

HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2020

HDRC CASE NO: 2020-309
COMMON NAME: San Pedro Creek
ADDRESS: 126 GUADALUPE ST
LEGAL DESCRIPTION: NCB 985 LOT 34 (GUADALUPE & FLORES-1)
ZONING: I-1 IDZ, RIO-7
CITY COUNCIL DIST.: 1
APPLICANT: John Mize/Ford, Powell & Carson, Inc.
OWNER: Kerry Averyt/San Antonio River Authority
TYPE OF WORK: San Pedro Creek design and improvements
APPLICATION RECEIVED: June 26, 2020
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 of phases 1.3 and 2 of the San Pedro Creek improvement project. The applicant has proposed site, landscaping, hardscaping, flood control, public restrooms, low impact development, and other infrastructure improvements from approximately 100 feet upstream of the Nueva Street Bridge to the Union Pacific Railroad Bridge, approximately 300 feet downstream of the S Alamo Bridge.

APPLICABLE CITATIONS:

Sec. 35-640. - Public Property and Rights-of-Way.

(a) Public Property. Generally, the historic and design review commission will consider applications for actions affecting the exterior of public properties except in the case of building interiors that are the sites of major public assemblies or public lobbies. The historic and design review commission will also consider applications for actions affecting public properties such as city parks, open spaces, plazas, parking lots, signs and appurtenances.

(b) Public Rights-of-Way. Generally, the historic and design review commission will consider applications for actions affecting public rights-of-way whose construction or reconstruction exceeds in quality of design or materials standards of the design manual of the public works department.

(Ord. No. 98697 § 6)

Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

Sec. 35-642. - New Construction of Buildings and Facilities.

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a) Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b) Building Design.

(1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.

(2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

(c) Multiple Facades. In making recommendations affecting new buildings or structures which will have more than one

(1) important facade, such as those which will face two (2) streets or a street and the San Antonio River, the historic and design review commission shall consider the above visual compatibility standards with respect to each important facade.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval of phases 1.3 and 2 of the San Pedro Creek improvement project. The applicant has proposed site, landscaping, hardscaping, flood control, public restrooms, low impact development, and other infrastructure improvements from approximately 100 feet upstream of the Nueva Street Bridge to the Union Pacific Railroad Bridge, approximately 300 feet downstream of the S Alamo Bridge.

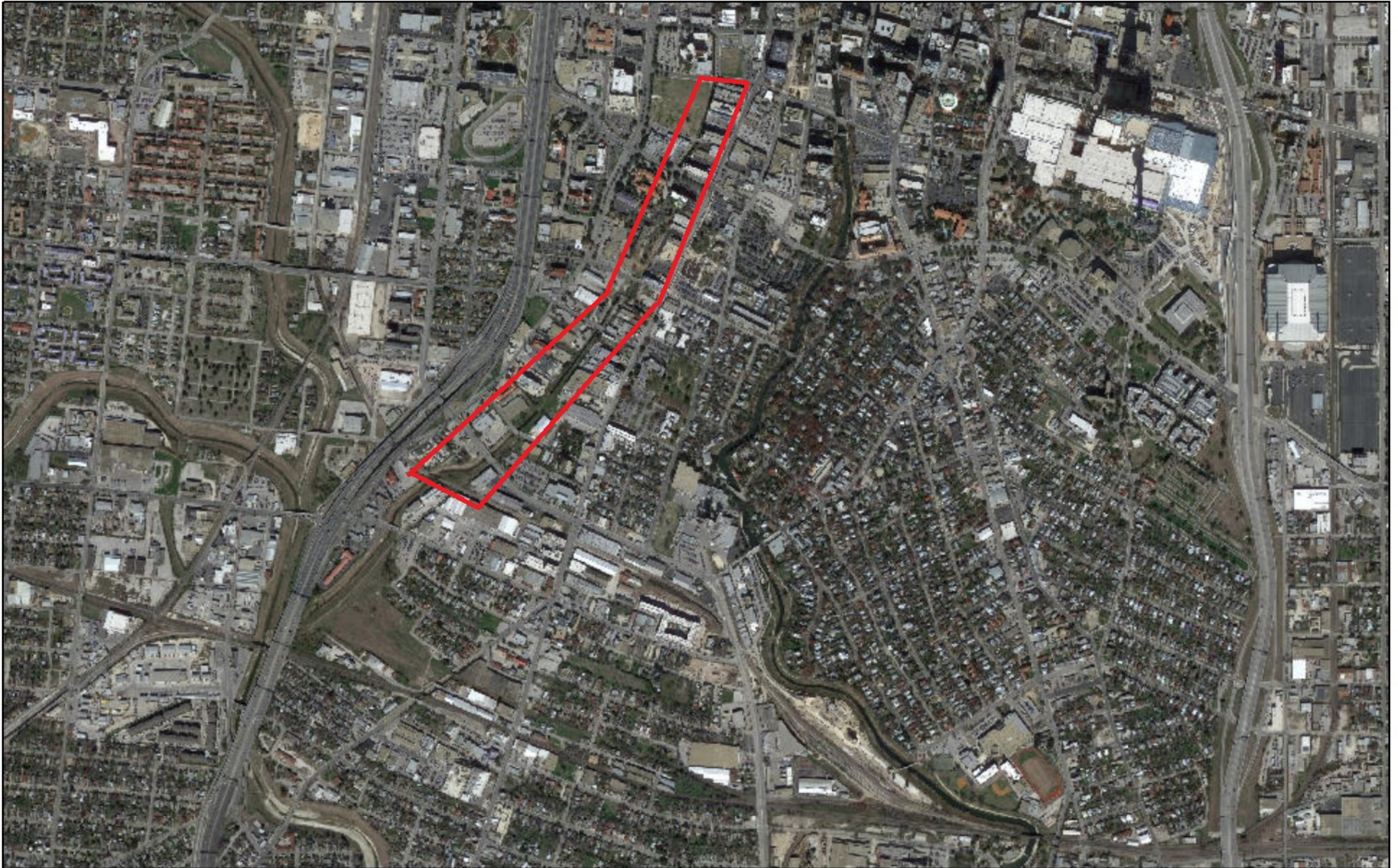
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on July 7, 2020. At that meeting, committee members asked general questions regarding the overall design of the proposed improvements. Committee members also asked questions regarding bridge replacement, landscaping materials, and public art installations.
- c. LANDSCAPING & HARDSCAPING – The applicant has provided detailed construction documents noting the locations and variations of landscaping and hardscaping materials that are to be used throughout the proposed improvements. Staff finds the proposed scope of work to be appropriate and consistent with the UDC.
- d. SITE DETAILING & INFRASTRUCTURE IMPROVEMENTS – The applicant has provided detailed construction documents noting the locations and material specifications for infrastructure improvements, such as site paving, flood control, low impact development features, and bridge replacement, among other elements. Staff finds the proposed scope of work to be appropriate and consistent with the UDC.
- e. DESIGN FEATURES – The applicant has incorporated various design elements to respond to design elements that currently exist along the creek, such as Ruby City. Staff finds this to be appropriate.
- f. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

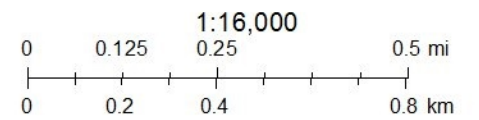
Staff recommends approval based on findings a through f with the following stipulations:

- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



July 9, 2020





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

Historic and Design Review Commission
Design Review Committee Report

DATE: July 7, 2020

HDRC Case #: 2020-309

ADDRESS: San Pedro Creek

Meeting Location: WebEx

APPLICANT: John Mize, Ford Powell & Carson

DRC Members present: Scott Carpenter, Jeff Fetzer, Daniel Lazarine, Anne-Marie Grube

Staff Present: Edward Hall

Others present: Christine Clayton/San Antonio River Authority

REQUEST: Phase 1.3 and 2 of San Pedro Creek (from Nueva to south of S. Alamo)

COMMENTS/CONCERNS:

JM: Overview of project scope and locations

JM: Overview of LID and flood control features (including spill ways, etc.), overview of pedestrian crossings at major streets, overview of landscaping, etc. The project is landscaped focused rather than hardscaped focused as previous scopes were.

SC: Questions regarding points of access (location) and accessibility.

DL: Question regarding cultural elements on these two phases – JM – public art will be included, locations and artists have not been determined.

SC: Any concerns from staff? No.

SC: Was there a conscience decision to depart from previous material palettes? JM: Budge reasons, primarily.

JF: Questions about new bridges, cost/budget.

LF: Questions about bridge materials, will bridges feature special design elements? Yes.

OVERALL COMMENTS:



- SITE PLAN GENERAL NOTES**
- REFER TO SURVEY FOR EXIST. SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE DIMENSIONS & CONDITIONS.
 - REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION INFORMATION. PROTECT ANY EXISTING BUILDINGS, TREES, SIDEWALKS, BRIDGES, WALLS & OTHER ITEMS THAT ARE TO REMAIN DURING CONSTRUCTION.
 - MAINTAIN SAFE & UNRESTRICTED FIRE EGRESS ROUTES FROM ALL AREAS OF THE SITE INCLUDING EXISTING BUILDINGS & NEW CONSTRUCTION & COMPLY WITH ALL APPLICABLE CODES.
 - REFER TO CIVIL DRAWINGS FOR BUILDING, DRIVEWAY & CURB LOCATIONS, GRADING, BUILDING FINISH FLOOR ELEVATIONS, SITE UTILITIES, CHANNEL BOTTOM & WSE.
 - REFER TO LANDSCAPE DRAWINGS FOR EXISTING & NEW LANDSCAPE INFORMATION.
 - REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING INFORMATION.
 - REFER TO SHEETS 02A503 & 02A504 FOR ARCHITECTURAL WALL TYPES.
 - REFER TO SHEET 02A505 FOR TYP. CONC. WALL ARCHITECTURAL TREATMENT.
 - REFER TO SHEETS 02A506 FOR ARCHITECTURAL RAILING TYPES, TYP. RAILING TYPE TO BE R1 U.N.O.
 - REFER TO SHEET 02A507 FOR ARCHITECTURAL CONC. SIDEWALK PAVING FINISHES & PATTERNS, TYP. CONC. PAVING FINISH TO BE P1 U.N.O.
 - PROVIDE CONTROL JOINTS AND EXPANSION JOINTS AS INDICATED ON PLANS. REFER TO 02A507 FOR TYP./MAX. JOINT SPACING. REFER ALSO TO CIVIL AND STRUCTURAL DRAWINGS AS REQUIRED.
 - TYP. SIDEWALK CROSS SLOPE SHALL BE 1.5% U.N.O. AND 2% MAX.
 - REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL WALL, SLAB INFORMATION AND T.O.W. ELEVATIONS.
 - REFER TO SHEETS 02WF101-02WF511 FOR WAYFINDING SCHEDULES & GRAPHICS INFORMATION.

- KEYNOTE LEGEND**
- 1 EXISTING WALL TO REMAIN
 - 2 CONC. WALK, RE. CIVIL & SEE 02A507
 - 3 CONC. STAIR W/ TYP. RAILING, SEE _____
 - 4 LIMESTONE BLOCK BENCH, 5/02A508
 - 5 PLANTING AREA, RE. LANDSCAPE
 - 6 LIGHT FIXTURE, RE. ELEC. & 2&5/02A504
 - 7 CONCRETE BENCH W/TILE, RE: 1, 2 & 3/02A508
 - 8 STONE PAVING
 - 9 EDGE OF BRIDGE ABOVE
 - 10 COBBLE
 - 11 CONCRETE SEATING
 - 12 SAWCUT CONCRETE PATTERN
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 - 14 R1 RAILING, RE. 1/02A506

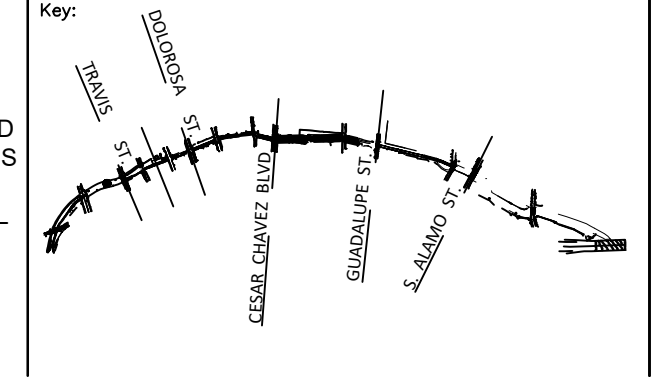
- LEGEND**
- STONE PAVING
 - PLANTING AREAS WITHIN CREEK
 - PLANTING AREAS
 - CONCRETE PAVING
 - EXISTING STRUCTURES

STREET LEVEL PLAN
SCALE: 1" = 20'-0"

ISSUE	DATE	DESCRIPTION
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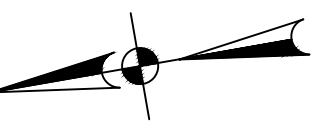


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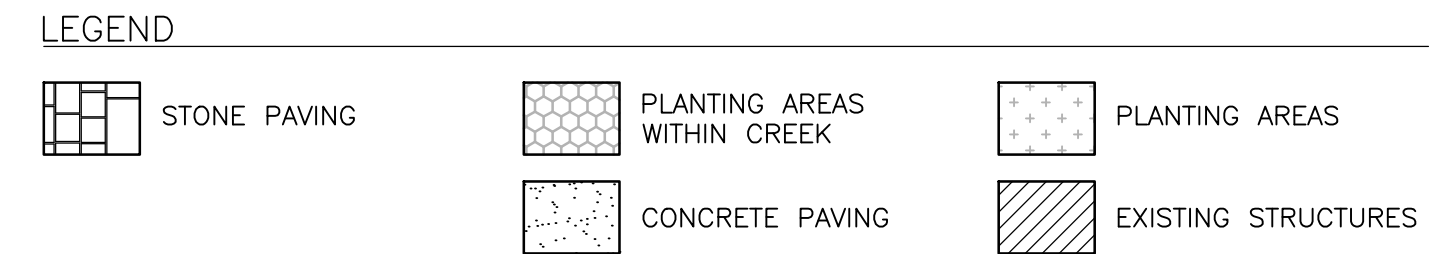
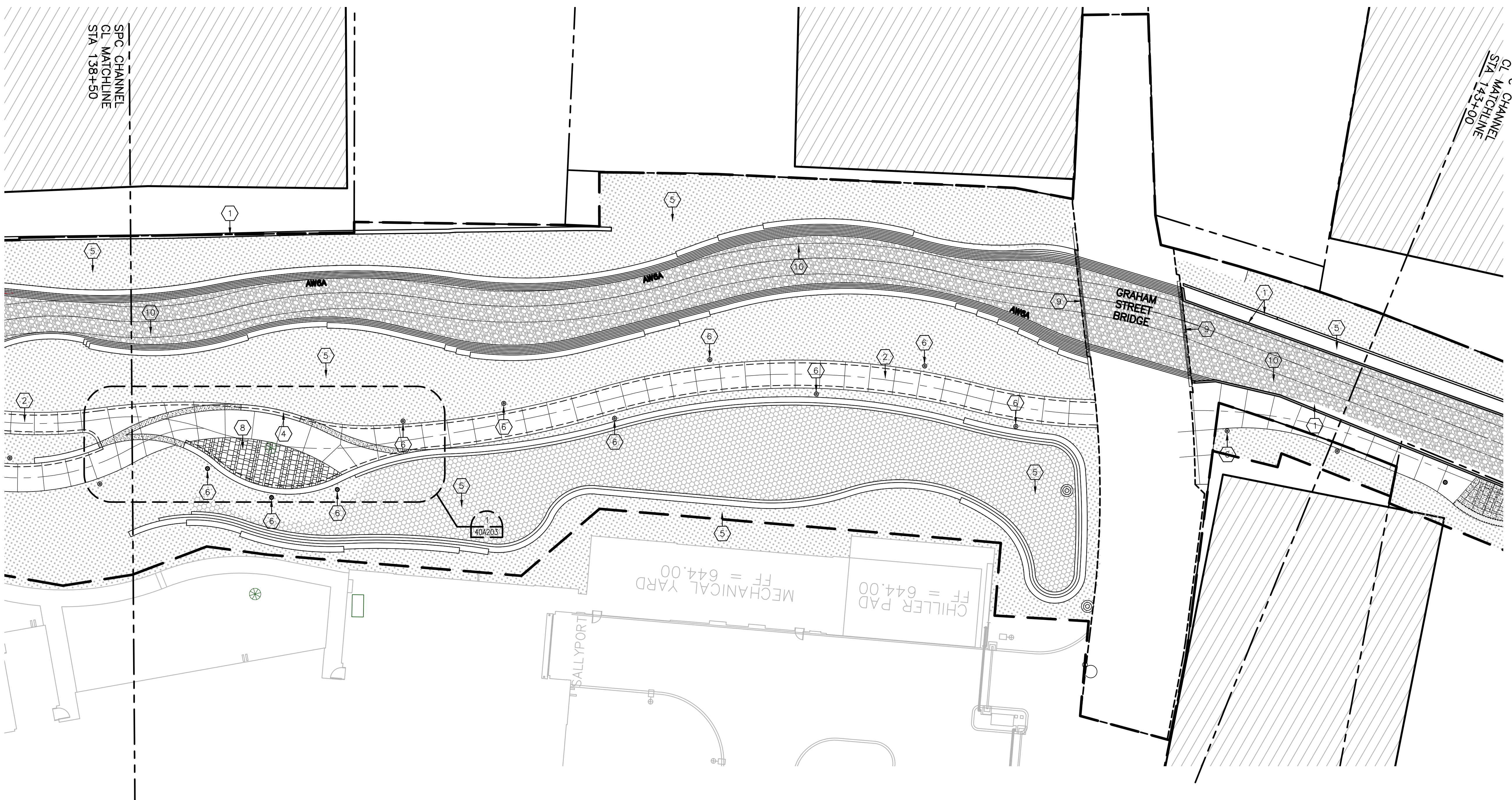
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**PHASE 1.3
MAIN CHANNEL
PARTIAL SITE PLAN**
SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:
Scale:
1" = 20'-0"
Date:
Reviewed by:
J. MIZE
Drawn by:
A. CASTILLO
Drawing No.
40A101A



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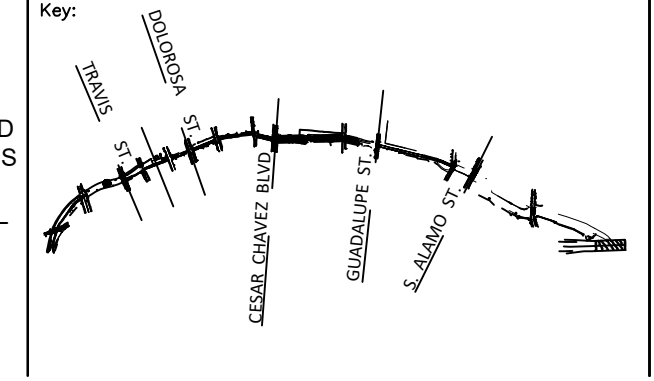


STREET LEVEL PLAN
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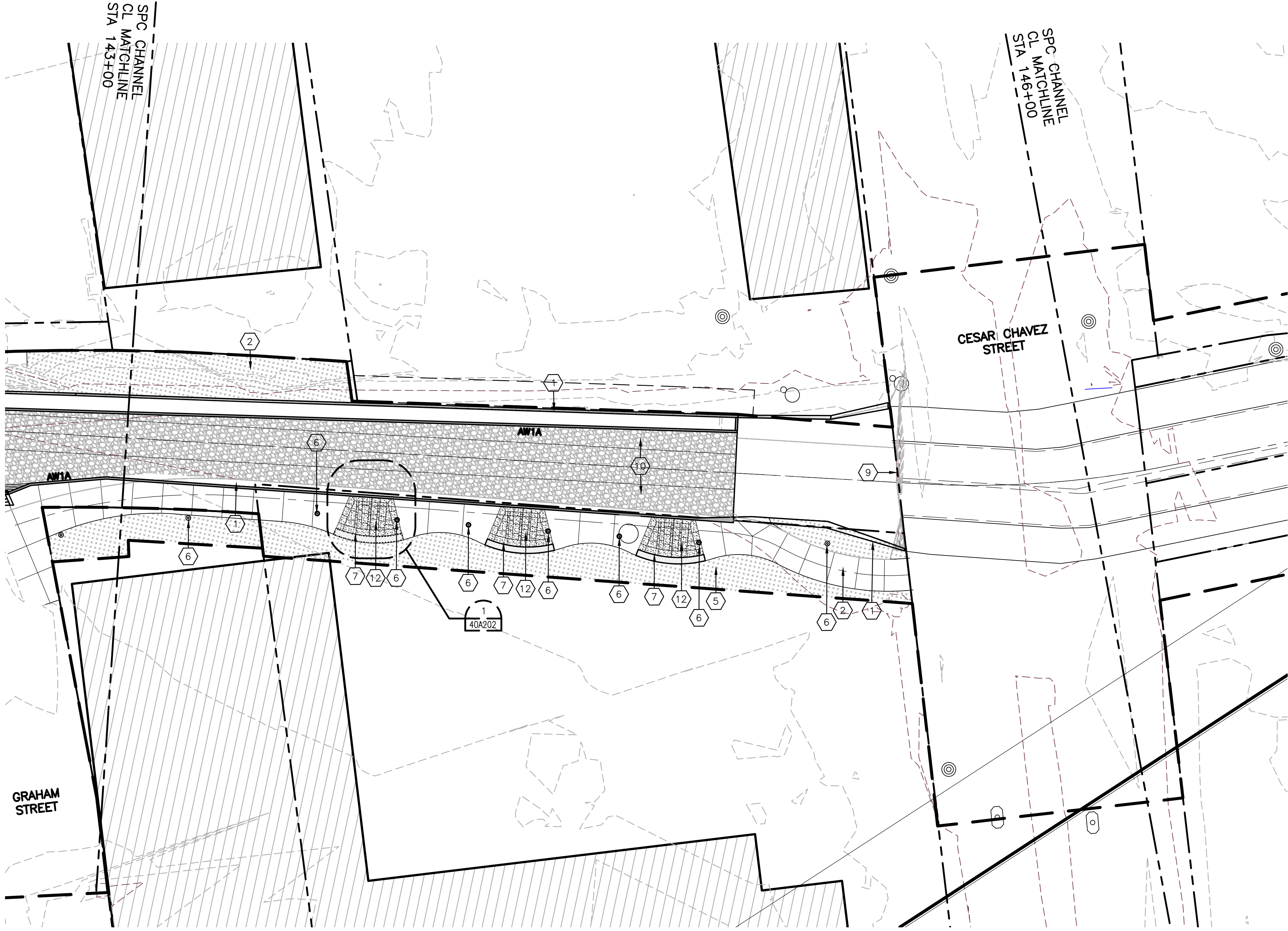
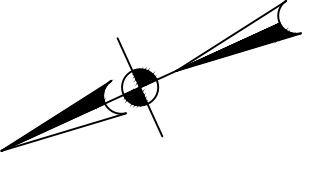
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PARTIAL SITE PLAN**
SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:
Scale:
1" = 20'-0"
Date:
Reviewed by:
J. MIZE
Drawn by:
A. CASTILLO

Drawing No.
40A102
BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.



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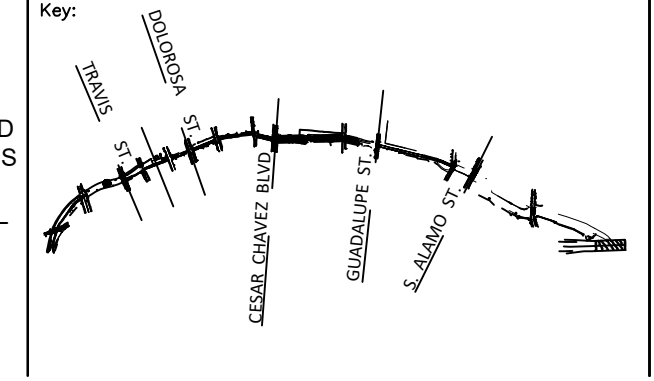
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STREET LEVEL PLAN
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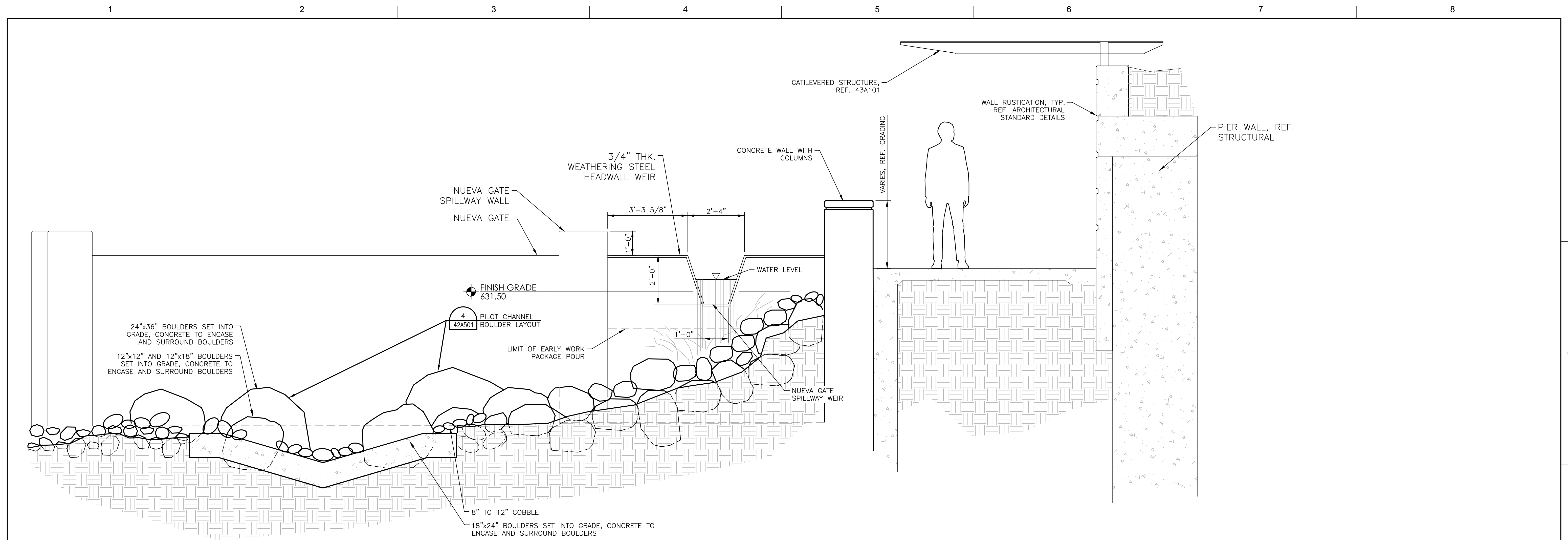


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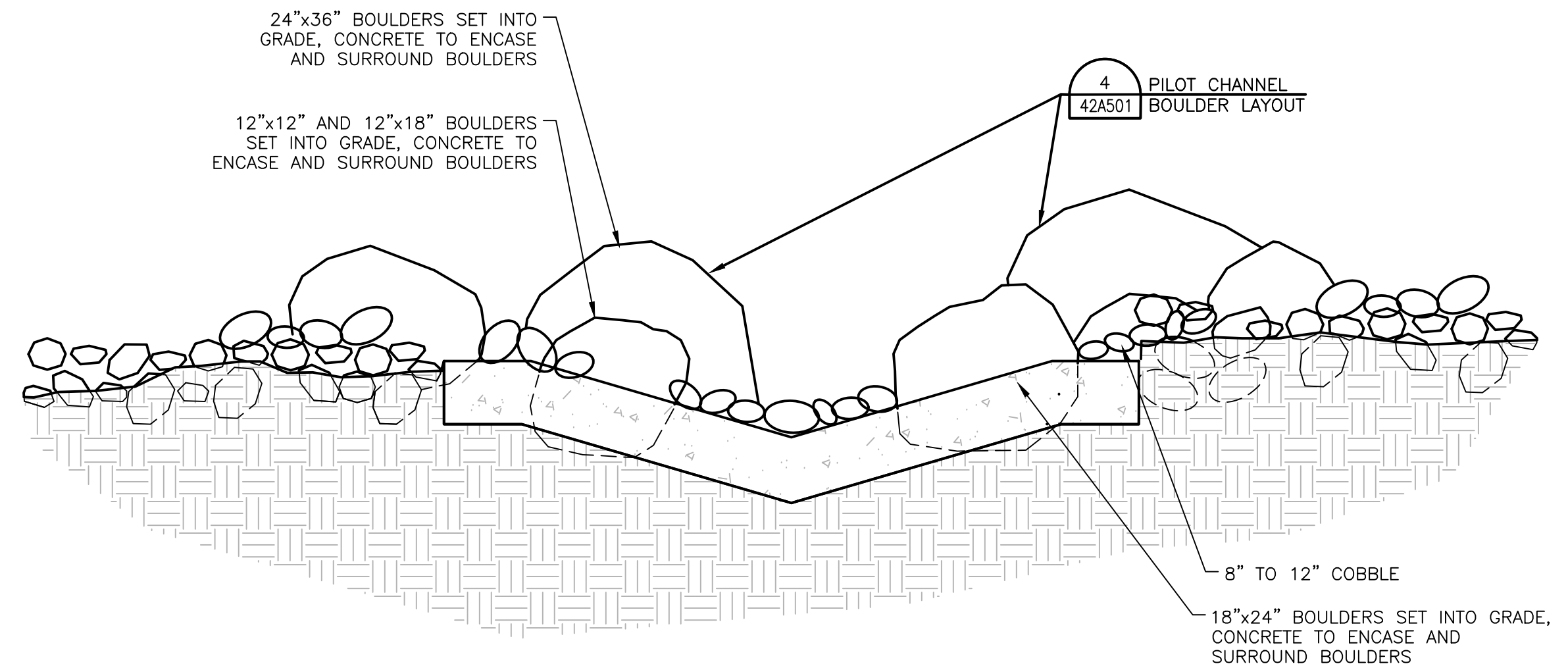
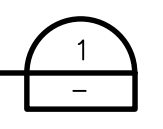
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**PHASE 1.3
MAIN CHANNEL
PARTIAL SITE PLAN**
SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:
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1" = 20'-0"
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Reviewed by:
Drawn by:
Drawing No.
40A103
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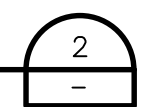
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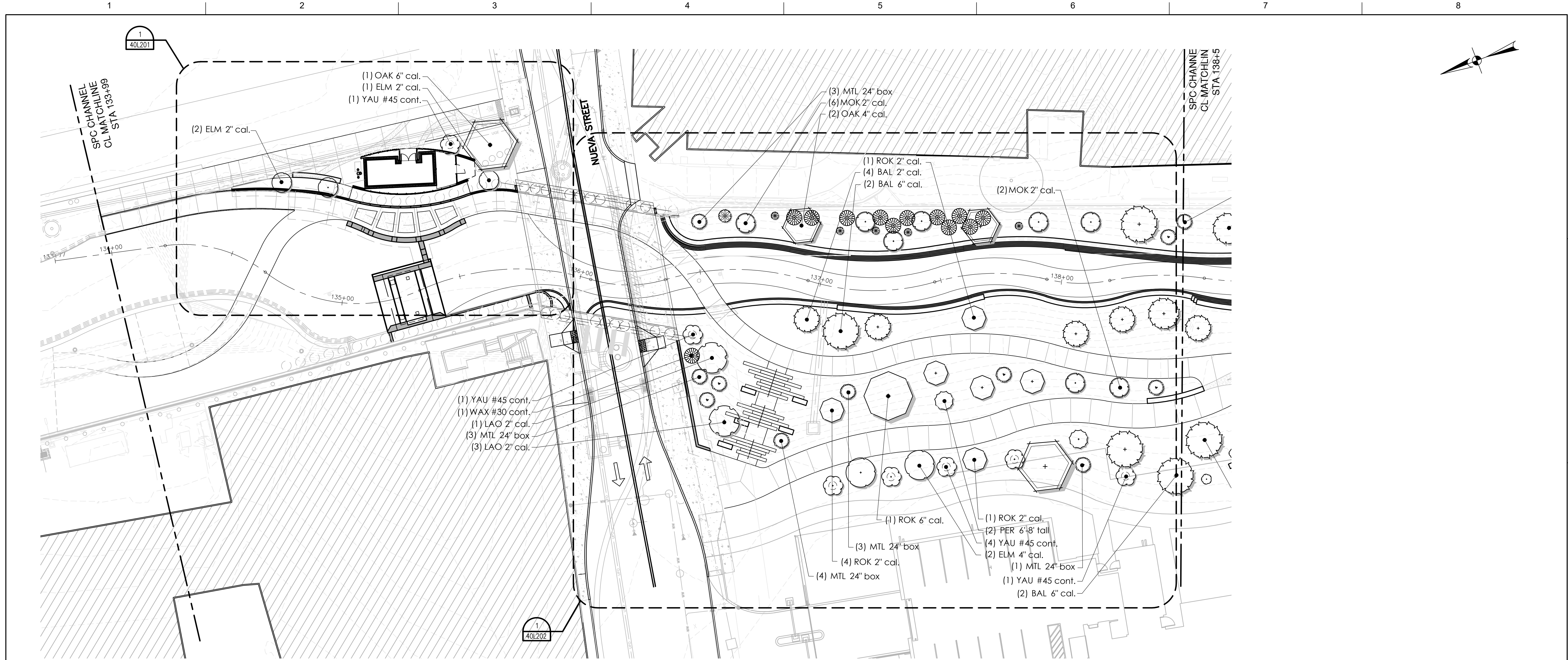


SECTION: PILOT CHANNEL

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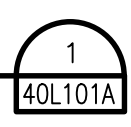


<p>05/05/2020 ISSUED FOR REVIEW - 90%</p>				<p>Prime Consultant:</p>		<p>Consultant:</p>		<p>Consultant's Seal:</p> <p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BOBBY EICHHOLZ, LANDSCAPE ARCHITECT, TEXAS REGISTRATION NO. 2206. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.</p>		<p>Key:</p>		<p>Drawing Name:</p> <p>PHASE 1.3 MAIN CHANNEL ARCHITECTURAL DETAILS</p> <p>SAN PEDRO CREEK IMPROVEMENTS SAN ANTONIO TEXAS</p>		<p>Project Number:</p> <p>AS NOTED</p> <p>Date:</p> <p>Reviewed by:</p> <p>B. EICHHOLZ</p> <p>Drawn by:</p> <p>L. LANEY</p>		<p>Drawing No.</p> <p>40A502</p> <p>BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.</p>	
ISSUE	DATE	DESCRIPTION															

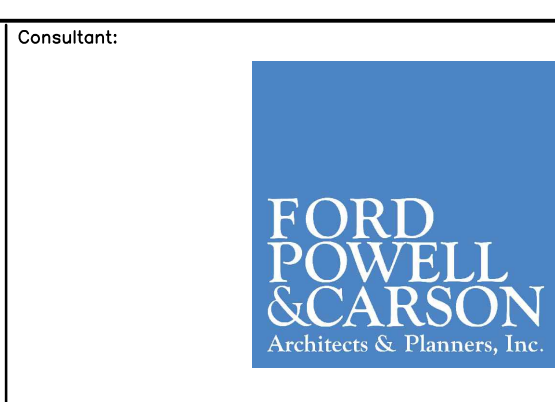
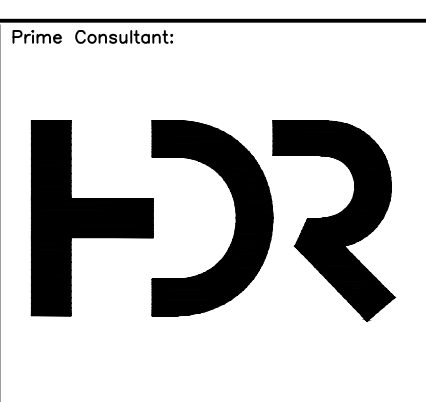


PARTIAL LANDSCAPE PLAN

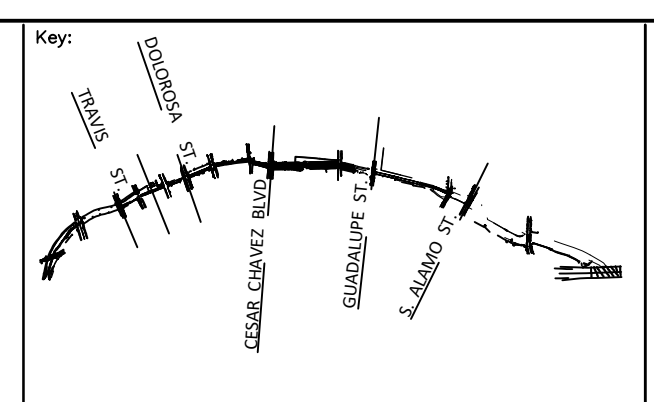
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ISSUE	DATE	DESCRIPTION
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Consultant's Seal:



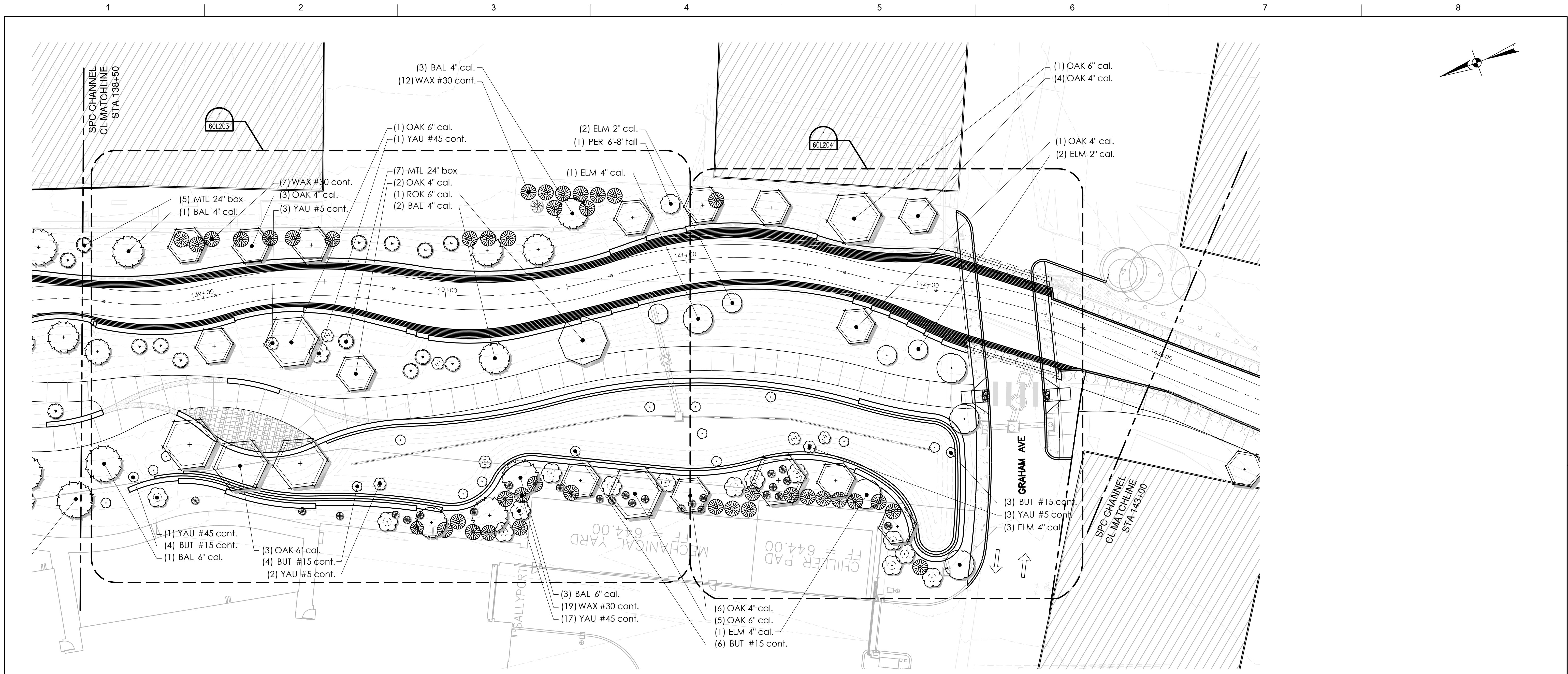
Drawn Name: **PHASE 1.3
MAIN CHANNEL
PARTIAL LANDSCAPE PLAN**

SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:
Scale: 1"=20'
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Reviewed by: B. EICHHOLZ
Drawn by: L. LANEY

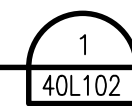
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BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.

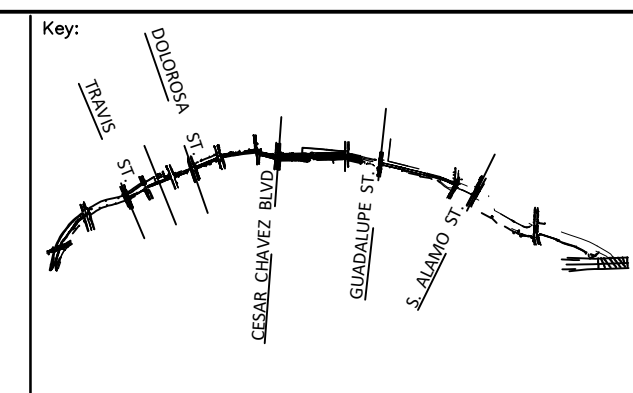
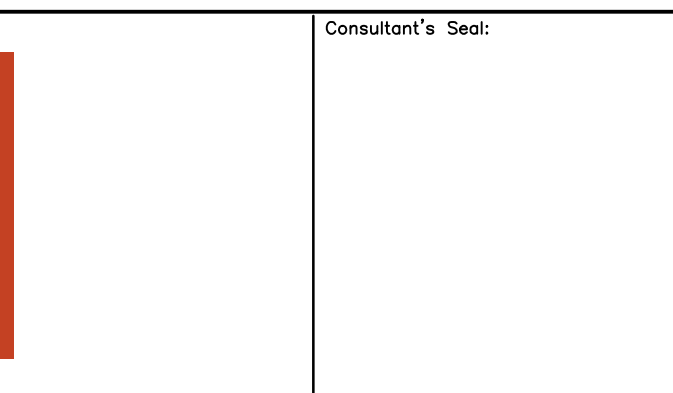
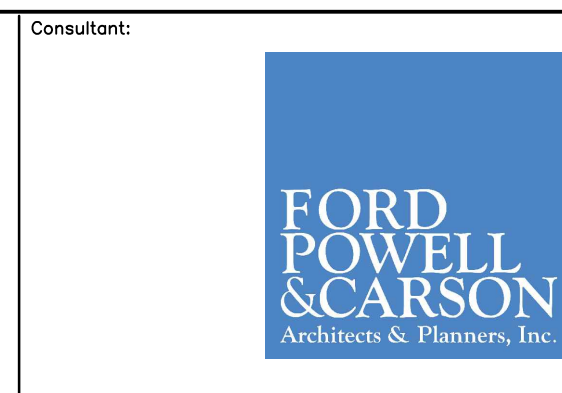
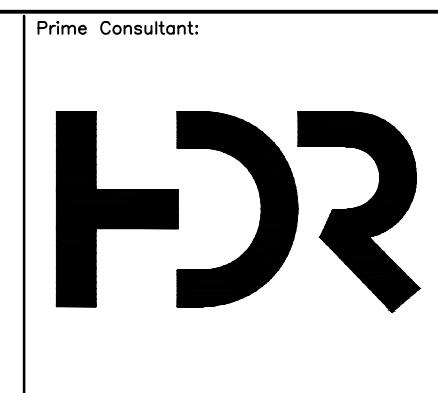


PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"



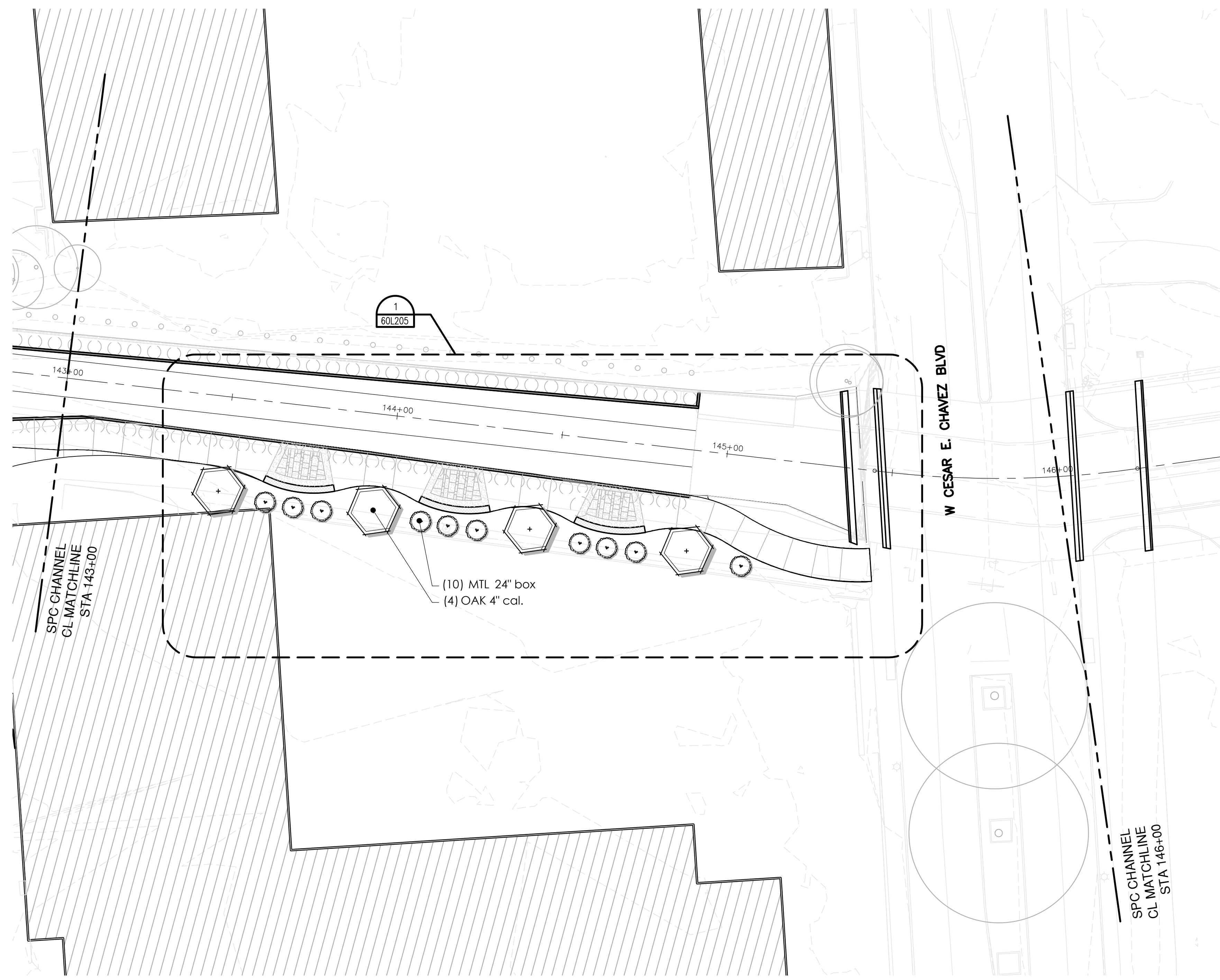
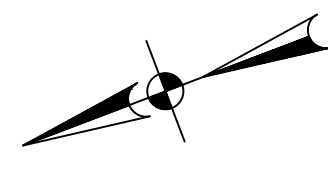
ISSUE	DATE	DESCRIPTION
	04/30/2020	ISSUED FOR REVIEW - 90%



Drawing Name: **PHASE 1.3 MAIN CHANNEL PARTIAL LANDSCAPE PLAN**
 SAN PEDRO CREEK IMPROVEMENTS
 SAN ANTONIO TEXAS

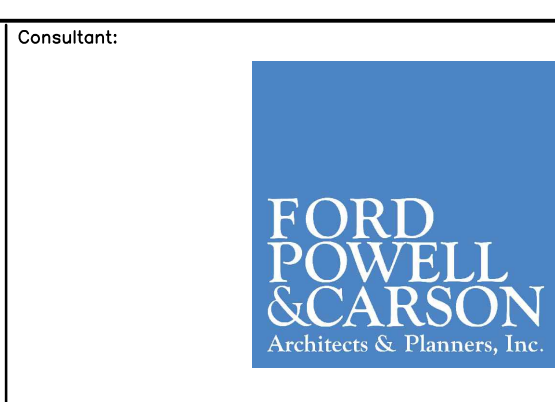
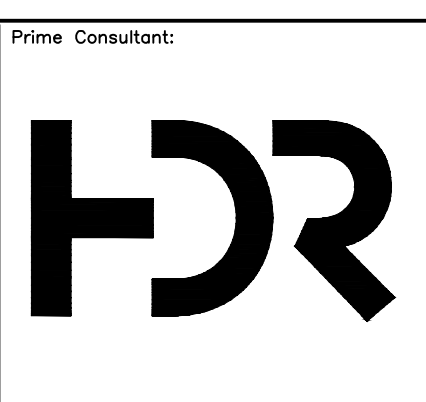
Project Number: _____
 Scale: 1"=20'
 Date: _____
 Reviewed by: B. EICHHOLZ
 Drawn by: L. LANEY

Drawing No. **40L102**
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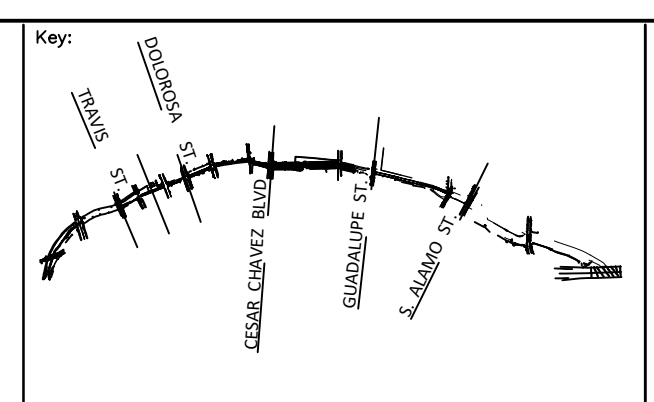


PARTIAL LANDSCAPE PLAN
 SCALE: 1" = 20'-0"
 40L103

ISSUE	DATE	DESCRIPTION
	04/30/2020	ISSUED FOR REVIEW -- 90%



Consultant's Seal:



Drawing Name:

**PHASE 1.3
 MAIN CHANNEL
 PARTIAL LANDSCAPE PLAN**

SAN PEDRO CREEK IMPROVEMENTS
 SAN ANTONIO TEXAS

Project Number:

Scale:
1"=20'

Date:

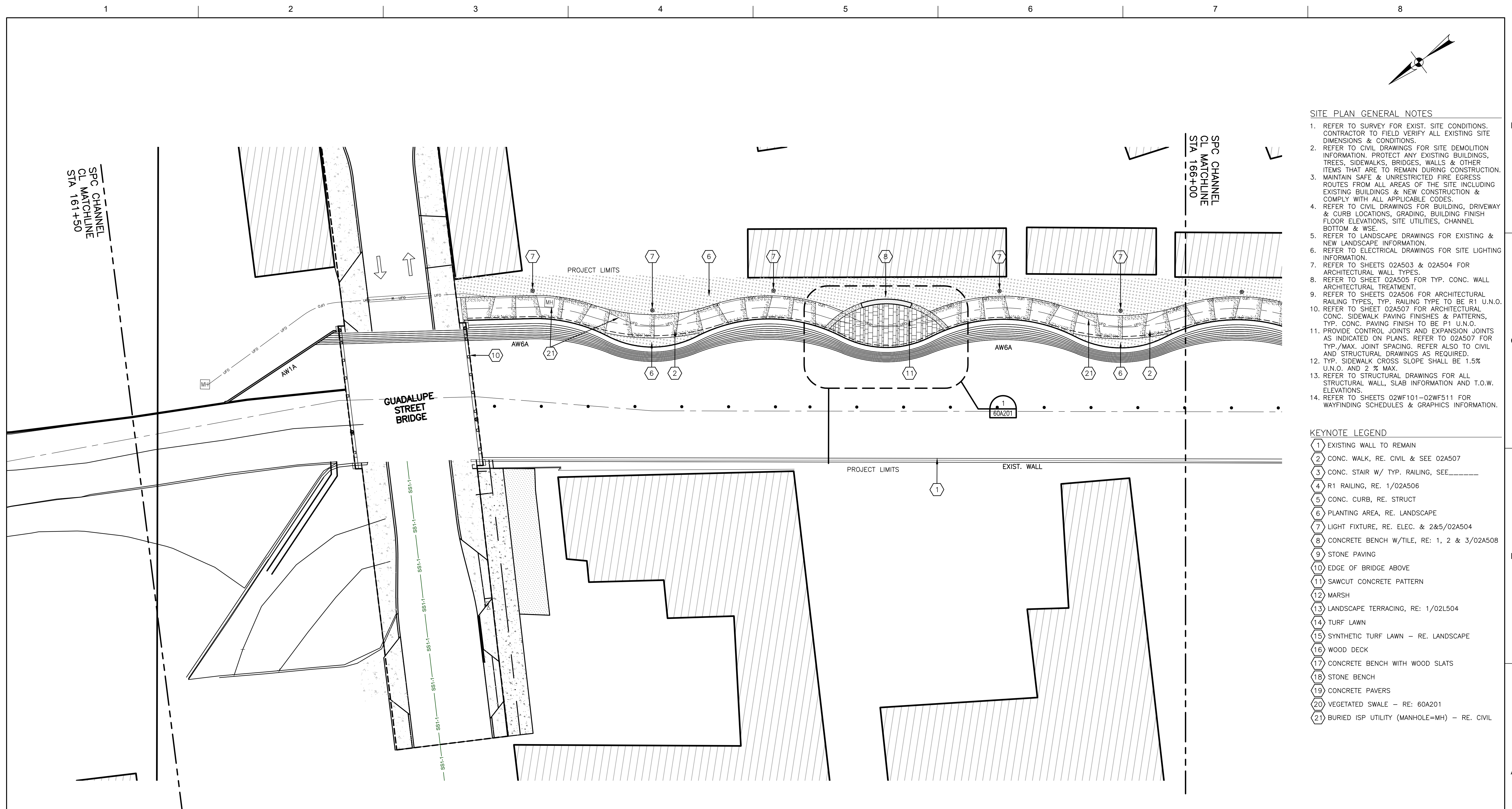
Reviewed by:
B. EICHHOLZ

Drawn by:
L. LANEY

Drawing No.

40L103

BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.



- SITE PLAN GENERAL NOTES**
- REFER TO SURVEY FOR EXIST. SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE DIMENSIONS & CONDITIONS.
 - REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION INFORMATION. PROTECT ANY EXISTING BUILDINGS, TREES, SIDEWALKS, BRIDGES, WALLS & OTHER ITEMS THAT ARE TO REMAIN DURING CONSTRUCTION.
 - MAINTAIN SAFE & UNRESTRICTED FIRE EGRESS ROUTES FROM ALL AREAS OF THE SITE INCLUDING EXISTING BUILDINGS & NEW CONSTRUCTION & COMPLY WITH ALL APPLICABLE CODES.
 - REFER TO CIVIL DRAWINGS FOR BUILDING, DRIVEWAY & CURB LOCATIONS, GRADING, BUILDING FINISH FLOOR ELEVATIONS, SITE UTILITIES, CHANNEL BOTTOM & WSE.
 - REFER TO LANDSCAPE DRAWINGS FOR EXISTING & NEW LANDSCAPE INFORMATION.
 - REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING INFORMATION.
 - REFER TO SHEETS 02A503 & 02A504 FOR ARCHITECTURAL WALL TYPES.
 - REFER TO SHEET 02A505 FOR TYP. CONC. WALL ARCHITECTURAL TREATMENT.
 - REFER TO SHEETS 02A506 FOR ARCHITECTURAL RAILING TYPES, TYP. RAILING TYPE TO BE R1 U.N.O.
 - REFER TO SHEET 02A507 FOR ARCHITECTURAL CONC. SIDEWALK PAVING FINISHES & PATTERNS, TYP. CONC. PAVING FINISH TO BE P1 U.N.O.
 - PROVIDE CONTROL JOINTS AND EXPANSION JOINTS AS INDICATED ON PLANS. REFER TO 02A507 FOR TYP./MAX. JOINT SPACING. REFER ALSO TO CIVIL AND STRUCTURAL DRAWINGS AS REQUIRED.
 - TYP. SIDEWALK CROSS SLOPE SHALL BE 1.5% U.N.O. AND 2% MAX.
 - REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL WALL, SLAB INFORMATION AND T.O.W. ELEVATIONS.
 - REFER TO SHEETS 02WF101-02WF511 FOR WAYFINDING SCHEDULES & GRAPHICS INFORMATION.

- KEYNOTE LEGEND**
- 1 EXISTING WALL TO REMAIN
 - 2 CONC. WALK, RE. CIVIL & SEE 02A507
 - 3 CONC. STAIR W/ TYP. RAILING, SEE _____
 - 4 R1 RAILING, RE. 1/02A506
 - 5 CONC. CURB, RE. STRUCT
 - 6 PLANTING AREA, RE. LANDSCAPE
 - 7 LIGHT FIXTURE, RE. ELEC. & 2&5/02A504
 - 8 CONCRETE BENCH W/TILE, RE: 1, 2 & 3/02A508
 - 9 STONE PAVING
 - 10 EDGE OF BRIDGE ABOVE
 - 11 SAWCUT CONCRETE PATTERN
 - 12 MARSH
 - 13 LANDSCAPE TERRACING, RE: 1/02L504
 - 14 TURF LAWN
 - 15 SYNTHETIC TURF LAWN - RE. LANDSCAPE
 - 16 WOOD DECK
 - 17 CONCRETE BENCH WITH WOOD SLATS
 - 18 STONE BENCH
 - 19 CONCRETE PAVERS
 - 20 VEGETATED SWALE - RE: 60A201
 - 21 BURIED ISP UTILITY (MANHOLE=MH) - RE. CIVIL

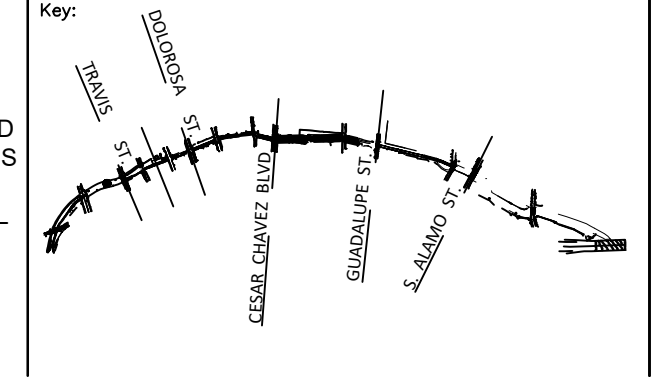
- LEGEND**
- STONE PAVING
 - PLANTING AREAS WITHIN CREEK
 - PLANTING AREAS
 - CONCRETE PAVING
 - EXISTING STRUCTURES

STREET LEVEL PLAN
SCALE: 1" = 20'-0"

ISSUE	DATE	DESCRIPTION
	05/05/2020	ISSUED FOR REVIEW - 90%



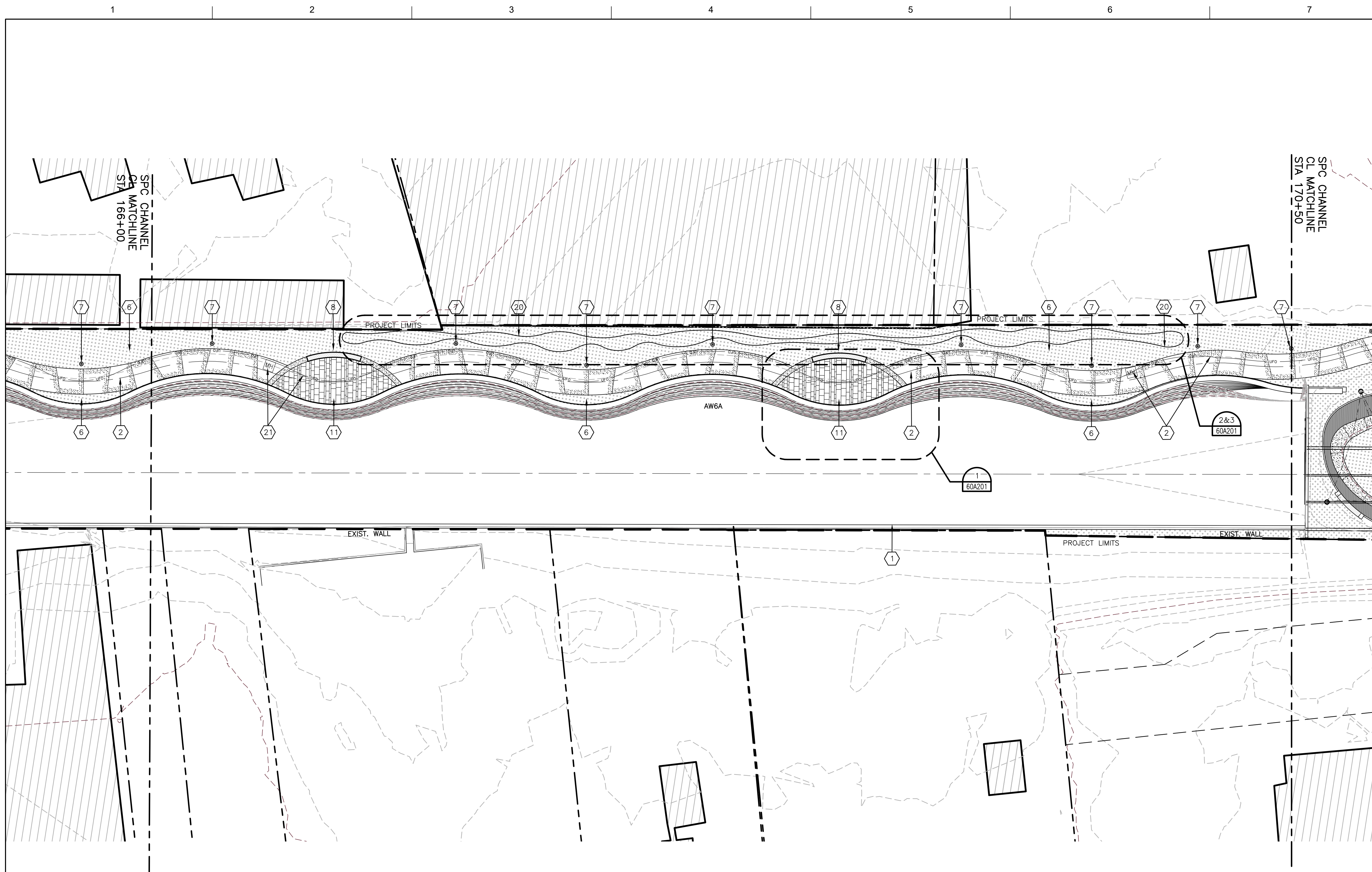
Consultant's Seal:
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Drawing Name:
**PHASE 2.0
MAIN CHANNEL
PARTIAL SITE PLAN**
SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

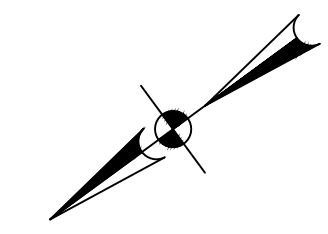
Project Number:
Scale:
1" = 20'-0"
Date:
Reviewed by:
J. MIZE
Drawn by:
A. CASTILLO

Drawing No.
60A101
BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.



- SITE PLAN GENERAL NOTES**
- REFER TO SURVEY FOR EXIST. SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE DIMENSIONS & CONDITIONS.
 - REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION INFORMATION. PROTECT ANY EXISTING BUILDINGS, TREES, SIDEWALKS, BRIDGES, WALLS & OTHER ITEMS THAT ARE TO REMAIN DURING CONSTRUCTION.
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 - REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING INFORMATION.
 - REFER TO SHEETS 02A503 & 02A504 FOR ARCHITECTURAL WALL TYPES.
 - REFER TO SHEET 02A505 FOR TYP. CONC. WALL ARCHITECTURAL TREATMENT.
 - REFER TO SHEETS 02A506 FOR ARCHITECTURAL RAILING TYPES, TYP. RAILING TYPE TO BE R1 U.N.O.
 - REFER TO SHEET 02A507 FOR ARCHITECTURAL CONC. SIDEWALK PAVING FINISHES & PATTERNS, TYP. CONC. PAVING FINISH TO BE P1 U.N.O.
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 - REFER TO SHEETS 02WF101-02WF511 FOR WAYFINDING SCHEDULES & GRAPHICS INFORMATION.

- KEYNOTE LEGEND**
- 1 EXISTING WALL TO REMAIN
 - 2 CONC. WALK, RE. CIVIL & SEE 02A507
 - 3 CONC. STAIR W/ TYP. RAILING, SEE _____
 - 4 R1 RAILING, RE. 1/02A506
 - 5 CONC. CURB, RE. STRUCT
 - 6 PLANTING AREA, RE. LANDSCAPE
 - 7 LIGHT FIXTURE, RE. ELEC. & 2&5/02A504
 - 8 CONCRETE BENCH W/TILE, RE: 1, 2 & 3/02A508
 - 9 STONE PAVING
 - 10 EDGE OF BRIDGE ABOVE
 - 11 SAWCUT CONCRETE PATTERN
 - 12 MARSH
 - 13 LANDSCAPE TERRACING, RE: 1/02L504
 - 14 TURF LAWN
 - 15 SYNTHETIC TURF LAWN - RE. LANDSCAPE
 - 16 WOOD DECK
 - 17 CONCRETE BENCH WITH WOOD SLATS
 - 18 STONE BENCH
 - 19 CONCRETE PAVERS
 - 20 VEGETATED SWALE - RE: 60A201
 - 21 BURIED ISP UTILITY (MANHOLE=MH) - RE. CIVIL



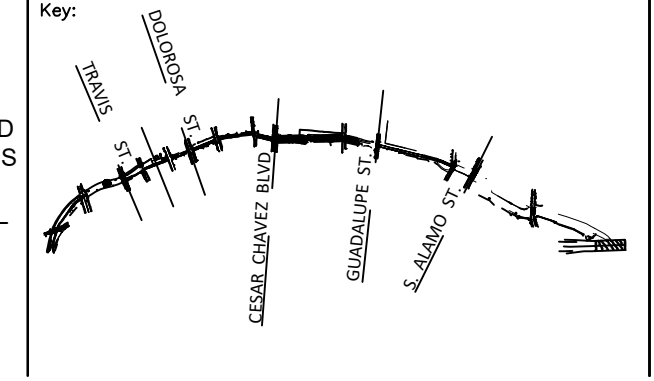
STREET LEVEL PLAN
SCALE: 1" = 20'-0"

- LEGEND**
- STONE PAVING
 - PLANTING AREAS WITHIN CREEK
 - PLANTING AREAS
 - CONCRETE PAVING
 - EXISTING STRUCTURES

ISSUE	DATE	DESCRIPTION
	05/05/2020	ISSUED FOR REVIEW - 90%



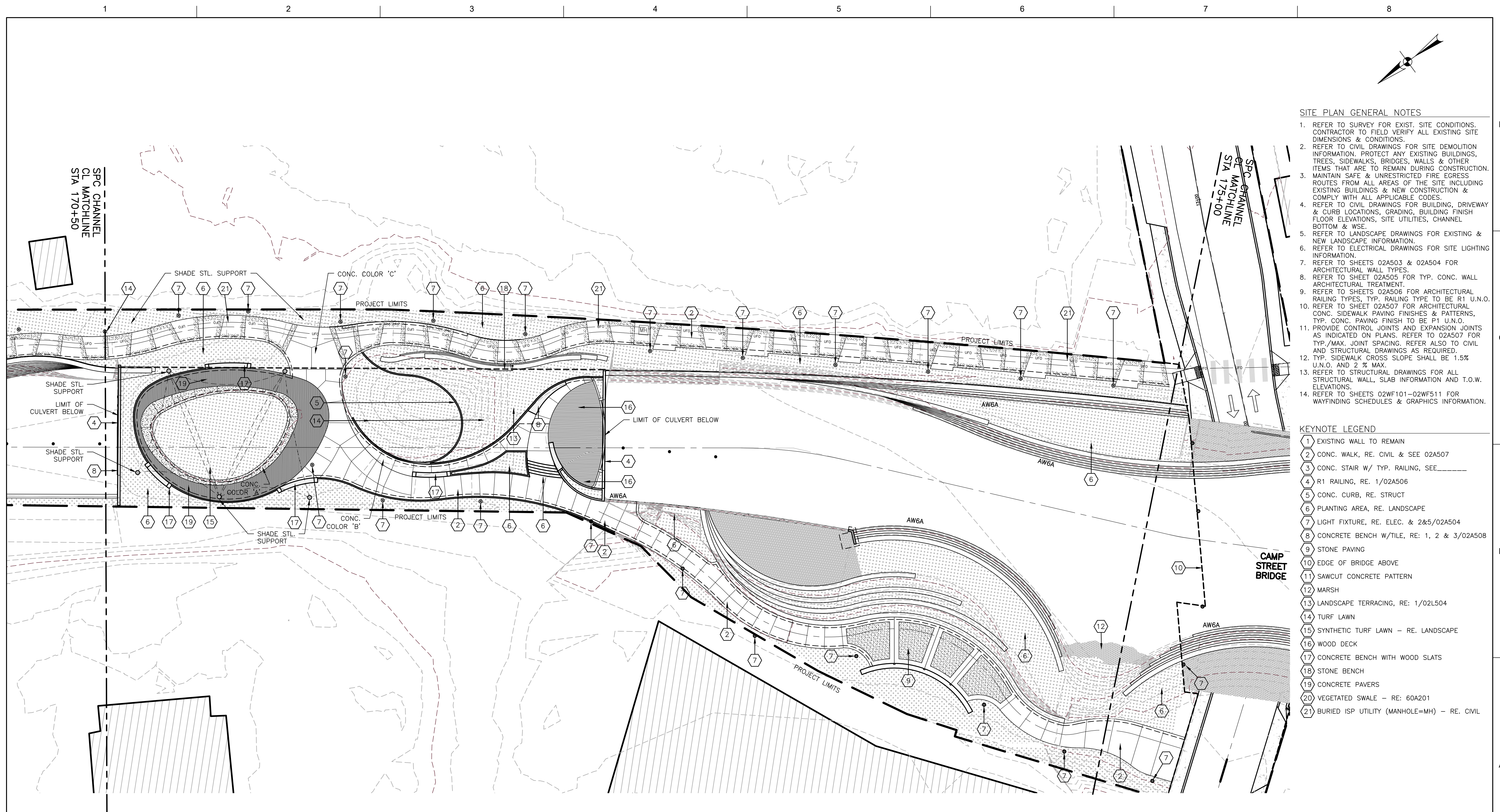
Consultant's Seal:
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Drawing Name:
**PHASE 2.0
MAIN CHANNEL
PARTIAL SITE PLAN**
SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:
Scale:
1" = 20'-0"
Date:
Reviewed by:
J. MIZE
Drawn by:
A. CASTILLO

Drawing No.
60A102
SAN ANTONIO RIVER AUTHORITY
DRAWING EQUALS ONE INCH
ADJUST SCALE ACCORDINGLY



- SITE PLAN GENERAL NOTES**
- REFER TO SURVEY FOR EXIST. SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE DIMENSIONS & CONDITIONS.
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 - REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING INFORMATION.
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 - REFER TO SHEET 02A505 FOR TYP. CONC. WALL ARCHITECTURAL TREATMENT.
 - REFER TO SHEETS 02A506 FOR ARCHITECTURAL RAILING TYPES, TYP. RAILING TYPE TO BE R1 U.N.O.
 - REFER TO SHEET 02A507 FOR ARCHITECTURAL CONC. SIDEWALK PAVING FINISHES & PATTERNS, TYP. CONC. PAVING FINISH TO BE P1 U.N.O.
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 - 6 PLANTING AREA, RE. LANDSCAPE
 - 7 LIGHT FIXTURE, RE. ELEC. & 2&5/02A504
 - 8 CONCRETE BENCH W/TILE, RE: 1, 2 & 3/02A508
 - 9 STONE PAVING
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 - 11 SAWCUT CONCRETE PATTERN
 - 12 MARSH
 - 13 LANDSCAPE TERRACING, RE: 1/02L504
 - 14 TURF LAWN
 - 15 SYNTHETIC TURF LAWN - RE. LANDSCAPE
 - 16 WOOD DECK
 - 17 CONCRETE BENCH WITH WOOD SLATS
 - 18 STONE BENCH
 - 19 CONCRETE PAVERS
 - 20 VEGETATED SWALE - RE: 60A201
 - 21 BURIED ISP UTILITY (MANHOLE=MH) - RE. CIVIL

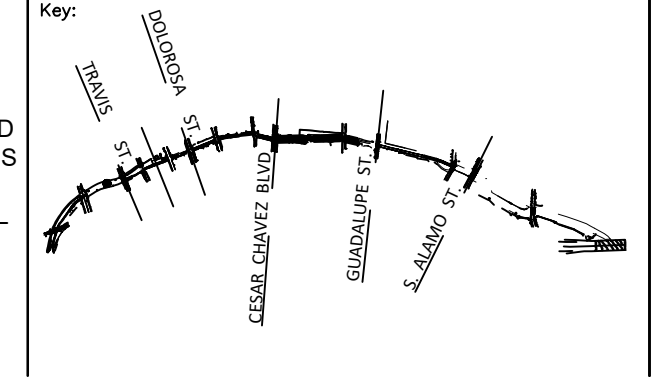
- LEGEND**
- STONE PAVING
 - PLANTING AREAS WITHIN CREEK
 - PLANTING AREAS
 - CONCRETE PAVING
 - EXISTING STRUCTURES

STREET LEVEL PLAN
SCALE: 1" = 20'-0"

ISSUE	DATE	DESCRIPTION
	05/05/2020	ISSUED FOR REVIEW - 90%

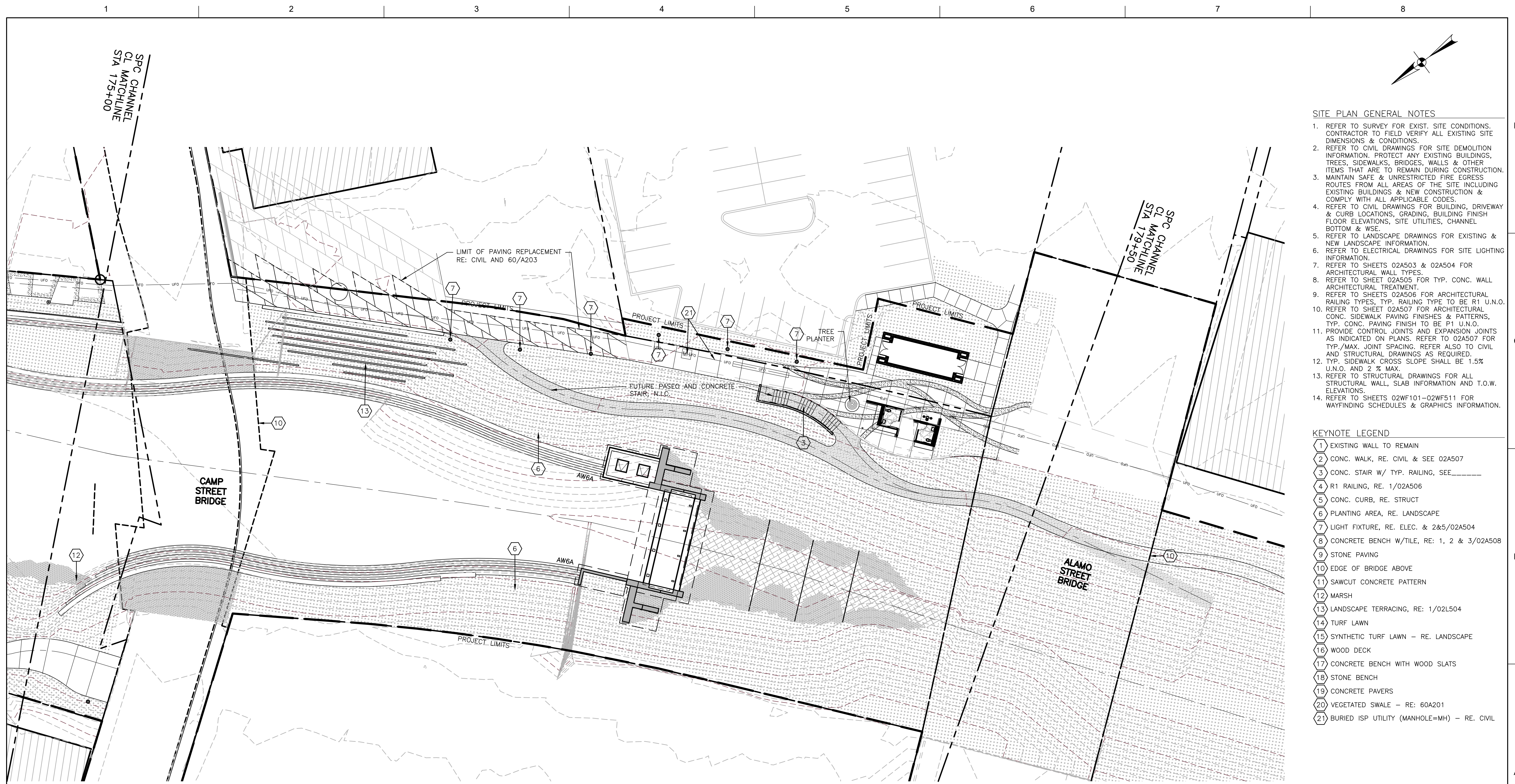


Consultant's Seal:
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Drawing Name:
**PHASE 2.0
MAIN CHANNEL
PARTIAL SITE PLAN**
SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:	Drawing No:
Scale: 1" = 20'-0"	60A103
Date:	
Reviewed by: J. MIZE	
Drawn by: A CASTILLO	



- SITE PLAN GENERAL NOTES**
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 - 11 SAWCUT CONCRETE PATTERN
 - 12 MARSH
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 - 17 CONCRETE BENCH WITH WOOD SLATS
 - 18 STONE BENCH
 - 19 CONCRETE PAVERS
 - 20 VEGETATED SWALE - RE: 60A201
 - 21 BURIED ISP UTILITY (MANHOLE=MH) - RE. CIVIL

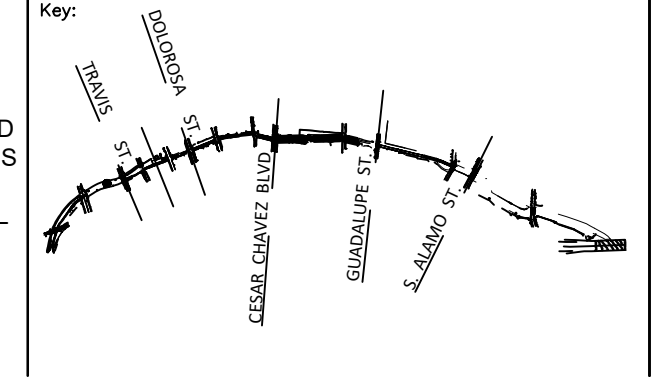
- LEGEND**
- STONE PAVING
 - PLANTING AREAS WITHIN CREEK
 - PLANTING AREAS
 - CONCRETE PAVING
 - EXISTING STRUCTURES

STREET LEVEL PLAN
SCALE: 1" = 20'-0"

ISSUE	DATE	DESCRIPTION
	05/05/2020	ISSUED FOR REVIEW - 90%

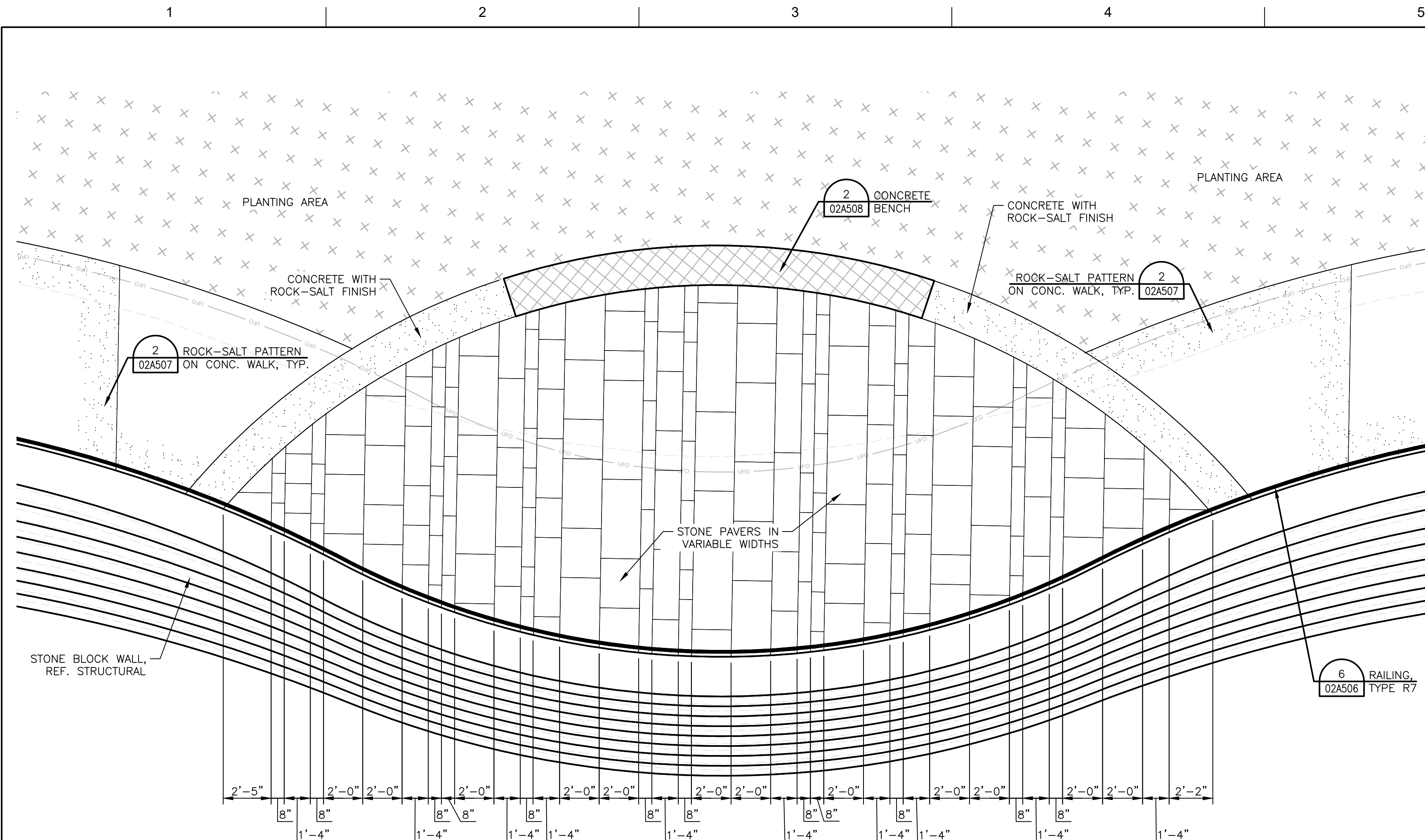


Consultant's Seal:
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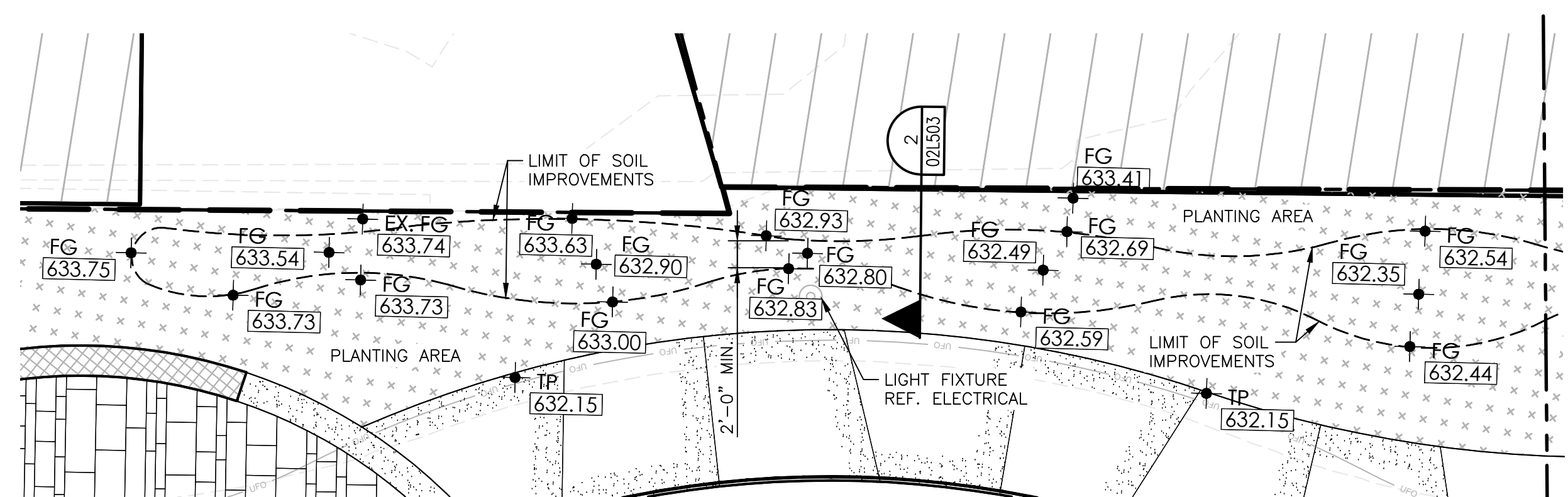
Drawing Name:
**PHASE 2.0
MAIN CHANNEL
PARTIAL SITE PLAN**
SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:	Drawing No:
Scale: 1" = 20'-0"	60A104
Date:	
Reviewed by: J. MIZE	
Drawn by: A CASTILLO	



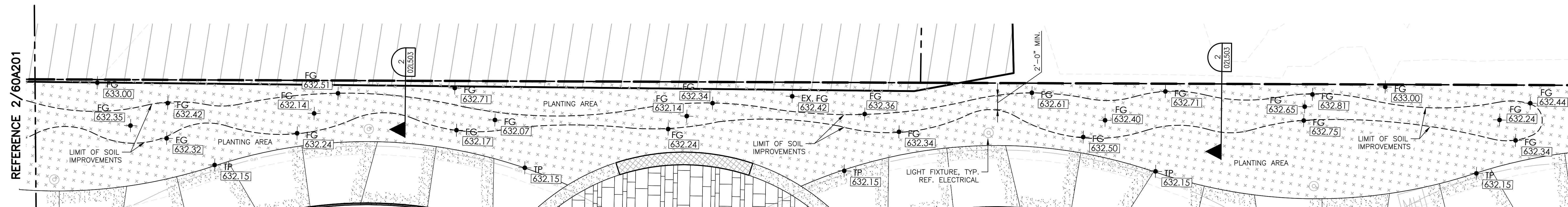
OVERLOOK SEATING AREA

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



VEGETATED SWALE

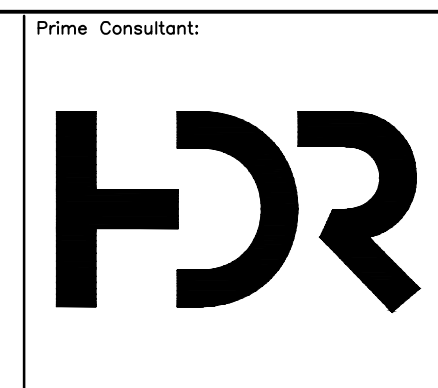
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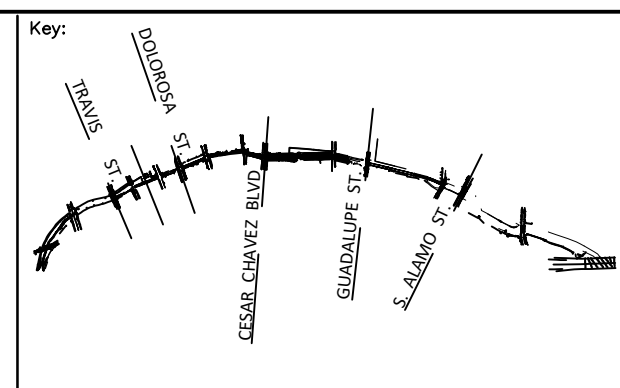
VEGETATED SWALE, CONT'D

SCALE: 1/8" = 1'-0"

ISSUE	DATE	DESCRIPTION
	05/05/2020	ISSUED FOR REVIEW - 90%



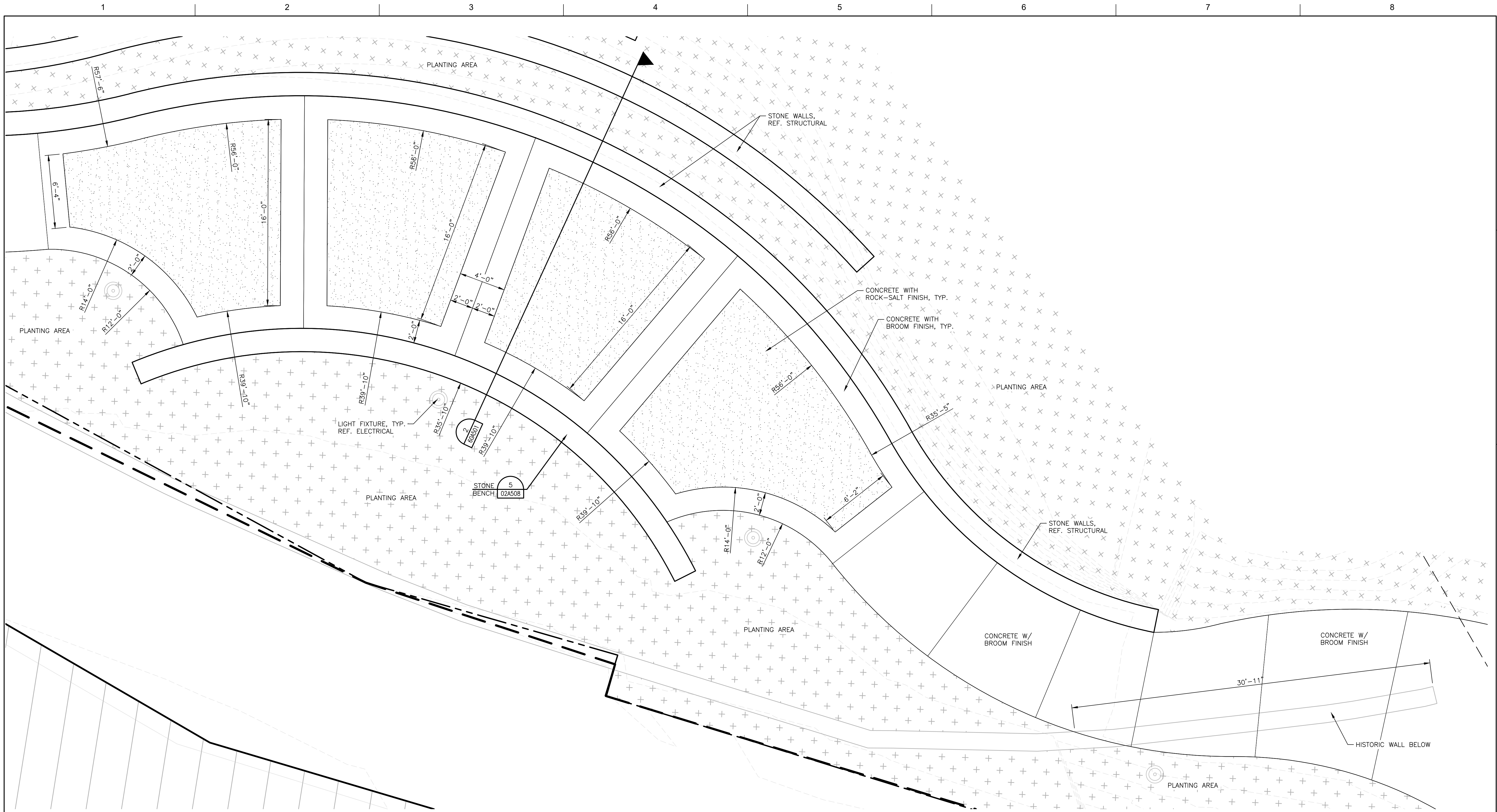
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Drawing Name:
**PHASE 2.0
 MAIN CHANNEL
 ENLARGED SITE PLAN**
 SAN PEDRO CREEK IMPROVEMENTS
 SAN ANTONIO, TEXAS

Project Number:
 Scale:
 AS NOTED
 Date:
 Reviewed by:
 B. EICHHOLZ
 Drawn by:
 L. LANEY

Drawing No.
60A201
 BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.

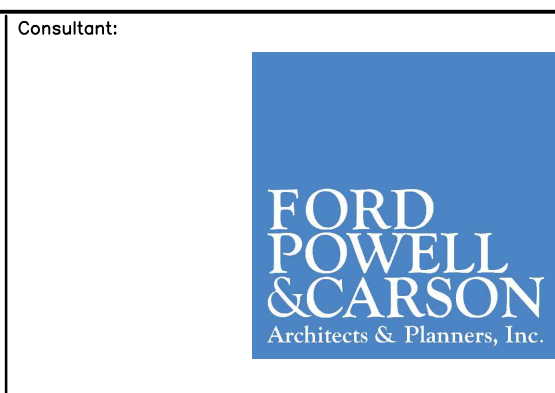
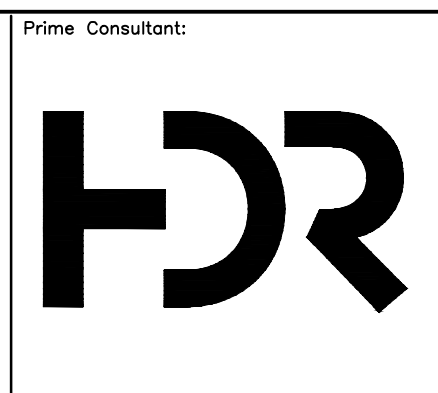


BOG SEATING AREA AND HISTORIC WALL

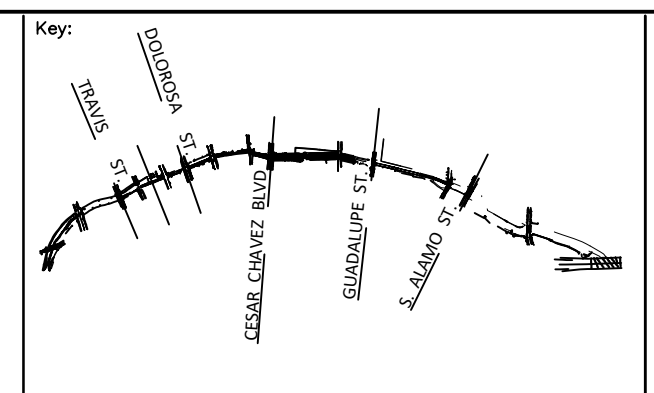
SCALE: 1/4" = 1'-0"



ISSUE	DATE	DESCRIPTION
	05/05/2020	ISSUED FOR REVIEW - 90%



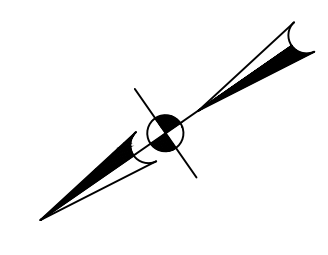
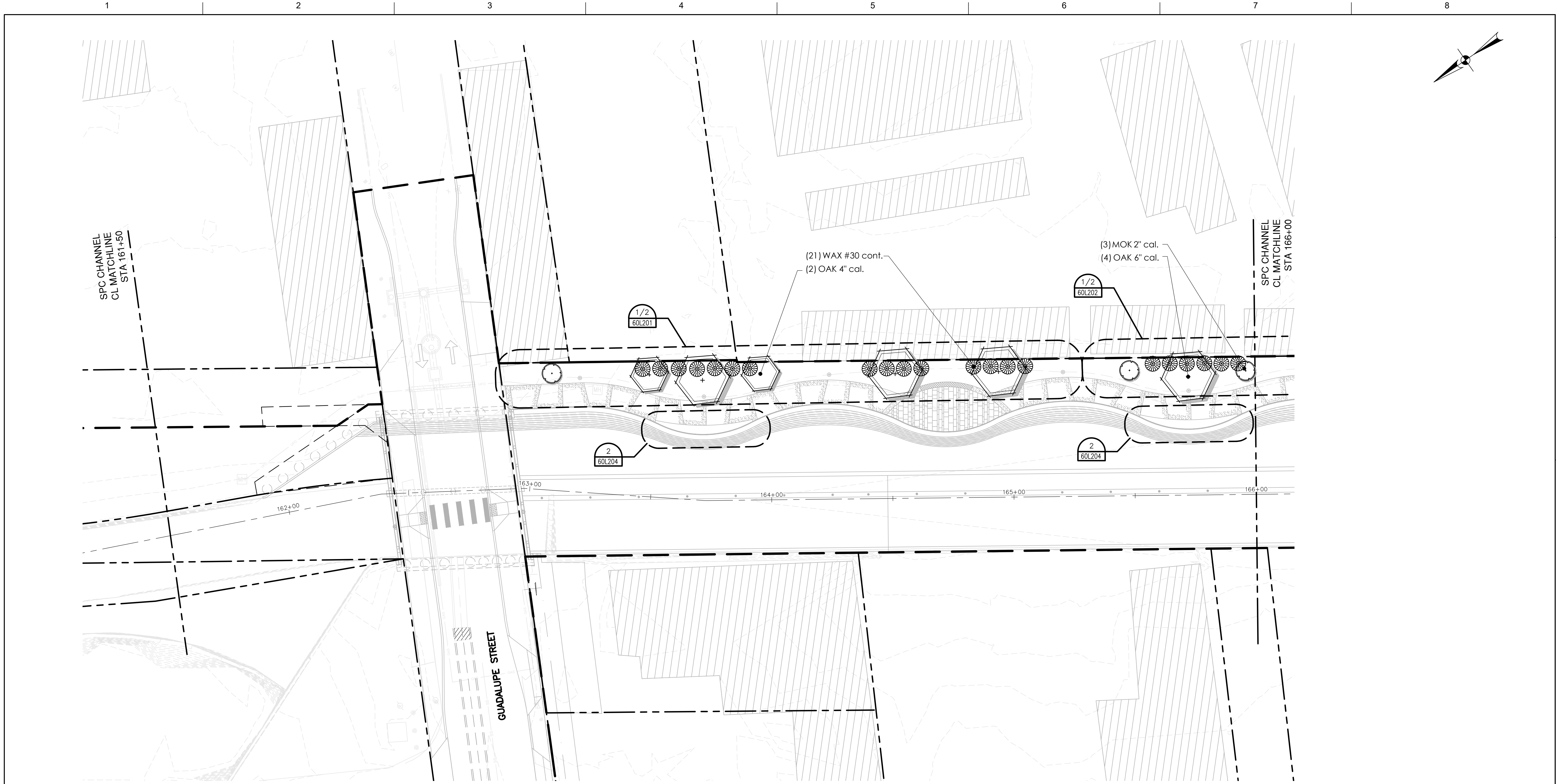
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Drawing Name:
**PHASE 2.0
 MAIN CHANNEL
 ENLARGED SITE PLAN**
 SAN PEDRO CREEK IMPROVEMENTS
 SAN ANTONIO TEXAS

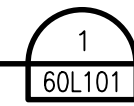
Project Number:
 Scale:
 AS NOTED
 Date:
 Reviewed by:
 B. EICHHOLZ
 Drawn by:
 L. LANEY

Drawing No.
60A202
 BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.

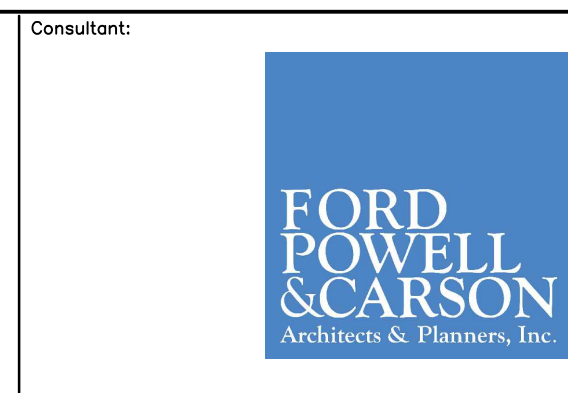
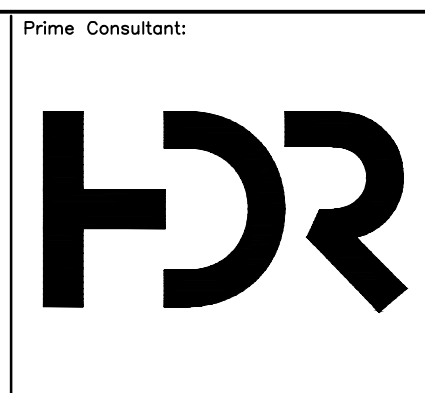


PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

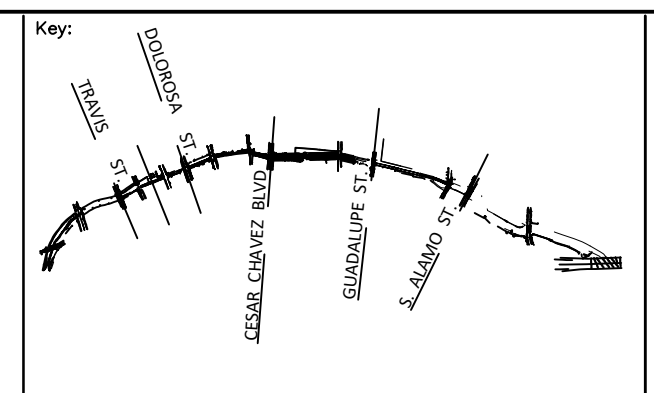


ISSUE	DATE	DESCRIPTION
	05/05/2020	ISSUED FOR REVIEW -- 90%



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Drawing Name:

**PHASE 2.0
MAIN CHANNEL
PARTIAL LANDSCAPE PLAN**

SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:

Scale: 1"=20'

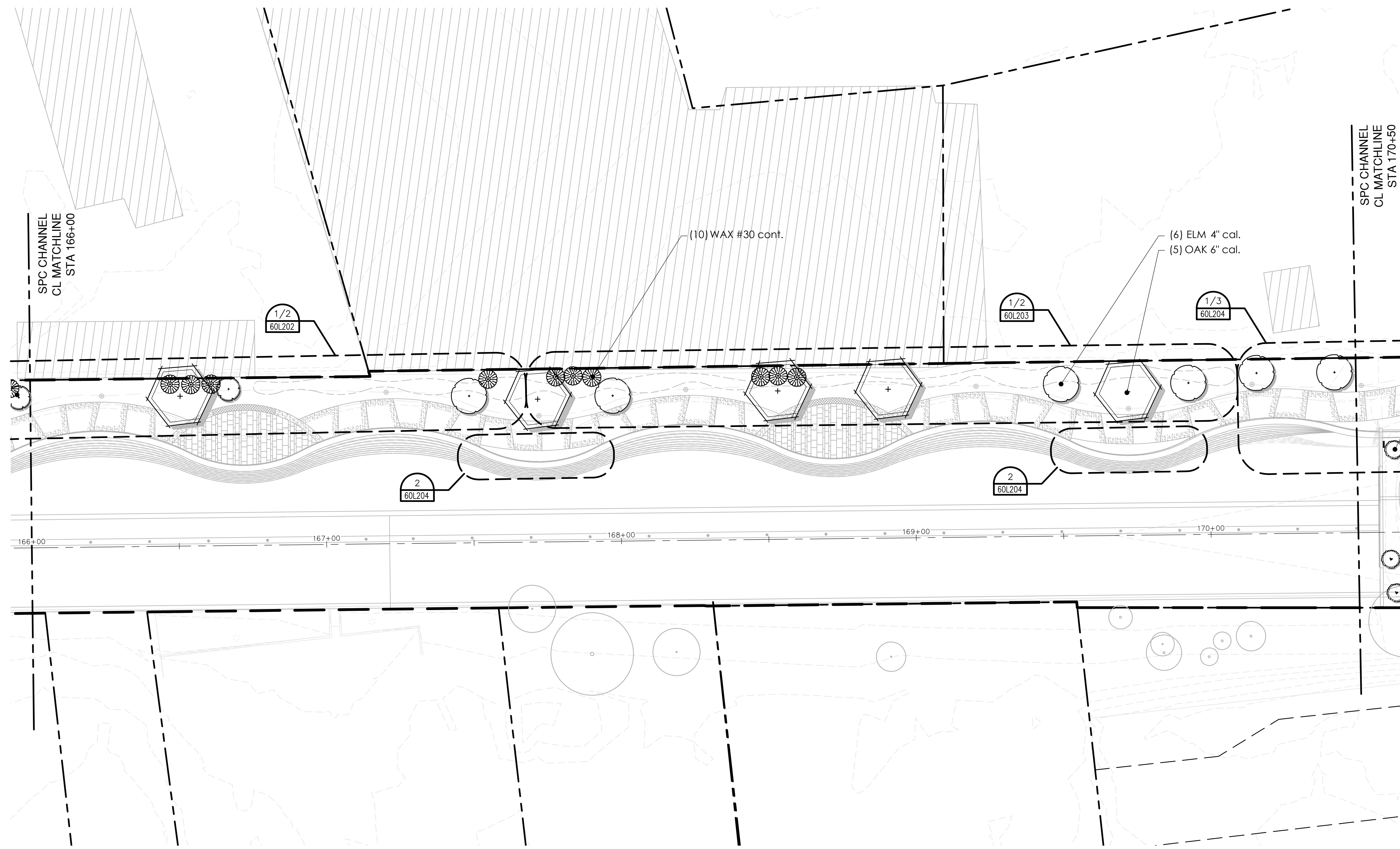
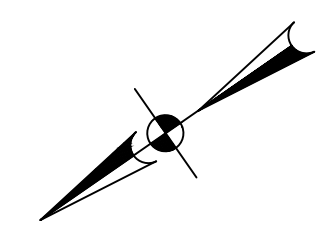
Date:

Reviewed by: B. EICHHOLZ

Drawn by: L. LANEY

Drawing No. **60L101**

BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.

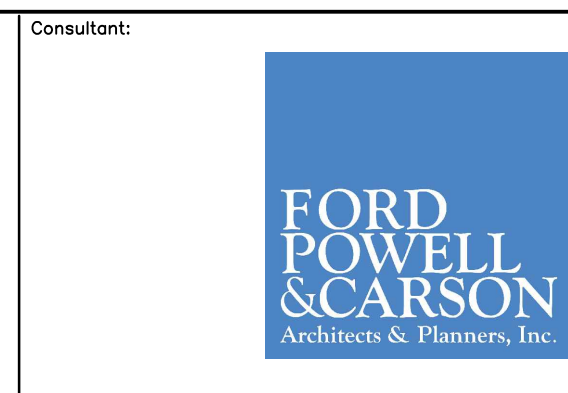
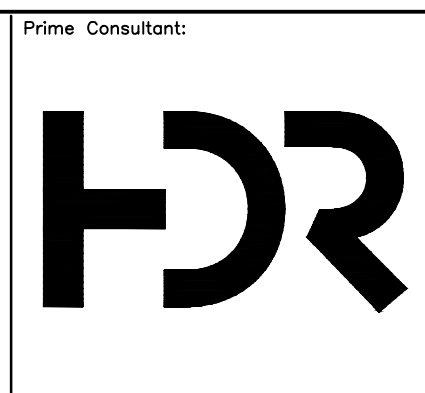


PARTIAL LANDSCAPE PLAN

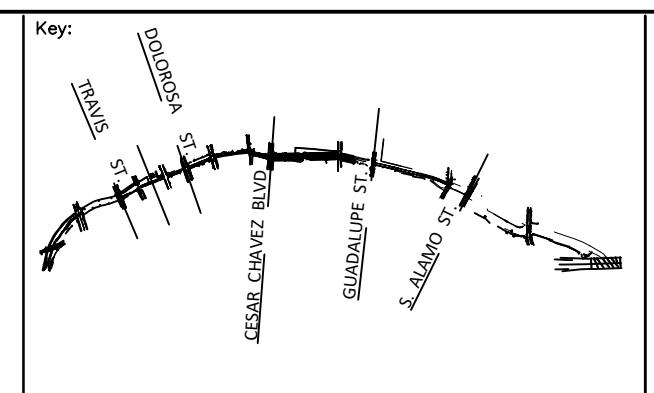
SCALE: 1" = 20'-0"

1
60L102

ISSUE	DATE	DESCRIPTION
	05/05/2020	ISSUED FOR REVIEW - 90%



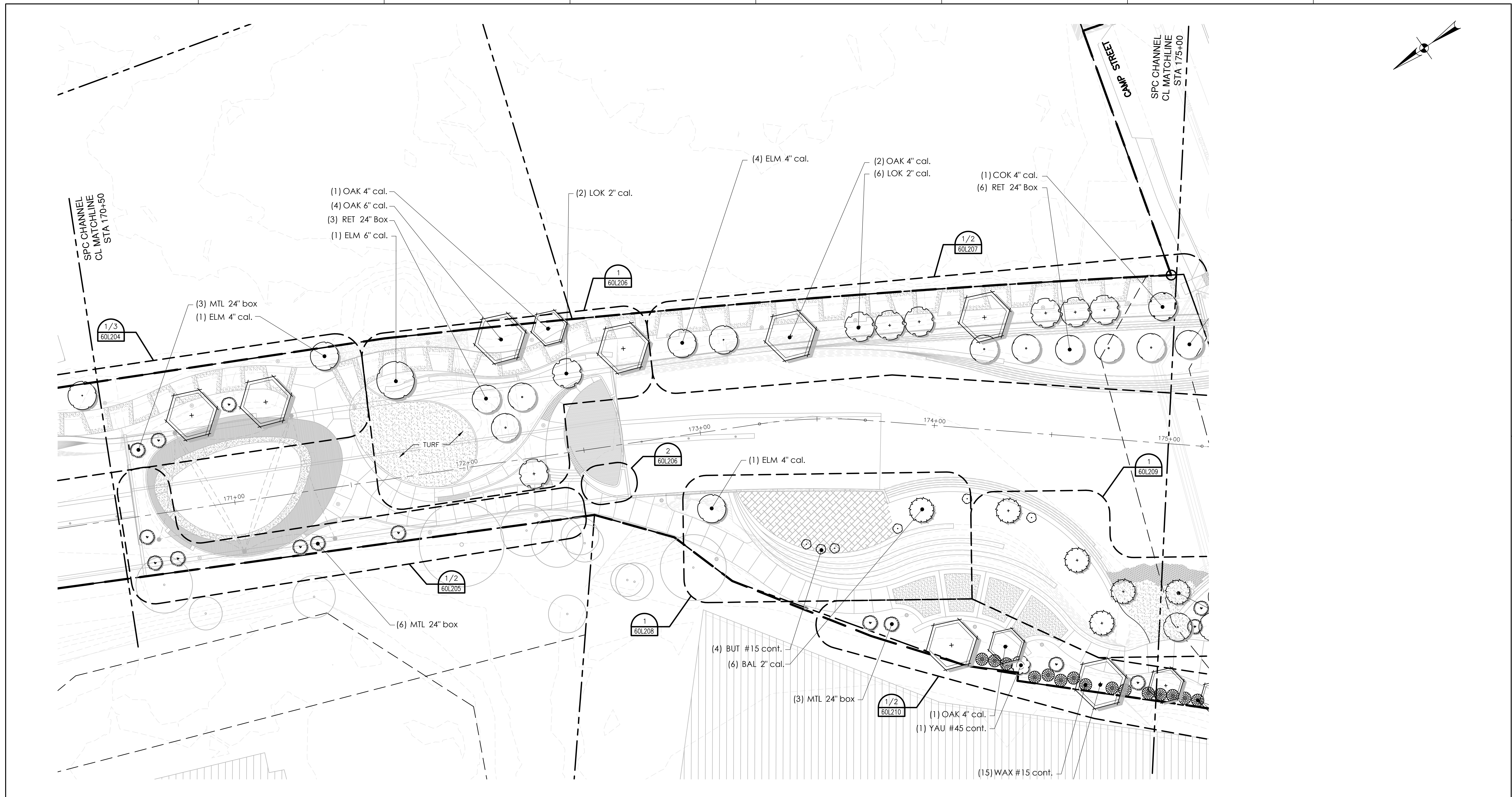
Consultant's Seal:
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Drawing Name:
**PHASE 2.0
 MAIN CHANNEL
 PARTIAL LANDSCAPE PLAN**
 SAN PEDRO CREEK IMPROVEMENTS
 SAN ANTONIO TEXAS

Project Number:
 Scale: 1"=20'
 Date:
 Reviewed by: B. EICHHOLZ
 Drawn by: L. LANEY

Drawing No.
60L102
 BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.

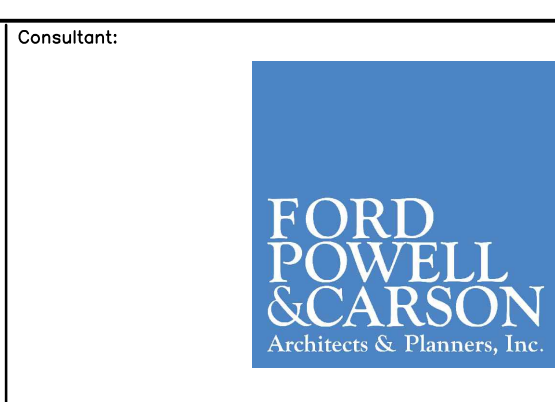
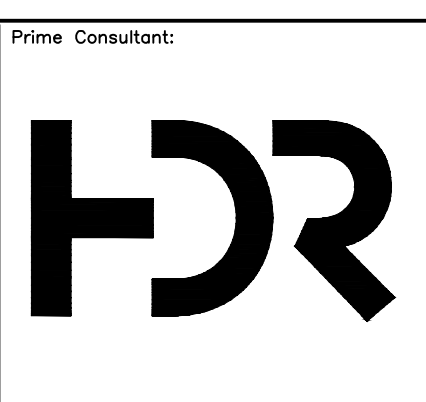


PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

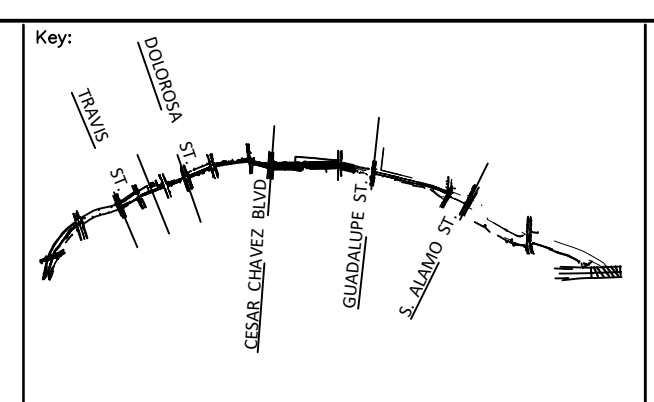
1
60L103

ISSUE	DATE	DESCRIPTION
	05/05/2020	ISSUED FOR REVIEW - 90%



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Drawing Name:

**PHASE 2.0
MAIN CHANNEL
PARTIAL LANDSCAPE PLAN**

SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:

Scale: 1"=20'

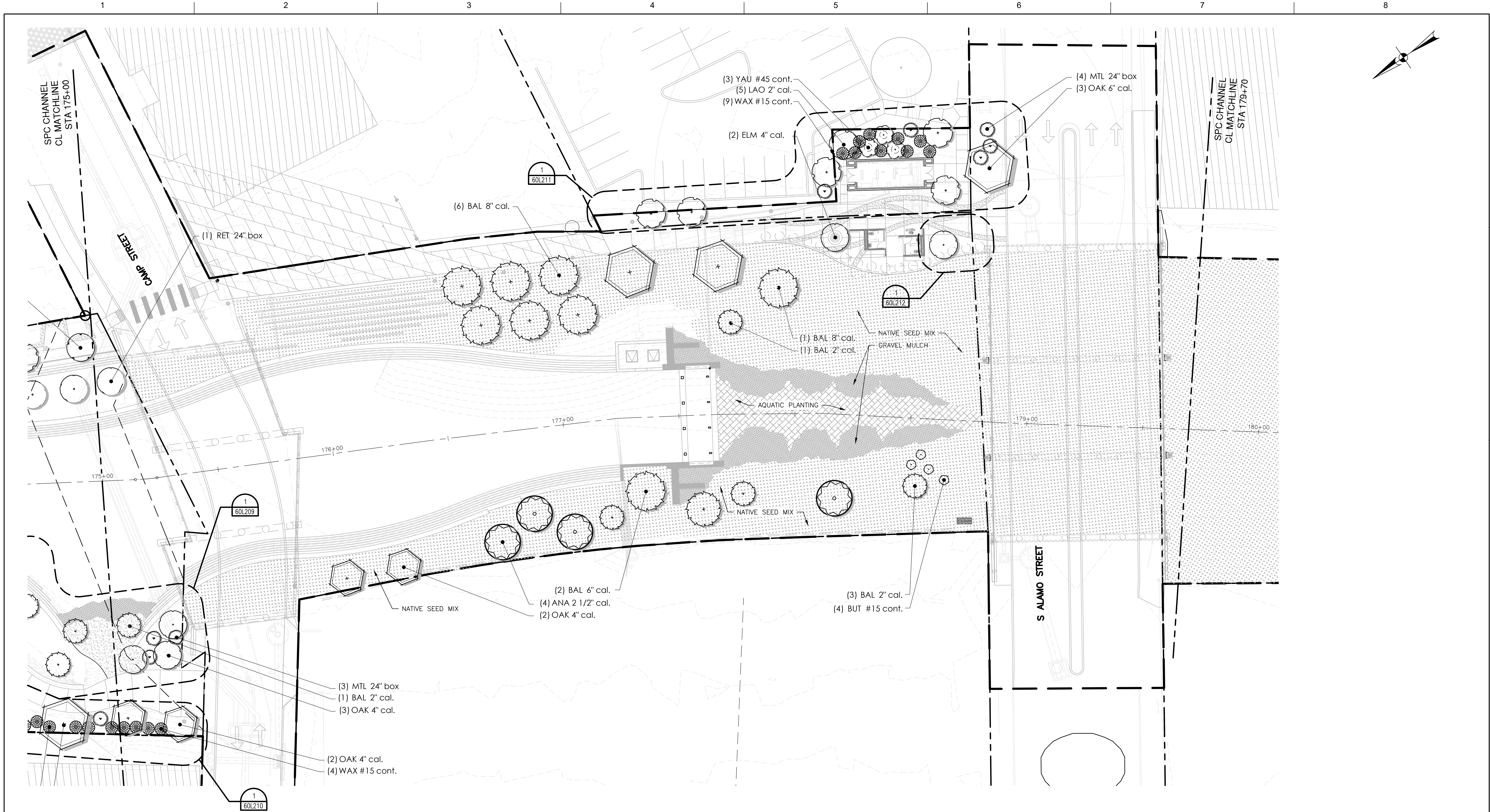
Date:

Reviewed by: B. EICHHOLZ

Drawn by: L. LANEY

Drawing No. **60L103**

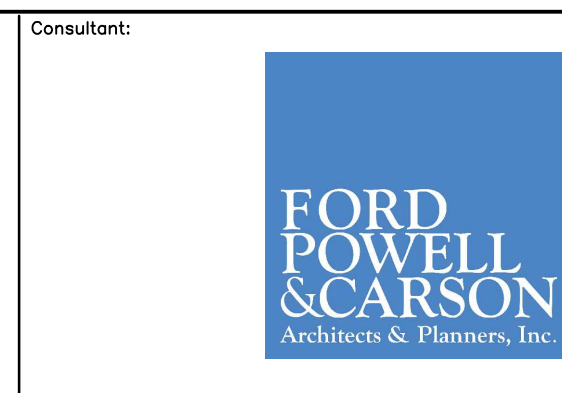
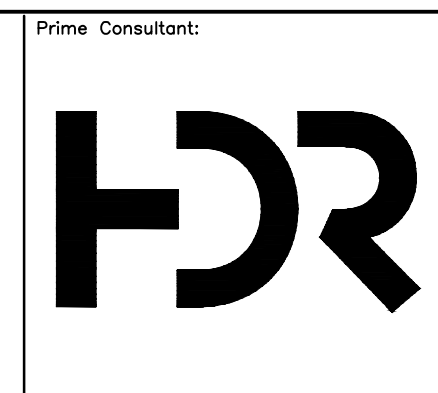
BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.



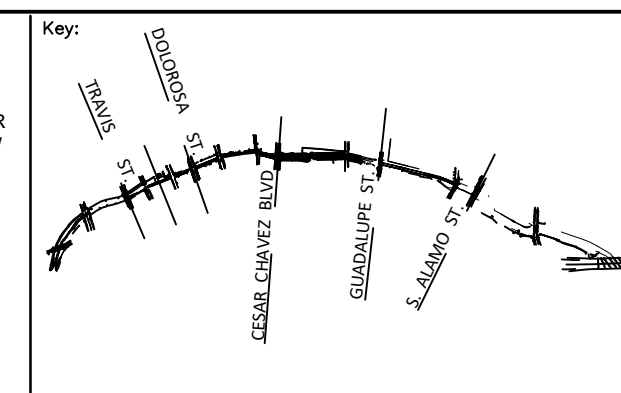
PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

ISSUE	DATE	DESCRIPTION
	05/05/2020	ISSUED FOR REVIEW - 90%



Consultant's Seal:
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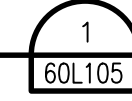
Project Name:
**PHASE 2.0
 MAIN CHANNEL
 PARTIAL LANDSCAPE PLAN**
 SAN PEDRO CREEK IMPROVEMENTS
 SAN ANTONIO, TEXAS

Project Number:
 Scale: 1"=20'
 Date:
 Reviewed by: B. EICHHOLZ
 Drawn by: L. LANEY

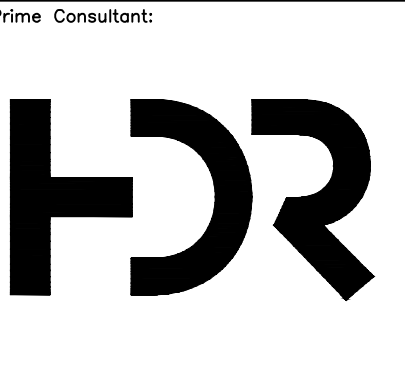
Drawing No.: **60L104**
 BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.



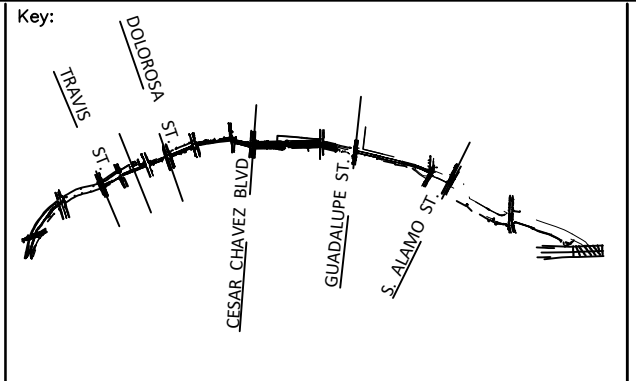
PARTIAL LANDSCAPE PLAN
SCALE: 1" = 20'-0"



ISSUE	DATE	DESCRIPTION
	05/05/2020	ISSUED FOR REVIEW - 90%



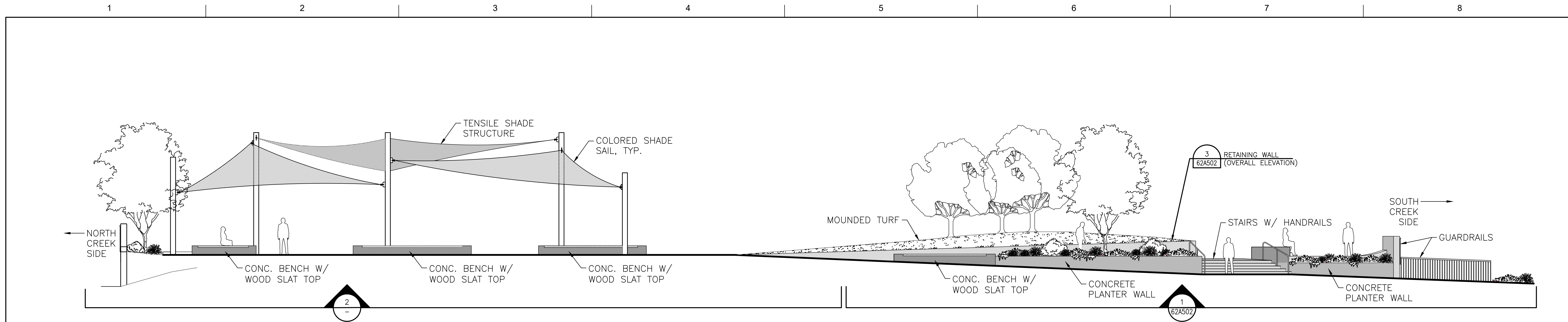
Consultant's Seal:
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Drawing Name:
**PHASE 2.0
MAIN CHANNEL
PARTIAL LANDSCAPE PLAN**
SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

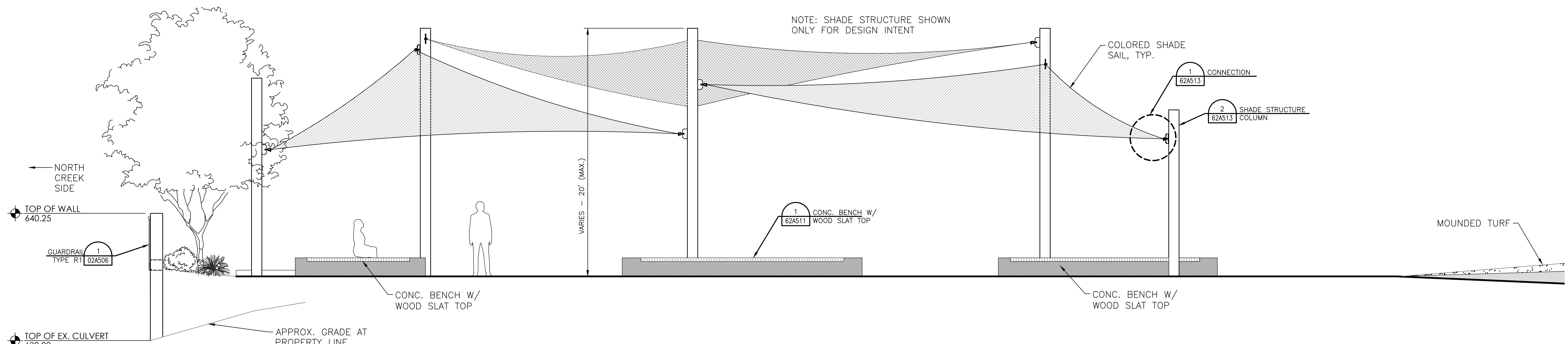
Project Number:
Scale: 1"=20'
Date:
Reviewed by: B. EICHHOLZ
Drawn by: L. LANEY

Drawing No.
60L105
BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.



ELEVATION: OVERALL VIEW

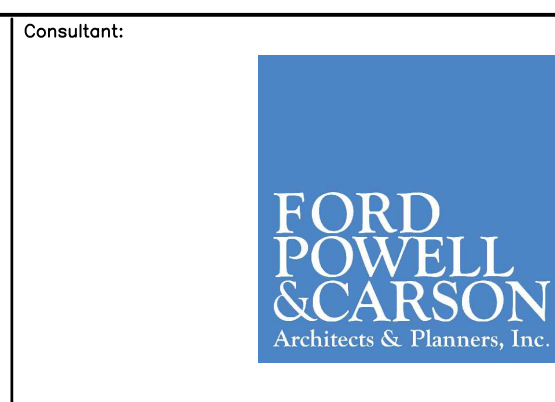
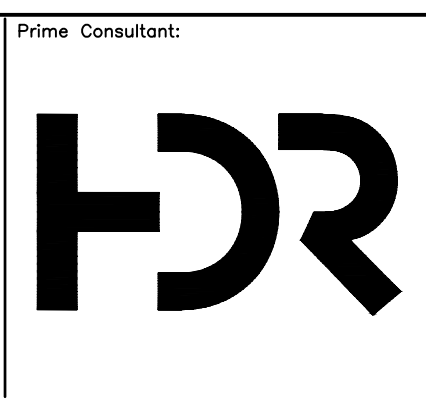
SCALE: 1/8"=1'-0"



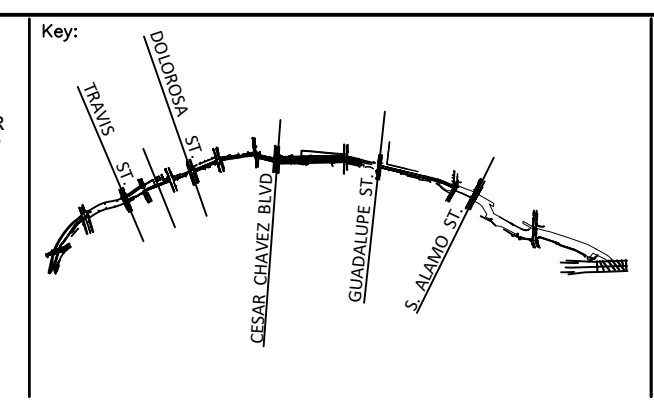
ELEVATION: SHADE STRUCTURE AREA (ENLARGEMENT)

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

ISSUE	DATE	DESCRIPTION
	05/05/2020	ISSUED FOR REVIEW - 90%



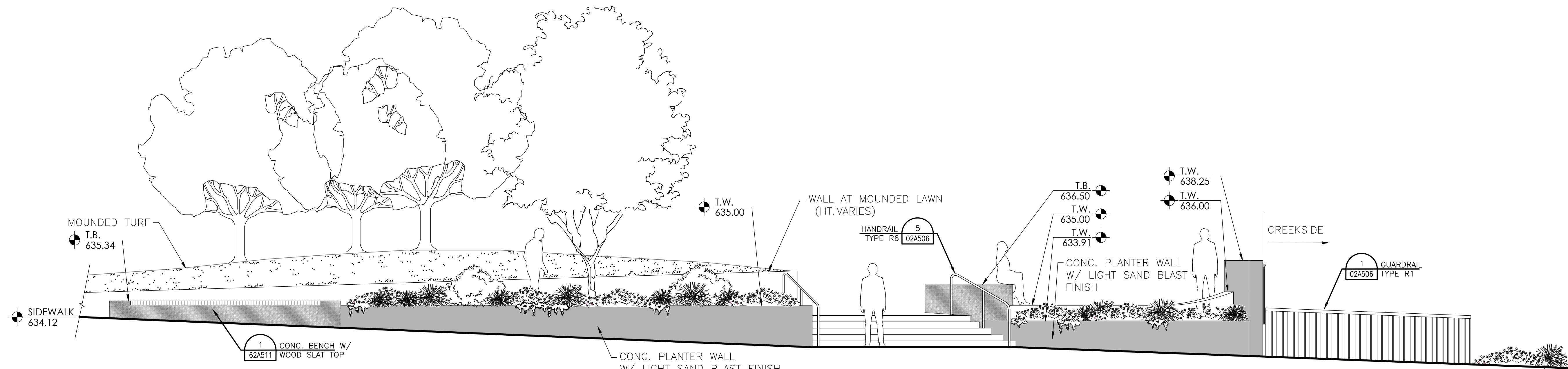
Consultant's Seal:
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Drawing Name:
**PHASE 2.0
 MAIN CHANNEL
 CULVERT PARK DETAILS**
 SAN PEDRO CREEK IMPROVEMENTS
 SAN ANTONIO, TEXAS

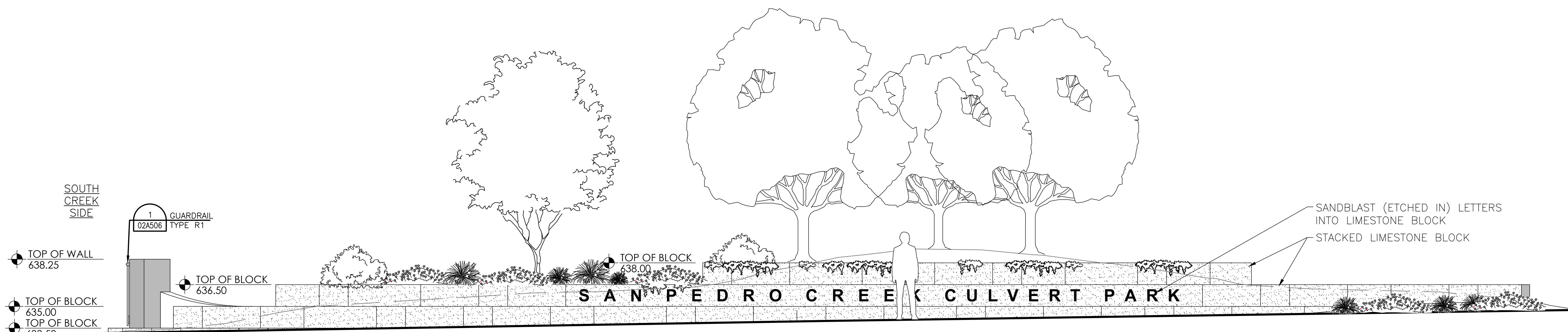
Project Number:
 AS NOTED
 Date:
 Reviewed by:
 B. EICHHOLZ
 Drawn by:
 L. LANEY

Drawing No.
62A501
 BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.



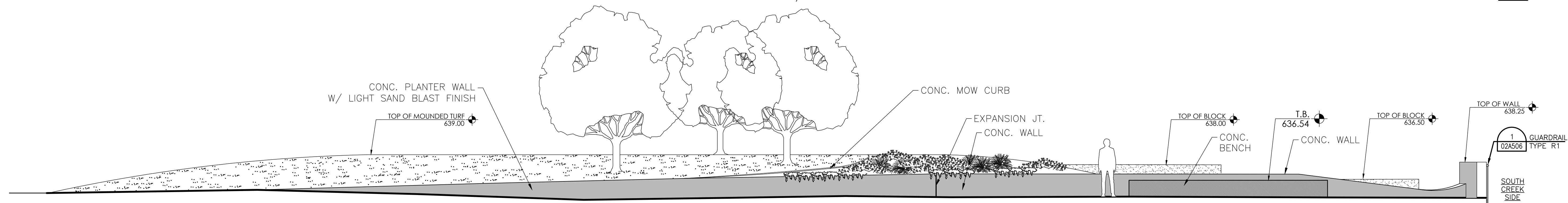
ELEVATION: CONCRETE WALLS / STAIRS / WOOD DECK AT SOUTH CULVERT AREA

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



ELEVATION: CONCRETE WALLS / STAIRS / WOOD DECK AT SOUTH CULVERT AREA

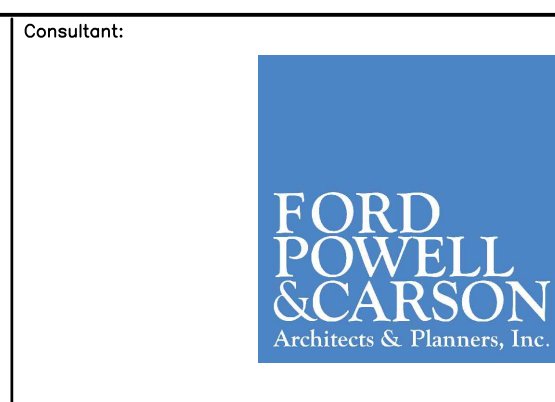
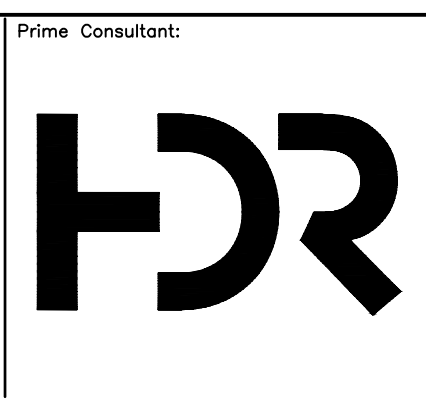
SCALE: 1/4"=1'-0"



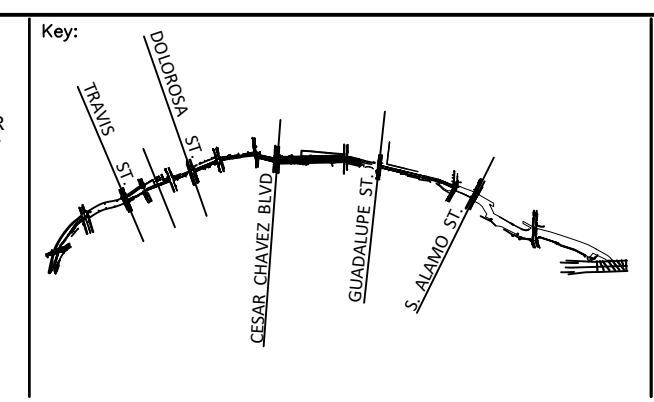
ELEVATION: CONCRETE WALL AT MOUNDED TURF AREA AND BENCH AT WOOD DECK AREA

SCALE: 3/16"=1'-0"

ISSUE	DATE	DESCRIPTION
	05/05/2020	ISSUED FOR REVIEW - 90%



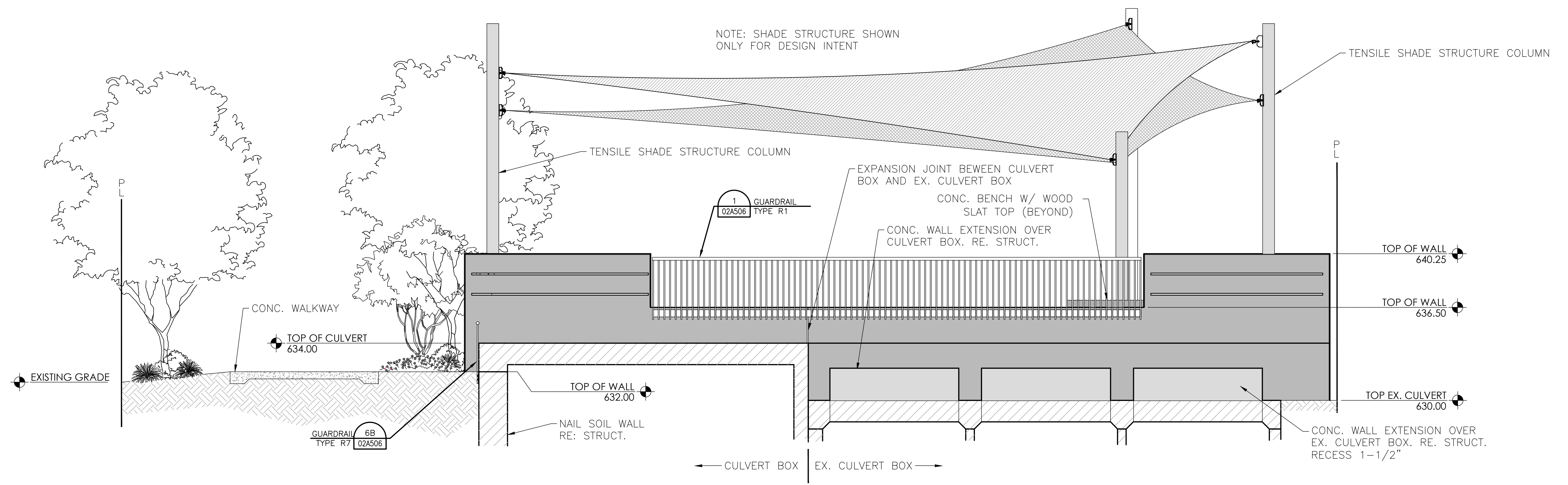
Consultant's Seal:
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Drawing Name:
**PHASE 2.0
 MAIN CHANNEL
 CULVERT PARK DETAILS**
 SAN PEDRO CREEK IMPROVEMENTS
 SAN ANTONIO TEXAS

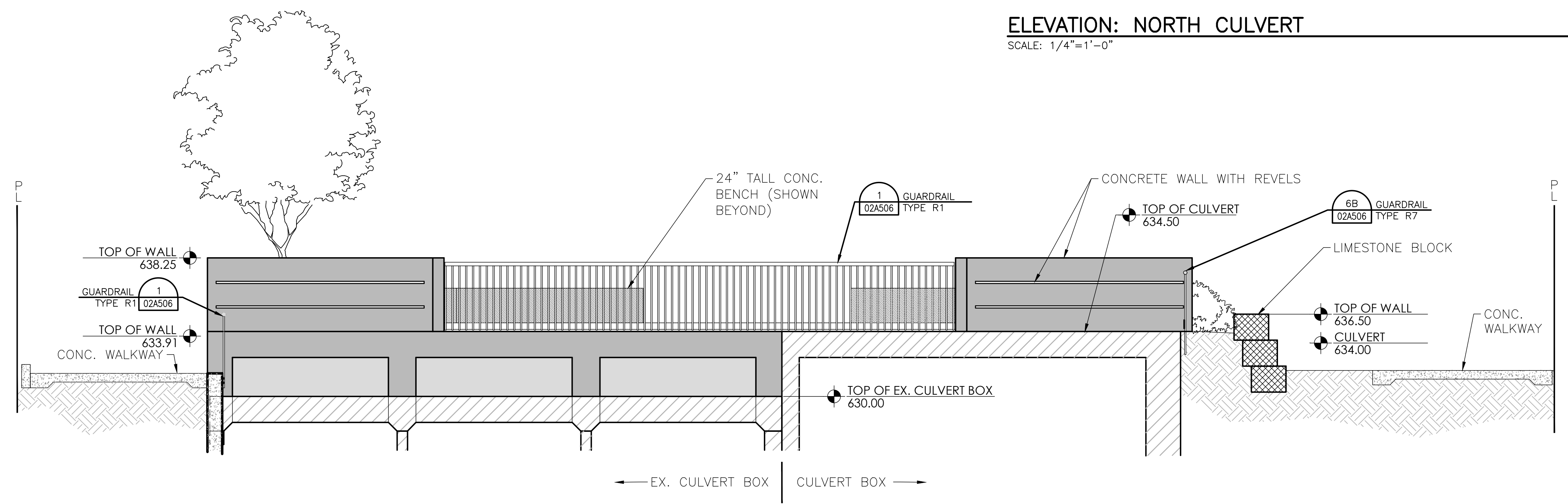
Project Number:
 Scale:
 AS NOTED
 Date:
 Reviewed by:
 B. EICHHOLZ
 Drawn by:
 L. LANEY

Drawing No.
62A502
 BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.



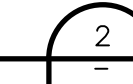
ELEVATION: NORTH CULVERT

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

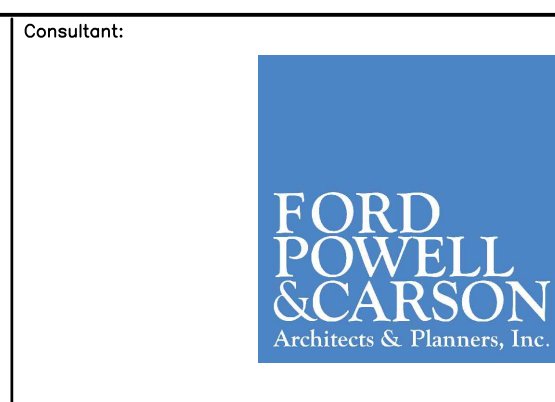
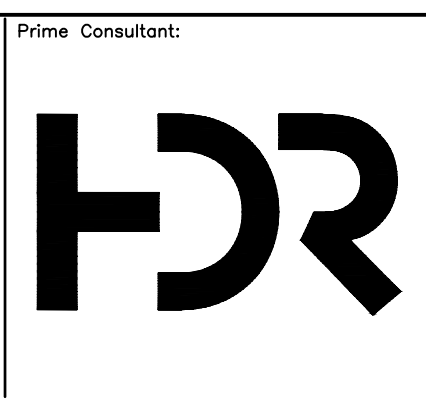


ELEVATION: SOUTH CULVERT

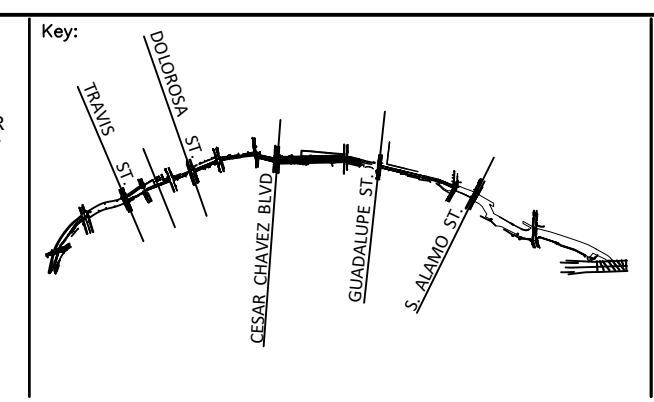
SCALE: 1/4"=1'-0"



ISSUE	DATE	DESCRIPTION
	04/30/2020	ISSUED FOR REVIEW - 90%



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Drawing Name:
**PHASE 2.0
 MAIN CHANNEL
 CULVERT PARK DETAILS**
 SAN PEDRO CREEK IMPROVEMENTS
 SAN ANTONIO TEXAS

Project Number:
 Scale:
 AS NOTED
 Date:
 Reviewed by:
 B. EICHHOLZ
 Drawn by:
 L. LANEY

Drawing No.
62A503

 BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH. ADJUST SCALE ACCORDINGLY.











RUBY CITY

