

HISTORIC AND DESIGN REVIEW COMMISSION

March 18, 2015

Agenda Item No: 15

HDRC CASE NO: 2015-104
ADDRESS: 803 E PARK AVE (Formerly 1106 E EUCLID)
LEGAL DESCRIPTION: NCB 832 BLK 6 LOT A&B
ZONING: MF33 RIO-2
CITY COUNCIL DIST.: 1
APPLICANT: Michael Garansuay
OWNER: Parklid City Homes
TYPE OF WORK: Construction of 6 townhome units
REQUEST:

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

Construct 6 new townhome units on the 10,000 square foot lot at 803 E Park where there is currently a single family residence for which demolition has been approved. The proposed new construction will have a footprint of 5,243 square feet, stucco facades and a standing seam metal roof.

APPLICABLE CITATIONS:

UDC Section 35-672. - Neighborhood Wide Design Standards

- (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.
 - (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.
 - (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) 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.
 - (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 edge or riverside 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 thirty-foot setback from the above mentioned lot line shall comply with the requirements of the table.

Where parking is located on corner sites only one (1) lot line has to meet the requirements of the table.

Table 672-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Max. % Coverage of Lot Line*	50%	40%	N/A	40%	40%	30%
Buffering Required?	Yes	Yes	Yes	Yes	Yes	Yes

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

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

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

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

iii. Recessed or projecting balconies and entrances.

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. These include building placement, orientation and setbacks, and the design of the outdoor space.

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

(2) Primary and Secondary Entrances

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

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

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

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

vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(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.

(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 is such that walls shall not be erected in such a way as to block views of the river 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, 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 may use the above listed materials plus wood fencing.

B. All chain link fences are prohibited for properties abutting the river. For properties that do not abut the river 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.

(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.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

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

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

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(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.

(m) 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.

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

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

A. Position utility boxes so that they cannot be seen from the public Riverwalk 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.

UDC Section 35-674. – Building Design Principles

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.

Table 674-1

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

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

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

(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.

(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.

(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.

(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.

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

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

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

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

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

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

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

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

(2) Materials and Color.

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

B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.

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

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

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

UDC Section 35-630. – Designated Archaeological Sites

(a) Designated archaeological sites shall be treated as any other exceptional or significant resource and shall be reviewed by the historic preservation office, in consultation with the city archaeologist and the historic and design review commission following the procedures set forth in sections 35-608 to 35-613 of this article.

(b) Owners of property containing designated archaeological sites are encouraged to educate the citizens of San Antonio regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

UDC Sec. 35-634. - Cemeteries.

All applicants for permits, excluding burial permits, affecting cemeteries shall be referred to the city historic preservation officer for the purpose of determining whether or not the cemetery is historically, culturally, architecturally, or archaeologically exceptional or significant. If the cemetery is determined by the city historic preservation officer to be exceptional or significant, any proposed change, excluding burials, must be presented to the historic and design review commission for approval of planned work. If a court of competent jurisdiction has granted permission for cancellation or destruction of such cemetery, any plans for new construction must be approved thereafter by the historic and design review commission before construction commences. The historic and design review commission shall be governed in its recommendations by regulations set forth in Texas state law for cemeteries excluding burial permits.

UDC Section. 35-675. - Archaeology.

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

district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

- (1) The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;
- (2) USGS maps;
- (3) Soil Survey maps;
- (4) Distance to water;
- (5) Topographical data;
- (6) Predictive settlement patterns;
- (7) Archival research and historic maps;
- (8) Data on file at the office of historic preservation.

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

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

FINDINGS:

- a. This current request was reviewed by the Design Review Committee on March 10, 2014. At that meeting, committee members expressed concern over a parking and driveway buffer as well as the lack on an architectural site plan.
- b. The applicant has noted that the existing structure at 803 E Park, a single family dwelling is to be demolished. Administrative Approval for the demolition of the structure was given on January 30, 2015. Due to its location within the River Improvement Overlay, no HDRC review is required by the UDC.
- c. According to the UDC Section 35-672 (a)(1)(A), pedestrian access shall be provided among properties to integrate neighborhoods. A sidewalk connection from one (1) side of the applicant's property to the other, parallel to the public right of way shall be provided in all river improvement overlay districts. As shown in the application documents, the applicant has proposed to provide a concrete sidewalk connection from one side of the property to the other. This is consistent with the UDC.
- d. The applicant has proposed three (3) curb cuts along E Park. According to the UDC Section 35-672(b)(1)(A), curb cuts should be limited to two (2) on parking areas or structures facing only one (1) street and one for each additional street face. The applicant's proposal of three (3) curb cuts is not consistent with the UDC. If the applicant is seeking a third curb cut, it should be located on E Euclid.
- e. Automobile parking in new developments should be located toward the interior of the site or to the side or rear of a building. The applicant has proposed garage parking for one automobile per unit with designated driveways. Individual driveways with street access promote parking that is not toward the interior, side or rear of a building and is not consistent with the UDC Section 35-672 (b)(2).
- f. Due to the unique street pattern and this lot being a corner lot, a focal point is formed, particularly when driving southeast on E Park. According to the UDC Section 35-672 (c)(1), when a property appears to be at the terminus of a street, an architectural feature is to be included in the design to provide a focal point. This can be achieved including additional height, the creation of a tower, variation in roof slope, a change in color or materials, embellished entrance areas, articulated corners or recessed or projecting balconies and entrances. The applicant has not shown an architectural feature to act as a focal point. The applicant must do so in order for this proposal become consistent with Section 35-671(c)(1) of the UDC.
- g. Primary entrances to buildings in the River Improvement Overlay should be oriented toward the street with secondary entrances oriented in the interior of a site. The applicant has specified that each primary entrance is to be recessed from the main exterior wall and have an awning with wood brackets to serve as a canopy. While the primary entrance is oriented toward the street, they are still secondary to the vehicular entrance, the garages. This is not consistent with the UDC Section 35-673(2) in regards to primary entrances.
- h. The applicant has not specified landscaping plans nor plant materials. The applicant is responsible for complying with

UDC Section 35-673(e) regarding landscape design and Section 35-673(f) regarding plant materials.

- i. According to the UDC Section 35-673(j) in regards to site lighting, site lighting should define activity areas and provide interest at night. Site lighting should also be designed in a manner that facilitates safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided. The applicant has not submitted information regarding site lighting and is responsible for complying with this section of the UDC.
- j. The applicant has noted that mechanical equipment is to be located at ground level at the rear (northeast) of the proposed building. According to the UDC Section 35-673(n), service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Furthermore, mechanical equipment that generates noise, smoke or odors shall not be located at the pedestrian level. The applicant's proposal is not consistent with the UDC.
- k. Regarding scale and mass, in order to provide a human scale, buildings should be designed in a manner where their facades contain a pattern of mass to void, a distinction between upper and lower floors and a wall plain that divides the building's facades into modules that express traditional dimensions. While the proposal contains elements that meet each of these requirements, they are met by nontraditional elements, particularly the use of aluminum garage doors. This is not consistent with the UDC Section 35-674(b)(4).
- l. The applicant has proposed building materials which include stucco, wood trim, stucco trim and a standing seam metal roof. This is consistent with the UDC Section 35-674(d) in regards to materials and finishes.
- m. According to the UDC Section 35-673(e), buildings should contain three distinct façade elements; a base, a mid-section and a cap. The proposal has met these standards and is consistent with the UDC.
- n. Windows not only facilitate the separation of a building's façade, but also help provide a human scale. Per the UDC Section 35-674(e)(2), windows shall be recessed at least two (2) inches within solid walls, should relate in design and scale to the space behind them, shall be used in hierarchy to articulate important places on the façade and shall be grouped to establish rhythm. The applicant is responsible for complying with the UDC in regards to window arrangement and fenestration.
- o. The applicant has proposed to place wood awnings at each primary entrance. The proportions as well as materials of the proposed awnings are consistent with the UDC Section 35-674(g).
- p. The UDC Section 35-675 states that an HDRC application for commercial development projects within a river Improvement overlay district shall be reviewed by the city archaeologist to determine if there is potential of containing intact archaeological deposits. The applicant is responsible for complying with this section of the UDC as well as Sections 35-606, 35-630 and 35-634.

RECOMMENDATION:

Staff does not recommend final approval as submitted at this time based on findings d through k and n.

Staff recommends that the applicant return to the Design Review Committee once the above noted inconsistencies with the UDC have been addressed. The applicant needs to show more developed architectural drawings providing detail regarding onsite parking, the buffering of onsite parking from the pedestrian right of way, the rearrangement of parking on the primary façade, site lighting, the screening of mechanical equipment and window arrangement and fenestration.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Mar 10, 2015

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Historic & Design Review Commission
City of San Antonio
Office of Historic Preservation
1901 S. Alamo
San Antonio, TX 78204

RE: 803 East Park Avenue Narrative

To Whom it May Concern,

Parklid at The Pearl "PAP" is a 6 unit townhome project that will replace a dilapidated single family residence that sits on a 10,000 sf lot. The existing home (see attached photos) will be razed to make way for the new building. The new building will be a contiguous structure with a floor plate of approximately 5,243 sf.

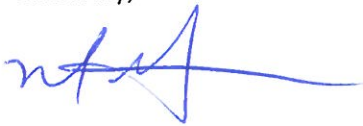
The installation of the Myrtle Street bridge makes the distance connecting PAP to The Pearl at less than 350 yards. PAP will offer first in class finishes, individual backyards for every unit and a 1 car garage dedicated to each unit. The exterior will have modern lines similar to the surrounding developments, stucco exterior (sand finish) and a standing metal seam roof (samples provided). Each unit will consist of a 2 bedroom and 2.5 bath. All units will have a "master" bedroom enticing parents interested in living in the area to look at PAP.

We look forward to your favorable response on what is turning out to be a great project and one that we are very excited about.

See attached renderings and floor plans

*Also included are photos of a project this development team has done and is located at 516 Ashby. *

Sincerley,



Michael Garansuay

Parklid City Homes, LLC

CONSTRUCTION DOCUMENT ORGANIZATION

This set of CONSTRUCTION DOCUMENTS is presented in two parts :
a set of technical SPECIFICATIONS and a set of DRAWINGS.

1. DRAWINGS

DRAWINGS are organized according to disciplines, with each discipline describing a general aspect of the construction. Disciplines are arranged in the order of typical construction sequence as follows:

A-ARCHITECTURAL:

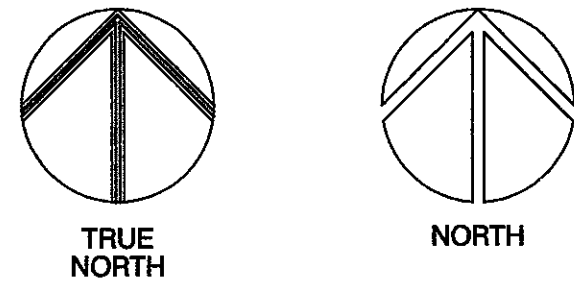
Work required to produce the basic building envelope, including:
Floor plan(s), roof plan(s), exterior elevations, building sections, wall sections, stair details, exterior enclosure details, interior floor plan(s), enlarged plans, interior elevations, interior partition sections, interior details, cabinets, millwork, equipment details, ceilings and floor finishes.

2. DRAWING NUMBERING

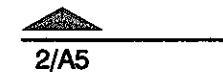
16 JAMB DETAIL

Each drawing is numbered preceding the drawing title. In this example, drawing 16 represents the sixteenth drawing on a sheet of the architectural discipline, a JAMB DETAIL.

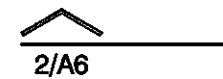
3. SYMBOLS



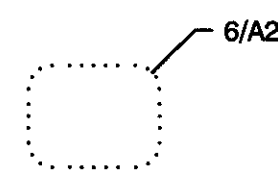
This symbol (with solid black arrow) represents the direction of true north for this set of drawings. This symbol (with outlined arrow) represents the direction of "project" north for this set of drawings.



This symbol is a key to a building section drawing taken along the straight line of the symbol. The arrow points in the direction of the view for the section. The number is a reference to the section drawing, in this example, drawing 2, sheet A5.



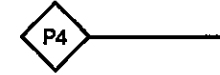
This symbol is a key to a section drawing taken along the straight line of the symbol. The arrow points in the direction of the view for the section. The number is a reference to the section drawing, in this example, drawing 2, sheet A6.



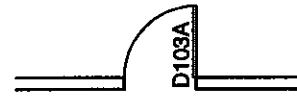
This symbol is a key to a detail drawn of the area within the dashed line. The number is a reference to the detail drawing, in this example, drawing 6, sheet A2.



This symbol is a key to an elevation drawing. The arrow points in the direction of view for the elevation. The number is a reference to the elevation drawing, in this example, drawing 5, sheet A3.



This symbol is a key to a partition type, if included. The number is a reference to the partition drawing, in this example, partition type "P4".



This symbol is a key to the door schedule. All doors are keyed with a letter "D" and the room number. If more than one door, "A", "B", etc. is added. See door "D103A" in the Door Schedule.



This symbol is a key to the window schedule if included. Windows are keyed with a pre-fix "W". In this example, see "W1" in the Window Schedule.

4. DIMENSIONS

All plan dimensions are to the face of stud framing or face of masonry unless otherwise noted.

GENERAL NOTES

All Subcontractors and Construction Workers must read the written Specifications contained in the Project Manual. The Specifications contain additional surface preparation or installation requirements for the building materials, products or components that are being placed or installed.

The installation / application information shown on the Drawings is not complete without the written Specifications. If the Specifications / Project Manual is not with these Drawings, ask the General Contractor for a copy to review before beginning your work.

The word PROVIDE when used in any document relating to this project, including but not limited to Drawings, Specifications, proposal requests, change orders and other similar documents, shall mean to furnish, install in place, connect, finish and complete, ready for use for its intended purpose.

CODE REVIEW SUMMARY

LOCATION

803 E. PARK AVENUE
UNITS 101-106
SAN ANTONIO, TEXAS

BUILDING AREA

FIRST FLOOR	5,015 SQ. FT.
SECOND FLOOR	5,015 SQ. FT.
TOTAL	10,030 SQ. FT.

CODE BASIS

2012 INTERNATIONAL RESIDENTIAL BUILDING CODE
WITH CITY OF SAN ANTONIO AMENDMENTS
2012 INTERNATIONAL FIRE CODE
WITH CITY OF SAN ANTONIO AMENDMENTS
2012 INTERNATIONAL PLUMBING CODE
WITH CITY OF SAN ANTONIO AMENDMENTS
2012 INTERNATIONAL MECHANICAL CODE
WITH CITY OF SAN ANTONIO AMENDMENTS
2012 INTERNATIONAL ELECTRICAL CODE
WITH CITY OF SAN ANTONIO AMENDMENTS
2009 INTERNATIONAL ENERGY CONSERVATION CODE

REFER TO SHEET A1 FOR CODE REQUIREMENTS AND SPECIFICATIONS

INDEX OF DRAWINGS

COVER / INDEX SHEET

CIVIL DRAWINGS

C2	EXISTING CONDITIONS DRAINAGE AREA MAP
C3	SWPPP, GRADING & DRAINAGE
C4	PAVING, UTILITY, DIMENSIONAL CONTROL & FIRE PROTECTION PLAN
C5	STANDARD DETAILS
C6	UTILITY DETAILS

STRUCTURAL DRAWINGS

S1.0	GENERAL NOTES
S1.1	FOUNDATION PLAN
S1.2	SECOND FLOOR FRAMING PLAN
S1.3	MAIN ROOF FRAMING PLAN
S1.4	FRONT ROOF FRAMING PLAN
S1.5	BRACING PLAN
S1.6	DETAILS

ARCHITECTURAL DRAWINGS

A1	SITE PLAN AND GENERAL NOTES
A2	FIRST FLOOR PLAN, INTERIOR ELEVATIONS, WINDOW SCHEDULE
A3	SECOND FLOOR PLAN, INTERIOR ELEVATIONS, DOOR SCHEDULE
A4	FIRST FLOOR ELECTRICAL PLAN AND REFLECTED CEILING PLAN
A5	SECOND FLOOR ELECTRICAL PLAN AND REFLECTED CEILING PLAN
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS AND ROOF PLAN
A8	WALL SECTIONS AND DETAILS

MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS

M-1	MECHANICAL PLAN AND DETAILS
E-1	ELECTRICAL PLAN AND DETAILS
P-1	PLUMBING PLAN AND DETAILS

LANDSCAPE DRAWINGS

L1.0	LANDSCAPE PLANTING PLAN
L2.0	LANDSCAPE SPECIFICATIONS
TP1.0	TREE PRESERVATION PLAN
LI1.0	LANDSCAPE IRRIGATION PLAN

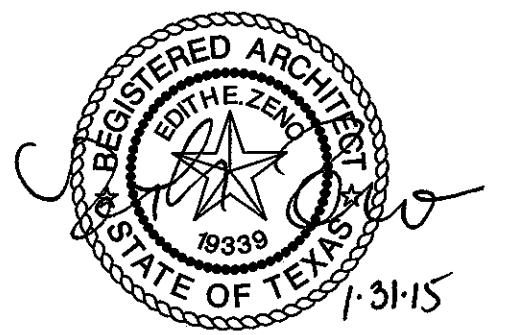
RESIDENCE

803 E. PARK AVENUE

San Antonio, Texas

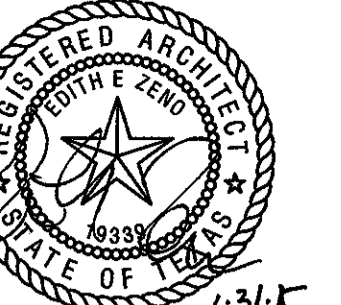
ARCHITECT
E. ELIZABETH ZENO
San Antonio, Texas

PARKLID CITY HOMES
San Antonio, Texas



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JANUARY 31, 2015



Date 01/31/2015

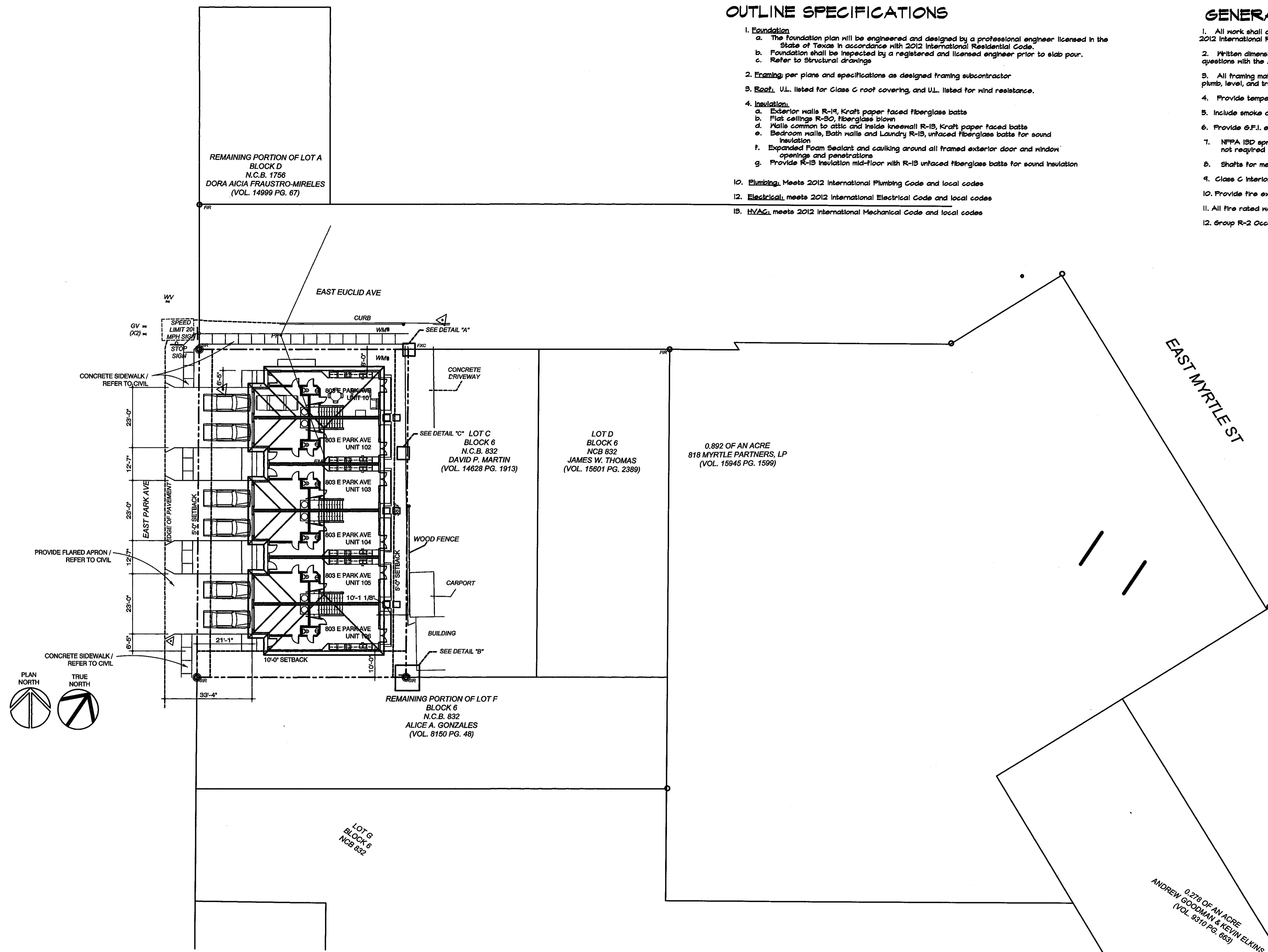
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OUTLINE SPECIFICATIONS

1. **Foundation**
 - a. The Foundation plan will be engineered and designed by a professional engineer licensed in the State of Texas in accordance with 2012 International Residential Code.
 - b. Foundation shall be inspected by a registered and licensed engineer prior to slab pour.
 - c. Refer to Structural drawings.
2. **Framing**, per plans and specifications as designed framing subcontractor
3. **Roof**, U.L. listed for Class C roof covering, and U.L. listed for wind resistance.
4. **Insulation**
 - a. Exterior walls R-14, Kraft paper faced fiberglass batts
 - b. Flat ceilings R-30, fiberglass blown
 - c. Walls common to attic and inside kneewall R-13, Kraft paper faced batts
 - d. Bedroom walls, Bath walls and Laundry R-13, unfaced fiberglass batts for sound insulation
 - e. Expanded Foam Sealant and caulking around all framed exterior door and window openings and penetrations
 - f. Provide R-13 insulation mid-floor with R-13 unfaced fiberglass batts for sound insulation
10. **Plumbing**, Meets 2012 International Plumbing Code and local codes
12. **Electrical**, meets 2012 International Electrical Code and local codes
15. **HVAC**, meets 2012 International Mechanical Code and local codes

GENERAL NOTES

1. All work shall comply with The City of San Antonio, Texas building codes and ordinances including the 2012 International Residential Code.
2. Written dimensions shall take precedence over scaled dimensions. Verify plan discrepancies and questions with the Architect and the Owner.
3. All framing material and installation shall comply with IRC 2012 requirements. Framing shall be made plumb, level, and true throughout.
4. Provide tempered glass at windows that occur within 24" of exterior doors per federal law.
5. Include smoke detectors in hallways adjacent to bedrooms and all bedrooms and in kitchen per IRC 2012.
6. Provide G.F.I. electrical outlets at vanities, kitchen counters, utility room, and exterior.
7. NFPA 1BD sprinkler throughout residence - each unit with individual riser and fire lead-in. Attic not required to be sprinklered.
8. Shafts for mechanical and plumbing chases not required to be rated.
9. Class C interior finishes and Class C roof covering.
10. Provide fire extinguishers - one on each level installed in accordance with NFPA 10
11. All fire rated walls to have stenciling above the ceiling identifying them as rated walls.
12. Group R-2 Occupancy of Type VB construction.



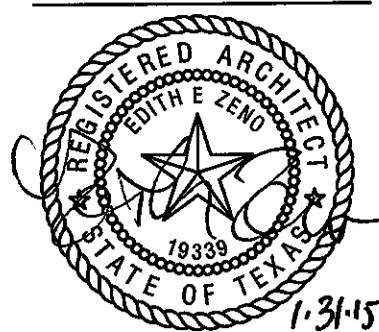
RESIDENCE
803 E. PARK AVENUE
SAN ANTONIO, TX

Revisions

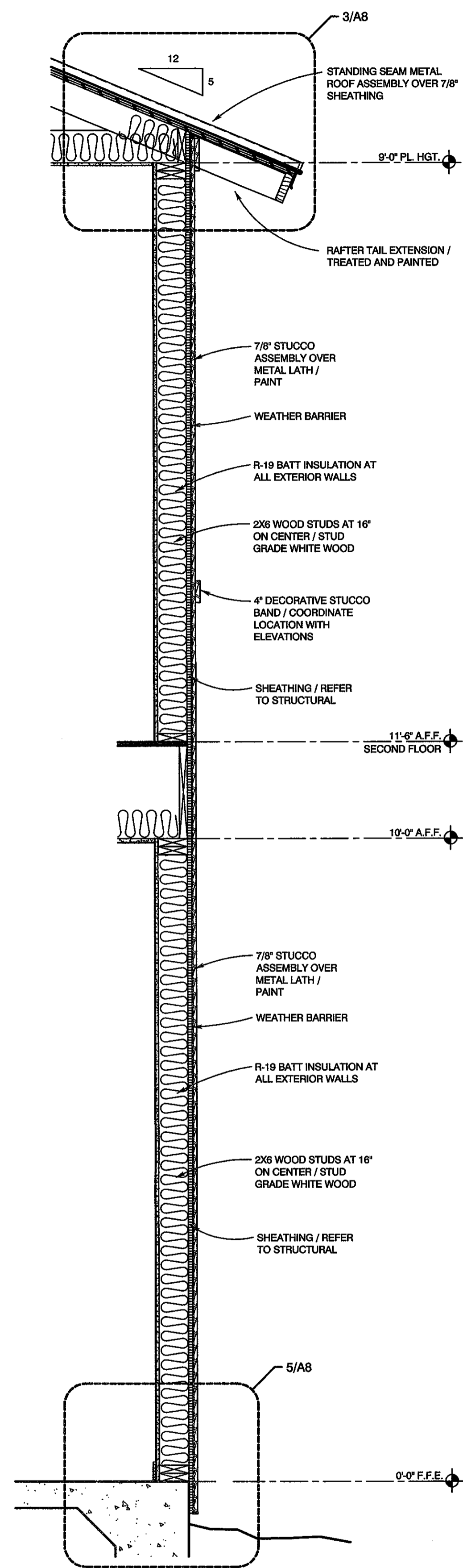
E. ELIZABETH ZENO, ARCHITECT
San Antonio, Texas
Tel 210-289-5665

A1

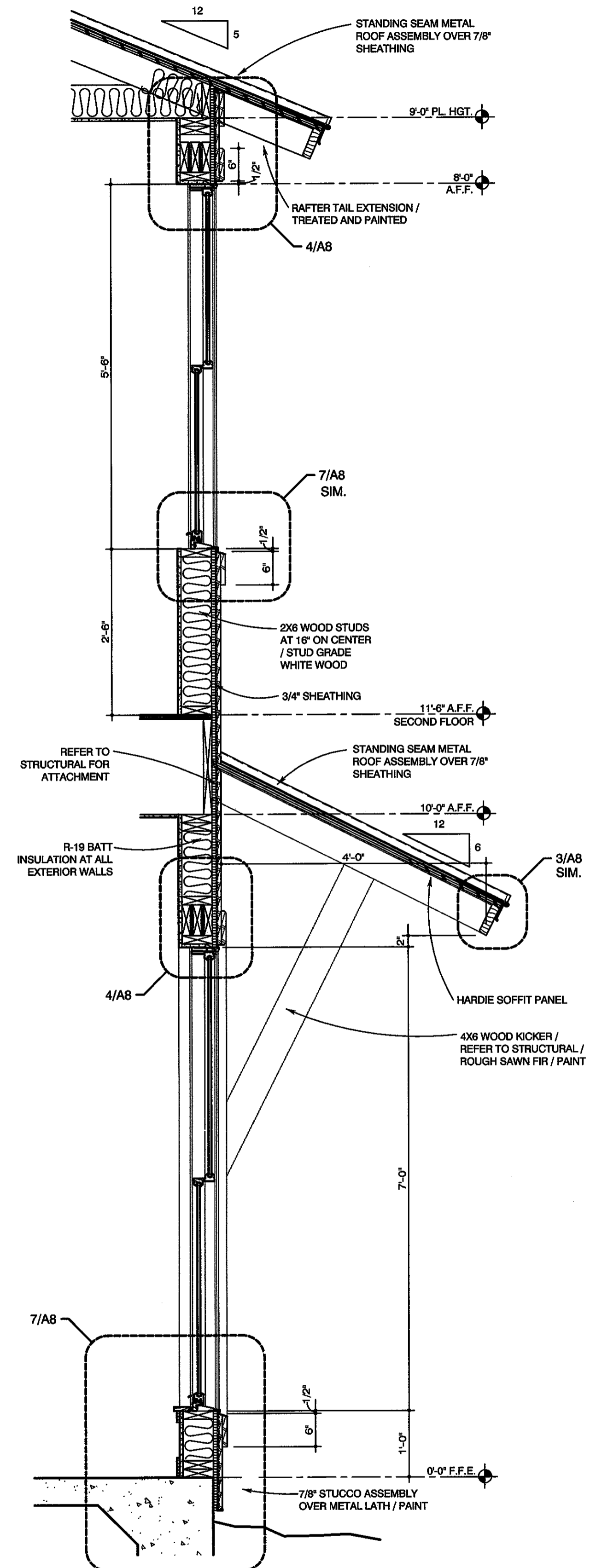
SITE PLAN AND NOTES



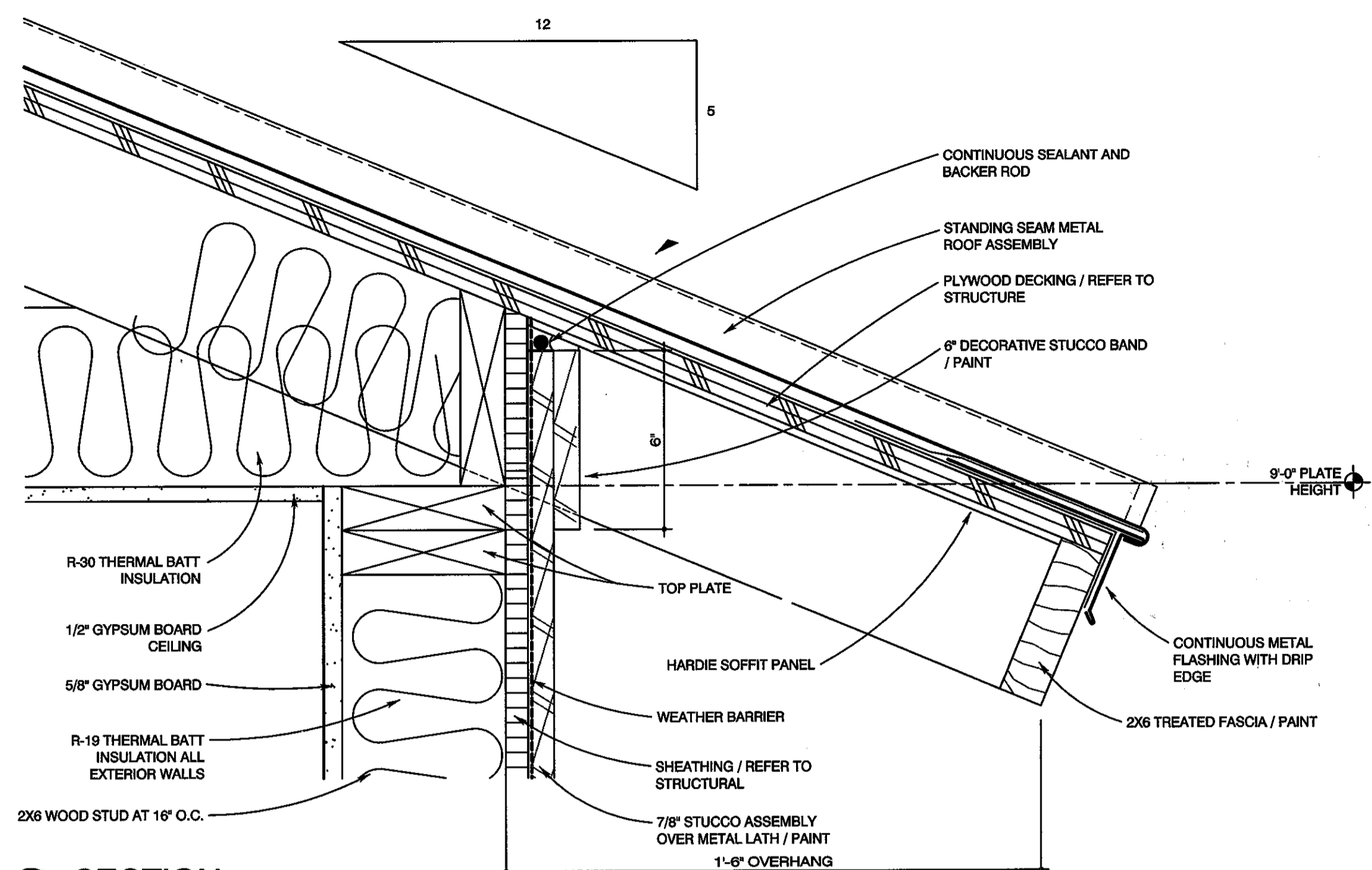
Date 01/31/2015
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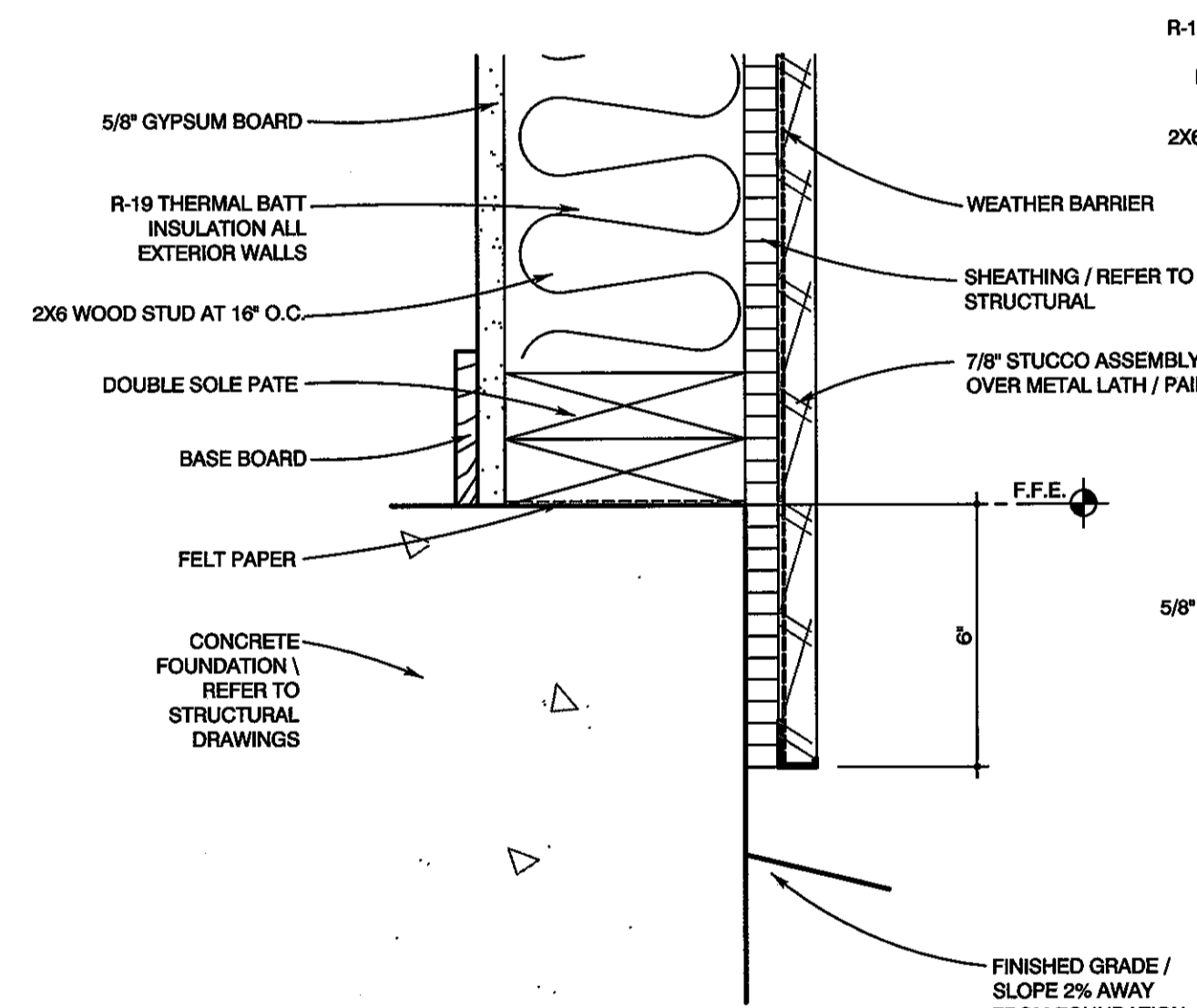
1 WALL SECTION
STUCCO WALL PARTITION
3/4" : 1"



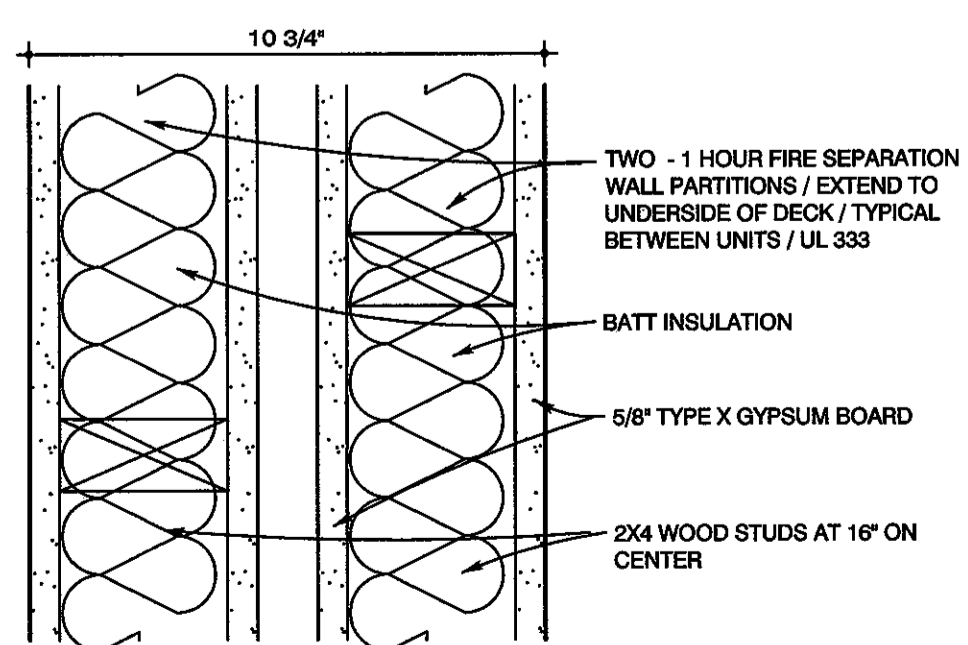
2 WALL SECTION
TYPICAL WINDOW ASSEMBLY
3/4" : 1"



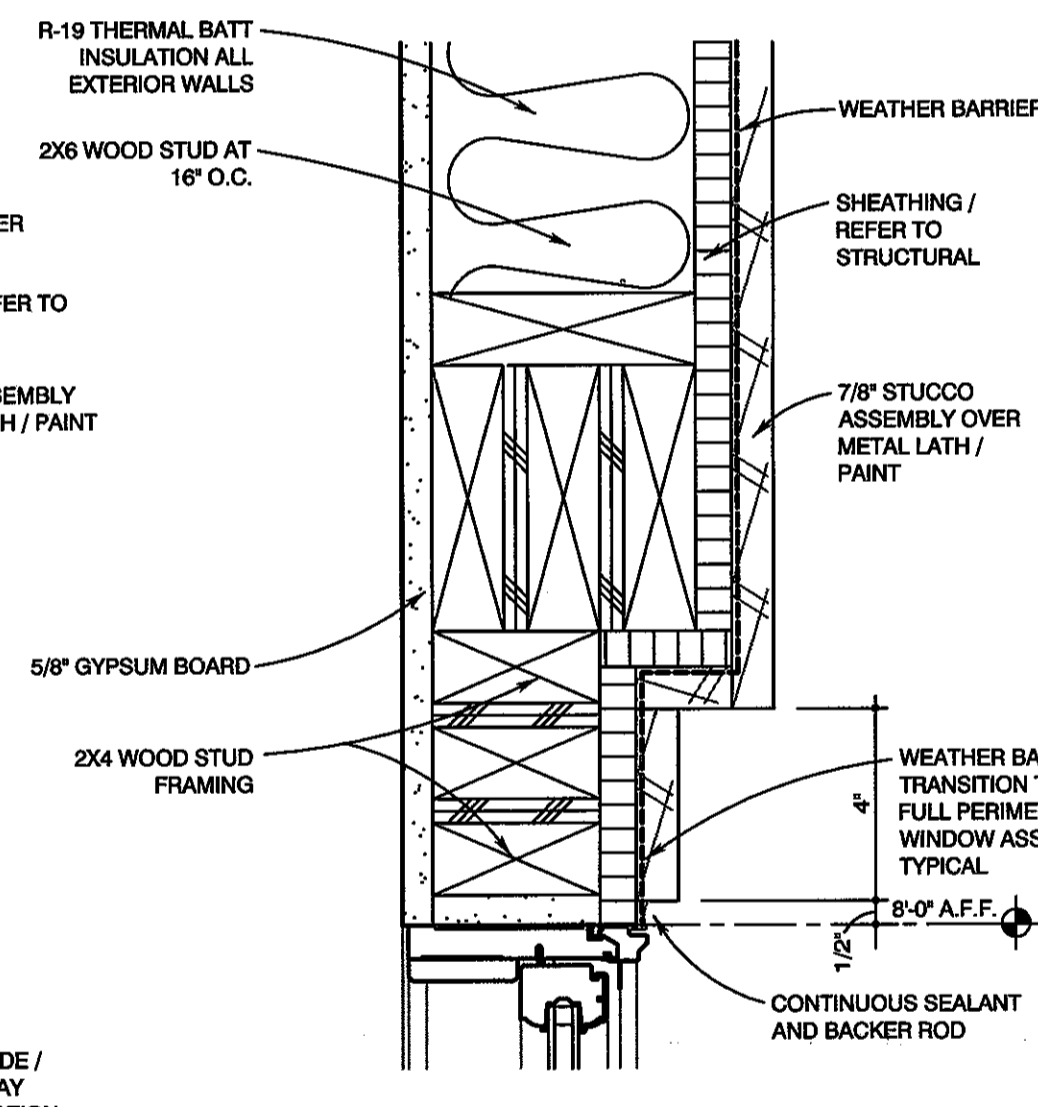
3 SECTION
TYPICAL ROOF DETAIL
3" : 1"



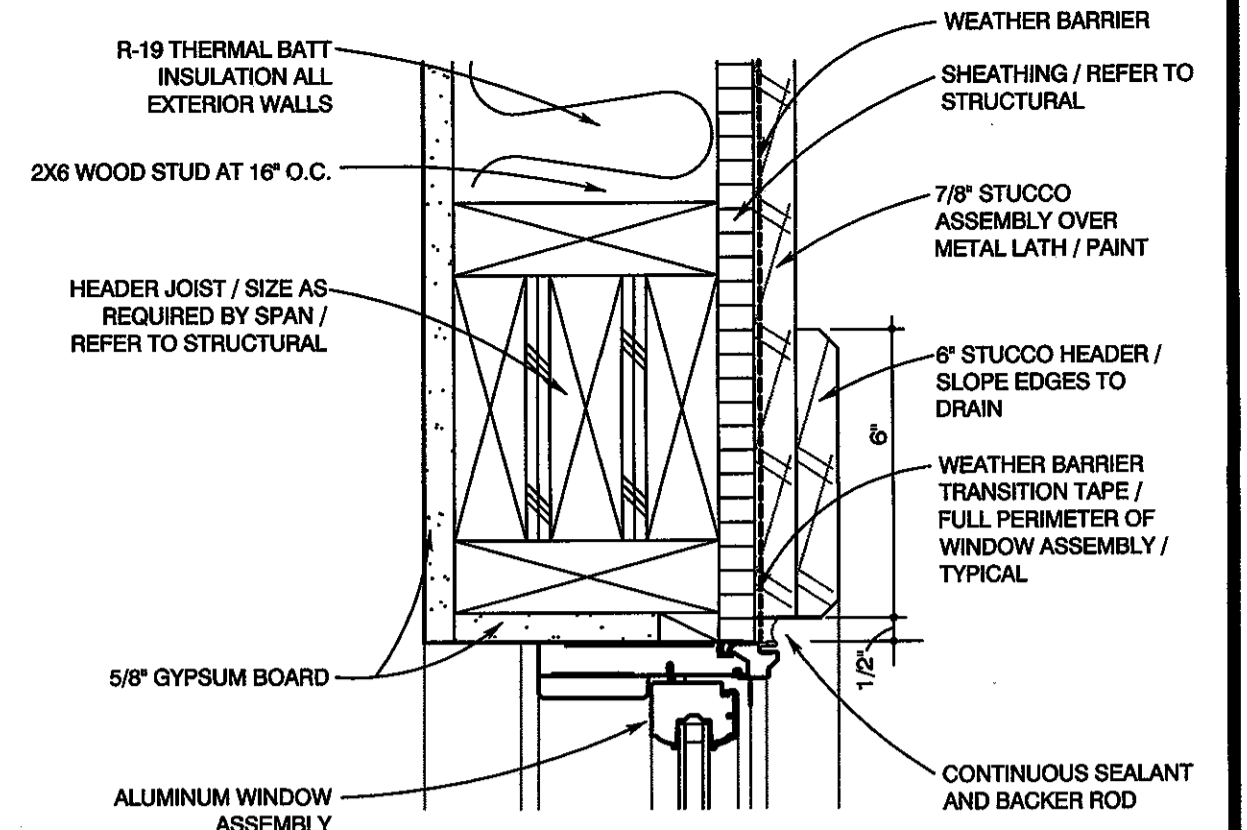
5 SECTION
TYPICAL AT FOUNDATION
3" : 1"



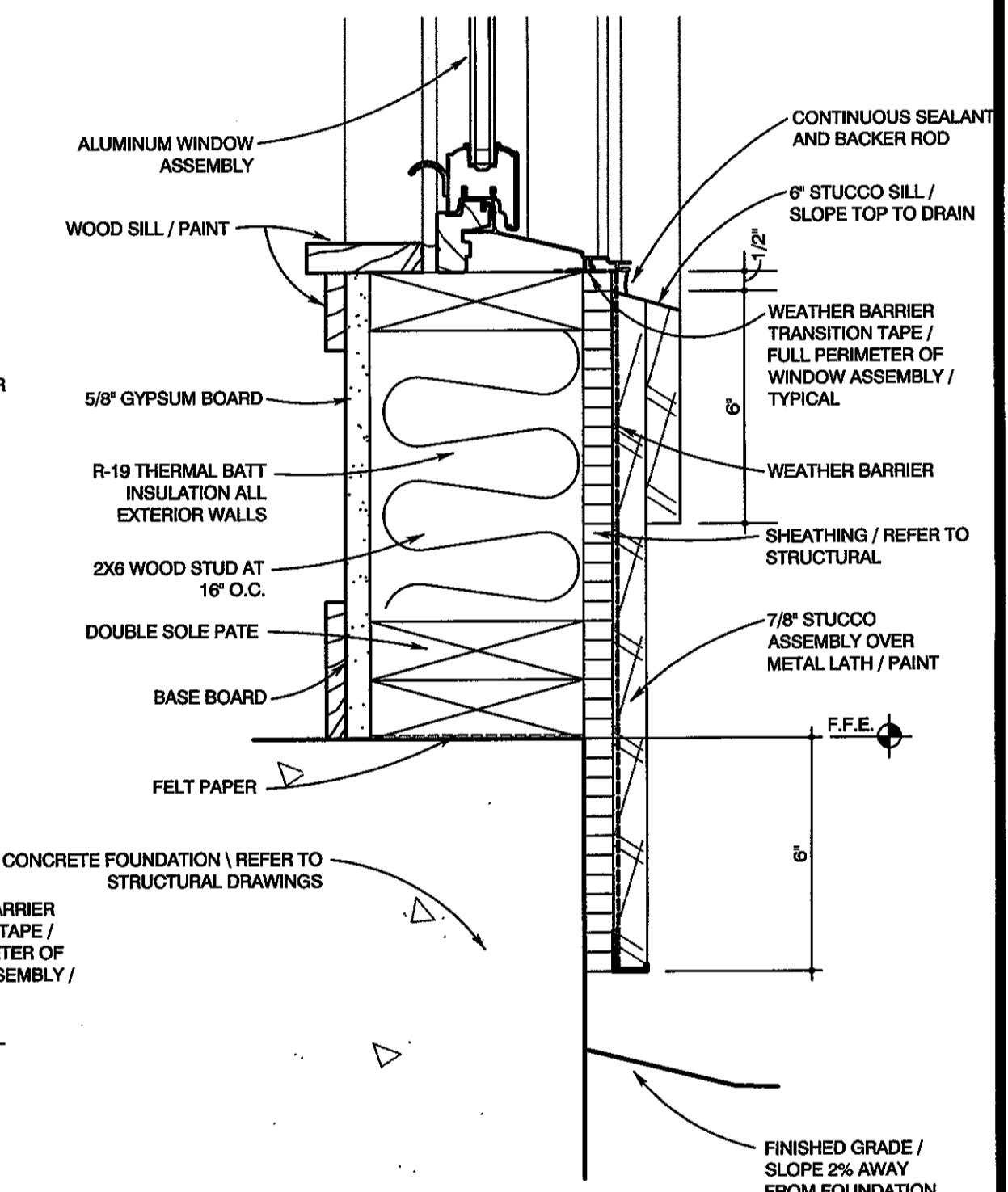
8 PLAN DETAIL
FIRE RATED WALL ASSEMBLY BETWEEN UNITS
3" : 1"



6 SECTION
TYPICAL RECESSED WINDOW DETAIL
3" : 1"



4 SECTION
TYPICAL WINDOW HEAD DETAIL
3" : 1"



7 SECTION
TYPICAL WINDOW SILL DETAIL
3" : 1"

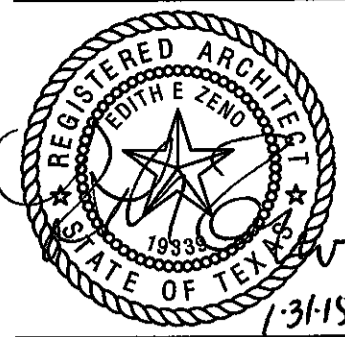
RESIDENCE
803 E. PARK AVENUE
SAN ANTONIO, TX

Revisions

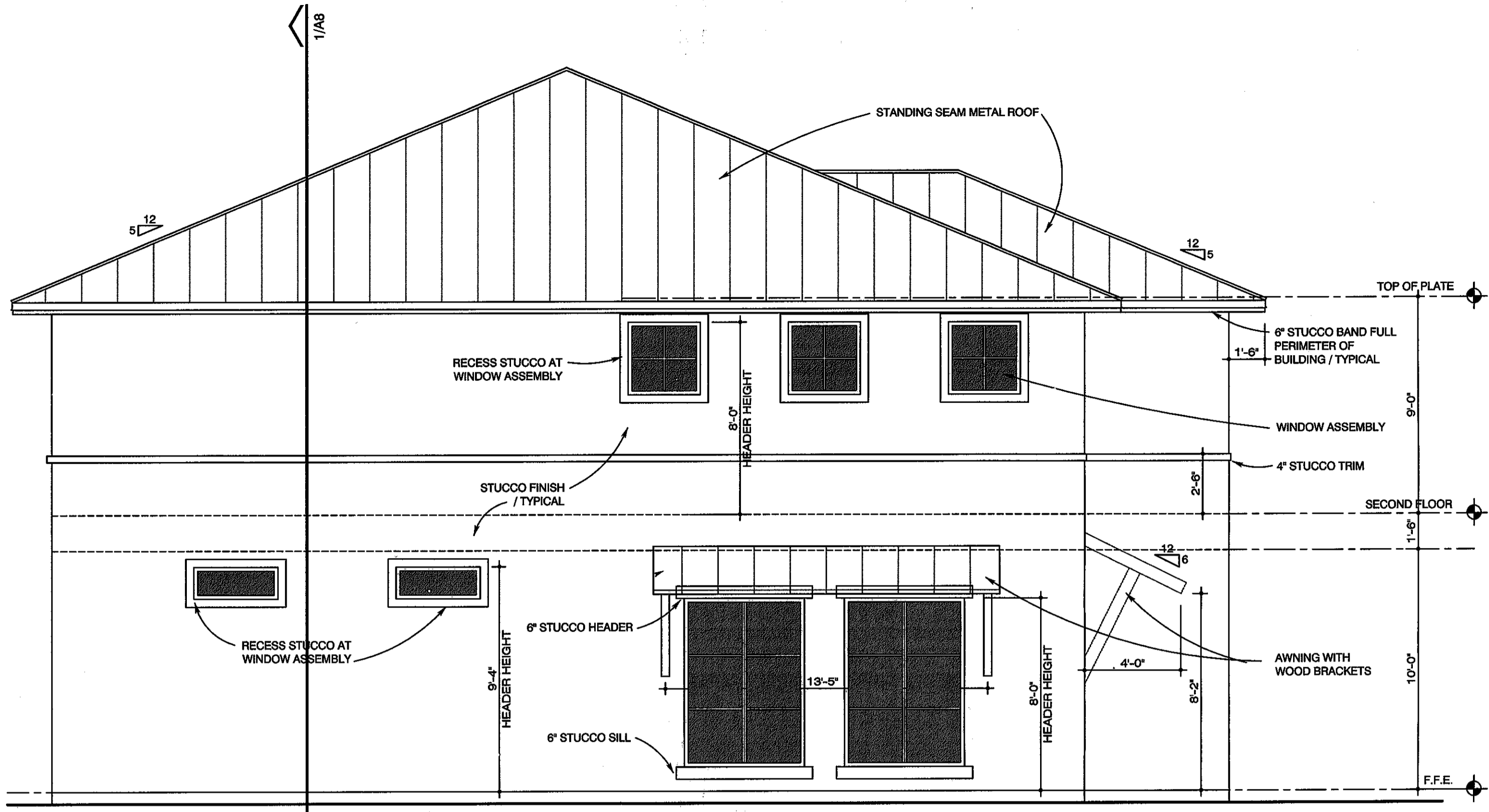
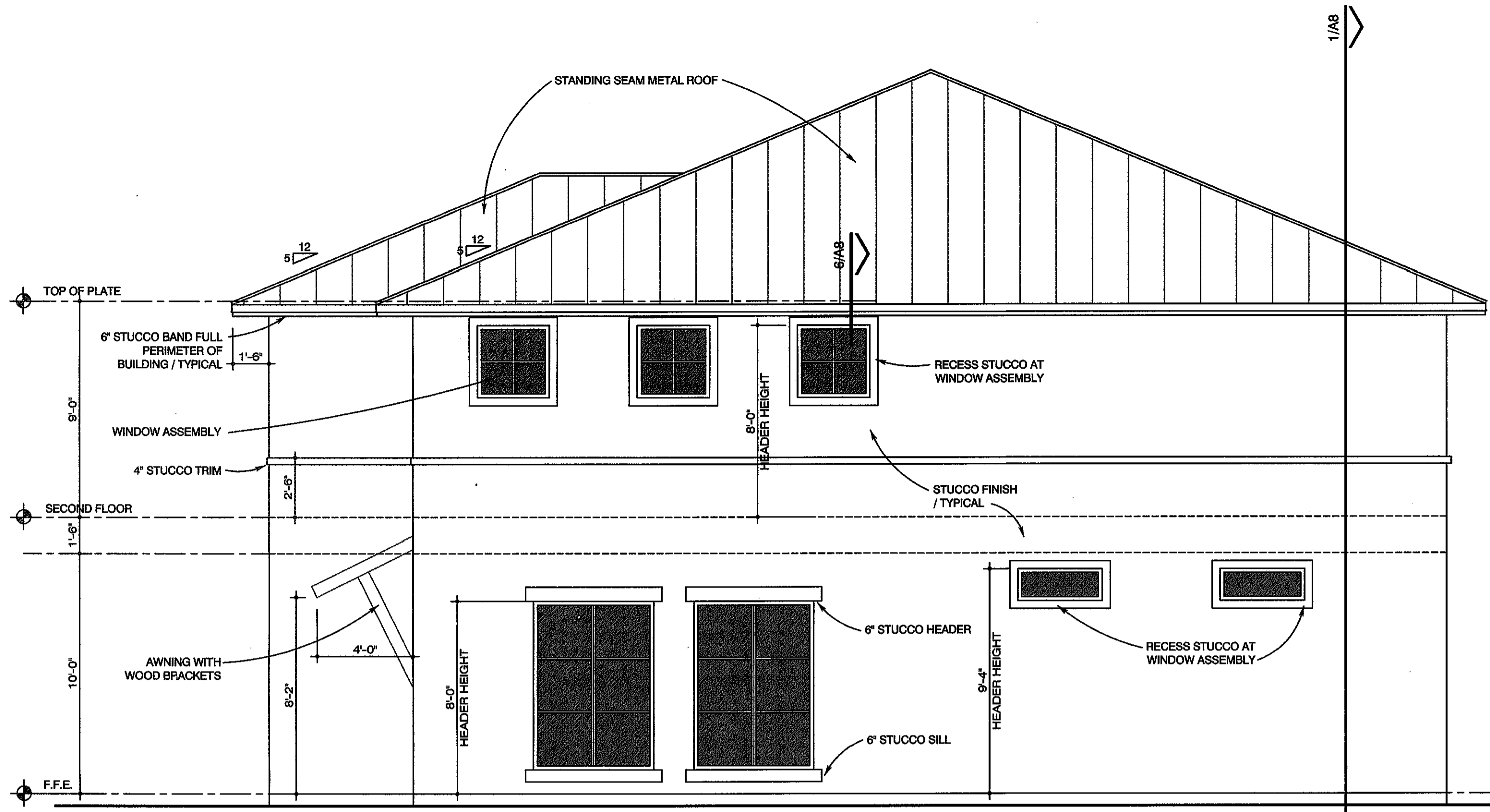
E. ELIZABETH ZENO, ARCHITECT
San Antonio, Texas
Tel 210-289-3385

A8

WALL SECTIONS AND DETAILS



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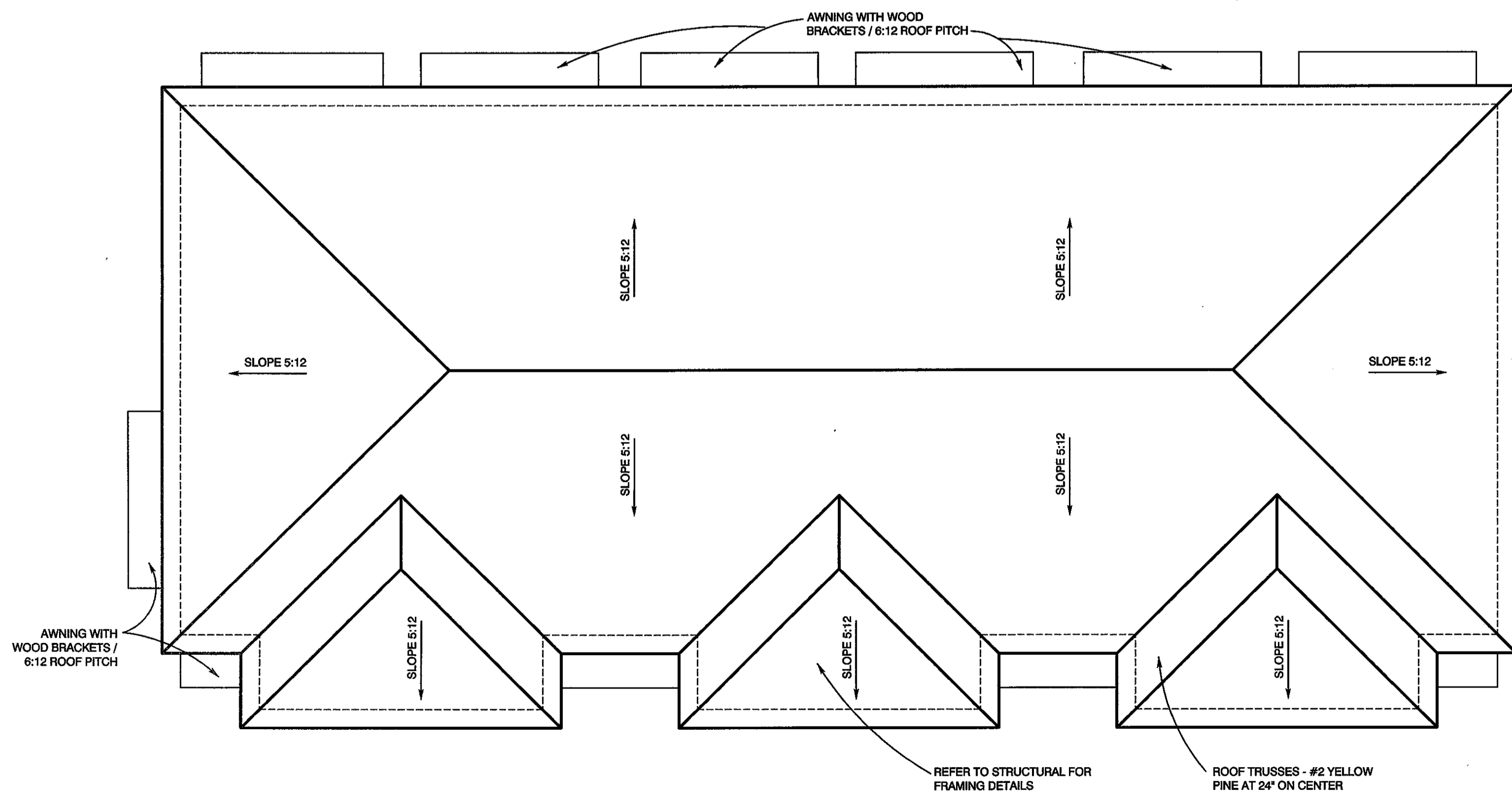


1 EXTERIOR ELEVATION
NEW CONSTRUCTION
1/4" = 1'

2 EXTERIOR ELEVATION
NEW CONSTRUCTION
1/4" = 1'

GENERAL NOTES

1. EXTERIOR WALLS AND TRIM TO BE PAINTED - SHERWIN WILLIAMS SW 7015 REPOSE GRAY.
2. ROOF EAVES AND WOOD AWNING BRACKETS TO BE PAINTED - SHERWIN WILLIAMS SW 7019 GALINTLET GRAY.
3. STANDING SEAM METAL ROOF TO BE BERRIDGE - CHARCOAL GREY.



3 ROOF PLAN
NEW CONSTRUCTION
1/8" = 1'

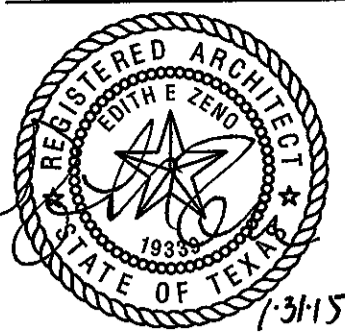
RESIDENCE
803 E. PARK AVENUE
SAN ANTONIO, TX

Revisions

E. ELIZABETH ZENO, ARCHITECT
San Antonio, Texas
Tel. 210-262-2525

A7

EXTERIOR ELEVATIONS AND ROOF PLAN



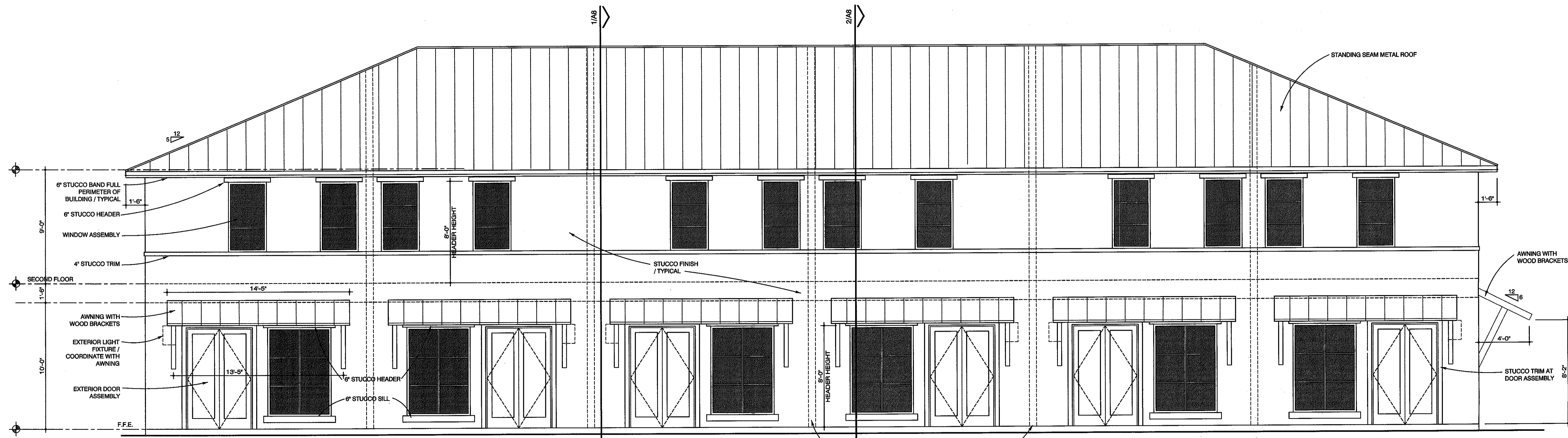
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1 EXTERIOR ELEVATION
NEW CONSTRUCTION
1/4" = 1'

GENERAL NOTES

1. EXTERIOR WALLS AND TRIM TO BE PAINTED - SHERWIN WILLIAMS SW 7016 REPOSE GRAY.
2. ROOF EAVES AND WOOD AWNING BRACKETS TO BE PAINTED - SHERWIN WILLIAMS SW 7019 GAUNTLET GRAY.
3. STANDING SEAM METAL ROOF TO BE BERRIDGE - CHARCOAL GREY.

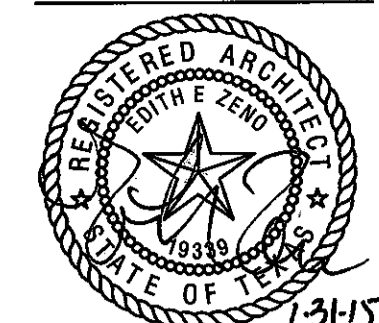


2 EXTERIOR ELEVATION
NEW CONSTRUCTION
1/4" = 1'

RESIDENCE
803 E. PARK AVENUE
SAN ANTONIO, TX

Revisions

E. ELIZABETH ZERO, ARCHITECT
San Antonio, Texas
Tel 210-269-2695



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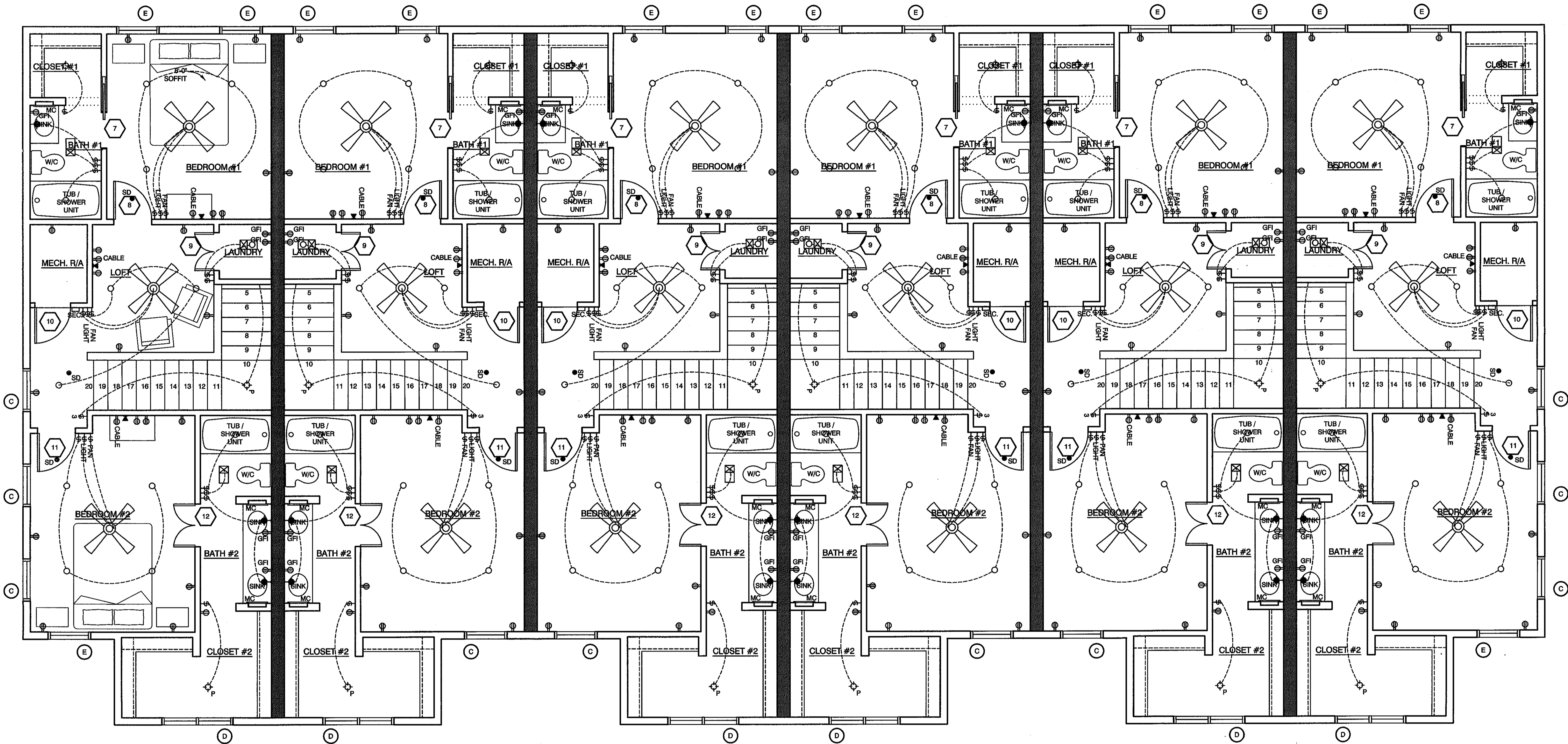
RESIDENCE
803 E. PARK AVENUE
SAN ANTONIO, TX

Revisions

E. ELIZABETH ZENO, ARCHITECT
San Antonio, Texas
Tel. 210-380-3802

A5

SECOND FLOOR ELECTRICAL AND REFLECTED CEILING PLAN



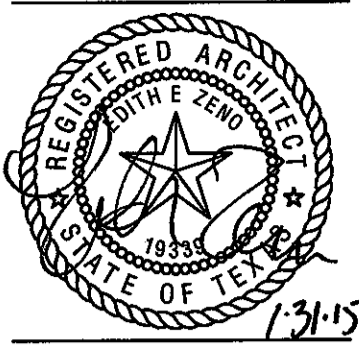
1 SECOND FLOOR PLAN
ELECTRICAL AND REFLECTED CEILING PLAN
1/4" = 1'

LEGEND

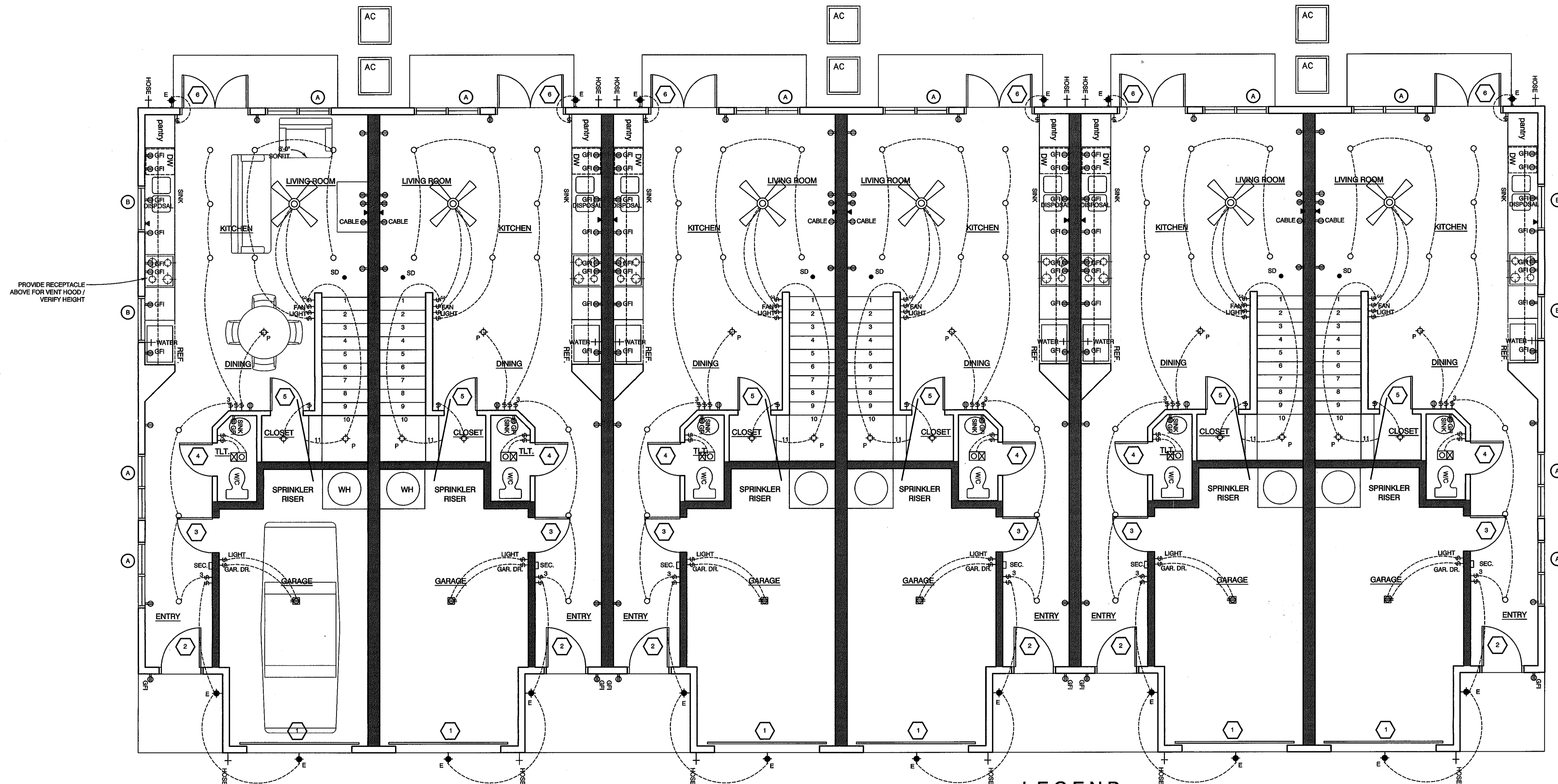
ALL CEILING HEIGHTS ARE 10'-0" AT FIRST FLOOR AND 9'-0" AT SECOND FLOOR UNLESS OTHERWISE NOTED

- | | | | |
|----------------|---|------|---|
| ⊕ | LIGHT SWITCH | + | WATER CONNECTION |
| ⊕ ³ | LIGHT SWITCH - 3 WAY | + | HOSE BIBB / FREEZE PROOF |
| ⊕ | DUPLEX RECEPTACLE OUTLET | SEC. | SECURITY SYSTEM KEYPAD |
| ⊕ GFI | GFI DUPLEX RECEPTACLE OUTLET | | |
| ☎ | TELEPHONE | | |
| ⊕ | SURFACE MOUNTED LIGHT FIXTURE | | |
| ⊕ P | PENDANT LIGHT FIXTURE | | |
| ◆ | DECORATIVE WALL SCONCE | | |
| ◆ E | EXTERIOR DECORATIVE WALL SCONCE | | |
| ○ | RECESSED DOWN LIGHT | | |
| ● SD | SMOKE DETECTOR - SINGLE STATION CEILING MOUNTED | | |
| ⊠ | EXHAUST FAN - RECESSED UNIT | | |
| ⊠ | EXHAUST FAN / LIGHT - RECESSED UNIT | | |
| | | | FRONT DOOR ONLY:
PROVIDE TWO DOOR BELL CHIMES - ONE LOCATION IN LOFT AND KITCHEN EXACT LOCATION SHALL BE DETERMINED BY OWNER |
| | | | |





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PROVIDE RECEPTACLE ABOVE FOR VENT HOOD / VERIFY HEIGHT

1 FIRST FLOOR PLAN
ELECTRICAL AND REFLECTED CEILING PLAN
1/4" = 1'

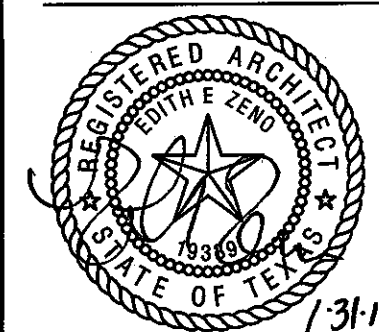
LEGEND

ALL CEILING HEIGHTS ARE 10'-0" AT FIRST FLOOR AND 9'-0" AT SECOND FLOOR UNLESS OTHERWISE NOTED

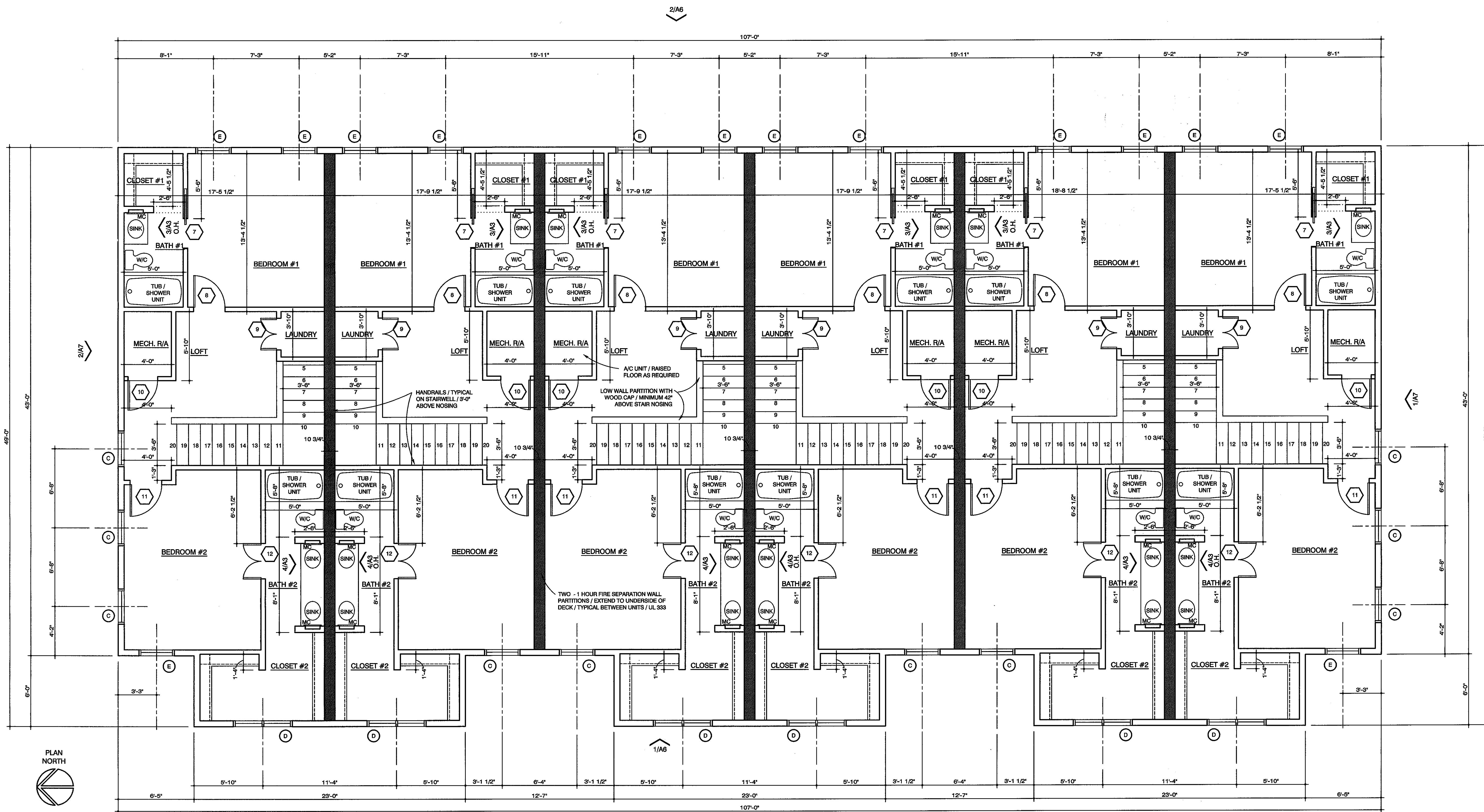
- | | | | |
|----------------|---|------|--------------------------------|
| ⊕ | LIGHT SWITCH | + | WATER CONNECTION |
| ⊕ ³ | LIGHT SWITCH - 3 WAY | + | HOSE BIBB / FREEZE PROOF |
| ⊕ | DUPLEX RECEPTACLE OUTLET | SEC. | SECURITY SYSTEM KEYPAD |
| ⊕ GFI | GFI DUPLEX RECEPTACLE OUTLET | ⊗ | CEILING FAN WITH LIGHT PACKAGE |
| ⊕ | TELEPHONE | | |
| ⊕ | SURFACE MOUNTED LIGHT FIXTURE | | |
| ⊕ P | PENDANT LIGHT FIXTURE | | |
| ⊕ | DECORATIVE WALL SCONCE | | |
| ⊕ E | EXTERIOR DECORATIVE WALL SCONCE | | |
| ○ | RECESSED DOWN LIGHT | | |
| ● SD | SMOKE DETECTOR - SINGLE STATION CEILING MOUNTED | | |
| ⊗ | EXHAUST FAN - RECESSED UNIT | | |
| ⊗ | EXHAUST FAN / LIGHT - RECESSED UNIT | | |
- FRONT DOOR ONLY:
PROVIDE TWO DOOR BELL CHIMES - ONE LOCATION IN LOFT AND KITCHEN
EXACT LOCATION SHALL BE DETERMINED BY OWNER

Revisions

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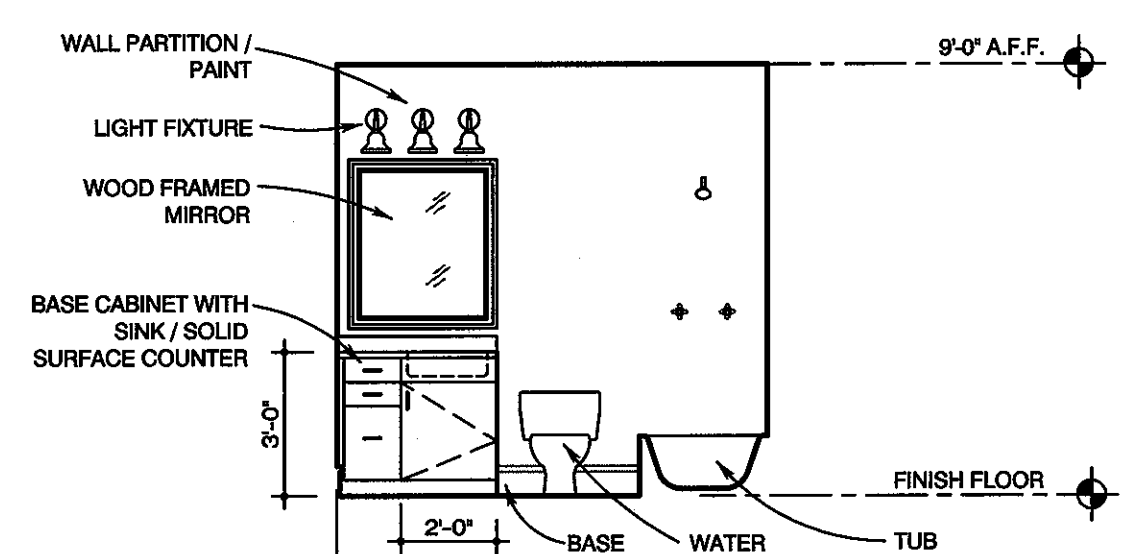
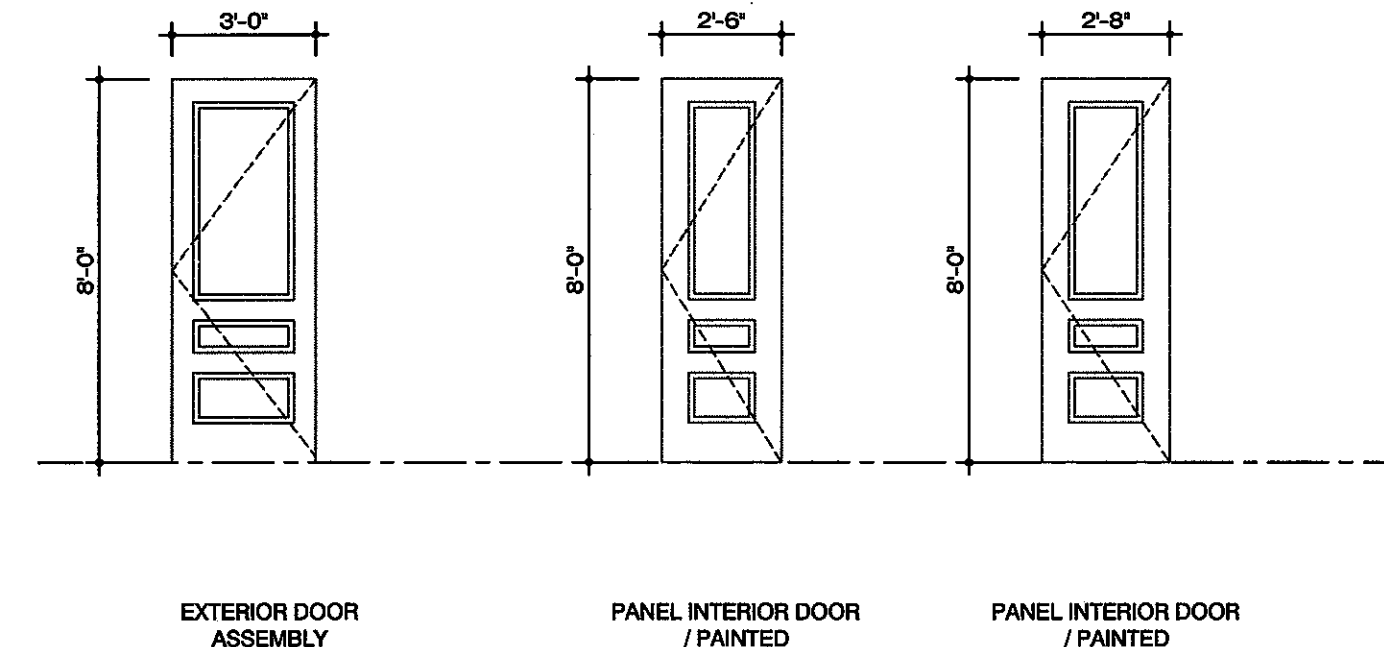


1 SECOND FLOOR PLAN
NEW CONSTRUCTION - 4,938 S.F.
1/4" = 1'

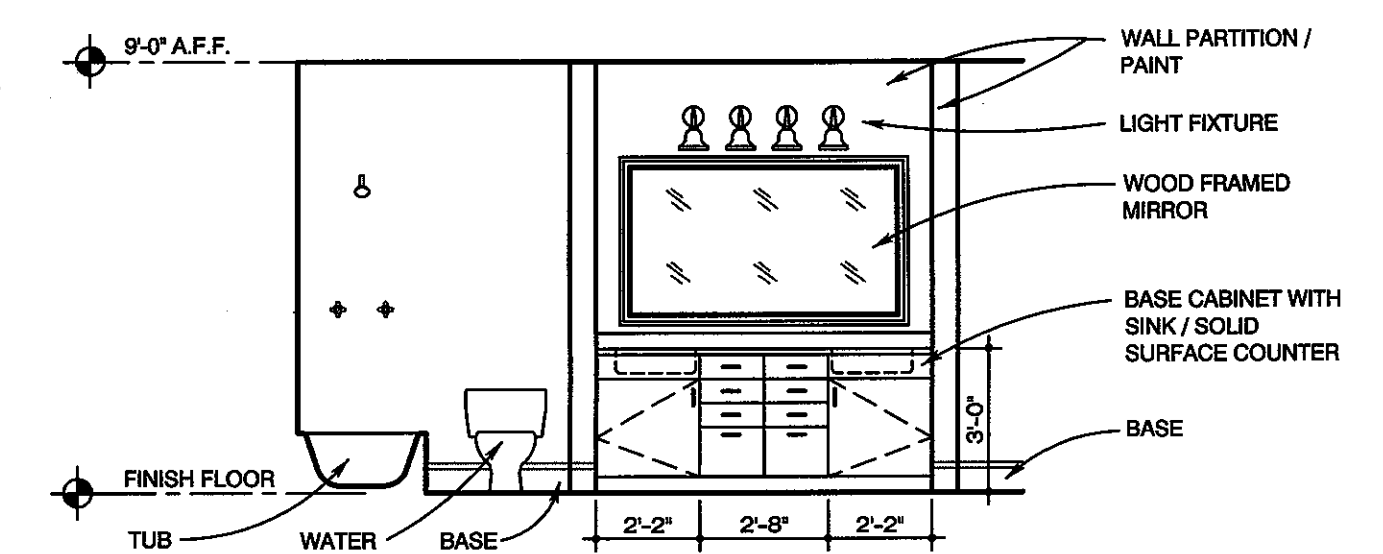
ID	SIZE	TYPE	FINISH	LOCKSET	REMARKS
1	8090	OVERHEAD	PAINT	BY MANUFACTURER	GARAGE DOOR
2	3090	EXT. / METAL	PAINT	KEYED PRIVACY & DEADBOLT	THRESHOLD AND WEATHER STRIPPING
3	2880	EXT. / METAL	PAINT	KEYED PRIVACY & DEADBOLT	THRESHOLD AND WEATHER STRIPPING ONE HOUR FIRE RATED DOOR ASSEMBLY
4	2650	S.C.	PAINT	PRIVACY	
5	2890	S.C.	PAINT	PASSAGE	
6	PR 2680	EXT. / METAL	PAINT	KEYED PRIVACY & DEADBOLT	THRESHOLD AND WEATHER STRIPPING FLUSH BOLT & ASTRAGAL
7	2690	POCKET DOOR	PAINT	PRIVACY	
8	2890	S.C.	PAINT	PRIVACY	
9	PR 1480	S.C.	PAINT	PASSAGE	FLUSH BOLT & ASTRAGAL
10	2650	S.C.	PAINT	PASSAGE	SHORT DOOR FOR MECH. CLOSET
11	2690	S.C.	PAINT	PRIVACY	
12	PR 1680	S.C.	PAINT	PRIVACY	FLUSH BOLT & ASTRAGAL

NOTES:
 * ALL EXTERIOR DOORS SHALL RECEIVE WEATHER STRIPPING AND THRESHOLDS
 * ALL 8'-0" SOLID CORE (S.C.) DOORS SHALL RECEIVE 4 HINGES
 * ALL DOOR FRAMES SHALL MATCH MATERIAL AND FINISH OF DOOR

2 DOOR SCHEDULE
NEW CONSTRUCTION
1/4" = 1'



3 INTERIOR ELEVATION
BATH ROOM #1
1/4" = 1'

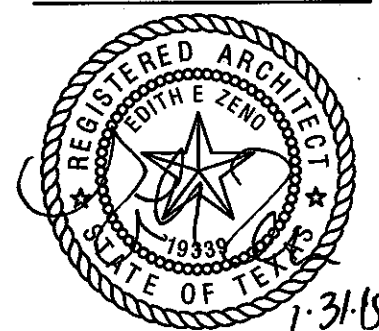


4 INTERIOR ELEVATION
BATH ROOM #2
1/4" = 1'

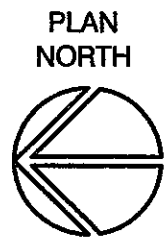
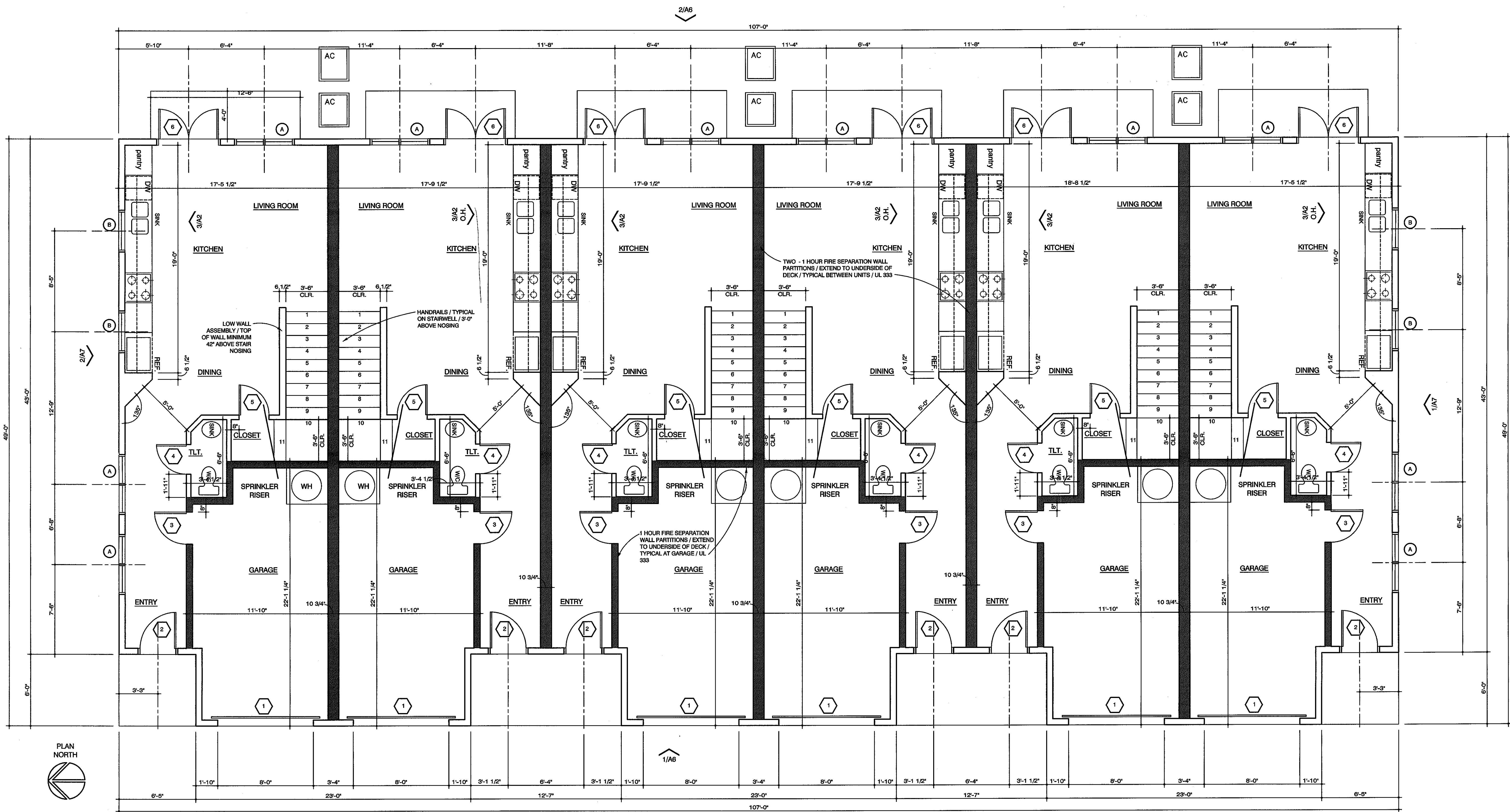
Revisions

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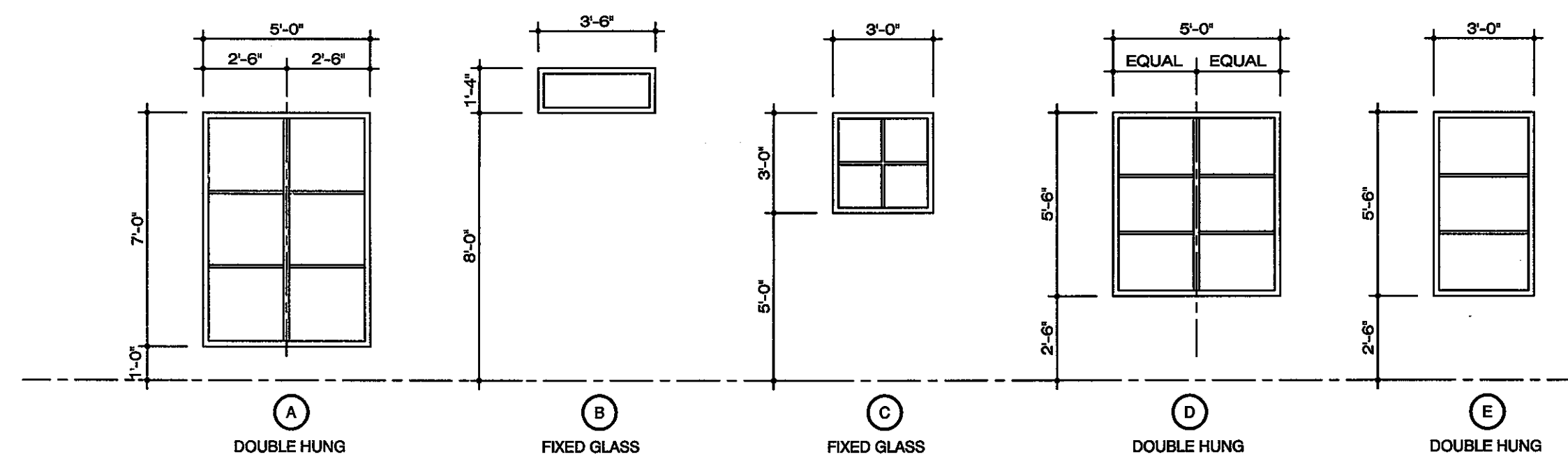
RESIDENCE
803 E. PARK AVENUE
SAN ANTONIO, TX



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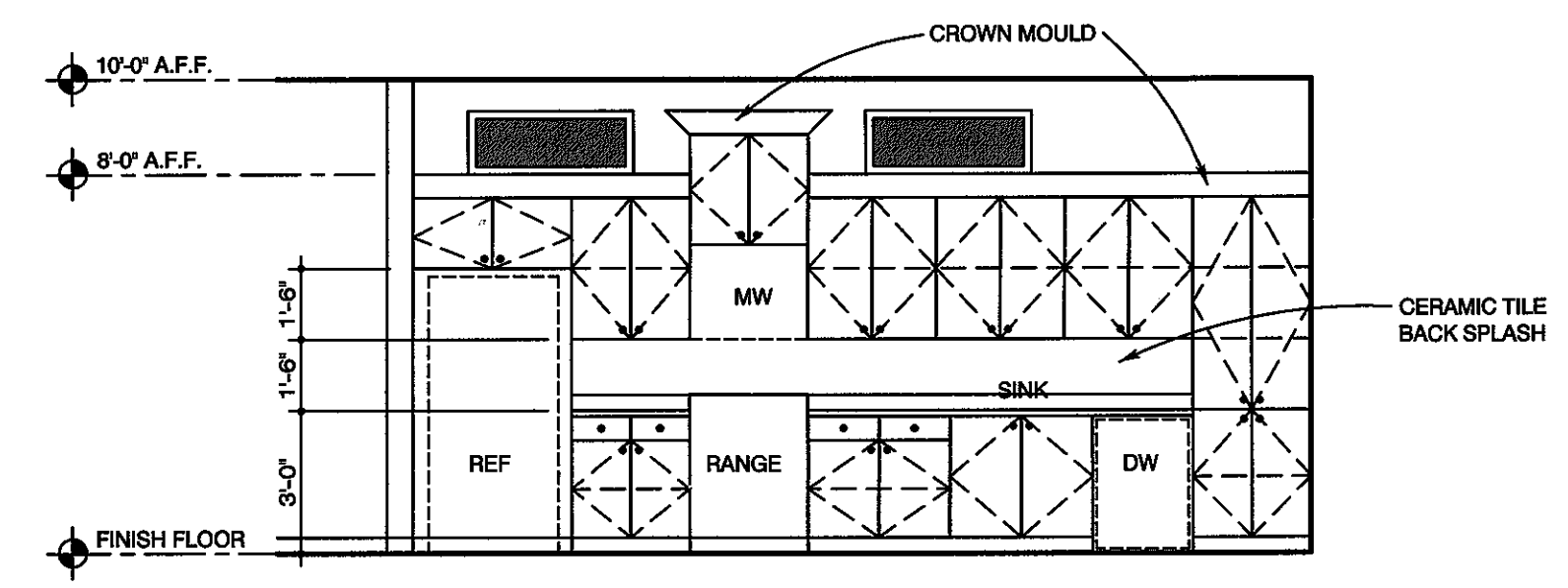
1 FIRST FLOOR PLAN
NEW CONSTRUCTION - 4,998 S.F.
1/4" = 1'



2 WINDOW SCHEDULE
NEW CONSTRUCTION
1/4" = 1'

WINDOW SCHEDULE						
ID	SIZE	TYPE	HEAD HGT.	GLASS	SCREEN	REMARKS
A	5070	DH	8'-0" A.F.F.	CLEAR	SCREEN	
B	3614	FG	9'-4" A.F.F.	CLEAR	-	
C	3030	FG	8'-0" A.F.F.	CLEAR	SCREEN	
D	5056	DH	8'-0" A.F.F.	CLEAR	SCREEN	
E	3056	DH	8'-0" A.F.F.	CLEAR	SCREEN	

NOTES:
 1. REFER TO EXTERIOR ELEVATIONS FOR DIVIDED LIGHT CONFIGURATIONS
 2. ALL WINDOW SIZES SHOWN ARE NOMINAL SIZES / EXACT SIZE DETERMINED BY MANUFACTURER SELECTED
 3. FIXED GLASS (FG), DOUBLE HUNG (DH)
 4. ALL WINDOWS AND EXTERIOR DOORS WILL BE ALUMINUM OR VINYL CLAD WITH TRIM.
 5. ALL WINDOWS ARE TO HAVE A SLOPE SILL TO PREVENT WATER DAMAGE.
 6. ROUGH OPENINGS FOR WINDOW ASSEMBLIES ARE APPROXIMATE AND MUST BE VERIFIED WITH WINDOW MANUFACTURER AND SHOP DRAWINGS MUST BE APPROVED BY BUILDER.
 7. REFER TO FLOOR PLAN AND ELEVATIONS FOR LOCATION OF EACH INDIVIDUAL WINDOW.



3 INTERIOR ELEVATION
KITCHEN
1/4" = 1'

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Revisions

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