HISTORIC AND DESIGN REVIEW COMMISSION

February 17, 2016

Agenda Item No: 10

HDRC CASE NO:	**2015-320**
ADDRESS:	1515 MISSION RD
LEGAL DESCRIPTION:	NCB: 20 LOT: 22, 22B, 22C, 22D & 37 NCB: 24 P-100A NO LABEL# NO SERIAL#
ZONING:	IDZ H RIO-4
CITY COUNCIL DIST.:	3
DISTRICT:	Mission Historic District
APPLICANT:	White Conlee Builders, Ltd
OWNER:	White Conlee Builders, Ltd
TYPE OF WORK:	Final approval of new construction of a multi building, multi-family development

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct five apartment structures comprised of both three and four story structures, a clubhouse, a commercial pet daycare and miscellaneous accessory structures known as the Mission Escondida Luxury Apartments (MELA).

APPLICABLE CITATIONS:

UDC Section 35-672. – Neighborhood Wide Design Standards

STATEMENT OF PURPOSE

This section focuses on the urban design concepts that connect individual properties and help knit them together into the fabric of the community. These concepts include the basic arrangement of streets and lots, view corridors and circulation patterns. The standards apply to all development in the six (6) river Improvement overlay districts.

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

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

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

B. Provide a connection from the street level sidewalk to the Riverwalk 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 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 and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

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

(1) Curb Cuts.

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

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

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

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

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

B. The extent of parking area that may be located along the street edge or riverside shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking within a thirty-foot setback from the above mentioned lot line shall comply with the requirements of the table. Where parking is located on corner sites only one (1) lot line has to meet the requirements of the table.

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

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 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 (6) feet, a series of six-foot terrace walls is acceptable. Walls at dams and locks are excluded from this requirement. If in the opinion of the historic preservation officer a higher wall is consistent with the adopted conceptual 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 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.

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

(f) Plant Materials. A number of soil conditions converge in the San Antonio 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 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 (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

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

(3) Light Temperature and Color.

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

(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.

(l) 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 the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if the distance requirements were met.

B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge connections are exempted. Mid-block access points must meet this requirement.

C. Reciprocal access agreements between property owners are permitted.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river 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. Building Design Principles

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

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

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

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

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

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

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

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

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

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

Table 674-1

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

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

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

(5) Organize the Mass of a Building to Provide Solar Access to the River.

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

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

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

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

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

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

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

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

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

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

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

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

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

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

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

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

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

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

(3) Paint or Finish Colors.

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

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

C. Bright colors may highlight entrances or architectural features.

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

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

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

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

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

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

iii. Changing the material of the cap.

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

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

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

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

(3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

A. Entrances shall be the most prominent on the street side and less prominent on the river side.

B. Entrances shall be placed so as to be highly visible.

C. The scale of the entrance is determined by the prominence of the function and or the amount of use.

D. Entrances shall have a change in material and/or wall plane.

E. Entrances should not use excessive storefront systems.

(4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.

B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.

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

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

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

B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.
C. They should match the shape of the opening.
D. Simple shed shapes are appropriate for rectangular openings.
E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.
F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.
G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.

A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.
B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.

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

A. Lights that illuminate the pedestrian way beneath the awning are appropriate.
B. Lights that illuminate the storefront are appropriate.
C. Internally illuminated awnings that glow are prohibited.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION
i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES
i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS
i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. Transitions—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM
i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-

residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS
i. Window and door openings—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
ii. Façade configuration— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

3. Materials and Textures

A. NEW MATERIALS
i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL
i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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:

General Findings:

a. This address falls within the buffer zone of the World Heritage sites. The applicant is responsible for complying with all regulations and meeting any design standards associated with the inscription.
b. This current request for new construction is only applicable to the specific project area noted as Phase 1, the northern portion of the site not immediately adjacent to the San Antonio River. Any approval associated with Phase 1 does not provide authority over future site or building design associated Phase 2.
c. The request for both conceptual approval of site design, building placement and façade arrangement was reviewed by the Design Review Committee on July 15, 2015, where committee members noted that overall the proposed development would be welcomed to the area. On August 19, 2015, the request for conceptual approval was heard by the Historic and Design Review Commission where citizens voiced their concern and commissioners noted inconsistencies with the Unified Development Code as well as the Historic Design Guidelines. At that hearing, this request was referred to the Design Review Committee.
d. This request was reviewed a second time by the Design Review Committee on August 25, 2015. At that time the applicant's request included only conceptual approval of site design and building placement. Committee members noted that the updated site plan provided information regarding a San Antonio Water Service easement, suggested that the applicant maximize golf course views, noted that the development presented a non-urban design, that the design should include urban gestures, that a figure ground diagram should be developed and that the previously presented façade arrangement was not appropriate given the proximity of this property to the San Antonio River, San Antonio Missions National Park and its location within the Mission Historic District.
e. The request for conceptual approval of site design and building placement reviewed by the Design Review Committee on September 16, 2015, where committee members noted that the applicant had addressed staff's stipulations and concerns, that a reasonable representation of site constraints had been shown and that the applicant should meet with the Roosevelt Park Neighborhood Association.
f. The applicant received conceptual approval of site and building layout for the proposed MELA development at 1515 Mission on October 7, 2015. This conceptual approval was the review of general design ideas and principles of the

site design and building placement as it relates to Phase I. Neither the previously conceptually approved site design nor current request for façade arrangement apply to Phase II.

g. This request for conceptual approval of the façade arrangement was reviewed by the Design Review Committee on October 27, 2015. At that meeting, committee members noted that the site and environment were not urban and that modifications to building placement will not present the site in an urban setting, that the lowering of the roofs of the outside towers would be appropriate, that the clubhouse elevations were "over done", that there is no need to incorporate classical details, particularly arches and that the proposed large windows are appropriate.
h. The request for conceptual approval of the façade arrangement was set to be heard at the November 18, 2015, Historic and Design Review Commission meeting, however, the HDRC was unable to hold a quorum to hear this specific request. On December 10, 2015, the Historic Preservation Officer issued an Administrative Certificate of Appropriateness for the proposed façade arrangement. The request for final approval was reviewed by the Design Review Committee on January 25, 2016, where committee members noted that the simplified window design was appropriate, asked questions regarding materials and of the applicant's coordination with the Roosevelt Park Neighborhood Association.

Findings related to the proposed new construction:

i. 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 provided a site plan that has noted sidewalk connections across the property and has connected the various functions of the site in a coordinated system incorporated an interior courtyard and an exterior, perimeter path. This is consistent with the UDC.
j. Paving materials used for pedestrian walkways are to be visually and texturally different than those used for automobile traffic and parking. Per application documents, the applicant has noted the installation of a new public access trail along Mission Road, the San Antonio River and various private pedestrian walkways that are to include concrete paving and stone paving. This is consistent with the UDC Section 35-672(a)(3).
k. The applicant has noted two curb cuts in the provided site plan; both for automobile traffic to access surface parking lots. Per the UDC Section 35-672(b)(1)(B), curb cuts may be no larger than twenty-five (25) feet. The applicant's two proposed curb cuts are consistent with the UDC.
l. Regarding onsite parking, surface parking areas are to be located toward the interior of the site or to the side or rear of a building and shall be screened or buffered from view of public streets and the San Antonio River if they are located within a fifty-foot setback from the edge of the river ROW use and within a twenty-foot setback from a property line adjacent to a street use. The applicant has proposed surface parking adjacent to a street use. The applicant has noted the installation of shrubbery to buffer any proposed parking from the public right of way. This is consistent with the UDC.
m. Per the UDC Section 35-673(b), 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. For projects with two or more buildings on a site, buildings should be clustered to create active open space such as courtyards along the street and river edges. The applicant has arranged four interior buildings to create an interior courtyard featuring a swimming pool and has provided information regarding site constraints which prevent the creation of additional active spaces regarding the northern edge of the site. Additionally, the applicant has proposed to incorporate public pathways to run adjacent to Mission Road to interconnect with the Mission Reach of the San Antonio Riverwalk as well as construct a clubhouse that can be reserved for use by the neighborhood. Staff finds this appropriate and a measure necessary in complying with the UDC regarding the creation of active spaces.
n. The UDC Section 35-673(b)(1)(A) both state that a building's orientation as well as primary entrance should be toward the street. In addition to this, the Historic Design Guidelines, Chapter 4, Guidelines for New Construction 1.A. and B. state that a building's orientation as well as primary entrance should be oriented to be consistent with the building orientation found throughout the district; toward the street. Immediately adjacent to the property under review is the Blessed Sacrament Academy, which features a campus layout. The applicant has proposed a similar campus layout, however, has proposed both pedestrian access points as well as the main entrances of buildings to be oriented toward avenues of high pedestrian traffic. Staff finds this appropriate.
o. The UDC Section 35-673(c) provides guidelines regarding the preservation of the existing natural contours and distinct character of the San Antonio River. The applicant is responsible for coordinating with the San Antonio River Authority regarding storm water control measures, access to parks, landscaping and maintenance boundaries. The applicant has met these requirements.

p. According to the UDC Section 35-673(e)(1), no more than seventy-five percent of the landscape materials, including plants, shall be the same as those on adjacent properties and (e)(2)(A) which states that planting requirements in RIO-4, RIO-5, and RIO-6 should continue the restoration landscape efforts along the river banks. For RIO-4, sixty percent of the river bank is to be landscaped. At this time, the applicant has not proposed to develop the Lot 60, the parcel immediately adjacent to the San Antonio River. Staff finds that the proposed maintaining of the existing conditions is appropriate given the applicant's responsible treatment of the proposed pedestrian connection at the existing Mission Reach. The applicant should provide this information to staff prior to the issuance of a Certificate of Appropriateness.

q. The applicant has noted per the site plan that the proposed development is to include various paved walkways and a paved, interior courtyard. Per the UDC Section 35-673(g), in RIO-4, a maximum of six hundred square feet is allowed for a single paving material before the paving material must be divided or separated with a paving materials that is different in texture, pattern, color or material and that a maximum of one hundred linear feet is allowed in a walkway before the pattern must change in materials. The applicant's proposal is consistent with the UDC.

r. The applicant has proposed a perimeter fence of stone and wrought iron. This is consistent with the UDC Section 35-673(h).

s. The applicant has proposed street furnishings along the perimeter of the property along the San Antonio River. Per the UDC, street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand sculpted concrete or solid surfacing materials. The applicant's proposal is consistent with the UDC.

t. The applicant has provided information regarding site lighting along pedestrian pathways, at intersections and important crossings. This is consistent with the UDC.

u. Per the UDC Section 35-673(m) and (n), Buffering and Screening should be used to screen various mechanical and service equipment from the public right of way. The applicant has provided site plans noting various forms of screening including landscaping and architectural elements. This is consistent with the UDC.

v. Bicycle parking helps promote a long term sustainable strategy for development in RIO Districts. The applicant is responsible for providing bicycle parking in well let and accessible areas on the site per UDC Section 35-673(o) and 35-526.

w. According to the UDC Section 35-674(b), a building shall appear to have a "human scale", which can be achieved by the expression of façade components, the aligning of horizontal building elements with others in the block face, the distinction between upper and lower floors and the division of the façade into modules that express traditional dimensions. The applicant has proposed multiple components that achieve this which include stone cladding, multiple projecting balconies, appropriately sized window openings and balcony railings and human scaled façade panels. This is consistent with the UDC.

x. The materials that have been proposed by the applicant include a natural stone veneer, stucco, aluminum windows, cement plaster, cedar, decorative iron work and barrel tile roofing. These materials are consistent with the UDC Section 35-674(d).

y. According to the UDC Section 35-674(e), building facades located in the River Improvement Overlay must be organized into three distinct segments; a base, mid-section and cap. Through a change in façade materials, the use of moldings at the roofline, the use a parapet wall and the application of the barrel rile roofing the applicant has clearly separated the façade into three segments. This is consistent with the UDC.

z. In addition to the applicant's vertical façade separation, the applicant has proposed a number of architectural elements that have separated the façade into various segments as it is read horizontally. These instances include changes in materials, the inclusion of projecting balconies and horizontally oriented moldings; staff finds this appropriate.

aa. In regards to window fenestration, the UDC Section 35-674 (2) states that windows help provide a human scale to a façade and therefore should be recessed at least two (2) inches within solid walls, they should relate in design and scale to the spaces behind them, they shall be used in hierarchy to articulate important places on the façade and grouped to establish rhythms and that curtain wall systems should be designed with modulating features such as projecting horizontal and/or vertical mullions. Generally the applicant's proposal is consistent with the UDC. The applicant is responsible for recessing each window at least two (2) inches within each wall to create additional façade depth.

bb. The UDC Section 35-674(3) states that entrances shall be easy to find, be a special feature of the building and be appropriately scaled. Staff finds that the applicant's proposed entrances are consistent with the UDC.

cc. While the primary use of this development will be residential, there is a commercial component as well as a club house that will also serve as a community center. The club house, noted as the Mission Road Club in the provided architectural documents will feature materials consistent with those found on the residential structures; stucco, stone and barrel tile roofing and will be distinguishable from the residential structures through mass, square footage and

façade arrangement. At the corner of the south and east elevations, the applicant has proposed an architectural focal point featuring a tower and large arched entrance. Staff finds the tower proposal and arched opening appropriate.

dd. As shown in the application documents, the applicant has proposed the use of canopies and awnings in various locations throughout the project. The UDC Section 34-675 (g) (1),(2) and (3) give the design standards for awnings, canopies and arcades in the River Improvement Overlay. Staff finds the applicant's proposal appropriate.

ee. Ground disturbing activities exceeding 2 to 3 feet in depth in portions of the property, including those for new construction, will require monitoring by a qualified archaeologist.

RECOMMENDATION:

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

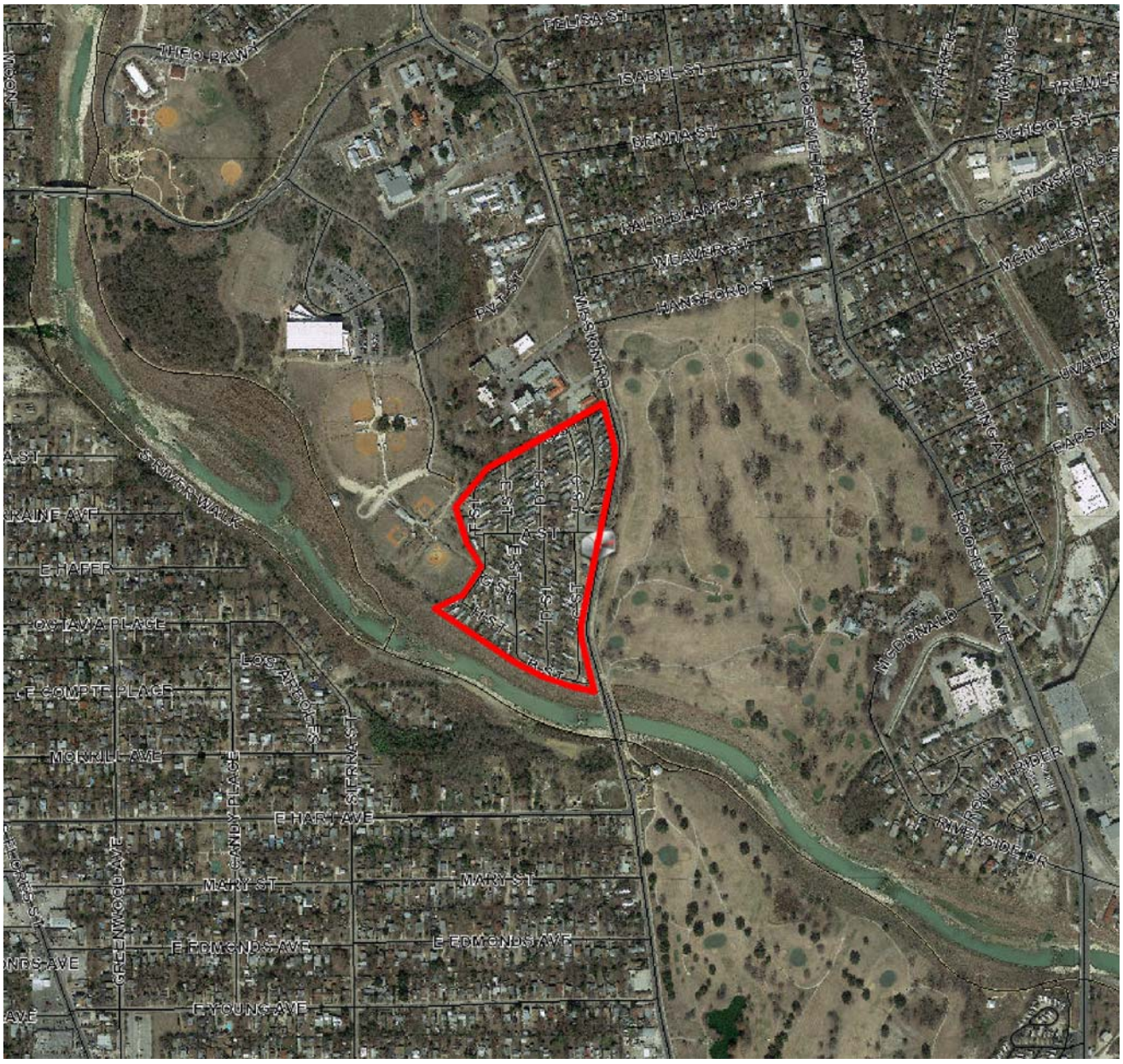
i. That the applicant provide a site plan noting the following: landscaping at the San Antonio River through coordination with SARA, specifics regarding a connection to the Mission Reach of the Riverwalk and specified locations for bicycle parking.

ii. That the applicant provide a roof plan noting the screening of any building mounted mechanical equipment.

iii. Archaeological monitoring is required. The archaeology consultant will coordinate with the OHP to determine which areas require monitoring.

CASE MANAGER:

Edward Hall



N

Flex Viewer

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AREA OVERVIEW


HWY 90
MISSION
I-37
SPORTS
COMPLEX
SITE
RIVERSIDE
GOLF COURSE
RGC


SAN ANTONIO RIVER
SPORTS COMPLEX
ST. PJ'S & SETON HOME
MISSION CONCEPCION
FUTURE PROJECT SITE
MELA SITE
BLESSED SACRAMENT ACADEMY
RIVERSIDE GOLF COURSE
N

SITE & CONSTRAINTS


FUTURE
DEVELOPMENT
SITE
B&A
ARCHITECTS
3DImpulse Inc

PLAT NO. 150058
REPLAT AND SUBDIVISION ESTABLISHING MISSION ESCONDIDA LUXURY APARTMENTS

BEING 20.7668 ACRES ESTABLISHING LOT 60 (7.6732 AC.) AND 61 (13.0936 AC.), NEW CITY BLOCK A-20, BEING COMPRISED OF LOT 37 NEW CITY BLOCK 20, OF THE CHERLT ANN MOBILE HOME PARK SUBDIVISION, AS RECORDED IN VOLUME 6800, PAGE 190, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND THE REMAINING PORTION OF A 19.962 ACRE TRACT RECORDED IN VOLUME 16784, PAGE 2091, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE T. THATCHER SURVEY, ABSTRACT NO. 736, BEXAR COUNTY, TEXAS



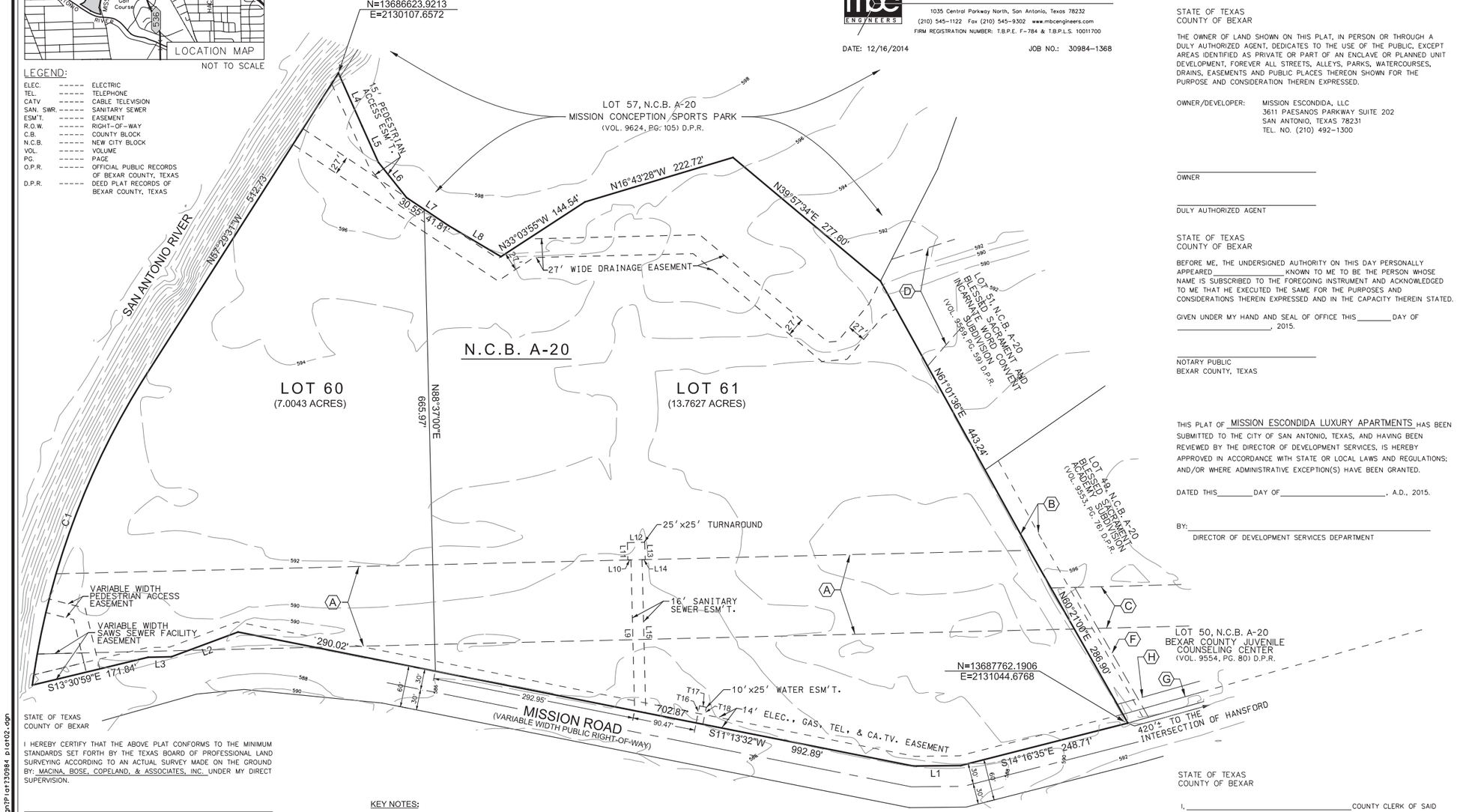
NOT TO SCALE

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

LEGEND:

ELEC.	-----	ELECTRIC
TEL.	-----	TELEPHONE
CATV	-----	CABLE TELEVISION
SAN. SWR.	-----	SANITARY SEWER
ESM'T.	-----	EASEMENT
R.O.W.	-----	RIGHT-OF-WAY
C.B.	-----	COUNTY BLOCK
N.C.B.	-----	NEW CITY BLOCK
VOL.	-----	VOLUME
PG.	-----	PAGE
O.P.R.	-----	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	-----	DEED PLAT RECORDS OF BEXAR COUNTY, TEXAS



DATE: 12/16/2014 JOB NO.: 30984-1368

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MISSION ESCONDIDA, LLC
3611 PAESANOS PARKWAY SUITE 202
SAN ANTONIO, TEXAS 78231
TEL. NO. (210) 492-1300

_____
OWNER

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED_____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF _____, 2015.

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF MISSION ESCONDIDA LUXURY APARTMENTS HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS_____DAY OF _____, A.D., 2015.

BY:_____
DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF BEXAR

I, _____COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____DAY OF_____, A.D., 2015 AT_____M, AND DULY RECORDED THE_____DAY OF _____, A.D., 2015 AT_____M, IN THE RECORDS OF_____AND_____ OF SAID COUNTY, IN BOOK VOLUME_____ ON PAGE_____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS_____DAY OF_____, A.D., 2015.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY:_____, DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

_____
DAVID SCOTT R.P.L.S. NO. 6034

STATE OF TEXAS
DAVID SCOTT
6034
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____
LICENSED PROFESSIONAL ENGINEER NO. 70868

STATE OF TEXAS
ROBERT A. COPELAND JR.
70868
LICENSED PROFESSIONAL ENGINEER

KEY NOTES:

(A) 115' SANITARY SEWER EASEMENT
(B) 23' DRAINAGE EASEMENT (VOL. 9553, PG 76) D.P.R.
(C) SEWER LINE EASEMENT DATED 12-02-1948 (VOL. 2619, PG. 149-150) D.P.R.
(D) VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9559, PG. 59) D.P.R.
(F) 30' UTILITY EASEMENT (VOL. 9554, PG. 80) D.P.R.
(G) 14' TELE., ELEC., AND CATV EASEMENT (VOL. 9554, PG. 80) D.P.R.
(H) 30' BUILDING SETBACK LINE (VOL. 9554, PG. 80) D.P.R.

LINE TABLE

NO.	BEARING	LENGTH
L1	S00°35'00"E	68.10'
L2	S20°23'54"E	102.58'
L3	S01°16'08"E	33.37'
L4	N65°58'42"E	83.62'
L5	N65°46'20"E	57.16'
L6	N51°24'12"E	65.26'
L7	N33°39'27"E	72.36'
L8	N30°37'30"E	88.29'
L9	S88°37'00"W	217.44'

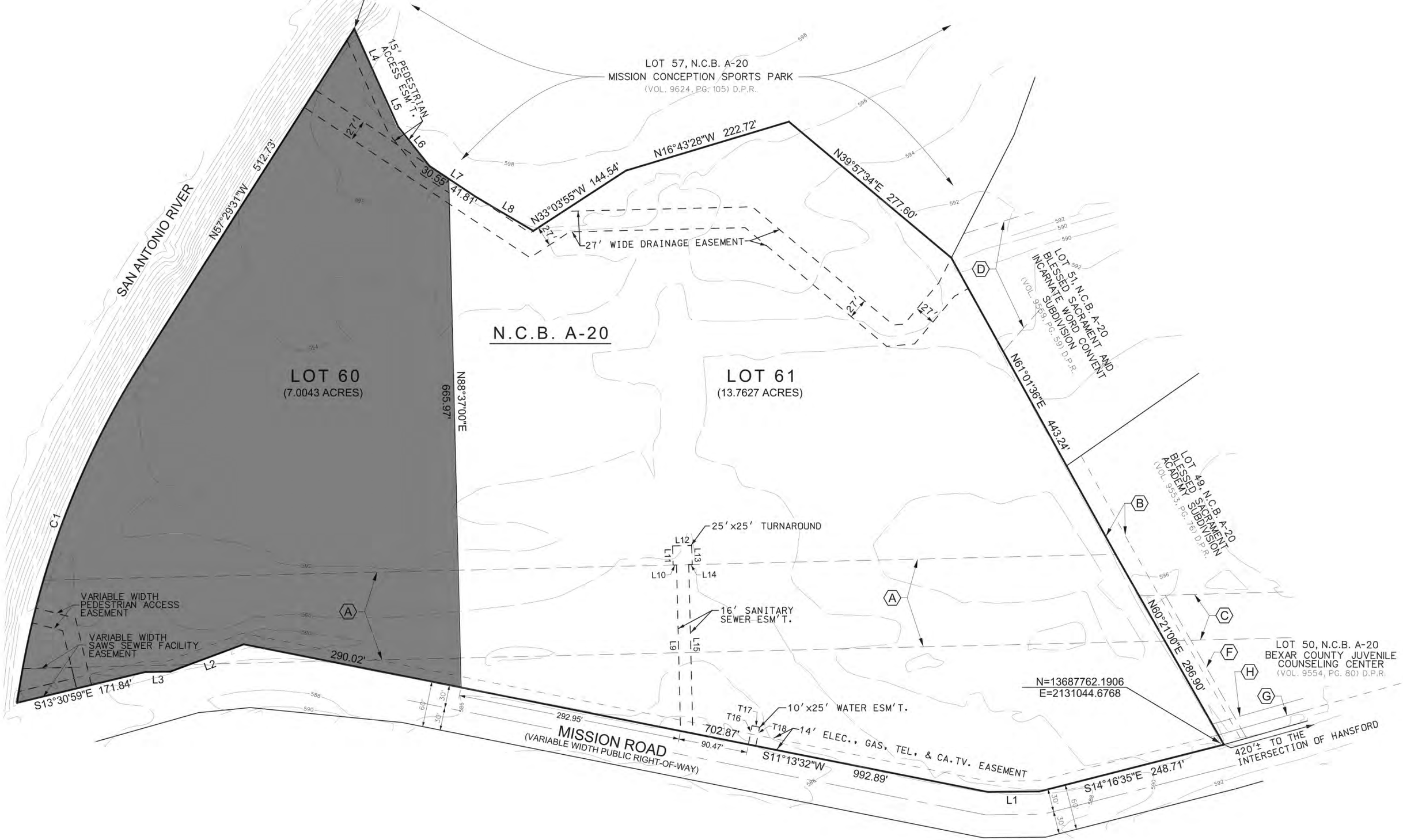
LINE TABLE

NO.	BEARING	LENGTH
L10	S01°23'00"E	4.50'
L11	S88°37'00"W	25.00'
L12	N01°23'00"W	25.00'
L13	N88°37'00"E	25.00'
L14	S01°23'00"E	4.50'
L15	N88°37'00"E	221.02'
L16	N78°46'28"W	25.00'
L17	N11°13'32"E	10.00'
L18	S78°46'28"E	25.00'

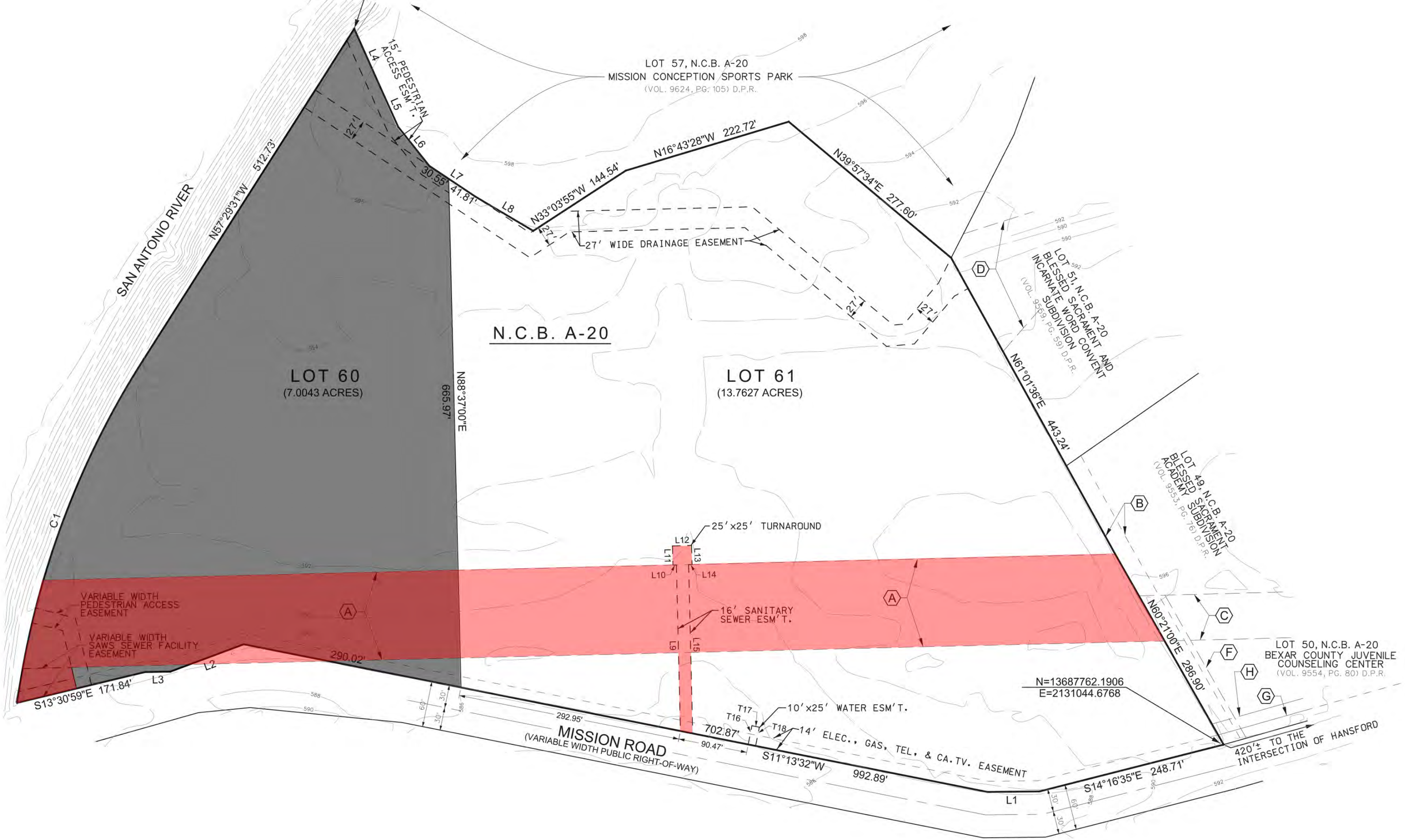
CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	1118.84'	24°45'07"	245.50'	483.34'	N69°46'32"W	479.59'

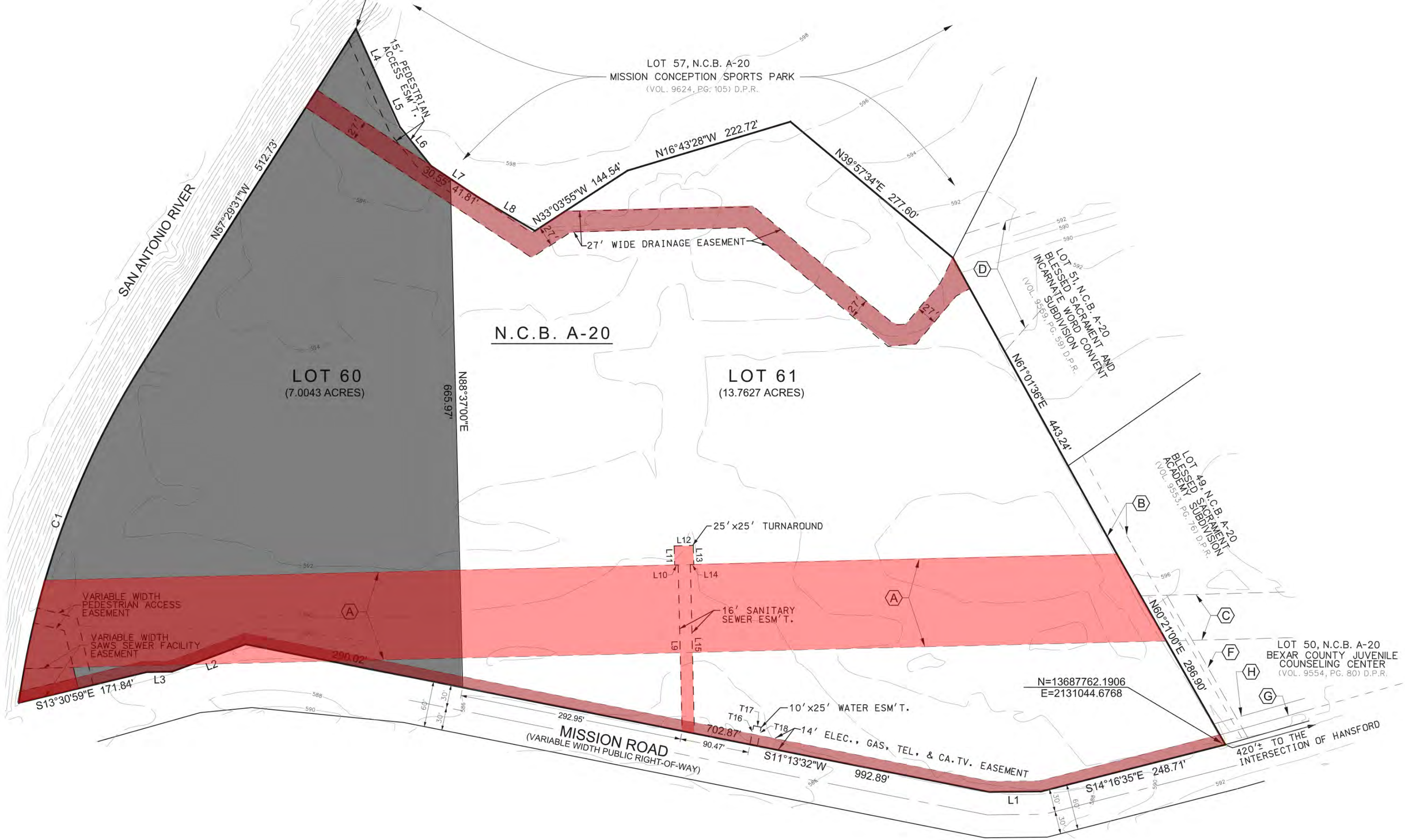
4:05:38 PM 9/24/2015 dgonzales
P:\71368230984-Legacy Riverstone\Maps\dgn\Plat230984 plat02.dgn


LOT 57, N.C.B. A-20
MISSION CONCEPTION SPORTS PARK
(VOL. 9624, PG. 105) D.P.R.
15' PEDESTRIAN ACCESS ESM'T.
L4
L5
L6
L7
L8
27'
30.55'
41.81'
N16°43'28"W 222.72'
N39°57'34"E 277.60'
N33°03'55"W 144.54'
27' WIDE DRAINAGE EASEMENT
SAN ANTONIO RIVER
N57°29'31"W 512.73'
N.C.B. A-20
LOT 60
(7.0043 ACRES)
LOT 61
(13.7627 ACRES)
N88°37'00"E
665.97'
LOT 51, N.C.B. A-20
BLESSED SACRAMENT AND INCARNATE WORD CONVENT SUBDIVISION
(VOL. 9519, PG. 59) D.P.R.
N61°01'36"E 443.24'
LOT 49, N.C.B. A-20
BLESSED SACRAMENT ACADEMY SUBDIVISION
(VOL. 9553, PG. 76) D.P.R.
C1
25'x25' TURNAROUND
L10
L11
L12
L13
L14
16' SANITARY SEWER ESM'T.
L9
L15
VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT
VARIABLE WIDTH SAWS SEWER FACILITY EASEMENT
290.02'
L2
L3
S13°30'59"E 171.84'
N60°21'00"E 286.90'
LOT 50, N.C.B. A-20
BEXAR COUNTY JUVENILE COUNSELING CENTER
(VOL. 9554, PG. 80) D.P.R.
N=13687762.1906
E=2131044.6768
T16
T17
T18
10'x25' WATER ESM'T.
14' ELEC., GAS, TEL, & CA.TV. EASEMENT
292.95'
90.47'
702.87'
S11°13'32"W 992.89'
MISSION ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
L1
S14°16'35"E 248.71'
420'± TO THE INTERSECTION OF HANSFORD
A
B
C
D
F
G
H
60'
30'

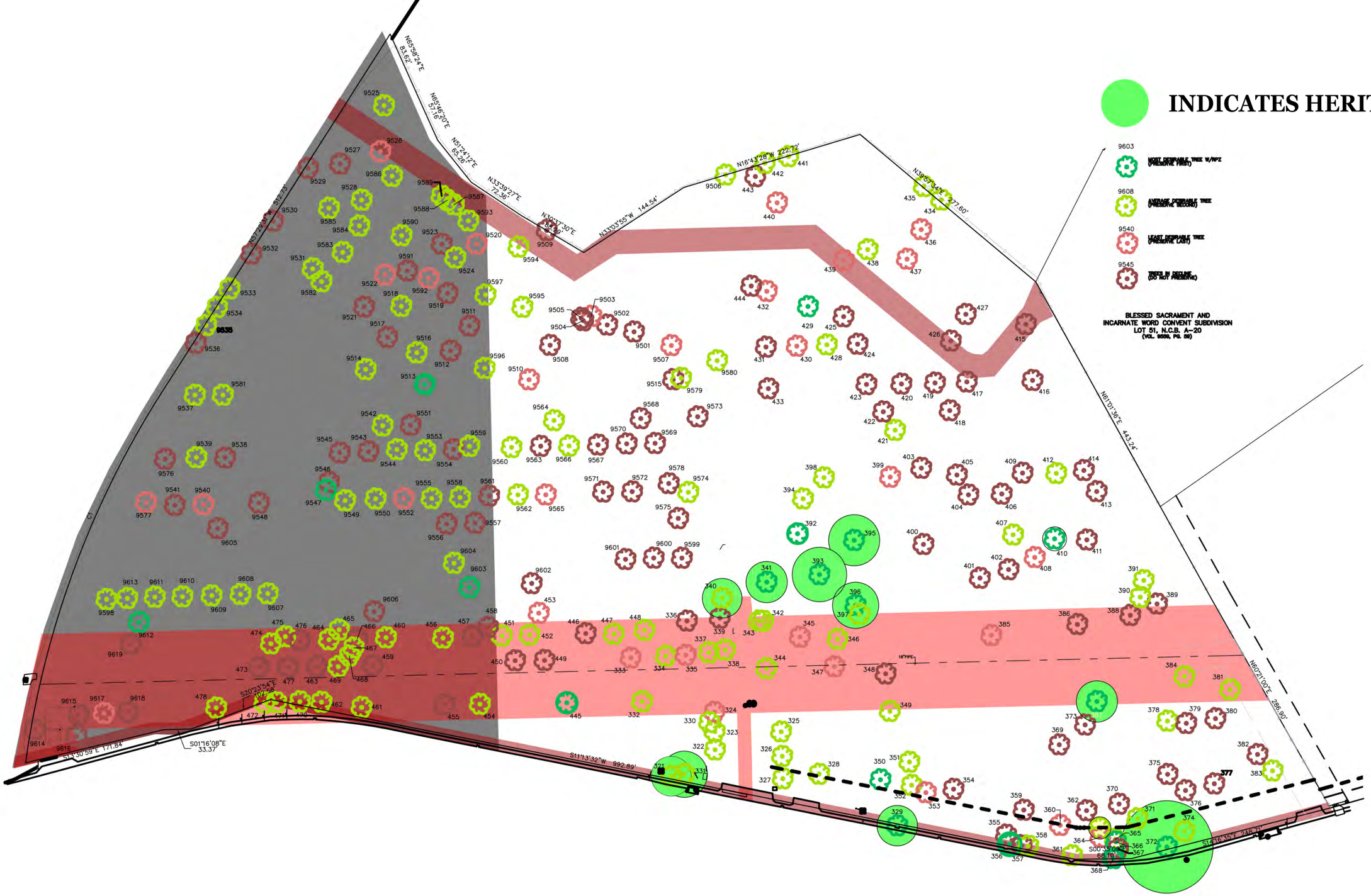
SITE - LOT 61



SANITARY SEWER EASEMENT



ELECTRICAL & DRAINAGE EASEMENTS



HERITAGE AND SIGNIFICANT TREES

Node ID	Description
321	24"PE
322	20"CM
323	22"CM
324	8"CM
325	21.5"A
326	29.5"A
327	29"A
328	13"MB
329	24.5"PE
330	16.5"?
331	28"C
332	27.5"A
333	26.5"A
334	28"A
335	9.5"CM
336	27"A
337	14.5"CM
338	17.5"CM
339	17"?
340	24"CM
341	25"PE
342	14"H
343	7"SPRUCE
344	24.5"A
345	22.5"A
346	6"CP
347	18"A
348	19"A
349	18"
350	18.5"A
351	22.5"A
352	9"MB
353	26"A
354	14"PE
355	16.5"A
356	14"PE
357	5"?
358	7.5"FIG
359	21"A
360	14"MB
361	14"RE
362	25"A
363	13.5"P
364	10"MB
365	19"PE
366	17"PE
367	5"?
368	10"PE
369	11"
370	13"A
371	22.5"MB
372	56"PE
373	26"A
374	10.5"H
375	20.5"A
376	26"A
377	22"A
378	20"H
379	14.5"A
380	19.5"A
381	13"
382	18"A
383	10"MB
384	6"FIG
385	23"A
386	27"A
387	25"
388	17"A
389	31"A
390	6"MB
391	16"PE
392	12"PE
393	33"PE
394	17"A
395	31"PE
396	28"PE
397	6"?
398	16.5"A
399	21.5"A
400	19"H
401	13"A
402	38"A
403	16.5"
404	19"A
405	23"A
406	20.5"A
407	10"A
408	7.5"CM
409	30"A
410	14.5"
411	18.5"
412	10"CM
413	25"A
414	28"A
415	23"A
416	29"A
417	28"A
418	38.5"A
419	15"A
420	26"A
421	10"H
422	24"A
423	20"A
424	16"A
425	28"A
426	26"A
427	33"A
428	17.5"A
429	19.5"
430	21.5"A
431	27"A
432	15"MB
433	29.5"A
434	15.5"H
435	7"?
436	18"A
437	25"A
438	14"PALM
439	26"A
440	28.5"A
441	12.5"H
442	13"H
443	12"A
444	26"A
445	12.5"S
446	27"A
447	23"A
448	27.5"A
449	28.5"A
450	16"A
451	23"A
452	28"A
453	11"MB
454	21.5"A
455	16"A
456	22"A
457	32"A
458	6"?

Node ID	Description
459	26"A
460	25.5"A
461	19"A
462	6"CM
463	28"A
464	22"A
465	26"C
466	31"A
467	6"CM
468	6.5"MB
469	7"?
470	8.5"SPRUCE
471	6"SPRUCE
472	7"SPRUCE
473	19.5"A
474	30"A
475	11.5"H
476	27.5"A
477	24"A
478	19.5"A
9501	27.5"CB
9502	16.5"CB
9503	17"H
9504	11.5"CB
9505	15"CB
9506	13.5"H
9507	11"H
9508	38"CW
9509	15.5"HU
9510	22"A
9511	11.5"A
9512	13.5"A
9513	10"
9514	32"CW
9515	14.5"A
9516	34"CW
9517	17"A
9518	34"CW
9519	29"A
9520	15.5"A
9521	33"A
9522	21"A
9523	22"A
9524	27.5"CW
9525	15.5"A
9526	18"A
9527	18"A
9528	22.5"P
9529	22"CW
9530	27.5"CW
9531	20"A
9532	27.5"CW
9533	27"CW
9534	21"CW
9535	22.5"CW
9536	22.5"CW
9537	10.5"H
9538	21.5"H
9539	19"A
9540	24.5"A
9541	31"A
9542	23"A
9543	30"A
9544	30"A
9545	31.5"A
9546	17"H
9547	34"CW
9548	28"A
9549	25"A
9550	27"A
9551	15"A
9552	22.5"A
9553	37"A
9554	21.5"A
9555	24.5"A
9556	23"A
9557	17.5"A
9558	23.5"A
9559	18"PL
9560	23"A
9561	22"A
9562	22"A
9563	22.5"A
9564	18.5"A
9565	27.5"A
9566	28.5"A
9567	37"A
9568	16.5"A
9569	26.5"A
9570	29"A
9571	24"A
9572	24.5"A
9573	19"A
9574	25"A
9575	23"A
9576	20"A
9577	24.5"A
9578	24.5"A
9579	16.5"CM
9580	10.5"MULBERR
9581	10.5"CM
9582	10.5"CM
9583	8"CM
9584	8.5"CM
9585	9"CM
9586	8.5"CM
9587	10"CM
9588	8.5"CM
9589	9.5"CM
9590	7.5"CM
9591	10.5"GR LEAD
9592	6.5"MULBERRY
9593	8.5"CM
9594	10"CM
9595	10.5"CM
9596	10.5"CM
9597	12"CM
9598	24.5"A
9599	38"A
9600	20"A
9601	17.5"A
9602	36.5"A
9603	19"S
9604	18.5"A
9605	19"A
9606	18.5"S
9607	26"A
9608	22.5"A
9609	30.5"A
9610	27"A
9611	25"A
9612	26.5"CW
9613	25.5"A
9614	23.5"A
9615	13.5"A
9616	16.5"A
9617	14.5"A
9618	18"A
9619	26.5"A

NORTH

SCALE: 1" = 60'

0' 30' 60' 120' 180'



LOCATION MAP
NOT TO SCALE

LEGEND

A	ASH
CW	COTTON WOOD
PE	PECAN
CB	CHINA BERRY
S	SYCAMORE
HU	HUISACHE
MB	MULBERRY
H	HACKBERRY
CM	CREPE MYRTLE
	TREE

BLESSED SACRAMENT AND
INCARNATE WORD CONVENT SUBDIVISION
LOT 51, N.C.B. A-20
(VOL. 9559, PG. 59)

BLESSED SACRAMENT AND
INCARNATE WORD CONVENT SUBDIVISION
LOT 51, N.C.B. A-20
(VOL. 9559, PG. 59)

BLESSED SACRAMENT
ACADEMY SUBDIVISION
LOT 49, N.C.B. 820
(VOL. 9553, PG. 76)

SAN ANTONIO RIVER

MISSION ROAD
(VARIALBE WIDTH PUBLIC RIGHT OF WAY)

PRIMARY CONTACT:

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-784

TREE SURVEY
LEGACY RIVERSIDE
SAN ANTONIO, TEXAS.

REVISIONS: DATE	NO.	DESCRIPTION	BY

PLAT ID#
A/P#
DESIGN JEH
DRAWN JJA
CHECKED
DATE 08-25-14
JOB NO. 30984-1368
SHT. 1 OF 1

jprado
2:27:25 PM 8/25/2014
N:\30984\30984-1368\Riverside 4613 Survey\30984-tree survey.dgn

NORTH

SCALE: 1" = 60'

0' 30' 60' 120' 180'



LOCATION MAP
NOT TO SCALE

LEGEND

A	ASH
CW	COTTON WOOD
PE	PECAN
CB	CHINA BERRY
S	SYCAMORE
HU	HUISACHE
MB	MULBERRY
H	HACKBERRY
CM	CREPE MYRTLE
	TREE

SAN ANTONIO RIVER

BLESSED SACRAMENT AND
INCARNATE WORD CONVENT SUBDIVISION
LOT 51, N.C.B. A-20
(VOL. 9559, PG. 59)

BLESSED SACRAMENT AND
INCARNATE WORD CONVENT SUBDIVISION
LOT 51, N.C.B. A-20
(VOL. 9559, PG. 59)

BLESSED SACRAMENT
ACADEMY SUBDIVISION
LOT 49, N.C.B. 820
(VOL. 9553, PG. 76)

MISSION ROAD
(VARIALBE WIDTH PUBLIC RIGHT OF WAY)

9603 MOST DESIRABLE TREE W/MPZ (PRESERVE FIRST)

9608 AVERAGE DESIRABLE TREE (PRESERVE SECOND)

9540 LEAST DESIRABLE TREE (PRESERVE LAST)

9545 TREE TO REMOVE (DO NOT PRESERVE)

PRIMARY CONTACT:

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122, Fax (210) 545-9302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-784

EXISTING_TREES_EXHIBIT
LEGACY_RIVERSIDE
SAN_ANTONIO,_TEXAS

REVISIONS: NO. DESCRIPTION BY
DATE:

PLAT ID#
A/P#
DESIGN TOO
DRAWN TOO
CHECKED
DATE 09-10-14
JOB NO. 30984-1368
SHT. 1 OF 1

INDICATES LANDSCAPE SCREENING

LEGEND

A	ASH
CW	COTTON WOOD
PE	PECAN
CB	CHINA BERRY
S	SYCAMORE
HU	HUISACHE
MB	MULBERRY
H	HACKBERRY
CM	CREPE MYRTLE

MOST DESIRABLE TREE W/RPZ (PRESERVE FIRST)

AVERAGE DESIRABLE TREE (PRESERVE SECOND)

LEAST DESIRABLE TREE (PRESERVE LAST)

TREES IN DECLINE (DO NOT PRESERVE)

SAN ANTONIO RIVER

N65°58'24"E 83.62'

15' PEDESTRIAN ACCESS ESM'T.

N65°46'20"E 57.16'

N51°24'12"E 65.26'

N33°39'27"E 72.36'

N33°37'30"E 68.39'

N33°03'55"W 144.54'

N57°29'04"W 512.73'

27' WIDE DRAINAGE EASEMENT

BLESSED SACRAMENT AND INCARNATE WORD CONVENT SUBDIVISION LOT 51, N.C.B. A-20 (VOL. 9559, PG. 59)

BLESSED SACRAMENT AND INCARNATE WORD CONVENT SUBDIVISION LOT 51, N.C.B. A-20 (VOL. 9559, PG. 59)

3/4 STORY

3/4 STORY

3/4 STORY

2 STORY

3/4

3/4 STORY

1 STORY

N61°01'35"E 443.24'

BLESSED SACRAMENT ACADEMY SUBDIVISION LOT 49, N.C.B. 820 (VOL. 9553, PG. 76)

N62°21'00"E 288.90'

115' SANITARY SEWER EASEMENT

S13°30'59"E 171.84'

S01°16'08"E 33.37'

VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT

VARIABLE WIDTH SAWS SEWER FACILITY EASEMENT

13' CPSB ELEC. EASEMENT

S11°03'32"W 992.89'

MISSION ROAD (VARIALBE WIDTH PUBLIC RIGHT OF WAY)

MISSION ROAD (VARIALBE WIDTH PUBLIC RIGHT OF WAY)

S14°10'59"E 248.71'

PATH CONSTRUCTION CONTINUES
TO CONNECT WITH EXISTING
RIVER WALK MISSION TRAIL SYSTEM

SYMBOLS
• PATH BALUSTER LIGHT

LEGEND

A	ASH
CW	COTTON WOOD
PE	PECAN
CB	CHINA BERRY
S	SYCAMORE
HU	HUISACHE
MB	MULIBERRY
H	HACKBERRY
CM	CREPE MYRTLE
	TREE

BLESSED SACRAMENT AND
INCARNATE WORD CONVENT SUBDIVISION
LOT 51, N.C.B. A-20
(VOL. 9559, PG. 59)

21' WIDE DRAINAGE EASEMENT

MOST DESIRABLE TREE W/RP'Z (PRESERVE FIRST)

AVERAGE DESIRABLE TREE (PRESERVE SECOND)

LEAST DESIRABLE TREE (PRESERVE LAST)

TREES IN DECLINE (DO NOT PRESERVE)

BLESSED SACRAMENT AND
INCARNATE WORD CONVENT SUBDIVISION
LOT 51, N.C.B. A-20
(VOL. 9559, PG. 59)

BLESSED SACRAMENT AND
INCARNATE WORD CONVENT SUBDIVISION
LOT 51, N.C.B. A-20
(VOL. 9559, PG. 59)

CHRISTIAN MOBILE HOME PARK SUBDIVISION
LOT 37
(VOL. 8800, PG. 190)

CABANA

Pool Area

SCREENED/BUFFERED PARKING

BLESSED SACRAMENT
ACADEMY SUBDIVISION
LOT 49, N.C.B. 820
(VOL. 9553, PG. 76)

TRASH COMPACTOR

GATE

OUTDOOR DOG AREA FOR
DOG PARK EASEMENT (VOL. 2811, PG. 2129)

BENCH

SANITARY SEWER EASEMENT
(VOL. 2783, PG. 265)
(VOL. 2787, PG. 142)
SANITARY SEWER EASEMENT

MISSION ROAD
(VARIALBE WIDTH PUBLIC RIGHT OF WAY)

MISSION ROAD
(VARIALBE WIDTH PUBLIC RIGHT OF WAY)

01 SITE PLAN
---
sc. 1" = 64'-0"

PLAN NORTH

TRUE NORTH

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Page Description
SITE PLAN
ADDRESS PLAN

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Checked By:

Project No. 14010

Date: 01.14.16

Page
A1.1

RIO-4 CONSIDERATIONS

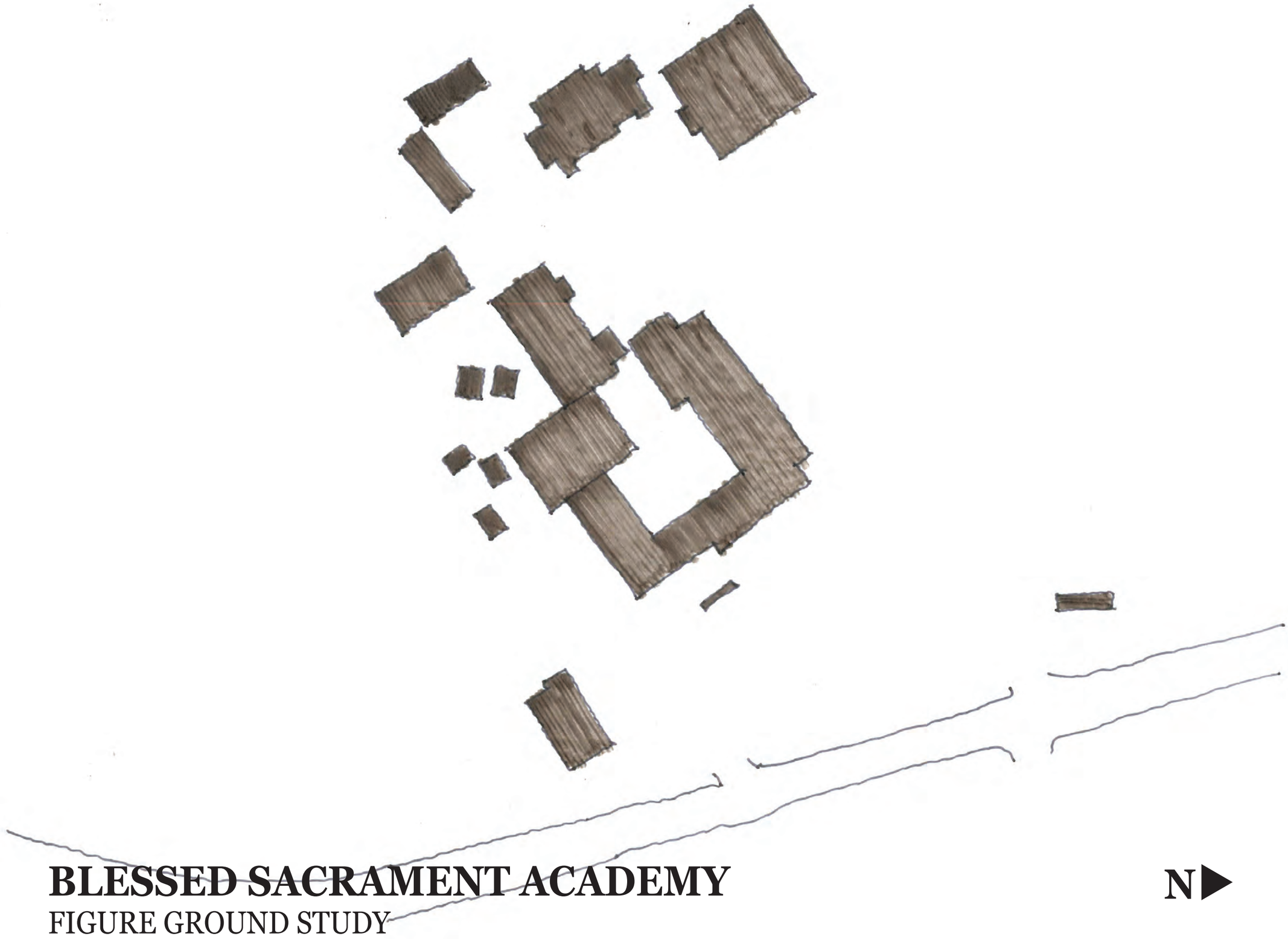
ORIENTATION

Orientation of buildings are established through axial relationships in a campus type setting, consistent with the building orientations found in other projects proximal to the site. Within the site, primary entrances are oriented towards streets, pedestrian walkways, and active spaces.



ST. PJ'S CHILDREN'S HOME & SETON HOME
FIGURE GROUND STUDY

N ▶



BLESSED SACRAMENT ACADEMY

FIGURE GROUND STUDY

N



MELA PROPOSED PHASE I SITE

FIGURE GROUND STUDY

N ▶


KEY
PEDESTRIAN GATE
PRIMARY BLDG ENTRY
SECONDARY BLDG ENTRY
FUTURE DEVELOPMENT SITE
B&A ARCHITECTS
3DImpulse Inc

ENTRANCES

MIXED-USE

Restrictive covenants on the property only allow for 10,000 sf of commercial/retail space for the combined Lot 60 and Lot 61. A pet daycare center on Lot 61 accounts for approximately 7,000 sf and 70% of the allowable commercial development. Although separated into a different structure, the proposed development does provide a mix of residential and commercial uses as a whole.


FUTURE
DEVELOPMENT
SITE
COMMERCIAL
PET DAYCARE
B&A
ARCHITECTS
3DImpulse Inc

NODAL DEVELOPMENT

The property is not located at a street intersection. The nature of the Mission Rd corridor adjacent to the property is not conducive to a synergistic urban node with adjacent uses of a school, neighborhood, and golf course. Nevertheless, publicly accessible trails to be developed as part of this project run along Mission Rd and adjacent to the San Antonio River to interconnect with the existing Mission Reach trail system for pedestrians. The clubhouse for the project will also provide meeting rooms that can be reserved for use by the neighborhood.


SPORTS
COMPLEX
SCHOOL
MELA
NEIGHBORHOOD
GOLF COURSE
GOLF
COURSE
N

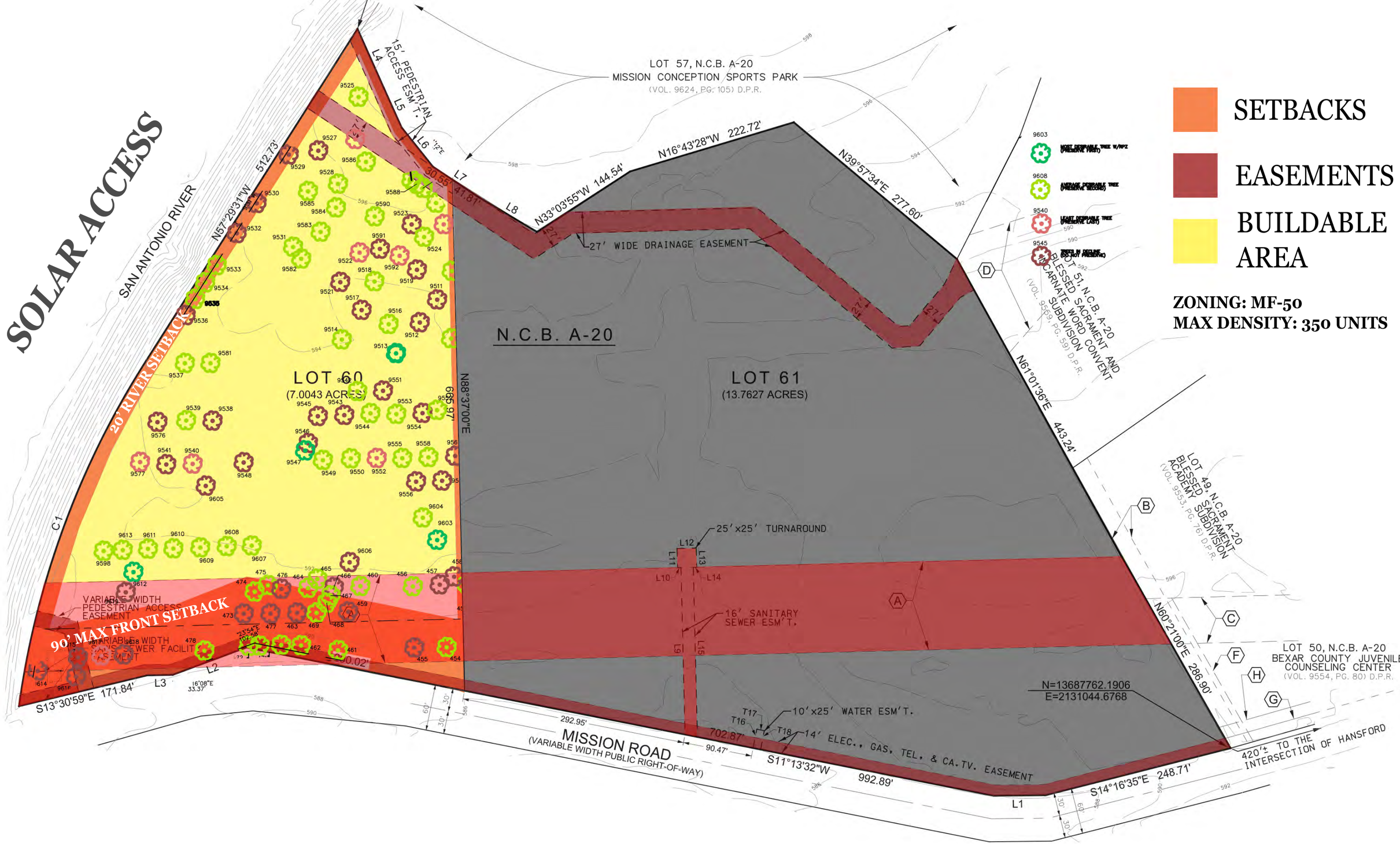

EXISTING PUBLIC TRAIL
& PEDESTRIAN BRIDGE
NEW PUBLIC ACCESS TRAIL
ALONG MISSION RD AND ALONG RIVER


MISSION
TAMACH
DIRECTORY
3DImpulse Inc


MISSION REACH
DIRECTORY
3DImpulse Inc

MEETING ROOMS AT CLUBHOUSE AVAILABLE TO PUBLIC

LOT 60 – SOUTHERN SITE



LOT 60 SITE CONSTRAINTS





NATURAL STONE





STUCCO





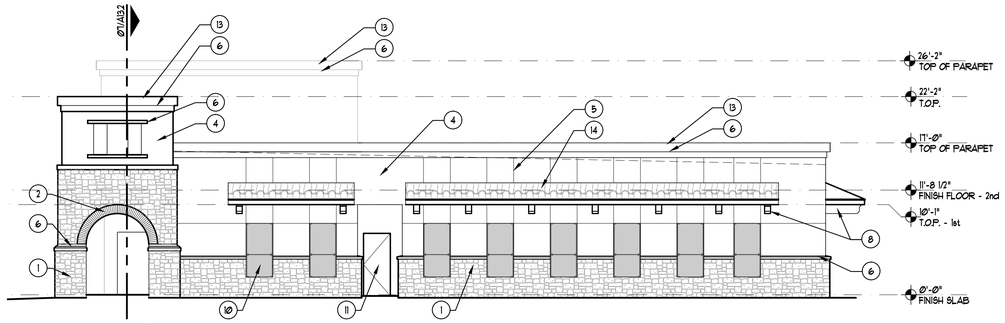
BARREL TILE

PROPOSED MATERIALS

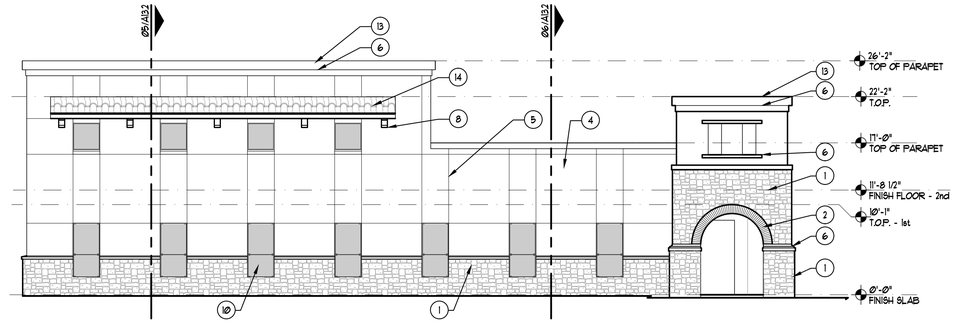




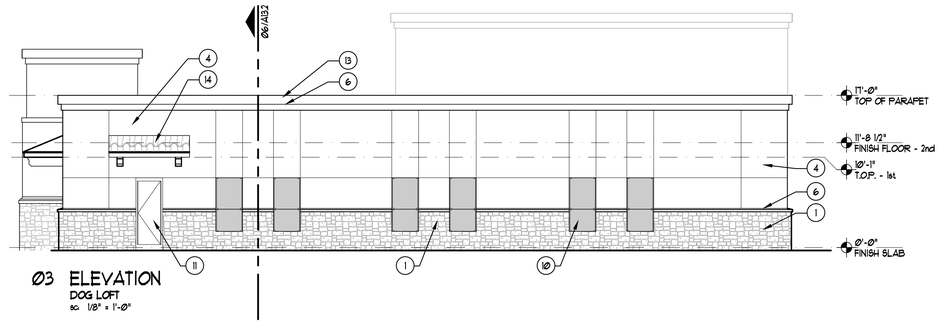

FDC



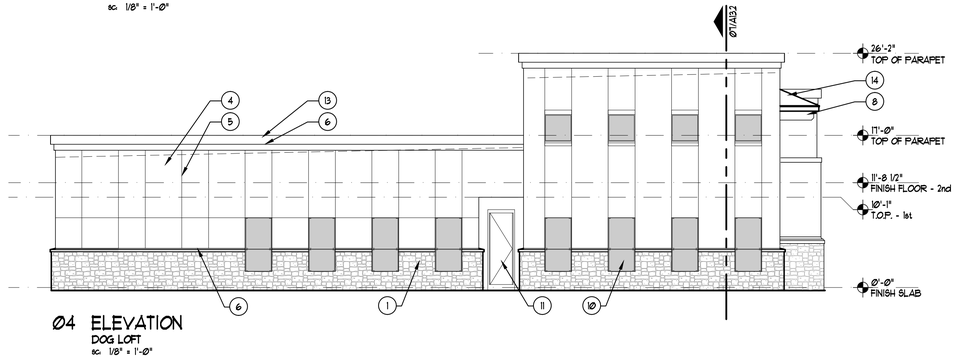
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DOG LOFT
sc. 1/8" = 1'-Ø"



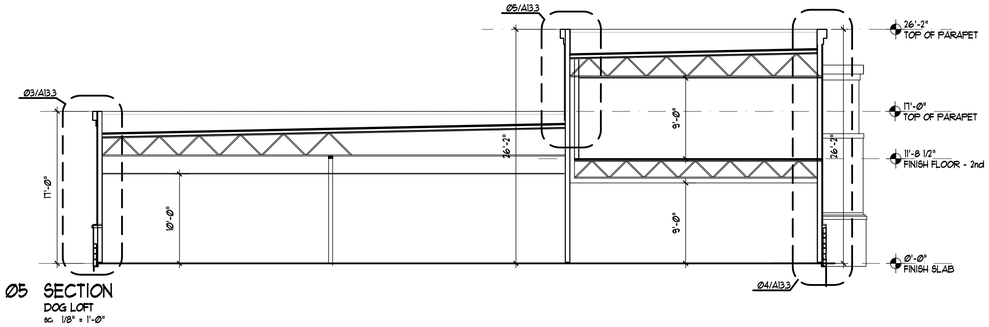
Ø2 ELEVATION
DOG LOFT
sc. 1/8" = 1'-Ø"



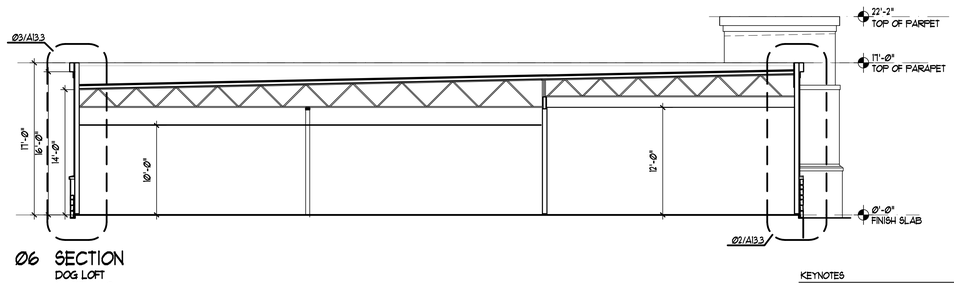
Ø3 ELEVATION
DOG LOFT
sc. 1/8" = 1'-Ø"



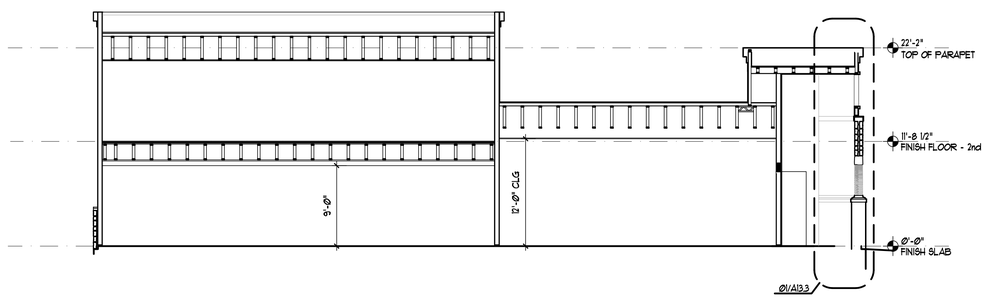
Ø4 ELEVATION
DOG LOFT
sc. 1/8" = 1'-Ø"



Ø5 SECTION
DOG LOFT
sc. 1/8" = 1'-Ø"



Ø6 SECTION
DOG LOFT
sc. 1/8" = 1'-Ø"



Ø7 SECTION
DOG LOFT
sc. 1/8" = 1'-Ø"

KEYNOTES

1. STONE VENEER
2. STONE ARCH
3. BUILT-UP ROOFING SYSTEM
4. CEMENT STUCCO
5. METAL STUCCO CONTROL JOINT, TYP.
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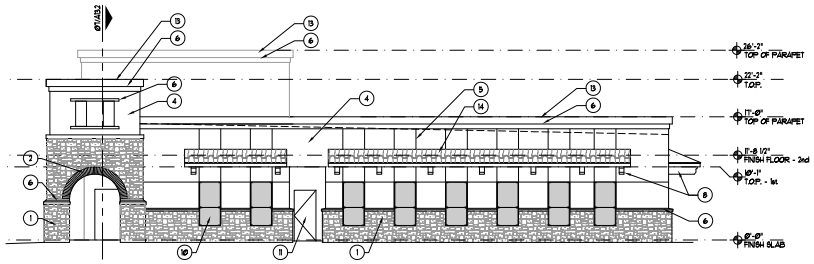
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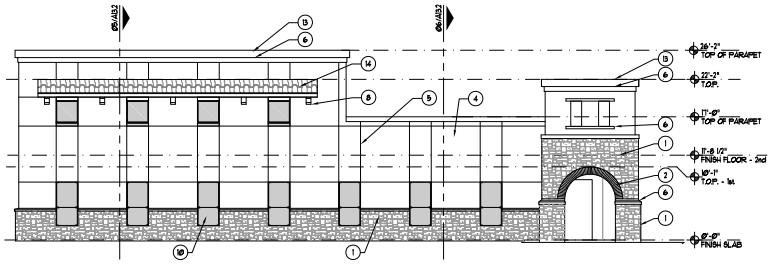
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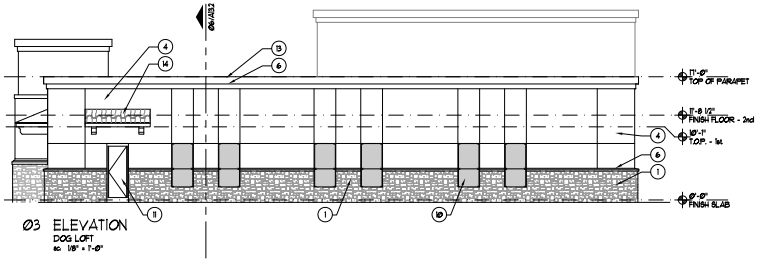
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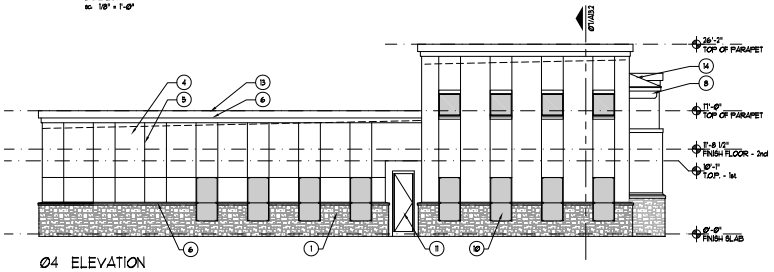
Ø1 ELEVATION
DOG LOFT
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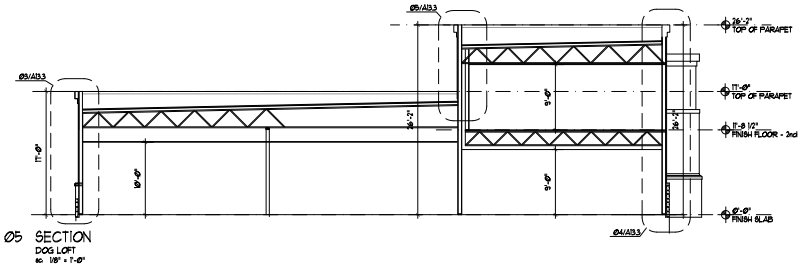
Ø2 ELEVATION
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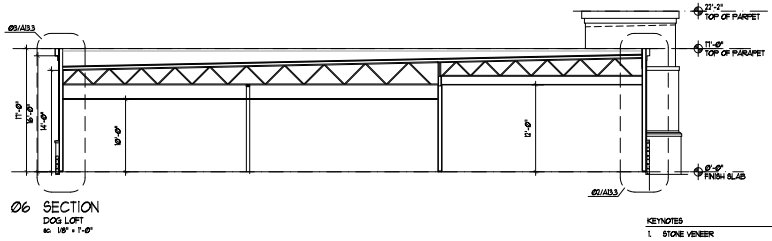
Ø3 ELEVATION
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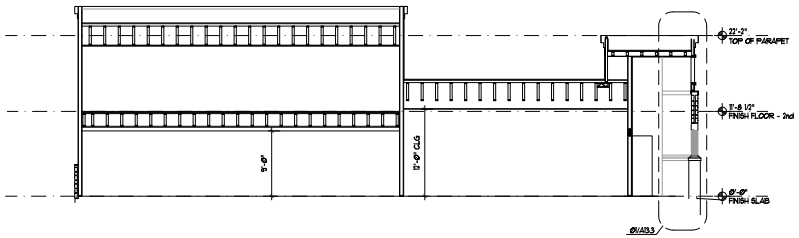
Ø4 ELEVATION
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Ø5 SECTION
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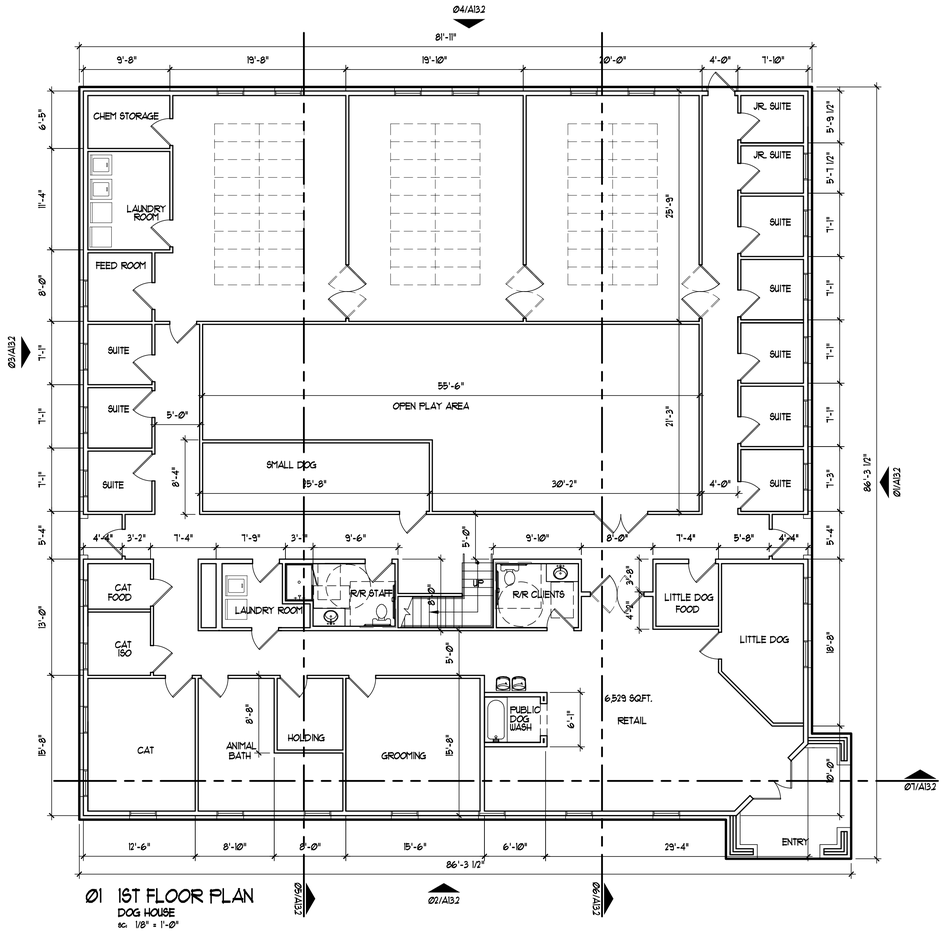
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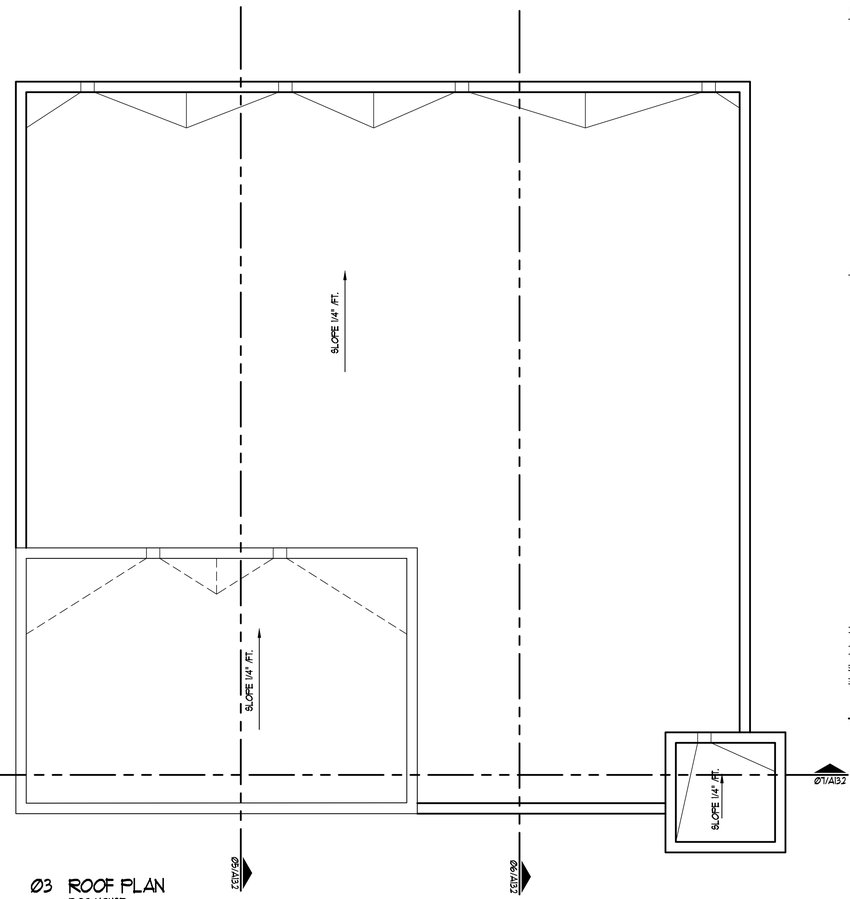
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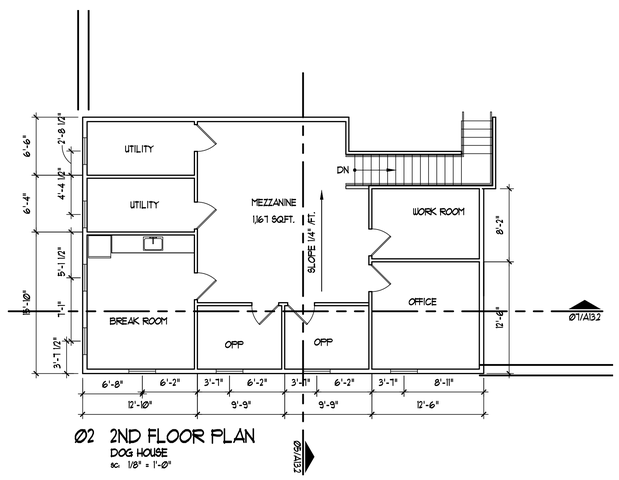
Page
A13.2



Ø1 1ST FLOOR PLAN
DOG HOUSE
sc. 1/8" = 1'-0"



Ø3 ROOF PLAN
DOG HOUSE
sc. 1/8" = 1'-0"



Ø2 2ND FLOOR PLAN
DOG HOUSE
sc. 1/8" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET A0 SHEETS FOR PLUMBING FIXTURE AND TOILET ACCESSORY HEIGHTS
2. TAPE, FLOAT, TEXTURE AND PAINT ALL GYP. BD.
3. FIELD VERIFY ALL CABINET SIZE DENOMINATION & FILLERS AS REQ.
4. FIXTURE CLEARANCES AND CLEAR FLOOR SPACE REQUIREMENTS ARE FROM FINISH SURFACES.
5. ROOF VENT CONTRACTOR TO COOR. W/ MANUFACTURER FOR SIZE & QUANTITY AND NET FREE AREA TO MEET CALCULATION FOR REQ'D ROOF VENTILATION.
6. SLOPE CONCRETE TO DOORS AT GROUND FLOOR TYP. REFER TO SECTIONS AND DETAILS
7. PROVIDE FIRE EXTINGUISHER AT LOCATIONS SHOWN OR AS DIRECTED BY FIRE MARSHAL.
8. GUTTER ON ALL OVERHANGS NOT OVER LOWER ROOFS - GUTTERS & DOWNSPOUTS SIZE BY MANUFACTURE PER IBC 2015 PLUMB'G CODE, SECT. 1106 PAINTED TO MATCH BUILDING COLOR

LEGEND

- C — WINDOW TYPE REF. SHEET A2.10
- D1 — DOOR TYPE REF. SHEET A2.10
- VENT / LIGHT COMBO REF. ELECT.
- SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE, REF TO ELECT.
- COMBINATION CEILING FAN & INCANDESCENT LIGHT FIXTURE. REFER TO ELECT.
- SURFACE-MOUNTED INCANDESCENT LIGHT FIXTURE. REF. TO ELECT.
- 6" CAN LIGHT INCANDESCENT LIGHT FIXTURE. REF. TO ELECT.
- WALL-MOUNTED INCANDESCENT LIGHT FIXTURE. REF. TO ELECT.
- X'-0" — INDICATES CEILING HEIGHT
- 22x30 MINIMUM LOCKABLE ATTIC ACCESS DOOR
- 3 ½" STUD WALLS
- 5 ½" STUD WALLS
- STONE VENEER
- STUD WALLS w/ WOOD BLOCKING FOR GRAB BARS
- ROOF RIDGE VENT - CONTRACTOR TO COORDINATE WITH MANUFACTURER FOR SIZE & QUANTITY

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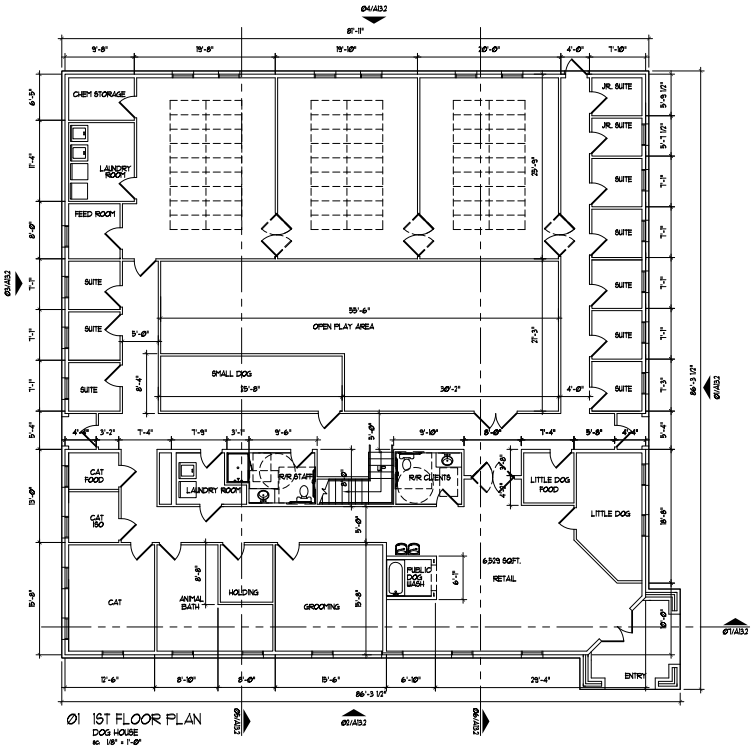
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Floor Plan

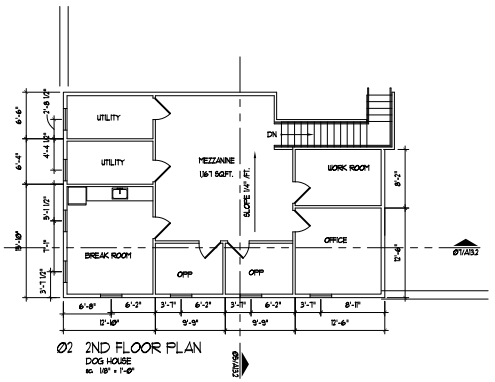
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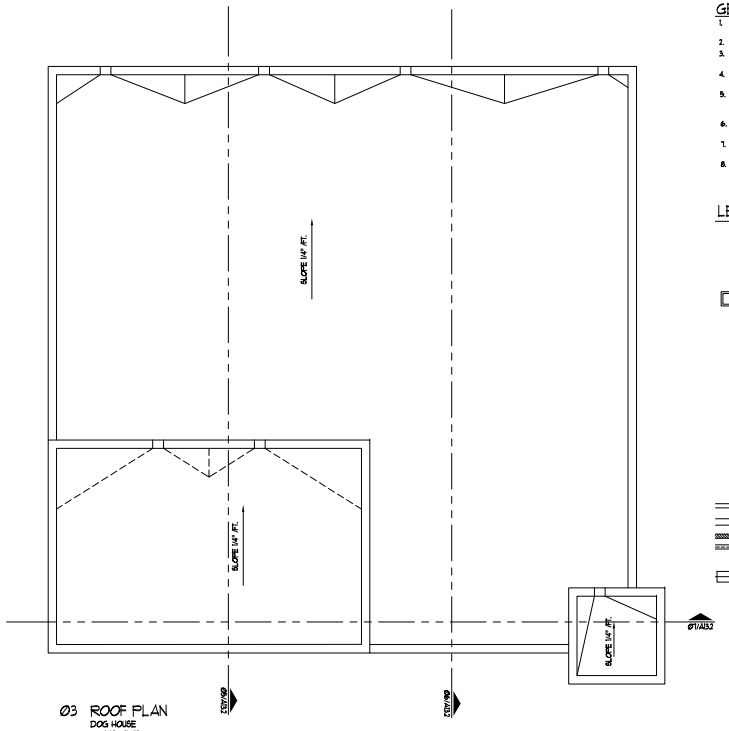
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Ø1 1ST FLOOR PLAN
DOG HOUSE
sc. 1/8" = 1'-0"



Ø2 2ND FLOOR PLAN
DOG HOUSE
sc. 1/8" = 1'-0"



Ø3 ROOF PLAN
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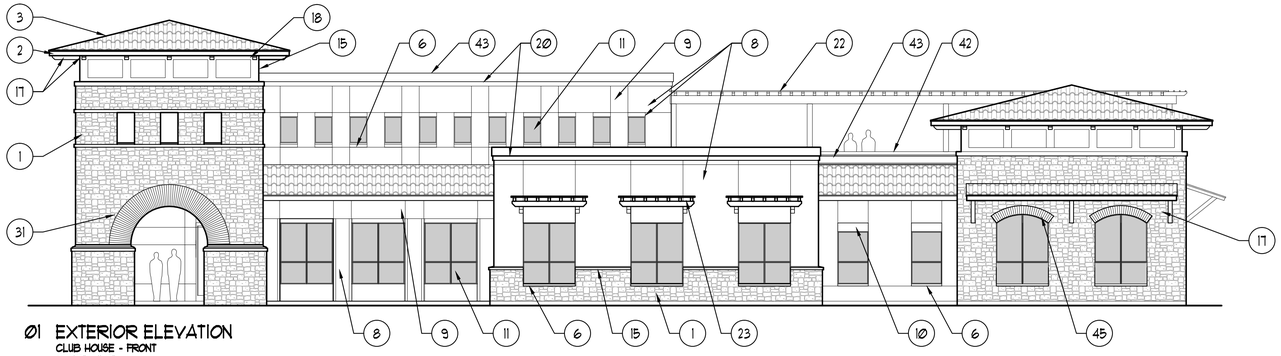
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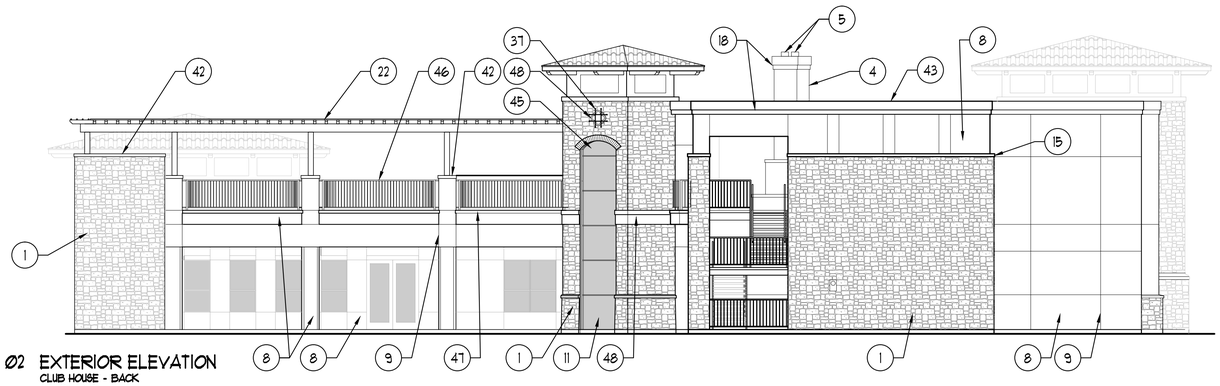
Page Description
DOG LOFT
Floor Plan

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01 EXTERIOR ELEVATION
CLUB HOUSE - FRONT
sc. 1/8" = 1'-0"



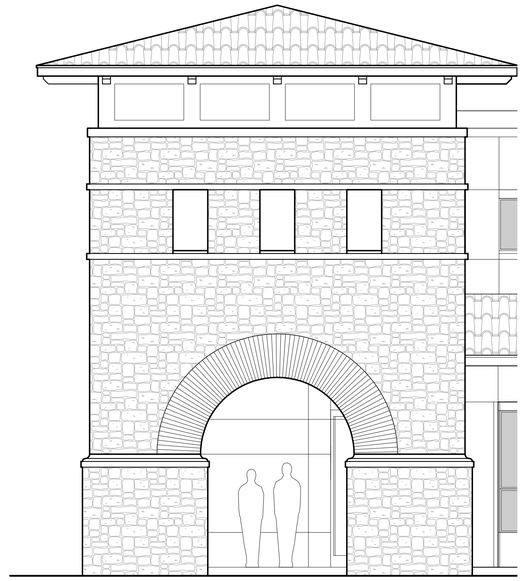
02 EXTERIOR ELEVATION
CLUB HOUSE - BACK
sc. 1/8" = 1'-0"



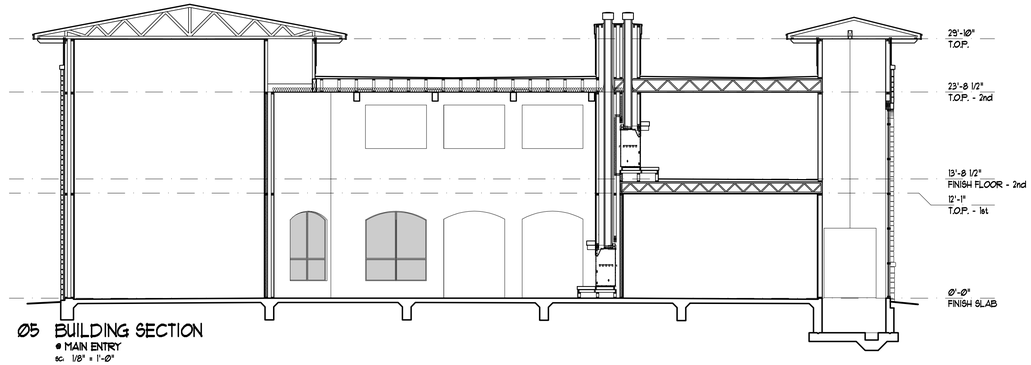
03 EXTERIOR ELEVATION
CLUB HOUSE - SIDE FRONT
sc. 1/8" = 1'-0"



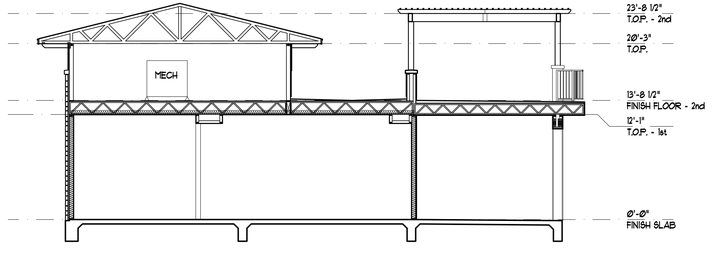
04 EXTERIOR ELEVATION
CLUB HOUSE - SIDE BACK
sc. 1/8" = 1'-0"



07 ENLARGED ELEVATION
ENTRY TOWER
sc. 1/4" = 1'-0"



05 BUILDING SECTION
● MAIN ENTRY
sc. 1/8" = 1'-0"



06 BUILDING SECTION
● YOGA & FITNESS ROOM
sc. 1/8" = 1'-0"

KEYNOTES

1. TEXTURED STONE VENEER
2. 2x8 FASCIA - PAINTED
3. CLAY OR CEMENT TILE ROOF - COLOR BY OWNER
4. PLASTER CHIMNEY VENEER
5. CHIMNEY POT
6. TEXTURED STONE WINDOW SILL
7. CEMENT PLASTER VENEER HEADER TRIM
8. CEMENT PLASTER VENEER
9. CEMENT PLASTER CONTROL JOINT
10. CEMENT PLASTER VENEER WINDOW AND DOOR TRIM
11. ALUM. WINDOW UNIT REF. WINDOW SCHEDULE A21.0
12. DOOR UNIT - EXTERIOR REF. DOOR SCHEDULE A21.0
13. SURFACE-MOUNTED EXTERIOR LIGHT FIXTURE
14. CEMENT PLASTER ARCH
15. TEXTURED STONE WAINSCOT CAP
16. TILE WALL TREATMENT SELECTED BY I.D.
17. R.S. CEDAR BRACKET
18. CEMENT PLASTER VENEER BAND TRIM
19. LINE OF ROOF BEYOND PARAPET
20. PARAPET W/ CEMENT PLASTER VENEER BAND TRIM
21. CEMENT FIBERBOARD SIDING
22. R.S. CEDAR PERGOLA
23. R.S. CEDAR AWNING
24. CONCRETE SLAB, REFER TO STRUCTURAL
25. DOOR REFER TO SHEET A21.0
26. ROOF TRUSS, REFER TO STRUCTURAL
27. CEMENT PLASTER KEYSTONE
28. WOOD BASEBOARD
29. COFFERED CEILING
30. MANUFACTURED WOOD TRUSS
31. CUT OR CAST STONE ENTRY FACADE
32. WOOD VENEER COLUMN, COORDINATE FINISH W/ INTERIOR DESIGNER
33. HALF-WALL
34. R-30 BATT OR BLOWN INSULATION (OPTION: RIGID INSULATION)
35. R-13 BATT INSULATION IN 2x STUD WALL
36. ROOF CRICKET
37. IRON WORK
38. FIREPLACE BEYOND
39. WOOD CROWN MOULDING
40. 4x8 RIDGE BEAM
41. BEAD BOARD CEILING
42. TEXTURED STONE PARAPET CAP
43. METAL PARAPET CAP
44. CEMENT PLASTER ARCH
44. ONE LIGHT FIXTURE TO BE ON 24HRS PER DAY THE REMAINING LIGHT FIXTURES ARE TO BE ON OCCUPANCY SENSORS
45. BRICK ARCH
46. METAL GUARD RAIL
47. FOUR STOP
48. CAST STONE

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Page Description
Exterior Elevations & Building Sections

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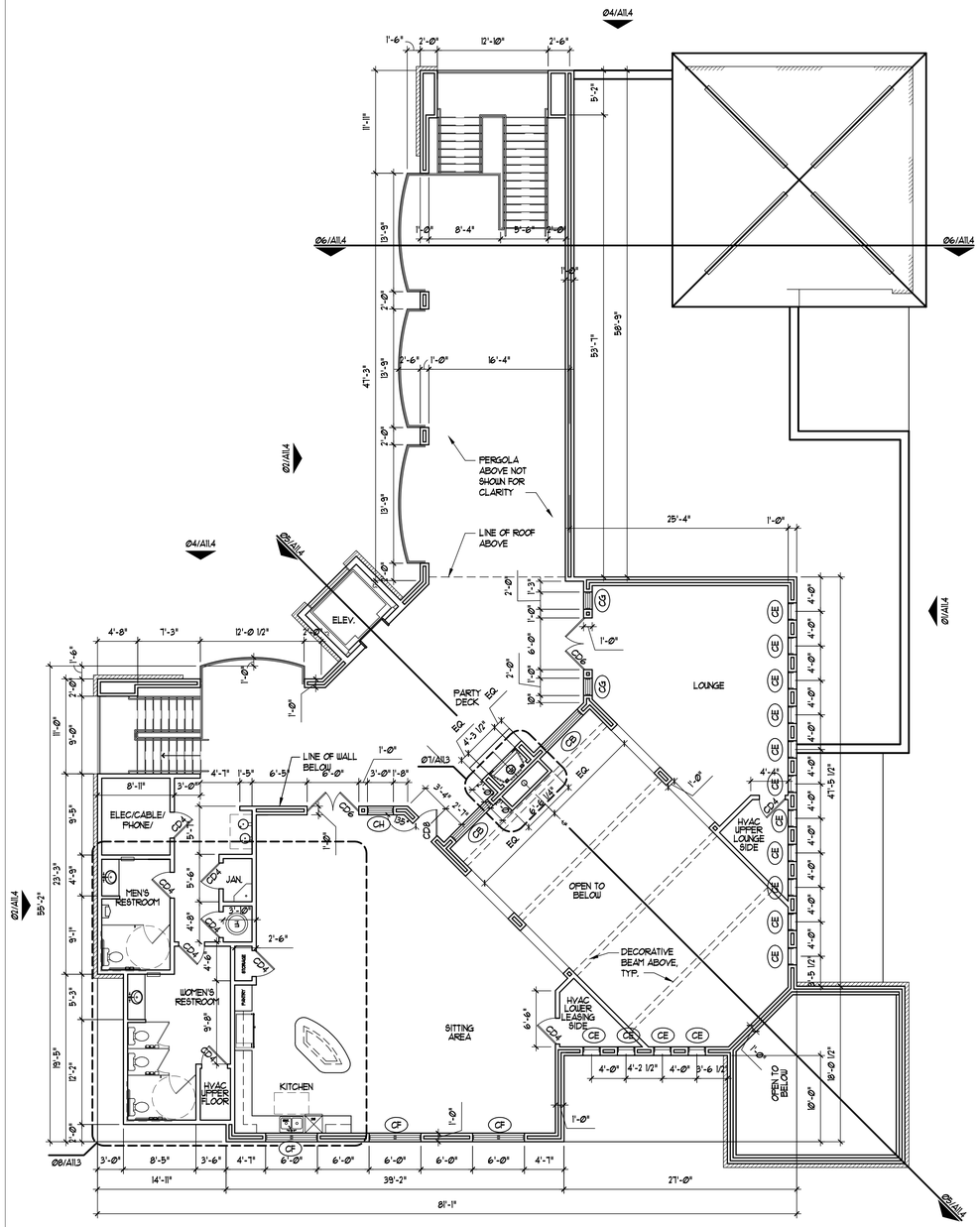
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A11.4

GENERAL NOTES

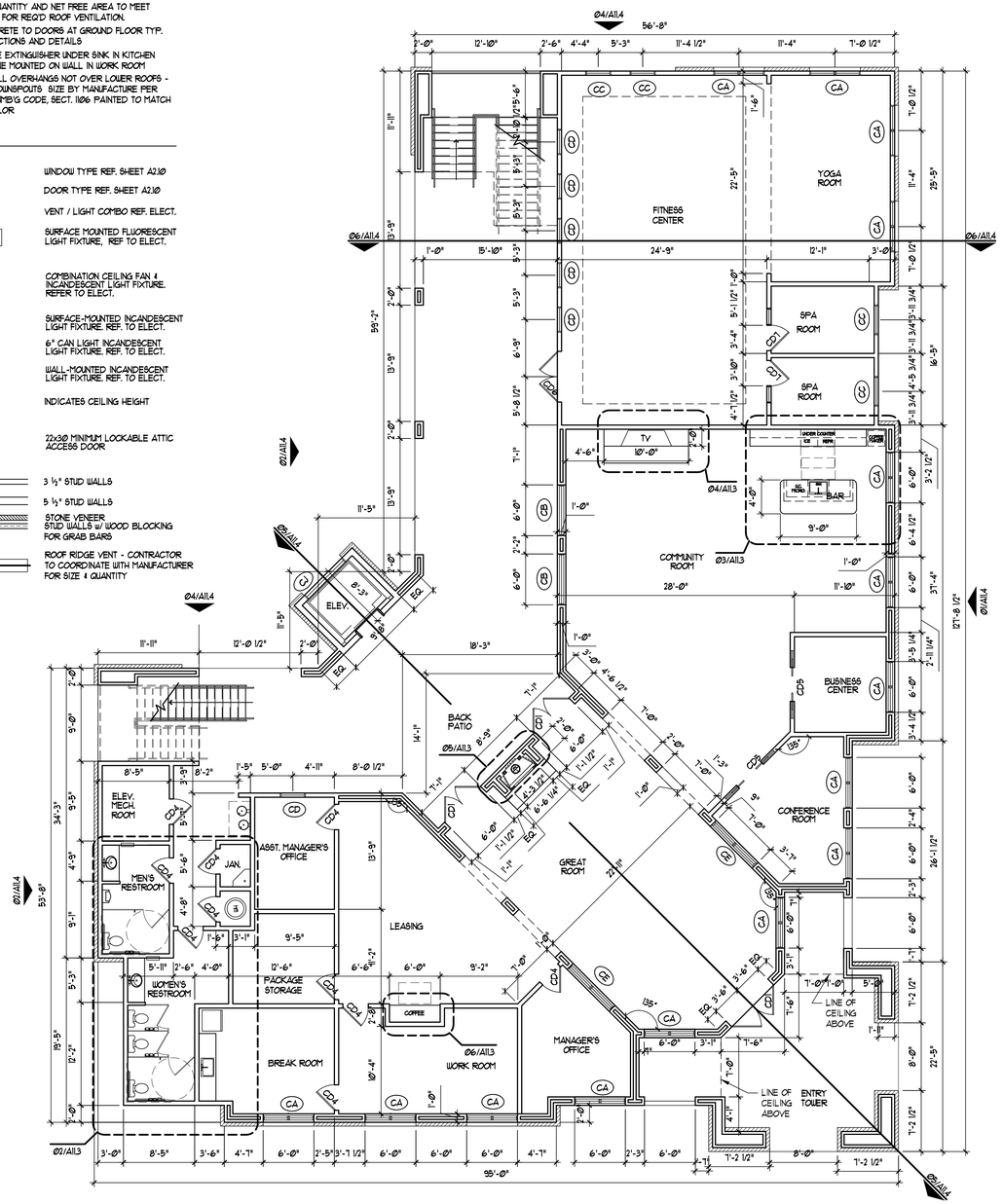
1. REFER TO SHEET A0.2 FOR PLUMBING FIXTURE AND TOILET ACCESSORY HEIGHTS
2. TAPE, FLOAT, TEXTURE AND PAINT ALL GYP. BD.
3. FIELD VERIFY ALL CABINET SIZE DENOMINATION & FILLERS AS REQ.
4. VENT ROOF WITH CONCRETE TILE ROOF VENTS.
5. ROOF VENT CONTRACTOR TO COOR. W/ MANUFACTURER FOR SIZE & QUANTITY AND NET FREE AREA TO MEET CALCULATION FOR REQ'D ROOF VENTILATION.
6. SLOPE CONCRETE TO DOORS AT GROUND FLOOR TYP. REFER TO SECTIONS AND DETAILS
7. PROVIDE FIRE EXTINGUISHER UNDER SINK IN KITCHEN CABINET & ONE MOUNTED ON WALL IN WORK ROOM
8. GUTTER ON ALL OVERHANGS NOT OVER LOUVER ROOFS - GUTTERS & DOWNSPOUTS SIZE BY MANUFACTURE PER IBC 2009 PLUMB'G CODE, SECT. 1106 PAINTED TO MATCH BUILDING COLOR

LEGEND

- C — WINDOW TYPE REF. SHEET A2.10
- D1 — DOOR TYPE REF. SHEET A2.10
- VENT / LIGHT COMBO REF. ELECT.
- SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE, REF TO ELECT.
- COMBINATION CEILING FAN & INCANDESCENT LIGHT FIXTURE. REFER TO ELECT.
- SURFACE-MOUNTED INCANDESCENT LIGHT FIXTURE. REF. TO ELECT.
- 6" CAN LIGHT INCANDESCENT LIGHT FIXTURE. REF. TO ELECT.
- WALL-MOUNTED INCANDESCENT LIGHT FIXTURE. REF. TO ELECT.
- X'-Ø" — INDICATES CEILING HEIGHT
- 22x30 MINIMUM LOCKABLE ATTIC ACCESS DOOR
- 3 ½" STUD WALLS
- 5 ½" STUD WALLS
- STONE VENEER STUD WALLS w/ WOOD BLOCKING FOR GRAB BARS
- ROOF RIDGE VENT - CONTRACTOR TO COORDINATE WITH MANUFACTURER FOR SIZE & QUANTITY



Ø2 FLOOR PLAN
CLUB HOUSE 1ST FLOOR
sc. 1/8" = 1'-Ø"



Ø1 FLOOR PLAN
CLUB HOUSE 1st FLOOR
sc. 1/8" = 1'-Ø"

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Page Description
CLUB HOUSE
1st Floor Plan
& 2nd Floor Plan

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A11.1



01 EXTERIOR ELEVATION

BUILDING TYPE III -END - SHORT LEG

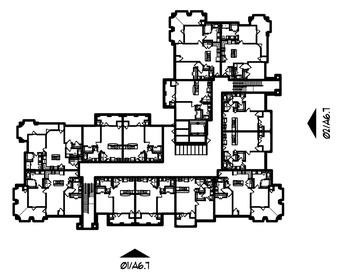
sc. 1/8" = 1'-0"



02 EXTERIOR ELEVATION

BUILDING TYPE III -END - SHORT LEG

sc. 1/8" = 1'-0"



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Page Description

Building Type IV
Exterior
Elevations

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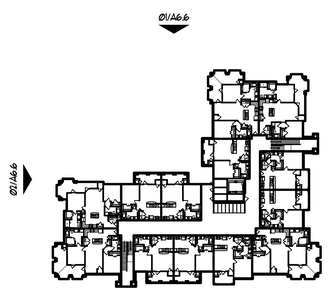
A6.7



Ø1 EXTERIOR ELEVATION
BUILDING TYPE III -BACK
sc. 1/8" = 1'-Ø"



Ø2 EXTERIOR ELEVATION
BUILDING TYPE III -END
sc. 1/8" = 1'-Ø"



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Building Type IV
Exterior
Elevations

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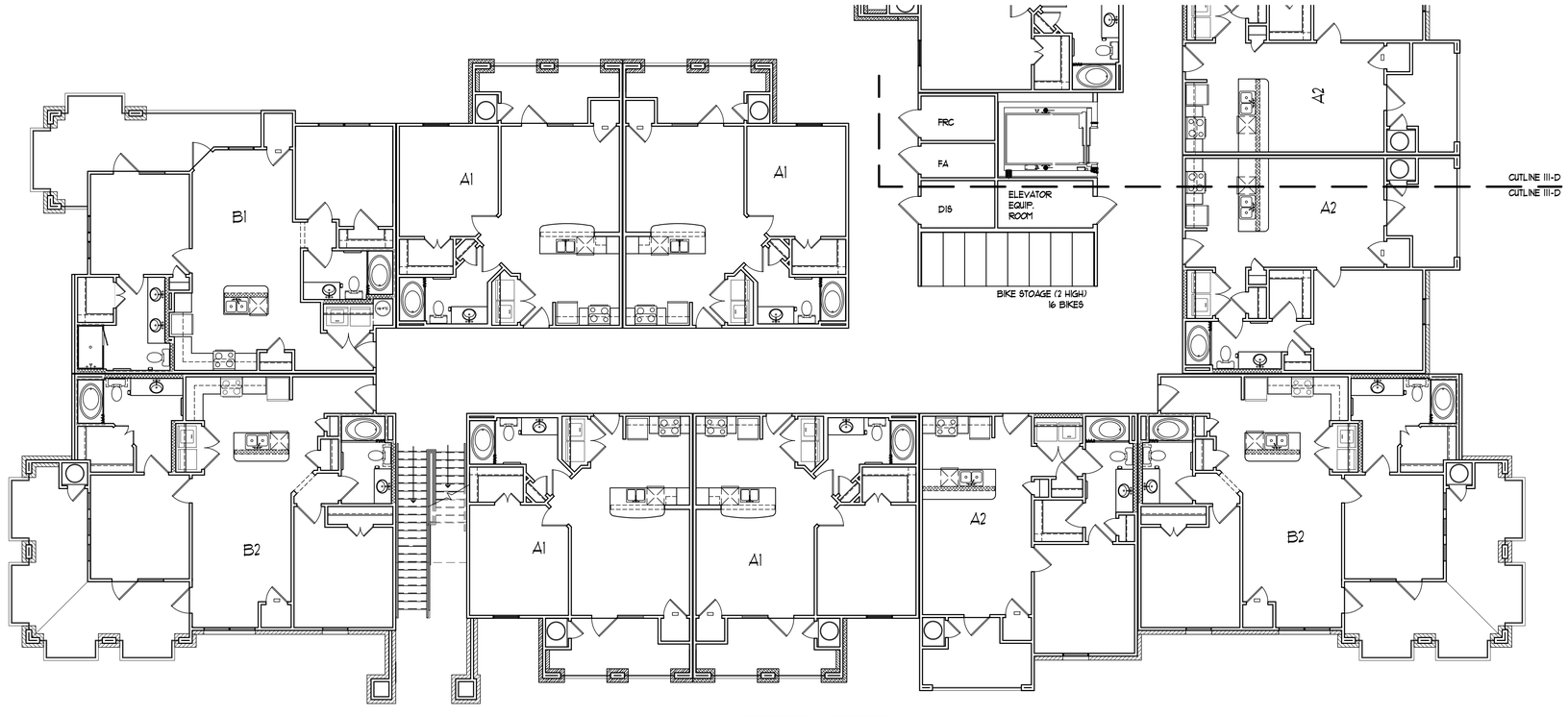
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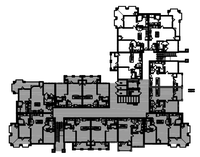
A6.6

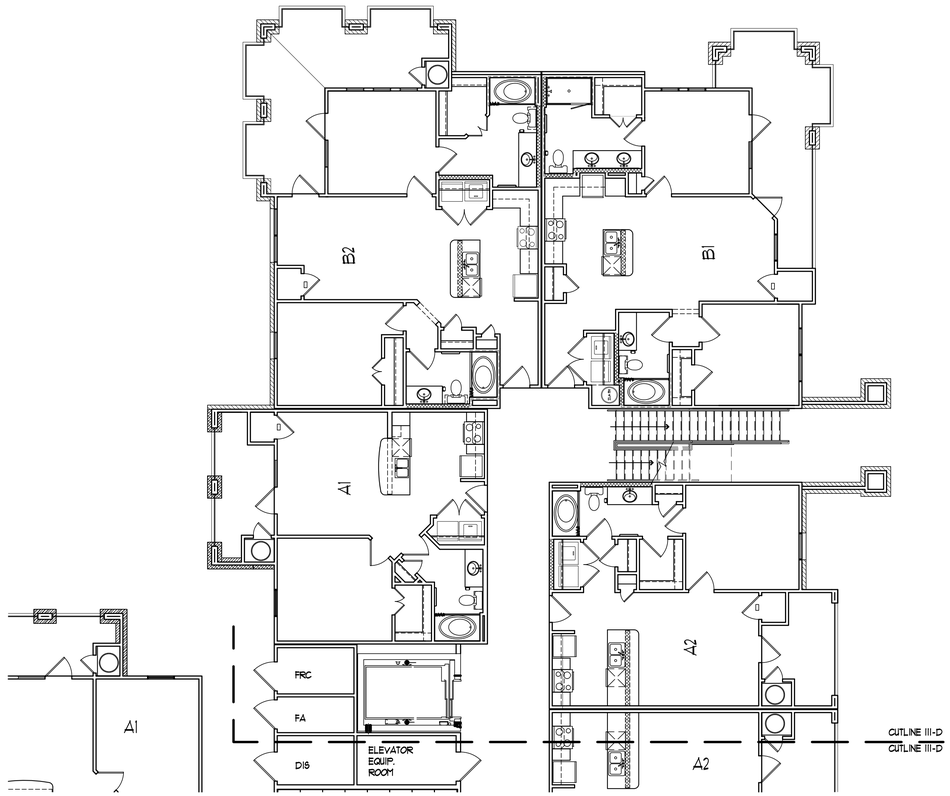


Ø1 FLOOR PLAN - 1st FLOOR

BUILDING TYPE IV - LONG LEG

sc. 1/8" = 1'-0"

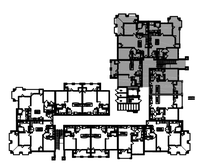




Ø2 FLOOR PLAN - 1st FLOOR

BUILDING TYPE IV - SHORT LEG ROTATED 90° CLOCKWISE

sc. 1/8" = 1'-0"



ROTATED 90° CLOCKWISE

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Building Type IV
1st Floor Plan

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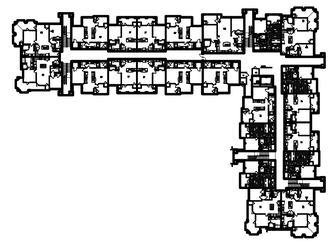
A6.1



Ø1 EXTERIOR ELEVATION
BUILDING TYPE III -BACK
sc. 1/8" = 1'-0"



Ø2 EXTERIOR ELEVATION
BUILDING TYPE III -BACK
sc. 1/8" = 1'-0"



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Page Description
Building Type III
Exterior
Elevations

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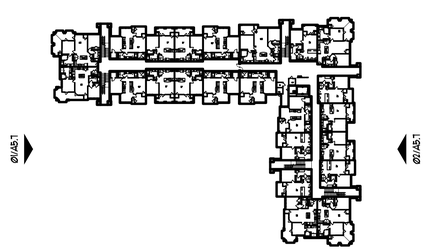
A5.8



01 EXTERIOR ELEVATION
BUILDING TYPE III -SIDE- SHORT LEG
sc. 1/8" = 1'-0"



02 EXTERIOR ELEVATION
BUILDING TYPE III - SIDE
sc. 1/8" = 1'-0"



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A5.7



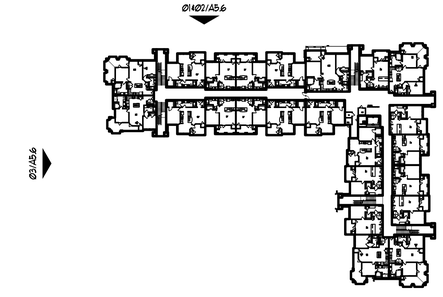
01 PARTIAL EXTERIOR ELEVATION
BUILDING TYPE III -FRONT - LONG LEG
sc. 1/8" = 1'-0"



02 PARTIAL EXTERIOR ELEVATION
BUILDING TYPE III -FRONT - LONG LEG
sc. 1/8" = 1'-0"



02 EXTERIOR ELEVATION
BUILDING TYPE III - SIDE
sc. 1/8" = 1'-0"



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Building Type III Exterior Elevations

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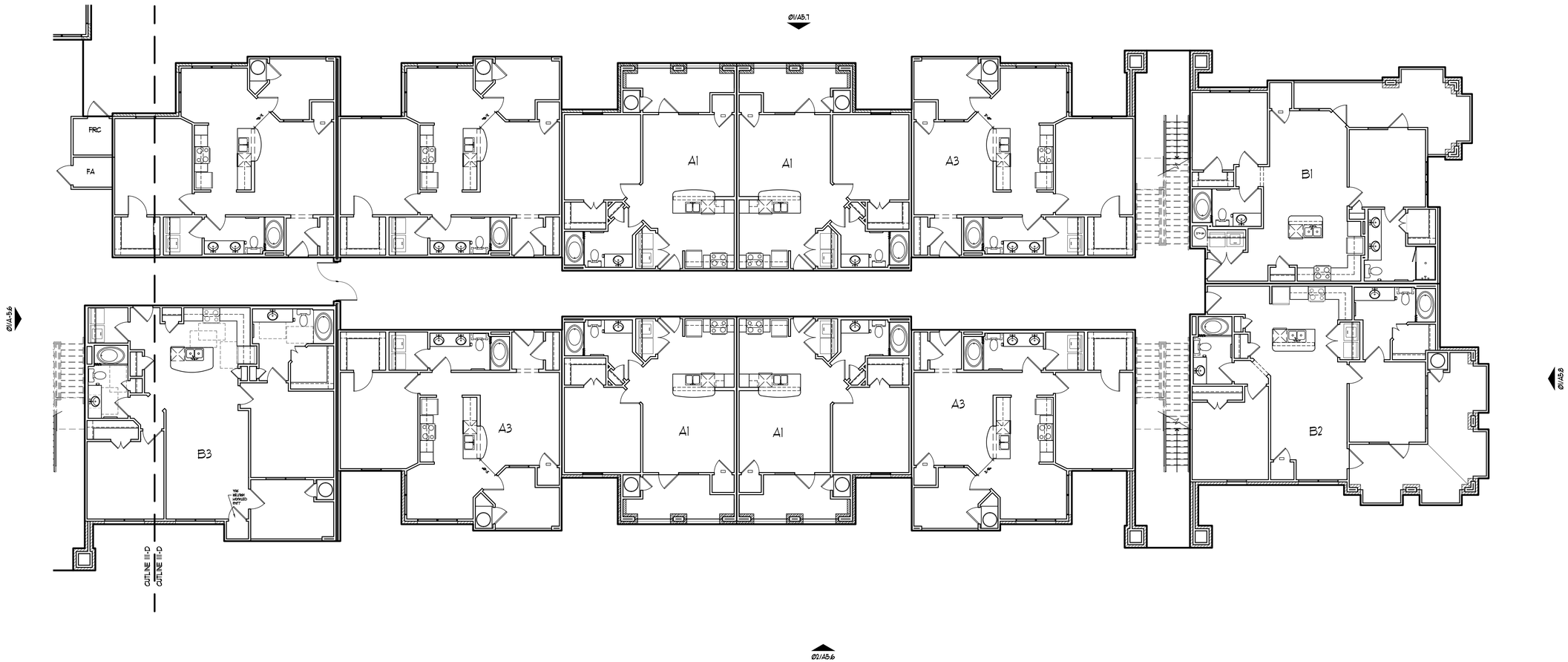
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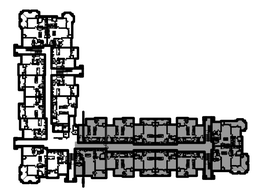
A5.6



Ø1 PARTIAL FLOOR PLAN - 1st FLOOR

BUILDING TYPE III -SHORT LEG - ROTATED 90° CLOCKWISE

sc 1/8" = 1'-0"



ROTATED 90° CLOCKWISE

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Building Type III
1st Floor Plan
Short Leg

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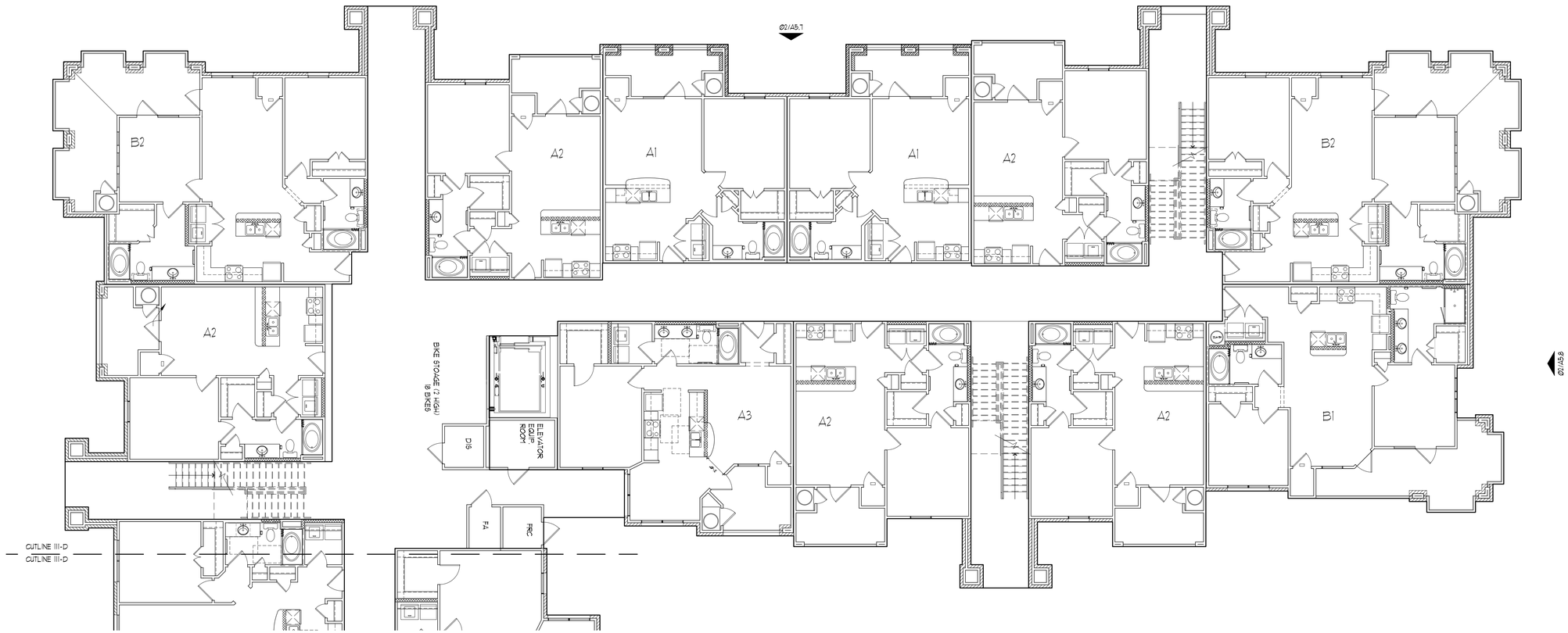
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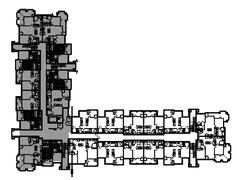
A5.1a



Ø1 PARTIAL FLOOR PLAN - 1st FLOOR

BUILDING TYPE III -LONG LEG

sc. 1/8" = 1'-Ø"



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Page Description

Building Type III
1st Floor Plan
Long Leg

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A5.1



Ø1 PARTIAL EXTERIOR ELEVATION

BUILDING TYPE I -FRONT - LEFT HALF

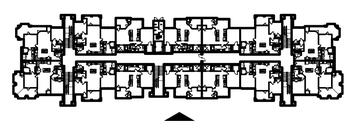
sc. 1/8" = 1'-Ø"



Ø2 PARTIAL EXTERIOR ELEVATION

BUILDING TYPE I - FRONT -RIGHT HALF

sc. 1/8" = 1'-Ø"



Ø1402/A3.6

sc.

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Page Description

Building Type II
Exterior
Elevations

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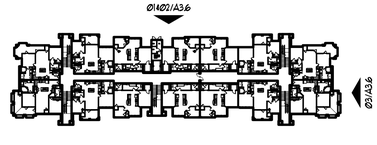
Ø1 PARTIAL EXTERIOR ELEVATION
BUILDING TYPE I -BACK - LEFT HALF
sc. 1/8" = 1'-Ø"



Ø2 PARTIAL EXTERIOR ELEVATION
BUILDING TYPE I - BACK -RIGHT HALF
sc. 1/8" = 1'-Ø"



Ø3 PARTIAL EXTERIOR ELEVATION
BUILDING TYPE I -RIGHT SIDE
sc. 1/8" = 1'-Ø"



sc.

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Architect

ERIC A. BRENDLER JR.

DATE 01/2016

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Page Description
Building Type II
Exterior
Elevations

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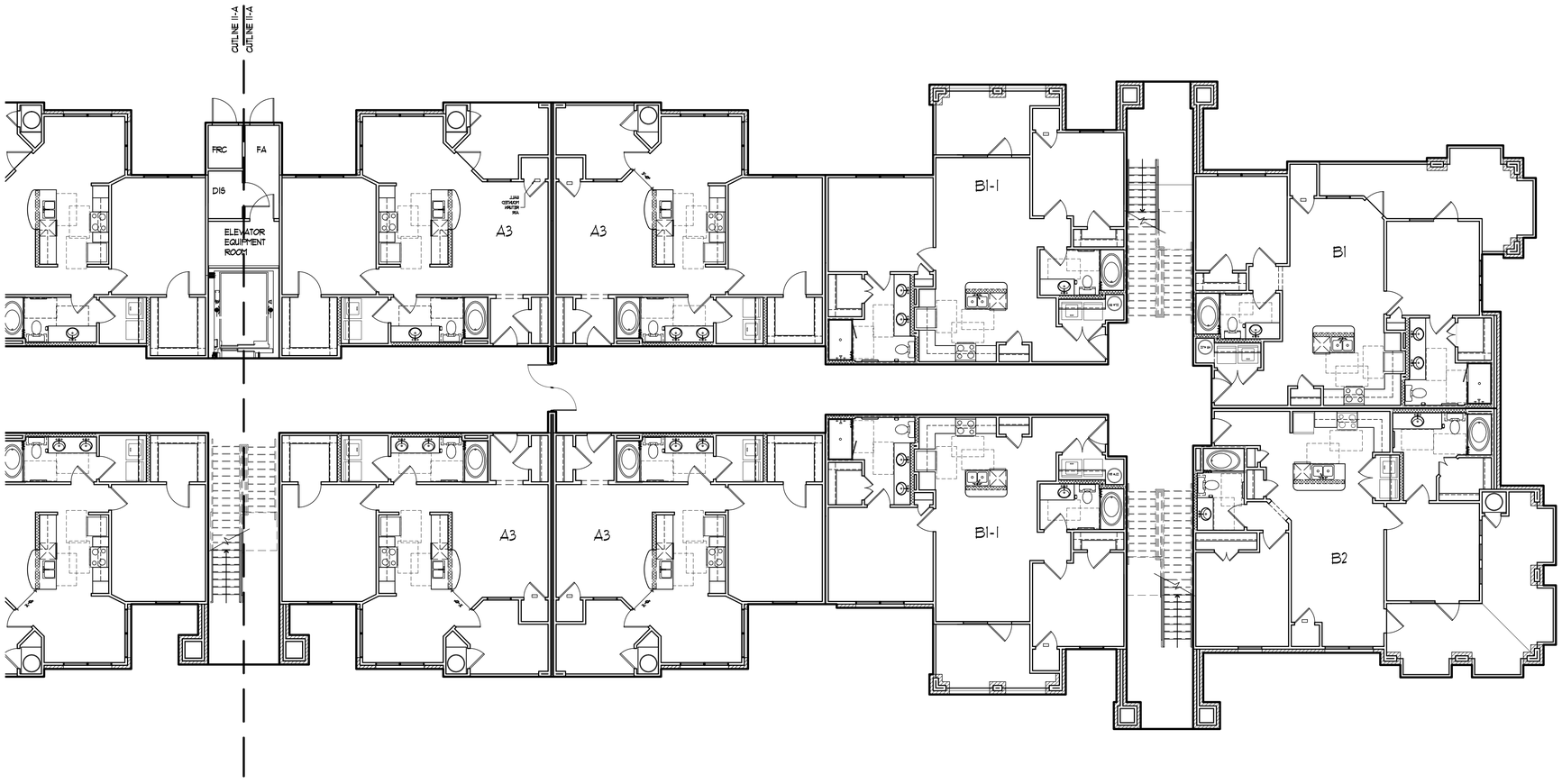
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01 PARTIAL FLOOR PLAN - 1st FLOOR
BUILDING TYPE II - RIGHT HALF
SC 1/8" = 1'-0"

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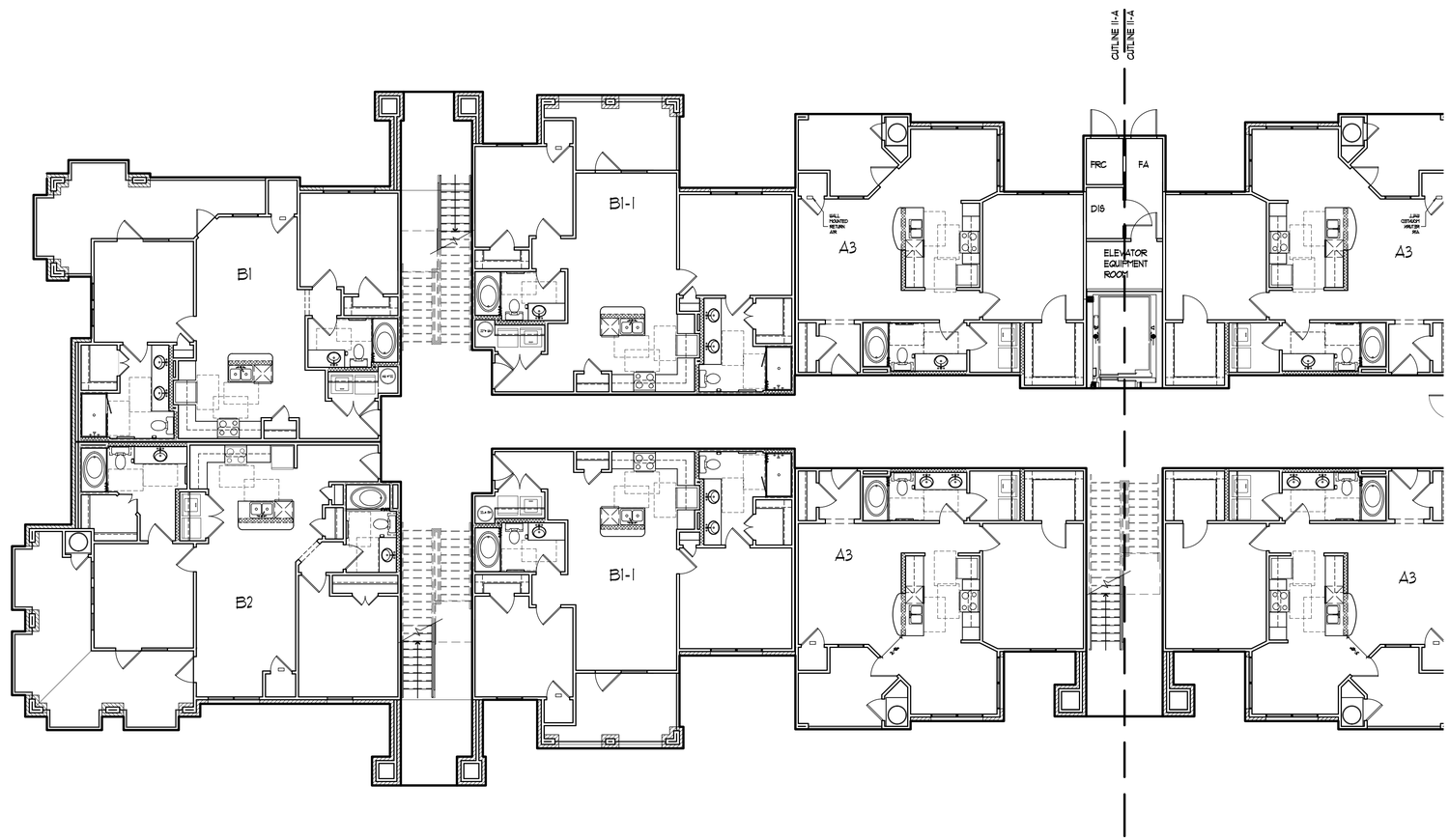
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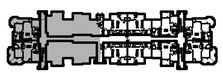
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01 PARTIAL FLOOR PLAN - 1st FLOOR
BUILDING TYPE II - LEFT HALF
sc. 1/8" = 1'-0"

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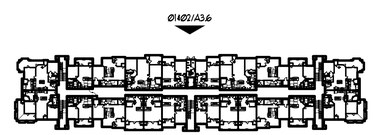
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01 PARTIAL EXTERIOR ELEVATION
BUILDING TYPE 1 - LEFT SIDE
sc. 1/8" = 1'-0"



02 PARTIAL EXTERIOR ELEVATION
BUILDING TYPE 1 - BACK -RIGHT HALF
sc. 1/8" = 1'-0"



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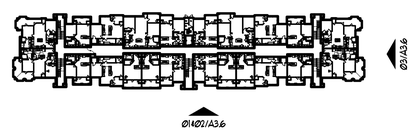
Ø1 PARTIAL EXTERIOR ELEVATION
BUILDING TYPE I -FRONT - LEFT HALF
sc. 1/8" = 1'-Ø"



Ø2 PARTIAL EXTERIOR ELEVATION
BUILDING TYPE I - FRONT -RIGHT HALF
sc. 1/8" = 1'-Ø"



Ø3 PARTIAL EXTERIOR ELEVATION
BUILDING TYPE I -RIGHT SIDE
sc. 1/8" = 1'-Ø"



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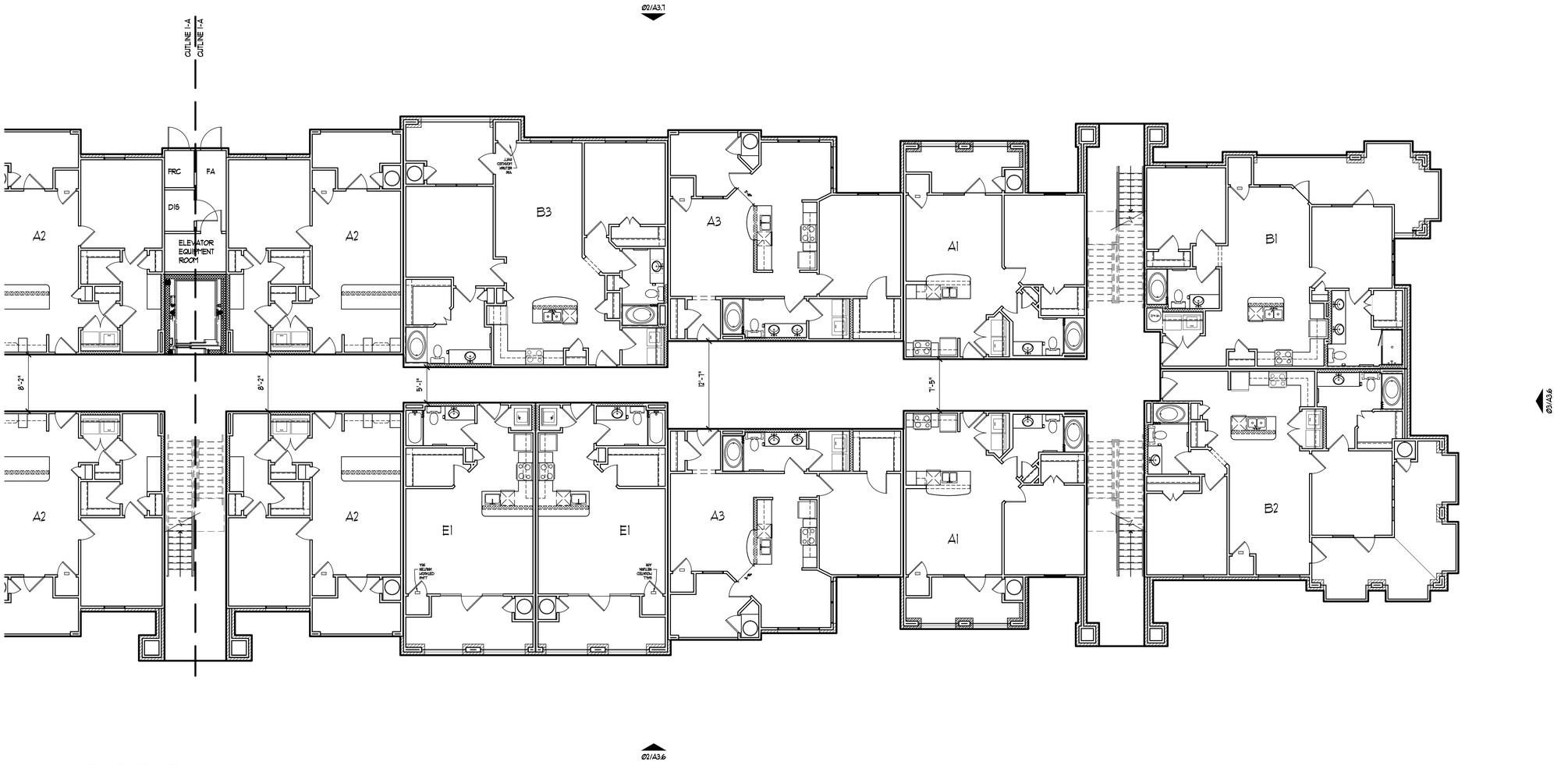
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01 PARTIAL FLOOR PLAN - 1st FLOOR

BUILDING TYPE I - RIGHT HALF

SC. 1/8" = 1'-0"

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Building Type I
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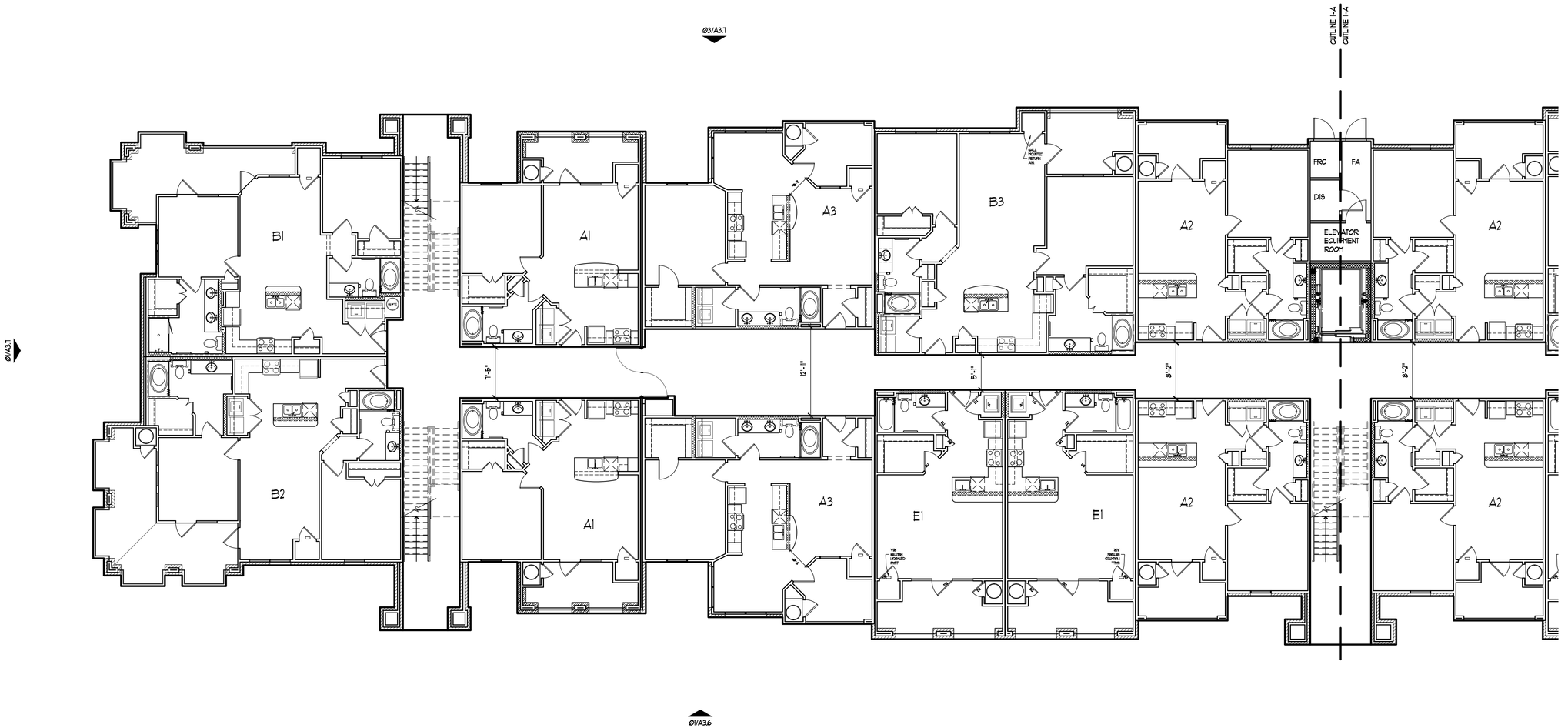
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Ø1 PARTIAL FLOOR PLAN - 1st FLOOR

BUILDING TYPE 1 - LEFT HALF

sc. 1/8" = 1'-0"



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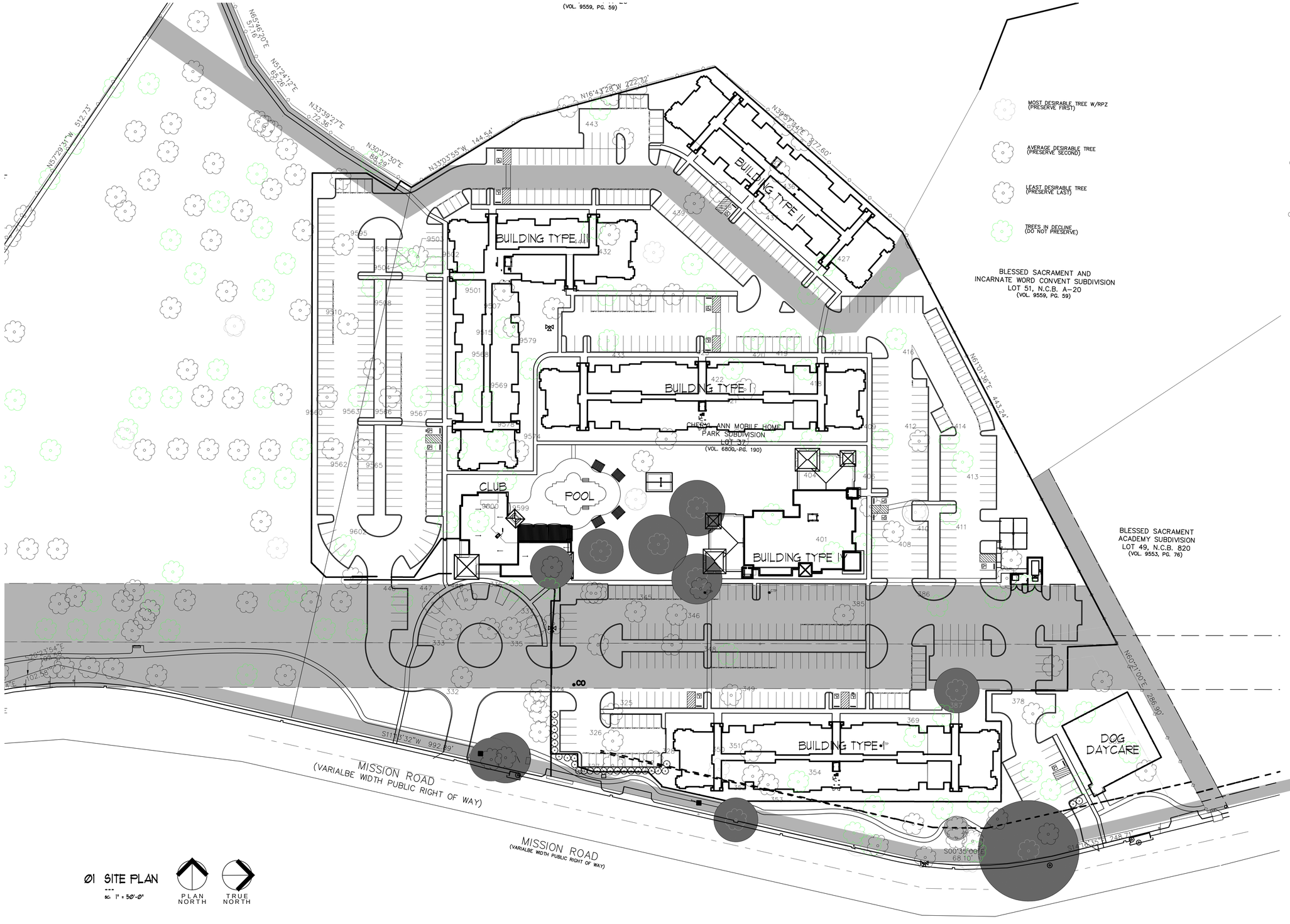
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Ø1 SITE PLAN

sc. 1" = 50'-0"

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SITE PLAN
ADDRESS PLAN

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