HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2017

HDRC CASE NO: **2017-344**
ADDRESS: 211 W FRENCH PLACE
LEGAL DESCRIPTION: NCB 1883 BLK 1 LOT 2
ZONING: O-2 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: George Vaughn/RVK Architects
OWNER: Christ Episcopal Church of San Antonio
TYPE OF WORK: Final approval of vacant lot development and extension of church campus

REQUEST:

The applicant is requesting final approval to develop a vacant 1.571 acre lot next to Christ Episcopal Church of San Antonio, along with a .6 acre consisting of two (2) closed streets: W Russell Place and Lewis Street. The development will include the following:

1. Closure and redevelopment of two closed city streets interior to the proposed development.
2. Construction of a new porte-cochere with an extended covered walkway.
3. Construction of a one-story 2,500 square foot pavilion.
4. Construction of a playground.
5. Addition of 117 on-site parking spaces.
6. Addition of perimeter and interior lot fencing to match the existing fencing along the perimeter of the campus.
7. Landscaping modifications.
8. Rehabilitation of an existing 2-story historic structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations
1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in

profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco
A. MAINTENANCE (PRESERVATION)
i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs
A. MAINTENANCE (PRESERVATION)
i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal
A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres
A. MAINTENANCE (PRESERVATION)
i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new

porches, balconies, or porte-cocheres where not historically present.
ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations
A. MAINTENANCE (PRESERVATION)
i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

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.

D. LOT COVERAGE

i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

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 material*s—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.

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements
1. Topography
A. TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls
A. HISTORIC FENCES AND WALLS
i. *Preserve*—Retain historic fences and walls.
ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.
B. NEW FENCES AND WALLS
i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.
C. PRIVACY FENCES AND WALLS
i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design
A. PLANTINGS
i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.
B. ROCKS OR HARDSCAPE
i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.
C. MULCH
Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.
D. TREES
i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing
A. SIDEWALKS AND WALKWAYS
i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.
B. DRIVEWAYS
i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate

a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.
C. CURBING
i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

6. Non-Residential and Mixed Use Streetscapes
A. STREET FURNITURE
i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.
B. STREET TREES
i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.
C. PAVING
i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.
D. LIGHTING
i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).
ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.
iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).
iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.
v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

7. Off-Street Parking
A. LOCATION
i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.
B. DESIGN
i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding

historic district when new parking structures are necessary.

8. Americans with Disabilities Act (ADA) Compliance
A. HISTORIC FEATURES
i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.
B. ENTRANCES
i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.
C. DESIGN
i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

a. The property located at 211 W French is currently a vacant lot. The lot was previously the site of the Thunderbird Apartments, which was approved for demolition by staff administratively on July 11, 2016. The lot is currently owned by the applicant, Christ Episcopal Church of San Antonio, whose present campus is located directly west of the site. The applicant has proposed to redevelop the site at 211 W French as an extension of its existing campus. The applicant is seeking final approval for the redevelopment, which includes the enclosure and redevelopment of two closed city streets interior to the lot, construction of a porte-cochere with an extended covered walkway, construction of a one-story 2,000 square foot pavilion, construction of a playground, addition of 117 on-site parking spaces, addition of perimeter and interior lot fencing to match the existing fencing along the perimeter of the campus, and landscaping modifications. The applicant received conceptual approval from the HDRC on June 7, 2017 with the following stipulations:
    1. **That the applicant explores ways to extend the interior walkway through the proposed parking lot to the public right-of-way to engage the pedestrian streetscape**; this stipulation has been met in the current submission. The applicant has noted that there is a delineated sidewalk that extends to W French Place as provided in the submission, but that the owner has a strong desire to not have a direct path through the parking portion of the property. Staff finds the proposal acceptable given the sidewalk provided and the programmatic context of the development.
    2. **That the applicant consider reducing the length of the proposed covered walkway to the east to provide more space between the existing historic Carriage House and the covered walkway structure**; this stipulation has been met in this submission.
    3. **That the applicant explores ways to differentiate the new architectural elements from the existing campus structures. This may be achieved through a slight variation in finish, color, texture, or another material transition that differentiates this phase of the campus as new**; this stipulation has been met in the submission.
    4. **That the applicant provides a full landscape plan for final approval that indicate the dimensions of site setbacks and the locations of all new and remaining trees and plantings**; this stipulation has been met in this submission.

b. STREET ENCLOSURES AND REDEVELOPMENT – The applicant has proposed to enclose and redevelop two existing city streets. The streets have ceased operation and are closed from public access. With the redevelopment of the site, W Russell Place will be transformed into a parking lot, which will be accessible by vehicles from Howard Street to the north. Lewis Street will also be redeveloped into parking spaces, and will be accessible from either the Howard Street entrance or from the primary entrance at W French Place. In effect, the proposal will maintain vehicular transport, but will be slowed and controlled for the use of the church. Staff finds the proposal acceptable and appropriate for the site.

c. PORTE-COCHERE AND COVERED WALKWAY – The applicant has proposed to construct a new porte-cochere and a covered walkway. The porte-cochere will be located adjacent to the existing campus and serve as a drop off zone and transition point for churchgoers. The covered walkway is proposed to provide outdoor programmatic space, even in inclement weather. The design will be similar to the existing construction of the existing church and campus, and will feature standing seam metal hipped roofs and metal vertical posts for support. According to the Historic Design Guidelines for New Construction, architectural details that are in keeping with the predominant architectural style of the site or block should be incorporated. Additionally, details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures. Since the submission for conceptual approval, the applicant has pulled the walkway away from the historic Carriage House structure to spatially define their independent locations. Staff finds the proposal consistent with the Guidelines.

d. PAVILION – The applicant has proposed to construct a new 2,500 square foot one-story pavilion. The pavilion design will be similar to the existing construction of the existing church and campus, and will feature a standing seam metal hipped roof, metal roof dormers, and cast stone vertical posts for support. According to the Historic Design Guidelines for New Construction, architectural details that are in keeping with the predominant architectural style of the site or block should be incorporated. Additionally, details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures. Staff finds the proposal consistent with the Guidelines.

e. PLAYGROUND – The applicant has proposed to construct a new playground on the interior of the lot. The playground will feature ample green space, including a wide expanse of open grass, a southern perimeter of trees, and several smaller trees located adjacent to the covered walkway and within the playground itself. The playground will also contain a children's play structure located at the northwest of the green space boundaries. Staff finds the proposal acceptable and appropriate for the context and layout of the site.

f. ADDED PARKING SPACES – The applicant has proposed to add 117 total new parking spaces to the lot. The parking spaces will be uncovered. Approximately half of the parking spaces will be located at the present location of the closed streets in the interior of the lot (W Russell Place and Lewis Street). These locations are not directly adjacent to the public right-of-way, and the W Russell Place location is not viewable from the public right-of-way. Approximately half of the parking spaces will be located adjacent to W French Place and concealed with a landscape buffer. According to the Historic Design Guidelines for Site Elements, parking areas for non-residential and mixed-use structures should be placed at the rear of the site, behind primary structures to hide them from the public right-of-way. When behind the structure is not feasible, parking should be placed to the side of the primary structure. Though approximately half of the parking spaces will be adjacent to the public right-of-way on W French Place, they will be screened from the sidewalk. This approach is also an extension of the parking strategy currently employed on the present campus to the west. Staff finds the proposal acceptable given the site and context specific considerations.

g. PERIMETER AND INTERIOR LOT FENCING – The applicant has proposed to install fencing on the perimeter of the lot fronting W French Place and along the interior parking lot. The fencing will be made of brick and wrought iron to match the fencing that currently exists on the adjacent campus. Additionally, an existing concrete drive interior to the lot will be infilled with a brick wall to match existing. The same configuration will be used to screen dumpsters. According to the Historic Design Guidelines, new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Staff finds the proposal consistent with the guidelines.

h. LANDSCAPING MODIFICATIONS – The applicant has proposed to modify the existing landscape to include new native shrubbery, green space, trees, and ground cover. Approximately 15 large trees and 29 mid-sized trees will be planted, to include Texas Redbud, Pink Crape Myrtle, Lacey Oak, Live Oak, Texas Mountain Laurel, and Cedar Elm. An eight foot wide planning bed will be installed along Russell St. Additionally, the large trees planted along W French Place will set back 10 feet from the curb to provide parking lot shading and comply with the Parking Lot Shading requirement of the local landscaping ordinance. Staff finds the proposal appropriate.

i. HISTORIC STRUCTURE: REHABILITATION – The applicant has proposed to rehabilitate an existing historic carriage house on the property. The 2-story brick structure was designed in the Queen Anne style and features a cross-gabled roof with a second story hipped roof dormer and lapped wood shingles in the dormers. The rehabilitation will include the stripping of paint from the brick, repair and replacement in-kind of the brick, rehabilitation of historic

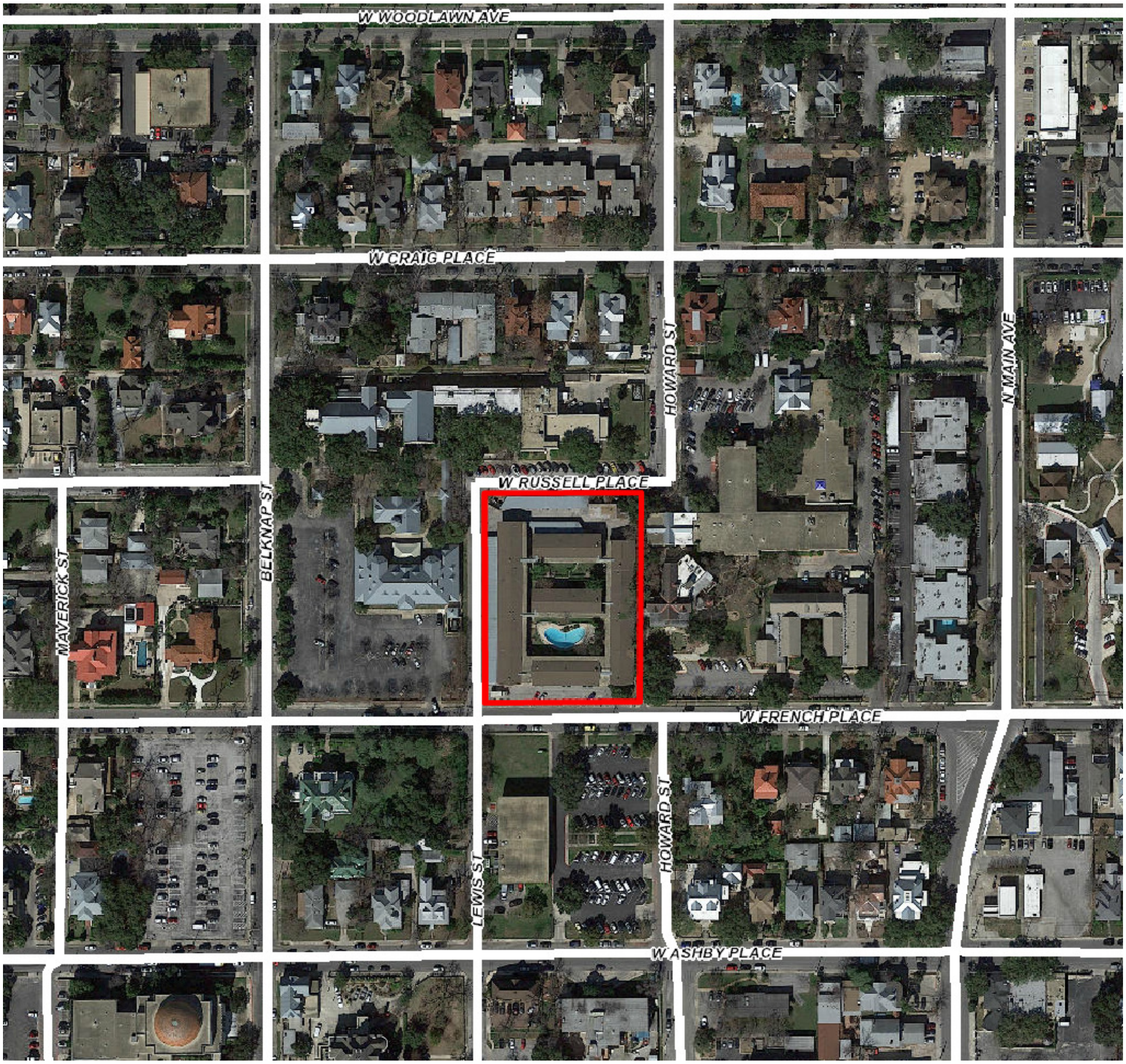
j. HISTORIC STRUCTURE: ROOF REPLACEMENT – The applicant has proposed to replace the existing composite shingle roof on the existing carriage house with a new standing seam metal roof. According to the Historic Design Guidelines for Maintenance and Alterations, roofs should be replaced in-kind unless an alternative roofing material was used historically on the structure, either as determined by historic evidence or based on the architectural style of the structure. Queen Anne structures of this configuration commonly had standing steam metal roofs. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff recommends final approval of the proposal based on findings a through j.

CASE MANAGER:

Stephanie Phillips



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Flex Viewer

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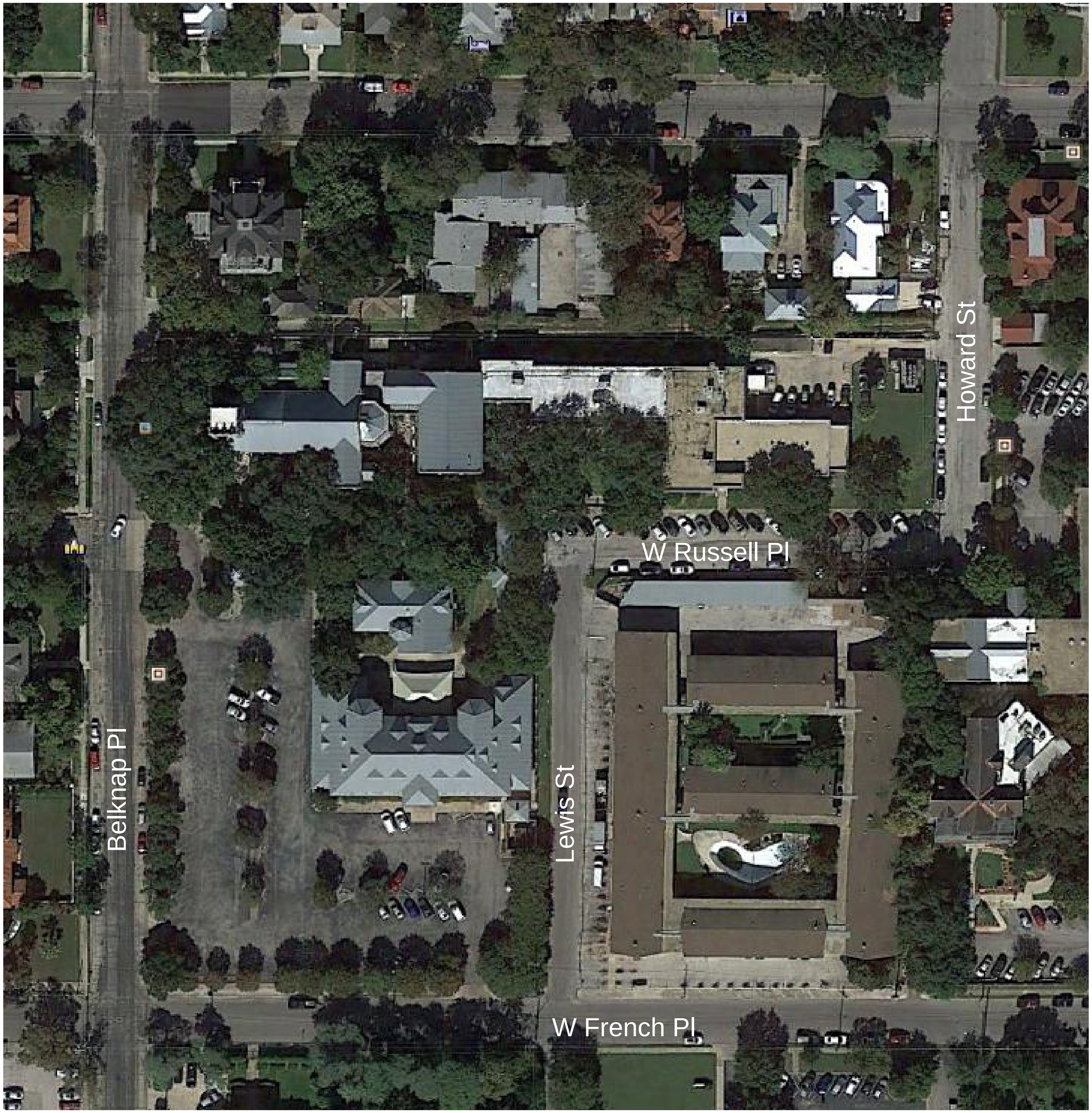
Printed:May 31, 2017



Christ Episcopal Church - 211 W. French Place, 78212, San Antonio, TX

Image dated: November 2016

Christ Episcopal Church - 211 W. French Place, 78212, San Antonio, TX

Image dated: January 2017

Narrative for Proposed Work
Christ Episcopal Church of San Antonio
San Antonio, Texas

Christ Episcopal Church requests approval for the development of the vacant 1.571-acre site on W. French Place (Lot 2, Block1, NCB 1883) along with .6-acre consisting of two (2) closed streets; W. Russell Place and Lewis Street. The street closures shall be retained as utility and fire lane access easements, while the balance of land is proposed to become an integral landscaped addition to the existing Church campus. The addition is proposed to consist of 117 additional on-site parking spaces to alleviate much of the need for on-street parking for Sunday services, as well as for events such as funerals and weddings.

A new porte-cochere with an extended covered walkway to match existing similar construction is proposed for inclement weather protection. A children's playground space with a larger, open green area is proposed for families. A separate single-story 2,500 sq. ft. pavilion is proposed to be constructed. The design and construction of the pavilion shall have a similar architectural vocabulary and details as the existing Family and Children's Building adjacent to this area. An existing historical structure that we are referring to as a Carriage House shall be restored under the direction of Ann Benson McGlone for use by the church. Brick will be stripped of paint and holes will be patched and repaired with brick to match existing. The roof will be a new standing seam metal roof. Existing windows will be repaired and new windows will be built to replicate existing windows. The existing shed roof will be removed and the existing steel columns will be replaced with bride columns at the porch.

There will be a new brick perimeter fence along W. French Place with a 25-ft. landscape buffer from the property line. A decorative wrought iron fence is proposed along the interior parking lot as well as along the property line between the church and Chandler Estates. A brick fence with decorative gate is also proposed along Howard Street. A brick enclosure around the existing dumpster pad is also proposed.

Approximately 15 large trees and 29 mid-size trees shall be planted. An eight-foot wide planting bed will be added along Russell Street and the large trees along W. French Place will be placed in a straight line, but are still close enough to the parking lot to comply with the Parking Lot Shading requirements of the Landscape Ordinance.

EXISTING BRICK WALL - W. FRENCH ST.

EXISTING BRICK WALL WITH IRON FENCE

EXISTING COVERED WALKWAY

EXISTING CANOPY

CARRIAGE HOUSE

CARRIAGE HOUSE

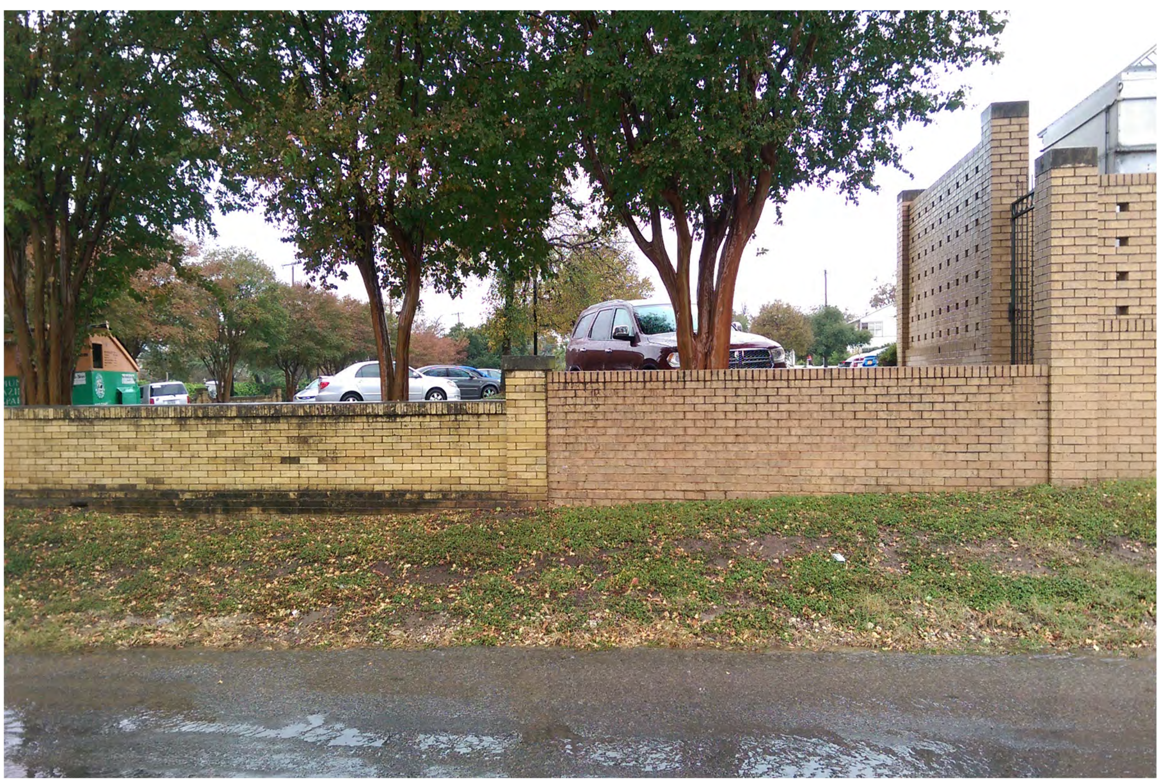
CARRIAGE HOUSE

CARRIAGE HOUSE

EXISTING COVERED WALKWAY

EXISTING CANOPY

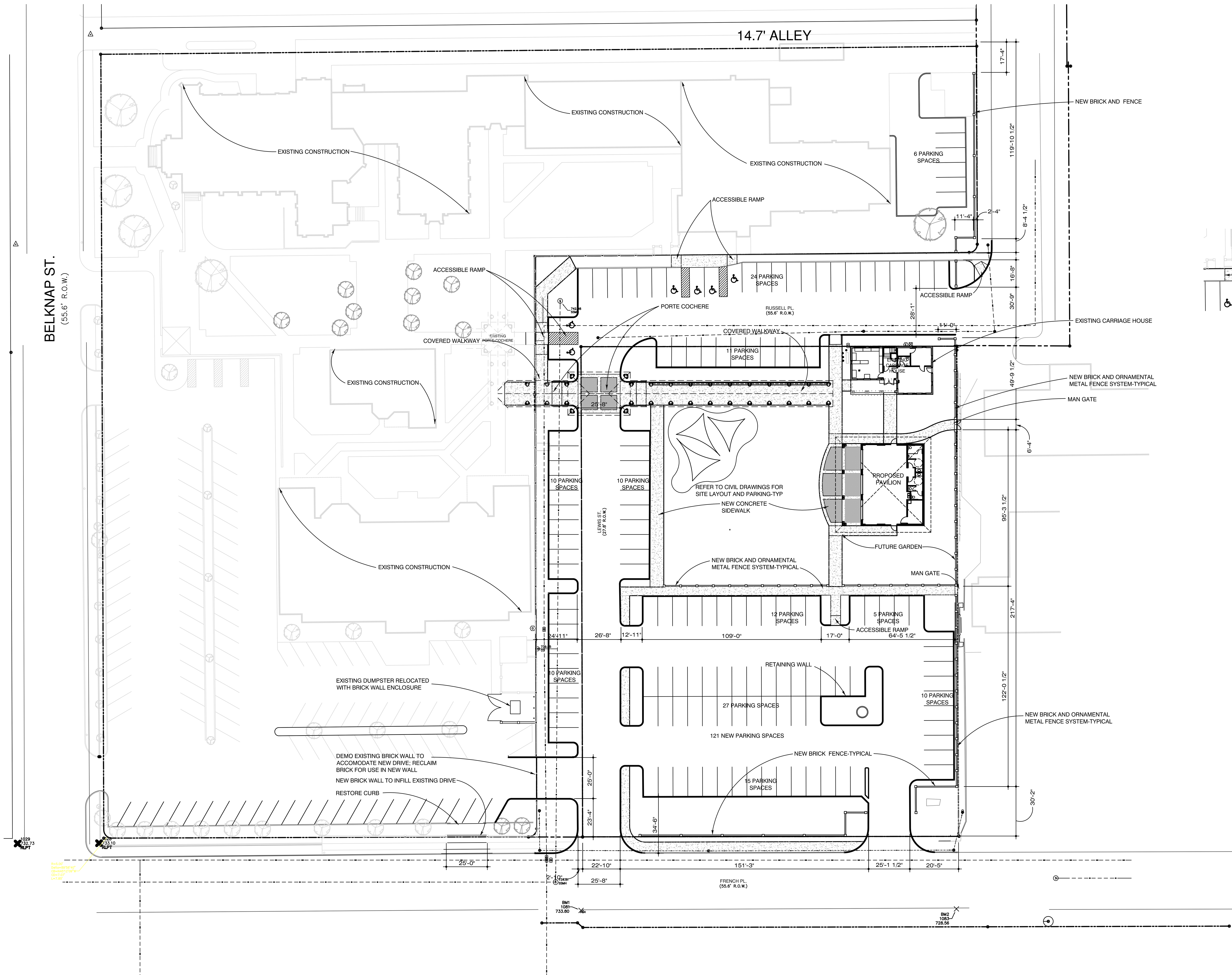
CHILLER ENCLOSURE



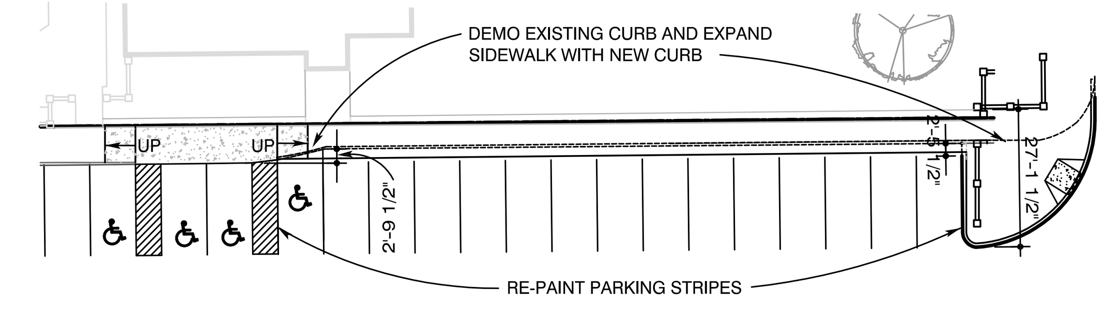
CHILLER ENCLOSURE

EXISTING FMC - SOUTHERN FACADE -VIEW FROM W. FRENCH ST. PARKING LOT

EXISTING FMC - EASTERN FACADE - VIEW FROM LEWIS ST.



1 SITE PLAN
CEC - PORTE-COCHERE, WALKWAYS & SITE IMPROVEMENTS
30' : 1'



2 ALTERNATE PARKING
CEC - PORTE-COCHERE, WALKWAYS & SITE IMPROVEMENTS
30' : 1'

project no. 15119C

Registered Architect
George P Vaughn
5833
PRELIMINARY
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date 06/30/2017

PORTE - COCHERE & SITE DEVELOPMENT

CHRIST EPISCOPAL CHURCH
211 W. French Place, 78212
San Antonio, TX

revisions:

RVK
architecture interior design landscape architecture

745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

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AS-101
SITE PLAN

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George P Vaughn
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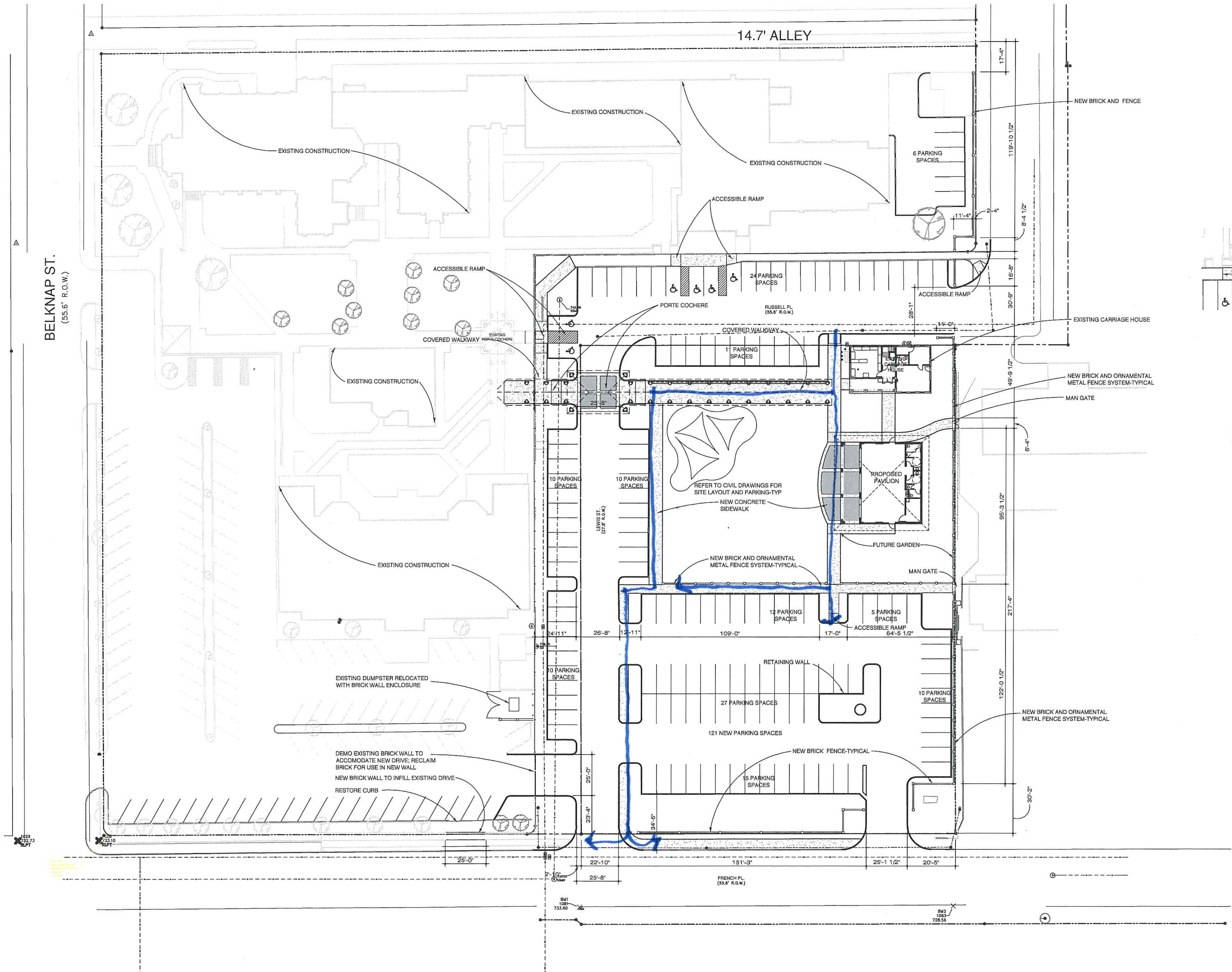
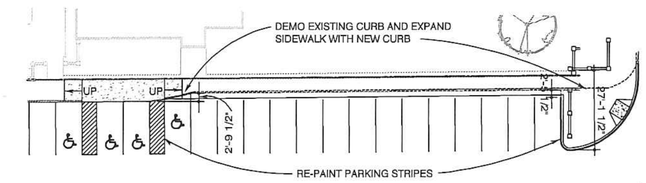


1 SITE PLAN
CEC - PORTE-COCHERE, WALKWAYS & SITE IMPROVEMENTS
30' : 1'



2 ALTERNATE PARKING
CEC - PORTE-COCHERE, WALKWAYS & SITE IMPROVEMENTS
30' : 1'

PORTE - COCHERE & SITE DEVELOPMENT
CHRIST EPISCOPAL CHURCH
211 W. French Place, 78212
San Antonio, TX

revisions:

RVK
architecture interior design landscape architecture
745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

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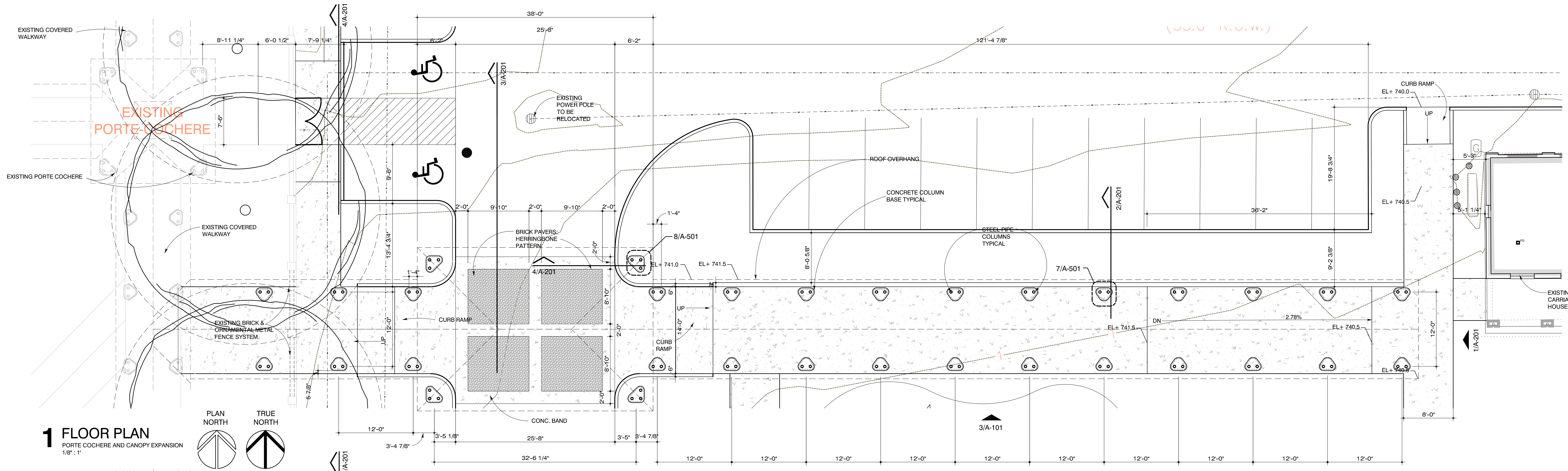
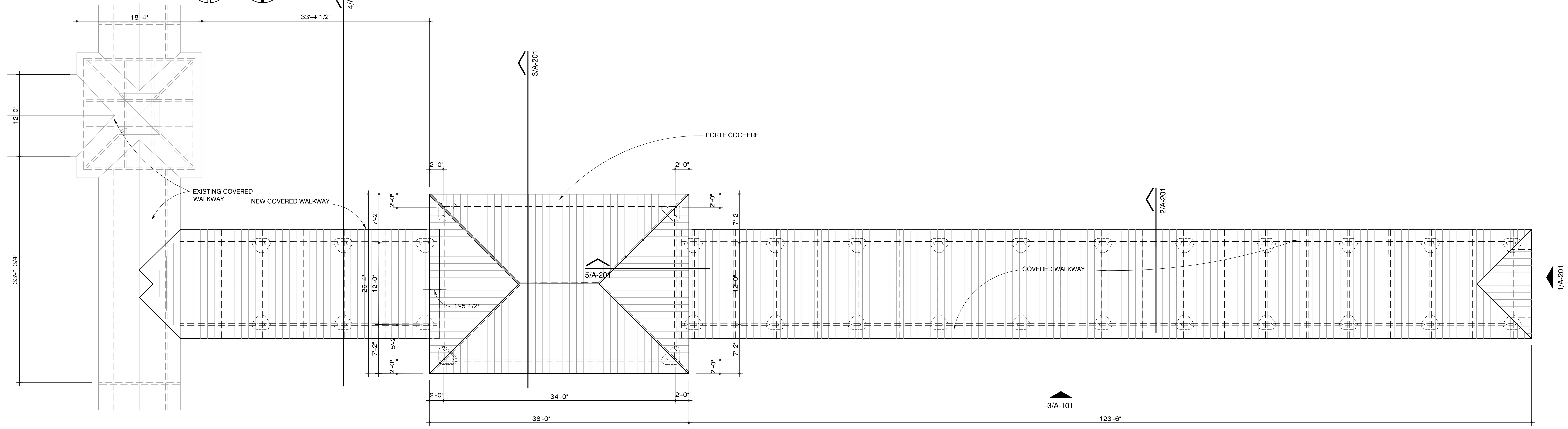
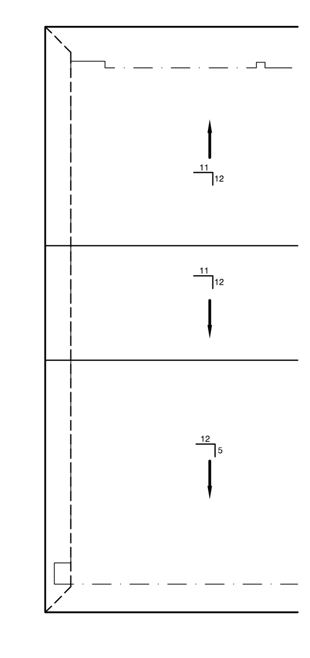
AS-101
SITE PLAN



1 FLOOR PLAN
PORTE COCHERE AND CANOPY EXPANSION
1/8" : 1'

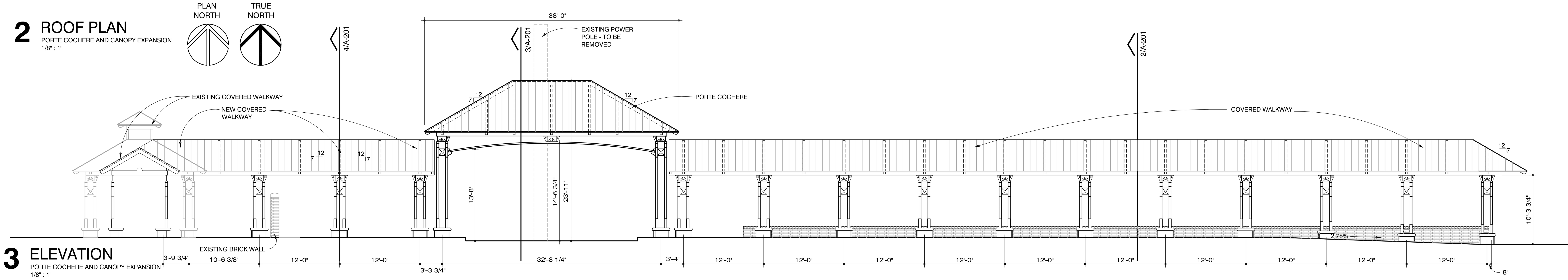
PLAN NORTH
TRUE NORTH





2 ROOF PLAN
PORTE COCHERE AND CANOPY EXPANSION
1/8" : 1'

PLAN NORTH
TRUE NORTH



3 ELEVATION
PORTE COCHERE AND CANOPY EXPANSION
1/8" : 1'

project no. 15119C

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George P Vaughn
5833
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CHRIST EPISCOPAL CHURCH
211 W. French Place, 78212
San Antonio, TX

revisions:

RVK
architecture interior design landscape architecture

745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

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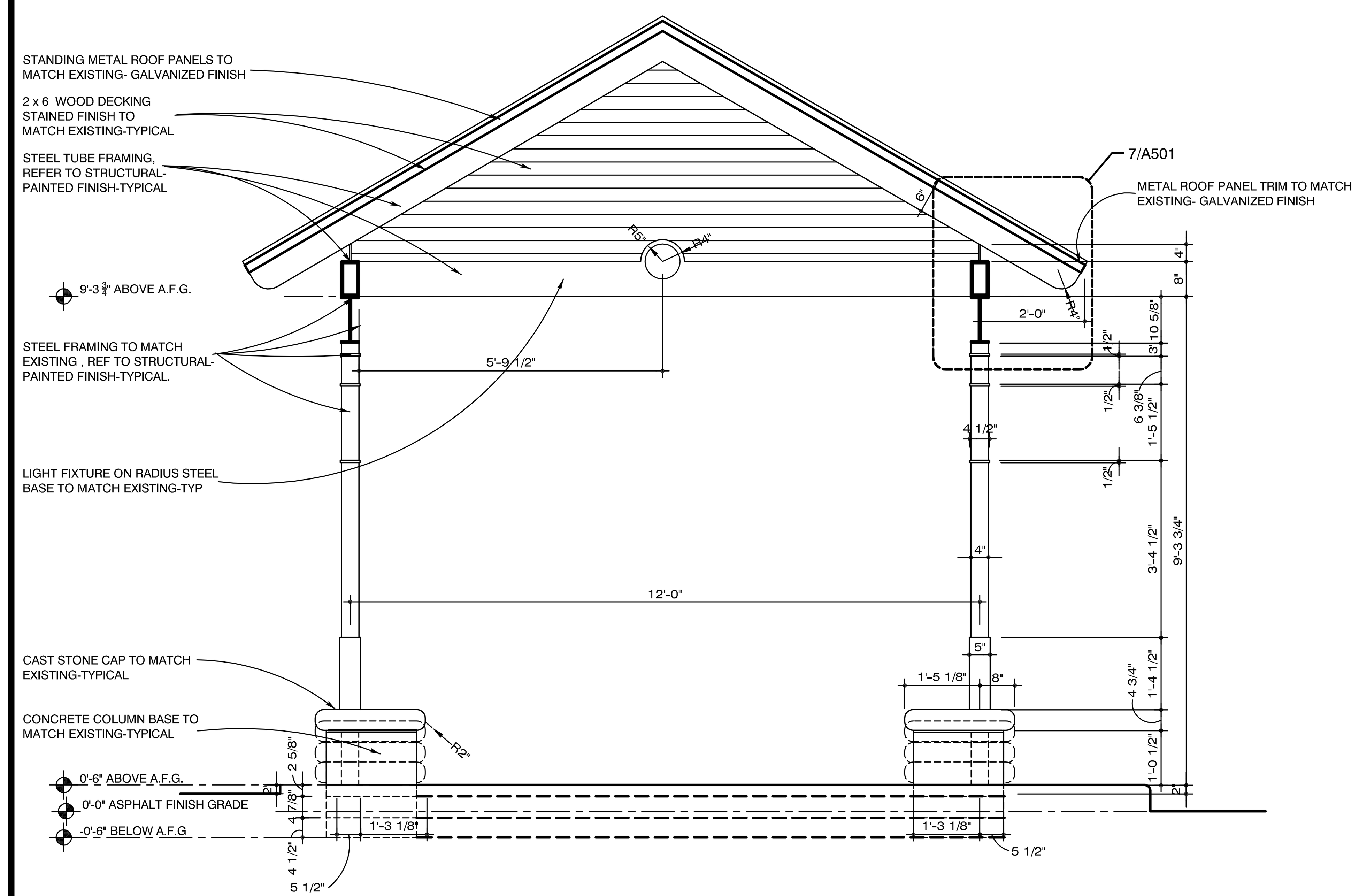
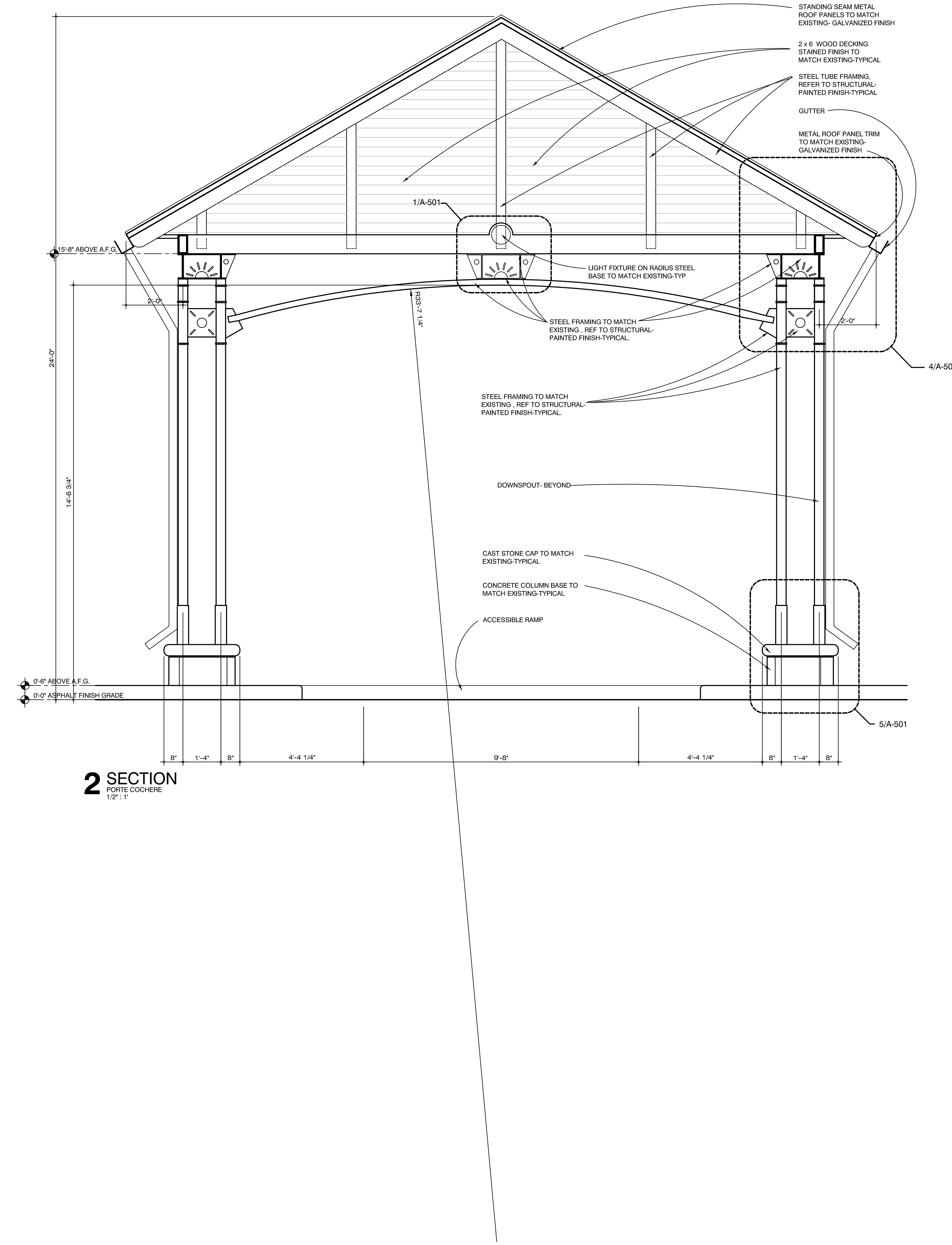
A-101
FLOOR PLAN, ROOF PLAN, ELEVATION



1 SECTION
COVERED WALKWAY
1/2" : 1'



2 SECTION
PORTE COCHERE
1/2" : 1'

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George P Vaughn
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CHRIST EPISCOPAL CHURCH
211 W. French Place, 78212
San Antonio, TX

revisions:

RVK
architecture interior design landscape architecture

745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

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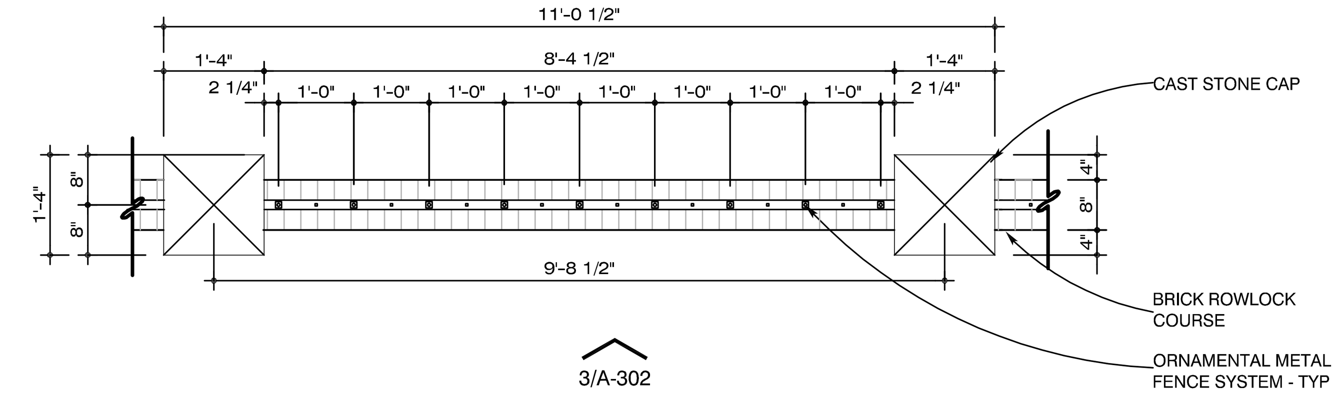
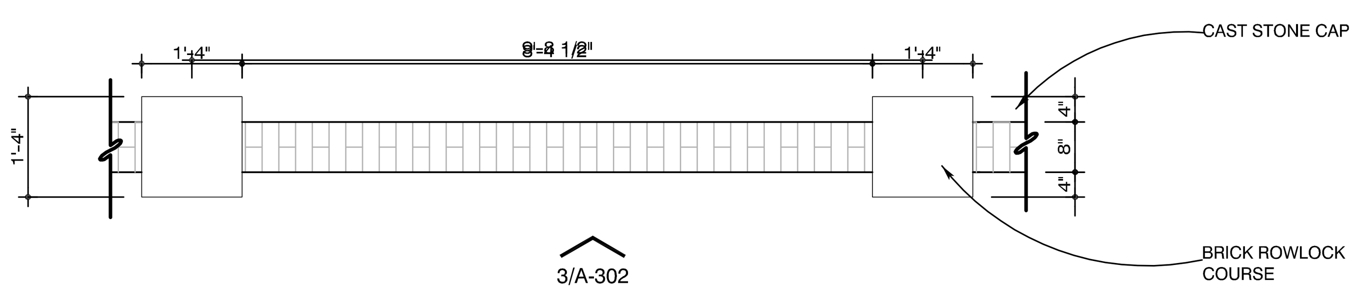
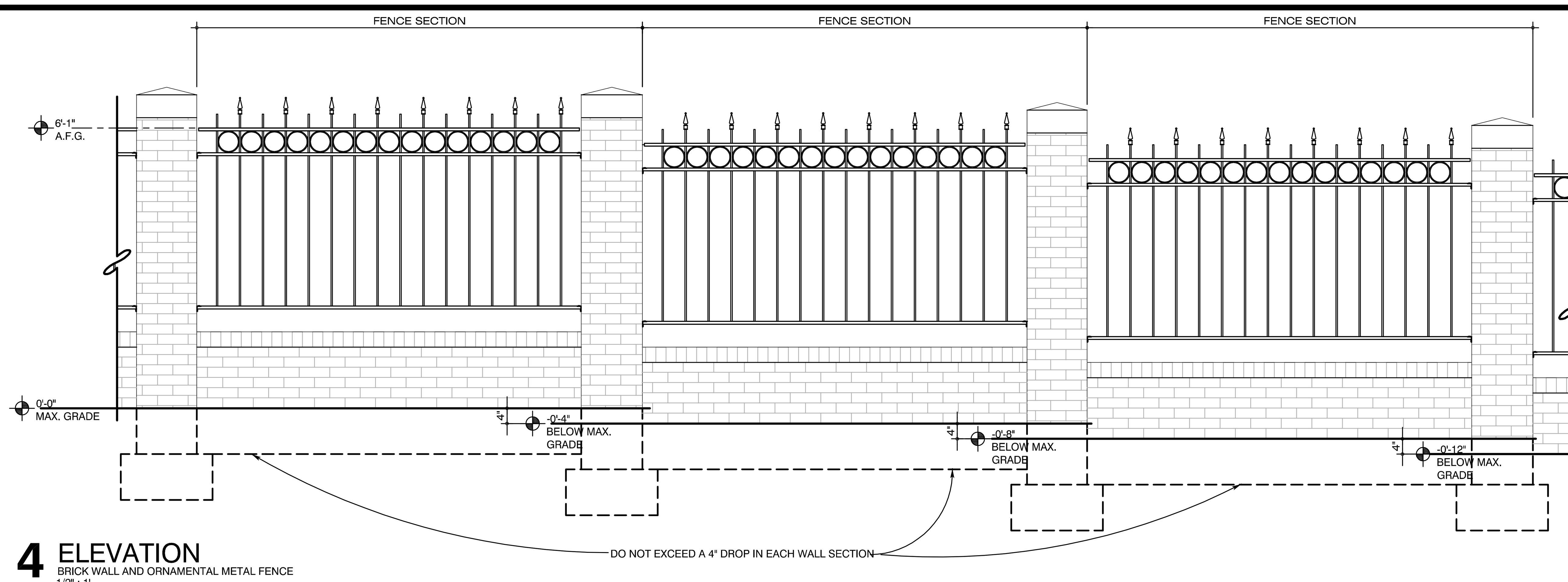
A-301
SECTIONS



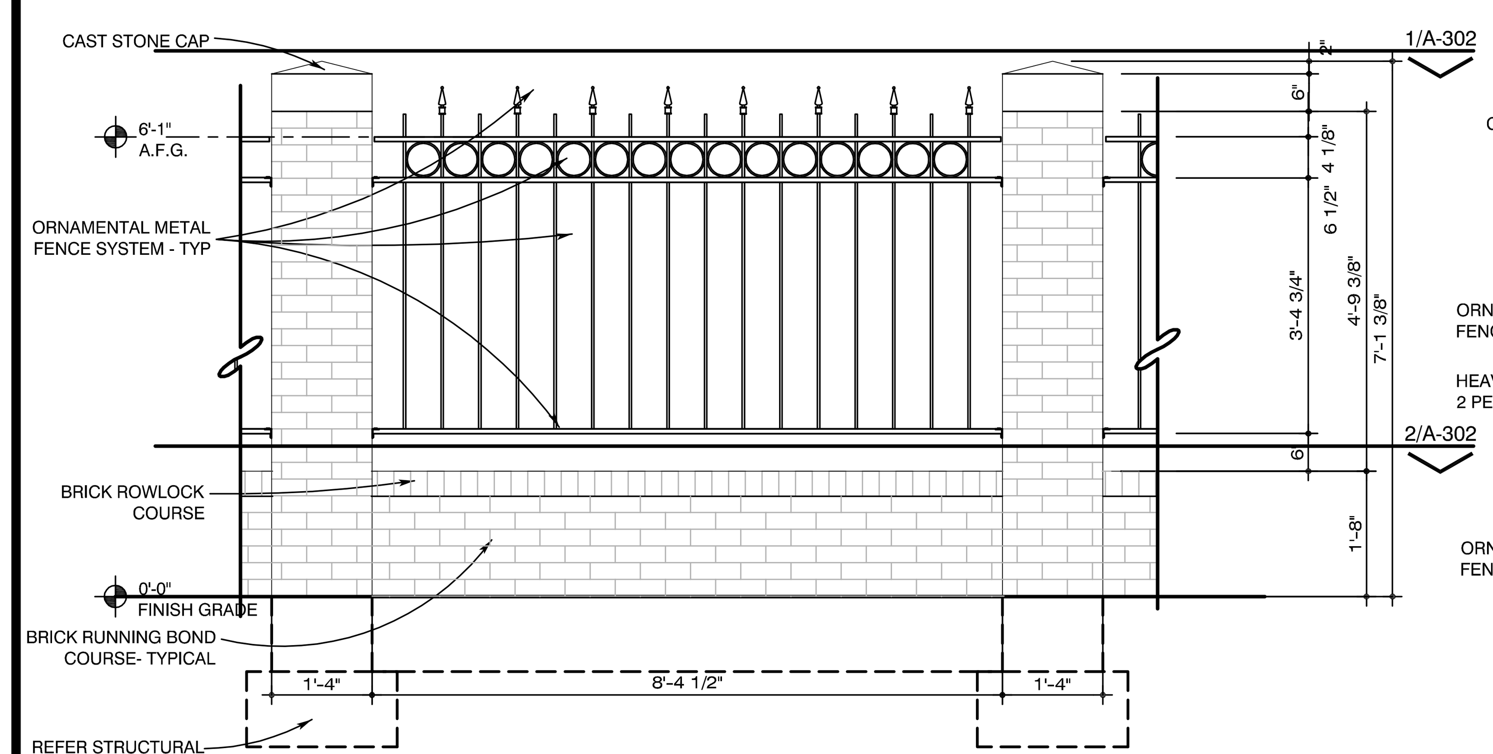
1 PLAN DETAIL
BRICK WALL @ ORNAMENTAL METAL RAILS
1/2" : 1'



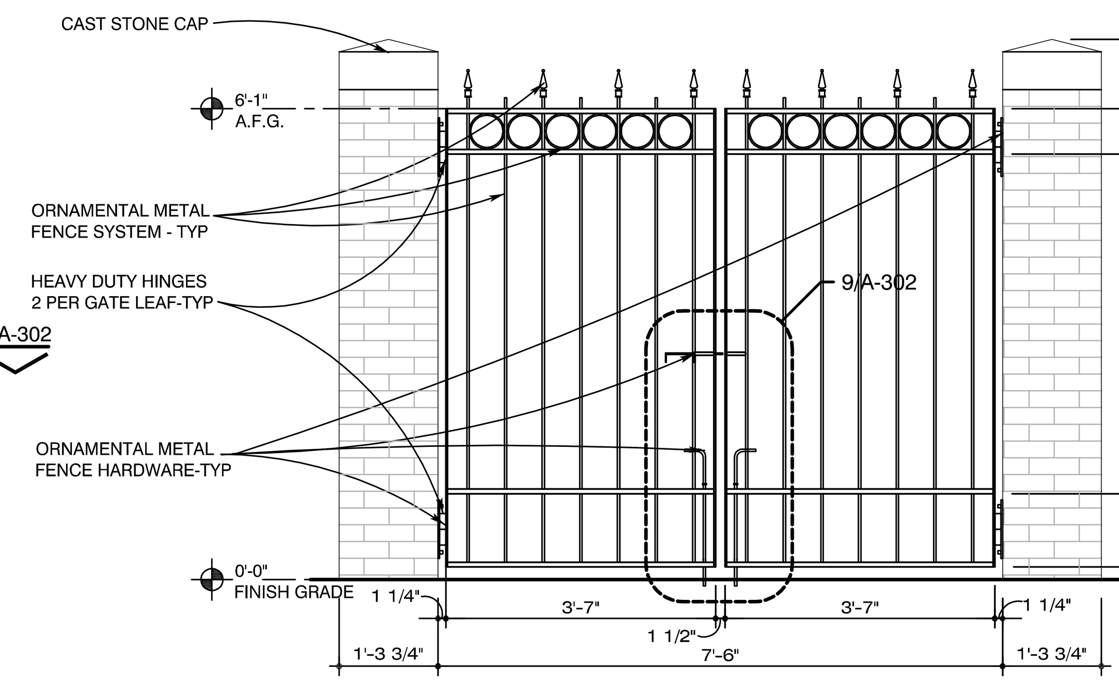
2 PLAN DETAIL
BRICK WALL AT BRICK CAP
1/2" : 1'



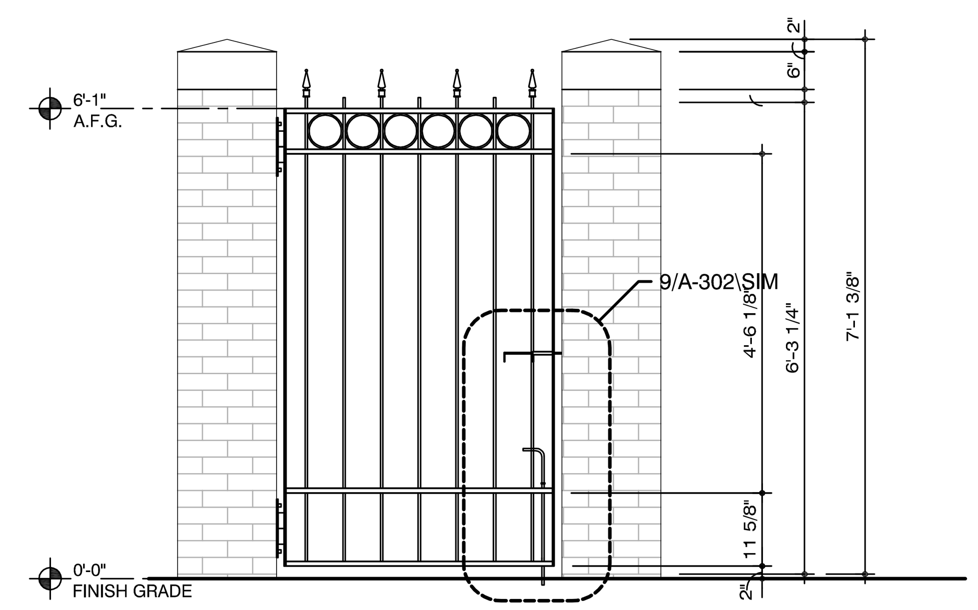
4 ELEVATION
BRICK WALL AND ORNAMENTAL METAL FENCE
1/2" : 1'



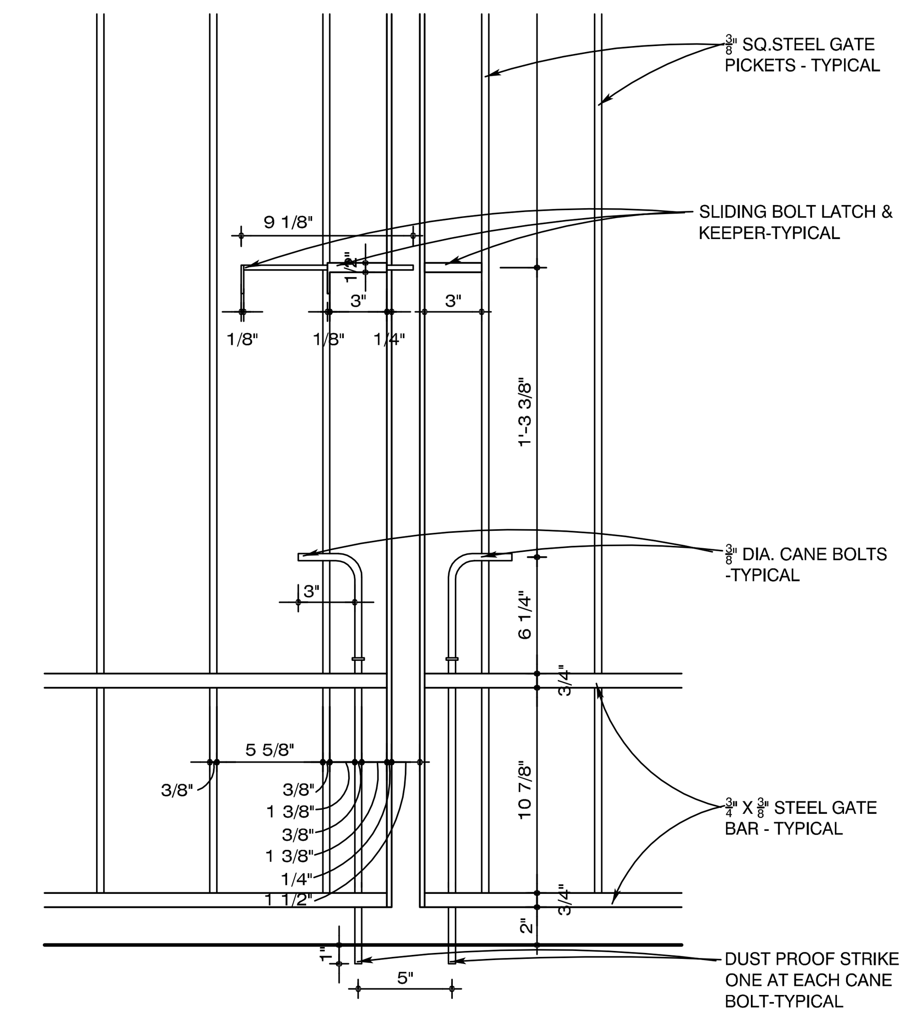
3 ELEVATION
BRICK WALL AND ORNAMENTAL METAL FENCE
1/2" : 1'



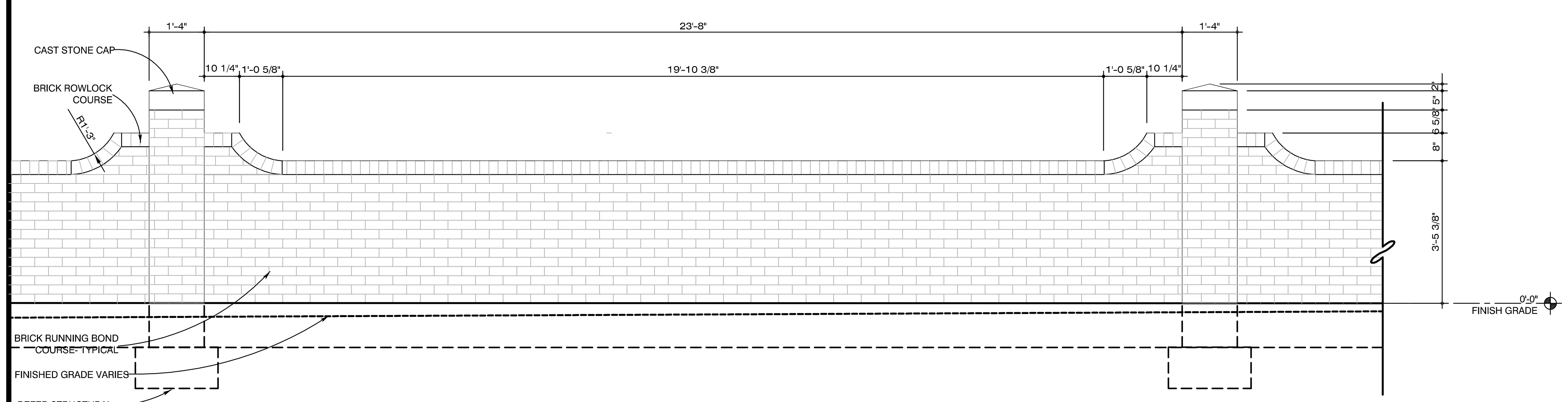
5 ELEVATION
MAN GATE - PAIR @ ORNAMENTAL METAL FENCE
1/2" : 1'



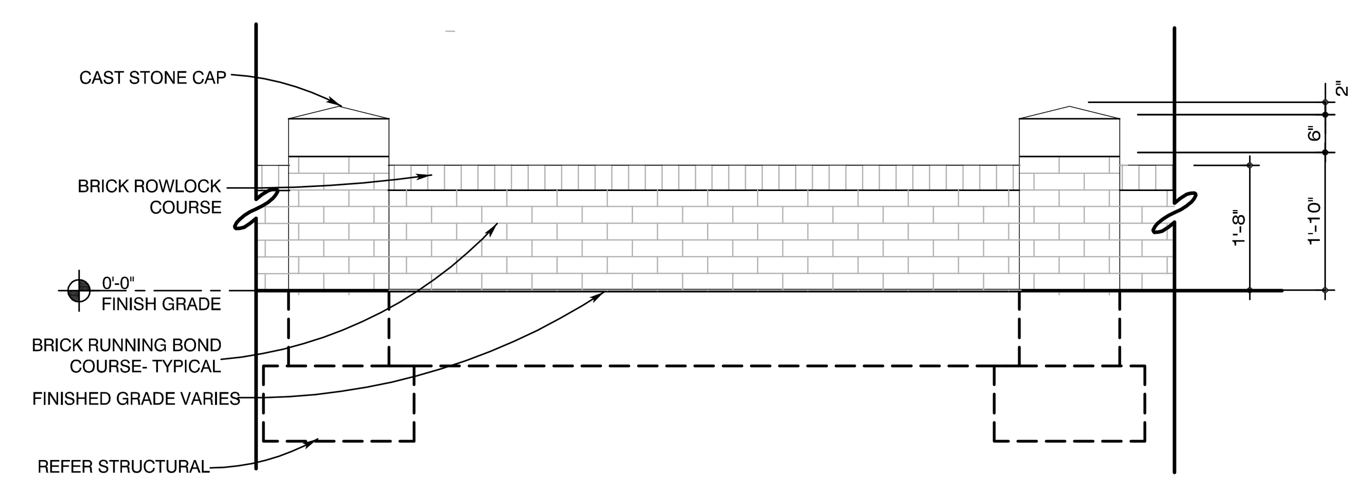
6 ELEVATION
MAN GATE - SINGLE @ ORNAMENTAL METAL FENCE
1/2" : 1'



9 PARTIAL ELEVATION
GATE DETAILS
1/ 1/2" : 1'



7 ELEVATION
BRICK WALL FENCE
1/2" : 1'



8 ELEVATION
BRICK WALL
1/2" : 1'

project no. 15119C

Registered Architect
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PORTE - COCHERE & SITE DEVELOPMENT
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RVK
architecture interior design landscape architecture

745 e mulberry ave suite 601
san antonio texas 78212
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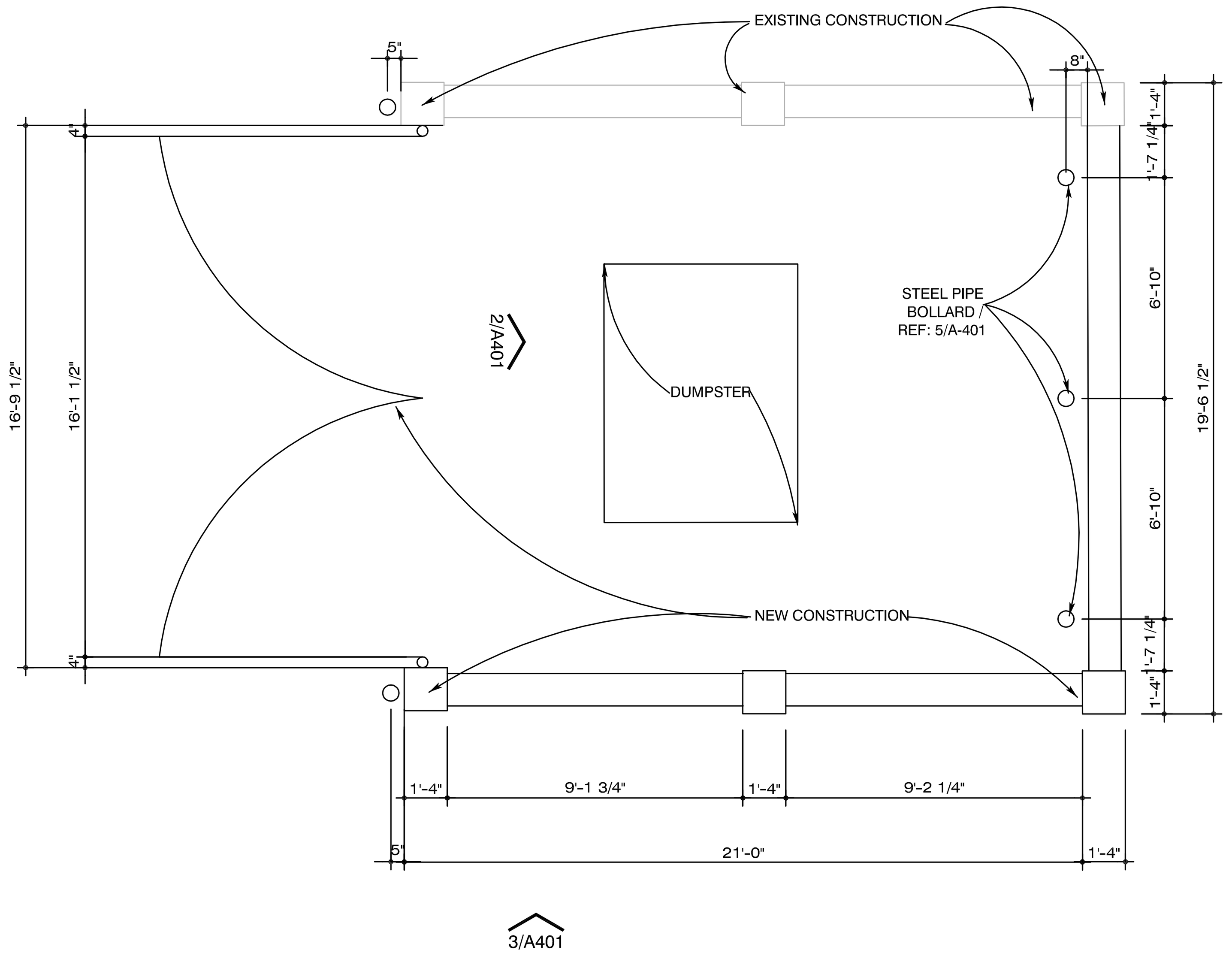
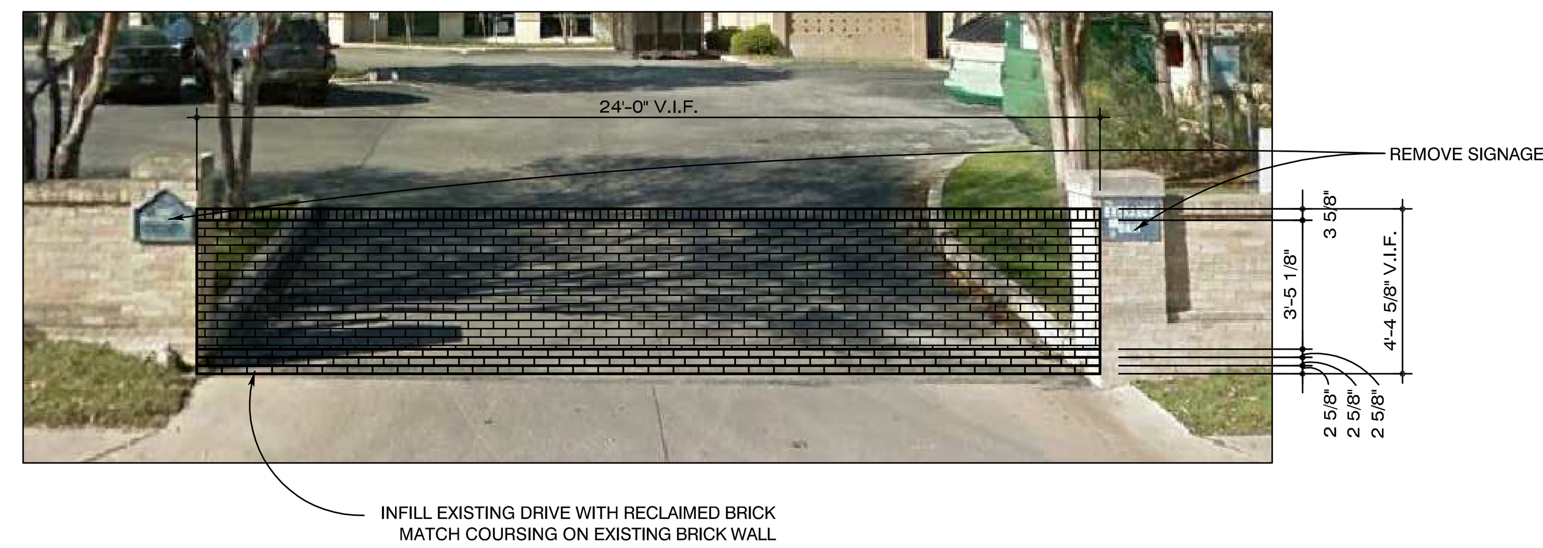
A-302

DETAIL SECTIONS AND ELEVATIONS

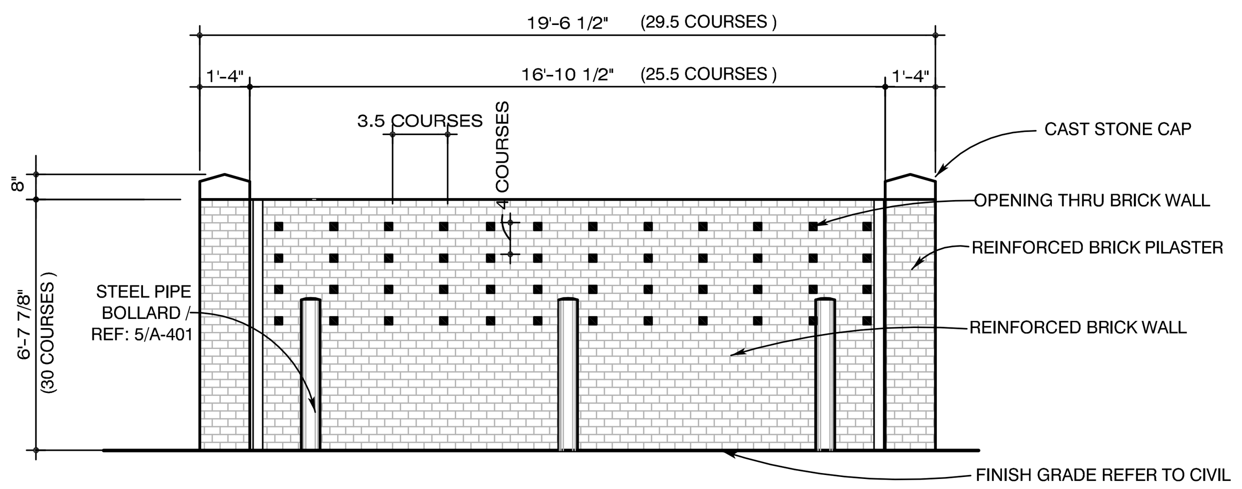


1 ENLARGED PLAN
AT DUMPSTER (COLLECTION)
1/4" : 1'

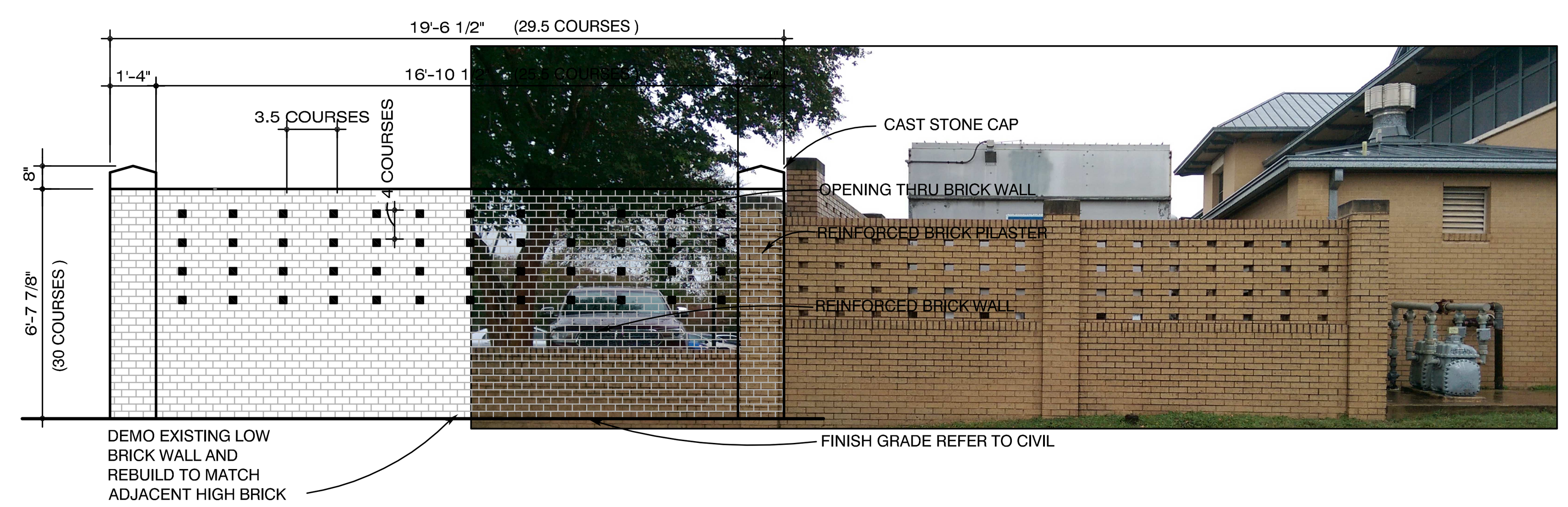


5 BRICK WALL IMAGE
AT DUMPSTER
3/4" : 1'

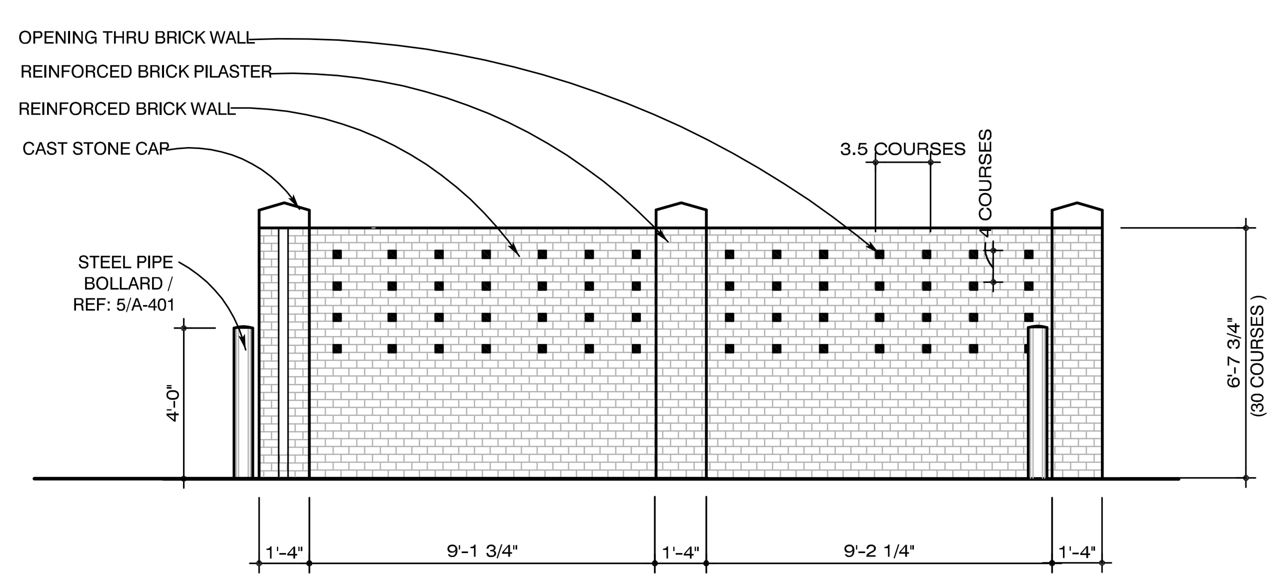
5 BRICK WALL IMAGE
AT DUMPSTER
3/4" : 1'



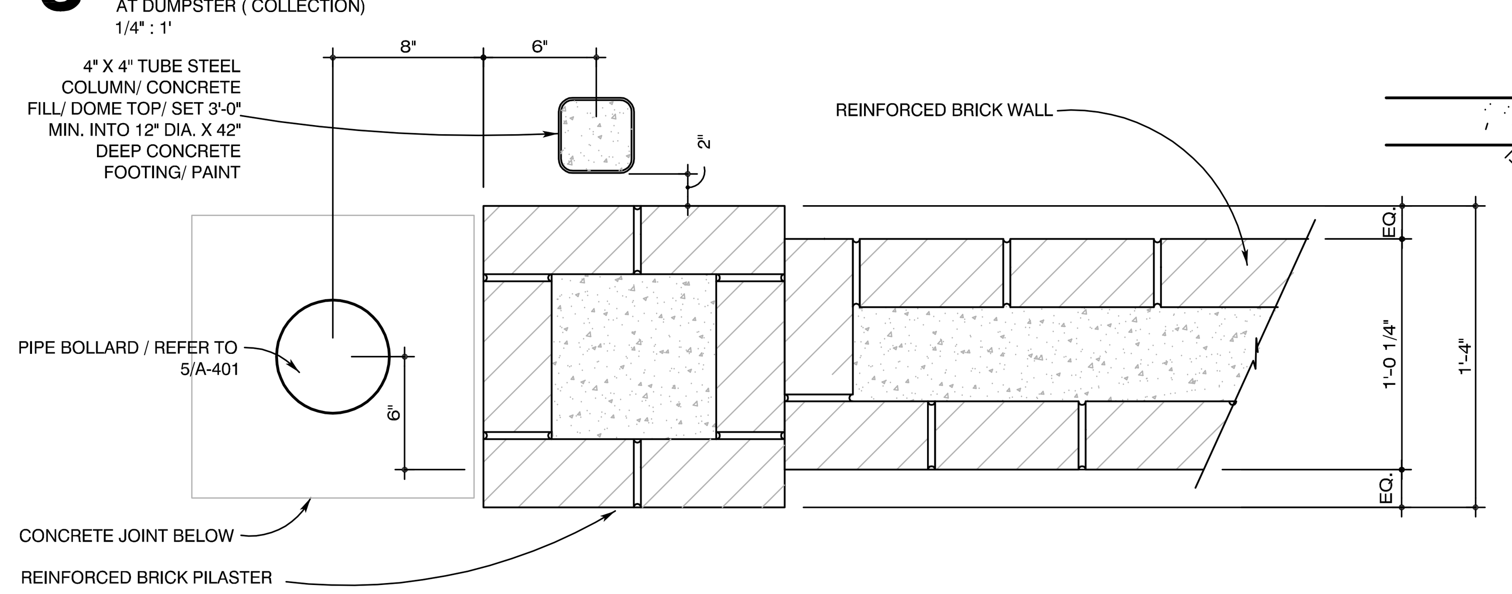
2 ELEVATION
AT DUMPSTER (COLLECTION)
1/4" : 1'



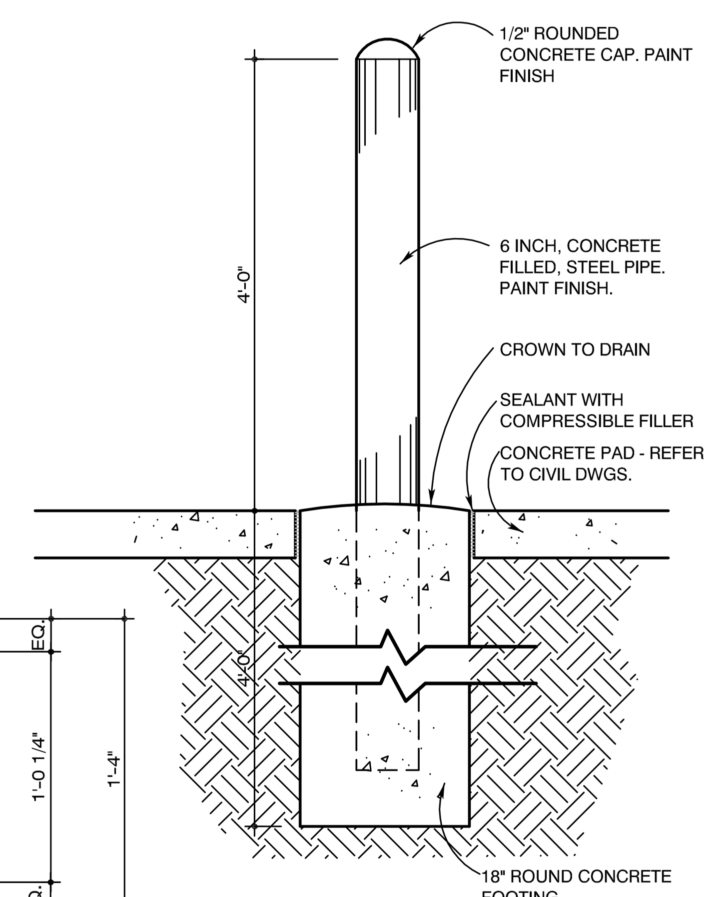
5 BRICK WALL IMAGE
AT DUMPSTER
3/4" : 1'



3 ELEVATION
AT DUMPSTER (COLLECTION)
1/4" : 1'



4 BOLLARD DETAIL
DOOR DETAIL @ DUMPSTER
1 1/2" : 1'



5 BOLLARD DETAIL
AT DUMPSTER
3/4" : 1'

project no. 15119C

Registered Architect
George P Vaughn
5833
PRELIMINARY
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date 06/30/2017

PORTE - COCHERE & SITE DEVELOPMENT
CHRIST EPISCOPAL CHURCH
211 W. French Place, 78212
San Antonio, TX

revisions:

architecture interior design landscape architecture

745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

design development

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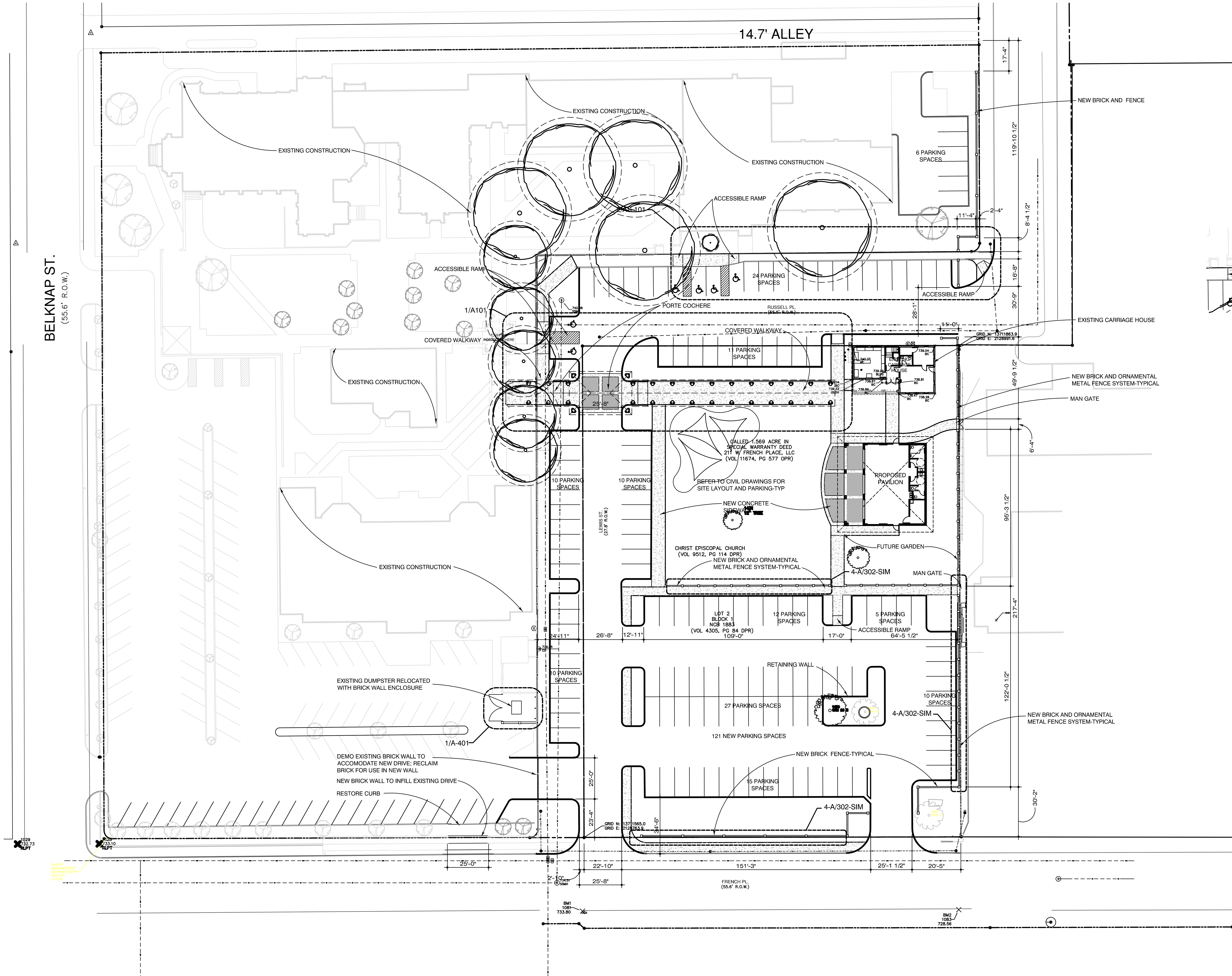
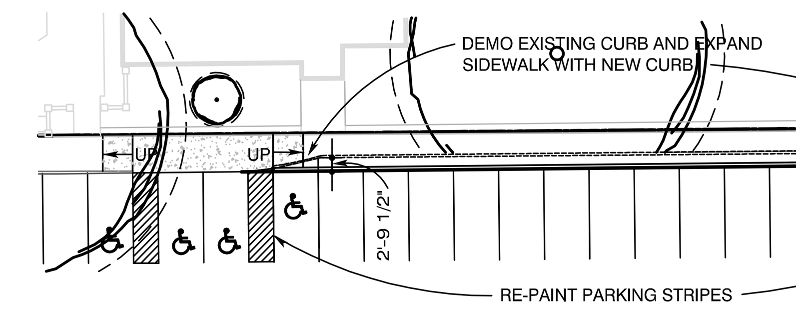
ENLARGED PLANS & DETAILS



1 SITE PLAN
CEC - PORTE-COCHERE, WALKWAYS & SITE IMPROVEMENTS
30' : 1'



2 ALTERNATE PARKING
CEC - PORTE-COCHERE, WALKWAYS & SITE IMPROVEMENTS
30' : 1'

project no. 15119C

Registered Architect
George P Vaughn
5833
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PORTE - COCHERE & SITE DEVELOPMENT

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211 W. French Place, 78212
San Antonio, TX

revisions:

RVK
architecture interior design landscape architecture

745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

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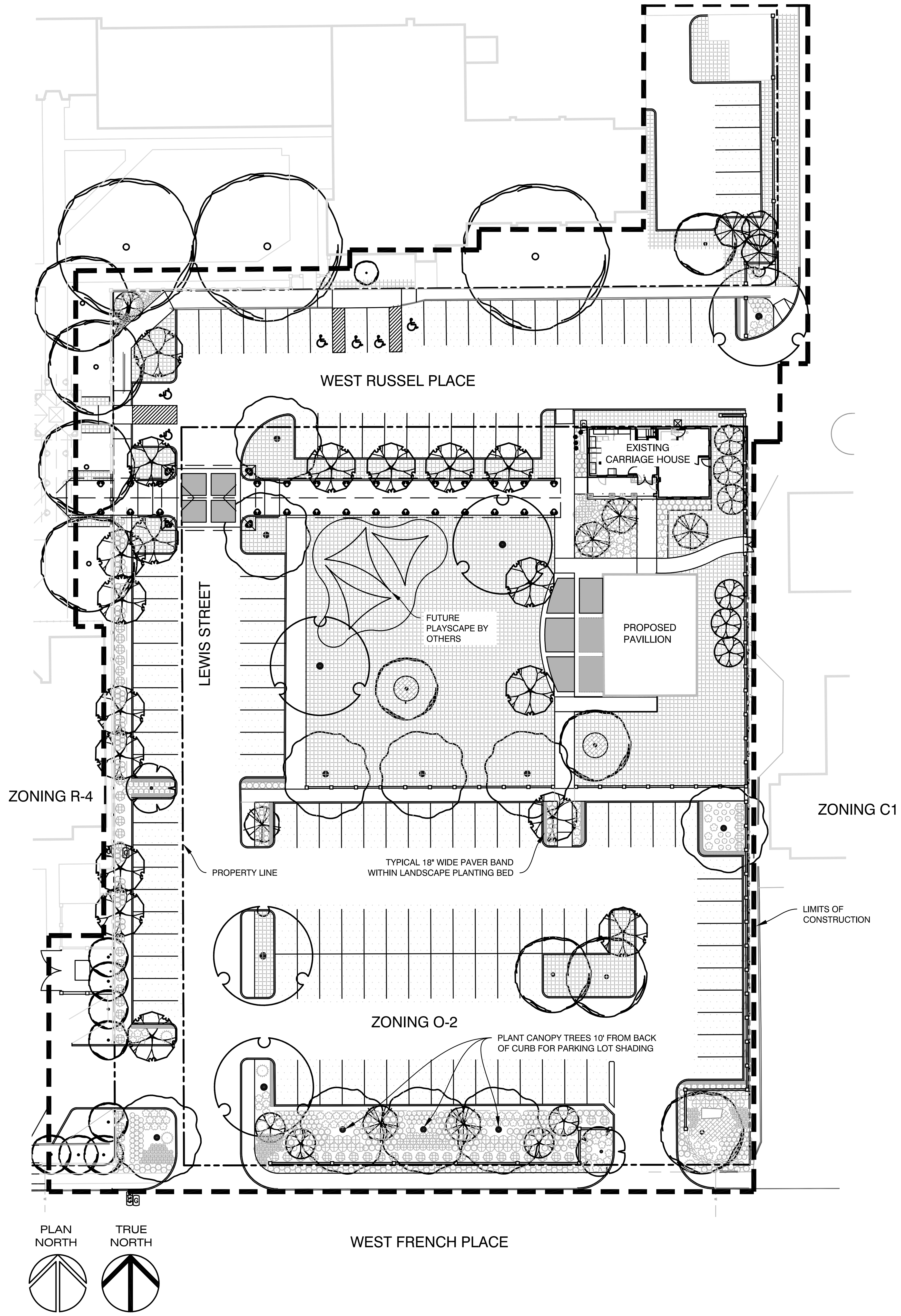
AS-101
SITE PLAN



1 OVERALL LANDSCAPE PLAN

1" = 30'

LEGEND

AREA OF PARKING LOT SHADING

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME
	CCT	9	CERCIS CANADENSIS TEXENSIS / TEXAS REDBUD
	LIB	18	LAGERSTROEMIA INDICA `BASHAM`S PARTY PINK` / PINK FLOWERING CRAPE MYRTLE
	QL	2	QUERCUS LACEYI / LACEY OAK
	QV	10	QUERCUS VIRGINIANA / LIVE OAK
	SS	11	SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL
	UC	5	ULMUS CRASSIFOLIA / CEDAR ELM

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME
	CD2	21,755 SF	CYNODON DACTYLON `TIFF 419` / TIFF 419 BERMUDA GRASS

EXISTING TREE TO BE PRESERVED; REF. TP-100

NOTES (# Keyed on Plan)

1. PLANTING DETAILS: REFER TO SHEET L-103 FOR LANDSCAPE PLANTING RELATED DETAILS.
2. LAYOUT & STAKING OF ALL TREES & PLANTING BEDS TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING.
3. PLANT SCHEDULE: REFER TO SHEET L-101 & L-102 FOR PLANT SCHEDULE.
4. CONTRACTOR TO CONFIRM LOCATIONS OF TREES AT CORNERS OF INTERSECTIONS OF STREET(S) & CAMPUS DRIVE(S) ARE PLACED OUTSIDE OF CLEAR VISION AREA AS DEFINED BY THE CITY OF SAN ANTONIO.
5. ALL AREAS NOT IRRIGATED WITH THE AUTOMATIC IRRIGATION SYSTEM ARE TO BE WATERED BY CONTRACTOR WITH TEMPORARY IRRIGATION FOR ESTABLISHMENT THROUGH FINAL ACCEPTANCE OF TURF AREAS.
6. ALL NEW TREES LOCATED ALONG EDGES OF PAVING (CONCRETE WALKS AND ASPHALT PAVING/ CONCRETE CURB) ARE TO BE SET A MINIMUM OF 5'-0" FROM EDGE OF PAVING TO CENTER OF TREE TRUNK; UNLESS OTHERWISE NOTED..
7. ALL SLOPES 3:1 AND STEEPER ARE TO BE STABILIZED WITH SOLID SOD SECURED TO SLOPE WITH WOOD STAKES OR BIODEGRADABLE PINS. LOCATIONS SHALL BE CONFIRMED BY CONTRACTOR IN FIELD.

CITY OF SAN ANTONIO - UDC V-3-35-511-e (05/06/2010) 1/31/2013 15:42

Landscape Ordinance

TOTAL ELECTIVE POINTS REQUIRED	70	PTS
TOTAL ELECTIVE POINTS ACHIEVED	94	PTS

PRESERVATION OF EXISTING TREES UDC V-3-35-511-e-2	POSSIBLE POINTS	40	PTS
	EARNED POINTS	24	PTS
SCREENING OF SURFACE PARKING UDC V-3-35-511-e-3	POSSIBLE POINTS	25	PTS
	EARNED POINTS	25	PTS
PARKING LOT SHADING UDC V-3-35-511-e-4	POSSIBLE POINTS	35	PTS
	EARNED POINTS	20	PTS
STREET TREES UDC V-3-35-511-e-5	POSSIBLE POINTS	25	PTS
	EARNED POINTS	25	PTS
UNDERSTORY PRESERVATION UDC V-3-35-511-e-6	POSSIBLE POINTS	15	PTS
	EARNED POINTS	-	PTS
INFILL / RETROFIT UDC V-3-35-511-e-7	POSSIBLE POINTS	25	PTS
	EARNED POINTS	-	PTS

CITY OF SAN ANTONIO - UDC V-3-35-511-e-5 (2016 Ord.) 1/23/2013 10:49

Street Trees

TOTAL FRONTAGE OF STREET (FEET) 256
TREES REQUIRED (1 PER 50 LF FOR 75% OF STREET 4
TREES PROVIDED 4

STREET TREES

QTY.	SPECIES	TAG #
3	LIVE OAK	1461
1	LACEY OAK	
-		
-		
-		
-		
-		
-		
4		

TOTAL POINTS 25 PTS

28" OF MITIGATION REQUIRED WITHIN BUILDING STAGE OF PROJECT; REF. NOTE 2/TP-100. A MIN. OF 30" OF MITIGATION WILL BE PROVIDED WITHIN THIS PHASE OF THE PROJECT.

CITY OF SAN ANTONIO - UDC V-3-35-511-c-7 (2016 Ord.) 1/31/2013 11:21

Parking Lot Shading

TOTAL PARKING LOT AREA 25,120 SF
TOTAL CANOPY REQUIRED 6,280 SF

SHADING MET WITH PRESERVED TREES - REFERENCE TP SERIES

QTY.	SHADE VALUE	PERCENT	SQFT	SPECIES	TAG
-	1,200	100%	-		
1	875	100%	875	OAK	1435
-	550	100%	-		
1	275	100%	275	CRAPE MYRTLE	1234
-					

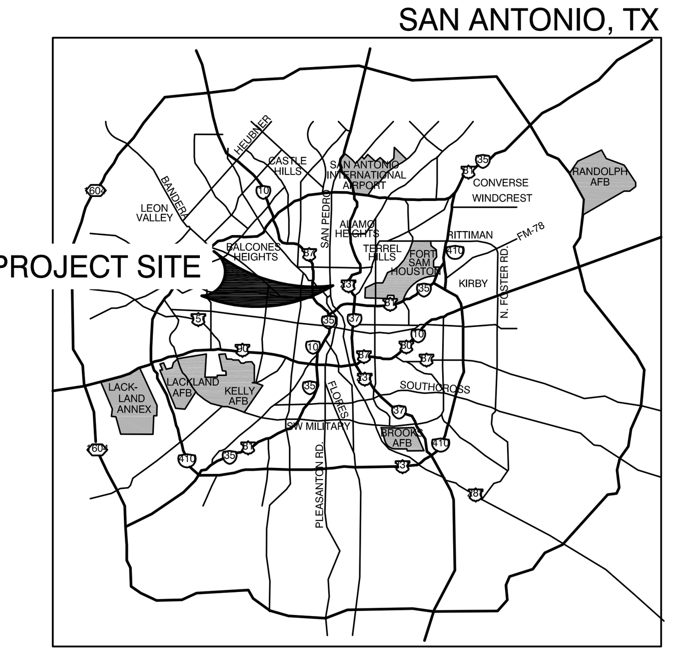
TOTAL PRESERVED CANOPY 1,150 SF
TOTAL PRESERVED CANOPY 4.6%

SHADING MET WITH PROPOSED TREE PLANTINGS - REFERENCE L SERIES

QTY.	SHADE VALUE	PERCENT	SQFT	SPECIES	NOTES
	1,200	75%	-		
6	875	75%	3,938	OAK, CEDAR ELM	
	550	75%	-		
4	275	75%	825	CRAPE MYRTLE, REDBUD	
	1,200	50%	-		
2	875	50%	875	OAK, CEDAR ELM	
	550	50%	-		
	275	50%	-		
8					

TOTAL PROPOSED CANOPY 5,638 SF
TOTAL PROPOSED CANOPY 22.4%

FINAL TREE CANOPY COVER 6,788 SF
FINAL TREE CANOPY COVER 27.0% 20 PTS



project no. 15119B

Registered Landscape
Architect
Kim Wolf
1005

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RVK
architecture interior design landscape architecture

745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

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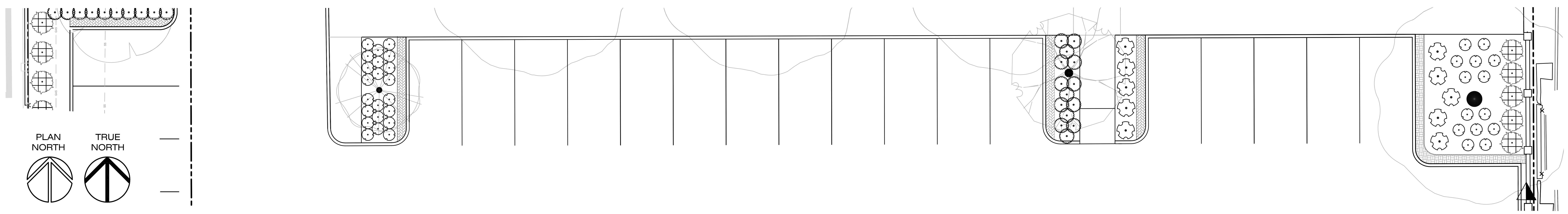
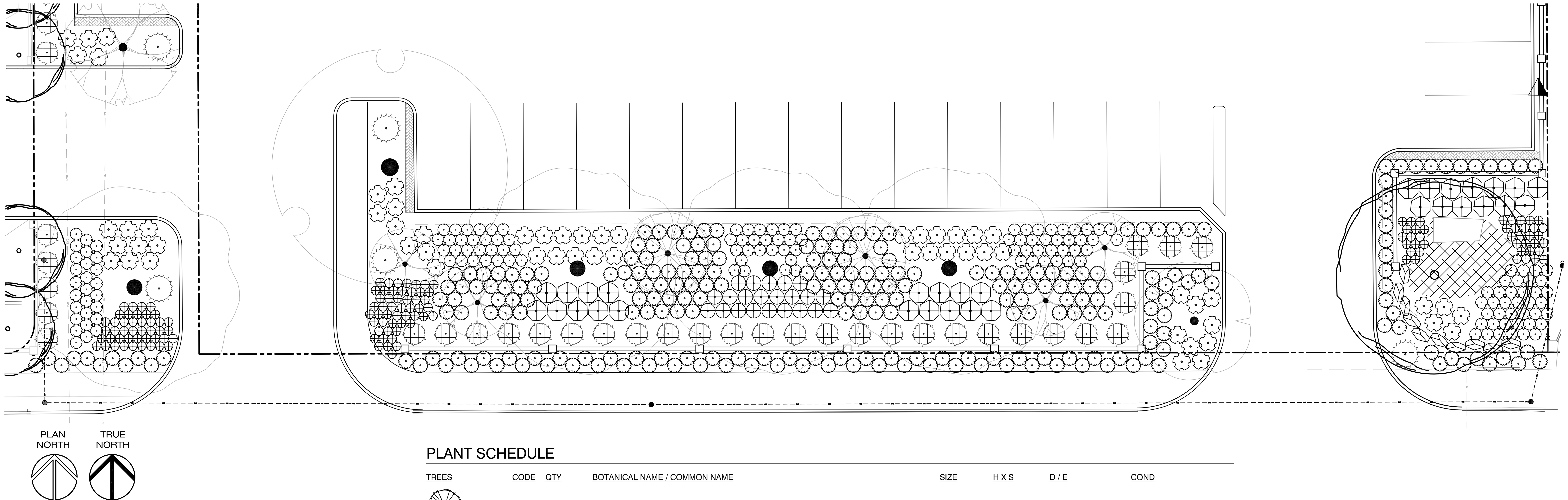
OVERALL LANDSCAPE PLAN



1 ENLARGED LANDSCAPE PLAN

1" = 10'

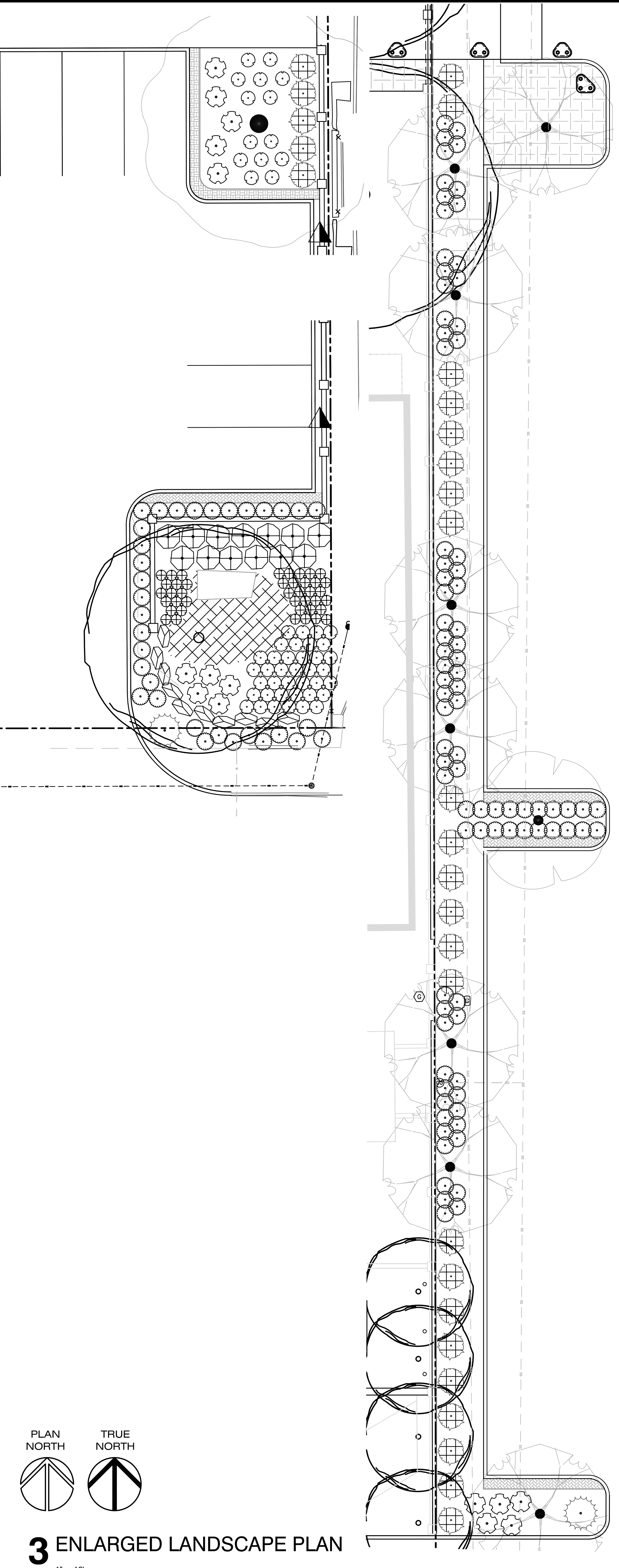


2 ENLARGED LANDSCAPE PLAN

1" = 10'

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	H X S	D / E	COND	
	CCT	9	CERCIS CANADENSIS TEXENSIS / TEXAS REDBUD	15 GAL	6` X 5`	DECIDUOUS	CONTAINER	
	LIB	18	LAGERSTROEMIA INDICA `BASHAM`S PARTY PINK` / PINK FLOWERING CRAPE MYRTLE	15 GAL	6` X 5`	DECIDUOUS	CONTAINER	
	QL	2	QUERCUS LACEYI / LACEY OAK	2" CAL	10` X 5`	DECIDUOUS	CONTAINER	
	QV	10	QUERCUS VIRGINIANA / LIVE OAK	4" CAL	10` X 5`	EVERGREEN	CONTAINER	
	SS	11	SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL	15 GAL	6` X 5`	EVERGREEN	CONTAINER	
	UC	5	ULMUS CRASSIFOLIA / CEDAR ELM	4" CAL	10` X 5`	DECIDUOUS	CONTAINER	
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**H X S**	**D / E**	**COND.**	**SPACING**
	FP2	5	FICUS PUMILA / FIG IVY	1 GAL	CLIMBER	SEMI-EVERGREEN	CONTAINER	36" o.c. / AS SHOWN
	GB	134	GLANDULARIA BIPINNATIFIDA / PRAIRIE VERBENA	1 GAL	6-12" X 6-12"	DECIDUOUS		18" o.c.
	IB	67	ILEX CORNUTA `BURFORDII NANA` / DWARF BURFORD HOLLY	5 GAL	2-3` X 2-3`	EVERGREEN	CONTAINER	48" o.c.
	LH	96	LANTANA X `NEW GOLD` / NEW GOLD LANTANA	1 GAL	1-2` X 1-2`	EVERGREEN	CONTAINER	36" o.c.
	LG2	441	LIRIOPE MUSCARI GIGANTEA / GIANT LIRIOPE	1 GAL	1-2` X 1-2`	EVERGREEN	CONTAINER	30" o.c.
	MD	43	MALVAVISCUS DRUMMONDII / TURK`S CAP	3 GAL	1-2` X 1-2`	EVERGREEN	CONTAINER	42" o.c.
	RD	6	ROSMARINUS OFFICINALIS `PROSTRATUS` / PROSTRATE ROSEMARY	3 GAL	1-2` X 1-2`	EVERGREEN	CONTAINER	60" o.c. / AS SHOWN
	SG3	203	SALVIA GREGGII `CORAL` / CORAL SAGE	1 GAL	1-2` X 1-2`	EVERGREEN	CONTAINER	24" o.c.
	SL	35	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	1 GAL	1-2` X 1-2`	SEMI-EVERGREEN	CONTAINER	30" o.c.
	SO	33	SCUTELLARIA OVATA / HEARTLEAF SKULLCAP	1 GAL	1-2` X 1-2`	EVERGREEN	CONTAINER	18" o.c.
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**COND.**	**H**	**D / E**		**SPACING**
	CD2	21,755 SF	CYNODON DACTYLON `TIFF 419` / TIFF 419 BERMUDA GRASS	SOLID SOD	LOW - <12"	SEMI-EVERGREEN		



3 ENLARGED LANDSCAPE PLAN

1" = 10'

project no. 15119B

Registered Landscape
Architect
Kim Wolf
1005

PRELIMINARY
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revisions:

architecture interior design landscape architecture

745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

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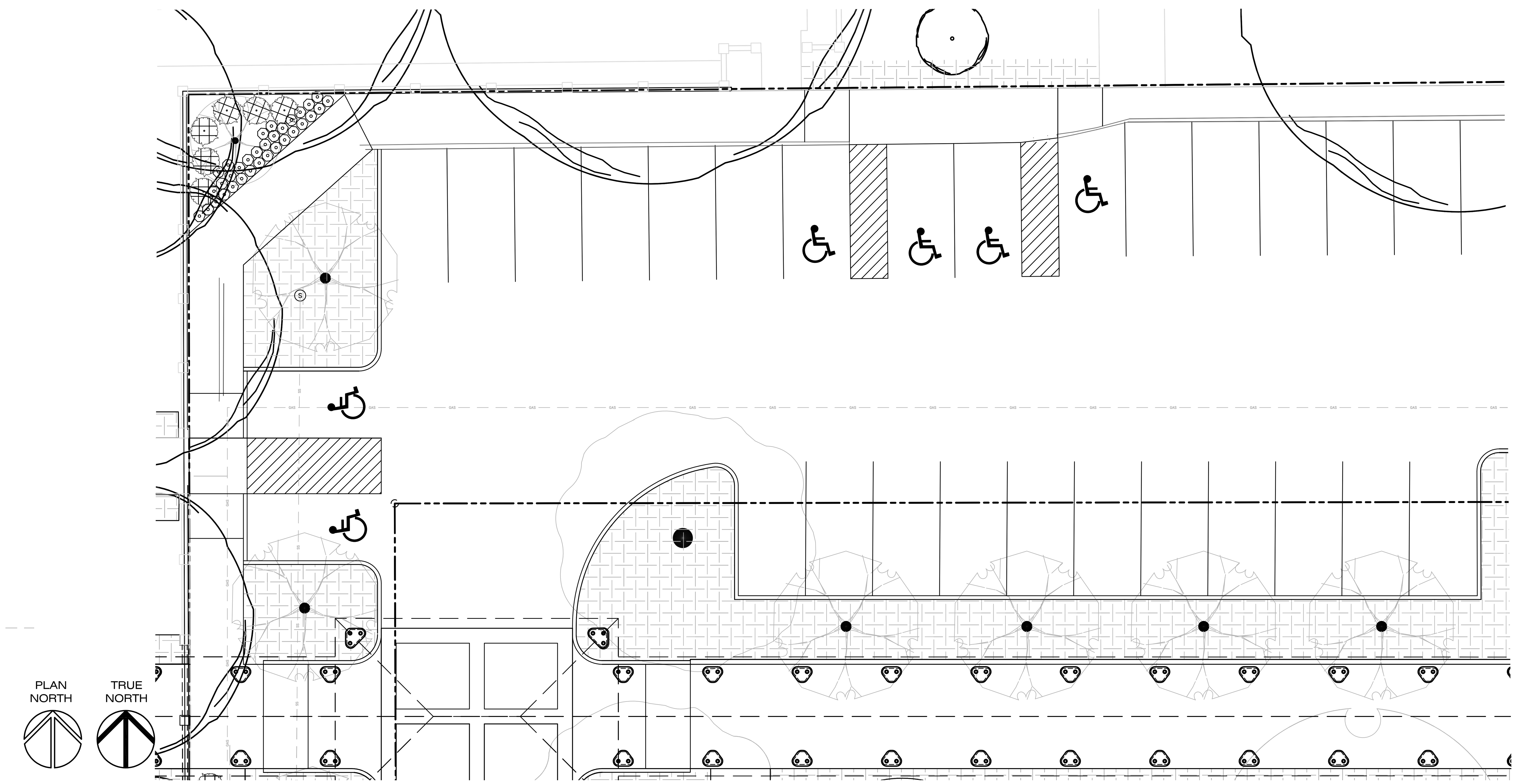
ENLARGED LANDSCAPE PLAN

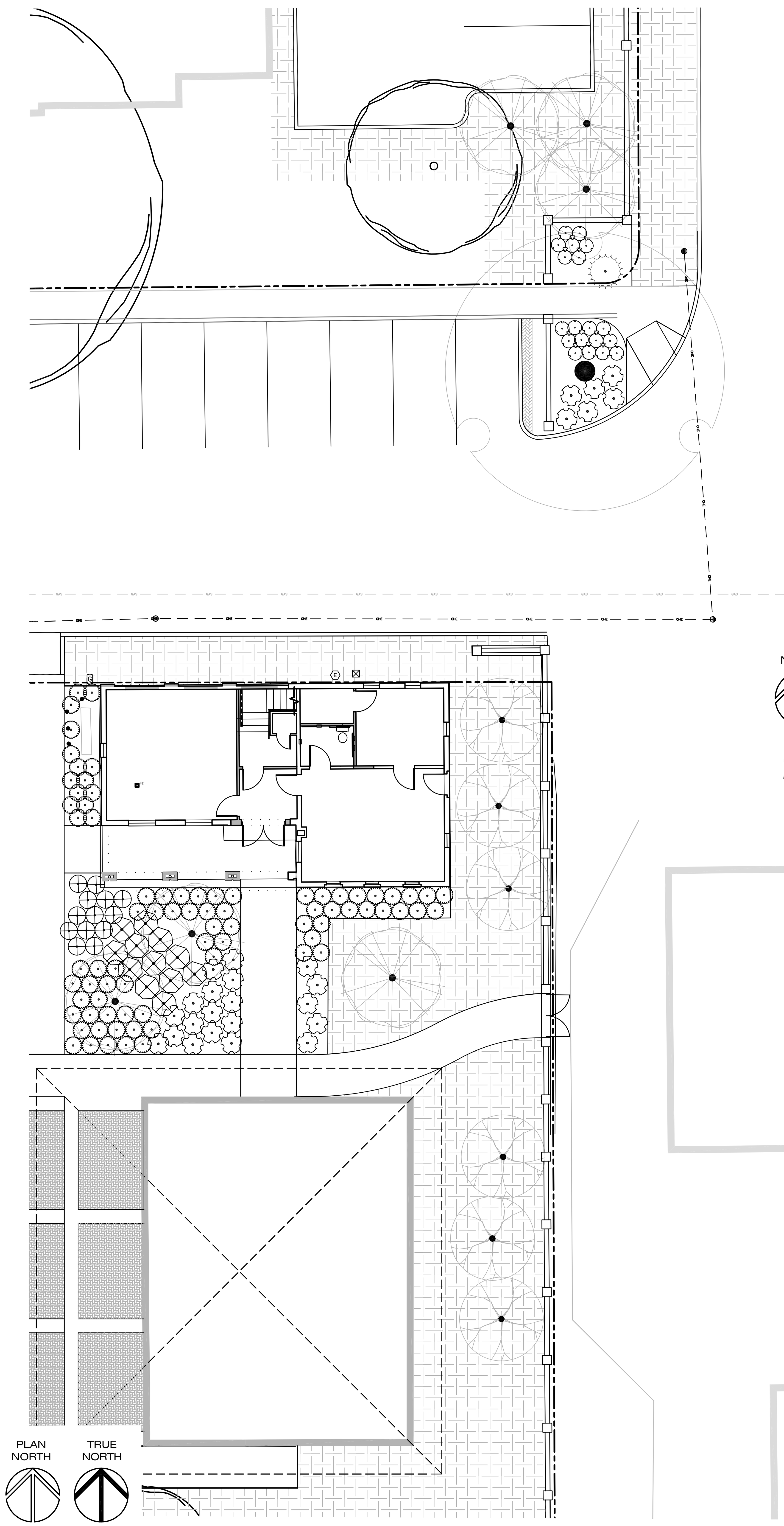


2 ENLARGED LANDSCAPE PLAN

1" = 10'

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	H X S	D / E	COND	SPACING
	CCT	9	CERCIS CANADENSIS TEXENSIS / TEXAS REDBUD	15 GAL	6` X 5`	DECIDUOUS	CONTAINER	
	LIB	18	LAGERSTROEMIA INDICA `BASHAM`S PARTY PINK` / PINK FLOWERING CRAPE MYRTLE	15 GAL	6` X 5`	DECIDUOUS	CONTAINER	
	QL	2	QUERCUS LACEYI / LACEY OAK	2" CAL	10` X 5`	DECIDUOUS	CONTAINER	
	QV	10	QUERCUS VIRGINIANA / LIVE OAK	4" CAL	10` X 5`	EVERGREEN	CONTAINER	
	SS	11	SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL	15 GAL	6` X 5`	EVERGREEN	CONTAINER	
	UC	5	ULMUS CRASSIFOLIA / CEDAR ELM	4" CAL	10` X 5`	DECIDUOUS	CONTAINER	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	H X S	D / E	COND.	SPACING
	FP2	5	FICUS PUMILA / FIG IVY	1 GAL	CLIMBER	SEMI-EVERGREEN	CONTAINER	36" o.c. / AS SHOWN
	GB	134	GLANDULARIA BIPINNATIFIDA / PRAIRIE VERBENA	1 GAL	6-12" X 6-12"	DECIDUOUS		18" o.c.
	IB	67	ILEX CORNUTA `BURFORDII NANA` / DWARF BURFORD HOLLY	5 GAL	2-3` X 2-3`	EVERGREEN	CONTAINER	48" o.c.
	LH	96	LANTANA X `NEW GOLD` / NEW GOLD LANTANA	1 GAL	1-2` X 1-2`	EVERGREEN	CONTAINER	36" o.c.
	LG2	441	LIRIOPE MUSCARI GIGANTEA / GIANT LIRIOPE	1 GAL	1-2` X 1-2`	EVERGREEN	CONTAINER	30" o.c.
	MD	43	MALVAVISCUS DRUMMONDII / TURK`S CAP	3 GAL	1-2` X 1-2`	EVERGREEN	CONTAINER	42" o.c.
	RD	6	ROSMARINUS OFFICINALIS `PROSTRATUS` / PROSTRATE ROSEMARY	3 GAL	1-2` X 1-2`	EVERGREEN	CONTAINER	60" o.c. / AS SHOWN
	SG3	203	SALVIA GREGGII `CORAL` / CORAL SAGE	1 GAL	1-2` X 1-2`	EVERGREEN	CONTAINER	24" o.c.
	SL	35	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	1 GAL	1-2` X 1-2`	SEMI-EVERGREEN	CONTAINER	30" o.c.
	SO	33	SCUTELLARIA OVATA / HEARTLEAF SKULLCAP	1 GAL	1-2` X 1-2`	EVERGREEN	CONTAINER	18" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	COND.	H	D / E		SPACING
	CD2	21,755 SF	CYNODON DACTYLON `TIFF 419` / TIFF 419 BERMUDA GRASS	SOLID SOD	LOW - <12"	SEMI-EVERGREEN		



1 ENLARGED LANDSCAPE PLAN

1" = 10'

project no. 15119B

Registered Landscape Architect
Kim Wolf
1005

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revisions:

RVK
architecture interior design landscape architecture

745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
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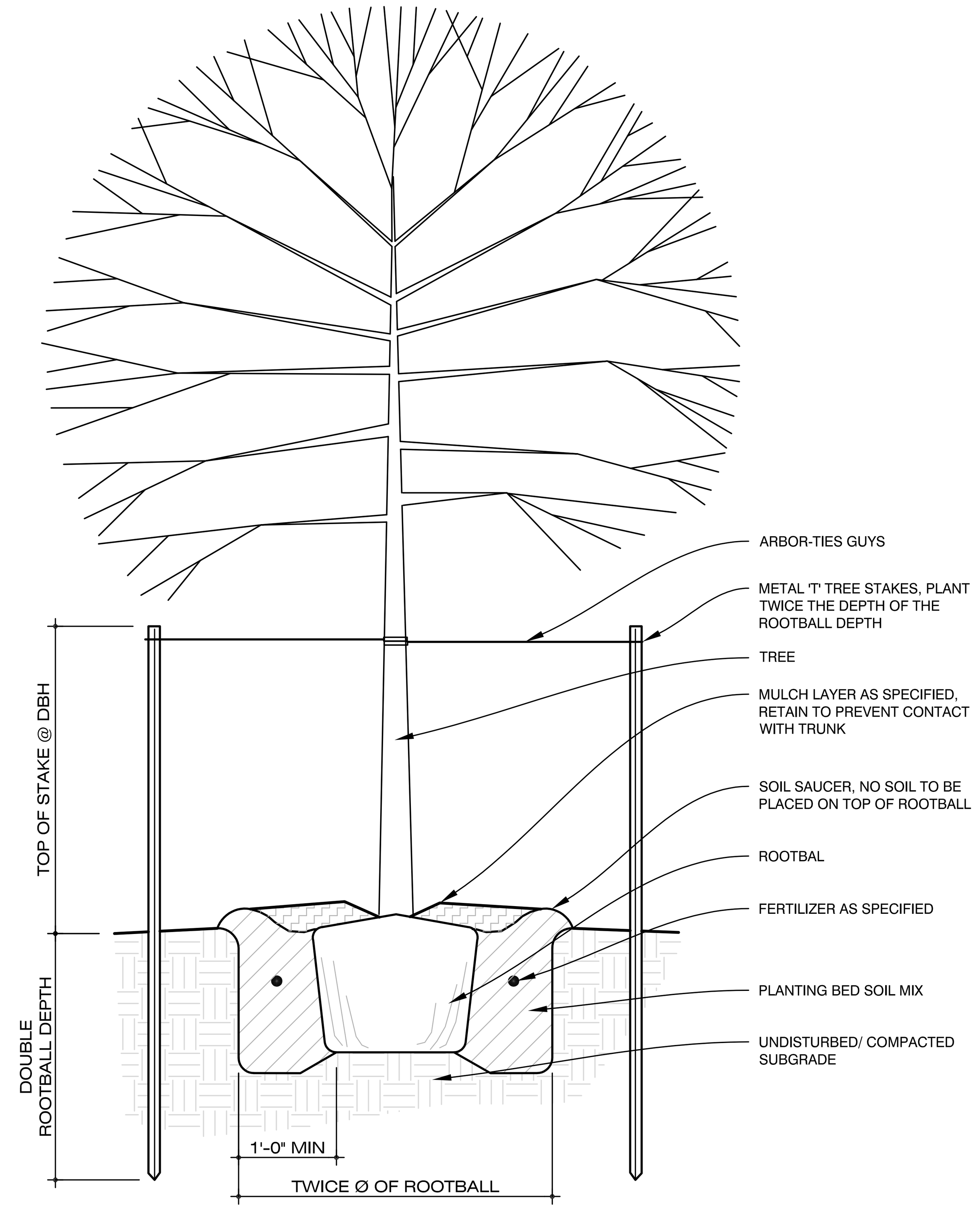
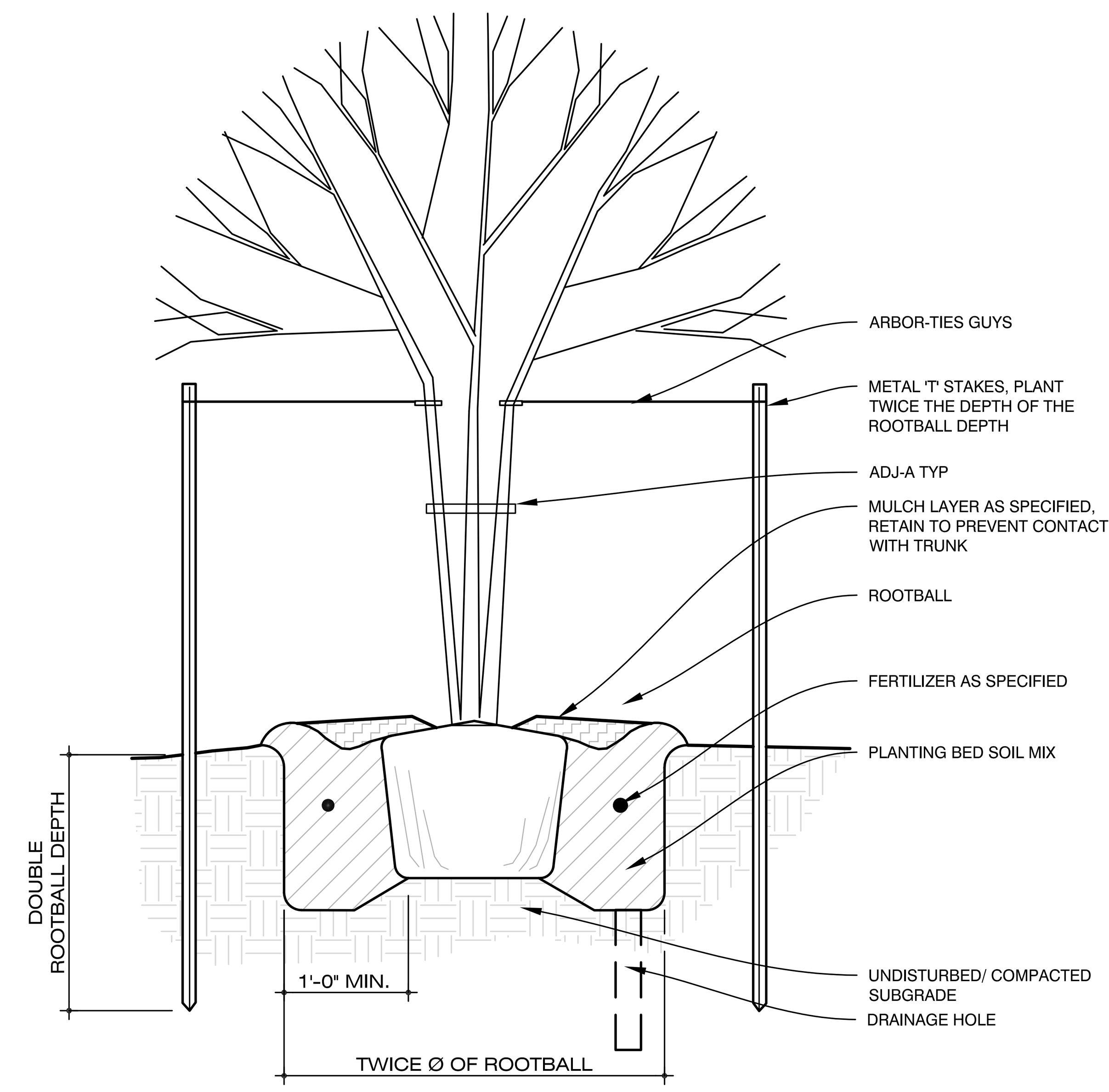
ENLARGED LANDSCAPE PLAN



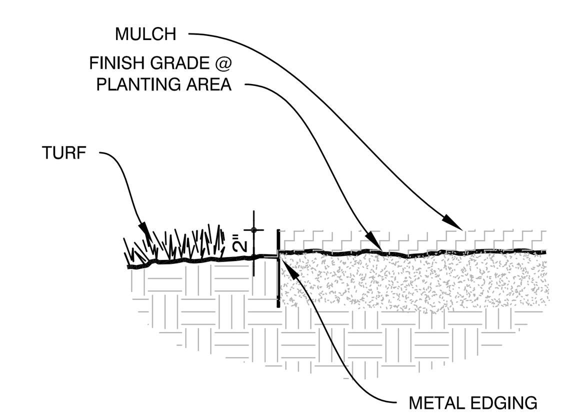
NOTES:
1. PLACE STAKES IN THE DIRECTION OF PREDOMINANT WINDS OF THE AREA.
2. THE TREE PLANTING PIT SHALL BE NO LESS THAN TWO TIMES THE DIAMETER OF THE ROOTBALL
3. REMOVE ALL BURLAP WRAP, ROPES AND CABLES FROM THE ROOTBALL
4. SCARIFY ALL SIDES AND BOTTOM OF TREE PIT FOR ROOT PENETRATION

1 TREE
NTS



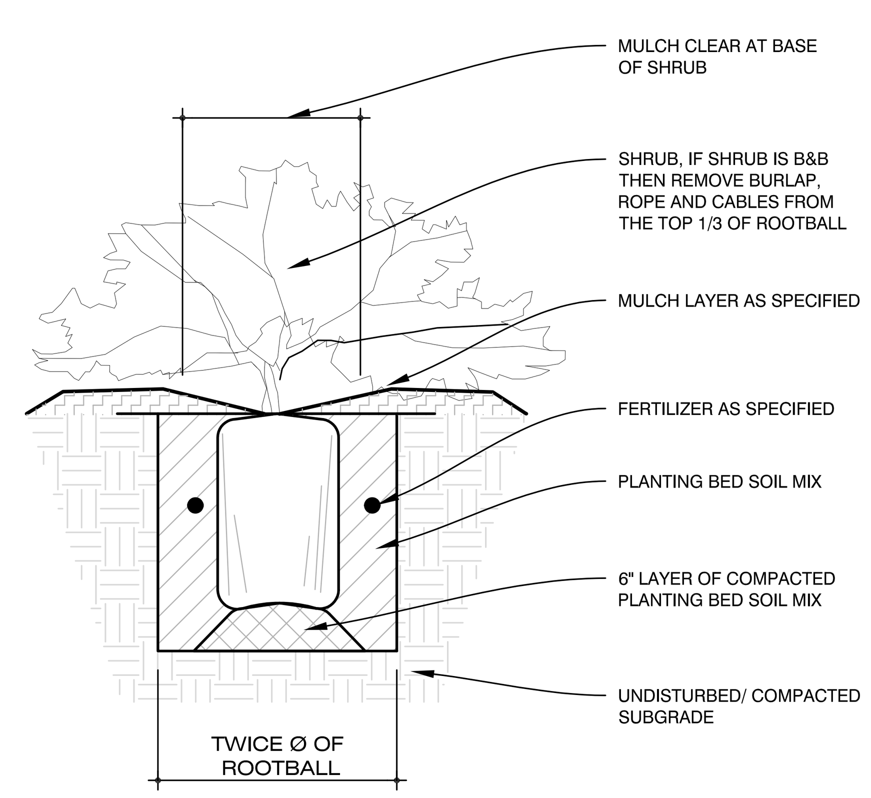
NOTES:
1. PLACE STAKES IN THE DIRECTION OF PREDOMINANT WINDS OF THE AREA.
2. THE TREE PLANTING PIT SHALL BE NO LESS THAN TWO TIMES THE DIAMETER OF THE ROOTBALL
3. REMOVE ALL BURLAP WRAP, ROPES AND CABLES FROM THE ROOTBALL
4. SCARIFY ALL SIDES AND BOTTOM OF TREE PIT FOR ROOT PENETRATION

2 ACCENT TREE
NTS

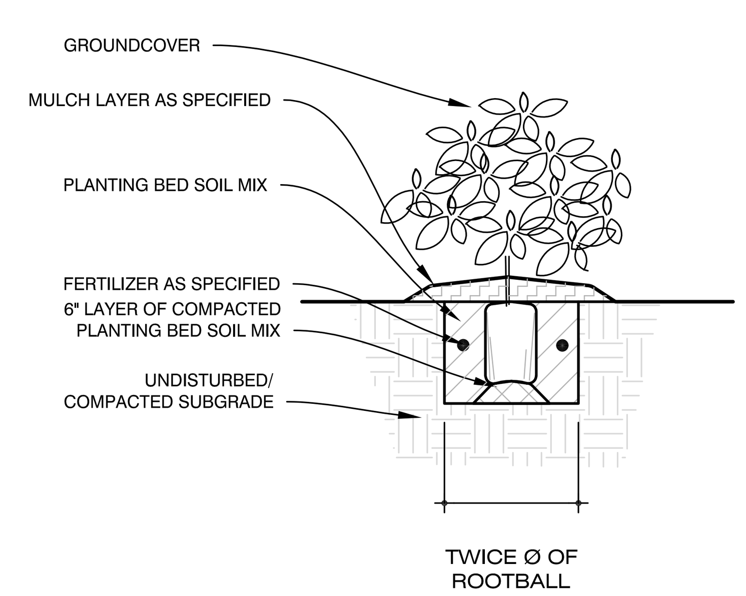


NOTES:
1. PLACE METAL EDGER WHERE LAWN ABUTS :
- PLANTING BEDS
- DECOMPOSED GRANITE
- AGGREGATE
- GROUNDCOVER MASSING

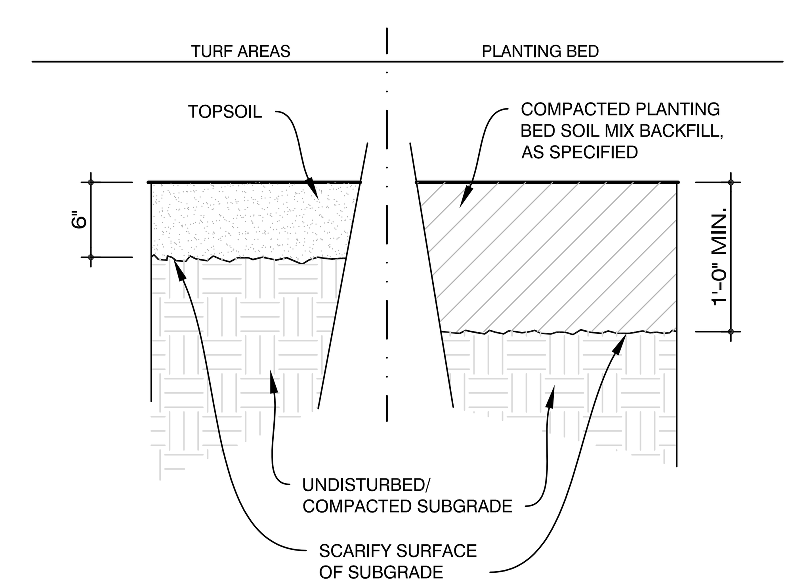
3 METAL EDGER
NTS



4 SHRUB
NTS



5 GROUNDCOVER
NTS

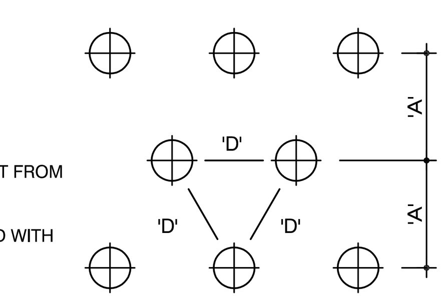


6 SOIL PREPARATION
NTS

SPACING 'D'	ROW 'A'	NO. PLANTS	AREA UNIT
4"	3.46"	10.39	1 SQ. FT.
6"	5.20"	4.62	
8"	6.93"	2.60	
10"	8.66"	1.66	
12"	10.39"	1.15	
15"	12.99"	7.39	10 SQ. FT.
18"	15.59"	5.13	
24"	20.78"	2.89	
30"	25.98"	1.85	
36"	31.18"	1.28	
4'-0"	3.46'	7.22	100 SQ. FT.
5'-0"	4.33'	4.62	
6'-0"	5.20'	3.21	
8'-0"	6.93'	1.80	
10'-0"	8.66'	1.15	

NOTE:
FOR USE ONLY WHEN PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER AS SHOWN.

ALL SHRUBS AND GROUNDCOVERS SHALL BE INSTALLED WITH TRIANGULAR SPACING UNLESS OTHERWISE NOTED.



7 PLANT SPACING
NTS

project no. 15119B

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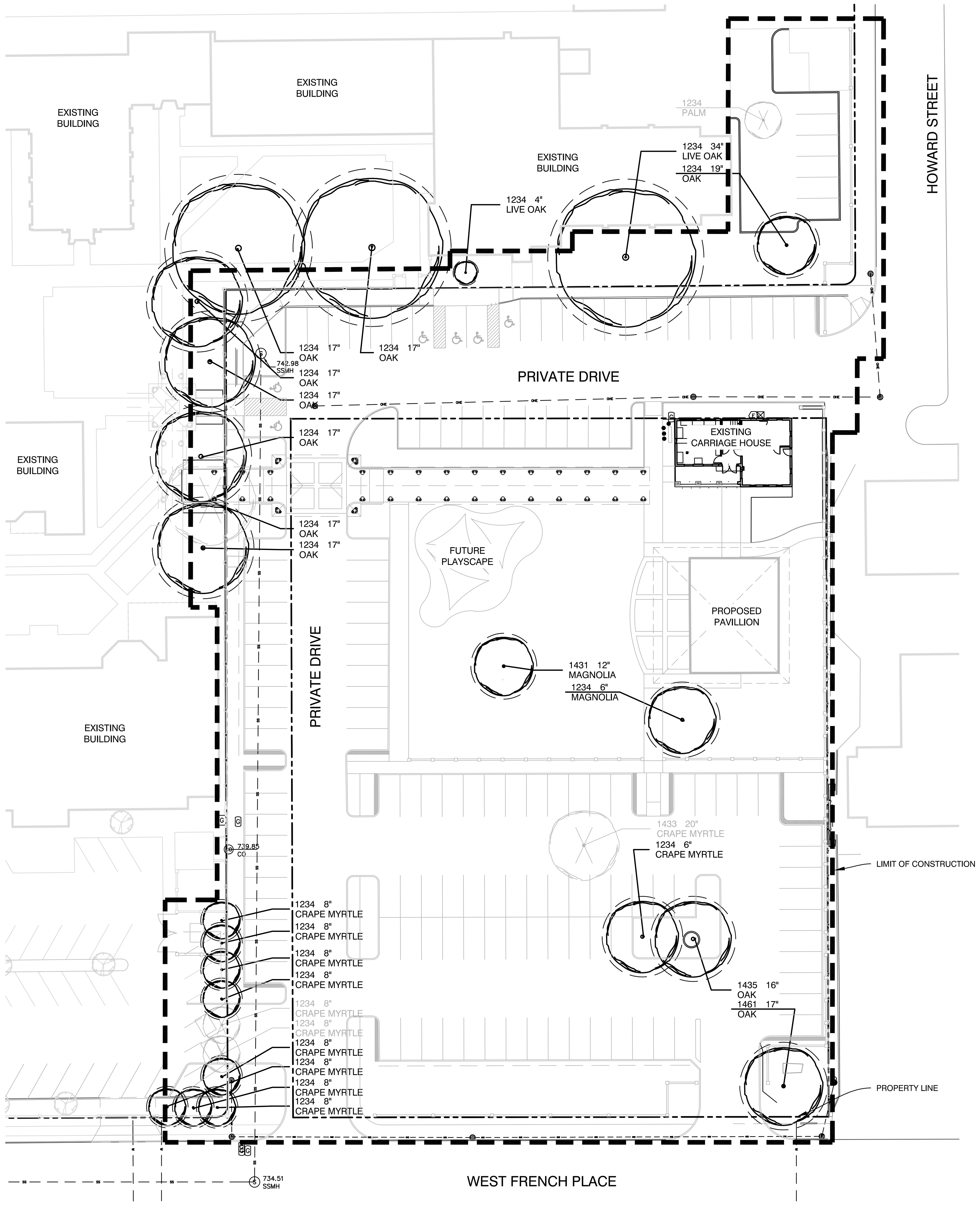
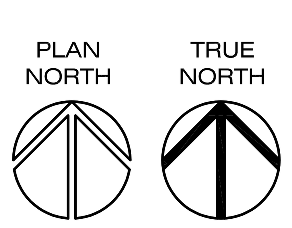
LANDSCAPE DETAILS

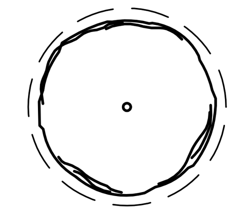




1 TREE PRESERVATION PLAN

1" = 30'

LEGEND



EXISTING TREE TO BE PRESERVED

EXISTING TREE TO BE REMOVED

TREE PRESERVATION NOTES

1. TREESTAND INFORMATION IS BASED ON SITE AERIAL PHOTO PREPARED BY RVK ARCHITECTS OF SAN ANTONIO, TX.(210)733-3535.

2. ALL CONDITIONS NECESSITATING THE REMOVAL OR PRUNING OF A TREE SHALL BE REVIEWED BY LANDSCAPE ARCHITECT & OWNER'S REPRESENTATIVE.

3. REMOVAL OF ANY TREES SCHEDULED FOR PRESERVATION MUST BE DOCUMENTED BY CONTRACTOR DURING PROGRESS OF CONSTRUCTION. INFORMATION DOCUMENTED BY CONTRACTOR TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR RECONCILIATION AT END OF PROJECT AS COORDINATION FOR APPROVAL OF CITY ARBORIST.

4. PRIOR TO DEMOLITION AND SITE CLEARING OPERATIONS PROCESS IS:
   A. INSTALL TREE PROTECTIVE BARRICADE FENCING. TREES NOT ABLE TO BE FENCED-OFF DUE TO WORK CLEARANCE NEEDED ARE TO BE PROTECTED WITH TREE ARMOR.
   B. OBTAIN APPROVAL FROM TREE INSPECTOR.
   C. PERFORM SITE CLEARING.
   D. PLACE MULCH OVER ALL DISTURBED AREA & AS DIRECTED BENEATH ALL REMAINING TREE CANOPIES

5. ALL EXISTING TREES ARE TO REMAIN UNLESS INDICATED OTHERWISE. TREES SHALL BE REMOVED ONLY UNDER THE FOLLOWING CONDITIONS:
   A. TREE IS INDICATED TO BE REMOVED; SEE LEGEND.
   B. CUT/FILL GREATER THAN FOUR (4") EXCEEDS 50% OF THE ROOT PROTECTION (RPZ).
   RPZ IS DEFINED AS A DISTANCE FROM TRUNK TO 12" FOR EACH CALIPER INCH (DBH) OF TRUNK.
   DBH IS DEFINED AS A DIAMETER OF TRUNK AT BREAST HEIGHT.
   C. DEMOLITION OF A BUILDING OR OTHER IMPROVEMENT(S) REQUIRES THE REMOVAL OF MORE THAN 30% OF THE VIABLE PORTION OF THE TREE CROWN.

6. ALL TREES TO REMAIN ON SITE REQUIRE PROTECTIVE FENCING OR ARMOR PROTECTION, MULCHING, PRUNING, WATERING, AND FERTILIZATION AS DIRECTED BY A QUALIFIED ARBORIST.

7. BARRICADE FENCE TO BE STAKED IN FIELD BY CONTRACTOR'S REPRESENTATIVE, BEFORE ANY CONSTRUCTION RELATED ACTIVITY BEGINS, WITHIN PROJECT AREA ON ALL TREES WITHIN 100' OF ANY CONSTRUCTION. REFER TO DTL. 3/TP-100.

8. INSTALL BARRICADE FENCE DIRECTLY BELOW DRIPLINE OF TREE AT A MINIMUM AS INDICATED IN DTL. 1/TP-101. IN CONDITIONS WHERE DEMOLITION INTRUDES WITHIN DRIPLINE OF TREE, PLACE FENCE AT DISTANCE OF TREE RPZ MINIMUM.

9. ALL WOODY MATERIAL TO BE REMOVED SHALL BE CHIPPED INTO MULCH AND UTILIZED ON SITE. SUBSEQUENT MULCH MATERIAL IS TO BE PLACED ON SITE WITHIN AREAS DISTURBED AND WITHIN RPZ'S AT TREES ADJACENT TO CONSTRUCTION. MATERIAL NOT USED ON SITE IS TO BE REMOVED AND PROPERLY DISPOSED OF BY CONTRACTOR. IF MATERIAL OBTAINED FROM SITE DOES NOT PROVIDE AN ADEQUATE QUANTITY OF MULCH, CONTRACTOR TO PROVIDE THE QUANTITY OF SUPPLEMENTAL MULCH REQUIRED TO ACCOMPLISH INTENT OF PLANS.

10. CONTRACTOR TO COORDINATE REVIEW WITH AND OBTAIN APPROVAL OF TREE PROTECTION BY COSA TREE INSPECTOR, ENVIRONMENTAL REVIEW DEPT. PRIOR TO INITIATING ANY WORK ON PROJECT.

11. THE RPZ & AREA TO DRIPLINE SHALL BE COVERED WITH 6" OF COARSE MULCH FOR MOISTURE CONSERVATION & PROTECTION AGAINST COMPACTION.

12. NO GRADING GREATER OR LESS THAN 3" IN PROTECTED TREES RPZ, NO TRENCHING IN PROTECTED TREES RPZ EXCEPT BY HAND WITH CLEAN CUTTING ROOTS LARGER THAN 2" IN DIAMETER.

CITY OF SAN ANTONIO - UDC V-5-35-523-e (2016 Ord.) 6/28/2017 17:10

Final Tree Canopy Cover

	TOTAL PROJECT AREA	111,777 SF	
NONRES 15%	TOTAL CANOPY REQUIRED	16,767 SF	(SITE WITHIN CRAG)
	CANOPY PRESERVED WITHIN AP #2225336	1,819 SF	
	CANOPY TO BE PROVIDED	14,948 SF	

CANOPY MET WITH PRESERVED TREES - REFERENCE TP SERIES

QTY.	SHADE VALUE	PERCENT	SQFT	SPECIES	TAG #
	1,200	100%	-		
3	875	100%	2,625		
	550	100%	-		
2	275	100%	550		
5					

TOTAL PRESERVED CANOPY 3,175 SF
TOTAL PRESERVED CANOPY 2.8%

CANOPY MET WITH PROPOSED TREE PLANTINGS - REFERENCE L SERIES

QTY.	SHADE VALUE	PERCENT	SQFT	SPECIES	NOTES
-	1,200	90%	-		
15	875	90%	11,813		
1	550	90%	495		
31	275	90%	7,673		
47					

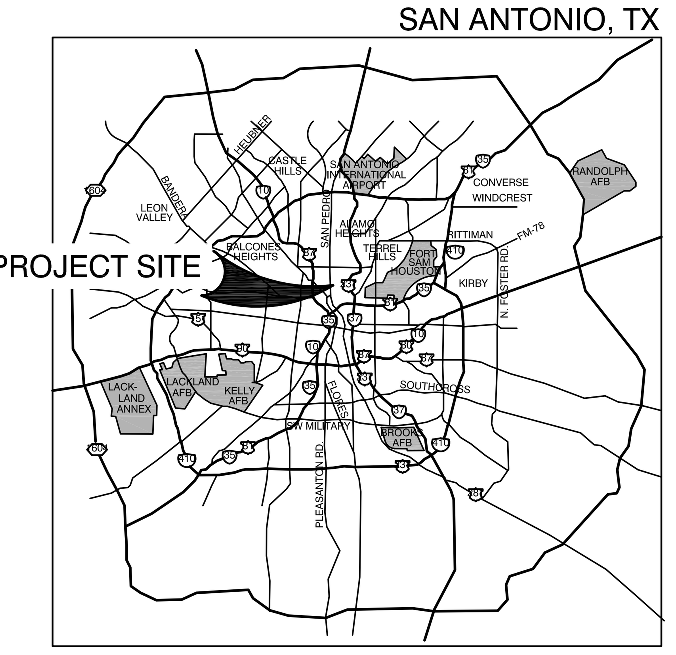
TOTAL PROPOSED CANOPY 19,980 SF
TOTAL PROPOSED CANOPY 17.9%

FINAL TREE CANOPY COVER 23,155 SF
FINAL TREE CANOPY COVER 20.7%

TREESTAND DELINEATION CALCULATIONS FROM AP # 2225336 PROVIDE 1,819 SF OF PRESERED TREES.

28" OF MITIGATION REQUIRED WITHIN BUILDING STAGE OF PROJECT. XX.X" OF MITIGATION PROVIDED WITHIN THE BUILDING STAGE OF THE PROJECT; REF. L-100

SAN ANTONIO, TX



project no. 15119B

Registered Landscape Architect
Kim Wolf
1005

PRELIMINARY
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date 06/30/2017

PORTE - COCHERE & SITE DEVELOPMENT

CHRIST EPISCOPAL CHURCH

211 W. French Place, 78212
San Antonio, TX

revisions:

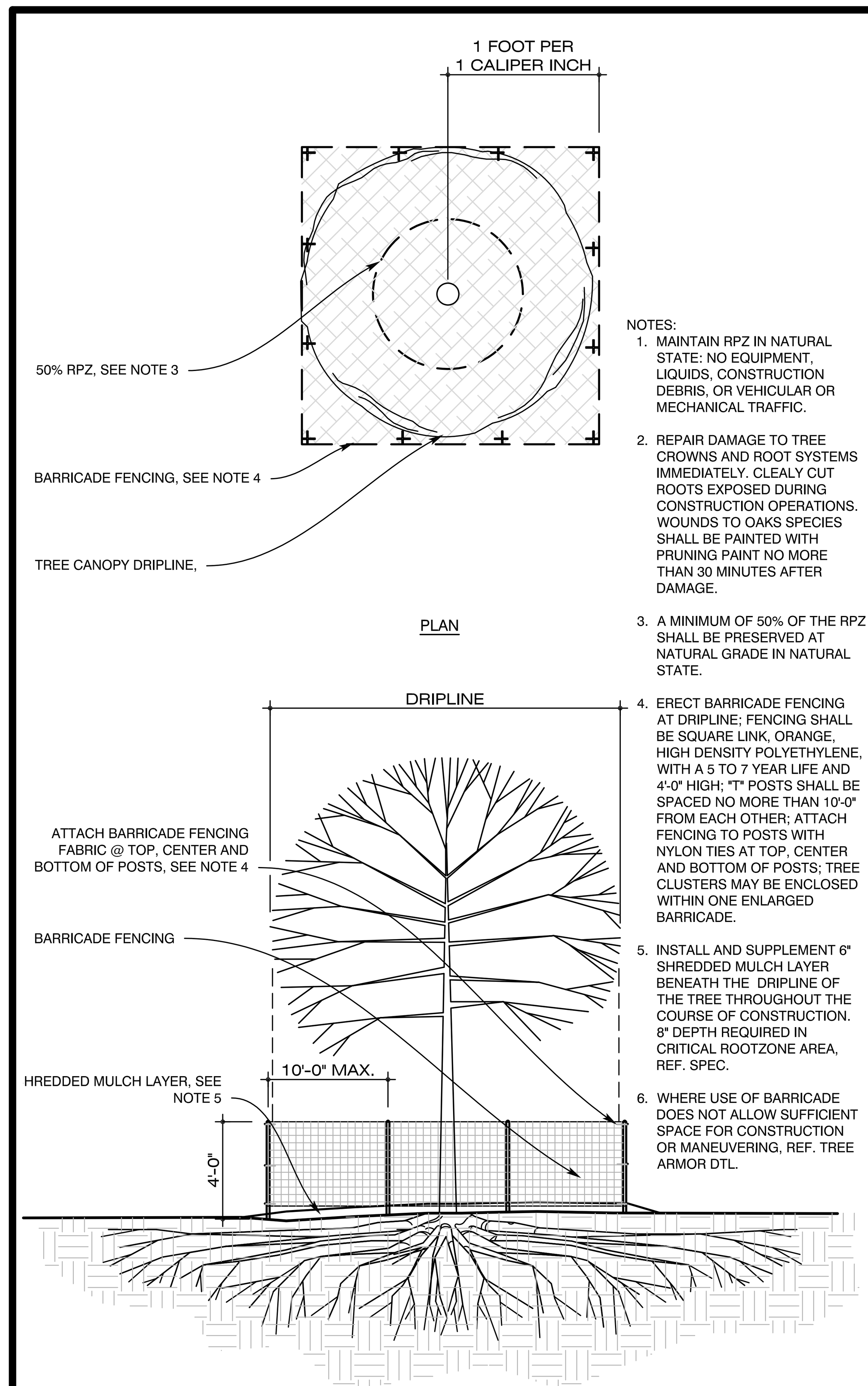
RVK
architecture interior design landscape architecture

745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

design development

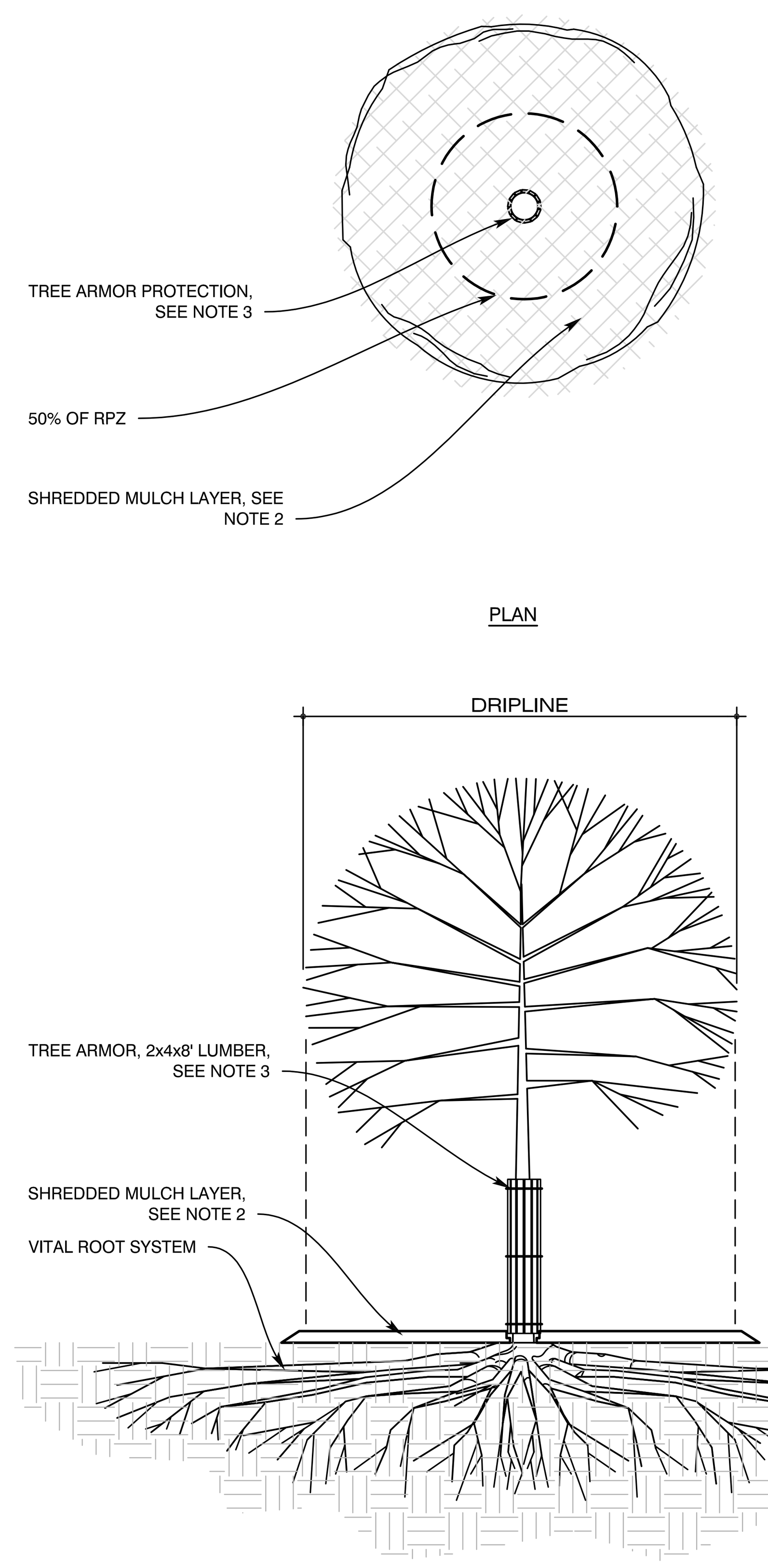
TP-100

TREE PRESERVATION PLAN



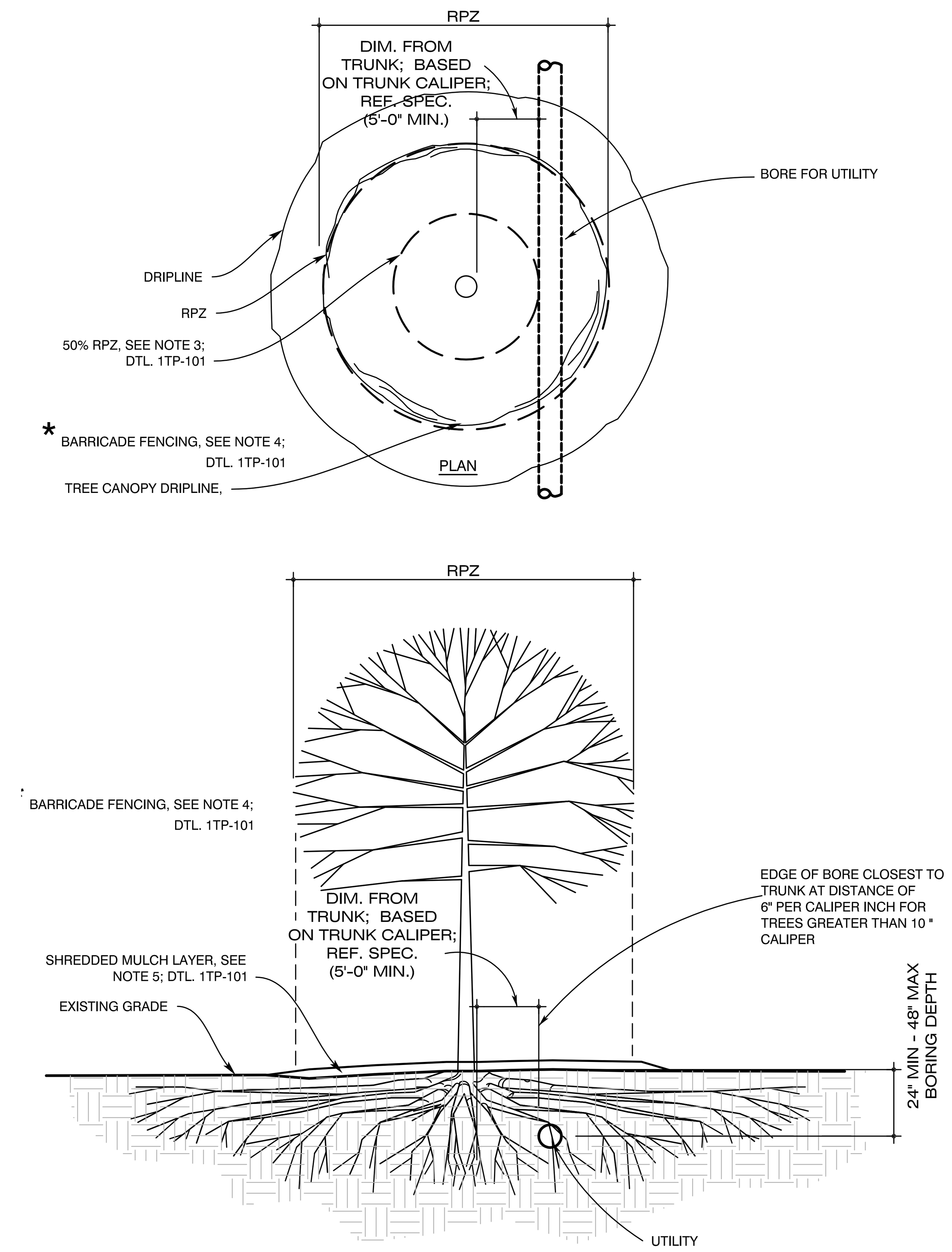
NOTES:
1. MAINTAIN RPZ IN NATURAL STATE: NO EQUIPMENT, LIQUIDS, CONSTRUCTION DEBRIS, OR VEHICULAR OR MECHANICAL TRAFFIC.
2. REPAIR DAMAGE TO TREE CROWNS AND ROOT SYSTEMS IMMEDIATELY. CLEALY CUT ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS. WOUNDS TO OAKS SPECIES SHALL BE PAINTED WITH PRUNING PAINT NO MORE THAN 30 MINUTES AFTER DAMAGE.
3. A MINIMUM OF 50% OF THE RPZ SHALL BE PRESERVED AT NATURAL GRADE IN NATURAL STATE.
4. ERECT BARRICADE FENCING AT DRIPLINE; FENCING SHALL BE SQUARE LINK, ORANGE, HIGH DENSITY POLYETHYLENE, WITH A 5 TO 7 YEAR LIFE AND 4'-0" HIGH; "T" POSTS SHALL BE SPACED NO MORE THAN 10'-0" FROM EACH OTHER; ATTACH FENCING TO POSTS WITH NYLON TIES AT TOP, CENTER AND BOTTOM OF POSTS; TREE CLUSTERS MAY BE ENCLOSED WITHIN ONE ENLARGED BARRICADE.
5. INSTALL AND SUPPLEMENT 6" SHREDDED MULCH LAYER BENEATH THE DRIPLINE OF THE TREE THROUGHOUT THE COURSE OF CONSTRUCTION. 8" DEPTH REQUIRED IN CRITICAL ROOTZONE AREA, REF. SPEC.
6. WHERE USE OF BARRICADE DOES NOT ALLOW SUFFICIENT SPACE FOR CONSTRUCTION OR MANEUVERING, REF. TREE ARMOR DTL.

1 BARRICADE FENCING
NTS

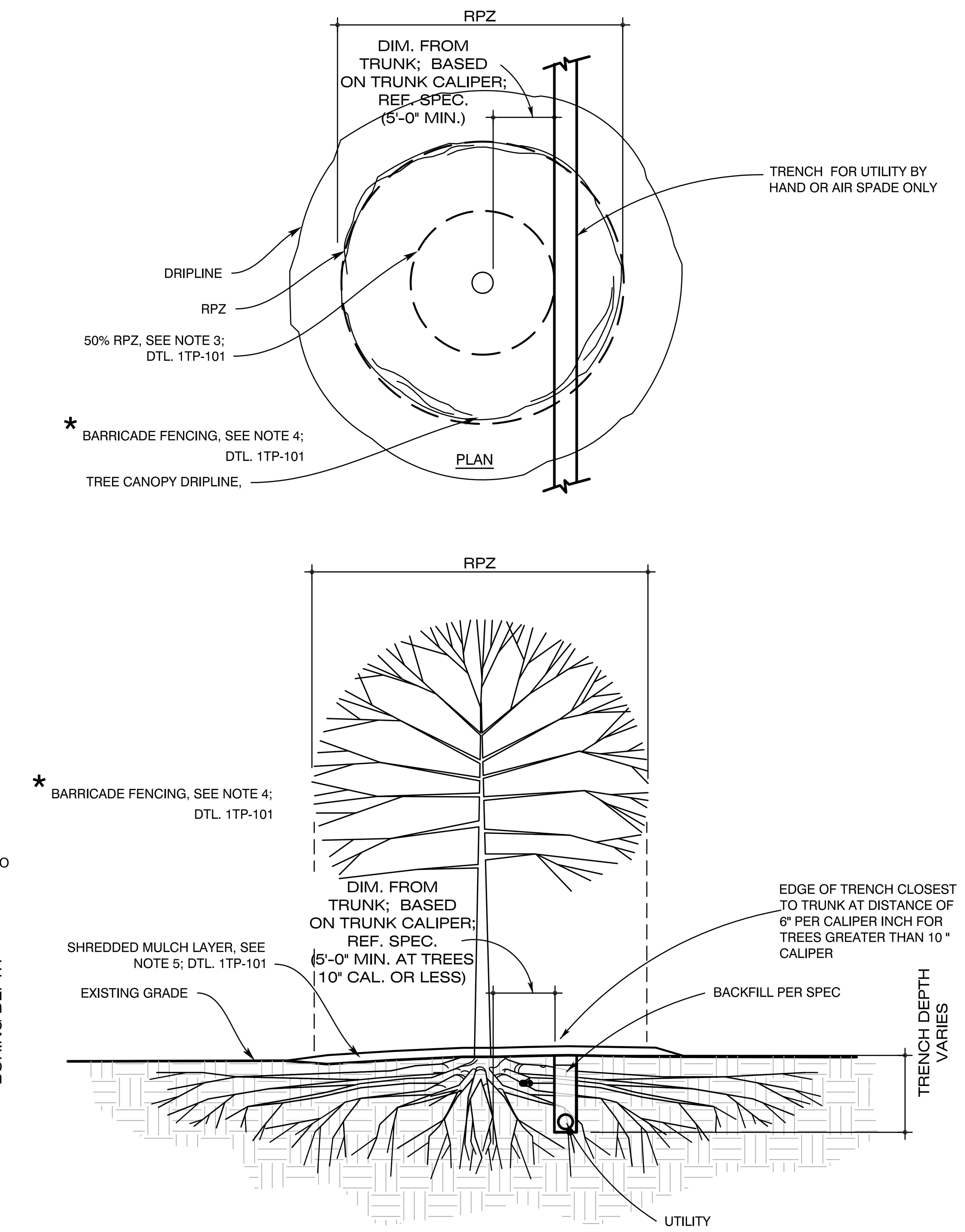


NOTES:
1. THIS DETAIL ONLY APPLIES TO INSTANCES WHERE THE BARRICADE FENCING DOES NOT ALLOW SUFFICIENT SPACE FOR CONSTRUCTION OR MANEUVERING.
2. INSTALL AND SUPPLEMENT 6" SHREDDED MULCH LAYER BENEATH THE DRIPLINE OF THE TREE THROUGHOUT COURSE OF CONSTRUCTION. 8" DEPTH REQUIRED IN CRITICAL ROOTZONE AREA, REF. SPEC.
3. INSTALL TREE ARMOR BY WRAPPING 3 TO 4 LAYERS OF BURLAP AROUND THE TRUNK OF THE TREE; VERTICALLY STACK 2x4x8' BOARD TO BOARD AROUND ENTIRE TREE; WIRE TIE BOARDS SECURELY AROUND TRUNK AT TOP, CENTER AND BOTTOM. IN NO INSTANCE ARE THE BOARDS TO BE NAILED TO THE TREE. ADJUST HEIGHT OF BOARDS TO PREVENT ANY DAMAGES CAUSED FROM CONSTRUCTION ACTIVITY.
4. TEMPORARILY TIE LIMBS THAT ARE IMPENDING CONSTRUCTION UPWARDS.
5. AT THE IMMEDIATE END OF CONSTRUCTION, REMOVE ALL WIRE, BOARDS, ROPE, FILL AND PLYWOOD. IF THE COURSE OF CONSTRUCTION IS EXTENDED, DO NOT ALLOW TREE ARMOR MATERIAL TO STRANGLE OR DAMAGE THE BARK OF THE TREE.

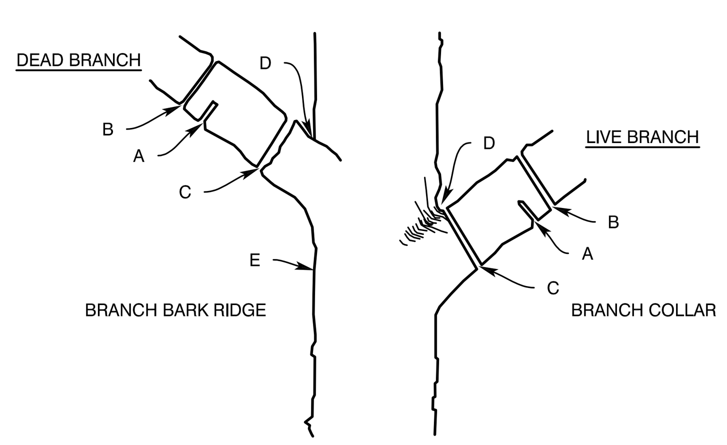
2 TREE ARMOR
NTS



3 BORING WITHIN RPZ
NTS



4 TRENCHIGN WITHIN RPZ
NTS



A. FIRST CUT - TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.
B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
C. FINAL CUT - TO ALLOW FOR HEALING COLLAR BUT NO STUBS.
D. BRANCH RIDGES - PROPERLY INDENT BRANCH RIDGES WHICH ARE SITE FOR DECAY.
E. MAIN TRUNK OF TREE

NOTES:

1. PROPER PRUNING FOR BRANCHES 1-1/2" OR GREATER IN DIAMETER
2. DO NOT CUT FROM D TO E.
3. FOR OAKS ONLY: PAINT ALL WOUNDS AND CUTS IMMEDIATELY TO PREVENT THE SPREAD OF OAK WILT.
4. REFER TO SPECIFICATIONS, SECTION 015639 AND 311330 FOR MORE DETAILED REQUIREMENTS.
5. INSPECTION: CONTRACTOR, ARBORIST, OWNER, AND LANDSCAPE ARCHITECT SHALL REVIEW PRUNING WORK TO BE COMPLETED PRIOR TO INITIATING WORK.
6. EMPLOY QUALIFIED CERTIFIED ARBORIST; REFER TO SPECIFICATIONS

5 TREE PRUNING
NTS

project no. 15119B

Registered Landscape
Architect
Kim Wolf
1005

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PORTE - COCHERE & SITE DEVELOPMENT
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211 W. French Place, 78212
San Antonio, TX

revisions:

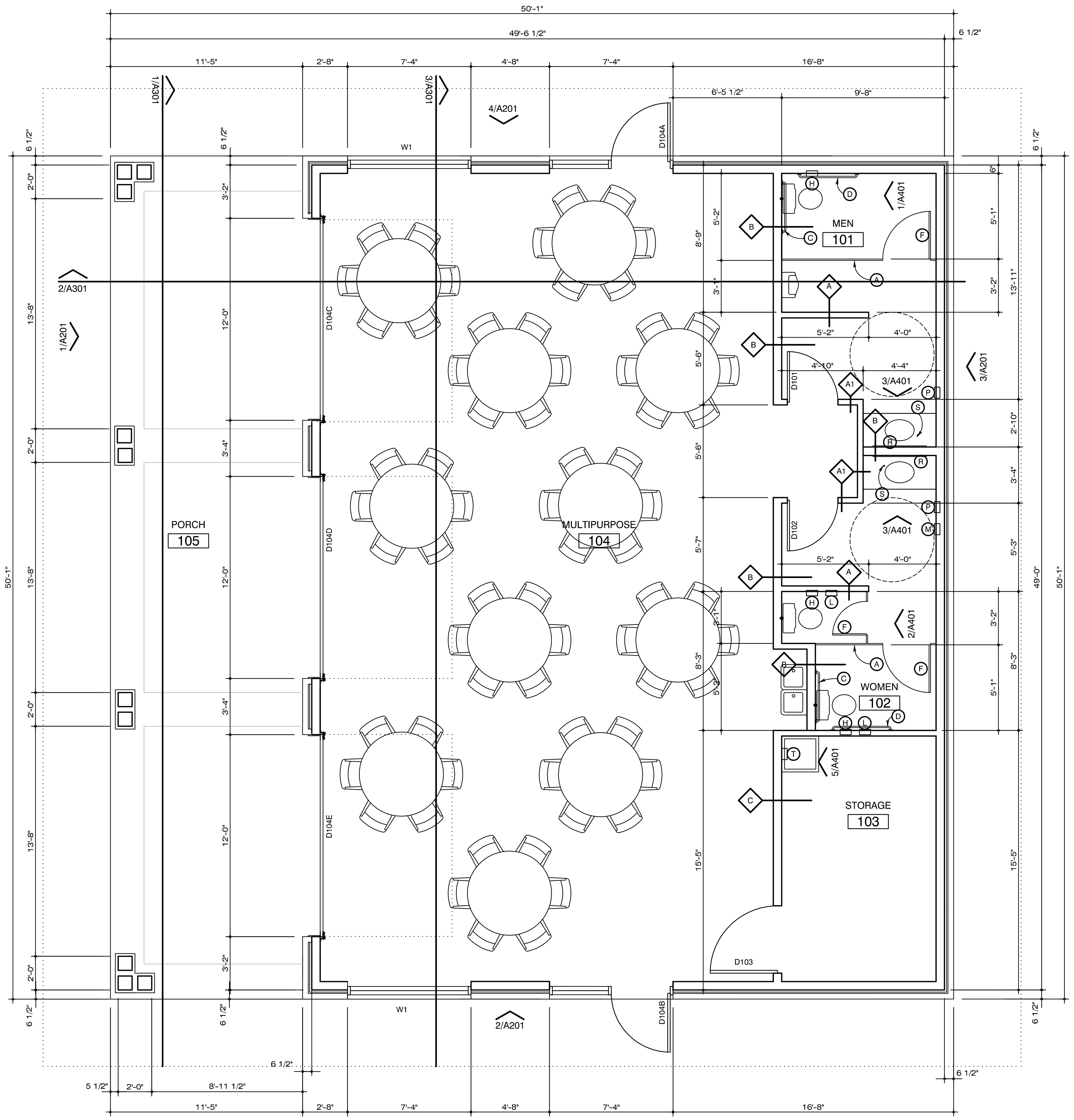
architecture interior design landscape architecture

745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

design development

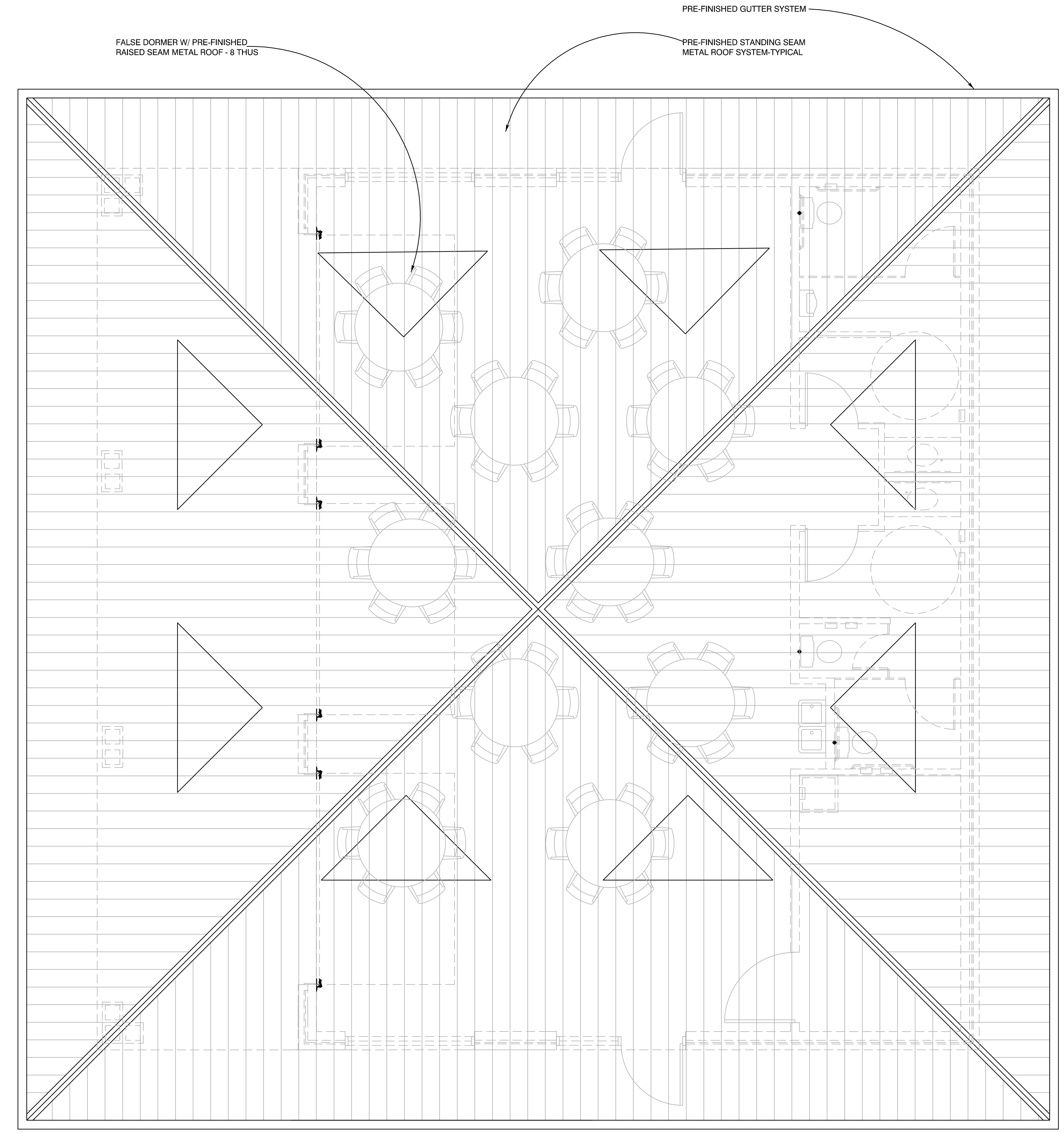
TP-101

TREE PRESERVATION DETAILS



PLAN NORTH TRUE NORTH

1 FLOOR PLAN
OUTREACH PAVILLION
1/4" : 1'



PLAN NORTH TRUE NORTH

2 ROOF PLAN
OUTREACH PAVILLION
1/4" : 1'

GENERAL NOTES

1. MOUNTING HEIGHTS AND REACH-RANGES OF FIXTURES, AND EQUIPMENT SHALL BE ADJUSTED TO MEET THE NEEDS OF THE APPROPRIATE AGE GROUP.
   A. AGE/GRADE GROUP OF CHILDREN IS INDICATED ON CLASSROOM WING FLOOR PLANS
   B. REFERENCE INDEX SHEET FOR REQUIRED MOUNTING HEIGHT DIMENSIONS AT BUILDING. THESE ARE ESTABLISHED ACCORDING TO AGE/GRADE IN EACH CLASSROOM (AS DETERMINED BY TEXAS ACCESSIBILITY STANDARDS). IF CONFLICT ARISES, STANDARDS LISTED ON INDEX TAKES PRECEDENCE.

	NO.	DESCRIPTION	REMARKS
✳	A	FLOOR MOUNTED TOILET PARTITION	
✳	C	36" GRAB BAR	BOBRICK B-6806
✳	D	42" GRAB BAR	BOBRICK B-6806
✳	F	COAT HOOK WITH BUMPER - PARTITION MOUNTED	BOBRICK B-212
✳	G	PART. MTD. MULTI-ROLL TOILET TISSUE DISP. FOR 2 COMPARTMENT	BOBRICK B-386
	H	SURFACE-MTD. MULTI-ROLL TOILET TISSUE DISPENSER (SINGLE)	BOBRICK B-2888
	J	PART. MTD. TISSUE DISP. & NAPKIN DISPOSAL FOR 2 COMPART.	BOBRICK B-35701
	K	PARTITION MOUNTED NAPKIN DISPOSAL FOR 2 COMPARTMENTS	BOBRICK B-4354
	L	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL (SINGLE)	BOBRICK B-254
	M	SEMI RECESSED NAPKIN/ TAMPON VENDOR	BOBRICK B-370634C
✳	N	SURFACE MOUNTED PAPER TOWEL DISP. & WASTE RECEPTACLE	BOBRICK B-3909
	P	SEMI-RECESSED PAPER TOWEL DISP. & WASTE RECEPTACLE	BOBRICK B-3904
	Q	MIRROR W/ STAINLESS STL. CHANNEL FRAME 18x36 (18x60@107&108) MOUNT BOTTOM. EDGE OF REFLECTING SURFACE 40" AFF MAX.	BOBRICK B-165
	R	MIRROR - FULL WIDTH / HT. FROM SPLASH TO 7'-6" A.F.F. - U.N.O.	
	S	LAVATORY MOUNTED SOAP DISPENSER	BOBRICK B-822
✳	T	SURF.-MTD. UTILITY SHELF W/ MOP/BROOM HOLDERS & HOOKS	BOBRICK B-239 X 34

✳ : DEFAULT - USE WHEN NOTHING IS NOTED OR SCHEDULED
NOTE: 1. SEE "INDEX" FOR TYP. MOUNTING HEIGHTS

project no. 15119D

Registered Architect
George P Vaughn
5833
PRELIMINARY
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OUTREACH PAVILION
CHRIST EPISCOPAL CHURCH
211 W. French Place, 78212
San Antonio, TX

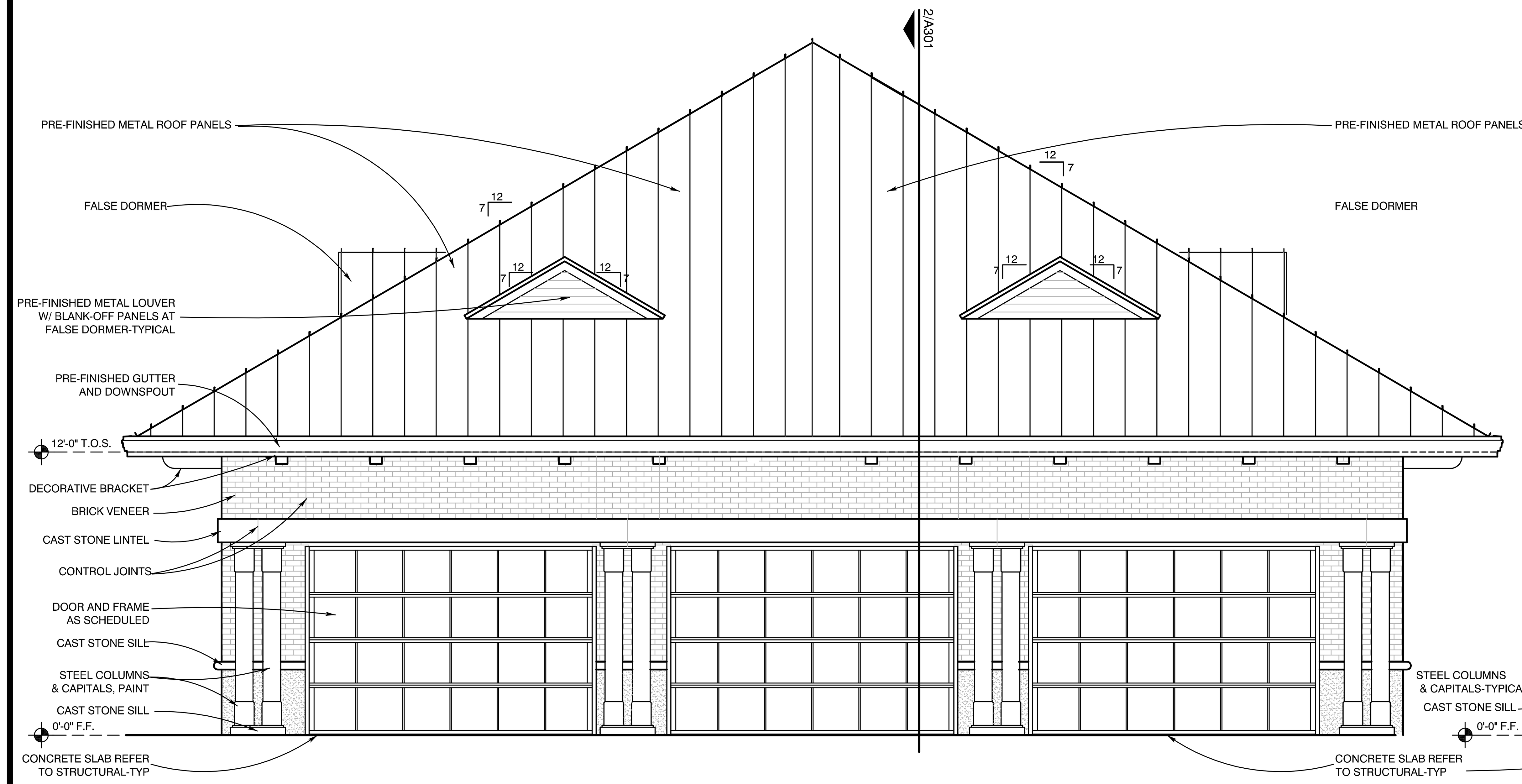
revisions:

RVK
architecture interior design landscape architecture
745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

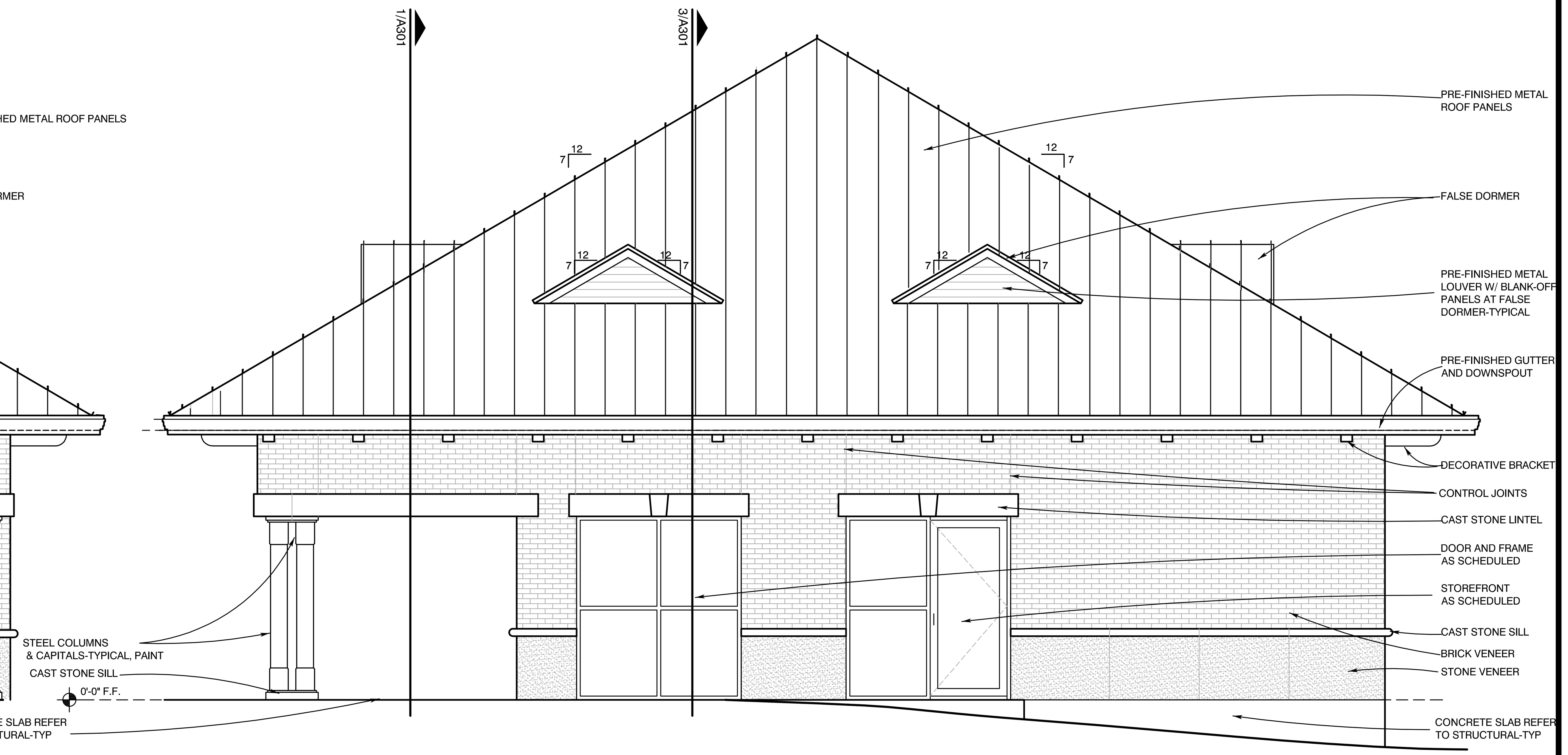
design development

A-101

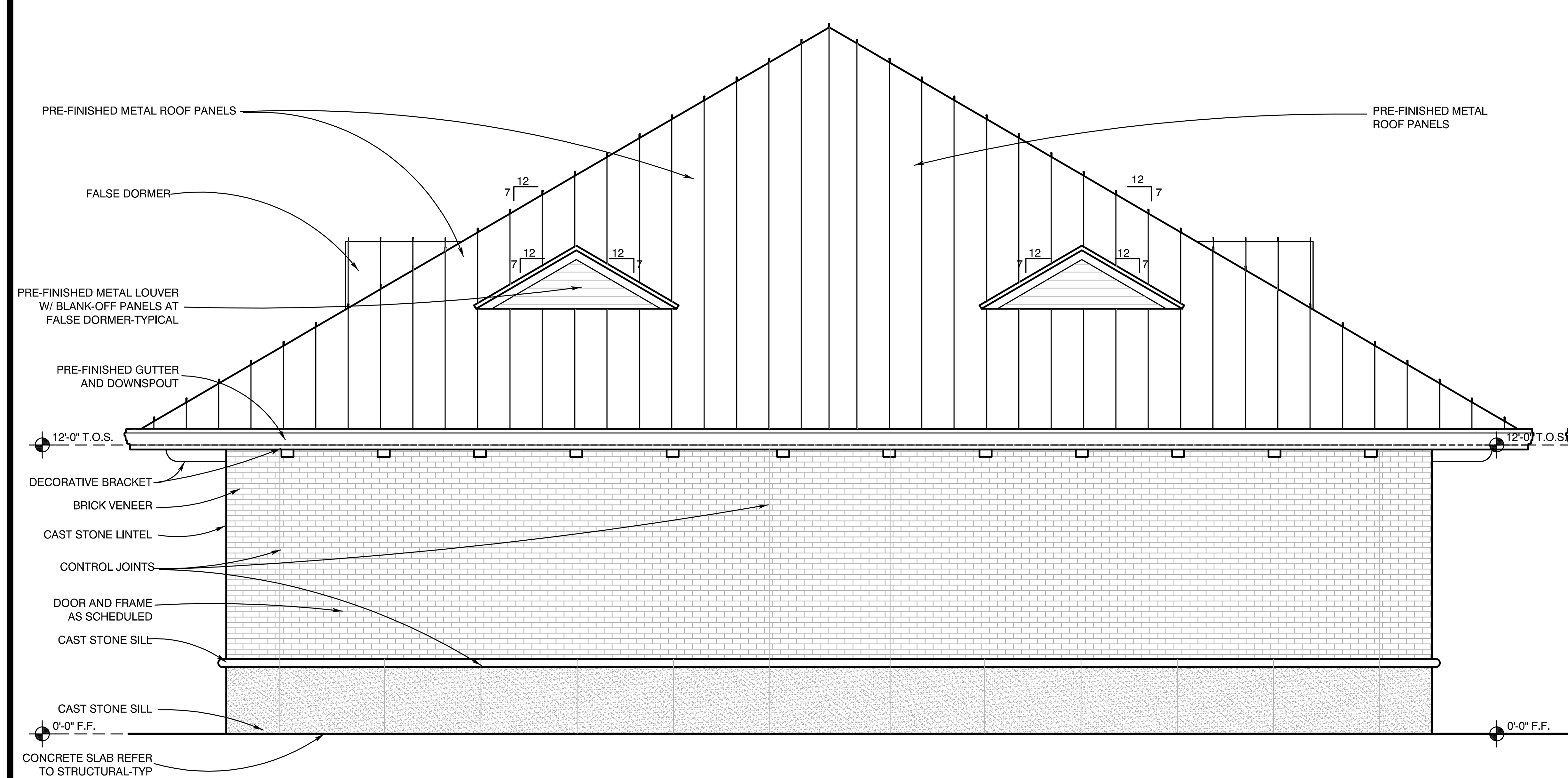
FLOOR PLAN AND ROOF PLAN



1 EAST ELEVATION
OUTREACH PAVILLION
1/4" : 1'



2 SOUTH ELEVATION
OUTREACH PAVILLION
1/4" : 1'



3 WEST ELEVATION
OUTREACH PAVILLION
1/4" : 1'

4 NORTH ELEVATION
OUTREACH PAVILLION
1/4" : 1'

project no. 15119D

Registered Architect
George P Vaughn
5833
PRELIMINARY
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date 6/30/2017

OUTREACH PAVILION
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211 W. French Place, 78212
San Antonio, TX

revisions:

RVK
architecture interior design landscape architecture

745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

design development

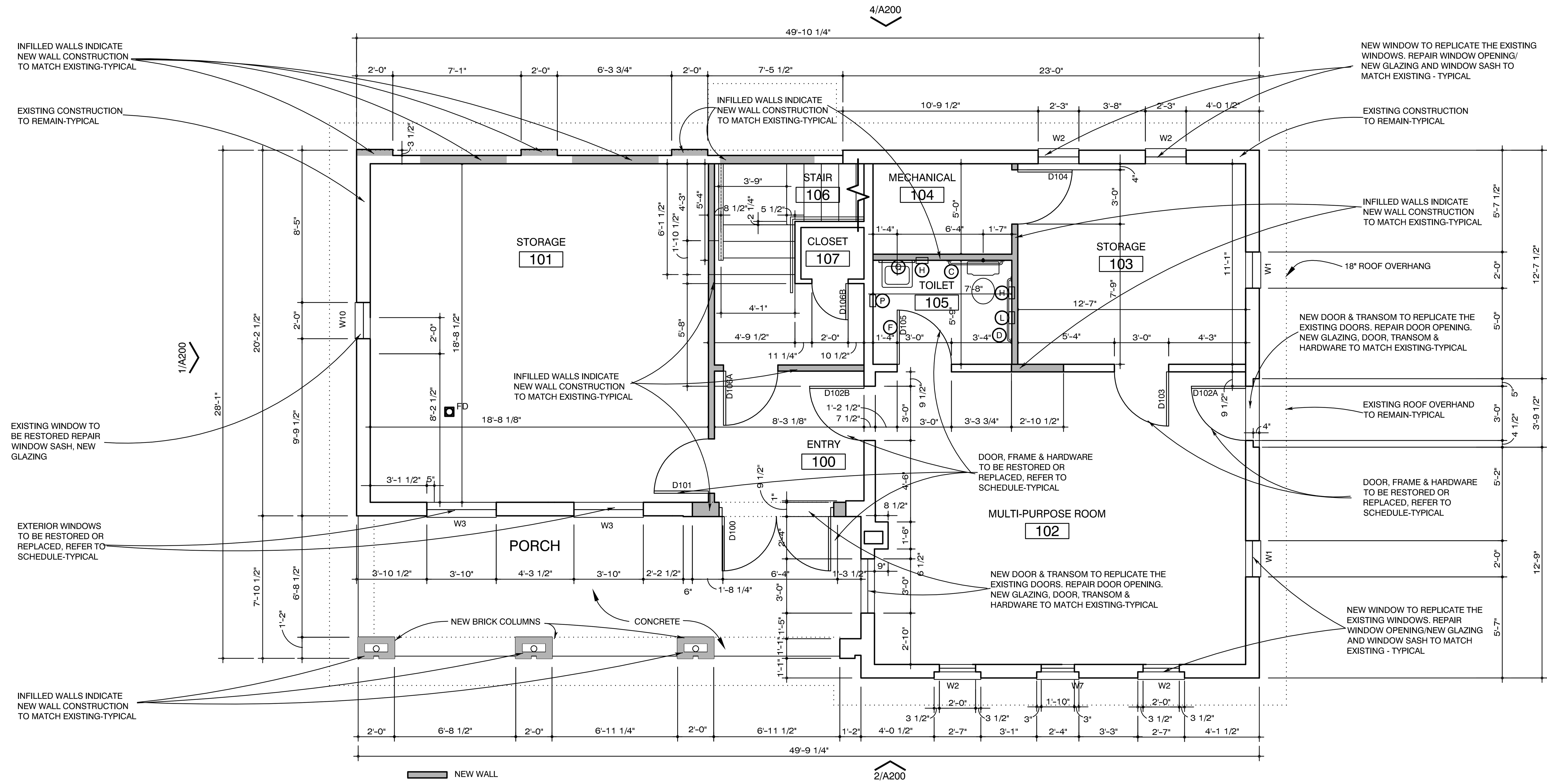
A-201
EXTERIOR ELEVATIONS

GENERAL NOTES

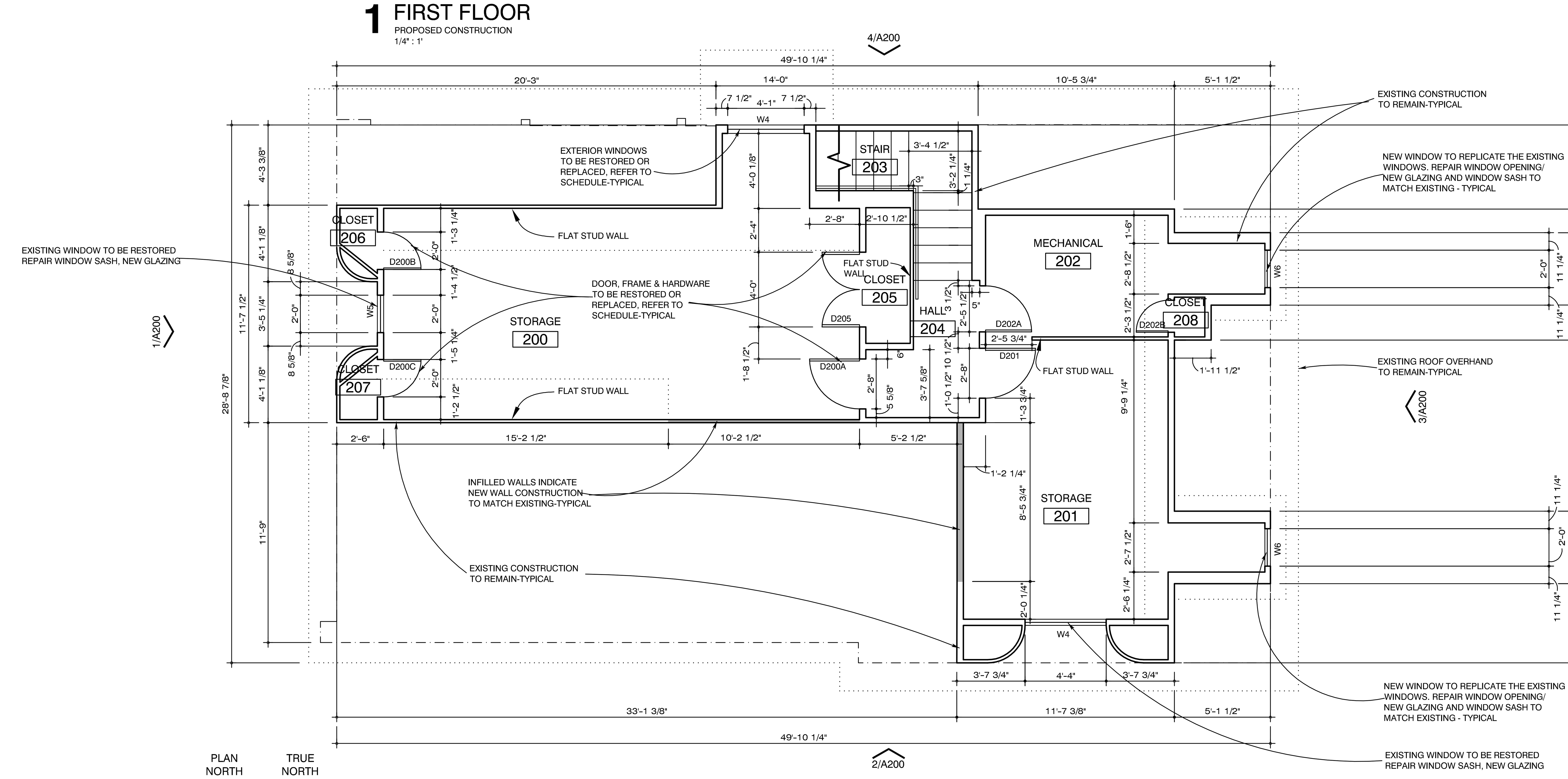
1. MOUNTING HEIGHTS AND REACH-RANGES OF FIXTURES, AND EQUIPMENT SHALL BE ADJUSTED TO MEET THE NEEDS OF THE APPROPRIATE AGE GROUP.
   A. AGE/GRADE GROUP OF CHILDREN IS INDICATED ON CLASSROOM WING FLOOR PLANS
   B. REFERENCE INDEX SHEET FOR REQUIRED MOUNTING HEIGHT DIMENSIONS AT BUILDING. THESE ARE ESTABLISHED ACCORDING TO AGE/GRADE IN EACH CLASSROOM (AS DETERMINED BY TEXAS ACCESSIBILITY STANDARDS). IF CONFLICT ARISES, STANDARDS LISTED ON INDEX TAKES PRECEDENCE.

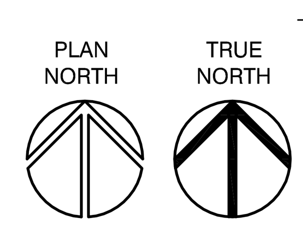
	NO.	DESCRIPTION	REMARKS
	A	NOT USED	
	B	NOT USED	
*	C	36" GRAB BAR	BOBRICK B-6806
*	D	42" GRAB BAR	BOBRICK B-6806
	E	NOT USED	
*	F	COAT HOOK WITH BUMPER -DOOR MOUNTED	BOBRICK B-212
	G	NOT USED	BOBRICK B-386
*	H	SURFACE-MTD. MULTI-ROLL TOILET TISSUE DISPENSER (SINGLE)	BOBRICK B-2888
	J	NOT USED	BOBRICK B-35701
	K	NOT USED	BOBRICK B-4354
*	L	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL (SINGLE)	BOBRICK B-254
	M	NOT USED	BOBRICK B-370634C
	N	NOT USED	BOBRICK B-3909
*	P	SEMI-RECESSED PAPER TOWEL DISP. & WASTE RECEPTACLE	BOBRICK B-3961
*	Q	MIRROR W/ STAINLESS STL. CHANNEL FRAME 18x36 (18x60@107&108) MOUNT BOTTOM. EDGE OF REFLECTING SURFACE 40" AFF MAX.	BOBRICK B-165
	R	NOT USED	
*	S	SURFACE MOUNTED SOAP DISPENSER	BOBRICK B-2111
	T	NOT USED	BOBRICK B-239 X 34

* : DEFAULT - USE WHEN NOTHING IS NOTED OR SCHEDULED
NOTE: 1. SEE "INDEX" FOR TYP. MOUNTING HEIGHTS



1 FIRST FLOOR
PROPOSED CONSTRUCTION
1/4" : 1'





2 SECOND FLOOR
PROPOSED CONSTRUCTION
1/4" : 1'

project no. 15119

Registered Architect
Name
Number

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ARCHITECTURE RESTORATION
CEC - CARRIAGE HOUSE
206 W. Russell Place, 78212
San Antonio, TX

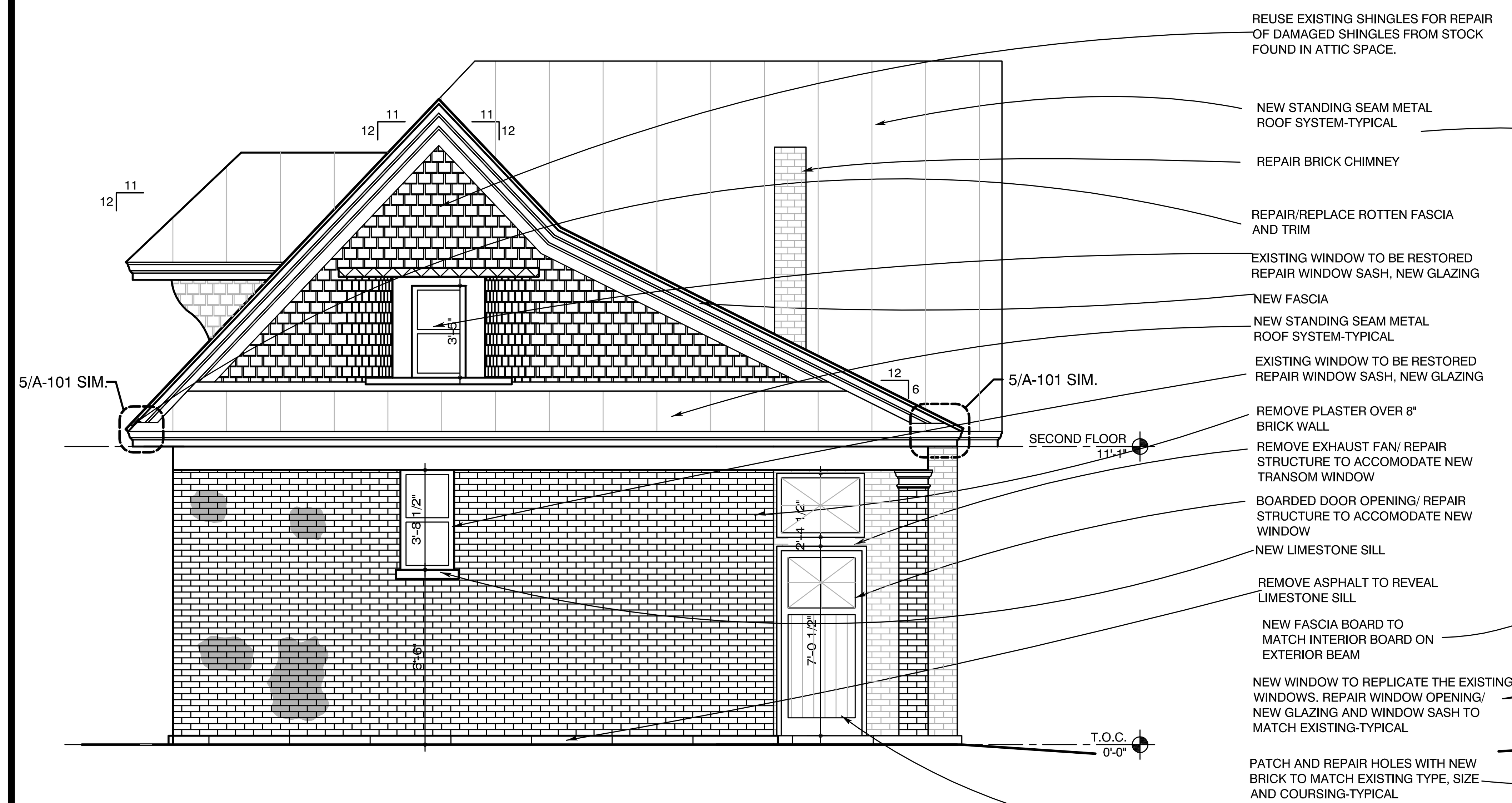
revisions:

RVK
architecture interior design landscape architecture

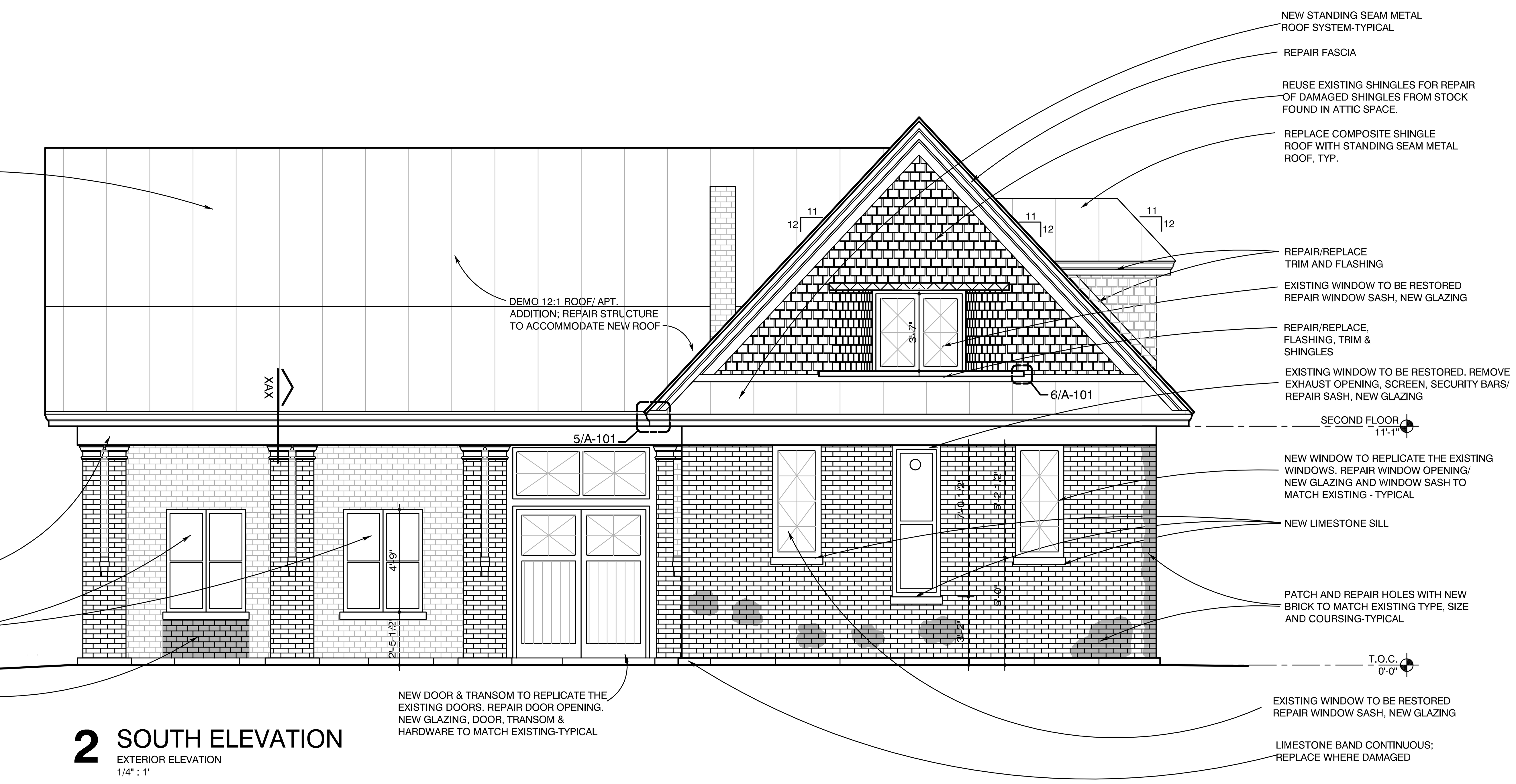
745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

project status

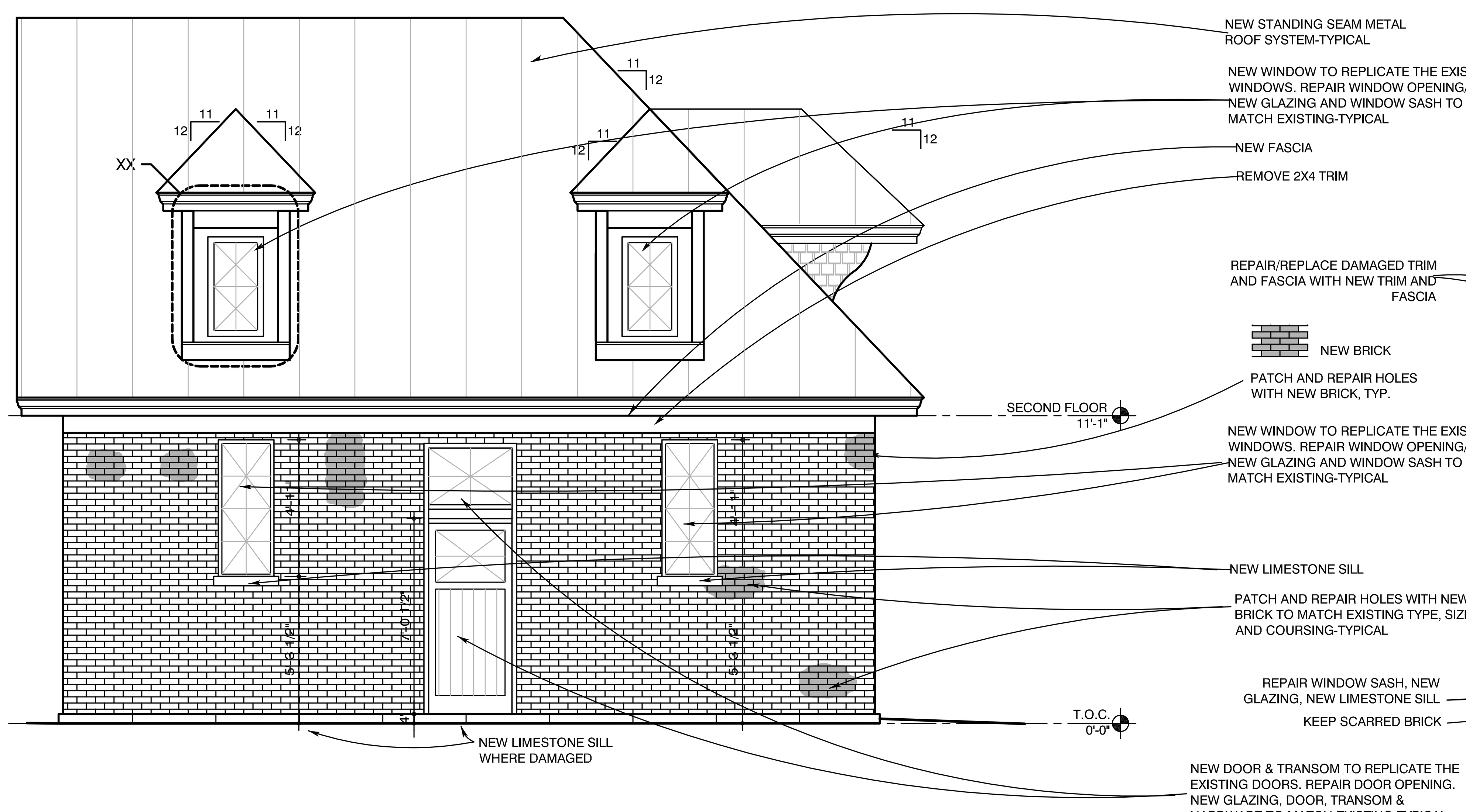
A-100
FLOOR PLANS
LEVEL 1 & LEVEL 2



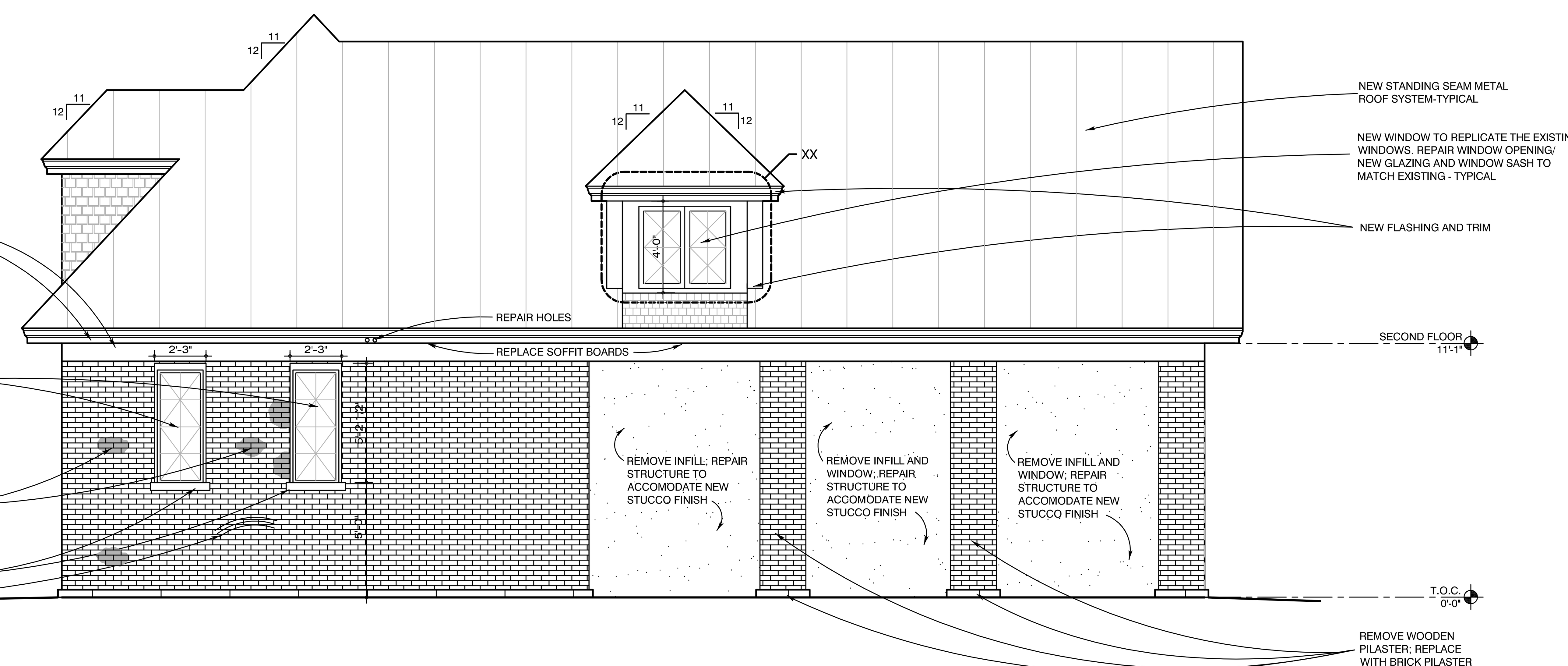
1 WEST ELEVATION
EXTERIOR ELEVATION
1/4" : 1'



2 SOUTH ELEVATION
EXTERIOR ELEVATION
1/4" : 1'



3 EAST ELEVATION
EXTERIOR ELEVATION
1/4" : 1'



4 NORTH ELEVATION
EXTERIOR ELEVATION
1/4" : 1'

project no. 15119

Registered Architect
Name
Number

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revisions:

RVK
architecture interior design landscape architecture

745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

project status

A-200
BUILDING ELEVATIONS

GENERAL DEMOLITION NOTES:

A. REMOVE EXISTING FLOORING AS NEEDED FOR NEW CONSTRUCTION. PREP FLOOR AS REQUIRED TO INSTALL NEW FLOORING. REFER TO FINISH SCHEDULE.

B. REMOVE EXISTING CEILING AS NEEDED FOR NEW CONSTRUCTION. PREP AS REQUIRED TO INSTALL NEW CEILING. REFER TO FINISH SCHEDULE.

C. ALL EXISTING WALLS TO REMAIN SHALL HAVE THE INTERIOR WALL FINISHES AND GWB REMOVED BACK TO EXPOSE THE EXISTING WOOD STUDS. NEW GWB SHALL BE INSTALLED AT ALL INTERIOR WALLS. THE WALLS SHALL BE TAPED FLOATED & PAINTED.

D. ALL EXISTING CEILINGS SHALL HAVE THE INTERIOR CEILING FINISHES AND GWB OR OTHER CEILING SURFACES REMOVED BACK TO THE EXISTING WOOD CEILING RAFTERS/JOISTS. NEW GWB SHALL BE INSTALLED AT ALL CEILINGS. THE CEILINGS SHALL BE TAPED FLOATED & PAINTED.

E. REMOVE, RELOCATE AND INSTALL FIRE ALARM SYSTEM (AUDIO/ VISUAL STROBES), EXIT SIGNS, AND FIRE EXTINGUISHERS AS REQUIRED TO MEET BUILDING AND LIFE SAFETY CODES.

F. PREPARE ALL EXISTING WALL PARTITIONS IN ALL ROOMS / PATCH, TAPE, FLOAT AND/OR TEXTURE AS REQUIRED TO RECEIVE NEW WALL FINISHES.

G. PROTECT ALL EXISTING DOORS, DOOR FRAMES DOOR HARDWARE AND WINDOWS TO REMAIN DURING ALL PHASES OF CONSTRUCTION.

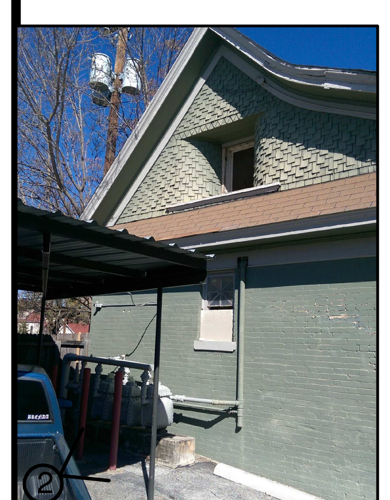
H. GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL EXISTING WALL PARTITIONS TO REMAIN. ALIGN NEW CONSTRUCTION WITH EXISTING CONSTRUCTION AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.

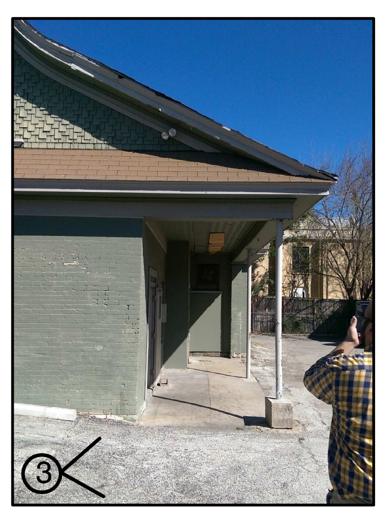
I. REVISE HVAC SYSTEM TO PROVIDE APPROPRIATE HEATING AND COOLING FOR REVISED LAYOUT.

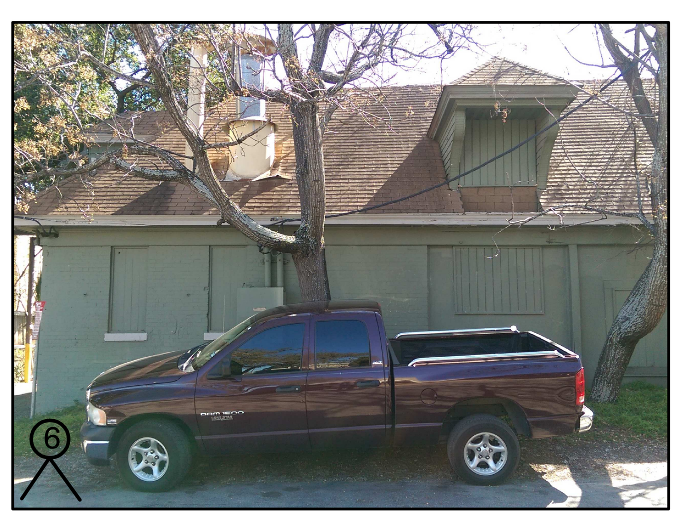
J. REMOVE AND RELOCATE ALL THERMOSTATS, AUDIO/VISUAL STROBES AS REQUIRED.

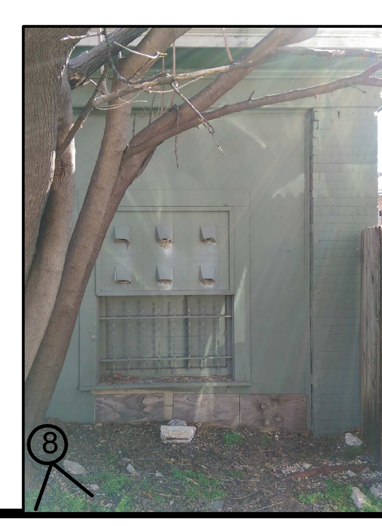
K. GENERAL CONTRACTOR TO CONFIRM ALL EXISTING POWER PRIOR TO DEMOLITION. COORDINATE WITH NEW CONSTRUCTION LAYOUT / ADD POWER/VOICE DATA AS SHOWN.

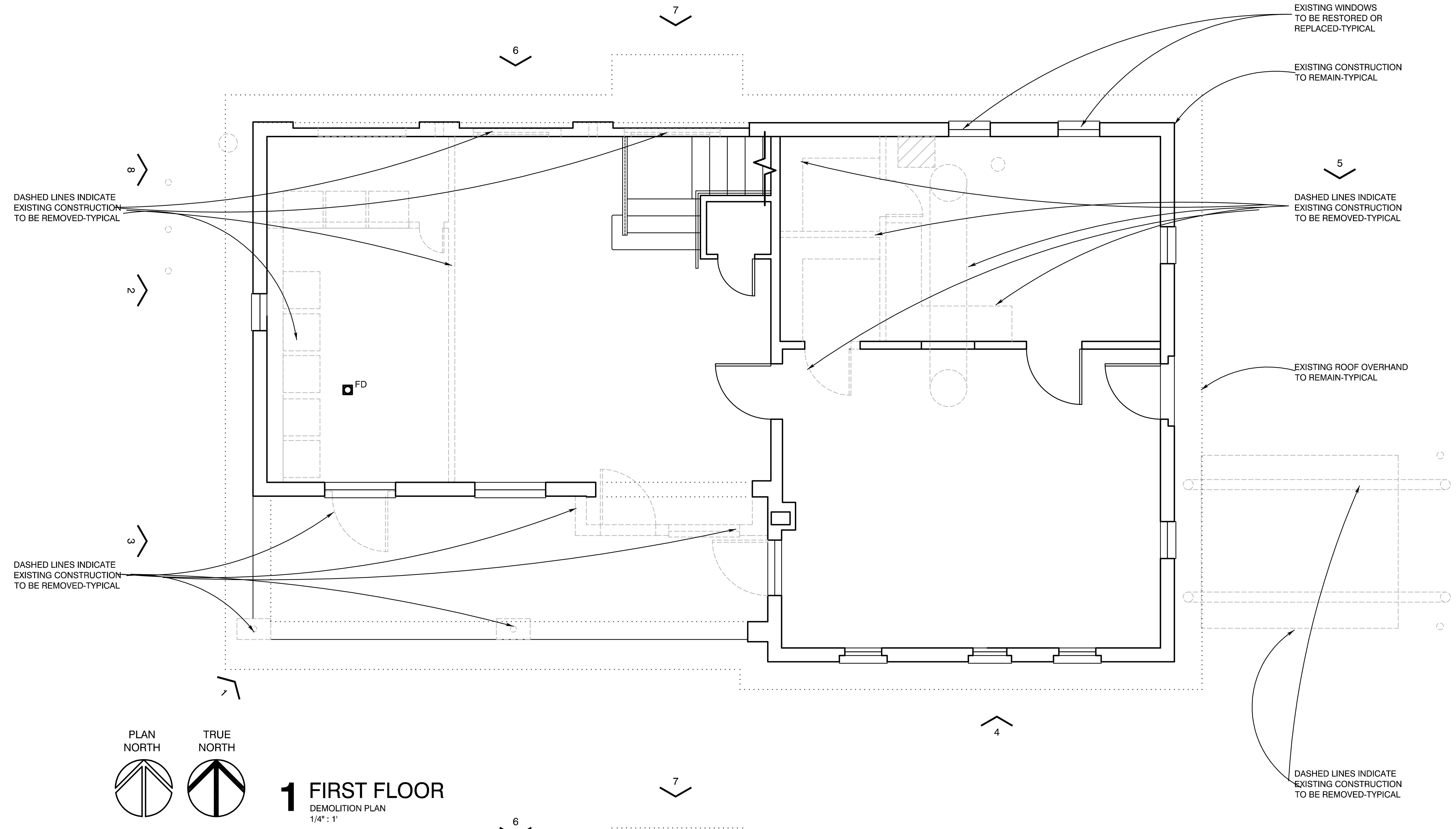
X PARTITION TYPE / REFER TO SHEET A-301



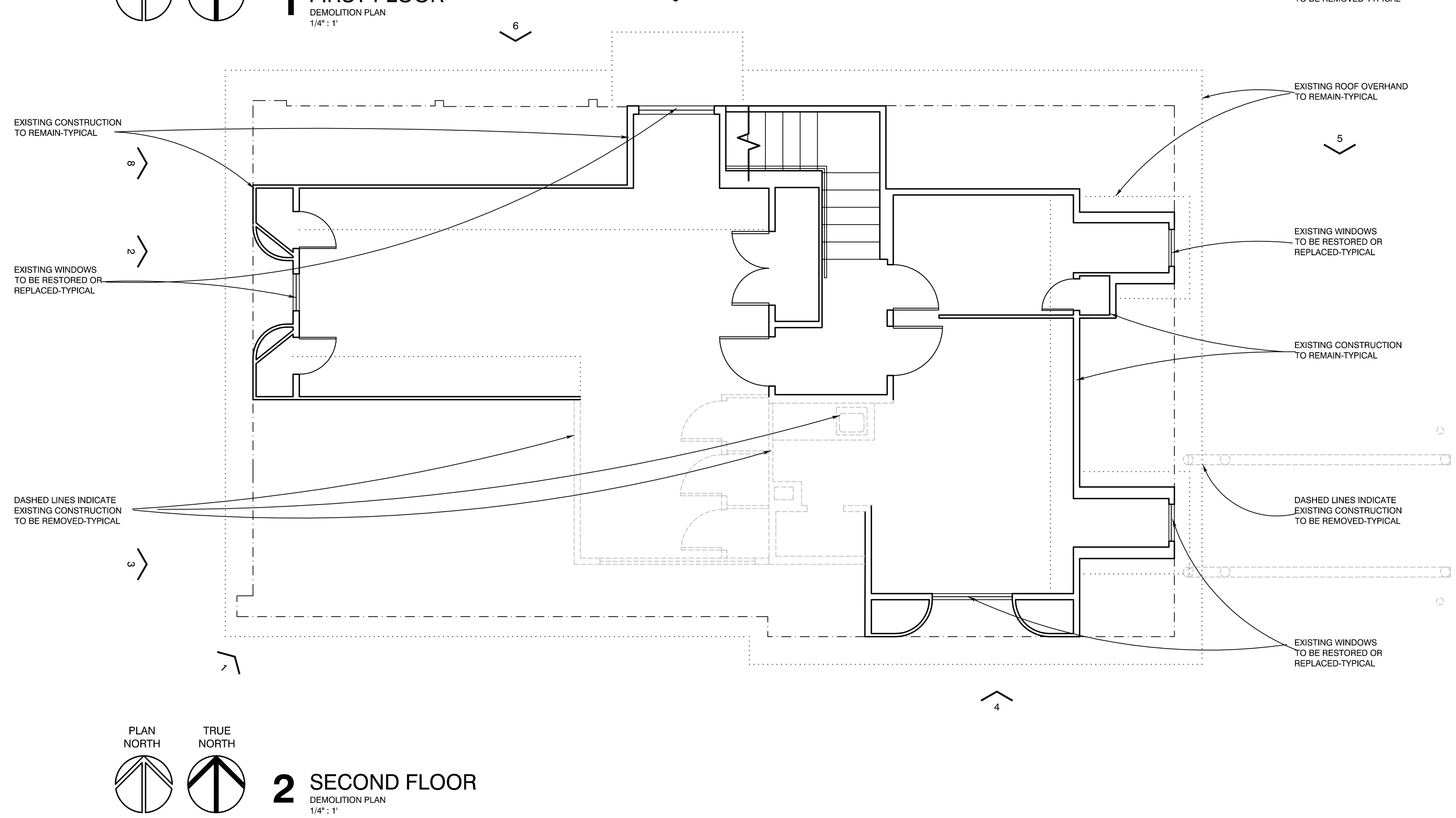








1 FIRST FLOOR
DEMOLITION PLAN
1/4" : 1'



2 SECOND FLOOR
DEMOLITION PLAN
1/4" : 1'

project no. 15119

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date 06/30/2017

ARCHITECTURE DEMOLITION

CEC - CARRIAGE HOUSE

206 W. Russell Place, 78212
San Antonio, TX

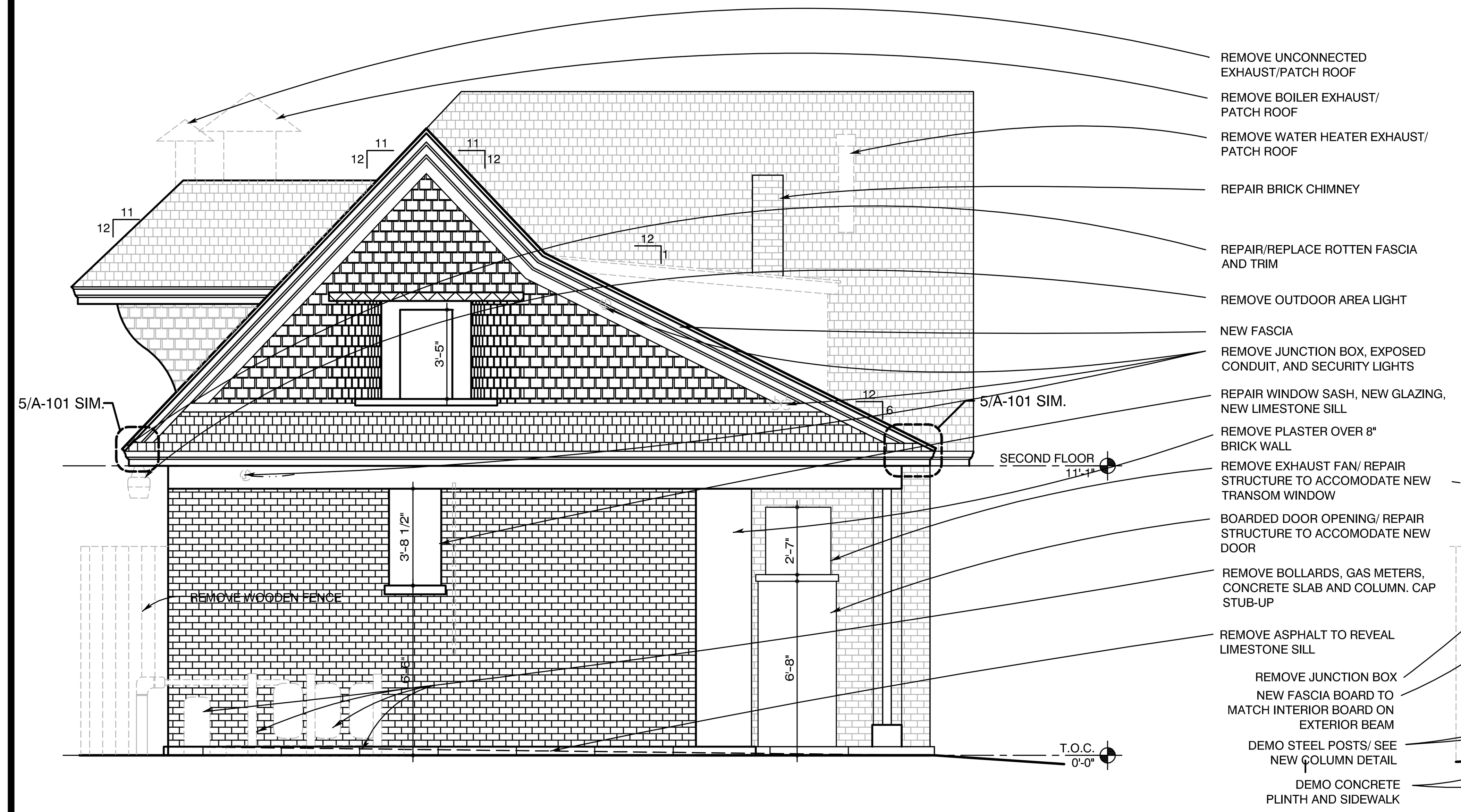
revisions:

RVK
architecture interior design landscape architecture
745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

project status

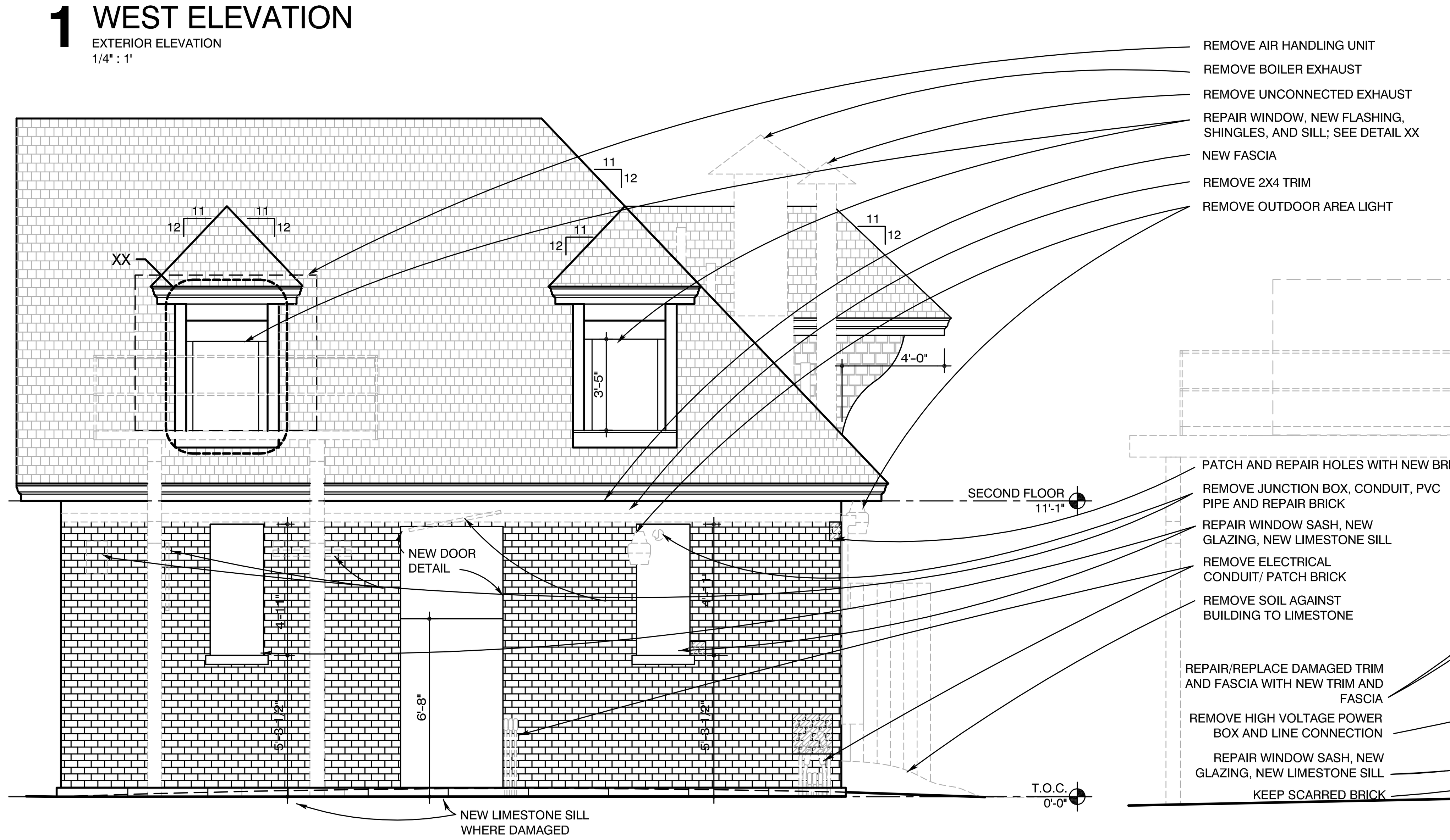
AD-100

DEMOLITION FLOOR PLANS

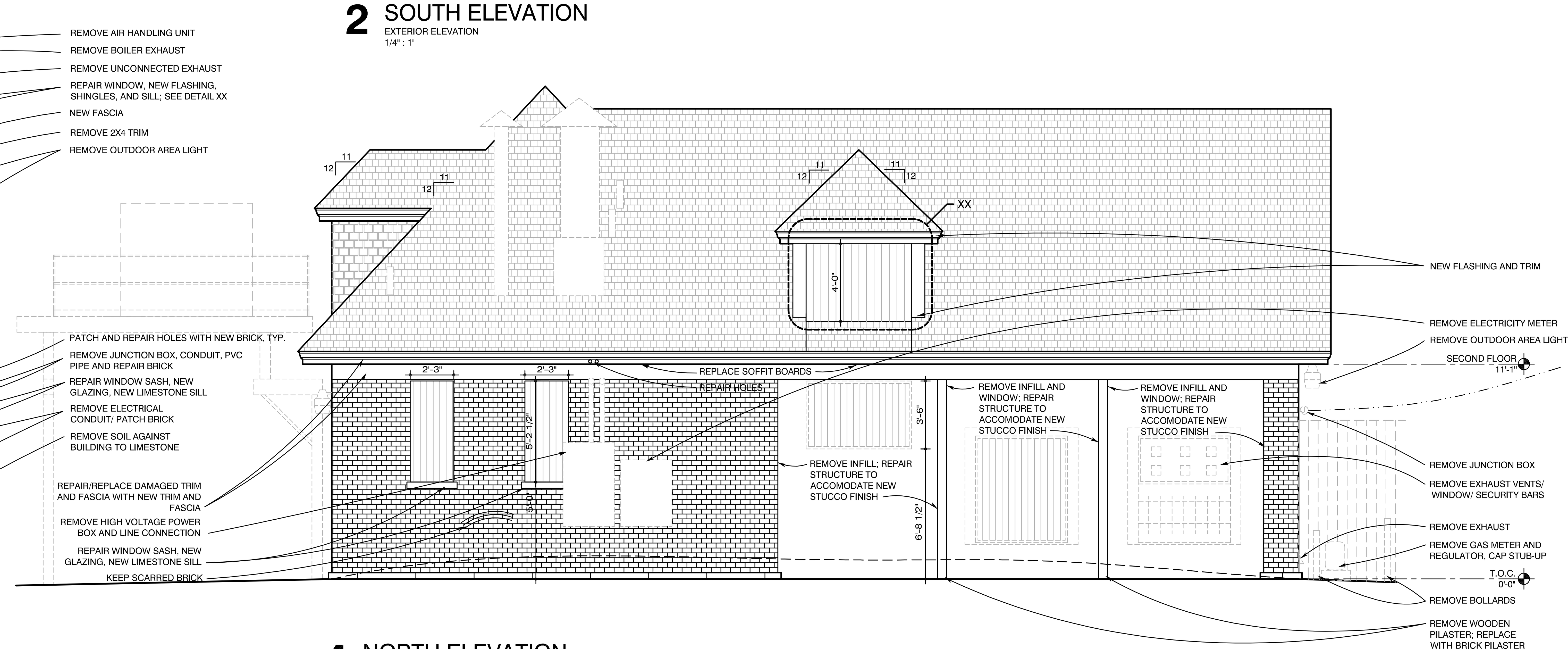


1 WEST ELEVATION
EXTERIOR ELEVATION
1/4" : 1'

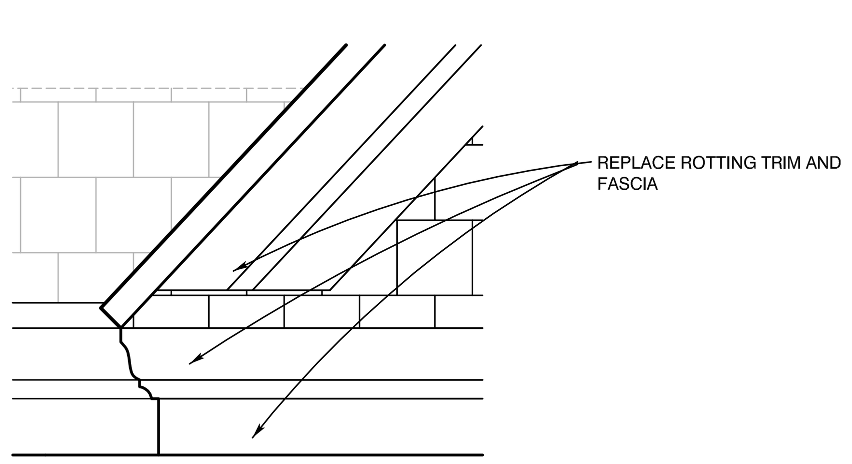
2 SOUTH ELEVATION
EXTERIOR ELEVATION
1/4" : 1'



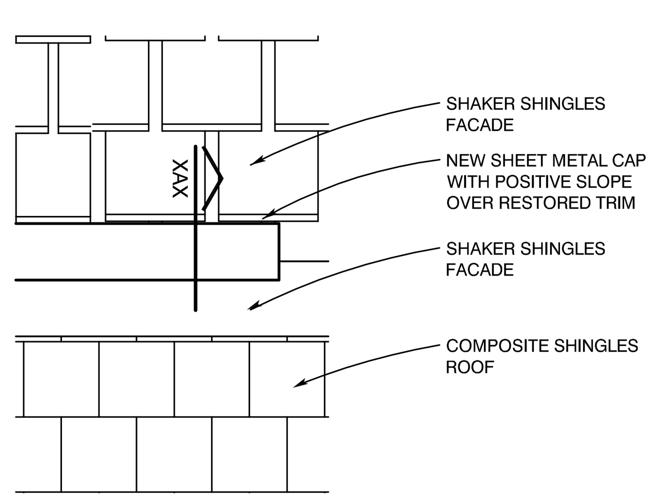
3 EAST ELEVATION
EXTERIOR ELEVATION
1/4" : 1'



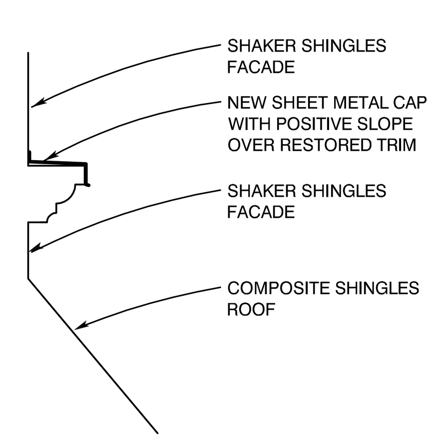
4 NORTH ELEVATION
EXTERIOR ELEVATION
1/4" : 1'



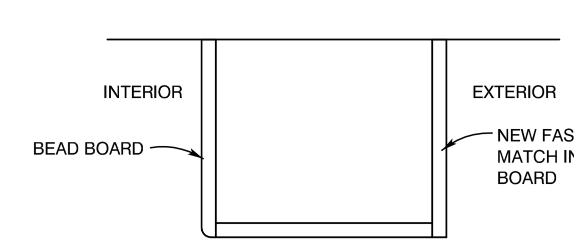
6 DETAIL
XXX DESCRIPTION XXX
1/X" : 1'



7 DETAIL
XXX DESCRIPTION XXX
1/X" : 1'



8 SECTION DETAIL
XXX DESCRIPTION XXX
1/X" : 1'



9 SECTION DETAIL
XXX DESCRIPTION XXX
1/X" : 1'

project no. 15119

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revisions:

RVK
architecture interior design landscape architecture

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san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

project status

AD-200

DEMOLITION - BUILDING ELEVATIONS