"=1'-0" EAST



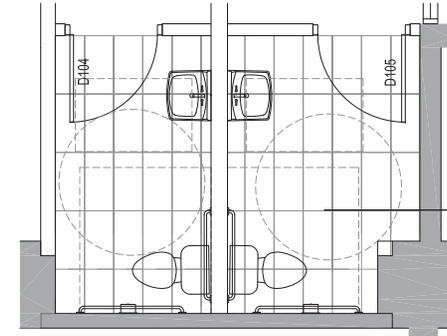
8 LAVATORY ELEVATION  
SCALE: 1/4"=1'-0" SOUTH



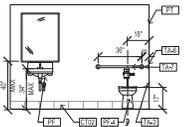
9 RR ELEVATION  
SCALE: 1/4"=1'-0" WEST



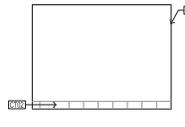
10 RR ELEVATION  
SCALE: 1/4"=1'-0" NORTH



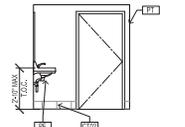
17 ENLARGED RR PLAN  
SCALE: 1/2"=1'-0" WEST



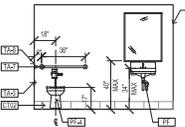
11 RR ELEVATION  
SCALE: 1/4"=1'-0" EAST



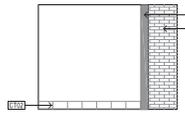
12 RR ELEVATION  
SCALE: 1/4"=1'-0" SOUTH



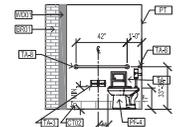
13 RR ELEVATION  
SCALE: 1/4"=1'-0" WEST



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



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



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

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL #	FINISH COLOR
PF-1	BATHROOM SINK (BASIN 2 IN) TROUGH SINK	SOPHSTONE	BESPOKE (CUSTOM)	COTTON (NOTE: CUSTOM LENGTH FOR TRASH OUTLET & SOAP DISPENSER)
PF-2	BATHROOM FAUCET & HAND DRYER	DYSON APPLIAGE	247915-01 W/D4	STAINLESS STEEL BRUSHED (NOTE: WASH & DRY SHORT)
PF-3	FLUSHMETER TOILET	TOTO	CT705BNG	WHI COTTON
PF-4	FLUSHMETER ADA TOILET	TOTO	CT705LNG	WHI COTTON
PF-5	FLUSHMETER VALVE	TOTO	YETLAD265	STAINLESS STEEL
PF-6	COMMERCIAL SEAT	TOTO	SC24	WHI COTTON
PF-7	URINAL	TOTO	UT106EV	WHI COTTON (ADD: THJ 3010 SS URINAL DRAIN COVER)
PF-8	URINAL FLUSHMETER VALVE	TOTO	TE2L1A85	STAINLESS STEEL
PF-9	DRINKING FOUNTAIN	EUKAY	E2V64DFP8M1TK	STAINLESS STEEL
PF-10	NOT USED	-	-	-
PF-11	MOP SERVICE BASIN	ZURN	Z1994-24	WHITE
PF-12	MOP SINK FAUCET	ZURN	Z1994-SF	CHROME
PF-13	MOP SINK FAUCET	ZURN	Z1994-SF	CHROME
PF-14	MOP SINK FAUCET	ZURN	Z1994-SF	CHROME
PF-15	BREAKOUT MTCHEN SINK	MIR DIRECT	2805	STAINLESS STEEL
PF-16	BREAKOUT MTCHEN SINK FAUCET	DELTA	9891F-SST	ARCTIC STAINLESS

TOILET ACCESSORIES SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL #	FINISH COLOR
TA-1	SOAP DISPENSER	HOKWANG	EC07AP-D-SD1	STAINLESS STEEL SATIN FINISH
TA-2	WASTE RECYCLE	RATON	105-411HTSS	STAINLESS STEEL SATIN FINISH
TA-3	TOILET TISSUE DISPENSER	BORBRICK	B-546	STAINLESS STEEL SATIN FINISH
TA-4	TOILET PARTITION	AR GLOBAL	ULTIMATE PRIMOZY	STAINLESS STEEL #4 SATIN FLOOR MOUNTED & BRACED
TA-5	RECESSED MOUNTED SANITARY WIPER DISPOSAL	BORBRICK	B-535	STAINLESS STEEL SATIN FINISH
TA-6	PARTITION MOUNTED SANITARY WIPER DISPOSAL	BORBRICK	B-534	STAINLESS STEEL SATIN FINISH
TA-7	30" GRAB BAR	BORBRICK	B-506-36	STAINLESS STEEL SATIN FINISH
TA-8	42" GRAB BAR	BORBRICK	B-506-42	STAINLESS STEEL SATIN FINISH
TA-9	MOP HOLDER	BORBRICK	BR023004	STAINLESS STEEL SATIN FINISH
TA-10	WALL GUARDS	PIAT	M552424	STAINLESS STEEL SATIN FINISH
TA-11	DOOR BUMPER	BORBRICK	B-507	STAINLESS STEEL BRIGHT POLISHED
TA-12	UTILITY HOOK	BORBRICK	B-70717	STAINLESS STEEL SATIN FINISH
TA-13	SS PANEL URINAL/TOILET SCREEN	CUSTOM	CUSTOM	STAINLESS STEEL #4 SATIN
TA-14	SCHLUTER TILE EDGE	SCHLUTER	QUADEC	ANNOXIDIZED ALUMINUM
TA-15	SCHLUTER RENO RAMP	SCHLUTER	RENO RAMP 3/8"	ANNOXIDIZED ALUMINUM
TA-16	URINAL PARTITION	AR GLOBAL	PRIMOZY	STAINLESS STEEL #4 SATIN
TA-17	ELECTRIC MIRROR	NOVO	CUSTOM	WALL GLOW LIGHTED MIRROR

ABBREVIATIONS

BMM	2	BORBRICK REF. A6-03
BRP		BORBRICK REF. A6-03
CTP		CERAMIC TILE, REF. A6-03
PTP		PANT COLOR, REF. A6-03
PLP		PLASTIC LAMINATE, REF. A6-03
WBP		WOOD BASE, REF. A6-03
STP		STONE COUNTERTOP, REF. A6-03
MIRP		MIRROR, REF. A6-03
XTP		TILE TRIM, REF. A6-03
TAP		TOILET ACCESSORY
◇		PARTITION TYPE, REF. A5-04

HILTON PALACIO DEL RIO  
TEXAS SPORTS BAR RENOVATION

223 Alamo Street  
San Antonio, TX 78205

Owner:  
HILTON PALACIO DEL RIO  
223 Alamo Street  
San Antonio, Texas 78205

Contact:  
T:  
E:

Architect of Record:  
DOUGLAS ARCHITECTS  
1525 East Houston, Suite 102  
San Antonio, Texas 78205

Contact: Andrew Douglas  
T: 210.226.5500  
E: andy@doagles.com  
www.doagles.com

Structural:  
LUNDY ENGINEERING, INC.  
Contact: Steven Franko  
545 Highway Dr.  
San Antonio, TX 78215  
T: 210.379.7100  
E: franko@lundyfranko.com

MEP:

LANDSCAPE:  
RIALTO STUDIO INC.  
Contact: James Gray Jr.  
2425 Broadway, Suite 100  
San Antonio, Texas 78215  
T: 210.226.1100  
E: jgray@rialtostudio.com

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No.	Date	Issue / Revision
1		Issue / Revision

Architect: Andrew Douglas

Project Manager:

Drawn By:

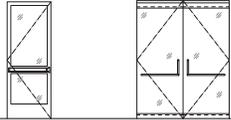
Project Number: 2108

Insurance Date:

SHEET TITLE:  
ENLARGED PLANS & ELEVATIONS

SHEET NUMBER:

A401



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

Mark	Room Name	DOORS				FRAMES				DETAILS				Hardware Set	Comments		
		Width	Height	Thickness	Type Mark	Material	Glass	Rat#	Frame Type	Material	Finish	Rat#	Head			Jamb	SB
D100	MAIN DINING	6'-4"	-	3/4"	B	GLASS	3/4"	-	-	-	-	-	-	-	-	-	-
D101	MAIN DINING	6'-4"	-	3/4"	B	GLASS	3/4"	-	-	-	-	-	-	-	-	-	-
D102	MAIN DINING	3'-6"	-	1 3/4"	A	ALUM	1" INSUL	-	-	-	-	-	-	-	-	-	-
D103	MAIN DINING	3'-0"	7'-0"	1 3/4"	-	ALUM	1" INSUL	-	-	-	-	-	-	-	-	-	-
D104	RESTROOM 105	3'-0"	7'-0"	1 3/4"	-	ALUM	-	-	-	-	-	-	-	-	-	-	-
D105	RESTROOM 106	3'-0"	7'-0"	1 3/4"	-	ALUM	-	-	-	-	-	-	-	-	-	-	-
D106	REFRIDGERATION	3'-0"	7'-0"	1 3/4"	-	ALUM	-	-	-	-	-	-	-	-	-	-	-
D107	PREP	3'-0"	7'-0"	1 3/4"	-	ALUM	-	-	-	-	-	-	-	-	-	-	-
D108	PREP	3'-0"	7'-0"	1 3/4"	-	ALUM	-	-	-	-	-	-	-	-	-	-	-

Number	Name	Floor Finish		Wall Finish				Ceiling Height	Ceiling Finish	Comments
		Base Finish		North	East	South	West			
100	ENTRY	-	-	-	-	-	-	-	-	-
101	PIZZA BAR	-	-	-	-	-	-	-	-	-
102	MAIN DINING	-	-	-	-	-	-	7'-8 1/2"	-	-
103	BAR	-	-	-	-	-	-	7'-8 1/2"	-	-
104	DINING	-	-	-	-	-	-	7'-8 1/2"	-	-
105	RESTROOM	-	-	-	-	-	-	7'-8 1/2"	-	-
106	RESTROOM	-	-	-	-	-	-	7'-8 1/2"	-	-
107	PREP	-	-	-	-	-	-	7'-8 1/2"	-	-
108	REFRIDGERATION	-	-	-	-	-	-	7'-8 1/2"	-	-

FINISH KEY ASSIGNMENT				
NUMBER	DESCRIPTION	LOCATION	BASIS OF DESIGN PRODUCT/ MANUFACTURER	REMARKS
ACT1	ACOUSTICAL CEILING TILE	AS SCHEDULED	ARMSTRONGS "CERAMAGUARD", COLOR: TO BE SELECTED FROM MANUFACTURER	
CT1	CERAMIC TILE			
CT2	CERAMIC TILE			
CT3	CERAMIC TILE			
CTB1	CERAMIC BASE TILE			
FT1	FLOOR TILE			
FT2	FLOOR TILE			
FRP	FIBER GLASS REINFORCED PANELS			
WOOD1	WOOD			
WOOD2	WOOD			

Project  
**HILTON PALACIO DEL RIO**  
TEXAS SPORTS BAR RENOVATION

223 Alamo Street  
San Antonio, TX 78205

Owner:  
**HILTON PALACIO DEL RIO**  
223 Alamo Street  
San Antonio, Texas 78205

Contact:  
Tel:  
E:

Architect of Record  
**DOUGLAS ARCHITECTS**  
1525 East Houston, Suite 102  
San Antonio, Texas 78205  
Contact: Andrew Douglas  
T: 210.226.5500  
E: andy@doaglasarchitects.net  
www.douglasarchitects.net

Structural  
**LUNDY & FRANK ENGINEERING, INC.**  
Contact: Steven Frank  
545 Highway 97  
San Antonio, TX 78232  
T: 210.379.7900  
E: frank@lundyfrank.com

MEP

LANDSCAPE  
**RIALTO STUDIO INC.**  
Contact: James Gray Jr.  
2425 Broadway, Suite 105  
San Antonio, Texas 78215  
T: 210.226.1155  
E: jgray@rialtostudio.com

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No.	Date	Issue / Revision
1	Date	Issue / Revision

Architect  
Andrew Douglas

Project Manager

Drawn By

Project Number 2108

Issuance Date

SHEET TITLE  
**DOOR TYPES /  
DETAILS &  
SCHEDULES**

SHEET NUMBER

**A601**





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SHAWN J. FRANKIE P.E.  
TEXAS REG. NO. 82639  
DATE:09/17/2021

Project  
**HILTON PALACIO DEL RIO  
TEXAS SPORTS BAR  
RENOVATION**  
223 Alamo Street  
San Antonio, TX 78205

Owner  
**HILTON PALACIO DEL RIO**  
223 Alamo Street  
San Antonio, Texas 78205  
Contact:  
T: 210.979.7900  
E: frankie@lundyfranke.com

Architect of Record  
**DOUGLAS ARCHITECTS**  
1501 East Houston Street  
102  
San Antonio, Texas 78205  
Contact: Andrew Douglas  
T: 210.226.5500  
E: adouglas@doagarchitects.net  
www.doagarchitects.net

Structural  
**LUNDY & FRANKIE ENGINEERING, INC.**  
Contact: Shawn Franke  
3403 Hedden Dr  
San Antonio, TX 78232  
T: 210.979.7900  
E: frankie@lundyfranke.com

MEP

Pursuant to IBC Chapter 17 (1704.2.1) provide the following Special Inspector Qualifications to the RDPIRC prior to start of inspections;

- Testing Laboratory Qualifications meeting ASTM0329 and accreditation by AASHTO and/or AZLA, and CCR of the National Bureau of Standards.
- Special Inspector's name and proof of meeting the qualification requirements set forth in
  - ASTM C1077 for concrete,
  - ASTM D3740 for soils,
  - ASTM C1093 for masonry,
  - ASTM D-2922 and D-3017 for Density control of compaction

IBC 1704.2.1 "written documentation demonstrating the competence and relevant experience or training of special inspectors who will perform special inspections and tests during construction. Experience or training shall be considered relevant where the documented experience or training is related in complexity to the same type of special inspection or testing activities for projects of similar complexity and material qualities." These qualifications are in addition to qualifications specified in other sections of the IBC.

**TESTING & INSPECTION REQUIREMENTS  
(INCLUDING SPECIAL INSPECTIONS)**

REQUIRED INSPECTION IDENTIFICATION OR TEST	VERIFICATION MONITORING FREQUENCY	TYPE AND/OR FREQUENCY OF TESTING	IBC SECTION & REFERENCE CRITERIA	INSPECTOR QUALIFICATIONS
<b>1. SOILS (SLAB ON GRADE)</b>		SITE PREPARATION	IBC 1705.6	"QUALIFICATIONS BASED ON ASTM D3740
A. SUB-GRADE	PERIODIC	AT THE CONTRACTOR'S EXPENSE, INSTRUMENT READING SHALL BE TAKEN BY A LICENSED SURVEYOR TO VERIFY FINAL SUBGRADE ELEVATIONS AND SLOPES.	GEOTECHNICAL REPORT, BUILDING PAD GENERAL NOTES	"LICENSED SURVEYOR"
B. PROFFROLLING OBSERVATIONS	CONTINUOUS	PROFFROLLING SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE APPROVE THE TYPE OF PROFFROLLING EQUIPMENT AND PROCEDURES.	GEOTECHNICAL REPORT, BUILDING PAD GENERAL NOTES	"QUALIFICATIONS BASED ON ASTM D3740
C. MOISTURE CONDITIONING & RECAPTACATION	CONTINUOUS OR PERIODIC	PROVIDE (1) ON DENSITY TEST FOR EACH 3000 SQ FT. REFER TO UNDERGROUND FILL NOTES FOR TESTING SPECIFICATIONS.	GEOTECHNICAL REPORT, BUILDING PAD GENERAL NOTES	"QUALIFICATIONS BASED ON ASTM D3740
D. CHEMICAL INJECTION	CONTINUOUS	QUALITY CONTROLLED TESTING AND EVALUATION PRIOR AND SUBSEQUENT TO INJECTION SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER TO DETERMINE THE EFFECTIVENESS OF THE CHEMICAL INJECTION PROCESS. THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE SHALL MONITOR THE INJECTION DEPTH TO VERIFY AREA COVERAGE. INJECTION PRIOR AND TO REVIEW AND MONITOR THE SWELL TEST RESULTS.	GEOTECHNICAL REPORT, BUILDING PAD GENERAL NOTES	"QUALIFICATIONS BASED ON ASTM D3740
E. DURING FILL PLACEMENT	CONTINUOUS OR PERIODIC	VISUAL OBSERVATIONS DURING PLACEMENT AND COMPACTION OF FILL. SPECIAL INSPECTOR SHALL DETERMINE THE MATERIAL BEING USED AND THE MAXIMUM LIFT THICKNESS COMPLY WITH ADDITIONAL SAMPLES TESTED EACH DAY, OR MORE OFTEN IF MATERIAL APPEARS TO VARY.	IBC 1705.6 GEOTECHNICAL REPORT, BUILDING PAD GENERAL NOTES	"QUALIFICATIONS BASED ON ASTM D3740
F. EVALUATION OF IN-PLACE DENSITY OF FILL	CONTINUOUS OR PERIODIC	PROVIDE (1) ON DENSITY TEST FOR EACH 3000 SQ FT. REFER TO UNDERGROUND FILL NOTES FOR TESTING SPECIFICATIONS.	IBC 1705.6 GEOTECHNICAL REPORT, BUILDING PAD GENERAL NOTES	"QUALIFICATIONS BASED ON ASTM D3740
G. TRENCH BACKFILLING	CONTINUOUS OR PERIODIC	TRENCH BACKFILLING, TRENCH BACKFILLING WITH CLAY CAP AND PLACING OF CLAY PLUG SHALL BE MONITORED BY GEOTECHNICAL ENGINEER.		

REQUIRED INSPECTION IDENTIFICATION OR TEST	VERIFICATION MONITORING FREQUENCY	TYPE AND/OR FREQUENCY OF TESTING	IBC SECTION & REFERENCE CRITERIA	INSPECTOR QUALIFICATIONS
<b>2A. PILE FOUNDATIONS</b>				
A. THE GEOTECHNICAL ENGINEER OR A QUALIFIED E.I.T. INVOLVED IN THE ORIGINAL GEOTECHNICAL INVESTIGATION AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING THE EXCAVATION OF THE FIRST PILE.	CONTINUOUS	1. VERIFY THE BEARING STRATUM IS ENCOUNTERED AT THE ANTICIPATED DEPTH. 2. ADDRESS UNFORESEEN SUBSURFACE CONDITIONS, IF ANY. 3. VERIFY CONFORMANCE WITH THE FOUNDATION RECOMMENDATIONS PROVIDED IN THE PROJECT "GEOTECHNICAL ENGINEERING STUDY" AND THE STRUCTURAL DRAWINGS ISSUED FOR THE PROJECT.	IBC 1705.7 GEOTECHNICAL REPORT.	GRADUATE ENGINEER "QUALIFICATIONS BASED ON ASTM E829 & ASTM C1077"
B. ALL FOOTINGS SHALL BE OBSERVED AND MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL PROVIDE THE GEOTECHNICAL ENGINEER WITH A COMPLETE SET OF STRUCTURAL DRAWINGS THAT ARE TO REMAIN WITH THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.	CONTINUOUS	1. PROVIDE RECORD OF EACH PILE INSTALLED. 2. RECORD LOAD TESTS, CUTOFF AND TIP OF EACH PILE.	IBC 1705.7 GEOTECHNICAL REPORT.	"QUALIFICATIONS BASED ON ASTM E829 & ASTM C1077"

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No.	Date	Issue / Revision
1		

Architect  
Andrew Douglas

Project Manager  
Drawn By  
Project Number  
Insurance Date

SHEET TITLE

SHEET NUMBER

**S102**

SECTION	DESCRIPTION	PERIODIC	CONTINUOUS	VERIFICATION MONITORING FREQUENCY	TYPE AND/OR FREQUENCY OF TESTING	IBC SECTION & REFERENCE CRITERIA	INSPECTOR QUALIFICATIONS
<b>3. CONCRETE CONSTRUCTION CONT.</b>							
M. POST INSTALLED REINFORCING ANCHORS, EXPANSION ANCHORS, SLOTTED ANCHORS (ADHESIVE ANCHORS ECT.)	CONTINUOUS	THE SPECIAL INSPECTOR SHALL BE ON THE JOB SITE CONTINUOUSLY DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, CONCRETE TYPE AND COMPRESSION STRENGTH, PRE-DRILLED HOLE DIMENSIONS, ANCHOR SPACING, EDGE DISTANCES, CONCRETE THICKNESS AND ANCHOR EMBEDMENT.	AD 318-APPENDIX D-CH. D.3.1	"QUALIFICATIONS BASED ON ASTM E829"			
A. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:	PERIODIC	1. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	BC 1705.2	STRUCTURAL, STEEL GENERAL NOTES	CW/ASSOCIATE/TECHNICAL RADIATE, AWS OR CSI		
	PERIODIC	2. MANUFACTURERS CERTIFICATE OF COMPLIANCE REQUIRED.	APPLICABLE ASTM MATERIAL SPECIFICATIONS, AWS D3.8, SECTION A3.4, AWS D3.9, SECTION A3.3				
B. HIGH STRENGTH BOLTING:	PERIODIC	1. BEARING-TYPE CONNECTIONS.	BC 1704.3.3, STRUCTURAL, STEEL GENERAL NOTES	CW/ASSOCIATE/TECHNICAL RADIATE, AWS OR CSI			
	CONTINUOUS OR PERIODIC	2. SLIP-CRITICAL CONNECTIONS.	AWC LRFD SECTION M2.5				
C. MATERIAL VERIFICATION OF STRUCTURAL STEEL:	PERIODIC	1. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	BC 1705.2, STRUCTURAL, STEEL GENERAL NOTES	CW/ASSOCIATE/TECHNICAL RADIATE, AWS OR CSI			
	PERIODIC	2. MANUFACTURERS' CERTIFIED MILL TEST REPORTS.	ASTM A5 OR ASTM A588				
D. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:	PERIODIC	1. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	STRUCTURAL, STEEL GENERAL NOTES	CW/ASSOCIATE/TECHNICAL RADIATE, AWS OR CSI			
	PERIODIC	2. MANUFACTURERS' CERTIFIED OF COMPLIANCE REQUIRED.	AWC, ASD, SECTION A3.1; AWS D3.9, SECTION A3.5				
E. WELDING OF STRUCTURAL STEEL:	CONTINUOUS	1. COMPLETE & PARTIAL PENETRATION GROOVE WELDS.	IBC 1705.2.2.1, STRUCTURAL, STEEL GENERAL NOTES	CW AND ASNT			
	CONTINUOUS	2. MULTIPASS FILLET WELDS.	AWS D1.1	CW AND ASNT OR LICENSED ENGINEER			
	CONTINUOUS	3. SINGLE-PASS FILLET WELDS > 5/16"					
	PERIODIC	4. SINGLE-PASS FILLET WELDS ≤ 5/16"					
	PERIODIC	5. FLOOR AND DECK WELDS.	AWS D1.3				
F. WELDING OF REINFORCING STEEL:	PERIODIC	1. VERIFICATION OF WELD ABILITY OF REINFORCING STEEL OTHER THAN AWS.	BC 1705.2.2.1.2, STRUCTURAL, STEEL GENERAL NOTES	CW/ASSOCIATE/TECHNICAL RADIATE IN FIELD OF WORK AND HAS AT LEAST ONE YEAR OF EXPERIENCE.			
	CONTINUOUS	2. REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS AND SHEAR REINFORCEMENT.					
	CONTINUOUS	3. SHEAR REINFORCEMENT.					
	PERIODIC	4. OTHER REINFORCING STEEL.					

DEFERRED SUBMITTALS			
BUILDING CONSTRUCTION	YES	NO	DESCRIPTION
STEEL	X	X	?
CONCRETE	X	X	?
WOOD	X	X	?

SECTION	DESCRIPTION	PERIODIC	CONTINUOUS	VERIFICATION MONITORING FREQUENCY	TYPE AND/OR FREQUENCY OF TESTING	IBC SECTION & REFERENCE CRITERIA	INSPECTOR QUALIFICATIONS
<b>3B. PIER FOUNDATIONS</b>							
J. THE GEOTECHNICAL ENGINEER OR A QUALIFIED E.I.T. INVOLVED IN THE ORIGINAL GEOTECHNICAL INVESTIGATION AND UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING THE EXCAVATION OF THE FIRST PIER SHAFT.	CONTINUOUS	1. VERIFY THE BEARING STRATUM IS ENCOUNTERED AT THE ANTICIPATED DEPTH. 2. ADDRESS UNFORESEEN SUBSURFACE CONDITIONS, IF ANY. 3. VERIFY CONFORMANCE WITH THE FOUNDATION RECOMMENDATIONS PROVIDED IN THE PROJECT "GEOTECHNICAL ENGINEERING STUDY" AND THE STRUCTURAL DRAWINGS ISSUED FOR THE PROJECT.	BC 1705.8 GEOTECHNICAL REPORT.	GRADUATE ENGINEER "QUALIFICATIONS BASED ON ASTM E829 & ASTM C1077"			
K. ALL FOOTINGS SHALL BE OBSERVED AND MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL PROVIDE THE GEOTECHNICAL ENGINEER WITH A COMPLETE SET OF STRUCTURAL DRAWINGS THAT ARE TO REMAIN WITH THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.	CONTINUOUS	1. PROVIDE RECORD OF EACH PIER INSTALLED. 2. RECORD LOAD TESTS, CUTOFF AND TIP OF EACH PIER.	BC 1705.8 GEOTECHNICAL REPORT.	"QUALIFICATIONS BASED ON ASTM E829 & ASTM C1077"			
L. REINFORCING STEEL:	PERIODIC	PROVIDE PERIODIC INSPECTION OF REINFORCEMENT SIZES, SPACING, GRADE OF REBAR, AND PLACEMENT AT THE FOLLOWING FREQUENCY: BEAMS: 30% JOIST: 10% OTHER MEMBERS: RANDOMLY @ 20%	BC 1704.4, ACI 318-11, 5.3, 5.2.4	CONCRETE AND REINFORCING GENERAL NOTES	"QUALIFICATIONS BASED ON ASTM E829"		
M. REINFORCING STEEL WELDING:	CONTINUOUS	NO FIELD WELDING PERMITTED.	AWC D1.4 ACI 318-11, 5.3.2		CW OR ASSOCIATE CW		
N. BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO & DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED:	CONTINUOUS	VERIFY LOCATION, SIZE AND SPACING OF ANCHORS.	BC 1705.3	"TECHNICIAN TRAINED IN FIELD OF WORK AND HAS AT LEAST ONE YEAR EXPERIENCE."			
O. ANCHORS TO BE INSTALLED IN EXISTING CONCRETE:	CONTINUOUS	VERIFY LOCATION, SIZE AND SPACING OF ANCHORS.	BC 1705.3	"TECHNICIAN TRAINED IN FIELD OF WORK AND HAS AT LEAST ONE YEAR EXPERIENCE."			
P. VERIFY USE OF CONCRETE MIX DESIGN:	PERIODIC	EACH CONCRETE POUR	ACI 318-CH. 4, 5.2.6.4	"QUALIFICATIONS BASED ON ASTM C1077"			
Q. SAMPLING OF FRESH CONCRETE:	CONTINUOUS EACH CONCRETE POUR	1. ALL CONCRETE TESTING IS TO BE MADE AFTER WATER, IF ANY, IS ADDED AT SITE. 2. TAKE SAMPLES & PERFORM SLUMP, AIR & COMPRESSION TESTS IN ACCORDANCE WITH ASTM C671 ON CONCRETE PLACED EACH DAY AT THE RATE OF ONE SET OF FOUR CYLINDERS OR EACH 100 cu. yds. OF CONCRETE THEREOF WHEN MORE THAN 80 cu. yds. IS BEING CONTINUOUSLY PLACED. THE INTERVAL BETWEEN TEST SAMPLES SHALL BE AT LEAST 80 cu. yds. SO AS TO BE REPRESENTATIVE OF THE WHOLE DAYS POUR. SAMPLES SHALL BE TAKEN AT THE POINT TO DEPOSIT IN THE FIELD & ALL CYLINDERS SHALL BE ACCURATELY MARKED & REFERENCED TO SHOW DATE, TIME & EXACT LOCATION IN THE STRUCTURE FROM WHICH THEY CAME. MAKE A CAN TEST ON TWO CYLINDERS & SLUMP TEST ON TWO CYLINDERS. REPORT OF TESTS SHALL BE PROMPTLY SUBMITTED AS FOLLOWS: TWO TO THE POKERC (ARCHITECT), ONE TO THE ENGINEER AND ONE TO THE CONTRACTOR.	ACI 318-CH. 5.6, 5.8	"QUALIFICATIONS BASED ON ASTM C1077"			
R. PLACEMENT OF CONCRETE & SHOTCRETE:	CONTINUOUS	EACH CONCRETE POUR	ACI 318-CH. 5.9, 5.10	"QUALIFICATIONS BASED ON ASTM C1077"			
S. MAINTENANCE OF SPECIFIED CURING TEMPERATURE & TECHNIQUES:	PERIODIC	EACH CONCRETE POUR	ACI 318-CH. 5.11, 5.13	"QUALIFICATIONS BASED ON ASTM C1077"			
T. PRE-STRESSED CONCRETE:	CONTINUOUS	1. APPLICATION OF PRESTRESSING FORCE. 2. GROUPING OF BOUNDED PRESTRESSING TENDONS IN SEISMIC-FORCE RESISTING SYSTEMS.		"QUALIFICATIONS BASED ON ASTM C1077"			
U. ERECTION OF PRECAST CONCRETE MEMBERS:	PERIODIC	TECHNICIAN TRAINED IN FIELD OF WORK AND HAS AT LEAST ONE YEAR OF EXPERIENCE.		"QUALIFICATIONS BASED ON ASTM E829"			
V. POST-TENSIONED CONCRETE:	EACH POUR	1. VERIFY IN-SITU CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS. 2. THE POST-TENSIONING ENGINEER, OR A MEMBER OF HIS STAFF, SHALL INSPECT THE TENDON LAYOUT AND CHARGING TO INSURE COMPLIANCE WITH THE INTENT OF THE DESIGN.		"QUALIFICATIONS BASED ON ASTM E829"			
	PERIODIC	3. CONTINUOUS INSPECTION IS REQUIRED DURING ALL STRESSING ACTIVITIES.					
	CONTINUOUS	4. RECORDS OF ALL JACKING FORCES AND ELONGATIONS SHALL BE MADE IN ACCORDANCE WITH THE PTI FIELD MANUAL, AND RECORDS SHALL BE PROMPTLY SUBMITTED TO THE ARCHITECT AND ENGINEER.					

**NOTES:**  
1. THESE INSPECTIONS DO NOT RELIEVE ENGINEER FROM STRUCTURAL OBSERVATIONS AS MAY REQUIRED BY IBC 2018 SECTION 1706 AND/OR CONTRACTUAL REQUIREMENTS OF ARCHITECT/CLIENT. (S.E. C14)  
2. DEFINITION/TERM: PERIODIC VS. CONTINUOUS INSPECTIONS - REF. IBC SECTION 1702  
ASQC - THE INTERNATIONAL ASSOCIATION OF FOUNDATION DRILLING  
ASNT - AMERICAN SOCIETY FOR NONDESTRUCTIVE TESTING  
ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS  
AWS - AMERICAN WELDING SOCIETY  
CW - CERTIFIED WELDING INSPECTOR  
CSI - CONCRETE REINFORCING STEEL INSTITUTE  
FD - PRECAST/PRESTRESSED CONCRETE INSTITUTE  
PTI - POST-TENSIONING INSTITUTE  
NA - NOT APPLICABLE  
\*TESTING AND INSPECTION DIRECTED BY ASTM E829 GUIDELINES.

1. UNLESS SPECIFIED OTHERWISE, ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE STATED.



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 SHAWN J. FRANKE P.E.  
 SAN ANTONIO, TEXAS 78232 TX, 210-979-7900  
 DATE:09/17/2021

Project

**HILTON PALACIO DEL RIO  
 TEXAS SPORTS BAR  
 RENOVATION**  
 223 Alamo Street  
 San Antonio, TX 78205

Owner

HILTON PALACIO DEL RIO  
 223 Alamo Street  
 San Antonio, Texas 78205

Contact:

T:

E:

Architect of Record

**DOUGLAS ARCHITECTS**

1501 East Houston Street  
 152  
 512-226-5500  
 T: 210-226-5500  
 E: info@douglasarchitects.net  
 www.douglasarchitects.net

Structural

**LUNDY & FRANKE ENGINEERING, INC.**

Contact: Shawn Franke  
 540 Nimitz Dr  
 San Antonio, TX 78222  
 T: 210-979-7900  
 E: shfranke@lundyfranke.com

MEP

LANDSCAPE

**RIALTO STUDIO INC.**

Contact: James Gray Jr.  
 2425 Broadway, Suite 102  
 San Antonio, Texas 78215  
 T: 210-226-1100  
 E: jgray@rialtostudio.com

Architect Seal

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