HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2020

HDRC CASE NO:	2020-488
ADDRESS:	630 E NUEVA
LEGAL DESCRIPTION:	NCB 13814 BLK 3 LOT 15 (HEMISFAIR SUBD)
ZONING:	D, RIO-3, Public Property, H
PUBLIC PROPERTY:	Yes
CITY COUNCIL DIST.:	1
DISTRICT:	Hemisfair Historic District
APPLICANT:	Irby Hightower/Alamo Architects
OWNER:	Andres Andujar/CITY OF SAN ANTONIO
TYPE OF WORK:	Construction of a restroom structure
APPLICATION RECEIVED:	October 30, 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 to construct a public restroom facility at Hemisfair Civic Park at the intersection of two major pedestrian paths near the west entry to the Henry B. Gonzalez Convention Center.

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

street

level to the Riverwalk.

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

• In "RIO-3," the width of the pathway along the river shall match those widths established in the

historic

Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.

(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. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San Antonio. The public works department will maintain the designated multi-use path locations.

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

(5) Pedestrian Access Along the Riverwalk Pathway Shall Not Be Blocked.

- A. Queuing is prohibited on the Riverwalk pathway.
- B. Hostess stations shall be located away from the Riverwalk pathway so as to not inhibit pedestrian flow on

the

and

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

C. Tables and chairs shall be located a sufficient distance from the Riverwalk pathway so that normal dining

service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above. (b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(1) Curb Cuts.

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

B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited. C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.

(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

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

(3) Screen or Buffer Parking Areas From View of Public Streets, the River or Adjacent Residential Uses. (see Figure

672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if

the parking area meets one (1) of the following conditions:

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

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

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

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

public

art component approved by the HDRC on the parking structure. A parking garage will be considered compatible if: A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and

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

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

(5) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the

appropriate path of travel to avoid pedestrian/auto conflicts.

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

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

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct

sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the er's

river's

edge to the building face, which ever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations. C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice,

and

7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only

be

required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still

subject

to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant

must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank. F. However, in those cases where the above conditions cannot be met due to the natural configuration of the

river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

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

(2) Prohibition of Structures, Buildings, Roofs or Skywalks Over the River Channel. No structure, building, roof or

skywalk may be constructed over the river channel, or by-pass channel with the exception of structures for flood control purposes, open air pedestrian bridges at ground or river level, and street bridges. The river channel is the natural course of the river as modified for flood control purposes and the Pershing-Catalpa ditch.

(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.

(1) Two or More Buildings on a Site.

A. Cluster buildings to create active open spaces such as courtyards along the street and river edges. Site plazas

and courtyards, if possible, so that they are shaded in the summer and are sunny in the winter.

(2) Primary and Secondary Entrances

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.

(c) Topography and Drainage. The natural contours of occasional hillsides and riverbanks contribute to the distinct character of the San Antonio River and shall be considered in site designs for new development. Site plans shall minimize the need for cut and fill. It should be considered as an opportunity for positive enhancements through the creative use of terraces and retaining walls.

(1) Visual Impacts of Cut and Fill. Divide a grade change of more than ten (10) vertical feet into a series of benches and terraces. Terrace steep slopes following site contours. When creating site benches, using sloped "transitional areas" as part of the required landscaping is appropriate.

(2) Minimize the Potential for Erosion at the Riverbank. Grade slopes at a stable angle not to exceed four to one (4:1)

and provide plant material that will stabilize the soil such as vigorous ground covers, vines or turf planting that are native and noninvasive species as found on the permissible plant list maintained by the parks and recreation department. Use of stabilizing materials such as geo-web or geo-grid is permitted as long as plant material is used to conceal the grid.

Use of terraced walls is permitted when there is a slope of more than four to one (4:1).

(3) Retaining Walls. Limit the height of a retaining wall to less than six (6) feet. If the retaining wall must exceed

six

If

(6) feet, a series of six-foot terrace walls is acceptable. Walls at dams and locks are excluded from this requirement.

in the opinion of the historic preservation officer a higher wall is consistent with the adopted conceptual plan of the river, a higher wall (not to exceed twelve (12) feet) is allowed. Materials used for the walls may include limestone, stucco, brick, clay, tile, timber, or textured concrete. (see Figure 673-2)

(4) Enhance or Incorporate Acequias Into The Landscape Design and Drainage Scheme of the Site. Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design.

(5) Design of Stormwater Management Facilities to be a Landscape Amenity. Where above ground stormwater management facilities are required, such facilities shall be multi-purpose amenities. For example, water quality features can be included as part of the site landscaping and detention facilities can be included as part of a hardscape patio. Using an open concrete basin as a detention pond is prohibited.

(6) Walls and Fences at Detention Areas.

A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department, that will drape over the edge to soften the appearance of the structure. B. The use of solid board or chain link fence with or without slats is prohibited. A welded wire, tubular steel, wrought iron or garden loop is permitted. (7) Roof Drainage into the River.

A. All roof drainage and other run-off drainage shall conform to public works department standards so that they

drain into sewer and storm drains rather than the river. Drainage of this type shall not be piped into the river unless the outlet is below the normal waterline of the river at normal flow rates.

B. All downspouts or gutters draining water from roofs or parapets shall be extended underground under walks and patios to the San Antonio River's edge or stormwater detention facility so that such drainage will not erode

or

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otherwise damage the Riverwalk, landscaping or river retaining walls.

C. All piping and air-conditioning wastewater systems shall be kept in good repair. Water to be drained purposely

from these systems, after being tested and adjudged free from pollution, shall be drained in the same manner prescribed in subsection (7)A. above.

(d) Riverside Setbacks. Riverside setbacks for both buildings and accessory structures are established to reinforce the defined character of the specific river improvement overlay district and help to define an edge at the river pathway that is varied according to the relationship of the river and the street. In the more urban areas, buildings should align closer to the river edge, while in more rural areas the buildings should be set farther away.

(1)Minimum setback requirements are per the following Table 673-1.

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Riverside Setback	20 FT	15 FT	0 FT	20 FT	50 ft	100 FT

(2)Designation of a development node district provides for a minimum riverside setback of zero (0) feet. (e)Landscape Design. Lush and varied landscapes are part of the tradition of the San Antonio River. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river and street edges.

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

(2) Planting Requirements in Open Space Abutting the River. On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river, a minimum percentage

of

the open space, excluding building footprint, lease space under bridges and parking requirements, are required to be planted according to Table 673-2.

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

river.

will

B. In "RIO-3," if existing conditions don't meet the standards as set out in Table 673-2, the owner or lessee

not have to remove paving to add landscaping in order to meet the standards until there is a substantial remodeling of the outdoor area. Substantial remodeling will include replacement of seventy-five (75) percent

of

the paving materials, or replacement of balcony and stair structures.

(f) Plant Materials. A number of soil conditions converge in the San Antonio 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. (1) Incorporate Existing Vegetation. Extend the use of landscape materials, including plants, shrubs and trees that

are

used in the public areas of the river onto adjacent private areas to form a cohesive design.

(2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E. In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along

the

property line or in the ROW abutting all streets according to minimum requirement standards established in

subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

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

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

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

B. A maximum of one hundred (100) lineal feet is allowed in a walkway before the pattern must change in districts "RIO-2," "RIO-3," and "RIO-4." A maximum of five hundred twenty-eight (528) lineal feet is

allowed

before the pattern must change in districts "RIO-1," "RIO-5" and "RIO-6." The change of material at five hundred twenty-eight (528) lineal feet will define and delineate one-tenth-mile markers.

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

(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.

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

(1) Prohibited Street Furnishings in Riverwalk Area. The following street furnishings are prohibited within the publicly owned portion of the Riverwalk area, whether or not the property is leased, and on the exterior of the riverside of buildings directly adjacent to the publicly owned portion of the river:

A. Vending machines.

B. Automatic teller machines.

C. Pay phones.

D. Photo booths.

E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines,

fortune-telling machines, video games, animated characters and other machines that are internally nated.

illuminated,

or have moving parts, or make noise, or have flashing lights.

F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter. G. Monitors (i.e., television screens, computer screens).

H. Speakers.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.

B. Product or business advertising is prohibited on all street furnishings.

C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.

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

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

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

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

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

foot-

candles at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a one hundred-watt incandescent light bulb as long

as

average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from

the

river hike and bike pathways with a landscape buffer.

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

Any

structural part of the fixture providing this cut-off angle must be permanently affixed.

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

half

 $(\frac{1}{2})$ of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

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

(3) Light Temperature and Color.

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

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

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

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

be

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

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

fixtures

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

the

building.

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

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

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

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall

have

a 90° cutoff angle so as to not emit light above the horizontal plane.

(k) Curbs and Gutters.

(1) Construct Curb and Gutter Along the Street Edge of a Property.

A. Install curbs and gutter along the street edge at the time of improving a parcel.

B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works

and

the development services department may waive the requirement of curbs and gutters.

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

(1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is

allowed by right at the following locations:

A. At all street and vehicular bridge crossings over the river.

B. Where publicly owned streets dead end into the river.

C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot or less grade change between the private property and the pathway.

(2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway

at the river then the following conditions apply:

A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property

extends

if

the entire block face from street crossing to street crossing the owner would be allowed three (3) access points

the distance requirements were met.

B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular

bridge

connections are exempted. Mid-block access points must meet this requirement.

C. Reciprocal access agreements between property owners are permitted.

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

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

(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.

(4) Applicable Bufferyard Types. Table 510-2 establishes minimum plant materials required for each bufferyard type. For purposes of this section, type C shall be the acceptable minimum type.

(5) Applicable Screening Fence and Wall Types. Screening fences and walls shall be subject to conditions of subsection 35-673(h), Walls and Fences.

(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.

(o) Bicycle Parking. On-site bicycle parking helps promote a long term sustainable strategy for development in RIO districts. Bicycle parking shall be placed in a well lit and accessible area. UDC bicycle parking requirements in UDC 35-526 can be met through indoor bicycle storage facilities in lieu of outdoor bike rack fixtures.

Sec. 35-674.02. - Building Design Principles in RIO-7.

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, institutional developments, and industrial buildings within the river improvement overlay districts. In general, principles align with the standards and guidelines established for the Downtown Business District.

(a) 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) Reduce large floor plates and varying a building's height through the creation of smaller structures or facades when designing large projects that consume half a block or more. Sculpt a building's mass to avoid large bulky structures, which provide more visual monotony than variety. It is the well-balanced variety of building massing and textures of shadow, light and materials that in total adds to the richness of the built environment.

(2) Design building massing to reinforce the street wall with well-scaled elements or structures that are sensitive to the neighborhood context.

A. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than ninety (90) feet in length. Consider dividing a larger building into "modules" that are similar in scale.

B. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.

C. New buildings over seventy-five (75) feet tall should incorporate design elements that provide a base, middle and a top. Buildings less than seventy-five (75) feet should have a pedestrian scaled base with a cornice, eave, or other architectural element that gives the building a discernable edge at the top story.

D. Where a new building is infilled between an existing historic buildings on a block:

i. The new building should, to the extent possible, maintain the alignment of horizontal elements along the block.

ii. Floor-to-floor heights should appear to be similar to those seen in the area, particularly the window fenestration.

iii. 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.

(b) Height. Building heights vary along the creek corridor, from one-story houses to high-rises. This diversity of building heights is expected to continue. Building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the creek and other significant landmarks are provided while allowing the appropriate density for an area.

A. The maximum building height and creek-side building step-backs shall be as defined in Table 674-3.

B. Building step-backs shall be at least fifteen (15) feet.

C. Buildings may be built to the height allowed without stepping back by aligning the lower floors with step-back-line creating more street level open space between the building and the creek.

(1) High-rise towers above ten (10) stories are encouraged in RIO-7a and allowed in RIO-7b when not in conflict with the Historic Design Guidelines. Towers are not allowed to form a continuous wall along the creek but shall be carefully sited to provide both views and privacy. Tower forms should be simple yet elegant and add a sculptural quality to the Downtown San Antonio skyline.

A. Towers should be combined with other building forms along the creek including townhouses, stacked flats, and mid-rise mixed-use buildings to create a variety of residential and office opportunities.B. Towers should have their massing designed to reduce overall bulk and to appear slender as they ascend higher.

C. Towers may extend directly up from the property line at the street and are not required to be setback. D. Tower siting and massing should maintain key views toward important natural or man-made features.

E. Design the middle segment or tower of the building to break up the overall bulk into smaller segments and address impacts such as shadowing and views. Reduce the perception of mass through architectural detailing such as changes of materials and color.

F. Design the top of buildings to be a "fifth facade" that may be distinctive against the skyline when looked up to or viewed from above. A well-designed roofline creates opportunities for sky views and views to distinctive landmarks; creates opportunities for sunlight to reach the ground, and orients the public when wayfinding. Design the top of the building and/or the top of its podium to include opportunity for communal outdoor amenity space and/or a place for environmental innovation such as green roofs, rainwater recovery and solar panels.

G. Towers should be designed to achieve a simple faceted geometry and large vertical plane movement. They should not appear overwrought or to have over-manipulated elements.

H. Towers that emulate a more streamline modern style should provide variation through subtle details in the curtain wall, and the articulation of a human-scaled base at the street level.

I. If a project has more than one tower, they should be complementary to each other and employ the same architectural design approach.

J. Generally, buildings over one hundred fifty (150) feet tall should not be historicized. They should represent contemporary interventions in the skyline.

K. A tower's primary building entrances should be designed at a scale appropriate to the overall size and design of the tower and be clearly marked.

L. A building's top should be delineated with a change of detail and meet the sky with a thinner form, or tapered point. Unarticulated, flat-topped buildings are not desired in Downtown San Antonio's skyline. M. Mechanical Penthouses should be integrated into the tower design and should not appear as a separate element, as shown in Figure 5.7.

(2) Low-rise and mid-rise buildings are encouraged in RIO-7c, RIO-7d, and RIO-7e. (3) In RIO 7-d, 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:

A. 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 45-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).

(c) Materials and Finishes. After establishing a new building's overall massing and vertical and horizontal variation, it is important to develop a building's visual character at the level of material choices and detailing. The interplay of materials, windows and other elements should support the larger design principles as articulated by the architect. Ensure that buildings have architecturally detailed facades, where publicly visible, with no blank or featureless sides in anticipation of abutting to potential development in later phases or on adjacent land.

(1) Buildings are supposed to aim for a "timeless design" and employ sustainable materials and careful detailing that have proven longevity.

A. San Antonio has strong sun conditions. Use deep reveals to get shadow lines and if colors are desired, saturated colors and evaluate these outside on site.

B. Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.

C. Use especially durable materials on ground floor facades.

D. Generally, stucco is not desirable on the ground floor as it is not particularly durable. Detail buildings with rigor and clarity to reinforce the architect's design intentions and to help set a standard of quality to guild the built results.

E. To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building's massing and structural elements. The skin should reinforce the integrity of the design concept and the building's structural elements as seen in Figure 7.5 and 7.6 of the Downtown Design Guide and not appear as surface pastiche.

F. Layering can also be achieved through extension of two (2) adjacent building planes that are extended from the primary facade to provide a modern sculptural composition.

G. Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.

H. Design curtain walls with detail and texture, while employing the highest quality materials.

I. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.

J. Value-added materials, such as stone should be placed at the base of the building, especially at the first floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.

K. Corner buildings at prominent intersections require a higher standard of articulation, detailing, and architectural treatment than other buildings within the middle of the block.

L. RIO-7e is a mixed-use transition area with single family houses, some masonry commercial buildings, concrete warehouses, and long metal sheds built next to railroad sidings. In this district, the historic preservation officer may approve non-traditional building materials, like corrugated metal siding and concrete panels, if well detailed and compatible with the traditional building forms and scale of the district.

(2) Prohibited Exterior Materials.

A. Imitation stone (fiberglass or plastic);

B. Plywood or decorative exterior plywood;

C. "Lumpy" stucco, CMU;

D. Rough sawn or "natural" (unfinished) wood, EIFS;

E. Used brick with no fired face (salvaged from interior walls);

F. Imitation wood siding;

G. Plastic panels.

(e) Pedestrian Orientation. New buildings should follow the principles of good urban design, creating active street and creek facades and focusing on enhancing the public realm of the streets and the creek.

(1) Buildings ought to create a familiar rhythm relative to the overall street. The rhythm and pattern helps to tie the street together visually and provides the pedestrian with a standard measurement of progress. Reinforcement of this facade rhythm is encouraged in new buildings, even if a singular structure (see Figure 7.1 in the Downtown Design Guide).

(2) New development ought to respect the existing fabric of the community by reflecting historic mixed-use development patterns, through the use of building indentations, relationship to the street, first floor plate height, breaks in buildings for open space, and changes in color to avoid monolithic and monochromatic developments.(3) Horizontal Variation. Vary the horizontal plane of a building to provide visual interest and enrich the pedestrian experience, while contributing to the quality and definition of the street wall.

A. Provide well-marked entrances to cue access and use. Enhance all public entrances to a building through the use of compatible architectural or graphic treatment. Main building entrance shall read differently from retail storefronts, restaurant, and commercial entrances.

B. Avoid continuous massing longer than ninety (90) feet not articulated with shadow relief, projections and recessed. If massing extends beyond the is length, it needs to be visibly articulated as several smaller masses using different material, vertical breaks, such as expressed bay widths, or other architectural elements.

C. Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure as seen in Figure 7.2.4 of the Downtown Design Guide.

D. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building. E. While blank street wall facades are discouraged, there is usually one side of the building that is less prominent (often times called "back of house").

(4) Vertical Variation. Both classical and modern buildings can exhibit basic principles of visual order in the vertical plane—often with a distinct base (street and pedestrian lower levels), a middle (core mid-section, and often consistent for multiple floors of a mid- to high-rise building), and a top (the upper level that distinguishes a building and defines how it "meets the sky") as seen in Figure 7.3 of the Downtown Design Guide.

A. Modern or contemporary building designs often layer this principle with more variation and syncopation to create interesting architectural composition as seen in Figure 7.4 of the Downtown Design Guide. Whenever a new infill building is proposed between two (2) existing structures, every attempt should be made to maintain the characteristic rhythm, proportion, and spacing of existing door and window openings. B. Variation in the vertical plane of a building ought to define the building's uses and visually differentiate ground floor uses, from core functions and how the building "meets the sky."

i. Employ a different architectural treatment on the ground floor facade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.
ii. Vertically articulate the street wall facade, establishing different treatment for the building's base, (middle and top) and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.

iii. Provide an identifiable break between the building's ground floors and upper floors designed for office or other use. This break may include a change in material, change in fenestration pattern or similar means.

iv. In order to respect existing historic datums, the cornice or roof line of historic structures should be reflected with a demarcation on new infill structures whenever possible.

v. On facades exposed to the sun, employ shade and shadow created by reveals, surface changes, overhangs, and sunshades to provide sustainable benefits and visual interest.

vi. Buildings taller than seventy-five (75) feet should employ at least two (2) vertical breaks or reveals greater than three (3) feet in depth to divide the bulkiness of the mass.

(5) Fenestration. Provide high-performance, well-detailed windows and doors that add to the depth and scale of a building's facade.

A. Windows are to be as transparent as possible at the ground floor of the building, with preference given to grey, low-e glass (eighty-eight (88) percent light transmission).

B. Window placement, size, material and style should help define a building's architectural style and integrity.

C. In buildings other than curtain wall buildings, windows should be recessed (set back) from the exterior building wall, except where inappropriate to the building's architectural style. Generally, the required recess may not be accomplished by the use of plantings around the window.

D. Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.

E. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor. Windows should have a vertical emphasis.

F. Glazing. Incorporate glazing that contributes to a warm, inviting environment for interior spaces. i. Ground-floor window and door glazing should be transparent and non-reflective.

ii. Above the ground floor, both curtain wall and window and door glazing should have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.

iii. A limited amount of translucent glazing at the ground floor may be used to provide privacy.(6) Street Wall. In order to support a pedestrian-oriented public realm, retail or commercial streets should be framed by buildings uniformly placed at the sidewalk with no setback as seen in Figure 5.5 of the Downtown Design Guide. The height of the street wall is an important element in shaping the character of the public realm. Design building walls along the sidewalk (Street Walls) to define the street and to provide a comfortable scale for pedestrians.

A. Street walls should be located against the back of sidewalk.

B. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.

C. Breaks in the street wall should be limited to those necessary to accommodate pedestrian passthrough, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs. D. An identifiable break should be provided between a building's retail floors (ground level and, in some cases, second and third floors) and upper floors. This break may consist of a change in material, change in fenestration, or similar means.

E. Vertical breaks should also be taken into account with fenestration such as columns or bays.

F. When a property is situated in such a manner as to appear to be the terminus at the end of a street or at a prominent curve in the creek, buildings should incorporate an architectural feature that will provide a focal point at the end of the view. These features may include:

i. Enhanced building facade.

ii. Enhanced garden or landscape in an open space.

iii. Variation in roof shape. iv. Change material and color.

v. Tower element.

(7) In contrast to the design of buildings along the sidewalks described in (b)(9) the creek side of buildings should not establish a uniform, aligned wall but rather a series of related and connected gardens, plazas, and patios. These On-site Open Spaces (see subsection 35-673(q)) should be integrated with the San Pedro Creek Improvements Project. Where a building facade faces the creek it should recognize the historic proportions of lots and resulting building forms. Lots were generally seventy (70) to ninety (90) feet wide along the creek but several hundred feet deep. The resulting building forms are long bar-shapes running perpendicular to the creek.

A. The best views of the creek are generally perpendicular to the creek not parallel to the creek. Rectangular buildings should have the narrow face parallel to the creek and the long face perpendicular to the creek. See Figure 674-1. i. Bends in the creek provide a unique opportunity for siting buildings to maximize views and may provide unique challenges. The Historic Preservation Officer may consider different building orientations for these sites if the overall goals for RIO-7 are met.

B. Buildings are not allowed to have a continuous, flat facade lot-line to lot-line along the creek property line. Building massing should turn perpendicular to the creek and form gardens, courts, patios, paseos, and plazas between buildings and/or different building masses. Windows, balconies, or other ways of viewing these publically accessible open spaces is high encouraged. The following On-Site Open Spaces required by building length may be used as one of the On-Site Open Spaces required by Table 673-3. i. The maximum length of a building wall plane is ninety (90) feet. Buildings with facades longer than ninety (90) feet must use side-yard courts, courtyards, or forecourts to divide the facade into modules less than ninety (90) feet long. ii. Buildings or a collection of buildings built concurrently with a creek-face longer than two hundred seventy (270) feet are required to have a forecourt, courtyard,

creek-side plaza, garden, paseo, or pedestrian-oriented service drive to divide the mass of the building and provide publicly accessible open space. iii. Single developments with three hundred (300) linear feet of creek frontage or greater should have at least two (2) distinct building types or building heights along the creek property line with no more than seventy (70) percent of any one building type. Building types are defined in Downtown Design Guidelines. iv. Buildings that setback more than thirty (30) feet from the creek-side setback line and provide publicly accessible gardens, patios, plazas, or terraces are not required to provide additional publicly accessible open spaces. v. Sites that are five hundred fifty (550) feet or longer should provide mid-block paseos, pedestrian oriented mid-block service drives and fire lane, or pedestrian friendly public access and should connect from a public street to another public street, public alley, or the San Pedro Creek. Where San Antonio Public Works and/or Texas Department of Transportation (TxDOT) has provided approval, per Chapter 8 Section C of the Downtown Design Guide, connections should try to align within one hundred (100) feet of the mid-block connection.
(8) Develop the first floor to activate the creek paseos and street sidewalks.

A. In mixed-use buildings, retail buildings, or office buildings the creek side facade should be primarily transparent with seventy-five (75) percent of the length of the facade devoted to display windows and/or windows affording some view into the interior areas or offices. Facades facing Primary and Secondary Pedestrian Streets listed in subsection 35-672(b)(1)D Curb Cuts should have at least fifty (50) [percent] of the facade devoted to windows. Facades facing side streets should have at least twenty-five (25) percent of the facade devoted to windows. Side-street facades should contribute to the pedestrian friendly environment and activate the street when possible. These facades are important in activating the connections from the surrounding neighborhoods to the creek.

B. In multi-family residential buildings with no retail, arrange support facilities, management offices, and building amenities along the creek and streets with a minimum of seventy-five (75) percent of the exterior facade associated with these spaces. Provide building and ground floor residential unit entrances to pedestrian paths that connect to the high-bank paseo or publicly accessible path at the top-of-bank along the low-bank paseo.

C. Institutional and civic buildings should arrange functions and entrances to provide access and views to internal functions.

D. Alternate arrangements that provide creek and street activation may be approved by the historic preservation officer.

(9) Design ground floor space for retail or other active uses, orienting tenant spaces to the street and creek and maximizing storefronts and entries along the sidewalks to sustain street level interest and promote pedestrian traffic.

A. Locate active uses along the street and creek facade to enhance the building's relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.

B. Ground floor retail space shall be provided to a depth of at least twenty-five (25) feet from the front facade and shall include an average fourteen (14) foot to zero (0) inch floor-to-ceiling height, with heights above fourteen (14) feet being very desirable.

C. The primary entrance to each street level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard or plaza, which is connected to the public street, creek, or alley.

D. Wall openings, such as storefront windows and doors, shall comprise at least seventy (70) percent of a commercial building's street and creek level facade as seen in Figure 3.2. of the Downtown Design Guide. E. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial facades for maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3 of the Downtown Design Guide. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades.

F. A building's primary entrance, defined as the entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the San Pedro Creek.

G. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.

H. Use clear windows and doors to make the pedestrian level facade highly transparent and accessible. Along retail streets, provide a nearly continuous band of windows. Ensure doorways in glass walls exhibit sufficient contrast to be clearly visible.

I. The facades on downtown commercial streets should be detailed as storefronts, except where the proposed ground floor use is live and work units, residential units or other non-commercial building types as seen in Figure 3.1.10 of the Downtown Design Guide. Where non-residential streets intersect, the ground floor retail space should wrap the corner onto the intersecting streets wherever possible. J. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.

K. If a residential unit's individual entry along the street is the unit's primary entry, it should be accessible from the sidewalk.

L. More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged. Incorporate a pedestrian-oriented scale at the street and river level.

(10) Incorporate a pedestrian-oriented scale at the street and creek level.

A. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture

B. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be used to promote pedestrian-scaled architecture along the street.

C. Architectural features that reinforce the retail character of the ground floor street and creek wall and/or help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, are encouraged and should be integral to the architecture of the building.

D. The design of the ground floors of hotels should exhibit a series of public space and entries that equally welcome the general public as well as guests. The first floor should be as transparent as possible. Hotel uses such as bars, lounges, restaurants, cafes, spas and other uses open to the public should exhibit a direct pedestrian connection from the public right-of-way whenever possible Don't waste valuable street frontage on "back of house" uses.

E. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall. Electrical transformers, mechanical equipment, other equipment, enclosed stairs, storage spaces, blank walls, and other elements that are not pedestrian-oriented should not be located with one hundred (100) feet of the corner property line as seen in Figure 3.6 of the Downtown Design Guide or visible from public right-of-way.

(11) Street Entrances. Design building entries to be clearly visible from the street as well as to promote pedestrian comfort, safety, orientation and accessibility. In order to increase personal safety, entries and associated open spaces should be designed to avoid the creation of isolated areas and to maintain lines of sight into and out of a space.

A. Reinforce a building's entry with one or more of the following architectural treatments:

- i. Extra height lobby space;
- ii. Distinctive doorways;
- iii. Decorative lighting;

iv. Distinctive entry canopy;

v. Projected or deep recessed entry;

vi. Building name and address integrated into the facade;

vii. Artwork integrated into the facade or sidewalk;

viii. A change in paving material, texture, or color within the property line;

ix. Distinctive landscaping, including plants, water features and seating.

B. The primary street entrance of single buildings will be off the public sidewalk in RIO-7a, RIO-7b, and RIO-7c as seen in Figure 7.7 of the Downtown Design Guide.

i. In RIO-7d and RIO-7e, entrances may be off of a walkway connected to both the public sidewalk and the parking area as shown if Figure 673-1.

ii. In projects with multiple buildings arranged on one site, building entrances may be off of pedestrian paths connecting streets with the creek or courtyards and plazas within a site similar to Figure 672-2.

C. Strong colors should emphasize architectural details and entrances.

D. Deep recessed entries into the building are encouraged. (12) Creek Side Facade and Entrances. The Creekside of buildings should be responsive to the park-side of an urban building. Materials may be less formal, trellises and pergolas may be used in place of more traditional street side canopies and formal entries.

UDC Section. 35-675. Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

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

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

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

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a public restroom facility at Hemisfair Civic Park at the intersection of two major pedestrian paths near the west entry to the Henry B. Gonzalez Convention Center.
- b. PEDESTRIAN CIRCULATION Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has proposed to site the restroom structure at the intersection of two existing pedestrian paths. This is consistent with the UDC.
- c. SITE DESIGN According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. The applicant has proposed to site the restroom structure at the intersection of two existing pedestrian paths, creating an active space. This is consistent with the UDC.
- d. LANDSCAPING The UDC Section 35-673(3) provides information regarding landscape design. The applicant has noted the installation of grass and the preservation of existing trees. This is consistent with the UDC.
- e. MECHANICAL & SERVICE EQUIPMENT The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant is responsible for complying with this section of the UDC.
- f. HUMAN SCALE According to the UDC Section 35-674(b) a building shall appear to have a "human scale". To comply with this, a building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels (4), divide the façade of the building into modules that express traditional dimensions and (5) organize the mass of a building to provide solar access to the river. The applicant has proposed for the structure to feature one (1) story in height, and materials and façade elements that produce a human scale.
- g. MATERIALS In regards to materials, the applicant has proposed materials that include various masonry materials and metal canopy structure. The proposed materials are consistent with the UDC Section 35-674(d)(1).

h. 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 h with the following stipulations:

- i. That all mechanical equipment is screened from pedestrian view.
- ii. 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



November 12, 2020







Restroom Building & Trellis/Terrace Design Progress

Market Street







Channel Source - Formal Anchor







Review Meeting #2

Seat Steps at Santiago de Compostella



Seat Steps at Santiago de Compostella



Kogod Courtyard at National Portrait Gallery



god Courtyard at National Portrait Gallery

bitter la



Kogod Courtyard at National Portrait Gallery



Kogod Courtyard at National Portrait Gallery







Review Meeting #2







Pavilion Plan

additional architectural plan and views/material/etc.

Review Meeting #2
Park Utility Buildings





Restroom Building Materials

Brick gapped at vertical joints



Hemisfair District Masonry



Brick gapped at vertical joints

Modified flemish bond



Hemisfair District Masonry



Brick gapped at vertical joints

Modified flemish bond







Pierced Masonry

Brick gapped at vertical joints







Option 1













View from fire lane





View from fire lane





View from fire lane





View from the lawn









A	Δ Τ	BW	BOTH WAYS	CUST	
@		0		CW	COLD WATER, CASEMENT WINDOW
	AIR CONDITION(ING) (ED)	С	CADINET		
A/C UNIT AB	AIR CONDITIONING UNIT ANCHOR BOLT	CAB CB	CABINET	D	
ABBVR	ABBREVIATION	CCTV	CARRIAGE BOLT, CATCH BASIN CLOSED-CIRCUIT TELEVISION	D	DEEP, DEPTH
ACC	ACCESSIBLE	CD		DBL	DOUBLE
ACCU	ACCESSIBLE AIR COOLED CONDENSING UNIT	CD	CONSTRUCTION DOCUMENTS, CONTRACT DOCUMENTS	DEG	DEGREE
ACCU	AMERICAN CONCRETE INSTITUTE	CEM	CEMENT	DEMO	DEMOLITION
ACOUS	ACOUSTICAL INSULATION	CERT	CERTIFY, CERTIFICATE,	DEPT	DEPARTMENT
INSUL	ACCOSTICAL INSULATION	0LI (I	CERTIFICATION	DET	DETAIL
	ACOUSTICAL PANEL	CF/CI	CONRACTOR FURNISHED/	DF	DRINKING FOUNTAIN
ACST	ACOUSTIC		CONTRACTOR INSTALLED	DH	DOUBLE HUNG
ACT	ACOUSTICAL CEILING TILE	CF/OI	CONTRACTOR FURNISHED/	DIA or Ø	DIAMETER
ADA	AMERICANS WITH DISABILITIES		OWNER INSTALLED	DIFF	DIFFERENCE
	ACT	CG	CORNER GUARD	DIM	DIMENSION
ADDL	ADDITIONAL	CH	COAT HOOK	DIR	DIRECTION
ADDM	ADDENDUM	CHBD	CHALK BOARD	DISP	DISPENSER
ADH	ADHESIVE	CHEM	CHEMICAL	DIST	DISTANCE
ADJ	ADJUSTABLE, ADJACENT	CI	CAST IRON	DIV	DIVIDE, DIVISION
AE	ARCHITECT/ ENGINEER	CIP	CAST-IN-PLACE	DL	DEAD LOAD
AFF	ABOVE FINISHED FLOOR	CJ	CONTROL JOINT, CONSTRUCTION	DMPF	DAMPPROOFING
AGGR	AGGREGATE			DMPR	DAMPER
AHJ	AUTHORITIY HAVING	CL		DN	DOWN
	JURISDICTION	CLG	CEILING	DO	DITTO
AHU	AIR HANDLING UNIT	CLO	CLOSET	DOC	DOCUMENT
AISC	AMERICAN INSTITUTE OF STEEL	CLR	CLEAR	DOZ	DOZEN
	CONSTRUCTION	CLRM	CLASSROOM	DR	DOOR
ALT	ALTERNATE	CMU	CONCRETE MASONRY UNIT	DS	DOWNSPOUT
ALUM	ALUMINUM	CNR	CORNER	DSGN	DESIGN
ANOD	ANNODIZED	CNTR	COUNTER	DT	DRAIN TILE
APC	ACOUSTICAL PANEL CEILING	COL	COLUMN	DW	DISH WASHER
ARCH	ARCHITECT(URAL)		CONCRETE	DWG	DRAWING
AWT	ACOUSTICAL WALL TREATMENT	CONF	CONFERENCE		
_		CONN	CONNECT(ION)	Е	
B		CONSTR	CONSTRUCTION	Е	EAST
B BD	BASE BOARD	CONT	CONTINUOUS	EA	EACH
B/B	BACK-TO-BACK	CONTR	CONTRCT(OR)	EC	ELECTRICAL CONTRACTOR
BAT	BATTEN	COORD	COORDINATE, COORDINATION	EF	EACH FACE
BD	BOARD	CORR CPT	CORRIDOR CARPET	EIFS	EXTERIOR INSULATION AND
BDRM	BEDROOM				FINISH SYSTEM
BITUM	BITUMINOUS	CSK CSWK	COUNTERSINK	EJ	EXPANSION JOINT
BLDG	BUILDING	CSWK		EL	ELEVATION
BLKG	BLOCKING	CTR	CERAMIC TILE CENTER	ELEC	ELECTRIC(AL)
BM	BENCHMARK, BEAM	CTRL	CONTROL	ELEM	ELEMENTARY
BOT	BOTTOM	CU	CUBIC	ELEV	ELEVATOR
BRG	BEARING			ENAM	ENAMEL
BRZ	BRONZE	CUH	CABINET UNIT HEATER	ENCL	ENCLOSURE
BSMT	BASEMENT			ENGR	ENGINEER
BTWN	BETWEEN			ENVIR	ENVIRONMENT
BUR	BUILT-UP ROOFING			EOS	EDGE OF SLAB
				EP	ELECTRIC PANEL
				EPDM	ETHYLENE PROPYLENE DIENE MONOMER
				EPS	EXPANDED POLYSTYRENE BC
				EO	

EQUAL

EQUIPMENT

EQUIVALENT

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EACH WAY

EXCAVATE

EXISTING TO REMAIN

ELECTRIC WATER COOLER

ELECTRIC WATER HEATER

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EXTERIOR ELEVATION	INTERIOR ELEVATION	(SECTION VIEW, UNO)		
DRAWING NUMBER	1 A101 1 SHEET NUMBER	BRICK	PLAN &	
SHEET NUMBER BUILDING SECTION	The section of the se	CERAMIC TILE	PLAN & ELEVATION	
DRAWING NUMBER 22 A10.01 A10.01	DRAWING NUMBER	СМU	PLAN &	
DETAIL ELEVATION	DETAIL SECTION	EARTH		
22/ A11.01 - SHEET NUMBER DRAWING NUMBER	1/ A101 SHEET NUMBER DRAWING NUMBER	GYPSUM	SECTION	
ENLARGED PLAN / DETAIL	GRID REFERENCE LETTER OR NUMBER	INSULATION	BATT &	RIC
NUMBER DWG NUMBER ELEVATION MARKER	SPOT ELEVATION	METAL	LOOSE FILL ALUMINUM	ST
ELEVATION DESCRIPTION	"REFERING TO" POINT	POURED CONCRETE	PLAN	SE
ELEVATION HEIGHTFIRE EXTINGUISHER	ELEVATION LINE TYPES	PRECAST CONCRETE	PLAN & SECTION	
FEC FIRE EXTINGUISHER WITH CABINET	SLOPE RATIO	STONE	CUT	
	LINE TYPES CENTERLINE / GRID LINE CONTRACT LIMITS	WOOD		SE
FUTURE		OVERHEAD		
NEW				
2 HOUR RATED	_ HIDDEN (BEYOND)	PROPERTY LINE		
FIRE PARTITION				

IT	EXH EXIST EXP	EXHAUST EXISTING EXPAND, EXPANSION	HT HVAC	HEIGHT HEATING, VENTILATING AND AIR CONDITIONING	MM MO MOD BIT	MILIMETER MASONRY OPENING MODIFIED BITUMEN	PSF PSI PT
	EXT	EXTERIOR	HW HYD	HOT WATER HYDRANT	MTD MTL	MOUNTED METAL, MATERIAL	PTD PTN
	F		IIID		MULL	MULLION	PTN PVC
	F/F	FACE-TO-FACE	I				PWR
	FA	FIRE ALARM	ID	INSIDE DIAMETER	Ν		
	FAAP	FIRA ALARM ANNUNCIATOR PANEL	IN	INCHES	Ν	NORTH	Q
	FACP	FIRE ALARM CONTROL PANEL	INCAND	INCANDESCENT	NA	NOT APPLICABLE	QT
	FCU	FAN COIL UNIT	INCL		NIC	NOT IN CONTRACT	QTR
	FD	FLOOR DRAIN			NO or #	NUMBER	QTY
	FE	FIRE EXTINGUISHER	INSUL INT	INSULATION INTERIOR	NOM	NOMINAL	P
	FEC	FIRE EXTINGUISHER CABINET	INTERM	INTERMEDIATE	NORM	NORMAL	R
	FIN FIXT	FINISH FIXTURE			NTS	NOT TO SCALE	R
	FLOUR	FLOURESCENT	J		0		RA
	FLR	FLOOR	JAN	JANITOR	O/A	OVERALL	RAD
	FNDN	FOUNDATION	JAN CLO	JANITOR CLOSET	0/0	OUT TO OUT	RB
	FO	FINISHED OPENING	JNT	JOINT	OC	ON CENTER	RC
	FRJS	FIRE RESISTIVE JOINT SYSTEM	JR	JUNIOR	OD	OUTSIDE DIAMETER	RCP
	FRP	FIBERGLASS REINFORCED	JST	JOIST	OF/ OI	OWNER FURNISHED/ OWNER	RD
		PLASTIC				INSTALLED	REC
	FRTW	FIRE RETARDANT TREATED WOOD	K		OF/CI	OWNER FURNISEHD/	REC RM
	FT	FOOT, FEET	KD	KNOCK DOWN		CONTRACTOR INSTALLED	REF
	FTG	FOOTING	KIP	1000 POUNDS	OFF	OFFICE	REG
	FURN	FURNITURE	KIT	KITCHEN	OH OH DR	OVERHANG OVERHEAD DOOR	REINF
	FW		KO		OPH	OPPOSITE HAND	REQD
	FWC	FABRIC WALL COVERING	KPL	KICK PLATE	OPNG	OPENING	RESIL
	G		1		OPP	OPPOSITE	REV RFG
	GA	GAGE		LITER, ANGLE	OPT	OPTIONAL, OPTIMUM	RFI
	GAL	GALLON	LAB	LABORATORY			RFP
	GALV	GALVANIZED	LAM	LAMINATE(D)	Р		RH
	GALV STL	GALVANIZED STEEL	LAV	LAVATORY	PA	PUBLIC ADDRESS	RM
	GB	GRAB BAR	LBL	LABEL	PAR	PARALLEL	RO
	GC	GENERAL CONTRACTOR	LBS	POUND	PART	PARTIAL	ROW
OR	GEN	GENERAL, GENERATOR	LD	LOAD	PAT	PATTERN	RTF
	GFCI	GROUND FAULT CIRCUIT	LF	LINEAR FEET	PC	PLUMBING CONTRACTOR	RTU
AND	0550		LH	LATENT HEAT, LEFT HAND	PERF	PERFORATED	RV
	GFRC	GLASS FIBER RINFORCED CONCRETE	LIB	LIBRARY	PERIM		RW
	GFRG	GLASS FIBER REINFORCED	LIN	LINEAR	PL PL CL	PLATE, PROPERTY LINE PLATE GLASS	RWB
	OINO	GYPSUM		LOCKER	PL GL PLAM	PLATE GLASS PLASTIC LAMINATE	0
	GL	GLASS, GROUND LEVEL	LKR RM LL	LOCKER ROOM	PLAS	PLASTER, PLASTIC	S S
	GL BLK	GLASS BLOCK	LLH	LIVE LOAD LONG LEG HORIZONTAL	PLBG	PLUMBING	S SAB
	GLU LAM	GLUED LAMINATED BEAM	LLV	LONG LEG VERTICAL	PLYWD	PLYWOOD	SAD
	GLZ	GLAZING	LT	LINOLEUM TILE, LIGHT	PNL	PANEL	SC
	GWT	GLAZED WALL TILE	LTG		POL	POLISHED	
	GYM	GYMNASIUM			POLY	POLYETHYLENE (PLASTIC)	SCHED
	GYP	GYPSUM CVPSUM POARD	М		PORC	PORCELAIN	SD
	GYP BD GYP PLAS	GYPSUM BOARD GYPSUM PLASTER	MACH	MATCHLINE	PORT	PORTABLE	SECT
DIENE	GIFFLAG	GTFSUMFLASTER	MACH RM	MACHINE ROOM	POS	POSITIVE	SF
NE BOARD	Н		MAHOG	MAHOGANY	PR	PAIR	SGT
NE DUARD	HB	HOSE BIBB	MAINT	MAINTENANCE	PRCST	PRECAST	SHR
	HC	HANDICAP, HOLLOW CORE	MATL	MATERIAL			SHT
	HCP	HANDICAPPED			PREFIN PRELIM	PREFINISHED PRELIMINARY	SIM SND
	HD	HEAVY DUTY	MB or MKR BD	MARKERBOARD	PRKELIM	PARKING	SOG
	HDW	HARDWARE	MC	MECHANICAL CONTRACTOR	PROJ	PROJECT	SPC
	HDWD	HARDWOOD	MDF	MEDIUM DENSITY FIBERBAORD	PROP	PROPERTY	SPEC
ER	HM	HOLLOW METAL	MDO	MEDIUM DENSITY OVERLAY	-		SPKR
ER	НО	HOLD OPEN	ME	MATCH EXISTING			SQ
	HORIZ	HORIZON	MECH	MECHANICAL			SST
	HR	HOUR	MECH RM	MECHANICAL ROOM			STC
	HSS	HOLLOW STRUCTURAL SECTION	MFR	MANUFACTURER			STD
			MIN				STOR
			MISC	MISCELLANEOUS			STRM

Image: Select File Image: Se	
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AREA EFFECTER REVISION PLAN NORTH ARROW SECTION - SECTION - SECTION -	
TITLE BLOCK AND SHEET INFORMATION	١
DIMENSION TYPES VIEW TITLE SHEET NUMBER	
7' - 2 1/8" DRAWING NUMBER NO ROUNDING View NAME 7' - 2 1/8" View NAME 1/8" = 1'-0" DRAWING SCALE	

G1. ALL WORK IS TO BE DONE BY THE GENERAL CONTRACTOR, EXCEPT AS NOTED OTHERWISE. G2. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS, AND EQUIP. IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES. ON INFORMATION SUPPLIED BY THE OWNER.

STRUCT

DIMENSIONS IN WRITING FROM THE ARCHITECT . WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT. AND CERTIFICATES OF COMPLIANCE AS REQUIRED. ALL TIMES.

VISITORS AND THE PUBLIC. AND IN THE ADJACENT PUBLIC RIGHT OF WAY.

POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POST TENSIONED PAPER TOWER DISPENSER PARTITION POLYVINYL CHLORIDE (PLASTIC) POWER QUARRY TILE	SUB SUB FL SUSP SUSP CLG SV SWBD SY SYM SYS
QUARTER	Т
QUANTITY RISER, RADIUS, HEAT RESISTANCE RETURN AIR RADIATOR RUBBER BASE, RESILIENT BASE ROOFING CONTRACTOR REFLECTED CEILING PLAN ROOF DRAIN RECESSED RECREATION ROOM REFRIGERATOR REGISTER, REGULATION REINFORCE	T T & B T & G TB TECH TEL TEMP TERR THERM THERM THK THRU TK BD TMPD TMPD GL TOC TOF
REQUIRED RESILIENT	ТОМ
REVISION ROOFING REQUEST FOR INFORMATION REQUEST FOR PROPOSAL RIGHT HAND, ROOF HATCH	TOPO TOS TPD TV TYP
ROOM ROUGH OPENING	U
RIGHT OF WAY RUBBER TILE FLOOR ROOF TOP UNIT ROOF VENT RESCUE WINDOW RUBBER WALL BASE SOUTH SOUND ATTENUATION BATTS	U UC UGND UH UL UNFIN UNO UTIL UV
SANITARY	V
SOLID CORE, SHADING COEFFICIENT SCHEDULE SOAP DISPENSER SECTION SQUARE FOOT, SAFETY FACTOR STRUCTURAL GLAZED TILE SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SLAB ON GRADE SUSPENDED SPLASTER CEILING SPECIFICATION(S)	V VAR VB VCT VENT VERT VEST VIF VOC VOL VR VUH VWC
SPEAKER	W
SQUARE STAINLESS STEEL SOUND TRANSMISSION CLASS STANDARD STORAGE STOREROOM STRUCTURAL	W W/ W/O W/W WB WC WD WDW

G	UBSTITUTE SUBFLOOR SUSPENDED SUSPENDED CEILING SAFETY VALVE, SHEET VINYL SWITCHBOARD SQUARE YARD SYMBOL SYSTEM	WF WH WM WP WR WR WSC WT
L	TREAD TOP AND BOTTOM TONGUE AND GROOVE THROUGH BOLT, TOWEL BAR TECHNICAL, TECHNOLOGY TELEPHONE TEMPORARY, TEMPERATURE TERRAZZO THERMAL THICKNESS THROUGH TACK BOARD TEMPERED GLASS TOP OF CONCRETE TOP OF FOOTING, TOP OF FLOOR, TOP OF FRAME TOP OF FRAME TOP OF MASONRY TOPOGRAPHY TOP OF STEEL TOILET PAPER DISPENSER TELEVISION TYPICAL	WWI X X Y Y
	HEAT TRANSFER COEFFICIENT UNDERCUT UNDERGROUND UNIT HEATER UNDERWRITERS LABORATORIES UNFINISH(ED) UNLESS NOTED OTHERWISE UTILITY UNIT VENTILATOR	
	VOLT VARIES, VARIATION VINYL BASE VINYL COMPOSITE TILE VENTILATION VERTICAL VESTIBULE VERIFY IN FIELD VOLATILE ORGANIC COMPOUND VOLUME VAPOR RETARDER VERTICAL UNIT HEATER VERTICAL WALL COVERING	
	WATT, WEST WITH WITHOUT	

WATT, WEST
WITH
WITHOUT
WALL TO WALL
WOOD BASE
WALL COVERING, WATER CLOSET
WOOD
WINDOW

AREAS.

′F	WIDE FLANGE
Ή	WATER HEATER, WALL HUNG
/1	WROUGHT IRON
Μ	WIRE MESH
'P	WATER PROOFING,
	WEATHERPROOF
′R	WATER REPELENT, WEATHER
	RESISTANT
'SCT	WAINSCOT
Τ	WEIGHT
'WF	WELDED WIRE FABRIC
'WM	WELDED WIRE MESH

BY

YD

G3. THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES, IN WRITING, TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED G4. DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST G5. THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICE, AND TOILETS. ALL TEMPORARY WORK IS TO TO BE REMOVED PRIOR TO COMPLETION. G6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUB- CONTRACTORS COORDINATE THEIR

G7. THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS

G8. THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT

G9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS,

G10. THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO INSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER

G11. CARBON MONOXIDE EMISSIONS ARE PROHIBITED FROM ALL INTERIOR WORK. SHOULD FUME HAZARDS OCCUR, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MONITORING AND TESTING OF AFFECTED

G12. THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO INSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.

G13. SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT, IN WRITING, ALONG WITH SAMPLE AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.

G14. THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS. G15. ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.

G16. THE GENERAL CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.

G17. THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON THE SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS IN RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.

G18. REFER TO ADDITIONAL NOTES BY OTHER DISCIPLINES, I.E., STRUCTURAL AND MEP.

G19. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERING DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING WORK.

G20. EVERY DRAWING DETAIL AND SPECIFICATION ITEM IS TO BE UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS THE BE UTILIZED, OR A REQUIRED QUANTITY, IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A WRITTEN CLARIFICATION PRIOR TO BID AWARD.





	ACCESSORIES SCHEDULE		
NUMBER	ITEM DESCRIPTION	SIZE DESCRIPTION	FINISH
TOILET ACC	CESSORIES		
GB-1	42" GRAB BAR - BOBRICK B-6806-42 OR EQUAL	42" LENGTH	STAINLESS STEEL - SAT
GB-2	36" GRAB BAR - BOBRICK B-6806-36 OR EQUAL	36" LENGTH	STAINLESS STEEL - SAT
TA-1	SURFACE MOUNTED TOILET PAPER DISPENSER - BOBRICK B-4288 OR EQUAL	2 ROLL	STAINLESS STEEL - SAT
TA-2	HEAVY DUTY SURFACE MOUNTED SOAP DISPENSER - BOBRICK 818615 OR EQUAL	7" x 6 1/8" x 3 5/16"	STAINLESS STEEL - SAT
TA-3	SURFACE MOUNTED, SANITARY NAPKIN DISPOSAL - BOBRICK B-270 OR EQUAL	7 1/2"X10"X4"	STAINLESS STEEL - SAT
TA-4	SURFACE MOUNTED HAND DRYER - BOBRICK - QUIET DRY SERIES ADA COMPLIANT - B-7128 OR EQUAL	13 25/32" x 13 19/32" x 4"	STAINLESS STEEL - SAT
TA-5	COAT HOOK W/ BUMPER - BOBRICK B-212 OR EQUAL		STAINLESS STEEL - SAT
TA-6	HAT & COAT HOOK - BOBRICK B-6827 OR EQUAL		STAINLESS STEEL - SAT
BCS	SURFACE MOUNTED BABY CHANGING STATION - KOALA KB110-SSWM	35 1/4" x 20" x 4"	STAINLESS STEEL - SAT
ACS	SURFACE MOUNTED ADULT CHANGING STATION - FOUNDATIONS 100-SSE-SM	64 3/4" x 23 1/2" x 4"	STAINLESS STEEL - SAT

----- 1 HR RATED WALL ASSEMB

	ACKAGE 2: PARK BUILDOUT	
PUBL	PUBLIC WORK DEPARTMENT	
CITY OF SAN ANT PUBLIC WORKS D P.O. BOX 839966 SAN ANTONIO TX PH. 210-207-	DEPARTMENT 78283-3966	
	lemisfai	
HEMISFAIR PARK CORPORATION (H 630 E NUEVA STR SAN ANTONIO TX PH. 210-416-	REET 78205	
	WORKS PROJECT # 23-01670	
	DRAWINGS	
Ρ	HASE 1	
PRIME CONSULTA GUSTAFSON GUT PH. 206-903-		
ARCHITECT ALAMO ARCHITEC PH. 210-227-		
CIVIL ENGINEER MAGNUSSON KLE PH. 206-292-	EMENCIC ASSOCIATES -1200	
PH. 210-349-909	GINEERING SERVICES 98	
MECHANICAL-ELE CNG ENGINEERIN PH. 210-224- FOUNTAIN		
CMS COLLABORA PH. 831-425- COST ESTIMATIN	-3743	
DREW COLLABOR PH. 206-718- LIGHTING	RATIVE WORKS -2840	
TILLETT LIGHTING PH. 212-766-0144 LANDSCAPE ARCHITECT RIALTO STUDIO		
RIALTO STUDIO PH. 210-828- SOILS & IRRIGATI JEFFREY BRUCE	ION DESIGN	
PH. 816-842-	-0999 -	
INTE		
MAY APPR	E DOCUMENTS ARE INCOMPLETE AND Y NOT BE USED FOR REGULATORY ROVAL, PERMIT OR CONSTRUCTION.	
	Alamo Architects	
Albert I	Irby Hightower, Jr. TX: 19251	
NO: DATE:	DESCRIPTION:	
DRAWN BY	CHECKED BY	
DATE	GGN PROJECT #	
)/29/2020 1410	
	RESTROOM	





4 ROOF ASSEMBLY AS SCHEDU ROOF PLAN	ULED, RE:	2
Coursing Elev. A, 8" Coursing Elev. B, 8" Coursing Elev. C, 8" Coursing Elev. A, 8" Coursing		rse Elev. C-2,8" Course Elev. A-3,8" Course Elev. B-3,8" Course Elev. C-3,8" Course Elev.
FINISH GRADE, RE: LANDSCAPE	OVERFLOW ROOF DRAIN OUT	LET

FINISH TYPE MARKER	DESCRIPTION	MATERIAL / FINISH	COLOR	REMARKS		
	EXPOSED CONCRETE - RESTROOM BUILDING	BROOM FINISH, U.N.O.	NATURAL	SEALED CONCRETE		
	PLAZA PAVERS / CONCRETE			RE: LANDSCAPE		
	EXPOSED STRUCTURAL STL.	HIGH PERFORMANCE PAINT	TBD			
	GUARDRAILS / HANDRAILS			RE: LANDSCAPE		
	CONCRETE MASONRY UNIT (CMU) - EXPOSED TO VIEW	PAINTED	TBD			
	HOLLOW METAL DOORS & FRAMES	HIGH PERFORMANCE PAINT	MATCH ADJACENT WALL			
	STRUCTURAL STEEL - EXPOSED TO VIEW	HIGH PERFORMANCE PAINT	TBD			
	MISC. METAL	HIGH PERFORMANCE PAINT	TBD			
	MISC. CONDUIT, PIPING, BOXES	HIGH PERFORMANCE PAINT	MATCH ADJACENT WALL			
	METAL FASCIA FLASHING & COPING	PREFINISHED	TBD			
	METAL FLASHING - EXPOSED TO VIEW	PREFINISHED	TBD			
	METAL FLASHING - NOT EXPOSED TO VIEW	STAINLESS STEEL	STAINLESS STEEL			
P1	PAINT COLOR - P1	PAINT	TBD	VERIFY FINAL COLOR		
P2	PAINT COLOR - P2	PAINT		SELECTIONS WITH ARCHITECT, AFTER MOCK UP		
S-1	LIMESTONE VENEER / SOLID STONE	SAND BLASTED	RE SPECS	ALLOWANCE: +/-75%		
S-2	LIMESTONE VENEER / SOLID STONE	ROUGHBACK	RE SPECS	ALLOWANCE: +/-25%		
	STUCCO SOFFIT	SMOOTH FINISH	TBD	PROVIDE CONTINUOUS 2" PRE-FINISHED METAL SOFFIT VENT ALONG PERIMETER		













- STONE MASONRY VENEER CUT TO RETURN TO CMU @ OPENINGS VERTICAL WEEPS SELF ADHERED W.P. MEMBRANE FLASHING - CAVITY DRAINAGE MATERIAL

THROUGH WALL FLASHING

— 8" CMU, RE: STRUCTURAL BACKER ROD & SEALANT, EA. SIDE

HM FRAME & DOOR

- STONE MASONRY VENEER CUT TO RETURN TO CMU @ OPENINGS VERTICAL WEEPS - SELF ADHERED W.P. MEMBRANE FLASHING - CAVITY DRAINAGE MATERIAL

THROUGH WALL FLASHING - PORCELAIN TILE, RE: FINISH SCHEDULE

— 8" CMU, RE: STRUCTURAL BACKER ROD & SEALANT, EA. SIDE

– STAINLESS STEEL CORNER TRIM – STAINLESS STEEL END TRIM SEALANT









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NAME F	FLOOR FINISH	BASE	NORTH	WA EAST	LLS				PORCELAIN TILE	
NAME	FINISH	BASE	NORTH	FAST					PORCELAIN TILE PT1	RB1 MANUFACTURER: ROPPE SERIES: 700 SERIES TYPE TP
				LAOI	SOUTH	WEST	CEILING FINISH	COMMENTS		
									MANUFACTURER: TBD	SIZE: 6" WITH TOE
ELEC. SEALED	CONCRETE F	RB-1	CMU	CMU	CMU	CMU	EXPOSED STRUCTURE		SERIES: TBD	COLOR: TBD
FAMILY SEALED	CONCRETE C	CT-1	CT-1	CT-1	CT-1	CT-1	STUCCO, PTD.		COLOR: TBD FINISH: UNPOLISHED	NOTES: UTILITY ROOMS
JANITOR SEALED	CONCRETE	RB-1	CT-1	CT-1	CT-1	CT-1	STUCCO, PTD.		SIZE: 12" X 24"	PAINT
MENS SEALED	CONCRETE C	CT-1	CT-1	CT-1	CT-1	CT-1	STUCCO, PTD.		NOTES: PROVIDE ALLOWANCE OF	<u></u>
PUMP ROOM SEALED	CONCRETE	RB-1	CMU	CMU	CMU	CMU	EXPOSED STRUCTURE		\$4/SF FOR PRICING	MANUFACTURER: TBD
WOMENS SEALED	CONCRETE C	CT-1	CT-1	CT-1	CT-1	CT-1	STUCCO, PTD.			COLOR: TBD FINISH: LOW SHEEN



MEN'S RESTROOM - WEST 6 1/4" = 1'-0"





NOTES: STUCCO SOFFIT