HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2022

HDRC CASE NO:	**2022-205**
ADDRESS:	400 PROBANDT ST
LEGAL DESCRIPTION:	NCB: A14 LOT: 18 & 20 ACCO SUBDIVISION
ZONING:	IDZ, RIO-4
CITY COUNCIL DIST.:	5
APPLICANT:	Jackson Nagel/OHT Partners, LLC
OWNER:	NASSOUR JIMMY, CABOT-CHASE LTD, & OH PROBANDT INVERSTMENTS LLC
TYPE OF WORK:	Construction of a 4-story residential structure
APPLICATION RECEIVED:	April 01, 2022
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 construct a 4-story, multi-family residential structure at 400 Probandt, located within RIO-4. The proposed new construction will feature 310 residential units.

APPLICABLE CITATIONS:

UDC Section 35-672. - Neighborhood Wide Design Standards.

STATEMENT OF PURPOSE

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

(a) Pedestrian circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.

(1) Provide sidewalks that link with existing sidewalks on adjoining properties. If no sidewalk currently exists on an adjoining property, the applicant will have discretion in the placement of the sidewalk provided the following criteria are met:

A. Provide a sidewalk connection from one (1) side of the applicant's property to the other, parallel to the public right-of-way, on the street sides of the property in all river improvement overlay districts

B. Provide a connection from the street level sidewalk to the Riverwalk or creek at cross streets and bridges and other designated access points. This requirement may be waived if there is already a public connection from the street level to the Riverwalk or creek.

C. In order to preserve the rural character of "RIO-6," the HPO, in coordination with the development services department, may waive the requirement of sidewalks.

- In "RIO-3," the width of the pathway along the river shall match those widths established in the historic Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.

D. In RIO-7, two (2) distinct public paths, a High Bank Paseo and a Low Bank Paseo exist along the San Pedro Creek. Where a High Bank Paseo condition does not exist along the creekside of a property, a shared sidewalk and/or patio space is strongly encouraged to connect one (1) side of the applicant's property to the other along the top of the bank within the creekside setback established in this section.

(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. (see Figure 672-1)

(3) Paving materials. Paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic.

A. Paving materials for pedestrian pathways shall be either:

i. Broom-finished, scored, sandblasted or dyed concrete;

ii. Rough or honed finished stone;

iii. Brick or concrete pavers; or
iv. Other materials that meet the performance standards of the above materials.

B. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San Antonio. The Transportation and Capital Improvements department will maintain the designated multi-use path locations.

(4) Street Connections to River or Creek. Retain the interesting and unique situations where streets dead-end at the river or creek, creating both visual and physical access to the river or creek for the public.

(5) Pedestrian Access Along the Public Pathways Shall Not Be Blocked.

A. Queuing is prohibited on the public pathway.

B. Hostess stations shall be located away from the public pathway so as to not inhibit pedestrian flow on the public pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the public pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.

C. Tables and chairs shall be located a sufficient distance from the public pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(1) Curb Cuts.

A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.

B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.

C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.

D. In RIO-7, block dimensions along San Pedro Creek pose unique challenges in developing pedestrian friendly site plans. The following guidelines should be used in designing site access and circulation.

i. Primary Pedestrian Frontage Streets—Houston, Commerce, and north side of Nueva St.

a. New curb cuts are not allowed except:

I. Lots with no other access.

II. Lots with block faces over three hundred (300) feet long along Houston, Commerce St., or Nueva St. where the curb cut is part of through block circulation that includes shade trees with an arcade, sidewalk, pedestrian oriented street, or parking street.

ii. Secondary Pedestrian Frontage Streets—Flores and Camaron.

a. New curb cuts are only allowed where:

I. Lots front on Houston, Commerce Street, or the north side of Nueva St.

II. Lots have no other access.

III. Lots with block faces over three hundred (300) feet long along Camaron or Flores St. where the curb cut is part of through block circulation that includes shade trees with an arcade, sidewalk, pedestrian oriented street, or parking street.

iii. All other streets:

a. Curb cuts are allowed when placed consistent with the Unified Development Code and the Downtown Design Guidelines.

(2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to a pedestrian-friendly streetscape.

A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.

B. The extent of parking area that may be located along the street, river, or creek edge shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking within a 30-foot setback from the above mentioned lot line shall comply with the

requirements of the table. Where parking is located on corner sites only the lot line along the primary street has to meet the requirements of the table.

C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and RIO-7 for all properties that fall within one hundred (100) feet of the river or creek right-of-way in all RIO districts.

(3) Screen or Buffer Parking Areas from View of Public Streets, the River, Creek, or Adjacent Residential Uses (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:

A. Within a 50-foot setback from the edge of the river or creek ROW use, at a minimum, type E; or

B. Within a 20-foot setback from a property line adjacent to a street use, at a minimum, type B; or

C. Within a 20-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.

(4) Parking Structures Shall Be Compatible With Buildings in the Surrounding Area in RIOs 1—6. Parking garages should have retail space or office space on the ground floor of a parking structure provided the retail or office space has at least fifty (50) percent of its linear street frontage as windows or display windows. Parking structures may be made visually appealing with a mural or public art component approved by the HDRC on the parking structure.

A parking garage will be considered compatible if:

A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and

B. It uses materials that can be found on other buildings within the block face, or in the block face across the street.

(5) In RIO-7, Parking Structures should be designed in conformance with the Downtown Design Guide.

A. Provide an exterior screen comprised of high quality materials that screen the underlying structure and contribute to the overall quality of the built environment. This can include heavy-gage metal screen, precast concrete panels; live green wall (landscaped), masonry, laminated glass or photovoltaic panels.

B. The ground floor of garages along primary streets or of garage elevations oriented towards the San Pedro Creek shall provide active ground floor uses. On all other streets the ground floor treatment should provide a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent sidewalk.

C. Integrate the design of signage, public art, and lighting with the architecture of the structure to reinforce its unique identity.

D. Interior garage lighting should not produce glaring sources toward adjacent residential units while providing safe and adequate lighting levels per code.

(6) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.

(7) Parking lots, structures, and hardscape shall not drain directly into the river or creek without installation of appropriate water quality best management practices (WQ BMPs). Acequias shall not be used for any type of drainage.

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

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

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

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

iii. Recessed or projecting balconies and entrances.

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

UDC 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.

[*] Along the creek, the setback will be measured from the San Pedro Creek Improvements Project (SPCIP) property line or easement.

[**] Along the creek, in instances where a High Bank Paseo is only located on one side of the creek right-of-way, the opposite side shall have a 15-foot setback to allow for a shared passageway. The historic preservation officer may

reduce the required setback for properties to no less than eight (8) feet for lots less than one hundred (100) feet in depth or on lots with a total area of less than five thousand (5,000) square feet.

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

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

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

(2) Planting Requirements in Open Space Abutting the River or Creek. On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river or creek, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements, are required to be planted according to Table 673-2.

A. Planting requirements in RIO-4, RIO-5, RIO-6, and RIO-7e should continue the restoration landscape efforts along the river or creek banks. Planting in these RIO districts is to be less formal so as to maintain the rural setting of the river.

B. In "RIO-3," if existing conditions don't meet the standards as set out in Table 673-2, the owner or lessee will not have to remove paving to add landscaping in order to meet the standards until there is a substantial remodeling of the outdoor area. Substantial remodeling will include replacement of seventy-five (75) percent of the paving materials, or replacement of balcony and stair structures.

(f) Plant Materials. A number of soil conditions converge in the San Antonio and San Pedro Creek area to create unique vegetation ecosystems. Soil conditions vary greatly along these waterways and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(1) Incorporate Existing Native Vegetation. Extend the use of native landscape materials, including plants, shrubs and trees that are used in the public areas of the river or creek onto adjacent private areas to form a cohesive design.

(2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E.

In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.

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

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

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

A. A maximum of six hundred (600) square feet is allowed for a single paving material before the paving material must be divided or separated with a paving material that is different in texture, pattern, color or material. A separation using a different material must be a minimum of twenty-four (24) inches wide, the full width of the pathway.

B. A maximum of one hundred (100) lineal feet is allowed in a walkway before the pattern must change in districts "RIO-2," "RIO-3," and "RIO-4." A maximum of five hundred twenty-eight (528) lineal feet is allowed before the pattern must change in districts "RIO-1," "RIO-5" and "RIO-6." The change of material at five hundred twenty-eight (528) lineal feet will define and delineate one-tenth-mile markers.

C. In "RIO-3," the Riverwalk pathway shall be delineated by using a separate material that is clearly distinguished from the adjacent patio paving materials. If the historic Hugman drawings indicate a sidewalk width and pattern on the site, that paving pattern and material shall be replicated.

D. In RIO-7 paseos, terraces, courtyards, and patios that connect to the High Bank Paseo are encouraged to match the public pathway paving material, color, or pattern to form a more seamless connection between public pathway and on-site open spaces.

(h) Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River and San Pedro Creek is such that walls shall not be erected in such a way as to block views of the river or creek from public spaces.

(1) Use of Site Walls to Define Outdoor Spaces.

A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

A. On properties abutting the river or creek, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river or creek may use the above listed materials plus wood fencing.

B. All chain link fences are prohibited for properties abutting the river or creek. For properties that do not abut the river or creek chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(1) Prohibited Street Furnishings in Riverwalk Area and San Pedro Creek Improvements Project. The following street furnishings are prohibited within the publicly owned portion of the River Walk area and SPCIP, whether or not the property is leased, and on the exterior of the river or 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 out put 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).

(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, store, 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 (⅓) 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.

UDC Section 35-674.01. - Building Design Principles in RIOs 1 through 6.

This section provides policies and standards for the design of commercial, multi-family developments in excess of eight (8) units, and single-family developments in excess of five (5) units or five (5) acres, institutional developments,

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

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.
When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

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

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

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

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

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

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

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

(4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.

A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:

- Change materials with each building module to reduce its perceived mass; or
- Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
- Change the roof form of each building module to help express the different modules of the building mass; or
- Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

(5) Organize the Mass of a Building to Provide Solar Access to the River. (see Figure 674-1).

A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).

B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a).

(6) Except in RIO-3, for properties greater than three (3) sides abutting the river, organize the mass of the building(s) to create a courtyard facing the river with one (1) open side to the river.

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition,

building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

(1) The maximum building height shall be as defined in Table 674-2.

A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

(2) Organize the mass of the building to step back from established residential neighborhoods. Where a commercial, mixed-use residential, multi-family or industrial use abuts a single-family residential development, or is across the street from a single-family residential development, the following standards shall apply:

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

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

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

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

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

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

A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.

B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.

C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.

D. Painted or stained wood in a lap or shingle pattern.

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

A. Large expanses of high gloss or shiny metal panels.

B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.

B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.

C. Bright colors may highlight entrances or architectural features.

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

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

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today,

even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

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

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

i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.

ii. By stepping back the top twenty (20) percent of the building.

iii. Changing the material of the cap.

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

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

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

A. Windows shall be recessed at least two (2) inches within solid walls (not part of a curtain wall system).

B. Windows should relate in design and scale to the spaces behind them.

C. Windows shall be used in hierarchy to articulate important places on the facade and grouped to establish rhythms.

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

(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.

(f) Staircases.

(1) Staircases to the River Level Shall be Uniquely Designed.

A. Stairs shall not replicate other stairs in a single project.

B. Stairs shall be constructed of handcrafted materials. The applicant shall use traditional building materials.

C. Stairs shall not exceed ten (10) feet in width.

(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.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 4-story, multi-family residential structure at 400 Probandt, located within RIO-4. The proposed new construction will feature 310 residential units and structured parking. This request was reviewed for final approval by the Historic and Design Review Commission on April 20, 2022, where it was referred to the Design Review Committee. This request was reviewed by the Design Review Committee on April 26, 2022. At that meeting, the applicant noted agreement with staff's stipulations regarding window installation depths.
b. CONCEPTUAL APPROVAL – This request received conceptual approval at the November 17, 2021, Historic and Design Review Commission hearing with the following stipulations:
    i. That the proposed curb cut on Probandt does not exceed twenty-five (25) feet in width.
    ii. That detailed landscaping and site and architectural lighting plans be developed and submitted for review and approval when returning to the Commission for final approval.
    iii. That additional architectural elements be incorporated into the design to provide a more substantial building cap, such as additional balcony awnings, changes in material texture or color at the parapet walls, or an additional detail at the location of board and batten siding at the top of the parapet walls.
    iv. That the applicant study the reduction of the height of the ridge line at each hipped roof form or submit a line of sight study noting that hipped roof forms and their ridge lines will not be visible from the right of way.
    v. That all windows feature dark frames and be recessed within walls at least two inches.
    vi. That a detailed signage plan be developed and submitted for review and approval when returning to the HDRC for final approval.
    vii. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
c. EXISTING SITE – The existing site features a number of industrial structures and warehouses. A demolition review for these existing structures has not yet occurred.
d. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a), pedestrian access shall be provided among properties to integrate neighborhoods. Additionally, the various functions and spaces on a site must be linked with sidewalks in a coordinated system. Per the application documents, the applicant has proposed a sidewalk parallel to the right of way on Probandt. Staff finds the proposed sidewalk to be appropriate and consistent with the UDC.
e. AUTOMOBILE PARKING – The UDC Section 35-672(b)(2) notes that automobile parking should be located toward the interior of the site. The applicant has proposed structured parking that is to be wrapped by residential units. The parking structure will be wrapped by residential units on each side and will be accessed by vehicles from Probandt. Staff finds the proposed parking's location to be appropriate and consistent with the UDC.
f. CURB CUTS – The RIO design objectives outlined in the UDC include the creation of a "positive pedestrian experience" at the street edge. Standards related to curb cuts and interference with pedestrian traffic are also provided. The UDC requires projects to limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The applicant has proposed one curb cut to be located on Probandt Street. The proposed curb cut will be wider than the UDC recommended. To mitigate this, the applicant has proposed a pedestrian path that is consistent with the vehicular path in grade, unique paving to differentiate the pedestrian path from the vehicular driveway, and both a stop sign and stop line. Given that this is the only proposed curb cut on site, staff finds this solution to be appropriate.
g. 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 located primary entrances at locations with storefront systems. Generally, staff finds this to be appropriate and consistent with the UDC.

h. LANDSCAPE DESIGN – Landscaping plays an important role in the development of lots within the River Improvement Overlay. The applicant has submitted a detailed landscaping plan that staff finds to be appropriate and consistent with the UDC.
i. SITE & ARCHITECTURAL LIGHTING – Site and architectural lighting are important aspects for new construction within the River Improvement Overlay. The applicant has submitted a detailed site lighting plan. Staff finds the proposed site lighting to be appropriate and consistent with the UDC.
j. MECHANICAL & SERVICE EQUIPMENT – The applicant has proposed to locate mechanical equipment on the rooftop. 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 is responsible for complying with this section of the UDC.
k. HUMAN SCALE – 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 and (5) organize the mass of a building to provide solar access to the river. The applicant has proposed numerous architectural elements that promote a human scale, has divided the façade into various building modules and generally has expressed building modules. Staff finds that the human scale represented in the new construction is consistent with the UDC.
l. FAÇADE SEPARATION – The UDC Section 35-674 (b)(4) notes that a façade in RIO-4 that features more than seventy-five (75) feet in length should be divided into modules that express traditional dimensions. The applicant has proposed façade segments that are separated by both vertical and horizontal banding, variations in materials and textures, awnings, balcony recesses and varying façade planes. This is consistent with the UDC.
m. FAÇADE COMPOSITION – The UDC Section 35-678(e) notes that traditionally, buildings have been organized into three distinct segments; a base, midsection and cap. This organization helps to give a sense of scale to a building and its use should be encouraged. Generally, staff finds that the building has been separated into a base, midsection and cap.
n. BUILDING MASSING & HEIGHT – The UDC regulates building height within the River Improvement Overlay Districts. For RIO-2, the maximum height for new construction is 7 (7) stories or 84 feet. The applicant has proposed seven stories for a total height of approximately fifty-two (52) feet. Staff finds the proposed height to be appropriate and consistent with the UDC.
o. ROOF FORM – The applicant has proposed for the new construction to feature hipped roofs. The applicant has submitted perspective renderings noting that the hipped roof form will not be visible from certain angles due to the height of the proposed parapet walls. Since conceptual approval, the applicant has eliminated the pitched roof form along Probandt to further reduce visibility of hipped roof forms. Generally, staff finds the proposed roof forms and parapet walls to be appropriate.
p. PARKING GARAGE – The applicant has increased the size of the parking garage since conceptual approval. Staff finds that the parking structure should feature architectural elements, such as colors or materials that match that of the proposed facades.
q. MATERIALS – The applicant has proposed materials that include both gray and red brick with a running bond, aluminum storefront systems, fiber cement board and batten siding, fiber cement panels and fiber cement lap siding. Generally, staff finds the proposed materials to be appropriate and consistent with the UDC. All fiber cement siding should feature a smooth finish with no faux wood grain texture.
r. WINDOWS – The applicant has proposed black framed vinyl windows in one over one profiles, Chicago profiles and fixed profiles. The applicant has noted an installation depth of 3.5 inches at brick façade locations. The applicant has noted that a water-proofing consultant has recommended against recessing windows at lap siding locations. Per the UDC, all windows should be installed at least two (2) inches within wall openings.
s. SIGNAGE – The applicant has noted the location of a blade sign to be located on the Probandt façade. The proposed signage will feature an overall size of approximately fifty-six (56) square feet, will read "Probandt" and will feature internal illumination with metal sign faces. Staff finds the design of the sign to be appropriate and consistent with the UDC. Staff finds the size to be appropriate as well.
t. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

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

i. That all windows be recessed within walls at least two inches, as noted in finding r.

ii. That the visible walls of the parking structure feature architectural elements, such as colors or materials that match that of the proposed facades.

iii. 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

November 12, 2021

CoSA Addresses

Community Service Centers

Pre-K Sites

CoSA Parcels

BCAD Parcels

1:2,000

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

City of San Antonio GIS
Copyright 11-12-2021

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: April 26, 2022

HDRC Case #:

Address: 400 Probandt

Meeting Location: Webex

APPLICANT: Jackson Nagel

DRC Members present: Monica Savino, Roland Mazuca

Staff Present: Edward Hall

Others present:

REQUEST: Construction of a four-story residential structure

COMMENTS/CONCERNS:
MS: General comments on existing windows that are flush with existing surfaces; they show age and wear. Setting the window back is important for durability. A recess provides protection from the elements.
JN: Questions regarding options for meeting the 2" recess in prominent locations while installing windows as desired (nailing fin) in other locations.
MS: Recess at the corners may be the most appropriate.
OVERALL COMMENTS:

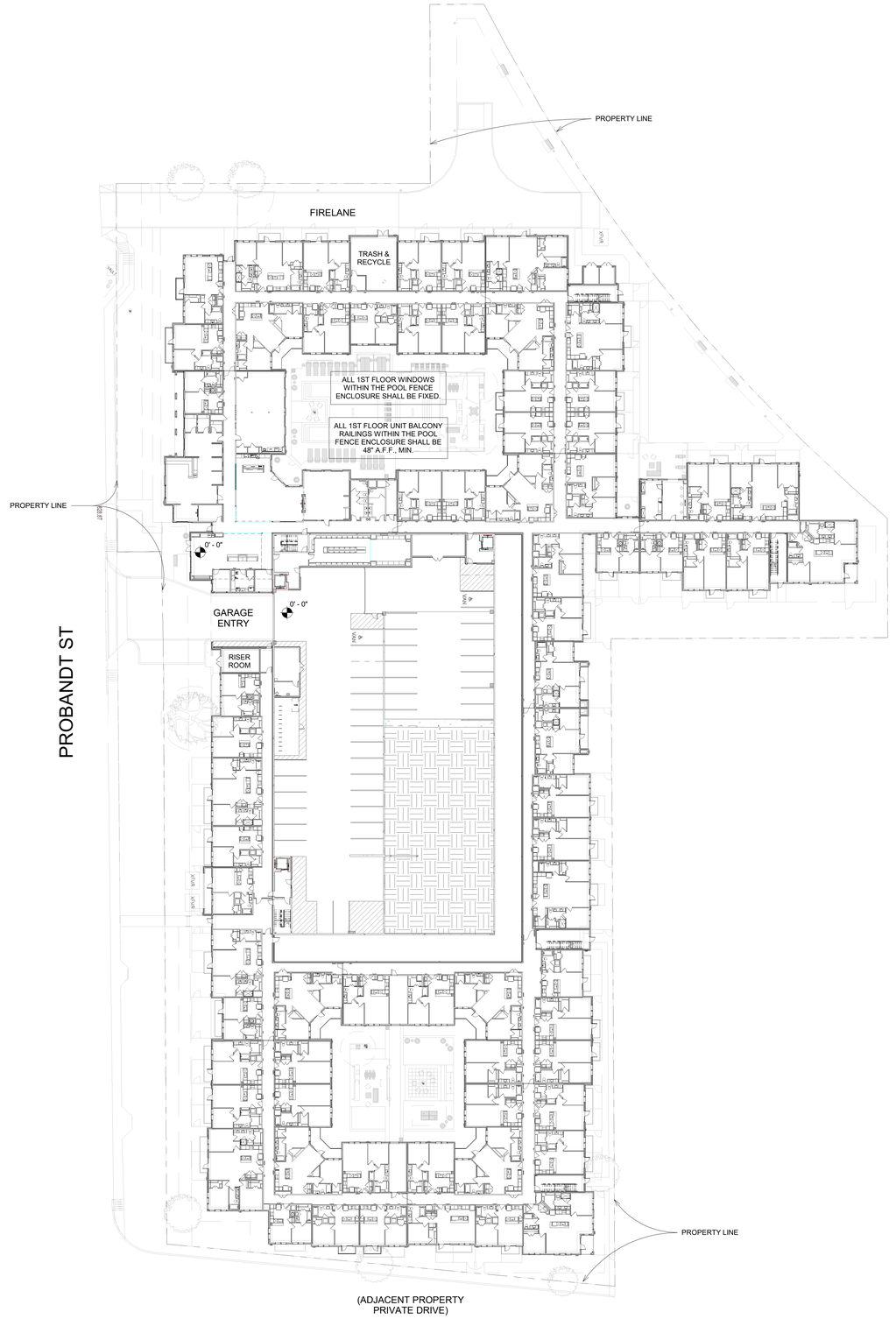
OHT Partners
Development • Construction • Investments

April 1, 2022

Probandt Apartments - Project Summary

The Probandt Apartments is a market rate, multi-family development located in the City of San Antonio at 400 Probandt Street. The project will redevelop an existing, active trash and recycling facility which will help revitalize the corridor and catalyze future development. Unlike the prior projects in the immediate area, Probandt Apartments will not be the beneficiary of any tax abatement program meaning the full cost of the project will be shouldered by the developer. The project will be a 4-story, wood-framed, Type VA building with a five level pre-cast parking garage. It will house approximately 310 residential units, 8,000 square feet of interior amenity space, two outdoor courtyards, and a resort-style pool. The project architecture was designed to complement and preserve the historical character of the City of San Antonio and adjacent King William neighborhood. Vast amounts of brick paired with the board and batten panel system helps unify the elevations with the neighborhood vernacular. The project plans to pay homage to the historical aesthetic of San Antonio with a terracotta-style brick. Finally, the large amounts of glass paired with the balconies for every unit help create a strong streetscape scene for the development.

The Probandt Apartments fall within the River Improvement Overlay District #4, which aims to protect the view corridors coming off the San Antonio River. Shielded to our east by the Flats at Big Tex apartments across the railroad, the vast majority of Probandt apartment will not be visible from the San Antonio River. In addition, a significant grade change (approximately 17') between Probandt Apartments and the San Antonio river trail further reduces the visibility. As a result, the project will primarily only be able to visible on its Northwest and Western elevations from Probandt Street. Included in the supplemental information are photographs and renderings which help illustrate the visibility of the project.



1 Architectural Reference Site Plan (For Reference Only)
1" = 30'-0"

SITE PLAN GENERAL NOTES

SITE COORDINATION

1. REFER TO CIVIL ENGINEER FOR PROJECT LIMITS.
2. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDINGS ON SITE. PROVIDE ELECTRONIC FILE FROM SURVEYOR FOR CONFIRMATION.
3. REFER TO CIVIL ENGINEER FOR FIRE HYDRANT AND FDC LOCATIONS.
4. REFER TO LANDSCAPE DRAWINGS FOR SITE FEATURES AND AMENITIES.
5. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.

ACCESSIBILITY

1. REFER TO CIVIL ENGINEER DRAWINGS FOR ADDITIONAL INFORMATION ABOUT SIDEWALKS AND ACCESSIBLE ROUTES.
2. ACCESSIBLE ROUTES SHALL BE MAX 1:20 SLOPE AND MAX 2% CROSS-SLOPE
3. ACCESSIBLE PARKING SPACES SHALL BE AS INDICATED ON CIVIL ENGINEER DRAWINGS.

PERIMETER GATES, AUTOMOBILE GATES, AND PRIVATE YARDS

1. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR DESIGN OF ALL PERIMETER FENCES AND AUTOMOBILE GATES.
2. CONTRACTOR SHALL COORDINATE ALL NECESSARY IN-SLAB LOOPS AND DETECTION EQUIPMENT AS NEEDED FOR GATE OPERATION.
3. CONTRACTOR SHALL COORDINATE ALL NECESSARY LOW VOLTAGE WIRING CONNECTIONS TO SITE GATES.
4. PROVIDE KNOX BOX AS REQUIRED. EXACT LOCATIONS AND KNOX BOX FIXTURE TO BE COORDINATED WITH THE LOCAL FIRE MARSHALL PRIOR TO INSTALLATION.

POOL COURTYARDS

1. ALL WINDOWS WITHIN THE POOL ENCLOSURE FENCE AND GATES TO BE FIXED.
2. ALL UNIT BALCONY RAILINGS WITHIN THE POOL ENCLOSURE FENCE TO BE 48" AFF, MIN.

TRANSFORMERS - REFER TO ELECTRICAL DRAWINGS FOR DETAILS.

BIKE RACKS - REFER TO LANDSCAPE DRAWINGS FOR DETAILS.

PROVIDE KNOX BOX AT BUILDING RISER ROOM.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ONOFRIO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Architectural Reference Site Plan

Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A100

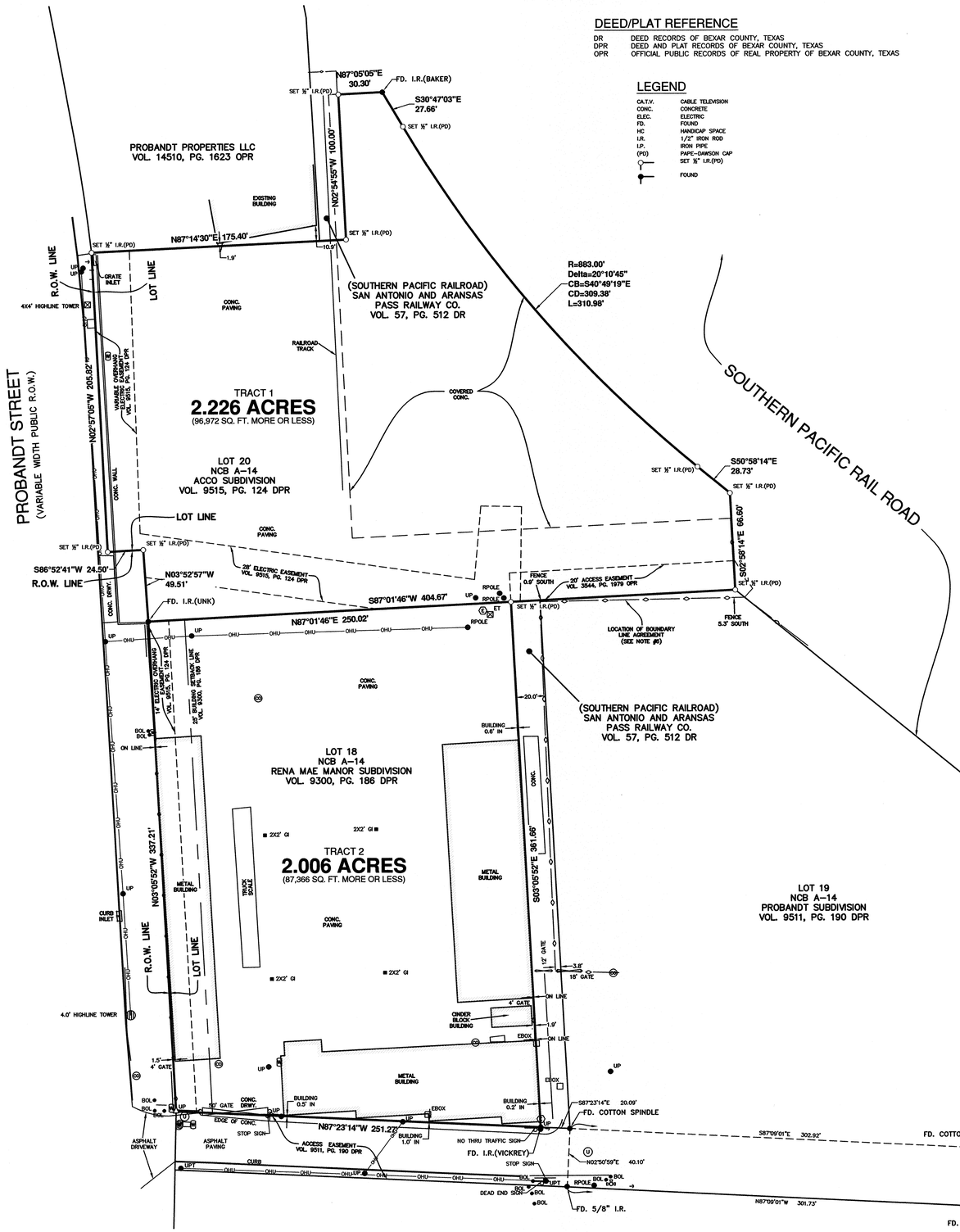
3/17/2022 9:48:33 AM

NOTES:

1) ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0415G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS:
   ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
4) ENTIRE TRACT IS ZONED "RIO-4 I-1".
5) TRACTS 1 AND 2 ADJOIN AND ABUT PROBANDT STREET, A DEDICATED PUBLIC RIGHT-OF-WAY.
6) AS REFERENCED IN THE BOUNDARY LINE AGRREMENT OF RECORD IN VOL. 3678, PG. 1979, THE LOCATION OF THE FENCE IS AS SHOWN AND DIMENSIONED. THE LOCTION OF THE EDGE OF THE CONCRETE IS COVERED IN DEBRIS AND NOT LOCATABLE.

LINE LEGEND

—o—o—o—o—	CHAIN LINK FENCE
—OHE—OHE—OHE—OHE—	OVERHEAD ELECTRIC

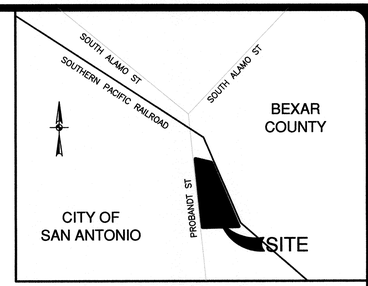


DEED/PLAT REFERENCE

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

LEGEND

CA.T.V.	CABLE TELEVISION
CONC.	CONCRETE
ELEC.	ELECTRIC
FD.	FOUND
HC	HANDICAP SPACE
I.R.	1/2" IRON ROD
I.P.	IRON PIPE
(PD)	PAPE-DAWSON CAP SET ½" I.R.(PD)
	FOUND



LOCATION MAP
NOT-TO-SCALE

0' 40' 80' 120'
SCALE: 1"= 40'

SYMBOL LEGEND		
SCO		SANITARY SEWER CLEANOUT
⊠	CPED	COMMUNICATION, TELEPHONE, CABLE PEDESTAL
	ESP	ELECTRIC SERVICE POLE
		FIRE HYDRANT
G		GAS METER
GV		GAS VALVE
	GUY	GUY ANCHOR
	RPOLE	RISER POLE
		ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
S		SANITARY SEWER MANHOLE
	UP	UTILITY POLE
	UPT	UTILITY POLE W/TRANSFORMER
W		WATER METER
WV		WATER VALVE
U		UNKNOWN MANHOLE

NO.	REVISION	DATE
1	REVISED COMMITMENT, ADDED NOTES	03-06-18
2	ADDED R.O.W. AND DRWY. LABELS	04-01-18
3	REVISED COMMITMENT	12-11-18

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

ALTA/NSPS LAND TITLE SURVEY OF

TRACT 1: LOT 20, NCB A-14, ACCO SUBDIVISION RECORDED IN VOLUME 9515, PAGE 124 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

TRACT 2: LOT 18, NCB A-14 RENA MAE MANOR SUBDIVISION RECORDED IN VOLUME 9300, PAGE 186 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

TITLE COMMITMENT NOTE
THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE TITLE COMMITMENT LISTED BELOW.

TITLE COMMITMENT: G.F. # 201703134
FIRST AMERICAN TITLE INSURANCE COMPANY
EFFECTIVE DATE: NOVEMBER 16, 2018
DATE ISSUED: NOVEMBER 26, 2018

1. RESTRICTIVE COVENANTS
VOLUME 9300, PAGE 186 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (TRACT 2)

VOLUME 9515, PAGE 124 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (TRACT 1)

10a. ELECTRIC OVERHANG EASEMENT 14 FEET IN WIDTH ALONG THE PROBANDT STREET PROPERTY LINE, AS SHOWN BY THE PLAT RECORDED IN VOLUME 9300, PAGE 186 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (TRACT 2)
(SUBJECT TO – AS SHOWN)

b. ELECTRIC EASEMENT OF VARIABLE WIDTH, BEGINNING 28 FEET IN WIDTH ON THE PROBANDT STREET PROPERTY LINE, RUNNING SOUTHEASTERLY AND NARROWING AS IT APPROACHES THE SOUTH PROPERTY LINE, AND THEN WIDENING BACK TO 28 FEET AS IT BRIEFLY CONTINUES NORTHEASTERLY, AS SHOWN BY THE PLAT RECORDED IN VOLUME 9515, PAGE 124 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (TRACT 1) (SUBJECT TO – AS SHOWN)

c. OVERHANG ELECTRIC EASEMENT OF VARIABLE WIDTH ALONG THE PROBANDT STREET PROPERTY LINE, AS SHOWN BY THE PLAT RECORDED IN VOLUME 9515, PAGE 124 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (TRACT 1)
(SUBJECT TO – AS SHOWN)

d. BUILDING SETBACK 25 FEET IN WIDTH ALONG THE PROBANDT STREET PROPERTY LINE, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 9300, PAGE 186 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (TRACT 2)
(SUBJECT TO – AS SHOWN)

e. MINERAL RIGHTS RESERVATIONS
VOLUME 3511, PAGE 1919 AND VOLUME 3544, PAGE 1979 OPR (TRACT 1)
(SUBJECT TO)

f. 20 FOOT WIDE ACCESS EASEMENT RESERVED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, IN INSTRUMENT DATED OCTOBER 25, 1985, RECORDED IN VOLUME 3544, PAGE 1979 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. (TRACT 1)
(SUBJECT TO – AS SHOWN)

g. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN BOUNDARY LINE AGREEMENT (REGARDING ENCROACHMENT OF CONCRETE SLAB AND FENCE) DATED APRIL 22, 1986, RECORDED IN VOLUME 3678, PAGE 1267 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. (TRACT 1)
(SUBJECT TO)

h. LICENSE AGREEMENTS
VOLUME 3678, PAGE 1273 AND VOLUME 4888, PAGE 2048 OPR
(SUBJECT TO)

TO: OH PROBANDT INVESTMENTS, LLC; JIMMY NASSOUR; CABOT-CHASE, LTD.; FIRST AMERICAN TITLE INSURANCE COMPANY; HERITAGE TITLE COMPANY OF AUSTIN, INC.; AND HORIZON BANK, SSP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(A), 8, 9, AND 11 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 26, 2018.

DATE OF MAP OR PLAT: 11 DEC. 18

STATE OF TEXAS
REGISTERED
PAUL T. ROSS
5158
PROFESSIONAL
LAND SURVEYOR

PAUL T. ROSS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5158
PROSS @ PAPE-DAWSON.COM

JOB NO. 11556-01
DATE JAN. 29, 2018
CHECKED PTR DRAWN VMR
CIVIL JOB NO. ---
REFERENCE: ---
SHEET 1 OF 1

Date: Dec 11, 2018, 7:15am User ID: pross
File: N:\CIVIL\11556-01\SURVEY\11556-01.dwg

PROJECT NAME: 400 PROBANDT PHASE I

FACADE

PROBANDT

PROBANDT

PROBANDT

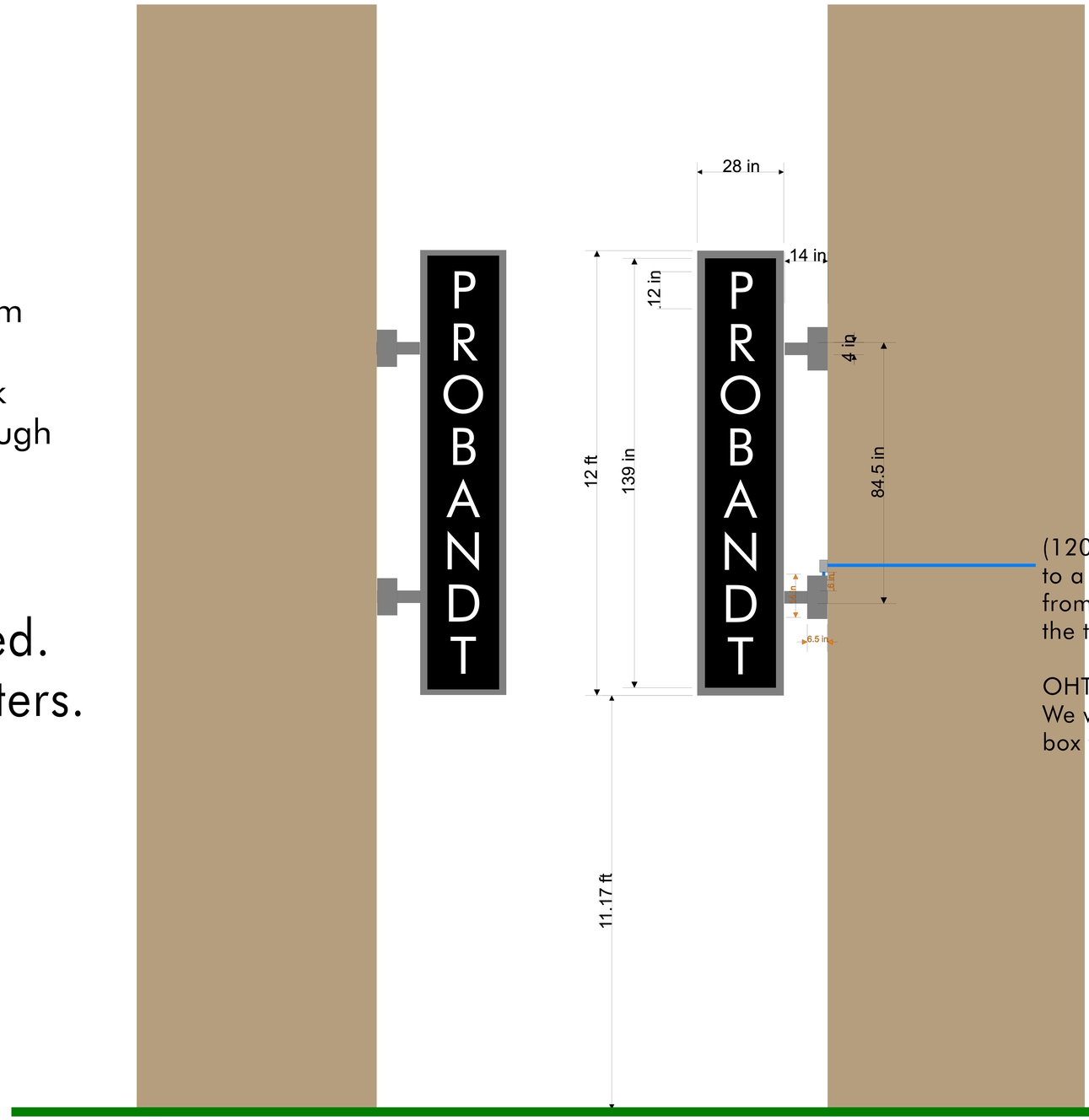
PROBANDT

Board & Batten (gray)
King size brick (red-terracotta)
Urban bronze balcony rail
light gray King sized brick
Black window frames
Urban bronze gutter

Materials for Blade signs:

1) Support Arms - 1/2" thick walls
   4" X 4" steel square pipes.
2) Sign Frame is constructed out
   of 2" X 2" X 1/4" thick steel angle
   iron and supports.
3) Sign exterior - 1/8" thick aluminum
   paneling. Painted Dark Bronze
4) Letters - LED illuminated1/2" thick
   translucent white acrylic Push through
   letters.

Blade sign is double sided.
Cut out push through letters.



(120 V / 20amp breaker) Power supplied to a Junction box which is placed 6" from bottom of junction box to the top of the 4" X 4" steel pipe.

OHT to supply power and Junction box. We will run the wiring from the Junction box to the sign.

Date: 1-20-22

Bid #:

Notes:

O/H is responsible for brackets mounted to the wall to hold the blade sign

Approved By:

Approved Date:

400 Probandt Street – HDRC Case #2021-576

HDRC Stipulations for Approval:

1. That the applicant coordinate with the San Antonio River Authority in regards to regarding direct access to the Mission Reach of the San Antonio River Walk, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness.
2. That the proposed curb cut on Probandt does not exceed twenty-five (25) feet in width.
3. That detailed landscaping and site and architectural lighting plans be developed and submitted for review and approval when returning to the Commission for final approval.
4. That additional architectural elements be incorporated into the design to provide a more substantial building cap, such as additional balcony awnings, changes in material texture or color at the parapet walls, or an additional detail at the location of board and batten siding at the top of the parapet walls.
5. That the applicant study the reduction of the height of the ridge line at each hipped roof form or submit a line of sight study noting that hipped roof forms and their ridge lines will not be visible from the right of way. That all windows feature dark frames and be recessed within walls at least two inches.
6. That a detailed signage plan be developed and submitted for review and approval when returning to the HDRC for final approval.
7. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

1. That the applicant coordinate with the San Antonio River Authority in regards to direct access to the Mission Reach of the San Antonio River Walk, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness.

We have coordinated with the San Antonio River Authority on this project. Following our HDRC hearing on October 20th 2021, we submitted a RIO-4 Commitment Letter to Derek Boese at the SA River Authority, as depicted below. We are in communication with the department and have received written approval that our project is exempt from the SA River Authority jurisdiction. This eliminates the need for further coordination on plan review to ensure our project is consistent with their landscaping and maintenance boundaries and storm water control measures. Below you can see the commitment letter we submitted on 11.15.2021, and the follow up we submitted on 2.1.2022 on the following slide.

Original Letter

November 15, 2021

San Antonio River Authority
Attn: Derek Boese, JD, PMP
100 East Guenther
San Antonio, Texas 78204

Re: RIO-4 Commitment Letter
Property Address: 400 Probandt
Project: New construction of a 4-story multi-family residential structure

Dear Mr. Boese,

As the owner of the property located at 400 Probandt, San Antonio, Texas (approximately 4.53 acres shown as Exhibit A) it is understood that the property is located within the RIO-4 District. As the owner, I commit to consult with the San Antonio River Authority ("River Authority") on design and implementation of the project. I also commit to submit any drainage and storm water design reports, as requested, to the River Authority.

As the owner I understand that my property is not directly adjacent to the River Authority property which is part of the Mission Reach Ecosystem Project ("Project"). However, the property is located within the RIO-4 District thus I commit to consulting with and implementing River Authority approved landscaping, and storm water control measures in the development.

The River Authority cannot allow the use of River Authority property to satisfy my LID requirements due to the protected nature of the Project and the River Authority's obligations to the U.S. Army Corps of Engineers as the local sponsor of this Project.

River Authority staff contact, Veronica Escalera-Ibarra, is available to coordinate planning with the River Authority for this development. She can be reached at (210) 302-3858 or email at vescalera-ibara@sariverauthority.org.

Sincerely,

OH Probandt Investments, LLC

1. (Continued) That the applicant coordinate with the San Antonio River Authority in regards to direct access to the Mission Reach of the San Antonio River Walk, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness.

Below is the email correspondence from Karen Bishop at the SA River Authority outlining that our proposed development is no longer subject to the SA River Authority jurisdiction, as well as our ownership letter stating the same.

Revised Letter

February 1, 2022
San Antonio River Authority
Att: Derek Boese, JD, PMP
100 East Guenther
San Antonio, Texas 78204

Re: RIO-4 Commitment Letter
Property Address: 400 Probandt
Project: New construction of a 4-story multi-family residential structure

Dear Mr. Boese,

In response to the previous issued RIO-4 Commitment Letter, attached as Exhibit A, we are writing to inform you of our coordination efforts with the San Antonio River Authority. Per discussions with Karen Bishop at the SA River Authority, it has been deemed that the property located at 400 Probandt, San Antonio, Texas does not directly impact the San Antonio River. Therefore, we are waiving all rights and obligations to participate in the LID program and to further consult with the San Antonio River Authority regarding all landscaping and storm water control measures in the development.

We appreciate the San Antonio River Authority's consultation during these past few months, and the willingness to work with us on our proposed development. We ask that you formally reply to this letter stating that OH Probandt Investments, LLC, is in full cooperation with the San Antonio River Authority and that we have your blessing to move forward per the above terms.

Sincerely,

OH Probandt Investments, LLC

Dear Mr. Nagel,

The San Antonio River Authority will not require coordination on the 400 Probandt property. Therefore, OH Probandt Investments, LLC, may move forward with its development with no further obligation to the San Antonio River Authority.

Please let me know if you have questions or concerns or need additional assistance on this matter.

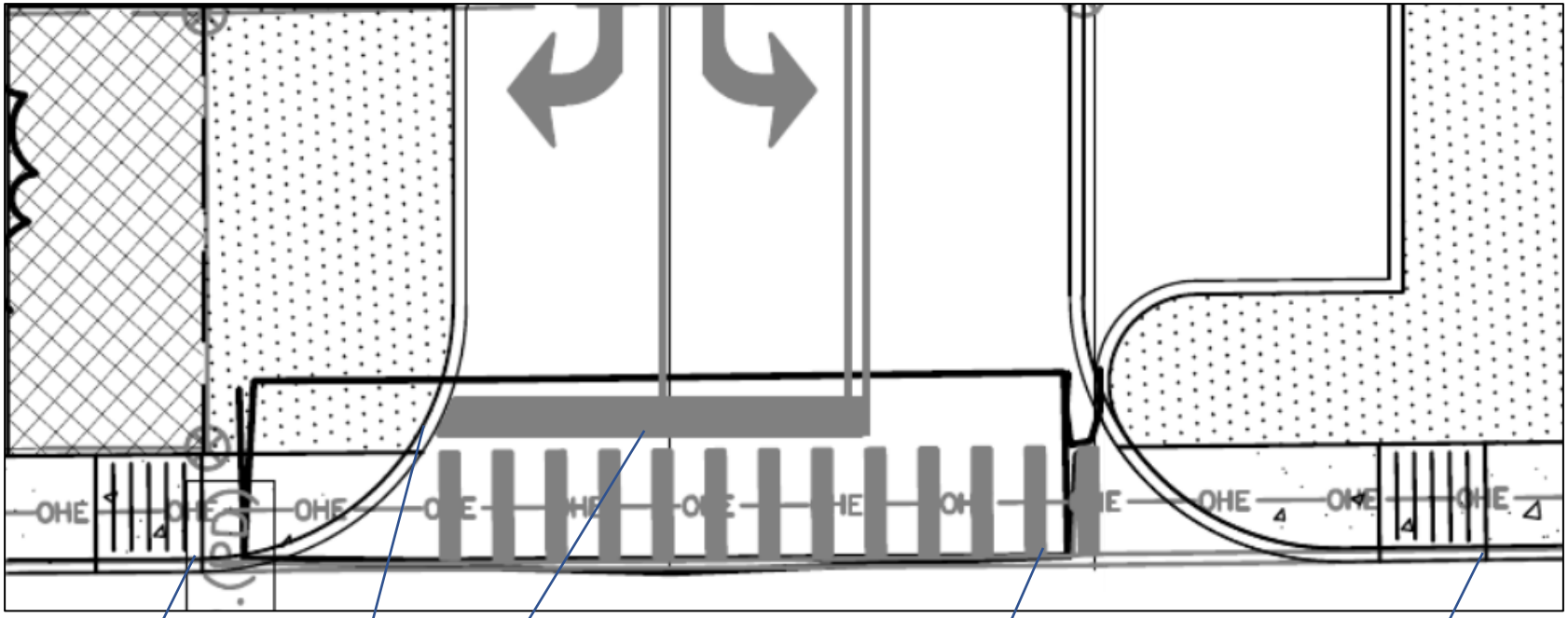
Sincerely,

Karen Bishop
Senior Supervisor, Planning
Ecological Engineering Department
San Antonio River Authority
(210) 302-3642
kbishop@sariverauthority.org

2. That the proposed curb cut on Probandt does not exceed twenty-five (25) feet in width.

Our civil engineer, Pape Dawson, has been in close communication with Christina De La Cruz at San Antonio's traffic control department, and has received verbal approval on our proposed driveway plans and curb cut. In addition, TxDot has verbally approved our proposed driveway plans and curb cut along Probandt Street.

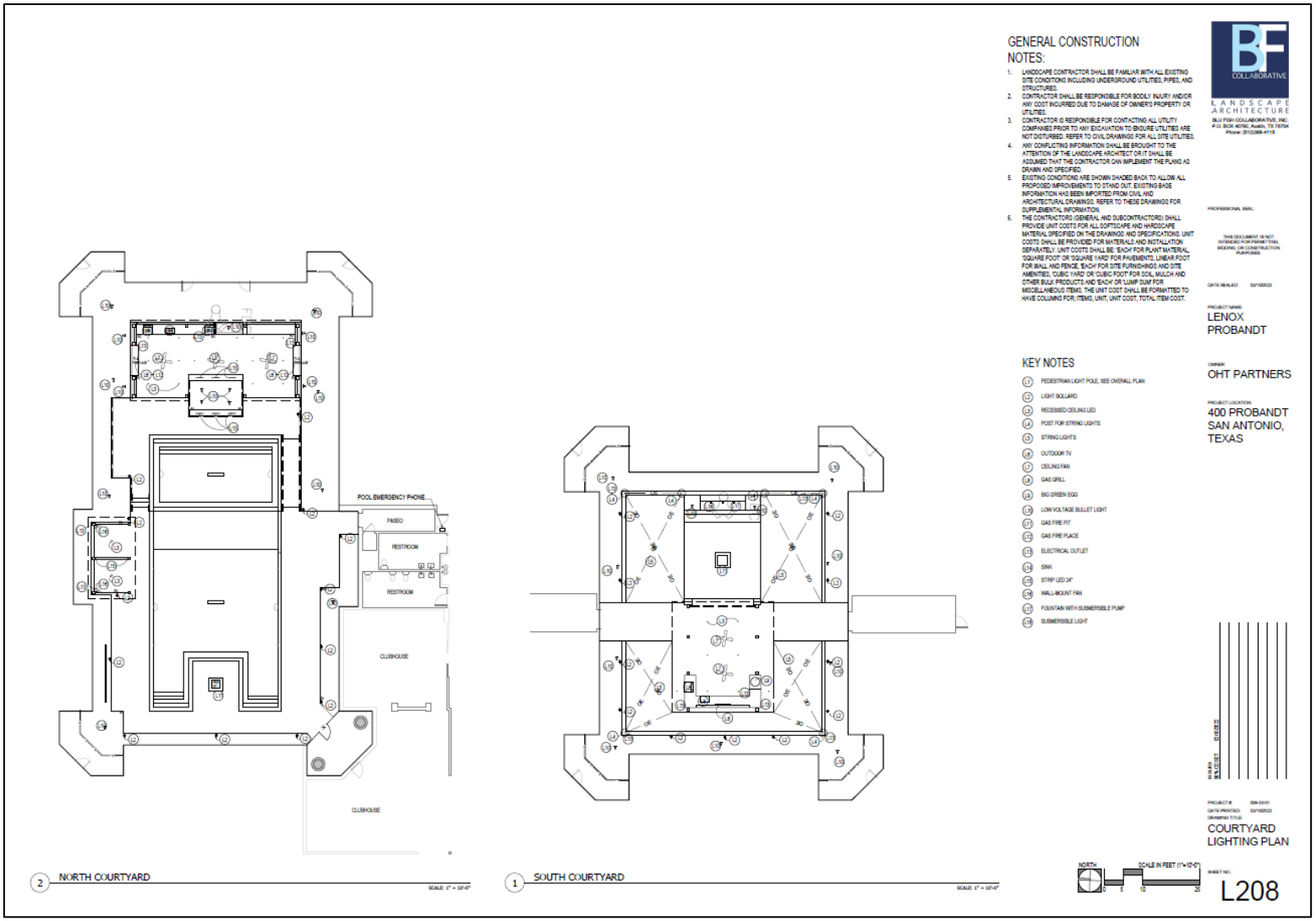
We have designed the pedestrian sidewalk along Probandt Street to cut through our driveway. To increase visibility of the pedestrian sidewalk, we have designed a unique paver pattern in order to differentiate the sidewalk. In addition, we have placed a "stop" sign for vehicles leaving the property as well as a "stop" line painted on the ground. Please reference the image below.



3. That detailed landscaping and site and architectural lighting plans be developed and submitted for review and approval when returning to the Commission for final approval.

We have coordinated with our electrical engineer and landscape architect to create site lighting and building lighting plans for our proposed development. A key detail to point out when reviewing our lighting plan is that we have eliminated the use of pole mounted lights on the top level of our parking garage and replaced them with wall-pack lights, which are mounted to the building and throw light down, not out. The new lights will not be visible from the street level along Probandt or Blue Star, helping to minimize the light pollution coming from the parking garage. Plan sheets have been attached as an additional document for ease of review.

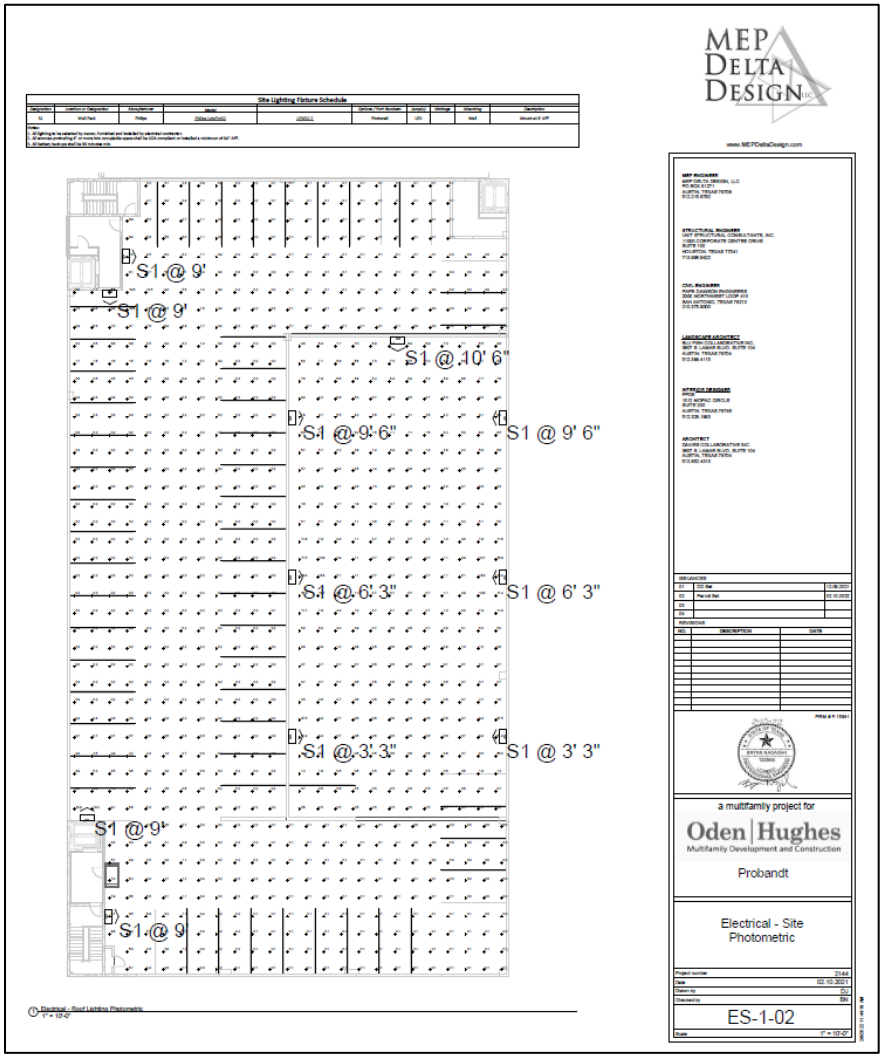
Landscape Site Lighting Plan Depicted Below



3. (Continued) That detailed landscaping and site and architectural lighting plans be developed and submitted for review and approval when returning to the Commission for final approval.

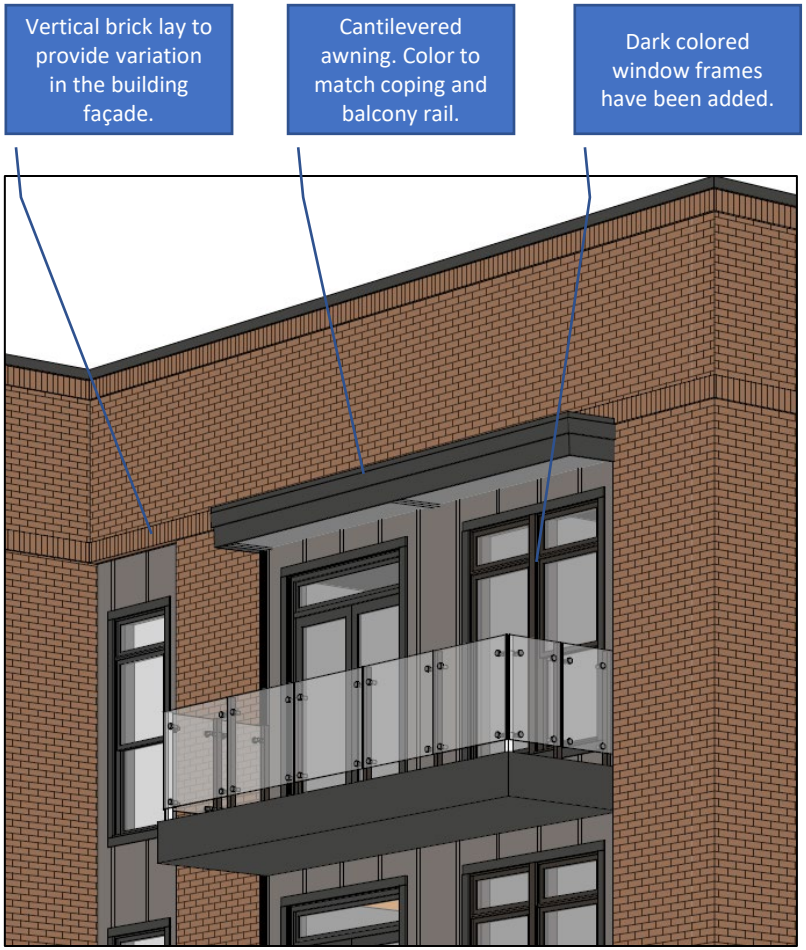
We have coordinated with our electrical engineer and landscape architect to create site lighting and building lighting plans for our proposed development. A key detail to point out when reviewing our lighting plan is that we have eliminated the use of pole mounted lights on the top level of our parking garage and replaced them with wall-pack lights, which are mounted to the building and throw light down, not out. The new lights will not be visible from the street level along Probandt or Blue Star, helping to minimize the light pollution coming from the parking garage.

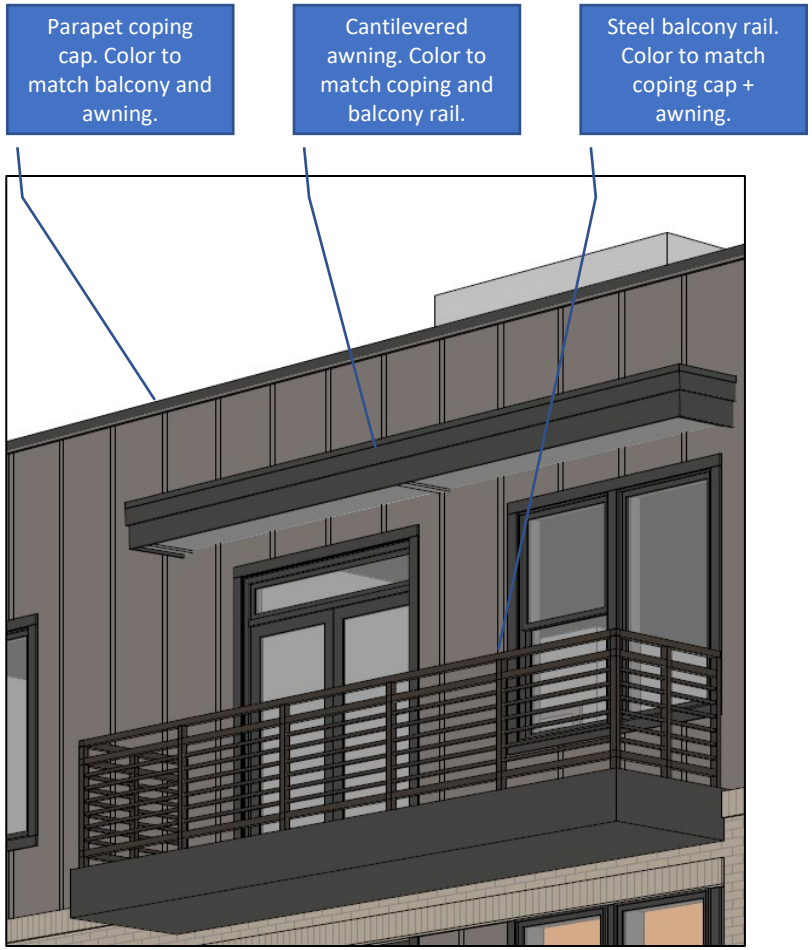
Electrical Garage Site Lighting Plan Depicted Below



4. That additional architectural elements be incorporated into the design to provide a more substantial building cap, such as additional balcony awnings, changes in material texture or color at the parapet walls, or an additional detail at the location of board and batten siding at the top of the parapet walls.

Since our original submittal, we have collaborated with our architect to bring new features to the building. We added a colored coping cap to all parapet roofing details to match the accent colors across the project. We committed to using a higher-end, more expensive, dark black framed window across the project – this is an architectural feature we typically stay away from due to the associated cost. We also made sure to match the balcony railing, coping cap, and cantilevered awning colors for a sense of cohesiveness across the project.



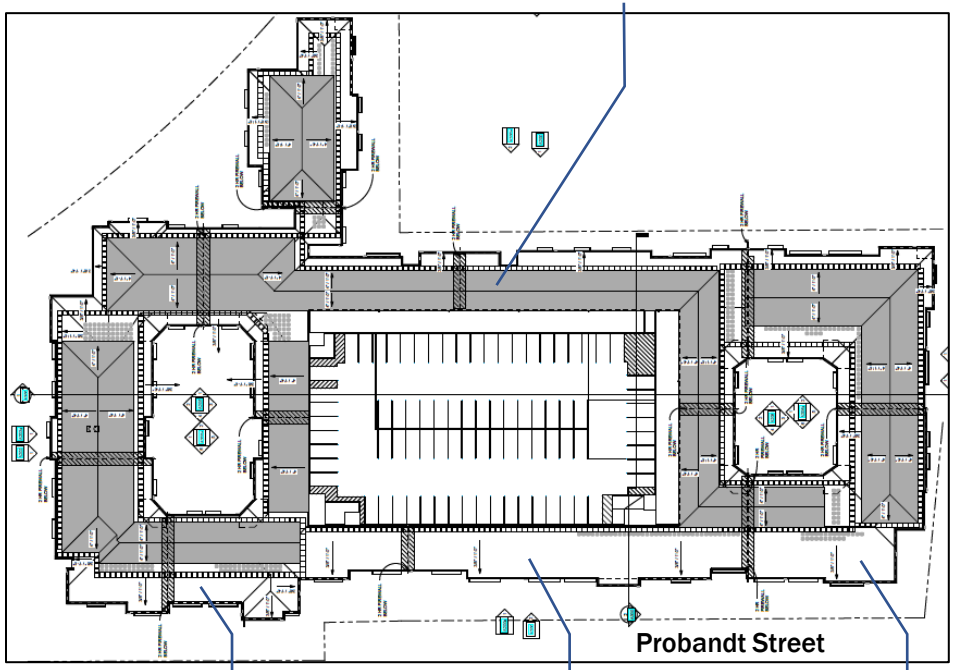


FYI Edward – glass railing will be deleted.

5. That the applicant study the reduction of the height of the ridge line at each hipped roof form or submit a line of sight study noting that hipped roof forms and their ridge lines will not be visible from the right of way. That all windows feature dark frames and be recessed within walls at least two inches.

We have redesigned our roof to accommodate this request. As seen below, we have eliminated the pitched roof along Probandt Street and replaced it with a flat TPO membrane roof. This will eliminate the visibility of the roof from the street view entirely.

Gabled asphalt shingle roof, out of site from Probandt Street.



Flat TPO roof.

Flat TPO roof.

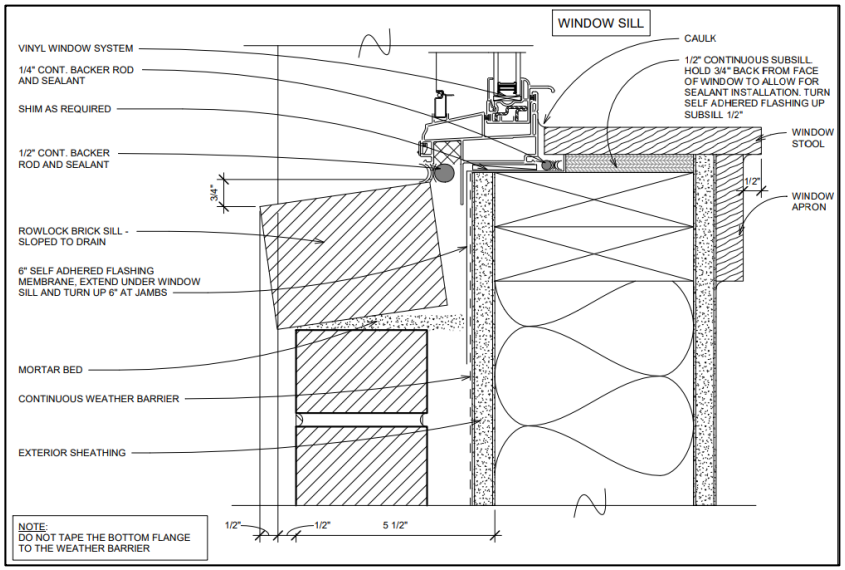
Flat TPO roof.

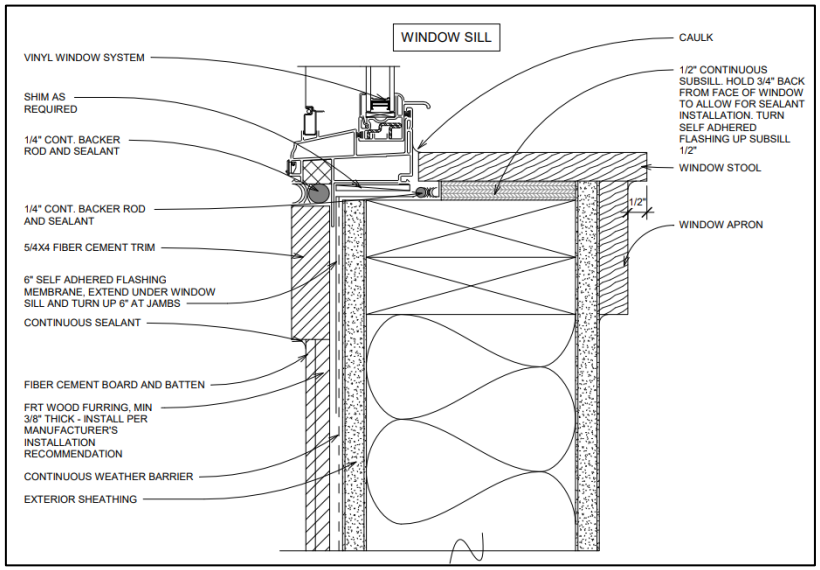
Large parapets coupled with the TPO membrane conceal the roof from the street view line of sight.

FYI Edward – glass railing will be deleted.

5. (Continued) That the applicant study the reduction of the height of the ridge line at each hipped roof form or submit a line of sight study noting that hipped roof forms and their ridge lines will not be visible from the right of way. That all windows feature dark frames and be recessed within walls at least two inches.

The project will feature a black framed window to supplement the recessed window feature. At all brick / window conditions, there will be a minimum of a 3.5" recess. We have hired a building envelope consultant to review our waterproofing plans, and they too have suggested to avoid a recess at all board & batten window conditions. Per Building Engineer Consultants, Inc. (BECI), most manufacturers flashing tapes have a difficult time navigating the rapid corners present in recessed windows and cause adhesion problems which leads to water intrusion. In addition, the recessed windows create a horizontal sill condition which could allow water to pool and enter behind the cladding without a robust system in place. These two main issues are then conjected with subcontractors who probably do not install recessed windows very often if at all, which leads to further improper installation and more water issues.





5. (Continued) That the applicant study the reduction of the height of the ridge line at each hipped roof form or submit a line of sight study noting that hipped roof forms and their ridge lines will not be visible from the right of way. That all windows feature dark frames and be recessed within walls at least two inches.

BE CI

AUSTIN

January 15th, 2022

Edward Hall
Senior Historic Preservation Specialist
Design Review, HDRC & Enforcement
1901 South Alamo Street
San Antonio, TX 78204

Attention: **Edward Hall**

Project: **400 Probandt Street**
San Antonio, Texas

Regarding: **HDRC Case #2021-576 – proposed multifamily development at 400 Probandt Street**

Dear Mr. Hall

In response to the HDRC formal review of case #2021-576, stipulation for conceptual approval of the proposed multifamily development located at 400 Probandt Street, San Antonio, TX, we ask that you review our professional recommendation below in response to comment #5.

BECI recommends against recessing windows whenever possible from a waterproofing perspective. In our experience most manufacturers flashing tapes have a difficult time navigating the rapid corners present in recessed windows and cause adhesion problems which could lead to water intrusion. In addition, the recessed windows create a horizontal sill condition which could allow water to pool and enter behind the cladding without a robust system in place. These two main issues are then amplified by subcontractors who are inexperienced with the installation of recessed windows which leads to further improper installation and more potential water intrusion issues.

Respectfully Submitted,
BE-CI

Michael Bullock
Austin Branch Manager

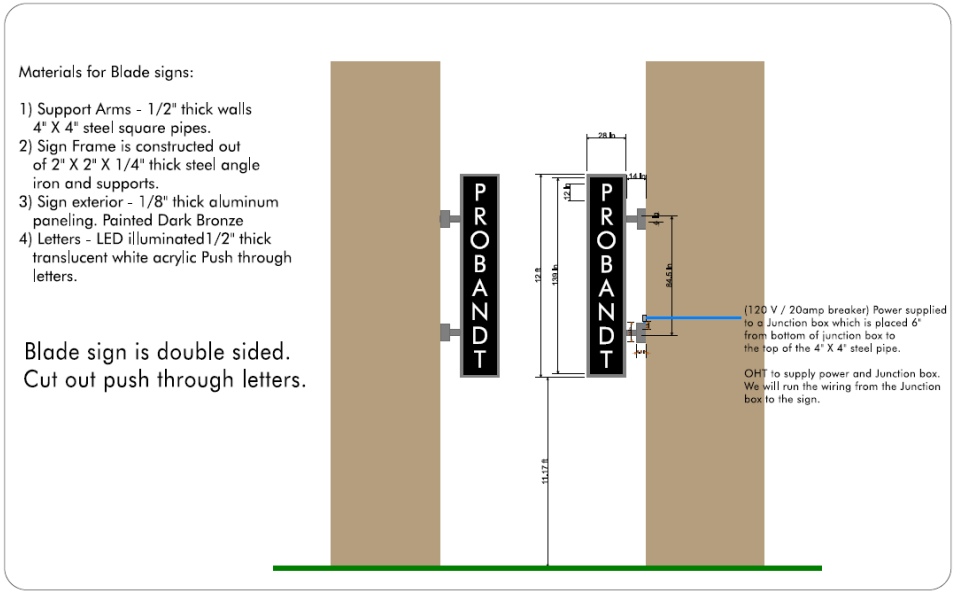
A SENSIBLE APPROACH TO BUILDING ENCLOSURE SOLUTIONS

4009 BANISTER LANE, SUITE 265 | AUSTIN, TEXAS 78704 | P: (800) 842-7043 | O: (512) 758-8320
WWW.BE-CI.COM

6. That a detailed signage plan be developed and submitted for review and approval when returning to the HDRC for final approval.

We are proposing to place a building mounted blade sign along Probandt Street, just north of our leasing center. The sign will be mounted to the western façade of the building, and will be visible to the traffic heading north and south along Probandt Street. This is the only building mounted signage we are proposing for this project. Below you will find the location of the blade sign as well as the construction detail provided by our third party signage consultant.

Building mounted blade sign.



FYI Edward – glass railing will be deleted.

7. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

Back in 2018, we submitted the below Cultural Resources Investigation letter to Kay Hindes with the OHP. Since picking this project backup, we have re-engaged the OHP and have been working with Shawn Marceaux and Matthew Elverson. We have confirmed with Shawn and Matthew that the below letter is still valid, and have agreed to coordinate our archaeological investigation once we have completed the demolition on site.

PAPE-DAWSON ENGINEERS

July 5, 2018

Kay Hindes
City Archaeologist
Office of Historic Preservation
1901 South Alamo Street
San Antonio, TX 78204

RE: Cultural Resources Investigations – Proposed 400 Probandt Street Project, San Antonio, Texas

Dear Ms. Hindes:

Enclosed for your review is a copy of a background study for the above referenced project. This background study is submitted in compliance with the Historic Preservation and Design Section of the City of San Antonio's Unified Development Code. The project is situated on private property, and no federal funding or permitting is anticipated, so that compliance with the Antiquities Code of Texas and Section 106 of the National Historic Preservation Act will not be necessary.

Based on our previous coordination regarding this project, it is Pape-Dawson's understanding that archaeological fieldwork will be required due to the potential for the San Pedro Acequia to be present in the project area. As the projected acequia route is currently covered by concrete, and because an active business is present at this location, Pape-Dawson archaeologists have requested fieldwork be delayed until the property is undergoing demolition and development. At the time the concrete is removed from the site, our archaeologists will excavate backhoe trenches or monitor excavations on site to investigate whether the acequia may be present within the project area. If the acequia is present, work in the immediate vicinity would temporarily stop while Pape-Dawson notifies you and documents the acequia. Our understanding is that the City has accepted this schedule and methodology and we appreciate the city working with us to keep our project schedule on track.

Please review the attached information and let me know if there are any comments or questions concerning this submittal.

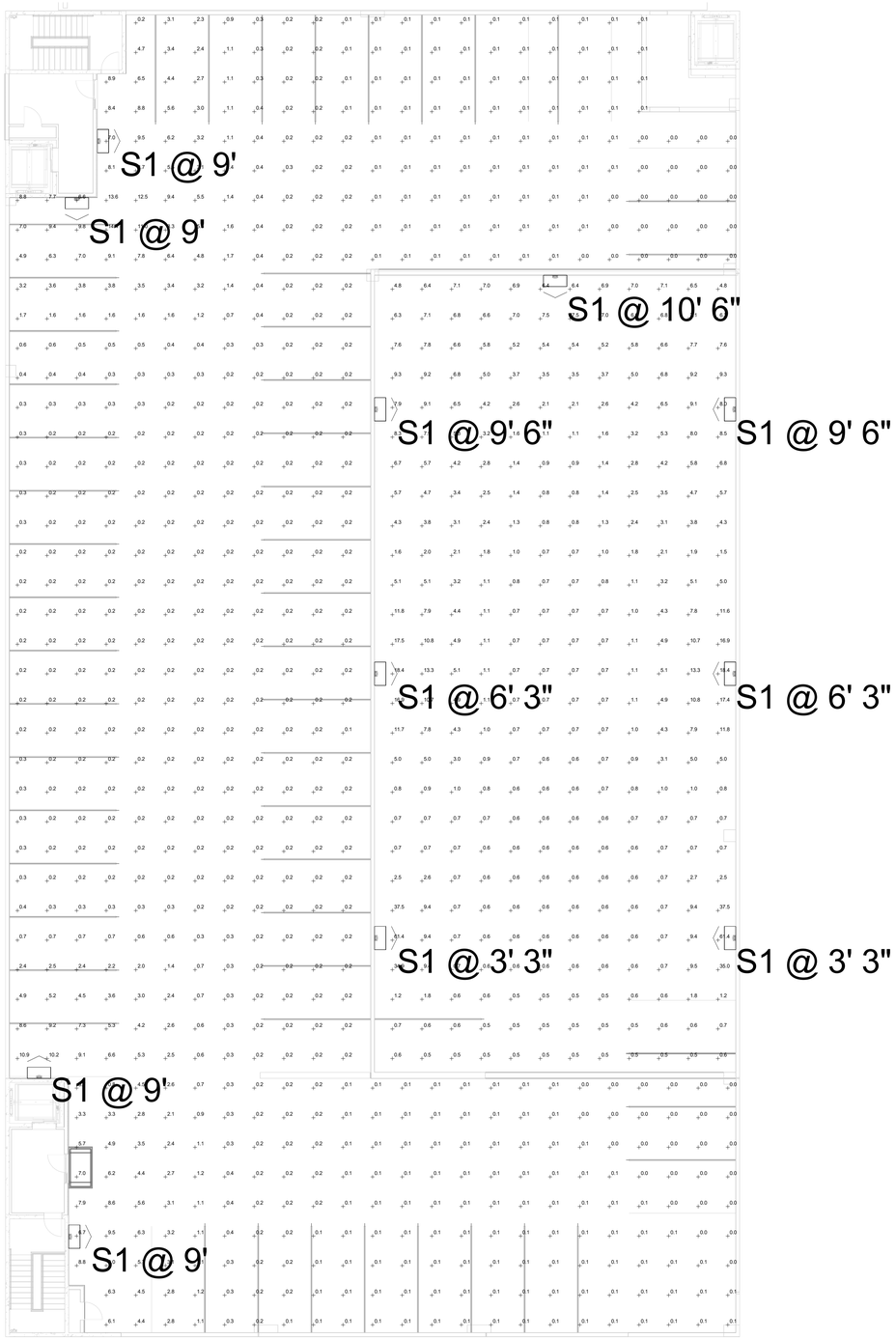
Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration #470

Nesta Anderson, Archaeology Program Manager

Site Lighting Fixture Schedule

Designation	Location or Designation	Manufacturer	Model		Options / Part Numbers	Lamp(s)	Wattage	Mounting	Description
S1	Wall Pack	Philips	Philips LytePro32	LPW32-7	Photocell	LED		Wall	Mount at 9' AFF

Notes:
1. All lighting to be selected by owner, furnished and installed by electrical contractor.
2. All sconces protruding 4" or more into occupiable space shall be ADA compliant or installed a minimum of 84" AFF.
3. All battery backups shall be 90 minutes min.



1 Electrical - Roof Lighting Photometric
1" = 10'-0"

MEP DELTA DESIGN LLC

www.MEPDeltaDesign.com

MEP ENGINEER
MEP DELTA DESIGN, LLC
PO BOX 81271
AUSTIN, TEXAS 78708
512.215.9792

STRUCTURAL ENGINEER
UNIT STRUCTURAL CONSULTANTS, INC.
11000 CORPORATE CENTRE DRIVE
SUITE 100
HOUSTON, TEXAS 77041
713.996.9422

CIVIL ENGINEER
PAPE-DAWSON ENGINEERS
2000 NORTHWEST LOOP 410
SAN ANTONIO, TEXAS 78213
210.375.9000

LANDSCAPE ARCHITECT
BLU FISH COLLABORATIVE INC.
3607 S. LAMAR BLVD. SUITE 104
AUSTIN, TEXAS 78704
512.388.4115

INTERIOR DESIGNER
PPDS
1012 MOPAC CIRCLE
SUITE 200
AUSTIN, TEXAS 78746
512.328.1883

ARCHITECT
DAVIES COLLABORATIVE INC.
3607 S. LAMAR BLVD, SUITE 104
AUSTIN, TEXAS 78704
512.852.4310

ISSUANCES

01	DD Set	12.09.2021
02	Permit Set	02.10.2022
03		
04		

REVISIONS

NO.	DESCRIPTION	DATE

FIRM # F-15941

STATE OF TEXAS
BRYAN NAGAISHI
122565
LICENSED
PROFESSIONAL ENGINEER

a multifamily project for

Oden | Hughes
Multifamily Development and Construction

Probandt

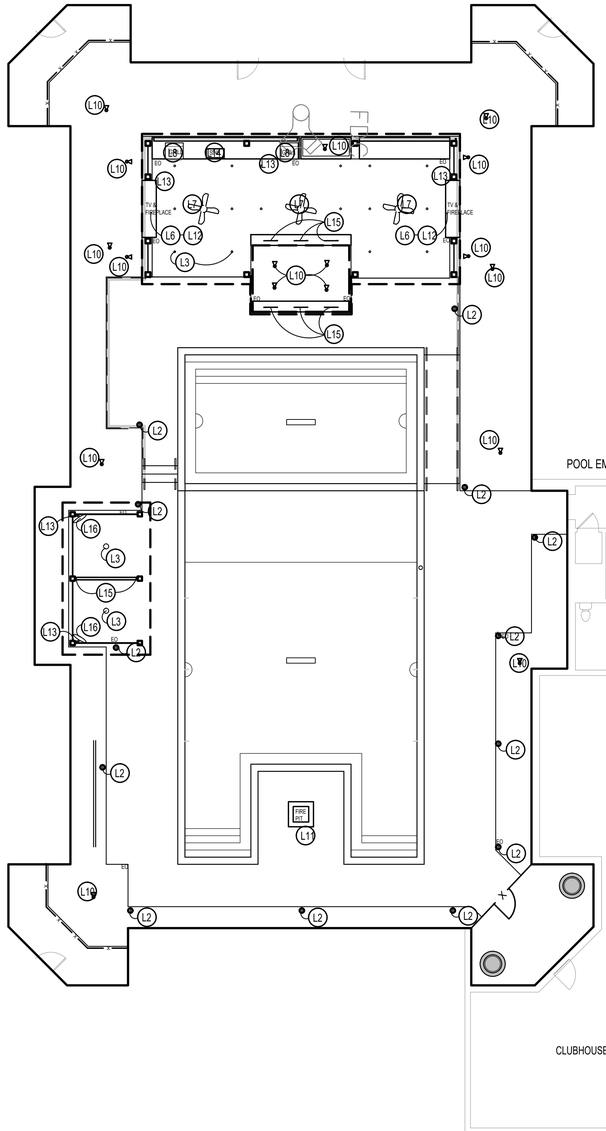
Electrical - Site Photometric

Project number	2144
Date	02.10.2021
Drawn by	DJ
Checked by	BN

ES-1-02

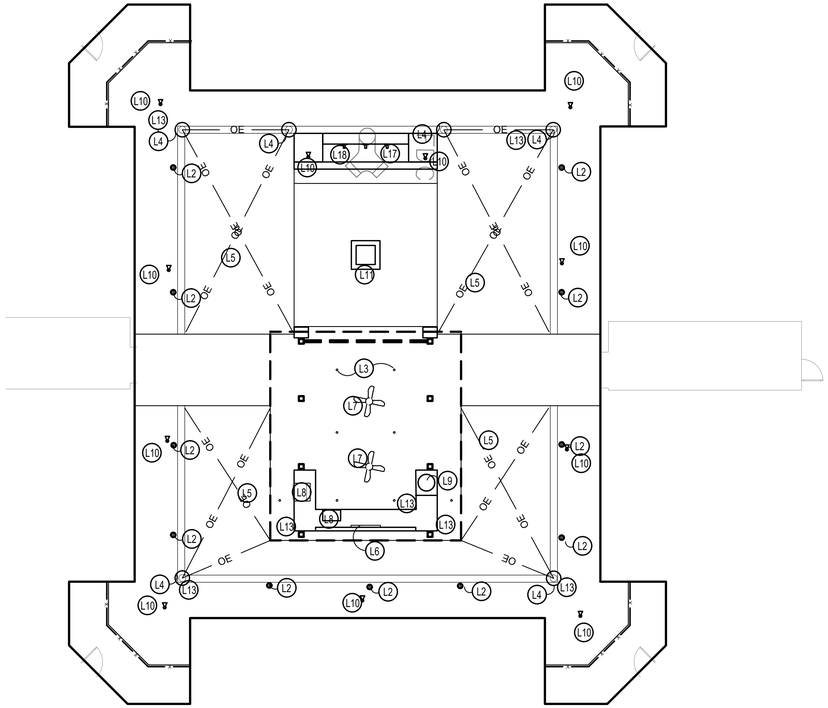
Scale 1" = 10'-0"

2/8/2022 11:44:19 AM



2 NORTH COURTYARD

SCALE: 1" = 10'-0"



1 SOUTH COURTYARD

SCALE: 1" = 10'-0"

GENERAL CONSTRUCTION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, PIPES, AND STRUCTURES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR BODILY INJURY AND/OR ANY COST INCURRED DUE TO DAMAGE OF OWNER'S PROPERTY OR UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION TO ENSURE UTILITIES ARE NOT DISTURBED. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITIES.
4. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR IT SHALL BE ASSUMED THAT THE CONTRACTOR CAN IMPLEMENT THE PLANS AS DRAWN AND SPECIFIED.
5. EXISTING CONDITIONS ARE SHOWN SHADED BACK TO ALLOW ALL PROPOSED IMPROVEMENTS TO STAND OUT. EXISTING BASE INFORMATION HAS BEEN IMPORTED FROM CIVIL AND ARCHITECTURAL DRAWINGS. REFER TO THESE DRAWINGS FOR SUPPLEMENTAL INFORMATION.
6. THE CONTRACTORS (GENERAL AND SUBCONTRACTORS) SHALL PROVIDE UNIT COSTS FOR ALL SOFTSCAPE AND HARDSCAPE MATERIAL SPECIFIED ON THE DRAWINGS AND SPECIFICATIONS. UNIT COSTS SHALL BE PROVIDED FOR MATERIALS AND INSTALLATION SEPARATELY. UNIT COSTS SHALL BE: 'EACH' FOR PLANT MATERIAL, 'SQUARE FOOT' OR 'SQUARE YARD' FOR PAVEMENTS, LINEAR FOOT FOR WALL AND FENCE, 'EACH' FOR SITE FURNISHINGS AND SITE AMENITIES, 'CUBIC YARD' OR 'CUBIC FOOT' FOR SOIL, MULCH AND OTHER BULK PRODUCTS AND 'EACH' OR 'LUMP SUM' FOR MISCELLANEOUS ITEMS. THE UNIT COST SHALL BE FORMATTED TO HAVE COLUMNS FOR; ITEMS, UNIT, UNIT COST, TOTAL ITEM COST.

KEY NOTES

- L1 PEDESTRIAN LIGHT POLE, SEE OVERALL PLAN
- L2 LIGHT BOLLARD
- L3 RECESSED CEILING LED
- L4 POST FOR STRING LIGHTS
- L5 STRING LIGHTS
- L6 OUTDOOR TV
- L7 CEILING FAN
- L8 GAS GRILL
- L9 BIG GREEN EGG
- L10 LOW VOLTAGE BULLET LIGHT
- L11 GAS FIRE PIT
- L12 GAS FIRE PLACE
- L13 ELECTRICAL OUTLET
- L14 SINK
- L15 STRIP LED 24"
- L16 WALL-MOUNT FAN
- L17 FOUNTAIN WITH SUBMERSIBLE PUMP
- L18 SUBMERSIBLE LIGHT

BLU FISH COLLABORATIVE, INC.
P.O. BOX 40792, Austin, TX 78704
Phone: (512)388-4115

PROFESSIONAL SEAL:

THIS DOCUMENT IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

DATE SEALED: 02/10/2022

PROJECT NAME:
LENOX PROBANDT

OWNER:
OHT PARTNERS

PROJECT LOCATION:
400 PROBANDT SAN ANTONIO, TEXAS

ISSUES
50% CD SET 02/10/2022

PROJECT #: 009-20-01
DATE PRINTED: 02/10/2022
DRAWING TITLE:
COURTYARD LIGHTING PLAN

NORTH SCALE IN FEET (1"=10'-0")
0 5 10 25

SHEET NO.:
L208

LENOX PROBANDT, SAN ANTONIO, TX
400 PROBANDT STREET
CITY OF SAN ANTONIO, TX
SITE PERMIT LANDSCAPE DRAWINGS

BLU FISH COLLABORATIVE, INC.
P.O. BOX 40792, Austin, TX 78704
Phone: (512)388-4115

SHEET INDEX:

LC000	TITLE SHEET
L100	COSA LANDSCAPE PLAN
L101	COSA CALCS AND NOTES
L400	IRRIGATION PLAN
L401	IRRIGATION PLAN
L402	IRRIGATION DETAILS

CONSULTANT CONTACT LIST:

OWNER:
CABOT CHASE, LTD, a Texas limited partnership
and
OH PROBANDT INVESTMENTS, LLC, a Texas limited liability company

LANDSCAPE ARCHITECT:
BLU FISH COLLABORATIVE INC.
WHITNEY P. BLUNT, PLA, LI
3607 S LAMAR BLVD, SUITE 103
AUSTIN, TEXAS 78704
512.388.4115

ARCHITECT:
JOHN D'AGOSTINO
DAVIES COLLABORATIVE
3607 S LAMAR BLVD, SUITE 103
AUSTIN, TEXAS 78704
512.852.4310

CIVIL ENGINEER:
DAVID MARTINEZ, P.E.
PAPE-DAWSON ENGINEERS, INC.
10801 NORTH MOPAC EXPRESSWAY, BLDG. 3 - SUITE 200
AUSTIN, TEXAS 78759
512.454.8711

MEP:
MEP DELTA DESIGN, LLC
PO BOX 81271
AUSTIN, TEXAS 78708
512.215.9792

STRUCTURAL:
ALAN BIRBECK, P.E.
DPIS BUILDER SERVICES
19450 STATE HWY. 249 SUITE 300
HOUSTON, TX 77070
855.500.3747

INTERIOR DESIGNER:
PEEL PAULSON DESIGN STUDIO
1012 MOPAC CIRCLE SUITE 200
AUSTIN, TX 78746
512.328.1883

SUBMITTAL:

DATE:	SUBMITTAL:	DESCRIPTION (SHEETS / SPECS):
02.03.2022	SITE PERMIT LANDSCAPE DRAWINGS	L100, L101, L400, L401, L402

SIGNATURE BLOCK:

NAME:	ORGANIZATION:	POSITION:	SIGNATURE:	DATE:

PROFESSIONAL SEAL:

DATE SEALED: 02/03/2022

BFC PROJECT #: 009-20-01

TREE KEY

SYM.	COMMON NAME
	BALD CYPRESS
	MEXICAN SYCAMORE
	SHUMARD OAK
	LITTLE GEM MAGNOLIA
	CATHEDRAL LIVE OAK
	DESERT MUSEUM PALO VERDE
	FOSTER HOLLY
	MEXICAN SABAL PALM
	TEXAS MOUNTAIN LAUREL
	TEXAS REDBUD
	TREE YAUPON

LANDSCAPE KEY

SYM.	COMMON NAME
	SHRUB AND GROUND COVER MIXED PLANTING
	BERMUDAGRASS SOD

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SITE DEVELOPMENT PERMIT LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS TO BE PROTECTED BY 6 INCH CURBS, WHEEL-STOPS OR OTHER APPROVED BARRIERS.
2. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIALS SHALL BE STORED OR OPERATED WITHIN THE FENCED-IN AREAS. FENCES SHALL BE AT THE DRIP LINE AND COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. NO BURNING OF DEBRIS, CLEANING FLUIDS, CONCRETE SPILLS, ETC. WILL BE ALLOWED WITHIN THESE AREAS.
3. GRADE CHANGES THAT DO NOT APPEAR ON THE SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. TRENCHING SHALL NOT OCCUR WITHIN THE FENCED DRIP LINE AREAS OF EXISTING TREES.
5. SHRUB MATERIAL NOT TO EXCEED 36" O.C. UNLESS OTHERWISE SPECIFIED. GROUNDCOVERS NOT TO EXCEED 18" O.C. DURING THE TIME OF MARCH 15-OCTOBER 15 INSTALLATION OF HYDROMULCH SHALL BE COMMON BERMUDA OR SAHARA BERMUDA FOR OCTOBER 16 -MARCH 14 INSTALLATION OF HYDROMULCH SHALL BE ANNUAL OR PERENNIAL RYE WITH A SPRING APPLICATION OF COMMON BERMUDA OR SAHARA BERMUDA.
6. ALL LAWN AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RE-VEGETATED WITH BERMUDA SOD OR RYE UNLESS NATIVE RESTORATION MIX IS SPECIFIED.
7. NOT MORE THAN 50% OF THE TREES AND 50% OF SHRUBS PROPOSED WILL BE OF THE SAME SPECIES.
8. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED. SEE IRRIGATION NOTES IN THESE DRAWINGS FOR REQUIREMENT.

TREE KEY

NEW TREE PLANTINGS

C1 - LARGE TREE

C2 - MEDIUM - LARGE TREE

C3 - MEDIUM TREE

C4 - SMALL TREE

M - MITIGATION FOR TREES ON PROPERTY LINE (TREE FOR TREE)

TREE LIST

TAG #	SPECIES	DBH	PRESERVED / REMOVED
1038	CHINABERRY	16"	R - ON PROP. LINE
1362	CHINABERRY	18"	R - ON PROP. LINE
1137	PECAN	21"	P
1201	CHINABERRY	18"	R
1210	PECAN	36"	P - WARRANTY
1222	CHINABERRY	20"	R
1270	CHINABERRY	18"	P - OFF PROPERTY
1272	CHINABERRY	20" - MT	P - OFF PROPERTY

BF COLLABORATIVE
LANDSCAPE ARCHITECTURE
BLU FISH COLLABORATIVE, INC.
P.O. BOX 40792, Austin, TX 78704
Phone: (512)388-4115

PROFESSIONAL SEAL:

DATE SEALED: 02/03/2022

PROJECT NAME:
LENOX PROBANDT

OWNER:
OHT PARTNERS

PROJECT LOCATION:
400 PROBANDT SAN ANTONIO, TEXAS

ISSUES
COSA SITE PERMIT ISSUE - 02/03/2022

PROJECT #: 009-20-01
DATE PRINTED: 02/03/2022
DRAWING TITLE:
COSA OVERALL LANDSCAPE PLAN

SHEET NO.:
L100

NORTH
SCALE IN FEET (1"=30'-0")
0 15 30 60 90

PLANT LIST

NOTES:
1. THE CONTRACTORS (GENERAL AND SUBCONTRACTORS) SHALL PROVIDE UNIT COSTS FOR ALL SOFTSCAPE AND HARDSCAPE MATERIAL SPECIFIED ON THE DRAWINGS AND SPECIFICATIONS. UNIT COSTS SHALL BE PROVIDED FOR MATERIALS AND INSTALLATION SEPARATELY. UNIT COSTS SHALL BE: 'EACH' FOR PLANT MATERIAL, 'SQUARE FOOT' OR 'SQUARE YARD' FOR PAVEMENTS, LINEAR FOOT FOR WALL AND FENCE, 'EACH' FOR SITE FURNISHINGS AND SITE AMENITIES, 'CUBIC YARD' OR 'CUBIC FOOT' FOR SOIL, MULCH AND OTHER BULK PRODUCTS AND 'EACH' OR 'LUMP SUM' FOR MISCELLANEOUS ITEMS. THE UNIT COST SHALL BE FORMATTED TO HAVE COLUMNS FOR; ITEMS, UNIT, UNIT COST, TOTAL ITEM COST.
2. PLANT QUANTITIES ARE PROVIDED FOR OWNER CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND PROVIDING PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLAN.
3. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND SECURING TREE AND PLANT MATERIAL IN ADVANCE. BECAUSE OF THE LONG LEAD TIME ON THIS INSTALLATION AND THE RECENT SHORTAGE ON TREE CROP, CONTRACTOR SHALL RESERVE OR CONTRACT GROW TREES WITH A GROWER.

SHADE TREES

SYM.	QTY.	COMMON NAME, *BOTANICAL NAME*	MIN. SPEC.
	4 (2 REQ. @ 1.5" CAL.)	BALD CYPRESS, *TAXODIUM DISTICHUM*	100 GAL., 4" CAL., 16' HT. MINIMUM CONTAINER GROWN
	3 (3 REQ. @ 1.5" CAL.)	MEXICAN SYCAMORE, *PLATANUS MEXICANA*	100 GAL., 4" CAL., 16' HT. MINIMUM CONTAINER GROWN
	2 (2 REQ. @ 1.5" CAL.)	SHUMARD OAK, *QUERCUS SHUMARDII*	100 GAL., 4" CAL., 16' HT. MINIMUM CONTAINER GROWN
	14	LITTLE GEM MAGNOLIA, *MAGNOLIA GRANDIFLORA 'LITTLE GEM'*	100 GAL., 3" CAL., 16' HT. MINIMUM CONTAINER GROWN
	2 (2 REQ. @ 1.5" CAL.)	CATHEDRAL LIVE OAK, *QUERCUS VIRGINIANA 'CATHEDRAL'*	100 GAL., 4" CAL., 16' HT. MINIMUM CONTAINER GROWN

ORNAMENTAL TREES

SYM.	QTY.	COMMON NAME, *BOTANICAL NAME*	MIN. SPEC.
	3	DESERT MUSEUM PALO VERDE, *CERCIDIUM X* 'DESERT MUSEUM' (THORNLESS)	45 GAL., 2.5" CAL., 8' HT. MINIMUM CONTAINER GROWN
	10	FOSTER HOLLY, *ILEX x ATTENUATA* 'FOSTERI'	65 GAL., 3" CAL., 12' HT. MINIMUM CONTAINER GROWN
	4	MEXICAN SABAL PALM, *SABAL MEXICANA*	72" BOX, 12' CLR. TRUNK HT. MIN.
	6	TEXAS MOUNTAIN LAUREL, *SOPHORA SECUNDIFLORA*	45 GAL., 2.5" CAL., 8' HT. MINIMUM CONTAINER GROWN
	9	TEXAS REDBUD, *CERCIS TEXENSIS*	45 GAL., 2.5" CAL., 10' HT. MINIMUM CONTAINER GROWN
	10	TREE YAUPON, *ILEX VOMITORIA*	45 GAL., 2.5" CAL., 8' HT. MINIMUM CONTAINER GROWN

LANDSCAPE SYMBOL LEGEND

SYM.	QTY.	COMMON NAME, *BOTANICAL NAME*	CONTAINER	
	- S.F.	SHRUB AND GROUND COVER NATIVE/ADAPTED SPP. (SEE SPECIES LIST BELOW)	1 GAL - 7 GAL	
	- S.F.	BERMUDAGRASS, *CYNODON DACTYLON* 'TIF 419'	SOD	

COMMON NAME, *BOTANICAL NAME*

BLUE ARROW JUNIPER / *JUNIPERUS SCOPULORUM* 'BLUE ARROW'
BRIGHT N TIGHT CAROLINA LAUREL / *PRUNUS CAROLINIANA 'MONUS'*
SANDANKWA VIBURNUM / *VIBURNUM SANDANKWA*
DWARF YAUPON / *ILEX VOMITORIA 'NANA'*
DWARF WAX MYRTLE / *MYRICA CERIFERA* 'DON'S DWARF'
TEXAS SAGE / *LEUCOPHYLLUM FRUTESCENS* 'GREEN CLOUD'
OAKLEAF HYDRANGEA / *HYDRANGEA QUERCIFOLIA* 'ALICE'
DWARF YELLOW BELLS / *TECOMA STANS 'SPARKLETT'*
PALE LEAF YUCCA / *YUCCA PALLIDA*
GIANT HESPERALOE / *HESPERALOE FUNIFERA*
BAMBOO MUHLY / *MUHLENBERGIA BAMBUSA*
BIG MUHLY / *MUHLENBERGIA LINDHEIMERI*
BLONDE AMBITION BLUE GRAMA / *BOUTELOUA GRACILIS* 'BLONDE AMBITION'
GULF MUHLY / *MUHLENBERGIA CAPILLARIS 'REGAL MIST'*
PRIDE OF BARBADOS / *CAESALPINIA PULCHERRIMA*
AUTUMN SAGE / *SALVIA GREGGII 'HOT LIPS'*
BUTTERFLY IRIS / *DIETES IRIDOIDES*
FOXTAIL FERN / *ASPARAGUS DENSIFLORUS 'MYERS'*
VARIEGATED GINGER / *ALPINIA ZERUMBET 'VARIEGATA'*
FIRECRACKER PLANT / RUSSELIA EQUISETIFORMIS
BLUE PLUMBAGO / PLUMBAGO AURICULATA 'MONOTT'
TEXAS SEDGE / *CAREX TEXENSIS*

LANDSCAPE REQUIREMENTS

BUFFER YARD

REQUIRED ORDINANCE	PROVIDED
ADJACENT PROPERTY ZONED AS IDZ (OR MF) NO BUFFERYARD REQUIRED	NO BUFFER YARD PROVIDED.
PROBANDT STREET CLASSIFIED AS MINOR ARTERIAL BUFFERYARD NOT REQUIRED 590 L.F. OF FRONTAGE	NO BUFFER YARD PROVIDED

PARKING LOT SHADE CANOPY

REQUIRED ORDINANCE	PROVIDED
CANOPY TREES, AS DEFINED IN APPENDIX A, SHALL BE PROVIDED TO SHADE A MINIMUM OF 25% OF A PARKING LOT. *THERE IS NO PARKING LOT ON THE PROJECT. NO REQUIRED TREES.	NOT APPLICABLE

ELECTIVE REQUIREMENTS

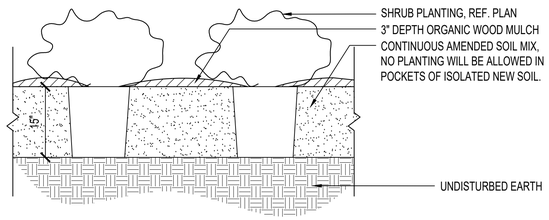
REQUIRED ORDINANCE	PROVIDED
25 POINTS REQUIRED FOR INDUSTRIAL ZONING	(25) POINTS FOR NO OFF-STREET SURFACE PARKING (8) POINTS FOR ONE (1) PRESERVED EXISTING TREES >18" (21" PECAN) (25) POINTS PROVIDED THROUGH STREET TREES (25) POINTS FOR LANDSCAPE IN AN INFILL SITE (91) TOTAL POINTS PROVIDED

TREE PRESERVATION

REQUIRED ORDINANCE	PROVIDED
MINIMUM FINAL TREE CANOPY COVER 25% REQUIRED FOR NON-RESIDENTIAL SITE SITE IS 184,402 SF 184,402 * .25 = 46,100.5 SF REQUIRED	13,257 SF PROVIDED THROUGH MITIGATION REFERENCE CALCULATIONS BELOW 5,456 SF PROVIDED THROUGH PRESERVING EXISTING TREES ON SITE 18,713 TOTAL SF TREE CANOPY PROVIDED
SIGNIFICANT TREES 40% REQUIRED PRES. (TREE SURVEY METHOD) 1:1 MITIGATION REQUIRED OVER 60% REMOVED EXISTING INCHES: 21 INCHES PRESERVED INCHES: 21 INCHES (100%) MITIGATION REQ.: 0 INCHES	0 INCHES OF MITIGATION PROVIDED REFERENCE CALCULATIONS BELOW
HERITAGE TREES 100% REQUIRED PRES. (TREE SURVEY METHOD) 3:1 MITIGATION REQUIRED EXISTING INCHES: 36 INCHES PRESERVED INCHES: 0 INCHES MITIGATION REQUIRED: 0 INCHES	0 INCHES OF MITIGATION PROVIDED REFERENCE CALCULATIONS BELOW
TOTAL MITIGATION REQUIRED: 0 INCHES	

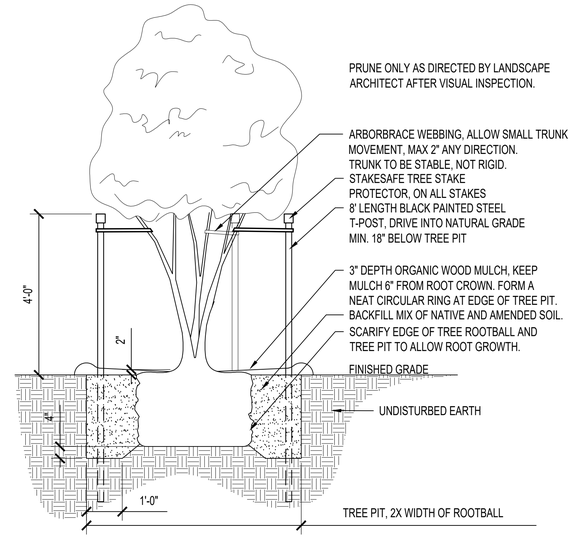
TREE MITIGATION CALCULATIONS

SPECIES	QTY	CAL. (MITIG.)	MITIG. IN.	SHADE VALUE	CALC. SHD VAL	90% SHD VAL
PECAN	9	-	-	1200 SF	10,800 SF	-
SHUM. OAK	9	-	-	1200 SF	10,800 SF	-
MEX. SYCAM.	9	-	-	1200 SF	10,800 SF	-
REDBUD	8	-	-	275 SF	2,200 SF	-
TREE YAUP	17	-	-	275 SF	4,675 SF	-
PALO VERDE	10	-	-	275 SF	2,750 SF	
TOTAL:	62	-	-	-	42,025 SF	-

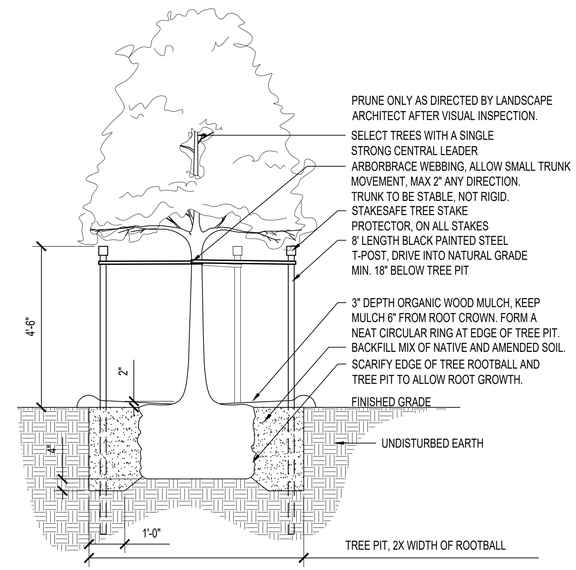


NOTE:
CONTRACTOR TO REMOVE DIRT, DEBRIS, & FILL AS NECESSARY TO ALLOW FOR AMENDED SOIL MIX. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND EARTHWORK CONTRACTOR TO ENSURE THAT THE PROPER GRADES AND MATERIALS ARE PROVIDED. IF MATERIAL IS REQUIRED TO BE BROUGHT IN AS FILL OR REMOVED FROM SITE AS CUT THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING THAT WORK.

3 SHRUB PLANTING
SCALE: 1/2" = 1'-0"



2 MULTI-TRUNKTREE PLANTING
SCALE: 1/2" = 1'-0"



1 CANOPY TREE PLANTING
SCALE: 1/2" = 1'-0"

BLU FISH COLLABORATIVE, INC.
P.O. BOX 40792, Austin, TX 78704
Phone: (512)388-4115

PROFESSIONAL SEAL:

DATE SEALED: 02/03/2022

PROJECT NAME:
LENOX PROBANDT

OWNER:
OHT PARTNERS

PROJECT LOCATION:
400 PROBANDT
SAN ANTONIO, TEXAS

ISSUES
COSA SITE PERMIT ISSUE - 02/03/2022

PROJECT #: 009-20-01
DATE PRINTED: 02/03/2022
DRAWING TITLE:
COSA LANDSCAPE DETAILS

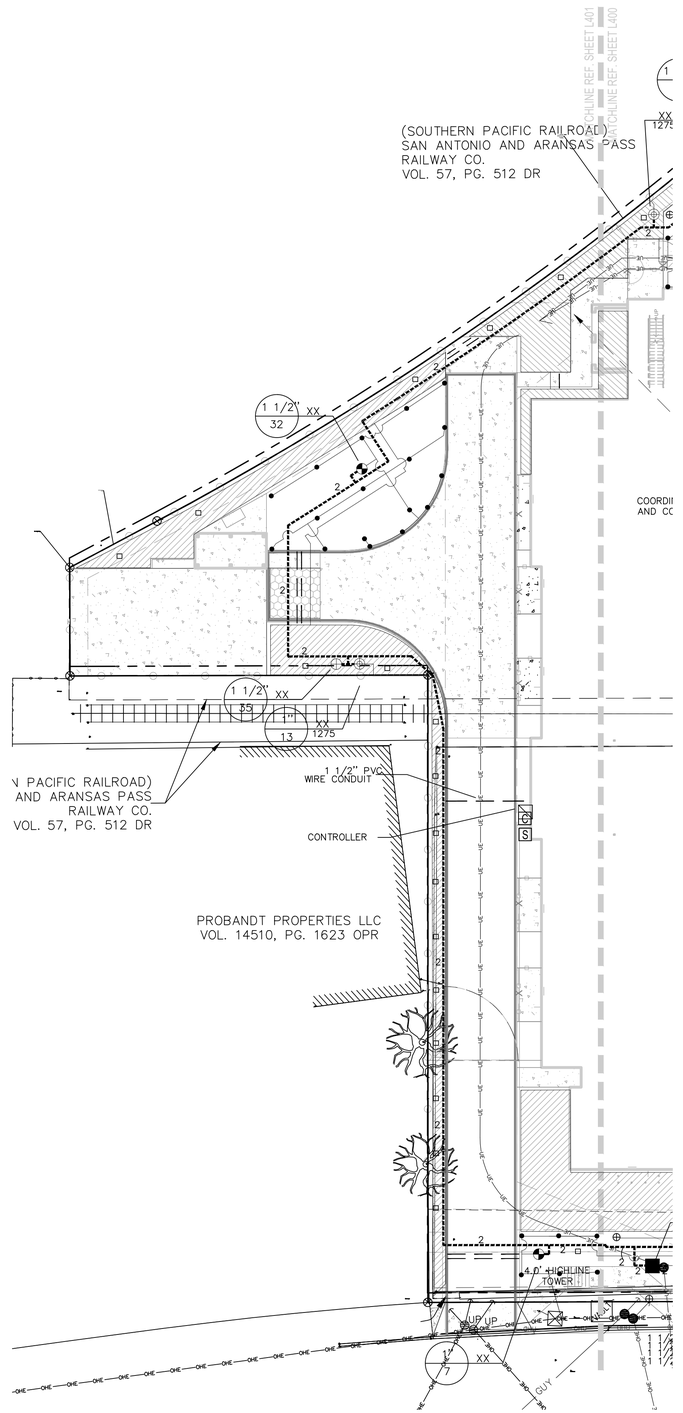
SHEET NO.:
L101

IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) (MC-178) P.O. BOX 13087 T.C.E.Q.'S WEB SITE IS: WWW.TCEQ.STATE.TX.US

LEGEND

- HUNTER PROS-06-NSI-PRS30 SERIES POP UP SPRAY HEAD WITH HUNTER MSBN-50H STREAM BUBBLER NOZZLE. (TWO PER TREE)
  SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH SIDE / END / CORNER STRIP SERIES STRIP NOZZLE UNLESS NOTED OTHERWISE.
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH PRO SPRAY SERIES NOZZLE AS NOTED BELOW
- NETAFIM TECHLINE TLHCVXR5-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
  SEE INSTALLATION NOTE #16 REGARDING DRIP TUBE LAYOUT IN SHRUB BEDS.
- NETAFIM TECHLINE TLHCVXR5-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
  SEE INSTALLATION NOTE #17 REGARDING DRIP TUBE LAYOUT IN TURF.
- HUNTER PGP ULTRA, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5SR BLACK UNLESS NOTED OTHERWISE
- HUNTER PGP ULTRA, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #3.0 BLUE NOZZLE UNLESS NOTED OTHERWISE
- HUNTER PGP ULTRA, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #4.0 BLUE NOZZLE UNLESS NOTED OTHERWISE
- HUNTER PGP ULTRA, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, FULL CIRCLE, #8.0 BLUE NOZZLE UNLESS NOTED OTHERWISE
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE
  SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- NETAFIM LVCZ SERIES DRIP VALVE ASSEMBLY WITH 40 PSI REGULATOR AND 140 MESH FILTER
  USE MODEL LVCZS8010075-LF FOR DRIP ZONES WITH .25 TO 4.4 GPM FLOW RATE
  USE MODEL LVCZ10075-HFHP FOR DRIP ZONES WITH 4.5 TO 17.6 GPM FLOW RATE
  USE MODEL LVCZ-150HP FOR DRIP ZONES WITH 11 TO 35 GPM FLOW RATE
- HUNTER HQ-33-LRC-R QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
- LASCO "V101N" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
- WILKINS 350 SERIES D.C.A. INSTALLED PER CITY CODE, WITH SAME SIZE WILKINS 850 SERIES BRONZE BALL VALVE AND WILKINS YB SERIES BRONZE WYE FILTER WITH 20 MESH STAINLESS STEEL SCREEN
- IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
- HUNTER IC-M SERIES AUTOMATIC CONTROLLER WITH ICM-2200 EXPANSION MODULE AND 'WSS-SEN' WIRELESS ET SENSOR
  LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
- CREATIVE SENSOR TECHNOLOGY FSI-T10-001 SERIES PVC FLOW SENSOR
- CLASS 200 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- CLASS 200 SLEEVE PIPE UNLESS NOTED OTHERWISE
- CLASS 200 SLEEVE PIPES UNLESS NOTED OTHERWISE

L.I.C. SHALL SELECT PRO-SPRAY SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.



1 IRRIGATION PLAN

SCALE: 1" = 20'-0"

NORTH

SCALE IN FEET (1"=20'-0")

0 10 20 50

BF COLLABORATIVE
LANDSCAPE ARCHITECTURE
BLU FISH COLLABORATIVE, INC.
P.O. BOX 40792, Austin, TX 78704
Phone: (512)388-4115

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COSA SITE PERMIT ISSUE - 02/03/2022

PROJECT #: 009-20-01
DATE PRINTED: 02/03/2022
DRAWING TITLE:
IRRIGATION PLAN AND NOTES

SHEET NO.:
L400

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PROJECT #: 009-20-01
DATE PRINTED: 02/03/2022
DRAWING TITLE:
IRRIGATION PLAN

SHEET NO.:
L401

NORTH
SCALE IN FEET (1"=20'-0")
0 10 20 50

PROBANDT STREET

EXISTING F

20' ACCESS EASEMENT VOL. 3544, PG. 197 D.P.R.

ACCESS EASEMENT VOL. 9511, PG. 190 DPR

14' ELECTRIC/OVERHANG EASEMENT VOL. 9515, PG. 124 DPR

4.0' HIGHLINE POWER

COORDINATE WATER SOURCE AND CONTROLLER LOCATION

COORDINATE WATER SOURCE AND CONTROLLER LOCATION

1 1/2" MASTER VALVE / FLOWMETER

1 1/2" WATER METER
1 1/2" BALL VALVE
1 1/2" WYE FILTER
1 1/2" DCA

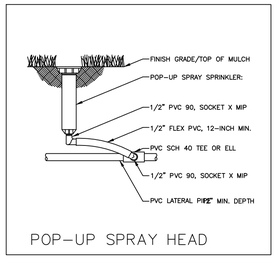
MATCHLINE REF. SHEET L401

MATCHLINE REF. SHEET L400

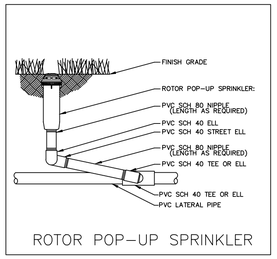
STOP SIGN

DO NOT ENTER SIGN

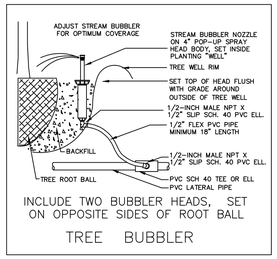
EBOX



POP-UP SPRAY HEAD

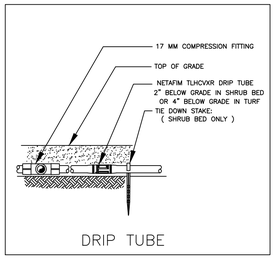


ROTOR POP-UP SPRINKLER

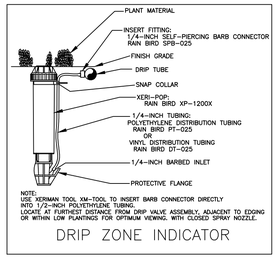


INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL

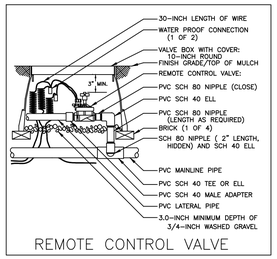
TREE BUBBLER



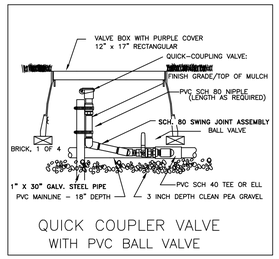
DRIP TUBE



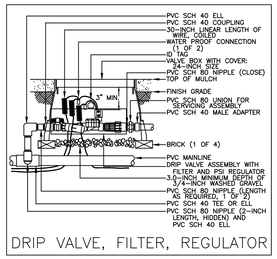
DRIP ZONE INDICATOR



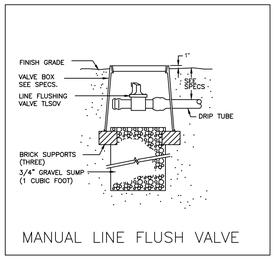
REMOTE CONTROL VALVE



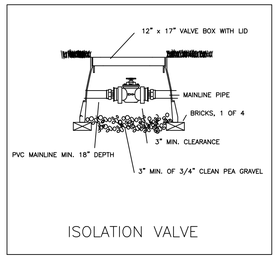
QUICK COUPLER VALVE WITH PVC BALL VALVE



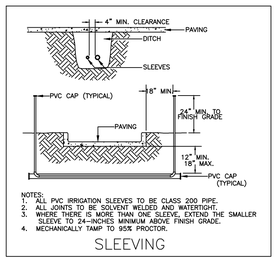
DRIP VALVE, FILTER, REGULATOR



MANUAL LINE FLUSH VALVE

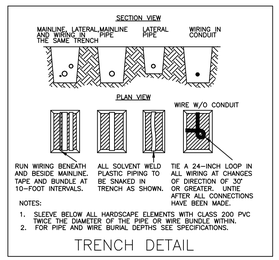


ISOLATION VALVE



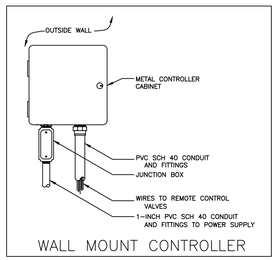
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

SLEEVING

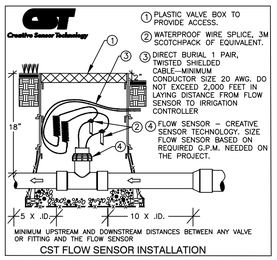


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

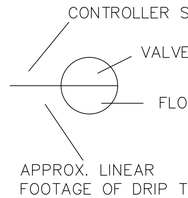
TRENCH DETAIL

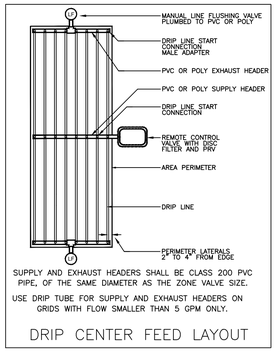


WALL MOUNT CONTROLLER



CST FLOW SENSOR INSTALLATION

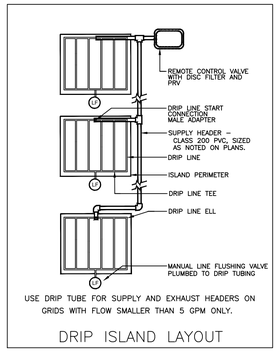




SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

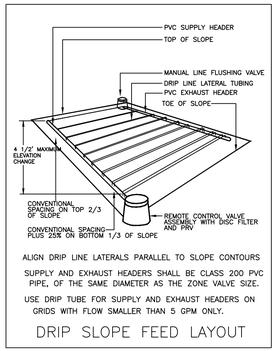
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP CENTER FEED LAYOUT



USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP ISLAND LAYOUT

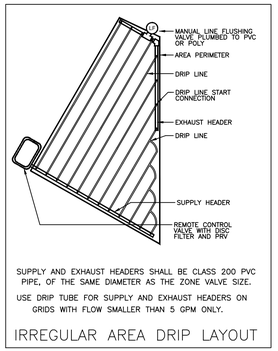


ALIGN DRIP LINE LATERALS PARALLEL TO SLOPE CONTOURS

SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

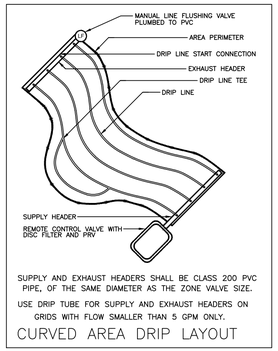
DRIP SLOPE FEED LAYOUT



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

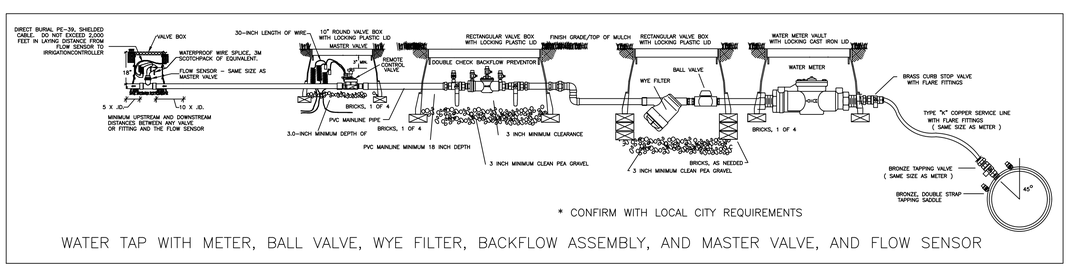
IRREGULAR AREA DRIP LAYOUT



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

CURVED AREA DRIP LAYOUT



* CONFIRM WITH LOCAL CITY REQUIREMENTS

WATER TAP WITH METER, BALL VALVE, WYE FILTER, BACKFLOW ASSEMBLY, AND MASTER VALVE, AND FLOW SENSOR

INSTALLATION NOTES

1. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
2. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS. L.I.C. SHALL PAY ANY ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN AND SHALL BE ADDRESSED BEFORE ANY CONSTRUCTION BEGINS.
3. CONFIRM MINIMUM STATIC WATER PRESSURE OF 65 PSI AT THE HIGHEST ELEVATION OF THE SYSTEM LIMITS, AND MAXIMUM STATIC WATER PRESSURE OF 90 P.S.I. AT THE LOWEST ELEVATION OF THE SYSTEM LIMITS AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS OUTSIDE THE RANGE STATED ABOVE, DO NOT PROCEED UNTIL DIRECTED BY THE LANDSCAPE ARCHITECT.
4. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN EXISTING TREE ROOT ZONES. WHEN HAND – TRENCHING WITHIN EXISTING TREE ROOT ZONES, NO ROOTS LARGER THAN 1" DIAMETER SHALL BE CUT.
5. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPED AREAS.
6. ELECTRIC POWER SHALL BE PROVIDED WITHIN FIVE FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. L.I.C. TO PROVIDE FINAL HARD–WIRE TO CONTROLLER.
7. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL INCLUDE DBY CONNECTORS AS MANUFACTURED BY 3M COMPANY. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSPECTION.
8. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 12" x 17" RECTANGULAR VALVE BOXES WITH PURPLE LID FOR QUICK COUPLING VALVES, AND 10" ROUND BOXES FOR ELECTRIC VALVES UNLESS NOTED OTHERWISE. D.C.A., WITH UPSTREAM BALL VALVE AND WYE FILTER SHALL BE BOXED AND LOCATED ACCORDING TO LOCAL CODE.
9. USE RIGID SCH. 80 PVC SWING JOINT ASSEMBLIES TO CONNECT ALL ROTARY HEADS AND QUICK COUPLERS.
10. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2" FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD–ON #795 SOLVENT AND #P–70 PRIMER.
11. PROVIDE ONE QUICK COUPLER KEY WITH SWIVEL HOSE ELL FOR EVERY SIX Q.C. VALVES. (MINIMUM ONE SET).
12. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
13. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND
14. THE PROPOSED LOCATIONS OF ALL ABOVE– GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS VALVE BOXES, AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THESE ITEMS ARE INSTALLED.
15. ALL HEADS SHALL BE INSTALLED A MINIMUM OF 4" FROM PAVEMENT EDGES. (6" OR GREATER WHERE REQUIRED BY LOCAL CODE) FINAL HEAD ADJUSTMENTS BY THE CONTRACTOR SHALL INCLUDE THE ADDITION OF CHECK VALVES WHERE NEEDED TO PREVENT EXCESSIVE LOW HEAD DRAINAGE. THE CONTRACTOR SHALL BUDGET FOR, AND INSTALL CHECK VALVES FOR UP 10 % OF THE TOTAL NUMBER OF HEADS WHEN NEEDED, WITH NO ADDITIONAL COST TO THE OWNER.
16. WHERE SHOWN ON THE PLANS, MASS SHRUB / GROUNDCOVER BEDS SHALL INCLUDE NETAFIM TECHLINE TLHCVXR SERIES DRIP TUBE WITH PRE–INSTALLED .55 GPH DRIP EMITTERS AT 12" INTERVALS (TLHCVXR5–12), INSTALLED IN CENTER–FED GRIDS WITH ROWS SPACED 18" APART. INDIVIDUAL DRIP TUBE RUNS SHALL NOT EXCEED 150 L.F. PVC LATERAL "TRUNK" LINES SHALL BE INSTALLED 10" DEEP. DRIP TUBE SHALL BE SET 2" BELOW FINISHED SOIL GRADE (NOT INCLUDING MULCH LAYER), SECURELY STAKED EVERY 18". NETAFIM #TL050MFV–1 FLUSH VALVES SHALL BE INSTALLED AT THE FARTHEST POINTS FROM THE ZONE VALVE. USE 17 MM BARBED FITTINGS FOR DRIP LINE CONNECTIONS, SET THE MAXIMUM OPERATING PRESSURE AT 30 PSI. TECHLINE CV SHALL BE INSTALLED PERPENDICULAR TO SLOPE FACE. INSTALL TLCV IN–LINE CHECK VALVES FOR EVERY 4.5 FEET OF DRIP LINE ELEVATION CHANGE WITHIN THE ZONE. EACH DRIP ZONE SHALL INCLUDE ONE MAINTENANCE "FLAG" WHICH SHALL CONSIST OF A 12" POP–UP SPRAY HEAD AND COMPLETELY CLOSED SPRAY NOZZLE. THE POP–UP HEAD SHALL BE CONNECTED TO THE DRIP ZONE PIPE, SET FLUSH WITH GRADE, AND LOCATED AT THE FARTHERST DISTANCE FROM THE DRIP VALVE ASSEMBLY. INSTALL THE "FLAG" HEAD ADJACENT TO EDGING OR IN LOW PLANTINGS FOR EASE OF VIEWING.
17. WHERE SHOWN ON THE PLANS, SPECIFIC TURF AREAS SHALL INCLUDE NETAFIM TECHLINE TLHCVXR SERIES DRIP TUBE WITH PRE–INSTALLED .55 GPH DRIP EMITTERS AT 12" INTERVALS (TLHCVXR5–12), INSTALLED IN CENTER–FED GRIDS WITH ROWS SPACED 12" APART. INDIVIDUAL DRIP TUBE RUNS SHALL NOT EXCEED 150 L.F. PVC LATERAL "TRUNK" LINES SHALL BE INSTALLED 10" DEEP. DRIP TUBE SHALL BE SET 4" BELOW FINISHED SOIL GRADE. NETAFIM #TL050MF–1 FLUSH FLUSH VALVES SHALL BE INSTALLED AT THE FARTHEST POINTS FROM THE ZONE VALVE. USE 17 MM BARBED FITTINGS FOR DRIP LINE CONNECTIONS, SET THE MAXIMUM OPERATING PRESSURE AT 30 PSI. TECHLINE CV SHALL BE INSTALLED PERPENDICULAR TO SLOPE FACE. INSTALL TLCV IN–LINE CHECK VALVES FOR EVERY 4.5 FEET OF DRIP LINE ELEVATION CHANGE WITHIN THE ZONE. EACH DRIP ZONE SHALL INCLUDE ONE MAINTENANCE "FLAG" WHICH SHALL CONSIST OF A 12" POP–UP SPRAY HEAD AND COMPLETELY CLOSED SPRAY NOZZLE. THE POP–UP HEAD SHALL BE CONNECTED TO THE DRIP ZONE PIPE, SET FLUSH WITH GRADE, AND LOCATED AT THE FARTHERST DISTANCE FROM THE DRIP VALVE ASSEMBLY. INSTALL THE "FLAG" HEAD ADJACENT TO EDGING OR IN LOW PLANTINGS FOR EASE OF VIEWING. TEMPORARY OVERHEAD IRRIGATION MAY BE REQUIRED WHERE SUB–SURFACE DRIP TUBES SERVE NEW SEEDED PLANTINGS.

COORDINATION WITH EXISTING TREES

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND–DIG ONLY WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

MINIMUM STATIC PRESSURE : 65 PSI
DESIGN PRESSURE : 64 PSI

IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) (MC–178) P.O. BOX 13087 T.C.E.Q.'S WEB SITE IS: WWW.TCEQ.STATE.TX.US

BF COLLABORATIVE
LANDSCAPE ARCHITECTURE
BLU FISH COLLABORATIVE, INC.
P.O. BOX 40792, Austin, TX 78704
Phone: (512)388-4115

PROFESSIONAL SEAL:

DATE SEALED: 02/03/2022

PROJECT NAME:
LENOX PROBANDT

OWNER:
OHT PARTNERS

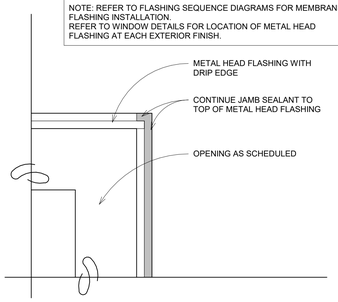
PROJECT LOCATION:
400 PROBANDT SAN ANTONIO, TEXAS

ISSUES:
COSA SITE PERMIT ISSUE - 02/03/2022

PROJECT #: 009-20-01
DATE PRINTED: 02/03/2022
DRAWING TITLE:
IRRIGATION DETAILS

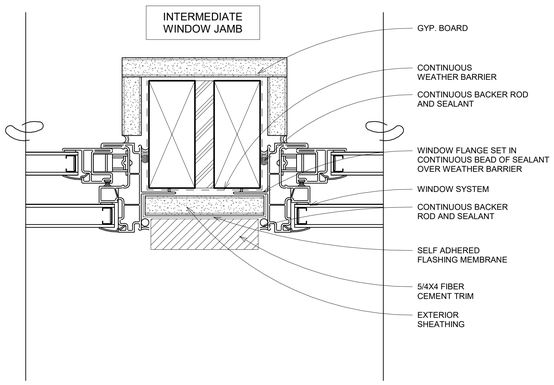
SHEET NO.:
L402

NOTE: REFER TO FLASHING SEQUENCE DIAGRAMS FOR MEMBRANE FLASHING INSTALLATION.
REFER TO WINDOW DETAILS FOR LOCATION OF METAL HEAD FLASHING AT EACH EXTERIOR FINISH.



WINDOW ELEVATION DETAIL

1 Window Details - Elevation
6" = 1'-0"



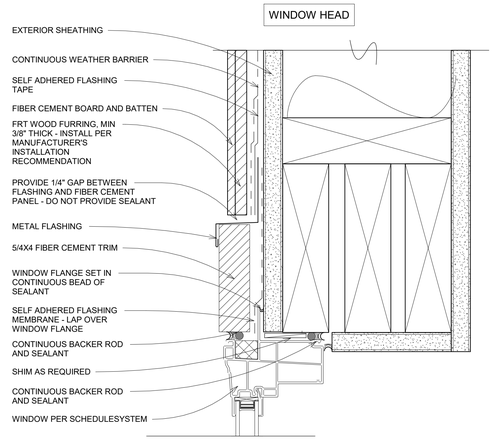
GENERAL WINDOW NOTES:

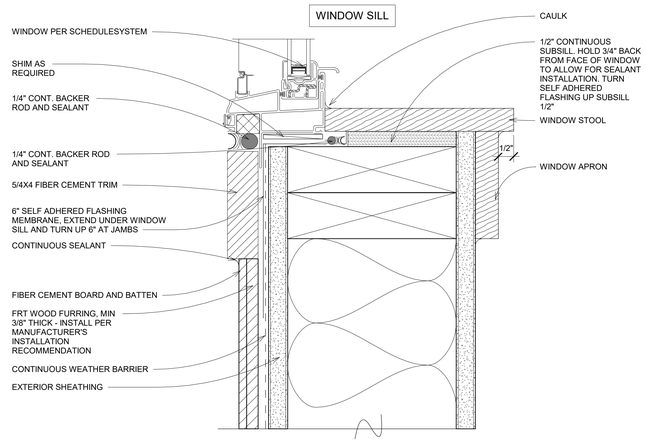
REFER TO FLASHING SEQUENCE DIAGRAMS FOR MEMBRANE FLASHING INSTALLATION.

REFER TO PARTITION TYPES FOR SPECIFIC WALL ASSEMBLY.

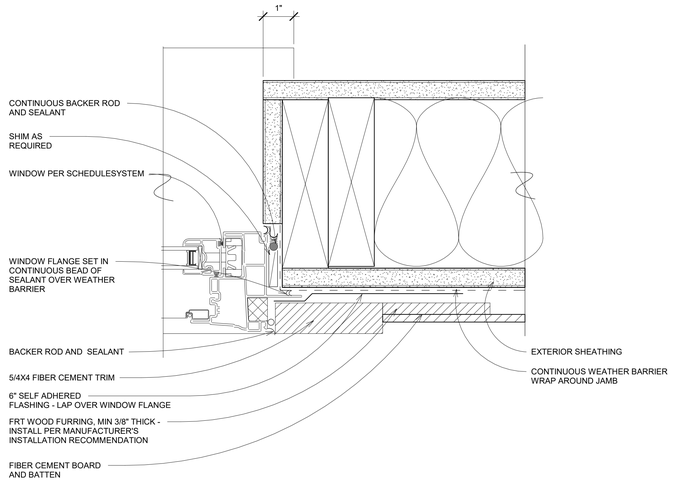
DO NOT TAPE THE BOTTOM FLANGE TO THE WEATHER BARRIER

2 Window Details - Intermediate Jamb
6" = 1'-0"



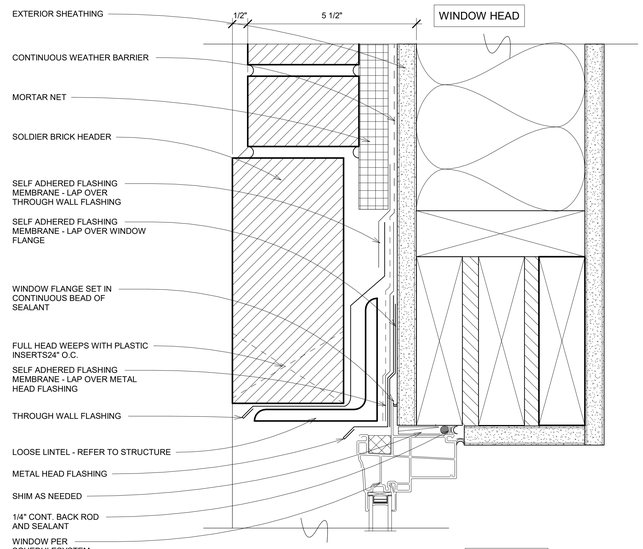


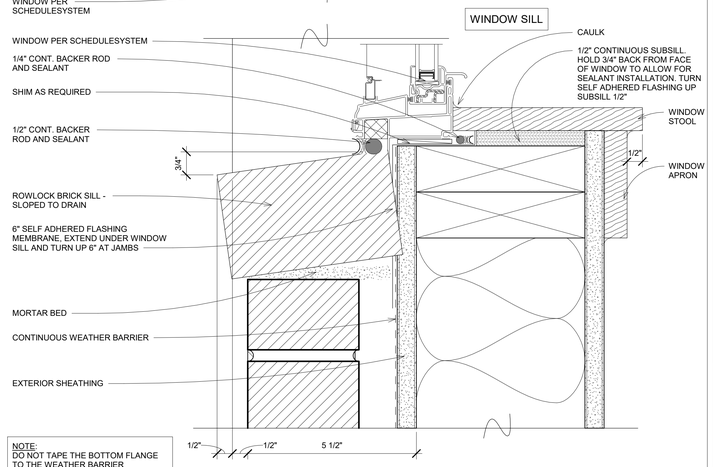
NOTE:
DO NOT TAPE THE BOTTOM FLANGE TO THE WEATHER BARRIER



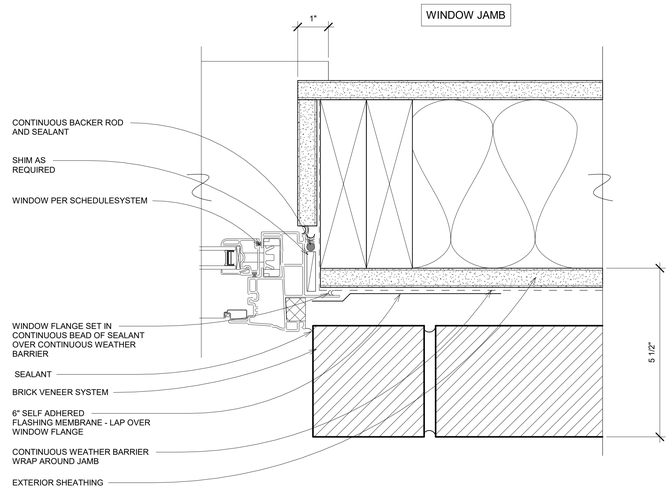
3 Window Details - Fiber Cement Board and Batten
6" = 1'-0"

NOTE:
AT ALL BRICK VENEER CONDITIONS, REFER TO ELEVATIONS FOR BRICK PATTERN, BANDING, AND COURSING





NOTE:
DO NOT TAPE THE BOTTOM FLANGE TO THE WEATHER BARRIER



4 Window Details - Brick Veneer
6" = 1'-0"

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MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

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Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

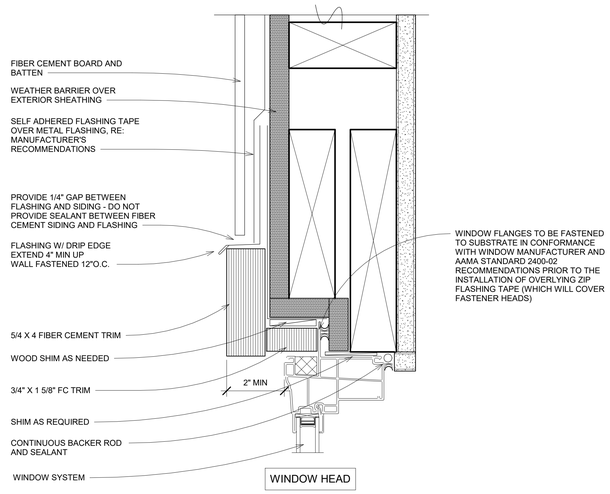
Window Details

Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

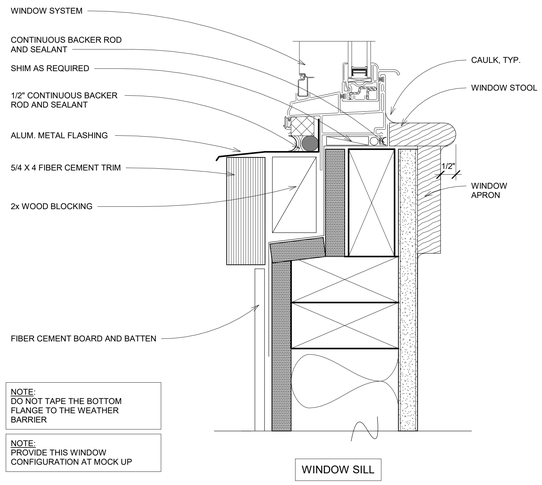
A614

2/10/2022 12:00:39 PM

REVISED TO MEET STAFF'S STIPULATIONS.



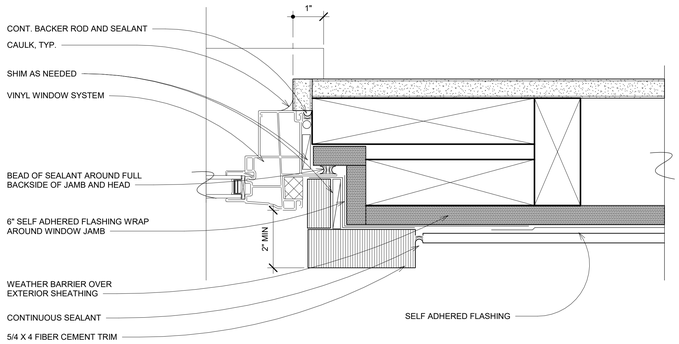
WINDOW HEAD



NOTE:
DO NOT TAPE THE BOTTOM FLANGE TO THE WEATHER BARRIER

NOTE:
PROVIDE THIS WINDOW CONFIGURATION AT MOCK UP

WINDOW SILL



WINDOW JAMB

1 Window Details - Fiber Cement HDRC
6" = 1'-0"

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REVISIONS		
No.	Description	Date

REGISTERED ARCHITECT FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Window Details

Project Number	18012
Date	March 7, 2022
Drawn By	LYP
Checked By	JFD

A615

4/28/2022 12:02:42 PM